



City of Los Altos

Community Center Master Plan

Community Workshop #2

August 19, 2014





Context

The Council has put a priority on building a new Community Center for the City of Los Altos as a first phase in the long-range plan for the Civic Center. The services and architectural program has been updated based on community input and Council direction. The Council desires to engage the public in exploring different scenarios for placement of the Community Center and other Civic Center elements.



Purpose

To provide an opportunity for the public to participate in development of the Community Center site studies and Civic Center elements placement.

- Ability to receive input on key concepts for the Community Center
- Gather public perspective for site organization, key issues, and impacts etc
- Opportunity to hear others' thoughts, provide input, and hear public comment



Intended Results

- Review Council Approved Design Criteria
- Develop Site Opportunities & Challenges for each Council Approved Scenario
- Develop Input for the Civic Center Elements Site Placement

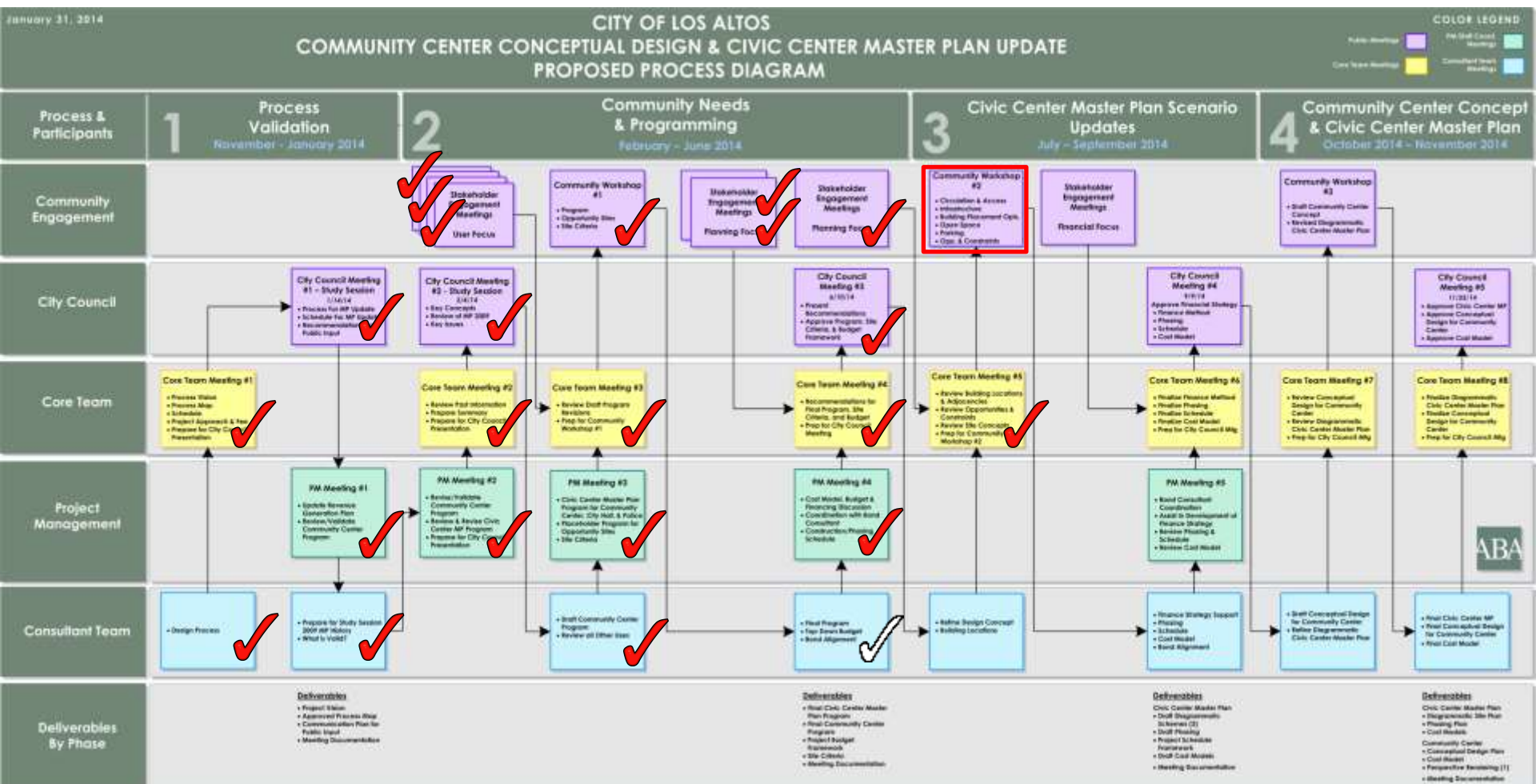


Agenda

- Introduction & Process Overview
- Review Community Needs Assessment
- Community Center/ Civic Center Workshop Exercises
- Public Comment
- Conclusion



Process Review





Review Community Needs Assessment





Vision

Civic Center Vision

Community Center Vision





Civic Center Vision (Revised from 2009)

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.

Modern, sustainably designed facilities that are both adequate and useful to the community, with striking architecture, will be located in a beautiful park-like setting.

EXPERIENCE

The Los Altos Civic Center will provide a community experience that will serve our community for the next 50 years.

S E R V I C E + E N V I R O N M E N T = E X P E R I E N C E





Vision for Community Center (by Commissions)

“The Los Altos Community Center will be an accessible, welcoming, flexible, modern, and sustainable facility for all residents to connect, interact and build a sense of community.

The Community will be enriched creatively through recreational, social, educational, cultural, artistic, public service, and civic activities.

The Center will inspire persons of all ages to participate in a wide range of programs that will enhance well-being and will contribute to making Los Altos an enjoyable place to live and grow!”



Review Community Needs Assessment

Council Approval with Revisions

- Community Center Services
- Community Center Program



Community Center/ Civic Center Workshop Exercises

- Site Orientation & Analysis
- Introduction to the Exercises
- Small Group Exercise #1
- Small Group Exercise #2
- Key Findings





Site Orientation & Analysis





Los Altos Community Center Site



SERVICE + ENVIRONMENT = EXPERIENCE



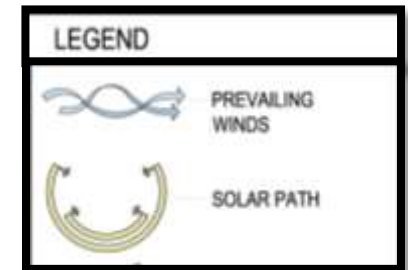
Site Analysis – Overall Site Aerial



SERVICE + ENVIRONMENT = EXPERIENCE

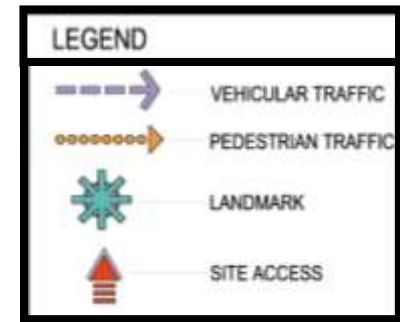


Site Analysis – Sun and Wind



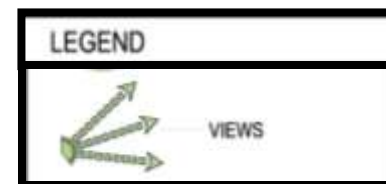


Site Analysis – Access and Circulation





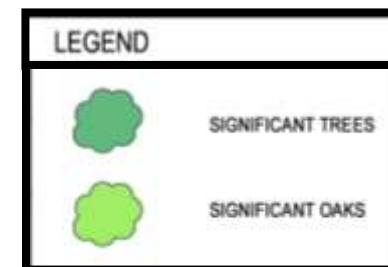
Site Analysis – Views



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Site Analysis – Significant Trees





Site Analysis – Buildings to Remain



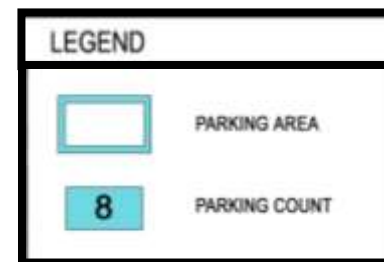
LEGEND	
	EXISTING TO REMAIN
	EXISTING MAY REMAIN



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Site Analysis – Existing Parking Spots





Site Analysis – Neighboring Land Use



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

- ❑ **PCF zone**
 - 2 stories
 - 30 feet height limit
- ❑ 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
- ❑ 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



Introduction to Site Scenario Exercises

Review Site Criteria

Review Key Background Concepts

Review Scenario Criteria

Exercise Instructions





Site Criteria

- Connectivity to Downtown
- Establishment of Multi-Generational Facilities
- Contextual Aesthetic that Maintains a Los Altos Feel
- Safe Vehicle, Pedestrian, & Bicycle Access
- Maximize Shared Use of Program Elements
- Promotion of Los Altos History
- Enhanced Open Space
- Maximize Land Use with Underground Parking
- Maximum Height Limit of 30'
- Consider Phasing Strategy Impacts
- Minimize Traffic Volume & Curb Cuts along Hillview
- Traffic, Noise, and Privacy Impacts on Adjacent Neighbors
- Protection of Significant 'Heritage' Trees
- Sustainably Designed & Efficient Facilities
- Synergy/Connectivity between Facilities (Place-making/Activated)
- Viable/Functional Working Apricot Orchard
- Cost



Key Background Concepts

Development Area
Possible Locations
Buffer Residential
Pedestrian Connection
Clusters





Community Center – Development Areas



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Community Center – Possible Location



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Buffer Residential Neighbors w/ Green Space



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Connect Pedestrians through Site



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Cluster Uses



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Scenario Criteria

Standard Assumptions
Scenarios 1-3





Scenario Criteria - Standard Assumptions

- All Components in Scenario must be Included in Design
- Include History House, History Museum and Neutra House Facilities as Existing
- Maximize Achievement of Site Criteria



Scenario 1- Minimize Cost

❑ Goal:

Design a scheme with minimal displacement of existing facilities and address facility needs with renovation where possible to minimize cost.

❑ SE Quadrant Program Elements

- **Community Center** – New 2 Story at Current Location, with Predominate 1st Floor
- **Soccer Field** – Existing to Remain (Smaller than Regulation)
- **Baseball Field** - Remains in Existing Location and at Existing Size
- **Swim** – New Facility Adjacent to Community Center & Baseball
- **Theater** – Bus Barn Theater to Remain
- **Parking** (*total need of 369 spaces*)
 - Underground / Structured - 55%
 - Surface / Drop-off - 45%



Scenario 1- Minimize Cost

- ❑ Goals:
 - Design a scheme with minimal displacement of existing facilities and address facility needs with renovation where possible to minimize cost.
- ❑ NW Quadrant Program Elements:
 - **Library** – Existing to be Renovated with Addition (1-2 stories)
 - **City Hall**
 - Existing to be Renovated
 - Addition for Expanded City Hall Functions/Program
 - **Police** – New Facility
 - **Orchard** – Working Orchard at ½ acre
 - **Parking** (*total need of 196 spaces*)
 - Underground - Optional
 - **Access and Entry**
 - Existing Entries from San Antonio to Remain



Scenario 2 – Balanced Site Use

❑ Goals:

- Design a scheme that redistributes facilities across the entire site in order to alleviate intensity of development on SE quadrant.

❑ SE Quadrant Program Elements:

- **Community Center*** – New 2 Story
- **Soccer Field*** – New, Smaller than Regulation (larger than existing)
- **Baseball Field** – Remains in Existing Location & Size
- **Swim*** – New Facility
- **Theater** – Relocated to Existing LAYC Building & Renovated
- **Parking** (*total need of 369 spaces*)
 - Underground – 70%
 - Surface / Drop-off – 30%

* May move one of these elements to the NWQ



Scenario 2 – Balanced Site Use

- ❑ Goals:
 - Design a scheme that redistributes facilities across the entire site in order to alleviate intensity of development on SE quadrant.
- ❑ NW Quadrant Program Elements:
 - **Library** – Existing to be Renovated with Addition (1-2 stories)
 - **City Hall**
 - Existing to be Renovated
 - Addition for Expanded City Hall Functions/Program
 - **Police** – New Facility
 - **Theater** – Renovate LAYC Building
 - **Orchard** – Working Orchard at ½ acre
 - **Parking** (*total need of 196 spaces*)
 - Underground - Optional
 - **Access and Entry**
 - Existing Entries from San Antonio to Remain



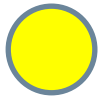
Scenario 3 – Maximize Experience

□ Goals:

- Design a scheme with an overriding goal to maximize achievement of Site Criteria.

□ SE Quadrant Program Elements:

- **Community Center** – New 2 Story
- **Soccer Field** – New, Full Size Regulation Field on East Side
- **Baseball Field** – Remains in Existing Location and at Existing Size
- **Swim** – New Facility Adjacent to Community Center to the West
- **Theater** – Relocated to Northwest Quadrant
- **Parking** (*total need of 369 spaces*)
 - Underground - 60%
 - Surface / Drop-off – 40%



Scenario 3 – Maximize Experience

❑ Goals:

- Design a scheme with an overriding goal to maximize achievement of Site Criteria.

❑ NW Quadrant Program Elements:

- **Library** – New Facility
- **City Hall** – New Facility
- **Police** – New Facility
- **Theater** – New Facility
- **Orchard** – Working Orchard at ½ acre
- **Parking** (*total need of 196 spaces*)
 - Underground - Optional
- **Access and Entry**
 - New Central Entry off San Antonio aligned with Edith and Main



Exercise Instructions

Goals and Parameters

Roles

Resources

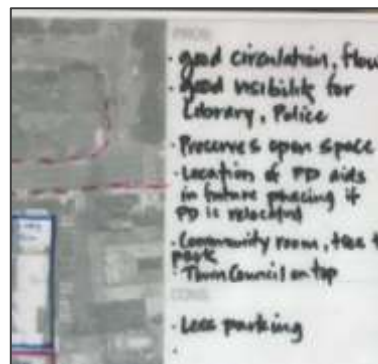
Schedule





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





Team Instructions - Resources

☐ Toolkit

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



Your Aerial Map



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Exercise #1

- ❑ Review Focus Group Options on Wall – 15 minutes
 - Review All Options on the Wall (3 locations)
 - As a Team Discuss Key Ideas & Concepts, What Works, and What Does Not
- ❑ Small Group - 35 minutes
 - Develop at least Three (3) Schemes
 - Document each Idea on Trace Paper
 - Identify Opportunities and Constraints
 - Identify Additional Project Parameters
- ❑ Group Presentation of Schemes (2 minutes each Team)
- ❑ Large Group Discussion & Public Comment



Exercise#2

- Small Group - 25 minutes
- Develop an Additional Scheme or Refine Previous Scheme
 - Develop a Presentation of the 'Best Idea'
 - Evaluate against Site Criteria
 - Prepare Presentation
- Group Presentation of Revised Schemes (2 minutes each Team)
- Key Findings Discussion & Public Comment



Feedback

- What worked well?
- What could be done differently?



Conclusion

Next Steps





Next Steps

- ❑ Stakeholder Engagement Meeting – Financial Focus
 - August 28th , 2014, 7:00 PM
- ❑ City Council Meeting
 - September 23rd, 2014



Thank you!



