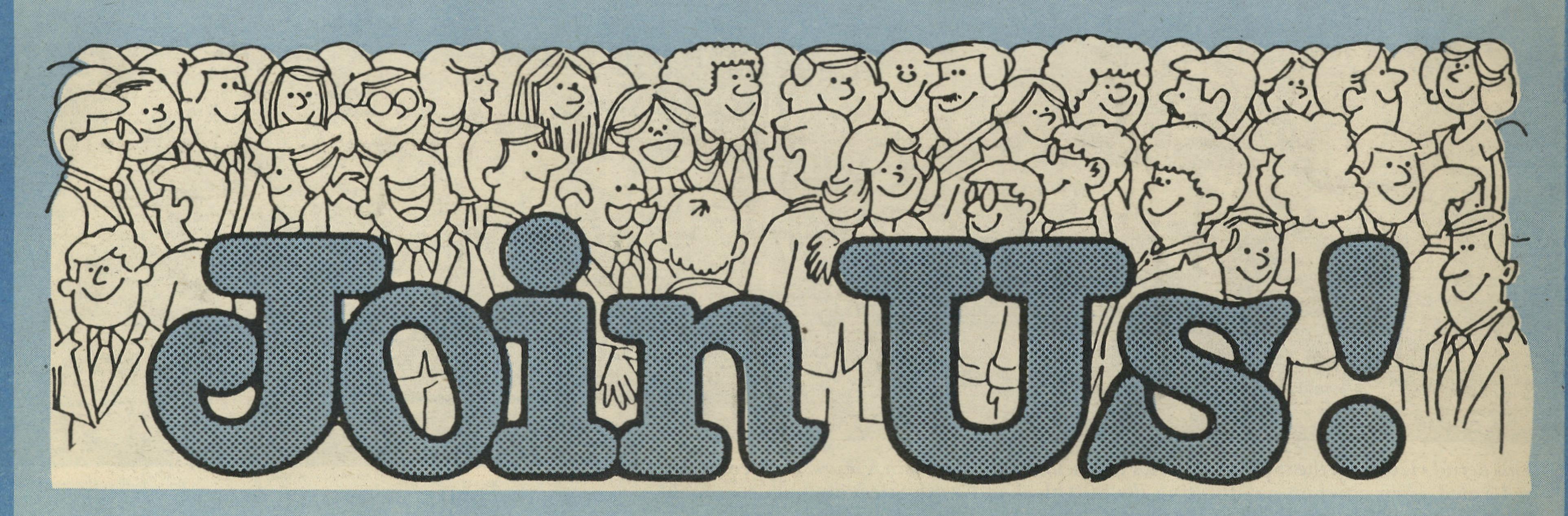
Mountain View Civic Center Design Competition

Citizens of Mountain View:



Help choose the design for Mountain View's new Civic Center

On September 13 through 19,
Mountain View citizens will have an
unprecedented opportunity to participate
in the decision-making process of local
government. Those are the days citizens
are invited to view and evaluate the final
entries in the city's Design Competition
for a new Mountain View Civic Center - a
City Hall and Community Theatre
complex which will be Mountain View's
largest public building project to date.

The new Civic Center will not only become Mountain View's major landmark, but will serve as a much-needed focal point of civic and cultural activity in the city's burgeoning downtown for decades to come.

Your consideration of this major city

• Saturday, Sept. 13, and Sunday, Sept. 14, white tents in the front plaza area of Mountain Bay Plaza, 444 Castro St., 10 a.m. to 5 p.m. both days

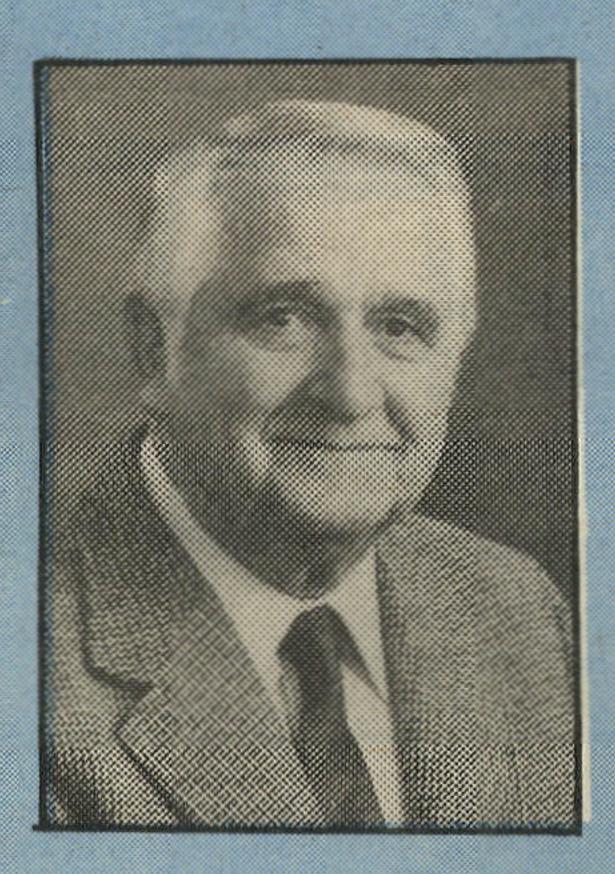
Monday, Sept. 15 through Friday, Sept. 19 Mountain View Public Library, 585 Franklin 10 a.m. to 9 p.m. Monday through Thursday, 10 a.m. to 6 p.m. Friday

project — a few moments of your time and your opinions — are most needed and wanted by your elected representatives on the City Council.

You are invited to visit the Civic Center Design Competition display, to see the five alternative Civic Center designs.

And your views on what you see, and what you like, will help the City Council decide what kind of Civic Center Mountain View's citizens truly want. Your opinion counts, and will weigh in that important decision.

For the background on this major building project, and information on how you can register your views, please turn the page.



An invitation from Mayor Heppler

All citizens of Mountain View — homeowners and apartment residents, young families and senior citizens alike — have a stake in a most important decision the Mountain View City Council will be making this fall.

Nearly two years of public discussions, studies and planning have led us to what we hope will truly be a community event this month. On September 13, through 19, citizens will have a chance to influence a most important decision facing the city, the choice of a design for a new Civic Center.

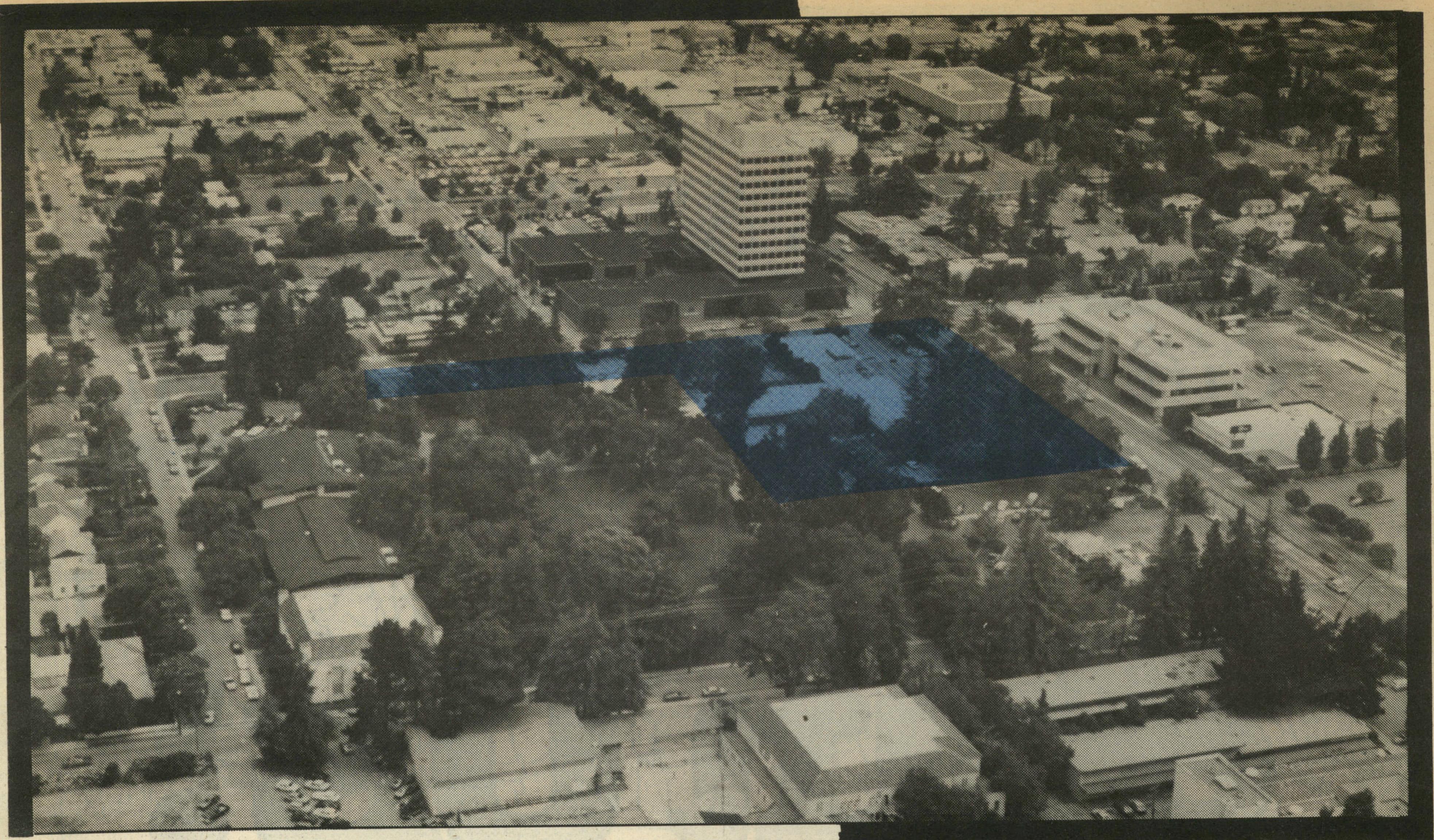
As mayor of Mountain View, I sincerely invite every citizen to visit the Civic Center Design Competition display this month and offer your guidance to the City Council on this major project. This new Civic Center will stand out as Mountain

View's major public building for decades to come, and will serve the needs of all our citizens. The addition of a Community Theatre has already appeared to be a most exciting concept for our city and would add greatly to the quality of life we experience here.

Five distinguished architectural firms are proposing their most creative ideas and their handsomest building designs for this city's new Civic Center. Now, your elected representatives must make a choice, and we will all listen to what our citizens want their new Civic Center to be.

I hope you will plan to attend the Design Competition review days, and give us your comments on the Civic Center of your preference. In future years, we will then truly be able to say that the new Mountain View Civic Center, a great source of city pride, was also a sign of our coming together as a community.

Clarence L. Heppler, Mayor
City of Mountain View



This aerial view from the southwest shows where the new Mountain View Civic Center will be located — on city property fronting the 500 block of Castro Street and adjacent to the city's Pioneer Park and Public Library.

Why build a new Civic Center?

Plans for a new Civic Center for Mountain View grew out of what started as a simpler remodeling project of the former City Hall in the 500 block of Castro Street. In late 1984, two major factors influenced the City Council to halt the remodeling plans and consider building a new structure on the same site.

Structural problems revealed

First, the Council had, back in 1982, authorized some minor remodeling of the existing City Hall, which had formerly been a church building and offices. The office space was to be updated and expanded to improve efficiency, and the City Council Chambers were to be modernized for better public access, comfort and sound quality.

However, just after the preliminary remodeling work began in the fall of 1984, serious structural problems in the City Hall building were discovered. Significantly, the concrete blocks which formed the building's walls had never been grouted to anchor the reinforcing bars, rendering the structure extremely prone to earthquake hazard and not

meeting current standards for public buildings. Correcting this and other major problems with the City Hall's electrical and other systems would have boosted the remodeling cost to over \$4 million. Further studies determined that even with this structural and remodeling work, the building would still not serve the city's growing needs beyond an approximate 10-year projection.

An opportunity to enhance the downtown

Another major factor for the City Council was the opportunity for building a Civic Center that would reinforce and symbolize the city's ongoing efforts to enhance the downtown. Mountain View's downtown, the historic center of the city, was witnessing an unparalleled increase in interest from many developers, while at the same time, existing businesses and merchants were upgrading and improving their properties. The city, too, was engaged in a second phase of downtown public improvements, including new walkways, street and park projects intended to increase the area's

attractiveness.

A well-designed new Civic Center, beyond meeting office space needs, could become an essential part of a revitalized downtown Mountain View, serving the many citizens, businesses and community groups which were seeing downtown as the hub of activity in the city.

At the same time, current development plans for the old Mountain View High School property, in the 600 block of Castro Street, also meant the loss of a large auditorium used frequently by community groups. Growing interest in having a Community Theatre downtown influenced the Council also to consider building a performing arts center adjacent to the new city offices.

A carefully designed public plaza to serve as a ceremonial and meeting place for civic events, improvement of access to the city's Pioneer Park and Public Library, and the opportunity to build much-needed public parking for the civic buildings also greatly interested the Council. Thus, the Council decided to consider the new building project for a Civic Center that would accommodate the city's needs well into the 21st century.

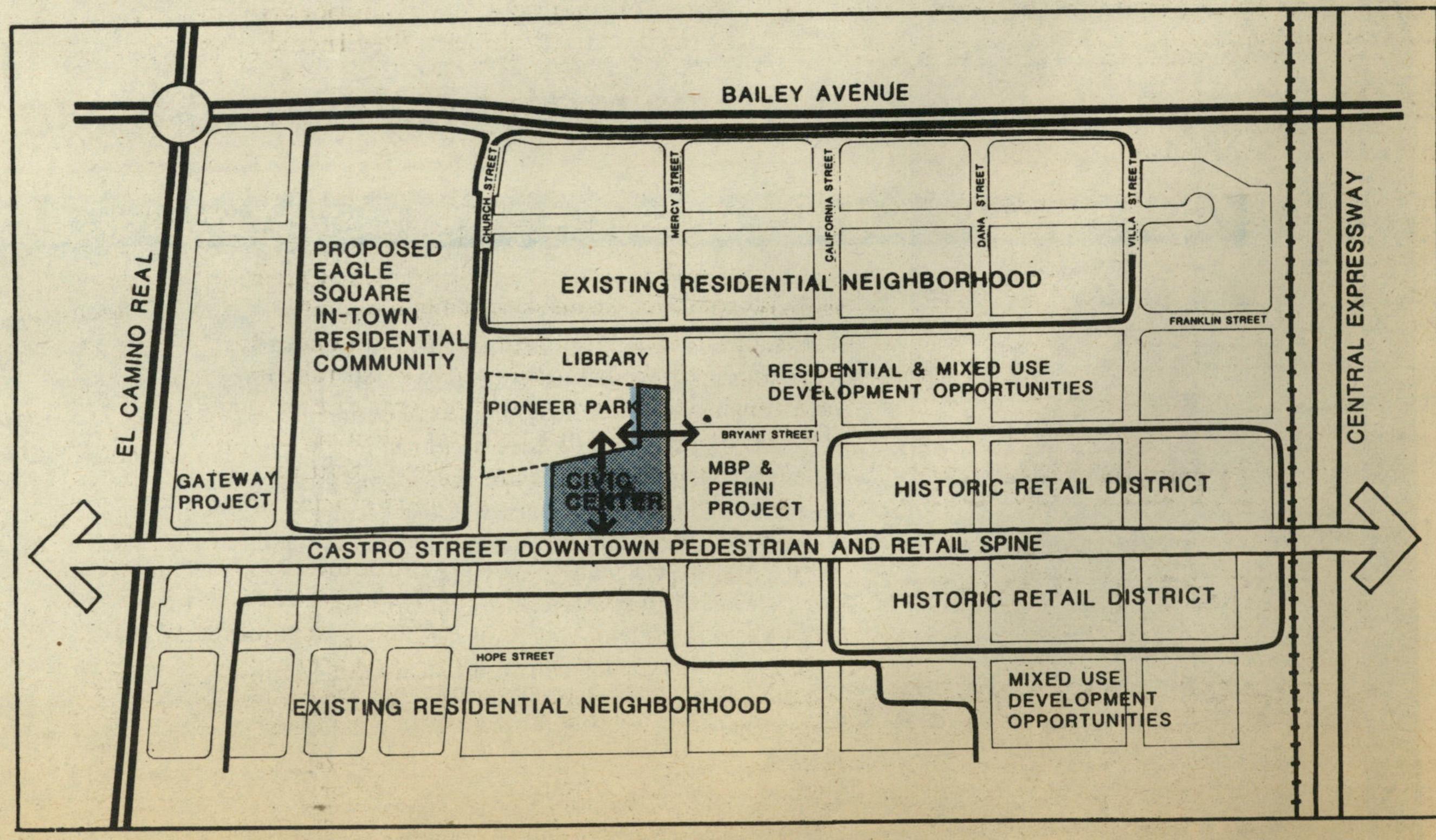
The Civic Center block

Historically, the block bounded by Castro, Church, Franklin and Mercy Streets has played a strong civic role in the community. In addition to the present City Hall and dental office buildings that will be demolished for the new Civic Center complex, the block includes Pioneer Park at its core, the public library along Franklin Street, the Wells Fargo bank at Castro and Church Streets, and the historic Masonic Temple at Church and Franklin Streets.

Pioneer Park, the principal burial site of the city's early settlers, has been transformed into a lushly landscaped open space that provides an attractive setting for the city's key civic institutions.

The city recognizes the potential of the Civic Center project to improve the park's visibility, accessibility and significance within the community, by making a strong connection through the Civic Center complex to Castro Street and by creating an attractive entry to the park along Mercy Street and at the terminus of Bryant Street.

The public library directly across the park from the City Hall is a key center of activity in the downtown. The city is presently considering expansion of the facility and the improvement of its relationship to Pioneer Park, and to the planned Civic Center. The shortage of convenient library parking has also been identified as a major issue for



the expansion, and the city is studying alternative strategies for its resolution, including diagonal street parking along Franklin Street, and decked or depressed parking at the corner of Franklin and Mercy Streets.

The Wells Fargo Bank site at Castro and Church Streets will likely remain in private ownership, but will be carefully planned within the city's Precise Plan process to ensure compatibility of future development with the civic functions of the block.

An urban gem

The tranquil beauty of Mountain View's Pioneer Park, an oasis of mature trees, rolling green lawn and a quiet Japanese garden with waterfall, is one of downtown's many amenities. The new Mountain View Civic Center will adjoin the restful park, allowing the downtown workers, shoppers and Civic Center visitors to take a refreshing break from their daily routine.





Where to see the Design Competition entries:

- Sat., Sept. 13, and Sun., Sept. 14 white tents in front plaza area Mountain Bay Plaza, 444 Castro St. 10 a.m. to 5 p.m. both days
- Mon., Sept. 15 Fri., Sept. 19 inside Mountain View Public Library 585 Franklin St. 10 a.m. to 9 p.m. Mon.-Thurs. 10 a.m to 6 p.m. Fri.

Citizens' views help determine what the new Civic Center will include

After the City Council decided to study a new Civic Center project, a series of public presentations was held in 1985 and 1986 to get citizen input on the new building plan.

The Council directed the city staff to meet with community groups, including all the well-known service clubs in Mountain View. All of the official citizens advisory boards and commissions also had presentations on the project at their regular meetings. In addition, a major public meeting was also held to give all other interested citizens a chance to review both the problems and opportunities associated with the new Civic Center.

In 1985-86 alone, the City Council itself held five special meetings devoted solely to City Hall. At each meeting, public comment was invited. This process of consulting with Mountain View's advisory boards, community groups and citizens at large resulted in a 65-page program that outlines the city's objectives for the Civic Center site.

From these community meetings, a set of objectives was developed and several major guidelines emerged tor the Civic Center complex. Some of these ideas include:

• The Civic Center should be a place of civic identity.

• The existing City Hall site, in the 500 block of Castro Street, appears to be well-located and would contribute to the revitalization of downtown.

 Historially the center of downtown, the City Hall site should continue in that regard.

• Pioneer Park and the Public Library, ingredients of a Civic Center, are already in place and could be enhanced.

• It appears desirable to build a large enough structure that will accommodate the city's needs well into the early part of the 21st century.

 A formal plaza that can serve as a daily gathering place as well as a ceremonial center for the city is also needed in the complex.

 Community groups have urged that the complex include a performing theatre, emphasizing that there is now a significant deficiency in Mountain View for such a facility.

To put these ideas in a tangible form, a development program was created for the Civic Center, outlining the key components to be included in the complex. They include these four:

City Hall - The new City Hall building itself, at approximately 65,000 sq. ft., is envisioned as the symbolic as well as the functional center of city government. It will include a new City Council Chambers, public reception hall, easily accessible public counter areas, and efficient, updated office space. A new public meeting room and committee room are also included in the plans, to provide meeting space for the various civic organizations serving Mountain View.

Community Theatre — A medium-sized theatre, suitable for drama, musicals, concerts and dance programs is also a key part of the Civic Center. The theatre building would include a 550 to 600-seat main stage, and a 150 to 200-seat experimental theatre, with a total of 37,000 sq. ft. for this building.

Parking - An on-site, below-grade parking structure should provide 200 to 225 employee parking spaces, and 10 to 15 visitor surface parking spaces related to the City Hall.

Plaza — A central plaza and gathering place fronting Castro Street is also included, providing amenities such as awnings, arcades, landscaping and seating.

Five architects present their best efforts for MV

Choosing the design for a new Civic Center is probably the biggest decision facing any city government, and Mountain View is no exception. There are several approaches a city can take in designing a large public building, and one of them would be the traditional route of selecting an architectural firm, then working with that architect all along the design process, often exploring some alternatives and changes.

An innovative approach taken by some cities in recent years has been conducting a design competition, in which several architects are invited to submit their drawings, scale models and color renderings of the proposed building. With several very different designs to consider, a city using this method could then have a greater range of choices available. Citizen participation can add greatly to the excitement of the new civic project, when citizens come to review the proposed designs and voice their opinions on their preferences.

This kind of process is what's happening this

month in Mountain View, as five well-known architectural teams put forth their concepts for the new Civic Center. The architects selected for this competition include:

- 1. A.J. Diamond and Tanner Van Dine
- 2. Moore, Ruble, Yudell and VBN
- 3. Christopher Alexander
- 4. William Turnbull Associates

5. Carrasco Associates and Richard Elmore These architects were chosen by the city from a field of 52 submittals that represented the architects from all architectural associations throughout the Bay Area. The 52 responses received by the city were of excellent quality and were reduced to five only after an extensive review by a city evaluation committee.

Each firm will be paid \$20,000 for submitting its set of models and renderings for the proposed Civic Center. It is anticipated that the Council will then choose to award one firm the architectural and engineering contract for the building project.

A Community Theatre captures citywide interest

Probably no facet of the Civic Center building project has drawn as much public interest and enthusiastic support as the idea of building a community theatre for Mountain View — testimony that the city has truly "come of age" in the cultural arts.

Recent years have seen a growth in cultural arts awareness in the city, and the number of independently organized performing groups is on the increase. But while the momentum for performing arts appears to be growing, there are virtually no adequate performance spaces available in the city.

Recognizing this need, the City Council has seen the potential for a community theatre to play a positive role within the Civic Center and within the revitalized downtown.

As outlined in the city's objectives for the Civic Center, the Community Theatre is seen as a cultural center and gathering place for the citizens of Mountain View — a place where neighbors can meet neighbors and see performances put on by their own local groups or school organizations.

Unlike the new Shoreline Amphitheatre or similar large facilities, the new Mountain View Community Theatre would aim first and foremost to serve the Mountain View community and its own entertainment needs and preferences. The people of Mountain View, the local audiences, the school children, the theatre and music groups of all ages, would be the prime beneficiaries of the new community stage.

According to studies for the Mountain View project, the most appropriate character for the theatre would be a medium-sized auditorium providing a friendly, intimate relationship between performer and audience. Useful models for this have evolved over the last 10 years from the regional reportory theatre movement in this country. Such theatres generally seat from 500 to 700 people and house supplementary performance, rehearsal and production facilities, along with generous public spaces.

Though the major focus of the Community
Theatre would be to serve the immediate Mountain

"We urge you to include a theater in the plans for a new Civic Center. A theater would be a great educational asset to all of the citizens of Mountain View...The downtown location would make it accessible to all portions of the city." Whisman School District board of trustees and superintendent, letter to the City Council, Nov. 14, 1985

Budget for the project

The five architectural teams have been charged with the responsibility of designing within a maximum budget for construction of all components of the Civic Center project. The breakdown of this budget (in today's costs) is as follows:

- City Hall \$7,600,000
- Community Theatre \$6,700,000
- Parking structure and site improvements/landscape \$3,050,000

In addition to this construction budget, the City Council has included in the city's Capital Improvements Programs funds for architectural and engineering costs of approximately 12%, and the city's normal project/construction contingency of 15%. Each year, the City Council establishes a five-year Capital Improvement Program to plan for future projects and their costs.

The funding for this project will come from the city's Reserve for Capital Improvements and the Construction/Conveyance Tax Fund.

The construction timetable

To meet the community's need for the new Civic Center, the city's intention is to proceed with the design and construction of the complex in an expeditious manner. The schedule for design and construction includes these major points:

October, 1986 Awarding architectural contract to winning team

January 13, 1987 City approval of first design phase — schematic drawings

October 30, 1987 City Council approval of construction

drawings and authorization to bid

December 4, 1987 Receipt of final bids and selection of contractor.

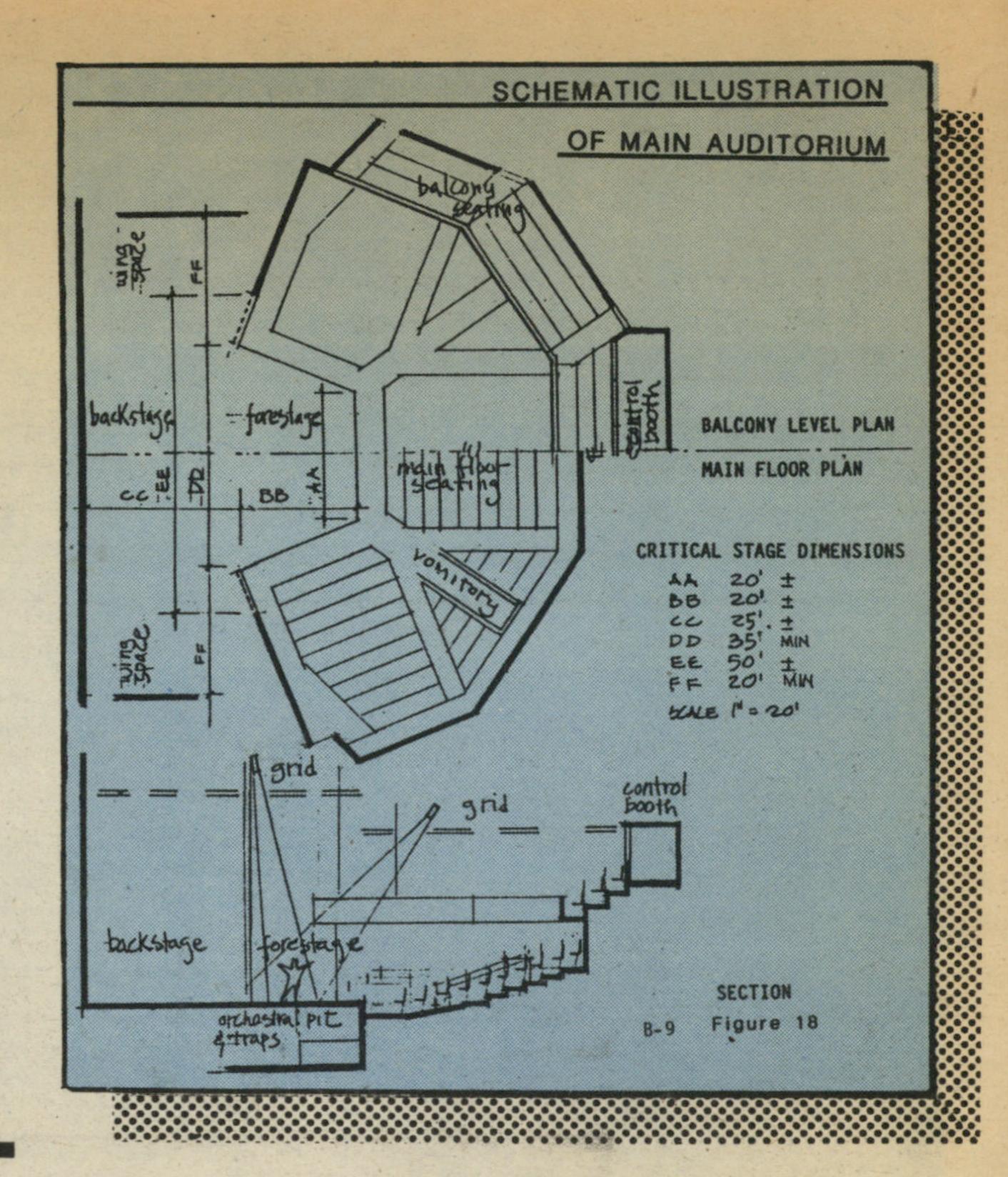
January 8, 1988 Commencement of construction August 1989 Completion of construction View audience, the theatre will also be a showcase to attract a larger audience from neighboring communities into Mountain View's downtown. Downtown's varied and increasingly popular restaurants, together with its newer cafes and bookstores, would serve as an ideal complement to the new Community Theatre.

A number of community groups have indicated they would use the new Mountain View facilities on a regular schedule, for drama, musicals, concerts and other performances, while other groups would use them for only occasional presentations for the booking of a professional production. Scheduling and management of the theatre would be handled by the city for shared use by the different groups, with the eventual possibility of management by a resident performing arts organization.

"The Mountain View-Los Altos Union High School District wishes to extend its full support for the development of a performing arts center in Mountain View. The lack of such a facility has been a major void in the cultural resources available to the young people and adults in our community. We applaud your initiation of this undertaking and express our complete confidence that it will greatly enrich the lives of our citizens for many years into the future..."

Shirley Magarian, president Board of trustees, letter to the City Council March 28, 1986

As outlined in the Civic Center development plan, the 37,000 sq. ft. Community Theatre would include both a main auditorium and a smaller theatre. The main auditorium would have 400 seats on the main floor, with an additional 200 seats in the balcony. To be designed in the form of a "thrust stage theatre," the auditorium would have all seats within 10 to 12 rows of the stage. Tiered



seating would provide good visibility from all points.

An innovative "empty space" or "black box" theater of 3,000 to 3,300 sq. ft. would have movable seating which could be arranged in different configurations. The small theatre could also serve as a reception room, rehearsal hall or general meeting room. This theatre could also open up into Pioneer Park by developing a small bermed amphitheatre that could be used for outdoor performances.

A cafe/gift shop and gallery, along with ticket and office areas and construction shops for props, scenes and costumes, are among other features proposed for the Community Theatre building.

Mountain View area cultural arts organizations, city school districts and the Community School of Music and Arts are among groups and individuals that have expressed their support for building a new Community Theatre.



Where to see Design Competition entries

Culminating the process of citizen participation in planning the new Mountain View Civic Center, citizens are invited to see the five final entries in the project's Design Competition this month.

Scale models and color renderings will be available for full public review inside a set of five tents in the front plaza area of the Mountain Bay Plaza Building, 444 Castro St., in downtown Mountain View, Sept. 13 and 14. Because so many citizens regularly attend the downtown Art and Wine Festival, the Design Competition displays will be open for viewing those two festival days, Sept. 13 and 14, 10 a.m. to 5 p.m., to give citizens the opportunity to inspect them.

After the festival, the Design Competition display will move to the Mountain View Public Library, Sept. 15 through 19. The public can inspect the Design

Competition entries at the MV Library, 585 Franklin St., from 10 a.m. to 9 p.m. Sept. 15 through 18; and 10 a.m. to 6 p.m. on Sept. 19 (regular Library hours).

Comment cards will be available for citizens to fill out and give their opinions on the five Civic Center design alternatives. To be included in the formal city evaluation report on the Design Competition, written comments by citizens should be made by Tuesday, Sept. 16.

Those written comments will be incorporated in the evaluation report, along with staff and consultant input. The City Council will then hold a public hearing considering that report and any additional written and oral comments. It is expected that the selection of the competition-winning firm will be made in late September or early October. For Council meeting information, phone the City Council's office, 966-6304.