

# City of Los Altos

Civic Center Master Plan:  
Hillview Park and Community Center  
Site Design

AIASCV Charette  
October 25, 2014





# Agenda

## **Design Session**

8:30 AM – 2:30 PM

- Introduction
- Background Information
- Charette Instructions
- Design Time

## **Public Input Session**

2:30 PM – 4:30 PM

- Browse Team Concepts
- Team Presentations
- Public Input & Discussion
- Conclusion

## Context

Today is another step in the public process to develop Hillview Park and Community Center within the Los Altos Civic Center.

## Purpose

- ❑ To engage in a creative exploration of possibilities for Hillview Park and Community Center within the Los Altos Civic Center
- ❑ To create a shared understanding of the wonderful resources and opportunities, as well as constraints of this community site
- ❑ To provide an opportunity for community engagement and co-creation with design professionals

## Intended Results

- ❑ Achievable options for the community's consideration based on parameters defined by public input and Council direction
- ❑ Community input, critique, and consideration to inform Council in giving direction for development of the Park and Community Center on the Los Altos Civic Center site



# Content

- Introduction
- Key Background Design Concepts
- Program
- Budget & Costs
- Instructions
- Toolkit



# Introduction





# Introduction

- Los Altos – Who We Are
- The 18-Acre Civic Center Site
- City Council's Goal
- Vision





## About Los Altos

- ❑ Area: ~6.5 sq. miles; predominantly a bedroom community
- ❑ Population: approximately 30,000
- ❑ Age– Median: 46 yrs; 65 & older: 20%; 18 & younger: 27%
- ❑ Race- White 71%; Asian 24%; diversity continues to increase
- ❑ Education- Bachelor’s degree: 32%; Master’s & higher: 45%
- ❑ Home Values- over \$1M: 85% (2010)

## CITY MISSION

To foster and maintain the City of Los Altos as a great place to live and to raise a family



# Community Characteristics

- ❑ Strong Ties to Los Altos History and Culture
  - Respectful of Agricultural Past
  - Value "Village" Character
  - Strive to maintain a semi-rural atmosphere, despite being the heart of Silicon Valley
- ❑ Highly Educated Population
  - Place High Priority on Education and Continuing Education (Life-long Learning)
  - Support of and Participation in Arts and Culture is Widespread
  - High Civic Engagement & Volunteerism
- ❑ Strong Sense of Community
  - Within Neighborhoods - parks, schools, block parties, etc.
  - Within Greater Community - community concerts, parades, farmers market, etc.
- ❑ Fiscally Conservative



## 18-Acre Civic Center Site Incredible Resource, Incredible Potential

- ❑ Home to City Hall, Police Department, Main Library, History Museum and History House, Bus Barn Theatre, City Orchard, Hillview Community Park and Community Center
- ❑ Adjacent to Downtown Los Altos – with a desire to increase the connectivity of the civic center site with the downtown
- ❑ Great opportunity to truly become the heart of our community!



# 18-Acre Civic Center Site Redevelopment Focus

- ❑ JOB 1 – Hillview Park and Community Center
  - Community Center – indoor recreation and education facilities
  - Outdoor recreation facilities – fields and swim center
  - Community Park – play structures, picnic facilities, public art
  
- ❑ JOB 2 – Civic Facilities
  - Library
  - City Hall
  - Police Department



## City Council's Goal

- ❑ Pass a Bond Measure in 2015 that enables the redevelopment of Hillview Park and Community Center
  
- ❑ To do so, we need to:
  - Inspire our residents, help them envision the potential and get a sense of the experience
    - Create advocates
  - Align with fiscally conservative character
    - Budget is a real constraint
  - Achieve the redevelopment without requiring the Civic components to relocate
    - Hillview Park and Community Center is THE priority



# Civic Center Vision

## SERVICE

Services will be safe, convenient and comprehensive.

## ENVIRONMENT

Environments will support play, learning and gathering and will be configured to connect with the downtown.

Modern, sustainably designed facilities that are both adequate and useful to the community, with striking architecture, will be located in a beautiful park-like setting.

## EXPERIENCE

The Los Altos Civic Center will provide a community experience that will serve our community for the next 50 years.

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S E R V I C E + E N V I R O N M E N T = E X P E R I E N C E





# Vision for Community Center

“The Los Altos Community Center will be an accessible, welcoming, flexible, modern, and sustainable facility for all residents to connect, interact and build a sense of community.

The Community will be enriched creatively through recreational, social, educational, cultural, artistic, public service, and civic activities.

The Center will inspire persons of all ages to participate in a wide range of programs that will enhance well-being and will contribute to making Los Altos an enjoyable place to live and grow!”



# Character

- Relatively Low Scale
- Natural Materials
- Environmentally Responsible
- Los Altos "Village Feel"
- Rural Feel
- Indoor/Outdoor Connection



# Key Background Design Insights

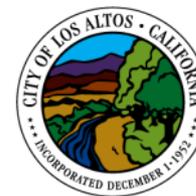
- Site Analysis
- Site Criteria
- Development Area
- Possible Locations
- Buffer Residential
- Pedestrian Connection
- Cluster Uses
- Charrette Learning





# Site Analysis





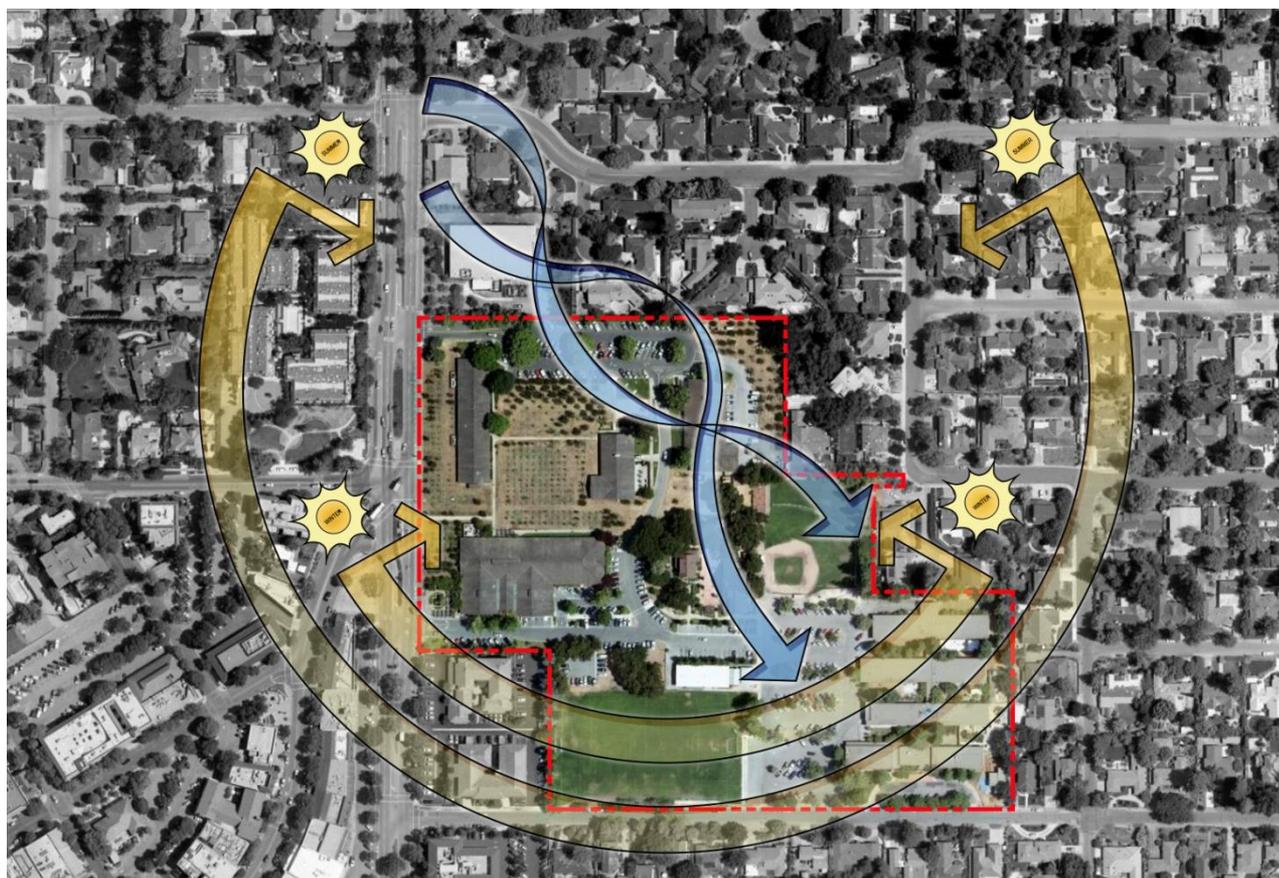
# Site Analysis – Overall Site Aerial



SERVICE + ENVIRONMENT = EXPERIENCE



# Site Analysis – Sun and Wind



**LEGEND**

- PREVAILING WINDS
- SOLAR PATH



SERVICE + ENVIRONMENT = EXPERIENCE



# Site Analysis – Access and Circulation



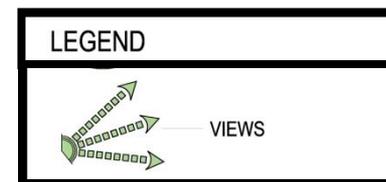
LEGEND	
	VEHICULAR TRAFFIC
	PEDESTRIAN TRAFFIC
	LANDMARK
	SITE ACCESS



SERVICE + ENVIRONMENT = EXPERIENCE



# Site Analysis – Views



SERVICE + ENVIRONMENT = EXPERIENCE



# Site Analysis – Significant Trees

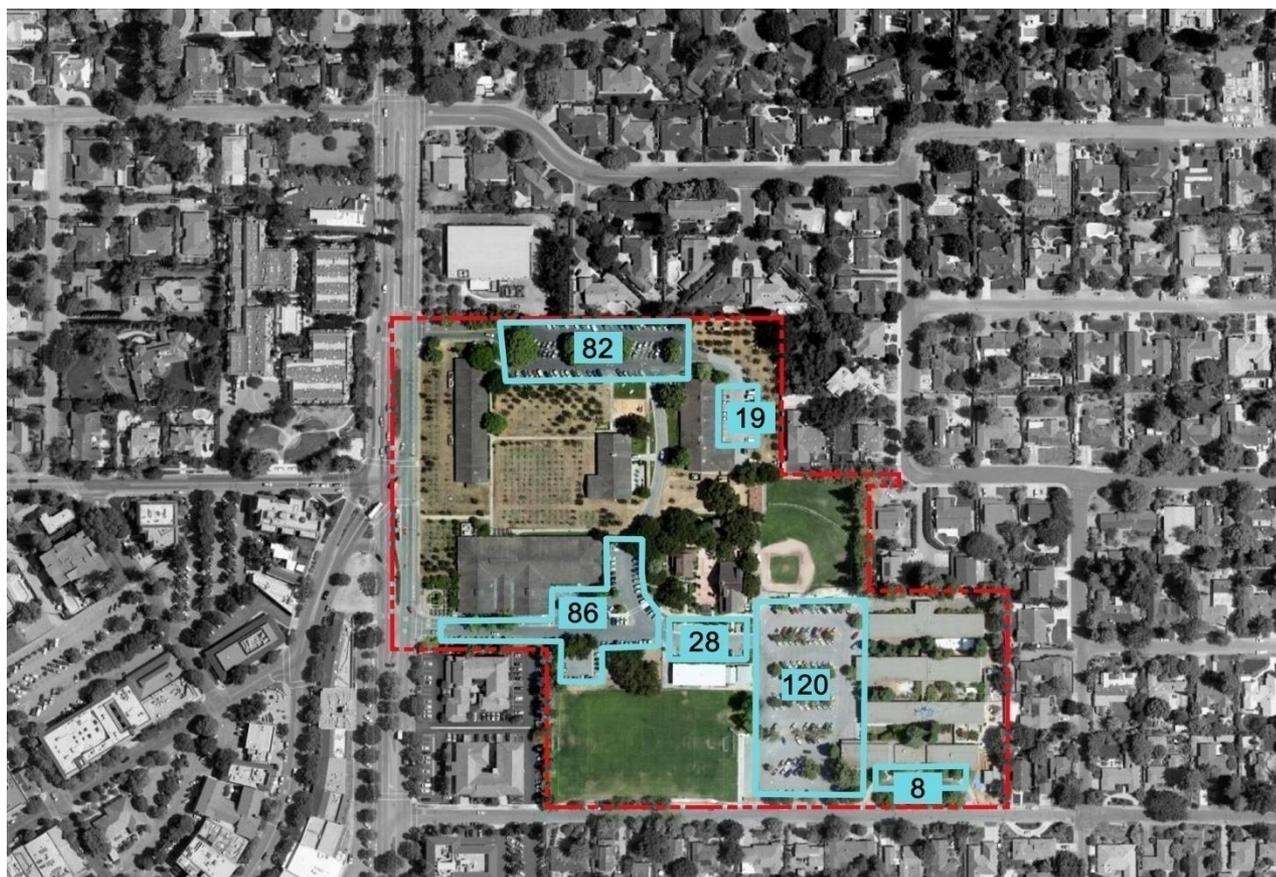


LEGEND	
	SIGNIFICANT TREES
	SIGNIFICANT OAKS





# Site Analysis – Existing Parking Spots



LEGEND	
	PARKING AREA
	PARKING COUNT

SERVICE + ENVIRONMENT = EXPERIENCE





# Site Analysis – Neighboring Land Use



**LEGEND**

R-2 — ZONING DISTRICT

## Zoning Designations

- R1-S Single-Story Overlay
- R1-10 Single-Family
- R3-1 Multiple-Family
- OA Office-Administrative
- OAD/R3-1 Office/Multiple-Family
- CRS Commercial Retail Sales
- CRS/OAD Commercial Retail Sales/Office
- PCF Public and Community Facilities
- PUD Planned Unit Development





# Site Analysis – Height Limits

## Civic Center Site:

### PCF zone

- 2 stories or 30 feet in height, whichever is the lesser

## Adjacent Zones:

### Single-family homes

- 27 feet in height

### 1-story overlay zone

- 20 feet in height

### CRS/OAD zone (across from the civic center)

- 30 feet in height

### Other zones (maximum allowed in any zone)

- Up to 40 feet in height



## Site Criteria

- Connectivity to Downtown
- Establishment of Multi-Generational Facilities
- Contextual Aesthetic that Maintains a Los Altos Feel
- Safe Vehicle, Pedestrian, & Bicycle Access
- Maximize Shared Use of Program Elements
- Promotion of Los Altos History
- Enhanced Open Space
- Maximize Land Use with Underground Parking
- Maximum Height Limit of 30'
- Consider Phasing Strategy Impacts
- Minimize Traffic Volume & Curb Cuts along Hillview
- Traffic, Noise, and Privacy Impacts on Adjacent Neighbors
- Protection of Significant 'Heritage' Trees
- Sustainably Designed & Efficient Facilities
- Synergy/Connectivity between Facilities (Place-making/Activated)
- Viable/Functional Working Apricot Orchard
- Budget

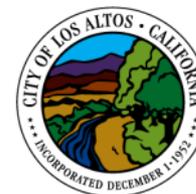


# Community Center – Development Areas



SERVICE + ENVIRONMENT = EXPERIENCE





# Buffer Residential Neighbors w/ Green Space



SERVICE + ENVIRONMENT = EXPERIENCE







# Cluster Uses



SERVICE + ENVIRONMENT = EXPERIENCE





## Charette Learning

- ❑ Concern of noise levels for neighbors
- ❑ Safety in regards to recreational adjacencies
- ❑ Strengthening of the connections to downtown
- ❑ Create outdoor places, a “Community Living Room”
- ❑ Maximize use of greenspace with indoor/outdoor type spaces
- ❑ Maximize open space with smaller footprints
- ❑ Preservation of Los Altos Heritage – Orchard





# Program

Facility Program

Exterior Program

Community Center Detailed Program





# Facility Program

	Program Element	Existing Facilities	Master Plan Program
PHASE 1	Community Center	33,970 sf + 6,350 sf circulation= 40,320 sf	<b>55,600 sf</b>
	Swim Facility	N/A	<b>39,860 sf</b> *Includes Two Pools + Water Play Feature
PHASE 2	City Hall	9,882 sf	<b>19,880 sf</b>
	Police Department	11,641 sf	<b>18,814 sf</b>
	Multi-Purpose Theater	4,570 sf	<b>12,500 sf</b>
	Library	28,050 sf	<b>47,866 sf</b> *Depending on Renovation or New Facility and Height



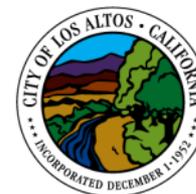
# Exterior Program

## ☐ Community Center

- |  |           |
|--|-----------|
| ▪ One Regulation Soccer Field                              | 92,000 sf |
| ▪ One Regulation Little League (12 & Under) Baseball Field | 50,000 sf |
| ▪ Playgrounds for Under 5 and 5+ Children                  | 10,000 sf |
| ▪ Exterior Gathering Spaces & Garden, Picnic/BBQ Area      | 11,400 sf |
| ▪ 2 Bocce Ball Courts                                      | 5,400 sf  |

## ☐ Civic Center

- |  |           |
|--|-----------|
| ▪ Police Dedicated Parking and Sallyport | 12,825 sf |
| ▪ Orchard (0.5 acres)                    | 21,780 sf |

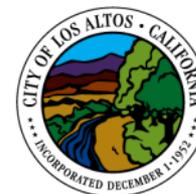


# Phase 1 Parking Recommendations

Program Element	Basis of Calculation (City of Los Altos Parking Requirements)		Parking Count
City Hall Staff	1 per 1 employees	45 employees	45
City Hall Pool Cars	1 per 1 Vehicle	10	10
City Hall Visitors	-	10	10
Existing City Hall Council Chambers	1 per 2 seats	95 seating capacity	*(48)
Recreation (Including Staff)	1 per 300 SF (Public Space)	55,600 SF	185
Police Staff (Secured)	1 per 2 employees	60 employees	30
Police Staff Patrol and Department Cars (Secured)	1 per 1 Vehicle	36 vehicles	36
Police Visitors	-	5	5
Existing Library (including Staff)	1 per 300 SF (Public Space)	28,050 SF	95
History House and History Museum	-	Maintain Existing Usage	44
Swim Center	-	126 (per EIR)	80
Baseball	1:1	15 players/team + coach	*(32)
Soccer	1:1	22 players/team + coach	*(46)
Existing Theater	1 per 4 seats required	100 seats	*(25)
	Existing 343 spaces	<b>TOTAL</b>	<b>540</b>

\*Assumes Shared Use of these Spaces





# Master Plan Parking Recommendations

Program Element	Basis of Calculation (City of Los Altos Parking Requirements)		Parking Count
City Hall Staff	1 per 1 employees	45	45
City Hall Pool Cars	1 per 1 Vehicle	10	10
City Hall Visitors	-	10	10
City Hall Council Chambers	1 per 2 seats	200 seating capacity	*(100)
Recreation (Including Staff)	1 per 300 SF (Public Space)	55,600 SF	185
Police Staff (Secured)	1 per 2 employees	60	30
Police Staff Patrol and Department Cars (Secured)	1 per 1 Vehicle	36	36
Police Visitors	-	5	5
Library (including Staff)	1 per 400 SF (Public Space)	47,866 SF	120
History House and History Museum	-	Maintain Existing Usage	44
Swim Center	-	126 (per EIR)	80
Baseball	1:1	15 players/team + coach	*(32)
Soccer	1:1	22 players/team + coach	*(46)
Theater	1 per 4 seats required	200 seats	*(50)
	Existing 343 spaces	<b>TOTAL</b>	<b>565</b>

\*Assumes Shared Use of these Spaces



# Community Center Detailed Program

Name	Quantity	Unit Area	Total Area
<b>Program Rooms</b>			<b><i>8,470 net sf</i></b>
Small Program (Rascal Room)	1	700	700
Large Program Room	1	1500	1500
Standard Program Room	3	1000	3000
Program Kitchen	1	270	270
Art Program Room	2	1000	2000
Music Program Room	1	1000	1000

<b>Name</b>	<b>Quantity</b>	<b>Unit Area</b>	<b>Total Area</b>
<b>Indoor Fitness Program Rooms</b>			<b><i>7,240 net sf</i></b>
Fitness Program Room	2	1000	2000
Large Fitness Program Room	1	2500	2500
Fitness Equipment Room	1	2000	2000
Locker Room	2	370	740
<b>Senior, Teen and Children's Program Spaces</b>			<b><i>5,362 net sf</i></b>
Teen Lounge	1	630	630
Senior Lounge	1	1000	1000
Game Room	1	830	830
Card Lounge	1	730	730
Children's Program Room	2	900	1800
Children's Toilets	4	18	72
Adult Toilet (Children's Sp.)	1	60	60
Counseling Room	2	120	240

<b>Name</b>	<b>Quantity</b>	<b>Unit Area</b>	<b>Total Area</b>
<b>Event Spaces / Food Service and Catering</b>			<b>8,901 net sf</b>
Multi-purpose Room	1	5000	5000
Multi-purpose Room Storage	1	516	516
Small Multi-Purpose Room	1	2500	2500
MPR Catering Kitchen	1	600	600
Bulk Food Storage	1	100	100
Refreshment Bars	3	40	120
Barbecue Area	1	65	65
<b>Subtotal Public Spaces Sq. Ft.</b>			<b>29973</b>
<b>Gross Sq. Ft. (x 1.4.x 1.15)</b>			<b>48257</b>
<b>Administration and Support Spaces</b>			<b>4,730 net sf</b>
Admin. & Storage	1	4730	4730
<b>Subtotal Administrative Sq. Ft.</b>			<b>4730</b>
<b>Gross Sq. Ft. (x 1.35.x 1.15)</b>			<b>7343</b>
<b>Total Sq. Ft.</b>			<b>55,600</b>



# Budget & Costs

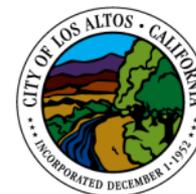
Project Budget – Phase 1  
Cost by Component





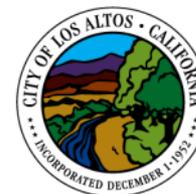
# Project Budget – Phase 1

		Low	High
<b>Project Budget</b>		<b>\$ 60.00 M</b>	<b>\$ 70.00 M</b>
Escalation 3.5 years	14.70%	\$ 7.69 M	\$ 8.97 M
<b>Today</b>		<b>\$ 52.31 M</b>	<b>\$ 61.03 M</b>
Project Contingency	10%	\$ 4.76 M	\$ 5.55 M
<b>Subtotal</b>		<b>\$ 47.55 M</b>	<b>\$ 55.48 M</b>
Soft Costs	35%	\$ 12.33 M	\$ 14.38 M
<b>Construction Cost Total Budget</b>		<b>\$ 35 M</b>	<b>\$ 41 M</b>



# Cost by Component – Phase 1

Component	Size	Construction Cost
<b>Community Center</b>	55,600 SF	<b>\$ 25.33 M</b>
<b>Swim Center</b>	39,860 SF	<b>\$ 5.15 M</b>
<b>Soccer</b>	1 field	<b>\$ 1.01 M</b>
<b>Baseball Field</b>	1 field	<b>\$ 0.50 M</b>
<b>Parking</b>		
<b>Surface</b>	20 stalls	<b>\$ 0.13 M</b>
<b>Surface</b>	100 stalls	<b>\$ 0.64 M</b>
<b>Structured</b>	100 stalls	<b>\$ 3.19 M</b>
<b>Underground</b>	100 stalls	<b>\$ 6.38 M</b>



# Cost by Component – Phase 1

Component	Size	Construction Cost
<b>Demolition</b>		
Community Center		\$ 0.41 M
Bus Barn Theater		\$ 0.06 M
LAYC		\$ 0.06 M
<b>Site</b>		
Site Preparation Full Extent of Project Area		\$ 4 / SF
Development Landscape or hardscape		\$ 15 / SF
Specialty, allowance		\$ 0.61 M
Orchard, tilled earth		\$ 0.08 M
Orchard, decomposed granite		\$ 0.13 M



# Infrastructure Cost by Location

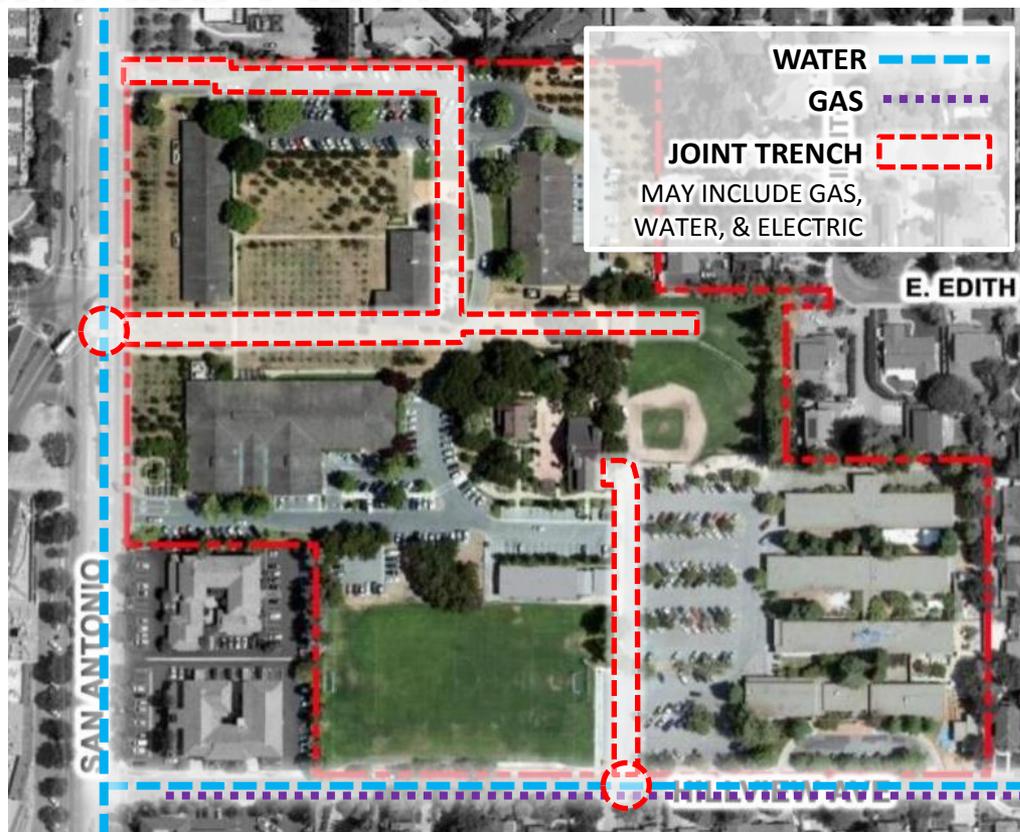
Component	Construction Cost
<b>Community Center</b>	
Location 1	\$ 0.36 M
Location 2	\$ 0.29 M
Location 3	\$ 0.29 M
Location 4	\$ 0.27 M
<b>Soccer</b>	
Location 2	-
Location 4	\$ 0.12 M
<b>Swim</b>	
Location 2	\$ 0.27 M
Location 3	\$ 0.26 M
Location 4	\$ 0.22 M





# Infrastructure Relocation Costs

Component	Construction Cost
<b>Relocate Utility Service</b>	
Cal Water and PG&E from San Antonio Rd	\$ 0.24 M
PG&E from Hillview	\$ 0.18 M





# The Charrette

Instructions

Toolkit

Expectations/Deliverables





# Charrette Instructions

- Community Center and Pool CANNOT displace Civic Buildings
- Maximize Experience
- Think about Entire Site
- Focus on Phase 1
- Total Construction Budget: \$ 35 - 41 M for Phase 1
- Phase 1 Highest Priorities
  - #1 Community Center with Parking under Building
  - #2 Swim Center
  - #3 Underground Parking as Budget Allows



# Charrette Toolkit

- Background Information Package
  - Introduction
  - Key Background Design Concepts
  - Program
  - Budget & Costs
- Kit of Parts
- Drawing Supplies
- Presentation Boards
- Budget Worksheet



# Charrette Expectations/Deliverables

- ❑ Site Plan
  - Whole Site Concept Diagram
  - Phase 1 - Park & Community Center Concept (Rendered Site Plan)
- ❑ Vignettes (Sketched Perspectives)
  - Focus on Phase 1
  - Focus on Exterior Experience
- ❑ Key Concepts
- ❑ Opportunities and Challenges
  - Alignment with Budget (budget worksheet)



# Conclusion

Feedback





**Thank you!**







# Agenda

- ☐ Introduction
- ☐ Browse Design Teams' Concepts 2:30 – 2:45 PM
- ☐ Design Team Presentations 2:45 - 3:25 PM
- ☐ Public Input 3:25 - 4:25 PM
  - Public Input with Design Teams
  - Team Summary of Public Feedback
  - Additional Public Discussion
  - Key Findings – Public Participation
- ☐ Conclusion

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Today is another step in the public process to develop Hillview Park and Community Center within the Los Altos Civic Center.

## Purpose

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