



Sunnyvale Civic Center Modernization

Phase B.4 – Rapid Prototyping

Community Workshop

October 3, 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 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

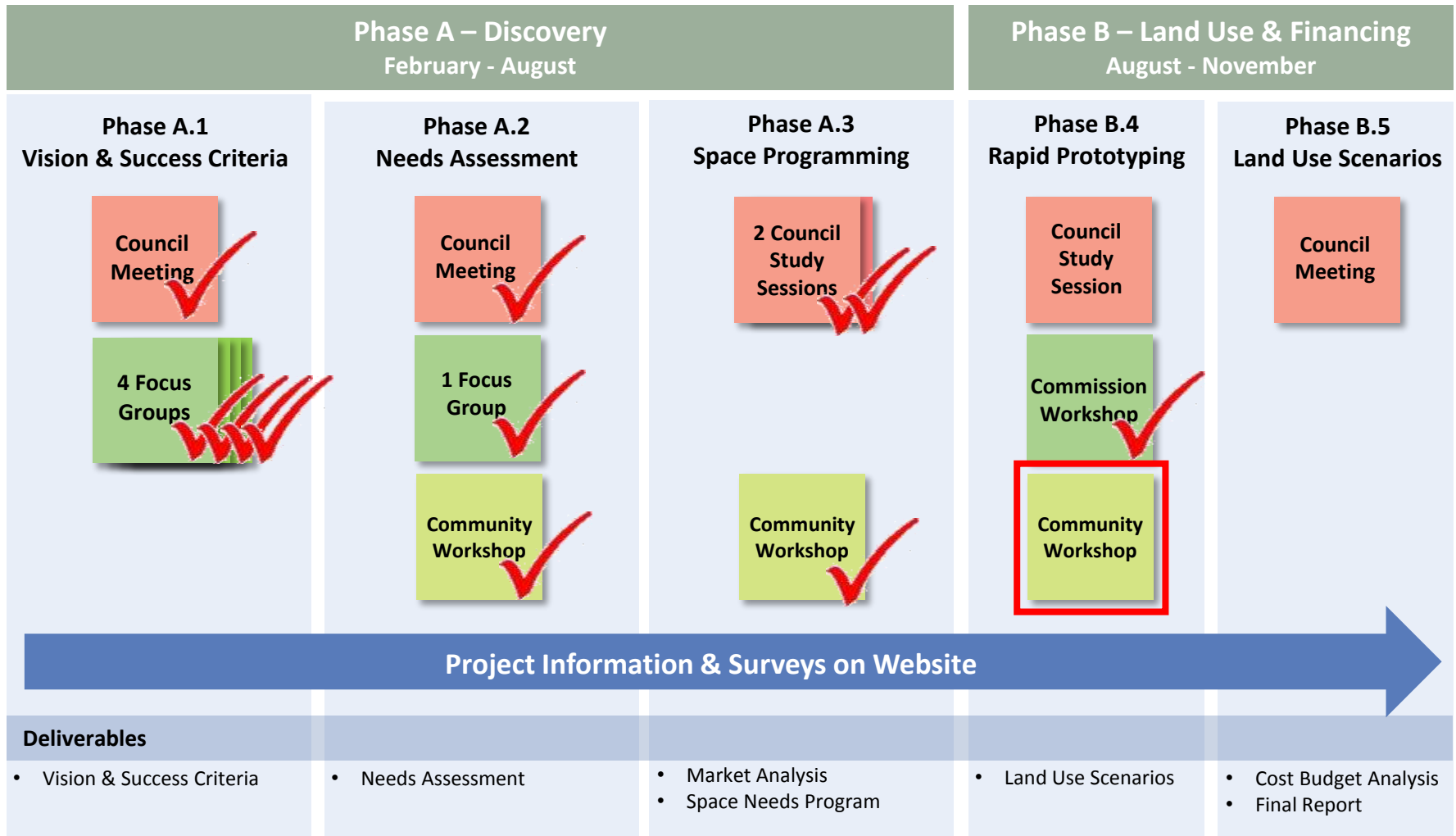


Agenda

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



Project Process – Summary of Community Outreach





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 - Outdated building layout and configuration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

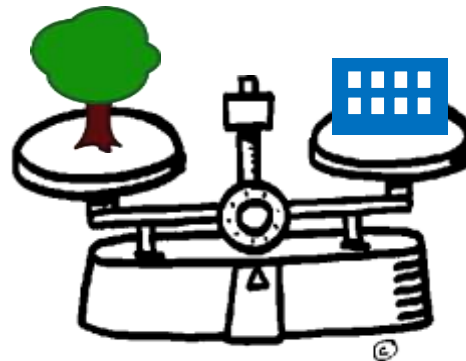




Success Criteria - Working Draft

■ 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**

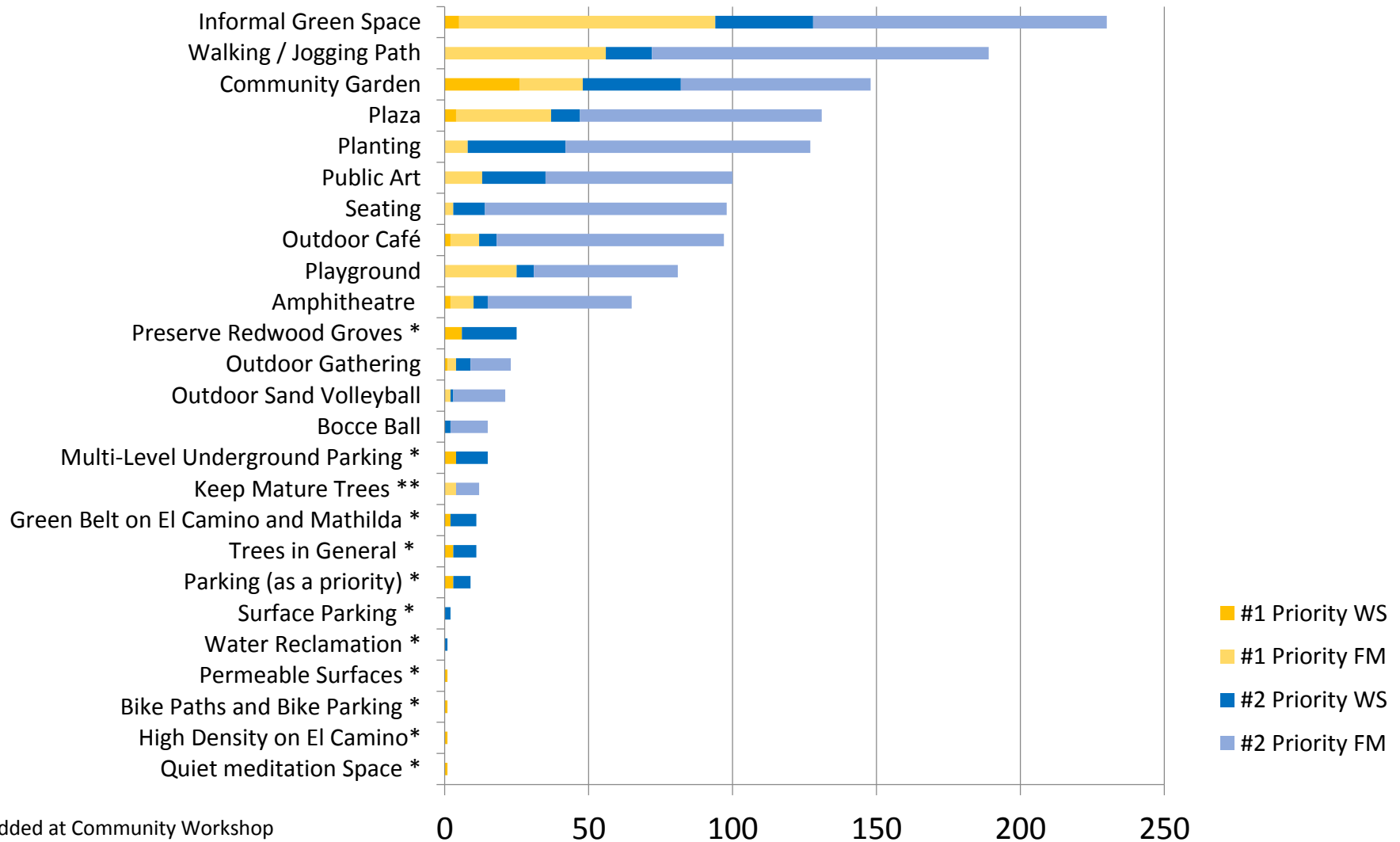
**Prioritize Building
Locations**

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%
<i>City Admin</i>		<i>44,000</i>	
<i>Shared</i>		<i>32,000</i>	
NOVA	15,000	19,000	27%
Total	187,000	269,000	44%



Site Background

Zoning

Solar & Wind

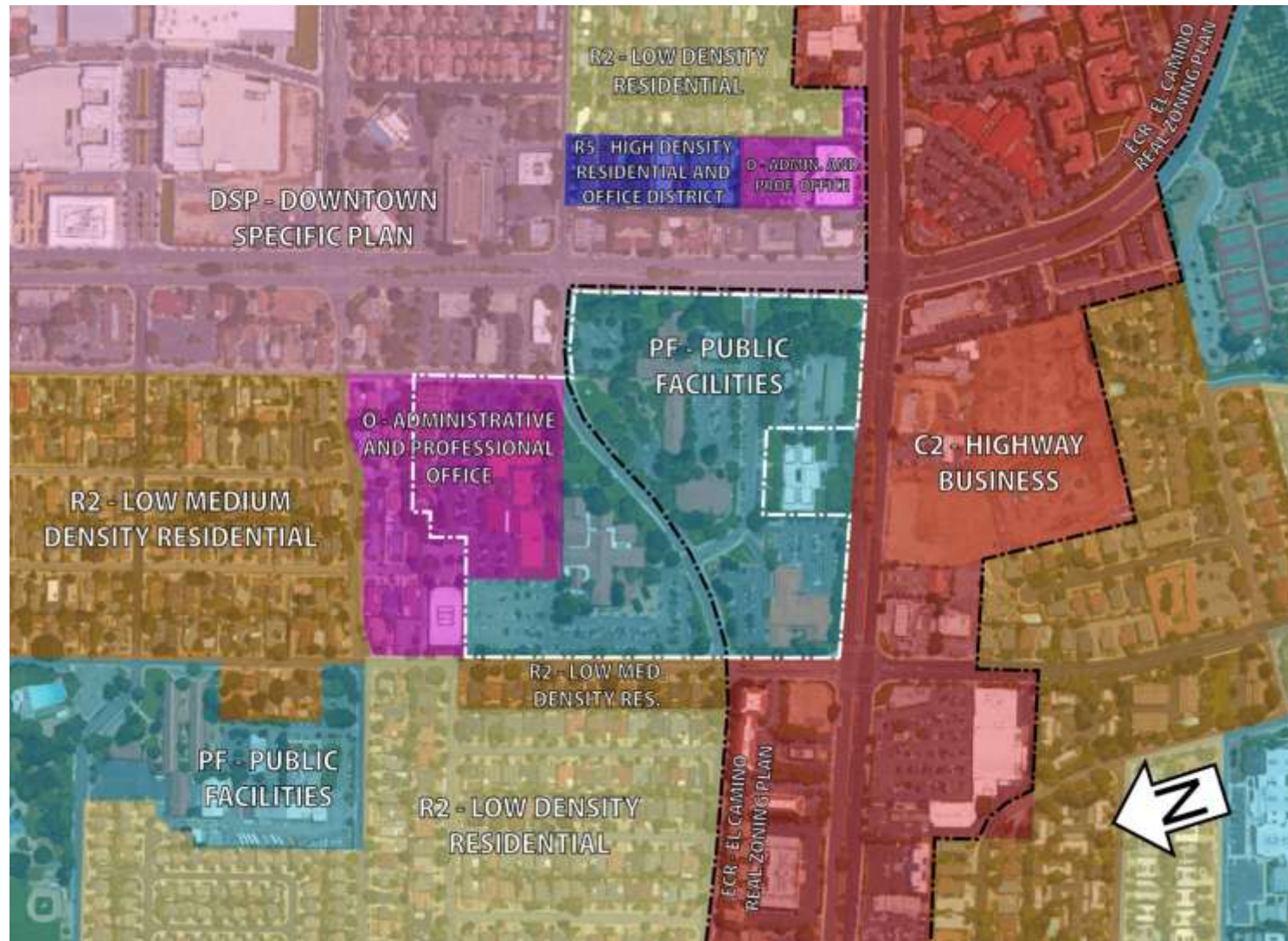
Context

Circulation

Noise



Site Background - Zoning Information



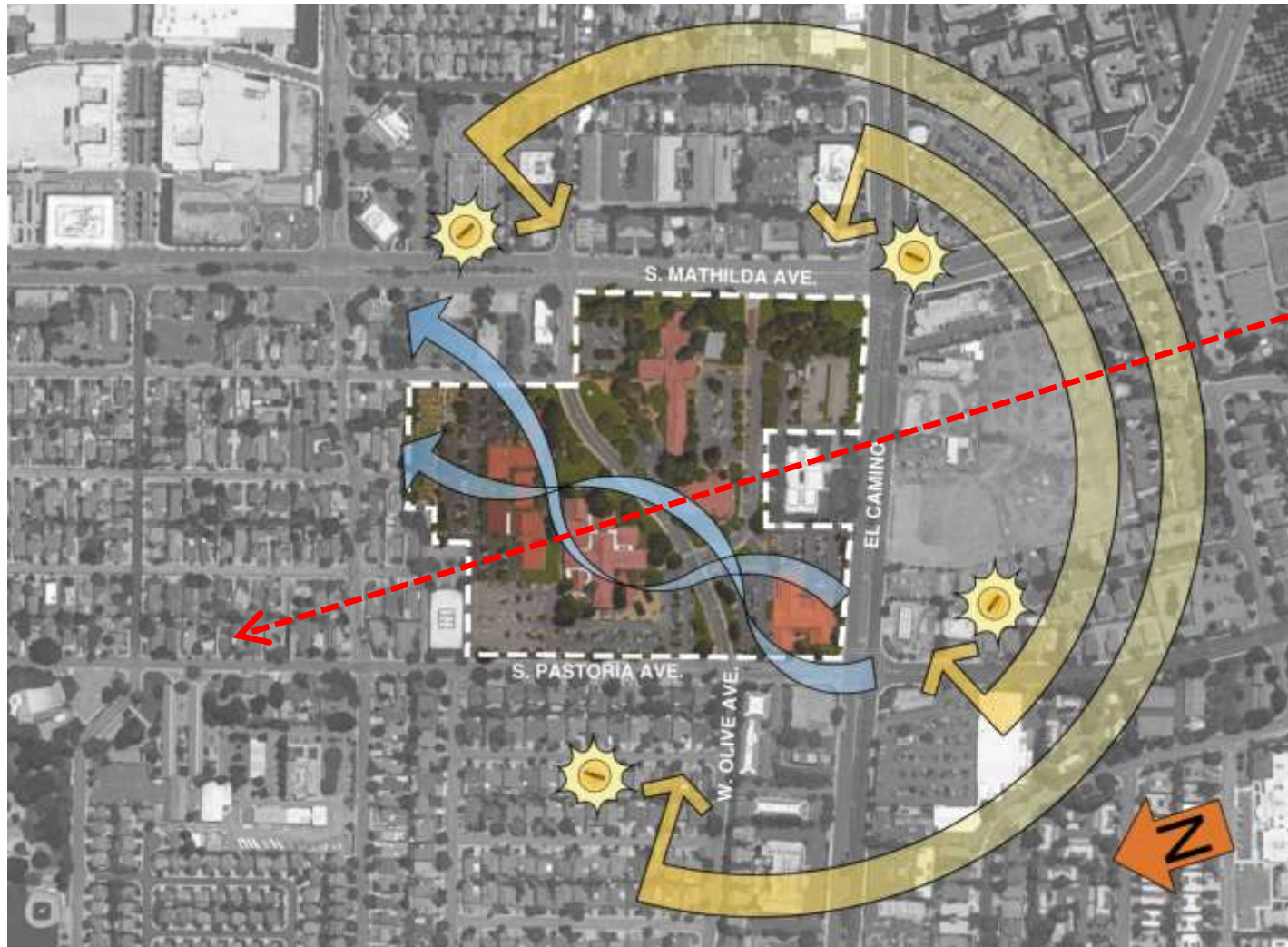


Site Background - Zoning Information

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' (1 st story) 25' (2 nd story) Side: 4' (1 st story) 7' (2 nd story)	30' 2 stories max.
R-2 Single-Family Residential	Front: 20' (1 st story) 25' (2 nd story) Side: 4' (1 st story) 7' (2 nd 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





Existing Site Photos & Landscape Images

- More Images are included in Background Information Packets

All American towards City Hall





Commission Workshop – Key Findings



Commission Workshop – Key Findings

- *Key Findings content is pending*



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

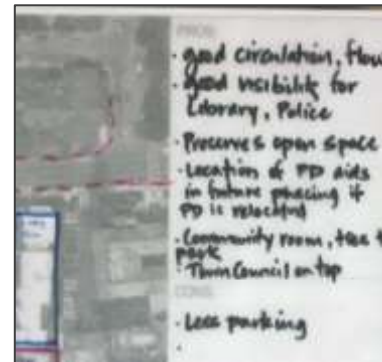
Roles

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*)

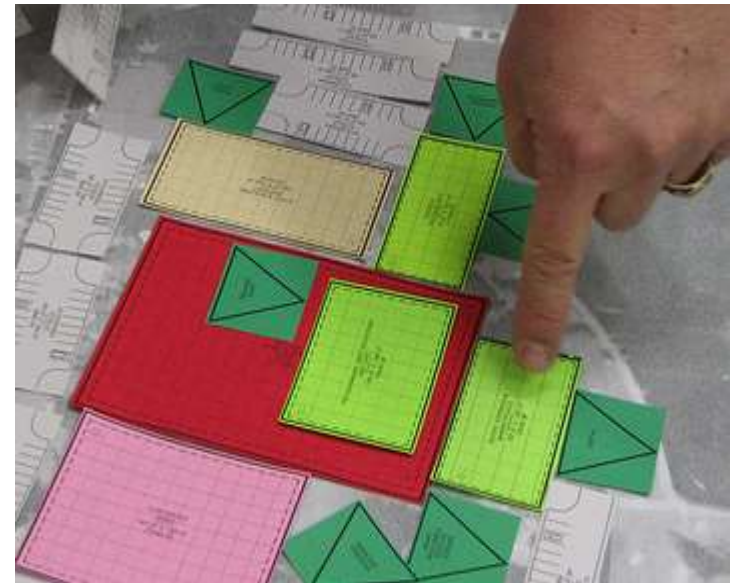
- Ensures Group Participation
- Keeps the Focus





Exercise Instructions - Resources

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





Exercise - Part #1

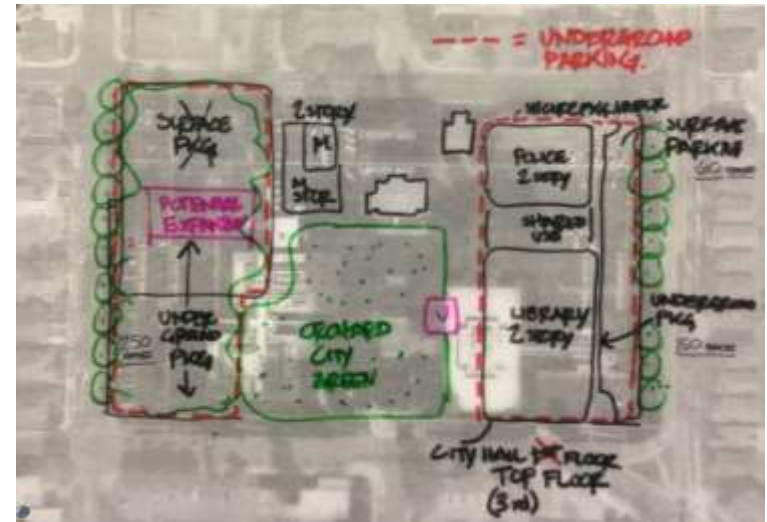
- **Small Group - 50 minutes**
 - Develop at least 2-3 Schemes
 - Document Each Idea on Trace Paper
 - Identify Opportunities and Constraints
- **Presentation of Schemes (2 minutes each Team)**
 - Opportunities and Constraints Discussion
 - Direction for Additional Development





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**

- Council Study Session, October 27th

- **Feedback**



Thank You



ANDERSON BRULÉ ARCHITECTS

**SUNNYVALE CIVIC CENTER MODERNIZATION
Community Workshop**

MEETING DATE: October 3, 2015

REGARDING: Meeting

MEETING TIME: 9 AM – 12 PM

ABA PROJECT #: 14-1201-1

LOCATION: Sunnyvale Senior Center

Minutes

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 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. Background Presentation

III. Public Comment

- A. The schedule was adjusted to allow for the following public comments:
- B. Scenarios are not necessarily restricted to two stories, the City can change the zoning requirements, but schemes should consider the height limit to be 75'.
- C. One community member was concerned about the size of the draft library program. They believed that a 117,000 SF library is gigantic and would place it as the 9th largest in the state. They also mentioned that although the population has grown, libraries have also changed. People have started using e-books more. Now, libraries are intended more for kids.
- D. Other cities have a main library and then several branch libraries.
- E. Wi-Fi has been brought up multiple times citing the brick as being an issue. Repeaters could be used instead to mitigate this issue.
- F. One community member commented that she was at the Commissions workshop and the trees were not mentioned unless a participant brought it up. She wanted to make sure that trees were being considered. She shared a map and picture of various trees on the site. She recalled that when surveys were done trees were ranked in fourth place by the community.
- G. Groups do not need to consider what the commissions did at their workshop and can create their own ideas.
- H. Groups are encouraged to use the same program as everyone else for consistency and for the sake of comparison.
- I. One community member chooses to go to the Santa Clara library to work on a genealogy project because it has better resources and workstations. The Sunnyvale library should be improved.

- J. Sunnyvale is at center of innovation and adding square footage is not the answer for city hall or the library. Self-check and self-return make it more efficient and more technology should be used. Consider that these plans will be for the next 50 years.
- K. One community member commented that they just joined the community garden and feel that it is important. There should be an emphasis on open space, native planting, and less grass.
- L. Another community member was concerned about the following points:
 - 1. People outside Sunnyvale use the library, is it being enlarged for them?
 - 2. She expressed concern about the types of library programs being offered, such as: nail painting and fixing toasters. She would prefer to see health and water programs.
 - 3. She was concerned about the health risks of the existing Wi-Fi and further concern about expanding Wi-Fi on people's health.
 - 4. There should be books to read.
- M. Another community member was concerned about the following points:
 - 1. Reduce parking spaces by using a shuttle with stops at Caltrain, City Hall, and the Community Center. There should also be a parking program for employees.
 - 2. Use solar panels for shade over parking.
 - 3. The survey input from the farmers market should be screened for Sunnyvale residents only.
- N. A community member recommended the City should study 21st century approach to libraries. They also felt that doubling the size of the library is a false assumption.
- O. One community member commented that they still didn't see a teen center included even though they requested it at previous meetings.

IV. Exercise - Part 1

- A. Workshop attendees chose which scenario they wanted to work on. The scenarios they were able to choose from included; Prioritizing Lower Cost to Public, Prioritizing Reuse, and Prioritizing Open Space. They were introduced to the exercise, had time to work on it together, and at the end each group presented their key findings back to the large group. Following is a summary of what was presented.
- B. Prioritize Reuse - Group 2
 - 1. Remove the East wing of City Hall and build a new two-story addition to house additional City Hall needs, Nova, and the shared space.
 - 2. Reuse of existing annex for City Hall functions
 - 3. Reuse of existing Public Safety building with adjacent expansion and secure parking below.
 - 4. Use Public Safety parking lot along Olive for secure underground parking with surface parking above for public.
 - 5. Remove temporary annex
 - 6. Reuse existing library and add adjacent two story expansion
 - 7. Remove business center buildings to increase green space and expand the community garden
 - 8. Plus
 - a) Focus city staff around two story parking structure
 - b) Retain existing surface parking throughout site
 - c) Majority of two story parking is out of view of the neighbors
 - d) City Hall addition could be a nice opportunity to be a feature along Mathilda that is visible as people drive by, so there is a presence there.
 - e) The group kept the area north of olive for open space and the library. These uses are the main attractions for people visiting the site and this way they are grouped together.
 - f) Reuse as much as possible
 - g) Preserve the majority of the trees
- C. Open Space – Group 1
 - 1. Scheme 1
 - a) Removed Olive and provide access road that is currently part of All American Way.
 - b) Maintain the community garden where it is, with a possible expansion
 - c) Group open space together rather than in pieces
 - d) Create a park and keep the trees
 - e) Keep library near the open space
 - f) Solar panels on all buildings
 - g) 2-3 stories in most cases to maximize open space
 - h) Lots of underground parking beneath the buildings. Consider those costs.

- i) Rebuilding same uses in existing building locations
 - 2. Scheme 2
 - a) Concentrate buildings along El Camino
 - b) Rest is open space, except for parking to provide access
 - c) The café would serve all buildings
 - d) Contain traffic mostly to El Camino with some on South Pastoria
 - e) Preserve the trees
 - f) Lots of underground parking beneath the buildings. Consider those higher costs.
- D. Open space – Group 2
 - 1. Scheme 1
 - a) The group had a debate about Olive
 - b) Put parking under a new library
 - c) Open space connects to the new library
 - d) Buildings are grouped in one location
 - e) Kept open space at the corner of Mathilda and El Camino
 - f) The group kept the access to the site that is currently available off of Mathilda
 - g) Secure parking under police
 - 2. Scheme 2
 - a) Concentrating buildings together on S. Pastoria with a central courtyard allowed maximum open space and shared parking
 - b) Easy to walk between buildings
 - c) Open space is concentrated on Mathilda
 - d) This group acquired the courthouse in this scenario and used the space for a teen center and a parking structure.
 - e) One con of this scheme is that it's not as interesting from Mathilda
- E. Open Space –Group 3
 - 1. Scheme 1
 - a) Green space is in a contiguous chunk
 - b) Buildings were moved to the center of the site and clustered
 - c) Parking garage is in the center to serve the buildings clustered around it
 - d) City Hall, NOVA and Shared Space are together in the same building
 - e) The group felt that the library size could be decreased by a third and could be accommodated through renovation of the existing Library plus an addition.
 - f) Public Safety was left in it's original location at El Camino and S. Pastoria, with Public Safety expansion being accommodated off-site.
 - g) Minuses:
 - 1) The group thought that parking breaking up green space was an issue.
 - h) Pluses:
 - 1) Prefer the building locations in the scheme
 - 2) Support trails and paths
- F. Open Space –Group 4
 - 1. Scheme 1
 - a) Worked to optimize green and preserve existing buildings
 - b) This group chose to reduce the square footage the library program calls for and instead increased the existing square footage by 50%.
 - c) They felt Public Safety might be better at a different location, but kept the building to be used for something else, perhaps a teen center.
 - d) Used courthouse space as a defensive approach
 - e) They removed Olive as a thru street, but the scheme still provides access from each side of the site
 - f) Flow connecting to community gardens, kept garden where it is
 - g) The café could be grouped with the library
 - h) Preserved redwood groves and trees
- G. Reuse – Group 1
 - 1. Scheme 1
 - a) Kept existing services in existing locations
 - b) Kept the existing Public Safety but added an adjacent expansion with parking below
 - c) Reused the existing Library with an adjacent addition and underground parking







- d) The existing Offices location was the perfect place to put NOVA
 - e) Preserved existing trees along Mathilda, and important tree clusters within the site
 - f) The group felt that expanding City Hall toward Mathilda and having a stronger entry and dedicated parking gave City Hall more presence.
 - g) The group felt it was a negative that there is so much surface parking
 - h) The largest positive is that the group reused most of site
 - 2. Scheme 2
 - a) Kept the Library where it is, but enlarged with an adjacent addition with shared space
 - b) The Café is placed within the Library, where it sits adjacent to open space
 - c) The Community Garden and Library are served by mostly existing surface parking
 - d) The group placed green space immediately adjacent to Olive on both sides and kept important tree groves throughout the site
 - e) City hall was again expanded toward Mathilda for a stronger presence
 - f) The group chose to reduce the recommended program for Public Safety and moved Public Safety storage offsite.
 - g) Preserved trees along Mathilda, as well as important groves within the site
 - h) Added surface parking along All American Way– it's more convenient than a structure
- H. Lower cost
 - 1. This group had concerns about the sale or lease of land. The group also suggested the possibility of a land swap with courthouse property?
 - 2. Scheme 1
 - a) They felt that if land was to be sold or leased for development the most valuable location would be along El Camino or Mathilda
 - b) The group chose an office development over housing or a hotel for the set aside land
 - c) They worked to preserve trees and greenspace
 - 3. Scheme 2
 - a) In their second scheme, they chose to close Olive
 - b) The scheme preserved a central green space with buildings clustered around
 - c) City hall was given frontage on Mathilda
 - d) The connections to access parking were challenging and possibly inadequate
 - e) The group felt that Office space along El Camino would be the most beneficial and it should be limited to two stories.
 - f) The group also felt that any office design should be integrated with the architectural design of the Civic Center
 - g) The group questioned the size of the library program and believed the footprint should be kept smaller.
 - h) In thinking about future steps the group wished to preserve Sunnyvale character of the site and buildings
- V. Large Group Discussion
 - A. Open space being contiguous or separate could be a major design consideration
 - 1. If separate, would this mean more opportunity for sell off at a later date?
 - B. A community member asked if NOVA should be so close to City Hall and believes it needs more evaluation.
 - C. Mass buildings together and utilize shared space between them. Potential uses could be:
 - 1. Meeting spaces
 - 2. Parking
 - 3. Idea of Civic Center complex + Sunnyvale Central Park
 - D. In response to the idea of clustering the green space at the Civic Center onto one side of the site, one participant expressed concern about safety. She suggested that if, for example, parents were doing business at one side of the site while their children played at the other, the distance would be too great to provide a safe environment for the children.
 - E. Preserve trees!
 - F. Existing architecture is a “gem”! in the future, we might feel more strongly about preservation
 - G. Is open space really necessary given the proximity to Washington Park?
 - H. Sustainability should be emphasized
 - 1. Particularly consider bicycle access/paths
 - 2. Could the number of cars on site be decreased?
 - I. There was concern about sale/lease of land

- J. One participant explained that Sunnyvale is comparable in size (area) to Manhattan, but has much less park area per square foot. He suggested that this reinforces the idea that Sunnyvale needs more parks/green space, and that the Civic Center should be utilized to provide this.
 - 1. Personal value
 - 2. Environmental value
- K. Solar panels above parking whenever possible
- L. Large continuous parks/green space
- M. There was a question by community members about the possibility of satellite or branch libraries rather than a single larger library.
- N. A point was made about addressing the homeless issue.
- O. There was concern about smaller green spaces being more vulnerable to sale later on
- P. Consider the opportunity for the flow of pedestrians/cyclists through site
- Q. There was some concern about clustering buildings too densely
- R. Safety should be considered for children and seniors

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.

LOW COST SCENARIO A1-1

1,200 TOTAL PARKING SPACES

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



S. MATHILDA AVE.

DEVELOPMENT
AREA
(OFFICES)

TREES

PARKING
STRUCTURE
300 STALLS
2 STORIES ABOVE

CITY HALL
2 STORIES
100 PARKING
STALLS BELOW

PARKING
LOT
70 STALLS

EXISTING
COMMUNITY
GARDEN

OPEN
SPACE

ART

PLAY
GROUND

AMPHI-
THEATRE

NOVA &
SHARED
SPACE
2 STORIES

PARKING LOT
50 STALLS

PARKING LOT
30 STALLS

LIBRARY
2 STORIES

PARKING LOT
400 STALLS

PUBLIC SAFETY
EXPANSION
150 SECURE
PARKING STALLS
BELOW

PARKING
LOT
100 STALLS

EXISTING
PUBLIC
SAFETY

W. OLIVE AVE.







EL CAMINO

S. PASTORIA AVE.



LOW COST SCENARIO A1-2

1,080 TOTAL PARKING SPACES

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



S. MATHILDA AVE.

TREES

CITY HALL
2 STORIES

PLAY
GROUND

NOVA &
SHARED
SPACE
2 STORIES

PARKING
STRUCTURE
300 STALLS
3 STORIES ABOVE

DEVELOPMENT
AREA
(OFFICES)

EXISTING
COMMUNITY
GARDEN

PARKING LOT
50 STALLS

ART

PLAZA

LIBRARY
2 STORIES
150 PARKING
STALLS BELOW

PLAZA

OPEN
SPACE

AMPHI
THEATRE

GATHERING
SPACE

PARKING
STRUCTURE
300 STALLS
2 STORIES ABOVE

PARKING
LOT
100 STALLS

ART

PARKING LOT
150 STALLS

PUBLIC
SAFETY







EL CAMINO

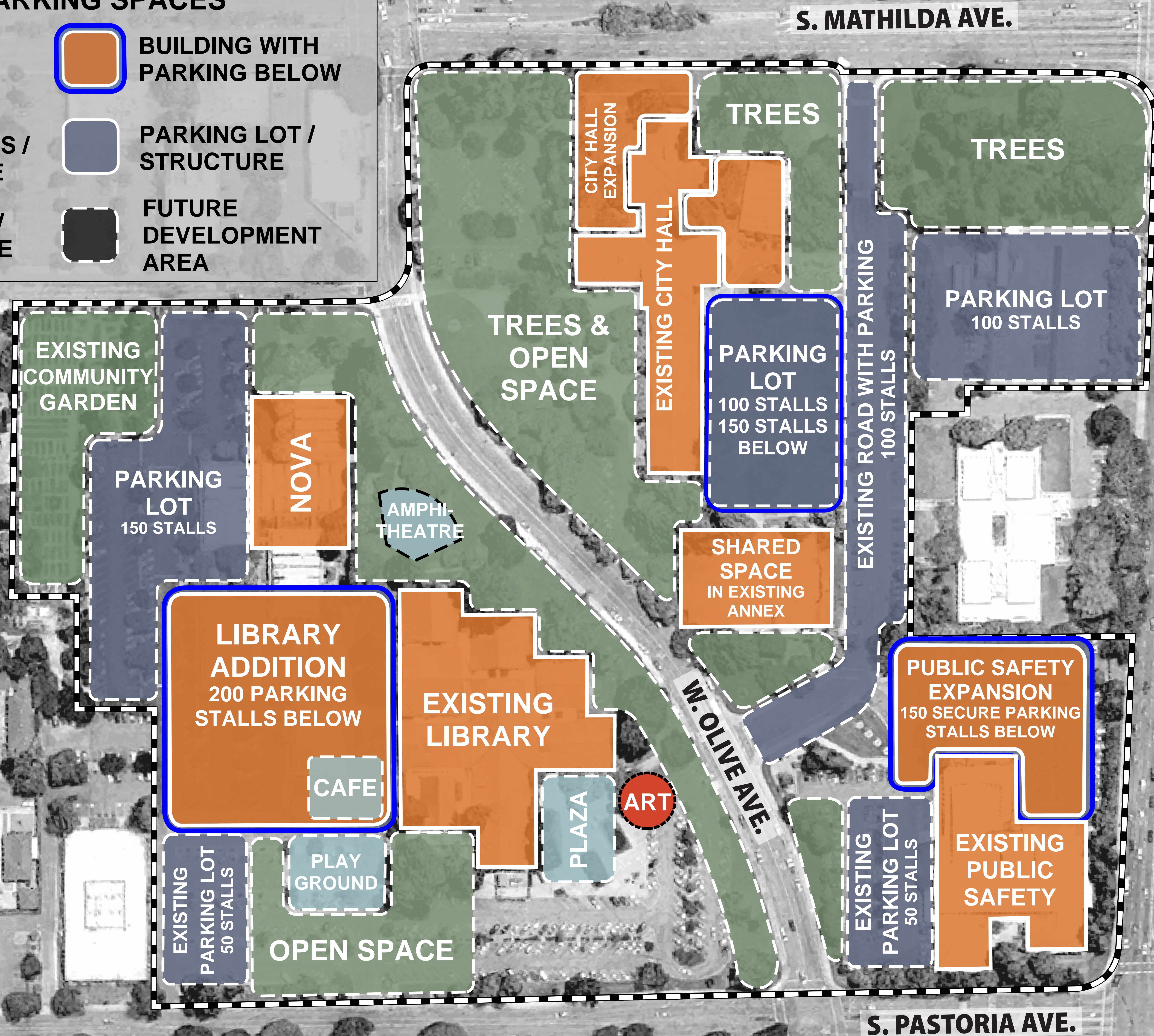
S. PASTORIA AVE.



REUSE SCENARIO B1-1







1,050 TOTAL PARKING SPACES

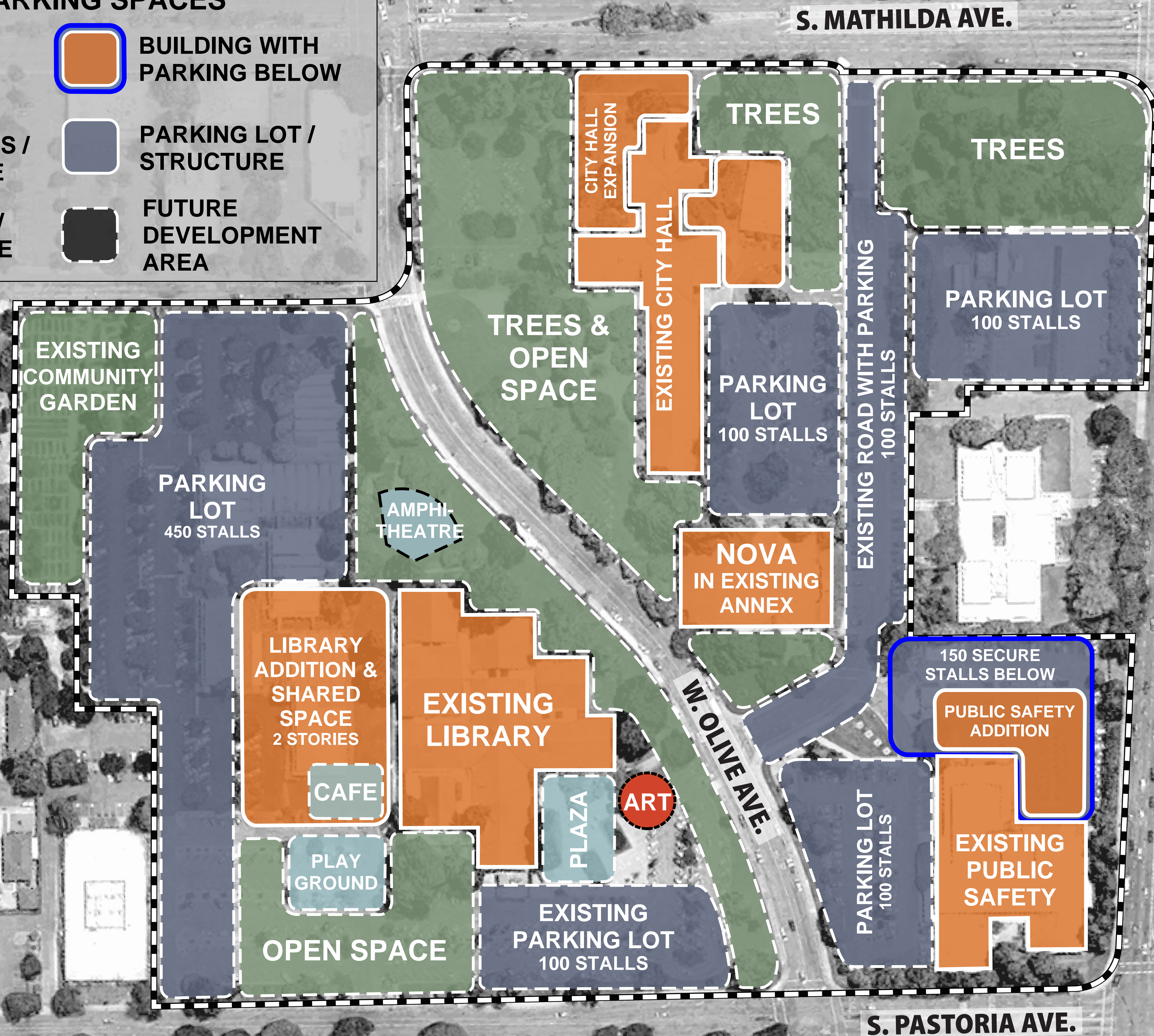
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|--|------------------------------|---|-----------------------------|
|  | BUILDING |  | BUILDING WITH PARKING BELOW |
|  | SMALL STRUCTURES / HARDSCAPE |  | PARKING LOT / STRUCTURE |
|  | GREENERY / OPEN SPACE |  | FUTURE DEVELOPMENT AREA |



REUSE SCENARIO B1-2







1,150 TOTAL PARKING SPACES

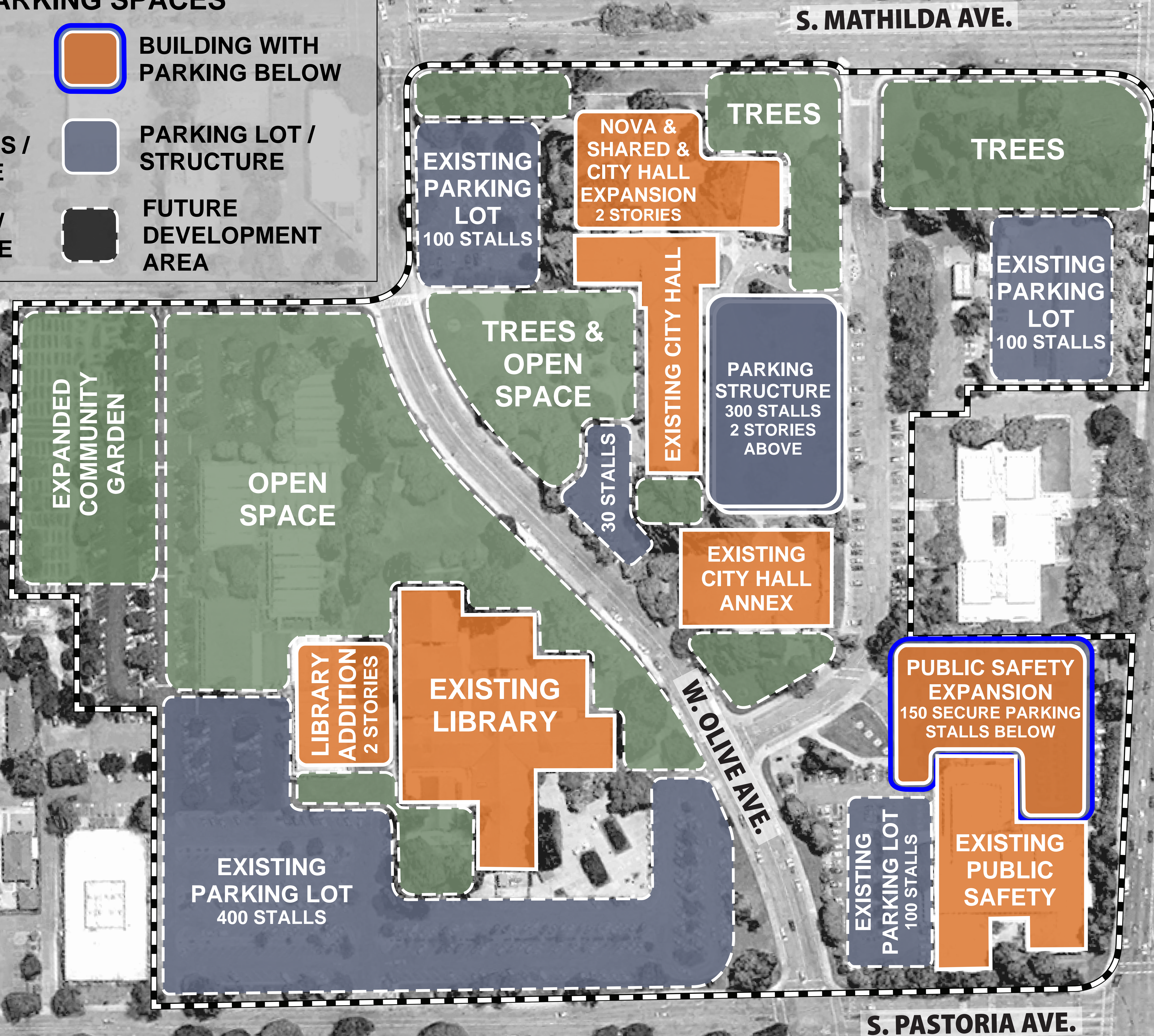
-  BUILDING
-  BUILDING WITH PARKING BELOW
-  SMALL STRUCTURES / HARDSCAPE
-  PARKING LOT / STRUCTURE
-  GREENERY / OPEN SPACE
-  FUTURE DEVELOPMENT AREA



REUSE SCENARIO B2-1






1,080 TOTAL PARKING SPACES

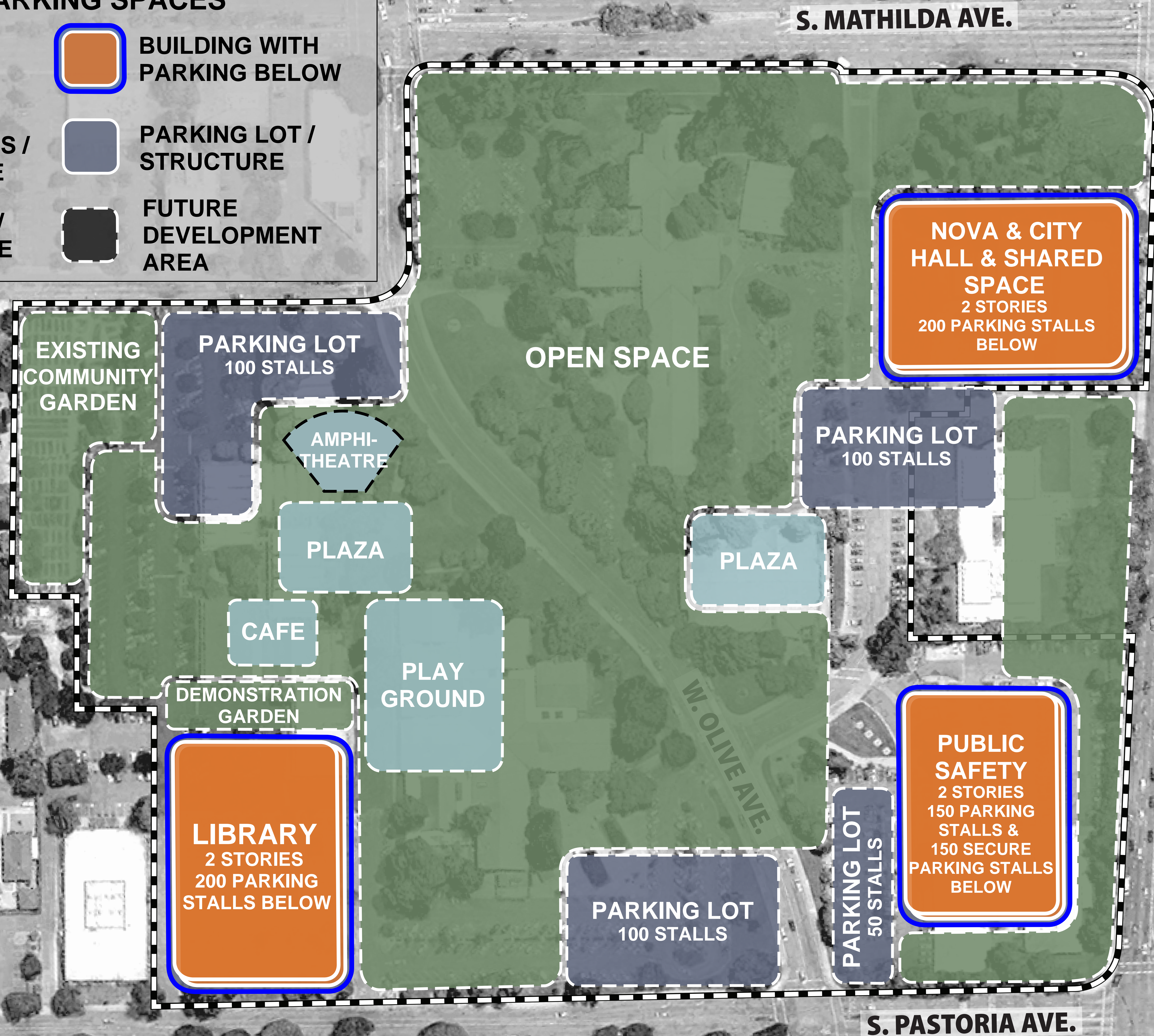
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|---|---|
|  BUILDING |  BUILDING WITH PARKING BELOW |
|  SMALL STRUCTURES / HARDSCAPE |  PARKING LOT / STRUCTURE |
|  GREENERY / OPEN SPACE |  FUTURE DEVELOPMENT AREA |



OPEN SPACE 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 |



OPEN SPACE SCENARIO C1-2

1,150 TOTAL PARKING SPACES

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



S. MATHILDA AVE.

TREES

NOVA & SHARED SPACE
2 STORIES
200 PARKING STALLS BELOW

CITY HALL
3 STORIES
200 PARKING STALLS BELOW

LIBRARY
2 STORIES
400 PARKING STALLS BELOW

PUBLIC SAFETY
2 STORIES
200 PARKING STALLS & 150 SECURE PARKING STALLS BELOW

PLAZA

CAFE

OPEN SPACE

AMPHI-THEATRE

PARKING LOT
100 STALLS

EXISTING COMMUNITY GARDEN

ART

PLAY GROUND

PARKING LOT
100 STALLS

PLAY GROUND

ACCESS ROAD

W. OLIVE AVE.






EL CAMINO

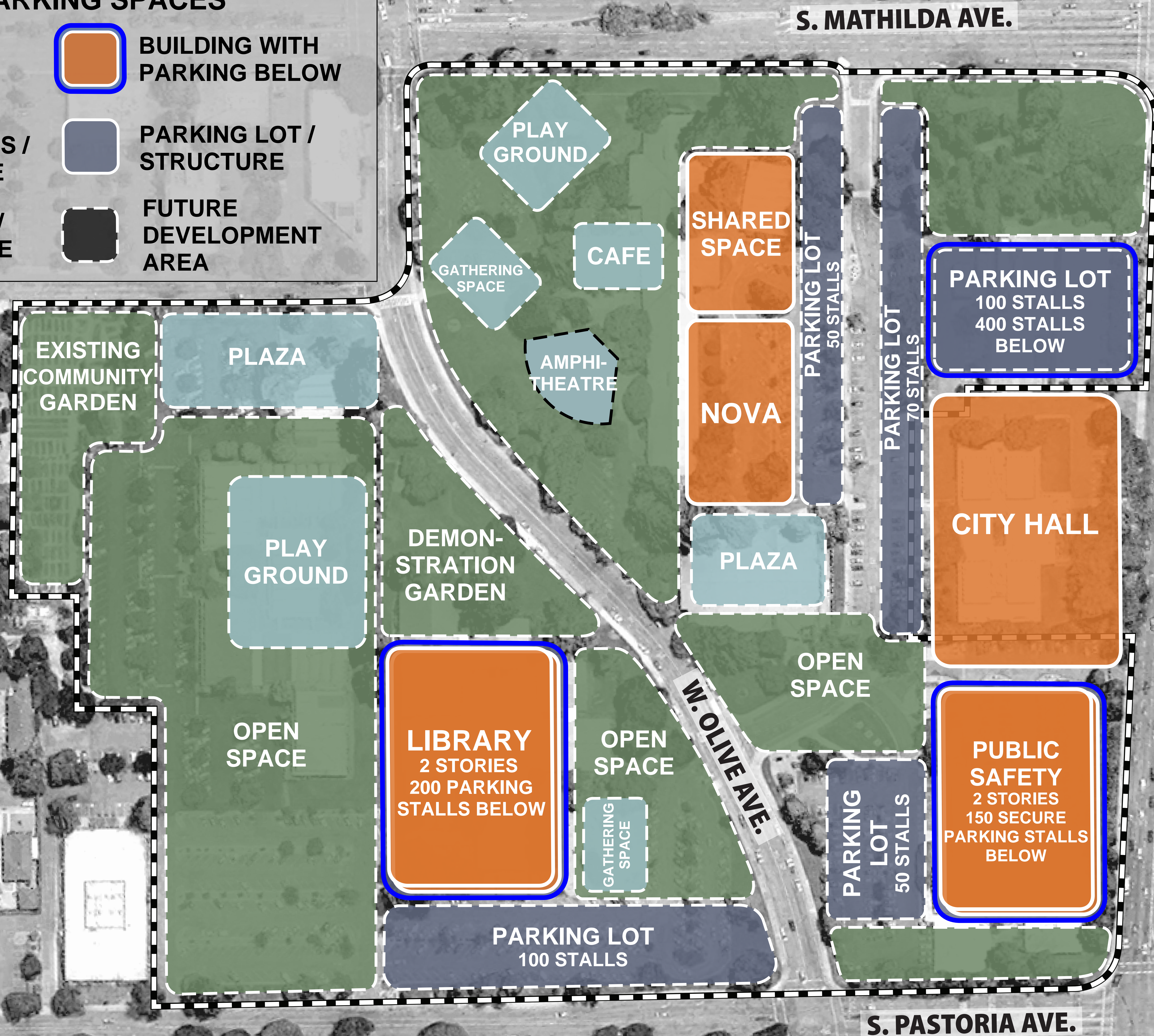
S. PASTORIA AVE.



OPEN SPACE SCENARIO C2-1


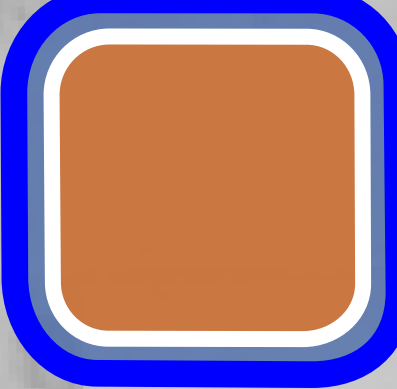


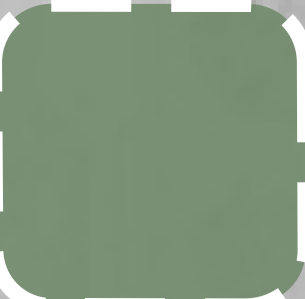

1,120 TOTAL PARKING SPACES

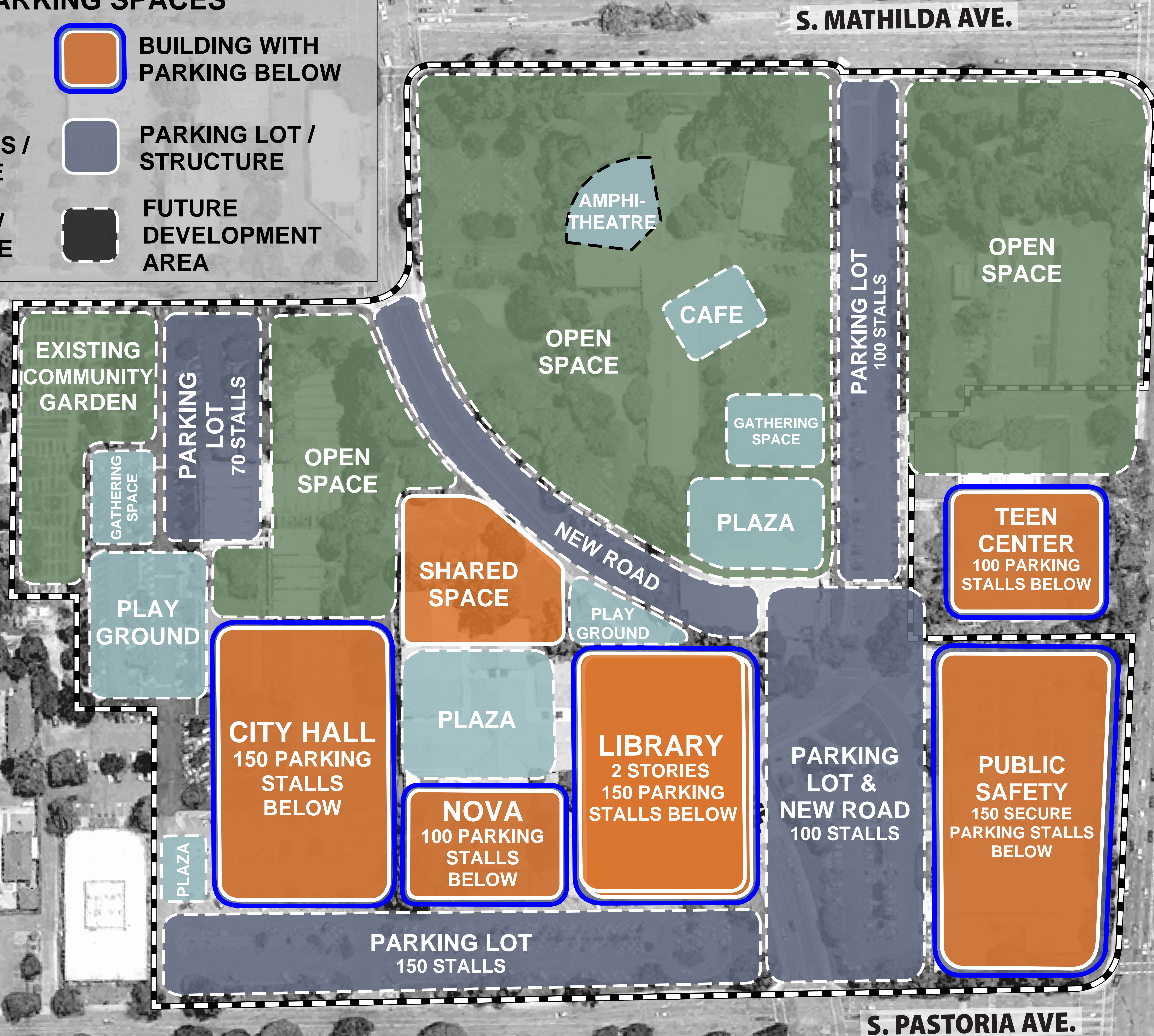
-  BUILDING
-  BUILDING WITH PARKING BELOW
-  SMALL STRUCTURES / HARDSCAPE
-  PARKING LOT / STRUCTURE
-  GREENERY / OPEN SPACE
-  FUTURE DEVELOPMENT AREA



OPEN SPACE SCENARIO C2-2

1,050 TOTAL PARKING SPACES

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



EL CAMINO

S. MATHILDA AVE.

S. PASTORIA AVE.

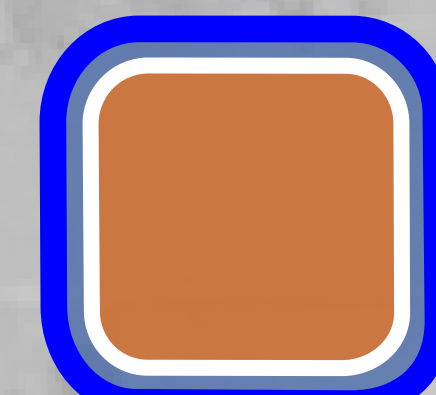


OPEN SPACE SCENARIO C3-1

1,100 TOTAL PARKING SPACES



BUILDING



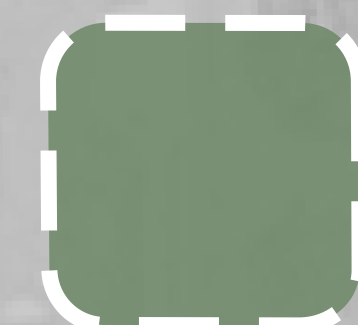
BUILDING WITH
PARKING BELOW



SMALL
STRUCTURES /
HARDSCAPE



PARKING LOT /
STRUCTURE



GREENERY /
OPEN SPACE



FUTURE
DEVELOPMENT
AREA

S. MATHILDA AVE.

OPEN
SPACE

EXISTING
COMMUNITY
GARDEN

OPEN
SPACE

PARKING
100 PARKING
STALLS
150 STALLS
BELOW

CITY HALL &
NOVA &
SHARED
SPACE

LIBRARY

PARKING LOT
150 SECURE PARKING STALLS
100 PUBLIC PARKING STALLS

PUBLIC
SAFETY

PLAZA
250 PARKING STALLS
350 STALLS BELOW






EL CAMINO

S. PASTORIA AVE.



OPEN SPACE SCENARIO C3-2

1,140 TOTAL PARKING SPACES

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

