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## Civic Center and Library Master Plan Vision

### ***Executive Summary***

#### *Master Plan Vision*

The Master Plan Vision incorporates the most desirable qualities of four site options, including: The Plaza, The Great Green, The Boulevard and The New Town Center. The Master Plan Vision accommodates Civic Center facilities in a setting that optimizes green space and open plazas.

The vision for the master plan reflects the key principles established by the Town Council and community as well as integrating staff and consultant professional expertise and analysis. The design seeks to serve the needs of the community, while preserving and enhancing the heritage of the site.

#### *Phasing Strategy*

The recommended phasing strategy aligns with priority needs and allows program elements to move from existing spaces into their permanent constructed spaces without the need for interim facilities. The phasing strategy also allows for maintenance of parking areas to accommodate the uses that still need to be accessible during construction.

The basic phasing strategy begins with a new facility for the Police department, followed by a new Library facility. It then continues with a new Community Center facility, and finishes by renovating the existing Civic Center buildings for Town administration and services.

Parking associated with each facility is included within the individual phase footprints, allowing each facility and phase to be independent of the other phases.

#### *Interim Facility Strategy*

Due to the planning of the phasing of the project, there is no need for additional interim facility planning. All phases of the work are designed to avoid the need to house programs in off-site facilities. There may need to be temporary relocation of Town Administration functions into temporary locations within the existing Civic Center complex during Phase 4 renovation of the Civic Center facility, but no additional interim facilities will be needed.

## Civic Center and Library Master Plan Vision

### **Master Plan Vision**

#### *Master Plan Vision*

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The vision for the master plan reflects the key principles established by the Town Council and community as well as integrating staff and consultant professional expertise and analysis. The design seeks to serve the needs of the community, while preserving and enhancing the heritage of the site.

The design drivers developed as part of the community outreach process included:

- Extensive open, green space;
- View sheds through the site;
- Enhanced access to Pageant Park;
- On-site police facility with associated parking;
- New 2-story library facility with associated parking;
- New community center and dual-purpose Town Council chambers with associated parking;
- Re-alignment of Fiesta Way at the perimeter of the site rather than through it;
- Adaptive use of existing facility for Town administration and services, including a one-stop community development center;
- Relocation of programming for services in the Town-owned facility on Main Street across from the Civic Center;
- Underground and above-ground garages to accommodate increased parking need;
- Protection of the majority of significant trees;
- Careful height and scale considerations to maintain the “small town” feel on the site; and
- Focus on this site as the “heart of the community,” with opportunities to gather, celebrate, and learn, as well as to receive municipal services.

As shown in the plan, the front of the site is open with generous green space. Town Services are centrally located with other facilities nearby. The new library and community center facilities are located near a repositioned Fiesta Way, while the new Police facility is on the north side of the site, near the existing Pageant Way.

The renovated Town Services building will provide a convenient one-stop community development center and house all Town administration and service needs. The new Library and Police facilities would provide the much-needed space for current and future community needs.

The Community Center facility represents a number of spaces, including space

## Civic Center and Library Master Plan Vision

### *Master Plan Vision*

for the Community Services department, senior services, a program hall for large events or meetings, rooms for smaller community meetings and/or classes, and a multi-purpose Town Council Chambers and Community Room. The Community Center also includes space for Los Gatos-Saratoga Recreation (LGSR), which currently rents space for recreation programs from the Town in the Town-owned facility across from the Civic Center and in the Neighborhood Center.

## Civic Center and Library Master Plan Vision

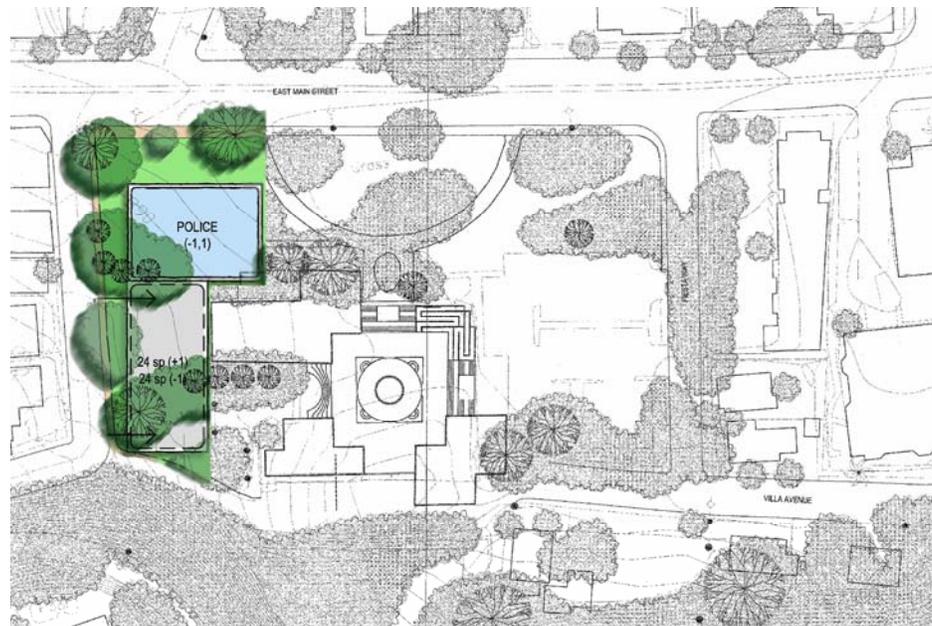
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The basic phasing strategy begins with a new facility for the Police department, followed by a new Library facility. It then continues with a new Community Center facility, and finishes by renovating the existing Civic Center buildings for Town administration and services.

Parking associated with each facility is included within the individual phase footprints, allowing each facility and phase to be independent of the other phases.

#### *Phase I Police Facility with Above Ground Parking Garage*



Phase I of the project includes construction of a new 18,369 sf Police facility at the northwest portion of the site and a new two-level parking garage. This will meet the needs of the Police department within a new facility, as their current space is severely over programmed. The construction of this garage will eventually accommodate the full program for the Police facility parking as well as allow for temporary relocation of current site parking spaces during the next phases of the work. The garage is will be entered from both Pageant Way at the upper level and at the back of the site for the lower level; this will allow for secured Police parking once the garage is fully dedicated for the Police facility. Site work associated with this portion of the site will be included in this phase of the work.

## Civic Center and Library Master Plan Vision

### Phasing Strategy

#### **Phase 2** *Library Facility with associated Underground Parking Garage*

Upon completion of the new construction of the facility, the current Police wing of the existing Civic Center facility is available for renovation to accommodate its new program.



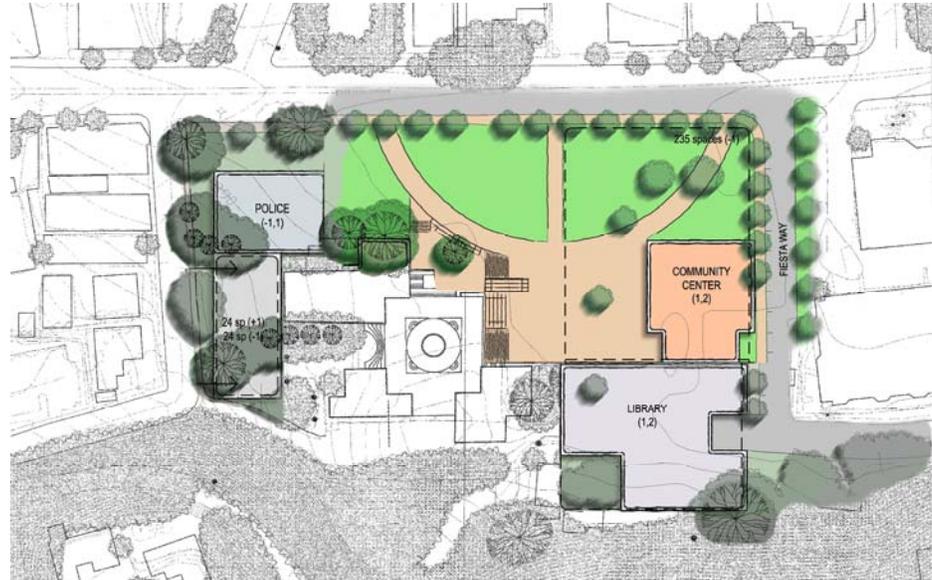
Phase II includes construction of a new 39,821 sf Library Facility as well as an approximately 28,566 sf underground parking garage beneath the footprint of the new facility. The northern wall of this underground garage will be constructed to allow for easy connection to future phases of underground garage construction. A partial relocation of Fiesta Way to accommodate traffic passage through the site onto Villa Avenue will occur. The Neighborhood Center will remain at its existing location as part of this phase, and the existing on-site parking lot can be maintained for either parking or staging for the construction on the southeast portion of the site. As noted in the previous phase, the newly constructed parking garage for the Police Facility will be available for either site parking or as dedicated Police parking, whichever is necessary. Again, any site work associated with this portion of the site will be accommodated within the program for this phase of the work.

Upon completion of the new construction of the facility, the Library wing of the existing Civic Center facility can be vacated and prepared for renovation to accommodate its new administrative program. The programs that are currently located in the Neighborhood Center can be relocated into the new Library facility, which will allow for the existing building to be demolished in the next phase.

## Civic Center and Library Master Plan Vision

### *Phasing Strategy*

***Phase 3***  
*Community Center with  
Underground Parking  
Garage and Main Plaza  
Development*



Phase 3 of the project includes the construction of the Community Center facility directly adjacent to the phase 2 Library facility. This phase also includes the underground parking garage directly below this new facility as well as under the main portion of the public grounds at the north edge of the site. The parking garage will be able to connect to the phase 2 garage to allow for use of the same entry ramps and consistent access up to the new facilities above from a central access point in the garage. The new design for the public grounds will open up views to and from the Civic Center and the surrounding neighborhood. By reorganizing and enlarging the public open space, community gatherings can be programmed for the exterior lawn, plaza and park areas of the site. This open space will be created through the demolition of the existing Neighborhood Center, which will occur at the onset of this phase, as will the demolition of its existing on-grade parking lot. In addition, the final relocation of Fiesta Way will occur to provide permanent vehicular access at the perimeter of the site. Any other site and landscaping work associated with the phases of the work is included in this phase.

Upon completion of this phase of the work, the Town Council Chambers can be relocated into the new Community Center facility as well as all other program designated for this center. This will allow the current Council chambers to be vacated and the space made ready for renovation.

## Civic Center and Library Master Plan Vision

### *Phasing Strategy*

#### *Phase 4 Renovation of the Existing Civic Center Facility*



Phase 4 of the project includes the full renovation of existing Civic Center facility to accommodate the new program. This phase will also include the site work to accommodate enhanced public access to the existing Pageant Park at the southern edge of the site. Fire access to the southern portion of the site must be accommodated in this phase of work. All remaining site work surrounding the existing Civic Center facility will also be included. The existing plaza atop the now new Community Development Center will be connected to the public grounds from the previous phase. The parking garages and new facilities should remain functional and accessible to the public during the construction of this phase of work.

Upon completion of this phase, the full master plan will be complete for the Civic Center of the Town of Los Gatos.

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### *Interim Facility Strategy*

Due to the planning of the phasing of the project, there is no need for additional interim facility planning. All phases of the work are designed to avoid the need to house programs in off-site facilities. There may need to be temporary relocation of Town Administration functions into temporary locations within the existing Civic Center complex during Phase 4 renovation of the Civic Center facility, but no additional interim facilities will be needed.

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