



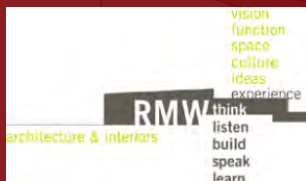
# City of NOVATO

Design Review Committee/City Council Presentation

**50% Schematic Design Review**

## **Civic Center City Administrative Offices**

September 12/13, 2011



# Programming



- **Programming Tasks**
  - Validate Space Program Requirements
  - Develop Workspace Prototypes
  - Prepare “Fit Plans” to Confirm that Space Program works in the building floor plans
  - Develop workplace strategies to improve efficiency and flexibility

# Space Program Requirements



- **Program Findings**

- Facility will provide workspaces for current and projected headcounts at move-in
- Includes expansion capability of approx. 10%.
- Total Square Footage on 2 Office Levels (plus 1 level of below grade parking) approximately 22,000 GSF.
- Streamlines services by consolidating 5 departments into a single-purpose location.

# Programming

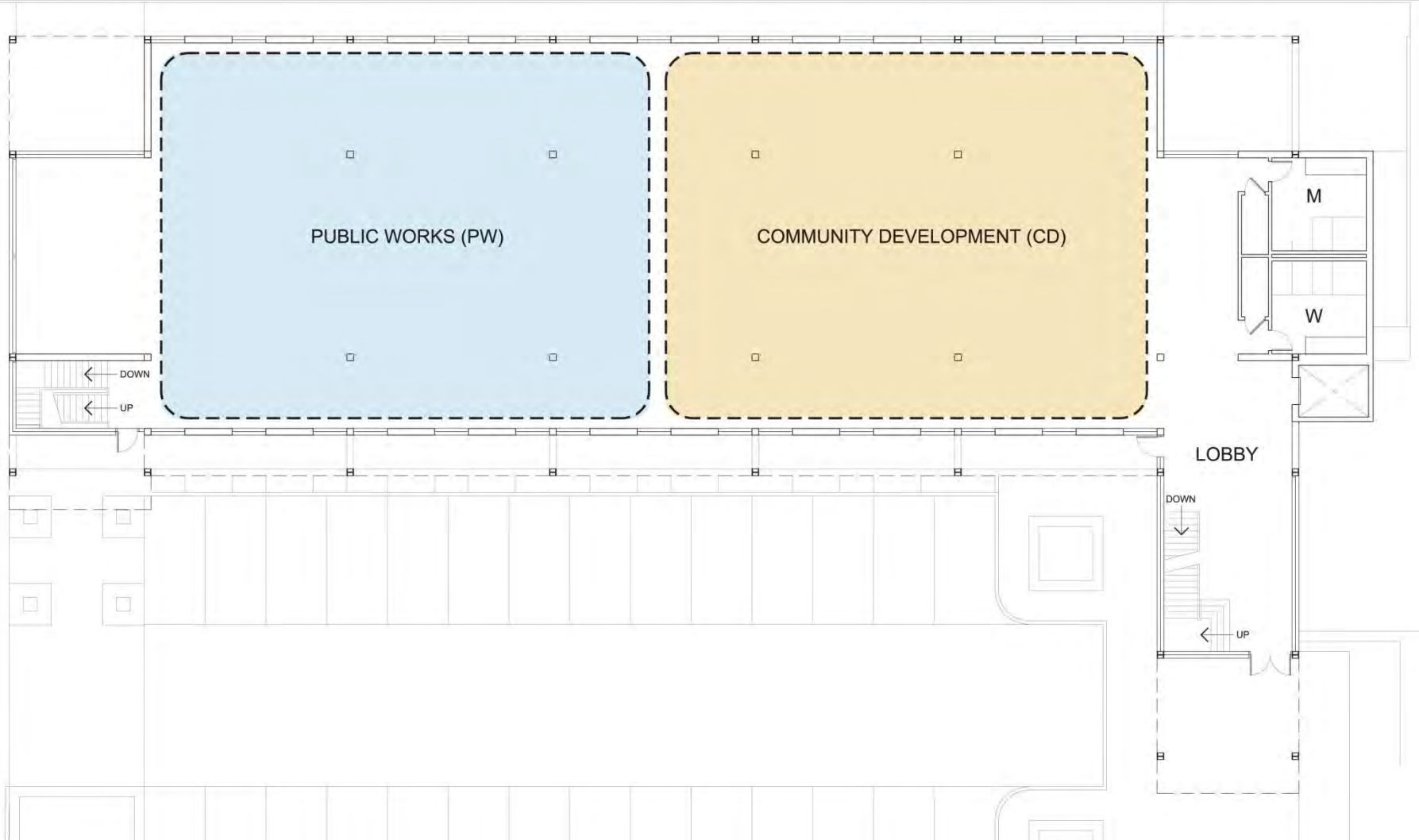


- **Workspace Prototypes**
  - Developing standard offices and workstations
    - Office Standards: 10'X12', 12'X15', 12'X20'
    - Workstation Standards: 8'X8', 8'X10', 10'X12'
    - “Drop-in” workstations for out of office staff: 6'X4'
  - Migrate towards more flexible Open Office
    - 75 Rowland Way- Ratio is 37% office to 63% workstation
    - New City Center- Ratio is 22% office to 78% workstation

# Fit plans



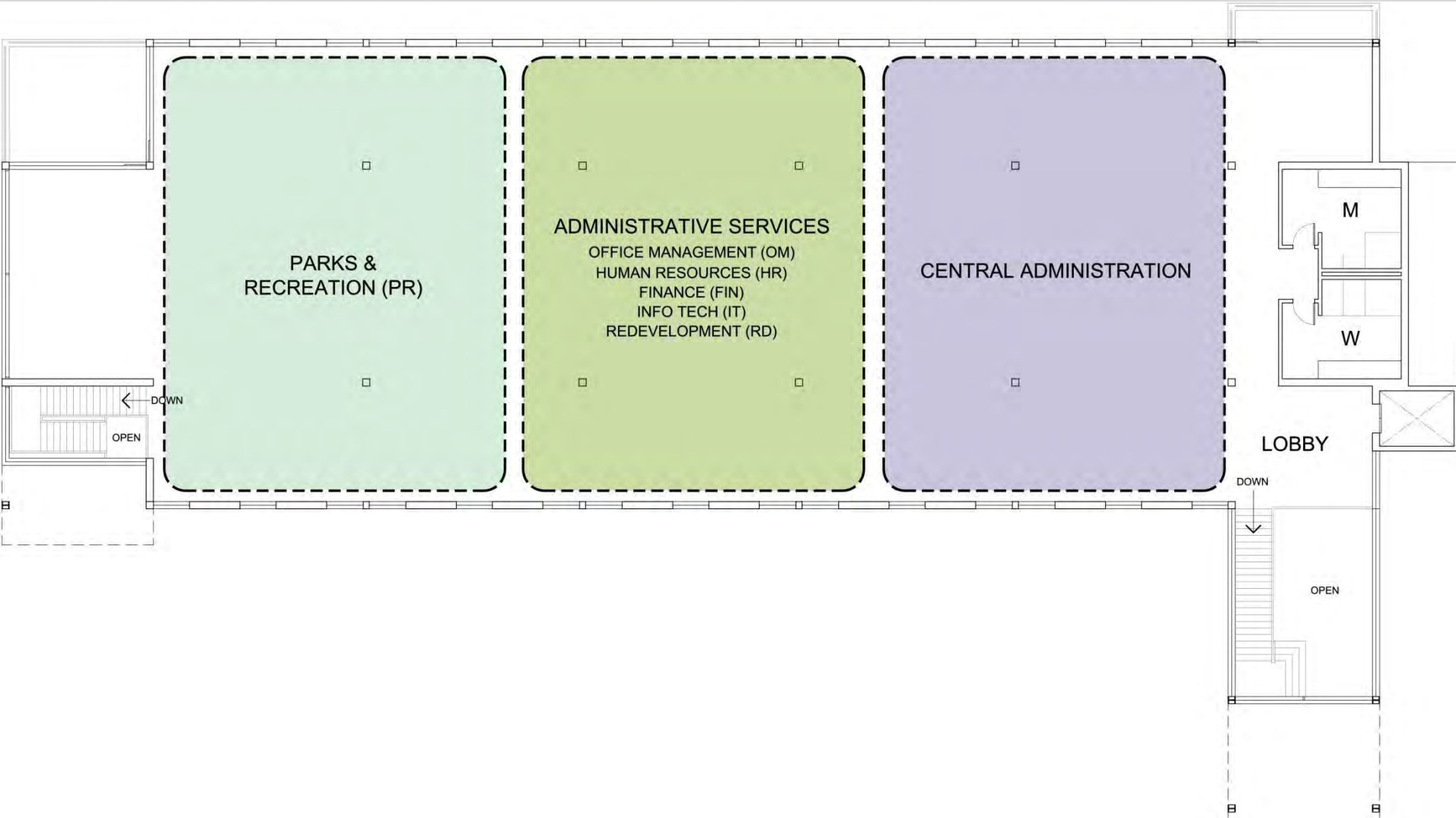
- **Ground Floor Level**



# Fit plans



- Upper Floor Level



# Workplace Strategies



## – Increase Efficiency

- Minimize number of different workspace types
- Consolidate Storage/File/Copy/Break/Reception areas
- “Drop-in” workstations for out of office staff
- Align office/workstation modules to column grid

## – Increase Flexibility

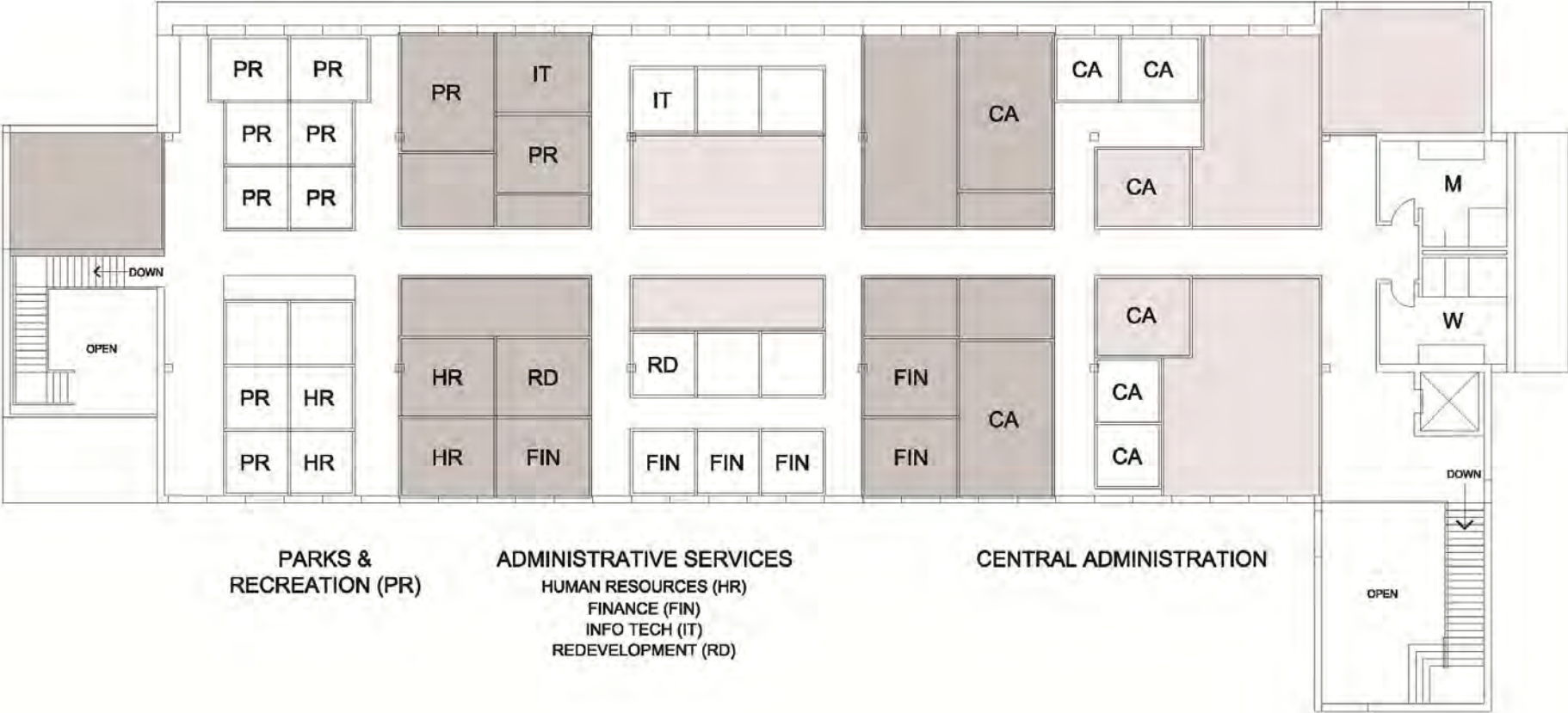
- Prototypical planning modules (2 offices=1 conf. room)
- Create “loft space” by consolidating hard walled areas around core areas
- Locate braced frames in building core areas
- Consider demountable “Furniture” walls



# Floor Concept Plan



- Upper Floor Level





# Preliminary Architectural Design



## – Goals for the design

- Integrate visually and functionally into the Historic Civic Center Block
- Enhance the Public Green and provide amenities to the public
- Maximize onsite parking
- Meet Program, Schedule and Budget requirements
- Improve organizational efficiency and delivery of public services

# Preliminary Architectural Design



Aerial View Looking NW from Delong/Sherman Ave.





# Preliminary Architectural Design



Aerial View Looking NE from Delong/Machin Ave.



# Preliminary Architectural Design



## Site plan and Context





# Preliminary Architectural Design



Aerial View Looking NE from Delong/Machin Ave.





# Preliminary Architectural Design



## Overview from Machin Avenue





# Preliminary Architectural Design



## Lobby View From the Plaza





# Preliminary Architectural Design



## Lobby View From Plaza to the Green





# Preliminary Architectural Design



## Lobby View





# Preliminary Architectural Design



## Overview of the Green and Plaza





# Preliminary Architectural Design



## Overview of the Green and Lobby





# Preliminary Architectural Design



## Lobby View With Scott House





# Preliminary Architectural Design



## Lobby View





# Preliminary Architectural Design



## View From the Council Chambers Deck





# Preliminary Architectural Design



## Lobby View From the Green



# Preliminary Architectural Design



## Site plan

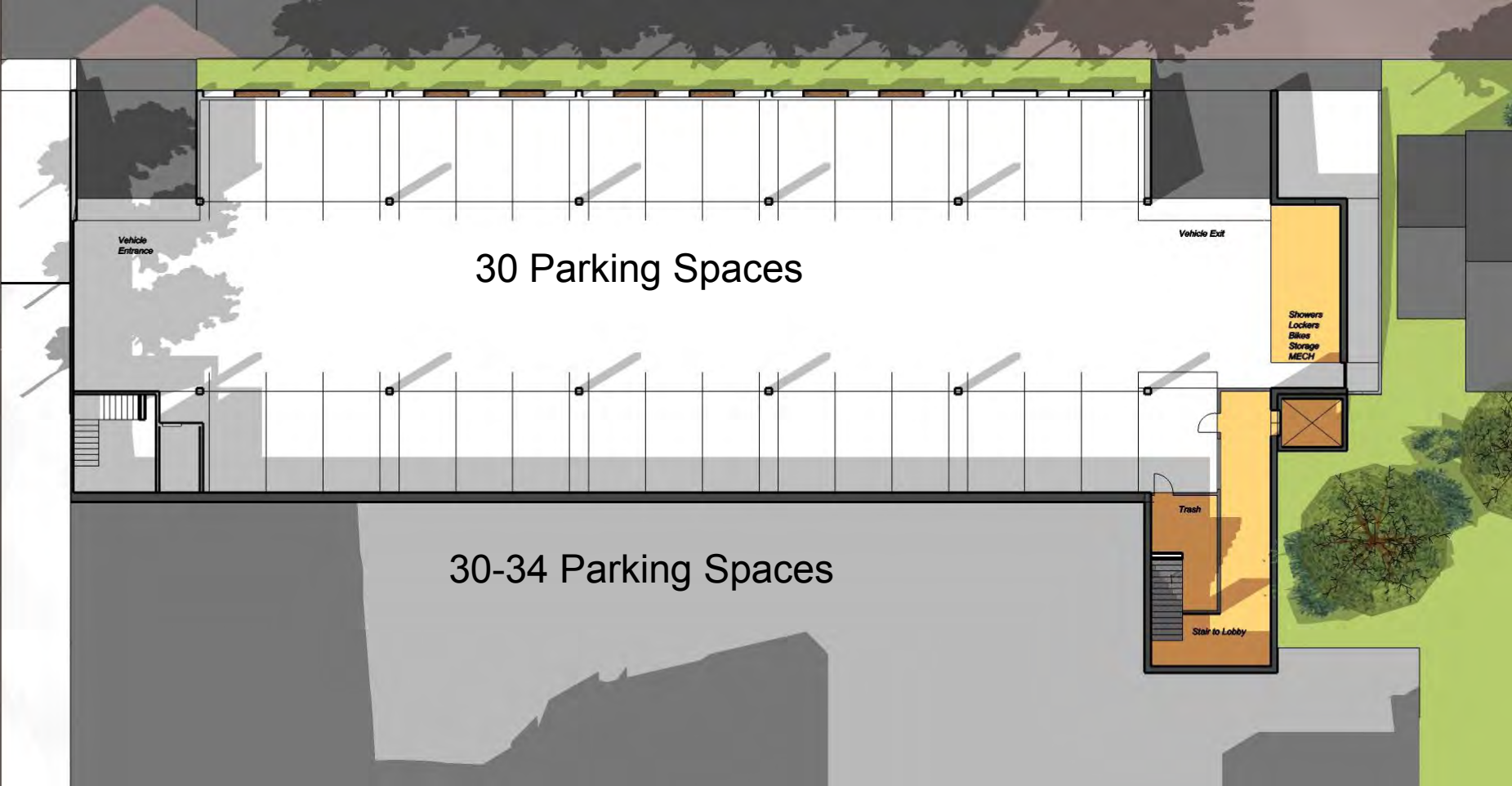




# Preliminary Architectural Design



## Parking Level Plan



# Preliminary Architectural Design



## First Floor Plan





# Preliminary Architectural Design



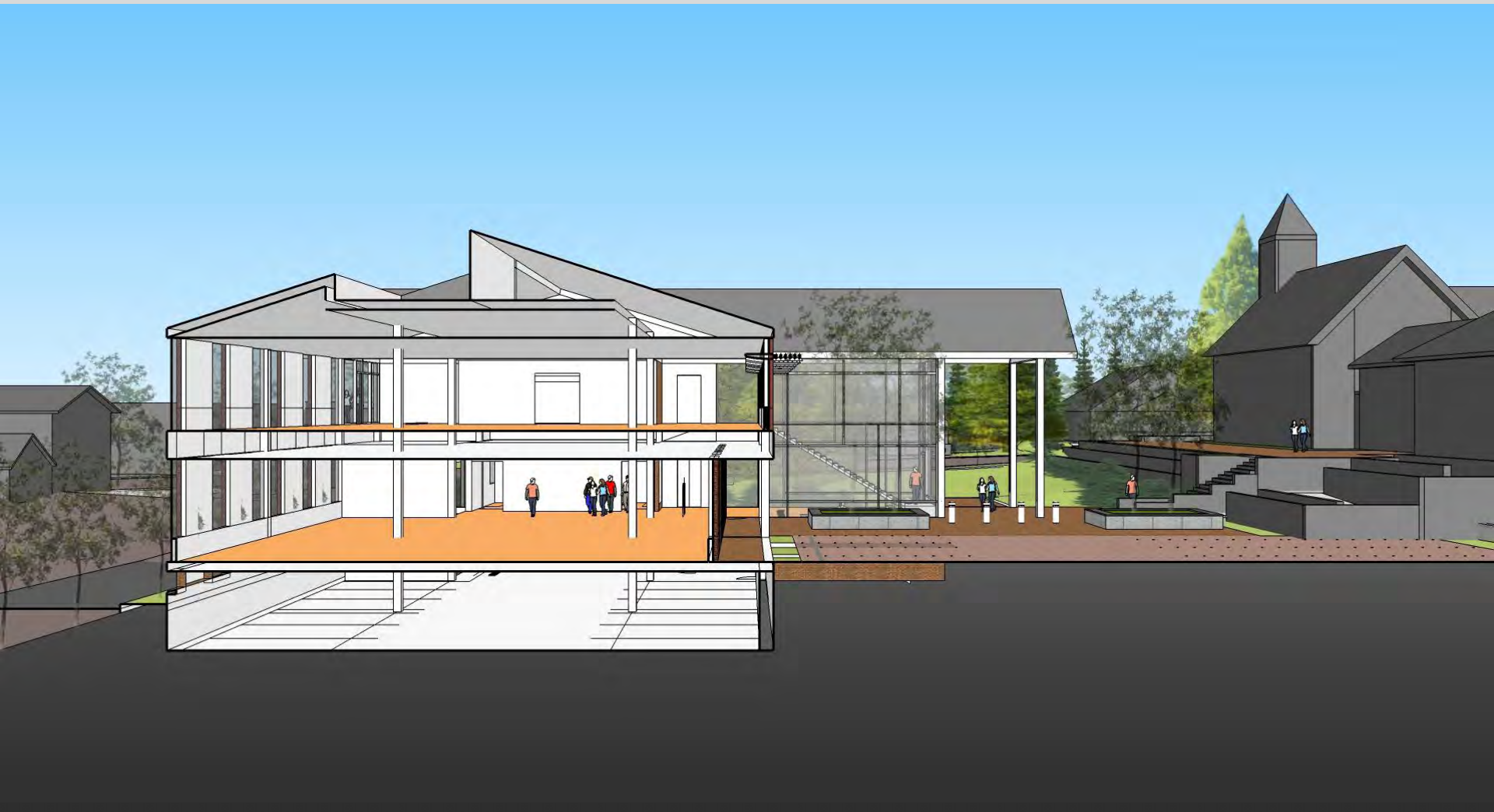
## Upper Floor Plan



# Preliminary Architectural Design



## Building Section





# Preliminary Architectural Design



## Cain Lane Vehicle Entry



# Preliminary Architectural Design



## Cain Lane Vehicle Exit Ramp





# Preliminary Landscape Design



## Landscape Overall Plan



# Preliminary Landscape Design



## Landscape Plan Option 1





# Preliminary Landscape Design

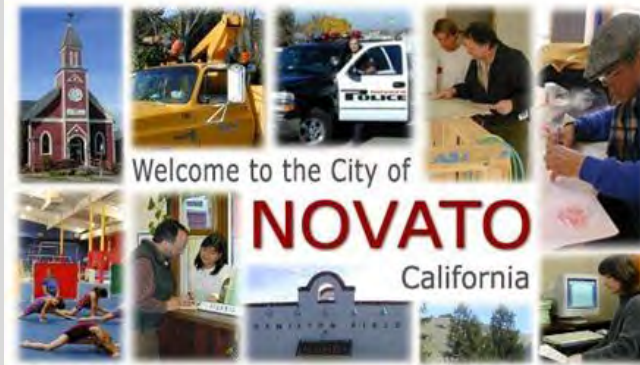


## Landscape Plan Option 2





# Questions & Answers





# Preliminary Architectural Design



## Solar Panel Option

