



City of Los Altos

Community Center Master Plan

Stakeholder Focus Group
Facility Scenario Charette
June 26, 2014





Context

The Council has put a priority on building a new Community Center for the City of Los Altos as a first phase in the long-range plan for the Civic Center. The services and architectural program has been updated based on community input and Council direction. The Council desires to engage the public in exploring different scenarios for placement of the Community Center and other Civic Center elements.



Purpose

To provide an opportunity for the public to participate in development of the Community Center site studies and Civic Center elements placement.

- Ability to give input on key concepts for the Community Center
- Gather public perspective for site organization, key issues and impacts etc
- Opportunity to hear others' thoughts, provide input, and hear public comment



Intended Results

- Review Council Approved Design Criteria
- Develop Site Opportunities & Challenges for each Council Approved Scenario
- Develop Input for the Civic Center Elements Site Placement



Agenda

- Introduction and Process Overview
- Review Community Needs Assessment
- Community Center/ Civic Center Planning Focus Exercises
- Public Comment
- Conclusion



Introduction of Participants

- Name
- Years in the Community
- Who do you feel you represent?



Review Community Needs Assessment





Process Review



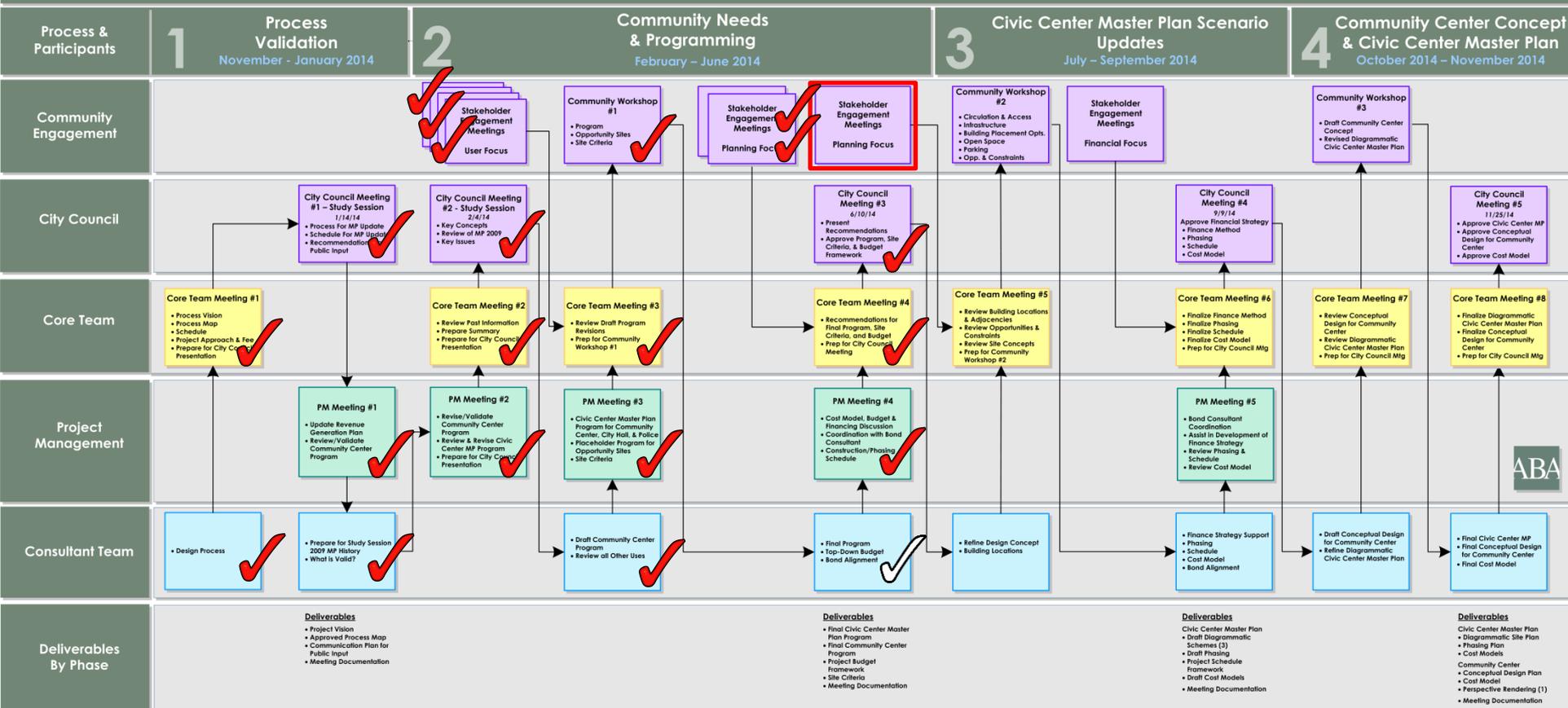


Process Review

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





Vision

Civic Center Vision

Community Center Vision





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.

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.

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 (by Commissions)

“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!”



Review Community Needs Assessment

Council Approval with Revisions

- Community Center Services
- Community Center Program



Community Center/ Civic Center Planning Focus Exercises

Site Orientation & Analysis

Introduction to the Exercises

Small Group Exercise #1

Small Group Exercise #2

Key Findings

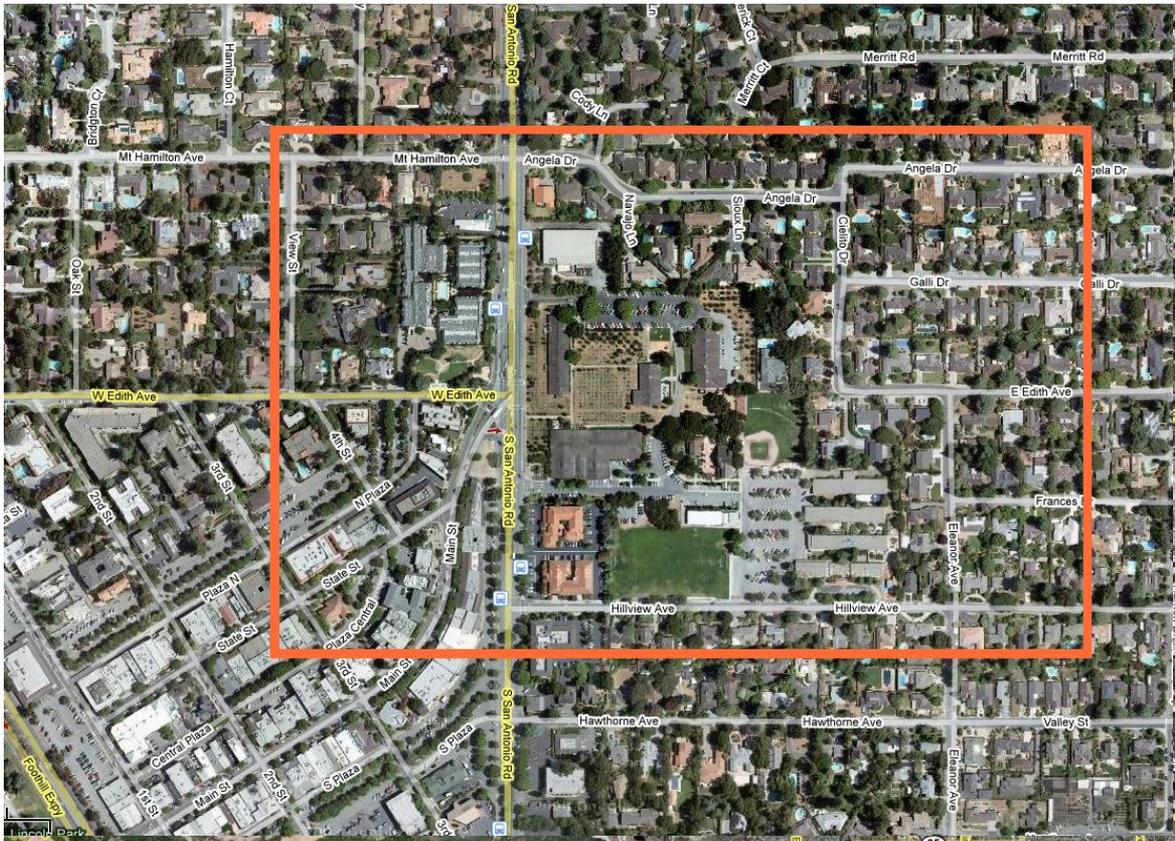


Site Orientation & Analysis

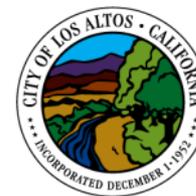




Los Altos Community Center Site



SERVICE + ENVIRONMENT = EXPERIENCE



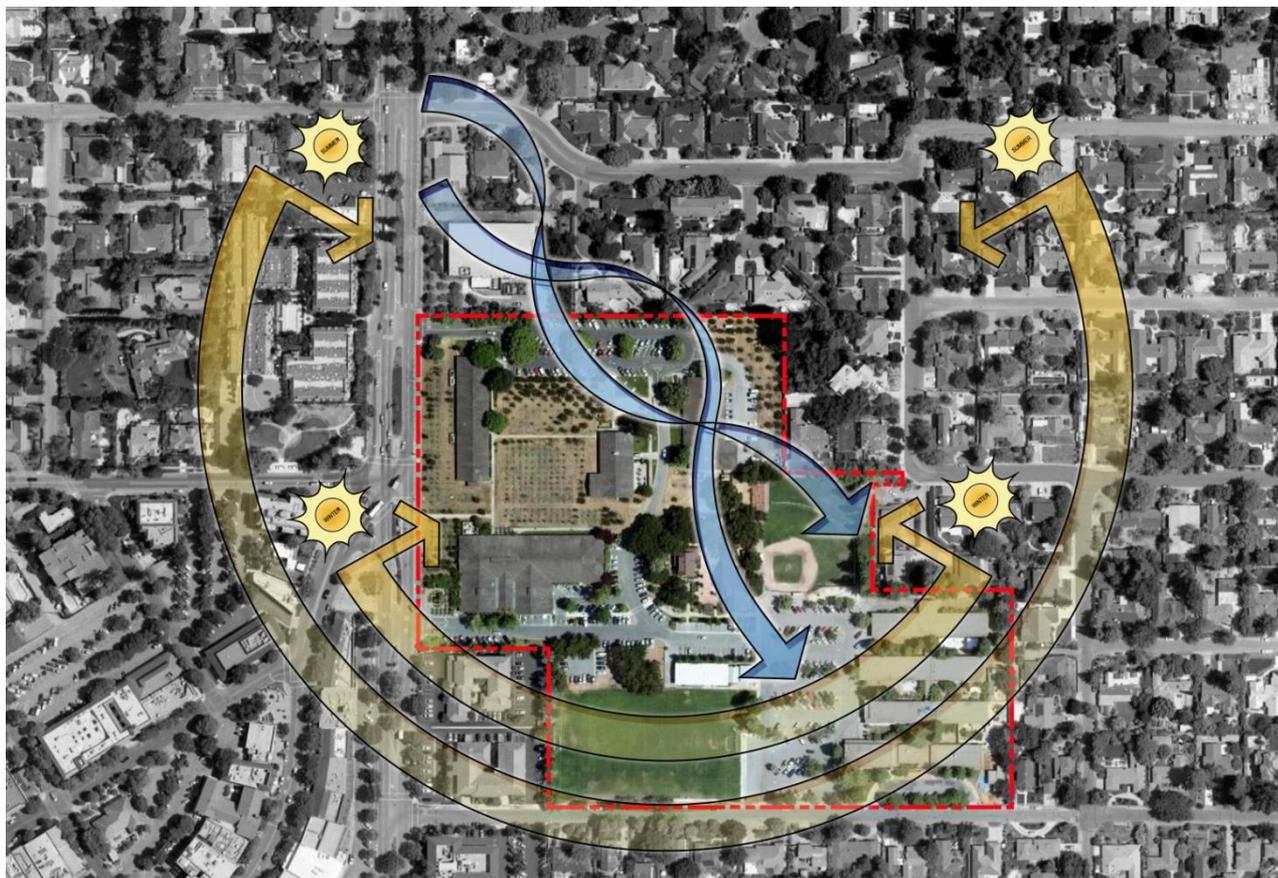
Site Analysis – Overall Site Aerial



SERVICE + ENVIRONMENT = EXPERIENCE



Site Analysis – Sun and Wind



LEGEND

- PREVAILING WINDS
- SOLAR PATH



SERVICE + ENVIRONMENT = EXPERIENCE



Site Analysis – Access and Circulation



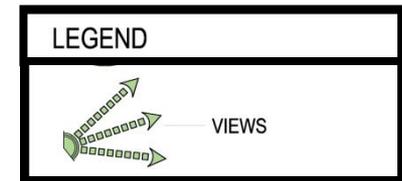
LEGEND	
	VEHICULAR TRAFFIC
	PEDESTRIAN TRAFFIC
	LANDMARK
	SITE ACCESS

SERVICE + ENVIRONMENT = EXPERIENCE





Site Analysis – Views



SERVICE + ENVIRONMENT = EXPERIENCE



Site Analysis – Significant Trees



LEGEND	
	SIGNIFICANT TREES
	SIGNIFICANT OAKS



SERVICE + ENVIRONMENT = EXPERIENCE



Site Analysis – Buildings to Remain



LEGEND

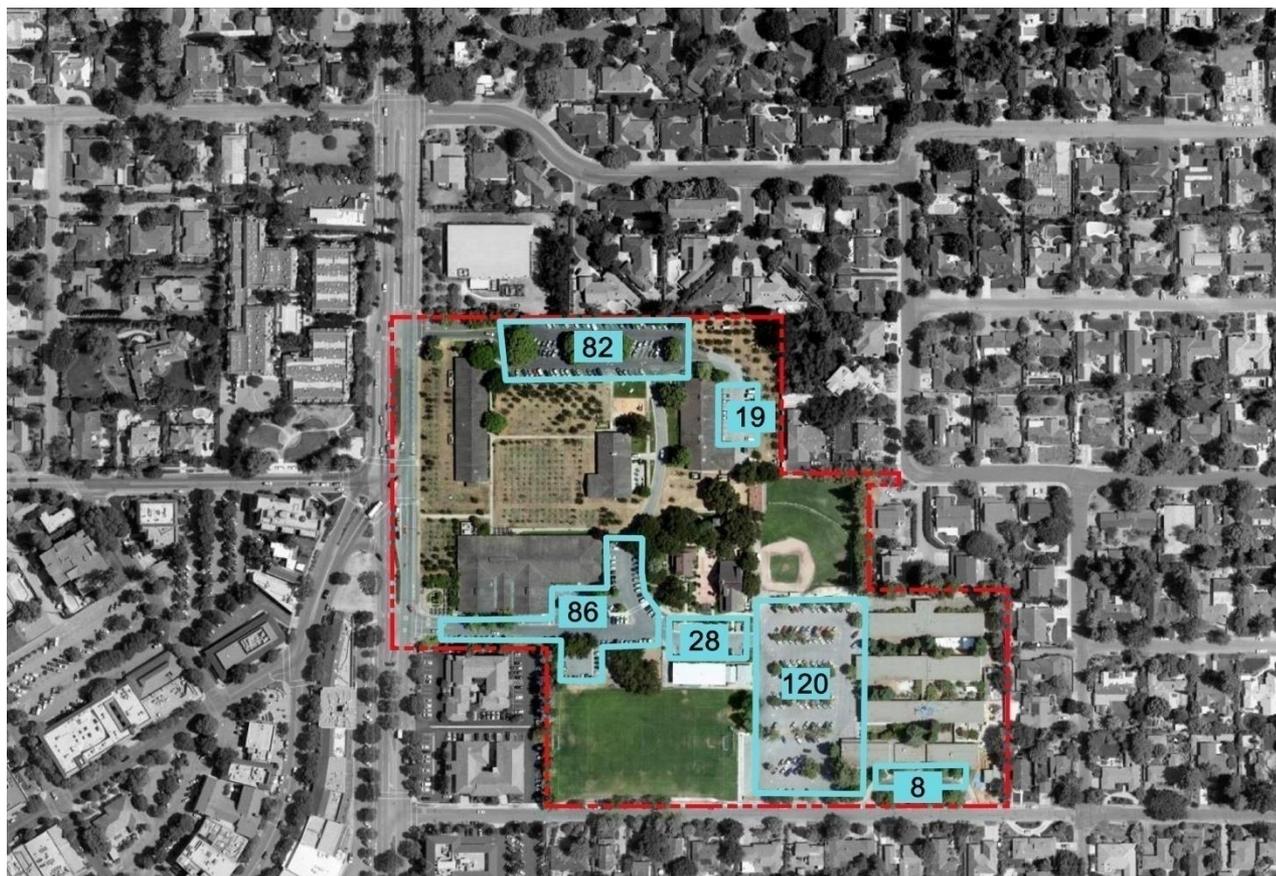
	EXISTING TO REMAIN
	EXISTING MAY REMAIN



SERVICE + ENVIRONMENT = EXPERIENCE



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

- ❑ **PCF zone**
 - 2 stories
 - 30 feet height limit
- ❑ Single-family homes
 - 2 stories above grade
 - 27 feet in height
 - NO homes in Los Altos are more than 2 stories above grade, not counting towers, attics, etc.
 - a few historic homes are taller than 27 feet.
- ❑ 1-story overlay zone
 - 1 story above grade
 - 20 feet in height
- ❑ CRS/OAD zone (across from the civic center)
 - 2 stories above grade
- ❑ Other zones (maximum allowed in any zone)
 - Up to 3 stories above grade
 - Up to 40 feet in height



DESIGN
SAFE
GIVE
GREY
DAY



Introduction to Site Scenario Exercises

Review Site Criteria

Review Scenario Criteria

Exercise Instructions





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
- Cost



Scenario Criteria

Standard Assumptions

Scenarios 1-3





Scenario Criteria - Standard Assumptions

- All Components in Scenario must be Included in Design
- Include History House, History Museum and Neutra House Facilities as Existing
- Maximize Achievement of Site Criteria



Scenario 1- Minimize Cost

❑ Goal:

Design a scheme with minimal displacement of existing facilities and address facility needs with renovation where possible to minimize cost.

❑ SE Quadrant Program Elements

- **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- Minimize Cost

- ❑ Goals:
 - Design a scheme with minimal displacement of existing facilities and address facility needs with renovation where possible to minimize cost.
- ❑ NW Quadrant Program Elements:
 - **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 – Balanced Site Use

□ Goals:

- Design a scheme that redistributes facilities across the entire site in order to alleviate intensity of development on SE quadrant.

□ SE Quadrant Program Elements:

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

* May move one of these elements to the NWQ





Scenario 2 – Balanced Site Use

- ❑ Goals:
 - Design a scheme that redistributes facilities across the entire site in order to alleviate intensity of development on SE quadrant.
- ❑ NW Quadrant Program Elements:
 - **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 – Maximize Experience

□ Goals:

- Design a scheme with an overriding goal to maximize achievement of Site Criteria.

□ SE Quadrant Program Elements:

- **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 – Maximize Experience

❑ Goals:

- Design a scheme with an overriding goal to maximize achievement of Site Criteria.

❑ NW Quadrant Program Elements:

- **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



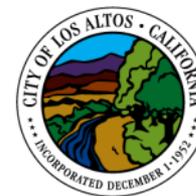
Exercise Instructions

Goals and Parameters

Schedule

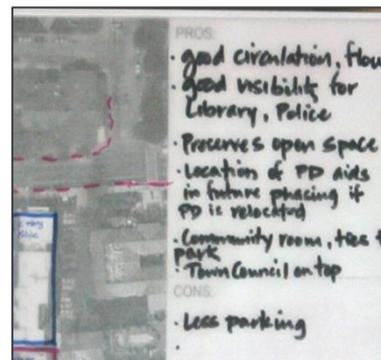
Roles

Resources



Goals & Parameters of Scenario Development

- ❑ Scenarios are not Intended to be the Master Plan Design
- ❑ Multiple Perspectives in a Creative Forum
- ❑ Rapid Prototyping of Ideas
- ❑ Learning Lessons Through Testing Scenarios
- ❑ Develop Opportunities and Constraints
- ❑ Informs Analysis and Site Master Plan Design Alternatives





Team Instructions - Resources

☐ Toolkit

- Space Program “Paper Dolls”
- Graphic “Scales”
- Aerial Map
- Site Criteria
- Team Instructions
- Site Analysis Information



Your Aerial Map

	SCENARIO #	SCHEME #
PROS		
CONS		
 ABA ANDREWS BROSKE ARCHITECTS <small>10000 N. Santa Ana Blvd., Suite 200, San Jose, CA 95131 Tel: 408.261.1000 Fax: 408.261.1001 www.abarchitects.com</small>		

SERVICE + ENVIRONMENT = EXPERIENCE





Exercise #1

- ❑ Small Group - 40 minutes
 - Develop at least Three (3) Schemes
 - Document each Idea on Trace Paper
 - Identify Opportunities and Constraints
 - Identify Additional Project Parameters
- ❑ Group Presentation of Schemes (2 minutes each Team)
- ❑ Large Group Discussion & Public Comment
 - Opportunities and Constraints Discussion
 - Preferred Direction for Additional Schemes Development



Exercise#2

- Small Group - 30 minutes
- Develop Additional Schemes or Refine Previous Schemes
 - Develop a Presentation of the 'Best Idea'
 - Evaluate against Site Criteria
 - Prepare Presentation
- Group Presentation of Revised Schemes (2 minutes each Team)
- Key Findings Discussion & Public Comment



Feedback

- What worked well?
- What could be done differently?



Public Comment





Conclusion

Next Steps





Next Steps

- ❑ Facility Scenario Updates
 - ABA and Consultant Team to Develop Three Scenarios
 - Site Plan
 - Opportunities and Constraints
 - Operational Parameters
 - Initial Conceptual Costs
 - Phasing Suggestions
- ❑ Community Workshop #2 to Review Scenario Updates
 - August 19th, 2014, 6:00 PM
- ❑ Stakeholder Engagement Meeting – Financial Focus
 - August 21st, 2014, 7:00 PM



Thank you!





Community Center Service Review





Services for Community Center





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



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		

● = Current Activities

● = Activities Included in Recommended Program

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

* = Provided at Current Level



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/ Skate-able Art		●
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



Community Center Program Review





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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Gross Sq. Ft.:				Gross Sq. Ft. (x 1.35.x 1.15)			7343	
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	