



**PUBLIC WORKS DEPARTMENT**

CITY HALL

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**CITY COUNCIL STAFF REPORT**

Meeting: December 18, 2012

Subject

Civic Center Master Plan Framework.

Recommendation

Staff recommends that Council accept the report and provide direction to staff.

Discussion

In June of 2011, Council approved the CIP budget for fiscal year 2011/2012, which included \$50,000 for a project to complete a Civic Center Master Plan. The purpose of the project is to study alternatives and develop a plan of improvements to be made to the Civic Center that address three primary concerns: (1) current and future parking needs, (2) expansion capacity for future service growth, and (3) operational improvements along with needed accessibility and seismic upgrades for City Hall. In February 2012 an agreement with the architectural firm of Perkins + Will was executed to complete the Civic Center Master Plan.

In February 2012 a task force comprised of City staff from Public Works, the City Manager's Office, Community Development and County Library staff met with the Consultant on two occasions, including a workshop to consider alternative ideas. Upon further refinement of scenarios, the attached Civic Center Master Plan Framework was completed.

The Master Plan Framework presents three alternatives for addressing the three areas of concern for the Civic Center – 1) the Civic Network Alternative, 2) the Civic Youth Alternative, and 3) the Civic Life Alternative. The scenarios vary by the programmatic emphasis and the level of improvement to the overall Civic Center site. Each scenario assumes that solar energy generation, energy efficiency and sustainable design, and compliance with current codes are included. While each alternative carries a certain programmatic “theme,” there is the ability to interchange some elements—especially related to some of the more minor parking expansions. It is also important to note that, while even the less transformative of the alternatives may appear radical and costly, the build out for the plan could occur over a 10-year, 20-year or even longer period. Developing a vision for the Civic Center now will serve to focus future investments at the site most efficiently.

The following is a summary of the alternatives provided in the Master Plan Framework:

### Alternative 1: Civic Network

The Civic Network Alternative envisions a rich, interconnected pattern of linkages to the surrounding area for pedestrians, transit users, bicyclists and motorists. Features of this alternative include:

- a new driveway and parking lot at Pacifica Avenue, allowing the Civic Center to be easily accessed from three directions;
- enhanced pedestrian pathways and bikeways, including a creek-side trail providing north-south circulation;
- renovation of the existing City Hall building for service and operational improvements along with structural and accessibility improvements.
- This alternative proposes no new buildings at the Civic Center.

### Alternative 2: Civic Youth

The Civic Youth Alternative reinforces the success of Cupertino's Civic Center in creating a destination for people of all backgrounds and ages, with the addition of a teen facility that enhances the attraction for youth. The addition of a teen center will expand the recreational, cultural, educational and social interaction facilities of the Civic Center compatibly with the Library and Community Hall. Features of this alternative include:

- a new Teen Center, with outdoor basketball, classrooms and other programs, located at the northwest corner of Library Field, creating a new civic address along Torre Avenue. New photovoltaic cells atop the Teen Center enhance on-site sustainability practices;
- a one-level parking garage under the Teen Center provides parking for about 170 cars;
- Library Field is re-programmed and reconfigured, expanding its offerings to all ages while retaining Cricket;
- Library Plaza includes a demonstration garden and use of pervious paving materials.
- This alternative proposes to renovate the existing City Hall building for service and operational improvements.

### Alternative 3: Civic Life

The Civic Life Alternative also focuses on a significant enrichment of community life with a major new Community Center adjacent to a rebuilt City Hall. In this scenario the focal point of civic and cultural use is retained around the Library Plaza, which is rebuilt to better support and accommodate large scale community needs while retaining the enjoyment of the fountain. Features of this alternative include:

- City Hall would be rebuilt to meet all modern-day construction needs, become a better meeting and permitting center for the community, support any emergency facility building metrics and allow for a better alignment and adjacency of uses.
- a new Community Center is envisioned to include meeting rooms, classrooms, performance spaces and exhibition spaces, focused on the needs and wishes of the Cupertino community.

The three alternatives are described in more detail in the attached Master Plan Framework document. The document also describes the planning process and site and use analyses that were considered in developing the alternatives. A conceptual level cost estimate for each alternative will be presented at the study session for the purpose of providing a comparative magnitude-of-order cost for implementing each plan.

The addition of the Community Hall to the Civic Center campus in 2004 moved the Council meeting and other community meeting functions out of the City Hall, thereby making first floor space available for other potential uses, including as an Emergency Operations Center and/or a “service counter”. The opportunity to beneficially reorganize the spaces in the existing City Hall was given consideration in the Civic Center Master Plan Framework.

Concurrent with the master planning effort, further analysis of the existing City Hall building was done. The analysis highlighted structural improvements that should be made to bring the building into compliance with current codes.

The Civic Center Master Plan Framework addresses the need to either renovate or replace the City Hall in order to modernize and improve the services and operation of the facility and to bring it more into compliance with current codes. Plan Alternatives 1 and 2 propose renovation of the existing City Hall for limited structural and accessibility improvements along with service and operational improvements. Plan Alternative 3 proposes rebuilding the City Hall to provide an even greater range of use of the facility for long-term performance, which would also allow for underground parking.

Council Direction and Potential Next Steps

Should the Council provide feedback or direction favoring an alternative and/or individual element preferences, staff will submit a proposal for a single, detailed master plan with a cost study for consideration during the 2013-2014 budget discussions.

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Prepared by: Carmen Lynaugh, Public Works Projects Manager

Reviewed by: Timm Borden, Director of Public Works

Approved for Submission by: David Brandt, City Manager

Attachments:

A- Civic Center Master Plan Framework