



SAN BRUNO RECREATION & AQUATICS CENTER CONCEPTUAL DESIGN

Planning Commission Meeting 01

April 17, 2018



GROUP 4

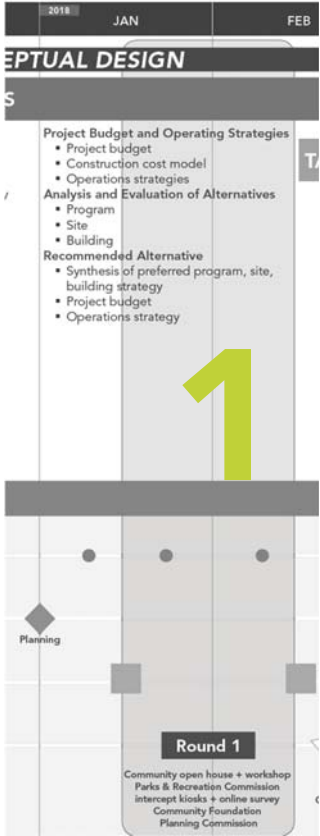


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AGENDA

1. Work Plan, Schedule, and Participation Overview
2. Program Options Review
3. Site Options
4. Discussion and Comment
5. Next Steps



LEVERAGE PAST WORK

Recreation Center

(Could be combined with Community Center or Swimming Pool)



Key Features



Swimming Pool

(Could be combined with Recreation Center)



Key Features



City of San Bruno
Community Facilities Prioritization

Community Forum #2

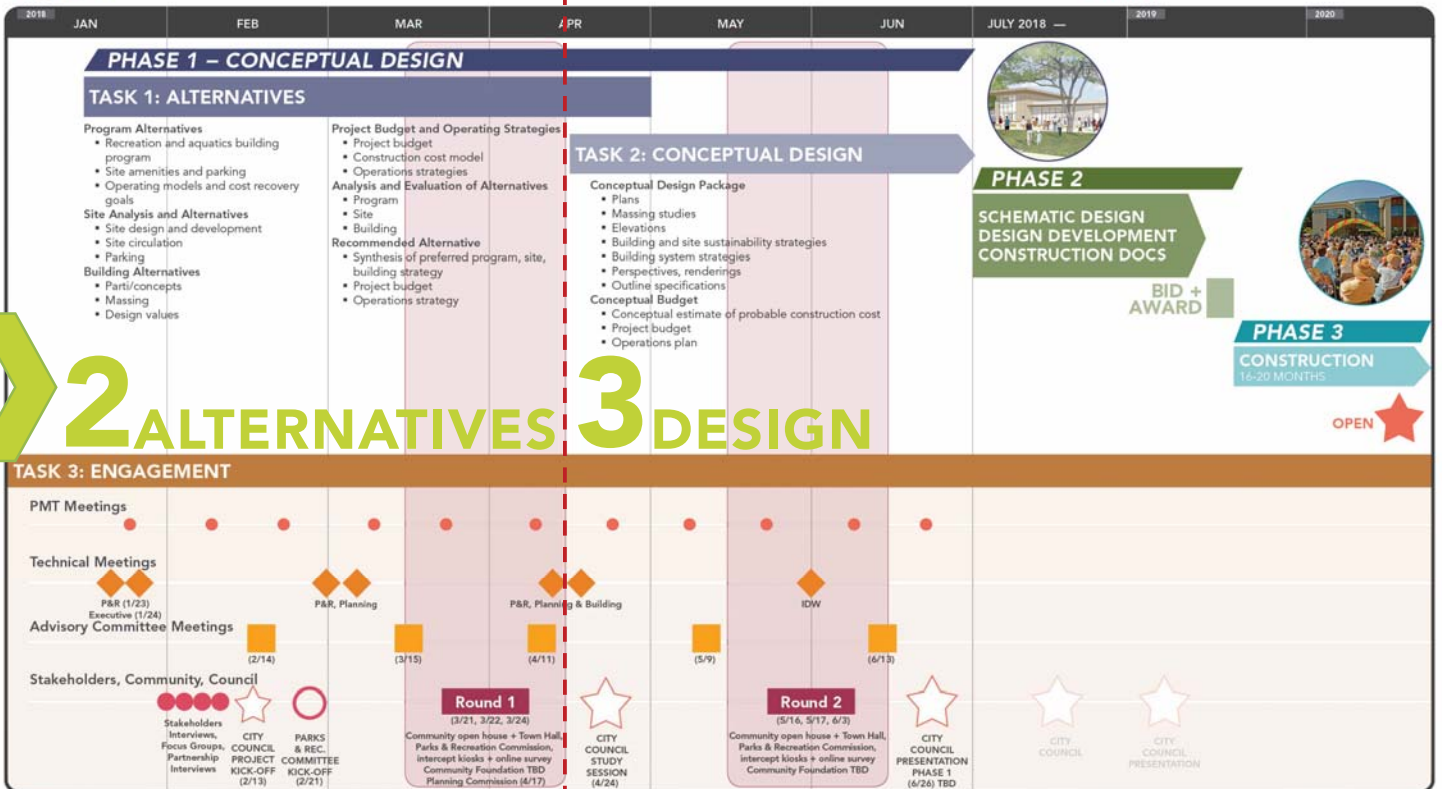
November 30, 2016



SAN BRUNO RECREATION CENTER AND AQUATICS CENTER

PHASE 1 – CONCEPTUAL DESIGN

DRAFT REVISED 2/5/18



2 ALTERNATIVES 3 DESIGN

PARTICIPATION UPDATES – Task 1

Advisory Committee (AC) Meetings

- ✓ AC 01 – February 20
- ✓ AC 02 – March 15
- ✓ AC 03 – April 11

Stakeholder & Technical Meetings

- ✓ Recreation and aquatics center user stakeholder interviews – February-April
- ✓ Recreation Staff Technical Meeting 01 – January 23
- ✓ Executive Committee Meeting – January 24
- ✓ Recreation Staff Technical Meeting 02 – January 28
- ✓ Planning & Building Department Technical Meetings 02 – March 5
- ✓ Public Works Technical Meeting – March 19
- ✓ Fire Department Technical Meetings – March 30 and April 5

Public Meetings

- ✓ City Council Meeting – February 13
- ✓ Parks & Recreation Commission Meeting – February 21
- ✓ Parks & Recreation Commission Meeting – March 21



PARTICIPATION UPDATES – Task 1

Community Outreach

- ✓ 3/22 – Open House + Community Town Hall Meeting (~60 participants)
- ✓ 3/24 – Intercept Kiosk at Pancake Breakfast + Easter Egg Hunt (~180 participants)
- ✓ 3/30 – Youth Outreach at Capuchino High School (~45 participants)
- ✓ Online Survey: ~650 respondents as of April 13

~935 PARTICIPANTS TO DATE



UPCOMING PARTICIPATION

Task 1:

- ❑ April TBD: Police Department Technical Meeting
- ❑ April 24: City Council Presentation

Task 2:

- ❑ May-June: Technical Meetings (Recreation staff, Planning & Building, Public Works)
- ❑ AC 04 – May 9: Advisory Committee Meeting 04
- ❑ Parks & Recreation 03: May 16
- ❑ Round 2 Outreach – March 17: Open House and Community Meeting
- ❑ Round 2 Outreach – June 3: Community Intercept Kiosk at Community Day
- ❑ AC 05 – June 13: Advisory Committee Meeting 05
- ❑ City Council – June 26: City Council Presentation

BASE PROGRAM COMPONENTS



LOBBY/LOUNGE

- RECEPTION
- INFORMAL SOCIAL



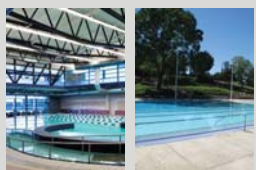
GYMNASIUM

- HIGH SCHOOL REGULATION COURT W/ 2 MINOR COURTS
- ACTIVE RECREATION
- FITNESS
- INFORMAL PLAY



FITNESS + WELLNESS

- DEDICATED SPACE FOR EQUIPMENT
- STUDIO FOR DANCE & GROUP EXERCISE CLASSES



AQUATICS

- 25-YARD RECREATION POOL (OUTDOOR)
- LEISURE POOL COMPONENT (INDOOR)
- PARTY ROOMS (2 MEDIUM SIZED)



CLASSROOMS

- 30-36 PEOPLE
- LIFELONG LEARNING
- FORMAL EVENTS
- ENRICHMENT



CONFERENCE ROOM

- 16-20 PEOPLE
- SMALL GROUP MEETINGS



ART CLASSROOM

- 25-30 PEOPLE
- CREATIVE ARTS
- CRAFTS
- MAKER SPACE



EARLY CHILDHOOD EDUCATION

- 30-34 PEOPLE
- CAMP PROGRAMMING
- EXPANDED YOUTH ACTIVITIES

LOBBY + LOUNGE

Reception & informal gathering
BASE PROGRAM COMPONENTS



GYMNASIUM

High school regulation and minor play courts; divisible
BASE PROGRAM COMPONENTS



FITNESS + WELLNESS

Fitness equipment and dance/group exercise space
BASE PROGRAM COMPONENTS



INDOOR POOL

leisure & recreation pool components; party rooms
BASE PROGRAM COMPONENTS



OUTDOOR POOL

25-yard recreation pool
BASE PROGRAM COMPONENTS



CONFERENCE ROOM

Small group meetings and classes
BASE PROGRAM COMPONENTS



CLASSROOMS

Lifelong learning, meetings, and enrichment
BASE PROGRAM COMPONENTS



ART CLASSROOM

Creative arts and crafts; maker activities
BASE PROGRAM COMPONENTS

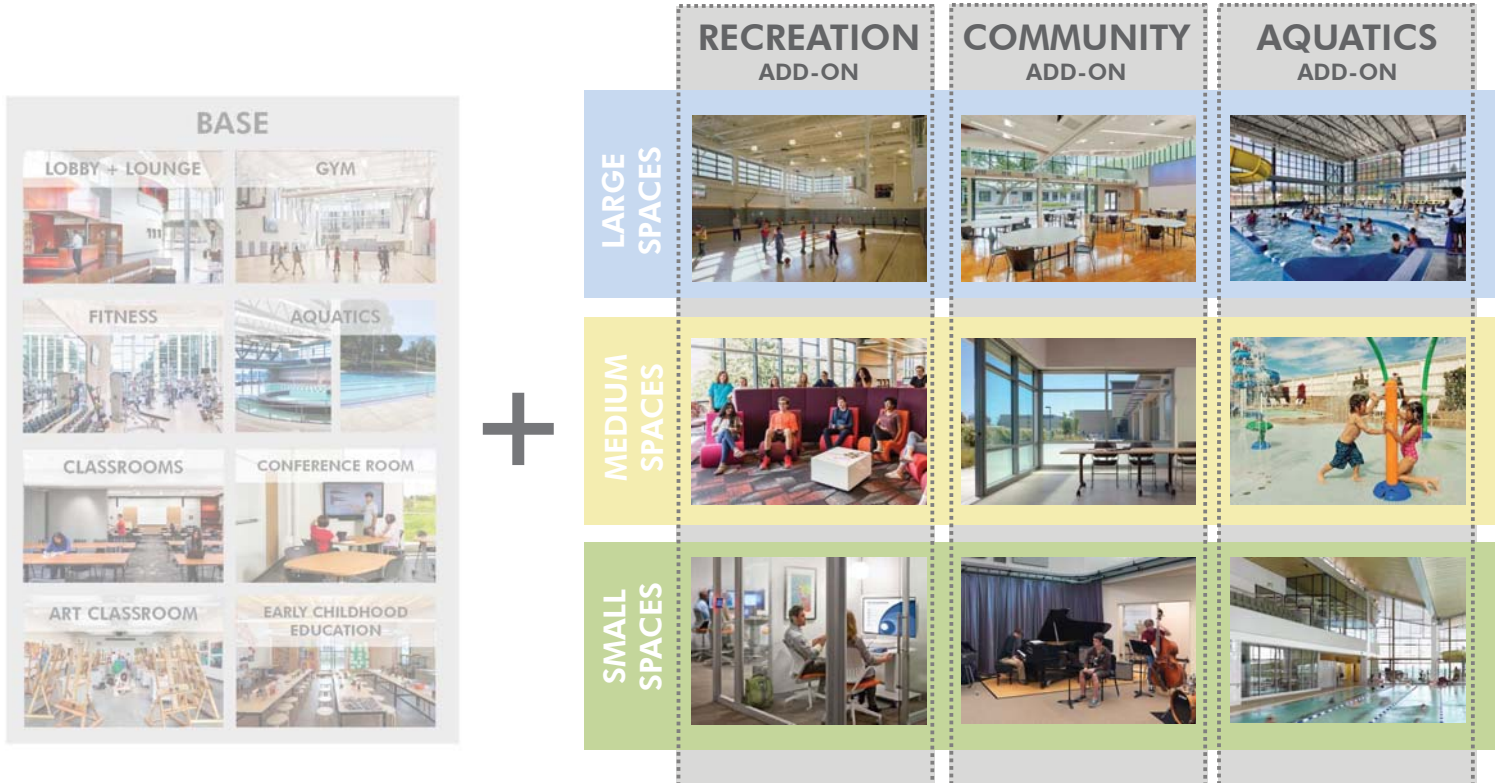


EARLY CHILDHOOD EDUCATION

Summer camps and youth programming
BASE PROGRAM COMPONENTS



PROGRAM ENHANCEMENTS



RECREATION ADD-ON



Small Gym (LRG)

PROGRAM ENHANCEMENT



Game Room (MED)



Consultation Room (SML)

COMMUNITY CENTER ADD-ON



Community Hall (LRG)

PROGRAM ENHANCEMENT



Additional Classrooms (MED)



Music Room (SML)

AQUATICS ADD-ON



Leisure Pool (LRG)



PROGRAM ENHANCEMENT

Outdoor Water Play (MED)



Spectator Area (SML)

EMERGING PROGRAM RECOMMENDATION

Balanced Services & Revenue

BASE

LOBBY + LOUNGE 	GYM
FITNESS 	AQUATICS
CLASSROOMS 	CONFERENCE ROOM
ART CLASSROOM 	EARLY CHILDHOOD EDUCATION

+

	RECREATION ADD-ON	COMMUNITY ADD-ON	AQUATICS ADD-ON
LARGE SPACES			
MEDIUM SPACES			
SMALL SPACES			

PROJECT SITE



CITY PARK WAY – EXISTING CONDITIONS



- Great park access from Crystal Springs Rd. to the north, and De Soto Way to the south
- City Park Way through traffic convenient for some, but creates negative park impacts
- Project will seek to improve vehicular and pedestrian circulation – through possible street realignments, crossings, and continuous sidewalks

PARK CREEK – EXISTING CONDITIONS



- Creek handles storm water for majority of City Park and upper hills of Junipero Serra County Park
- Existing channelization and condition at northern portion of City Park Way not ideal, especially during rainy season
- Opportunity to improve storm water functionality and restore portions of the creek to a more natural, riparian amenity

PARKING – EXISTING CONDITIONS

EXISTING PARKING SPACES (adjacent)	
Recreation Center & City Park Way (lower lot)	73 spaces
Pool Parking (middle lot)	69 spaces
TOTAL	142 spaces

EXISTING PARKING SPACES (within City Park)	
Beckner’s Picnic Shelter (upper lot)	11 spaces
Playground Parking Lot	45 spaces
TOTAL	56 spaces

EXISTING PARKING SPACES (within vicinity)	
Along Crystal Springs Rd. (parallel spaces)	~35 spaces
Senior Center	139
TOTAL	174 spaces

RECREATION & AQUATICS: PARKING NEED

FACILITY PARKING REQUIREMENTS (Per City Standards)	FACILITY PARKING REQUIREMENTS (Per Institute of Transportation Engineers – 3.2 spaces per 1,000 sf)	PARK PARKING REQUIREMENTS	EXISTING TODAY
179 spaces	186 spaces	TO BE DETERMINED	142 spaces (deficit of 37-44+ spaces)

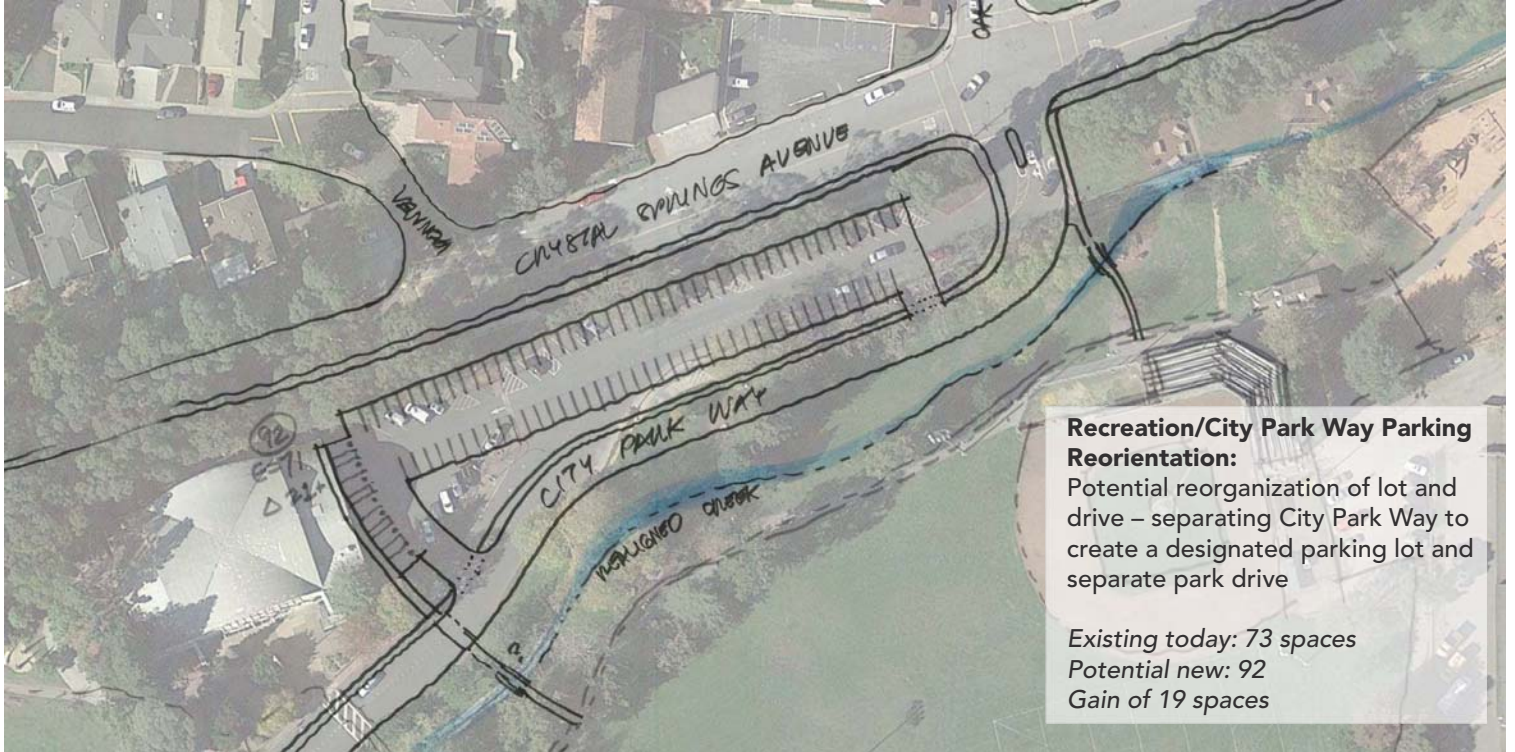
Project will seek to find what the right balance of parking... an additional parking study will be commissioned to better understand overall park parking demand.

PARKING STRATEGIES



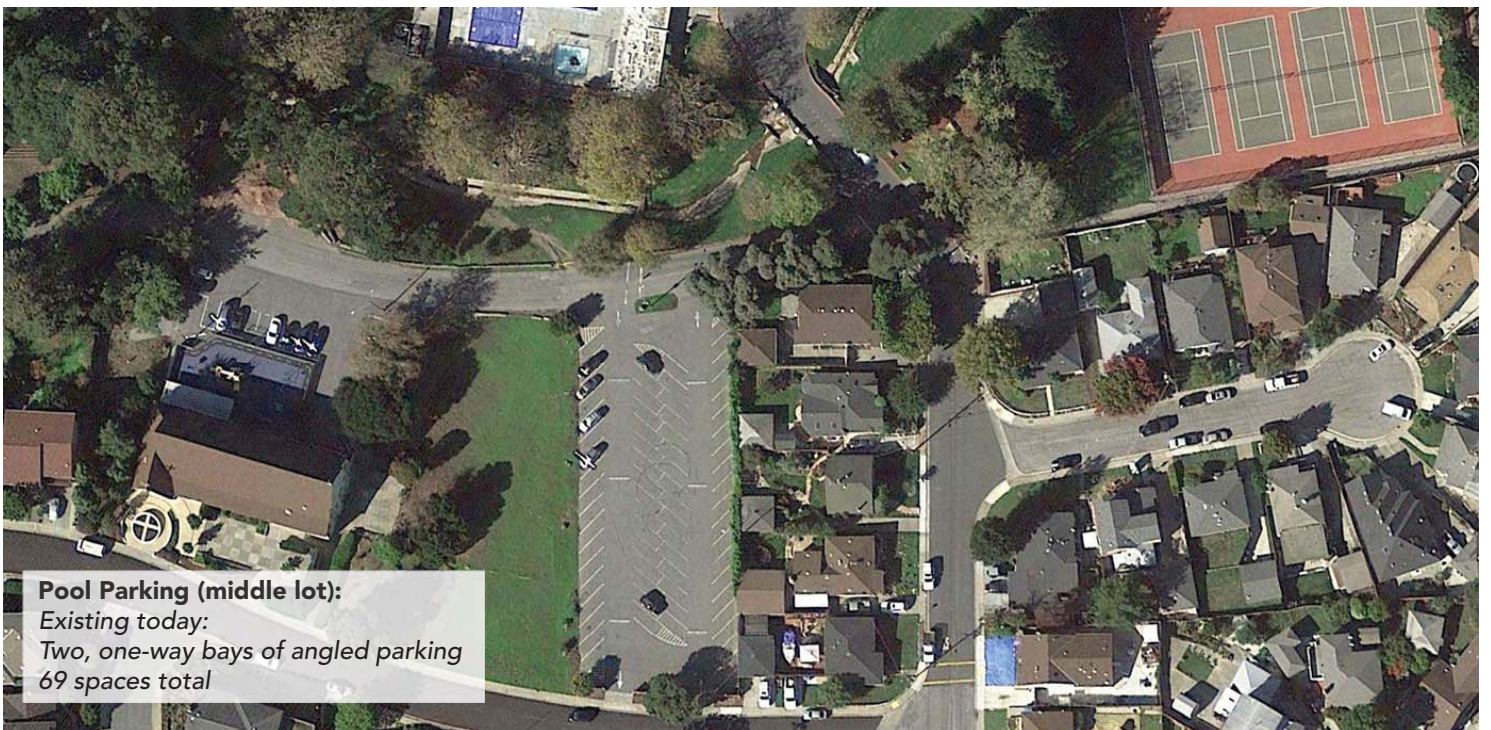
PARKING STRATEGIES

RECREATION/CITY PARK WAY PARKING (LOWER LOT)



PARKING STRATEGIES

POOL PARKING (MIDDLE LOT)





SITE ALTERNATIVES



VALLEY ALTERNATIVE

VALLEY ALTERNATIVE

- Building mass located on the southern edge of the park within the same area as the existing aquatics facility
- New building serves as the backdrop to the park, revealing itself as one enters from Crystal Springs Road
- Civic relationship to St. Andrews Church
- Existing Veterans Memorial Recreation Center returned to park land; primary park open space and view corridor to the north of the building
- Park side and creek side porches: indoor-outdoor opportunities exist on either the north or south sides of the building



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VALLEY SCHEME OPTION



HILL ALTERNATIVE

HILL ALTERNATIVE

- Building mass remains on north end of site, roughly in the same location as the existing Veterans Memorial Recreation Center
- New building serves as a gateway to the park
- Strong street presence from City Park Way and Crystal Springs Road
- Civic relationship to St. Roberts Church and School immediately adjacent to site, civic connection to nearby Senior Center and El Camino Real
- Primary indoor-outdoor opportunities provided by street-side plazas along City Park Way
- Existing aquatics facility returned to park land; primary park open space and view corridor to the south of the building



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HILL SCHEME OPTION
"ALL NEW"



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HILL SCHEME OPTION "REUSE" B

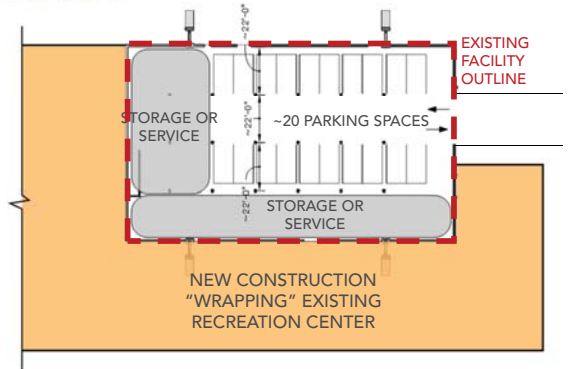


EXISTING REUSE POTENTIAL

- Possible reuse of existing Veteran's Memorial Recreation Center, pending structural analysis
- Preserving the second level gym
- Potential to reuse ground floor as parking, converting interior spaces to storage, service, and/or other back-of-house spaces
- ~80-100%+(?) cost compared to new construction



Glen Park Recreation Center, San Francisco





EMERGING SITE RECOMMENDATION



HILL SCHEME OPTION
"ALL NEW"



HILL SCHEME A: EMERGING SITE RECOMMENDATION

- New facility in the Hill Scheme is built in the same area as the existing Veterans Memorial Recreation Center – less impact on existing park layout
- Location of new facility presents less of an impact on neighbors to the southeast of the park – both in terms of built form and potential traffic
- Hill Scheme allows for built massing to be terraced or built into the hillside – may reduce the scale of the building within the park
- New construction preferred over reuse – unforeseen costs with the reuse of existing recreation center, which could drive up the project budget



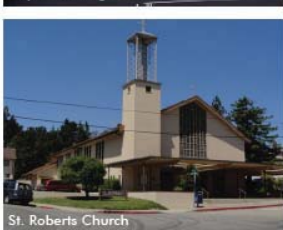
**DISCUSSION
COMMENTS? QUESTIONS?**



AGENDA

1. Project and Schedule Updates
2. Site Options
3. Design Values Exercise
4. Next Steps

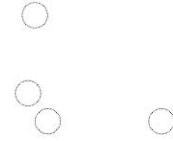
EXISTING SAN BRUNO ARCHITECTURAL CONTEXT



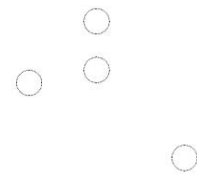
DESIGN VALUES

WHAT ARE YOUR VALUES?

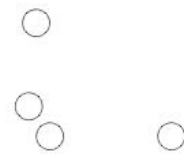
CIVIC



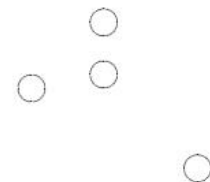
WARM & INVITING



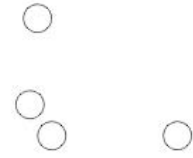
INDOOR-OUTDOOR



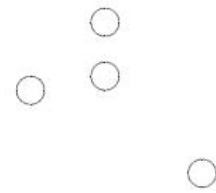
LANDMARK



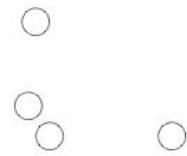
INTEGRATED LANDSCAPE



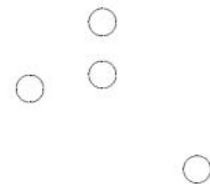
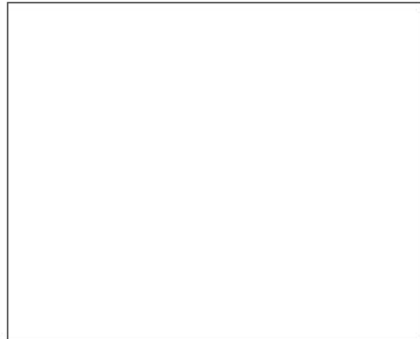
EXPRESSIVE



COLORFUL



OTHER?





AGENDA

1. Project and Schedule Updates
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NEXT STEPS – UPCOMING MEETINGS

- **April 24:** City Council Presentation
- **Parks & Recreation Commission 03 – May 16**
- **Round 2 Outreach – May 17:** Open House and Community Meeting
- **Round 2 Outreach – June 3:** Intercept Kiosks at Community Day
- **June 26:** City Council Presentation

THANK YOU