

An aerial photograph of a residential neighborhood in Los Altos, California. A yellow rectangular box highlights a specific area on the right side of the image, which is the site for the Los Altos Hillview Community Center. The surrounding area includes houses, trees, and a baseball field.

LOS ALTOS HILLVIEW COMMUNITY CENTER LOS ALTOS, CA

NOLL & TAM ARCHITECTS
JANET TAM
PRINCIPAL IN CHARGE

OPPENHEIM-LEWIS
SCOTT LEWIS
COST ESTIMATOR

JAMES GWISE
PROJECT MANAGER

CITY COUNCIL MEETING
DEC 12th, 2017

MEETING AGENDA:

- **RECAP SINCE JOINT STUDY SESSION**
- **COMMUNITY ARCHITECTURAL CHARACTER SURVEY SUMMARY**
- **OPTION C1 CONCEPT DESIGN DEVELOPMENT**
- **CONCEPT COST ESTIMATING**

GOAL FOR TONIGHT:

- **RECEIVE TASK FORCE RECOMMENDATIONS AND PROVIDE DIRECTION TO DESIGN TEAM-
FOR INTERIOR SPACE ALLOCATION, LAYOUT, EXTERIOR DESIGN AND BUDGET**
-

COMMUNITY CENTER PROJECT TASK FORCE MISSION:

Make recommendations to Council for:

- Interior space allocation
- Layout/Site location
- Exterior design



TASK FORCE VISION FOR THE NEW COMMUNITY CENTER

The Los Altos Community Center will support play, learning and community gatherings and will be configured to maximize connections to existing amenities on the Civic Center campus and downtown.

The building will contain modern amenities, be sustainably designed and provide facilities that are both adequate and useful to the community. The architecture will be inviting and showcase the unique character of Los Altos, with the building located in a beautiful park-like setting.

TASK FORCE GOALS & GUIDING PRINCIPALS:

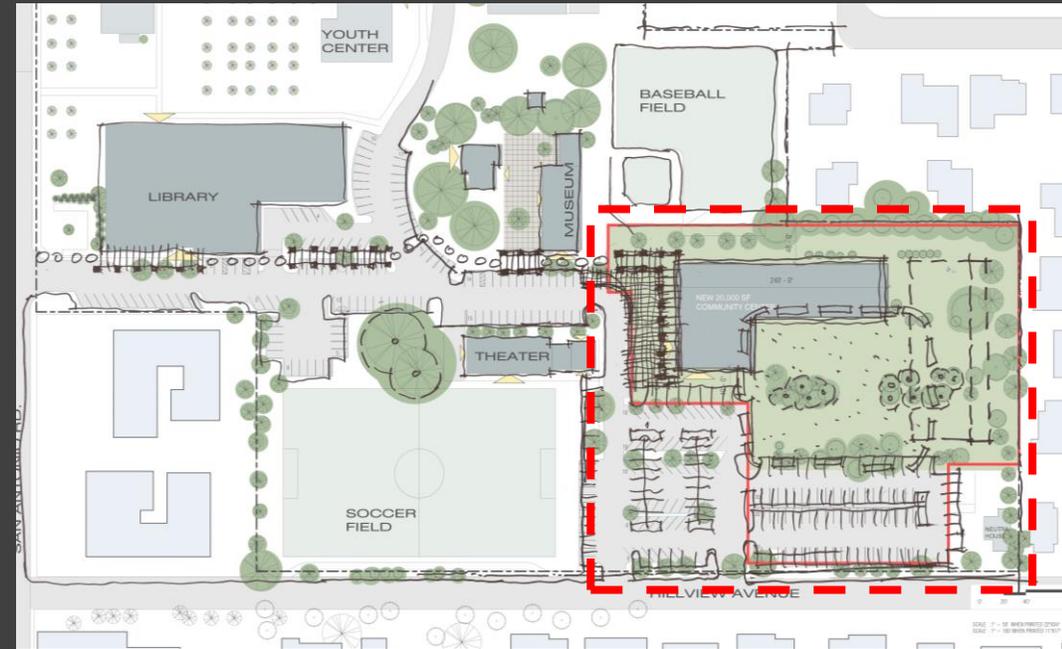
What is important to the design of a Community Center in Los Altos?

Highlights:

- A design the community can be proud of for years to come and epitomizes Los Altos' unique character and heritage.
 - Sustainable design that demonstrates good Green Building practices to extent as budget allows
 - Design that is inclusive, welcoming, and creates a sense of space
 - Design maximizes adjacencies on the Civic Center site & builds strong pedestrian connections
 - Maximizes use of outdoor space & takes advantage of outdoor “rooms” for programming
 - Interior spaces that reflect best industry practices as identified by City staff
 - A Community Center that serves residents of all ages & reflects the multi-cultural richness of Los Altos
-

RECAP FROM SEPT 26 STUDY SESSION:

- **\$34.7 million- New Project budget**
- **\$25 M CIP Project Budget**
- **+\$2 M for Site 4**
- **+\$7.7 M for Enhancements**
 - ✓ Increase building quality & functionality
 - ✓ Upgrade to LEED gold equivalent
 - ✓ Provide pedestrian connectivity
 - ✓ Refinish parking lot
 - ✓ Increase outdoor program space
 - ✓ Increase building area 3,000 sf+



Site 4

SPACE ALLOCATION

SPACE ALLOCATION INCLUDES:

- Administrative offices /Support spaces
 - Community Living Room/Lobby/Reception
 - Cafe
 - Community Room for 150 people + Kitchen
 - Dedicated spaces for: Teens, Seniors and Kinder-prep
 - (2) Multipurpose Rooms
 - (1) Arts and Crafts
 - (1) Movement Room
 - (1-2) Small meeting rooms
-

TOTAL AREA = 20,000 sf

- Per Sept 26 Study Session: Approx 4,500 sf of program space added

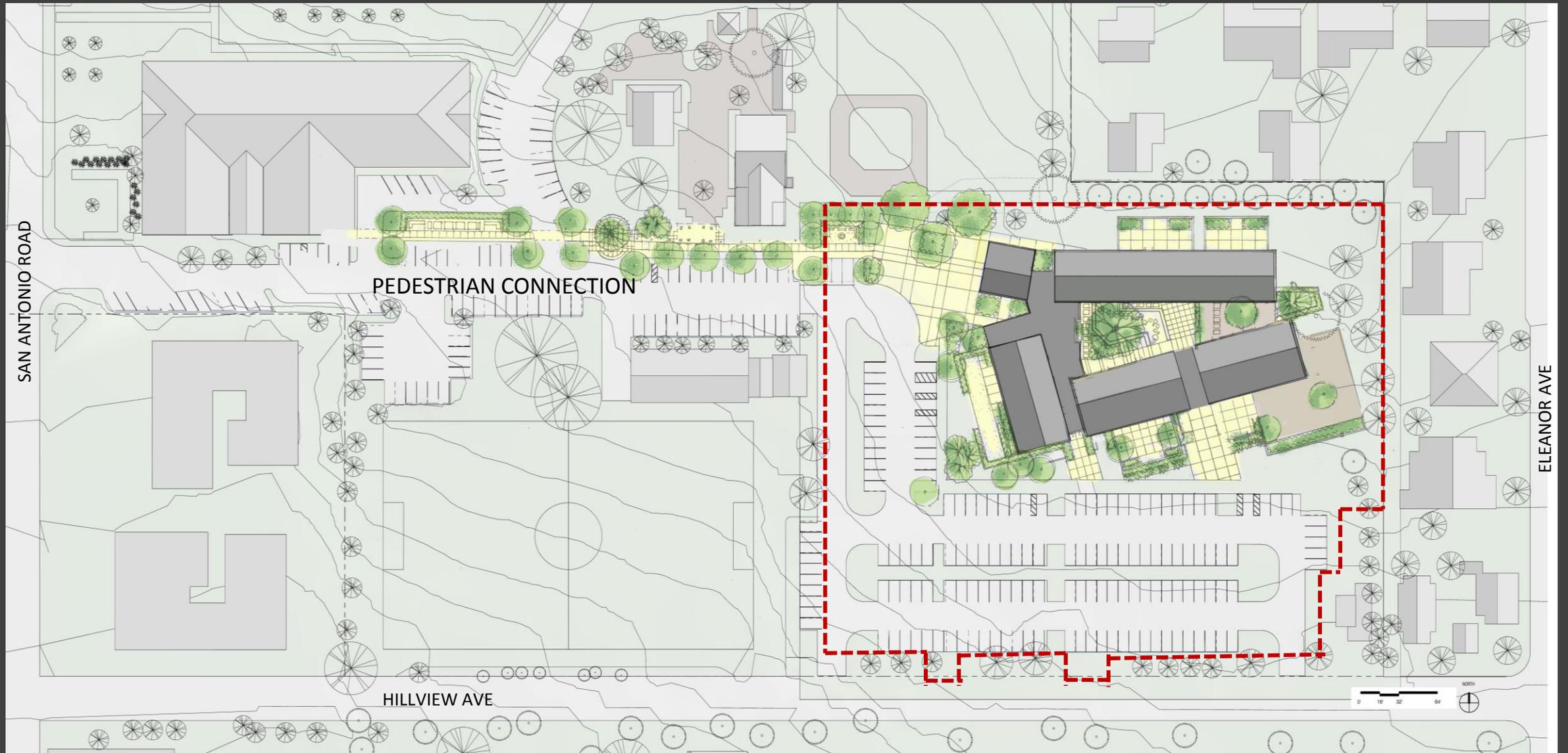
TOTAL AREA REVISED = 24,500 sf

CONCEPT C1

LAYOUT &

SITE LOCATION

CONCEPT C1



24,500 SF BUILDING

SITE PLAN

CONCEPT C1

24,500 sf



24,500 SF BUILDING

FLOOR PLAN & OUTDOOR SPACES

ARCHITECTURAL CHARACTER

COMMUNITY SURVEY

OCT 20 – NOV 17:

417 respondents

ROOF



A

B

C

		%	Count
A		35.6%	144
B		30.9%	125
C		33.6%	136

ARCHITECTURAL CHARACTER

ROOF



A

“The roofline should not be considered in isolation, it needs to blend with the complete structure design...”

Option A

“Modern designin line with the Silicon Valley image”
“ It shows a look to the future - classic in its own way. “



B

Option B

I pick this one mostly because it won't contrast as much with the existing buildings (library, museum, LAYC, etc)



C

Option C

The pitched roof is keeping consistent with the design and history of Los Altos. It has the country charm but can look updated and modern with the right color and finishes.

WALLS & WINDOWS



A



B



C

	%	Count
	50.9%	204
	44.4%	178
	4.7%	19

ENTRY



A

B

C



ARCHITECTURAL CHARACTER

OVERALL CHARACTER



A

B

C



OVERALL CHARACTER



“you want public buildings to be timeless”

Option A

“Merge indoor space with outdoor without boundaries”

“just feels more welcoming and in tune with our surroundings”

“simple, humble, not trying too hard. Not trendy. Timeless.”



Option B

“Modern, lots of wood that appeals more to a village aesthetic.”

“For our community the modern traditional with more wood and less stone/masonry is a better fit”



Option C

“I like the mix of materials (stone, glass, wood)”

SPACES IN BETWEEN



A
B
C



OUTDOOR SPACES

SPACES IN BETWEEN

Option A

“I would like spaces to rest and have a quiet chat.”

“More shade is always a plus.”

Option B

“Gives a semblance of activity; an invitation to be there.”

“The ability to congregate is important. “

Option C

“Design C - flowers, colors, great!”



Packard Foundation in Los Altos



The Essence of Los Altos

Looking Forward

“Architecture should be informed by history, but architecture should not be a slave to history. Architecture should be aspirational ...informed by the past, but, more importantly, it must point the way forward and suggest what we all can become.”

“Some of the most fundamental values upon which Silicon Valley is built are meritocracy, inclusiveness, embracing change, openness to new ideas, empowering the individual -- and these values should be expressed in our Community Center.”

CONCEPT C1
ARCHITECTURAL
CHARACTER &
EXTERIOR DESIGN

CONCEPT C1 24,500 sf



24,500 SF BUILDING

FLOOR PLAN & OUTDOOR SPACES

CONCEPT C1

NEW COMMUNITY CENTER

HILLVIEW AVE

HISTORY MUSEUM

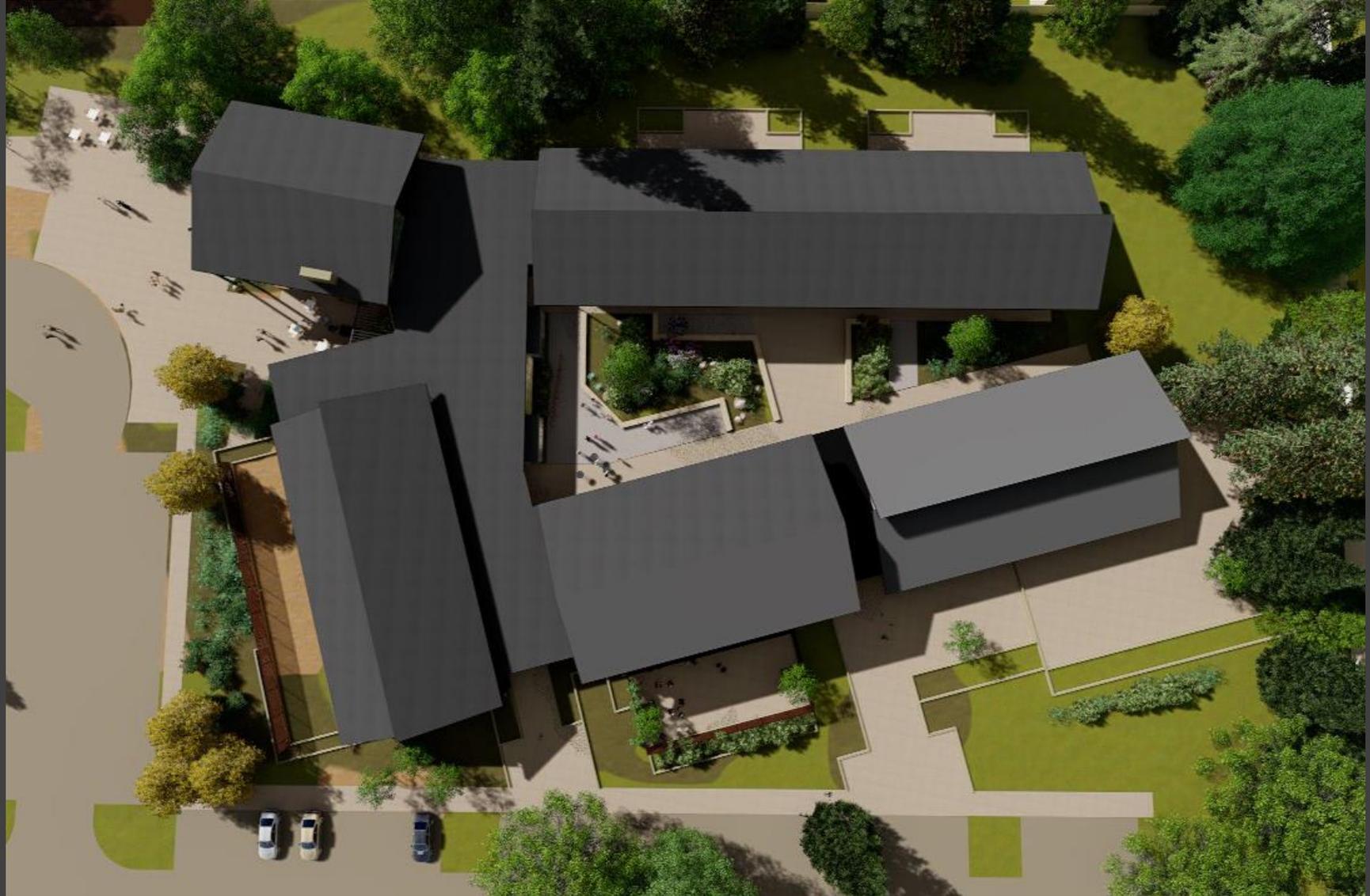
SOCCER FIELD

LIBRARY



AERIAL VIEW FROM LIBRARY

CONCEPT C1



ROOF PLAN

CONCEPT C1



WEST ENTRY ELEVATION – OPTION A

DESIGN ENTRY TO BE TRANSPARENT WITH VIEWS THRU TO THE COURTYARD



WEST ENTRY ELEVATION OPTION B

CONCEPT C1



COURTYARD

CONCEPT C1



COMMUNITY ROOM TERRACE

CONCEPT C1

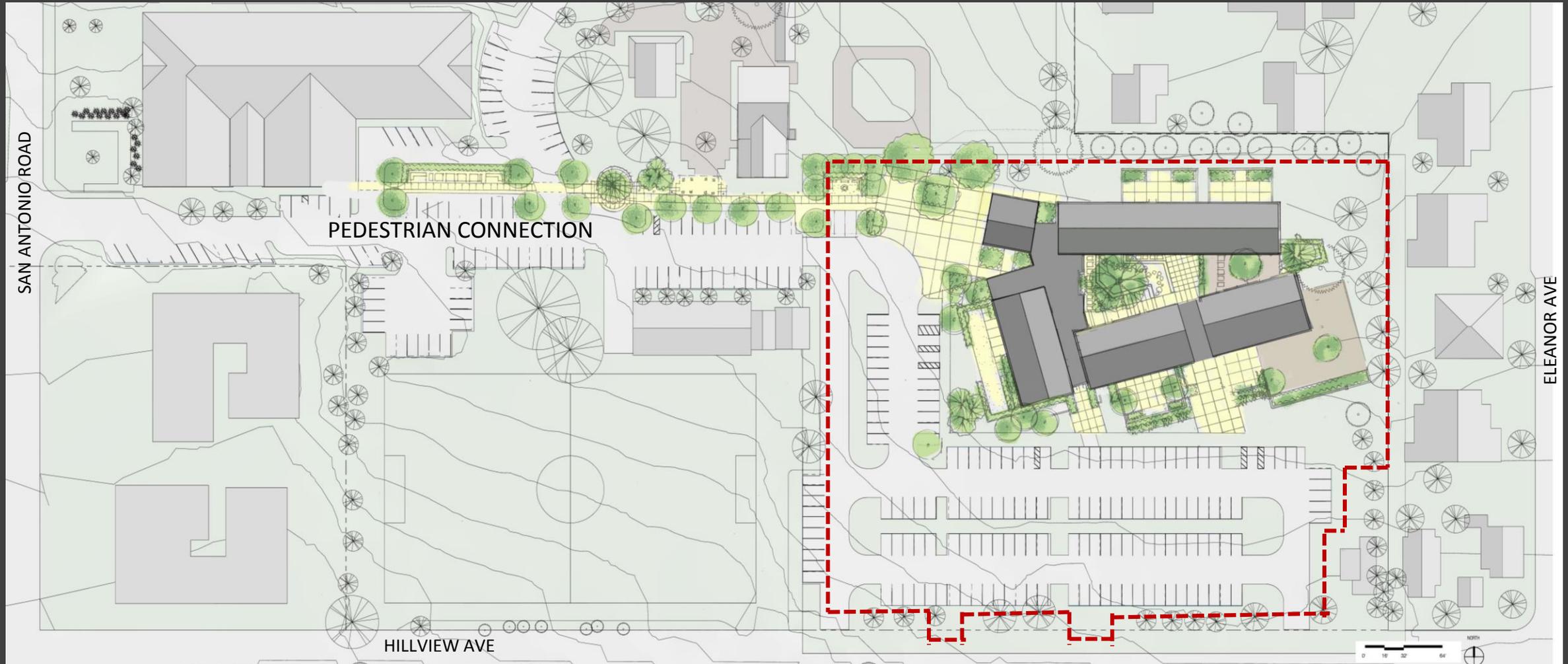


PRECEDENT IMAGES

CONCEPT COST ESTIMATING

CONCEPT C1

\$34.7M target budget
\$36.9M cost estimate



24,500 SF BUILDING

EXTENT OF WORK

CONCEPT COST ESTIMATES

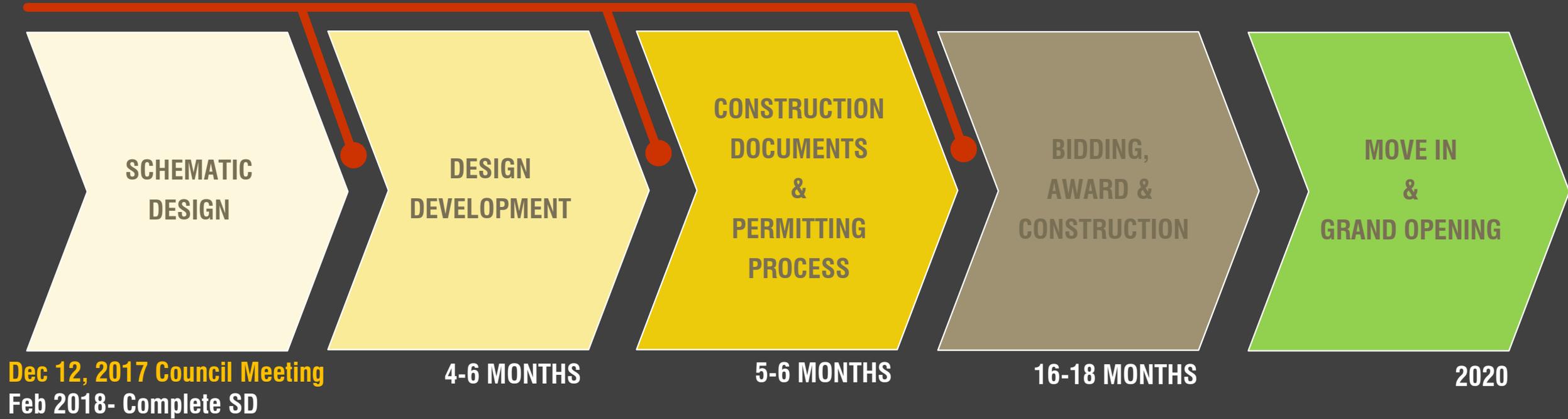
\$34.7 Million Revised Budget- Sept 26th

BUILDING AND SITE WORK (24,500 sf building)	\$24,999,016
CAMPUS PEDESTRIAN CONNECTION	\$808,969
PARKING LOT RENOVATION	\$1,563,073
SOFT COSTS	\$9,581,394
TOTAL	\$36,952,451

NEXT STEPS

LOS ALTOS COMMUNITY CENTER- PROPOSED SCHEDULE

CITY REVIEW & COST ESTIMATING MILESTONES





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