

City of South San Francisco

P.O. Box 711 (City Hall, 400 Grand Avenue)
South San Francisco, CA



Regular Meeting Agenda

Wednesday, April 4, 2018

6:30 PM

**Municipal Services Building, Council Chambers
33 Arroyo Drive, South San Francisco, CA**

Measure W Citizens' Oversight Committee

NOTICE IS HEREBY GIVEN, pursuant to Section 54956 of the Government Code of the State of California, the Measure W Citizens' Oversight Committee of the City of South San Francisco will hold a Regular Meeting on Wednesday, April 4, 2018, at 6:30 p.m., in the City Council Chambers, Municipal Services Building, 33 Arroyo Drive, South San Francisco, California.

Call To Order

Public Comments

MATTERS FOR CONSIDERATION

1. [Motion to approve the Minutes from the meeting of February 7, 2017.](#)
2. [Report transmitting Measure W Fiscal Year 2017-18 financial reports as of February 28, 2018. \(Richard Lee, Director of Finance\)](#)
3. [Report regarding Community Civic Campus project update on program validation, outreach and design. \(Marian Lee, Assistant City Manager and SmithGroupJJR, Master Architect\)](#)

Adjournment

Introduction

Community Civic Campus Project

Prepared by City Manager's Office
For Measure W Citizens' Oversight Committee
April 4, 2018

What are we trying to do...

- City's commitment
 - Continue fiscal responsibility
 - Maintain essential city services during economic cycles
- City's future
 - Population increasing
 - Community evolving
 - Need for public services growing
- Deliver on the promises of Measure W
 - Public Safety services
 - Parks and Recreation and Library services
 - Maintain streets and fix potholes

What decisions have been made...

- **Build Community Civic Campus**
 - **Community Center (Library & Parks and Recreation)**
 - New Police and Fire stations
- **Site selected and purchased**
- **General site plan and cost estimate**
 - Structure parking / max open space
 - Max underground parking
 - \$173M
- **Environmental certification**



Funding discussions...

- Measure W \$145M
- Asset Seizure \$2M
- Sale of MSB \$8M
- Sale of PUC Parcels \$1M
- Park-in-lieu \$2M
- Other \$2M
- Donations/Grants/Other \$TBD

City of South San Francisco—Measure W: Community Civic Campus

AGENDA

1. About Us
2. Schedule + Engagement
3. Working Program
4. Community Feedback!



about us

Libraries

Recreation & Wellness Centers

City Halls

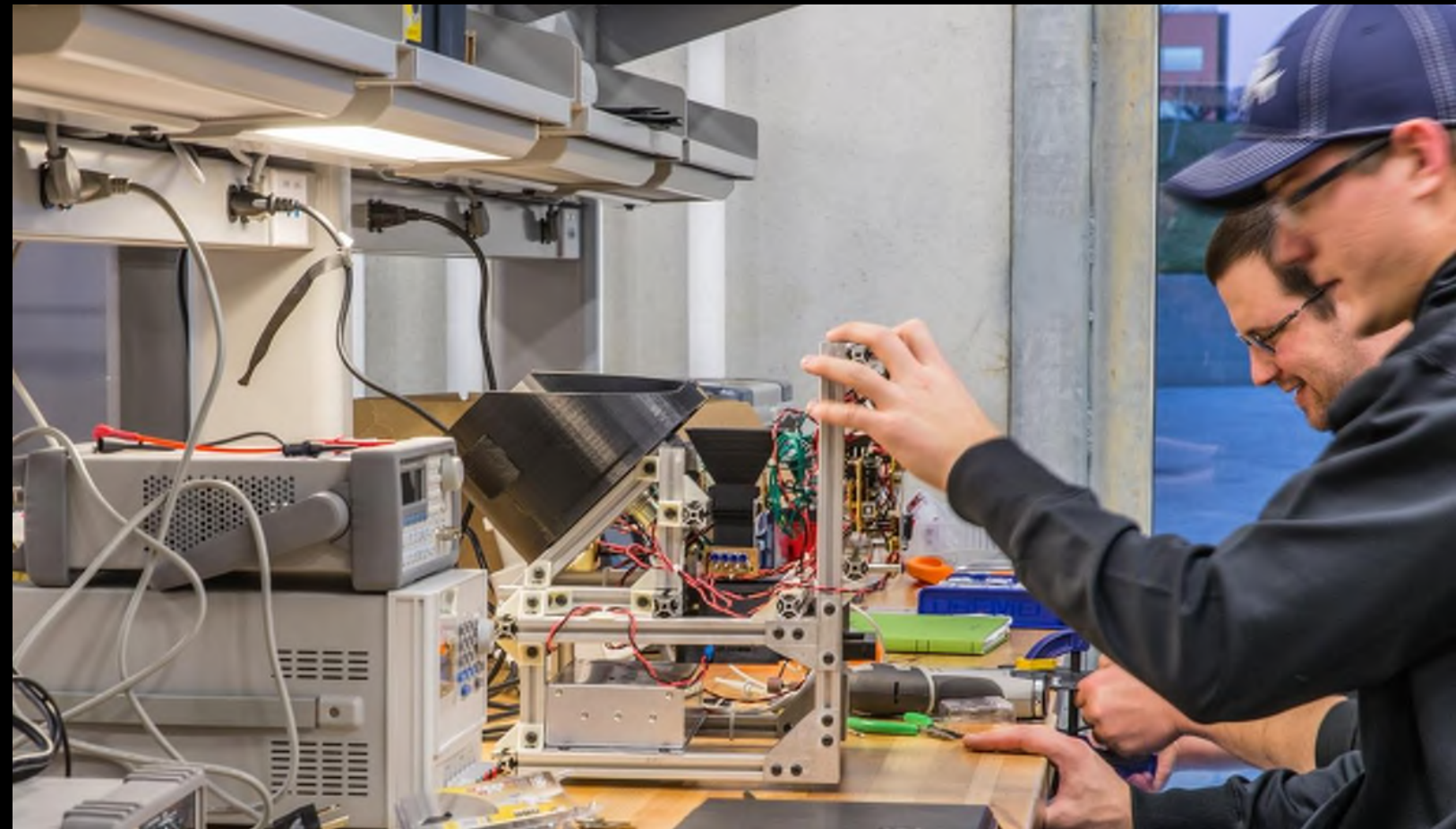
Civic Campuses



Learning



Hands On



Wellness



Flexible







CITY OF SOUTH SAN FRANCISCO

Industry to Innovation

Why We Were Selected.....

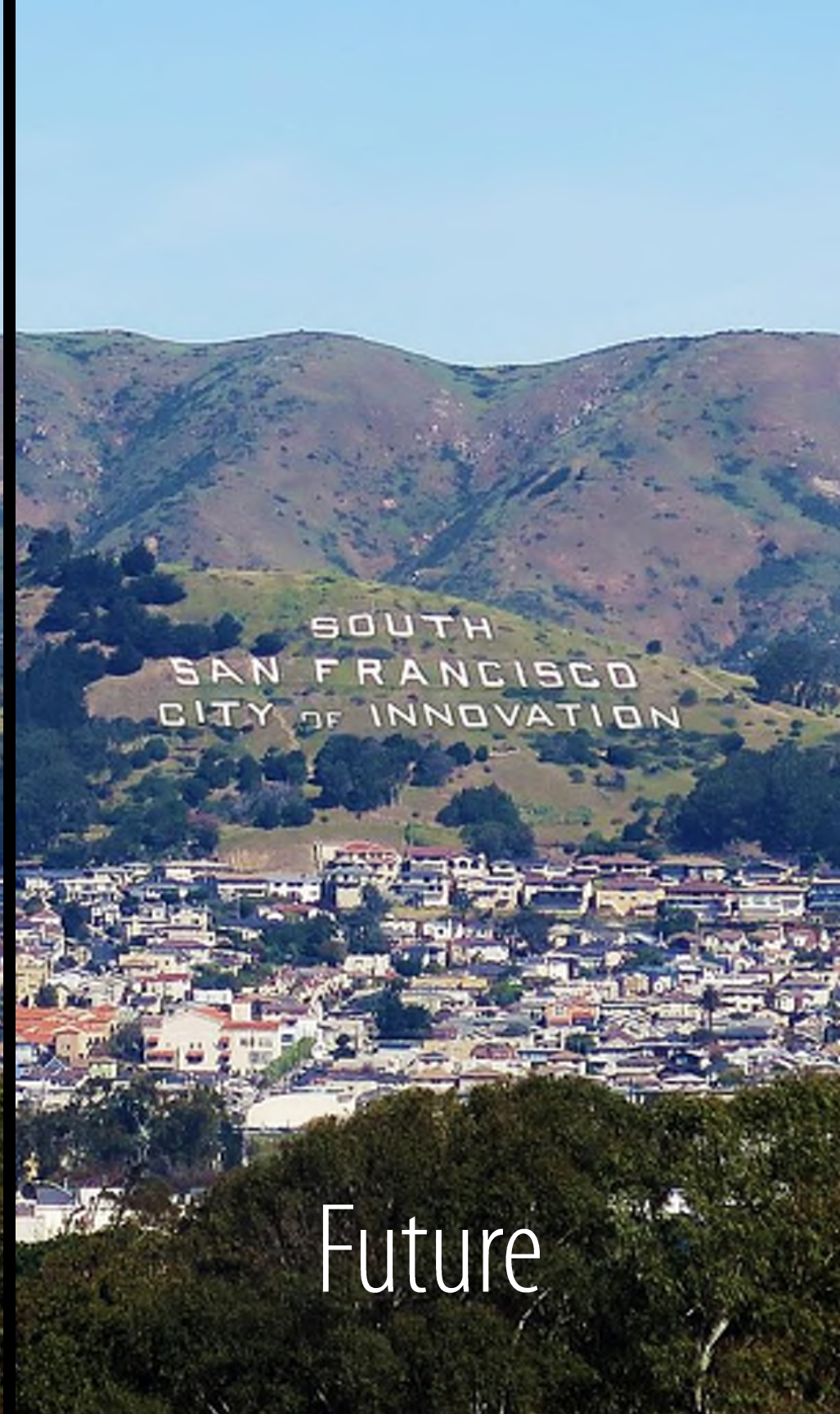




Past



Present



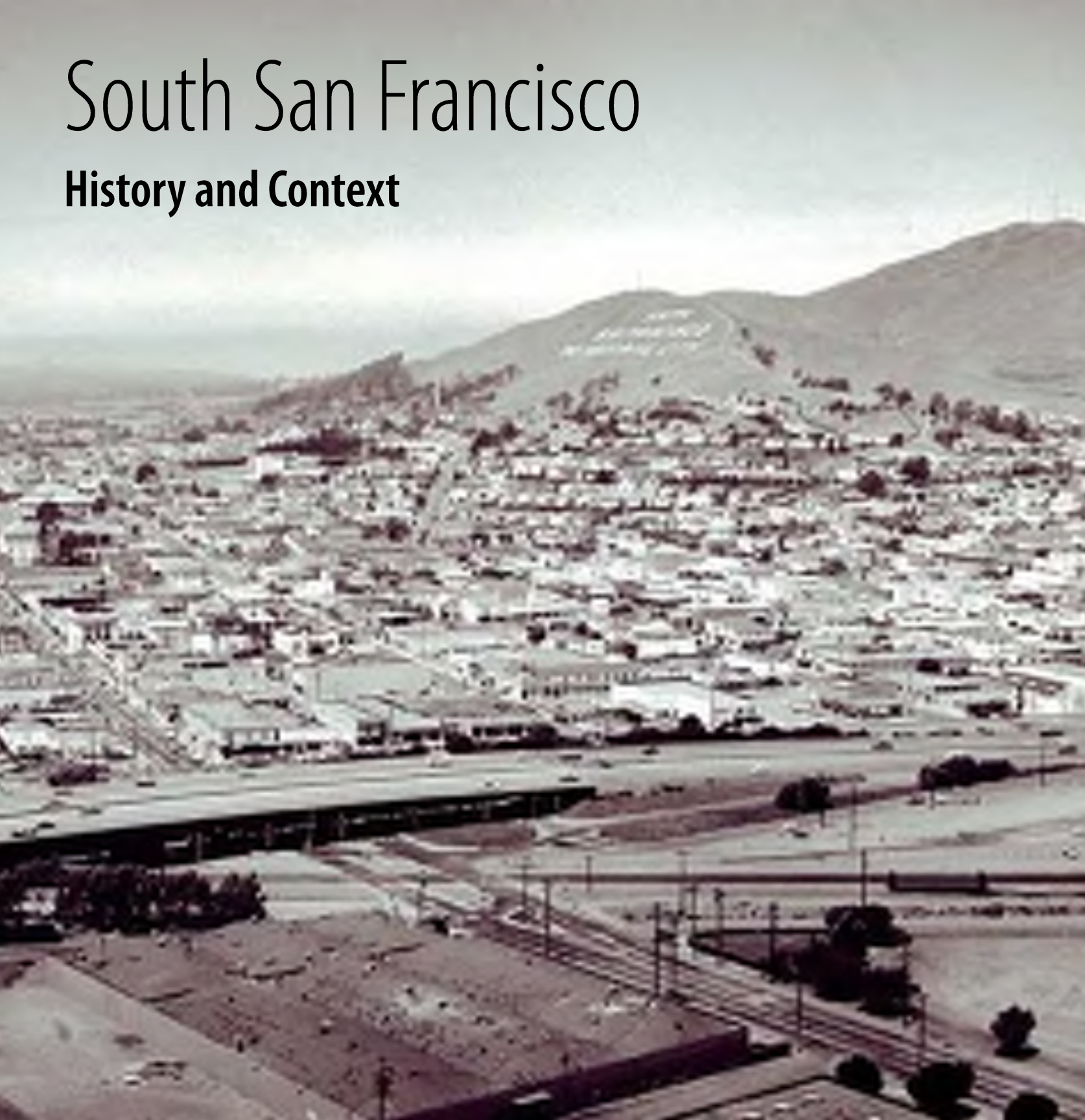
Future

Your Community



South San Francisco

History and Context

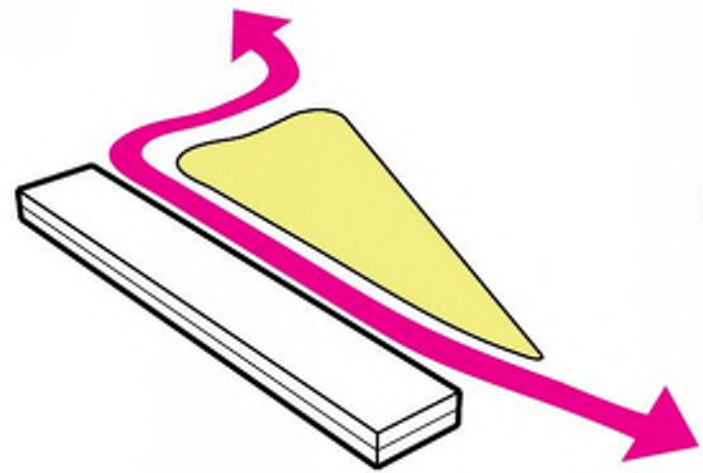




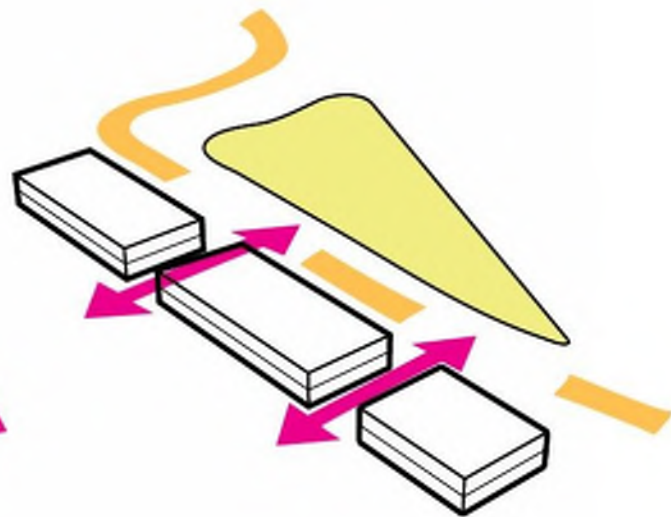
Convergence of Neighborhoods



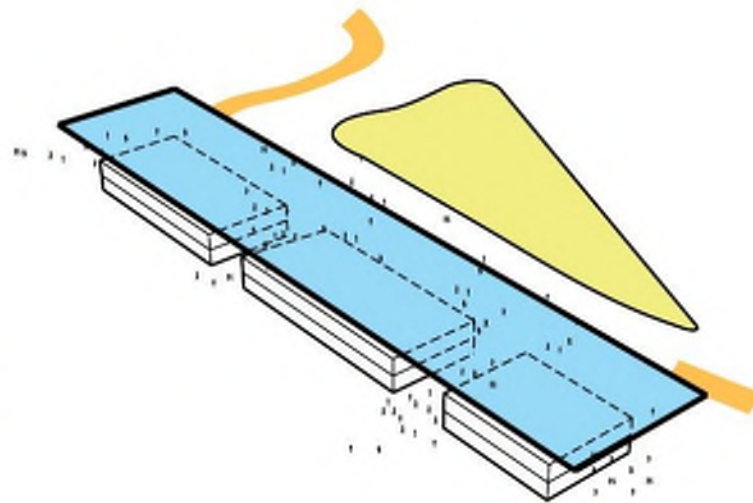
Big Design Ideas



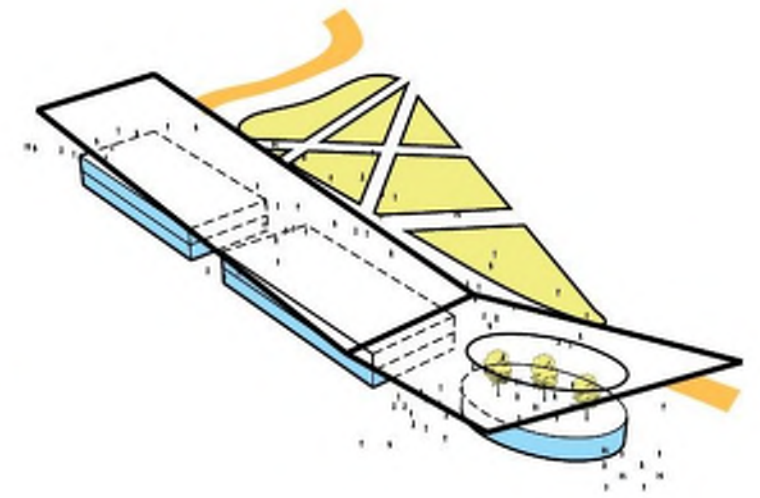
Integration



Connection



Definition



Expression

Making an Icon



Creating A Campus



EL CAMINO REAL

ARROYO DR

NEW FIRE
STATION

CAMARITAS AVE

NEW LIBRARY /
COMMUNITY CENTER

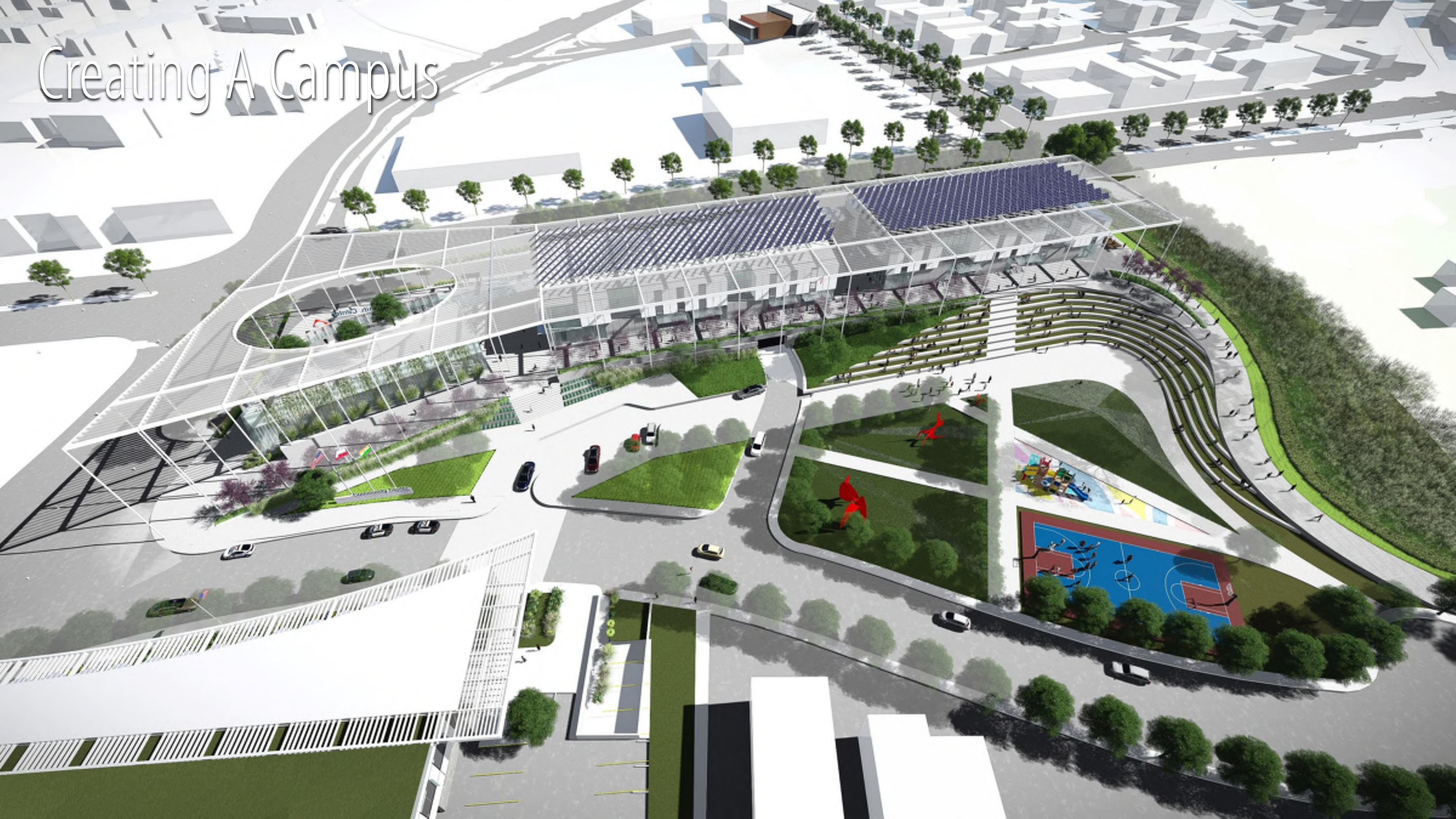
ANTOINETTE LN

NEW POLICE

CHESTNUT AVE

CENTENNIAL WAY TRAIL

Creating A Campus



Making a New Center

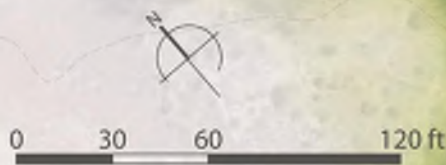


Window To The Community



Creating a Place

CENTENNIAL WAY TRAIL



NEW POLICE

ANTOINETTE LN

CHESTNUT AVE

AMPHITHEATRE

DROP OFF PLAZA

TO BELOW GRADE PARKING

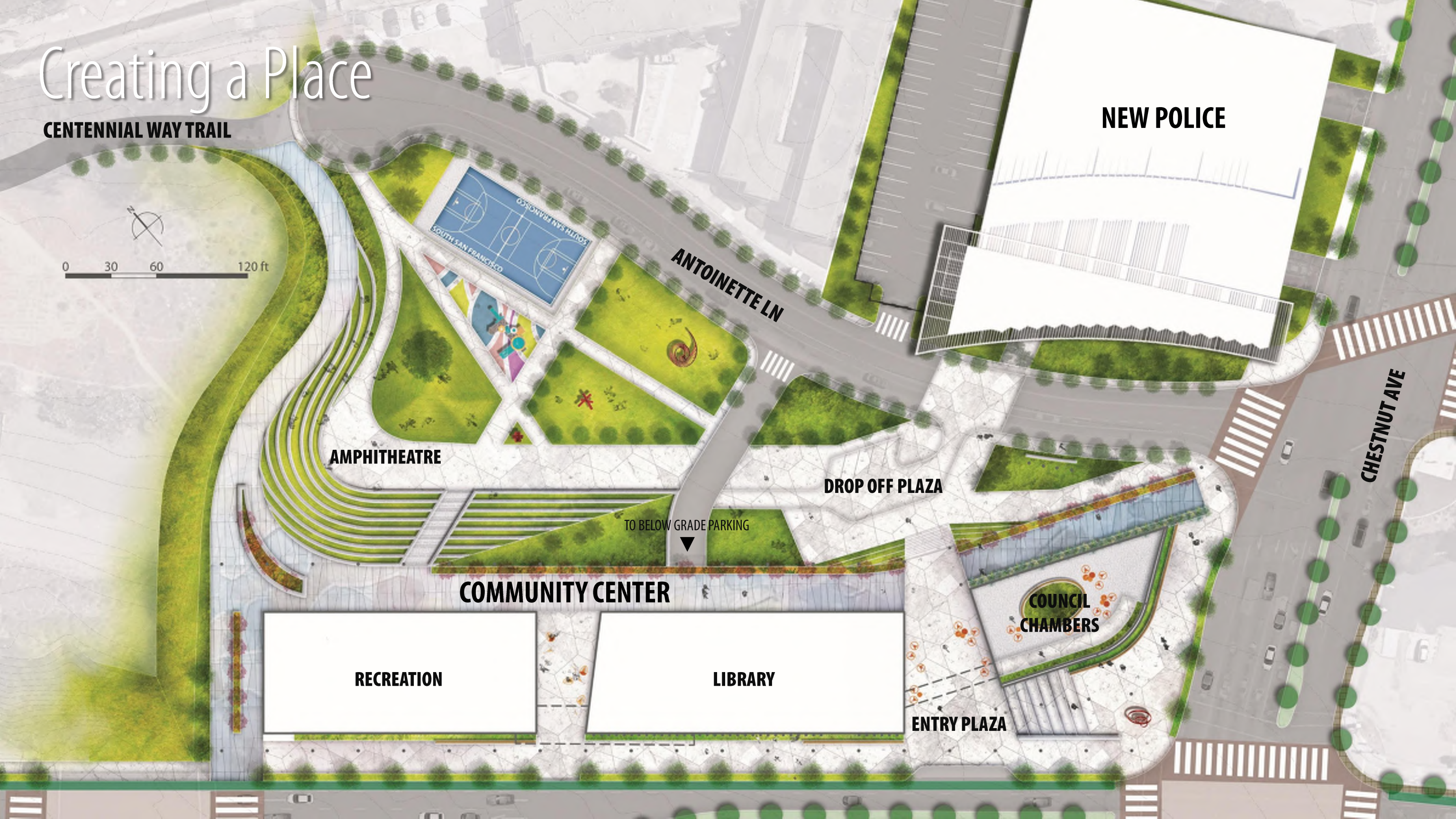
COMMUNITY CENTER

COUNCIL CHAMBERS

RECREATION

LIBRARY

ENTRY PLAZA



Open Door to the Community



Campus Connections



Welcome



City of South San Francisco—**Mission Statement**

The City of South San Francisco's mission is to provide a safe, attractive and well-maintained City through excellent customer service and superior programs and to have a work ethic that will enhance the Community's quality of life.

City of South San Francisco—**Core Values**

- Strengthening each other and the organization through dedication and teamwork
- Recognizing and respecting diversity and encouraging opinions of the community and workforce
- Committing to excellence and service
- Encouraging creativity and supporting problem solving
- Accepting responsibility and accountability
- Demonstrating integrity and honesty in all aspects of service
- Promoting and maintaining open and constructive communication
- Encouraging skill development and professional growth

City of South San Francisco—**Measure W Objectives**

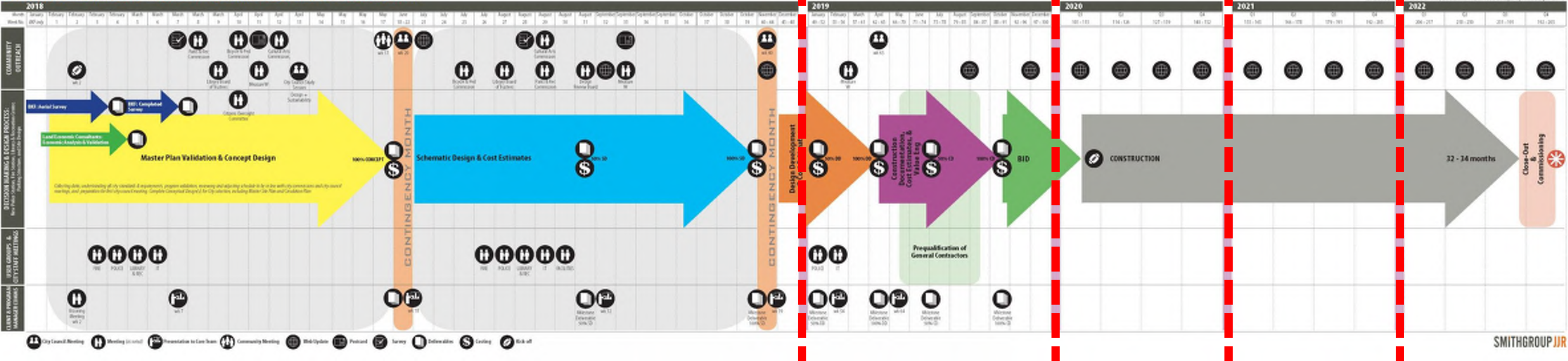
Throughout the Measure W public outreach process, the community expressed support to maintain South San Francisco services including:

- Maintaining neighborhood police patrols/911 response
- Programs for seniors/disabled residents
- Crime/gang suppression programs
- Repairing potholes/streets
- Maintaining youth/teen education/recreational programs
- Providing police operations center that meets earthquake safety codes, and other city services

schedule + engagement

Working Schedule

CITY OF SOUTH SAN FRANCISCO - MEASURE W - COMMUNITY CIVIC CAMPUS PROJECT SCHEDULE



2018

'19

'20

'21

'22



Library / Parks & Recreation —**Kick-off**: February 6, 2018



Library / Parks & Recreation —Perfect Diagram Exercise: February 26, 2018



Library / Parks & Recreation —Experiential Kick-off with Gyroscope: March 6, 2018



Library / Parks & Recreation — **Parks & Recreation Commission Meeting:** March 20, 2018



Library / Parks & Recreation —**Library Board of Trustees Meeting:** March 27, 2018

Community Outreach STRATEGY

- Purpose
 - Community input to inform design
 - Community input to select design
- Process
 - Part I — Kick-off Process
 - Part II — Input on conceptual design
 - Part III — Input on design options
- Design Selection & Next Steps



Community Outreach TOOLS

EDUCATE

★ Update Website & Messaging

● Face-to-Face Meetings

LISTEN+INPUT

▲ Surveys (Digital + Print)

■ Print Media (City Newsletter, Post Cards, “Hip Pockets”)

■ Social Media (Next Door, Twitter, FB)

Community Meetings

Council Study Sessions

- Study Session 1: **4/25/18**
- Study Session 2: **6/13/18**

Committee + Commission Meetings

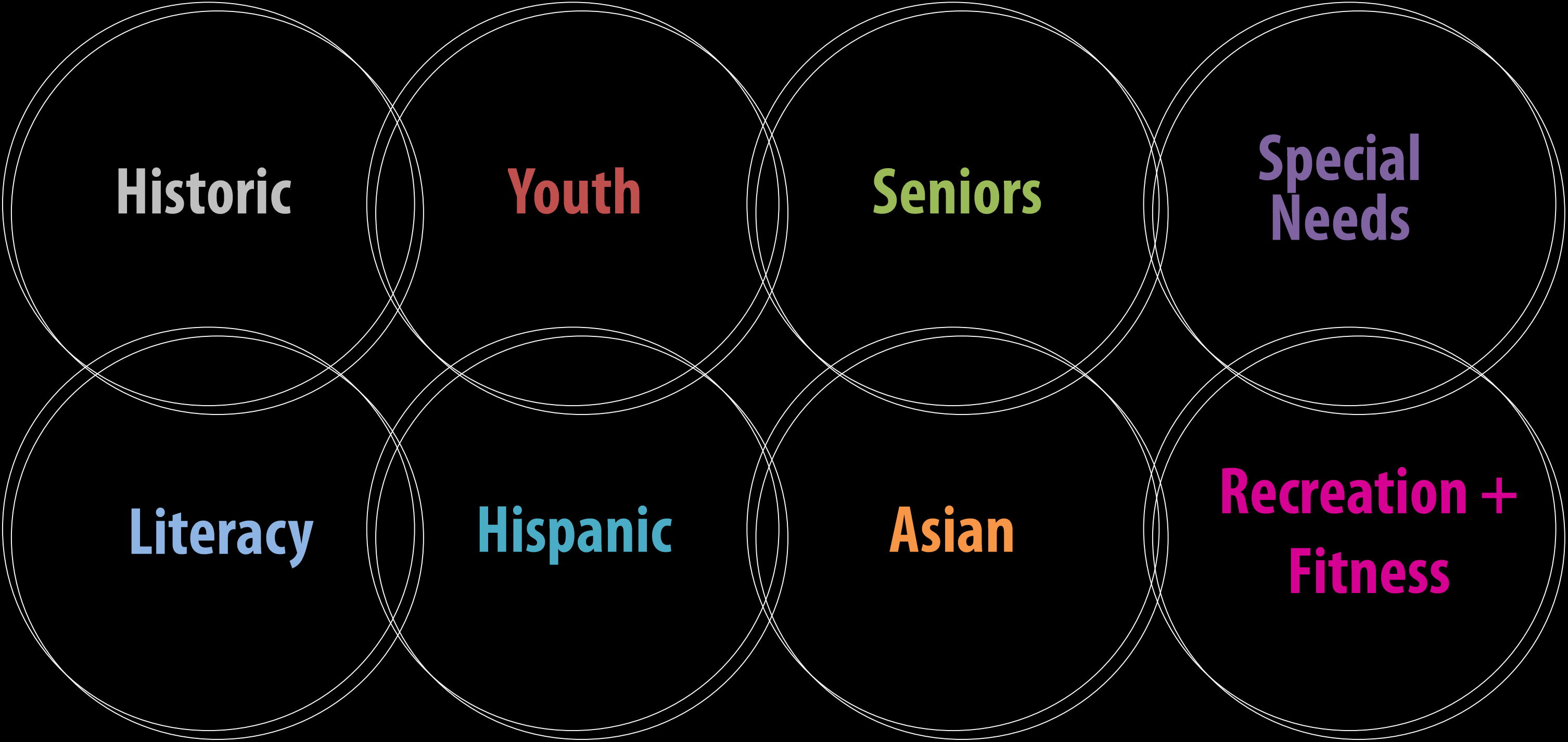
- Parks & Rec Commission (and Friends of Parks and Recreation) on **3/20/18, 7:00 p.m., MSB**
- Library Board Meeting on **3/27/18, 6:00 p.m., Main Library Auditorium**
- Bicycle and Pedestrian Committee on **4/4/18, 6:00 p.m., City Hall Conference Room**
- Measure W Citizens' Oversight Committee on **4/4/18, 6:30 p.m., Council Chambers, MSB**
- Measure W Subcommittee on **4/9/18, 1:00 p.m., City Hall Conference Room**
- Friends of the Library on **4/10/18, 6:00 p.m., Main Library Auditorium**
- Cultural Arts Commission on **4/19/18, 6:30 p.m., Betty Weber Room, MSB**
- Planning Commission on **4/19/18, 7:00 p.m., Council Chambers, MSB**

**Measure W Town
Hall on 5/22/18,
6:30 p.m., MSB,
Social Hall and
Atrium**

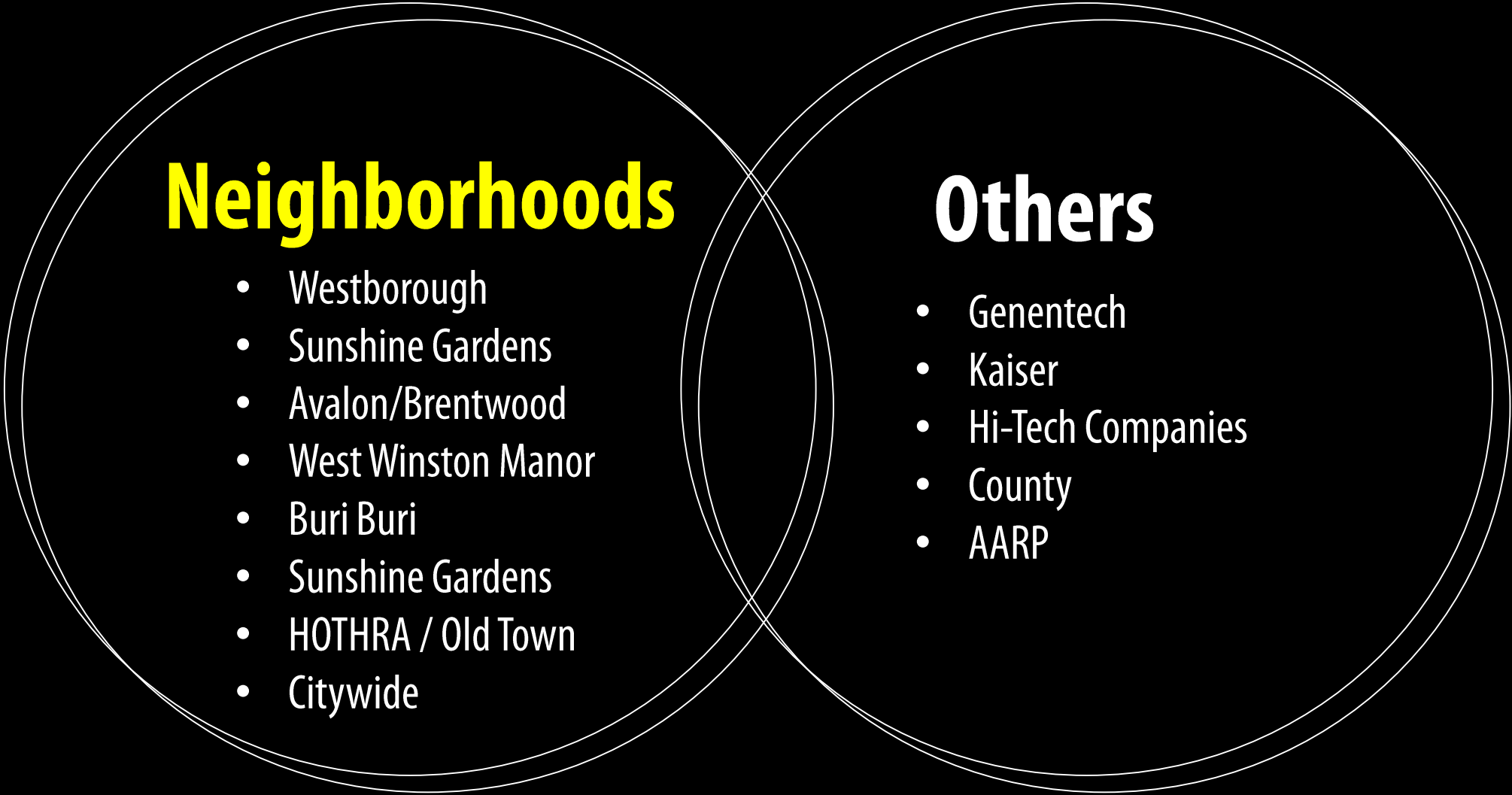
**Neighborhood
Focus Groups
4/3 + 4/4 TBD**

**Streets Alive! Parks
Alive! Pop-Up
5/5 Orange
Memorial Park**

Community Outreach FOCUS GROUPS

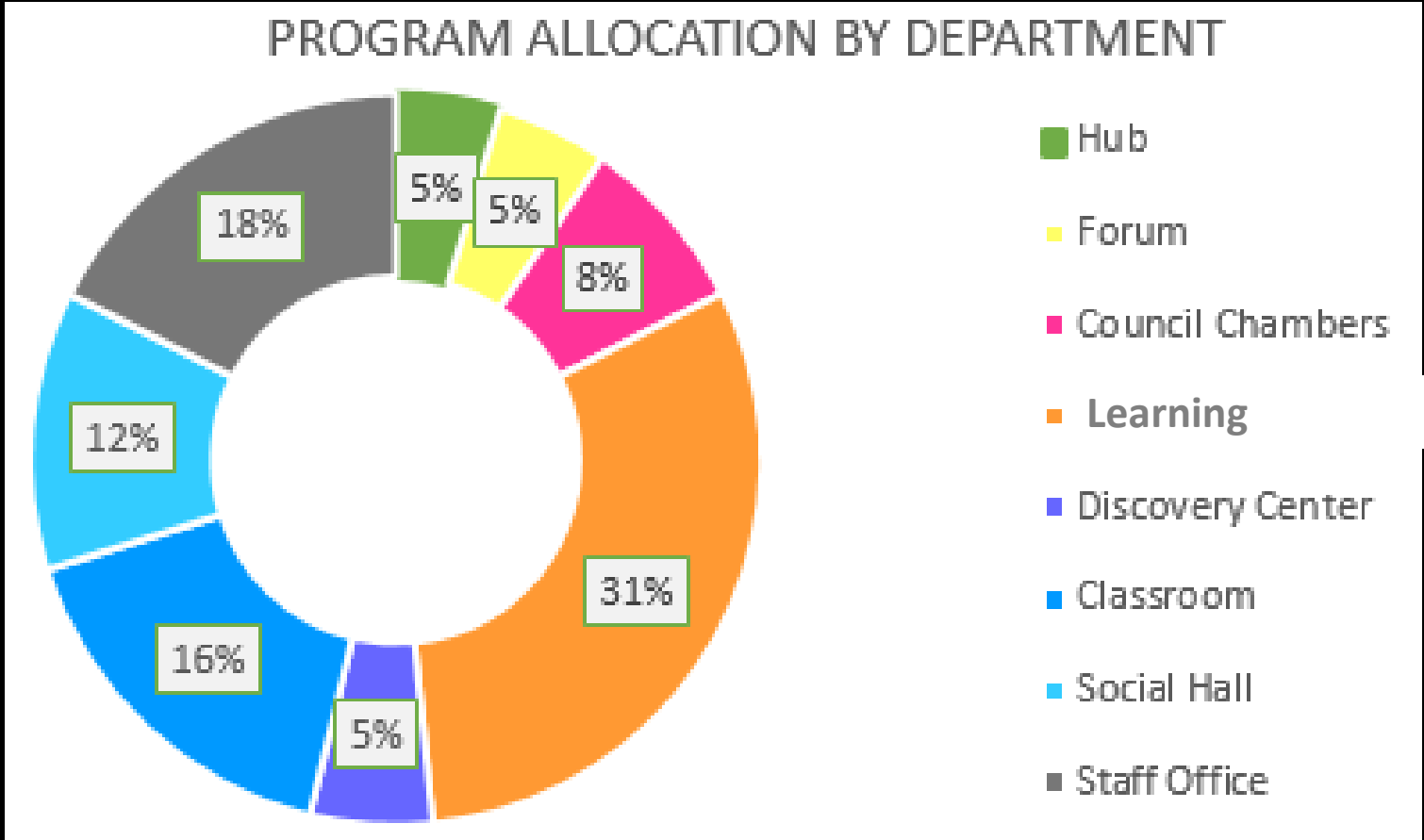
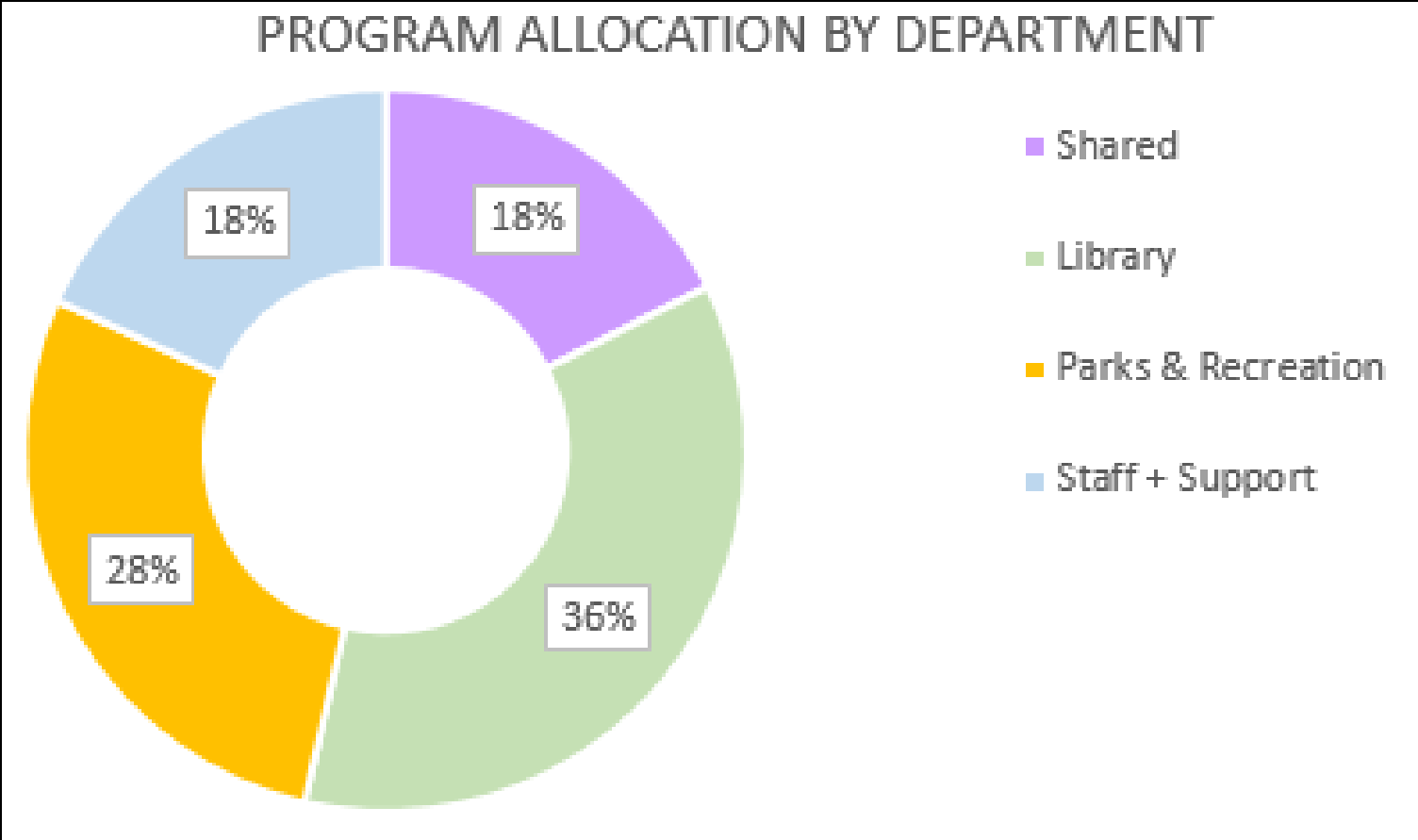


Additional Community Outreach



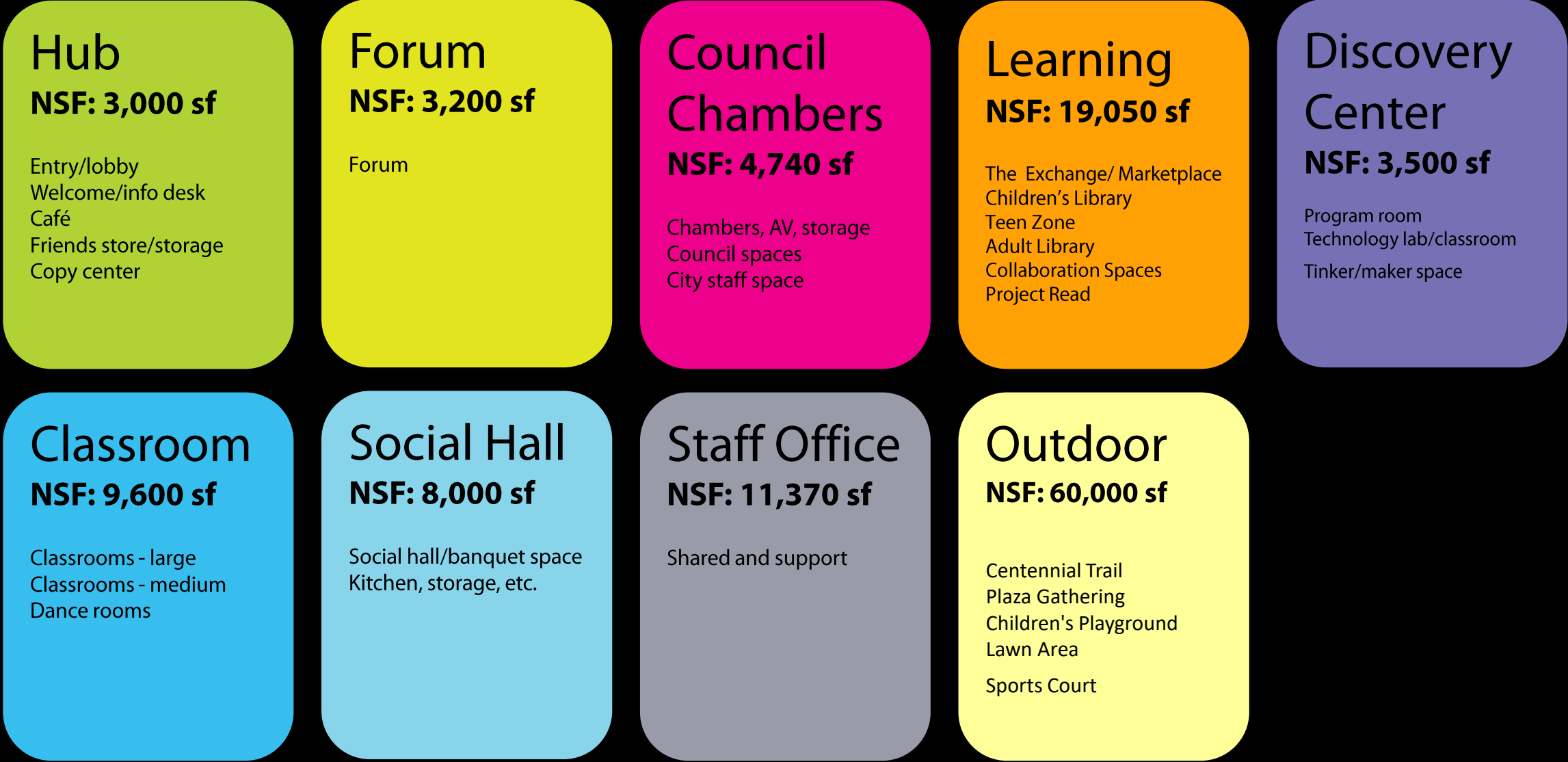
working program

Blended Program



Silo(ed) vs. Integrated

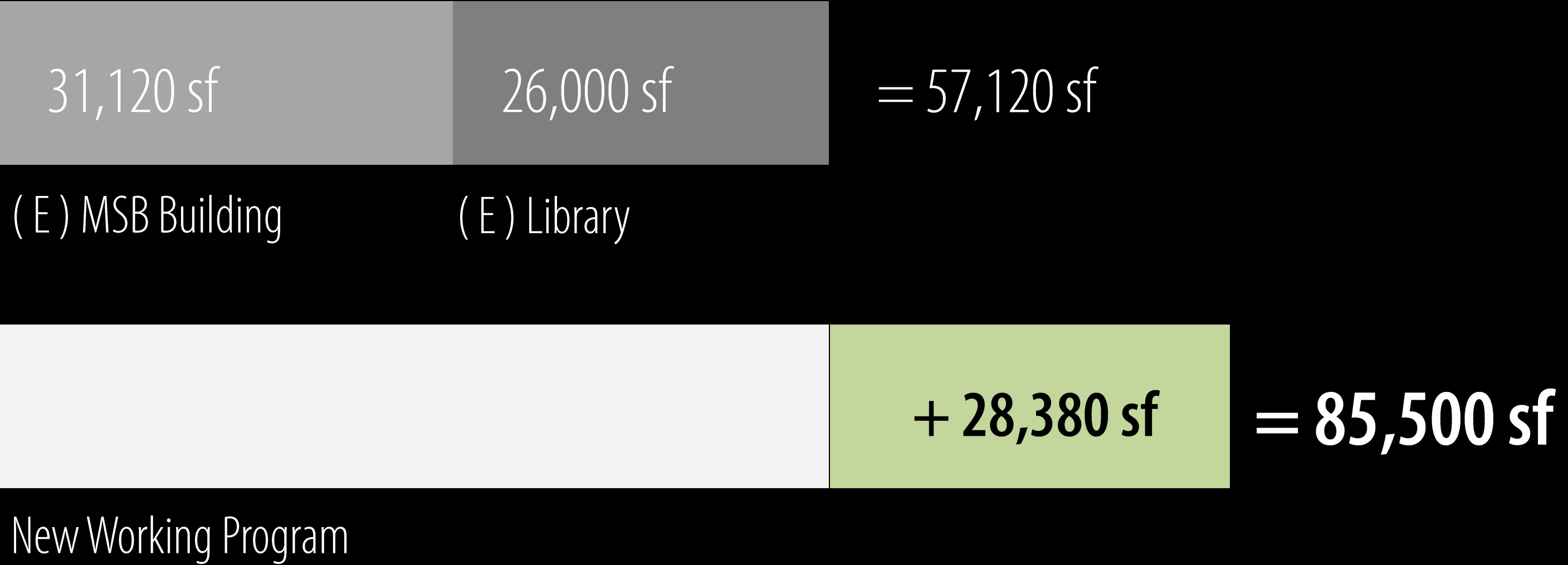
Shared Use Program—More Than What You Have Today!



“Why Can’t You Have It All?”—A Mixed Use Strategy

OPTIONS A, B, C		Qty - Base	Size Ea.	Net SF	
Options					
	Option A - Cultural Arts				
	<i>Black Box theater</i>	1		1,600	<i>performance + audience</i>
	<i>Dressing rooms</i>			300	
	<i>Light/sound/recording rooms</i>			300	
	<i>Theater storage</i>			300	
	<i>Gallery - flexible</i>			300	<i>art, history, cultural....</i>
	<i>Subtotal</i>	1		2,800	NSF
				3,500	GSF
	Option B - Fitness				
	<i>Fitness center</i>	1		2,000	
	<i>Enhanced changing rooms</i>			500	<i>(see P+R Dance changing rooms)</i>
	<i>Storage</i>			300	
	<i>Subtotal</i>	1		2,800	NSF
				3,500	GSF
	Option C - Opportunities				
	<i>Lab/classrooms - large</i>	1	1,100	1,100	
	<i>Lab/classrooms - medium</i>	1	800	800	
	<i>Conference rooms</i>	1	300	300	<i>one medium or two small</i>
	<i>Gallery - flexible</i>			600	<i>partners</i>
	<i>Subtotal</i>	2		2,800	NSF
				3,500	GSF

Size and Scale — Existing Buildings vs Working Program



Size and Scale — Site Buildable Area



community feedback!

Questions



Thank you

Questions/Comments:
CommunityCivicCampus@ssf.net

