

# City of Sunnyvale

## Civic Center Modernization Master Plan

### Civic Center Masterplan and City Hall Alternates

October 12, 2017 | Community Workshop Meeting: 6:00 – 8:30 pm

# AGENDA

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- 01 BACKGROUND**
- 02 MASTER PLAN GOALS  
& SUCCESS CRITERIA**
- 03 SITE ASSESSMENT/  
DUE DILIGENCE**
- 04 TWO ALTERNATIVES**
- 05 NEXT  
STEPS**

# 01 BACKGROUND

# CIVIC CENTER MODERNIZATION PROJECT



Sunnyvale Public Library



More space for children's programs and books



Better space for meeting and collaboration



# CIVIC CENTER MODERNIZATION PROJECT



Department of Public safety Headquarters



Increase Space for Evidence Storage

Dedicated Emergency  
Operation Center



# CIVIC CENTER MODERNIZATION PROJECT



Improved Customer Experience



More Community Meeting Space



# CIVIC CENTER MODERNIZATION PROJECT

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**Increase open space and provide for a variety of public uses**



**Keep Charles Street Gardens**



**Reduce footprint of surface parking**

# CIVIC CENTER MODERNIZATION PROJECT

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## Sustainable Design Features

- More energy efficient
- Conserve water
- Reduce stormwater runoff
- Renewable power options
- LEED Platinum City Hall



# CIVIC CENTER MODERNIZATION PROJECT

## Vision Statement

- **Serve the Community**
  - Support innovative service delivery
  - Efficient, functional, and flexible Facilities
  - Share resources
- **Welcome the Community**
  - Inspire community pride
  - Promote civic engagement
  - Wide range of indoor and outdoor space
  - Accommodate our diverse community
- **Lead the Community**
  - Support participatory governance
  - Model of fiscal and environmental sustainability





# BUILD ON PLANNING EFFORTS TO DATE

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## Key City Council Direction to Date

- Adopted Vision Statement, Success Criteria, and Needs Assessment
- Don't sell or lease Civic Center property
- Deliver the project using a phased approach
- Keep NOVA Workforce Services at the Civic Center
- LEED Platinum City Hall
- Provide options for Public Safety Building improvements
- Approved Master Plan scope



# SCHEDULE

## Phase 1 : Assessments (Defining the Problem)

- ✓ Visioning Meeting (6/14)
- ✓ 3 Community Focus Group Meetings (6/14)
- ✓ Report to Project Manager (6/28)
- ✓ 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 Meeting (10/2)
- ★ **Community Meeting (10/12)**  
**Feedback on 2 Alternatives**
  - Bike + Pedestrian Meeting (10/19)
  - Planning Commission Meeting (10/23)
  - Core Team Meeting (10/31)
  - Heritage Tree Commission (11/1)
- ★ **City Council Meeting (11/7)**

## Phase 3 : Preferred Alternate Development

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

*\*2018 Dates are tentative*



# **02 MASTER PLAN GOALS & SUCCESS CRITERIA**

# Vision Statement

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***EFFICIENT, FUNCTIONAL, & FLEXIBLE  
SPACE  
SUPPORT INNOVATIVE SERVICE DELIVERY  
REFLECT THE IDENTITY OF SUNNYVALE  
INSPIRE COMMUNITY PRIDE  
PROMOTE CIVIC ENGAGEMENT  
PRESERVE TREES AND OPEN SPACE  
SUPPORT PARTICIPATORY GOVERNANCE***





# Success Criteria

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- A. Improve the Quality of Services**
- B. Fiscally Responsible**
- C. Accessible to All Citizens**
- D. Civic and Community Engagement**
- E. Increase Usability of Open Space**
- F. Leaders in Sustainability**



# Community Input : Board of Library Trustees Commission (10/02)

**These are not project criteria but general input to be weighed against project goals, priorities & resources:**

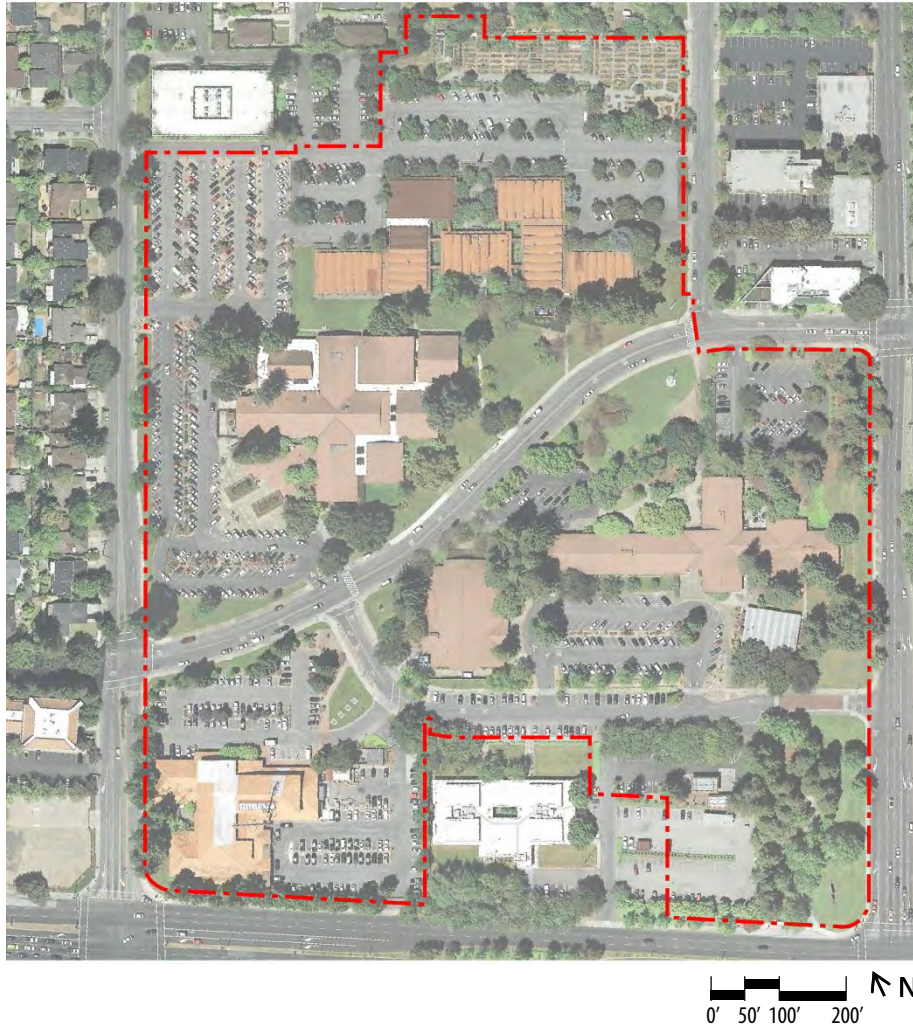
- Add an Asian garden
- Incorporate agriculture and green roofs
- Celebrate diversity
- Program all of the open space & incorporate amenities
- Cherry or flowering tree groupings
- Incorporate Existing Art
- Use Local Artists when possible



*October 2, 2017 – Board of Library Trustees Commission Meeting*

# **03** **SITE ASSESSMENT / DUE DILIGENCE**

# Existing Site Areas



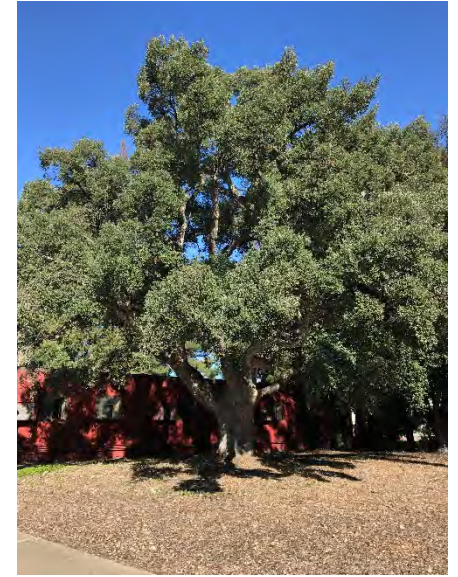
## Areas

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



# Unique Site Features

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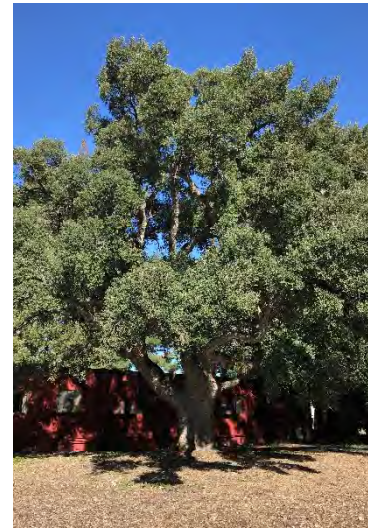


# Trees Types



## Key

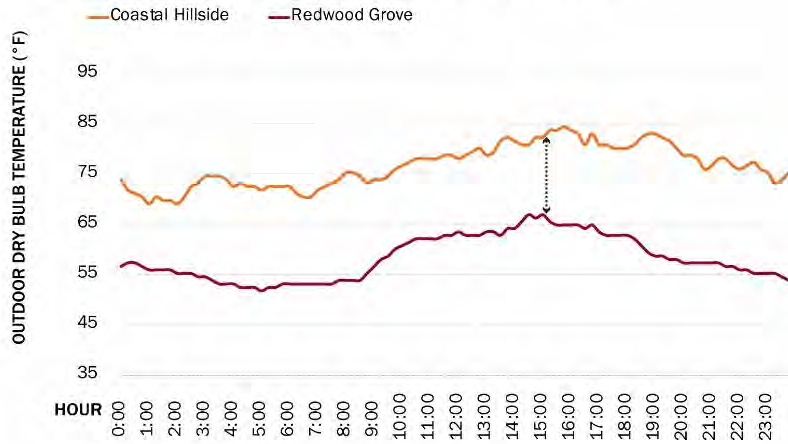
- Protected Trees
- Redwoods
- Oaks





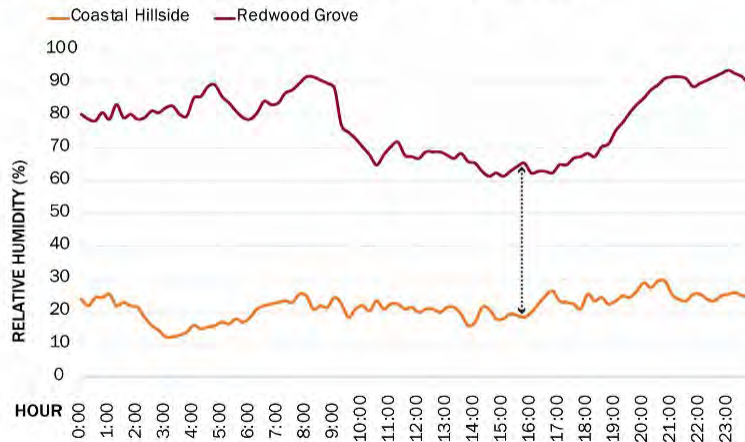
# Redwood Microclimate & 'Natural Evaporative Cooling'

OUTDOOR DRY BULB TEMPERATURE COMPARISON  
REDWOOD GROVE vs. EXPOSED MEADOW (TYPICAL MAY DAY)

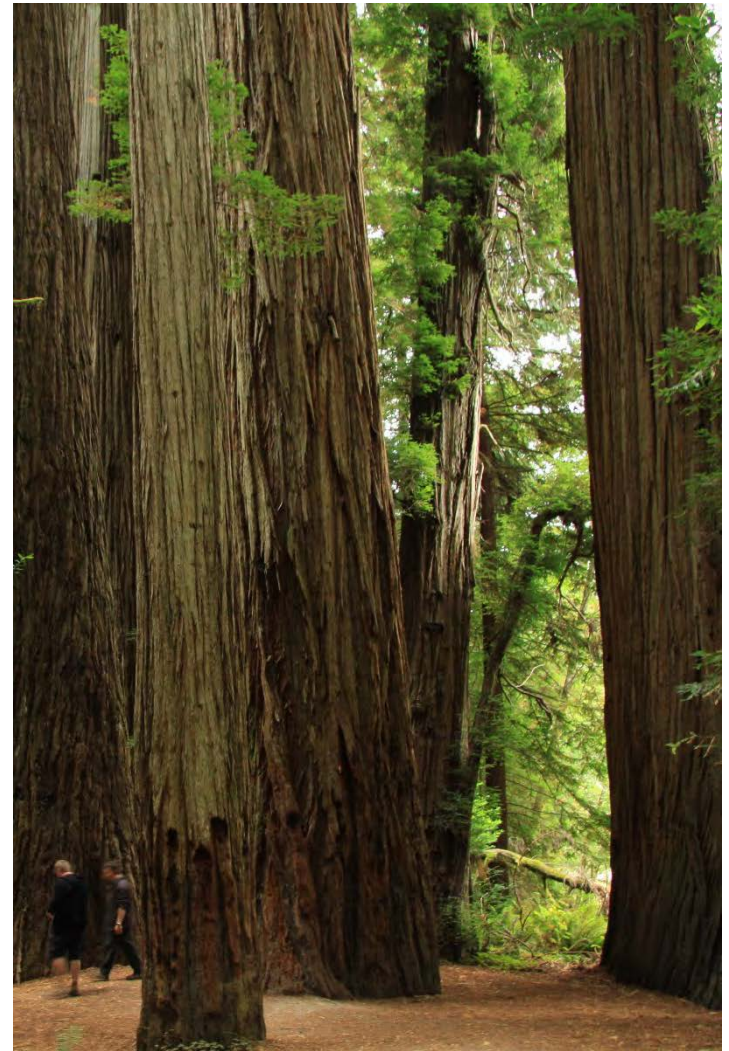


\* Data from Big Creek Reserve Weather Stations

RELATIVE HUMIDITY COMPARISON  
REDWOOD GROVE vs. EXPOSED MEADOW (TYPICAL MAY DAY)



\* Data from Big Creek Reserve Weather Stations



# Protected Trees



## Key





# Special Trees



## Key

- Protected Trees
- Special Trees

# Buildable Areas



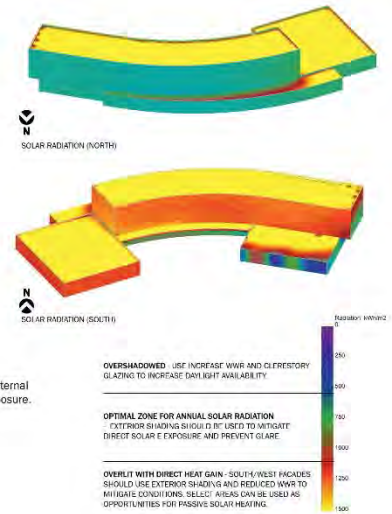
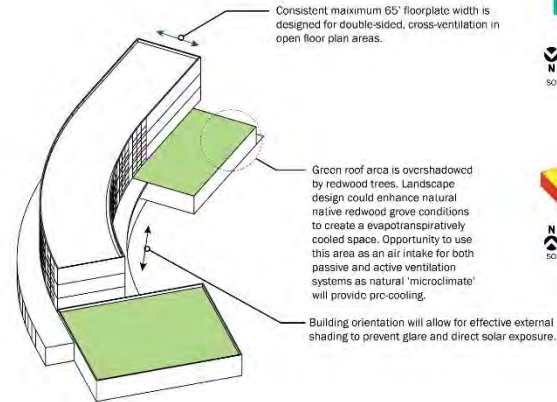
## Minimize Impacts

Site	City Hall	Library	DPS
1	N	N	Y
2	N	N	Y
3	Y	N	N
3a	Y	N	N
4	N	Y	Y
5	N	N	Y
6	N	Y	Y
6A	N	Y	N
7	N	N	N

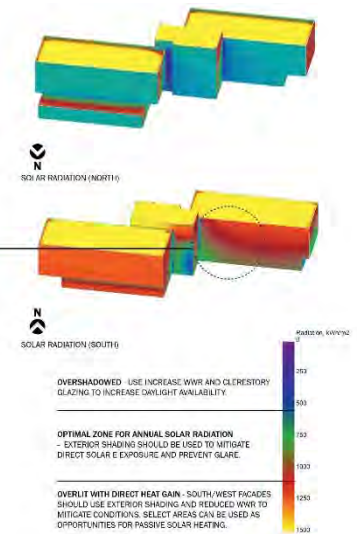
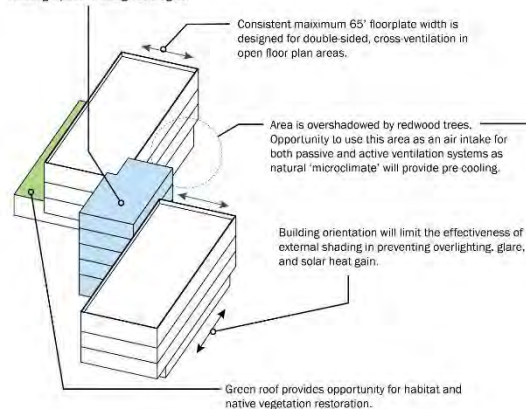


# Sustainability Strategies

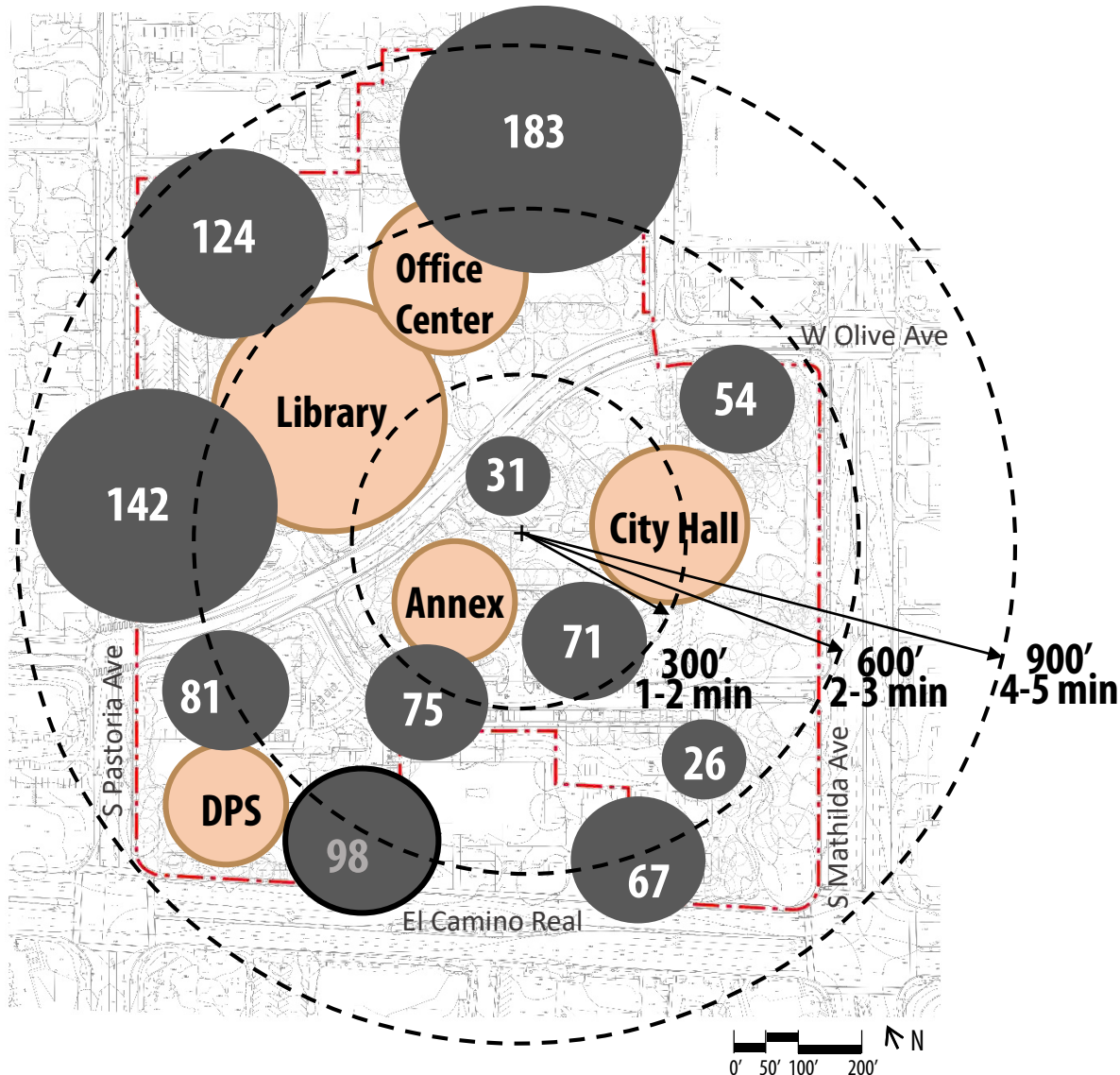
- LEED Platinum
- Potential for Net Zero
- Natural ventilation
- Optimized daylighting
- Photovoltaics
- Water storage
- Utilizing site features



Atrium can be used as opportunity for draught cooling or stack ventilation to provide cooling for lobby and adjacent open office areas. Architecturally, this can serve as a design element that highlights the net zero building's passive design strategies.



# Existing Parking Supply



## Parking Summary

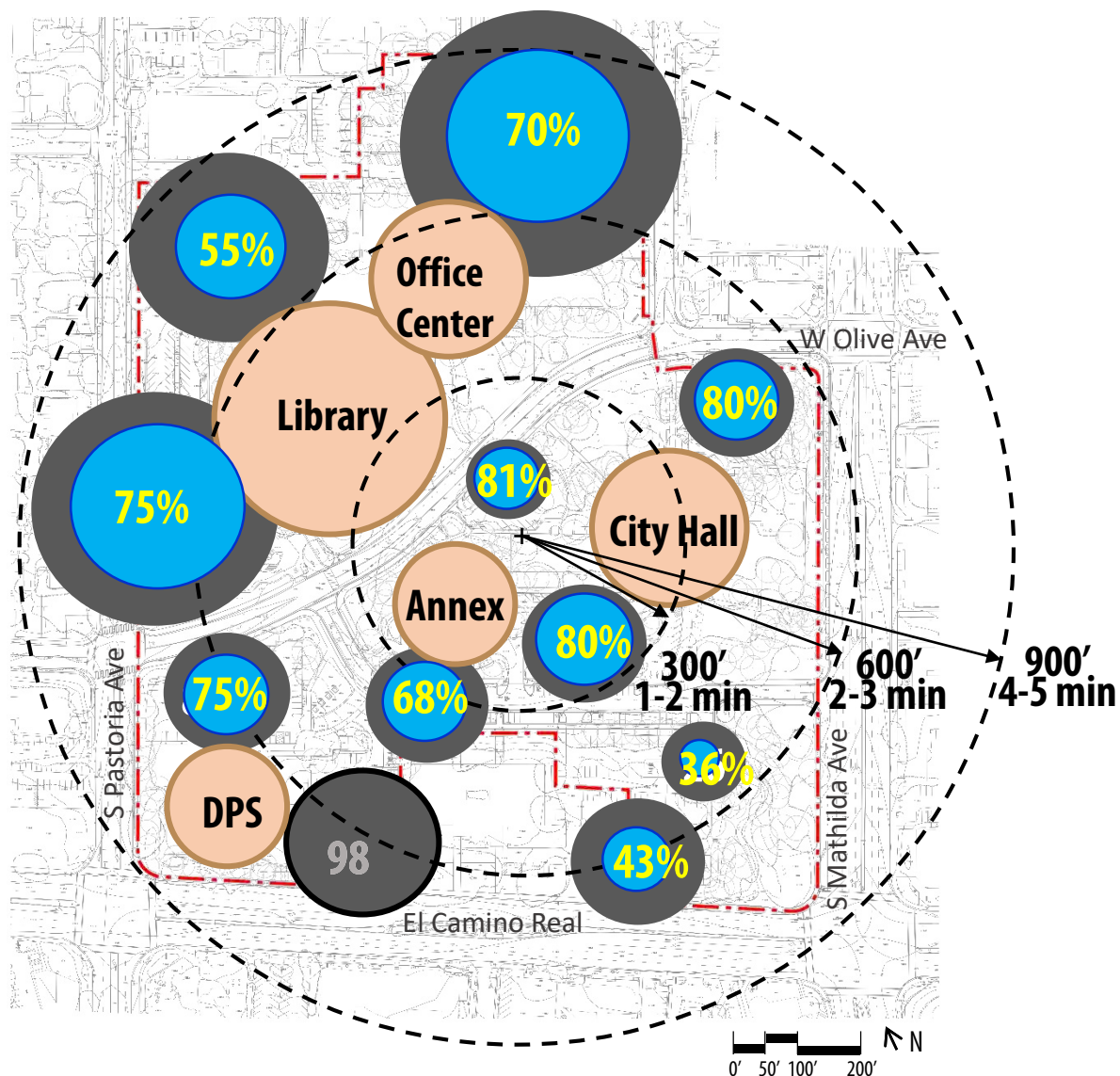
Public Spaces 854

DPS Secure\* 98

*\*DPS Secure Parking Spaces not included in Public Space Count*



# Parking Utilization



## Campus-wide Summary

Public Spaces 854

## Average Occupancy

75%

## So What?\*

Total Parking Spaces 854 Spaces

Average Utilization 640 Spaces

*\*DPS Secure Parking Spaces not included in Public Space Count*

# Master Plan Parking Demand

Program	Existing GSF	Existing Parking
City Hall	96,000*	
Library	61,000	
DPS	41,000	
<b>Total</b>	198,000	854 Spaces

Proposed Phase 1 GSF	Proposed Master Plan GSF
104,000**	104,000**
61,000	118,000
52,000	60,000
217,000	282,000

PARKING DEMAND MODEL #1 : City Code	PARKING DEMAND MODEL #2 : ULI Shared
260	247
392	372
120	114
772 Spaces	731 Spaces

\*Includes City Hall, City Hall Annex, South Annex, and Sunnyvale Office Center

\*\*Includes EOC, NOVA and Fire Protection

Current Civic Center Parking Spaces

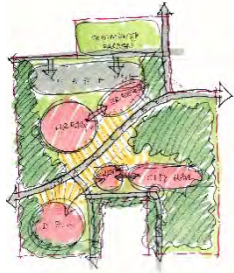
854 Spaces

Current Civic Center Average Utilization

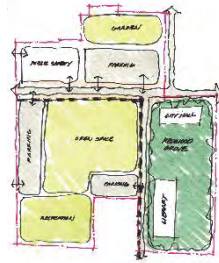
640 Spaces

# 04 TWO ALTERNATIVES

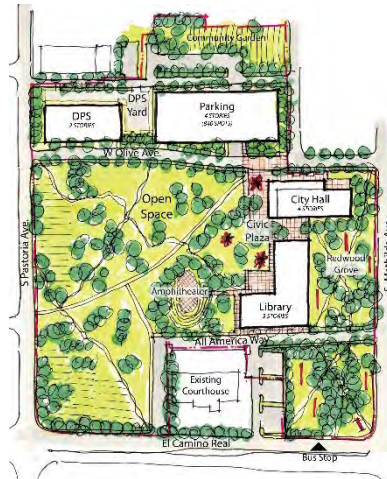
# Planning Process



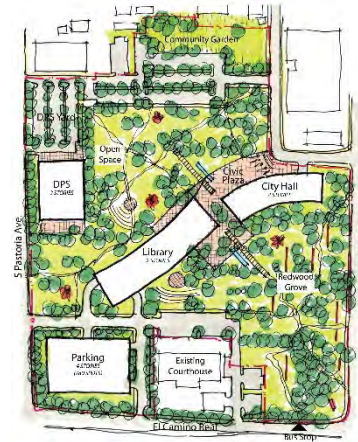
Option 1  
**Keeping Olive**



Option 2  
**Civic Green**



Option 3  
**New Olive**



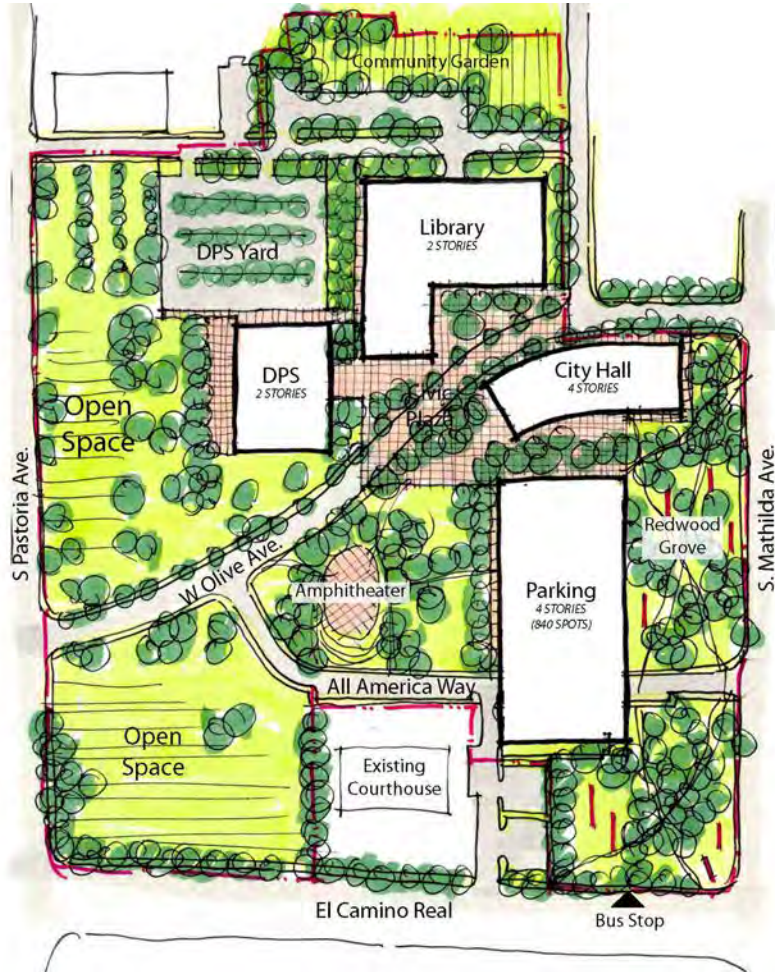
Option 4  
**Civic Plaza**



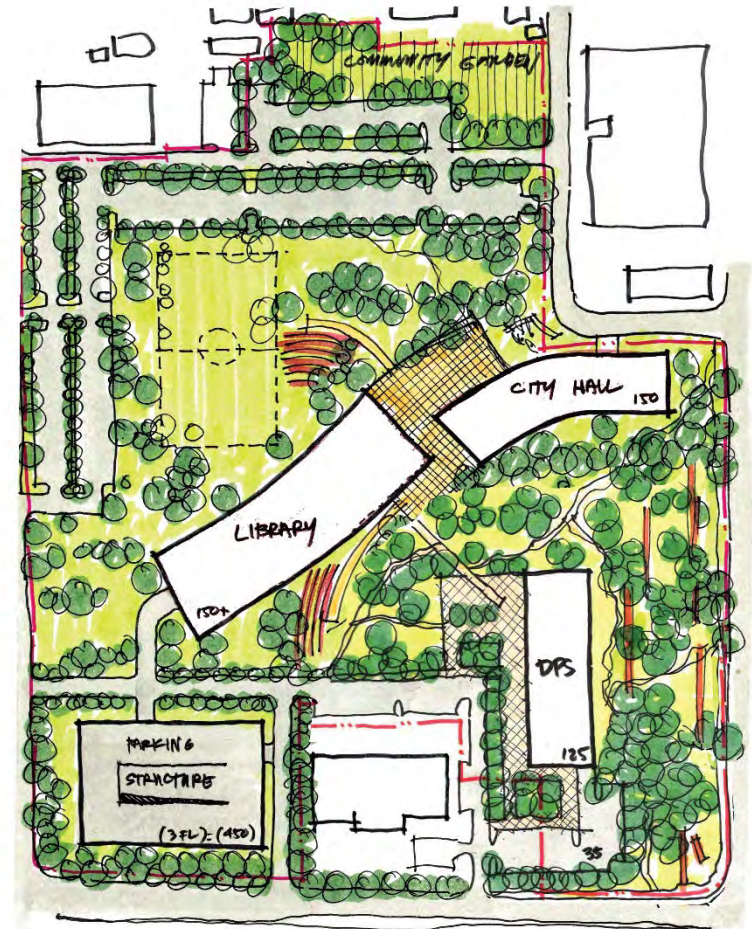


# Two Alternatives

## Option 1

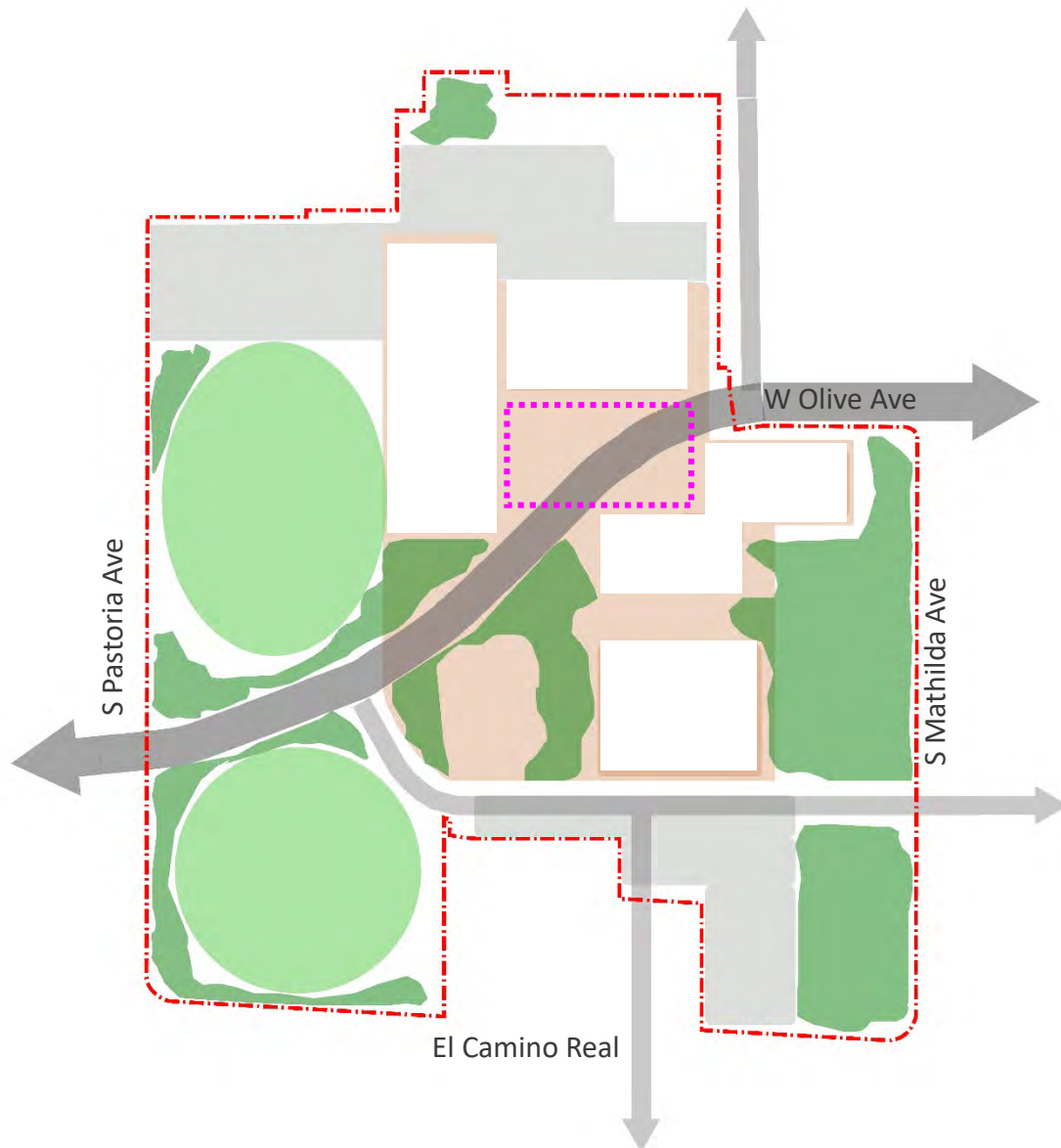


## Option 2



**OPTION 1**

# 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





# Option 1: Master Plan



## Proposed Areas

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

## Existing Areas

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



# Open Space Precedents – Use of Space



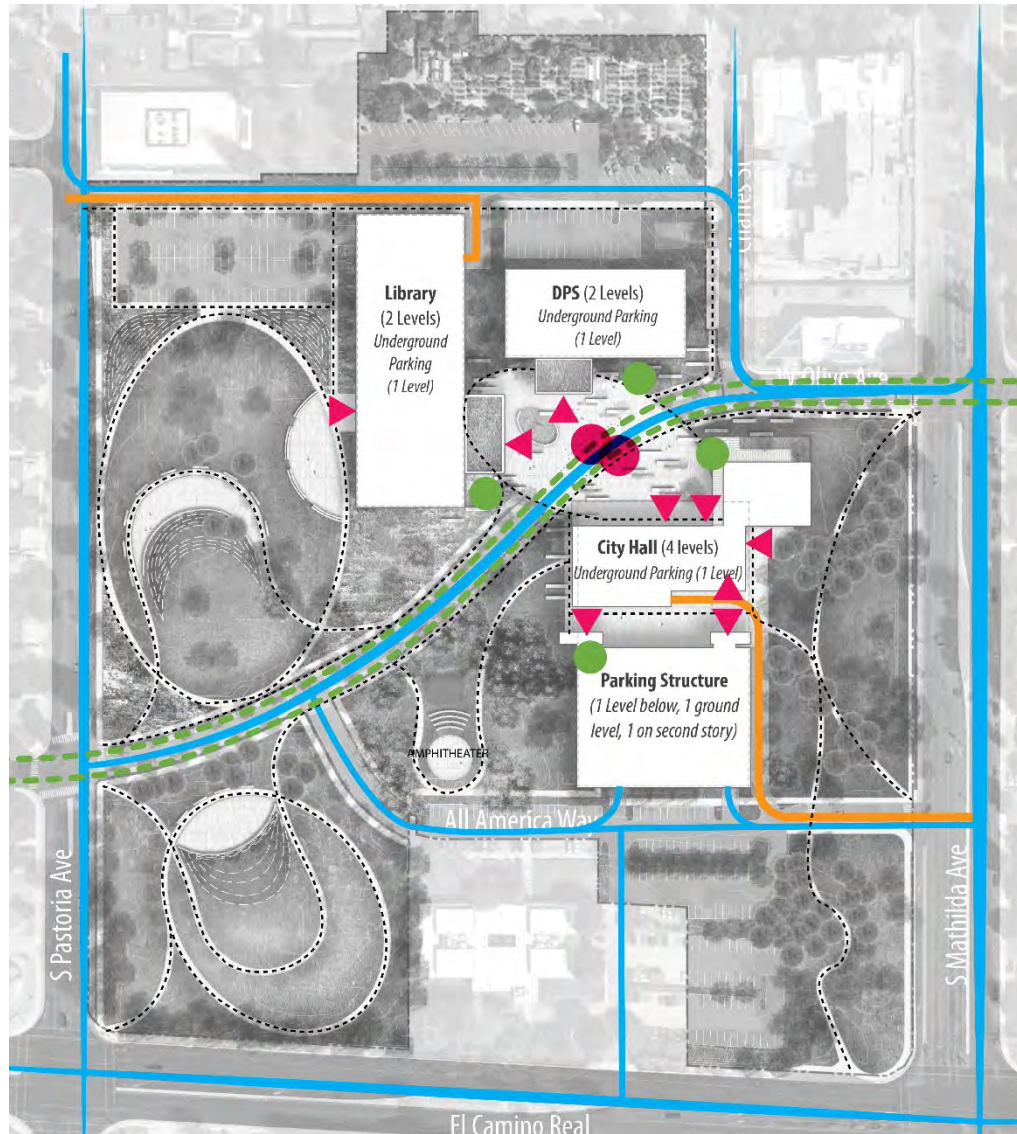


# Open Space Precedents – Planting Palette





# Option 1: Site Circulation

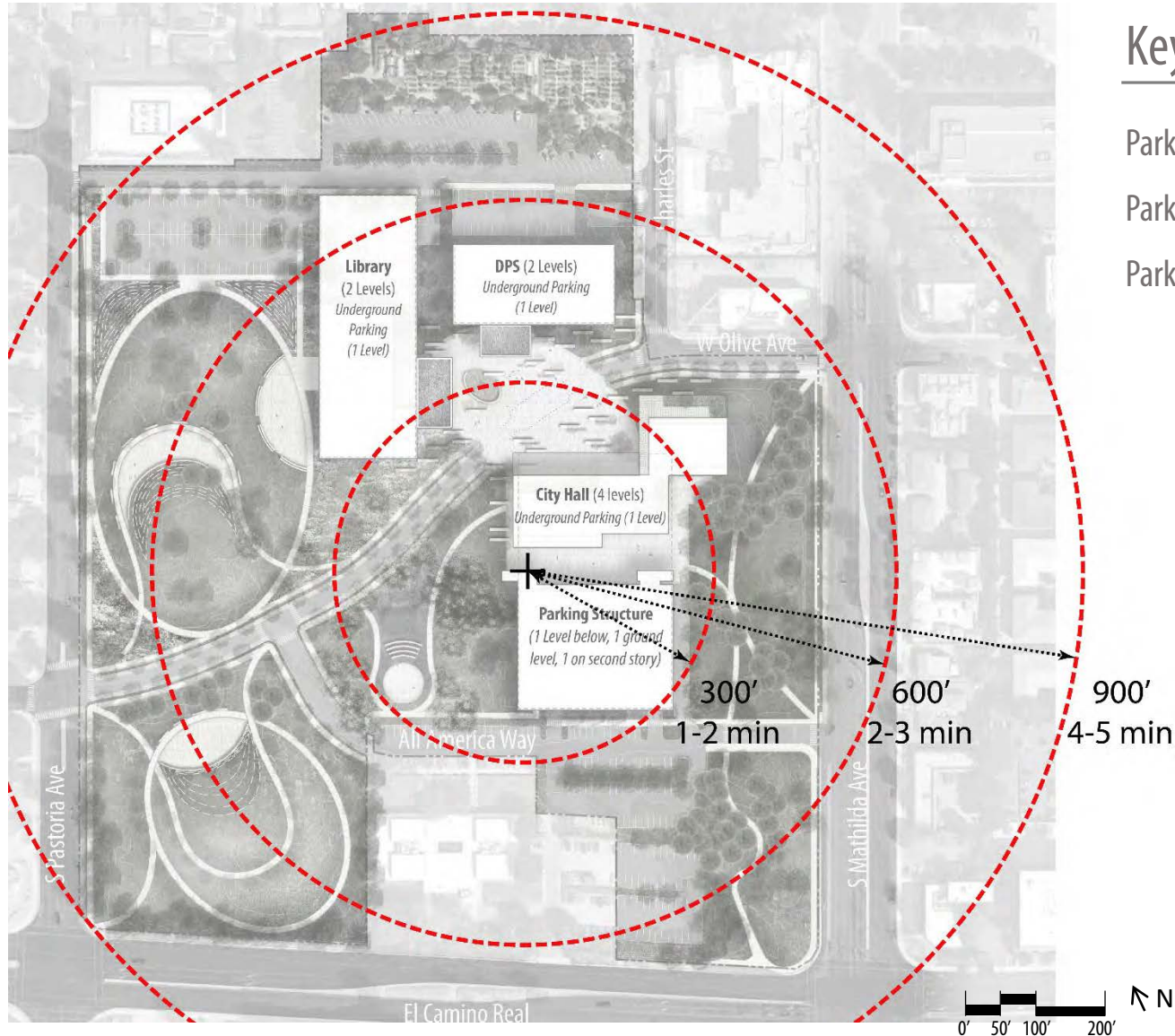


## Key

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



# Option 1: Walkability



## Key

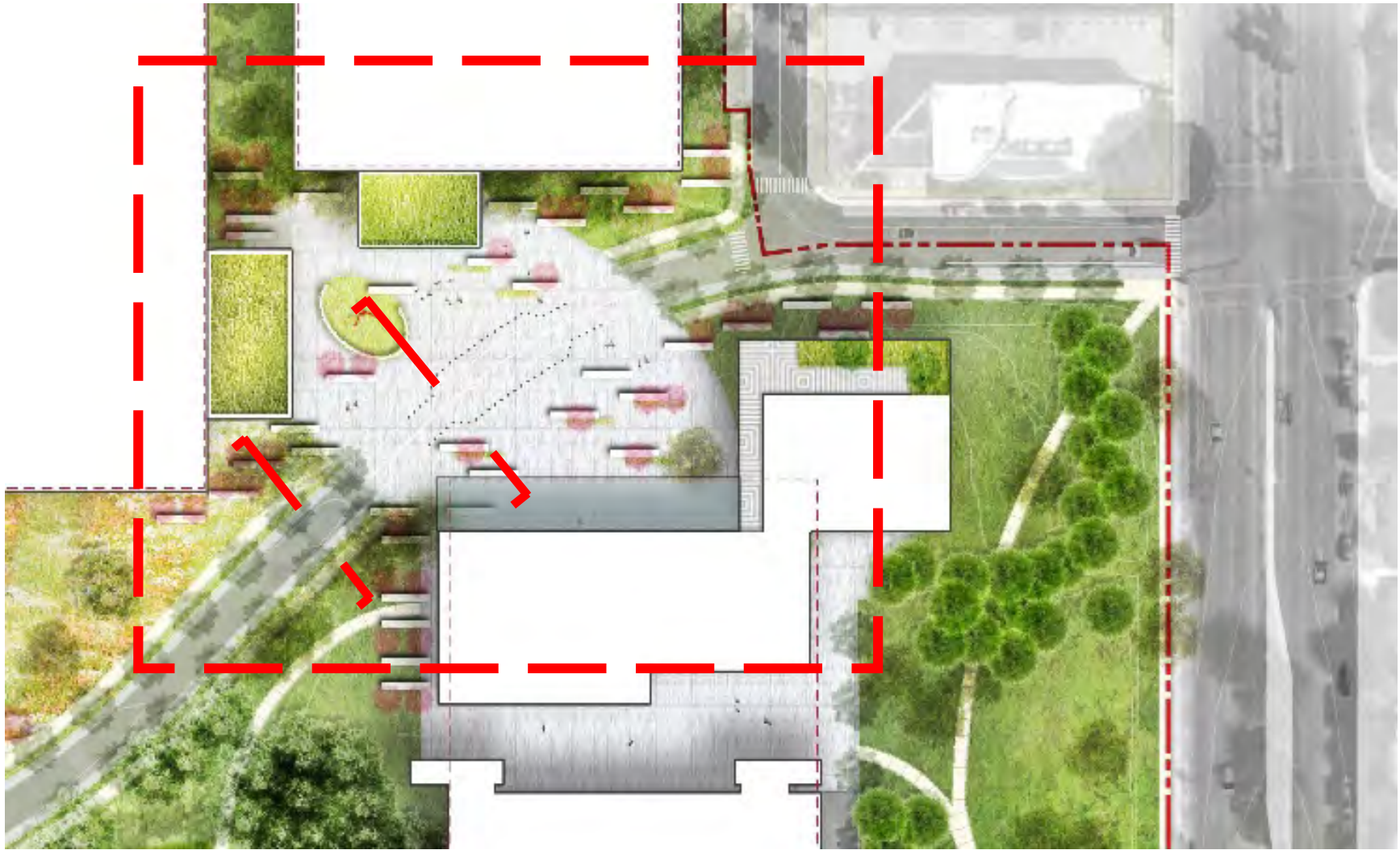
Parking deck to City Hall = 1 minute

Parking deck to Library = 2 minutes

Parking deck to DPS = 2 minutes



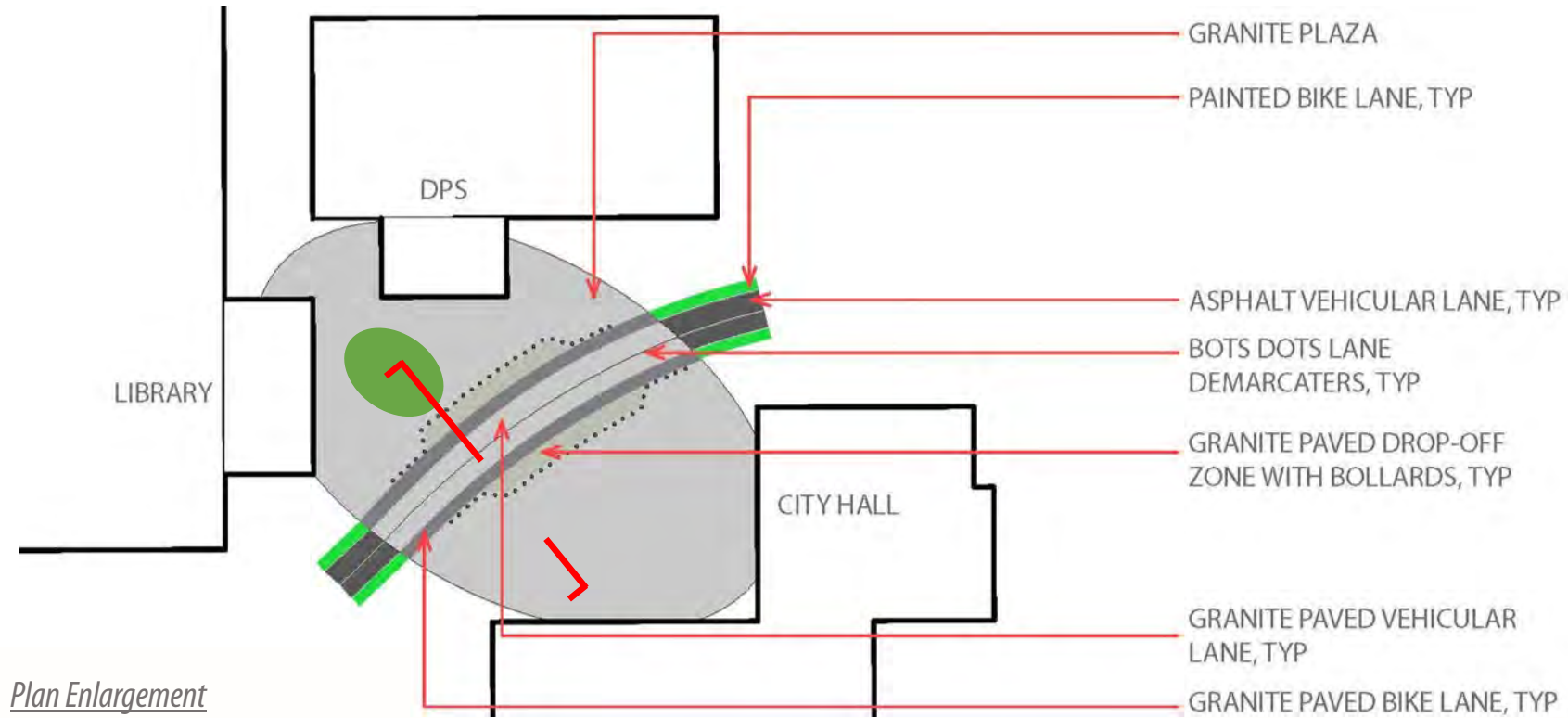
# Option 1: Plaza Enlargement



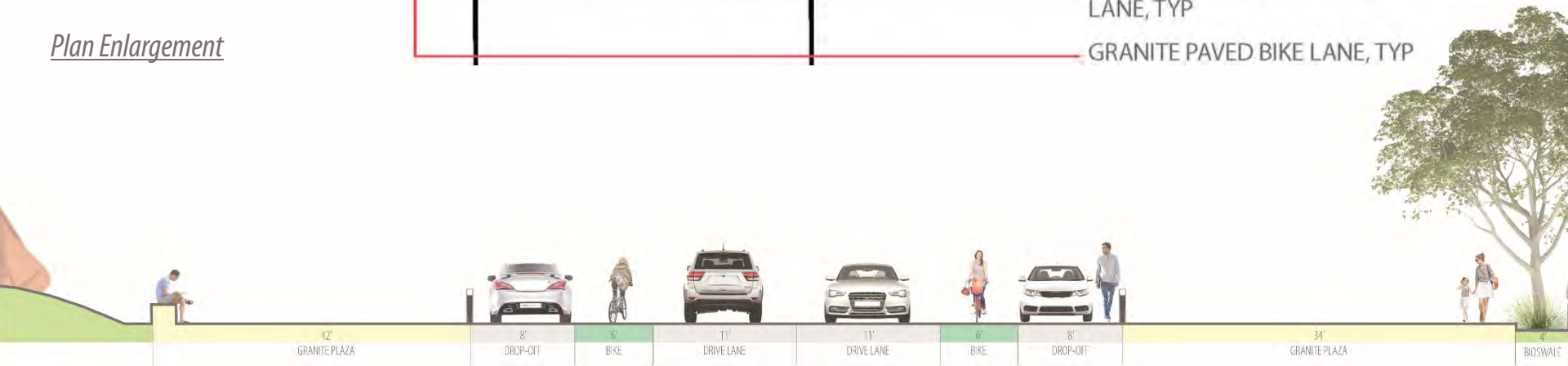
*Illustrative enlargement and key plan*



# Option 1: Plaza Enlargement



*Section at Drop-off*



# Option 1: Site Section 2



## Section at Olive Street: "Road Diet"

# Option 1: Master Plan





# Option 1: Underground Parking





# Option 1: Conceptual Aerial View

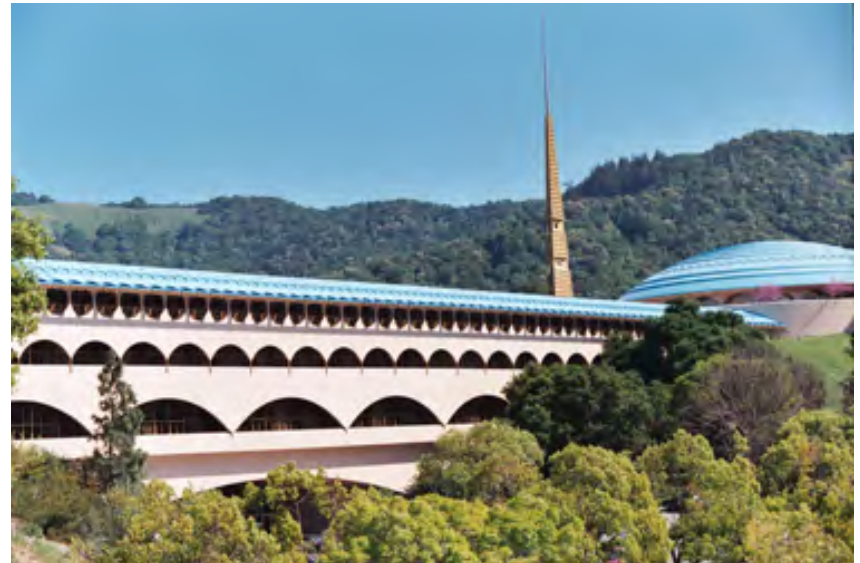




# Civic Architecture - City Hall Concepts

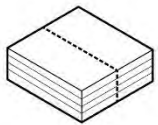
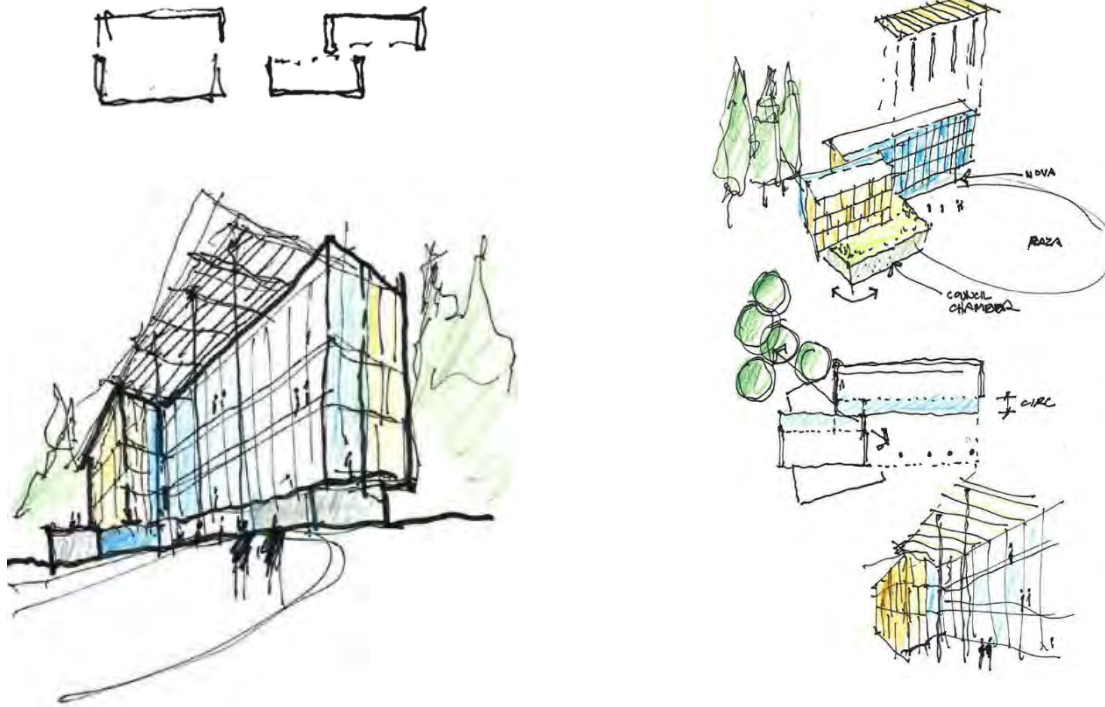
## An Architecture of Democracy

- Transparency of government
- Public space for gathering
- Timeless Architecture
- Bold & Iconic Form
- Welcoming Gestures
- Reflects Community Values

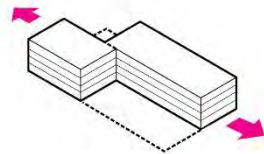




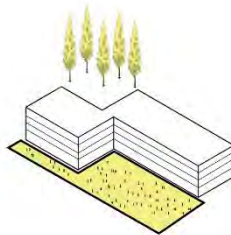
# City Hall Option 1- Plaza Concept



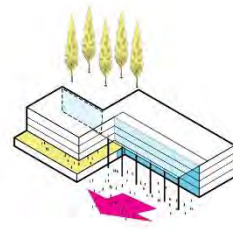
PROGRAM



"SLIDE"



PLAZA

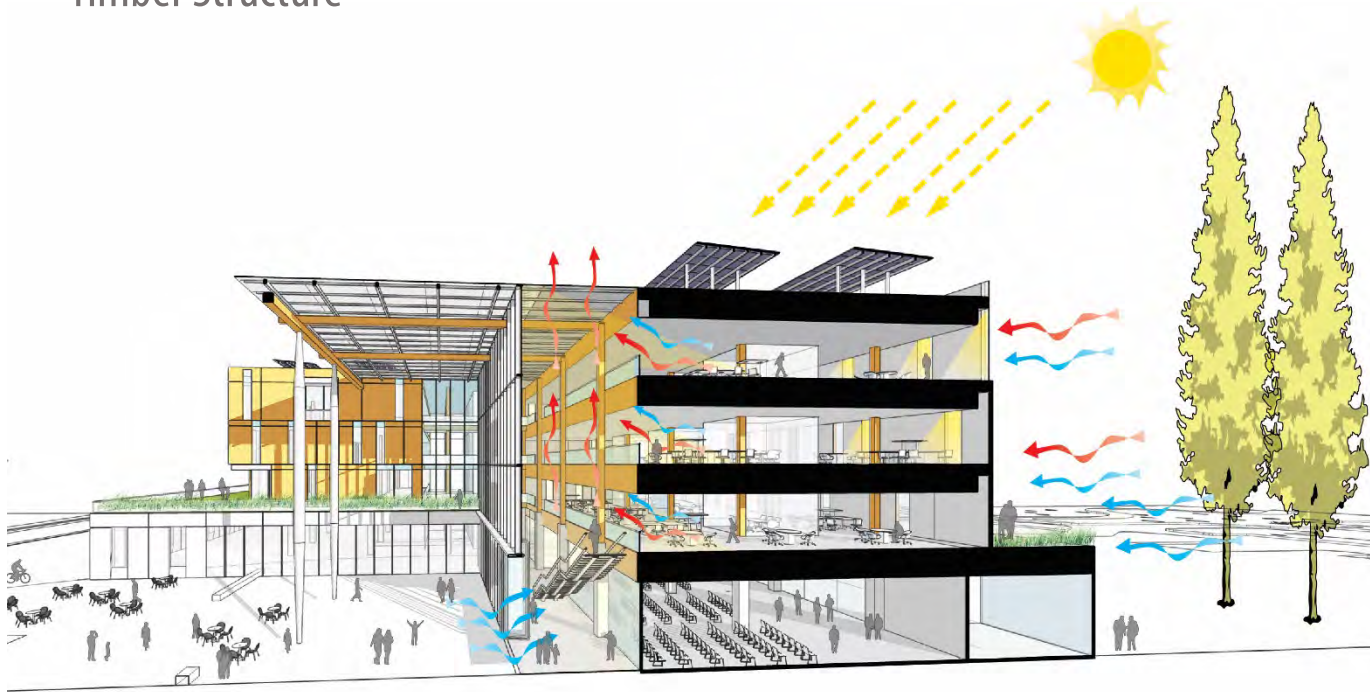


CONNECTION



# City Hall Option 1- Plaza Concept

- Flexible Floor Plates
- Community Meeting Space
- Green Roofs
- Daylighting
- Natural Ventilation
- Photovoltaics
- Timber Structure





# City Hall Option 1 - Plaza



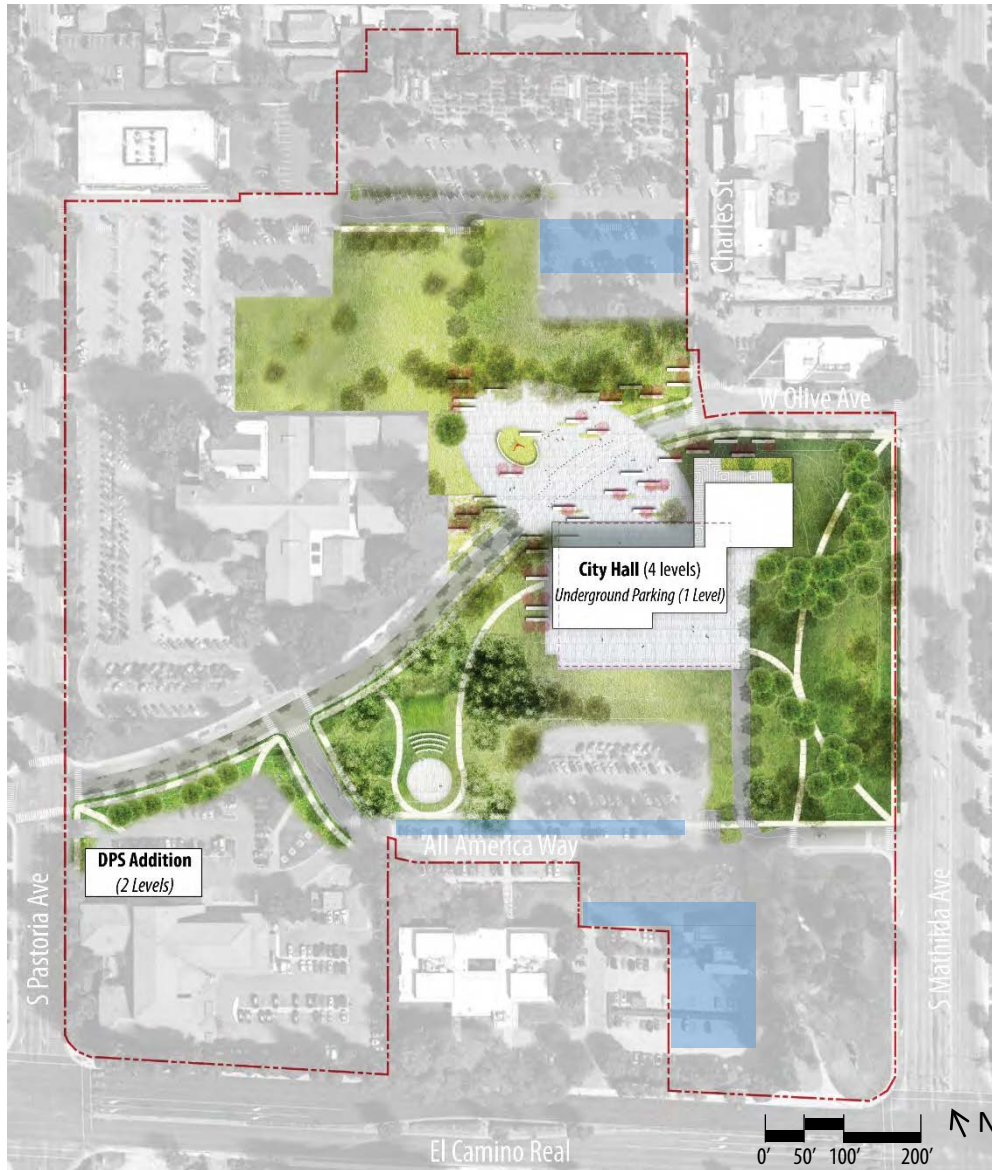


# City Hall Option 1- Plaza



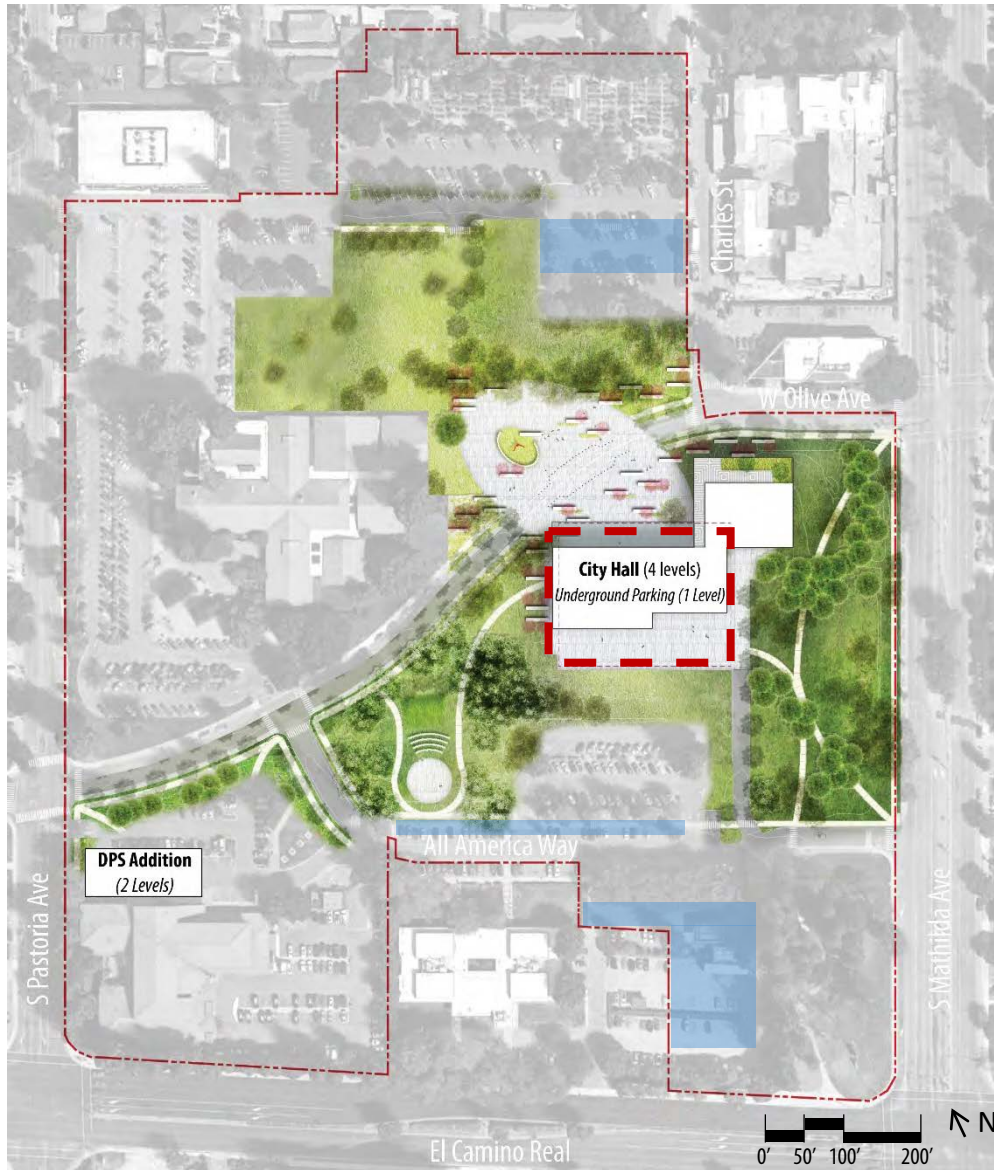


# Option 1: Phase 1



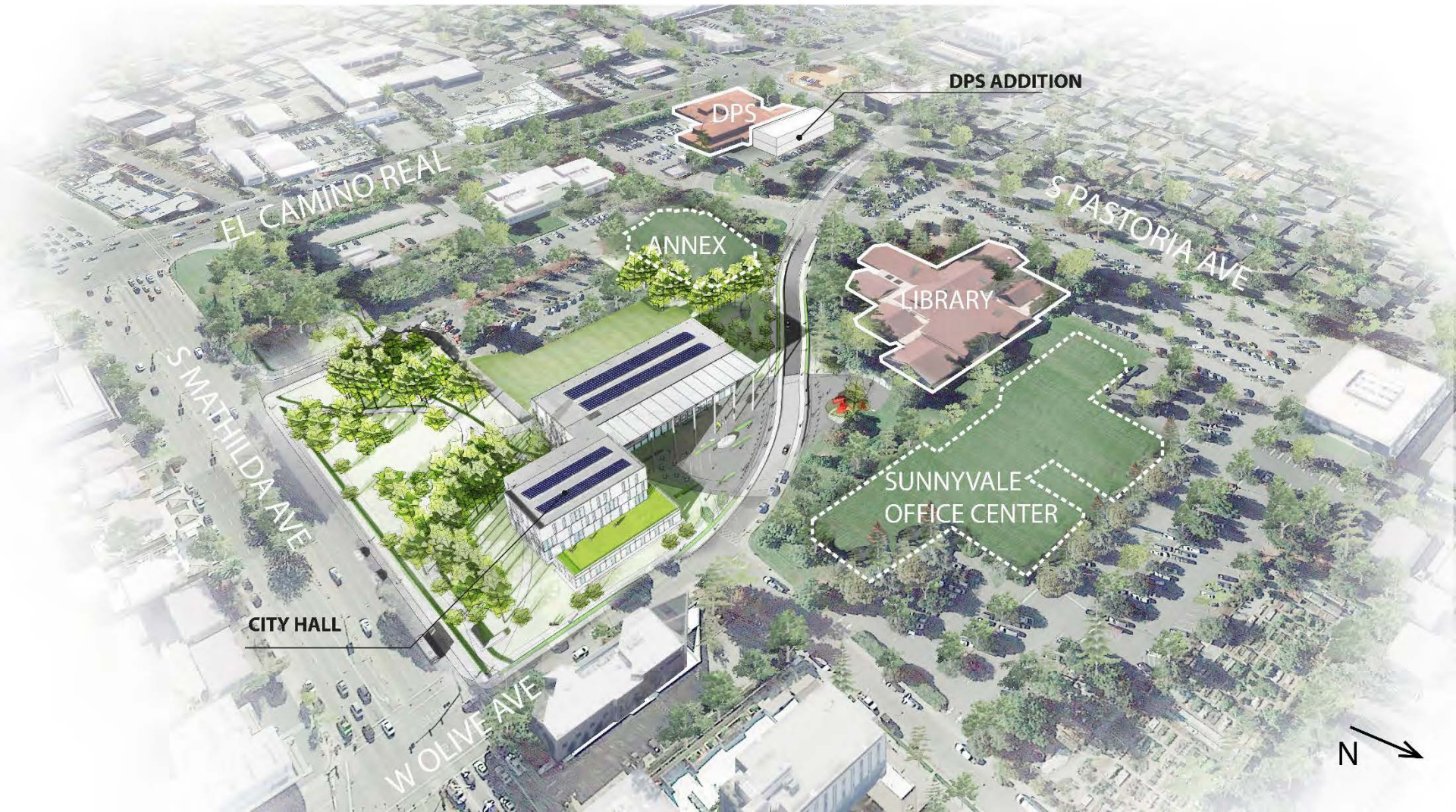


# Option 1: Phase 1 Underground Parking





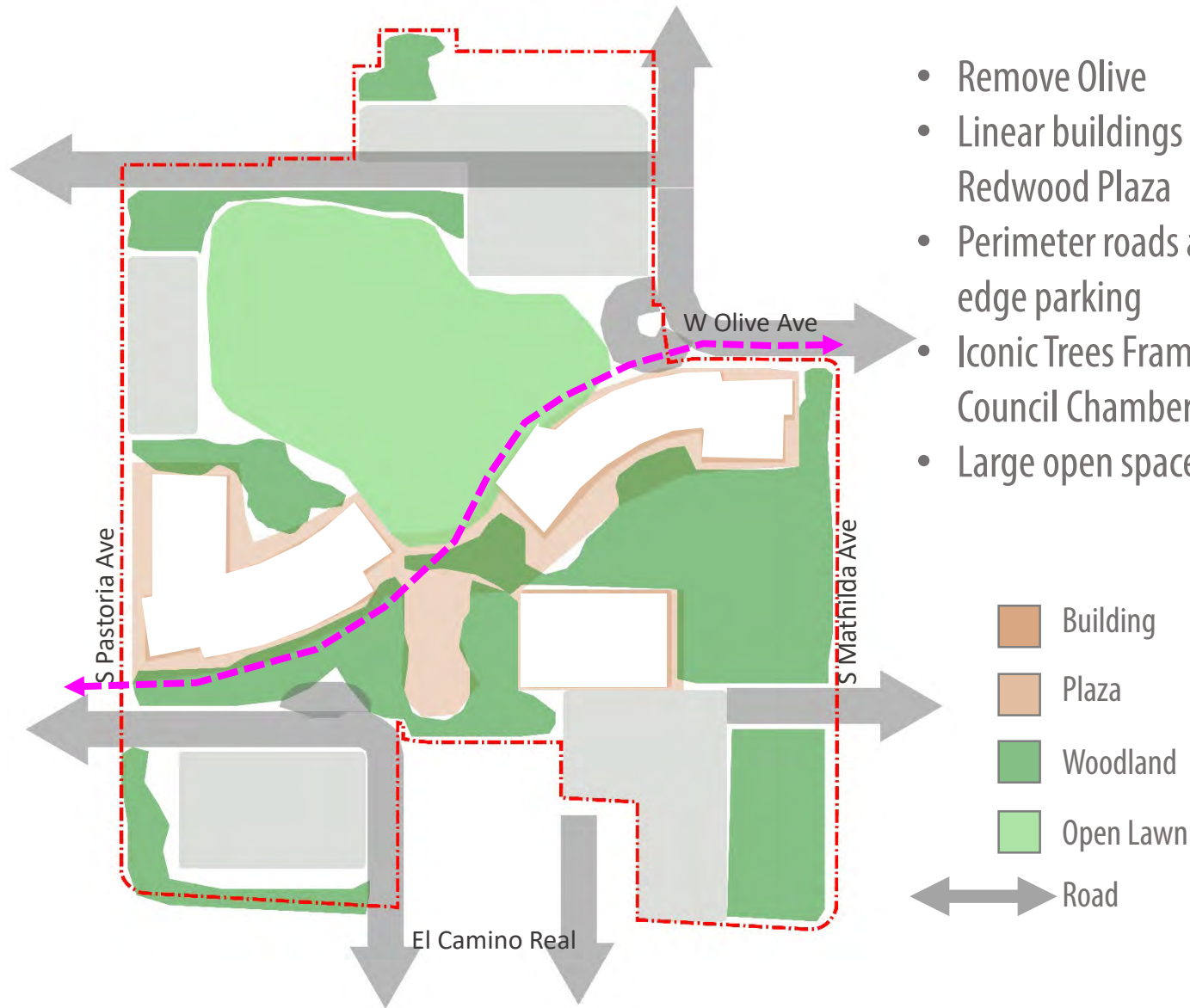
# Option 1: Phase 1 Conceptual Aerial





**OPTION 2**

# 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



# Option 2: Master Plan



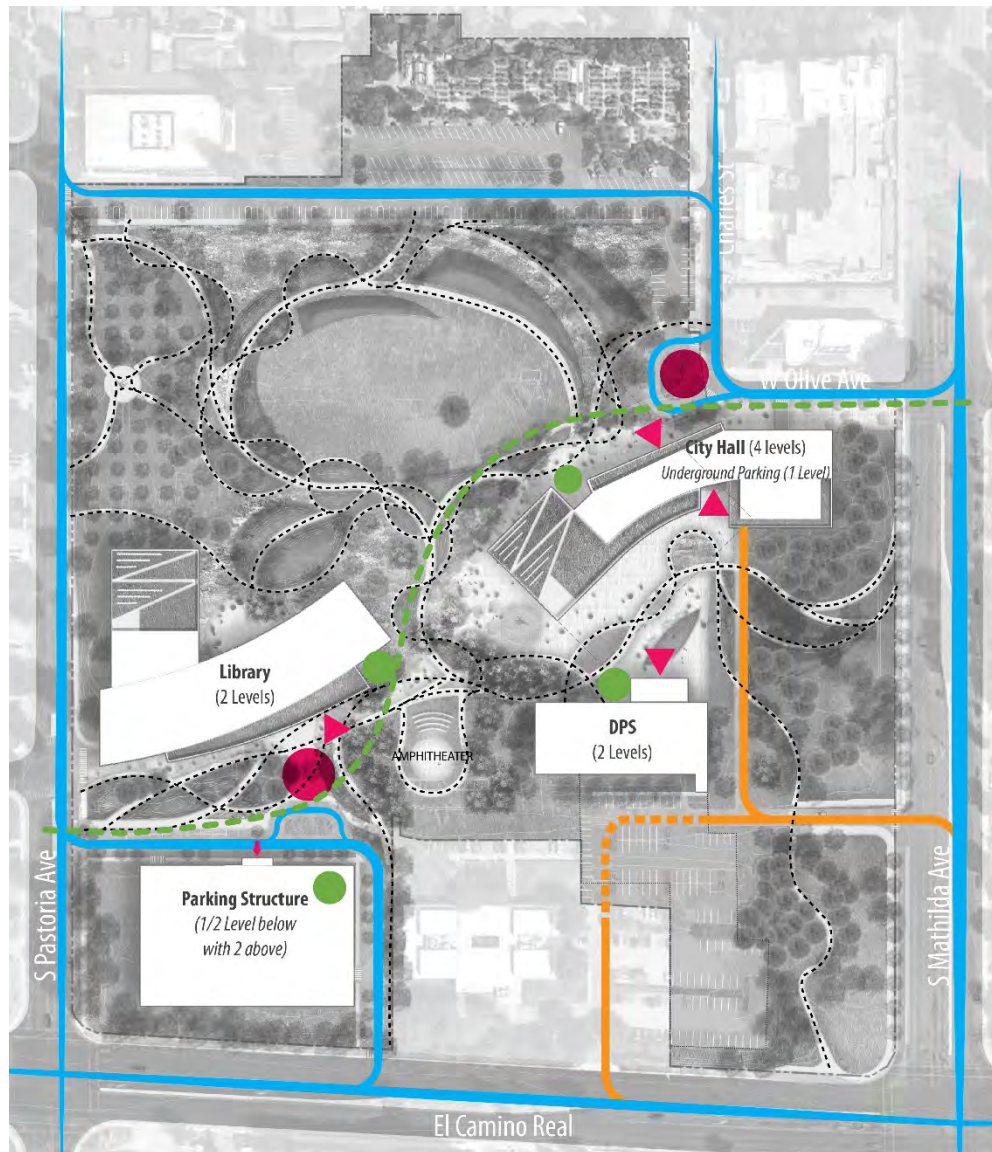
## Proposed Areas

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

## Existing Areas

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Asphalt:	40%
Open Space:	44%

# Option 2: Site Circulation

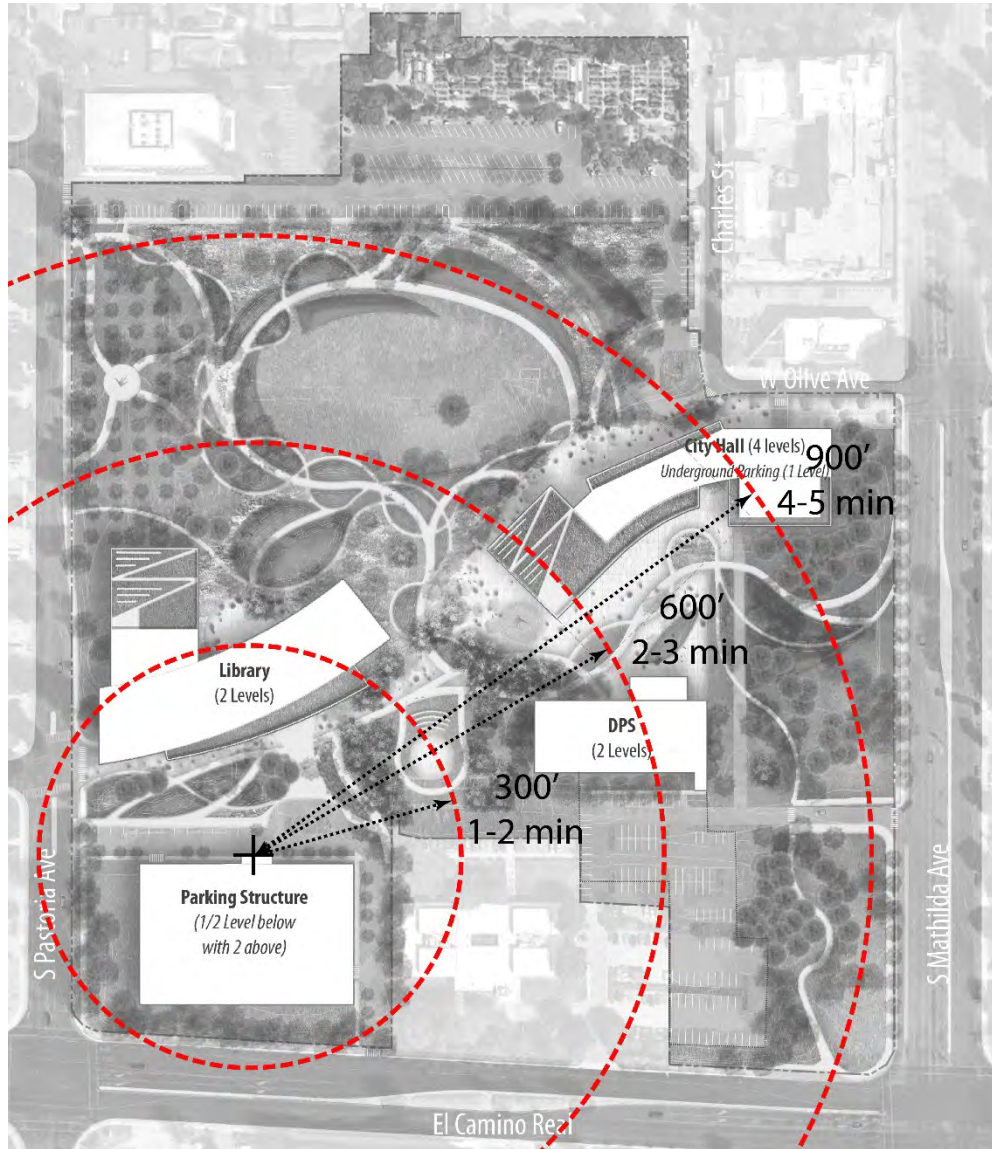


## Key

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



# Option 2: Walkability



## Key

Parking deck to City Hall = 5 minutes

Parking deck to Library = 1 minute

Parking deck to DPS = 3 minutes



# Option 2: Master Plan





# Option 2: Underground Parking



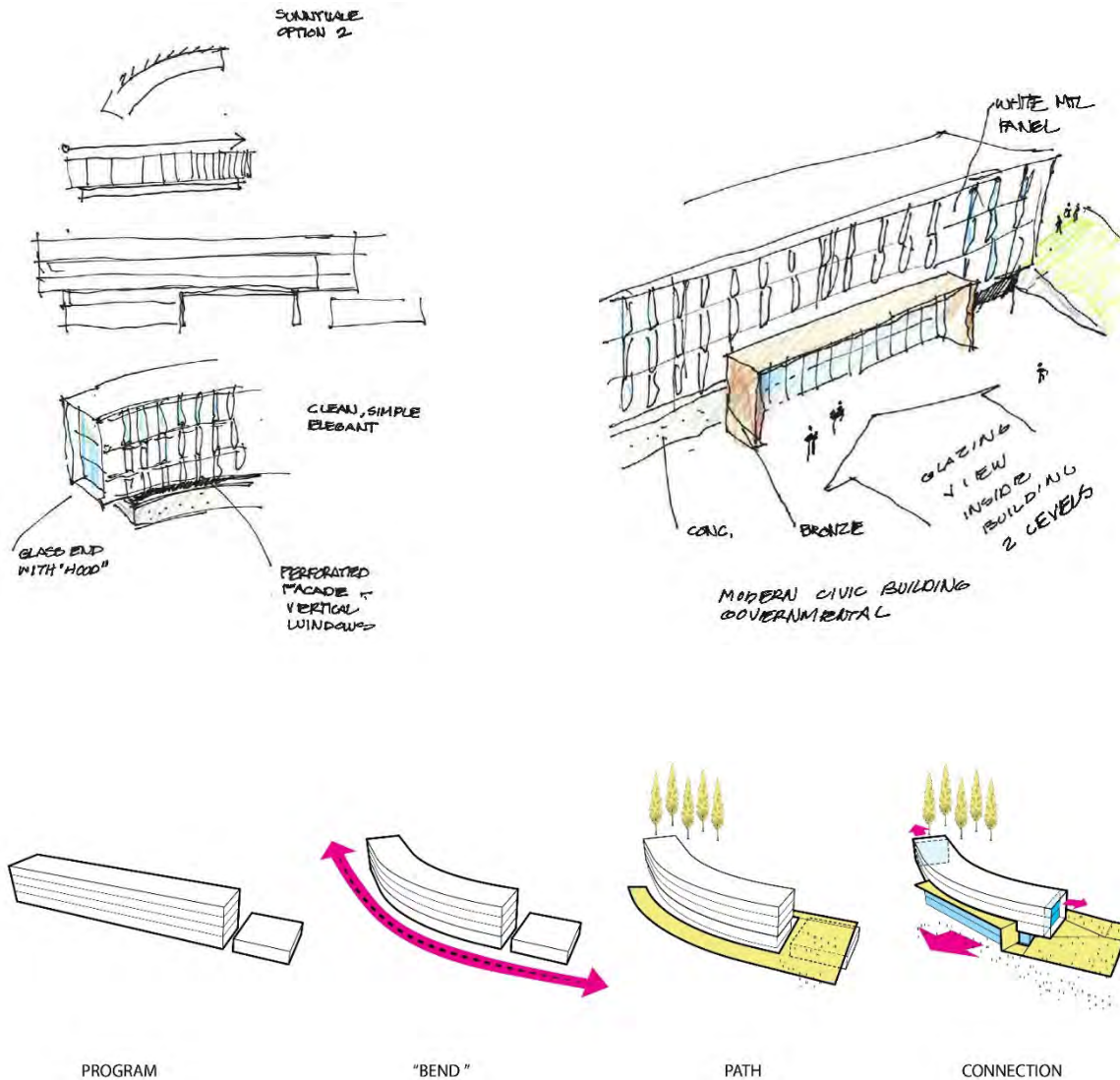


# Option 2: Conceptual Aerial View





# City Hall Option 2 – Path Concept



# City Hall Option 2 – Path Concept

- Flexible Floor Plates
- Community Meeting Space
- Green Roofs
- Daylighting
- Natural Ventilation
- Photovoltaics





# City Hall Option 2 – Path Concept





# City Hall Option 2 – Path Concept

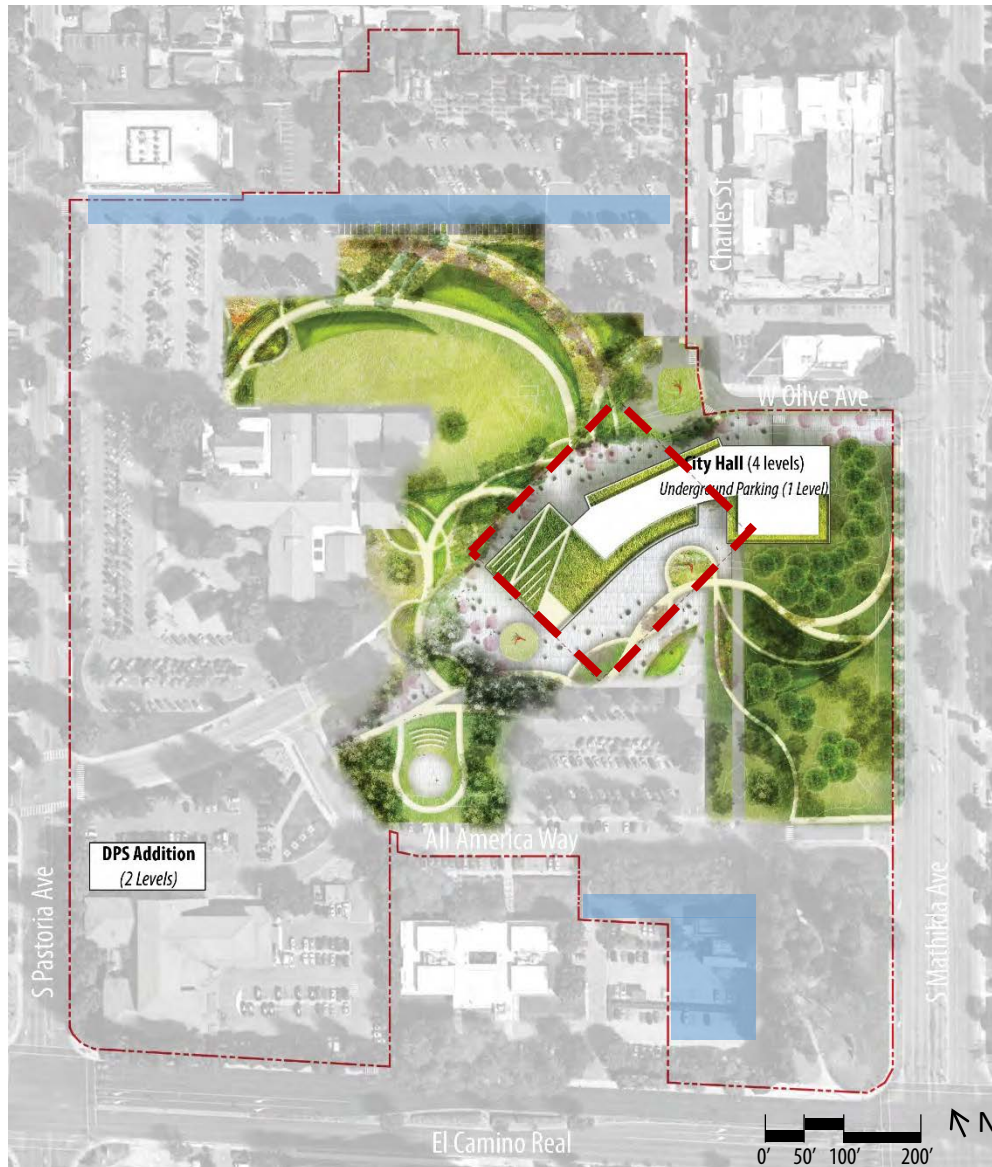




# Option 2: Phase 1

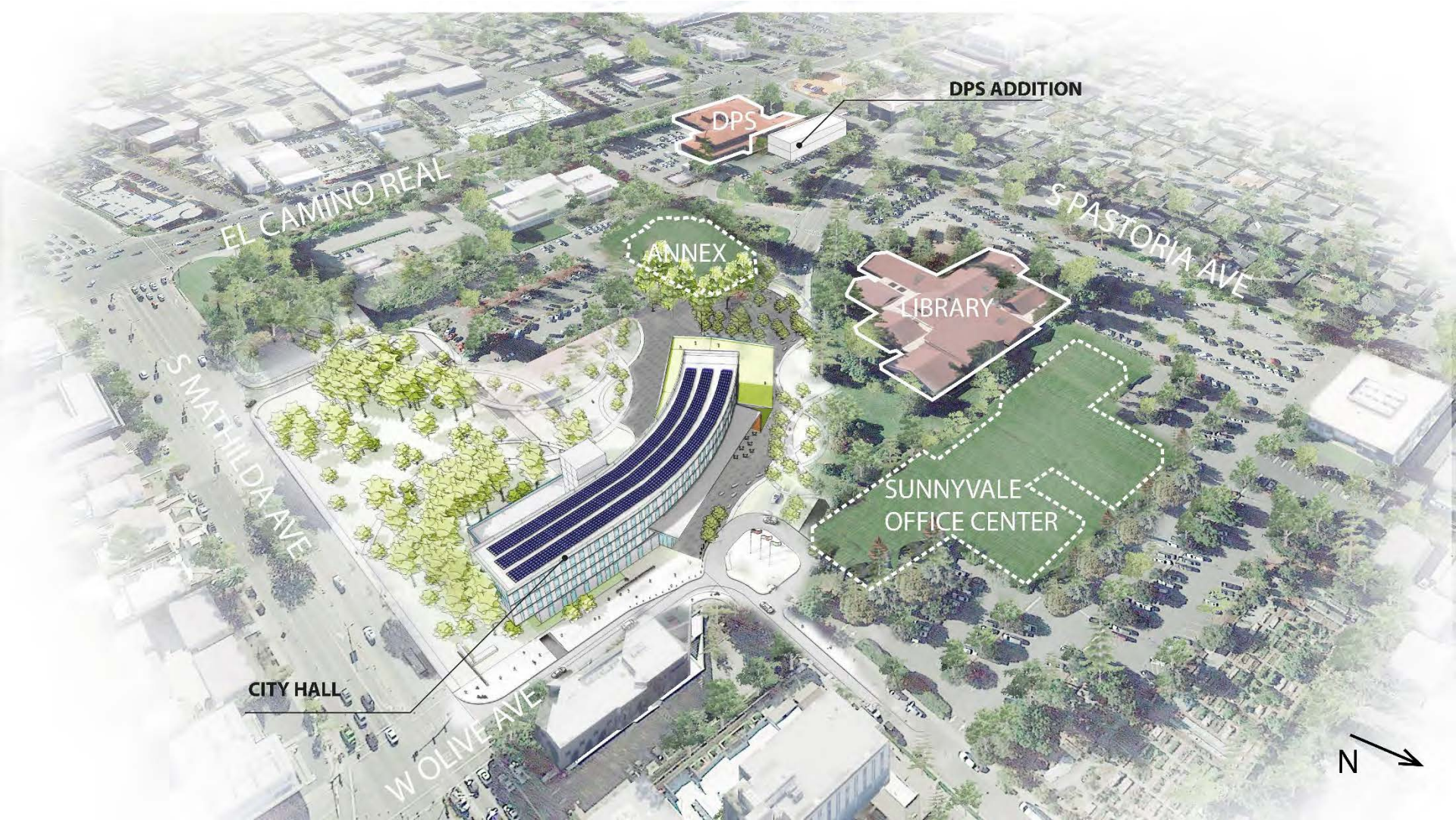


# Option 2: Phase 1 Underground Parking





# Option 2: Phase 1 Conceptual Aerial



# 05 NEXT STEPS



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*\*2018 Dates are tentative*

# Public Comment Period – Open House Rules

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- **WE ARE HERE TO LISTEN!**

**Please share** all your **ideas** and **recommendations!**

*If you'd rather not speak in front of the group, speak to us at the open house stations, take the survey, or write your comments on the cards provided.*

- Make a line behind the microphone
- **2 Minutes Maximum** per person



# Open Stations— Open House Rules

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- **WE ARE HERE TO LISTEN!**

**Please share** all your **ideas** and **recommendations!**

- **Visit each station!**

- Master Plan, Architecture, Sustainability, Survey, and Public Feedback

- **Fill out the survey!**