

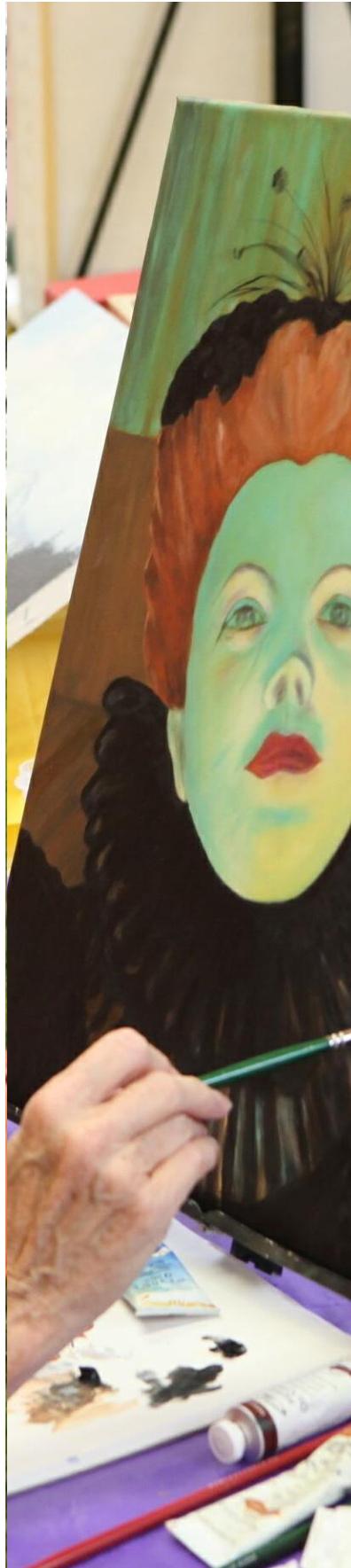


City of Burlingame New Community Center

City Council

July 2, 2018





AGENDA

1. Project Background
2. Design Options
 - Mission
 - Pavilions
3. Outreach Summary
4. Next Steps
5. City Council Direction

BURLINGAME COMMUNITY CENTER PROJECT SCOPE



COMMUNITY CENTER PROGRAM

COMMUNITY CENTER PROGRAM – 35,700 SF



ACTIVE LOUNGE



SOCIAL LOUNGE +
GALLERY



COMMUNITY ROOM



ENRICHMENT
CLASSROOM



MUSICAL ARTS
CLASSROOM



MEETING ROOMS



TECH SHOP



FINE ARTS



CREATIVE ARTS +
CERAMICS



TEEN SCENE



KIDS TOWN CLASSROOM



DANCE + FITNESS STUDIO



GROUP 4

07.02.18

BURLINGAME COMMUNITY CENTER

CONCEPTUAL OPTIONS



OR



MISSION DESIGN OPTION

EXTERIOR VIEWS



MISSION DESIGN OPTION: PARK-SIDE VIEW

MISSION DESIGN OPTION

EXTERIOR VIEWS



MISSION DESIGN OPTION: BURLINGAME AVENUE ENTRY VIEW

MISSION DESIGN OPTION

EXTERIOR VIEWS



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MISSION DESIGN OPTION

INTERIOR VIEWS



MISSION DESIGN OPTION: LOBBY

MISSION DESIGN OPTION

INTERIOR VIEWS



**MISSION DESIGN OPTION:
ACTIVE LOUNGE**



**MISSION DESIGN OPTION:
COMMUNITY ROOM**



**MISSION DESIGN OPTION:
KIDS TOWN**



**MISSION DESIGN OPTION:
DANCE + FITNESS STUDIO**

MISSION EXTERIOR FLY THROUGH



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PAVILIONS DESIGN OPTION

EXTERIOR VIEWS



PAVILIONS DESIGN OPTION: PARK-SIDE VIEW

PAVILIONS DESIGN OPTION

EXTERIOR VIEWS



PAVILIONS DESIGN OPTION: BURLINGAME AVENUE ENTRY VIEW



GROUP 4

07.02.18

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PAVILIONS DESIGN OPTION

EXTERIOR VIEWS



PAVILIONS DESIGN OPTION

INTERIOR VIEWS



PAVILIONS DESIGN OPTION: LOBBY

PAVILIONS DESIGN OPTION

INTERIOR VIEWS



**PAVILIONS DESIGN OPTION:
ACTIVE LOUNGE**



**PAVILIONS DESIGN OPTION:
COMMUNITY ROOM**



**PAVILIONS DESIGN OPTION:
KIDS TOWN**



**PAVILIONS DESIGN OPTION:
DANCE + FITNESS STUDIO**

PAVILIONS EXTERIOR FLY THROUGH



DESIGN OPTIONS OPPORTUNITIES

MISSION



PAVILIONS



SITE REQUIREMENTS	✓	✓
BUILDING PROGRAM	✓	✓
ADDITIONAL PARKING (surface + underground)	✓	✓
COMPARABLE BUDGET	✓	✓
SUSTAINABLE DESIGN STRATEGIES	✓	✓+
% ROOF AREA FOR PV	~50%	~75-80%

PHOTOVOLTAIC OPPORTUNITIES

MISSION

PAVILIONS

% ROOF AREA FOR PV

~50%



~75-80%



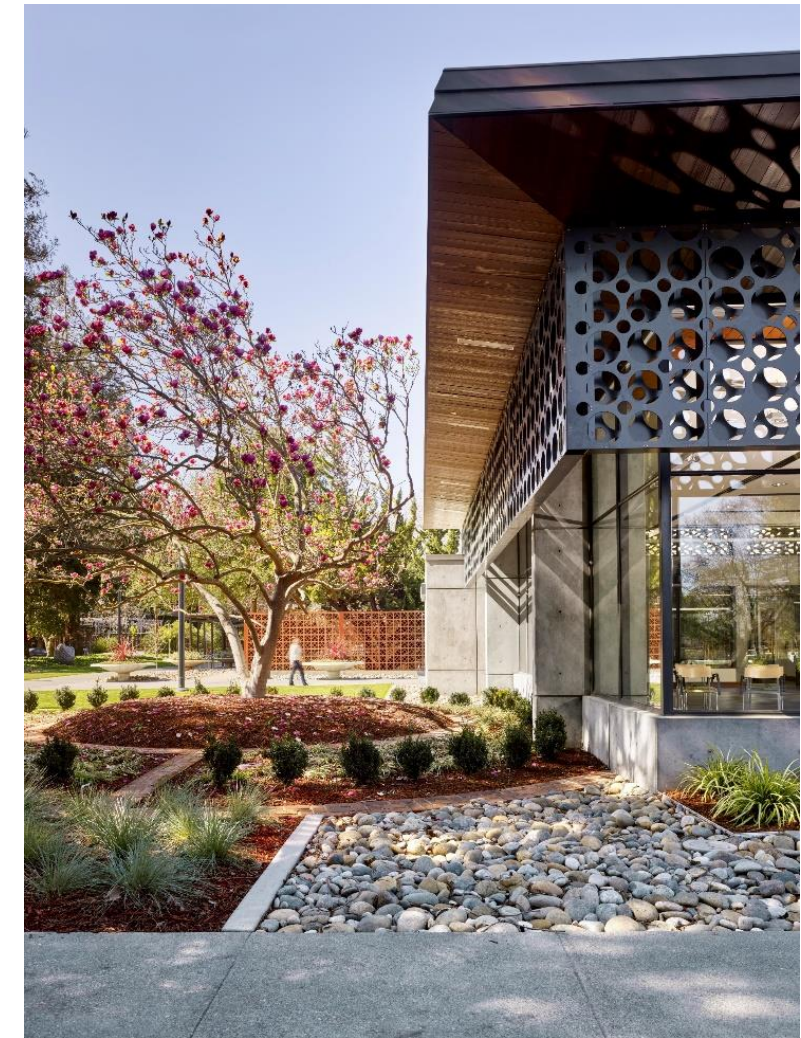
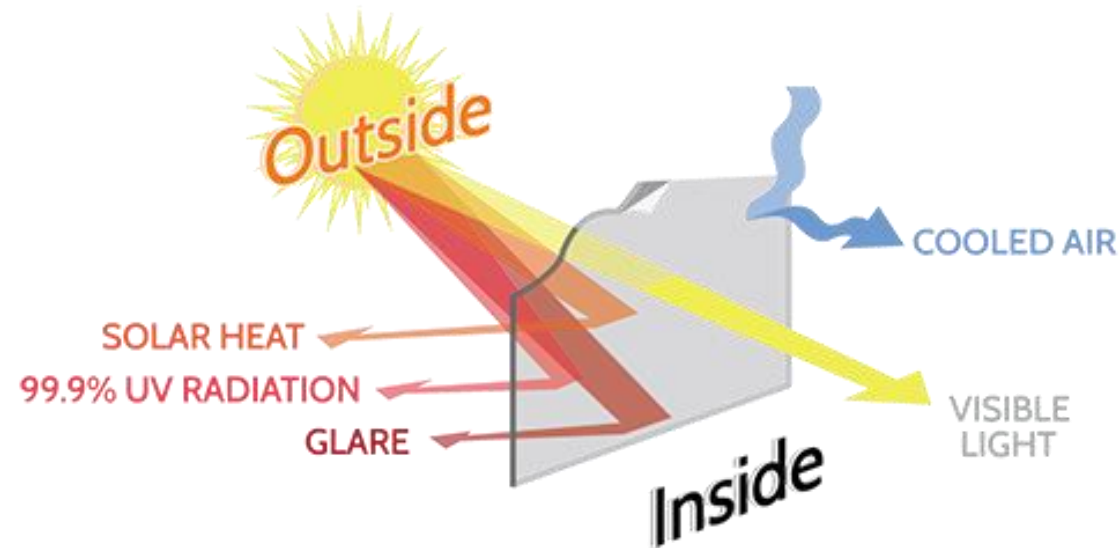
PV VISIBILITY – PARK-SIDE VIEW



LIGHTING + DAYLIGHT DESIGN STRATEGIES

Window glazing

- Tinted or fritted glass to control interior/exterior glare, light pollution and reflection of light to surrounding context
- Use low-e glass to minimize UV and infrared light transmission and solar heat



Window shades + sun shades

- Window shades programmed to come down at night
- Provide glare and solar heat gain reductions to interior spaces

VERTICAL
EAST/WEST FACING

HORIZONTAL
SOUTH FACING



LIGHTING + DAYLIGHT DESIGN STRATEGIES

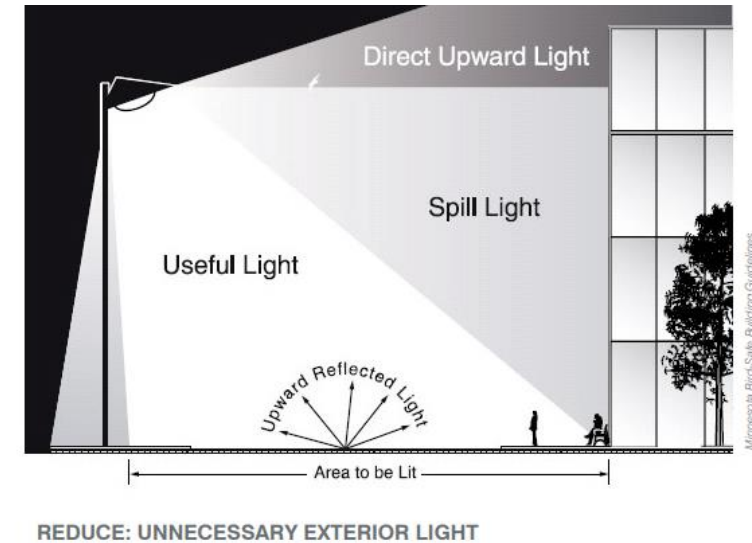
Lighting design

- Spaces are not over-lit – lighting levels are not higher than necessary
- Color temperature – warm color used for interiors for a cozy, residential look (this can be done with energy-efficient LEDs)



Luminaire selection (interior + exterior)

- Indirect lighting
- Lighting has well-shielded sources



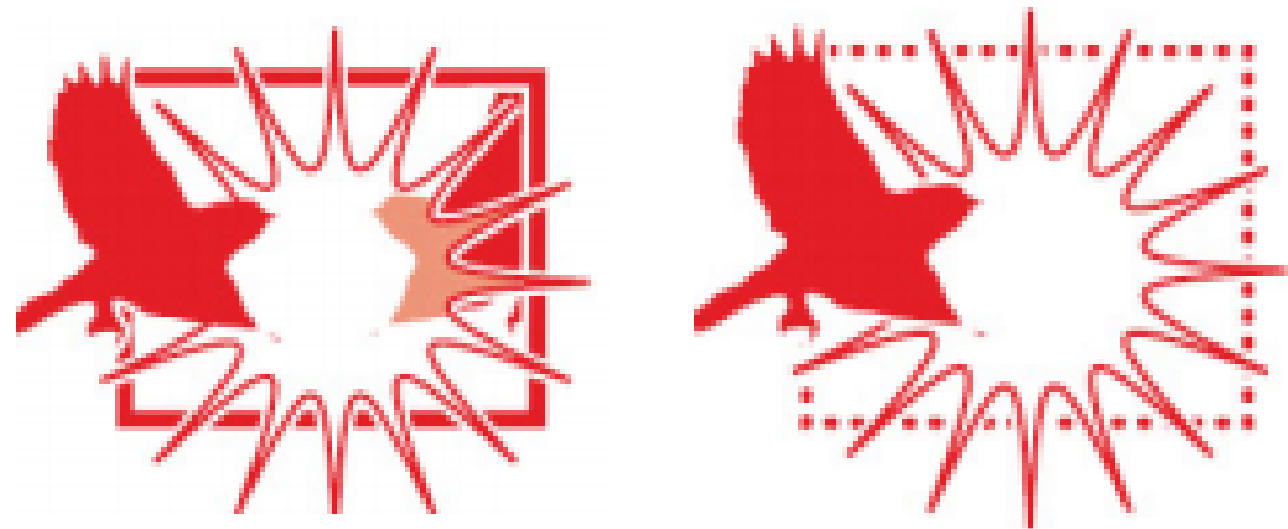
Code requirements (Cal Green)

- For classrooms, interior lighting must have an auto-off function that times out at a maximum of 20 minutes; if any room is unoccupied for 20 minutes, the lights will automatically turn off



BIRD COLLISION PROTECTION

- Fritted, frosted, or ultra-violet glass to reduce reflectivity and transparency
- External screens, overhangs, louvers can block view of glass and prevent bird impact, while providing shading and maintaining views
- Reduce night lighting and 'beacon effect' which can impact night time bird navigation through urban environments (especially during migration of Pacific Flyway: February-May and August-November)

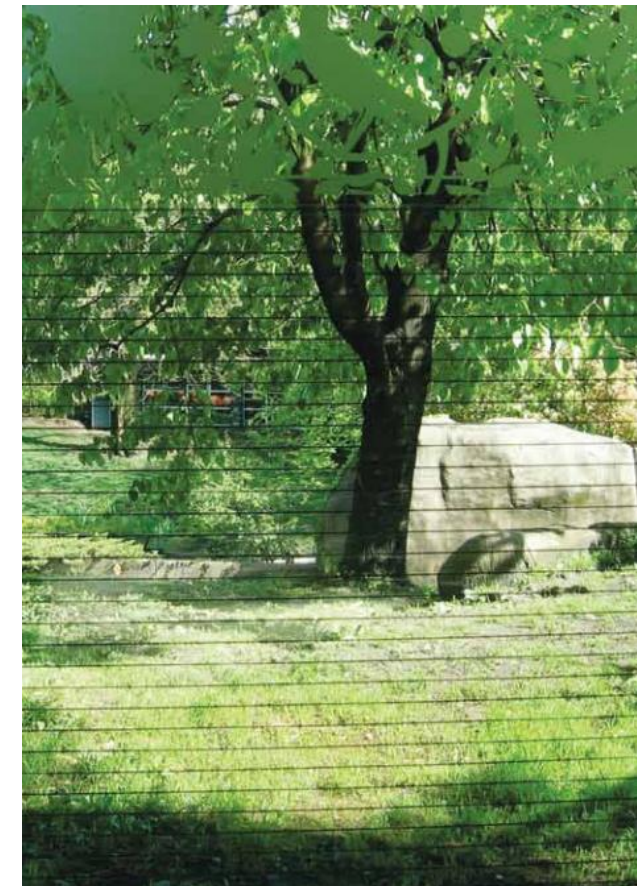


REFLECTIVITY + TRANSPARENCY

SF Planning Department Standards for Bird-Safe Buildings (July 2011)



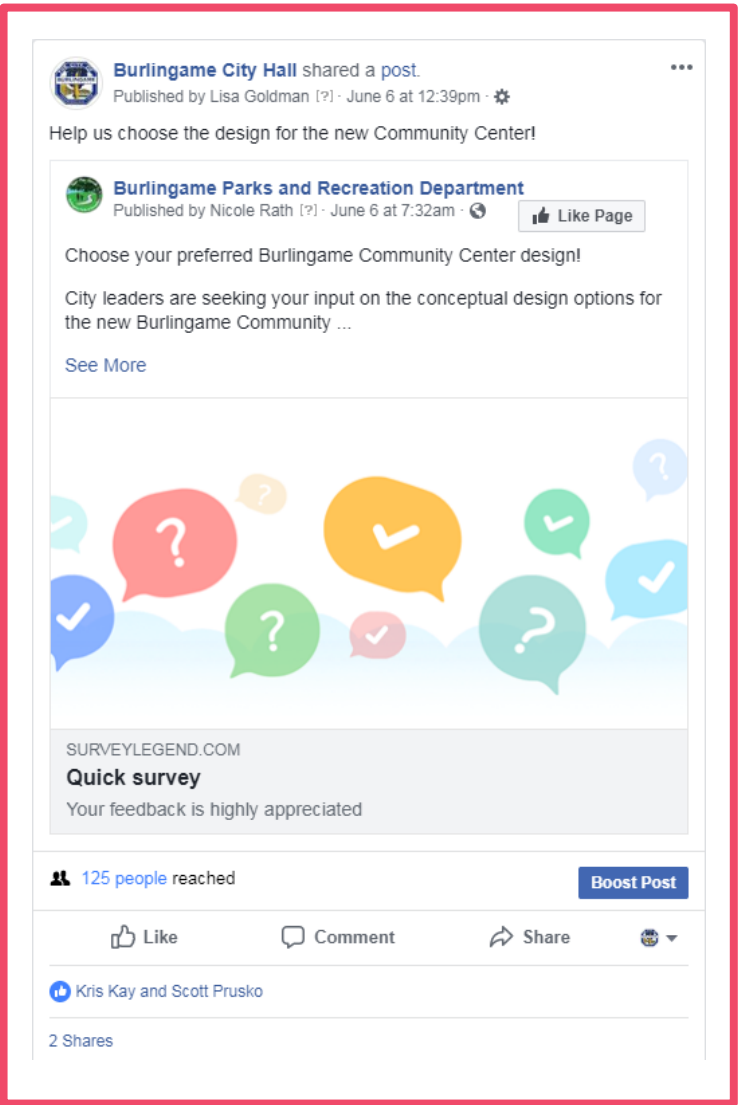
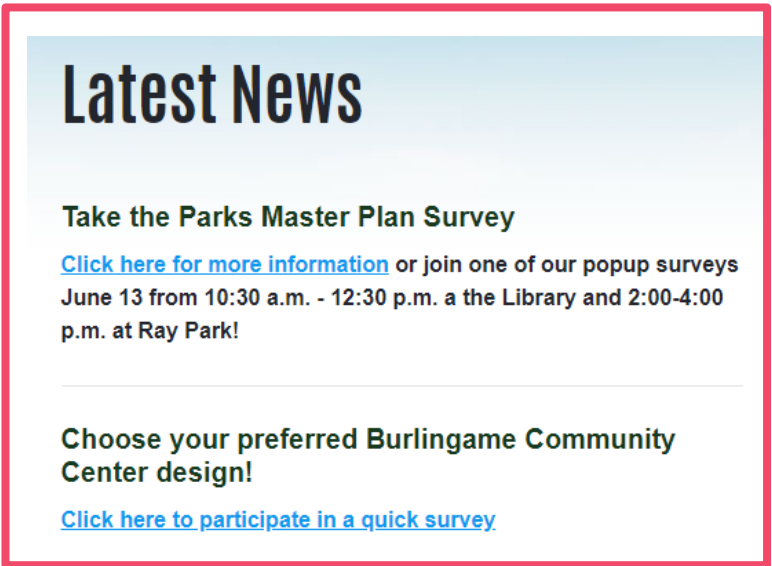
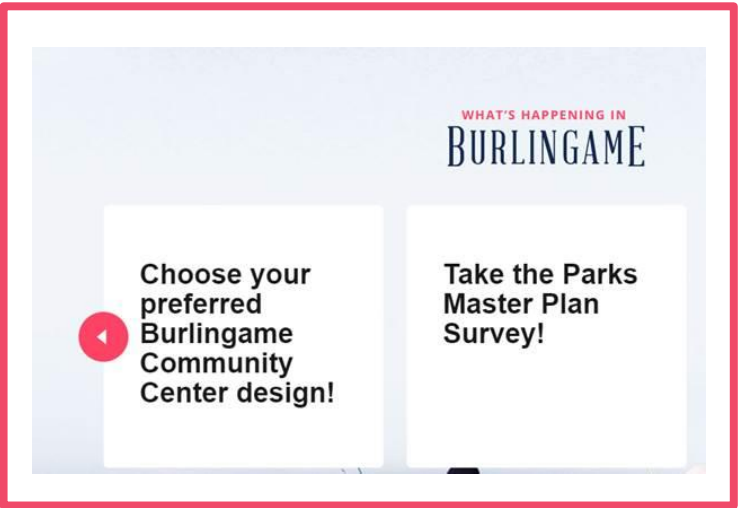
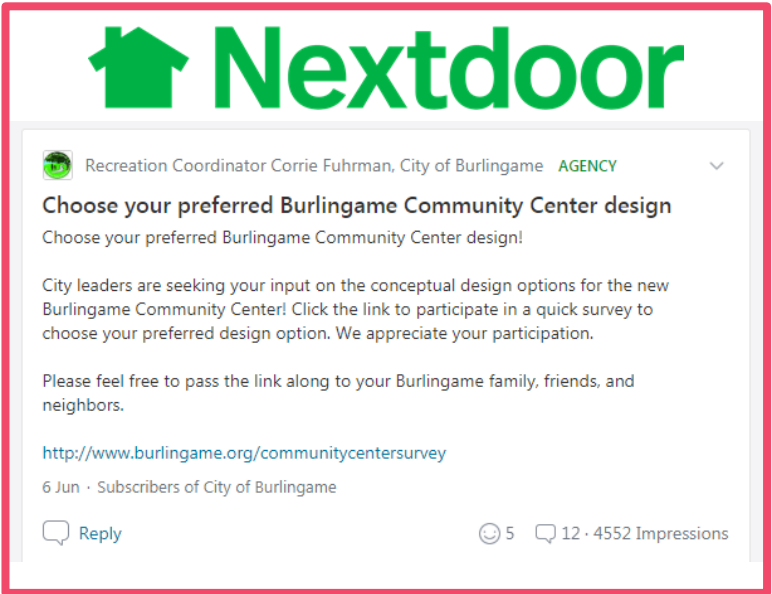
Minnesota Bird-Safe Building Guidelines



OUTREACH SUMMARY

Where we have been:

- Community Center Kiosk
- Library Kiosk
- Fresh Market
- Parks & Recreation Commission Meeting
- Online Survey (advertised through):
 - Parks & Recreation Website
 - Commissions
 - Email blasts
 - Facebook
 - Nextdoor
 - E-News
 - City Website
 - Community Advisory Committee



CONCEPTUAL DESIGN OPTIONS OUTREACH



Event	# Attendees
Online Survey	500
Community Center Kiosk	463
Library Kiosk	264
Fresh Market	396

TOTAL 1,623



CONCEPTUAL OPTIONS

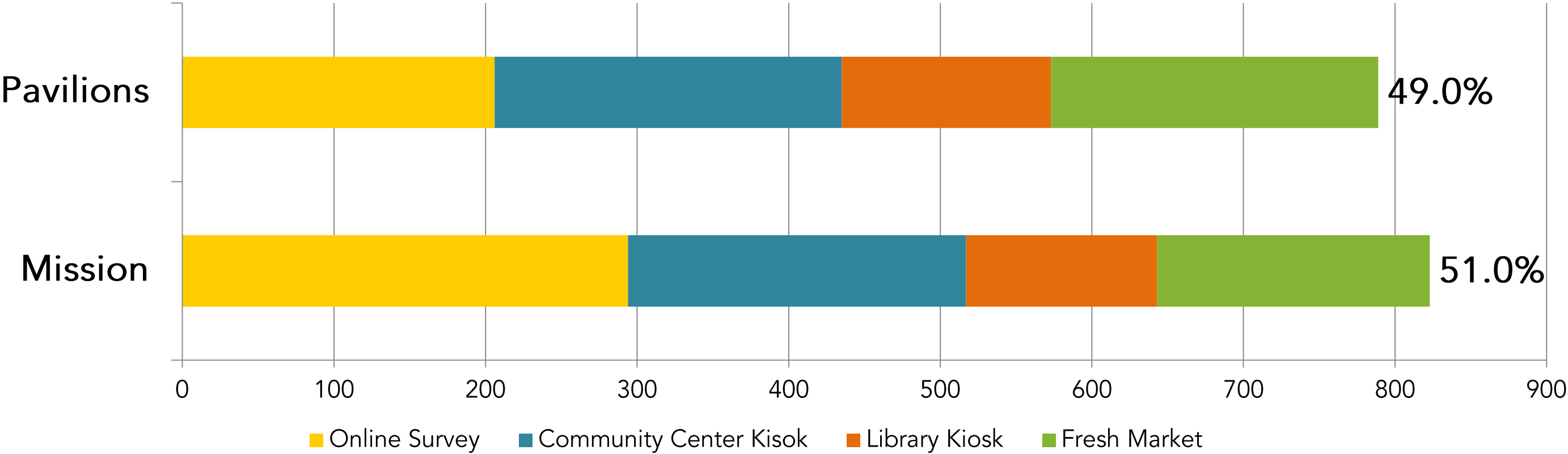
DESIGN OPTIONS



OR



MISSION PAVILIONS



CONCEPTUAL OPTIONS – COMMUNITY COMMENTS*

MISSION



"Mission, if faithfully constructed with authentic materials, refers to other beautiful historical buildings in Burlingame such as the main library and the fire station.."

"The Mission design is timeless and representative of the region."

"The Mission style blends in better with the older homes found in Burlingame as well as the Main Library...It would be nice if this facility exhibited the older Burlingame charm."

"Also Mission matches better with the Burlingame Library, even though they are separated by a few blocks and the train tracks, it creates consistency around our city buildings."

"The Mission design is classy and fits with Burlingame's more authentic atmosphere."

"I prefer the Mission design because it ties in nicely with our beautiful library...These similar buildings will give Burlingame a "sense of place"

PAVILIONS



"The Pavilion style would be fresh and bold; airy and open - like a "pavilion" in a park!"

"Pavilions looks like it would utilize more natural lighting and reduce electricity usage inside the building. I'm in favor of saving more energy and using natural lighting!"

"Cherish the past, but think to the future."

"The interior views (of the Pavilions) have more light and more windows to showcase the outdoor landscape."

"A well designed, LEED Certified, modern building would be an opportunity for the city to show how to integrate modern building ideas into our eclectic neighborhoods."

"This community center will be the place we have a story about the historical Library and modern community center. DAYLIGHT, high ceilings and wood look will bring timeless beauty."

"Will be more appealing to younger generation, who are ideally the ones that want to spend a lot of their time there."

*EXCERPTS FROM ONLINE SURVEY



CONCEPTUAL OPTIONS – COMMUNITY QUESTIONS*

- When will this project actually get under way and how long will it take?
- There isn't a restroom anywhere near the kids zone on the first floor?
- Is there a way to add more windows to the mission design?
- A stage for performance in the larger community room.
- What are the relative costs – capital, operations, and maintenance?
- I wonder about the cost differences. Is glass cheap to install, what about heating and cooling?
- Do the designs have the same earthquake survivability?"
- Will the Pavilion option heat up from the sun with all the windows?
- Will there be parking?

*EXCERPTS FROM ONLINE SURVEY

NEXT STEPS

■ Schematic Design:

July – October 2018

■ *15% Construction Documents*

- ☐ Refine Design and Select Building Systems
- ☐ Develop Material and Color Palette
- ☐ Technical Meetings Round 2 - Planning, Building, Fire, Police (August)
- ☐ City Council Study Session (September)
- ☐ Planning and Parks and Recreation Commission (August/September)
- ☐ Integrated Design Workshop (September)
- ☐ City Council Presentation (November 5)

■ Design Development:

November 2018- March 2019

■ *30% Construction Documents*

■ Construction Documents:

April – September 2019

■ *60%, 90% & Plan Check*

■ Bid and Award:

September – December 2019

■ Construction:

January 2020 – December 2021

CITY COUNCIL DISCUSSION AND DIRECTION



OR





City of Burlingame New Community Center

City Council

July 2, 2018

