

PLANNING COMMISSION AGENDA REPORT

Meeting Date: August 2, 2018

Subject: 18-D-03 – Design Review for the New Los Altos Community Center

Prepared by: Zachary Dahl, Planning Services Manager

Initiated by: City Council

Attachments:

- A. Draft Resolution
- B. Community Center Task Force Goals, Objectives, Principles and Future Considerations
- C. Architectural and Site Design Narrative
- D. Design Alternative Exhibits
- E. Initial Study and Mitigated Negative Declaration

Recommendation:

Recommend to the City Council:

1. Adoption of the Mitigated Negative Declaration; and
2. Approval of Design Review application 18-D-05 per the listed findings

Environmental Review:

An Initial Study and Mitigated Negative Declaration (IS/MND) have been prepared in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations §15000 et. seq.) and the regulations and policies of the City of Los Altos. A 20-day public review and comment period for IS/MND was held between Friday, June 29, 2018 and Wednesday, July 18, 2018. The City did not receive any public comments during this time period. A copy of the IS/MND is included as Attachment E.

Summary:

This is a design review application for a new Community Center on the Civic Center campus at 97 Hillview Avenue. The project includes demolition of the existing 30,362 square-foot community center and construction of a new one-story, 24,500 square-foot community center building in approximately the same location with 162 new surface parking spaces. Pedestrian pathways and crosswalks would be provided throughout the site to connect the proposed parking lots and existing sidewalks to the new building, recreational facilities, and existing buildings (Library History Museum, Bus Barn Theater and sports field) that are adjacent to the new community center. The driveway connections from the parking lot to Hillview Avenue would be realigned, with a total of two driveway connections (one primary and one secondary) replacing the four existing driveways.

Background

Site Setting

The Civic Center property is designated as a “Public and Institutional” land use in the General Plan and Zoned PCF (Public and Community Facilities). The Civic Center site is approximately 18 acres in size with the project site occupying approximately 4.46 acres on the southeast portion of the campus adjacent to Hillview Avenue. The project site is adjacent to single-family residential uses to the north, east and across Hillview Avenue to the south, and adjacent to public and institutional uses (sports fields, museum, library and theater) to the north and west.

Project Initiation

On February 28, 2017, the City Council approved their priorities for 2017, which included a goal to have a new or refurbished community center built by December 2020. On April 25, 2017, the Council unanimously approved the creation of a Capital Improvement Project (CIP) for the design and construction of a new Community Center with a project budget of \$25 million. In addition, Council unanimously adopted Resolution No. 2017-15, which established the Hillview Community Center Project Task Force (Task Force). The mission of the Task Force was to hold public meetings to gather community input and provide a recommendation to the City Council on the interior space allocation and exterior design and layout of the future Community Center.

Following the Council’s action, the City issued a Request for Qualifications (RFQ) for an architectural design team to design a new community Center for the City. Following a review of the proposals and interviews of the top four firms, the City selected Noll & Tam Architects and their team of consultants to lead the design effort for the new Community Center.

Community Center Task Force

During its initial meetings, the Task Force developed a statement of Project Goals, Objectives and Principles to assist its focus and discussions to reach recommendations pursuant to its mission. During its last two meetings, the Task Force added a section on Future Considerations. This statement was developed by the Task Force to provide guidelines, values and preferences to guide future discussions and decisions about the design and development of the Community Center. This statement is included as Attachment B.

On September 26, 2017, at a Study Session with the Task Force, the City Council reviewed and discussed seven design enhancements for the new Community Center:

1. Increasing building quality;
2. Increasing building functionality;
3. Upgrading from LEED Silver equivalent to LEED Gold equivalent;
4. Providing improved pedestrian connectivity;
5. Increasing building square footage;
6. Increasing outdoor program space; and
7. Refinishing existing parking lot.

Following the discussion, the Council expressed support for all seven design enhancements and committed to raising the project budget to \$34,700,000. This commitment to the budget increase was

confirmed as part of the 10-year Capital Improvement Plan and Priorities Discussion at its November 14, 2017 Study Session.

On December 12, 2017, Noll & Tam presented the Task Force’s Concluding Report to City Council. The Council accepted the Concluding Report, provided staff and Noll & Tam with feedback, and directed the Noll & Tam design team to move forward to complete the Schematic Design phase of the project. Following the Study Session, staff formed a citizen working group to meet regularly with the design team to ensure that the Task Force Goals, Objectives and Principles were followed. The citizen working group, which includes representatives from key stakeholders such as seniors, teens and the Recreation Commission, continues to receive input from Recreation & Community Services, Information Technology, Facilities and Public Works as well as residents from around the City. Additionally, staff solicited input from members and representatives of neighboring buildings on the Civic Center site including the Library, Bus Barn Theater, Police Station and History Museum. This working group is ongoing and will remain involved in the design process moving forward.

On March 13, 2018, City Council received an update from Noll & Tam on the Community Center Schematic Design. At this meeting, Councilmembers requested additional information on how the building will attain LEED Gold equivalency; provided feedback and direction for further exploration of elements within the schematic design, including photovoltaic panels on the roof of the building, location of the Whistle Stop playground, location of the bocce ball courts, the flooring to be used in the community room and location of the basketball court; and directed the Noll & Tam design team to proceed with the design phase of the project. This phase includes completion of the City’s design review process with public meetings before the Complete Streets Commission, Planning Commission and City Council.

Complete Streets Commission

On June 27, 2018, the Community Center project was reviewed by the Complete Streets Commission. At the meeting, the Commission was generally supportive of the proposed site layout and design and provided feedback and comments on the project’s pedestrian, bicycle and vehicle circulation elements. Following the discussion, the Commission voted unanimously to move the project forward for further review with the following recommendations:

- Reconfigure the pedestrian pathway connection to the Library to minimize the number of parking spaces that are displaced;
- Review the design of the vehicle drop-off area at the main entrance to minimize the ability of vehicles to make U-turns;
- Reevaluate the proposed bicycle rack design due to concerns with the functionality and parking capacity of the “ribbon” rack design;
- Continue public outreach for the project; and
- Review the width and sight-lines of the perimeter pathway to minimize conflicts between pedestrians and bicyclists.

July 10 Open House and City Council Meeting

On July 10, 2018 the City held an open house with Noll & Tam to provide the public with an opportunity to learn more about the Community Center project. The open house was widely publicized and included a variety of design exhibits, a 3D video fly-through and a scale model of the

new Community Center. Following the open house, staff and Noll & Tam provided the City Council with an update on the status of the project. The City Council received public comments, discussed the project and directed staff and Noll & Tam to explore alternative roof materials from the proposed standing seam metal roof; alternative bike rack designs; alternative scenarios for the design of the vehicle drop-off area at the main entrance and propose options for the inclusion of solar panels in the project.

Discussion/Analysis

General Plan and Zoning

The Public and Institutional land use designation is intended to provide for governmental, institutional, academic and other community service uses, and the uses should be compatible with the surrounding neighborhood. The new Community Center will be maintaining the existing use that has operated from this location since the property was acquired by the City in the 1970s. The proposed setbacks, which are larger than the Hillview Community Center’s existing setbacks, and the one-story height will ensure that the new Community Center is compatible with the surrounding neighborhood.

The PCF District provides the site standards and requirements for new projects. The following table summarizes the project’s technical details with regard to height, setbacks and parking:

	Existing	Proposed	Required/Allowed
SETBACKS:			
Front (Hillview Ave)	54 feet	166 feet	40 feet
Rear (North)	20 feet	68 feet	50 feet
Right (East) side	30 feet	77 feet	25 feet
HEIGHT:			
Midpoint of Roof Slope	20 feet	25 feet	30 feet
Top of ridge	N/A	28.2 feet	42 feet
PARKING:	145 spaces	162 spaces ¹	N/A ²

The PCF District also specifies a maximum lot coverage of 30 percent of the total site area and a five-foot wide landscape strip along all property lines that adjoin residential uses. For lot coverage, the project site is 4.46 acres (approximately 194,275 square feet), the building footprint is 24,500 square feet and the area covered by open structures (trellis, canopies, etc) is 8,542 square feet. Thus, the total lot coverage is approximately 17 percent, which is well below the maximum 30 percent. With regard to landscape strips, as shown on the landscape plan, all of the existing mature trees along the north and east property lines will be maintained, and new passive landscaping, such as bioswales, will be placed near these property lines to create a larger buffer between the new Community Center and the

¹ This includes the 13 parking spaces that were displaced by the Library pathway connection and results in a net increase of four onsite parking spaces.

² Per Zoning Code Section 14.74.120, For community centers and other public buildings, one parking space for every two employees, plus such additional parking area as may be prescribed by the commission.

adjacent residential uses. Thus, the project will be creating landscape buffers that far exceed the minimum five-foot width.

It should also be noted that there are two trellis structures located within the rear yard setback area. A portion of the trellis over the teen patio is in the rear yard space, with a setback of 47 feet and the trellis over the bocce courts has a setback of 29 feet. Since these trellis structures have a height of 12 feet, which is consistent with the accessory structure height requirement for single-family properties, have significant setbacks and are screening by existing trees, their placement is consistent with the Zoning Code.

Overall, the new Community Center project complies with all applicable General Plan policies and Zoning Code requirements.

Design Review Findings

To provide an overview of the new Community Center's architectural and site design, Noll & Tam prepared a Design Narrative, which is included in Attachment C. This narrative includes discussions about the site layout, a breakdown of the spaces and programs within the Community Center, architectural character, landscaping aesthetics and site circulation. This narrative also provides a basis for how the project meets and exceeds all of the City's required design review findings. The design review findings that are required for project approval can be found in Attachment A.

Environmental Review

In order to fully evaluate any potential environmental impacts associated with the new Community Center project, the City retained EMC Planning Group, an experienced environmental consulting firm, to prepare an initial study. To support the initial study, an Arborist Report, Phase I Environmental Assessment, an Acoustical Analysis and a Traffic Analysis were prepared. The initial study, along with the technical reports, are included in Attachment E.

Overall, since the new Community Center is replacing the existing Community Center in approximately the same location and will be approximately 19 percent smaller in terms of floor area, there were no significant impacts identified. However, special status bats have been identified as having a low probability of using the general area for habitat and migratory birds have been known to nest in the vicinity. Therefore, to ensure that the project does not impact either of these species, the initial study identified two precautionary mitigation measures to require a biologist to survey for bat habitat and active nest sites 14 days prior to the start of demolition and tree removal. With the incorporation of these two mitigation measures, the initial study found that the project would not result in any significant impacts.

Design Considerations

In response to direction provided by the Complete Streets Commission and the City Council, the project design has been updated to include a different bicycle rack design and a wider perimeter pathway to ensure it can accommodate both bicycles and pedestrians. In addition, Noll & Tam has provided design alternative options to address the direction related to the pedestrian walkway to the Library and the drop-off area at the main entrance (Attachment D). The goal is for the Planning Commission to provide a recommendation on the preferred design alternative to the City Council.

Library Pathway Connection

During the Conceptual Design phase of the project, the Task Force identified a strong connection with the Library and San Antonio Road as a design goal. The City Council supported this goal and additional funding to accommodate improved pedestrian connectivity was included during the September study session with the Council when the project budget was increased. This facilitated the design of the enhanced pedestrian pathway between the Library, History Museum and new Community Center. As part of this enhancement, 13 parking spaces were displaced in order to improve the crosswalk, widen the pedestrian pathway and add landscaping and amenities (benches and trellis). These parking spaces were relocated to the parking lot adjacent to the new Community Center to ensure that the project did not result in a net loss of onsite parking. However, due to concerns about the loss of parking in close proximity to the Library, two design alternatives have been developed that could address this issue:

Option 1 – This alternative includes four parallel parking spaces, which reduces the number of displaced parking spaces, while still incorporating new landscaping and a wider pedestrian pathway.

Option 2 – This alternative still improves the geometry and configuration of the crosswalk but retains the existing walkway and all 11 parallel parking spaces, and does not install any new landscaping or pedestrian amenities.

Community Center Drop-Off Area

To accommodate the need for short-term vehicle pick-up and drop-off activity, the design incorporates a loading/unloading area adjacent to the main entrance. This area allows for vehicles to park for a short time without impeding traffic circulation. However, to address concerns expressed about vehicles making U-turns in this area by members of the Complete Streets Commission and a City Councilmember, three design alternatives have been developed that could address this issue:

Options 1 and 2 – These two alternatives show how a traffic circle could be integrated into the site plan. Either of these alternatives would result in more hardscape area and reduced landscaping and pedestrian pathways, but would provide enhanced vehicular circulation.

Option 3 – This alternative would improve the geometry of the turn to allow larger vehicles to more easily travel through the site and add a “teardrop” island to obstruct vehicles from making a U-turn in this location. While this design alternative would eliminate the ability of vehicles traveling from San Antonio Road from using the designated drop-off area, it is anticipated that the ample surface parking that will surround the new Community Center will adequately accommodate the short-term loading/unloading demand.

Overall, the proposed architectural and site design of the new Los Altos Community Center is the culmination of input and analysis from the Task Force, City Council, Complete Streets Commission and many residents at numerous public meetings over the past year. Thus, staff encourages the Planning Commission to provide feedback and guidance on the architectural and site design, and recommend approval to the City Council.

ATTACHMENT A

RESOLUTION NO. 2018-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS APPROVING THE DESIGN REVIEW FOR THE NEW LOS ALTOS COMMUNITY CENTER AT 97 HILLVIEW AVENUE

WHEREAS, the City of Los Altos initiated a design review application (18-D-03) to approve the architectural and site design of a new community center to replace the existing community center in approximately the same location at 97 Hillview Avenue, referred herein as the “Design Review”; and

WHEREAS, an Initial Study and Mitigated Negative Declaration (IS/MND) have been prepared in compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (California Code of Regulations §15000 et. seq.) and the regulations and policies of the City of Los Altos; and

WHEREAS, the Design Review has been processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the Complete Streets Commission held a public meeting on the Design Review on June 27, 2018 and voted to recommend approval, with recommendation guidance, to the Planning Commission and City Council; and

WHEREAS, the Planning Commission held a duly noticed public hearing on the Design Review on August 2, 2018, at which all public comment was duly considered and voted to recommend _____ to the City Council; and

WHEREAS, the City Council held a duly noticed public meeting on the Design Review on _____ at which all public comment was duly considered; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings upon the City Council’s decision was made are located in the Office of City Clerk.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby _____ the Design Review subject to the findings attached hereto as “Exhibit A” and incorporated by this reference.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the ____ day of _____, 2018 by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Jean Mordo, MAYOR

Attest:

DRAFT

EXHIBIT A

FINDINGS

With regard to the Design Review for the new Community Center, the City Council finds in accordance with Section 14.76.060 of the Los Altos Municipal Code that:

- A. The new Community Center meets the goals, policies and objectives of the General Plan and the Zoning Ordinance design criteria adopted for the PCF District.
- B. The new Community Center has architectural integrity and has an appropriate relationship with other structures in the immediate area in terms of height, bulk and design because it has incorporated design elements and materials from its surroundings while also creating a building with individual design integrity, it has a cohesive and integrated architectural and site design concept, and it is a one-story building that relates well to the nearby City buildings and single-family residences.
- C. The new Community Center mass is articulated to relate to the human scale, both horizontally and vertically, and the elevations have variation and depth, and avoid large blank wall surfaces because the building uses a variety of window and exterior wall materials to create visual interest and create a strong pedestrian scale relationship, and the layout of the building, which is focused around an interior courtyard space, creates multiple entry points, points of interest and a lot of variation along all of the building elevations.
- D. The exterior materials and finishes, which include an architectural composition roofing shingle, stucco siding with fiber cement wall panels and natural wood accent walls, natural wood soffits and trellis', several natural stone site walls and window glazing with aluminum frames, convey high quality, integrity, permanence and durability, and are used well to effectively to define building elements such as base, body, parapets, bays, arcades and structural elements. The materials, finishes, and colors have been used in a manner that serves to reduce the perceived appearance of height, bulk and mass, and are harmonious with other structures in the immediate area.
- E. The landscaping is generous and inviting, with landscape and hardscape features designed to complement the building and parking areas, and to be integrated with the building architecture, the adjacent outdoor spaces and the Hillview streetscape. The landscaping includes the retention of many of the existing mature trees along the perimeter of the site as well as a substantial number of new trees throughout the site and along the project's Hillview frontage.
- F. The exterior signage will be designed to complement the building architecture in terms of style, materials, colors and proportions, will be consistent with the design concepts contained in the City's Wayfinding Sign Program as well as be compatible with the existing Civic Center signage.
- G. The new Community Center's mechanical equipment is mostly located within the building in mechanical rooms, with some mechanical equipment on the roof, which is

screened from public view by placement within a rooftop equipment well with sound attenuating parapet walls that are designed to be consistent with the building architecture in form, material and detailing.

- H. The service and utility areas are enclosed within the building and screened from public view; and the trash enclosure, which is located in a detached structure along the eastern edge of the parking lot, is designed to be compatible with the building architecture in materials and detailing.

DRAFT

COMMUNITY CENTER TASK FORCE PROJECT GOALS/OBJECTIVES/PRINCIPLES/FUTURE CONSIDERATIONS

Design focused attributes

- A design the community can be proud of for years to come and that epitomizes Los Altos' unique character and heritage
- Sustainable design that demonstrates good Green Building practices to extent as budget allows
- Design and site layout that blends with neighborhood and surroundings
- A design that anticipates future expansion
- Design finishes that are durable and easy to maintain
- Provide amenities that encourage people to want to stay and linger
- Design that is inclusive, welcoming and creates a sense of space
- Design maximizes adjacencies to other functions on the Civic Center site and builds strong pedestrian connections
- Provides sightlines from San Antonio Road to draw people into the site
- Building footprint that maximizes outdoor recreation and open space; outdoor focused attributes
- Incorporate engaging open space balanced with landscaping that allows for unprogrammed outdoor space
- Maximizes use of outdoor space and takes advantage of outdoor "rooms" for programming
- Provides environmental education to site visitors

Programming focused attributes

- Flexible indoor spaces that allow the City to adapt programming to changing recreational and community needs
- Interior spaces that reflect best industry practices as identified by City staff (reference M. Hernandez 6/29/2017 presentation handout for detail)
- Equitably considers the space needs of City programming and legacy groups

Community focused attributes

- A Community Center that serves residents of all ages
- Reflects multicultural richness of Los Altos

Future Considerations

- After the Task Force, there is a role for a Design Development team reporting to the City Manager to include community participants who can provide ideas and suggestions for program users in the design of interior space and the broader community for exterior elements. Design Development team participants can be from:
 - Staff and architect team
 - Task Force
 - City Commissions
 - Persons invited to participate for specific design expertise
- Convene community meetings to review building and design activities and provide community input during the design development and construction phases i.e. exterior and interior design, neighborhood impact
- Upside is in the details – Design Development; define activities; fill-in the blanks; listen to the comments from the community/constituents' speech to be successful

July 23, 2018

PLANNING COMMISSION NARRATIVE

ARCHITECTURAL SUMMARY

SITE PLAN AND FLOOR PLAN LAYOUT

It is of high importance that the new Community Center be part of the synergy of the core of existing community buildings that include the Library, Smith House, History Museum and the Bus Barn Theater. Accordingly, the plan of the new Community Center places the main entry facing toward the Library and San Antonio Road. The entry lobby and outdoor entry plaza provide a strong visual terminus of a new pedestrian connection to the Library and Museum. The generous lobby joins two building wings which house program spaces. The Lobby and wings form a central, triangular shaped outdoor courtyard with covered walkways connecting all rooms and activities to the main lobby.

COMMUNITY CENTER PROGRAM

Lobby, Café and Small Meeting Rooms

The lobby is intended as a special multifunction space, providing informal seating spaces for hanging out, reading a book or having a quiet conversation or phone call. A glazed wall is envisioned to provide connection between the lobby and the adjacent courtyard space. The Café and unprogrammed meeting rooms are placed with intention to attract users from the library and provide places for socializing, meetings and quiet study. The café would consist of a small indoor space connected to an exterior seating area situated under cover of a trellis which will be designed to provide shade at seating areas.

Administration Offices

The Administration Offices, placed immediately off the lobby, have a reception desk situated to receive and welcome visitors from both the west and south entries. The office and work area are arranged to provide daylighting to the open work area and “borrowed light” to the offices.

Seniors

Seniors are located at the west side of the building, with dedicated outdoor activity space to the west, easy access to kitchen, community room and adjacent lobby. Seniors can easily arrive at the South side entry of the building from the adjacent parking lot.

Community Room

The Community Room's position affords opportunity to develop two outdoor spaces directly adjacent: the interior courtyard and an exterior patio to the south. The kitchen is attached directly to the community room with a connecting door. It can become a rental space, a dining room for the senior lunch program, or community event space, to name just a few uses.

Kinder Prep

The Kinder Prep program serves pre-school aged children and is placed in the southern wing with an outdoor play space situated at the south side of the courtyard. The placement of Kinder Prep is intended to offer direct access to the parking lot for pickup and drop off.

Teens

The location of the Teen space in the north wing, adjacent to the art room and movement room, is intended to create a sense of teen autonomy. Through proximity to the café, lobby and bocce courts, the placement of the Teen room also creates opportunity for intergenerational interaction.

Multi-Purpose Rooms

The intent of the space allotment and location of Multi-Purpose rooms is to maximize number of unprogrammed spaces that can serve as many distinct functions (classes, meeting spaces etc.) as possible for all age groups.

Outdoor spaces

The intent of the design is to maximize the amount of programmable outdoor space that the budget can afford. The mild climate of Los Altos encourages the use of outdoor spaces as extensions of indoor activity spaces and will in fact, serve to increase the useable program area. The Community room, senior space and teen space will have patio spaces that are adjacent to those spaces. The courtyard will be a visual focal point bringing daylight and views to all spaces. It will also provide a balance of paved areas for gathering as well as soft landscape, perhaps a featured Oak tree as shown. The existing trees along the north and east property lines will continue to provide a buffer to the adjacent neighbors.

Parking

The parking lot has been largely reconfigured in order to provide more efficient parking, keeping locations of existing driveways along Hillview Ave. The intent of the design is to maintain the number of parking spaces in the lot, which is 144 west and south of the community center. This will be confirmed by the City planning department.

ARCHITECTURAL CHARACTER

The architectural character of the new Los Altos Community Center is a blend of traditional roof forms with a mixture of traditional and contemporary materials to create a warm, welcoming and comfortable environment that will be compatible with the existing civic center context. With this combination of form and materials, the intent is to create a Community Center that fits into the architectural traditions of Los Altos, but designed in a contemporary and sustainable way that speaks to the sophistication of Los Altos residents, and to the future rather than the past. It is important to acknowledge that the community center is a public building, and its scale and proportions must be civic in character, not residential, yet must also be intimate and accessible, rather than too formal or grand in scale.

The community center as shown in the drawings is shaped by a collection of peaked gables. Important spaces such as the entry and the community room are capped with a taller, more prominent gable roof.

The roofing material is envisioned to be a LEED acceptable shingle suitable for installation of roof mounted solar panels. The visible underside of roof overhangs will be wood or materials similar in character to wood to give a warm feeling.

The main entry gable is intended to have exposed wood and steel trusses, bringing excitement and character to the lobby space. There will be visual transparency from the building entry, through the lobby to the courtyard.

Exterior walls will be clad in a combination of contemporary and traditional materials. Contemporary materials such as pre-fabricated composite material panels create a durable wall surface which will be complemented with natural cedar or redwood siding in limited and protected areas.

The building shape and orientation, coupled with deep roof overhangs, provides a degree of solar control minimizing direct exposure to the sun. At locations with large amounts of glazing, sun shades of painted aluminum will be utilized to minimize solar heat gain. The building will have a strong connection to the outdoors- with views, daylight and perhaps whole walls that open to the landscape.

The building's massing, roof forms and system of exterior trellis work create an architectural form at human scale and integrate the building with the surrounding Civic Center landscape.

BUILDING SIGNAGE

Building Signage is designed to complement the architectural character of the building. Simple and effective signage is mounted to the face of the building; appropriate way finding signage is provided throughout the building and at appropriate locations around the site.

MECHANICAL EQUIPMENT AND SERVICES.

The building's mechanical system is an all electric system and is comprised of roof mounted heat pumps and air handling units coupled with interior fan coil units. Roof top equipment will be fully screened with acoustic wall panels finished in colors consistent with building materials and colors. Acoustic enclosures are designed such that top of enclosure aligns with or is slightly higher than the top of equipment.

The kitchen is served by a discreet service door adjacent to the community room. Recycling and refuse will be stored in an enclosure which will echo materials and finishes of the main building ; the enclosure will be located at the northeast corner of the parking lot.

PARKING

The parking lot has been largely reconfigured to provide more efficient parking, keeping locations of existing driveways along Hillview Ave. The intent of the design is to maintain the existing number of parking spaces within the project boundary.

COMPLETE STREETS COMMISSION AND JULY 10TH CITY COUNCIL COMMENTS

The project is currently reviewing the layout of parking lot and connection to the library. The design team met with The Complete Streets Commission which forwarded recommendations to the city council. The design team came before the city council on July tenth and reviewed the Complete Streets Commission recommendations and is currently studying the design and implementation of the following:

- Library Parking: At new connection to the library, the Complete Streets Commission Recommended keeping as many parking spaces as possible near the library. The design team has developed options for review and will include those options as exhibits in the review materials
- Main Plaza Drop off – City Council requested the design team to review the configuration of the Main Entry drop-off. The design team is currently studying options in this area and will have exhibits for review
- Landscape pathway along east side of the site: Complete Streets recommended this pathway be widened to simultaneously accommodate bicycles and pedestrians; the project is proposing to widen this path from 5' to 8'.

- Bicycle Parking: Complete Streets Commission recommended the project consider an alternate type of bicycle rack in place of the currently proposed ribbon rack and to also consider artistic type bicycle racks. The project is proposing an alternate bicycle rack design which is included in the Planning Commission materials (see renderings).

LANDSCAPE : GENERAL AND AESTHETIC APPROACH

LANDSCAPE

The new Community Center will be an up-to-date building in a park-like setting within the larger Civic Center context. The new Center's interior and exterior spaces are designed to provide an inviting and comfortable setting for activities appealing to all ages. The surrounding landscape and pedestrian spaces are places of arrival, events, ceremony, classes, and informal gatherings, and are designed to support and enhance this new and vibrant building.

The main entry plaza is a continuation of the Civic area's meandering path, and includes abundant planted areas, small group seating nooks, outdoor café seating, nearby bocce courts, and a clear zone at the front doors for a small-to-mid-sized community event. Paths cut through the planted areas to allow access to the baseball field and community path to the north. The Center's two south entry points are supported by smaller entry areas with seating for small groups to gather or wait for friends.

The interior courtyard, on view from the main lobby, draws people into a sheltered garden of quiet greenery, where one may pause to enjoy coffee from the Center's café, wait for a class to begin, or have a quiet moment. Program spaces include a medium-sized flexible outdoor space for Community Room events or classes, a smaller space outside of the Movement Room for viewing performances through the large opening, and a flexible lawn area for kids to run, picnic, or take in an outdoor movie. At the terminus is a focal point of large, existing redwoods and new, small-scale flowering trees surrounding a quiet space with log seating.

The courtyard features a Stone Channel that runs alongside a central path, a continuation of the organizing pedestrian spine that starts at the library and travels through the site. It also serves an important function, providing site drainage for this 3-sided courtyard. As stormwater exits the channel it is routed to the bioretention area north of the building. One of four bioretention areas on-site, these planted features detain water in storms, working to reduce the strain on city systems and enhance water quality. Within the courtyard, trees and abundant plantings will provide shade, divide spaces and bring a softness to the architecture and paving edges.

The exterior patios and terraces (Community Room, Teen/Arts, Seniors, Kinder Yard) provide dedicated outdoor spaces designed to support the corresponding interior activities. A perimeter path surrounds the building on the north and east sides to provide a place for walking in close proximity to the Community Center. Landscape elements reflect an aesthetic harmony with the building's style, materials, and scale, and connect with the surrounding site context.

VEHICULAR CIRCULATION

- All drive aisles shall be 2-way, with a minimum width of 24'.
- Access from Hillview

- Approaching from the south at Hillview Avenue, vehicles may enter the site at either of two driveways into the main parking lot for the new Community Center. One driveway is located at the west end of the site, adjacent to the soccer field, in roughly the same location as the existing curb cut into the existing parking lot. The second driveway will be located at the east end of the parking lot, near the Neutra house, in roughly the same location as the existing entry into the existing one-way circle at the entrance to the existing Community Center.
- Access from San Antonio (Library and/or Police Department)
 - Approaching from the west, vehicles will approach the Community Center site by the same route that it is currently approached. Driving east, upon passing the History Museum and the Bus Barn Theater, the drive aisle will turn 90degrees right, and vehicles may park at the community center, or proceed directly southwards out of the civic center campus onto Hillview Ave.
- Drop-Off Locations
 - There will be a drop-off zone at the main entry to the building. The drop-off zone will be located on the east/north side of the roadway and will thus be usable by north/west bound traffic only.
- Access to Soccer field
 - Vehicle access to the soccer field will remain unchanged, with the exception that the parking along the south east end of the soccer field will be shifted slightly eastward to straighten the main drive aisle.
- Access to Ballfield
 - Vehicle access to the ballfield will be restricted to city service vehicles only. Parking for the ballfield will be incorporated in the general parking for the new community center.
- Trash Pick-up
 - Trash and recycling enclosure for the new Community Center will be located at the north-east corner of the new parking lot. Access to this enclosure by the hauling company will be along the main drive aisle of the parking lot. Adequate space for maneuvering of dumpsters and bins will be allowed, and the pavement surface will be marked with appropriate striping.

PARKING

- Total Parking Counts
 - Existing Community Center Site – 145
 - Existing Total Civic Center Campus – 377
 - 21 dedicated to police vehicles
 - 11 Accessible
 - 2 Electric Vehicle Charging Stations

- Parking change at “Library Connector”
 - 13 parking spaces will be removed from the parking area east of the library to allow for the new pedestrian connection between the library and the new community center.
 - All 13 parking spaces will be replaced at the main parking lot for the new community center.
- New Community Center Site
 - 162 total (Including 149 replacement and 13 relocated from Library Connector)
 - Accessible Parking Counts & Locations
 - Out of the total 162 new spaces provided, 6 will be accessible spaces
 - 5 shall be accessible
 - 1 shall be van accessible
 - All accessible parking spaces will be located near a building entry
- NEW Total Civic Center Campus
 - 381 Total on Civic Center Campus
 - A net of gain of 4 spaces is proposed

BICYCLE CIRCULATION AND AMMENITIES

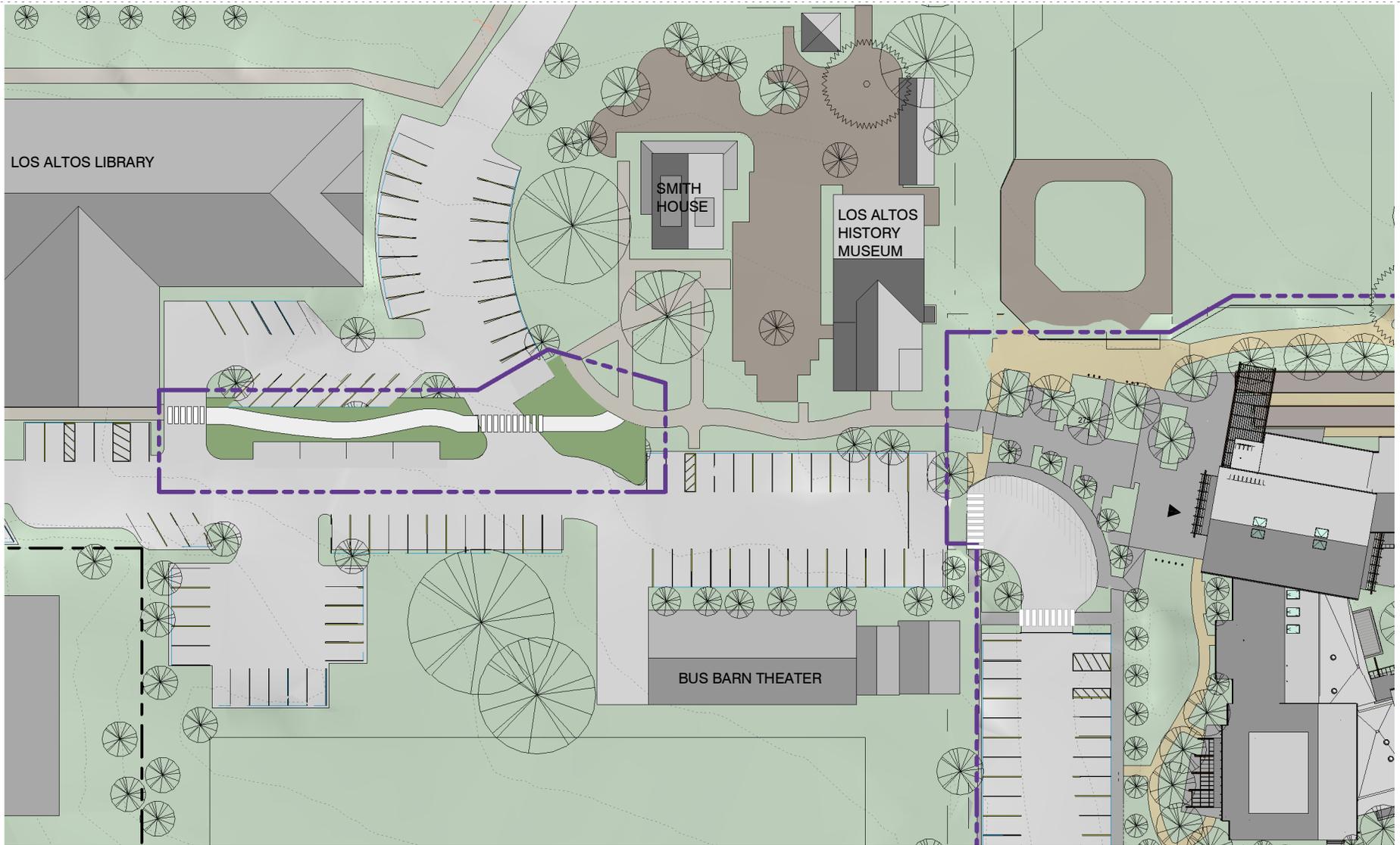
- Bicycle Paths
 - Primary bicycle circulation through the site is along the existing and new roadways. Bicycles may enter the site from Hillview avenue at the two driveways, similar to vehicular access. Bicycles may approach the site from the west along the roadway in front of the library, or from the north along the roadway between the Police Department and LAYC.
 - Access to East Edith Drive (similar to existing)
 - A shared pedestrian / bicycle path will connect the entry plaza to the existing pathway that runs northward along the ballfield to connect to East Edith Drive.
- Bicycle Parking
 - Quantity:
 - Class II 8 ribbon racks will be provided, holding 9 bicycles each for the public. Total of 72 bike parking spaces
 - Class I – 2 to 4 covered racks will be provided for two bikes adjacent to entry door serving staff work area.
 - Existing quantity of bike racks =10
 - Locations
 - Main entry plaza

- 2 racks serving ballfield, bocce, café, and community center
- 1 rack serving main community center entry
- South entry – 1 rack serving community center
- Teen Patio – 1 rack near the Arts and Teen Patio
- South east building passthrough entry – 1 rack serving community room, central courtyard, Kinderprep, and east end of community center
- Basketball half-court – 1 rack serving basketball court
- Soccer Field – 1 rack serving soccer field

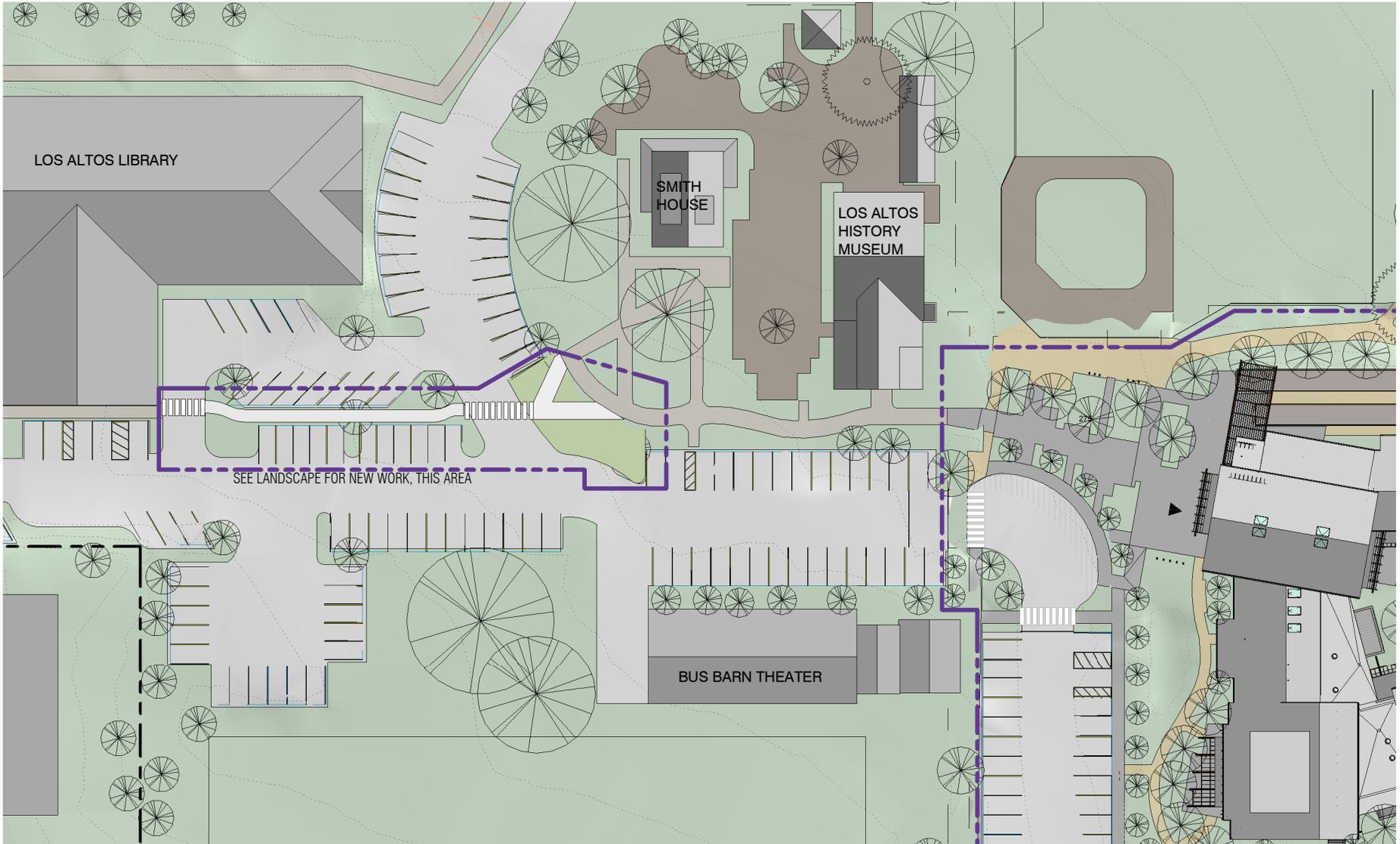
PEDESTRIAN CIRCULATION AND AMMENITIES

- Circulation from Hillview
 - Pedestrians may access the new Hillview Community Center from Hillview Avenue at three locations.
 - 1) A sidewalk will connect the sidewalk at Hillview Ave. to the new Community Center at the west side of the site, drawing pedestrians northward along the soccer field, past the Bus Barn Theater. This sidewalk will have three crosswalks to allow pedestrians to cross the drive aisle and parking lot and arrive at the Community Center.
 - 2) A sidewalk will connect the sidewalk at Hillview Ave. to the new Community Center at the east side of the site, providing access to the Neutra house, new basketball half-court, and connecting to the walking path around the east end of the site.
 - 3) a pedestrian sidewalk will connect the sidewalk at Hillview Ave. to the new Community Center at the center of the site, northward through the parking lot and directly to the southern entrance to the building. At each row of parking, a small vegetated island will provide separation from surrounding cars and provide a clear route to the building.
- Circulation from Library
 - A new sidewalk and expanded landscaping area will provide a better pedestrian experience when walking between the library and the new Community Center.
 - The crosswalk and pedestrian island at the southwest corner of the History Museum path will create a safer and more navigable pedestrian crossing and create a stronger connection between the library, the History Museum, and the new Community Center.
- Access to ballfield
 - Pedestrians will have direct access to the ballfield from the new public entry plaza at the main entry to the building, as well as from the library connection path in front of the History Museum.

- Access to East Edith Drive (similar to existing)
 - A shared pedestrian / bicycle path will connect the entry plaza to the existing pathway that runs northward along the ballfield to connect to East Edith Drive.
 - Access to soccer field; pedestrian access to the soccer field will remain unchanged



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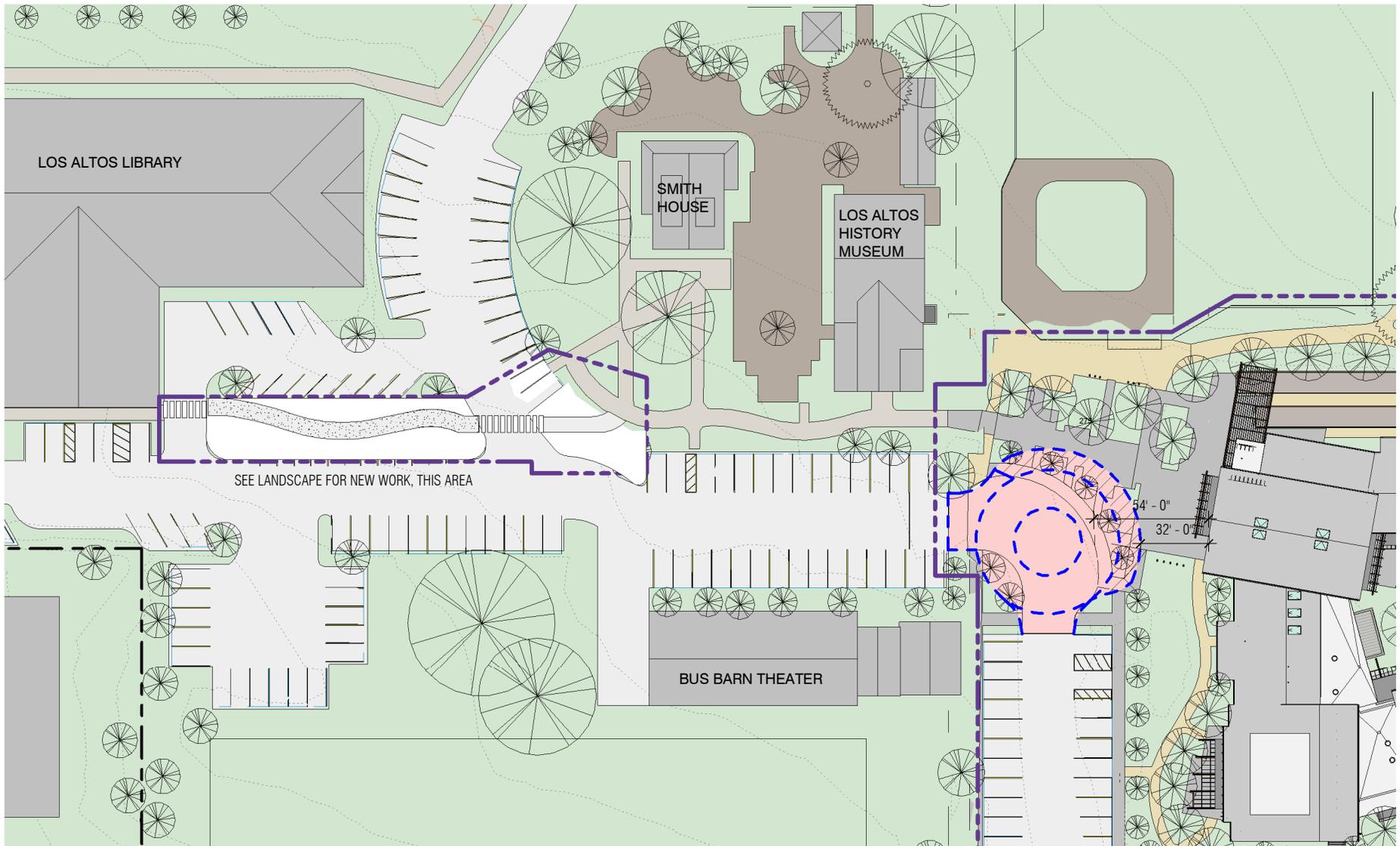
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City of Los Altos
Los Altos Community Center

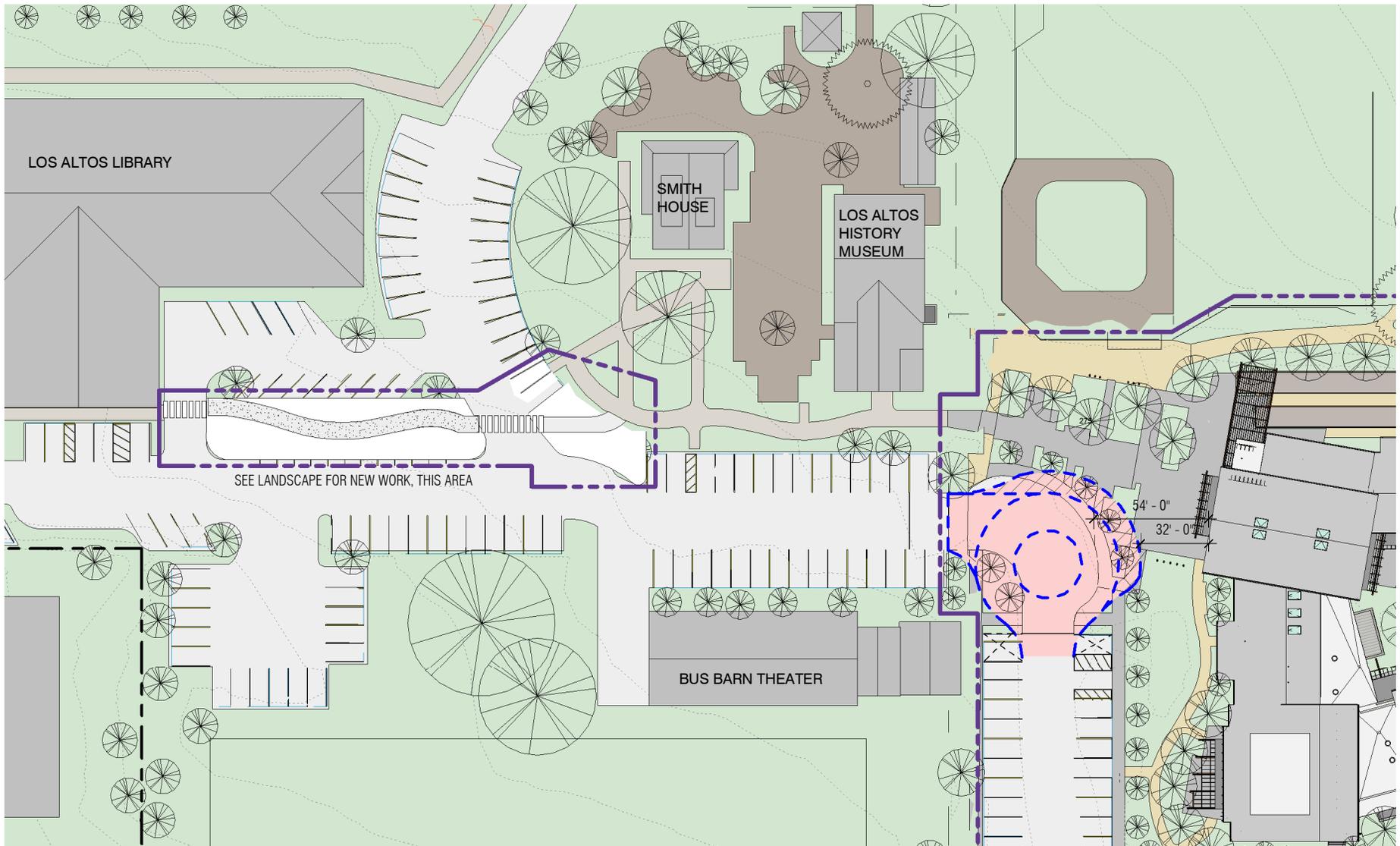
LIBRARY CONNECTOR OPTION 2

DDWG 10.2
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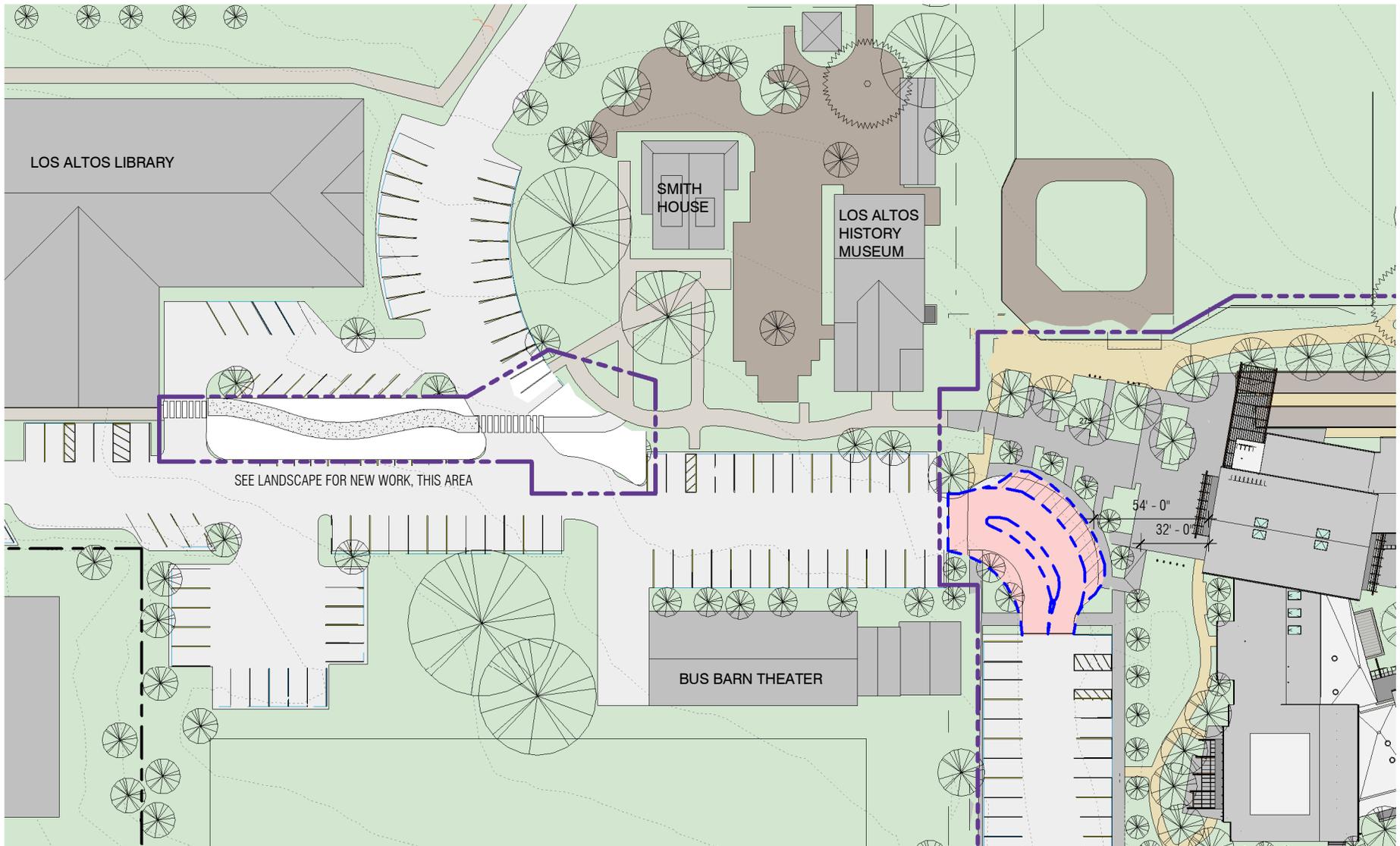
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