

An aerial photograph of a suburban neighborhood in Los Altos, CA. The image shows a mix of residential houses, green lawns, and some commercial or institutional buildings. A yellow rectangular box highlights a specific area on the right side of the image, which is the site of the Los Altos Hillview Community Center. The text is overlaid on a semi-transparent purple and white background.

# LOS ALTOS HILLVIEW COMMUNITY CENTER

## LOS ALTOS, CA

**NOLL & TAM ARCHITECTS**

**JANET TAM**

PRINCIPAL IN CHARGE

**JAMES GWISE**

PROJECT MANAGER

**TRINA GOODWIN**

INTERIORS ARCHITECT

**MIG, INC**

**MATTHEW GABER**

LANDSCAPE PRINCIPAL

**LOU HEXTER**

SCRIBE

**TASK FORCE WORKSHOP**  
**AUGUST 26, 2017**



# WORKSHOP GOALS

- DECIDE ON INTERIOR SPACE ALLOCATION
  - NARROW TO 2-3 SITE PLAN OPTIONS
  - FORMULATE RECOMMENDATIONS FOR SEPT. 26<sup>TH</sup> COUNCIL STUDY SESSION
-

# TODAY'S WORKSHOP AGENDA

1. INTERIOR SPACE ALLOCATION PRIMER
    - INTERIOR DESIGN TRENDS
    - TYPICAL ROOM DIAGRAMS
  2. PRESENTATION OF INTERIOR SPACE ALLOCATION EXAMPLES
  3. INTERIOR SPACE ALLOCATION EXERCISE (50 MIN)
  - 10 MIN BREAK
  4. SITE PLANNING PRIMER
    - SITE CRITERIA
    - OUTDOOR SPACES
    - PRESENTATION OF CONCEPTUAL SITE PLAN OPTIONS
  5. SITE PLANNING EXERCISE (50 MIN)
  6. CONCLUSIONS/CONSENSUS
  7. DRAFT REPORT FOR STUDY SESSION WITH CITY COUNCIL
  8. PREPARATION FOR NEXT MEETINGS
-

# **INTERIOR SPACE ALLOCATION PRIMER**

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# interior design trends

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# CONTEMPORARY OFFICE DESIGN RESI-MERCIAL



**INTERIOR DESIGN TRENDS**



# CONTEMPORARY OFFICE DESIGN RESI-MERCIAL



**INTERIOR DESIGN TRENDS**



# CONTEMPORARY OFFICE DESIGN RESI-MERCIAL



**INTERIOR DESIGN TRENDS**



# FOOD & SOCIAL LIFE

- CAFÉ
- COMMERCIAL KITCHEN



**INTERIOR DESIGN TRENDS**



# FOOD & SOCIAL LIFE

- CAFÉ
- COMMERCIAL KITCHEN



INTERIOR DESIGN TRENDS



# EXPERIENCES NOT OBJECTS

- PROGRAMS
- SOCIAL GATHERINGS



INTERIOR DESIGN TRENDS



# RENEWED APPEAL OF THE ANALOGUE

- MAKER SPACES
- TANGIBLE ARTS



INTERIOR DESIGN TRENDS



# RENEWED APPEAL OF THE ANALOGUE

- MAKER SPACES
- TANGIBLE ARTS



INTERIOR DESIGN TRENDS



# NEW USE OF DESIGN MATERIALS-

- GLASS & TRANSPARENCY
- FLEXIBLE WALLS



**INTERIOR DESIGN TRENDS**



# NEW USE OF DESIGN MATERIALS-

- GLASS & TRANSPARENCY
- FLEXIBLE WALLS



**INTERIOR DESIGN TRENDS**

# FLEXIBLE FURNITURE

## PLAY / WHIMSY



INTERIOR DESIGN TRENDS



# LOCAL MEANING

- HISTORY
- WHAT IS AUTHENTIC TO LOS ALTOS



## INTERIOR DESIGN TRENDS

## LOCAL MEANING

- HISTORY
- WHAT IS AUTHENTIC TO LOS ALTOS



**INTERIOR DESIGN TRENDS**



# LOCAL MEANING

- HISTORY
- WHAT IS AUTHENTIC TO LOS ALTOS

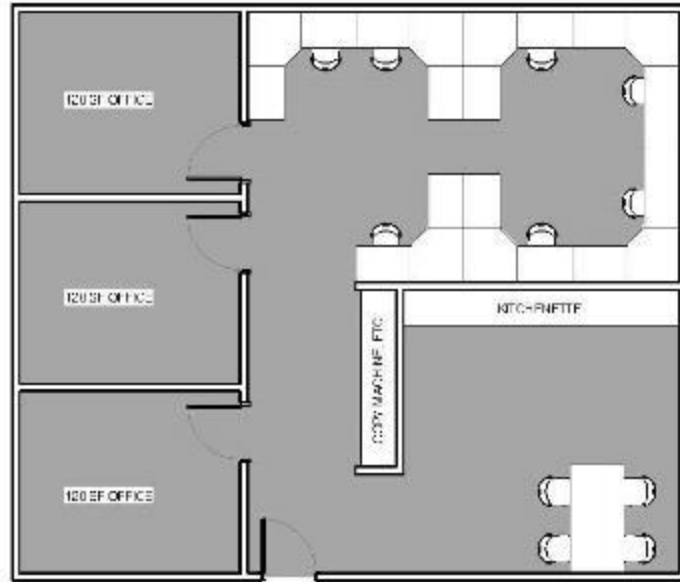


## INTERIOR DESIGN TRENDS

# typical space diagrams

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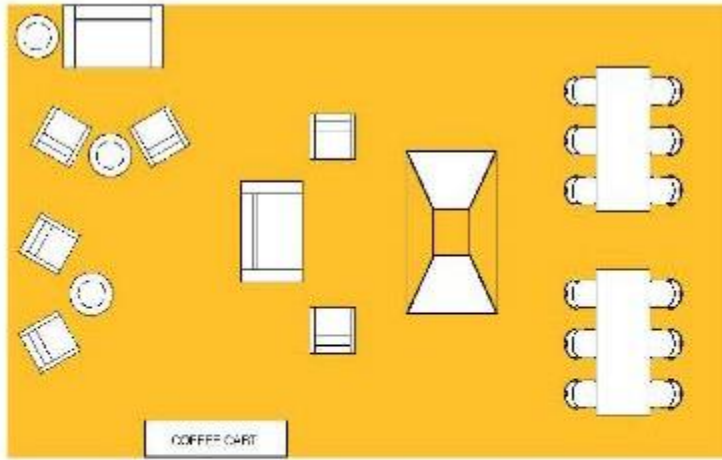


**ADMIN  
1200**

## ADMINISTRATION OFFICES

1. (3) PRIVATE OFFICES WITH ROOM FOR SMALL MEETINGS
2. (7) OPEN WORK STATIONS
3. WORK AREA/BREAK ROOM
4. PROXIMITY TO LOBBY AND RECEPTION





**LOBBY-COMMUNITY  
LIVING ROOM  
1000**

## LOBBY USES

1. RECEPTION
2. COMMUNITY LIVING ROOM
3. BREAK OUT SPACE FOR  
LARGE COMMUNITY ROOM
4. CAFÉ / COFFEE CART SEATING
5. LIBRARY READING ALCOVE
6. VISITING SERVICES

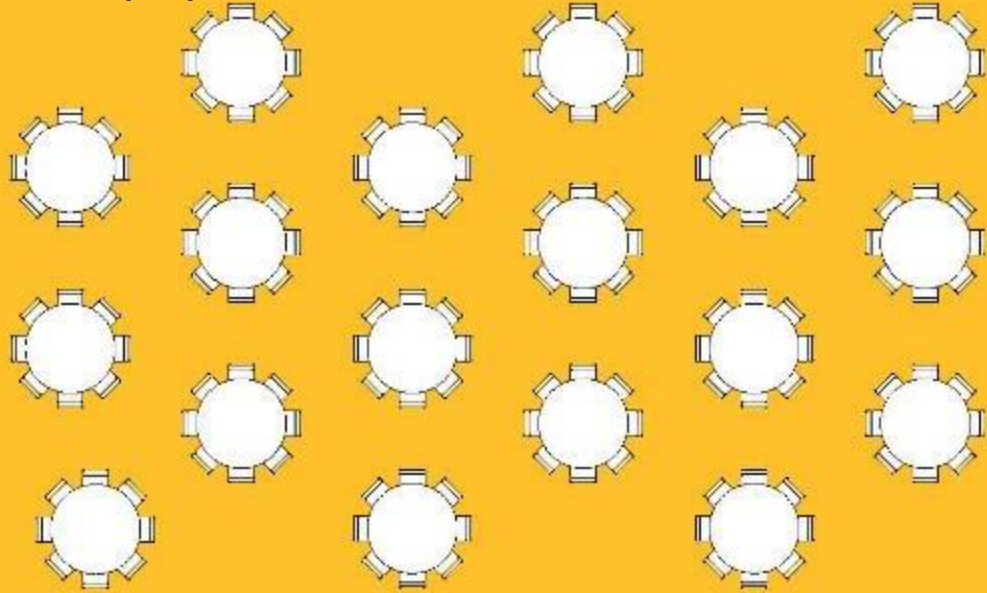
## DESIGN NEEDS

- OPEN AREA/ZONED AREAS
- LOUNGE SEATING
- POWER FOR LAPTOPS
- OPTIONAL FIREPLACE FEATURE
- CARPET & TILE FLOORING





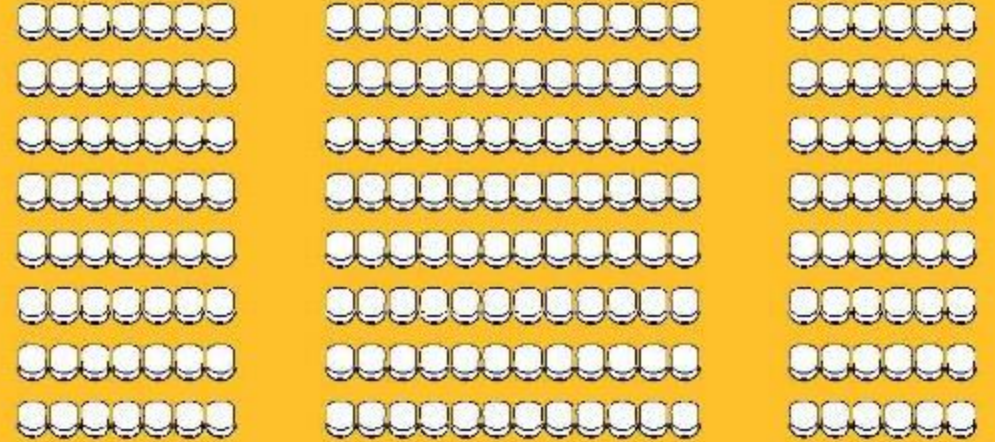
**(18) 60" TABLES = 144 SEATS**



**COMMUNITY ROOM-OPTION 1**

**2500**

**200 SEATS FOR A LECTURE**



**COMMUNITY ROOM-OPTION 2**

**2500**

## **USES**

**COMMUNITY EVENTS**

**SENIOR LUNCH**

**LARGE MOVEMENT CLASSES**

**PRIVATE PARTIES/WEDDINGS**

**PERFORMANCE**

**LECTURES**

**RECEPTIONS**

**CONFERENCES**



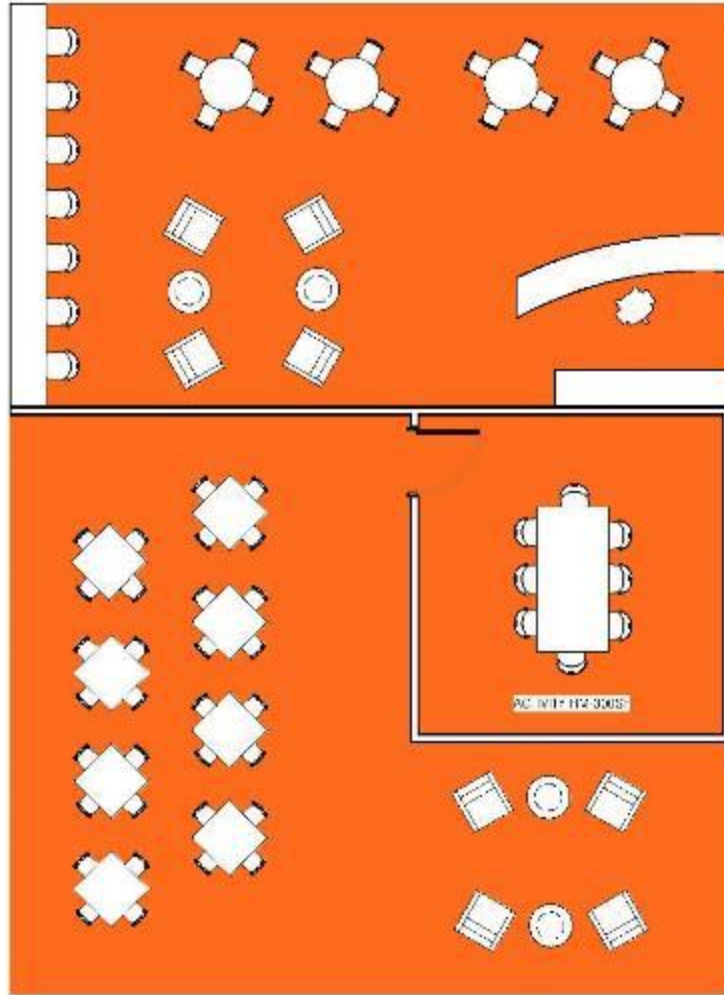
**LARGE COMMUNITY ROOM**

# TODAY'S SENIOR @ LOS ALTOS

1. AVERAGE AGE IS 77 YEARS
2. 8:30-3:30PM TYPICAL HOURS
3. LUNCH PROGRAM 1 X WEEK

## DESIGN TRENDS

- NEED FOR DEDICATED SPACE
- AGE-FRIENDLY AGING  
UNIVERSAL DESIGN
- CONCIERGE/CLUB MODEL

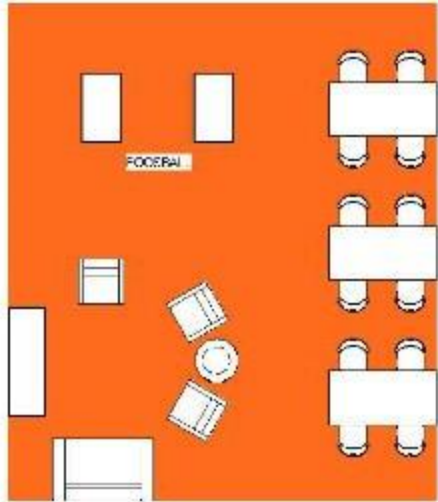


SENIORS  
2000



SENIOR DEDICATED SPACE





TEEN/YOUTH  
600

## TODAY'S TEENS @ LOS ALTOS

1. USE THE LIBRARY AFTER SCHOOL FOR QUIET STUDY
2. CURRENTLY DO NOT USE SHOUP (TOO FAR) OR HILLVIEW
3. MIDDLE SCHOOLERS MORE LIKELY TO COME THAN HIGH SCHOOLERS



## DESIGN TRENDS

- DEDICATED SPACE TEENS CAN PERSONALIZE & OWN
- VIDEO/MUSIC ROOM
- GAME ROOM AND INFORMAL LOUNGE
- MAKER SPACES AND MAKING ART
- IMPORTANCE OF YOUNG STAFF AS ROLE MODELS
- ACCESS TO FOOD

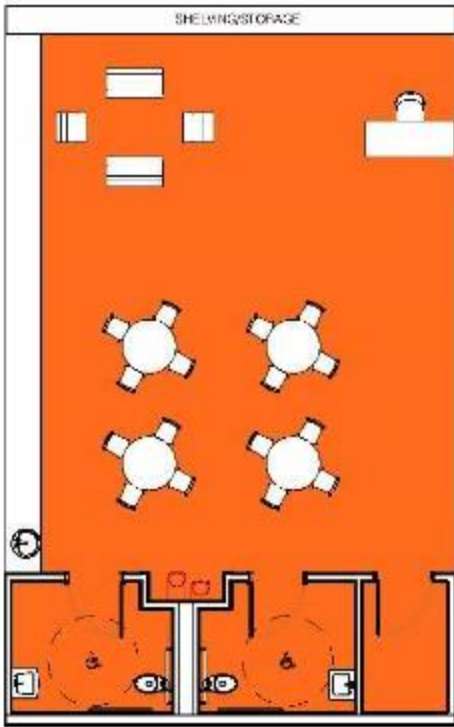
TEEN DEDICATED SPACE

# KINDER-PREP @ LOS ALTOS

1. CITY RUN PROGRAM
2. (20-25) 4 YEAR OLDS- TRANSITIONAL KINDER PROGRAM
3. 9-12 MONDAY – FRIDAY
4. AFTER 12 NOON CAN BECOME DROP-IN CHILDWATCH
5. EXISTING PRESCHOOL CLASSROOM IS 939 SF

## DESIGN NEEDS

- DEDICATED TOILETS
- TEACHER DESK
- SECURITY CONSIDERATIONS
- ACCESS TO OUTDOOR PLAY SPACE
- 25-35 SF PER CHILD GUIDELINE

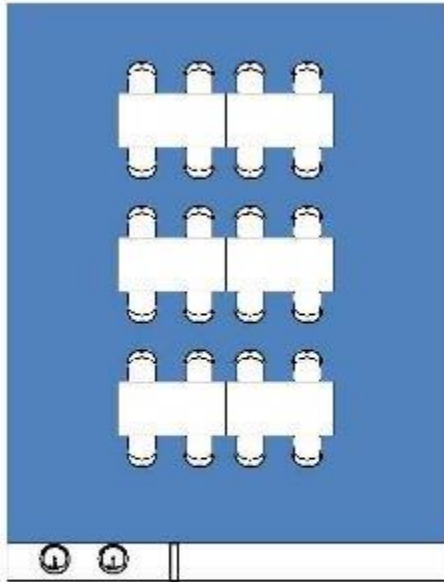


KINDER PREP  
1000



**KINDER-PREP DEDICATED SPACE**





ARTS  
750

APROX 24 PEOPLE

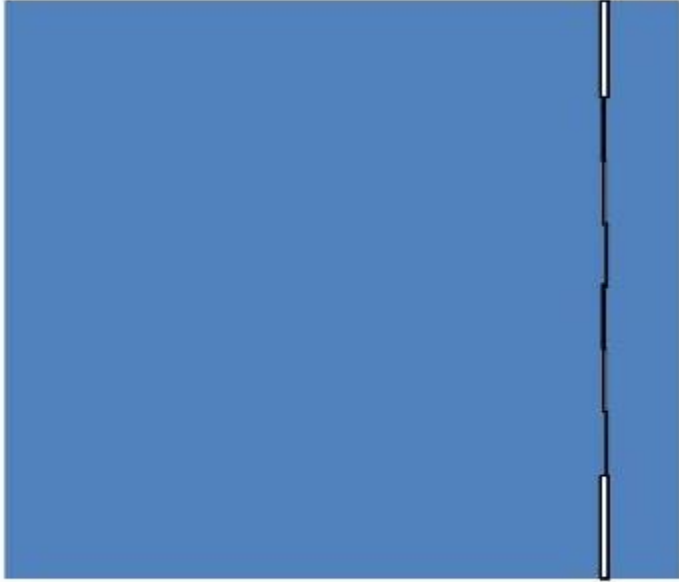
## ARTS ROOM USES

1. ARTS AND CRAFTS CLASSES
2. MAKER SPACE
3. KID'S PARTIES
4. MEETING ROOM
5. OTHER CLASSES

## DESIGN NEEDS

- LINOLEUM FLOORING
- SINKS
- LOTS OF CABINETS & STORAGE





MOVEMENT  
1200

APROX 25-30 PEOPLE

## MOVEMENT ROOM USES

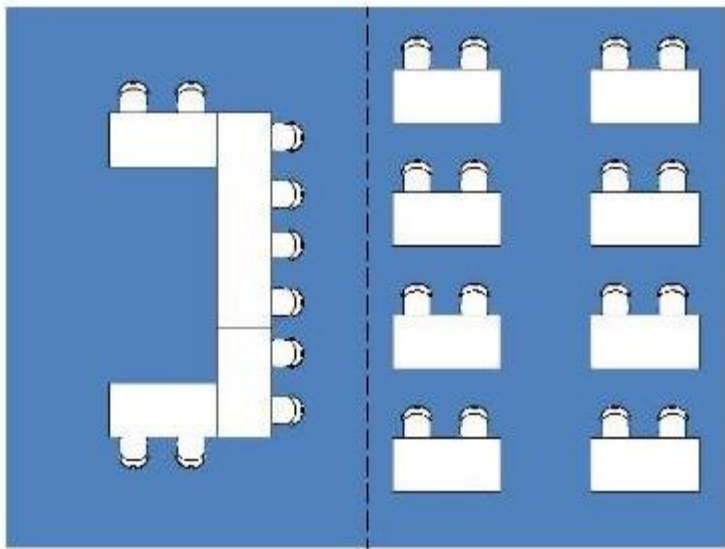
1. BALLET/DANCE
2. AEROBICS
3. KINDERGYM
4. YOGA

## DESIGN NEEDS

- RESILIENT FLOORING  
WOOD FLOORING
- PROPS STORAGE
- MIRRORS
- SOUND SYSTEM







**MULTI-PURPOSE ACTIVITY**  
**1200**

**APROX 16-18 PEOPLE @ 600 SF**  
**APROX 36-40 PEOPLE @ 1200 SF**

## **MULTI-PURPOSE ROOM USES**

1. **MEETINGS/CONFERENCE**
2. **CLASSES/ SEMINAR**
3. **TRAINING ROOM**
4. **COMPUTER LAB**

## **DESIGN NEEDS**

- **LINOLEUM FLOORING**
- **OPTIONAL MOVABLE WALL**
- **AUDIO/VISUAL**
- **WHITE BOARDS**



# NET AREA VS. TOTAL GROSS AREA

## NET AREA=

USABLE AREA FOR PROGRAMS + SUPPORT SPACES

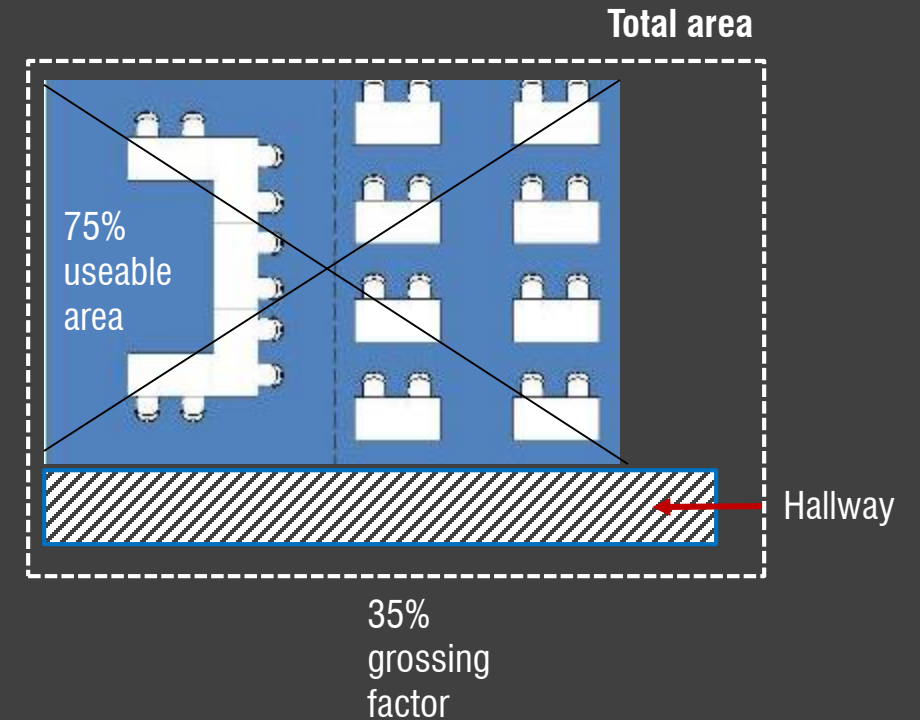
## GROSS AREA=

INCLUDES WALL THICKNESS, HALLWAYS,  
MECHANICAL ROOMS

## FOR PLANNING:

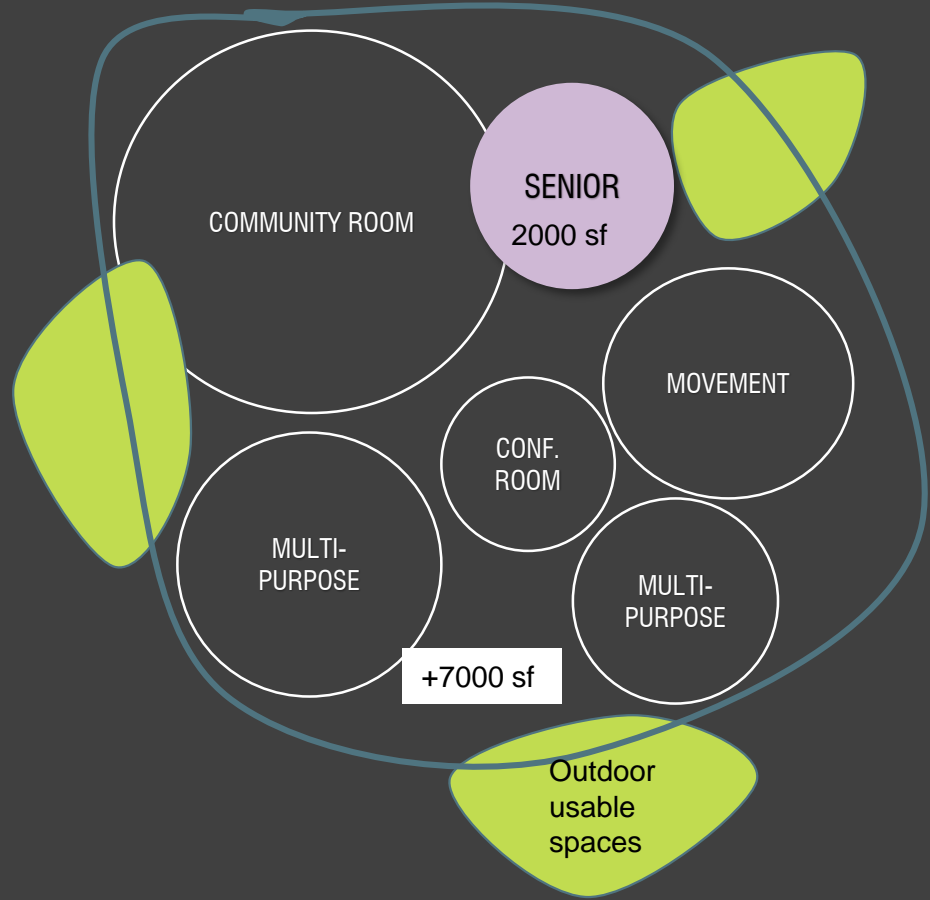
75% NET USABLE SPACE TO 100% TOTAL AREA

15,000 NET SF + 5,000 SF = 20,000 SF TOTAL

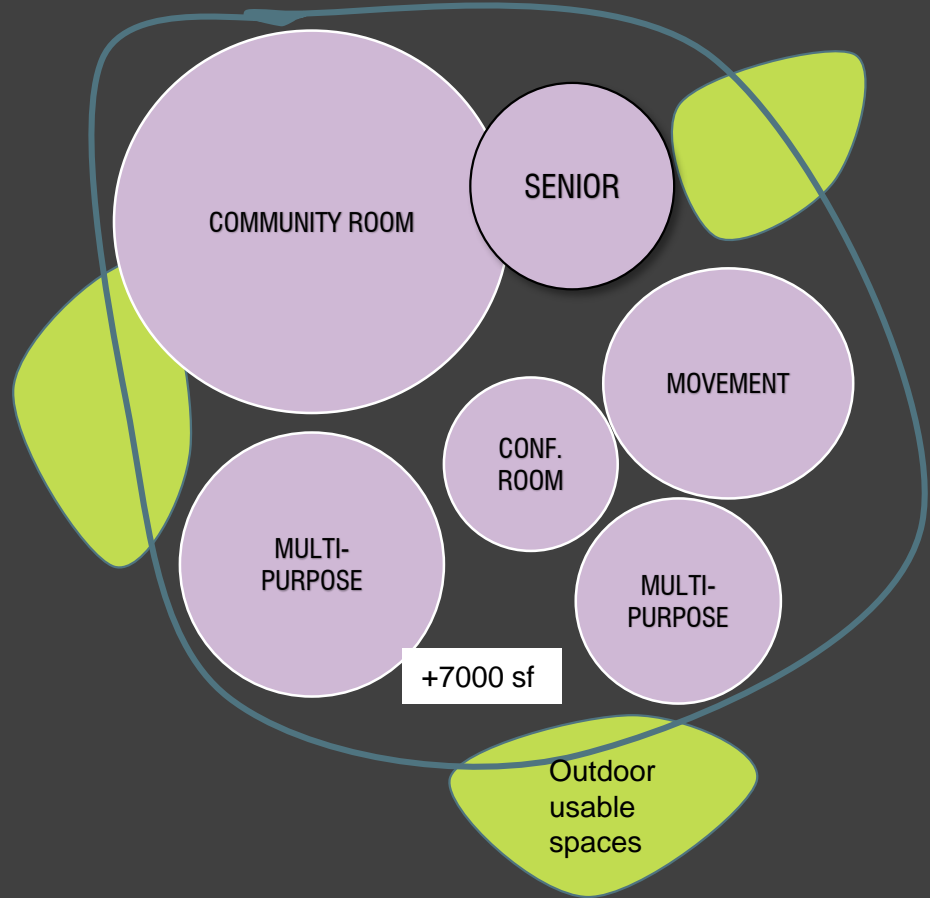




# FLEXIBLE SPACES EXPAND DEDICATED USER SPACE



# FLEXIBLE SPACES EXPAND DEDICATED USER SPACE





# **MAKING AN INTERIOR SPACE ALLOCATION RECOMMENDATION- FACTORS TO CONSIDER**

- 1. 15,000 -18,000 NET SQ FT BUDGET FOR PROGRAM USES**
  - 2. ASSUME GOAL OF 5,000 SQ FT FOR USABLE OUTDOOR ACTIVITY SPACE**
  - 3. COMMUNITY COMMITMENT TO A MULTIGENERATIONAL CENTER**
  - 4. SHARED FLEXIBLE SPACES EXPAND USE OF DEDICATED USER SPACES**
  - 5. THE LOBBY CAN BE A FLEXIBLE PROGRAM SPACE**
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# **INTERIOR SPACE ALLOCATION EXAMPLES**

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# AUGUST 8<sup>TH</sup> EXERCISE

• TABLE 1  
MAXIMIZE FLEX SPACES

• TABLE 2  
PRIORITIZE SENIORS & PRESCHOOL

• SIMILARITIES:  
COMMUNITY RM  
CAFÉ

PROGRAMMING EXERCISE		AREA RANGE	
TOTAL GROSS AREA		TOTAL ASSIGNABLE AREA	
20,000 GSF TO 24,000 GSF		15,000 ASF TO 18,000 ASF	
1. NON-NEGOTIABLE SUPPORT SPACES		CALCULATE	
		A. ADMIN OFFICES B. TOILETS C. RECEPTION D. LOBBY 4500 SF	
2. LARGE COMMUNITY ROOM			
		A. COMMUNITY RM 3,000 SF B. KITCHEN 700 SF C. STORAGE 500 SF CAFÉ 250 SUBTOTAL = 4,450 SF	
3. DEDICATED SPACES			
		A. SENIORS 2,500 SF B. YOUTH 1,200 SF C. PRESCHOOL/CHILDCARE 1,000 SF D. OTHER SF SUBTOTAL = 4,700 SF	
4. FLEXIBLE SHARED SPACES			
		A. _____ SF B. _____ SF C. _____ SF D. _____ SF SUBTOTAL = 4,850 SF	
TOTAL #1 (1-4) = 15,000 ASF			
5. WHAT WOULD YOU ADD?			
A. _____ B. _____ C. _____ SUBTOTAL = +3,000 SF			
TOTAL #2 (1-5) = 18,000 ASF			

TABLE 1

PROGRAMMING EXERCISE		AREA RANGE	
TOTAL GROSS AREA		TOTAL ASSIGNABLE AREA	
20,000 GSF TO 24,000 GSF		15,000 ASF TO 18,000 ASF	
1. NON-NEGOTIABLE SUPPORT SPACES		CALCULATE	
		A. ADMIN OFFICES B. TOILETS C. RECEPTION D. LOBBY 4500 SF	
2. LARGE COMMUNITY ROOM			
		A. COMMUNITY RM SF B. KITCHEN SF C. STORAGE SF SUBTOTAL = 4,200 SF	
3. DEDICATED SPACES			
		A. SENIORS 2,500 SF B. YOUTH 1,200 SF C. PRESCHOOL/CHILDCARE 1,000 SF D. OTHER SF SUBTOTAL = 4,700 SF	
4. FLEXIBLE SHARED SPACES			
		A. Youth Play 900 SF B. _____ 3,000 SF C. _____ SF D. _____ SF SUBTOTAL = 4,900 SF	
TOTAL #1 (1-4) = 15,000 ASF			
5. WHAT WOULD YOU ADD?			
A. _____ B. _____ C. _____ SUBTOTAL = 3,000 SF			
TOTAL #2 (1-5) = 18,000 ASF			

TABLE 2

MAXIMIZE FLEXIBLE PROGRAM SPACES

Activity Space	ASF	
<b>Support Spaces</b>		
Admin Offices (3 offices & workspace)	1200	
Reception	200	
Restrooms	600	
Family Restroom	75	
Storage/Copy Room	200	2275
<b>LARGE COMMUNITY EVENT ROOM</b>		
Community Room (150)	2500	
Kitchen	700	
Storage	450	
Lobby-Community Living Room/ coffee cart	1000	4650
<b>DEDICATED SPACES</b>		
Seniors (divisible)	2000	
Multigenerational Gaming	800	
Kinderprep (1 classroom of 25)	1000	
Storage	200	4000
<b>FLEXIBLE SHARED SPACES</b>		
MP Activity Room 1 (divisible)	1200	
Activity Room 3-Arts and Crafts	750	
MP Activity Room 2	750	
Movement Room	1200	
Conference Room	300	4200
<b>Total (Net)</b>		
GSF (75% efficient)	15,125	20,167

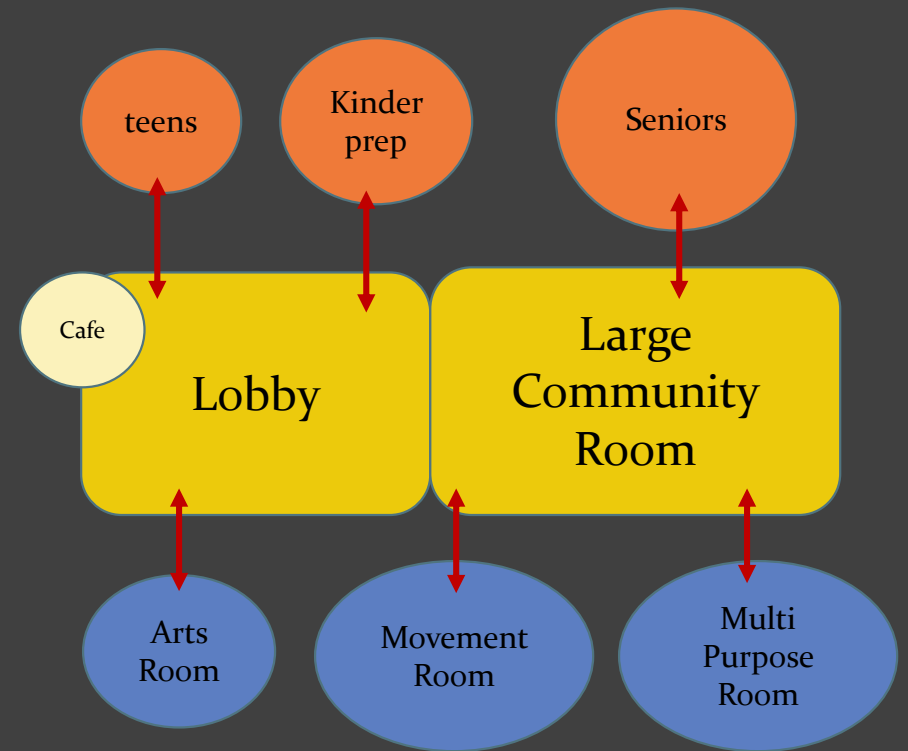


SPACE ALLOCATION EXAMPLE 1  
MAXIMIZE FLEXIBLE PROGRAM SPACES



## BIG LIVING ROOM

Activity Space	ASF	
<b>Support Spaces</b>		
Admin Offices (3 offices & workspace)	1200	
Reception	200	
Restrooms	600	
Family Restroom	75	
Storage/Copy Room	200	2275
<b>LARGE COMMUNITY EVENT ROOM</b>		
Community Room (150)	2500	
Kitchen	700	
Storage	450	
Café	250	
Lobby-Community Living Room	2000	5900
<b>DEDICATED SPACES</b>		
Seniors (divisible)	2000	
Teen/Youth - Shared	800	
Kinder Prep (1 classroom of 25)	1000	3800
<b>FLEXIBLE SHARED SPACES</b>		
MP Activity Room 1 (divisible)	1200	
Activity Room 3-Arts and Crafts	750	
Movement Room	1200	3150
<b>Total (Net)</b>	<b>15,125</b>	
<b>GSF (75% efficient)</b>	<b>20,167</b>	



## SPACE ALLOCATION EXAMPLE 2 BIG LIVING ROOM


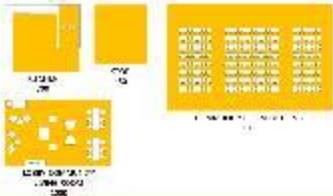

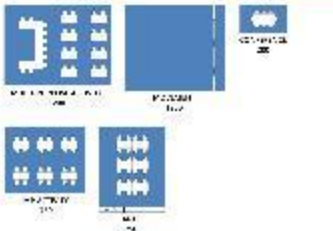
# **Interior Space Allocation Exercise**

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## SPACE ALLOCATION EXERCISE OPTION 1 - MAXIMIZE FLEXIBLE PROGRAM SPACES

AREA RANGE	
TOTAL GROSS AREA:	20,000 GSF TO 24,000 GSF
TOTAL ASSIGNABLE AREA:	15,000 ASF TO 18,000 ASF

1. SUPPORT SPACES		OUTDOOR	COMMENTS
	A. ADMIN OFFICES 1300 B. RECEPTION 800 C. RESTROOMS 600 D. FAMILY RESTRM 450 E. STORAGE 200	A. TRASH ENCLOSURE B. SERV CE AREA C. UTILITIES D. STORMWATER TREATMENT E. STORAGE F. PEDESTRIAN WALKWAYS	
SUBTOTAL = 2,275			
2. LARGE COMMUNITY ROOM			
	A. COMMUNITY RM 2500 B. KITCHEN 700 C. S. CHARGE 450 D. LOBBY 1000	A. OUTDOOR PATIO AT COMMUNITY ROOM B. ENTRY LANDSCAPE	
SUBTOTAL = 4,650			
3. DEDICATED SPACES			
	A. SENIORS 2000 B. MULTI GEN GAMING 800 C. KINDER PREP 1000 D. S. CHARGE 800	A. KINDER PREP PLAY AREA B. SENIOR PATIO	
SUBTOTAL = 4,000			
4. FLEXIBLE SHARED SPACES			
	A. MP ACTIVITY 1200 B. ARTS 750 C. MP ACTIVITY 750 D. MOVEMENT 1000 E. CON-LENCE 200	5,000 SQ FT ALLOWANCE FOR OUTDOOR USABLE PROGRAM SPACE	
SUBTOTAL = 4,200			
TOTAL = 15,125 USABLE SQ FT			

WHAT WOULD YOU CHANGE?


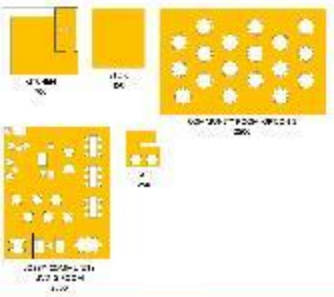
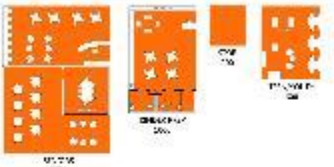

IF ADDITIONAL FUNDING BECAME AVAILABLE, WHAT WOULD YOU ADD?

WHAT ARE YOUR PRIORITIES?

WHAT SPACES WILL ATTRACT THE COMMUNITY?

## SPACE ALLOCATION EXERCISE OPTION 2 - BIG LIVING ROOM

AREA RANGE	
TOTAL GROSS AREA:	20,000 GSF TO 24,000 GSF
TOTAL ASSIGNABLE AREA:	15,000 ASF TO 18,000 ASF

1. SUPPORT SPACES		OUTDOOR	COMMENTS
	A. ADMIN OFFICES 1300 B. RECEPTION 800 C. RESTROOMS 600 D. FAMILY RESTRM 450 E. STORAGE 200	A. TRASH ENCLOSURE B. SERV CE AREA C. UTILITIES D. STORMWATER TREATMENT E. STORAGE F. PEDESTRIAN WALKWAYS	
SUBTOTAL = 2,275			
2. LARGE COMMUNITY ROOM			
	A. COMMUNITY RM 2500 B. KITCHEN 700 C. S. CHARGE 450 D. LOBBY 2000 E. CAFE 250	A. OUTDOOR PATIO AT COMMUNITY ROOM B. ENTRY LANDSCAPE	
SUBTOTAL = 5,900			
3. DEDICATED SPACES			
	A. SENIORS 2000 B. KINDER CARE 1000 C. S. CHARGE 800 D. TEEN-YOUTH 600	A. KINDER PREP PLAY AREA B. SENIOR PATIO	
SUBTOTAL = 3,800			
4. FLEXIBLE SHARED SPACES			
	A. MP ACTIVITY 1200 B. MOVEMENT 1200 C. MP ACTIVITY 750	5,000 SQ FT ALLOWANCE FOR OUTDOOR USABLE PROGRAM SPACE	
SUBTOTAL = 3,150			
TOTAL = 15,125 USABLE SQ FT			

WHAT WOULD YOU CHANGE?

IF ADDITIONAL FUNDING BECAME AVAILABLE, WHAT WOULD YOU ADD?

WHAT ARE YOUR PRIORITIES?

WHAT SPACES WILL ATTRACT THE COMMUNITY?

# **SITE PLANNING PRIMER**

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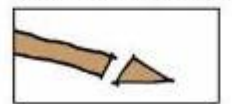
# SITE ANALYSIS DIAGRAM

## LEGEND

SAN ANTONIO RD



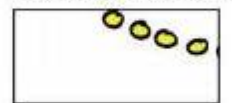
LOCAL STREET NETWORK



ON-SITE VEHICULAR CIRCULATION



PEDESTRIAN CIRCULATION



GATEWAYS



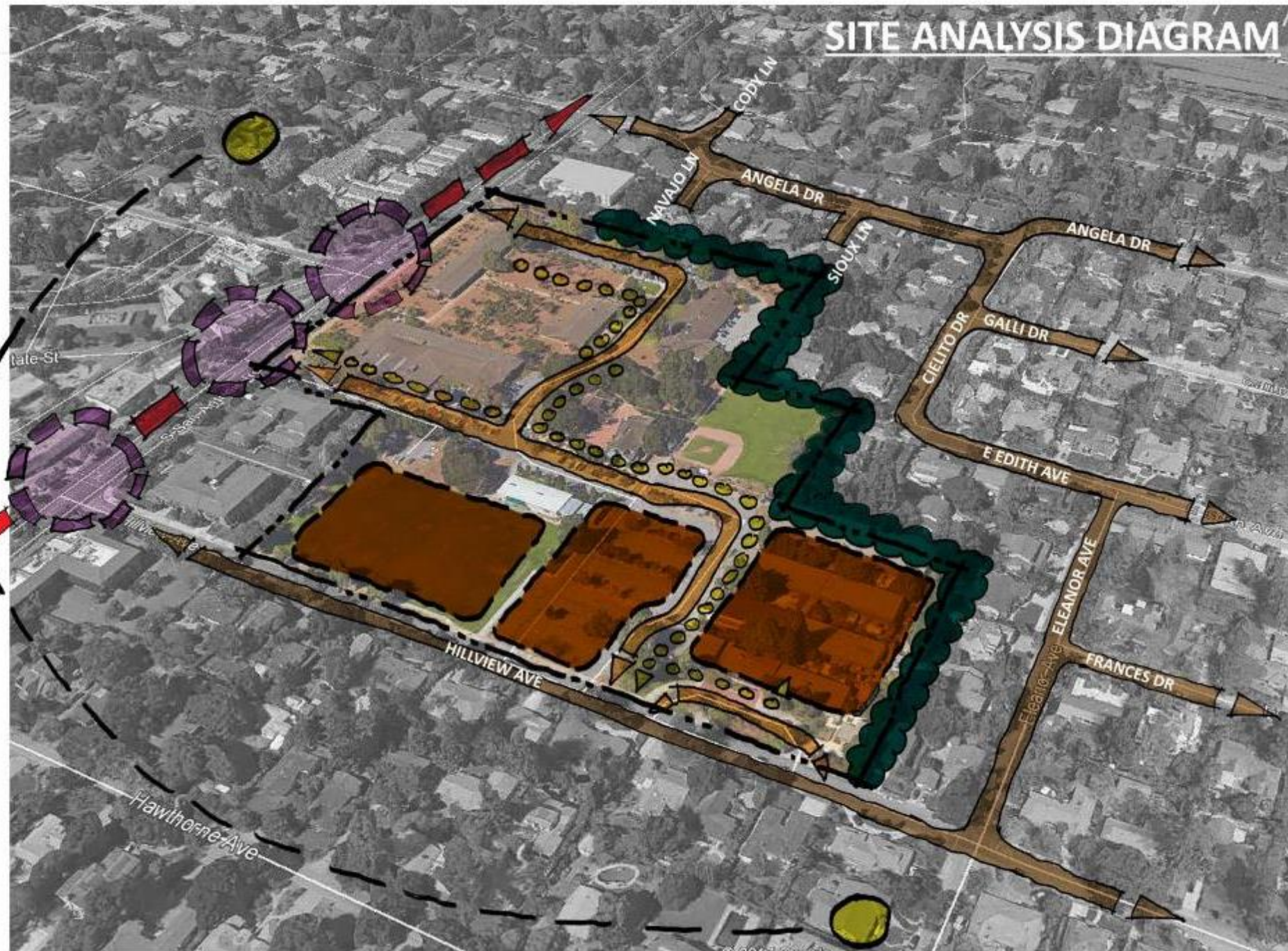
OPPORTUNITY SITES



RESIDENTIAL EDGE



PATH OF SUN





## EXISTING PARKING





# EXISTING TREE CONDITIONS



GOOD-MODERATE CONDITIONS



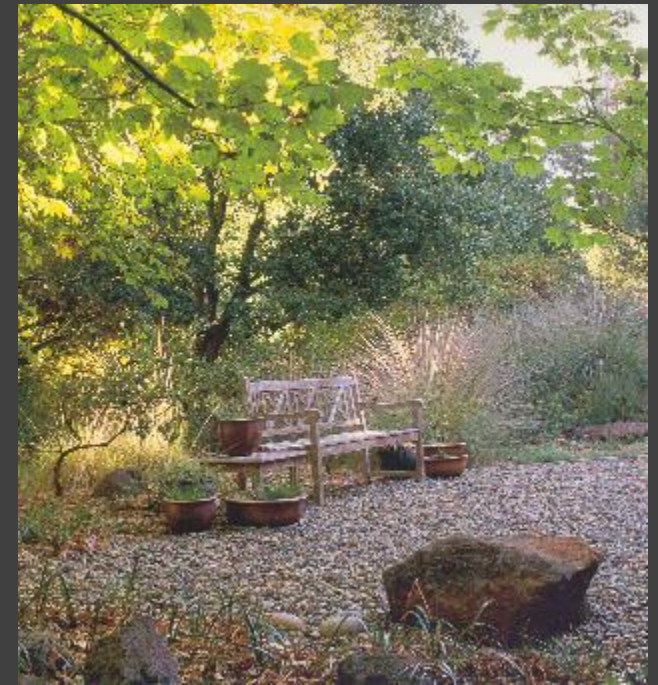
FAIR-POOR CONDITIONS



# Outdoor design

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## OUTDOOR ROOMS





## OUTDOOR SPACE ACTIVITIES





PLAY





**ART + PLANTING**





**SUSTAINABILITY**



# CONCEPTUAL SITE PLAN OPTIONS

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## KEY FEATURES

- 20,000 FOOTPRINT ONE STORY
- BUILDS ON EXISTING FOOTPRINT
- POTENTIAL TO KEEP SOME EXISTING MATURE TREES
- FUTURE DEVELOPMENT AT NORTH END OF SITE
- POTENTIAL TO RE-USE EXISTING BUILDINGS
- \$ MEETS BUDGET





## KEY FEATURES

- 20,000 FOOTPRINT  
ONE STORY
- PROXIMITY TO THEATER
- BUFFER SPACE BETWEEN  
COMMUNITY CENTER &  
ADJACENT RESIDENCES
- FUTURE DEVELOPMENT  
AT NORTH END OF SITE
- \$ MEETS BUDGET





## KEY FEATURES

- 20,000 FOOTPRINT  
ONE STORY
- MODERATE CONNECTION TO  
MUSEUM, THEATER, LIBRARY
- STRONG VISUAL CONNECTION  
TO SAN ANTONIO
- FUTURE DEVELOPMENT AT  
SOUTH END OF SITE
- POTENTIAL TO RE-USE  
EXISTING BUILDINGS
- \$ MEETS BUDGET





## KEY FEATURES

- 20,000 FOOTPRINT / ONE STORY
- STRENGTHENS NUCLEUS OF ACTIVITY
- STRONG CONNECTION TO MUSEUM, LIBRARY & THEATER
- STRONG VISUAL CONNECTION TO SAN ANTONIO
- DEVELOPS BUFFER SPACE TO ADJACENT RESIDENCES
- FUTURE DEVELOPMENT AT SOUTH END OF SITE
- DISPLACES APPROXIMATELY 30 PARKING SPACES
- POTENTIAL TO RE-USE EXISTING BUILDINGS
- \$\$ EXCEEDS BUDGET





## KEY FEATURES

- 20,000 FOOTPRINT  
ONE STORY
- STRONG LINK TO LIBRARY,  
MUSEUM AND THEATER
- SOCCER FIELD RELOCATED  
TO EXISTING CC SITE
- FUTURE DEVELOPMENT AT  
SOUTH SIDE OF SITE
- NO CHANGES TO PARKING
- \$\$\$\$ EXCEEDS BUDGET

- 20,000 FOOTPRINT  
ONE STORY
- STRONG LINK TO LIBRARY,  
MUSEUM AND THEATER
- SOCCER FIELD RELOCATED  
TO EXISTING CC SITE
- FUTURE DEVELOPMENT AT  
SOUTH SIDE OF SITE
- NO CHANGES TO PARKING
- \$\$\$\$ EXCEEDS BUDGET





# CONCLUSIONS & CONSENSUS

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# LOS ALTOS HILLVIEW COMMUNITY CENTER LOS ALTOS, CA

**NOLL & TAM ARCHITECTS**

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