

CIVIC CENTER MASTER PLAN

CIVIC LIFE

MASTER PLAN ALTERNATIVES

CITY COUNCIL STUDY SESSION



CITY OF CUPERTINO
JULY 7, 2014

FEHR & PEERS



PDC Public Dialogue Consortium



PERKINS
+ WILL

CIVIC LIFE MASTER PLAN

WHY WE ARE HERE TODAY

GET YOUR INPUT TO HELP SHAPE THE OUTREACH TO THE COMMUNITY

RECEIVE FEEDBACK ON THE MASTER PLAN ALTERNATIVES - A
PREVIEW TO THE NEXT CITY COUNCIL MEETING THAT WILL NEED A
DECISION ON A PREFERRED DIRECTION

AGENDA

July 7, 2014

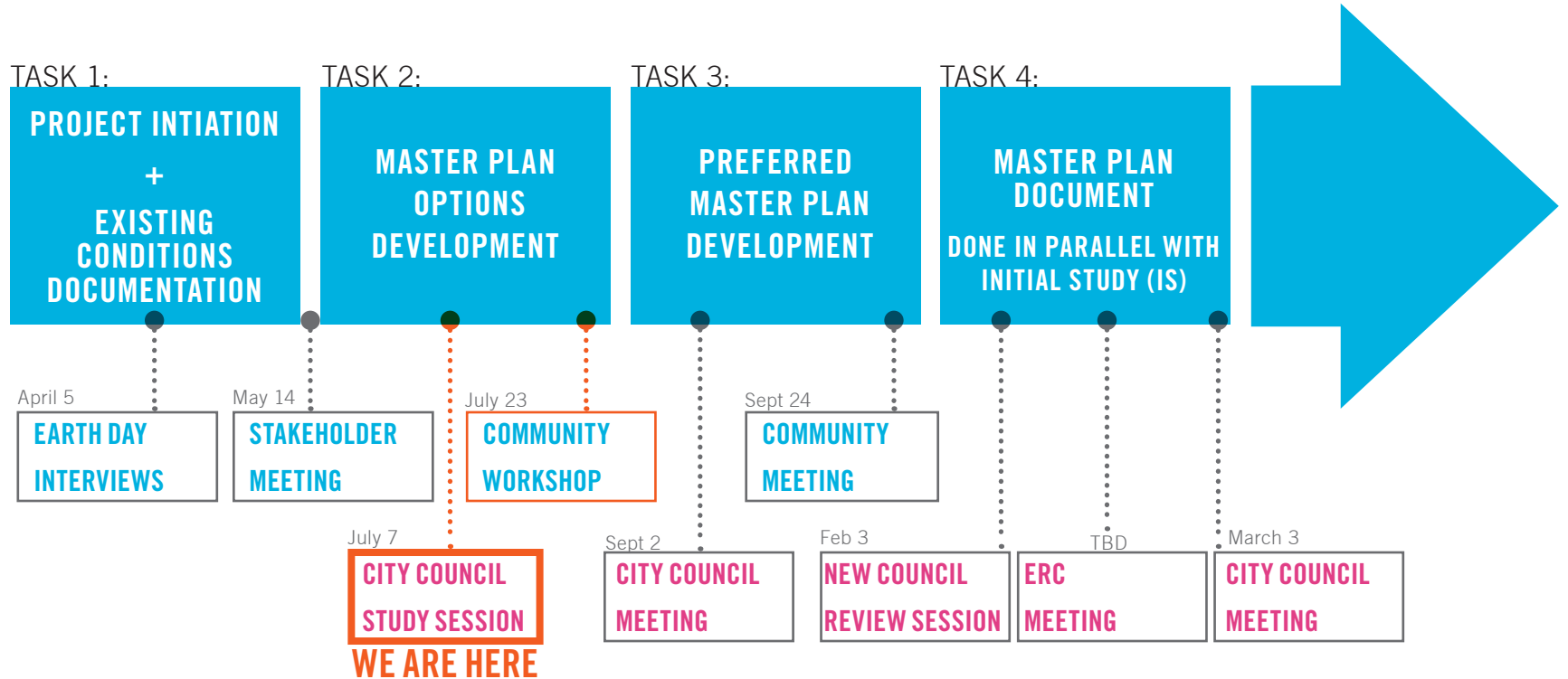
PROJECT TIMELINE

COMMUNITY INPUT

MASTER PLAN + PARKING ALTERNATIVES

DISCUSSION

CIVIC LIFE MASTER PLAN PROCESS TIMELINE



CIVIC LIFE MASTER PLAN
MASTERPLAN FRAMEWORK

CIVIC LIFE MASTER PLAN

GUIDING PRINCIPLES

Improve Ease of Parking

Consider Community Facilities and Programs

Provide Flexibility Over Time

Be Environmentally Sustainable

Replace City Hall for Better Service, Better Identity

Enhance Mobility Choices

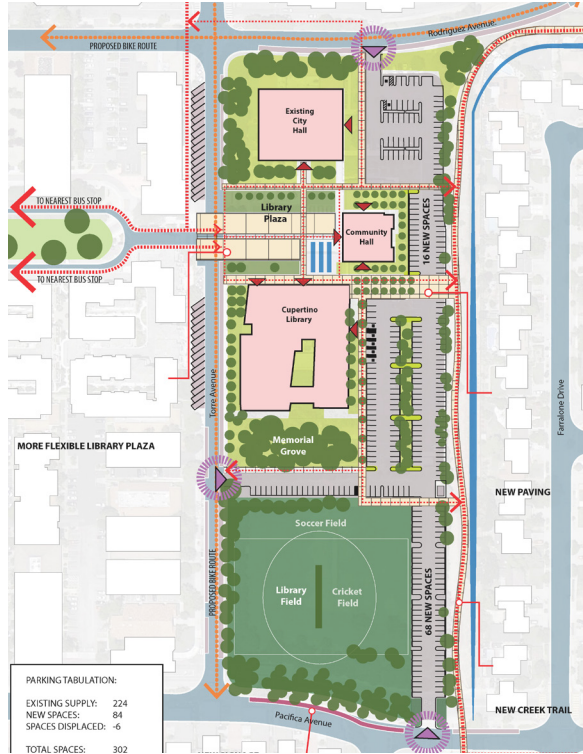
Implement with Minimal Cost and Complexity

Better Serve Cupertino Needs Today & Tomorrow



CIVIC LIFE MASTER PLAN FRAMEWORK

DECEMBER 2012



CIVIC NETWORK



CIVIC YOUTH



CIVIC LIFE

CIVIC LIFE MASTER PLAN PUBLIC ENGAGEMENT

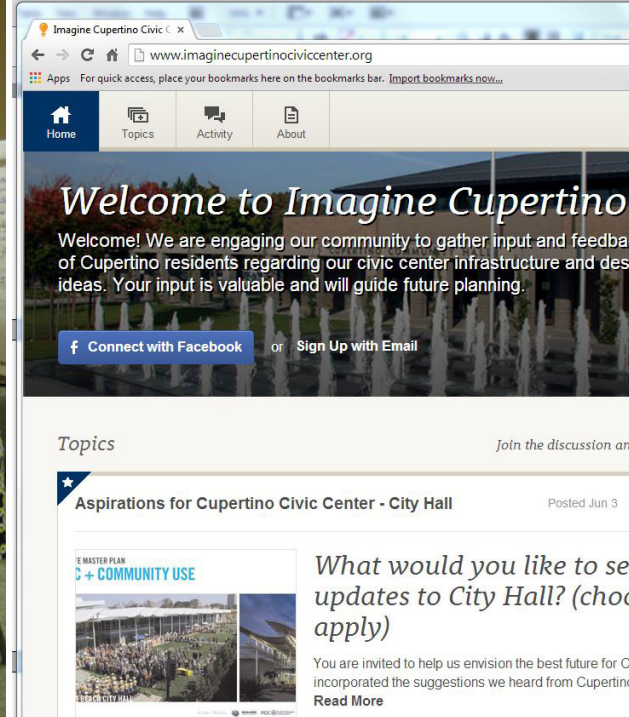


EARTH DAY EVENT

July 7, 2014



STAKEHOLDER MEETINGS



ONLINE FEEDBACK

CIVIC LIFE MASTER PLAN

WHAT WE'VE HEARD...

Parking Solution

A clear need for additional parking was confirmed. Given three alternatives (above grade, underground, and surface) there was a general consensus that underground is preferred to an above grade structure and that additional land for surface lots was less desired than usable open space for the community.

Teen Recreation Center

Overall support for a Teen Recreation Center with varying ideas on where it could be located and how it might serve teens.

Open Space

There is a great appreciation for the open spaces already on site including the Plaza and the Library Field. Many express the desire for more usable outdoor gathering spaces.

Expanded New City Hall

A general excitement exists for what this building could be in the future and how it could reflect the identity of Cupertino. Shared community meeting rooms, quality food, and a welcoming exterior were among the many ideas for the New City Hall.

Sheriff's Office

Reactions were mixed and noncommittal. There were some concerns about the need to accommodate 80 additional parking spaces for the Sheriff's Office.

CIVIC LIFE MASTER PLAN
PROGRAM +
PARKING DEMANDS

PLANNED PROGRAM ELEMENTS

PHASE 1

Library Expansion (Story Room)

2,500 sf extension to existing Library

Teen Recreation Center

Proposed 2,000 sf space for Teen uses

Parking Solution

*Current unmet demand + Library expansion
Teen Recreation center*

PHASE 2

Expanded New City Hall

New City Hall + additional community uses

Sheriff's Office (optional)

12,000 sf space with parking need

Parking Solution

*New City Hall + community uses
Sheriff Office (optional): Additional*

Open Space

Varies in each alternative

PARKING- WORKING ASSUMPTIONS

PHASE 1

Library Expansion (Story Room)

2,500 sf extension to existing Library

Teen Recreation Center

Proposed 2,000 sf space for Teen uses

Parking Solution

*Current unmet demand + Library expansion
Teen Recreation center*

$$\begin{array}{c}
 42 \\
 \text{SPACES} \\
 \text{CURRENT} \\
 \text{UN-MET NEED}
 \end{array}
 +
 \begin{array}{c}
 34 \\
 \text{SPACES} \\
 \text{FUTURE} \\
 \text{DEMAND}
 \end{array}
 =
 \begin{array}{c}
 76 \\
 \text{ADDITIONAL} \\
 \text{SPACES REQUIRED}
 \end{array}$$

PHASE 2

Expanded New City Hall

New City Hall + additional community uses

Sheriff's Office (optional)

12,000 sf space with parking need

Parking Solution

*New City Hall + community uses
Sheriff Office (optional): Additional*

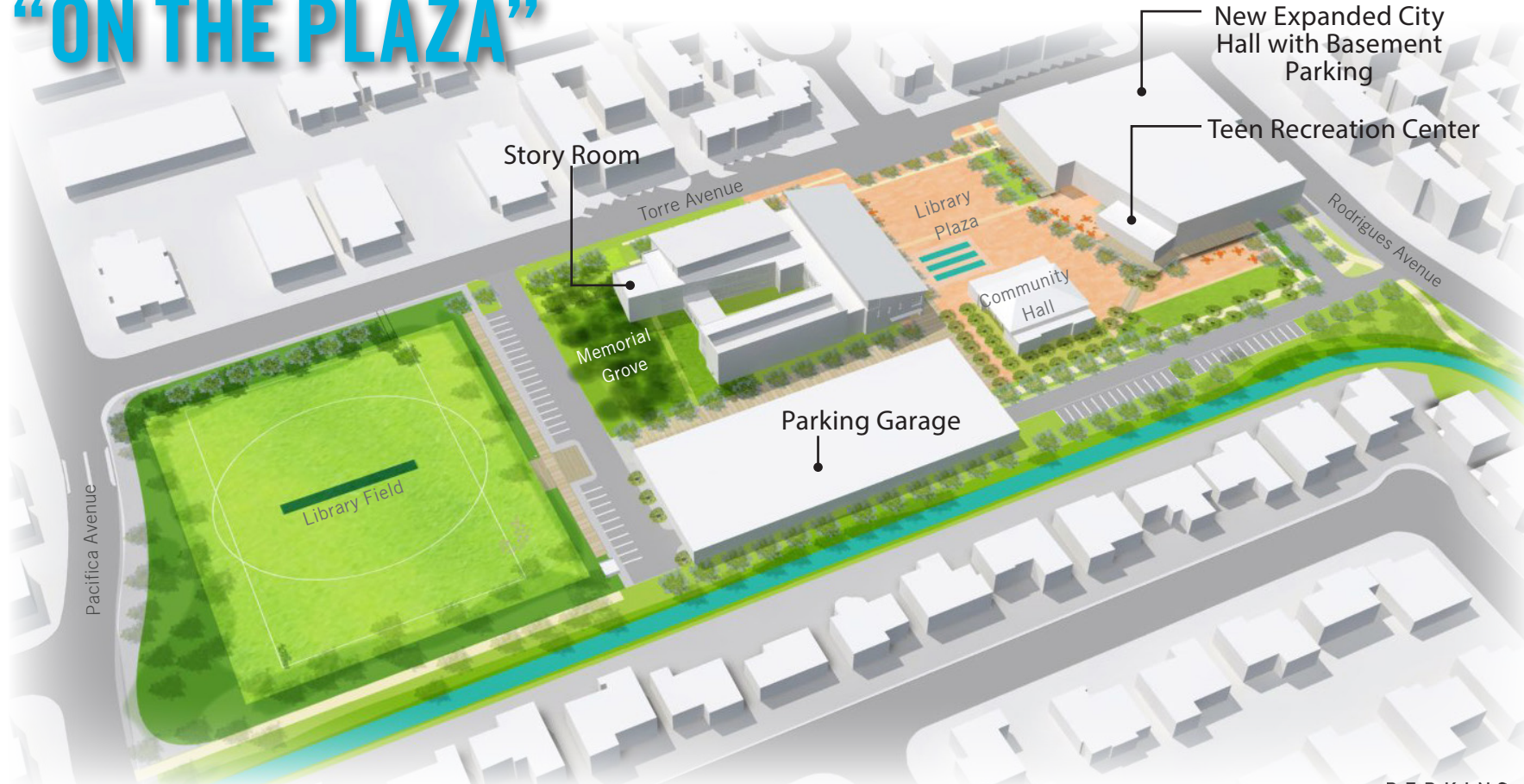
$$\begin{array}{c}
 20 \\
 \text{SPACES} \\
 \text{NEW CITY HALL \&} \\
 \text{COMMUNITY USES}
 \end{array}
 +
 \begin{array}{c}
 (80) \\
 \text{SPACES} \\
 \text{OPTIONAL} \\
 \text{SHERIFF'S} \\
 \text{OFFICE}
 \end{array}
 =
 \begin{array}{c}
 100 \\
 \text{ADDITIONAL} \\
 \text{SPACES REQUIRED}
 \end{array}$$

CIVIC LIFE MASTER PLAN

3 ALTERNATIVES STUDIED

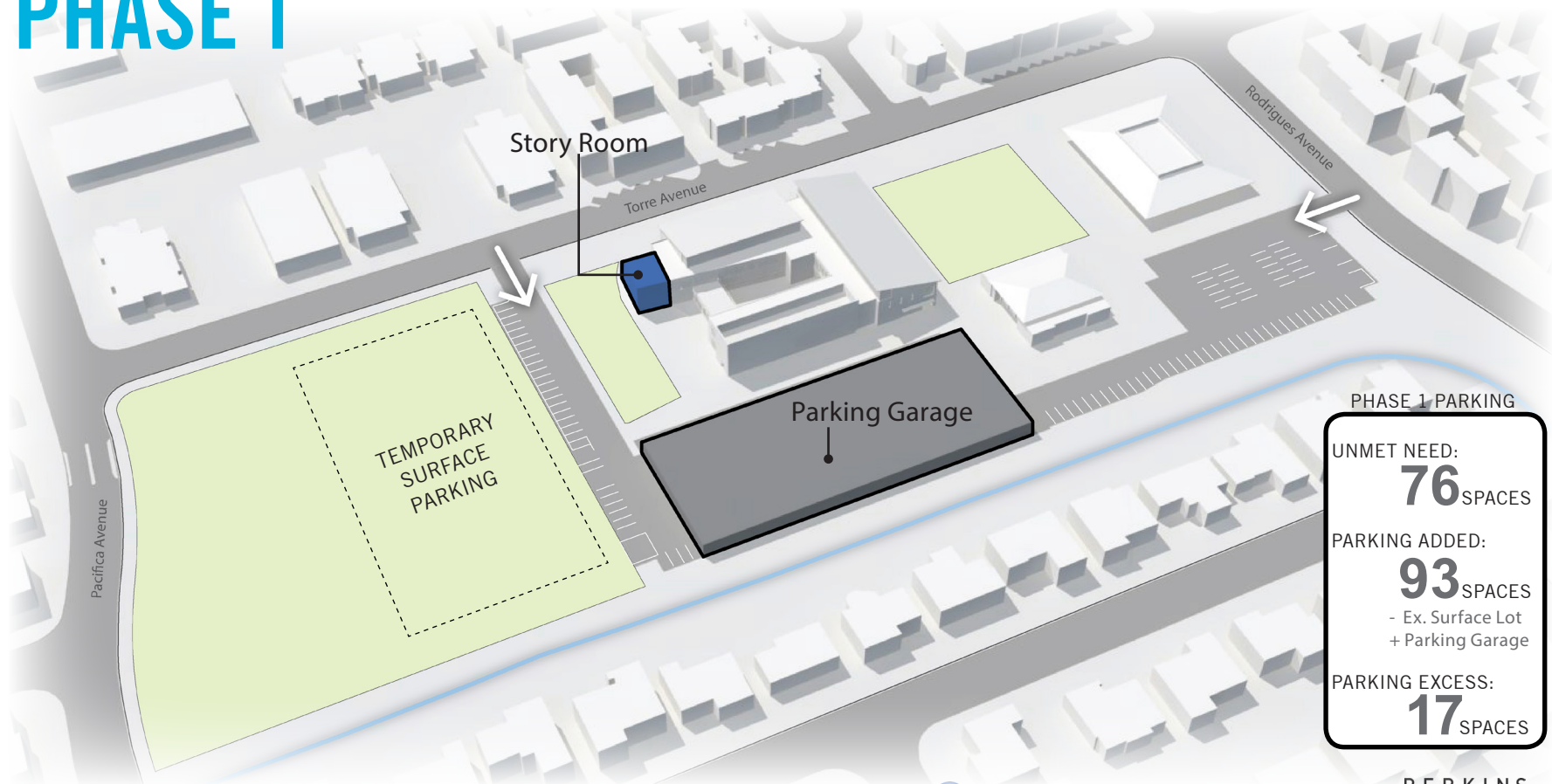
- **ON THE PLAZA**
- **CIVIC GARDEN**
- **ON THE AVENUE**

CIVIC LIFE MASTER PLAN "ON THE PLAZA"



CIVIC LIFE MASTER PLAN- ON THE PLAZA

PHASE 1



PHASE 1-PARKING

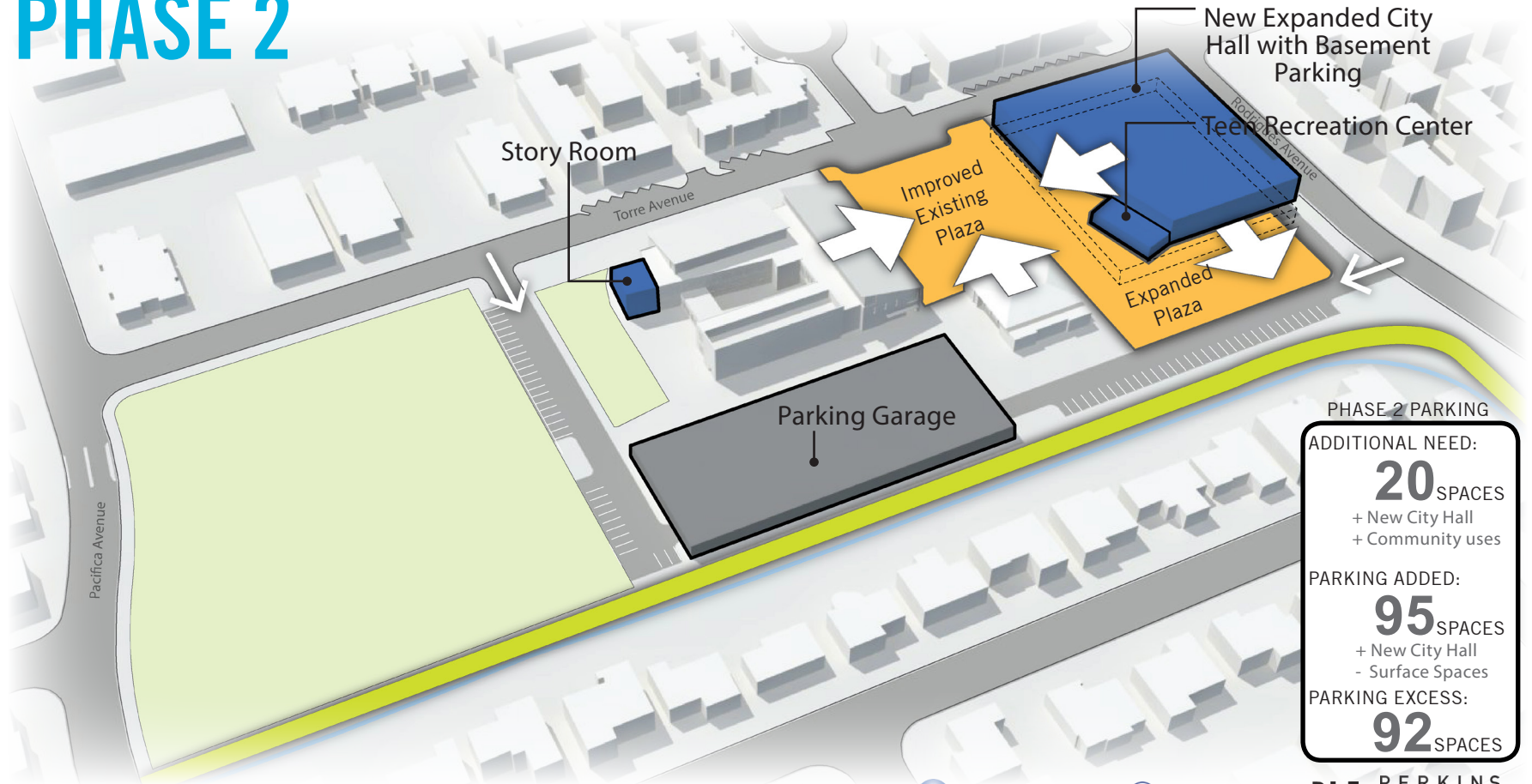
UNMET NEED:
76 SPACES

PARKING ADDED:
93 SPACES
- Ex. Surface Lot
+ Parking Garage

PARKING EXCESS:
17 SPACES

CIVIC LIFE MASTER PLAN- ON THE PLAZA

PHASE 2



PHASE 2 PARKING

ADDITIONAL NEED:

20 SPACES

- + New City Hall
- + Community uses

PARKING ADDED:

95 SPACES

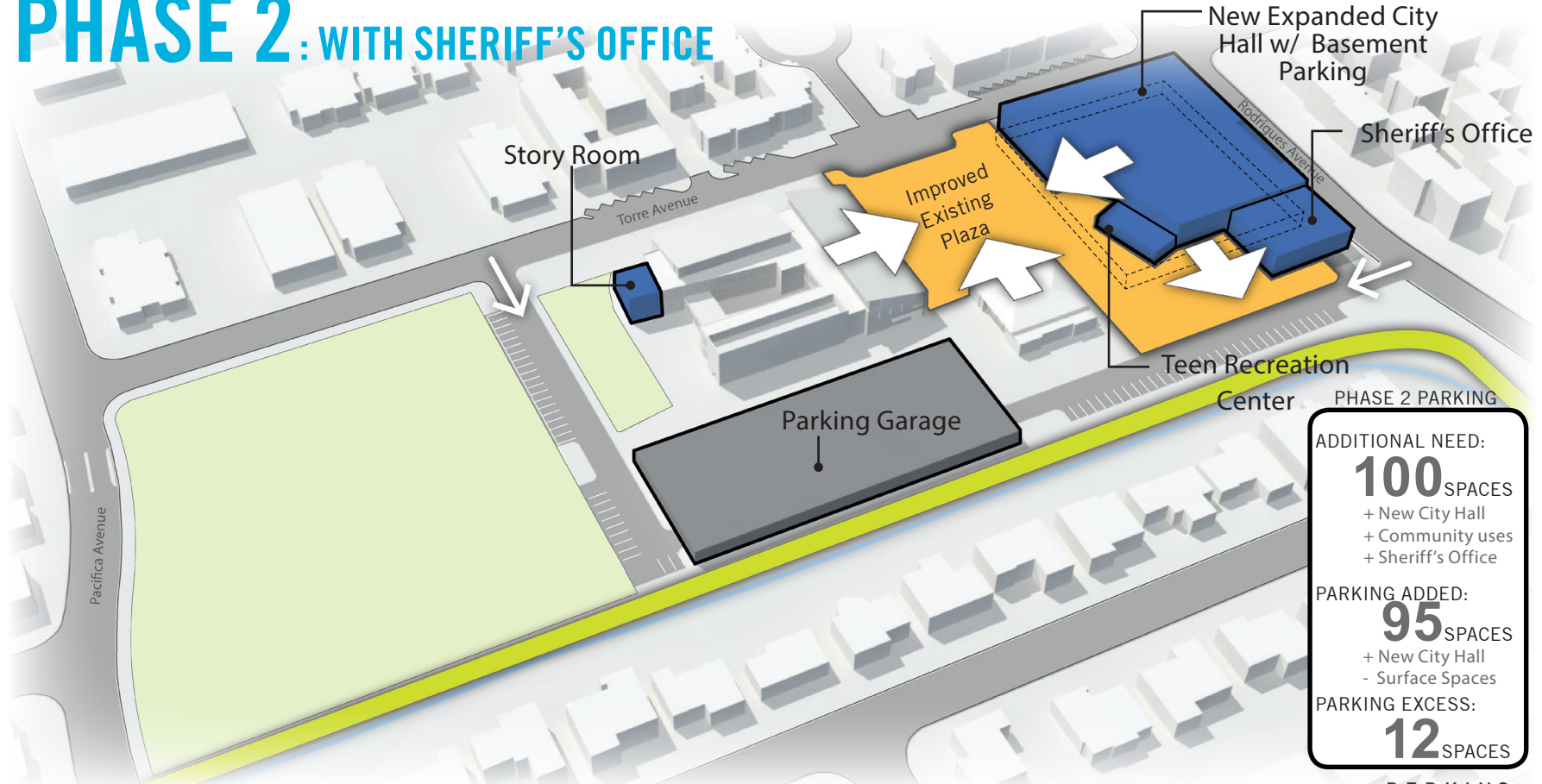
- + New City Hall
- Surface Spaces

PARKING EXCESS:

92 SPACES

CIVIC LIFE MASTER PLAN- ON THE PLAZA

PHASE 2: WITH SHERIFF'S OFFICE



PHASE 2 PARKING

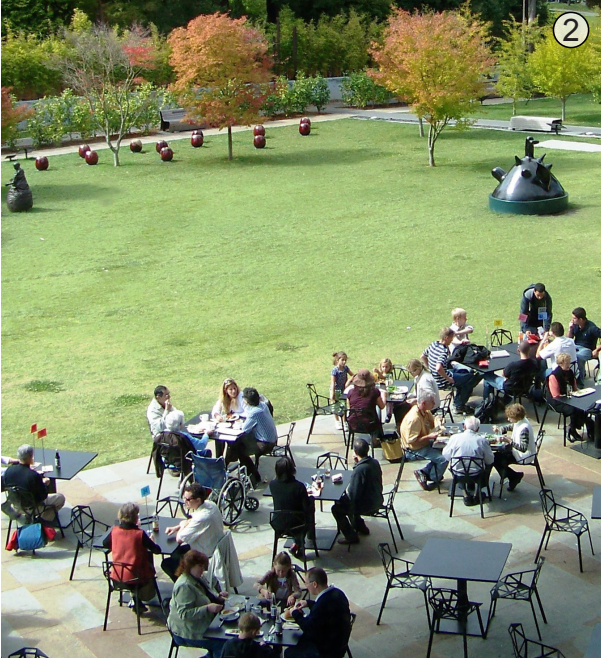
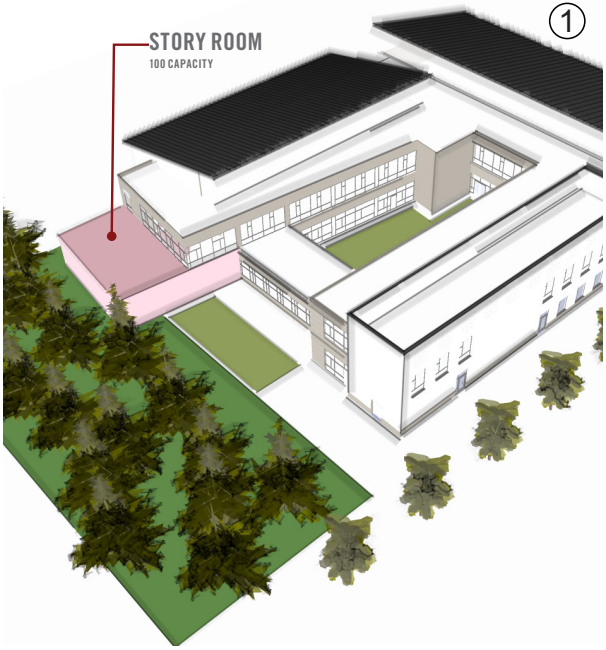
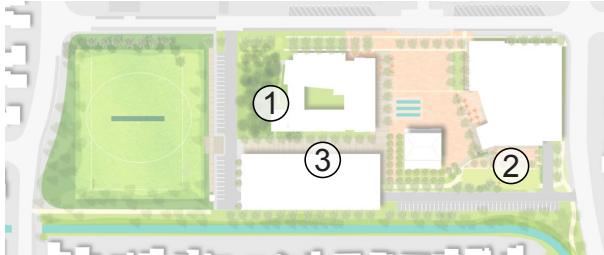
ADDITIONAL NEED:
100 SPACES
 + New City Hall
 + Community uses
 + Sheriff's Office

PARKING ADDED:
95 SPACES
 + New City Hall
 - Surface Spaces

PARKING EXCESS:
12 SPACES

CIVIC LIFE MASTER PLAN- ON THE PLAZA

PRECEDENTS

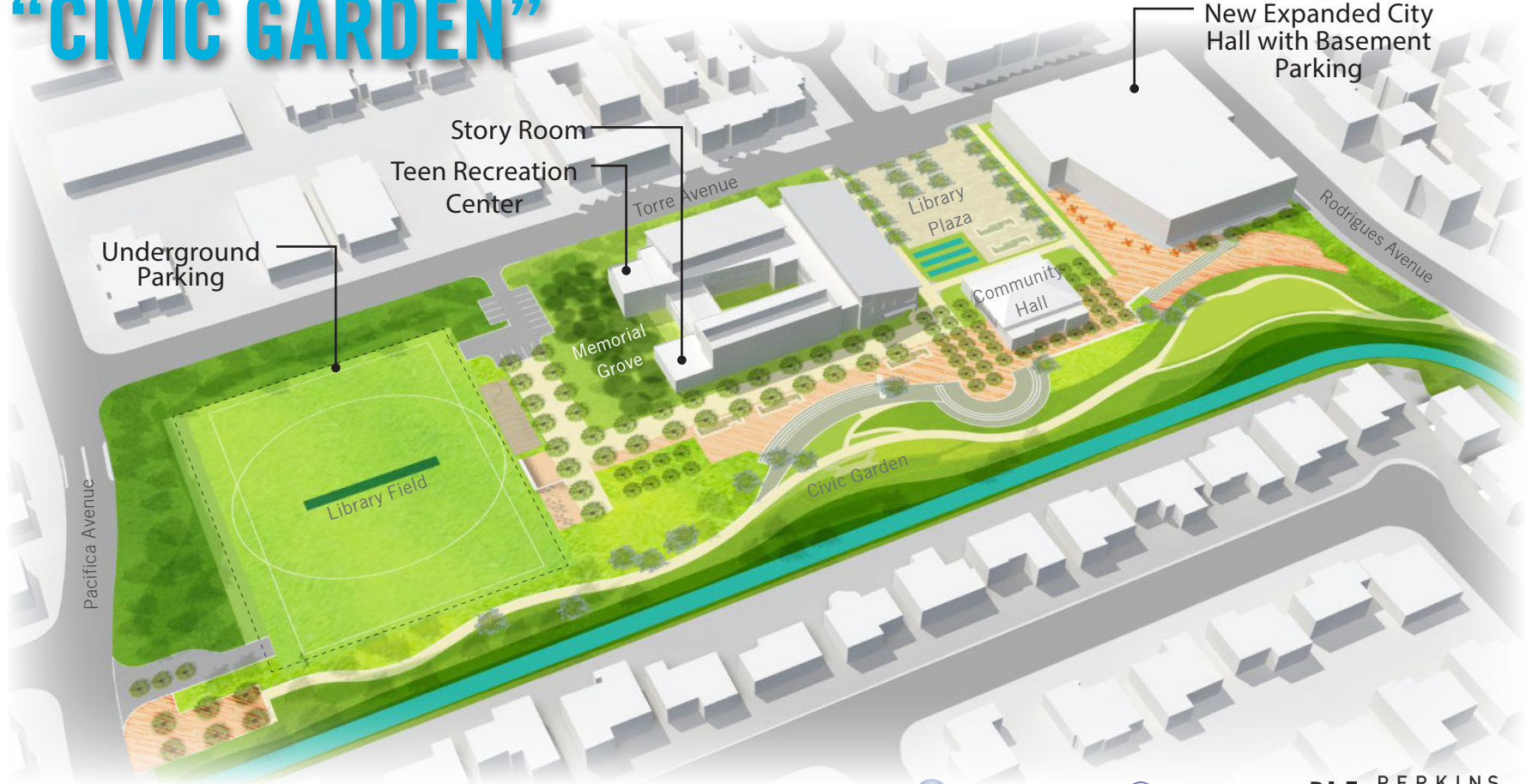


CIVIC LIFE MASTER PLAN- ON THE PLAZA

COST ESTIMATION

	CONSTRUCTION WORK	COST ESTIMATION	PROJECT COST
PHASE 1	Library Expansion (Story Room) <i>2,500 sf extension to existing library Roof deck and relocated break room</i>	\$2.8 M	+ SOFT COSTS (3.7M)
	Site Work	\$1.1 M	
	Parking Garage <i>2 levels, 211 spaces</i>	\$6.4 M	\$13.9 M
PHASE 2	Teen Recreation Center <i>Proposed 2,000 sf space for teen uses</i>	\$2.8 M	+ SOFT COSTS (22.1M)
	Expanded New City Hall <i>Additional community uses</i>	\$37.3 M	
	Basement Parking (below New City Hall) <i>1 level, 140 spaces</i>	\$9.7 M	
	Sheriff's Office (optional) <i>Proposed 12,000 sf building with parking need</i>	\$7.0 M	
	Site Work	\$4.5 M	
TOTAL			\$83.4M
			\$97.3M

CIVIC LIFE MASTER PLAN "CIVIC GARDEN"



July 7, 2014

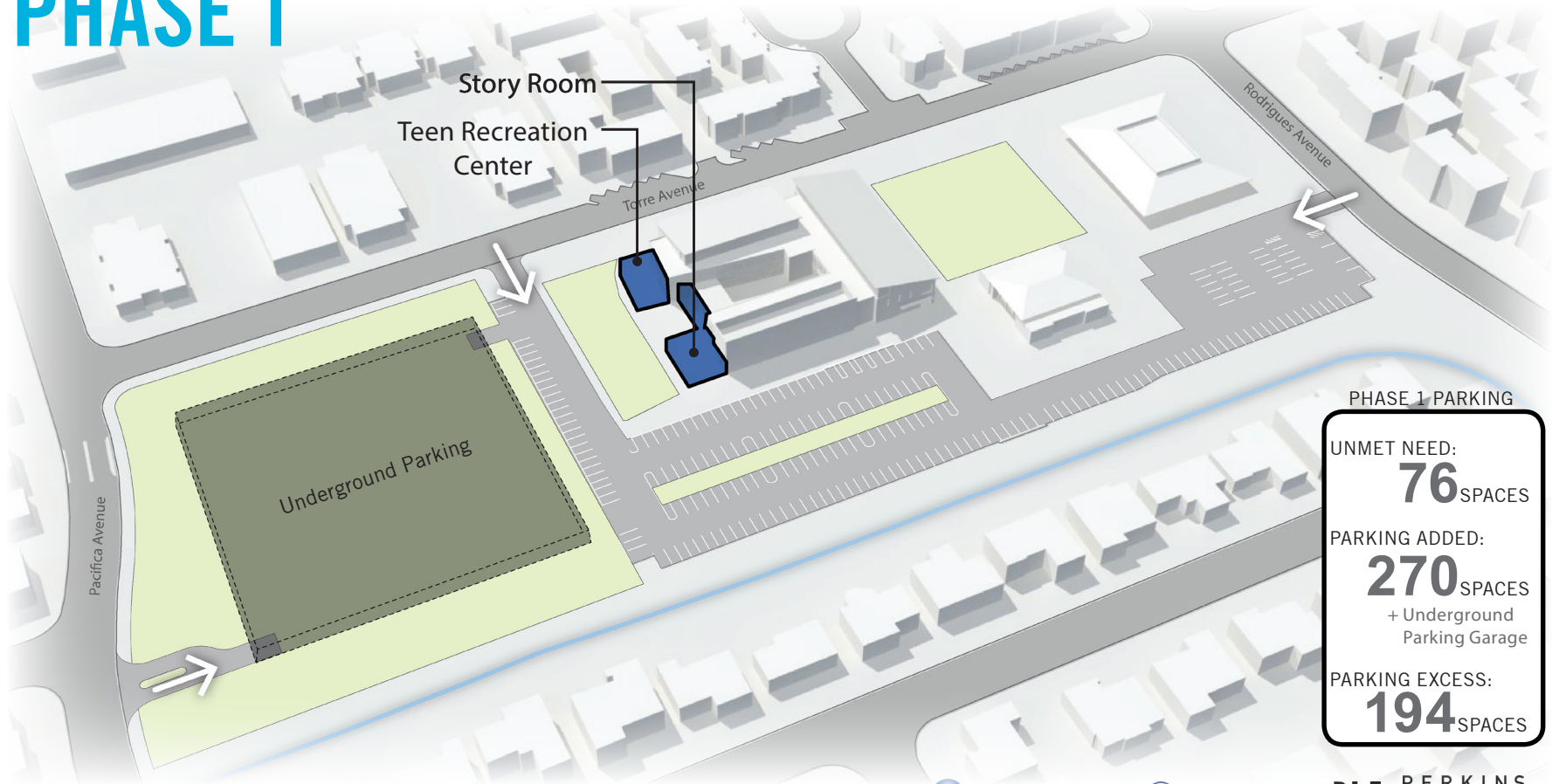
FEHR PEERS

WALKER
PARKING CONSULTANTS

PDC Public Dialogue Consortium

BKF PERKINS + WILL

CIVIC LIFE MASTER PLAN- CIVIC GARDEN PHASE 1



PHASE 1 PARKING

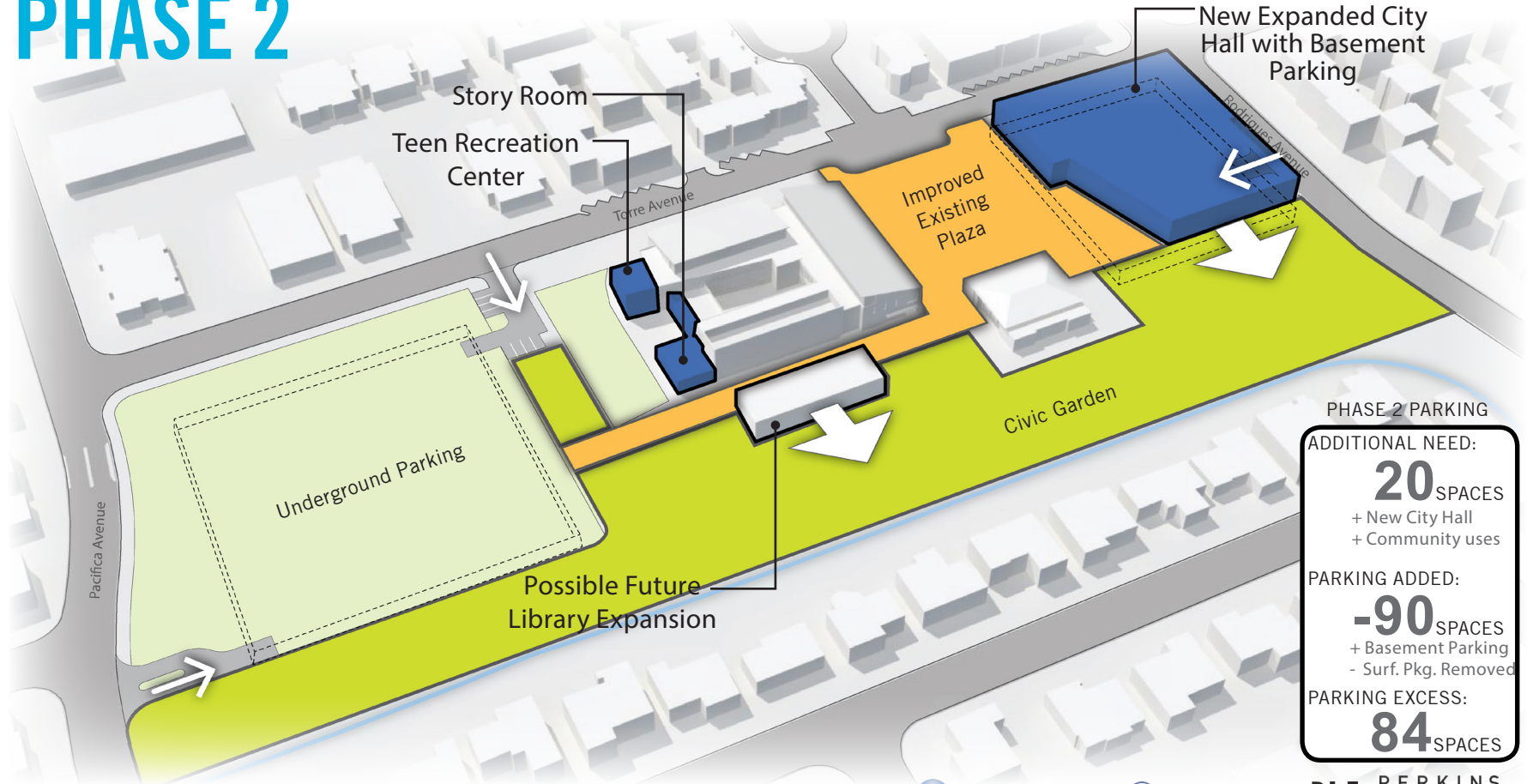
UNMET NEED:
76 SPACES

PARKING ADDED:
270 SPACES
+ Underground
Parking Garage

PARKING EXCESS:
194 SPACES

CIVIC LIFE MASTER PLAN- CIVIC GARDEN

PHASE 2



PHASE 2 PARKING

ADDITIONAL NEED:

20 SPACES
 + New City Hall
 + Community uses

PARKING ADDED:

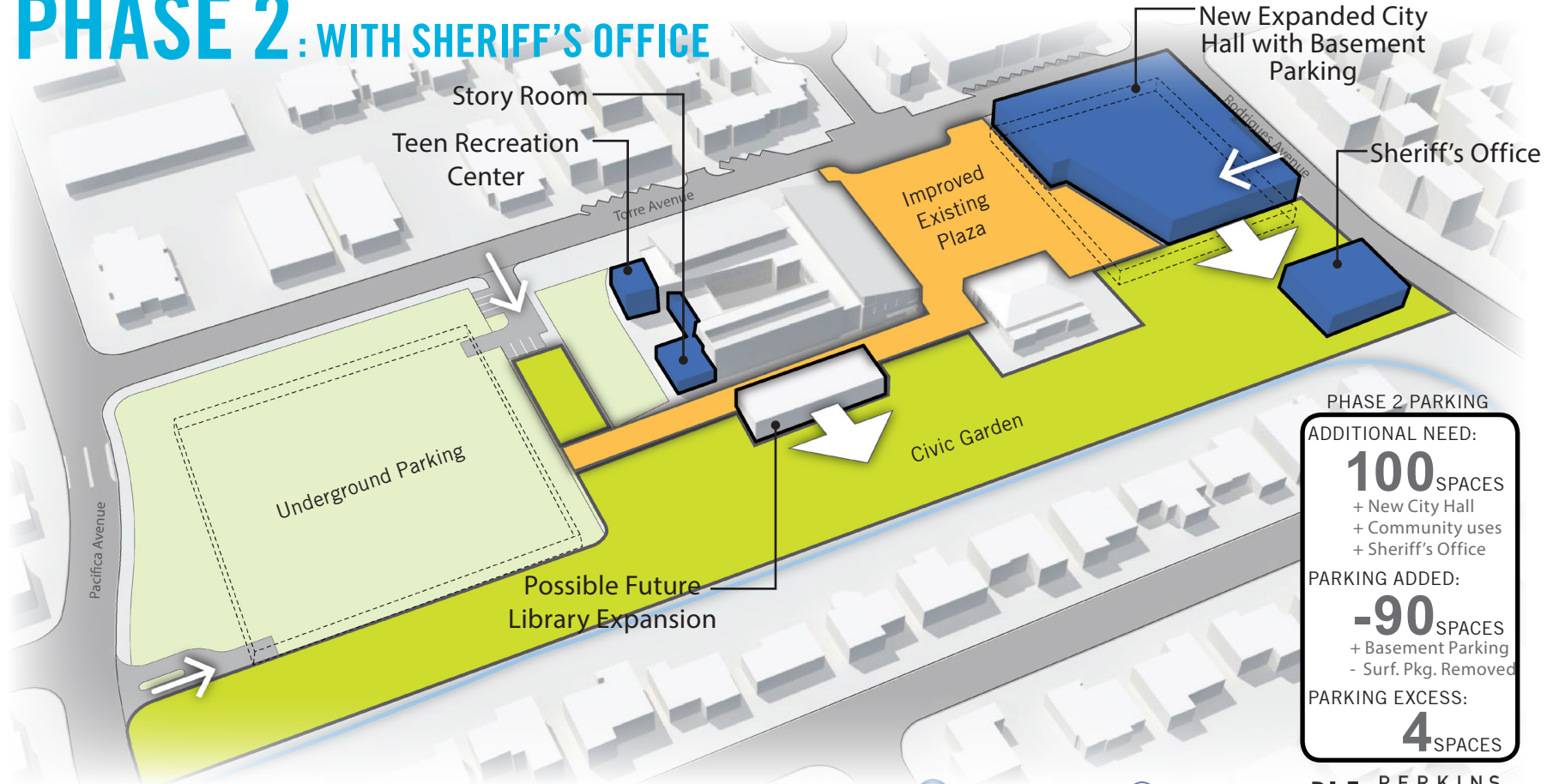
-90 SPACES
 + Basement Parking
 - Surf. Pkg. Removed

PARKING EXCESS:

84 SPACES

CIVIC LIFE MASTER PLAN- CIVIC GARDEN

PHASE 2: WITH SHERIFF'S OFFICE



PHASE 2 PARKING

ADDITIONAL NEED:

100 SPACES
 + New City Hall
 + Community uses
 + Sheriff's Office

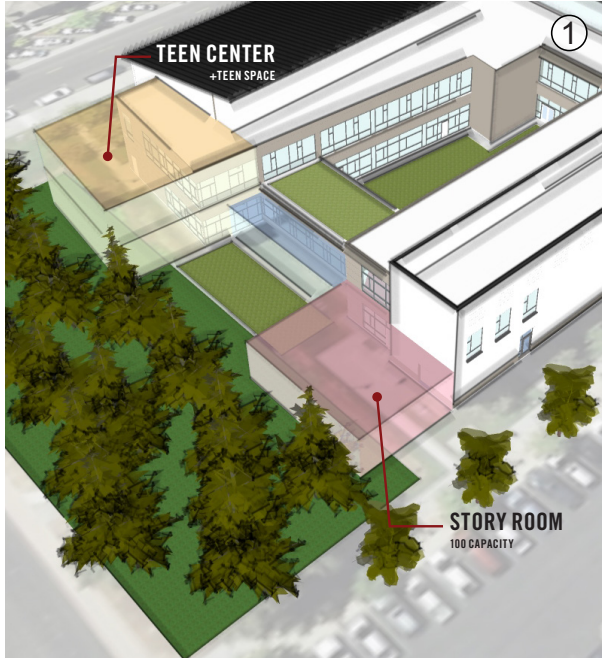
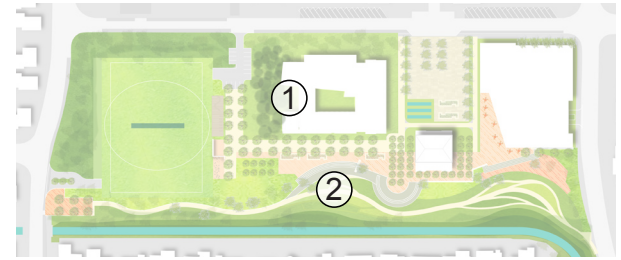
PARKING ADDED:

-90 SPACES
 + Basement Parking
 - Surf. Pkg. Removed

PARKING EXCESS:

4 SPACES

CIVIC LIFE MASTER PLAN- CIVIC GARDEN PRECEDENTS

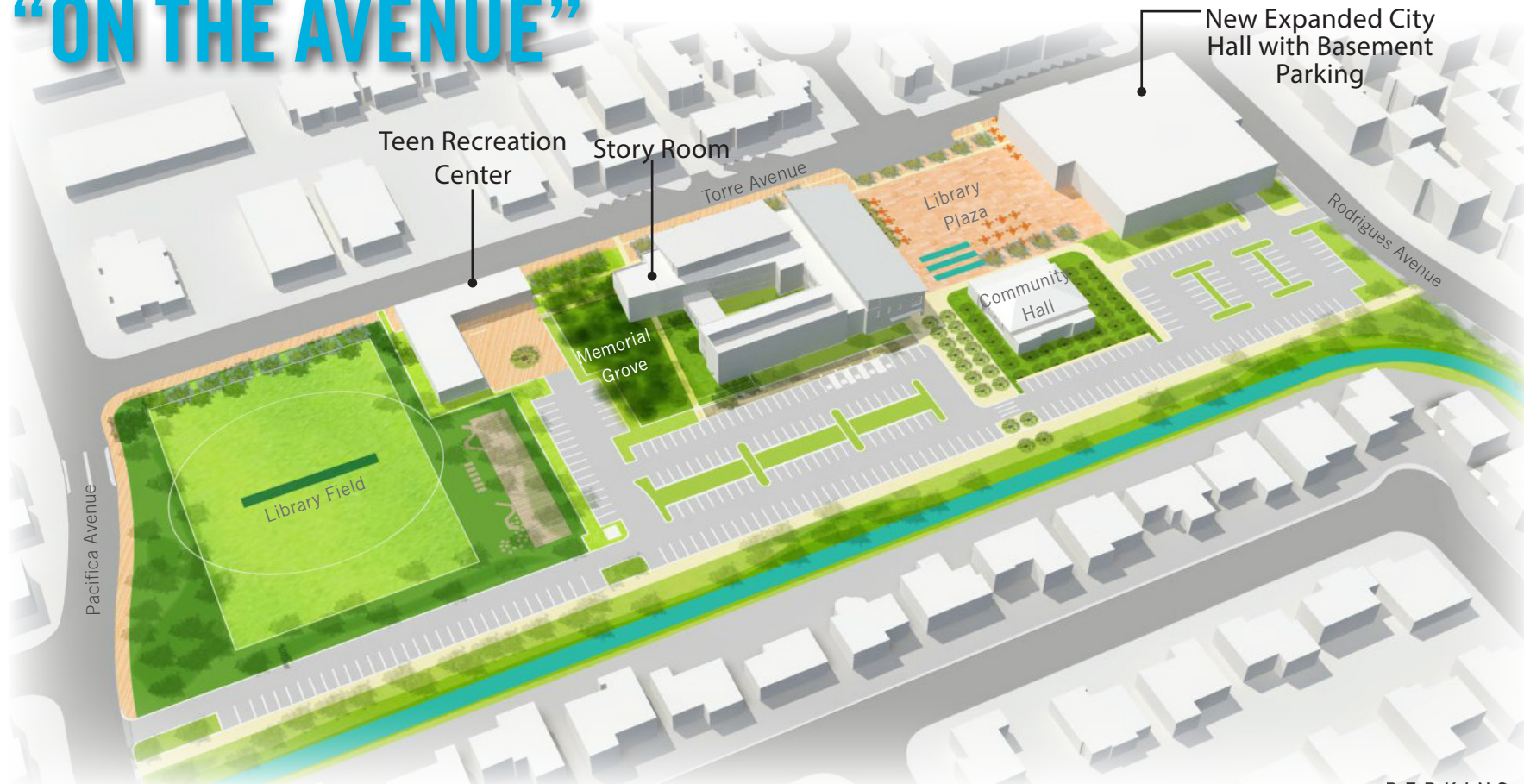


CIVIC LIFE MASTER PLAN- CIVIC GARDEN

COST ESTIMATION

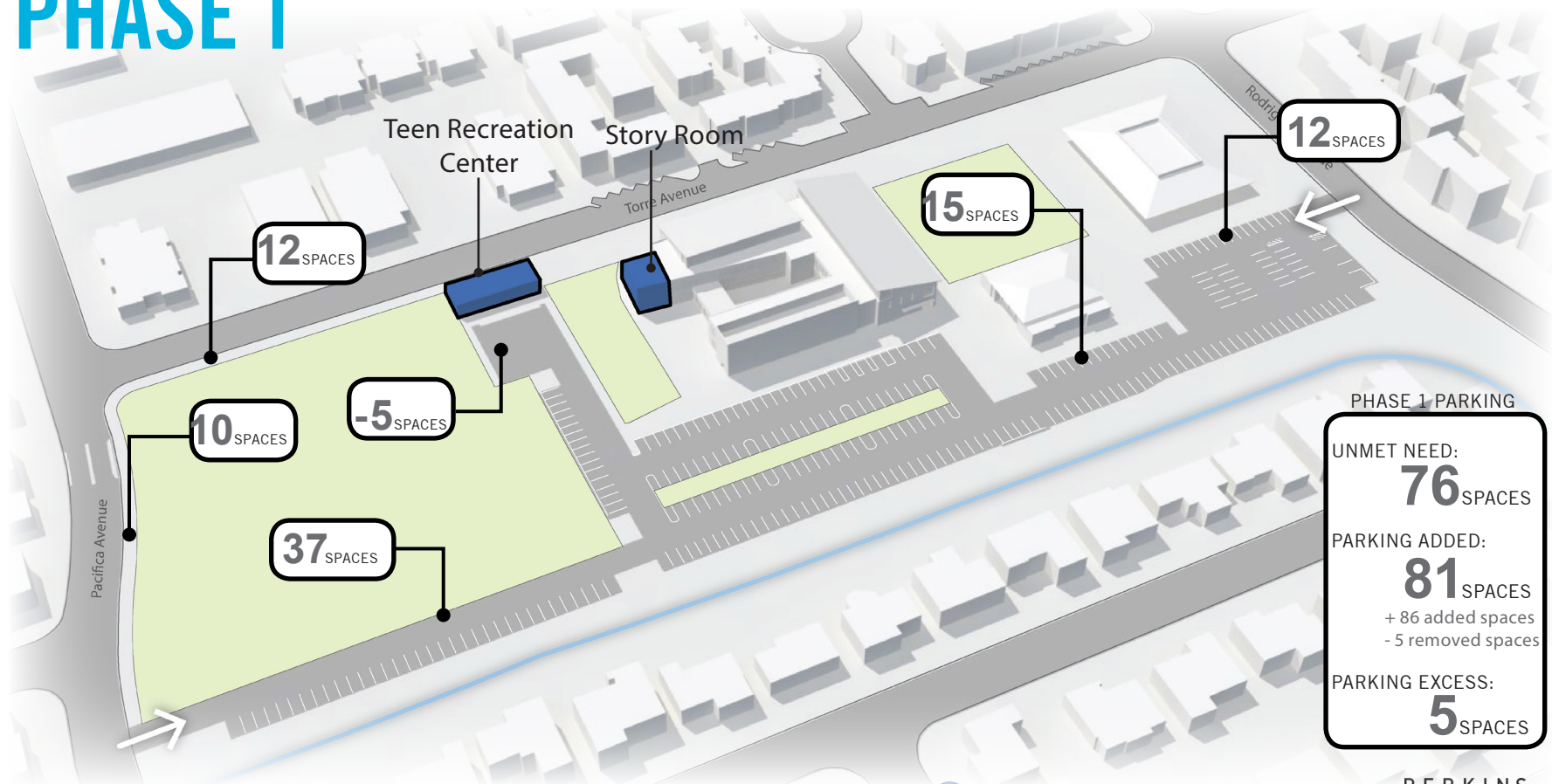
	CONSTRUCTION WORK	COST ESTIMATION	PROJECT COST
PHASE 1	Library Expansion (Story Room) <i>2,500 sf extension to existing library Including roof deck</i>	\$2.8 M	+ SOFT COSTS (8.2M)
	Site Work	\$1.4 M	
	Below Grade Parking (under Library Field) <i>1 level, 270 spaces</i>	\$16.1 M	
	Teen Recreation Center <i>Proposed 2,000 sf space for teen uses</i>	\$2.4 M	
			\$30.9 M
PHASE 2	Expanded New City Hall <i>Additional community uses</i>	\$37.3 M	+ SOFT COSTS (20.3M)
	Basement Parking (below New City Hall) <i>1 level, 140 spaces</i>	\$9.7 M	
	Sheriff's Office (optional) <i>Proposed 12,000 sf building with parking need</i>	\$7.0 M	
	Site Work	\$7.3 M	
			\$83.5 M
TOTAL			\$114.4M

CIVIC LIFE MASTER PLAN "ON THE AVENUE"



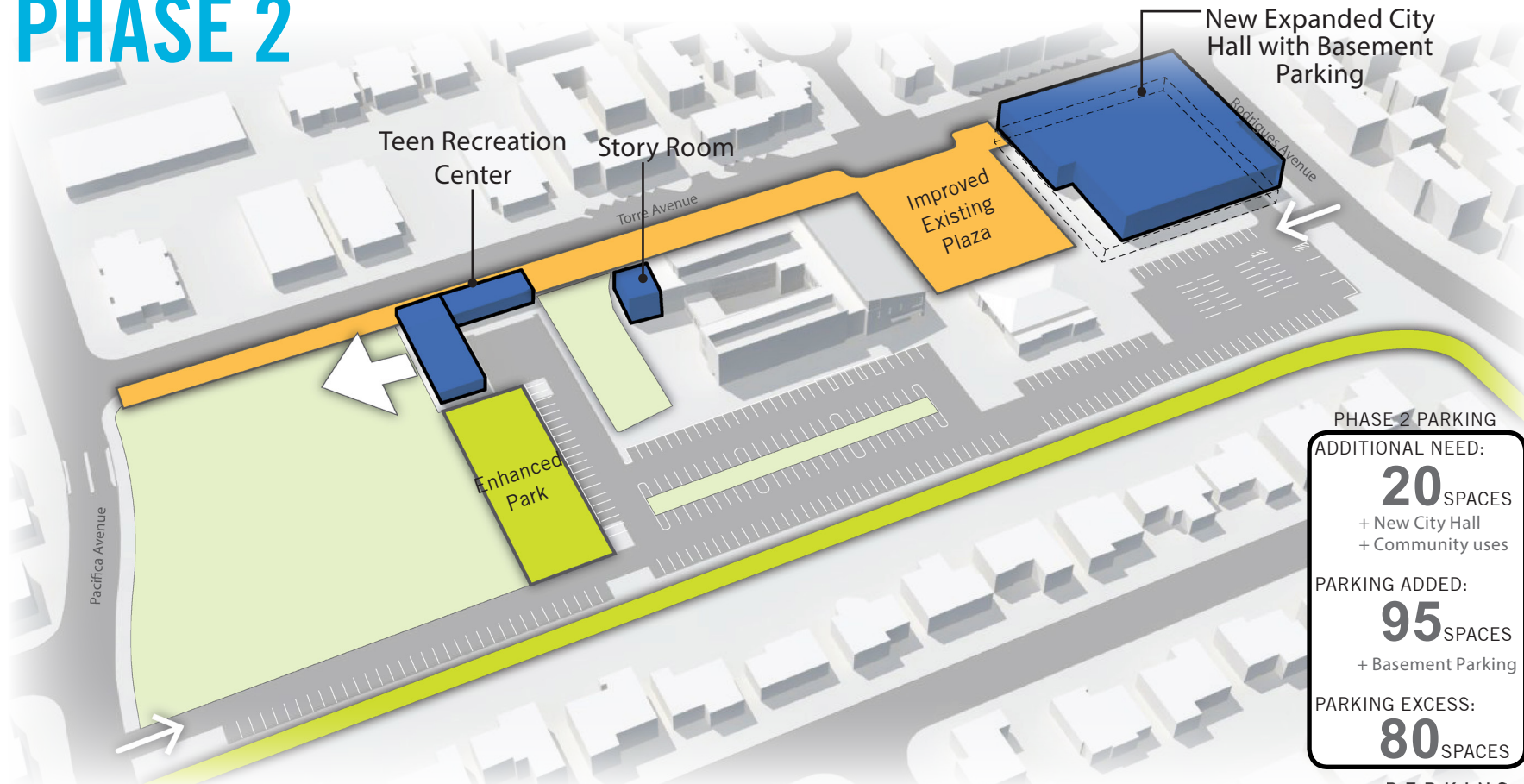
CIVIC LIFE MASTER PLAN- ON THE AVENUE

PHASE 1



CIVIC LIFE MASTER PLAN- ON THE AVENUE

PHASE 2



PHASE 2 PARKING

ADDITIONAL NEED:

20 SPACES
 + New City Hall
 + Community uses

PARKING ADDED:

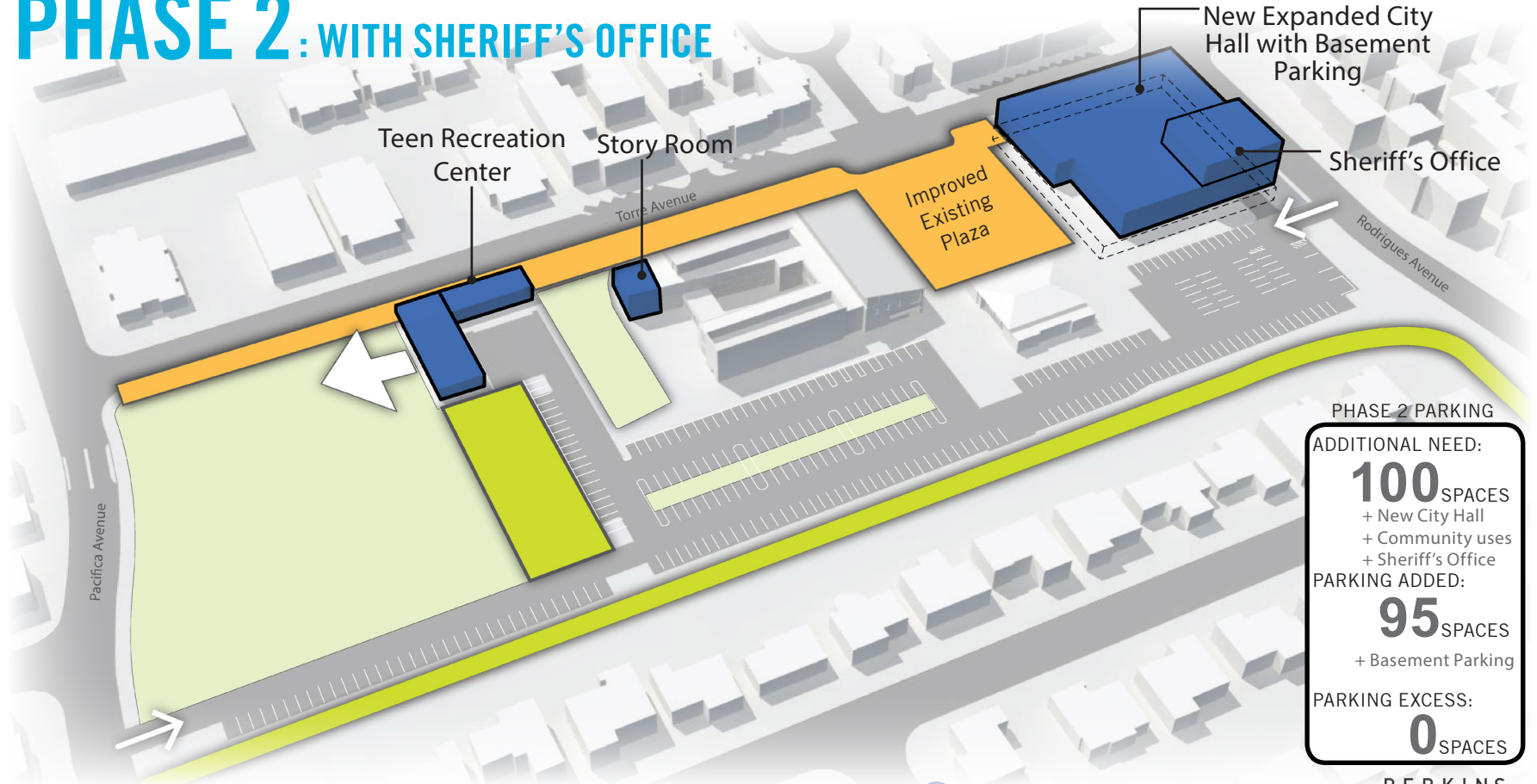
95 SPACES
 + Basement Parking

PARKING EXCESS:

80 SPACES

CIVIC LIFE MASTER PLAN- ON THE AVENUE

PHASE 2: WITH SHERIFF'S OFFICE



PHASE 2 PARKING

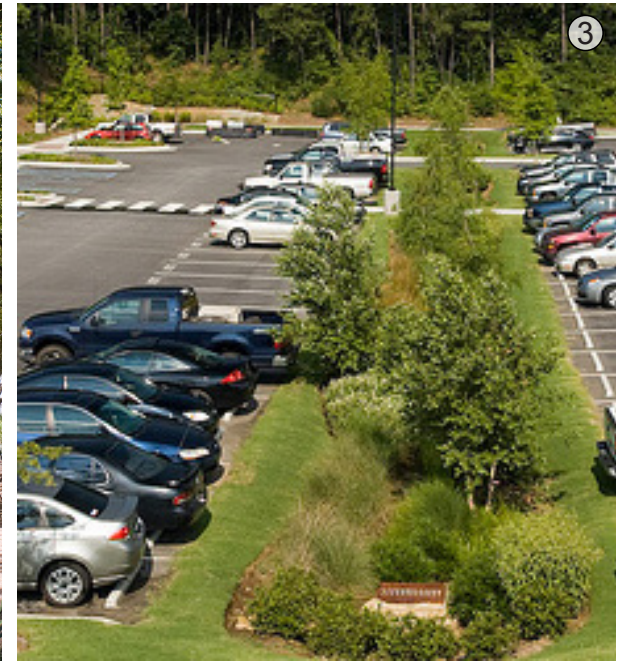
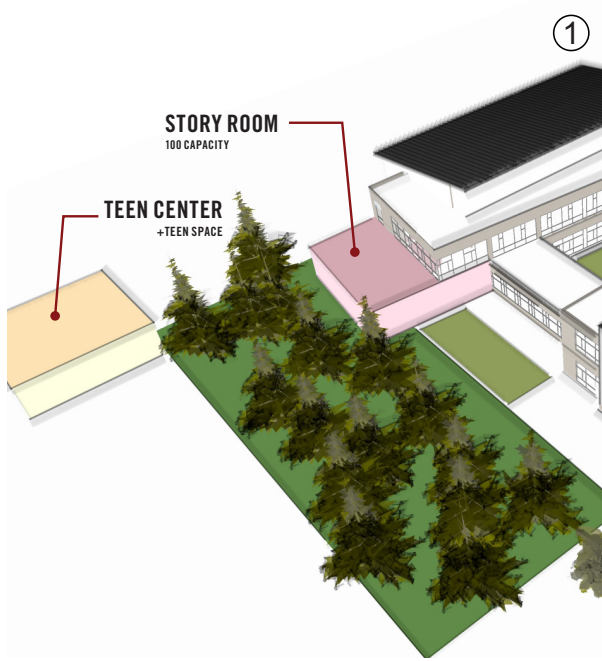
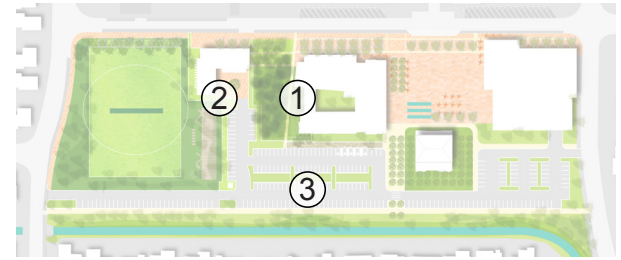
ADDITIONAL NEED:
100 SPACES
 + New City Hall
 + Community uses
 + Sheriff's Office

PARKING ADDED:
95 SPACES
 + Basement Parking

PARKING EXCESS:
0 SPACES

CIVIC LIFE MASTER PLAN- ON THE AVENUE

PRECEDENTS



CIVIC LIFE MASTER PLAN- ON THE AVENUE

COST ESTIMATION

	CONSTRUCTION WORK	COST ESTIMATION	PROJECT COST
PHASE 1	Library Expansion (Story Room) <i>2,500 sf extension to existing library Including roof deck</i>	\$2.8 M	+ SOFT COSTS (2.6M)
	Site Work	\$1.4 M	
	Additional Surface Parking <i>81 new spaces, with bio-swales</i>	\$0.8 M	
	Teen Recreation Center <i>Proposed 2,000 sf space for teen uses</i>	\$2.4 M	
			\$10.0 M
PHASE 2	Expanded New City Hall <i>Additional community uses</i>	\$37.3 M	+ SOFT COSTS (20.3M)
	Basement Parking (below New City Hall) <i>1 level, 95 spaces</i>	\$6.5 M	
	Sheriff's Office (optional) <i>Proposed 12,000 sf building with parking need</i>	\$7.0 M	
	Site Work	\$5.6 M	
			\$76.8M
TOTAL			\$86.9M

CIVIC LIFE MASTER PLAN

ALTERNATIVE SUMMARY

		PROGRAM ADDED	OPEN SPACE AMENITIES ADDED	PARKING ADDED	COST ESTIMATION
ON THE PLAZA	PHASE 1	Story Room	Drop-off/Pick-up area on Torre	Parking Garage	\$13.9M
	PHASE 2	Teen Center / Teen Space, New City Hall, Cafe/Restaurant	Civic Plaza	City Hall Basement Parking	\$83.3M
					\$97.3M
ON THE BLOCK	PHASE 1	Teen Center / Teen Space, Story Room	Drop-off/Pick-up area on Torre Ave	Library Field Basement Parking	\$30.9M
	PHASE 2	New City Hall, Food Court Future Library Expansion	Naturalized Creek Creek-side Trail Movie Screening, Picnic Tables	City Hall Basement Parking	\$83.4M
					\$114.4M
ON THE AVENUE	PHASE 1	Stand-alone Teen Center, Story Room	Drop-off/Pick-up area on Torre Ave	Surface Lot Expansion	\$10.0M
	PHASE 2	New City Hall, Cafe/Restaurant Meeting Rooms	Bio Swales Torre Avenue Enhancement Pop-up Restaurants	City Hall Basement Parking	\$76.8M
					\$86.9M

CIVIC LIFE MASTER PLAN
DISCUSSION

CIVIC LIFE MASTER PLAN

DISCUSSION

A. LIBRARY EXPANSION

Is the expansion of the library story room to accommodate a large group of 100 people serve the need to free up the Community Hall?

B. TEEN RECREATION CENTER

Is the Teen Recreation Center an appropriate use for the Civic Center? If yes, should it be integrated with the library building or a stand-alone building either on the Library Plaza or near the Library Field?

C. FOOD

Is adding food amenities in the Civic Center desirable?

D. SHERIFF'S OFFICE

Is the Sheriff's West Valley Substation use, with its need for 80 parking spaces, an appropriate use for the Civic Center?

CIVIC LIFE MASTER PLAN

DISCUSSION

E. PARKING OPTIONS

The Community has strongly voiced a desire to see parking tucked underground to free up the surface for open space amenities. Is that a direction for the plan?

F. CITY HALL COMMUNITY PROGRAM

Should the space program for the New City Hall share common areas, meeting rooms, and classrooms with the community after regular work hours. Should the New City Hall also be a general community use facility? How does the Council feel about this as a new image of the City Hall?

G. OPEN SPACE

The community has expressed a desire to enhance the open space amenities and features in the Civic Center. Is that a direction for the plan?

Do these three options represent the right mix of parking, open space, and program uses for the public to consider at a community workshop?

CIVIC CENTER MASTER PLAN

CIVIC LIFE

MASTER PLAN ALTERNATIVES

CITY COUNCIL STUDY SESSION



CITY OF CUPERTINO
JULY 7, 2014



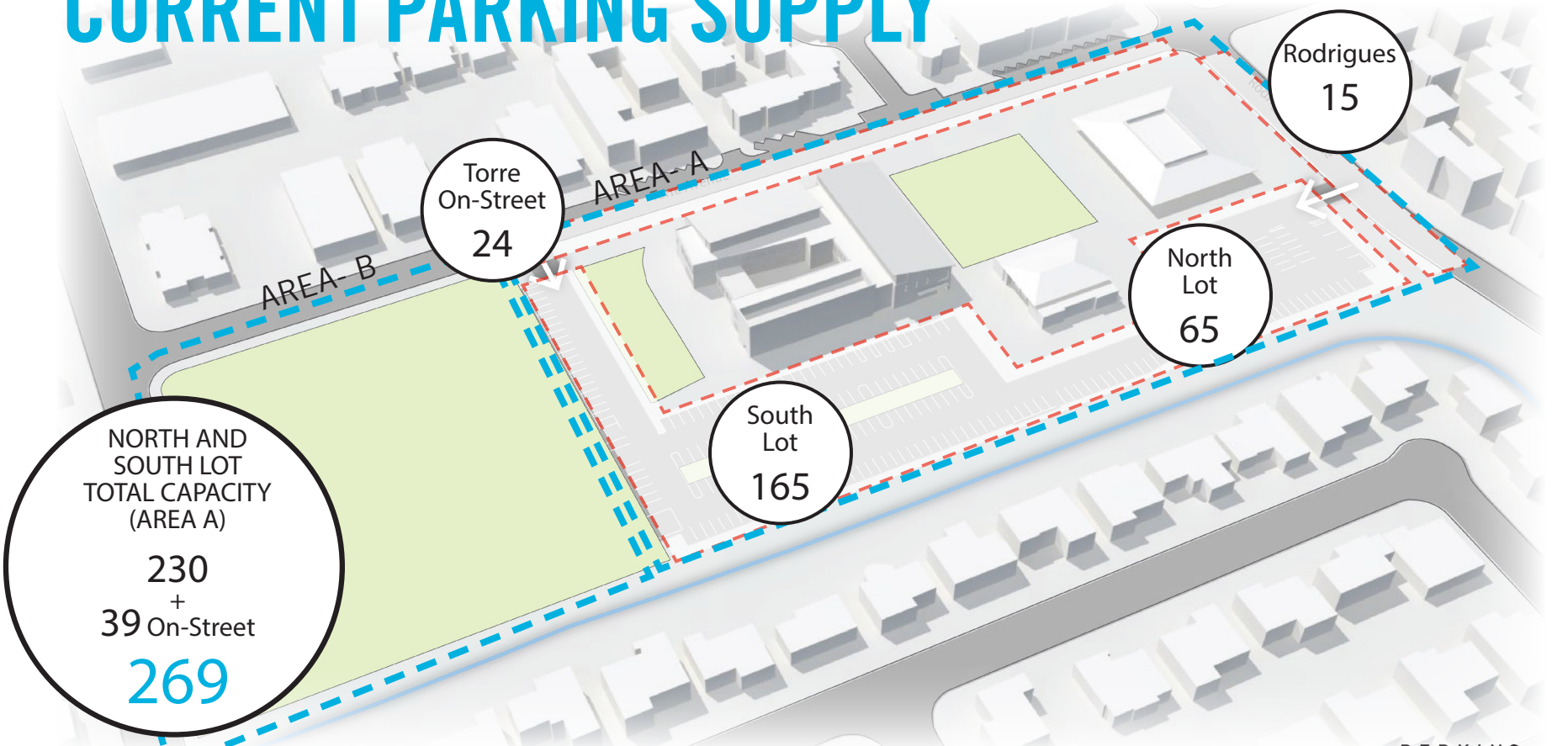
APPENDIX:

CIVIC LIFE MASTER PLAN
PARKING ANALYSIS

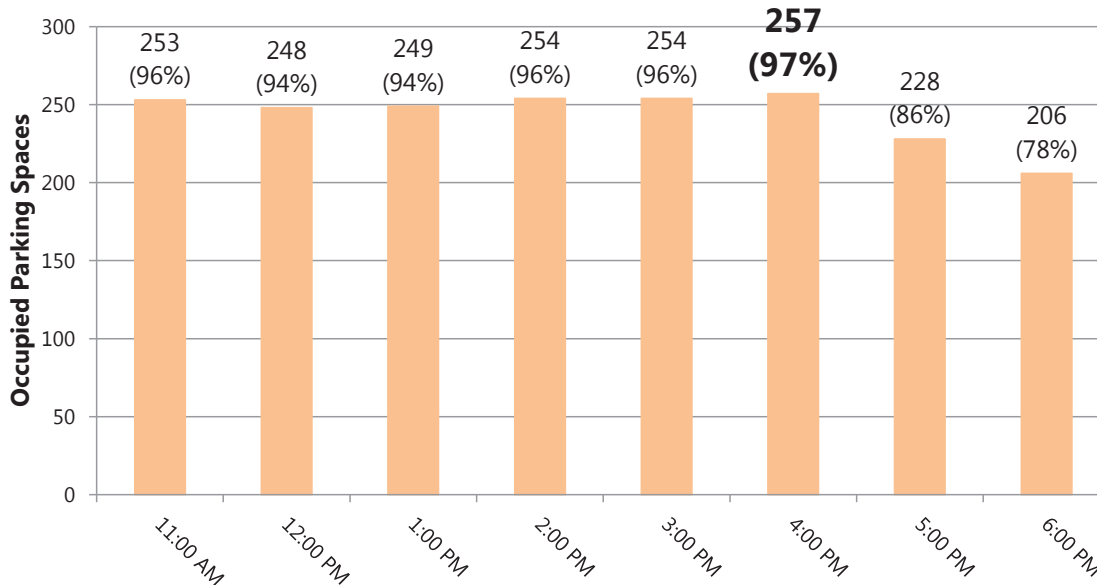
CIVIC LIFE MASTER PLAN- CIVIC GARDEN PARKING COMPARISONS

	ALTERNATIVE	PARKING STRATEGY	COST ESTIMATION
PHASE 1	ON THE PLAZA	Above Grade Parking Garage <i>2 levels, 211 spaces</i>	\$6.4 M
	CIVIC GARDEN	Below Grade Parking (under Library Field) <i>1 level, 270 spaces</i>	\$16.1 M
	ON THE AVENUE	Surface Lot Expansion <i>81 additional spaces with bio swales</i>	\$0.8 M
PHASE 2	ALL ALTERNATIVES	Basement Parking (below New City Hall)	<i>95 spaces</i> \$6.5 M
			<i>140 spaces</i> \$9.7 M

CURRENT PARKING SUPPLY



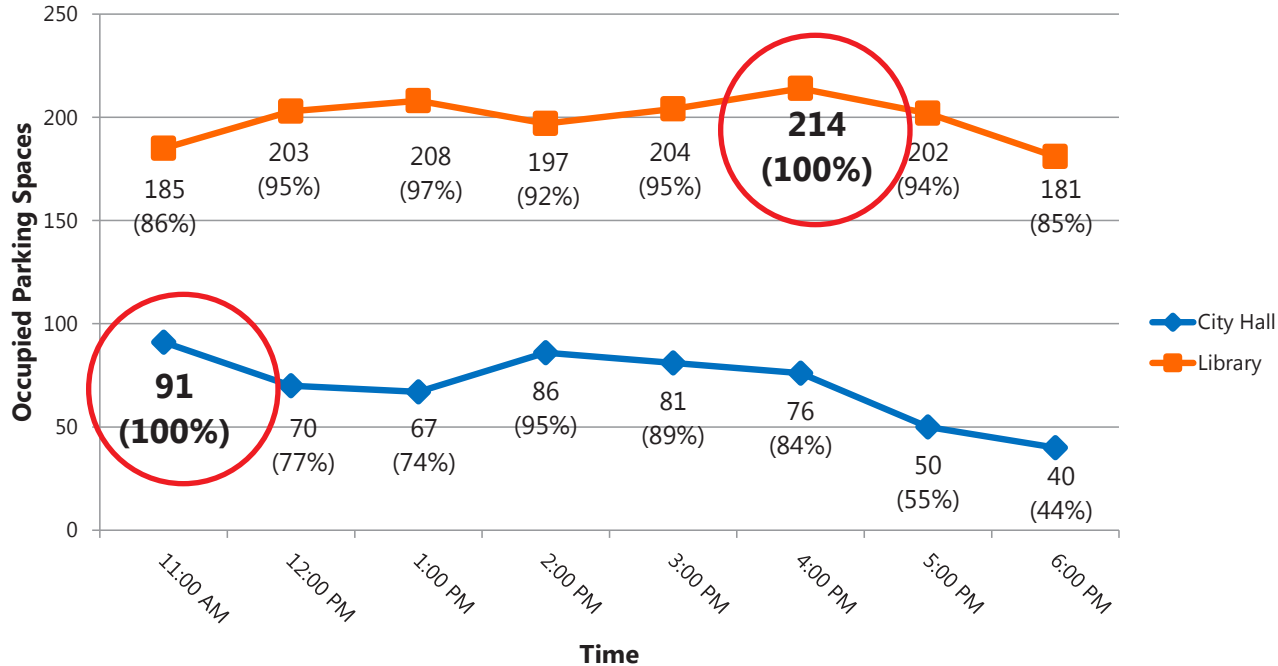
OVERALL WEEKDAY PARKING DEMAND



Site peak demand occurs at 3:00pm with 96% of on and off-street parking full.

CIVIC LIFE MASTER PLAN

CITY HALL & LIBRARY PARKING DEMAND



City Hall peak demand occurs at 11:00am

Library peak demand occurs at 3:00pm

SUMMARY- WORKING ASSUMPTIONS

TOTAL PEAK DEMAND - AREA - A SUPPLY



42

SPACES

CURRENT UNMET NEED

(BASED ON PEOPLE WALKING INTO THE SITE FROM HAVING PARKED ELSEWHERE

+

CARS CIRCULATING ON SITE)

LIBRARY EXPANSION (STORY ROOM, TEEN CENTER)



34

SPACES

FUTURE PARKING DEMAND

- STORY ROOM EXPANDED TO A 100-SEAT PROGRAM ROOM @ 1 PARKING SPACE/4 SEATS = 25 PARKING SPACES

- TEEN CENTER PARKING NEED = 9 SPACES

=

76

SPACES

WORKING ASSUMPTION FOR PLANNING

APPENDIX:

CIVIC LIFE MASTER PLAN
LIBRARY EXPANSION

CIVIC LIFE MASTER PLAN

LIBRARY EXPANSION

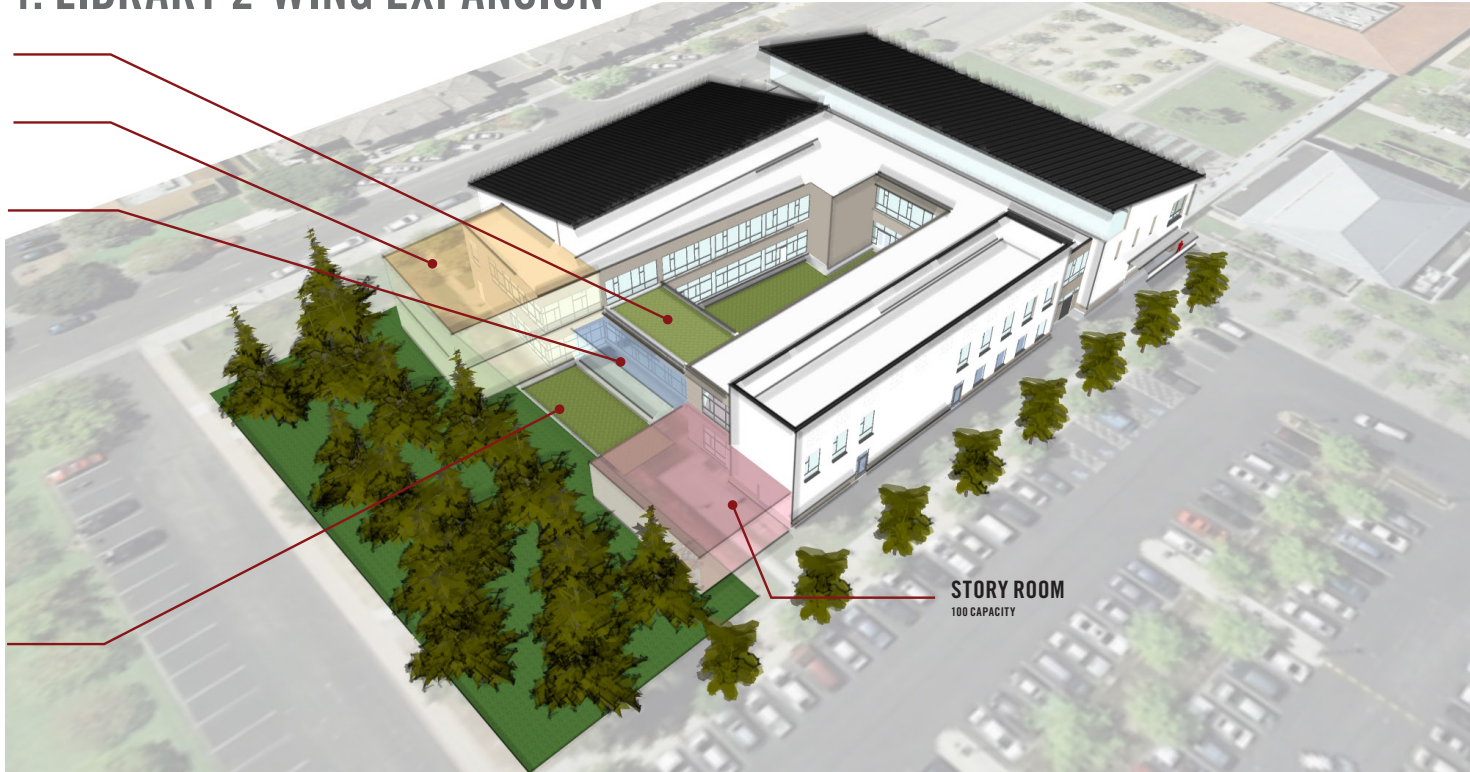
OPTION 1: LIBRARY 2-WING EXPANSION

ROOF DECK / GARDEN

TEEN CENTER
+TEEN SPACE

LOBBY / GALLERY

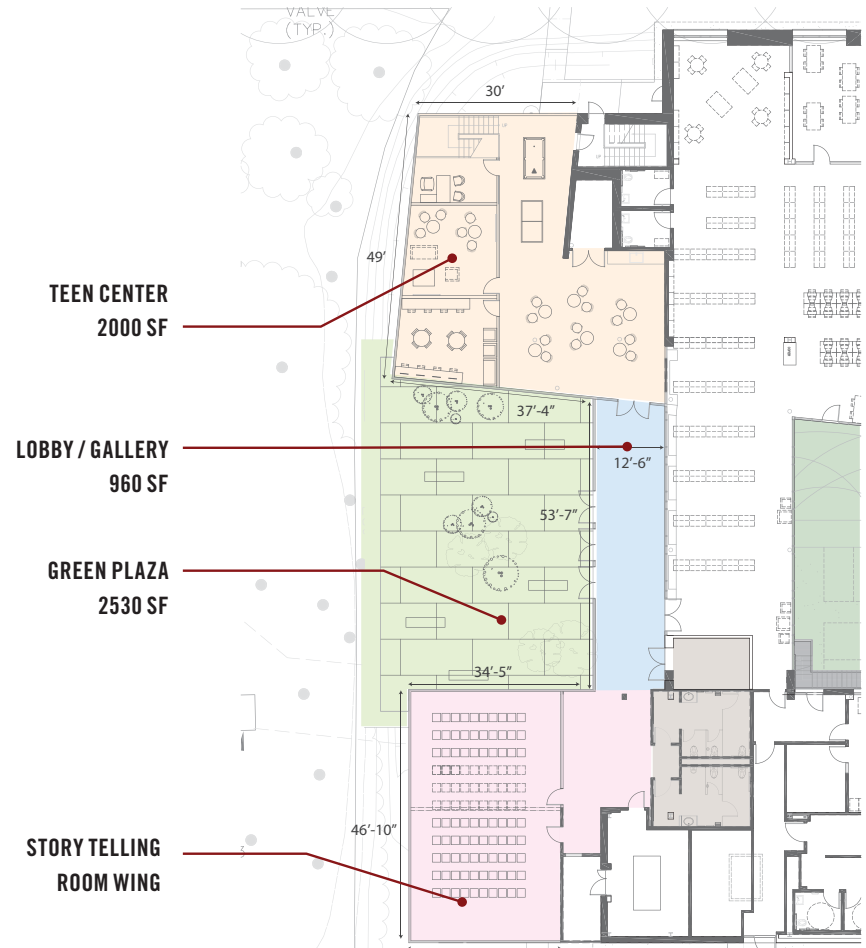
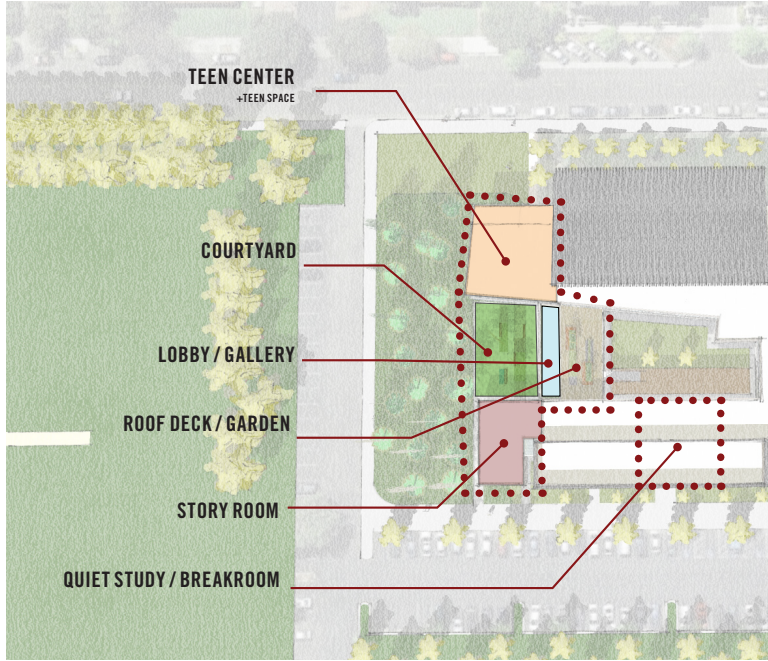
COURTYARD



CIVIC LIFE MASTER PLAN

LIBRARY EXPANSION

OPTION 1: LIBRARY 2-WING EXPANSION



CIVIC LIFE MASTER PLAN LIBRARY EXPANSION

OPTION 1: LIBRARY 2-WING EXPANSION



VIEW FROM COURTYARD LOOKING EAST

July 7, 2014

FEHR PEERS

WALKER
PARKING CONSULTANTS

PDC
Public Dialogue
Consortium

BKF

PERKINS
+ WILL

CIVIC LIFE MASTER PLAN

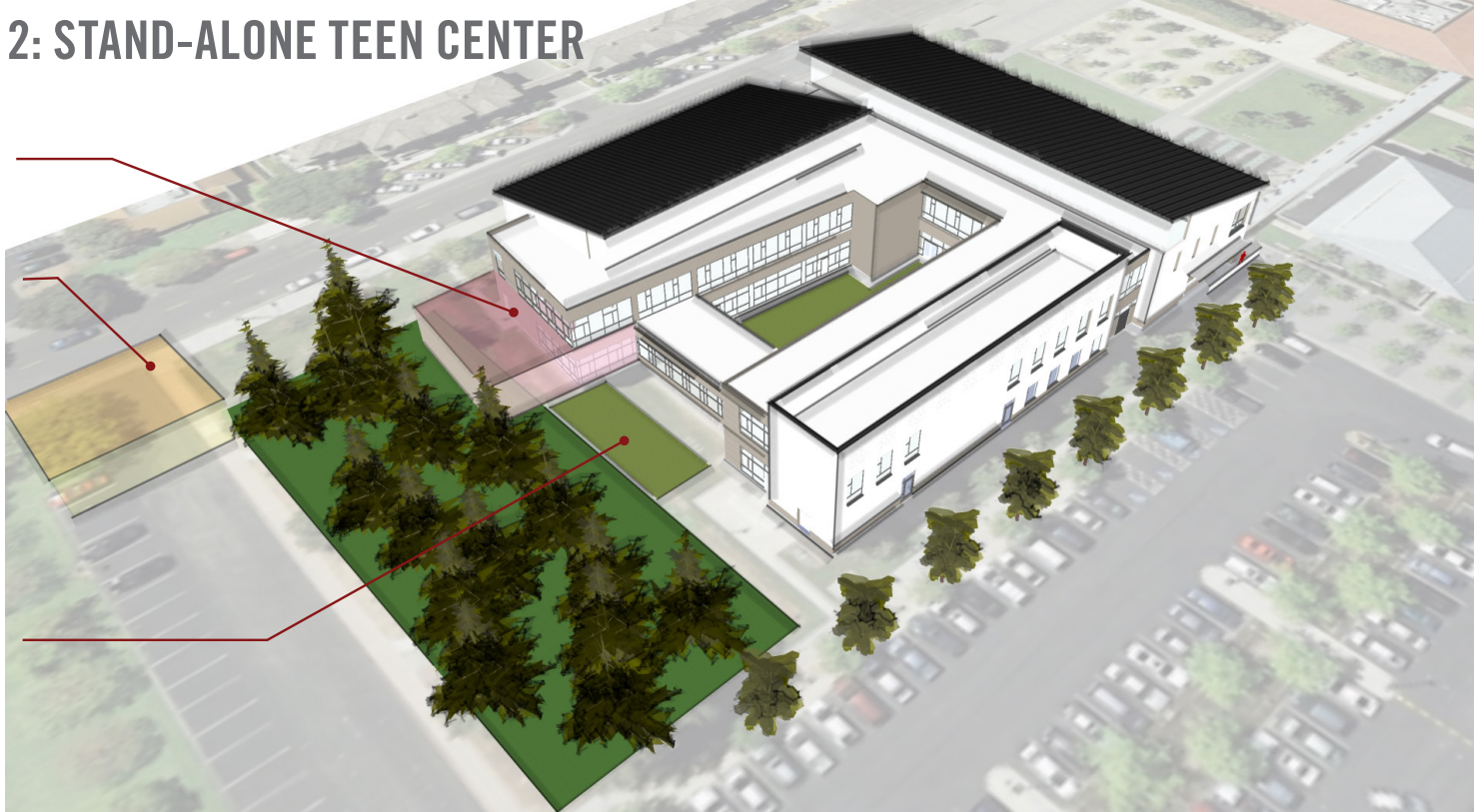
LIBRARY EXPANSION

OPTION 2: STAND-ALONE TEEN CENTER

EXPANDED STORY ROOM
100 CAPACITY

TEEN CENTER

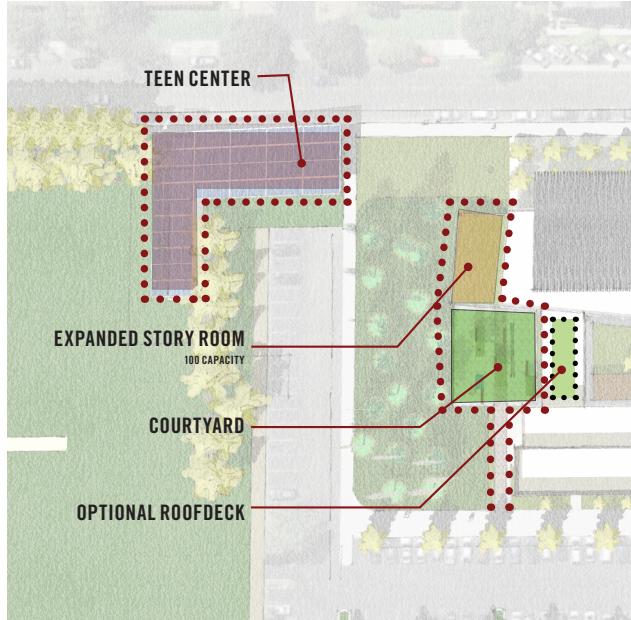
COURTYARD



CIVIC LIFE MASTER PLAN

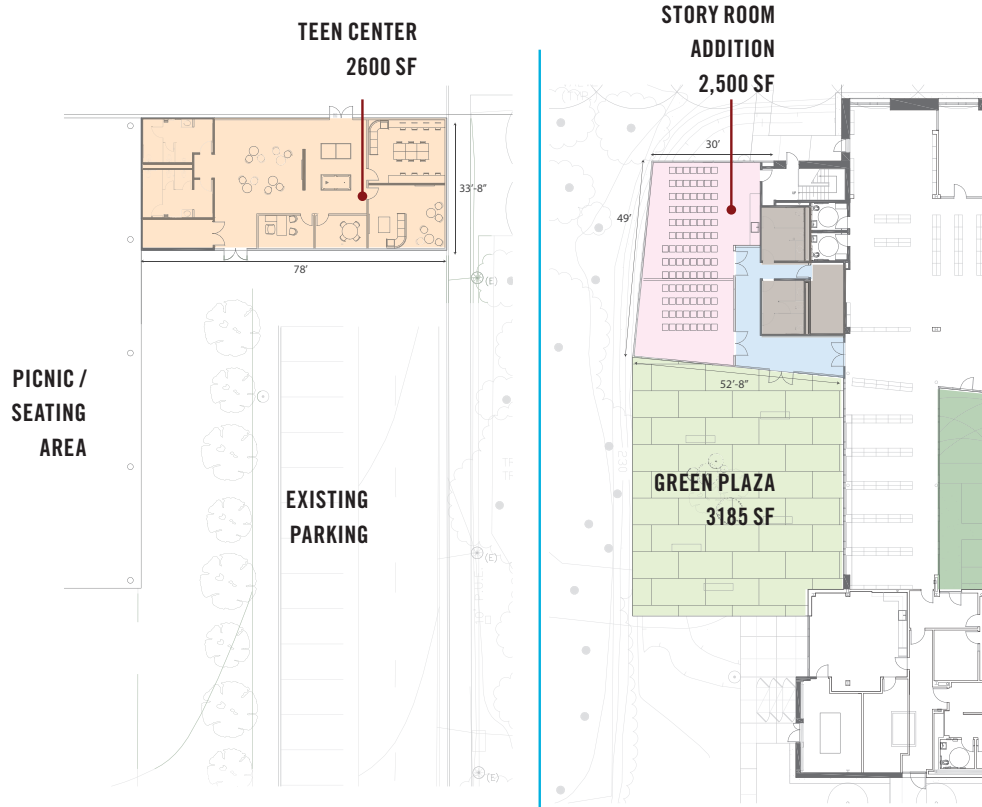
LIBRARY EXPANSION

OPTION 2: STAND-ALONE TEEN CENTER



SITE PLAN

July 7, 2014



CIVIC LIFE MASTER PLAN LIBRARY EXPANSION

OPTION 2: STAND-ALONE TEEN CENTER



VIEW FROM COURTYARD LOOKING WEST

July 7, 2014