



MEETING DATE: 11-03-08
STUDY SESSION

COUNCIL/AGENCY AGENDA REPORT

DATE: OCTOBER 30, 2008

TO: MAYOR AND TOWN COUNCIL/
CHAIR AND MEMBERS OF THE REDEVELOPMENT AGENCY

FROM: GREG LARSON, TOWN MANAGER/EXECUTIVE DIRECTOR *GL*

SUBJECT: STUDY SESSION ON CONCEPTUAL DESIGN ALTERNATIVES FOR NEW
LOS GATOS LIBRARY

RECOMMENDATION:

Discuss and provide input on the conceptual design alternative(s) to be presented at the November 13 public forum for the new Los Gatos Library.

BACKGROUND:

On October 1, 2007, the Town Council directed staff to proceed with specific planning for a new library and to conduct a Request for Proposal process for an architectural firm to develop a conceptual design for the new library. On April 7, 2008, the Town Council authorized the Town Manager to negotiate and execute an agreement with Noll & Tam, Inc. to develop the conceptual design. The purpose of this Study Session is to obtain Town Council input on conceptual design alternatives for the new library.

DISCUSSION:

The conceptual design phase for the new library includes the location and general massing of the building, major program elements inside the building, and the parking layout and site plan. The architect has developed two alternatives based on:

- Review of the Civic Center Master Plan analysis regarding the historical, cultural and physical conditions guiding design decisions;
- Review of relevant background and topographical information for the building site;

Pamela Jacobs

PREPARED BY: PAMELA JACOBS
ASSISTANT TOWN MANAGER

Reviewed by: _____ Assistant Town Manager/Deputy Director *OK* Town Attorney/General
Counsel _____ Clerk Administrator/Secretary *SC* Finance
_____ Community Development

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- Reconciliation of the program elements to identify spatial relationships in the buildings; and
- Discussions with staff and the Council Ad-Hoc Library Committee, comprised of Mayor Barbara Spector and Council member Diane McNutt.

Two alternatives are presented for Council consideration. Staff and the architects will be seeking Council input on the building location, the parking layout and site plan, and the general location of internal program elements. During the Study Session, the architects will discuss the features of the alternatives and provide a power point presentation with graphic illustrations (Attachment 1). The options share the following features/issues in common:

- Similar parking count
- Fiesta Way becomes a parking area accessible from both Villa and Main, but no longer a through street
- Similar numbers of significant trees are protected

Following is an overview of the alternatives and the plusses and minuses of each option.

Option A –Hill Site

Option A is located in the area identified for the new library in the Civic Center Master Plan (CCMP), which was approved by the Town Council in June, 2007 following extensive public input . Based on this prior approval, staff is recommending this option. This option locates the new library against the hill on the southeast corner of the Civic Center site, adjacent to Pageant Park. A new pedestrian promenade and new plaza area with decorative paving are provided adjacent to Town Hall, connecting to a plaza area located in front of the new library. Parking is provided in the area of the existing parking lot and in the area currently occupied by houses the Town previously purchased for expansion of the Civic Center. Following are the plusses and minuses associated with Option A:

Plusses

- Consistent w/principles identified by the community and Town Council in Town Council-adopted Civic Center Master Plan
 - Protects view shed from Main St. into Civic Center site and hillside
 - Provides views and direct access to Pageant Park from new library, allowing use of park as an extension of library (group readings, performances, etc.)
 - Maintains “small town feel” by placing height and scale at rear of site, harmonizing in scale with Town Hall
 - Consistent with historic vision for low profile buildings on Civic Center site
- Better access for service entrance
- Closer parking access for Town Hall visitors
- Less disruption to parking and Town operations during construction

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Minuses

- Less visible from Main St.
- Portion of budget used for earthwork and retaining wall

Option B – Street Site

Option B was developed by the architects to present an alternative that is more visible from Main St. This option locates the new library adjacent to the front lawn of the Civic Center in the area of existing parking. An entry plaza with decorative paving connects the new library and Town Hall. Parking is provided adjacent to and behind the library toward the hill, as well as in the area of the existing houses purchased for Civic Center expansion. Following are the plusses and minuses associated with Option B:

Plusses

- Maximizes visibility of library from Main St., providing views into building and activity within from Main St. and front lawn
- Provides views out front windows onto front lawn, and use of lawn as an extension of library (group readings, performances, etc.)
- Places majority of parking to the rear of the site
- Provides open access to Pageant Park from parking lot.

Minuses

- Interrupts view shed and hides part of the hill from Main St. and front lawn
- Massing is larger than Town Hall, with height and scale contrary to “small town feel”
- Blocks view of Town Hall from east and interrupts connection between Neighborhood Center and Town Hall
- Reduces options for future building sites on east side of campus
- More disruption to parking and Town operations during construction

Layout of Program Elements

The architects have worked with the Library Director and staff to reconcile the library space program for the proposed 31,000 square foot building versus the 40,000 square foot space program approved in the CCMP. Subsequently, the architects and library staff collaborated to identify the general location of program elements on the first and second floors of both options. The proposed layout configurations take into account desirable adjacencies, noise levels, placement of service points to optimize customer access and staff sight lines, and other factors affecting library operations. The proposed layout in either option is workable from the library staff's perspective.

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Progress on Library Cost Estimates

Staff and the architects continue to refine the cost estimates for the building, parking, demolition and site improvements with the goal of keeping within the \$18.4 million approved budget plus the potential excess funds generated from financing interest and reserves for debt service.

At the time of Council approval, the furniture, fixtures and equipment (FF&E) costs were not included in the budget estimate as it was expected that the community would raise funds to cover these costs. Accordingly, the Friends of the Library group have hired Netzel Associates to assist with a campaign to raise these funds.

During the development of the CCMP, two projects were identified that would significantly enhance the use of Pageant Park by the community regardless of the location of the library. The highest priority of these is the relocation of the HVAC system and emergency generator, which currently sit on the edge of the park. The second project is the construction of a pedestrian bridge from the Civic Center plaza to the park. These projects will be discussed as part of next year's five-year Capital Improvement Program budget deliberations, although funding for the projects is not anticipated in the near term.

Next Steps

Following the Council Study Session, a community meeting will be held on November 13th to obtain public input on the building location, the parking layout and site plan, and the general location of the internal program elements.

On November 14th, the architect's environmental sub-consultants will conduct a design charrette focused on achieving LEED Silver certification for the new library. The Council Ad Hoc Library Sub-Committee, staff from most Town departments, two representatives from the Planning Commission/Sustainability Committee and a representative from PG&E will participate in the charrette.

The input from the Council and community meetings and from the LEED charrette will shape the preferred option into a draft concept design. The draft concept design will include massing, architectural character, scale, detailing, proportions, materials, colors and completed floor plans for the proposed building. Council input will be obtained on the draft concept design at a special Council study session on December 8th and additional community meeting will be scheduled if needed.

Following the above, the architects will develop the final concept design package consisting of a site plan with the building and all site development described, a library floor plan with conceptual layout of all library program elements, preliminary selection of building systems and engineering, building cross-sections, primary elevations, parking layout, a 3-dimensional

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perspective rendering and a final concept design cost estimate. The Council will review this concept design package in a final public meeting.

CONCLUSION:

Staff is seeking Council input on the conceptual design alternatives for the new library, including the building location, parking layout and site plan, and the general location of internal program elements. This input, along with comments from the community meeting on November 13th, will shape a preferred alternative providing greater details and leading to a final concept design.

ENVIRONMENTAL ASSESSMENT:

The conceptual design phase is not a project defined under CEQA, and no further action is required.

FISCAL IMPACT:

Sufficient funds are available for appropriation to the new library project as previously identified in the staff report discussing options for the development of a new library presented to Council on October 1, 2007 as follows:

New Library Proposed Funding Sources

Source of Funds	Fund	Amount	Status
Designated Reserves for Civic Center Improvements	General	\$ 663,086	Available and designated for this use by Council
Revenue Stabilization Reserve	General	1,000,000	To be allocated from \$4.8 million 7/01/07 balance
RDA Repayment of Police Building Loan	General /RDA	2,720,000	Available July 1, 2007
RDA Potential Future Financing	RDA	14,000,000	per financial advisor estimate updated 03/15/2008
Total Project Funding Sources		<u>\$ 18,383,086</u>	

All funds shown on the schedule above are in designated reserves and part of the invested Town Treasurer's balances. They are all available to be appropriated to the library project, with the exception of the \$14 million in proceeds anticipated to be available in the future from a Town Certificates of Participation (COP) financing secured by tax increment available from the Town's Redevelopment Agency.

It is important to note that the estimates of funds available from a future RDA bond issue are subject to change. The estimate of funds is based on the growth rate of the assessed valuation in the Town RDA project area and prevailing interest rates in tax-exempt municipal markets at the time the final financing plan is adopted and the bonds are issued. At present there is a great deal of uncertainty in the credit markets, which is reported to be adversely impacting the municipal bond market. Staff continues to monitor developments in the credit markets and believes that by next fall, normalcy should return to the municipal bond market. The Town's financial advisor

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and staff will be analyzing developments to ascertain the best timing to go to market for the planned issuance of the certificates of participation. If RDA bond funds prove to be less than estimated, the footprint of the building could be reduced (1,000 sq. ft. equals approximately \$500,000) and other current revenue sources considered.

Attachments:

1. PowerPoint Presentation on Conceptual Design Alternatives

NEW LOS GATOS LIBRARY

CONCEPTUAL DESIGN ALTERNATIVES



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PRESENTATION OUTLINE

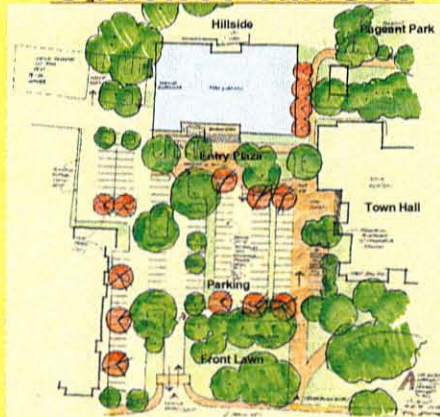
- BACKGROUND
- BUILDING LOCATION
- PARKING LAYOUT AND SITE PLAN
- PROGRAM ELEMENT LAYOUT
- PLUSES AND MINUSES
- COUNCIL AND PUBLIC COMMENT



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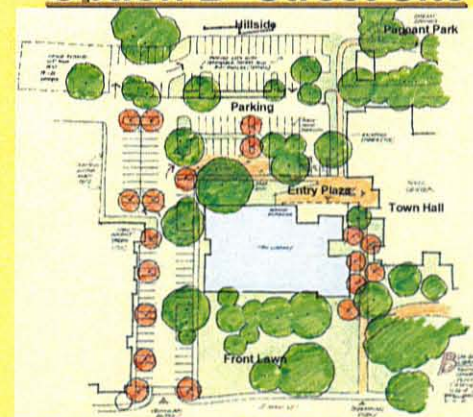
Option A- Hill Site



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Option B- Street Site



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Option A- Hill Site: front and side



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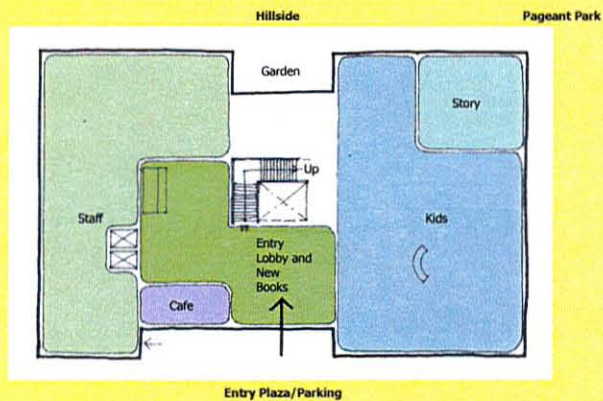
Option B- Street Site: front and side



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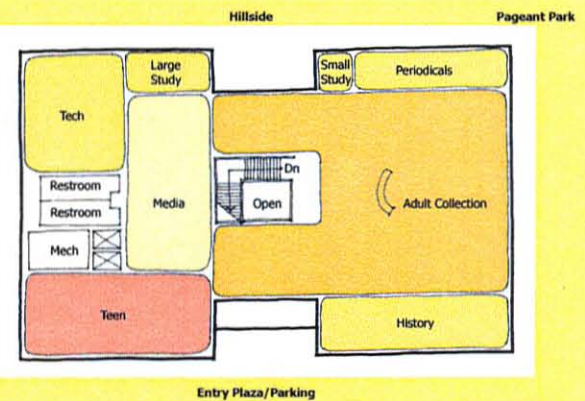
Option A- Hill Site: 1st floor



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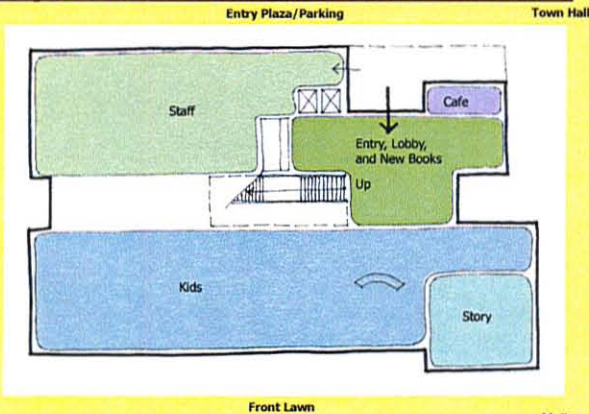
Option A- Hill Site: 2nd floor



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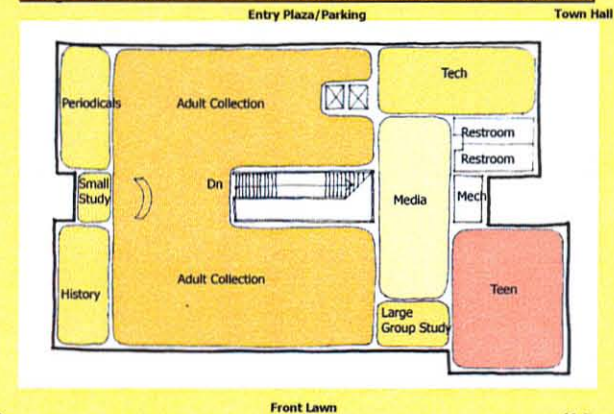
Option B- Street Site : 1st floor



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Option B- Street Site : 2nd floor



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COMPARISON OF OPTIONS

A: HILL SITE

- Consistent w/CCMP
 - View Shed
 - Pageant Park Connection
 - Scale and Height
 - Use of CC site
- Service entrance access
- Less const. disruption

B: STREET SITE

- Maximum visibility
- Views/Use of lawn
- Parking in rear
- Less site prep



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NEXT STEPS

- COMMUNITY MEETING - NOV. 13
- LEED DESIGN CHARETTE - NOV. 14
- DRAFT CONCEPT DESIGN - DEC. 8
- FINAL CONCEPT DESIGN PACKAGE



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DISCUSSION

- LOCATION
- SITE PLAN AND PARKING LAYOUT
- INTERNAL PROGRAM ELEMENT LAYOUT
- DIRECTION FOR PUBLIC REVIEW



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