



City of Los Altos

Community Center Master Plan

Advisory Committee Meeting

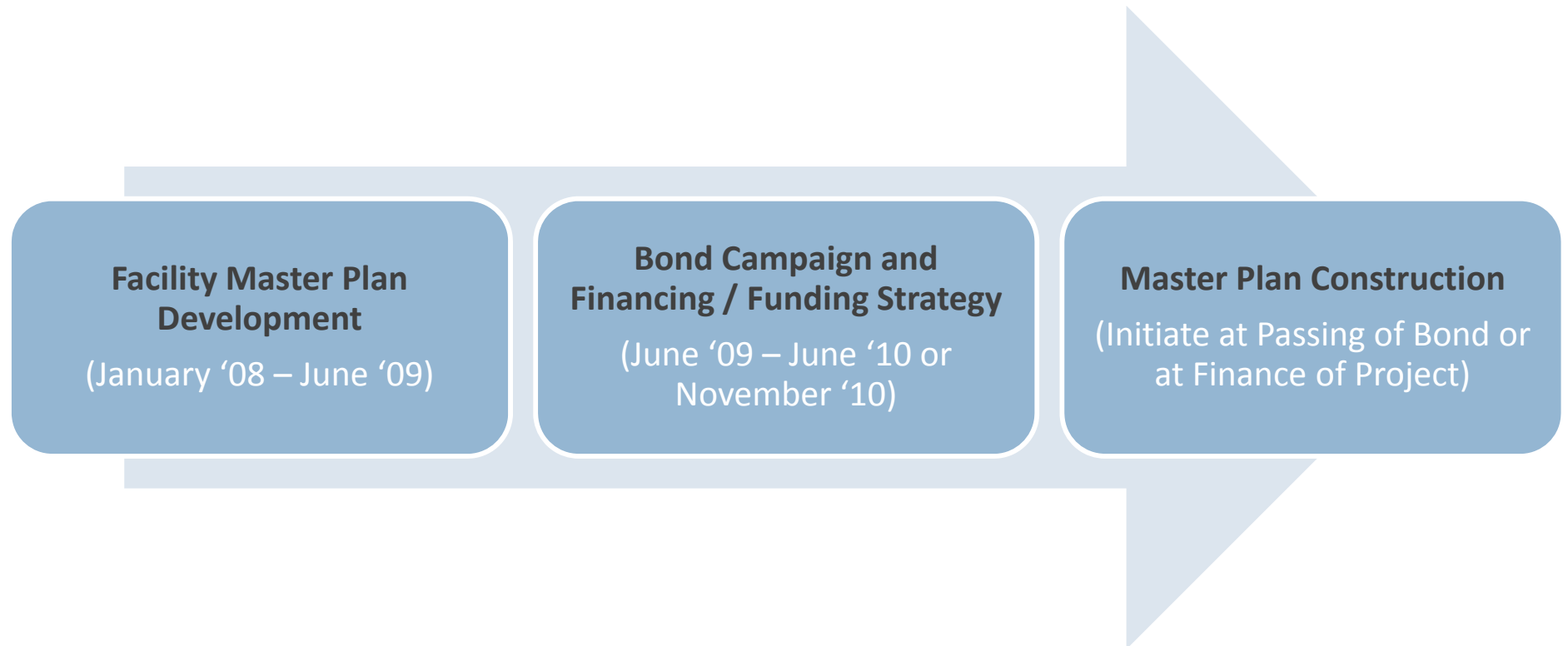
May 29, 2009



ABA

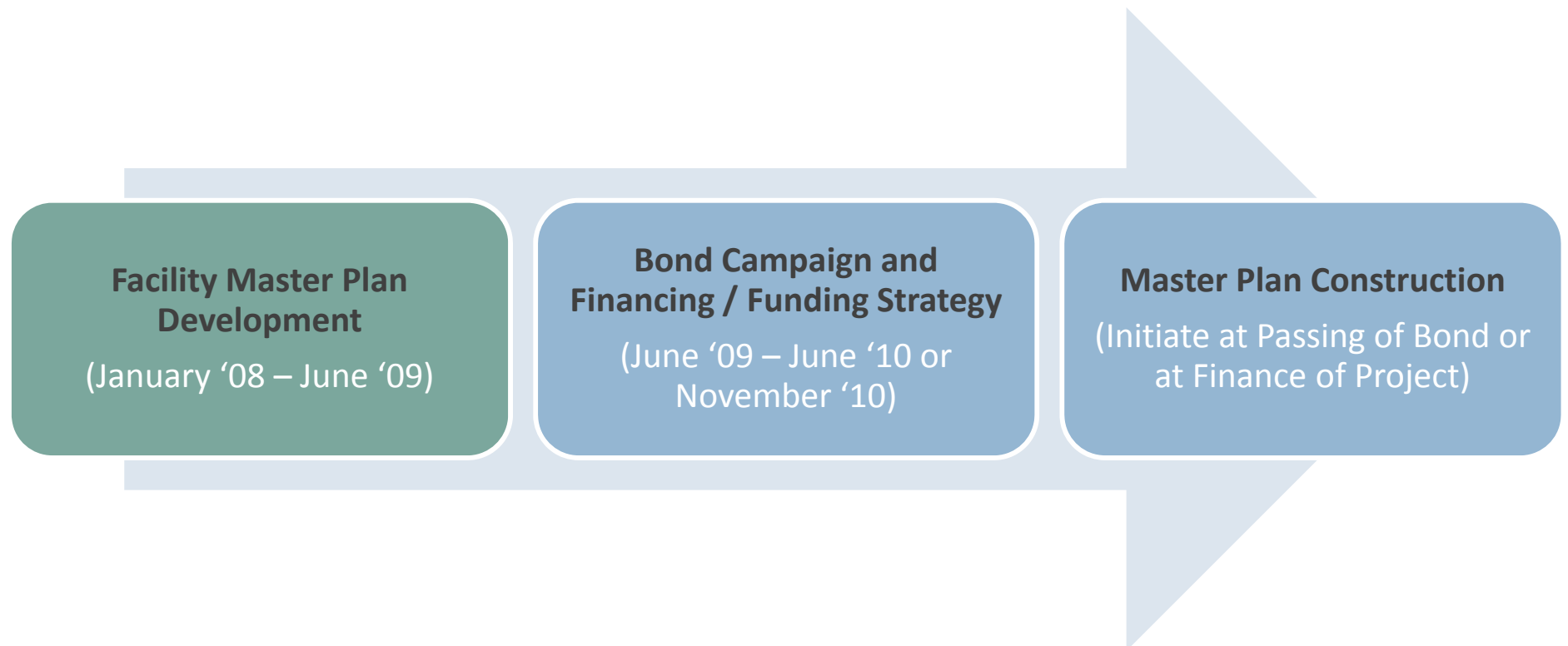


Master Plan Development Process





Master Plan Development Process





Next Steps

- ☐ Present to City Council June 9
 - Endorsement

- ☐ Complete Environmental Impact Report
 - Circulate EIR for Review July/August
 - Final Action on EIR and Master Plan July/August

- ☐ Continue Public Outreach
 - Maintain Outreach Subcommittee
 - Maintain Finance Subcommittee
 - Maintain ABA Involvement



Next Steps: Building Pre-Electoral Support

- ☐ Tramutola, Strategy and Outreach Consultants
 - Develop Website
 - Prepare Direct Mailer Informational Brochures
 - Conduct a Secondary Poll

- ☐ Decision to Hold an Election
 - The City May No Longer Participate
 - Citizens Campaign Committee is Formed

- ☐ June or November 2010



Today's Discussion



Agenda

- ☐ Overview of Advisory Committee Discussion (5/22/09)
- ☐ Topics of Prior Discussion
 - Alternative Use of Property
 - Height of Buildings
 - Parking Strategy
- ☐ Parking Analysis and Options Discussion
- ☐ Direction Needed at June 9th City Council Meeting
- ☐ Advisory Committee Insights and Comments for Council



Advisory Committee Discussion (5 / 22 / 09)

- ☐ Revised Preferred Scenario
 - Overall – Committee Supports Design
- ☐ Discussion for Alternative Considerations
 - Consider Alternative Future Land Use
 - Preserve Open Space
 - Consider Higher Construction
 - Increase Underground Parking



Topics of Prior Discussion

☐ Alternative Use of Property

- Housing Development
- Land Sale
- Creating Space for Rental to Partners

☐ Height of Buildings

- Council Direction – 2 to 3 Story Facilities, as Appropriate
- Insights Gained from Options Reviewed
 - Program Adjacency Constraints
 - Floor Plate Size Efficiency
 - Facility Scale to Adjacent Properties
- Suggestion to Move Forward with 2 Story

☐ Parking Strategy

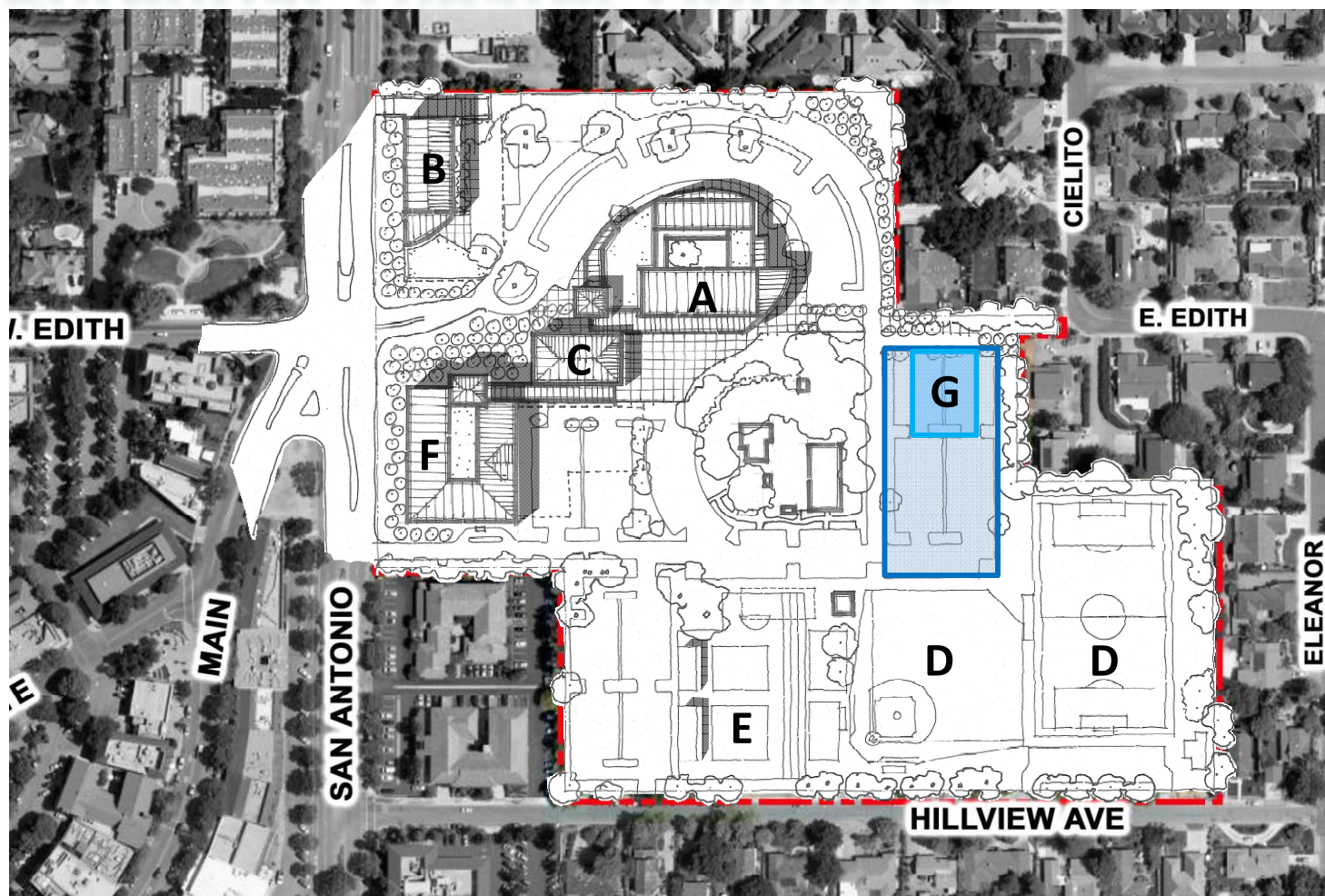
- Council Direction – Maximize On-Grade Parking within a Balanced Environmental Plan (Lower Cost)



Parking Analysis and Discussion



Potential Theater Option A



A Community Center

B Police

C City Hall

D Play Fields

E Swim Facility

F Library

G Theater

Opportunities:

- No Impact – Phase I

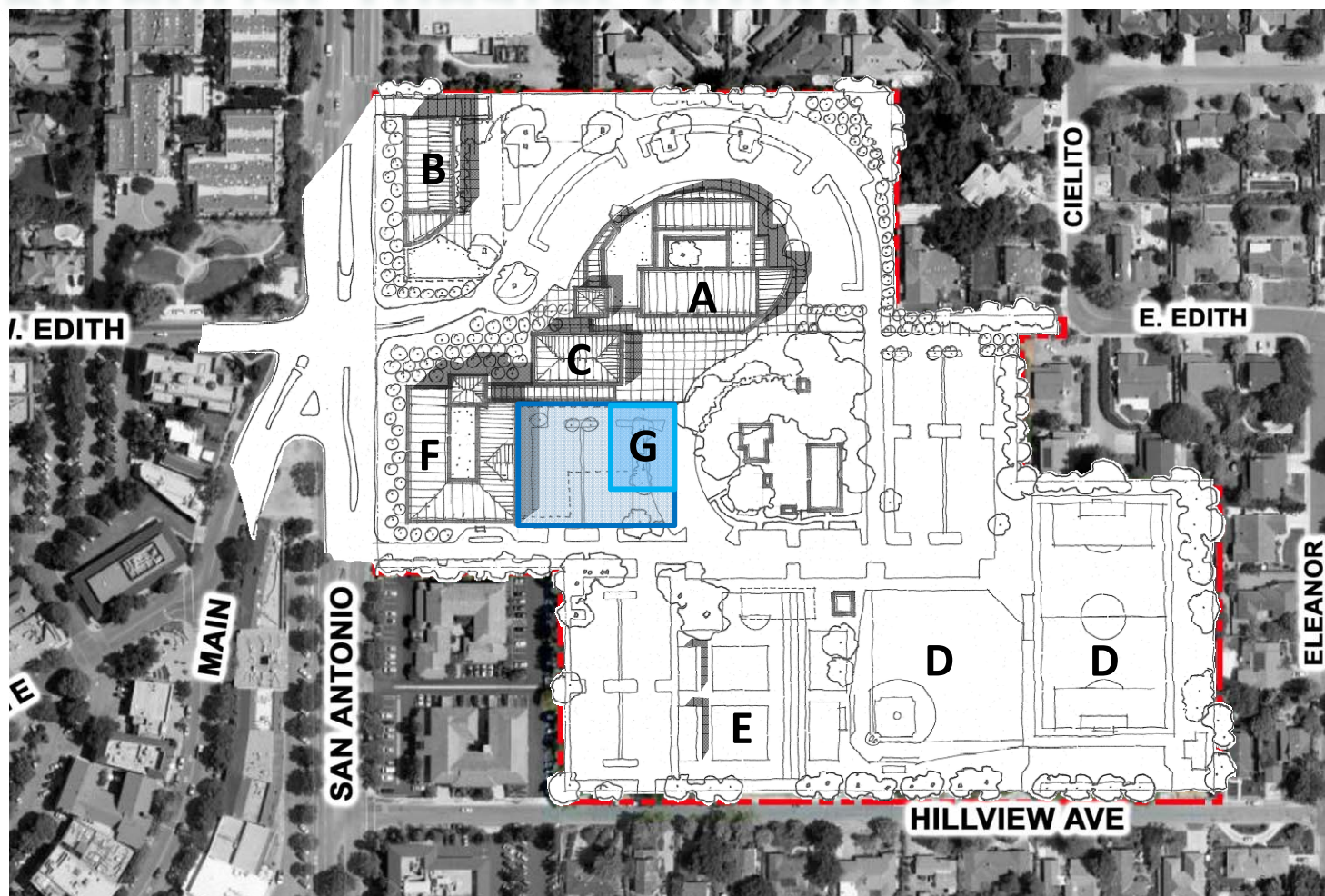
Constraints:

- Very Removed from Downtown and 'Pedestrian Campus'
- Impacts to Residential (Noise, Evening Activity, Height of Structure, Loading/Unloading)
- Parking Impact:
 - 50 Theater Need
 - 59 Surface Parking Loss
 - 109 Total





Potential Theater Option B



A Community Center

B Police

C City Hall

D Play Fields

E Swim Facility

F Library

G Theater

Opportunities:

- No Impact – Phase I
- Direct Connection to 'Pedestrian Campus' and Public Plaza
- Creates Potential for Outdoor Theater Programs

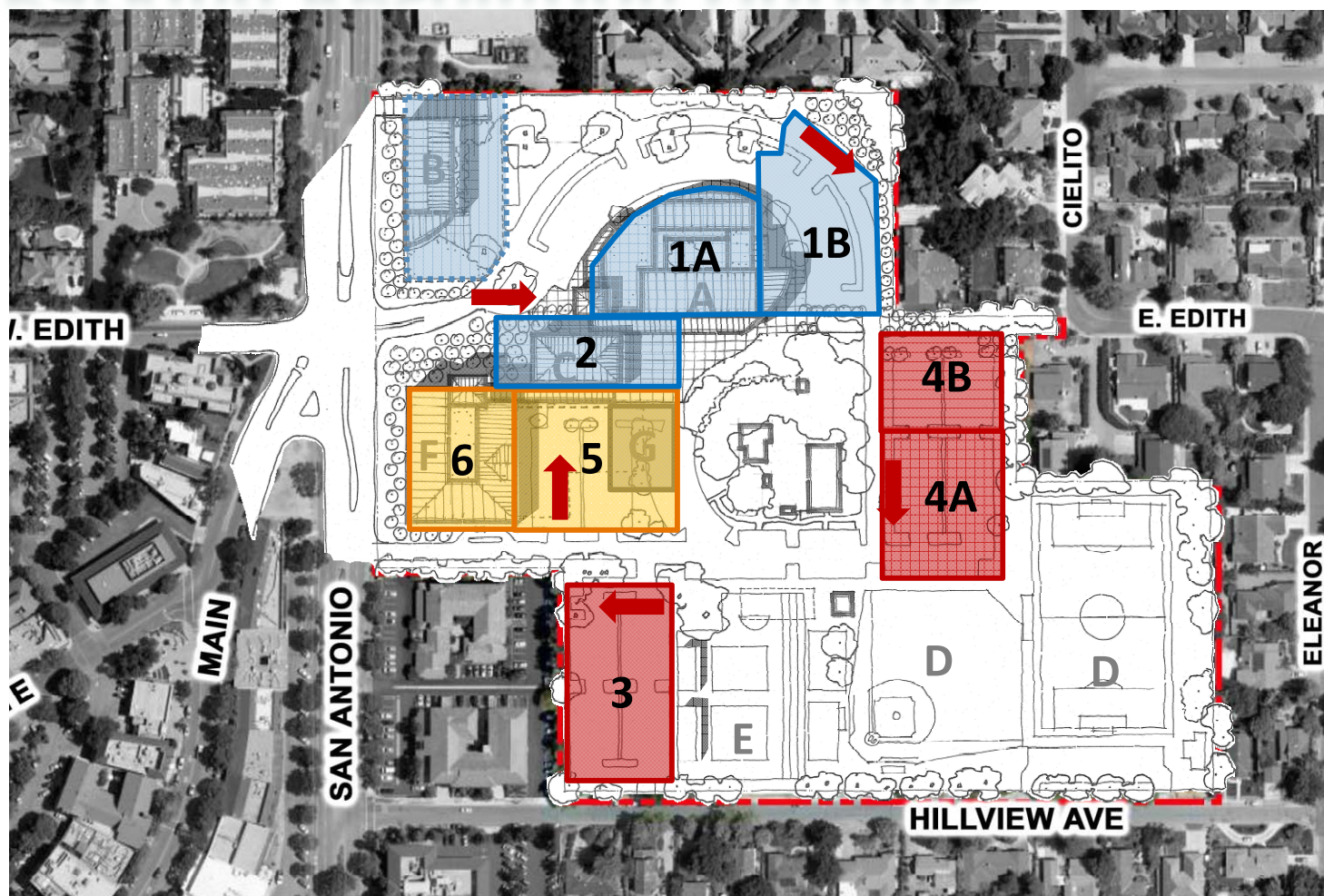
Constraints:

- Lessens Critical Mass of Parking Adjacent to High Traffic Uses (Library, Theater)
- Parking Impact:
 - 50 Theater Need
 - 30 Surface Parking Loss
 - 80 Total





Parking Resolution Options



Phase One Options

(13% escalation)

- **Option 1A:** ~65 spaces
Estimated \$6.0 million
- **Option 1B:** ~65 spaces
Estimated \$6.0 million
- **Option 2:** ~65 spaces
Estimated \$4.9 million

Phase Two Options

(23% escalation)

- **Option 3:** ~80 spaces
Estimated \$6.0 million
- **Option 4A:** ~65 spaces
Estimated \$7.8 million
- **Option 4B:** ~45 spaces
Estimated \$5.5 million

Phase Three/Four Options

(23% escalation)

- **Option 5:** ~100 spaces
Estimated \$10.6 million
- **Option 6:** ~70 spaces
Estimated \$8.8 million





Council Direction Needed

- ☐ Endorsement of Revised Preferred Scenario
- ☐ Direction on Parking Options
- ☐ Approval of Master Plan Document Chapters
 - Introduction
 - Executive Summary (Updated)
 - Facility Program Chapter
 - Facility Scenario Chapter
 - Appendix



Advisory Committee Discussion

- ☐ Insights?
- ☐ Comments for Presentation to Council?



Thank You!

ABA