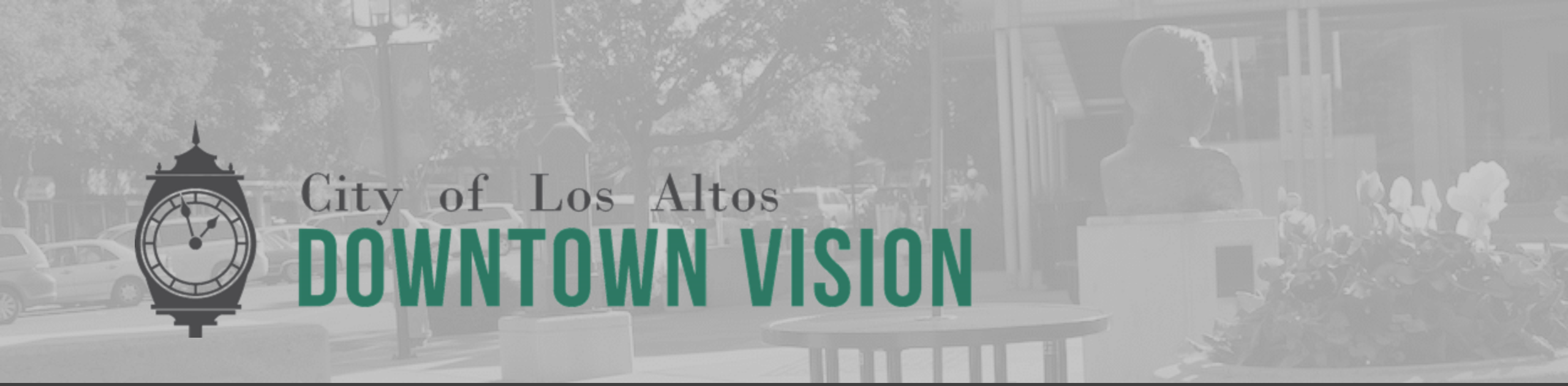


Los Altos Downtown Vision

COMMUNITY WORKSHOP #2| NOVEMBER 29, 2017

Tonight's Agenda

1. Welcome and Introductions
2. Project Background
3. Community Engagement Summary
4. Downtown Vision Scenarios
5. Economic Analysis of Alternatives
6. Question and Answer
7. Small Group Breakout Exercise & Presentations

Project Team

Jon Biggs

City of Los Altos

Debbie Rudd

Scott Martin

RRM Design Group

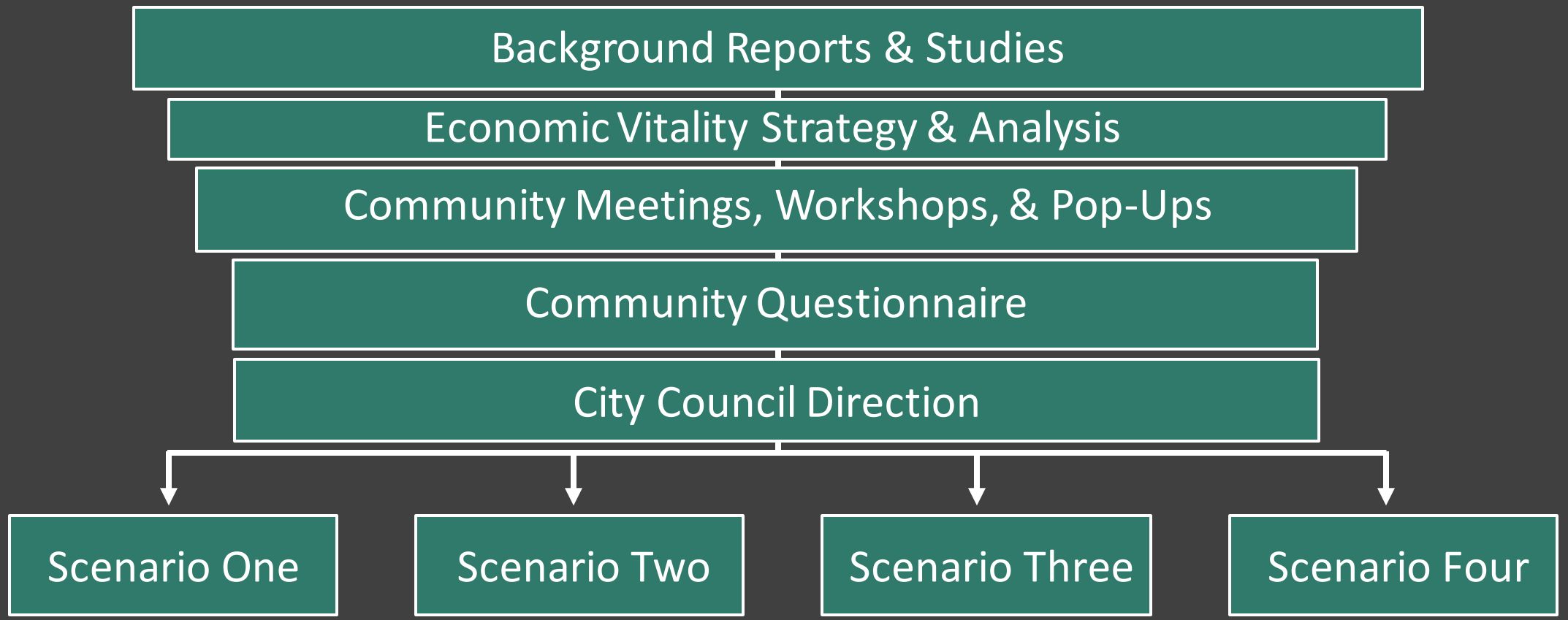
Dave Javid

Plan to Place

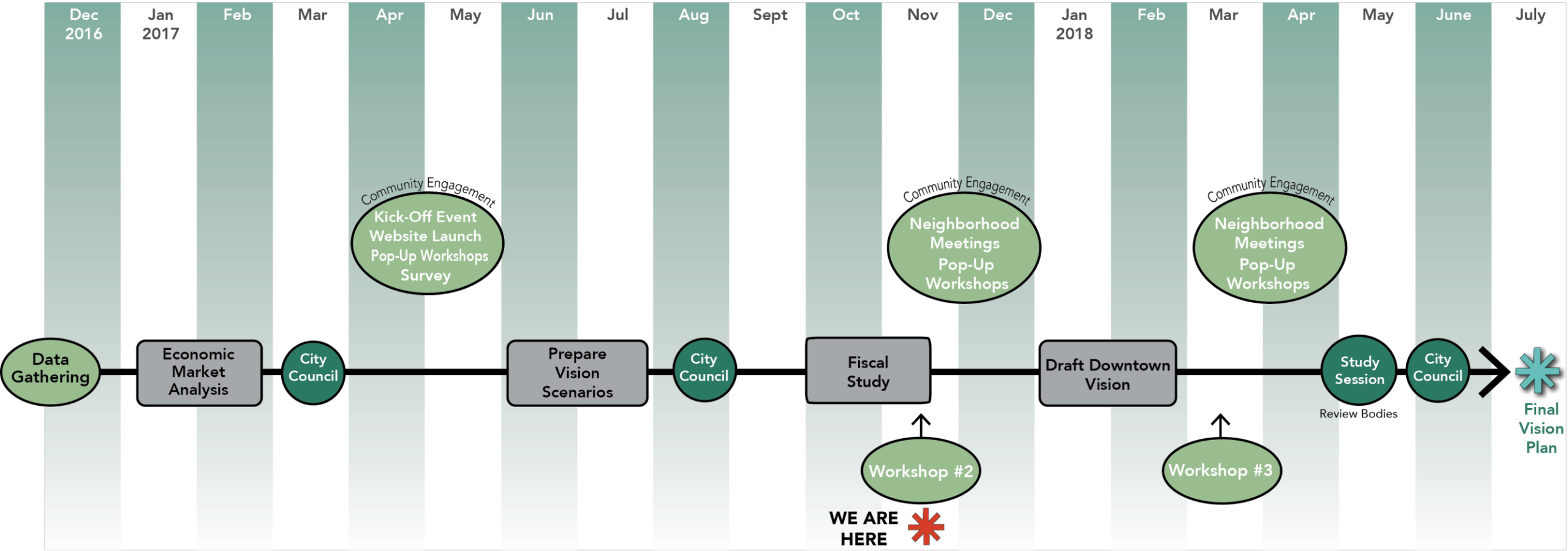
Bill Lee

Land Econ Group

Project Process



Project Timeline



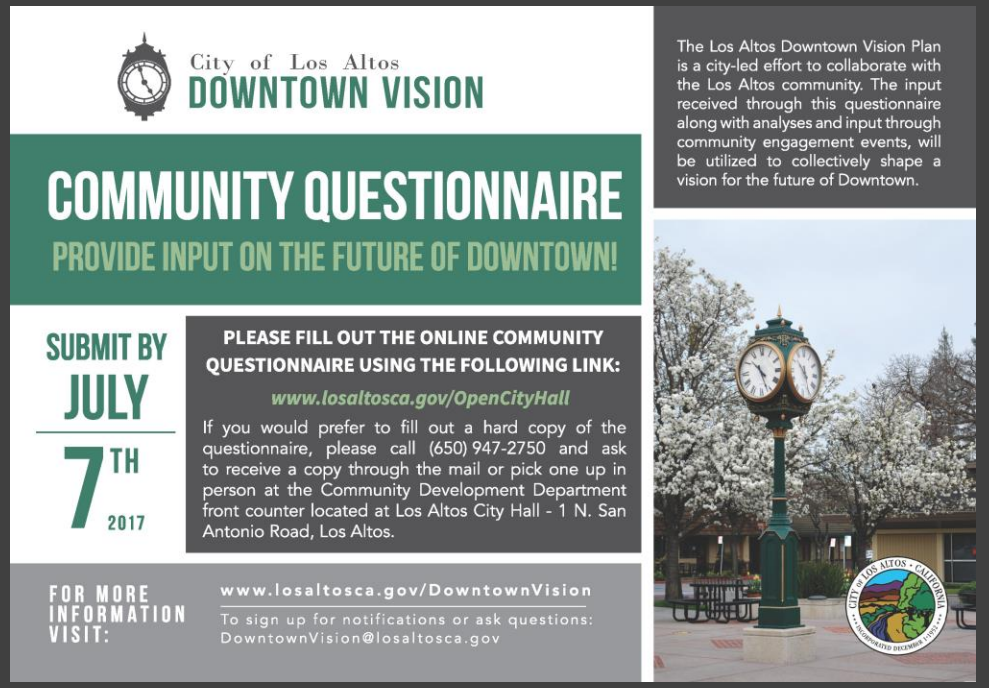
Community Engagement Summary

Summary of Community Engagement

- Total of 25 Meetings and Pop-Up Workshops have been held thus far, including:
  - Stakeholder/One-On-One Interviews
  - Kickoff Event/Workshop
  - Jr. Olympics, Farmer's Market, Main Library, and Grant Park Pop-Ups
  - Chamber Meetings
  - PTA Meetings
  - Community/Committee Meetings
  - City Council Meetings

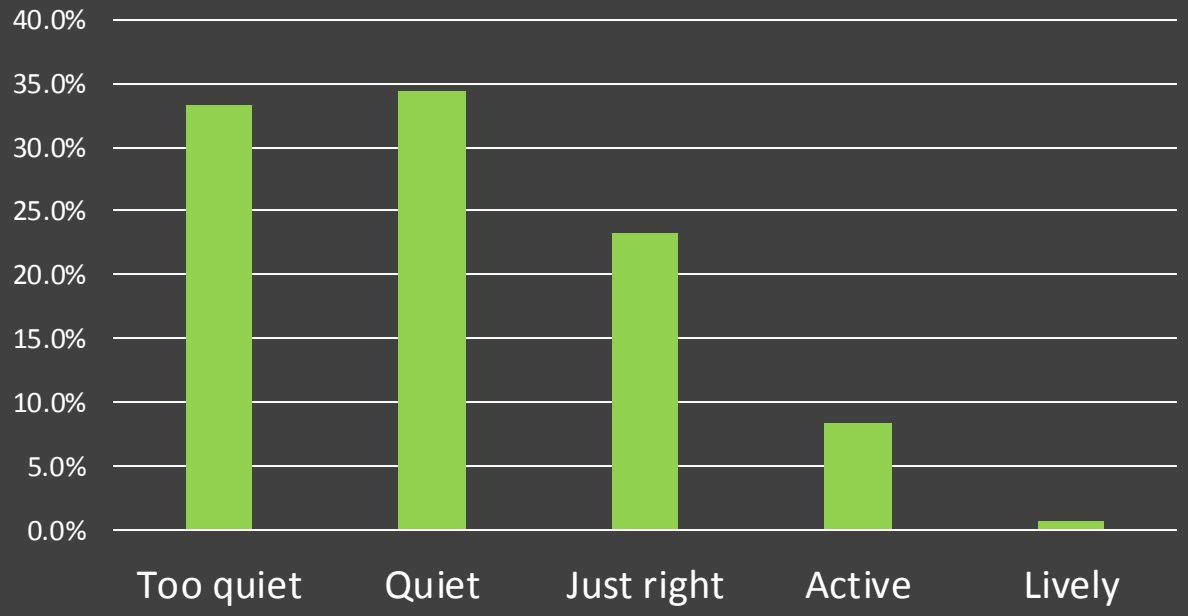
Community Questionnaire

- Postcard delivered to every mailbox in Los Altos and Los Altos Hills
- Survey period occurred from June 12, 2017 to July 7, 2017
- Included questions related to Downtown Today and Downtown in the Future
- Total of 1,544 respondents

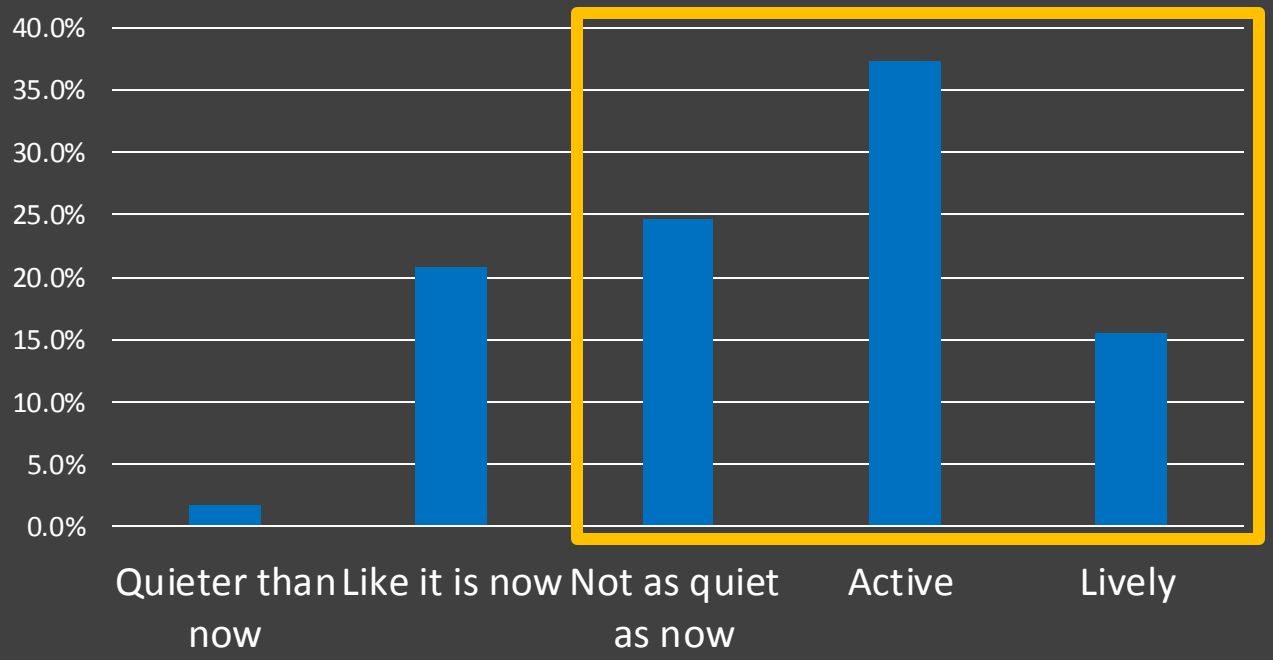


What We Heard

Perception of Downtown Los Altos TODAY



Desire for Downtown Los Altos in the FUTURE



What We Heard

What would entice you to go Downtown more often? *(Top 10 answers)*

1. Greater variety of restaurants
2. Evening entertainment options
3. More outdoor dining
4. More casual family restaurants
5. Microbrew/wine bar/gastropubs
6. Movie theater
7. More parking
8. More events (e.g. farmers market, festivals, etc.)
9. Theater for live performances
10. More community gathering spaces

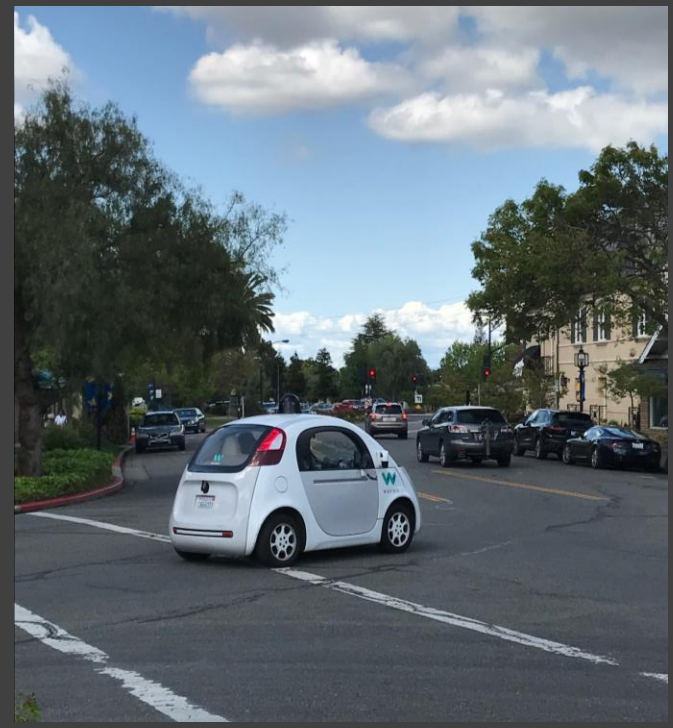
Downtown Vision Scenarios

Market Direction Affecting Downtowns

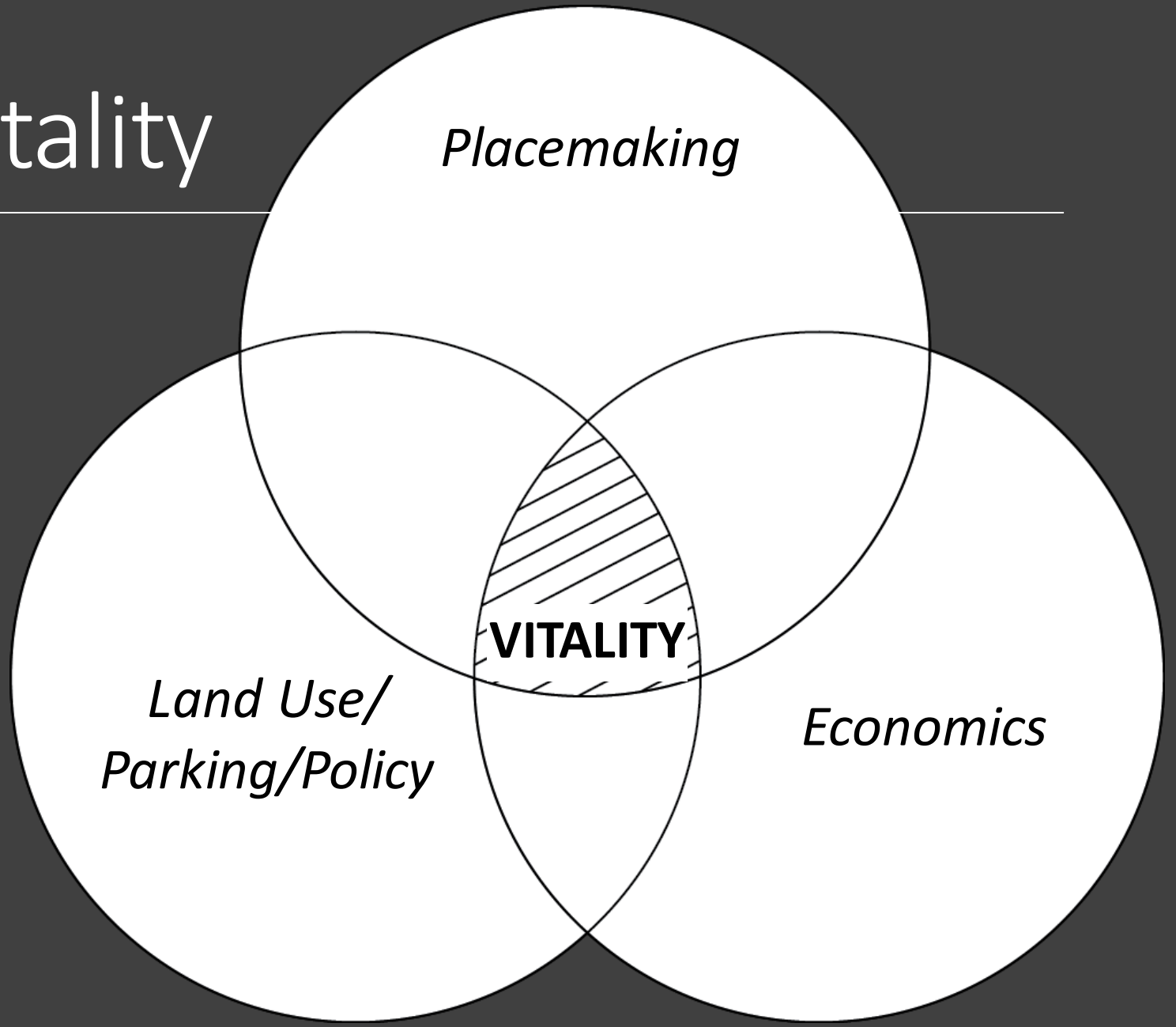
- "The Amazon Effect"
- Changing Retail Experience
- Changing Land Use/Parking Demands

Market Direction Affecting Downtowns

- Designing for Building Flexibility
- “The Uber/Lyft and Carshare Effect”
- Autonomous Automobiles and Flying Vehicles



Downtown Vitality



Finding the Right Balance in Downtown Los Altos

Downtown Village Character

Activity Level

Increased Vitality and Vibrancy

Community Feedback

City of Los Altos
DOWNTOWN VISION

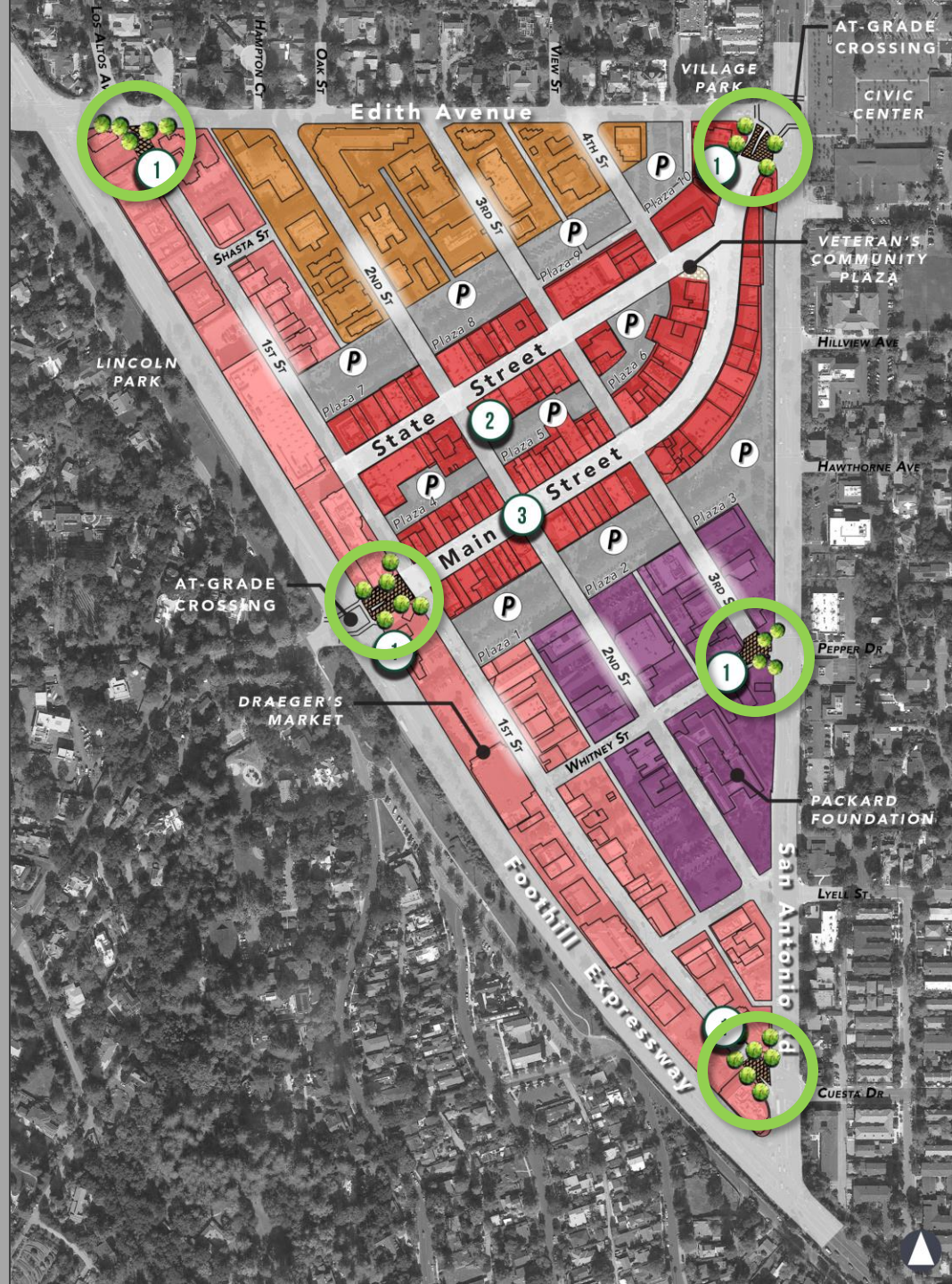
Downtown Today

Existing Downtown Buildings

Vision Scenario One

Entry Elements

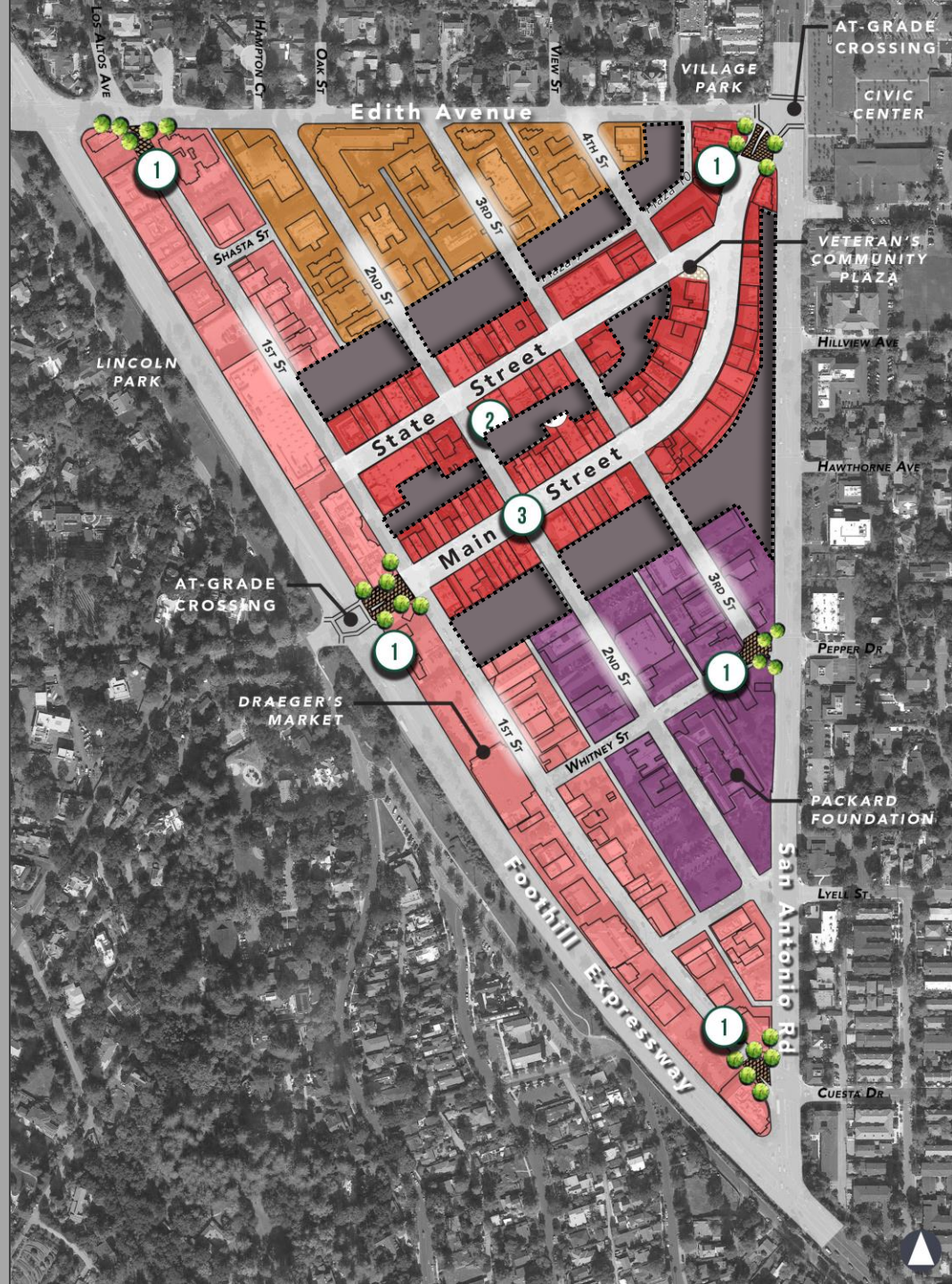
Entrance Element - Enhanced Entry Paving and Landscaping



Vision Scenario One

Parking

Maintain Existing Parking Plazas – Remain As Is



City of Los Altos
DOWNTOWN VISION

Existing Downtown – 3D

SCENARIO ONE

City of Los Altos
DOWNTOWN VISION

Illustrates Potential Development
Over 10- to 20-Years

City of Los Altos
DOWNTOWN VISION

Existing Conditions at Main/2nd

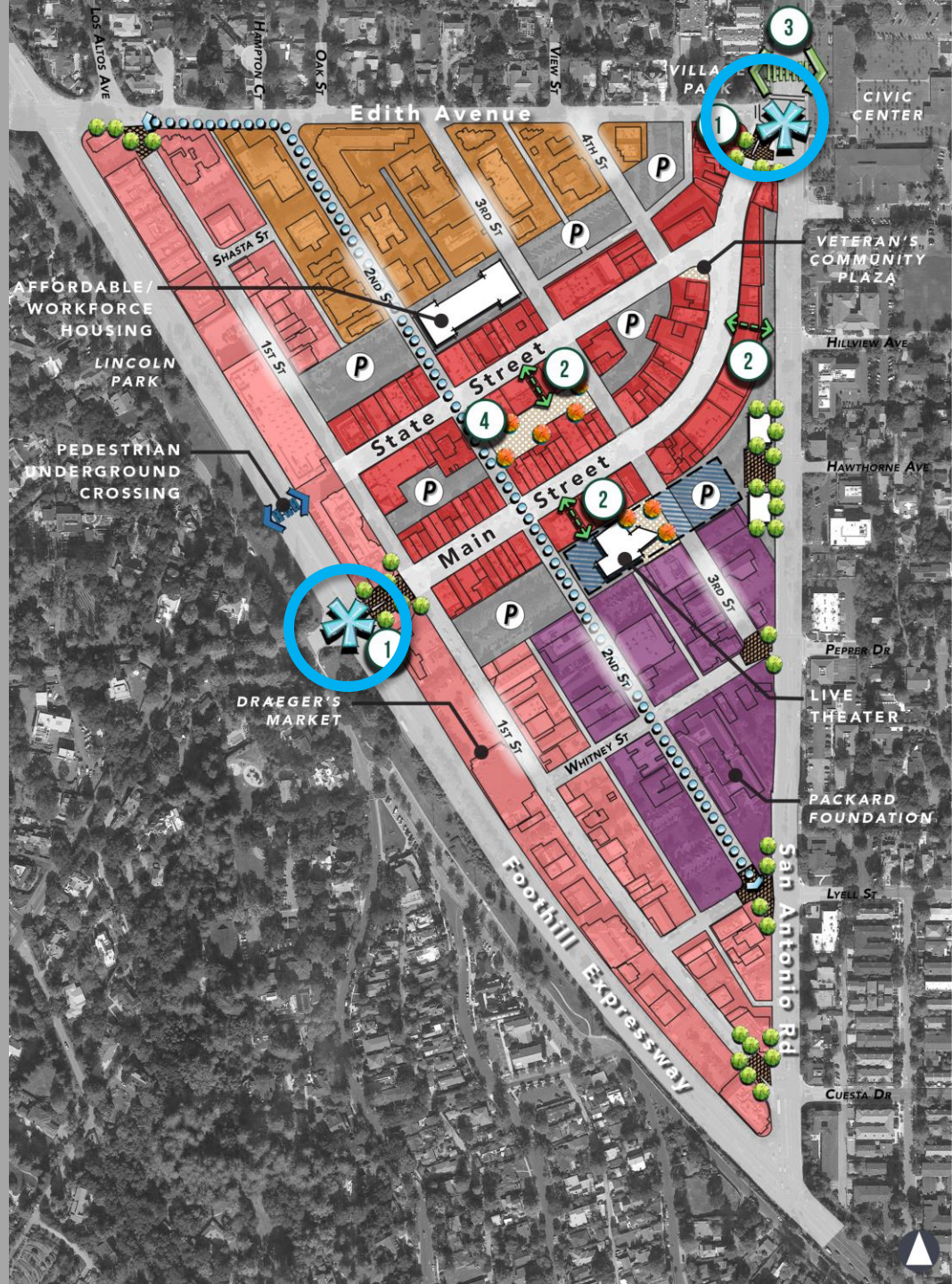
City of Los Altos
DOWNTOWN VISION

Scenario One at Main/2nd

Vision Scenario Two

Primary Entry Elements

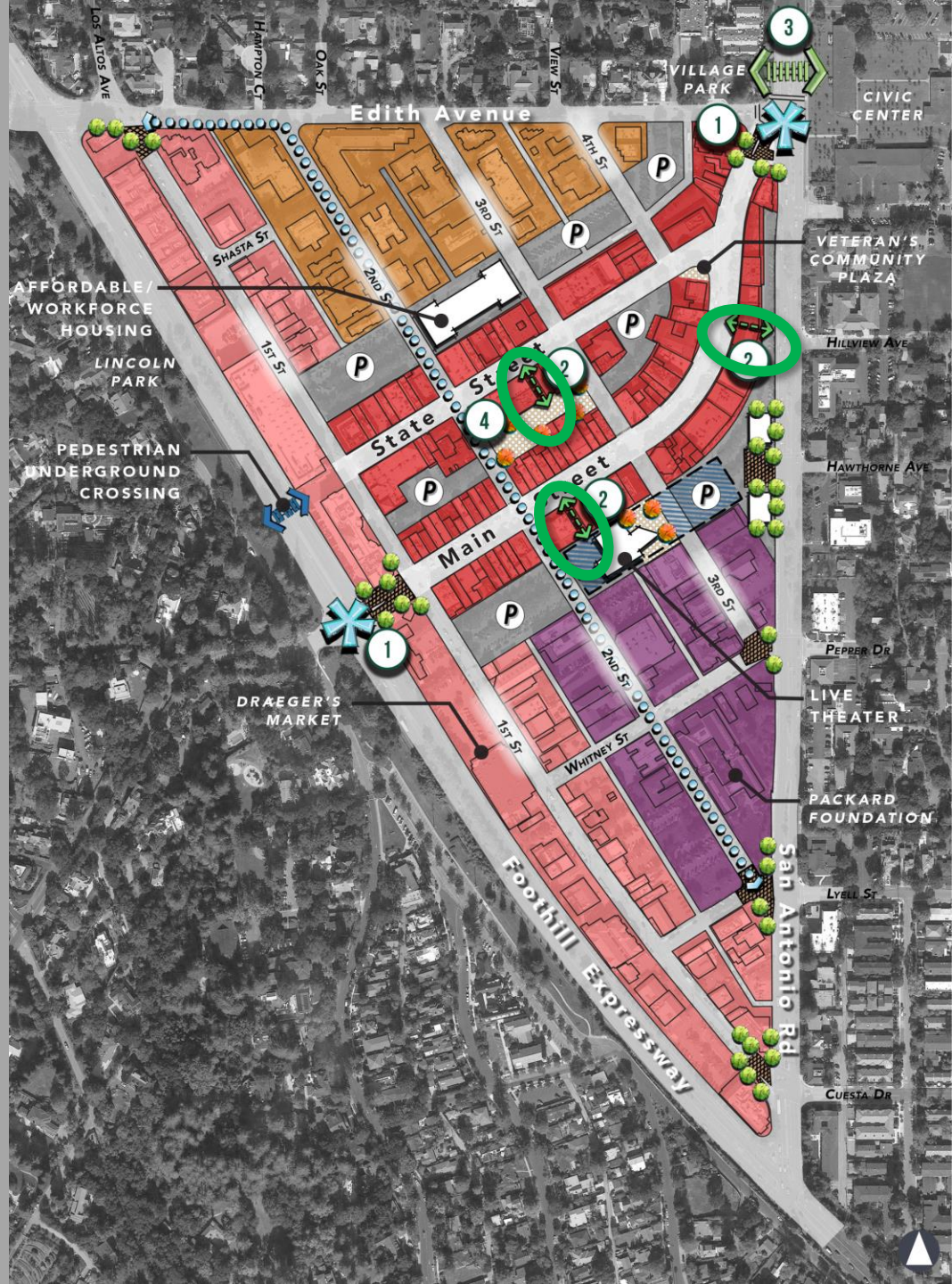
Entry Monuments and Signage Example



Vision Scenario Two

Paseos

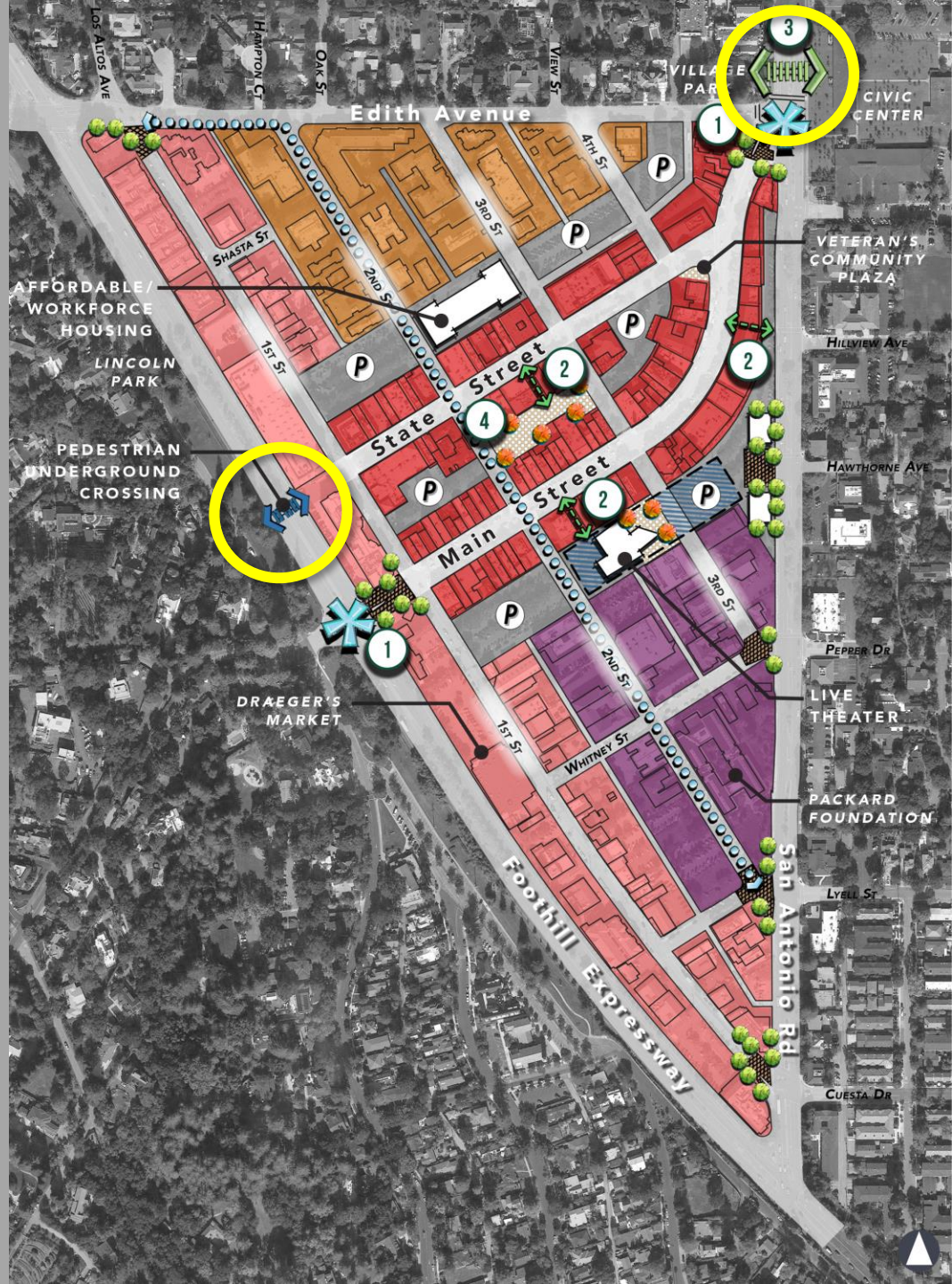
Pedestrian Paseo Example



Vision Scenario Two

Connections

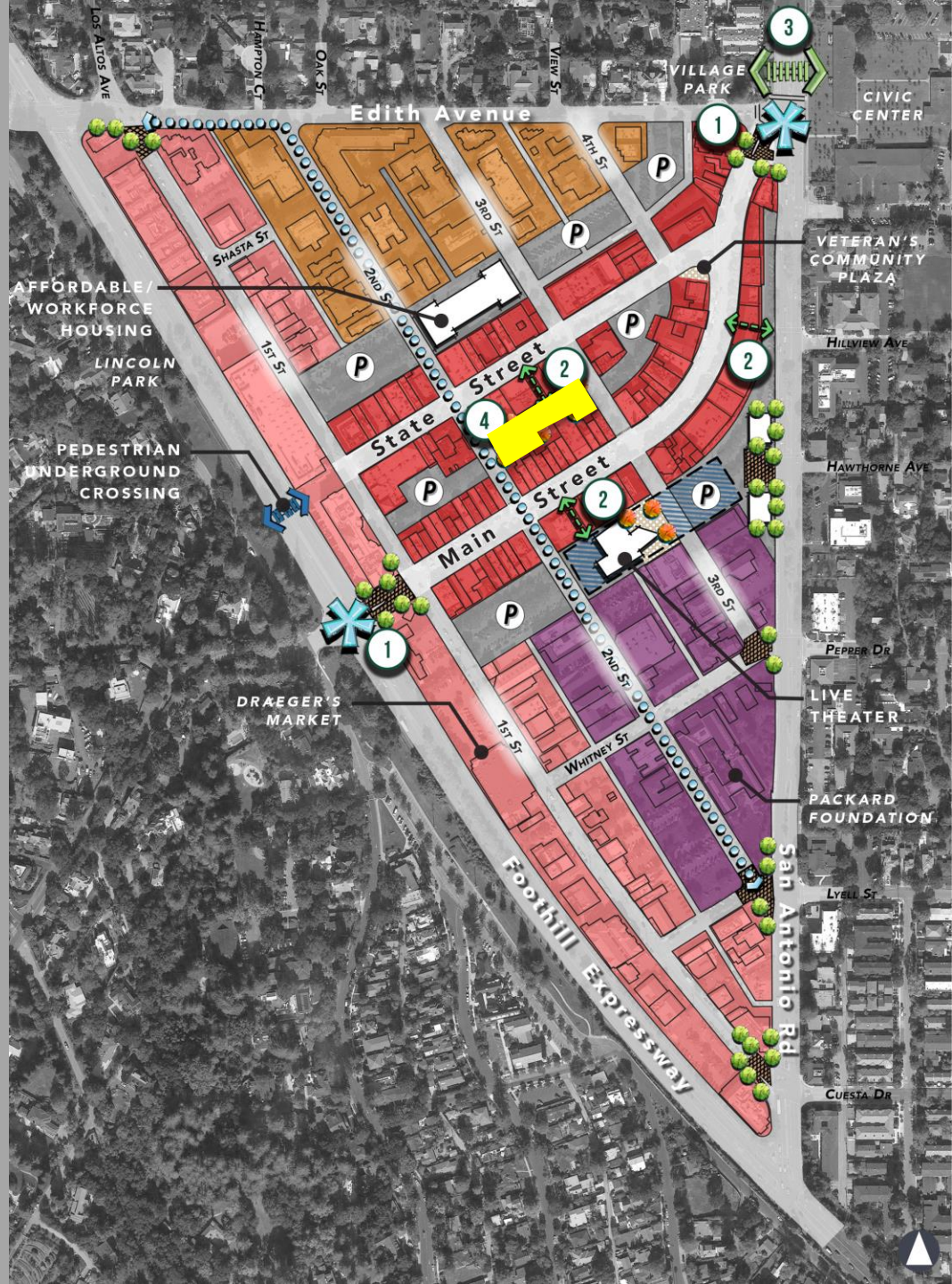
- Conceptual Pedestrian Over-Crossing Connecting Downtown to Civic Center
- Undercrossing Connecting Downtown to Lincoln Park



Vision Scenario Two

Plaza at Parking Plaza 5

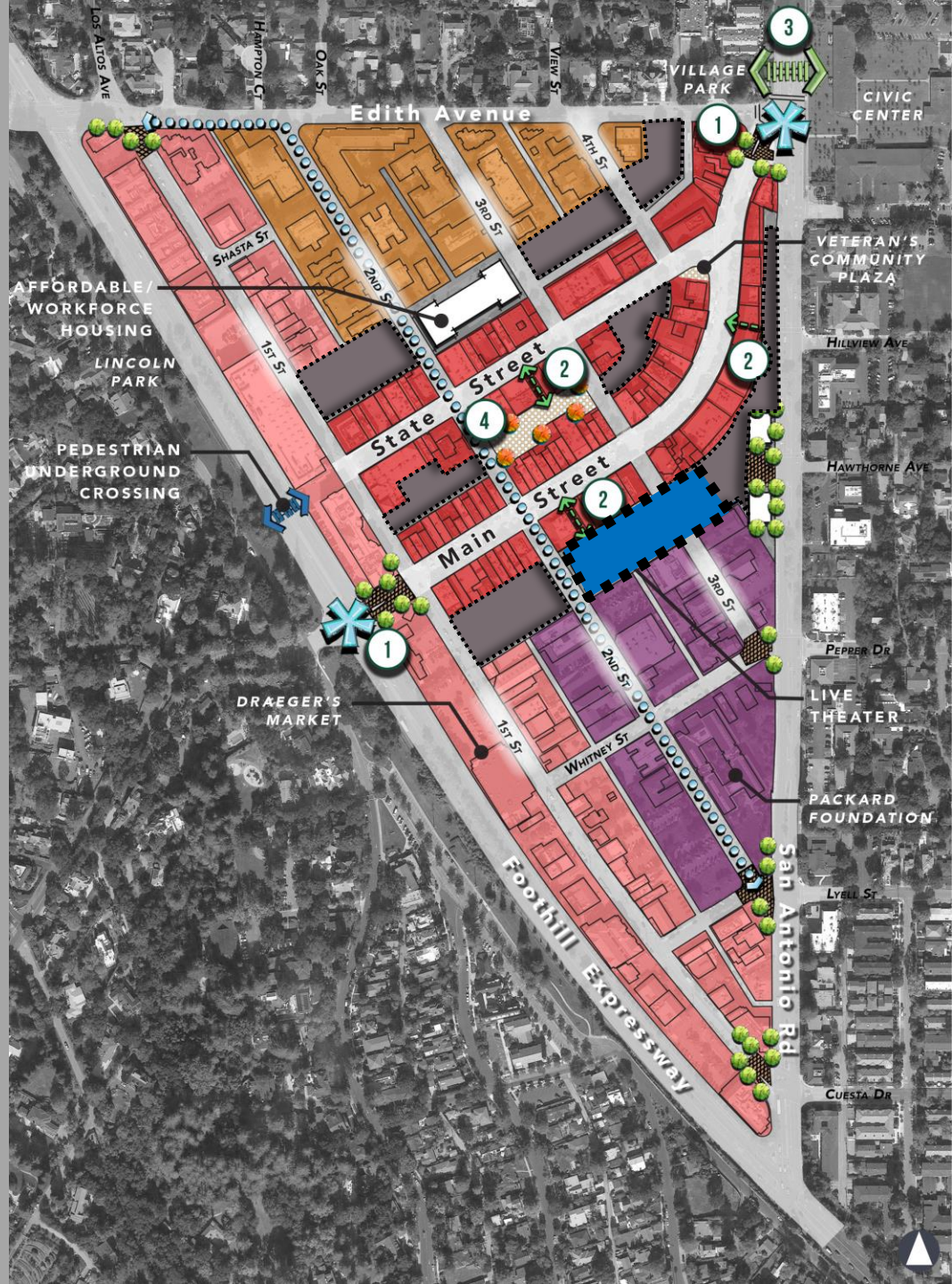
Public Plaza with Outdoor Dining Example



Vision Scenario Two

Parking

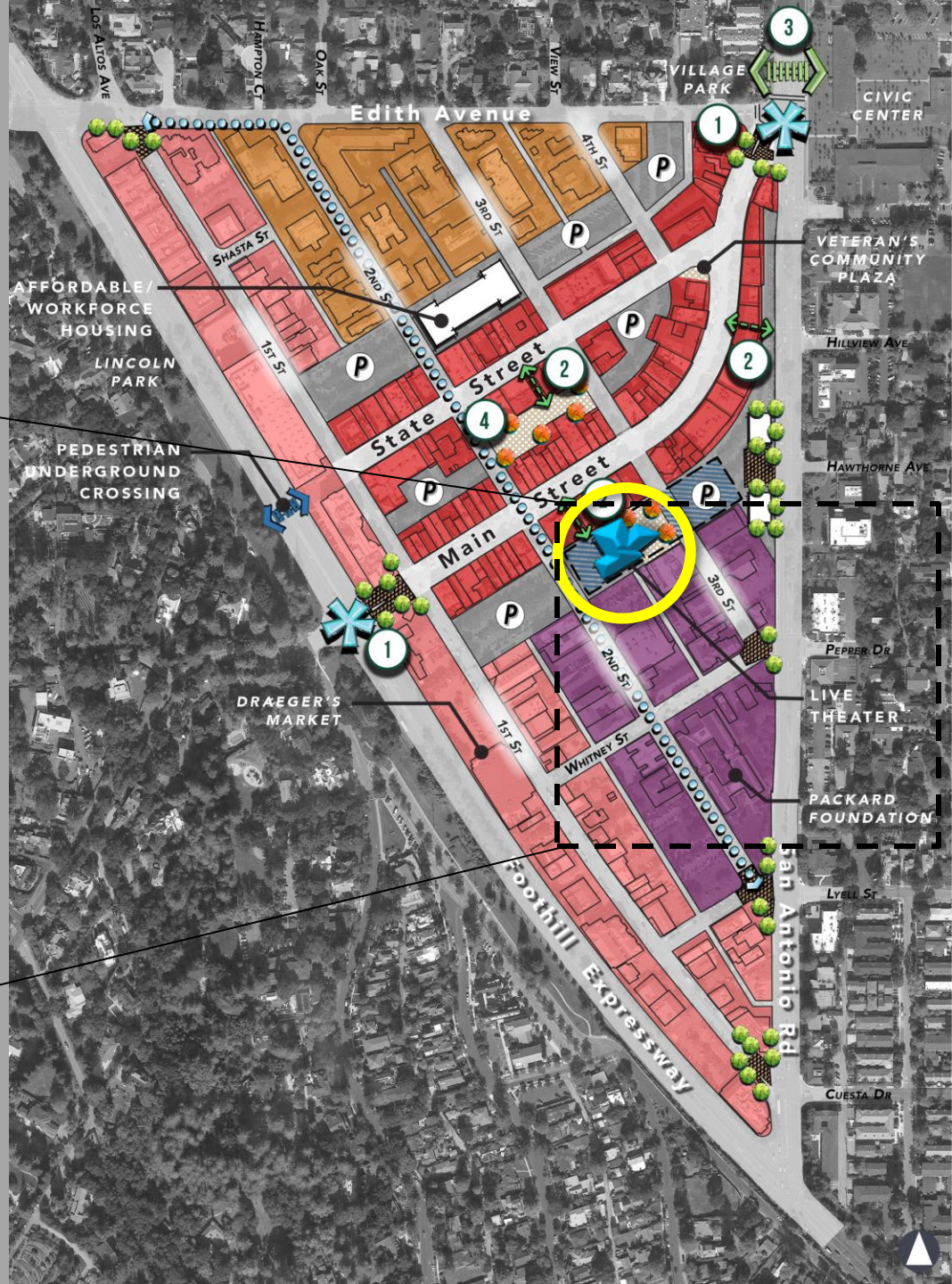
- Maintain Most of the Existing Parking Plazas
- New Underground Parking Structure at Parking Plazas 2 and 3



Vision Scenario Two

Live Theater

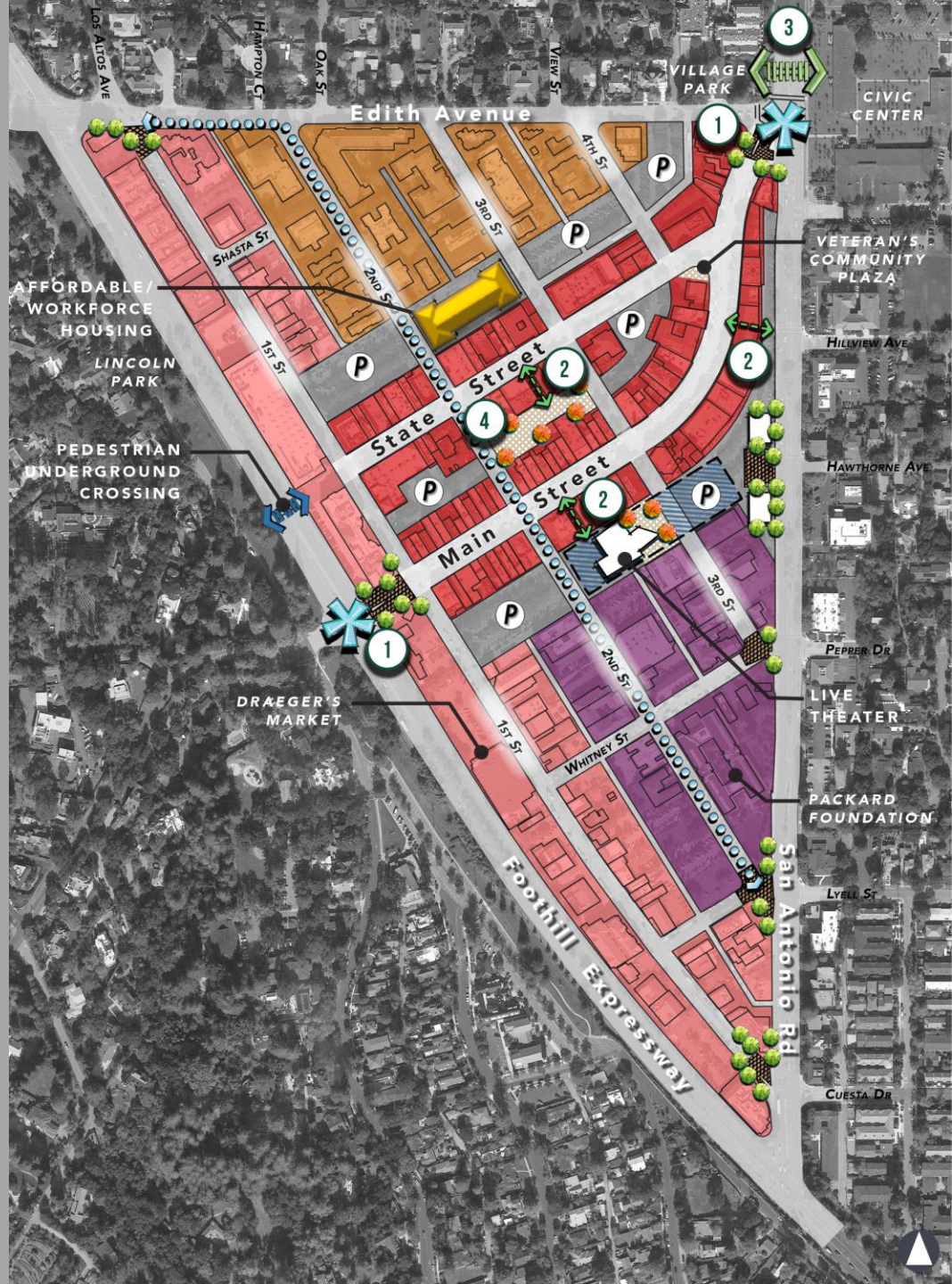
Live Theater at Parking Plaza 2



Vision Scenario Two

Affordable/Workforce Housing at Parking Plaza 8

Affordable/Workforce Housing Example



City of Los Altos
DOWNTOWN VISION

Existing Downtown – 3D

SCENARIO TWO

City of Los Altos
DOWNTOWN VISION

Illustrates Potential Development
Over 10- to 20-Years

City of Los Altos
DOWNTOWN VISION

Existing Parking Plaza 5

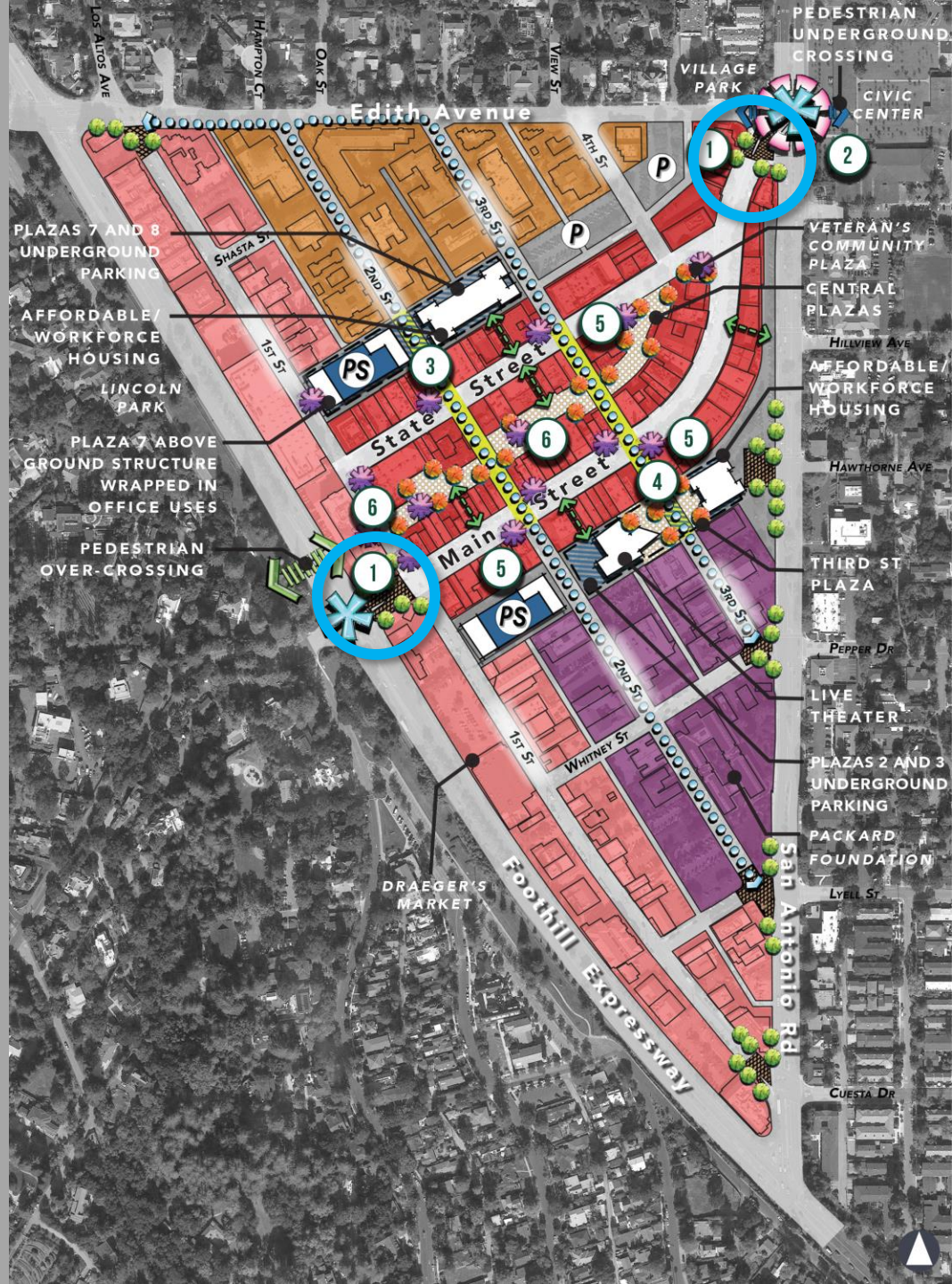
City of Los Altos
DOWNTOWN VISION

Conceptual Public Plaza - Programmed

Vision Scenario Three

Primary Entry Elements

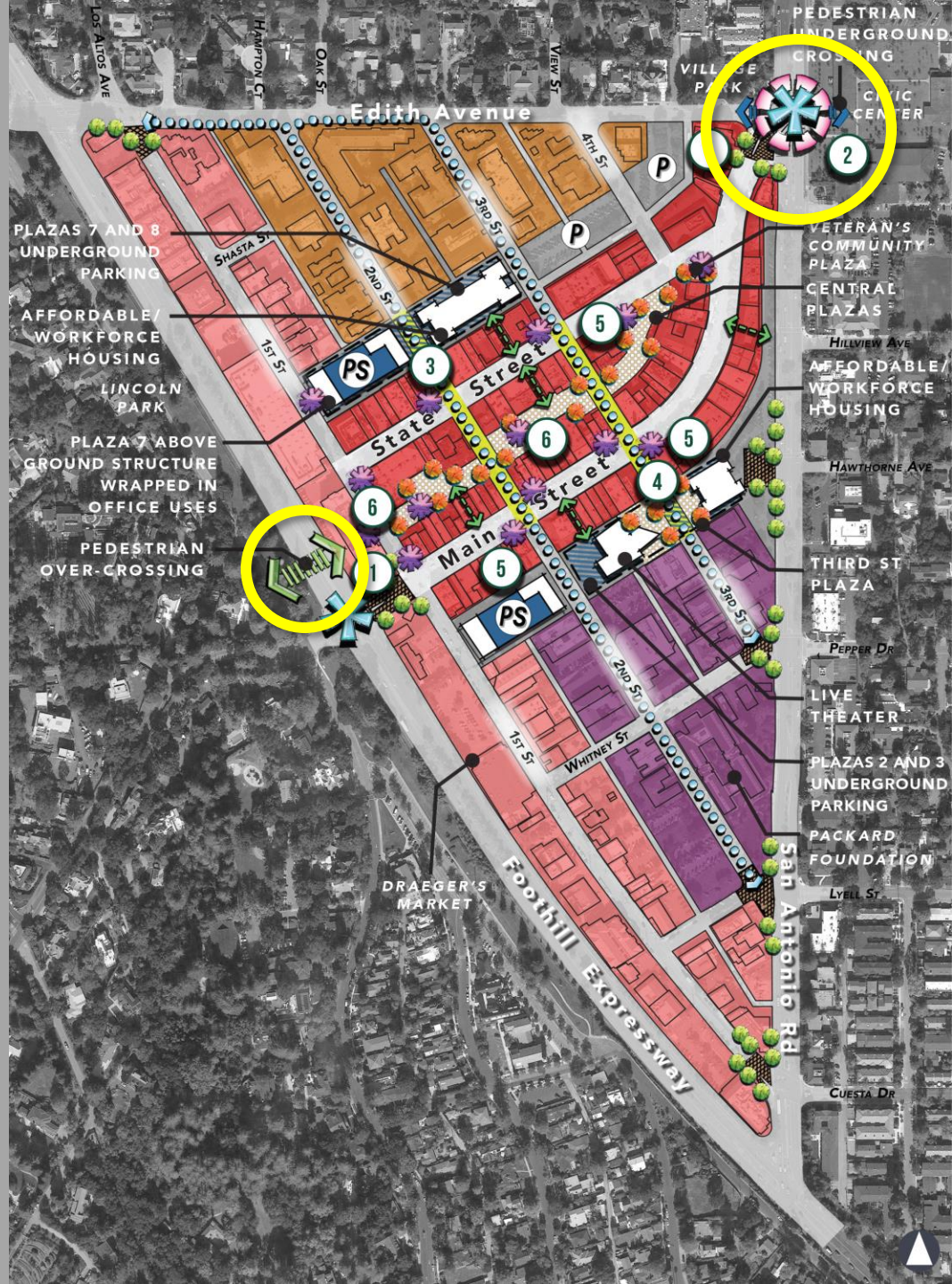
Entry Archway and Signage Example



Vision Scenario Three

Connections

- Roundabout at San Antonio/Edith
- Underground Crossing at San Antonio/Edith
- Over-Crossing Connecting Downtown to Lincoln Park

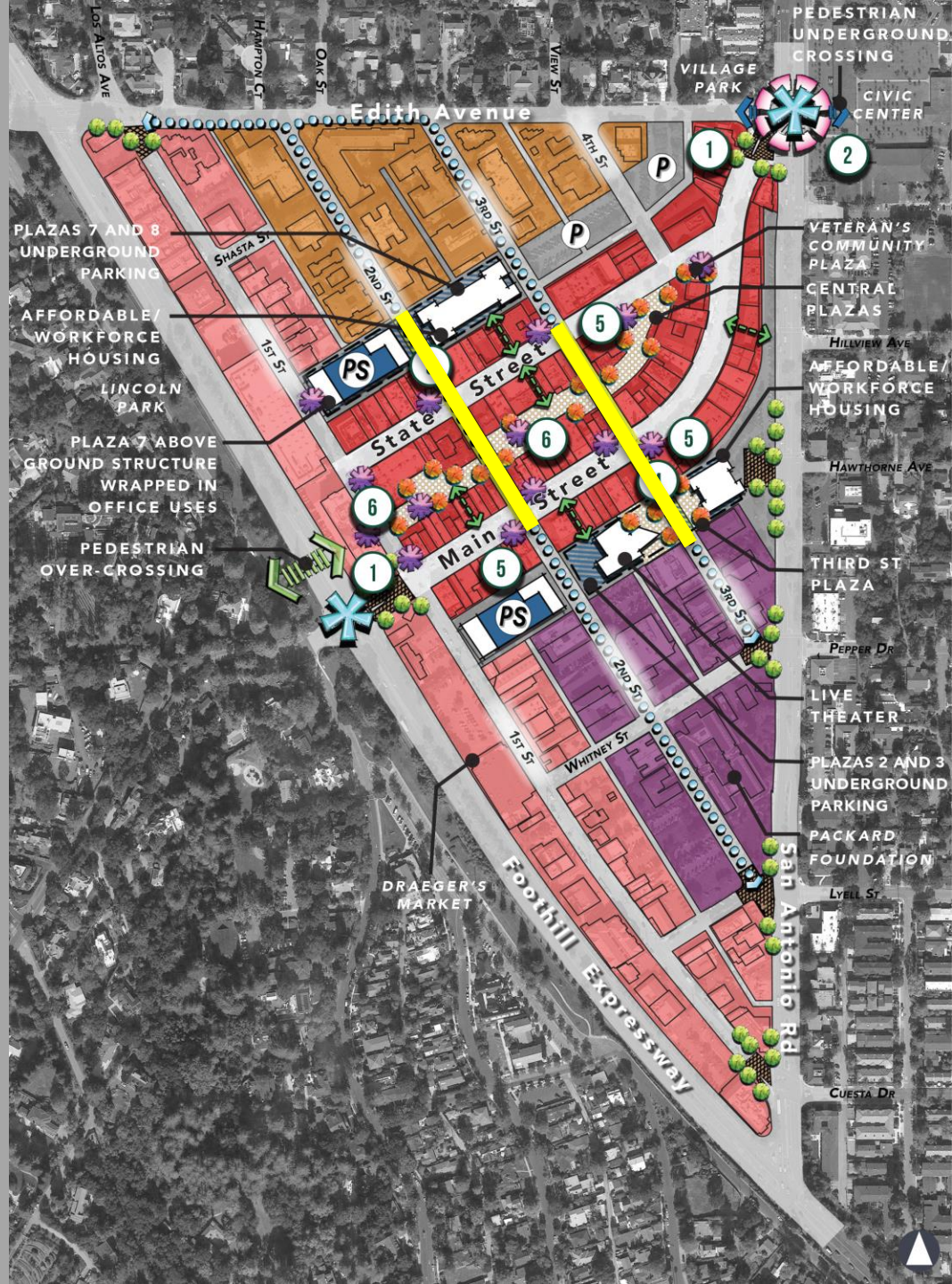


Vision Scenario Three

Shared Streets

Shared Street Example

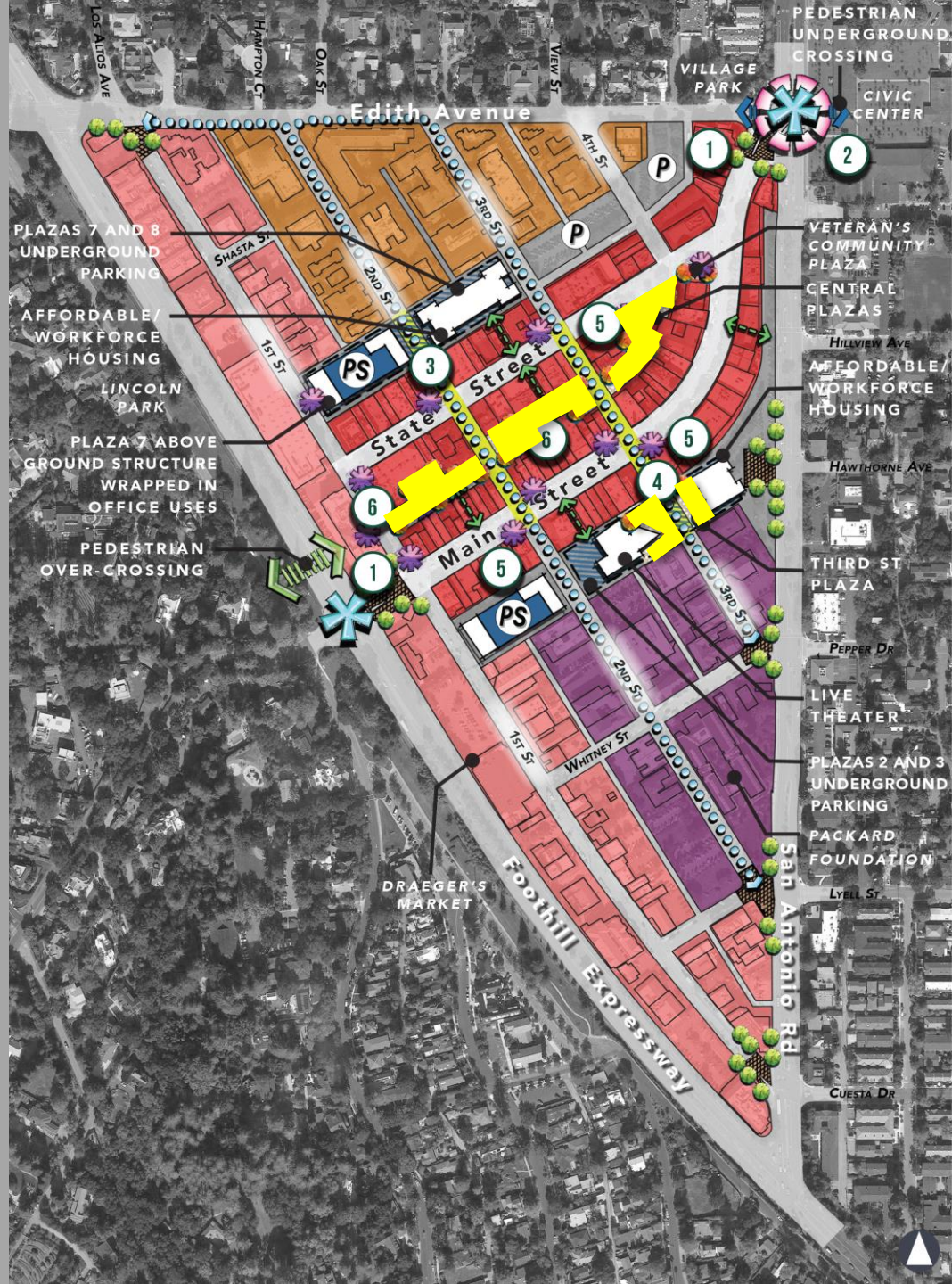
A Shared Street is a pedestrian-focused street that is flexible, allowing for vehicular, bicycle, and pedestrian circulation as well as temporary event street closures.



Vision Scenario Three

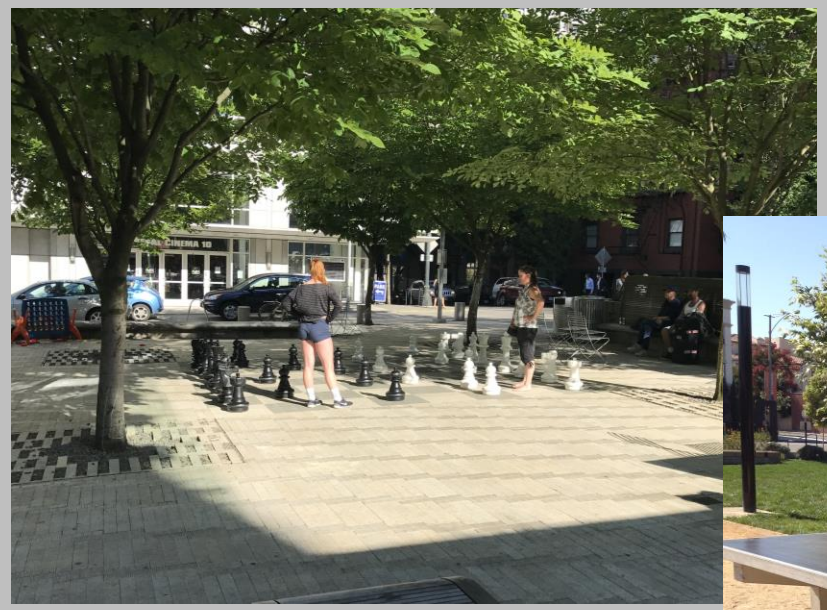
Plazas at Parking Plazas 4, 5, 6, and Portions of Parking Plazas 2 and 3

Public Plaza with Outdoor Dining Example

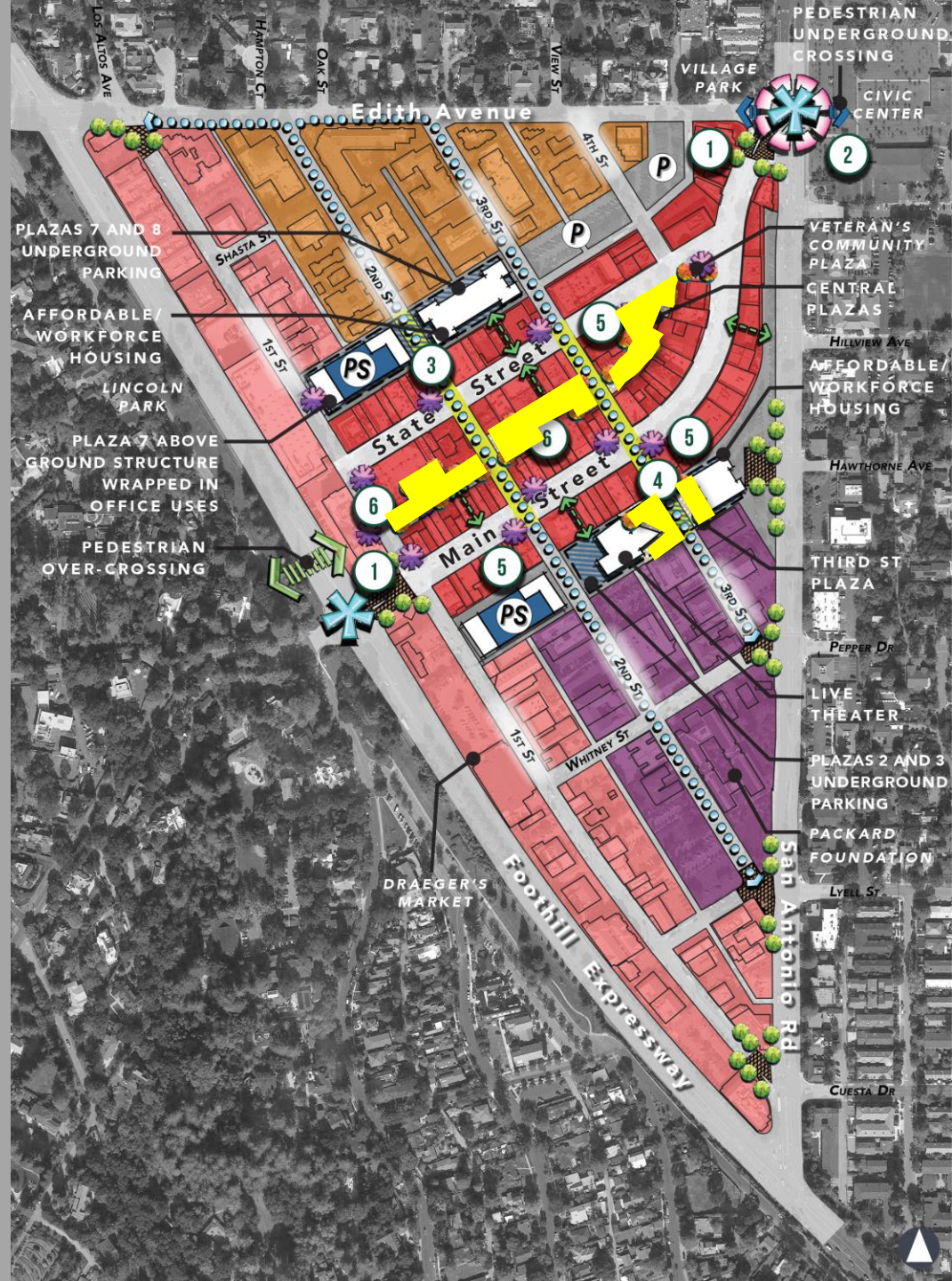


Vision Scenario Three

Plaza Program Examples



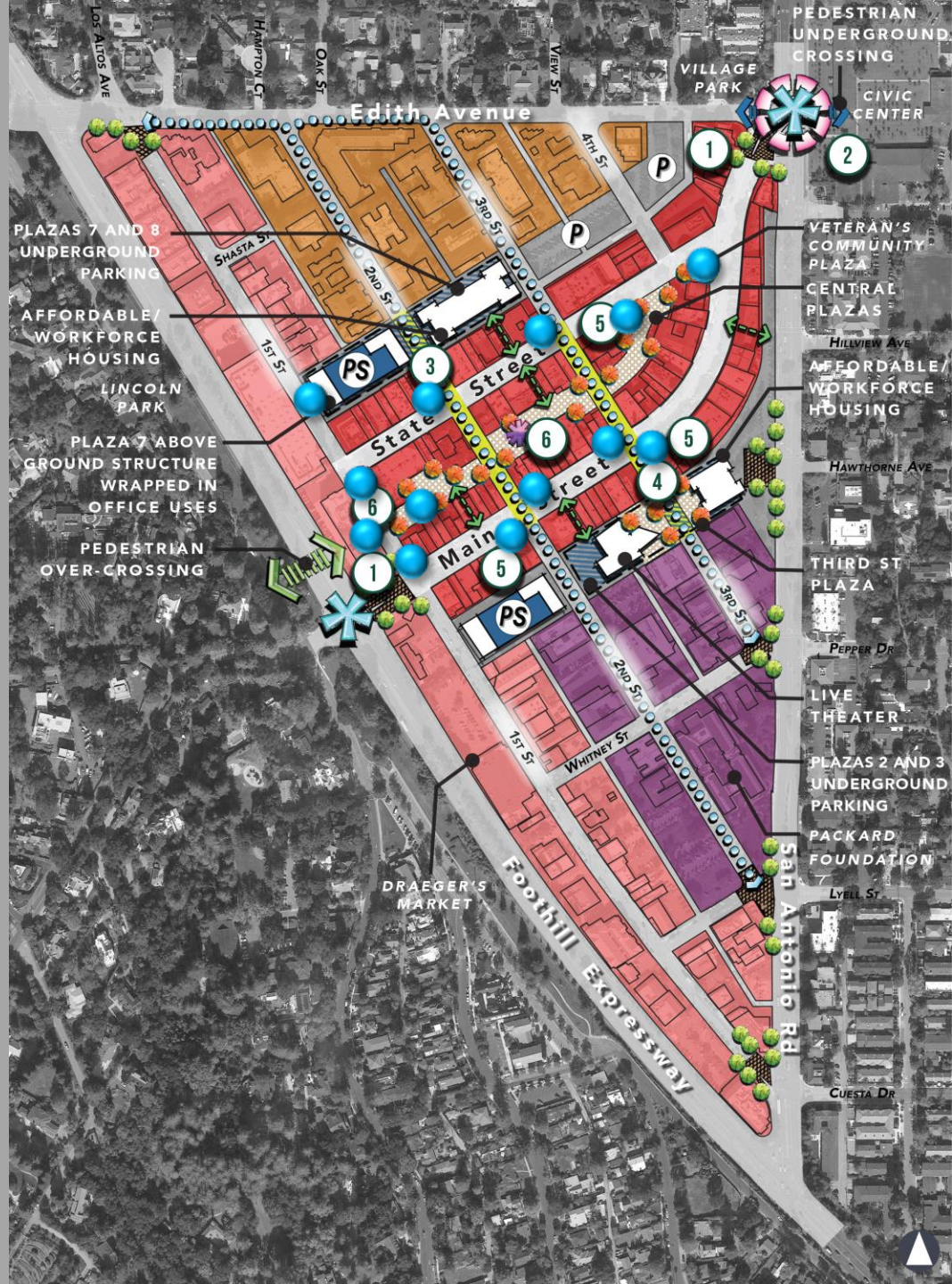
- Large Chess Game
- Table Tennis



Vision Scenario Three

Activity Nodes to Encourage Nightlife Downtown

- Live Music and Seating areas
- Fire Rings and Seating areas
- Public Art and Seating areas

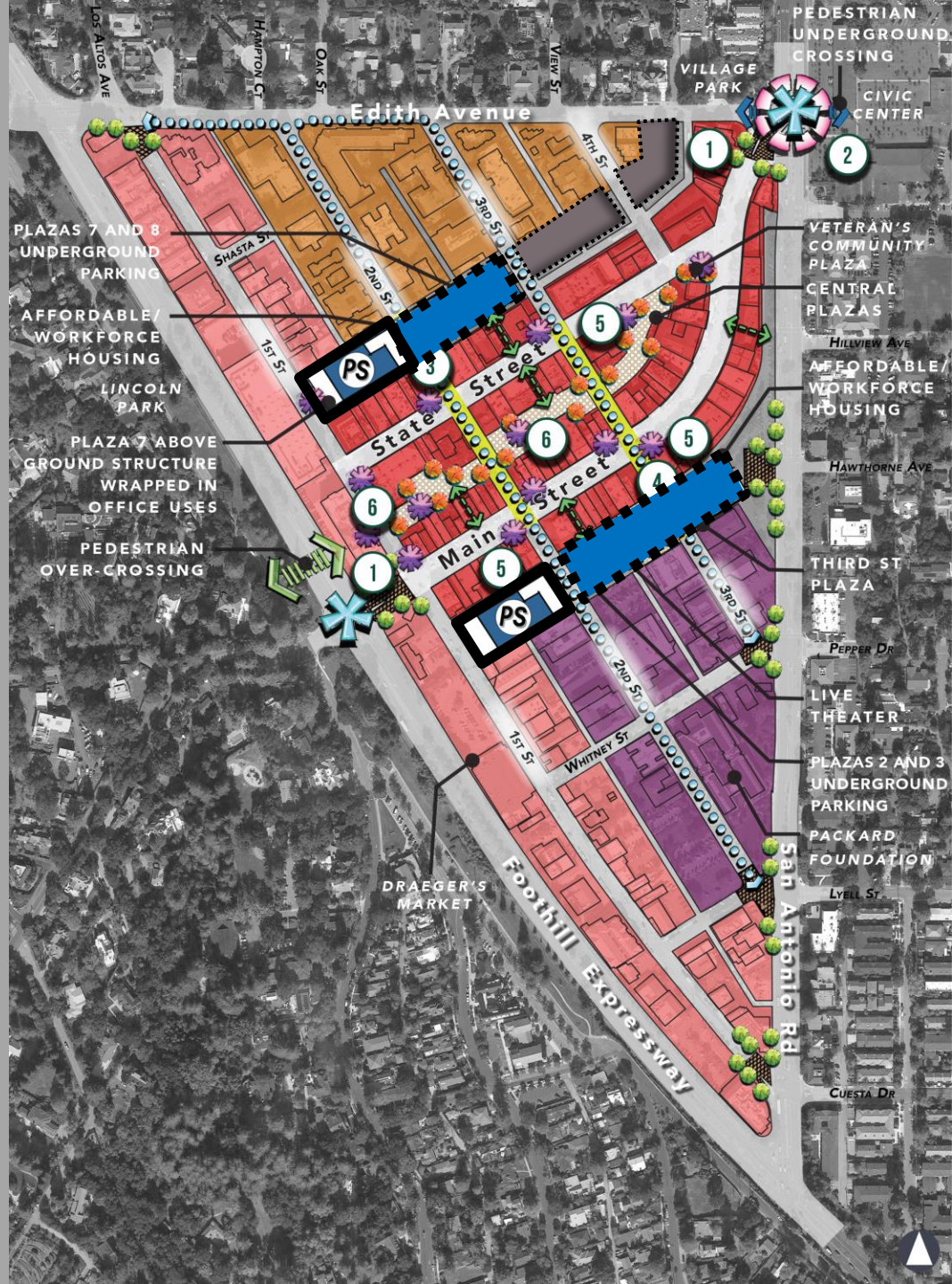


Vision Scenario Three

Parking

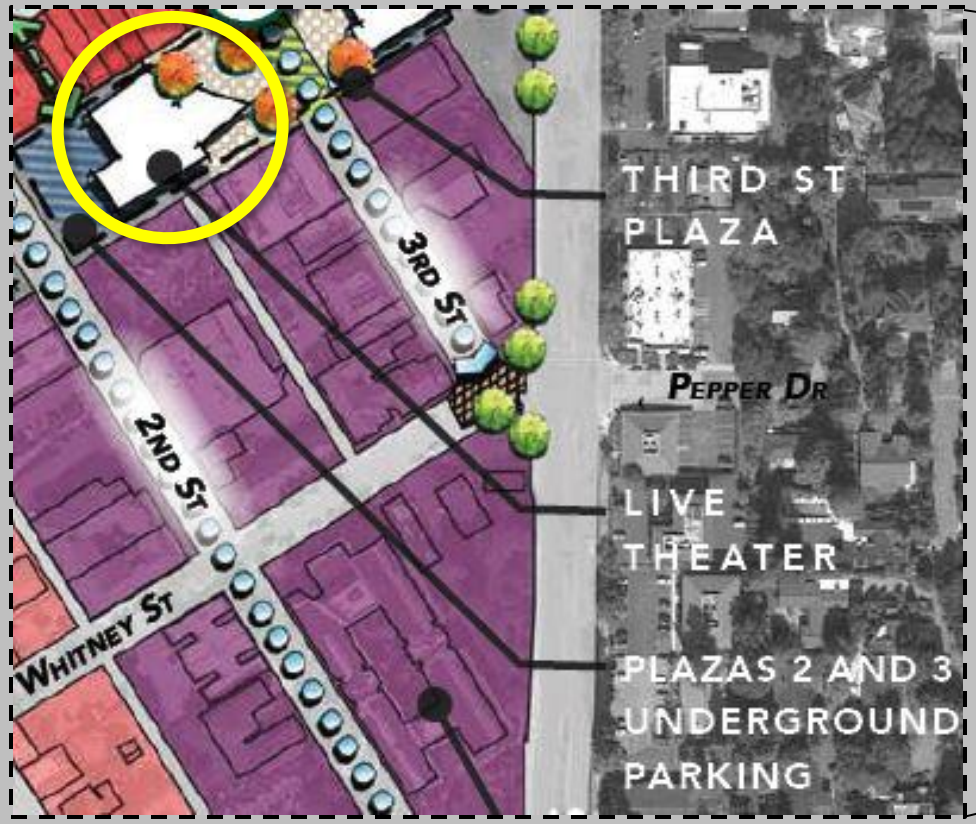
Above Ground Parking Structure Wrapped With Commercial/Office Uses Example

- Maintain Few Existing Parking Plazas
- New Underground Parking Structures at Parking Plazas 2, 3, 7, and 8
- New Above Ground Parking Structures at Parking Plazas 1 and 7

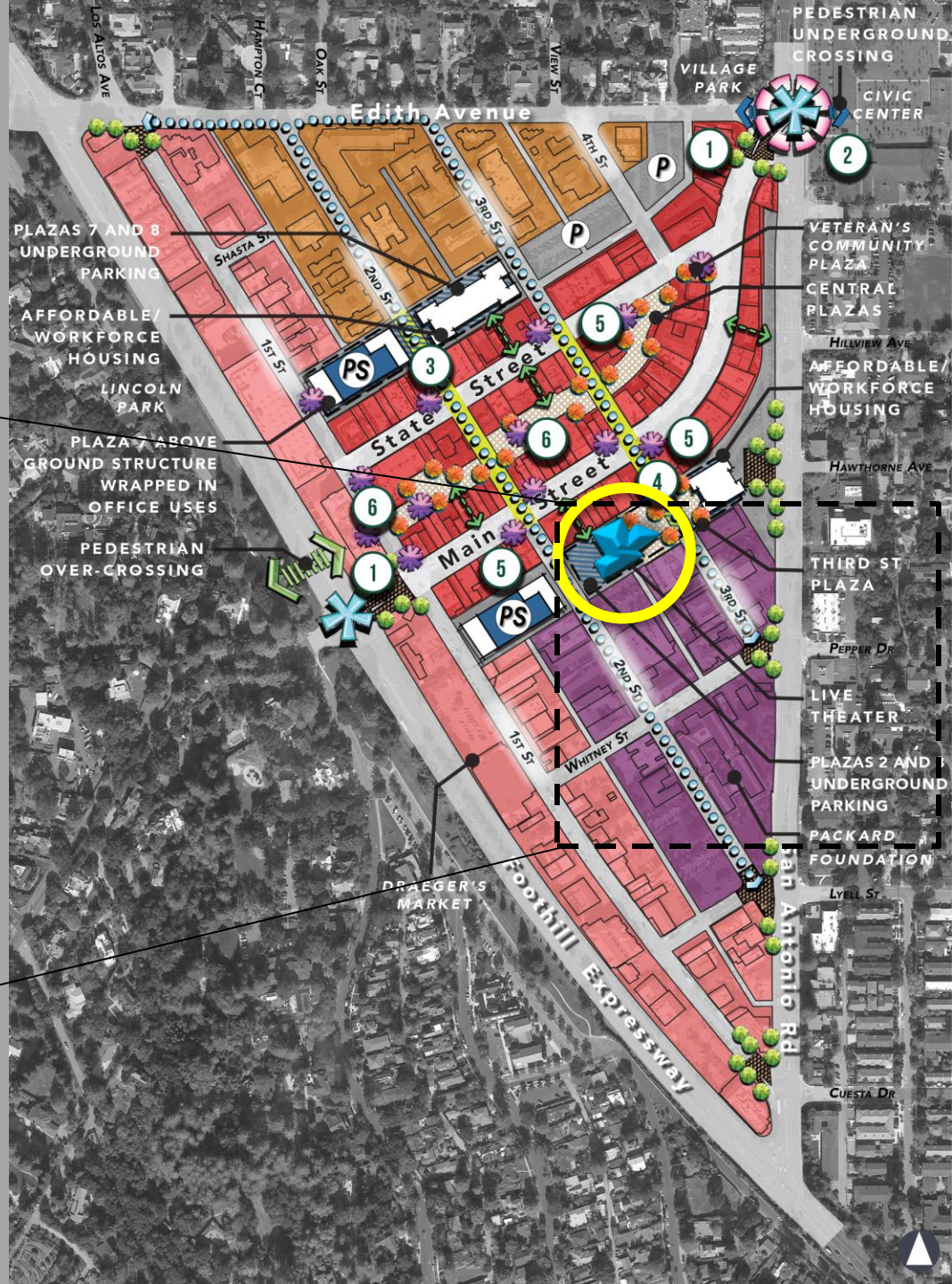


Vision Scenario Three

Live Theater



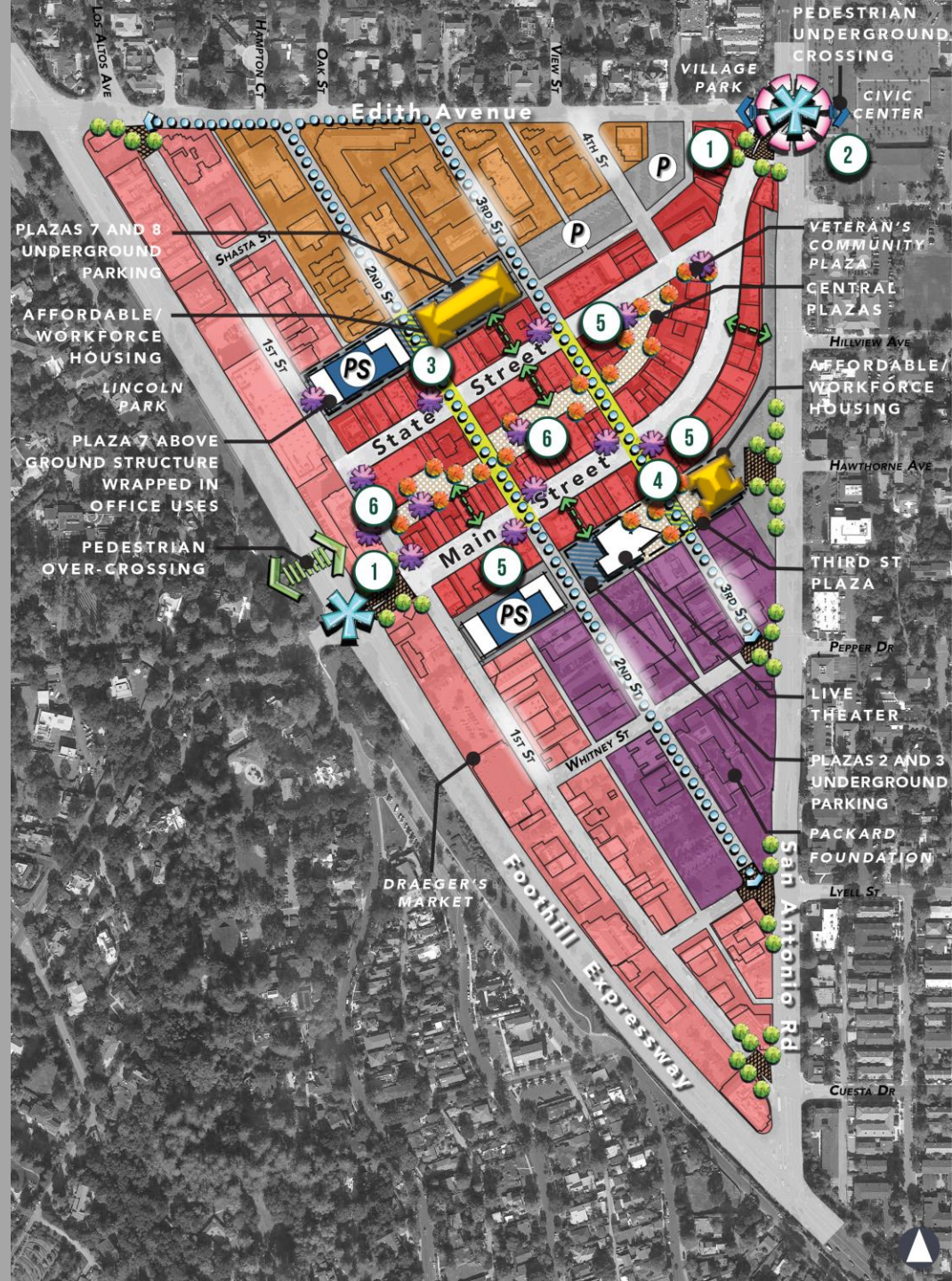
Live Theater at Parking Plaza 2



Vision Scenario Three

Affordable/Workforce Housing at Parking Plazas 3 and 8

Affordable/Workforce Housing Example



City of Los Altos
DOWNTOWN VISION

Existing Downtown – 3D

SCENARIO THREE

City of Los Altos
DOWNTOWN VISION

Illustrates Potential Development
Over 10- to 20-Years

City of Los Altos
DOWNTOWN VISION

Existing Parking Plaza 5

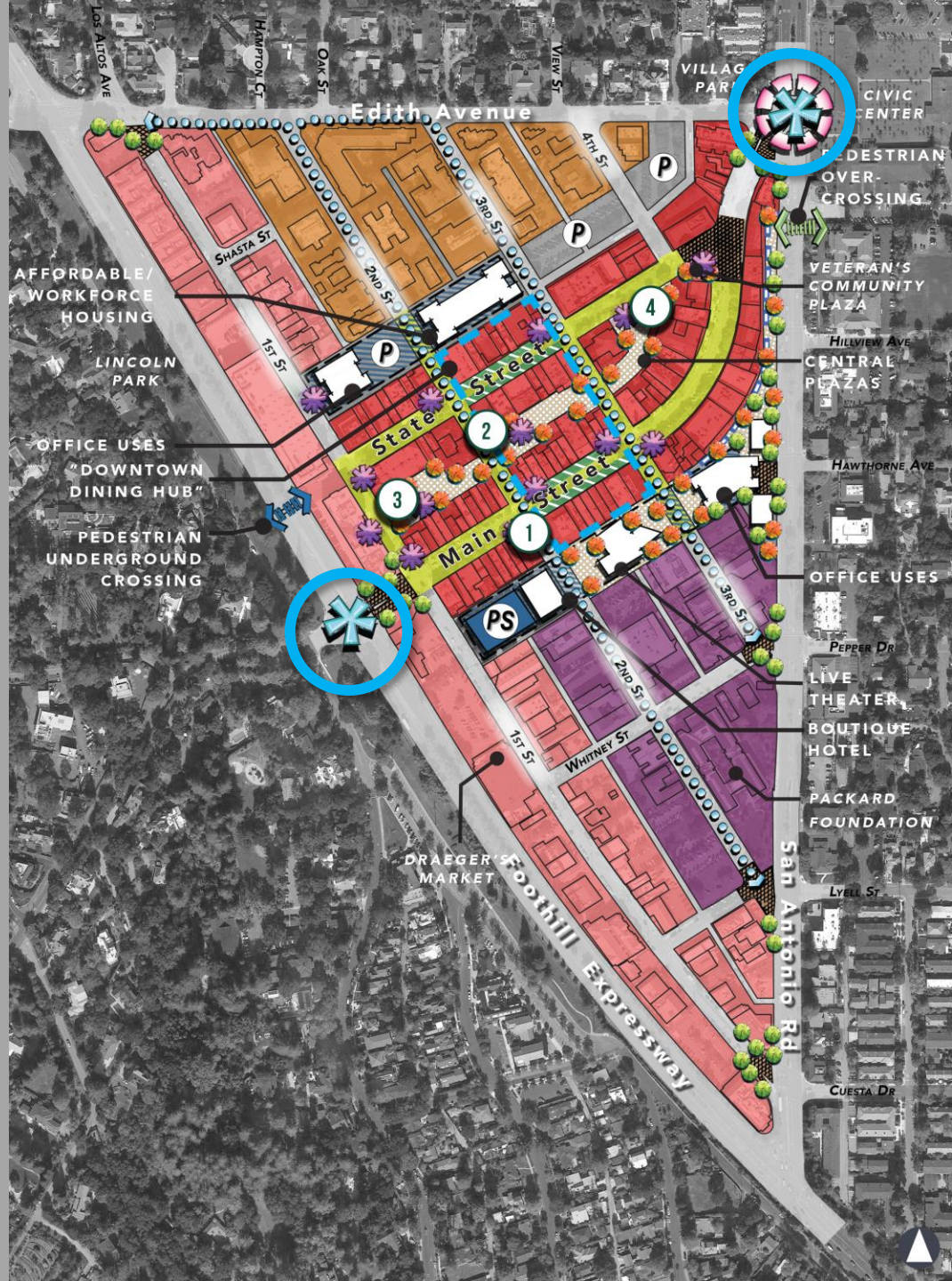
City of Los Altos
DOWNTOWN VISION

Conceptual Public Plaza - Programmed

Vision Scenario Four

Primary Entry Elements

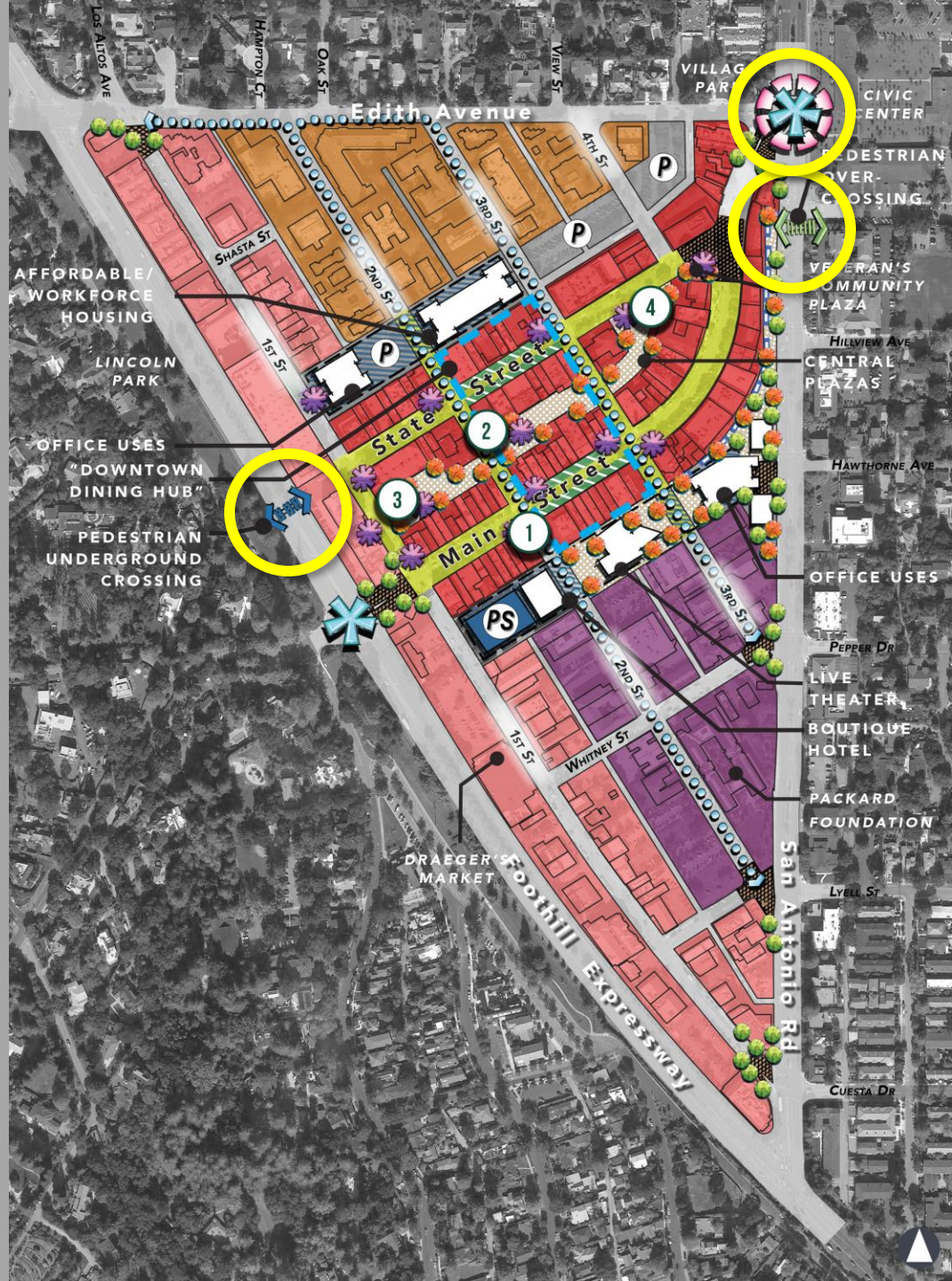
Public Art Example



Vision Scenario Four

Connections

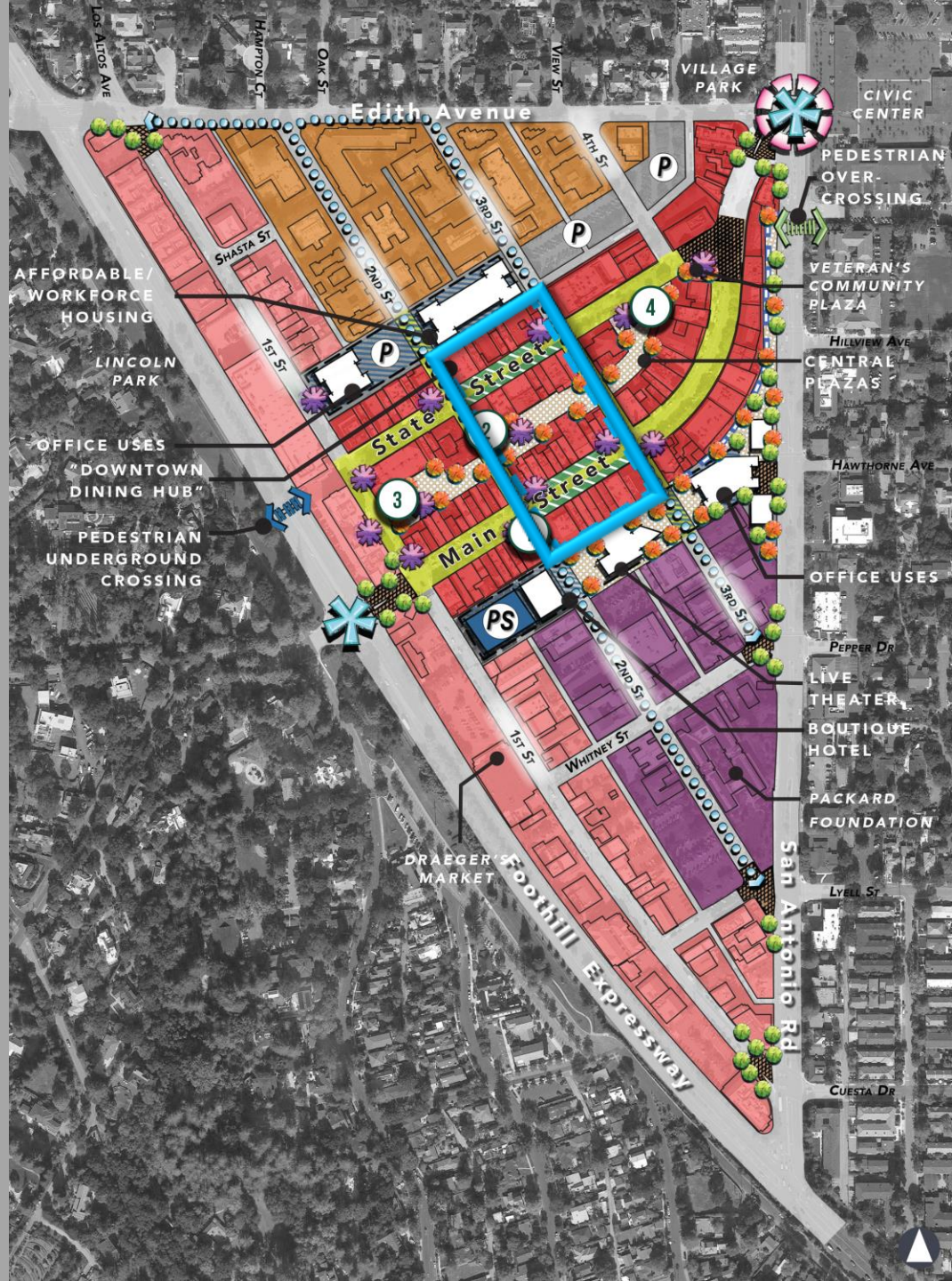
- Roundabout at San Antonio/Edith
- Over-Crossing at San Antonio and the Library
- Undercrossing Connecting Downtown to Lincoln Park



Vision Scenario Four

‘Downtown Dining Hub’

Outdoor Dining Example

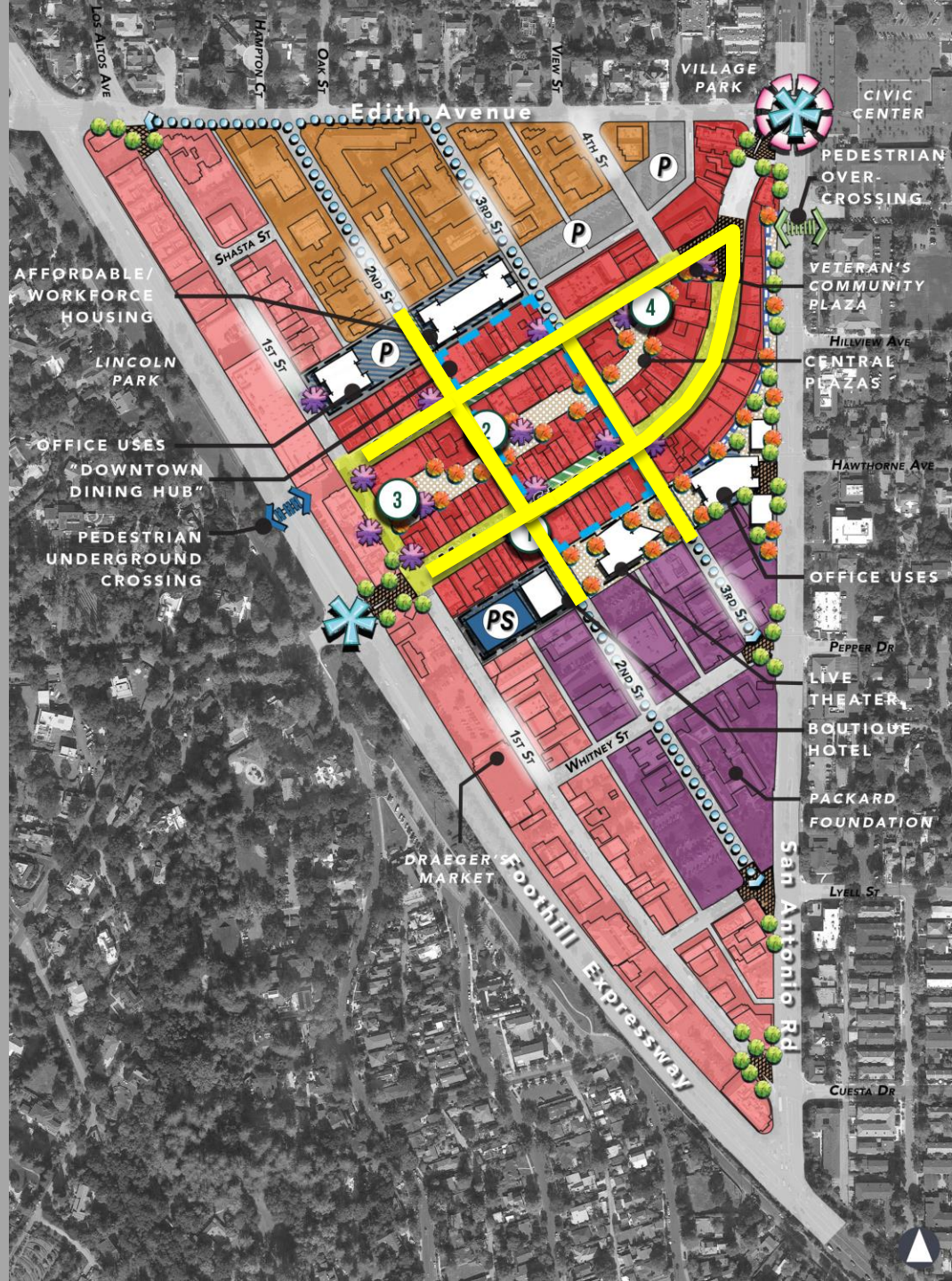


Vision Scenario Four

Shared Streets

Shared Street Example

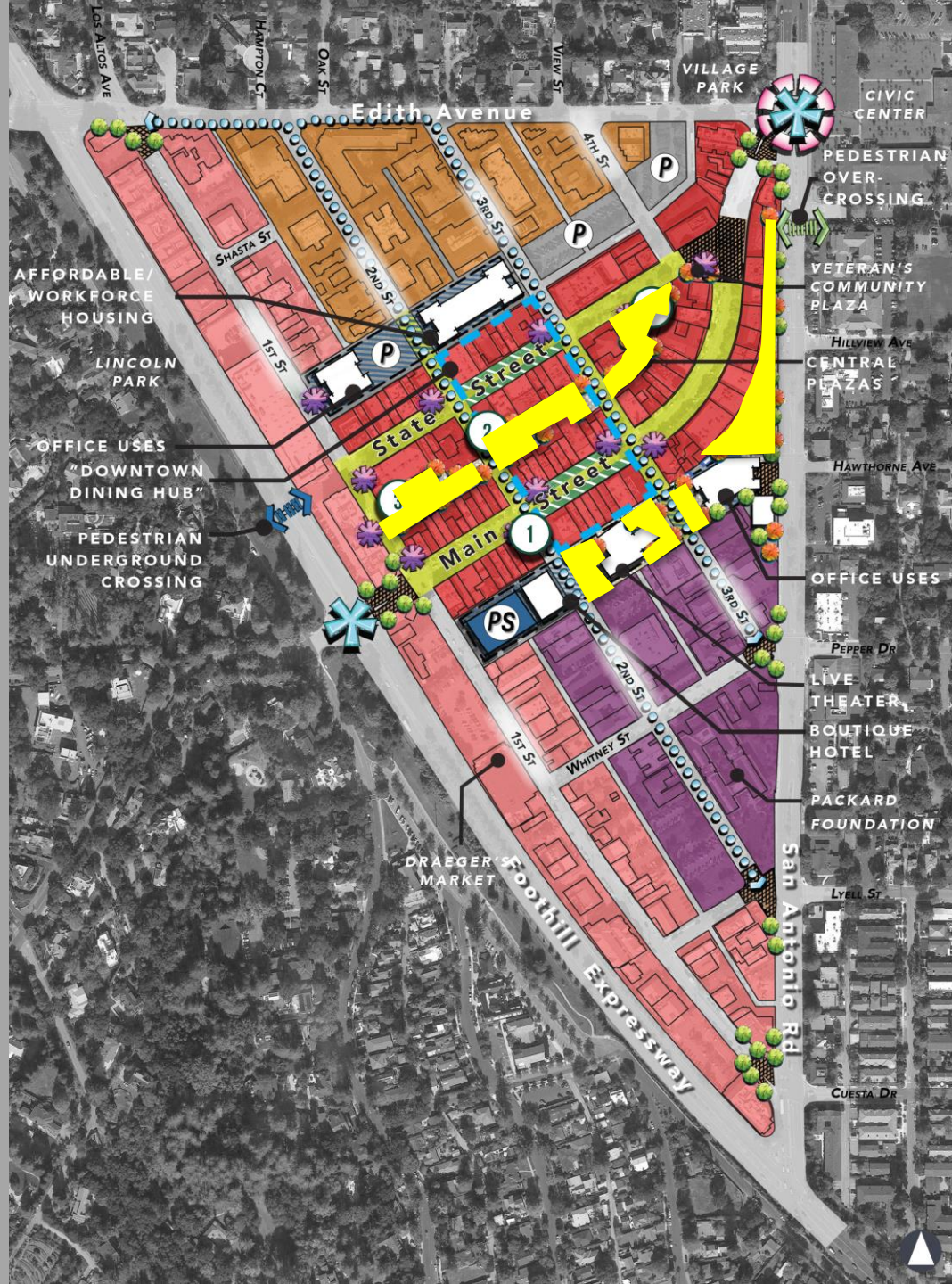
A Shared Street is a pedestrian-focused street that is flexible, allowing for vehicular, bicycle, and pedestrian circulation as well as temporary event street closures.



Vision Scenario Four

Plazas at Parking Plazas 4, 5, & 6, Portions of Parking Plazas 2 and 3, and Along Portions of San Antonio Road

Public Plaza with Public Art Example

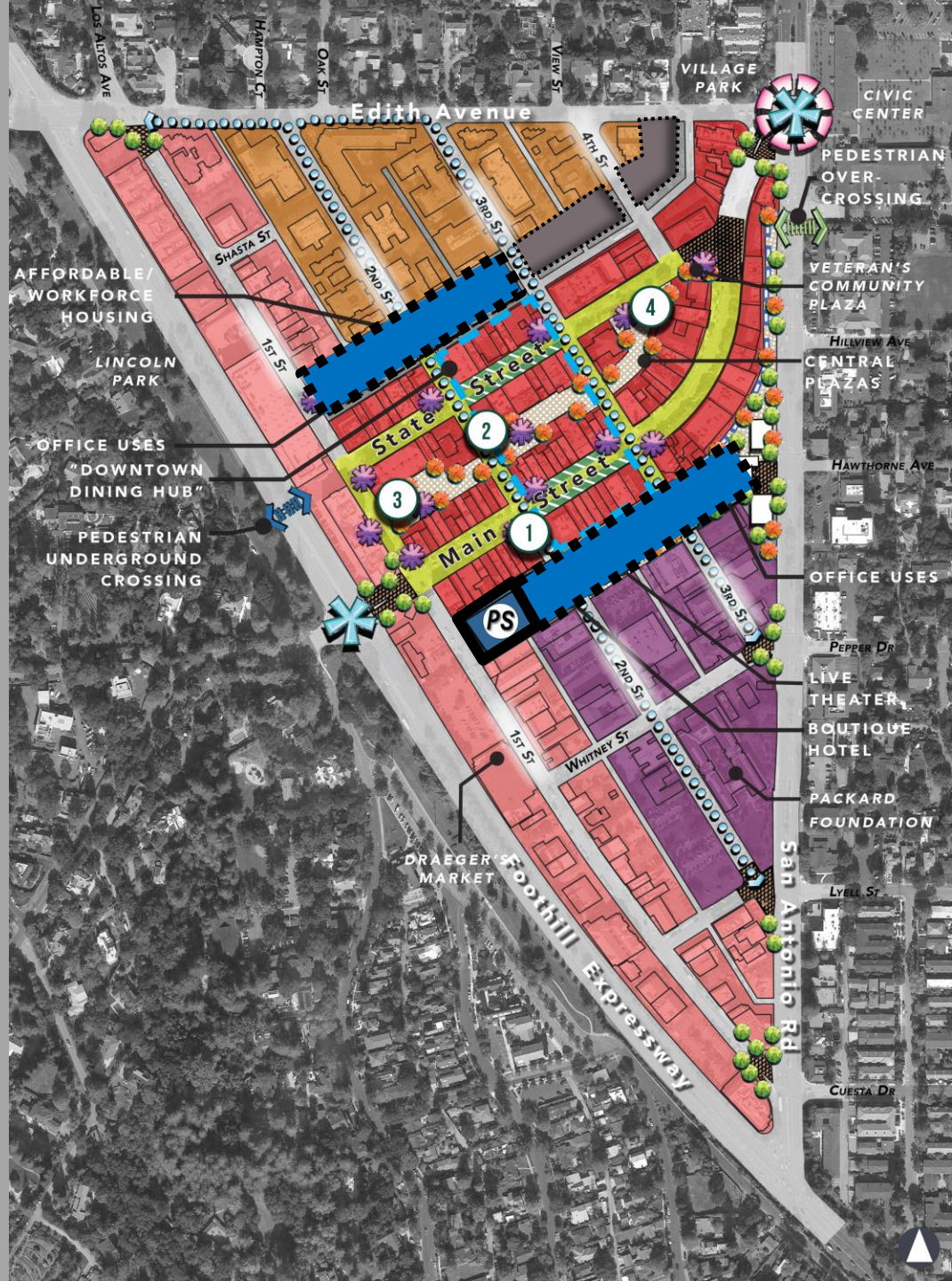


Vision Scenario Four

Parking

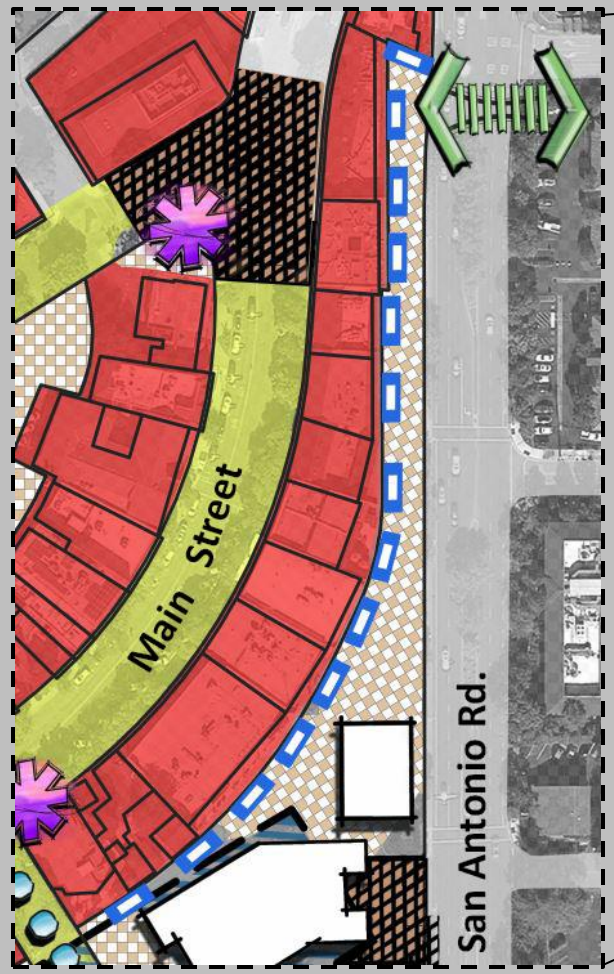
Above Ground Parking Structure Wrapped With Commercial/Office Uses Example

- Maintain Few Existing Parking Plazas
- New Underground Parking Structures at Parking Plazas 1, 2, 3, 7, and 8
- New Above Ground Parking Structures at Parking Plaza 1

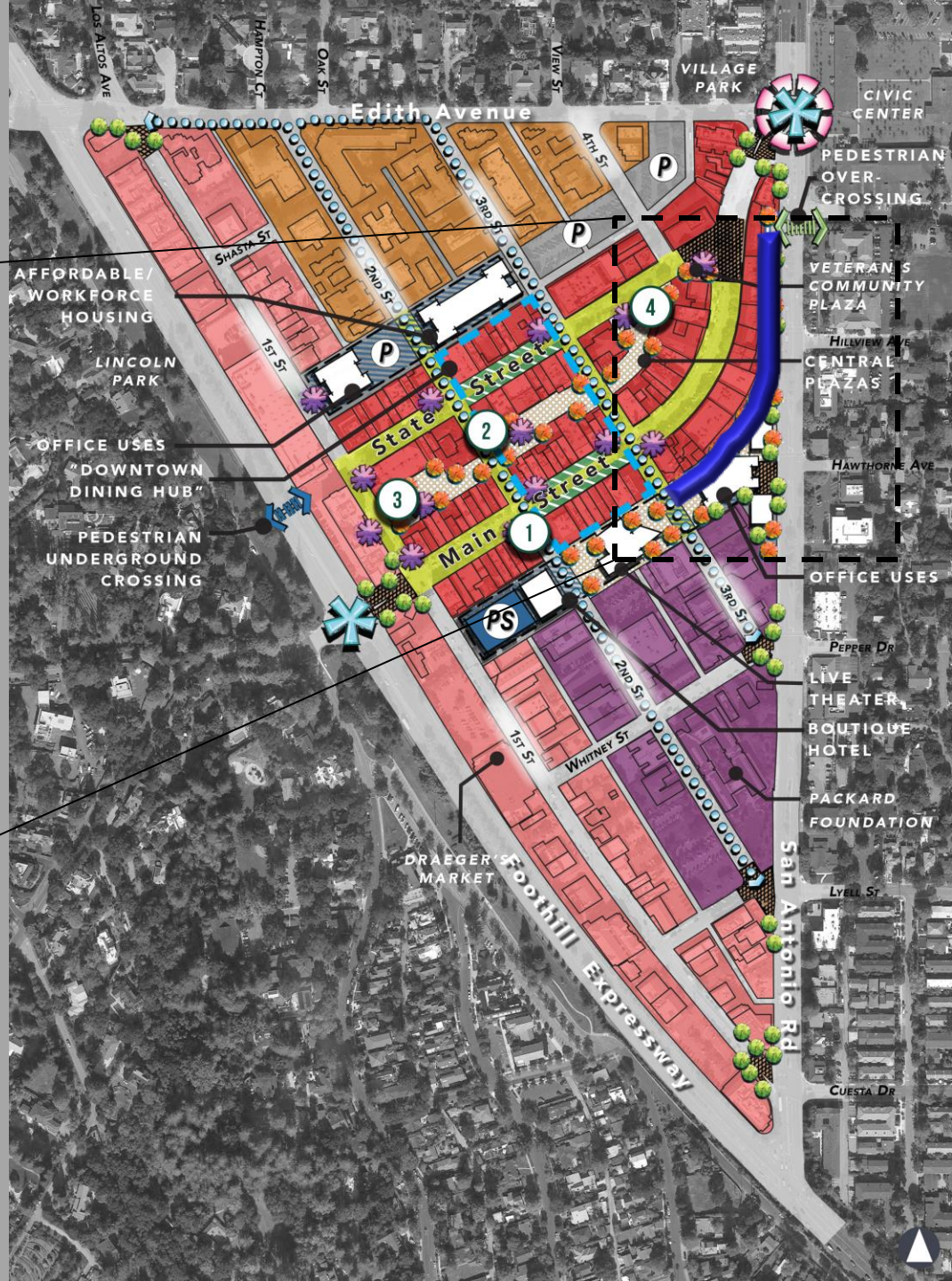


Vision Scenario Four

Façade Improvement Opportunities



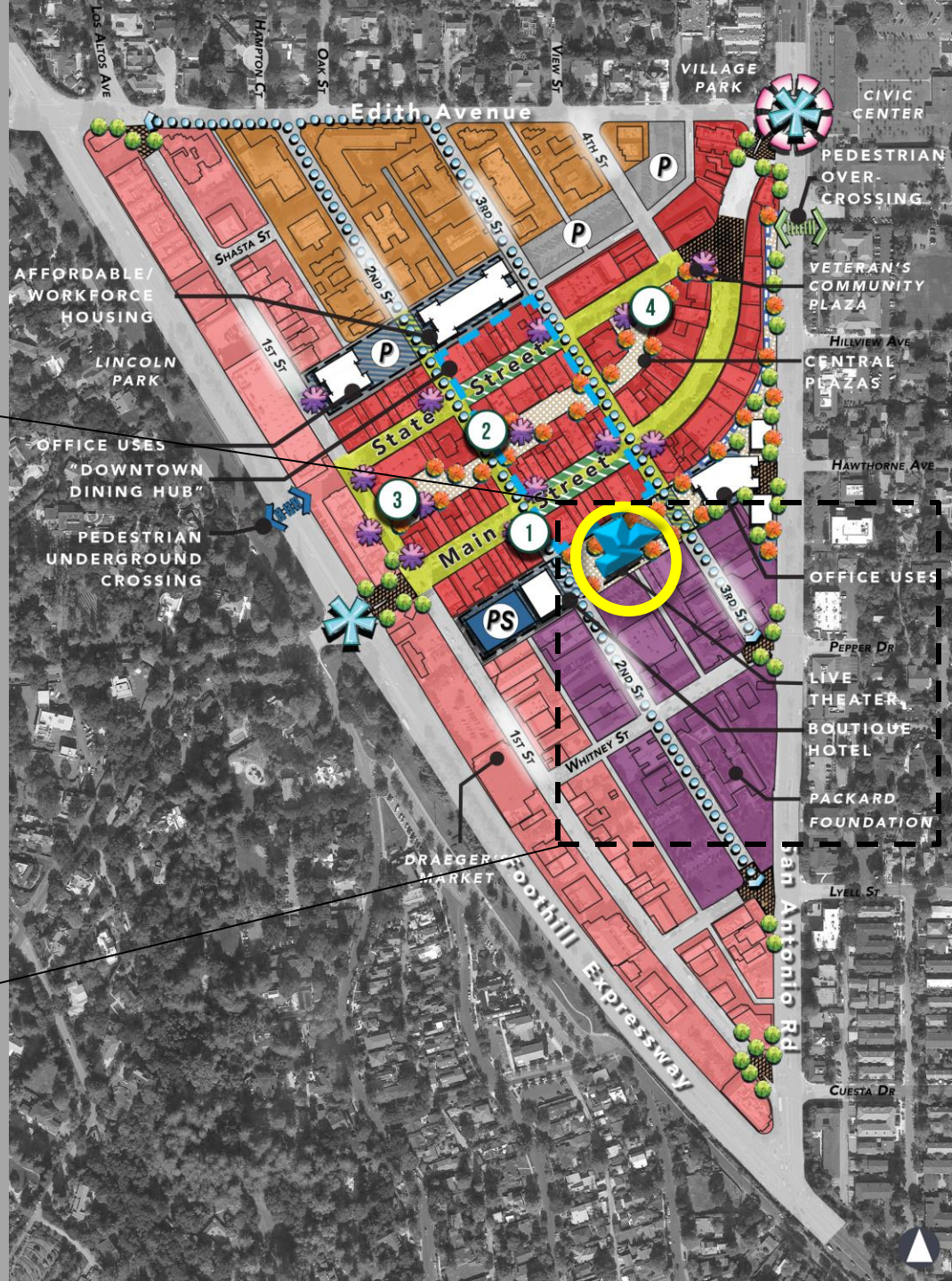
Provide Downtown street presence and pedestrian connection along San Antonio Road.



Vision Scenario Four

Live Theater

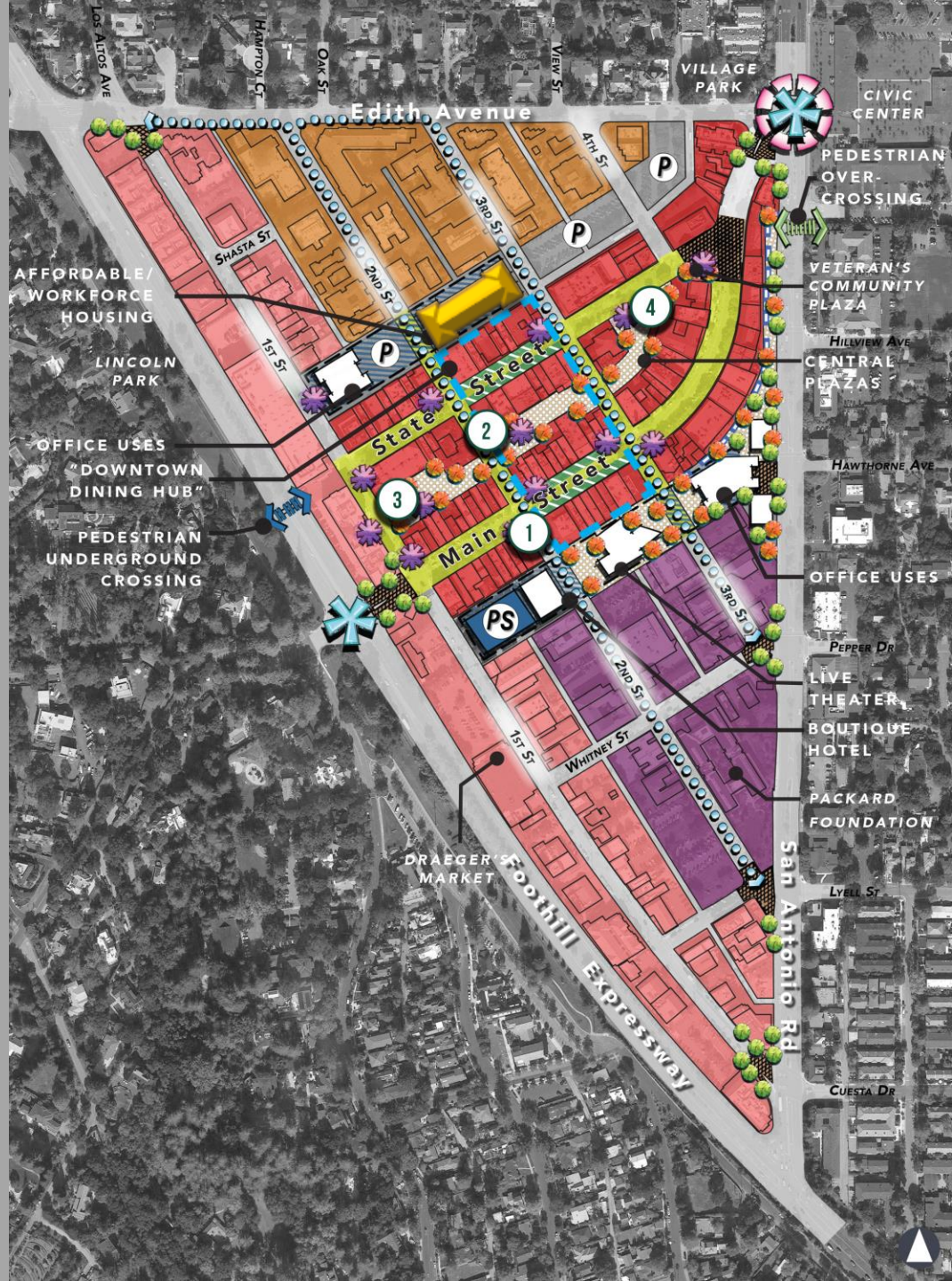
Live Theater at Parking Plaza 2



Vision Scenario Four

Affordable/Workforce Housing at Parking Plaza 8

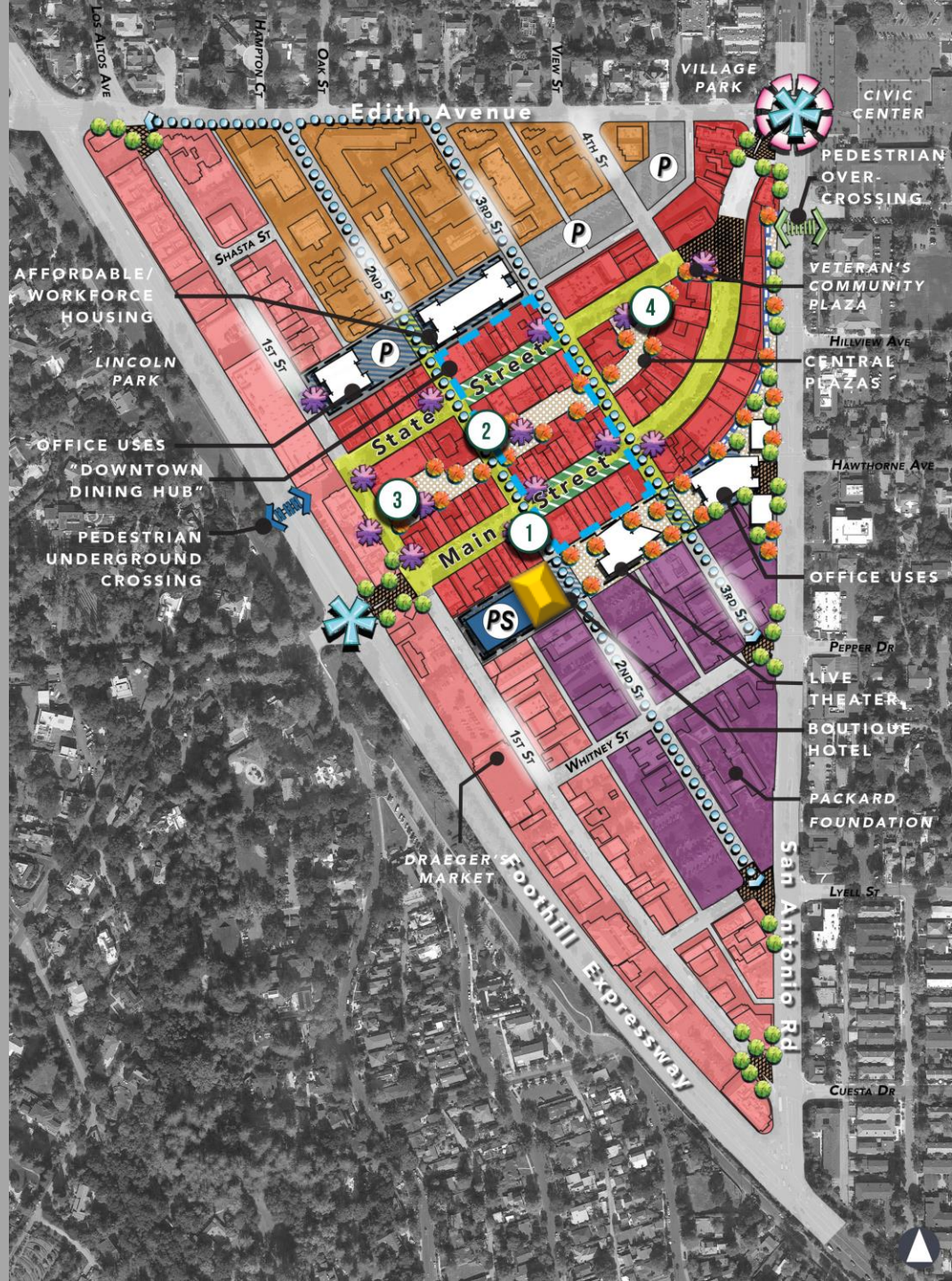
Affordable/Workforce Housing Example



Vision Scenario Four

Boutique Hotel at Parking Plaza 1

Boutique Hotel Example



City of Los Altos
DOWNTOWN VISION

Existing Downtown – 3D

SCENARIO FOUR

City of Los Altos
DOWNTOWN VISION

Illustrates Potential Development
Over 10- to 20-Years

City of Los Altos
DOWNTOWN VISION

Existing Conditions at Main/2nd

City of Los Altos
DOWNTOWN VISION

Scenario Four at Main/2nd

Economic Analysis of Alternatives

LAND ECON GROUP

Underlying Policy Assumptions for All Vision Scenarios

- Revise Zoning Code to Allow Contemporary Service Uses like:
  - Fitness Studios and Day Spas
  - Yoga and Tai Chi Studios
  - Martial Arts and Kinder Gyms
  - Wine Bars and Beer Gardens
  - Allow office and/or residential/office lobby space on the ground floor, with the exception of the first 40 feet in depth for the current retail/restaurant spaces with frontage on Main and State Streets
  - Also prohibit office uses for frontage on Downtown Central Plaza(s)

Underlying Policy Assumptions for All Vision Scenarios

- Update Parking Requirements for Downtown Commercial Uses
  - *Inside Parking District*
    - Up to FAR 1.0 – No parking requirement (no change)
    - In excess of FAR 1.0 – 2 spaces per 1,000 SF for all commercial uses
    - In-Lieu Fee Option - $25,000 per required space
    - Price of “White Dot” Permits increased in two or three steps
  - *Outside Parking District*
    - 2.5 spaces per 1,000 SF for all commercial uses
    - In-Lieu Fee Option - $25,000 per required space

Scenario One – Development Assumptions

- **Current Zoned Building Heights to Remain in Place**

- **Accumulate Revenue for Future Construction of Public Parking**
  - From newly instituted Parking In-Lieu Fees
  - From increased “White Dot” permit revenue
  - Revenue from parking citations

Scenario One – Development Assumptions

- **Market Based Development Assumptions Over Ten Year Period – 2018 to 2028**
  - New office space : **120,000 SF**
  - New market rate residential : **75,000 SF (38 condo units)**
  - New retail/restaurants/services : **30,000 SF**
  - Removal of existing obsolete commercial space : **-24,000 SF**

Scenario Two – Development Assumptions

- **Current Zoned Building Heights Increased in Limited Specific Locations**
  - Up to Three Stories in San Antonio Neighborhood Only
- **Construct One Subterranean City Garage of 690 Spaces**
- **Accumulate Revenue for Public Parking Construction and/or Repayment**
  - From newly instituted Parking In-Lieu Fees
  - From increased “White Dot” permit revenue
  - Revenue from parking citations

Scenario Two – Development Assumptions

- **Market Based Development Assumptions Over Ten Year Period – 2018 to 2028**
  - New office space: **175,000 SF**
  - New market rate residential: **75,000 SF (38 units)**
  - New affordable/workforce housing: **50,000 SF (60 units)**
  - New retail/restaurants/services: **35,000 SF**
  - Removal of existing obsolete commercial space: **-28,000 SF**
  - Sales performance of existing commercial space improves
  - New live theater: 12,000 SF
    (capital cost from fundraising campaign)

Scenario Three – Development Assumptions

- **Current Zoned Building Heights Increased in Specific Locations**

  - Up to Three Stories in San Antonio Neighborhood and Up to Three Stories with Setback at 3rd Floor in First Street Neighborhood

- **Construct Two New Subterranean and Two Above Ground City Garages Totaling 1,820 Spaces**

- **Accumulate Revenue for Public Parking Construction and/or Repayment**
  - From newly instituted Parking In-Lieu Fees
  - From increased “White Dot” permit revenue
  - Revenue from parking citations

Scenario Three – Development Assumptions

- **Market Based Development Assumptions Over Ten Year Period – 2018 to 2028**
  - New office space: **300,000 SF**
  - New market rate residential: **100,000 SF (51 condo units)**
  - New below market housing: **60,000 SF (71 units)**
  - New retail/restaurants/services: **45,000 SF**
    - Removal of existing obsolete commercial space: -40,500 SF
    - Sales performance of existing commercial space improves
    - New live theater: 12,000 SF
      (capital cost from fund raising campaign)

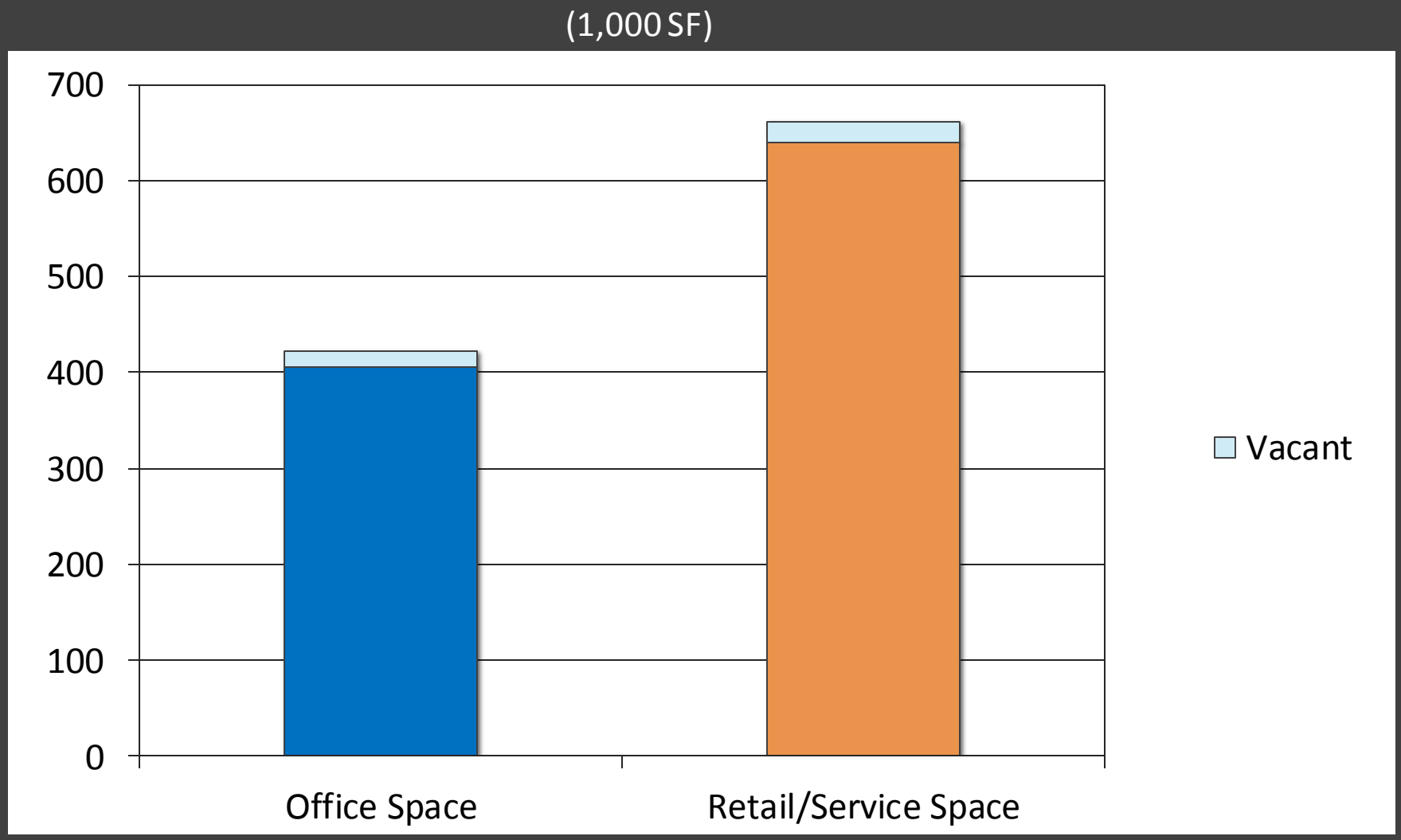
Scenario Four – Development Assumptions

- **Current Zoned Building Heights Increased Significantly**
  - Up to Three Stories in San Antonio Neighborhood;
  - Up to Three Stories with Setback at 3rd Floor in First Street Neighborhood and in Main/State Neighborhood
- **Construct Two New Underground and One New Above Ground City Garages Totaling 1,965 Spaces**
- **Exempt New Downtown Restaurants within "Downtown Dining Hub" from All Parking Requirements**
- **Accumulate Revenue for Public Parking Construction and/or Repayment**
  - From newly instituted Parking In-Lieu Fees and from increased "White Dot" permit revenue
  - Revenue from parking citations

Scenario Four – Development Assumptions

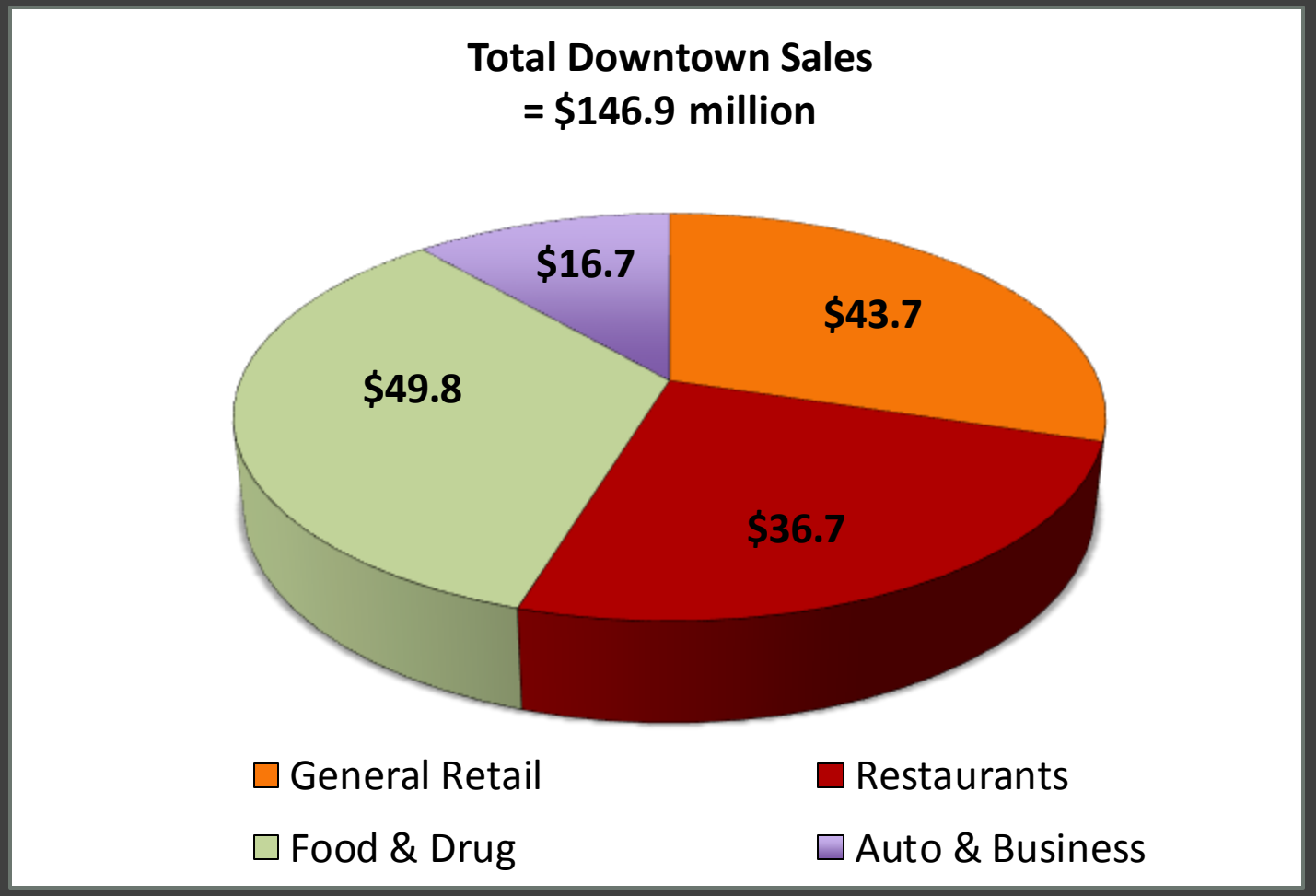
- **Market Based Development Assumptions Over Ten Year Period – 2018 to 2028**
  - New office space : 425,000 SF
  - New market rate residential : 125,000 SF (63 condo units)
  - New below market housing : 60,000 SF (71 units)
  - New retail/restaurants/services : 50,000 SF
  - Removal of existing obsolete commercial space : -60,000 SF
  - Sales performance of existing commercial space improves
  - New live theater : 12,000 SF *(capital cost from fund raising campaign)*
  - New boutique hotel : 40,000 SF (50 units)

Existing Commercial Space in Downtown Los Altos - CoStar



Distribution of Downtown Retail Sales in 2015

(HdL & State Dept of Finance – Sales in Millions)



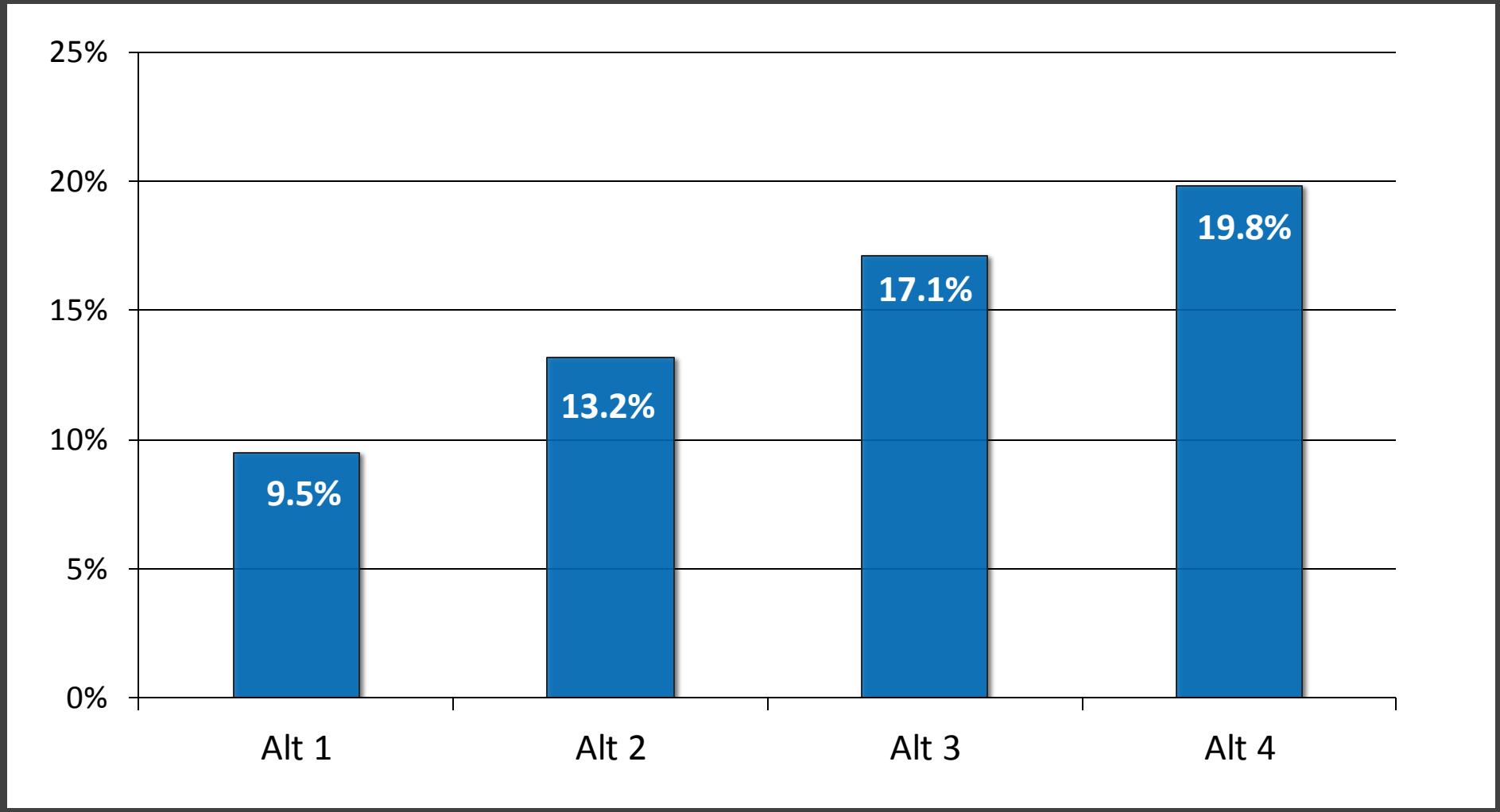
Estimated Future Downtown Retail Sales as Indicator of Vitality

- **Upgrading and Expansion of Existing Retail Space**
  - Replacement of obsolete space
  - Higher ceilings for new ground floor space
  - Reduce depth of obsolete space by converting back portion facing parking plazas to office use
  - Upstairs developed for office, retail or institutional uses or for residential use if parking can be addressed
- **Adjusted to Eliminate Double Counting**
- **Impact of Public Improvements**
  - New public parking garages
  - New public gathering spaces
  - Street and sidewalk improvements

Estimated Future Downtown Retail Sales as Indicator of Vitality

- **Additional Sales Generated by New Development**
  - Office buildings
  - Market rate and affordable apartments
  - Boutique hotel
  - Live Theater
  - New retail and restaurant uses less removal of obsolete retail
  - Second round impact due to additional retail employees

Estimated % Gain in Downtown Vitality Over Ten-Year Period (2018 to 2028)



Estimated Ten-Year Development Impact of Scenarios

Alternatives	Office Space	Condos	Afford Apts	Live Theater	Hotel	New Retail or Restaurant	Less Old Retail	Total	Increase in Retail Sales
Alternative 1	120,000	75,000				30,000	24,000	201,000	9.5%
Alternative 2	175,000	75,000	50,000	12,000		35,000	28,000	319,000	13.2%
Alternative 3	300,000	100,000	60,000	12,000		45,000	40,500	476,500	17.1%
Alternative 4	425,000	125,000	60,000	12,000	40,000	50,000	60,000	652,000	19.8%

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Los Altos General Fund Fiscal Analysis

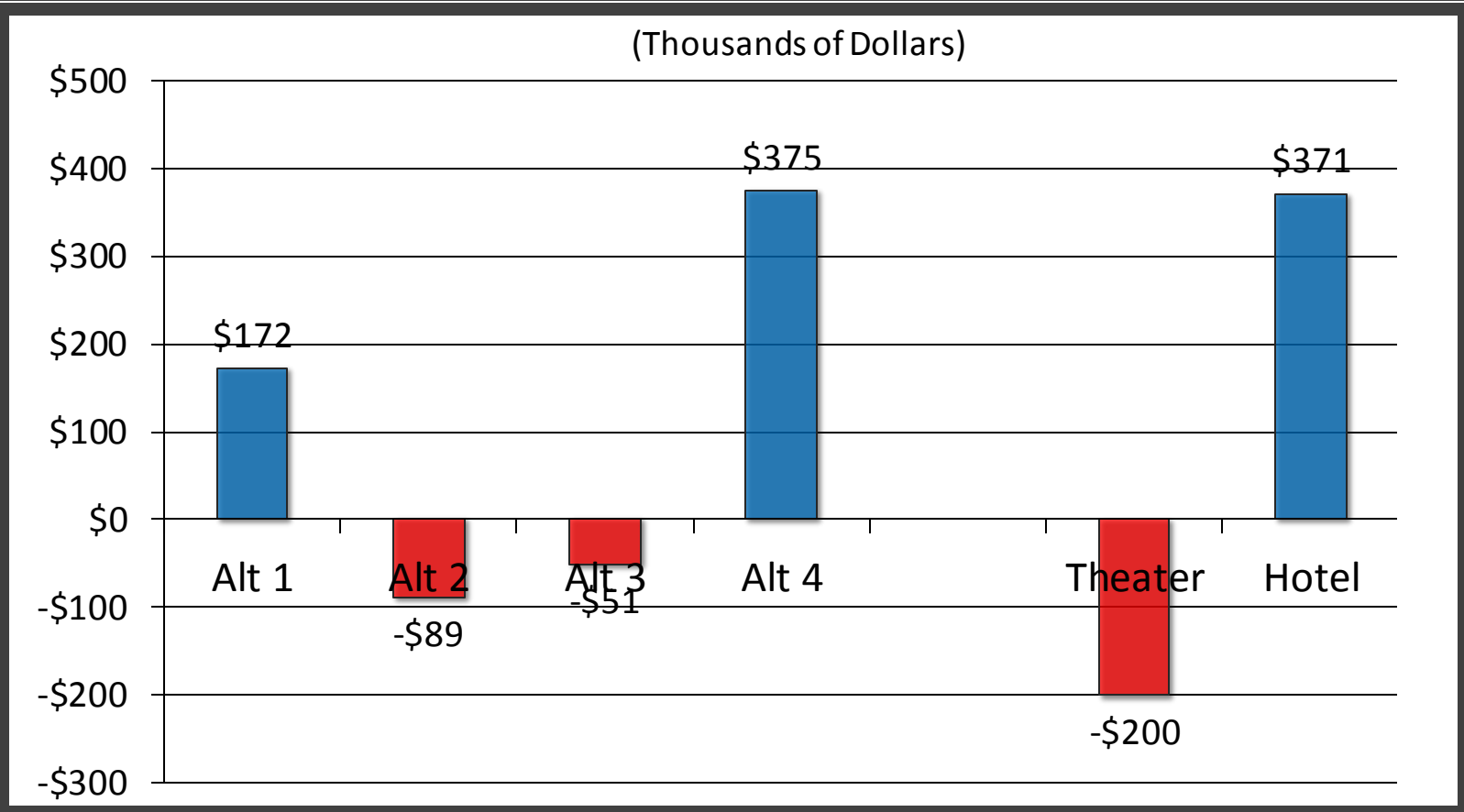
General Fund Revenue Items

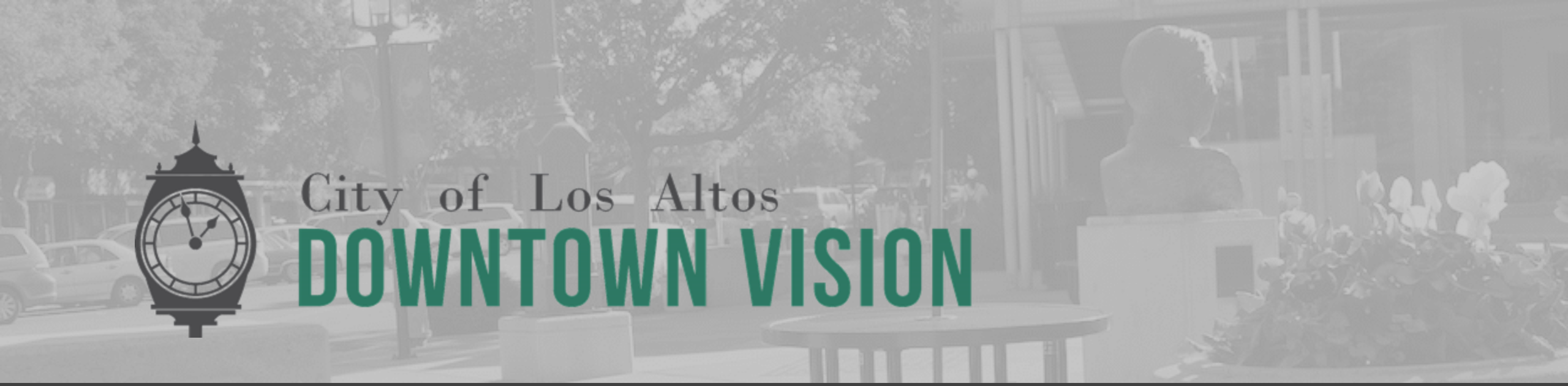
- Property Tax
- Sales Tax
- Other Taxes
- Licenses, Permits and Fees
- Other Miscellaneous

General Fund Expenses

- Public Safety: Police & Fire
- Public Works
- Recreation Services
- Community Development
- Administrative Services

Annual General Fund Operating Impact in Year Ten – 2028 by Alternative





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Questions?

Small Group Exercise

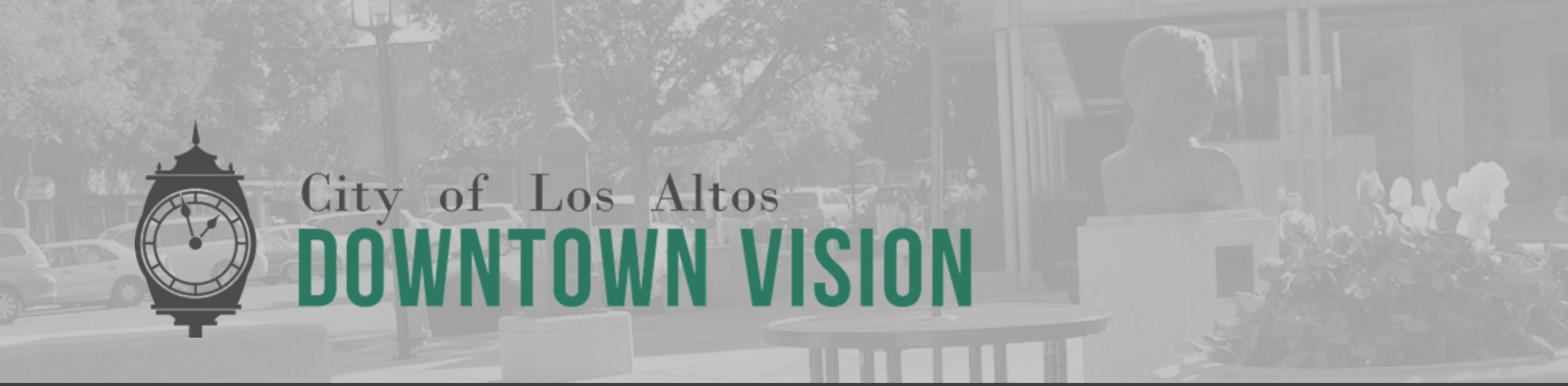
Table Materials

- Vision Scenario Alternatives 1 – 4

- Program Elements Preference Matrix
  - *Note: Two-sided document*

- Illustrated Concepts Handout

Group Presentations



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Thank you!