City of Sunnyvale

Agenda Item

15-1004 **Agenda Date:** 11/17/2015

Board and Commission Workshop Summary of August 26, 2015 - Civic Center Modernization Project Site Planning

Call to Order:
6:35 p.m.

Board/Commission Members Present:
Roberta Kiphuth, Arts Commission
David Koppel, Arts Commission
Robert Lawson, Arts Commission
Misuk Park, Arts Commission
Kevin Jackson, Bicycle and Pedestrian Advisory Commission
Richard Kolber, Bicycle and Pedestrian Advisory Commission
Petya Kisyova, Board of Building Code Appeals/Sustainability Commission
Daniel Bremond, Board of Library Trustees
Carey Lai, Board of Library Trustees
Erika Torres, Board of Library Trustees
Hannalore Dietrich, Heritage Preservation Commission
Chrichelle McCloud, Housing and Human Services Commission
Craig Pasqua, Parks and Recreation Commission
Russell Melton, Planning Commission
Ken Olevson, Planning Commission
Ken Rheaume, Planning Commission
Barbara Fukumoto, Sustainability Commission
Dan Hafeman, Sustainability Commission

Public Comment:
Margaret Lawson commented on the need for a new state-of-the-art Civic Center that would become a source of pride for the community.

Civic Center Modernization Project Site Planning Summary:
Assistant City Manager Kent Steffens provided a brief introduction on the purpose of the workshop. A presentation on the background of the Civic Center Project and the exercise paramaters was provided by Pamela Anderson Brule (Attachment 1).

A summary of the issues discussed at the workshop is included as Attachment 2. Different site planning scenarios were developed and presented by each team. These scenarios are illustrated in Attachment 3.

Adjournment:
9:30 p.m.

Attachments:
1) Presentation
2) Workshop Summary
3) Site Schemes (13)

Sunnyvale Civic Center Modernization

Phase B.4 – Rapid Prototyping

Commission Workshop

August 26, 2015

Context, Purpose, & Intended Results

Context :

Council has provided direction for scenario exploration. With that direction, we begin the Rapid Prototype phase of the effort by exploring the different scenarios with the City's commissions and the community.

The Purpose of this Meeting is to:

- Explore multiple scenarios for the modernization of the Civic Center
- Gather input regarding the opportunities and constraints of each scenario

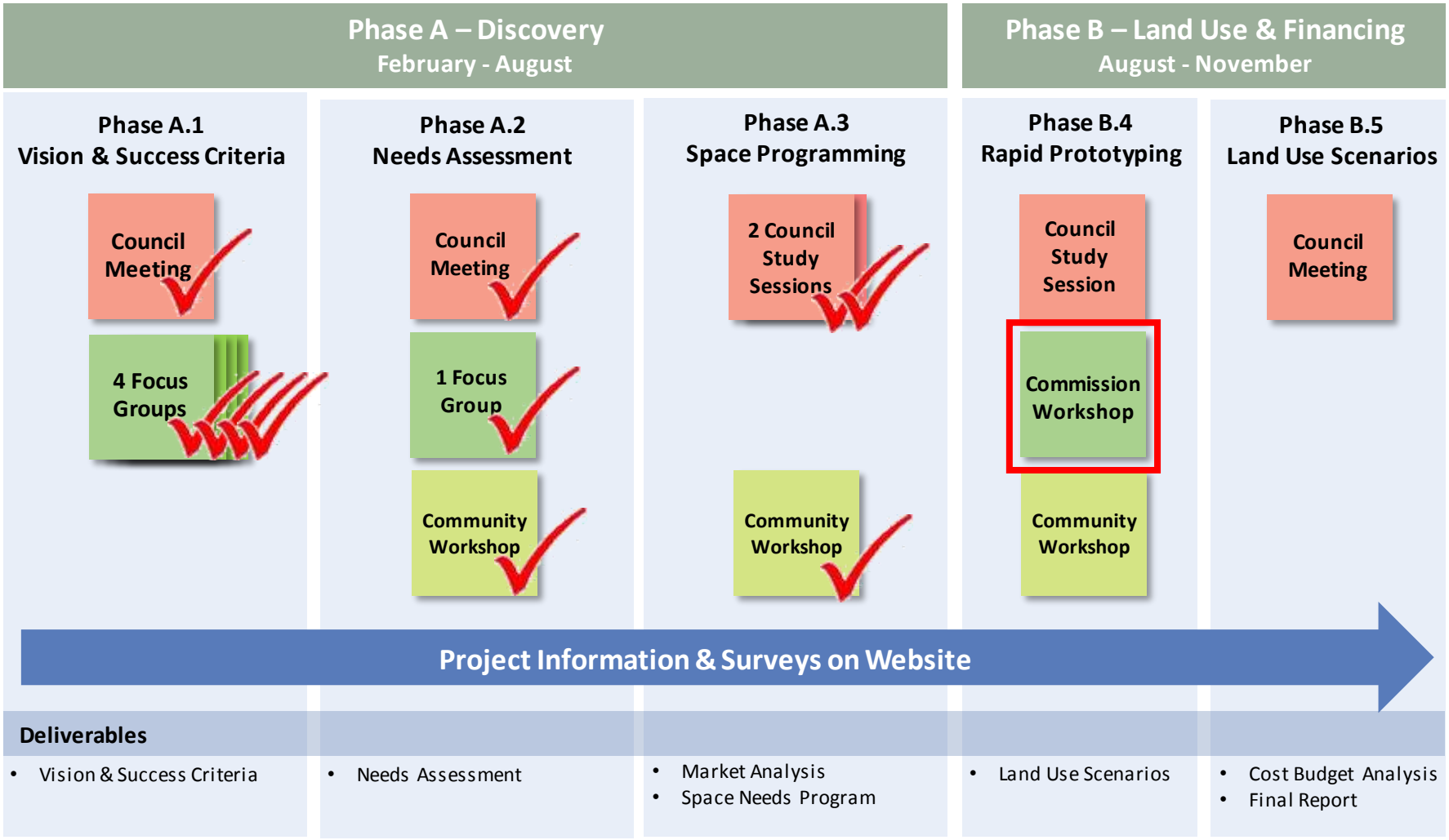
The Intended Results for this Meeting Are:

- Shared understanding of needs, challenges, and opportunities for modernization of the Civic Center
- Input and key findings for each scenario
  - Opportunities and constraints
  - Impacts and trade-offs
  - Questions that need further exploration

Agenda

- Introduction
- Public Comment
- Workshop
  - Background Presentation
  - Exercise - Part 1
  - Exercise - Part 2
  - Large Group Discussion
  - Key Findings
- Conclusion

Project Process – Summary of Community Outreach



Public Comment

Background Presentation

Why Are We Doing This?

Vision & Success Criteria

Community Opinion Spectrum

Program & Priorities

Site Background Information

Why Are We Doing This?

- **Facilities inhibit service delivery, collaboration, and innovation**
  - Walls that block Wi-Fi and prevent technology upgrades
  - Outdated building layout and configuration
  - Poor department adjacencies
  - Multiple, unclear entries and points of service
  - Facilities do not support number and size of staff and community meetings
- **Ineffective use of community resources**
  - Single story buildings and on-grade parking do not make best use of a valuable site
  - Open space does not support a variety of uses
  - Underused site and facilities outside of office hours
- **Community population has grown, facilities are not meeting increased service demand**
  - 38% population growth since last permanent building was built for City services in 1985
  - Population has increased 34% since last Library expansion in 1983
  - Public Safety staff has increase 21% since 1985.
- **Civic Center does not meet current standards**
  - Structural standards
  - Accessibility standards (site and facilities)
  - City sustainability standards

Vision - Working Draft

The Sunnyvale Civic Center will:

Serve the Community by:

Providing efficient, functional, & flexible facilities that support innovative service delivery and share resources that support the community's needs.

Welcome the Community by:

Reflecting the identity of Sunnyvale and creating an environment that inspires community pride, promotes civic engagement, and offers a wide range of indoor and outdoor services, to accommodate our diverse community.

Lead the Community by:

Supporting participatory governance and being a model of fiscal and environmental sustainability.

Success Criteria - Working Draft

- **Categories**
  - Improve the Quality of Services – Leaders in New Service Innovation
  - Accessible to All Members of Our Diverse Community
  - Civic and Community Engagement
  - Increase Usability of Open Space
  - Leaders in Sustainability
  - Fiscally Responsible

Success Criteria - Working Draft

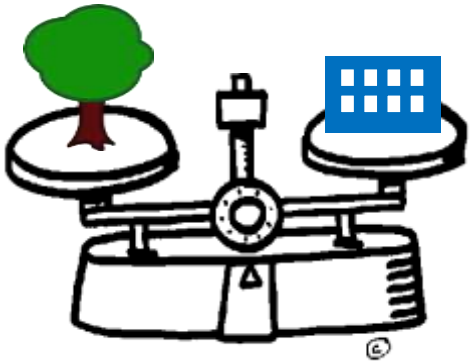
- **Improve the Quality of Services – Leaders in New Service Innovation**
  - Preserve or Enhance Current City Service Levels
  - Create Flexibility for Future City Needs
  - Improve Technology to Expand Service Capabilities & Improve Efficiencies

Success Criteria - Working Draft

- **Accessible to All Members of Our Diverse Community**
  - Improve Access to City Services
  - Improve Connectivity Between City Services on the Civic Center Campus
  - Create an Attractive, Welcoming, & Well-Used Environment for the Community
- **Civic and Community Engagement**
  - Flexible and Adaptable Spaces for Civic and Community Use – Meeting and Gathering Space
  - Provide Cultural & Community Resources

Success Criteria - Working Draft

- Increase Usability of Open Space
  - Provide a Walkable, Safe Environment
  - Maintain a Balance between Built Structures and Open Space
  - Make sure spaces can accommodate multiple uses – indoor and outdoor
  - Outdoor Space that is open and used by the community
  - Combine active and passive space to meet a range of user needs



Success Criteria - Working Draft

- **Leaders in Sustainability**
  - Civic Model of Sustainability
  - Reduce Water & Energy Consumption

- **Fiscally Responsible**
  - Consider Lifecycle Costs: Balance Ongoing Operational/Maintenance Costs With Initial Construction Costs
  - Balance Short Term Costs with Long Term Value
  - Strategic Use of Land and Resources

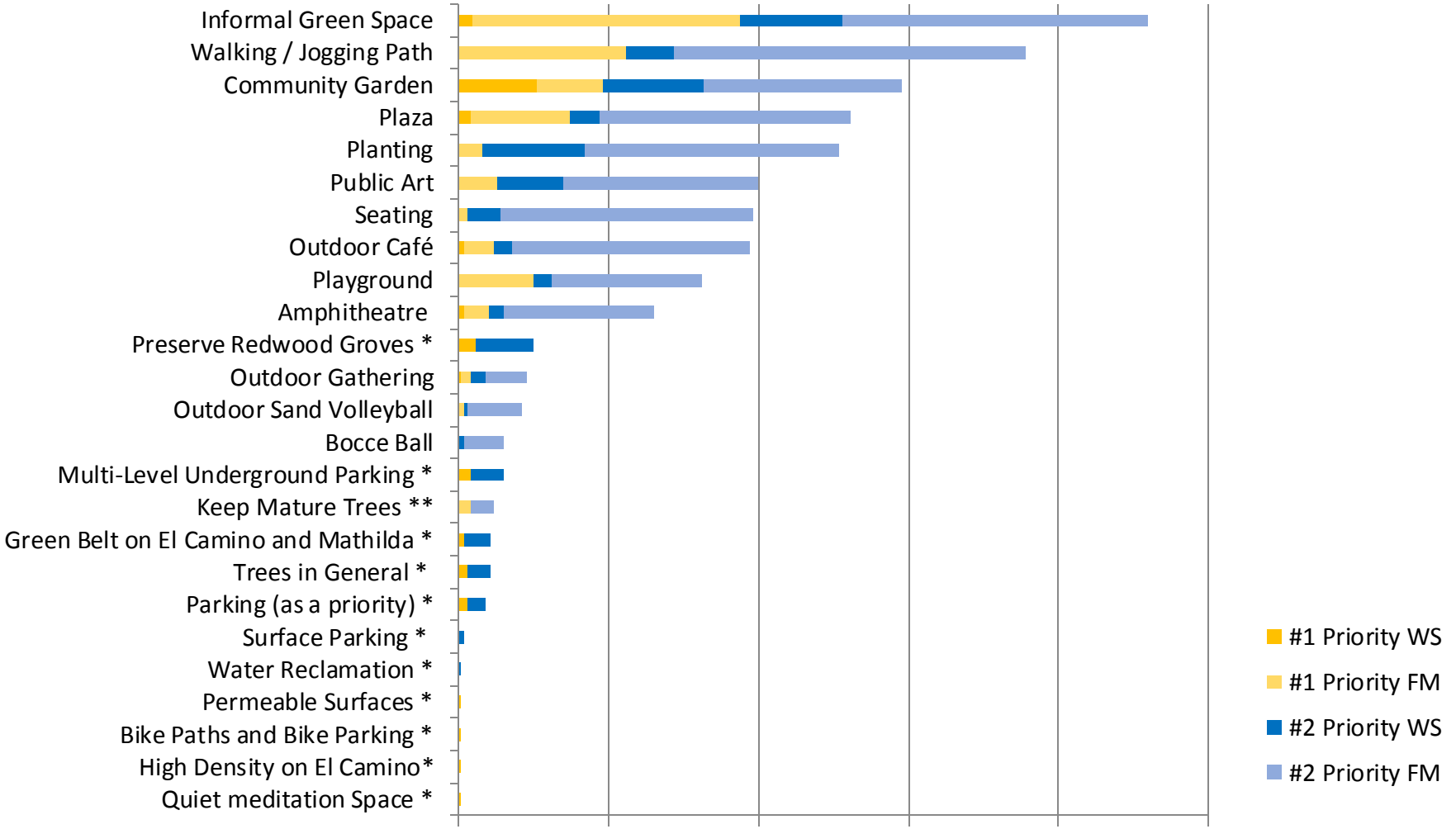
Community Opinion Spectrum

Land	Do Nothing to the Civic Center	Improve the Civic Center & *Prioritize Reuse*	New 21st Century Civic Center
	Do Not Sell or Lease Land		Sell or Lease Land
	Only Use the Existing Site		Purchase Additional Adjacent Site
Staff Space	No Growth for City Staff or Services	Provide for Current Staff and Services	Plan for Growth of City Staff and Services
	Meeting Space Staff Use Only		Meeting Space Shared with Public After-Hours

Community Opinion Spectrum

On/Off-Site	Keep Public Safety On-Site		Move Portions of Public Safety Off-site
	Keep Library On-Site		Consider Moving Library Off-site
Site Use	Low Density Shorter Buildings		High Density Taller Buildings
	Prioritize Passive Open Space		Prioritize Active Open Space
	Protect All Existing Trees	Protect Priority Trees	Prioritize Building Locations
	Surface Parking		All Underground Parking

Exterior Space Priorities



*= Added at Community Workshop
**= Added at Farmer's Market

Architectural Space Program Recommendations

Interior	Existing	Proposed	Change
Library	61,000	117,000	92%
Public Safety	45,000	57,000	27%
City Hall	66,000	76,000	15%
City Admin		*44,000*	
Shared		*32,000*	
NOVA	15,000	19,000	27%
Total	**187,000**	**269,000**	**44%**

Site Background

Zoning

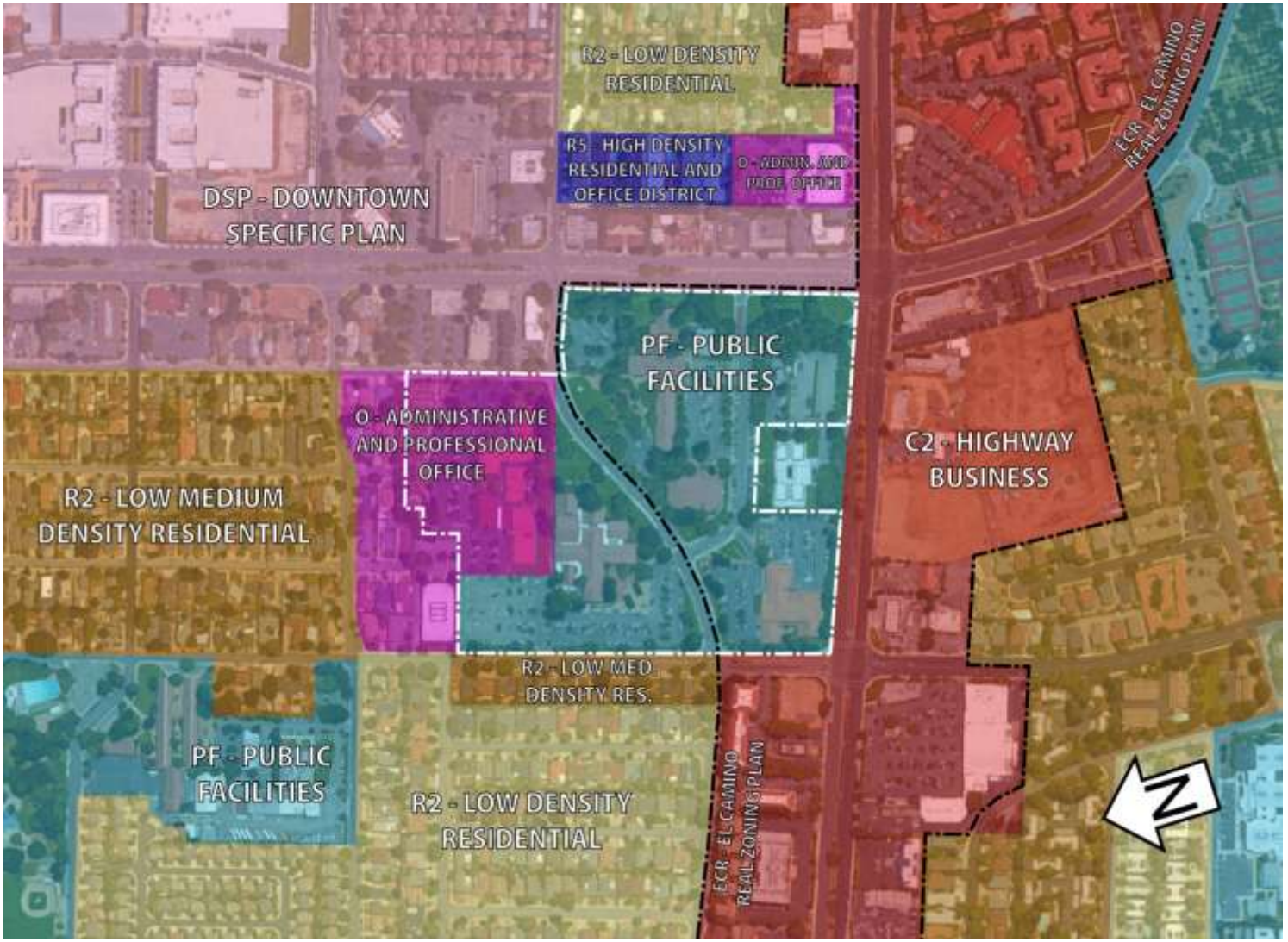
Solar & Wind

Context

Circulation

Noise

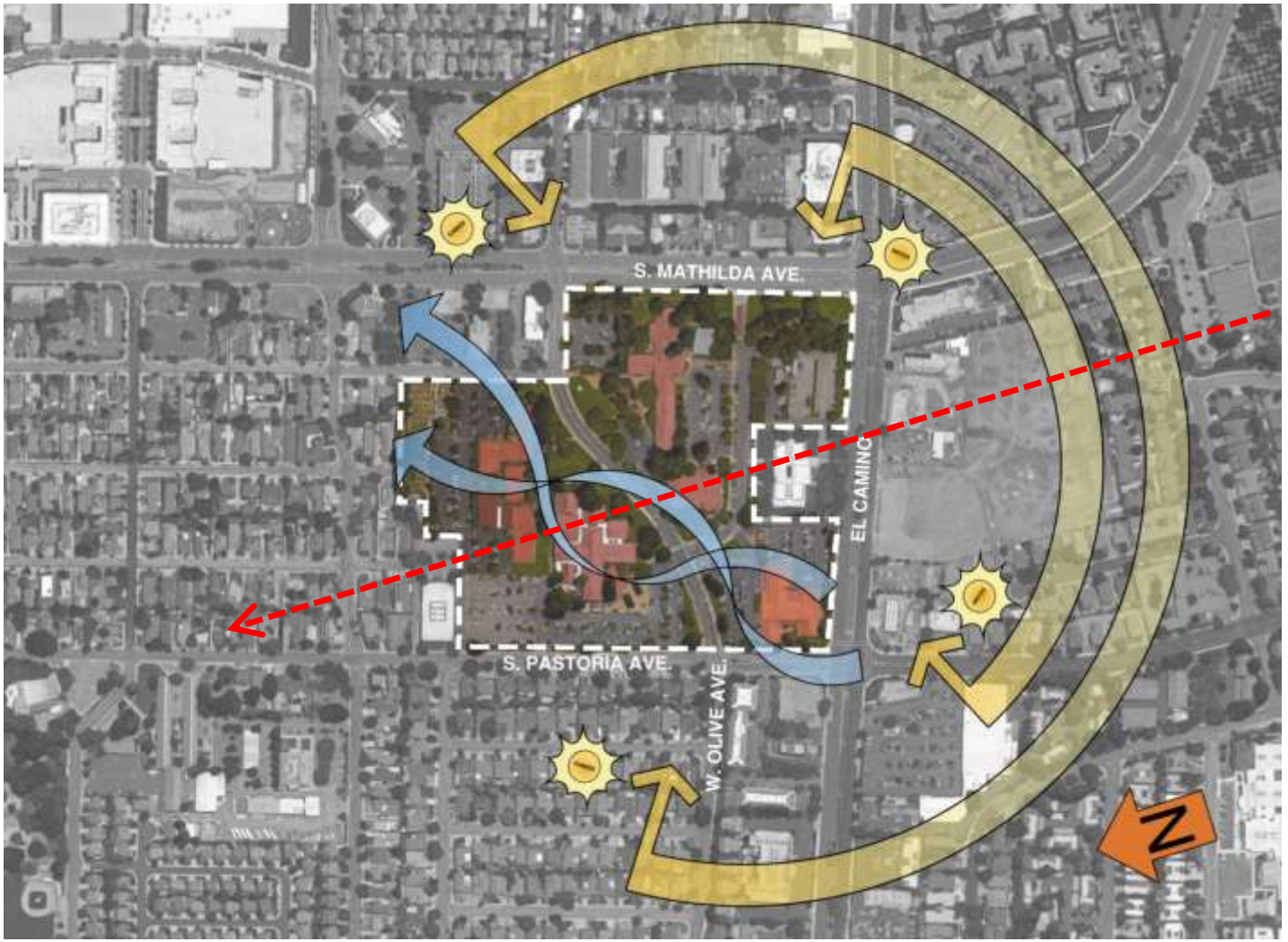
Site Background - Zoning Information



Site Background - Zoning Information

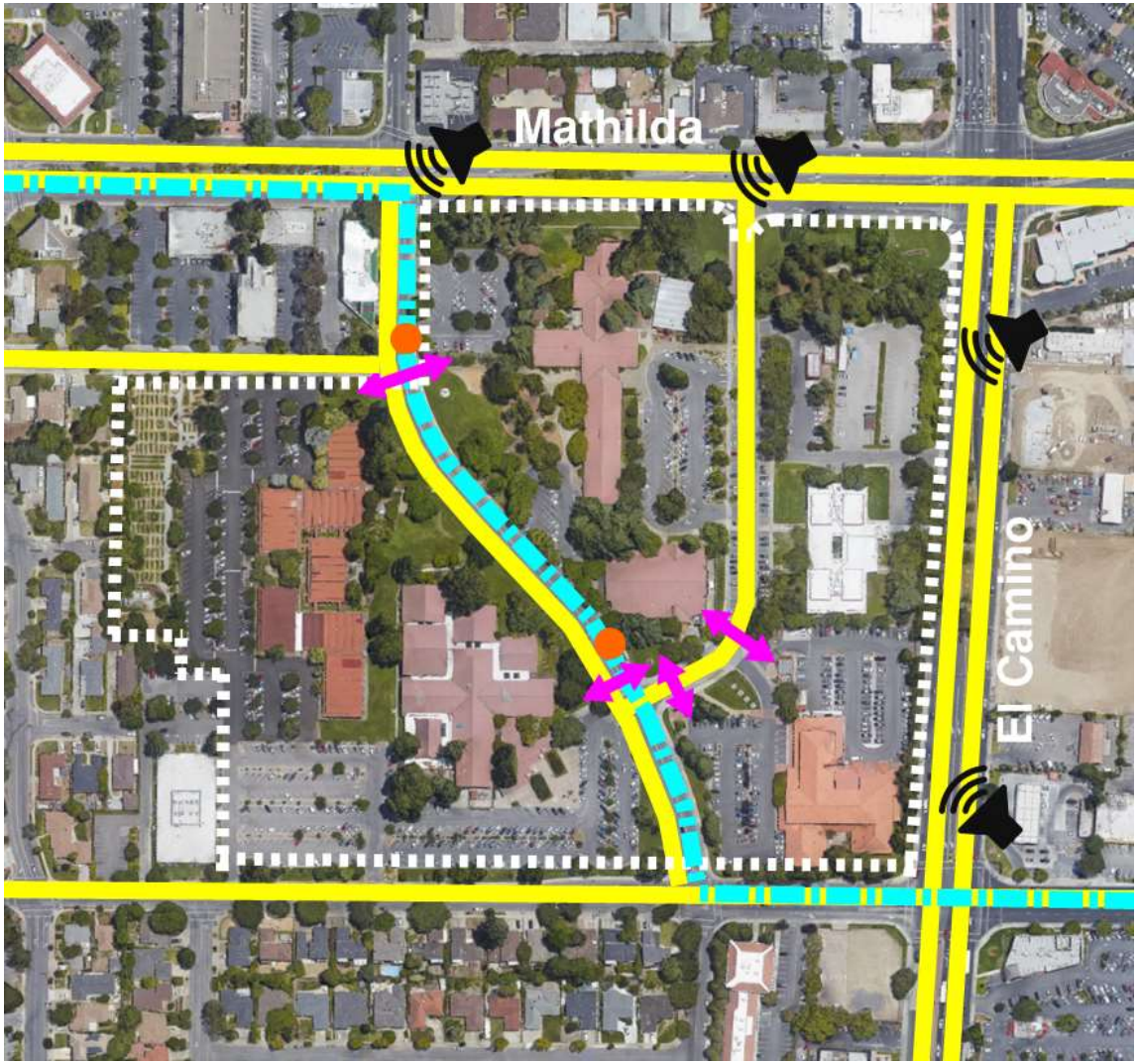
Zoning	Setback Criteria	Height Criteria
PF Public Facilities	See most restrictive adjacent district criteria	See most restrictive adjacent district criteria
R-0 Single-Family Residential	Front: 20' (1st story) 25' (2nd story) Side: 4' (1st story) 7' (2nd story)	30' 2 stories max.
R-2 Single-Family Residential	Front: 20' (1st story) 25' (2nd story) Side: 4' (1st story) 7' (2nd story)	30' 2 stories max.
C-2 Highway Business	Front: 70' Side: None	40' 2 stories max.
O Administrative and Professional Office	Front: 20' Side: 6' min. 10' total	30' 2 stories max.

Site Background - Solar and Wind Diagram



Site Background - Sunnyvale Context

Site Background - Circulation



- Vehicular Path of Travel
- Pedestrian Path of Travel
- Bus Line
- Bus Stop
- Site Boundary
- Noise Icon

Existing Site Photos & Landscape Images

Site Planning Scenario Exercise

Introduction

Exercise

Potential Site Planning Scenarios

- **Proposed Scenarios** (Primary Focus)
  - Prioritize Lower Cost to the Public
  - Prioritize Open Space
  - Prioritize Reuse

- **All Scenarios Will**
  - Consider Vision and Success Criteria
  - Use the Same Program (Buildings, Parking and Exterior Site Features)

Application to Scenarios

	Scenario A Lower Cost to Public	**Scenario B** Reuse	**Scenario C** Open/Green Space
Building Footprint	Medium Density	Low Density	High Density
Portion of Site for Sale or Lease	Yes	No	No
Acquire Courthouse Property	No	No	Yes
Public Safety	Keep all On-Site	Keep all On-Site	Move a Portion Off-site
Library	On-Site	On-Site	On-Site
Parking	Maximum of 20% Parking Below Ground	Max of 50% Below Ground	Max of 80% Below Ground

Exercise Instructions

Goals and Parameters

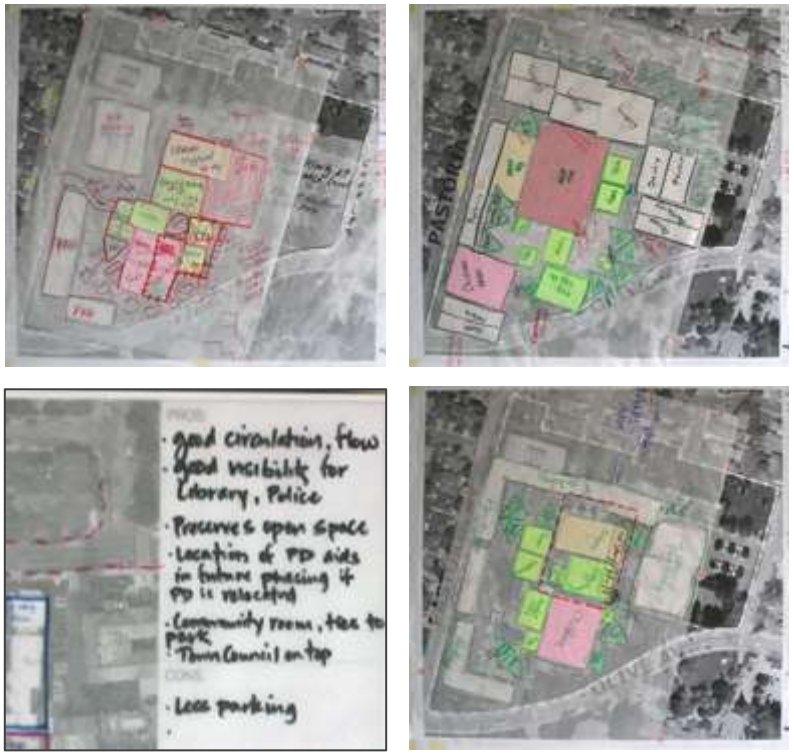
Schedule

Roles

Resources

Exercise - Goals & Parameters

- Scenarios are not Intended to be the Solution
- Multiple Perspectives in a Creative Forum
- Rapid Prototyping of Ideas
- Learning Lessons through Testing Scenarios
- Develop Opportunities and Constraints
- Informs Analysis and Land Use Alternatives

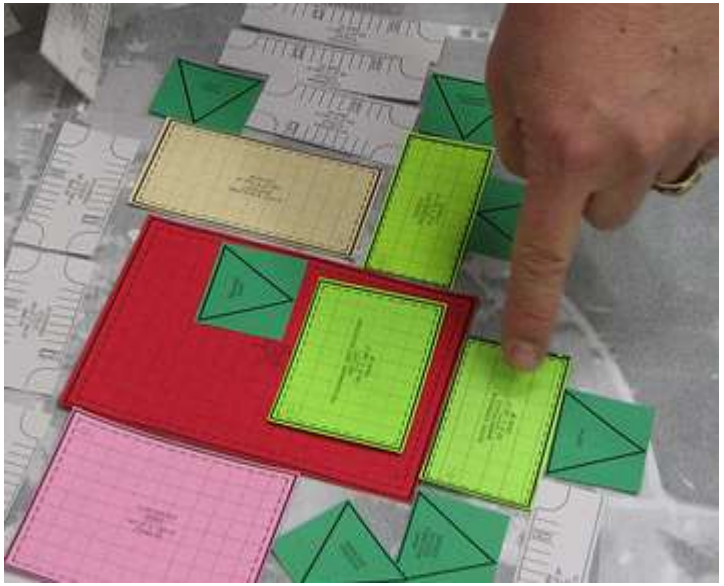


Exercise Instructions – Roles

- **All Team Members**
  - Value Other's Ideas and Contribute Your Own - Participate!
  - Discuss Pros and Cons – and Ensure They Are Documented
- **Recorder**
  - Records Key Discussion Points and Pros / Cons for Each Scheme
- **Presenter**
  - Presentation to Large Group (2-3 Minutes)
  - Present 'Favorite' Scheme to Larger Group
  - Talk About How Other Schemes Differ
- **Facilitator *(ABA Team)***
  - Ensures Group Participation
  - Keeps the Focus

Exercise Instructions - Resources

- Team Instructions
- Scenario Criteria
- Aerial Site Map
- Space Program "Paper Dolls"
- Background Information

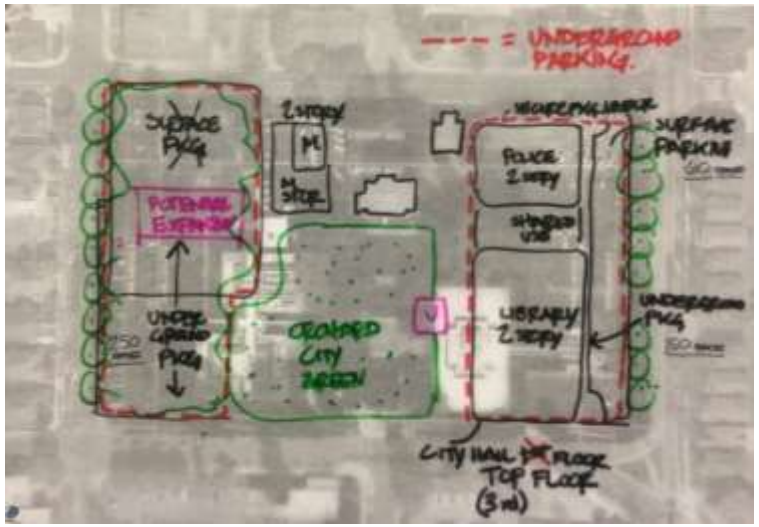


Exercise - Part #1

- **Small Group - 40 minutes**
  - Develop at least 2-3 Schemes
  - Document Each Idea on Trace Paper
  - Identify Opportunities and Constraints
- **Presentation of Schemes (2 minutes each Team)**
  - Opportunities and Constraints Discussion
  - Direction for Additional Development

Exercise - Part #2

- Small Group - 30 minutes
- Develop Additional Schemes or Refine Previous Schemes
  - Develop a Presentation of the 'Best Idea'
  - Summarize Key Findings
  - Summarize Opportunities & Constraints
- Presentation of Revised Schemes (2 minutes each Team)
- Large Group Discussion
  - Opportunities and Constraints Discussion
- Key Findings Discussion



Conclusion

- **Next Steps**
  - Commission Workshop, Wednesday, August 26, 6:30-9:30pm
  - Community Workshop, Saturday, October 3, 9am-12pm
  - Council Study Session, October 27th
- **Feedback**

Thank You

ANDERSON BRULÉ ARCHITECTS

SUNNYVALE CIVIC CENTER MODERNIZATION
Commission Workshop

MEETING DATE:	**August 26, 2015**	**REGARDING:**	**Meeting Minutes**
MEETING TIME:	**6:30 PM – 9:30 PM**	ABA PROJECT #:	14-1201-1
LOCATION:	**Sunnyvale Community Center Ballroom**		

CONTEXT: Council has provided direction for scenario exploration. With that direction, we begin the Rapid Prototype phase of the effort by exploring the different scenarios with the City's commissions and the community.

PURPOSE: The purpose of this meeting is to:
- Explore multiple scenarios for the Modernization of the Civic Center
- Gather input regarding the opportunities and constraints of each scenario

INTENDED RESULTS:
- Shared understanding of needs, challenges, and opportunities for modernization of the Civic Center
- Input and key findings for each scenario
  - Opportunities and constraints
  - Impacts and trade-offs

MEETING MINUTES

I. Introduction / Agenda Review

II. Public Comment

1. A community member made the following comments:
   a) She has lived in Sunnyvale for many years and still has nostalgia for the orchards of the past, but she's also seen the growth of the city over the years. She believes Sunnyvale is boring as it has no sports teams, no convention center, no performing arts theatre, no movie theatre, no good retail, no art museums, and no iconic or historical neighborhoods. The word Innovation is synonymous with Silicon Valley and the Civic Center should be inspiring, zero net energy, a model of sustainability, and be beautiful, innovative and the vision of a world class 22nd century building.

III. Exercise - Part 1

A. Commissioners were organized into groups of 4 tables, each with a particular scenario to test. They were asked to use scaled paper cutouts of the buildings and potential site uses to test one of three scenarios: Prioritizing lower cost to the public, prioritizing building reuse, and prioritizing open space. Following are the findings and comments made as each group presented their scenario tests.

1. Scenario A – Prioritize Lower Cost to Public
   a) Option one
      1) Keep structured parking in close proximity to the buildings users will be accessing
      2) They wanted to use as much underground parking as possible, but the scenario rules restricted them to using only 20% below ground.
      3) They were required to identify a portion of the site for sale or lease and were able to choose between a hotel, office building, or residential use and the group chose of the office use option.

Strategies, Architecture & Interiors

Anderson Brulé Architects Inc. 325 South First Street, 4th Floor San Jose, California 95113
Tel: 408 298 1885 Fax: 408 298 1887

4) They were concerned with traffic flow.
5) They kept the community garden
6) They believed there was a benefit to have the library close to or on El Camino and there was an additional benefit to having it along the school and pool travel corridors.

b) Option 2
1) The group's second option focused on setting aside a portion of land for a different use. For this option, they chose to use it for senior housing adjacent to the existing residential neighborhood.
2) The group felt Public Safety should be adjacent to and have easy access to Mathilda.
3) They also felt that City Hall should be near El Camino for ease of access.
4) They decided to keep structured parking close to most of the buildings.
5) They liked dividing space use into a community service zone and a civic service zone.
6) They maintained the mature trees on El Camino and Mathilda.
7) In this option, they chose to move the community garden, but kept it close to the senior housing. The move gave it better light exposure.
8) They felt it was restrictive not to be able to use the adjacent courthouse property and not to be able to put more parking below ground.
9) They maintained Olive for cost savings, but felt it was a barrier and challenging to work around.

B. Scenario B – Prioritize Reuse
1. Option 1
a) In their first option they planned to reuse all of the buildings besides the rabbit hutches. To accommodate the program requirements, they chose to do expansions of the existing buildings with parking under many of the expansions.
b) They removed Olive and really liked the concept of having a central green space in the center of the site.
c) They found the reuse scenario to be restrictive.
d) Limiting underground parking was a challenge and also felt restrictive.
2. Option 2
a) In their second option the group still reused buildings, but repurposed them for other uses.
1) City Hall was moved to the existing public safety building and public safety was moved to the existing library.
2) They removed Olive and kept the central open space like they had in Option 1.
3) The group recognized the need to provide parking scattered around the site rather than centralizing it.
4) The group was concerned with the cost of reusing the existing buildings.
5) The group had members of the Bicycle and Pedestrian Advisory Commission, the Sustainability Commission, the Arts Commission and the Planning Commission. They had a particular interest in providing public art and an amphitheater as well as keeping sustainability and bike use as a high priority.

C. Scenario C – Maximize Open Space
1. Option 1
a) In Option 1, the group chose to maximize green space along El Camino to make it attractive.
b) The corner of Mathilda and El Camino is active and high traffic so they chose to place the Civic Plaza there. However, it does not include City Hall.
c) City Hall is near its current location and is three stories; the group felt it was a good idea to move it closer to downtown Sunnyvale.
d) They left Public Safety in its current location. It provides easy egress to get out of the station. There is a belief by this group that some of the Public Safety training is moving to a fire station and space for it won't be needed on the CC site.
e) They chose to leave Olive intact.
f) They moved the library more towards the neighborhoods.
g) They took advantage of being able to put up to 80% of the parking below ground.

h) A potential downside might be that noise from El Camino wouldn't be blocked by green space.

2. Option 2
   a) In Option 2, the group chose to push the buildings closer to El Camino in order to get more open space in the center of the site. They felt the neighbors would be happier about this solution and be able to see more green space.
   b) The library would move to be right on El Camino and could help with blocking some of the noise from El Camino.
   c) A potential downside would be that the buildings are moving farther away from downtown.
   d) They removed All American Way from the site and replaced it with a green belt.
3. Option 3
   a) In their third option, the group moved the buildings towards the center of the site and kept open space and parking towards the exterior.
   b) They kept Olive as it is.
   c) It could be a downside that noise would come through to the center of the site without buildings along El Camino.
   d) They kept open space along Mathilda and around the library.

D. Scenario C – Maximize Open Space (Since there was already one group per scenario, the fourth group chose to work on Scenario C)
1. Option 1
   a) The group agreed on having open space north of Olive.
   b) They wanted to use as much underground parking as possible.
   c) They wanted to keep all "heritage" trees on the site.
   d) They decided to have a prominent City Hall and library to show off the Sunnyvale Civic Center.
   e) Kept Olive.
   f) Created a park on top of the parking garages, possibly with outdoor reading space for the library.
   g) Provide walkways and bike paths between all of the buildings.
   h) Parking along edges of green space. Walkways and biking in between all of the buildings.
2. Option 2
   a) In Option 2, they added a theater.
   b) They kept parking garages along Olive.
   c) City Hall and Nova on El Camino.

E. Public Comment
1. A community member asked why the rules keep everything on the Civic Center site. He believed it would be simpler to move all of Public Safety off-site.

IV. Exercise - Part 2

A. The groups came back together after the large group presentation to discuss their findings and some groups created additional site plans based on the information they heard. The following is a summary of what they presented after those discussions.

B. Large group presentation
1. Group A
   a) The group did a third site design after hearing what others had done.
   b) They wanted to explore opportunities to connect more to downtown.
   c) They focused open space more towards the residential neighborhood.
   d) They kept Public Safety on the corner.
   e) They clustered other buildings, but pulled them back from the road a bit.
   f) They liked the idea of removing Olive as a street to drive through, but kept it for parking.
   g) They liked the idea of using the sale/lease requirement for senior housing.
2. Group C1
   a) They felt the low cost scenario was very limiting.
   b) They found that there was a great benefit to underground parking, but understood it was expensive. It was limiting to require so much of it be above ground.

c) The group had not removed Olive in any of their scenarios, but after hearing that another group did, they would consider it. They asked if Public Safety needs Olive for access and egress.
d) The group moved the community garden to get it farther away from the neighborhood and to enable the community gardeners to create an environment for bees.

3. Group C2
   a) The group felt it was valuable to see what another group doing with the same scenario. All five of their ideas in the first round dealt with putting all of the facilities along Mathilda and El Camino and they found they liked going that direction.
   b) They liked having the parking concentrated.
   c) They appreciated hearing that others had considered bike parking and would consider that in any further scenario development.
   d) They want to preserve existing trees.
   e) They recommend considering alternate modes of transportation to reduce parking needs.
   f) They strongly felt that green space along El Camino would be wasted space and that buildings should be pushed up against that street.
   g) Scenario C was required to include the courthouse property, however they found it wasn't necessary.
4. Group B
   a) Parking requirements impact a significant portion of the site and the group felt that having so much parking might send the wrong message to the community. They would rather encourage people to use alternate forms of transportation such as biking, walking, or using public transportation.
   b) Closing Olive created more opportunities.
   c) The group preferred a perimeter green belt.

V. Conclusion

A. Next Steps
   1. Community Workshop, October 3rd

VI. Feedback

A. As the workshop closed the following feedback and suggestions were given by the participants.
   1. There was concern that the scenarios and rules that were given suggest a foregone conclusion. The restrictions are too limiting. One community member wanted the ability to move all of Public Safety off-site so that buildings can be repurposed.
B. Recommendation to take pictures of the drawings and share on screen rather than tracing them.
C. There was a recommendation to make an effort to get more diversity from the community.
   1. This format can't be done at a farmers market, however the results can be shared to get feedback.
D. Form the groups first, and then let them decide which of the criteria they want to work on; don't force them to work on certain things. It might help to get an extra data point to see what scenario people are most interested in.
E. Plan on groups being a certain size.
F. Recruiting a diverse group to participate is a challenge.
G. Offer a tool online for people to play with the paper dolls in a similar exercise.
H. State of the City is October 12th – could we do something for this project there?

The above minutes reflect ABA's understanding of issues and assignments discussed at the meeting. Unless ABA is notified in writing of any discrepancies, the minutes will be considered an accurate record of the issues and assignments. Minutes produced from this meeting will be distributed for review and comment. If no written comments are received, the minutes will stand as the record of the conversations and directions given at the meeting.

ATTACHMENT 3

SCENARIO A1

1,060 TOTAL PARKING SPACES

- BUILDING
- BUILDING WITH PARKING BELOW
- COMMUNITY SPACES
- PARKING LOT / STRUCTURE
- GREENERY / OPEN SPACE
- FUTURE DEVELOPMENT AREA

S. MATHILDA AVE.

OPEN SPACE

AMPHI-THEATRE

PUBLIC SAFETY
150 SECURED PARKING STALLS BELOW

ART

PARKING LOT
60 STALLS

DEVELOPMENT AREA (OFFICES)

COMMUNITY GARDEN

PLAY GROUND

PLAZA

PARKING STRUCTURE
300 STALLS
3 STORIES ABOVE

PARKING LOT
170 STALLS

NOVA

PARKING LOT
50 STALLS

SHARED SPACE

W. OLIVE AVE.

OPEN SPACE

PARKING LOT
100 STALLS

PARKING LOT
30 STALLS

OPEN SPACE

CITY HALL
2 STORIES

ART

ART

LIBRARY
2 STORIES
150 PARKING STALLS BELOW

PARKING LOT
50 STALLS

EL CAMINO

S. PASTORIA AVE.

N

SCENARIO C2-4

1,440 TOTAL PARKING SPACES

- BUILDING
- BUILDING WITH PARKING BELOW
- SMALL STRUCTURES / HARDSCAPE
- PARKING LOT / STRUCTURE
- GREENERY / OPEN SPACE
- FUTURE DEVELOPMENT AREA

S. MATHILDA AVE.

OPEN SPACE

PARKING STRUCTURE
450 STALLS
1 STORY ABOVE
2 STORIES BELOW

CITY HALL
3 STORIES

PARKING LOT
30 STALLS

COMMUNITY GARDEN

OPEN SPACE

PARKING STRUCTURE
450 STALLS
1 STORY ABOVE
2 STORIES BELOW

PUBLIC SAFETY
3 STORIES

W. CLAY ST.

PARKING STRUCTURE
450 STALLS
1 STORY ABOVE
2 STORIES BELOW

LIBRARY
3 STORIES

EL CAMINO

PARKING LOT
60 STALLS

S. PASTORIA AVE.

N

SCENARIO C2-3

1,180 TOTAL PARKING SPACES

- BUILDING
- BUILDING WITH PARKING BELOW
- SMALL STRUCTURES / HARDSCAPE
- PARKING LOT / STRUCTURE
- GREENERY / OPEN SPACE
- FUTURE DEVELOPMENT AREA

S. MATHILDA AVE.

PLAZA

LIBRARY
3 STORIES

EXISTING TREES

CITY HALL & NOVA
3 STORIES

PARKING LOT
30 STALLS

COMMUNITY GARDEN

OPEN SPACE

W. OLIVE AVE.

PARKING STRUCTURE
500 STALLS
3 STORIES ABOVE
2 STORIES BELOW

PARKING STRUCTURE
500 STALLS
5 STORIES ABOVE

PUBLIC SAFETY
3 STORIES
150 SECURE PARKING STALLS UNDERNEATH

EL CAMINO

S. PASTORIA AVE.

N

SCENARIO C2-2

1,290 TOTAL PARKING SPACES

- BUILDING
- BUILDING WITH PARKING BELOW
- SMALL STRUCTURES / HARDSCAPE
- PARKING LOT / STRUCTURE
- GREENERY / OPEN SPACE
- FUTURE DEVELOPMENT AREA

S. MATHILDA AVE.

EXISTING TREES

PARKING STRUCTURE
450 STALLS
1 STORY ABOVE
2 STORIES BELOW

LIBRARY
3 STORIES

OPEN SPACE
300 STALLS
2 STORIES OF PARKING BELOW

CITY HALL & NOVA
2 STORIES

PARKING LOT
30 STALLS

COMMUNITY GARDEN

OPEN SPACE

PARKING LOT
50 STALLS

W. OLIVE AVE.

PARKING STRUCTURE
400 STALLS
2 STORIES ABOVE
2 STORIES BELOW

PUBLIC SAFETY
3 STORIES

EL CAMINO

PARKING LOT
60 STALLS

S. PASTORIA AVE.

N

SCENARIO C2-1

1,660 TOTAL PARKING SPACES

- BUILDING
- BUILDING WITH PARKING BELOW
- SMALL STRUCTURES / HARDSCAPE
- PARKING LOT / STRUCTURE
- GREENERY / OPEN SPACE
- FUTURE DEVELOPMENT AREA

S. MATHILDA AVE.

OPEN SPACE

LIBRARY
3 STORIES

ART

PLAZA

CITY HALL & NOVA
2 STORIES

OPEN SPACE

PARKING LOT
60 STALLS

EXISTING COMMUNITY GARDEN

PARKING STRUCTURE
750 STALLS
3 STORIES ABOVE
2 STORY BELOW

PARKING STRUCTURE
750 STALLS
3 STORIES ABOVE
2 STORY BELOW

OPEN SPACE

W. OLIVE AVE.

PARKING LOT
100 STALLS

PUBLIC SAFETY
3 STORIES

EL CAMINO

S. PASTORIA AVE.

N

SCENARIO C1-4

900 TOTAL PARKING SPACES

- BUILDING
- BUILDING WITH PARKING BELOW
- SMALL STRUCTURES / HARDSCAPE
- PARKING LOT / STRUCTURE
- GREENERY / OPEN SPACE
- FUTURE DEVELOPMENT AREA

S. MATHILDA AVE.

PLAZA

TREES

TREES

NOVA & SHARED SPACE
2 STORIES
100 PARKING STALLS BELOW

TREES

AMPHI-THEATRE

CITY HALL
2 STORIES
150 PARKING STALLS BELOW

EXISTING CITY HALL

PLAZA

OPEN SPACE

EXISTING COMMUNITY GARDEN

ART

ART

PARKING LOT
200 STALLS

OPEN SPACE

PLAY GROUND

OPEN SPACE

NEW ROAD

PLAY GROUND

LIBRARY
2 STORIES
150 PARKING STALLS BELOW

EXISTING LIBRARY

W. OLIVE AVE.

OPEN SPACE

PUBLIC SAFETY
2 STORIES
150 SECURE PARKING STALLS BELOW

EXISTING PUBLIC SAFETY

EL CAMINO

GARDEN

OPEN SPACE

PLAZA

PARKING LOT
150 STALLS

OPEN SPACE

S. PASTORIA AVE.

N

SCENARIO C1-3

850 TOTAL PARKING SPACES

- BUILDING
- BUILDING WITH PARKING BELOW
- SMALL STRUCTURES / HARDSCAPE
- PARKING LOT / STRUCTURE
- GREENERY / OPEN SPACE
- FUTURE DEVELOPMENT AREA

S. MATHILDA AVE.

TREES

EXISTING CITY HALL

CITY HALL
2 STORIES
150 PARKING STALLS BELOW

NOVA & SHARED SPACE
2 STORIES

TREES

PLAZA

AMPHI-THEATRE

EXISTING COMMUNITY GARDEN

OPEN SPACE

PARKING LOT
200 STALLS

PARKING LOT
200 STALLS

TREES

ART

PLAY GROUND

PLAY GROUND

PLAZA

CAFE

EXISTING LIBRARY

OPEN SPACE

W. OLIVE AVE.

LIBRARY
2 STORIES
150 PARKING STALLS BELOW

OPEN SPACE

PLAZA

OPEN SPACE

PUBLIC SAFETY
2 STORIES
150 SECURE PARKING STALLS BELOW

EXISTING PUBLIC SAFETY

EL CAMINO

S. PASTORIA AVE.

N

SCENARIO C1-2

1,000 TOTAL PARKING SPACES

- BUILDING
- BUILDING WITH PARKING BELOW
- SMALL STRUCTURES / HARDSCAPE
- PARKING LOT / STRUCTURE
- GREENERY / OPEN SPACE
- FUTURE DEVELOPMENT AREA

S. MATHILDA AVE.

AMPHI-THEATRE

CITY HALL
2 STORIES
200 PARKING STALLS BELOW

EXISTING CITY HALL

GATHERING SPACE

CAFE

NOVA & SHARED SPACE
2 STORIES

TREES

PLAZA

PARKING LOT
100 STALLS

EXISTING COMMUNITY GARDEN

PARKING LOT
100 STALLS

TREES

ART

GREEN BELT WITH UNDERGROUND ROAD

LIBRARY
2 STORIES
200 PARKING STALLS BELOW

PLAY GROUND

PLAZA

OPEN SPACE

W. OLIVE AVE.

PARKING LOT
250 STALLS

OPEN SPACE

ART

PUBLIC SAFETY
2 STORIES
150 SECURE PARKING STALLS BELOW

EXISTING PUBLIC SAFETY

EL CAMINO

S. PASTORIA AVE.

N

SCENARIO C1-1

1,050 TOTAL PARKING SPACES

- BUILDING
- BUILDING WITH PARKING BELOW
- SMALL STRUCTURES / HARDSCAPE
- PARKING LOT / STRUCTURE
- GREENERY / OPEN SPACE
- FUTURE DEVELOPMENT AREA

S. MATHILDA AVE.

CITY HALL & SHARED SPACE
2 STORIES
150 PARKING STALLS BELOW

EXISTING CITY HALL

NOVA
100 PARKING STALLS BELOW

TREES

CIVIC PLAZA

PARKING LOT
100 STALLS

AMPHI-THEATRE

EXISTING COMMUNITY GARDEN

OPEN SPACE

PLAY GROUND

PARKING LOT
100 STALLS

OPEN SPACE

TREES

CAFE

ART

LIBRARY
2 STORIES
200 PARKING STALLS BELOW

EXISTING LIBRARY

W. OLIVE AVE.

OPEN SPACE

PUBLIC SAFETY
2 STORIES
150 SECURE PARKING STALLS BELOW

EXISTING PUBLIC SAFETY

EL CAMINO

PARKING LOT
250 STALLS

S. PASTORIA AVE.

N

SCENARIO B2

1,050 TOTAL PARKING SPACES

- BUILDING
- BUILDING WITH PARKING BELOW
- SMALL STRUCTURES / HARDSCAPE
- PARKING LOT / STRUCTURE
- GREENERY / OPEN SPACE
- FUTURE DEVELOPMENT AREA

S. MATHILDA AVE.

PARKING LOT
600 STALLS

PLAY GROUND

OPEN SPACE

ART

GARDEN

COMMUNITY GARDEN

CAFE

ART

AMPHI-THEATRE

OPEN SPACE

AMPHI-THEATRE

OPEN SPACE

NOVA
IN EXISTING ANNEX

LIBRARY
(2 STORIES & GREEN ROOF)

PUBLIC SAFETY
(EXISTING LIBRARY)

PLAZA

CITY HALL & SHARED SPACE

W. OLIVE AVE.

ART

PARKING LOT
150 STALLS

PUBLIC SAFETY EXTERIOR SPACE

PARKING LOT
150 SECURED STALLS

PARKING LOT
150 STALLS

CITY HALL & SHARED SPACE
(EXISTING PUBLIC SAFETY)

EL CAMINO

S. PASTORIA AVE.

N

SCENARIO B1

1,350 TOTAL PARKING SPACES

- BUILDING
- BUILDING WITH PARKING BELOW
- SMALL STRUCTURES / HARDSCAPE
- PARKING LOT / STRUCTURE
- GREENERY / OPEN SPACE
- FUTURE DEVELOPMENT AREA

S. MATHILDA AVE.

PARKING STRUCTURE
450 STALLS
2 STORIES ABOVE
1 STORY BELOW

CITY HALL EXPANSION

EXISTING CITY HALL

PLAZA

EXISTING PARKING LOT
100 STALLS

OPEN SPACE

EXISTING COMMUNITY GARDEN

GARDEN

PLAY GROUND

AMPHI-THEATRE

AMPHI-THEATRE

OPEN SPACE

GATHERING

EXISTING PARKING LOT
100 STALLS

PLAY GROUND

NOVA
IN EXISTING ANNEX

CAFE

LIBRARY EXPANSION

EXISTING LIBRARY

ART

ART

W. OLIVE AVE.

PUBLIC SAFETY EXPANSION
150 SECURE PARKING STALLS BELOW

PARKING STRUCTURE
450 STALLS
2 STORIES ABOVE
1 STORY BELOW

OPEN SPACE

PARKING LOT
100 STALLS

EXISTING PUBLIC SAFETY

EL CAMINO

S. PASTORIA AVE.

N

SCENARIO A3

1,220 TOTAL PARKING SPACES

- BUILDING
- BUILDING WITH PARKING BELOW
- SMALL STRUCTURES / HARDSCAPE
- PARKING LOT / STRUCTURE
- GREENERY / OPEN SPACE
- FUTURE DEVELOPMENT AREA

S. MATHILDA AVE.

OPEN SPACE

LIBRARY
2 STORIES
150 PARKING STALLS BELOW

OPEN SPACE & TREES

NOVA & SHARED SPACE
2 STORIES

CITY HALL
2 STORIES
150 PARKING STALLS BELOW

PARKING STRUCTURE
450 STALLS
3 STORIES ABOVE

NEW STREET WITH PARKING - 190 STALLS

PICKING / COMMUNITY GARDEN

PLAZA

PLAY GROUND

NEW STREET WITH PARKING - 80 STALLS

OPEN SPACE & TREES

AMPHI-THEATRE

PLAZA

CAFE

PARKING LOT
50 STALLS

NEW ROAD

DEVELOPMENT AREA
(SENIOR HOUSING)

OPEN SPACE

PUBLIC SAFETY
150 SECURE PARKING STALLS UNDERNEATH

EL CAMINO

S. PASTORIA AVE.

N

SCENARIO A2

1,055 TOTAL PARKING SPACES

- BUILDING
- BUILDING WITH PARKING BELOW
- SMALL STRUCTURES / HARDSCAPE
- PARKING LOT / STRUCTURE
- GREENERY / OPEN SPACE
- FUTURE DEVELOPMENT AREA

S. MATHILDA AVE.

PARKING LOT
130 STALLS

PUBLIC SAFETY
2 STORIES

PARKING STRUCTURE
300 STALLS
2 STORIES ABOVE

PARKING LOT
60 STALLS

OPEN SPACE
(FUTURE GROWTH)

DEVELOPMENT AREA
(SENIOR HOUSING)

BUS STOP

COMMUNITY GARDEN

ART

PLAY GROUND

OPEN SPACE

AMPHI THEATRE

ART

NOVA

BUS STOP

PARKING LOT
50 STALLS

ART

PLAZA

PARKING LOT
40 STALLS

PARKING STRUCTURE
300 STALLS
3 STORIES ABOVE

W. OLIVE AVE.

PLAZA

SHARED SPACE

ART

CITY HALL
2 STORIES

EL CAMINO

PARKING LOT
30 STALLS

LIBRARY
2 STORIES

PARKING LOT
120 STALLS

PARKING LOT
25 STALLS

S. PASTORIA AVE.

N