



City of Los Altos  
**DOWNTOWN VISION**

# Los Altos Downtown Vision

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LOS ALTOS CITY COUNCIL | AUGUST 22, 2017

# Presenters

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**Debbie Rudd**

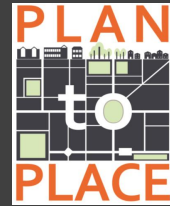
**Scott Martin**

RRM Design Group



**Dave Javid**

Plan to Place



**Bill Lee**

Land Econ Group



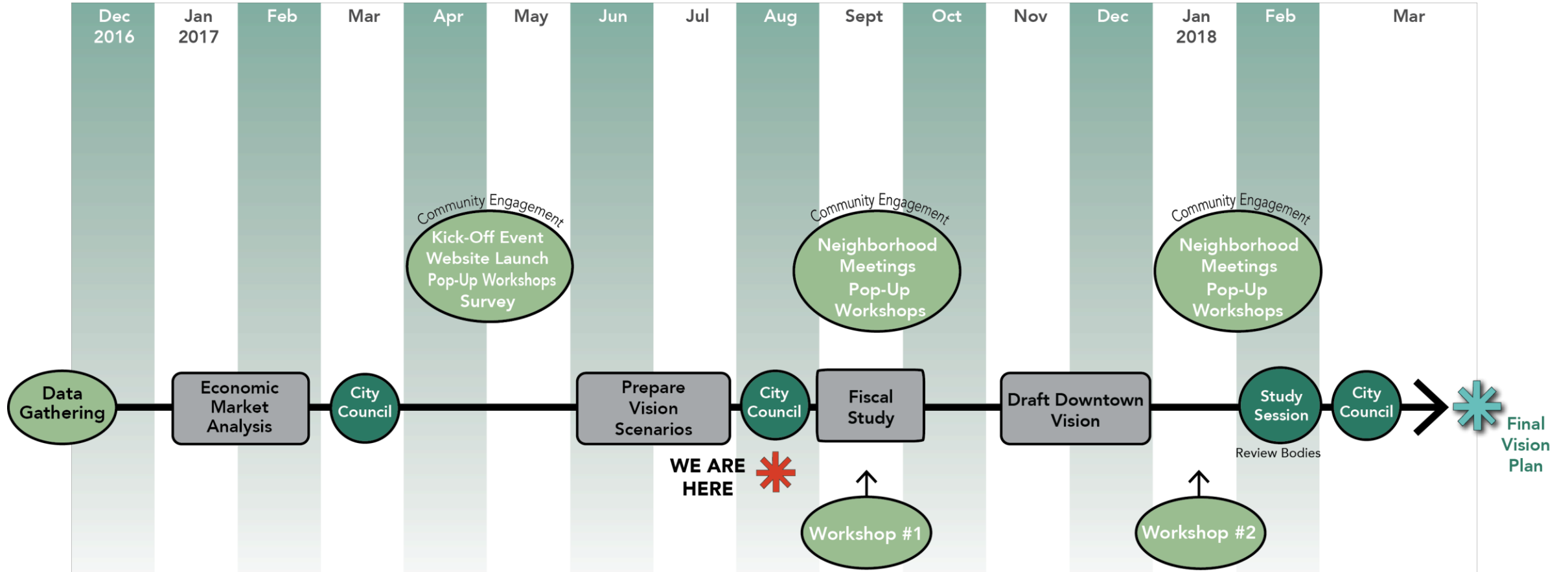
# Tonight's Agenda

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1. Review of Community Engagement Efforts
2. Summary of Key Outcomes
3. Review Downtown Vision Scenarios



# Project Timeline



# Project Process

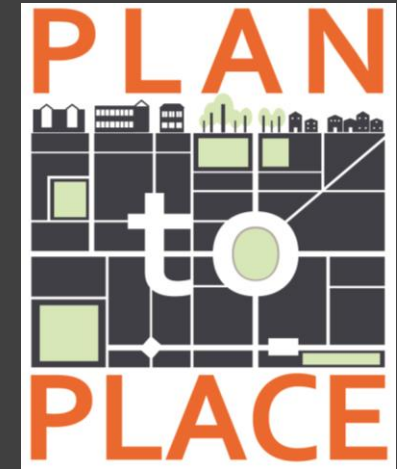
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# Community Engagement

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DAVE JAVID – PLAN TO PLACE



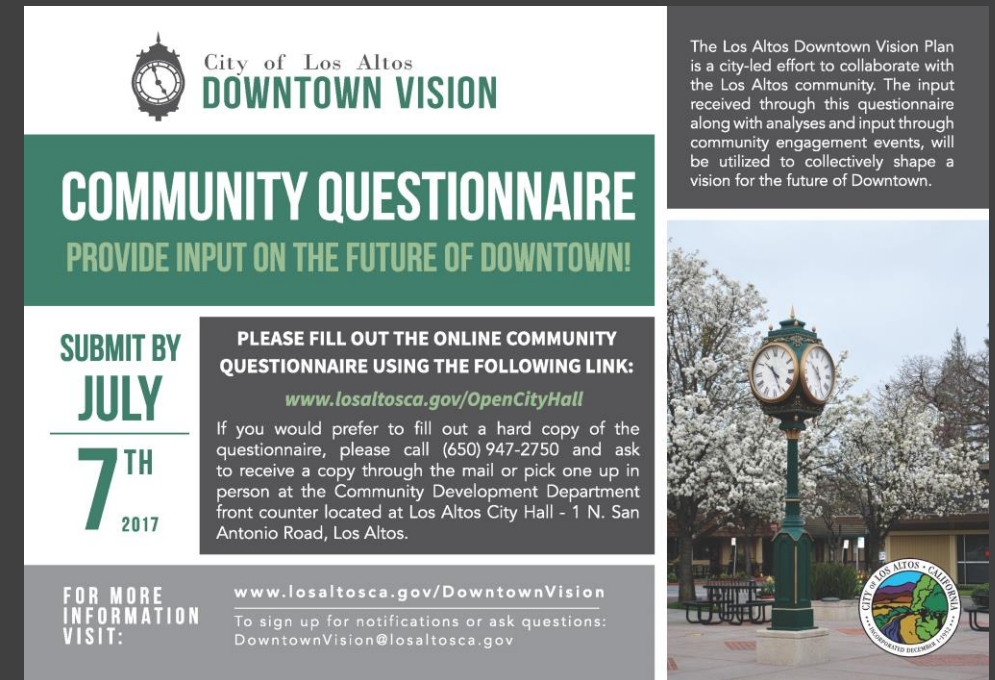
# Summary of Community Engagement


- Total of 22 Meetings and Pop-Up Workshops have been held thus far, including:
  - Stakeholder/One-On-One Interviews
  - Kickoff Event/Workshop
  - Jr. Olympics, Farmer's Market, Main Library, and Grant Park Pop-Ups
  - Chamber Meetings
  - PTA Meetings
  - Community/Committee Meetings



# Community Questionnaire

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



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**COMMUNITY QUESTIONNAIRE**  
PROVIDE INPUT ON THE FUTURE OF DOWNTOWN!



**SUBMIT BY**  
**JULY**  
**7<sup>TH</sup>**  
2017

**PLEASE FILL OUT THE ONLINE COMMUNITY QUESTIONNAIRE USING THE FOLLOWING LINK:**  
[www.losaltosca.gov/OpenCityHall](http://www.losaltosca.gov/OpenCityHall)

If you would prefer to fill out a hard copy of the questionnaire, please call (650) 947-2750 and ask to receive a copy through the mail or pick one up in person at the Community Development Department front counter located at Los Altos City Hall - 1 N. San Antonio Road, Los Altos.

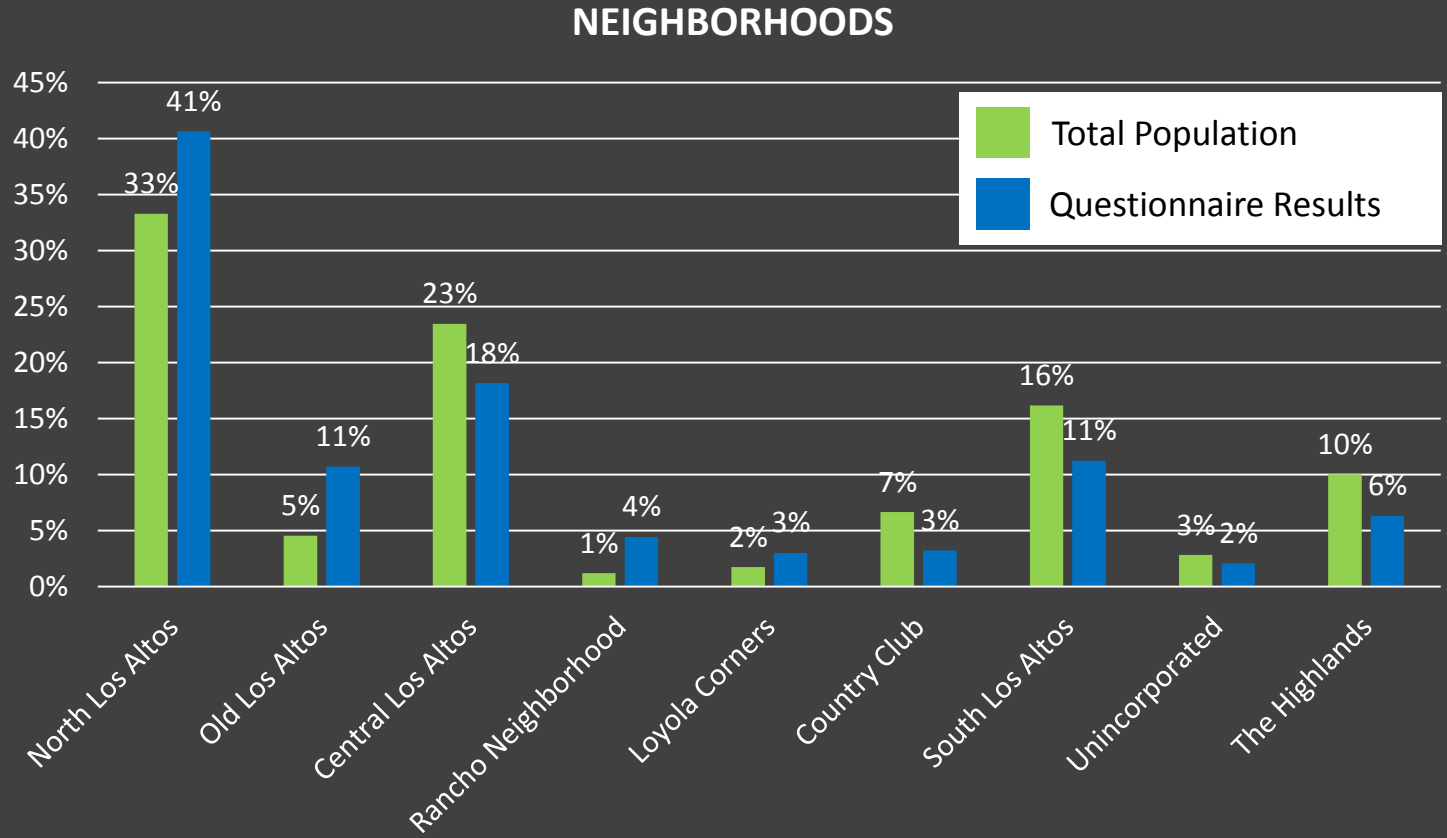
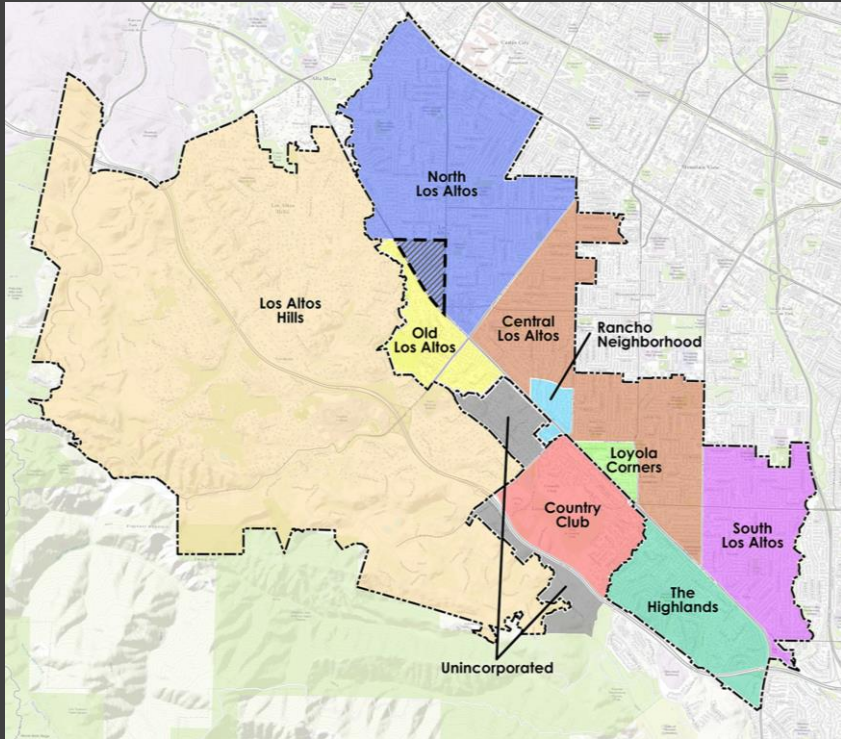
**FOR MORE INFORMATION VISIT:** [www.losaltosca.gov/DowntownVision](http://www.losaltosca.gov/DowntownVision)  
To sign up for notifications or ask questions: [DowntownVision@losaltosca.gov](mailto:DowntownVision@losaltosca.gov)

The Los Altos Downtown Vision Plan is a city-led effort to collaborate with the Los Altos community. The input received through this questionnaire along with analyses and input through community engagement events, will be utilized to collectively shape a vision for the future of Downtown.

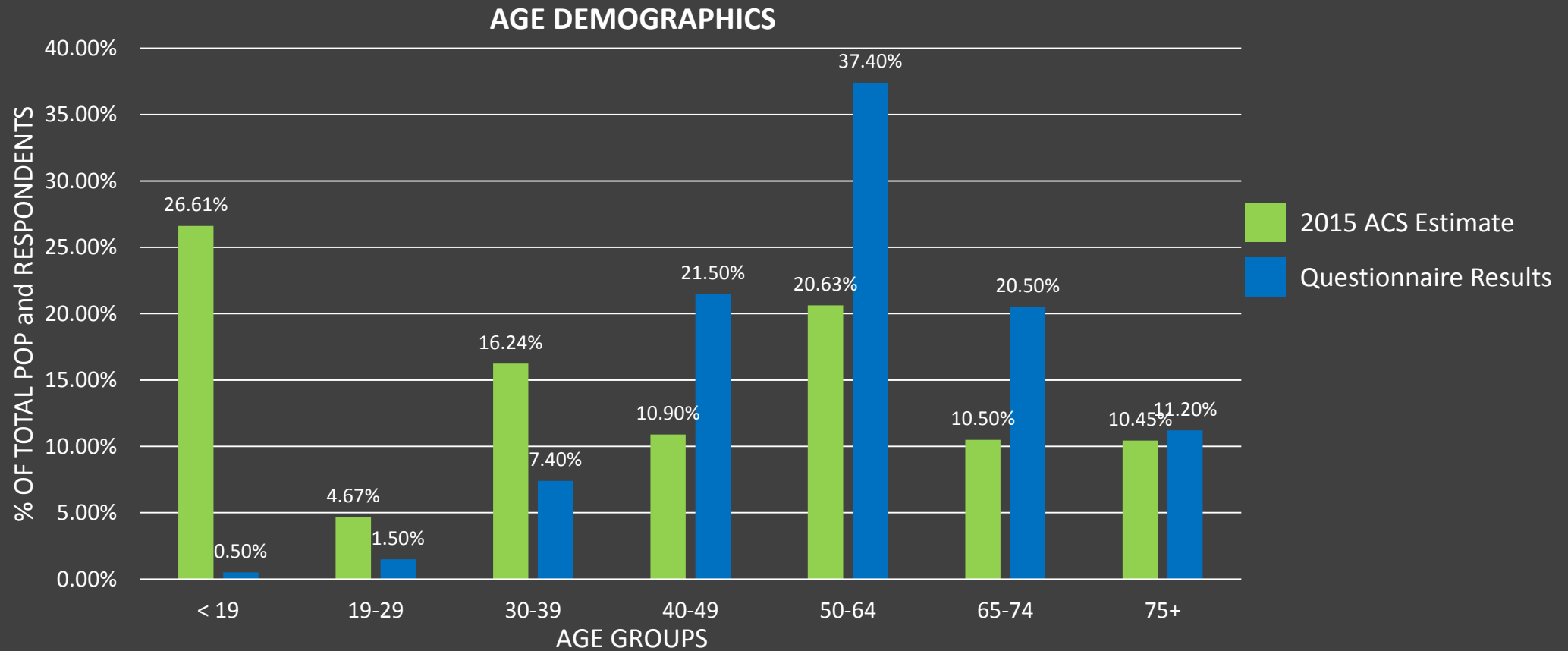




# Respondents by Neighborhood

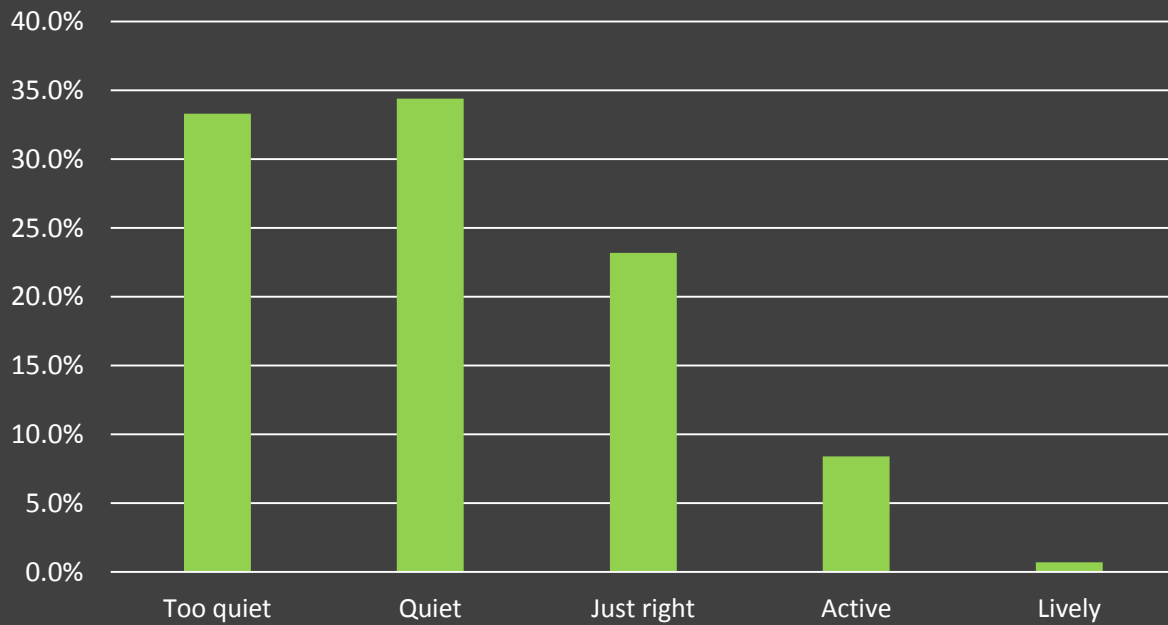


# Respondents by Age

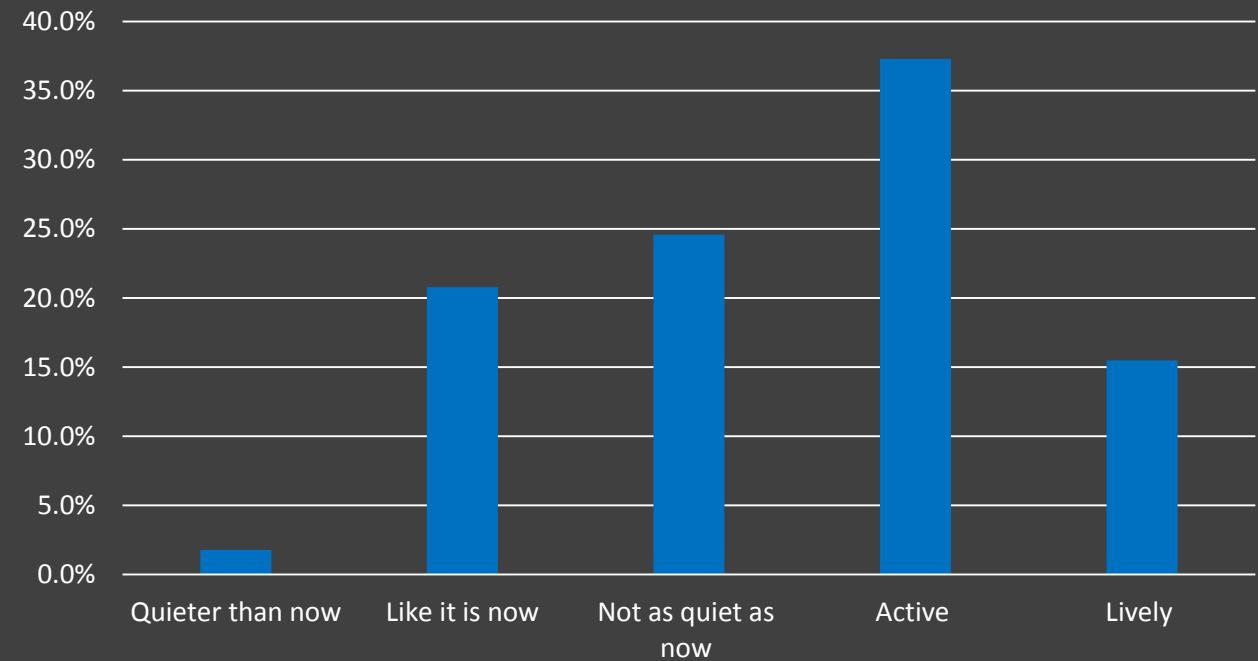


# What We Heard

### Perception of Downtown Los Altos TODAY



### Desire for Downtown Los Altos in the FUTURE



# What We Heard

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

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



# What We Heard

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Name three other Downtowns, and the features or attributes of each, that you would like to see incorporated in a vision for Downtown Los Altos. (*Top 5 answers*)

1. Los Gatos
2. Mountain View
3. Palo Alto/Stanford
4. Menlo Park
5. Burlingame

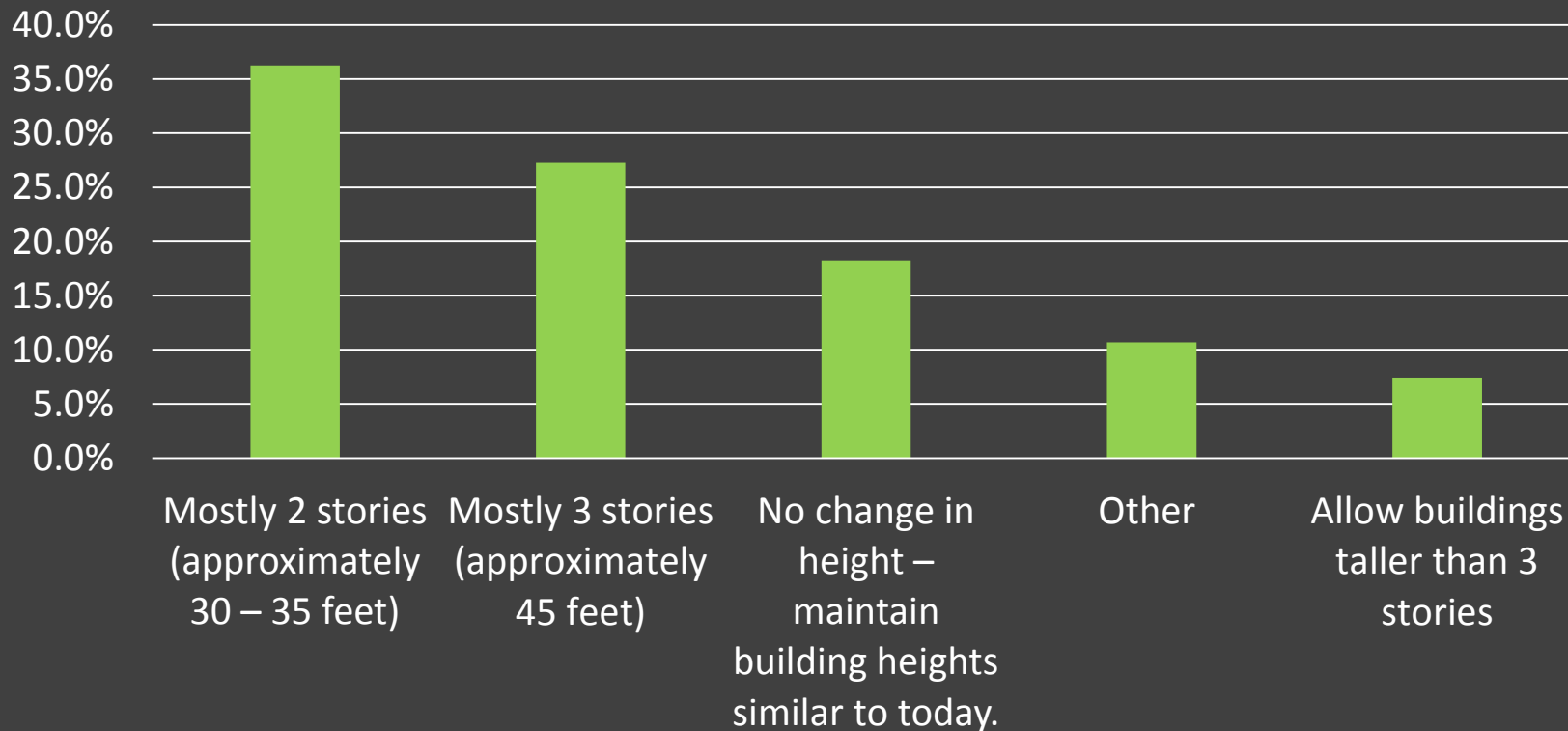
## *Features or Attributes:*

- *Better/Unique/Mix/Diversity/Affordable Shops + Restaurants*
- *More accessible parking*
- *Movie and Live/Performing Arts Theater*
- *Pedestrian-friendly environment*
- *Plazas*
- *Parks/Open Space*



# What We Heard

How tall should we allow buildings to be Downtown?



*Other suggestions include:*

- *Mix of building heights*
- *Mix of 2-3 stories*
- *Locate taller structures away from State and Main Streets*
- *Step back upper floors*
- *Well-articulated buildings*





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Questions on Community  
Engagement?

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# Vision Scenarios

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DEBBIE RUDD & SCOTT MARTIN – RRM DESIGN GROUP



# Finding the Right Balance

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Building Heights  
*Mostly 1-2 Stories*

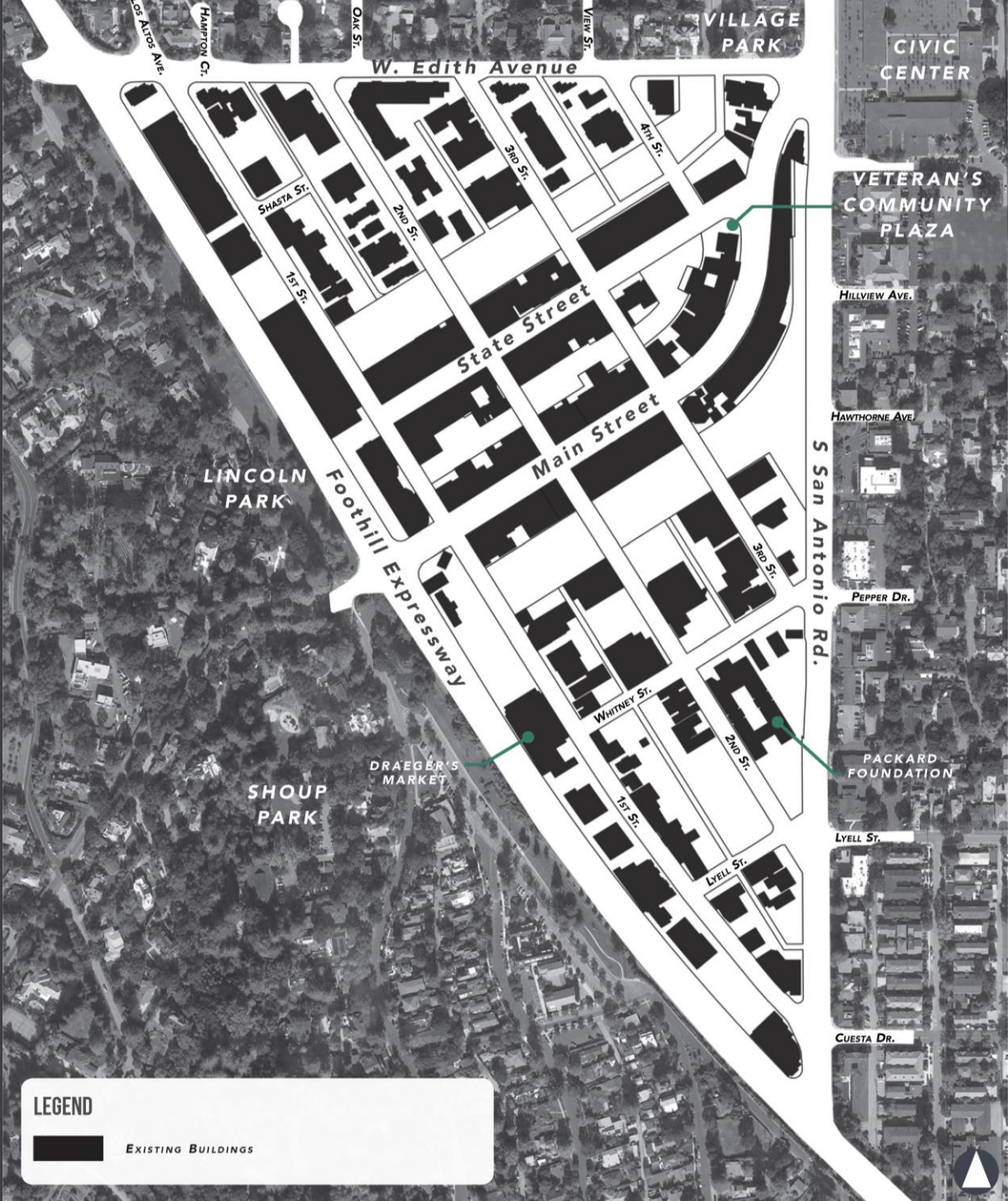
Activity Level  
*Vitality and Vibrancy*



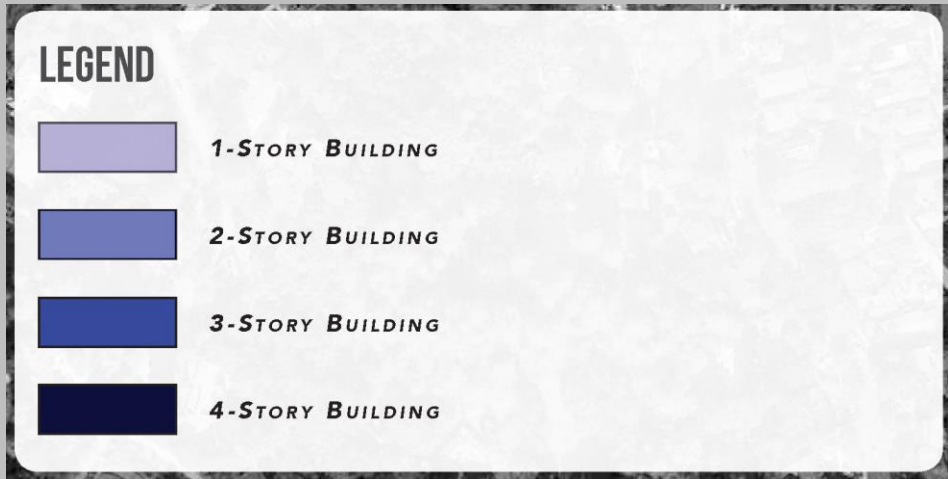
# Existing Downtown Built Environment

**LEGEND**

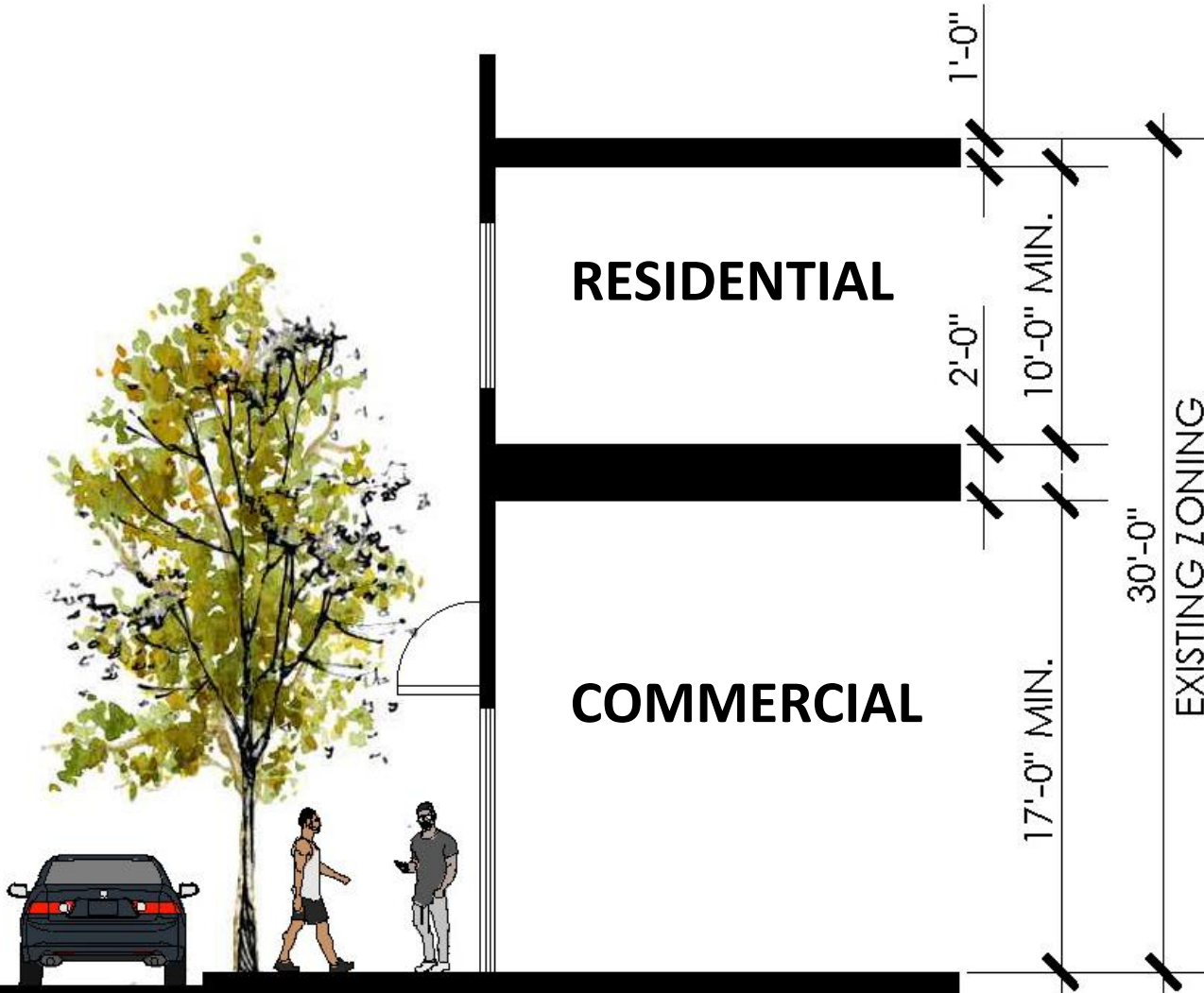
 **EXISTING BUILDINGS**



# Existing Downtown Building Heights

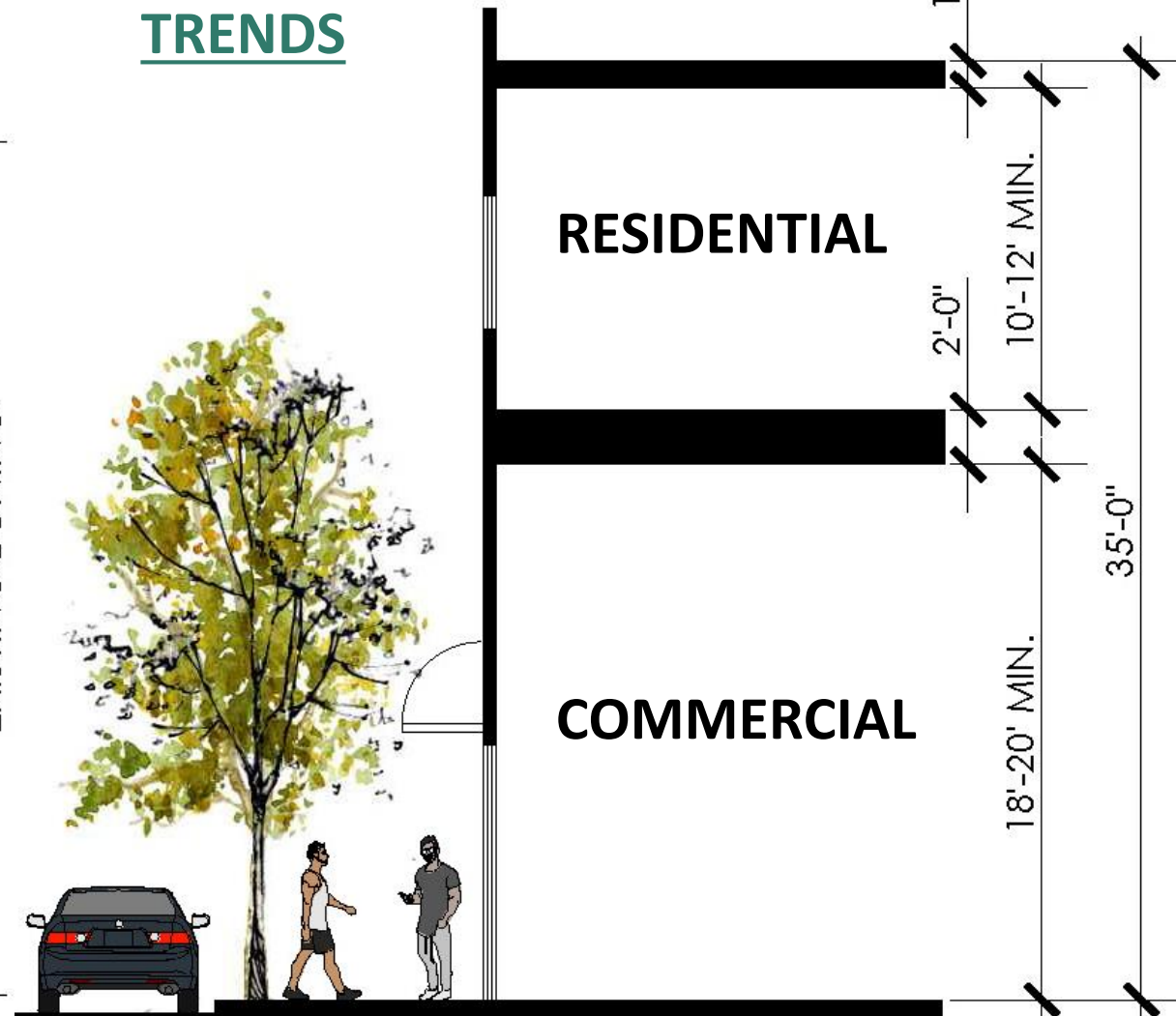


EXISTING



*Mixed-Use With Residential Above*

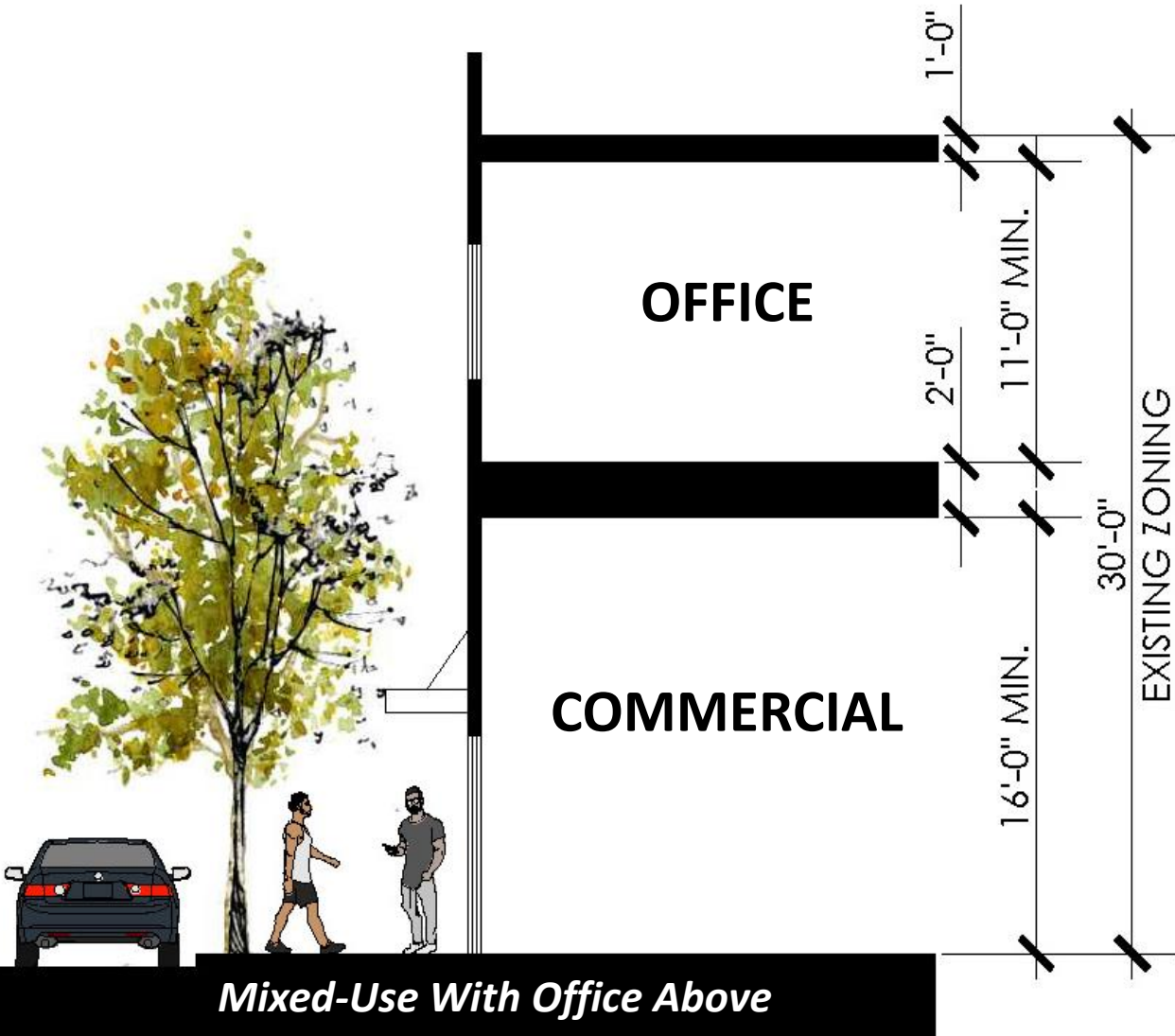
MARKET TRENDS



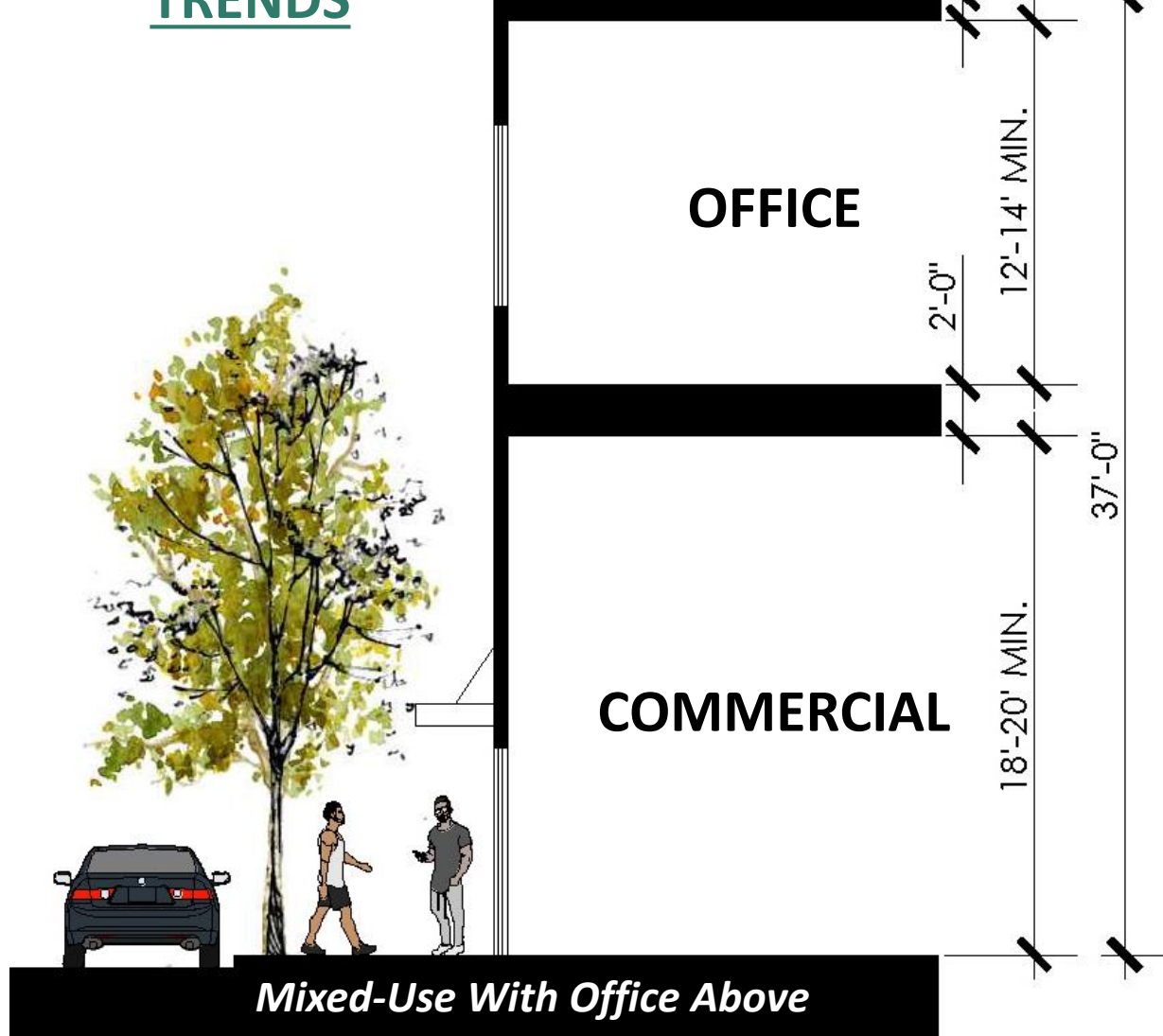
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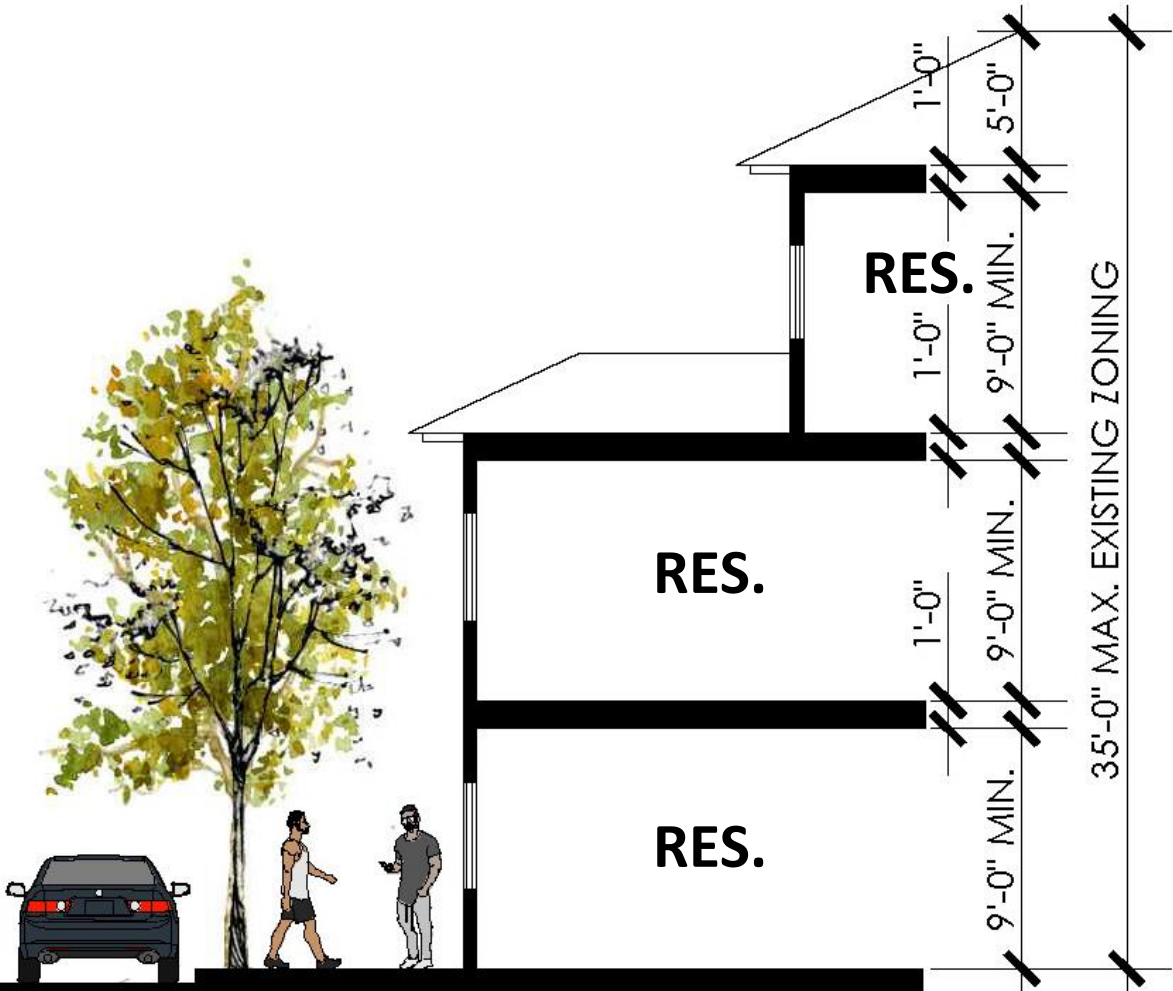
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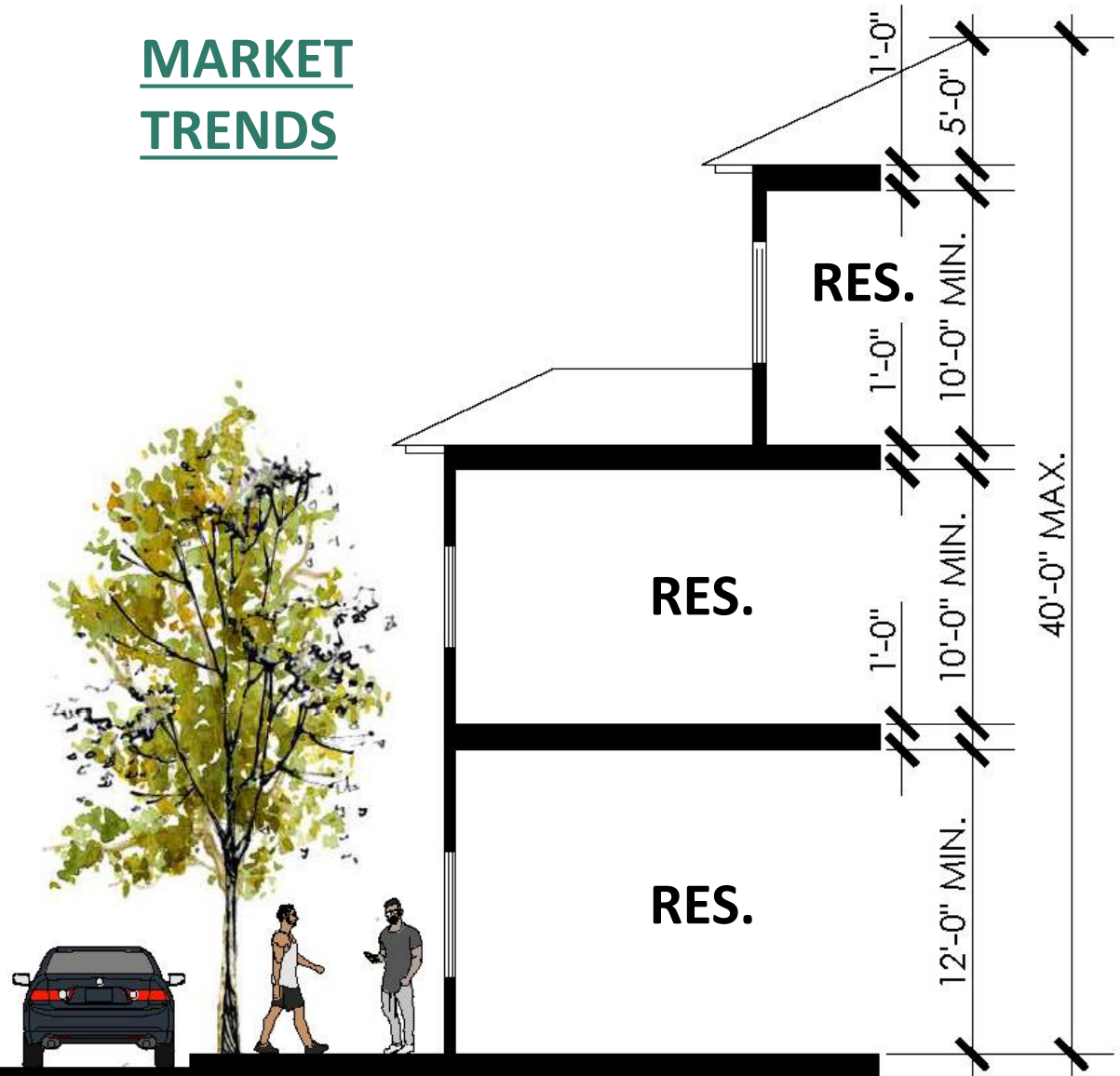


# EXISTING



*Standalone Residential*

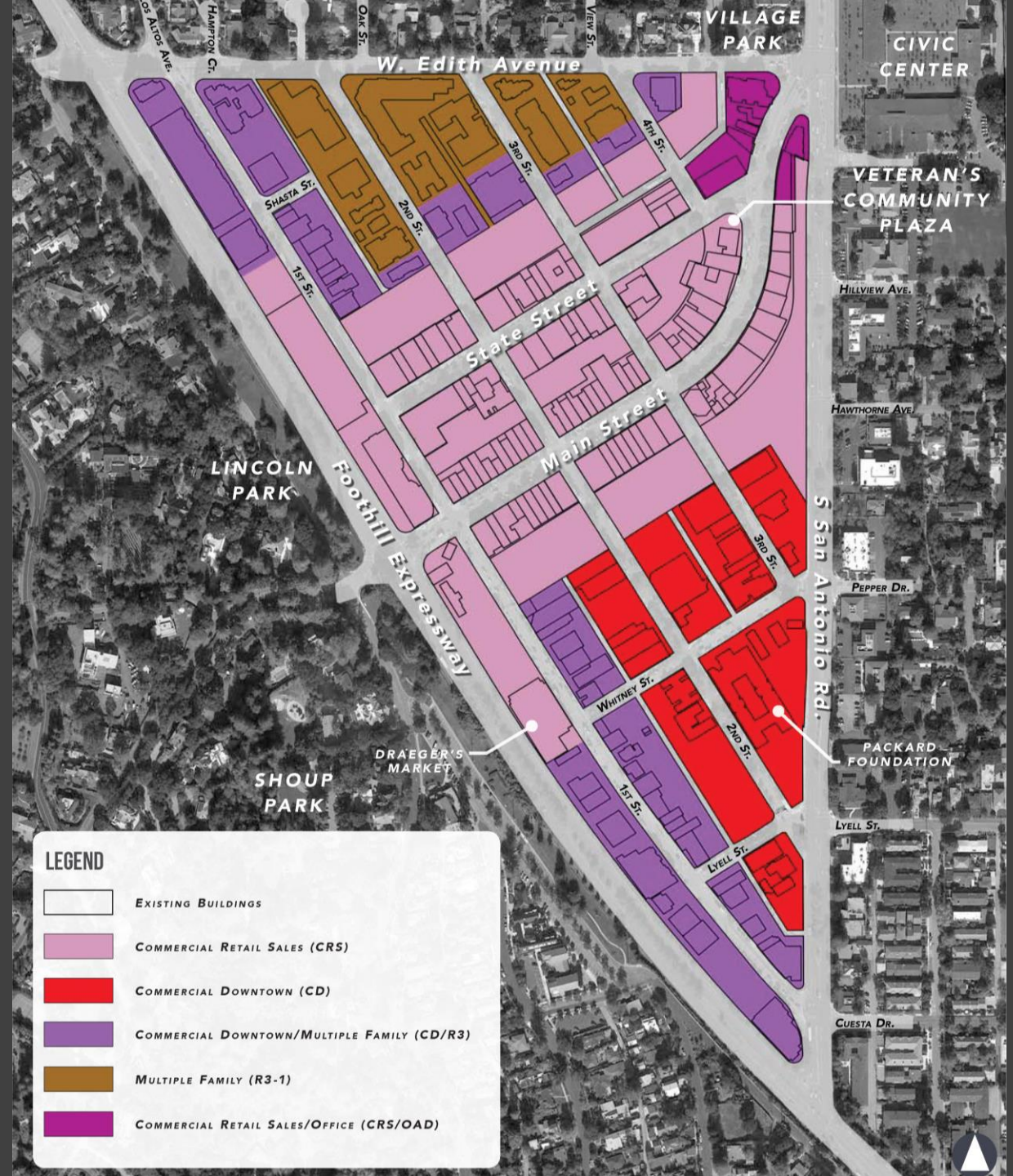
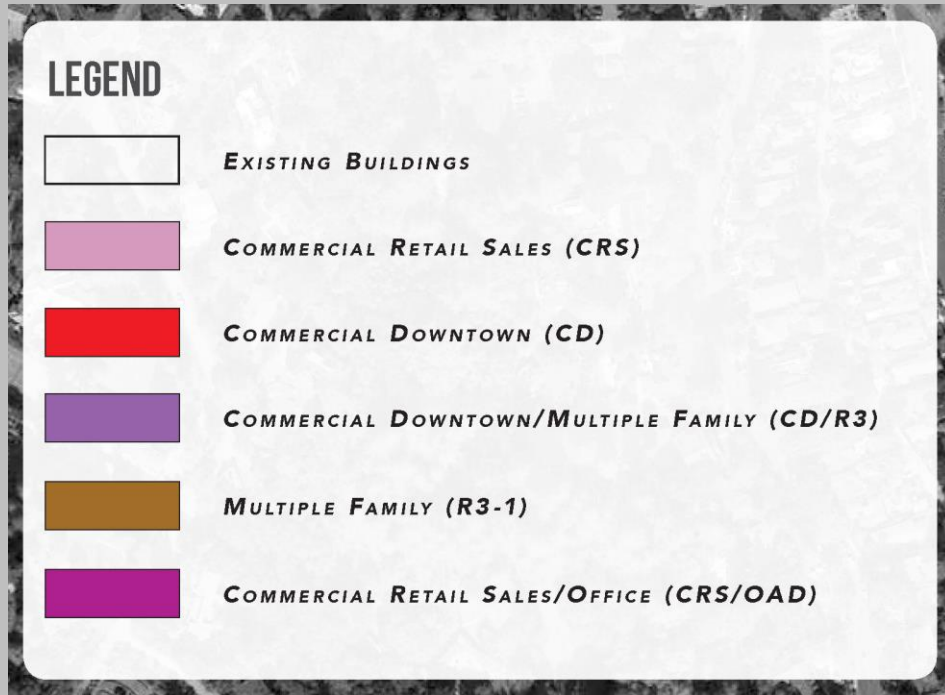
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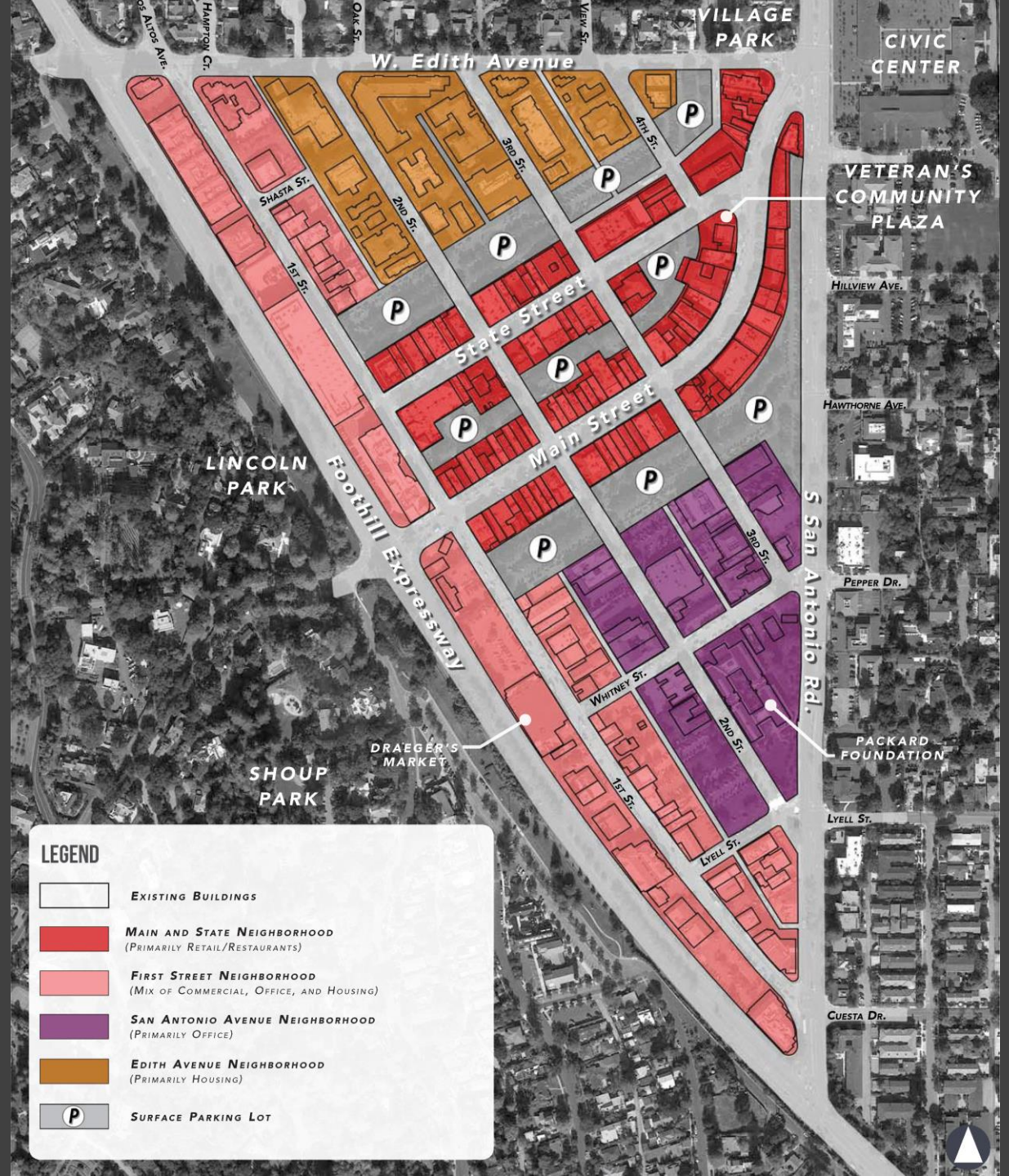
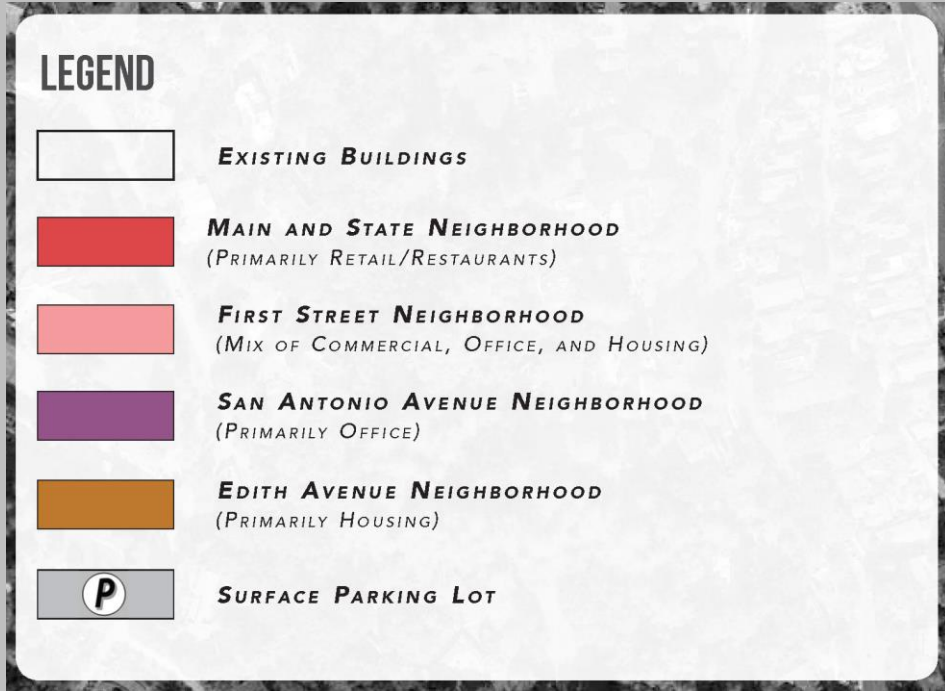
*Standalone Residential*



# Existing Downtown Zoning



# Downtown Neighborhoods







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# Existing Downtown – 3D

# Vision Scenario One

**PROGRAM**  
 GREEN/PLAZA: **DOWNTOWN CORE**  
 CONNECTION TO CIVIC CENTER: **AT-GRADE**  
 ENTRY ELEMENTS: **PAVEMENT TREATMENTS**  
 PARKING LOTS/STRUCTURES: **MAINTAIN SURFACE, RESTRIPE**  
 STORIES: **ONE- AND TWO-STORIES MAIN AND STATE;**  
**TWO- AND THREE-STORIES IN REST OF PLAN AREA**







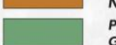


**LEGEND**

|   |  |  |   |
|---|--|--|---|
|    | <b>MAIN AND STATE NEIGHBORHOOD</b>     |   | <b>PRIMARY ENTRY PAVEMENT TREATMENT</b> |
|    | <b>FIRST STREET NEIGHBORHOOD</b>       |   | <b>PRIMARY ENTRIES</b>                  |
|    | <b>SAN ANTONIO AVENUE NEIGHBORHOOD</b> |  | <b>PASEO CONNECTIONS</b>                |
|   | <b>EDITH AVENUE NEIGHBORHOOD</b>       |  |   |
|  | <b>PROPOSED GREEN/PLAZA</b>            |  |   |
|  | <b>EXISTING SURFACE PARKING LOT</b>    |  |   |



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# Vision Scenario One – 3D

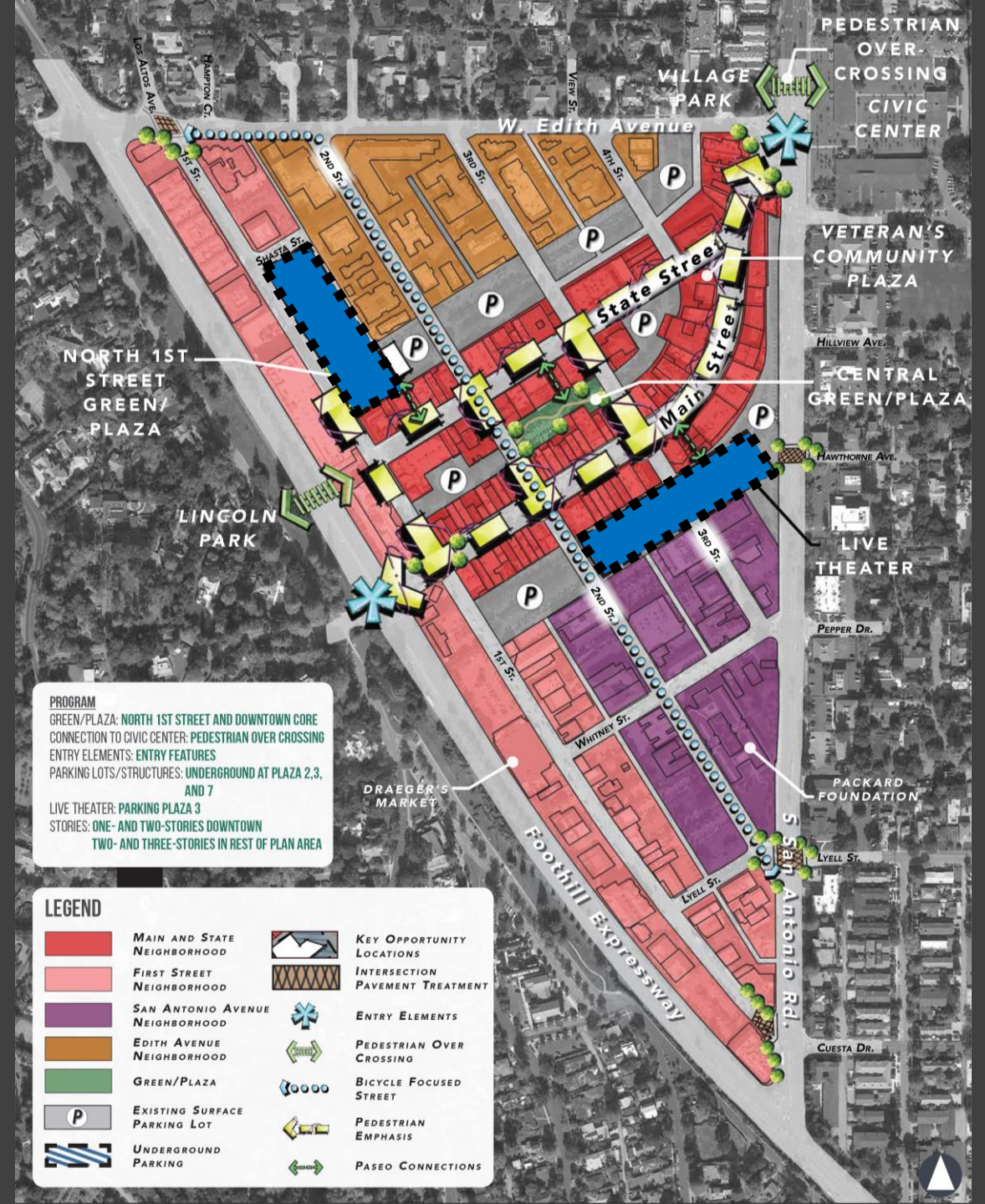
# Vision Scenario Two

## PROGRAM

GREEN/PLAZA: NORTH 1ST STREET AND DOWNTOWN CORE  
 CONNECTION TO CIVIC CENTER: PEDESTRIAN OVER CROSSING  
 ENTRY ELEMENTS: ENTRY FEATURES  
 PARKING LOTS/STRUCTURES: UNDERGROUND AT PLAZA 2,3,  
 AND 7  
 LIVE THEATER: PARKING PLAZA 3  
 STORIES: ONE- AND TWO-STORIES DOWNTOWN  
 TWO- AND THREE-STORIES IN REST OF PLAN AREA

## LEGEND

|   |                                 |   |                                 |
|---|---------------------------------|---|---------------------------------|
|    | MAIN AND STATE NEIGHBORHOOD     |    | KEY OPPORTUNITY LOCATIONS       |
|   | FIRST STREET NEIGHBORHOOD       |   | INTERSECTION PAVEMENT TREATMENT |
|  | SAN ANTONIO AVENUE NEIGHBORHOOD |  | ENTRY ELEMENTS                  |
|  | EDITH AVENUE NEIGHBORHOOD       |  | PEDESTRIAN OVER CROSSING        |
|  | GREEN/PLAZA                     |  | BICYCLE FOCUSED STREET          |
|  | EXISTING SURFACE PARKING LOT    |  | PEDESTRIAN EMPHASIS             |
|  | UNDERGROUND PARKING             |  | PASEO CONNECTIONS               |



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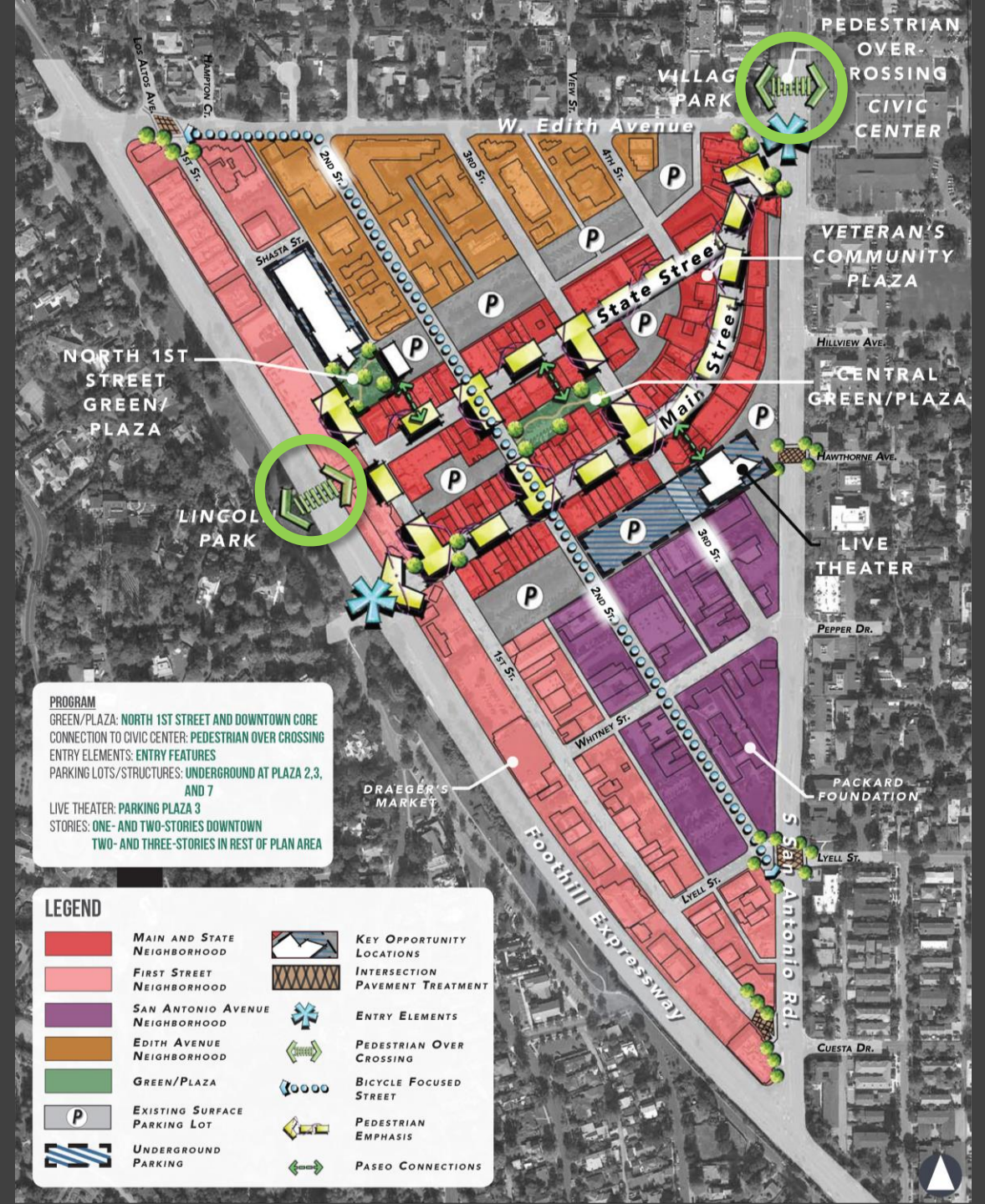
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# Vision Scenario Two – 3D

# Vision Scenario Three

**PROGRAM**  
 GREEN/PLAZA: **NORTH 1ST STREET, DOWNTOWN CORE, AND PLAZA SOUTH**  
 CONNECTION TO CIVIC CENTER: **AT-GRADE AND UNDERGROUND CROSSING**  
 ENTRY ELEMENTS: **ENTRY FEATURES WITH ROUNDABOUT**  
 PARKING LOTS/STRUCTURES: **UNDER AND ABOVE PLAZAS 2,3,7 AND 8**  
 LIVE THEATER: **PARKING PLAZA 7**  
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 STORIES: **TWO- AND THREE-STORIES MAIN AND STATE UP TO THREE-STORIES IN REST OF PLAN AREA**

**LEGEND**

|  |   |  |  |
|--|---|--|--|
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|  | <b>FIRST STREET NEIGHBORHOOD</b>                              |  | <b>ROUNDABOUT</b>                          |
|  | <b>SAN ANTONIO AVENUE NEIGHBORHOOD</b>                        |  | <b>ENTRY ELEMENTS</b>                      |
|  | <b>EDITH AVENUE NEIGHBORHOOD</b>                              |  | <b>UNDER-GROUND CROSSING</b>               |
|  | <b>GREEN/PLAZA</b>  |  | <b>BICYCLE FOCUSED STREET</b>              |
|  | <b>EXISTING SURFACE PARKING LOT</b>                           |  | <b>PEDESTRIAN EMPHASIS</b>                 |
|  | <b>UNDERGROUND PARKING</b>                                    |  | <b>PLAZA/PEDESTRIAN NODES</b>              |
|  | <b>ABOVE GROUND PARKING STRUCTURE WRAPPED WITH COMMERCIAL</b> |  | <b>SHARED STREET (PED, BIKE, VEHICLES)</b> |
|  |   |  | <b>PASEO CONNECTIONS</b>                   |






















# Vision Scenario Three

**PROGRAM**  
 GREEN/PLAZA: **NORTH 1ST STREET, DOWNTOWN CORE, AND PLAZA SOUTH**  
 CONNECTION TO CIVIC CENTER: **AT-GRADE AND UNDERGROUND CROSSING**  
 ENTRY ELEMENTS: **ENTRY FEATURES WITH ROUNDABOUT**  
 PARKING LOTS/STRUCTURES: **UNDER AND ABOVE PLAZAS 2,3,7 AND 8**  
 LIVE THEATER: **PARKING PLAZA 7**  
 MOVIE THEATER: **PARKING PLAZA 3**  
 STORIES: **TWO- AND THREE-STORIES MAIN AND STATE UP TO THREE-STORIES IN REST OF PLAN AREA**

**LEGEND**

|   |   |   |  |
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|  | <b>SAN ANTONIO AVENUE NEIGHBORHOOD</b>                        |  | <b>ENTRY ELEMENTS</b>                      |
|  | <b>EDITH AVENUE NEIGHBORHOOD</b>                              |  | <b>UNDER-GROUND CROSSING</b>               |
|  | <b>GREEN/PLAZA</b>  |  | <b>BICYCLE FOCUSED STREET</b>              |
|  | <b>EXISTING SURFACE PARKING LOT</b>                           |  | <b>PEDESTRIAN EMPHASIS</b>                 |
|  | <b>UNDERGROUND PARKING</b>                                    |  | <b>PLAZA/PEDESTRIAN NODES</b>              |
|  | <b>ABOVE GROUND PARKING STRUCTURE WRAPPED WITH COMMERCIAL</b> |  | <b>SHARED STREET (PED, BIKE, VEHICLES)</b> |
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**LEGEND**

|  |   |  |  |
|--|---|--|--|
|  | <b>MAIN AND STATE NEIGHBORHOOD</b>                            |  | <b>KEY OPPORTUNITY LOCATIONS</b>           |
|  | <b>FIRST STREET NEIGHBORHOOD</b>                              |  | <b>ROUNDABOUT</b>                          |
|  | <b>SAN ANTONIO AVENUE NEIGHBORHOOD</b>                        |  | <b>ENTRY ELEMENTS</b>                      |
|  | <b>EDITH AVENUE NEIGHBORHOOD</b>                              |  | <b>UNDER-GROUND CROSSING</b>               |
|  | <b>GREEN/PLAZA</b>  |  | <b>BICYCLE FOCUSED STREET</b>              |
|  | <b>EXISTING SURFACE PARKING LOT</b>                           |  | <b>PEDESTRIAN EMPHASIS</b>                 |
|  | <b>UNDERGROUND PARKING</b>                                    |  | <b>PLAZA/PEDESTRIAN NODES</b>              |
|  | <b>ABOVE GROUND PARKING STRUCTURE WRAPPED WITH COMMERCIAL</b> |  | <b>SHARED STREET (PED, BIKE, VEHICLES)</b> |
|  |   |  | <b>PASEO CONNECTIONS</b>                   |





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**DOWNTOWN VISION**

Vision Scenario Three – 3D



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# Existing Conditions at Main/2nd



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# Existing Conditions at Main/2nd



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Scenario One/Two at Main/2nd



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# Scenario Three at Main/2nd

|                                   | Future Scenario One  | Future Scenario Two  | Future Scenario Three   |
|-----------------------------------|--|--|---|
| <b>Green/Plaza</b>                | State and Main Neighborhood Green/Plaza;<br>No LACI Project                            | State and Main Neighborhood Green/Plaza & LACI Project                                 | Expanded State and Main Neighborhood Green/ Plaza, LACI Project, & Third Street Plaza w/ Node Connections |
| <b>Connection to Civic Center</b> | At Grade Crossing – Street Level Crossing  | Pedestrian Over Crossing – Elevated Crossing   | Underground Crossing & Roundabout   |
| <b>Entry Elements</b>             | Pavement Treatments  | Entry Archways   | Monument Columns  |
| <b>Parking Plazas/Structures</b>  | Restripe Parking Plazas;<br>No Parking Structures                                      | Underground Parking Structures at Plazas 2, 3, and LACI portion of 7                   | Underground Parking Structures at Plazas 2, 3, 7, & 8. Above Ground Parking Structures at Plazas 2 and 8  |
| <b>Live Theater</b>               | -  | On Parking Plaza 3   | On Parking Plaza 7 – Connection to North First Street Green   |
| <b>Movie Theater</b>              | -  | -  | Movie Theater at Parking Plaza 3 with Third Street Plaza  |
| <b>Intensity Level</b>            | 1 to 2 Stories in Main and State Neighborhood;<br>2 to 3 Stories in Rest of Plan Area. | 1 to 2 Stories in Main and State Neighborhood;<br>2 to 3 Stories in Rest of Plan Area. | 2 to 3 Stories in Main and State Neighborhood;<br>Up to 3-Stories in Rest of Plan Area.                   |





# City Council Direction

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Per the Staff Report, Council options tonight include:

- 1) Concur or provide feedback on adjustments to the outline of three future scenarios for Downtown Los Altos
- 2) Require that different Vision Scenario Outlines be developed in line with City Council direction.





City of Los Altos  
**DOWNTOWN VISION**

Questions on Vision  
Scenarios?

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# New Parking Supply Analysis

|                               | Existing Conditions | Scenario One | Scenario Two | Scenario Three |
|-------------------------------|---------------------|--------------|--------------|----------------|
| <i>Plaza 1</i>                | 127                 | 127          | 435          | 829            |
| <i>Plaza 2</i>                | 125                 | 125          | 100          | 0              |
| <i>Plaza 3</i>                | 203                 | 203          | 103          | 103            |
| <i>Plaza 4</i>                | 60                  | 60           | 60           | 0              |
| <i>Plaza 5</i>                | 55                  | 0            | 0            | 0              |
| <i>Plaza 6</i>                | 65                  | 65           | 65           | 0              |
| <i>Plaza 7</i>                | 125                 | 125          | 58           | 0              |
| <i>Plaza 8</i>                | 133                 | 133          | 133          | 0              |
| <i>Plaza 9</i>                | 140                 | 140          | 140          | 140            |
| <i>Plaza 10</i>               | 88                  | 88           | 88           | 88             |
| <b>Total Spaces</b>           | <b>1,121</b>        | <b>1,200</b> | <b>1,556</b> | <b>1,950</b>   |
| <i>Net New Parking Spaces</i> | -                   | 79           | 435          | 829            |



# New Parking Supply Breakdown

|  | Existing Conditions | Scenario One | Scenario Two | Scenario Three |
|--|---------------------|--------------|--------------|----------------|
| <i>Restriping*</i>   | -                   | 134          | -            | -              |
| <i>Underground Structure at Plazas 2 &amp; 3 (assumes 3 levels)***</i> | -                   | -            | 575          | 575            |
| <i>Underground Structure at Plaza 7 (assumes 1 public level)**</i>     | -                   | -            | 107          | 107            |
| <i>Above Ground Structure at Plaza 2 (assumes 3 levels)***</i>         | -                   | -            | -            | 180            |
| <i>Underground Structure at Plazas 7 &amp; 8 (assumes 3 levels)***</i> | -                   | -            | -            | 450            |
| <i>Above Ground Structure at Plaza 8 (assumes 3 levels)***</i>         | -                   | -            | -            | 180            |
| <i>Loss of Existing Parking Spaces</i>                                 | -                   | (55)         | (247)        | (663)          |
| <i>Net New Parking Spaces</i>  | -                   | 79           | 435          | 829            |

\* CDMSmith - Downtown Parking Management Plan for the City of Los Altos (2013)

\*\* Utilized First Street Green Development Proposal - <http://firststreetgreen.com> (2017)

\*\*\* Utilized MIG & Watry Design - Downtown Los Altos Public Parking Plazas Opportunity Study (2009)



# Potential New Land Use Examples

|  | Scenario One | Scenario Two | Scenario Three |
|--|--------------|--------------|----------------|
| <i>New Parking Supply</i>                                | 79           | 435          | 829            |
| <b>Restaurants</b> - assumes 30 seats, with 6 employees* |              |              |                |
| 1 space/3 employees and 1 space/3 seats**                | 7*           | 36*          | 69*            |
| <b>Multi-Family Residential</b>                          |              |              |                |
| 2 spaces/du and 1 guest space/4 du**                     | 30 du        | 163 du       | 311 du         |
| <b>Office</b>  |              |              |                |
| 3.3 spaces/1,000 sf**                                    | 24,000 sf    | 132,000 sf   | 251,000 sf     |

\*\*Existing Parking Requirements



# Economic Vitality Strategy Report Recommendations

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1. Permit Fitness Uses in Select Locations
2. Overhaul Downtown Parking Requirements
3. Move Forward with New Downtown Theater
4. Preserve Buildings and Landmarks of Historic Importance
5. Add Public Spaces or Facilities that Enhance Sense of Place
6. Permit Three Story Buildings at Select Locations with Top Floor Setback
7. Institute Downtown Design Review

