



DATE: June 10, 2014

AGENDA ITEM # 6

TO: City Council
FROM: Jon Maginot, City Clerk
SUBJECT: Civic Center Master Plan update

RECOMMENDATION:

- A. Receive a report on the Community Center Conceptual Design and Civic Center Master Plan Update
- B. Approve the revised Civic Center Vision Statement
- C. Approve the Community Center Mission Statement
- D. Approve the recommended Community Center Program
- E. Approve the Civic Center Site Criteria
- F. Approve the Civic Center Scenario Criteria

SUMMARY:

Estimated Fiscal Impact:

Amount: \$184,000

Budgeted: Yes; Capital Improvement Program Project #CF-01002

Public Hearing Notice: Not applicable

Previous Council Consideration: September 10, 2013; January 14, 2014; January 28, 2014;
February 4, 2014 and February 11, 2014

CEQA Status: Certified Environmental Impact Report

Attachments:

- 1. Community Center Conceptual Design and Civic Center Master Plan Update Process Diagram
- 2. Stakeholder Engagement Meetings participants list
- 3. Public meetings Outreach Plan
- 4. Interior and Exterior Service Rankings
- 5. June 10, 2014 Civic Center Master Plan presentation

BACKGROUND

In 2008, the City Council retained the services of Anderson Brulé Architects (ABA) to create a master plan for the Civic Center complex. Following an extensive effort, the Council certified the final Environmental Impact Report for the Master Plan and approved the Civic Center Master Plan on March 9, 2010. The preferred scenario for redevelopment of the Civic Center was divided into four phases. The first phase included demolition and construction of a new Police Station, a new City Hall and a new Community Center. The new City Hall building was to be funded using internal funding sources and the Police Station and Community Center were to be funded with a \$65 million bond. The athletic fields, library and theater were included in later phases to be financed by the City. A swim center was also included in a later phase and was to be funded entirely by outside community groups.

Upon Council's approval of the Civic Center Master Plan, an outreach and education effort was initiated with the intent of moving the project to a potential bond measure. On April 10, 2012, Godbe Research presented the results of an independent survey measuring the likelihood of a successful bond measure. The results of the survey indicated that the City did not have the support needed to pass the \$65 million bond measure needed to complete the first phase of Civic Center redevelopment.

At its annual retreat on January 12, 2013, the City Council discussed the next steps in the Civic Center redevelopment process and set a priority to determine a viable plan to redevelop the Civic Center facilities with the Community Center in the first phase of redevelopments. Following several City Council meetings throughout 2013, the Council directed staff to look at options for siting the new Community Center in the general area of the existing Hillview Community Center (commonly referred to as the southeast quadrant) and to re-engage the public in this effort.

On January 14, 2014, the City Council received an update from ABA on a proposed process to accomplish the City Council direction given in 2013. This process included engaging the public, validating/updating the results of the 2009 efforts, developing an updated Civic Center Master Plan and updating the cost models and funding strategies for the Community Center, Police Station and City Hall. On January 28, 2014, the City Council approved the Community Center Conceptual Design and Civic Center Master Plan Update Process Diagram (Attachment 1), which outlines the process for updating the Civic Center Master Plan by November 2014. On February 4, 2014, Council received a presentation on the history of the Master Plan efforts and on February 11, 2014, Council received an update on the proposed public engagement process.

Following the Council meetings, several assumptions were identified based on Council direction. These assumptions guided discussions at the various community engagement meetings held. These assumptions included:

- Focus on building a Community Center as first priority
- Multi-generational facility supporting current and future needs of the community
- Budget that aligns to community support for financing

- New Community Center located on southeast quadrant of the Civic Center property
- Opportunity Sites defined in the 2009 Master Plan will be included in the Civic Center Master Plan

Community Needs and Programming

The first step in the Community Center Conceptual Design and Civic Center Master Plan Update Process was defining the process itself, including those steps to be taken to develop the Conceptual Design and updated Master Plan. This was accomplished during the Council meetings held in January 2014. The second step was a validation and updating of the community needs and programming information from the 2009 Master Plan.

Numerous public meetings have been held to gather input on which elements should be included in the Community Center as well as where the various elements should be placed within the southeast quadrant. The following sections detail those meetings, their purpose and how participants were identified. Each meeting was noticed and members of the public were invited to attend and comment following the standards of the Brown Act, regardless of whether or not the meeting was subject to the Brown Act.

User Focus Stakeholder Engagement Meeting

The first few meetings that were held focused on current users as well as potential, future users of the Community Center. The goal of these meetings was to gather feedback on which amenities and programs should be included in the Center. Meetings were held on February 26, March 15, and March 20, 2014.

February 26, 2014

The participants of the February 26 meeting were members of the Parks and Recreation (PARC), Public Arts (PAC), Senior, and Youth Commissions. These four Commissions were identified as those most closely related to services provided within the Community Center. The meeting was posted at City Hall, outside the meeting room and on the City's website. It was also emailed to the Civic Center Master Plan Update email listserve as well as the PARC, PAC, Senior, and Youth Commission listserves.

Commissioners were tasked with developing a Mission Statement for the Community Center (as representatives of the entire community) and identifying the Core Purpose of the Community Center (as representatives of their respective Commissions). They also reviewed the programming elements that were identified during the 2009 Master Plan process and provided feedback on whether those elements were "Essential" or "Desired" and assigned each a priority rank. Commissioners added or deleted elements they felt were needed or not. The results of these activities shaped the discussions of the subsequent meetings.

March 15 and 20, 2014

Two additional User Focus Stakeholder Engagement Meetings were held on a Saturday morning and Thursday evening. These two dates and times were chosen to allow invitees flexibility in which meeting they attended in order to maximize participation.

Participants were identified based on their ability to represent user and non-user groups of the current Hillview Community Center. A great deal of effort was taken to identify residents with young children and those with no children at home, teens, and seniors. Also invited were representatives of stakeholder groups such as sports leagues, adult education, performing arts and other community interest groups. Invitations were sent to 105 individuals with 31 participating in the two meetings (see Attachment 2 for details on participants). Supervision for children was offered at these meetings in an effort to attract families with young children.

The two meetings were posted on the City's website, emailed to the Civic Center Master Plan Update listserv and emailed to 31 different community groups identified as having an interest in the project including local school districts, business groups and other special interest groups.

These two meetings followed the same format as the February 26 meeting with the results of the work done by the Commissions incorporated into the meeting materials. Participants were asked for their opinions, to react to the results from the Commissions meeting and to validate and/or update those results based upon their perspectives.

The three User Focus Stakeholder Engagement Meetings provided the basis for development of the Community Center Draft Program (those programs and facilities recommended to be included in the Community Center). Staff and ABA analyzed the interior and exterior services desired by the three different groups and identified which items to include in the recommended program (Attachment 4, listed by Priority Rank). Due to a variety of factors such as lack of space, necessity and expense, not all elements and amenities were included in the recommended program.

April 1, 2014 – Community Workshop #1

Following development of the Community Center Draft Program, a public workshop was held on April 1, 2014 to review the results of the first set of Stakeholder Engagement Meetings. This workshop was intended to 1) receive public input on the recommended Community Center Program, 2) begin to frame key issues, challenges and opportunities for the Civic Center site, and 3) provide input into the review, validation or revision of Site Criteria for future Civic Center site planning.

Wide community outreach was conducted including posting of the meeting on the City's website, email notification via City News & Announcements emails, and emails to the Civic Center Master Plan Update and the Recreation Department listserves. The meeting was also posted on the Los Altos Patch online calendar and the City's various Social Media pages. Print ads were placed in the *Town Crier* on March 19 and March 26, 2014. Five A-Frame signs were placed in locations around the City and over 100 color posters were posted

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throughout the City including on community bulletin boards, coffee shops, all City parks and facilities, and in other public spaces. Approximately 65 community members attended and participated.

Participants reviewed materials produced in the previous meetings including the results of the Mission and Core Purpose exercises as well as the prioritized rankings of interior and exterior services. Participants also provided feedback on the service priorities and the Draft Program.

The workshop included a review of site analysis completed as part of the 2009 efforts. Participants were then tasked with identifying elements of the current Civic Center site worth preserving and those which do not work and/or present challenges. Finally, participants reviewed the previously identified Site Criterion and ranked those criterion as well as added new criteria.

Planning Focus Stakeholder Engagement Meetings

The next step in the Community Needs and Programming portion of the Process was two Stakeholder Engagement Meetings with a focus on site planning.

April 16, 2014

The first stakeholder meeting was held on April 16, 2014 and included members of the Bicycle and Pedestrian Advisory (BPAC), Environmental, Historical, Library, and Planning and Transportation (PTC) Commissions. These Commissions were identified as those with expertise in circulation and planning issues and/or current components of the Civic Center site.

Participants reviewed the results of all previous meetings including the Draft Program, summary of findings from the April 1 discussion on site opportunities and challenges, and site criteria prioritized based on previous feedback. Commissioners provided feedback on the site opportunities and challenges and were able to refine, re-prioritize and add to the site criteria. Commissioners also reviewed the various site layouts presented to Council during the September 10, 2013 meeting and during the 2009 process. Each of the Commissions then developed their own site layouts choosing which elements to include and where to place them. Though asked to focus on the southeast quadrant, Commissions were encouraged to consider the entire 18-acre site. Finally, Commissioners were asked to critique their own layouts based on the site criteria.

The meeting was posted on the City's website, at City Hall and outside of the meeting room. It was also emailed to the Civic Center Master Plan Update email listserve, the City Council listserve and the City News & Announcement listserve.

April 23, 2014

The second Planning Focus Stakeholder Engagement Meeting was held on April 23, 2014. Participants with planning backgrounds were identified along with participants that represented community groups and the neighbors of the Hillview Community Center. The

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meeting was posted on the City's website, emailed to the Civic Center Master Plan Update listserve, and mailed to all residents within 500 feet of the Community Center.

Participants reviewed all the data presented at the April 16 meeting as well as the site layouts developed by the Commissions. Participants were tasked with reviewing the different Site Layouts using the site criteria. They were asked to select a few of the layouts and discuss the opportunities, challenges and impacts of the various layouts. Invitations were sent to 34 individuals and 16 participated.

May 8, 2014 – Community Center Mission Statement Meeting

A meeting was held on May 8, 2014 to develop a draft Mission Statement for the new Community Center. This meeting served as a follow-up to the meeting held on February 26, 2014 and included participants from the PARC, PAC, Senior, and Youth Commissions. Commissioners reviewed their previous work on the Mission and Core Purpose Statements and drafted a recommended Community Center Mission Statement. This builds upon the 2009 Master Plan, which includes a Vision Statement for the City's public facilities as a whole as well as a Vision Statement for the Civic Center site. The meeting was posted on the City's website, at City Hall, outside the meeting room and emailed to the Civic Center Master Plan Update listserve.

Parallel Processes and Events

During the City's community engagement efforts, several other community groups conducted their own Community Center-focused meetings and information gathering events. Staff and ABA attended as many of the meetings as possible in order to continue to gather input and feedback to help shape the recommendations being presented to Council. These events included, among others: Los Altos Forward Placemaking activities, a *Town Crier* survey, and two meetings organized by the Los Altos Community Pool Foundation.

Staff also conducted outreach efforts at the Annual Egg Hunt on April 16, 2014 (approximately 50 participants), the Farmers' Market on May 15, 2014 (approximately 110 participants), and the Pet Parade on May 17, 2014 (approximately 40 participants). These efforts were done in an attempt to reach those residents that are traditionally difficult to engage using conventional meeting methods. Outreach conducted on these dates provided opportunities to educate members of the community about the project and to engage individuals and gather their feedback regarding potential program elements of the Community Center.

DISCUSSION

As the second phase of the Community Center Conceptual Design and Civic Center Master Plan Update draws to a close, there are several key decisions that need Council direction to shape the discussions in the third and fourth phases. These decisions include:

- Approve the revised Civic Center Vision Statement
- Approve the Community Center Mission Statement

- Approve the recommended Community Center Program
- Approve the Civic Center Site Criteria
- Approve the Civic Center Scenario Criteria

Civic Center Vision Statement

As part of the 2009 Civic Center Master Plan, Council approved a Vision Statement for the Civic Center site. Following comments and feedback heard during the various community engagement meetings, ABA recommends updating this Vision Statement to read as follows (revisions highlighted):

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, with striking architecture ~~that is low in profile~~, will be located in a beautiful park-like setting.

EXPERIENCE

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

Community Center Mission Statement

As indicated previously, the PARC, PAC, Senior, and Youth Commissions met on February 26, 2014 and again on May 8, 2014 to develop and recommend a Mission Statement for the Community Center. The recommended statement is as follows:

“The Los Altos Community Center will be an accessible, welcoming, flexible and modern 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!”

Recommended Community Center Program

The existing Hillview Community Center comprises 40,320 sq. ft. including exterior circulation spaces. The 2009 Master Plan Community Center Program recommended a 76,005 sq. ft. Community Center. This number was ultimately reduced to 55,600 sq. ft. in the final Master Plan. The 2009 program included amenities such as large and small program rooms, art and music rooms, fitness rooms, locker rooms, Senior and Teen lounges, multi-purpose rooms and kitchens.

Based on feedback received during the community engagement process, the new recommended Program maintains the size of the Community Center at 55,600 sq. ft. Should Council wish to reduce the size of the facility, staff recommends removing the Teen Lounge and Senior Card Room, which is based on public input. Should Council wish to increase the size of the facility, staff recommends including an additional small multi-purpose room and storage areas.

Civic Center Site Criteria

The April 1, 2014 Community Workshop and both of the Planning Focus Stakeholder Engagement Meetings included exercises to review the Site Criteria established during the 2009 Master Plan process. These Criteria have been updated based on input and feedback during recent meetings and the revised Criteria are recommended for approval. The Site Criteria will guide the site planning for the entire Civic Center site. Recommendations for placement of elements will be based on how they fit with the Site Criteria.

Civic Center Scenario Criteria

The Civic Center Scenario Criteria discussion will confirm certain assumptions for the two designated sections of the Civic Center site: southeast quadrant and northwest quadrant. These assumptions will include which elements will go in each location as well as parking strategies for both areas. The discussion will also present different circumstances for each element and function. Council direction is needed based on these circumstances to guide how and where facilities will be included in the site planning process.

Next steps

Following Council discussion and direction on June 10, 2014, a third Planning Focus Stakeholder Engagement meeting will be held on June 26, 2014. This meeting will be an opportunity to review all work completed to that date, including the decisions made at the June 10 Council meeting. This meeting will conclude the Community Needs and Programming phase of work and will lead into the next phase: Civic Center Master Plan Scenario Updates. This phase will focus on circulation and access, infrastructure, and placement of buildings and parking as well as financing of the project. This phase is expected to last from July to September and conclude with a Council meeting on September 9, 2014 where Council will consider a recommendation to approve the financial strategy including phasing and scheduling of the project. At that time, Council will make a determination on what elements of the Civic Center site (Community Center, Police Station, Library, Swim Center, Theater, etc.) will be included in each phase of the project.

The final phase of the project is anticipated to occur during the months of October and November 2014. On November 25, 2014, the Council will be presented for approval the revised Civic Center Master Plan, the Conceptual Design for the Community Center and the revised cost model.

FISCAL IMPACT

All work described in this report is included in the City's contract with Anderson Brulé Architects for services related to the Community Center Conceptual Design and Civic Center Master Plan Update and is included in Capital Improvement Program Project #CF-01002, Civic Center Redevelopment.

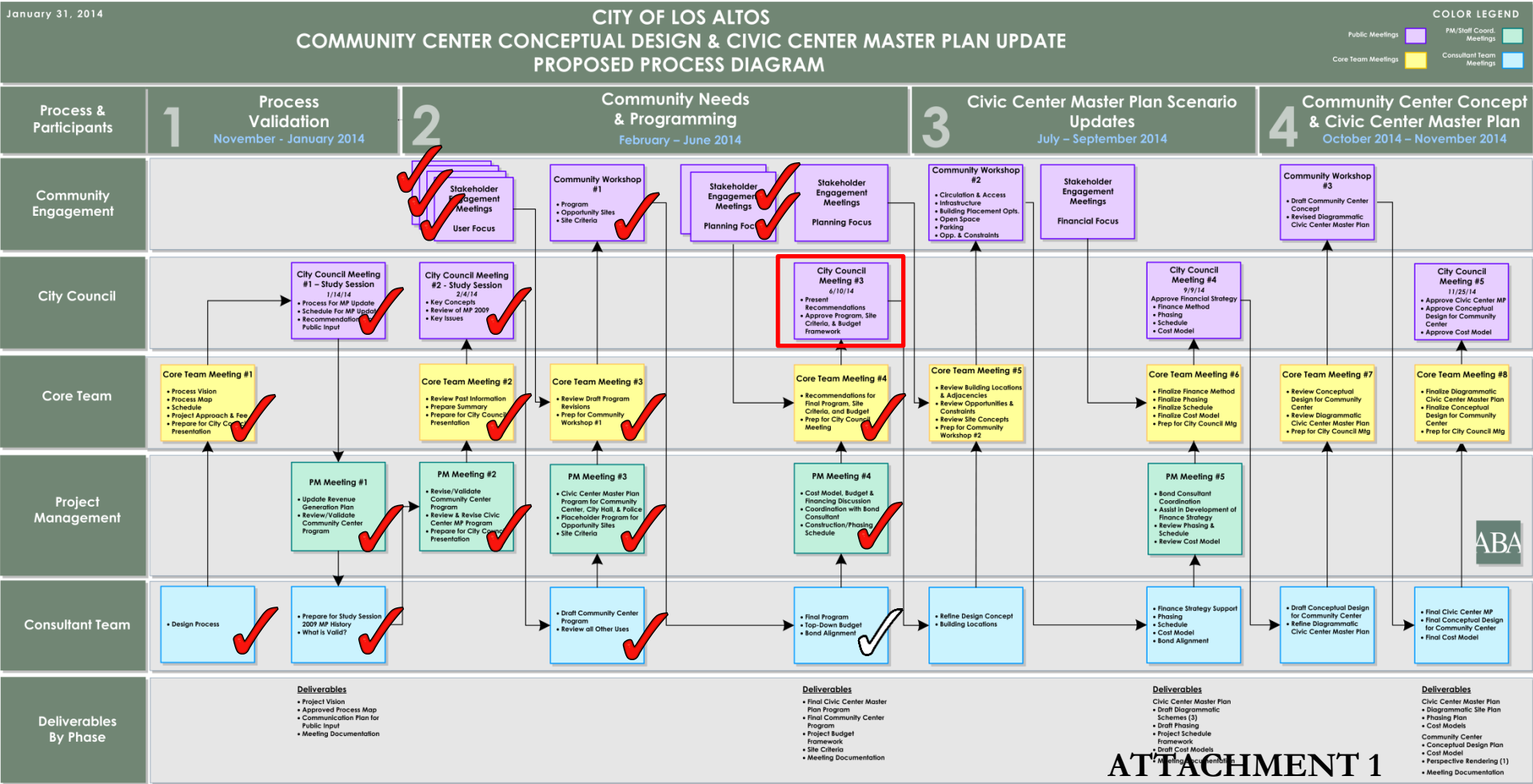
PUBLIC CONTACT

The date of the June 10, 2014 Council meeting was included in the Community Center Conceptual Design and Civic Center Master Plan Update Process Diagram which has been presented at each public meeting related to the Community Center held since January 2014. The map is also on the project's page on the City's website.

Posting of the meeting agenda serves as notice to the general public.



Process Overview



Stakeholder Engagement Meetings Participant List

March 15 and 20, 2014

Invitee Name	Affiliation
Anne Arjani	Non-resident user
Steve Bristow	Non-user, over 55
Gini Brown	Children's Corner, user
Coeta Chambers	Non-user, no children at home
Debbie Crouse	GreenTown Los Altos
John Day	Los Altos Community Pool Foundation
Vicki De Alcuaz	Non-user, no children at home
Joe Eyre	Los Altos Community Foundation
Trish Files	Los Altos Youth Theatre
Jerome Flowers	Los Altos Recreation Contract Instructor
Paul Gonella	Los Altos Legacies
Gary Hedden	GreenTown Los Altos
Bryan Johnson	LASD PTA
Peggy Jones	Los Altos Senior Center
Paul Kelleher	Los Altos/Los Altos Hills Little League
Kathy Lera	Non-user, no children at home
Ilona Lindauer	Chamber of Commerce
Ken Mburu	Los Altos Recreation Contract Instructor
Carlos Padilla	Non-user, 18 to 55
Shelly Potvin	User, with children 6 to 12
Darwin Poulos	Friends of the Library
Shobana Raghupathy	User, with children 13 to 18
Jane Reed	Los Altos History Museum
Vicki Reeder	Los Altos Stage Company
Jerry Rosenblom	Ye Olde Town Band
Pat Scheid	Los Altos Senior Center
Timmy Smith	User, age 13-18, Los Altos Youth Theatre
Sue Trautman	Non-user, no children at home
Eleanor Watanabe	Non-user, over 55
Julia Zarcone	Non-resident user
Invitee A	User, with children under 5
Invitee B	User, with children under 5
Invitee C	User, with children under 5
Invitee D	User, with children under 5
Invitee E	User, with children 6 to 12
Invitee F	User, with children 6 to 12
Invitee G	User, with children 6 to 12
Invitee H	User, with children 6 to 12

Note: Invitees were invited but did not participate

Stakeholder Engagement Meetings Participant List

March 15 and 20, 2014 Continued

Invitee Name	Affiliation
Invitee I	User, with children 13 to 18
Invitee J	User, with children 13 to 18
Invitee K	User, with children 13 to 18
Invitee L	User, with children 13 to 18
Invitee M	User, no children at home
Invitee N	User, no children at home
Invitee O	User, no children at home
Invitee P	User, no children at home
Invitee Q	User, no children at home
Invitee R	User, age 55+
Invitee S	User, age 55+
Invitee T	User, age 55+
Invitee U	User, age 55+
Invitee V	User, age 55+
Invitee W	User, age 13-18
Invitee X	User, age 13-18
Invitee Y	User, age 13-18
Invitee Z	User, age 18-55
Invitee AA	User, age 18-55
Invitee BB	User, age 18-55
Invitee CC	User, age 18-55
Invitee DD	User, age 18-55
Invitee EE	Los Altos Senior Center
Invitee FF	Los Altos Senior Center
Invitee GG	Non-user, with children under 5
Invitee HH	Non-user, with children under 5
Invitee II	Non-user, with children under 5
Invitee JJ	Non-user, with children under 5
Invitee KK	Non-user, with children under 5
Invitee LL	Non-user, with children 6 to 12
Invitee MM	Non-user, with children 6 to 12
Invitee NN	Non-user, with children 6 to 12
Invitee OO	Non-user, with children 13 to 18
Invitee PP	Non-user, with children 13 to 18
Invitee QQ	Non-user, no children at home
Invitee RR	Non-user, no children at home
Invitee SS	Non-user, age 55+
Invitee TT	Non-user, age 55+

Note: Invitees were invited but did not participate

Stakeholder Engagement Meetings Participant List

March 15 and 20, 2014 Continued

Invitee Name	Affiliation
Invitee UU	Non-user, age 55+
Invitee VV	Non-user, age 13-18
Invitee WW	Non-user, age 13-18
Invitee XX	Non-user, age 18-55
Invitee YY	Non-user, age 18-55
Invitee ZZ	MVLA Girls Softball
Invitee AAA	MVLA Girls Softball
Invitee BBB	Crusaders Lacrosse
Invitee CCC	Storm Youth Field Hockey
Invitee DDD	Los Altos Community Pool Foundation
Invitee EEE	Town of Los Altos Hills
Invitee FFF	Town of Los Altos Hills
Invitee GGG	AYSO
Invitee HHH	AYSO
Invitee III	Boy Scouts
Invitee JJJ	Girl Scouts
Invitee KKK	Los Altos History Museum
Invitee LLL	Los Altos Art Club
Invitee MMM	Los Altos Recreation Contract Instructor
Invitee NNN	Los Altos Recreation Contract Instructor
Invitee OOO	Los Altos Stage Company
Invitee PPP	MVLA Adult Education
Invitee QQQ	MVLA Adult Education
Invitee RRR	MVLA Youth Soccer
Invitee SSS	MVLA Youth Soccer
Invitee TTT	Red Star Soccer
Invitee UUU	Terrible Adult Chamber Orchestra
Invitee VVV	Ye Olde Towne Band
Invitee WWW	Crusaders Lacrosse

Note: Invitees were invited but did not participate

Stakeholder Engagement Meetings Participant List

April 23, 2014

Invitee Name	Affiliation
Mike Abrams	Los Altos Forward
Abigail Ahrens	Downtown property owner
Lou Becker	LAVA and property owner
Kamrin Knight Desmond	LAVA Board
Semele Heller	President Montclair Elementary School PTO
Randall Hull	Neighbors surrounding the Community Center
Linda Johnson	Neighbors surrounding the Community Center
Wendy Keller	Non-user family w/children ages 6-12
King Lear	Neutra House (Community Foundation)
Diane Lillibridge	Non-resident
Catherine Nunes	Neighbors surrounding the Community Center
Julie Rose	Chamber of Commerce
Elena Shea	MVLA PTA Council
Brooke Ray Smith	Los Altos Property Owners Downtown
Cynthia Wilson	Library
Daniel Wilson	Los Altos Stage Company
Invitee A	Non-user family w/children age 5
Invitee B	Library
Invitee C	Los Altos Stage Company
Invitee D	Downtown merchant/Chamber of Commerce
Invitee E	Downtown resident
Invitee F	LA Community Foundation
Invitee G	Young families in South Los Altos
Invitee H	Young families in South Los Altos
Invitee I	Young families in South Los Altos
Invitee J	Downtown business owner & neighbor
Invitee K	Chamber of Commerce Board
Invitee L	Hillview/LAYC user over 55
Invitee M	Los Altos Neighborhood Network
Invitee N	History Museum
Invitee O	Red Star Soccer
Invitee P	Hillview/LAYC user w/children under 5
Invitee Q	Hillview/LAYC user w/children under 5
Invitee R	Hillview/LAYC user w/children under 5

Note: Invitees were invited but did not participate

Outreach Plan

February 26, 2014

Joint Commission Meeting

Participants: Parks and Recreation, Public Arts, Senior and Youth Commissions

Notices:

- Posted on City's online calendar
- Emailed to the Civic Center Master Plan Updates email listserve as well as the Youth, Senior, Public Arts and Parks & Recreation Commission listserves (697 contacts)
- Posted at City Hall and outside of the meeting room

March 15 & 20, 2014

Stakeholder Engagement Meetings – User Focus

Participants: Varied demographic of identified Users and Non-Users of Recreation facilities

Notices:

- Posted on City's online calendar
- Emailed to the Civic Center Master Plan Updates email listserve (323 contacts).
- Specific groups with a vested interest in the project/facilities were notified, including: Acterra, Bullis Charter School, Chamber of Commerce, Children's Corner, Community Health Awareness Council, Community School of Music & Arts, CSA Rep, Cupertino Union School District, Festival of Lights Parade, Fremont Union High School District, Friends of the Library, GreenTown Los Altos, Kiwanis Club, League of Women Voters, Los Altos Community Foundation, Los Altos Educational Foundation, Los Altos Forward, Los Altos Legacies, Los Altos Mediation Group (LAMP), Los Altos School District, Los Altos Village Association, Los Altos Women's Caucus, Mid Pen Regional Open Space, Mountain View Los Altos School District, Music for Minors, Packard Foundation, Pinewood School, Rotary Club, Santa Clara County Librarian, St Nicholas School, St Simons School

April 1, 2014

Community Workshop

Participants: The general public was invited to attend

Notices:

- Posted on City's online calendar
- Emailed to the Civic Center Master Plan Updates email listserve (323 contacts) and the Recreation Department email listserve (9,473 contacts).
- Included in a City News & Announcement email update on March 13, 2014 and March 28, 2014 (336 contacts)
- Social Media announcements were posted to: a) City of Los Altos Facebook & Twitter accounts, b) Recreation Facebook & Twitter accounts, c) Los Altos Patch online calendar.
- Print ads were placed in the *Town Crier* and ran on 3/19 and 3/26.
- Poster boards were printed and mounted on A-frames that were placed strategically throughout the City in the following locations: a) Hillview Community Center, b) Loyola Corners, c) Community Plaza in downtown Los Altos, d) Main Library, e) Sidewalk on San Antonio Road near Library and City Hall walkway.
- Large posters were posted throughout the City including at: BusBarn Theatre/Concession Stand/Restrooms, Chamber of Commerce, City Hall, Garden House, Grant Park

Community Center, Heritage Oaks Park, Hillview Classrooms, Hillview Display Case, Know Knew Books, Le Boulanger, Los Altos Village Association, LAYC (double side/restrooms/kiosk), Linden Tree Books, MacKenzie Park, Main Street Books & Café, Marymeade Park, Municipal Service Center, Peets Coffee on State Street, Redwood Grove, Rosita Park, San Antonio Club, Senior Center, Shoup Park, Starbucks (Rancho, Main, Foothill Xing), The Underground Teen Center

April 16, 2014

Joint Commission Meeting

Participants: Bicycle and Pedestrian Advisory, Environmental, Historical, Library, and Planning and Transportation Commissions

Notices:

- Posted on City's online calendar
- Emailed to the Civic Center Master Plan Updates email listserve, which was updated to include all contacts on each of the Commission listserves and the City Council and City News & Announcement listserves (2,355 contacts).
- Notice was also posted at City Hall and outside of the room where the meeting was held.

April 19, 2014

Egg Hunt at Hillview

Approximately 50 people participated. Mostly Los Altos residents participated, with a small representation from Los Altos Hills.

April 23, 2014

Stakeholder Meeting

Participants: Participants were selected with planning backgrounds, to represent various community groups and to include neighbors of the project.

Notices:

- Posted on City's online calendar
- Emailed to the Civic Center Master Plan Updates email listserve.
- Notices were mailed to all residents within 500 feet of the Community Center.

May 8, 2014

Joint Commission Meeting

Participants: Youth, Senior, Public Arts, and Parks and Recreation Commissions

Notices:

- Posted on City's online calendar
- Emailed to the Civic Center Master Plan Updates email listserve.

May 15, 2014

Farmers' Market Outreach

Approximately 110 people participated. Mostly Los Altos residents participated, with a small representation from Los Altos Hills.

May 17, 2014

Los Altos Pet Parade Outreach

Approximately 40 people participated.



Interior Services Ranking – Combined (1 of 2)

1	Large Group Activities	●	13	Youth Theater Rehearsal	●
2	Social Gathering - Seniors	●	14	Social Gathering - Teens	
2	Social Gathering - General	●	15	Childrens' Services - Non-City Program	●
4	Fitness (w/o Equipment, sprung wood floor)	●	16	Theater Rehearsal (Los Altos Stage Company)	●
5	Special Interest Classes	●	17	Dedicated Outside Agency Spaces	●
6	Camps (Summer, Winter, Spring Break)	●	18	Gaming	
7	Art Room	●	19	Social Gathering - Adults	
8	Staff Offices & Support Space	●	20	Adult Education from High School District	●
9	Table Games	●	21	Pop-up Clinic- Senior	●
9	Gathering w/ Kitchen	●	22	Meeting Space	●
11	Fitness (w/ Equipment)				



Interior Services Ranking – Combined (2 of 2)

23	Billiards / Pool - Senior	
24	Theater	
25	Study Center - Teen	
26	Ping Pong- Senior	●
27	Performance Center	
28	Coffee - Senior	●
28	Maker Space - Adult	
28	Misc. Adult Ed. from High School District	●
28	Pool Table/ Ping Pong - Teen	
28	Technology	●
28	Teen - Basketball - Teen	
34	Temp Storage- Senior	●

● = Current Activities



Exterior Services Ranking - Combined

1	Large Group Activities	●	14	Picnicking	●
2	Soccer	●	14	Volleyball - Teen	
3	Baseball	●	16	Dog Park - Teen	
4	Bocce Ball	●	16	Quiet Garden	
5	Swim		16	Underground Parking	
6	Adult Fitness	●	19	Hangout (food, sitting) - Adult	
7	Skate Park		20	Art- Senior	●
8	Playground	●	20	Contemplative Space- Senior	
9	Other Field Sports	●	20	Environmental Demo	
10	Additional Soccer Field		20	Sports Court - Teen	
10	Basketball - Teen				
10	Softball Field				
13	Public Art	●			

● = Current Activities



Suggested Services

Interior
Café
Flooring - sealed surface - Adult
Interior Art Elements
Kiln, ceramic studio, printing press - Adult
Lockers/ showers
Maker Space - Adult
Sinks- centrally located, not in center - Adult
Theater Costume Shop

Exterior
Cricket
Fountain - garden pool area



City of Los Altos

Civic Center Master Plan
Council Meeting

June 10, 2014





Agenda

- Process Overview
- Assumptions & Council Direction
- Terms & Definitions
- Vision
- Community Needs Assessment
- Site Opportunities & Challenges
- Site Criteria
- Conclusion

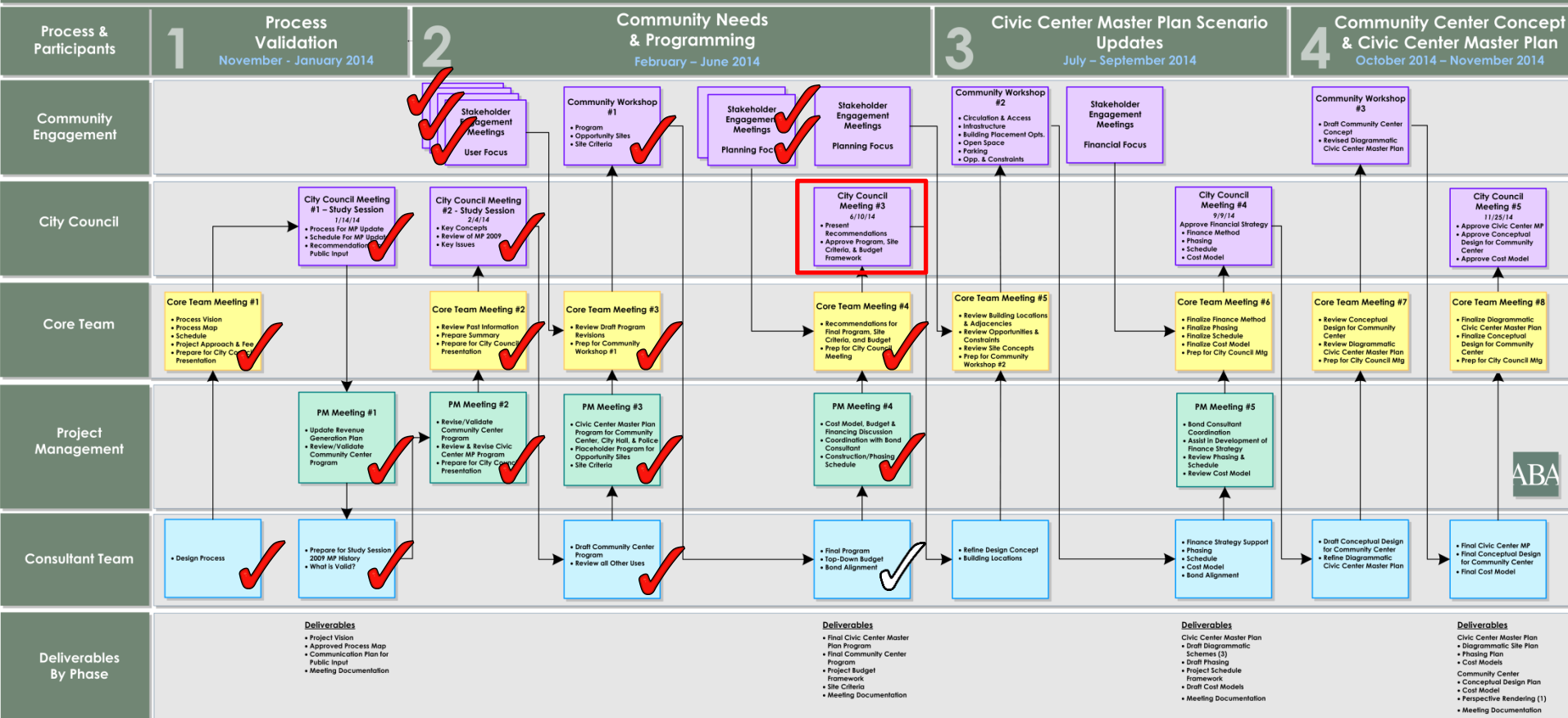


Process Overview

January 31, 2014

CITY OF LOS ALTOS COMMUNITY CENTER CONCEPTUAL DESIGN & CIVIC CENTER MASTER PLAN UPDATE PROPOSED PROCESS DIAGRAM

COLOR LEGEND
 Public Meetings: Purple box
 PM/Staff Coord. Meetings: Green box
 Core Team Meetings: Yellow box
 Consultant Team Meetings: Blue box





Assumptions & Council Direction





Assumptions & Council Direction

- Focus on building a Community Center as first priority
- Multi-generational facility supporting current and future needs of the community
- Budget that aligns to community support for financing
- Community Center located on southeast quadrant of the Civic Center property
- Opportunity Sites defined in the 2009 Master Plan will be included in the Civic Center Master Plan



Council Approval Needed Tonight

- Civic Center Vision
- Community Center Mission
- Recommended Community Center Program
- Site Criteria
- Scenario Criteria



Terms & Definitions



Terms & Definitions

- ❑ **Vision** – an inspirational statement of long range intent
- ❑ **Mission** – a statement of purpose
- ❑ **Needs Assessment** – an identification of community needs from a service perspective
- ❑ **Program** – a list of interior and exterior spaces needed to support a given set of uses and services; it includes quantity and size of spaces
- ❑ **Program by Function/Use** – a program that has been organized by use or function rather than by building; this format enables a strategic approach to shared use
- ❑ **Facility Assessment** – an evaluation of existing building and site conditions against current standards



Terms & Definitions

- ❑ **Outreach** – an invitation to participate to a broad and representative range of the community
- ❑ **Stakeholders** – anyone affected by or who could affect the outcome of the project
- ❑ **Focus Group** – a facilitated meeting of identified stakeholders to gather input on a particular subject; examples of types are cross-representational, cross-functional, and special interest
- ❑ **Forum** – a large group, facilitated meeting of stakeholders to gather input on a particular subject
- ❑ **Workshop** - a facilitated meeting of identified stakeholders to gather input on a particular subject in an interactive, hands-on format
- ❑ **Key Informant Interview** – a one-on-one discussion with an identified stakeholder to gather in-depth input on a particular subject



Terms & Definitions

- ❑ **Civic Center** – The entire Los Altos Civic Center site and all of its components and uses
- ❑ **Community Center** – A public facility with program and service components, often used to specifically refer to a recreation program building
- ❑ **Scenario Criteria** – A given set of criteria and components as the basis for design
- ❑ **Scenario Design** – A design drawing that illustrates a potential solution for given criteria



Vision & Mission

Civic Center Vision

Community Center Mission





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 **village**.

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

EXPERIENCE

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



Mission for Community Center (by Commissions)

“The Los Altos Community Center will be an accessible, welcoming, flexible and modern 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!”



Community Center Needs Assessment

Communication Plan

Participants

Parallel Processes & Events

Advocacy Group Viewpoints

Recommended Services for Community Center

Recommended Draft Program for the Community Center



Communication Plan Summary

☐ Notices

- Posted on City's online calendar
- Emailed to the Civic Center Master Plan Updates email listserve (310 contacts)
- Emailed to the Recreation Department email listserve (9,473 contacts)
- Posted at City Hall and outside of the meeting room
- Print ads were placed in the Town Crier and ran on 3/19 and 3/26
- Poster boards were printed and mounted on A-frames that were placed strategically throughout the City (6 locations)
- Large posters were posted throughout the City (25 locations)



Communication Plan Summary *(continued)*

❑ Social Media Announcements

- City of Los Altos Facebook & Twitter accounts
- Recreation Facebook & Twitter accounts
- Los Altos Patch online calendar

❑ Invitations

- Non-affiliated Groups (21 groups)
- User Groups (12 groups)
- Groups with Vested Interest (31 groups)
- Neighbors



Communication Plan Summary *(continued)*

- ❑ Additional Outreach by City
 - Farmers' Market
 - Los Altos Pet Parade
 - Egg Hunt Event



Participants

Commissions for User Focus & Mission Statement

- Parks and Recreation Commission
- Public Arts Commission
- Senior Commission
- Youth Commission

Commissions for Planning Focus

- Bicycle and Pedestrian Advisory Commission
- Environmental Commission
- Historical Commission
- Library Commission
- Planning and Transportation Commission



Participants

❑ Workshop Attendees

- 4/01 65 participants

❑ Focus Group Attendees

- 2/26 21 participants / 39 public
- 3/15 13 participants / 7 public
- 3/20 18 participants / 12 public
- 4/16 18 participant / 22 public
- 4/23 16 participant / 20 public



Parallel Processes & Events





Parallel Processes & Events

- Los Altos Forward/Fred Kent
- Community Engagement Ad Hoc Committee
- Downtown Master Planning
- Town Crier Survey on Community Center Priority
- Community Pool Foundation
- Library New Manager
- Presentations to Council & Commissions



Advocacy Group Viewpoints

Keep it Simple	↔	Think Big		
Use Land City Has	↔	Buy/Sell Land		
Fiscally Conservative	↔	Fiscally Ambitious		
Traditional (Bond) Financing	↔	Alternative Financing		
Low Density	↔	High Density		
Surface Parking	↔	Underground Parking		
Less Parking	↔	Maximum Parking		
Working Orchard	↔	Ornamental Orchard		
No Pool	↔	Swim Center	↔	Therapy Pool



Recommended Services for Community Center





Recommended Community Center Program

- What are the services offered through the Community Center?
- What is located in the Southeast Quadrant?
- What is included in Phase 1?
- What is included in the funding of the Community Center?



Recommended Interior Services cc Phase 1

Listed by Priority Rank (1 of 2)

1	Large Group Activities	●	●
2	Social Gathering, Seniors Only	●	●
2	Social Gathering, General	●	●
4	Fitness (w/o Equipment, sprung wood floor)	●	●
5	Special Interest Classes	●	●
6	Camps (Summer, Winter, Spring Break)	●	●
7	Art Room	●	●
8	Staff Offices & Support Space	●	●
9	Table Games	●	●
9	Gathering w/ Kitchen	●	●
11	Fitness (w/ Equipment)		●
12	Music (with Acoustic Design)	●	●
13	Youth Theater Rehearsal	●	●
14	Social Gathering, Teens Only		●
15	Childrens' Services - Non-City Program	●	●
16	Theater Rehearsal (Los Altos Stage Company)	●	
17	<u>Dedicated</u> Outside Organization Spaces	●	?
18	Gaming		
19	Social Gathering, Adults Only		
20	Adult Education from High School District	●	○

● = Current Activities

● = Activities Included in Recommended Program

○ = Activities that can be included in Design w/o Additional Program Space

* = Provided at Current Level



Recommended Interior Services cc Phase 1 Listed by Priority Rank (2 of 2)

21	Pop-up Clinic *	●	●
22	Meeting Space	●	●
23	Billiards/Pool Table/Ping Pong	●	●
24	Theater (in MP)		?
25	Study Center, Teen Only		
26	Performance Center		
27	Coffee Service	●	●
27	Maker Space (in Art Space)		●
27	Technology	●	●
27	Basketball		
31	Temporary Storage	●	○

● = Current Activities

● = Activities Included in Recommended Program

○ = Activities that can be included in Design w/o Additional Program Space

* = Provided at Current Level



Recommended Exterior Services cc Phase 1

Listed by Priority Rank

1	Large Group Activities	●	●
2	Soccer	●	●
3	Baseball	●	●
4	Bocce Ball	●	●
5	Swim / Pool (in MP)		?
6	Adult Fitness	●	●
7	Skate Park		
8	Playground	●	●
9	Other Field Sports	●	●
10	Additional Soccer Field		
10	Basketball		
10	Softball Field		
13	Public Art	●	○

14	Picnicking (various locations on site)	●	●
14	Volleyball		
16	Dog Park		
16	Quiet Garden, Contemplative Space		○
16	Underground Parking		○
19	Hangout (eating, sitting)		○
20	Art	●	○
20	Environmental Exhibit		
20	Sports Court		

● = Current Activities

● = Activities Included in Recommended Program

○ = Activities that can be included in Design w/o Additional Program Space

* = Provided at Current Level



Suggested Services- Not Ranked CC Phase 1

Interior			
-	Café		?
-	Interior Art Elements		
-	Kiln, ceramic studio, printing press - Adult		
-	Lockers/ showers		●
-	Theater Costume Shop		
-	School		

Exterior			
-	Cricket		
-	Fountain - garden pool area		

- = Current Activities
- = Activities Included in Recommended Program
- = Activities that can be included in Design w/o Additional Program Space
- * = Provided at Current Level



Program - Recommendation

- Maintain Architectural Program for Community Center with Scheduling Changes at **55,600 sf**

Los Altos Community Center Program Analysis

Anderson Brule' Architects

Existing Community Center						Draft Program		
Name	Qty	Unit Area	Total Area	Ref. No.	Name	Quantity	Unit Area	Total Area
Program Spaces			16,309		Program Rooms			8,470 net sf
Classroom	1	738	738	1.C.01.01	Small Program (Rascal Room)	1	700	700
			-	1.C.01.02	Large Program Room	1	1500	1500
Classrooms	6	940	5,640	1.C.01.03	Standard Program Room	3	1000	3000
			-	1.F.01.01	Program Kitchen	1	270	270
			-	1.C. 01.04	Art Program Room	2	1000	2000
			-	1.B.02.03	Music Program Room	1	1000	1000
Partner Dedicated Spaces								
Adult Education Classrooms	5	943	4,715					
Friends of Library Storage	1	936	936					
LAYT Storage	1	936	936					
League of Women	1	232	232					
Children's Partner Org.	1	3112	3,112					

Los Altos Community Center Program Analysis

Anderson Brule' Architects

Existing Community Center						Draft Program		
Name	Qty	Unit Area	Total Area	Ref. No.	Name	Quantity	Unit Area	Total Area
Fitness Spaces			2,579		Indoor Fitness Program Rooms			7,240 net sf
			-	1.C.02.01	Fitness Program Room	2	1000	2000
Social Hall	1	2579	2,579	1.C.02.02	Large Fitness Program Room	1	2500	2500
			-	1.C.02.03	Fitness Equipment Room	1	2000	2000
				1.C.02.04	Locker Room	2	370	740
Subsidized Spaces			940		Senior, Teen and Children's Program Spaces			5,362 net sf
			-	1.D.01.01	Teen Lounge	1	630	630
Classroom 10	1	940	940	1.D.02.01	Senior Lounge	1	1000	1000
			-	1.D.05.01	Game Room	1	830	830
			-	1.D.05.02	Card Lounge	1	730	730
			-	1.D.03.01	Children's Program Room	2	900	1800
			-	1.D.03.02	Children's Toilets	4	18	72
			-	1.D.03.03	Adult Toilet (Children's Sp.)	1	60	60
			-	1.D.04.01	Counseling Room	2	120	240

Los Altos Community Center Program Analysis

Anderson Brule' Architects

Existing Community Center							Draft Program		
Name	Qty	Unit Area	Total Area	Ref. No.	Name	Quantity	Unit Area	Total Area	
Community and Event Spaces			8,252	Event Spaces / Food Service and Catering			8,901 net sf		
LAYC	1	5406	5,406	1.E.01.01	Multi-purpose Room	1	5000	5000	
			-	1.E.02.01	Multi-purpose Room Storage	1	516	516	
Multi-Purpose Room	1	2331	2,331	1.E.01.02	Small Multi-Purpose Room	1	2500	2500	
Warm Up Kitchen	1	515	515	1.F.01.04	MPR Catering Kitchen	1	600	600	
			-	1.F.01.05	Bulk Food Storage	1	100	100	
			-	1.F.01.01	Refreshment Bars	3	40	120	
			-	1.F.01.03	Barbecue Area	1	65	65	
Subtotal Public Spaces Sq. Ft.			28,080	Subtotal Public Spaces Sq. Ft.			29973		
Gross Sq. Ft.			See below	Gross Sq. Ft. (x 1.4.x 1.15)			48257		
Administration				Administration and Support Spaces			4,730 net sf		
Admin. Office	1	1992	1,992		Admin. & Storage	1	4730	4730	
Subtotal Administrative Sq. Ft.			1,992	Subtotal Administrative Sq. Ft.			4730		
Gross Sq. Ft.:				Gross Sq. Ft. (x 1.35.x 1.15)			7343		
Other (restrooms, Janitor Closets, Mech. Space etc.)	1	3898	3,898						
Exterior Circulation	1	6350	6,350						
Total Sq. Ft.			40,320	Total Sq. Ft.			55,600		

Los Altos Community Center Program Analysis

Anderson Brule' Architects

Existing Community Center							Draft Program		
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Gross Sq. Ft.:				Gross Sq. Ft. (x 1.35.x 1.15)			7343		
Other (restrooms, Janitor Closets, Mech. Space etc.)	1	3898	3,898	28,080 sf → 29,973 sf is 6.7% increase in Recreation Program Space					
Exterior Circulation	1	6350	6,350						
Total Sq. Ft.			40,320	Total Sq. Ft.			55,600		



Program – Recommended Possible Changes

Increase

- | | |
|--|----------|
| <input type="checkbox"/> Small Multi Purpose Room | 2,500 sf |
| <input type="checkbox"/> Storage Areas | 1,000 sf |
| <input type="checkbox"/> Café (Dedicated Seating Not Included) | 200 sf |

Decrease

- | | |
|---|--------|
| <input type="checkbox"/> Teen Lounge | 630 sf |
| <input type="checkbox"/> Senior Card Room | 730 sf |



Public Input for Changes to Draft Community Center Program (1 of 2)

Consideration	Recommendation
Swim Center	<ul style="list-style-type: none">• Locate in Southeast Quadrant• Do not recommend therapy pool
Theater	<ul style="list-style-type: none">• Locate in the Northwest quadrant as new/renovated space• Closer to Downtown
Ceramics Studio with Kiln	<ul style="list-style-type: none">• Not Recommended• Cost, Safety, and Code Issues
Dedicated Space for Friends of the Library	<ul style="list-style-type: none">• Should be included in an expansion of the library or new library• Temporary arrangement?





Public Input for Changes to Draft Community Center Program (2 of 2)

Consideration	Recommendation
Dog Park	<ul style="list-style-type: none">• Not on this Site
Skate Park	<ul style="list-style-type: none">• Not on this Site
Skate-able Art	<ul style="list-style-type: none">• Can Be Included into the Landscape Plan of the Community Center
Meeting Rooms	<ul style="list-style-type: none">• No Additional Rooms beyond Current Program
Incubator Space	<ul style="list-style-type: none">• Not Recommended as a Permanent Space in the Community Center• Consider in the Future City Hall
Outdoor Walking Circuit Path	<ul style="list-style-type: none">• Included in 2009• Consider in the Long-term Master Plan





Recommended Community Center Program

- What are the services offered through the Community Center?
- What is located in the Southeast Quadrant?
- What is included in Phase 1?
- What is included in the funding of the Community Center?



Public Input Site Opportunities & Challenges





Community Workshop- Summary of Findings

□ Density

- Maximize Land Use, Increase Efficiency
- Multi-story Buildings
- Underground Parking
- Community Facilities Closer to Downtown

□ Circulation

- Roundabout at San Antonio
- Improve Pedestrian & Traffic Flow

□ Open & Green Space

- Maintain Open Feel
- Preserve/Increase Green Space
- Protect Trees
- Preserve Working Orchard / Maybe Moved
- Pathways, Plazas, & Quiet Gathering Areas



Community Workshop- Summary of Findings

Adjacencies

- Theater & Community Center
- Swim & Community Center

Offsite Possibilities

- Police
- Theater
- Swim Center

Other

- Flexible Space
- Connection to Downtown
- Purchase Corner Property



Site Criteria





Site Criteria - Process

- Built Upon 2009 Design Drivers
- Gathered Input through
 - Workshop
 - Commissions – Planning
 - Focus Groups



Design Drivers – 2009 Master Plan

- Connectivity to Downtown
- Establishment of Multi-Generational Facilities
- Contextual Aesthetic that Maintains a Village Feel
- Safe Vehicle & Pedestrian Access
- Maximize Shared Use of Program Elements
- Promotion of Los Altos History
- Enlarge & Enhance Open Space
- Consider Phasing Strategy Impacts
- Minimize Exiting to / from Hillview
- Neighborhood Residential Concerns
- Neighborhood Commercial Concerns
- Protection of Significant Trees
- Sustainably Designed & Efficient Facilities
- Cost



Top Prioritized Site Criteria from Workshop

1	Connectivity to Downtown
2	Establishment of Multi-Generational Facilities
3	Sustainably Designed and Efficient Facilities
4	Safe Vehicle and Pedestrian Access
5	Cost
6	Maximized Shared Use of Program Elements
6	Enlarged and Enhanced Open Space
8	Protection of Significant Trees
9	Contextual Aesthetic that Maintains a Village Feel
10	Neighborhood Residential Concerns
11	Neighborhood Commercial Concerns



Low & Unranked Site Criteria from Workshop

- Integrated with Downtown
- Promotion of Los Altos History
- Minimizing Exiting to / from Hillview
- Phasing Strategy Impacts
- 2 to 3 Story Buildings
- Connectivity between all Facilities
- Attractive Gathering Space - The Destination
- Underground Parking
- Move Police from Civic Center
- Café / Food on Site
- Need Small, Working Orchard
- Fun (People, Friendly, Inviting)
- Traffic Circulation
- Place High Pedestrian Volume Near San Antonio & Low Volume Near Residential Areas
- Preserve Open Space & Orchard
- Move Police to Municipal Service Center
- Move Police Closer to San Antonio



Top Prioritized Site Criteria - Commission

- 1 Establishment of Multi-Generational Facilities
- 2 Safe Vehicle, Pedestrian, & *Bicycle* Access
- 3 Sustainably Designed and Efficient Facilities, *Environmental & Functional, Net Zero possibilities, Include multi-story building*
- 4 Protection of Significant Trees & *Orchard (location TBD)*
- 5 Maximized Shared Use of Program Elements
- 6 Connectivity to Downtown, *Ease of Access*
- 7 Neighborhood Residential Concerns, *Traffic Access*
- 8 Enlarged & Enhanced Open Space, *Sufficient*
- 9 Contextual Aesthetic that Maintains a Village Feel, *Fit Los Altos*
- 10 Cost



Top Prioritized Site Criteria - Commission

11	<i>Adjacencies/Synergies btwn facilities (CC-Museum-Library-Theatre)</i>
12	<i>Neighborhood Commercial Concerns, Traffic Access</i>
13	<i>Parking</i>
14	<i>Underground Parking</i>
15	<i>Garden space plaza adjacent to meeting Space</i>
16	<i>Through access for Pedestrians/Bicycles - permeable design, through Neighborhood to Downtown</i>
17	<i>Support after sunset outdoor activity</i>



Proposed Site Criteria (revisions to 2009 Criteria in red)

- Connectivity to Downtown
- Establishment of Multi-Generational Facilities
- Contextual Aesthetic that Maintains a **Los Altos Village** Feel
- Safe Vehicle, Pedestrian, & **Bicycle** Access
- Maximize Shared Use of Program Elements
- Promotion of Los Altos History
- ~~Enlarged~~ & Enhanced Open Space
- **Maximize Land Use with Underground Parking**
- Consider Phasing Strategy Impacts
- Minimize Exiting to / from Hillview
- Residential Neighbors' Concerns (**Traffic & Noise**)
- Commercial Neighbors' Concerns (**Noise**)
- Protection of Significant Trees
- Sustainably Designed & Efficient Facilities
- **Synergy/Connectivity between Facilities (Place-making/Activated)**
- **Viable/Functional Working Orchard**
- Cost



Community Center – Planning Focus

Site Studies

Small Group Exercise





Site Studies

2009 Schemes

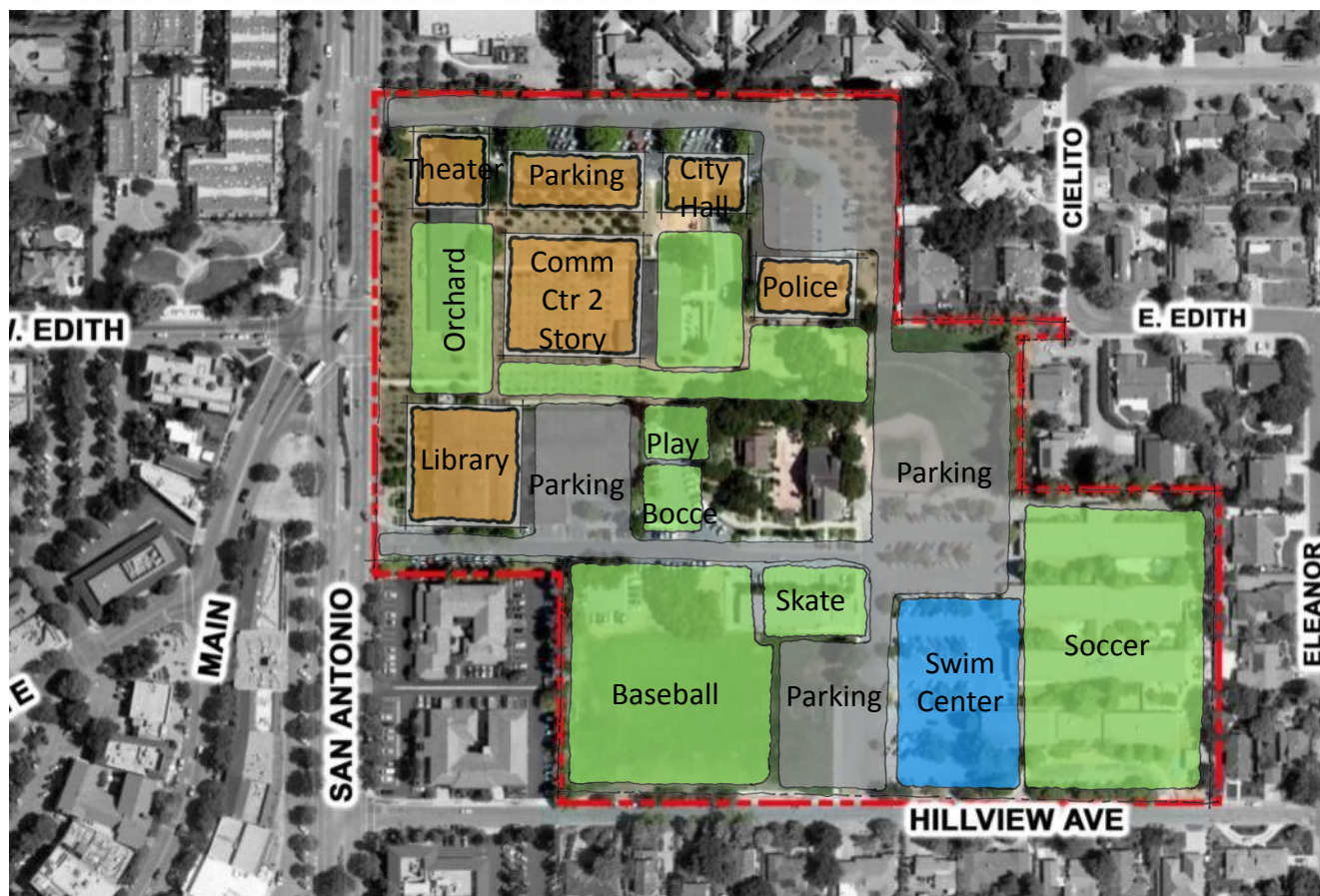
September 2013 Schemes

Commission Exercises





Civic Center 2009 – Option 1



Opportunities

- Civic Presence
- Vehicle & Pedestrian Access
- Open Space
- Promotes History
- Shared Use
- Good Commercial Neighbor

Constraints

- Residential Neighbor Concerns



Civic Center 2009 – Option 2



Opportunities

- Good Village Aesthetic
- Protect Trees
- Good Residential and Commercial Neighbor
- Lower Cost

Constraints

- Less Open Space
- Less Facilities
- Phasing less ideal



Civic Center 2009 – Option 3



Opportunities

- Excellent Main Street Connection
- Promotes History
- Shared Use
- Multi Gen Facilities
- Good Commercial Neighbor
- Good Phasing

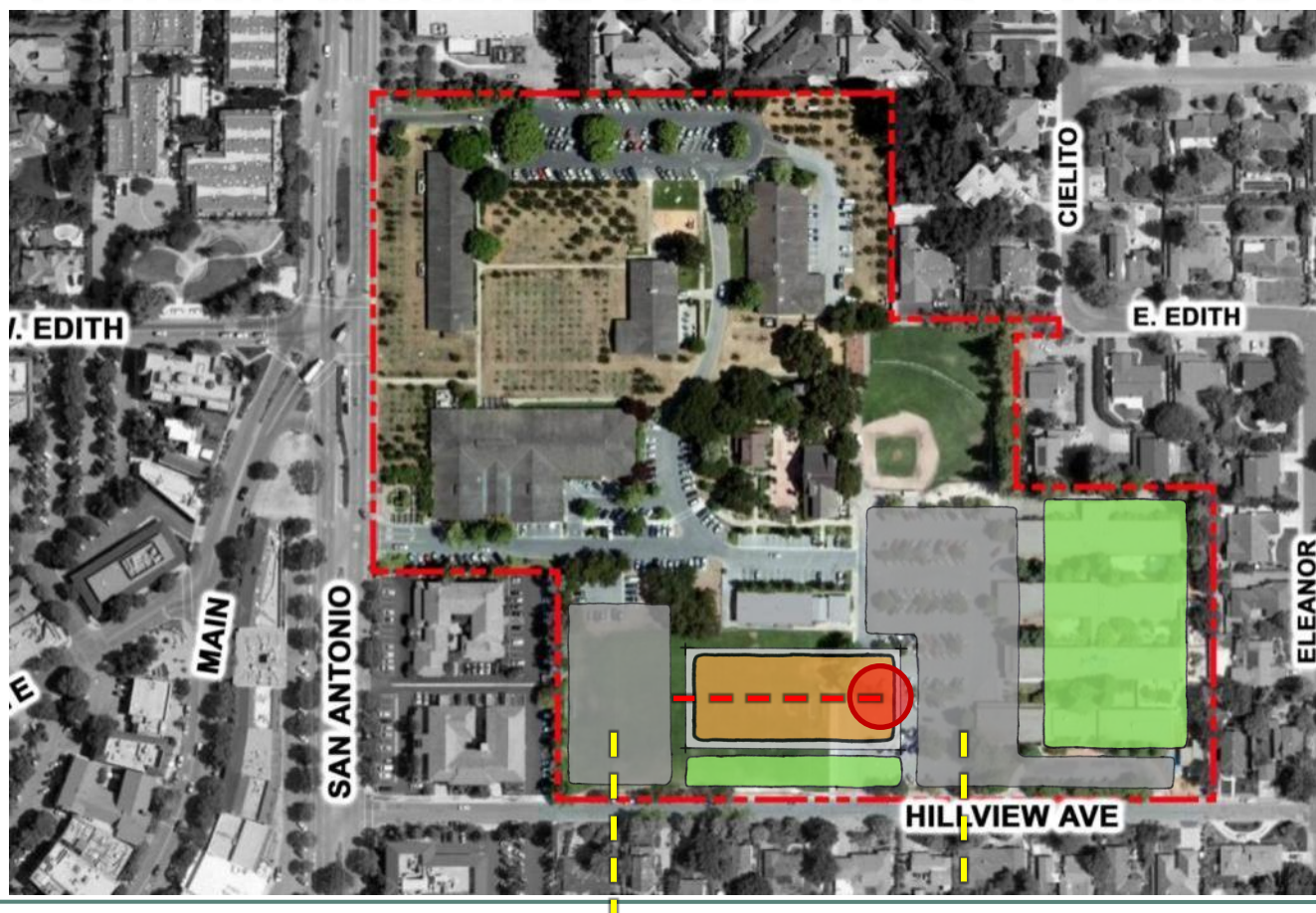
Constraints

- Some Residential Neighbor Concerns





Council Meeting Sept 2013 - Option 1



Opportunities

- Good Orientation
- Security
- Closer to Other Civic Center Facilities
- Regulation Sized Soccer Field
- Continuous Community Center Services
- Increase Parking Near Library

Constraints

- Temporary Loss of Soccer Field

SERVICE + ENVIRONMENT = EXPERIENCE





Council Meeting Sept 2013 - Option 2



Opportunities

- Good Orientation
- Security
- Distributed Outdoor Space
- Phasing
- Visible Entry
- Stronger Relation to Hillview

Constraints

- Isolated from Other Buildings



Council Meeting Sept 2013 - Option 3



Opportunities

- Parking Placement As-is
- Central Service Desk
- Solar Orientation
- Indoor Outdoor Relationships
- Intimate Outdoor Areas

Constraints

- Separate from Other Civic Services
- Pedestrian Circulation
- Closer to Neighbors
- Separate Wings / Division
- Harder to Secure





Council Meeting Sept 2013 - Option 4



Opportunities

- Better Noise Control
- Clear Entry
- Easy Access from Parking

Constraints

- Solar Orientation
- Farther from Hillview
- Farther from Other Buildings



Council Meeting Sept 2013 - Option 5



Opportunities

- Greens Space Adjacent to Field
- Parking as Buffer to Neighbors
- Closer to Other Buildings
- Phasing

Constraints

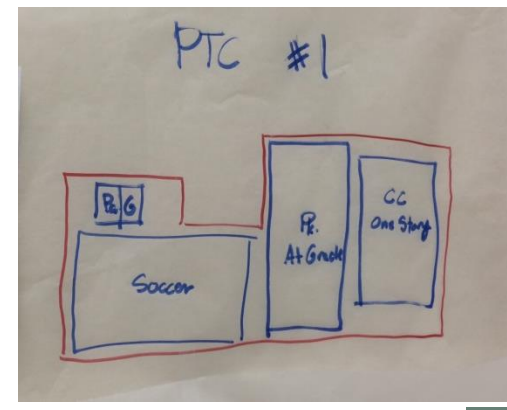
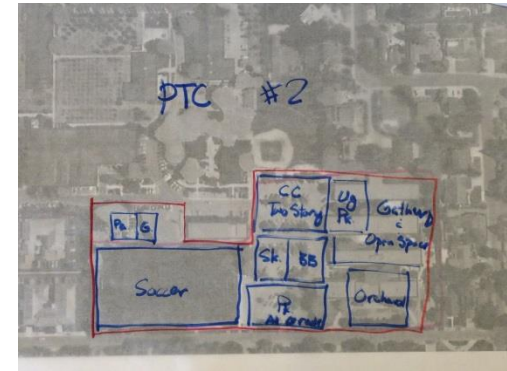
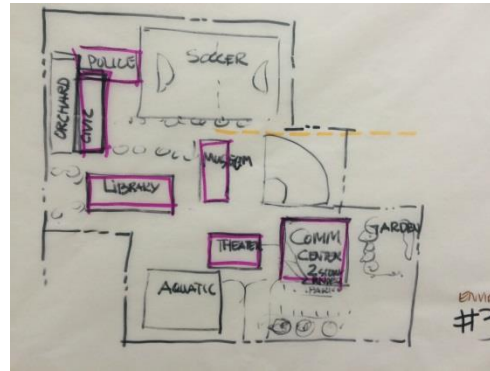
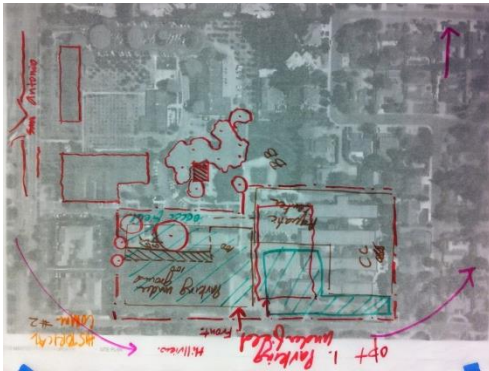
- Lack of Parking During Construction
- Solar Orientation
- Weak Hillview Entry Statement



Commission Exercise



Commission Sketches





Bicycle and Pedestrian Option 1



Key Points

- Orientation of building for sun light
- Community Center closer to downtown
- 1 & 2 story Community Center
- Soccer Closer to Residents
- Loss of some trees
- No Swim included





Bicycle and Pedestrian Option 2



Key Points

- Moved Community Center closer to residential side
- More gathering space
- Community Center further from downtown-negative for connectivity
- Orientation not as good for sustainability
- Some underground parking
- No Swim included





Environmental Option 1



Key Points

- 2 Story Community Center
- Orchard by History House
- 2 Story Library
- Move the Theater
- Included Swim
- Soccer with buffer to neighbors
- Police not included



Environmental Option 2

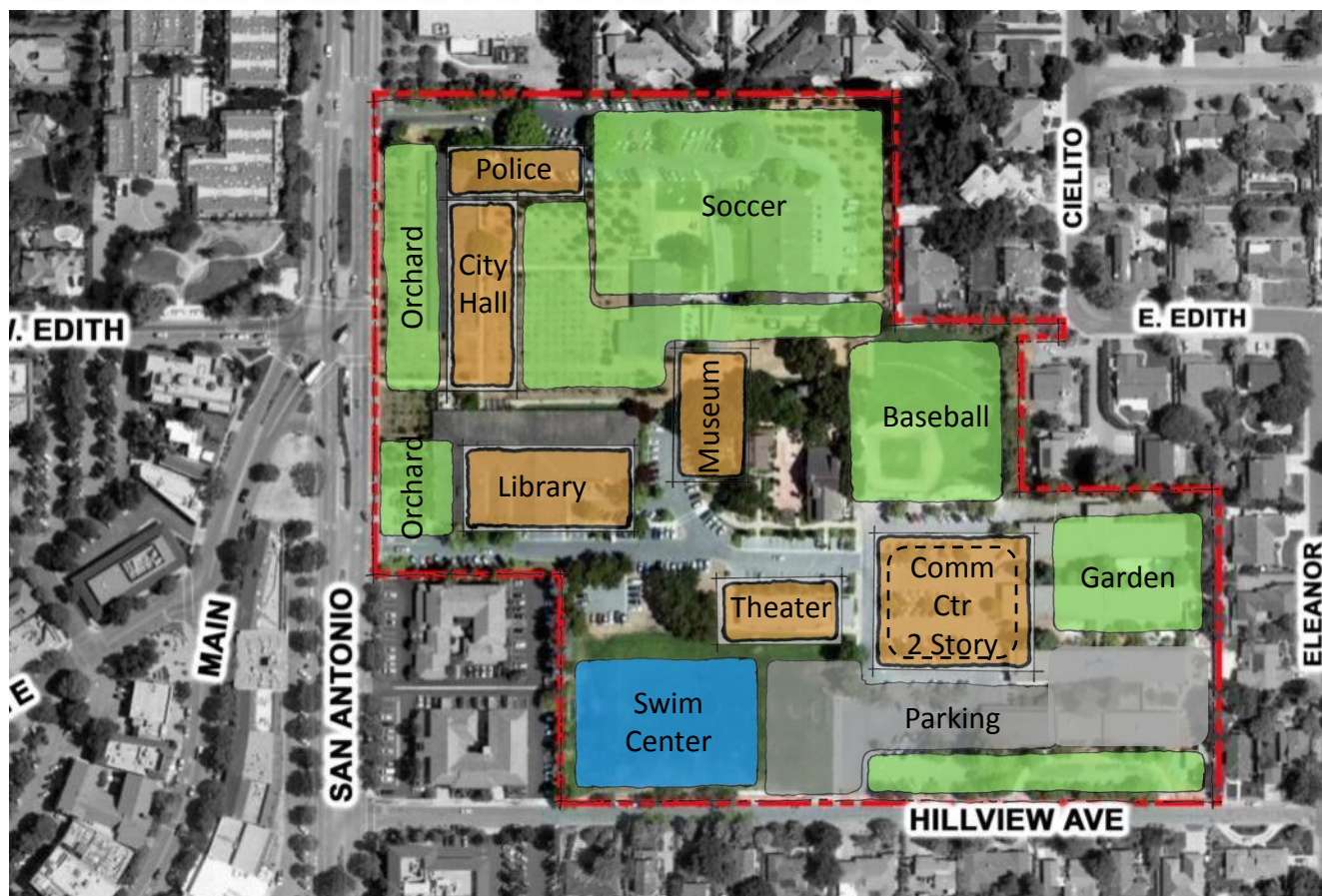


Key Points

- Soccer not in SE Quadrant
- Community Center in SE Quadrant
- Parking under soccer field
- Police & City Hall not included



Environmental Option 3



Key Points

- 2 story Community Center
- Moved orchard towards front
- Pool included
- Parking Underground



Historical Option 1



Key Points

- 1 Story Community Center
- No clear entry
- Keeps orchard as is
- Parking under soccer & pool



Historical Optional 2

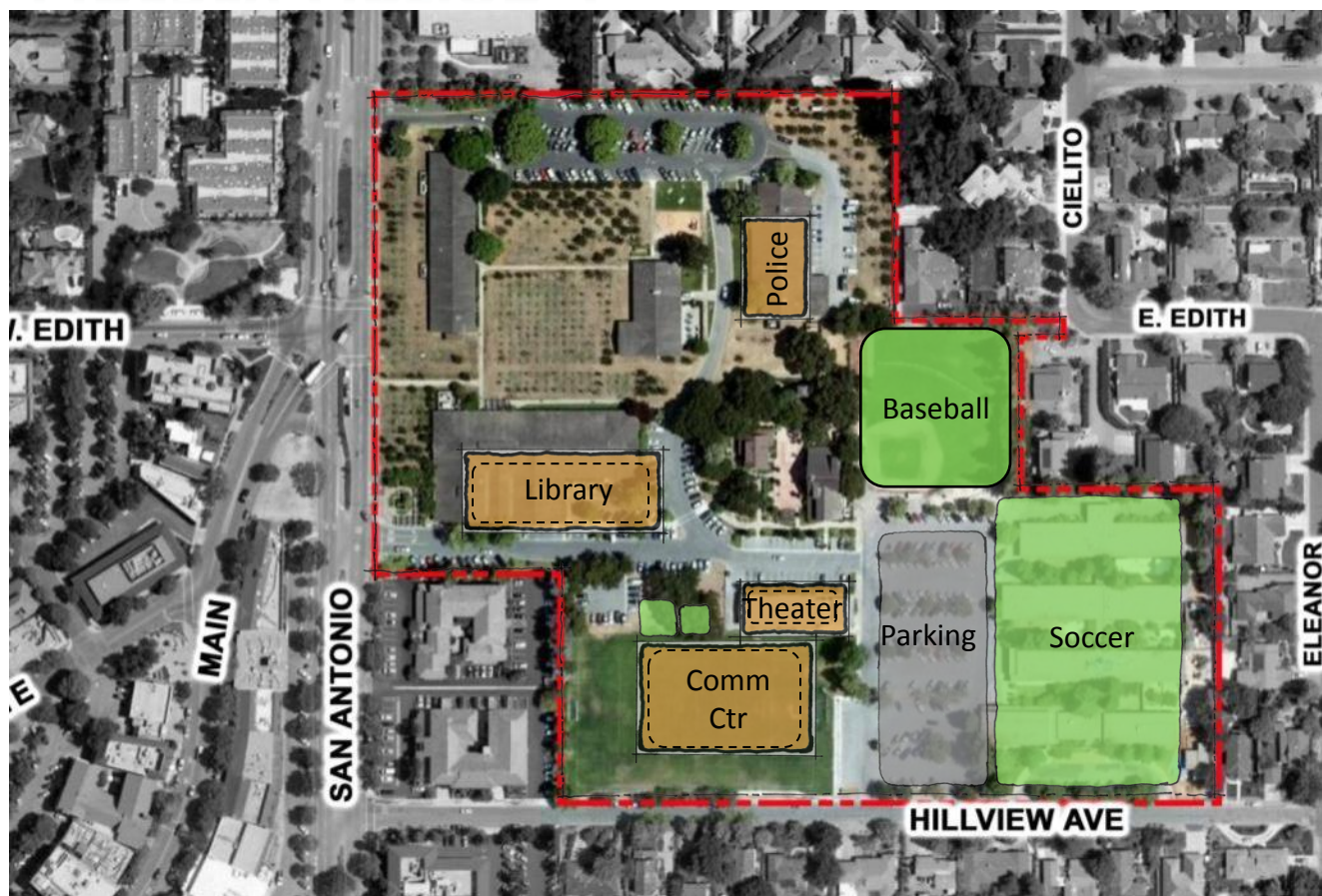


Key Points

- Parking under soccer
- Community Center can either be one or two stories
- Orchard is main civic entry
- All playing fields kept to one end of site



Library Option 1



Key Points

- Orientation to take advantage of the sun
- Theater is closer to help adjacencies
- Setback from Hillview to allow access
- Parking underneath buildings
- No Pool included



Planning and Transportation 1



Key Points

- Residential surrounding is main concern
- Use of 1 Story Community Center for Residential Area
- Area with trees, gathering, and playground
- No Pool included



Planning and Transportation 2



Key Points

- Parking on Hillview
- Green space between neighbors and buildings
- Parking under soccer
- Location is still far from downtown
- No Pool included



Summary of Findings Focus Group



Summary of Findings – Group 1



a) 2009 Option #1



b) 2009 Option #3



c) Historic Option #1



d) Civic Center 2013 Option #2

- Preference for clustering (a, b)
- Successfully addresses neighborhood buffering (a, c)
- Concern with location of pool near residents being a safety and noise issue (c)
- Preference for Multi-Story/ smaller footprint (a, c)
- Prefer swim closer to community center (a, c)



Summary of Findings – Group 2



a) PTC Option #2



b) BAPC Option #1



c) Historic Option #1



d) Environmental Option #1

- Preference for clustering (a)
- Successfully addresses neighborhood buffering (a)
- Concern with location of pool near residents being a safety and noise issue (c)
- Preference for locating soccer near residential areas for buffer (b, c)
- Prefer locating active uses on street (b, c)
- Soccer near theater not ideal (a, c)
- Preference for Multi-Story/ smaller footprint (a, c)
- Strengthen Connectivity to Downtown via Pedestrian/Bicycle Pathways (a)



Summary of Findings – General Insights

- ❑ Community Center location at Southeast Quadrant is challenging for connectivity to Downtown
- ❑ Preference for Indoor/Outdoor Spaces for Community Center
 - Park-like setting
 - Open Space integrated with building
- ❑ Preferred Campus feel
- ❑ Incorporate /preserve the orchard
- ❑ Reflect Los Altos aesthetic
- ❑ Allow people to see in and view what is going on
- ❑ “Community Living Room”- warm and inviting place, welcoming



Scenario Criteria





Scenario Criteria Goals

- ❑ Criteria to Be Considered in each Scenario Exploration
 - Program Elements from 2009 Included (Council Direction)
 - Explore Uniquely Different Options
 - Follow the Over-Arching Site Criteria
 - Encompass both the Southeast & Northwest Quadrants
 - Define the Quadrant Locations for each Program Element
 - Understand Requirements & Distributions for Surface & Underground Parking



Scenario Criteria – Confirm Assumptions

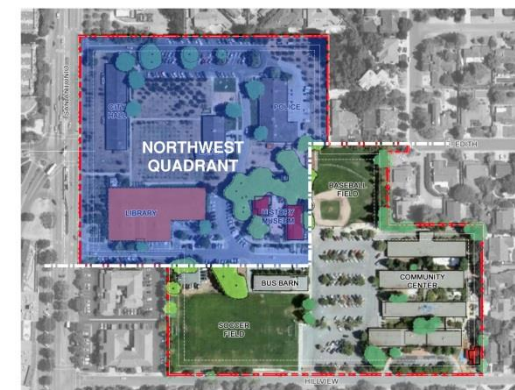
□ Program Assumptions for Southeast Quadrant

- **Community Center**
- Soccer
- Baseball
- Swim Facility*
- *Theater* (flexible location)*
- Neutra House (to remain)
- Parking Strategy - % underground, structured or on grade
 - Parking Total Required: 369



□ Program Assumptions for Northwest Quadrant

- Civic Services
- Police
- Library *
- *Theater * (flexible location)*
- Orchard
- History House & Museum (to remain)
- Parking Strategy - % underground, structured or on grade
 - Parking Total Required: 196



* Opportunity Site

Site Development Area – NW Quadrant



SERVICE + ENVIRONMENT = EXPERIENCE



Site Development Area – NW Quadrant



SERVICE + ENVIRONMENT = EXPERIENCE





Scenario 1

☐ Southeast Quadrant

- **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

☐ Northwest Quadrant

- **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

☐ Southeast Quadrant

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



Scenario 2

☐ Northwest Quadrant

- **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

☐ Southeast Quadrant

- **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

☐ Northwest Quadrant

- **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



Budget Framework – Cost Model by Component

- The following costs are for comparison purposes only and do not include escalation, demolition, or general site costs.
- These costs are not an estimate for the actual project.
- This information will be helpful in providing context and a basis for comparison to support decisions by Council.
- These costs are based on the 2009 Master Plan unit costs.



Budget Framework – Cost Model by Component

Component	Building Size	Construction Cost	Project Cost*
Community Center	55,600 SF	\$ 18.3 M	\$ 24.7 M
Swim Center	39,860 SF	\$ 5.8 M	\$ 7.8 M
Theater	10,000 SF	\$ 4.8 M	\$ 6.5 M
Soccer	1 field	\$ 0.8 M	\$ 1.1 M
Baseball	1 field	\$ 0.4 M	\$ 0.5 M
Parking	369 stalls	\$ 2.6 M	\$ 3.5 M
Underground Premium	100%	\$ 13.7 M	\$ 18.5 M
<i>(% of parking)</i>	70%	\$ 9.6 M	\$ 13.0 M
	60%	\$ 8.2 M	\$ 11.1 M
	55%	\$ 7.5 M	\$ 10.1 M

*Assumes a 35% Soft Cost



Budget Framework – Cost Model by Component – Example 1

Component	Building Size	Construction Cost	Project Cost*
Community Center	55,600 SF	\$ 18.3 M	\$ 24.7 M
Swim Center	39,860 SF	\$ 5.8 M	\$ 7.8 M
Theater	10,000 SF	\$ 4.8 M	\$ 6.5 M
Soccer	1 field	\$ 0.8 M	\$ 1.1 M
Baseball (Keep Existing)	1 field	\$ 0.4 M	\$ 0.5 M
Parking	369 stalls	\$ 2.6 M	\$ 3.5 M
Underground Premium	100%	\$ 13.7 M	\$ 18.5 M
<i>(% of parking)</i>	70%	\$ 9.6 M	\$ 13.0 M
	60%	\$ 8.2 M	\$ 11.1 M
	55%	\$ 7.5 M	\$ 10.1 M
TOTAL			\$ 50.1 M

*Assumes a 35% Soft Cost



Budget Framework – Cost Model by Component – Example 2

Component	Building Size	Construction Cost	Project Cost*
Community Center	55,600 SF	\$ 18.3 M	\$ 24.7 M
Swim Center	39,860 SF	\$ 5.8 M	\$ 7.8 M
Theater	10,000 SF	\$ 4.8 M	\$ 6.5 M
Soccer (Keep Existing)	1 field	\$ 0.8 M	\$ 1.1 M
Baseball (Keep Existing)	1 field	\$ 0.4 M	\$ 0.5 M
Parking	369 stalls	\$ 2.6 M	\$ 3.5 M
Underground Premium	100%	\$ 13.7 M	\$ 18.5 M
<i>(% of parking)</i>	70%	\$ 9.6 M	\$ 13.0 M
	60%	\$ 8.2 M	\$ 11.1 M
	55%	\$ 7.5 M	\$ 10.1 M
TOTAL			\$ 39.3 M

*Assumes a 35% Soft Cost



Council Approval Needed Tonight

- Civic Center Vision
- Community Center Mission
- Recommended Community Center Program
 - What are the services offered through the Community Center?
 - What is located in the Southeast Quadrant?
 - What is included in Phase 1?
 - What is included in the funding of the Community Center?
- Site Criteria
- Scenario Criteria



Conclusion

- Next Steps
 - Stakeholder Focus Group – Planning Focus, **June 11- July 1**

- Feedback