



City of Los Altos  
**DOWNTOWN VISION**

# Los Altos Downtown Vision

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CITY COUNCIL MEETING - MAY 22, 2018

# Tonight's Agenda

1. Vision Plan Process
2. Community Engagement
3. Downtown Vision – Preferred Plan
4. Land Use and Parking
5. Placemaking – Built Environment
6. Implementation

# Project Team

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**Jon Biggs**

City of Los Altos



**Debbie Rudd**

RRM Design Group



**Dave Javid**

Plan to Place



**Bill Lee**

Land Econ Group



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# Vision Plan Process



# Community Engagement

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# Summary of Community Engagement

- Total of 38 Meetings, Workshops and Activities to date, including:
  - Stakeholder/One-On-One Interviews
  - Community Workshops
  - Community Questionnaires
  - Jr. Olympics, Farmer's Market, Main Library, Grant Park, and Los Altos High School Pop-Ups
  - Chamber Meetings
  - PTA Meetings
  - Community/Committee Meetings
  - City Council Study Sessions



# What We Heard - Visioning

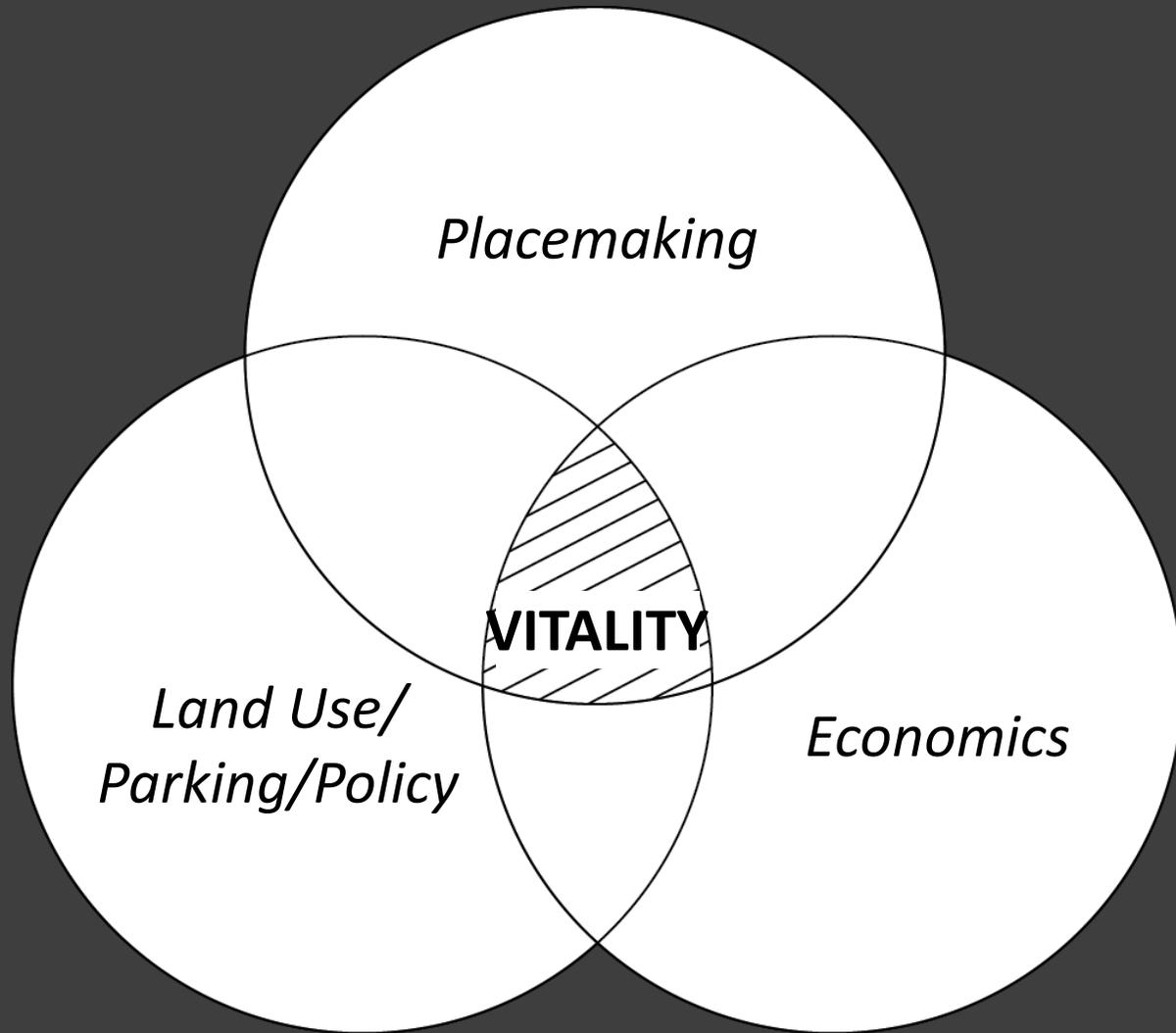
**COMMON THEMES** - Community Input through a Questionnaire, Workshops, Pop-Ups, and Meetings during the initial phase of engagement:

1. Preserve the character of Downtown
2. Increase the activity and vitality of Downtown
3. Greater variety of restaurants and outdoor dining
4. Include plazas/community gathering areas
5. Strengthen walkability of Downtown
6. Create opportunities for live theater, hotel, office and affordable housing
7. Increase parking efficiency and access
8. Strengthen pedestrian connection to civic center from Downtown
9. Highlight entry features and integrate public art
10. Bike safety and access through Downtown

# Downtown Vision – Preferred Plan

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# Downtown Vitality



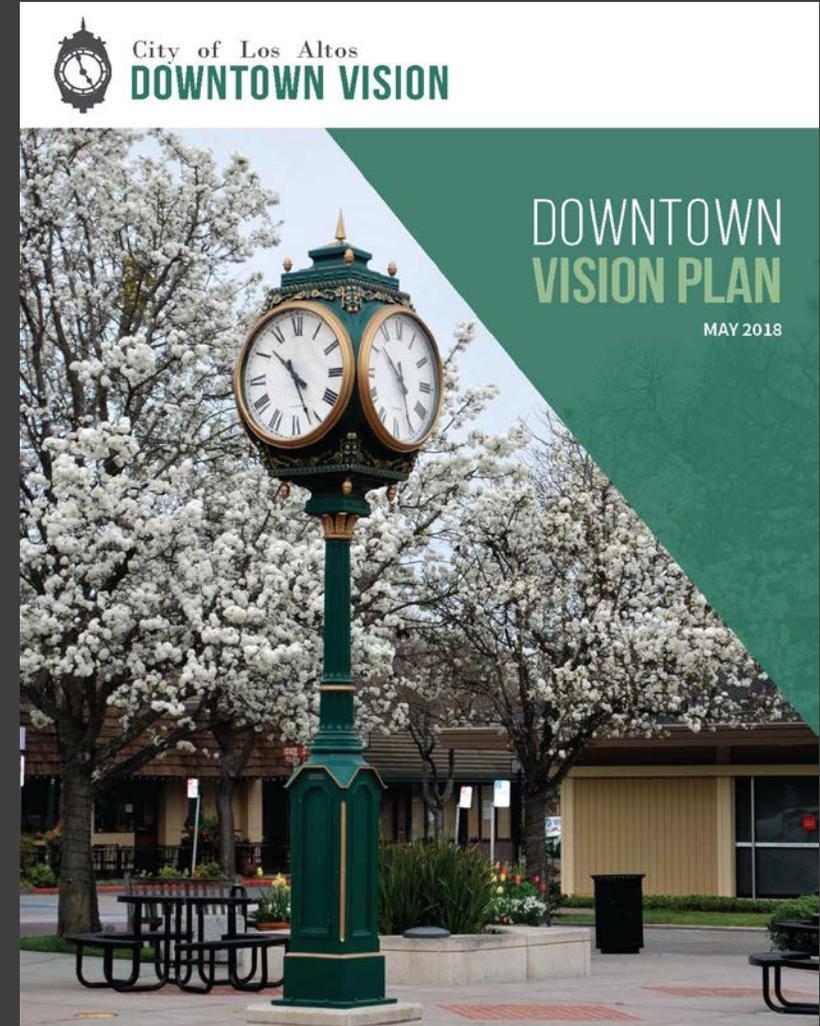
# Downtown Today

## Existing Downtown Buildings



# Vision Plan Outline

1. Introduction
2. Changing Nature of Downtown and Economics
3. The Community's Vision
4. Land Use
5. Built Environment
6. Public Spaces
7. Circulation and Parking
8. Sustainability
9. Implementation
10. Vision Poster
11. Appendix – *Economics and Community Outreach*



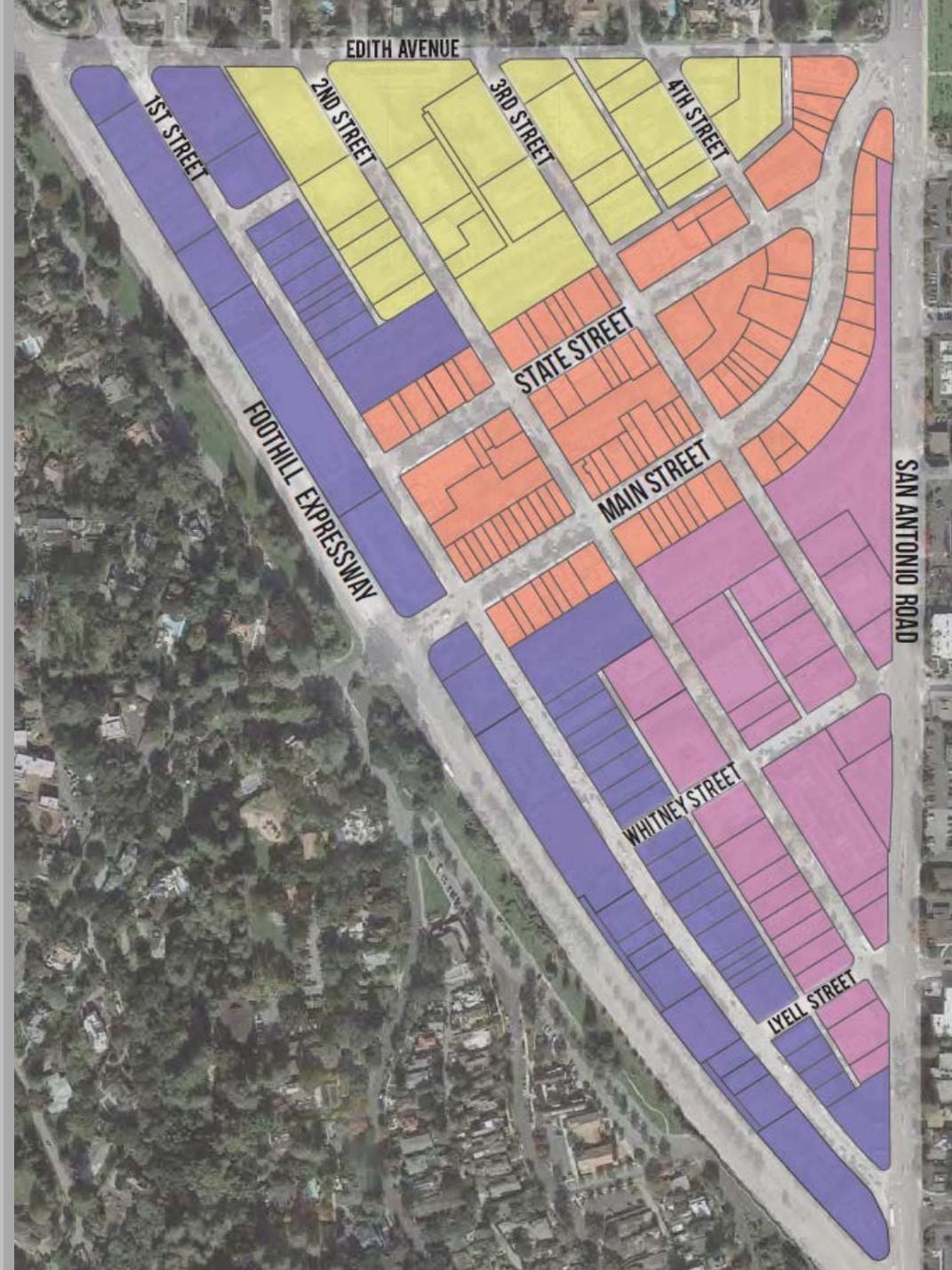
# Downtown Vision

- *Maintaining Village Character*
- *Enhancing Economic Vitality*
- *Developing Adequate Parking Facilities*
- *Utilizing Existing Parking Plazas*
- *Enhancing Safety and Connectivity*
- *Enlivening the Streetscape Character*
- *Creating a New, Centrally-Located Public Plaza(s)*
- *Expanding the Variety of Residential Housing Types*



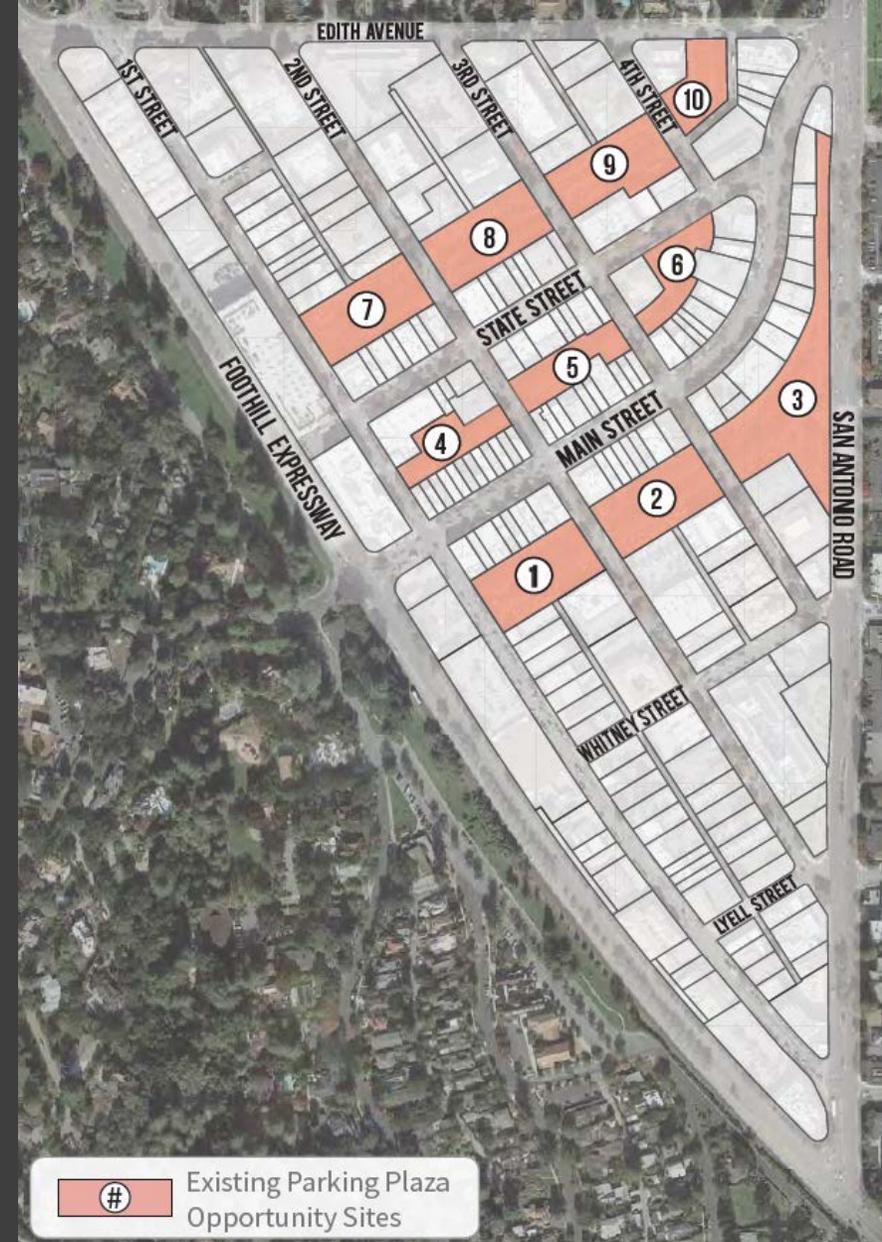
# Districts

-  Main and State Street District
-  First Street District
-  San Antonio Road District
-  Edith Avenue District



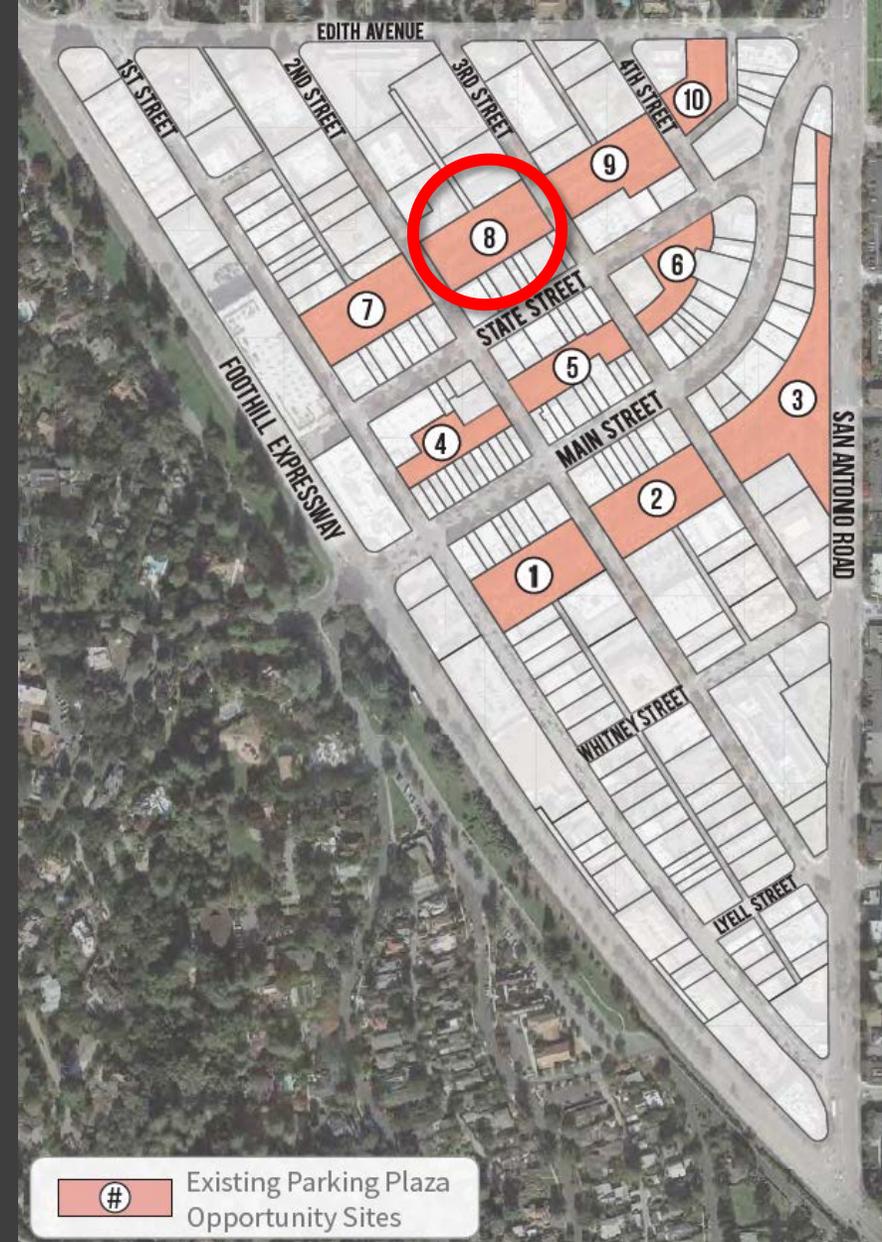
# Opportunity Sites

- Existing Parking Plazas as catalyst sites for the future growth of Downtown



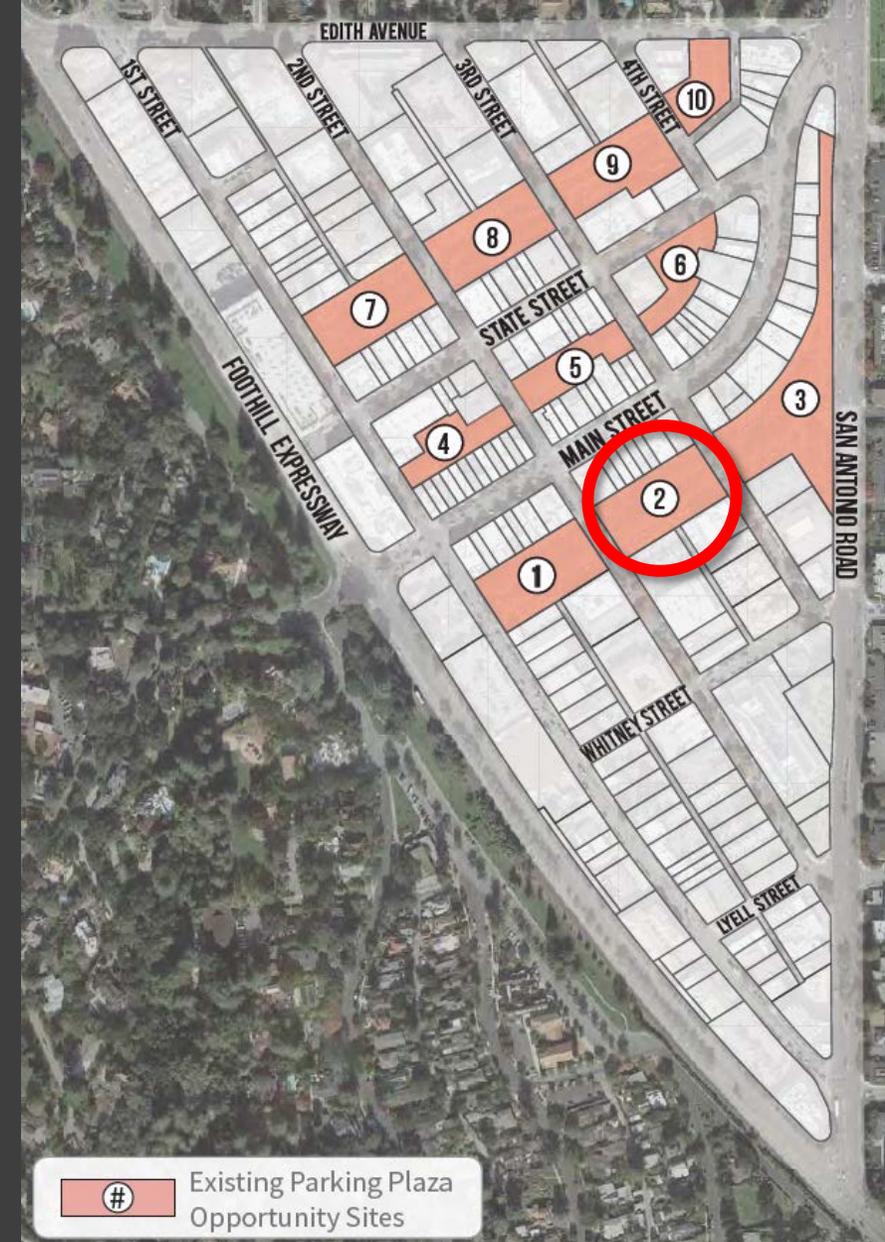
# Opportunity Sites

- Existing Parking Plazas as catalyst sites for the future growth of Downtown
  - *Affordable Housing: Parking Plaza 8*



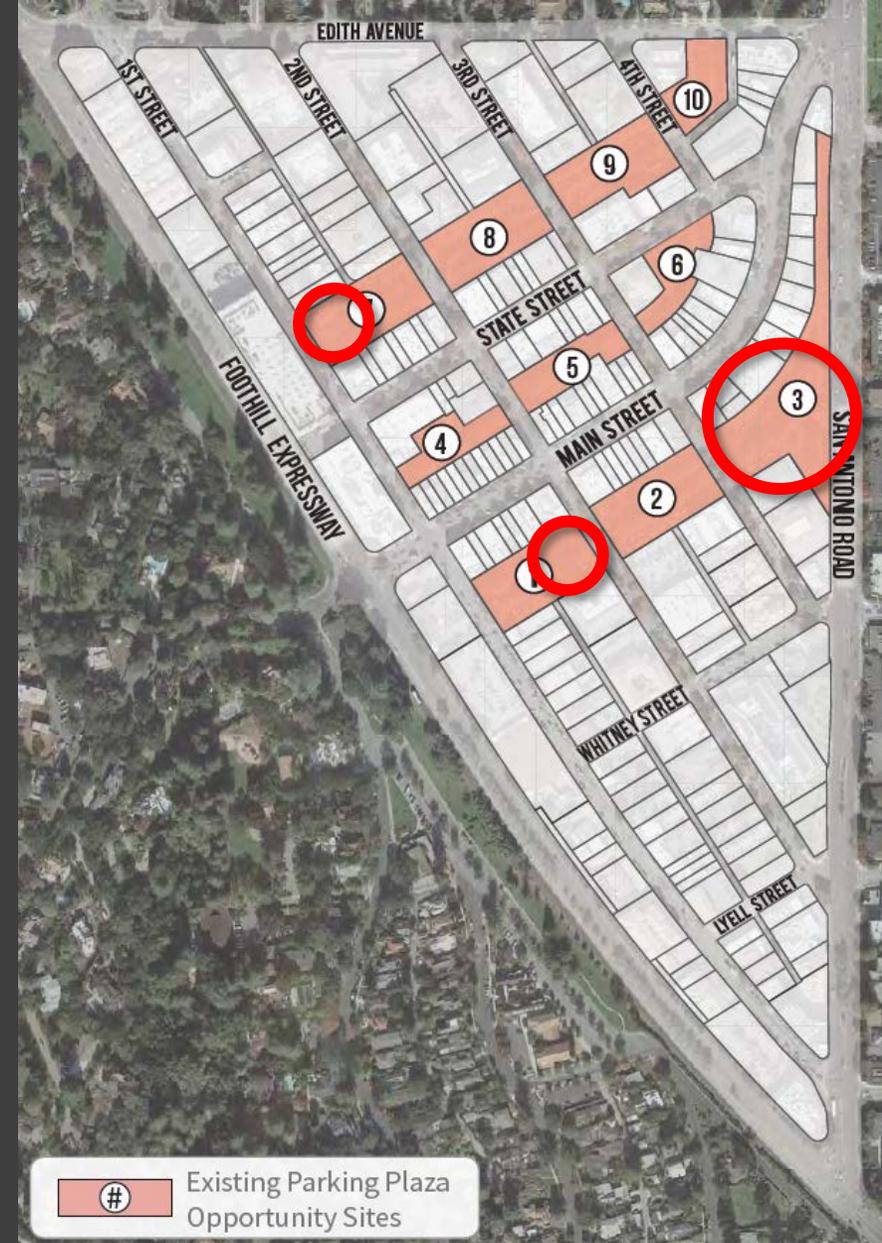
# Opportunity Sites

- Existing Parking Plazas as catalyst sites for the future growth of Downtown
  - *Affordable Housing: Parking Plaza 8*
  - *Hospitality: Parking Plaza 2*



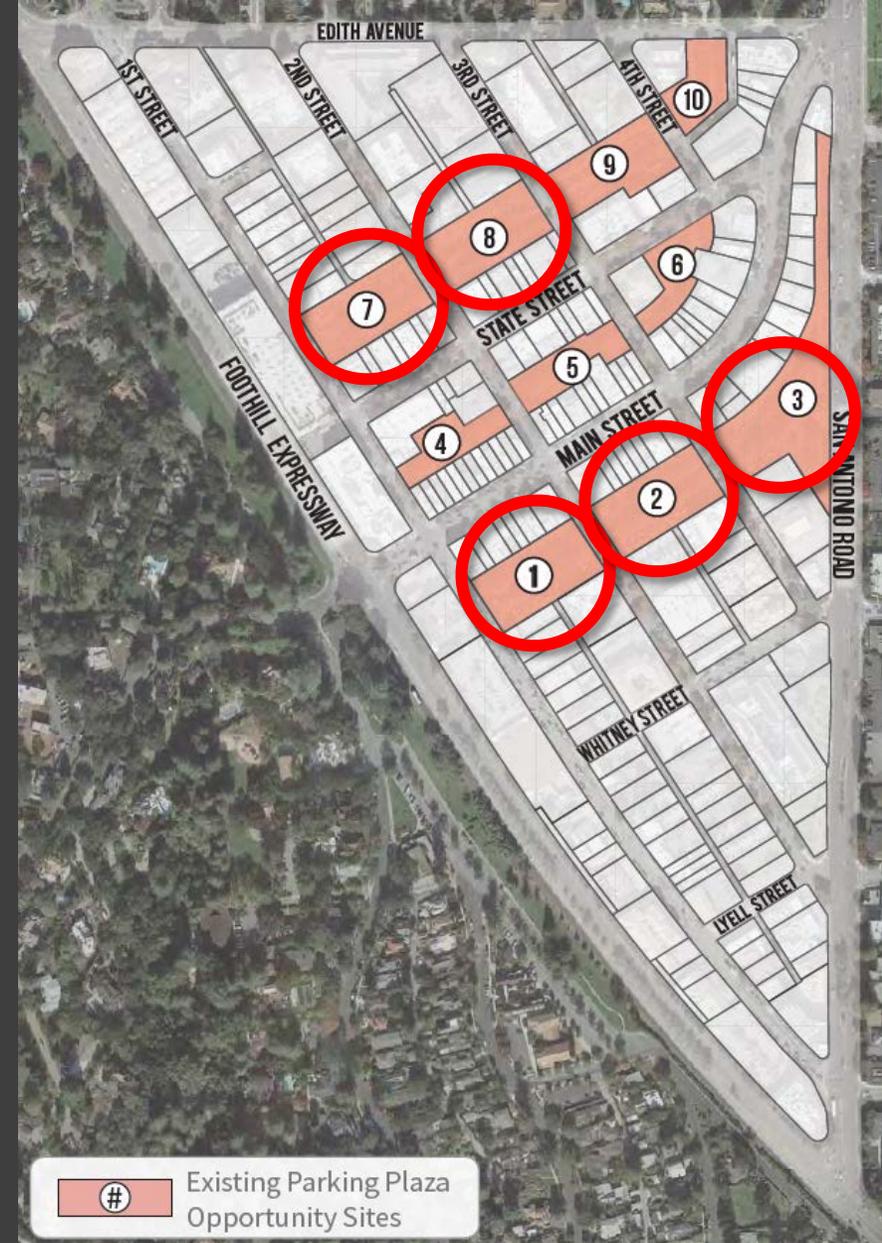
# Opportunity Sites

- Existing Parking Plazas as catalyst sites for the future growth of Downtown
  - *Affordable Housing: Parking Plaza 8*
  - *Hospitality: Parking Plaza 2*
  - *Live Theater: Parking Plaza 2*
  - *Office: Parking Plazas 1, 3, & 7*



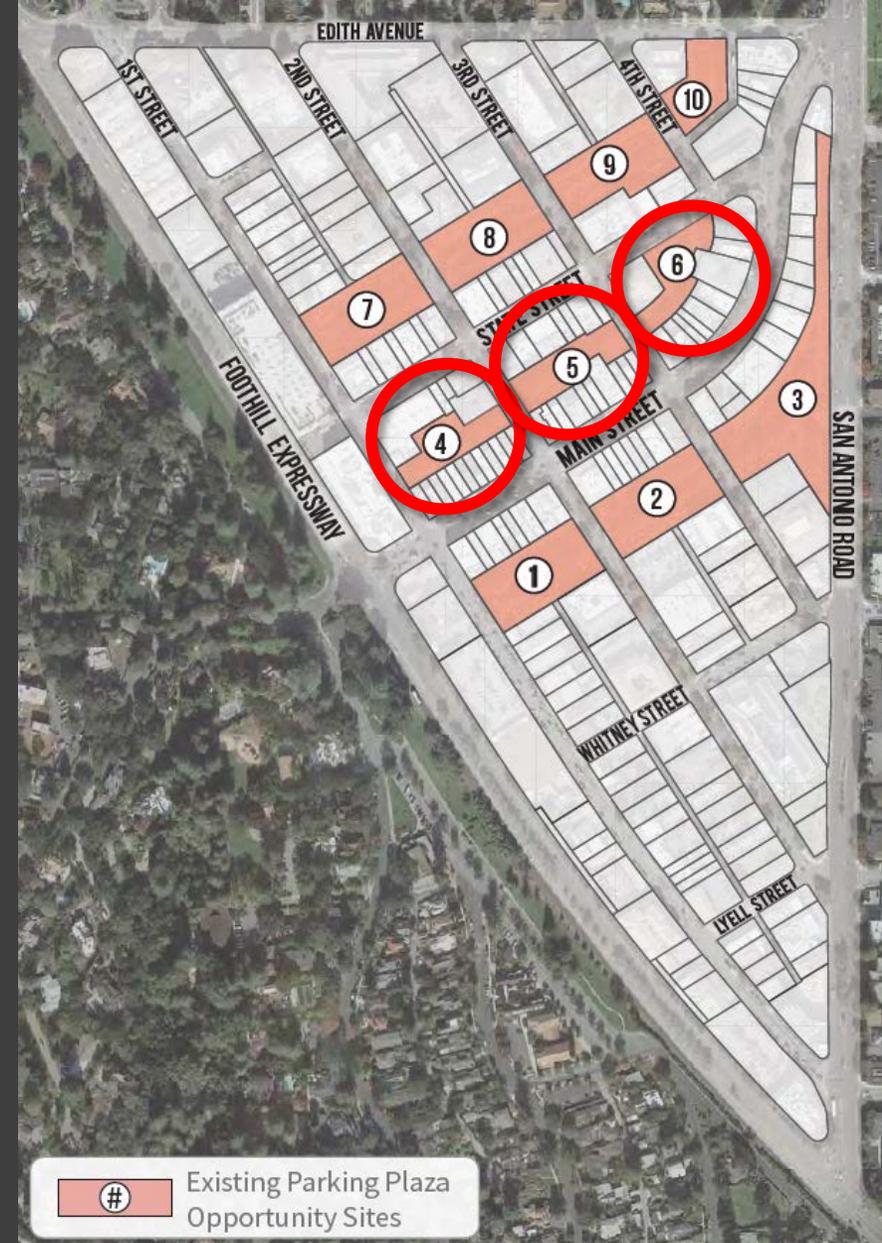
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  - *Office: Parking Plazas 1, 3, & 7*
  - *Parking Consolidation: Parking Plazas 1-3 and 7-8*



# Opportunity Sites

- Existing Parking Plazas as catalyst sites for the future growth of Downtown
  - *Affordable Housing: Parking Plaza 8*
  - *Hospitality: Parking Plaza 2*
  - *Live Theater: Parking Plaza 2*
  - *Office: Parking Plazas 1, 3, & 7*
  - *Parking Consolidation: Parking Plazas 1-3 and 7-8*
  - *Downtown Plazas: Parking Plazas 4-6*



# Land Use and Parking

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# Land Use

Update allowed land uses to:

- Encourage small-scale incremental change
- Modernize Downtown and add vitality while preserving village character
- Allowing contemporary uses on Main and State Streets



# Parking

## 1. Parking Management Recommendations:

- Manage existing parking
- Create revenue for future parking facilities
- Reduce barriers to reinvestment

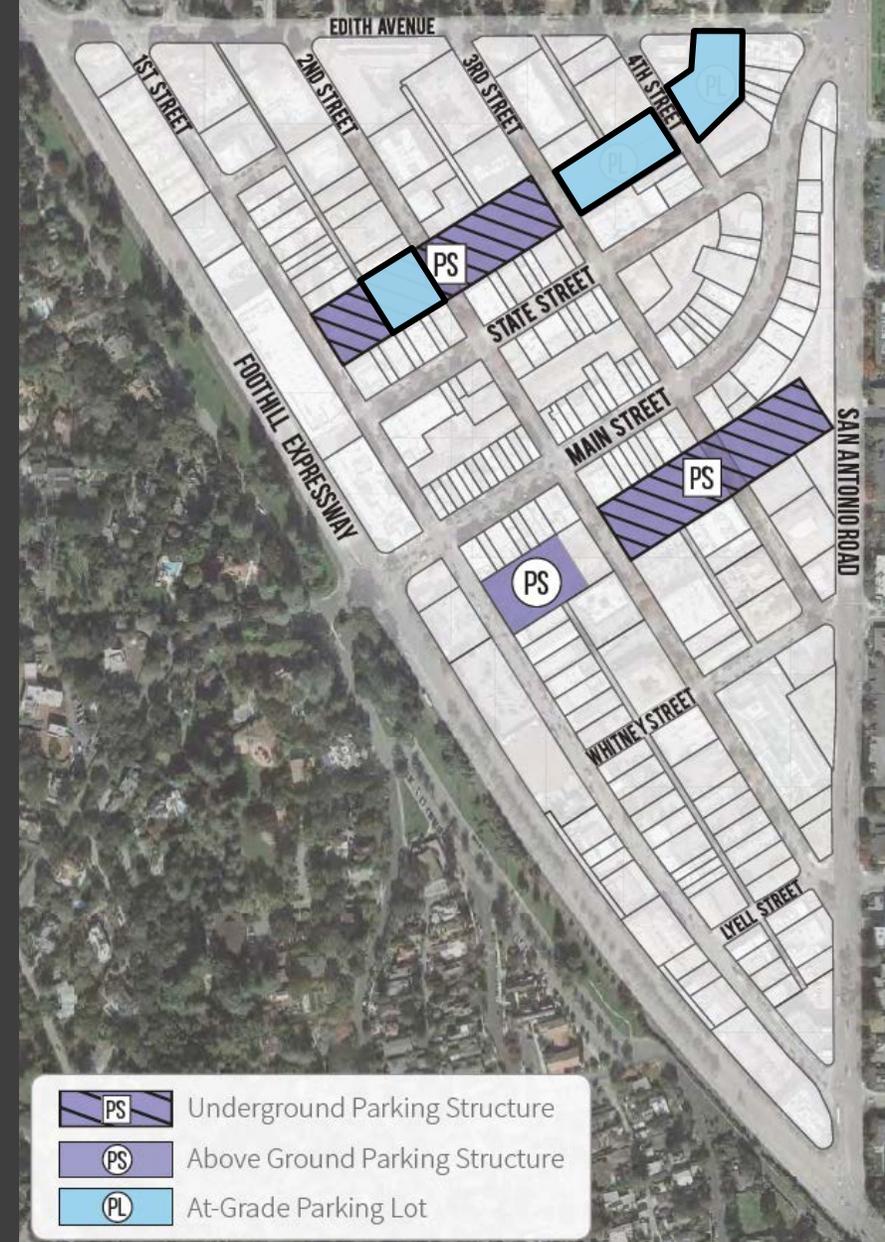
## 2. Parking Policy Recommendations:

- Updating Parking Requirements to support Vision Plan



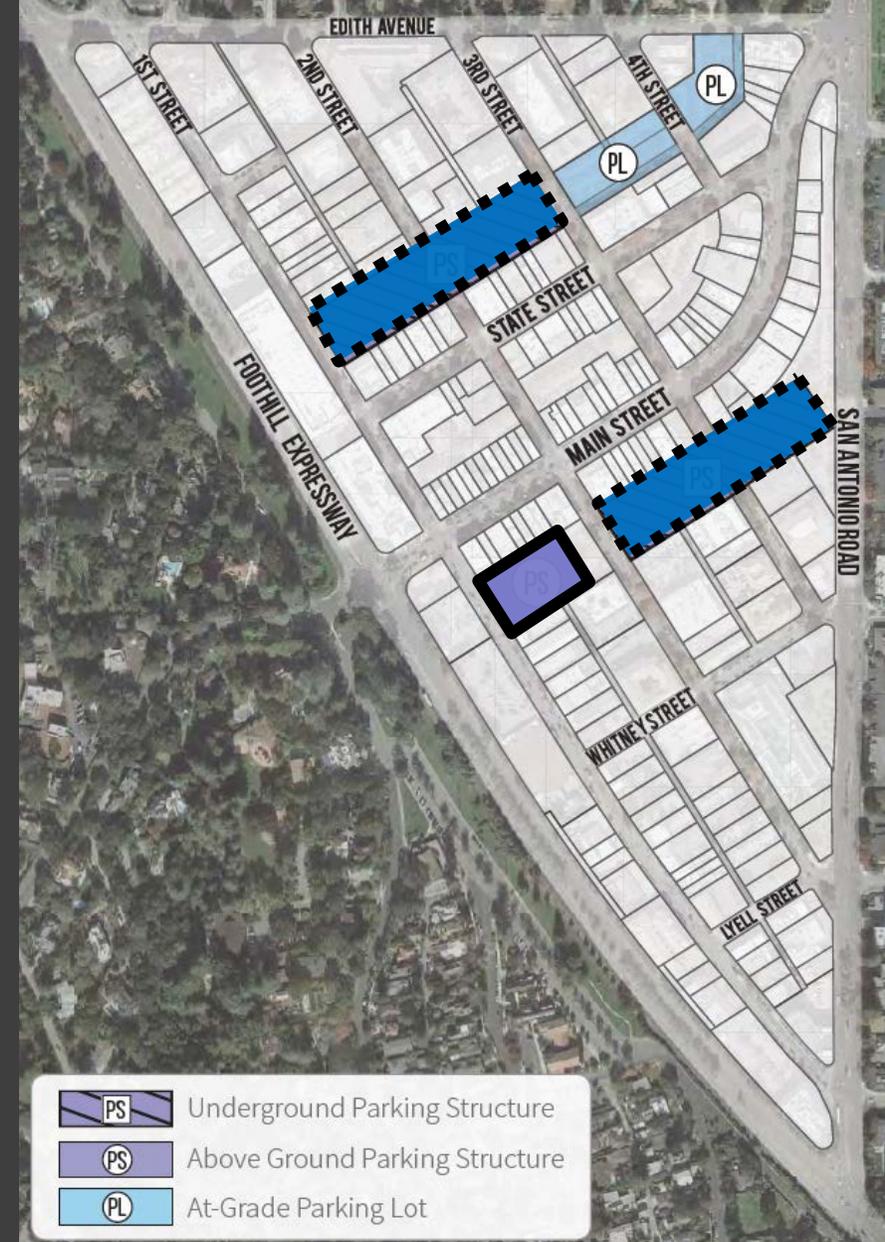
# Parking Facilities

- Maintain select at-grade parking



# Parking Facilities

- Maintain select at-grade parking
- Construct new above-ground and underground structures



# Placemaking – Built Environment

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# Building Design and Scale

- Clearly-defined architectural styles with high quality detailing
- Provide strong pedestrian scale at ground level with historical 25- to 50-foot building widths
- Consider utilizing Floor Area Ratio (FAR) as a mechanism to ensure appropriate massing and scale





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Today at Main/2nd

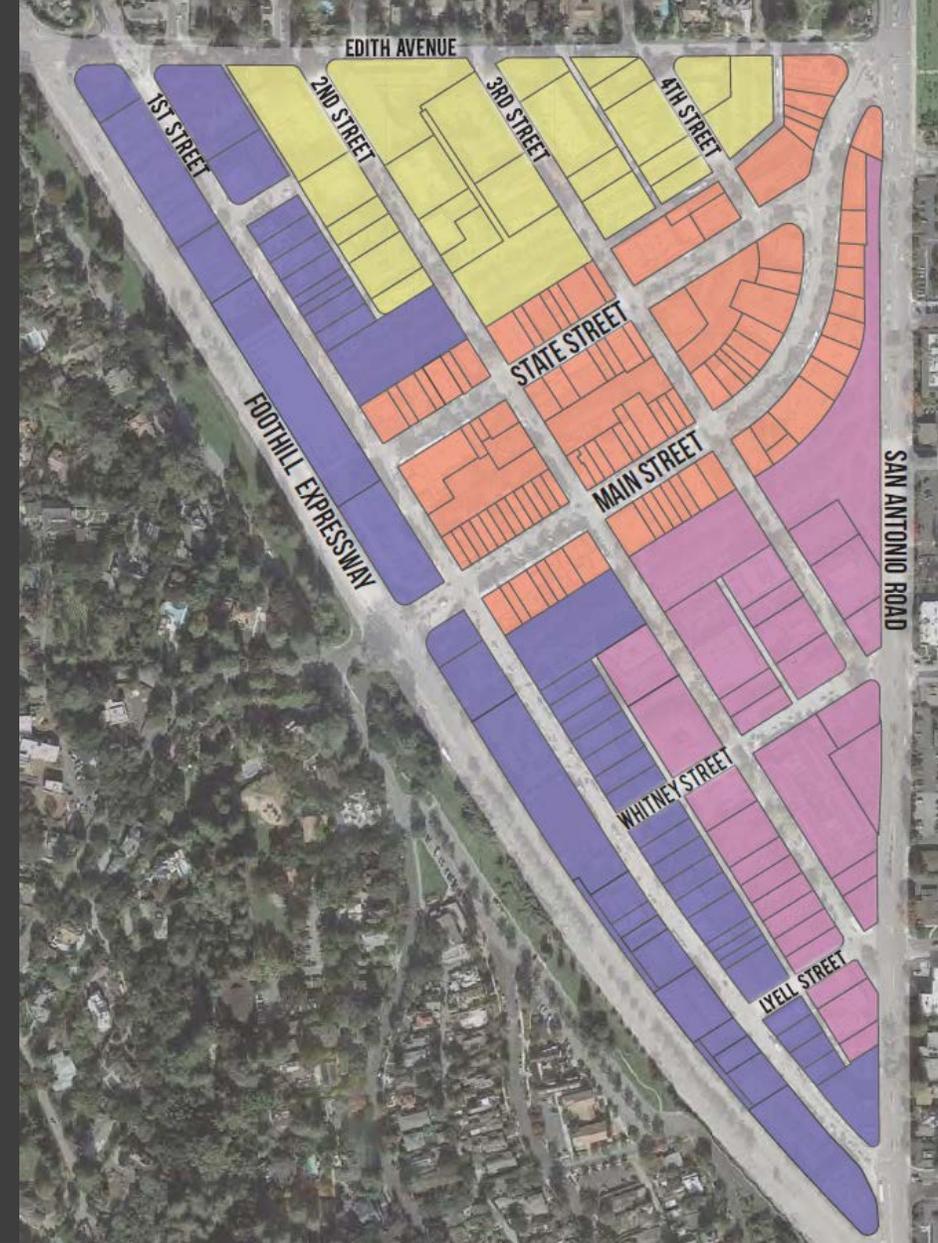


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Future at Main/2nd

# Height

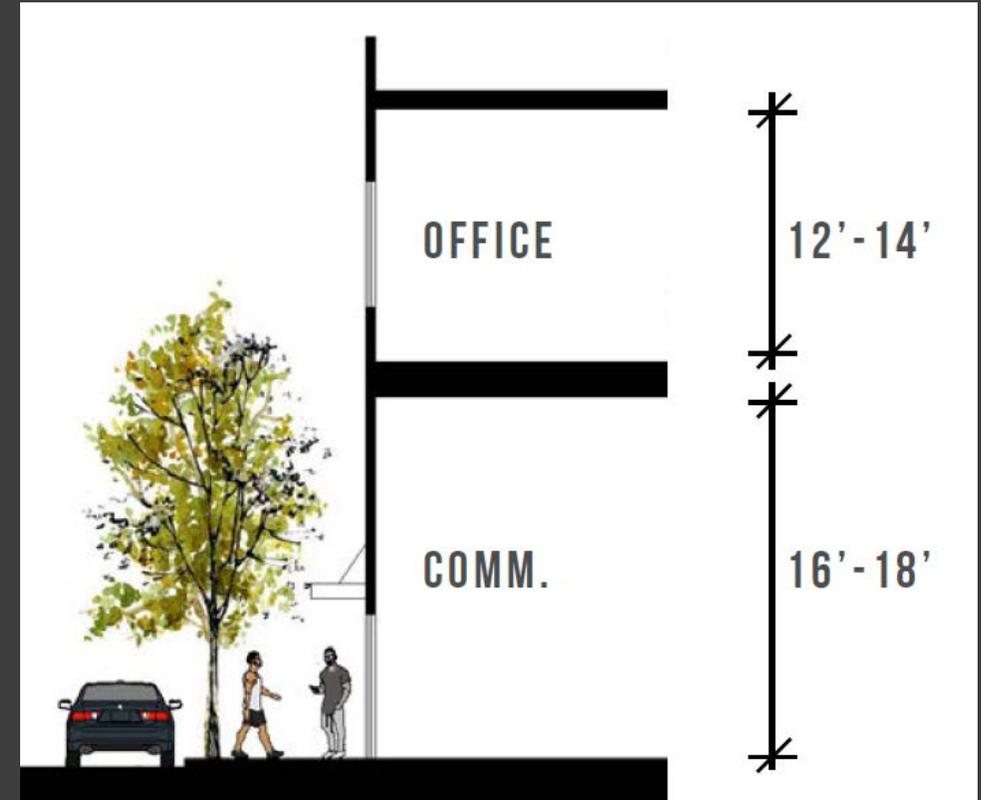
- Main and State Street District
  - *Mixed-Use:*  
*35-feet max*



# Height

## Main and State Street District

- *Mixed-Use:  
35-feet max*



*Example of Mixed-Use Project*

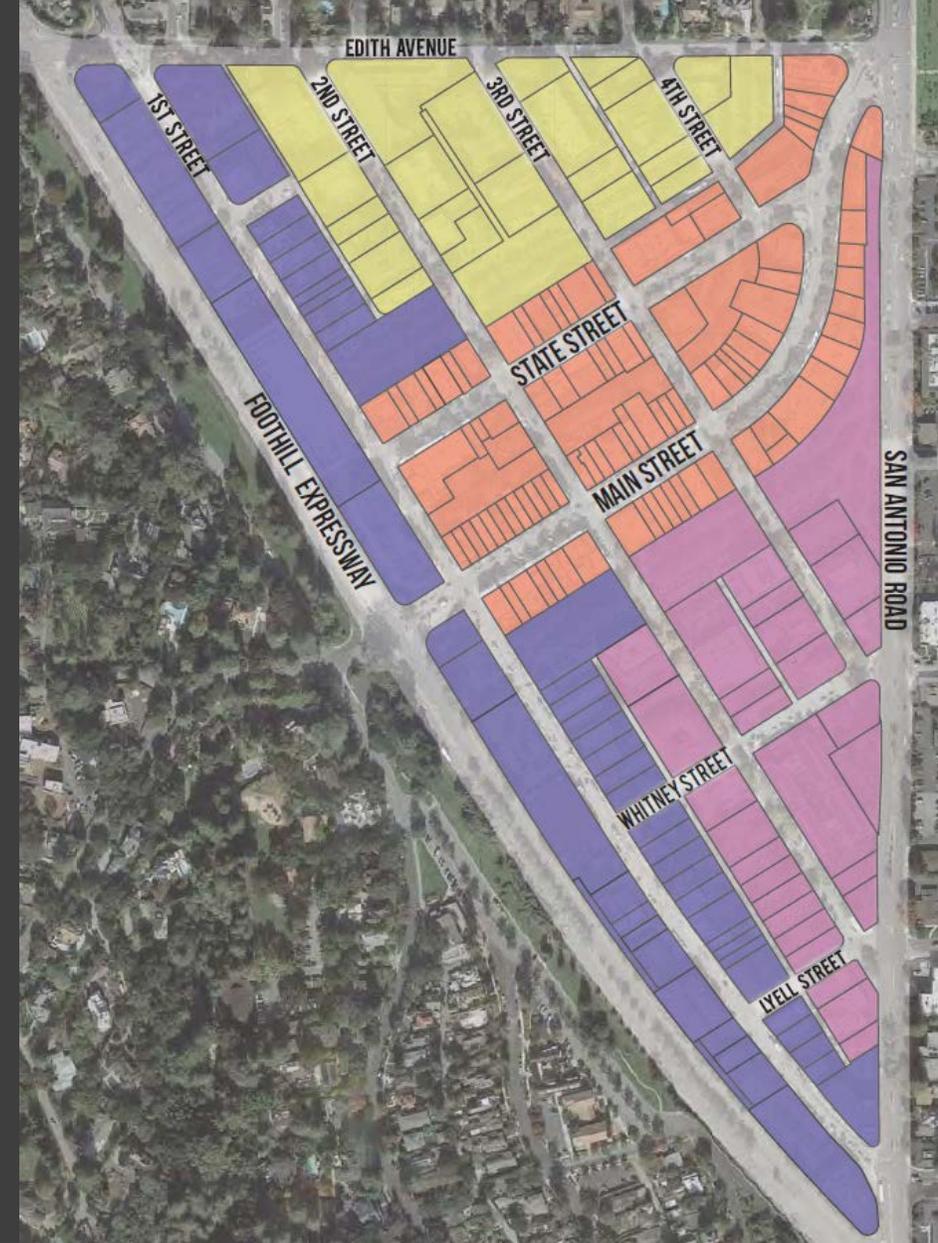


# Height



Edith Avenue District

- *Standalone Residential:  
40-feet max*

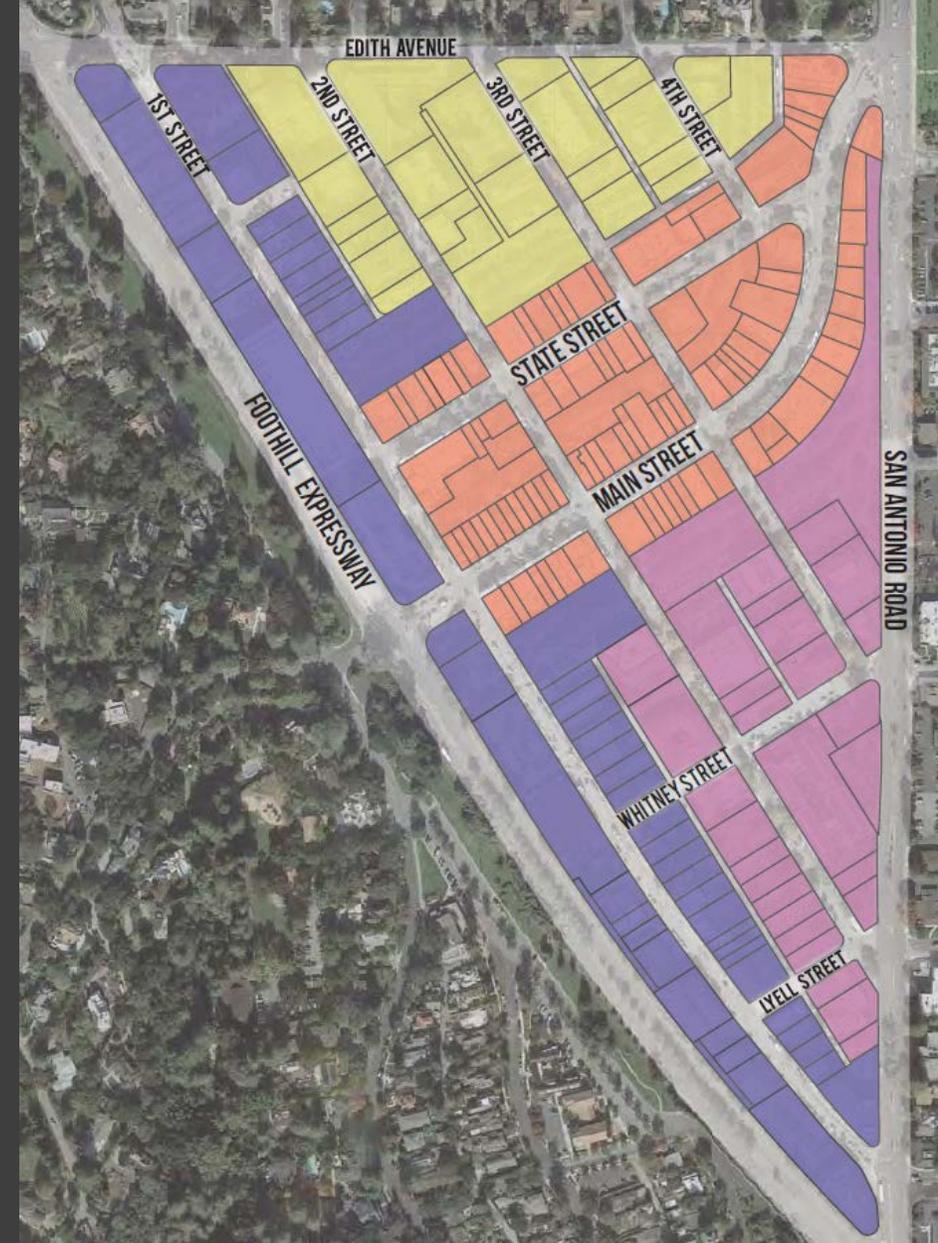


# Height



First Street and San Antonio Road District

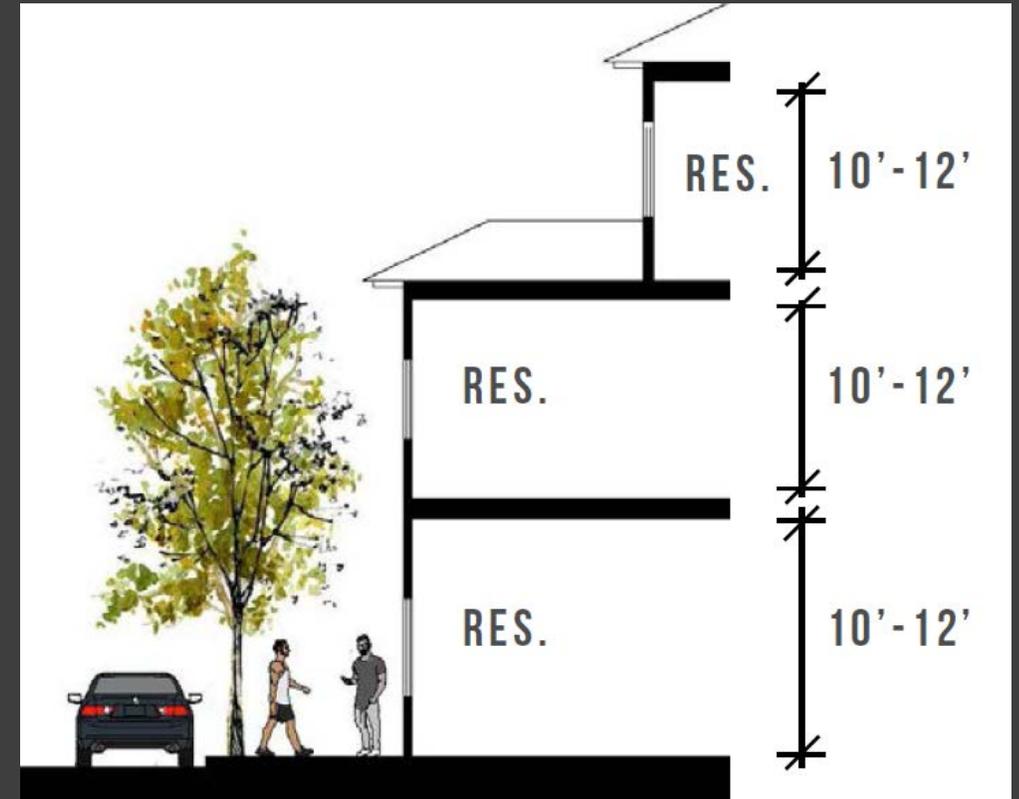
- *Standalone Residential: 40-feet max*
- *Standalone Office or Boutique Hotel: 45-feet max*
- *Mixed-Use: 45-feet max*



# Height

## First Street and San Antonio Road District

- *Standalone Residential: 40-feet max*
- *Standalone Office or Boutique Hotel: 45-feet max*
- *Mixed-Use: 45-feet max*



*Example of Standalone Residential*



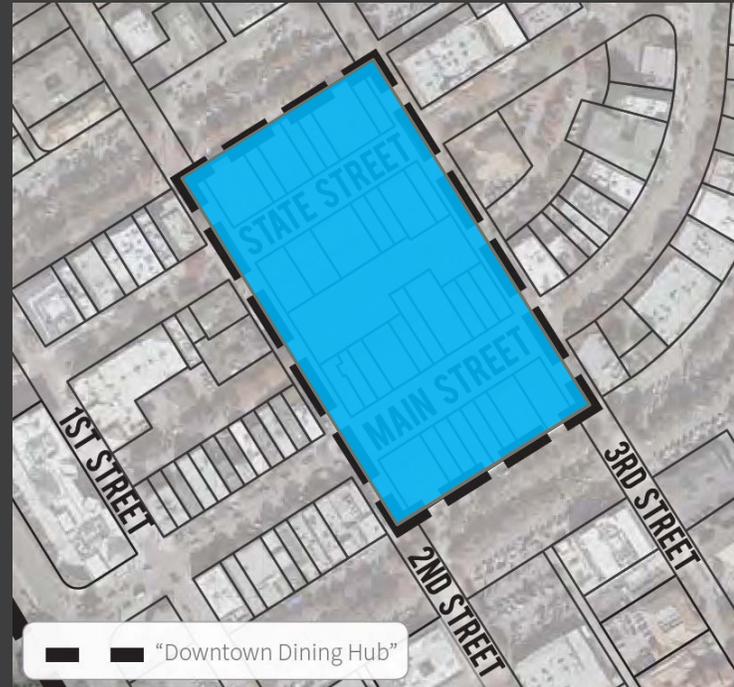
# Height

- First Street District
  - *Additional building setbacks along First Street*



# “Downtown Dining Hub”

- Centrally located
- Create dining parklets
- Provide rideshare “drop-off” points
- Eliminate parking requirements for restaurants



# Activity Nodes

- Encourages day and night-time activity
- Opportunities for community interaction



- Live music and seating areas
- Fire rings and seating areas
- Public art and seating areas

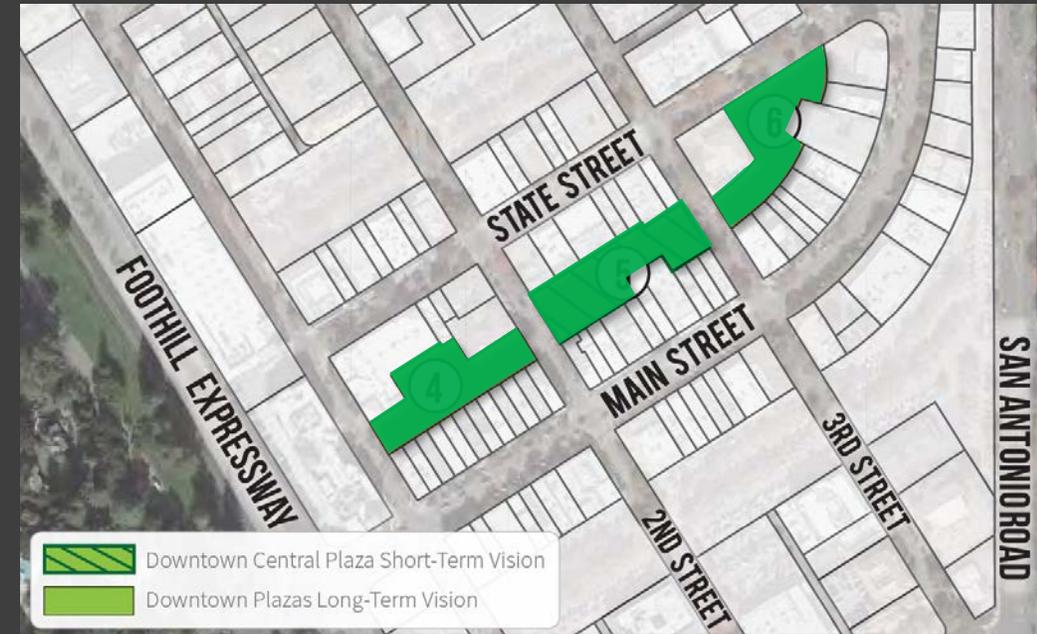
# Downtown Plaza(s)

## 1. Central Plaza: Short-Term

- At Parking Plaza 5
- “Community living room”
  - Events and outdoor dining
- Plaza elements
  - Play structures, games, other interactive features

## 2. Downtown Plazas: Long-Term

- Expand to Parking Plaza 4 and 6



# Downtown Central Plaza

*Before:* Parking Plaza 5 looking east



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# Downtown Central Plaza

After: Downtown  
Central Plaza Concept



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# Downtown Central Plaza Birdseye





# Shared Streets



## Shared Street Example

*A Shared Street is a pedestrian-focused street that is flexible, allowing for vehicular, bicycle, and pedestrian circulation as well as temporary event street closures.*



# Connections to Civic Center

- Pedestrian Bridge
- Enhanced Crosswalks
  - Priority pedestrian signals
  - In-road flashing lights
  - Enhanced paving



# Implementation

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# Implementation

## Phase 1: Short-Term (1-5 years)

- Land Use and Parking Policy Recommendations
- Low-Cost Improvements (i.e., signage, crossing enhancements)
- Entry Features
- “Downtown Dining Hub”
- Bicycle Enhancements



# Implementation

## Phase 2: Mid-Term (5-10 years)

- Downtown Central Plaza Short-Term Vision
- Shared Streets
- Parking Facilities
- Affordable Housing
- Activity Nodes



# Implementation

## Phase 3: Long-Term (10-20 years)

- Downtown Plaza Long-Term Vision
- Pedestrian Bridge Connection to Civic Center
- Hotel, Office, Live Theater Uses
- New Parking Facilities
- Roundabout
- Paseos





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Questions?

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