

MEMORANDUM



Public Works Department

To: Honorable Mayor and City Council

From: Todd Capurso, Public Works Director

Via: Brian Loventhal, City Manager

Subject Informational Update – Measure O Projects

Date: March 22, 2021

PURPOSE

To provide a status update to the City Council on current progress for the Library Renovation and the Police Operations Building schematic designs.

BACKGROUND

In June 2020, the City awarded the design contracts for the Measure O projects. LPA, Inc. was selected to design a new Police Operations Building, and Jayson Architecture was selected for the design of the Campbell Library Facility Improvements. On July 7, 2020, the City Council held a project kickoff meeting with both design firms to provide guidance and feedback as this phase of the project commences. Both design firms proceeded to meet with Police Department (PD), Library and Measure O project staff, respectively, to understand current and projected programming needs in order to design spaces that accommodate the staffing and community needs of these facilities now and into the future.

At the December 1 City Council meeting, the program documents were presented to Council for review. The City Council provided comments which many were addressed at the January 11, 2021 City Council meeting with the presentation of the conceptual design plans for each of the projects.

Upon review and discussion of the conceptual design plans on January 11, the Council selected the "Orchard Green" concept for the Library renovation project. With this decision, Jayson Architecture has proceeded to schematic design. The City Council had several concerns with the presentation of the Police Operations Building, chiefly that it desired to see another alternative other than that which was presented. LPA developed a second alternative which moved the building more to the north of the site, and this was presented on February 2. At the February 2 City Council meeting, the Council selected this second option as the preferred alternative to move into the schematic design phase, with direction to continue to work on certain elements, such as the balancing of square footage between the first and second floors as much as possible, eliminating any encroachment into the Orchard City Green and Ainsley House areas, and potentially reducing the setbacks to the west side of the site. This update will provide the status of the schematic design, as well as address other comments that have been received from Council.

SCHEMATIC DESIGN UPDATE

POLICE OPERATIONS BUILDING

First and Second Floor Program Distribution

The imbalanced stack of program spaces as presented in the Council Meeting showed approximately 16,000 SF on the first floor and 10,000 SF of program on the second floor. Two options were considered in an effort to create a better distribution of program on each floor.

1. Department Operations Center (DOC) – LPA studied moving the DOC to the second floor. This would transfer approximately 2,100 SF of program space to the second floor. Due to the large number of outside personnel and agencies anticipated to access the DOC, it was determined that moving the DOC to the second floor would create security issues as well as inefficiencies in circulation. Additionally, placing a larger assembly space, like the DOC, on the second floor added complications to the exiting of the DOC. While it would be easy to provide a primary exit via publicly accessible egress routes, the secondary egress route necessary for the DOC would be required to pass through secure portions of the PD or a third stair would be required to be added to the building.
2. Locker Rooms – Case studies and operational assessments suggest that moving the locker rooms to the second floor could be a possibility. The design team analyzed the feasibility of doing so and prepared floor plan layouts for consideration. The resultant layouts created a more equal distribution of program between the first and second floor, however in doing so, sacrificed efficiency in circulation. Consequently, the total building ended up being approximately 1,740 SF larger than the previously proposed layout.

While it is possible to incorporate either of these two options, due to the above-described operational inefficiencies, security concerns and increased costs, these restacking options are not being pursued further.

Building Setbacks

Based upon the guidance provided by the City Council at its February 2 meeting, the design team explored opportunities to open up the public spaces and parking.

- The design team has moved the building North to open the public plaza space and the parking area creating more separation between City Hall and the new Police building. Currently the proposed building is 16 feet from the property line on Grant Street and 22.5 feet from the curb. This has allowed the public access to be opened up to both City Hall and the new PD building.
- The building has been moved to the West to maximize the secure parking area and to increase the separation between City Hall and the new PD building. Currently the proposed building is 14.75' from the property line on North First St. and 26' from the curb.

Landscape and Tree Preservation

Working with the Tree Survey Report conducted by BrightView Tree Care Services, the design team has explored all options to preserve as many of the existing and mature trees on the Civic Center site as is possible.

- This effort includes respecting the existing footprint of the secure fencing that separates the Orchard City Green and Ainsley House from the existing secure parking lot. The line of the proposed new secure fence will follow the path of the current/existing secure fence on the east edge of the property.
- Preservation of trees at the public parking area and along North First St. has taken greater priority. Through the use of tree grates and strategic placement of stairs and sloping walkways, the design team has taken an approach to site the new building while respecting the existing urban forest to the greatest extent possible.

Civic Presence

The design team sited the building and treated the landscape in such a way as to enhance the Civic presence of both the existing City Hall and the new PD building. The schematic design will include a pedestrian plaza directly adjacent to North First St. Enhanced paving materials, grander sets of stairs and a sloping walk all work in conjunction to enhance the overall civic presence of the Civic Center.

Parking

Relative to maximizing parking in existing and proposed lots, staff and the design teams are evaluating the feasibility of combining trash enclosure areas for the entire Civic Center site at the existing gravel lot. This will allow for increased parking in the secure PD lot and would likely create other opportunities to increase parking that would benefit the Library and City Hall, including providing more public and staff parking.

Upcoming Work and Milestones

The design team will continue to complete the schematic design and it will be shared with the City Council at its May 4, 2021 meeting. The environmental review determination for Measure O projects will likely follow in June. The administrative draft of the document will be completed in early May. It is also anticipated that the Council will be asked to make a decision on the appropriate project delivery method for the PD project in August. In preparation for that decision staff will provide a recommendation based on more detailed analysis of the benefits and drawbacks of the different delivery methods.

Meetings are also to be set with representatives from Silicon Valley Clean Energy to evaluate the feasibility of securing Community Resiliency Program capital projects grant(s) and/or planning grants. Campbell's formula-based grant allocations are approximately \$200,000 for the capital grant and \$40,000 for the planning grants. An example of a qualifying capital improvement to improve resiliency would be a battery storage system to back up a photovoltaic system.

Building Department Coordination and Fire Department Access

The design team has meetings set up with the Building Official to obtain agreements on code interpretations, as well as with the Fire Department to gain agreements on site and building access and circulation.

CAMPBELL LIBRARY

With the approval to move forward into schematic design with the Orchard Green concept, Jayson Architecture has been conducting meetings with County Library staff, as well as with the Friends of the Library. The Library conceptual plans have also been shared with the Civic Improvement Commission. Recent discussions with these groups have included details such as collections, staircases, security, and potential locations for public art.

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Upcoming Work and Milestones

The design team will continue to complete the schematic design details which will be shared with the City Council on April 6, 2021. Meetings will also be set with representatives from Silicon Valley Clean Energy to evaluate the feasibility of securing Community Resiliency Program capital projects grant(s) or planning grants. Campbell's formula-based grant allocations are approximately \$200,000 for the capital grant, and \$40,000 for the planning grants. An example of a qualifying capital improvement to improve resiliency would be a battery storage system to back up a photovoltaic system.

Temporary Facility

City staff continues to work with the Library District regarding a lease to move into a temporary facility. The temporary Library will be at the Community Center in Room E-46, with a second room for storage also being considered. City staff is in the process of making modifications to E-46 to install a second entrance where an automatic door and book drop will be installed. Library staff will be responsible for moving temporary shelving and other equipment onto the site as well as installing their own telephone and IT equipment. It is anticipated that the temporary facility could be opened sometime in April.