



# City of Burlingame Proposed Community Center

Parks & Recreation Commission Update

June 21, 2018





# 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



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# 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**



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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**



# PAVILIONS DESIGN OPTION

## EXTERIOR VIEWS



**PAVILIONS DESIGN OPTION: PARK-SIDE VIEW**



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# PAVILIONS DESIGN OPTION

## EXTERIOR VIEWS



**PAVILIONS DESIGN OPTION: BURLINGAME AVENUE ENTRY VIEW**



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# 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**



# 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

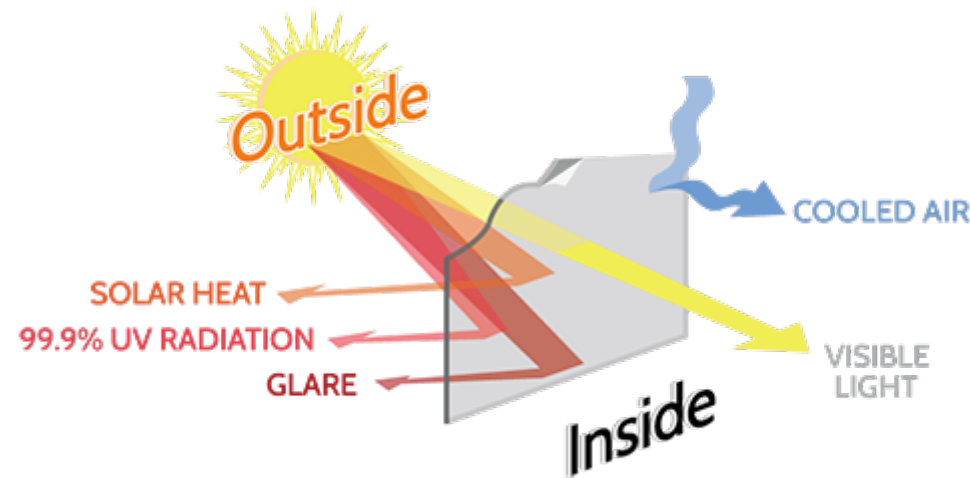




# LIGHTING + DAYLIGHT DESIGN STRATEGIES

## 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



## 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

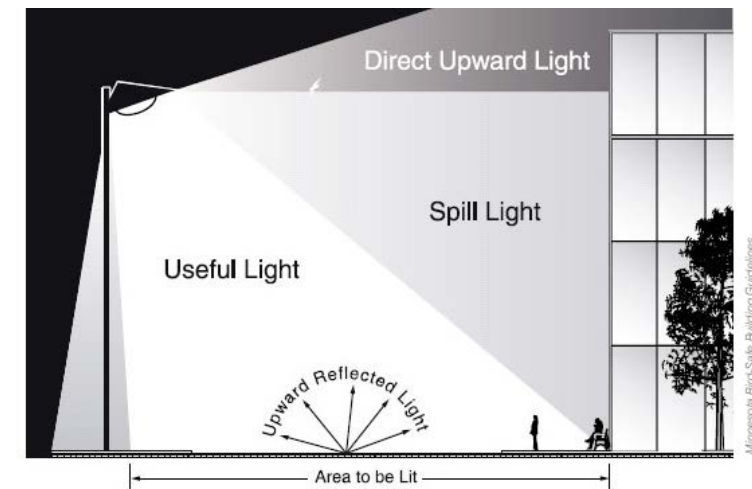
## Lighting design

- 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)

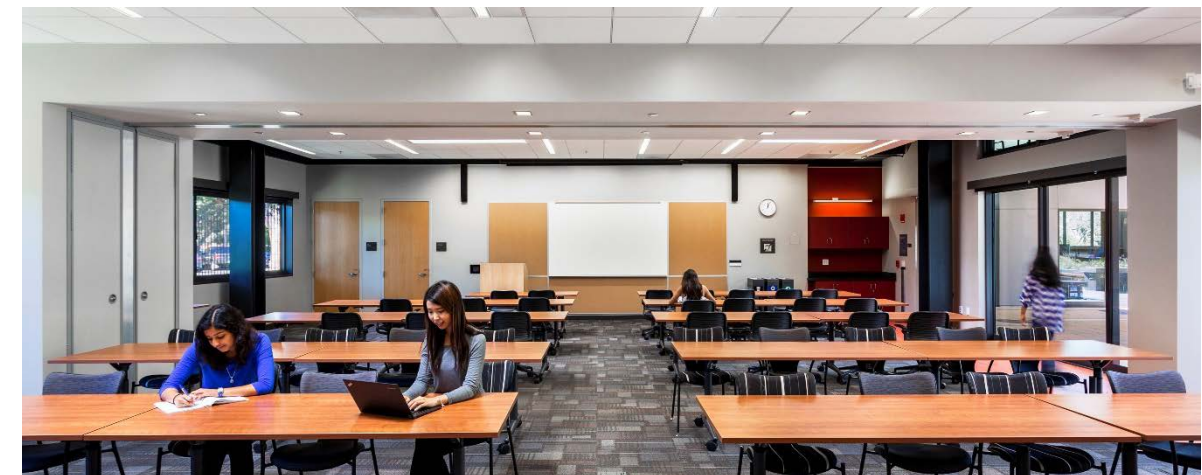
- Indirect lighting
- Lighting has well-shielded sources



REDUCE: UNNECESSARY EXTERIOR LIGHT

## 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



Image courtesy of LightsOutIndy.org

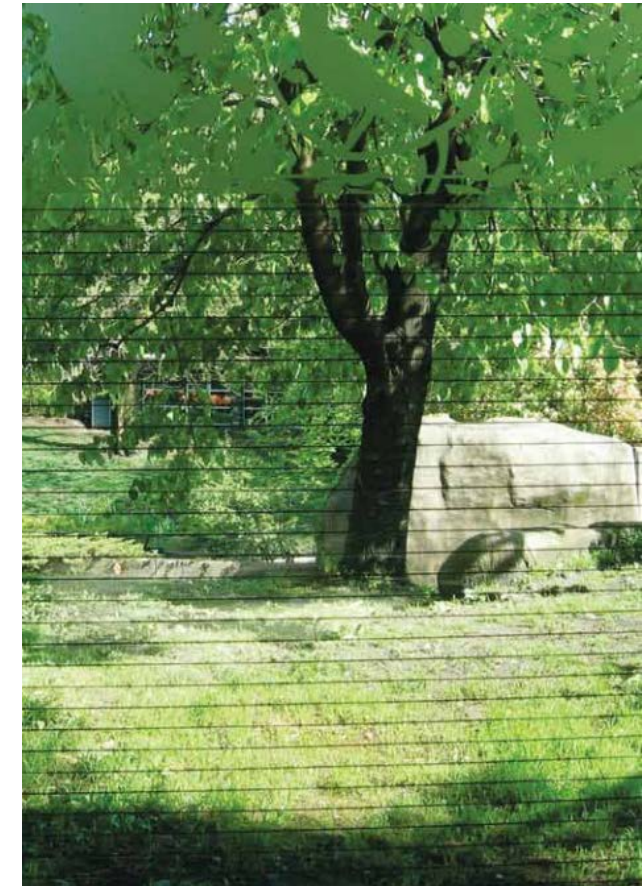
TRANSPARENCY



Image courtesy of LightsOutIndy.org



Minnesota Bird-Safe Building Guidelines



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

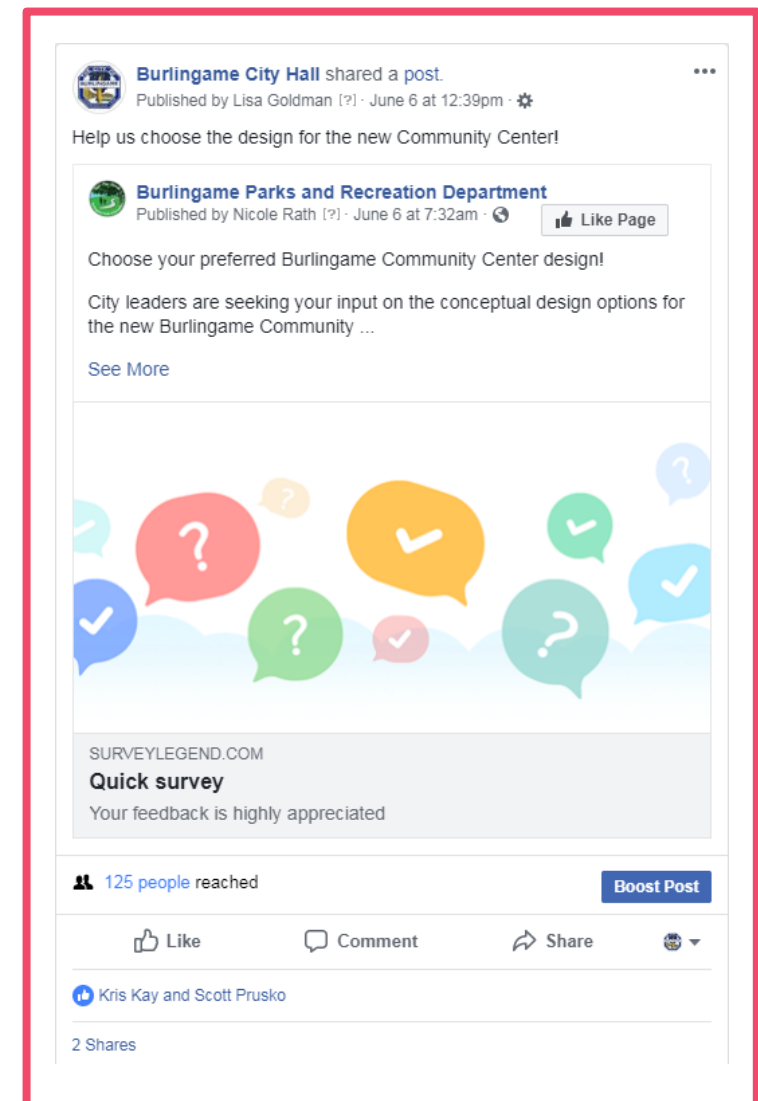
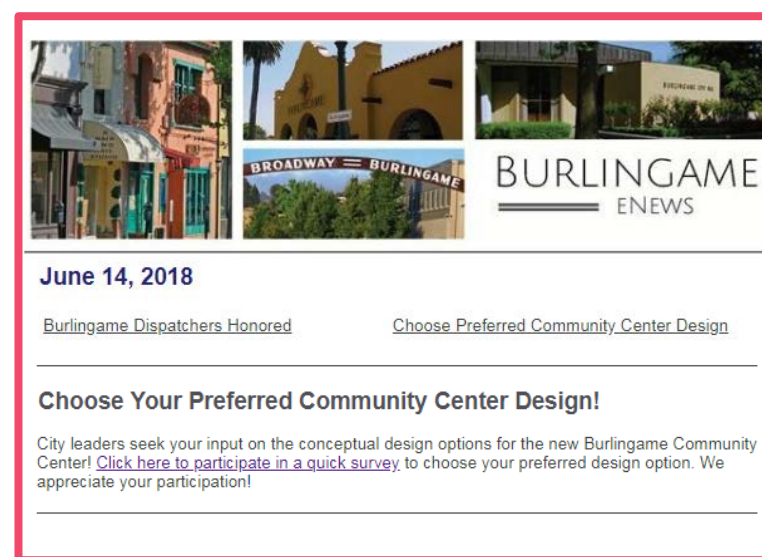
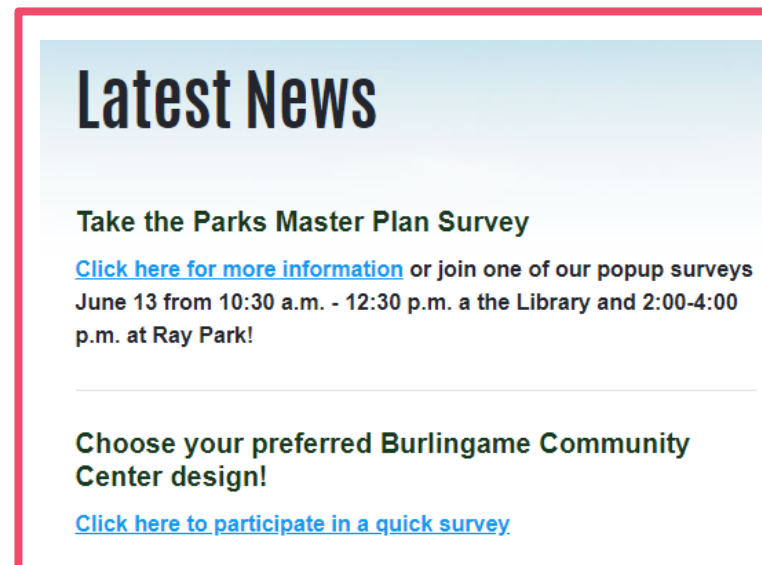
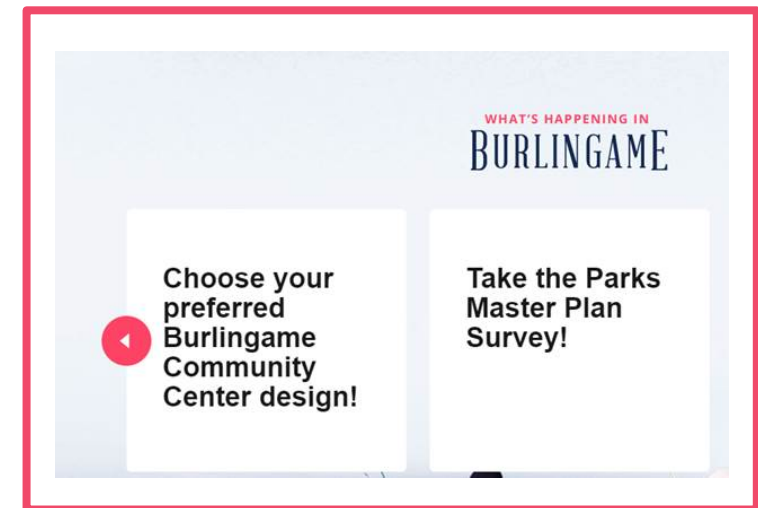


# OUTREACH SUMMARY

Where we have been:

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

Currently tracking Mission design scheme slightly ahead of Pavilions (~15 votes ahead as of 6/15)



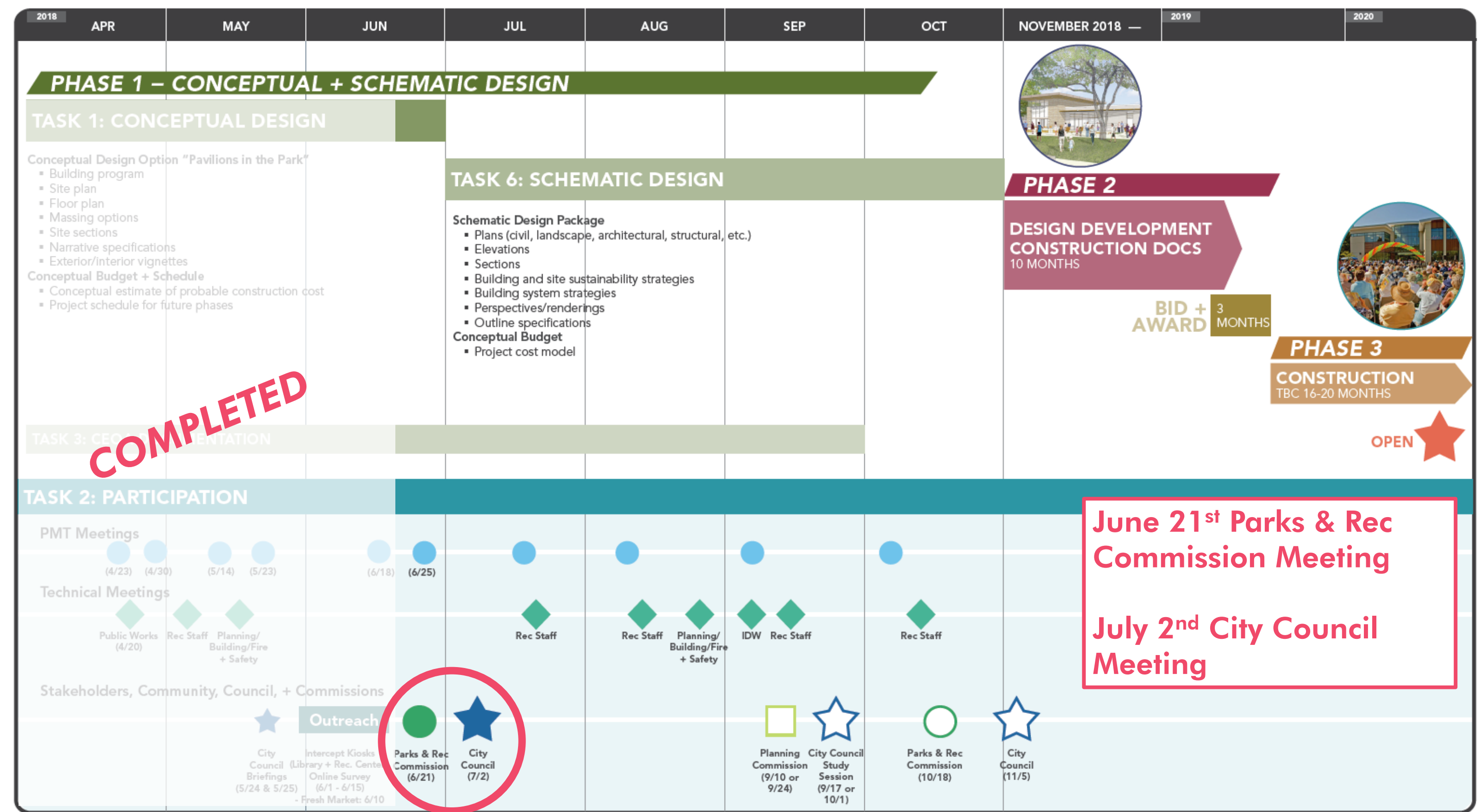
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# NEXT STEPS





# PARKS & RECREATION COMMISSION DISCUSSION



OR



MISSION PAVILIONS





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