



MEETING DATE: 06-05-06
STUDY SESSION

COUNCIL AGENDA REPORT

DATE: MAY 31, 2006
TO: MAYOR AND TOWN COUNCIL
FROM: DEBRA J. FIGONE, TOWN MANAGER 
SUBJECT: STUDY SESSION ON CIVIC CENTER/LIBRARY MASTER PLAN
SITE OPTIONS

RECOMMENDATION:

Provide feedback on site options for the Civic Center/Library Master Plan.

BACKGROUND:

On May 1, 2006, the Town Council discussed the Operational Plan and the Space Program for the Civic Center/Library Master Plan. These documents built upon the Town Service Assessment previously accepted by the Council in October 2002. In May, the Council also discussed the next steps for the Master Plan, including the development of site options and, ultimately, the development of Master Plan Concepts, including cost models, financing and funding strategies, and a phasing plan.

This study session presents the site options developed through a design charrette with the assistance of the Town's consultants, Anderson-Brule Architects (ABA). The Council sub-committee, comprised of Mayor McNutt and Vice Mayor Pirzynski, has provided input and feedback to staff on the process for bringing forward the Study Session material to be presented to the Town Council and on next steps.

DISCUSSION:

Design Charrette

On May 12th, ABA conducted a design charrette with 24 members of the community and staff (Attachment 1). A design charrette is a collaborative planning process that brings



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Reviewed by: _____ Assistant Town Manager OK Town Attorney
_____ Clerk Administrator jc Finance _____ Community Development

together the ideas of stakeholders to create feasible plans. The charrette was held on the Civic Center site, over a six-hour period, using the following approach:

- Small teams developed ideas, opportunities and constraints for accommodating the space program elements within one of four site planning scenarios; three concepts were developed per team
- A facilitated dialogue with the entire group followed to generate shared understanding and alignment toward the more viable concepts
- Small teams refined the three concepts into a preferred concept
- A facilitated dialogue with the entire group followed to share each of the preferred concepts and to provide the information necessary to determine which scenarios should be further explored by the consultant team and then shared with the Council and community

All teams operated within the following initial parameters:

1. A key principle of the Master Plan is that the Civic Center becomes the heart of the community
2. Maintain a "Small Town" feel
3. Create an easily identified central point of service
4. Preserve Pageant Grounds
5. Protect significant trees
6. A complete demolition of the existing Town Hall is not anticipated

Each team developed a site option according to one of the following four scenarios:

- Scenario 1: Highest adapted reuse of existing facilities; all services on-site; no use of Town property across Main St.; new construction on-site allowed
- Scenario 2: Highest adaptive reuse of existing facilities; no use of Town property across Main St.; police services off-site; new construction on-site allowed
- Scenario 3: Minimal adaptive reuse of existing facilities; all services on-site; use of property across Main St.; Neighborhood Center not reused; new construction on-site allowed
- Scenario 4: Minimal adaptive reuse of existing facilities; police services off-site; use of property across Main St.; Neighborhood Center not reused; new construction on-site allowed

June 1, 2006

Site Options

At the end of the charrette, each team had developed a preferred concept within one of the four assigned scenarios. In addition to the concepts, the entire group identified design goals, opportunities and constraints associated with the concepts. Following the charrette, the ABA team evolved the concepts into four site options incorporating the design goals and addressing the constraints presented by the concepts.

The charrette participants gained a number of insights about the site's opportunities and constraints through the process. These include:

- The "heart of the community" is established through connection (of green space and of buildings) rather than separation.
- "Small Town Feel" can be accomplished through placement and scale of buildings (height and scale can increase at the back of the site).
- The location of significant trees limits the development area of the site.
- Providing adequate parking will require multiple level garages (above or below grade).
- The existing Civic Center building accommodates all services (excluding police, library, Town Council Chambers, and the Los Gatos Recreation District which is in a Town-owned building).
- All teams recommended that it was most appropriate to move police off-site and to construct a larger, more functional building in place of the Neighborhood Center.

Additional insights provided by the Town's consultants include:

- The scale of the existing Civic Center buildings differs from the urban streetscape, and that the lower scale structures interrupts the "Main Street" feel.
- Providing view corridors and connections to Pageant Park enhances the "small town feel."
- The existing Civic Center should not change current uses, as structural upgrades may be required with change of use, and the cost for the required renovations may exceed new construction costs.
- It is infeasible to use only portions of the existing building; thus, all of the building should be used or none of it.

Drawing on the design concepts developed by the charrette participants and the insights gained through the process and professional expertise, the consultants are presenting four concepts for feedback and comment. The four concepts, which are presented in Attachment 1 and will be discussed in more detail at the Study Session, include:

Scheme A Concept: Extended Plaza. This concept aligns most closely with the concept developed in Scenario 1 of the charrette. The Civic Center and Neighborhood Center remain, and police, library, and Town Council Chambers (a multi-purpose "Town Hall" room) are added. This concept features a plaza connecting the new buildings to the existing Civic Center and to Pageant Grounds.

Scheme B Concept: Great Green. This concept aligns most closely with the concept developed in Scenario 2; however, the Neighborhood Center is replaced with a larger, more functional building. This concept features extensive interior open plaza and green space, as well as multiple connections to Pageant Grounds.

Scheme C Concept: The Boulevard. This concept aligns most closely with Scenario 3. This concept features a tree-lined "boulevard" into the site and a central plaza connecting existing and new buildings.

Scheme D Concept: New Town Center. This concept aligns most closely with Scenario 4; however, none of the existing Civic Center remains. This concept features new construction accommodating all programmatic requirements and the greatest opportunity for new design. The concept drawing is the least developed and does not reflect actual spatial relationships of the buildings.

At the Study Session, the consultants will discuss the features of each concept, as well as the opportunities and constraints associated with each one. Staff and the consultants are seeking Council feedback on the concepts, including general thoughts and comments on specific elements in the concepts. For example, Council members may express interest in certain elements within more than one concept, rather than one concept in its entirety.

Additional Community Input

In addition to the presentation at the Study Session, staff and the consultants will hold a "community forum" to enable more members of the community to provide input. The consultants will facilitate a dialogue among community members in the forum and combine the input with Council feedback in the Study Session, for the purpose of narrowing site options to one preferred option.

The community forum will be held on Thursday, June 8th from 7:00 p.m. to 8:30 p.m. in the Council Chambers. Staff utilized a number of methods to inform the public about the forum: What's New, home page feature article on the Town's web site, KCAT's bulletin board, press releases, and e-mails to board and commission members, charrette participants and former Community Advisory Committee members.

Next Steps

After comments received at this Study Session and at the June 8th Community Forum, the consultants will refine the preferred site option to bring forward to the Council along with preliminary cost information in August. With Council concurrence on the site option, the consultants will develop the Master Plan concepts including cost models, fiscal analysis, financing and funding strategies, and a phasing plan. The targeted timeframe for bringing forward the Master Plan is late Fall, 2006.

CONCLUSION:

The purpose of the June 5, 2006 Study Session is for Council to provide feedback on the site options developed through the design charrette. Staff is also seeking Council concurrence on the next steps for completing Phase III of the Master Plan, which includes the development of a preferred site option followed by the development of master plan concepts. Staff will continue to consult with the sub-committee prior to bringing forward information for Council feedback and direction.

ENVIRONMENTAL ASSESSMENT:

Is not a project defined under CEQA, and no further action is required.

FISCAL IMPACT:

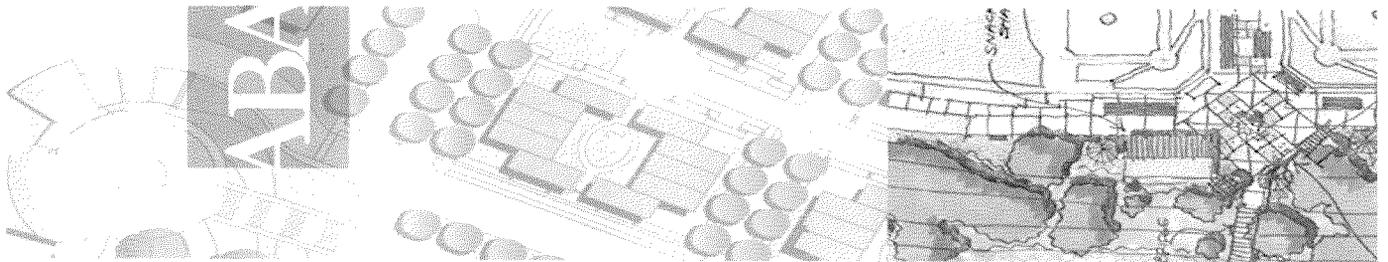
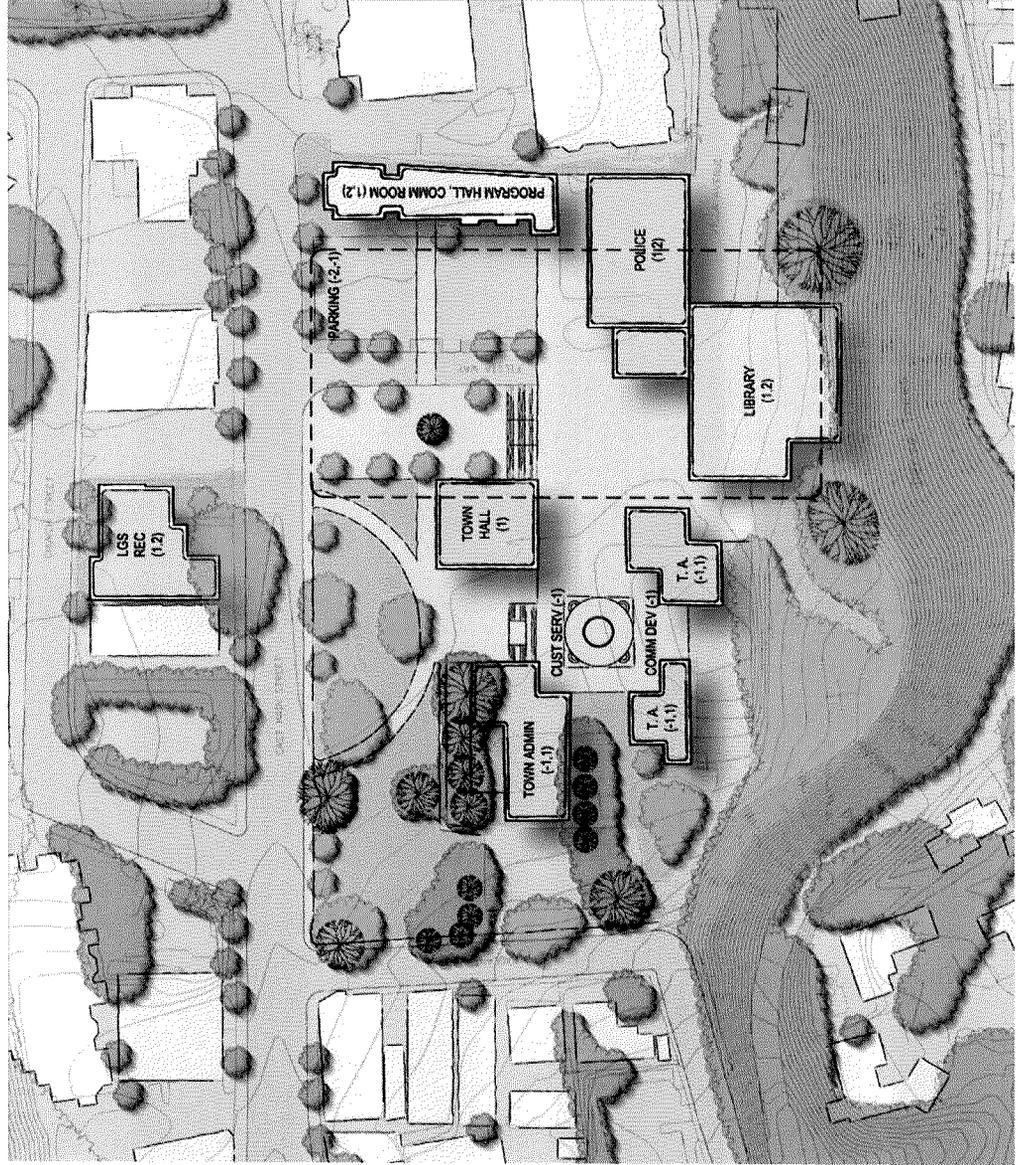
Funds for completion of Phase III of the Civic Center/Library Master Plan are included in the FY 2006-11 Capital Improvement Plan. However, the current funding level is under review due to the period of time that has lapsed since the contract was awarded in 2002. The postponement of work on the Master Plan was not anticipated at that time, and no provisions were included in the contract for inflation. Contract adjustments may be required as a result of review. In addition, any work which may be needed/requested beyond the original scope or as a result of the Master Plan process will require additional funding.

Attachments:

1. Site Option Schemes A through D



Scheme A Concept: Extended Plaza



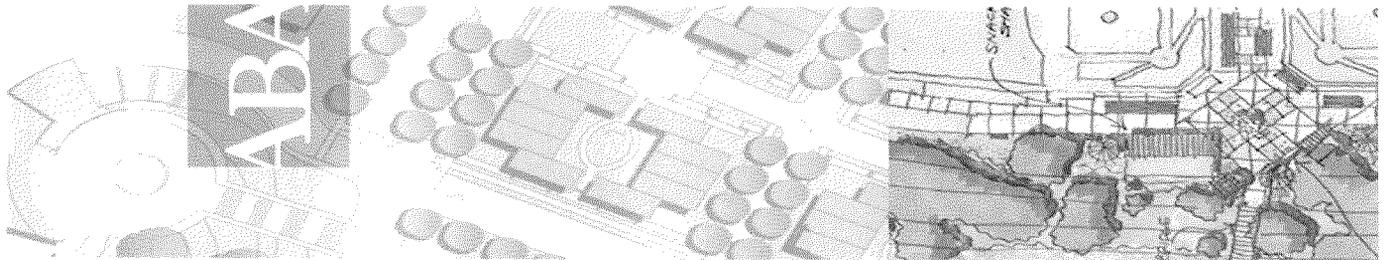
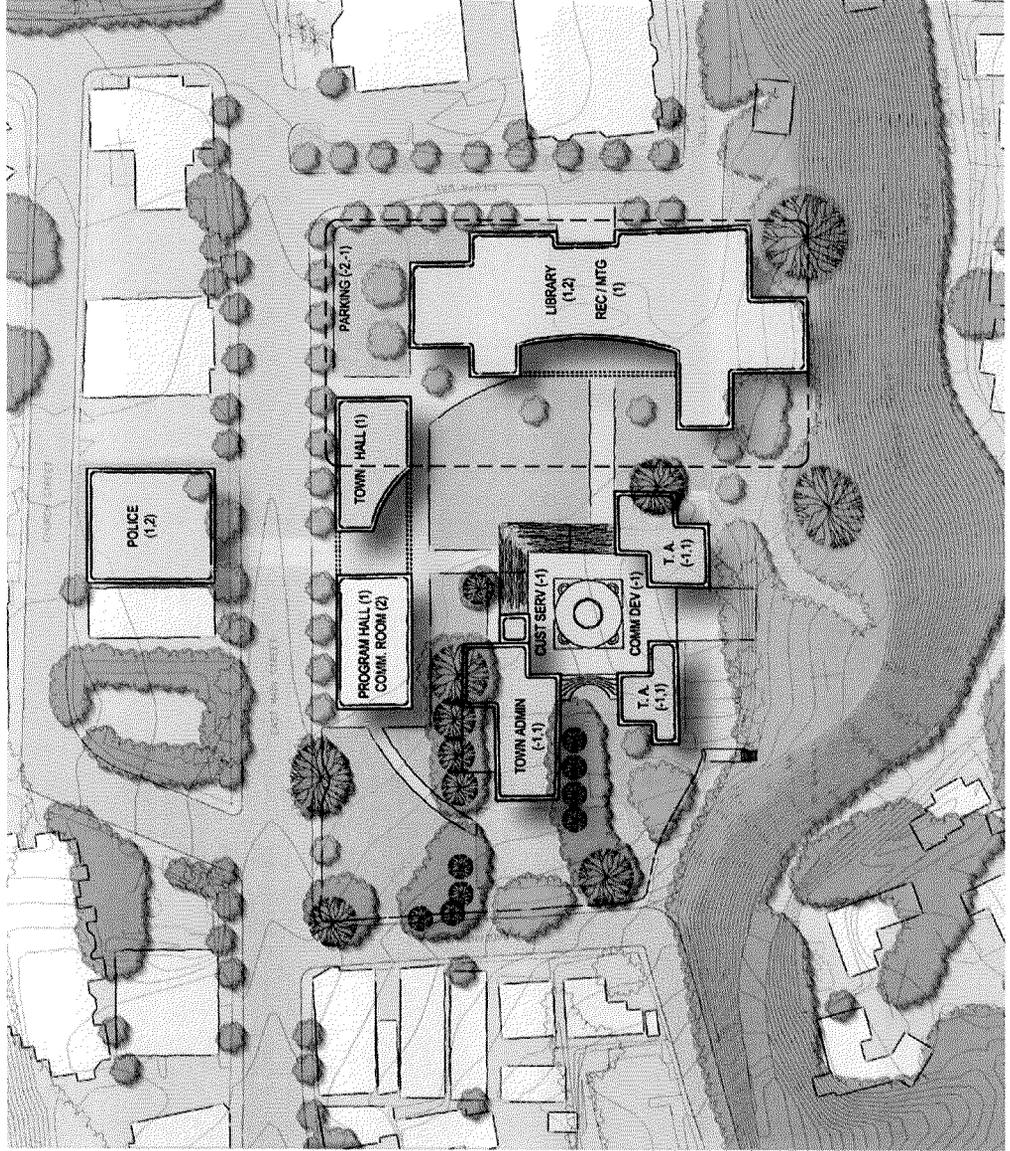
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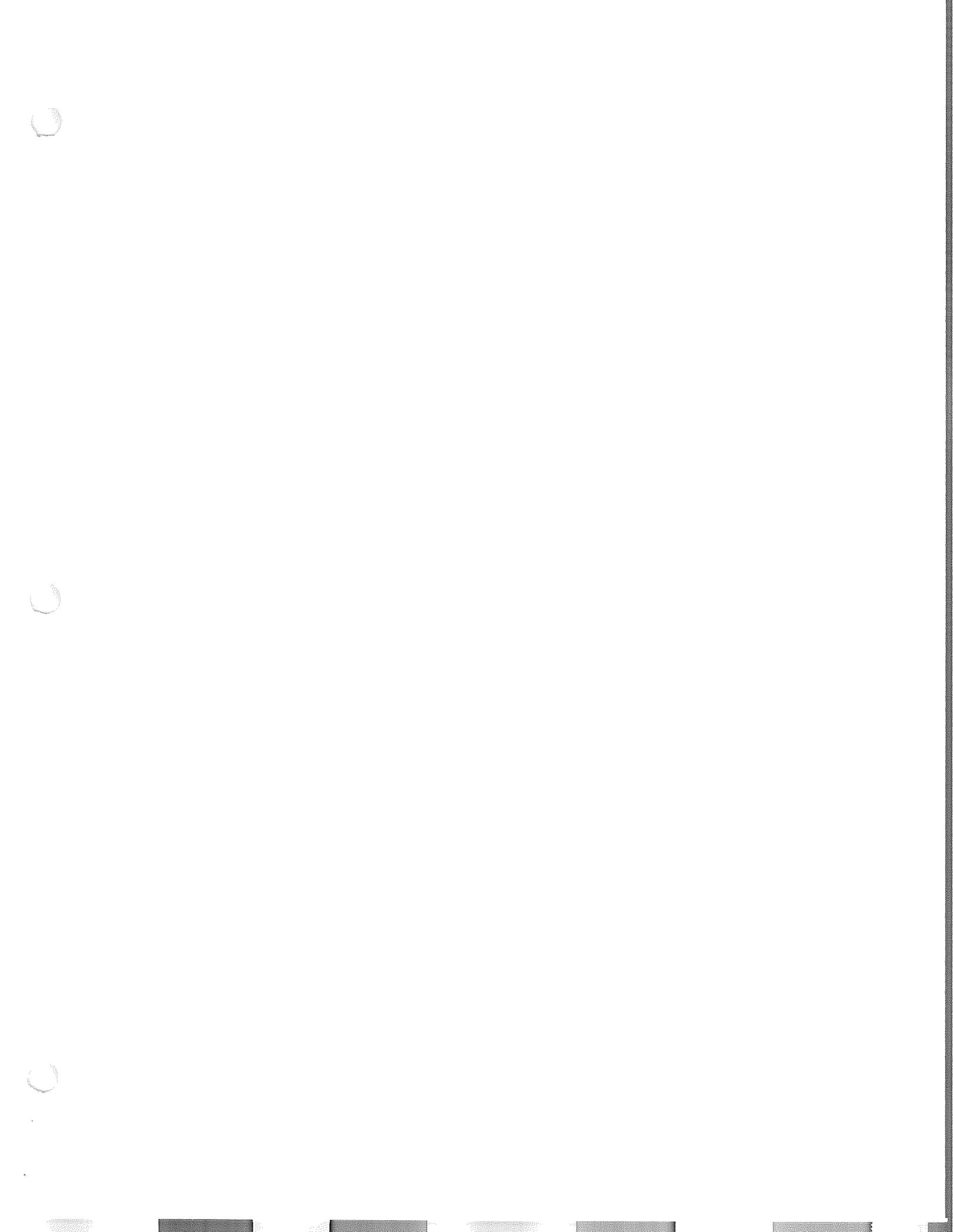
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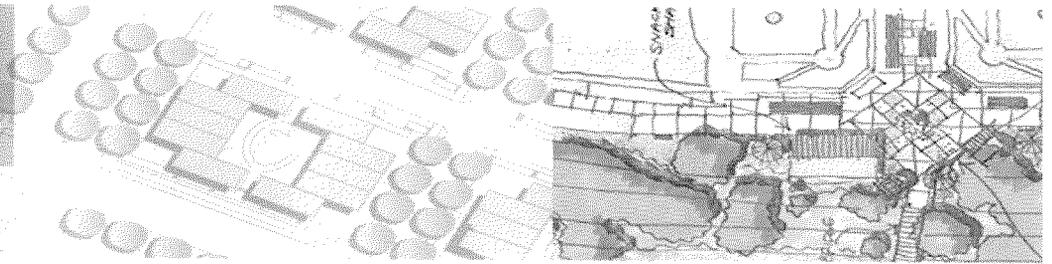
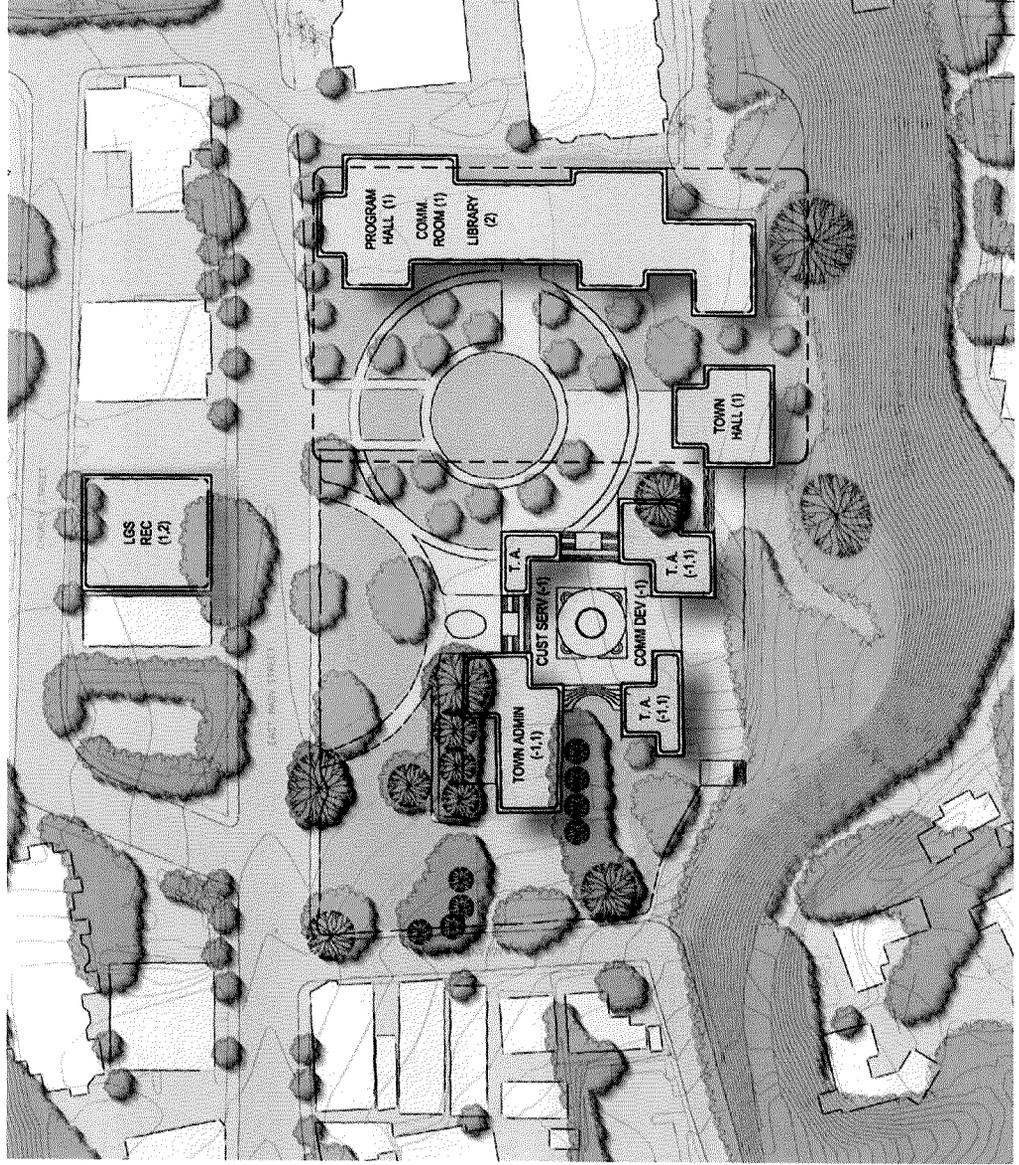


Scheme B Concept: Great Green





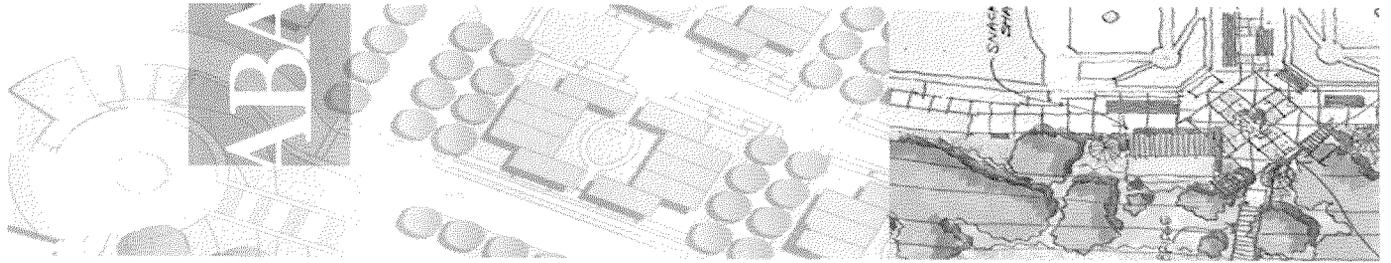
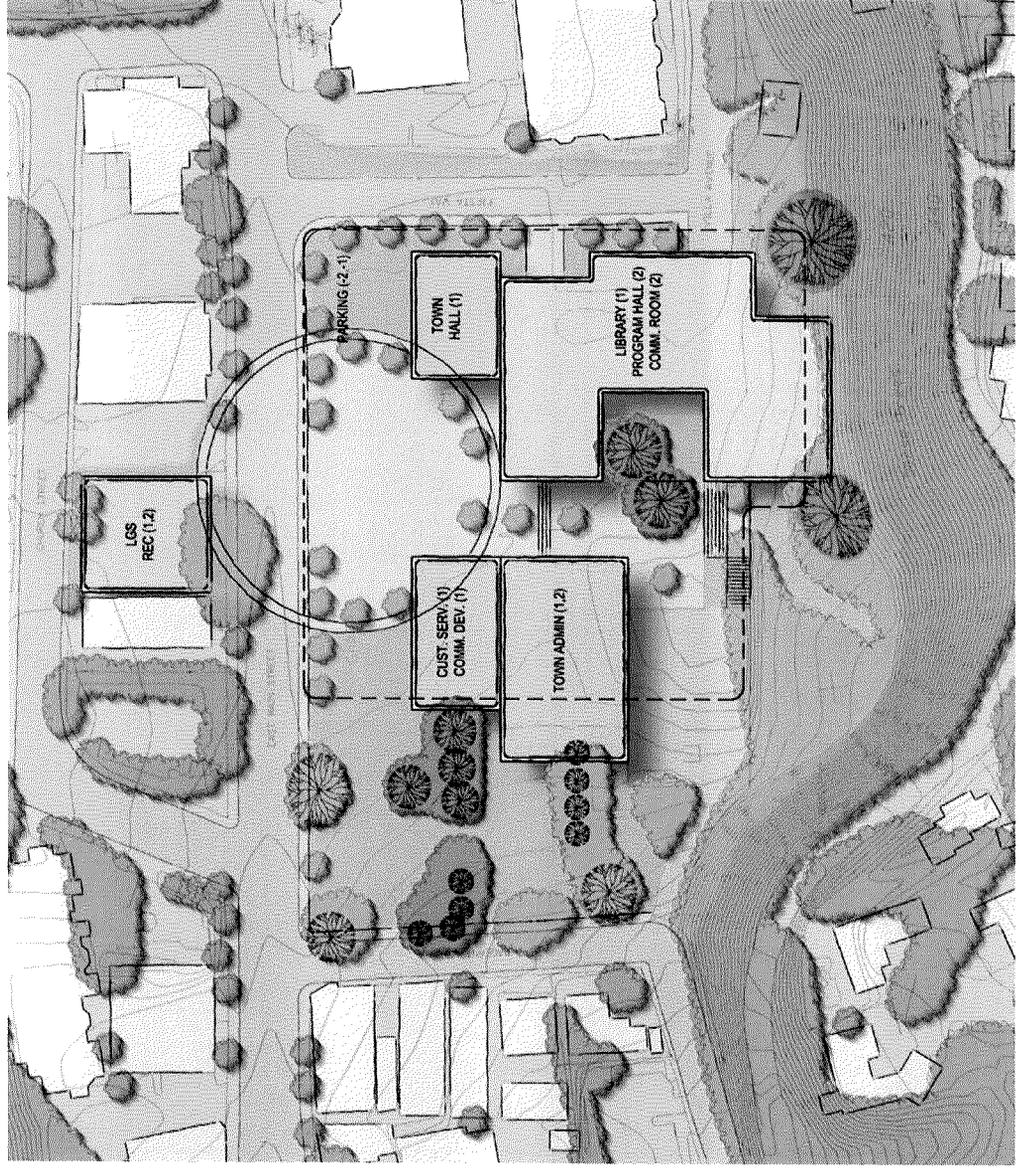
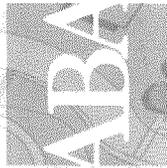
Scheme C Concept: The Boulevard





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Scheme D Concept: New Town Center



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