



DATE: September 10, 2013

AGENDA ITEM # 9

TO: City Council
FROM: Marcia Somers, City Manager
SUBJECT: Civic Center redevelopment

RECOMMENDATION:

Review Civic Center Master Plan highlights and proposed Community Center site alternatives, and provide direction on next steps

SUMMARY:

Estimated Fiscal Impact:

Amount: None

Budgeted: Not applicable

Public Hearing Notice: Not applicable

Previous Council Consideration: January 2008 – July 9, 2013

CEQA Status: Certified Environmental Impact Report for Civic Center Master Plan

Attachments:

1. Civic Center Master Plan Update presentation
2. Community group of Hillview Community Center

BACKGROUND

On July 9, 2013, the City Council received an update on the status of the Capital Improvement Program Project #CF – 01002, Civic Center Redevelopment, and provided feedback regarding additional information that would be beneficial to determine next steps in pursuing a phased implementation of the Civic Center Master Plan.

To provide context to this discussion, the City has retained the services of Anderson Brule Architects, Inc. (ABA) to assist with updating pertinent information that was gathered as part of the master planning process, identifying additional alternative opportunities for siting the Hillview Community Center in the general area in which it is now located, and providing additional related services to assist the Council in determining a preferred approach to achieving its overall goals for the Civic Center complex. A specific objective, identified as one of the Council's 2013 priorities, is to develop a plan that incorporates a new Hillview Community Center in the first phase of anticipated improvements.

For the purposes of this report and future discussions, the term 'Civic Center' will be used when referencing the entire 18-acre City property which includes the Hillview Community Center and sports fields/courts and play areas, apricot orchard, Neutra House, Los Altos History Museum and J. Gilbert Smith/History House, Bus Barn Theater, Los Altos Library, Los Altos Youth Center (LAYC), Police Station, City Hall, and Community Meeting Chambers. When referring to the recreation-related facilities component, 'Community Center' will be used since it is the official name of the facility and it provides a gathering space for much more than recreation-specific programs and activities. Furthermore, the term 'Community Center' will include the existing LAYC building.

DISCUSSION

In July 2013, the Council identified several questions or topic areas for further review and discussion. It is intended that this report, accompanied by a visual presentation at the Council meeting (Attachment 1), will focus primarily on the key points of Community Center facility usage, potential Community Center locations and updated cost estimates in order to facilitate Council's ability to move towards selecting a preferred approach for the Community Center, specifically, and other high priority or related site components.

While staff has recommended a different location for the Community Center than identified in the approved 2009 Master Plan report, it is important that the conceptual approach of a 'Master Plan' be preserved. Though improvements may be phased in over time, it is critical that the entire site be considered when determining the development of, and locations for, the individual facilities.

Hillview Community Center

Building size

The current square footage of the Community Center is 33,970 square feet with 6,350 square feet of circulation areas between and around the buildings for a total area of 40,320 square

feet. The Master Plan proposed 55,600 square feet for the Community Center, which is an additional 15,280 square feet of programmable/usable space.

Current building uses

Based upon 2011/12 data, uses of the 26 individual rooms that comprise the Community Center include City-sponsored recreation programs for all ages, private long-term and single-use rentals, dedicated space provided at no cost to the user, City staff offices, and storage. City programs and 51 different community organizations or groups (Attachment 2) used the Community Center for a total of approximately 18,750 hours for the year. This number does not include the hours used for City staff office areas, the League of Women Voters, Friends of the Library, or Children's Corner spaces.

Since the original master planning process, participation in City recreation programs has increased 12%, resulting in approximately \$300,000 more in annual revenue. While participation has grown in all age groups, the most significant change has been in the adult, non-senior group which is a population staff has been working with to better meet their needs and interests.

With a new Community Center, it is preferable to have a large number of multi-purpose rooms that can be adaptable as community and programmatic needs change. Though using the Facility Program defined in the 2009 Master Plan is an excellent reference point, there will need to be a re-evaluation of the specific spaces required for current and future types of uses to ensure they remain appropriate.

Traffic circulation and connection to downtown

As noted, traffic circulation, parking, a strong connection to downtown and an improved pedestrian experience are all important factors to be considered moving forward. If the original Master Plan is updated to provide for the Hillview Community Center to remain in its approximate same location, the circulation between downtown and throughout the Civic Center complex will need to be re-designed. This effort can begin once a preferred location for the Community Center has been determined.

Construction costs

It is estimated that new construction costs for a Community Center have risen by a range of 6% - 21% since the last cost information was developed 2009. Once the building size has been finalized and other facility decisions have been made, a more detailed cost estimate will be developed.

A formal analysis of the cost of at-grade parking versus underground parking, again based upon the specific Community Center option chosen, will be done at a future time.

Although not the focus of this particular discussion, it is important to note that the cost to renovate the Police Facility is expected to be more costly than new construction since, as an essential services building, it is held to significantly higher standards. These higher standards relate to fire, earthquake, gravity, and wind, not only for the building itself but all of the

contents inside it. The building is expected to be not only standing after an “event”, but the power and communications systems are required to be functioning.

Summary

This report and discussion is intended to be one of a series to ensure that the direction the Council ultimately chooses to move forward with will be one that effectively meets both short-term and long-term community needs, enhances the sense of community that residents and visitors will have while at the Civic Center, and is ultimately a design and approach that will receive wide-spread support.

FISCAL IMPACT

To be determined based upon direction received on next steps.

PUBLIC CONTACT

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



City of Los Altos

Civic Center Master Plan Update

City Council Presentation
September 10, 2013





Council Direction Needed

- Confirm Goals & Assumptions
- Direction on Next Steps



Agenda

- Validate Master Plan 2010 Findings
- Confirm Council Goals
- Consider Master Plan 2013 Update
- Discuss Community Center Opportunities
- Next Steps



Master Plan 2010 Findings

What is valid and reusable?



What is Valid and Reusable?

❑ Background Information

- Demographics (with 2010 census update)
- Community Character & Trends
- Site Analysis
- Service Model
- **Previous Community Input**
- **Community Center Impressions**

❑ Design

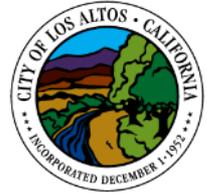
- **Design Drivers**
- **Program (#, Size, and Type of Spaces)**
- **Architectural Character** “Approved as a Model for Costing”



Community Input

- Community Forums
- Focus Groups
- Surveys
- Key Informant Interviews





Community Center Impressions: Survey

Positive

- Community Spirit and Involvement
- Small Town Atmosphere
- Historical Tradition
- Education Opportunities

Negative

- Old Buildings in Poor Condition
- Little Civic Presence
- Community Programs Cater to Non-Working Adults
- Condition of Orchard



Design Drivers

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



Program

Program Element	Existing Facilities	Proposed Master Plan Program
Community Center	33,970 sf + 6,350 sf circulation= 40,320 sf	55,600 sf
Police Department	11,641 sf	18,814 sf
City Hall	9,882 sf	19,880 sf
Library	28,050 sf	47,866 sf*
Multi-Purpose Theater	4,570 sf	12,500 sf*
Swim Facility	Unknown	39,860 sf*

**Program for opportunity sites*



Conceptual Architectural Character



SERVICE + ENVIRONMENT = EXPERIENCE





Main Entry

SERVICE + ENVIRONMENT = EXPERIENCE





Community Courtyard

SERVICE + ENVIRONMENT = EXPERIENCE





What Should Be Updated?

- Ongoing Community Input
- Site Layout
- Cost Model
- Phasing Strategy



Building Cost Model – New Construction

Building Type	New Construction Cost / SF	
	2009	2013
Community Center	\$ 330	\$350 - 400
City Hall	\$ 340	\$375 - 425
Police Facility	\$ 325	\$350 - 400
Police Garage	\$ 115	\$150 - 200



Verify Goals & Assumptions





Council Goals – Update Civic Center Master Plan

- Develop Community Center
- Replace Facilities in/near Current Location
- Proposed Priority Order:
 1. Community Center
 2. Police
 3. City Hall
- Anticipate Opportunity Sites for Additional Uses



Master Plan 2013 Update





Master Plan 2013 Update

- ❑ Define Alternatives for Site Layout/Circulation
 - Review Site Opportunities & Constraint for each Use Area (Community Center, Police Facility, City Hall)
 - Circulation & Infrastructure
 - Coordinate with San Antonio Intersection
 - Confirm Parking Locations and Quantities
 - Traffic and Neighborhood Impact
 - Project Schedule
- ❑ Consider on-going Operations Strategies during Construction
 - Temporary Facilities
 - Temporary Reduction of Services



Community Center Test Fit Diagrams

Site Analysis & Design Approach

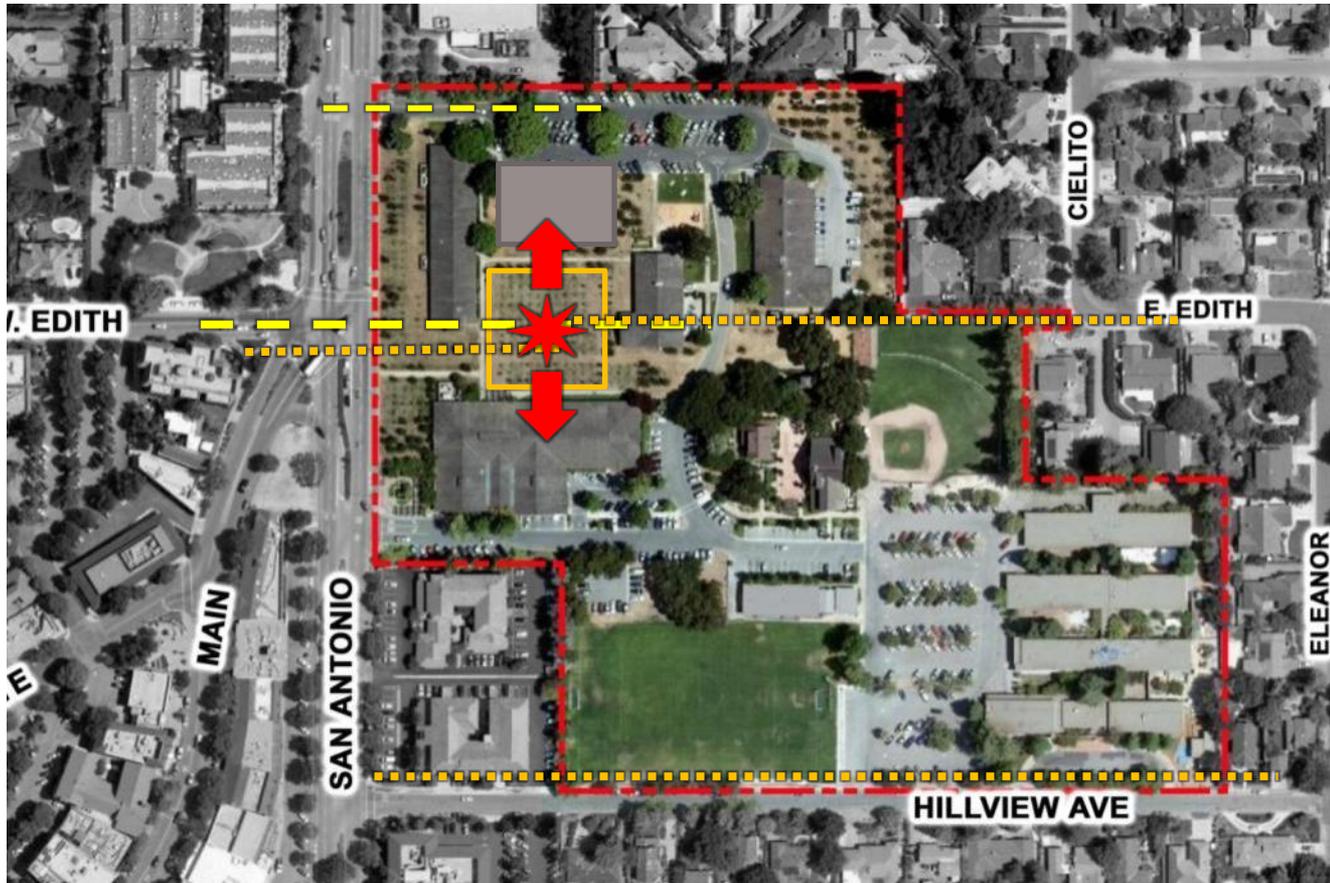
Test Fit Diagrams

Opportunities & Constraints





Site Analysis – Design Approach





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





Option 2



Opportunities

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

Constraints

- Isolated from other buildings





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





Option 4



Opportunities

- Better Noise control
- Clear entry
- Easy access from parking

Constraints

- Solar orientation
- Farther from Hillview
- Farther from other buildings





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





Recommended Next Steps





Process & Community Input

- Design Workshop with a Subcommittee
- Council Presentation & Direction
- Present Design Options for Community Feedback
- Council Presentation & Direction



Council Direction Needed

- Confirm Goals & Assumptions
- Direction on Next Steps



Thank you!



NON-PROFIT GROUP USE OF HILLVIEW & LAYC

Hourly Use Non Profit Groups Fee Collected

- 1 Alcoholics Anonymous
- 2 American Association of University Women
- 3 Anjuman-e-Jamali
- 4 AYSO soccer club
- 5 Bing Nursery School
- 6 Bowman International School
- 7 Californians for Electoral Reform
- 8 Chhandam Chitresh Das Dance Company
- 9 Children's Corner
- 10 Deep Peninsula Dog Training Club
- 11 First Baptist Church
- 12 First Church of Christ, Scientist
- 13 Jubilee Family Center
- 14 League of Women Voters
- 15 Los Altos Art Club
- 16 Los Altos Kiwanis Club
- 17 Los Altos Little League
- 18 Montclair Education Foundation
- 19 MVLA Scholars
- 20 MVLA Soccer Club
- 21 National Charity League
- 22 Obama for America
- 23 Peninsula Democratic Coalition
- 24 Pinewood School
- 25 Red Star Soccer Academy
- 26 Sunbeam Foundation
- 27 Terra Nova Church
- 28 TKO Workshop
- 29 Turkish Community School
- 30 VVGC- Vaida Vidhya Ganapahti Center

Hourly Use Non Profit Groups- No Fee Collected

- 31 Boy Scouts Troop 37
- 32 Boy Scouts Troop 75
- 33 Chamber of Commerce Business Expo
- 34 Coast Guard Auxiliary
- 35 Cub Scout Pack 77
- 36 Cub Scouts Pack 78
- 37 Festival of Lights Parade
- 38 Friends of the Library
- 39 Girl Scouts Troop 8
- 40 LAHS Club-Students for Haiti Solidarity
- 41 LASD- Egan Grad Night
- 42 Los Altos History Museum
- 43 Los Altos Legacies
- 44 Los Altos Stage Company (Bus Barn Stage Co)
- 45 Mid Peninsula Regional Open Space District
- 46 Santa Clara County Registrar of Voters

47 VTA- Valley Transportation Authority
48 World Affairs Council/Los Altos Library

Dedicated Leased Space

49 Children's Corner Preschool- pay monthly fee
50 League of Women Voters- pay monthly fee

Free Dedicated Leased Space

51 Friends of the Library