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
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
CONCEPTUAL OPTIONS
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
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
PAVILIONS DESIGN OPTION: BURLINGAME AVENUE ENTRY VIEW
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

<table>
<thead>
<tr>
<th>SITE REQUIREMENTS</th>
<th>✔</th>
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<tbody>
<tr>
<td>BUILDING PROGRAM</td>
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<td>✔</td>
</tr>
<tr>
<td>ADDITIONAL PARKING</td>
<td>✔</td>
<td>✔</td>
</tr>
<tr>
<td>(surface + underground)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>COMPARABLE BUDGET</td>
<td>✔</td>
<td>✔</td>
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<tr>
<td>SUSTAINABLE DESIGN</td>
<td>✔</td>
<td>✔</td>
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<tr>
<td>STRATEGIES</td>
<td></td>
<td>✔</td>
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<tr>
<td>% ROOF AREA FOR PV</td>
<td>~50%</td>
<td>~75-80%</td>
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</tbody>
</table>

**MISSION**

**PAVILIONS**
# PHOTOVOLTAIC OPPORTUNITIES

## MISSION

### % ROOF AREA FOR PV

<table>
<thead>
<tr>
<th>Mission</th>
<th>Pavilion</th>
</tr>
</thead>
<tbody>
<tr>
<td>~50%</td>
<td>~75-80%</td>
</tr>
</tbody>
</table>

## PAVILIONS

### 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
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)
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

<table>
<thead>
<tr>
<th>Event</th>
<th># Attendees</th>
</tr>
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<tbody>
<tr>
<td>Online Survey</td>
<td>500</td>
</tr>
<tr>
<td>Community Center Kiosk</td>
<td>463</td>
</tr>
<tr>
<td>Library Kiosk</td>
<td>264</td>
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<tr>
<td>Fresh Market</td>
<td>396</td>
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**Total: 1,623**
CONCEPTUAL OPTIONS

Pavilions

Mission

<table>
<thead>
<tr>
<th></th>
<th>Online Survey</th>
<th>Community Center Kiosk</th>
<th>Library Kiosk</th>
<th>Fresh Market</th>
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<tbody>
<tr>
<td>Pavilions</td>
<td>200</td>
<td>300</td>
<td>100</td>
<td>50</td>
</tr>
<tr>
<td>Mission</td>
<td>200</td>
<td>300</td>
<td>100</td>
<td>50</td>
</tr>
</tbody>
</table>

49.0% vs 51.0%
## 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

MISSION

PAVILIONS
City of Burlingame

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July 2, 2018