# CITY OF FOSTER CITY
# FOSTER CITY COUNCIL CHAMBERS
# 620 FOSTER CITY BOULEVARD
# FOSTER CITY, CALIFORNIA

**AMENDED**

## AGENDA

Monday, October 29, 2018 6:30 PM

## SPECIAL MEETING

**1. CALL TO ORDER**

**2. ROLL CALL**

Councilmembers Charlie Bronitsky, Catherine Mahanpour, Herb Perez, Gary Pollard, and Mayor Sam Hindi

**3. PUBLIC**

Pursuant to Government Code Section 54954.3(a), members of the public wishing to address the Council may do so, and the comments shall be limited to the Special Meeting notice topic(s).

**4. STUDY SESSION**

**4.1.** Recreation Center Master Plan: Review of Preferred Conceptual Design Alternatives
a) Staff Report
b) Action - By Minute Order, Receive and Accept the Report

## 5. ADJOURNMENT

**The public is invited to attend.**

Any attendee wishing special accommodations at the meeting should contact the City Clerk's Department at (650) 286-3250 at least 48 hours in advance of the meeting.

**Any writings or documents provided to a majority of the City Council or EMID Board regarding any item on this agenda after the agenda packet was distributed will be made available for public inspection in the City Clerk Department at City Hall located at 610 Foster City Boulevard during normal business hours and at the meeting.**

**City Council meetings on FCTV on Comcast Channel 27 and AT&T Channel 99:**
**LIVE** every 1st and 3rd Monday of the month
**REPLAY** next day at 1:00 pm (that week only)
**REPLAY** Saturday at 5:00 pm (only on Saturday the week the actual meeting occurs)

DATE: October 29, 2018

TO: Mayor and Members of the City Council

VIA: Jeff Moneda, City Manager

FROM: Jennifer Liu, Parks and Recreation Director

SUBJECT: RECREATION CENTER MASTER PLAN - REVIEW OF PREFERRED CONCEPTUAL DESIGN ALTERNATIVES

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## RECOMMENDATION

It is recommended that the City Council receive and accept this report regarding the Recreation Center Conceptual Design alternatives.

## EXECUTIVE SUMMARY

Per their agreement, Burks Toma Architects (BTA) has developed three conceptual plans, each of which is centered on a separate theme that helps to prioritize the location and amenities included in the design which also demonstrates the possible project and site opportunities. Concept 1 emphasizes the City's recreational mandate, Concept 2 emphasizes a cultural arts center, and Concept 3 emphasizes the integration of the facility with the outdoor park spaces in an holistic manner.

Based upon confirmation of the design alternatives at tonight's meeting, the designs and their corresponding financial and programmatic reports will be finalized for formal presentation at the City Council Special Meeting on November 26, 2018.

## BACKGROUND

The Recreation Center opened to the public in 1974. Due to its location as a central amenity in Foster City's "crown jewel" Leo J. Ryan Park, the William E. Walker Recreation Center is a hub of activity in the Foster City community. The current need for significant structural upgrades to this aging facility has dictated the timing for a

conversation about achieving the best and highest use of the Recreation Center facility and its surrounding park amenities.

At this time, the City Council is considering facility replacement versus repair options. To inform this decision, in April 2018 the City entered into an agreement with Burks Toma Architects to provide Conceptual Design Services for replacement of the Recreation Center facility and its integration with the surrounding park. The agreement Scope of Work included ten (10) deliverables. On Monday, September 17, 2018, BTA and the Parks and Recreation Department reported out to the City Council regarding the first four (4) deliverables, the pre-design reports.

The preliminary Conceptual Design plans were reviewed by the Planning Commission and Parks and Recreation Committee in a joint study session on October 18, 2018.

ANALYSIS

The basis for design of the three conceptual plans has taken place over nearly three years through a variety of activities.

- January 2016 **–** Infrastructure need identified at the City Council Vision & Policy Summit
- October 2017 to April 2018 **–** Community Outreach and Facility Assessment
- April 2018 to Present **–** Pre-design and Concept Alternative Development

The Needs Identification, Community Stakeholder input, and Facility Assessment data, along with the demographic and trend analysis data that was collected during pre-design was synthesized and presented to the City Council in July 2016. Since that time, per the Scope of Work in the Request for Proposal for Conceptual Design Services, BTA has developed three conceptual plans, each of which is centered on a separate theme that helps to prioritize the location and amenities included in the design.

Three design priorities for a new facility in Leo Ryan Park have been clearly articulated since discussion began in 2016. These design priorities include:

- Celebrate and engage the water as Foster City's unique identity
- Integrate the indoor with the outdoor, preserving open park space
- Create a welcoming entry and community gathering place

These are the fundamental underlying principles that form the common threads that are demonstrated in all three concepts. Each design maximizes interaction between the building and immediate park spaces. Engagement with the water is enhanced by shifting all of the parking to the street side (Shell Boulevard) of the site to maximize views of the water. Concentrating the parking on the street side of the site also allows

for the parking area to be utilized for large community events which can connect across the street to the Foster's Square hardscape set back and the Library/Community Center lawn area and/or incorporate pop-up activities such as food trucks in a more integrated way to the facility and park.

All three concepts recognize the fundamental nature of the facility as a community resource by including necessary base elements of multi-use meeting and classroom spaces that approximate the uses of the current Recreation Center.

Beyond these common threads, each concept then incorporates "add elements" that bring a uniqueness to the design and additional functionality not currently existing in Foster City's facility.

Concept 1, the "Waterfront Recreation Complex" theme, emphasizes the City's recreational mandate, incorporates a flexible-use community multipurpose space, and focuses on the connection between the Recreation Center and the Vibe by locating the new facility directly adjacent to the current Vibe location on what is presently the parking lot. This design allows for significant park continuity and a connection between the new facility and the Foster's Square plaza directly across the street. This concept is a two-story facility of approximately 50,000 square feet.

Concept 2, the "Downtown Cultural Destination" theme, emphasizes the addition of cultural arts uses, specifically a "black box" theater and full sit-down restaurant, that are included in this design concept. The location of this design nearer to the corner of East Hillsdale and Shell Boulevards emphasizes a greater connection to the Government Center and retail centers across the street, while also making a closer connection to the existing amphitheater. Because of the intensive nature of the proposed uses, the size of the structure is estimated at 65,000 square feet and the parking for this option is significantly higher, such that this option reduces the amount and flexibility of the outdoor park space. In addition, traditional recreation programming would have to be carefully managed in coordination with the black box theater and most likely suspended during scheduled performances in order to accommodate both the anticipated parking impacts and building foot traffic. Characteristic uses of the Recreation Center and Leo J. Ryan Park would take on a different presence with the Concept 2 introducing significantly different elements than currently exist in this location.

Concept 3, the "Outdoor Activity Center" theme, emphasizes the integration of the new facility with the outdoor park spaces in an holistic manner and preserves outdoor space through designs by creating flexible use spaces inside the facility as well as a number of flexible use courtyards adjoining the facility spaces. This design activates the existing park through enhancements such as an outdoor eating plaza that is adjacent to the facility as well as active park areas like the Bocce Ball courts that can be used in conjunction with a permanent food and beverage concession as well as with temporary

“pop-up” style events or as rental space. This concept design explores the potential for an interaction between the facility and the existing Meadow to create functional informal outdoor performance space. This concept is a two-story facility of approximately 50,000 square feet The location of this design nearer to the corner of East Hillsdale and Shell Boulevards emphasizes the connection to the Government Center and retail centers across the street as well as a connection to the existing amphitheater and meadow.

Based upon confirmation of the design alternatives at tonight’s meeting, the designs and their corresponding financial and programmatic reports will be finalized for formal presentation at the City Council Special Meeting on November 26, 2018.

FISCAL IMPACT

The City Council previously authorized the agreement with Burks Toma Architects for Conceptual Design Services in the amount of $296,927, which includes the development of the Conceptual Design Plans and presentation to the City Council. There is no additional fiscal impact to tonight’s actions.

Attachments:

- Attachment 1 - Executive Summary from Conceptual Design Summary Reports
- Attachment 2 - Presentation from Planning Commission / Parks and Recreation Committee Joint Study Session on October 18, 2018
- Attachment 3 - Planning Commission / Parks and Recreation Committee Joint Study Session on October 18, 2018 Draft Meeting Minutes

# Concept Alternative Summary Report

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# 1. Executive Summary

## 1.1 OVERVIEW

The Parks & Recreation Department occupies a central place in the Foster City Community. Parks and park facilities are heavily used, and greatly loved. However, Foster City's current Recreation Center requires significant renovation work and is currently limited in its capacity to adapt to growing and changing community needs. From 2016-17, Foster City conducted a Community Outreach study to identify the scope of potential renovation work, as well as the current needs and priorities of the community. Building on that study, the City authorized the development of Conceptual Plans for a new Recreation/Community Facility, which included a Predesign phase, serving to establish project design criteria, and a Concept Design Phase, in which three Conceptual Alternatives were developed.

This report summarizes each of the Concept Alternatives in relation to their programmatic functions, site character, and building configurations. For the purpose of providing clear comparisons related to both cost and function, they are represented as distinct and separate options in this report. However, it is assumed that input and feedback from the community and City Council may suggest additional adjustments as the design progress moves forward—adding or combining elements found in other Alternatives to a "preferred Alternative" developed during subsequent design phases.

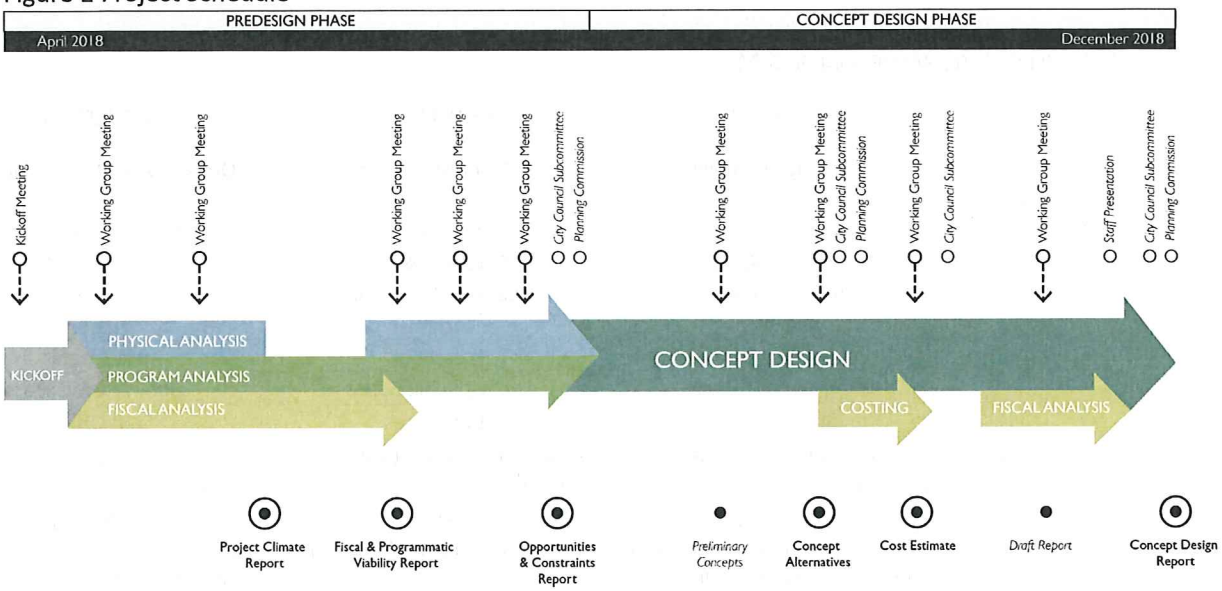
## 1.2 PROCESS

The initial predesign phase served to establish a shared understanding of the variables shaping the project and to identify key project criteria for subsequent design efforts. Building on previous Community Outreach efforts as well as stakeholder interviews and workshops, it included analysis of physical requirements and constraints, programmatic activities and functional requirements, and fiscal and demographic characteristics of Foster City and Recreation Department programs. Ultimately, this phase established a comprehensive list of programmatic elements desirable for inclusion in a new facility as well as two potential sites for the facility location within Leo J. Ryan Park.

The Concept Alternatives described in this report were then developed in collaboration with a Foster City Working Group consisting of Parks and Recreation Department staff, City Council Subcommittee, and City staff. Additional input was provided by the full City Council, Planning Commission, and the Parks and Recreation Advisory Committee, and will continue to be incorporated in subsequent phases. Preliminary feedback provided to date is included in Chapter 5.

The fiscal and operational impact of each Alternative will be analyzed and a Planning Level Opinion of Construction Cost estimate provided in the next step, anticipated for early November 2018. These additional metrics will provide further information to assist Foster City in their decision-making process.

Figure 1 Project Schedule




## 1.3 CONCEPT ALTERNATIVES

In additional to functional considerations of site and program, a new Recreation facility also serves broader community goals. The Recreation Department's central location in Leo J. Ryan Park, and the significance of the lagoon to the park experience have been a central theme in both community feedback, as well as working sessions. A new facility should serve to support and enhance the beloved characteristics of Foster City and the Park, while improving access and usability for residents.

Foster City's key goals can be summarized as follows:

- Celebrate and engage the water: the Lagoon is the focal point
- Integrate indoor and outdoor spaces: to visit the park is to visit the building
- Create a welcoming entry and community gathering place

Building on these goals, as well as the site and program elements identified during Predesign, the three Concept Alternatives for initial City Council and public review are as follows:

- Concept 1: Recreation Complex
- Concept 2: Cultural Complex
- Concept 3: Outdoor Activity Complex

The different components included in each Concept Alternative are summarized in Table 1, and described in more detail below.

# CONCEPT ALTERNATIVE SUMMARY REPORT

TABLE 1: CONCEPT ALTERNATIVE SUMMARY MATRIX

| | CONCEPT 1 | CONCEPT 2 | CONCEPT 3 |
|---|---|---|---|
| | Recreation Complex | Cultural Complex | Outdoor Activity Complex |
| **Building Program** | | | |
| **Base Program** | Multipurpose Spaces | Multipurpose Spaces | Multipurpose Spaces |
| | Ceramics & Art | Ceramics & Art | Ceramics & Art |
| | Dance / Movement | Dance / Movement | Dance / Movement |
| | Kitchens | Kitchens | Kitchens |
| | Preschool | Preschool | Preschool |
| | Lobby / Public Space | Lobby / Public Space | Lobby / Public Space |
| | Staff Offices | Staff Offices | Staff Offices |
| **Event** | Large Event Space (3,500 SF) | Large Event Space (3,500 SF) | Large Event Space (3,500 SF) |
| | Community Multipurpose Space (8,000 SF) | Extra-Large Event Space (5,000 SF) | Community Multipurpose Space (8,000 SF) |
| **Performance** | Enhanced performance functions in Community Multipurpose Space | Dedicated Theater (Hillbarn) | Enhanced performance functions in Community Multipurpose Space |
| **Food Service** | Cafe | Full-Service Restaurant | Food/Beer Garden (see below) |
| **Park Program** | | | |
| **Base Program** | Meadow | Meadow | Meadow |
| | Bocce Courts (4) | Bocce Courts (4) | Bocce Courts (4) |
| | Waterfront Overlooks | Waterfront Overlooks | Waterfront Overlooks |
| | Event Plaza | Event Plaza | Event Plaza |
| | Building Courtyards | Building Courtyards | Building Courtyards |
| | Sculpture Walk / Garden | Sculpture Walk / Garden | Sculpture Walk / Garden |
| | Picnic / Flexible Park Area | Picnic / Flexible Park Area | Picnic / Flexible Park Area |
| | Garden Area | Garden Area | Garden Area |
| **Enhancements** | Storage / Support space for amphitheater & meadow | | Food/Beer Garden |
| | | | Game Garden |
| | | | Indoor / Outdoor Performance Plaza |
| | | | Nature Play |
| | | | Adult Exercise |
| **Parking & Access** | +/- 250 spaces | +/- 400 spaces | +/- 250 spaces |
| | | New Midblock Crossing | New Midblock Crossing |
| **Site Location** | | | |
| | Zone B | Zone A | Zone A |

## 1.4 BUILDING PROGRAM

All Concept Alternatives are comprised of the same base program elements, serving functions roughly comparable to the functions served by the current Recreation Center. The exact sizing and configuration of each space reflects key staff and community requirements to improve use and flexibility. Detailed program summaries are provided for each Concept Alternative.

The base program elements include:

- Multipurpose rooms suitable for meetings, events, and classrooms
- Ceramics and art spaces
- Dance / Movement Studio
- Large Event Space, slightly larger than the existing Lagoon Room
- Lobby and Reception
- Kitchens
- Staff office space equivalent to existing

New spaces—programmatic enhancements—are also included in each Concept Alternative as described below.

- Concept 1: Includes a community multi-purpose space, suitable for very large events, performances, and sports activities, as well as a Café/snack bar within the building.
- Concept 2: Includes a dedicated theater performance space and associated production space (assumed to be operated by the Hillbarn Theater), as well as a full-service restaurant. This Concept also adds a second large event space.
- Concept 3: Includes a community multi-purpose space, suitable for very large events, performances, and sports activities. While this Concept also includes a Food/Beer Garden, note that the back-of-house functions associated with this activity could be located either within or separate from the building.

## 1.5 PARK PROGRAM

Improvements to Leo J. Ryan Park within each alternative are intended to increase park utilization, allow the park to better support events and existing uses, and improve the integration of building and park space around the new facility. As with the building program elements, all Alternatives include certain key outdoor components as base park program elements:

- Large outdoor multi-use event space (the "Meadow"). The meadow is a flexible turf area that supports a wide range of uses, from pick-up sports to large events. The meadow will be retained and/or expanded in all concepts.
- Bocce area. Bocce areas include bocce courts and associated amenities, such as plaza area, tables and benches, shade structures, and planted areas.
- Event Plaza for food trucks, community events, and staging. Similar to the meadow, event plazas can provide flexible use areas for events and activities. However, event plazas have stabilized

decomposed granite surface (rather than turf), integrate shade tree planting, and possess utilities and infrastructure for events.

- Flexible park / picnic area. Flexible park and picnic areas provide a waterfront green that can be used for informal picnicking, games, and activities. These areas may have limited built-in seating and tables for small group gatherings.
- Planted garden areas. In addition to rose gardens, various themed garden areas may include, but are not limited to culinary/edible gardens, educational/demonstration gardens, meditation gardens and butterfly/wildlife gardens.
- Sculpture walk or garden. Sculptural walks and gardens may be incorporated into plazas, promenades or planted garden areas. Curating sculptural pieces (either interactive or observation only) into a walk or garden provides a unique experience within the park setting.
- Waterfront enhancements. Waterfront enhancements are elements that invite visitors to engage directly with the lagoon and lagoon views. These features include seating and overlooks, both on the water and from within the park, as well as boat docking areas.

Additionally, Concept 3 incorporates more extensive and intensive park programming, including:

- Food and Beer Garden seating area. The Food and Beer Garden is envisioned as a dedicated area that would provide outdoor food and drink service, and allow flexibility for temporary food vendors (i.e. food trucks/carts). This area would have a stabilized decomposed granite surface, integrated shade tree plantings, and the potential for festive overhead lighting and shade/rain shelters.
- Game Garden. A game garden would complement the bocce courts by providing additional table and lawn games, which could include but are not limited to chess, checkers, and shuffle board, as well as space for outdoor meetings and working tables.
- Interactive installations. Interactive installations include sculptural elements that can be climbed on, moved, operated, and/or otherwise engaged with by visitors or elements. For instance, this could include sculptures that turn in the wind, or seating elements that can be used for climbing.
- Adult Exercise features. Adult exercise stations may include traditional fitness station equipment, offering a full work-out with used as a whole, or interactive installations that invite physical activity yet serve as sculptural installations when not in use.

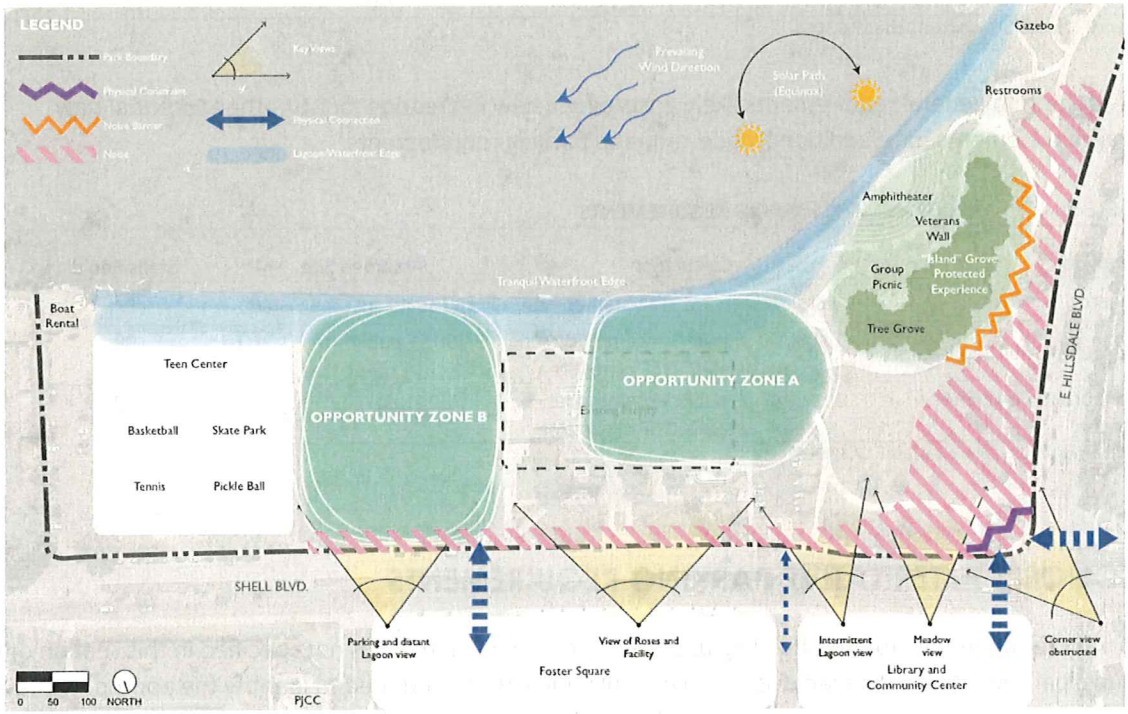
## 1.6 SITE LOCATION

During Predesign, two "opportunity zones" were identified as potential building sites. Both of these sites fulfill key requirements for the Recreation Center enabling significant Lagoon engagement, and maintaining important public views of open space and parkland. Concept 1 is located in Zone B, while Concepts 2 & 3 are located in Zone A.

Key opportunities of Zone A include potential for direct connections with the Amphitheater and Grove, as well as relative prominence and centrality of the facility location. Potential constraints include the likely need to relocate Recreation functions during construction, and potential disconnect between park areas on either side of the building. Key opportunities of Zone B include the consolidation of Recreation activities into a central park destination, and the creation of an extended unified outdoor space for events

and activities. Potential constraints include the relative distance and lack of visibility from downtown and other park locations.

Figure 2 Opportunity Zones



Site Observations

## 1.7 PARKING

Parking is a key site element, as well as an important differentiating characteristic among the Alternatives. Given the unique nature of the facility and park, it is assumed that final parking requirement will be developed in conversation with the Foster City Planning Department. The calculations below represent a preliminary assessment to allow for initial site planning, based on the Foster City Municipal code requirements in Section 17.62, Off-Street Parking Regulations.

### GENERAL CITY PARKING REQUIREMENTS

The site options currently proposed for a new facility are zoned PF (Public Facilities). No specific requirements listed govern this zoning designations or this area. Therefore, preliminary calculations are based on general commercial parking requirements, requiring 1 parking stall per 250 SF of gross building area. This ratio is consistent with the quantity of existing parking in relation to existing building size currently on-site:

TABLE 2 EXISTING PARKING

| Existing Building | Size | Stalls Req'd | Stalls Provided |
|---|---|---|---|
| Vibe Teen Center | 9,565 SF | 39 | |
| Existing Recreation Center | 36,000 SF | 144 | |
| **Total Stalls** | | **183** | **186** |

Source: Foster City Municipal Code 17.62.060

In addition to general requirements likely governing a new Recreation facility, other potential new program elements have additional code-required parking requirements.

TABLE 3 PROGRAMMATIC PARKING REQUIREMENTS

| Function | Calculation | Assumed Size | Stalls Req'd |
|---|---|---|---|
| Theater | 1 stall/3 seats + 1 stall/staff person | 250 seats, assume 5 staff | 89 |
| Restaurant: Full Service | 1 stall/40 SF public accommodation area + 1 stall/250 SF other area | 3,750 SF public area, 1,250 SF other area | 99 |
| Restaurant: Food/Beer Garden | 1 stall/40 SF public accommodation area + 1 stall/250 SF other area | 2,000 SF public area | 50 |

Source: Foster City Municipal Code 17.62.060

## CONCEPT ALTERNATIVE PARKING REQUIREMENTS

Parking requirements for non-building uses (ie, outdoor park activity) is not specified in this section of the municipal code. More detailed discussion with planning will be required to identify the appropriate level of additional parking to provide, if any, for these other uses, especially in Concept 3, where enhanced park amenities may be a significant draw. It is also assumed that the designated parking currently provided for the Teen Center (Vibe) will need to be maintained.

Given the above noted code requirements, and the anticipated uses in each Concept Alternative, the below represents an initial calculation of the required parking:

TABLE 4 CONCEPT ALTERNATIVE PARKING REQUIREMENTS

| Alternative | Uses & Size | Stalls Req'd | Stalls Provided |
|---|---|---|---|
| Concept 1 | 50,000 SF Building + (E) Vibe | 239 | 250 |
| Concept 2 | 50,000 SF Recreation uses + Theater + Restaurant + (E) Vibe | 3,750 SF public area, 1,250 SF other area | 427 |
| Concept 3 | 50,000 SF Building + Beer Garden + (E) Vibe | 289 | 250 |

Source: Burks Toma Architects

## OTHER CONSIDERATIONS

As a more defined design is developed in future phases, it may be possible to consider the anticipated operational schedule more precisely in order to limit the total quantity of parking provided on-site. Certainly many daytime recreation functions (classes, bocce ball, etc.) will not occur at the same hours as other activities (weddings, theater performance, etc.). However, it is very likely that demand for some of the larger spaces in the facility will overlap—events, dining, and theater all have similar scheduling profiles. Adequate parking will need to be provided for some or all of these to occur simultaneously.

Additionally, some of the parking requirements may ultimately be addressed by off-site parking, although this would need to be negotiated with both Planning and the appropriate neighboring landowners. Note that per the Municipal Code, any designated off-site parking would either need to be within 300 feet of the building entrance or served by a regular shuttle bus. For reference, the distance from the Civic Center parking lot to the entry of any of the Concept Alternatives is greater than 300 feet.

# 2. Concept 1: Recreation Complex

## 2.1 DESCRIPTION

With its location at the south end of the park, Concept 1 takes advantage of the park's most expansive Lagoon and hill views and its unique waterfront experience. The immediate proximity to both the Teen Center and outdoor recreation spaces (tennis and pickleball courts, skatepark) creates a centralized recreation complex for the Foster City community, and enhances the activation of the park areas immediately surrounding the building. Consolidating and integrating both indoor and outdoor recreation uses improves access and use of support spaces overall—from bathrooms to café. As the terminus of the park's path system, the facility also serves to anchor a series of connected outdoor spaces, and provides the potential for a unique outdoor experience on the Peninsula.

CONCEPT 1 SUMMARY TABLE

| | |
|---|---|
| Building Area | 50,000 SF |
| Park Area | 7.3 acres |
| Parking Required | +/- 239 spaces |

## 2.2 PROGRAM & BUILDING APPROACH

The building is anchored on either end by one of its large, flexible event spaces, each with an associated outdoor plaza. A central lobby hosts a café and opens out onto a sheltered building courtyard facing the Lagoon. Adjacent to the Teen Center are spaces with more active recreation uses—the Community Multipurpose space, preschool, and arts areas. The north side of the building includes more of the multipurpose and event functions. Staff offices and smaller multipurpose spaces are located on an upper level, with access to a roof deck overlooking the courtyard and Lagoon. See Figure 2.1 - Concept 1 Project Program Table and Figure 2.2- Concept 1 Plan Diagrams.

## Figure 2.1

### Foster City

Concept Alternative Program - Alternative 1 (RECREATION COMPLEX) **DRAFT**

Burks Toma Architects 19-Oct-18

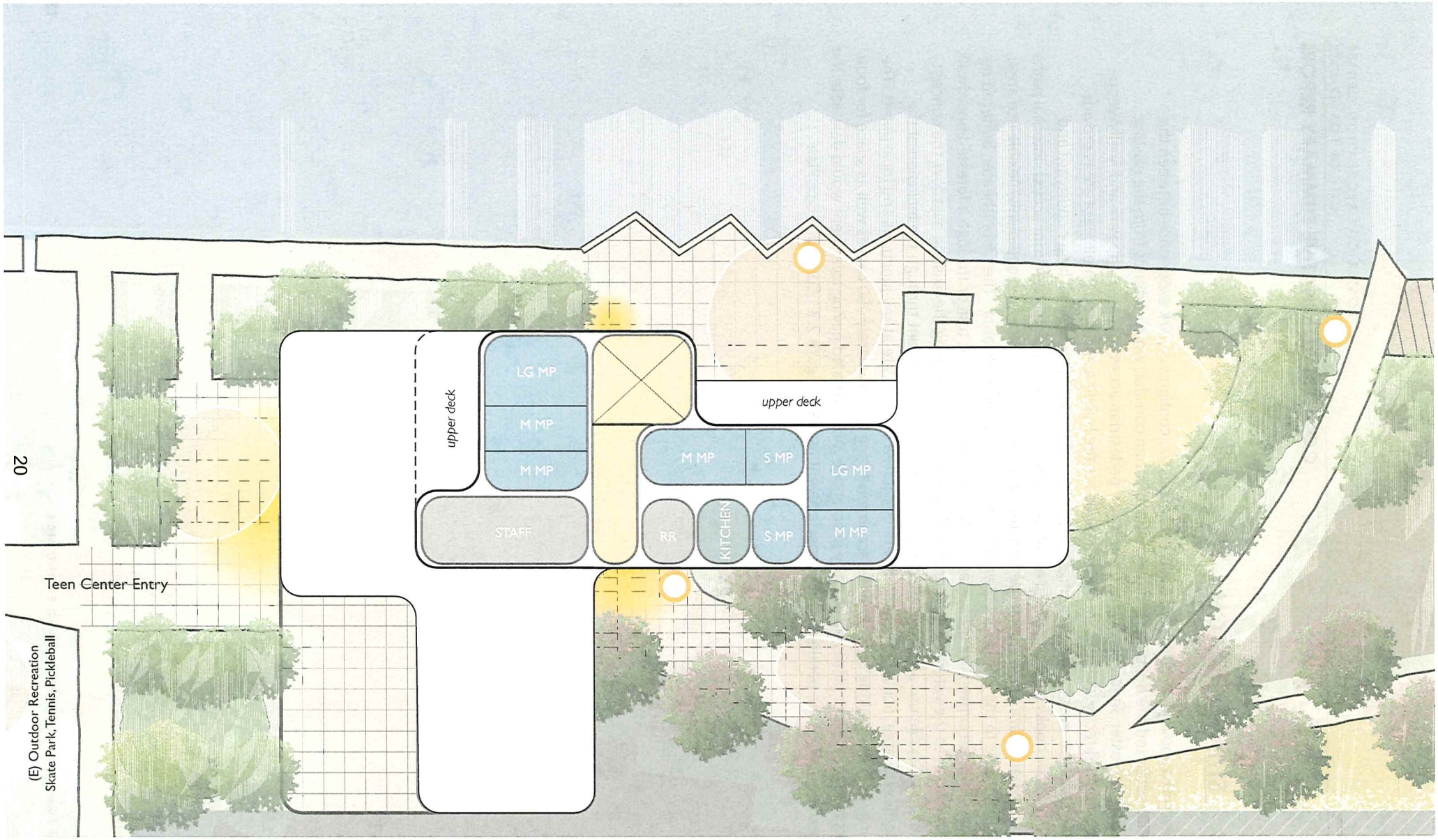
**Preliminary Project Program: New Multi-Use Recreation/Community Facility**

| No. | Room/Space | Function | PROPOSED | 1ST FLOOR | 2ND FLOOR |
|---|---|---|---|---|---|
| | | | Total SF | | SF |
| | **General Public** | | | | |
| | Reception Area | | 125 | 125 | |
| | Lobby | Incorporate drop-in small meeting space/alcoves | 1,600 | 1,600 | |
| | Gallery | | 350 | 350 | |
| | **Administrative / Office** | | | | |
| | Staff Offices | | 1,600 | | 1,600 |
| | Break Room | | 200 | | 200 |
| | **Multi-Purpose Meeting Spaces** | | | | |
| | Large Meeting Space* | | 1,200 | | 1,200 |
| | Large Meeting Space* | | 1,200 | | 1,200 |
| | Large Meeting Space* | | 1,200 | | 1,200 |
| | Large Meeting Space* | | 1,200 | | 1,200 |
| | Medium Meeting Space* | | 750 | | 750 |
| | Medium Meeting Space* | | 750 | | 750 |
| | Medium Meeting Space* | | 750 | | 750 |
| | Medium Meeting Space* | | 750 | | 750 |
| | Small Meeting* | | 500 | | 500 |
| | Small Meeting* | | 500 | | 500 |

***It will be desirable to have some variation in exact size of meeting spaces; these areas are intended to indicate general size requirements. Variation is incorporated into concept plans.**

| | | | | | |
|---|---|---|---|---|---|
| | **Specific Use Program Space** | | | | |
| | Preschool | | 1,500 | 1,500 | |
| | Ceramics Studio | | 2,000 | 2,000 | |
| | Art Studio | | 1,000 | 1,000 | |
| | Multi-purpose recreation space | includes gymnasium & flexible use functions; min 16' clear height (20-24' clear height preferred) | 8,000 | 8,000 | |
| | Recreation support space | storage and support for range of multi-purpose activities | 1,000 | 1,000 | |
| | Dance/Fitness Studio | | 1,500 | 1,500 | |
| | **Event Space** | | | | |
| | Extra Large Flexible Event Space | banquet seating for 350 | 5,000 | 5,000 | |
| | Event Storage | | 500 | 500 | |
| | **Food Service** | | | | |
| | Café/Snack Bar - building | kitchen/counter space only - no designated seating | 500 | 500 | |
| | **Program Support** | | | | |
| | Restrooms | M/W restrooms each floor | 1,200 | 600 | 600 |
| | Kitchen - teaching | | 1,600 | 1,600 | |
| | Kitchen - commercial | | 600 | | 600 |
| | Kitchen - commercial | | 600 | 600 | |
| | **Utility Space** | | | | |
| | Janitorial / Facilities | allowance | 200 | 100 | 100 |
| | Electrical | allowance | 250 | | 250 |
| | Mechanical | allowance | 250 | 250 | |
| | **Dedicated Exterior Uses** | | | | |
| | Ceramics firing & prep area | Connected to ceramics studio | 2,000 | | |
| | Outdoor play space for preschool | Connected to preschool/education area | 2,000 | | |

| Building Totals | | | |
|---|---|---|---|
| **PROGRAM AREA (NET)** | **38,375** | 26,225 | 12,150 |
| **Grossing Factor 30% est.** | **11,513** | 7,868 | 3,645 |
| **TOTAL BUILDING AREA (GROSS)** | **49,888** | 34,093 | 15,795 |



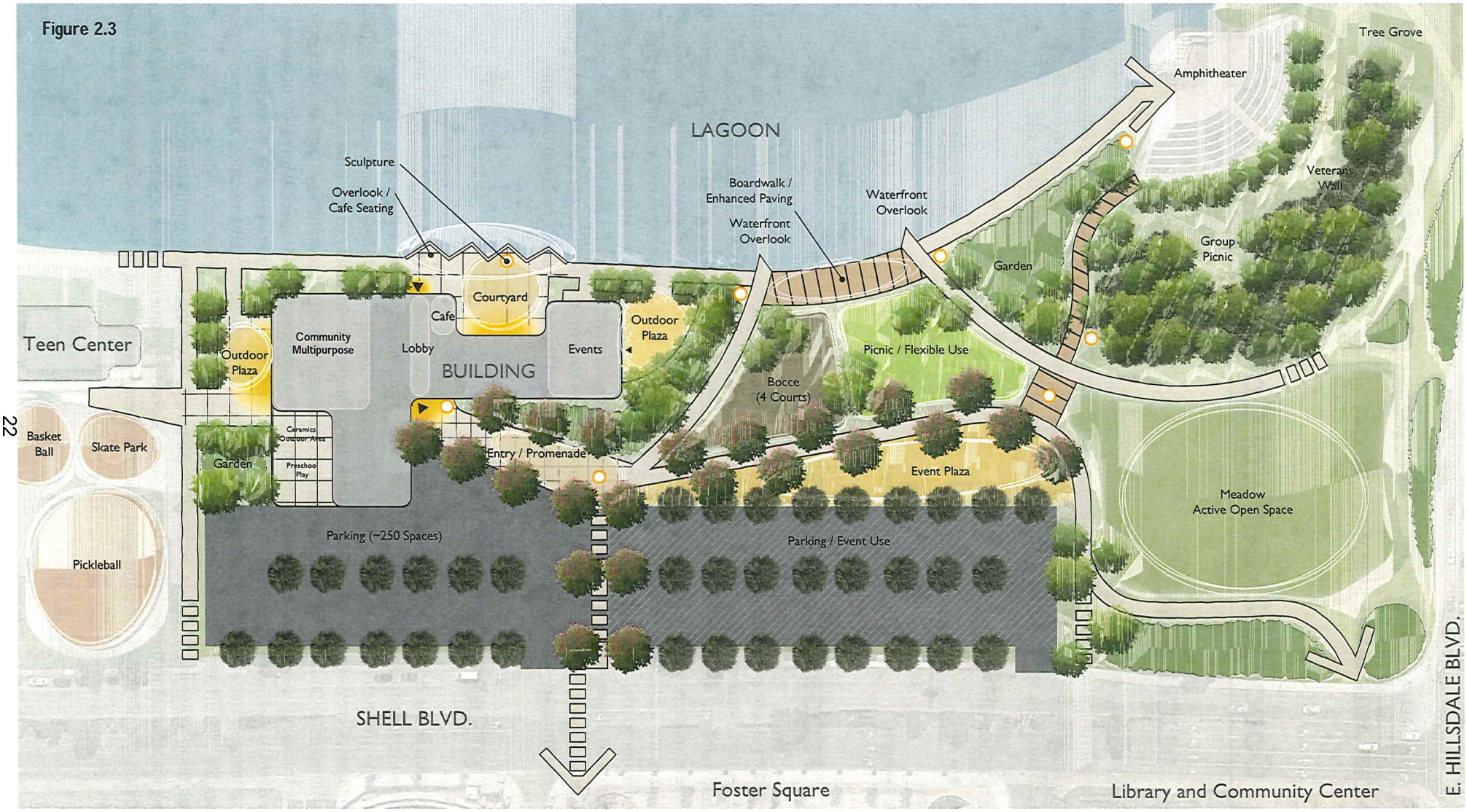

CONCEPT 1 - Recreation Complex
SCALE: 1/32" = 1-0"

SECOND FLOOR

NORTH

## 2.3 SITE APPROACH

As described above, Concept 1 allows for an expansive, contiguous park experience between the amphitheater and the building. A protected pedestrian corridor, which extends from the existing crosswalk at Foster Square, provides the primary pedestrian access between the Park and Shell Avenue and connects directly with the Entry Promenade for the building and park. Small plaza areas provide flexible space for events and gatherings on the sides of the building, while a larger courtyard and waterfront overlooks support special event use as well as daily café and waterfront access. Internal paths front the event plaza and frame active park use areas (expanded bocce area and picnic/flexible use area), and direct users to the waterfront overlooks and central boardwalk area. The amphitheater, buffered by gardens from the active park uses, is accessible from the waterfront trail or through a forested boardwalk trail that leads to the veteran's memorial wall. In addition to retaining the existing meadow, the concept extends the flexible use area offered by the meadow to the waterfront through the inclusion of the picnic/flexible area. Sculptural elements are integrated into the site at key junctions and focal points. The parking lot extends along Shell Avenue, accommodating approximately 250 cars as well as space for food trucks along the event plaza and at entry promenade. An enhanced paving treatment would delineate the western portion of the parking area for special event use. See Figure 2.3 - Concept 1 Site Plan




**Concept 1 - Recreation Complex**

0 32 64 NORTH

# 3. Concept 2: Cultural Complex

## 3.1 DESCRIPTION

Concept 2 features the most significant new programming for Leo J. Ryan Park. In addition to Recreation department functions, it adds a full-service restaurant and a new theater space for the Hillbarn Theater. Sited to allow for more direct access between the facility and downtown Civic Areas, the new facility serves to broadens the user base for the Park and draw new visitors and activity to the site.

CONCEPT 2 SUMMARY TABLE

| | |
|---|---|
| Building Area | 62,000 SF |
| Park Area | 5.7 acres |
| Parking Required | +/- 427 spaces |

## 3.2 PROGRAM & BUILDING APPROACH

The building is split into two distinct wings, separated by shared lobby and courtyard featuring views out to the Lagoon. Recreation functions (managed by Foster City) are located in the east wing, while the privately managed restaurant and theater performance space are sited adjacent to the amphitheater. The large event space, restaurant and theater lobby all open onto the central courtyard, with staff offices adjacent to the lobby. Additional multi-purpose spaces are located on a second level, along with the second event space. An extensive upper deck provides both outdoor spaces and dramatic Lagoon views for the rooms above. Facing the parking lot are production support spaces for the theater, while more active recreation uses—Preschool and arts spaces—open towards the Teen Center and intervening park areas. See Figure 3.1 - Concept 2 Project Program Table and Figure 3.2 -Concept 2 Plan Diagrams.

## 3.3 SITE APPROACH

The location of the building in proximity to the amphitheater divides the park into two distinct areas, including the meadow to the northwest of the building and waterfront recreation areas to the east. A promenade and event plaza provide a clear and inviting entrance to the building, and would connect to a new mid-block crossing at Shell Avenue to facilitate pedestrian connectivity to the Library, Community Center and Foster Square. Park users would be encouraged to access the waterfront and amphitheater directly through the building lobby and courtyards. The approximately 400 space parking lot occupies much of the site, leaving a narrow band of recreation areas to the east of the building. Waterfront programming in this area includes gardens, two bocce courts and associated amenities, and a small picnic and flexible use turf area. The waterfront trail is also enhanced with a series of overlooks, each incorporating sculptural elements, and boat docking area. Food trucks and events could be staged in the parking lot adjacent to the waterfront use areas, or along the promenade that opens onto the meadow. In addition, the portion of the parking lot located between the building and Shell Avenue could be utilized

# Figure 3.1

## Foster City

Concept Alternative Program - Alternative 2 (CULTURAL COMPLEX) — **DRAFT**

Burks Toma Architects — 19-Oct-18

**Preliminary Project Program: New Multi-Use Recreation/Community Facility**

| No. | Room/Space | Function | PROPOSED | 1ST FLOOR | 2ND FLOOR |
|---|---|---|---|---|---|
| | | | Total SF | | SF |
| | **General Public** | | | | |
| | Reception Area | | 125 | 125 | |
| | Lobby | Incorporate drop-in small meeting areas | 2,000 | 2,000 | |
| | Gallery | | 350 | 350 | |
| | **Administrative / Office** | | | | |
| | Staff Offices | | 1,600 | 1,600 | |
| | Break Room | | 200 | 200 | |
| | **Multi-Purpose Meeting Spaces** | | | | |
| | Large Meeting Space* | dedicated outdoor space desirable | 1,200 | | 1,200 |
| | Large Meeting Space* | dedicated outdoor space desirable | 1,200 | | 1,200 |
| | Large Meeting Space* | dedicated outdoor space desirable | 1,200 | | 1,200 |
| | Large Meeting Space* | dedicated outdoor space desirable | 1,200 | | 1,200 |
| | Medium Meeting Space* | dedicated outdoor space desirable | 750 | | 750 |
| | Medium Meeting Space* | dedicated outdoor space desirable | 750 | | 750 |
| | Medium Meeting Space* | dedicated outdoor space desirable | 750 | | 750 |
| | Medium Meeting Space* | dedicated outdoor space desirable | 750 | | 750 |
| | Small Meeting* | | 500 | | 500 |
| | Small Meeting* | | 500 | | 500 |

***It will be desirable to have some variation in exact size of meeting spaces; these areas are intended to indicate general size requirements. Variation will be incorporated as Concept plans are developed**

| | | | | | |
|---|---|---|---|---|---|
| | **Specific Use Program Space** | | | | |
| | Preschool | usable as indoor play space on weekends | 1,500 | 1,500 | |
| | Ceramics Studio | | 2,000 | 2,000 | |
| | Art Studio | Multipurpose, flexible | 1,000 | 1,000 | |
| | Dance/Fitness Studio | mirrors & barres. Accommodate temporary/moveable seating for parents/recitals | 1,500 | 1,500 | |
| | Theater - Performance | includes the spaces listed below | 5,700 | 5,700 | |
| | *Performance area* | *4000 SF; 250 seat (16sf/seat + 500 SF performance space +500 SF orchestra pit + 500 backstage)* | | | |
| | *Control booth* | *200 SF* | | | |
| | *Box office* | *200 SF* | | | |
| | *Wardrobe area* | *200 SF* | | | |
| | *Lobby* | *500 SF* | | | |
| | *dressing room/green room* | *600 SF (2 dressing rooms @200 SF + 200 SF green room) Max cast capacity 32* | | | |
| | Theater - Production Spaces | includes the spaces listed below | 5,350 | 5,350 | |
| | *theater offices* | *500 SF* | | | |
| | *Scene/Wood shop* | *1500 SF Could continue to use existing facility* | | | |
| | *Prop Shop* | *750 SF Could continue to use existing facility* | | | |
| | *Prop/Costume/Furniture Storage* | *1000 SF* | | | |
| | *Rehearsal Space* | *1600SF: 2@ 800 SF; one dance studio. Could use multi-use spaces but prefer dedicated space with ability to tape & store furniture* | | | |
| | **Event Space** | | | | |
| | Extra Large Flexible Event Space | banquet seating for 350 | 5,000 | 5,000 | |
| | Large Flexible Event Space | banquet seating for 250 | 3,500 | | 3,500 |
| | Event Storage | | 1,000 | 1,000 | |
| | **Food Service** | | | | |
| | Full-service Restaurant | 250 person capacity (15 SF/person + 500 kitchen/back of house) | 4,000 | 4,000 | |
| | **Program Support** | | | | |
| | Restrooms | (3) M/W Restrooms | 1,500 | 900 | 600 |
| | Kitchen - teaching | | 1,600 | 1,600 | |
| | Kitchen - commercial | | 600 | 600 | |
| | **Utility Space** | | | | |
| | Janitorial / Facilities | allowance | 200 | 100 | 100 |
| | Electrical | allowance | 250 | | 250 |
| | Mechanical | allowance | 250 | 250 | |
| | **Dedicated Exterior Uses** | | | | |
| | Ceramics firing & prep area | Connected to ceramics studio | 2,000 | | |
| | Outdoor play space for preschool | Connected to preschool/education area | 2,000 | | |

| Building Totals | | | |
|---|---|---|---|
| **PROGRAM AREA (NET)** | **48,025** | 34,775 | 13,250 |
| **Grossing Factor 30% est.** | **14,408** | 10,433 | 3,975 |
| **TOTAL BUILDING AREA (GROSS)** | **62,433** | 45,208 | 17,225 |

Figure 3.2

CONCEPT 2 - Cultural Complex
SCALE: 1 1/32" = 1'-0"

FIRST FLOOR

NORTH

CONCEPT 2 - **Cultural Complex**
SCALE: 1 1/32" = 1'-0"

SECOND FLOOR

NORTH

Figure 3.3

Concept 2 - Cultural Complex

0 32 64 NORTH

for large community events in conjunction with the promenade and meadow. See Figure 3.3 Concept 2 Site Plan.

## 3.4 ADDITIONAL CONSIDERATIONS

The incorporation of two new private entities, the restaurant and theatre, with their own scheduling and operational models within the Park will likely have significant operational impact on the Recreation Department. In particular, the special events for which the Recreation Department is well-known—from summer concerts to Fourth of July—will require additional coordination and potential modification to accommodate needs of theater and restaurant users.

# 4. Concept 3: Outdoor Activity Complex

## DESCRIPTION

Concept 3 provides enhanced park spaces surrounding a centrally located facility, immediately adjacent to the amphitheater. Actively programmed park areas create a series of unique outdoor spaces surrounding the facility on all sides, and highlight the celebrated waterfront experience of Leo J. Ryan Park.

CONCEPT 2 SUMMARY TABLE

| | |
|---|---|
| Building Area | 50,000 SF |
| Park Area | 7.1 acres |
| Parking Required | +/- 289 spaces |

## 4.1 PROGRAM & BUILDING APPROACH

The building is organized into two wings around an open lobby and courtyard. To the west, the Community Multipurpose space is tucked into the existing hillside, and offers the opportunity to open onto the meadow for outdoor events and performances. In the east wing, the large event space and prominent recreation functions (dance and art areas) face the courtyard and entry plaza, while an outdoor food/beer garden anchors the southernmost end of the facility, facing the Lagoon and connecting to adjacent outdoor park uses. Staff offices and smaller multipurpose spaces are located on an upper level, with an extensive upper deck that provides both outdoor spaces and dramatic Lagoon views for the rooms above. See Figure 4.1 - Concept 3 Project Program Table and Figure 4.2 - Concept 3 Plan Diagrams.

## 4.2 SITE APPROACH

The building in Concept 3 is located on the same site as in Concept 2, and the site is organized to offer similar connectivity to the amphitheater and Shell Avenue uses. However, in Concept 3 the reduced building and parking footprint (which assumes 250 spaces) allows for expanded park uses along the waterfront to the east of the building. This waterfront park area includes meandering picnic/flexible use areas and a series of unique activity areas that may include an interactive nature play area, game gardens, adult exercise areas, and four bocce courts with associated amenities. In addition, a waterfront outdoor food and beer garden connects the building with these active park areas. A series of waterfront overlooks located in proximity to the building, food and beer garden, and bocce area offer additional opportunities to engage the lagoon. To the west of the building, a sculptural garden walk provides a unique experience for visitors, serving as an effective transition from the building to the amphitheater. Sculptural elements are also utilized to define and activate the entry promenade, beginning at Shell Avenue and leading to the waterfront. Similar to Concept 2, food trucks could be staged along the entry promenade or along the waterfront park areas, and the eastern area of the parking lot could be utilized for large community

events. However, in this Concept, food trucks along the waterfront park areas could be operated in conjunction with the food and beer garden. See Figure 4.3 - Concept 3 Site Plan.

# Figure 4.1

## Foster City

Concept Alternative Program - Alternative 3 (OUTDOOR ACTIVITY COMPLEX)

Burks Toma Architects

**DRAFT**

19-Oct-18

**Preliminary Project Program: New Multi-Use Recreation/Community Facility**

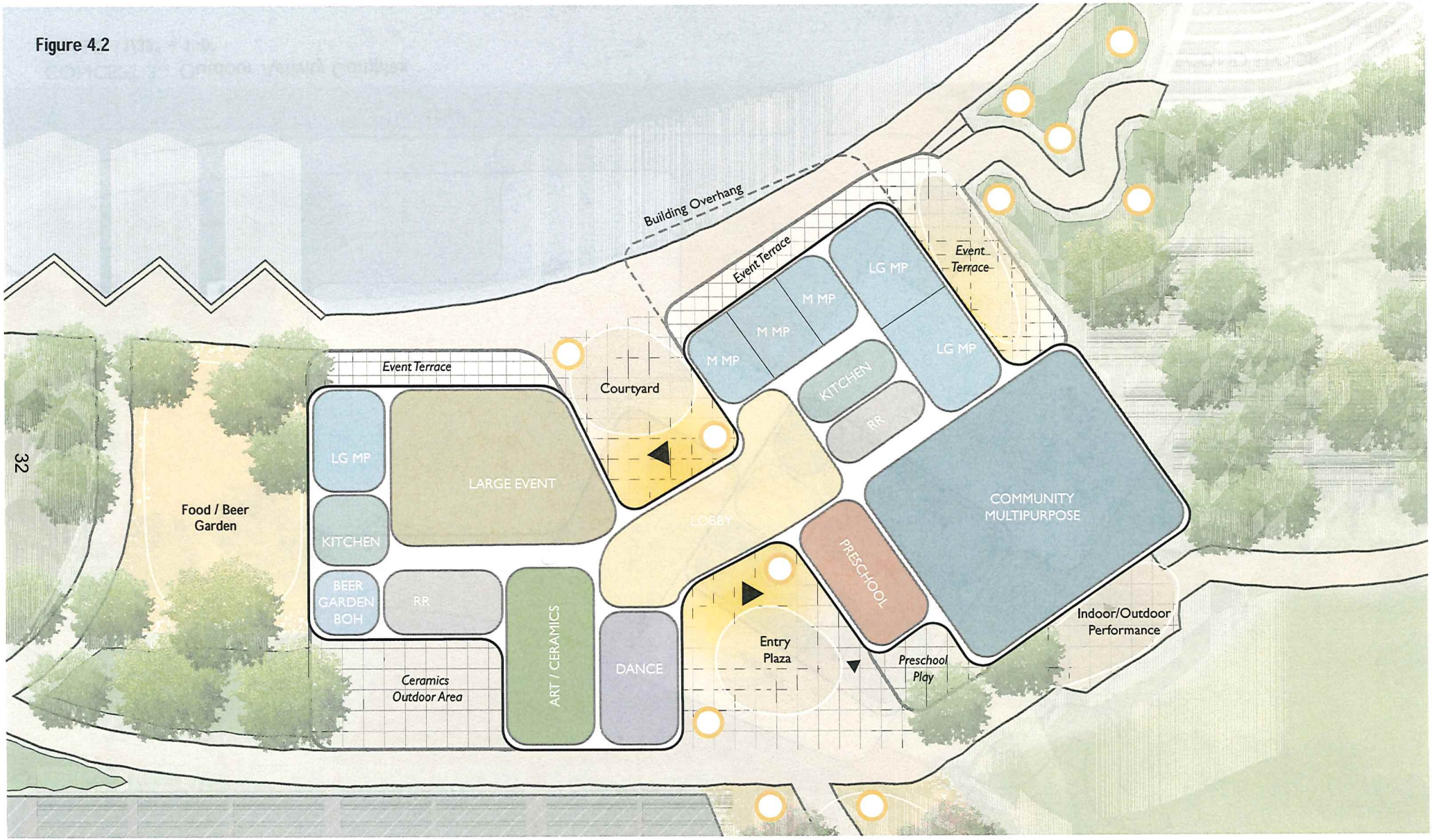
| No. | Room/Space | Function | PROPOSED | 1ST FLOOR | 2ND FLOOR |
|---|---|---|---|---|---|
| | | | Total SF | | SF |
| | **General Public** | | | | |
| | Reception Area | | 125 | 125 | |
| | Lobby | Integrate drop-in small meeting areas | 2,500 | 2,500 | |
| | Gallery | | 350 | 350 | |
| | **Administrative / Office** | | | | |
| | Staff Offices | | 1,600 | 1,600 | |
| | Break Room | | 200 | 200 | |
| | **Multi-Purpose Meeting Spaces** | | | | |
| | Large Meeting Space* | dedicated outdoor space desirable | 1,200 | 1,200 | |
| | Large Meeting Space* | dedicated outdoor space desirable | 1,200 | 1,200 | |
| | Large Meeting Space* | dedicated outdoor space desirable | 1,200 | | 1,200 |
| | Large Meeting Space* | dedicated outdoor space desirable | 1,200 | | 1,200 |
| | Medium Meeting Space* | dedicated outdoor space desirable | 750 | 750 | |
| | Medium Meeting Space* | dedicated outdoor space desirable | 750 | 750 | |
| | Medium Meeting Space* | dedicated outdoor space desirable | 750 | | 750 |
| | Medium Meeting Space* | dedicated outdoor space desirable | 750 | | 750 |
| | Small Meeting* | | 500 | | 500 |
| | Small Meeting* | | 500 | 500 | |

***It will be desirable to have some variation in exact size of meeting spaces; these areas are intended to indicate general size requirements. Variation will be incorporated as Concept plans are developed**

| | | | | | |
|---|---|---|---|---|---|
| | **Specific Use Program Space** | | | | |
| | Preschool | usable as indoor play space on weekends | 1,500 | 1,500 | |
| | Ceramics Studio | | 2,000 | 2,000 | |
| | Art Studio | Multipurpose, flexible | 1,000 | 1,000 | |
| | Community Multi-purpose Space | includes gymnasium & flexible use functions; min 16' clear height (20-24' clear height preferred) | 8,000 | 8,000 | |
| | Community support space | storage and support for range of multi-purpose activities | 1,000 | 1,000 | |
| | Dance/Fitness Studio | mirrors & barres. Accommodate temporary/moveable seating for parents/recitals | 1,500 | 1,500 | |
| | **Event Space** | | | | |
| | Extra-Large Flexible Event Space | banquet seating for 350 | 5,000 | 5,000 | |
| | Event Storage | | 500 | 500 | |
| | **Food Service** | | | | |
| | Outdoor "beer garden" food area | Very limited built/indoor space (potential food truck type configuration?) | 100 | 100 | |
| | **Program Support** | | | | |
| | Restrooms | (3) M/W restrooms | 1,500 | 900 | 600 |
| | Kitchen - teaching | | 1,600 | 1,600 | |
| | Kitchen - commercial | | 600 | | 600 |
| | Kitchen - commercial | | 600 | 600 | |
| | **Utility Space** | | | | |
| | Janitorial / Facilities | allowance | 200 | 100 | 100 |
| | Electrical | allowance | 250 | | 250 |
| | Mechanical | allowance | 250 | 250 | |
| | **Dedicated Exterior Uses** | | | | |
| | Ceramics firing & prep area | Connected to ceramics studio | 2,000 | | |
| | Outdoor play space for preschool | Connected to preschool/education area | 2,000 | | |
| | Outdoor café seating | (250 seats) For outdoor food service | 2,000 | | |

| Building Totals | | | |
|---|---|---|---|
| **PROGRAM AREA (NET)** | **39,175** | 33,225 | 5,950 |
| **Grossing Factor 30% est.** | **11,753** | 9,968 | 1,785 |
| **TOTAL BUILDING AREA (GROSS)** | **50,928** | 43,193 | 7,735 |

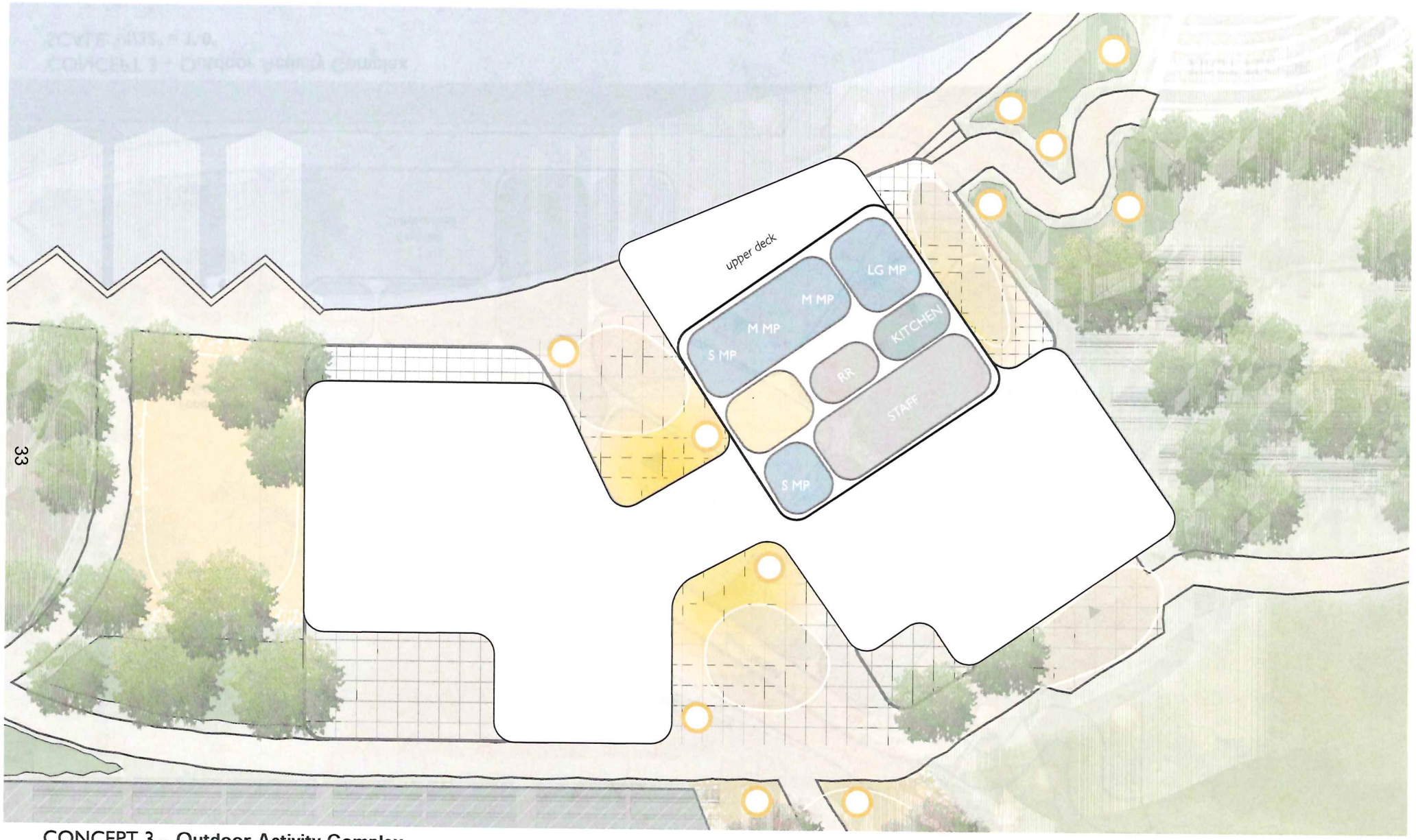
Figure 4.2




CONCEPT 3 - Outdoor Activity Complex
SCALE: 1 1/32" = 1'-0"

FIRST FLOOR

NORTH




CONCEPT 3 - Outdoor Activity Complex
SCALE: 1/32" = 1'-0"

SECOND FLOOR

NORTH

Figure 4.3

Concept 3 - Outdoor Activity Complex

0 32 64 NORTH

# 5. Conclusion

## 5.1 PRELIMINARY FEEDBACK

These Concept Alternatives were presented on October 18th to a joint study session of the Planning Commission and Parks & Recreation Committee. The Committee and Commission members generally expressed a preference for Concept 3, though noted that any final design approach will likely involve a combination of features from all three concepts. Some general points of consensus are summarized below:

- There was a clear focus on the significance of a new facility on current and future generations of Foster City residents, and all parties emphasized the need for future flexibility, and spaces that effectively serve many constituents and activities.
- Both groups were opposed to including a dedicated theater space within the new facility. Comments reflected concern with the significant footprint required, as well as the incompatibility with existing Recreation and Park functions.
- Similar concerns were raised about a restaurant; café and pop-up (food truck) type food services were generally viewed as more appropriate for the character of the park and the neighborhood.
- Connections across Shell, both to Foster Square and to the Civic Center should be reviewed in more detail, as the Planning Commission sees potential for a more holistic and unified development in this area.

## 5.2 NEXT STEPS

In the next month, planning-level opinion of probable construction cost will be developed for each Concept Alternative. Additionally, a Fiscal and Economic Analysis will provide information about anticipated impacts for staffing, operations, and revenue. The City Council will then have the opportunity to review these Concept Alternatives in relation to costs and revenue, and provide direction for proceeding with this important project.

# City of Foster City

## Conceptual Design Plans: Multi-Use Recreation/ Community Facility and Adjoining Park

Planning Commission / Parks & Recreation Committee Presentation:
Concept Alternatives
10.18.2018

# Agenda

- Process
- Concept Summary
- Concept Alternatives
  - Building Organization
  - Site Organization
- Discussion / Next Steps

multipurpose
provide
facilities
uniqueness
recreational
life
parks
walks
spirit
opportunities
engaged
many
supports
respite
embrace
anyone
passive
public
way
new
engage
estimated
obsolete
abundance
ways
needs
activity
building
brand
community

# Process

# How we got here

**2016**

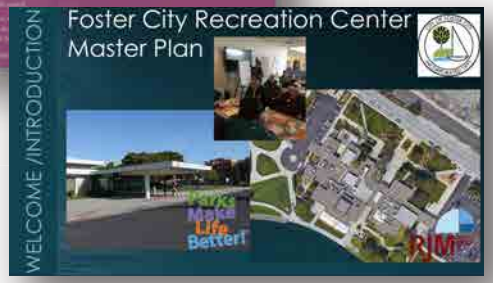
- Infrastructure at 50: Needs Identification

**2017**

- Community Outreach
- Facility Assessment

**2018**

- Predesign
- Concept Alternative Development



*we are here*

# Goals for Concept Alternatives

- Synthesize input
- Identify key variables for costing
- Provide more data for Foster City's decision-making

*we are here*

# Next Steps

- Planning Commission & PRC input: 10/18
- City Council Input: 10/29
- Cost & Fiscal Analysis: 11/8
- City Council Input: 11/26
- Final Report: 1/8/2019

- Establish funding approach
- Confirm final program
- Refine site approach
- Develop & refine building design approach

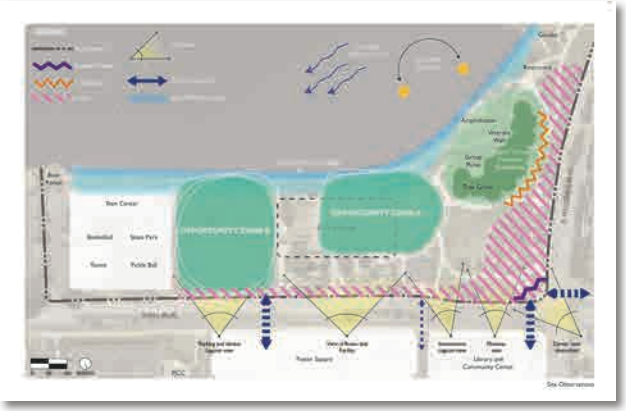
# Concept Alternative Summary

# Concept Alternative Variables

**Building Program**

**Site Program**

**Site Location**



# Building Program - Base

BASE PROGRAM

**Concept 1**

**Concept 2**

**Concept 3**

- Multipurpose spaces
- Dance / Movement
- Art / Ceramics
- Preschool
- Event Space
- Kitchens
- Lobby / Public Space
- Staff Offices

# Building Program - Enhancements

Cafe

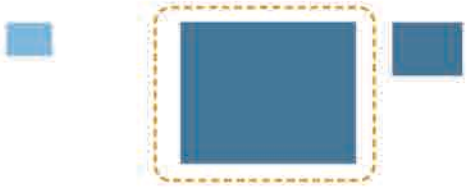
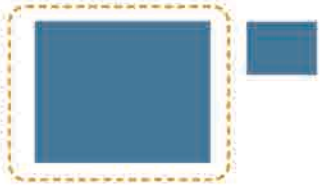
Full- Service Restaurant

Food / Beer Garden

Community Multi-purpose Space

Dedicated Theater

# Building Program - Enhancements

| | BASE PROGRAM | ENHANCEMENTS |
|---|---|---|
| **Concept 1** | |  <br>• Community Multipurpose<br>• Cafe |
| **Concept 2** | | <br>• Restaurant<br>• Dedicated Theater<br>• Second Event Space |
| **Concept 3** | |  <br>• Community Multipurpose<br>• Food / Beer Garden |

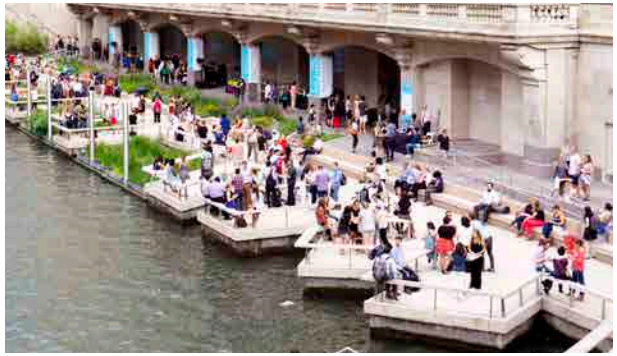
# Site Program - Base

Meadow

Bocce

Gardens

Event Plaza



Waterfront Overlooks

Sculpture Walk / Garden

Building Courtyards

# Site Program - Enhancements

Food / Beer Garden

Game Garden

Nature Play

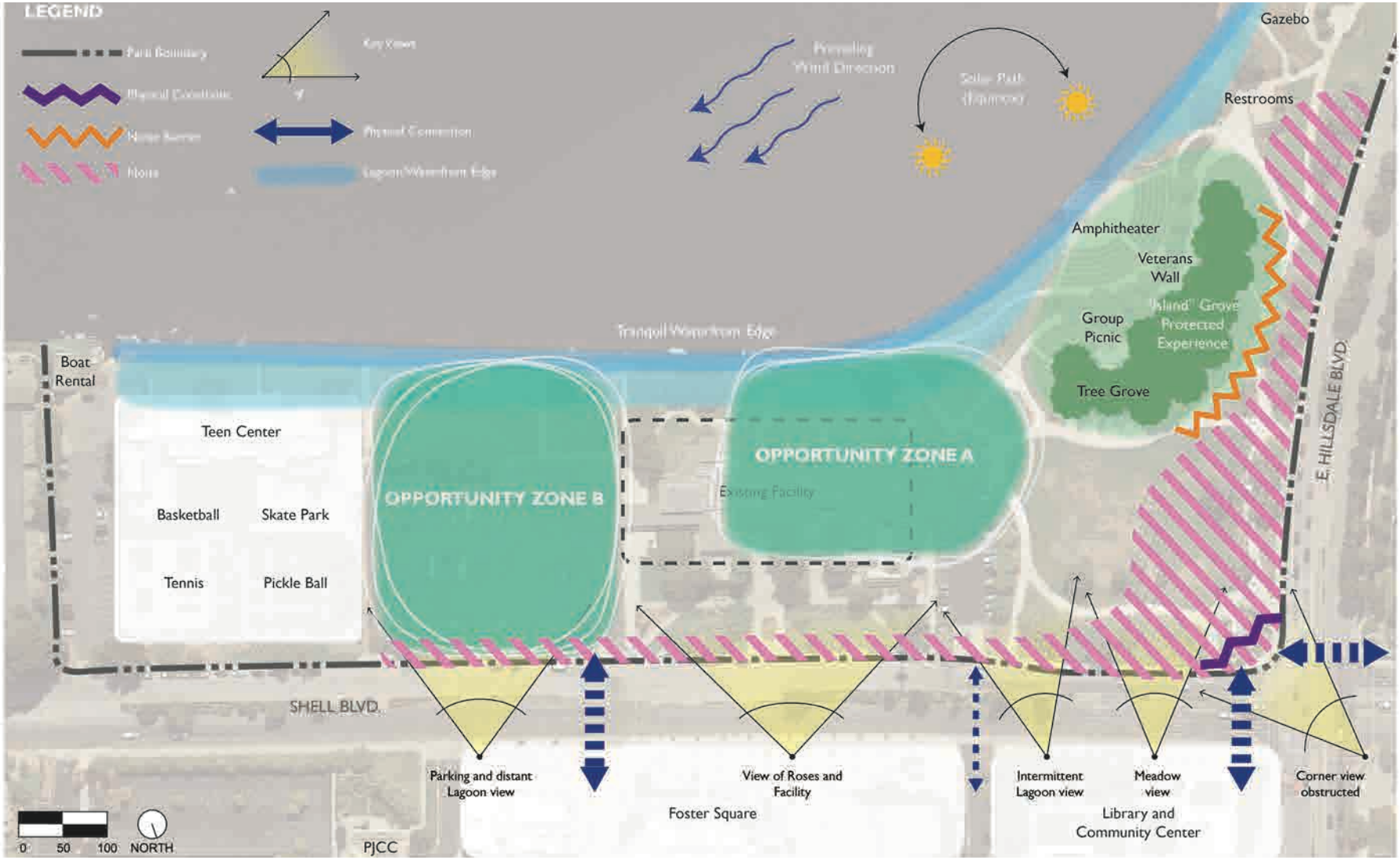
Indoor / Outdoor Performance

Adult Exercise

# Site Program

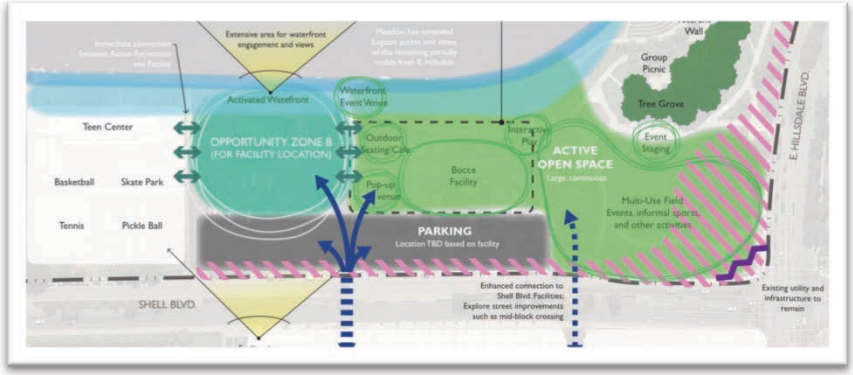
| | BASE PROGRAM | ENHANCEMENTS | PARKING |
|---|---|---|---|
| **Concept 1** | • Meadow<br>• Bocce Courts<br>• Event Plaza<br>• Waterfront Overlooks<br>• Building Courtyards<br>• Sculpture Area<br>• Flexible Park / Picnic<br>• Garden | • Storage / Support for amphitheater & meadow | +/- 250 |
| **Concept 2** | | | +/- 400 |
| **Concept 3** | | • Food / Beer Garden<br>• Game Garden<br>• Indoor / Outdoor Performance<br>• Adult Exercise<br>• Nature Play | +/- 250 |

# Site Location

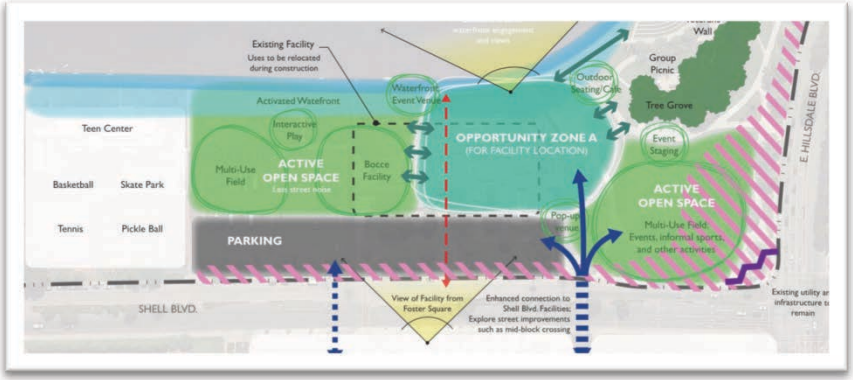


# Site Location

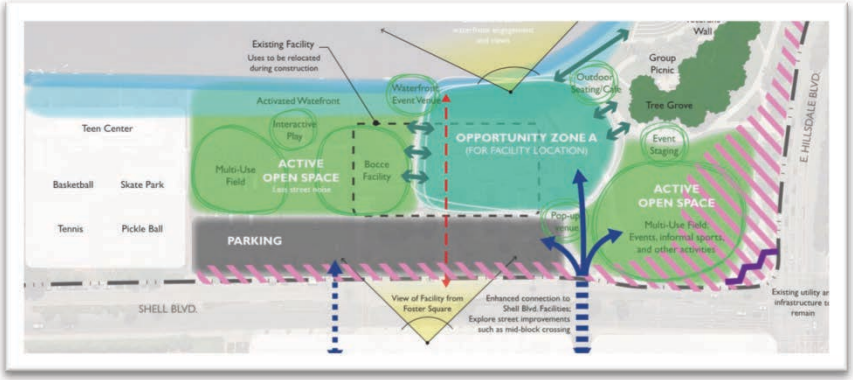
**Concept 1** Zone B




**Concept 2** Zone A




**Concept 3** Zone A



# Summary

| | | Concept 1 | Concept 2 | Concept 3 |
|---|---|---|---|---|
| **BUILDING PROGRAM** | BASE PROGRAM | Same | | |
| | ENHANCEMENTS | Community Multipurpose | Large Event Space | Community Multipurpose |
| | | Cafe | Dedicated Theater | Food / Beer Garden |
| | | | Full-Service Restaurant | |
| **SITE PROGRAM** | BASE PROGRAM | Same | | |
| | ENHANCEMENTS | Storage / Support for amphitheater & meadow | | Food / Beer Garden |
| | | | | Game Garden |
| | | | | Indoor / Outdoor Performance |
| | | | | Nature Play |
| | | | | Adult Exercise |
| | PARKING | +/- 250 spaces | +/- 400 spaces | +/- 250 spaces |
| **SITE LOCATION** | | Zone B | Zone A | Zone A |

# Facility Design Priorities

- Celebrate and engage the water
- Integrate indoor & outdoor spaces
- Create a welcoming entry and community gathering place

# Facility Design Priorities

- Celebrate and engage the water: the Lagoon is the focal point

# Facility Design Priorities

- Integrate indoor & outdoor space: to visit the park is to visit the building….

# Facility Design Priorities

- Create a welcoming entry and community gathering place

# Questions for Discussion

- PROGRAM: Do you have a preference between the concepts in relation to the programmatic elements included and layout of spaces?

- SITE: Do you have a preference between the concepts in relation to the site location and layout of site elements?

- Do you have any other comments / feedback that you would like to share with the team and City Council?

# Concept 1: Recreation Complex

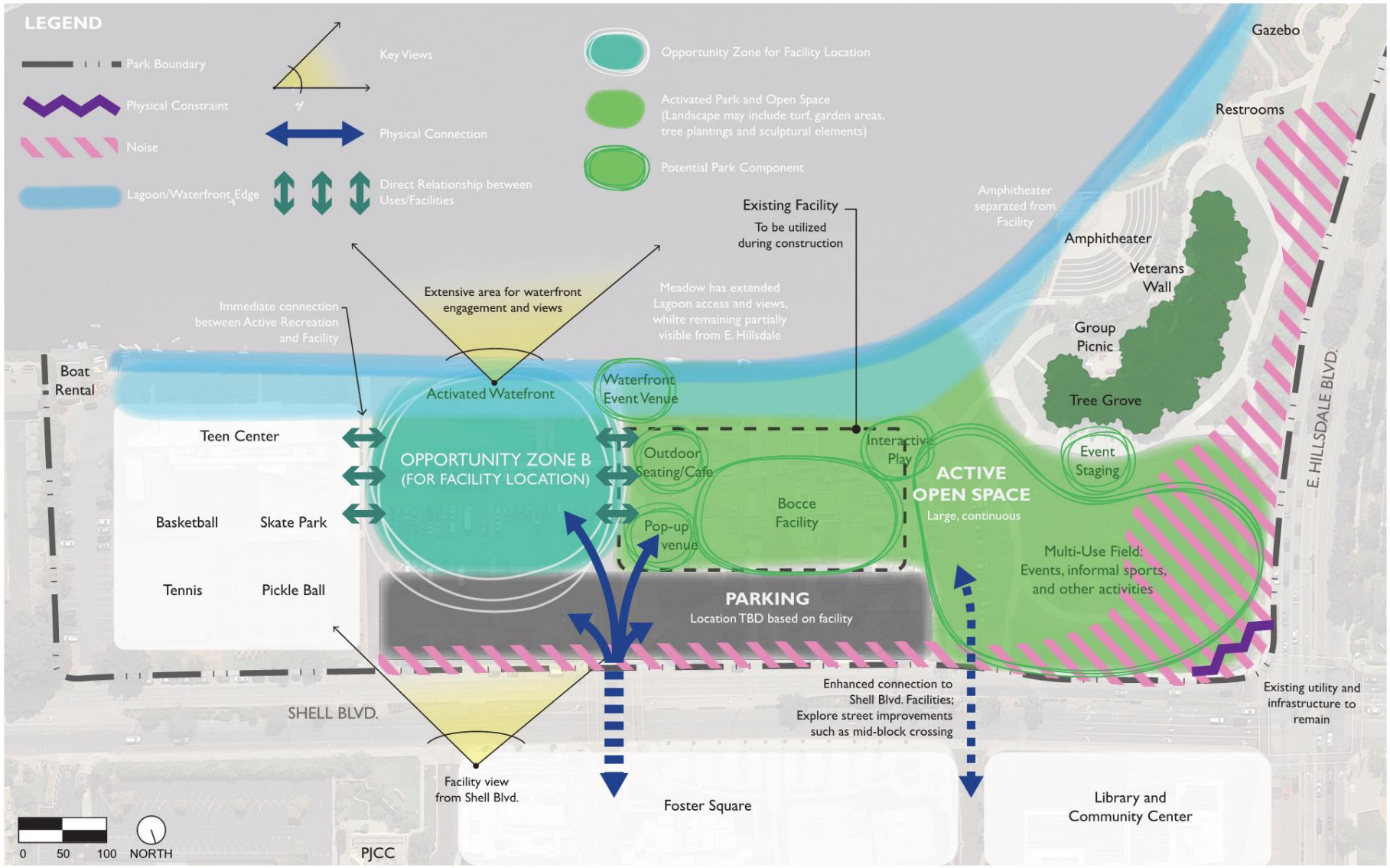
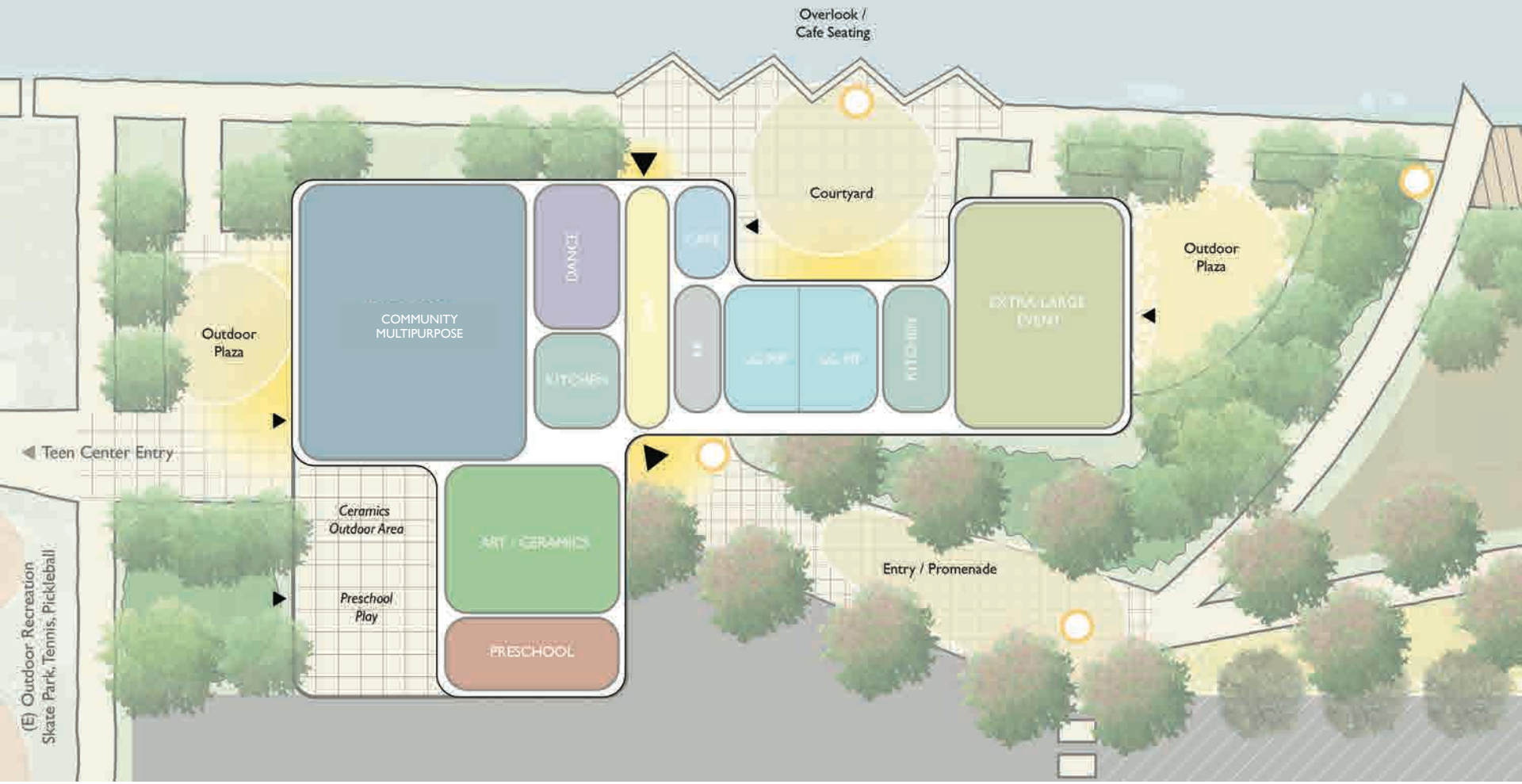



Figure 7 - Opportunity Zone B

# Concept 1 –Recreation Complex

## First Floor



# Concept 1 –Recreation Complex

## Second Floor

# Concept 1 – Recreation Complex

0 32 64 NORTH

# Concept 2: Cultural Complex

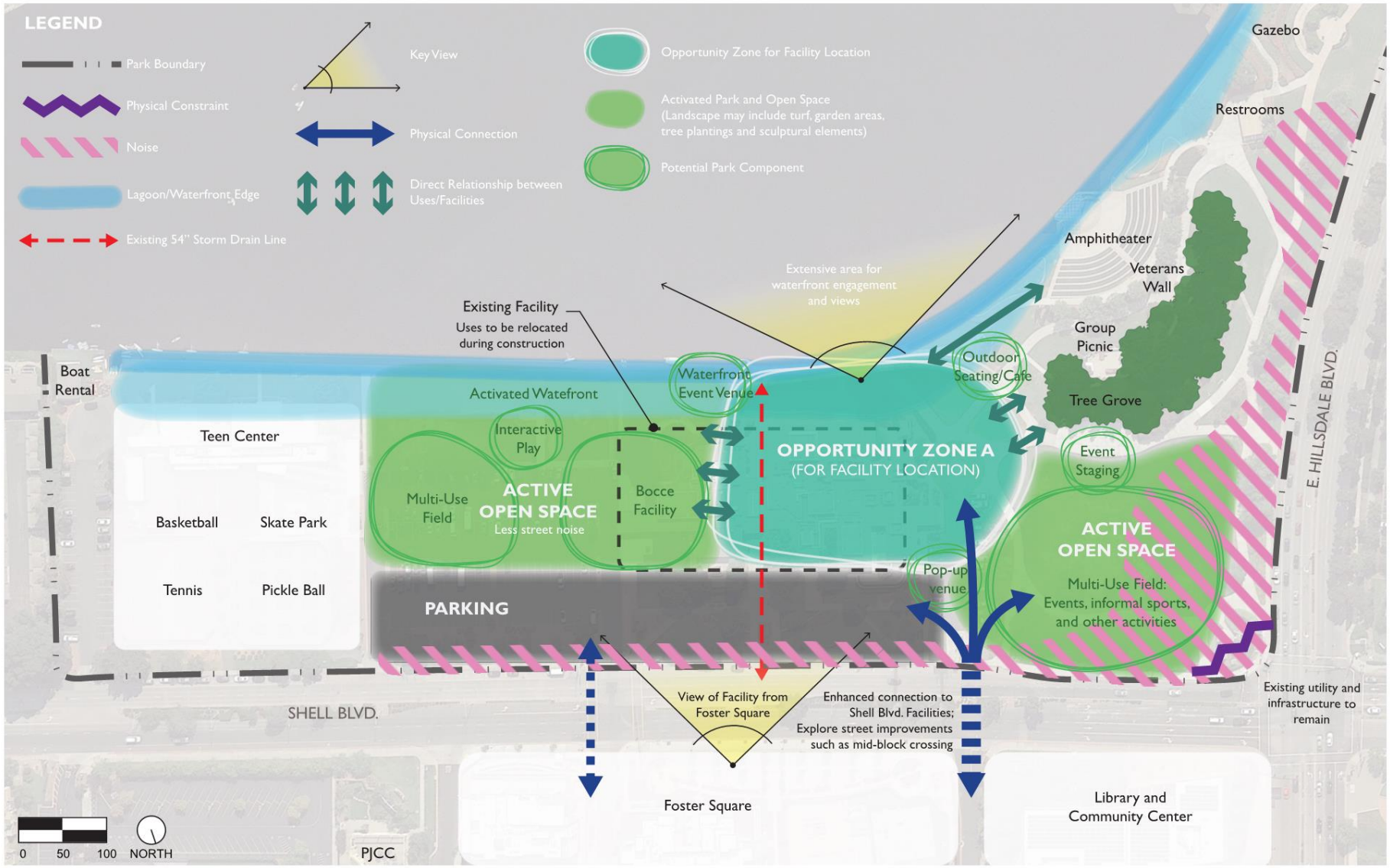


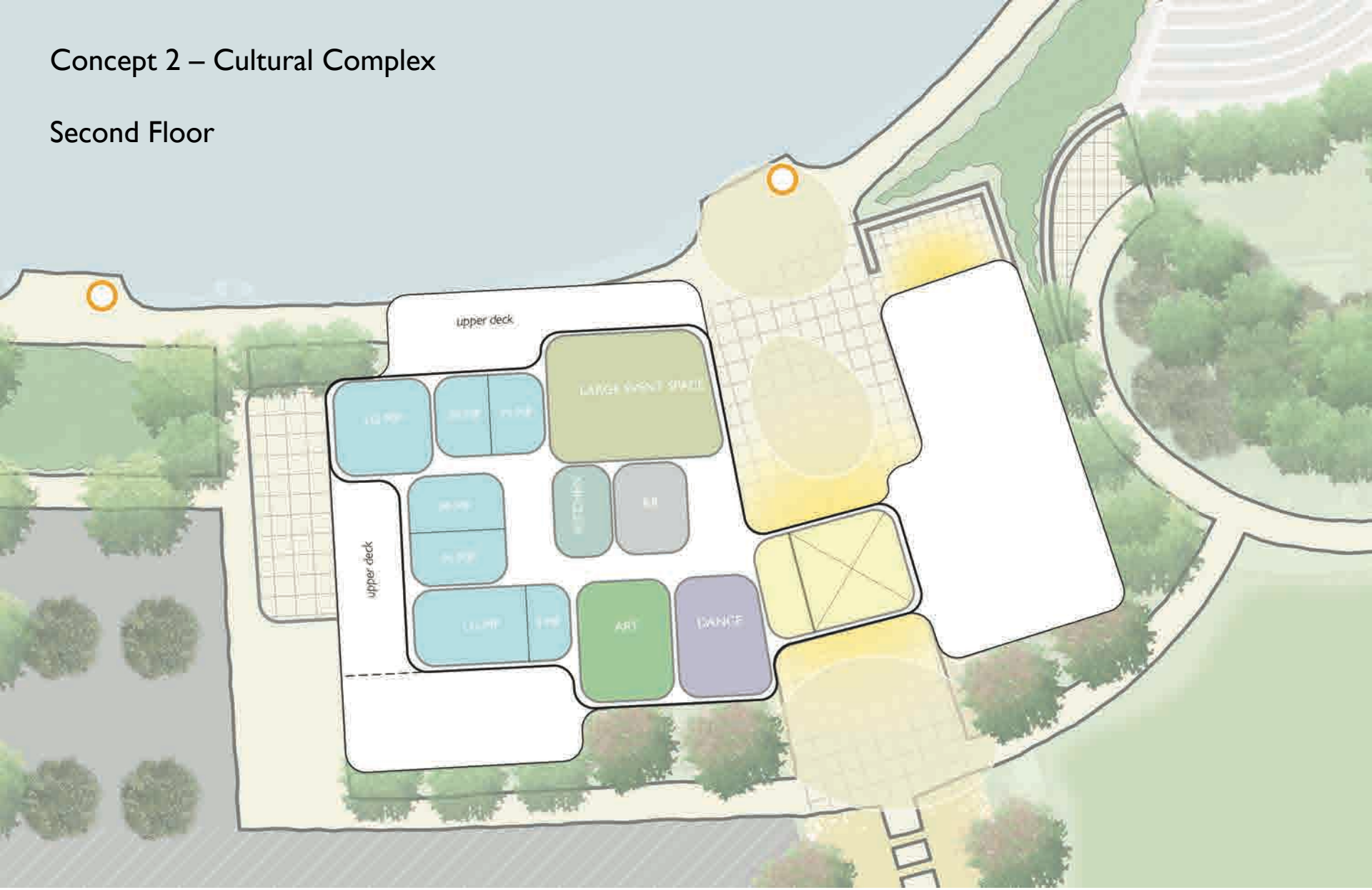

Figure 6 - Opportunity Zone A

# Concept 2 – Cultural Complex

## First Floor

# Concept 2 – Cultural Complex

## Second Floor



# Concept 2 – Cultural Complex

# Concept 3: Outdoor Activity Complex

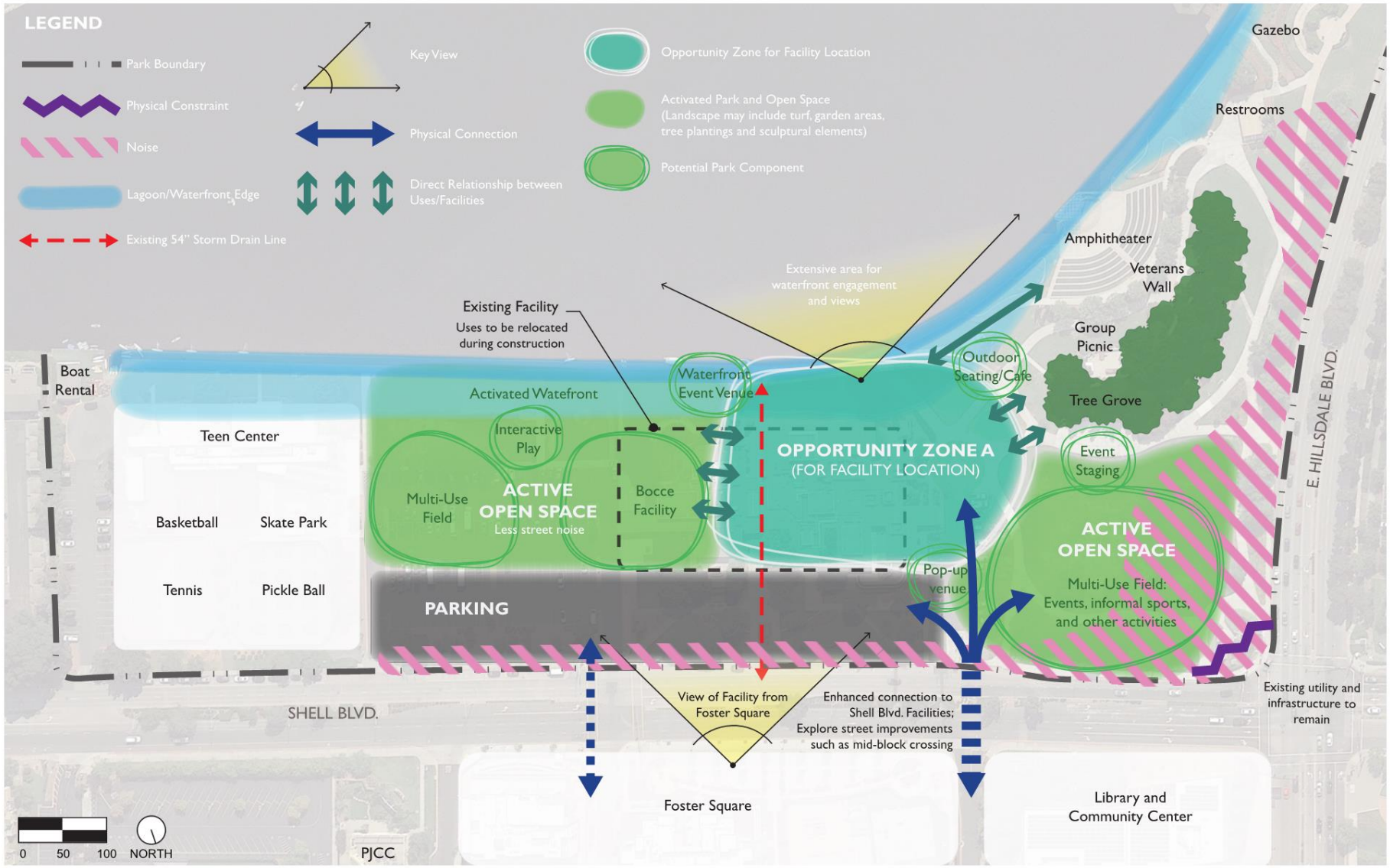


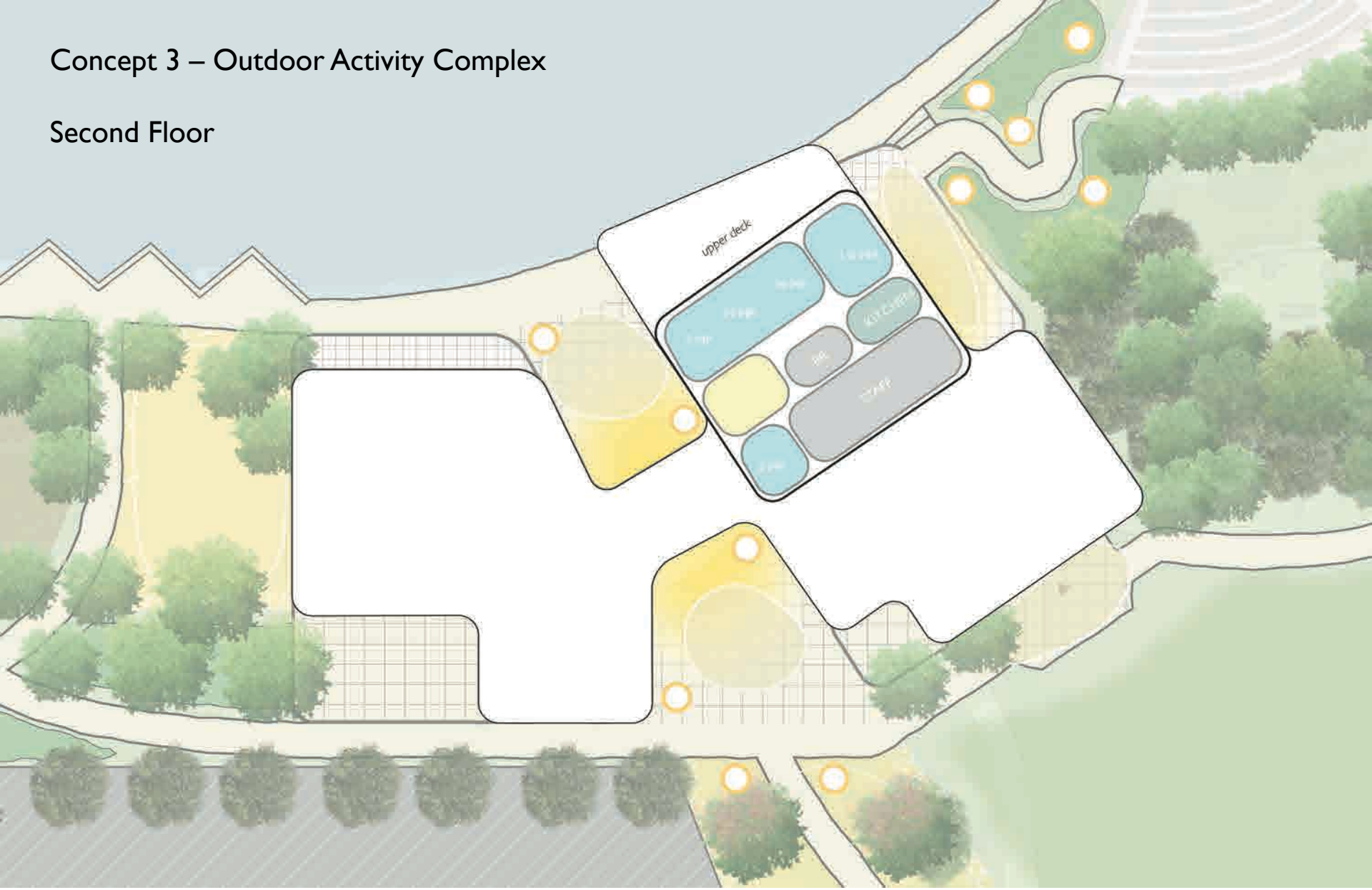

Figure 6 - Opportunity Zone A

# Concept 3 – Outdoor Activity Complex

## First Floor

# Concept 3 – Outdoor Activity Complex

## Second Floor



# Concept 3 – Outdoor Activity Complex

0 32 64 NORTH

# Questions for Discussion

- PROGRAM: Do you have a preference between the concepts in relation to the programmatic elements included?

- SITE: Do you have a preference between the concepts in relation to the site location and layout of site elements?

- Do you have any other comments / feedback that you would like to share with the team and City Council?

# Next Steps

- Planning Commission / PRC Meeting: 10/18
- City Council Meeting: 10/29
- Development of Costs & Fiscal Analysis
  - Working Group Meeting 8: 11/8
- City Council Meeting: 11/26
- Final Report: January 2019

Thank you.
Questions?

**REGULAR MEETING AND JOINT STUDY SESSION WITH PARKS AND RECREATION COMMITTEE OF THE FOSTER CITY PLANNING COMMISSION**

Council Chambers – 620 Foster City Boulevard – Foster City

**M I N U T E S**

**OCTOBER 18, 2018**

1. CALL TO ORDER

**At 7:00 p.m. by Dyckman**

2. ROLL CALL

| | |
|---|---|
| **Present:** | **Commissioners Avram, Pattum, Williams and Chair Dyckman** |
| **Absent:** | **Commissioner Wykoff** |
| **Staff Present:** | **Curtis Banks, Community Development Director; Jean Savaree, City Attorney; Jennifer Liu, Parks and Recreation Director** |

3. COMMUNICATIONS FROM THE PUBLIC

   1. None

4. CONSENT CALENDAR

   1. MINUTES OF SEPTEMBER 20, 2018 REGULAR MEETING

      ACTION: Motion by Commissioner Avram, seconded by Commissioner Pattum to approve the Minutes of September 20, 2018 Regular Meeting, passed 4-0-0-1 (Wykoff)

5. CONTINUED PUBLIC HEARING

   1. None

6. NEW PUBLIC HEARING

   1. PLANNING COMMISSION REVIEW FOSTER CITY MUNICIPAL CODE CHAPTER 17.58, ARCHITECTURAL CONTROL AND SUPERVISION, SECTION 17.58.020, IMPROVEMENTS SUBJECT TO ARCHITECTURAL REVIEW, SUBSECTION (C), IMPROVEMENTS WHICH ARE PROHIBITED.

      The Planning Commissioners had the following comments:

      - Three Commissioners were ok with allowing murals on internal fences provided the murals are not visible to the public from the sidewalk, street or lagoon.
      - One was ok with murals being visible if it did not cover the entire fence.
      - Another commissioner felt murals in the side yard, even if not visible to the public, should be limited and not cover the entire fence.

7. OLD BUSINESS

   1. None

8. NEW BUSINESS

1. None

9. STUDY SESSION – CONVENE JOINT STUDY SESSION WITH PARKS AND RECREATION COMMITTEE

1. ROLL CALL FOR PARKS AND RECREATION COMMITTEE

Present: Charles Tomberg, Fred Baer, Melissa Speidel and Deepa Menon came at 7:16 PM

Absent: Amit Saini

1. UPDATE OF RECREATION CENTER MASTER PLAN

The Planning Commissioners and the Parks and Recreation Committee had the following comments:

- Need large rooms with flexible space and layout and do not support the theater, which is expensive and dedicated to a single use, and cannot be transparent with views of the lagoon.
- A full service restaurant is not needed, as there are others nearby. A café/outdoor food garden would be preferable and would better service the community. An area for food trucks should also be provided.
- Views of the lagoon are important from both inside and outside the building. The building should be as transparent as possible.
- The layout should take advantage of the lagoon and provide plenty of docking space for all kinds of boats (not just electric duffy boats).
- Support two-story building.
- Several Committee and Commission members like Option 3.
- Better connectivity between the Recreation Complex and the retail in Foster Square was also mentioned. Some Commissioners discussed the development of Foster Square which took into account connectively with the Recreation Center and thought the plans could better related to the surrounding area, including the restaurants at Foster Square and the area along Shell Boulevard that was designed incorporate large scale events such as the 4th of July and cityFEST. Should also take into account Shell Boulevard and look for ways to slow traffic and improve crossings.
- It was noted this is a once in a generation opportunity and it is important to get it done right.
- A sculpture area with seating that has views of the lagoon where food can be eaten while enjoying the lagoon was also mentioned as desirable by several Committee/Commission members.
- Senior programs should function within the facility as a whole rather than a dedicated area just for seniors.

10. COMMUNITY DIRECTOR REPORT

1. None

11. STATEMENTS AND REQUESTS FROM THE COMMISSIONERS

1. Commissioner Williams had comments.

12. ADJOURNMENT

Adjourned at 8:55 PM to a November 1, 2018 Regular Meeting, Council Chambers, 620 Foster City Boulevard, Foster City, California.

PASSED AND ADOPTED by the Planning Commission of the City of Foster City at a Regular Meeting thereof held on November 1, 2018 by the following vote:

AYES, COMMISSIONERS:

NOES, COMMISSIONERS:

ABSTAIN, COMMISSIONERS:

ABSENT, COMMISSIONERS:

_____
DAN DYCKMAN, CHAIRMAN

ATTEST:

_____
CURTIS BANKS, SECRETARY