



City of Los Altos

Civic Center Master Plan
Council Meeting

June 10, 2014





Agenda

- Process Overview
- Assumptions & Council Direction
- Terms & Definitions
- Vision
- Community Needs Assessment
- Site Opportunities & Challenges
- Site Criteria
- Conclusion

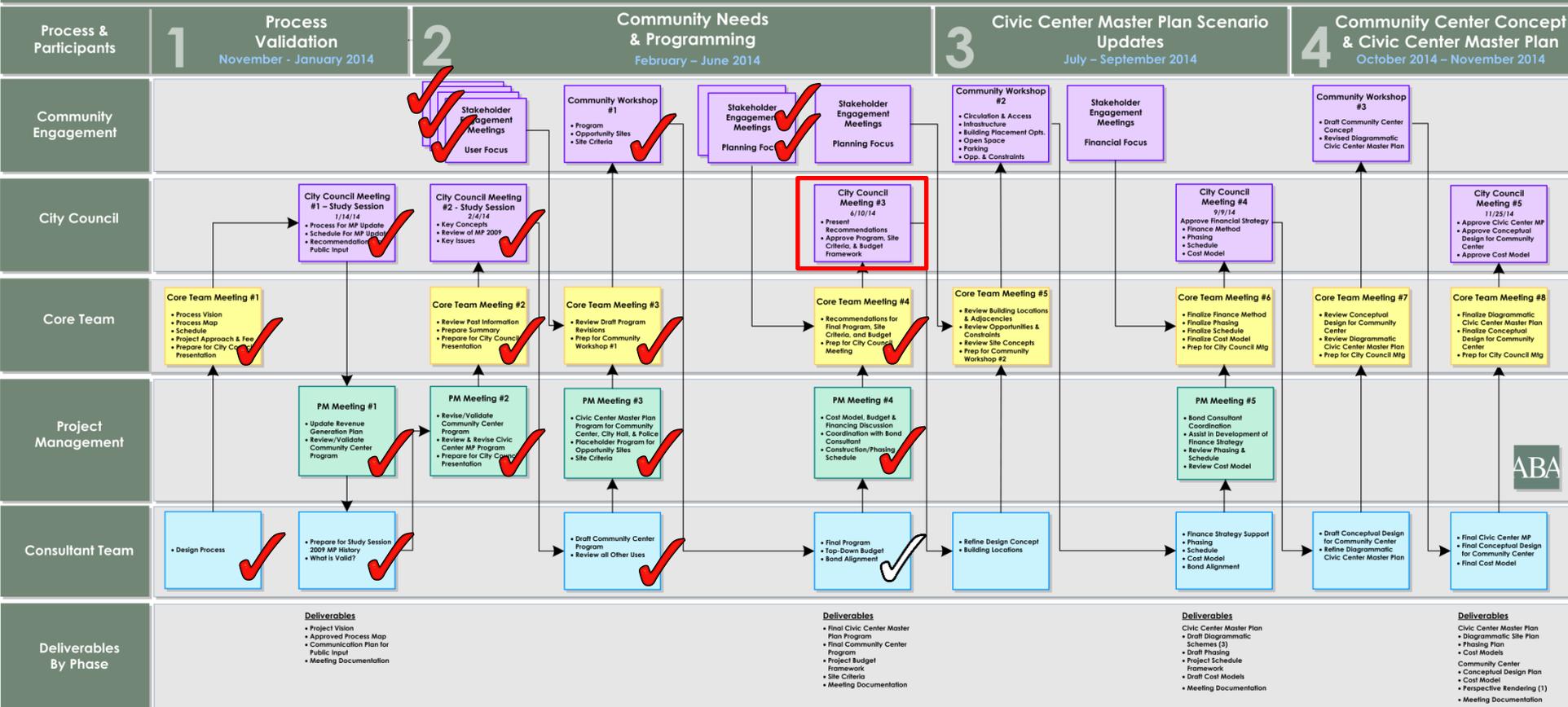


Process Overview

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





Assumptions & Council Direction





Assumptions & Council Direction

- Focus on building a Community Center as first priority
- Multi-generational facility supporting current and future needs of the community
- Budget that aligns to community support for financing
- Community Center located on southeast quadrant of the Civic Center property
- Opportunity Sites defined in the 2009 Master Plan will be included in the Civic Center Master Plan



Council Approval Needed Tonight

- Civic Center Vision
- Community Center Mission
- Recommended Community Center Program
- Site Criteria
- Scenario Criteria



Terms & Definitions





Terms & Definitions

- ❑ **Vision** – an inspirational statement of long range intent
- ❑ **Mission** – a statement of purpose
- ❑ **Needs Assessment** – an identification of community needs from a service perspective
- ❑ **Program** – a list of interior and exterior spaces needed to support a given set of uses and services; it includes quantity and size of spaces
- ❑ **Program by Function/Use** – a program that has been organized by use or function rather than by building; this format enables a strategic approach to shared use
- ❑ **Facility Assessment** – an evaluation of existing building and site conditions against current standards



Terms & Definitions

- ❑ **Outreach** – an invitation to participate to a broad and representative range of the community
- ❑ **Stakeholders** – anyone affected by or who could affect the outcome of the project
- ❑ **Focus Group** – a facilitated meeting of identified stakeholders to gather input on a particular subject; examples of types are cross-representational, cross-functional, and special interest
- ❑ **Forum** – a large group, facilitated meeting of stakeholders to gather input on a particular subject
- ❑ **Workshop** - a facilitated meeting of identified stakeholders to gather input on a particular subject in an interactive, hands-on format
- ❑ **Key Informant Interview** – a one-on-one discussion with an identified stakeholder to gather in-depth input on a particular subject



Terms & Definitions

- ❑ **Civic Center** – The entire Los Altos Civic Center site and all of its components and uses
- ❑ **Community Center** – A public facility with program and service components, often used to specifically refer to a recreation program building
- ❑ **Scenario Criteria** – A given set of criteria and components as the basis for design
- ❑ **Scenario Design** – A design drawing that illustrates a potential solution for given criteria



Vision & Mission

Civic Center Vision

Community Center Mission





Civic Center Vision (Revised from 2009)

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 **village**.

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

EXPERIENCE

The Los Altos ~~Community-Civic~~ Center will provide a community experience that will serve your public for the next 50 years.



Mission for Community Center (by Commissions)

“The Los Altos Community Center will be an accessible, welcoming, flexible and modern 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!”



Community Center Needs Assessment

Communication Plan

Participants

Parallel Processes & Events

Advocacy Group Viewpoints

Recommended Services for Community Center

Recommended Draft Program for the Community Center



Communication Plan Summary

☐ Notices

- Posted on City's online calendar
- Emailed to the Civic Center Master Plan Updates email listserve (310 contacts)
- Emailed to the Recreation Department email listserve (9,473 contacts)
- Posted at City Hall and outside of the meeting room
- Print ads were placed in the Town Crier and ran on 3/19 and 3/26
- Poster boards were printed and mounted on A-frames that were placed strategically throughout the City (6 locations)
- Large posters were posted throughout the City (25 locations)



Communication Plan Summary *(continued)*

❑ Social Media Announcements

- City of Los Altos Facebook & Twitter accounts
- Recreation Facebook & Twitter accounts
- Los Altos Patch online calendar

❑ Invitations

- Non-affiliated Groups (21 groups)
- User Groups (12 groups)
- Groups with Vested Interest (31 groups)
- Neighbors



Communication Plan Summary *(continued)*

- ❑ Additional Outreach by City
 - Farmers' Market
 - Los Altos Pet Parade
 - Egg Hunt Event



Participants

☐ Commissions for User Focus & Mission Statement

- Parks and Recreation Commission
- Public Arts Commission
- Senior Commission
- Youth Commission

☐ Commissions for Planning Focus

- Bicycle and Pedestrian Advisory Commission
- Environmental Commission
- Historical Commission
- Library Commission
- Planning and Transportation Commission



Participants

❑ Workshop Attendees

- 4/01 65 participants

❑ Focus Group Attendees

- 2/26 21 participants / 39 public
- 3/15 13 participants / 7 public
- 3/20 18 participants / 12 public
- 4/16 18 participant / 22 public
- 4/23 16 participant / 20 public



Parallel Processes & Events





Parallel Processes & Events

- Los Altos Forward/Fred Kent
- Community Engagement Ad Hoc Committee
- Downtown Master Planning
- Town Crier Survey on Community Center Priority
- Community Pool Foundation
- Library New Manager
- Presentations to Council & Commissions



Advocacy Group Viewpoints

Keep it Simple	↔	Think Big		
Use Land City Has	↔	Buy/Sell Land		
Fiscally Conservative	↔	Fiscally Ambitious		
Traditional (Bond) Financing	↔	Alternative Financing		
Low Density	↔	High Density		
Surface Parking	↔	Underground Parking		
Less Parking	↔	Maximum Parking		
Working Orchard	↔	Ornamental Orchard		
No Pool	↔	Swim Center	↔	Therapy Pool



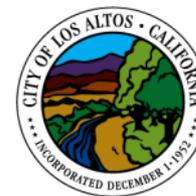
Recommended Services for Community Center





Recommended Community Center Program

- What are the services offered through the Community Center?
- What is located in the Southeast Quadrant?
- What is included in Phase 1?
- What is included in the funding of the Community Center?



Recommended Interior Services cc Phase 1

Listed by Priority Rank (1 of 2)

1	Large Group Activities	●	●
2	Social Gathering, Seniors Only	●	●
2	Social Gathering, General	●	●
4	Fitness (w/o Equipment, sprung wood floor)	●	●
5	Special Interest Classes	●	●
6	Camps (Summer, Winter, Spring Break)	●	●
7	Art Room	●	●
8	Staff Offices & Support Space	●	●
9	Table Games	●	●
9	Gathering w/ Kitchen	●	●
11	Fitness (w/ Equipment)		●
12	Music (with Acoustic Design)	●	●
13	Youth Theater Rehearsal	●	●
14	Social Gathering, Teens Only		●
15	Childrens' Services - Non-City Program	●	●
16	Theater Rehearsal (Los Altos Stage Company)	●	
17	<u>Dedicated</u> Outside Organization Spaces	●	?
18	Gaming		
19	Social Gathering, Adults Only		
20	Adult Education from High School District	●	○

● = Current Activities

● = Activities Included in Recommended Program

○ = Activities that can be included in Design w/o Additional Program Space

* = Provided at Current Level



Recommended Interior Services cc Phase 1 Listed by Priority Rank (2 of 2)

21	Pop-up Clinic *	●	●
22	Meeting Space	●	●
23	Billiards/Pool Table/Ping Pong	●	●
24	Theater (in MP)		?
25	Study Center, Teen Only		
26	Performance Center		
27	Coffee Service	●	●
27	Maker Space (in Art Space)		●
27	Technology	●	●
27	Basketball		
31	Temporary Storage	●	○

● = Current Activities

● = Activities Included in Recommended Program

○ = Activities that can be included in Design w/o Additional Program Space

* = Provided at Current Level



Recommended Exterior Services cc Phase 1

Listed by Priority Rank

1	Large Group Activities	●	●
2	Soccer	●	●
3	Baseball	●	●
4	Bocce Ball	●	●
5	Swim / Pool (in MP)		?
6	Adult Fitness	●	●
7	Skate Park		
8	Playground	●	●
9	Other Field Sports	●	●
10	Additional Soccer Field		
10	Basketball		
10	Softball Field		
13	Public Art	●	○

14	Picnicking (various locations on site)	●	●
14	Volleyball		
16	Dog Park		
16	Quiet Garden, Contemplative Space		○
16	Underground Parking		○
19	Hangout (eating, sitting)		○
20	Art	●	○
20	Environmental Exhibit		
20	Sports Court		

● = Current Activities

● = Activities Included in Recommended Program

○ = Activities that can be included in Design w/o Additional Program Space

* = Provided at Current Level



Suggested Services- Not Ranked CC Phase 1

Interior			
-	Café		?
-	Interior Art Elements		
-	Kiln, ceramic studio, printing press - Adult		
-	Lockers/ showers		●
-	Theater Costume Shop		
-	School		

Exterior			
-	Cricket		
-	Fountain - garden pool area		

- = Current Activities
- = Activities Included in Recommended Program
- = Activities that can be included in Design w/o Additional Program Space
- * = Provided at Current Level



Program - Recommendation

- Maintain Architectural Program for Community Center with Scheduling Changes at **55,600 sf**

Los Altos Community Center Program Analysis

Anderson Brule' Architects

Existing Community Center						Draft Program		
Name	Qty	Unit Area	Total Area	Ref. No.	Name	Quantity	Unit Area	Total Area
Program Spaces			16,309		Program Rooms			8,470 net sf
Classroom	1	738	738	1.C.01.01	Small Program (Rascal Room)	1	700	700
			-	1.C.01.02	Large Program Room	1	1500	1500
Classrooms	6	940	5,640	1.C.01.03	Standard Program Room	3	1000	3000
			-	1.F.01.01	Program Kitchen	1	270	270
			-	1.C. 01.04	Art Program Room	2	1000	2000
			-	1.B.02.03	Music Program Room	1	1000	1000
Partner Dedicated Spaces								
Adult Education Classrooms	5	943	4,715					
Friends of Library Storage	1	936	936					
LAYT Storage	1	936	936					
League of Women	1	232	232					
Children's Partner Org.	1	3112	3,112					

Los Altos Community Center Program Analysis

Anderson Brule' Architects

Existing Community Center						Draft Program		
Name	Qty	Unit Area	Total Area	Ref. No.	Name	Quantity	Unit Area	Total Area
Fitness Spaces			2,579		Indoor Fitness Program Rooms			7,240 net sf
			-	1.C.02.01	Fitness Program Room	2	1000	2000
Social Hall	1	2579	2,579	1.C.02.02	Large Fitness Program Room	1	2500	2500
			-	1.C.02.03	Fitness Equipment Room	1	2000	2000
				1.C.02.04	Locker Room	2	370	740
Subsidized Spaces			940		Senior, Teen and Children's Program Spaces			5,362 net sf
			-	1.D.01.01	Teen Lounge	1	630	630
Classroom 10	1	940	940	1.D.02.01	Senior Lounge	1	1000	1000
			-	1.D.05.01	Game Room	1	830	830
			-	1.D.05.02	Card Lounge	1	730	730
			-	1.D.03.01	Children's Program Room	2	900	1800
			-	1.D.03.02	Children's Toilets	4	18	72
			-	1.D.03.03	Adult Toilet (Children's Sp.)	1	60	60
			-	1.D.04.01	Counseling Room	2	120	240

Los Altos Community Center Program Analysis

Anderson Brule' Architects

Existing Community Center							Draft Program		
Name	Qty	Unit Area	Total Area	Ref. No.	Name	Quantity	Unit Area	Total Area	
Community and Event Spaces			8,252	Event Spaces / Food Service and Catering			8,901 net sf		
LAYC	1	5406	5,406	1.E.01.01	Multi-purpose Room	1	5000	5000	
			-	1.E.02.01	Multi-purpose Room Storage	1	516	516	
Multi-Purpose Room	1	2331	2,331	1.E.01.02	Small Multi-Purpose Room	1	2500	2500	
Warm Up Kitchen	1	515	515	1.F.01.04	MPR Catering Kitchen	1	600	600	
			-	1.F.01.05	Bulk Food Storage	1	100	100	
			-	1.F.01.01	Refreshment Bars	3	40	120	
			-	1.F.01.03	Barbecue Area	1	65	65	
Subtotal Public Spaces Sq. Ft.			28,080	Subtotal Public Spaces Sq. Ft.			29973		
Gross Sq. Ft.			See below	Gross Sq. Ft. (x 1.4.x 1.15)			48257		
Administration				Administration and Support Spaces			4,730 net sf		
Admin. Office	1	1992	1,992		Admin. & Storage	1	4730	4730	
Subtotal Administrative Sq. Ft.			1,992	Subtotal Administrative Sq. Ft.			4730		
Gross Sq. Ft.:				Gross Sq. Ft. (x 1.35.x 1.15)			7343		
Other (restrooms, Janitor Closets, Mech. Space etc.)	1	3898	3,898						
Exterior Circulation	1	6350	6,350						
Total Sq. Ft.			40,320	Total Sq. Ft.			55,600		

Los Altos Community Center Program Analysis

Anderson Brule' Architects

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Other (restrooms, Janitor Closets, Mech. Space etc.)	1	3898	3,898	<div style="border: 2px solid red; border-radius: 15px; padding: 10px; text-align: center;"> 28,080 sf → 29,973 sf is 6.7% increase in Recreation Program Space </div>					
Exterior Circulation	1	6350	6,350						
Total Sq. Ft.			40,320	Total Sq. Ft.			55,600		



Program – Recommended Possible Changes

Increase

- | | |
|--|----------|
| <input type="checkbox"/> Small Multi Purpose Room | 2,500 sf |
| <input type="checkbox"/> Storage Areas | 1,000 sf |
| <input type="checkbox"/> Café (Dedicated Seating Not Included) | 200 sf |

Decrease

- | | |
|---|--------|
| <input type="checkbox"/> Teen Lounge | 630 sf |
| <input type="checkbox"/> Senior Card Room | 730 sf |



Public Input for Changes to Draft Community Center Program (1 of 2)

Consideration	Recommendation
Swim Center	<ul style="list-style-type: none">• Locate in Southeast Quadrant• Do not recommend therapy pool
Theater	<ul style="list-style-type: none">• Locate in the Northwest quadrant as new/renovated space• Closer to Downtown
Ceramics Studio with Kiln	<ul style="list-style-type: none">• Not Recommended• Cost, Safety, and Code Issues
Dedicated Space for Friends of the Library	<ul style="list-style-type: none">• Should be included in an expansion of the library or new library• Temporary arrangement?





Public Input for Changes to Draft Community Center Program (2 of 2)

Consideration	Recommendation
Dog Park	<ul style="list-style-type: none">• Not on this Site
Skate Park	<ul style="list-style-type: none">• Not on this Site
Skate-able Art	<ul style="list-style-type: none">• Can Be Included into the Landscape Plan of the Community Center
Meeting Rooms	<ul style="list-style-type: none">• No Additional Rooms beyond Current Program
Incubator Space	<ul style="list-style-type: none">• Not Recommended as a Permanent Space in the Community Center• Consider in the Future City Hall
Outdoor Walking Circuit Path	<ul style="list-style-type: none">• Included in 2009• Consider in the Long-term Master Plan





Recommended Community Center Program

- What are the services offered through the Community Center?
- What is located in the Southeast Quadrant?
- What is included in Phase 1?
- What is included in the funding of the Community Center?



Public Input Site Opportunities & Challenges





Community Workshop- Summary of Findings

□ Density

- Maximize Land Use, Increase Efficiency
- Multi-story Buildings
- Underground Parking
- Community Facilities Closer to Downtown

□ Circulation

- Roundabout at San Antonio
- Improve Pedestrian & Traffic Flow

□ Open & Green Space

- Maintain Open Feel
- Preserve/Increase Green Space
- Protect Trees
- Preserve Working Orchard / Maybe Moved
- Pathways, Plazas, & Quiet Gathering Areas



Community Workshop- Summary of Findings

Adjacencies

- Theater & Community Center
- Swim & Community Center

Offsite Possibilities

- Police
- Theater
- Swim Center

Other

- Flexible Space
- Connection to Downtown
- Purchase Corner Property



Site Criteria





Site Criteria - Process

- Built Upon 2009 Design Drivers
- Gathered Input through
 - Workshop
 - Commissions – Planning
 - Focus Groups



Design Drivers – 2009 Master Plan

- Connectivity to Downtown
- Establishment of Multi-Generational Facilities
- Contextual Aesthetic that Maintains a Village Feel
- Safe Vehicle & Pedestrian Access
- Maximize Shared Use of Program Elements
- Promotion of Los Altos History
- Enlarge & Enhance Open Space
- Consider Phasing Strategy Impacts
- Minimize Exiting to / from Hillview
- Neighborhood Residential Concerns
- Neighborhood Commercial Concerns
- Protection of Significant Trees
- Sustainably Designed & Efficient Facilities
- Cost



Top Prioritized Site Criteria from Workshop

1	Connectivity to Downtown
2	Establishment of Multi-Generational Facilities
3	Sustainably Designed and Efficient Facilities
4	Safe Vehicle and Pedestrian Access
5	Cost
6	Maximized Shared Use of Program Elements
6	Enlarged and Enhanced Open Space
8	Protection of Significant Trees
9	Contextual Aesthetic that Maintains a Village Feel
10	Neighborhood Residential Concerns
11	Neighborhood Commercial Concerns



Low & Unranked Site Criteria from Workshop

- Integrated with Downtown
- Promotion of Los Altos History
- Minimizing Exiting to / from Hillview
- Phasing Strategy Impacts
- 2 to 3 Story Buildings
- Connectivity between all Facilities
- Attractive Gathering Space - The Destination
- Underground Parking
- Move Police from Civic Center
- Café / Food on Site
- Need Small, Working Orchard
- Fun (People, Friendly, Inviting)
- Traffic Circulation
- Place High Pedestrian Volume Near San Antonio & Low Volume Near Residential Areas
- Preserve Open Space & Orchard
- Move Police to Municipal Service Center
- Move Police Closer to San Antonio



Top Prioritized Site Criteria - Commission

- 1 Establishment of Multi-Generational Facilities
- 2 Safe Vehicle, Pedestrian, & *Bicycle* Access
- 3 Sustainably Designed and Efficient Facilities, *Environmental & Functional, Net Zero possibilities, Include multi-story building*
- 4 Protection of Significant Trees & *Orchard (location TBD)*
- 5 Maximized Shared Use of Program Elements
- 6 Connectivity to Downtown, *Ease of Access*
- 7 Neighborhood Residential Concerns, *Traffic Access*
- 8 Enlarged & Enhanced Open Space, *Sufficient*
- 9 Contextual Aesthetic that Maintains a Village Feel, *Fit Los Altos*
- 10 Cost



Top Prioritized Site Criteria - Commission

11	<i>Adjacencies/Synergies btwn facilities (CC-Museum-Library-Theatre)</i>
12	<i>Neighborhood Commercial Concerns, Traffic Access</i>
13	<i>Parking</i>
14	<i>Underground Parking</i>
15	<i>Garden space plaza adjacent to meeting Space</i>
16	<i>Through access for Pedestrians/Bicycles - permeable design, through Neighborhood to Downtown</i>
17	<i>Support after sunset outdoor activity</i>



Proposed Site Criteria (revisions to 2009 Criteria in red)

- Connectivity to Downtown
- Establishment of Multi-Generational Facilities
- Contextual Aesthetic that Maintains a **Los Altos Village** Feel
- Safe Vehicle, Pedestrian, & **Bicycle** Access
- Maximize Shared Use of Program Elements
- Promotion of Los Altos History
- ~~Enlarged~~ & Enhanced Open Space
- **Maximize Land Use with Underground Parking**
- Consider Phasing Strategy Impacts
- Minimize Exiting to / from Hillview
- Residential Neighbors' Concerns (**Traffic & Noise**)
- Commercial Neighbors' Concerns (**Noise**)
- Protection of Significant Trees
- Sustainably Designed & Efficient Facilities
- **Synergy/Connectivity between Facilities (Place-making/Activated)**
- **Viable/Functional Working Orchard**
- Cost



Community Center – Planning Focus

Site Studies

Small Group Exercise





Site Studies

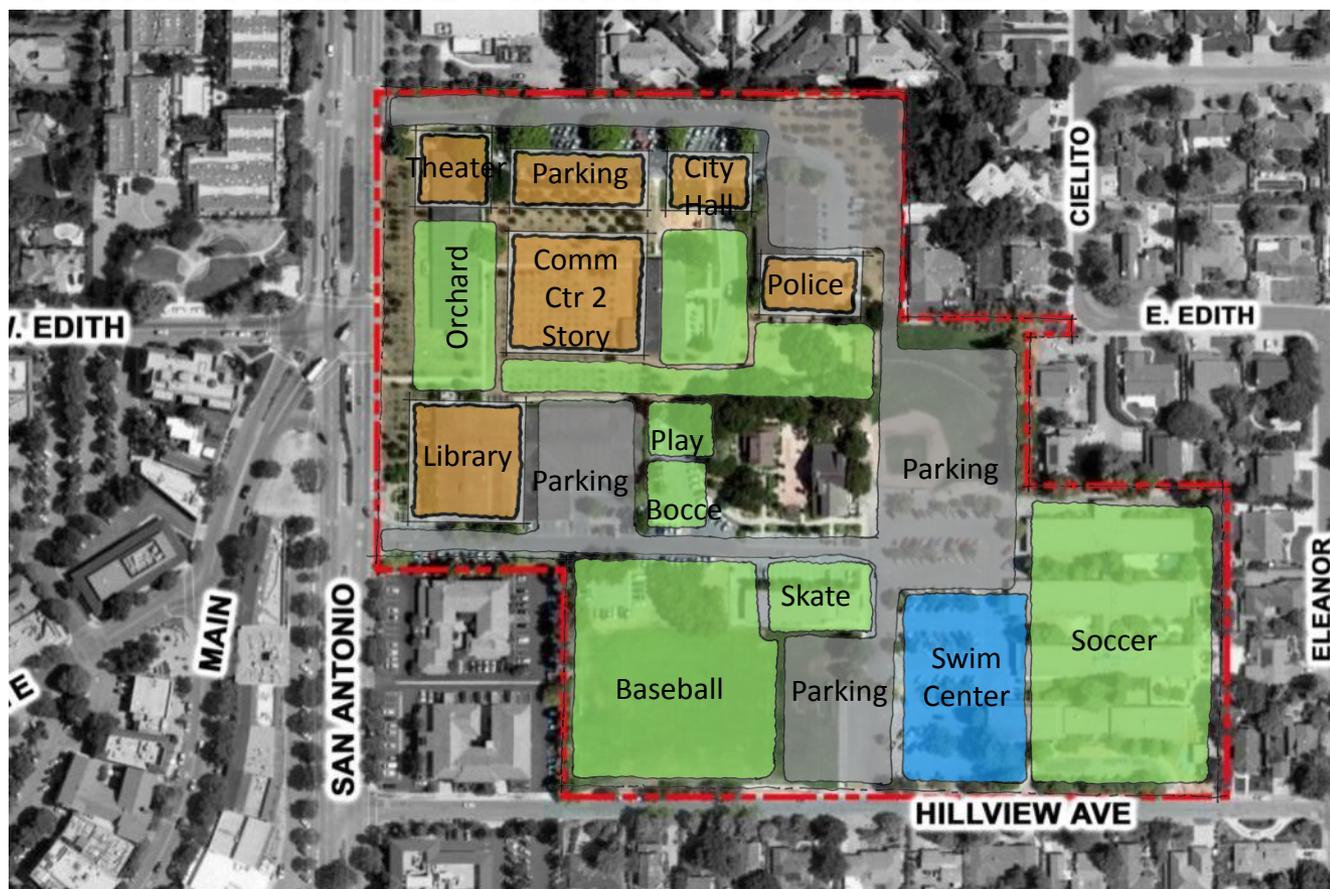
2009 Schemes

September 2013 Schemes

Commission Exercises



Civic Center 2009 – Option 1



Opportunities

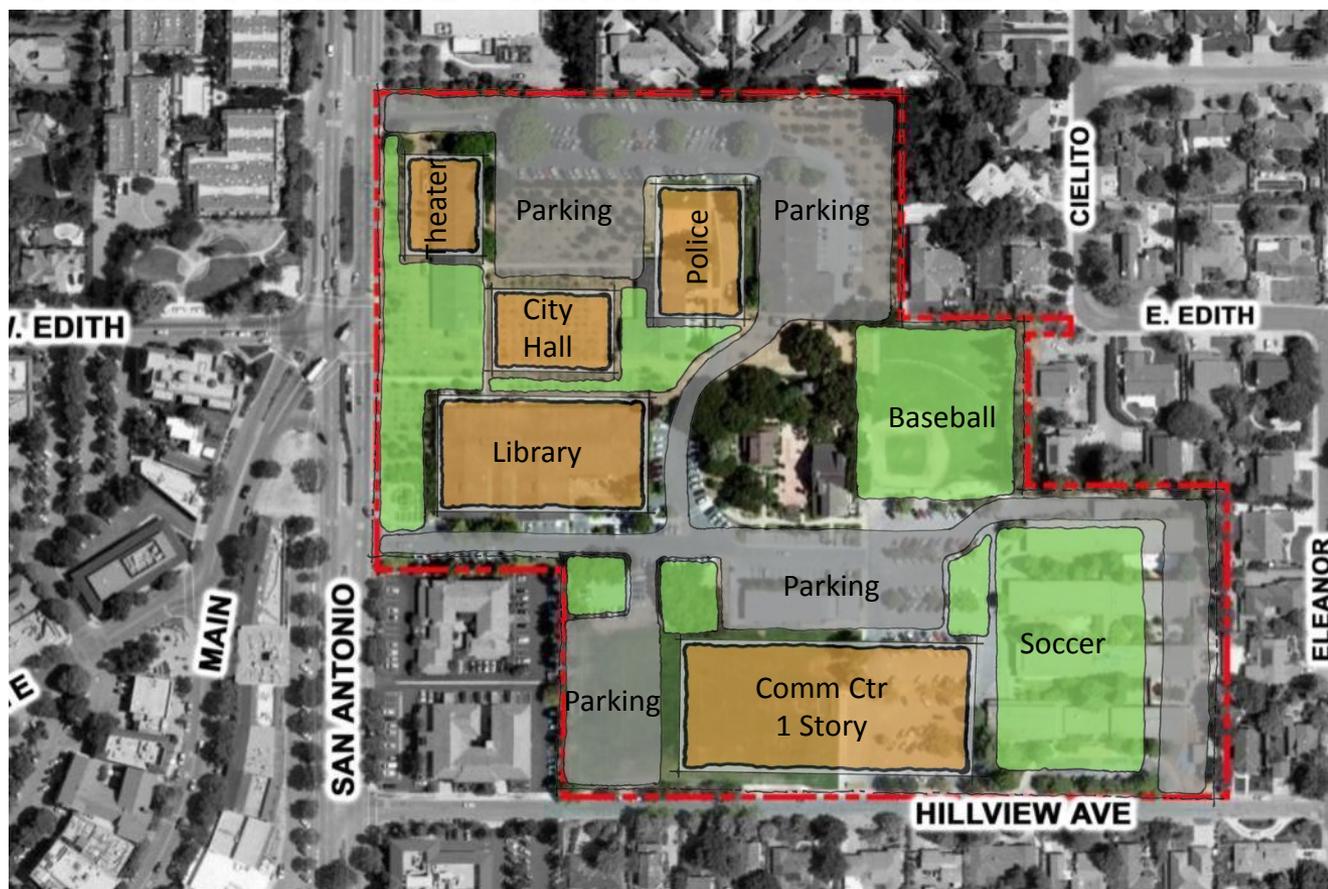
- Civic Presence
- Vehicle & Pedestrian Access
- Open Space
- Promotes History
- Shared Use
- Good Commercial Neighbor

Constraints

- Residential Neighbor Concerns



Civic Center 2009 – Option 2



Opportunities

- Good Village Aesthetic
- Protect Trees
- Good Residential and Commercial Neighbor
- Lower Cost

Constraints

- Less Open Space
- Less Facilities
- Phasing less ideal





Civic Center 2009 – Option 3



Opportunities

- Excellent Main Street Connection
- Promotes History
- Shared Use
- Multi Gen Facilities
- Good Commercial Neighbor
- Good Phasing

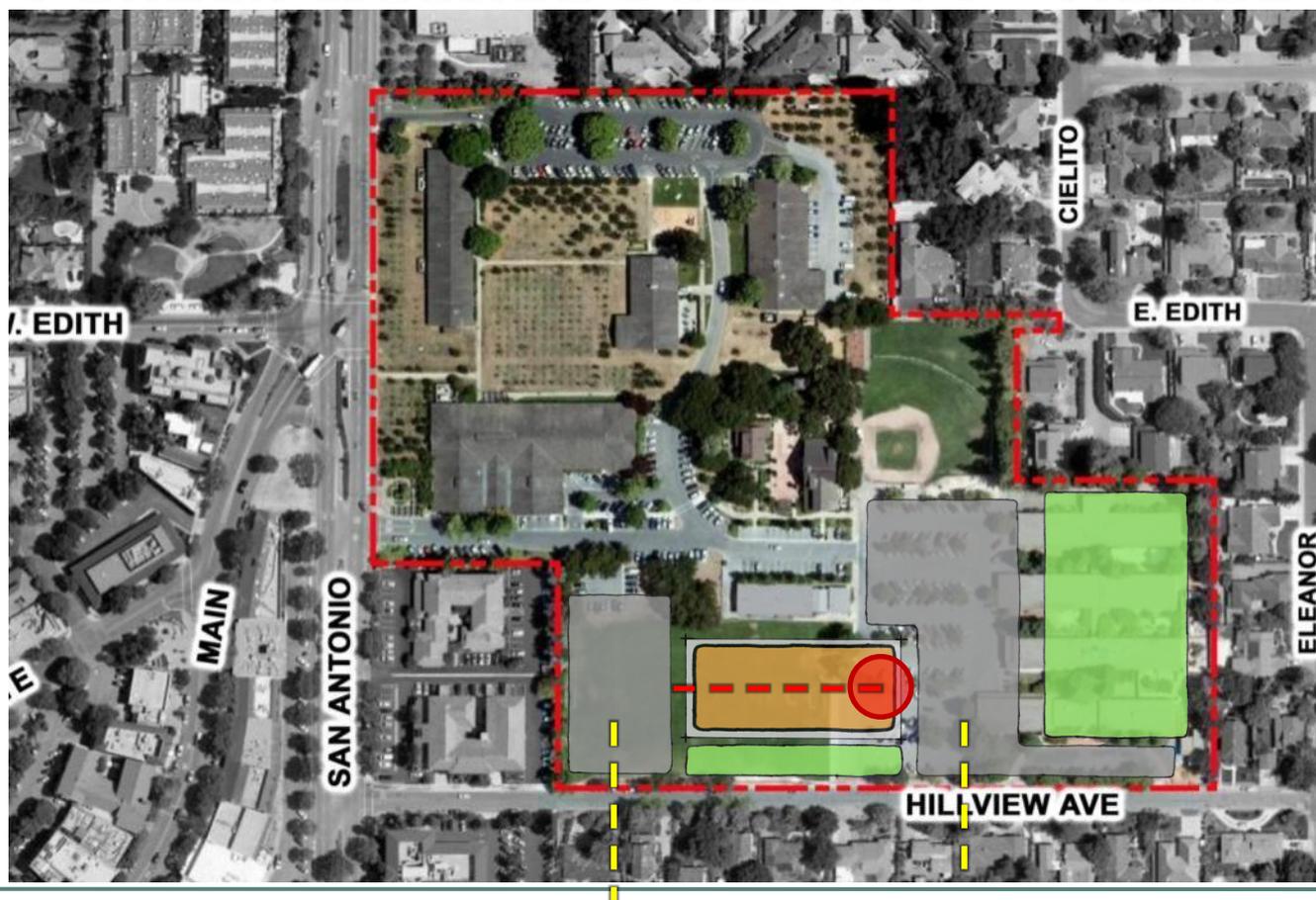
Constraints

- Some Residential Neighbor Concerns





Council Meeting Sept 2013 - Option 1



Opportunities

- Good Orientation
- Security
- Closer to Other Civic Center Facilities
- Regulation Sized Soccer Field
- Continuous Community Center Services
- Increase Parking Near Library

Constraints

- Temporary Loss of Soccer Field

SERVICE + ENVIRONMENT = EXPERIENCE





Council Meeting Sept 2013 - Option 2



Opportunities

- Good Orientation
- Security
- Distributed Outdoor Space
- Phasing
- Visible Entry
- Stronger Relation to Hillview

Constraints

- Isolated from Other Buildings



Council Meeting Sept 2013 - Option 3



Opportunities

- Parking Placement As-is
- Central Service Desk
- Solar Orientation
- Indoor Outdoor Relationships
- Intimate Outdoor Areas

Constraints

- Separate from Other Civic Services
- Pedestrian Circulation
- Closer to Neighbors
- Separate Wings / Division
- Harder to Secure





Council Meeting Sept 2013 - Option 4



Opportunities

- Better Noise Control
- Clear Entry
- Easy Access from Parking

Constraints

- Solar Orientation
- Farther from Hillview
- Farther from Other Buildings



Council Meeting Sept 2013 - Option 5



Opportunities

- Greens Space Adjacent to Field
- Parking as Buffer to Neighbors
- Closer to Other Buildings
- Phasing

Constraints

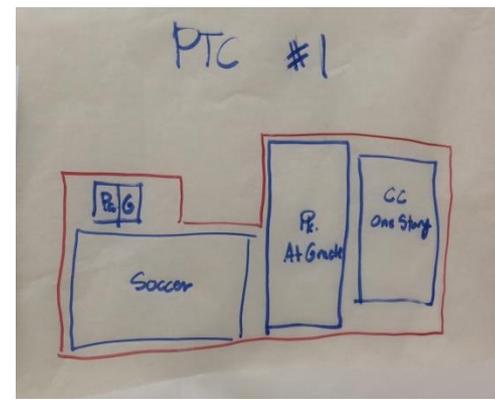
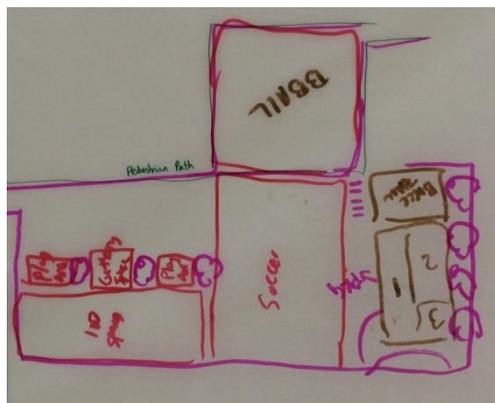
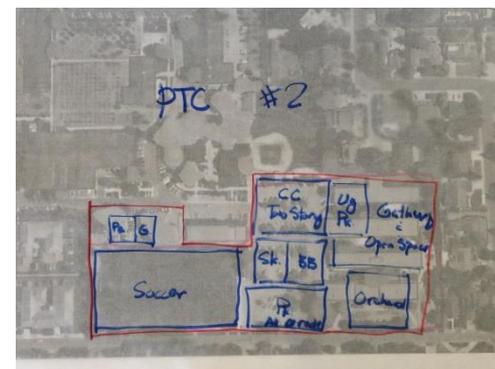
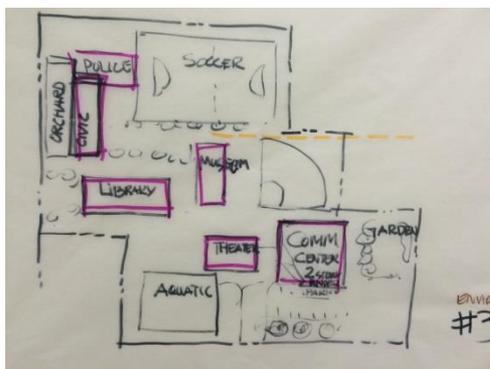
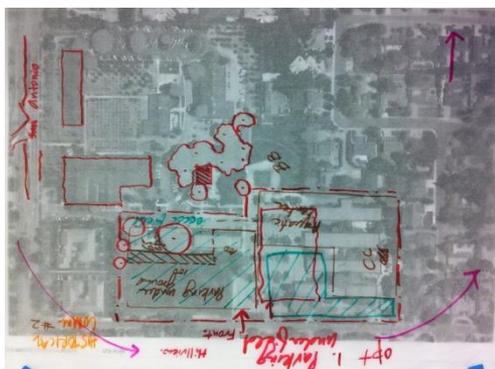
- Lack of Parking During Construction
- Solar Orientation
- Weak Hillview Entry Statement



Commission Exercise



Commission Sketches





Bicycle and Pedestrian Option 1



Key Points

- Orientation of building for sun light
- Community Center closer to downtown
- 1 & 2 story Community Center
- Soccer Closer to Residents
- Loss of some trees
- No Swim included





Bicycle and Pedestrian Option 2



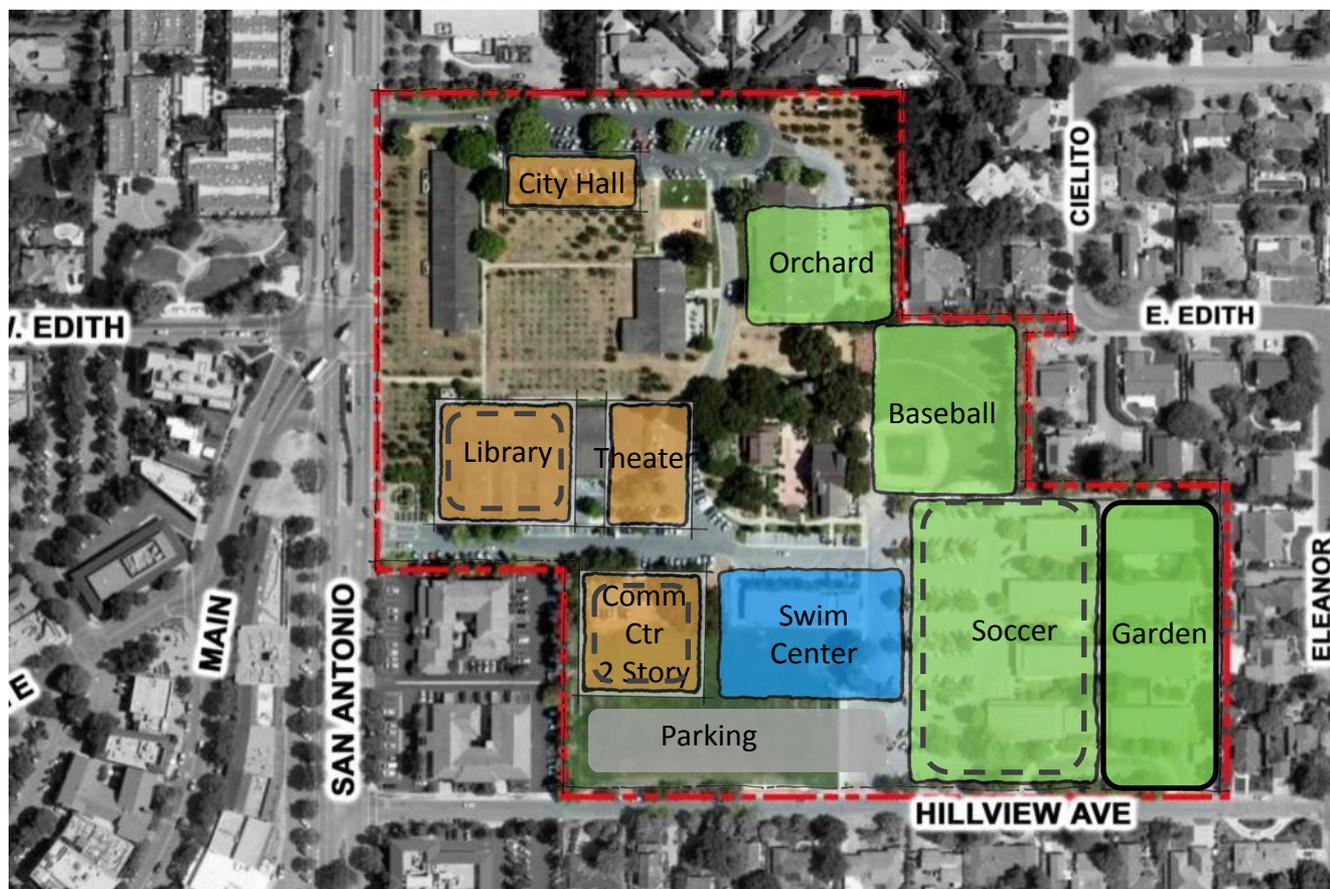
Key Points

- Moved Community Center closer to residential side
- More gathering space
- Community Center further from downtown-negative for connectivity
- Orientation not as good for sustainability
- Some underground parking
- No Swim included





Environmental Option 1



Key Points

- 2 Story Community Center
- Orchard by History House
- 2 Story Library
- Move the Theater
- Included Swim
- Soccer with buffer to neighbors
- Police not included



Environmental Option 2

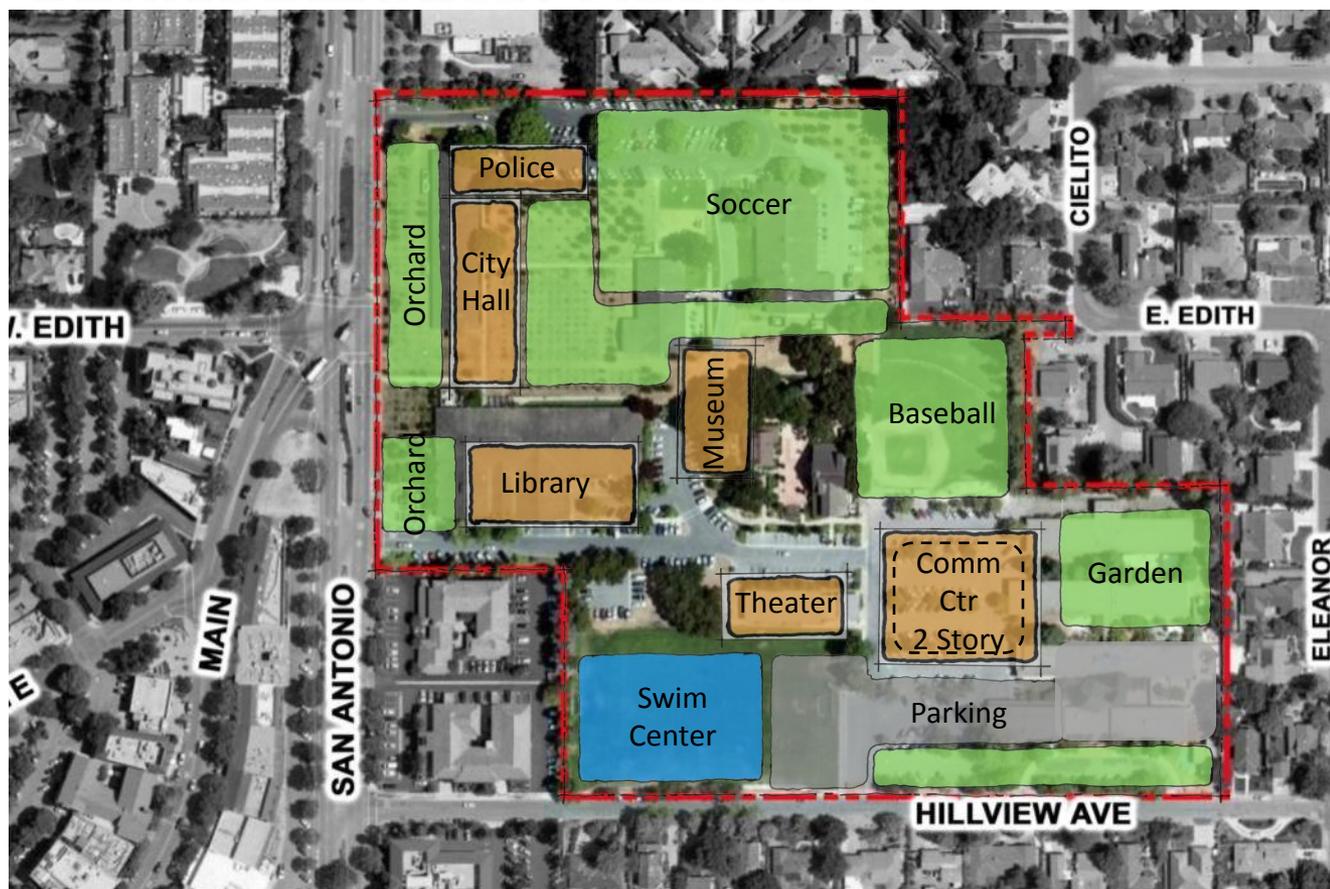


Key Points

- Soccer not in SE Quadrant
- Community Center in SE Quadrant
- Parking under soccer field
- Police & City Hall not included



Environmental Option 3



Key Points

- 2 story Community Center
- Moved orchard towards front
- Pool included
- Parking Underground



Historical Option 1



Key Points

- 1 Story Community Center
- No clear entry
- Keeps orchard as is
- Parking under soccer & pool



Historical Optional 2



Key Points

- Parking under soccer
- Community Center can either be one or two stories
- Orchard is main civic entry
- All playing fields kept to one end of site



Library Option 1



Key Points

- Orientation to take advantage of the sun
- Theater is closer to help adjacencies
- Setback from Hillview to allow access
- Parking underneath buildings
- No Pool included



Planning and Transportation 1



Key Points

- Residential surrounding is main concern
- Use of 1 Story Community Center for Residential Area
- Area with trees, gathering, and playground
- No Pool included



Planning and Transportation 2



Key Points

- Parking on Hillview
- Green space between neighbors and buildings
- Parking under soccer
- Location is still far from downtown
- No Pool included



Summary of Findings Focus Group



Summary of Findings – Group 1



a) 2009 Option #1



b) 2009 Option #3



c) Historic Option #1



d) Civic Center 2013 Option #2

- Preference for clustering (a, b)
- Successfully addresses neighborhood buffering (a, c)
- Concern with location of pool near residents being a safety and noise issue (c)
- Preference for Multi-Story/smaller footprint (a, c)
- Prefer swim closer to community center (a, c)



Summary of Findings – Group 2



a) PTC Option #2



b) BAPC Option #1



c) Historic Option #1



d) Environmental Option #1

- Preference for clustering (a)
- Successfully addresses neighborhood buffering (a)
- Concern with location of pool near residents being a safety and noise issue (c)
- Preference for locating soccer near residential areas for buffer (b, c)
- Prefer locating active uses on street (b, c)
- Soccer near theater not ideal (a, c)
- Preference for Multi-Story/ smaller footprint (a, c)
- Strengthen Connectivity to Downtown via Pedestrian/Bicycle Pathways (a)



Summary of Findings – General Insights

- ❑ Community Center location at Southeast Quadrant is challenging for connectivity to Downtown
- ❑ Preference for Indoor/Outdoor Spaces for Community Center
 - Park-like setting
 - Open Space integrated with building
- ❑ Preferred Campus feel
- ❑ Incorporate /preserve the orchard
- ❑ Reflect Los Altos aesthetic
- ❑ Allow people to see in and view what is going on
- ❑ “Community Living Room”- warm and inviting place, welcoming



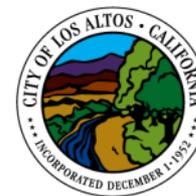
Scenario Criteria





Scenario Criteria Goals

- ❑ Criteria to Be Considered in each Scenario Exploration
 - Program Elements from 2009 Included (Council Direction)
 - Explore Uniquely Different Options
 - Follow the Over-Arching Site Criteria
 - Encompass both the Southeast & Northwest Quadrants
 - Define the Quadrant Locations for each Program Element
 - Understand Requirements & Distributions for Surface & Underground Parking



Scenario Criteria – Confirm Assumptions

□ Program Assumptions for Southeast Quadrant

- **Community Center**
- Soccer
- Baseball
- Swim Facility*
- *Theater* (flexible location)*
- Neutra House (to remain)
- Parking Strategy - % underground, structured or on grade
 - Parking Total Required: 369



□ Program Assumptions for Northwest Quadrant

- Civic Services
- Police
- Library *
- *Theater * (flexible location)*
- Orchard
- History House & Museum (to remain)
- Parking Strategy - % underground, structured or on grade
 - Parking Total Required: 196



* Opportunity Site

Site Development Area – NW Quadrant



SERVICE + ENVIRONMENT = EXPERIENCE



Site Development Area – NW Quadrant



SERVICE + ENVIRONMENT = EXPERIENCE





Scenario 1

☐ Southeast Quadrant

- **Community Center** – New 2 Story at Current Location, with Predominate 1st Floor
- **Soccer Field** – Existing to Remain (Smaller than Regulation)
- **Baseball Field** - Remains in Existing Location and at Existing Size
- **Swim** – New Facility Adjacent to Community Center & Baseball
- **Theater** – Bus Barn Theater to Remain
- **Parking** (*total need of 369 spaces*)
 - Underground / Structured - 55%
 - Surface / Drop-off - 45%



Scenario 1

☐ Northwest Quadrant

- **Library** – Existing to be Renovated with Addition (1-2 stories)
- **City Hall**
 - Existing to be Renovated
 - Addition for Expanded City Hall Functions/Program
- **Police** – New Facility
- **Orchard** – Working Orchard at ½ acre
- **Parking** (*total need of 196 spaces*)
 - Underground - Optional
- **Access and Entry**
 - Existing Entries from San Antonio to Remain



Scenario 2

☐ Southeast Quadrant

- **Community Center** – New 2 Story Adjacent to History House & Museum
- **Soccer Field** – New, Smaller than Regulation
- **Baseball Field** – Remains in Existing Location & Size
- **Swim** – New Facility Adjacent to Community Center
- **Theater** – Relocated to Existing LAYC Building & Renovated
- **Parking** (*total need of 369 spaces*)
 - Underground – 70%
 - Surface / Drop-off – 30%



Scenario 2

☐ Northwest Quadrant

- **Library** – Existing to be Renovated with Addition (1-2 stories)
- **City Hall**
 - Existing to be Renovated
 - Addition for Expanded City Hall Functions/Program
- **Police** – New Facility
- **Theater** – Renovate LAYC Building
- **Orchard** – Working Orchard at ½ acre
- **Parking** (*total need of 196 spaces*)
 - Underground - Optional
- **Access and Entry**
 - Existing Entries from San Antonio to Remain



Scenario 3

☐ Southeast Quadrant

- **Community Center** – New 2 Story
- **Soccer Field** – New, Full Size Regulation Field on East Side
- **Baseball Field** – Remains in Existing Location and at Existing Size
- **Swim** – New Facility Adjacent to Community Center to the West
- **Theater** – Relocated to Northwest Quadrant
- **Parking** (*total need of 369 spaces*)
 - Underground - 60%
 - Surface / Drop-off – 40%



Scenario 3

☐ Northwest Quadrant

- **Library** – New Facility
- **City Hall** – New Facility
- **Police** – New Facility
- **Theater** – New Facility
- **Orchard** – Working Orchard at ½ acre
- **Parking** (*total need of 196 spaces*)
 - Underground - Optional
- **Access and Entry**
 - New Central Entry off San Antonio aligned with Edith and Main



Budget Framework – Cost Model by Component

- The following costs are for comparison purposes only and do not include escalation, demolition, or general site costs.
- These costs are not an estimate for the actual project.
- This information will be helpful in providing context and a basis for comparison to support decisions by Council.
- These costs are based on the 2009 Master Plan unit costs.



Budget Framework – Cost Model by Component

Component	Building Size	Construction Cost	Project Cost*
Community Center	55,600 SF	\$ 18.3 M	\$ 24.7 M
Swim Center	39,860 SF	\$ 5.8 M	\$ 7.8 M
Theater	10,000 SF	\$ 4.8 M	\$ 6.5 M
Soccer	1 field	\$ 0.8 M	\$ 1.1 M
Baseball	1 field	\$ 0.4 M	\$ 0.5 M
Parking	369 stalls	\$ 2.6 M	\$ 3.5 M
Underground Premium	100%	\$ 13.7 M	\$ 18.5 M
<i>(% of parking)</i>	70%	\$ 9.6 M	\$ 13.0 M
	60%	\$ 8.2 M	\$ 11.1 M
	55%	\$ 7.5 M	\$ 10.1 M

*Assumes a 35% Soft Cost



Budget Framework – Cost Model by Component – Example 1

Component	Building Size	Construction Cost	Project Cost*
Community Center	55,600 SF	\$ 18.3 M	\$ 24.7 M
Swim Center	39,860 SF	\$ 5.8 M	\$ 7.8 M
Theater	10,000 SF	\$ 4.8 M	\$ 6.5 M
Soccer	1 field	\$ 0.8 M	\$ 1.1 M
Baseball (Keep Existing)	1 field	\$ 0.4 M	\$ 0.5 M
Parking	369 stalls	\$ 2.6 M	\$ 3.5 M
Underground Premium	100%	\$ 13.7 M	\$ 18.5 M
<i>(% of parking)</i>	70%	\$ 9.6 M	\$ 13.0 M
	60%	\$ 8.2 M	\$ 11.1 M
	55%	\$ 7.5 M	\$ 10.1 M
TOTAL			\$ 50.1 M

*Assumes a 35% Soft Cost



Budget Framework – Cost Model by Component – Example 2

Component	Building Size	Construction Cost	Project Cost*
Community Center	55,600 SF	\$ 18.3 M	\$ 24.7 M
Swim Center	39,860 SF	\$ 5.8 M	\$ 7.8 M
Theater	10,000 SF	\$ 4.8 M	\$ 6.5 M
Soccer (Keep Existing)	1 field	\$ 0.8 M	\$ 1.1 M
Baseball (Keep Existing)	1 field	\$ 0.4 M	\$ 0.5 M
Parking	369 stalls	\$ 2.6 M	\$ 3.5 M
Underground Premium	100%	\$ 13.7 M	\$ 18.5 M
<i>(% of parking)</i>	70%	\$ 9.6 M	\$ 13.0 M
	60%	\$ 8.2 M	\$ 11.1 M
	55%	\$ 7.5 M	\$ 10.1 M
TOTAL			\$ 39.3 M

*Assumes a 35% Soft Cost



Council Approval Needed Tonight

- Civic Center Vision
- Community Center Mission
- Recommended Community Center Program
 - What are the services offered through the Community Center?
 - What is located in the Southeast Quadrant?
 - What is included in Phase 1?
 - What is included in the funding of the Community Center?
- Site Criteria
- Scenario Criteria



Conclusion

- Next Steps
 - Stakeholder Focus Group – Planning Focus, **June 11- July 1**

- Feedback

