



Legislation Details (With Text)

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On agenda:	11/20/2017	Final action:	
Title:	Report regarding selection of the preferred Community Civic Campus project site plan. (Marian Lee, Assistant City Manager)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. site plan options pp		

Date	Ver.	Action By	Action	Result
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Report regarding selection of the preferred Community Civic Campus project site plan. (*Marian Lee, Assistant City Manager*)

RECOMMENDATION

It is recommended that the City Council receive information and identify a preferred Community Civic Campus project site plan. This guidance will be the basis for design to be developed in 2018 and the Master Architect service agreement.

BACKGROUND/DISCUSSION

Presently, staff is working on procuring a master architect team for the Community Civic Campus project. Once a master architect team is selected, staff will need to negotiate the services agreement and begin design development in 2018. With these milestones on the horizon, now is a critical time to select the preferred site plan so that negotiations and expectations can be clearly defined and design development can be pursued in a prudent and timely manner.

There are three site plans under consideration which were included in the California Environmental Quality Act (CEQA) process so that any option can advance to the next phase of the project. The Final Supplemental Environmental Impact Report (FSEIR) is scheduled to come to City Council on December 13, 2017 for certification.

All three site plans reflect the joint Library and Recreation facility and Police facility at the north east corner of El Camino and Chestnut Avenue and the Fire facility on the west side of the City's current Municipal Services Building. The key difference between the three site plans is amount of open space available for outdoor recreational programming and parking location.

- The lowest cost site plan includes all surface parking with the smallest amount of open space at ~\$157M.
- One of the higher cost options includes structure parking for all users next to the police facility with the largest amount of open space at ~\$172M.
- The other higher cost option includes tucked parking below the joint Library and Recreation facility and surface parking with some open space at ~\$173M.

Please know that the estimated costs are based on conceptual building massing efforts and unit costs. More real cost estimates will be developed as design is advanced in 2018.

Attached is the presentation that will be provided at the meeting. Staff will walk through the three site plan options, discuss the differences between the site plans and outlined the funding strategy related to the site plans. Staff requests discussion providing direction to staff on the preferred site plan to advance to the next phase of project development.

FISCAL IMPACT

The options with structure parking are approximately ~\$15M to ~\$16M more than the option with surface parking. The decision on site plan option will impact the project cost. City Council approval of the project cost and budget will occur after design is complete or earlier if Design-Bid-Build is pursued for Police and Fire facilities.

CONCLUSION

It is recommended that the City Council receive information and identify a preferred Community Civic Campus project site plan. The preferred site plan will be used as a starting point for design. The site plans we have now were for the purposes of sizing the project, finding the location and developing enough definition for the environmental process. With a preferred site plan, we will now be able to task the master architect with improving and optimizing the site plan and ensuring multi modal circulation in addition to building design.

Attachment: Presentation Site Plan Option Preference

MEASURE W

COMMUNITY CIVIC CAMPUS PROJECT

Site Plan Options



*City Council Special Meeting
November 20, 2017*

Context

- Site identified
- 3 site plan options
- CEQA evaluation for all 3 options
- Choose one option for master architect
- Inform negotiations with master architect
- Sets base assumptions for site plan finalization and building design

Option A – Surface Parking



Option B – Structure Parking



Option C – Underground /Surface Parking



Surface Parking vs. Open Space

- Structure parking more expensive but allows for more open space
- Need for open space
 - Existing shortage of open space in the area
 - With more development, open space need grows
- Use for open space
 - Community desires for outdoor space
 - Active area for outdoor classes, fitness, boot camps
 - Intimate areas for individual respite and park experience
 - Outdoor community events, cultural performances and gatherings
 - Public outdoor art



Structure parking above vs. below

- Both structure parking options cost is similar
- Structure parking next to police facility
 - Comingling public and police parking (need to separate police from public by design)
 - All ingress/ egress traffic concentrated on one side of Antoinette
- Underground parking below Library / Recreation facility
 - User-friendly
 - Public use separate from police use
 - Limited space below resulting spillover surface parking taking up land space (need to figure out how to minimize surface parking)

Draft SEIR Key Findings

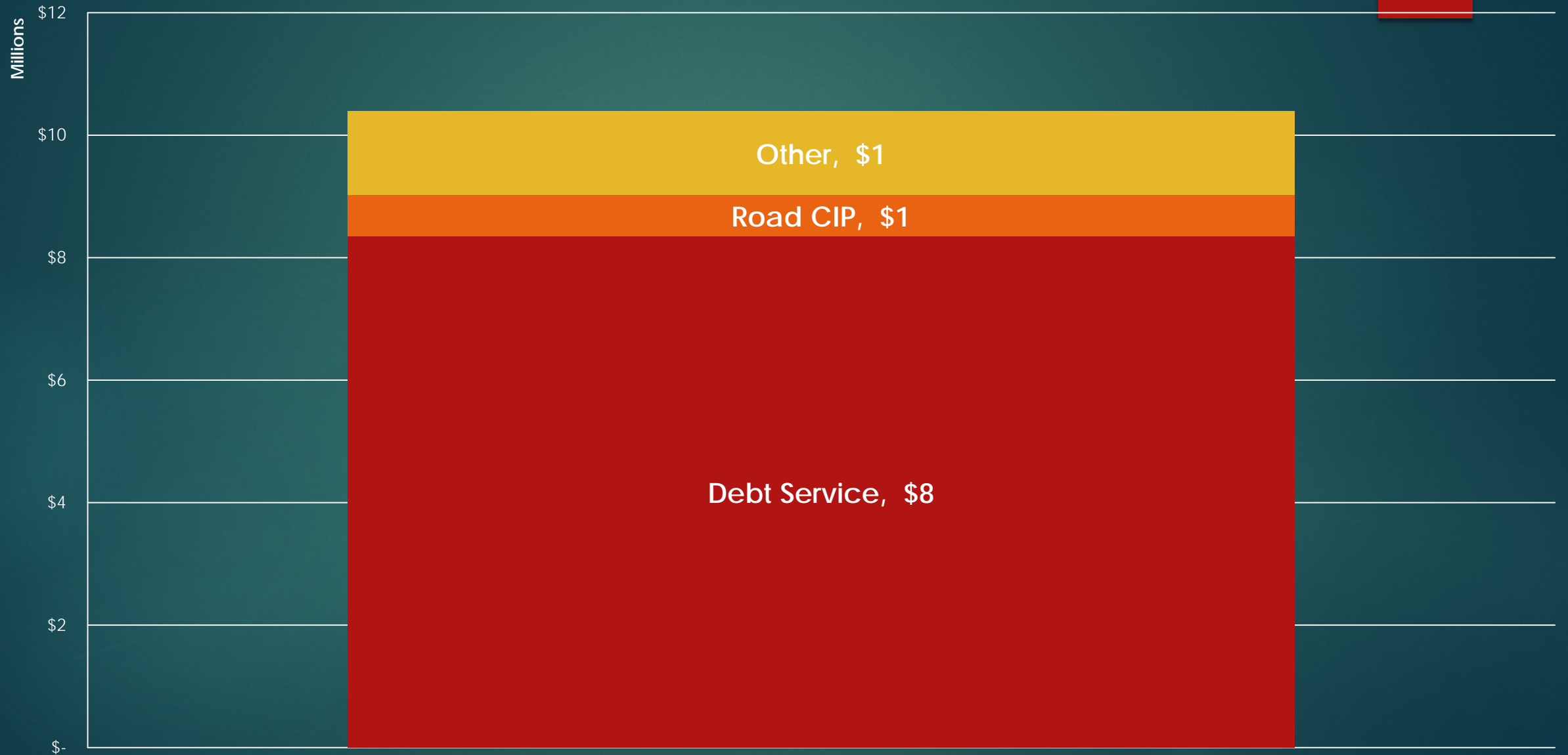
- Option B with parking structure evaluated (most potential impacts)
- Project has less than significant impact
- Changes to El Camino/Chestnut Area Plan is minor and less than significant impact
- Mitigations addressing cumulative traffic less than significant:
 - Signal timing
 - Lane realignment
 - Restriping required

Funding Plan

Funding Source	Amount (in millions)
Measure W	\$145
Asset Seizure	\$2
Sale of MSB	\$8
Sale of PUC Parcels	\$1
Park-in-lieu	\$2
Other	\$2
Total	\$159

Option	Cost
A	\$157
B	\$173
C	\$172

Measure W FY 2022-23 Projection (in millions)



Additional Funding TBD

- Grants
- Donations
- Foundations
- Park Fee (consider priority projects)