City Council Agenda

City of Campbell, 70 North First Street, Campbell, California

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CAMPBELL CITY COUNCIL STUDY SESSION
Tuesday, February 3, 2015 – 5:45 p.m.
City Council Chamber – 70 N. First Street

CALL TO ORDER, ROLL CALL

ORAL REQUESTS

NEW BUSINESS

A. Civic Center Master Plan

ADJOURN

MEMORANDUM

City of Campbell
Public Works Department

To: Honorable Mayor and City Council **Date:** February 3, 2015

From: Todd Capurso, Public Works Director

Via: Mark Linder, City Manager

Subject: Study Session – Civic Center Master Plan

BACKGROUND

The Civic Center Master Plan project was adopted as a Council priority for FY14. Council directed staff to move forward with the project and authorized staff to issue an RFP for consultant services. In December 2013, Council authorized the Public Works Director to execute a consultant services agreement with Anderson Brule Architects (ABA) for the performance of master planning services related to the Civic Center campus.

The issue arose out of a discussion at the Civic Improvement Commission regarding the Campbell Library. The Library was identified as being undersized and, over time, had become one of the smallest and oldest facilities in the Santa Clara County Library District. Although there have been previous efforts to plan for the replacement of the Library facility, none of those efforts evaluated the entire Civic Center campus and how best to utilize the entire site. Council authorized staff to evaluate the Civic Center campus as a whole and move forward with the development of a master plan.

This direction was based on the recognition that several other buildings on the Civic Center campus were beginning to present operational and maintenance challenges. The City Hall building was constructed in the early 1970's and staff is being challenged to efficiently provide services to residents and local businesses. Included among the issues identified with the current City Hall are the lack of appropriate work spaces; the lack of community-accessible meeting spaces; challenges related to ADA compliance; challenges related to maintaining the building systems in serviceable condition; and a number of Police Department staff working out of a small modular building that was installed in the adjacent Police Department parking lot as a temporary measure.

Other issues identified by Council to be evaluated in this process included where to best locate Museum services (and storage); how to enhance the community use of the Orchard City Green; how to provide community meeting space to local organizations; and the need to evaluate increasing the parking capacity onsite in a manner so that it could also be available for use by visitors to the downtown area.

Based on Council input, it was determined that the scope of the Master Planning effort should include the following components:

- Review the existing Civic Center East Master Plan, Library Needs Study, Heritage Orchard Study and Campbell Historical Museum Strategic Plan;
- Perform a community needs assessment that includes an evaluation of both current and projected needs for Library and City Hall space;
- Develop a vision for the Civic Center complex;
- Adopt guiding principles for the development;
- Perform an analysis of relocating the existing Historical Museum or constructing an annex within or adjacent to a new library building that could provide additional exhibit space and display space for agriculture artifacts;
- Assess the parking implications of larger buildings and evaluate the feasibility of providing additional parking – including a parking structure;
- Address needs for replacing the City's EOC as part of a new library or other component of the Civic Center complex;
- Conduct a community input process and solicit input from Library and Museum stakeholders, including the Civic Improvement Commission and Historic Preservation Board;
- Provide two or more Civic Center complex conceptual layouts with accompanying development strategies;
- Formulate a recommendation with an associated development (phasing) plan and an associated financing plan which would identify the costs of each development phase; and
- Identify revenue options for funding the construction associated with the selected Master Plan alternative.

Shortly after ABA was brought onboard, a Core Team was formed to guide the process and provide input at key points. The first meeting of the Core Team on February 12, 2014 was primarily to review the process and schedule that ABA would be following over the next 15 months. Since that time the Core Team has met several times, mainly to assist ABA in the preparation of upcoming stakeholder and Council meetings and to provide ABA with input and guidance regarding the direction of the Master Plan.

Council Meeting – May 6, 2014

At the City Council Study Session on May 6, 2014, Council was presented with the results of a variety of community input processes – one at-large community meeting as well as three specific focus groups including Library employees, City employees, and Community members.

Prior to meeting with the community and focus groups, ABA and the Core Team agreed that it was important to determine what specific ideas of the presented options held importance to the various groups. These ideas could then be developed into a draft vision statement for the project and would assist in defining future aspects of the process.

The Council was presented with a proposed Project Vision Statement, Needs Assessment, and Plan of Service. Council indicated an acceptance of these documents and authorized staff to move forward.

Council Meeting – July 1, 2014

Council was presented with the Architectural Space Program for each of the elements in the Master Plan – which was necessary to confirm before moving forward into Scenario Planning. The Space Program defines the area required to meet the needs established in the Needs Assessment. ABA discussed how the program compared with trends and best practices and how well it aligns to the Service Model that was established in the Needs Assessment and Plan of Service. There was a series of options for Council to consider including:

- shared use of Council Chambers with flexible seating
- addition of the Chamber of Commerce (or other third-party) offices
- addition of the Museum as a new feature
- number and size of meeting rooms and the concept of public use space

ABA also discussed the Design Criteria that were established through public comment and discussion with the Core Team. These criteria would then be used as reference points to measure the achievement of the goals and objectives of the Master Plan for each of the design scenarios that were being developed.

The Site Scenario Criteria were also presented and reviewed. These criteria established the framework of each of the scenarios and included consideration of multiple approaches to exterior site organization, building massing, and phasing strategies – all of which will be factors in determining eventual project costs.

It was recommended that the scenarios being developed take different approaches to the Master Plan so that variables can be viewed, tested and discussed with the community and Council. It was communicated to Council that the scenarios would be presented to Council at a future meeting along with corresponding cost information. Prior to that, the public would have the opportunity to participate in a design charette where they would actively participate in scenario testing. Corresponding public comment and input would also be brought back to Council with the scenarios.

Further Community Participation

The community design charette was conducted on August 13, 2014. At this charette, community members worked in small groups to develop various design scenarios for consideration in the master plan process. These scenarios were subsequently reviewed by the Core Team for feasibility and compliance with zoning rules prior to moving forward.

The design scenarios were also reviewed by the Historic Preservation Board and Civic Improvement Commission at a joint study session on October 23, 2014. Their feedback and input will be presented to Council at this Study Session.

DISCUSSION

At the February 3rd Study Session, Council will receive a summary of the master planning process to this point, including input and feedback from a variety of sources and sessions, various stakeholder groups including community members, focus groups, two commissions, and the Core Team.

The Council will also be presented with three distinct design scenarios. All scenarios provide for a new Library facility, additional parking on site, additional shared meeting space, and Museum storage. The scenarios differ in the following manner:

- Scenario 1 – new Library facility, renovate existing City Hall, new Police facility, new storage for Museum on-site (Museum program remains off-site), additional meeting space for community use;
- Scenario 2 – new Library facility, new City Hall, new Police facility, new Museum (building and storage on-site), expansion of Orchard City Green;
- Scenario 3 – new Library and City Hall as a single building, new Police facility, new Museum (building and storage on-site), expansion of Orchard City Green, and potential use of a portion of the site for an alternative use.

Summary cost information is also being provided as is a potential construction phasing strategy for each scenario. There is also a series of key questions for Council consideration. These are shown on slides 10, 11, and 12 of the attached presentation.

SCHEDULE

Dependent on Council direction, staff will return to Council in March or April with more detailed cost information and a break-down of costs by phase. Staff also proposes having a financial consultant present at that meeting to discuss what the funding options would be and how they would impact the community. Council consideration of the final Master Plan is currently scheduled for May, 2015.

Attachment: City Council Presentation

City of Campbell

Civic Center Master Plan



City Council – Study Session

February 3, 2015

Context, Purpose and Intended Results

CONTEXT:

The Core Team reviewed the scenario options developed by the consultant team and identified recommended options.

These recommended scenario options were reviewed at a Historic Preservation Board / Civic Improvement Commission meeting and at a Community Forum for input and feedback.

Context, Purpose and Intended Results

PURPOSE:

- ❑ Review Historic Preservation Board / Civic Improvement Commission Input
- ❑ Review Community Forum Input
- ❑ Discuss Process for Scheme Development

INTENDED RESULTS:

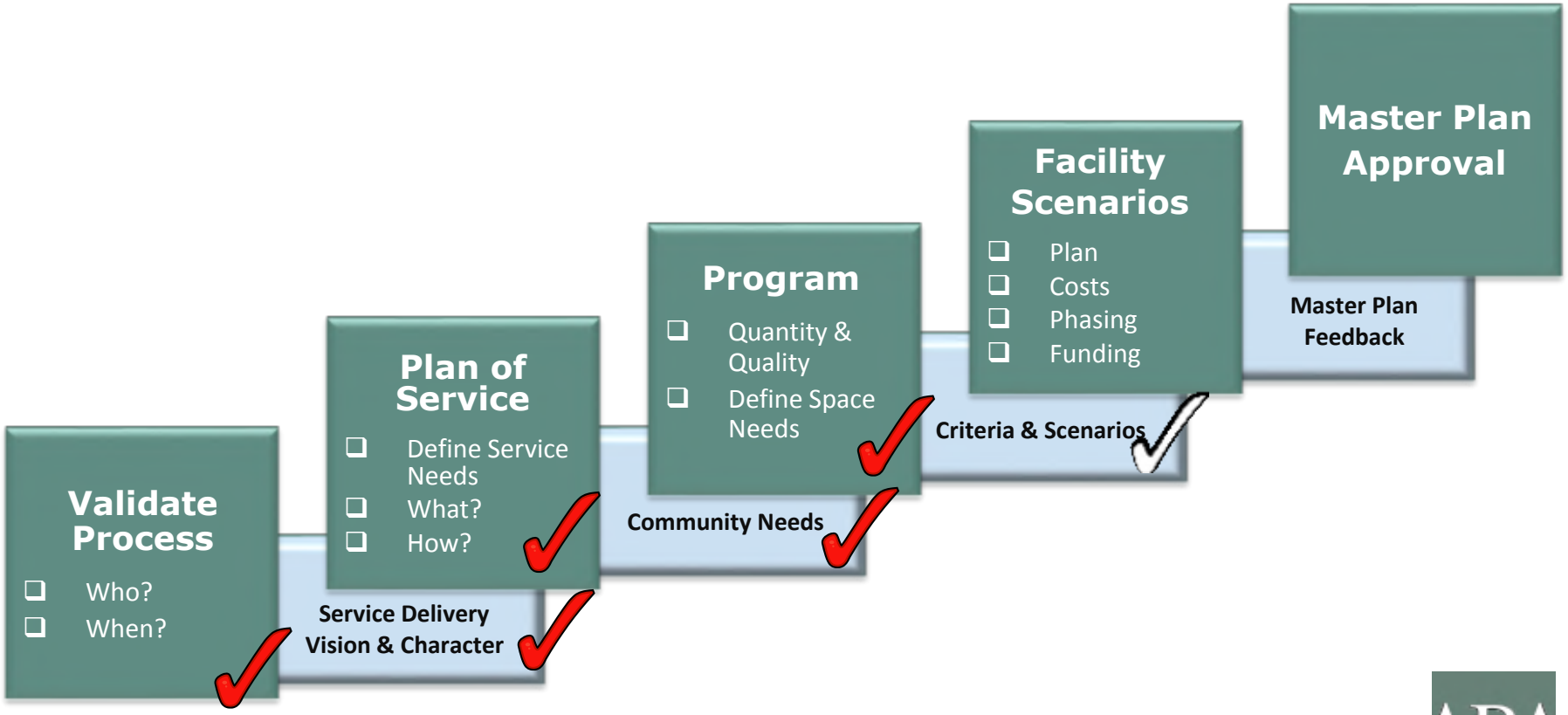
- ❑ Shared Understanding of HPB / CIC Input
- ❑ Shared Understanding of Community Input
- ❑ Direction for Scheme Development

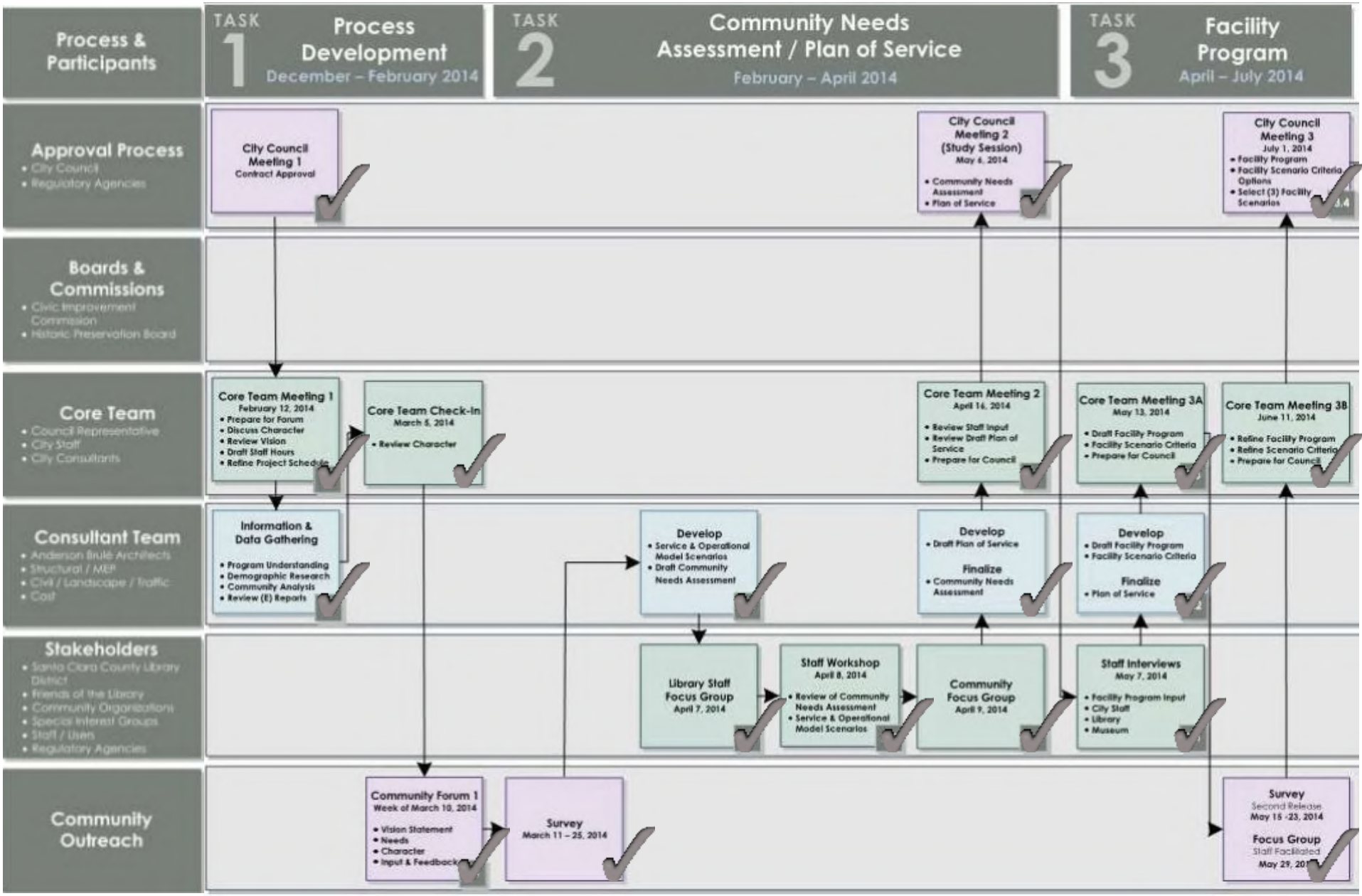
Agenda

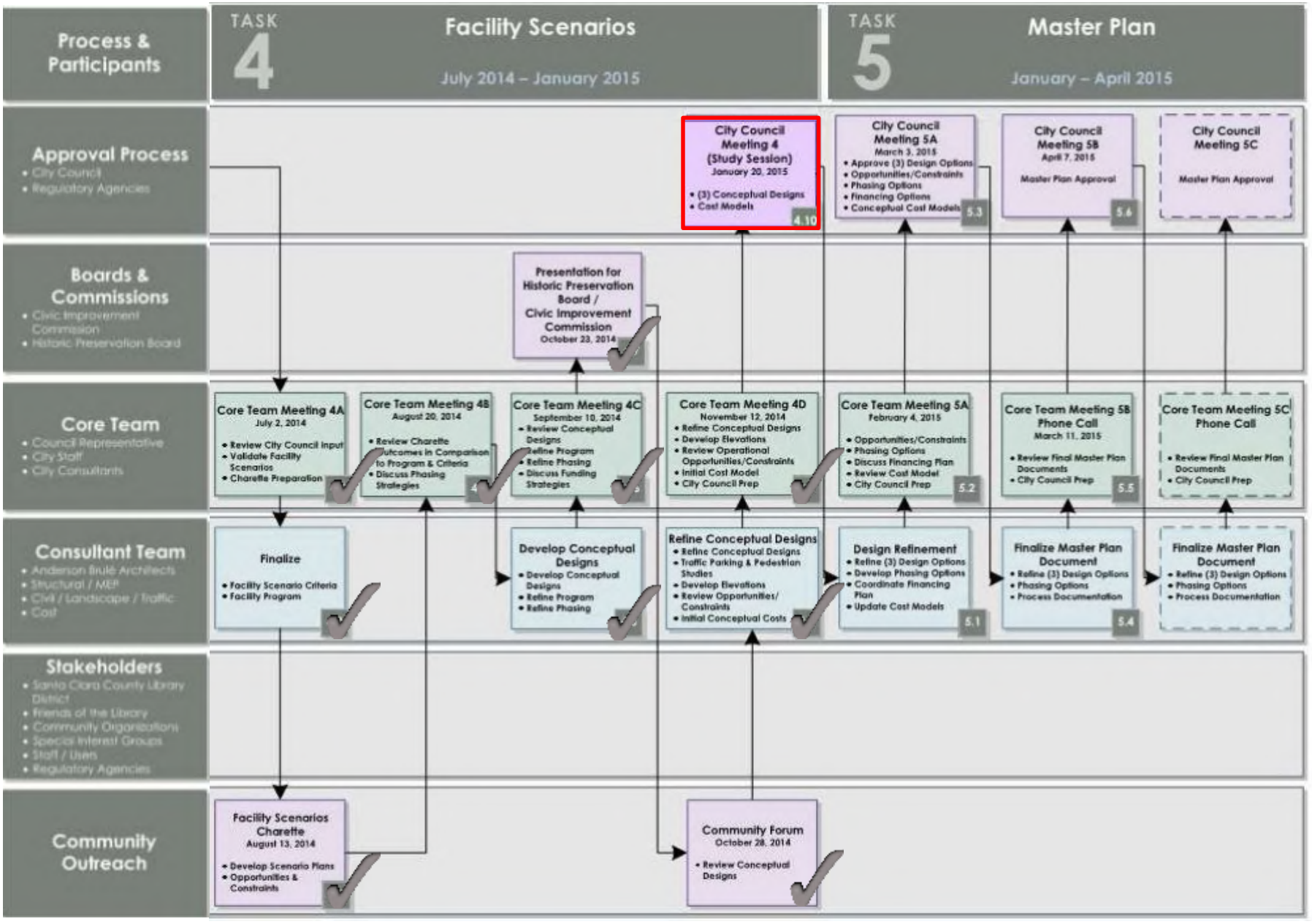
- ❑ Introduction / Review Agenda
- ❑ Introduce Key Questions
- ❑ Review Feedback
  - Historic Preservation Board, Civic Improvement Commission
  - Community Forum
  - Core Team
- ❑ Review Next Steps for Scheme Development
- ❑ Discuss Key Questions
- ❑ Conclusion

Master Plan Process Review

Project & Community Process




Process & Participants
TASK 1
Process Development
December – February 2014
TASK 2
Community Needs Assessment / Plan of Service
February – April 2014
TASK 3
Facility Program
April – July 2014
Approval Process
• City Council
• Regulatory Agencies
Boards & Commissions
• Civic Improvement Commission
• Historic Preservation Board
Core Team
• Council Representative
• City Staff
• City Consultants
Consultant Team
• Anderson Brulé Architects
• Structural / MEP
• Civil / Landscape / Traffic
• Cost
Stakeholders
• Santa Clara County Library District
• Friends of the Library
• Community Organizations
• Special Interest Groups
• Staff / Users
• Regulatory Agencies
Community Outreach
City Council Meeting 1
Contract Approval
City Council Meeting 2 (Study Session)
May 6, 2014
• Community Needs Assessment
• Plan of Service
City Council Meeting 3
July 1, 2014
• Facility Program
• Facility Scenario Criteria Options
• Select (3) Facility Scenarios
Core Team Meeting 1
February 12, 2014
• Prepare for Forum
• Discuss Character
• Review Vision
• Draft Staff Hours
• Refine Project Schedule
Core Team Check-In
March 5, 2014
• Review Character
Core Team Meeting 2
April 16, 2014
• Review Staff Input
• Review Draft Plan of Service
• Prepare for Council
Core Team Meeting 3A
May 13, 2014
• Draft Facility Program
• Facility Scenario Criteria
• Prepare for Council
Core Team Meeting 3B
June 11, 2014
• Refine Facility Program
• Refine Scenario Criteria
• Prepare for Council
Information & Data Gathering
• Program Understanding
• Demographic Research
• Community Analysis
• Review (E) Reports
Develop
• Service & Operational Model Scenarios
• Draft Community Needs Assessment
Develop
• Draft Plan of Service
Finalize
• Community Needs Assessment
Develop
• Draft Facility Program
• Facility Scenario Criteria
Finalize
• Plan of Service
Library Staff Focus Group
April 7, 2014
Staff Workshop
April 8, 2014
• Review of Community Needs Assessment
• Service & Operational Model Scenarios
Community Focus Group
April 9, 2014
Staff Interviews
May 7, 2014
• Facility Program Input
• City Staff
• Library
• Museum
Community Forum 1
Week of March 10, 2014
• Vision Statement
• Needs
• Character
• Input & Feedback
Survey
March 11 – 25, 2014
Survey
Second Release
May 15 -23, 2014
Focus Group
Staff Facilitated
May 29, 201


Process & Participants
TASK 4
Facility Scenarios
July 2014 – January 2015
TASK 5
Master Plan
January – April 2015
Approval Process
• City Council
• Regulatory Agencies
Boards & Commissions
• Civic Improvement Commission
• Historic Preservation Board
Core Team
• Council Representative
• City Staff
• City Consultants
Consultant Team
• Anderson Brulé Architects
• Structural / MEP
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• Cost
Stakeholders
• Santa Clara County Library District
• Friends of the Library
• Community Organizations
• Special Interest Groups
• Staff / Users
• Regulatory Agencies
Community Outreach
City Council Meeting 4 (Study Session)
January 20, 2015
• (3) Conceptual Designs
• Cost Models
4.10
City Council Meeting 5A
March 3, 2015
• Approve (3) Design Options
• Opportunities/Constraints
• Phasing Options
• Financing Options
• Conceptual Cost Models
5.3
City Council Meeting 5B
April 7, 2015
Master Plan Approval
5.6
City Council Meeting 5C
Master Plan Approval
Presentation for Historic Preservation Board / Civic Improvement Commission
October 23, 2014
Core Team Meeting 4A
July 2, 2014
• Review City Council Input
• Validate Facility Scenarios
• Charette Preparation
Core Team Meeting 4B
August 20, 2014
• Review Charette Outcomes in Comparison to Program & Criteria
• Discuss Phasing Strategies
Core Team Meeting 4C
September 10, 2014
• Review Conceptual Designs
• Refine Program
• Refine Phasing
• Discuss Funding Strategies
Core Team Meeting 4D
November 12, 2014
• Refine Conceptual Designs
• Develop Elevations
• Review Operational Opportunities/Constraints
• Initial Cost Model
• City Council Prep
Core Team Meeting 5A
February 4, 2015
• Opportunities/Constraints
• Phasing Options
• Discuss Financing Plan
• Review Cost Model
• City Council Prep
5.2
Core Team Meeting 5B Phone Call
March 11, 2015
• Review Final Master Plan Documents
• City Council Prep
5.5
Core Team Meeting 5C Phone Call
• Review Final Master Plan Documents
• City Council Prep
Finalize
• Facility Scenario Criteria
• Facility Program
Develop Conceptual Designs
• Develop Conceptual Designs
• Refine Program
• Refine Phasing
Refine Conceptual Designs
• Refine Conceptual Designs
• Traffic Parking & Pedestrian Studies
• Develop Elevations
• Review Opportunities/ Constraints
• Initial Conceptual Costs
Design Refinement
• Refine (3) Design Options
• Develop Phasing Options
• Coordinate Financing Plan
• Update Cost Models
5.1
Finalize Master Plan Document
• Refine (3) Design Options
• Phasing Options
• Process Documentation
5.4
Finalize Master Plan Document
• Refine (3) Design Options
• Phasing Options
• Process Documentation
Facility Scenarios Charette
August 13, 2014
• Develop Scenario Plans
• Opportunities & Constraints
Community Forum
October 28, 2014
• Review Conceptual Designs

Introduction to
Key Questions for Council

Introduction to
Key Questions for Council

- Does community expectation/support require the Library to be built first?
- What is the community process needed to consider moving Veterans' Memorial?
- Should the Museum (program & collection) move to a larger facility on the Civic Center site?
- Does Museum storage space need to be directly adjacent to a new Museum?

Introduction to
Key Questions for Council

- Should the priority for green spaces be to expand Orchard City Green or to provide a Pocket Park?
- Should any uses be moved off-site?
- Further parking direction
  - Should there be any adjustment to parking numbers/goals?
  - Should there be any adjustment to the amount of underground or structured parking?

Introduction to
Key Questions for Council

- Is the City open to private development along the eastern edge of the site?
- Is the City open to selling or leasing that land to provide funding for the project?
- What budget framework should be considered for the schemes?
  - Can the community support a $50M-$125M project?

Scenario Design Feedback

Core Team

Historic Preservation Board

Civic Improvement Commission

Community Forum

Scenario Criteria – Facility Matrix

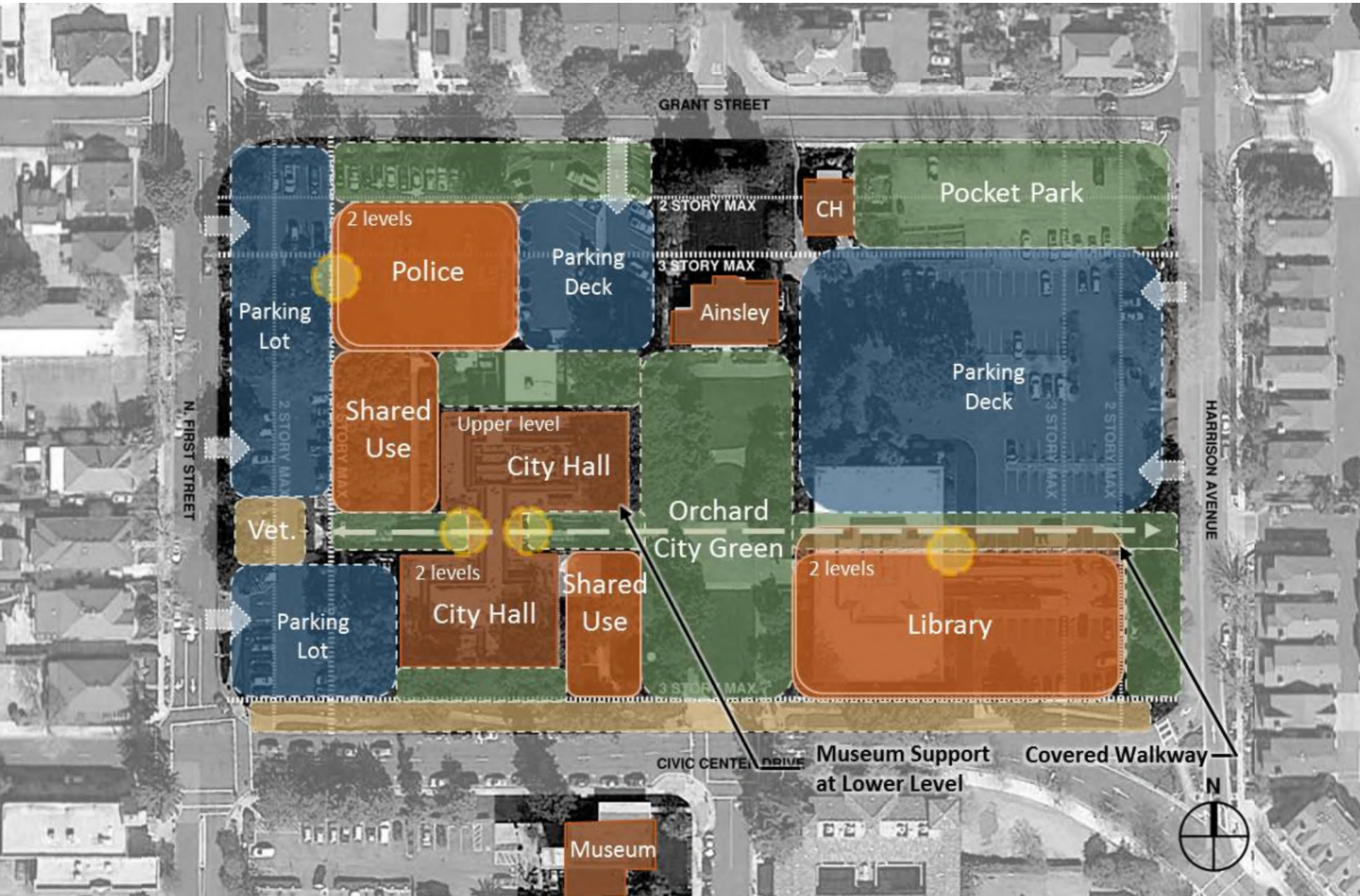
	Scenario 1	Scenario 2	Scenario 3
City Hall	**Renovate**	**New**	**New** Combine with Library
Police	**New** Separate Building	**New**	**New** Connected to City Hall
Library	**New** Separate Building	**New**	**New** Combine with City Hall
Museum	**Existing to Remain**	**New**	**New**
Museum Storage	**New** Within another building	**New**	**New** Expanded Storage
Parking	**New** 410 stalls	**New** 460 stalls	**New** 460 stalls
Orchard City Green	**Same Size**	**Increase Size**	**Increase Size**
Portion of Site for Alternative Use	**No**	**No**	**Yes**

Legend: **Less Change** — **More Change**

Facility Scenario 1 - Renovate Existing City Hall

- City Hall to Have an Exterior & Interior Renovation
  - New lobby and entry features, new paths for accessibility and access
  - Assumes that existing Police is renovated to a new City use
  - Assumes that new meeting rooms would be part of the renovation
- New Police as a Separate Building with Secure Parking
  - Includes a new EOC and support spaces
- New Library as a Separate Building
- Museum Remains in Existing Building
  - Additional storage is provided within a new building
- New Parking
  - Surface, Structured, or Underground

Scenario 1

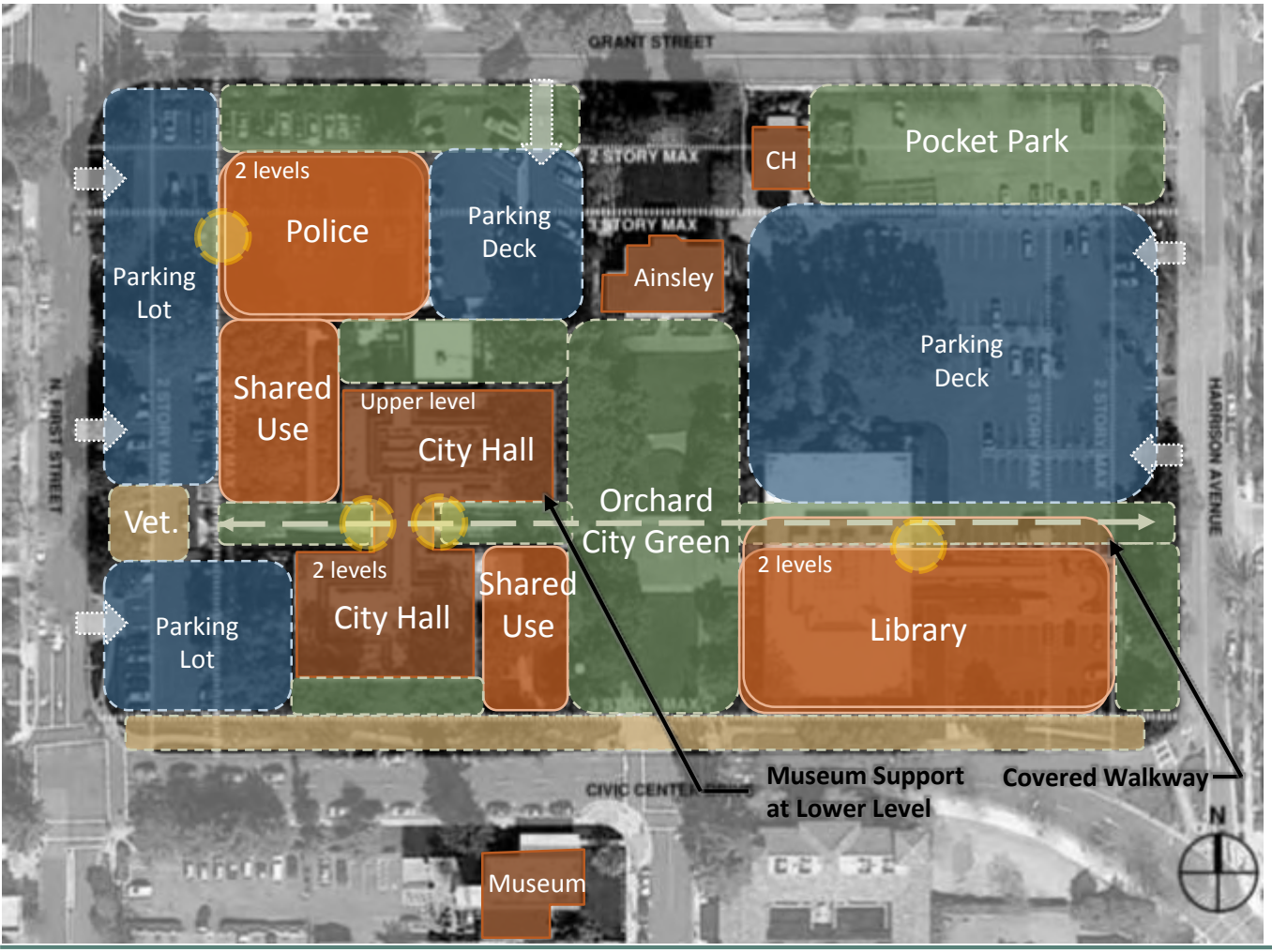

Vehicular Entry
Building Entry
Building
Parking
Landscape
Urban Edge
GRANT STREET
N. FIRST STREET
HARRISON AVENUE
CIVIC CENTER DRIVE
2 STORY MAX
3 STORY MAX
CH
Pocket Park
2 levels
Police
Parking Deck
Parking Lot
Ainsley
Shared Use
Upper level
City Hall
Parking Deck
Vet.
Orchard City Green
2 levels
City Hall
Shared Use
2 levels
Library
Parking Lot
Museum Support at Lower Level
Covered Walkway
Museum
N

Scenario 1

Vehicular Entry
Building Entry
Building
Parking
Landscape
Urban Edge



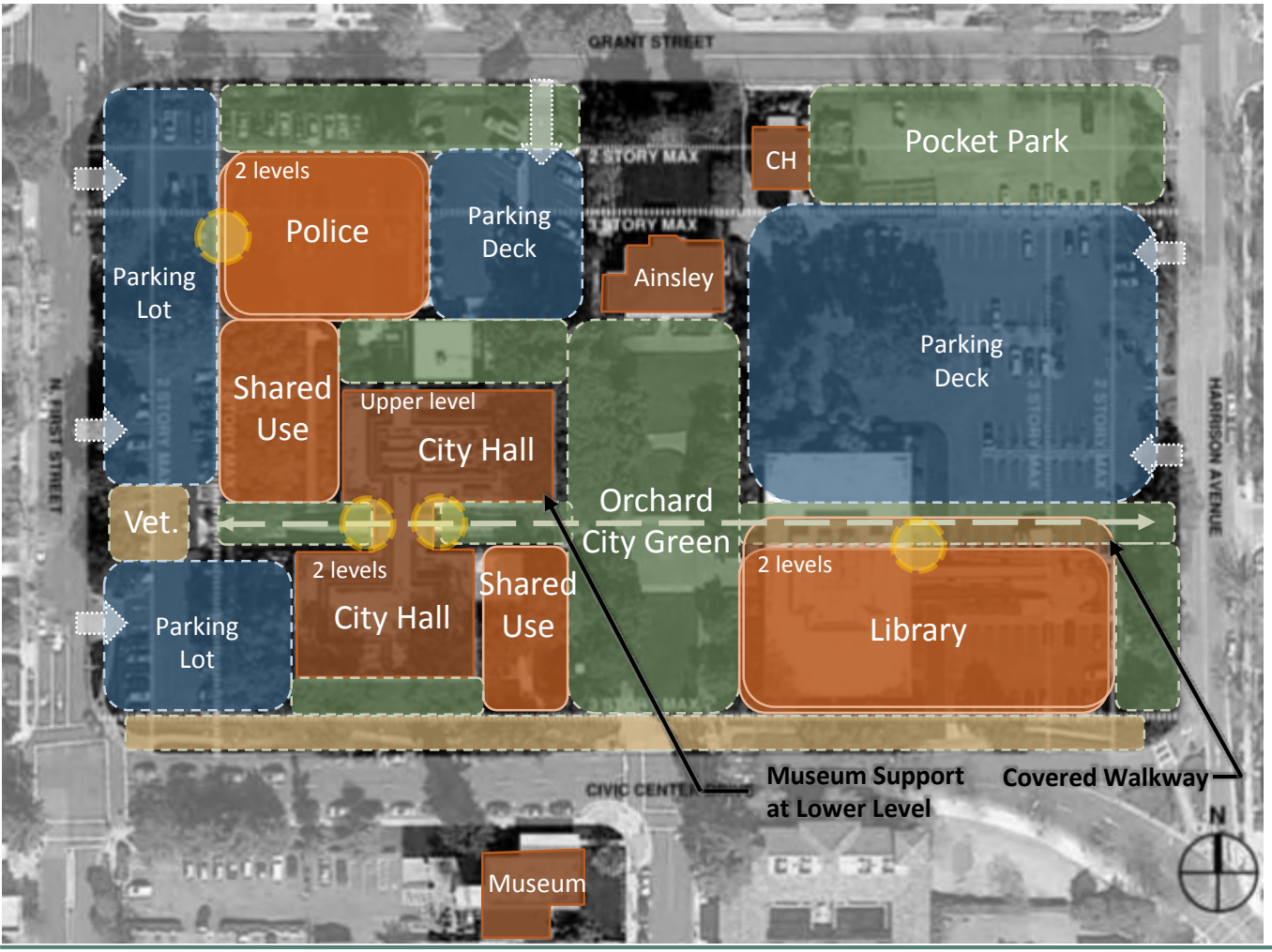
Scenario 1



Core Team Feedback

- ❑ Pedestrian friendly
- ❑ Pocket Park
- ❑ Green corridor
- ❑ Veterans' Memorial as a destination
- ❑ All Civic Center services connected

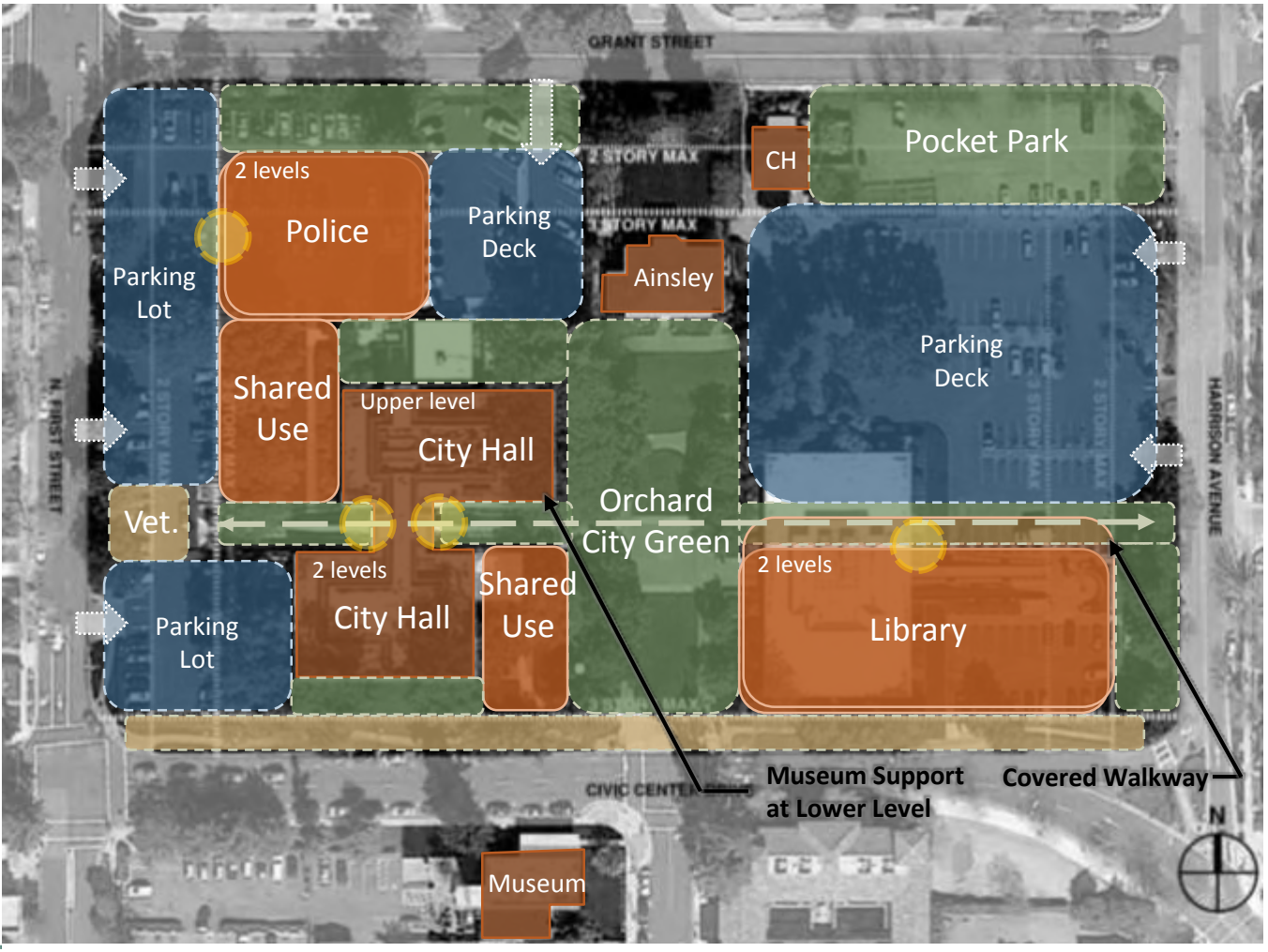
Scenario 1



HPB/CIC Feedback

- ❑ Buildings might feel overbearing if too close to street
- ❑ Important to establish character
- ❑ Potential for historic pathway
- ❑ Concern about moving Veterans' Memorial
- ❑ Concern about parking lot
- ❑ Consider more underground parking
- ❑ Like greenbelt
- ❑ Like Pocket Park

Scenario 1



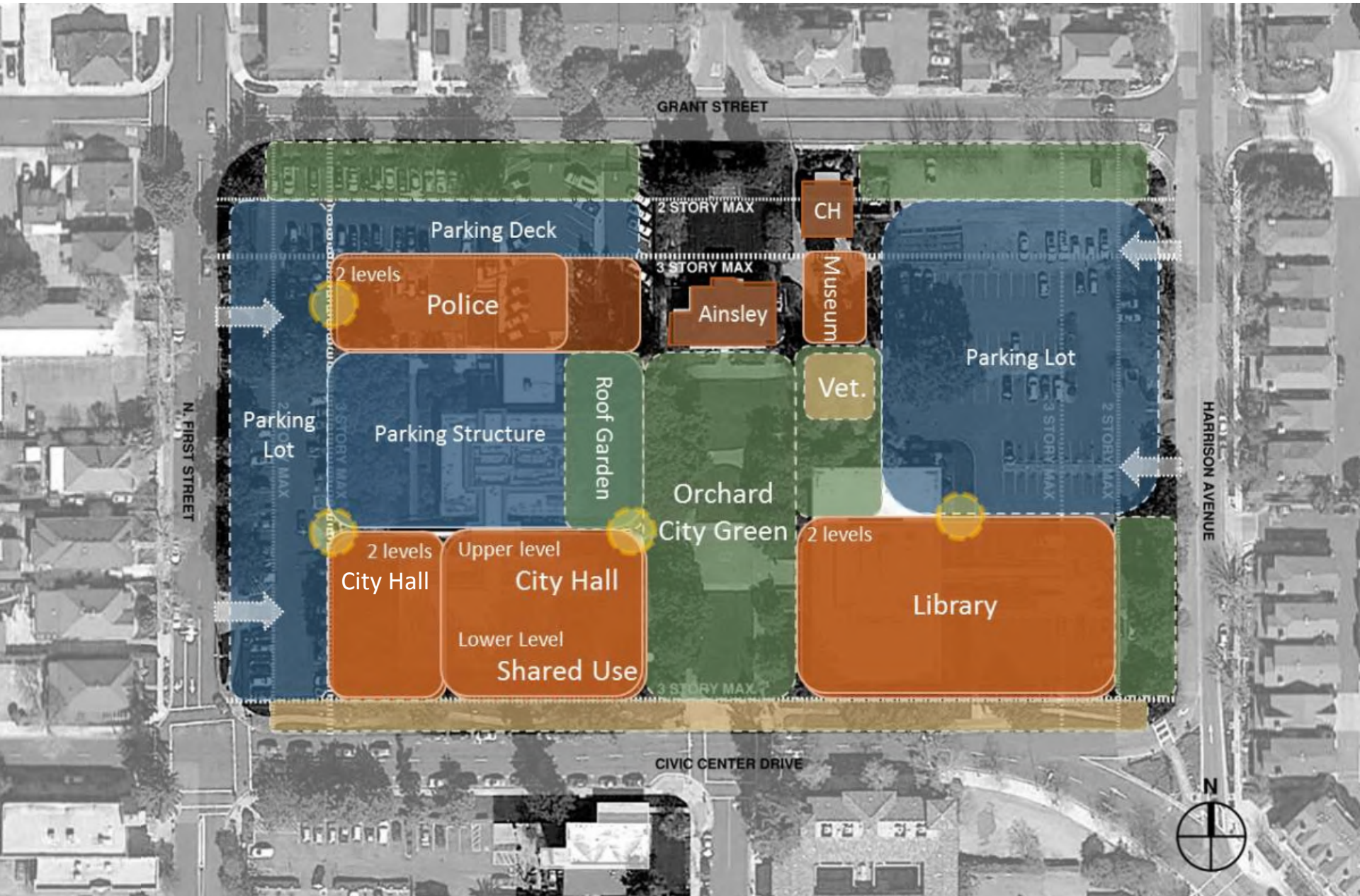
Community Feedback

- ❑ City Hall and green space feels disjointed since you have to work around existing
- ❑ Like variety of green spaces
- ❑ Orchard City Green feels constrained
- ❑ Like that Orchard City Green events could extend into parking area
- ❑ Like the stepped effect of shared-use and City Hall
- ❑ Seems more flexible than the other options
- ❑ Would like more entries to Library

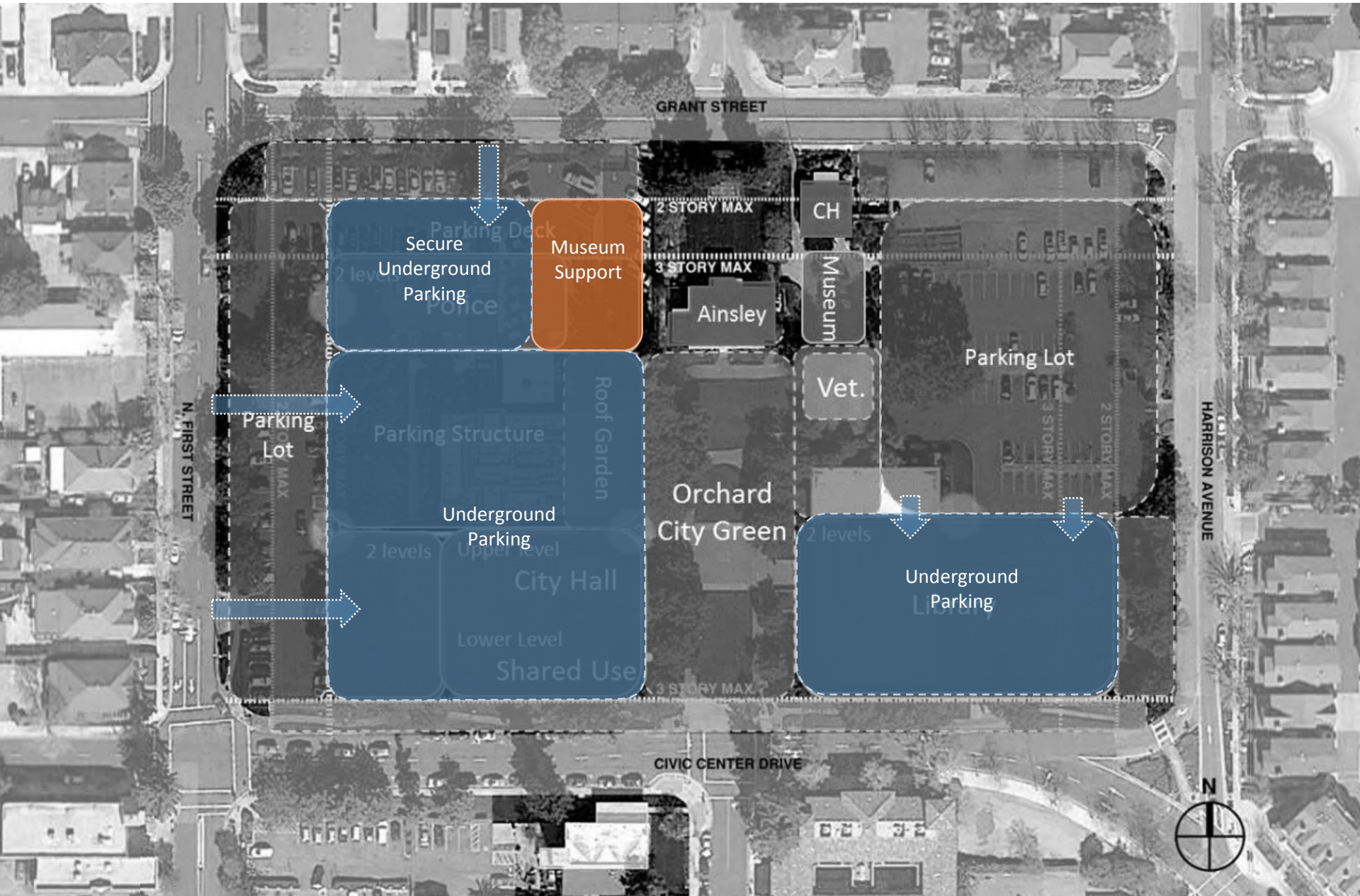
Facility Scenario 2 - New City Hall

- ❑ New City Hall
- ❑ New Police with Secure Parking
- ❑ New Shared Conferencing/Meeting Space with New Council Chambers
- ❑ New Library
- ❑ New Museum & Storage
- ❑ Potential for Expansion of Orchard City Green
- ❑ New Parking
  - Surface, Structured, or Underground
  - New Structured Parking between City Hall & Police

Scenario 2


Vehicular Entry
Building Entry
Building
Parking
Landscape
Urban Edge
GRANT STREET
Parking Deck
2 levels
Police
2 STORY MAX
3 STORY MAX
CH
Museum
Ainsley
Parking Lot
Vet.
Parking Structure
Roof Garden
Parking Lot
Orchard City Green
2 levels
City Hall
Upper level
City Hall
Lower Level
Shared Use
2 levels
Library
N. FIRST STREET
HARRISON AVENUE
CIVIC CENTER DRIVE
N

Scenario 2


Vehicular Entry
Building Entry
Building
Parking
Landscape
Urban Edge
GRANT STREET
Secure Underground Parking
Museum Support
2 STORY MAX
3 STORY MAX
CH
Museum
Ainsley
Vet.
Parking Lot
Parking Lot
Parking Structure
Roof Garden
Underground Parking
Orchard City Green
City Hall
Lower Level
Shared Use
Underground Parking
N. FIRST STREET
HARRISON AVENUE
CIVIC CENTER DRIVE
N

Scenario 2



Core Team Feedback

- ❑ Good phasing
- ❑ Building wrapped parking
- ❑ Parking proximity to downtown

Scenario 2



HPB/CIC Feedback

- ❑ Less diversity of green spaces & no Pocket Park
- ❑ Orchard City Green feels constrained
- ❑ Feels formal
- ❑ Focused too much on Orchard City Green as the single open space
- ❑ Generally is not preferred, compared to Scenario 1 design

Scenario 2



Community Comments

- ❑ Good natural light
- ❑ Like set back of building to allow buffer to street
- ❑ Concern about no library entrance on street
- ❑ Like clustering of historic elements
- ❑ Like possibility of including a green belt

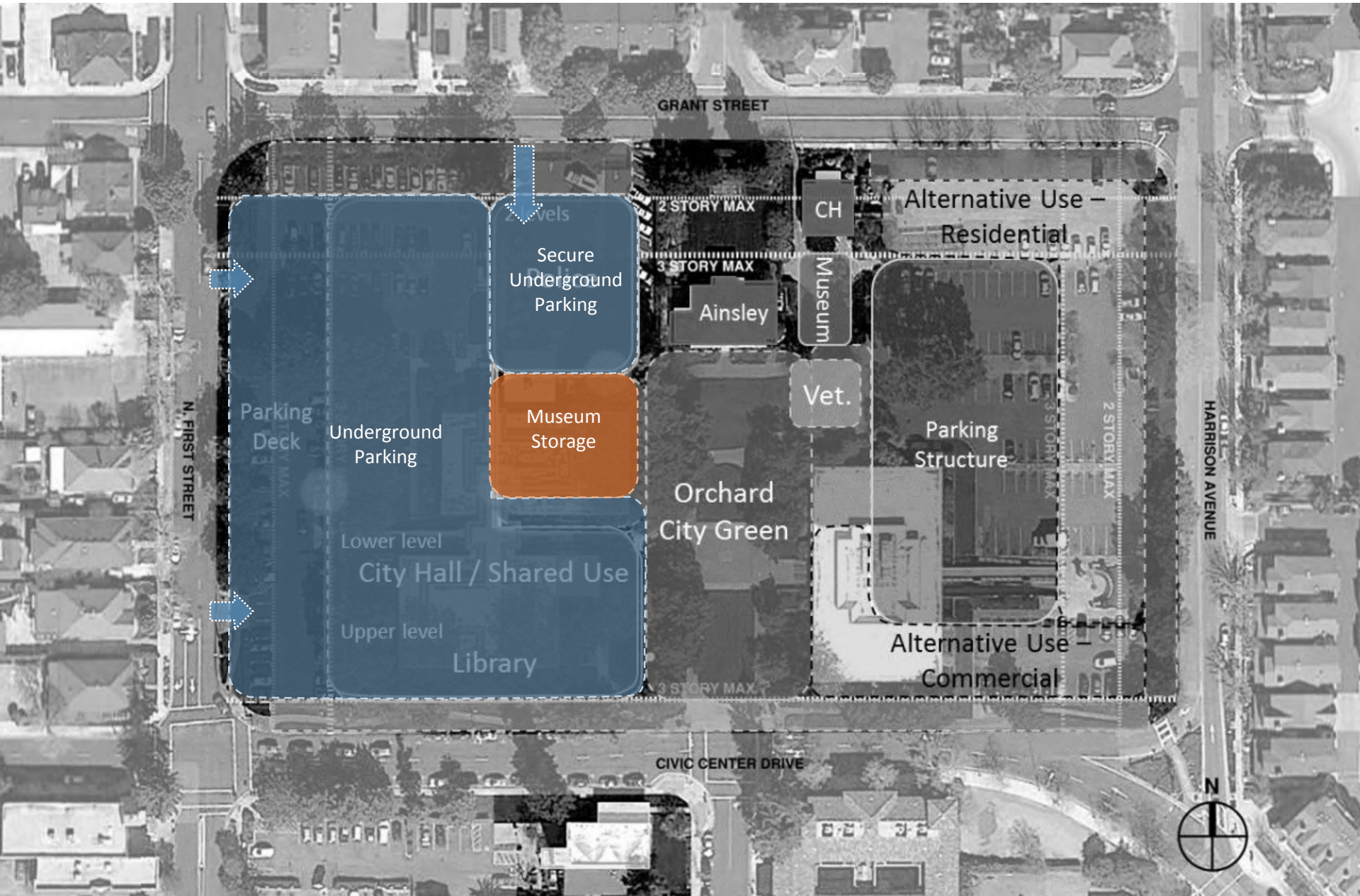
Facility Scenario 3 - Single Building Scheme

- New Library and City Hall as a Single Building
- New Police Connected to City Hall
- New Museum & Storage
- New Conferencing/Meeting Space Including Council Chambers
- Potential for Expansion of Orchard City Green
- Potential for Reserving a Portion of the Site for Alternative Use
- New Parking
  - Surface, Structured, or Underground
  - Potential roof top garden on parking deck

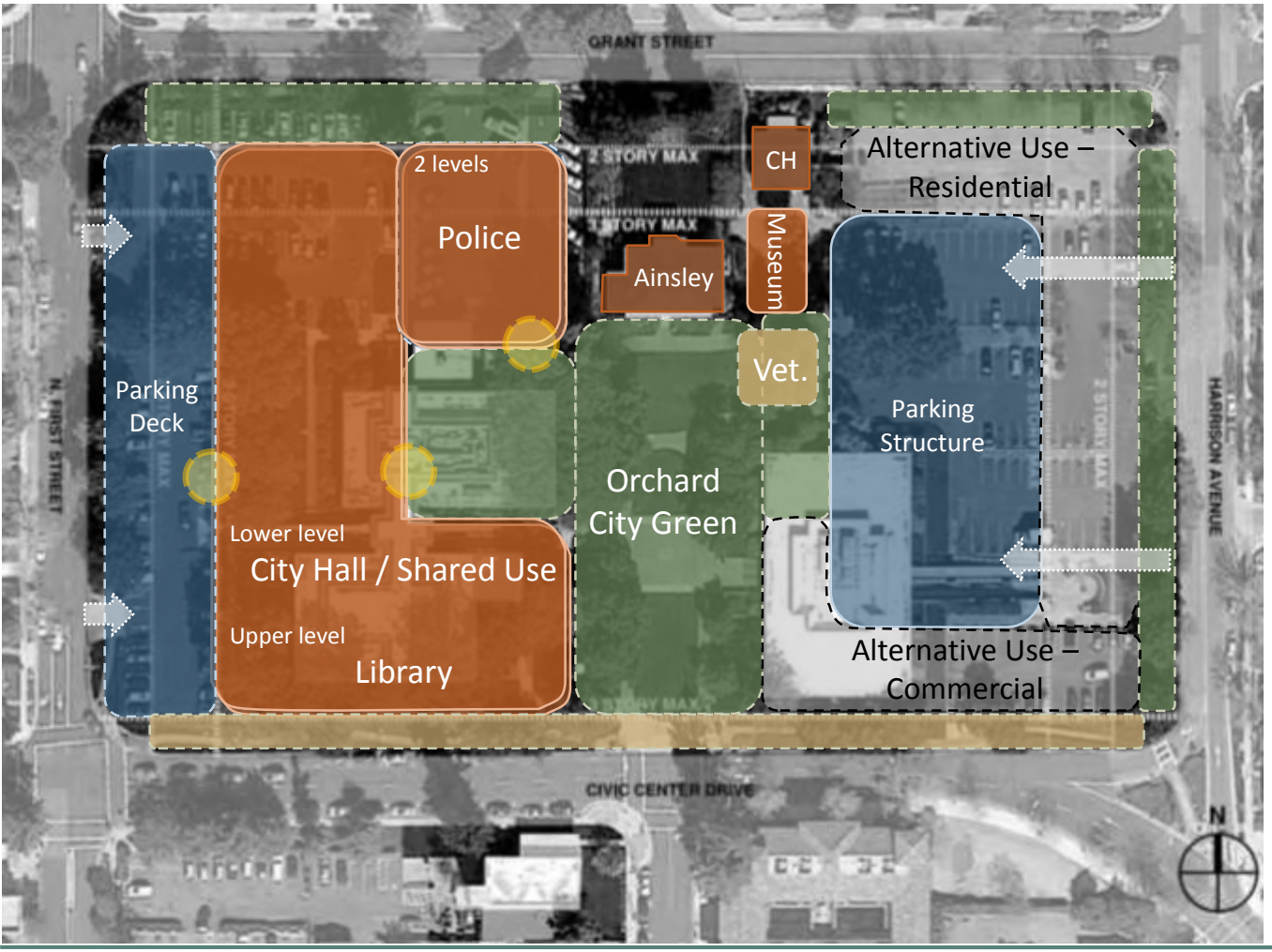
Scenario 3


Vehicular Entry
Building Entry
Building
Parking
Landscape
Urban Edge
GRANT STREET
2 levels
Police
2 STORY MAX
3 STORY MAX
CH
Museum
Ainsley
Alternative Use – Residential
Vet.
Parking Deck
3 STORY MAX
Parking Structure
3 STORY MAX
2 STORY MAX
N. FIRST STREET
HARRISON AVENUE
Orchard City Green
Lower level
City Hall / Shared Use
Upper level
Library
3 STORY MAX
Alternative Use – Commercial
CIVIC CENTER DRIVE
N

Scenario 3


Vehicular Entry
Building Entry
Building
Parking
Landscape
Urban Edge
GRANT STREET
2 STORY MAX
3 STORY MAX
CH
Museum
Ainsley
Vet.
Alternative Use – Residential
Secure Underground Parking
Parking Deck
Underground Parking
Museum Storage
Orchard City Green
Parking Structure
Lower level
City Hall / Shared Use
Upper level
Library
Alternative Use – Commercial
N. FIRST STREET
HARRISON AVENUE
CIVIC CENTER DRIVE
N

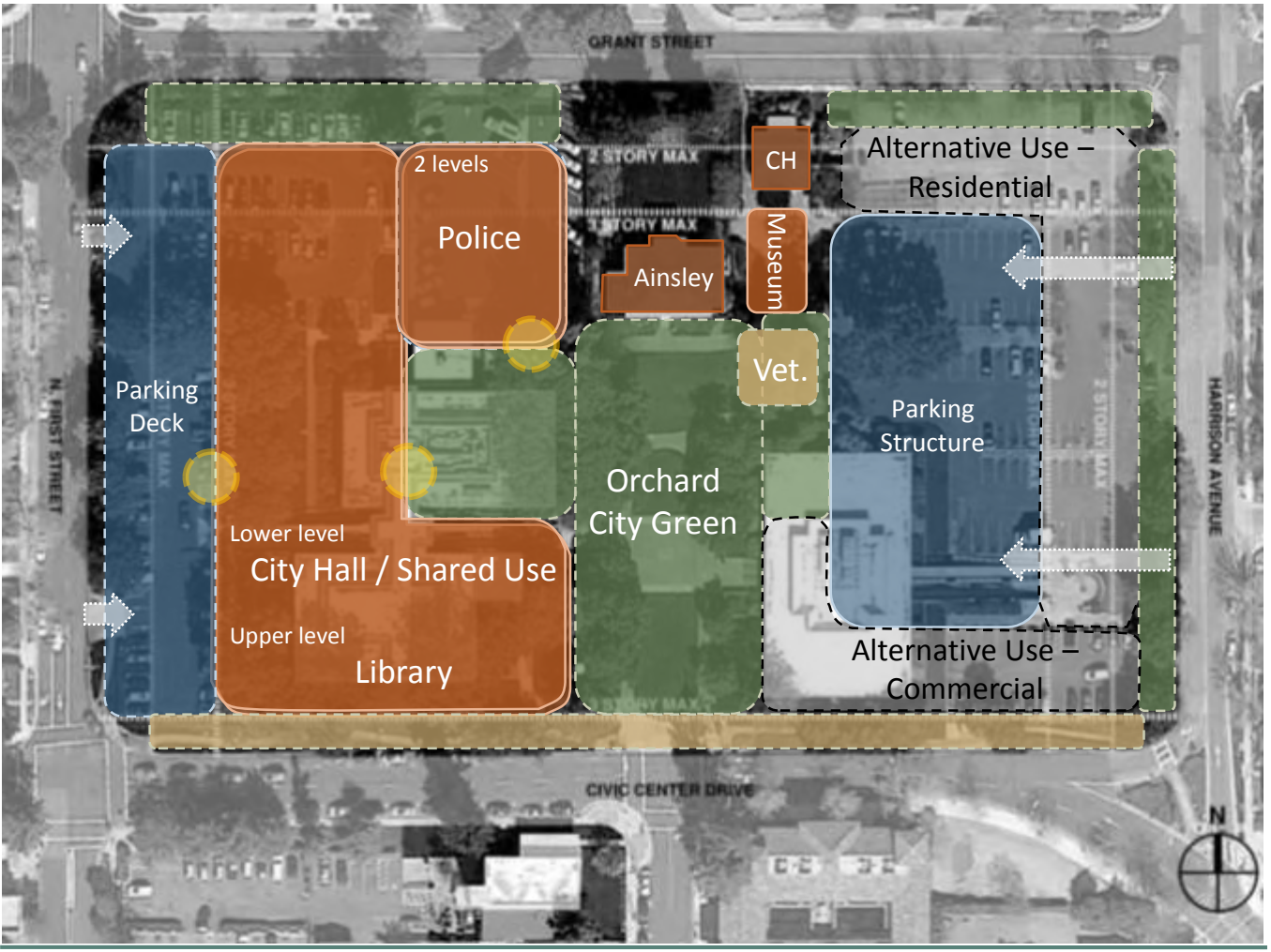
Scenario 3



Core Team Feedback

- ❑ Civic and community services are close to downtown
- ❑ Alternative use interface with neighborhood
- ❑ Alternative use wraps into Orchard City Green
- ❑ New axis on Orchard City Green

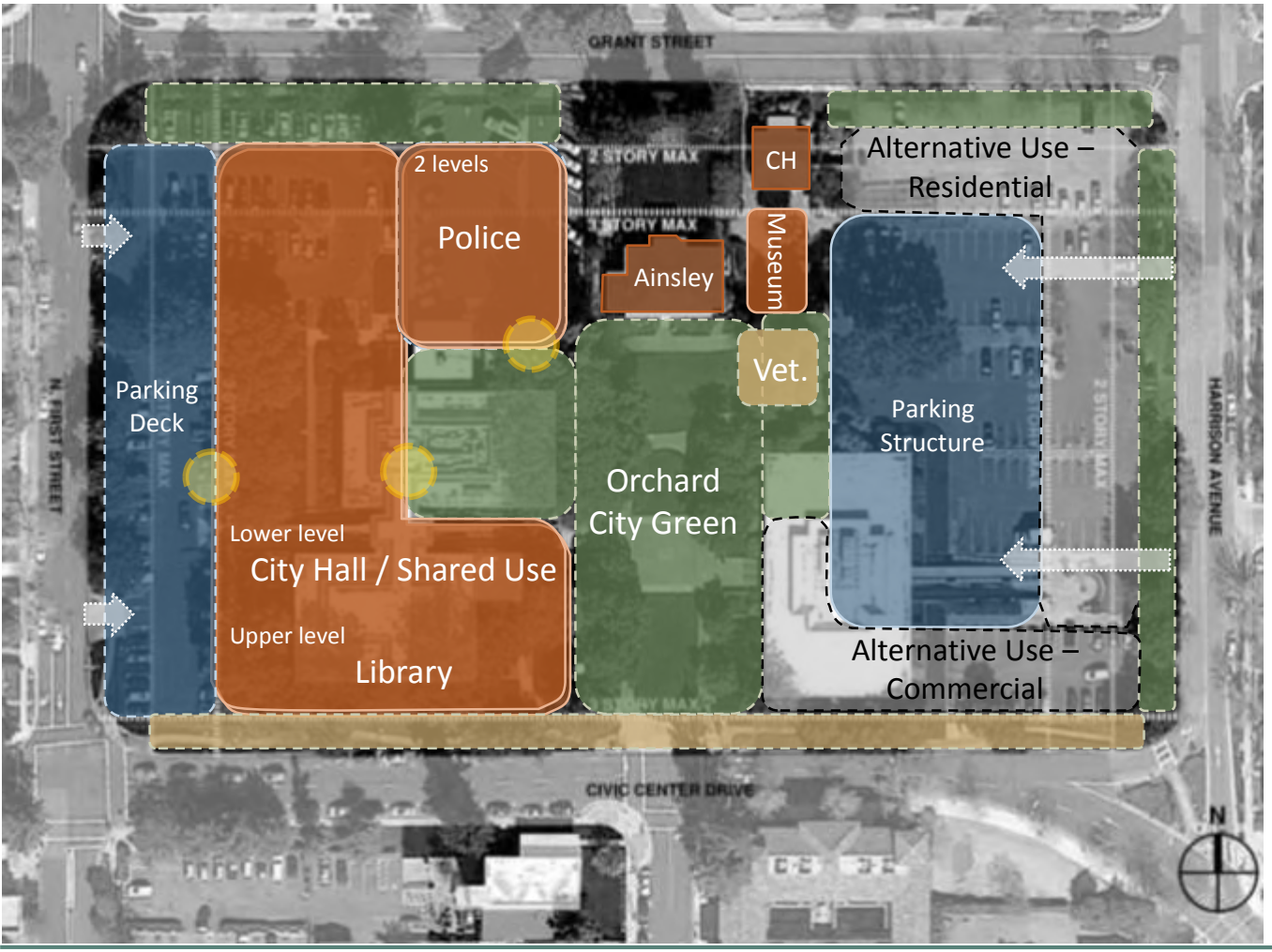
Scenario 3



HPB/CIC Feedback

- ❑ Concern about never getting back land after it is sold or leased, but financing option is appealing
- ❑ Commercial and residential uses don't feel like they belong. Would prefer a park
- ❑ Combination of Library and City Hall doesn't feel natural
- ❑ Like Library near downtown
- ❑ Like Orchard City Green expansion
- ❑ Ainsley House feels crowded
- ❑ Interest in extending eastern green space expansion down toward Civic Center Drive

Scenario 3



Community Comments

- ❑ Like the idea of leaving other side of site open to other possibilities, but not sale
- ❑ Benefits of density are traded for financial support
- ❑ Concern about phasing
- ❑ Concern about increased traffic from new residential

Core Team Feedback
Further Considerations

- Civic Center Drive is difficult to activate
  - Lack of pedestrian use could be due to current design
  - Traffic passes through quickly
- The Veterans group should have a voice in the planning and discussion process
- Rooftop garden is a good way to integrate an elevated park
  - This needs to be coordinated with efforts to include solar panels
- Two story building next to Ainsley House could be intrusive
  - Stepped approach would bring adjacent height down to one story
  - Massing should be sensitive to existing and planned context
- Does Museum Support need to be directly adjacent to the new Museum?

Conceptual Cost Model

Conceptual Cost Model – Overview

	Scenario 1		Scenario 2		Scenario 3	
	Base	With Escalation	Base	With Escalation	Base	With Escalation
Phase 1	$ 53.55 M	$ 66.94 M	$ 41.38 M	$ 51.72 M	$ 94.31 M	$ 117.88 M
Phase 2	$ 58.92 M	$ 78.34 M	$ 32.46 M	$ 43.17 M	$ 19.70 M	$ 26.20 M
Phase 3			$ 39.86 M	$ 55.80 M		
Total Estimated Scenario Cost	**$ 112.47 M**	**$ 145.30 M**	**$ 113.69 M**	**$ 150.69 M**	**$114.00 M**	**$144.08 M**
	Phase 1 (2018) ▪ New Library ▪ New Parking ▪ New Pocket Park ▪ Renovated Urban Edge Phase 2 (2020) ▪ Renovate City Hall ▪ New Police ▪ New Shared Use ▪ Renovate Orchard City Green ▪ New Veterans' Memorial		Phase 1 (2018) ▪ New Library ▪ New Parking ▪ Renovated Urban Edge Phase 2 (2020) ▪ New Police ▪ New Museum ▪ Renovate Orchard City Green ▪ New Veterans' Memorial Phase 3 (2022) ▪ New City Hall ▪ New Shared Use ▪ New Parking Structure		Phase 1 (2018) ▪ New Library ▪ New City Hall ▪ New Police ▪ New Shared Use Phase 2 (2020) ▪ New Museum ▪ Renovate Orchard City Green ▪ New Veterans' Memorial ▪ Renovate Urban Edge ▪ New Parking Structure	

Next Steps for Scheme Development

Next Steps for Scheme Development Design Drivers – Site

- Celebrate Historic Features
  - Create a historic area through clustering of historic buildings
  - Create a historic walk that connects Ainsley House, Veterans Memorial and the Museum
- This is a site with four front sides
  - The streetscape adjacent to the residential areas should maintain a similar feel of sidewalk and street trees to the existing
  - Civic Center Drive should have a more urban feel with an edge that is reflective of the Downtown wide side walks and trees
- Desire for clear and recognizable entries
  - Entry points need to consider operations, access, pedestrian experience and ease of use
- Highlight connection to Downtown

Next Steps for Scheme Development Design Drivers – Outdoor Space

- Preserve view of Ainsley House
- Increase variety of green spaces
  - Creative and diverse use of green spaces, not just lawns
- Orchard City Green
  - Strategically expand to increase usable space
  - Allow for potential over flow use onto parking areas for special events
  - Desire open feeling as entry from Civic Center Drive
- Enliven the street on Civic Center Drive
  - Create activated uses on the street levels for all buildings
- Sustainability
  - Consider accessible rooftop gardens on buildings/parking
  - Consider use of solar production using roof areas
  - Consider water retention and on site treatment/bio-filtration

Next Steps for Scheme Development Design Drivers – Parking

- Underground parking is necessary in all options
- Avoid expansive ground level surface parking
- Avoid large parking decks which limit use of large trees and creation of shade
- Preference for underground parking over structured parking
  - Parking structure is a potential eyesore for neighborhood
  - Create more usable ground level space

Key Questions for Council

Key Questions for Council

- Does community expectation/support require the Library to be built first?
- What is the community process needed to consider moving Veterans' Memorial?
- Should the Museum (program & collection) move to a larger facility on the Civic Center site?
- Does Museum storage space need to be directly adjacent to a new Museum?

Key Questions for Council

- Should the priority for green spaces be to expand Orchard City Green or to provide a Pocket Park?
- Should any uses be moved off-site?
- Further parking direction
  - Should there be any adjustment to parking numbers/goals?
  - Should there be any adjustment to the amount of underground or structured parking?

Key Questions for Council

- Is the City open to private development along the eastern edge of the site?
- Is the City open to selling or leasing that land to provide funding for the project?
- What budget framework should be considered for the schemes?
  - Can the community support a $50M-$125M project?

Feedback and Next Steps

Next Steps

- Core Team Meeting 5A, *February 4th, 2015*
- Council Study Session, *TBD*

