



A N D E R S O N B R U L É A R C H I T E C T S

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.

- 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.