



SUNNYVALE CIVIC CENTER MODERNIZATION
Community Workshop

MEETING DATE: October 3, 2015 REGARDING: Meeting Minutes
MEETING TIME: 9 AM – 12 PM ABA PROJECT #: 14-1201-1
LOCATION: Sunnyvale Senior Center

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
o Opportunities and constraints
o 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 siting 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.