

# City of Sunnyvale

## Civic Center Modernization Master Plan

### Civic Center Masterplan and City Hall Alternates

November 7, 2017 | City Council Meeting: 7:00 pm

# OVERVIEW

---

**01**

**OUTREACH**

**02**

**MASTER PLAN OPTIONS**

**03**

**COMPARISON OF OPTIONS**

- SUSTAINABILITY
- OPEN SPACE
- PARKING
- PHASING
- TRAFFIC STUDY
- OPEN CITY HALL SURVEY
- COST ESTIMATE

**04**

**FINANCING PLAN UPDATE**

**05**

**NEXT STEPS**

# Council Direction Needed



**May**.....**July**.....**November**.....**Sept. 2018**

Master Plan Award

Annex DPS Addition

Select Preferred Alternative

Master Plan Adoption

- CEQA Analysis & Review
- City Hall Floor Plans
- LEED Platinum Checklist
- Net Zero Evaluation
- Campus Scaled Model
- Refine Site Features

# 01 OUTREACH

# Community Input : Focus Groups – June 14

- City Hall as “face” of Sunnyvale should be iconic & a landmark
- Preserve trees and build a cohesive campus with great open space
- Less parking
- Be bold in sustainability goals
- Wayfinding & Communication: multilingual, clear, and understood by all



*June 14, 2017 – Held 3 Community Focus Group Sessions*

# Commission Review



*June 19, 2017*

*September 13, 2017*

*September 20, 2017*

*October 2, 2017*

*October 19, 2017*

*October 23, 2017*

*November 1, 2017*

*Sustainability Commission*

*Parks and Recreation Commission*

*Arts Commission*

*Board of Library Trustees*

*Bike & Pedestrian Advisory Commission*

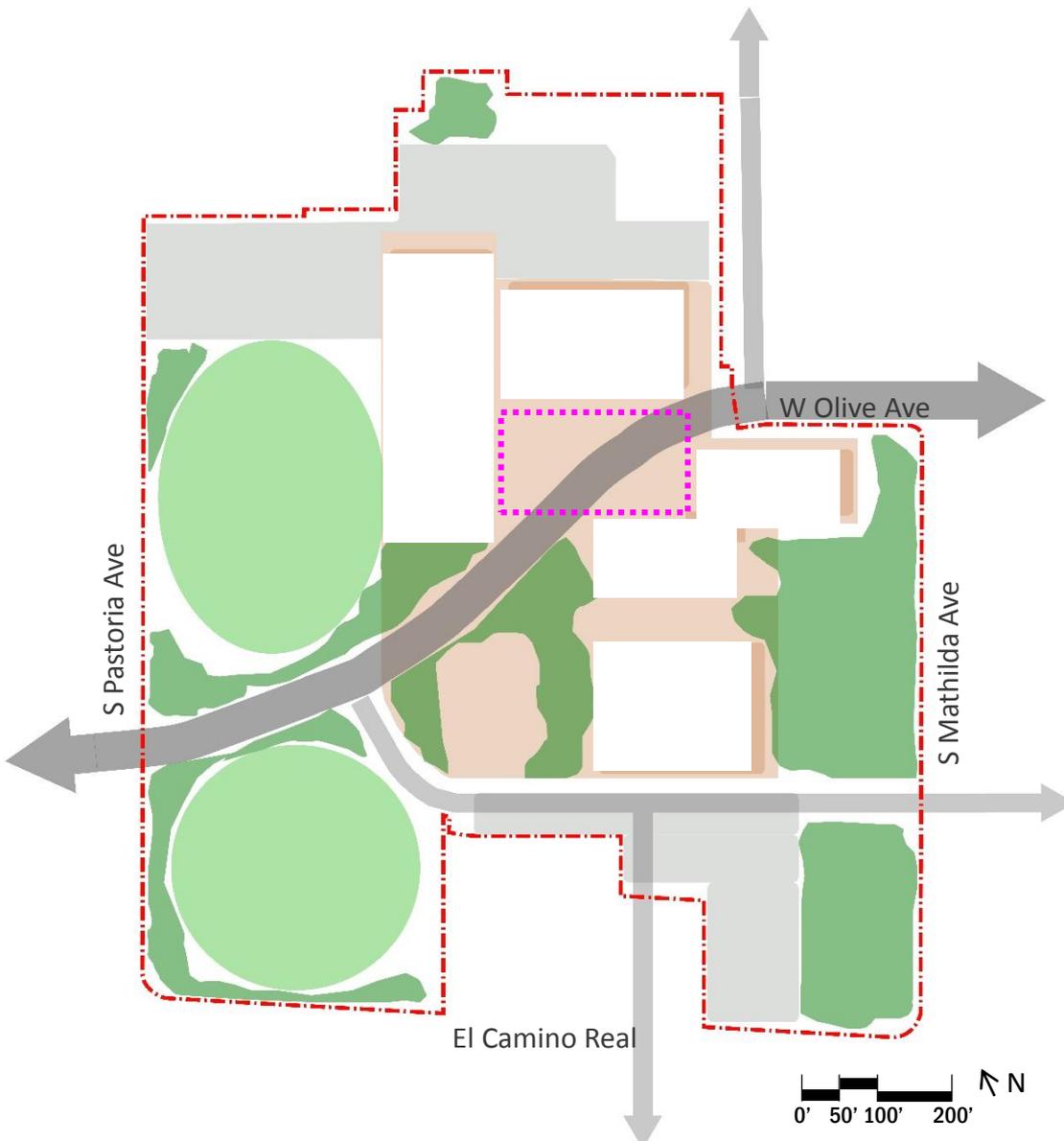
*Planning Commission*

*Heritage Preservation Commission*



# 02 MASTER PLAN OPTIONS

# Option 1- Plaza



- Olive as a great street, car is the invited guest
- Central Urban Plaza framed by Civic Buildings
- Parking on the perimeter serviced by All-American Way and Sutter Extension
- Iconic Trees Framing Mathilda and Council Chambers
- Large Open Space on Pastoria

- Building
- Plaza
- Woodland
- Open Lawn

↔ Road

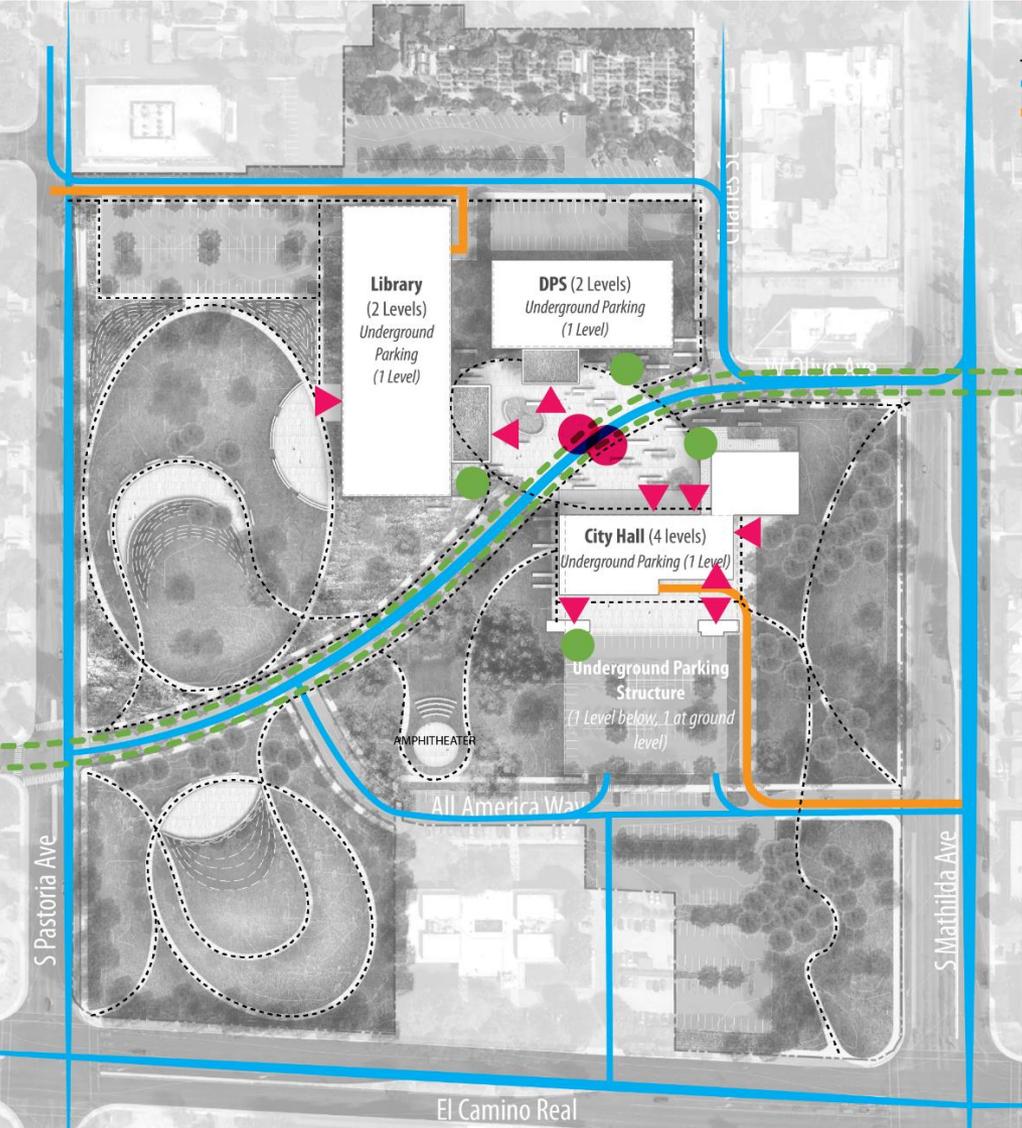
# Option 1: Master Plan



## Changes Made

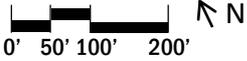
- Parking deck reduced by one level
- Underground parking added below City Hall
- Olive Ave. bike and pedestrian improvements
- Programmed zones added to open space

# Option 1: Site Circulation

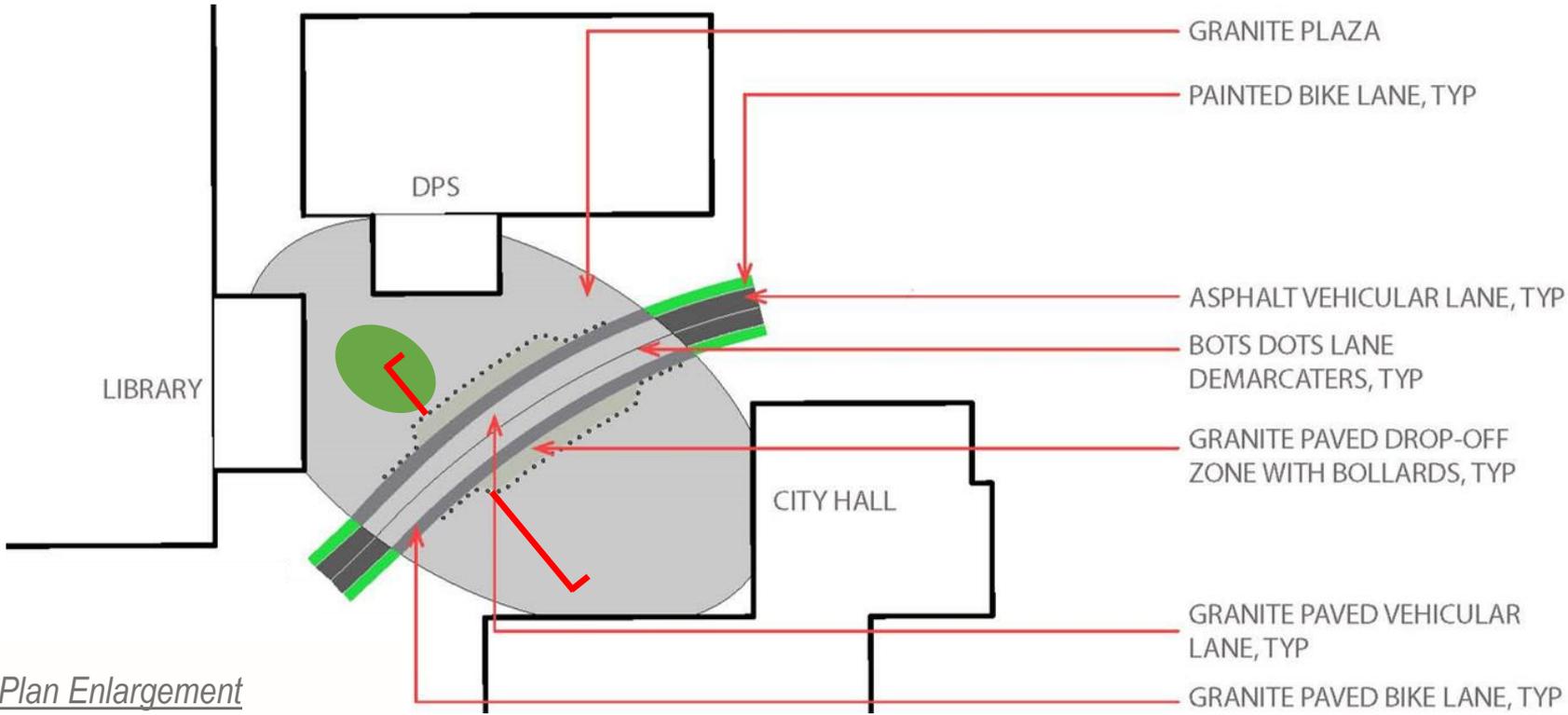


## Key

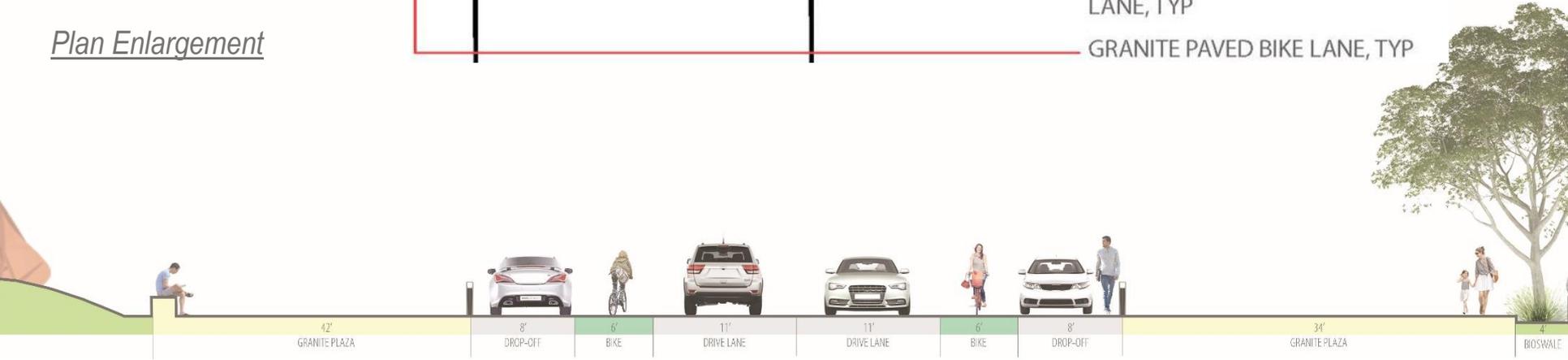
- Drop Off
- ➔ Entry
- Walking Trail
- Vehicle
- Secure Access
- Service
- Bike
- Bike Parking



# Option 1: Plaza Enlargement



*Plan Enlargement*



*Section at Drop-off*

# Option 1 Plaza – Phase 1



## Phase 1 Includes:

- ✓ **New City Hall**
  - ✓ Underground Parking
  - ✓ LEED Platinum
- ✓ **Public Safety Addition**
- ✓ **Olive Avenue Plaza**
- ✓ **Open Space Improvements**

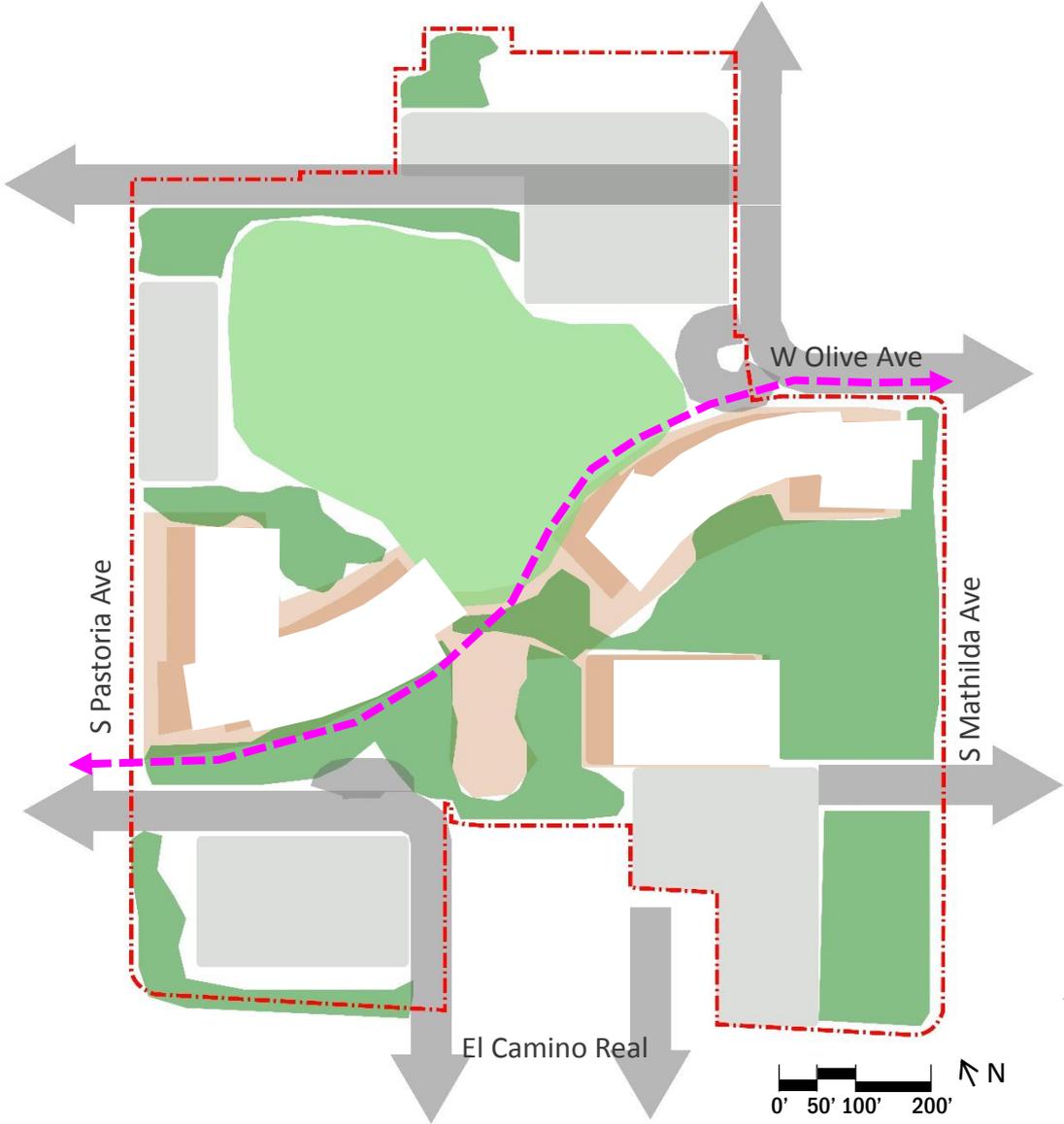
# City Hall Option 1 – View from Mathilda Ave.



# City Hall Option 1 – View from Plaza



# Option 2 – Path



- Remove Olive
- Linear buildings culminate on central Redwood Plaza
- Perimeter roads access to drop-offs and edge parking
- Iconic Trees Framing Mathilda and Council Chambers
- Large open space to the north

- Building
- Plaza
- Woodland
- Open Lawn
- Road

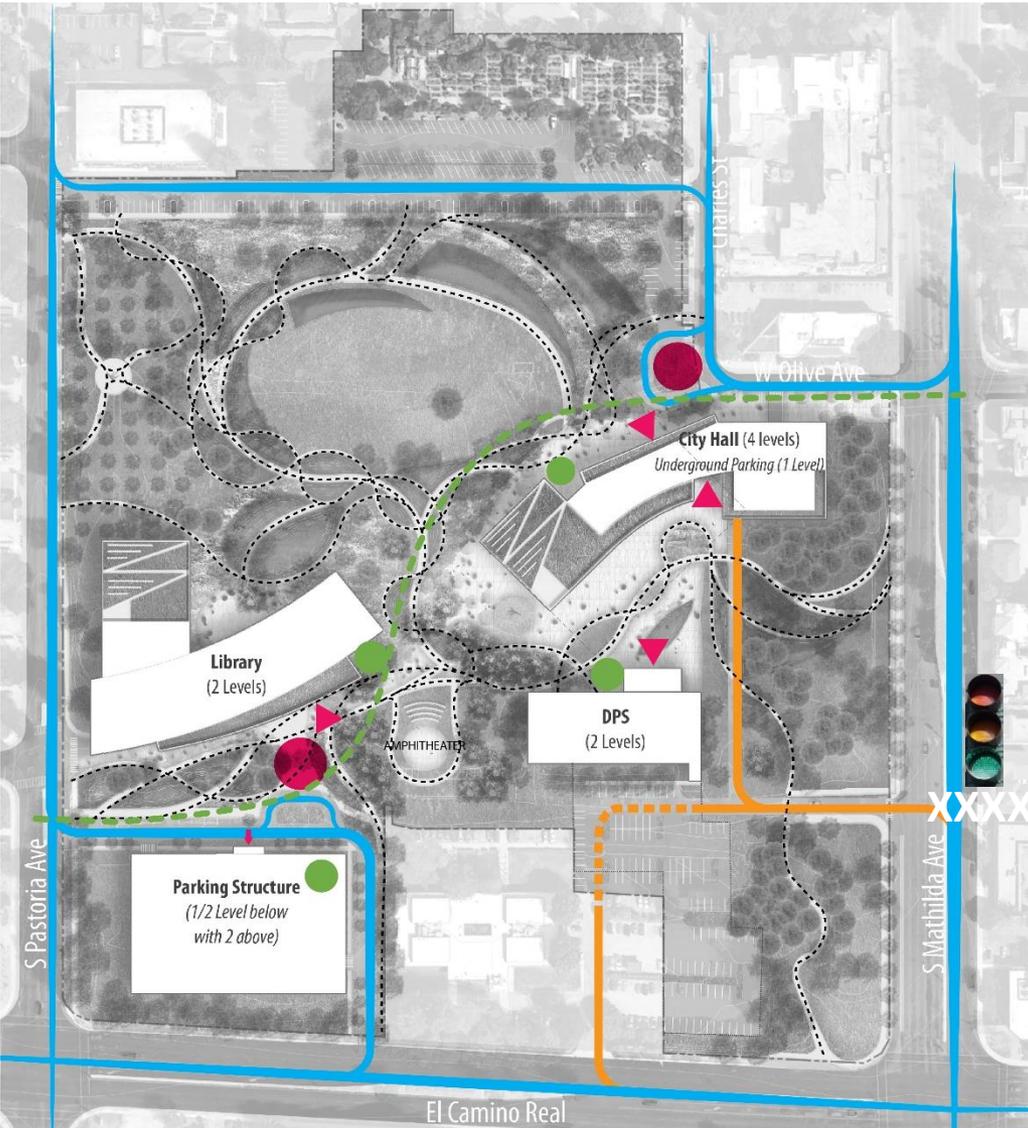
# Option 2: Master Plan



## Changes Made

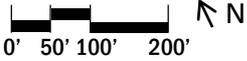
- Green roofs added to City Hall and Library
- City Hall entranced re-designed for clear wayfinding
- Pedestrian circulation enhanced with interactive landscape elements

# Option 2: Site Circulation



## Key

- Drop Off
- ➔ Entry
- Walking Trail
- Vehicle
- Secure Access
- Service
- Bike
- Bike Parking



# Option 2 Path – Phase 1



## Phase 1 Includes:

- ✓ **New City Hall**
  - ✓ Underground Parking
  - ✓ LEED Platinum
- ✓ **Public Safety Addition**
- ✓ **Olive Avenue Closure**
- ✓ **Open Space Improvements**

# City Hall Option 2 – View from Mathilda Ave.



# City Hall Option 2 – View from Plaza



# Two Options – Full Vision: Future Growth (20%)

## Option 1



## Option 2



# 03 COMPARISON OF OPTIONS

# Option Comparison – Common Elements



**Option 1**



**Option 2**

## Common Features:

- Keeps entire Civic Center Campus as City-owned land
- Leaves Charles Street gardens in its current location
- New City Hall consolidates services from four exiting buildings
- Building size
- Allows services to continue during construction

# City Hall – Sustainability Strategies

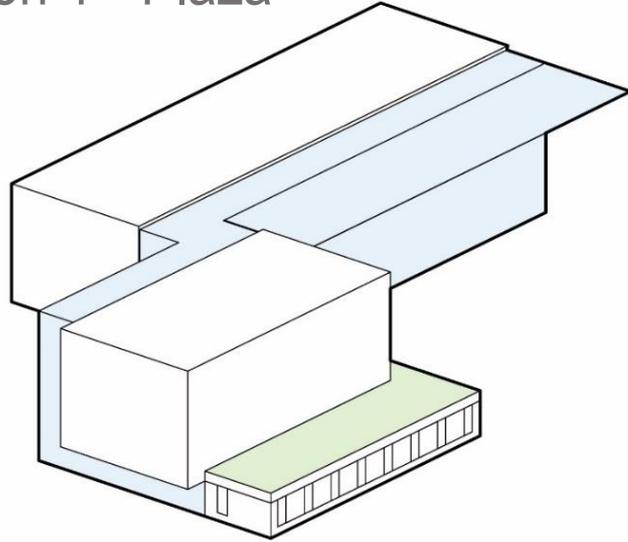
Both options include:

- LEED Platinum
- Potential for Net Zero
- Natural ventilation
- Optimized daylighting
- Photovoltaics
- Water storage
- Green Roofs
- Utilizing site features

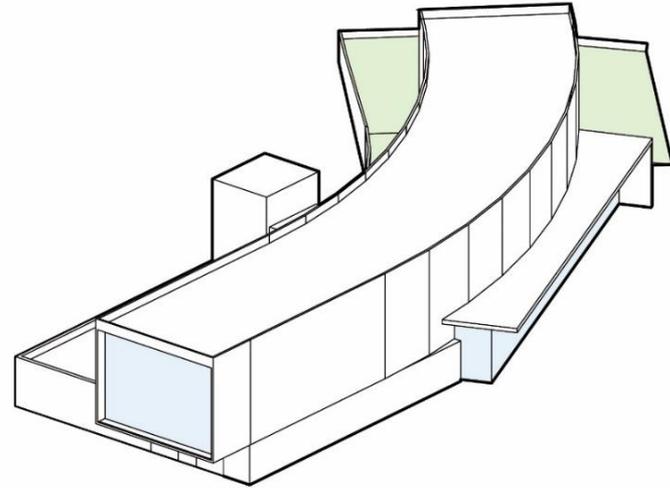


# City Hall – Sustainability Comparison

Option 1 - Plaza



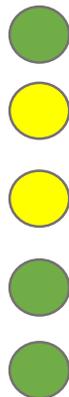
Option 2 - Path



Option 1

Option 2

- Massing
- Orientation
- Daylight
- Natural Ventilation
- Renewables



# Option Comparison – Open Space



## Option 1 – Proposed Areas

Building Footprints:	<b>16%</b>
Asphalt:	<b>18%</b>
Open Space:	<b>66%</b>

<b>Existing Areas</b>	
Building Footprints:	<b>16%</b>
Asphalt:	<b>40%</b>
Open Space:	<b>44%</b>



## Option 2 – Proposed Areas

Building Footprints:	<b>17%</b>
Asphalt:	<b>13%</b>
Open Space:	<b>70%</b>

# Option Comparison – Parking Phase 1



## Option 1 – Proposed Parking

Surface Parking: 850  
 City Hall (underground): 110  
**Total Spaces: 960**

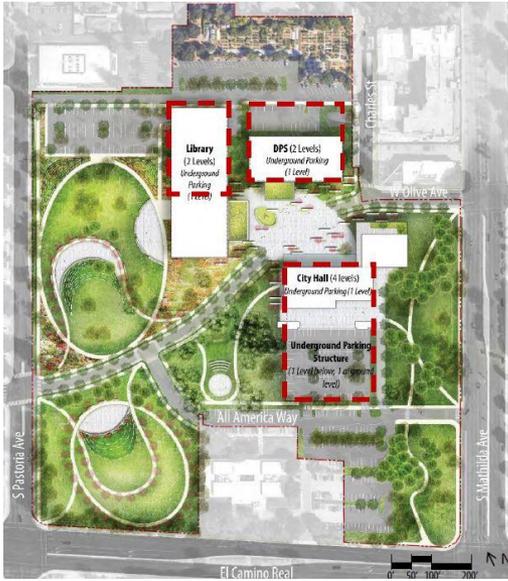


## Option 2 – Proposed Parking

Surface Parking: 850  
 City Hall (underground): 110  
**Total Spaces: 960**

<u>Existing Parking</u>	
Public:	854
Secure DPS:	98
<b>Total Spaces:</b>	<b>952</b>

# Option Comparison – Parking Full Vision



## Option 1 – Proposed Parking

Surface Parking:	490
City Hall (underground):	110
Library (underground):	70
DPS (underground):	130
Garage (underground):	110
<b>Total Spaces:</b>	<b>910</b>

<b>Existing Parking</b>	
Public:	<b>854</b>
Secure DPS:	<b>98</b>
<b>Total Spaces:</b>	<b>952</b>



## Option 2 – Proposed Parking

Surface Parking:	310
City Hall (underground):	110
Garage:	490
<b>Total Spaces:</b>	<b>910</b>

# Comparison of Options - Phasing

## Option 1 – Phase 1



## Option 2 – Phase 1



# Comparison of Options - Phasing

## Option 1 – Phase 2 as DPS



## Option 2 – Phase 2 as DPS

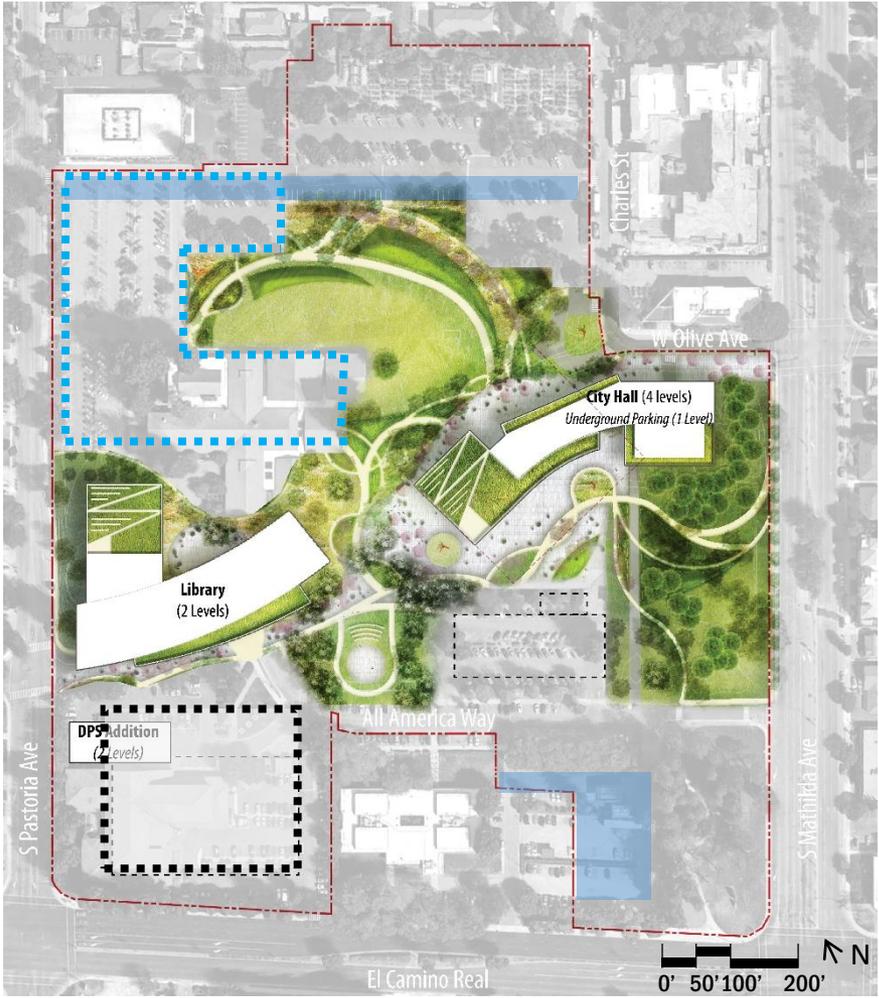


# Comparison of Options - Phasing

## Option 1 – Phase 2 as Library



## Option 2 – Phase 2 as Library



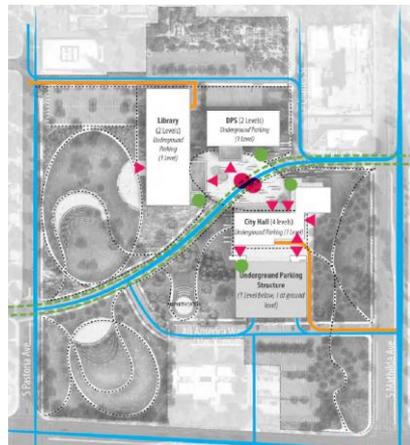


Tell us about your preferred alternative for the Sunnyvale Civic Center.

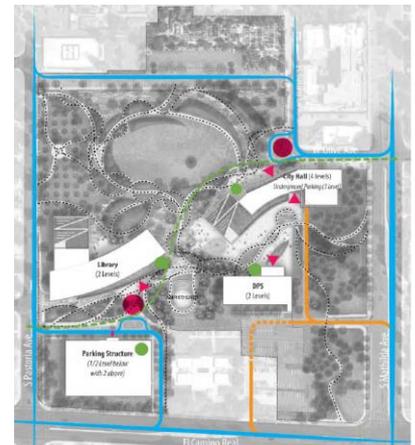
**BACKGROUND**  
**PHASES**  
**SITE PLAN ALTERNATIVES**  
**SURVEY**



**Option 1**



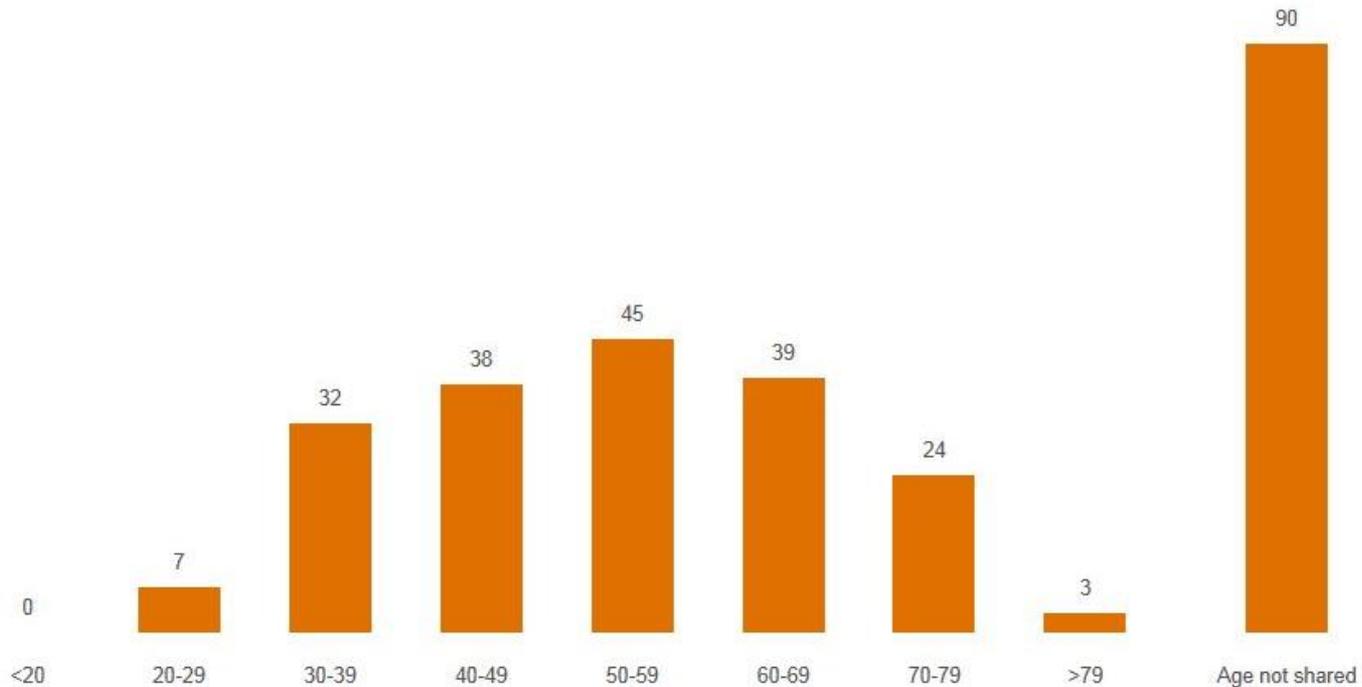
**Option 2**





 Tell us about your preferred alternative for the Sunnyvale Civic Center.

### 278 Responses

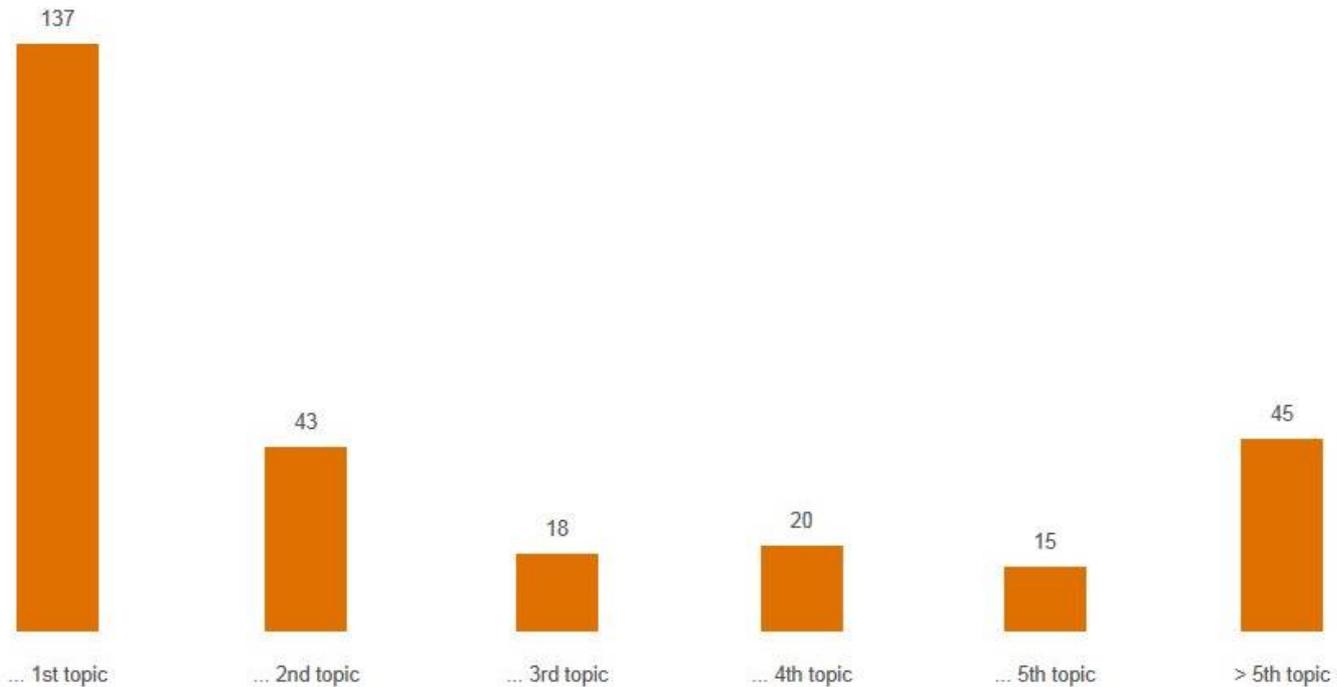




 **Tell us about your preferred alternative for the Sunnyvale Civic Center.**

Frequency of participation ▼

### Responses from users participating on their...



# Open City Hall Survey Results (278 responses)

## 4. I like these features of Alternative 1 (select all that apply)

		Response Percent	Response Count
Keeping Olive as a through street		50.8%	121
Quantity of open space		48.7%	116
Location and adequacy parking		49.2%	117
Safe pedestrian pathways		39.9%	95
Building entries located around a new central plaza		43.7%	104
Supports a variety of community uses in outdoor spaces		47.1%	112
Layout of vehicle, pedestrian, and bicycle circulation paths		27.7%	66
Other		15.1%	36

767

## 5. I do not like these features of Alternative 1 (select all that apply)

		Response Percent	Response Count
Keeping Olive as a through street		55.4%	103
Quantity of open space		21.0%	39
Location and adequacy parking		15.6%	29
Safe pedestrian pathways		10.8%	20
Building entries located around a new central plaza		12.9%	24
Supports a variety of community uses in outdoor spaces		3.8%	7
Layout of vehicle, pedestrian, and bicycle circulation paths		29.0%	54
Other		22.6%	42

# Open City Hall Survey Results (278 responses)

## 7. I like these features of Alternative 2 (select all that apply)

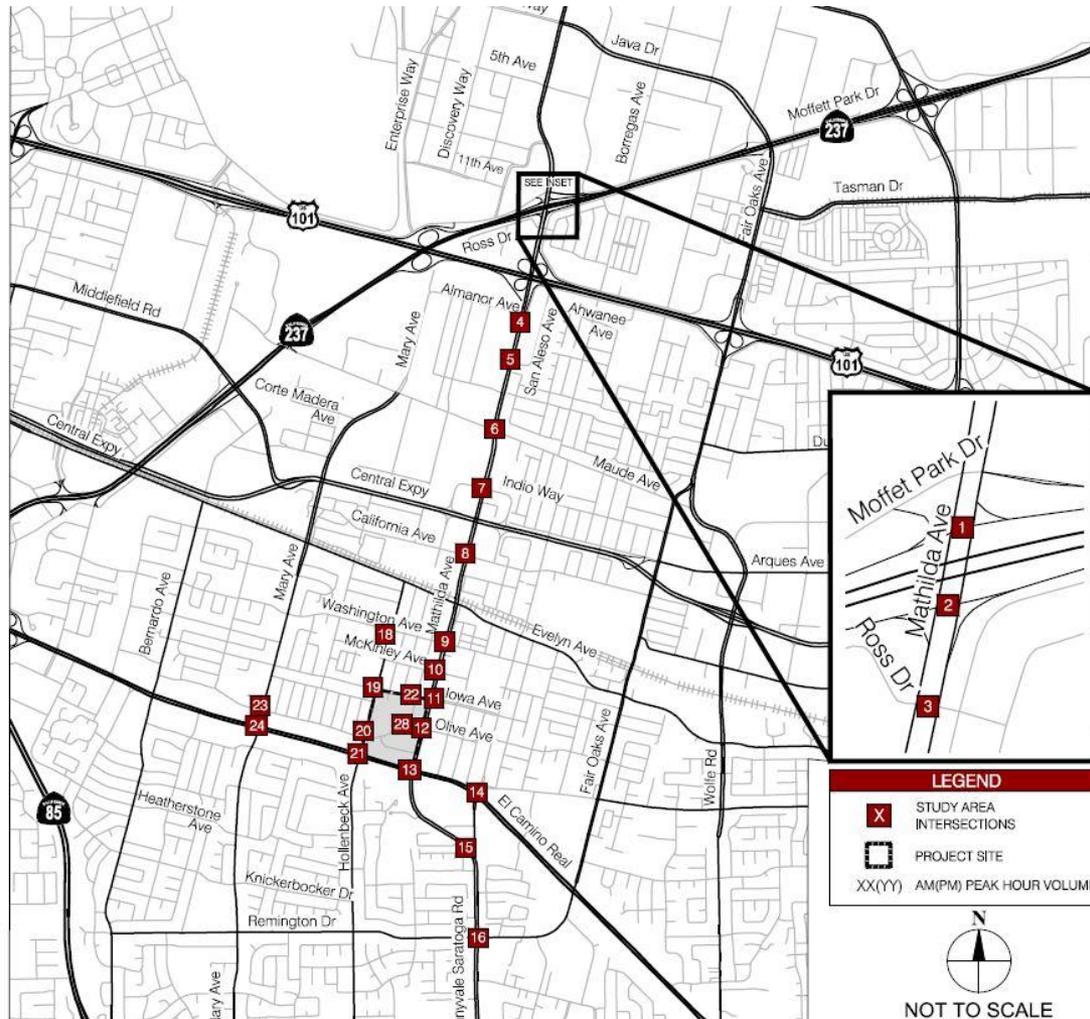
		Response Percent	Response Count
Removing Olive as a through street		55.6%	129
Quantity of open space		72.8%	169
Location and adequacy parking		28.0%	65
Safe pedestrian pathways		59.1%	137
Creating a shared plaza between City Hall and the Library		63.4%	147
Supports a variety of community uses in outdoor spaces		55.2%	128
Layout of vehicle, pedestrian, and bicycle circulation paths		36.6%	85
Other		9.1%	21

## 8. I do not like these features of Alternative 2 (select all that apply)

		Response Percent	Response Count
Removing Olive as a through street		59.6%	99
Quantity of open space		9.6%	16
Location and adequacy parking		46.4%	77
Safe pedestrian pathways		4.8%	8
Creating a shared plaza between City Hall and the Library		10.8%	18
Supports a variety of community uses in outdoor spaces		6.6%	11
Layout of vehicle, pedestrian, and bicycle circulation paths		20.5%	34
Other		19.3%	32

881

# Comparison of Options - Traffic Impact Analysis



## Peak Hour Trip Generation

- AM – 120 Net New
- PM – 255 Net New

## 28 Intersection Analyzed

## 3 Conditions

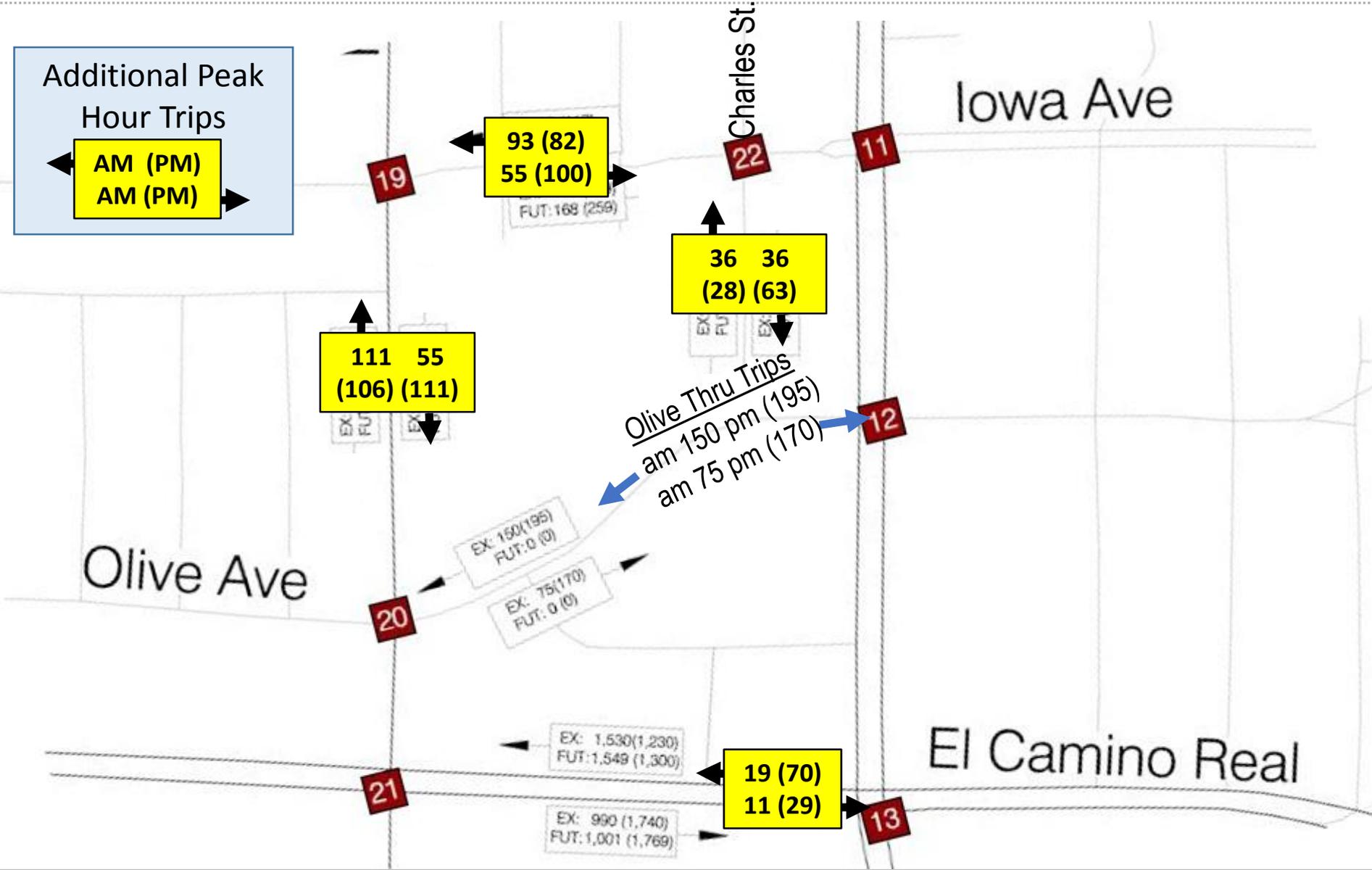
- Existing + Project
- Existing + Background + Project
- Cumulative + Project

## Queuing Analysis

# Re-routed Trips from Olive Closure

Additional Peak Hour Trips

← AM (PM)	→ AM (PM)
-----------	-----------



# Comparison of Options - Traffic Impact Analysis



## Potential Peak Hour Traffic Impacts Olive Avenue at Mary Avenue

**(Traffic impacts are the same for both Master Plan options)**

Scenario	AM Peak Hour	PM Peak Hour
Existing Plus Project	LOS D to E	
Existing Plus Background Plus Project	LOS F with v/c > 0.01	
Cumulative (2025) Plus Project	LOS F with v/c > 0.01	LOS F with v/c > 0.01

# Phase 1 Cost Estimate



## Option 1 - \$163,000,000

City Hall: \$107,000,000

Site: \$28,000,000

Parking: \$10,000,000

DPS: \$18,000,000

### What is included:

- 960 parking spaces
- DPS addition, renovation & EOC
- Demolition of existing buildings
- Site improvements along Olive Ave.
- 20% Design Contingency
- 35% Soft Costs
- Public art (1%)



## Option 2 - \$162,000,000

City Hall: \$102,000,000

Site: \$32,000,000

Parking: \$10,000,000

DPS: \$18,000,000

### What is included:

- 960 parking spaces
- DPS addition, renovation & EOC
- Demolition of existing buildings
- Removal of Olive Ave.
- 20% Design Contingency
- 35% Soft Costs
- Public art (1%)

# 04 FINANCING PLAN UPDATE

# Civic Center Financing Alternatives

## Preliminary Financing Plan

### Current City Assets and Revenues



**Existing Revenues**

- Infrastructure Fund
- Facilities Fund
- NOVA Space Rental

### Potential Funding

**\$37M**

**Land**

- Onizuka
- Kifer Road
- Charles St. Housing

**\$48M**

**Use of Current Reserves**

- CIP Reserve
- Infrastructure Fund

**\$18M**

**Other**

- Park Dedication Fees
- Enterprise Funds 50/50
- PEG (TV Broadcast)

**\$81M**

**\$184M**

# 05 NEXT STEPS

# SCHEDULE

## Phase 1 : Assessments (Defining the Problem)

- ✓ Visioning Meeting (6/14)
- ✓ 3 Community Focus Group Meetings (6/14)
- ✓ Core Team Meeting (7/3)
- ✓ Sustainability Commission Meeting (6/19)
- ✓ City Council Meeting Decision (7/25)
- ✓ State of the City Address (7/29)

## Phase 2 : Alternatives Development

- ✓ Core Team Meeting (9/5)
- ✓ City Council Study Session (9/12)
- ✓ Parks + Rec Meeting (9/13)
- ✓ Arts Commission Meeting (9/20)
- ✓ Core Team Meeting (10/2)
- ✓ Board of Library Trustees (10/2)
- ✓ Community Meeting (10/12)  
Feedback on 2 Alternatives
- ✓ Bike + Pedestrian Meeting (10/19)
- ✓ Planning Com. Meeting (10/23)
- ✓ Core Team Meeting (10/31)
- ✓ Heritage Preservation Com. (11/1)
- ✓ **City Council Meeting (11/7)**

## Phase 3 : Preferred Alternate Development

- ☐ Sustainability Commission (12/18)
- ☐ Core Team Meeting – Review Draft EIR (1/16/18\*)
- ☐ Release Draft EIR (3/2/18\*)
- ☐ Public Review Period Ends (4/16/18\*)
- ☐ Final EIR (8/3/18\*)
- ☐ Planning Commission Meeting- Recommendation on Final EIR (8/21/18\*)
- ☐ **City Council Meeting on Final Master Plan (9/18/18\*)**

*\*2018 Dates are tentative*

# Staff Recommendation

## Option 1: Plaza



## Option 2: Path



**Alternative 1:** Find Actions taken are exempt from CEQA

Select Preferred Alternative:

2. Option 1 – Plaza
3. Option 1 – Plaza with Modifications
4. Option 2 – Path
5. Option 2 – Path with Modifications

**Alternative 6:** Approve Budget Mod. for \$30,000

# Open Space Compared to Seven Seas Park

## Option 1



## Option 2

