

City of Los Altos

Civic Center Master Plan
Council Meeting

January 13, 2015





Agenda

- ❑ Context, Purpose, Intended Results
- ❑ Design Charrette Content Review
 - Review of each Team Concept
 - Learning from the Charrette
 - Budget & Costs
- ❑ Further Development of Site Options
 - Core Site Design Concept
 - Design Options
 - Options Cost Model Comparison
- ❑ Direction on Final Site Design



Context

- This is one of the final steps in the updating of the Civic Center Master Plan. This meeting will provide the 2015 Council the opportunity to review the results of the Design Charrette and input gathered from the last 11 months of public process in order to provide direction for the finalization of the Community Center site plan.



Purpose

- Review the outcome of the Design Charrette, including public input
- Review a summary of findings and key discoveries
- Review Community Center site design options
- Review cost models comparison for the Community Center site design options
- Provide opportunity for discussion of final direction for the Civic Center Master Plan



Intended Results

- Shared Understanding of the Charrette Outcome
- Shared Understanding of Public Input and Feedback
- Direction on the Final Community Center site design
- Approval to Move Forward to Finalize Cost Estimates
- Approval to Move Forward to Final Civic Center Master Plan and Site Rendering

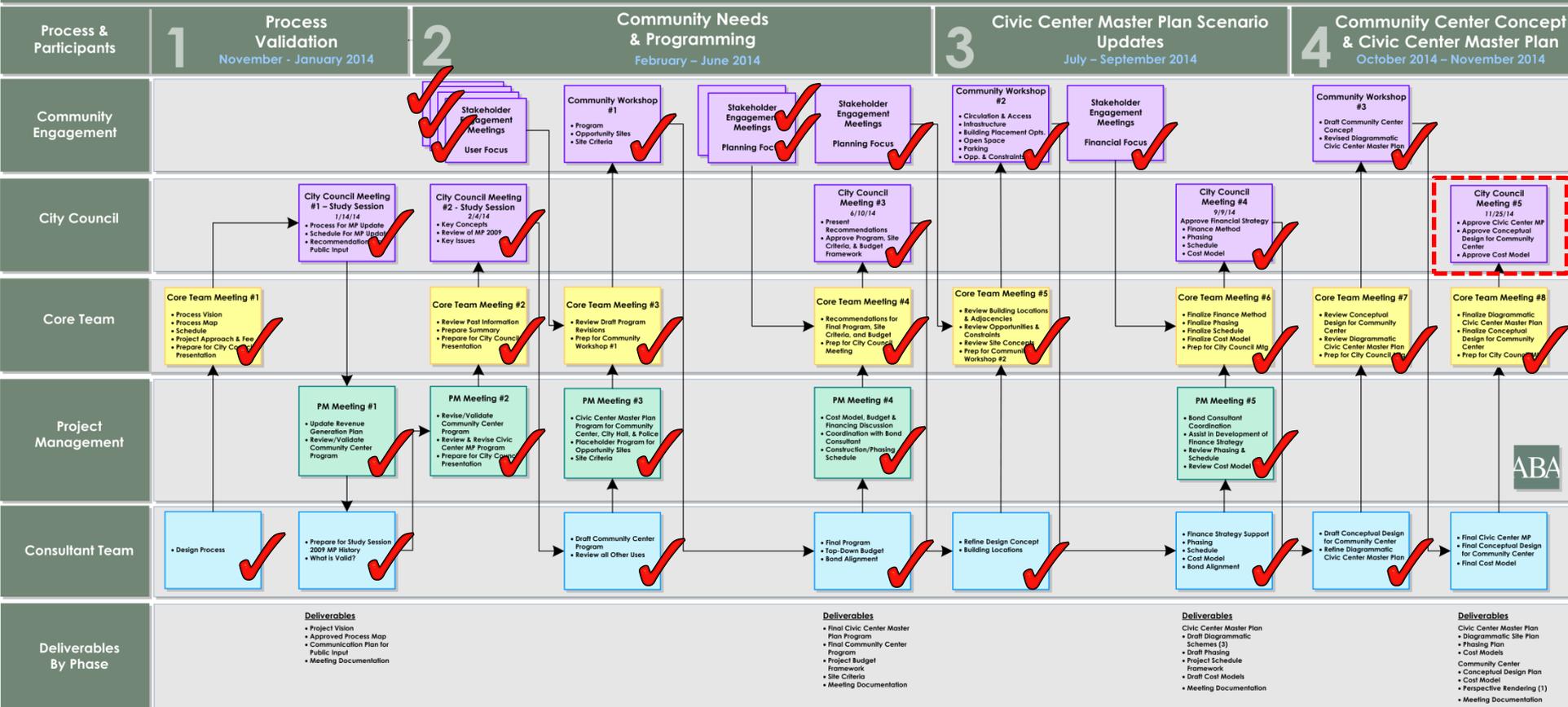


Process Overview

January 31, 2014

CITY OF LOS ALTOS COMMUNITY CENTER CONCEPTUAL DESIGN & CIVIC CENTER MASTER PLAN UPDATE PROPOSED PROCESS DIAGRAM

COLOR LEGEND
 Public Meetings: Purple box
 PM/Staff Coord. Meetings: Green box
 Core Team Meetings: Yellow box
 Consultant Team Meetings: Blue box





Council Input Needed Tonight

- Direction on the Final Community Center Site Design
- Approval to Move Forward to Finalize Cost Estimates
- Approval to Move Forward to Final Civic Center Master Plan and Site Rendering



Charrette Team Concepts





Blue Team – Preserving the Spirit of Los Altos



Key Elements

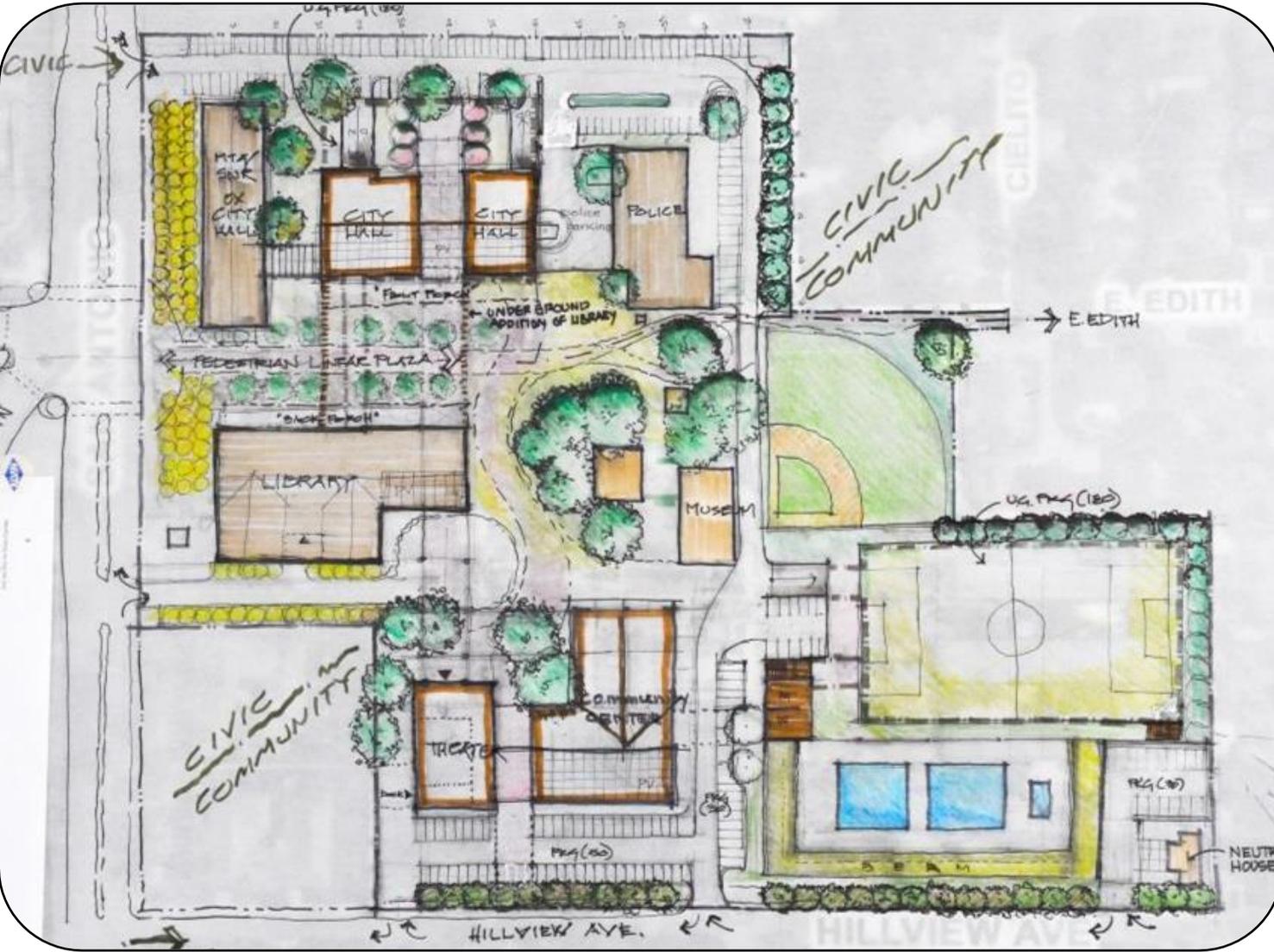
- Maintain & Expand Orchard
- Preserve Significant Buildings
- Extend Edith with Subtle Ramp for Bikes & Pedestrians
- Swim Center as a Part of the Community Center

SERVICE + ENVIRONMENT = EXPERIENCE





Green Team – Creating a Community Feel



Key Elements

- Pedestrian Pathways
- Underground Parking for More Greenspace
- Alley of Trees
- Community Living Room
- Community Center Cluster
- Hillview Parking Buffer
- Athletic Cluster
- Civic Cluster

SERVICE + ENVIRONMENT = EXPERIENCE





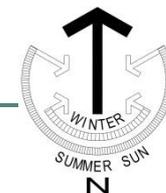
Orange Team – Connecting Civic Center with Downtown



Key Elements

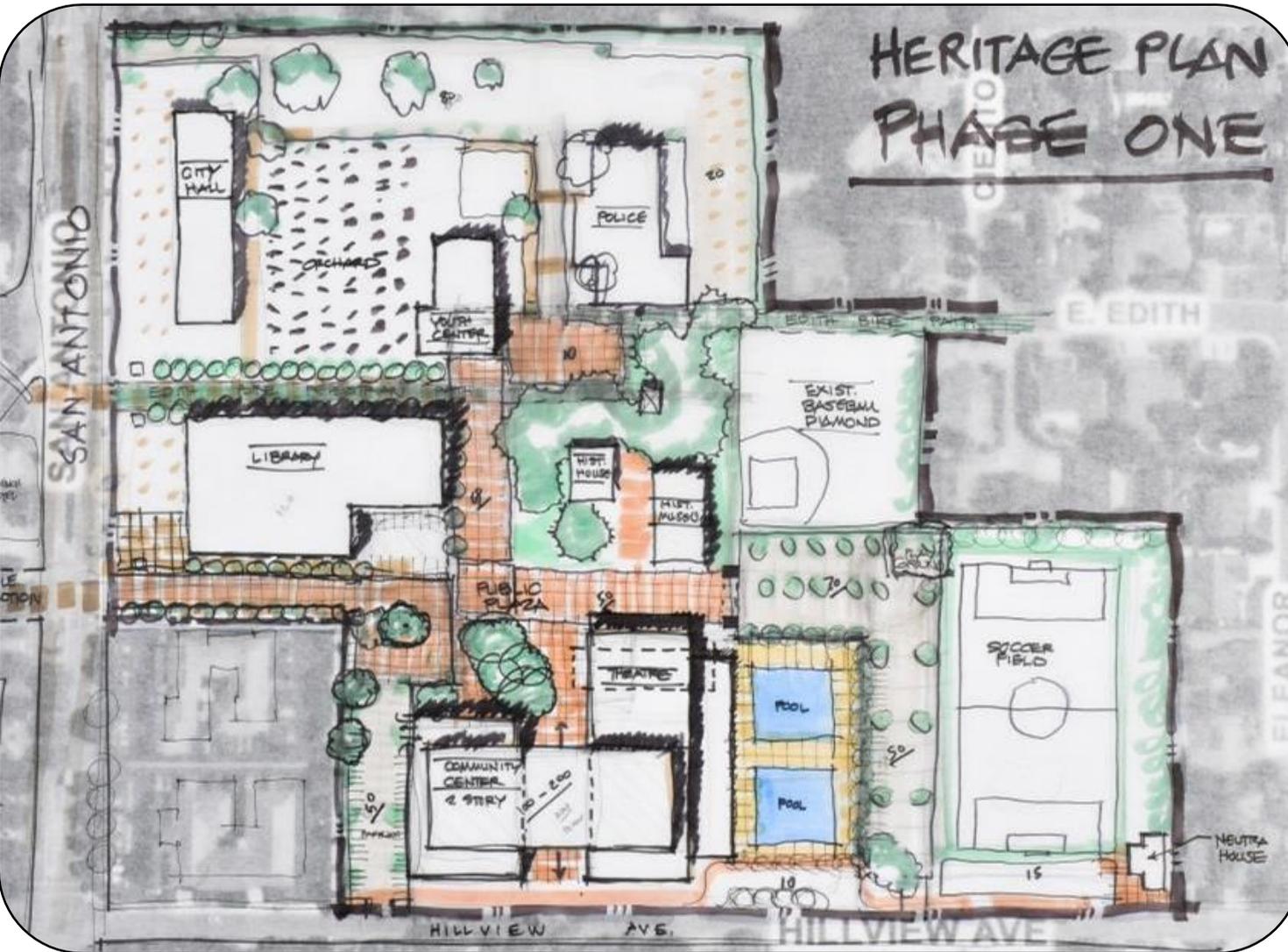
- Maintain Informality & Openness
- Meandering Pathways of Discovery
- Indoor & Outdoor Connections
- Extend Orchard
- Flexible Fields

SERVICE + ENVIRONMENT = EXPERIENCE





Purple Team – The Heritage Scheme Plan



Key Elements

- Creating “There” Here
- Using Simple Innovations
- Multi-functional Space that Links to Downtown
- Orchard Supports Cultural Activities
- Underground Parking

SERVICE + ENVIRONMENT = EXPERIENCE





Learning from Charrette

Consistent Elements Across Scenarios
Insights from Individual Scenarios



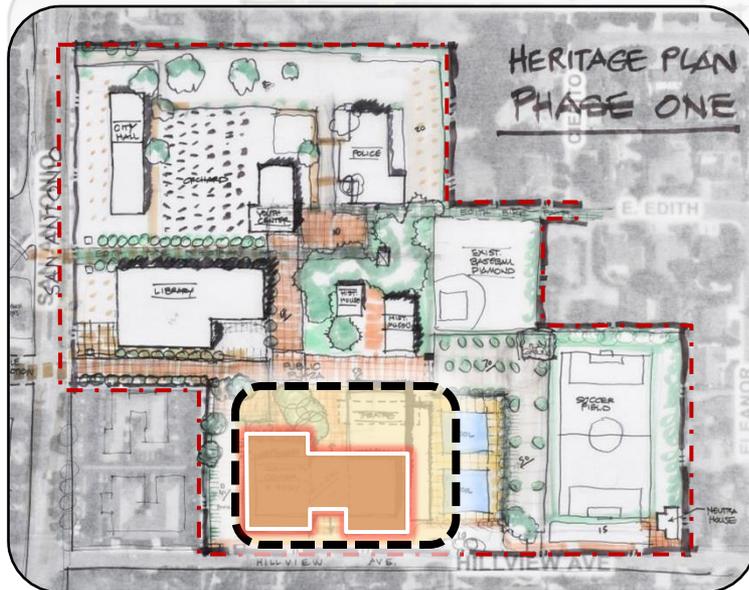


Consistent Elements Across Scenarios

- Community Center at South West Edge
- Fields at Eastern Edge
- Aquatics Uninterrupted Adjacency to Community Center
- Pedestrian Linkage through site to Downtown & East Edith
- Maximization of Open Space to Relate to the Heritage Core
- Reduction in Vehicular and Pedestrian Traffic Crossover
- Acknowledgement of Hillview Residential Edge

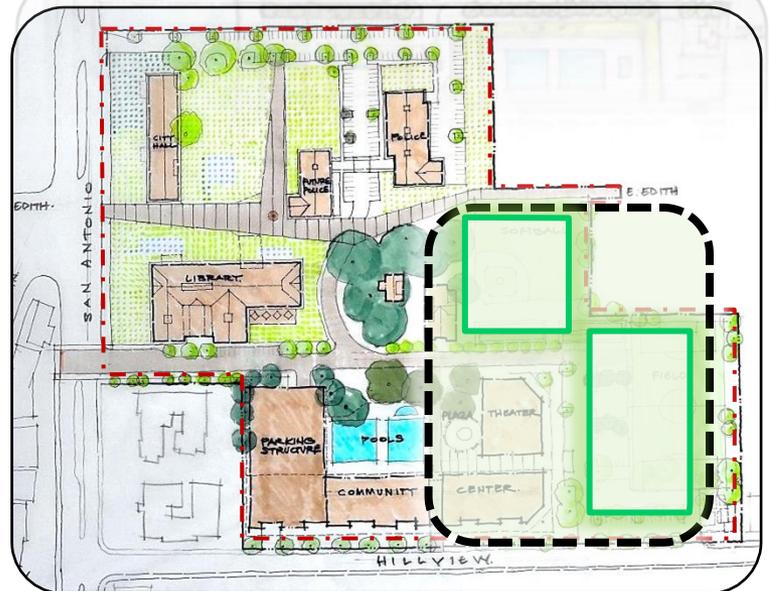
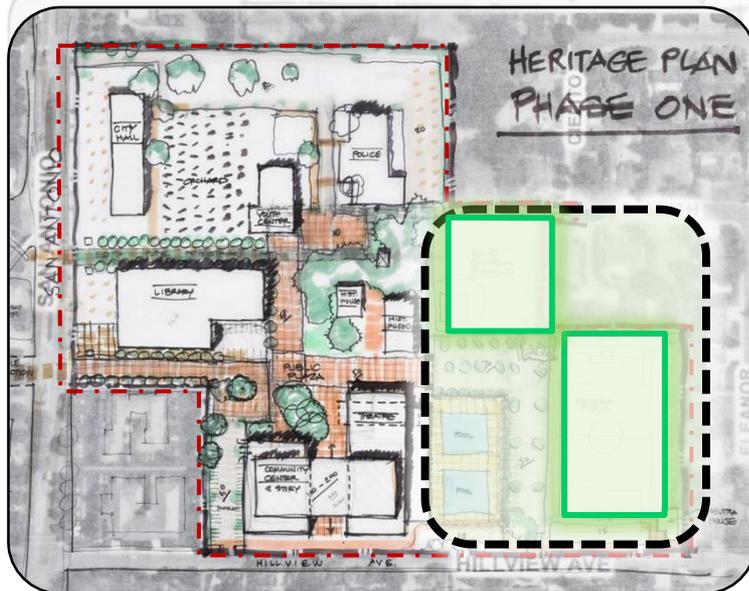
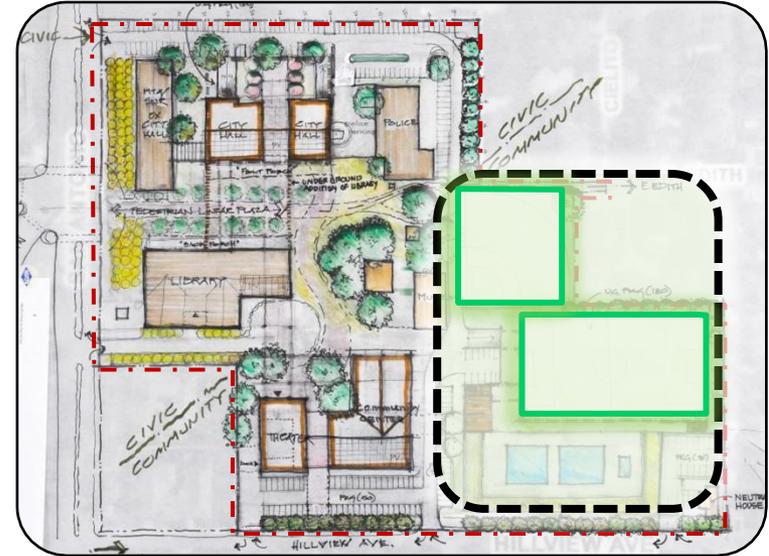
Consistent Elements Across all Scenarios

Community Center at South West Edge



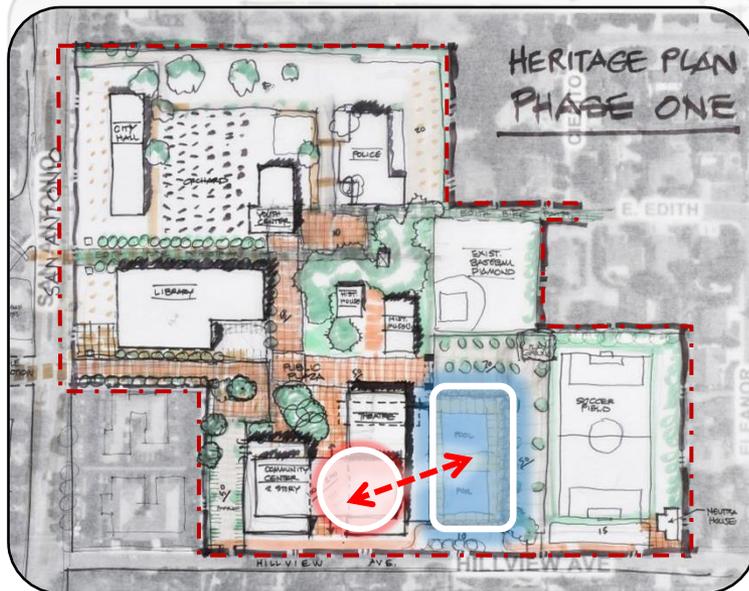
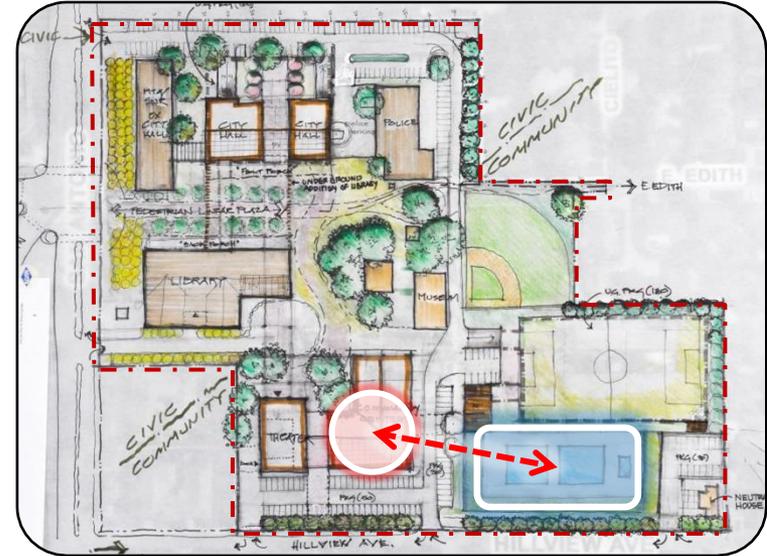
Consistent Elements Across all Scenarios

Fields at Eastern Edge



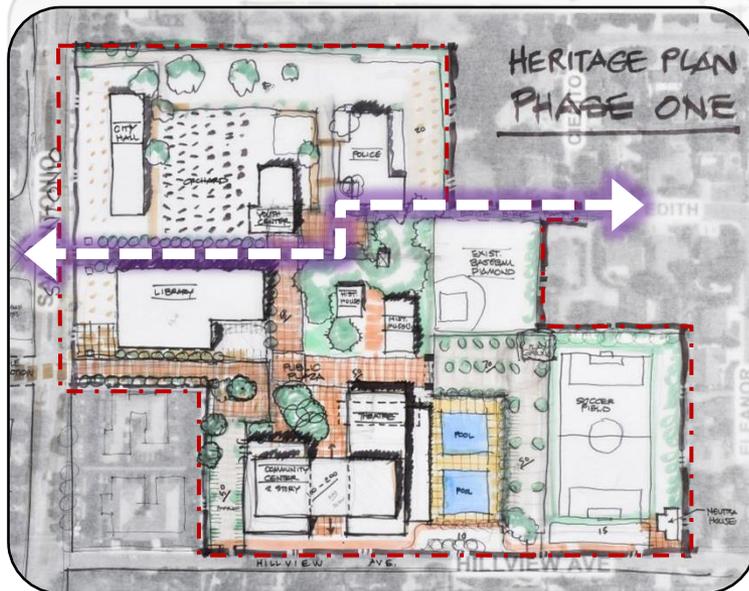
Consistent Elements Across all Scenarios

Aquatics Uninterrupted Adjacency to Community Center



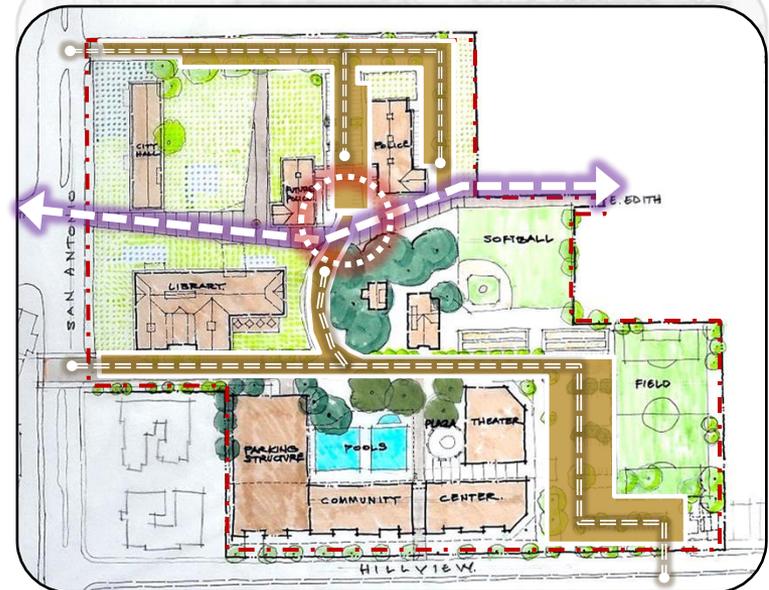
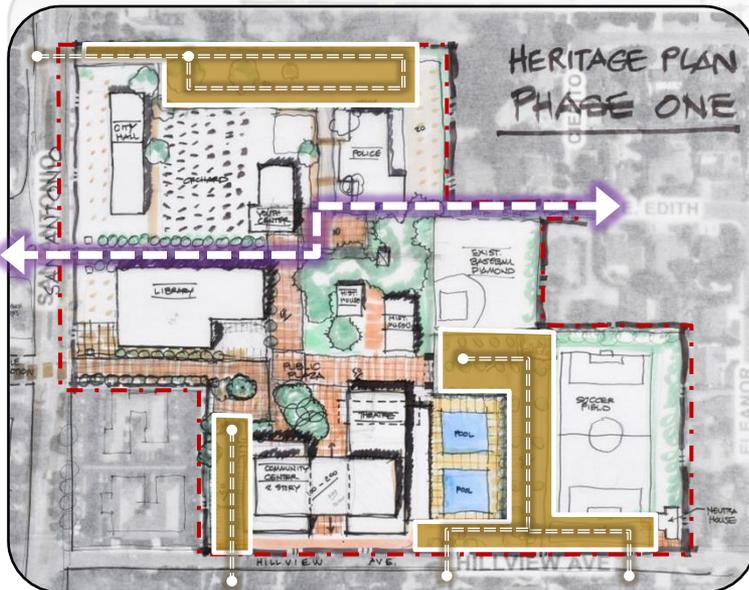
Consistent Elements Across all Scenarios

Pedestrian Linkage through Site to Downtown & East Edith



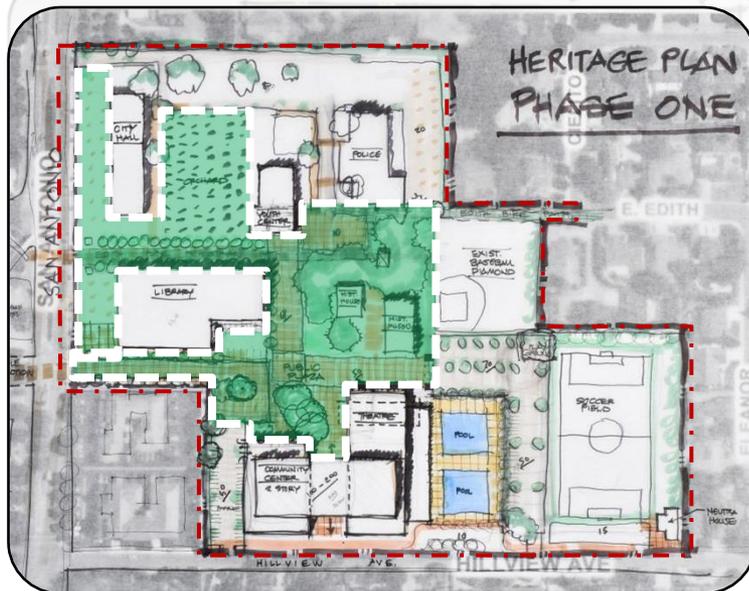
Consistent Elements Across all Scenarios

Reduction in Pedestrian and Vehicular Traffic Crossover



Consistent Elements Across all Scenarios

Maximization of Open Space to Relate to Heritage Core

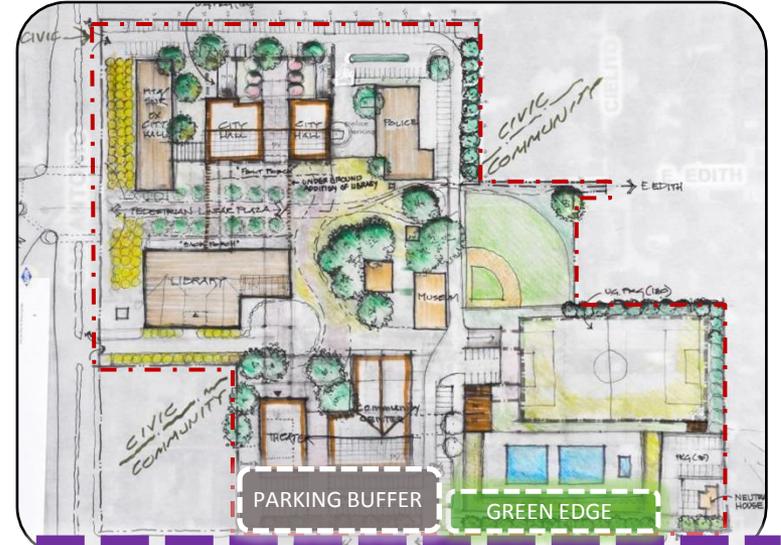


Consistent Elements Across all Scenarios

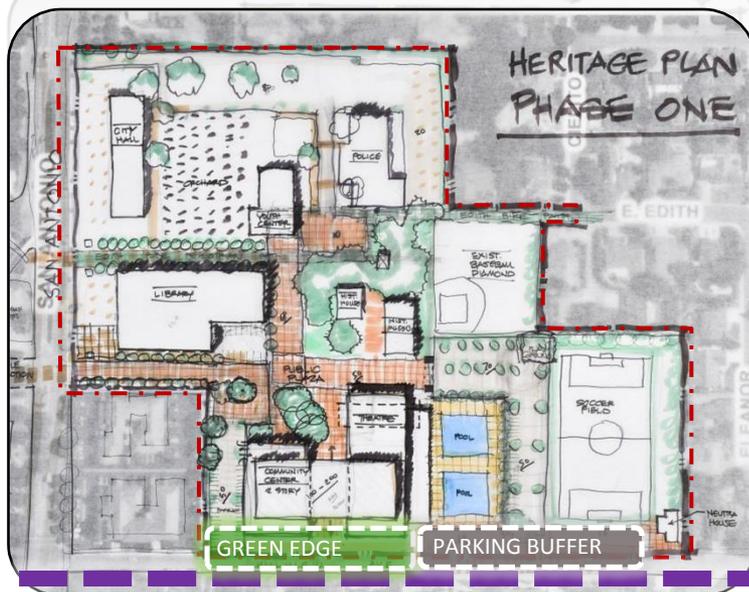
Acknowledgement of Hillview Residential Edge



HILLVIEW



HILLVIEW



HILLVIEW

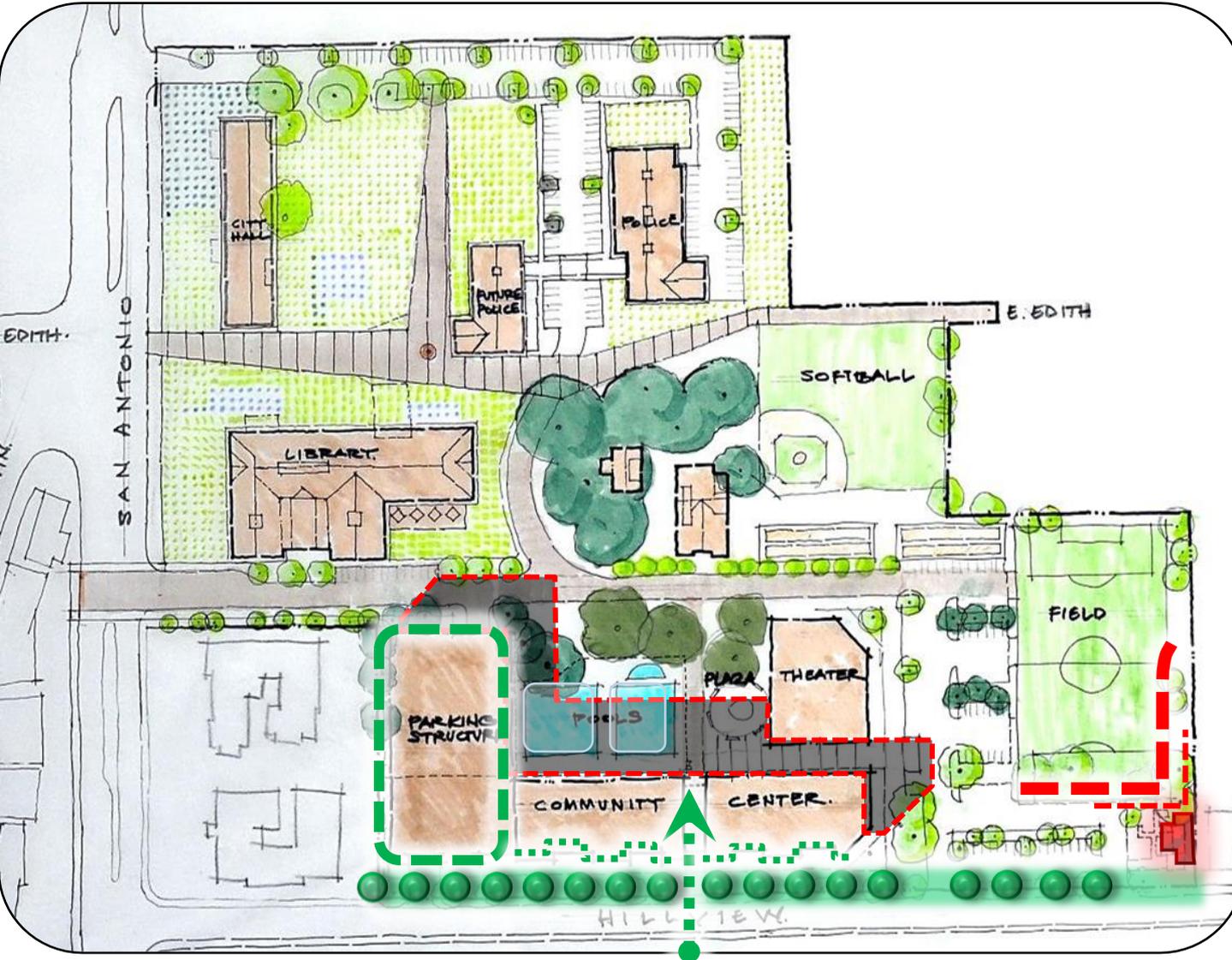


HILLVIEW

Insights from Individual Scenarios



Blue Team – Preserving the Spirit of Los Altos



Opportunities:

- Economical parking strategy
- Strong connection path between West and East Edith
- Pool noise buffered by buildings
- Building presence/entry on Hillview with landscaped edge
 - Amphitheater adjacent to theater
 - Development of the orchard concept
 - Swim is closely tied to the community center
 - Thoughtful consideration of green/sustainable strategies

Constraints:

- Trees encroach on the pool
- Pool Shaded
- Too much orchard
 - Smaller field sizes
 - Soccer encroaches on Neutra



Insights from Individual Scenarios



Orange Team – Connecting Civic Center with Downtown



Opportunities:

- ❑ Strong connection (pedestrian) to downtown
- ❑ Highlight sustainability/green features
- Community pathway with variety of experiences
- Respecting the past (heritage core idea)
- Looking to future: establishing a street presence/ urban edge
- Organic/Informal plan

Constraints:

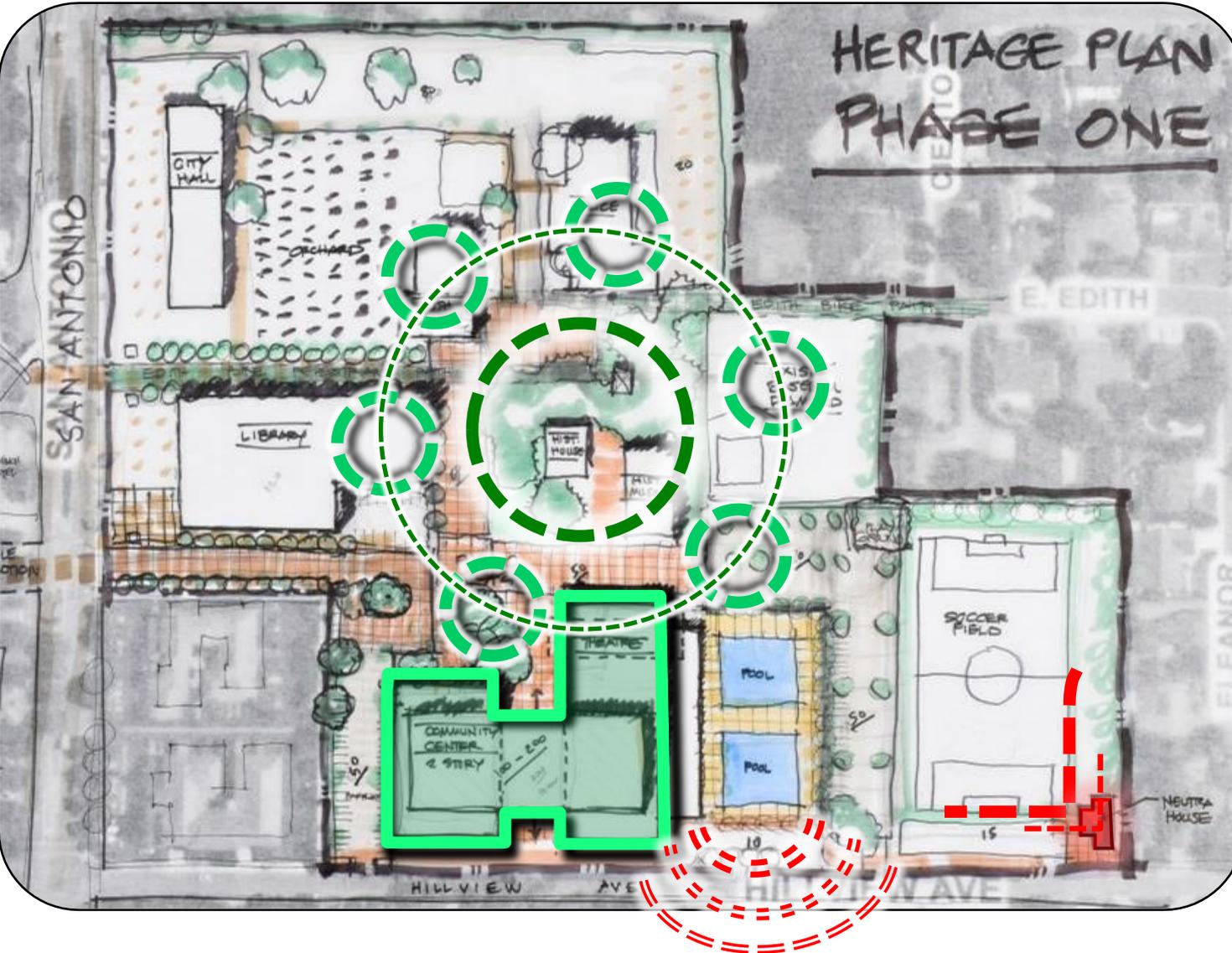
- ❑ Field overlap is problematic
- ❑ Too much Hillview egress
- ❑ Expand Neutra House Concept
- ❑ Protect pool from Hillview



Insights from Individual Scenarios



Purple Team – The Heritage Scheme



Opportunities:

- ❑ West Edith and East Edith Pedestrian connection
- ❑ Liked History mall/public plaza concept
- ❑ Love the orchard
 - Structured around history house/historic core
 - Multistory buildings
 - Additional cross site pedestrian connections

Constraints:

- ❑ Pool noise for neighborhood not addressed-too close to Hillview
- ❑ Include water feature
- ❑ Too much egress at Hillview
- ❑ Orchard too big/reduce size
 - Neutra squeezed by Soccer Field





Budget & Costs

Project Budget – Phase 1
Cost by Component
Cost Model Comparison





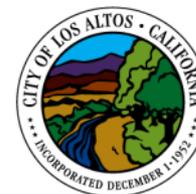
Project Budget – Phase 1

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



Cost by Component – Phase 1

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



Cost by Component – Phase 1

Component	Size	Construction Cost
Demolition		
Community Center		\$ 0.41 M
Bus Barn Theater		\$ 0.06 M
LAYC		\$ 0.06 M
Site		
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

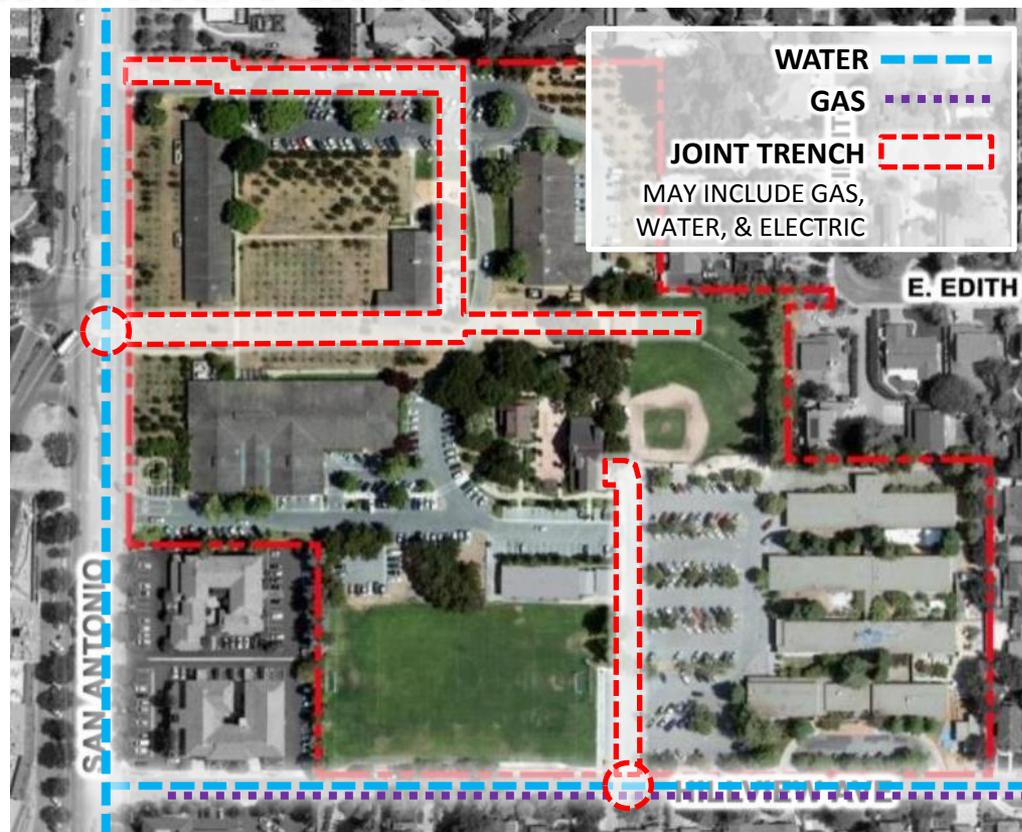
Component	Construction Cost
Community Center	
Location 1	\$ 0.36 M
Location 2	\$ 0.29 M
Location 3	\$ 0.29 M
Location 4	\$ 0.27 M
Soccer	
Location 2	-
Location 4	\$ 0.12 M
Swim	
Location 2	\$ 0.27 M
Location 3	\$ 0.26 M
Location 4	\$ 0.22 M





Infrastructure Relocation Costs

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





Cost Model Comparison

□ Budget \$35-41 M (in today's dollars)



Blue

\$ 47.79 M



Green

\$ 47.65 M



Orange

\$ 56.11 M



Purple

\$ 43.55 M



Site Options

Core Site Design Concept

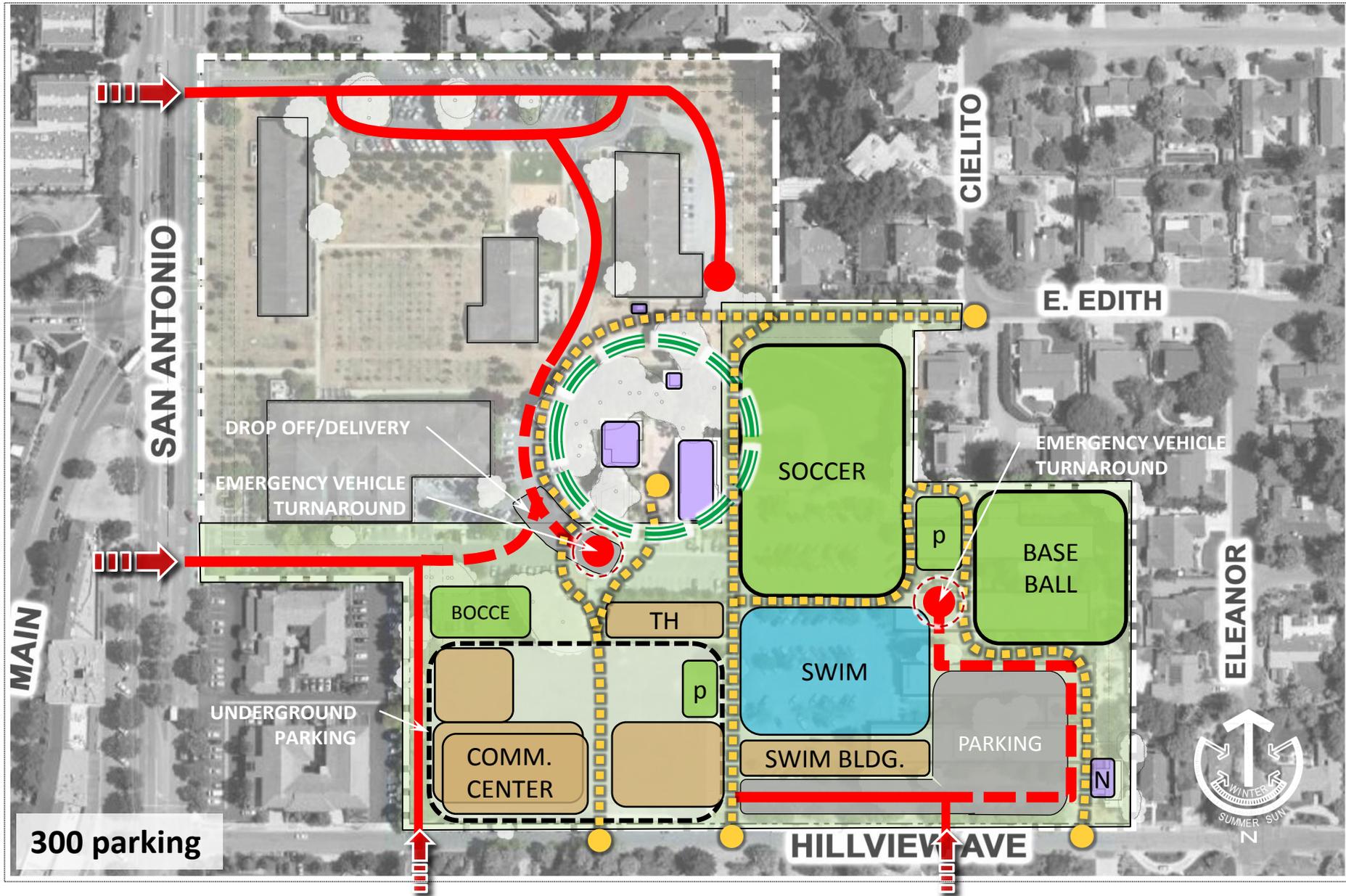
Field Location Options

Community Center Location Options

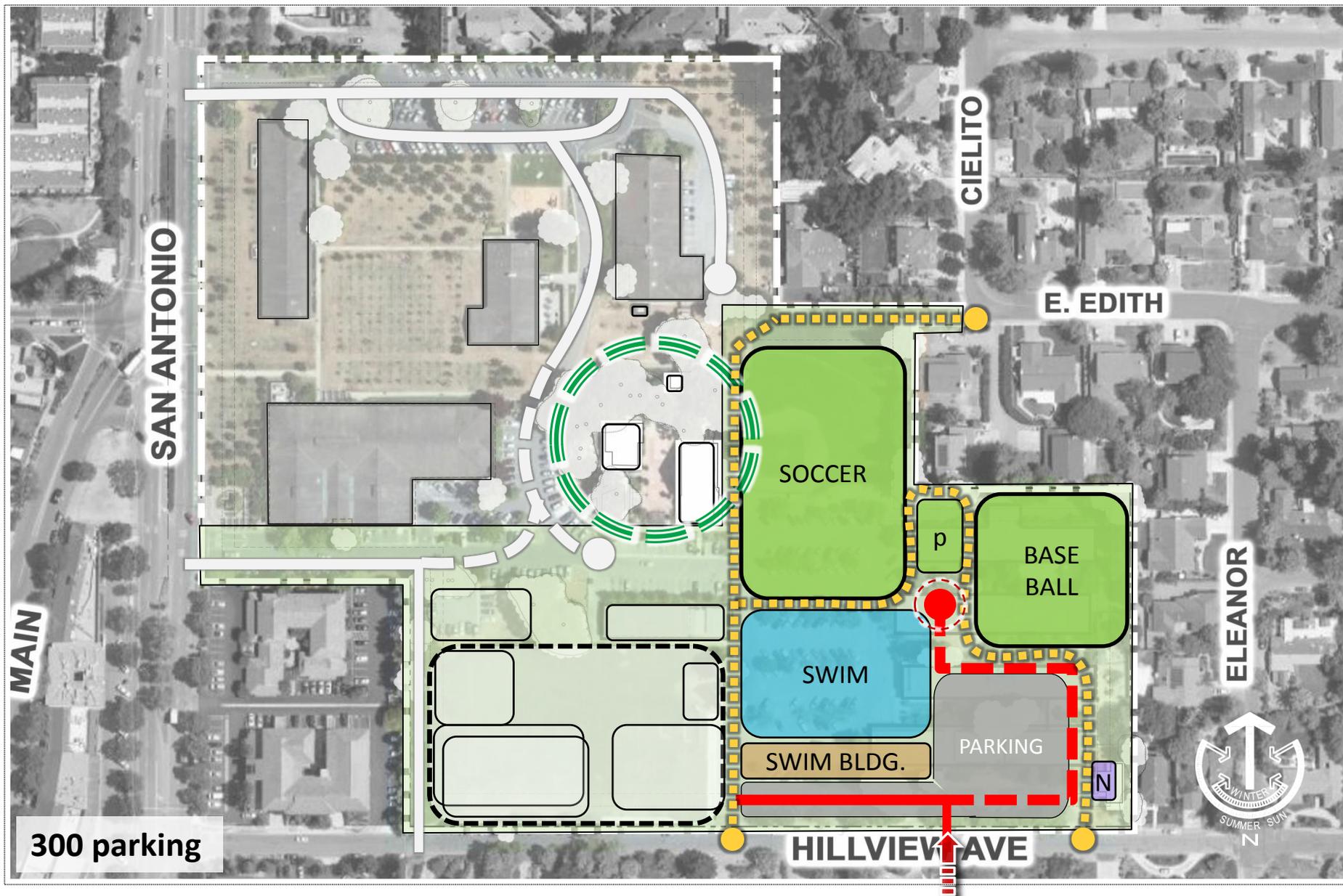
Cost Model Comparison



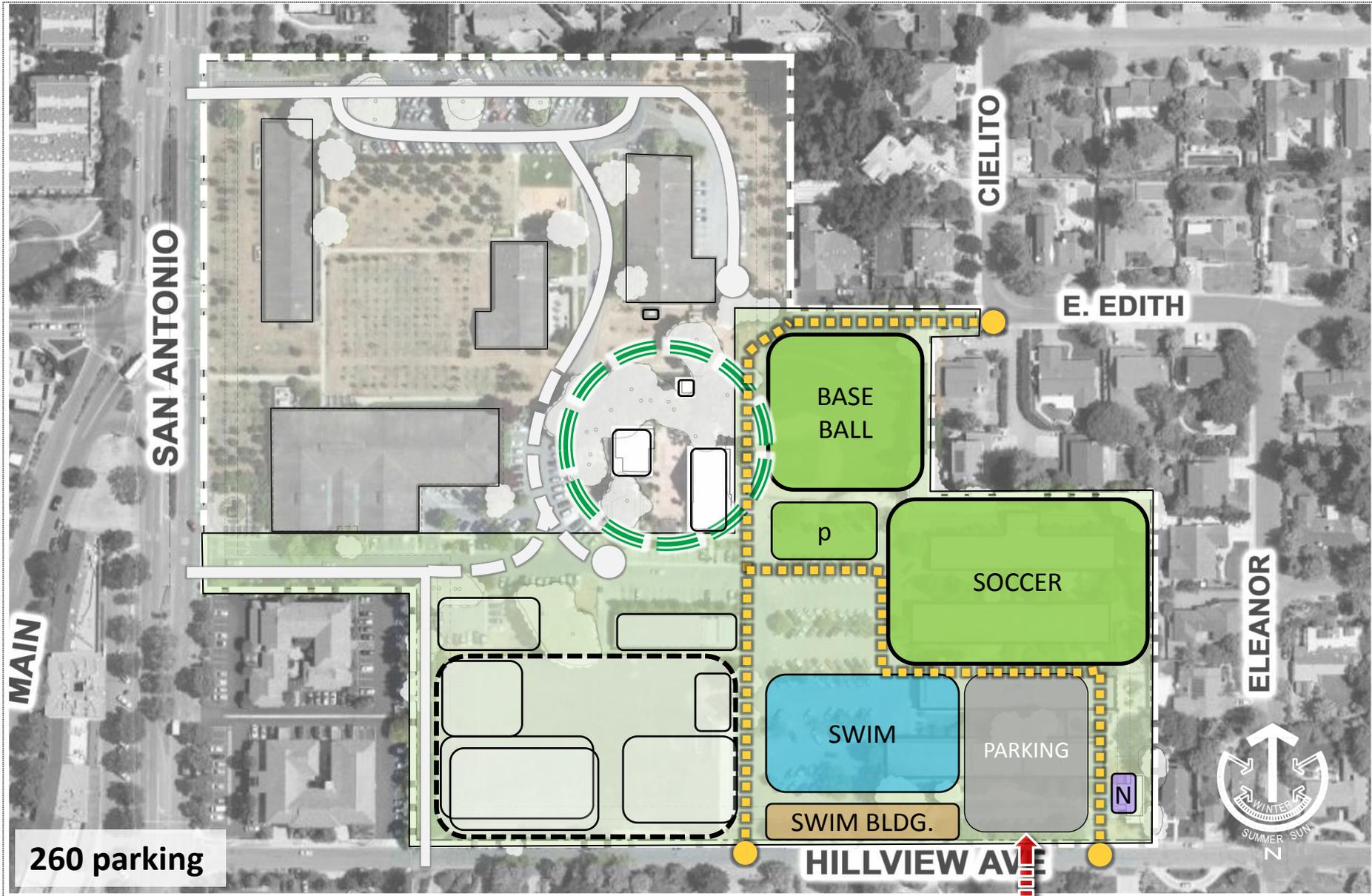
Core Site Design Concept



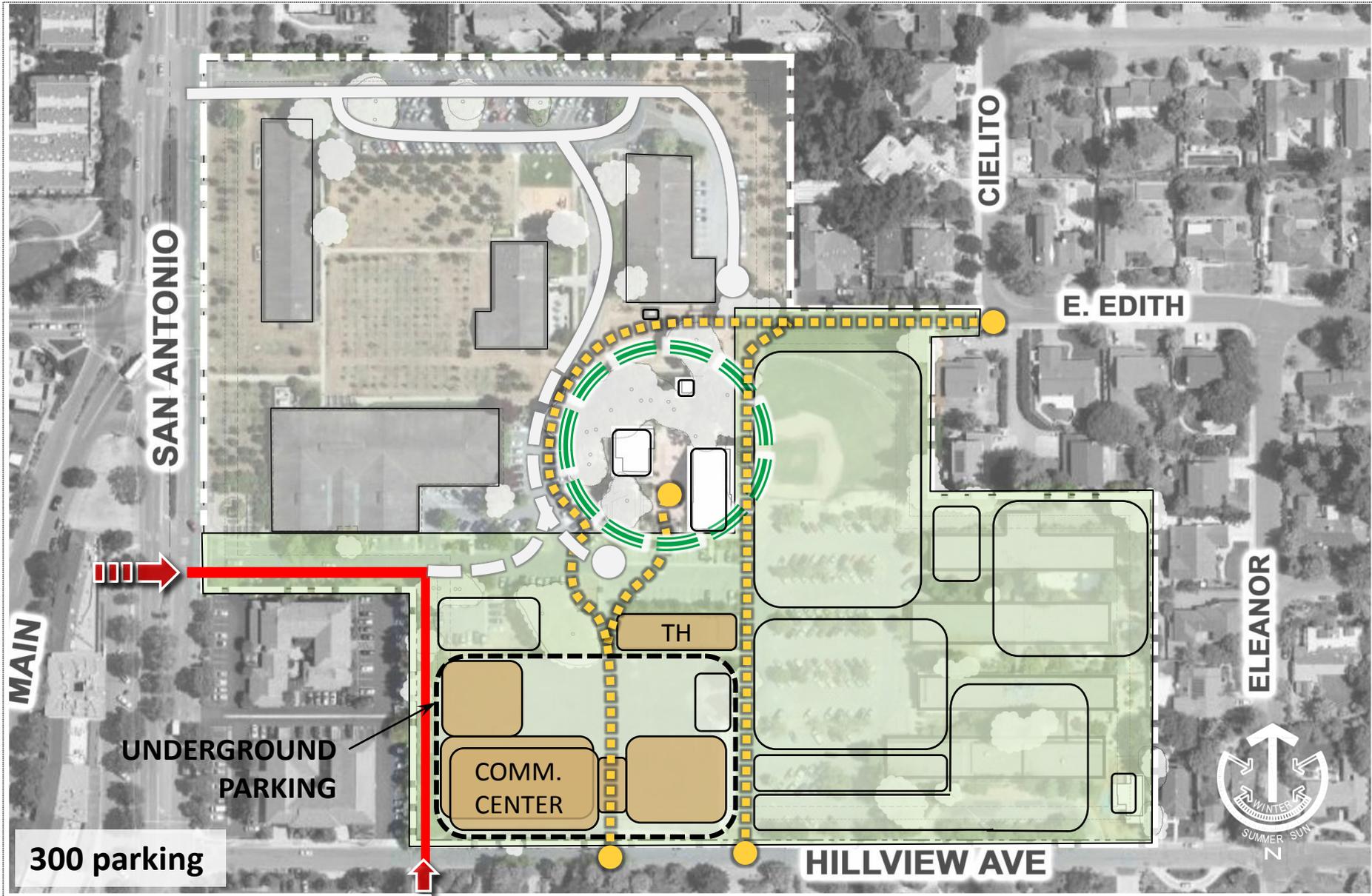
Site Concept – Field Location Option A



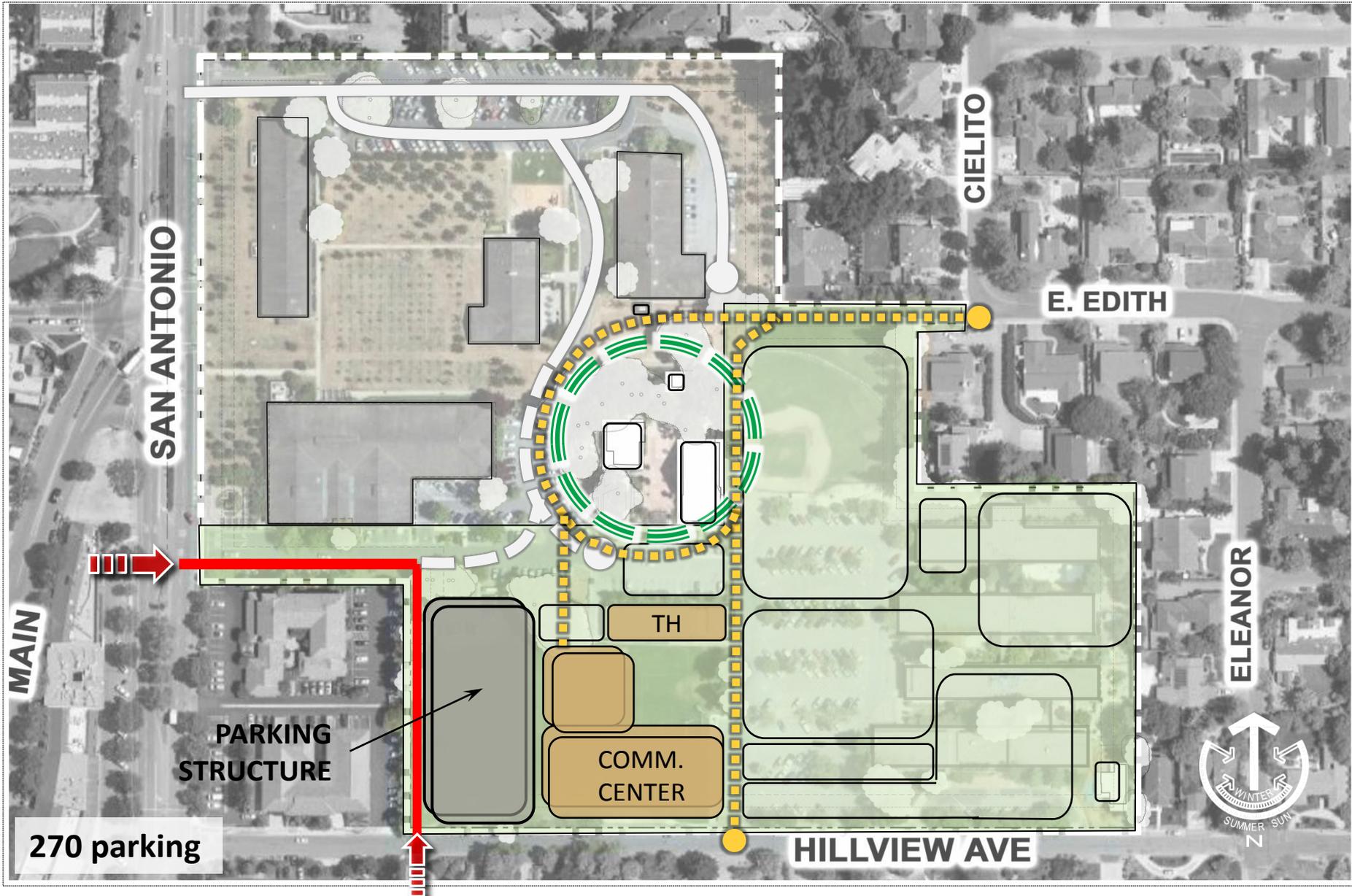
Site Concept – Field Location Option B



Site Concept - Community Center Option A



Site Concept – Community Center Option B





Cost Model Comparison

□ Budget \$35-41 M (in today's dollars)



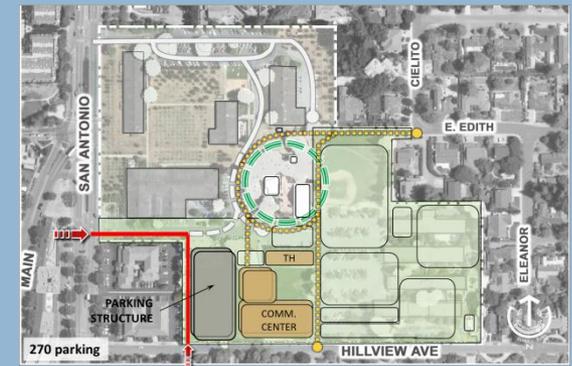
Core Design (Opt A)

\$ 49.92 M



Field Location Opt B

-\$ 0.70 M



Comm. Ctr. Opt B

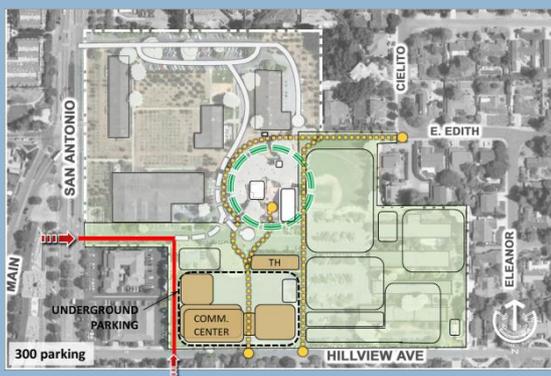
-\$ 6.89 M





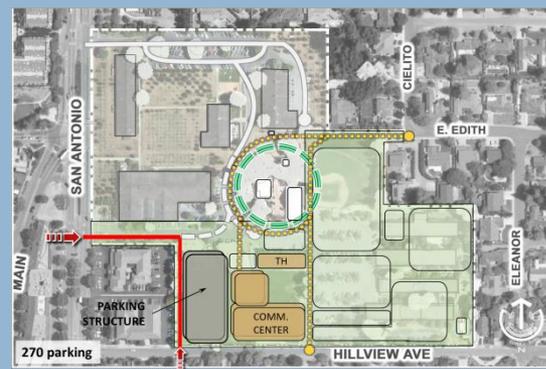
Cost Model Comparison

□ Budget \$35-41 M (in today's dollars)



+ 100 underground pkg. (A or B)

+\$ 6.38 M



+ 100 structured pkg. (B)

+\$ 3.19 M



Council Input Needed Tonight

- Direction on the Final Community Center Site Design
- Approval to Move Forward to Finalize Cost Estimates
- Approval to Move Forward to Final Civic Center Master Plan & Site Rendering



Conclusion

- Next Steps
- Feedback