



City of Los Altos

Community Center Master Plan

Facility Scenario Charrette
Master Plan Progress Overview
August 8, 2008





Agenda

- ❑ Master Plan Process – Overview of Progress to Date
 - Project Progress Overview
 - Community Needs Assessment
 - Plan of Service
 - Existing Conditions Analysis
 - Service and Design Drivers



Master Plan Process Overview



Vision Statement Summary

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 and of striking architecture, will be located in a beautiful park-like setting.

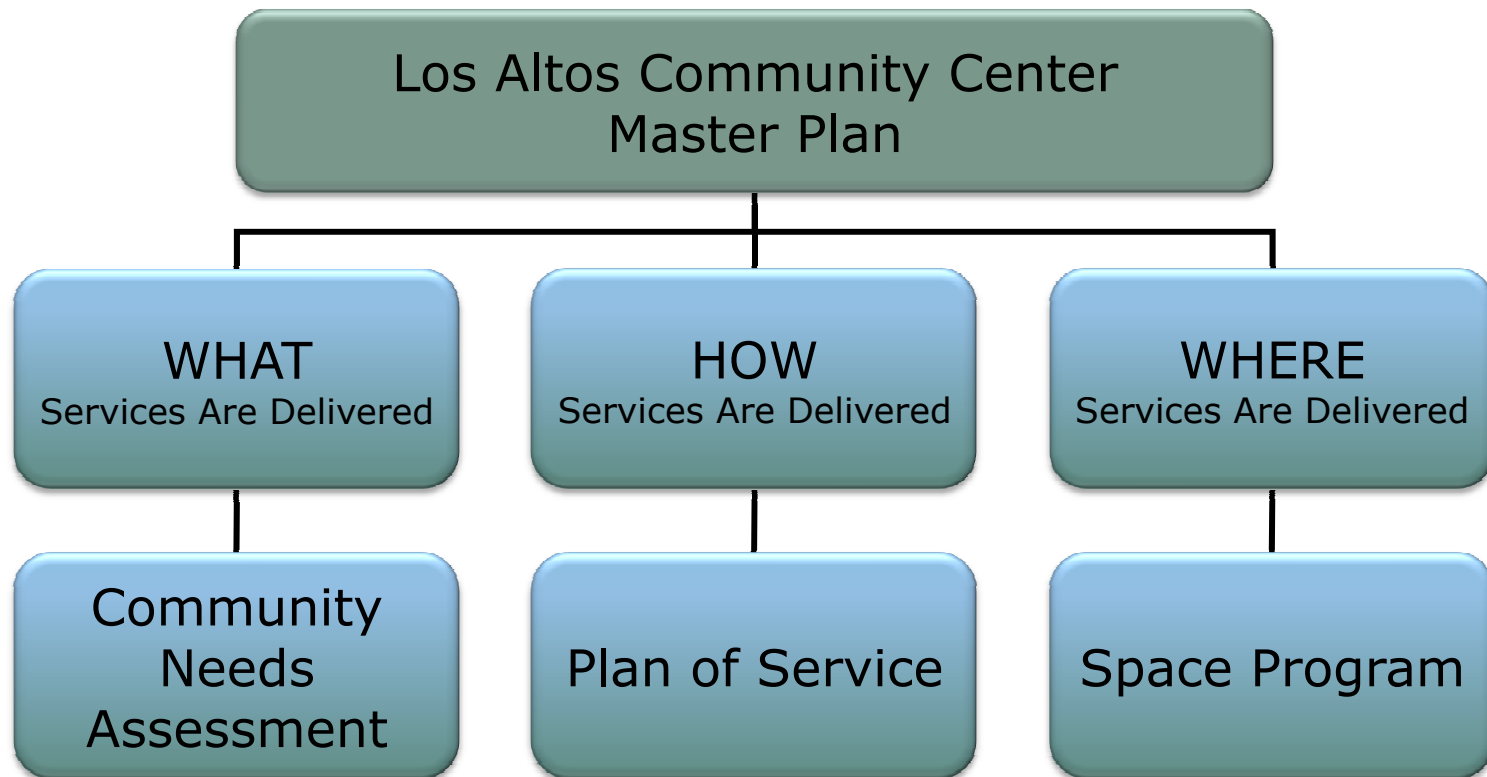
EXPERIENCE

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

SERVICE + ENVIRONMENT = EXPERIENCE

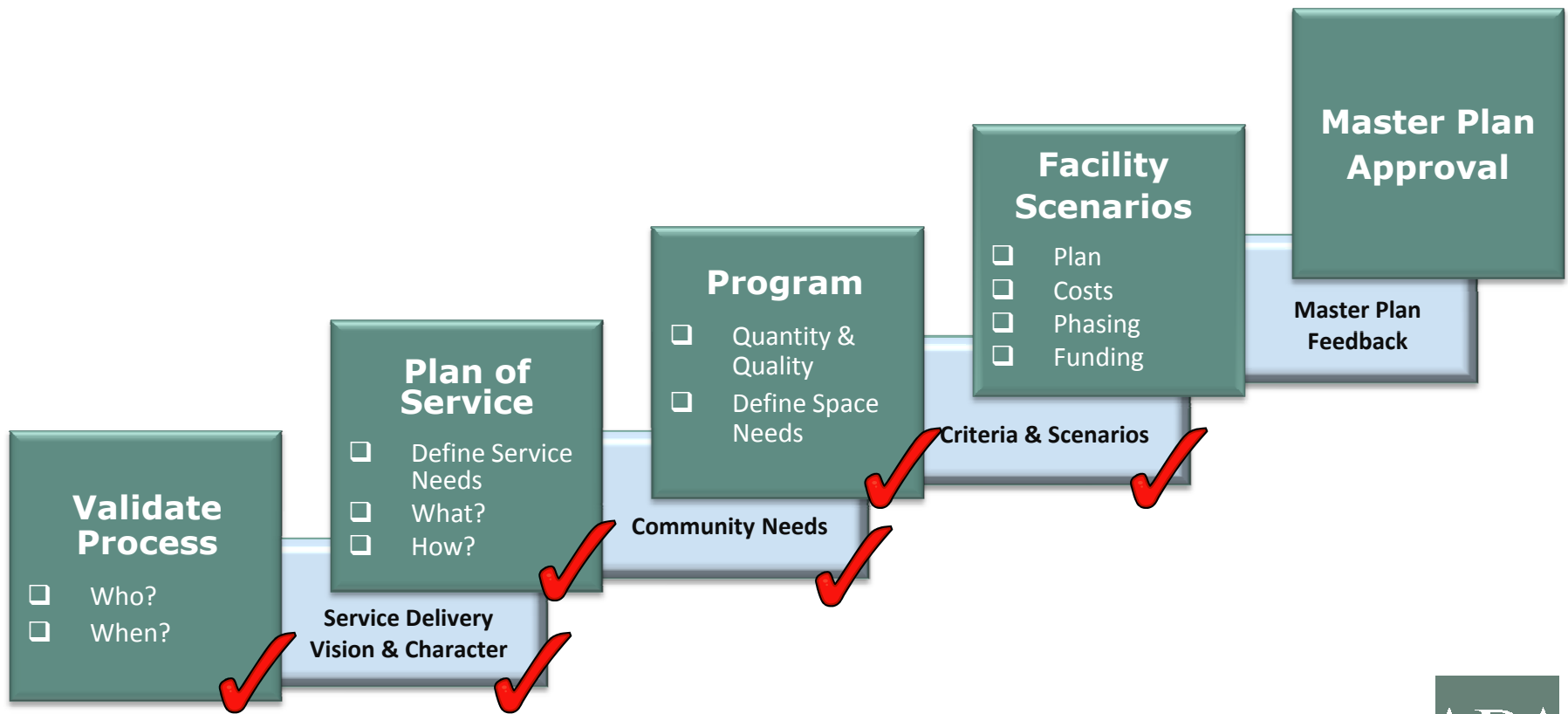


Building Blocks of Master Plan





Project & Community Process



CITY OF LOS ALTOS - COMMUNITY CENTER MASTER PLAN PROPOSED PROCESS DIAGRAM

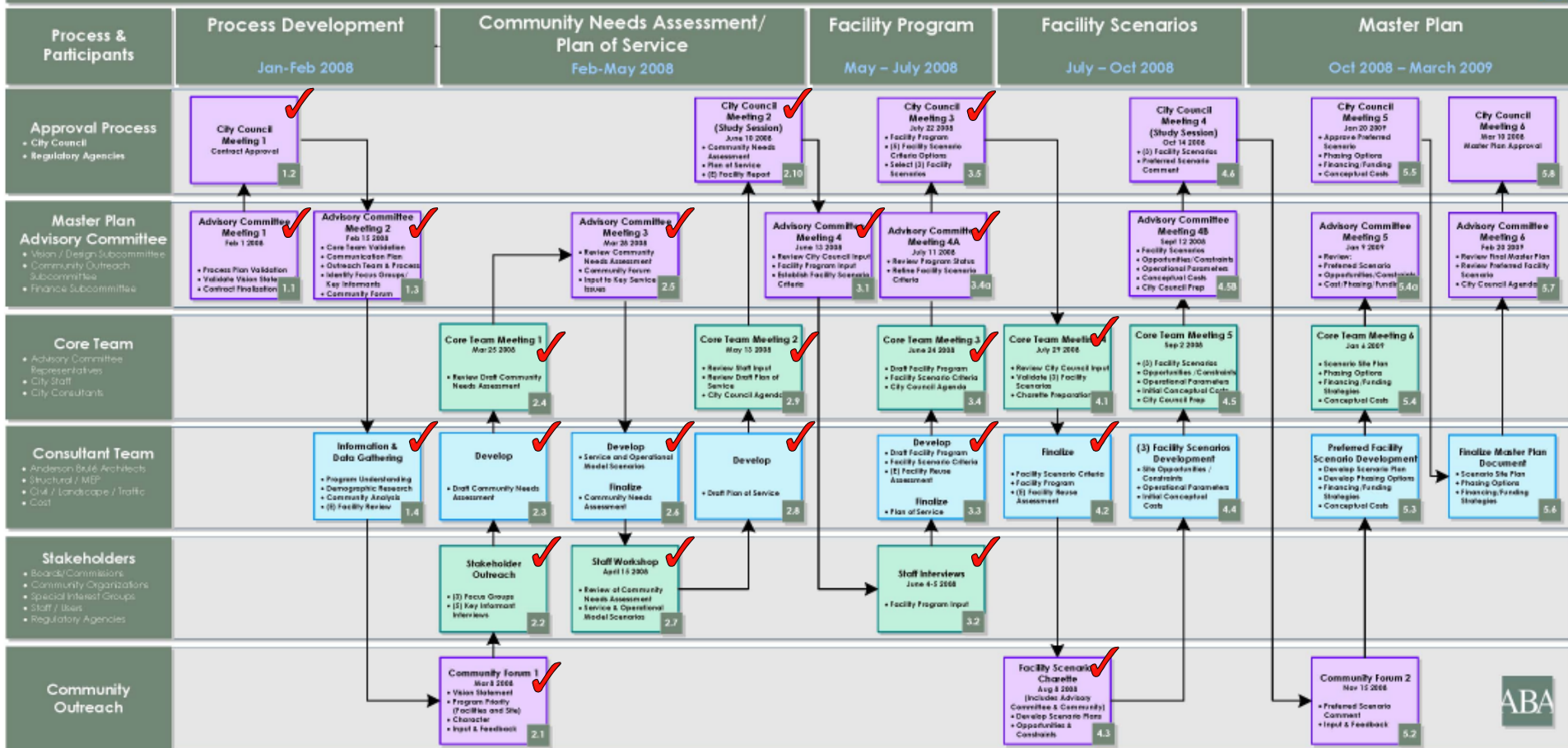
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COLOR LEGEND

Public Meetings

Project Meetings

Consultant Team Scope



ABA



Your Key Issues

- ☐ Incorporate Library Expansion
- ☐ Expansion of Programs
 - Provide New Recreational Uses
 - Expand Community Programs
 - Improve Senior & Youth Programs
- ☐ Promote Los Altos History
- ☐ Develop New Green Facilities
- ☐ Invigorate the Downtown Village through Visual, Pedestrian & Parking Links
- ☐ Aesthetic of the Architecture is Important
- ☐ Space for Expanded Program & Staffing
- ☐ Meaningful Incorporation of Los Altos Hills in the Master Plan Process





Project Progress Overview

Community Needs Assessment

Plan of Service

Existing Conditions Analysis





Community Needs Assessment Overview

- ❑ General Satisfaction with Services;
Dissatisfied with Poor Facilities
Condition
- ❑ Service Priorities
 - Library
 - City Services
 - Parks and Recreation
 - Senior Center & Senior Services
- ❑ Community Center Priorities
 - Safe Buildings and Infrastructure
 - Support Youth and Development
 - Parks and Open Space and Recreation Opportunities
 - Promotes a Sense of Community





Community Needs Assessment Overview

☐ Positive

- Community Spirit and Involvement
- Small Town Atmosphere
- Historical Tradition
- Education Opportunities

☐ Negative

- Old Buildings
- Little Civic Presence
- Community Programs Cater to Non-Working Adults
- Condition of Orchard





Plan of Service Overview

- ❑ Open, Accessible and Visible to the Public
- ❑ High Quality, Affordable and Meaningful Personal Level of Service
- ❑ Principle & Value-Based Services Rather than Rule-Driven Services
- ❑ Provide Choice of Access to the Public (Personal or Electronic)
- ❑ Provide Transparent and Self-Serve Access to Information
- ❑ Meet the Diversity of Community Service Needs through Partnering and Volunteerism
- ❑ Promote Health and Wellness for the Community and Staff
- ❑ Strive to Benefit the Entire Community in a Way that is Balanced, Fair and Equitable to Everyone





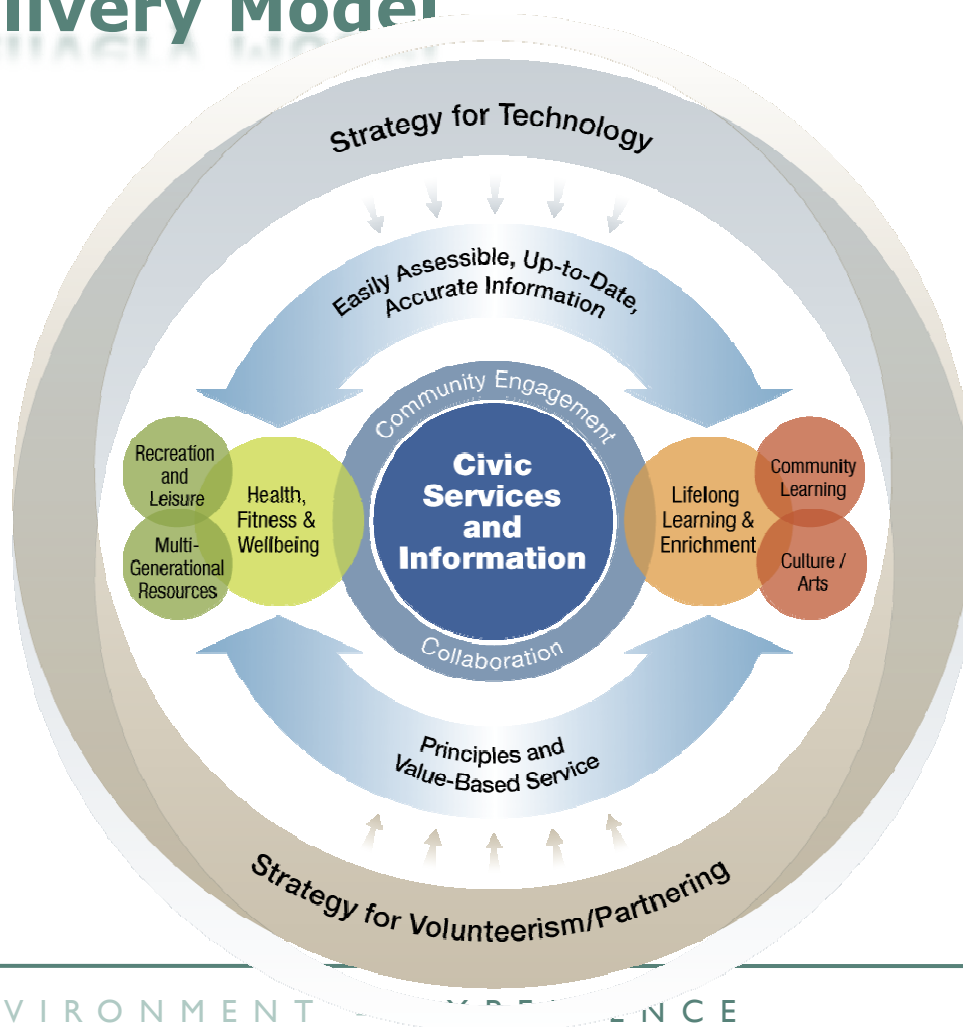
Plan of Service – Service Concept

- ❑ *Civic Services & Community Information Hub*
 - Principle and Value Based Service
 - Easily Accessible, Up-to-Date, Accurate Information
- ❑ *Community Engagement & Collaboration*
 - Ongoing, Adaptability to Community Needs
 - Meaningful, Personalized Human Interaction
 - Symbiotic Relationship Volunteerism and Service Organizations
- ❑ *Lifelong Learning & Enrichment*
 - Community Learning as a Way of Life
 - Cultural and Arts Experiences
- ❑ *Health Fitness & Wellbeing*
 - Holistic Approach to Resources for Multi-Generational Community
 - Recreation and Leisure Activities for Whole Community





Service Delivery Model





Existing Conditions Analysis Overview

□ Key Issues

- Seismic Code Insufficiencies
- Police Facility does not meet Essential Services Code Requirements
- Emergency Operations Center does not meet Code Requirements
- Mechanical Systems have Exceeded Usable Life Span
- Accessibility Requirements Shortfalls throughout Site
- Lack of Technology Infrastructure Flexibility
- Parking Shortfalls throughout Site
- Age of Structures is beyond Typical Beneficial Life
- Alignment with Proposed Services will be Challenging in Existing Locations
- Library Expansion Reaching Effective Limits





Existing Conditions Recommendations

- ❑ History House, History Museum & Neutra House to Remain
- ❑ City Hall, Community Center, Police Department, Youth Center and Bus Barn Theater Facilities
 - At the End of their Useful Life
 - Recommended that they Not Be Considered in the Master Plan Layouts
- ❑ Library Facility
 - Explore Renovation and Expansion of Existing Facility
 - Explore New Facility either in New Location or in Existing Location
- ❑ Site Features
 - Include Symbolic Orchard
 - Athletic Fields Location Constraints
 - Enhance Connection to Downtown



POS – Service Goals

- ☐ Open, Accessible and Visible to the Public
- ☐ High Quality, Affordable and Meaningful Personal Level of Service
- ☐ Principle & Value-Based Services Rather than Rule-Driven Services
- ☐ Provide Choice of Access to the Public (Personal or Electronic)
- ☐ Provide Transparent and Self-Serve Access to Information
- ☐ Meet the Diversity of Community Service Needs through Partnering and Volunteerism
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- ☐ Strive to Benefit the Entire Community in a Way that is Balanced, Fair and Equitable to Everyone





POS – Operational Goals

- ❑ Provide Welcoming, Centralized Point of Service
- ❑ Campus Concept of Organization
- ❑ Opportunities for Multi-Generational Interaction yet Maintain Separateness as Appropriate
- ❑ Provide Support Spaces Categorized by Function
- ❑ Allow for Zoning of Activities to meet Multi-Functional Needs
- ❑ Provide Security and Safety while Maintaining Small Town Feel, Openness and Accessibility
- ❑ Support Health and Wellness with the Provision of Exercise and Showering Facilities





SERVICE + ENVIRONMENT = EXPERIENCE





City of Los Altos

Community Center Master Plan

Facility Scenario Charrette

August 8, 2008





Agenda

- ☐ Introduction and Agenda Review
 - Context, Purpose and Intended Results
 - What You Need to Know
 - Introduction to Site Scenarios Exercise
- ☐ Team Break-out Session #1
- ☐ Large Group Dialogue – Scenario Schemes Evaluation
- ☐ Team Break-out Session #2
- ☐ Scenario Options Workshop
- ☐ Feedback / Next Steps



Introductions

☐ Anderson Brulé Architects

- Monique Wood
- Pamela Anderson Brulé
- Kate Markovic
- Andrea Burke



ANDERSON BRULÉ
.....
ARCHITECTS

☐ Gates and Associates

- David Gates
- Gina Chavez-Larudee



GATES +
ASSOCIATES





AGENDA

Context

The context of this meeting is to provide an on-site, creative and intensive forum for exploring multiple site scenarios for the Community Center Master Plan, and evaluating their strengths and weaknesses from the perspective of the community.

From the insights and learning of the day, the Consultant Team will develop three schemes to address the project goals and parameters in the next phase of work.



AGENDA

Purpose

- ❑ Review Service and Design Drivers as Criteria for Evaluation of Site Scenarios
- ❑ Discuss Site Scenarios for Exploration and Understanding of the Scenario Goals
- ❑ Develop Scenarios and Test Master Plan Goals and Parameters against the Site's Capacity
- ❑ Create Multiple Schemes utilizing a Creative Charrette Process
- ❑ Critically Evaluate the Pros and Cons of all Schemes against Project Goals and Parameters
- ❑ Develop Insights to Enhance the Next Phase of Work: Facility Scenario Development



AGENDA

Intended Results

- ❑ Gain Insight from Multiple Perspectives in a Creative Forum
- ❑ Develop Rapid Prototyping of Ideas
- ❑ Learning Lessons regarding Site Opportunities and Constraints and Design Drivers through Testing Scenarios
- ❑ Informs Analysis and Site Master Plan Design Alternatives
- ❑ Gather Insights and Learning to Enhance the Next Phase of Work (Facility Scenario Development)



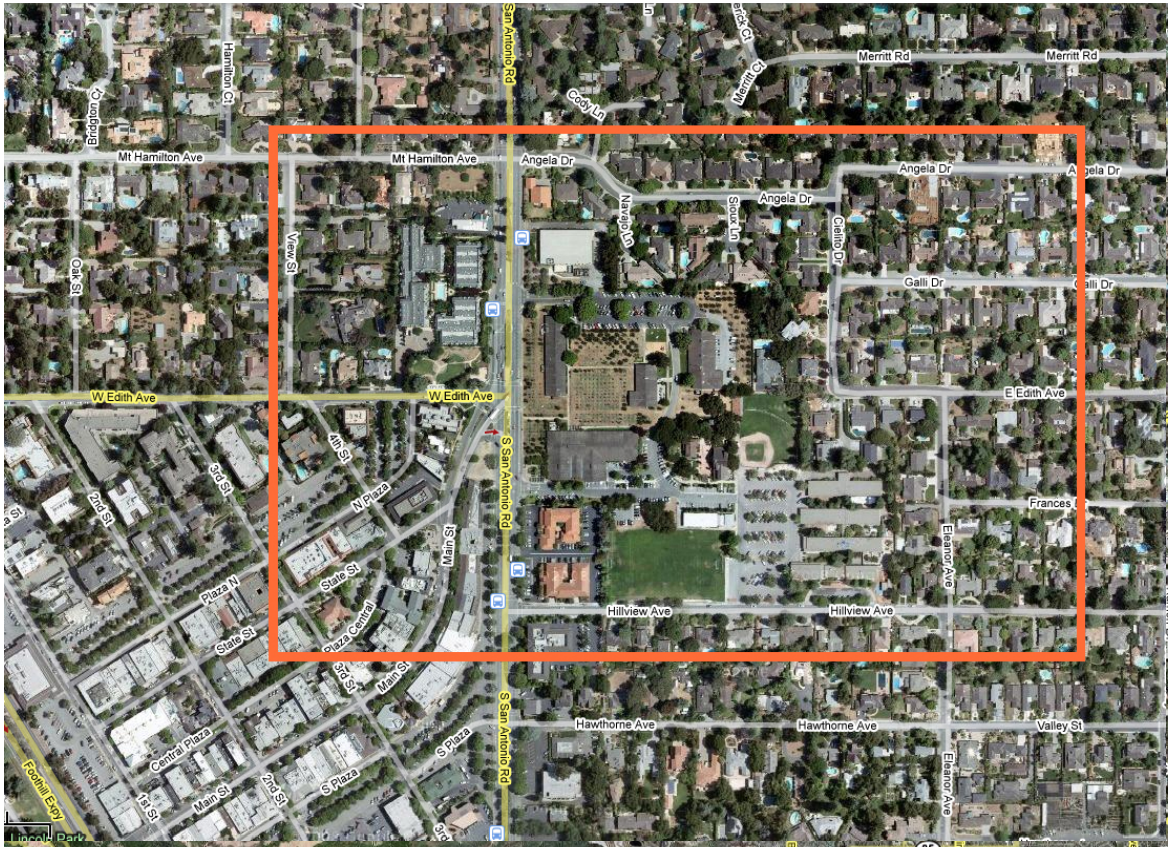
What You Need to Know

Site Analysis Graphics
Program Information
Functional Adjacencies
Design Drivers





Los Altos Community Center Site



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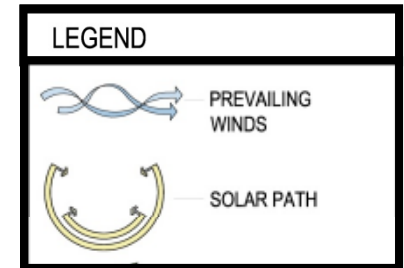
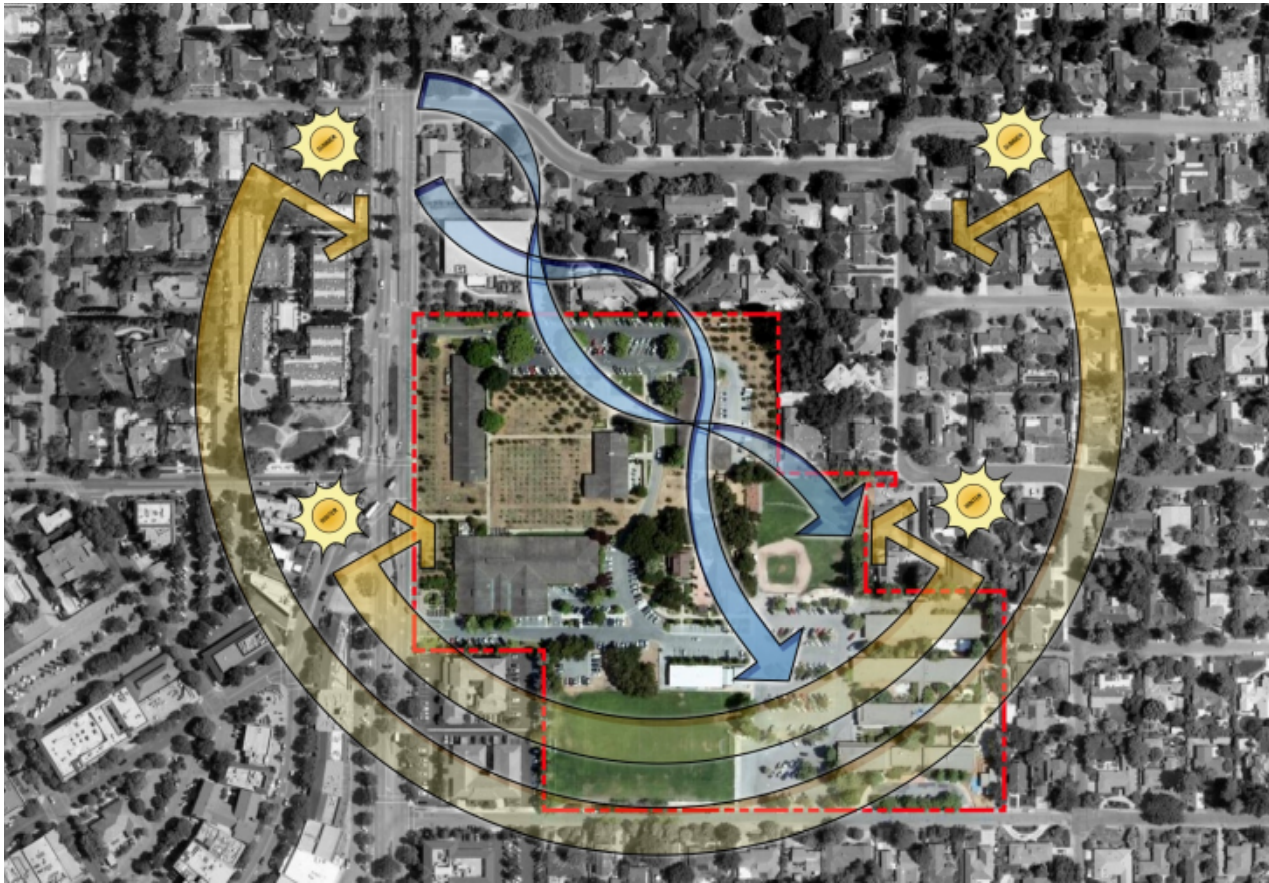


Site Analysis – Overall Site Aerial



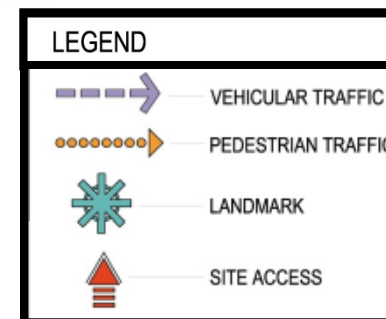


Site Analysis – Sun and Wind



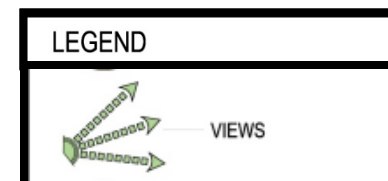


Site Analysis – Access and Circulation



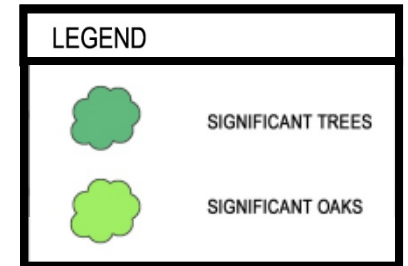


Site Analysis – Views





Site Analysis – Significant Trees





Site Analysis – Buildings to Remain



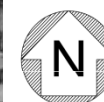
LEGEND



EXISTING TO REMAIN

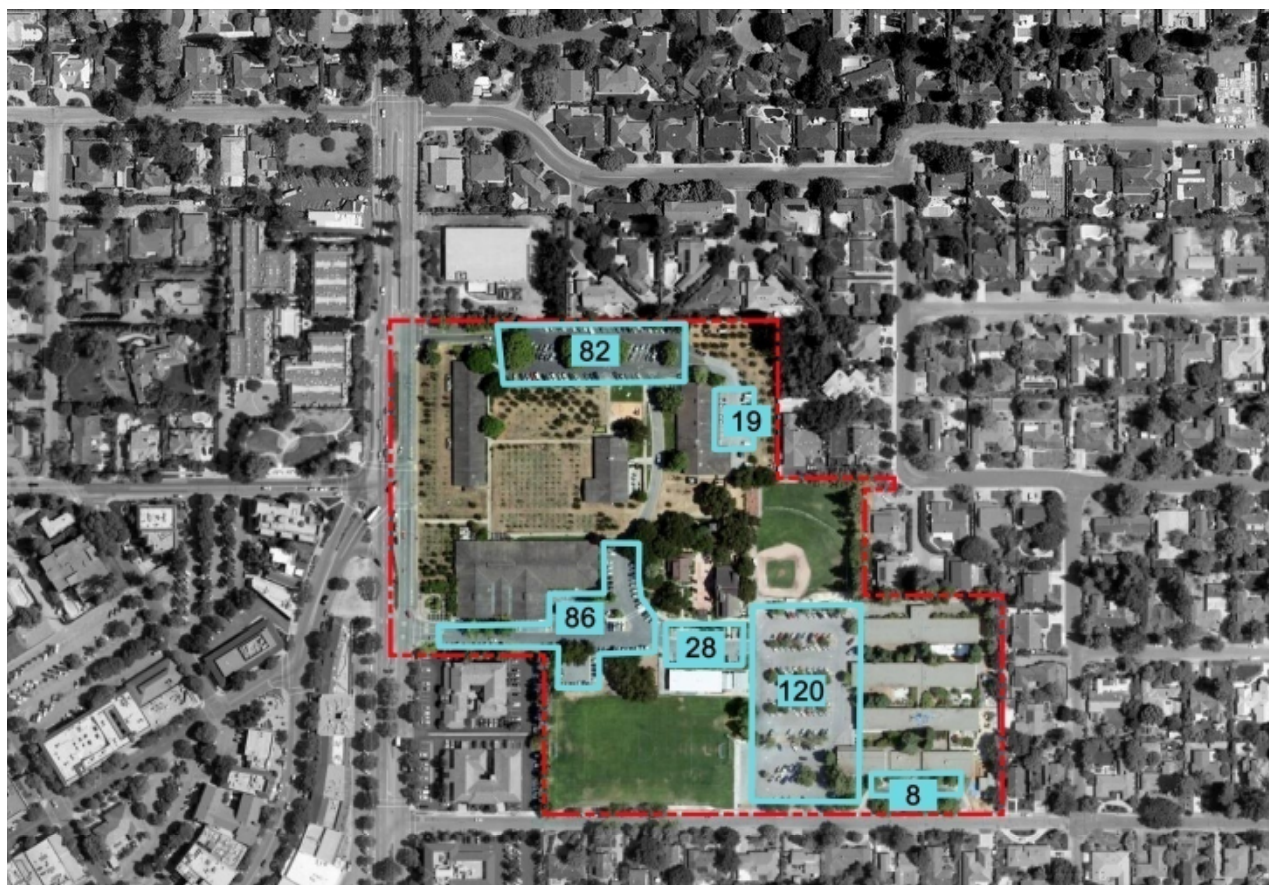




EXISTING MAY REMAIN





Site Analysis – Existing Parking Spots



| LEGEND | |
|---|---------------|
|  | PARKING AREA |
|  | PARKING COUNT |





Site Analysis – Neighboring Land Use



LEGEND



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

- ❑ 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
- ❑ PCF zone
 - 2 stories above grade
 - 30 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



Facility Program

Program Elements

Functional Relationships



Facility Program Inclusions

Civic Services (~ 20,100 sf)

- Council Chambers and City Clerk
- City Manager, Finance, Information Technology & Economic Development Staff
- Building, Planning and Engineering Departments
- Facility Operations Administration

Police Department (~ 22,700 sf)

- Departmental Administration
- Prevention Services
- Intervention Services
- Enforcement Services
- Sally Port Dedicated Police Parking is Included in Exterior Program





Facility Program Inclusions

Library (~ 47,500 sf)

- Fiction Collection, Non-Fiction Collection, Periodical Collection, Media Collection, Reference Collection, Language Collection
- Children's Collection and Family Area
- Tween Area and Teen Area
- Technology Lab
- Study and Program Rooms
- Friend's Bookstore

Multi-Purpose Theater (~ 31,120 sf)

- Theater
- Theater Administration
- Rehearsal Space and Dance Studio
- Performer Support
- Costume and Materials Storage
- Box Office and Concessions Area





Facility Program Inclusions

Community Center (~ 84,150 sf)

- Community Program and Event Spaces
- Senior Services, Teen Services and Children's Programming Spaces
- Indoor Fitness Spaces
- Food Services
- Recreation Administration

Swim Facility (~ 40,050 sf)

- Competition Pool
- Warm Water Pool
- Water Play Feature
- Full Locker Rooms
- Concessions and Picnic Area





Facility Program Inclusions

Exterior Program (~ 271,500 sf)

- Orchard
- One Regulation Soccer Field
- One Regulation Little League (12 and Under) Baseball Field
- One Regulation Softball Field
- Bocce Ball Courts
- Skate Park
- Playgrounds for both Under 5 and 5+ Children
- Exterior Gathering Spaces and Community Garden

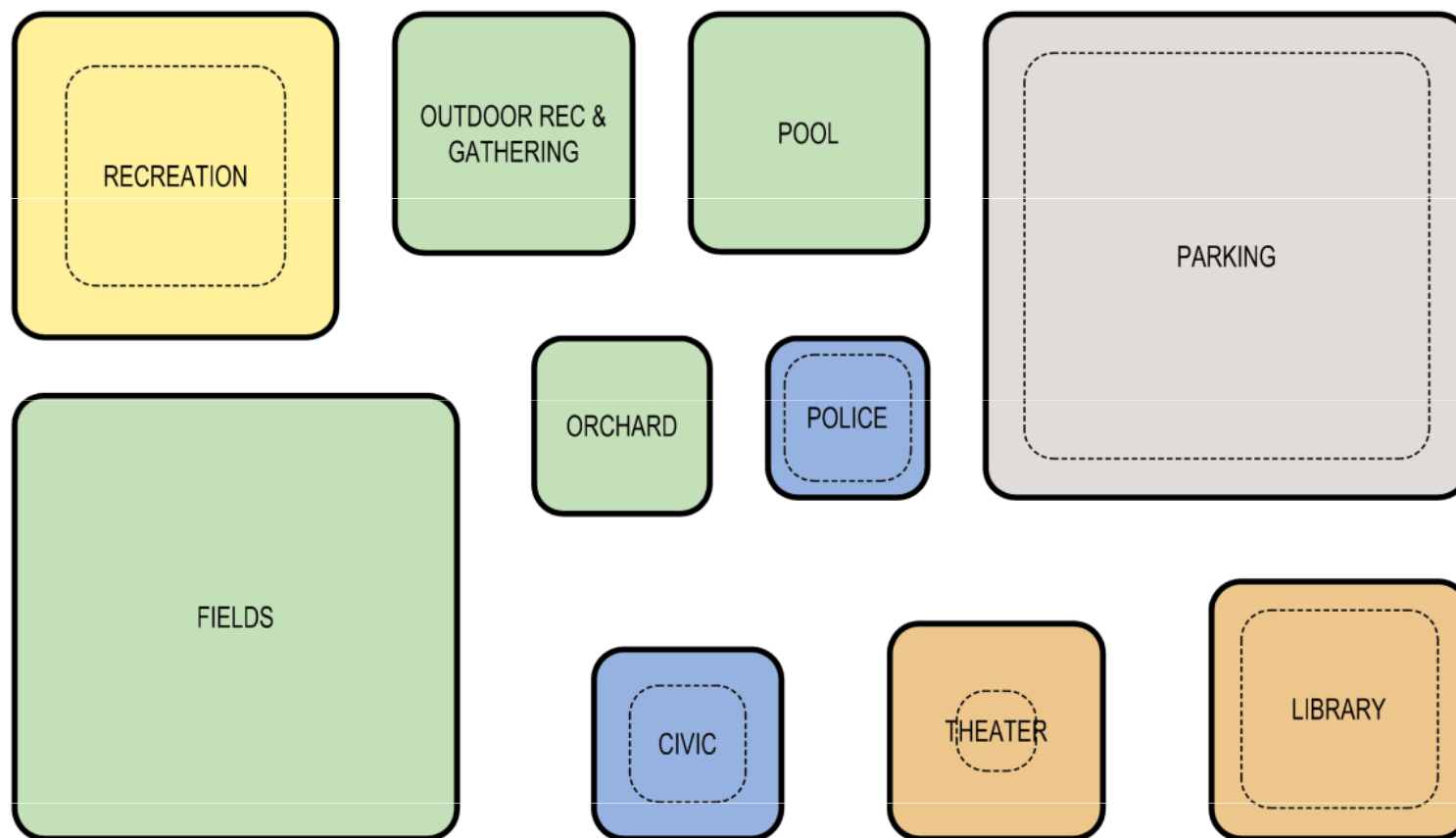
Parking and Circulation (~ 180,850 sf)

- 1 per 2 anticipated employees
- 1 per 500 SF of Community Center space
- 1 per 4 seats in Theater (200 seats)
- 126 per EIR for Aquatics Facility





Program Elements Comparison



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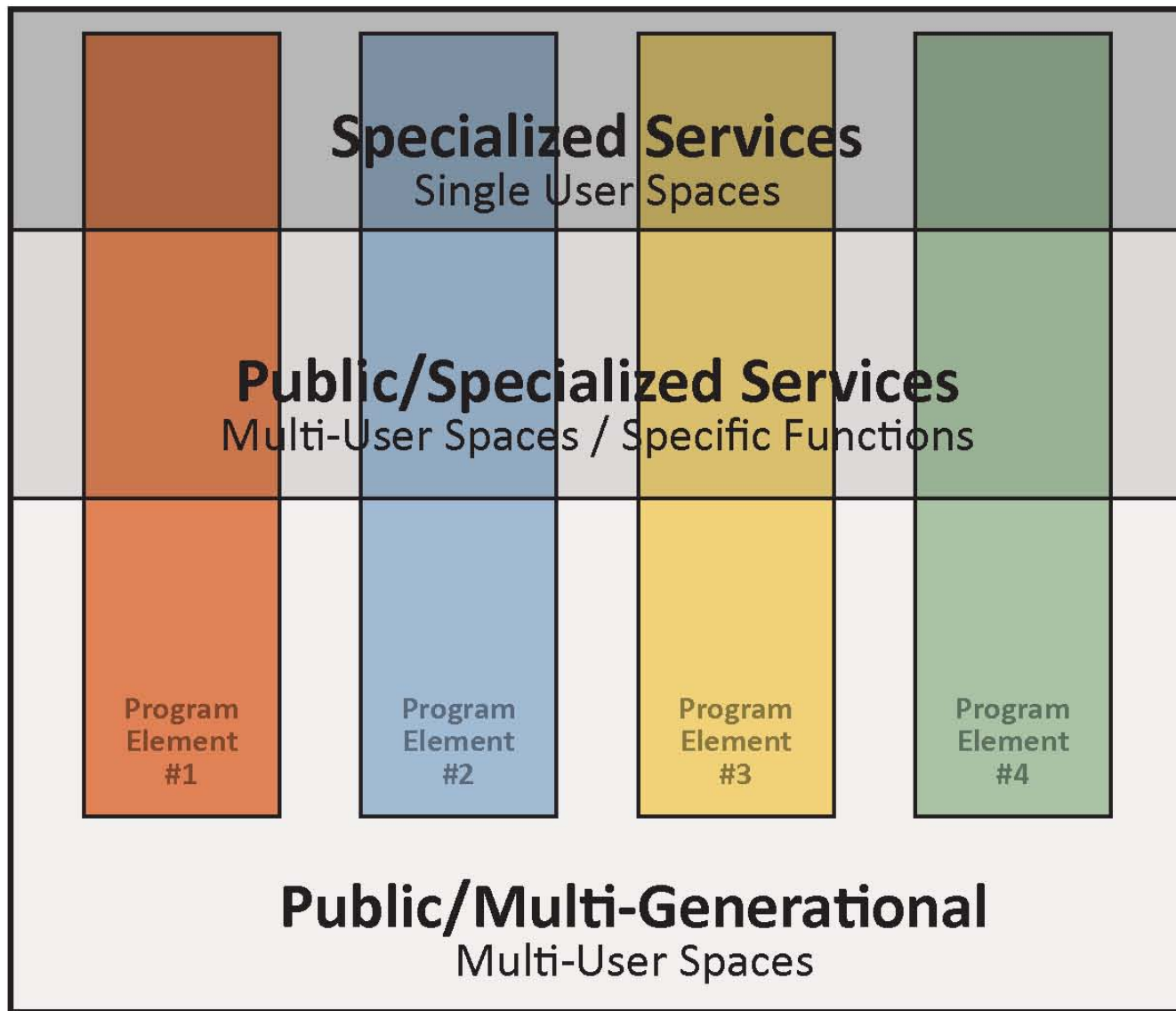


Key Functional Relationships



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Design Drivers

- ☐ Enhanced Connectivity to the Downtown Village
- ☐ Safe Vehicle and Pedestrian Access Onto & Through Site
- ☐ Enlarged and Enhanced Community Open Space
- ☐ Attention to Protection of Identified Significant Trees
- ☐ Protection of and Promotion of Los Altos History
- ☐ Expansion of Space Available for Programs to Serve the Community
- ☐ Maximized Shared Use of Program Elements
- ☐ Establishment of Multi-Generational Facilities
- ☐ Facilities that are Sustainably Designed and Efficient to Maintain
- ☐ Contextual Aesthetic that Maintains a Village Feel



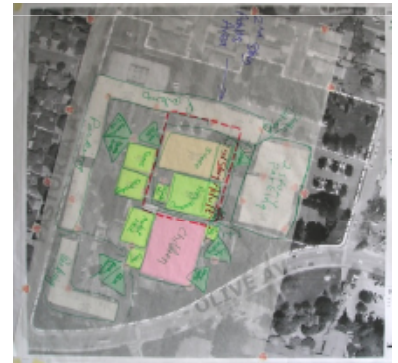
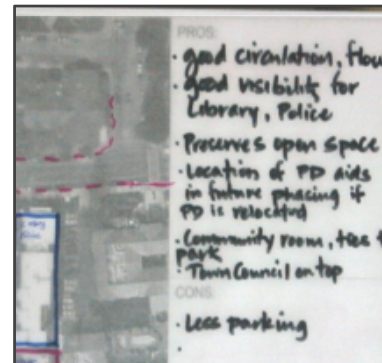
Introduction to Site Scenario Exercise





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







Facility Scenario Standard Assumptions

- ❑ All Components in Scenario must be Included in Design
- ❑ LEED Certification (per City Policy)
 - Maximize Energy Efficiency
 - Site Orientation
 - Capture Prevailing Winds
 - Water Retention on Site
- ❑ Minimize Disruption to Site/Operations through Phasing Strategy
- ❑ Parking – Combination of Underground/Surface/Structured
- ❑ Include History House, History Museum and Neutra House Facilities as Existing



Site Scenario Exercise Schedule

- ☐ 9:30-11:00 - Team Break-out Session
 - Rapid Prototyping / Multiple Scheme Development
 - Identification of Opportunities and Challenges
- ☐ 11:00-12:00 (Lunch) - Large Group Discussion
 - Additional Project Parameters Identified?
 - Emergent Opportunities and Constraints Discussion?
 - Preferred Direction for Additional Schemes Development?
- ☐ 12:00-1:00 - Team Break-out Session
 - Additional Schemes Development and/or Refinement
 - Identification of Opportunities and Challenges
- ☐ 1:00-1:15 - Set up for Scenario Options Workshop
- ☐ 1:30-3:00 - Scenario Options Workshop (Open to Public)
 - Additional Project Parameters and Emergent Opportunities and Constraints
 - Reflection on Schemes and Most Viable Concepts



Team Instructions – Roles

- ☐ Timekeeper
 - 120 minutes to Develop at least 3 Schemes
- ☐ Recorder
 - Records Key Discussion Points and Pros / Cons for Each Scheme
- ☐ Presenter
 - Presentation to Large Group (5 Minutes)
 - Present 'Favorite' Scheme to Larger Group
 - Talk About How Other Schemes Differ
- ☐ All Team Members
 - Value Other's Ideas and Contribute Your Own - Participate!
 - Discuss Pros and Cons – and Ensure they are Documented
- ☐ Facilitator (*ABA/Gates*)
 - Ensures Group Participation
 - Keeps the Focus



Scenario 1

☐ Goals:

- Maintain Existing Library and Sports Fields Facilities for New Program
- Maximize Surface Parking
- Include Land Parcel for Future Development (by City or Other)

☐ Program Elements:

- Renovation and Expansion of Existing Library per Needs Assessment Program

☐ Athletics:

- Exclude Swim Facility Program Element
- Soccer and Softball to remain in Existing Locations



Scenario 2

☐ Goals:

- Minimize Building Footprint on Site
- Maximize Athletic Program Elements

☐ Program Elements:

- New Library Facility, New or Current Location, Two Stories Acceptable

☐ Athletics:

- Include Swim Facility Program Element
- Include Two New, Regulation Soccer Fields
- Include One New, Little League (12 and under) Baseball Field
- Include Skate Park Program Element



Scenario 3

☐ Goals:

- Strong Community Center Connection to Downtown as the Main Driver

☐ Program Elements:

- New Library Facility, New or Current Location, Separate Stand Alone Element

☐ Athletics:

- Include Swim Facility Program Element
- Include One New, Regulation Soccer Field
- Include One New, Little League (12 and under) Baseball Field



Scenario 4

☐ Goals:

- Minimize Impact to Site and Operations through Phasing Strategies

☐ Program Elements:

- New Library Facility, New or Current Location, Separate Stand Alone Element

☐ Athletics:

- Include Swim Facility Program Element
- Include One New, Regulation Soccer Field
- Include One New, Little League (12 and under) Baseball Field



Team Instructions - Resources

☐ Toolkit

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



Your Aerial Map



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Team Break-Out Session #1

- ❑ 120 minutes (9:30 – 11:00)
 - Develop at least Three (3) Schemes
 - Document Each Idea on Trace Paper
 - Identify Opportunities and Constraints
 - Identify Additional Project Parameters
- ❑ Break-Out Locations for Teams
 - Team 1 – Multi-Purpose Room Stage
 - Team 2 – Multi-Purpose Room Kitchen
 - Team 3 – Program Room 2
 - Team 4 – Program Room 4
- ❑ Lunch and Discussion (11:00 – 12:00)



Large Group Dialogue

- ❑ Group Presentation of Findings (5 minutes each Team)
- ❑ Large Group Discussion
 - Additional Project Parameters Identification
 - Emergent Opportunities and Constraints Discussion
 - Preferred Direction for Additional Schemes Development



Team Break-Out Session #2

- ❑ 60 minutes (12:00 – 1:00)
 - Develop Additional Schemes or Refine Previous Schemes
 - Develop a Presentation of the 'Best Idea'
 - Identify How Other Schemes Were Different
 - Prepare Presentation
- ❑ Back to Team Locations to set up for Presentation (1:00 – 1:15)
- ❑ Scenario Options Workshop Presentation
 - 6 Minute Presentation by each Team
 - Discuss the 'Best Idea'
 - Identify how Other Options were Different
 - Discuss Opportunities and Constraints
 - Large Group Discussion



Scenario Options Workshop

☐ Presentations (6 Minutes Each Team)

- Present the 'Best Idea'
- Identify How Other Schemes Were Different
- Opportunities and Constraints

☐ Large Group Discussion

- Emergent Opportunities and Constraints
- Reflection on Schemes
- Most Viable Concepts



Next Steps



Next Steps in the Master Plan Process

❑ Facility Scenario Development

- ABA and Consultant Team to Develop Three Scenarios
 - Site Plan
 - Opportunities and Constraints
 - Operational Parameters
 - Initial Conceptual Costs
 - Phasing Suggestions

❑ Advisory Committee Meeting to Review Scenarios

- September 12th, 2008 (7:30 am – 9:00 am)

❑ City Council Meeting

- October 14th, 2008 (Time TBD)
- Present Three Scenarios for Review and Selection of Preferred Scenario



Feedback / Next Steps



Thank you!

