



DATE: February 10, 2015

AGENDA ITEM # 9

TO: City Council
FROM: Jon Maginot, City Clerk
SUBJECT: Civic Center Master Plan update

RECOMMENDATION:

Receive information regarding parking needs for the Civic Center site, and direct staff accordingly

SUMMARY:

Estimated Fiscal Impact:

Amount: None

Budgeted: Not applicable

Public Hearing Notice: Not applicable

Previous Council Consideration: September 10, 2013; January 14, 2014; January 28, 2014; February 4, 2014; February 11, 2014; June 10, 2014; September 23, 2014; November 12, 2014; December 9, 2014 and January 13, 2015

CEQA Status: Certified Environmental Impact Report

Attachment:

1. Civic Center Master Plan Parking Clarifications

BACKGROUND

At its regular meeting on January 13, 2015, the City Council received a presentation by Anderson Brulé Architects (ABA) regarding the Civic Center Master Plan update. At that time, ABA presented a review of the October 25, 2014 Design Charrette and a preferred core site design. Included in the core site design were various options for parking and placement of sport fields. Council provided direction to ABA to continue refining a preferred site layout, but requested additional information regarding parking needs and options since this is a key component in the final site layout and cost of future improvements.

DISCUSSION

As identified in the 2009 Civic Center Master Plan, the overall number of parking spaces needed for the entire Civic Center site is 565 (Attachment 1, page 2). Many of these spaces assume shared use of parking to reduce the total number of spaces needed. Based on Council direction related to the current Community Center project, these numbers have been updated to reflect parking recommendations for Phase I redevelopment. This updated number of spaces totals 540 (Attachment 1, page 3).

There are currently 343 parking spaces on the entire Civic Center site, 242 of which are located in the southeast quadrant, including the Library. Based upon the current existing need, this quadrant is short 31 spaces (Attachment 1, page 4). This figure does not include parking associated with a swim center since that does not currently exist on the site.

For all scenarios, parking was allocated to a specific site use based on its share of the overall need. For each use, the percentage of total need equals the percentage of parking allocated. For example, in the existing parking calculations, the existing Recreation use needs 134 spaces of 49% of all needed spaces. Currently 242 spaces are provided and therefore, Recreation is allocated 49% of those 242 spaces for a total of 119.

Based upon the uses included in Phase 1, 404 parking spaces are needed which includes parking for the Community Center, existing Library and History Museum, and the swim center. This number assumes shared parking for baseball, soccer and the existing theater. For comparison purposes, the chart below summarizes information regarding the proposed parking for each of the Community Center/field placement options (Attachment 1, pages 5 – 8).

Concept	Needed parking count	Proposed parking count	Shortfall	Cost (Attachment 1, page 10)
Field A, Comm. Center A (Council preferred)	404	320	84	\$49.05M
Field A, Comm. Center B	404	310	94	\$42.67M
Field B, Comm. Center A	404	305	99	\$48.45M
Field B, Comm. Center A	404	295	109	\$42.07M

Based upon the information provided in this report, Council direction is requested regarding:

- The number of parking spaces to be planned in Phase I redevelopment
- The preferred site layout
- If additional parking spaces beyond the number proposed in the preferred site layout are desired, identify type and location. Options for providing additional spaces include:
 - Provide parking for the Library and History Museum in a later phase of redevelopment. The impact of this approach on the overall shortfall reduces the shortage in each option by 16 spaces. This is not recommended due to the unknown nature of future development and the need to provide parking for these activities.
 - Maintain the existing parking shortfall of 31 spaces
 - Identify additional opportunities for surface parking. Doing so would most likely result in additional spaces being located north of the Neutra House and south of the History Museum, causing a loss of open space in these areas.
 - Include 100 additional parking spaces in underground/structured parking. 100 additional spaces in an underground garage would cost an additional \$6.38 million, while 100 additional spaces in an above-ground structure would cost \$3.19 million.
 - Plan to provide additional parking in a later development of the northern portion of the Civic Center site. It is not certain when future development would occur and therefore, it is unknown how many spaces could be provided.

Next steps

Given Council direction on the site layout and parking variables, staff and ABA will move forward with finalizing the preferred site layout and associated cost model to present tentatively on March 24, 2015.

FISCAL IMPACT

None

PUBLIC CONTACT

Posting of the meeting agenda serves as notice to the general public.



City of Los Altos

Civic Center Master Plan
Parking Clarifications





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	TOTAL	565

*Assumes Shared Use of these Spaces



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	TOTAL	540

*Assumes Shared Use of these Spaces

404 total for southeast quadrant (including Library)



Existing Parking

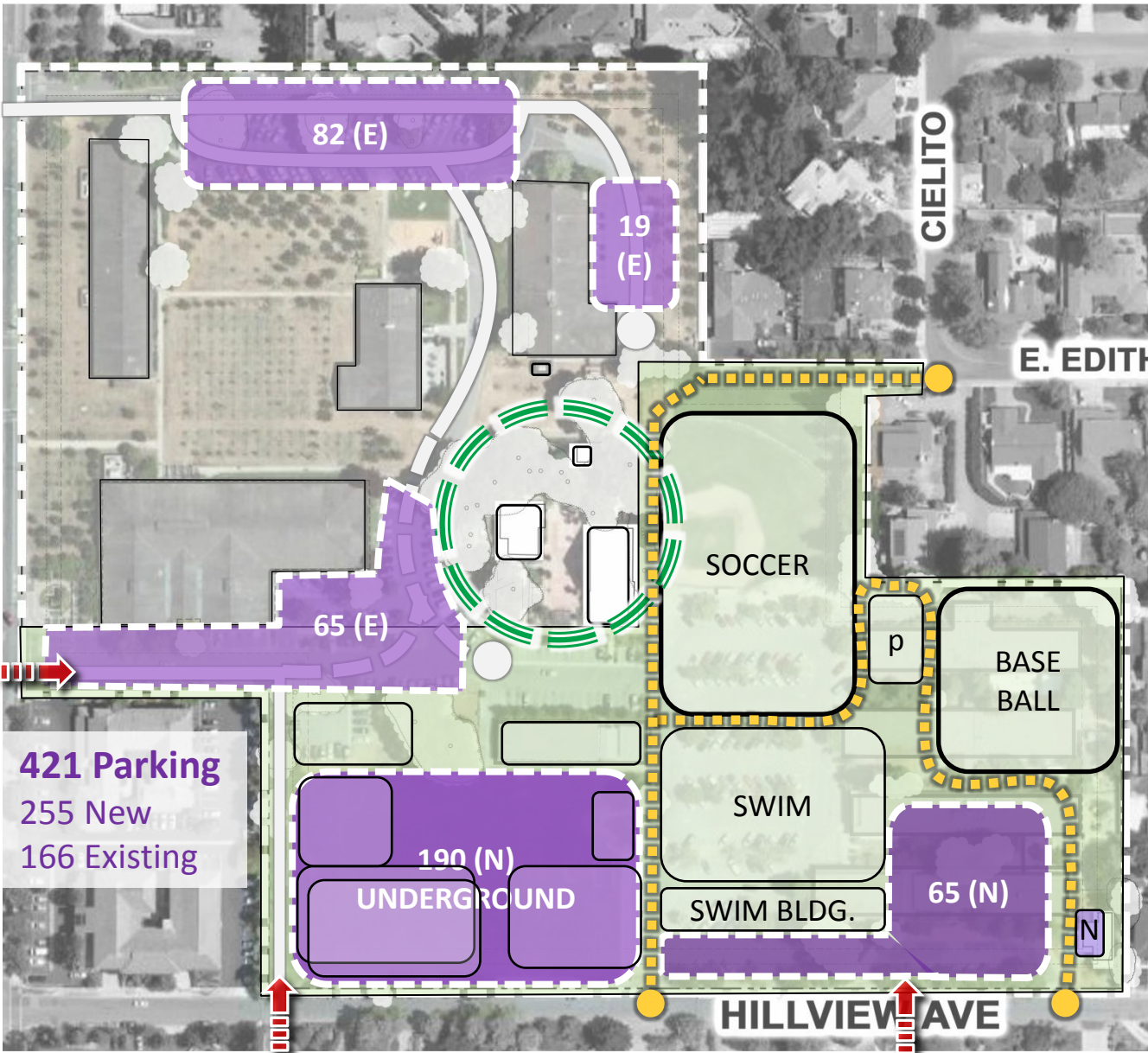


Program Element	Exist. Need	Exist.	Short-Fall
City Hall Staff	45	45	-
City Hall Pool Cars	10	10	-
City Hall Visitors	10	10	-
Existing City Hall Council Chambers	*(48)	(48)	-
Recreation (Including Staff)	134	119	15
Police Staff (Secured)	30	17	13
Police Staff Patrol and Department Cars (Secured)	36	19	17
Police Visitors	5	-	5
Existing Library (including Staff)	95	84	11
History House & History Museum	44	39	5
Swim Center	n/a	n/a	n/a
Baseball	*(32)	-	-
Soccer	*(46)	-	-
Existing Theater	*(25)	-	-
Total Parking:	409	343	66
Southeast Quad. (including Library):	273	242	31

*Assumes Shared Use of these Spaces

Site Concept – Field Location Option A, Community Center Option A

Parking Analysis

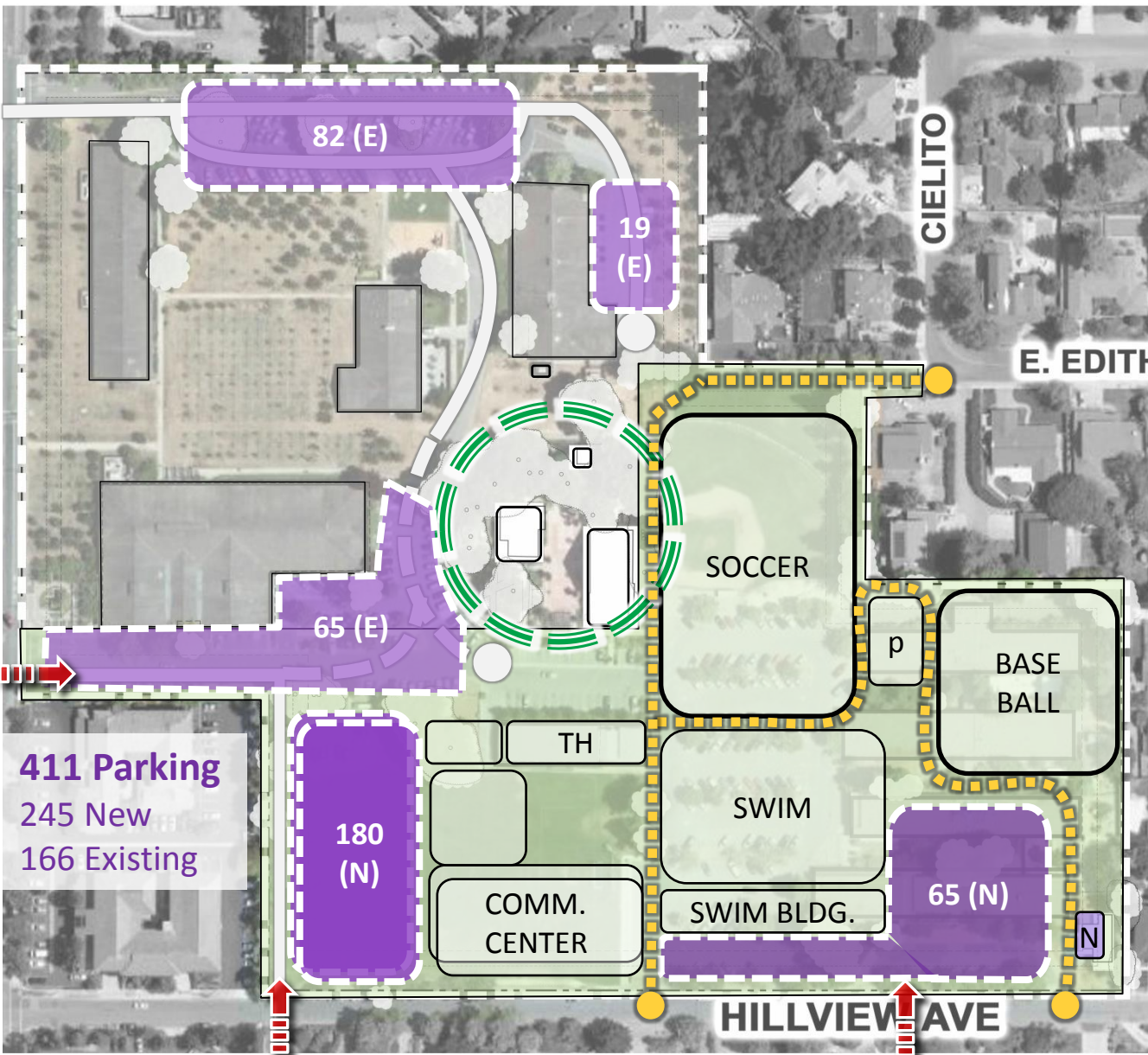


Program Element	Need	Prop.	Short-Fall
City Hall Staff	45	45	-
City Hall Pool Cars	10	10	-
City Hall Visitors	10	10	-
Existing City Hall Council Chambers	*(48)	-	-
Recreation (Including Staff)	185	138	47
Police Staff (Secured)	30	17	13
Police Staff Patrol and Department Cars (Secured)	36	19	17
Police Visitors	5	-	5
Existing Library (including Staff)	95	84	11
History House & History Museum	44	39	5
Swim Center	80	59	21
Baseball	*(32)	-	-
Soccer	*(46)	-	-
Existing Theater	*(25)	-	-
Total Parking:	540	421	119
Southeast Quad. (including Library):	404	320	84

*Assumes Shared Use of these Spaces

Site Concept – Field Location Option A, Community Center Option B

Parking Analysis

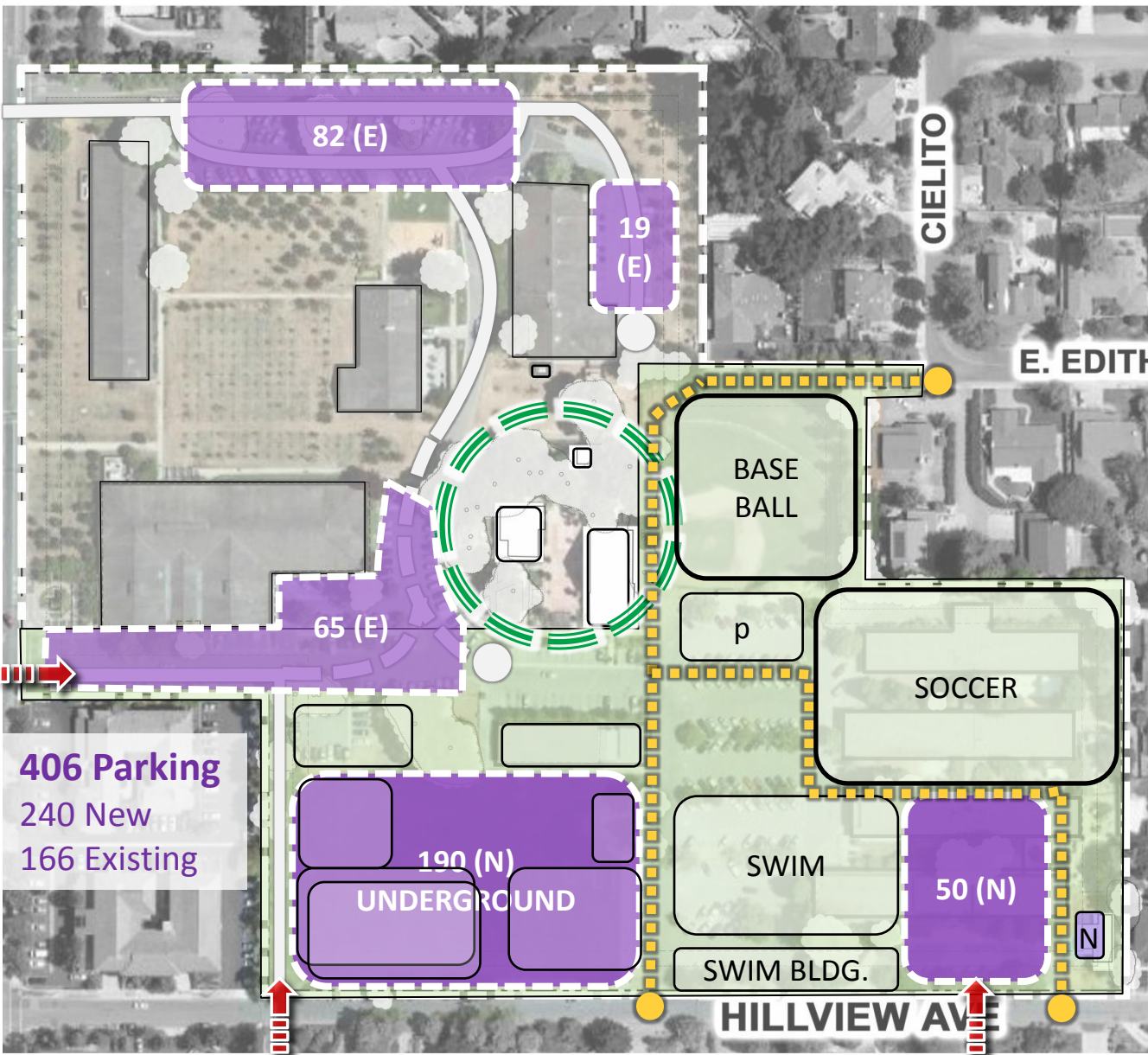


Program Element	Need	Prop.	Short-Fall
City Hall Staff	45	45	-
City Hall Pool Cars	10	10	-
City Hall Visitors	10	10	-
Existing City Hall Council Chambers	*(48)	-	-
Recreation (Including Staff)	185	131	54
Police Staff (Secured)	30	17	13
Police Staff Patrol and Department Cars (Secured)	36	19	17
Police Visitors	5	-	5
Existing Library (including Staff)	95	84	11
History House & History Museum	44	39	5
Swim Center	80	56	24
Baseball	*(32)	-	-
Soccer	*(46)	-	-
Existing Theater	*(25)	-	-
Total Parking:	540	411	129
Southeast Quad. (including Library):	404	310	94

*Assumes Shared Use of these Spaces

Site Concept – Field Location Option B, Community Center Option A

Parking Analysis

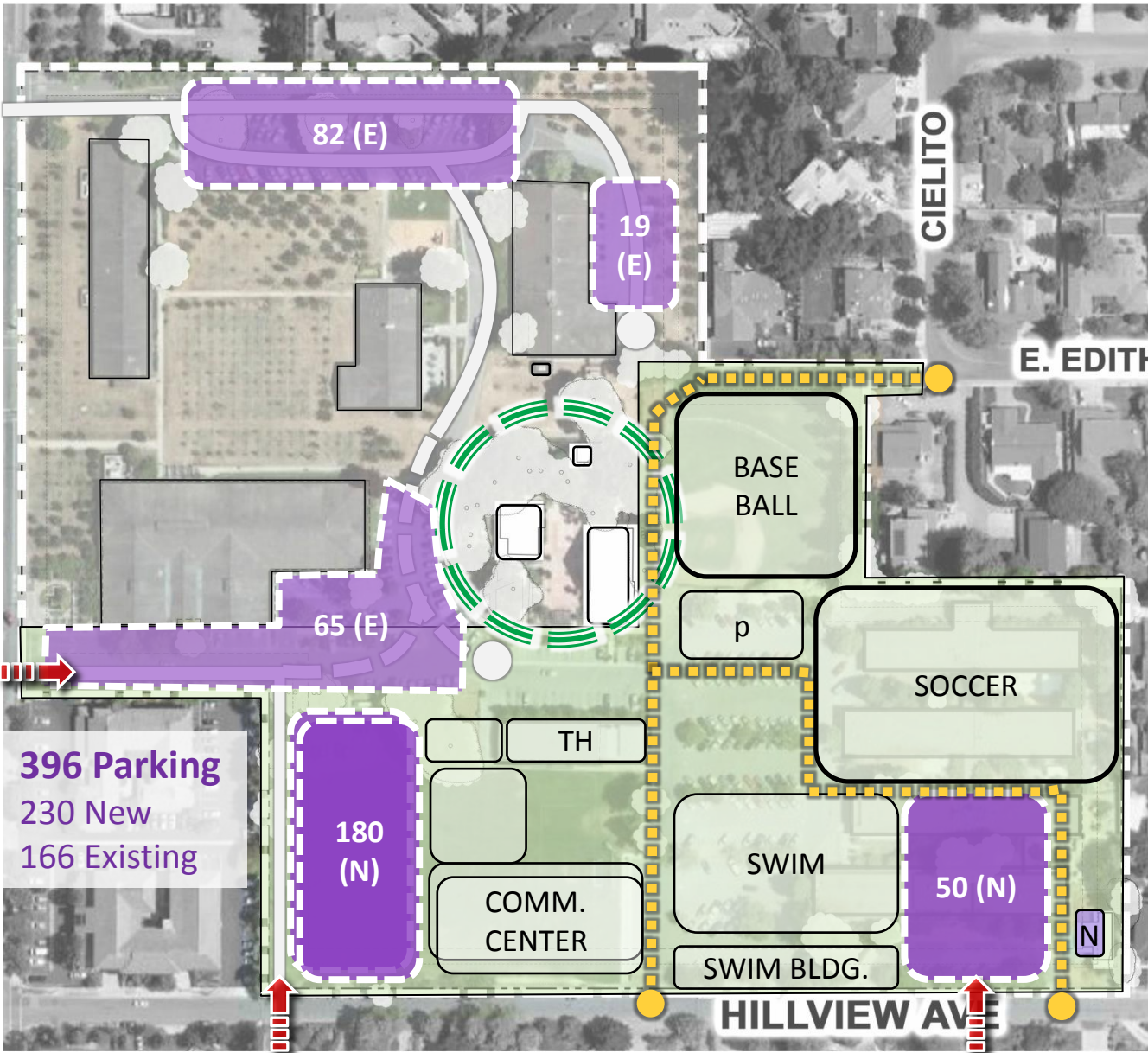


Program Element	Need	Prop.	Short-Fall
City Hall Staff	45	45	-
City Hall Pool Cars	10	10	-
City Hall Visitors	10	10	-
Existing City Hall Council Chambers	*(48)	-	-
Recreation (Including Staff)	185	127	58
Police Staff (Secured)	30	17	13
Police Staff Patrol and Department Cars (Secured)	36	19	17
Police Visitors	5	-	5
Existing Library (including Staff)	95	84	11
History House & History Museum	44	39	5
Swim Center	80	55	25
Baseball	*(32)	-	-
Soccer	*(46)	-	-
Existing Theater	*(25)	-	-
Total Parking:	540	406	134
Southeast Quad. (including Library):	404	305	99

*Assumes Shared Use of these Spaces

Site Concept – Field Location Option B, Community Center Option B

Parking Analysis

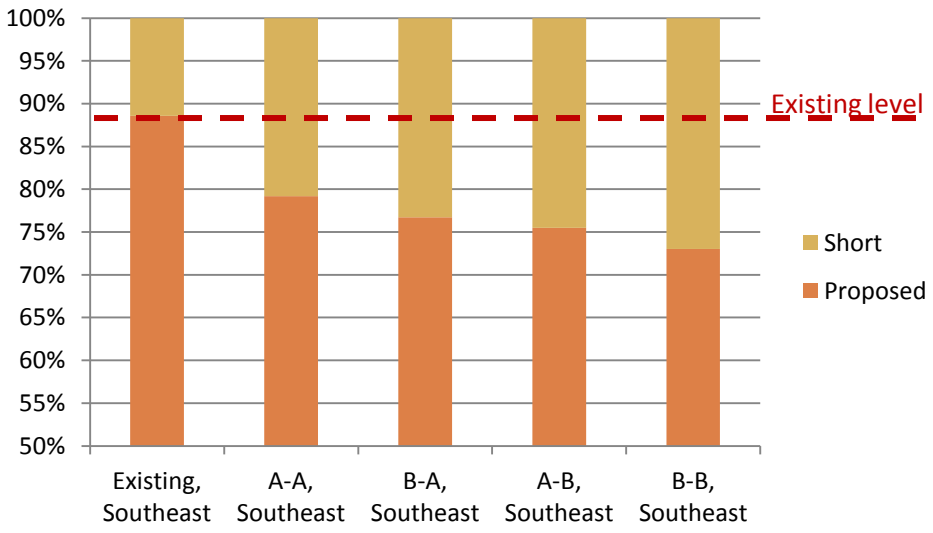


Program Element	Need	Prop.	Short-Fall
City Hall Staff	45	45	-
City Hall Pool Cars	10	10	-
City Hall Visitors	10	10	-
Existing City Hall Council Chambers	*(48)	-	-
Recreation (Including Staff)	185	120	65
Police Staff (Secured)	30	17	13
Police Staff Patrol and Department Cars (Secured)	36	19	17
Police Visitors	5	-	5
Existing Library (including Staff)	95	84	11
History House & History Museum	44	39	5
Swim Center	80	52	28
Baseball	*(32)	-	-
Soccer	*(46)	-	-
Existing Theater	*(25)	-	-
Total Parking:	540	396	144
Southeast Quad. (including Library):	404	295	109

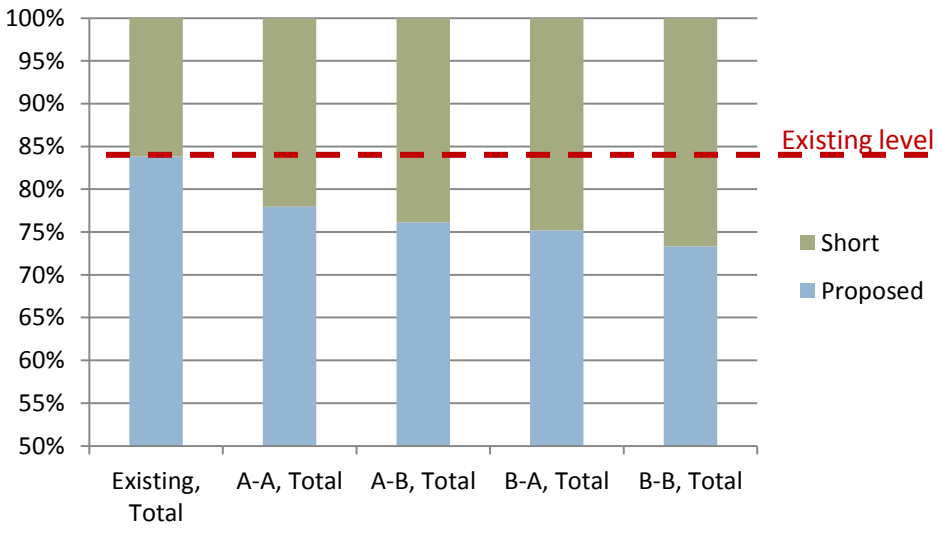
*Assumes Shared Use of these Spaces

	Existing			Field A- Com A		Field A-Com B		Field B- Com A		Field B-Com B		
	Need	Exist.	Short	Need	Prop.	Short	Prop.	Short	Prop.	Short	Prop.	Short
Total Parking:	409	343	66	540	421	119	411	129	406	134	396	144
Southeast Quad. (including Library):	273	242	31	404	320	84	310	94	305	99	295	109
Cost Model Comparison:					\$ 49.05 M		\$ 42.67 M		\$ 48.45 M		\$ 42.07	

Percentage of Parking Need Met



Southeast Quadrant







Total

Cost Model Comparison



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

 <p>Field A - Com A</p>	 <p>Field A - Com B</p>	 <p>Field B - Com A</p>	 <p>Field B - Com B</p>
<p>\$ 49.05 M</p>	<p>\$ 42.67 M</p>	<p>\$ 48.45 M</p>	<p>\$ 42.07</p>
<p>+ 100 underground pkg.</p>		<p>+ 100 structured pkg.</p>	
<p>+\$ 6.38 M</p>		<p>+\$ 3.19 M</p>	

