



SAN BRUNO RECREATION & AQUATICS CENTER CONCEPTUAL DESIGN

Parks & Recreation Commission Meeting 02

March 21, 2018



GROUP 4





AGENDA

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



AGENDA

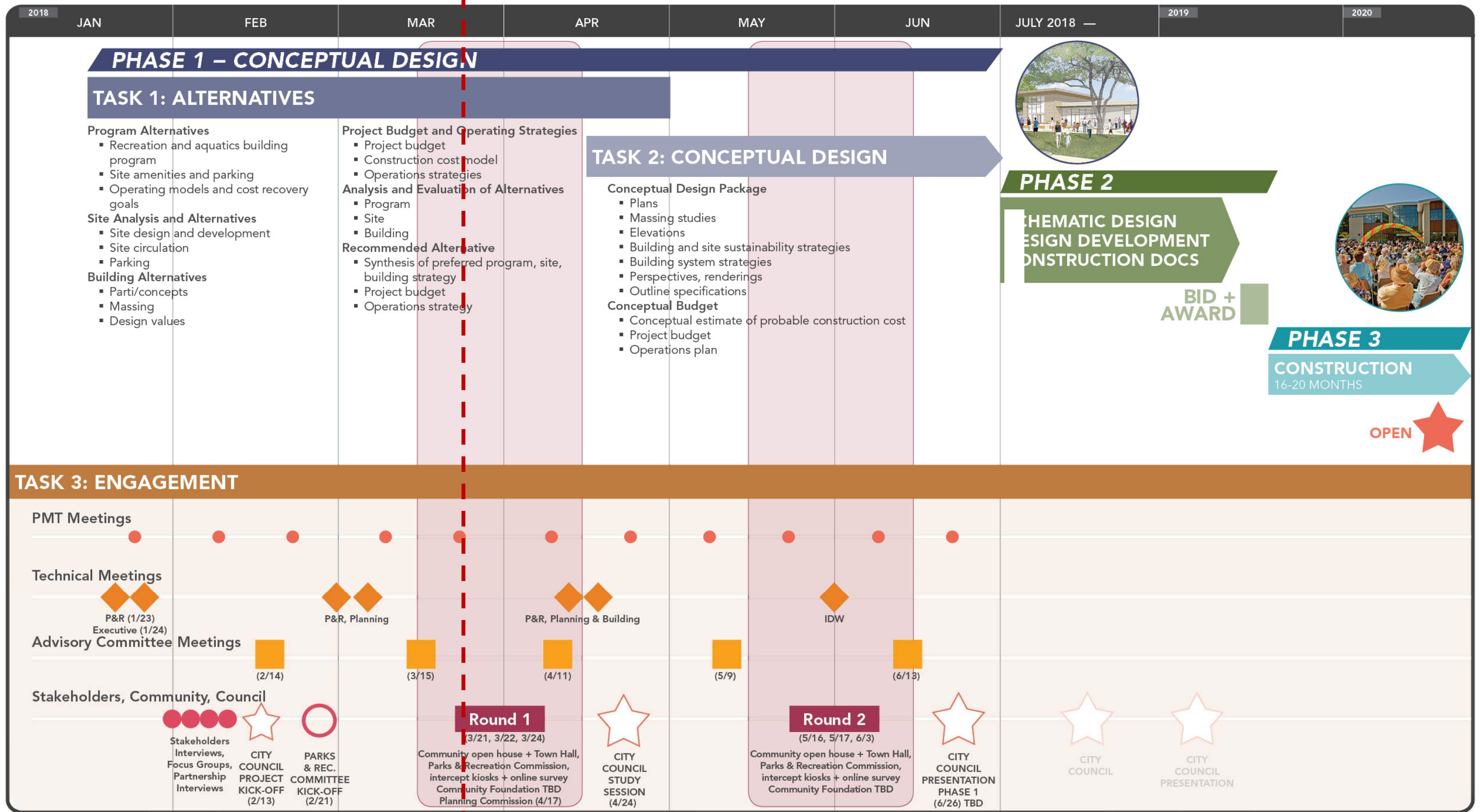
1. Project and Schedule Updates
 - a. Work Plan
 - b. Outreach Schedule and Participation
2. Program Options Review
3. Site Options
4. Design Values Exercise
5. Next Steps



SAN BRUNO RECREATION CENTER AND AQUATICS CENTER

PHASE 1 – CONCEPTUAL DESIGN

DRAFT REVISED 2/5/18



PARTICIPATION UPDATES – *Task 1*

Completed:

- ✓ Recreation Staff Technical Meeting 01 – January 23
- ✓ Executive Committee Meeting – January 24
- ✓ City Council Meeting – February 13
- ✓ Advisory Committee 01 – February 20
- ✓ Parks & Recreation Commission Meeting – February 21
- ✓ Recreation Staff Technical Meeting 02 – January 28
- ✓ Planning & Building Department Technical Meetings 01 – March 5
- ✓ Public Works Technical Meeting – March 19

Upcoming:

- ❑ **Stakeholder Meetings:** *ongoing (50% completed)*
- ❑ **March 21:** Parks & Recreation Commission Meeting 02 – TODAY
- ❑ **Round 1 Outreach – March 22:** Open House and Community Meeting
- ❑ **Round 1 Outreach – March 24:** Community Intercept Kiosk at Easter Egg Hunt
- ❑ **April 17:** Planning Commission Meeting
- ❑ **April 24:** City Council Presentation



PARTICIPATION UPDATES – *Task 2*

- **May 16:** Parks & Recreation Commission Meeting 03
- **Round 2 Outreach – May 17:**
 - Community Open House, 3-5PM @ Veterans Recreation Center
 - Community Meeting, 6:30-8:30PM @ Veterans Recreation Center
- **Round 2 Outreach – June 3:**
 - Community Kiosk at San Bruno Community Day, 11:30AM-4:30PM @ City Park
- **June 26:** City Council Presentation



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BASE PROGRAM COMPONENTS



LOBBY/LOUNGE

- RECEPTION
- INFORMAL SOCIAL



GYMNASIUM

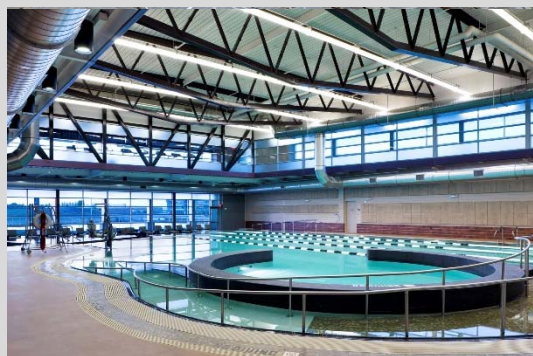
HIGH SCHOOL REGULATION COURT W/ 2 MINOR COURTS

- ACTIVE RECREATION
- FITNESS
- INFORMAL PLAY



FITNESS + WELLNESS

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



AQUATICS

- 25-YARD RECREATION POOL
- LEISURE POOL COMPONENT
- 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

PROGRAM ENHANCEMENTS

BASE



RECREATION ADD-ON



COMMUNITY ADD-ON



AQUATICS ADD-ON



LARGE
SPACES

MEDIUM
SPACES

SMALL
SPACES



PARTICIPATION UPDATES – Building Program

SAN BRUNO RECREATION & AQUATICS CENTER			
	A	B	C
+	RECREATION ADD-ON OPERATIONS REVENUE POTENTIAL \$\$ - \$\$\$	COMMUNITY ADD-ON OPERATIONS REVENUE POTENTIAL \$ - \$\$\$	AQUATICS ADD-ON OPERATIONS REVENUE POTENTIAL \$\$ - \$\$
	BASE +	BASE +	BASE +
	 \$\$\$+ SMALL GYMNASIUM	 \$\$\$+ COMMUNITY HALL	 \$\$+ LEISURE AQUATICS
MEDIUM SPACES	 \$\$- GAME ROOM	 \$\$\$+ ADDED CLASSROOMS	 - OUTDOOR WATER PLAY/SPLASH PAD
SMALL SPACES	 - CONSULTATION ROOM	 \$+ MUSIC / REHEARSAL ROOM	 \$\$- SPECTATOR AREA

(2/20) Advisory Committee Meeting 01

SAN BRUNO RECREATION & AQUATICS CENTER			
	A	B	C
+	RECREATION ADD-ON OPERATIONS REVENUE POTENTIAL \$\$ - \$\$\$	COMMUNITY ADD-ON OPERATIONS REVENUE POTENTIAL \$ - \$\$\$	AQUATICS ADD-ON OPERATIONS REVENUE POTENTIAL \$\$ - \$\$
	BASE +	BASE +	BASE +
	 \$\$\$+ SMALL GYMNASIUM	 \$\$\$+ COMMUNITY HALL	 \$\$+ LEISURE AQUATICS
MEDIUM SPACES	 \$\$- GAME ROOM	 \$\$\$+ ADDED CLASSROOMS	 - OUTDOOR WATER PLAY/SPLASH PAD
SMALL SPACES	 - CONSULTATION ROOM	 \$+ MUSIC / REHEARSAL ROOM	 \$\$- SPECTATOR AREA

(2/21) Parks & Recreation Committee Meeting 01

RECREATION DESIGN

The "Field house" Model – Athletic Focus



COMMUNITY RECREATION DESIGN

Community focus
All ages, whole family
Multi-cultural
Active and passive



Who Knew?

COMMUNITY RECREATION DESIGN

The only constant is change

No one knows what's next



COMMUNITY RECREATION DESIGN

Then

Now

Athletics

- Gym
- Working out

Active and passive Recreation
Social
Broad appeal

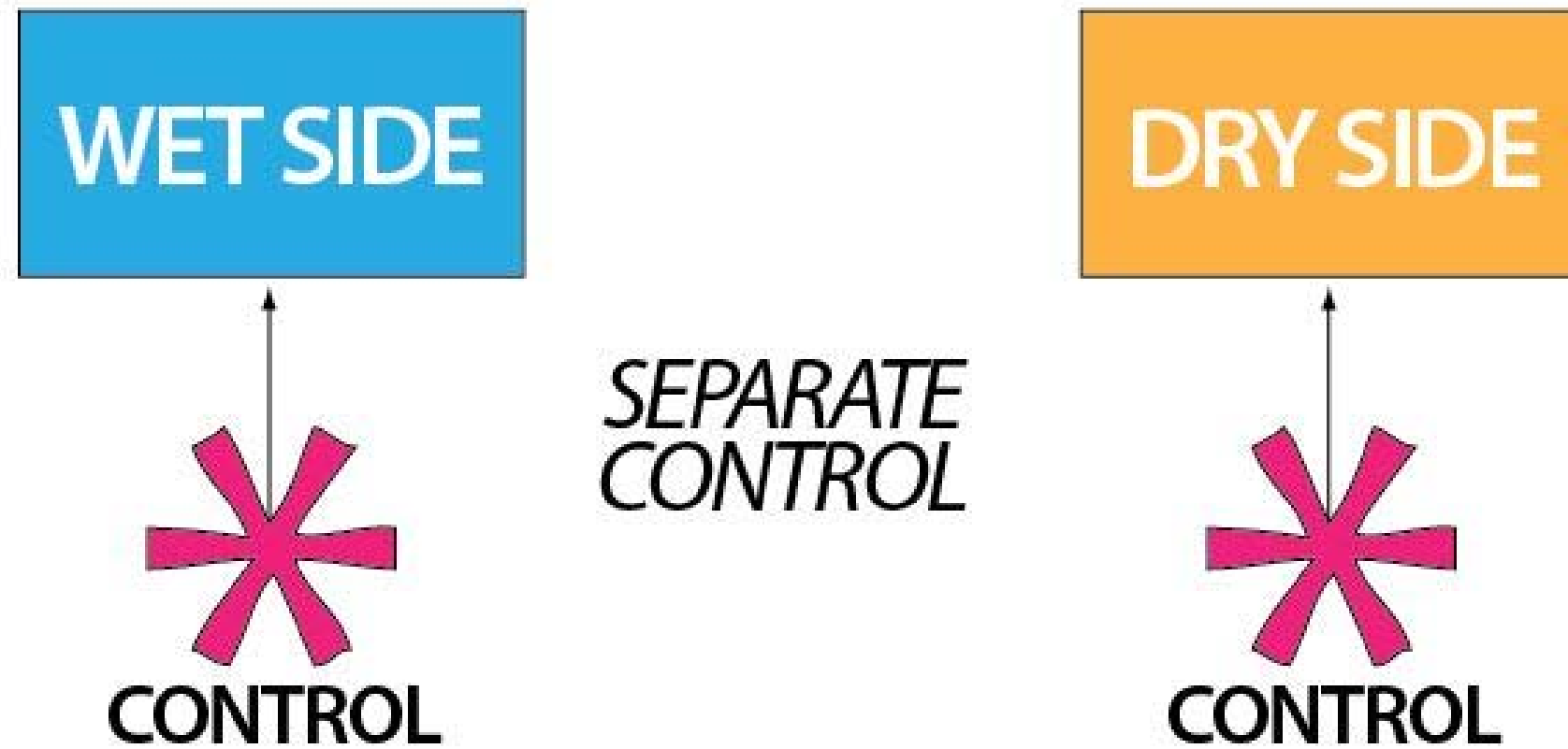
Minimal creature comfort
Utilitarian
Compartmentalized
Heavily subsidized

Comfortable & Inviting
Both specific and Multi-functional use
Open & Transparent
Demand for cost recovery



OVERALL OPERATIONS

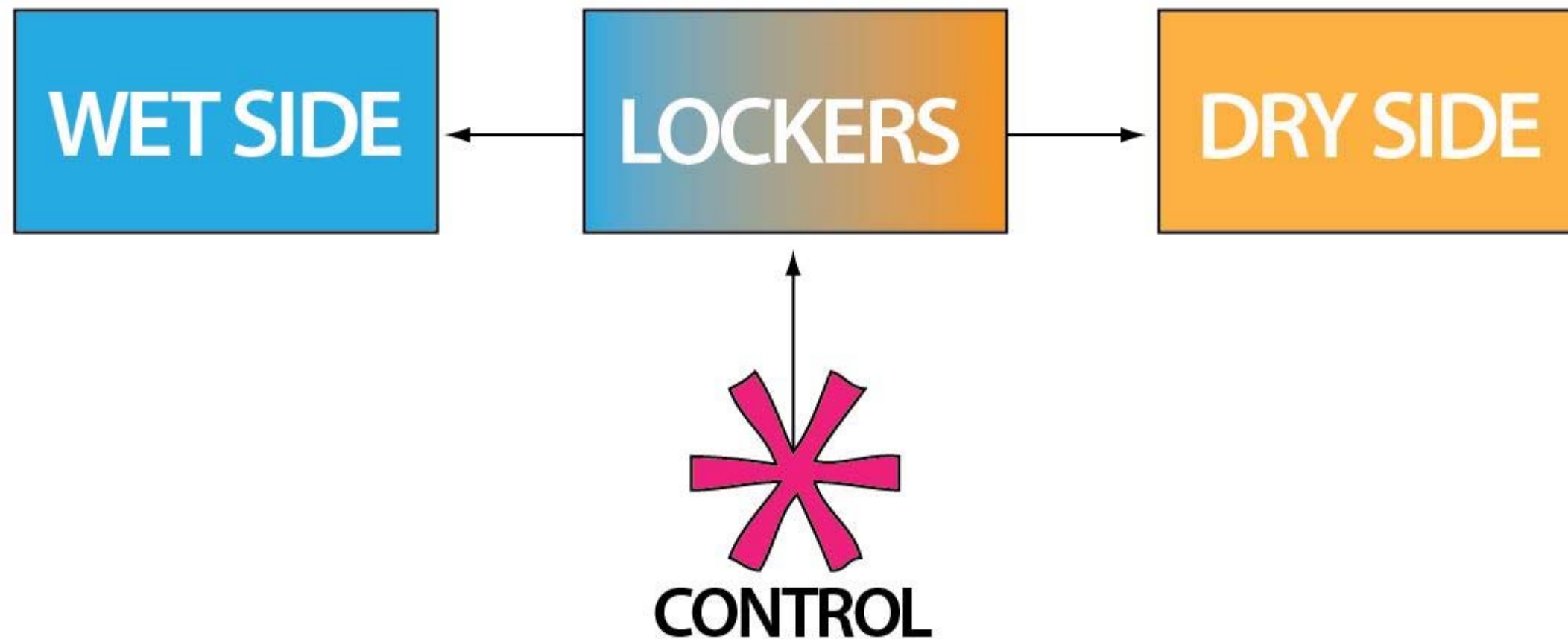
Current Operations



OVERALL OPERATIONS

Control Points

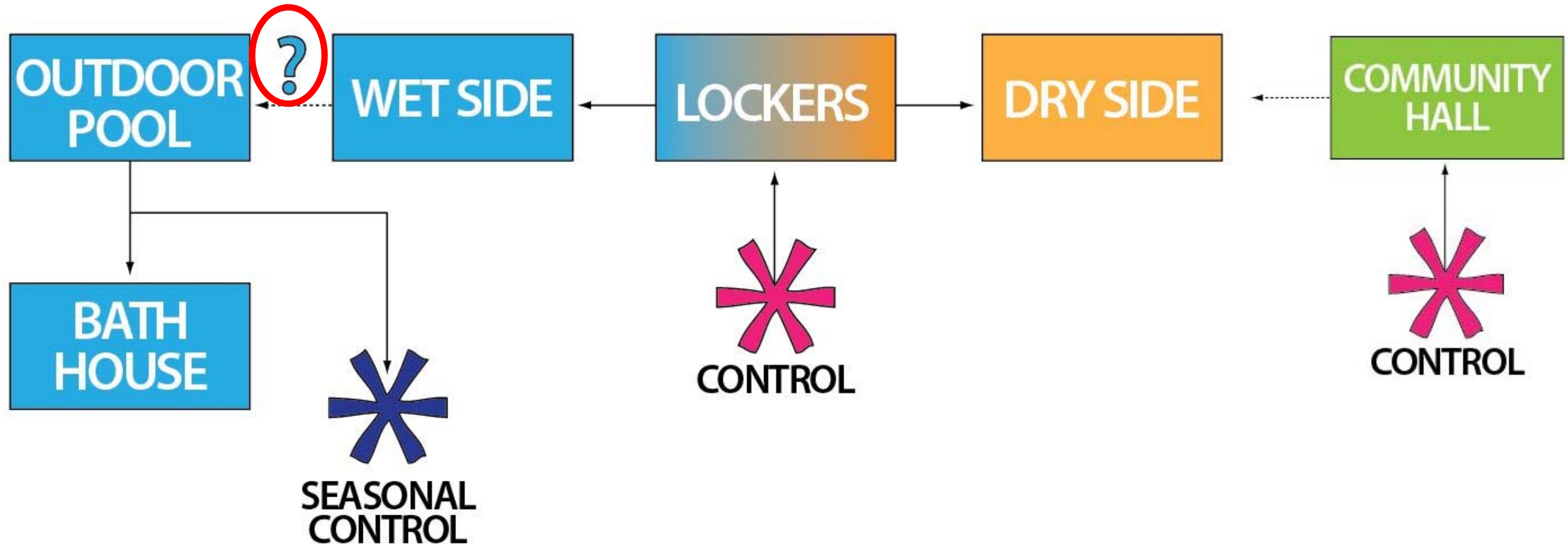
- More control points → more staff → more expense



OVERALL OPERATIONS

Control Points

- Impact of secondary control points
- Operational flexibility





AGENDA

1. Project and Schedule Updates
2. Program Options Review
3. Site Options
 - Existing Site Conditions and Parking
 - Site Options Review
4. Design Values Exercise
5. Next Steps

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)

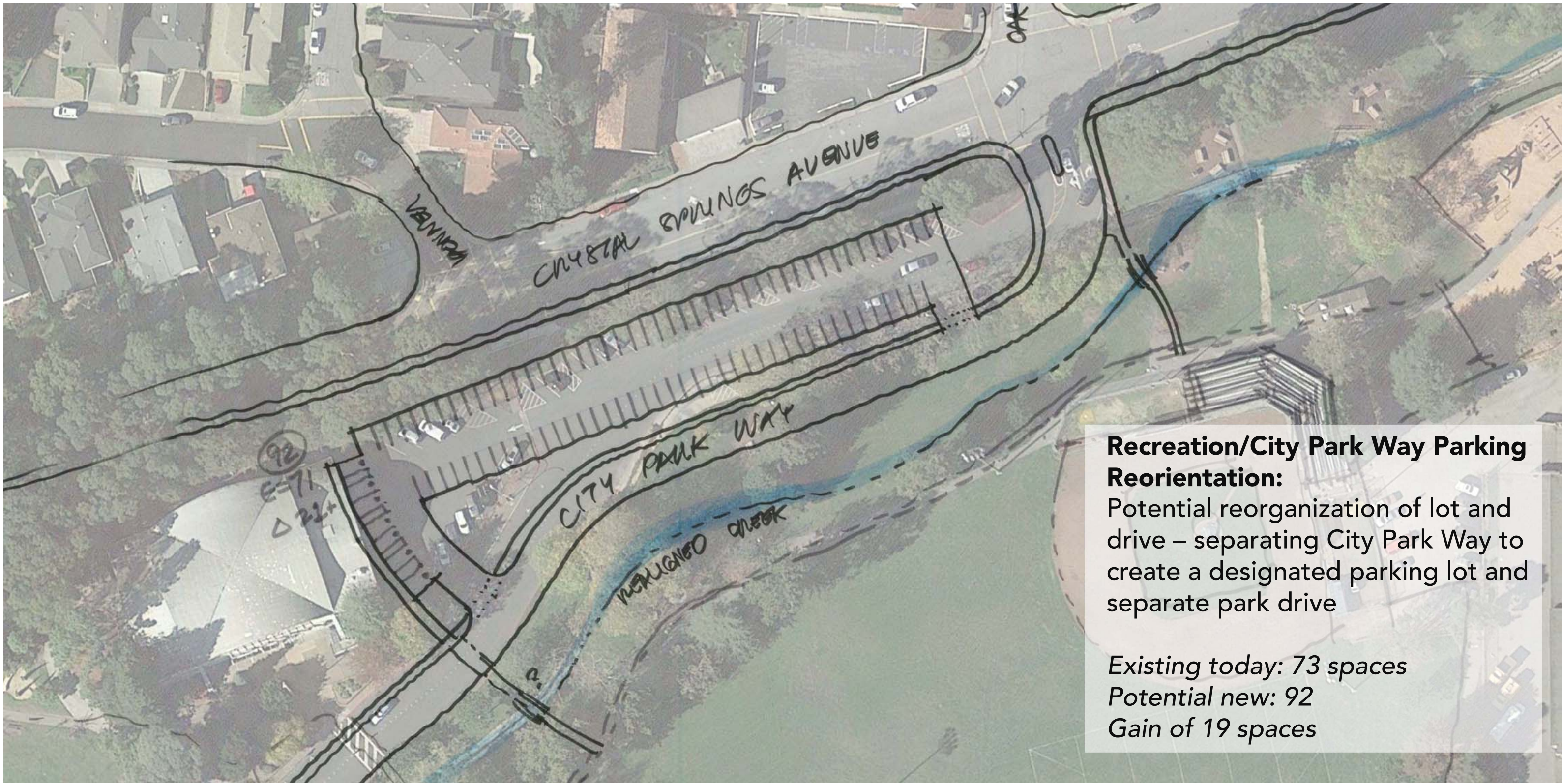
Project will seek to find what the right balance of parking... an additional parking study will be commissioned to better understand overall park parking demand.

PARKING STRATEGIES



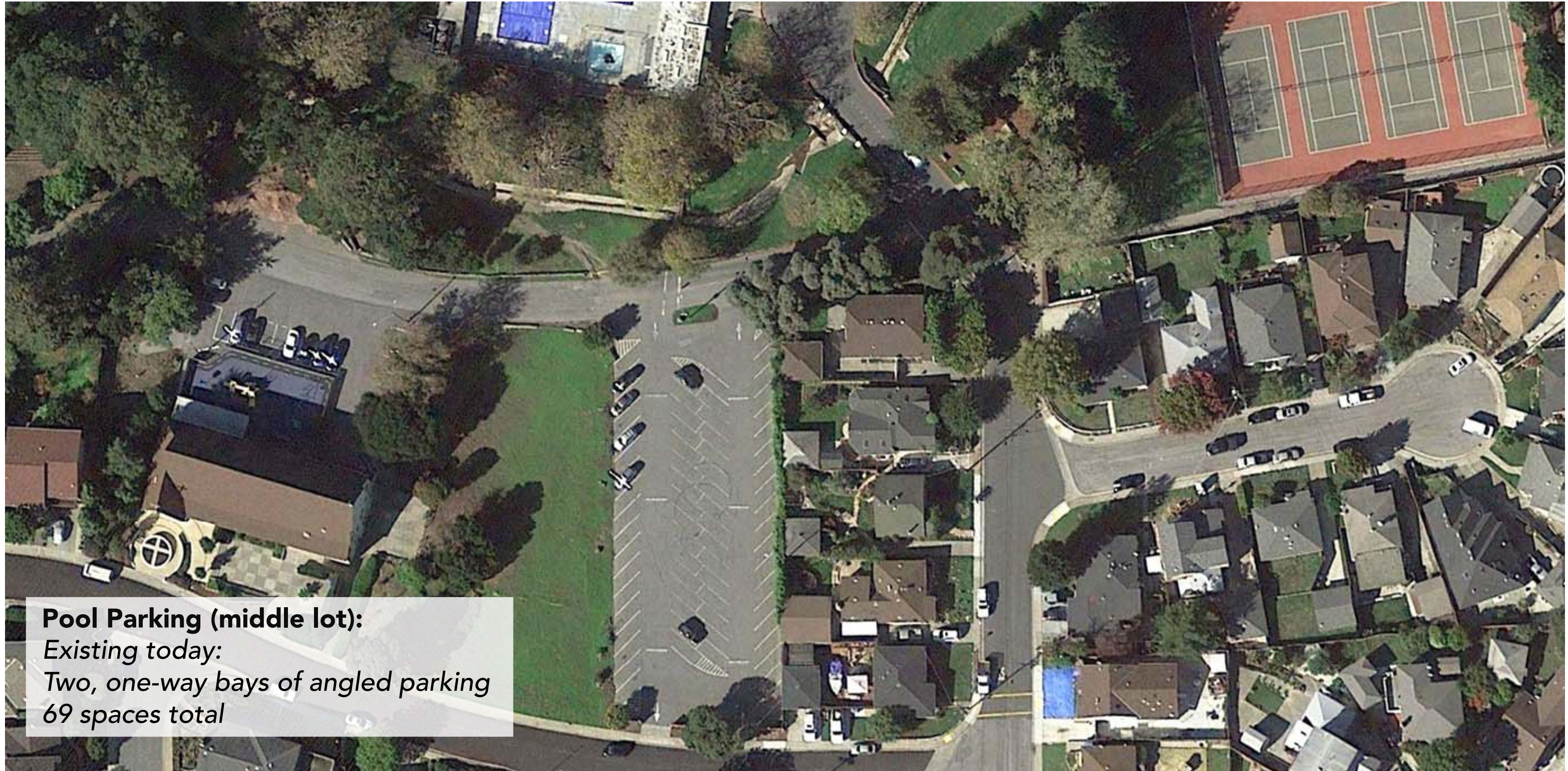
PARKING STRATEGIES

RECREATION/CITY PARK WAY PARKING (LOWER LOT)



PARKING STRATEGIES

POOL PARKING (MIDDLE LOT)



Pool Parking (middle lot):
*Existing today:
Two, one-way bays of angled parking
69 spaces total*



SITE ALTERNATIVES



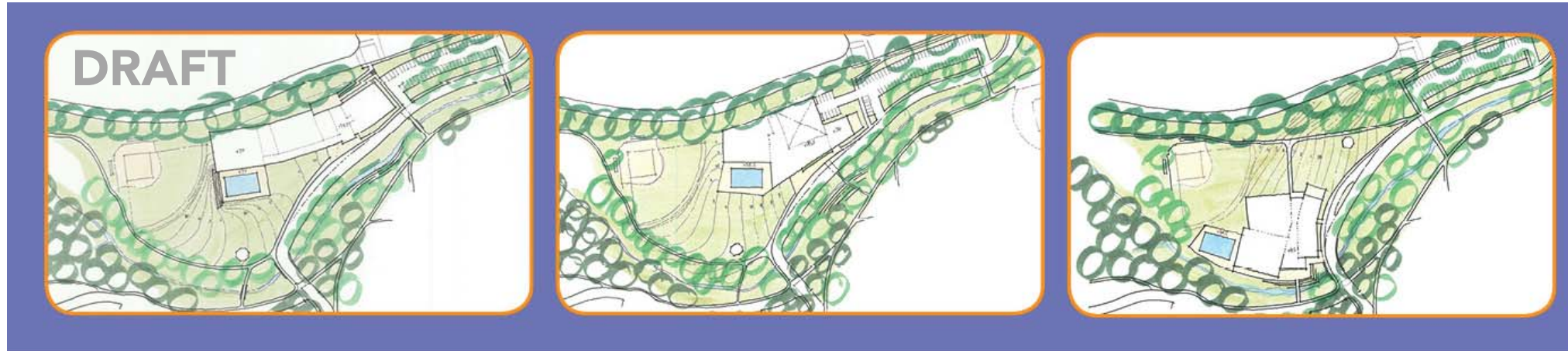
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27

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CONCEPTUAL DESIGN

SITE STRATEGY INPUT



OPTION A
HILL "ALL NEW"

OPTION B
HILL "REUSE"

OPTION C
VALLEY

Three great site and building options: If all are feasible, which do you like?

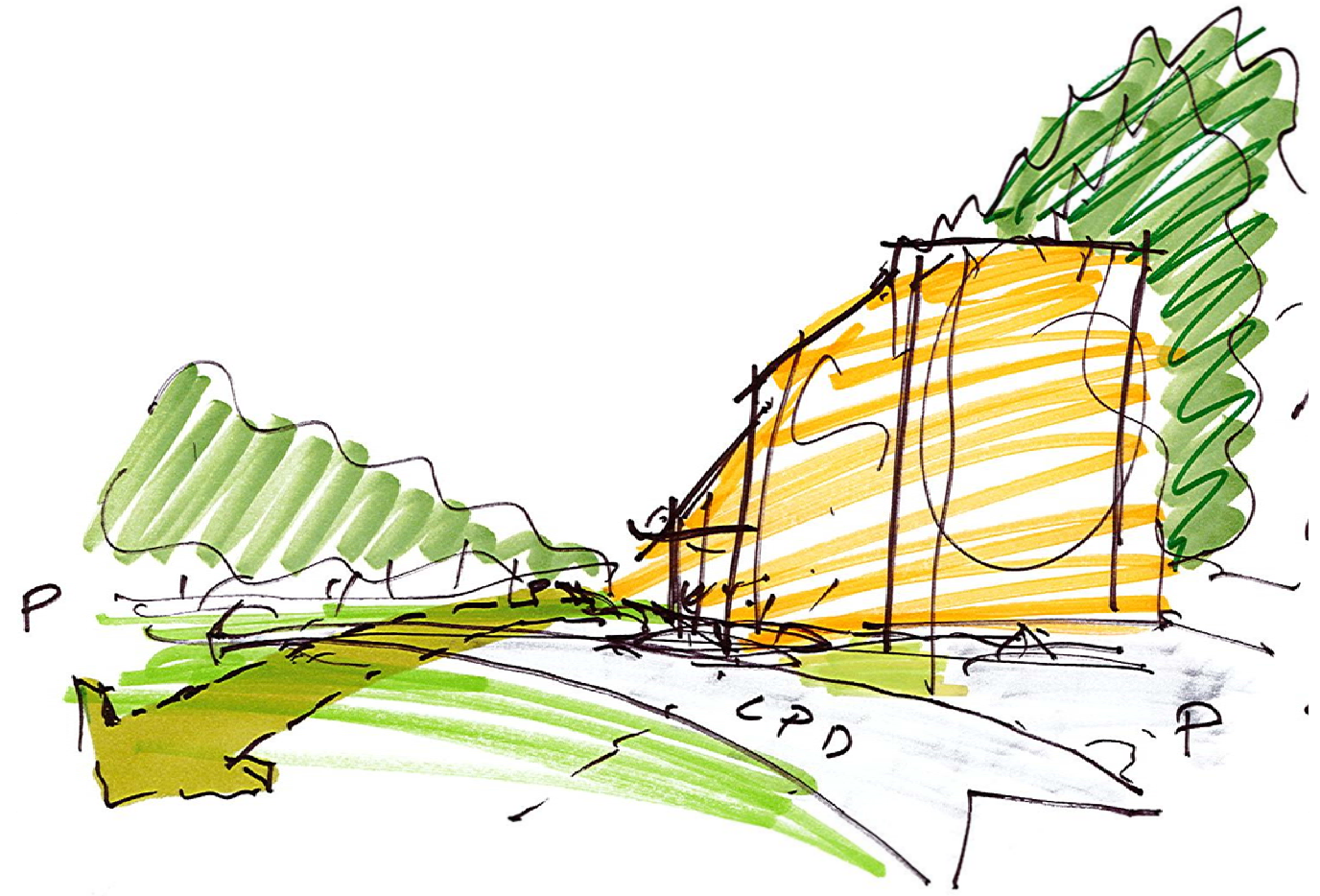
Select one, two, or all three. Why?



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

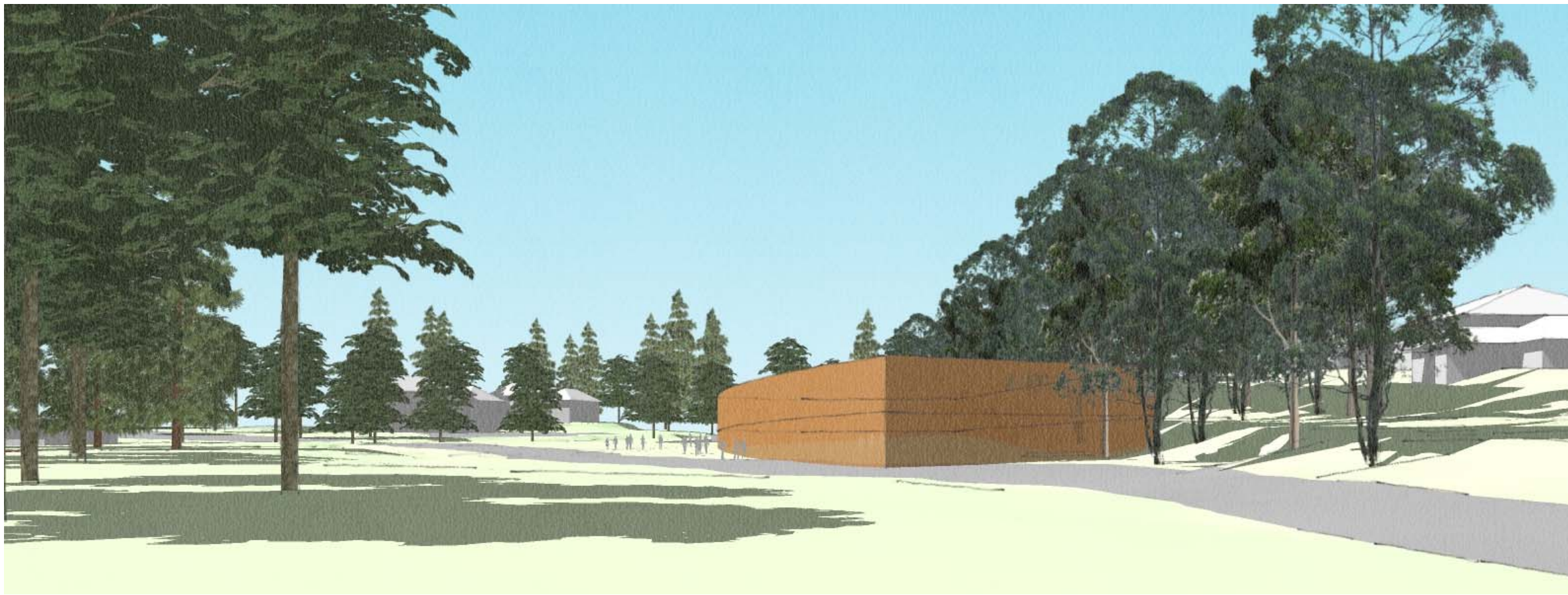


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HILL SCHEME OPTION
"ALL NEW"

A



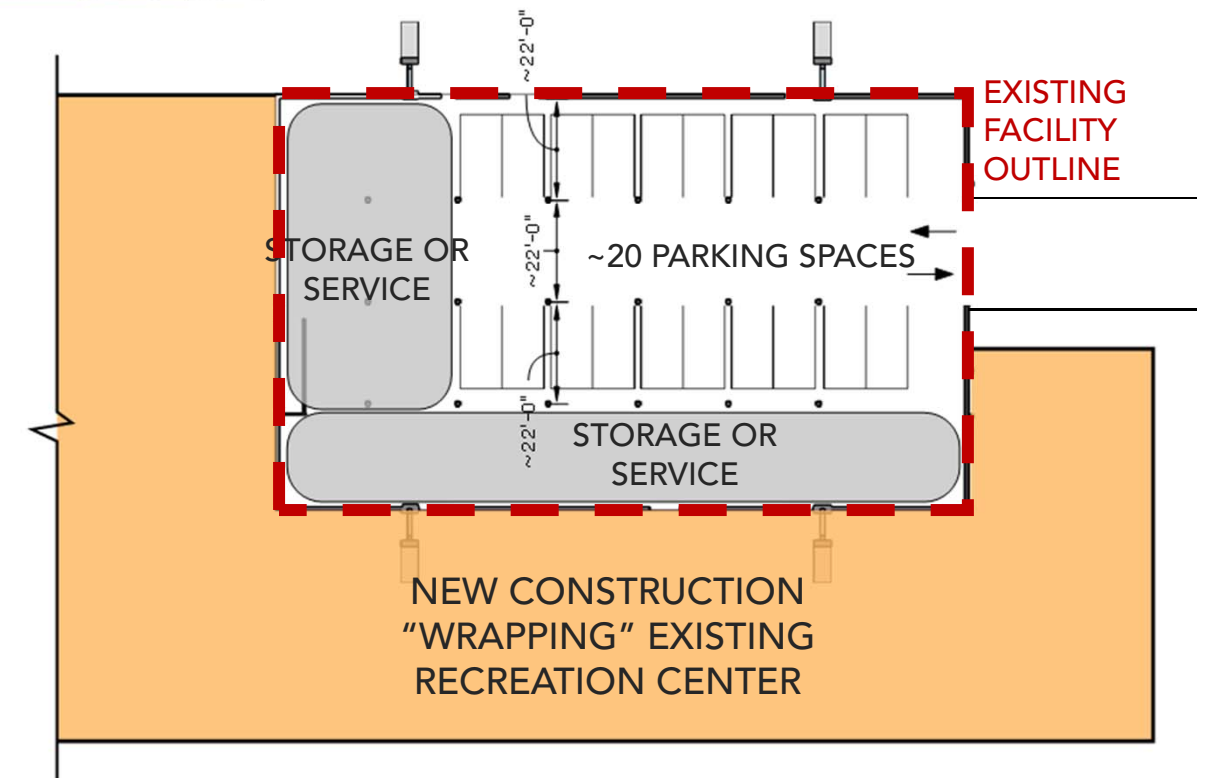
HILL MASSING
view from City Park Way
entry – looking west



HILL MASSING
view from City Park Way
and De Soto Way –
looking northwest



- 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



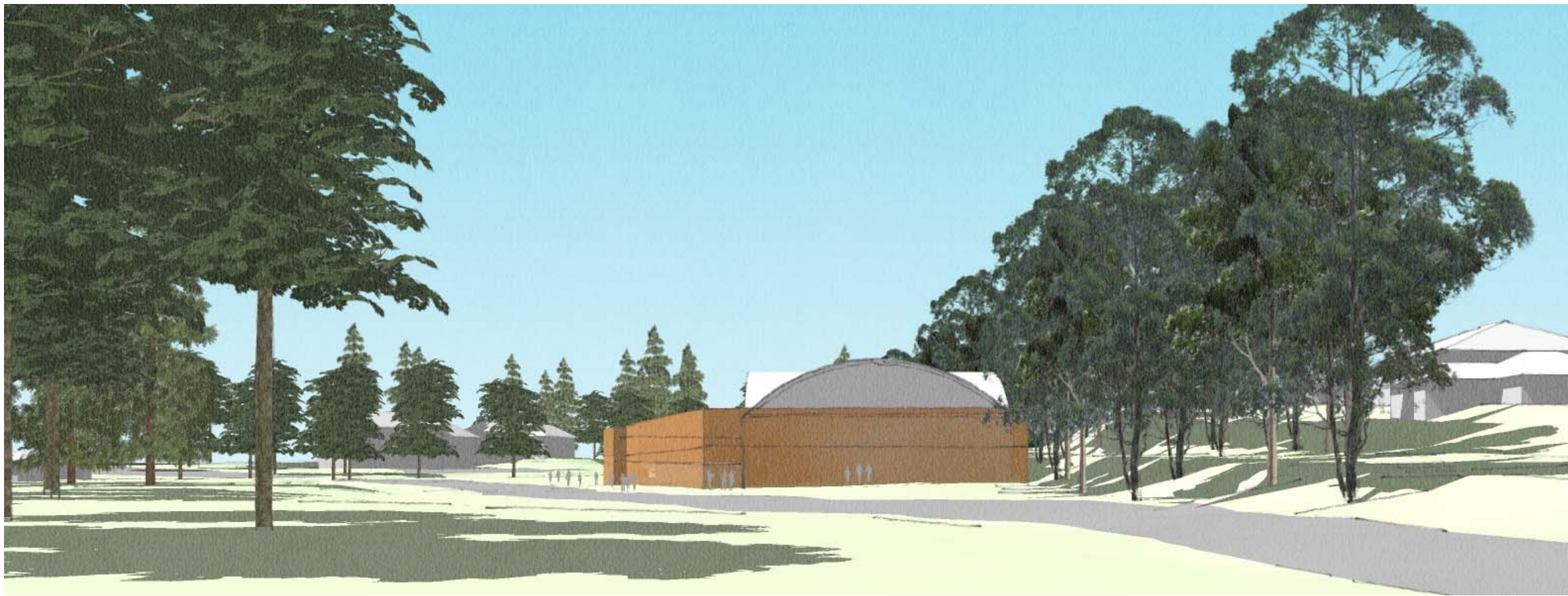
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**HILL SCHEME OPTION
"REUSE"**

B





HILL MASSING
view from City Park Way
entry – looking west



HILL MASSING
view from City Park Way
and De Soto Way –
looking northwest



VALLEY ALTERNATIVE



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37

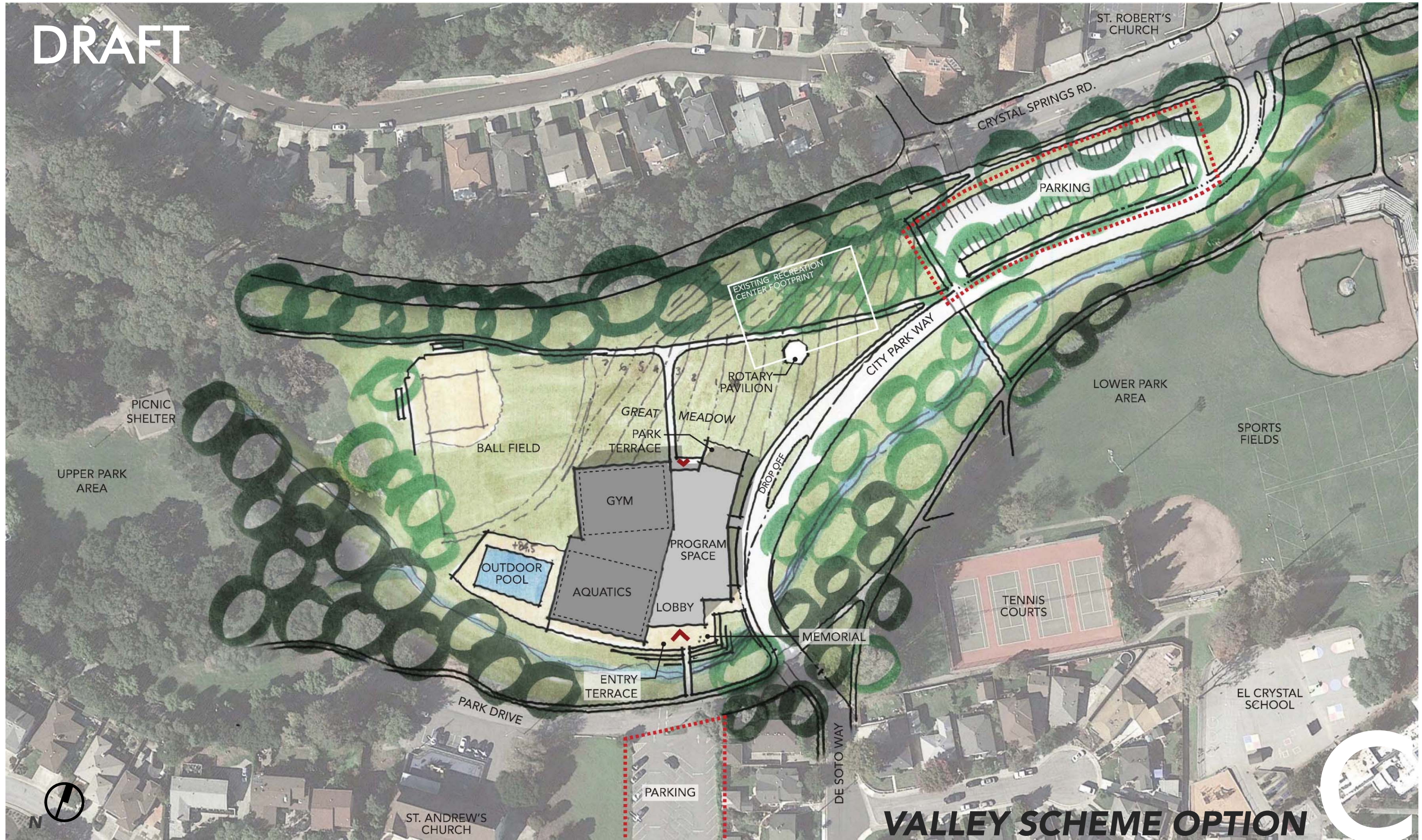
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CONCEPTUAL DESIGN

VALLEY ALTERNATIVE

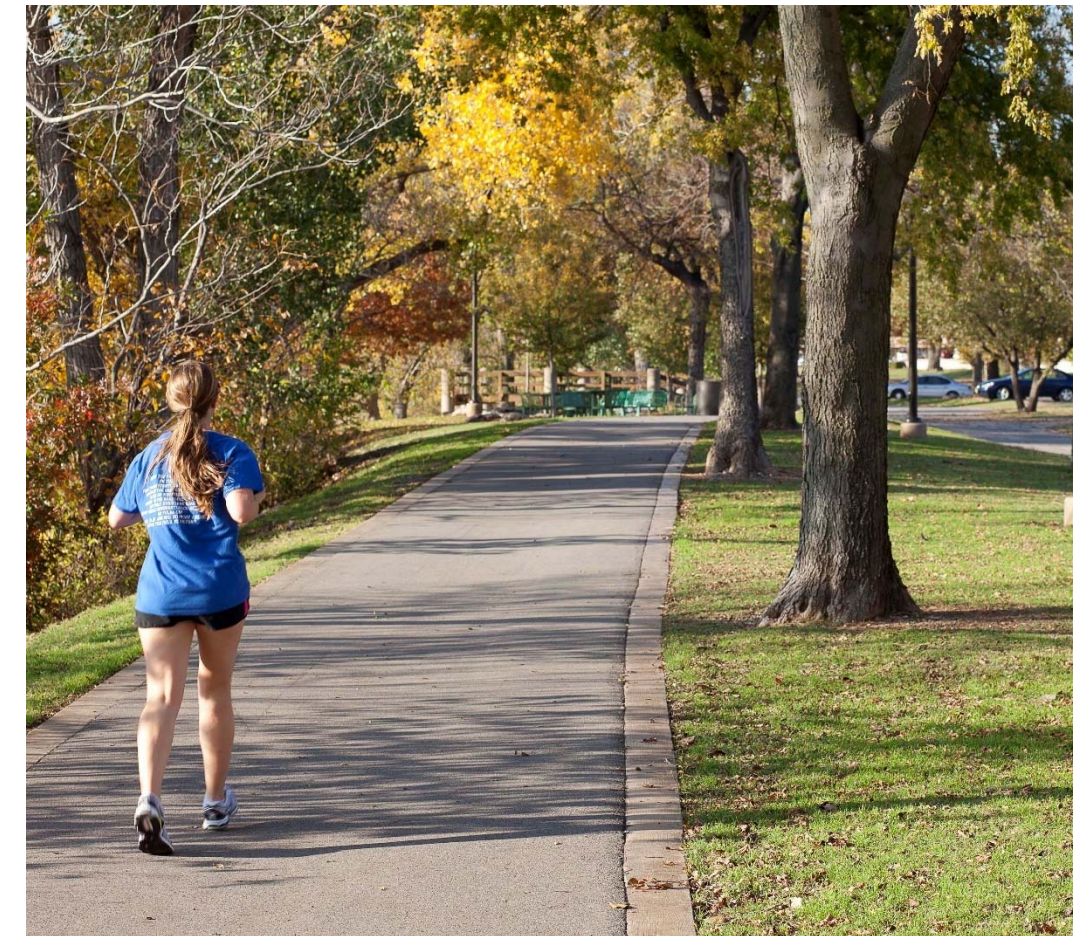
- Building mass located on the southern edge of the park within the same area as the existing aquatics facility
- New building serves as the backdrop to the park, revealing itself as one enters from Crystal Springs Road
- Civic relationship to St. Andrews Church
- Existing Veterans Memorial Recreation 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





VALLEY MASSING
view from City Park Way
entry – looking west



VALLEY MASSING
view from City Park Way
and De Soto Way –
looking northwest



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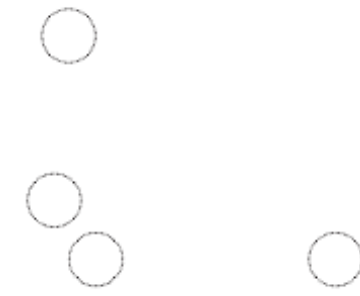
EXISTING SAN BRUNO ARCHITECTURAL CONTEXT



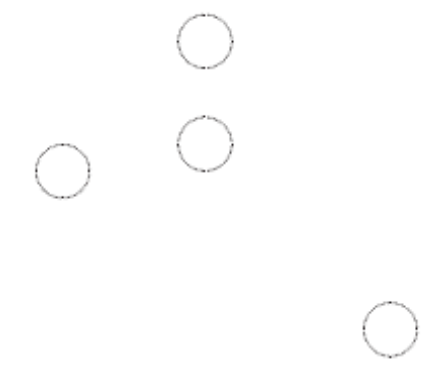
DESIGN VALUES

WHAT ARE YOUR VALUES?

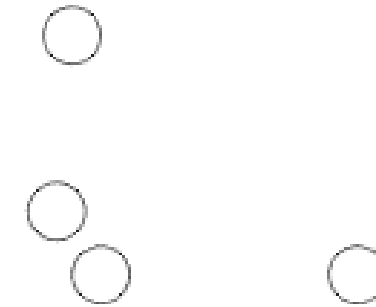
CIVIC



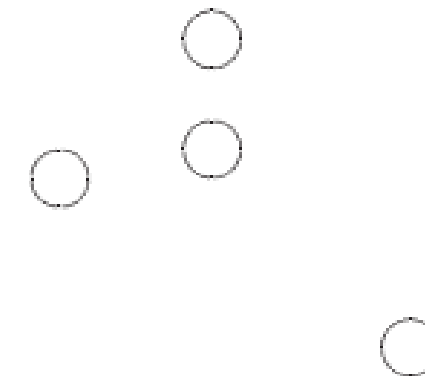
WARM & INVITING



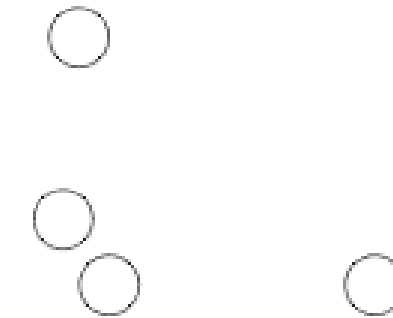
INDOOR-OUTDOOR



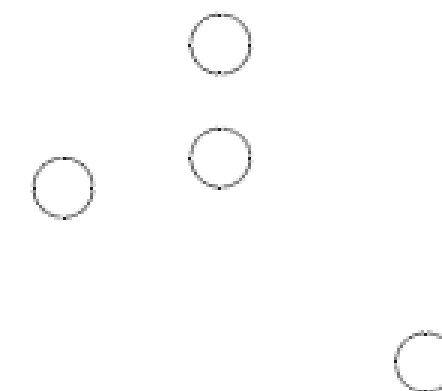
LANDMARK



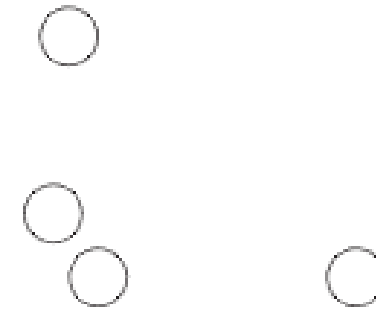
INTEGRATED LANDSCAPE



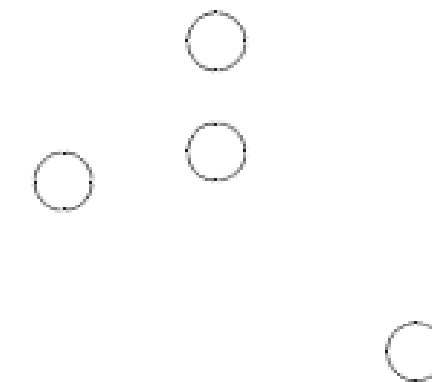
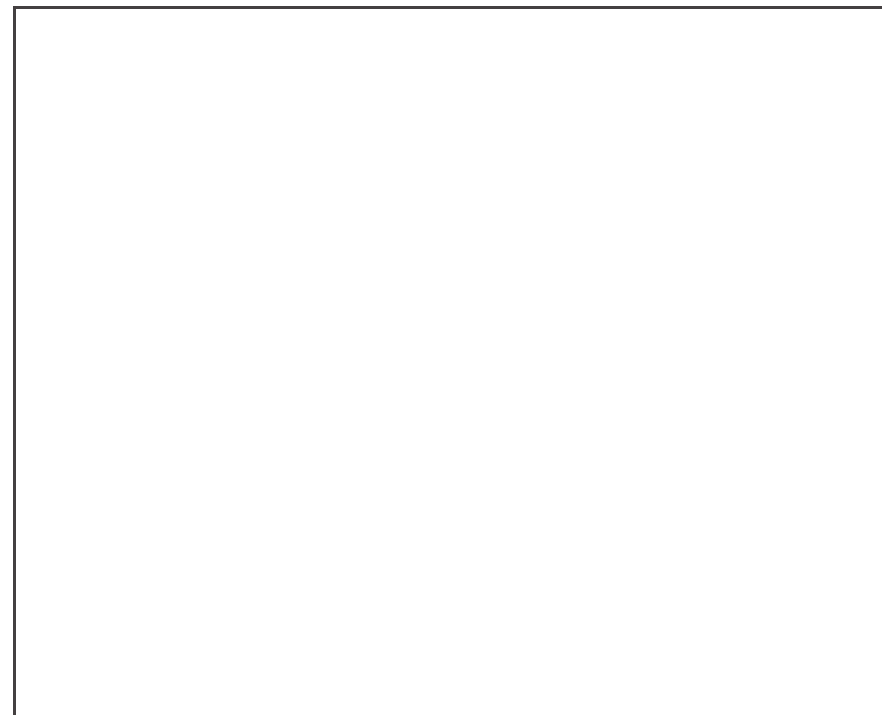
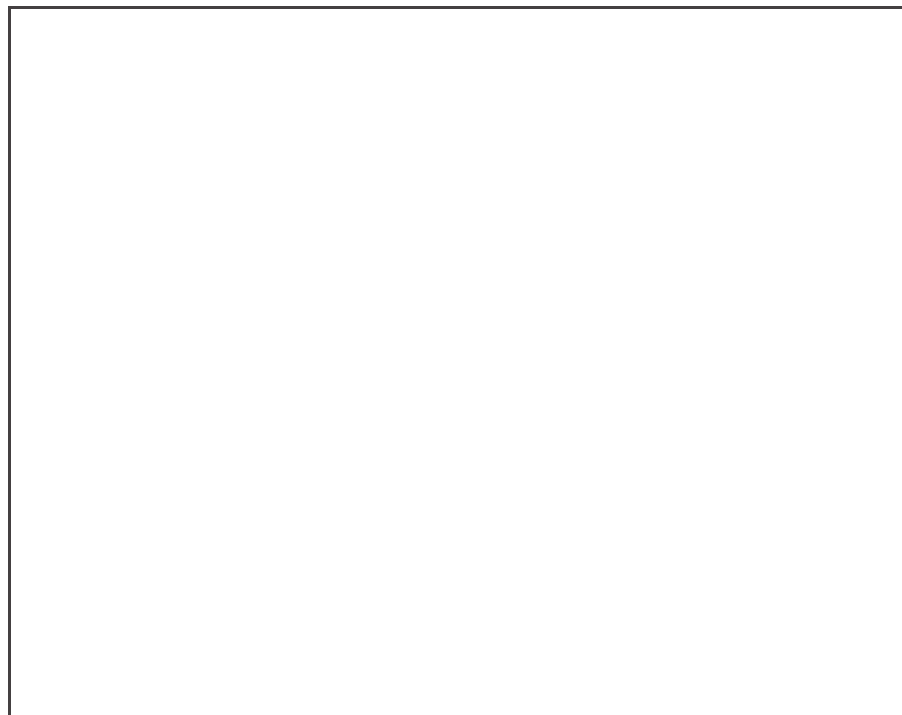
EXPRESSIVE



COLORFUL



OTHER?





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NEXT STEPS – UPCOMING MEETINGS

- **Round 1 Outreach – March 22:**
 - Community Open House, 3-5PM @ Veterans Recreation Center
 - Community Meeting, 7-9PM @ Veterans Recreation Center
- **Round 1 Outreach – March 24:**
 - Community Kiosk at the Pancake Breakfast & Easter Egg Hunt, 9AM-12PM @ Veterans Recreation Center and City Park
- **April 17:** Planning Commission Meeting
- **April 24:** City Council Presentation

THANK YOU