

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

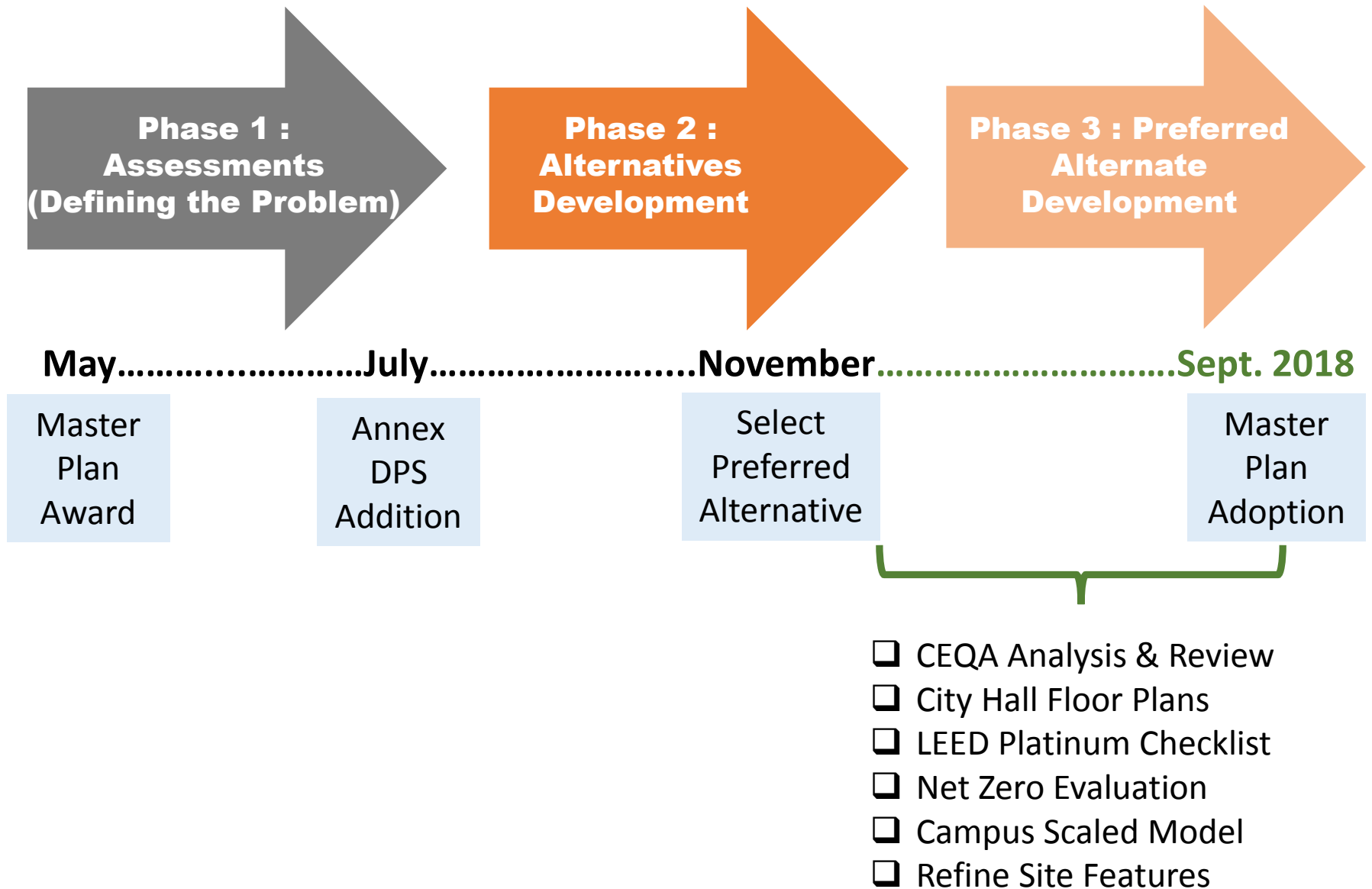
04

FINANCING PLAN UPDATE

05

NEXT STEPS

Council Direction Needed



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

Community Input : Public Meeting (10/12)

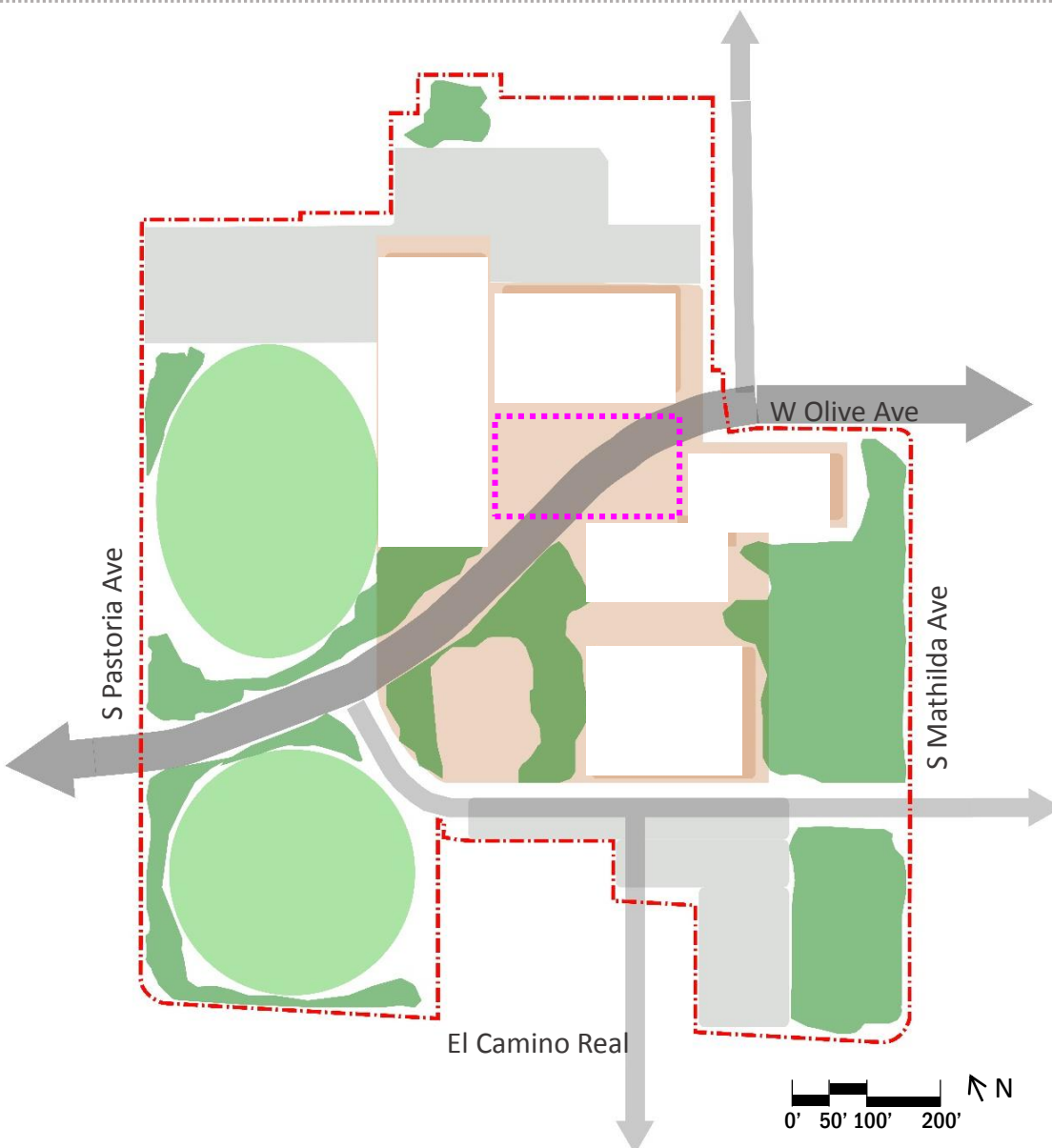
- Consider covered walkways
- Include a children's play area
- Incorporate public art on campus
- Strong city hall presence on Mathilda Ave.



October 12, 2017 – Public Meeting

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

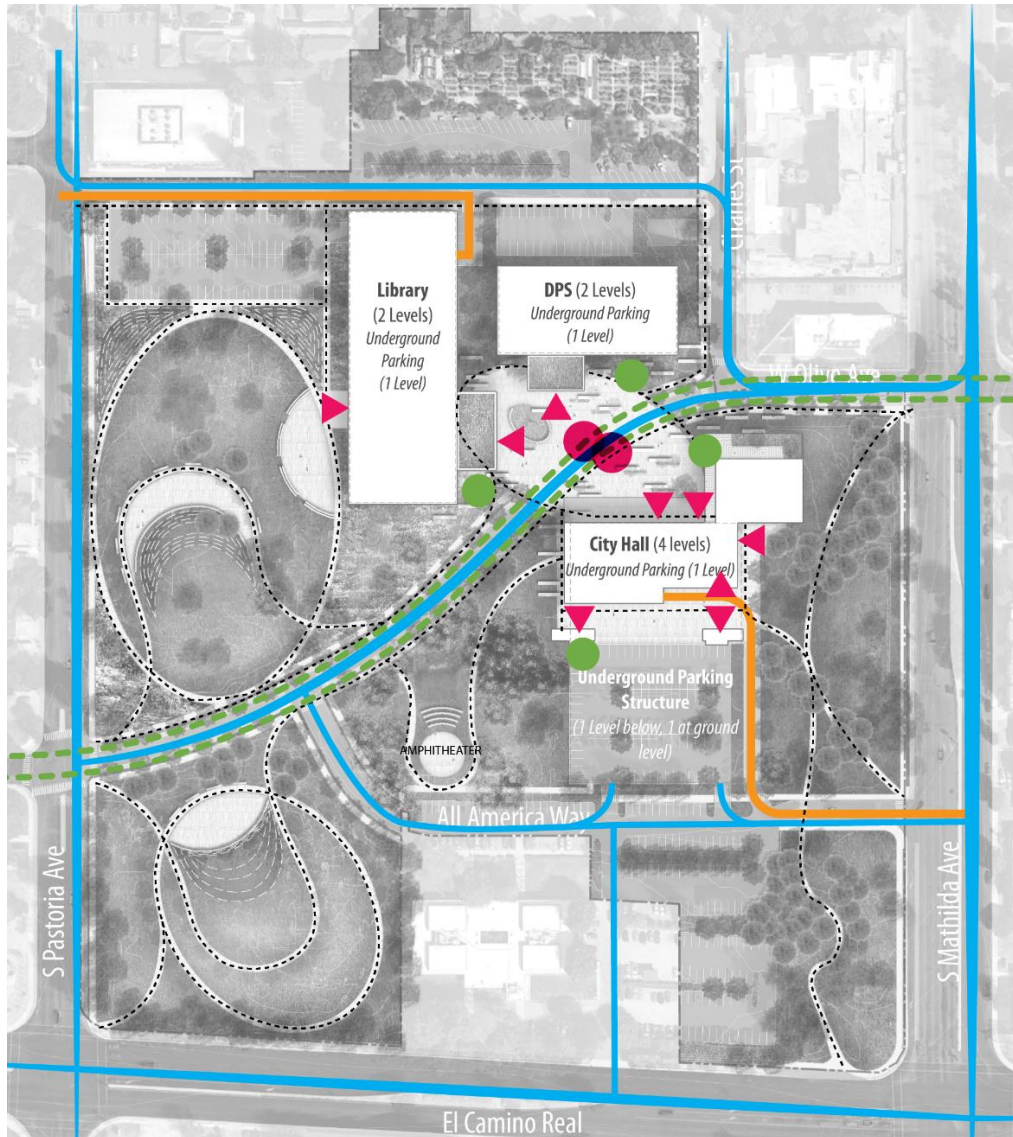
Option 1: Master Plan



Changes Made

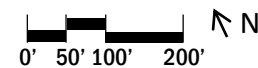
- Parking deck reduced by one level
- Underground parking added below City Hall
- Olive Ave. bike and pedestrian improvements
- Programmed zones added to open space

Option 1: Site Circulation

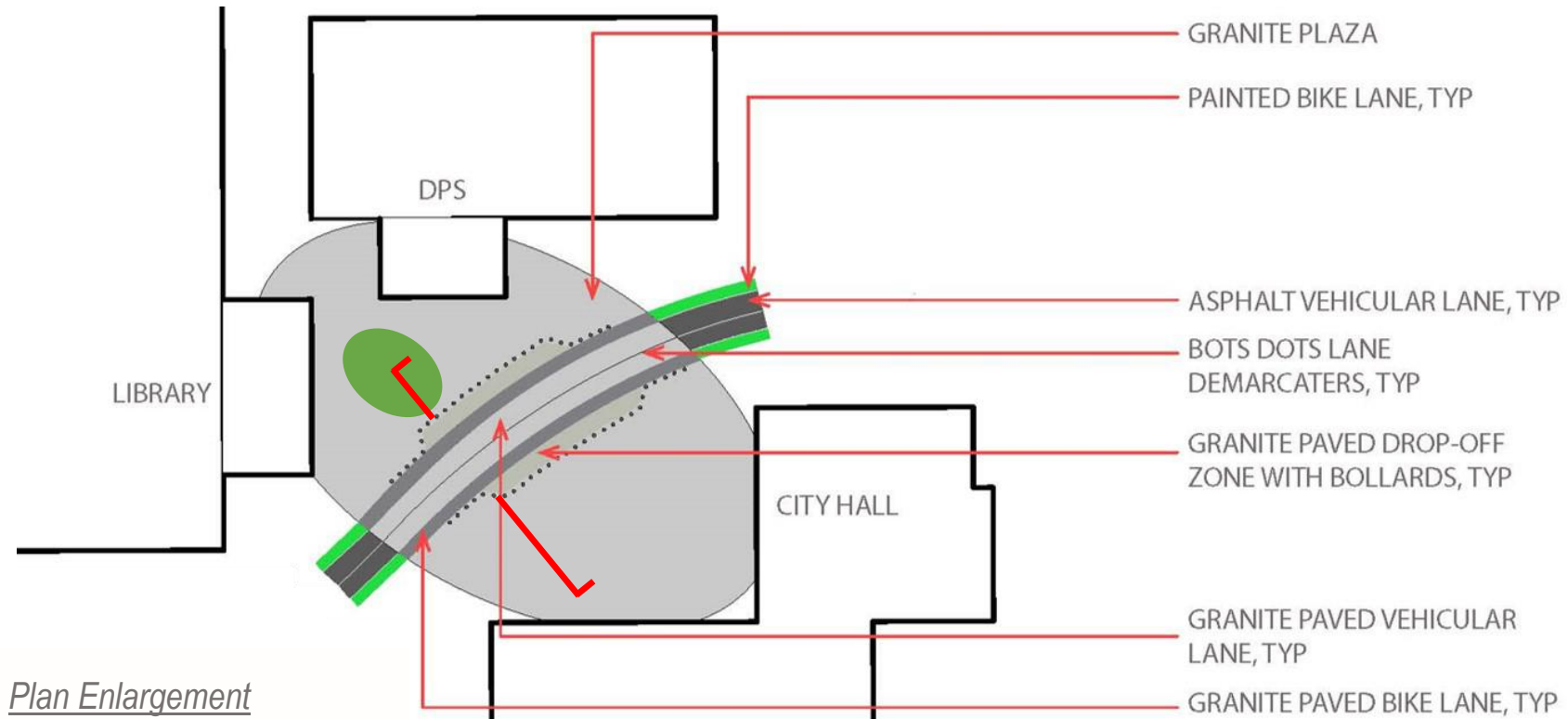


Key

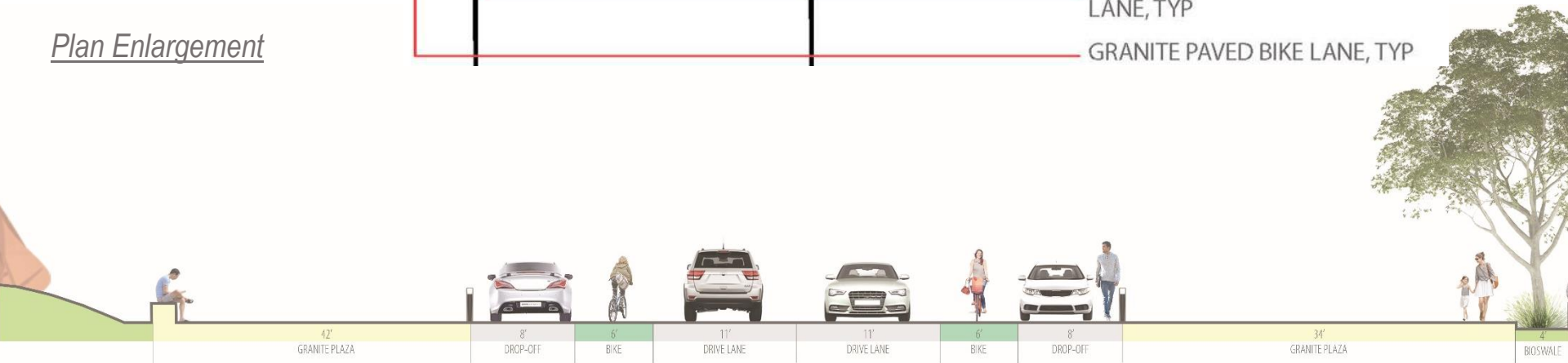
- Drop Off
- ➔ Entry
- Walking Trail
- Vehicle
- Secure Access
- Service
- Bike
- Bike Parking



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

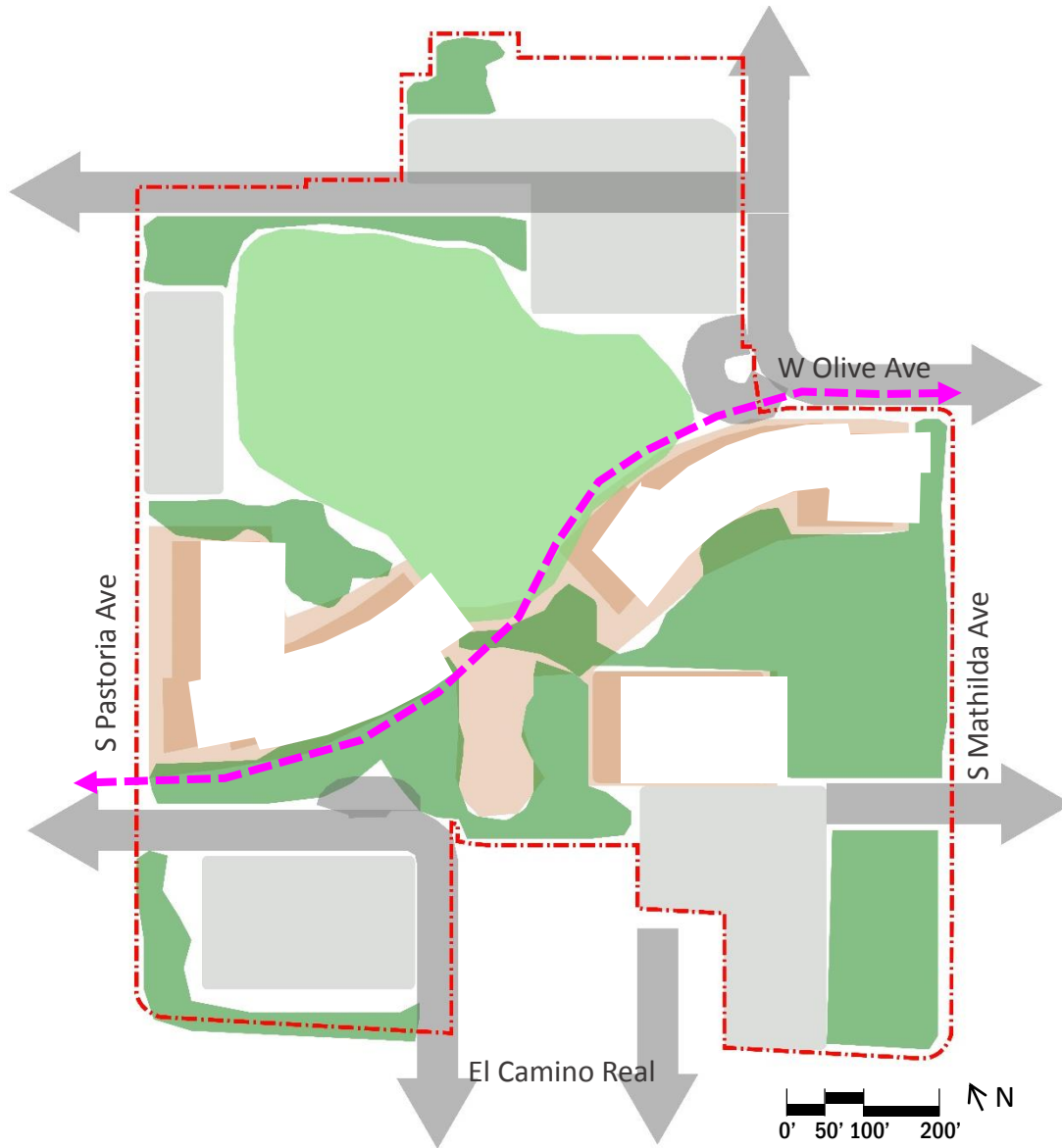
City Hall Option 1 – View from Mathilda Ave.



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



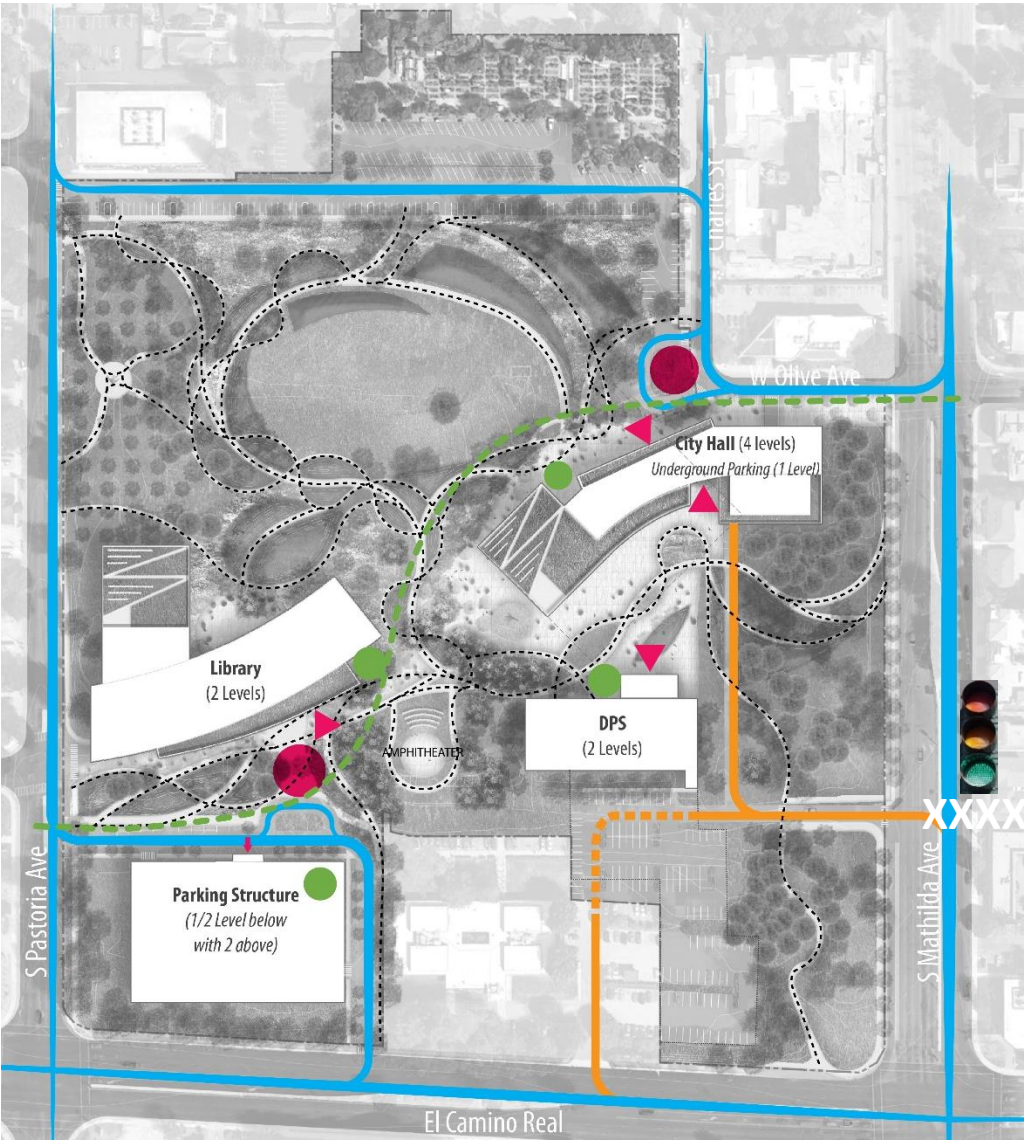
Option 2: Master Plan



Changes Made

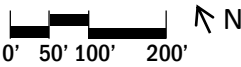
- Green roofs added to City Hall and Library
- City Hall entranced re-designed for clear wayfinding
- Pedestrian circulation enhanced with interactive landscape elements

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



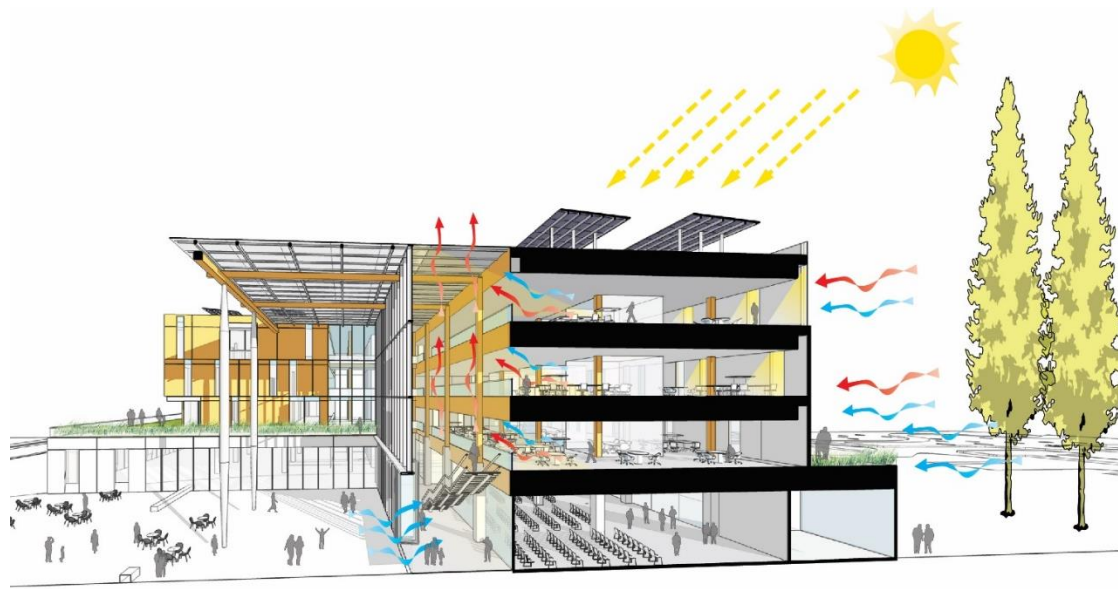
Common Features:

- 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

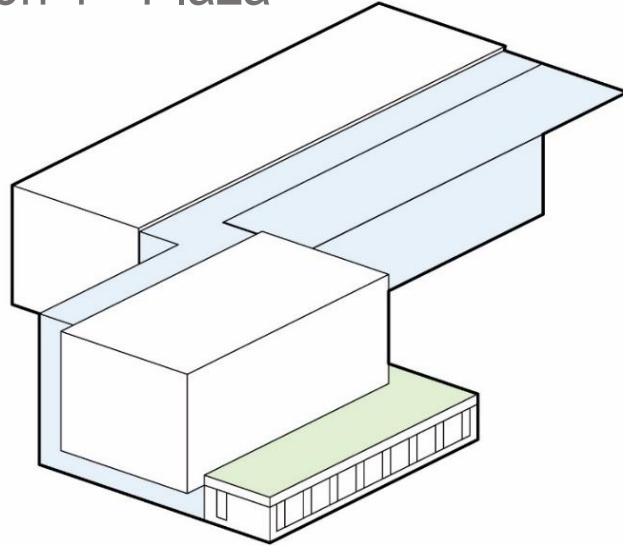
Both options include:

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

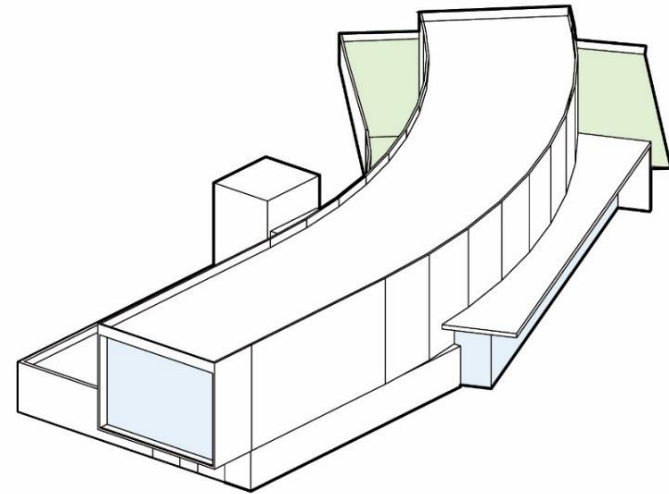


City Hall – Sustainability Comparison

Option 1 - Plaza



Option 2 - Path



Option 1

- Massing
- Orientation
- Daylight
- Natural Ventilation
- Renewables



Option 2



Option Comparison – Open Space



Option 1 – Proposed Areas

Building Footprints:	16%
Asphalt:	18%
Open Space:	66%



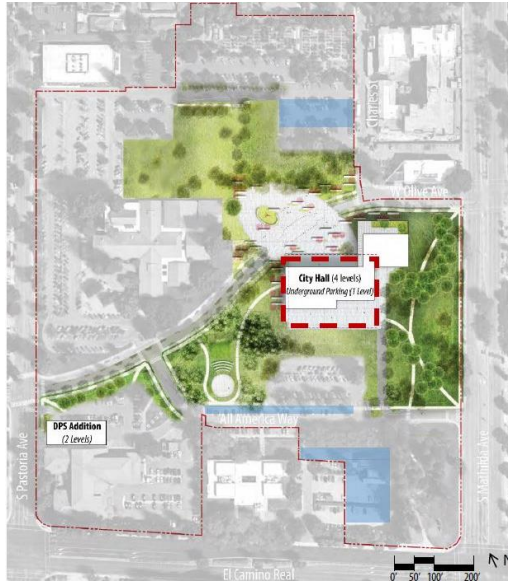
Option 2 – Proposed Areas

Building Footprints:	17%
Asphalt:	13%
Open Space:	70%

Existing Areas

Building Footprints:	16%
Asphalt:	40%
Open Space:	44%

Option Comparison – Parking Phase 1



Option 1 – Proposed Parking

Surface Parking: 850

City Hall (underground): 110

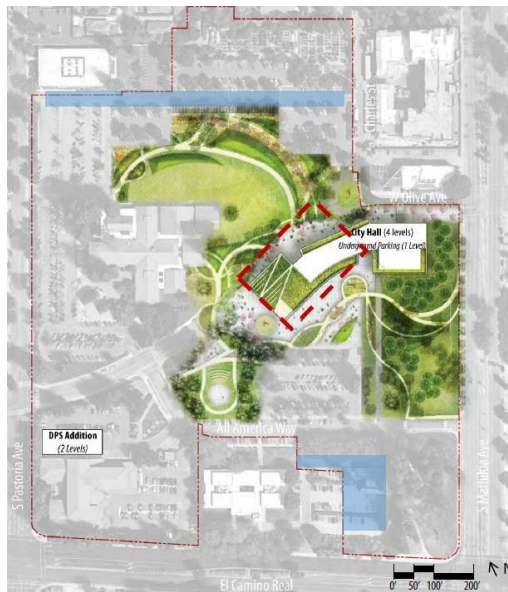
Total Spaces: 960

Existing Parking

Public: 854

Secure DPS: 98

Total Spaces: 952



Option 2 – Proposed Parking

Surface Parking: 850

City Hall (underground): 110

Total Spaces: 960

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
Total Spaces:	910

Existing Parking

Public:	854
Secure DPS:	98
Total Spaces:	952



Option 2 – Proposed Parking

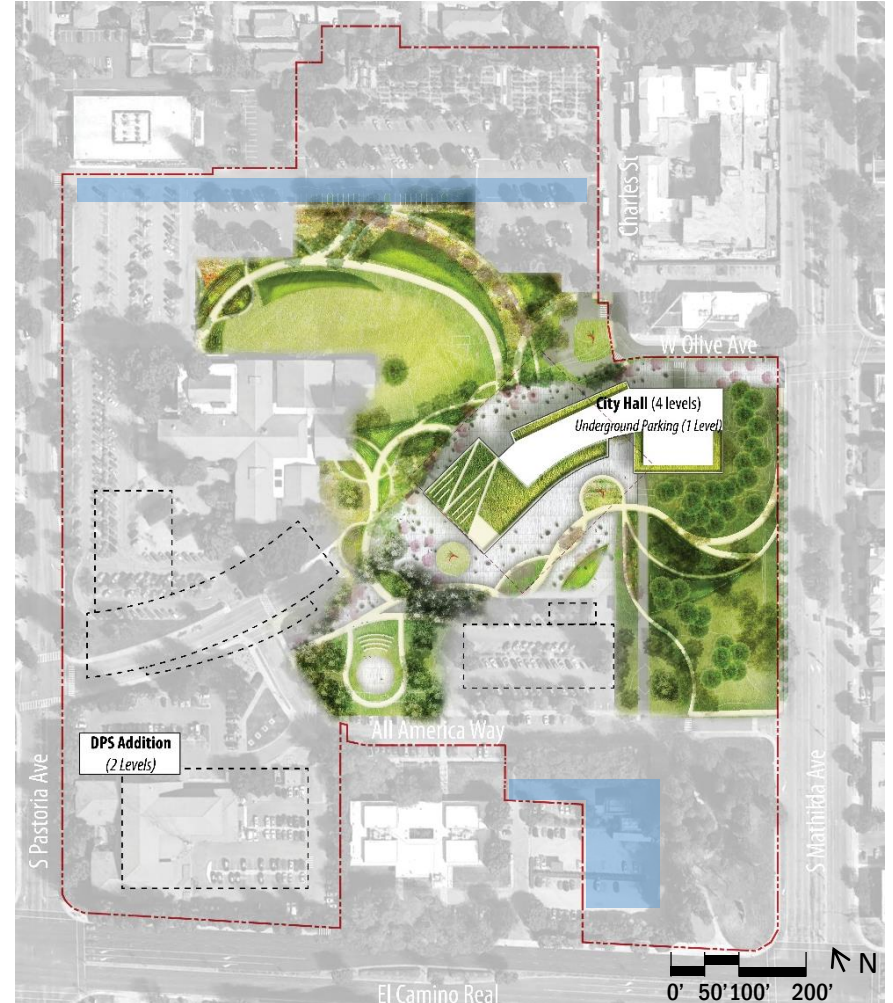
Surface Parking:	310
City Hall (underground):	110
Garage:	490
Total Spaces:	910

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

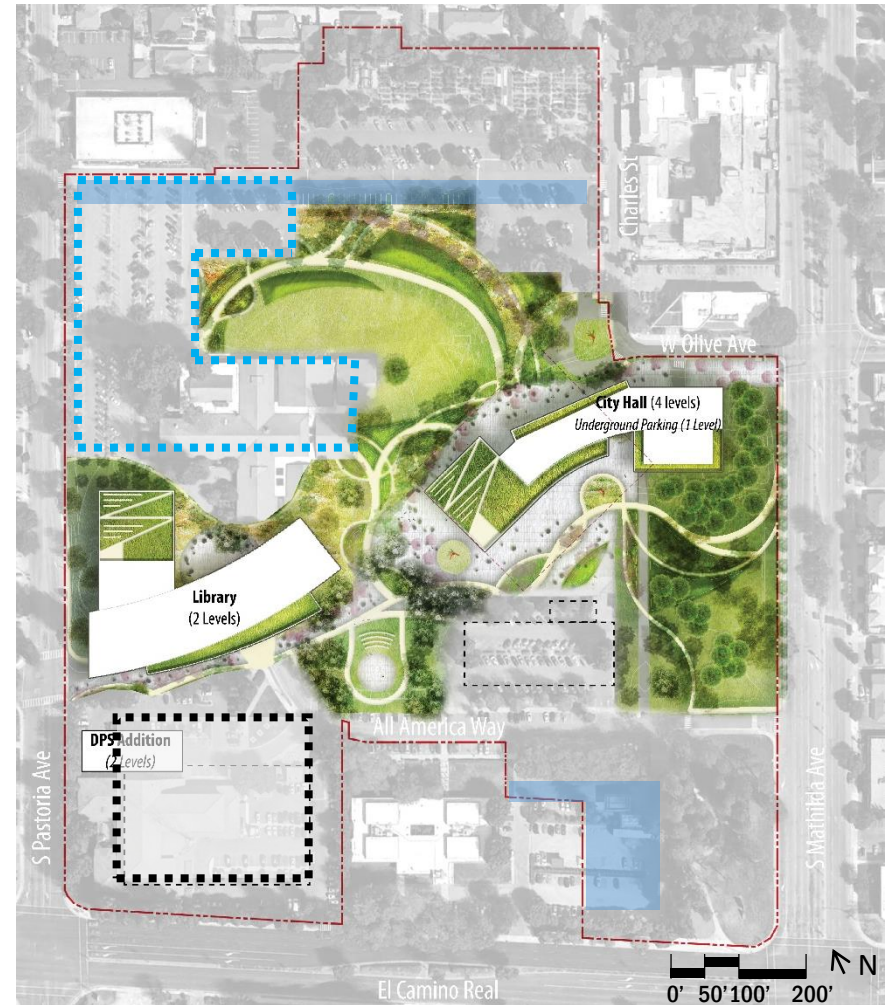


Comparison of Options - Phasing

Option 1 – Phase 2 as Library



Option 2 – Phase 2 as Library



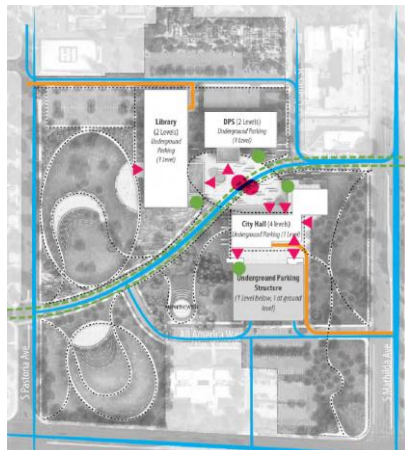


Tell us about your preferred alternative for the Sunnyvale Civic Center.

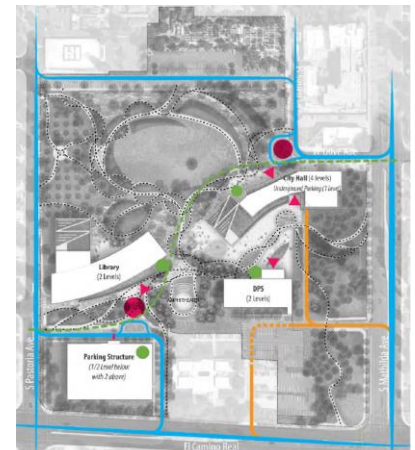
BACKGROUND PHASES SITE PLAN ALTERNATIVES SURVEY



Option 1



Option 2

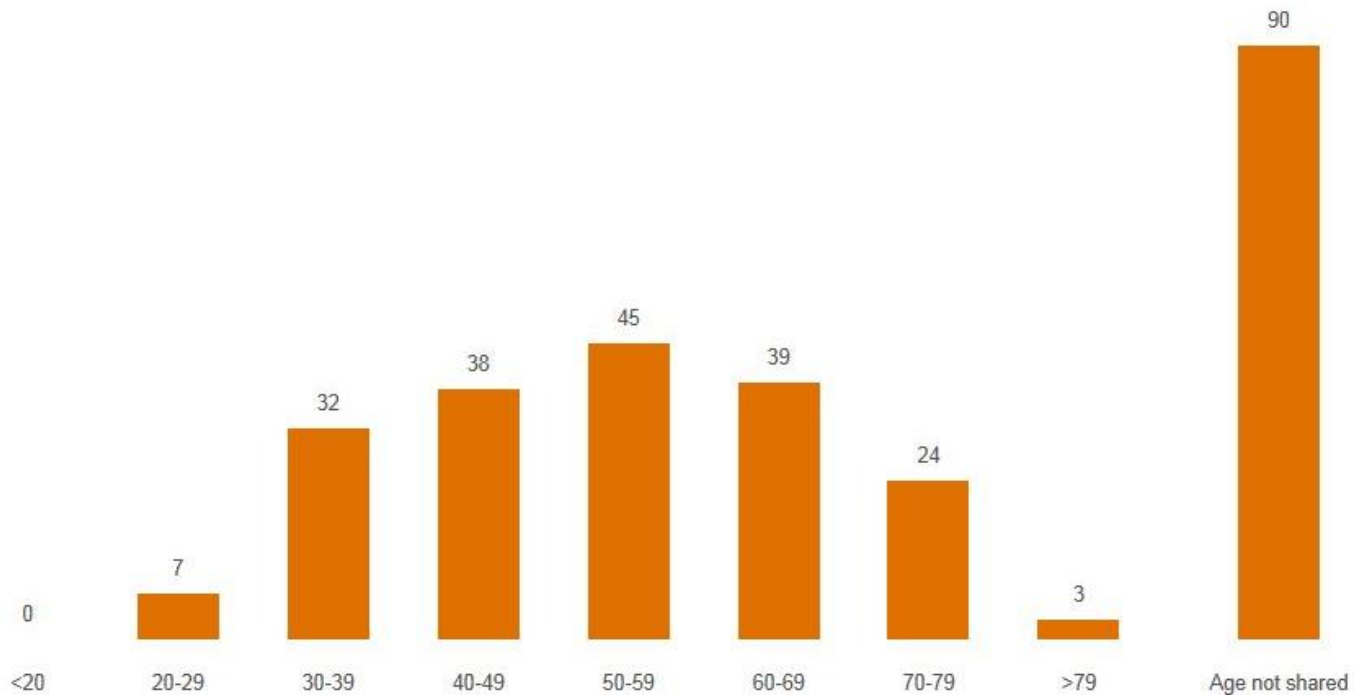




Tell us about your preferred alternative for the Sunnyvale Civic Center.

Age group

278 Responses

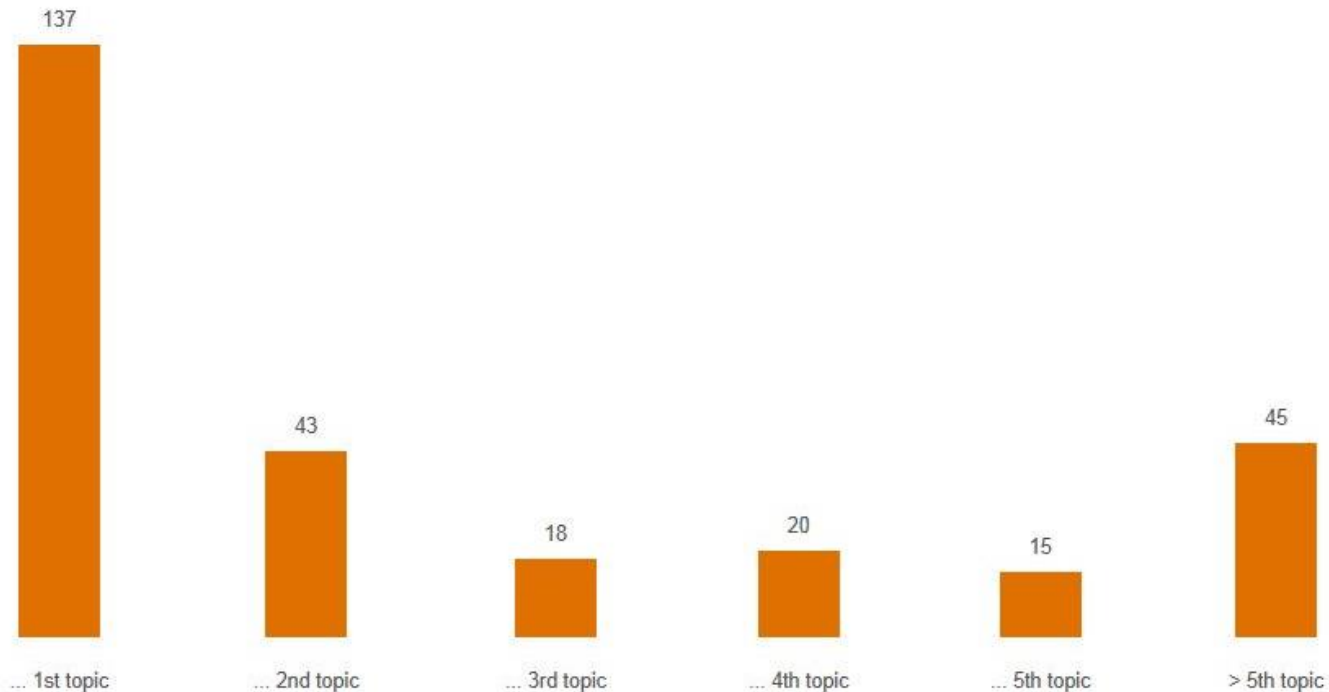




Tell us about your preferred alternative for the Sunnyvale Civic Center.

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









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

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









767

Open City Hall Survey Results (278 responses)

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

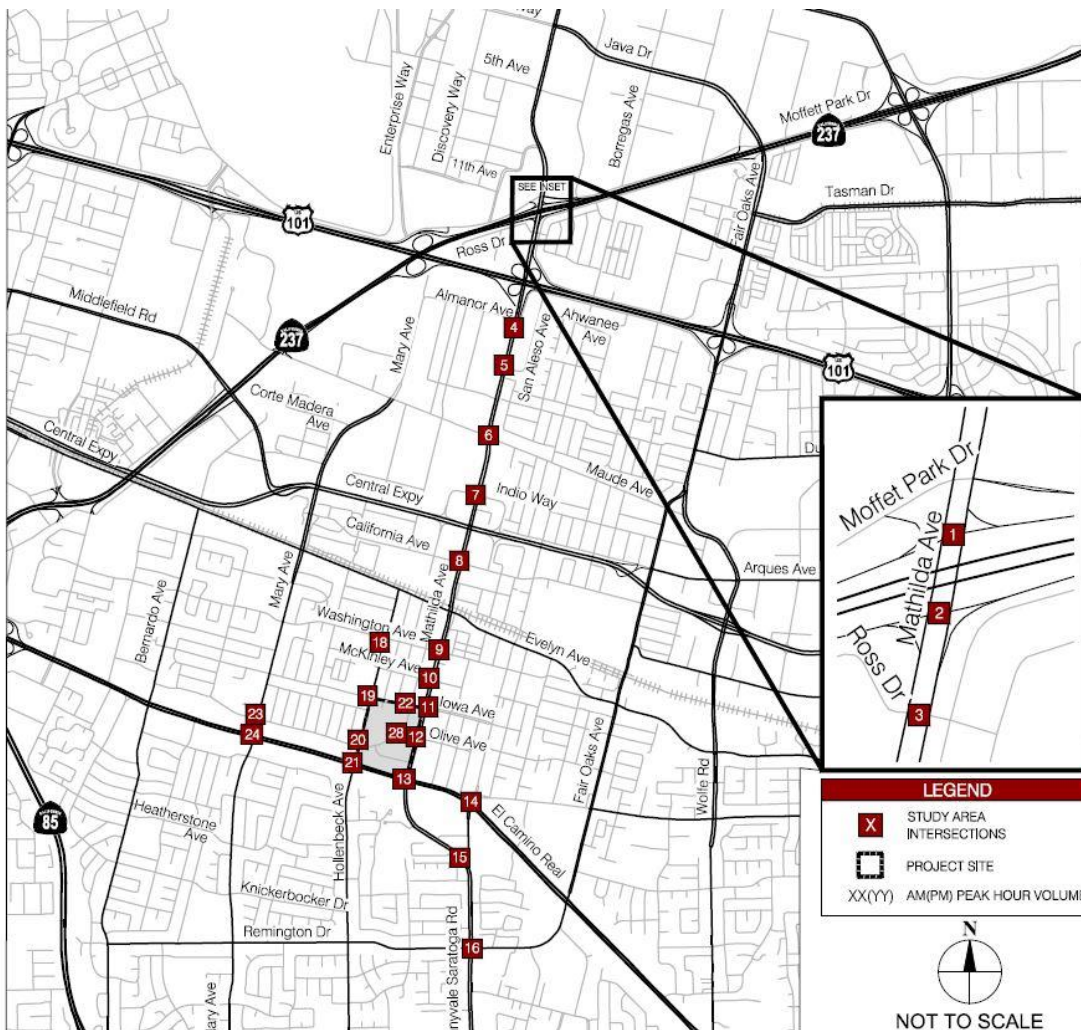
		Response Percent	Response Count
Removing Olive as a through street		55.6%	129
Quantity of open space		72.8%	169
Location and adequacy parking		28.0%	65
Safe pedestrian pathways		59.1%	137
Creating a shared plaza between City Hall and the Library		63.4%	147
Supports a variety of community uses in outdoor 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

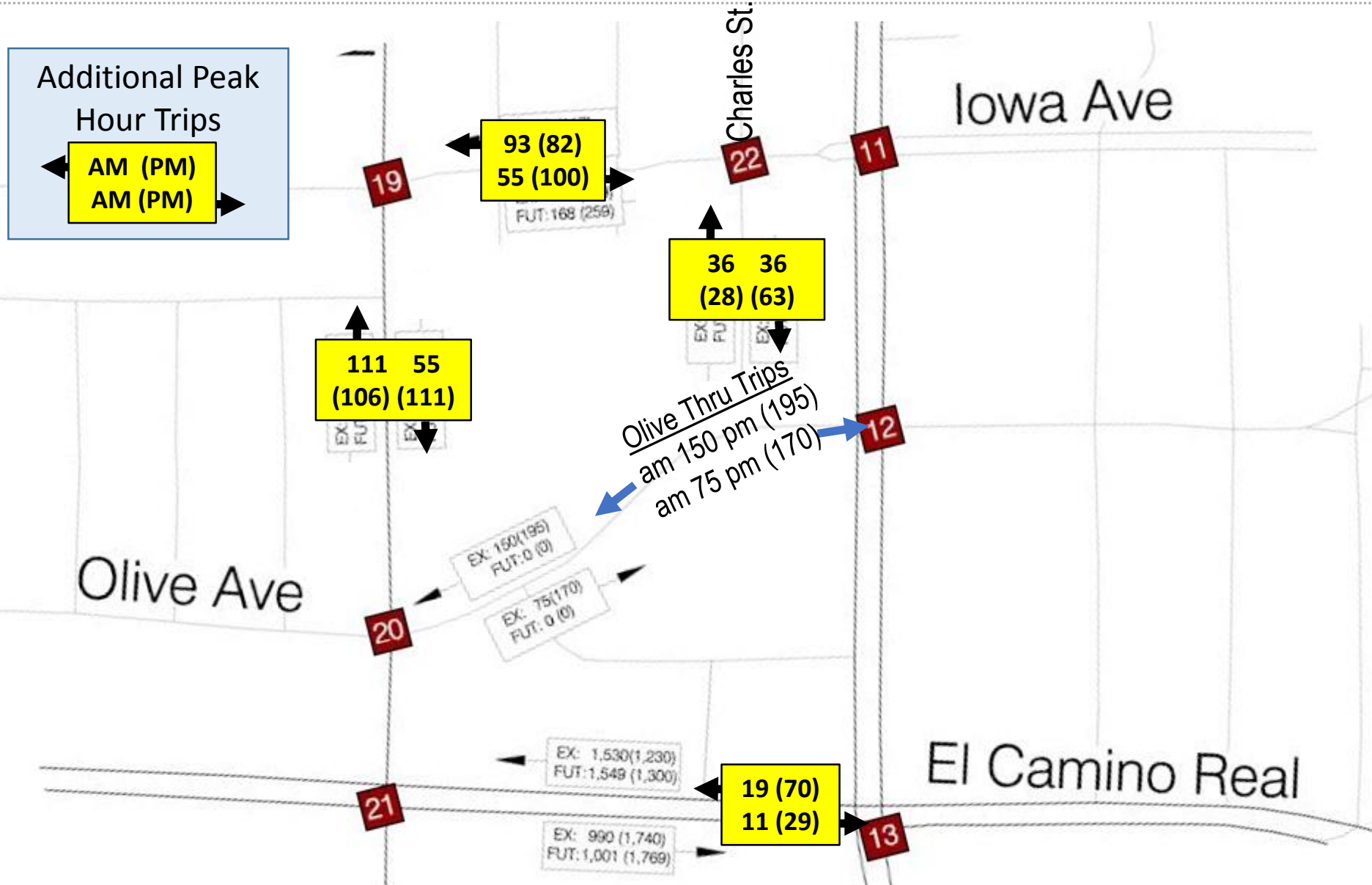
28 Intersection Analyzed

3 Conditions

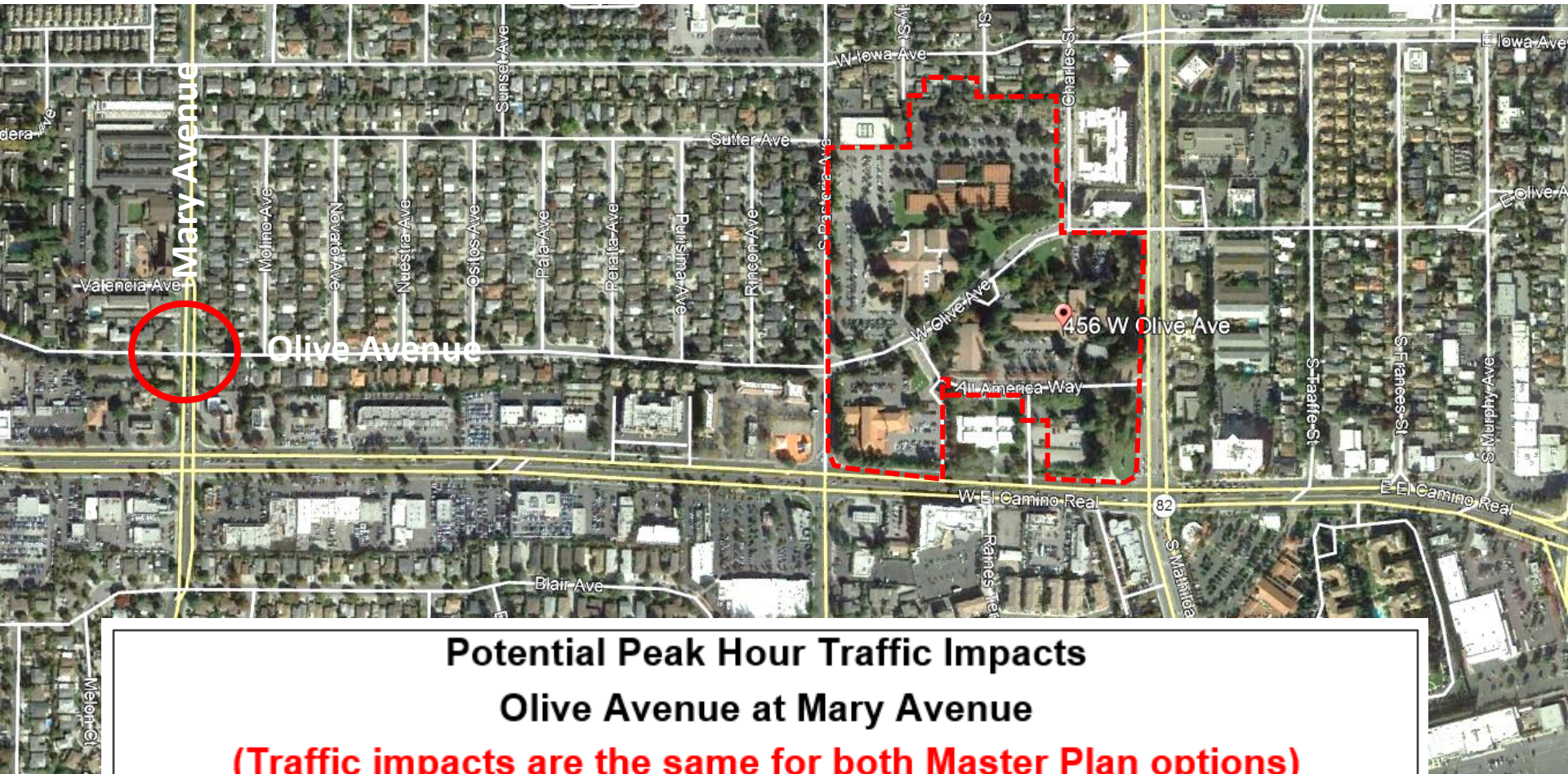
- Existing + Project
- Existing + Background + Project
- Cumulative + Project

Queuing Analysis

Re-routed Trips from Olive Closure



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

