

City of Belmont Community Center

Community Advisory Committee 03

August 15th, 2019



GROUP 4

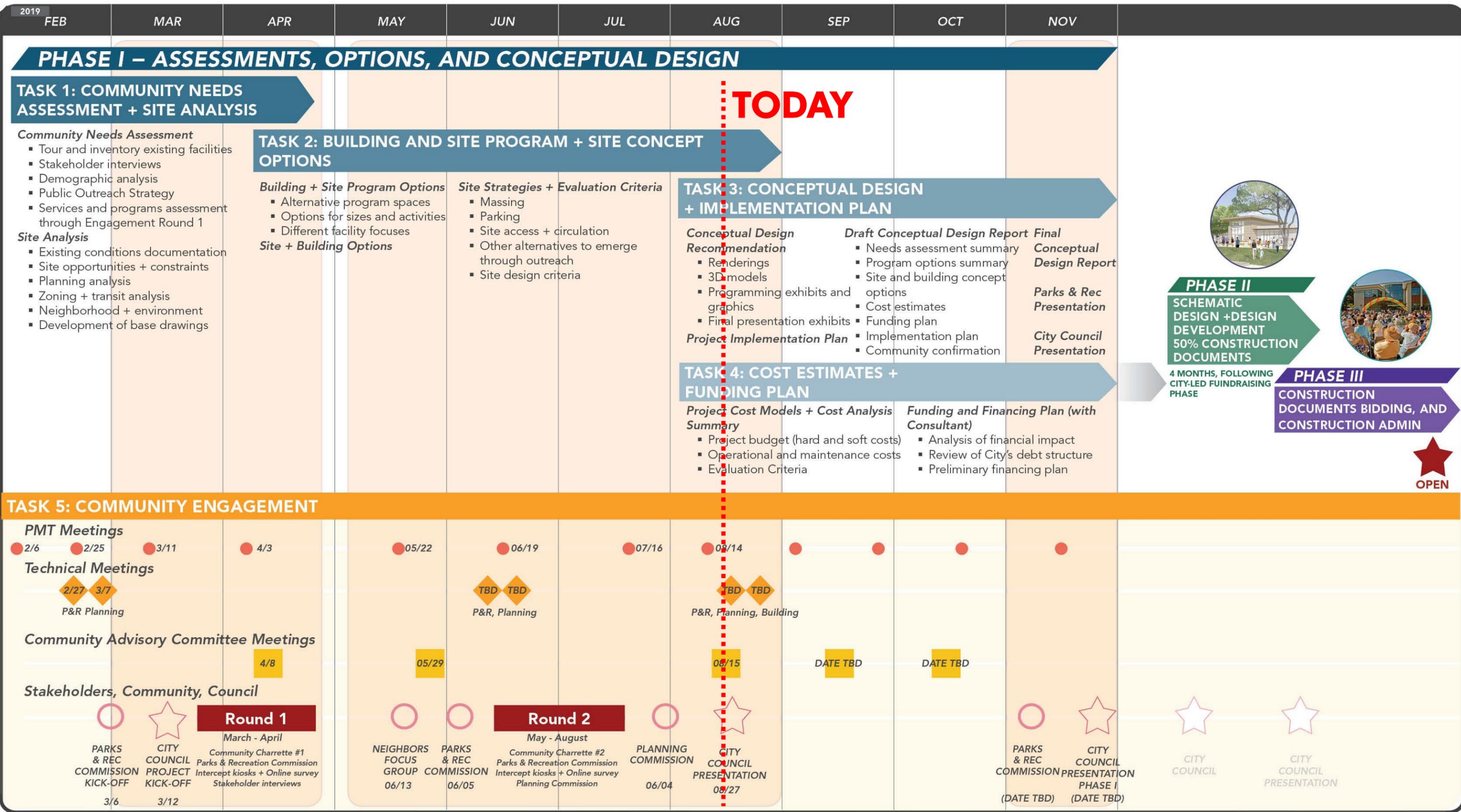




AGENDA

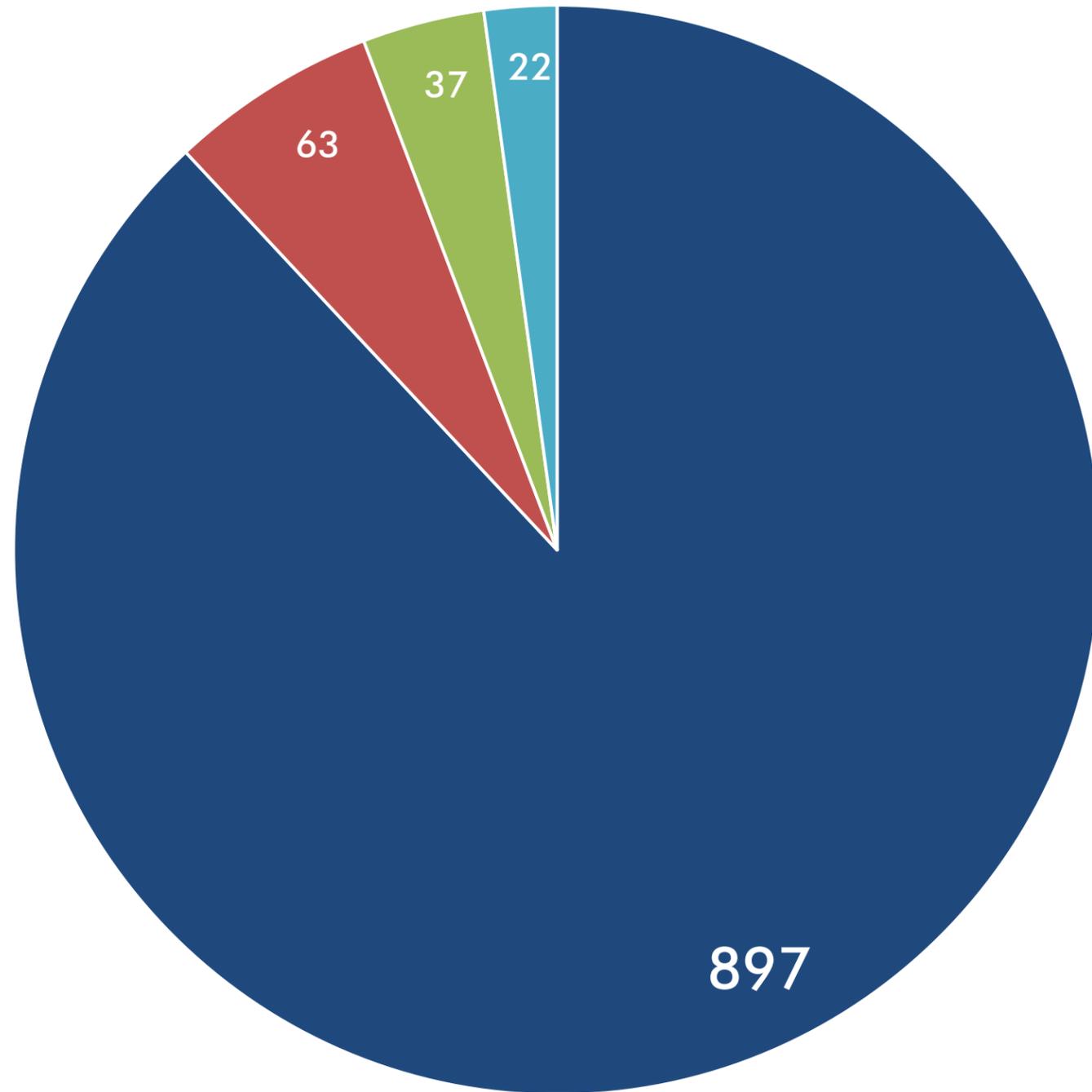
1. Complete Site/Program Options Survey
2. Project Update
3. Program Options & Site Strategies
 - Collect CAC input
 - Review Outreach Results to Date
 - Confirm CAC Recommendations
4. Cost Model – Budget Components
5. Common Public Funding Strategies
6. Upcoming Meetings
7. Next Steps

PROJECT WORKPLAN



ROUND 2 OUTREACH PARTICIPATION OVERVIEW

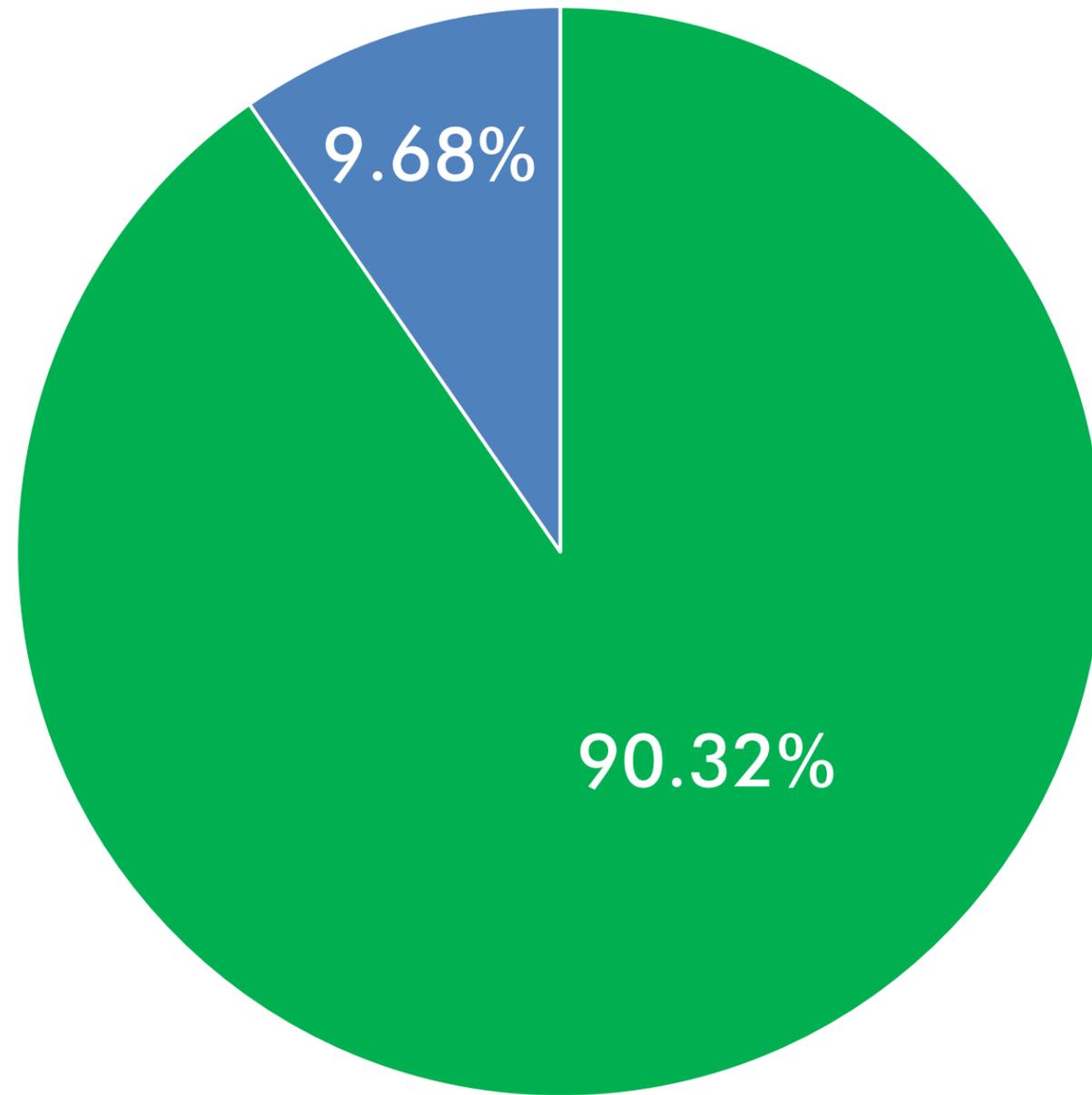
Total: **1019** Responses on Round 2 Survey to date



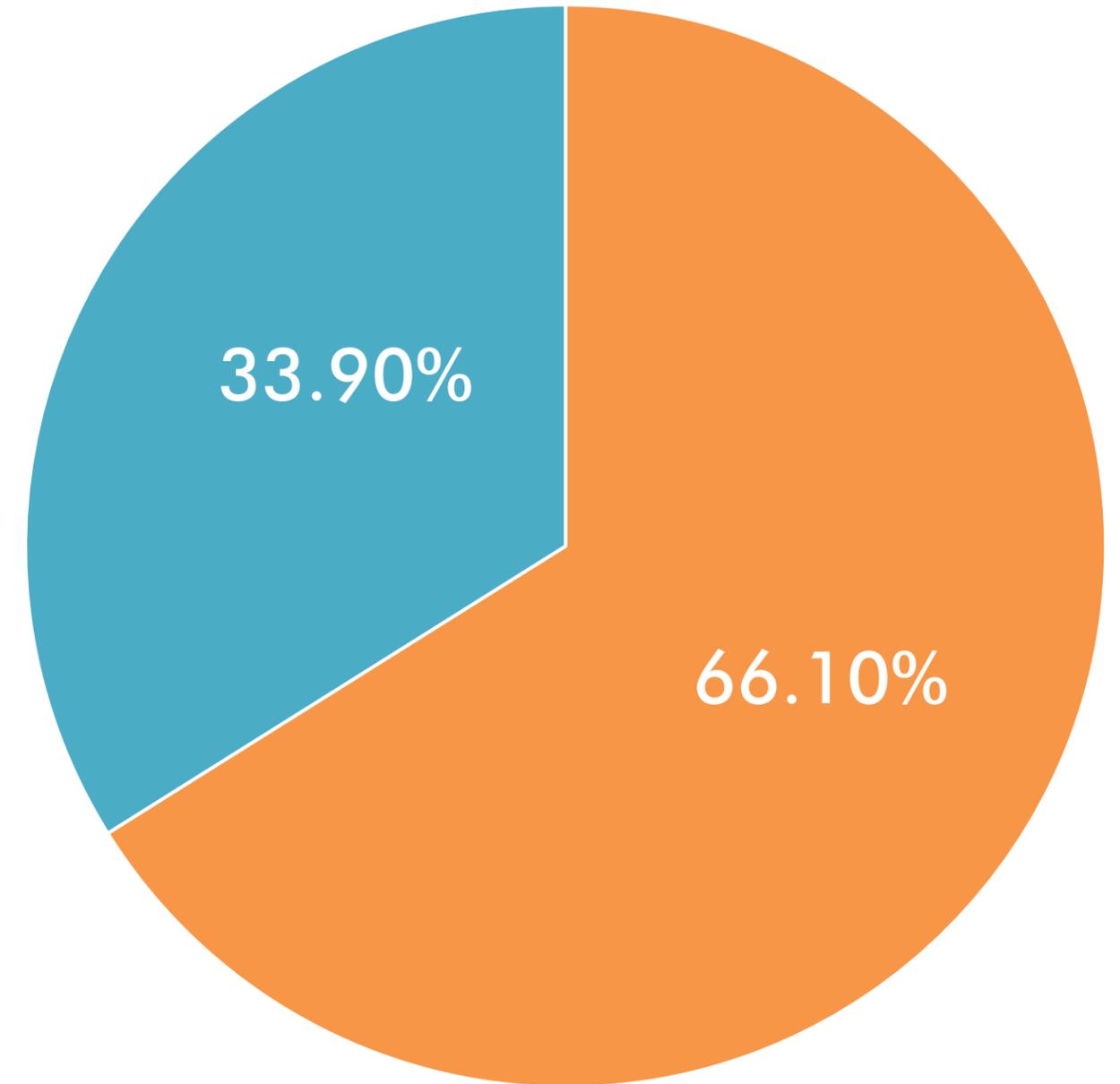
- Online Survey 06/21 to present
- Park Boosters Concerts 06/23 & 07/21
- Community Charrette 07/31 & 08/03
- Misc.
- Movies in the Park 08/23

ROUND 2 OUTREACH PARTICIPATION OVERVIEW

Out of **897** Online Survey Responses



■ Residents ■ Non-Residents



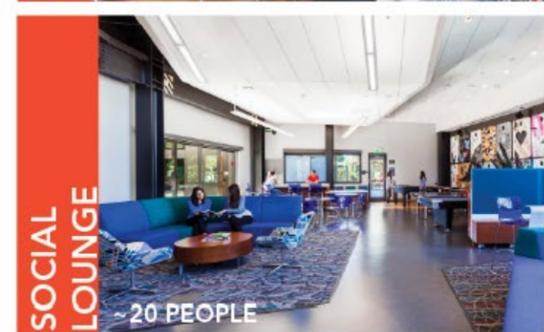
■ Households including children
■ Households not including children



PROGRAM OPTIONS – BASE

BASE INCLUDED IN ALL OPTIONS

INDOOR SPACES



OUTDOOR SPACES



SQUARE FEET
~25,000 SF
PARKING
~95 SPACES

PROGRAM OPTIONS – ENHANCEMENTS

BASE



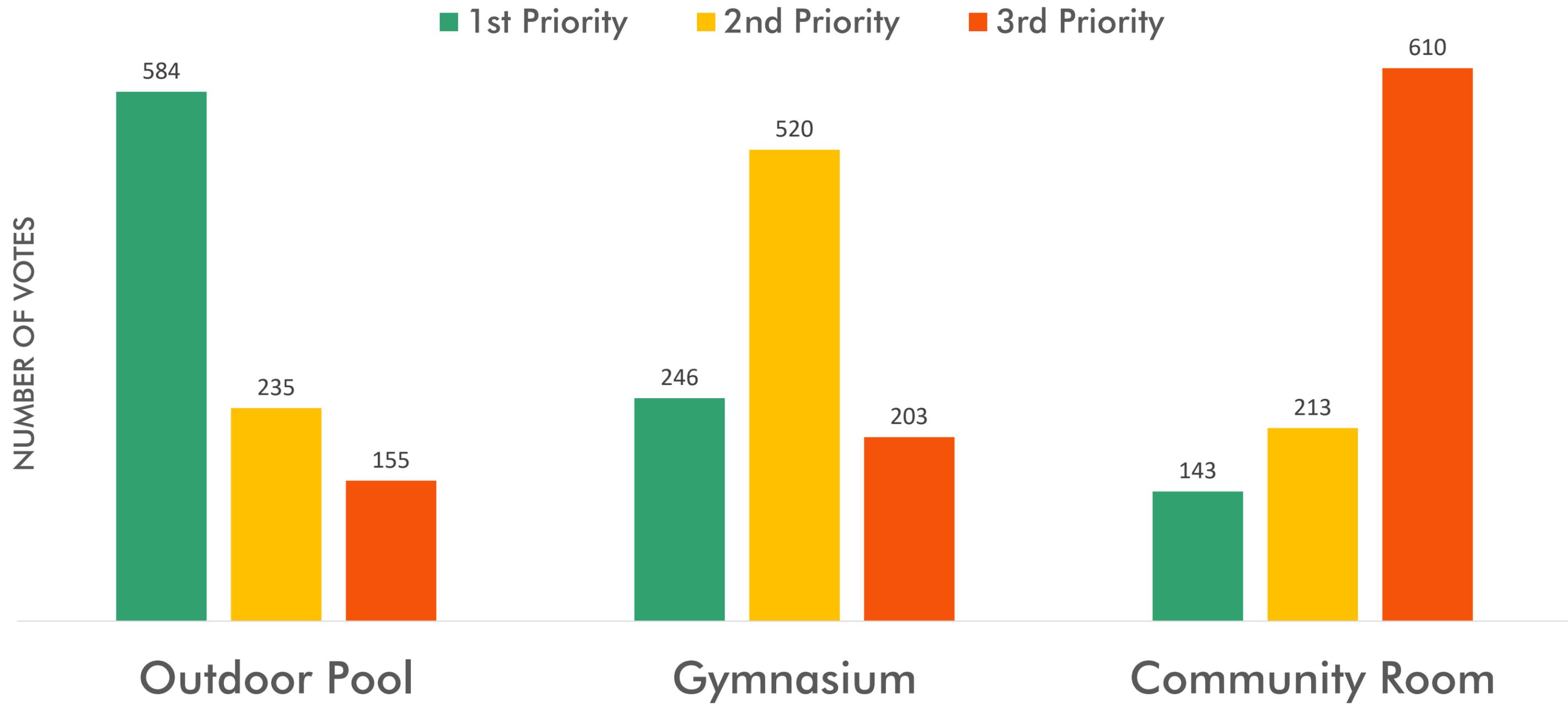
**SUPPLEMENTAL
ENHANCEMENTS**

WHAT ARE YOUR PRIORITIES?

<p>GYMNASIUM</p>	<p>10,000 SF HIGH SCHOOL REGULATION COURT</p> 	<p>OUTDOOR POOL</p>	<p>6-LANE RECREATIONAL POOL</p> 	<p>COMMUNITY ROOM</p>	<p>DIVISIBLE 300 ASSEMBLY / 200 BANQUET</p> 
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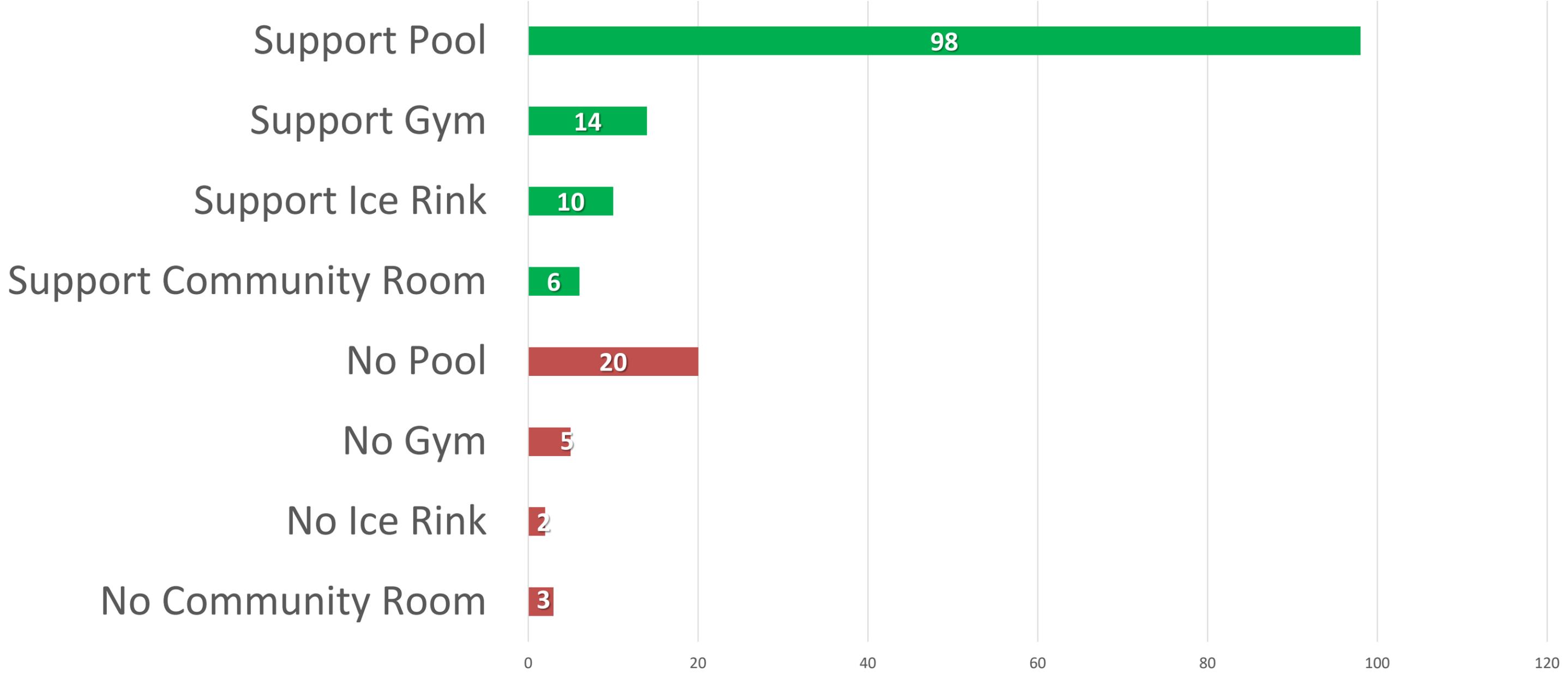
CAC Input...

OUTREACH UPDATE – SUPPLEMENTAL ENHANCEMENTS



OUTREACH UPDATE – PROGRAM OPTIONS

Summary of Comments Received Online*:



* Out of **240** online comments received

PROGRAM OPTIONS – ENHANCEMENTS

BASE PROGRAM



Project Management Team Suggestion:
Eliminate dedicated community room.
Design for flexibility to combine 3 classrooms to support larger meeting needs.

PROGRAM OPTIONS *CAC Recommendation?*

BASE PROGRAM



OUTDOOR POOL

6-LANE RECREATIONAL POOL

GYMNASIUM

10,000 SF HIGH SCHOOL REGULATION COURT

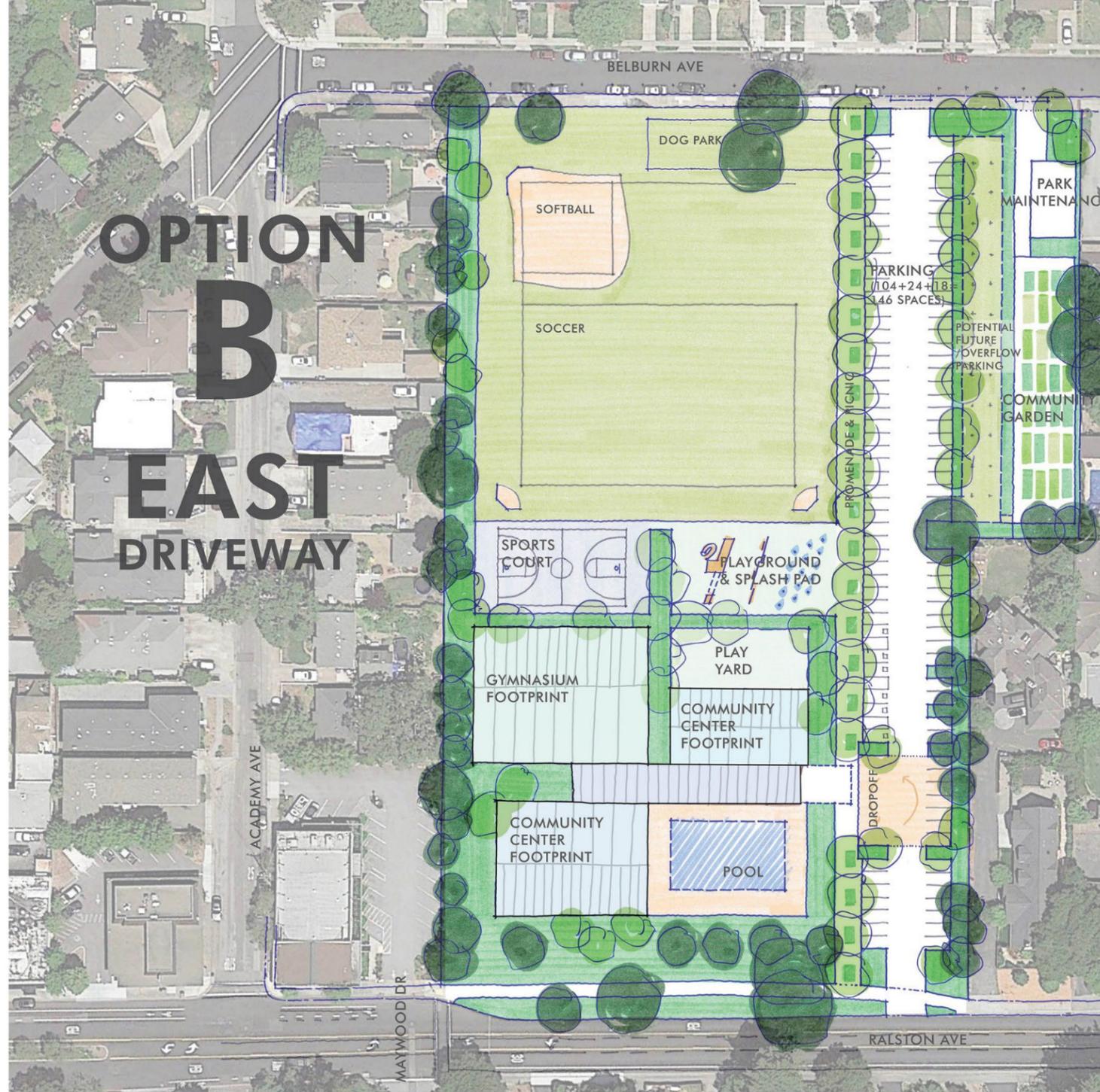
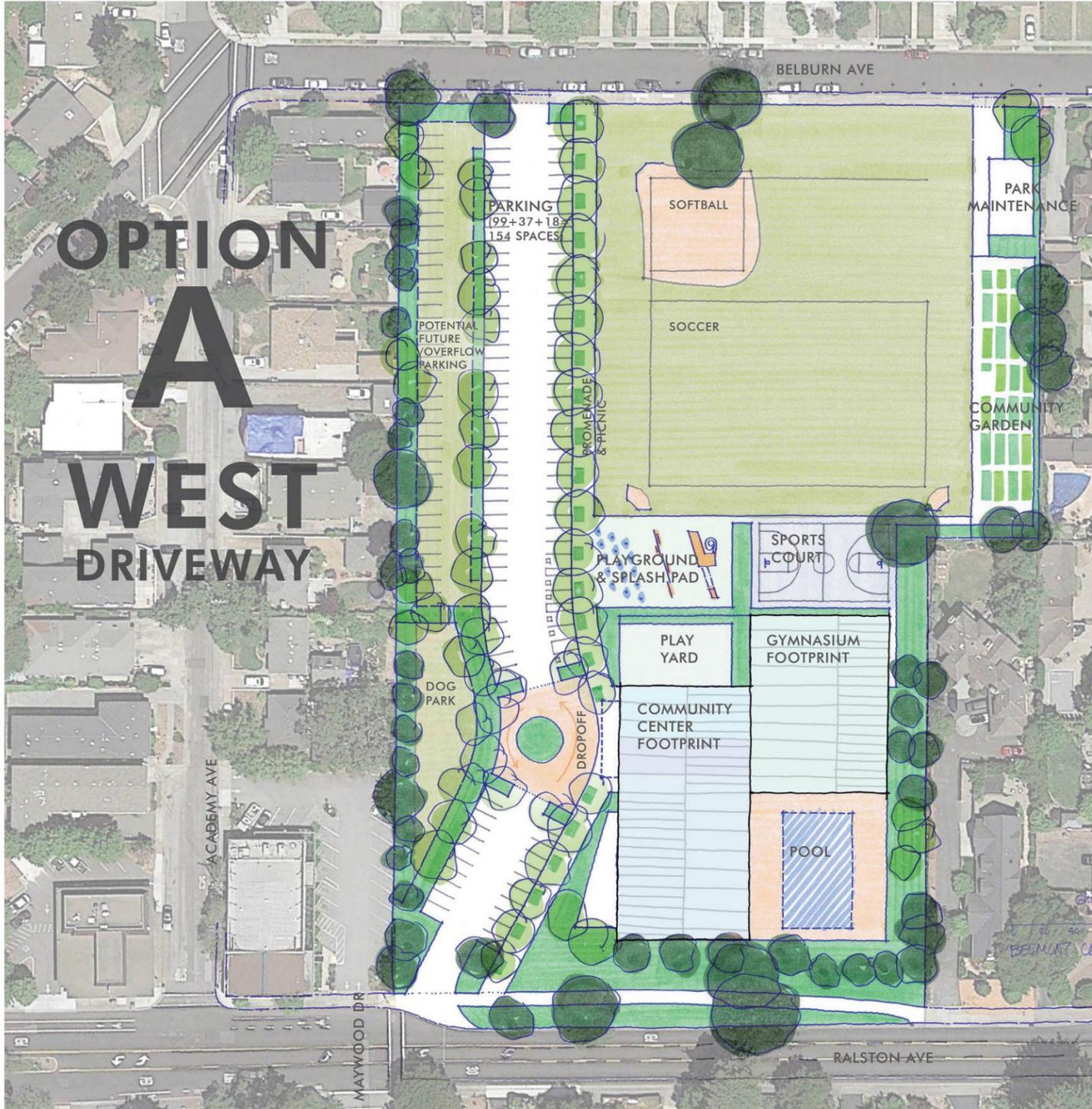
FLEXIBLE CLASSROOMS (3-6)

FLEXIBLE DESIGN TO ACCOMMODATE LARGER MEETINGS

COMMUNITY ROOM

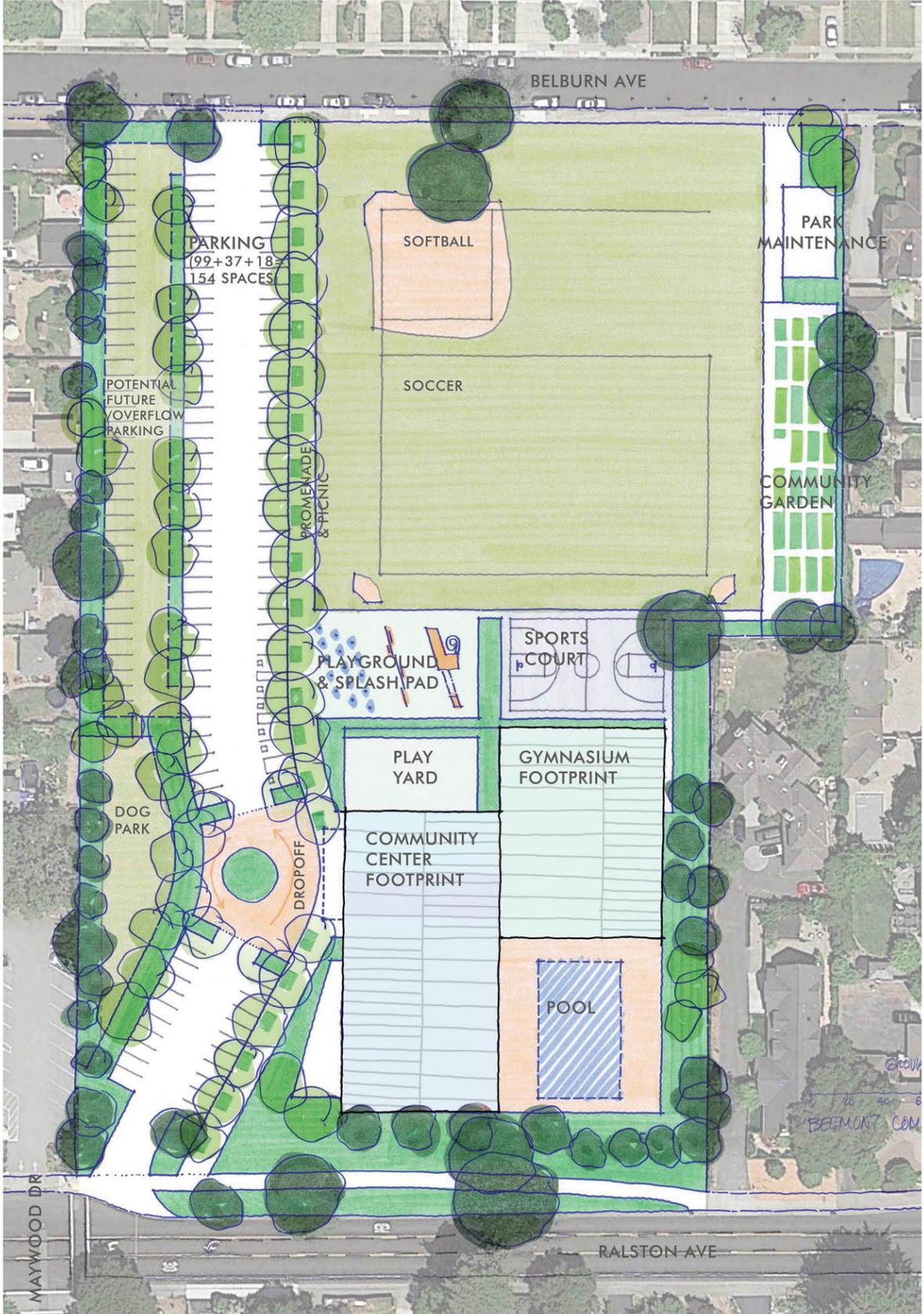
DIVISIBLE 300 ASSEMBLY, 200 BANQUET

SITE OPTIONS A & B

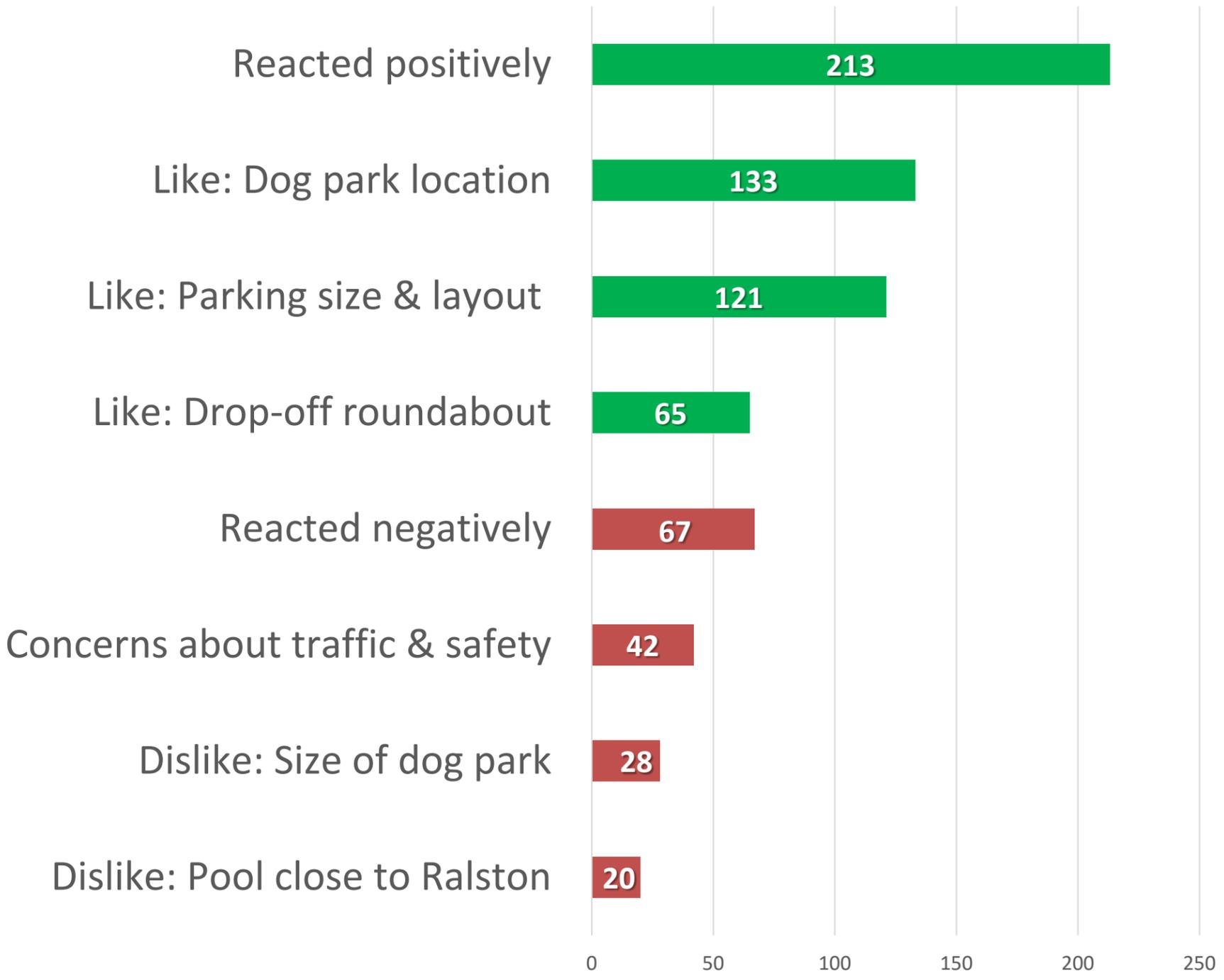


CAC Likes and Dislikes?

SITE OPTIONS A – WEST DRIVE



Summary of Comments Received Online*:

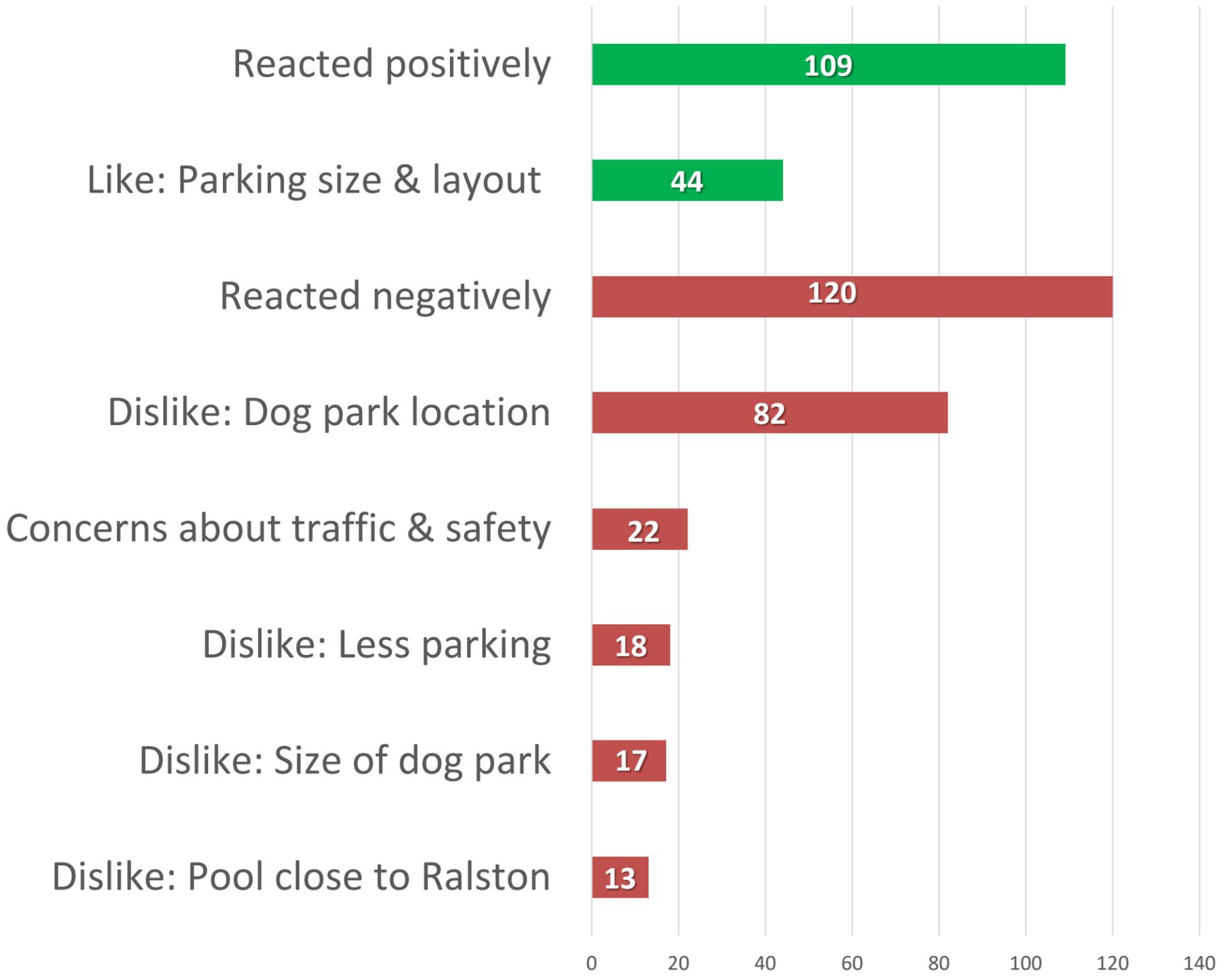


* Out of 489 online comments received

SITE OPTIONS B – EAST DRIVE



Summary of Comments Received Online*:



* Out of 458 online comments received

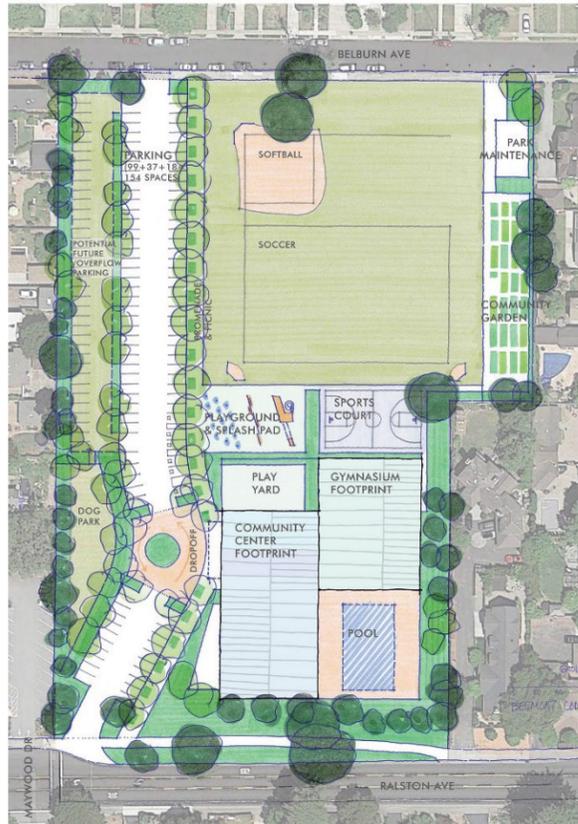
SITE OPTIONS



Additional Comments:

- Concerns about the pool's noise impacting neighbors
 - Mitigate noise with design strategies, sound wall at property line, depress pool deck, dense landscaping at property line
- Minimize impact of building mass on neighbors
 - Locate smaller volumes along adjacent residents , potentially depress gym massing
- Driveway/parking through site brings traffic to Belburn Dr
 - Strengthen intersection at Ralston, provide internal routes for Ralston exit, provide adequate clearances on Belburn for safety

SITE OPTIONS



Additional Comments:

- Desire for larger dog park
 - Field to be used as dog park with limited hours? Overflow parking to be used as dog park?
- Splash pad should be adjacent to the pool?
 - Provide restrooms accessible from water play/field
 - Playground can include water play (free access) and pool can include splash pad (fee access), pool design to be discussed in future phase
- Add walking track/path on the perimeter of the site
- Add shades for playgrounds
- Keep operational cost in mind
 - Potentially partnering on programming w/ YMCA



SITE OPTIONS

CAC Recommendations?

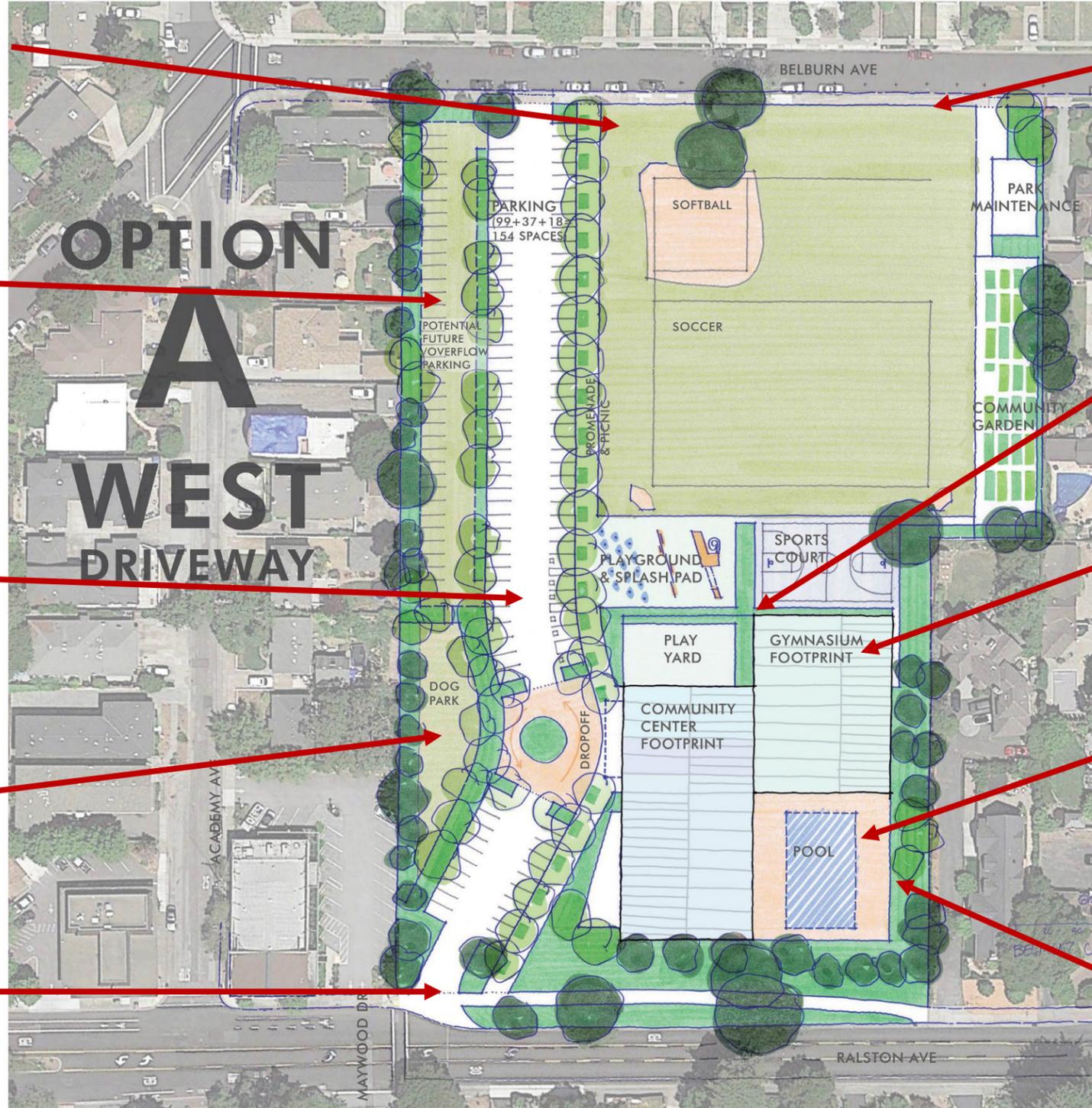
Investigate opportunity to add walking track/path

Investigate opportunity to use overflow parking as expanded dog park when not in use

Refine design of parking lot to allow multiple opportunities for egress on Ralston

Improve overall shape and size of dog park

Move driveway further east to improve access and safety



Potential angled street parking on Belburn

Provide park restrooms

Mitigate building's massing adjacent to residential neighbors

Mitigate pool/street noise for outdoor uses

Mitigate building and site noise adjacent to residential neighbors

PROJECT BUDGETS

Cost Modeling – Construction Costs

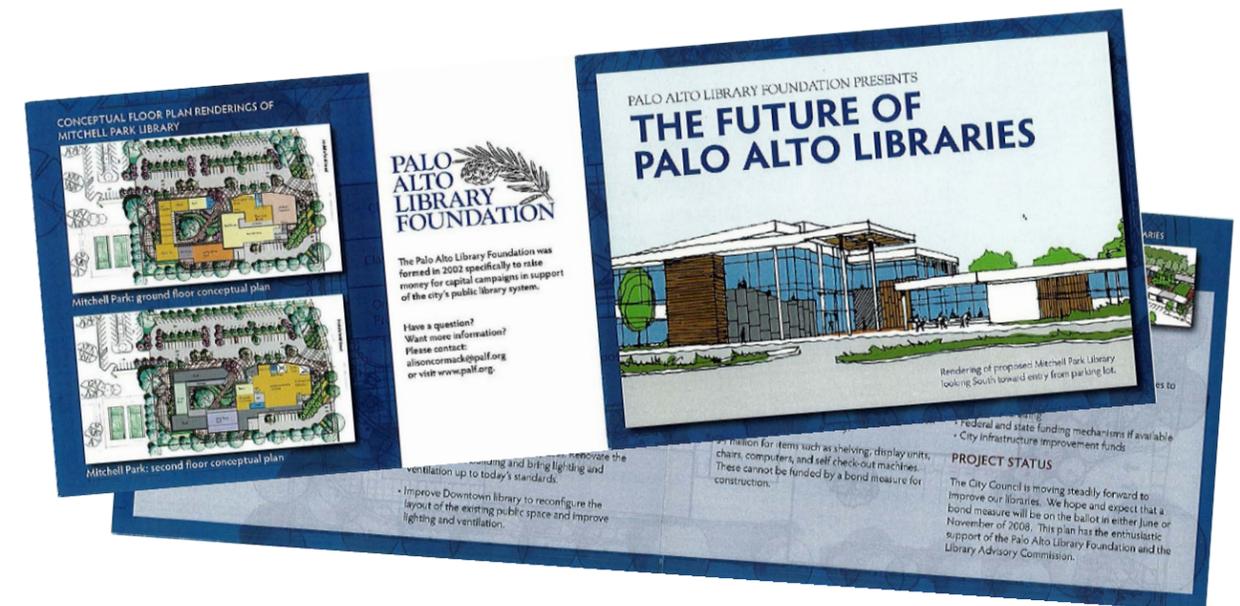
- New Construction Building and Site
- Building Systems
- Signage
- Technology
- Furniture
- Design-Bid-Build delivery
- A/E and CM services
- Permits and Fees
- Escalation



FUNDING STRATEGIES

Common Public Funding Strategies:

- General Obligation Bond/Parcel Tax
- Sales Tax
- Mello-Roos, Community Facility District Special Tax
- Public/Private Partnerships
- Developer Impact Fees
- Grants/Donors
- Others?



UPCOMING COMMUNITY MEETINGS + OUTREACH

- Intercept + Kiosk Pop-ups + Online Survey June – August
- Farmer's Market 08/18
- Senior Club 08/20
- Movie Night 08/23
- Starbucks Pop-up 08/26
- City Council Study Session 08/27

NEXT STEPS

- **CAC #4** September
 - Refined Preferred Site and Program Option
 - Implementation Plan
 - Cost Model
- **CAC #5** October
 - Final Recommendations Conceptual Design





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