

FIRCREST SITE PLAN REVIEW

The City of Fircrest has decided to replace the existing Roy H. Murphy Community Center and Pool and construct a new community center, pool, and bathhouse. The existing facilities were built in the 1960's and are in need of replacement, to provide the community with safe, contemporary and efficient facilities. The project is designed to be constructed in 3 phases.

Phase 1 will include the demolition of the existing community center's locker room and the pool pump room, as well as the existing pools and concrete deck. In its place, a new 4,500 sf bathhouse and 2 outdoor pools will be constructed. This phase will also include pool decks, fencing, site work, utilities, new parking and landscaping.

Phase 2 includes demolition of the existing community center and removal of foundations and utilities. It also includes construction of a new 15,000 sf community center as well as a parking lot, patios, utilities and landscaping.

Phase 3 is the plan to turn the parallel parking on Contra Costa and Electron Way to diagonal parking along the edges of the park. There would be approximately 60 stalls of angle-in parking to the perimeter of the park as well as new sidewalks at all locations where new parking has been added.

The following pages describe the public process and the resulting design for the site and buildings. The project will be submitting for Building Permits for Phase 1 for the Pool and Bathhouse in April 2019 in anticipation of starting construction in August.



PUBLIC PROCESS

The design of each phase was responsive to input from the public, a representative steering committee of about 15 people, and Fircrest City Council. ARC Architects, in conjunction with Berk Consulting, held three public meetings and there will be one more, for a total of four. The result of this input is a design that fits with the historic, geographic, and cultural landscape of the City. The community center, bathhouse and pool, when complete, **will welcome all residents** to gather, recreate, and engage with their families and neighbors.

#1 May 29, 2018

The first public meeting was attended by approximately 100 people. The focus was the history of the site, project scope, site and building relationships, the types of uses residents would like to see, and the character and feel of the building and site design. The results were that a new community center was to be included in the scope and planning for the site, a competition and recreation pool were desired, building and site improvements should minimize impact on open park area, and ARC should consider Fircrest's history as a source of inspiration, without replicating historical styles.

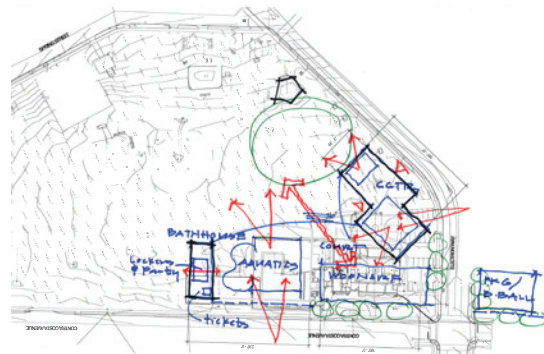
#2 August 13, 2018

The second public meeting took the feedback from the first and presented to the public a site plan that placed the new community center in a similar location as the current center with the bathhouse north of the

pool. The design team also presented plans for the bathhouse and community center and solicited input about pool features.

Angled-in parking was suggested to increase parking and to help meet the public's desire to minimize impacts on park open space.

The general strategy for aligning the look and feel of the center with the historic character of the city was also discussed: The City Beautiful movement was presented as a way to think about landscape and site design; and a building design that combined the architecture of Frank Lloyd Wright with that of Walt Widmeyer, past resident of Fircrest and the architect of the existing community center. Two roof forms – flat and sloped – were presented for public comment and input.



Site plan sketch following the 1st Public Meeting



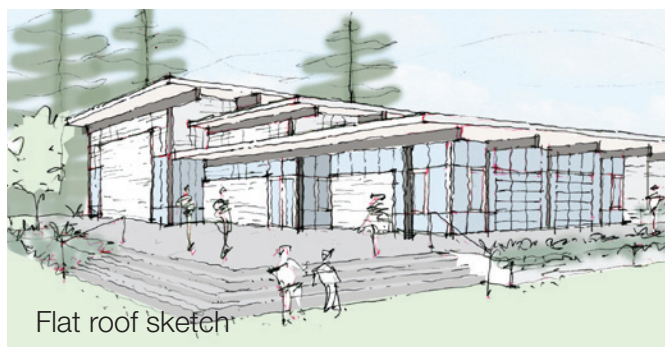
#3 January 23, 2019

The third public meeting presented renderings of the buildings, pool and site based on approvals from City Council, which, in turn, was based on input from the public and the steering committee. The public had opportunity to comment on material and colors for the building, plant palette options for the site, and the possibility of a walk at the edge of lawn areas. There was general approval of the building design and voting on material and color options.

Steering Committee Meetings

The Steering committee has been instrumental in providing timely feedback and thoughtful community input into the scope, scale, and design for the community center.

- May 09, 2018. Site Plan building blocks and options.
- June, 19, 2018. Site Plan evolution and presentation of bathhouse plans.
- July 17, 2018. Updated Site plan with phasing and initial Community Center Plan is presented, as well as character defining architectural and landscape strategies.
- September 5th, 2018. Design Option Developments, Emerging Issues.
- October 10th, 2018. Design Developments, Pool Design and Survey Results.
- January 17, 2019. Building design and material options and landscape discussion



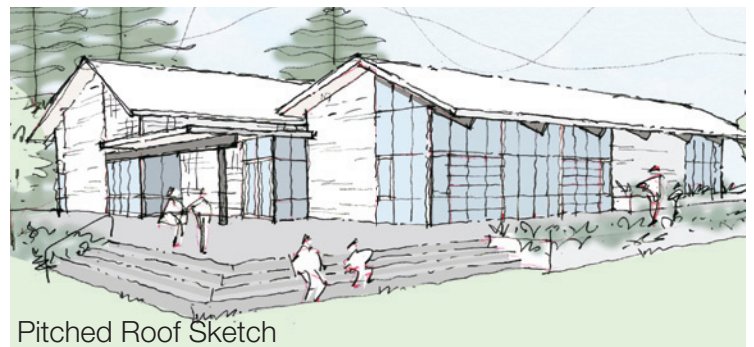
Flat roof sketch

Fircrest City Council Meetings

Fircrest City Council has been guiding the process for the project, gathering citizen input, and exploring financial options for project development. There have been 4 official presentations to Council about the project.

- June 26, 2018. Site History, Site Plan evolution and presentation of floor plans and precedents
- August 28th, 2018. Design Option Developments, Roof and Pool options, Emerging Issues.
- October 23rd, 2018. Design Option Developments, Review of Bond options, and Survey Results.
- October 29, 2018. Decision to proceed with full project for bond vote, flat roof, and Pool option 2.

As shown, the project has had input from many citizens and local leaders, and has benefited from their thoughtful questions, suggestions, and comments. The design works to reflect the needs and desires of the community with new site and building design that enhances the Park and contributes to the City of Fircrest.



Pitched Roof Sketch

SITE DESIGN

It was clear in the public process that the **Park is the backbone of the community.** The site design was developed to locate the building to have minimal impact on the site while still delivering expanded programming opportunities. It is sited to retain 3 of 5 large Douglas firs on the southernmost edge of Regents Park. Relative to the existing community center's footprint and parking, the new design takes a minimal area of existing lawn from the park. The new center stands well clear of the Kiwanis Pavilion. Impervious surfaces have been minimized to help manage storm water.

The new community center and bathhouse are positioned at an average grade between the park's lowest elevation and the street elevation. This limits the visual impact of the community center and bathhouse on the park and helps provide universal access without ramps. Rainwater from the new patios will be routed to the storm sewer and a bioretention rain garden eases impacts of run-off on the storm system

New parking will be added at each of the three phases of construction. Phase 1 includes two additional ADA parking stalls added along Contra Costa adjacent to the bathhouse.

Phase 2 includes demolition of twenty-one stalls and construction of eighteen new ones at the southwest corner of Regents Park. This parking includes a

generous passenger loading and unloading zone at the west entrance of the community center that will temporarily offset the minor reduction in parking. Of note, approximately 13% of the area of Fircrest falls within a 5-minute walk of Regents Park (reference exhibit A) – it is anticipated that the temporary parking reduction will be mitigated by increased pedestrian travel.

Phase 2 includes walkways to a Park Gateway from Contra Costa that is comprised of deciduous trees, plantings and a formal path. The walk leads to a patio with views of the park, connections to the community center, and moveable chairs and tables for patron and public use. The north wall of the community center and south fence of the pool help focus views to the Kiwanis Pavilion and sports fields. A row of trees will be added along Contra Costa that helps screen the parking from residents west of the site. This row of trees will continue down Contra Costa and screens the pool as well. This landscape design helps place the pool, bathhouse and center in the park rather than along the its edge.

Phase 3 includes approximately 60 angled parking spaces at the perimeter of the park. Based on community feedback, this keeps parking at the park perimeter rather than a large parking lot in the park.

See full size plan set for more information.



Concept image of Community Center, Pool, and Bathhouse from the Park



Rendered Site Plan of Regents Park, Phase 1, 2, and 3 completed.

BUILDING DESIGN

One of the primary criteria for the New Community Center, Pool and Bathhouse is to create connections to the Park. The current facility lacks visual connections with the Park and this is a loss for the community and the Park.

The community center has three volumes that shift in plan to provide enhanced views of the park from inside the center. The volumes step down in scale from the gym, with a height that accommodates basketball, down to the lower volume of the multi-purpose room.

The multi-purpose room's height, window pattern, structure and roof overhang provide a comfortable human scale at the outdoor patio. The bathhouse design matches the scale of the multi-purpose room and has the same structural rhythm and generous roof overhangs. The bathhouse social room faces the Park with a generous covered patio connection.

The height of the gym is mitigated with tall conifers along Electron Way and, at its southern edge adjacent to the sidewalk, a storage room that is 15' tall, compared to the 28' height of the gym.

Between the volumes of the gym and the multipurpose space is a mid-height volume that screens views of roof-mounted mechanical equipment. This creates a third volume that provides interest and helps mark the west entrance of the community center.

To emphasize the pedestrian access to the community center, both west and east entries include generous overhangs, colored glass, and backlit signage. The bathhouse entry will include a similarly scaled overhang as well as backlit signage and a colorful graphic over the ticketing window.

The community center is oriented to receive diffused, even north and east light in the multi-purpose room and gym and to provide views out to the sports fields. The flat roofs and east-west orientation of the building provide a south-facing platform for photovoltaic panels on the gymnasium roof.

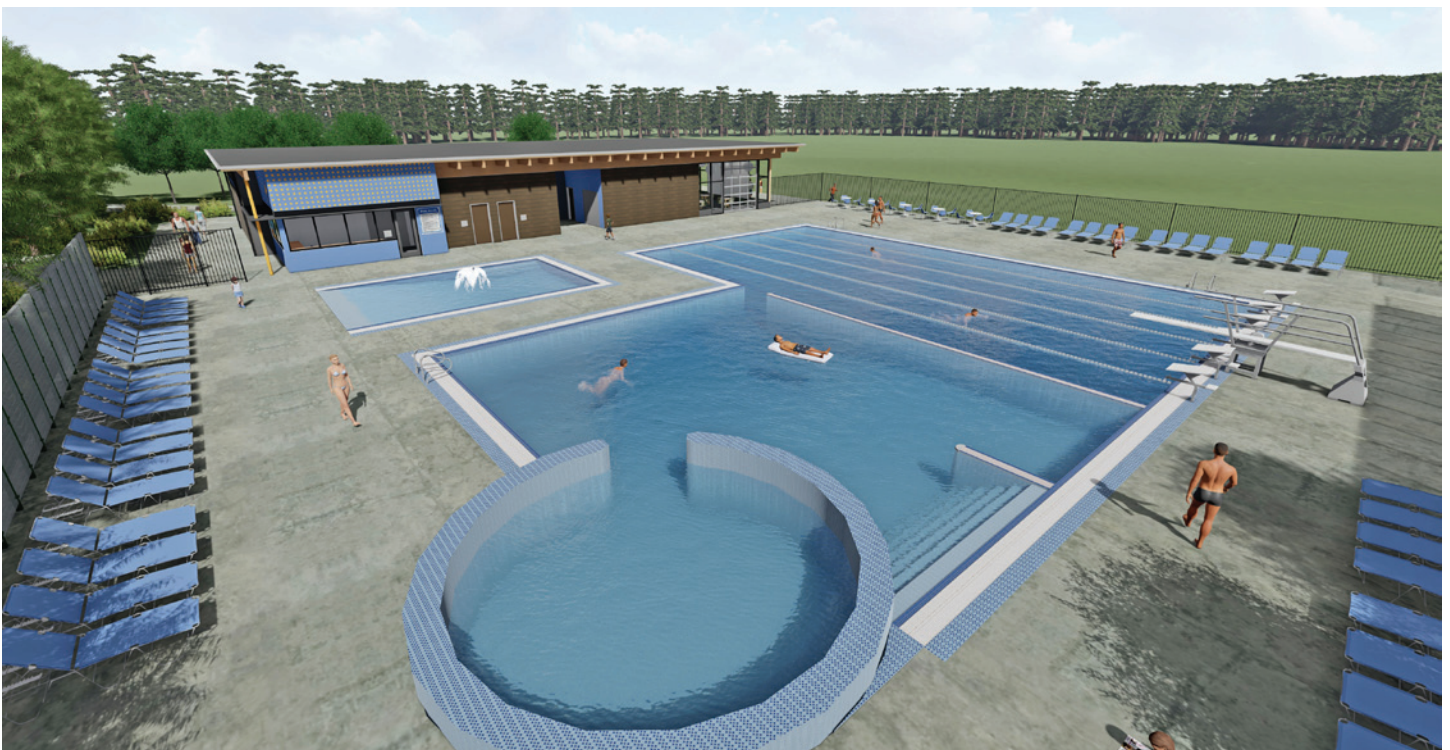
The landscape will be native plants and drought resistant. It will help further tie the pool and buildings together and will complement the park with splashes of color and texture. The building materials will do much the same: the wood-like siding will help the building blend with the park setting and splashes of color will add interest and highlight building entrances.



View of Community Center, Pool, and Bathhouse from the Park



View from Contra Costa Street to the Bathhouse



View of pool looking north with Park to the east.



Aerial view of site showing the solar PV panels and site connections.



View of Bathhouse from the Park. Party room and snack bar window are easily accessible with a covered patio area

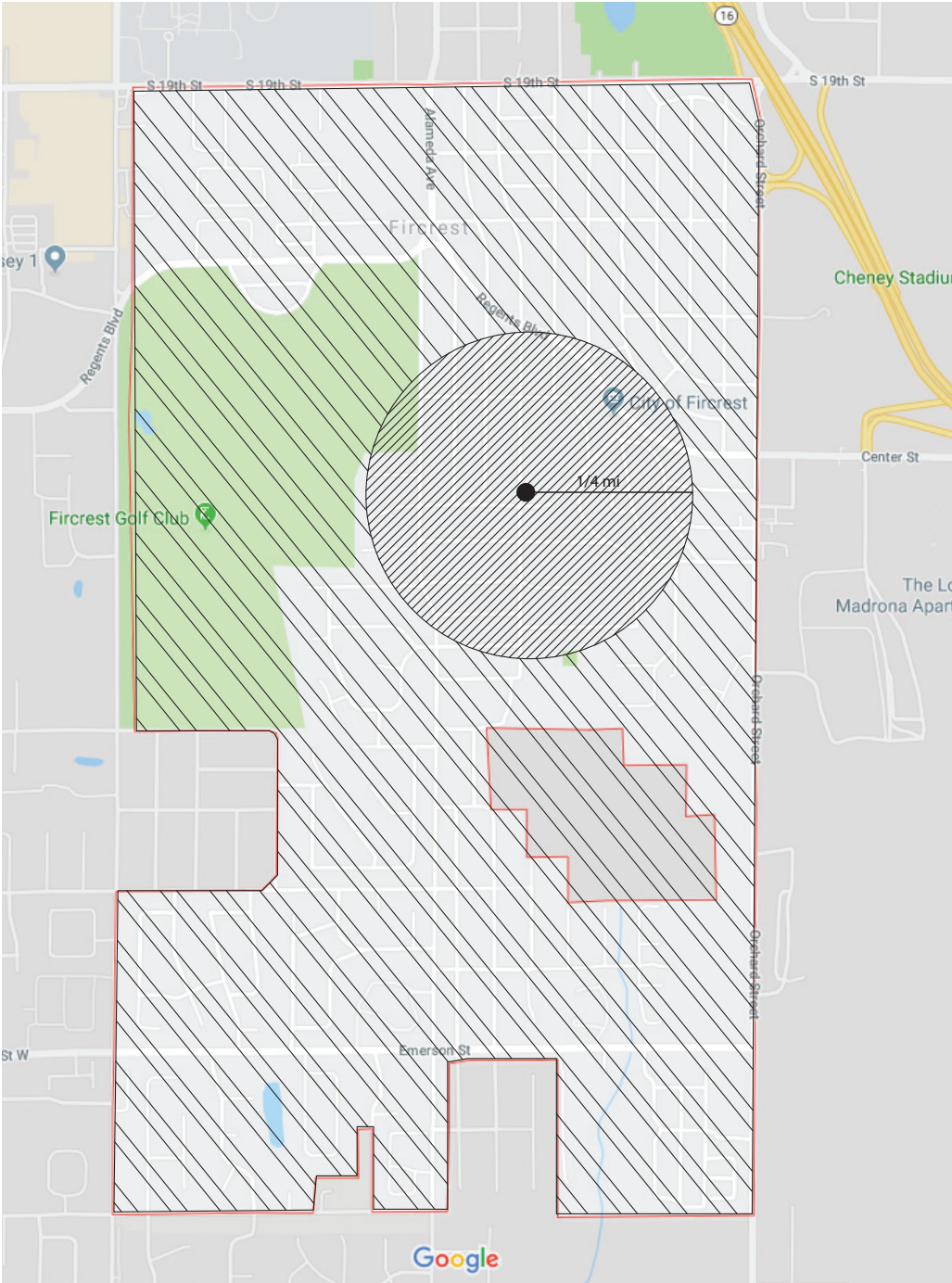


View from the parking lot to the main west entry. Additional gymnasium access is available for large events.



View of Community Center from the Park. Multipurpose room opens to large plaza. The main east entry is welcoming with a covered entry.

EXHIBIT A



43,188,925 Total Area
5,473,911 Walkable Area from Center
Percentage walk of total = ~13%

DESIGN GUIDELINE CRITERIA

22.64.002 Natural features.

Intent – Retain natural features and landmarks as open space amenities.

22.64.003 Grading and storm drainage.

Intent – Retain the natural landscape and avoid creating unnatural or unsightly grading, drainage, and other site disturbances.

22.64.004 Landforms and viewsapes.

Intent – Fit building improvements into the natural landscape and preserve views of surrounding features.

22.64.006 Parking lots and areas.

Intent – Develop parking areas that highlight buildings and pedestrian areas, screen parked vehicles from adjacent land uses, and reflect land use activities.

22.64.008 Building heights.

Intent – Create building heights that reflect pedestrian scale and provide visual interest.

22.64.009 Modulation and articulation – Walls and roofs.

Intent – Reduce building mass to human scale and increase visual detail and interest.

22.64.010 Building scale.

Intent – Create buildings that reflect function with visually interesting architectural definitions.

22.64.011 Building entries.

Intent – Create visible, functional, efficient, and safe building pedestrian access systems.

22.64.012 Building materials.

Intent – Use construction materials and methods that are durable, maintained, visually attractive, and functional to the region.

22.64.014 Service equipment and activities.

Intent – Locate trash, mechanical, and utility service equipment in ways that are functional, secure, and visually screened.

22.64.015 Solar orientations.

Intent – Maximize passive and active solar energy possibilities.

22.64.040 Landscape materials.

Intent – Install landscape materials that are native, drought resistant, and appropriate to the purpose of the improvement.