

Gilroy Civic Center Master Plan (Draft)

B
APPENDIX

Gilroy Civic Center Master Plan (DRAFT)



CITY OF GILROY
August 6, 2025

EST. 1870 **gilroy** CALIFORNIA **els/**

ACKNOWLEDGMENTS

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+ executive summary

Executive Summary

GILROY CIVIC CENTER MASTER PLAN

In November 2024, the City of Gilroy selected ELS Architecture and Urban Design to lead a comprehensive study of its three-block, 14-acre Civic Center. This area—bounded by Sixth Street, Seventh Street, Dowdy Street, and Church Street—holds essential places such as City Hall, Wheeler Center, the Police Headquarters, the Gilroy Library, the Senior Center, and other community-serving facilities.

While some Civic Center buildings, like the Gilroy Library and the Police Headquarters, are relatively new and will remain in place, others are aging and no longer meet the city’s evolving needs. Meanwhile, municipal departments are seeing a steady increase in service demands from a population that has grown by 42% in the last 25 years. While these challenges come amid rapidly evolving standards that affect countless social and financial norms, the people of Gilroy and their leaders share a common bond: the timeless desire for gathering around public experiences.

In response, city leadership is seizing this opportunity to create a Civic Center that can serve Gilroy’s immediate needs and broader aspirations. This Master Plan is the result of an inclusive, six-month process that has been driven largely by its community—that is, by the people who use the existing site and, in using its successor, will draw profound new benefits from the site’s transformation.

Through a series of city council sessions (conducted in accordance with the Brown Act), public workshops, and stakeholder meetings, over 500 community members have contributed their voices and reimagined what this place is capable of. In reflecting the priorities and aspirations of the broadest possible portion of Gilroy residents, this final plan envisions a modern, inclusive, and vibrant hub that honors the city’s heritage while embracing contemporary practices in programming and sustainability.

WHY A NEW MASTER PLAN?

In 1905, 35 years after its incorporation, the City of Gilroy built its first seat of government at the corner of Monterey Road and West 6th Street. The handsome stone City Hall, which still stands today, housed offices for the mayor and the city clerk, a jail, and the fire department. For a city of less than 2,000 people, the building was likely sufficient to meet all needs.

Today, Gilroy’s administrators will make no claims of sufficiency. Amid a generally expanding population now nearing 60,000 and a corresponding expansion of government services, there have been minimal expansions in capacity through new or renovated buildings.

The last Civic Center Master Plan was adopted in 2002, when Gilroy had roughly 42% fewer residents.

Meanwhile, the land on which the site’s buildings sit is dominated by pavement, the majority of which is dedicated to surface parking. The need for a pedestrian-friendly, modernized civic core is clear. The current Senior Center, Wheeler Center and City Hall are beyond their useful life and capacity, complicating the city’s ability to provide even basic essential services. The new Master Plan addresses these challenges by aligning city infrastructure with the community’s present and future needs, representing a bold and thoughtful investment in the city’s future.

A REIMAGINED CIVIC CENTER

As envisioned in this master plan, the new Gilroy Civic Center will capably serve the full range of municipal services. It will also set more far-reaching goals, with enticing amenities in wellness, recreation, and cultural programming, among other features. These components will be supported by strategies in architecture and landscape architecture that unite to form a dynamic, pedestrian-friendly campus. The beautifully designed park setting will cohesively integrate government services and innovative, engaging, and personalized civic uses. Key elements include:

- **Preservation of Existing Assets:** The Gilroy Library and Police Headquarters will remain and continue to serve the community for decades to come.
- **New Civic Facilities:** Outdated buildings such as Wheeler Center, City Hall, and the Senior Center will be replaced with modern, sustainable, high-capacity facilities designed to support multigenerational programming and future growth.

KEY COMPONENTS OF THE PLAN

Gilroy Civic Center Park

The most definitive component of the entire plan is a new Civic Center Park. Envisioned as the heart of Gilroy, this central green space connects all civic buildings through two major features:

- **The East/West Paseo:** A pedestrian corridor linking the Police Headquarters, the Library, and the future City Hall.
- **The Big Green:** Flanked on the north by the new Recreation and Aquatics Center and, on the south, the Multigenerational Community Center, this large open lawn space will host picnics, farmers markets, performances, and community gatherings.

New Civic Buildings

Three new buildings will anchor the reimagined Civic Center:

1. **Multigenerational Community Center:** Offering programming in theater, the arts, and media, along with dedicated spaces for youth, teens, and seniors.
2. **Recreation and Aquatics Center:** Featuring competitive and recreational pools, wellness programs, and inclusive sports facilities.
3. **New City Hall:** Designed to efficiently support the city’s growing needs in administration and public service.

COMMUNITY ENGAGEMENT

For this planning process, public participation was seen as an essential tool that would help ensure the Civic Center’s success once the site concludes its build-out. In addition to a prominent web presence and consistent outreach by post and email, the city held four bilingual community workshops that included a Spanish-language “Cafecito” event hosted by the Gilroy Police Department. These four sessions, primarily held at Wheeler Center, were each designed to build consistently upon the previous. This process of accrual helped participants to share and refine their vision for the Civic Center by offering residents direct influence over their city’s future.

STRUCTURE FOR THE MASTER PLAN REPORT

This report describes the Master Plan in detail through the following components:

- Final Concept Design
- Program
- Community Engagement
- Technical Memoranda
- Construction Cost Estimate
- Schedule
- Appendices

CEQA REVIEW

As part of ELS Architecture and Urban Design’s scope of services, the Gilroy Civic Center Master Plan is currently undergoing environmental review in accordance with the California Environmental Quality Act (CEQA). This analysis is being conducted by EMC Planning Group and is anticipated for completion by summer 2026.



+ final concept design

gilroy_els/

Final Concept Design

Urban Design/Planning and Landscape

Since at least 1940, the Gilroy Civic Center site has been gradually pieced together, leading to a patchwork experience characterized primarily by stand-alone facilities, driveways, and large expanses of disconnected surface parking.

City staff and stakeholders have now reimagined the Civic Center as cohesive, iconic campus defined by contemporary buildings, vibrant public spaces, and a central downtown park. This Master Plan envisions a unified, walkable, and welcoming destination by consolidating parking, replacing aging single-story facilities with efficient two-story buildings, and eliminating perimeter fencing. The people-first plan increases usable open space, forms new pedestrian connections to the nearby downtown, and dramatically enhances the site's relationship with the population it serves.

This bold vision reflects the transformation of the Civic Center into a truly public amenity and adds new meaning to Gilroy's public identity.

PLAN DESCRIPTION

Anchored by three new buildings (City Hall, a Recreation & Aquatics Center, and an Arts & Community Center with a 250-seat theater), the plan weaves these new facilities into the existing Library and Police Headquarters around a central park for events, all of which are connected by a tree-lined paseo.

The design adds to Gilroy's identity as a place that places a high value on inclusion and community-wide connections. In plan view, the edges of each building are often activated where they meet adjacent green space, resulting in a pleasing, site-wide assembly of mutually beneficial indoor-outdoor relationships. These edges have a special vitality: large building doors open onto event terraces; patios invite people to gather, read, and dine; and recreational activities draw energy through their proximity to the park.

The plan makes the most of the site's proximity to downtown Gilroy, just a short walk west along 6th Street or Monterey Street, by reinforcing pedestrian connections and extending the experience of downtown eastward. In so doing, the Civic Center can at last strengthen its relationship with the historic commercial core and play a more important role in the city's evolving network of public spaces.

At its core, the master plan draws from best practices in urban design to establish a sense of place, scale, and connectivity, helping to promote walkability, economic vitality, and a stronger sense of community identity. Buildings are intentionally arranged to frame a

central civic park and pedestrian paseo, creating a strong east-west relationship that orients visitors and links to key destinations. The design transforms auto-dominated infrastructure into a pedestrian-prioritized landscape, consolidating numerous scattered driveways into concentrated primary access points to reduce vehicular conflict, improve safety, and reclaim surface area for green space and public use. Generous setbacks, shaded seating, and an intuitive network of pathways make the site inviting and porous, encouraging pedestrian access and impromptu gatherings across all ages and abilities.

At the center of the new community buildings is the Civic Park, a two-block green space fronting Church Street, forms the Master Plan's heart and functions as the literal and symbolic center of Gilroy's civic life. Encircled by the Community Center, Recreation Center, City Hall, and Library, the park supports both daily use (with shaded paths, picnic lawns, playgrounds, and fitness stations) and large-scale community events. Merging the uses of an amphitheater, community lawn, and event plaza, the park can host concerts, movie nights, markets, and seasonal festivals; its surrounding promenade provides space for markets and outdoor gatherings. To mark a key public confluence—of the park, paseo, and walkway to Rosanna Street—several arcs of fountain jets form a playful focal point and, where adjacent events require additional usable space, can be turned off.

CIVIC BUILDINGS

The new City Hall, located prominently at the southern edge of the civic park and easily visible from key access points, is designed around notions of contemporaneity, efficiency, and transparency. The building's easily legible layout includes a welcoming lobby, flexible workspaces, and public meeting rooms that establish this as an approachable, accessible place characterized by open governance. The building design allows a direct visual connection between the adjacent plaza and the council chambers, allowing for larger crowds while reinforcing the community connecting to the seat of government. Its central location reaffirms its role as the symbol and the seat of Gilroy's public life.

The Recreation & Aquatics Center is a wellness hub for all ages. Its design offers indoor courts, fitness studios, swimming pools, and water therapy, in a facility suitable for year-round use. Generous glazing along its primary facades offers a visual connection to the park, showcasing physical activity and encouraging participation. With a similar design intent, the Arts & Community Center supports lifelong curiosity through cultural programming, education, and performance, with spaces adaptable for everything from youth art classes to civic ceremonies. Its 250-seat theater doubles as a venue for local arts

and large public gatherings, while the senior dining room has a direct connection to outdoor views of the park and other civic amenities.

PASEO

The paseo is a tree-lined promenade that, as an interconnecting spine, organizes the broader Civic Center site. It extends the park experience westward, connects Civic Park with the Police Headquarters, library, City Hall and site parking, and promotes a sense of continuity and flow. The paseo is lined with benches and communal tables set beneath large canopy trees selected to match the site's existing heritage trees and those along nearby streets. The paseo's axial orientation allows for long views toward Gilroy's hilly landscape—by turns gold or green—reinforcing the sense of a place that is rooted in the natural environment. The site is further unified by a consistent materials palette and generous landscaping.

PARKING

To support the site's transformation, the master plan consolidates 14 scattered driveways into just five primary access points, helping to reduce pavement area and improve public safety. Parking is consolidated into two primary lots occupying the site's northwest corner. One lot extends from the Library along Sixth Street and the other serves City Hall, the Community Center, and the Police Headquarters. Together, these lots provide 300 on-site spaces, complemented by 125 additional spaces along the site's frontage facilitated in part by replacing parallel spaces with angled parking. If future needs require it, the larger lot is designed to accommodate structured parking, which will increase capacity without sacrificing open space.

BEING A GOOD NEIGHBOR

This project's designers have been mindful of the fact that the Civic Center site occupies a single-family residential neighborhood, with many homes facing directly onto the project's common access points and gathering areas. The master plan respects this context. The plan's buildings, driveway locations, and site-edge landscaping have all been sensitively designed to minimize potential negative impacts on the surrounding neighborhood. New buildings step down in mass and in height near adjacent homes, while landscaped buffers and pedestrian-scaled transitions help blend the civic campus into the neighborhood fabric. This edge condition is conceived as a prominent, desirable neighborhood frontage, with pedestrian-scaled lighting, clear sightlines, and walkable connections that welcome residents to stroll, bike, or jog easily and safely into the site without needing to drive. This approach seeks, at its core, to create a pedestrian-oriented site that

extends the surrounding open space network and integrates into the district as if it were just another amenity-rich neighborhood park.

SUSTAINABLE, RESILIENT STRATEGIES

The Master Plan’s design strategies exemplify the value of resilient, sustainable urban infrastructure. Native landscaping, bioswales, and permeable paving all manage stormwater while reducing the urban heat-island effect. Passive design strategies—such as optimized building orientation and shading devices—minimize energy use and enhance outdoor comfort. In this vision, the Civic Center becomes not only a center of public life but a tool for exploring the teachable values of sustainable planning and design.

EQUITY AND INCLUSION

Equity and inclusion are core to the plan, with every aspect of the campus—from building entries to playgrounds—designed to welcome the region’s cultures and to embody the principles of universal accessibility. Community input, particularly from historically underrepresented groups, has helped to ensure that the project serves the immediate needs of a diverse spectrum of Gilroy residents. In particular, the park and paseo prioritize multigenerational, multifunctional design strategies and create space for youth, families, and seniors to gather. Pathways and entries will be universally accessible; multilingual signage and culturally inclusive programming will deepen public perceptions of this place as welcome to all.

The plan proposes far more than a collection of new buildings. It envisions a civic common for the 21st century, one that can meet the evolving needs of Gilroy’s people and environment. By integrating functional municipal infrastructure with beautiful public space, the plan reflects the pride, aspirations, and diversity of its city’s stakeholders while delivering flexible, future-ready infrastructure that will serve the region for many coming generations.

Architecture

CAMPUS PLAN

A campus can be thought of as any well-defined place where people come to share in a set of common purposes. To envision and articulate a place that helps fulfill those purposes has been one of the primary objectives for this Master Plan. As visitors approach the site, they will see buildings that frame the park and form a clear dialogue between structure and landscape. In plan view, the spaces in between each building offer areas that support civic purpose by enabling informal community gatherings. Each building has two levels, helping to minimize its horizontal footprint while maximizing the available area for outdoor recreation and amenities.

The Master Plan gathers the site’s new and existing structures around a strongly linear, east-west gateway known as the Paseo. On its western side, the Paseo extends from the parking lot and existing Police Headquarters towards the large civic park and community-focused buildings on the eastern side, where much of the recreation and leisure activities are concentrated.

The Multigenerational Community Center is located along West 7th Street, and the Recreation & Aquatics Center is located to the north, along West 6th Street. The new City Hall is sited along West 7th Street in the central campus block, where the current City Hall is located. These three new buildings, together with the existing Library and the Police Headquarters, help define the overall campus perimeter. When a visitor is at the site’s eastern edge, the eye moves west and toward the central Paseo. The park-facing facades of City Hall, the Community Center, the Recreation and Aquatics Center and the Library all progressively narrow down to frame the park and Paseo, a reduction that helps to concentrate a visitor’s focus and invites them to explore the site’s various civic uses more deeply. Conversely, looking east from the western end of the Paseo frames an extensive view of the Civic Park that expands as one moves down the gateway towards Church Street.

This campus plan effectively choreographs the site’s countless civic activities and helps to bridge the official functions of a municipality with everyday experiences related to recreation, wellness, and culture.

CIVIC ARCHITECTURAL IDENTITY

Already one of the most recognized places in Gilroy, the Civic Center site must now achieve new forms of recognition. The Civic Center master plan envisions a place where people can experience the best of life in the area and, through countless opportunities for engagement, assert their values and civic pride. To seize this site’s enormous potential, the master plan maximizes opportunities for cohesion throughout the three-block campus and among the relationships between its structures and landscape. In so doing, the realized plan will bring contemporary meaning to Gilroy’s established civic architectural identity and create a popular venue for community-building efforts.

With those goals in mind, this master plan retains two of the site’s existing buildings (the library and the police headquarters) and calls for three new buildings: the Multigenerational Community Center; the Recreation & Aquatics Center; and City Hall. Each new building follows a design strategy that draws on the site’s existing architectural vocabulary and on its broader context—historical, social, environmental, and functional.

Viewed collectively, these five buildings and their supporting landscape form a unified expression that is rooted in three architectural principles: materials and massing, connections through transparency, and operational and environmental resilience.

Materials and Massing

The master plan’s new buildings draw essential design cues from three of the site’s existing buildings—the library, the police headquarters, and City Hall, all of which share the Mission Revival style that gives the site its common architectural language. By acknowledging and interpreting the architectural style of their existing neighbors, the new facilities translate the Mission Revival style’s simple, relatable materials and forms into a fresh, contemporary architectural response. This stylistic interplay—between familiar and new, existing and contemporary—establishes a formal dialogue across the five-building collective. In addition, the use of materials and massing emphasizes cohesion, providing a sense of unity that effectively balances the unique characteristics and uses that define each building. This balance will help visitors see the site as a cohesive place, despite its diverse program and uses. For this project, the new buildings use a primary exterior material palette of white cement plaster, terracotta tile, wood, and glass. Each building’s massing is composed of sloped gable roofs and rectilinear volumes. Of these volumes, certain facades are defined by wood trellises that offer shade, material warmth, and additional relief and scale. The facades receive further articulation from deep, rhythmically punched openings. These openings are concentrated along the site’s perimeter—Church Street, West 6th Street, and West 7th Street—to create a unified expression along the street frontages. While the new buildings feel connected to and consistent with the familiar Mission Revival style, they avoid merely replicating it. Instead, they offer a contemporary evolution of Gilroy’s civic architecture, one that pays homage to the city’s traditional expressions while looking to the future.

Connections Through Transparency

Critical to this new civic identity is the idea that transparency can be a tool for creating connection. To that end, expansive glazed openings provide ample views and natural light, even as they are shaded by trellises and awnings to reduce solar gain. These openings afford grand views of the civic park, sky, and lush landscape beyond, enabling building occupants to remain visually connected with the neighborhood and natural environment. From outside each building, people in the park or on the sidewalk can easily see inside various spaces and note the bustling activities within.

The plan emphasizes physical transparency in other ways. In plan view, the edges of each building are often activated where they meet adjacent green space, through numerous interconnected plazas and decks that, where applicable, are equipped with bi-fold doors to allow for unobstructed openings. This strategy maximizes the benefits of the plan’s strong indoor-outdoor relationship and helps define the site as a place of seamless transition between the buildings’ countless interior functions and all the uses found just beyond in its exterior

environment, from public events to recreational and leisure activities. Through the transparency that characterizes these indoor-outdoor relationships, the site's users immediately comprehend the fluid integration of architecture and landscape and experience the two spaces as a unified whole.

Access to natural light is crucial to establishing a space that is comfortable, healthy, and inviting. Natural light can also reduce operational costs by minimizing or even eliminating the need for artificial daytime lighting. The plan's double-height atriums and interior glazing enable visual connections across floor levels and bring natural light into various uses and departments. Natural light and visual connections are often taken for granted but they are essential factors for any project that seeks to promote intermingling and strengthen community interaction.

Sustainability and Resiliency

The integration of sustainable and resilient strategies is central to the project's architectural identity and underscore Gilroy's commitment to climate and environmental action.

Prominent design features include:

- Use of renewable materials, most notably cross-laminated timber as a primary structural system
- Photovoltaic solar arrays atop flat roofs for on-site renewable energy
- Daylighting strategies maximize diffuse natural light and minimize reliance on artificial lighting
- All-electric HVAC and pool heating systems, eliminating use of natural gas
- Passive ventilation via stack effect in double-height spaces for naturally cooled buildings
- Use of fire-resistant exterior materials

These strategies are critical to embodying the city's values through a forward-thinking complex. They also serve as public educational tools that help to build community awareness of sustainable and resilient design.

MULTIGENERATIONAL COMMUNITY CENTER

The Multigenerational Community Center collects diverse program elements into a facility that can adapt to the needs of all users, with spaces for youth and seniors, arts, dining, performance, and recreation.

The building's layered forms help to anchor the site's southeastern corner and are primarily organized around the program's two largest spaces: a half-court gymnasium to the east and a 262-seat theater to the west. While these two spaces are distinct volumes, they are

uniformly clad in a combination of white cement plaster and terracotta and capped by gable roof forms. The gym's north and south facades include a series of repeated punched openings that provide views from West 7th Street through to the park. The state-of-the-art, two-level theater will provide a flexible venue supporting a rich variety of uses in community events and the performing arts.

Between the gymnasium and theater, a series of rectilinear volumes step (in plan view and in section view) to create an interlocking mass uniting different users and spaces (for Dining, Seniors and Youth as well as Arts and Administration). The Arts and Administrative spaces are organized along the south, street-facing facade, while the Dining, Seniors and Youth programs are located on the north, park-facing facade, where each interior space opens directly onto outdoor spaces. These interior spaces include the Dining Hall, where a bi-fold glass partition system offers visitors the option of eating indoors or at a large outdoor dining terrace. Likewise, the interior spaces for seniors open onto a dedicated outdoor patio, and the second-floor interior spaces for youth have a balcony with views out to Civic Park.

These various layered elements are unified by a central double-height atrium that extends from West 7th Street all the way to the park. Two large glass skylights bring daylight into the soaring space, which, as the building's lobby, serves as a place for the facility's users to meet and gather.

RECREATION AND AQUATICS CENTER

The Recreation and Aquatics Center is a dynamic facility that houses programming in indoor sports, fitness, and aquatics. Situated at the civic campus's prominent northeast corner, the building and its landscape form a key access point from the street and establish a civic sense of arrival. Transparent design elements highlight active uses of the venue and support its integration into the Master Plan. The building is organized around a full-court gymnasium and a series of stacked volumes lining the gym on two sides.

The gymnasium occupies the building's north, street-facing facade, which is articulated to break up its scale. Rhythmic punched openings provide views along West 6th Street and Church Street, while a second-level balcony, with a running track, projects outward to create a ground-level arcade along Church Street.

To the south, stacked volumes house the main lobby, administrative offices, weight and cardio rooms, and multi-purpose rooms. The lower volume is clad in cement plaster, while the upper cantilevered gable volume is clad in terracotta roof and wall tiles for a contemporary take on the Mission Revival style. Deeply recessed windows, covered with wood trellises, admit diffuse natural light and remind users of the park setting. At the second level, an offset between the two volumes creates balconies with views to the park.

The facility's western edge holds locker rooms and provides direct access to the outdoor aquatics area—an 8-lane 25-yard competition pool with an attached fun-water pool. The pool deck projects outward towards the park, offering a prominent and lively showcase for the facility's uses.

Inside, a central double-height lobby offers visual continuity to help tie together the building's uses. The open interior, which allows for intuitive wayfinding, has expansive glazing along the gymnasium's south wall, providing views directly into the courts and the running track. Extending from the lobby to the aquatics area, a corridor is set slightly askew from the building's broader axis, offering wide-angle views of the water that highlight the importance of aquatics to the overall facility.

CITY HALL

City Hall has a unique architectural expression that sets it apart from other facilities in the Master Plan. This distinct quality emphasizes the building's importance to the entire Civic Center—and to the city that the Civic Center serves. It will replace the existing City Hall, south of the Library, and will occupy the lower half of the plan's middle block. Its highly central siting puts City Hall at the heart of the plan and uses the building's northern edge to articulate the Paseo as it leads towards Civic Park. This will be a future-focused seat of government, with a design that prioritizes transparency and adaptability.

The building's mass is organized into three primary volumes. To the north are the Council Chambers and the main lobby; to the south is the administrative wing, which houses various city departments (Public Works, Finance, Community Development, Utilities, Fire Administration, Emergency Services, Human Resources, and Administration). These functions are located within a simple, two-story gable volume, clad in cement plaster with terracotta roof tiles. The ground level holds rhythmic punched openings, with wood trellises that bring in daylight and establish a welcoming civic scale. Atop a more traditional Mission Revival base are second-floor ribbon windows that provide a contemporary counterpoint to the building's lower level and offer sweeping views of the surrounding context.

Visitors seeking to access the City departments will pass through a double-height lobby that serves as the primary public entry and a central access point for administrative functions. This abundantly daylighted space will draw its diffuse illumination from a large expanse of north-facing glazing that connects to an adjacent outdoor patio.

Adjacent to the Lobby is the Council Chambers, whose distinct architectural presence asserts its unique and symbolic role within the campus and the city. While it has a sloped roof that resonates with the gable roofs found elsewhere in the site's Mission Revival-style facilities, the Chambers moves away from traditional expressions to introduce a bold and contemporary statement of geometric form that is unique on

the campus. The Chambers' truncated exterior volume is clad in a red travertine rainscreen system that compliments nearby buildings' warm terracotta tones and establishes this place as a landmark of special civic value.

The proceedings and sessions that fill any Council Chambers lead to meaningful changes for a city and its residents. The space's interior architecture acknowledges the importance of the Council Chambers by using height and natural light to instill the Chambers' official functions with the humane, affirmative qualities of a special civic space. A large oculus in the ceiling brings daylight into the Chambers and reminds occupants of their connection to the natural environment. An adjoining Anteroom functions as a secondary public entry and a flexible space for events and overflow.

The Chambers' full-height glazing frames long views of Civic Park and creates a direct visual and emotional connection between civic governance inside and community life outside. The City Hall asserts the importance of tradition and of innovation and, grounded in transparency and civic pride, creates a forward-looking facility for the coming generations of Gilroy's residents, stakeholders, and leadership.

**BUILDING PLANS | SITE SECTIONS | ELEVATIONS
RENDERINGS
MULTIGENERATIONAL COMMUNITY CENTER**



View Looking West



View Looking Northwest



View Looking East



View Looking Southeast



GILROY MULTIGENERATIONAL COMMUNITY CENTER

Entrance from Big Green



Lobby at 2nd Floor



GILROY
MULTIGENERATIONAL
COMMUNITY CENTER

Skylight at Lobby



GILROY RECREATION CENTER &
AQUATICS CENTER

Entrance from Big Green



GILROY RECREATION &
AQUATICS CENTER

Pool Deck



View from Big Green



Entrance from Paseo

SITE PLAN ILLUSTRATIVES AND DIAGRAMS



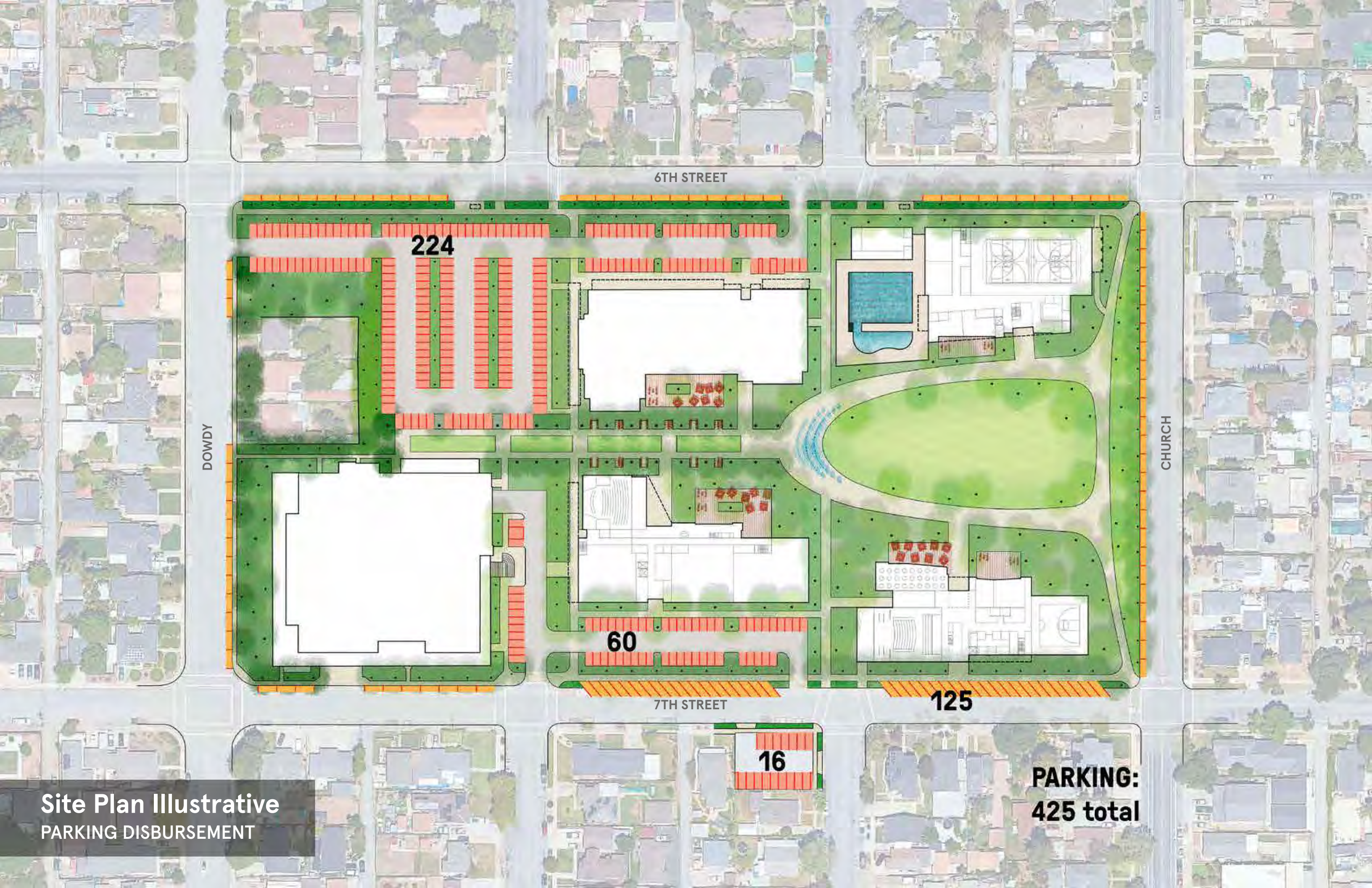
6TH STREET

DOWDY

CHURCH

7TH STREET

Site Plan Illustrative



6TH STREET

224

DOWDY

CHURCH

60

7TH STREET

125

16

**PARKING:
425 total**

**Site Plan Illustrative
PARKING DISBURSEMENT**

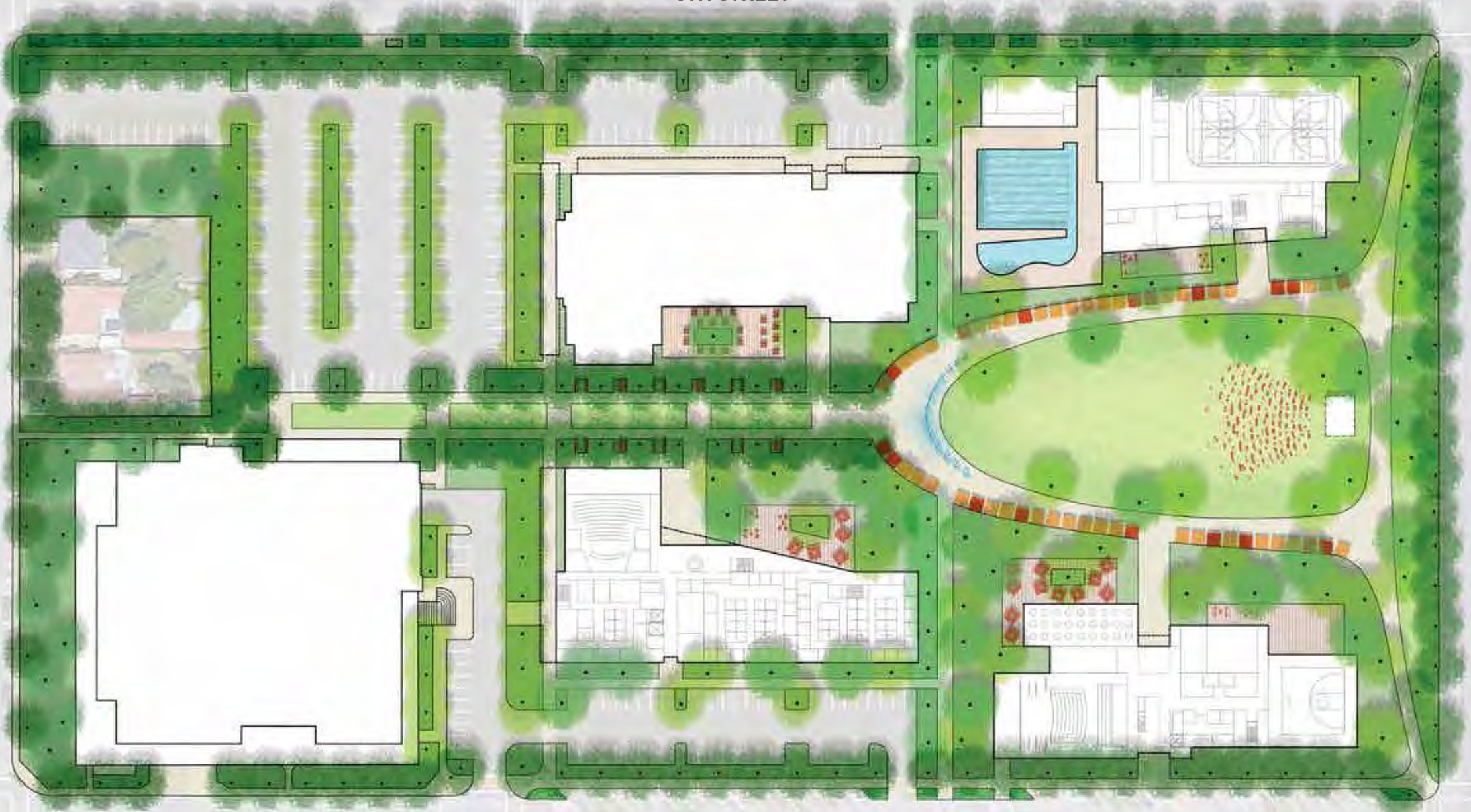
DOWDY

6TH STREET

CHURCH

7TH STREET

Site Plan Illustrative
FARMER'S MARKET SCENARIO



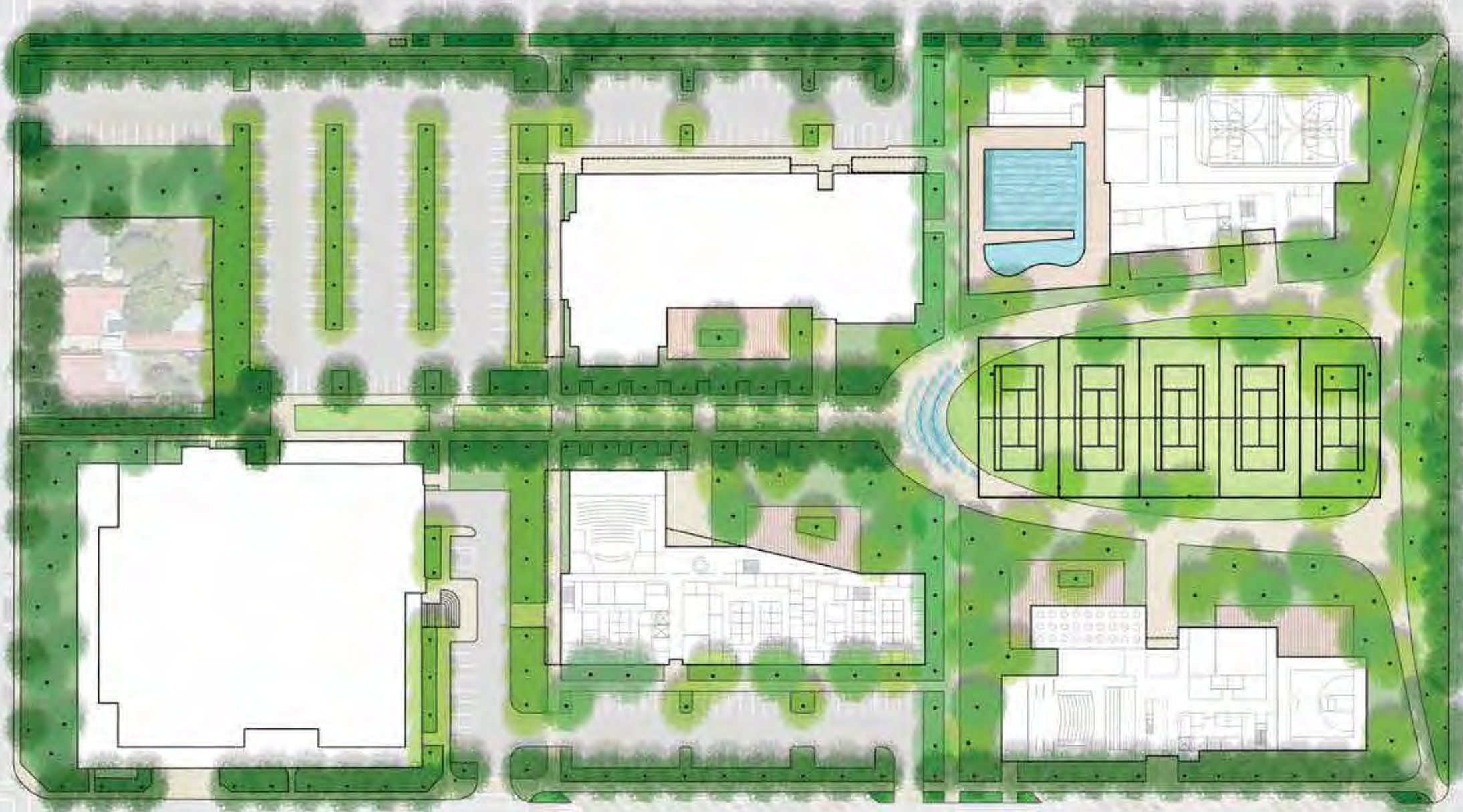
DOWDY

6TH STREET

CHURCH

7TH STREET

Site Plan Illustrative
SCALE COMPARISON, 5 TENNIS COURTS





6TH STREET

DOWDY

CHURCH

7TH STREET

Site Plan Illustrative
SCALE COMPARISON, FOOTBALL FIELD



FOLLOWING STREET GRID

VEHICULAR ACCESS

WEST 6TH STREET

100% CORNER

100% CORNER

VEHICULAR ACCESS

PRIVATE PROPERTY

EXISTING LIBRARY

RECREATION AND AQUATICS CENTER

PASEO

OPEN SPACE

PEDESTRIAN PATHS

EXISTING POLICE STATION

CITY HALL

MULTIGENERATIONAL COMMUNITY CENTER

DOWDY STREET

CHURCH STREET

WEST 7TH STREET

VEHICULAR ACCESS

VEHICULAR ACCESS

DOWNTOWN

Site Plan Illustrative
URBAN DESIGN FEATURES AND OPPORTUNITIES





SANTA CRUZ MOUNTAINS

SUMMER
AVG. 8-10 MPH

FALL/SPRING
AVG. 10-20 MPH

DOWNTOWN

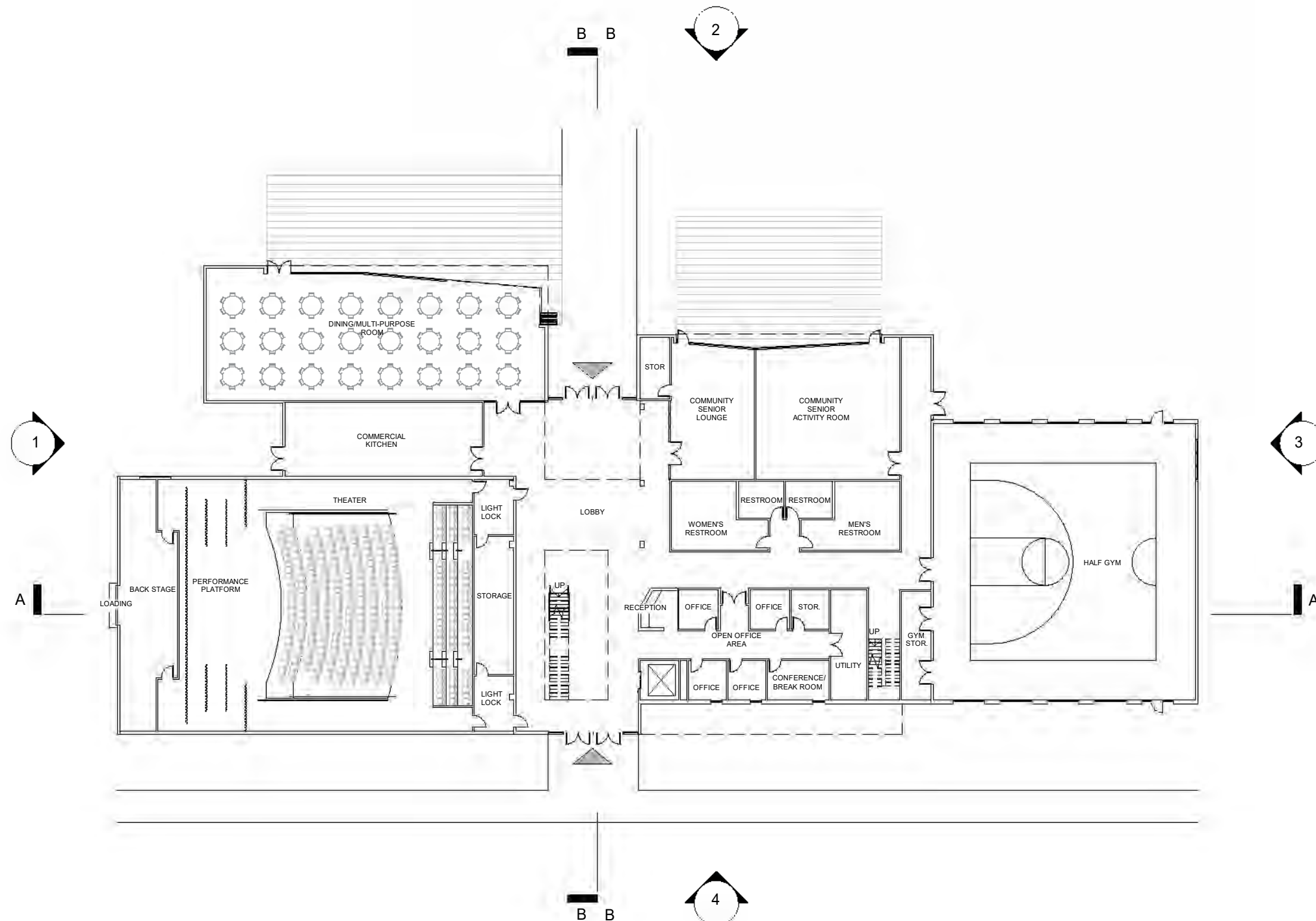
SUMMER/SPRING/FALL
AVG. 7.5 MPH

MOUNT MADONNA

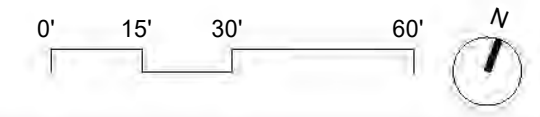
DIABLO RANGE

Site Plan Illustrative ENVIRONMENTAL FACTORS

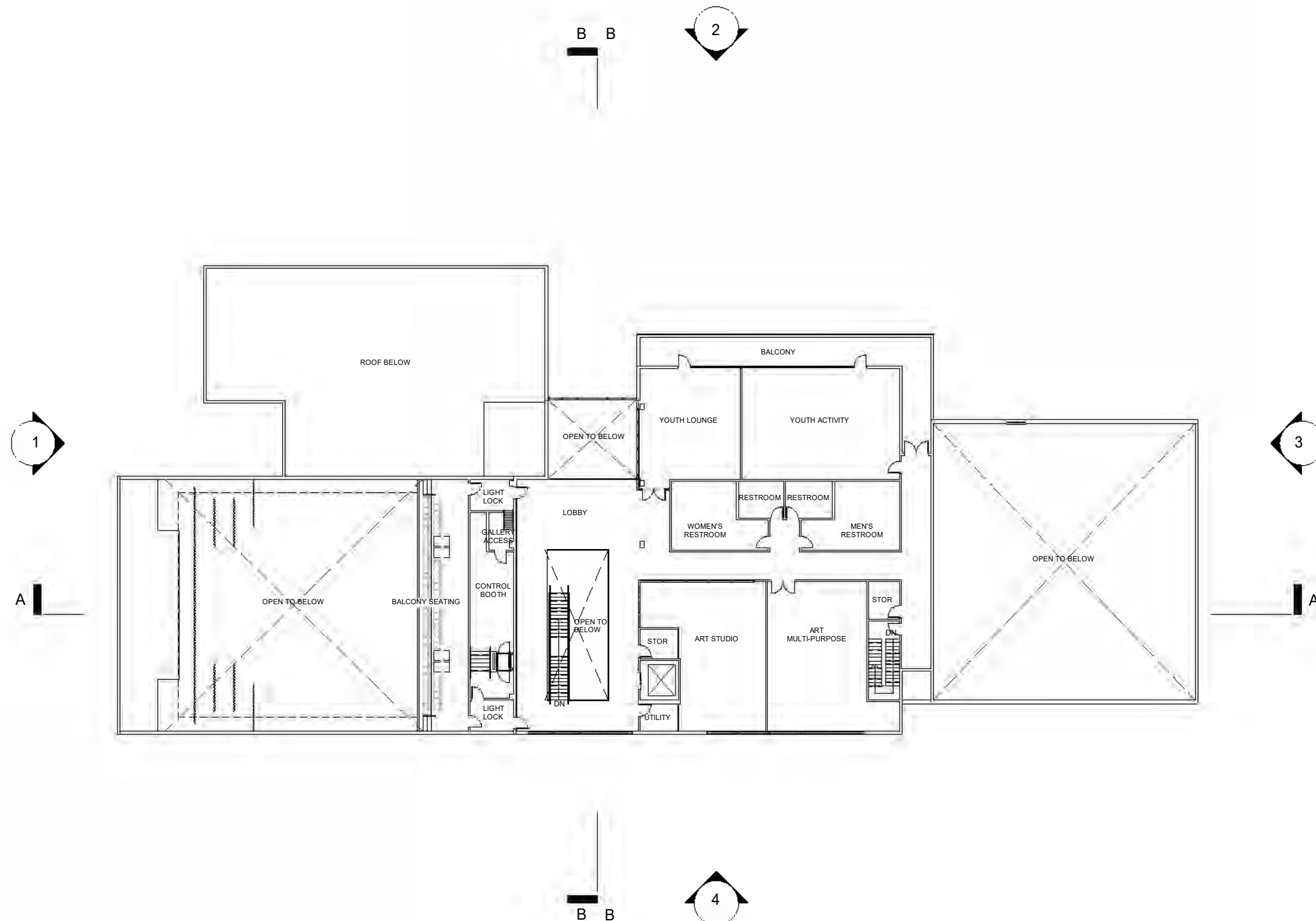
BUILDING PLANS | SITE SECTIONS | ELEVATIONS
MULTIGENERATIONAL COMMUNITY CENTER
MULTIGENERATIONAL COMMUNITY CENTER



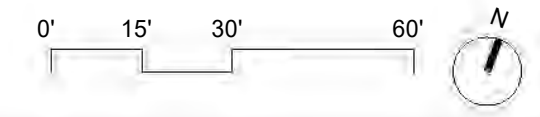
MULTI-GENERATIONAL COMMUNITY CENTER
FLOOR PLAN LEVEL 1



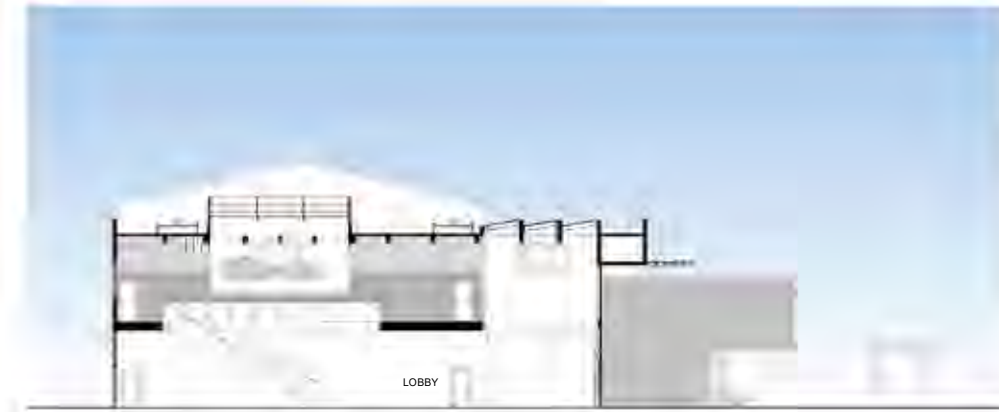
Floor Plan Level 1



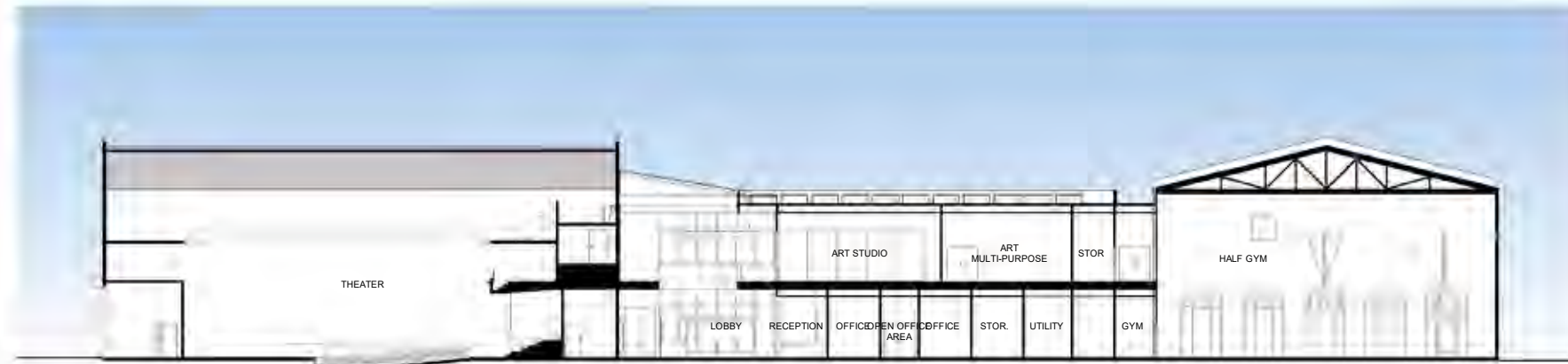
MULTI-GENERATIONAL COMMUNITY CENTER
FLOOR PLAN LEVEL 2



Floor Plan Level 2

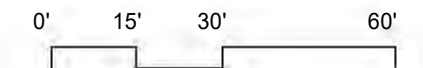


B TRANSVERSE BUILDING SECTION



A LONGITUDINAL BUILDING SECTION

MULTI-GENERATIONAL COMMUNITY CENTER
BUILDING SECTIONS



Building Sections



1 WEST

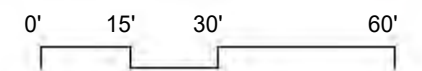
2 NORTH



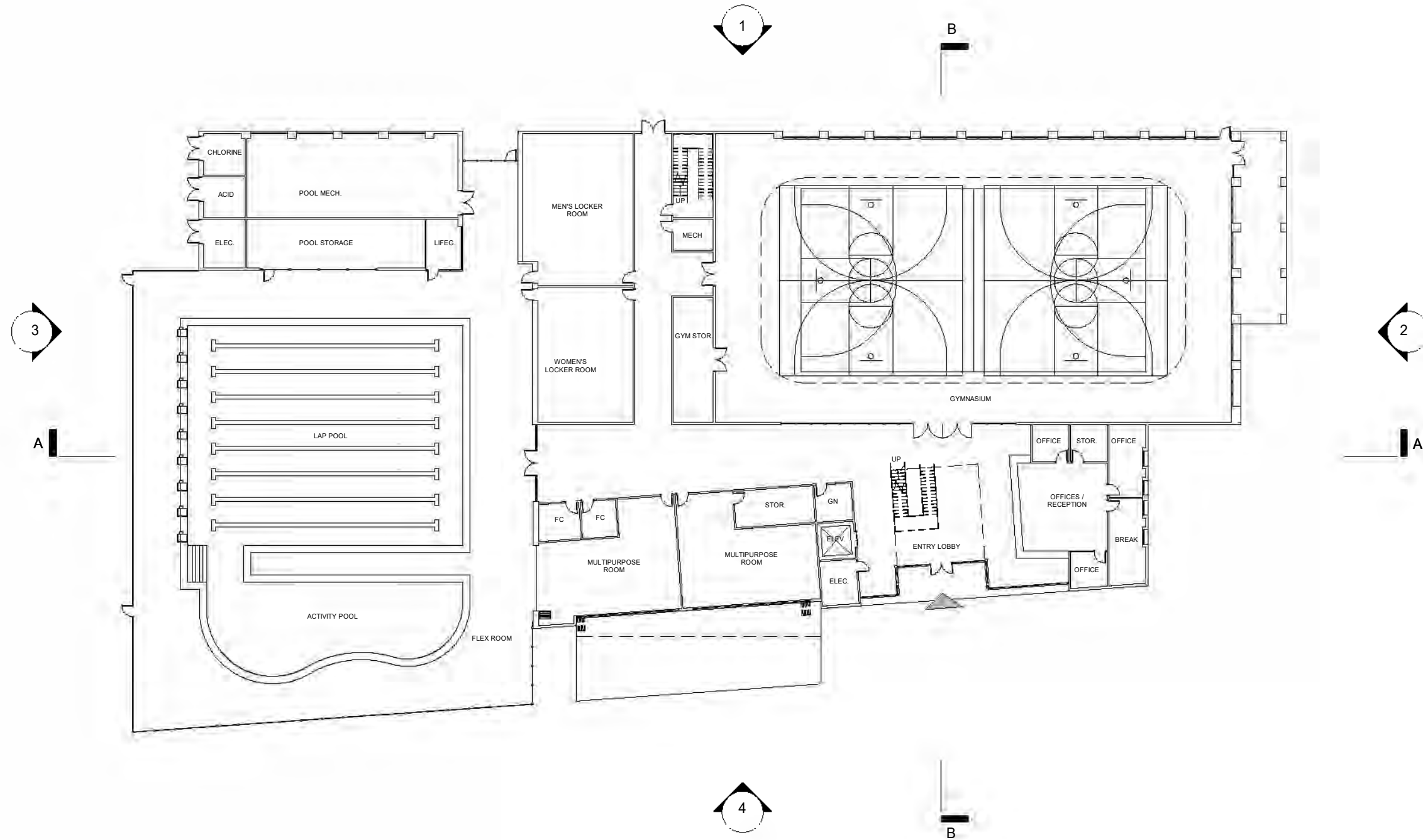
3 EAST

4 SOUTH

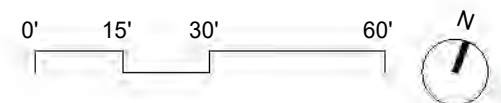
MULTI-GENERATIONAL COMMUNITY CENTER
EXTERIOR ELEVATIONS



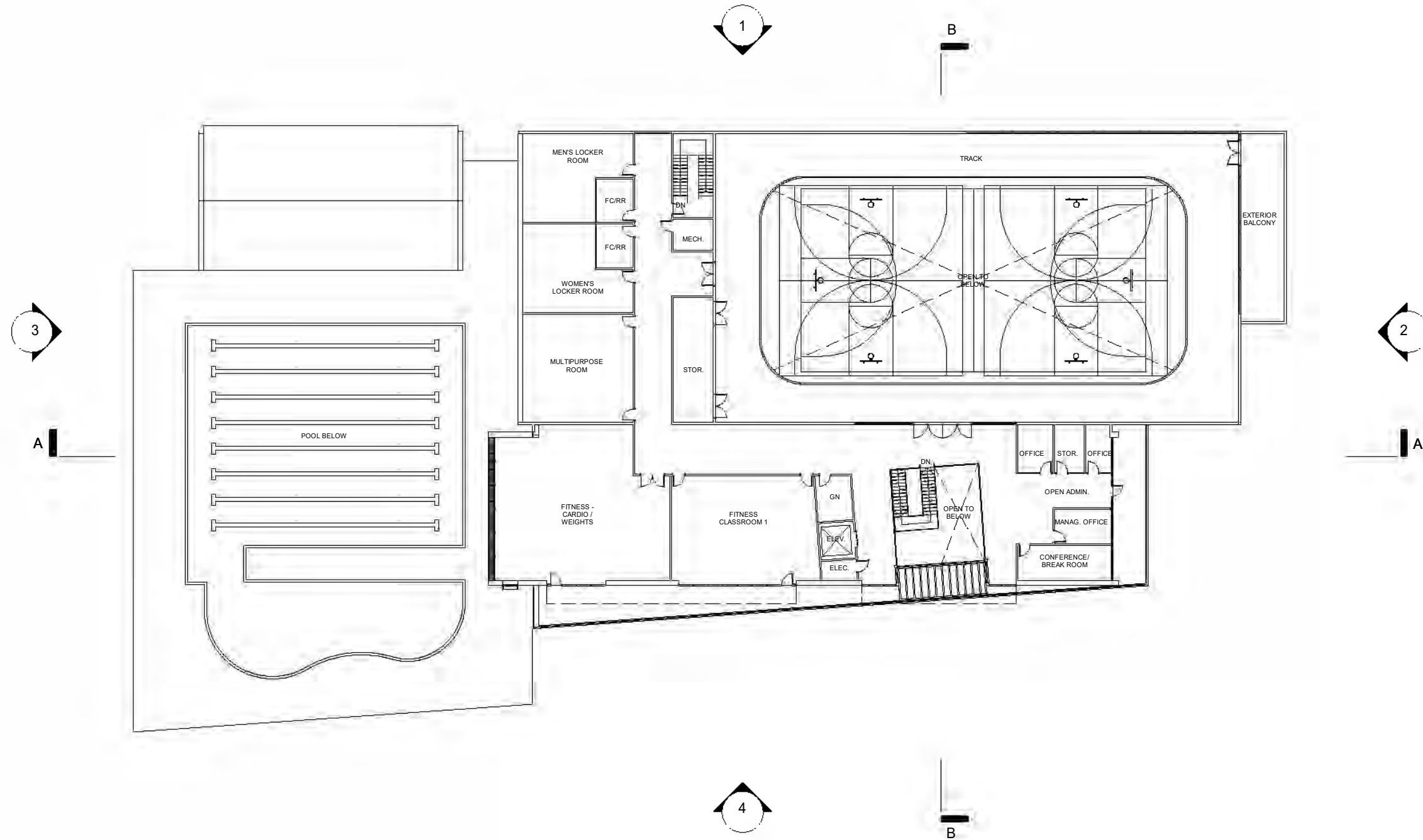
BUILDING PLANS | SITE SECTIONS | ELEVATIONS
RECREATION & AQUATIC CENTER
MULTIGENERATIONAL COMMUNITY CENTER



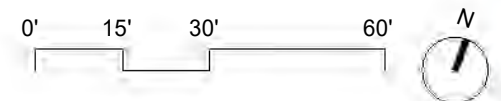
RECREATION AND AQUATICS CENTER
FLOOR PLAN LEVEL 1



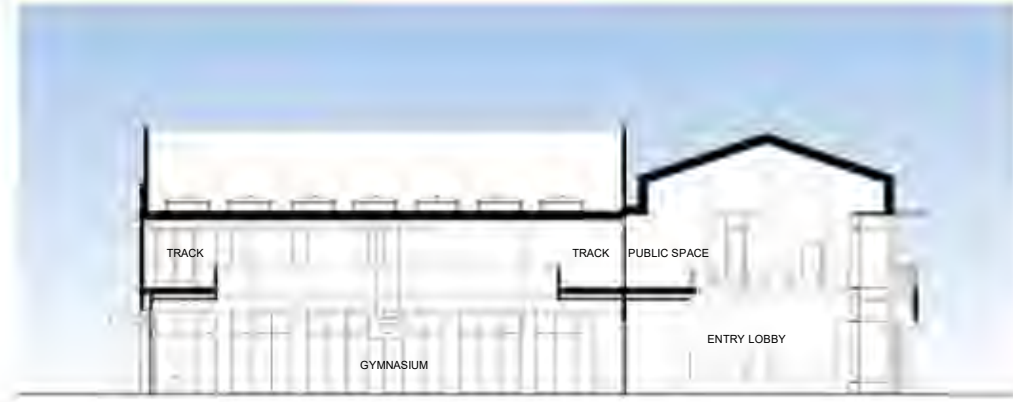
Floor Plan Level 1



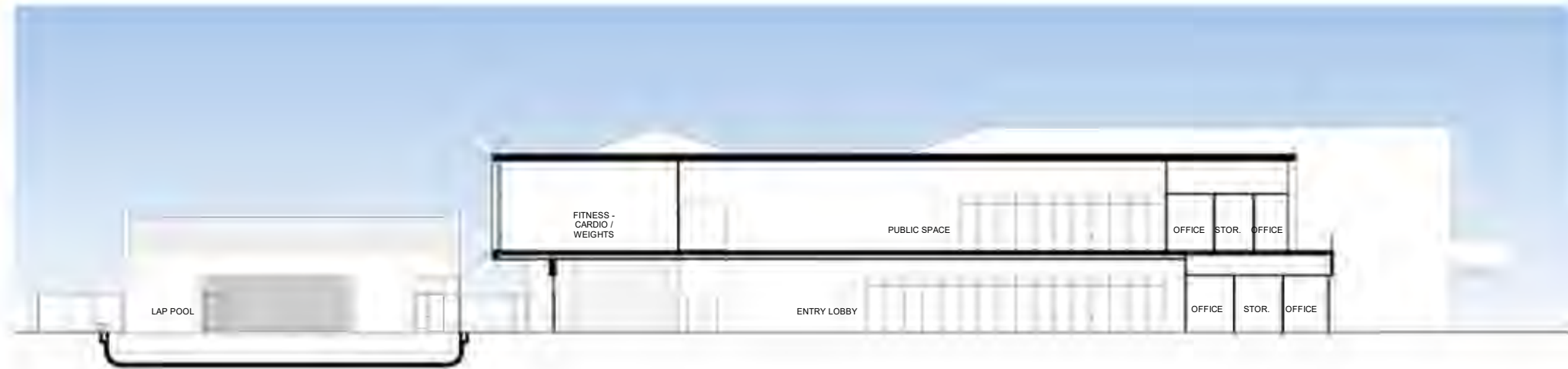
RECREATION AND AQUATICS CENTER
FLOOR PLAN LEVEL 2



Floor Plan Level 2

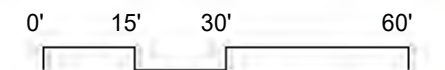


B TRANSVERSE BUILDING SECTION



A LONGITUDINAL BUILDING SECTION

RECREATION AND AQUATICS CENTER BUILDING SECTIONS



Building Sections



1 NORTH ELEVATION



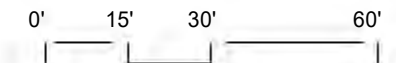
2 EAST ELEVATION

3 WEST ELEVATION



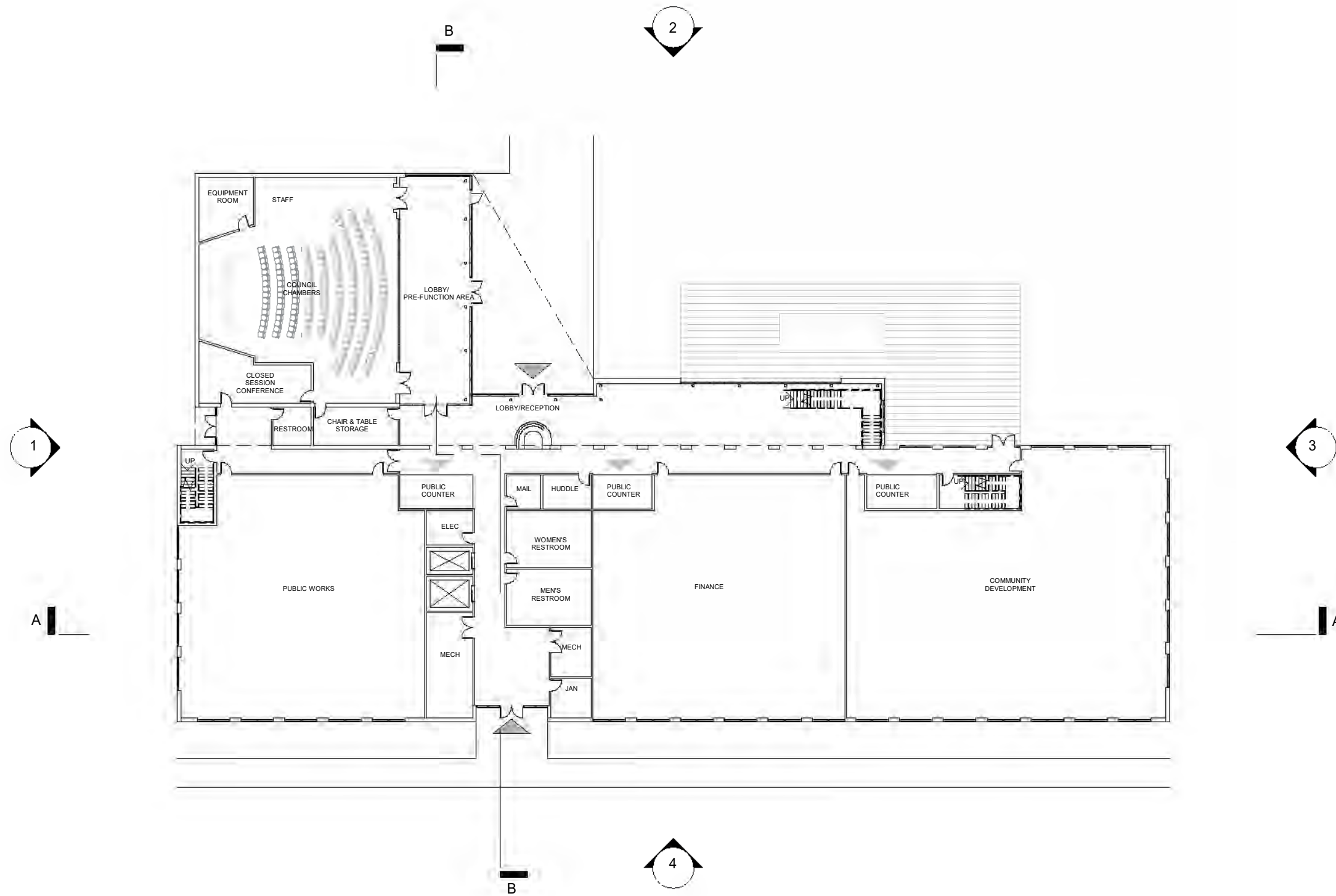
4 SOUTH ELEVATION

RECREATION AND AQUATICS CENTER
ELEVATIONS

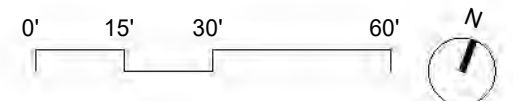


Elevations

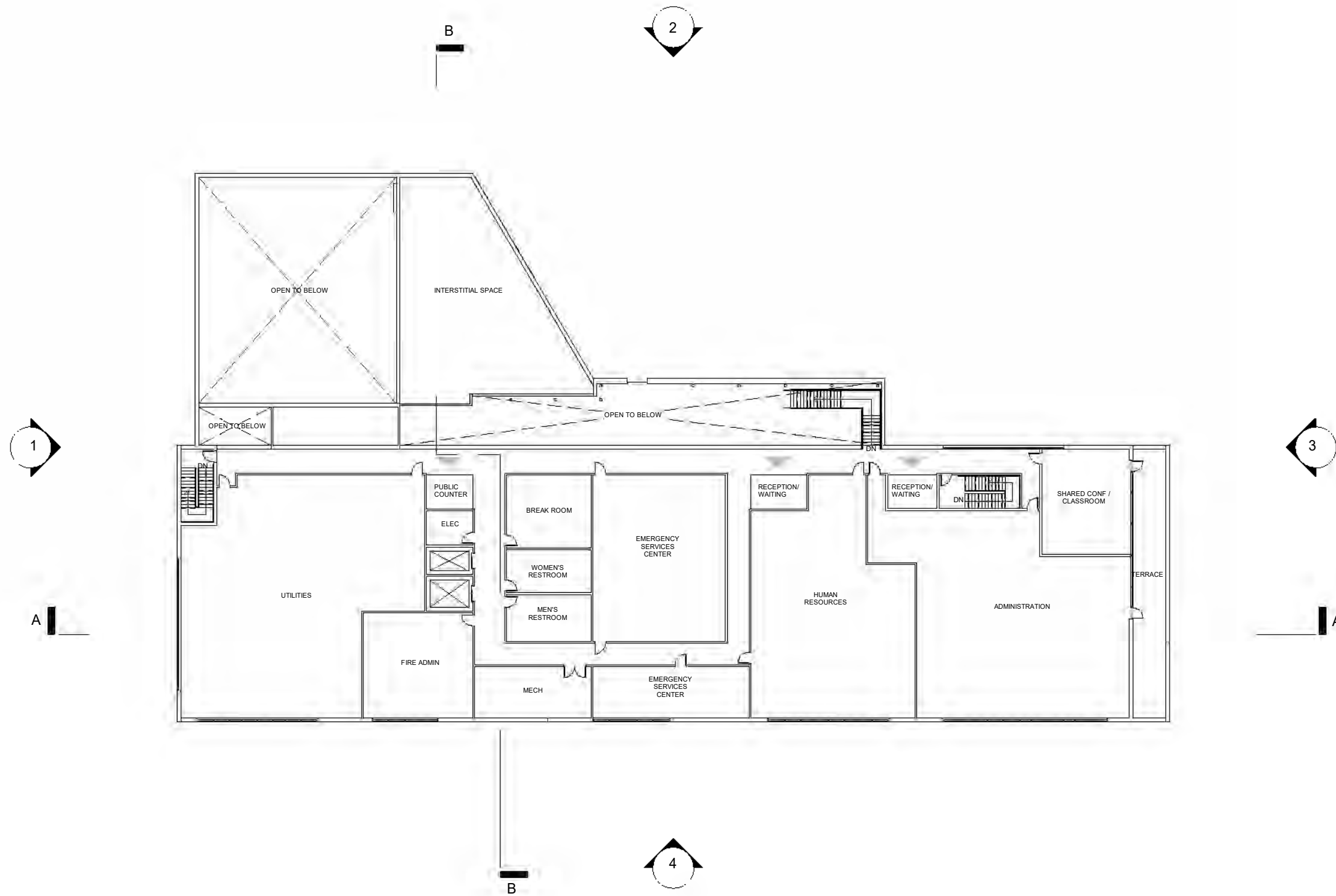
BUILDING PLANS | SITE SECTIONS | ELEVATIONS
CITY HALL
MULTIGENERATIONAL COMMUNITY CENTER



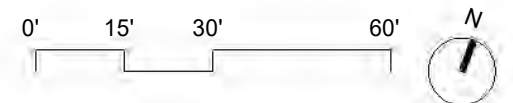
CITY HALL
FLOOR PLAN LEVEL 1



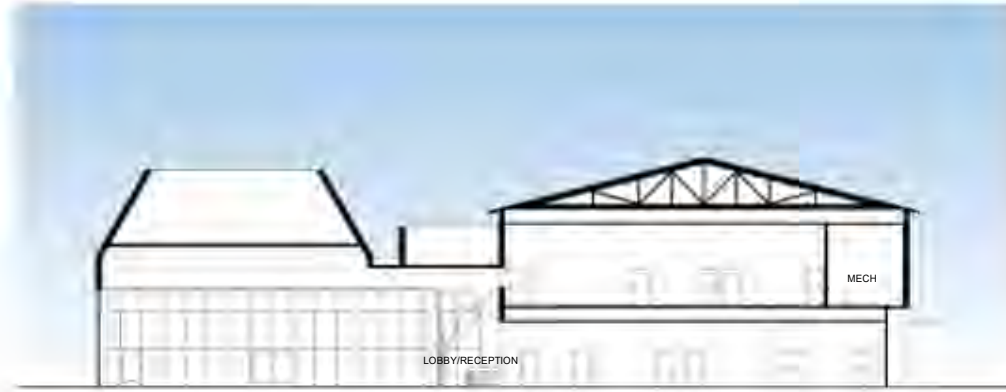
Floor Plan Level 1



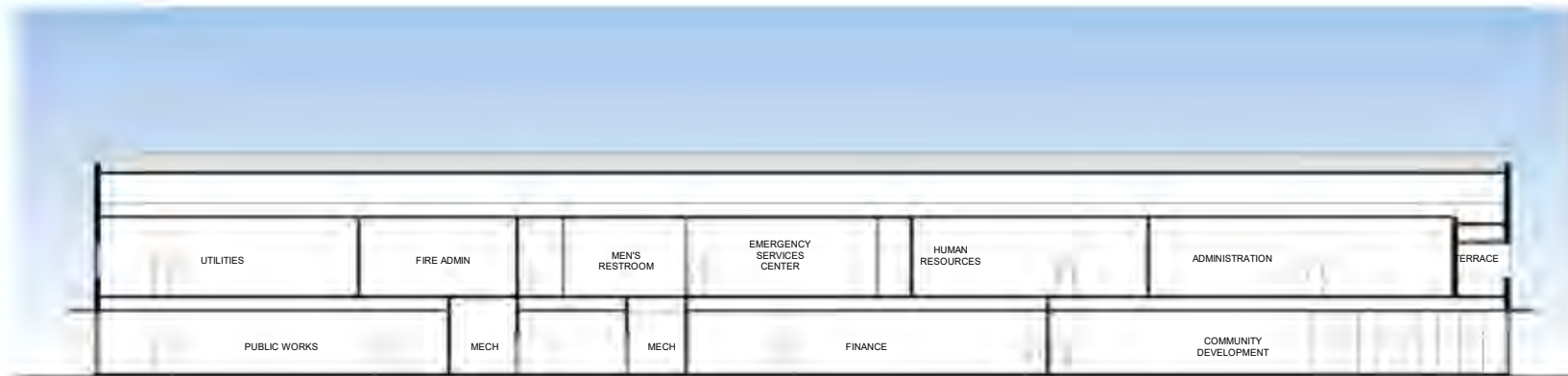
CITY HALL
FLOOR PLAN LEVEL 2



Floor Plan Level 2

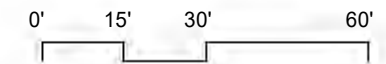


B TRANSVERSE BUILDING SECTION



A LONGITUDINAL BUILDING SECTION

CITY HALL
BUILDING SECTIONS



Building Sections



1 WEST



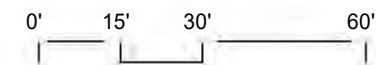
2 NORTH

3 EAST



4 SOUTH

CITY HALL
ELEVATIONS



Elevations



GILROY
MULTIGENERATIONAL
COMMUNITY CENTER



+ program

Multigenerational Arts and Community Center				
Space	Program		Total Area	Remarks
	Target	Plan Area		
Lower Level				
Lobby	2,500	3,100		
Theater (First Level)	6,000	6,400		
Dining/Multipurpose Room & Chair Storage	2,500	2,700		Seat 150 for meals, 200 to 250 for assembly
Commercial Kitchen	1,000	950		
1/2 Gym	4,690	4,650		
Gym Storage	280	225		
Restrooms	700	950		
Admin				
Office	100	100		
Office	100	100		
Office	100	100		
Office	100	100		
Open Office Area	250	320		
Reception	150	160		
Conference/Breakroom	150	160		
Storage	100	100		
Seniors				
Community Senior Activity Room	1,200	1,250		
Community Senior Lounge	600	720		
Storage	120	120		
Upper Level				
Lobby	800	1,550		
Theater Second level	1,500	1,450		
Upper Level Restrooms	800	930		
Youth				
Youth Activity Room	1,200	1,120		
Youth Lounge	600	700		
Arts				
Art Multi-purpose Room	900	1,020		
Art Studio	900	950		
Total Program Area	27,340		29,925	
Circulation, Walls, and Misc.			11,679	
Total Building Area			41,604	
First floor			24,688	
Second Floor			16,916	



Multigenerational Recreation and Aquatics Center				
Space	Program		Total Area	Remarks
	Target	Plan Area		
Lower Level				
Lobby/Reception	1,000	2,100		
Locker Room/Toilets, Mens	1,000	1,280		
Locker Room/Toilets, Womens	1,000	1,150		
Family Changing Rooms/Toilets	250	320		
Multipurpose Room	1,000	933		
Multipurpose Room	1,000	933		
Storage and Mechanical	700	309		
Aquatics				
Open Office	550	570		
Office	100	100		
Office	100	100		
Office	100	180		
Staff Breakroom	150	225		
Lifeguard	150	127		
Pool Mechanical	2,000	1,780		
Electrical	120	120		
Outdoor Pool Storage				610 - not included in total
Recreation				
Gymnasium - 3 courts with track	12,000	10,900		
Gymnasium Storage	500	370		
Upper Level				
Locker Room/Toilets, Mens	600	680		
Locker Room/Toilets, Womens	600	680		
Family Change Rooms/Toilets	500	400		
Recreation				
Office	100	120		
Office	100	90		
Manager Office	120	140		
Open Administration	240	340		
Storage	80	105		
Conference/Breakroom	140	240		
Fitness Area - Cardio/Weights	2,000	1,850		
Multipurpose Room	900	906		
Fitness Storage	120	370		
Fitness Classroom 1	1,200	1,140		
Second Floor Track	5,000	4,710		3 lanes
Total Program Area	33,420		33,268	
Circulation, Walls, and Misc.			9,347	
Building Total			42,615	
First Floor			26180	
Second Floor			16435	



City Hall				
Space	Target Area	Plan Area	Total Area	Remarks
Lower Level				
Lobby and Reception	1,150	2,050		
Huddle and Mail Room	250	220		
Council Chambers				
Chambers	2,500	2,510		
Anteroom	1,500	1,240		
Closed Session Conference Room	200	350		
Equipment Room	100	260		
Staff Area		170		Staff Area in Council Chamber
Restrooms		120		
Storage	200	245		
Departments				
Public Works	3,900	4,433		3, 102 sf net*
Finance	3,960	4,607		3,164 sf net*
Community Development	5,500	5,860		4,390 sf net*
Restrooms	600	720		
Mechanical/Misc.	600	754		
Upper Level				
Departments				
Utilities	3,550	3,900		2,828 sf net*
Fire Admin	1,000	860		834 sf net*
Emergency Operations Center	2,787	2,246		2,230 sf net*
Human Resources	2,467	2,658		1,974 sf net*
Adminstration	3,257	3,400		2,606 sf net*
Training Room / Large Conference Room	900	761		
Lunch/Breakroom	400	464		
Restrooms/Showers	500	581		
Mechanical/Misc.	600	530		

*Note: Program areas from the detailed program have been increased to allow for circulation and walls within departments

Total Program Area	35,921	38,939
Circulation, Walls, and Misc.		8,568
Total Building Area		47,507
First floor		28,055
Second Floor		19,452



The new City Hall will combine departments that currently occupy City Hall: Administration, Administrative Services, Community Development, Finance, and Public Works, with departments that are currently housed in other locations: Emergency Operations, Utilities, and Fire Department Administration, to provide these critical city functions and the Council Chambers all under one roof.

To determine space needs, ELS distributed questionnaires about space requirements to department heads and team leaders, and conducted a series of follow-up interviews for each department. Detailed notes from these needs assessment interviews and questionnaires are included in the appendix to this report. Information gathered in these interviews and questionnaires provided the basis for a detailed program tabulation (also included in the appendix).

This detailed program was then tested in actual plan layouts of city hall, and area was added to allow for circulation within each department resulting in the final program shown here.

03 Gilroy Civic Center Master Plan

MORE ABOUT THE CIVIC CENTER MASTER PLAN

What the Master Plan Will Do

Key Accomplishments

Project Timeline

The project started in January 2020, and is scheduled to be completed over approximately two years.

- Project Initiation
- Existing Conditions Assessment
- Market Assessment
- Master Plan Design
- CEQA Compliance
- Master Plan Approval
- Final Planning Strategies

04 Gilroy Civic Center Master Plan

GILROY CONTEXT

A

gilroy

Gilroy Civic Center Concept Options Workshop #2 04/08/2025

els/swa

05 Gilroy Civic Center Master Plan

THE SITE - THREE CITY BLOCKS

Spanning approximately 14 acres in central Gilroy, the Civic Center site is bordered by Sixth Street, Seventh Street, Dowdy Street, and Church Street.

This site currently houses key community facilities, including City Hall, the Police Station, Wheeler Center, the Gilroy Library, the Senior Center, and other essential spaces. While some of these buildings, such as the Gilroy Library and Police Station, are relatively new and well-suited to meet current and future demands, others are significantly older and less suited to increasing service needs. It is time to thoughtfully transform the Civic Center into a space that balances preservation with modernization, ensuring that it is able to serve a vibrant and growing community for many decades.

IV + community engagement

COMMUNITY ENGAGEMENT PROCESS

Community Engagement Process

The engagement process for the Gilroy Civic Center Master Plan sought to encourage participation from the broadest possible range of stakeholders, residents, and city staff in shaping the future of this important public place. The multi-faceted engagement strategies included residents of all ages, community groups, and staff at City entities and agencies. Outreach documentation took the form of surveys, banners, flyers, and mailings; in-person engagement occurred at meetings, and workshops.

Advertising and Stakeholder Engagement

This process began with the City of Gilroy’s Communication and Engagement Manager, Rachelle Bedell, sending community and civic organizations a brief Engagement Letter outlining the project and asking for community input at a series of workshops over the coming months. The letter was sent in various forms to local organizations including the South County Collaborative, Gilroy Unified School District, Chamber of Commerce, South County Youth Task Force, and Gilroy Police and Fire Departments, among others.

The centerpiece of the community engagement process was the Community Workshops. The City and design team conducted six Community Workshops over nearly three months. Each workshop was held at Wheeler Center over three days (Tuesday, March 4, 2025; Tuesday, April 8, 2025; and Tuesday, May 20, 2025), with morning and evening sessions on each day. The structure and content of each meeting built upon the content of the previous meeting, advancing stakeholders towards a preferred concept design for the Gilroy Civic Center.

Advertisements for the workshop series were posted on city websites and distributed in the form of flyers; these flyers were also inserted into residential customers’ water bills. Large display boards advertising the workshop series in Spanish and English were also placed in the library, at Wheeler Center, at the Senior Center, and in two locations at City Hall. In addition, prior to the April 8, 2025 Community Workshops, City staff distributed door hangers to each home in an area comprising roughly thirty blocks surrounding the Civic Center, from Tenth Street (on perimeter’s south) to Third Street (on the north) and from Engleberry (on the east) to Princevalle (on the west).



Workshop Series Structure

The structure of the workshop series was as follows:

WORKSHOP 1

Gallery Walk | Community Open House

March 4, 2025, 9AM and 6PM

This workshop introduced participants to the concepts and possibilities of a new Civic Center through large display boards addressing relevant topics. These topics included the Community Engagement Process, the Project Site, and the possibilities for potential new facilities such as a Senior Center, an Aquatics Center, a Community Recreation Center, and an Arts Center. Given the workshop's open house structure, there were no formal presentations and attendees could browse the venue freely to read about the topics presented on each board and ask questions of the project's design staff, stationed around the room. A board for posting thoughts and comments also provided opportunities for attendees to post additional written comments and notes. Workshop materials in Spanish and English were posted on the City's website, for those who might not be able to attend the workshop. A survey on the City's website allowed for further community input. Workshop notes have been included in the appendix to this report.

The morning and evening sessions were each well attended, with strong representation from city staff, stakeholders, community groups, and residents.

Attendees enthusiastically supported the idea of a new community center and recreation center in the Civic Center that would offer youth programs, address the need for outdoor gathering spaces (for recreation, music, and other forms of cultural expression), and include an indoor venue for the performing arts.

Many participants voiced support for an aquatic center, since local options and hours for public swimming are limited. There was also notable support for strengthening the connection between the new Civic Center and the existing historic downtown. Several important topics of concern related to addressing the challenges of parking and traffic. For a detailed compilation of community input, please see the Summary of Feedback later in this report and the March 4th meeting notes in the appendix.



WORKSHOP 2

Presentation of Alternate Concepts and Charrette to Select a Preferred Design Direction

April 8, 2025, 9AM & 6PM

Following the March 4th workshops, the design team developed three alternate concepts for the Civic Center, building on feedback from the first workshop and on needs-assessment interviews with city departments. Each concept included the following:

- a large central Civic Park
- three new buildings
 - City Hall
 - Multigenerational Arts & Community Center
 - Recreation & Aquatics Center
- a central pedestrian promenade connecting the site through the center (from Civic Park on the east to the Police Headquarters and parking lot on the west)

After a presentation reviewing the options in detail, workshop participants gathered into small groups around tables and discussed the options; at each table, a facilitator from the design team took notes. Community members then shared their thoughts on the three options, with a designated spokesperson presenting each group's ideas and preferences to the larger gathering. Through these discussions, the group came to a consensus that represented a hybrid of Concept A and Concept B.

Information was made available in Spanish and English, with an interpreter providing simultaneous translation. Following the workshop, all information was posted on the city's website in both Spanish and English, along with a survey to solicit additional community input.



WORKSHOP 3

Presentation of Preferred Concept, Community Charrette, and Collect Final Comments

May 20, 2025, 9AM & 6PM

Following the April 8th workshops, and after the design team's review and incorporation of city staff and community feedback, ELS developed a final Preferred Concept. The Preferred Concept was developed through synthesizing stakeholder feedback and organizing elements of Concept A and Concept B into a new plan. Here, two buildings (the Recreation & Aquatics Center and the Multigenerational Arts & Community Center) flank a large civic park on the site's east side, along Church Street, while the new City Hall is located on 7th Street across from the library.

ELS presented the final Preferred Concept and its development to workshop participants who then gathered at tables to consider the new design and provide their feedback. As at the previous workshops, a member of the design team facilitated the discussion and a spokesperson from each table presented their findings to the larger group.

Comments and feedback on the Preferred Concept included enthusiastic reviews of the overall design. Some concerns were expressed about parking and accessibility, adequate shade in the park, adequate lighting, and security measures. Like the previous workshops, all materials were posted on the city's website in Spanish and English, along with a survey to solicit additional community input.

More detailed information about the feedback received is included in the Summary of Feedback later in this report and in meeting notes and detailed survey results included in the appendix.



Cafecito and Cops

Through an invitation from the Gilroy Police Department, the design team participated in the May 9, 2025 Cafecito and Cops event at San Ysidro Park. Held regularly in venues around Gilroy, these sessions are an important forum for discussing topics with the Spanish-speaking community. To encourage the community's participation and generate interest in the Civic Center master-planning process, the design team gave a bilingual presentation on the project's progress. This presentation explored the project vision, the results of the workshops to date, upcoming engagement opportunities, and survey links for community feedback. This event gave the design team access to underserved residents that had not attended design workshops, and, in many cases, had not been aware of the chance to participate.

City Commissions

Outreach efforts for the Civic Center Master Plan included presentations of the three Workshop 2 options to various City Commissions. The City's Project Manager, Ryan Osenton, met with each of the following seven commissions to discuss goals for the project, review the Civic Center plan alternates, and extend invitations to upcoming community outreach sessions.

City Commissions and meeting dates:

- Planning Commission, April 3, 2025
- Library Commission, April 9, 2025
- Youth Commission, April 14, 2025
- Parks and Recreation Commission, April 15, 2025
- Personnel Commission, April 28, 2025
- Arts and Culture Commission, May 13, 2025
- Senior Luncheon, May 14, 2025

Meetings with City Council Members

At strategic points in the process, city staff and the design team conducted small meetings with City Council members, with one or two council members at a time. These presentations allowed the design team and city staff to update council members on the design process and to obtain their feedback, both of which were important prior to the Workshop 3 presentation of the final Preferred Concept. The presentations provided council members with a preview of material presented at the community workshops, while the small-meeting format avoided any conflict with the Brown Act. It also



provided an informal setting where the design team could hear and respond to comments prior to the final workshop.

These meetings were held over multiple sessions during the following dates:

- After Workshop 1, week of 3/17/25
- After Workshop 2, week of 4/21/25
- Before Workshop 3, week of 5/12/25

BUILDING PLANS | SITE SECTIONS | ELEVATIONS
ADVERTISING AND ENGAGEMENT
MULTIGENERATIONAL COMMUNITY CENTER



Help Shape the Future of Gilroy’s Civic Center

The **City of Gilroy** is reimagining the Civic Center and developing a new Master Plan to better serve our growing community and address the increasing demands of our community, underutilized spaces, and aging facilities. To assist with this effort, we’ve contracted with **ELS Architecture and Urban Design**.

Spanning approximately 14 acres in central Gilroy, the Civic Center site is located between Sixth and Seventh Streets. The site currently houses key community facilities, including City Hall, the Police Station, Wheeler Community Center, the Gilroy Library, the Senior Center, and Wheeler Park. While some buildings will remain, others need rethinking to meet the future needs of Gilroy residents.

We need your input! Your feedback will shape the future of this important space. Join us at a series of community workshops to share your ideas. Each workshop will be conducted twice.

Community Workshop #1: Open House & Gallery Information Walk
 Tuesday, March 4, 2025 | 9:00 AM or 6:00 PM
 Wheeler Community Center, 270 W 6th Street

Community Workshop #2: Alternative Concepts & Visioning Sessions
 Tuesday, April 8, 2025 | 9:00 AM or 6:00 PM
 Wheeler Community Center, 270 W 6th Street

Community Workshop #3: Preferred Concept & Visioning Sessions
 Tuesday, May 20, 2025 | 9:00 AM or 6:00 PM
 Wheeler Community Center, 270 W 6th Street

All meetings and materials will be provided in English and Spanish.

Each workshop will provide an opportunity to learn about the project, share your ideas, and collaborate with City staff and the ELS team. After each workshop, an online summary and survey will be available for those who were unable to attend and for those who want to continue the conversation and provide additional input.

Visit <http://www.cityofgilroy.org/CCMP> for project updates and workshop details. For additional questions or information, please email ryan.osenton@cityofgilroy.org.

We look forward to seeing you!



Please join us! 

Help us reimagine Memorial Park and Pool

Community Workshop Series
at the **Wheeler Community Center, Main Gym**
Workshops will be conducted in English and Spanish

Community Workshop #1
Open House & Gallery Information Walk
Tuesday, March 4, 2025
9am or 6pm (two sessions)

Community Workshop #2
Alternative Concepts & Visioning Sessions
Tuesday, April 8, 2025
9am or 6pm (two sessions)

Community Workshop #3
Preferred Concept & Visioning Sessions
Tuesday, May 20, 2025
9am or 6pm (two sessions)

For additional information, please visit, www.cityofgilroy.org/CCMP or scan QR code.

and feedback from the community through a charrette to help us finalize the Master Plan for a reimagined Memorial Park and Pool

Hope to see you there!





BOARD FOR LOBBY DISPLAY

Please join us! 

Visioning the Gilroy Civic Center Master Plan

Community Workshop Series
at the **Wheeler Center, 270 W 6th Street**
Workshops will be conducted in English and Spanish

The City of Gilroy is developing a new Civic Center Master Plan to better serve the growing community, address increasing demands, improve underutilized spaces, and update aging facilities.

Community Workshop #1 took place on March 4. Join us for Community Workshop #2 and #3 to provide your input on what a possible future Civic Center could look like.

Community Workshop #2
Alternative Concepts & Visioning Sessions
Tuesday, April 8, 2025
9am or 6pm (two sessions)

Community Workshop #3
Preferred Concept & Visioning Sessions
Tuesday, May 20, 2025
9am or 6pm (two sessions)

Snacks and childcare will be provided.

For additional information, please visit, www.cityofgilroy.org/CCMP or scan the QR code.



Ryan Osenton
Project Manager
Direct: 408.846.0277
ryan.osenton@cityofgilroy.org

City of Gilroy (408) 846-0219 www.cityofgilroy.org



DOORHANGER

Please join us!



Visioning the **Gilroy Civic Center Master Plan**

Community Workshop Series at the **Wheeler Community Center, Main Gym**

Workshops will be conducted in English and Spanish

The City of Gilroy is launching a project to modernize and reimagine the Civic Center by developing a new Civic Center Master Plan. The existing Master Plan, adopted in 2002, needs an update to address the increasing demands of the community, underutilized spaces, and aging facilities.

The community is invited to participate in a series of workshops to share your ideas and priorities for a new civic center.

**Community Workshop #1
Open House & Gallery Information Walk**
Tuesday, March 4, 2025
9am or 6pm (two sessions)

**Community Workshop #2
Alternative Concepts & Visioning Sessions**
Tuesday, April 8, 2025
9am or 6pm (two sessions)

**Community Workshop #3
Preferred Concept & Visioning Sessions**
Tuesday, May 20, 2025
9am or 6pm (two sessions)

Snacks and childcare will be provided.



For additional information, please visit, www.cityofgilroy.org/CCMP or scan QR code.



Gilroy City Hall
7351 Rosanna St.
Gilroy, CA 95020
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Project Manager
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¡Favor de acompañarnos!



Visualizar el **Plan Maestro del Centro Cívico de Gilroy**

Serie de Talleres Comunitarios en el **Centro Wheeler, Gimnasio Principal**

Los talleres se realizarán en inglés y en español

La Ciudad de Gilroy está lanzando un proyecto para modernizar y reimaginar el Centro Cívico mediante el desarrollo de un nuevo Plan Maestro del Centro Cívico. El Plan Maestro actual, adoptado en el 2002, necesita una actualización para hacer frente al aumento de las demandas de la comunidad, a los espacios infrautilizados y al envejecimiento de las instalaciones.

Se invita a la comunidad a participar en una serie de talleres para compartir sus ideas y prioridades para un nuevo centro cívico.

**Taller Comunitario #1
Visita Comunitaria y Paseo Informativo por la Galería**
Martes, marzo 4, 2025
9am o 6pm (dos sesiones)

**Taller Comunitario #2
Conceptos Alternativos y Sesiones de Visualización**
Martes, abril 8, 2025
9am o 6pm (dos sesiones)

**Taller Comunitario #3
Concepto Preferido y Sesiones de Visualización**
Martes, mayo 20, 2025
9am o 6pm (dos sesiones)

Habrà bocadillos y cuidado de niños.



Para más información, favor de visitar, www.cityofgilroy.org/CCMP o escanee el código QR.



Ayuntamiento de Gilroy
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Gerente del Proyecto
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**BUILDING FOR LANSING'S #1 SENIORS WELFARE
MULTIGENERATIONAL COMMUNITY CENTER**

01

Gilroy Civic Center Master Plan



OUR COMMUNITY PROCESS

Please Join Us!

The Gilroy Civic Center will be designed for and by the community. The success of the Civic Center Master Plan relies on your input. Public engagement is central to this effort, ensuring that the final plan aligns with the community's priorities and vision for the future. Please join us at our community workshop series to help shape the future of this important civic space:

COMMUNITY WORKSHOP #1

Open House & Gallery Information Walk
Tuesday, March 4, 2025
9am or 6pm (two sessions)

COMMUNITY WORKSHOP #2

Alternative Concepts & Visioning Sessions
Tuesday, April 8, 2025
9am or 6pm (two sessions)

COMMUNITY WORKSHOP #3

Preferred Concept & Visioning Sessions
Tuesday, May 20, 2025
9am or 6pm (two sessions)

Workshops will be conducted in English and Spanish



02

Gilroy Civic Center Master Plan



PROJECT INFORMATION FAQ'S

What is the Gilroy Civic Center Master Plan?

A: The City of Gilroy is launching a project to reimagine the Civic Center by developing a new Master Plan for the site. The existing Master Plan, adopted in 2002, needs an update to address the increasing demands of the community alongside underutilized spaces and aging facilities.

What area of Gilroy is the focus of the Civic Center Master Plan?

A: Spanning approximately 14 acres in central Gilroy, the Civic Center site is bordered by Sixth Street, Seventh Street, Dowdy Street, and Church Street. This site currently houses key community facilities, including City Hall, the Police Station, Wheeler Center, the Gilroy Library, the Senior Center, and other essential spaces.

How much will the Gilroy Civic Center Master Plan cost?

A: In Fiscal Year 2023-24, the Gilroy City Council approved a \$750,000 budget to begin the comprehensive planning process for this critical project.

What are some possible components of the Gilroy Civic Center Master Plan?

A: A range of uses are under consideration, including a new senior center, a new recreation center, a new aquatics center, a new youth center and a new city hall, all within a beautiful outdoor space.

Who did the City hire to prepare the Master Plan?

A: On November 18, 2024, the Council awarded a contract to ELS Architecture and Urban Design to lead the Master Plan process, which will culminate in the design of a Civic Center Master Plan that reflects the aspirations and needs of our community.



03

Gilroy Civic Center Master Plan



MORE ABOUT THE CIVIC CENTER MASTER PLAN

What the Master Plan Will Deliver?

The updated Civic Center Master Plan will give an overview of current facilities and open spaces, evaluate their uses, and identify opportunities for improvement. The Plan will include:

Needs Assessment:

To identify current and future programming and operational requirements.

Civic Center Master Plan Concept Alternatives:

To narrow our direction to a single, preferred vision, at least three conceptual design plans will be presented during Workshop #2 (April 8).

Preferred Civic Center Master Plan Vision:

To establish and present a preferred direction and concept design for community input and review during Workshop #3 (May 20), as based upon community collaboration during Workshop #2 (April 8).

Final Civic Center Master Plan + Cost Estimate:

To present the preferred vision for the Civic Center Master Plan to a series of commissions, with a final presentation to City Council for adoption following certification of CEQA compliance documents; work is based upon the community's review and input during Workshop #3 (May 20).

Financing Strategies:

To recommend ways of funding the redevelopment, including the possibility of a general obligation bond measure.

Project Timeline

The project initiated in January 2025 and is structured into seven phases over approximately two years:

- Project Initiation
- Existing Conditions Assessment
- Needs Assessment
- Master Plan Design
- CEQA Compliance
- Master Plan Adoption
- Project Financing Strategies



04

Gilroy Civic Center Master Plan

GILROY CONTEXT



The Context of the Gilroy Civic Center

The Gilroy Civic Center, coupled with its proximity to the Downtown, is a bustling zone that serves as the heart of the community. It is home to several key facilities, including the Gilroy Library, the Police Station, City Hall, the Senior Center, and the Wheeler Center, all of which are part of the Gilroy Civic Center.

The Civic Center is surrounded by Sixth Street, Seventh Street, Dowdy Street, and Church Street. These facilities are all close to each other, making it convenient for residents to access a variety of services and resources in one central location. The Civic Center Master Plan aims to further enhance this area by modernizing and reimagining the space to better serve our growing community.

Public Transportation: The area is well-served by public transportation, including the Gilroy Caltrain Station, which provides commuter rail services to San Jose and beyond. Additionally, Greyhound Bus Lines operate in the area, offering long-distance bus travel.

Walkability: Downtown Gilroy and the Civic Center area combine to form a walkable community, with many amenities and services within walking distance. The area has a Walk Score of 90 out of 100, indicating that daily errands do not require a car.

Bikeability: Gilroy is also a bike-friendly community, with several multi-use bike paths and bike repair stations throughout the city. The city has made efforts to ensure safe and convenient bicycle routes, making it easy for residents to explore the area by bike.

Downtown Gilroy's connection to key facilities underscores its importance as a central hub for the community, providing essential services and fostering a sense of community and engagement.

Overall, the Gilroy Civic Center and Downtown Gilroy together are a vibrant and accessible community hub, offering a range of services and amenities for residents and visitors alike.



05

Gilroy Civic Center Master Plan

THE SITE - THREE CITY BLOCKS

gilroy

Spanning approximately 14 acres in central Gilroy, the Civic Center site is bordered by Sixth Street, Seventh Street, Dowdy Street, and Church Street.

This site currently houses key community facilities, including City Hall, the Police Station, Wheeler Center, the Gilroy Library, the Senior Center, and other essential spaces. While some of these buildings, such as the Gilroy Library and Police Station, are relatively new and will be preserved, others are significantly older and less suited to meet current and future demands. With increasing service needs, it is time to thoughtfully transform the Civic Center into a space that balances preservation with modernization, ensuring that it is able to serve a vibrant and growing community for many decades.



06

Gilroy Civic Center Master Plan



APPLYING UNIVERSAL DESIGN

What is Universal Design?

Universal design is about creating products, environments, and services that are usable by all people, to the greatest extent possible, without the need for adaptation or specialized design. Here are the key principles that define universal design:

Equitable Use:

The design is useful and marketable to people with diverse abilities. For example, automatic doors that open for everyone, regardless of mobility.

Flexibility in Use:

The design accommodates a wide range of individual preferences and abilities. A good example is a multi-functional tool that can be used in different ways.

Simple and Intuitive:

The design is easy to understand, regardless of the user's experience, knowledge, language skills, or concentration level. Think of a straightforward, easy-to-navigate website.

Perceptible Information:

The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities. For example, an appliance with both visual and auditory signals.

Tolerance for Error:

The design minimizes hazards and the adverse consequences of accidental or unintended actions. A self-correcting software that prevents common user errors is a great example.

Low Physical Effort:

The design can be used efficiently and comfortably with minimal fatigue. Consider door lever handles, which require less grip strength to operate, instead of knobs.

Size and Space for Approach and Use:

Appropriate size and space are provided for approach, reach, manipulation, and use, regardless of the user's body size, posture, or mobility. For example, a spacious restroom that accommodates wheelchair users.

By following these principles, universal design aims to make life easier, healthier, and more inclusive for everyone.



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Gilroy Civic Center Master Plan



GREEN DESIGN – GUIDED BY USGBC LEED

What is a LEED-rated project?

A LEED-rated project is one that has been certified under the Leadership in Energy and Environmental Design (LEED) program, which is an internationally recognized green building certification system developed by the U.S. Green Building Council (USGBC). LEED certification provides third-party verification that a building or community was designed and built using strategies aimed at improving performance across key areas such as energy savings, water efficiency, carbon dioxide emissions reduction, and improved indoor environmental quality.

LEED certification is based on a points system, and projects can earn different levels of certification based on the number of points they achieve. The levels are:

- **CERTIFIED:** 40-49 points
- **SILVER:** 50-59 points
- **GOLD:** 60-79 points
- **PLATINUM:** 80 points and above

Points are awarded for various sustainable practices, including site selection, water efficiency, energy use, materials and resources, and indoor environmental quality.



08

Gilroy Civic Center Master Plan



A POSSIBLE NEW CIVIC CENTER OUTDOOR SPACE

What could a new Civic Center Outdoor Space offer?

A Civic Center Outdoor Space is a versatile community space that can offer a range of programs and activities to engage residents and visitors. Here are some potential programming components:

Community Events:

Festivals, farmers' markets, and cultural celebrations that bring the community together.

Recreational Activities:

Fitness classes, yoga sessions, sports leagues, and outdoor games.

Educational Programs:

Workshops, lectures, and classes on various topics such as gardening, history, and environmental conservation.

Arts and Culture:

Public art installations, outdoor concerts, theater performances, and art exhibitions.

Youth Programs:

Activities for children and teenagers, including summer camps, after-school programs, and youth sports.

Senior Programs:

Social gatherings, fitness classes, and educational workshops tailored for older adults.

Volunteer Opportunities:

Programs that encourage community members to get involved with the community through event planning and other volunteer activities.

Special Events:

Holiday celebrations, movie nights, and themed events that provide entertainment and foster community spirit.

These components aim to create a vibrant and inclusive environment that caters to the diverse interests and needs of the community.



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Gilroy Civic Center Master Plan



A POSSIBLE NEW SENIOR CENTER

What could a new Senior Center offer?

Senior centers offer a variety of programs designed to enhance the well-being and quality of life for older adults. Here are some key programming components:

Health and Wellness Programs:

These include fitness classes, health screenings, nutrition workshops, and mental health support.

Educational Opportunities:

Senior centers often provide classes on topics like technology, arts and crafts, history, and languages.

Social Activities:

Events such as game nights, movie screenings, and group outings help foster social connections.

Support Services:

These may include counseling, legal assistance, and help with accessing community resources.

Volunteer and Employment Opportunities:

Programs that encourage seniors to volunteer or find part-time work can provide a sense of purpose and community engagement.

Recreational Activities:

Activities like gardening, dancing, and music sessions offer fun and relaxation.

These components aim to address the diverse needs and interests of older adults, promoting a holistic approach to aging well.



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Gilroy Civic Center Master Plan



A POSSIBLE NEW RECREATION CENTER

What could a new Recreation Center offer?

Recreation centers offer a wide range of programs to engage and benefit the community. Here are some key programming components:

Fitness and Sports:

This includes gym facilities, group exercise classes, and team sports like basketball, soccer, and tennis.

Youth Programs:

Activities such as after-school programs, summer camps, and youth leagues that focus on physical activity, education, and social skills.

Adult Programs:

Opportunities for adults to participate in fitness classes, sports leagues, workshops, and social events.

Senior Programs:

Tailored activities for older adults, including low-impact fitness classes, social gatherings, and educational workshops.

Arts and Crafts:

Classes and workshops in areas like painting, pottery, and other creative pursuits.

Community Events:

Events like holiday celebrations, festivals, and cultural activities that bring the community together.

Special Interest Groups:

Clubs and groups focused on specific hobbies or interests, such as gardening, hiking, or book clubs.

These components aim to promote physical health, social interaction, and lifelong learning for individuals of all ages in the community.



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Gilroy Civic Center Master Plan



A POSSIBLE NEW YOUTH CENTER

What could a new Youth Center offer?

Youth centers provide a variety of programs aimed at promoting the development, well-being, and engagement of young people. Here are some of the key programming components:

Educational Support:

Tutoring, homework help, and STEAM (science, technology, engineering, art, and math) programs to support academic achievement.

Recreational Activities:

Sports leagues, fitness classes, and outdoor adventures like hiking and camping to promote physical health.

Creative Arts:

Opportunities for young people to explore arts and crafts, music, theater, dance, and other creative outlets.

Social and Leadership Development:

Programs that focus on building social skills, leadership, and teamwork through activities like group projects, peer mentoring, and youth councils.

Life Skills Training:

Workshops on topics such as financial literacy, cooking, career planning, and job readiness to prepare youth for independent living.

Health and Wellness:

Services and programs that address mental health, nutrition, and overall well-being, including counseling and peer support groups.

Community Engagement:

Opportunities for youth to participate in community service projects, volunteer work, and civic engagement activities.

Technology and Digital Literacy:

Classes and workshops that teach digital skills, coding, and responsible use of technology.

These components aim to provide a supportive and enriching environment for young people, helping them develop into well-rounded individuals.



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Gilroy Civic Center Master Plan



A POSSIBLE NEW CENTER FOR THE ARTS

What could a new Center for the Arts offer?

A Center for the Arts typically offers a diverse range of programs designed to foster creativity and appreciation for artistic expression and cultural representation. Here are some key programming components:

Performing Arts: Opportunities for participation in theater, dance, music, and other performance arts, including rehearsals, productions, and recitals.

Visual Arts: Classes and workshops in painting, drawing, sculpture, ceramics, photography, and other visual media.

Exhibitions and Galleries: Spaces for displaying artwork from local artists, students, and touring exhibitions, often accompanied by artist talks and gallery tours.

Film and Media Arts: Screenings of independent films, documentaries, and media art, along with workshops in film making, animation, and digital media.

Literary Arts: Programs that encourage creative writing, poetry, and literature, including writing workshops, author readings, and book clubs.

Community Engagement: Outreach programs that bring arts education to schools, community centers, and underserved populations, as well as public art projects and cultural festivals.

Art Education: Classes and workshops for all ages, from children to adults, covering a wide range of artistic disciplines and techniques.

These components aim to create a vibrant and inclusive environment that supports artistic expression and community-wide cultural enrichment.



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Gilroy Civic Center Master Plan



A POSSIBLE NEW AQUATICS CENTER

What could a new Aquatics Center offer?

A Community Aquatics Center typically offers a variety of programs to cater to both competitive swimmers and community members looking for recreational activities. Here are some key programming components:

Competitive Swimming, Diving, Water Polo and Artistic Swimming: Training programs, tournaments and meets, and competitions for various age groups and skill levels.

Recreational Swimming: Open swim times, family swim sessions, and leisure activities like water slides and splash pads.

Swim Lessons: Classes for all ages and skill levels, from beginners to advanced swimmers, including specialized lessons like water safety and lifeguard training.

Fitness Programs: Water aerobics, aqua Zumba, and other aquatic fitness classes that promote physical health and well-being.

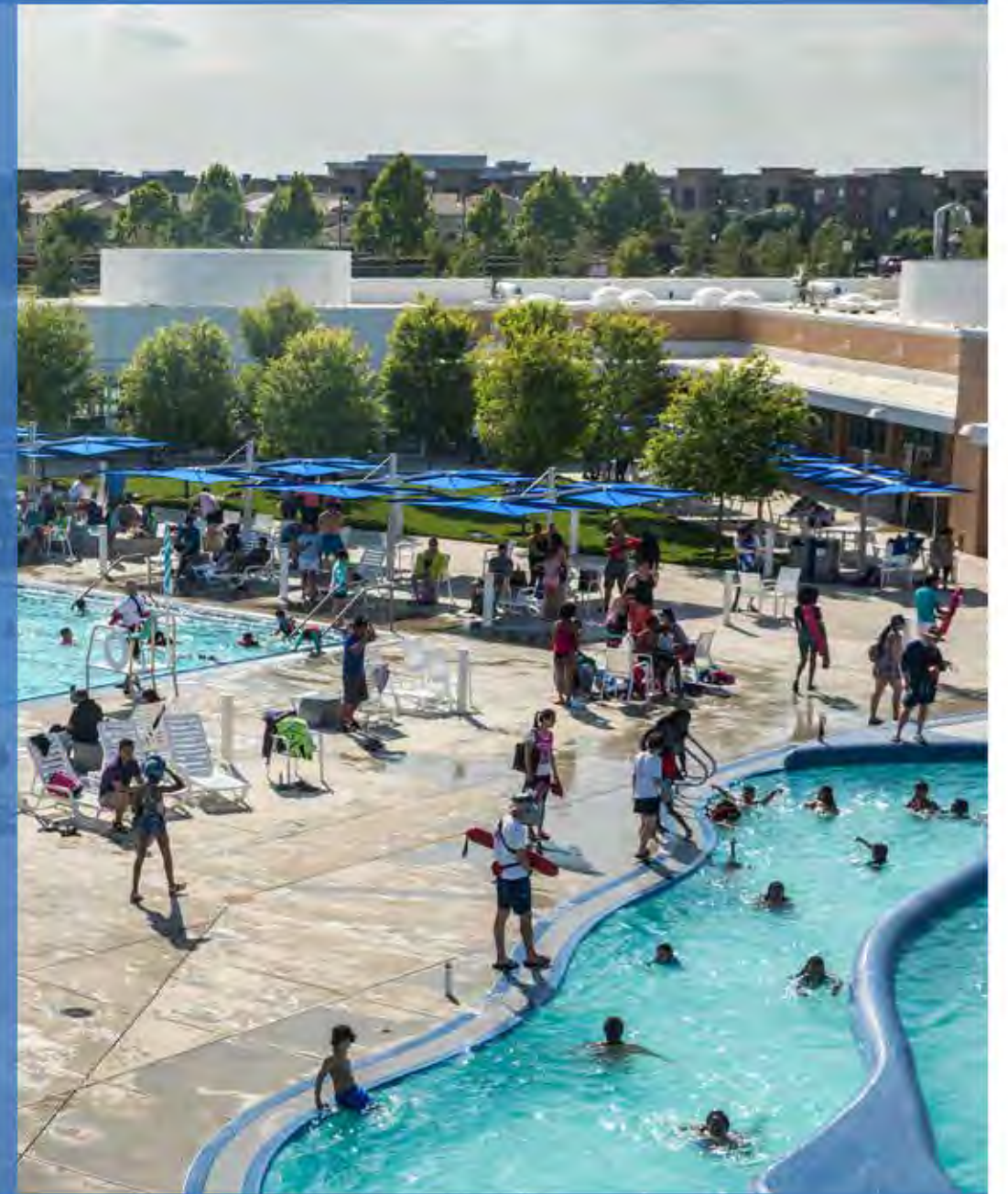
Therapeutic Programs: Aquatic therapy sessions for individuals with physical disabilities or injuries, often led by trained professionals.

Special Events: Community events, swim-a-thons, and themed swim nights that bring people together and promote community engagement.

Youth Programs: Swim teams, junior lifeguard programs, and summer camps that focus on skill development and fun.

Senior Programs: Low-impact water exercises and social swim sessions tailored for older adults.

These components aim to provide a well-rounded and inclusive environment that supports both competitive and recreational aquatic activities.



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Gilroy Civic Center Master Plan

A POSSIBLE NEW CITY HALL



What could a new City Hall offer?

A City Hall serves as the administrative center for local government and offers a range of programs and services to the community. Here are some key programming components:

Government Services:

Offices for elected officials and various municipal departments.

Public Meetings and Hearings:

Spaces for city council meetings, community forums, and public hearings where residents can engage with local government and voice concerns.

Permits and Licensing:

Services for obtaining permits and licenses for businesses, construction, events, and other activities.

Community Programs:

Initiatives and events that promote civic engagement, such as neighborhood clean-ups, town hall meetings, and cultural celebrations.

Support Services:

Resources and assistance for residents, including housing support, social services, and legal aid.

Public Information:

Access to information on city policies, projects, and services through the city's website, newsletters, and public notices.

Elections and Voting:

Management of local elections, voter registration, and polling locations to ensure democratic participation.

Historical and Cultural Programs:

Preservation and promotion of local history and culture through museums, archives, and cultural events.

These components help the city operate smoothly and support access to essential services and opportunities for civic engagement.



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Gilroy Civic Center Master Plan

YOUR LIBRARY AND POLICE STATION



The Gilroy Library

The Gilroy Library is a modern and spacious facility located at 350 W. Sixth Street, and spans approximately 53,000 square feet. It was completed and opened on April 28, 2012. The construction cost for the library was approximately \$18.2 million.

Regarding renovations, the Gilroy Library is part of the Civic Center Master Plan, which aims to reimagine the Civic Center area. The library is relatively new and in excellent condition, thus will remain in place and serve as one of the anchor community service buildings in the new Civic Center Master Plan.



The Gilroy Police Station

The Gilroy Police Station is a one-story building atop a platform understory with a total area of approximately 28,000 square feet. It was completed and opened in March 2007. The construction cost for the station was approximately \$26.7 million.

The Gilroy Police Station is part of the Civic Center Master Plan, which aims to reimagine the Civic Center area. The police station is relatively new and beautifully maintained, thus will remain in place and serve as one of the anchor community service buildings in the new Civic Center Master Plan.



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Gilroy Civic Center Master Plan



ADDITIONAL THOUGHTS

Please let us know your thoughts.

What are your thoughts about the Civic Center Master Plan process?

What are your thoughts on the site as it currently exists (Gilroy Library, Wheeler Center, and/or the Senior Center)?

Which of the new proposed uses (Senior Center, Youth Center, Recreation Center, Aquatic Center, and/or Arts Center) do you like most and why?

Which uses (Senior Center, Youth Center, Recreation Center, Aquatic Center, and/or Arts Center) make the most sense? Which make the least sense?

What concerns you most about the Civic Center Master Plan project?

What excites you most about the Civic Center Master Plan Project?

What have we missed?



01

Centro Cívico de Gilroy Plan Maestro

NUESTRO PROCESO COMUNITARIO



¡Por favor, acompañenos!

El Centro Cívico de Gilroy será diseñado para y por la comunidad. El éxito del Plan Maestro del Centro Cívico depende de su aportación. La participación pública es fundamental para este esfuerzo, asegurando que el plan final se alinee con las prioridades y la visión que la comunidad tiene para el futuro. Por favor, acompañenos en nuestra serie de Talleres Comunitarios para ayudar a forjar el futuro de este importante espacio cívico:

TALLER COMUNITARIO #1
Visita Comunitaria y Paseo Informativo por la Galería
Martes, marzo 4, 2025
9am o 6pm (dos sesiones)

TALLER COMUNITARIO #2
Conceptos Alternativos y Sesiones de Visualización
Martes, abril 8, 2025
9am o 6pm (dos sesiones)

TALLER COMUNITARIO #3
Concepto Preferido y Sesiones de Visualización
Martes, mayo 20, 2025
9am o 6pm (dos sesiones)

Los talleres se realizarán
en inglés y en español



02

Centro Cívico de Gilroy Plan Maestro

PREGUNTAS FRECUENTES SOBRE EL PROYECTO



¿Qué es el Plan Maestro del Centro Cívico de Gilroy?

R: La Ciudad de Gilroy está lanzando un proyecto para reimaginar el Centro Cívico mediante el desarrollo de un nuevo Plan Maestro para el sitio. El Plan Maestro actual, adoptado en el 2002, necesita una actualización para abordar las crecientes demandas de la comunidad junto con los espacios infrautilizados y las instalaciones obsoletas.

¿En qué área de Gilroy se enfoca el Plan Maestro del Centro Cívico?

R: Con una extensión de unos 14 acres en el centro de Gilroy, el recinto del Centro Cívico está delimitado por las calles Sexta, Séptima, Dowdy y Church. En la actualidad, este recinto alberga instalaciones comunitarias clave, que incluyen el Ayuntamiento, la Estación de Policía, el Centro Wheeler, la Biblioteca de Gilroy, el Centro de Adultos Mayores y otros espacios esenciales.

¿Cuánto costará el Plan Maestro del Centro Cívico de Gilroy?

R: En el Año Fiscal 2023-24, el Concejo Municipal de Gilroy aprobó un presupuesto de \$750,000 para comenzar el proceso de planificación integral de este proyecto crítico.

¿Cuáles son algunos de los posibles componentes del Plan Maestro del Centro Cívico de Gilroy?

R: Se están considerando una serie de usos, que incluyen un nuevo centro de adultos mayores, un nuevo centro de recreación, un nuevo centro acuático, un nuevo centro juvenil y un nuevo ayuntamiento, todo ello dentro de un hermoso espacio al aire libre.

¿A quién contrató la Ciudad para preparar el Plan Maestro?

R: El 18 de noviembre del 2024, el Concejo adjudicó un contrato a ELS Architecture and Urban Design para dirigir el proceso del Plan Maestro, que culminará con el diseño de un Plan Maestro del Centro Cívico que refleje las aspiraciones y necesidades de nuestra comunidad.



03

Centro Cívico de Gilroy Plan Maestro



MÁS SOBRE EL PLAN MAESTRO DEL CENTRO CÍVICO

¿Qué aportará el Plan Maestro?

El Plan Maestro del Centro Cívico actualizado ofrecerá una visión general de las instalaciones y espacios abiertos actuales, la evaluación de sus usos y la identificación de oportunidades de mejora. El Plan incluirá:

Evaluación de Necesidades:

Para identificar los requisitos operativos y de programas actuales y futuros.

Plan Maestro del Centro Cívico

Alternativas de Conceptos:

Para concretar nuestra dirección hacia una visión única y preferida, se presentarán al menos tres planes de diseño conceptual durante el Taller #2 (8 de abril).

Visión Preferida del Plan Maestro del Centro Cívico:

Para establecer y presentar una dirección y un diseño conceptual preferidos para la aportación de y revisión por la comunidad durante el Taller #3 (20 de mayo), basados en la colaboración comunitaria durante el Taller #2 (8 de abril).

Plan Maestro del Centro Cívico Final

+ Costo Calculado:

Para presentar la visión preferida para el Plan Maestro del Centro Cívico a una serie de comisiones, con una presentación final al Concejo Municipal para su adopción tras la certificación de los documentos de cumplimiento de CEQA; el trabajo se basa en la revisión y los comentarios comunitarios durante el Taller Comunitario #3 (20 de mayo).

Estrategias de Financiamiento:

Para recomendar formas de financiar la remodelación, incluida la posibilidad de una medida de bonos de obligación general.

Cronología del Proyecto

El proyecto se inició en enero del 2025 y está estructurado en siete fases a lo largo de aproximadamente dos años:

- Inicio del proyecto
- Evaluación de las condiciones actuales
- Evaluación de Necesidades
- Diseño del Plan Maestro
- Cumplimiento de CEQA
- Adopción del Plan Maestro
- Estrategias de financiación del proyecto



04

Centro Cívico de Gilroy Plan Maestro

CONTEXTO DE GILROY

the **gilroy**

El Contexto del Centro Cívico de Gilroy

El Centro Cívico de Gilroy, junto con su proximidad al Casco Urbano, es una zona bulliciosa que sirve como el corazón de la comunidad. Es el hogar de varias instalaciones clave, incluyendo la Biblioteca de Gilroy, la Estación de Policía, el Ayuntamiento, el Centro de Adultos Mayores y el Centro Wheeler, todos los cuales son parte del Centro Cívico de Gilroy.

El Centro Cívico está rodeado por las calles Sexta, Séptima, Dowdy y Church. Todas estas instalaciones están cerca unas de otras, lo que facilita a los residentes el acceso a una variedad de servicios y recursos en una ubicación central. El Plan Maestro del Centro Cívico tiene como objetivo mejorar aún más esta área mediante la modernización y la reimaginación del espacio para servir mejor a nuestra creciente comunidad.

Transporte público: El área cuenta con un buen servicio de transporte público, incluida la Estación Caltrain de Gilroy, que brinda servicios de trenes interurbanos a San José y más allá. Además, Greyhound Bus Lines opera en el área, con viajes en autobús de larga distancia.

Caminabilidad: El Centro de Gilroy y el área del Centro Cívico se combinan para formar una comunidad caminable, con muchas amenidades y servicios a poca distancia. El área tiene una puntuación de caminabilidad de 90 sobre 100, lo que indica que los quehaceres diarios no requieren un automóvil.

Ciclabilidad: Gilroy también es una comunidad favorable a las bicicletas, con varias sendas para bicicletas de usos múltiples y estaciones de reparación de bicicletas en toda la ciudad. La ciudad ha hecho esfuerzos para asegurar rutas de bicicleta seguras y convenientes, lo que facilita a los residentes explorar el área en bicicleta.

La conexión del Centro de Gilroy con instalaciones clave subraya su importancia como centro de actividades de la comunidad, ya que proporciona servicios esenciales y fomenta un sentido de comunidad y participación.

En general, el Centro Cívico de Gilroy y el Centro de Gilroy juntos son un centro comunitario vibrante y de fácil acceso, que ofrece una gama de servicios y amenidades para residentes y visitantes por igual.



05

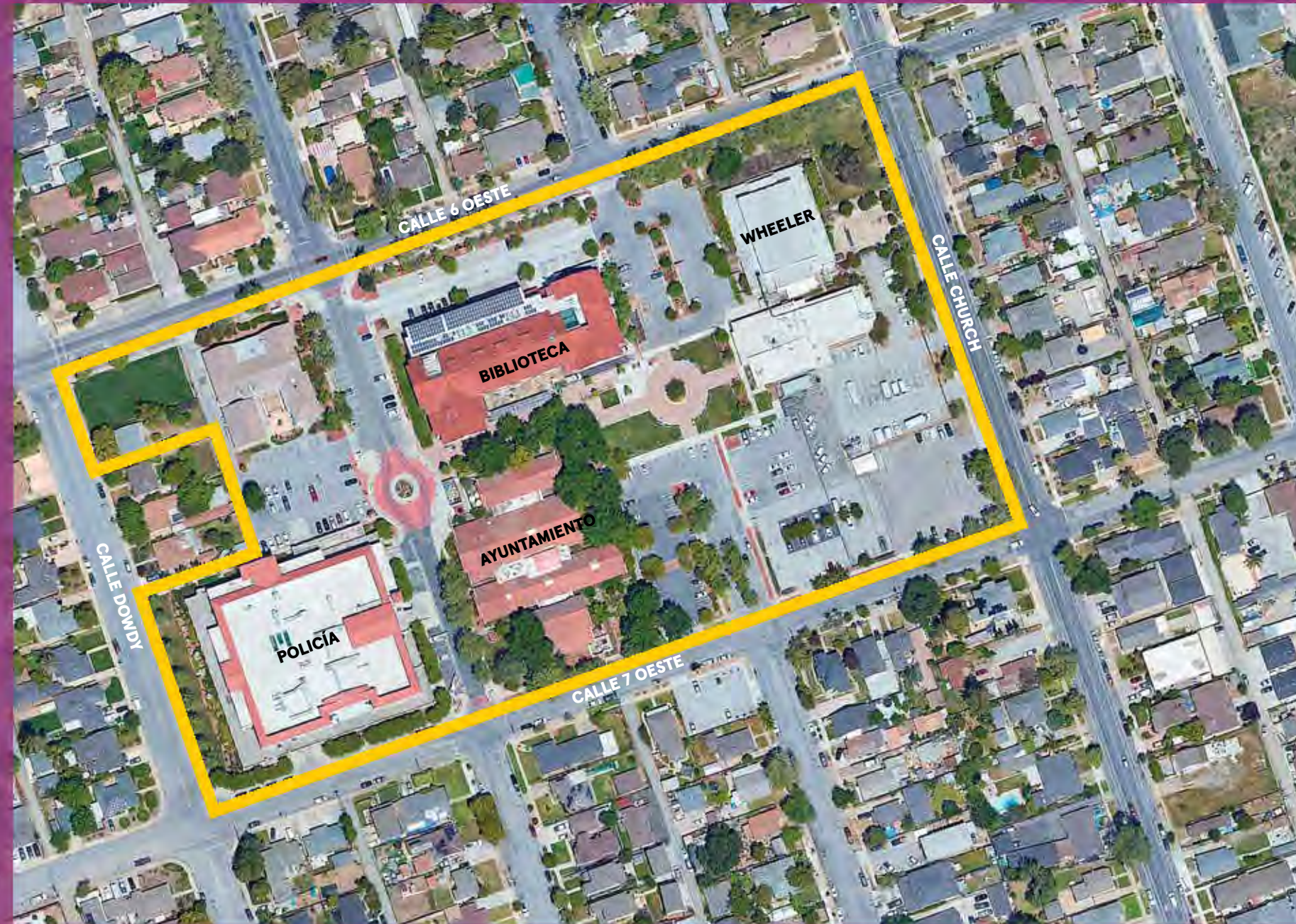
Centro Cívico de Gilroy Plan Maestro

EL RECINTO - TRES MANZANAS MUNICIPALES

City of
gilroy

Con una expansión de unos 14 acres en el centro de Gilroy, el recinto del Centro Cívico está delimitado por las calles Sexta, Séptima, Dowdy y Church.

Este sitio alberga actualmente instalaciones comunitarias clave, como el Ayuntamiento, la Estación de Policía, el Centro Wheeler, la Biblioteca Gilroy, el Centro de Adultos Mayores y otros espacios esenciales. Aunque algunos de estos edificios, como la Biblioteca Gilroy y la Estación de Policía, son relativamente nuevos y se conservarán, otros son significativamente más antiguos y menos adecuados para satisfacer las demandas actuales y futuras. Con el aumento de las necesidades de servicio, es hora de transformar cuidadosamente el Centro Cívico en un espacio que equilibre la preservación con la modernización, asegurando que sea capaz de servir a una comunidad vibrante y en crecimiento durante muchas décadas.



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06

Centro Cívico de Gilroy Plan Maestro



SE APLICA EL DISEÑO UNIVERSAL

¿Qué es el diseño universal?

El diseño universal consiste en la creación de productos, entornos y servicios que puedan ser utilizados por todas las personas, en el mayor grado posible, sin necesidad de adaptación o diseño especializado. Aquí están los principios clave que definen el diseño universal:

Uso equitativo:

El diseño es útil y comercializable para personas con capacidades diversas. Por ejemplo, puertas automáticas que se abren para todos, independientemente de la movilidad.

Flexibilidad de uso:

El diseño se adapta a una amplia gama de preferencias y habilidades individuales. Un buen ejemplo es una herramienta multifuncional que se puede usar de diferentes maneras.

Simple e intuitivo:

El diseño es fácil de entender, independientemente de la experiencia, conocimientos, habilidades de lenguaje o nivel de concentración del usuario. Imagine un sitio web sencillo y fácil de navegar.

Información perceptible:

El diseño comunica la información necesaria de manera efectiva al usuario, independientemente de las condiciones ambientales o de las capacidades sensoriales del usuario. Por ejemplo, un electrodoméstico con señales tanto visuales como auditivas.

Tolerancia al error:

El diseño minimiza los peligros y las consecuencias adversas de acciones accidentales o involuntarias. Un software autocorrectivo que evita errores comunes de los usuarios es un gran ejemplo.

Bajo esfuerzo físico:

El diseño puede ser usado de manera eficiente y cómoda con una fatiga mínima. Considere las manijas de las puertas, que requieren menos fortaleza de empuñadura para operar, en lugar de perillas.

Tamaño y espacio para acercarse y usar:

Se brindan el tamaño y espacio adecuados para acercarse, alcanzar, manipular y usar, sin importar el tamaño corporal, la postura o la movilidad del usuario. Por ejemplo, un sanitario espacioso que dé cabida a usuarios de sillas de ruedas.

Al seguir estos principios, el diseño universal tiene por objeto hacer la vida más fácil, más saludable y más inclusiva para todos.



07

Centro Cívico de Gilroy Plan Maestro



DISEÑO ECOLÓGICO – GUIADO POR USGBC LEED

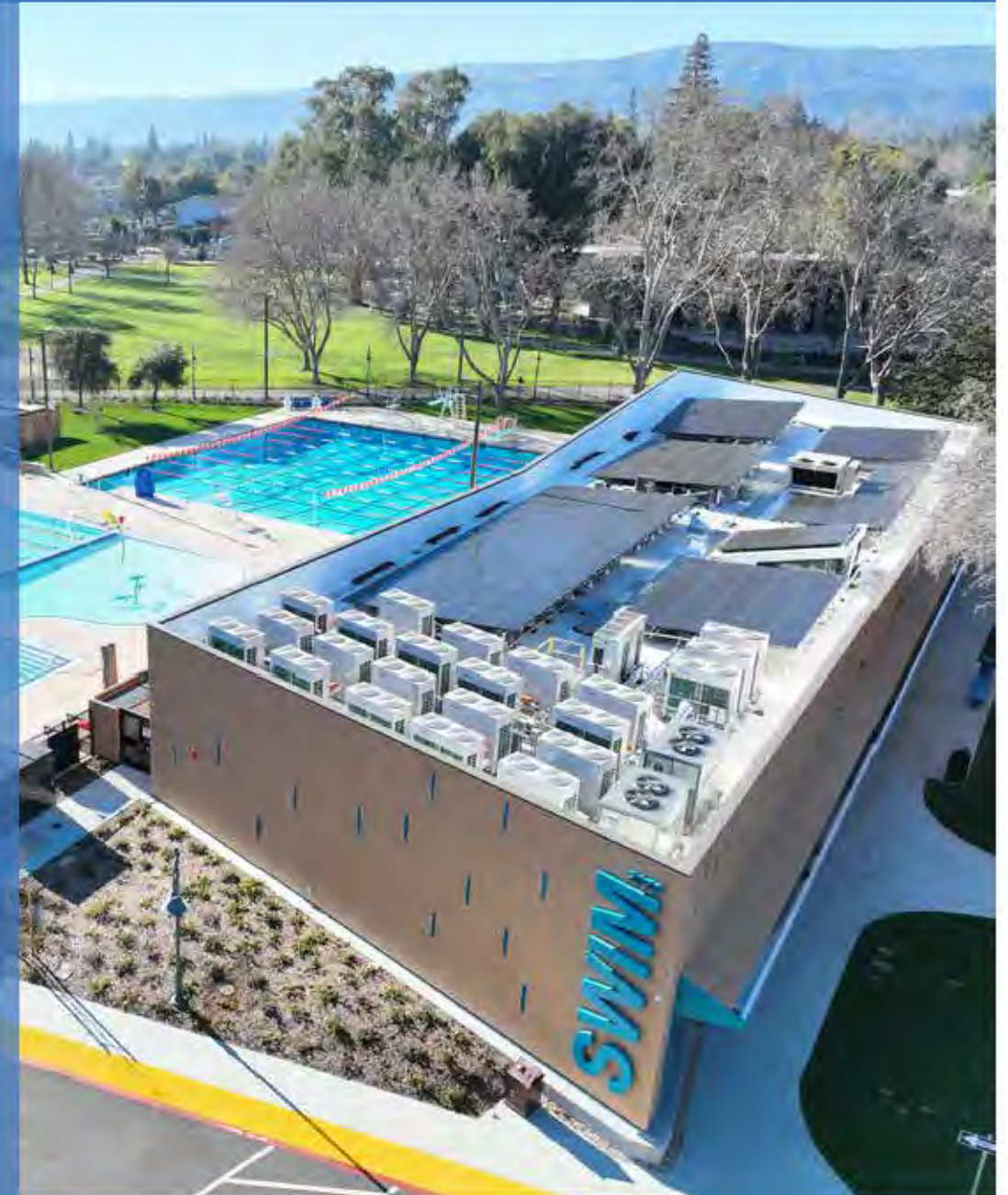
¿Qué es un proyecto con clasificación LEED?

Un proyecto con clasificación LEED es aquel que ha sido certificado bajo el programa Liderazgo en Energía y Diseño Ambiental (LEED, por sus siglas en inglés), que es un sistema de certificación de edificios ecológicos reconocido internacionalmente y desarrollado por el Concejo de Edificios Ecológicos de EE. UU. (USGBC). La certificación LEED proporciona una verificación por parte de terceros de que un edificio o comunidad fue diseñado y construido utilizando estrategias destinadas a mejorar el rendimiento en áreas clave como ahorro de energía, eficiencia en el uso del agua, reducción de emisiones de dióxido de carbono y una mejor calidad ambiental interior.

La certificación LEED se basa en un sistema de puntos, y los proyectos pueden obtener diferentes niveles de certificación en función del número de puntos que obtengan. Los niveles son:

- **CERTIFICADO:** 40 a 49 puntos
- **PLATA:** 50 a 59 puntos
- **ORO:** 60 a 79 puntos
- **PLATINO:** 80 puntos o más

Se otorgan puntos por diversas prácticas sostenibles, que incluyen la selección del sitio, la eficiencia del agua, el uso de energía, los materiales y recursos, y la calidad ambiental interior.



08

Centro Cívico de Gilroy Plan Maestro



UN POSIBLE NUEVO ESPACIO AL AIRE LIBRE EN EL CENTRO CÍVICO

¿Qué podría ofrecer un nuevo espacio al aire libre en el Centro Cívico?

Un espacio al aire libre en el centro cívico es un espacio comunitario versátil que puede ofrecer una serie de programas y actividades para la participación de residentes y visitantes. Aquí encontrará algunos posibles componentes del programa:

Eventos comunitarios:

Festivales, mercados de agricultores y celebraciones culturales que unen a la comunidad.

Actividades recreativas:

Clases de condición física, sesiones de yoga, ligas deportivas y juegos al aire libre.

Programas educativos:

Talleres, conferencias y clases sobre diversos temas como jardinería, historia y conservación del medio ambiente.

Arte y cultura:

Instalaciones de arte público, conciertos al aire libre, representaciones teatrales y exposiciones de arte.

Programas para jóvenes:

Actividades para niños y adolescentes, incluyendo campamentos de verano, programas después de clases y deportes juveniles.

Programas para adultos mayores:

Reuniones sociales, clases de condición física y talleres educativos adaptados para adultos mayores.

Oportunidades de voluntariado:

Programas que animan a los miembros de la comunidad a involucrarse en la comunidad mediante la planificación de eventos y otras actividades de voluntariado.

Eventos especiales:

Celebraciones de días festivos, noches de cine y eventos temáticos que brindan entretenimiento y fomentan el espíritu comunitario.

Estos componentes tienen por objeto la creación de un entorno vibrante e inclusivo que atienda los diversos intereses y necesidades de la comunidad.



09

Centro Cívico de Gilroy Plan Maestro



UN POSIBLE NUEVO CENTRO DE ADULTOS MAYORES

¿Qué podría ofrecer un nuevo Centro de Adultos Mayores?

Los centros de adultos mayores ofrecen una variedad de programas diseñados para mejorar el bienestar y la calidad de vida de los adultos mayores. Aquí encontrará algunos componentes clave de los programas:

Programas de salud y bienestar:

Estos incluyen clases de condición física, chequeos de salud, talleres de nutrición y apoyo para la salud mental.

Oportunidades educativas:

Los centros de adultos mayores suelen ofrecer clases sobre temas como tecnología, artes y manualidades, historia y lenguajes.

Actividades sociales:

Eventos como noches de juegos, proyecciones de películas y salidas en grupo para ayudar a fomentar conexiones sociales.

Servicios de apoyo:

Estos pueden incluir consejería, ayuda legal y ayuda para acceder a recursos comunitarios.

Oportunidades de voluntariado y empleo:

Los programas que animan a los adultos mayores a ser voluntarios o a encontrar trabajo a tiempo parcial pueden brindar un sentido de propósito y participación comunitaria.

Actividades recreativas:

Actividades como la jardinería, el baile y las sesiones de música ofrecen diversión y relajación.

Estos componentes tienen por objeto abordar las diversas necesidades e intereses de las personas mayores, con el fin de promover un enfoque holístico del envejecimiento saludable.



10

Centro Cívico de Gilroy Plan Maestro

UN POSIBLE NUEVO CENTRO DE RECREACIÓN



¿Qué podría ofrecer un nuevo Centro de Recreación?

Los centros de recreación ofrecen una amplia gama de programas para la participación y el beneficio de la comunidad. Aquí encontrará algunos componentes clave de los programas:

Condición física y deportes:

Esto incluye instalaciones de gimnasio, clases de ejercicio en grupo y deportes en equipo como baloncesto, fútbol y tenis.

Programas para jóvenes:

Actividades como programas después de clases, campamentos de verano y ligas juveniles que se enfocan en la actividad física, la educación y las aptitudes sociales.

Programas para adultos:

Oportunidades para que los adultos participen en clases de condición física, ligas deportivas, talleres y eventos sociales.

Programas para adultos mayores:

Actividades personalizadas para adultos mayores, que incluyen clases de condición física de bajo impacto, reuniones sociales y talleres educativos.

Artes y manualidades:

Clases y talleres en áreas como pintura, cerámica y otras actividades creativas.

Eventos comunitarios:

Eventos como celebraciones de días festivos, festivales y actividades culturales que unen a la comunidad.

Grupos de intereses especiales:

Clubes y grupos enfocados en pasatiempos o intereses específicos, como jardinería, senderismo o clubes de lectura.

Estos componentes tienen por objeto promover la salud física, la interacción social y el aprendizaje vitalicio de las personas de todas las edades en la comunidad.



11

Centro Cívico de Gilroy Plan Maestro

UN POSIBLE NUEVO CENTRO PARA JÓVENES



¿Qué podría ofrecer un nuevo Centro para Jóvenes?

Los Centros para Jóvenes brindan una variedad de programas que tienen por objeto promover el desarrollo, el bienestar y la participación de los jóvenes. Aquí encontrará algunos de los componentes clave de los programas:

Apoyo educativo:

Tutoría, ayuda con las tareas y programas STEAM (ciencia, tecnología, ingeniería, arte y matemáticas) para apoyar el aprovechamiento académico.

Actividades recreativas:

Ligas deportivas, clases de condición física y aventuras al aire libre como senderismo y acampada para promover la salud física.

Artes creativas:

Oportunidades para que los jóvenes exploren artes y manualidades, música, teatro, danza y otras formas de expresión creativa.

Desarrollo social y de liderazgo:

Programas que se centran en el desarrollo de aptitudes sociales, liderazgo y trabajo en equipo mediante actividades como proyectos en grupo, mentoría entre pares y consejos juveniles.

Formación en habilidades para la vida:

Talleres sobre temas como educación financiera, cocina, planificación de la carrera y preparación para el empleo, con el fin de preparar a los jóvenes para una vida independiente.

Salud y bienestar:

Servicios y programas que abordan la salud mental, nutrición y bienestar general, incluyendo consejería y grupos de apoyo entre pares.

Participación comunitaria:

Oportunidades para que los jóvenes participen en proyectos de servicio comunitario, trabajo voluntario y actividades de participación cívica.

Tecnología y alfabetización digital:

Clases y talleres que enseñan habilidades digitales, codificación y uso responsable de la tecnología.

Estos componentes tienen por objeto proporcionar un entorno de apoyo y enriquecimiento para los jóvenes, para ayudarles a convertirse en personas integrales.



12

Centro Cívico de Gilroy Plan Maestro

UN POSIBLE NUEVO CENTRO PARA LAS ARTES



¿Qué podría ofrecer un nuevo Centro de las Artes?

Un Centro de las Artes ofrece normalmente una amplia gama de programas diseñados para fomentar la creatividad y la apreciación de la expresión artística y la representación cultural. Aquí están algunos componentes clave de la programación:

Artes escénicas:

Oportunidades para participar en teatro, danza, música y otras artes escénicas, incluyendo ensayos, producciones y recitales.

Artes visuales:

Clases y talleres de pintura, dibujo, escultura, cerámica, fotografía y otros medios visuales.

Exposiciones y galerías:

Espacios para exhibir obras de arte de artistas locales, alumnos y exposiciones itinerantes, a menudo acompañados de charlas de artistas y visitas de galerías.

Artes cinematográficas y audiovisuales:

Proyecciones de películas independientes, documentales y arte de multimedios, junto con talleres de cine, animación y medios digitales.

Artes literarias:

Programas que fomentan escritura creativa, poesía y literatura, incluyendo talleres de escritura, lecturas de autores y clubes de lectura.

Participación comunitaria:

Programas de difusión que llevan la educación artística a escuelas, centros comunitarios y poblaciones desatendidas, así como proyectos de arte público y festivales culturales.

Educación artística:

Clases y talleres para todas las edades, desde niños hasta adultos, que abarcan una amplia gama de disciplinas y técnicas artísticas.

Estos componentes tienen por objeto la creación de un entorno vibrante e inclusivo que apoye la expresión artística y el enriquecimiento cultural de toda la comunidad.



13

Centro Cívico de Gilroy Plan Maestro

UN POSIBLE NUEVO CENTRO ACUÁTICO



¿Qué podría ofrecer un nuevo Centro Acuático?

Un Centro Acuático Comunitario suele ofrecer una variedad de programas para atender tanto a nadadores de competición como a miembros de la comunidad que buscan actividades recreativas. Aquí tiene algunos componentes clave de la programación:

Natación de competición, clavados, polo acuático y natación artística:

Programas de formación, torneos y encuentros, y competiciones para diversos grupos de edad y niveles de habilidad.

Natación recreativa:

Horarios de natación abiertos, sesiones de natación en familia y actividades de esparcimiento como toboganes de agua y zonas de chapoteo.

Lecciones de natación:

Clases para todas las edades y niveles de habilidad, desde principiantes hasta nadadores avanzados, incluyendo lecciones especializadas como seguridad en el agua y formación de socorristas.

Programas de condición física:

Ejercicios aeróbicos en el agua, aqua Zumba y otras clases de acondicionamiento físico acuático que promueven la salud física y el bienestar.

Programas terapéuticos:

Sesiones de terapia acuática para personas con discapacidades físicas o lesiones, a menudo dirigidas por profesionales capacitados.

Eventos especiales:

Eventos comunitarios, maratones de natación y noches temáticas de natación que reúnen a la gente y promueven la participación comunitaria.

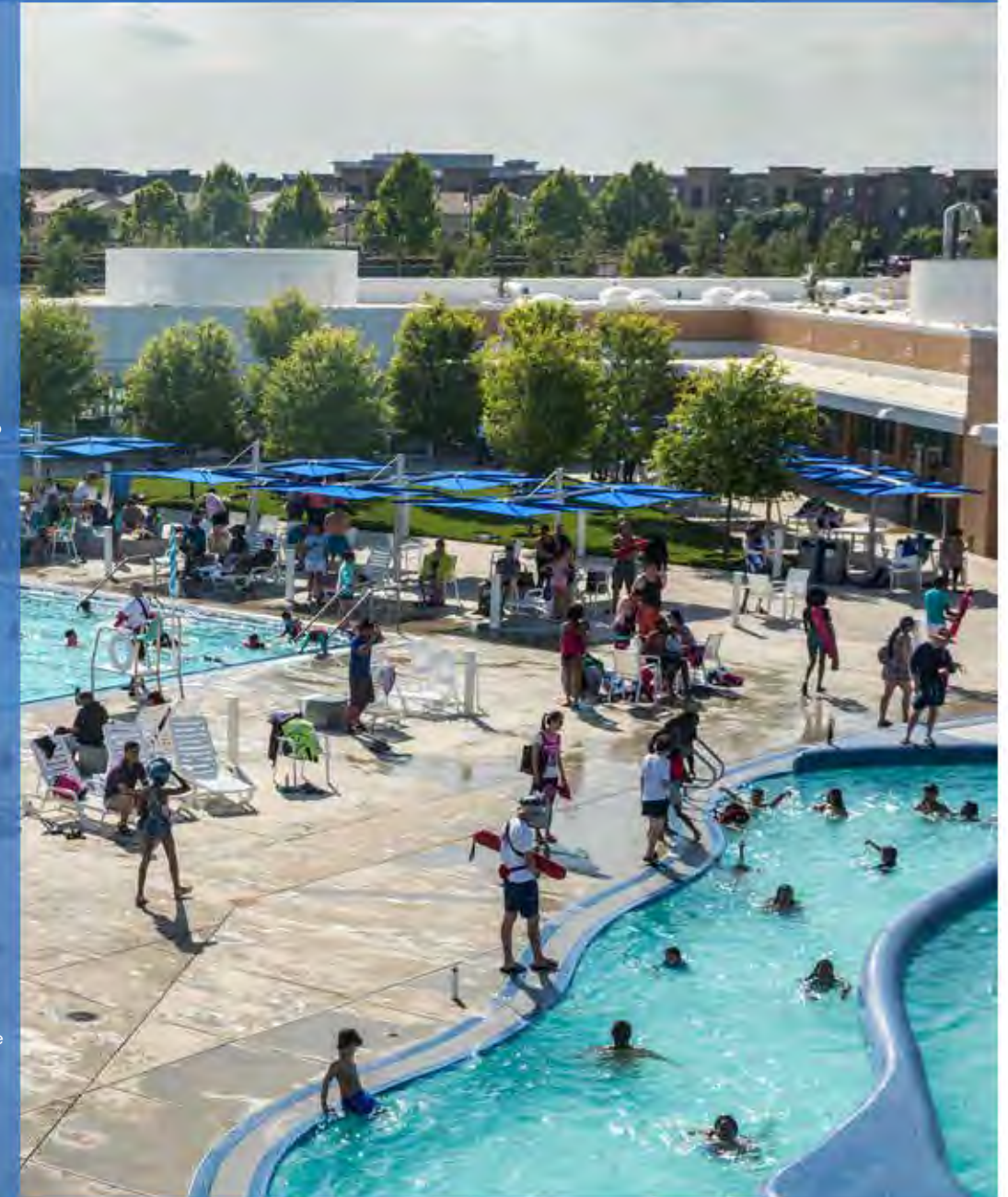
Programas para jóvenes:

Equipos de natación, programas de socorrismo para jóvenes y campamentos de verano que se enfocan en el desarrollo de habilidades y la diversión.

Programas para adultos mayores:

Ejercicios acuáticos de bajo impacto y sesiones de natación social adaptadas a personas mayores.

Estos componentes tienen por objeto proporcionar un entorno completo e inclusivo que apoye tanto las actividades acuáticas competitivas como recreativas.



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Centro Cívico de Gilroy Plan Maestro

UN POSIBLE NUEVO AYUNTAMIENTO



¿Qué podría ofrecer un nuevo Ayuntamiento?

Un Ayuntamiento sirve como centro administrativo del gobierno local y ofrece una serie de programas y servicios a la comunidad. Aquí encontrará algunos componentes clave de la programación:

Servicios gubernamentales:

Oficinas para oficiales electos y varios departamentos municipales.

Reuniones y audiencias públicas:

Espacios para reuniones del concejo municipal, foros comunitarios y audiencias públicas donde los residentes pueden interactuar con el gobierno local y expresar sus inquietudes.

Permisos y licencias:

Servicios para la obtención de permisos y licencias para negocios, construcción, eventos y otras actividades.

Programas comunitarios:

Iniciativas y eventos que promueven la participación cívica, como limpiezas del vecindario, reuniones comunitarias y celebraciones culturales.

Servicios de apoyo:

Recursos y ayuda para residentes, incluyendo apoyo de vivienda, servicios sociales y asistencia legal.

Información pública:

Acceso a información sobre normas, proyectos y servicios de la ciudad mediante el sitio web, boletines y avisos públicos de la ciudad.

Elecciones y votación:

Gestión de elecciones locales, registro de electores y ubicaciones de centros de votación para asegurar la participación democrática.

Programas históricos y culturales:

Preservación y promoción de la historia y la cultura locales mediante museos, archivos y eventos culturales.

Estos componentes ayudan a la ciudad a funcionar sin problemas y apoyan el acceso a servicios esenciales y oportunidades de participación cívica.



15

Centro Cívico de Gilroy Plan Maestro

SU BIBLIOTECA Y ESTACIÓN DE POLICÍA



La Biblioteca Gilroy

La Biblioteca Gilroy es una instalación moderna y espaciosa ubicada en 350 W. Sixth Street, y abarca aproximadamente 53,000 pies cuadrados. Fue completada e inaugurada el 28 de abril del 2012. El costo de construcción de la biblioteca fue de aproximadamente \$18.2 millones.

En cuanto a las renovaciones, la Biblioteca Gilroy forma parte del Plan Maestro del Centro Cívico, que tiene como objetivo reimaginar el área del Centro Cívico. La biblioteca es relativamente nueva y está en excelentes condiciones, por lo que permanecerá en su lugar y servirá como uno de los edificios de servicios comunitarios ancla en el nuevo Plan Maestro del Centro Cívico.



La Estación de Policía de Gilroy

La Estación de Policía de Gilroy es un edificio de un piso sobre una plataforma subterránea con un área total de aproximadamente 28,000 pies cuadrados. Fue terminada e inaugurada en marzo del 2007. El costo de construcción de la estación fue de aproximadamente \$26.7 millones.

La Estación de Policía de Gilroy forma parte del Plan Maestro del Centro Cívico, que tiene por objeto reimaginar el área del Centro Cívico. La estación de policía es relativamente nueva y está muy bien mantenida, por lo que permanecerá en su lugar y servirá como uno de los edificios de servicios comunitarios de anclaje en el nuevo Plan Maestro del Centro Cívico.



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Centro Cívico de Gilroy Plan Maestro

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COMENTARIOS ADICIONALES

Por favor, comparta sus pensamientos.

¿Qué opina del proceso del Plan Maestro del Centro Cívico?

¿Qué opina del recinto en su estado actual (Biblioteca Gilroy, el Centro Wheeler y/o el Centro de Adultos Mayores)?

¿Cuál de los nuevos usos propuestos (Centro de Adultos Mayores, Centro para Jóvenes, Centro de Recreación, Centro Acuático y/o Centro de Arte) le gusta más y por qué?

¿Qué usos (Centro de Adultos Mayores, Centro para Jóvenes, Centro de Recreación, Centro Acuático y/o Centro de Arte) tienen más sentido? ¿Cuáles tienen menos sentido?

¿Cuál es su mayor inquietud con respecto al proyecto del Plan Maestro del Centro Cívico?

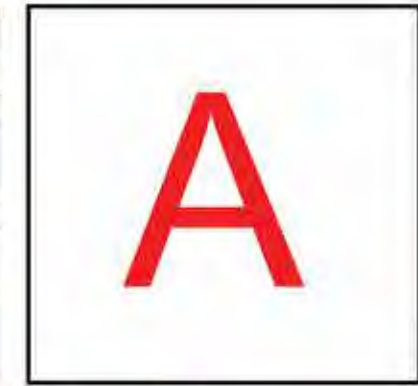
¿Qué es lo que más le entusiasma del Proyecto del Plan Maestro del Centro Cívico?

¿Qué nos falta?



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WORKSHOP #2 - ALTERNATE CONCEPTS
Concept Boards



Gilroy Civic Center Concept Options **Workshop #2** 04/08/2025

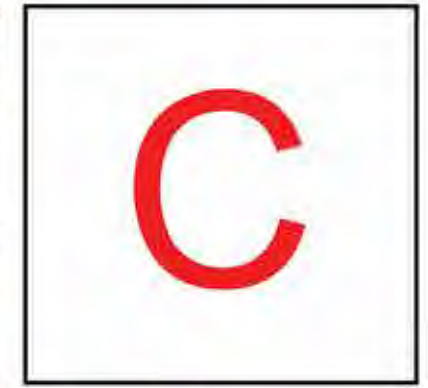
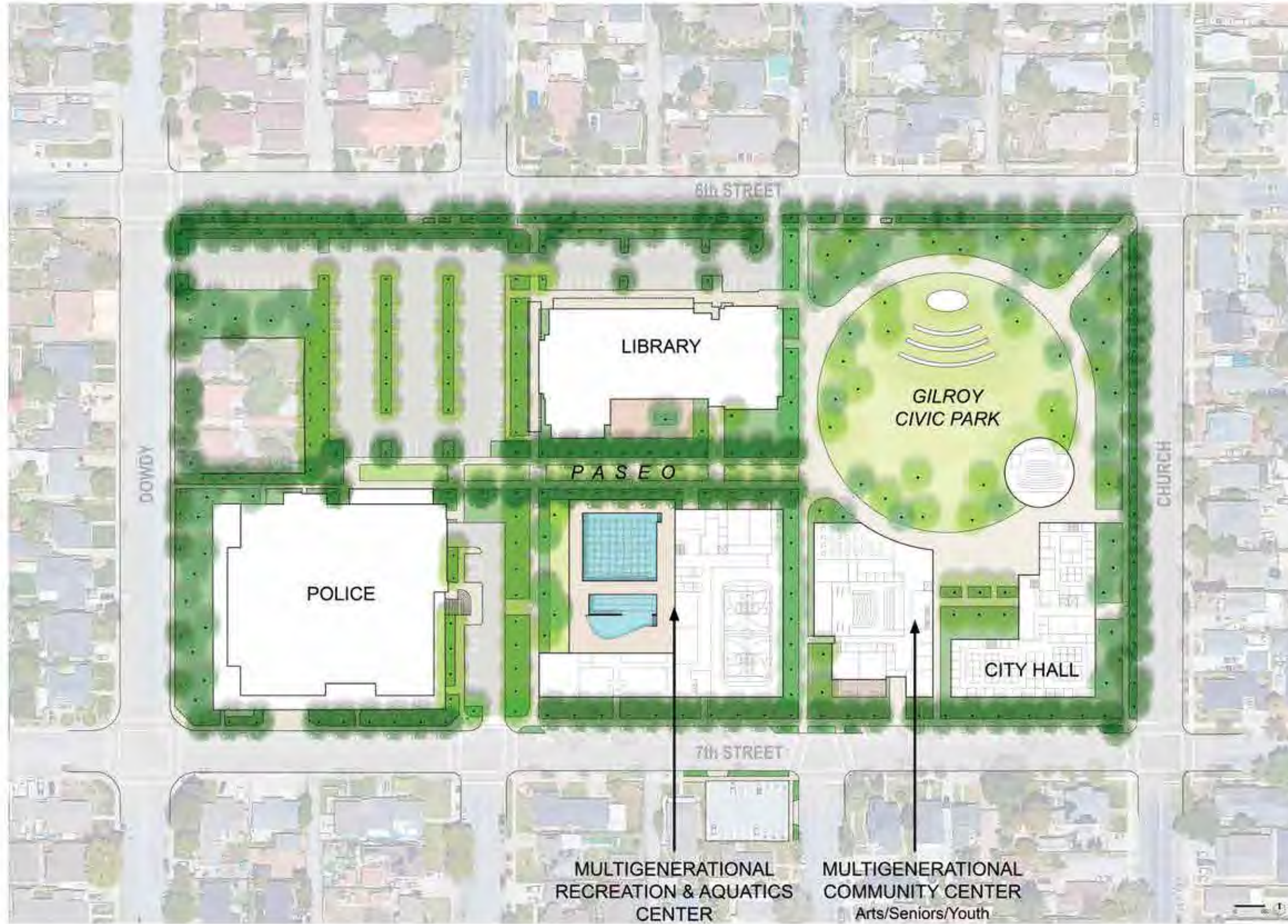


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Gilroy Civic Center Concept Options **Workshop #2** 04/08/2025

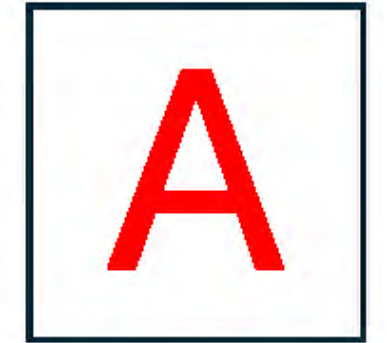
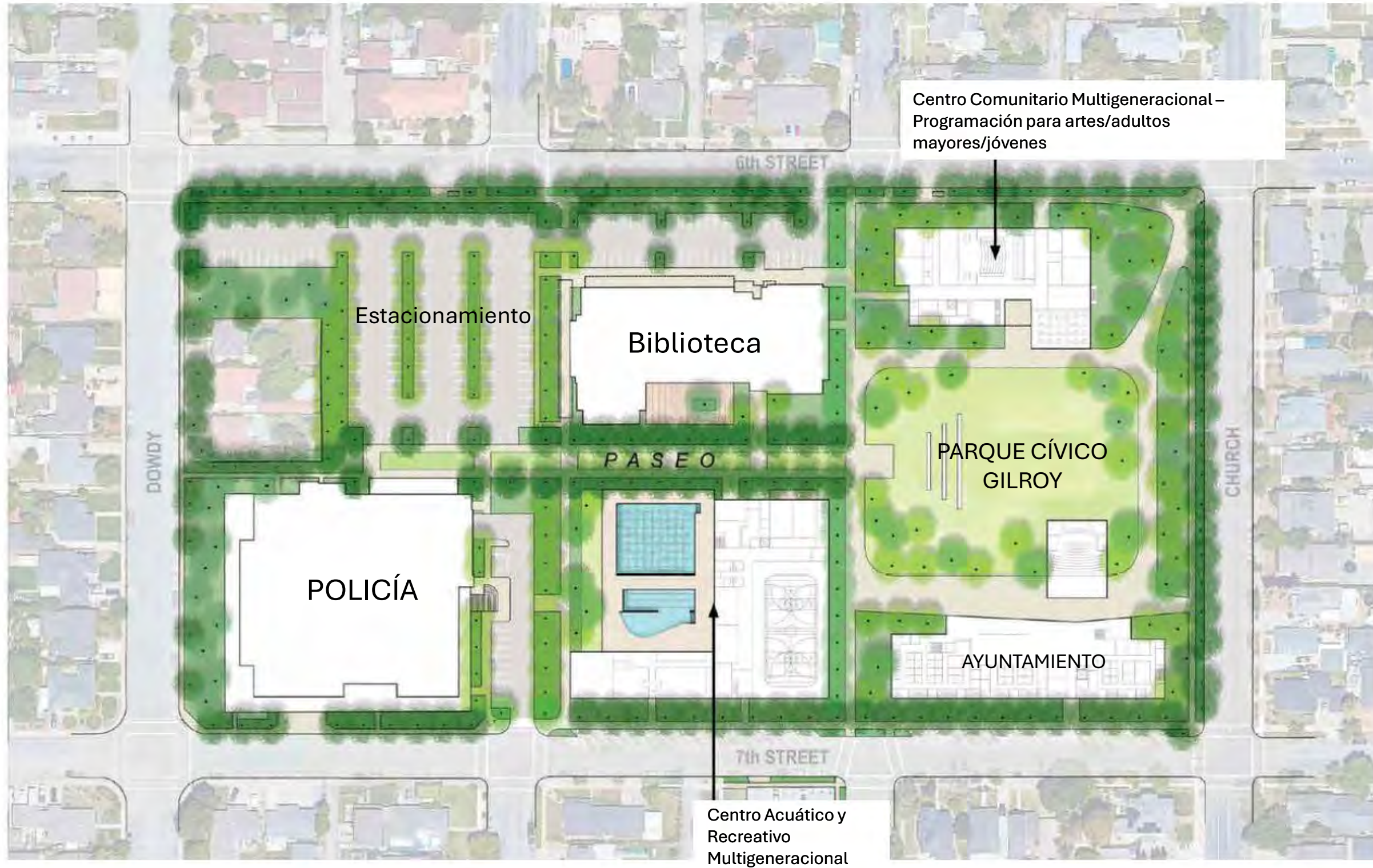




CITY OF
gilroy
 CALIFORNIA
 A community with a soul for life

Gilroy Civic Center Concept Options **Workshop #2** 04/08/2025

els/swa

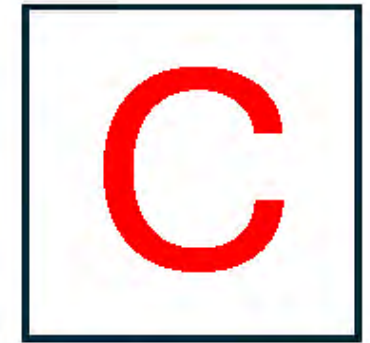
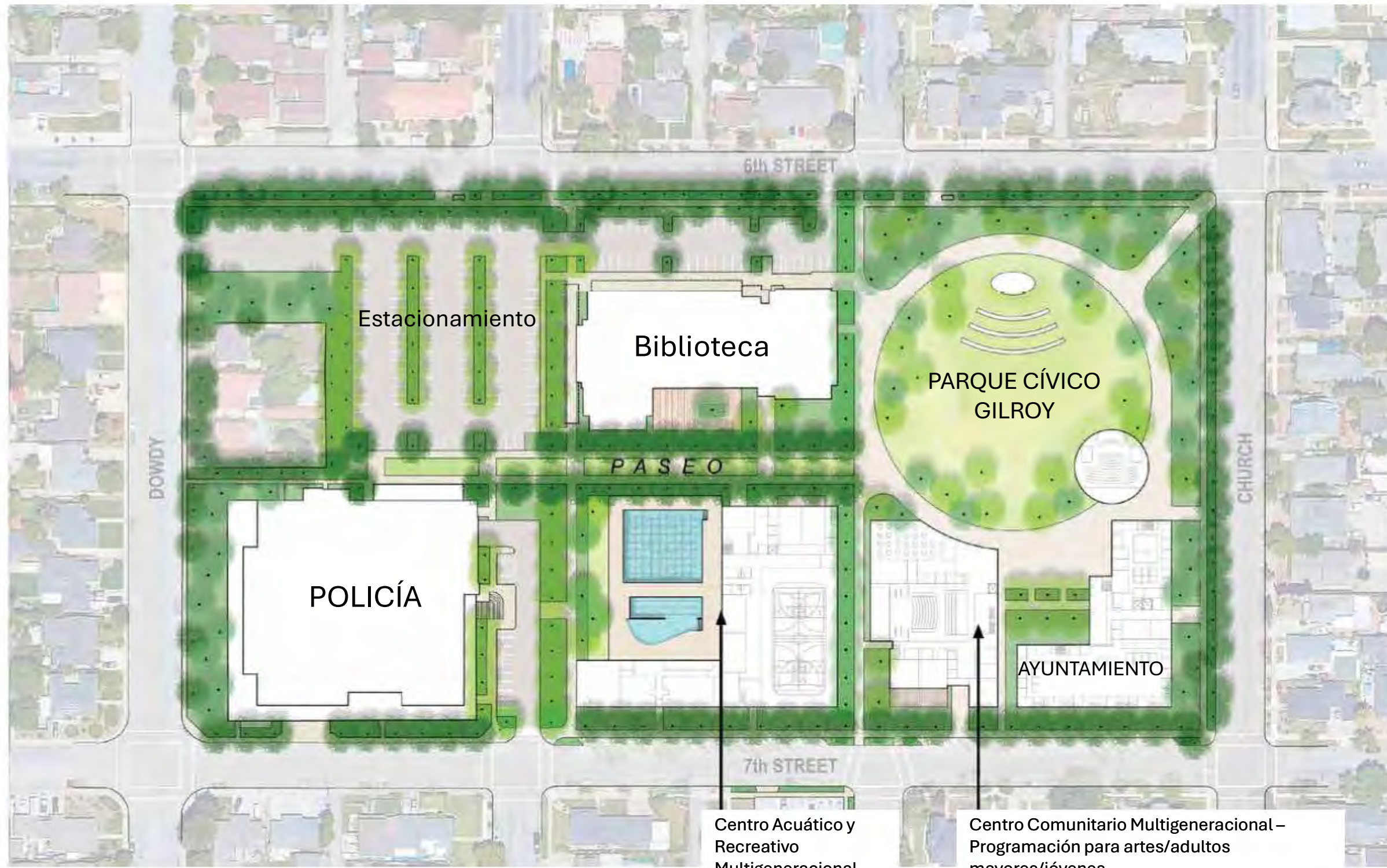




Centro Acuático y Recreativo Multigeneracional

Centro Comunitario Multigeneracional - Programación para artes/adultos mayores/jóvenes



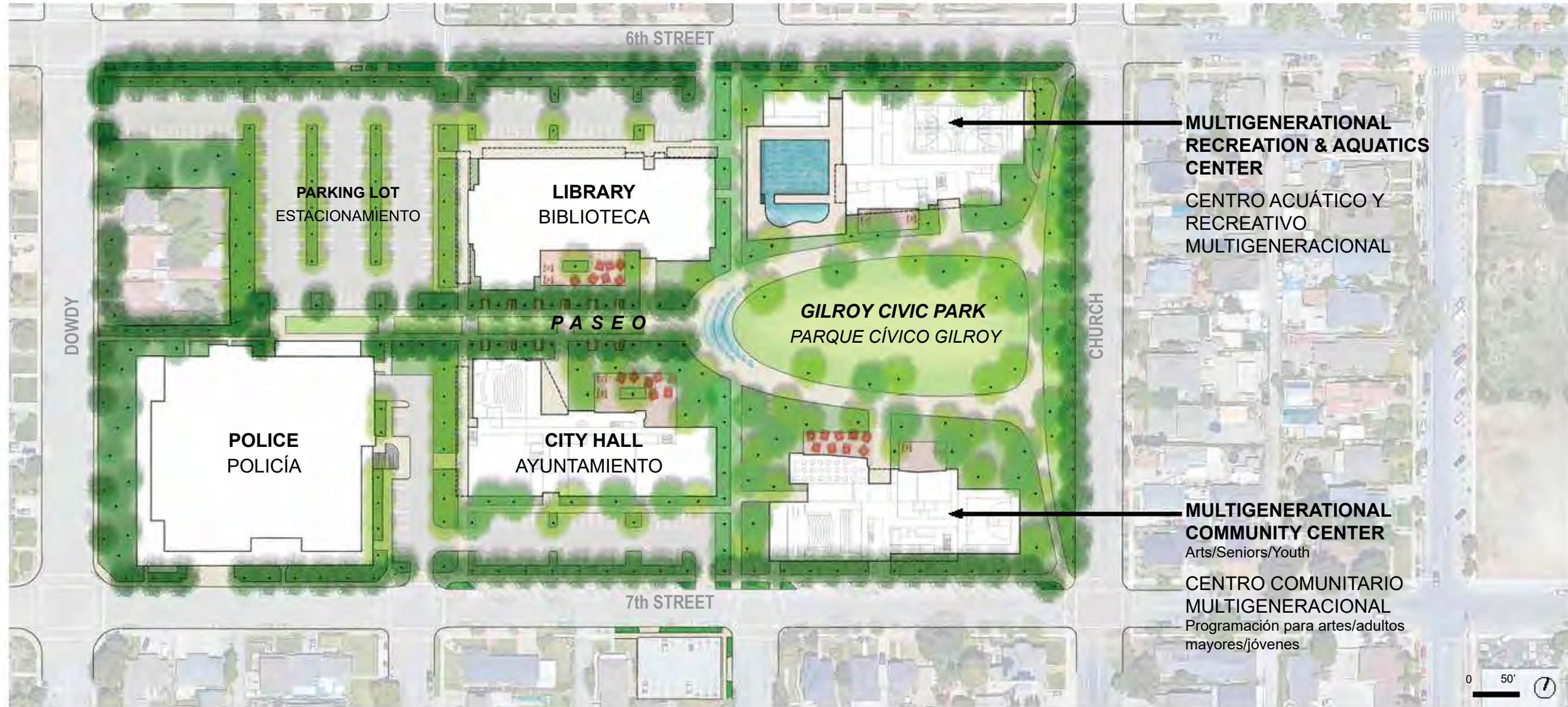


Centro Acuático y Recreativo Multigeneracional

Centro Comunitario Multigeneracional – Programación para artes/adultos mayores/jóvenes



WORKSHOP #3 - PREFERRED CONCEPT
Concept Board



Gilroy Civic Center Preferred Concept Workshop #3 05/20/2025



COMMUNITY ENGAGEMENT FEEDBACK

Summary of Feedback

Over the course of three public workshops and multiple online surveys conducted in both English and Spanish, community members were invited to share their perspectives on the proposed Recreation & Aquatic Center, Senior Center, Multigenerational Arts & Community Center, City Hall, and Civic Park. This engagement process provided a rich array of insights, priorities, and aspirations, all of which have been an immense source of inspiration and support for the design team as they refine the proposed plan.

Across all three phases of community input, the most consistently voiced priorities centered around the creation of a modern Recreation & Aquatic Center, a facility that received overwhelming stakeholder support. There was a strong desire for year-round indoor aquatic facilities, space for lap swimming and water aerobics, and amenities that support people of all ages and abilities. Many residents cited similar facilities in neighboring cities like Morgan Hill and expressed the need for Gilroy to offer a comparable or more extensive community resource.

Equally important to stakeholders was the creation of a flexible and inclusive Arts & Community center that could serve both youth and seniors. Respondents advocated for spaces that could accommodate arts programming, youth activities, and senior services under one roof. Several community members suggested a three-story facility to ensure adequate space for all generations of users, with uses that could include art studios, gathering areas, and various forms of cultural expression.

The Civic Park was also seen as a valuable public asset, with clear support for shaded playgrounds, amphitheater space, and pathways connecting to the broader downtown. While the park space was widely embraced, written comments raised concerns about noise, event capacity, and safety—especially near residential streets. Stakeholders suggested design ideas that would allow the park to support lively and popular community gatherings while considering the priorities of adjacent residential properties and maintaining a welcoming atmosphere.

Throughout the workshops, certain concerns arose repeatedly. Several related to the challenges of parking and traffic, especially surrounding event coordination, access by seniors, and increased demand over time. Many stakeholders felt that the proposed parking layout was insufficient for the proposed uses and too remote from key facilities. In addition, numerous participants emphasized their desire for a sustainable and environmentally conscious design, expressing the importance of solar panels, EV charging stations, reclaimed water systems, and green infrastructure.

Other concerns surfaced related to the area’s architectural heritage. Several residents expressed a desire to retain and adaptively reuse the historic Wheeler Center, citing its longtime significance to the community, and exploring the possibility of integrating the structure into the proposed Civic Center plan. These desires were often supported by broader requests to honor the character of the surrounding neighborhoods and to ensure that the new Civic Center reflect Gilroy’s unique identity.

Overall, the feedback shows an active, thoughtful, and engaged community that clearly understands the purpose and value of a civic core and that is deeply invested in the site’s future. Residents are eager to see a well-designed, accessible, multiuse plan that serves the city’s entire population, whether young or old, long-time residents or newcomers, from all walks of life and regardless of background.

The process of developing the Civic Center Master Plan has established a strong sense of momentum and shared ownership. As the City moves forward with the plan’s refinement and implementation, new questions and decisions (related to funding, phasing, and design) will require city staff and stakeholders to continue engaging the community through clear communication and a recognition of common priorities.

TOP PRIORITIES

1. Recreation & Aquatic Center: High enthusiasm across all workshops for a modern, indoor, multi-use facility. Residents advocated for features like lap pools, water aerobics, and accessible, inclusive recreation.
2. Youth and Senior Services: Strong call for expanded programming and facilities tailored to youth and older adults, including gathering spaces, arts, and sports.
3. Civic Park and Open Space: Envisioned as a flexible, community event space with room for a playground, shade, and possible amphitheater/stage.
4. Multi-purpose Community Center: Recommendations to increase square footage and include floors for youth, seniors, and the arts, with adaptive spaces.
5. Accessibility and Safety: Centralized parking, ADA access, lighting, and secure pathways were emphasized.
6. Environmental Sustainability: Strong interest in solar panels, EV charging, reclaimed water systems, and other green infrastructure.



COMMON CONCERNS

1. Location and capacity of the proposed parking area, which was frequently seen as inadequate for the proposed uses.
2. Need for more detailed budget, funding plan, and transparent timeline for refinement and implementation.
3. Potential loss of historic Wheeler Center.
4. Potential impacts of noise and traffic on the character and quality of life of surrounding neighborhoods.
5. Community fragmentation if buildings are too dispersed or if facility access is inconsistent.
6. Optimizing areas of integration with historic downtown, existing and future bike routes, and adjacent pedestrian infrastructure.

COMMUNITY RECOMMENDATIONS

1. Begin construction on park areas and recreation facilities to serve families quickly.
2. Preserve and repurpose historic buildings where possible.
3. Expand outreach to Spanish-speaking and underserved residents.
4. Design a flexible master plan that grows with the city and anticipates future needs.

SUMMARY OF SURVEY RESULTS

Please see the appendix of this report for detailed survey results and responses. All surveys were conducted online.

WORKSHOP 1 ONLINE SURVEY Summary of Results

Total Responses:

39 (39 English, 0 Spanish)

Focus:

General feedback on proposed civic facilities and priorities for future development

Key Themes:

- Strong support for a Recreation & Aquatic Center, particularly with year-round indoor facilities
- Residents emphasized the need for:
 - Youth programs and space for children and teens
 - A well-equipped Senior Center
 - Inclusive, multi-generational community access
- Community priorities included accessibility, central location, and flexibility of use
- Concerns included:
 - Costs of maintenance and operations
 - Preserving historic sites (e.g., Wheeler Center)
 - Insufficient parking
 - Limited shade opportunities
 - Equity in outreach and programming

WORKSHOP 2 ONLINE SURVEY Summary of Results

Total Responses:

56 (54 English, 2 Spanish)

Focus:

Feedback on three alternative master plan concepts (A, B, C)

Community Preferences:

- Concept C received the most support overall, followed by Concept B
- Favorable features included:
 - Open space and amphitheater integration
 - Strategic placement of Civic Park
 - Grouping of buildings for accessibility
- Respondents emphasized:
 - Balance of park and civic space
 - Close proximity between parking and civic uses (especially senior/youth areas)
 - Amphitheater use for events/arts
- Spanish-speaking participants supported Concepts B and C, citing benefits to surrounding neighborhoods and youth activities
- Disfavored elements related to the following:
 - Distance between buildings
 - Visibility and accessibility of City Hall
 - Design that felt closed-off or disjointed

WORKSHOP 3 ONLINE SURVEY Summary of Results

Total Responses:

77 (76 English, 1 Spanish)

Focus:

Final feedback on a preferred draft concept plan.

Key Takeaways:

- The Recreation & Aquatic Center was the most popular element (52.7% of respondents), followed by Civic Park and the Community Center.
- Least liked element: Parking layout (29.6%), followed by City Hall and Community Center configurations.
- 65% of respondents felt that no elements needed to be removed
- Community members emphasized priorities that included:
 - Indoor lap pool and improved aquatics for all ages
 - Expanded parking capacity, especially for seniors and people with disabilities
 - Multiuse Community Center with more space for youth, arts, and senior services
 - Playground additions and more shade
 - Environmental features: solar panels, EV chargers, green infrastructure
 - Safety and security, especially regarding unhoused presence and access routes
- Several called for the preservation or adaptive reuse of the Wheeler Center
- Spanish-language respondents again offered positive feedback, though participation was very limited. The respondents liked all ideas and suggested no eliminations



V + technical memos

^{BY}gilroy_els/

Technical Memos

INTRODUCTION

The narratives and parking analysis in this section establish a technical foundation for the Civic Center design and provide guidance for future development. They were generated in conjunction with the building and site design to result in a final master plan informed by the technical concerns and constraints inherent in the building process, the site, and the environment. Overall sustainability goals are outlined in the sustainability section, with more detailed descriptions in each separate technical narrative.

- **Existing Conditions** provides background information about the site and existing buildings, their condition, age and history, as well as the planning and zoning context that informed the design, including decisions that were made about which buildings and site features should remain.
- **Parking Demand Study:** This study by Hexagon Transportation Consultants, Inc., based on actual parking counts, provides a basis for determining the number of parking spaces needed onsite for the new master plan.
- **Civil Engineering:** The civil engineering narrative provides the background and basis for utilities serving the civic center and assesses the impact of the project on existing utilities to determine whether existing surrounding utilities will be sufficient to serve the new buildings. It also addresses issues of storm water management.
- **Structural Engineering:** This narrative defines the structural basis of design and structural sustainability goals that inform the design, such as use of mass timber and concrete with low embodied carbon.
- **Mechanical, Electrical, Plumbing and Low Voltage:** This narrative provides the basis for design of essential systems for all buildings, including sustainability goals and recommendations for all-electric buildings.
- **Sustainability and LEED Scorecards:** This section lays out the vision for a sustainable Civic Center and provides a pathway to LEED Platinum for all three new buildings and the Civic Center campus as a whole.

INTRODUCTION

The Civic Center has been used as a location for civic activities and city government for many years. Although our research found no definitive history, its first public facility was Wheeler Auditorium in 1940. The old Police Station (now referred to as the Annex Building), was built in 1965 and the current City Hall was built in 1979. In reviewing historic satellite images, we see a pattern of increased public development and a corresponding reduction in the number of single-family homes. (For example, a 1998 image shows homes in the location now occupied by the police facility.) The city now owns this entire three-block area, apart from three residential lots on Dowdy Street.



Old City Hall

PLANNING AND ZONING

The three blocks of the Gilroy Civic Center are bounded by West 6th Street to the north and West 7th Street the south, and by Dowdy Street to the east and Church Street to the west. According to the Gilroy 2040 General Plan Land Use Diagram, adopted in 2020, the land use for this area is “Public and Quasi-Public Facility.” The current zoning map lists the three-block area as “PF – Park/Public Facility,” a designation that is, according to Article XXV of the city’s zoning ordinance, “intended to provide land for governmental, public utility, educational, and community service or recreational facilities.” The ordinance continues: “Such uses are unique in that their proximity to sensitive land uses is not generally detrimental to the quality of life, and in many cases, is desirable and convenient.” That is, the zoning ordinance promotes the establishment of community services and recreational facilities near existing single-family homes because they are desirable amenities for those residents. The PF – Park/Public Facilities District designation limits building height to 30 feet and sets the maximum building coverage at 30% of the total site area. Parking requirements are outlined in a separate area of this report.

EXISTING BUILDINGS

The Gilroy Civic Center currently consists of six buildings serving different functions, each built separately across more than 80 years. A brief description of each is below, starting with the most recent:

- **The Gilroy Library** at 350 W. 6th Street, was built in 2012 to replace a library on the same site from 1975. It is part of the Santa Clara County Library District and thus not directly managed by the City of Gilroy. Designed by HED in a modern Mission style, with a stucco exterior, deep arched openings, and tile roof, the 53,000-sf building includes a library and multipurpose rooms for various community functions and is in excellent condition today. In July 2025, the City of Gilroy Public Works Department issued a Request for Proposals for library improvements and renovation to update the building management system and reorganize some of the community spaces.
- **The Gilroy Police Department**, at 7301 Hanna Street, was completed in 2007. This 105,000-sf complex, named after a former police chief, C.J. Laizure, has a 55,000 sf on-grade parking structure with a police station above. The complex replaces the old police department building adjacent to Wheeler Center, which has been repurposed for other city functions and is now called the Annex. The tile-roofed two-story building has an upper level clad in stucco; the ground floor parking garage, constructed of exposed concrete masonry units, has what some describe as a fortress-like appearance. The public entrance is on the second floor, up a monumental flight of concrete steps from Hanna Street.
- **Gilroy City Hall**, at 7351 Rosanna Street, was designed by William W. Hedley, Jr. and built in 1979. The building has been remodeled and expanded over the years, with the most recent expansion and renovation in 1992. Today, it has roughly 27,000 sf of area which houses city departments including Finance, Administrative Services, Public Works, and Community Development. City Council sessions and other regular commission meetings are held in its City Council Chambers. In addition to being too small to meet the city’s current needs, City Hall’s systems are out of date, requiring new mechanical, plumbing, electrical and information technology systems. The building is a single-story, wood framed structure with exposed interior glulam beams and a tile roof.
- **The Annex**, formerly the police department building, currently houses the City’s Utilities Department and Emergency Operations Center. It was constructed in 1965 and has been altered several times since then, with a major addition in 1986. When police department functions were relocated to the new building, the emergency communications infrastructure and equipment remained at the Annex, and are still in use. The single-story wood-framed building is adjacent to Wheeler Center and includes about 17,000 sf of area, with a 5,000 sf basement level that currently



Gilroy Library Plaza



Gilroy Library Interior



Gilroy Police Building Entrance



Gilroy City Hall Exterior



Gilroy City Hall Interior



Annex Exterior



Annex Interior

houses the Emergency Operations Center server rooms, main workroom, and management room. This basement location may put the city's emergency command center at risk of flooding.

- **The Senior Center**, at 7371 Hanna Street, was expanded and renovated in 1987, but the original construction date is unknown. The renovation included an addition of 5,400 sf, bringing the building's current area to roughly 10,700 sf. The Senior Center contains flexible meeting spaces, offices of the Recreation Division, and a commercial kitchen, all within a single-story, wood-framed stucco structure with an asphalt shingle roof. The facility serves seniors in the morning, including lunches for up to 150, and it hosts community activities and recreation classes in the afternoon.
- **Wheeler Center**, constructed in 1940, was named after Lin Wheeler, a prominent Gilroy resident and philanthropist who was pivotal to the area's growth as an agricultural center. With an estimated 17,000 sf of area, this building is currently used as a multifunctional recreation space with a basketball court, pickleball courts, and some smaller multi-purpose spaces and offices. Previously known as Wheeler Auditorium, it is considered a local historic resource and is included on the city's list of historic sites as "L – Designated Historic". The building does not appear to have undergone significant upgrades since its construction. Upper-level rooms (including office spaces) are accessible only by stairs, and the original auditorium stage has been blocked off and is no longer in use.



Senior Center Exterior



Senior Center Interior



Wheeler Center Exterior



Wheeler Center Interior



Civic Center Site



Civic Center Site

SITE

The civic center site spans three city blocks, each 300 feet wide and ranging from 543 to 550 feet long, with two streets (75-foot-wide rights-of-way) between the blocks. Assessor's parcel maps show that each block was further divided into parcels ranging from 50 to 75-feet wide and 140 feet long with a 20-foot alley in between. These alleys, extending north-south down the center, of each block have been abandoned in the civic center, but are still seen in today's surrounding residential blocks. The site's available properties and parcels have been consolidated by the City so that only three residential sites along Dowdy Street remain. Rosanna Street, which once ran through the site, has been abandoned, and a traffic island was added on Hanna Street, between the Police Department building and the library to discourage through traffic. The three blocks include multiple parking areas for city and public use. A fenced city lot, adjacent to the Annex at the corner of Church and West 7th Streets, is reserved for City of Gilroy vehicles and had a photovoltaic array added in 2025.

2002 MASTER PLAN

In 2002, WLC Architects completed a Civic Center Master Plan that included three options whose primary differences related to potential uses of the Annex area at the corner of Church Street and West 7th Street. One option included the removal of the City Hall Annex and the addition of a new Cultural Arts Center Building and a Civic Center Park. Another kept the City Hall Annex and inserted an amphitheater at the corner. The Master Plan also called for the construction of a

new library, a new police facility, a roundabout at Hanna Street, and a central plaza adjacent to the library, with a walkway connecting Hanna Street, the plaza, and the library. It also called for the expansion and renovation of three existing buildings: an addition to Wheeler Center, an addition to the Senior Center, and the renovation and modernization of the existing City Hall, Annex, and Senior Center. The library and police building, with their connecting walkways and roundabout, were eventually built; other elements of the Master Plan have not been realized.

NEW MASTER PLAN

In October 2024, the City of Gilroy issued an RFP for a new, "updated, comprehensive Civic Center Master Plan to supersede the 2002 adopted plan that will create a clear vision, action plan, timeline, and financial strategy for the re-development of the Gilroy Civic Center." Now, more than 20 years beyond that original master plan, the Senior Center, Annex, and City Hall have all aged further without the benefit of modernization as recommended in the 2002 plan.

The effort and expense required to renovate these buildings is much greater today than it was then, since the buildings have aged and their systems and technologies are now more out of date. They also no longer serve the city's programmatic needs. For example, the cost to upgrade City Hall's mechanical system alone was estimated to be nine million dollars in 2020, an investment that the City found difficult to justify given the age of the building and its other outdated systems. In addition, the city has outgrown the current location, with

city departments divided between the current City Hall and the Annex. Similarly, the Senior Center and Wheeler Center are too small to serve the Recreation Division’s program needs today. Ultimately, City leadership made the decision to retain only the library and the police building. This allows the most flexibility for the master-planning effort by providing a relatively clean slate for the new Civic Center vision.

Wheeler Center: During the initial assessment of existing buildings, Wheeler Center—listed on the local historic register and a favorite of some locals—was given additional consideration. However, like City Hall, Wheeler Center no longer meets the needs of the people it serves, since it is not large enough to support the city’s recreation needs. And, given the requirements of a major renovation (including a structural retrofit, major ADA upgrades, and the replacement of mechanical, electrical, and plumbing systems), retaining Wheeler Center would require a significant investment which could instead be applied towards a new, larger facility. Another difficulty is the location of Wheeler Center, which is set back from the street in a large expanse of lawn. This setting, which in 1940 was likely seen as a grand gesture for a civic auditorium, now makes efficient use of the civic center site difficult.

Solar Array: As of the beginning of this master planning effort, a new solar array over the city vehicle parking area was under construction at the corner of Church Street and West 7th Street, within the footprint of the master plan area. The array’s structure consists of concrete foundations and steel frames supporting the solar panels, providing shade for the parking area. Because planning for this project began well before the launch of the new master plan process, and because construction on the new master plan is expected to occur well into the future, city leadership has opted to complete the solar array’s construction. In the meantime, the city will benefit from the production of clean energy that the panels provide. The new master plan lays out a vision for sustainability that includes all-electric buildings and rooftop solar panels that will replace and exceed the energy generated by this existing system.



1998 aerial showing residences along Dowdy Street where the Police Department is today.



The Civic Center in 2025 with solar panels at the corner of Church and W. 7th Street.

Parking Summary

A central goal of the master plan process has been to create a pedestrian-oriented, welcoming, human-centered environment organized around a large public green space. To accomplish this, most parking has been concentrated on the street around the perimeter of the site (where some of the existing parallel parking has been converted to angled parking) and in a lot at the northwest corner of the site. This creates a Civic Center that invites residents to walk from downtown and enjoy activities within the park. In contrast, the current civic center is fragmented by, and dominated by, multiple asphalt parking lots.

During the master planning process, we heard comments from some in the community that parking is currently a problem. This perception is heightened by the location of the civic center in a residential neighborhood where residents are concerned about overflow parking impacting neighborhood street parking. However, the parking study in the following pages conducted by Hexagon Transportation Consultants indicates that existing parking is more than sufficient for the current uses and recommends a total of 359 spaces for the new Civic Center Master Plan. The peak demand (assuming all buildings are at peak capacity at the same time) is projected to be 466 spaces. However, this peak demand is unlikely to occur since all buildings do not experience their peak demand at the same time. For example, the recreation center and community center will likely be busiest on weekends when City Hall is closed.

The master plan provides a total of 425 parking spaces: 300 spaces on site (including 16 employee parking spaces in a city-owned lot across W. 7th Street), and 125 spaces around the perimeter of the site. Many factors could influence parking demand in the future, and if the need arises for additional parking, for example to accommodate large numbers of people for park events, a one- or two-deck parking structure could be added above the surface lot on the northwest side of the site to provide about 100 additional spaces per level.



HEXAGON TRANSPORTATION CONSULTANTS, INC.

Memorandum

Date: June 18, 2025
To: Susan Vutz, ELS
 David Masenten, ELS
From: Gicela Del Rio, T.E.
Subject: Parking Demand Study for the Proposed Gilroy Civic Center Master Plan Update

Hexagon Transportation Consultants, Inc. has completed a parking demand study for the proposed Gilroy Civic Center Master Plan update. The purpose of the parking demand study is to determine the parking needs associated with the Civic Center Master Plan update, based on the existing parking demand at the Civic Center and available parking demand rates information. This report presents the analysis and results of the parking study.

Civic Center Master Plan

The Civic Center sites comprise approximately 14 acres bordered by Sixth and Seventh Streets to the north and south, respectively, Dowdy Street to the west, and Church Street to the east (see Figure 1.) All sites within this area are City owned with the exception of four single-family homes located at the north-west corner of the Civic Center area (southeast corner of the Dowdy Street/Sixth Street intersection). The Civic Center currently includes the following buildings and areas: City Hall, City Hall Annex (former Police Department headquarters and currently housing the Emergency Operations Center, computer training lab, and other extra office and storage spaces), Wheeler Community Center, library, Senior Center, current Police Headquarters, Wheeler Park, several parking areas, small grassy area and central open area. The current Civic Center Master Plan was adopted in 2002. The existing Civic Center area is shown on Figure 1.

To address the aging and underutilized Civic Center facilities and the growing service demand, the City is seeking to modernize and redevelop the City's Civic Center, requiring the preparation of an updated comprehensive Civic Center Master Plan that would supersede the currently adopted plan. The updated Civic Center Master Plan must meet current and future City and community programming needs, including parking needs.

Proposed Improvements

With the exception of the existing Police Station headquarters and the library, all other existing buildings and open areas within the Civic Center are planned to be reconstructed and reconfigured to meet the growing community needs. The existing Police Station headquarters and library buildings were opened in 2007 and 2012, respectively, as an expansion of their previous buildings. These two building facilities will remain unchanged with the proposed redevelopment of the Civic Center.

Table 1 below summarizes the existing and proposed land use and size within the Civic Center. Figure 2 shows a conceptual site layout of the Civic Center Master Plan update.



Figure 1
Existing Gilroy Civic Center



Figure 2
Civic Center Master Plan – Conceptual Site Layout



**Table 1
Existing and Proposed Civic Center Land Use**

Existing ¹		Proposed	
Land Use	Size (s.f.) ²	Land Use	Size (s.f.)
Existing Buildings to be Reconstructed/Replace			
City Hall	26,959	City Hall	48,055
Wheeler Gymnasium	18,575	Recreation Center	42,940
Senior Center	11,071	Community/Arts Center	34,354
City Hall Annex	16,919		
Wheeler Park		Public Park	
<i>Total Building Square Footage:</i>	<i>73,524</i>		<i>125,349</i>
Existing Buildings to Remain Unchanged			
Police Headquarters	50,000	Police Headquarters	50,000
Library	53,000	Library	53,000
<i>Total Building Square Footage:</i>	<i>103,000</i>		<i>103,000</i>
Civic Center Grand Total Building Square Footage:	176,524		228,349
Proposed Change in Building Size:			51,825
Notes:			
¹ Existing building size were obtained from available building drawings, published (online) building information, aerial photographs, and field visits.			
² Building size, in square footage, are approximate.			

Existing Parking Supply and Demand

The existing parking supply at the Civic Center was determined with the use of aerial photography and field visits. The parking demand for the existing uses within the Civic Center was determined based on parking occupancy counts. These are described below.

Existing Parking Supply

Numerous on-site surface parking areas currently serve the existing buildings on site. In addition, a City owned surface parking located across the street from City Hall (on the southwest corner of the Rosanna Street/Seventh Street intersection) is utilized by City employees. Unrestricted on-street parking also is available along both sides of all streets surrounding the Civic Center. All on-site (and on-street) parking, with the exception of the parking lot serving the City Hall Annex building (southwest corner of the Civic Center area), is available for use by all users, visitors, and employees of the Civic Center.

The City Hall Annex parking area has restricted access and is used to park and store City owned vehicles. This parking area is not included as part of the existing parking supply. However, it should also be noted that with the Civic Center Master Plan update, these parking spaces would continue to be required, whether on-site or off-site, to continue to provide parking and storage for City vehicles.

Additionally, the Police Station headquarters include a parking garage on the first level of the building, which is used by Police personnel and houses all police vehicles. This existing parking supply will remain unchanged and, just like the existing Annex building parking supply, is excluded from the available parking supply for the Civic Center evaluated in this analysis.

The available parking areas serving the Civic Center are shown on Figure 3.

In total, the Civic Center is currently served by seven on-site parking areas (although parking Area 7 is located across the street from the Civic Center, for the purpose of this analysis, it is also considered an on-site parking area), providing a total of 300 parking spaces. Additionally, there are a total of approximately 75 on-street parking spaces along the Civic Center frontage on 6th Street, 7th Street, Church Street, and Dowdy Street plus an additional 79 on-street parking spaces on the opposite side of these same streets (across the street from the Civic Center.)

The total existing parking supply is summarized in Table 2.

**Table 2
Existing On-Site and On-Street Parking Supply**

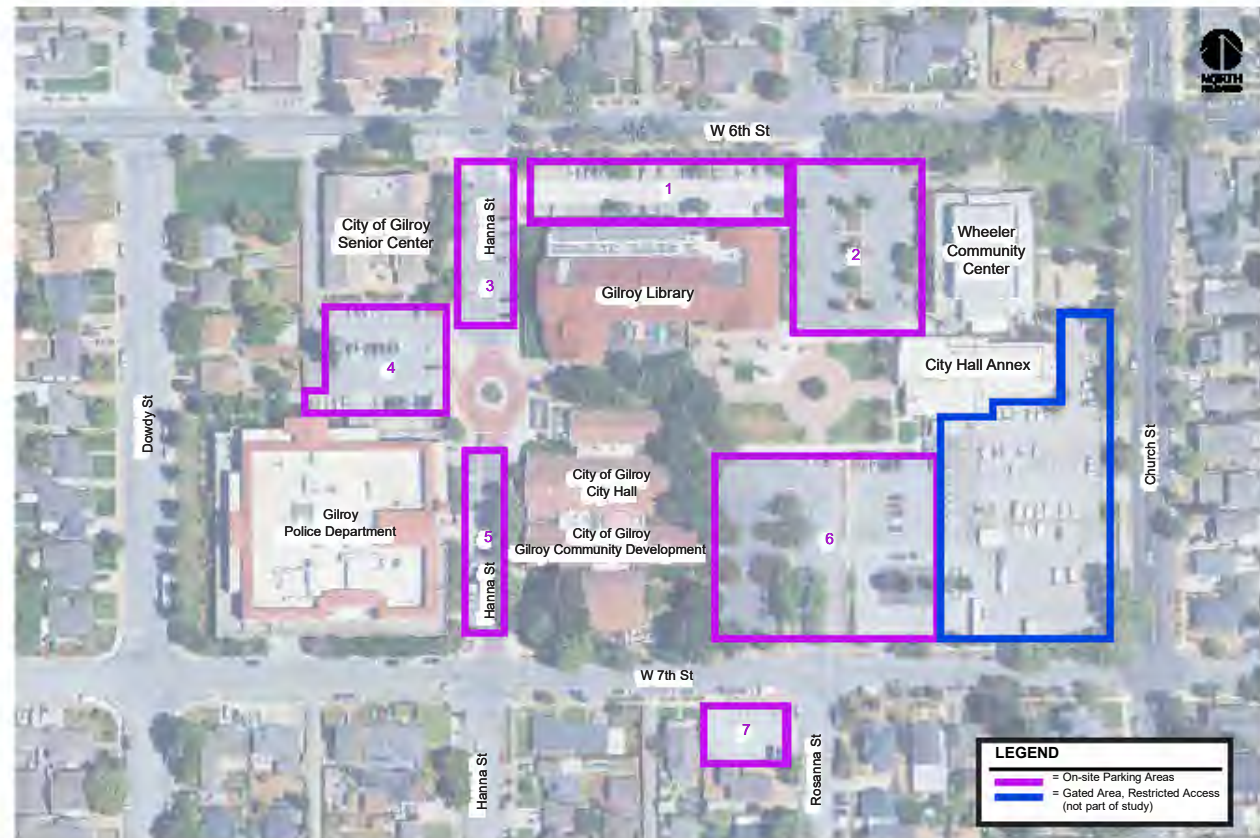
On-Site Parking Area	Buildings Serving/Adjacent To ¹	Total Parking Spaces ²	Number of Accessible Spaces
1	Library	53	3
2	Library/Wheeler Gym	56	3
3	Library/Senior Center	29	2
4	Senior Center/Police Station	42	3
5	Police Station	12	2
6	City Hall	92	6
7	Off-Site Parking	16	0
Total:		300	19

On-Street Parking	Buildings Serving/Adjacent To ¹	Total Parking Along Both Sides of the Street ²	Total Parking Along Civic Center Frontage ²
Sixth Street	Senior Center, Library, Wheeler Gym	49	25
Seventh Street	Police Station, City Hall	44	22
Dowdy Street	Police Station, Senior Center	34	17
Church Street	Wheeler Gym	27	11
Total:		154	75

¹ For the purpose of this analysis, the parking areas were assumed to serve the adjacent buildings (visitors will park next to or as close as possible to the building they are visiting, if parking is available) although parking spaces are not designated for specific buildings.

² Existing parking supply numbers obtained with the use of aerial photographs and confirmed in the field.

**Figure 3
Civic Center Parking Areas**



Existing Parking Demand

The parking demand for the existing uses within the Civic Center were determined based on parking occupancy counts conducted on Tuesday May 6, 2025, a day considered to be an “average” day at the Civic Center (no untypical events were scheduled to take place at the Civic Center on this day.) The counts were collected every hour from 7:00 AM to 7:00 PM. Both on-site and on-street parking spaces were counted during the 12-hour period.

On-Site Parking Counts

The results of the parking counts indicate that the Civic Center’s peak parking demand occurs at 11:00 AM. At its peak, the on-site parking demand was observed to be 163 parking spaces, or 54% of the total number of on-site parking spaces available. When evaluating the parking areas separately, the occupancy rate per area are generally higher than the occupancy rate for the entire site since different areas peak at different times.

Based on the parking count data, the following can be concluded regarding the existing on-site parking demand:

- Overall, the parking counts show that the current Civic Center parking supply exceeds the parking demand.
- Parking demand for most of the different parking areas peaks between 10-11 AM, with the exception of Areas 1 and 2 (serving the library and the Wheeler Community Center), which were observed to peak at 7 PM.
- Parking Area 3, which mainly serves the Senior Center, was the only parking area that was observed to be 100% occupied. This occurred at 11 AM. After 1 PM, Parking Area 3 was only occupied approximately 10-20% of its capacity.
- In average, all parking areas, with the exception of Parking Area 4, had less than 50% of its parking spaces occupied. In average, Parking Area 4 had approximately 66% of its parking spaces occupied, with a peak demand of 98% of the stalls at 10 AM. Area 4 serves the Police Station and the Senior Center.
- Less than 50% of the total accessible parking spaces were occupied every hour.
- All accessible parking spaces within Parking Areas 3 and 4 were occupied between 9 and 11 AM. All other parking areas had one or more accessible parking spaces available every hour.

The hourly parking demand for the entire site and for each parking area separately are summarized in Table 3 below. Table 4 summarizes the hourly demand for accessible parking spaces.

Figure 4 show the percent occupancy for each of the surveyed parking spaces, or the ratio between the number of times each space was occupied and the total number of surveys per day. Figure 5 shows the occupied parking spaces during the site’s peak parking demand.

On-Street Parking Counts

On-street parking counts also were collected during the same 12-hour period in an effort to capture all Civic Center parking demand. Since it was shown by the on-site parking counts that excess parking is currently being provided on-site, on-street parking could be used as a convenient option. However, it is most likely that Civic Center traffic opting to park on the street solely because it is convenient would do so along the Civic Center frontage only, avoiding crossing the street. Therefore, based on this assumption, it is conservatively assumed that all on-street parking along the Civic Center perimeter is Civic Center-generated traffic.

The on-street parking counts (summarized in Table 5) show the maximum on-street parking demand along the Civic Center perimeter is 25 parking spaces.

Table 3
Parking Demand Counts – All On-Site Parking Spaces

Parking Area	Total Number of Parking Spaces	Hourly Counts											Average			
		7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM		6PM	7PM	
All On-Site Parking	300															
Occupied Number of Spaces		47	76	131	155	163	133	141	141	140	145	134	123	126	127	
Percent Occupancy (out of 298)		16%	25%	44%	52%	54%	44%	47%	47%	47%	48%	45%	41%	42%	42%	
Number of Unoccupied Spaces		253	224	169	145	137	167	159	159	160	155	166	177	174	173	
Parking Area 1	53															
Occupied Number of Spaces		2	6	10	13	20	22	28	36	29	38	43	47	47	26	
Percent Occupancy (out of 53)		4%	11%	19%	25%	38%	42%	53%	68%	55%	72%	81%	89%	89%	49%	
Number of Unoccupied Spaces		51	47	43	40	33	31	25	17	24	15	10	6	6	27	
Parking Area 2	56															
Occupied Number of Spaces		0	4	9	10	12	16	17	20	21	22	27	25	36	17	
Percent Occupancy (out of 56)		0%	7%	16%	18%	21%	29%	30%	36%	38%	39%	48%	45%	64%	30%	
Number of Unoccupied Spaces		56	52	47	46	44	40	39	36	35	34	29	31	20	39	
Parking Area 3	29															
Occupied Number of Spaces		0	4	15	27	29	18	10	5	7	6	5	3	3	10	
Percent Occupancy (out of 29)		0%	14%	52%	93%	100%	62%	34%	17%	24%	21%	17%	10%	10%	35%	
Number of Unoccupied Spaces		29	25	14	2	0	11	19	24	22	23	24	26	26	19	
Parking Area 4	42															
Occupied Number of Spaces		22	28	38	41	39	25	25	27	26	27	24	19	18	28	
Percent Occupancy (out of 42)		52%	67%	90%	98%	93%	60%	60%	64%	62%	64%	57%	45%	43%	66%	
Number of Unoccupied Spaces		20	14	4	1	3	17	17	15	16	15	18	23	24	14	
Parking Area 5	12															
Occupied Number of Spaces		2	2	7	9	11	6	6	2	5	4	2	7	6	5	
Percent Occupancy (out of 12)		17%	17%	58%	75%	92%	50%	50%	17%	42%	33%	17%	58%	50%	44%	
Number of Unoccupied Spaces		10	10	5	3	1	6	6	10	7	8	10	5	6	7	
Parking Area 6	92															
Occupied Number of Spaces		17	24	42	44	44	39	49	43	44	40	28	19	15	34	
Percent Occupancy (out of 92)		18%	26%	46%	48%	48%	42%	53%	47%	48%	43%	30%	21%	16%	37%	
Number of Unoccupied Spaces		75	68	50	48	48	53	43	49	48	52	64	73	77	58	
Parking Area 7	16															
Occupied Number of Spaces		4	8	10	11	8	7	6	8	8	8	5	3	1	7	
Percent Occupancy (out of 16)		25%	50%	63%	69%	50%	44%	38%	50%	50%	50%	31%	19%	6%	42%	
Number of Unoccupied Spaces		12	8	6	5	8	9	10	8	8	8	11	13	15	9	

Source: Parking counts conducted on May 6, 2025.
Box indicates peak parking demand.



Table 4
Parking Demand Counts – Accessible Parking Spaces

Parking Area	Total Number of ADA Parking Spaces	Hourly Counts											Average		
		7AM	8AM	9AM	10AM	11AM	12PM	1PM	2PM	3PM	4PM	5PM		6PM	7PM
All On-Site Parking	19														
Occupied Number of Spaces		1	2	7	7	8	5	6	2	5	4	3	6	5	5
Number of Unoccupied Spaces		18	17	12	12	11	14	13	17	14	15	16	13	14	14
Parking Area 1	3														
Occupied Number of Spaces		0	0	0	0	0	0	2	1	1	1	1	2	2	1
Number of Unoccupied Spaces		3	3	3	3	3	3	1	2	2	2	2	1	1	2
Parking Area 2	3														
Occupied Number of Spaces		0	0	0	0	0	1	1	0	0	0	0	0	0	0
Number of Unoccupied Spaces		3	3	3	3	3	2	2	3	3	3	3	3	3	3
Parking Area 3	2														
Occupied Number of Spaces		0	0	2	2	2	1	0	0	0	0	0	0	0	1
Number of Unoccupied Spaces		2	2	0	0	0	1	2	2	2	2	2	2	2	1
Parking Area 4	3														
Occupied Number of Spaces		0	1	3	3	3	1	0	0	1	1	0	1	1	1
Number of Unoccupied Spaces		3	2	0	0	0	2	3	3	2	2	3	2	2	2
Parking Area 5	2														
Occupied Number of Spaces		0	0	1	1	1	0	1	0	1	0	0	1	1	1
Number of Unoccupied Spaces		2	2	1	1	1	2	1	2	1	2	2	1	1	1
Parking Area 6	6														
Occupied Number of Spaces		1	1	1	1	2	2	2	1	2	2	2	2	1	2
Number of Unoccupied Spaces		5	5	5	5	4	4	4	5	4	4	4	4	5	4

Source: Parking counts conducted on May 6, 2025.



Figure 4
Parking Occupancy Rates per Parking Space

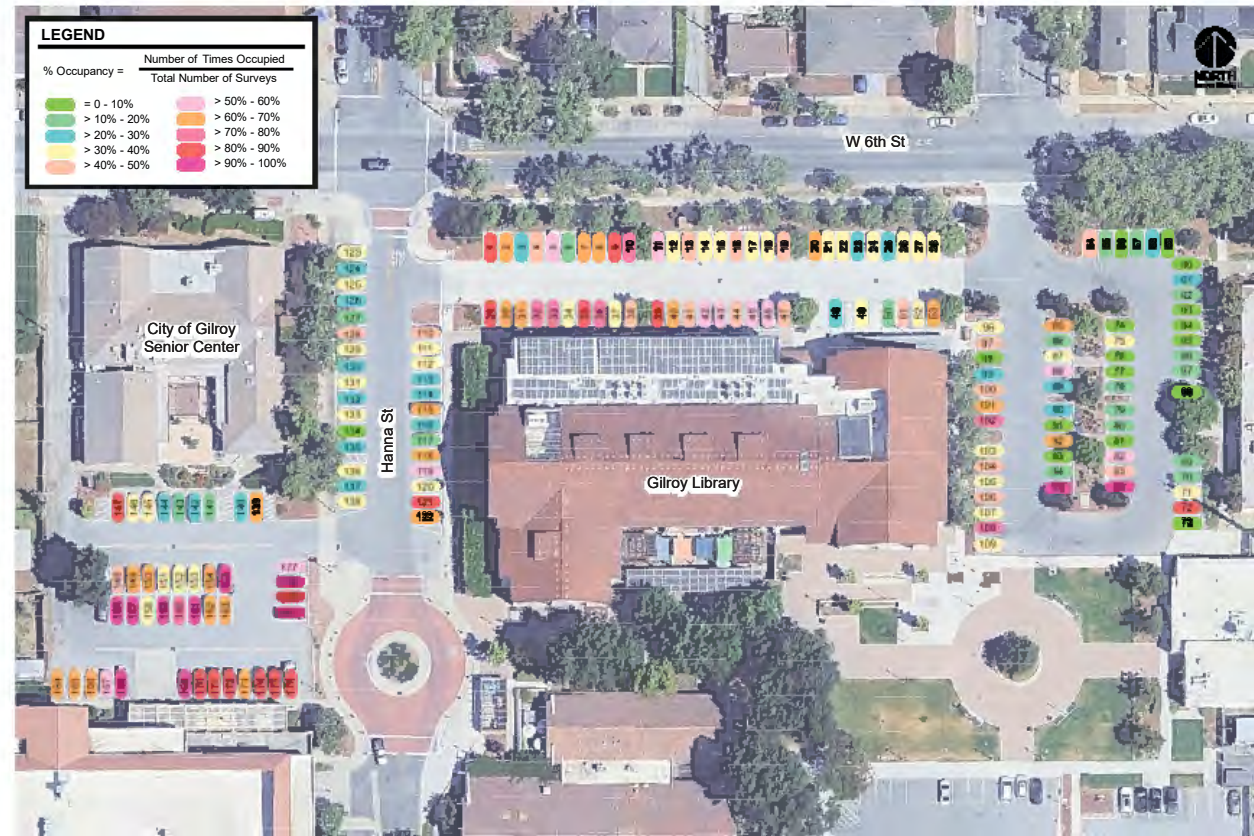


Figure 4 (Continued)
Parking Occupancy Rates per Parking Space

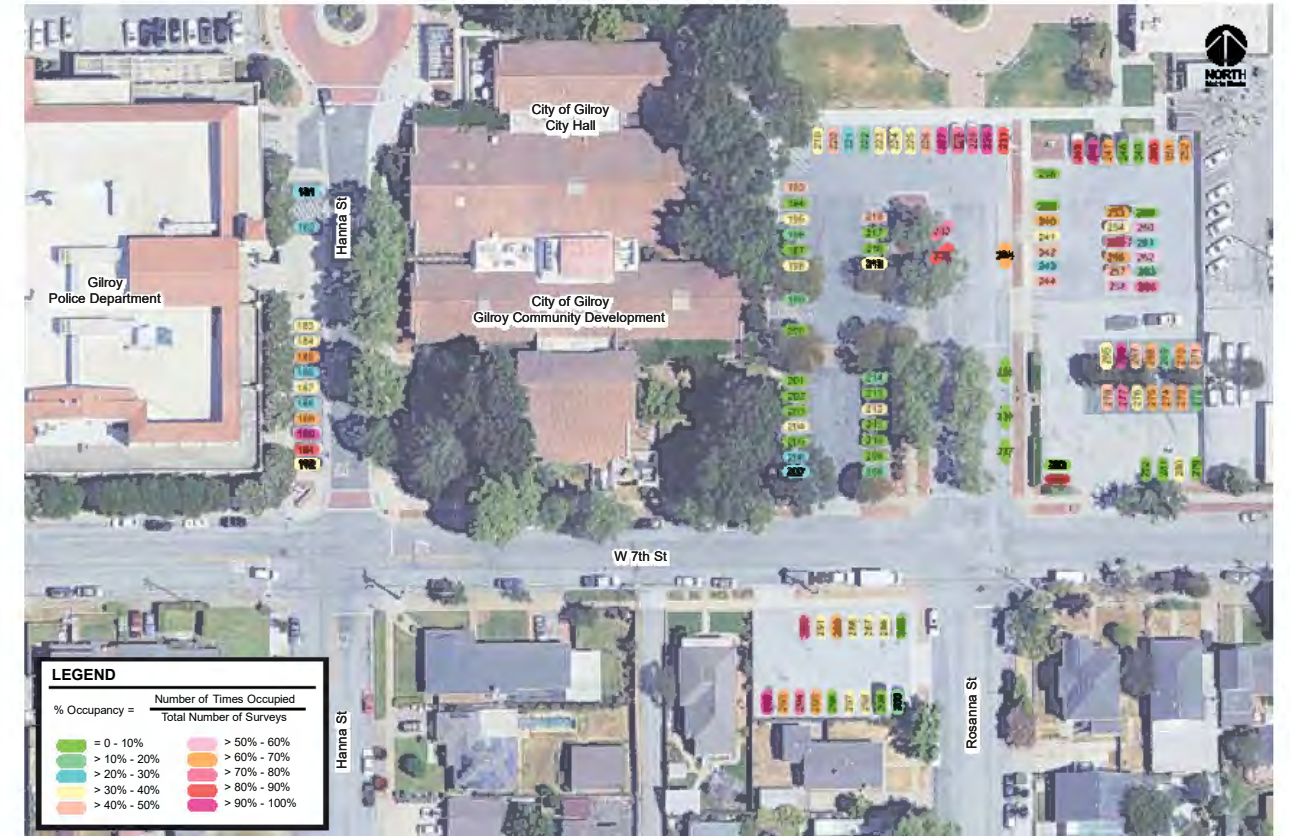
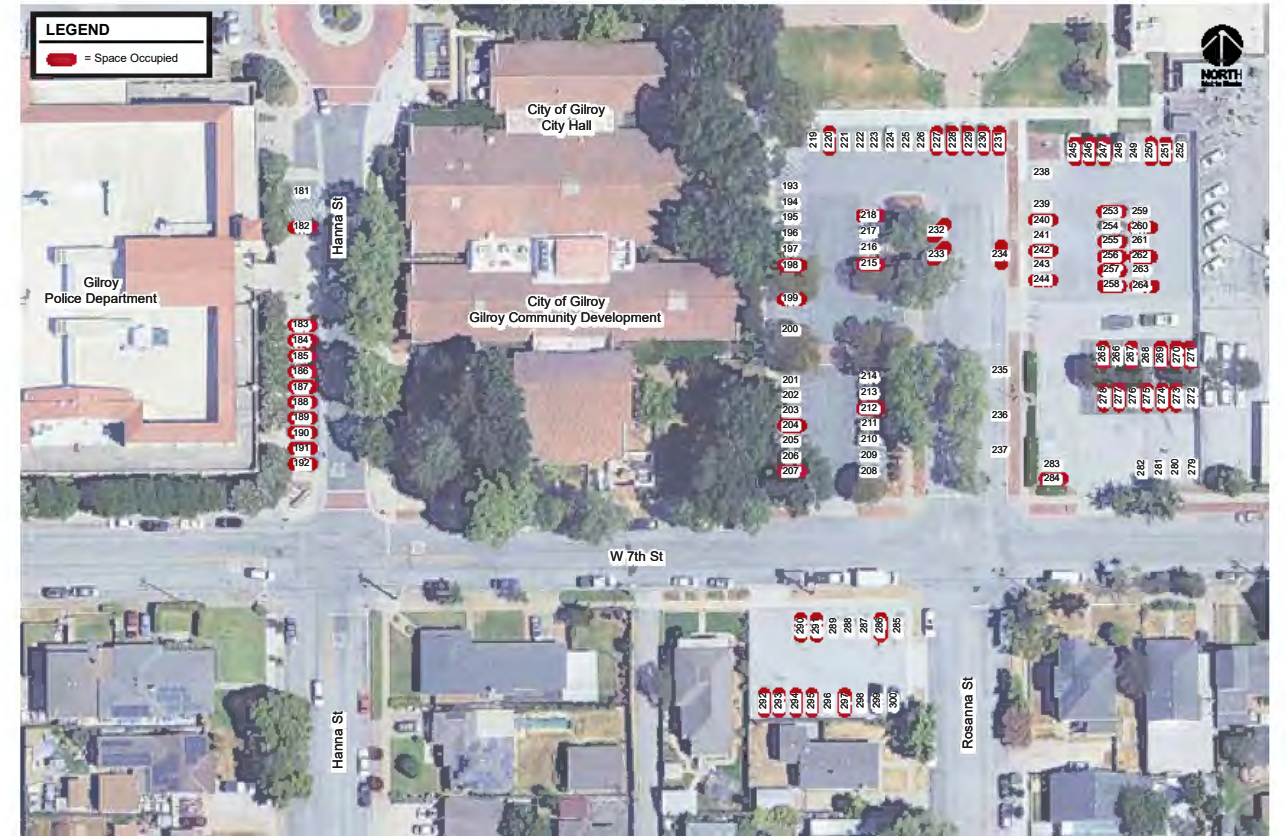


Figure 5
Peak Parking Occupied Spaces



Figure 5 (Continued)
Peak Parking Occupied Spaces



**Table 5
Parking Demand Counts – On-Street Parking Spaces**

	Dowdy St		6th Street		Church Street		7th Street		Total Demand Along Civic Center Frontage
	Civic Center Frontage	Opposite Side of Street	Civic Center Frontage	Opposite Side of Street	Civic Center Frontage	Opposite Side of Street	Civic Center Frontage	Opposite Side of Street	
Total Number of On-Street Parking Spaces	17	17	25	24	11	16	22	22	
Time	Occupied Spaces		Occupied Spaces		Occupied Spaces		Occupied Spaces		
7am	4	5	0	9	5	10	12	18	21
8am	5	3	0	9	5	10	12	18	22
9am	8	5	0	9	5	9	12	15	25
10am	7	5	1	10	4	10	11	14	23
11am	7	6	2	8	4	7	12	12	25
12pm	6	7	3	10	4	10	12	13	25
1pm	5	6	0	9	4	10	13	13	22
2pm	6	5	2	10	4	11	12	18	24
3pm	5	5	3	10	4	11	13	15	25
4pm	4	5	3	10	4	11	13	15	24
5pm	3	6	2	10	4	11	11	20	20
6pm	4	7	2	8	4	12	10	18	20
7pm	4	7	1	8	5	12	9	20	19

Source: Parking counts conducted on May 6, 2025.



Civic Center Parking Demand Estimates

Based on the on-site and on-street peak parking demand, it is estimated that the total Civic Center peak parking demand is approximately 188 parking spaces. A total of 300 on-site parking spaces plus an additional 75 on-street parking spaces are available to serve the existing demand.

When evaluating each of the land uses within the Civic Center separately, their combined peak parking demand is approximately 249 parking spaces. However, this is an extremely conservative scenario that most likely would never happen since, as the parking counts showed, the peak parking demand for the different on-site facilities and services occurs at different times during the day. This maximum parking demand scenario was included for comparison to parking demand calculations based on City of Gilroy off-street parking requirements (City of Gilroy Zoning Ordinance, Chapter 30, Article 31) and the Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 6th Edition, 2023. When calculating parking demand using adopted rates, each land use is typically evaluated separately without the benefit of the different peak periods or potential share parking between the uses.

For this comparison, the following conservative assumptions were made:

- It was assumed that all library-generated traffic utilizes Parking Area 1 only and all Police Station traffic utilizes half of Parking Area 4 and all of Parking Area 5.
- It was assumed that the existing Wheeler Park generates a neglectable number of vehicular trips.
- The parking demand includes both on-site and on-street parking demand.

The estimated parking demand for each of the Civic Center land uses are shown on Table 6. The parking demand comparison shows that the observed peak parking demand for the individual land uses is consistent with the parking demand estimated using City of Gilroy and ITE parking demand rates.

Estimated Future Parking Demand

The future parking demand with the implementation of the Civic Center Master Plan update was estimated based on the proposed land use, building size, and applying the parking demand rates calculated using the parking count data. The Police Station and library were assumed to continue to generate the same parking demand as it was identified by the parking counts. In addition, parking demand for the proposed new public park was estimated based on ITE parking demand rates since the City of Gilroy parking demand rates do not include rates for public parks. However, it should be noted that the ITE parking data associated with public parks is limited and should be used cautiously.

Based on the above information, with the Civic Center Master Plan update, the parking demand is estimated to be approximately 359 parking spaces. The future parking demand estimates are summarized on Table 7.

For informational purposes, the maximum parking demand (associated with each land use’s peak demand) and the parking demand based on City of Gilroy parking rates also were estimated and are shown on Table 7.

Conclusion

Based on the parking demand counts, the total Civic Center peak parking demand is approximately 188 parking spaces. A total of 300 on-site parking spaces plus an additional 75 on-street parking spaces are available to serve the existing demand. Based on the existing parking demand count information and the proposed project description, the parking demand for the Civic Center Master Plan update is estimated to be approximately 359 parking spaces.



**Table 6
Existing Parkind Demand Comparison**

Land Use	Size (s.f.) ¹	Parking Areas Utilized ²	Available # of Spaces ³	Parking Counts ⁴		City of Gilroy Parking Rates ⁵		ITE Parking Rates ⁶	
				Site Peak Parking Demand	Specific Use Peak Parking Demand	City Rates	Required # of Spaces	ITE Rates	Required # of Spaces
Existing Buildings to be Reconstructed/Replace									
City Hall	26,959	6, 7	122	62	70	3 spaces per 1,000 s.f.	81	4.04 per 1,000 s.f.	109
Wheeler Gymnasium	18,575	2	75	18	42	3 spaces per 1,000 s.f.	56	2.32 per 1,000 s.f.	44
Senior Center	11,071	3, 1/2 of 4	64	52	53	3 spaces per 1,000 s.f.	34	2.32 per 1,000 s.f.	26
City Hall Annex	16,919	Not Included							
Total:	73,524		261	132	165		171		179
Existing Buildings to Remain Unchanged (for Informational Purposes)									
Police Headquarters	50,000	1/2 of 4, 5	50	37	38	3 spaces per 1,000 s.f.	150	N/A ⁷	
Library	53,000	1	64	20	47	3 spaces per 1,000 s.f.	159	4.4 per 1,000 s.f.	234
Total:	103,000		114	57	85		309		234
Total:	176,524		375	188	249		480		413

Notes:
¹ Existing building size were obtained from available building drawings, published (online) building information, aerial photographs, and field visits. Building size, in square footage, are approximate.
² Assumed, based on the parking area location relative to the building.
³ Includes on-street parking spaces along the perimeter of the Civic Center.
⁴ Based on parking counts conducted on Tuesday May 6, 2025. Includes both on-site and on-street parking demand.
⁵ Site peak demand represents the total peak demand for the site combined. Specific use peak demand represents the peak demand for each individual land use on site.
⁶ City of Gilroy Downtown Specific Plan parking requirements apply. Civic uses rates were utilized for all Civic Center land uses.
⁷ Institute of Transportation Engineers (ITE) Parking Generation Manual, 6th Edition, 2023. Municipal Government Office Building (#730), Recreational Community Center (#495), and Library (#590) parking generation rates were applied. Rates correspond to the 85th percentile peak period parking demand.
⁸ No parking generation rates specific to this land use are available.

**Table 7
Civic Center Master Plan Parking Demand Estimates**

Land Use	Proposed Size (s.f.)	Civic Center Site Parking Demand ¹		Site Specific Parking Demand ²		City of Gilroy Parking Rates ³	
		Calculated Peak Demand Rate	Required # of Spaces	Calculated Peak Demand Rate	Required # of Spaces	City Rates	Required # of Spaces
City Hall	48,055	1 spaces per 435 s.f.	111	1 spaces per 385 s.f.	125	3 spaces per 1,000 s.	145
Recreation Center	42,940	1 spaces per 427 s.f.	101	1 spaces per 314 s.f.	137	3 spaces per 1,000 s.	129
Community/Arts Center	34,354	1 spaces per 427 s.f.	81	1 spaces per 314 s.f.	110	3 spaces per 1,000 s.	104
Public Park ⁴	1.5 acre	5.52 per acre ⁵	9	5.52 per acre ⁵	9	5.52 per acre ⁵	9
	125,349		302		381		387
Existing Buildings to Remain Unchanged							
Police Headquarters	50,000	⁶	37	⁶	38	⁶	38
Library	53,000	⁶	20	⁶	47	⁶	47
	103,000		57		85		85
Civic Center Total:	228,349		359		466		472

Notes:
¹ Parking demand rates derived from parking counts conducted on Tuesday May 6, 2025. This parking demand represents the total peak demand for the site combined.
² Parking demand rates derived from parking counts conducted on Tuesday May 6, 2025. This parking demand represents the peak demand for each individual land use on site.
³ City of Gilroy Downtown Specific Plan parking requirements apply. Civic uses rates were utilized for all Civic Center land uses with the exception of the public park.
⁴ Based on preliminary conceptual site plans, the proposed public park is assumed to be approximately 1.5 acres.
⁵ Institute of Transportation Engineers (ITE) *Parking Generation Manual*, 6th Edition, 2023, was used to estimate the parking demand for the proposed public park. However, ITE parking demand data associated with public parks is limited and should be used cautiously.
⁶ The parking demand for the Police Station and the library were assumed to remain unchanged from existing conditions.



GILROY CIVIC CENTER MASTER PLAN

August 1, 2025

Civil Conceptual Narrative



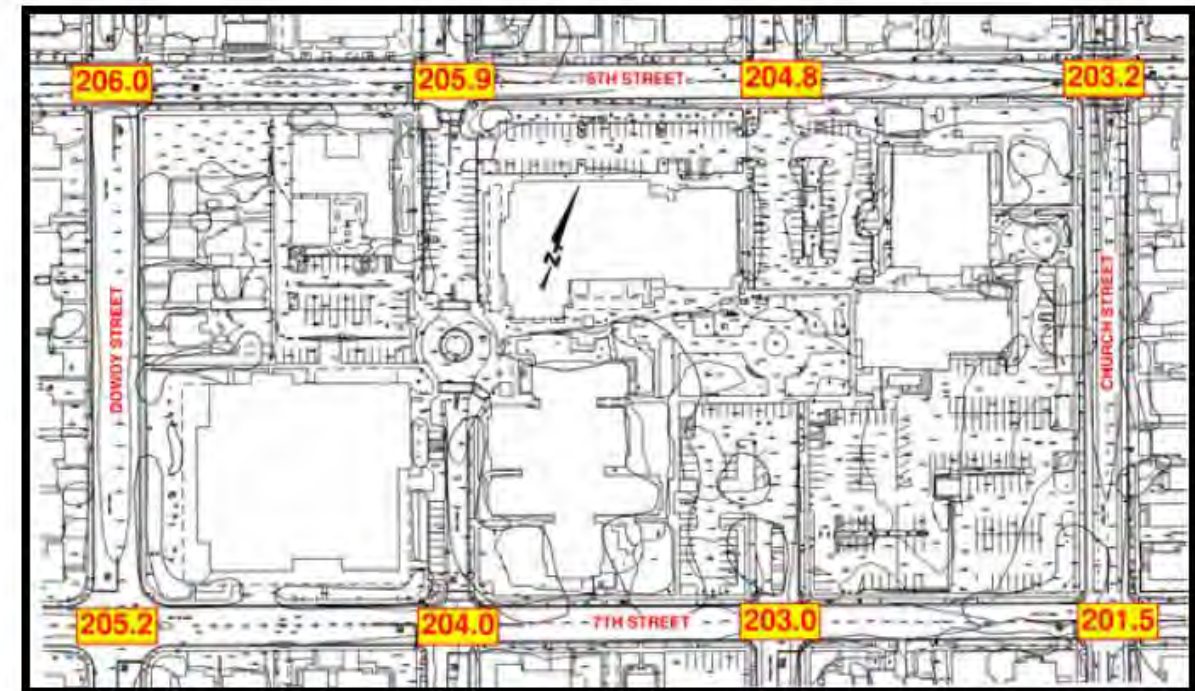
BKF ENGINEERS
Pleasanton Office: 7901 Stoneridge Drive, Suite 360, Pleasanton, CA 94588 | 925.396.7700

SECTION 1: SITE DESCRIPTION

The Civil Center development site is proposed on the existing City of Gilroy Civic Center in Downtown Gilroy. The approximate 14-acre site occupies three full city blocks and is bordered by 6TH Street to the north, 7th Street to the south, Dowdy Street to the west, and Church Street bordering the east. The site has numerous buildings that were built during different time periods including the Gilroy Police Department, Library, Senior Center, Recreation Center, and Gilroy Civic Building. In addition, there are existing residential single-family homes within the western portion of the site fronting Dowdy Street. Three of the residential parcels will remain and are not part of the proposed Civic Center Master Plan.

The Master Plan intends to retain the existing Police Department and City Library Buildings while demolishing and redeveloping the remaining buildings and site infrastructure within the project area. This includes a new recreation building, civic building, community building, civic park, and on-site and off-site parking improvements.

The site is largely impervious with buildings, pavement, and other associated hardscape occupying the majority of the development area. Small areas of grass exist around the library plaza as well as within the undeveloped corner parcel at 6th and Dowdy Street. The topography of the Civic Center is relatively flat sloping gently west to east with generally consistent slopes of less than 1%, which equates to approximately 4.5 feet of vertical change over the entire 14-acre development area.



Existing Site Topography

SECTION 2: LAND USE

The Civil Center development site is located in the Downtown Specific Plan Area within the Civic/Cultural Arts District. This district is intended to provide a regional destination for events and outdoor activities on weekend and evenings with civic campus activities being the primary use during the week. Desirable uses are listed as follows:

- Civic
- Cultural
- Office
- Residential
- Passive Recreation
- Retail Uses that directly serve the Civic Center

The Civic/Cultural Arts District also prohibits specific uses such as industrial and manufacturing uses, retail not specifically servicing the Civic Center, and service commercial uses. All of the proposed uses within the Civic Center Master Plan conform to the district's desired uses and therefore will not require any additional zoning modifications in order to implement.

SECTION 3: STREET AND FRONTAGE IMPROVEMENTS

The perimeter frontage streets are all within established public rights of way and are paved with asphalt within the vehicular drives and concrete curb, gutter, and sidewalk constructed on both sides. The existing sidewalk is largely configured in a detached configuration with 5'-6' curb adjacent planter strips along the majority of the 6th Street, 7th Street, and Church Street frontages. Dowdy Street has an attached sidewalk without a planter strip along the western frontage. All of the intersections surrounding the Civic Center are currently stop controlled without the use of signalization. Curb adjacent parallel parking is available on portions of all the frontage streets outside of the designated bus stops and red curbed areas.

The Master Plan intends to maintain the majority of the public frontage street curb locations and parking programs that border the project site. The existing parallel parking on 7th Street between church and Hanna however is proposed to be converted to angled parking. This will require the curb to be shifted into the site thereby eliminating the existing planting strip.

Public right of way for Hanna Street and Rosanna Street currently extends through the Civic Center in the north south direction. Both of these right of ways between 6th and 7th Street will be vacated as part of the redevelopment with those areas reprogrammed with internal parking and site circulation, plazas, and other associated landscape improvements. Existing Hanna and Rosanna street access from 6th and 7th Streets will be converted to driveway entry points or closed off entirely.

SECTION 4: WATER IMPROVEMENTS

The City of Gilroy is located in the Santa Clara Valley Water District (SCVWD). The Llagas Groundwater Sub-basin serves as Gilroy's potable water source for most residential, municipal, and industrial land uses. The municipal water supply comes from ground-water well sources within the Llagas Basin Aquifer. The City is serviced by the Gilroy Community Services Department and currently operates eight water wells that supply the City's residents and businesses of Gilroy. There are also six storage reservoirs



that serve three water pressure zones. Prior to distribution, the water is treated with chlorine disinfection to remove or reduce potential contaminants from the source water.

Existing potable water mains are available within each of the perimeter frontage streets and provide domestic, fire, and irrigation service to the existing Civic Center development. It is our understanding that the existing potable water network is sufficient to support the proposed development without off-site infrastructure upgrades. Existing water mains within the portion of Hanna Street and Rosanna Street that are to be vacated may need to be removed or rerouted if they are in conflict with proposed improvements. Existing water services to the buildings designated for removal will be terminated and new services established per City standards for the Recreation Center, Civic Center, Community Center, and site irrigation. Each new building will require a separate fire service and will be fully sprinklered.

SCRWA operates a recycled water facility in partnership with the Santa Clara Valley Water District. This facility produces high-quality recycled water that is used for irrigation, industrial reuse, groundwater recharge, and indirect potable reuse. Recycled water is available within portions of Gilroy, primarily along the southern perimeter of the City. The existing system consists of more than 15 miles of 8-inch to 36-inch recycled water pipelines that extend from the SCRWA waste water treatment plant all the way to the western edge of the City along Hecker Pass Road. The 2020 Urban Water Management Plan identifies future improvements that will further expand the existing recycled water distribution system with additional recycled water mains, storage tanks and booster stations. Although future planned improvements do not currently include extending recycled water facilities to the downtown Civic Center area, the project should consider improvements that can accommodate recycled water in the future. This includes installing irrigation systems that can be converted over to recycled water as well as looking for opportunities within the new buildings for using in flushing toilets and urinals.



Figure 6.3 from the City of Gilroy 2020 Urban Water Management Plan



SECTION 5: WASTEWATER IMPROVEMENTS

The City of Gilroy is served by the South County Regional Wastewater Authority (SCRWA), which manages the treatment of wastewater for both Gilroy and Morgan Hill. The SCRWA wastewater treatment plant was built in 1990 and was constructed with state-of-the-art fully automated high efficiency equipment. The City of Gilroy’s Engineering Division is responsible for the oversight and maintenance of the City wastewater treatment system. The City of Gilroy operates a gravity sewer system, with pipes ranging in diameter from 6 inches to 30 inches. The Downtown area is primarily serviced with older, 6-inch diameter clay pipes, many of which are situated in alleys and easements. To the west and north of the city center, pipes tend to be newer and on average 8 inches in diameter. These are pipes typically constructed within public streets and cul-de-sacs. The network of collector sewer pipes discharges into an interceptor sewer trunk line that then carries the wastewater to the SCRWA Wastewater Treatment Plant. Currently the plant receives an average of 3.1 mgd from the entire City of Gilroy. With proposed plant expansions, the future build-out capacity is estimated to be 15 mgd. Proposed Wastewater Conditions Project impacts were evaluated as part of the Downtown Gilroy Specific Plan Mitigated Negative Declaration (MND) and it determined there were no significant regional capacity impacts that would require infrastructure upgrades. Existing clay sewer mains that run through the development parcel are recommended to be replaced with PVC SDR 26 or HDPE pipe per City specifications. Existing sewer laterals serving buildings slated for demolition should be removed and capped in conformance with City requirements. All new City standard sewer laterals will be constructed for each new building.

SECTION 6: STORM WATER IMPROVEMENTS

The City of Gilroy is situated within two major watersheds: the Uvas Creek and Llagas Creek watersheds. Stormwater is conveyed within the City through surface flow, underground pipe networks, open channels, detention/retention basins, and a series of key water channels that include Uvas Creek, Llagas Creek, Miller Slough, West Branch Llagas Creek, Lions Creek, North Morey Creek, and South Morey Creek. Gilroy’s existing storm drain infrastructure primarily consists of reinforced concrete and corrugated metal pipes that discharge into these channels that eventually discharge into the Monterey Bay.

Stormwater management within the city of Gilroy is subject to the National Pollutant Discharge Elimination System (NPDES) regulations that requires the City of Gilroy to implement stormwater management programs in alignment with the Clean Water Act. This includes stormwater management requirements both during and post-construction that include both stormwater quality and quantity measures. Under the NPDES Permit, the City is responsible for implementing measures to regulate the quality of stormwater from private developments that ultimately flow into the ocean.

The Gilroy Civic Center development will both reduce stormwater runoff and improve stormwater quality through the reduction of impervious surfaces and implementation of Low Impact Design (LID) measures. Reducing the stormwater runoff will result in a lower stormwater capacity impact to the existing public storm drain infrastructure that currently serves the site. As such, no mitigation of off-site storm drain capacity is anticipated in order to accommodate the proposed Civil Center programming.



All on-site storm water from impervious surfaces such as conventional building roofs, pavements, and other similar hardscape will be collected and conveyed to on-site LID treatment facilities before being discharged off-site. Proposed LID measures include in-ground biofiltration basins, flow-through planters, permeable paving, and on-structure landscaping. Approximately 4% of the newly constructed impervious surfaces will be dedicated to stormwater treatment facilities within the development that will filter site pollutants and reduce pre-development stormwater flow prior to discharging to the frontage stormwater pipes. All site stormwater facilities will be sized to accommodate a 10-year design storm event in conformance with the City of Gilroy’s design standards.

Opportunities for on-site storm water collection and treatment for use in gray water applications should also be considered. Stormwater from roof runoff can be collected in stormwater cisterns programmed within the new buildings, treated, and utilized for site irrigation and/or toilet and urinal flushing to help reduce annual potable water demand.

SECTION 7: FLOOD PROTECTION

The Civic Center development site is located in FEMA’s Zone X, which is outside of a designated FEMA Special Flood Hazard Area. Zone X is defined as an area which is a 0.2% annual chance flood hazard area having 1% annual chance of flooding with average depths of less than one foot. Given this low risk flood designation no specific flood mitigation is required to facilitate this development. Standard best practices for on-site stormwater management and conformance to the City’s requirement to design on-site stormwater facilities to convey a 10-year design storm event will be sufficient to reasonably mitigate storm water flooding potential within the site.



FEMA National Flood Hazard Map



SECTION 8: GAS AND ELECTRIC IMPROVEMENTS

The Pacific Gas and Electric Company (PG&E) provides electric and gas service to customers within the City of Gilroy and is regulated by the California Public Utilities Commission. PG&E owns and operates the Llagas electrical substation located on the east side of Gilroy. 115 KV transmission lines run predominantly around the perimeter of Gilroy and along Highway 101. These transmission lines are located in dedicated PG&E rights-of-way and maintained by PG&E. Electricity is distributed from the transmission lines through local pole mounted overhead electrical wires or via underground trenches within streets. Gas mains are similarly located in underground trenches within City rights of way throughout the City, which also serves the development site. PG&E is required to meet each project electrical and gas demands as part of their franchise agreement with the CPUC. Although off-site electrical and gas infrastructure upgrades are not anticipated to be required to support this development, any regional upgrades required would be the responsibility of PG&E.

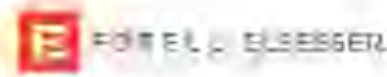
Electric distribution facilities are located underground within Church Street and Dowdy Street and overhead on the opposite frontage within 6th and 7th Streets. All new electric services to the site will be made with underground services. No New gas service is expected to be needed since the proposed buildings will be all-electric.

SECTION 9: SOLID WASTE

Residential and commercial solid waste disposal and recycling services provided by the City of Gilroy. The City contracts with Recoogy South Valley for all of its solid waste, street sweeping, and recycling needs. SVDR transports its waste collection to the San Martin Transfer Station. From the Transfer Station, garbage is taken to Landfill, recyclables are sent to the BFI Waste Systems Recycling facility in San Jose, and clean yard waste is transported to South Valley Organics, a compost facility located at Pacheco Pass Landfill. The City of Gilroy facilitates an expanded recycling program that includes food waste composting, scrap metal, and plastic bags. Yard waste combined with food waste is now collected every week. A waste disposal program will need to be coordinated with Recoogy South Valley for the new building waste management operations.



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 Page 1



Forell | Elseser Engineers
July 14, 2025
F/E Job Number: 24-082
By: Allen Nudel & Lindsey Maclise

GENERAL:

This document is a **Concept** level structural narrative associated with the Gilroy Civic Center Master Plan Project. The narrative provides a project description, structural criteria, and a description of the structural systems. This narrative is based on ELS's preliminary building plans provided in June 2025.

PROJECT DESCRIPTION:

The project site will be located at the existing Gilroy Civic Center and provides an expansion and replacement of the City's existing facilities. The project consists of three new building structures: a City Hall, a Recreation Center, and a Community Arts Center. The buildings are all two stories in height and will have sloped roofs to mirror the existing architecture on the site.

The City Hall will contain spaces for public works, finance, and community development at the ground level with additional public services for utilities, human resources and administration above. Additionally, the council chambers will be located in the building in a double height space. The overall building dimensions are approximately 270 ft by 150 ft.

The Recreation Center contains an open-air pool with single-story pool support space, and a double height gym with adjacent locker rooms, offices, and flex rooms. At the second level, there will be cardio and workout spaces, additional locked rooms, and a running track surrounding the gymnasium. The overall building dimensions are approximately 210 ft by 125 ft.

The Community Arts Center provides a gymnasium, auditorium, and senior dining facility. The gymnasium and auditorium will be double height spaces, while the senior dining facility will be a single-story portion of the building, with accessible roof above. A central core joins the three main spaces providing offices, restrooms, and activity spaces. The overall building dimensions are approximately 275 ft by 120 ft.

BUILDING FRAMING SYSTEM:

The proposed structural system for the buildings is assumed to be consistent across all three buildings to allow for a uniform approach and efficiency for the project. To allow for the long spans of the multiple double height spaces that occur in all three buildings, a steel gravity system is proposed. The structural floor and roof will be Cross Laminated Timber (CLT) which will also act as the lateral diaphragm for seismic and wind loads. At the roof, to create the sloped approach, steel gable trusses will be provided.

For the pool support structure, the building will be a single-story CMU building with a metal deck roof. The CMU walls will provide both the gravity and seismic support for the building. Steel beams will be provided at approximately 10 feet on center to support the metal deck and allow for attachment of MEP distribution systems.

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 Page 2



Based on the review of the available geotechnical information, the building is assumed to be founded on shallow foundations with a reinforced concrete slab on grade. A final foundation system will be confirmed following the geotechnical engineering report and recommendations.

LATERAL LOAD RESISTING SYSTEM:

The lateral load resisting system for the buildings is proposed to be Buckling Restrained Braced Frames. The floor and roof slabs described above will function as horizontal seismic diaphragms spanning between the braced frame locations. During the schematic design phase additional lateral systems will be explored.

STRUCTURAL CRITERIA:

The design will conform to the 2025 California Building Code.

Vertical and Lateral Loads:

Dead Loads: Self-weight. See below for superimposed loading assumptions.

Live Loads (From Existing Drawings):

- a. Typical Floors: 100 psf
- b. Terrace: 100 psf
- c. Roof Areas: 20 psf (reducible)

Superimposed Dead Loads

- a. Terrace: 100 psf
- b. Typical Floor: 15 psf
- c. Roof: 15 psf + 5 psf PV

Cladding: Metal Panel with glazing and curtain wall, 20psf assumed maximum.

Deflection Limits:

- Floor LL L/360
- Floor TL L/240
- Roof LL L/360
- Roof TL L/240
- Exterior Beam LL L/360
- Elevator Machine Beams L/1666

Floor Flatness:

- FF=30 FL=20 Overall
- FF=24 FL=15 Local

Wind:

- Risk Category II
- Basic Wind Speed: 92 mph
- Surface Roughness Category: B
- Exposure Category: B

Seismic, based on 2025 CBC/ASCE7-22:

- Risk Category II
- $V = S_{Ds}/(R/I)*W$



$\rho = 1.0$
Soil Site Class: D *Assumed*
Seismic Design Category: D
 $S_S = 1.72g$
 $S_1 = 0.63g$
 $S_{DS} = 1.26g$
 $S_{D1} = 1.25g$
 $I = 1.0$

Buckling Restrained Braced Frame:

$R = 8$
 $\Omega = 2.5$
 $C_D = 5$

MATERIAL PROPERTIES:

Concrete Compression Strength:

- Foundations 4,000psi
- Slab-on-grade 3,000psi

Steel Reinforcement (Deformed):

- ASTM A615, Grade 60

Structural Steel:

- Wide Flange: ASTM A992, Grade 50
- HSS: ASTM A1085
- Plate: ASTM A572, Grade 36

Wood:

- CLT: Grade V2M1.1
- Glulam: Douglas Fir, Grade 24F

SUSTAINABILITY GOALS:

The structural sustainability goals for the project are focused on the selection of low-embodied carbon materials. The selection of mass timber for the primary floor system provides a low initial embodied carbon number along with the benefits of biogenic carbon due to the stored carbon in the wood. For the concrete embodied carbon, based on market availability, it is recommended that the project target an embodied carbon number of 242 kgCO₂e/m³, which is 25% below the Carbon Leadership Baseline for the region which is 323 kgCO₂e/m³.



Mechanical, Electrical, and Plumbing Conceptual Narrative – Rev-02

Gilroy Civic Center Master Plan



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- SECTION 9 – LOW VOLTAGE RECREATION BUILDING



SECTION 1: GENERAL

I. PROJECT SCOPE

The project consists of master planning services for redevelopment of the existing Civic Center site. The Civic Center site currently contains: City Hall; the City Hall Annex (housing the Emergency Operations Center, computer training lab, and other extra office and storage spaces); Wheeler Gymnasium; Library; Senior Center; current Police Headquarters; seven parking lots of various sizes; four (4) single family residential homes (three (3) are not currently city-owned) that will be demolished; one small grass area; Wheeler Park; and a central open area.

This document is a high-level systems narrative for the new proposed buildings: City Hall, Community Center, and Recreation Center with an outdoor pool.

The intention is that the project design will exclude the use of fossil fuels, meeting CALGreen Tier-II and LEED Gold minimum with the aim for LEED Platinum if budget allows.

To minimize energy use we recommend a passive approach including:

- Define sustainability goals.
 - All electric
 - Net zero site or source energy; based on past experience we recommend using site energy.
 - Carbon action plan including scope; based on past experience we recommend Scope-1 and 2 reductions by:
 - Eliminate the use of fossil fuels.
 - Eliminate the use of refrigerants in line with California Air Resource Board (CARB) regulations
 - Energy Use Intensity (EUI) in kBtu/Sqft/Yr. This item requires additional modeling to estimate potential reductions in energy consumption. This should be done before project RFP's are issued. Based on targets set by other organizations for new projects, being administration type of spaces, we recommend a target of less than 25kBtu/Sqft/Yr.
- Understand the microclimate of the project site.
 - Establish the design criteria for system performance. We recommend using the 20Yr predicted ASHRAE 0.1% extreme ambient design conditions. See HVAC design criteria provided below.
 - Design the orientation, form, and mass of the building to maximize the use of natural energy flows and reduce external loads to the absolute practical minimum.
 - The architecture and detailing are key in limiting infiltration such that the envelope is built tight and the building is ventilated as needed for the occupants with minimum external influence. We recommend an air tightness of less than 3 M³/Hr/M² at 50 Pascals.
 - Use of strategically placed thermal mass and night flush strategies to offset peak demand.



- Minimize pressure drop.
- Minimize reheat loads.
- Minimize total air movement using point of use techniques such as chilled beams.
- Minimize lighting energy use through effective daylighting strategies.
- Reduce electrical plug loads as much as possible including the use of demand control.
- Employ extremely efficient mechanical systems to handle the remaining loads including:
 - Natural ventilation where feasible.
 - Mixed mode ventilation where feasible.
 - Use of displacement ventilation with destratification fans in spaces with high ceilings.
 - Use of transfer air from clean to dirty space for additional make up air.
 - Maximize economizer hours.
 - Provide energy recovery.
- The coefficient of performance of moving energy using a heat pump versus transforming energy by using fossil fuels to create energy through combustion can go from 95% for high efficiency condensing boilers to 500% using efficient heat pump technology.
- Develop accurate predictions of annual energy consumption and life cycle cost analysis.
- Commission your systems and ensure proper functioning of the system.
- Implement a Monitoring Based Commissioning Plan (MBCx)

II. CODES

Systems will be designed in accordance with the latest edition of the following codes:

- California Codes and Regulations.
- California Green Building Code – Tier-II.
- DSA – Division of the State Architect.
- NFPA – National Fire Protection Association.
- SMACNA
- IAPMO
- ANSI
- ASHRAE
- Local Amendments to above Codes.

END OF SECTION-1 GENERAL

SECTION 2 – HEATING, VENTILATION AND AIR CONDITIONING ARTS BUILDING

I. GENERAL

The project shall be all electric with no use of fossil fuels for heating or cooking. There will be no gas service to the buildings.



II. HVAC DESIGN CRITERIA

Outdoor Design Criteria

- Summer Outdoor Design Conditions 108°F DB, 77°F WB (ASHRAE 0.1% 20yr Extreme)
- Winter Outdoor Design Conditions 32°F DB (ASHRAE 0.2%)

Indoor Design Criteria

- Heating Indoor Design Temperature 68°F DB +/- 2 °F
- Cooling Indoor Design Temperature 72°F DB +/- 2 °F
- Telecommunications Space Colg only 68 to 72°F DB
- No humidity control will be provided unless specifically required by for operational needs.

Outside Air Quantities per California Building Code

- Restrooms
 - Greater of 10 ACH or 50cfm/fixture when occupied.
 - 4 ACH when unoccupied.
- Locker/Shower rooms
 - 12 ACH when occupied.
 - 6 ACH when unoccupied
- Waiting Rooms - 10 ach/hr
- Janitors Closets - 2 CFM per Sqft.
- All other spaces, minimum of 30% higher than ASHRAE Standard 62.1

Noise, Vibration, and Seismic Control for Mechanical Systems.

- Acoustic treatment
 - Acoustic treatment shall be provided on AHU's and exhaust fans
 - Select AHUs with end discharge and return.
 - The AHU selection shall be such that an acoustical silencer is not required to meet the noise levels to reduce pressure drop. Coplanar Silencers would be recommended.
 - All service connections (ducts, piping and conduit) shall be resiliently isolated from oscillating units via flexible connections.
 - Seismic restraints will be compatible with the vibration isolation equipment. Seismic restraints should not create rigid connections between equipment and structural building elements.
 - Terminal units shall be located away from noise sensitive spaces such as conference rooms, offices, training rooms, etc. Where such placements cannot be avoided, additional noise control measures may be required to minimize radiated noise levels.
 - Diffusers and return grilles should be rated at least 5 NC points lower than the target maximum NC of the room in which they are to be located.



- Where transfer or return air paths are required in full height acoustical partitions, include a sound boot, ideally two 90° elbows separated by a minimum 4'-0" of straight ductwork and fully internally lined, to maintain acoustical sound isolation performance.
- Locate volume dampers at least 4' upstream of diffusers or return grilles; locate farther upstream if possible.
- The design will include crosstalk mitigation between spaces with common duct runs.
- VAV units should be at least 8' from diffusers.
- Mechanical equipment shall be located above non-noise sensitive areas.
- FCUs for conference rooms shall be sized to meet the intended load at medium set point.
- Vibration Isolation:
 - All major pieces of rotating or vibrating equipment shall be supported on vibration isolation mounts.
 - Vibration isolators shall consist of unhused helical steel springs in series with neoprene pads, and seismic snubbers.
 - All vibration isolators shall be sized according to the weight, distribution, static and dynamic loads to be supported.
 - Vibration isolator ratings shall be expressed as static deflection and sized for at least eight times the static deflection of the supporting structure.
 - Seismic restraint of equipment will not inhibit vibration isolation.
 - Multi-fan arrays shall be isolated using neoprene mounts between each motor and frame.
- Seismic Control:
 - Shall meet the requirements of Chapter 16 of the California Building Code.
 - Force factor of 1.0 will be applied for non-critical facilities.
 - Force factor of 1.5 will be applied for any critical facility that may require continued operations after an event.

III. HVAC ZONING FOR TEMPERATURE CONTROL

The project shall be designed such that enough zones are provided to achieve the "Controllability of Systems" credit for LEED.

- Perimeter zones shall be separated from interior zones.
- Corner rooms shall be on their own zone if they have glazing on a different orientation from other rooms.
- Zoning shall be provided as follows
 - Meet LEED Controllability Credit
 - Corner offices shall be a dedicated zone
 - Zones shall be made up of similar use space and on the same orientation
 - Perimeter zones shall be separated from interior zones.
 - Conference rooms and meeting rooms shall have their own dedicated zones.
 - Lobbies and reception shall have dedicated zoning.
 - MDF/IDF/IT rooms shall have dedicated zone
 - Restrooms and corridor shall be controlled via adjacent controlled spaces.



- Rooms that can be divided by operable partitions shall be provided with controls for each divided space. The setpoints shall have adequate adjustable differential to prevent the zones fighting each other.
- Electrical and mechanical shall have a dedicated cooling unit.

IV. BUILDING AUTOMATION SYSTEM (BAS)

The BAS shall compose of direct digital controls (DDC) which shall communicate with the central campus head end computer local area network (LAN) located at the Facilities Operations Office (FOO).

In addition to minimizing equipment energy use, the system shall report malfunctions of critical equipment via alarms to the FOO.

Environmental controls for the building will be fully DDC, computerized Building Automation System per the standard set for the Gilroy Civic Center. The system will be PC based and will include color graphic representation of mechanical building systems. The BAS software will include scheduling operation of mechanical equipment, alarm and logging (data file and/or printed) of events. Room thermostats will be remotely re-settable and concealed or locking type in public areas. The control system shall be web-enabled to allow remote access with different priorities set for different users.

CO₂ control shall be provided for each AHU. The sensor shall be space mounted per code.

Local supervisory BAS shall be provided with communication back to the Gilroy Civic Center FOO. All Building Controllers installed shall be connecting to the FOO server.

All installed energy meters shall be able to communicate over the LAN, either inherently or via an installed gateway, using BACnet IP™.

Sequence of Operations shall be per ASHRAE Guideline-36 with trim and response resets for equipment including temperature resets for temporary unoccupied, unoccupied, and night setback.

Operable windows will be used where possible including window interlock with the HVAC system.

No compressor energy used to cool the supply air if the ambient conditions are =<74°F

No compressor energy used to heat the supply air if the ambient conditions are =>66°F

V. METERING

All meters shall be mapped to an equipment record created on the FOO server. Meter shall be provided per Title-24, LEED and the following:

- Main Meters



- Cold Water
- Irrigation
- Electric
- Sub Meters
 - Domestic Hot Water
 - Receptacles
 - Lighting
 - Equipment
- BTU Meters
 - Chilled Water
 - Heating Hot Water

VI. CENTRAL PLANT

The heating and cooling load for the project shall be via the use of Air Sourced Heat Pump (ASHP) technology. The ASHP can be located on grade or at roof level with the following features:

- A minimum of two ASHP in parallel, each at 75% duty.
- The ASHP shall produce Chilled Water (CHW) and Heating Hot Water (HHW) concurrently.
- Primary/Secondary configuration, each loop with three pumps at 50% duty each.
- Buffer tanks provided for the CHW and HHW.
- Heating element for safe oil return to compressor on emergency power.

VII. CUSTOM AIR HANDLING UNITS

All administration, and public areas shall be served by high efficiency variable air volume (VAV) custom air handling units.

The AHUs shall be provided with:

- Low pressure drop.
- Maximum 350fpm face velocity.
- Economizer
- MERV-8 Pre-filters
- Stainless steel frames and accessories for coils, and filters.
- Energy Recovery with by-pass
- Copper/Copper Heating coil with by-pass
- Cooling coil with by-pass
- Stainless steel drain pans
- Stainless steel downstream of the cooling coil
- Multi-fan array optimized to run multiple fans for best efficiency to meet demand including N+1 (fan) redundancy.
- VFD and local disconnect per fan
- Coplanar silencers
- MERV-13 Final-filters with Stainless steel frames and accessories.



- Air flow station.

With wildfires becoming a norm each year, we recommend the AHU filter housing is suitable for carbon filters. The fan motors will need to be sized to overcome the pressure drop for these filters when used. In the event of a wild fire the normal MERV-13 filters can be swapped out with the carbon filters. We also recommend:

- The carbon filters are used only when needed because they come at a cost and have a higher pressure drop which results in higher running cost.
- The carbon filters are purchase ahead of time so that they are available for use when needed.

VIII. SPACE CONDITIONING

- **Auditorium:** Dedicated ultra quiet system using displacement ventilation and destratification fans.
- **Gymnasium:** Displacement ventilation with destratification fans.
- **Kitchen/Dinning:** Demand control ventilation using heat and smoke for controlling the exhaust including use of transfer air from the dining room to serve as make up air for the commercial kitchen. The commercial kitchen may have a Type-I and Type-II hood each with dedicated exhaust hood based on demand. The AHU for the Dining area will be having return air capability to recirculate dining room air when used for events.
- **Equipment room:** All equipment rooms such as electrical rooms, MDF/IDF rooms, machine elevator rooms, and mechanical rooms shall have dedicated cooling using Dx-Split units. Critical spaces as required by the Owner will have backup systems.
- **Other Spaces:** The remainder of the building will be served using a dedicated demand control ventilation system. Restrooms, Janitors closets, locker rooms will have dedicated exhaust with transfer air from adjacent space for make air.

END OF SECTION-2 HVAC ARTS BUILDING

SECTION 3 – HEATING, VENTILATION AND AIR CONDITIONING CITY HALL

I. GENERAL

The project shall be all electric with no use of fossil fuels for heating or cooking. There will be no gas service to the building.

II. HVAC DESIGN CRITERIA

Outdoor Design Criteria

- Summer Outdoor Design Conditions 108°F DB, 77°F WB (ASHRAE 0.1% 20yr Extreme)
- Winter Outdoor Design Conditions 32°F DB (ASHRAE 0.2%)

Indoor Design Criteria



- Heating Indoor Design Temperature 68°F DB +/- 2 °F
- Cooling Indoor Design Temperature 72°F DB +/- 2 °F
- Telecommunications Space Clg only 68 to 72°F DB
- No humidity control will be provided unless specifically required by for operational needs.

Outside Air Quantities per California Building Code

- Restrooms
 - Greater of 10 ACH or 50cfm/fixture when occupied.
 - 4 ACH when unoccupied.
- Locker/Shower rooms
 - 12 ACH when occupied.
 - 6 ACH when unoccupied
- Waiting Rooms - 10 ach/hr
- Janitors Closets - 2 CFM per Sqft.
- All other spaces, minimum of 30% higher than ASHRAE Standard 62.1

Noise, Vibration, and Seismic Control for Mechanical Systems.

- Acoustic treatment
 - Acoustic treatment shall be provided on AHU's and exhaust fans
 - Select AHUs with end discharge and return.
 - The AHU selection shall be such that an acoustical silencer is not required to meet the noise levels to reduce pressure drop. Coplanar Silencers would be recommended.
 - All service connections (ducts, piping and conduit) shall be resiliently isolated from oscillating units via flexible connections.
 - Seismic restraints will be compatible with the vibration isolation equipment. Seismic restraints should not create rigid connections between equipment and structural building elements.
 - Terminal units shall be located away from noise sensitive spaces such as conference rooms, offices, training rooms, etc. Where such placements cannot be avoided, additional noise control measures may be required to minimize radiated noise levels.
 - Diffusers and return grilles should be rated at least 5 NC points lower than the target maximum NC of the room in which they are to be located.
 - Where transfer or return air paths are required in full height acoustical partitions, include a sound boot, ideally two 90° elbows separated by a minimum 4'-0" of straight ductwork and fully internally lined, to maintain acoustical sound isolation performance.
 - Locate volume dampers at least 4' upstream of diffusers or return grilles; locate farther upstream if possible.
 - The design will include crosstalk mitigation between spaces with common duct runs.
 - VAV units should be at least 8' from diffusers.
 - Mechanical equipment shall be located above non-noise sensitive areas.
 - FCUs for conference rooms shall be sized to meet the intended load at medium set point.



- Air flow station.

With wildfires becoming a norm each year, we recommend the AHU filter housing is suitable for carbon filters. The fan motors will need to be sized to overcome the pressure drop for these filters when used. In the event of a wild fire the normal MERV-13 filters can be swapped out with the carbon filters. We also recommend:

- The carbon filters are used only when needed because they come at a cost and have a higher pressure drop which results in higher running cost.
- The carbon filters are purchase ahead of time so that they are available for use when needed.

VIII. SPACE CONDITIONING

- **Auditorium:** Dedicated ultra quiet system using displacement ventilation and destratification fans.
- **Gymnasium:** Displacement ventilation with destratification fans.
- **Kitchen/Dinning:** Demand control ventilation using heat and smoke for controlling the exhaust including use of transfer air from the dining room to serve as make up air for the commercial kitchen. The commercial kitchen may have a Type-I and Type-II hood each with dedicated exhaust hood based on demand. The AHU for the Dining area will be having return air capability to recirculate dining room air when used for events.
- **Equipment room:** All equipment rooms such as electrical rooms, MDF/IDF rooms, machine elevator rooms, and mechanical rooms shall have dedicated cooling using Dx-Split units. Critical spaces as required by the Owner will have backup systems.
- **Other Spaces:** The remainder of the building will be served using a dedicated demand control ventilation system. Restrooms, Janitors closets, locker rooms will have dedicated exhaust with transfer air from adjacent space for make air.

END OF SECTION-2 HVAC ARTS BUILDING

SECTION 3 – HEATING, VENTILATION AND AIR CONDITIONING CITY HALL

I. GENERAL

The project shall be all electric with no use of fossil fuels for heating or cooking. There will be no gas service to the building.

II. HVAC DESIGN CRITERIA

Outdoor Design Criteria

- Summer Outdoor Design Conditions 108°F DB, 77°F WB (ASHRAE 0.1% 20yr Extreme)
- Winter Outdoor Design Conditions 32°F DB (ASHRAE 0.2%)

Indoor Design Criteria



- Heating Indoor Design Temperature 68°F DB +/- 2 °F
- Cooling Indoor Design Temperature 72°F DB +/- 2 °F
- Telecommunications Space Clg only 68 to 72°F DB
- No humidity control will be provided unless specifically required by for operational needs.

Outside Air Quantities per California Building Code

- Restrooms
 - Greater of 10 ACH or 50cfm/fixture when occupied.
 - 4 ACH when unoccupied.
- Locker/Shower rooms
 - 12 ACH when occupied.
 - 6 ACH when unoccupied
- Waiting Rooms - 10 ach/hr
- Janitors Closets - 2 CFM per Sqft.
- All other spaces, minimum of 30% higher than ASHRAE Standard 62.1

Noise, Vibration, and Seismic Control for Mechanical Systems.

- Acoustic treatment
 - Acoustic treatment shall be provided on AHU's and exhaust fans
 - Select AHUs with end discharge and return.
 - The AHU selection shall be such that an acoustical silencer is not required to meet the noise levels to reduce pressure drop. Coplanar Silencers would be recommended.
 - All service connections (ducts, piping and conduit) shall be resiliently isolated from oscillating units via flexible connections.
 - Seismic restraints will be compatible with the vibration isolation equipment. Seismic restraints should not create rigid connections between equipment and structural building elements.
 - Terminal units shall be located away from noise sensitive spaces such as conference rooms, offices, training rooms, etc. Where such placements cannot be avoided, additional noise control measures may be required to minimize radiated noise levels.
 - Diffusers and return grilles should be rated at least 5 NC points lower than the target maximum NC of the room in which they are to be located.
 - Where transfer or return air paths are required in full height acoustical partitions, include a sound boot, ideally two 90° elbows separated by a minimum 4'-0" of straight ductwork and fully internally lined, to maintain acoustical sound isolation performance.
 - Locate volume dampers at least 4' upstream of diffusers or return grilles; locate farther upstream if possible.
 - The design will include crosstalk mitigation between spaces with common duct runs.
 - VAV units should be at least 8' from diffusers.
 - Mechanical equipment shall be located above non-noise sensitive areas.
 - FCUs for conference rooms shall be sized to meet the intended load at medium set point.



- **Vibration Isolation:**
 - All major pieces of rotating or vibrating equipment shall be supported on vibration isolation mounts.
 - Vibration isolators shall consist of unhooused helical steel springs in series with neoprene pads, and seismic snubbers.
 - All vibration isolators shall be sized according to the weight, distribution, static and dynamic loads to be supported.
 - Vibration isolator ratings shall be expressed as static deflection and sized for at least eight times the static deflection of the supporting structure.
 - Seismic restraint of equipment will not inhibit vibration isolation.
 - Multi-fan arrays shall be isolated using neoprene mounts between each motor and frame.
- **Seismic Control:**
 - Shall meet the requirements of Chapter 16 of the California Building Code.
 - Force factor of 1.0 will be applied for non-critical facilities.
 - Force factor of 1.5 will be applied for any critical facility that may require continued operations after an event.

III. HVAC ZONING FOR TEMPERATURE CONTROL

The project shall be designed such that enough zones are provided to achieve the "Controllability of Systems" credit for LEED.

- Perimeter zones shall be separated from interior zones.
- Corner rooms shall be on their own zone if they have glazing on a different orientation from other rooms.
- Zoning shall be provided as follows
 - Meet LEED Controllability Credit
 - Corner offices shall be a dedicated zone
 - Zones shall be made up of similar use space and on the same orientation
 - Perimeter zones shall be separated from interior zones.
 - Conference rooms and meeting rooms shall have their own dedicated zones.
 - Lobbies and reception shall have dedicated zoning.
 - MDF/IDF/IT rooms shall have dedicated zone
 - Restrooms and corridor shall be controlled via adjacent controlled spaces.
 - Rooms that can be divided by operable partitions shall be provided with controls for each divided space. The setpoints shall have adequate adjustable differential to prevent the zones fighting each other.
 - Electrical and mechanical shall have a dedicated cooling unit.

IV. BUILDING AUTOMATION SYSTEM (BAS)

The BAS shall compose of direct digital controls (DDC) which shall communicate with the central campus head end computer local area network (LAN) located at the Facilities Operations Office (FOO).



In addition to minimizing equipment energy use, the system shall report malfunctions of critical equipment via alarms to the FOO.

Environmental controls for the building will be fully DDC, computerized Building Automation System per the standard set for the Gilroy Civic Center. The system will be PC based and will include color graphic representation of mechanical building systems. The BAS software will include scheduling operation of mechanical equipment, alarm and logging (data file and/or printed) of events. Room thermostats will be remotely re-settable and concealed or locking type in public areas. The control system shall be web-enabled to allow remote access with different priorities set for different users.

CO₂ control shall be provided for each AHU. The sensor shall be space mounted per code.

Local supervisory BAS shall be provided with communication back to the Gilroy Civic Center FOO. All Building Controllers installed shall be connecting to the FOO server.

All installed energy meters shall be able to communicate over the LAN, either inherently or via an installed gateway, using BACnet IP™.

Sequence of Operations shall be per ASHRAE Guideline-36 with trim and response resets for equipment including temperature resets for temporary unoccupied, unoccupied, and night setback.

Operable windows will be used where possible including window interlock with the HVAC system.

No compressor energy used to cool the supply air if the ambient conditions are =<74°F

No compressor energy used to heat the supply air if the ambient conditions are =>66°F

V. METERING

All meters shall be mapped to an equipment record created on the FOO server. Meter shall be provided per Title-24, LEED and the following:

- **Main Meters**
 - Cold Water
 - Irrigation
 - Electric
- **Sub Meters**
 - Domestic Hot Water
 - Receptacles
 - Lighting
 - Equipment
- **BTU Meters**
 - Chilled Water
 - Heating Hot Water



VI. CENTRAL PLANT

The heating and cooling load for the project shall be via the use of Air Sourced Heat Pump (ASHP) technology. The ASHP can be located on grade or at roof level with the following features:

- A minimum of two ASHP in parallel, each at 75% duty.
- The ASHP shall produce Chilled Water (CHW) and Heating Hot Water (HHW) concurrently.
- Primary/Secondary configuration, each loop with three pumps at 50% duty each.
- Buffer tanks provided for the CHW and HHW.
- Heating element for safe oil return to compressor on emergency power.

VII. CUSTOM AIR HANDLING UNITS

All administration, and public areas shall be served by high efficiency variable air volume (VAV) custom air handling units.

The AHUs shall be provided with:

- Low pressure drop.
- Maximum 350fpm face velocity.
- Economizer
- Merv-8 Pre-filters
- Stainless steel frames and accessories for coils, and filters.
- Energy Recovery with by-pass
- Copper/Copper Heating coil with by-pass
- Cooling coil with by-pass
- Stainless steel drain pans
- Stainless steel downstream of the cooling coil
- Multi-fan array optimized to run multiple fans for best efficiency to meet demand including N+1 (fan) redundancy.
- VFD and local disconnect per fan
- Coplanar silencers
- Merv-13 Final-filters with Stainless steel frames and accessories.
- Air flow station.

VIII. SPACE CONDITIONING

- **Council Chamber:** Dedicated ultra quiet system using displacement ventilation and destratification fans.
- **Equipment room:** All equipment rooms such as electrical rooms, MDF/IDF rooms, machine elevator rooms, and mechanical rooms shall have dedicated cooling using Dx-Split units. Critical spaces as required by the Owner will have backup systems.



- **Other Spaces:** The remainder of the building will be served using a dedicated demand control ventilation system. Restrooms, Janitors closets, locker rooms will have dedicated exhaust with transfer air from adjacent space for make air.

END OF SECTION-3 HVAC CITY HALL

SECTION 4 – HEATING, VENTILATION AND AIR CONDITIONING RECREATIONAL BUILDING

IX. GENERAL

The project shall be all electric with no use of fossil fuels for heating or cooking. There will be no gas service to the building.

X. HVAC DESIGN CRITERIA

Outdoor Design Criteria

- Summer Outdoor Design Conditions 108°F DB, 77°F WB (ASHRAE 0.1% 20yr Extreme)
- Winter Outdoor Design Conditions 32°F DB (ASHRAE 0.2%)
- No compressor energy used to cool the supply air if the ambient conditions are =<74°F
- No compressor energy used to heat the supply air if the ambient conditions are =>66°F

Indoor Design Criteria

- Heating Indoor Design Temperature 68°F DB +/- 2 °F
- Cooling Indoor Design Temperature 72°F DB +/- 2 °F
- Telecommunications Space Clg only 68 to 72°F DB
- No humidity control will be provided unless specifically required by for operational needs.

Outside Air Quantities per California Building Code

- Restrooms
 - Greater of 10 ACH or 50cfm/fixture when occupied.
 - 4 ACH when unoccupied.
- Locker/Shower rooms
 - 12 ACH when occupied.
 - 6 ACH when unoccupied
- Waiting Rooms - 10 ach/hr
- Janitors Closets - 2 CFM per Sqft.
- All other spaces, minimum of 30% higher than ASHRAE Standard 62.1

Noise, Vibration, and Seismic Control for Mechanical Systems.

- Acoustic treatment
 - Acoustic treatment shall be provided on AHU's and exhaust fans



- Select AHUs with end discharge and return.
- The AHU selection shall be such that an acoustical silencer is not required to meet the noise levels to reduce pressure drop. Coplanar Silencers would be recommended.
- All service connections (ducts, piping and conduit) shall be resiliently isolated from oscillating units via flexible connections.
- Seismic restraints will be compatible with the vibration isolation equipment. Seismic restraints should not create rigid connections between equipment and structural building elements.
- Terminal units shall be located away from noise sensitive spaces such as conference rooms, offices, training rooms, etc. Where such placements cannot be avoided, additional noise control measures may be required to minimize radiated noise levels.
- Diffusers and return grilles should be rated at least 5 NC points lower than the target maximum NC of the room in which they are to be located.
- Where transfer or return air paths are required in full height acoustical partitions, include a sound boot, ideally two 90° elbows separated by a minimum 4'-0" of straight ductwork and fully internally lined, to maintain acoustical sound isolation performance.
- Locate volume dampers at least 4' upstream of diffusers or return grilles; locate farther upstream if possible.
- The design will include crosstalk mitigation between spaces with common duct runs.
- VAV units should be at least 8' from diffusers.
- Mechanical equipment shall be located above non-noise sensitive areas.
- FCUs for conference rooms shall be sized to meet the intended load at medium set point.
- Vibration Isolation:
 - All major pieces of rotating or vibrating equipment shall be supported on vibration isolation mounts.
 - Vibration isolators shall consist of unhooused helical steel springs in series with neoprene pads, and seismic snubbers.
 - All vibration isolators shall be sized according to the weight, distribution, static and dynamic loads to be supported.
 - Vibration isolator ratings shall be expressed as static deflection and sized for at least eight times the static deflection of the supporting structure.
 - Seismic restraint of equipment will not inhibit vibration isolation.
 - Multi-fan arrays shall be isolated using neoprene mounts between each motor and frame.
- Seismic Control:
 - Shall meet the requirements of Chapter 16 of the California Building Code.
 - Force factor of 1.0 will be applied for non-critical facilities.
 - Force factor of 1.5 will be applied for any critical facility that may require continued operations after an event.

XI. HVAC ZONING FOR TEMPERATURE CONTROL



The project shall be designed such that enough zones are provided to achieve the "Controllability of Systems" credit for LEED.

- Perimeter zones shall be separated from interior zones.
- Corner rooms shall be on their own zone if they have glazing on a different orientation from other rooms.
- Zoning shall be provided as follows
 - Meet LEED Controllability Credit
 - Corner offices shall be a dedicated zone
 - Zones shall be made up of similar use space and on the same orientation
 - Perimeter zones shall be separated from interior zones.
 - Conference rooms and meeting rooms shall have their own dedicated zones.
 - Lobbies and reception shall have dedicated zoning.
 - MDF/IDF/IT rooms shall have dedicated zone
 - Restrooms and corridor shall be controlled via adjacent controlled spaces.
 - Rooms that can be divided by operable partitions shall be provided with controls for each divided space. The setpoints shall have adequate adjustable differential to prevent the zones fighting each other.
 - Electrical and mechanical shall have a dedicated cooling unit.

XII. BUILDING AUTOMATION SYSTEM (BAS)

The BAS shall compose of direct digital controls (DDC) which shall communicate with the central campus head end computer local area network (LAN) located at the Facilities Operations Office (FOO).

In addition to minimizing equipment energy use, the system shall report malfunctions of critical equipment via alarms to the FOO.

Environmental controls for the building will be fully DDC, computerized Building Automation System per the standard set for the Gilroy Civic Center. The system will be PC based and will include color graphic representation of mechanical building systems. The BAS software will include scheduling operation of mechanical equipment, alarm and logging (data file and/or printed) of events. Room thermostats will be remotely re-settable and concealed or locking type in public areas. The control system shall be web-enabled to allow remote access with different priorities set for different users.

CO₂ control shall be provided for each AHU. The sensor shall be space mounted per code.

Local supervisory BAS shall be provided with communication back to the Gilroy Civic Center FOO. All Building Controllers installed shall be connecting to the FOO server.

All installed energy meters shall be able to communicate over the LAN, either inherently or via an installed gateway, using BACnet IP™.



Sequence of Operations shall be per ASHRAE Guideline-36 with trim and response resets for equipment including temperature resets for temporary unoccupied, unoccupied, and night setback.

Operable windows will be used where possible including window interlock with the HVAC system.

No compressor energy used to cool the supply air if the ambient conditions are $\leq 74^{\circ}\text{F}$

No compressor energy used to heat the supply air if the ambient conditions are $\geq 66^{\circ}\text{F}$

XIII. METERING

All meters shall be mapped to an equipment record created on the FOO server. Meter shall be provided per Title-24, LEED and the following:

- Main Meters
 - Cold Water
 - Irrigation
 - Electric
- Sub Meters
 - Domestic Hot Water
 - Receptacles
 - Lighting
 - Equipment
- BTU Meters
 - Chilled Water
 - Heating Hot Water

XIV. CENTRAL PLANT

The heating and cooling load for the project shall be via the use of Air Sourced Heat Pump (ASHP) technology. The ASHP can be located on grade or at roof level with the following features:

- A minimum of two ASHP in parallel, each at 75% duty.
- The ASHP shall produce Chilled Water (CHW) and Heating Hot Water (HHW) concurrently.
- Primary/Secondary configuration, each loop with three pumps at 50% duty each.
- Buffer tanks provided for the CHW and HHW.
- Heating element for safe oil return to compressor on emergency power.



The outdoor pool will be heated using a dedicated ASHP system. Titanium plate and frame Heat Exchangers (HEX) will be used between the pool loop and the heat source. Three pumps sized at 50% each will be used to circulate the heating hot water. The pool side of the HEX will also have three pumps sized at 50% each along with a dedicated pool control system to maintain temperature, circulation rate and chemical treatment as required by code and the Health Department.

For further pool efficiency measures, if budget allows, we recommend:

- Wind effects are minimized on the pool surface.
- Pools covers are used, out of hours, when the pool is not being used.
- The building ASHP is interconnected with the pool system heating loop for providing heat energy when the building has access available capacity.
- A PVT system can be installed to heat the pool when the ambient conditions are suitable. From experience the larger the PVT system, the quicker the return on investment.

XV. CUSTOM AIR HANDLING UNITS

All administration, and public areas shall be served by high efficiency variable air volume (VAV) custom air handling units.

The AHUs shall be provided with:

- Low pressure drop.
- Maximum 350fpm face velocity.
- Economizer
- Merv-8 Pre-filters
- Stainless steel frames and accessories for coils, and filters.
- Energy Recovery with by-pass
- Copper/Copper Heating coil with by-pass
- Cooling coil with by-pass
- Stainless steel drain pans
- Stainless steel downstream of the cooling coil
- Multi-fan array optimized to run multiple fans for best efficiency to meet demand including N+1 (fan) redundancy.
- VFD and local disconnect per fan
- Coplanar silencers
- Merv-13 Final-filters with Stainless steel frames and accessories.
- Air flow station.

XVI. SPACE CONDITIONING

- **Gymnasium:** Displacement ventilation with destratification fans.
- **Equipment room:** All equipment rooms such as electrical rooms, MDF/IDF rooms, machine elevator rooms, and mechanical rooms shall have dedicated cooling using Dx-Split units. Critical spaces as required by the Owner will have backup systems.



- **Other Spaces:** The remainder of the building will be served using a dedicated demand control ventilation system. Restrooms, Chemical rooms, Janitors closets, locker rooms will have dedicated exhaust with transfer air from adjacent space for make air.

END OF SECTION-4 HVAC RECREATIONAL BUILDING

SECTION 5: PLUMBING

I. ART BUILDING

A. ASSUMPTIONS

1. Water, sewer, and storm utilities in the area are of adequate size, depth and pressure to accommodate the new buildings.
2. No provisions for Essential Facilities or Emergency Operations have been included in these estimates.
3. Water Closets are assumed to be Flush Valve type.

B. POTENTIAL SPACES WITH WATER USE

1. Two Public Women's Restrooms
2. Two Public Men's Restrooms
3. Four Gender Neutral Restrooms
4. Utility Rooms
5. Art Rooms
6. A Commercial Kitchen (General Fixtures with 3-Compartment sink, no commercial dishwasher assumed)
7. Bar Sinks and/or Drinking Fountains are assumed for Youth/Elderly Lounge and Activity Rooms and Common Spaces/Lobbies

C. UTILITIES REQUIRED

1. Sewer; A 6" sewer is recommended
2. Domestic Water; A 2-1/2" Domestic Water Service would be anticipated. This would be capable of serving all Domestic Water uses in the building as well as make-up water to the HVAC system if required.

3. Storm Drain; Based on building square footage four 6" or one 10" storm drain would be required.
4. Domestic Water Heating; Based on the space assumptions above a single roof or grade mounted heat pump water heater combined with a moderately sized (+/-1000 gallons combined) storage and swing tank would be adequate for hot water usage in this building.
5. Based on the anticipated simultaneous usage of fixtures, tank type heat pump water heaters are not able to provide sufficient hot water even if the kitchen utilized a separate water heater from the rest of the building.
6. Fire Sprinkler; Coordination to provide a 6" Fire Service to the building would likely be required until complete calculations are done.

II. CITY HALL

A. ASSUMPTIONS

1. Water, sewer, and storm utilities in the area are of adequate size, depth and pressure to accommodate the new buildings.
2. No provisions for Essential Facilities or Emergency Operations have been included in these estimates.
3. Water Closets are assumed to be Flush Valve type.

B. POTENTIAL SPACES WITH WATER USE

1. Two Public Women's Restrooms
2. Two Public Men's Restrooms
3. One Single Occupant Restroom
4. Mechanical Rooms
5. Bar Sinks and/or Drinking Fountains are assumed for each department (Public Works, Human Resources, Admin, etc.) and Common Spaces/Lobbies

C. UTILITIES REQUIRED

1. Sewer; A 6" sewer is recommended

2. Domestic Water; A 2-1/2" Domestic Water Service would be anticipated. This would be capable of serving all Domestic Water uses in the building as well as make-up water to the HVAC system if required.
3. Storm Drain; Based on building square footage four 6" or one 10" storm drain would be required.
4. Domestic Water Heating Options; Based on the space assumptions above a single roof or grade mounted heat pump water heater combined with a moderately sized (+/-1000 gallons combined) storage and swing tank would be adequate for hot water usage in this building.
5. A single self-contained Tank Type Heat Pump Water Heater may be adequate to serve the building. A room of 3200 square feet minimum and/or louvers to the outside would be required to accommodate the Tank Type Heat Pump Water Heater.
6. Fire Sprinkler; Coordination to provide a 6" Fire Service to the building would likely be required until complete calculations are done.

III. RECREATION CENTER

A. ASSUMPTIONS

1. Water, sewer, and storm utilities in the area are of adequate size, depth and pressure to accommodate the new buildings.
2. No provisions for Essential Facilities or Emergency Operations have been included in these estimates.
3. Water Closets are assumed to be Flush Valve type.

B. POTENTIAL SPACES WITH WATER USE

1. Two Women's Locker Rooms
2. Two Men's Locker Rooms
3. Four Family Changing Rooms
4. Two Gender Neutral Restrooms
5. Mechanical Rooms
6. Bar Sinks and/or Drinking Fountains are assumed for Flex Rooms, Break Room, Conference Room and Common Spaces/Lobbies



7. Pool Mechanical Room

C. UTILITIES REQUIRED

1. Sewer; An 8" sewer is anticipated due to the impact of the swimming pool drainage. A 6" sewer serving the Recreational Center building only would be adequate.
2. Domestic Water; An 8" Domestic Water Service would be anticipated due to the impact of the pool make-up water required. A 2-1/2" Domestic Water Service serving the Recreational Center building only would be adequate. This would be capable of serving all Domestic Water uses in the building as well as make-up water to the HVAC system if required.
4. A 4" make-up water to the Pool Equipment and a 2" make-up water connection to the Pool Heat Pump system would be anticipated.
5. Storm Drain; Based on building square footage four 6" or one 10" storm drain would be required for the Recreation Center Building and a 4" drain would be required for the Pool Mechanical Building.
6. Domestic Water Heating; Based on the space assumptions above two roof or grade mounted heat pump water heaters combined with storage and a swing tank (+/- 2000 gallons combined) would be adequate for hot water usage in this building.
7. Pool Water Heating; Based on the pool square footage represented space should be allocated to accommodate +/- 30 heat pump chillers for pool heating.
8. Pool Mechanical; Due to chemical storage a safety shower will be required at the Pool Mechanical Building. In order to avoid circulating large hot water supply pipes to the Pool Mechanical Building a dedicated water heater within the building may be recommended.
9. Fire Sprinkler; Coordination to provide a 6" Fire Service to the building would likely be required until complete calculations are done.

END OF SECTION-5 PLUMBING

SECTION 6: ELECTRICAL

I. ELECTRICAL

A. DESCRIPTION OF WORK

1. The project scope of work is in accordance with the Project Scope. Power to the site will be a new service by PG&E to a new pad-mounted transformer and will be distributed to the buildings in one of two ways:



(a) A single service to an outdoor main switchboard. This switchboard will then feed to each building on site.

(b) Three services, one service per building.

2. A new electrical distribution and new lighting system shall be provided within each new building and around the site and pools.

B. SERVICE AND DISTRIBUTION SYSTEM EQUIPMENT

1. **New Service:** A new service and a new pad-mounted transformer will be provided. The Utility shall provide the transformer and cables to the main switchboard(s). This project will provide the required concrete pad and conduit connections.

2. **Main Switchboard:** A new switchboard will be provided for all distribution for the building and site. The switchboard shall be provided with a utility-provided net-energy meter since PVs will be provided. This allows the owner to sell energy back to the Utility when PV electrical production exceeds building and site electrical loads.

3. **Title 24 Separation of Loads for Future Metering:** Provisions within the main switchboard shall be provided for separation of loads for future metering of the feeders serving lighting, receptacles, plumbing, and HVAC loads.

4. **Panelboards:** One or more 225A-208/120V panelboards shall be provided for each load type; Equipment, Receptacles, Lighting, etc as required by Title 24.

C. EMERGENCY POWER

1. The only loads that require emergency power are code-required egress lighting. An emergency inverter with batteries shall be provided as required. Additional emergency power may be provided depending upon the City's needs.

D. PHOTOVOLTAIC SYSTEMS

1. A portion of the rooftop areas of the buildings will be designated for photovoltaic (PV) panels.

2. The PV system will feed its power into two (2) inverters. Two inverters are provided for both redundancy and to facilitate maintenance/changeout of an individual inverter without completely removing PV system capability.

3. The inverters shall be "grid-interactive" capable and be able to feed back into the utility electrical grid when power generated exceeds the building loads. This will require "net-energy metering" from service utility so that the client can sell power back to the Utility.



4. These inverters will feed directly into the main switchboard and shall be located in the main electrical room. A disconnect for each inverter shall be provided in each main electrical room.

E. HEATED POOLS

1. Heated pools will be provided in the project. How heating is provided is to be determined it is our understanding the system will be all electric with no use of fossil fuels.

F. TELECOM/IDF

1. Telecom/IDF space shall be provided. One or more network switches shall provide all telecom needs for the building, which shall be owner furnished and owner installed. Data ports shall be provided through the building in areas not designated as wet locations. For additional information see low voltage narratives.

G. LIGHTING SYSTEMS

1. Interior Lighting:

(a) All lighting will utilize high efficacy LED sources.

(b) All lighting will be designed to meet or exceed California Title 24 power density and mandatory measure requirements.

(c) The standard correlated color temperature (CCT) for LED lighting will be 3500 or 4000K for the Interior spaces and 3000K or 4000K for Exterior. Provide CRI no less than 90 for interior spaces (except utility rooms to have min. 80 CRI) and no less than 70 for exterior.

(d) LED (Solid State Lighting) shall be tested to LM 79 and LM 80.

(e) Average maintained interior light levels will be as defined in accordance with the IESNA 10th edition.

(f) Egress illumination will be connected to the emergency power supply and will extend through the exit discharge which terminates at the exterior exit or public way. Egress illumination will be provided to maintain an average of 1 footcandle (fc) at the center and a minimum of 0.1 fc at the edge measured at the floor. Uniformity ratios of 40 to 1 will not be exceeded.

(g) Exit signs will be single circuit LED type and will be located to define the egress pathway through the exit discharge. Exit signage will be illuminated internally and will be connected to the emergency power system. No areas more than 100 ft. to be without exit sign.



2. Main Lobby and Stairs

The Lobby area shall have recessed linear lighting that is uniform with the hallway lights. The reception area shall have decorative pendant fixtures for additional illumination. Light fixtures are on the following page.

3. Office: Office lighting shall employ recessed 2'x2' or 2'x4'.
4. Corridors: Corridor lighting shall employ recessed linear at T-grid ceiling and combination of pendant or wall mounted linear lights when there is no ceiling.
5. Restrooms: These areas will be lit with continuous perimeter linear fixtures at the toilet wall and above sinks. Recessed downlights will be added to fill in light in the other areas. Fixtures rated for wet areas will be used in the showers.

The washrooms will employ energy efficient ceiling mounted downlight luminaires in general circulation area and vanity recessed ceiling mount luminaires and linear perimeter ceiling slot lighting fixtures along the walls.

6. Storage, Stairs, MEP rooms, and Other Back-of-House Rooms:
Utilitarian inexpensive lighting will be used. Lighting location will be coordinated with equipment location. Lighting will be surface or pendant mounted depending on room height.

7. Lighting documentation/plans:

- (a) The final construction documents shall show all luminaire, luminaire types and mounting elevations with respect to bottom of fixture from finish floor, lighting symbols showing recessed, circuits, conduits, wires, boxes, homeruns, switches, occupancy sensors, day lighting sensors, dimmers and other controls, notes, lights that are designated as emergency egress per CBC 1006 and the Architect's life safety egress plan, exit signs, multi-level switching designations (a/b) on switches and lights, evening and night lights, manual override switches at building entrances at minimum, and all other applicable items.
- (b) Coordinate with the Architectural reflected ceiling plan. Provide 3 or 4 way switching for all rooms with more than one door.
- (c) For interior photometric calculation, calculate the horizontal illumination levels for each room using the zonal cavity method described in the IESNA Handbook 10th Edition. Similar sized rooms may be reported under a single spreadsheet calculation when the illumination level does not vary more than 5%-10% across the group of rooms.



- (d) Constants such as lumen output per lamp, fixture efficiency, maintenance factor, or coefficient of utilization, shall be shown with the source of the constants identified, such as a product cut sheet. In most cases, the maintenance factors should be chosen on the basis of a medium-intensity maintenance program, full rated voltage applied, no ceiling, and floor reflectance's with architectural finishes and explain significant excursions from the 80/50/20% standard.
- (e) Calculate the vertical illumination level for those rooms and spaces where adequate illumination of walls, display cases and boards, or shelves is important to the function of the room.
- (f) For exterior photometric calculation, use isolux curves to design ground or fence lighting systems to obtain the required minimum foot candle level, horizontal, at ground level.
- (g) Use the point-by-point method to develop isolux curves for design of parking, ground, flood, or perimeter fence lighting systems to design the required horizontal foot candle levels and uniformities at ground level. Submit the exterior lighting calculations as part of the design package. Commercial software programs explained in the IESNA Handbook are preferred in place of isolux curves method. Identify the program used by trade name and version number.

8. Site Lighting:

- (a) Pole-mounted site lighting shall be provided as required. The site lighting shall be provided with cutoff to comply with "dark sky" requirements and to reduce glare to neighboring buildings.

9. Lighting Control System:

- (a) The lighting control system will use a combination of automatic astronomical time clock-controlled relay control panels and local occupancy sensors (ultrasonic/infrared type where appropriate). Automatic daylighting controls will be provided in interior and as required and will automatically either dim or switch off the lighting when sufficient daylight is present. Local wall control will be provided as well.
- (b) Building mounted and Exterior lighting will be controlled with photocells and by programmable controllable relays and where necessary shall also be equipped with motion sensors.
- (c) Lighting controls shall be provided to all spaces and comply with current Title-24 mandatory control requirements. Provide lighting control dashboards that completely shows current plans.



- (d) Provide pre and post construction commissioning of controls from the manufacturer to assure controls functions are per controls sequence and energy simulation/performance.
- (e) Provide Owner assistance and control usage on site tutorials. Minimum two site visits.
- (f) Low voltage wall mounted manual lighting controls will be provided at each area surrounded by floor to ceiling walls.
- (g) All areas with more than one light fixture installed or exceeds 0.5 watts per sq. ft. will be equipped with local wall mounted Bi-level controls or continuous dimming controls allowing the lighting to be turned off or raised and lowered in an even fashion as desired by the occupant.
- (h) In areas where effective daylight is available (primary, secondary and skylights) and as required by code, an automatic daylighting sensor will be integrated into the lighting control systems.
- (i) In areas such as mechanical and electrical space, where local automatic lighting controls may create a hazard by false cycling, automatic controls will not be utilized.
- (j) Lobbies, corridors and other public circulation spaces will be controlled by low voltage relay panels equipped with an automatic integral digital astronomical timeclock. Local timeclock override will be accomplished by low voltage "on" only signals from wall override push button controls located conveniently to the users at each floor, in the quadrant where the override signal will be applied. The maximum limit of lighting controlled is that installed inside 5,000 square feet.
- (k) The lighting control system will interface with the fire alarm system. Upon an alarm signal from the fire alarm system, the lighting control system will override the local and overall control inputs and shall turn on the lighting not deactivated by a photocell device. Provide UL-924 devices at light fixtures on emergency branch circuits that are controlled with the normal branch circuit fixtures.
- (l) Private offices, Staff, Lockers and Multi-purpose room shall be provided with occupancy type sensors.
- (m) Corridors shall also be provided with occupancy type sensors capable of reducing the lighting power by at least 50% when space is unoccupied.



- (n) All exterior lighting shall be on a programmed time coordinated with the Owner. Provide separate zoning per fixture types and locations.
- (o) Safety and Security being priority, extended hours for some lights to stay 'ON' after the programmed control OFF of most of the exterior lights, particularly at main entry and exit door/areas.
- (p) Provide a sequence of operation that is coordinated with the Owner (i.e. time scheduling, individual space control functions, remote monitoring, etc.).

H. FIRE ALARM SYSTEM

- (a) A new, automatic, addressable, fire alarm system shall be provided to meet the requirements of the adopted editions of the California Building Code, California Fire Code, National Fire Alarm and Signaling Code (NFPA 72), as well as local requirements by the AHJ.
- (b) The fire alarm system will provide system alarm, supervisory and trouble signal monitoring, and alarm notification for the building. The system will report to an outside agency through a wireless DACT connection or Cellular DACT. The system will have batteries to provide a secondary power source in case of primary power loss to the control panel or any remote power supply.
- (c) Activation of any system smoke detectors, heat detectors, manual pull stations, sprinkler water flow switches and suppression systems will initiate alarm signals on the fire alarm control panel (FACP) and fire alarm annunciator (FAA), and activate the audible and visual notification appliances throughout the building(s) per the fire alarm sequence of operations. Activation of sprinkler tamper switches and HVAC duct smoke detectors will initiate supervisory signals, which will annunciate on the FACP and the FAA.
- (d) The need for automatic smoke detection throughout the space will be determined. In any case, smoke detection will be required in air handling units and at any fire/smoke dampers.
- (e) Manual pull stations will be provided within 4' of exits as required by the code. Audible and/or visual alarm devices will be provided throughout the building for ADA compliant notification and signaling.
- (f) Control outputs will be provided for fire safety functions, such as air handler shut down, fire smoke damper closure and fire door release and elevator control.

I. GENERAL



The electrical work shall include all materials, labor, equipment, services and incidentals necessary to install the electrical work complete.

END OF SECTION-6 ELECTRICAL

SECTION 7: LOW VOLTAGE ARTS BUILDING

I. GENERAL

Telecommunication structured cabling infrastructure system will include a complete system including but not limited to telecommunication spaces, pathways, firestopping, bonding infrastructure, and media for backbone and horizontal infrastructure. The infrastructure shall support wired and wireless network communication including internet access and facility network applications.

II. TELECOMMUNICATIONS SPACES

Telecommunication spaces shall meet industry design standards as set forth in the *Telecommunication Distribution Methods Manual (TDMM) 15th Edition*. Telecommunications spaces shall provide a location for network hardware and other information, communications, and technology systems including Interbuilding backbone, Intra-building backbone and horizontal structured cabling systems, network (LAN) access switches, network routers, wireless access point controllers, power and connectivity accessories providing services to the IT equipment, Mechanical equipment providing services to the IT equipment, UPS and PDU units providing services to the IT equipment, Security video and access control headend equipment, emergency radio communication enhancement systems (ERCES), and two-way communication panel.

A Primary telecommunication room (TR) shall be provided on level one of the Arts building and be connected to the Equipment room through interbuilding backbone and act as Intermediate Backbone and Horizontal cross-connect distribution space. This telecom room shall be a minimum size of 10' X 12'. There shall be a secondary Telecom room on level two for horizontal distribution and shall be sized a minimum of 8' X 10'. Telecom rooms shall be centrally located within distribution area and vertically aligned whenever possible.

TR(s) shall include 2-post equipment racks, 4-post equipment racks (if needed) and overhead cable ladder rack system sized to ensure 40% fill ratio.

Telecommunication spaces shall be located to keep separation from elevators, pump motors, generators, radar transmitters, induction heating devices, sources of mechanical vibration, and other potential sources of electromagnetic interference (EMI). Telecommunication spaces shall not have shared wall or be located below any plumbing or water pipes, including restrooms, sinks, etc.

Telecommunication space shall maintain continuous and dedicated environmental control 24 hours a day, 365 days a year and shall maintain a positive pressure with a minimum of one air change per hour and shall satisfy all applicable building codes. Temperature and humidity level to the intake of telecommunication equipment shall be as recommended by manufacturer and ASHRAE.



Telecommunication spaces shall be provided with designated electrical power, with emergency and any redundancy requirements taken into consideration. The spaces shall be equipped to provide adequate power for the maximum design load for all equipment as well as a growth factor of 25 percent. Separate convenience receptacles shall be provided on a minimum of two separate walls and shall be on a separate distribution panel.

Lighting Provided in telecommunication spaces shall include 24" to 48" linear LED strips located to the front and rear of data racks. Provide minimum 50-foot candles at 36" above finished floor. Provide one fixture within each TR with a battery-operated ballast (or connection to the building emergency generator, if available), locate emergency fixture closest to the door.

Fire alarm and detection shall be provided in telecommunication spaces to meet code requirements. Fire suppression system installation shall be performed by a licensed and/or certified fire protection engineer to meet all code, AHJ, and client requirements. Special care shall be taken in coordination to the layout to protect the equipment in the telecom spaces and avoid obstruction to sprinklers and access to the alarm.

Equipment that is not directly related to the support of the room shall not be installed or pass through the room.

Telecommunication spaces design shall include, room ceilings that shall be open to the underside of the floor above and have a minimum clearance of nine feet, walls of the telecommunication spaces shall extend from the floor to the bottom of deck continuously, rooms shall include ¾" A Grade fire rated plywood wrapped around room, painted, fire-resistant fire inspection stamp shall not be covered by paint to allow easy viewing by inspectors. Minimum clearances shall be 3.28 feet. The rooms shall not include any exterior windows.

Door size shall be minimum 36 inches wide and 7 feet high with no window and shall be hinged to open outward if allowed by the AHJ, in not allowed, the door shall be Located at a corner such that the door swings into the adjacent wall, and not into the room's open space. Access to telecommunication rooms shall be electronically controlled. Door shall be rated the same as walls within the telecommunications space.

III. TELECOMMUNICATIONS PATHWAYS

Backbone and Horizontal pathways shall include Cable support infrastructure including cable tray, J-Hooks, and conduit systems. Ladder rack systems shall be used within telecom spaces. The system shall be designed to facilitate ongoing maintenance, accommodate future MAC's and future growth of a minimum of 20%.

All pathways shall be installed with clearance and accessibility taken into consideration and be sized appropriately with fill ratios of 50%. Cable trays shall not be placed within 5-inches of any overhead light fixture and within 12-inches of any electrical ballast. Cable Tray shall be installed in accessible ceiling areas only and shall have seismic bracing as designed by a California licensed structural engineer.

Conduit shall be sized appropriately for cable fill ratios and used in inaccessible areas and routed to TO's when necessary.



J-hooks and independent supports shall support horizontal cable in main corridor spaces and shall be spaced no further than 48" - 60" between J-hooks and within six-inches of the conduit stub-in. J-hooks shall be attached using pencil rod or 1/4" threaded rod. Data cable shall not sag or rest on any electrical conduit, HVAC duct, water pipes, ceiling supports or other non-cable support systems. Do not use tie-wraps or vinyl tape to secure data cable to j-hook. Refer to manufacturer of J-Hooks to determine quantity data cable per j-hook.

Where Pathways extend into the Telecommunication Spaces utilize a manufacturer's radius drop out (waterfall) to protect station cables. Where conduits drop down onto ladder rack provide plastic spillways to prevent kinking of the installed cable bundle.

Provide horizontal sleeves to penetrate Nonrated walls that will protect cabling, which may include bushings.

Pathways to telecommunications outlets shall include a 5" square, 2-7/8" deep back box with a single gang ring, 1-1/4" conduit stubbed from back box into accessible space. Data outlet conduits shall have protective bushings on all conduit stubs into accessible ceilings. If a telecommunications outlet location has more than 4 cables, the junction box shall be finished with a double gang mud ring.

IV. TELECOMMUNICATIONS FIRESTOP REQUIREMENT

Fire rated walls shall require UL listed approved firestop assemblies. Firestop materials shall meet F and T-rating requirements of building and fire code. Penetrations through firewalls shall allow cable installers to firestop around the cables after they are installed. Tray-based mechanical firestop systems shall be used when a cable tray penetrates a fire barrier. All firestopping installations shall be labeled in accordance with ANSI/TIA 606-C.

Provide UL rated firestop systems at each deck and fire-rated wall partition. The UL system must maintain the rating of the deck or partition being penetrated.

V. TELECOMMUNICATIONS BONDING INFRASTRUCTURE

A telecommunications bonding infrastructure shall be provided to ensure a low impedance path to ground for telecommunications equipment and support systems. The telecommunication bonding infrastructure shall connect to the nearest approved building grounding electrode and the equipment grounding system by exothermic weld by an electrical contractor. Connection point shall be coordinated with electrical engineer.

The telecommunications Bonding infrastructure shall meet the standards as set forth by ANSI/TIA-607-D



A Primary Bonding Busbar (PBB) shall be provided in the Primary Telecom Room and Secondary Bonding busbar (SBB's) shall be provided in each Telecommunication room and enclosure. The PBB shall connect to the building grounding electrode with a telecommunications Bonding Conductor (TBC). A telecommunications bonding backbone (TBB) shall connect to all SBB's in telecom spaces. Where multiple telecom rooms occur on the same level, a grounding equalizer (GE) will be provided on every third level, starting from the top floor. PBB/SBB's shall connect to rack bonding busbar (RBB) which shall connect to telecommunications equipment within the racks. All metal equipment shall connect to the Telecommunications bonding infrastructure. 2-hole compression ground lugs shall be used.

Telecommunications bonding infrastructure shall be bonded to building steel when possible.

Bonding conductors shall be green or marked with a distinctive green color, labeled, and routed with minimum bends or changes in direction.

Grounding conductors shall not share pathways with communications cabling.

The bonding conductors shall be calculated for a size that conforms to the guidelines set by the CEC.

Sizing of the TBB	
TBB length linear m (ft)	TBB Size (AWG)
Less than 4 (13)	6
4-6 (14-20)	4
6-8 (21-26)	3
8-10 (27-33)	2
10-13 (34-41)	1
13-16 (42-52)	1/0
16-20 (53-66)	2/0
Greater than 20 (66)	3/0

VI. TELECOMMUNICATIONS INTER-BUILDING BACKBONE

Inter-building backbone shall be brought into the Primary telecom room through conduits from the Entrance Facility located in the City Hall building and connect to a horizontal cross connect or pass through building pathways to the level two telecom room.

VII. TELECOMMUNICATIONS INTRA-BUILDING BACKBONE

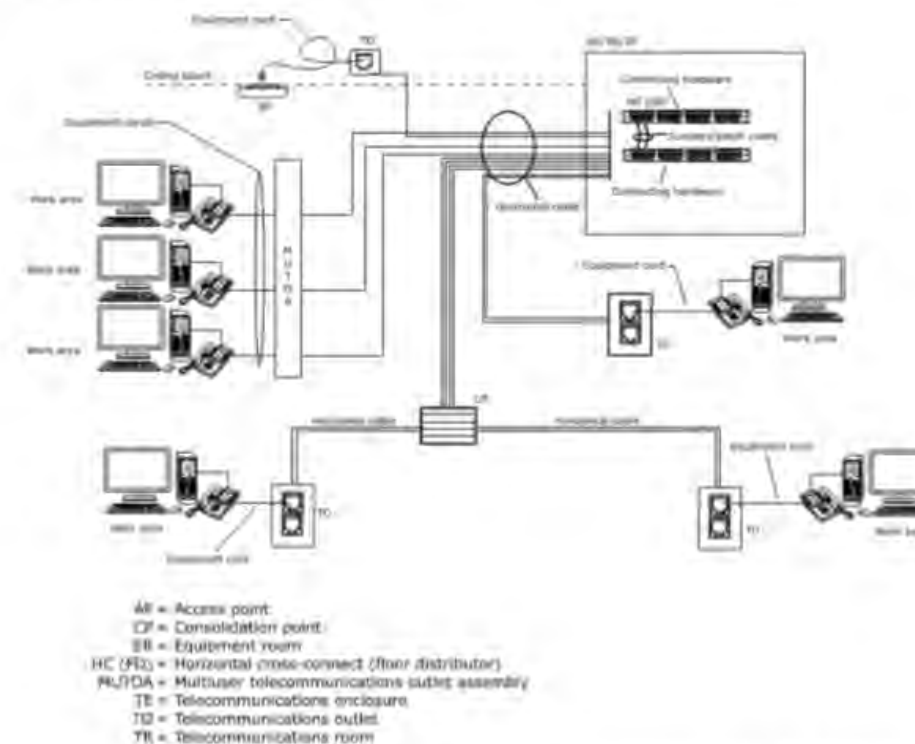


Intrabuilding Backbone cable within the Arts building shall include copper and fiber optic cable, the backbone that will originate from the Primary Telecom room and connect to the Telecom room located on the second level. The backbone cable will home run to each Telecom room with no splices.

VIII. TELECOMMUNICATIONS HORIZONTAL CABLING

The horizontal cabling system shall provide connectivity to users, building IP systems and devices, Wi-Fi devices, and other components and systems requiring IP connection. A twisted Pair distribution -Horizontal cabling shall be 4-pair U/UTP Category 6A rated, with cable jacket rating based on application, plenum vs riser vs outside rated. Distribution will come from the horizontal cross-connect at the nearest Telecom space to the TO or device and cable distances shall not exceed 295 feet, channels shall not exceed 328 feet. Consolidation points (CP's) and multiuser telecommunication outlet assemblies (MUTOAs) shall be considered in the distribution to make future moves and changes easier to accommodate. See below typical horizontal cabling system diagram from the BICSI TDMM 15th edition.

Figure 6.1
Typical horizontal cabling system elements



NOTE: The images of connecting hardware and active equipment used in this chapter have been selected for the purpose of illustrating the text and should not be construed as requirements. For example, a generic patch panel image may represent any type of balanced twisted-pair or optical fiber connecting hardware; an image of a desktop computer or telephone may represent any type of active equipment.

IX. TELECOMMUNICATION WIRELESS INFRASTRUCTURE

The wireless infrastructure will be part of the overall distribution system selected and shall include Cat 6A cable for final connections to wireless access points that will be placed based on coverage criteria per the manufacturer recommendations.

X. AUDIO VISUAL SYSTEMS

Audio visual systems shall be provided for the Auditorium, Dining room, senior activity room, Gymnasium, youth activity room, Art Multi-purpose room, and Art Studio, as well as a zoned paging/public address systems in public areas and will include Sound, video and display systems as well as assisted listening system where required by ADA.

All AV systems shall meet the most current Americans with Disabilities Act (ADA) requirements, including assistive listening systems, visual access, and other accommodations.

The design of the AV system shall be based upon customer requirements as well as the intended room function. The electronic equipment and cabling shall be consistent with industry standards (AVIXA and BICSI) and shall meet minimum performance standards.

Sound systems shall be muted during fire alarm. The sound system shall connect to the fire alarm system via dry contact; as acceptable to the Authority Having Jurisdiction (AHJ)/Fire Marshal.

XI. SECURITY

The electronic security will be a system that is layered to provide protection through access control, intrusion detection, video surveillance, and duress/lock down systems.

XII. ACCESS CONTROL SYSTEM

Access control shall be provided at select doors where access can be monitored, tracked and controlled per the campus requirements. Card readers are required for main entries, public entries, Telcom and building infrastructure rooms including electrical, mechanical, etc., door to roof, elevators, and stairwell entry to regulate and manage entry to the campus and specific areas identified through risk assessment. This ensures that only authorized individuals, such as staff, or approved visitors, are allowed to enter certain restricted zones. Manufacturer shall be confirmed with owner and card readers shall be owner furnished and contractor installed. The system shall provide the capability of being controlled remotely, allowing administrators to lock or unlock doors with the click of a button.

The system shall provide access for disabled community and shall meet all ADA code requirements

System shall be installed by a security vendor that is certified and approved by the manufacturer to install and certify the access control system.

XIII. INTRUSION DETECTION AND DURESS

An intrusion detection system will be designed to provide visual, audible, and/or electronic notification of the security problem. The system shall be comprised of three common components:

- Sensors – shall detect the undesired or desired activity and alarm when certain preset conditions are met.
- Sending circuit – Provides power to sensors and monitors the condition of the sensors- monitoring can include
 - Local alarm – visual or audible devices notifying anyone in the immediate area
 - Central station – off-site and a contract service monitoring fire and intrusion alarms through a contracted central station location or a fire, emergency medical service, or police dispatch center
- Annunciator



The intrusion detection system shall provide protection at locations including, but not limited to:

- Perimeter – Doors and windows
- Area of space – office space and hallways as well as duress buttons at reception area as deemed appropriate by owner.

The system shall include the following components:

- Detection sensors – Passive infrared/ultrasonic and door contacts.
- Processing and transmitting devices – Control panel and dialer
- Annunciators and sounding devices – bells, horns, and strobe lights
- Power source – Transformers and batteries

XIV. VIDEO SURVEILLANCE SYSTEM (VSS)

The Video surveillance system shall be comprised of cameras that will provide security while maintaining reasonable expectations of privacy. The cameras shall be placed in public areas, including lobby, hallways, offices, activity spaces, auditorium, and entrances. No cameras shall be placed in restrooms. Cameras shall be placed in locations that monitor all entrances to the building.

It is assumed all cameras will be owner provided and contractor installed to meet the requirements determined in a needs assessment. The designer will determine appropriate camera technology, camera placement, and lens selection.

Cameras can be mounted on the wall or ceiling based on the location and need of the space, and should be mounted above 8 ft AFF to prevent tampering. Lighting shall be considered in camera placement to ensure there is enough lighting but no interference. Mounting and housing will be selected based on security needs and may include

- Fixed- dedicated to single view.
- Pan and tilt – controlled from a remote viewing station to allow for 180 or 360-degree views.

IP based video shall be used and integrate with the structured cabling system so that IP video can be continuously transmitted to any point on the network, and video can be stored on network servers or storage facilities as determined with owner. The IP based system will allow for the support of any number of cameras at one time, limited only by connection speed.

XV. TWO-WAY COMMUNICATION SYSTEM- AREA OF REFUGE

Per CBC section 1009.6.5 areas of refuge shall be provided with Two-way communication system complying with Section CBC 1009.8.1 and CBC 1009.8.2



The system shall provide devices at the landing serving each elevator or bank of elevators and stairways that are listed as areas of refuge on each accessible floor that is one or more stories above or below the level of discharge.

Two-way communication systems shall provide communication between each required location and the fire command center, or an approved control point location approved by the fire department.

Both two-way communications systems primary and secondary power supplies along with each two-way communications system circuit shall be monitored by the fire alarm system for failure, open and short circuit conditions, respectively, and report such conditions as trouble alarm.

All conductors interconnecting the communications stations and two-way communications control point(s) shall be circuit integrity-rated, cable or circuit integrity in conduit cable to meet the requirements of NFPA 72 that pass the two-hour U.L. 2196 flame test.

XVI. EMERGENCY RESPONDER COMMUNICATIONS ENHANCEMENT SYSTEMS (ERCES)

Public safety radio coverage infrastructure shall be in accordance with NFPA 1221 and 1225 and sections of CFC 510.5.1 through CFC 510.5.4 per CBC section 918.1.

ERCES designer and lead installation personnel shall have minimum qualifications that include: unless adequate skills and experience have been demonstrated and is satisfactory to the AHJ.

- Valid FCC-issued general radio operator's license
- Certification of in-building system training issued by an approved organization or school.
- Certificate issued by the manufacturer of the equipment being installed.

ERCES vendor shall provide full design for review by local agency prior to installation, make any corrections as needed. Resubmit design to local agency for approval prior to work starting.

System shall include pathways, rated cable, connectors, splitters, donor antennas, indoor antennas, BDA, power supplies, batteries, interface with fire alarm system and monitoring panel which monitors the following conditions:

- AC Input normal.
- Loss of normal AC power.
- Battery charger failure.
- Loss of battery.
- Active RF emitting device malfunction.
- Donor antenna disconnection.
- Donor antenna malfunction.

ERCES testing shall comply with CFC 510.5.4. All ERCES system installation and components shall comply with all applicable federal regulations including but not limited to, FCC 47 CFR Part 90.219.

END OF SECTION-7 LOW VOLTAGE ARTS BUILDING



SECTION 8: LOW VOLTAGE CITY HALL

I. GENERAL

Telecommunication structured cabling infrastructure system will include a complete system including but not limited to telecommunication spaces, pathways, firestopping, bonding infrastructure, and media for backbone and horizontal infrastructure. The infrastructure shall support wired and wireless network communication including internet access and facility network applications.

II. TELECOMMUNICATIONS SPACES

Telecommunication spaces shall meet industry design standards as set forth in the Telecommunication Distribution Methods Manual (TDMM) 15th Edition. Telecommunications spaces shall provide a location for network hardware and other information, communications, and technology systems including Interbuilding backbone, Intrabuilding backbone and horizontal structured cabling systems, network (LAN) access switches, network routers, wireless access point controllers, power and connectivity accessories providing services to the IT equipment, Mechanical equipment providing services to the IT equipment, UPS and PDU units providing services to the IT equipment, Security video and access control headend equipment, emergency radio communication enhancement systems (ERCES), and two-way communication panel.

Campus Entrance Facility (EF) (previously called MPOE) shall be provided on level one of the city hall building and shall provide space for containing an entrance for public and private network service media, including wireless. The space shall be sized to meet the known requirements of the campus and main cross connect with future growth. The size of the cabling termination field (ex. Wall-mounted cross connect terminations, size, and quantity of patch panels) is based on the quantity of cable to be terminated which includes incoming SP cables, Protector units, Campus cables, Building/premise EF minimum size shall be 4' X 6'

An Equipment room (ER) shall support the main cross connect for the campus infrastructure and be located in close proximity to the Entrance facility. The ER shall function as the main backbone cross-connect and provide Horizontal distribution to level one of the City Hall building. The ER shall be minimum size 12' X 15' to provide sufficient space for existing requirements and future growth.

A Telecommunication room(TR) shall be provided on level two of the city hall building and be connected to the Equipment room through intrabuilding backbone and act as Horizontal cross-connect distribution. This telecom room shall be a minimum size of 9' X 10'. Telecom rooms shall be centrally located withing distribution area and vertically aligned whenever possible.

Equipment in ER and TR(s) include 2-post equipment racks, 4-post equipment racks (if needed) and overhead cable ladder rack system sized to ensure 40% fill ratio.

Telecommunication spaces shall be located to keep separation from elevators, pump motors, generators, radar transmitters, induction heating devices, sources of mechanical vibration, and other potential sources of electromagnetic interference (EMI). Telecommunication spaces shall not have shared wall or be located below any plumbing or water pipes, including restrooms, sinks, etc.



Telecommunication space shall maintain continuous and dedicated environmental control 24 hours a day, 365 days a year and shall maintain a positive pressure with a minimum of one air change per hour and shall satisfy all applicable building codes. Temperature and humidity level to the intake of telecommunication equipment shall be as recommended by manufacturer and ASHRAE.

Telecommunication spaces shall be provided with designated electrical power, with emergency and any redundancy requirements taken into consideration. The spaces shall be equipped to provide adequate power for the maximum design load for all equipment as well as a growth factor of 25 percent. Separate convenience receptacles shall be provided on a minimum of two separate walls and shall be on a separate distribution panel.

Lighting Provided in telecommunication spaces shall include 24" to 48" linear LED strips located to the front and rear of data racks. Provide minimum 50-foot candles at 36" above finished floor. Provide one fixture within each TR with a battery-operated ballast (or connection to the building emergency generator, if available), locate emergency fixture closest to the door.

Fire alarm and detection shall be provided in telecommunication spaces to meet code requirements. Fire suppression system installation shall be performed by a licensed and/or certified fire protection engineer to meet all code, AHJ, and client requirements. Special care shall be taken in coordination to the layout to protect the equipment in the telecom spaces and avoid obstruction to sprinklers and access to the alarm.

Equipment that is not directly related to the support of the room shall not be installed or pass through the room.

Telecommunication spaces design shall include, room ceilings that shall be open to the underside of the floor above and have a minimum clearance of nine feet, walls of the telecommunication spaces shall extend from the floor to the bottom of deck continuously, rooms shall include ¾" A Grade fire rated plywood wrapped around room, painted, fire-resistant fire inspection stamp shall not be covered by paint to allow easy viewing by inspectors. Minimum clearances shall be 3.28 feet. The rooms shall not include any exterior windows.

Door size shall be minimum 36 inches wide and 7 feet high with no window and shall be hinged to open outward if allowed by the AHJ, in not allowed, the door shall be Located at a corner such that the door swings into the adjacent wall, and not into the room's open space. Access to telecommunication rooms shall be electronically controlled. Door shall be rated the same as walls within the telecommunications space.

III. TELECOMMUNICATIONS PATHWAYS

Backbone and Horizontal pathways shall include Cable support infrastructure including cable tray, J-Hooks, and conduit systems. Ladder rack systems shall be used within telecom spaces. The system shall be designed to facilitate ongoing maintenance, accommodate future MAC's and future growth of a minimum of 20%.



All pathways shall be installed with clearance and accessibility taken into consideration and be sized appropriately with fill ratios of 50%. Cable trays shall not be placed within 5-inches of any overhead light fixture and within 12-inches of any electrical ballast. Cable Tray shall be installed in accessible ceiling areas only and shall have seismic bracing as designed by a California licensed structural engineer.

Conduit shall be sized appropriately for cable fill ratios and used in inaccessible areas and routed to TO's when necessary.

J-hooks and independent supports shall support horizontal cable in main corridor spaces and shall be spaced no further than 48"- 60" between J-hooks and within six-inches of the conduit stub-in. J-hooks shall be attached using pencil rod or ¼" threaded rod. Data cable shall not sag or rest on any electrical conduit, HVAC duct, water pipes, ceiling supports or other non-cable support systems. Do not use tie-wraps or vinyl tape to secure data cable to j-hook. Refer to manufacturer of J-Hooks to determine quantity data cable per j-hook.

Where Pathways extend into the Telecommunication Spaces utilize a manufacturer's radius drop out (waterfall) to protect station cables. Where conduits drop down onto ladder rack provide plastic spillways to prevent kinking of the installed cable bundle.

Provide horizontal sleeves to penetrate Nonrated walls that will protect cabling, which may include bushings.

Pathways to telecommunications outlets shall include a 5" square, 2-7/8" deep back box with a single gang ring, 1-1/4" conduit stubbed from back box into accessible space. Data outlet conduits shall have protective bushings on all conduit stubs into accessible ceilings. If a telecommunications outlet location has more than 4 cables, the junction box shall be finished with a double gang mud ring.

IV. TELECOMMUNICATIONS FIRESTOP REQUIREMENT

Fire rated walls shall require UL listed approved firestop assemblies. Fire stop materials shall meet F and T-rating requirements of building and fire code. Penetrations through firewalls shall allow cable installers to firestop around the cables after they are installed. Tray-based mechanical firestop systems shall be used when a cable tray penetrates a fire barrier. All firestopping installations shall be labeled in accordance with ANSI/TIA 606-C.

Provide UL rated firestop systems at each deck and fire-rated wall partition. The UL system must maintain the rating of the deck or partition being penetrated.

V. TELECOMMUNICATIONS BONDING INFRASTRUCTURE

A telecommunications bonding infrastructure shall be provided to ensure a low impedance path to ground for telecommunications equipment and support systems. The telecommunication bonding infrastructure shall connect to the nearest approved building grounding electrode and the equipment grounding system by exothermic weld by an electrical contractor. Connection point shall be coordinated with electrical engineer.



The telecommunications Bonding infrastructure shall meet the standards as set forth by ANSI/TIA-607-D

A Primary Bonding Busbar (PBB) shall be provided in the Entrance Facility and Secondary Bonding busbar (SBB's) shall be provided in each Telecommunication room and enclosure. The PBB shall connect to the building grounding electrode with a telecommunications Bonding Conductor (TBC). A telecommunications bonding backbone (TBB) shall connect to all SBB's in telecom spaces. Where multiple telecom rooms occur on the same level, a grounding equalizer (GE) will be provided on every third level, starting from the top floor. PBB/SBB's shall connect to rack bonding busbar (RBB) which shall connect to telecommunications equipment within the racks. All metal equipment shall connect to the Telecommunications bonding infrastructure. 2-hole compression ground lugs shall be used.

Telecommunications bonding infrastructure shall be bonded to building steel when possible.

Bonding conductors shall be green or marked with a distinctive green color, labeled, and routed with minimum bends or changes in direction.

Grounding conductors shall not share pathways with communications cabling.

The bonding conductors shall be calculated for a size that conforms to the guidelines set by the CEC.

Sizing of the TBB	
TBB length linear m (ft)	TBB Size (AWG)
Less than 4 (13)	6
4-6 (14-20)	4
6-8 (21-26)	3
8-10 (27-33)	2
10-13 (34-41)	1
13-16 (42-52)	1/0
16-20 (53-66)	2/0
Greater than 20 (66)	3/0

VI. TELECOMMUNICATIONS INTER-BUILDING BACKBONE



The Entrance facility shall receive both a copper and fiber optic cable Backbone that will originate from the Service provider vault, the service provider shall be responsible for the cable up to the demarcation point. The backbone cable will connect at the City Hall Equipment room for main cross connect and home run from the EF to the recreation building and the art buildings primary Telecom rooms with no splices. Fiber optic and copper backbone cable shall terminate onto a rack mounted termination hardware.

Fiber optic housing shall be rack mounted and sized to accommodate single and multi-mode fiber optic cable. fiber optic panels shall be LC type couplers. Coordinate with current approved connector types.

Shall install building entrance protectors (BEP) at origination point and destination. Include all solid-state fuses. BEP shall be sized to accommodate incoming copper cable.

VII. TELECOMMUNICATIONS INTRA-BUILDING BACKBONE

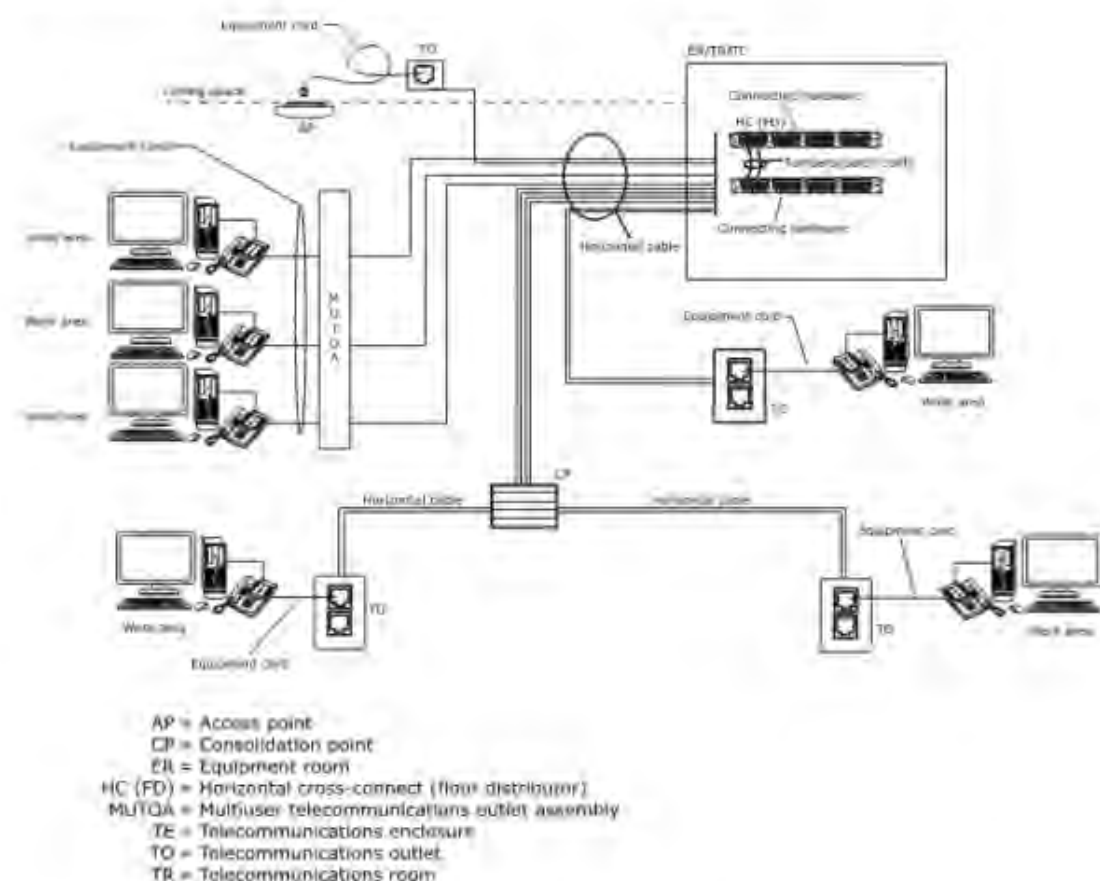
Intrabuilding Backbone cable within the City Hall building shall include copper and fiber optic cable, the backbone that will originate from the Equipment room and connect to the Telecom room located on the second level. The backbone cable will home run from the Equipment Room to each Telecom room with no splices.

VIII. TELECOMMUNICATIONS HORIZONTAL CABLING

The horizontal cabling system shall provide connectivity to users, building IP systems and devices, Wi-Fi devices, and other components and systems requiring IP connection. A twisted Pair distribution -Horizontal cabling shall be 4-pair U/UTP Category 6A rated, with cable jacket rating based on application, plenum vs riser vs outside rated. Distribution will come from the horizontal cross-connect at the nearest Telecom space to the TO or device and cable distances shall not exceed 295 feet, channels shall not exceed 328 feet. Consolidation points (CP's) and multiuser telecommunication outlet assemblies (MUTOAs) shall be considered in the distribution to make future moves and changes easier to accommodate. See below typical horizontal cabling system diagram from the BICSI TDMM 15th edition.



Figure 6.1
 Typical horizontal cabling system elements



NOTE: The images of connecting hardware and active equipment used in this chapter have been selected for the purpose of illustrating the text and should not be construed as requirements. For example, a generic patch panel image may represent any type of balanced twisted-pair or optical fiber connecting hardware, an image of a desktop computer or telephone may represent any type of active equipment.

IX. TELECOMMUNICATION WIRELESS INFRASTRUCTURE

The wireless infrastructure will be part of the overall distribution system selected and shall include Cat 6A cable for final connections to wireless access points that will be placed based on coverage criteria per the manufacturer recommendations.

X. AUDIO VISUAL SYSTEMS

Audio visual systems shall be provided for the council chambers, lobby and program spaces as well as a zoned paging/public address systems in public areas and will include Sound, video and display systems as well as assisted listening system where required by ADA.

All AV systems shall meet the most current Americans with Disabilities Act (ADA) requirements, including assistive listening systems, visual access, and other accommodations.

The design of the AV system shall be based upon customer requirements as well as the intended room function. The electronic equipment and cabling shall be consistent with industry standards (AVIXA and BICSI) and shall meet minimum performance standards.

Sound systems shall be muted during fire alarm. The sound system shall connect to the fire alarm system via dry contact; as acceptable to the Authority Having Jurisdiction (AHJ)/Fire Marshal.

XI. SECURITY

The electronic security will be a system that is layered to provide protection through access control, intrusion detection, video surveillance, and duress/lock down systems.

XII. ACCESS CONTROL SYSTEM

Access control shall be provided at select doors where access can be monitored, tracked and controlled per the campus requirements. Card readers are required for main entries, public entries, Telcom and building infrastructure rooms including electrical, mechanical, etc., door to roof, elevators, and stairwell entry to regulate and manage entry to the campus and specific areas identified through risk assessment. This ensures that only authorized individuals, such as students, staff, or approved visitors, are allowed to enter certain restricted zones. Manufacturer shall be confirmed with owner and card readers shall be owner furnished and contractor installed. The system shall provide the capability of being controlled remotely, allowing administrators to lock or unlock doors with the click of a button.

The system shall provide access for disabled community and shall meet all ADA code requirements

System shall be installed by a security vendor that is certified and approved by the manufacturer to install and certify the access control system.

XIII. INTRUSION DETECTION AND DURESS

An intrusion detection system will be designed to provide visual, audible, and/or electronic notification of the security problem. The system shall be comprised of three common components:

- Sensors – shall detect the undesired or desired activity and alarm when certain preset conditions are met.
- Sending circuit – Provides power to sensors and monitors the condition of the sensors- monitoring can include
 - Local alarm – visual or audible devices notifying anyone in the immediate area
 - Central station – off-site and a contract service monitoring fire and intrusion alarms through a contracted central station location or a fire, emergency medical service, or police dispatch center
- Annunciator

The intrusion detection system shall provide protection at locations including, but not limited to:

- Perimeter – Doors and windows
- Area of space – office space and hallways as well as duress buttons at reception area as deemed appropriate by owner.

The system shall include the following components:

- Detection sensors – Passive infrared/ultrasonic and door contacts.
- Processing and transmitting devices – Control panel and dialer
- Annunciators and sounding devices – bells, horns, and strobe lights
- Power source – Transformers and batteries

XIV. VIDEO SURVEILLANCE SYSTEM (VSS)

The Video surveillance system shall be comprised of cameras that will provide security while maintaining reasonable expectations of privacy. The cameras shall be placed in public areas, including lobby, hallways, offices, and entrances. No cameras shall be placed in restrooms. Cameras shall be placed in locations that monitor all entrances to the building.

It is assumed all cameras will be owner provided and contractor installed to meet the requirements determined in a needs assessment. The designer will determine appropriate camera technology, camera placement, and lens selection.

Cameras can be mounted on the wall or ceiling based on the location and need of the space, and should be mounted above 8 ft AFF to prevent tampering. Lighting shall be considered in camera placement to ensure there is enough lighting but no interference. Mounting and housing will be selected based on security needs and may include

- Fixed- dedicated to single view
- Pan and tilt – controlled from a remote viewing station to allow for 180 or 360-degree views.



IP based video shall be used and integrate with the structured cabling system so that IP video can be continuously transmitted to any point on the network, and video can be stored on network servers or storage facilities as determined with owner. The IP based system will allow for the support of any number of cameras at one time, limited only by connection speed.

XV. TWO-WAY COMMUNICATION SYSTEM- AREA OF REFUGE

Per CBC section 1009.6.5 areas of refuge shall be provided with Two-way communication system complying with Section CBC 1009.8.1 and CBC 1009.8.2

The system shall provide devices at the landing serving each elevator or bank of elevators and stairways that are listed as areas of refuge on each accessible floor that is one or more stories above or below the level of discharge.

Two-way communication systems shall provide communication between each required location and the fire command center, or an approved control point location approved by the fire department.

Both two-way communications systems primary and secondary power supplies along with each two-way communications system circuit shall be monitored by the fire alarm system for failure, open and short circuit conditions, respectively, and report such conditions as trouble alarm.

All conductors interconnecting the communications stations and two-way communications control point(s) shall be circuit integrity-rated, cable or circuit integrity in conduit cable to meet the requirements of NFPA 72 that pass the two-hour U.L. 2196 flame test.

XVI. EMERGENCY RESPONDER COMMUNICATIONS ENHANCEMENT SYSTEMS (ERCES)

Public safety radio coverage infrastructure shall be in accordance with NFPA 1221 and 1225 and sections of CFC 510.5.1 through CFC 510.5.4 per CBC section 918.1.

ERCES designer and lead installation personnel shall have minimum qualifications that include: unless adequate skills and experience have been demonstrated and is satisfactory to the AHJ.

- Valid FCC-issued general radio operator's license
- Certification of in-building system training issued by an approved organization or school.
- Certificate issued by the manufacturer of the equipment being installed.

ERCES vendor shall provide full design for review by local agency prior to installation, make any corrections as needed. Resubmit design to local agency for approval prior to work starting.

System shall include pathways, rated cable, connectors, splitters, donor antennas, indoor antennas, BDA, power supplies, batteries, interface with fire alarm system and monitoring panel which monitors the following conditions:



- AC Input normal.
- Loss of normal AC power.
- Battery charger failure.
- Loss of battery.
- Active RF emitting device malfunction.
- Donor antenna disconnection.
- Donor antenna malfunction.

ERCES testing shall comply with CFC 510.5.4. All ERCES system installation and components shall comply with all applicable federal regulations including but not limited to, FCC 47 CFR Part 90.219.

XVII. RADIO TOWER

The existing radio tower shall remain operational without interruption through demolition of the city hall annex and relocation to the police station. It is recommended that a new tower be provided to meet current FCC and information, communication and technology standards and shall be designed and installed by a qualified Radio Frequency Engineer.

END OF SECTION-8 LOW VOLTAGE CITY HALL

SECTION 9: LOW VOLTAGE RECREATION BUILDING

I. GENERAL

Telecommunication structured cabling infrastructure system will include a complete system including but not limited to telecommunication spaces, pathways, firestopping, bonding infrastructure, and media for backbone and horizontal infrastructure. The infrastructure shall support wired and wireless network communication including internet access and facility network applications.

II. TELECOMMUNICATIONS SPACES

Telecommunication spaces shall meet industry design standards as set forth in the *Telecommunication Distribution Methods Manual (TDMM) 15th Edition*. Telecommunications spaces shall provide a location for network hardware and other information, communications, and technology systems including Interbuilding backbone, Intra-building backbone and horizontal structured cabling systems, network (LAN) access switches, network routers, wireless access point controllers, power and connectivity accessories providing services to the IT equipment, Mechanical equipment providing services to the IT equipment, UPS and PDU units providing services to the IT equipment, Security video and access control headend equipment, emergency radio communication enhancement systems (ERCES), and two-way communication panel.



A Primary telecommunication room (TR) shall be provided on level one of the Recreation building and be connected to the Equipment room through interbuilding backbone and act as Intermediate Backbone and Horizontal cross-connect distribution space. This telecom room shall be a minimum size of 10' X 12'. There shall be a secondary Telecom room on level two for horizontal distribution and shall be sized a minimum of 8' X 10'. Telecom rooms shall be centrally located within distribution area and vertically aligned whenever possible.

TR(s) shall include 2-post equipment racks, 4-post equipment racks (if needed) and overhead cable ladder rack system sized to ensure 40% fill ratio.

Telecommunication spaces shall be located to keep separation from elevators, pump motors, generators, radar transmitters, induction heating devices, sources of mechanical vibration, and other potential sources of electromagnetic interference (EMI). Telecommunication spaces shall not have shared wall or be located below any plumbing or water pipes, including restrooms, sinks, etc.

Telecommunication space shall maintain continuous and dedicated environmental control 24 hours a day, 365 days a year and shall maintain a positive pressure with a minimum of one air change per hour and shall satisfy all applicable building codes. Temperature and humidity level to the intake of telecommunication equipment shall be as recommended by manufacturer and ASHRAE.

Telecommunication spaces shall be provided with designated electrical power, with emergency and any redundancy requirements taken into consideration. The spaces shall be equipped to provide adequate power for the maximum design load for all equipment as well as a growth factor of 25 percent. Separate convenience receptacles shall be provided on a minimum of two separate walls and shall be on a separate distribution panel.

Lighting Provided in telecommunication spaces shall include 24" to 48" linear LED strips located to the front and rear of data racks. Provide minimum 50-foot candles at 36" above finished floor. Provide one fixture within each TR with a battery-operated ballast (or connection to the building emergency generator, if available), locate emergency fixture closest to the door.

Fire alarm and detection shall be provided in telecommunication spaces to meet code requirements. Fire suppression system installation shall be performed by a licensed and/or certified fire protection engineer to meet all code, AHJ, and client requirements. Special care shall be taken in coordination to the layout to protect the equipment in the telecom spaces and avoid obstruction to sprinklers and access to the alarm.

Equipment that is not directly related to the support of the room shall not be installed or pass through the room.

Telecommunication spaces design shall include, room ceilings that shall be open to the underside of the floor above and have a minimum clearance of nine feet, walls of the telecommunication spaces shall extend from the floor to the bottom of deck continuously, rooms shall include ¾" A Grade fire rated plywood wrapped around room, painted, fire-resistant fire inspection stamp shall not be covered by paint to allow easy viewing by inspectors. Minimum clearances shall be 3.28 feet. The rooms shall not include any exterior windows.



Door size shall be minimum 36 inches wide and 7 feet high with no window and shall be hinged to open outward if allowed by the AHJ, in not allowed, the door shall be Located at a corner such that the door swings into the adjacent wall, and not into the room's open space. Access to telecommunication rooms shall be electronically controlled. Door shall be rated the same as walls within the telecommunications space.

III. TELECOMMUNICATIONS PATHWAYS

Backbone and Horizontal pathways shall include Cable support infrastructure including cable tray, J-Hooks, and conduit systems. Ladder rack systems shall be used within telecom spaces. The system shall be designed to facilitate ongoing maintenance, accommodate future MAC's and future growth of a minimum of 20%.

All pathways shall be installed with clearance and accessibility taken into consideration and be sized appropriately with fill ratios of 50%. Cable trays shall not be placed within 5-inches of any overhead light fixture and within 12-inches of any electrical ballast. Cable Tray shall be installed in accessible ceiling areas only and shall have seismic bracing as designed by a California licensed structural engineer.

Conduit shall be sized appropriately for cable fill ratios and used in inaccessible areas and routed to TO's when necessary.

J-hooks and independent supports shall support horizontal cable in main corridor spaces and shall be spaced no further than 48"- 60" between J-hooks and within six-inches of the conduit stub-in. J-hooks shall be attached using pencil rod or 1/4" threaded rod. Data cable shall not sag or rest on any electrical conduit, HVAC duct, water pipes, ceiling supports or other non-cable support systems. Do not use tie-wraps or vinyl tape to secure data cable to j-hook. Refer to manufacturer of J-Hooks to determine quantity data cable per j-hook.

Where Pathways extend into the Telecommunication Spaces utilize a manufacturer's radius drop out (waterfall) to protect station cables. Where conduits drop down onto ladder rack provide plastic spillways to prevent kinking of the installed cable bundle.

Provide horizontal sleeves to penetrate Nonrated walls that will protect cabling, which may include bushings.

Pathways to telecommunications outlets shall include a 5" square, 2-7/8" deep back box with a single gang ring, 1-1/4" conduit stubbed from back box into accessible space. Data outlet conduits shall have protective bushings on all conduit stubs into accessible ceilings. If a telecommunications outlet location has more than 4 cables, the junction box shall be finished with a double gang mud ring.

IV. TELECOMMUNICATIONS FIRESTOP REQUIREMENT

Fire rated walls shall require UL listed approved firestop assemblies. Fire stop materials shall meet F and T-rating requirements of building and fire code. Penetrations through firewalls shall allow cable installers to firestop around the cables after they are installed. Tray-based mechanical firestop systems shall be used when a cable tray penetrates a fire barrier. All firestopping installations shall be labeled in accordance with ANSI/TIA 606-C.



Provide UL rated firestop systems at each deck and fire-rated wall partition. The UL system must maintain the rating of the deck or partition being penetrated.

V. TELECOMMUNICATIONS BONDING INFRASTRUCTURE

A telecommunications bonding infrastructure shall be provided to ensure a low impedance path to ground for telecommunications equipment and support systems. The telecommunication bonding infrastructure shall connect to the nearest approved building grounding electrode and the equipment grounding system by exothermic weld by an electrical contractor. Connection point shall be coordinated with electrical engineer.

The telecommunications Bonding infrastructure shall meet the standards as set forth by ANSI/TIA-607-D

A Primary Bonding Busbar (PBB) shall be provided in the Primary Telecom Room and Secondary Bonding busbar (SBB's) shall be provided in each Telecommunication room and enclosure. The PBB shall connect to the building grounding electrode with a telecommunications Bonding Conductor (TBC). A telecommunications bonding backbone (TBB) shall connect to all SBB's in telecom spaces. Where multiple telecom rooms occur on the same level, a grounding equalizer (GE) will be provided on every third level, starting from the top floor. PBB/SBB's shall connect to rack bonding busbar (RBB) which shall connect to telecommunications equipment within the racks. All metal equipment shall connect to the Telecommunications bonding infrastructure. 2-hole compression ground lugs shall be used.

Telecommunications bonding infrastructure shall be bonded to building steel when possible.

Bonding conductors shall be green or marked with a distinctive green color, labeled, and routed with minimum bends or changes in direction.

Grounding conductors shall not share pathways with communications cabling.

The bonding conductors shall be calculated for a size that conforms to the guidelines set by the CEC.

Sizing of the TBB	
TBB length linear m (ft)	TBB Size (AWG)
Less than 4 (13)	6
4-6 (14-20)	4
6-8 (21-26)	3
8-10 (27-33)	2
10-13 (34-41)	1



13-16 (42-52)	1/0
16-20 (53-66)	2/0
Greater than 20 (66)	3/0

VI. TELECOMMUNICATIONS INTER-BUILDING BACKBONE

Inter-building backbone shall be brought into the Primary telecom room through conduits from the Entrance Facility located in the City Hall building and connect to a horizontal cross connect or pass through building pathways to the level two telecom room.

VII. TELECOMMUNICATIONS INTRA-BUILDING BACKBONE

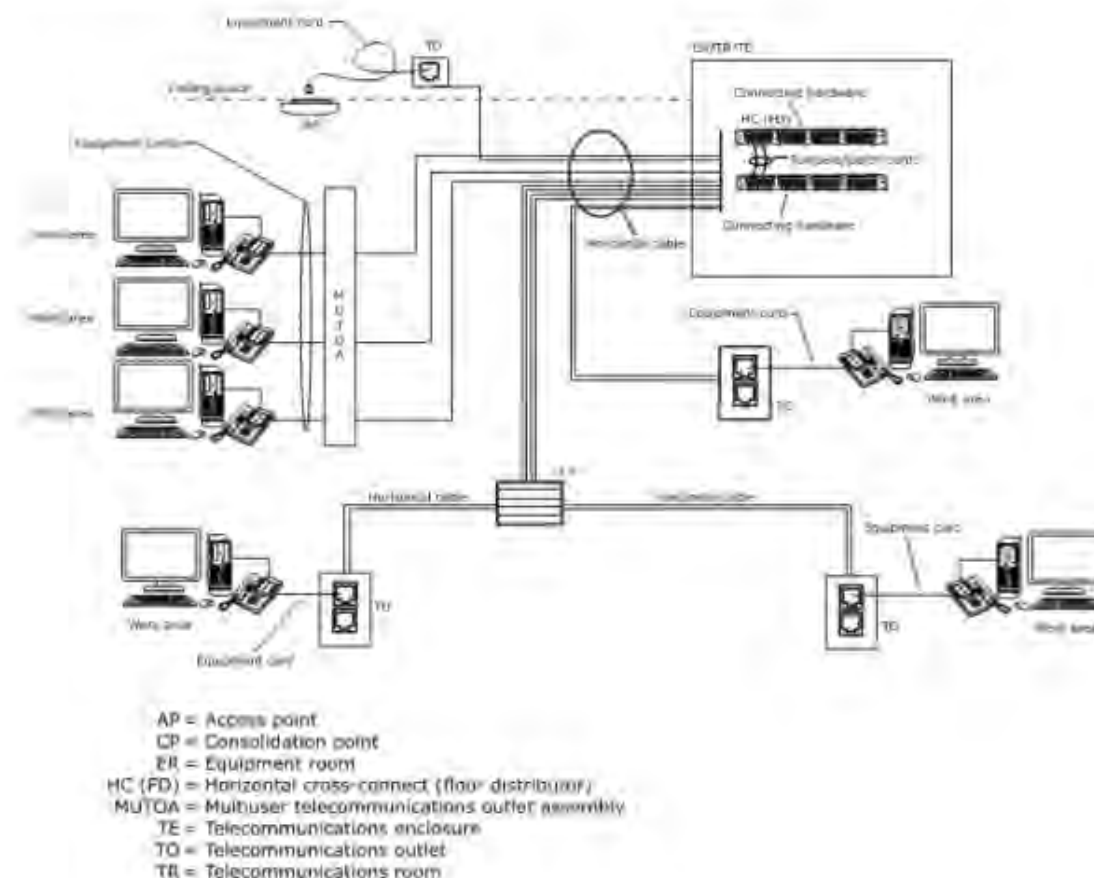
Intrabuilding Backbone cable within the Recreation building shall include copper and fiber optic cable, the backbone that will originate from the Primary Telecom room and connect to the Telecom room located on the second level. The backbone cable will home run to each Telecom room with no splices.

VIII. TELECOMMUNICATIONS HORIZONTAL CABLING

The horizontal cabling system shall provide connectivity to users, building IP systems and devices, Wi-Fi devices, and other components and systems requiring IP connection. A twisted Pair distribution -Horizontal cabling shall be 4-pair U/UTP Category 6A rated, with cable jacket rating based on application, plenum vs riser vs outside rated. Distribution will come from the horizontal cross-connect at the nearest Telecom space to the TO or device and cable distances shall not exceed 295 feet, channels shall not exceed 328 feet. Consolidation points (CP's) and multiuser telecommunication outlet assemblies (MUTOAs) shall be considered in the distribution to make future moves and changes easier to accommodate. See below typical horizontal cabling system diagram from the BICSI TDMM 15th edition.



Figure 6.1
 Typical horizontal cabling system elements



NOTE: The images of connecting hardware and active equipment used in this chapter have been selected for the purpose of illustrating the text and should not be construed as requirements. For example, a generic patch panel image may represent any type of balanced twisted-pair or optical fiber connecting hardware; an image of a desktop computer or telephone may represent any type of active equipment.

IX. TELECOMMUNICATION WIRELESS INFRASTRUCTURE

The wireless infrastructure will be part of the overall distribution system selected and shall include Cat 6A cable for final connections to wireless access points that will be placed based on coverage criteria per the manufacturer recommendations.



X. AUDIO VISUAL SYSTEMS

Audio visual systems shall be provided for the flex rooms, gymnasium, fitness rooms, conference room and pool area, as well as a zoned paging/public address systems in public areas and will include Sound, video and display systems as well as assisted listening system where required by ADA.

All AV systems shall meet the most current Americans with Disabilities Act (ADA) requirements, including assistive listening systems, visual access, and other accommodations.

The design of the AV system shall be based upon customer requirements as well as the intended room function. The electronic equipment and cabling shall be consistent with industry standards (AVIXA and BICSI) and shall meet minimum performance standards.

Sound systems shall be muted during fire alarm. The sound system shall connect to the fire alarm system via dry contact; as acceptable to the Authority Having Jurisdiction (AHJ)/Fire Marshal.

XI. SECURITY

The electronic security will be a system that is layered to provide protection through access control, intrusion detection, video surveillance, and duress/lock down systems.

XII. ACCESS CONTROL SYSTEM

Access control shall be provided at select doors where access can be monitored, tracked and controlled per the campus requirements. Card readers are required for main entries, public entries, Telcom and building infrastructure rooms including electrical, mechanical, etc., door to roof, elevators, and stairwell entry to regulate and manage entry to the campus and specific areas identified through risk assessment. This ensures that only authorized individuals, such as staff, or approved visitors, are allowed to enter certain restricted zones. Manufacturer shall be confirmed with owner and card readers shall be owner furnished and contractor installed. The system shall provide the capability of being controlled remotely, allowing administrators to lock or unlock doors with the click of a button.

The system shall provide access for disabled community and shall meet all ADA code requirements

System shall be installed by a security vendor that is certified and approved by the manufacturer to install and certify the access control system.

XIII. INTRUSION DETECTION AND DURESS



An intrusion detection system will be designed to provide visual, audible, and/or electronic notification of the security problem. The system shall be comprised of three common components:

- Sensors – shall detect the undesired or desired activity and alarm when certain preset conditions are met.
- Sending circuit – Provides power to sensors and monitors the condition of the sensors-monitoring can include
 - Local alarm – visual or audible devices notifying anyone in the immediate area
 - Central station – off-site and a contract service monitoring fire and intrusion alarms through a contracted central station location or a fire, emergency medical service, or police dispatch center
- Annunciator

The intrusion detection system shall provide protection at locations including, but not limited to:

- Perimeter – Doors and windows
- Area of space – office space and hallways as well as duress buttons at reception area as deemed appropriate by owner.

The system shall include the following components:

- Detection sensors – Passive infrared/ultrasonic and door contacts.
- Processing and transmitting devices – Control panel and dialer
- Annunciators and sounding devices – bells, horns, and strobe lights
- Power source – Transformers and batteries

XIV. VIDEO SURVEILLANCE SYSTEM (VSS)

The Video surveillance system shall be comprised of cameras that will provide security while maintaining reasonable expectations of privacy. The cameras shall be placed in public areas, including lobby, hallways, offices, activity spaces, auditorium, and entrances. No cameras shall be placed in restrooms. Cameras shall be placed in locations that monitor all entrances to the building.

It is assumed all cameras will be owner provided and contractor installed to meet the requirements determined in a needs assessment. The designer will determine appropriate camera technology, camera placement, and lens selection.

Cameras can be mounted on the wall or ceiling based on the location and need of the space, and should be mounted above 8 ft AFF to prevent tampering. Lighting shall be considered in camera placement to ensure there is enough lighting but no interference. Mounting and housing will be selected based on security needs and may include

- Fixed- dedicated to single view
- Pan and tilt – controlled from a remote viewing station to allow for 180 or 360-degree views.



IP based video shall be used and integrate with the structured cabling system so that IP video can be continuously transmitted to any point on the network, and video can be stored on network servers or storage facilities as determined with owner. The IP based system will allow for the support of any number of cameras at one time, limited only by connection speed.

XV. TWO-WAY COMMUNICATION SYSTEM- AREA OF REFUGE

Per CBC section 1009.6.5 areas of refuge shall be provided with Two-way communication system complying with Section CBC 1009.8.1 and CBC 1009.8.2

The system shall provide devices at the landing serving each elevator or bank of elevators and stairways that are listed as areas of refuge on each accessible floor that is one or more stories above or below the level of discharge.

Two-way communication systems shall provide communication between each required location and the fire command center, or an approved control point location approved by the fire department.

Both two-way communications systems primary and secondary power supplies along with each two-way communications system circuit shall be monitored by the fire alarm system for failure, open and short circuit conditions, respectively, and report such conditions as trouble alarm. All conductors interconnecting the communications stations and two-way communications control point(s) shall be circuit integrity-rated, cable or circuit integrity in conduit cable to meet the requirements of NFPA 72 that pass the two-hour U.L. 2196 flame test.

XVI. EMERGENCY RESPONDER COMMUNICATIONS ENHANCEMENT SYSTEMS (ERCES)

Public safety radio coverage infrastructure shall be in accordance with NFPA 1221 and 1225 and sections of CFC 510.5.1 through CFC 510.5.4 per CBC section 918.1.

ERCES designer and lead installation personnel shall have minimum qualifications that include: unless adequate skills and experience have been demonstrated and is satisfactory to the AHJ.

- Valid FCC-issued general radio operator's license
- Certification of in-building system training issued by an approved organization or school.
- Certificate issued by the manufacturer of the equipment being installed.

ERCES vendor shall provide full design for review by local agency prior to installation, make any corrections as needed. Resubmit design to local agency for approval prior to work starting.

System shall include pathways, rated cable, connectors, splitters, donor antennas, indoor antennas, BDA, power supplies, batteries, interface with fire alarm system and monitoring panel which monitors the following conditions:

- AC Input normal.
- Loss of normal AC power.
- Battery charger failure.
- Loss of battery.
- Active RF emitting device malfunction.



- Donor antenna disconnection.
- Donor antenna malfunction.

ERCES testing shall comply with CFC 510.5.4. All ERCES system installation and components shall comply with all applicable federal regulations including but not limited to, FCC 47 CFR Part 90.219.

END OF SECTION-9 LOW VOLTAGE RECREATION BUILDING





DATE 7/25/2025
TO ELS Architecture
FROM Brightworks Sustainability
RE City of Gilroy
 Gilroy Civic Center Sustainability Narrative

Brightworks Sustainability collaborated with ELS and the broader design team to craft a clear sustainability narrative for the City of Gilroy Civic Center, rooted in the City’s climate commitments and the sustainability priorities identified during early design. In parallel, Brightworks developed a LEED certification approach, including draft scorecards targeting LEED Platinum for the Civic Center buildings. Together, these deliverables will help the City clearly and consistently communicate its project goals as it pursues funding opportunities and prepares for public engagement and approvals.

Gilroy Civic Center Sustainability Narrative

Purpose

This narrative outlines the sustainability vision and guiding strategies for the Gilroy Civic Center redevelopment. It is intended to support design decisions, align stakeholders, and serve as a foundation for communicating the City’s goals to the public, funding agencies, and elected officials. The redevelopment of the site will include pedestrian amenities, a park and three new buildings: a new city hall, a new arts and community center and a new recreation center with a pool.

Sustainability Vision

The Gilroy Civic Center is envisioned as a people-centered public campus that reflects the City’s values of environmental responsibility, long-term resilience, and community well-being. The project will prioritize all-electric building systems, passive design strategies—including natural ventilation where feasible—and the efficient use of energy and water resources. Outdoor spaces will be designed for comfort in hot weather, supporting both community use and climate resilience. Sustainability strategies will be integrated into the buildings and landscape in ways that support performance, durability, and ease of maintenance—while also creating opportunities to share the story of the City’s environmental goals through visible, educational design features.

Key Sustainability Priorities

The following themes reflect early priorities discussed with the design team, the City and gleaned through the community outreach process. These strategies are elaborated on in the design discipline narratives and served as the basis for the LEED certification strategy.

Energy and Carbon

- Design and construct energy efficient, all-electric building systems (including the pool)
- Prioritize passive design strategies to reduce operation costs
 - N-S building orientation that optimizes natural daylight and reduces solar heat gain
 - Use of strategically placed thermal mass and night flush strategies to offset peak demand.

- Shading and solar control – including trees to block sun
- Natural ventilation through operable openings and incorporate stack ventilation techniques—using taller parts of the building to enhance airflow and remove hot air.
- Utilize solar PV on buildings; possibly integrated as shade structures for the building or parking areas
- Electric Vehicle charging powered by solar PV
- Employ extremely efficient mechanical systems to handle the remaining loads including:
 - Natural ventilation where feasible.
 - Mixed mode ventilation where feasible.
 - Use of displacement ventilation with destratification fans in spaces with high ceilings.
 - Use of transfer air from clean to dirty space for additional make up air.
 - Maximize economizer hours.
 - Provide energy recovery.

Water

- Utilize recycled water for irrigation and toilet flushing; it was noted the City of Gilroy has access to recycled water
- Use drought-tolerant planting and efficient irrigation
- Manage stormwater on-site through visible landscape strategies allowing visitors to see the connection between the design and responsible use of water

Site Access, Public Health and Comfort

- Connect with the existing city grid and create a sense of arrival at City Hall
- Prioritize pedestrian safety and site connectivity
- Support inclusive access to buildings and site amenities
- Provide shaded and comfortable outdoor spaces
- Use natural daylight and ventilation where feasible
- Minimize existing hardscape from parking and orient buildings to new park space
- Design public areas for community functions, such as farmers markets
- Design building systems with AHU filter housing is suitable for carbon filters for additional protection during wildfire / smoke events

Materials and Resources

- Prioritize the use of low carbon materials to lower the embodied carbon footprint
 - Mass timber construction
 - Low carbon concrete
 - Bio based materials (e.g. straw insulation)
- Incorporate deconstruction and material salvage strategies to reuse existing building materials onsite or divert them from landfill, reducing waste and embodied carbon.
- Use low-emitting and durable materials

Gilroy - Arts and Community Center

LEED-NC v4 Scorecard

7/25/2025

Goal: Platinum

As Shown: Gold (Path to Platinum: identify 11-14 maybe yes points)



71 13 6 20				Certified 40-49 points				Silver 50-59 points				Gold 60-79 points				Platinum 80 or more points			
Yes	?Y	?N	No					Yes	?Y	?N	No								
1				Integrative Process				1											
8				Location and Transportation				16				16 Points Possible							
			16	d Credit 1 LEED Neighborhood Development Location															
1				d Credit 2 Sensitive Land Protection Previously Developed				1											
1		1		d Credit 3 High Priority Site Priority Designation				2											
3		2		d Credit 4 Surrounding Density and Diverse Uses Walk Score 70				5											
			5	d Credit 5 Access to Quality Transit (v4.1)				---				5							
1				d Credit 6 Bicycle Facilities MS				1											
1				d Credit 7 Reduced Parking Footprint (v4.1) Campus Approach 30% Reduced Parking				1											
1				d Credit 8 Electric Vehicles (v4.1) Campus Approach EVSE, 5% spaces				1											
7 1 1 1				Sustainable Sites				10				10 Points Possible							
Y				c Prereq 1 Construction Activity Pollution Prevention															
1				d Credit 1 Site Assessment Campus Approach				1											
2				d Credit 2 Protect or Restore Habitat (v4.1) Campus Approach				---				2							
1				d Credit 3 Open Space Campus Approach				1											
	1	1	1	d Credit 4 Rainwater Management (v4.1) Campus Approach				---				3							
2				d Credit 5 Heat Island Reduction Campus Approach				---				2							
1				d Credit 6 Light Pollution Reduction Campus Approach				1											
6				Water Efficiency				5				11 Points Possible							
Y				d Prereq 1 Outdoor Water Use Reduction, 30%															
Y				d Prereq 2 Indoor Water Use Reduction, 20%															
Y				d Prereq 3 Building-Level Water Metering															
1		1		d Credit 1 Outdoor Water Use Reduction, 50% - 100% Reduced 50%				2											
4		2		d Credit 2 Indoor Water Use Reduction, 25% - 50% Reduced 40%				6											
			2	d Credit 3 Cooling Tower Water Use				---				2							
1				d Credit 4 Water Metering				1											
24 8				Energy & Atmosphere				1				33 Points Possible							
Y				c Prereq 1 Fundamental Commissioning and Verification															
Y				d Prereq 2 Minimum Energy Performance															
Y				d Prereq 3 Building-Level Energy Metering															
Y				d Prereq 4 Fundamental Refrigerant Management															
5		1		c Credit 1 Enhanced Commissioning Enh. Cx + Monitor + Env.				6											
6	3			d Credit 2.1 Optimize Energy Performance, Cost/Source Energy 50% Reduction				9											
6	3			d Credit 2.2 Optimize Energy Performance, GHG Emissions 60% Reduction				9											
1				d Credit 3 Advanced Energy Metering				1											
			2	d Credit 4 Demand Response Load Flexibility & Mgmt				2											
5				d Credit 5 Renewable Energy Production (v4.1) 20% Tier 1				5											
1				d Credit 6 Enhanced Refrigerant Management				1											
7 2 2 2				Materials & Resources				13				13 Points Possible							
Y				d Prereq 1 Storage & Collection of Recyclables															
Y				c Prereq 2 Construction & Demo Waste Mgmt Plan															
1	1	1	2	d Credit 1 Building Life-Cycle Impact Reduction (v4.1) Whole Building LCA				5											
2				c Credit 2 Environmental Product Declarations (v4.1) 20 EPDs + Enhanced				2											
1		1		c Credit 3 Sourcing of Raw Materials (v4.1) 15% by Cost				2											
1	1			c Credit 4 Material Ingredients (v4.1) 20 Disclosures				2											
2				c Credit 5 Construction & Demolition Waste Mgmt Divert 75% & 4 streams				2											
9 2 3 2				Indoor Environmental Quality				16				16 Points Possible							
Y				d Prereq 1 Minimum IAQ Performance															
Y				d Prereq 2 Environmental Tobacco Smoke Control															
1				d Credit 1.1 Enhanced IAQ Strategies (MERV 13, 10' WOM, exhaust isolator)				1											
1				d Credit 1.2 Enhanced IAQ Strategies (30% inc. vent. / CO2 monitors) CO2 Sensors				1											
3				c Credit 2 Low-Emitting Materials (v4.1) 4 Categories				3											
1				c Credit 3 Construction Indoor Air Quality Mgmt				1											
1			1	c Credit 4 Indoor Air Quality Assessment Flush out - Before Occ.				2											
			1	d Credit 5 Thermal Comfort				1											
1	1			d Credit 6 Interior Lighting (v4.1) Lighting Controls				2											
		1	1	d Credit 7 Daylight (v4.1)				---				3							
1				d Credit 8 Quality Views				1											
			1	d Credit 9 Acoustic Performance (v4.1)				1											
6				Innovation & Design Process				6				6 Points Possible							
1				d Credit 1.1 Pilot: Bird Collision Deterrence (or other)				1											
1				d Credit 1.2 Pilot: Procurement of Low Carbon Construction Materials (or other)				1											
1				c Credit 1.3 Pilot: All Gender Restrooms (or other)				1											
1				c Credit 1.4 Pilot: Grid Optimal ACP (or other)				1											
1				c Credit 1.5 Exemplary Performance: EPDs (or other)				1											
1				c Credit 2 LEED™ Accredited Professional				1											
4				Regional Priority				95020				4 Points Possible							
1				d Credit 1.1 Optimize Energy Performance (10 pts)				1											
			1	d Credit 1.2 Outdoor Water Use Reduction (2 pts)				1											
1				d Credit 1.3 Renewable Energy Production (2 pts)				1											
1				d Credit 1.4 Reduced Parking Footprint (1pt)				1											
1				d Credit 1.5 Indoor Water Use Reduction (4 pts)				1											
			1	d Credit 1.6 Rainwater Management (3 pts)				1											

Gilroy - Rec Center

LEED-NC v4 Scorecard
7/25/2025

Goal: Platinum

As Shown: Gold (Path to Platinum: identify 10-13 maybe yes points)



73	9	6	22	Certified 40-49 points	Silver 50-59 points	Gold 60-79 points	Platinum 80 or more points
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Yes ?Y ?N No

			1	d Credit 1	Integrative Process		1
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8 8 Location and Transportation 16 Points Possible

			16	d Credit 1	LEED Neighborhood Development Location		
1				d Credit 2	Sensitive Land Protection	Previously Developed	1
1		1		d Credit 3	High Priority Site	Priority Designation	2
3		2		d Credit 4	Surrounding Density and Diverse Uses	Walk Score 70	5
			5	d Credit 5	Access to Quality Transit (v4.1)		5
1				d Credit 6	Bicycle Facilities MS		1
1				d Credit 7	Reduced Parking Footprint (v4.1) Campus Approach	30% Reduced Parking	1
1				d Credit 8	Electric Vehicles (v4.1) Campus Approach	EVSE, 5% spaces	1

7 1 1 1 Sustainable Sites 10 Points Possible

Y				c Prereq 1	Construction Activity Pollution Prevention		-
1				d Credit 1	Site Assessment Campus Approach		1
2				d Credit 2	Protect or Restore Habitat (v4.1) Campus Approach		2
1				d Credit 3	Open Space Campus Approach		1
	1	1	1	d Credit 4	Rainwater Management (v4.1) Campus Approach		3
2				d Credit 5	Heat Island Reduction Campus Approach		2
1				d Credit 6	Light Pollution Reduction Campus Approach		1

6 5 Water Efficiency 11 Points Possible

Y				d Prereq 1	Outdoor Water Use Reduction, 30%		-
Y				d Prereq 2	Indoor Water Use Reduction, 20%		-
Y				d Prereq 3	Building-Level Water Metering		-
1		1		d Credit 1	Outdoor Water Use Reduction, 50% - 100%	Reduced 50%	2
4		2		d Credit 2	Indoor Water Use Reduction, 25% - 50%	Reduced 40%	6
			2	d Credit 3	Cooling Tower Water Use		2
1				d Credit 4	Water Metering		1

25 5 3 Energy & Atmosphere 33 Points Possible

Y				c Prereq 1	Fundamental Commissioning and Verification		-
Y				d Prereq 2	Minimum Energy Performance		-
Y				d Prereq 3	Building-Level Energy Metering		-
Y				d Prereq 4	Fundamental Refrigerant Management		-
5		1		c Credit 1	Enhanced Commissioning	Enh. Cx + Monitor + Env.	6
8	1			d Credit 2.1	Optimize Energy Performance, Cost/Source Energy	60% Reduction	9
8	1			d Credit 2.2	Optimize Energy Performance, GHG Emissions	85% Reduction	9
1				d Credit 3	Advanced Energy Metering		1
			2	d Credit 4	Demand Response	Load Flexibility & Mgmt	2
2	3			d Credit 5	Renewable Energy Production (v4.1)	20% Tier 1	5
1				d Credit 6	Enhanced Refrigerant Management		1

Yes ?Y ?N No

7 2 2 2 Materials & Resources 13 Points Possible

Y				d Prereq 1	Storage & Collection of Recyclables		-
Y				c Prereq 2	Construction & Demo Waste Mgmt Plan		-
1	1	1	2	d Credit 1	Building Life-Cycle Impact Reduction (v4.1)	Whole Building LCA	5
2				c Credit 2	Environmental Product Declarations (v4.1)	20 EPDs + Enhanced	2
1	1			c Credit 3	Sourcing of Raw Materials (v4.1)	15% by Cost	2
1	1			c Credit 4	Material Ingredients (v4.1)	20 Disclosures	2
2				c Credit 5	Construction & Demolition Waste Mgmt	Divert 75% & 4 streams	2

10 1 3 2 Indoor Environmental Quality 16 Points Possible

Y				d Prereq 1	Minimum IAQ Performance		-
Y				d Prereq 2	Environmental Tobacco Smoke Control		-
1				d Credit 1.1	Enhanced IAQ Strategies (MERV 13, 10' WOM, exhaust isolation)		1
1				d Credit 1.2	Enhanced IAQ Strategies (30% inc. vent. / CO2 monitors)	CO2 Sensors	1
3				c Credit 2	Low-Emitting Materials (v4.1)	4 Categories	3
1				c Credit 3	Construction Indoor Air Quality Mgmt		1
1			1	c Credit 4	Indoor Air Quality Assessment	Flush out - Before Occ.	2
			1	d Credit 5	Thermal Comfort		1
1			1	d Credit 6	Interior Lighting (v4.1)	Lighting Controls	2
1	1	1		d Credit 7	Daylight (v4.1)	Simulation: sDA 40%	3
1				d Credit 8	Quality Views		1
			1	d Credit 9	Acoustic Performance (v4.1)		1

6 Innovation & Design Process 6 Points Possible

1				d Credit 1.1	Pilot: Bird Collision Deterrence (or other)		1
1				d Credit 1.2	Pilot: Procurement of Low Carbon Construction Materials (or other)		1
1				c Credit 1.3	Pilot: All Gender Restrooms (or other)		1
1				c Credit 1.4	Pilot: Grid Optimal ACP (or other)		1
1				c Credit 1.5	Exemplary Performance: EPDs (or other)		1
1				c Credit 2	LEED™ Accredited Professional		1

4 95020 Regional Priority 4 Points Possible

1				d Credit 1.1	Optimize Energy Performance (10 pts)		1
			1	d Credit 1.2	Outdoor Water Use Reduction (2 pts)		1
1				d Credit 1.3	Renewable Energy Production (2 pts)		1
1				d Credit 1.4	Reduced Parking Footprint (1pt)		1
1				d Credit 1.5	Indoor Water Use Reduction (4 pts)		1
			1	d Credit 1.6	Rainwater Management (3 pts)		1

Gilroy - City Hall

LEED-NC v4 Scorecard

7/25/2025

Goal: Platinum

As Shown: Gold (Path to Platinum: identify 9-12 maybe yes points)



75 15 3 17				Certified 40-49 points	Silver 50-59 points	Gold 60-79 points	Platinum 80 or more points
Yes	?Y	?N	No				
			1	Integrative Process 1			
				Location and Transportation 16 Points Possible			
			8	LEED Neighborhood Development Location 16			
			1	Sensitive Land Protection Previously Developed 1			
			1	High Priority Site Priority Designation 2			
			3	Surrounding Density and Diverse Uses Walk Score 70 5			
				Access to Quality Transit (v4.1) --- 5			
			1	Bicycle Facilities MS 1			
			1	Reduced Parking Footprint (v4.1) Campus Approach 30% Reduced Parking 1			
			1	Electric Vehicles (v4.1) Campus Approach EVSE, 5% spaces 1			
				Sustainable Sites 10 Points Possible			
			7	Construction Activity Pollution Prevention -			
Y				Site Assessment Campus Approach 1			
			1	Protect or Restore Habitat (v4.1) Campus Approach --- 2			
			2	Open Space Campus Approach 1			
			1	Rainwater Management (v4.1) Campus Approach --- 3			
			1	Heat Island Reduction Campus Approach --- 2			
			1	Light Pollution Reduction Campus Approach 1			
				Water Efficiency 11 Points Possible			
			6	Outdoor Water Use Reduction, 30% -			
Y				Indoor Water Use Reduction, 20% -			
Y				Building-Level Water Metering -			
			1	Outdoor Water Use Reduction, 50% - 100% Reduced 50% 2			
			4	Indoor Water Use Reduction, 25% - 50% Reduced 40% 6			
			1	Cooling Tower Water Use --- 2			
			1	Water Metering 1			
				Energy & Atmosphere 33 Points Possible			
			24	Fundamental Commissioning and Verification -			
Y				Minimum Energy Performance -			
Y				Building-Level Energy Metering -			
Y				Fundamental Refrigerant Management -			
			5	Enhanced Commissioning Enh. Cx + Monitor + Env. 6			
			6	Optimize Energy Performance, Cost/Source Energy 50% Reduction 9			
			6	Optimize Energy Performance, GHG Emissions 60% Reduction 9			
			1	Advanced Energy Metering 1			
			2	Demand Response Load Flexibility & Mgmt 2			
			5	Renewable Energy Production (v4.1) 20% Tier 1 5			
			1	Enhanced Refrigerant Management 1			
				Materials & Resources 13 Points Possible			
			8	Storage & Collection of Recyclables -			
Y				Construction & Demo Waste Mgmt Plan -			
			2	Building Life-Cycle Impact Reduction (v4.1) Whole Building LCA 5			
			2	Environmental Product Declarations (v4.1) 20 EPDs + Enhanced 2			
			1	Sourcing of Raw Materials (v4.1) 15% by Cost 2			
			1	Material Ingredients (v4.1) 20 Disclosures 2			
			2	Construction & Demolition Waste Mgmt Divert 75% & 4 streams 2			
				Indoor Environmental Quality 16 Points Possible			
			12	Minimum IAQ Performance -			
Y				Environmental Tobacco Smoke Control -			
			1	Enhanced IAQ Strategies (MERV 13, 10' WOM, exhaust isolator) 1			
			1	Enhanced IAQ Strategies (30% inc. vent. / CO2 monitors) CO2 Sensors 1			
			3	Low-Emitting Materials (v4.1) 4 Categories 3			
			1	Construction Indoor Air Quality Mgmt 1			
			1	Indoor Air Quality Assessment Flush out - Before Occ. 2			
				Thermal Comfort 1			
			1	Interior Lighting (v4.1) Lighting Controls 2			
			2	Daylight (v4.1) Simulation: sDA 55% 3			
			1	Quality Views 1			
			1	Acoustic Performance (v4.1) 1			
				Innovation & Design Process 6 Points Possible			
			6	Pilot: Bird Collision Deterrence (or other) 1			
			1	Pilot: Procurement of Low Carbon Construction Materials (or other) 1			
			1	Pilot: All Gender Restrooms (or other) 1			
			1	Pilot: Grid Optimal ACP (or other) 1			
			1	Exemplary Performance: EPDs (or other) 1			
			1	LEED™ Accredited Professional 1			
				Regional Priority 4 Points Possible			
			4	Optimize Energy Performance (10 pts) 1			
			95020	Outdoor Water Use Reduction (2 pts) 1			
			1	Renewable Energy Production (2 pts) 1			
			1	Reduced Parking Footprint (1pt) 1			
			1	Indoor Water Use Reduction (4 pts) 1			
			1	Rainwater Management (3 pts) 1			



VI + schedule

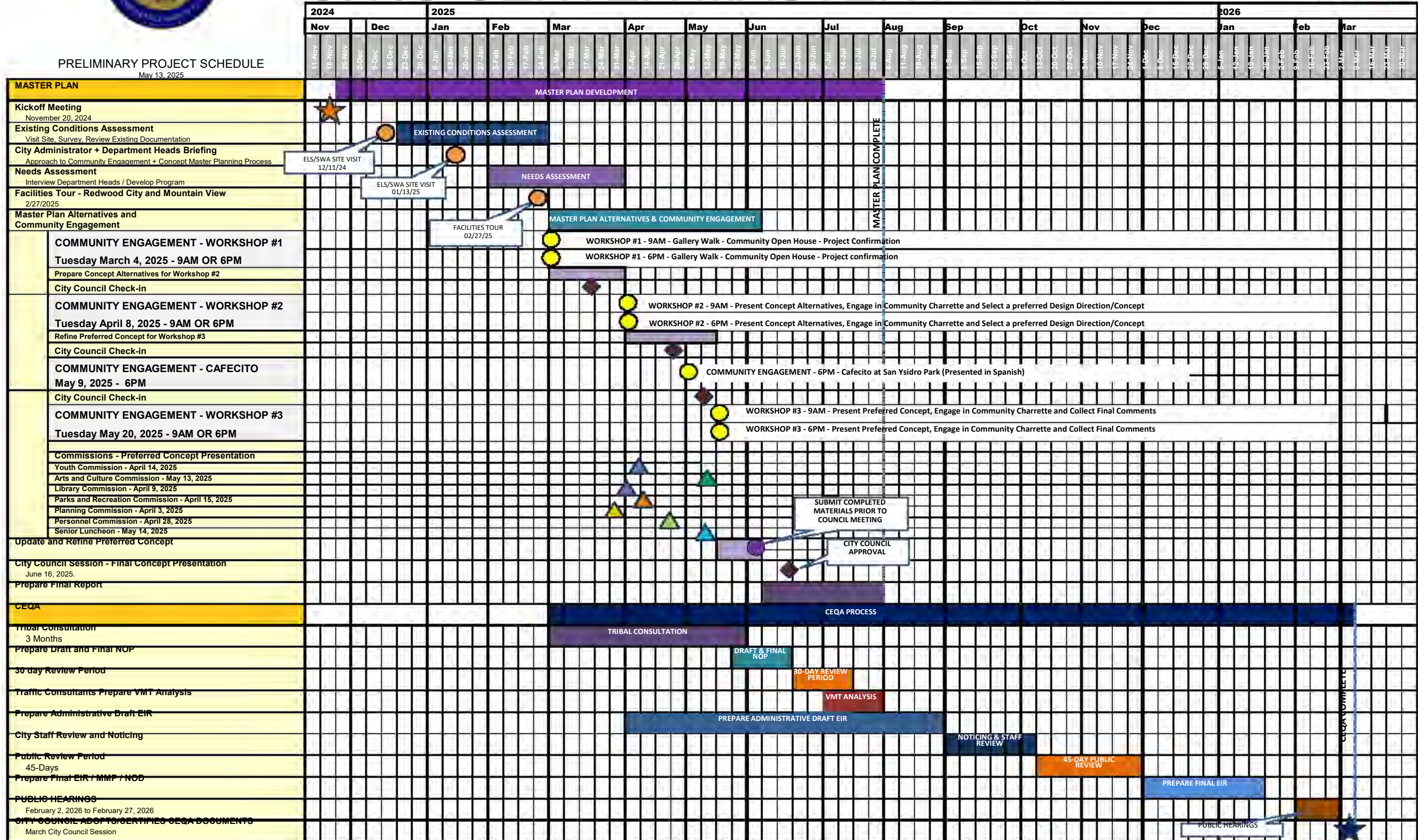
BY THE Gilroy CITY els/



CIVIC CENTER MASTER PLAN



PRELIMINARY PROJECT SCHEDULE
May 13, 2025





VII + appendix

gilroy_els/

DETAILED PROGRAM
City Hall

Gilroy Civic Center Master Plan
CITY HALL PROGRAM



DEPARTMENT/SPACE	WORK-STATIONS	OFFICES	AREA (SF)	Total Area (SF)	Notes
RECEPTION / LOBBY					
Lobby and Waiting Area				1,000	
Central Reception/Information Desk				150	All visitors to City Hall check in here.
Shipping and Receiving Area				150	Package and mail deliveries and outgoing shipping
Huddle Room				100	Space adjacent to the lobby for side conversations with customers
Public Restrooms				600	
RECEPTION TOTAL NET AREA				2,000	
FINANCE					
Finance Service Counter	3			550	Bill paying counter with three service positions, cash tills, and three workstations in area behind counter.
Open office area	4		64	256	Net area for four 8x8 workstations.
Flex Workstations	2		64	128	Net area for two 8x8 workstations
Office		8	100	800	
Director's Office		1	200	200	
IT Help Desk			150	150	Needs to be centrally located, adjacent to IT storage
IT Storage			100	100	Adjacent to IT Help Desk
Dedicated Records Storage			200	200	
Central Printer and Supplies (dedicated to Finance)			80	80	
Cash Storage Safe			50	50	Armored car pickup for cash twice per week
Network Server Room			400	400	Area based on size of current server room
Conference Room			200	200	Staff and/or public meetings
Large Conference Room			N/A	N/A	Shared - see Common Areas
Coffee Station			50	50	Kitchenette with sink
FINANCE DEPARTMENT TOTAL NET AREA				3,164	
ADMINISTRATION					
Mayor's Office		1	200	200	
City Administrator's Office		1	200	200	
Communications and Engagement Office		1	150	150	Office with space for table and chairs
Offices		10	100	1,000	
Open Office Area	4		64	256	Net area for four 8x8 workstations.
Copier and additional seating (in open office area)				100	

DEPARTMENT/SPACE	WORK-STATIONS	OFFICES	AREA (SF)	Total Area (SF)	Notes
Informal Reception Area with two WS and small waiting area				200	2 workstations at 64 for Management Analyst and Management Assistant plus waiting area
Conference Room to Seat 20				400	Could be shared, but with Admin priority
Copy/Mail/Supplies Storage				50	
Coffee Station/Break Area				50	Kitchenette with sink
ADMINISTRATION DEPARTMENT TOTAL NET AREA				2,606	
HUMAN RESOURCES & RISK MANAGEMENT					
Director's Office		1	200	200	
Offices		4	100	400	
Workstations	6		64	384	Net area for six 8x8 workstations
Reception/Waiting			120	120	Dedicated waiting area for one to two people adjacent to two workstations
Workroom			200	200	
Records Storage			250	250	
Coffee Station/Break Area			50	50	Kitchenette with sink
Printer Area			50	50	Secure, private, not shared with other departments
Interview Room			120	120	
Medium Conference Room			200	200	Seat 6-8
HUMAN RESOURCES & RISK MANAGEMENT TOTAL NET AREA				1,974	
UTILITIES DEPARTMENT					
Director's Office		1	200	200	
Business Manager's Office		1	150	150	
Office		8	100	800	
Workstations	12		64	768	Net area for (12) 8x8 workstations
Public Counter with One Service Position				100	Does not need to be near lobby area
Plan Review Counter/Work Area				100	
File Storage Room			200	200	
Library			50	50	Technical reference materials
Supply Closet			10	10	
Printer Room			100	100	Large format printer can be shared with Community Development and Public Works
Conference Room			150	150	One dedicated conference room to seat 6-8
Conference Room			150	150	One shared conference room to seat 6-8
Coffee Station/Break Area			50	50	Kitchenette with sink
UTILITIES DEPARTMENT TOTAL NET AREA				2,828	
PUBLIC WORKS					

DEPARTMENT/SPACE	WORK-STATIONS	OFFICES	AREA (SF)	Total Area (SF)	Notes
Director's Office			200	200	
Offices		11	100	1,100	
Workstations	18		64	1,152	Net area for (18) 8x8 workstations
Open Work Area			150	150	
Public Counter with Two Service Stations			100	100	Separate waiting area not required - people wait in lobby
Storage			200	200	
Coffee/Break Area			50	50	
Large Format Printer				N/A	Shared with Public Utilities
Large Conference Room (Seat up to 20)				N/A	Shared with Other Departments (see Common Areas)
Conference Room			150	150	Seat 6-8 (could be shared?)
PUBLIC WORKS TOTAL NET AREA				3,102	
COMMUNITY DEVELOPMENT					
Director's Office		1	200	200	
Manager's Office		2	150	300	
Office		17	100	1,700	
Workstations	20		64	1,280	Net area for (18) 8x8 workstations
Permit Counter			600	600	
Kiosk			10	10	
Coffee/Break Area			50	50	
Library			50	50	Book shelves for technical manuals and codes
Copier/Supplies			50	50	
Conference Room (seat 15)				N/A	Shared
Small/Medium Conference Room			150	150	
COMMUNITY DEVELOPMENT TOTAL NET AREA				4,390	
FIRE ADMINISTRATION					
Director's Office		1	200	200	
Office		1	100	100	
Workstations	6		64	384	Net area for six 8x8 workstations
Conference Room		1	150	150	Could be shared?
FIRE ADMINISTRATION TOTAL NET AREA				834	
EMERGENCY OPERATIONS CENTER					
Main EOC Workroom			800	800	Computer workstations for up to 25 (current size about 532sf)
Management Room			300	300	Accommodate 8-10 (current size 352sf)
Radio Room			100	100	
Server and IT Equipment Room			150	150	

DEPARTMENT/SPACE	WORK-STATIONS	OFFICES	AREA (SF)	Total Area (SF)	Notes
Training Room			N/A	N/A	Accommodate 30 for training, lectures, etc. (Dimensions assumed: 25' x 36'). Shared room. Included in Common Areas
Crash Room			240	240	2 rooms with 2 cots at 120sf each
Restrooms with showers				N/A	Nearby
Kitchen Area				N/A	Nearby
Storage for Food and Supplies			500	500	
Storage for Educational Materials			80	80	
Medication Cache			60	60	CHEMPACK room. Needs HVAC and access controls. 60sf minimum size
EMERGENCY OPERATIONS CENTER TOTAL NET AREA				2,230	
COUNCIL CHAMBERS					
Council Chambers			2500	2500	
Lobby/Pre-function Area			1500	1500	
Chair and Table Storage			200	200	
Equipment Room			100	100	
Conference Room			200	200	For private council meetings
COUNCIL CHAMBERS TOTAL NET AREA				4,500	
COMMON AREAS					
Large Training Room/Conference Room/Classroom			900	900	For department-wide meetings, training, EOC
Staff Restrooms and Showers			600	600	
Public Restrooms (2nd Floor)			500	500	First floor public restrooms included with lobby area
Recycling/Trash Room			200	200	
Lunch Room			400	400	
Mechanical/Electrical Equipment Rooms			1200	1200	
Telcom/Data Rooms			300	300	
Janitor Closets			100	100	Two closets at 50 sf each
COMMON AREA TOTAL NET AREA				3,300	
Total NSF				30,928	

Circulation and Support Spaces (25%)

7,732

TOTAL GROSS SQUARE FEET

38,660

**Gilroy Civic Center Master Plan
City Hall Program
and
Needs Assessment**

DRAFT

April 17, 2025



els architecture+
urban design

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Introduction

In November 2024, ELS Architecture and Urban Design was contracted to provide a new Civic Center Master Plan for the City of Gilroy. As a part of that effort, the team was tasked with determining program needs for a new City Hall, and with understanding the impact a new Civic Center Master Plan would have on the existing library and police buildings.

Accordingly, in February 2025, ELS conducted a series of interviews with City department heads and team leaders. The results of those interviews are included in this report, in the form of a program tabulation for City Hall, and interview notes from each session with City representatives.

Departments intended to occupy a new City Hall include those that are housed in the current City Hall, as well as the Emergency Operations Center and the Utilities Department, which are currently located in the Annex building adjacent to Wheeler Center. In addition, the Gilroy Fire Department will have a small administrative suite within the new City Hall.

The program tabulation included in this report translates the information gleaned from department interviews into square footage numbers that are intended to accurately reflect each department's needs. They may need to be refined once the square footages are tested in actual building layouts. In addition, there were some assumptions incorporated into the program, as follows:

- Typical offices are assumed to be 100 square feet, with offices for department heads at 200 square feet. Offices requiring a table and chairs for small conferences are 150 square feet. Some offices could be reduced in size depending on city needs and standards.
- For the purposes of this program, open workstations are 64 square feet (8' x 8'), but smaller workstations are also common.
- Conference rooms: We heard during our interviews that conference spaces are generally shared among the departments in City Hall, but many department heads cited the need for some dedicated conference spaces, or at the least the need for priority for scheduling conference spaces within their department areas.
- There was a need expressed by nearly everyone we interviewed for a large conference room for departmental meetings. Such a room could be shared and serve multiple functions such as for seminars, training, and large meetings. This space has been included

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under Common Areas in the program, and, at 900 square feet, is sized to accommodate thirty people in a classroom or conference-style setting.

- Kitchenettes: this program assumes a small kitchenette in each department area including a counter, sink, microwave and cabinets. A larger, shared lunchroom is also included.
- Storage: Storage areas in this program reflect numbers provided during the interviews, or are based on size of existing storage areas. If no specific requirements were provided, the number in the program is an estimate of what might be required. This may need further refinement in the future as the need for storage of paper records may be reduced since more and more records are retained in digital form.
- During the course of our interviews, it was mentioned that the existing antennas and emergency communication system will need to be relocated from its current location at the Annex building to the new City Hall. The space requirements and technical requirements for these systems have not yet been determined.



Gilroy Civic Center Master Plan

Needs Assessment Interview Notes

Interview Date: February 28, 2025

Department name: Administration

Attendees: Bryce Atkins, Assistant to the City Administrator
Ryan Osenten, Project Manager
David Masenten, ELS
Susan Vutz, ELS

1. Department Function:

The Administration Department provides strategic leadership and professional management to the City government organization and works with the City Council to implement its policies. It also oversees the following:

- Communications and Engagement
- Emergency Services & Volunteer Coordination
- Community Resilience and emergency preparedness
- Economic Development
- The Recreation Division (Offices for the Recreation Division can be separate from Administration.)

2. Existing Facilities:

What is working and what is not working in the existing space?

- The conference room needs to be larger, to seat 20. It could be shared, but with Administration Priority.
- Administration could use a dedicated small conference room.
- The Emergency Services Coordinator and Community Resilience Coordinator share an office currently. It would be ideal for each to have their own.
- Records storage is of sufficient size for now.
- Some offices are a bit oversized, such as the Assistant to the City Administrator.

3. Staff: How many staff members from your department do you anticipate having in the new location?

- Twelve staff currently.
- Add one office for a future Economic Development Director
- Provide three to four extra offices to provide space for new initiatives.

4. Private offices:

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a. Number of offices needed:

- 9 offices currently, including one shared office, and one vacant office.
- For future: Provide three to four additional (management level) offices for new initiatives and one additional office for an Economic Development Director.
- Total projected office needs: 13, including the following: an office for the Mayor and one flex office adjacent to the City Administrator for legal counsel

b. What type of work takes place in these offices - Work internal to the City vs. meeting with the public?

- The Administration department has a lot of visitors from outside the department. The City Clerk is heavily visited by commissioners, council members, and staff. Meetings take place within the department with council members.
- Most meetings are small, taking place within the individual offices.

c. Do any of the private offices need to include anything other than desk space, such as specific equipment, lockable storage space or small meeting table?

- City Administrator's office needs a seating area within the office for meetings, or a separate adjacent conference room, and good sound isolation.
- Communications and Engagement office needs a meeting table.

5. Open office area:

a. Number of anticipated workstations:

- Four workstations in open office area with a copier and additional seating
- Front reception area with two workstations, one for Management Analyst and one for Management Assistant
- Small waiting area (currently shared with HR)

b. Privacy needs?

- Sound isolation can be an issue for the open office area.

6. Lobby/Public Interface:

a. Does your department need a front desk or walk-up window? If yes, how many staff members?

- Visitors typically check in at the main lobby and the receptionist alerts the person who is being visited. Someone will come out to the lobby to escort the visitor back to the department.
- There are also more informal visits from City staff, commissioners, council members.

Administration

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- The Management Analyst and Management Assistant act as an informal reception area. There may be one or, at most, two people waiting.

7. Common area needs:

a. Breakroom/lunch area.

- The current break area is open to the open office area. The break area could be shared with other departments.
- At minimum, provide a kitchenette with coffee station, refrigerator, microwave, and sink.
- Storage area needed for refreshments, utensils and other food service items.

b. Storage space.

- Building-wide mailroom is included with the main lobby reception area (see Finance Department notes).
- Space for waste and shredding within the department, to be emptied into a central area by janitorial staff. Each office has its own recycle bin. With larger recycling areas in the break room.
- Trash is taken to a central trash enclosure which currently includes about 12 bins (96-gallon size)

c. Printing/supplies room:

- Copy/mail room: currently sized as needed. Includes storage for paper.

d. Meeting rooms:

- Admin conference room needs to seat 20. Include teleconference setup for virtual meetings. An external door might be useful, in addition to internal access, depending on the layout.

8. Relationships between departments:

Adjacency requirements:

- No preferred adjacencies. Administration doesn't interact a lot with other departments.
- The Recreation Division is under the Administration Department, and the Assistant to the City Administrator interacts a lot with the Recreation Division, but adjacency is not a requirement. Recreation offices could be in the Community Center.

Administration

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Needs Assessment Interview Notes

Interview Date: February 10, 2025

Department name: Administrative Services Department (Includes: Human Resources and Risk Management, Facilities, & Fleet)

Attendees: LeAnn McPhillips, Human Resources Director/Risk Manager
Ryan Osenten, Project Manager
David Masenten, ELS
Susan Vutz, ELS

1. Existing Facilities

a. What is the function of your department? How do you work with other departments within the City?

- Administrative Services includes Human Resources, Risk Management, Facilities and Fleet. However Human Resources and Risk Management are located in City Hall, while Facilities and Fleet are located at the Corporation Yard.
- Human Resources oversees hiring and personnel issues for City of Gilroy employees. This work entails handling a lot of sensitive information.
- Risk Management handles the City's insurance needs as well as any claims arising from accidents on city-owned property, other disputes, worker's compensation claims, and safety/risk management training.
- HR also oversees the city's fleet of vehicles that are used by city employees (except for public works vehicles). Those vehicles are currently parked in the city lot adjacent to the Annex (old police) building.

b. What is working and what is not working in the existing space?

- HR/Risk Management currently shares office space with the IT group, which is not ideal. (See plan markup.) IT office space should be separate.
- There is a shared break room (used by IT and HR)
- HR needs its own, dedicated waiting area. Currently, a counter area open to the corridor serves as a reception desk to receive visitors, who wait in a separate waiting area across the corridor. This waiting area is currently shared with the Admin department.
- A vault, which was previously used by Finance, is currently used by HR for confidential records. There is a need for a similar secure space, but it doesn't have to be a vault.
- An area with a sense of privacy and security is needed for personal conversations.
- Need closed-door office spaces.

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- Need a dedicated small conference room for confidential meetings and interviews. All conference rooms are currently shared. HR needs priority for booking shared conference rooms within their space. (Currently a small meeting room with a workstation is used for recruitment and hiring)
2. Staff: How many staff members from your department do you anticipate having in the new location?
- 5 full time, plus 2 part time and one extra PT (intern) in summer months.
 - Department size is driven by workload volume. If the city population increases, workload is expected to increase proportionally.
 - There is not currently a dedicated risk management employee, but there will be a need for one in the near future.
3. Private offices
Number of offices needed:
- 5 Offices: Head of HR and two analyst offices, plus two more offices for growth:
 - Size: One existing office (in the rear adjacent to IT) is too small, but the size of the others is adequate.
4. Open office area
- a. Number of anticipated workstations:
- 6 Workstations: Currently there are two people at front desk/reception area and two in the back area, plus one or two more in the future – 6 total. The HR front desk area could continue to function as a reception area if the department as a whole is separated and has privacy from other departments.
- b. Privacy needs?
- There is a need for HR to be private and secure from other departments. Offices should have acoustical privacy.
5. Lobby/Public Interface
- a. Does your department need a front desk or walk-up window? If yes, how many staff members?
- Yes. One to two people staff the reception counter. Two counter stations needed for overlapping part-time staff.

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- b. Type of interaction at the front desk:
- Visitors wait in the waiting area and are brought into a private meeting space by someone from the department.
- c. Is there a need for a visitor waiting area? What is the typical number of visitors at any given time?
- Yes, typically one or two people waiting.
 - Ideally, a dedicated waiting area, not shared with other departments
6. Common area needs:
- a. Work Room
- b. Records Storage (secure)
- c. Breakroom/lunch area or kitchenette with a sink. (Current break area does not have a sink)
- d. A multi-function printer shared within HR, but not with other departments, in a secure, private area
- e. Meeting rooms:
- One small interview room
 - One medium conference room, seat 6-8
7. Relationships between departments/adjacency requirements
- City Administrator – interaction multiple times per day
 - Finance/Payroll/Accounts Payable (no shared spaces)



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Needs Assessment Interview Notes

Interview Date: February 11, 2025

Department name: Community Development

Attendees: Sharon Goel, Community Development Director
Ryan Osenter, Project Manager
David Masenter, ELS
Susan Vutz, ELS

1. Existing Facilities

a. What is the function of your department? How do you work with other departments within the City?

- The Community Development Department includes Planning and Zoning, Code Enforcement, Fire prevention, Hazardous Materials, Tree Services, Housing and Community Services, and other functions
- This is an external (public) facing department

b. What is working and what is not working in the existing space?

- The conference room is currently too small. Need to accommodate about 15 for weekly meetings and developer meetings, plus have access to a larger conference room for departmental meetings.
- The current public counter setup isn't ideal. Each staff person typically spends an hour with each member of the public. They need a place to sit. A non-linear, more collaborative set-up is desired.

2. Staff: How many staff members from your department do you anticipate having in the new location?

- There are currently 27 full-time positions, plus two retirees.
- Projected: 40 full time in 5-10 years

3. Private offices

Number of offices needed:

- Half the employees are in offices – 20 offices
- Directors and managers need a table within the office for small sit-down meetings.

4. Open office area

Number of anticipated cubicles:

- 20 open office workstations

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- Inspectors can be in a bullpen area—they spend a lot of time in the field.

5. Semi-private workspace

a. Would semi-private office space be desired? For example, a staff group whose work requires both collaboration and a quieter, more private area?

- This may be desirable for Permit Techs because they're on the phone a lot, but also collaborating. This could be good for Fire and Hazmat Inspectors as well

b. If yes, how many staff members would this space need to accommodate?

- Staff directory currently lists three permit technicians and three hazmat inspectors for a total of six workstations.

6. Lobby/Public Interface

a. Permit Counter:

- The permit counter typically serves up to three members of the public at a time.
- The current counter has adequate counter length, but the 3 cubicles behind the counter are not laid out efficiently. Staff typically spend an hour per visitor.
- Most stations should remain at standing counter height, with one lower ADA station.
- Provide counter and work area that is conducive to collaboration, rather than a series of service positions in a straight line.
- Provide a kiosk area where staff can show customers how to set up accounts. Provide a desk with computer terminal and 2 chairs

b. Reception and waiting: visitors to Community Development check in at the main lobby and are given a place in line. They wait in the lobby until they receive a text that someone is available to help them, and they go to the counter. A separate waiting area is not required.

7. Common area needs

a. Breakroom/lunch area:

- Counter, sink and fridge in space – current kitchen area is used by other departments as well.

b. Storage space:

- Don't need a lot of storage for records – files are now digitized.
- Need library for technical reference materials

c. Printing/supplies room.

Community Development

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- Dedicated copier
- Supplies can be in a closet or locked cabinet adjacent to the copier
- Large-format printer shared with Public Works.

d. Meeting rooms:

- Need for one conference room that seats 15. Can be shared with other departments.
- Need small and medium-sized conference rooms as well. Small conference rooms for internal meetings. Conference rooms could be combined with a moveable partition for flexibility. These conference rooms could be shared with other departments.
- Council chambers are currently used for full department meetings

B. Relationships between departments

Primary adjacencies are Public Works, Finance, and Utilities, in that order.



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Needs Assessment Interview Notes

Interview Date: February 26, 2025

Department name: Council Chambers

Attendees: Bryce Atkins, Assistant to the City Administrator
Ryan Osenten, Project Manager
David Masenten, ELS
Susan Vutz, ELS

1. Existing Facilities

a. What is the function of your department?

The City Council, Planning Commission, and other city commissions such as the Parks and Recreation Commission and the Arts and Culture Commission meet in the Council Chambers on a regular basis. City Council meets on the 1st and 3rd Monday of every month, and Planning Commission meets on the 1st Thursday of every month. Special events are also held in the chambers. The City Council includes six council members and the mayor.

b. What is working and what is not working in the existing space?

- Acoustics in the existing council chambers are poor.
- AV systems are out of date. The current setup is a hodgepodge of systems. The City needs state of the art technology, with monitors for each council member.
- In general, the space is of adequate size, but for large or contentious meetings, people spill over into the lobby or other areas.
- The lobby is too small. Need space for overflow from council chambers and for events that are catered.
- The council chambers is currently used for Employee All Hands meetings, employee training, and, at times, recruitment and hiring processes where a larger space is needed during an assessment center, written testing with a group of candidates, or interview process where a larger space is needed. Absent other space for these types of uses, the chambers currently meets these needs.

2. Program Elements:

a. Audience Seating:

- Accommodate 100 to 150 people in movable seating.
- Provide staff table with seating for up to 8.
- Provide chair and table storage for special events.

b. Raised Council Dais with seating for seven council members, each with their own individual monitors.

c. Provide a second exit for council members for a quick exit in the event of an emergency.

d. Provide a separate adjacent conference room for closed sessions.

e. Provide restrooms nearby with adequate capacity for council meetings.

f. Provide an antechamber which will function as a place for special events as well as a lobby for the council chambers. It will also accommodate overflow crowds when needed for council meetings.

g. Provide an equipment room for a state-of-the-art AV system for presentations to Council, including accommodations for translation as well as broadcasting to the antechamber or other potential locations.



Gilroy Civic Center Master Plan

Needs Assessment Interview Notes

Interview Date: February 26, 2025

Department name: **Emergency Operations Center**

Attendees: Andrew Young, Emergency Services & Volunteer Coordinator
Bryce Atkins, Assistant to the City Administrator
Ryan Osenten, Project Manager
David Masenten, ELS
Susan Vutz, ELS

1. Existing Facilities:

a. What is the function of your department? How do you work with other departments within the City?

The Emergency Operations Center (EOC) acts as the central command hub where emergency operations are coordinated in the event of local emergencies. It is currently located in the basement level of the Annex (old police building).

b. How are staff in your department currently organized? How could this be improved? What is working and what is not working in the existing space?

The current setup is ad hoc. There will be a need for additional space in the future. The Main workroom should be a bit larger to accommodate movement and efficient EOC operations. The management room is slightly larger than needed and could be slightly smaller in size. In addition, the EOC is currently located in a basement area, and there is the potential for flooding.

2. Staff: How many staff members from your department do you anticipate having in the new location?

2 FTE with the potential for the addition of one part-time employee or intern.

3. Program Elements:

a. Main EOC Workroom:

- Accommodate a minimum of 25 people with computer workstations (average five people per section, including operations, logistics, planning/intelligence, and finance/admin).
- Provide floating floor for flexibility and ability to reconfigure the space.

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- b. Management Room:
 - Accommodate eight to ten executive management team members to manage emergency operations. (Peak 8-10 staff for executive level meetings, EOC management, and general staff meetings. This room should adjoin and have a view window into the workroom. This room can be set up like a conference room.
 - Provide floating floor
- c. Radio Room – EOC Communications
- d. Copy and EOC supply room
- e. Server and IT Equipment Room, and AM Radio
 - Provide floating floor
- f. Emergency Operations Training Room:
 - Could be shared with other departments, however if shared, it should not be located within EOC.
 - Ideally, accommodate at least 30 people for operational briefings, training (both lecture and hands-on), and tabletop exercises, as well as added EOC space. If not directly connected to the EOC, it could also serve as a venue for community and departmental training and other meetings.
- g. Storage:
 - Space for emergency preparedness equipment and supplies (blankets, commodity point of distribution supplies, etc.)
 - CHEMPACK—CHEMPACK, or a medication cache, must have its own room with HVAC, separate access control system, and be no less than 60sq ft.)
 - Food and water
 - Educational materials
- h. Crash Room with cots to provide a place for key personnel to sleep during emergencies
 - One to two crash rooms designed to accommodate 2-4 people, intended for essential personnel who cannot leave during an activation.
 - One room could serve as a quiet space when both spaces are not needed.
 - Recommend including a partition or separate space for different genders.
 - Locate away from the main work areas for minimal disruption, but easily accessible if staff need to return quickly to the EOC.
 - Ideally located near lockers, showers, and restrooms.
- i. Restrooms with showers, and a kitchen area within proximity to the EOC.

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- 4. Lobby/Public Interface

Does your department need a front desk or walk-up window? If yes, how many staff members?

 - No public interface.
- 5. Common area needs
 - a. Access to showers and a kitchen area, as noted above.
 - b. Storage space: see above
 - c. Specialty equipment room: see above
 - d. Meeting rooms:
 - Conference room: can be shared with other departments. Also functions as an EOC breakout or support room, and supports needs such as a call center, agency and private sector liaisons, and more.
 - Additionally, a separate meeting room with no direct access to the EOC could serve as a primary or alternate location for council members to meet. This would allow the Emergency Services Director to provide briefings without needing to leave the EOC for an extended period
- 6. Other Requirements:
 - a. Emergency generator
 - b. Antennas and cabling for emergency communications, with roof access
 - c. Network and analog phones
 - d. The EOC should be located on the second floor (due to flooding concerns).
 - e. The EOC should be located in an area of the building designed as an essential service facility. This includes a higher level of structural design than typical office space to help ensure the center is operational after an earthquake.



Gilroy Civic Center Master Plan Needs Assessment Notes

Interview Date: February 10, 2025

Department name: Finance

Attendees: Harjot Singha, Finance Director
Ryan Osenten, Project Manager
David Masenten, ELS
Susan Vutz, ELS

1. Existing Facilities:

What is the function of your department? How do you work with other departments within the City?

- The finance department handles financial information for the City of Gilroy, including payroll, accounts payable and receivable, and financial projections.
- The finance department also handles utility billing and payments for sewer and water services. Many people come to City Hall to make payments, deal with utility shutoffs and to start and stop service.
- 73% of trips to City Hall are finance related.
- Finance also manages the reception desk.
- The Finance Department includes Information Technology, which is a separate function within the department.
- Finance should have its own area, separate from other departments.

2. Staff: How many staff members from your department do have currently, and do you anticipate having in the new location?

- Currently there are 21 full-time employees (including 6 IT), plus two additional part-time employees
- Accounting team will grow from 2 to 3
- Utility billing team – add at least 1 person to the two currently there

3. Private offices:

Number of offices needed:

- Total 9 offices. There are 7 offices currently, with two accountants sharing one large office (each should have their own office), plus one future office for IT.
- Current offices are roomy and maybe a bit oversized.

Gilroy Civic Center Master Plan Needs Assessment

- Offices need acoustical privacy.

4. Open office area:

Number of anticipated workstations: 9 total, including the following:

- 3 workstations behind the finance counter (including one ADA station at the counter that is continuously staffed)
- 4 workstations in a separate room (in the existing plan, this is the room behind the room with the finance counter, and the existing area is too small)
- 2 flex workstations, used for training and other temporary uses.

5. Lobby/Public Interface:

a. Does your department need a front desk or walk-up window? If yes, how many staff members?

- Finance has a service counter with three stations where the public comes to pay their bills or stop and start service. Most of these services are available online, but many people still come in person. The stations have tills and handle cash. There is an armored car service to pick up cash twice a week.

b. Type of interaction at the front desk:

- Most activities are conducted at a standup service counter, with an accessible/sit-down counter space available as well.

c. Is there a need for a visitor waiting area? What is the typical number of visitors at any given time?

- Yes, visitors wait in an area in the lobby, outside of the Finance Department, behind the front check-in desk. There is a number system for service since only three people can be served at the counter at a time. Roughly 3-5 people might be waiting at a time. People are sent a text when it is their turn in line.

d. If the main lobby is shared with other departments, is there a need for a secondary waiting area closer to staff offices?

- Finance does not need their own separate waiting area, but it could be separate if that works with the plan.

6. Common area needs:

a. Breakroom/lunch area.

Finance

Page 2 of 5

**Gilroy Civic Center Master Plan
Needs Assessment**

- The central City Hall employee breakroom is adjacent to finance—there should be a central break room in the new plan.
 - A smaller breakroom/coffee station could be added for Finance
- b. Storage space:
- Need dedicated storage room.
 - Records are currently stored in file cabinets in hallways—this is not ideal.
- c. Printing/supplies room:
- A centralized location is needed for a dedicated printer for finance.
 - Payroll has a dedicated printer in their own office
- d. Specialty equipment room:
- Safe, secure cash storage: A small safe is needed to hold the contents of three cash tills. Cash is picked up by armored car service twice a week.
- e. Meeting rooms:
- A conference room is needed within the department for staff and/or public meetings. This could be shared with other departments, subject to Finance Department approval.
 - A large conference room is needed for up to 22 people for department-wide meetings.
7. Relationships between departments and adjacency requirements:
- HR has the most interaction with Finance, due to payroll and employee coordination.
 - The Utility Billing section of Finance could be separate from the other functions.
 - Finance has interactions with the City Administrator 3-4 times a week
 - It would be preferable to have IT closer to Finance (than they are in the current space), but this is not required
8. Information Technology Needs:
- a. Currently, when a department within the City needs service of computers or systems, IT personnel are dispatched to the location where service is needed, but if there were a help desk within the IT area, users could come by in person with their computer. Many help functions take place online, but some issues, including hardware related issues require in-person service.
- b. Office Space:

**Gilroy Civic Center Master Plan
Needs Assessment**

- Six offices are currently included in the Finance Department office count.
 - Add one for future, for a total of seven offices
 - In addition, add one technician to staff the help desk, adjacent to IT storage.
 - Acoustical privacy for IT is not critical, though noise from servers and equipment may need to be addressed.
- c. Dedicated IT storage: Provide a room adjacent to the technician/help desk for storage of computers, parts, etc.
- d. Server/Network Room:
- The current server room includes most network equipment. The existing footprint meets current needs.
 - The Annex holds all telecom equipment, and this should be relocated into the new facility.
- e. Adjacencies: The IT department does not need to be central, but the help desk would need a central location.
- f. Meeting Rooms: IT has a weekly meeting that requires a conference room for 6-8 people. Could be shared.
9. Additional considerations:
- a. Gender neutral and ADA compliant restrooms are needed. Toilet counts in the current building are not adequate.
- b. Separate restrooms are needed for City Staff. Current restrooms are too small and not centrally located.
- c. Showers for City Staff should be provided.
- d. Provide a drinking fountain with bottle fill station in the lobby.
- e. An oven would be desirable in the central employee break room.
- f. Provide some lockers for staff. Part time employees may be “floaters” without their own desk.
- g. Provide centralized security system with card key or key fob access. (Current system uses PIN codes for access.)
- h. A huddle room within the lobby area would be helpful as a place to take irate customers who need to cool down, or to have more private conversations with members of the public. It could be a small room with a table and chairs.

- i. **Central Reception Desk:** The reception desk currently serves as the hub for public interaction with all departments. This system was put in place because of the pandemic, but it has worked well. The central desk should include the following functions:
 - The reception/information desk serves to address common questions, provide application forms, etc., which helps people avoid long wait times for some departments such as community development.
 - The main City Hall phone number goes to the reception desk.
 - Provide a shipping and receiving area within the central lobby for mail processing and package delivery. Currently there is no storage area for incoming and outgoing packages and mail.
 - A place for visitors to all departments to check in. In some departments (Finance, Community Development) they are given a number and alerted by text when a staff member is available. For other departments (HR, Admin) someone from the department is called from the front desk and a representative of the department comes to the lobby to escort the person back to the department.



Gilroy Civic Center Master Plan Needs Assessment Interview Notes

Interview Date: February 11, 2025

Department name: Public Works Department

Attendees: Daniel Padilla, City Engineer
Ryan Osenten, Project Manager
David Masenten, ELS
Susan Vutz, ELS

1. Existing Facilities:
 - a. What is the function of your department? How do you work with other departments within the City?
 - Public Works designs, builds, and maintains the City's water, wastewater, storm drain, street, sidewalk, park, landscape, urban forest, and related infrastructure.
 - Public Works reviews new developments to ensure that all new public infrastructure complies with codes and standards.
 - The department oversees the capital budget and operation of the South County Regional Wastewater Authority.
 - The department manages the Capital Improvement Program.
 - b. What is working and what is not working in the existing space?
 - Current public counter space is longer than needed—could be reduced by half, with two stations.
 - Need large conference room for department-wide meetings
2. Staff: How many staff members from your department do you anticipate having in the new location?
 - There are a total of 18 staff currently in Public Works Administration, Engineering and Environmental Engineering. Staff is expected to grow to 30, including the following:
 - Administration (6)
 - (1) PW Director – Office
 - (1) City Engineer – Office
 - (1) Senior Analyst – Office
 - (2) Management Analyst – Workstation

**Gilroy Civic Center Master Plan
Needs Assessment**

(1) Part-Time Office Assistant- Workstation

CIP Staff (7)

(1) Senior Engineer/Division Manager - Office

(2) Engineer 2/Associate Engineer-Office

(1) Engineer 1/Assistant Engineer-Workstations

(1) Project Manager - Office

(2) Engineering Technicians-Workstations

Land Development & Permits (8)

(1) Senior Engineer/Division Manager-Office

(2) Engineer 2/Associate Engineer-Office

(2) Engineer 1/Assistant Engineer-Workstations

(3) Engineering Technicians - Workstations

Construction Division (5)

(1) Construction Manager-Office

(4) Engineering Tech/Inspectors I/II/III - Workstations

Environmental Programs (4)

(1) Division Manager-Office

(3) Staff-Workstations

3. Private offices:

Number of offices needed:

- 12 offices total
- Senior engineers and managers and Public Works Director have offices

4. Open office area:

Number of anticipated workstations:

- 18 workstations
- Engineering Techs, Assistants and Inspectors need workstations

5. Semi-private workspace

The construction managers and four inspectors could be in a bullpen arrangement in an open office area with a common layout/open meeting area.

**Gilroy Civic Center Master Plan
Needs Assessment**

6. Lobby/Public Interface:

Does your department need a front desk or walk-up window? If yes, how many staff members?

- Yes. Counter space for the public is staffed by one part-time admin and one inspector
- Half of the existing counter space would be sufficient for 2 staff engaged at same time. (Note existing counter space is approximately 30 feet)
- Visitors check in at the front desk and wait in the lobby. A separate waiting area is not required.

7. Common area needs:

a. Provide a dedicated department refrigerator and coffee station.

b. Storage space:

- Storage space 10' x 20'
- Include a dedicated area for maps and drawings.

c. Printing/supplies room.

- Large format printer and regular printer (large format printer could be shared with Utilities and Community Development)

d. Meeting rooms:

- The current conference room is adequate for most uses (seats 8).
- A large conference room is desired to seat up to 20 people. Could be shared by other departments for all-department meetings.

e. Do you need any of the common areas to be exclusively available to your department?

- There should be a central open work/meeting area within the office space.

8. Relationships between departments and adjacency requirements:

Public Works interacts a lot with Community Development, Utilities, and Finance.



Gilroy Civic Center Master Plan Needs Assessment Interview Notes

Interview Date: February 11, 2025

Department name: Utilities Department

Attendees: Heath McMahon, PE, Utilities Director
Ryan Osenter, Project Manager
David Masenten, ELS
Susan Vutz, ELS

1. Existing Facilities:

- a. What is the function of your department? How do you work with other departments within the City?
 - Public Utilities is a new department with engineering, operations, and SCRWA divisions. It oversees sewer and water services and a wastewater treatment plant which serves the cities of Gilroy and Morgan Hill. This includes operation, maintenance and repair of utilities and constructing new utility infrastructure.
 - The engineering side of the Utilities Department also has capital improvement and business functions, including planning, budgeting, conservation, and coordination with Finance for rate-setting.
 - Many staff members are in field teams, currently located at the Corporation Yard.
 - The remaining staff members are in the Annex. One of their functions is capital engineering management and budgeting.
- b. How are staff in your department currently organized? How could this be improved?
 - Office staff are currently located in the Annex, having just moved there in November 2024.
 - The current setup is working well, though they are not entirely moved in.

2. Staff: How many staff members from your department do you anticipate having in the new location?

- 41 staff total, all full-time, however many of those will be located at the Corp Yard.
- 18 staff in-office at the Civic Center (the remaining staff are in operations teams at the Corp Yard).
- Projected: 5 more in the next year and a few more the following year.
- Four employees from field teams will go back and forth between field and office.

Gilroy Civic Center Master Plan Needs Assessment

3. Private offices:

- a. Number of offices needed: 10
- b. What type of work takes place in these offices:
 - Work is almost exclusively internal. Very little public interaction.
- c. Do any of the private offices need to include anything other than desk space, such as specific equipment, lockable storage space or small meeting table?
 - Three offices (Director, Senior Engineer, and Business Manager) need a small table in their office, and lockable storage.

4. Open office area:

Number of anticipated workstations: 12 full-time employees.

5. Lobby/Public Interface

- a. Does your department need a front desk or walk-up window? If yes, how many staff members?
 - There is not much public interface currently, but the department may take over responsibilities for utility plan check in the future. Provide a public counter with one service position. Adjacency to other public functions or front counters is not required or desired.
 - Plan review counter, standing height.
 - No waiting area needed.

6. Common area needs:

- a. Common breakroom/lunch area with a kitchenette/coffee station within the department
- b. Storage space:
 - Provide file storage room – 10x20, to include large hanging files, legal documents, and some flat files.
 - Need a library space for technical reference manuals
 - Supplies closet
- c. Printing/supplies room:
 - Large format printer (for up to 24x36 documents), could be shared with Public Works and Community Development.
- d. Meeting rooms:
 - Access to two conference rooms to seat four to eight staff. One should be dedicated, the other could be shared.

Public Utilities

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**Gilroy Civic Center Master Plan
Needs Assessment**

- It would be desirable to have one larger (20+ capacity) general-use conference room for City Hall, so the council chambers don't need to be used as often, with tables arranged for meetings, rather than forward facing as in the Council Chambers.

7. Relationships between departments/adjacency requirements:

- No direct adjacencies required, but the Utilities Department has the most interaction with Public Works and Finance.
- In general, the department should be away from the front reception area, since there is limited public interaction.



Gilroy Civic Center Master Plan

Needs Assessment

Interview Date: February 13, 2025

Department name: Fire Department Administration

Attendees: Ryan Osenten
David Masenten, ELS
Susan Vutz, ELS

Facility Requirements:

The City is currently undertaking a remodel of the fire station headquarters in one of the existing stations, but they want to have a presence at City Hall. Assume the following Office requirements:

- a. Two private offices
- b. Six open office workstations
- c. One conference room



Gilroy Civic Center Master Plan
Needs Assessment Interview Notes

Interview Date: February 13, 2025

Department name: Library

Attendees: Cassandra Wong, Community Librarian
 Ryan Osenten, Project Manager
 David Masenten, ELS
 Susan Vutz, ELS

General Considerations for the Civic Center Master Plan:

- a. The library is positioning itself to be the library of ten years in the future. As such, spaces need to be modular, multi-purpose and flexible. The library is a stopgap for all sorts of public services.
- b. The Civic Center is an ideal location for the library, and this is a perfect time for updates and revamping of the Civic Center.
- c. The Paseo area outdoors is currently used for presentations and events, and the library will make use of outdoor areas if they are available in the new Civic Center. Since it can get quite hot, there is a need for more shade and lawn area.
- d. \$5 million in excess bond funds has been allocated to the library for improvements. Part of that will be used to create a larger outdoor area.
- e. The library is a county facility, but it should be integrated within the larger Civic Center.
- f. Parking: the library currently uses the parking spaces in front of the library, plus 1/4 to 2/3 of the lot adjacent to Wheeler. About 120 people come to Story Time on Thursdays, typically resulting in about 40 more cars. The library needs additional parking on event days.
- g. Access considerations: Library access is limited to one entry on the north side of the building, and a second on the south, both located on the eastern end of the building. There is no entry or library access on the west side of the building, facing the senior center.
- h. The library would make use of an auditorium within the civic center if one was available. They hold events such as author presentations. One recent event held in Wheeler had 400 to 500 attendees.
- i. The library doesn't currently have a need for additional space within City Hall.



Gilroy Civic Center Master Plan
Needs Assessment Interview Notes

Interview Date: February 28, 2025

Department name: Police Department

Attendees: Raul Razzo, Traffic Unit Supervisor
 Luke Powell, Police Captain
 Ryan Osenten, Project Manager
 David Masenten, ELS
 Susan Vutz, ELS

Police Department Needs:

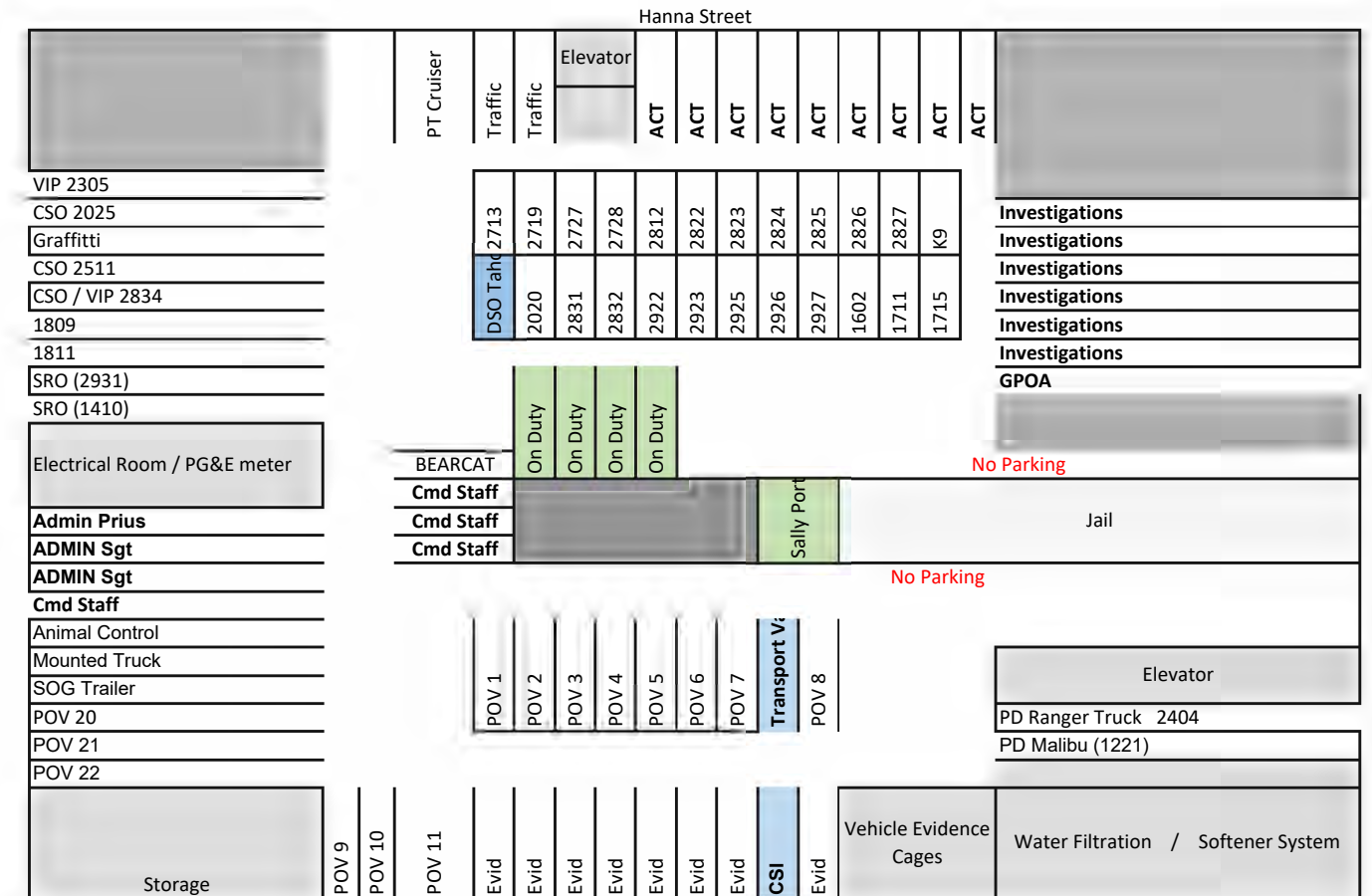
1. Parking:
 - a. Original plans for the Police Department Building included a two-story garage under the building which was subsequently reduced to a single floor. Plans also included a multilevel garage next to the police station that wasn't built. Parking is currently a "nightmare," and the Police Department would like a new parking garage.
 - b. A new parking garage could include parking on the street level for the public, on the second level for Police Department employees, and on the third floor for Police Department vehicles and/or evidence vehicles (which are required to be kept secure). GPD currently has ten evidence vehicles, required to be stored in a secure caged area.
 - c. The parking area adjacent to the Annex (Old Police Building) includes overflow parking and some evidence vehicles.
 - d. Police department has an array of different vehicles currently parked on the ground floor of the Police Department building, including patrol cars, a GSI van, a Bearcat (144" tall and 244" long), Community Service Officer cars, and other vehicles, including some employee parking (see attached plan).
 - e. Some vehicles, such as radar trailers, motorcycle trailer, DUI trailer, and mounted-unit trailer could be stored offsite nearby.
 - f. Parking problems are particularly acute during a shift change, when a shift is coming in, but the current shift hasn't left. Overflow parking for police department employees is on the street or at the senior center.
2. Police Department Access: The main entrance and exit from the garage for police vehicles is from W. 7th Street. The access from Hanna Street is for employee parking only.

**Gilroy Civic Center Master Plan
Needs Assessment**

It would be acceptable in a new Civic Center plan for Hanna Street to end at the police driveway access, and not continue through to W. 6th Street (as it currently does).

3. Civic Center Security: The nature of crimes in the Gilroy has changed over the years. Most issues currently arise from the unhoused population. The design of the new City Hall and Civic Center should minimize nooks and crannies, and have a robust security camera system.
4. The 911 system currently goes through the Annex building. This was not switched over to the new building when it was built. This needs to be accounted for in plans for the new Civic Center.

Gilroy Civic Center Master Plan
Needs Assessment



Gilroy Police Building
Parking Diagram



Gilroy Civic Center Master Plan

Needs Assessment Interview Notes

Interview Date: February 13, 2025

Department name: Recreation Division

Attendees: Adam Henig, Recreation Manager
Ryan Osenten
David Masenten, ELS
Susan Vutz, ELS

1. Existing Facilities:

- a. Offices of the Recreation Division are currently located at the Gilroy Senior Center. The center serves seniors in the morning, Monday through Friday (including lunch) and serves other functions in the afternoon. Parking at the Senior Center is a big issue.
- b. The current Senior Center is adequate for the current use, but it is difficult for people to find the recreation offices. Wayfinding and logical organization are lacking.
- c. There is currently no traditional community center in the city of Gilroy. They rely on the local school district for shared space, and space use is limited. For example, swimming for the public is limited to only 10 weeks of the year at the high school pool. There is only one 250-seat theater in the city, which is owned by the school district.
- d. Wheeler, originally built in 1940, is not adequate for current needs. It has no air conditioning, equipment is out of date, and there is a need for more basketball hoops. People use the side entrance, and the front entry is generally unused.
- e. There is currently no central location for recreational activities such as swimming, pickleball, Taekwondo, dance, and yoga. (Dance and yoga classes are not currently offered because of space limitations and a lack of instructor interest.)
- f. If the existing senior center had a gym, it could be adequate to serve more programs.

2. Program Needs and Desires:

- a. The Senior Center should be combined with the community center to create a multi-generational facility.
- b. Flexibility of spaces is key: spaces should not be dedicated to a single use. Tables and chairs should be available to allow for flexibility.
- c. Provide a designated drop-off area that can accommodate small buses.
- d. The Community Center could also serve as a warming/cooling and navigation center in the event of extreme weather and unforeseen local events (the library also serves this function).

Gilroy Civic Center Master Plan Needs Assessment

e. Program elements:

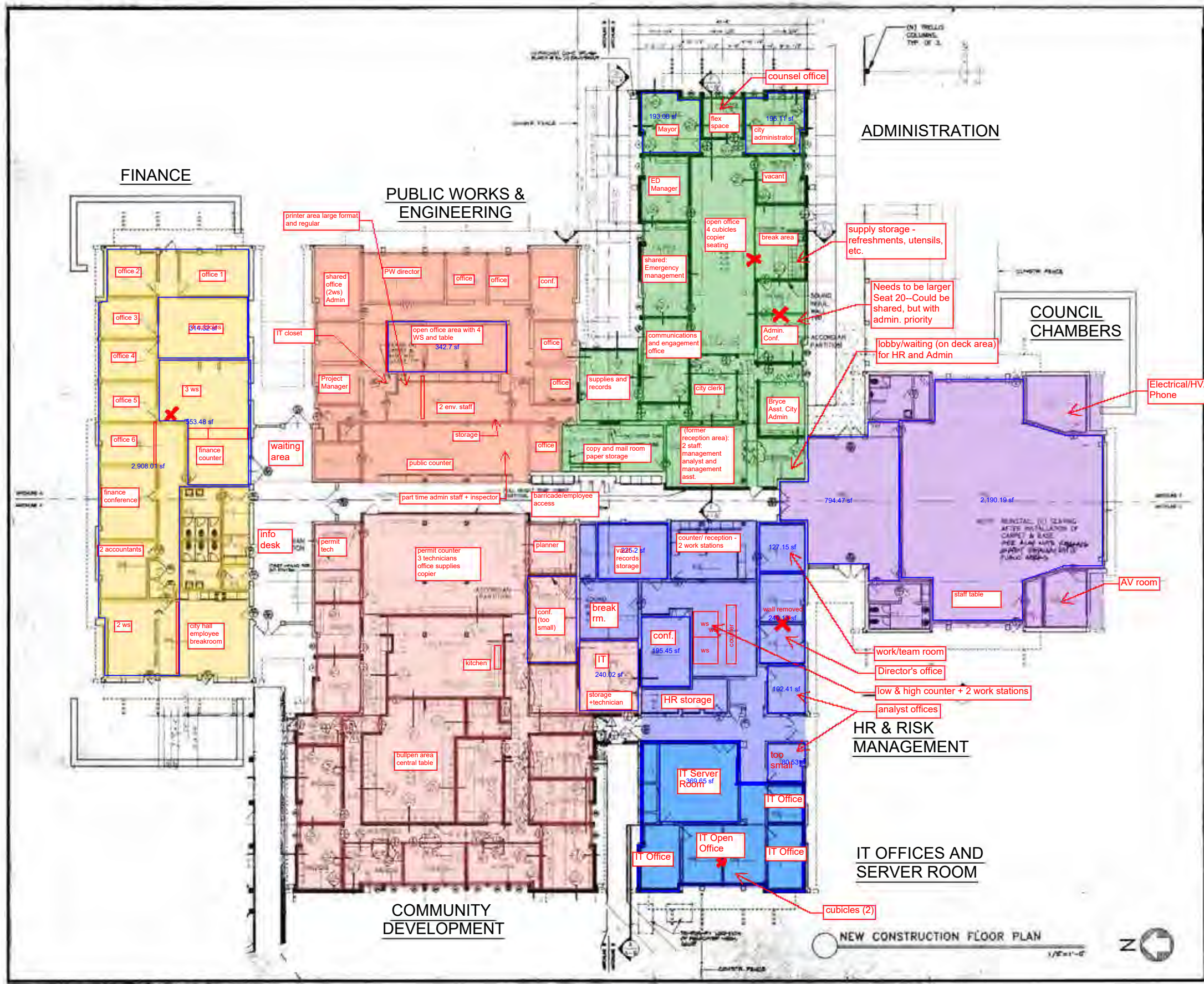
- Gym for pickleball, volleyball, basketball (at least 4 hoops), martial arts
- Dance/Yoga studio
- Preschool Room/Early Childhood Education Room
- Multimedia conference room (for meetings and presentations)
- Multi-purpose rooms (small, medium, large), for a range of 30 up to 75 people
- Large storage areas for equipment and supplies
- Teen/Youth Center
- Theater (around 200-seat capacity)
- Social Hall with commercial kitchen to serve meals for up to 125 (current lunch service is about 90), and seat 150 to 200
- Swimming (lap swim and recreation swim)
- Senior Center
- Summer Camps (can take place in multi-purpose rooms)
- Reception Area
- Staff offices

3. Staff Offices:

- a. There are currently 5 full-time staff positions (with one vacancy). Full-time staff should have their own offices.
- b. There are a lot of part-time staff who spend most of their time in the field. Provide four desktop workstations in a bullpen-type setting for filling out timesheets, creating flyers, etc.
- c. Recreation offices need to have a distinct entry point. Offices in the current location are hard to find.

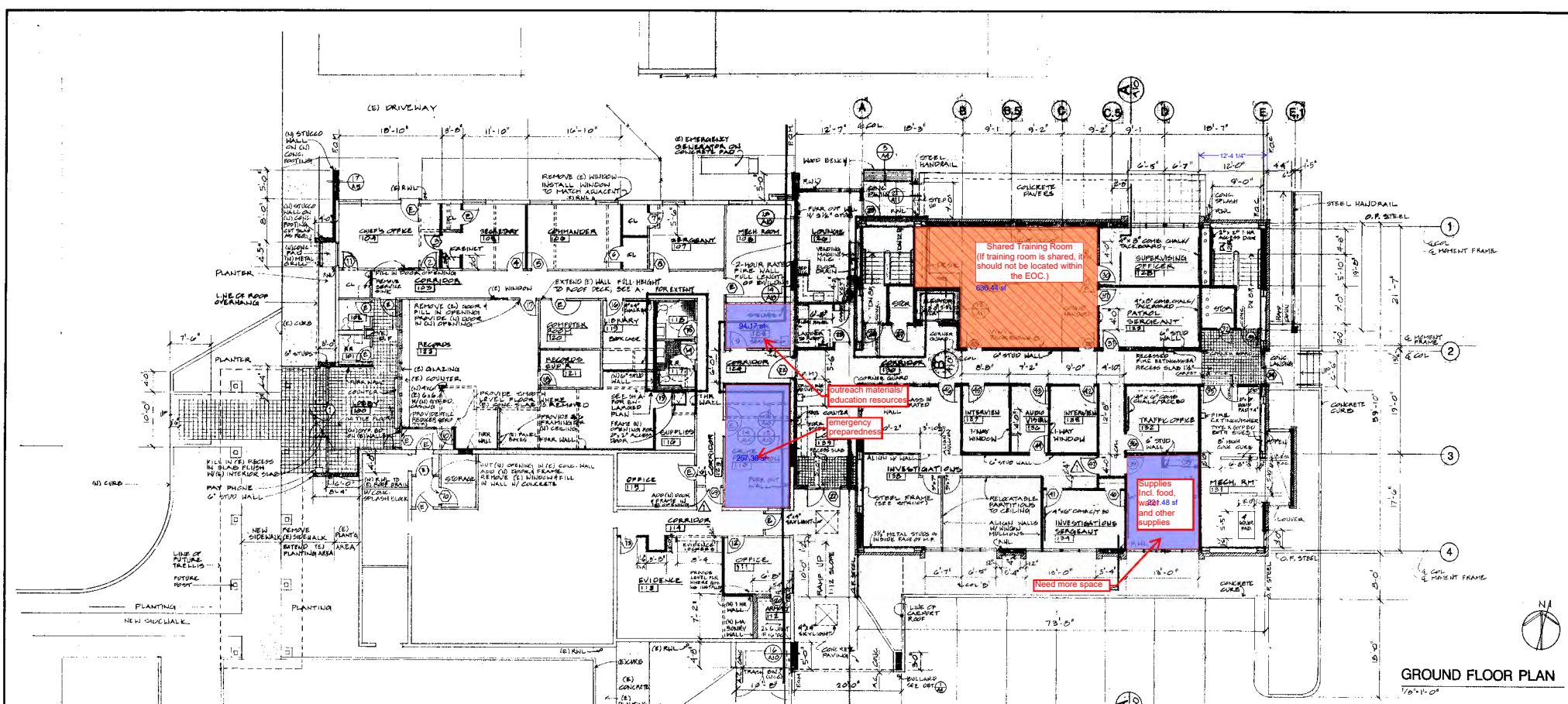
Recreation Division

Page 2 of 2



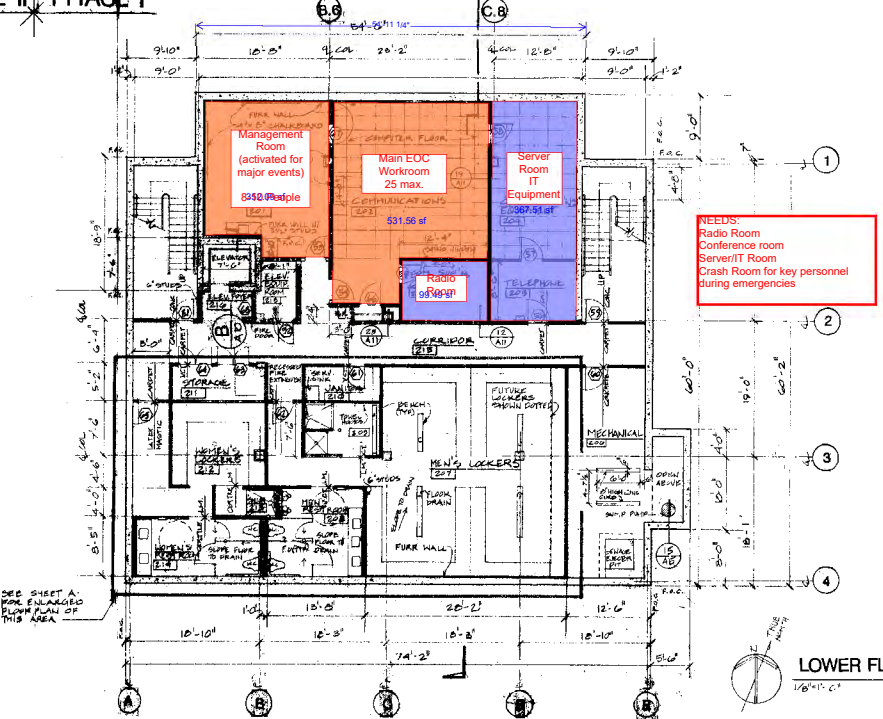
GILROY CITY HALL
EXISTING FACILITIES
AS REVIEWED IN
NEEDS ASSESSMENT MEETINGS

February , 2025



GROUND FLOOR PLAN
1/20' = 1'-0"

PHASE II PHASE I



LOWER FLOOR PLAN
1/20' = 1'-0"

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REV	DATE
1	5-14-16
2	5-14-16
3	5-14-16

**GILROY ANNEX
 OLD POLICE BUILDING
 EMERGENCY OPERATIONS CENTER
 EXISTING FACILITIES AS REVIEWED IN
 NEEDS ASSESSMENT MEETING
 February, 25, 2025**

FLOOR PLAN

**CITY OF GILROY
 POLICE DEPARTMENT
 ADDITION**

JOB NUMBER 24-07	SHEET NUMBER A6
DATE Feb 10, 2026	OF 16 SHEETS

BUILDING PLANS | SITE SECTIONS | ELEVATIONS
SURVEY RESPONSES
MULTIGENERATIONAL COMMUNITY CENTER

Civic Center Master Plan
Community Workshop #1 Online Survey

Q1 What are your thoughts about the Civic Center Master Plan process?

Answered: 35 Skipped: 4

#	RESPONSES	DATE
1	It seems fantastic and well thought out so far.	4/8/2025 2:14 AM
2	It seems to be working fine.	3/25/2025 9:53 AM
3	Look great but I still consider about the plants and shade for the aquatic swimming pool and outdoor space. The most obstacles that people don't want to come on summer when excess heat because there's no shade.	3/19/2025 9:04 PM
4	In concept, this is a fabulous addition to the Gilroy community. It would afford our citizens many opportunities for tapping into healthy activities to enhance their mental and physical health.	3/17/2025 2:32 PM
5	swim center at the ball fields	3/17/2025 12:30 PM
6	LETS BUILD IT AT THE SPORTS CENTER. CURRENT LOCATION IS NOT THE BEST FOR TRAFFIC AND LOCAL SAFETY	3/17/2025 9:07 AM
7	I appreciate that there is a focus on the Civic Center Master Plan. I truly do hope that you listen to the communities' needs and engage the most vulnerable populations in various ways and not just by promoting these sessions online. Underserved communities quite often don't understand what a master plan is and how they can contribute.	3/17/2025 8:00 AM
8	I'm glad we're thoughtfully planning it.	3/16/2025 9:04 AM
9	A rec center like the CRC would be a great addition to our community.	3/15/2025 9:17 PM
10	I love the idea of having youth/community programs all available in one central area!	3/14/2025 4:58 PM
11	I love the plan for aquatic center however it has to be a year around facility ie covered. There is high demand in a recreation facility here in Gilroy considering the population increase of families.	3/14/2025 8:34 AM
12	It's exciting!	3/14/2025 7:27 AM
13	Solar is great, but maybe the solar project on 7th street should have waited for the new costly master plan?	3/13/2025 9:36 AM
14	Excited to see the process begin	3/11/2025 10:38 AM
15	That it good that there will be a place for high schoolers and middle schoolers	3/10/2025 5:52 PM
16	I think that the plan is good and it is going the correct way that it should go	3/10/2025 5:50 PM
17	It sounds interesting, it is also kind of exciting that there could be more to do in gilroy if the civic center is built.	3/10/2025 5:45 PM
18	I think this is a great idea with diffrent things for youth and everyone in the community	3/10/2025 5:45 PM
19	I believe this is a good idea for the community	3/10/2025 5:45 PM
20	Our city needs to offer nicer public facilities focused on families. Downtown is a bar joint not a family friendly area. You get what you attract.	3/8/2025 3:42 PM
21	Should have more outreach, perhaps by mail, to let citizens know about the process. Public meetings need a "hook" to get citizens engage. Website and QR codes are not enough outreach.	3/7/2025 10:33 PM
22	You are making an effort to gather all community input. To pass a GO bond you will need to have "buy in" from the community big time - Gilroy hates tax increases but with proper leadership it might pass like the library bonds did.	3/7/2025 6:07 PM

Civic Center Master Plan
Community Workshop #1 Online Survey

23	Taking on too much...no room for rec/swim, arts, new city hall and senior expansion at this location	3/7/2025 11:58 AM
24	With the growing population, this is a great way to bring people together and create social groups!	3/7/2025 11:31 AM
25	The Civic center master plan process seems fine. The hardest part will be getting input from various types of users so we can be all inclusive.	3/7/2025 10:48 AM
26	Seems like this will cost a ton of money. Who will pay for this and how much?	3/7/2025 8:42 AM
27	It seems to be taking a long time since the 750,000 was passed.	3/7/2025 8:31 AM
28	I appreciate the city sharing the possibilities for the site and getting input from the citizens of their priorities.	3/7/2025 7:41 AM
29	It's a great idea and a must for Gilroy	3/7/2025 7:29 AM
30	It's about time! The following facilities (City Hall, Wheeler Community Center & Senior Center) are completely outdated and look terrible especially when compared to the giant PD building and state of the art library.	3/7/2025 7:29 AM
31	I'm excited about the potential to develop this area further. As a resident living less than two blocks away, I frequently use the space, but I've noticed that it feels underutilized. I appreciate the city's efforts to create a thoughtful master plan, and I hope the process prioritizes accessibility, community engagement, and vibrant public spaces that benefit residents and visitors alike.	3/4/2025 10:19 PM
32	Please send out surveys to all residents, linking a survey to the water bills.	3/4/2025 7:55 PM
33	We need to be as transparent as possible, ensuring that immediate neighbors are involved or have a chance to voice their needs, wants and concerns. I attended the 3/4/25 event, and lined that I was able to speak to both consultants and city staff about my interest and ideas for this plan.	3/4/2025 10:20 AM
34	Very happy we are moving toward a community center. Critical to build it right and make it part of our history and future. Need to garner as much input as possible. Communication across all Gilroy is vital.	3/4/2025 10:02 AM
35	The process seems ok. The challenge is to reach more people. There are too many for whom "online" is an obstacle.	3/4/2025 9:51 AM

Q2 What are you thoughts on the site as it currently exists (the three-city block area and including buildings housing the Gilroy Library, Wheeler Center, and/or Senior Center)?

Answered: 35 Skipped: 4

#	RESPONSES	DATE
1	I love the open spaces. People are out there doing tai chi. I love the murals. It feels welcoming and safe because there's no hidden open spaces.	4/8/2025 2:14 AM
2	It makes sense to build on this site since the city owns it and it's centrally located and accessible by public transit.	3/25/2025 9:53 AM
3	I think the site is located in a good spot and many can access it.	3/24/2025 8:37 AM
4	If designed appropriately it could become the nexis for our city. It would be great to place city services (offices) and City Hall by the PD so this would the civic area for Gilroy and develop the remaining space with Art, Recreation and Aquatic Center which would be inclusive of the existing library.	3/17/2025 2:32 PM
5	old but paid for	3/17/2025 12:30 PM

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6	bad idea	3/17/2025 9:07 AM
7	The Wheeler Center and the Senior Center are very old buildings. They need to be remodeled or upgraded. We have a beautiful library.	3/17/2025 8:00 AM
8	It needs more signage and more green space that can be used for various things (farmers markets, cultural gatherings, meetings, people playing chess, yoga classes, etc)	3/16/2025 9:04 AM
9	I've only ever been to the library so not sure but seems to be centrally located	3/15/2025 9:17 PM
10	It's fine, the playground can use some updating and shade for children to play. I am happy to hear of the library updating an interactive children's area inside.	3/14/2025 4:58 PM
11	It is a great location and accessible. Will bring more foot traffic to downtown.	3/14/2025 8:34 AM
12	Site makes sense.	3/14/2025 7:27 AM
13	Good as is. Utilize the old PD for the City Hall anex as was planned, and take care of the existing buildings. Bring back the farmers market. Bring back a USPS drop box.	3/13/2025 9:36 AM
14	We need to take down everything except the Library and Policy Station	3/11/2025 10:38 AM
15	We're are you guys putting and is eny building that is getting demolition	3/10/2025 5:52 PM
16	I think that the wheeler center should be improved or taken down and add it to the civic center plan	3/10/2025 5:50 PM
17	I think it is a good location because it would be next to downtown	3/10/2025 5:45 PM
18	I think it is great however there is not enough youth areas to hang out or to learn	3/10/2025 5:45 PM
19	I think this location is a good place	3/10/2025 5:45 PM
20	Wheels center is so ugly and uninviting. The mini park is so ugly needs updating.	3/8/2025 3:42 PM
21	Love our new library, police building looks like a fortress, not welcoming. Wheeler Center is good art deco architecture, inside needs remodeling for recreation & youth center.	3/7/2025 10:33 PM
22	Obviously you need to demolish the Wheeler Center, the old police building, the City Hall, and the senior center. The library and new police building are fine and should remain.	3/7/2025 6:07 PM
23	Currently severely underused	3/7/2025 11:58 AM
24	Love the Gilroy Library. The space it beautiful and the librarians are so welcoming and fun to talk to. Love the idea that new buildings will bring more people to the area.	3/7/2025 11:31 AM
25	City of Gilroy lacks so many places for activities that many are going outside of Gilroy for recreation and Senior. As our nation is aging, we need to provide more senior services and more services for the disabled. The Wheeler center is very old and not very well used. I've lived in Palo Alto and the avenitas Senior center is top notch. If we could get something like that going in South county, specifically in Gilroy, it'd be a win-win.	3/7/2025 10:48 AM
26	Need to figure out how to better connect to downtown.	3/7/2025 8:42 AM
27	I think this is a great location for a civic center. But what about parking?	3/7/2025 8:31 AM
28	I would like the city to try to purchase the properties of the three private houses in an owner friendly manner. No eminent domain. Owning that whole block would provide larger options.	3/7/2025 7:41 AM
29	Yes, location for such centers has to be central! Town centers should look more appealing and pedestrian friendly as in Morgan Hill.	3/7/2025 7:29 AM
30	It's about time! The following facilities (City Hall, Wheeler Community Center & Senior Center) are completely outdated and look terrible especially when compared to the giant PD building and state of the art library.	3/7/2025 7:29 AM
31	The site currently has too much parking spread across multiple areas, creating unnecessary pedestrian-vehicle interactions. Consolidating parking into a single location would improve safety and walkability, making it easier for people to move through the space without constant vehicle traffic. The mention of 'universal design' in the plan is critical, and one of the most fundamental aspects of accessibility is the ability to walk safely and comfortably. As a parent of young children, one with special needs, I find the current layout makes travel within the civic	3/4/2025 10:19 PM

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	center dangerous, complicated, and often uncomfortable due to the frequent vehicle crossings. Prioritizing pedestrian-friendly design should be a key consideration. In terms of architecture and layout, new development should follow the example of the Wheeler Center, which is well-integrated with both the street and the central plaza. Its accessibility on all sides enhances permeability and encourages interaction with public spaces. In contrast, too many buildings in the area are oriented toward parking lots, which diminishes the quality and vibrancy of public spaces. Future planning should prioritize designs that engage with the street and central gathering areas rather than being dominated by parking.	
32	Love the library and historical features of the Wheeler Center. Consider upgrading the building while preserving historical value.	3/4/2025 7:55 PM
33	Except for the PD and library buildings, the site is dated and spread out. The available open space is disjointed and does not seem usable for large gatherings. There does not feel like there is a central outside meeting place.	3/4/2025 10:20 AM
34	Excellent site! City owns the land and centrally located. Parking is critical so design has to address this.	3/4/2025 10:02 AM
35	I agree that the Library and Police Station are too new to mess with. Everything else should be replaced. The current site is well located and large enough to work with.	3/4/2025 9:51 AM

Q3 Which of the new proposed uses (Senior Center, Youth Center, Recreation Center, Aquatic Center, and/or Arts Center) do you like most and why?

Answered: 38 Skipped: 1

#	RESPONSES	DATE
1	I like the amphitheater. I like the recreation center. I used to go to the YMCA on the west coast and they had an indoor walking path. I loved that for safety reasons. My partner would love the pool as he likes to swim. I would too.	4/8/2025 2:14 AM
2	Recreation Center since it can used to serve the most people, regardless of age or interest.	3/25/2025 9:53 AM
3	Youth center and recreation center- we need more positive things for youth to do	3/24/2025 8:37 AM
4	I like the outdoor space. However, need to choose the plants that give the romantic theme. Example, in Korea, they plant the ginkgo plants, cherry blossom and other plants that made the unique look.	3/19/2025 9:04 PM
5	I believe we could have one large building that could house Youth, Senior and Recreation needs while building an Aquatic and Art Center for a Performing Arts venue.	3/17/2025 2:32 PM
6	build by the freeway not in the city	3/17/2025 12:30 PM
7	what a waste of time and money .	3/17/2025 9:07 AM
8	I like the Youth Center and Recreation Center and outdoor space. Gilroy does not have a vibrant sports park like the Morgan Hill Outdoor Sports Complex. Our Sports Park has very limited space. Many families and sports leagues prefer to go to Morgan Hill to utilize the MHOSC, which means the money/funds don't stay here in town. We have a lot of soccer teams that struggle trying to stay here, in Gilroy. A recreation center would also be great because it would allow for a number of diverse activities to be housed there. It would provide equitable opportunities. The youth center would allow for youth to have something to do, something to look forward to, which could potentially reduce crime.	3/17/2025 8:00 AM
9	An events center-not dedicated to seniors or youth, but for everyone. Run all the classes out of there so that it's always in use and bustling. Make it a place to hang out, with cafes/snacks, local maker spaces, etc, not just a place to take a class and leave. Make a Central Park as well for farmers markets, yoga classes, cultural events, music in the park, etc. My second choice to add is an aquatic center with spaces for the whole family and a lazy river that can	3/16/2025 9:04 AM

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also be used for resistance training, senior walking, etc. It could have grass areas for parties or families, swim classes, lap classes, but don't make it just a concrete box (like the pools we all saw through the 80s and 90s). Lastly, I'd like to have an updated arts center for music and gallery space. Maybe we could even have an artist in residence.

10	Rec center because we use the CRC almost daily and would be great to have a closer option too	3/15/2025 9:17 PM
11	I love the idea of the aquatic center because we don't have that available and need to drive out of town. I also think it's important to offer programs for our youth to develop interests and socialize in safe places.	3/14/2025 4:58 PM
12	Aquatic center and recreation center, there is huge demand for this in the community with all the new housing and move of the families .	3/14/2025 8:34 AM
13	Hard to choose! The aquatic center appeals; currently our only public pool at Christopher High is only accessible by accessible by car, and only open limited hours. Kids of color need to be able to learn how to swim!	3/14/2025 7:27 AM
14	I like the aquatic center because it would provide an opportunity for more children and teenager to learn how to swim as well as swim for fun or sport	3/11/2025 7:25 PM
15	I feel like the land can be multi use combining Senior Center, Youth Center, Recreation Center, Aquatic Center all in one like the morgan hill CRC.	3/11/2025 10:38 AM
16	Youth center Because there will be a place to hangout with friends	3/10/2025 5:52 PM
17	I think the recreation and youth center is the best since there is not a lot of places youth go go	3/10/2025 5:50 PM
18	I like the idea of a Recreation or aquatic center because it would give people something to do.	3/10/2025 5:45 PM
19	Youth center because I feel like the other areas exists already and a youth center doesn't at the moment and a youth center can have stem a thatcher a gym and different things for everyone of desperate interests	3/10/2025 5:45 PM
20	I like the arts center because it's beautiful	3/10/2025 5:45 PM
21	Aquatic center	3/8/2025 3:42 PM
22	Senior center needs remodeling, expansion and more recreation uses. It really needs a new building!	3/7/2025 10:33 PM
23	Aquatic center: I think Gilroy is long overdue for a swimming recreation center in the middle of town where most children and adults can easily access it.	3/7/2025 8:30 PM
24	1. Recreation Center - has been needed for a long time. 2. Senior Center - with increasing aging population will have increased demand. 3. Arts Center - should be built on land already owned by City on Egleberry between 6th and 7th. No room in Civic center for this large project with everything else proposed. 4. Youth Center - the old PG&E building on 6th is a disgrace and too small. 5. Aquatic Center - nice idea but already have a shared facility at Christopher High. No room on land available with everything else proposed.	3/7/2025 6:07 PM
25	Arts Center...the current art center is underperforming. Maybe sell the current center and use proceeds to build a performing arts center	3/7/2025 11:58 AM
26	Rec Center will be a great way to bring people together and are multiuse spaces. Gymnasium type facilities are much easier to maintain and will cost much less than an aquatic center. Aquatic center will only be used in the summer and the ongoing maintenance will be much more.	3/7/2025 11:31 AM
27	I have two that I would highly recommend. The senior center and the recreation center recreation center can provide a youth center and an art center within it. The senior center will help with the demographics as we continue to have a older generation.	3/7/2025 10:48 AM
28	Senior center and youth center. We need to help prepare our youth and take care of those that took care of us.	3/7/2025 8:42 AM
29	I love the idea of a gym, pool and multi use property and for youth organization. I currently belong to CRC in Morgan hill and I'd rather give me Monthly dues to Gilroy. I do like that the CRC is affiliated with the YMCA at a larger scale. I think you could add basketball hoops and pickle ball courts. We need both of these things.	3/7/2025 8:31 AM

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30	My first priority would be a performing arts center. The city does not have any facility for this at the time. Second, I think it would be good to have a new city hall that is set up for the 2030s. I do not see the need for green space in this area is there are many parks throughout the city.	3/7/2025 7:41 AM
31	Recreation Center, Aquatic Center and youth center	3/7/2025 7:29 AM
32	You could combine the needs by having a multi-generational center that can serve, youth, teens and older adults. Most cities have moved away from recreational facilities that are solely dedicated to one age group to maximize usage while being more self-sustaining.	3/7/2025 7:29 AM
33	Recreation center / Youth Ctr	3/6/2025 9:16 PM
34	All of the proposed uses seem like valuable additions. Ultimately, the decision should be guided by economic feasibility, but if the budget allows, there's no reason the site couldn't accommodate most—or even all—of these uses. A well-balanced mix of amenities will make the civic center a more dynamic and inclusive space for the community.	3/4/2025 10:19 PM
35	It would depend on the features of each center. Gilroy needs all of them, aquatic center, youth center, recreation, arts and senior.	3/4/2025 7:55 PM
36	The rec and aquatic centers are most appealing to me. Gikroy needs more recreational opportunities for the public, especially youth. In about 19 years, I'll be very interested in using the senior center.	3/4/2025 10:20 AM
37	All of them if possible without reducing the effectiveness of their purpose. Gilroy has a more senior adult population. Youth activities are important to growing cities like Gilroy. A rec and aquatic center serves all of the population. Lastly, Gilroy does have a vibrant art culture which would be well served with a theatre.	3/4/2025 10:02 AM
38	Senior Center, because I am one. Recreation Center, because it would serve a more general audience.	3/4/2025 9:51 AM

Q4 Which possible future uses for the Civic Center area (Senior Center, Youth Center, Recreation Center, Aquatic Center, and/or Arts Center) make the most sense? Which make the least sense?

Answered: 38 Skipped: 1

#	RESPONSES	DATE
1	I love all these ideas. I think if we can do it well, do all of them.	4/8/2025 2:14 AM
2	Most, Recreation Center...least, a stand-alone youth center since that could be housed in the Recreation Center (but just not dedicated for it).	3/25/2025 9:53 AM
3	Least sense- aquatic center based on the size We have several arts centers downtown Most sense: youth center, rec center, and then senior center	3/24/2025 8:37 AM
4	The most sense is aquatic center and youth center. The least sense is recreation center	3/19/2025 9:04 PM
5	Gilroy could become the hub for Performing Arts if we were to build a Art Center. As stated above a large building designed for multi use (Seniors, Youth and other Recreation uses) might be able to be multi use. Gilroy is great need of an Aquatic Center for all citizens use but I am not sure if this is the best space for it.	3/17/2025 2:32 PM
6	ice rink and more baseball for girls	3/17/2025 12:30 PM
7	The most bang for the buck is a new, master plan for the sports park and ice rink.	3/17/2025 9:07 AM
8	In my opinion, the Civic Center area could be used for various services, but I think a youth center and recreation center would be the best fit. These centers would attract members from the community of all ages and ethnic backgrounds. It would be located within walking distance for some, biking for others, and public transportation would also be an option to getting to	3/17/2025 8:00 AM

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these centers. I love art; however, I am not sure that many would be interested in an Art Center over a diverse youth/recreation center.

9	We need multifunctional spaces. The city is growing and we have a diverse population, so having spaces that only get used sometimes isn't efficient. For example, having the senior center is important but it's closed a lot of the time, so that space is wasted at those times. Having a multi use center means those spaces could be put to use for evening classes (learning gardening after work, analyzing movies, learning languages, art classes, etc). I want space that I can take a class, my kid can take a class and my mom can take a class, whether those are art, science or workouts, it's all important. All of the options (senior stuff, youth, aquatic, art and rec) are also good, we need all of those things for our community!	3/16/2025 9:04 AM
10	An arts center since gavian college is where we usually attend theater events	3/15/2025 9:17 PM
11	The youth center, recreation center and aquatics center make the most sense to me. Although I love art, the art center is the least important if it's just visual and not interactive.	3/14/2025 4:58 PM
12	All are great use and very useful to the community. By providing a space for seniors and youth, art center that can be rented for events (and thus bring revenue and traffic to downtown and the city). Also love the idea of an outdoor space for farmers market and festivals .	3/14/2025 8:34 AM
13	Least sense probably art center, since we already have several in that area.	3/14/2025 7:27 AM
14	Land was purchased and a plan developed for an Arts center at Monterey at 7th st. Follow through with that plan. A plan for the next phase of the Senior Center was completed many years ago for the and that was never followed through on. If an Aquatic center is desired, find appropriate land for it. Do not try and squeeze that in here.	3/13/2025 9:36 AM
15	I	3/11/2025 7:25 PM
16	Recreation Center + Arts Center -	3/11/2025 10:38 AM
17	Aquatic center	3/10/2025 5:52 PM
18	I think that the art center isn't that important compared to others since I think it would be better if we used it to benefit more youth and as a rec center as well as making a public pool	3/10/2025 5:50 PM
19	The recreation center makes the most sense. The senior center makes the least sense.	3/10/2025 5:45 PM
20	Most sense is the youth and aquatic center since those don't really exist in Gilroy and the one that makes less sense is possibly senior center since one exist however I think all should be area created or renovated since all serve different great purposes	3/10/2025 5:45 PM
21	Aquatic center for the summer	3/10/2025 5:45 PM
22	Most sense aquatic center-it would be for everyone Least sense arts center. Art is a shame now. Ridiculous what some call art.	3/8/2025 3:42 PM
23	Aquatic Center and Arts Center make the least sense. Senior center, Recreation Center and Youth Center make the most sense.	3/7/2025 10:33 PM
24	Recreation Center, Senior Center, Youth Center make the most sense. Arts Center is badly needed and should be built on the land already owned by the City on Egleberry in lieu of the parking lot that no one uses - what a waste of 1.7 million. The Aquatic Center is a great idea but needs a lot of room.	3/7/2025 6:07 PM
25	Least sense: rec and swim because of parking and amount of land needed	3/7/2025 11:58 AM
26	Senior Center and Recreation Center. We should always take care of our aging population. Rec Center will be a great way to bring people together, are multiuse spaces and can be used year round. Gymnasium type facilities are much easier to maintain and will cost much less than an aquatic center. Aquatic center will only be used in the summer and the ongoing maintenance will be much more.	3/7/2025 11:31 AM
27	Senior center makes the most sense for future use. The aquatic center makes the least sense for future use. There's already an aquatic center in Morgan Hill which is close enough.	3/7/2025 10:48 AM
28	Youth, senior, recreation make the most sense. Aquatic and arts make the least (we have elsewhere)	3/7/2025 8:42 AM
29	See comments above	3/7/2025 8:31 AM

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30	See the above answer.	3/7/2025 7:41 AM
31	Recreation Center	3/7/2025 7:29 AM
32	Multi-generational center with a large banquet room to generate revenue. A large banquet room could have a stage to serve performances and there could be also a gallery eliminating the need for a stand alone art center. Performing Art Centers usually require a huge subsidy to operate making them a huge drain on the general fund budget. Aquatic Centers are also very expensive to operate and staff and do not generate a lot of revenue creating an impact on the general fund as well.	3/7/2025 7:29 AM
33	Youth & recreation & Aquatic Most Sense Arts Least sense.	3/6/2025 9:16 PM
34	A recreation/aquatic center would likely be well-utilized and provide a strong community benefit, especially if designed to accommodate a wide range of ages and abilities. An arts center is more uncertain—it depends on how it is executed. If it includes flexible, multi-use spaces that can host a variety of programs and events, it could be a great addition. However, if it's too specialized or lacks community engagement, it may struggle to justify the investment.	3/4/2025 10:19 PM
35	None of them. All are needed.	3/4/2025 7:55 PM
36	I think a rec center that combines uses for all ages and abilities makes most sense.	3/4/2025 10:20 AM
37	Senior physical classes (chair aerobics and stretching). Rec and summer swims with lifeguard classes. Local theater productions. Youth recreation classes that could tie into local high school's excellent sports programs (Gilroy High is CCS wrestling champions for 22 consecutive years)	3/4/2025 10:02 AM
38	Unfortunately, an Aquatic Center. It would be very expensive to maintain. I would rather see the other uses fully developed.	3/4/2025 9:51 AM

Q5 What concerns you most about the Civic Center Master Plan project?

Answered: 37 Skipped: 2

#	RESPONSES	DATE
1	It seems like some building would need to be multi use. Nothing wrong with that, but hoping it doesn't cut down on the functionality of the building. I don't see ADA parking on the map throughout the site. It's a long way to walk for some older folks or folks with needs from the parking area to the senior center. I see a lot of landscaped areas that might be able to be incorporated into places with a bench/table for people to enjoy lunches outside. I understand that this is a 10k foot view of the project with details to come. I love the beautiful old	4/8/2025 2:14 AM
2	Money...this is going to be very expensive and I'm not sure residents will be willing to open up their wallets to pay for it.	3/25/2025 9:53 AM
3	I really hope that all youth will have access to the youth and rec centers if they are made. Not all extracurricular activities are accessible for a great part of our youth in gilroy due to financials. The time it will take and construction is also a concern.	3/24/2025 8:37 AM
4	Again the shade. When the center has enough indoor shade, the people will come more. Example, compare to Gilroy outlet mall and Milpitas outlet mall. Gilroy outlet nowsaday is less people coming.	3/19/2025 9:04 PM
5	Cost!! Who bears the burden of the costs; property owners or all citizens? How will the costs be sustainable over time?	3/17/2025 2:32 PM
6	waste of money for the old part of town	3/17/2025 12:30 PM
7	old roads with lots of stop signs and homes nearby, I'm guessing old underground plumbing	3/17/2025 9:07 AM
8	What concerns me is that you capture all of this data and then nothing will happen. The community has been asking for either a youth center or recreation center for a long time (years) and don't see the city making it happen.	3/17/2025 8:00 AM

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9	That it will take forever, won't be useful and doesn't make the best use of parking or access. Once we have these beautiful spaces, I hope they get used well-for example the current senior center has very limited offerings for more vibrant seniors. My mom would love to meet more seniors and take classes like Zumba or pickleball or Art but she feels the offerings are "too old". She's still got mobility and the photos of senior lunch in wheelchairs doesn't attract her.	3/16/2025 9:04 AM
10	The cost and increase on local taxes.	3/14/2025 4:58 PM
11	I feel the city hall is not as much as priority as what we have now is serving the community well.	3/14/2025 8:34 AM
12	Seniors having access to a place to gather while construction is going on.	3/14/2025 7:27 AM
13	The old police station was identified as the City Hall Anex. Money was spent to design a new public entrance. The city spends money on plans but does not follow through.	3/13/2025 9:36 AM
14	lack of funding	3/11/2025 10:38 AM
15	That it will take lot of time to build	3/10/2025 5:52 PM
16	Nothing	3/10/2025 5:50 PM
17	How the construction will affect traffic around those streets.	3/10/2025 5:45 PM
18	That it would take a long time to complete the plan	3/10/2025 5:45 PM
19	How long it could actually take to build	3/10/2025 5:45 PM
20	Gilroy is so ghetto compared to the updates Morgan hill has done to its little town. Wish Gilroy would make an effort to build buildings that are appealing to look at and that provide public spaces that are kept up.	3/8/2025 3:42 PM
21	There is a lot of local sentiment for preserving Wheeler Center which is on the city's list of historic buildings. Interior definitely needs remodeling/reimagining. Thoughts of demolition are scary!	3/7/2025 10:33 PM
22	How the cost will be funded.	3/7/2025 8:30 PM
23	Getting the voters of Gilroy to approve it - need a persuadable advocate to convince the voters to approve this project. I do not think providing offices for elected officials is a very motivating idea to win votes. The mayor has an office there now that is empty most of the month. Maybe one office for all council members could be justified but not a separate one for each one of them. Having the City Hall closed on Fridays, having to check in to see anyone and having all doors to the City Hall closed but one is not customer service oriented and should be discontinued immediately. It feels like a prison just to enter. Instead of being public servants the current arrangement smells of elitism. Continuing such policies will not garner votes from the public. Remember Measure C did not get the required votes and that was for a good cause - public safety. New digs for the City bureaucrats with an unwelcoming (don't bother me) attitude will not motivate the public to vote for increasing taxes. An open-door policy and a customer service spirit is what's needed now whether or not a new City Hall is built.	3/7/2025 6:07 PM
24	Is it possible to combine the PD and City Offices so as to free up some funds to purchase better technology for both PD and City...invest in capabilities not buildings	3/7/2025 11:58 AM
25	Aquatic Center	3/7/2025 11:31 AM
26	What concerns me the most about the Civic center master plan project is the cost and how it will be funded. I'm on a limited income and having a forced increase would impact me negatively.	3/7/2025 10:48 AM
27	Cost to me. The taxpayer. And the inability for government to do things efficiently and cost effective with a good result. Gourmet Alley is not a good preview.	3/7/2025 8:42 AM
28	How long everything is taking. Too much red tape.	3/7/2025 8:31 AM
29	Coming up with the funds to build, staff and maintain these facilities and provide parking.	3/7/2025 7:41 AM
30	Gilroy may take forever to complete it and may never get deliver	3/7/2025 7:29 AM
31	The on-going operational cost of sustaining these facilities. The City of Gilroy has reduced their general fund for parks and recreation (facilities, programming and staff) dramatically since	3/7/2025 7:29 AM

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	2008. I would encourage the City to do a feasibility study for the facilities and amenities being considered before proceeding.	
32	Parking	3/6/2025 9:16 PM
33	My biggest concern is that this plan will continue to suburbanize the neighborhood by orienting everything inward toward the civic center rather than integrating it with the surrounding community. A well-designed civic center should enhance the neighborhood, not isolate itself from it. The Wheeler Center is a great example of successful integration, while the police station demonstrates the opposite—it feels completely disconnected, almost like a fortress. Another major concern is that the needs of people driving in from farther away could outweigh the needs of residents who live closest to the civic center. While the space should absolutely be welcoming to all residents, planning decisions should not prioritize car access at the expense of those of us who live here and navigate the area on foot. A truly successful master plan will focus on walkability, connectivity, and a design that strengthens the fabric of the neighborhood.	3/4/2025 10:19 PM
34	Wasting tax payer money, going over budget and not staying with in timeline. City needs to look at downsizing city hall, making use of modernized work spaces, with technology most businesses are downsizing their footprints.	3/4/2025 7:55 PM
35	Whatever we end up with should be sustainable (energy, maintenance, use, and financial)	3/4/2025 10:20 AM
36	Parking and lack of green space	3/4/2025 10:02 AM
37	Expense money for staff and other ongoing expenses.	3/4/2025 9:51 AM

Q6 What excites you most about the Civic Center Master Plan project?

Answered: 36 Skipped: 3

#	RESPONSES	DATE
1	All of it!	4/8/2025 2:14 AM
2	Having a Community Center. It's badly needed in a town of this size.	3/25/2025 9:53 AM
3	We will be able to use space in a better way.	3/24/2025 8:37 AM
4	Aquatic but please have a shade	3/19/2025 9:04 PM
5	This plan is conceptually moving us closer to a 21st Century model that could meet the needs of all citizens of Gilroy.	3/17/2025 2:32 PM
6	to get a big pool in town like morgan hill	3/17/2025 12:30 PM
7	how much it cost to do this study	3/17/2025 9:07 AM
8	I get excited that we could actually have a youth/recreation or aquatic center and that we won't have to go to Morgan Hill. I prefer to pay for services here and keep the money in Gilroy.	3/17/2025 8:00 AM
9	The possibility of having all of those things in town for us to use!	3/16/2025 9:04 AM
10	Having opportunities for our youth in the community	3/15/2025 9:17 PM
11	Expanding experiences for our youth and families! We are so far from resources and fun places so having this in town is exciting!	3/14/2025 4:58 PM
12	The aquatic center but it has to be year around not just summer.	3/14/2025 8:34 AM
13	It will be an attractive and beautiful space to gather.	3/14/2025 7:27 AM
14	The possibility of our city providing a heart to our community	3/11/2025 10:38 AM
15	A place for the youth	3/10/2025 5:52 PM
16	Knowing that there is going to be a place that people are going to be able to use and have fun at	3/10/2025 5:50 PM

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17	It will be something new to gilroy	3/10/2025 5:45 PM
18	That there more youth spaces with diffrent possibilities	3/10/2025 5:45 PM
19	That there is finally going to be a place for the hope community	3/10/2025 5:45 PM
20	That it can become a beautiful space for the public	3/8/2025 3:42 PM
21	New recreation center which can be used by seniors also!	3/7/2025 10:33 PM
22	That you are addressing these very important issues is exiting. You do need a new City Hall as that one was built in 1980 and has outlasted the 40 years it was expected to last. The air conditioning/heating system is constantly failing, and the electrical system shuts down when space heaters are used to offset the cold in the offices. An updated electrical system and more continient outlets are needed in our computer dominated environment. Nobody thought of laptops, cell phones, and desk top computers in every office in 1980 - they weren't even invented.	3/7/2025 6:07 PM
23	Art Center with both indoor and outdoor facilities...Parking on Egleberry lot	3/7/2025 11:58 AM
24	Updated City Center that will bring the community together. Everyone is isolated in their homes and then go to Morgan Hill or San Jose for fun. We should have fun in our own backyard!	3/7/2025 11:31 AM
25	Getting something on par with the Avenidas in Palo Alto would be awesome.	3/7/2025 10:48 AM
26	The hope that community will engage. Whether or not it ever happens.	3/7/2025 8:42 AM
27	To be able to work out, swim, and play pickle ball on Gilroy!	3/7/2025 8:31 AM
28	I am excited that the city is creating a vision for a civic center and involving the citizens in its vision.	3/7/2025 7:41 AM
29	A space for young generation to come together with state of the art facilities. We must have multiple conference rooms and halls to accommodate big gatherings while offering all the facilities like gym, aquatic center etc	3/7/2025 7:29 AM
30	Everything! The City's city hall and recreational facilities are antiquated. It's about time that they are considered.	3/7/2025 7:29 AM
31	Finally a project all families & abilities can take advantage of without having to drive out of town for it	3/6/2025 9:16 PM
32	What excites me most about the Civic Center Master Plan is the opportunity to improve and revitalize the space—making it more walkable, accessible, and better integrated with the surrounding neighborhood. Enhancing connectivity and providing more services will not only benefit those of us who live nearby but also create a more welcoming and functional destination for the entire city.	3/4/2025 10:19 PM
33	Having something accessible and affordable to all members. A centralized gathering place.	3/4/2025 7:55 PM
34	I see this as a future public meeting area for events, while also providing recreational space. The site can be helpful in addressing future climate events (ie giving the public a place to swim and cool down during high heat events)	3/4/2025 10:20 AM
35	The community aspect, esthetics and services provided to citizens.	3/4/2025 10:02 AM
36	It's time for some serious remodeling.	3/4/2025 9:51 AM

Q7 What have we missed? Or any additional comments you would like to share?

Answered: 31 Skipped: 8

#	RESPONSES	DATE
1	Will the new solar panels be re-purposed? I love the antique look of the Wheeler Center on the	4/8/2025 2:14 AM

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2	Great job. Thanks!	3/25/2025 9:53 AM
3	Theater ///	3/19/2025 9:04 PM
4	If there was/is deeper outreach to all segments of our community I believe we can have better concept of the benefits to our local citizens.	3/17/2025 2:32 PM
5	the study is alot of money just build it big and right like Morgan hill	3/17/2025 12:30 PM
6	Maybe think about the off-ramps nearby for swim events and hotels within walking distance	3/17/2025 9:07 AM
7	I think that more efforts are needed to engage our monolingual populations. They not know that these sessions are happening. They also may not understand what this master plan is and how they play a role as community residents. Quite often they are not involved in decision making. Perhaps, connecting with local non-profits to spread awareness.	3/17/2025 8:00 AM
8	Parking is important. But we don't need to be limited to a giant flat lot or tall structure. Small lots tucked around the neighborhood or corners of the master area would be good. I don't mind walking a block.	3/16/2025 9:04 AM
9	Would the gym offer childcare because that would be something to add to the list of pros on why to bring a rec center to town	3/15/2025 9:17 PM
10	I like the idea of having a space for festivals, farmers markets, and local vendors to encourage community unity.	3/14/2025 4:58 PM
11	The picture of aquatic center shows it outdoor which would be not efficient, as of now we have Christopher high for summer but we NEED indoor pool facilities.	3/14/2025 8:34 AM
12	How about a community garden? The Gilroy Gardening Group is a very active group here and was involved in our previous garden until it was paved over for a parking lot...just like the song... Community gardens bring the community together in very healthy ways.	3/14/2025 7:27 AM
13	We should look at using the Parking structure money to provide a single area for all parking. Also, we should look at moving all the public services to a second floor ie. city hall, city staff and council chambers.	3/11/2025 10:38 AM
14	Shere to youth	3/10/2025 5:52 PM
15	Nothing	3/10/2025 5:45 PM
16	I would like there to be some studying rooms or areas for youth to go study and some rooms students can book to study or hang out	3/10/2025 5:45 PM
17	I think this plan could be more effective if more people find out	3/10/2025 5:45 PM
18	Refreshing the library would be nice	3/8/2025 3:42 PM
19	Recreation Dept. needs more funding and more activities. City Hall is a nice building but has heating and AC problems and Council meeting room has very poor acoustics. Council members are in an auditory "cave".	3/7/2025 10:33 PM
20	What about the 4 houses on Dowdy St - renew efforts to buy these houses and incorporate the land into the Master Plan. What about the over \$5,000,000 left over from the library project bond that should have gone to partially pay for building a parking structure (4 story) to be used by library patrons and City Hall employees and visitors. That should have been built where you have now put solar panel structures over the ground level parking spaces. The arts center is a great idea, but you have the property to build it on Egleberry between 6th and 7th - instead you built a parking lot that nobody uses. That art center should be built there. There is simply not enough space to build all the necessary structures mentioned in your master plan.	3/7/2025 6:07 PM
21	1. Combine PD and City Offices 2. Move Rec/Swim to Sports park and/or Eastside location and/or Gilroy Gardens 3. Rework P&R department to better serve City	3/7/2025 11:58 AM
22	I didn't see a lot about inclusion. I saw one mention. We need places for disabled to recreate, ranging in age from infants to seniors. Well I'm going to go away for	3/7/2025 10:48 AM
23	Connection to downtown through a pedestrian paseo through acquisition of some homes to the	3/7/2025 8:42 AM

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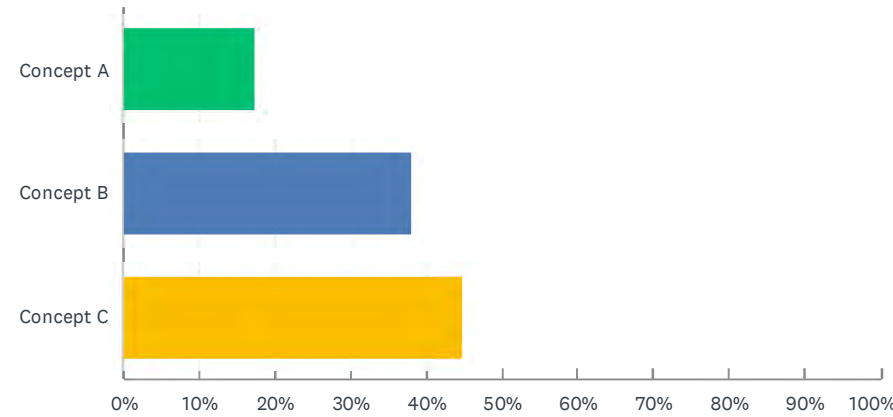
east.

24	Thanks for including me in the process.	3/7/2025 7:41 AM
25	Please don't make it an other promise as commercial center in Glen Loma/Fire Station, Shark Stadium or better roads while main entry road from and to the city are broken !	3/7/2025 7:29 AM
26	The on-going operational cost of sustaining these facilities. The City of Gilroy has reduced their general fund for parks and recreation (facilities, programming and staff) dramatically since 2008. I would encourage the City to do a feasibility study for the facilities and amenities being considered before proceeding.	3/7/2025 7:29 AM
27	We should plan for retail space. If a parking structure is built, that is a great place to incorporate retail. It can be done similarly to other projects where the space is all built as parking, and spaces can be converted over time to retail as demand increases. This is important because having thoroughly mixed use will be the best way to keep the public space occupied and well used. This approach is ideal because it can be done gradually. Even if there is never demand for retail, it would be better to have the available space and never use it, rather than plan on 0 retail and then we are stuck with that decision for generations.	3/4/2025 10:19 PM
28	Please consider how these services, buildings will be used and who will staff them. City should return to staffing their own recreation department.	3/4/2025 7:55 PM
29	None at this time	3/4/2025 10:20 AM
30	History and beautiful hills surrounding our city	3/4/2025 10:02 AM
31	Find a way to reach more people. Keep encouraging them to get informed and to participate.	3/4/2025 9:51 AM

CIVIC CENTER MASTER PLAN
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Q1 SELECT your favorite Civic Center Master Plan concept by clicking on the image of your preferred concept.

Answered: 29 Skipped: 25



ANSWER CHOICES	RESPONSES	
Concept A	17.24%	5
Concept B	37.93%	11
Concept C	44.83%	13
TOTAL		29

Q2 Which is your favorite concept and why?

Answered: 52 Skipped: 2

#	RESPONSES	DATE
1	None. but if I have to choose, I go for Concept A The square green area allows for more use as in game area. There is still plenty of green area surrounding it.	5/20/2025 4:06 PM
2	B i think why i should b it cause there a lot of little kids who live here i think it pails be better if	5/9/2025 6:39 PM
3	I like that all the "business" buildings are close to one another. IT would make more sense to design the city hall to the corner of dowdy and 6th street, next to the police department to keep them together. Then move the aquatics center and multigenerational community center to be next to each other on the corner of 7th and church. Have the parking central, located on 7th street next to the police station and the library. Central parking is the most functional as families and the elderly will now have to walk from one corner to the next (most likely with swimming gear, etc). That's a long walk with children and for the elderly.	5/1/2025 9:21 AM
4	A	4/28/2025 3:38 PM
5	B having the amphitheater somewhat enclosed by the two buildings on each end.	4/25/2025 11:25 AM
6	C, I like that the civic park is on the corner of sixth and church	4/24/2025 1:14 PM

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7	A because the layout is much more balanced	4/22/2025 5:12 PM
8	Concept C seems like a great design with welcoming features throughout. I like the idea of the amphitheater stage area on the green because it welcomes more concert/shows/markets and things like that to Gilroy.	4/22/2025 10:12 AM
9	B. Easier access to City Hall and all recreation facilities are close together.	4/21/2025 8:27 PM
10	Overall layout is nice, footprint of City Hall is the best of the 3.	4/21/2025 6:19 PM
11	B	4/21/2025 4:48 PM
12	B	4/21/2025 2:57 PM
13	Concept C, the larger open space/park area is more appealing.	4/21/2025 11:21 AM
14	B - (1) Nice balance and flow of Hardscape and landscape. (2) Large area for concerts with stage framed from behind with the new City Hall...great ongoing marketing opportunity. (3) Max flex for events. (4) Much easier to secure in providing safe events.	4/21/2025 9:47 AM
15	C. I like the larger, circular park area. I also like the park being in the corner.	4/21/2025 9:39 AM
16	My first concern is the large parking lot being so far from essential bldgs. , specifically the bldg that will include senior center. in comparing the 3 drawings, "B" is providing street parking in close proximity to the senior center and hopefully plenty of "Accessible" marked spots.	4/21/2025 8:02 AM
17	I like A, it looks nicer to have the buildings spread out but the square shape also maximizes the green space. This also allows more even rows for farmers markets or craft fairs, as opposed to a rounded shape.	4/20/2025 11:07 PM
18	B, because parking is closer to City Hall. And, more importantly, the park is bookended by two city buildings. Parks that are pushed out to the edge or corner tend to have more vagrant issues and other safety issues.	4/20/2025 6:35 PM
19	I like the balanced architecture that Concept A brings, while also integrating pedestrian sidewalk access at the corner of 6th St & Church. Moreover, the concept integrates well with downtown activities extending potential venues or kickoff events in the civic park and then continuing downtown (example: Christmas tree lighting and display in the Civic Park with the procession down Monterey).	4/20/2025 5:46 PM
20	Concept C. I prefer the location and circular design of the Civic Park and the locations of City Hall & the Community Center.	4/19/2025 8:41 PM
21	C. This concept has all the major construction site on one side while Amphitheater is a huge plus for the outdoor activities	4/18/2025 11:21 PM
22	C as I think the layout is better and park appears area is larger.	4/18/2025 3:03 PM
23	C - I like the two facilities on the same side with the green space open to 6th street with unobstructed view. Being open rather than between buildings makes the green space less private/unobservable from the street. This makes it less likely to become used by homeless.	4/18/2025 2:50 PM
24	The flow of keeping the community center and city hall across from each other with the separation of the civic park seems to flow nicer.	4/18/2025 11:20 AM
25	C - I really like the open space and just having the buildings be out of site, out of mind for an event. It also feels the most open and most in nature. The lack of building to the north also opens the ingress / egress points for parking. However, A is the most practical as noise from events / concert would could be aimed using the buildings away from the the majority of the residential area surrounding. If there was a need/desire, the expansion across could still occur. However, A is also the most utilitarian and feels more like placing blocks on the ground and has much less feeling.	4/18/2025 7:14 AM
26	I'm leaning towards C as I'm hoping City Hall and Rec center staff will park closer to 7th st as opposed to flooding the parking in front of the library. Library parking is already used by their staff and those eating at the Senior Center. It would also provide more visibility to events going on in the green from those driving by.	4/17/2025 2:04 PM
27	C is my favorite because the civic park is more exposed to the surrounding neighborhood and feels more welcoming and is directly adjacent to the library which gives it more open views makes it stand out better and the two together I feel go hand in hand.	4/17/2025 1:29 PM

CIVIC CENTER MASTER PLAN

Community Workshop Online Survey
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#	RESPONSES	DATE
28	C - the park design	4/16/2025 7:53 PM
29	C - the park design	4/16/2025 5:25 AM
30	B - good balance of green space along with facilities fir all groups to include new city hall. Like outdoor Amphitheatre. Appears to be adequate parking.	4/15/2025 11:07 PM
31	C	4/15/2025 5:49 PM
32	None. All three are basically the same layout except for the rightmost third. All three feature a pool. All three show a new city hall in a different location.	4/15/2025 6:55 AM
33	Concept C is best for two reasons. One, it does not encourage visitors to park near the library, unless that's where they're going. This is important because there often isn't enough open spaces near the library as it is. Two, it brings community members near city hall, which will help them be more familiar with the area and a crucially important part of our town.	4/14/2025 12:09 PM
34	Concept B. City Hall location is better viewed and parking location more accessible for City Staff that stay late. Especially during the fall when daylight saving start.	4/14/2025 10:48 AM
35	A. The multigenerational community center should be large and spacious.	4/14/2025 8:39 AM
36	C, just looks better visually the way buildings are structured next to each other.	4/13/2025 3:15 PM
37	Concept B. City hall on corner of 6th & Church.	4/13/2025 10:43 AM
38	Round Park====It is IMPORTANT THAT THE SWIMMING POOL BE YEAR ROUND AND PROVIDE INSTRUCTIONS FOR THE EASTSIDE CHILDREN. WATER AERBOICS AND LAP SWIM TOO!	4/12/2025 4:51 PM
39	Provides a balanced aesthetic and maximizes green space while allowing for grass areas that are efficient and removing often underutilized corners which will save water	4/11/2025 7:04 PM
40	I like the park in the center and could be convenient to have the community center next to the library. Great for family friendly events.	4/11/2025 2:38 PM
41	Park appears large so better space consumption.	4/11/2025 2:37 PM
42	C - the circular park is prettiest and having the buildings together rather than separated by the park will make business more conducive for both staff and citizens. BUT I would reverse the park with the buildings, so there is closer parking for seniors and those with disabilities to have easier access to the multigenerational community center	4/11/2025 9:35 AM
43	B - offers a better layout of the area allowing for plenty of space between buildings for the city hall and community center while also integrating the council chambers into city hall versus keeping it separated.	4/11/2025 9:31 AM
44	A. Having the community center adjacent to the library makes the most sense to me as I suspect the library will serve a central role in the civic enter	4/11/2025 9:16 AM
45	Concept C. Like the access from corner of 6th and Church which is direction our our downtown. The park on 6th keeps a nice open green space instead of being hidden by buildings but... I do like B since open space is protected by buildings	4/11/2025 9:11 AM
46	C, the park appears to be the largest	4/11/2025 8:17 AM
47	Plan B	4/11/2025 7:45 AM
48	Concept A is the best because it provides the largest green play space I would use with my kids. The other shapes are pretty but lessen the amount of play space.	4/9/2025 2:54 PM
49	Orientation of the elements and non-square park space.	4/9/2025 9:49 AM
50	None of the above. I would prefer using the exterior shell of wheeler auditorium as part of the recreation complex and replacing the current senior center with a modern multifunctional building to round out the recreational needs.	4/8/2025 6:16 PM
51	A with city hall and the community center flipped. The city hall having the chambers attached to it instead of separate on 6th st. The Community center on 7th st. Having large concrete planter barricades along church for security for events.	4/8/2025 10:53 AM

CIVIC CENTER MASTER PLAN

Community Workshop Online Survey
Three Concept Master Plan Alternatives

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Q3 Which is your least favorite concept and why?

Answered: 47 Skipped: 7

#	RESPONSES	DATE
1	Concept B. Too much open cement area.	5/20/2025 4:06 PM
2	a and c	5/9/2025 6:39 PM
3	Although I chose concept C, I do have hesitations with the layout as the amphitheater (when in use) would cause noise pollution to the housing nearby, as well as the library which is considered a quiet study area. Also, having a huge open grass area doesn't make much use of the space and functionality. It would be best to make a children's park for families to enjoy. Because there are no trees in the middle, families could not enjoy that space due to the heat in Gilroy.	5/1/2025 9:21 AM
4	Honestly I'm surprised that the Wheeler Auditorium won't be repurposed. With that thought I guess they all miss the mark. Also is there really a need for a new city hall? Seems there is plenty of room to expand if needed	4/25/2025 11:25 AM
5	B, I don't like where the park is placed.	4/24/2025 1:14 PM
6	C- it's too similar to the Christmas hill park amphitheater area. Not balanced to reflect civic duty offices	4/22/2025 5:12 PM
7	My least favorite concept is A because I don't like the placement of City Hall. I personally feel as though city hall should be seen from 5th & church street unlike it is now	4/22/2025 10:12 AM
8	C. I don't like that the amphitheater is so close to the street.	4/21/2025 8:27 PM
9	Concept C - Buildings too crowded	4/21/2025 6:19 PM
10	c	4/21/2025 4:48 PM
11	C City hall will be more visible on 6th and church street then on 7th and church street	4/21/2025 2:57 PM
12	A. Having the community center so far away from the rec center does not make much sense.	4/21/2025 11:21 AM
13	C - (1) very tough to secure this area for downtown events. (2) site lacks balance between Landscape and Hardscape.	4/21/2025 9:47 AM
14	C. It feels like those 2 bldgs both being near 7th st will be competing for a small amount of street parking since lg lot is far away.	4/21/2025 8:02 AM
15	C. The community center and city hall look scrunched together and there's no flexibility around them	4/20/2025 11:07 PM
16	C. A Park on the corner is not well placed. It will lack accountability and puts all the buildings tight together.	4/20/2025 6:35 PM
17	Concept B, while similar to Concept A, except it does not seem to welcome those who opt to ride their bikes to this part of town. 6th street from old town to the	4/20/2025 5:46 PM
18	Concept B. I do not like the encroachment of City Hall & the Community Center on both sides of the Civic Park.	4/19/2025 8:41 PM
19	A, Recreational facility is oddly in between two government buildings, which may mostly stay close or least activities during weekends or holiday periods.	4/18/2025 11:21 PM
20	A, I like the open space at the corner of 6th and Church above the other options.	4/18/2025 3:03 PM
21	A & B are identical except that the buildings are on opposite sides of the park. There is no difference. The park is less visible from 6th street in these models. A large open park will be	4/18/2025 2:50 PM

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 lovely to look at while driving through the neighborhood so closing it off between 2 buildings is my least favorite choice.

22	C - I think keeping the civic park "behind" the building, makes it seem separate and less inviting	4/18/2025 11:20 AM
23	B - I don't really like the sandwich of buildings on either side. The stage layout is much nicer, but just feels a little clausterphobic.	4/18/2025 7:14 AM
24	B is my least favorite as there is only one entrance from the street to the park. Although have the rec and arts buildings next to each other is nice.	4/17/2025 1:29 PM
25	A. While I like keeping with history and having the rec center on 6th, I feel if at all. City Hall should be on 6th and Church.	4/16/2025 7:53 PM
26	B - center on 7th street	4/16/2025 5:25 AM
27	A - building footprints seems crowded and forced into space without consideration for surrounding neighborhood and homes.	4/15/2025 11:07 PM
28	All. This is a failed process as there is not enough variety and not enough information. You have sent us shopping g for a new car in a Mercedes dealership but with no budget.	4/15/2025 6:55 AM
29	Concept A is my least favorite. I think it will cause the most issues of people competing for parking between the library and the community center.	4/14/2025 12:09 PM
30	Concept C. City Hall seems less secure being so close to 2 corners. I guess I am always thinking of active shooter response. Concept A and C don't seem as safe.	4/14/2025 10:48 AM
31	C. The multigenerational community center would be the smallest. Followed by B.	4/14/2025 8:39 AM
32	A, makes sense to have both the rec and community center near each other.	4/13/2025 3:15 PM
33	Concept C. Do not need amphitheater.	4/13/2025 10:43 AM
34	C doesn't allow the paseo to integrate with the grass areas as well	4/11/2025 7:04 PM
35	C because city hall and community center seemed squished together.	4/11/2025 2:38 PM
36	B not sure what the large area behind the amphitheater will be used for and it right against City Hall	4/11/2025 2:37 PM
37	B - the multigenerational community center should be closer to the parking lot	4/11/2025 9:35 AM
38	C - the buildings seem too condensed and close together	4/11/2025 9:31 AM
39	B. Worst community center location	4/11/2025 9:16 AM
40	A - too boxy	4/11/2025 9:11 AM
41	that parking is only on the far northwest corner of the site.	4/11/2025 8:17 AM
42	I like the flow of it. I like that the pool and multi generational area is near the police dept	4/11/2025 7:45 AM
43	C is my least favorite because it is surrounded on two sides by roads and seems more surrounded by traffic than the first two concepts.	4/9/2025 2:54 PM
44	A feels like a Lego map.	4/9/2025 9:49 AM
45	Amphitheater should not face Church Street as it is very busy with traffic and noisy.	4/8/2025 6:16 PM
46	C	4/8/2025 10:53 AM
47	C. Park area unprotected and do not like separate Council Chambers.	4/8/2025 10:45 AM

Q4 What is your favorite feature of the civic master plan?

Answered: 46 Skipped: 8

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 lovely to look at while driving through the neighborhood so closing it off between 2 buildings is my least favorite choice.

#	RESPONSES	DATE
1	Nothing, especially since you haven't detailed that some things, like City Hall, and the Senior Center could be 2 story, thereby providing more space in a limited area. Also, WE DONT have to be like Morgan Hill! Instead of a small swimming pool, put one at San Ysidro park, and coordinate with Gavilan College for recreational swim, which could be all year round!	5/20/2025 4:06 PM
2	My favorite feature is the paseo walkway as a means for holding events like farmer's markets, etc.	5/1/2025 9:21 AM
3	Having basketball courts and recreation for the youth of the inner city. They is not one accessible basketball court now that the public schools are fenced.	4/25/2025 11:25 AM
4	recreation and aquatic centers	4/24/2025 1:14 PM
5	The Fitness center!	4/22/2025 5:12 PM
6	I love the Aquatic center and multicultural center as well, it will bring the community together for all different types of events.	4/22/2025 10:12 AM
7	Recreation building	4/21/2025 8:27 PM
8	A	4/21/2025 4:48 PM
9	Aquatic center	4/21/2025 2:57 PM
10	The new aquatic center.	4/21/2025 11:21 AM
11	Masterplan considered as a whole.	4/21/2025 9:47 AM
12	The addition of aquatic and recreation area. Also the amphitheater.	4/21/2025 8:02 AM
13	I'm excited to have the aquatic center, art/community center and amphitheater! So many community events can be here!	4/20/2025 11:07 PM
14	Nice park.	4/20/2025 6:35 PM
15	The Civic Park. We are blessed with the weather and climate for many outdoor activities (movies in the park, Police Night Out, Poppy Jasper Film Festival), which can take full advantage for such a large inclusive open space.	4/20/2025 5:46 PM
16	The Civic Park.	4/19/2025 8:41 PM
17	recreation and aquatic center	4/18/2025 11:21 PM
18	Recreation center/aquatic center.	4/18/2025 3:03 PM
19	The outdoor Amphitheatre and community pool. These will bring opportunities for the community to come together which I love.	4/18/2025 2:50 PM
20	I like that there are community buidlings and offices in one space	4/18/2025 11:20 AM
21	1. The 200 seat theater 2. Amphitheater 3. Rehearsal spaces / dance studios etc. for theater 4. The pool facilities	4/18/2025 7:14 AM
22	an outdoor green space and amphitheater.	4/17/2025 2:04 PM
23	The outdoor amphitheater and park as well as the arts center having a dinning hall and theater.	4/17/2025 1:29 PM
24	Aquatics center!!!	4/16/2025 7:53 PM
25	Balance of park space and facilities.	4/15/2025 11:07 PM
26	None.	4/15/2025 6:55 AM
27	I have two favorites, the natural feel of the space and the community pool space. I look forward to swimming in a masters program there. It's also great for families who need affordable access to swim lessons and cooling off in the summer. Christopher high school has been doing that, but is not centrally located in our town.	4/14/2025 12:09 PM
28	Favorite feature is the landscaping.	4/14/2025 10:48 AM
29	Aquatic Center	4/14/2025 8:39 AM

#	RESPONSES	DATE
30	The rec center, it would be nice to have one similar to Morgan Hill's rec center.	4/13/2025 3:15 PM
31	Parking	4/13/2025 10:43 AM
32	PARK, RECREATION BUILDING INCLUDING POOL	4/12/2025 4:51 PM
33	Open space	4/11/2025 7:04 PM
34	Community center and fitness center.	4/11/2025 2:38 PM
35	Recreational and aquatic center.	4/11/2025 2:37 PM
36	The park in Plan C	4/11/2025 9:35 AM
37	multigenerational recreation and aquatic center	4/11/2025 9:31 AM
38	Lot of family activities available out of a single area	4/11/2025 9:16 AM
39	The paseo and swim center	4/11/2025 9:11 AM
40	the park and paseo	4/11/2025 8:17 AM
41	I like that each plan has an open area of lawn in space	4/11/2025 7:45 AM
42	I love the multigenerational building idea. It's so hard to find places and activities that will allow my kids and their grandparents to interact together. I think kids benefit from spending time with older people.	4/9/2025 2:54 PM
43	Multigenerational center	4/9/2025 9:49 AM
44	The green space in the middle.	4/8/2025 6:16 PM
45	The multigenerational community center.	4/8/2025 10:53 AM
46	New multigenerational community centers and future multigenerational recreation & aquatics center	4/8/2025 10:45 AM

Q5 What would you like to see built first?

Answered: 47 Skipped: 7

#	RESPONSES	DATE
1	Not sure. It depends on how it would impact community services.	5/20/2025 4:06 PM
2	The multigenerational recreation center should be prioritized along with the community center, then the aquatics center.	5/1/2025 9:21 AM
3	The recreation area	4/25/2025 11:25 AM
4	recreation and aquatic centers	4/24/2025 1:14 PM
5	Fitness center	4/22/2025 5:12 PM
6	A new green area, the civic center and park that are there now are hardly ever in use.	4/22/2025 10:12 AM
7	Recreational building and theater.	4/21/2025 8:27 PM
8	Any	4/21/2025 4:48 PM
9	City hall	4/21/2025 2:57 PM
10	Aquatic/rec center.	4/21/2025 11:21 AM
11	(1) New Library Annex (2) City Hall and Civic Park (3) Community Center (4) Recreational Center	4/21/2025 9:47 AM
12	The multi gen community center	4/21/2025 8:02 AM
13	Tough call, maybe the aquatic/rec center or the community center.	4/20/2025 11:07 PM

#	RESPONSES	DATE
14	Doesn't matter. Should be based on use of existing buildings, the scheduled calendar of events, and least impact to the newly installed solar panels.	4/20/2025 6:35 PM
15	Multigenerational community center with the Civic Park.	4/20/2025 5:46 PM
16	The Multi Generational Community Center.	4/19/2025 8:41 PM
17	recreation center	4/18/2025 11:21 PM
18	Recreation Center	4/18/2025 3:03 PM
19	Community pool and building.	4/18/2025 2:50 PM
20	The aquatics center	4/18/2025 11:20 AM
21	Multi-generational Rec building with theater.	4/18/2025 7:14 AM
22	parking	4/17/2025 2:04 PM
23	The civic park would likely be the fastest, and could be in use while the other facilities are being built, or the rec facilities since Gilroy lacks these.	4/17/2025 1:29 PM
24	Aquatics center!!!	4/16/2025 7:53 PM
25	Gym	4/16/2025 5:25 AM
26	Multi-generational center.	4/15/2025 11:07 PM
27	Youth center.	4/15/2025 6:55 AM
28	I would like to see this project built in a way that is least disruptive to the important activities and classes currently being offered at the wheeler center and the senior center. People who utilize these buildings and the programs housed in them rely on them for healthy activity and positive ways for people to spend their time.	4/14/2025 12:09 PM
29	City Hall	4/14/2025 10:48 AM
30	I go to Wheeler 5x a week for activities. I would like the new community center and aquatic center first.	4/14/2025 8:39 AM
31	The rec center!	4/13/2025 3:15 PM
32	Community center	4/13/2025 10:43 AM
33	RECREATION BUILDING AND COMMUNITY CENTER PLUS NEW CITY HALL.	4/12/2025 4:51 PM
34	City hall	4/11/2025 7:04 PM
35	Community center but fitness center is a very close second.	4/11/2025 2:38 PM
36	Recreational/aquatic center.	4/11/2025 2:37 PM
37	The recreation and aquatic center. These are much needed by our community.	4/11/2025 9:35 AM
38	multigenerational recreation and aquatic center	4/11/2025 9:31 AM
39	Community center since gilroy already has a aquatic center out of christopher high school	4/11/2025 9:16 AM
40	All of it!	4/11/2025 9:11 AM
41	the recreation center	4/11/2025 8:17 AM
42	I'd like to see the senior center built first. And the pool.	4/11/2025 7:45 AM
43	I'd like to multigenerational community center to be first as it will allow my kids to take classes there through Gilroy Rec.	4/9/2025 2:54 PM
44	No preference. Whatever is cheapest and least disruptive.	4/9/2025 9:49 AM
45	Recreation center inside Wheeler, auditorium, then replace current senior center.	4/8/2025 6:16 PM
46	The multigenerational community center.	4/8/2025 10:53 AM
47	Multigenerational Community Center and then new City Hall, followed by recreation & aquatics	4/8/2025 10:45 AM

CIVIC CENTER MASTER PLAN

Community Workshop #1b1d5a;">#2 Online Survey
Three Concept Master Plan Alternatives

Q6 Any additional comments you would like to share?

Answered: 35 Skipped: 19

#	RESPONSES	DATE
1	Nothing has been said as to how BIG the bond issue would have to be, and therefore how it would impact folks' property taxes, and for how long.	5/20/2025 4:06 PM
2	See above regarding placement of all the "business" buildings together and the family recreational centers together, also having a central parking lot as their will be elderly, families with children who will be forced to walk across the civic center if the parking remains on the corner of dowdy and 6th street. Replace that parking and put the city hall in that corner.	5/1/2025 9:21 AM
3	As a resident of Dowdy street we were informed of the parking on the corner of 6th and Dowdy but the plans the city gave to me assured us that the traffic from the parking lot would not empty onto our residential street. All the concept drawings appear to show an exit onto Dowdy instead of 6th. The exit onto 6th would be more logical and preserve our neighborhood	4/25/2025 11:25 AM
4	Gilroy has been missing something like this! Morgan hill has one with great success and now it's our turn	4/22/2025 5:12 PM
5	I'd like to thank the City of Gilroy for finally doing something for the community's environment.	4/22/2025 10:12 AM
6	This would be nice to have in our community. There is a need for recreation for all ages. There isn't much more they can do now without any facilities.	4/21/2025 8:27 PM
7	Senior center and pool	4/21/2025 4:48 PM
8	None	4/21/2025 2:57 PM
9	Make sure there are ample places on this site fore hook-ups to power and water to support events. Use the new City Hall as a marketing opportunity for the City... "Gilroy a city with Spice for Life".	4/21/2025 9:47 AM
10	What type of events will be allowed at Amphitheater since so close to housing? In other words, will there be live music and how late in night will they be allowed to play?	4/21/2025 8:02 AM
11	What's the time estimate to complete the whole plan?	4/20/2025 11:07 PM
12	Police have a large building. Fire will be losing its training room and storage. Being a central location to serve the city, it would be nice to keep a space for fire to hold classes and park apparatus.	4/20/2025 6:35 PM
13	My hope is that the plan also integrates concepts of "Complete Streets" in and around the civic complex. The city uses a shared lane approach for bicyclists and vehicles between downtown and this part of town, but also incorporates traffic calming measures that make biking challenging when competing with vehicles in the shared lane. Dedicated bike lanes through 6th street connecting to bike lanes on Church will welcome those patrons wishing to bike to the Civic complex.	4/20/2025 5:46 PM
14	I think the Multi Generational Recreational & Aquatic Center should be built at the same time as the Community Center if possible.	4/19/2025 8:41 PM
15	Please allow some big halls, of 300+ people so a large events can be organized inside. A big hall should have a commercial kitchen attached.	4/18/2025 11:21 PM
16	As a longtime Gilroy resident (45+ years) it is sad to see that Wheeler Auditorium could not be updated and reused in any plan.	4/18/2025 3:03 PM
17	I see a lot of great features in the community building (basketball, pool, etc). I'm the principal of a private school in Gilroy. What kind of access will my students have to these facilities? I'm assuming public schools will have access and I'd like city managers to make the protocol for private schools (fees and access) identical to GUSD.	4/18/2025 2:50 PM

CIVIC CENTER MASTER PLAN

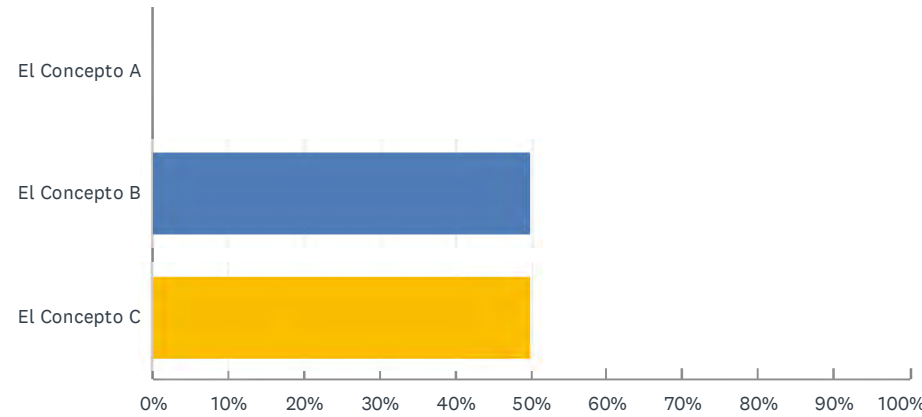
Community Workshop #1b1d5a;">#2 Online Survey
Three Concept Master Plan Alternatives

18	NA	4/18/2025 11:20 AM
19	will people be able to drive from the front library parking to the larger parking lot and police parking? It's not clear with the green fuzziness. Also, police parking lot should connect to provide more egress from the lot.	4/17/2025 2:04 PM
20	Let's do it! Our city needs the update and capacity for the future.	4/16/2025 7:53 PM
21	Outdoor park space with playground and rock climbing	4/16/2025 5:25 AM
22	Thank you for all of the information and outreach efforts. It is appreciated.	4/15/2025 11:07 PM
23	The process is flawed. We know how much money we MAYBE can spend - there should be a low budget. Mid budget. And top budget set of options.	4/15/2025 6:55 AM
24	I'm sure it's much too late, but I would like to see a little more parking remain close to the library, on the east side of the building. I look forward to seeing this vision come to life.	4/14/2025 12:09 PM
25	I am concerned about parking. Also concerned about how police vehicles would be able to go north in an emergency if Hanna is closed off for a parking lot. Also concerned about what would happen to Wheeler Center. Look, it's old and gross. I don't mind a new building, I just wonder how much negative feedback the City will get for tearing it down.	4/14/2025 8:39 AM
26	Love that we're doing this!	4/13/2025 3:15 PM
27	Eliminate aquatic center	4/13/2025 10:43 AM
28	I love that this is being done. Reminds me of the Morgan Hill Centennial Recreation Center. We need this in Gilroy.	4/11/2025 2:38 PM
29	To repeat myself, I believe the park and the buildings should be on opposite sides as to what is shown in plan C. Parking should be as close as possible for seniors and those with disabilities to use the community center and City Hall.	4/11/2025 9:35 AM
30	The paseo should be a place of passion, place to honor our history and gather as community. Friendly and inviting so landscaping and light is critical	4/11/2025 9:11 AM
31	spread out parking or do a parking garage to make best use of the space available	4/11/2025 8:17 AM
32	Main parking lot is not central and is a long walk to the other side for seniors and families with toddlers, especially in rain, heat, and at night.	4/9/2025 9:49 AM
33	I do not think this is a good location for swimming pools. They should be built at the sports park. Pools are especially expensive to maintain year-round and I doubt the city would be able to take on that expense. They already share an excellent new pool with Christopher high school and also Gilroy high school in the summer.	4/8/2025 6:16 PM
34	Having the entire area be dog friendly with dog poop bag/trashcan stations throughout. Public Restrooms available throughout the whole space. Lots of trees and greenery.	4/8/2025 10:53 AM
35	Now to figure out how to fund it	4/8/2025 10:45 AM

Centro Cívico de Gilroy Plan Maestro
Taller Comunitario
Encuesta en Línea
Tres alternativas del Concepto del Plan Maestro

Q1 SELECCIONE su concepto favorito del Plan Maestro del Centro Cívico al hacer clic en la imagen de su concepto preferido.

Answered: 2 Skipped: 0



ANSWER CHOICES	RESPONSES	
El Concepto A	0.00%	0
El Concepto B	50.00%	1
El Concepto C	50.00%	1
TOTAL		2

Q2 ¿Cuál es su concepto favorito y por qué?

Answered: 2 Skipped: 0

#	RESPONSES	DATE
1	El diseño es mejor por qué también creo que no se afectaría a los vecinos de enfrente	5/9/2025 6:46 PM
2	El concepto C	5/9/2025 6:40 PM

Q3 ¿Cuál es el concepto que menos le gusta y por qué?

Answered: 2 Skipped: 0

#	RESPONSES	DATE
1	El que es más abierto el 3 ya que hay casas a su alrededor	5/9/2025 6:46 PM
2	Porque la vista es mejor	5/9/2025 6:40 PM

Centro Cívico de Gilroy Plan Maestro
Taller Comunitario
Encuesta en Línea
Tres alternativas del Concepto del Plan Maestro

Q4 ¿Cuál es su característica favorita del Plan Maestro del Centro Cívico?

Answered: 2 Skipped: 0

#	RESPONSES	DATE
1	Que queda en el centro y 2 edificios pueden cubrir a los vecinos	5/9/2025 6:46 PM
2	Que haya espacios recreativos para actividades para nuestros jóvenes	5/9/2025 6:40 PM

Q5 ¿Qué le gustaría ver construido primero?

Answered: 2 Skipped: 0

#	RESPONSES	DATE
1	El Gilroy civic park	5/9/2025 6:46 PM
2	Primero los parques con entrenamiento deportivo	5/9/2025 6:40 PM

Q6 ¿Algún comentario adicional que le gustaría compartir?

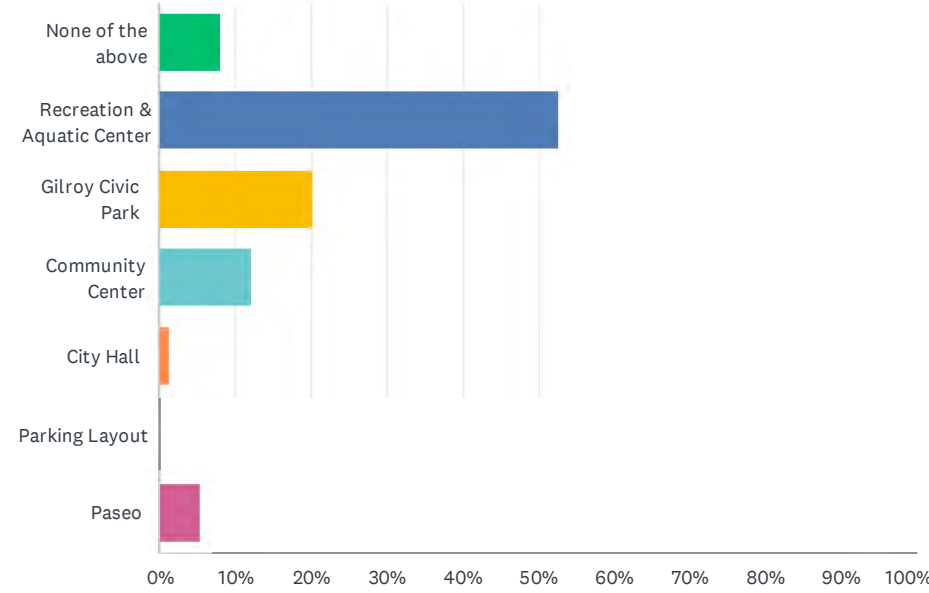
Answered: 1 Skipped: 1

#	RESPONSES	DATE
1	Me encanta la idea	5/9/2025 6:46 PM

CIVIC CENTER MASTER PLAN
Community Workshop #3 Online Survey
Preferred Concept Presented for Feedback

Q1 What is your FAVORITE element of the plan?

Answered: 74 Skipped: 2

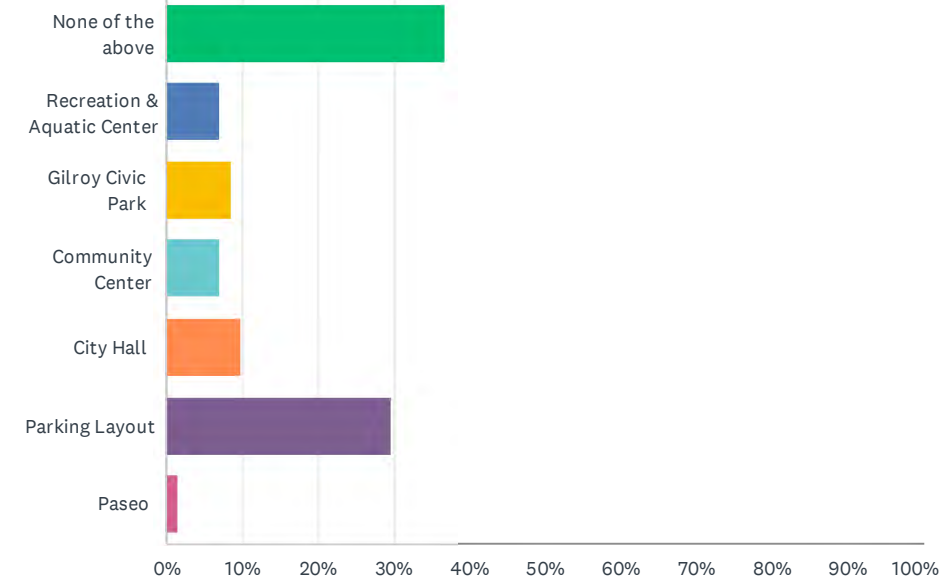


ANSWER CHOICES	RESPONSES	
None of the above	8.11%	6
Recreation & Aquatic Center	52.70%	39
Gilroy Civic Park	20.27%	15
Community Center	12.16%	9
City Hall	1.35%	1
Parking Layout	0.00%	0
Paseo	5.41%	4
TOTAL		74

Q2 What is your LEAST favorite element of the plan?

Answered: 71 Skipped: 5

CIVIC CENTER MASTER PLAN
Community Workshop #3 Online Survey
Preferred Concept Presented for Feedback

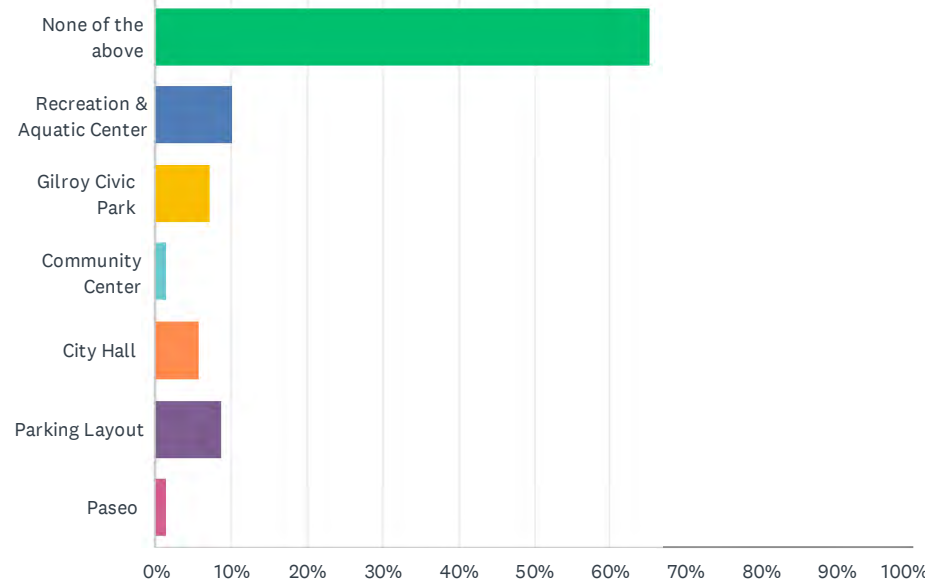


ANSWER CHOICES	RESPONSES	
None of the above	36.62%	26
Recreation & Aquatic Center	7.04%	5
Gilroy Civic Park	8.45%	6
Community Center	7.04%	5
City Hall	9.86%	7
Parking Layout	29.58%	21
Paseo	1.41%	1
TOTAL		71

Q3 Should any of the plan elements be REMOVED?

Answered: 69 Skipped: 7

CIVIC CENTER MASTER PLAN
Community Workshop #3 Online Survey
Preferred Concept Presented for Feedback



ANSWER CHOICES	RESPONSES	
None of the above	65.22%	45
Recreation & Aquatic Center	10.14%	7
Gilroy Civic Park	7.25%	5
Community Center	1.45%	1
City Hall	5.80%	4
Parking Layout	8.70%	6
Paseo	1.45%	1
TOTAL		69

Q4 Are there any MISSING ELEMENTS we should try to add to the plan?

Answered: 44 Skipped: 32

#	RESPONSES	DATE
1	Connection to downtown with green belt walkway which extends from the Gilroy Civic park to the green space next to the Gilroy Center for the arts. Additionally, maybe a large parking garage between Church and Egleberry for both the civic area and downtown.	6/7/2025 12:20 PM
2	Solar/battery back-up to model to the community best practices to decrease carbon footprint. Electric vehicle charging stations. Deciduous shade trees, reclaimed H2O for landscape irrigation. City Center should have a bus stop too. I believe Gilroy could/should be a leader in environmental protections Suggest do not duplicate what library already provided.... unless more study areas are needed. Secure place to park bikes. Well lit	6/5/2025 4:51 PM
3	Playground please.	6/5/2025 10:01 AM

CIVIC CENTER MASTER PLAN
Community Workshop #3 Online Survey
Preferred Concept Presented for Feedback

4	Unclear why this is a priority. Downtown needs attention that is far past due.	6/3/2025 6:24 AM
5	The Civic Park should be moved to a different site in the city. Large events distract from the "community" part of the plan. This site is too small for concerts and festivals. A good sized flea market or smaller events are more appropriate for the space.	6/2/2025 9:37 AM
6	Enough parking would be nice	6/1/2025 6:27 PM
7	Remove three private homes on Dowdy street, add to complete the look.	6/1/2025 6:42 AM
8	Make sure to put no loitering signs, homeless sleeping there, no RV's parked all over the area	5/31/2025 6:54 AM
9	Please make a big Lap Pool for swimmers because the pool the City built at CHS is unavailable during the school year. The Civic Park could be smaller then all the Rec Center facilities can be larger. We need more space for Senior activities.	5/30/2025 1:31 PM
10	Just making sure the aquatic center is indoor not outdoor.	5/30/2025 1:09 PM
11	Bring back senior craft store.	5/30/2025 12:31 PM
12	More parking, current parking isn't sufficient especially when events occur at the same time at the library and Wheeler Center	5/30/2025 9:27 AM
13	Community center preference given to youth activities. I doubt the need for senior dining at 400 people. Seems excessive for the demand and could be better utilized for youth activities.	5/30/2025 8:44 AM
14	Enough parking in general but plenty of disabled parking to serve this community. Will ADA parking be close enough?	5/30/2025 8:33 AM
15	I am a member of Morgan hill CRC, there is two sets of basketball courts, and they is always busy with two! I recommend the decisions makers visit Morgan Hill CRC.	5/30/2025 8:33 AM
16	No	5/30/2025 8:27 AM
17	Separated small/large dog park.	5/30/2025 8:07 AM
18	Basket ball / tennis courts - city fenced in schools removing courts and rec space.	5/30/2025 7:16 AM
19	More lighting around 6th& 7th, for the center.	5/27/2025 5:01 PM
20	Missing from the presentation is an entire floor and larger footprint for the Community Center. With the 1st floor for Seniors, and 2nd for youth, the 3rd floor would be for the arts. This would encompass studio and class rooms, materials storage, and flexible gallery space. The ELS team member expressed concern that a 3rd floor would be incongruent with the overall Civic Center silhouette, and that windows would overlook homes on 7th Street. I disagree on both counts. And windows on that face could be above eye level, or not on the gallery wall at all. Furthermore, what a stunning view overlooking the whole Civic Center it could be! Careful thought should to be given to provide ample space for each of the three components: Seniors, Youth , and Arts. For instance, the Seniors used to have a store dedicated to selling their handcrafts. Is there space in the current proposal? Parks & Rec used to host Kids Discover Arts in Wheeler Center, a one-day free art event. Is there room for such in the Community Center plan? Such an ample Community Center could truly grow as our city does, rather than carving up a too-small space into limiting pieces. Final thought— the current Art Center in Monterey & 7th could be razed and rebuilt as a dedicated large theater/auditorium, and would anchor the Civic Center to the Downtown District.	5/27/2025 4:12 PM
21	Please do not tear down the Wheeler Bu i'll ding built in 1929! Should be treated as an Historical Landmark!	5/27/2025 1:28 PM
22	I hope there will be a permanent stage built in the civic park for live music performances, etc., like they have in many other downtown parks.	5/26/2025 3:18 PM
23	Hello, I am concerned that the pool is not big enough for the amount of Lap Swimmers that will want to use the Pool. There are a lot of Gilroy people who swim in Morgan Hill Aquatic Center & some even in the Adaptive Program at Gavilan College, who will want & need to use the new Gilroy Pool. Your diagram looks like the pool is very SHORT for lap swimmers. It will be useless unless you really are serious about meeting their needs. Pls look into it further or contact me. Thank you, Rebecca Scheel, rscheel@verizon.net	5/26/2025 10:57 AM
24	Where would delivery trucks and dumpster/ garbage trucks have access?	5/26/2025 8:16 AM

CIVIC CENTER MASTER PLAN
Community Workshop #3 Online Survey
Preferred Concept Presented for Feedback

25	structure for kids to play. morgan hill has a playground next to the farmers market. think about who will come to events.	5/26/2025 7:07 AM
26	Senior Center	5/25/2025 8:24 PM
27	Something that would inspire youth to play at the park (i.e playground, soccer shaped field, soccer net, pickleball,etc).	5/24/2025 7:13 AM
28	A huge exercise without proper information how this project will be funded and what are the timelines. It can be another Gilroy Sports Park like master plan which exist since decades however never gets materialized!	5/23/2025 9:10 PM
29	Is there a gym for classes?	5/23/2025 6:36 PM
30	Gym for basketball, indoor soccer. Make it accessible for public to use	5/23/2025 3:14 PM
31	Outdoor pickleball the half gym in the community center isn't enough. It should also be a full gym and not a half gym.	5/23/2025 10:12 AM
32	The park should have a playground. That way the library can free up some space currently allocated for its playground.	5/23/2025 10:07 AM
33	25 yard by 25 meter pool that can have lane lines go in each direction.	5/23/2025 9:28 AM
34	A playground for children in the park (with trees for shade).	5/23/2025 8:13 AM
35	Plan should not be dictated by GPD into a closed in California high school campus design with buildings surrounding a quad - from the 1960s. Initial open concepts to the park area were critical to make this place feel like an open space to enter as opposed to a courtyard of city buildings. Parking will be overwhelmingly inadequate. Especially during daytime M-F hours with 100+ staff for all these buildings as well as library and all the activities they are supposed to create. On top of this, location of parking, especially for a facility that feeds 200-300 senior citizens, is far too remote. This is a disaster in the making.	5/23/2025 7:42 AM
36	Larger performing arts theater. More space for the Youth Center and Art Center.	5/21/2025 4:55 PM
37	Since sometimes a community center will have preschool classes, maybe a tasteful structure or arrangement of swings/slide/monkey bars could be considered somewhere? There is plenty of room for children's trikes / scooters, soccer games etc, and the water feature will be an attraction, but maybe a feature for when it is too cold to run through the water, but nice enough to play outside, would be nice. Many children living close to this wonderful civic center would love to play outside, and don't have the easy/walk-able access to playground structures that newer neighborhoods have.	5/21/2025 9:19 AM
38	The play ground and places that people can be able to sit down	5/20/2025 7:30 PM
39	I think a playground located beside the water splash area would be perfect for children.	5/20/2025 7:29 PM
40	Community garden, playground, local art, 2 story parking with green roof: garden, play area, etc	5/20/2025 6:14 PM
41	Please keep the historical Wheeler Auditorium. The facade can be kept intact and the rest of the building could be remodeled to serve the aquatic center with the uses planned for.	5/20/2025 2:45 PM
42	Connecting walkways with walking path around park	5/20/2025 2:43 PM
43	Integrate the sidewalks into the flow so they're essentially a big walking path or train around the three blocks, not just around the main park. Also, public art- make sure there are walls dedicated to murals, places we can put statues, etc. Let's also be mindful of water and sunshine with climate change-maximize solar by covering some of the parking lots with solar panels, and possibly rethinking the splash pad. Is it drought friendly? Is the plumbing system for that hearty or finicky? Just a consideration.	5/20/2025 10:28 AM
44	Special access zones for senior vans and trucks for kitchen, bands, theatre	5/20/2025 10:16 AM

Q5 Any additional thoughts, comments or suggestions?

Answered: 48 Skipped: 28

CIVIC CENTER MASTER PLAN
Community Workshop #3 Online Survey
Preferred Concept Presented for Feedback

#	RESPONSES	DATE
1	Thanks for easy way to give feedback!	6/5/2025 4:51 PM
2	I like how city hall is symmetrical to the library. Will the pool be covered to prevent unwanted people from staring?	6/5/2025 10:01 AM
3	These elements try to accomplish too much in a single space without regard to the small neighborhoods surrounding the suggested civic center. My suggestion would be to build the aquatics center at the location of the gilroy sports complex on Monterey. And to locate buildings specific to art, culture and performance activity in the current art center on Monterey. Building structures specifically to accommodate parking is problematic for the surrounding neighborhoods. A he city has already made a commitment to biking and should develop greater biking infrastructure encouraging those using the complex to bike and walk to these areas (not to drive through the surrounding neighborhoods on the way to park their cars). Please provide information regarding impacts to the impacted neighborhoods located on sixth and seventh streets and on dowdy, church, hanna, and Rosanna streets. concept A is the least cluttered and appears to utilize the space in keeping with the historical intentions. Please keep in mind the schools and senior residences located on hanna and sixth streets and the way in which the community currently use the library and senior services. A report on traffic flow and impacts to surrounding neighborhoods is necessary.	6/4/2025 8:47 AM
4	Do we have a city master plan? How are we attracting people in Gilroy to stay in Gilroy and spend their money here vs going to Morgan Hill?	6/3/2025 6:24 AM
5	Not sure why an indoor running track is needed. There are two High Schools in the area with outdoor tracks and we live in a beautiful climate where you can be outdoor most of the year.	6/2/2025 3:09 PM
6	A general suggestion: Please consider a city transportation service for seniors in addition to VTA. Gilroy is growing and too spread out.	6/2/2025 9:37 AM
7	why did they put up solar panels if they will be taking them down along 7th st?	6/1/2025 2:54 PM
8	Remove the three private home (buy them) on Dowdy street.	6/1/2025 6:42 AM
9	Looks nice	5/31/2025 6:54 AM
10	adding a stage in the park for local performances and festival	5/30/2025 1:09 PM
11	Consider at least a two-story parking garage to accommodate activities that may be occurring at once in all of those buildings.	5/30/2025 9:27 AM
12	I would like better messaging on the principles behind the plans development. Who is this targeted to? Youth, Community, or seniors. Reading through the plan it appears to me that seniors are overweighted in the decision on layout.	5/30/2025 8:44 AM
13	The parking with the solar array was just finished and that's going to be removed???	5/30/2025 8:33 AM
14	Need a large work out area with filled equipments. There will be lots of members when Gilroy CRC is open.	5/30/2025 8:33 AM
15	No	5/30/2025 8:27 AM
16	Will there be sufficient lighting? Cameras? Water fountains? WiFi?	5/30/2025 8:07 AM
17	Traffic Hanna in particular is a short cut from 3rd to 6th and accidents frequently on 4& hanna. Police speed north over 59 miles hour and so do drivers. School drop/pickup and peak traffic times it's an unsafe street. Consider tattoo calming structures on 6th, slight hump/plateau where cross walks are. Not round but raised platform or out them middle of the road to physically deter speeding. Cars can and do blow by stop signs. Or add small roundabouts. City of Mountain View has to use these tactics in their old downtown area. We can learn a lot by looking around. It's a growth, friendly family, friendly city with a vibrant downtown in Parking away from the core. Invest in a parking structure Nearby rather than using the space near the revisioned city core.	5/30/2025 7:16 AM
18	Please make sure the parking spaces are large enough to accommodate larger vehicles. Like vans. Many mothers and families like to carpool. Other people just have large families. Please	5/29/2025 9:24 PM

CIVIC CENTER MASTER PLAN
Community Workshop #3 Online Survey
Preferred Concept Presented for Feedback

19	recreation center and aquatic center should not be part of civic center. Its a waste of money to tear down what is there and build new, Wheeler Auditorium should be a historical building and should be remodeled but not removed. The whole area could be modernized but not torn down and rebuilt. The parking lot that was just fitted with solar panels- is that going to be removed? what a waste of money! In this economy the city could be updating but not spending on a fancy redo'	5/29/2025 4:59 PM
20	Where will the EOC and communications equipment be moved to? The city has land at 6th x Railroad for a youth center. Put the aquatic center there. Follow through on your other master plans. Plans were paid for to begin upgrading the old PD. There was an old plan for another wing to the senior center.	5/29/2025 12:45 PM
21	If you were to move the city hall it would allow more space for more recreational activities or outdoor space where children and youth can play soccer or football while perhaps waiting for family members conducting other indoor activities.	5/28/2025 7:28 AM
22	Making sure that all buildings are handicap accessible.	5/27/2025 5:01 PM
23	The overall presentation and artists' renderings were attractive and well coordinated.	5/27/2025 4:12 PM
24	I think there needs to be more parking built into the plan. Maybe a multi-level structure. People won't want to visit downtown if they have to circle for 30 minutes to find a parking.	5/26/2025 3:18 PM
25	I think the Recreation Center AND the Pool should be larger. Our population is aging and needs all usable space. Thank you.	5/26/2025 10:57 AM
26	Connect the parking lot in front of the police department to the parking lot north of the police department and delete the Paseo in that area. A parking structure would be needed with all the additions. Emergency traffic leaving the PD could be a problem with congestion with only one access point to the front of the PD that also connects to the front of city hall.	5/26/2025 8:16 AM
27	need to think about young adults with children and families.	5/26/2025 7:07 AM
28	Beautiful design. Considering the large number of youths that go to the library, keep them in mind for the park. Kids need/want play-focus activities at a park.	5/24/2025 7:13 AM
29	Anything kid friendly would be great, especially the older they get	5/23/2025 6:36 PM
30	Great plan and it will increase participation of Gilroy residents. The Recreation Department and Aquatic Center will bless this community.	5/23/2025 5:44 PM
31	There is a lot of community sentiment in favor of Wheeler Auditorium. It is on the City's list of historic buildings and is good Art Deco architecture. The interior could be renovated to provide better recreation facilities. Former police station south of Wheeler should be demolished. The recreation center and community center are very nice but would require more funding to staff them and provide programming.	5/23/2025 3:41 PM
32	Looks good.....allow more food vendors	5/23/2025 3:14 PM
33	I think removing the grass area on the corner of 6h and Dowdy for parking is a mistake. There should be more encouragement for biking or walking to the civic center as opposed to additional parking stalls.	5/23/2025 11:15 AM
34	Not sure the purpose of the pool. I would recommend the building of a true aquatic center (25 yd x 50m) as a part of the Sports Park.	5/23/2025 10:18 AM
35	Parking garage in lieu of parking lot.	5/23/2025 10:12 AM
36	Community and aquatic centers should be switched so that community center is closer to the library.	5/23/2025 10:07 AM
37	The city hall would best be fit a the corner of dowdy and 6th street to maximize parking where the layout current has the city hall placed. The city hall does not need to be centralized. Parking is too far on the corner of dowdy and 6th and will impact elderly. Although there has been changes to add parking closer, it is still forcing families and elderly to walk from dowdy/6th street corner to the other side on Church street when there is overflow. Which most likely there will be as city hall workers will park nearest to the city hall. Please reconsider.	5/23/2025 8:13 AM

CIVIC CENTER MASTER PLAN
Community Workshop #3 Online Survey
Preferred Concept Presented for Feedback

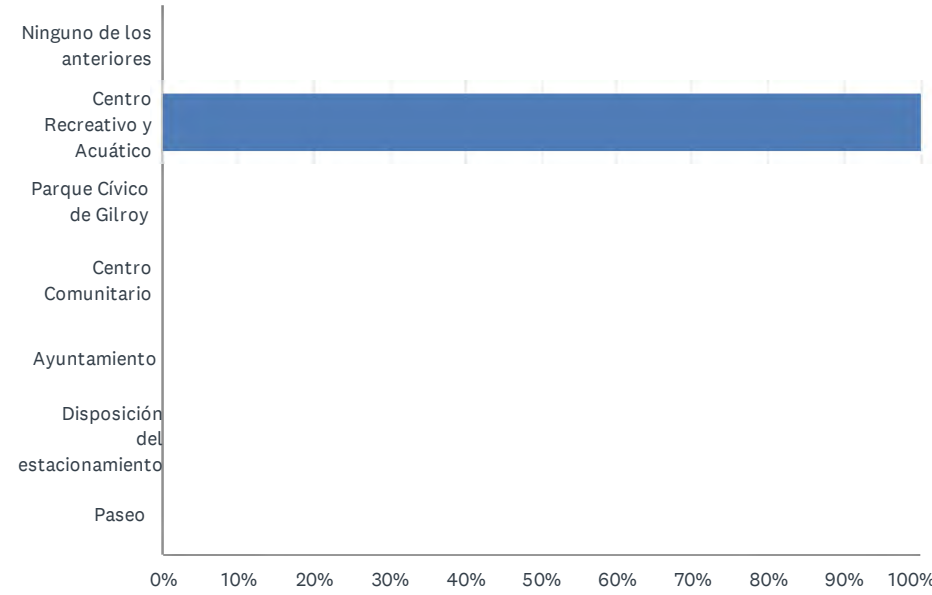
38	Reduce one building. Go back to one of the last designs. Figure out parking with subterranean down and one level up - more conveniently located to the activity buildings. If not possible then the design is infeasible.	5/23/2025 7:42 AM
39	I am for the "potential" two level parking. For sure the new facilities will bring LOTS of people.	5/23/2025 7:21 AM
40	This whole project needs to be approved up front and built as fast as possible. Trying to spread this across multiple bond measures would result in extra delay and probable failure of the overall project as getting 2/3 approval is extremely difficult.	5/21/2025 4:55 PM
41	Please choose Sycamores (not crepe myrtles or Chinese pistache) for the street trees and parking lot trees to match 6th Street in front of the library and downtown. They provide a nice shade canopy in summer and are deciduous for winter. Also a nice-to-have would be a community garden on the roof of the 2nd story of the parking garage :-D. I wouldn't want the parking lot to be without the large trees on the ground level. Love the trees! Thanks for the opportunity to chime in.	5/21/2025 9:19 AM
42	Just places to sit down	5/20/2025 7:30 PM
43	Nothing else but I think they should really make a playground	5/20/2025 7:29 PM
44	I appreciate the process	5/20/2025 6:14 PM
45	I marked the "least" favorite as the parking configuration. There doesn't seem to be enough and the location is too far from the Aquatics Center and Multigenerational Community Center where more parking would be required. It seems like the area of the 'Civic Park' would be a better location for parking and would be less visible from 6th Street and more accessible to the buildings most used by the public. A smaller Civic Park could be located on 6th Street where the parking is shown in this plan.	5/20/2025 2:45 PM
46	Possibly include chargers for electric cars, spaces for van drop off of seniors or kids, water and power throughout the green spaces for pop up cafes, farmers markets, etc. Also, is the only place to get food here in the senior center dining room?	5/20/2025 10:28 AM
47	Live the windows and paseo concept	5/20/2025 10:16 AM
48	Doggy stations, ballards for safety as part of the design	5/20/2025 10:10 AM

Centro Cívico de Gilroy Plan Maestro

Taller Comunitario #3 Encuesta en Línea
Concepto Preferido Presentado para Retroalimentación

Q1 ¿Cuál es tu elemento FAVORITO del plan?

Answered: 1 Skipped: 0



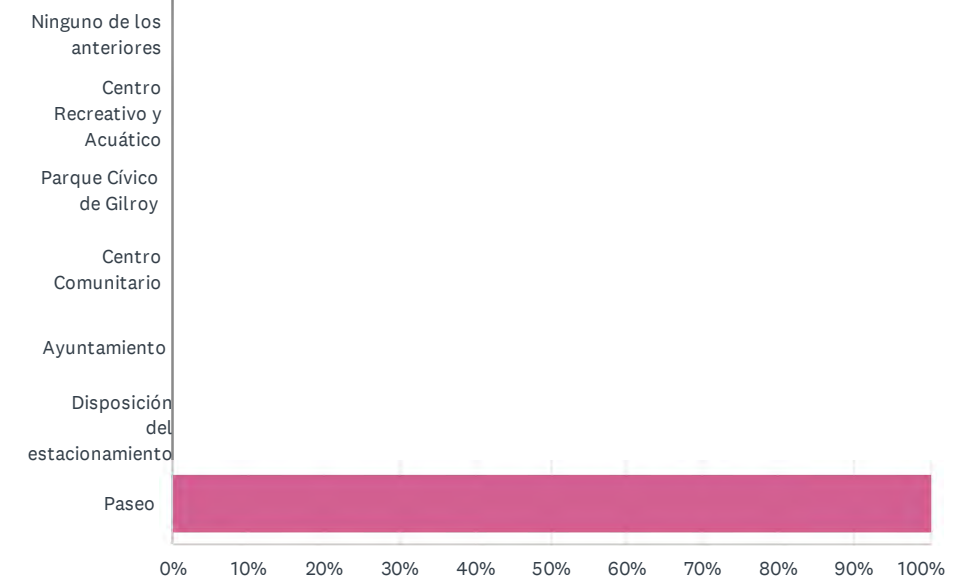
ANSWER CHOICES	RESPONSES	
Ninguno de los anteriores	0.00%	0
Centro Recreativo y Acuático	100.00%	1
Parque Cívico de Gilroy	0.00%	0
Centro Comunitario	0.00%	0
Ayuntamiento	0.00%	0
Disposición del estacionamiento	0.00%	0
Paseo	0.00%	0
TOTAL		1

Q2 ¿Cuál es el elemento que MENOS te gusta del plan?

Answered: 1 Skipped: 0

Centro Cívico de Gilroy Plan Maestro

Taller Comunitario #3 Encuesta en Línea
Concepto Preferido Presentado para Retroalimentación



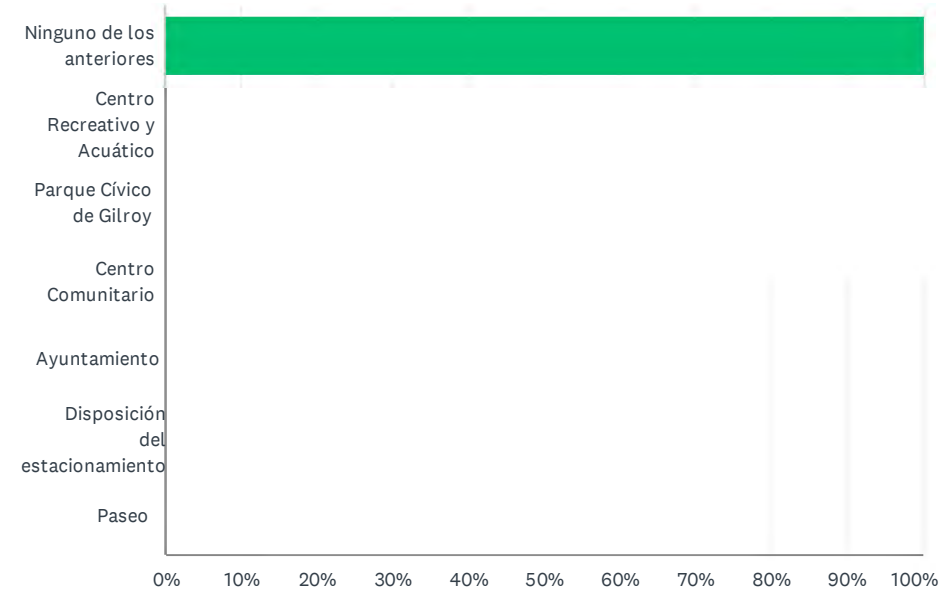
ANSWER CHOICES	RESPONSES	
Ninguno de los anteriores	0.00%	0
Centro Recreativo y Acuático	0.00%	0
Parque Cívico de Gilroy	0.00%	0
Centro Comunitario	0.00%	0
Ayuntamiento	0.00%	0
Disposición del estacionamiento	0.00%	0
Paseo	100.00%	1
TOTAL		1

Q3 ¿Debería ELIMINARSE alguno de los elementos del plan?

Answered: 1 Skipped: 0

Centro Cívico de Gilroy Plan Maestro

Taller Comunitario #3 Encuesta en Línea
Concepto Preferido Presentado para Retroalimentación



ANSWER CHOICES	RESPONSES	
Ninguno de los anteriores	100.00%	1
Centro Recreativo y Acuático	0.00%	0
Parque Cívico de Gilroy	0.00%	0
Centro Comunitario	0.00%	0
Ayuntamiento	0.00%	0
Disposición del estacionamiento	0.00%	0
Paseo	0.00%	0
TOTAL		1

Q4 ¿Hay algún ELEMENTO FALTANTE que deberíamos intentar agregar al plan?

Answered: 1 Skipped: 0

#	RESPONSES	DATE
1	Ahorita todavía no	5/20/2025 6:16 PM

Q5 ¿Tiene alguna idea, comentario o sugerencia adicional?

Answered: 1 Skipped: 0

Centro Cívico de Gilroy Plan Maestro

Taller Comunitario #3 Encuesta en Línea
Concepto Preferido Presentado para Retroalimentación

#	RESPONSES	DATE
1	Me gustan todas la s ideas..	5/20/2025 6:16 PM

**BUILDING PLANS | SITE SECTIONS | ELEVATIONS
MEETING NOTES AND PRESENTATIONS
MULTIGENERATIONAL COMMUNITY CENTER**



GILROY CIVIC CENTER MASTER PLAN
November 20, 2024

MEETING NOTES

Attendees:

City of Gilroy:	ELS:
Ryan Osenton	Dana Grant
Daniel Padilla	David Masenten
Cindy McCormick	Clarence Mamuyac
	Susan Vutz

Discussion was as follows:

1. Point of Contact

Main points of contact will be:
 For ELS: Susan Vutz and David Masenten
 For Gilroy: Ryan Osenton

2. Contract

- ELS W9/COI have been issued
- Estimated date of contract completion expected by end of the week

3. Consultant Team

- ELS is on-boarding technical team now

4. Schedule

- Kick-off meeting, 11/22/24
- Building assessment and needs assessment can happen concurrently. The tentative date for facilities assessments is the week of 12/9 to 12/13. City and ELS to confirm.
- ELS will refine the schedule to shorten the overall community process. Public sessions might begin in February.
- Regular team meetings will start on December 4 and recur weekly at 3PM. As the project progresses, the team will evaluate whether to meet every week or every two weeks.

5. Background Materials

- Existing building drawings/reports: Ryan has provided available as-builts to the design team, and will continue to track down additional information regarding utilities, etc.
- Planning documents: Ryan will send whatever documents are available. In addition, Cindy provided website addresses for Downtown Specific Plan (<https://www.cityofgilroy.org/271/Downtown-Specific-Plan>) and DSP Amendment 2018 (<https://www.cityofgilroy.org/DocumentCenter/View/1276/Chapter-V-Districts-Land-Use-and-Development-Standards-PDF>) .

6. Building and Needs Assessments

- The Library and Police Station are both about ten years old (built in 2012) and can be excluded from the assessments. They will remain largely as is.
- A \$5MM bond is due to be released shortly for improvements to the library.
- The Wheeler Center is under the jurisdiction of Parks and Recreation, and their input will be important in determining what happens with the building. There has been some desire expressed for a swimming pool.
- Existing Parking Areas: A large portion of the existing parking area at the southeast corner of the Civic Center is for City vehicles and storage. Public Works and Engineering have jurisdiction over parking.
- The Annex building (adjacent to the Wheeler Center) could be replaced.
- There are five existing single-family properties on Dowdy Street near 6th Street: Two lots at 7380 and 7390 Dowdy are owned by the City, one is an empty lot and the other has a single-family house on it. The remaining three homes are privately owned.
- Building Assessments: Site walks for Building Assessments will probably take a day, and should include facilities and building department personnel (Hipolito and Walter).
- Needs assessment: The City will work on identifying department heads and other personnel for the needs assessment discussions with ELS. They will set up meetings (typically via Zoom) with various facilities and departments that will be affected by the master plan. These meetings will consist of a series of interviews to discuss space needs and desires.

7. Community Outreach

- Potential Venues for Community Meetings: Spaces that could be available include the Library, Council Chambers, Senior Center, and the Wheeler Center.
- The team could consider having a Spanish First meeting.
- Translations: A large proportion of the population is Spanish speaking. The City Council uses AI translation. There are other services as well.
- The community meeting process typically consists of three meetings, including an initial “Gallery Walk” informational session, a second working session, and third meeting for presentation of the final concepts.
- Additional outreach will be done via social media, electronic surveys and web pages. The City can host web pages on the City web site, or they can be hosted separately.

8. Next Meeting

- 12/4/2024 at 3 PM

END OF NOTES



GILROY CIVIC CENTER MASTER PLAN
Preparing for the Community Engagement Process

January 13, 2024

MEETING NOTES

Attendees:

City of Gilroy:

- Jimmy Forbis, City Administrator
- Bryce Atkins, Assistant to the City Administrator
- Sharon Goei, Community Development Director
- LeeAnn McPhillips, Human Resources Director/Risk Manager
- Harjot Sangha, Finance Director
- Ryan Osenton, Project Manager
- Walter Dunckel, Fleet & Facilities Superintendent
- Luke Powell, Police Captain
- Raul Razo, Police Sergeant, Traffic Unit

Design Team:

- David Masenten, ELS
- Clarence Mamuyac, ELS
- Susan Vutz, ELS
- Marco Esposito, SWA
- Larry Tramutola, Tramutola Political Strategists

The purpose of the meeting was to establish some basic parameters for the Civic Center Master Plan to prepare for the Community Engagement process moving forward. Discussion was as follows:

Part 1 - Outcomes, Vision, Goals and a Snapshot of other Cities

1. Vision and Goals Discussion

- The city’s vision for the project includes the following components:
 - Intergenerational Community Center and Aquatic Center (with youth center and amenities).
 - Senior Center (new center to replace existing, could be combined with Community Center)
 - City Hall
 - Library and Police Buildings will remain. Everything else can be removed.
- The City understands that the City Hall might be more difficult to fund in a bond election than community-oriented projects; getting support from the community will be a challenge. The support of seniors can help significantly. Community members need to know how they will benefit from the proposed project. Recent elections to raise funds for civic projects have not been successful (for example, a proposed ¼-cent increase in sales tax failed in the last election).
- Parking is a challenge. There needs to be sufficient parking so that employees and visitors do not park in the neighborhood. Library parking and seniors at lunch can sometimes overflow into the surrounding streets.

- Maintain a “risk management/safety mindset.” Security planning needs to account for the different user groups: city employees and public visitors, and their differing security requirements.
- A larger space for big events with associated parking is desirable.
- Three existing residential properties at the northwest corner of the site are privately owned. The City has tried to purchase these in the past but the cost was prohibitive. For now, the assumption is that these parcels can be incorporated into the master plan.
- The existing parking lot for city vehicles will be relocated elsewhere as part of the master plan. The solar panel system currently under construction is intended to be relocated when the master plan is implemented.

2. Precedents: What other cities have done – Civic and Community Facilities (see presentation attached)

- ELS presented some precedents for other facilities, including the following:
 - South San Francisco Civic Complex*
 - South San Francisco Orange Memorial Park Aquatic Center
 - Newark Civic Center
 - Dublin Civic Center
 - Redwood City Hall
 - Redwood City Veterans Memorial Senior and Recreation Center*
 - Rengstorff Aquatic Center, City of Mountain View*
 - Elk Grove Civic Center and Aquatics Center (near Sacramento)
- City of Gilroy leadership would like to tour some of these sites. A potential tour date in mid-February is TBD. Leading candidates for the site visit are noted with an asterisk, but the tour itinerary has not yet been determined.

Part 2 - Scope and Timeline

1. *Question: With the understanding that the Police and Library buildings are relatively new and will service Gilroy for the next 3 to 5 decades, should the new master planning and visioning consider a new City Hall, a new Senior and Community Center and a new Recreation, Wellness and Aquatic Center? Should Wheeler be renovated, or demolished?*

- The consensus is that Wheeler should be demolished unless there is a significant economic advantage to keeping it and repurposing the building. As it is, Wheeler is not adequate to serve the community’s needs. Since the building is more than fifty years old, investigation of the historic status of Wheeler might need to be part of the EIR.
- The City currently has a joint use agreement with the School District to share their pool facilities. However, there are no City-owned pool facilities in the City of Gilroy, and no pools on this side of the city.

2. *Question: If this new community infrastructure is envisioned for the Gilroy Civic Center, then what is your imagined timeline for the vision?*

- The timeline for the master plan will be driven by the November 2026 election; proposed project funding needs to be included on the ballot in the form on a bond measure or sales tax increase.

3. *First thoughts: A launch pad for community engagement (see attached presentation).*

- ELS presented some rough diagrams for the site. The Components of the master plan can be configured in different ways with different implications for how the Civic Center relates to downtown Gilroy.

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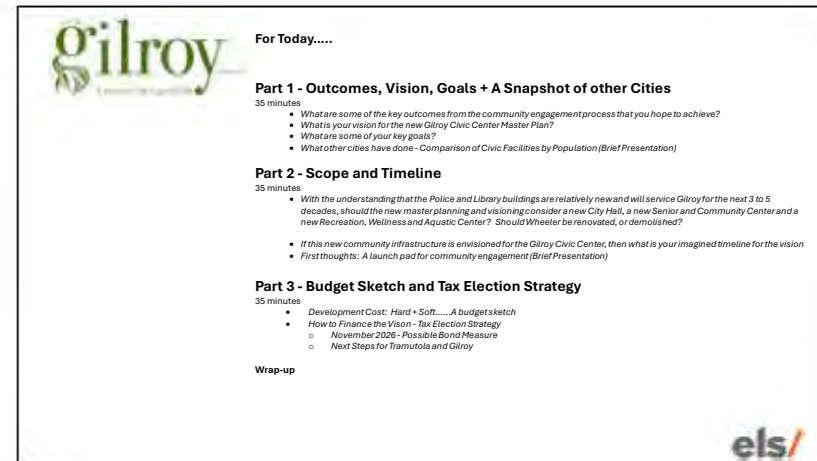
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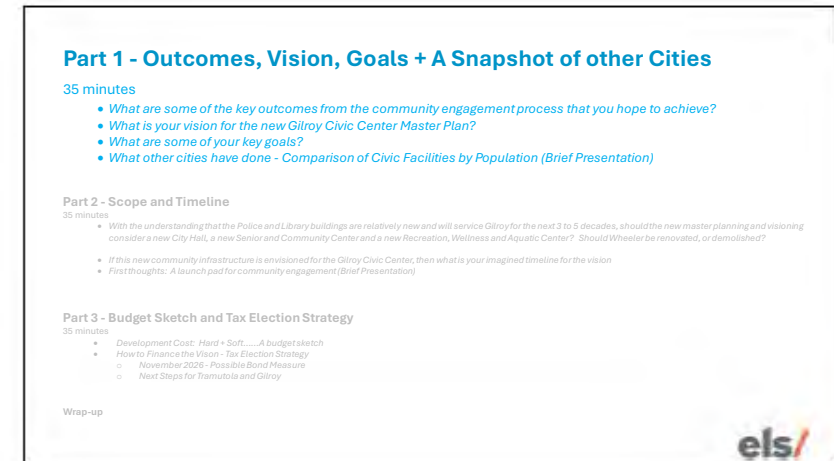
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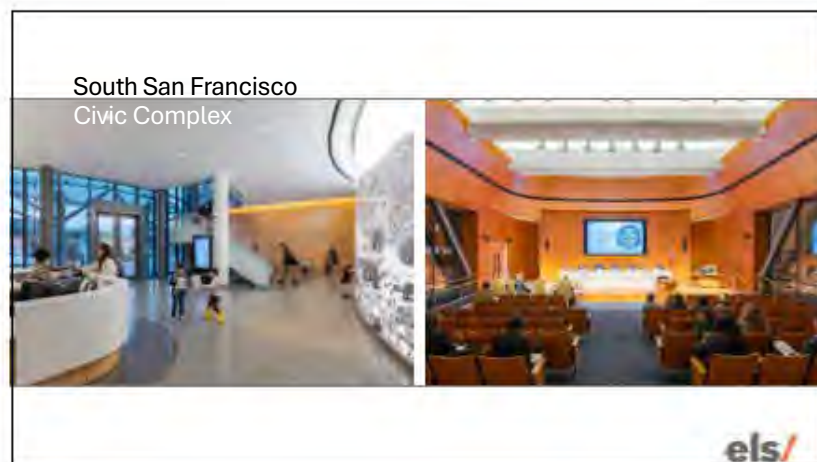
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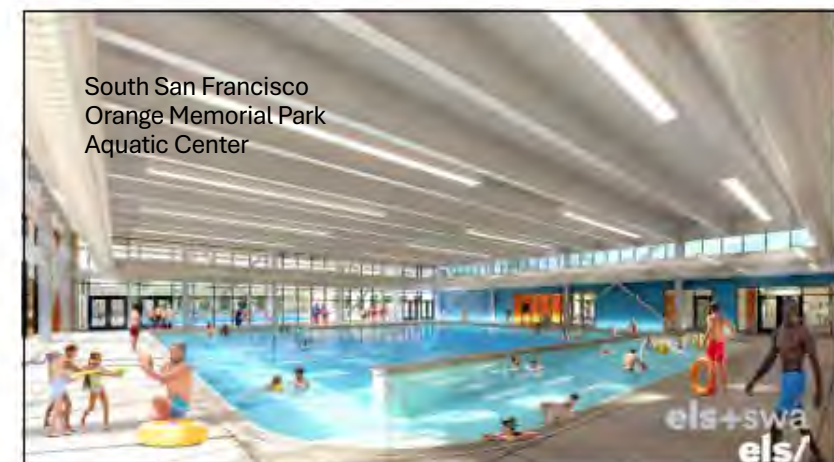
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9



GILROY CIVIC CENTER MASTER PLAN
January 29, 2025

MEETING NOTES

Attendees:

City of Gilroy:
 Ryan Osenton

ELS:
 Dana Grant
 David Masenten
 Clarence Mamuyac
 Susan Vutz

1. Community Engagement Process – Status

- a. Community Workshop Dates and Times:
 Approximate dates proposed by the City are as follows:
 - i. Part I (two meetings): Week of March 3
 - ii. Part II (two meetings): Week of April 1, April 8 or April 19
 - iii. Part III (two meetings): Week of May 20 or 27

The design team needs to have the two meetings on the same day for each of the three parts. They can be a morning and afternoon session, separated by a lunch break, or an afternoon and evening session separated by a break. Weekdays are preferred. RO to review internally and propose dates and times.

- b. Workshop Materials and Preparation:
 - i. Advertisement Boards and Banners – English and Spanish: ELS presented the most recent version of boards and banners which have been updated using the Gilroy style guide and images provided by the city. RO will review this internally and provide feedback at next week’s meeting
 - ii. Engagement Letter Draft – English and Spanish (2/17): ELS will draft a letter for City review by next week. The letter will go live on 2/17.
 - iii. Target Display Day – February 17th: Ideally boards and banners will be up three weeks prior to the first meeting.
 - iv. City Website Interface – The City has provided a dedicated web page for Civic Center Master Plan Information. Address is:
<https://www.cityofgilroy.org/1063/Civic-Center-Master-Plan>
 - v. Gallery Boards: ELS will have drafts of gallery boards for review at next week’s meeting.

- c. City of Gilroy: City will provide refreshments for the meetings. Rachelle is looking into the possibility of partnering with the Y to provide childcare during the meetings.

2. Programming and Needs Analysis

- a. Ryan will set up meetings for the week of 2/10 to 2/14, with the goal of being complete by mid-February. For the meetings, departments will tentatively be grouped as follows (assume 90 minutes for each meeting):
 - i. Administrative Services and Finance (first meeting—this discussion can inform subsequent meetings)
 - ii. Public Utilities, Public Works, Community Development
 - iii. Library leadership, Fire Department (need for administrative space), Parks and Recreation

3. City Tasks

- a. Utilities and Structures in the Civic Center Area: Ryan will see if he can locate documentation
- b. Traffic and Parking: There was a recent traffic study completed for the intersection of 6th and Church Streets. Ryan will see if he can find a copy for ELS.

4. Schedule

- a. ELS will develop an updated schedule once proposed dates (provided last week) are approved for the Community Engagement Series, Commission Reviews and City Council (targeting Council presentation on July 28. ELS will also review the timeline for the EIR. Tentatively the EIR process can start in May.
- b. Possible P3 (public-private partnership) Presentation: The firm of Hayat Brown has offered to make a presentation to the City in case there is interest in this delivery method. CM will forward information to RO.
- c. Bond Election Strategy: The City will work with their current bond partners.



GILROY CIVIC CENTER MASTER PLAN
February 5, 2025

MEETING NOTES

Attendees:

City of Gilroy:	ELS:
Ryan Osenton	Dana Grant
Rachelle Bedell	David Masenten
Bryce Atkins	Clarence Mamuyac
Daniel Padilla	Susan Vutz

1. Community Engagement Process – Status

a. Community Workshop Dates and Times:

- Part 1 - Tuesday March 4, 9am and 6pm
- Part 2 – Tuesday April 8, 9am and 6pm
- Part 3 – Tuesday May 20, 9am and 6pm

The city feels the 9 and 6 times will work best for community members. They can provide space in the library for the ELS team to work during the time between meetings.

b. Boards and Banners:

i. Advertisement Boards and Banners review of draft:

1. Rachelle has sent her comments in a separate email. Title should be changed to remove the word “Park”. Refer to the email for additional comments.
2. People may not know what the term “charrette” means—ELS will find an alternate term.
3. Do not include Ryan’s cell phone number on flyer. Include City main line.
4. City is targeting the week of 2/17 to hit all the media. Rachelle will send a “save the date” message next week.
5. ELS will revise Ad Graphics and return to the city as soon as possible. Need any final city review comments by Monday for revisions and final signoff on Wednesday 2/12. Spanish translations will be done after Monday’s review.
6. ELS to send an editable (InDesign file) of the final version to Rachelle.
7. ELS will obtain quotes from printers based on five boards and banners. The banner size can be reduced if desired.

- ii. Engagement Letter Draft: ELS is working on a draft, to be provided to the team next week.
- iii. Gallery Boards: CM presented a first draft of the boards. Discussion was as follows:
 1. Since the first Community Meeting is March 4, boards and other materials will need to be printed the 3rd week in April.
 2. Gilroy will provide names for team members to be included on the first board.
 3. Residential Parcels: The city wants to review the pros and cons of including the residential parcels at the corner of 6th and Dowdy Street. It is not clear at this point whether they should be included as a part of the master plan. Ryan will review with Jimmy.
 4. For the boards, features such as Community Recreation Center, Aquatics Center, etc. should be qualified as “possible” elements of the Master Plan so people don’t have unrealistic expectations.
 5. ELS will review text and backgrounds for contrast issues.
 6. CM will make some basic updates to the boards and send to the city for review next week.
 7. Spanish translations of the boards will be in the form of separate 11x17 handouts.
 8. Translators for Community Meetings: ELS has two bilingual staff members that can attend meetings to help with translation. The city will also provide staff to help with this.

2. Programming and Needs Assessment

a. Meetings have been scheduled as follows:

- i. Administrative Services and Finance, scheduled for Monday 2/10 at 12:30.
- ii. Public Utilities, Public Works and Community Development, Tuesday 2/11 at 3:30
- iii. Library, Fire Department Admin., Parks and Recreation, Thursday 2/13 at 8:30am

ELS provided a list of discussion prompts to Ryan to distribute prior to the meetings

3. City Information:

- a. Note from last meeting: Utilities and Structures in the Civic Center Area: Ryan will check to see what information is available.

4. Schedule

- a. Note from last meeting: ELS will develop an updated schedule pending confirmation of dates for Community Engagement Series, Commission Reviews and City Council. Targeting City Council presentation on July 28.



GILROY CIVIC CENTER MASTER PLAN
February 12, 2025

MEETING NOTES

Attendees:

City of Gilroy:

Ryan Osenton
 Rachelle Bedell

ELS:

Dana Grant
 David Masenten
 Clarence Mamuyac
 Susan Vutz

1. Community Engagement Process – Status

a. Community Workshop Dates and Times have been confirmed, as follows:

- Part 1 - Tuesday March 4, 9am & 6pm
- Part 2 – Tuesday April 8, 9am & 6pm
- Part 3 – Tuesday May 20, 9am & 6pm

All meetings will be held in Wheeler Auditorium. Note: there will be a jiu-jitsu class in the afternoon on March 4, but it will be over before 6pm.

b. Boards and Banners:

- i. Advertisement Boards and Banners – English and Spanish – the city has decided to use only standalone vertical boards (no banners). ELS will have 5 English and 3 Spanish boards printed. City will print 8 ½ x 11 flyers in-house. ELS will provide artwork as well as updated ID files to Rachelle. Boards and feet will be sent to Ryan’s attention.
- ii. Engagement Letter Draft: ELS sent a draft to the City for review and the City will edit and translate it. No further input required from ELS.
- iii. Target Display Day for engagement letter and advertisements: February 17th
- iv. Gallery Boards – Review Current Draft:
 - Board 1: ELS needs input on who to list for the project team on the city side. CM will send a copy of this board to Ryan for review with city leaders.
 - Boards should indicate that all proposed projects are “possibilities”—this message should be reinforced on all boards.
 - City Hall board: the city would like a more reserved, less ostentatious image for this board.
 - ELS will provide a draft of text for the boards by Friday.

c. Interpreters and Spanish translation:

- i. ELS will have one or two Spanish speakers at the community meetings and the city will provide three Spanish speakers in addition.
- ii. For the 11x17 version of the boards in Spanish, assume 25 sets to start.

2. Programming and Needs Analysis

a. Meetings:

- i. Administrative Services and Finance, scheduled for Monday 2/10 at 12:30. **Completed.**
- ii. Public Utilities, Public Works and Community Development, **Completed**
- iii. Library, Fire Department Admin., Parks and Recreation, Thursday 8:30 to 9:30. **Completed**
- iv. Finance/IT follow-up: Thursday 2-2:30. **Completed.**
- v. Administration: Monday 12:30 to 1:30.

3. City Information:

a. Utilities and Structures in the Civic Center Area: Ryan has checked on this, and no additional information is available.

4. Schedule

- a. ELS will develop an updated schedule pending confirmation of dates for Community Engagement Series, Commission Reviews and City Council. Targeting City Council presentation on July 28.
- b. 8/14 and 8/18 are possible alternate council meeting dates if 7/28 is too tight. All information to go to council would need to be finalized by July 10-15 in order to make the July 28 date.



GILROY CIVIC CENTER MASTER PLAN
February 19, 2025

MEETING NOTES

Attendees:

City of Gilroy:

Ryan Osenton
 Rachelle Bedell
 Bryce Atkins

ELS:

Dana Grant
 David Masenten
 Clarence Mamuyac
 Susan Vutz

1. Community Engagement Process – Status

a. Community Workshop Dates and Times have been confirmed, as follows:

- Part 1 - Tuesday March 4, 9am & 6pm
- Part 2 – Tuesday April 8, 9am & 6pm
- Part 3 – Tuesday May 20, 9am & 6pm

All meetings will be held in Wheeler Center. Note: there will be a jiu-jitsu class in the afternoon on March 4, but it will be over before 6pm.

b. Boards and Banners:

- i. Advertisement Boards – English and Spanish: Boards and stands were delivered to Ryan. However, the city wants to change the language from “Wheeler Community Center” to “Wheeler Center” and reprint the boards. ELS will revise the text and re-send for printing.
- ii. 8 ½ x 11 flyer: ELS will provide InDesign file and Spanish translation today.
- iii. Gallery Boards – Review of Current Draft:
 - Delete Board 1.
 - Change language to Wheeler Center (instead of Wheeler Community Center)
 - Remove Well board. ELS will review and possibly include some language on the LEED board.
 - Combine Library and Police Station boards. Ryan is working on the text for this (combined) board.
 - See additional comments sent by Ryan.
 - ELS will review, make updates, and send revised boards to Ryan for review

2. Programming and Needs Analysis Meetings:

- a. Administrative Services and Finance, scheduled for Monday 2/10 at 12:30. **Completed.**
- b. Public Utilities, Public Works and Community Development, **Completed**
- c. Library, Fire Department Admin., Parks and Recreation, Thursday 8:30 to 9:30. **Completed**
- d. Finance/IT follow-up: Thursday 2-2:30. **Completed.**
- e. Administration: Monday 12:30 to 1:30. **Completed.**
- f. Council Chambers and EOC: Scheduled for Tuesday 2/25 at 1:00.

3. Schedule

- a. ELS will develop an updated schedule pending confirmation of dates for Community Engagement Series, Commission Reviews and City Council. Targeting City Council presentation on July 28. **ELS plans to have a draft for review next week.**
- b. 8/14 and 8/18 are possible alternate council meeting dates if 7/28 is too tight. All information to go to council would need to be finalized by July 10-15 in order to make the July 28 date.

4. New Business

- a. Site visit to Redwood City on 2/27:
 - i. ELS suggested stopping by the new Mountain View Aquatic Center, scheduled to open on March 1. This is a similar size facility to that envisioned for the Master Plan.
 - ii. SV will send images of the design for the Redwood City Veteran’s Memorial Building to Ryan for review before the site visit.
 - iii. CM also suggested visiting the Redwood City Hall (built in the 90’s) as a possible addition to the tour.
 - iv. Ryan to review internally and let the team know what the City wants to do, and confirm times.
- b. Reimbursable Expenses: The city has made \$25k available in a separate fund for reimbursables to cover costs of printing and mileage. These cost should be invoiced separately from the monthly project invoices.



GILROY CIVIC CENTER MASTER PLAN

March 4, 2025

MEETING NOTES – WORKSHOP #1 – 9AM and 6PM

Facilitators:

City of Gilroy:

Ryan Osenton
Rachelle Bedell

ELS & SWA:

Dana Grant
David Masenten
Clarence Mamuyac
Susan Vutz
Angelo Razo
Aylin Casas Mejia
Marco Esposito

Meeting Overview:

The first community workshop for the Gilroy Civic Center Master Plan was held at the Wheeler Center in Gilroy in morning and evening sessions. The workshop format was an open house, or “Gallery Walk,” where community members could view large informational boards discussing various topics related to the Civic Center Master Plan, and share comments or questions with design team representatives stationed around the room. The boards featured different aspects and features of a possible future master plan for the civic center. Both morning and evening sessions were attended by a wide cross section of residents and City employees. Comments from attendees, as noted by each design team member, are summarized below.

Notes by Angelo Razo:

- Existing pools are only accessible during the summer; having a year-round pool would be ideal.
- Support for the inclusion of an art and crafts space where seniors can gather.
- Desires a venue for special events.
- Prefers a variety of activities, as the current senior center primarily offers lunch, but some seniors seek more engaging options.
- Emphasizes the need for spaces that are accessible to individuals with disabilities.
- Community members appreciate the concept of open space and enhancing walkability, noting that this part of Gilroy lacks sufficient green spaces for the community.
- Workshop attendees believe the pool would take up excessive space and notes that the east side of Gilroy has requested a youth center. Placing one on the west side might cause dissatisfaction among east-side residents.
- Prefers an outdoor area with seating and performance platforms.
- Considers the site a prime location and the historical center of downtown Gilroy.
- Observes that many visitors from neighboring cities come to Gilroy and suggests the city should create more spaces that attract both residents and tourists.
- Suggests designing multilevel structures to accommodate parking needs.

- Advocates flexible spaces that allow buildings to be utilized throughout different seasons.
- Points out the presence of nearby parking lots and mentions that people are willing to walk a few blocks if the destination is appealing
- Another workshop attendee hopes to see downtown integrated into the site's master plan.
- Many residents travel to Morgan Hill or Gavilan College for aquatic facilities.
- A heated pool would be beneficial for use during colder months.
- Wants clarification on how supportive structures and storage areas will be safeguarded against vandalism.
- Community meeting attendee hopes programs will include necessary equipment for activities and services.
- Mentions having to travel to Morgan Hill to access an aquatic center.
- Workshop attendees are an advocate for design and construction of a city hall, senior center, and youth center. They also note the need for large gathering spaces as well as multifunction spaces.
- The individual also states that he currently travels to Galvin College to use aquatic facilities
- Two individuals would like to see the new civic master plan integrate with the downtown.
- They are advocates for a youth center and senior center.
- A different community member would like to see a connection of programs/buildings.
- They are worried about the time and cost required to complete a project of this magnitude and suggest that making improvements could be a viable alternative.
- One senior resident would like to see improvement of sidewalks
- Two different community members would like outdoor spaces designed to host concerts.
- They envision a plaza, citing the Mexican Heritage Plaza in San Jose as an example.
- They emphasize the need for safe walking spaces, noting that many sidewalks in Gilroy are disrupted by tree roots, causing uneven surfaces.
- They support the idea of a parking structure to accommodate downtown and civic center visitors.
- They believe a youth center at this location could also benefit the east Gilroy community and view this site as the heart of Gilroy.
- One parent that approached Angelo commented on how he would like to see an enhanced outdoor space that creates a central gathering place.
- He questions the current library entrance and believes there should be a stronger connection between the library and the plaza.
- While not a strong advocate for parking structures, he sees the corner of 7th Street and Church Street as an ideal location for one. If built, he prefers a well-designed structure with an appealing aesthetic rather than a purely functional look. He supports incorporating ground-level retail with parking above to activate the site.
- He also notes that the existing parking lots on this site fragment the outdoor space and buildings, making them less accessible to visitors. There is no designated pathway for residents to reach these buildings without walking through a parking lot.
- Another community member suggests a single building with a senior center on the ground floor and city hall on the upper levels.
- He also supports the creation of an outdoor community space and a youth recreation center.
- A senior resident would like to see an indoor aquatic center, including a shared pool designed for all age groups.

- She also envisions a senior center offering a variety of classes, such as yoga and Pilates, tailored to different skill levels.
- A different community member would like to see topographic variation incorporated into the landscape.
- She also supports the development of a program that provides legal services to residents.
- She envisions a space that can accommodate a wider range of activities, such as dancing. Noting a disparity in available activities for men and women, she advocates for more physically engaging programs for senior citizens.
- One woman would like to see a greater variety of sports leagues, including options like table tennis and badminton.
- She believes a transportation program should be available for senior citizens to access the civic center, as some can no longer drive.
- They are strong supporters of an aquatic center.

Notes by Susan Vutz:

- There is a need for a venue for performing arts
- Swimming:
 - There is currently no pool available for lap swim.
 - Christopher lap pool and play pool are not affordable, and there is a lack of transportation available.
 - There are limited swimming offerings at Gavilan, and folks need to be enrolled in a class to swim there
- The effort to draw the community downtown has not been successful. Perhaps the Civic Center can help with that.
- Library bond passed with 78% approval—investigate how that was done because getting voters to pass a bond for the Civic Center could be a challenge.
- Need recreation places where kids can play to keep them off the streets. Currently school properties are locked, so they can't be used by the public outside of school use.
- The library bond had extra money for a parking garage that was not built. Is it possible that those funds might be able to be applied to a parking structure for the Civic Center Project?
- Would it be possible to build a car park off-site?
- The community might not want to pay for new facilities –need to reach out to people who are not online with mailers and Spanish language information.
- Wheeler Center is a local historic resource. Could it be retrofitted?
- Need childcare as a part of the Community Center
- A new Community Center should bring in Cultural events and the Arts. Provide a place for people to hang out, rather than just leave after their class or event. Provide a place to buy and sell for local artisans and/or a food concession.
- Need more parks—Gilroy has a smaller, slower relaxing vibe and that should be reflected in the new center.
- Don't want a giant parking structure—would be willing to walk a little further from remote parking areas.

- Cross-generational interaction would be a benefit to a new community center.
- Provide athletics programs in the new community center for kids of younger ages that would feed into high school sports programs, such as wrestling. The high school wrestling team has been CCS champions for 20 years.
- Theater:
 - There should be more prominence of arts in the community. A new theater could attract performing artists. There is also a new arts center at 7th and Monterey.
 - A sense of community has been missing. People love the theater—there could be music, maybe dinner and a show or dinner theater?
 - Very supportive of the idea of a theater. Could it be a separate building?
- Wheeler could be changed into an art center; however the space was offered to the Arts Alliance, but they said no.
- Would it be possible to have a bus trip to Redwood City to see the new senior/community center there? It might be beneficial for community members.
- Could Wheeler be refurbished? If not, maybe the elements of the existing building could be reused.
- Provide multi-purposed spaces in the new community center that are designed with intention and that can be expanded and upgraded easily.
- How will parking and traffic be handled?
- A community pool would be good.
- Provide youth programs such as electronics
- Combine community center functions into one building
- Desire for weight room/gym for youth
- The outdoor amphitheater would be beautiful.
- Provide outdoor game area such as for chess
- Provide arts studios for art and ceramic classes
- Provide cooking classes
- Provide areas for sports leagues—more opportunities for kids sports and a youth center.
- Attendees feel strongly about a center for the arts. Provide a place for the South Valley Symphony to perform and for a film festival.
- Provide a performance center, recreation center and senior center. Rec Center and Senior Center should be multi-generational.
- Recreation is important.
- Planning commission has limited Gilroy's growth to 1,000 additional homes, so population growth may be limited.
- The Y currently runs the programs in the senior center, five days a week with lunches and home delivery.
- At the time of the library bond, there was money earmarked for a parking structure that was never built. Could these funds be used towards a new parking structure as part of the Civic Center?

- Community members would love to see a combined senior/youth/community center.
- More classes and programs
- Provide daycare/childcare
- Build retail into the plan. Perhaps a sub shop.
- Provide a community park with outdoor amphitheater.
- Provide transportation for seniors

Notes by Clarence Mamuyac:

- Community meeting attendees would like to see more advance notice of meetings. Perhaps via direct mail.
- Attendees were also wondering if it was possible to do an additional Zoom session for the community workshops
- Possible consideration for a downtown park where events such as “Pub in the Park” could take place
- Attendees also believed the Morgan Hill Arts Center and Café was a good model for our project to consider.
- There were several questions pertaining to: how much will the project cost to be constructed? And how will it be financed?
- There was a general enthusiasm for the proposed collection of possible ideas, especially the theater, aquatic center and recreation center.
- Community expressed a need for a downtown park. Additionally, it would be great if the new park had an amphitheater.
- Several questions regarding how long the vision will take to realize rose, as well as if it will be paid for by the residents of Gilroy?
- Request for the inclusion of a new modernized Senior Center with new dining facility.
- Residents asked us to consider bike parking and bike safety as it relates to pedestrians using the park.
- Attendees wanted clarification as to where parking will be located.
- People were interested in what will happen to the solar collectors currently being installed.
- Other attendees were wondering if we (ELS/city) could find a way to reuse Wheeler Center, or is it better to rebuild?
- Other workshop attendees were hoping everything would get rebuilt, except for the library. They believed the police building seems to be high above the sidewalk and has no windows. Making the building seem unwelcoming. They later asked if there were any plans to improve it.
- People also inquired about the incorporation of public art in the master plan.
- An individual commented on the youth needing a “Gym Night”.....a place to meet and gather.
- Community members hope the park will accommodate a farmers’ market and/or crafts festival on a regular basis.
- Along with the top comment, attendees commented on including outdoor spaces for music and entertainment.

- People believed the recreation center should have a minimum of two gyms.
- A different individual expressed that he thinks the aquatic center is a big need. Morgan Hill has one, and our community needs one, too. Maybe not as big, but one of our very own.
- One attendee commented that there is a vibrant, creative scene in Gilroy that needs a home. They were then very happy to see that we might get our very own Arts Center.
- Other questions that arose were: Why do we need a City Hall?
- Seniors and other community leaders spoke up about their belief that the Senior Center is key to the success of the master plan - please make sure it is safe and well lighted.
- There were also comments about the aquatic center containing an Olympic size pool.
- Groups asked us to make sure the gymnasium or rec center can accommodate silk acrobatics.

Notes by Aylin Casas Mejia:

- Two residents believe that an aquatic center is low priority (as compared to the other programming on site), and if site square footage is a concern they suggest prioritizing the Amphitheater.
- Other residents believed the rec center and the Amphitheater were of high importance
- There was some concern over implementing the youth center on the site, as Gilroy's east side has been in dire need (and has asked) for a youth center in the neighborhood and has received little recognition for their proposal from the city.
- Suggestion for rooftop garden spaces to prevent dead space in areas such as parking lots
 - Compensation for the community garden removal near the site
- A couple of members seemed concerned about pushing beyond basic ADA guidelines such as including:
 - Sound implementation for the deaf community
 - Different textured pathways for the blind community
- There were some questions about our landscaping philosophy, I think community members were really interested in our big ideas/concepts
- Concern for the displacement of current community programs taking place on the site,
 - Need more specification about whether community activities or work will be able to continue
- Desires the community had that are not currently integrated into the program:
 - Indoor/outdoor soccer fields
 - Cultural center
 - Handball court
 - Blackbox theater
- There was an overall emphasis on:
 - Safe walkways throughout the site
 - Inclusion of green space but making sure that space is programmed/useful

- Avoiding random green strips
 - Shaded seating areas
 - Getting teens involved
- One resident suggested making the city hall more pronounced, the entry way should face the busier streets as opposed to facing away from. (*should be noted the previous city hall was designed to face a road that ran through the middle of the site but has since been removed.)

Notes by Marco Esposito:

- Asked most people that stopped by Boards 4 and 5 (Context and Site) whether they go to the Civic Center, and most mentioned going to the library, a few to Wheeler (for example basketball and martial arts; and teen dances a long time ago) and fewer to the Senior Center; several neighbors and city staff stroll through the civic center, from either home or city offices
- Asked most people how they get to the Civic Center, and about 1/2 walk and 1/2 drive
- Asked drivers where they park, and most park alongside the library, starting in the lot parallel to the library, and if full then west or east around the library, and then if full on street along 6th
- Asked drivers whether they can find parking, and all said they can . . . sometimes not right at the library entrance
- A few people, especially with small children, mentioned that walking in the existing layout is interrupted by drives and parking
- One attendee mentioned that a handful of homeless people alongside the library make early morning and evening walks less comfortable
- Many people asked whether the PV canopies being installed are a long-term obstacle, and I shared that the city is OK with moving.
- Many people asked whether the city is interested in purchasing the three homes on Dowdy
- A few people mentioned that the Police building feels a bit fort-like
- One person asked whether existing trees, for example around City Hall, would be kept going forward
- One person mentioned that the area where Wheeler is used to be a lumber yard
- A few people mentioned that the parking zone south of the City Hall Annex used to include a county building and 1-2 homes (visible in 1998 and 2002 Google Earth aeriels)
- One person mentioned that a parking garage was planned as part of the library project [not sure if true]
- One person mentioned that the YMCA operates certain Rec programs for the city, maybe including at Wheeler [not sure if true]
- A few people noted that the city owns the small parking lot (and maybe a house) south of 7th St [we should tint that as well when showing the site]
- Several people mentioned going to Camino Coffee, either from City offices or nearby homes
- A few people mentioned that parking for special events Downtown can overflow in the Civic Center area

- A few people wondered about how to strengthen the connection to Downtown; one person wondered about creating a greenway between the Civic Center and Monterey
- Several people asked about a more significant Outdoor People Place, larger than the existing plaza
- Several people asked about an Amphitheater, potentially like the one at Morgan Hill's Community Cultural Center --- www.morganhill.ca.gov/221/Community-Cultural-Center
- A few people asked about lots of Trees, potentially in strong Allies, as well as around the Civic Center's perimeter; nearby Miller is a nice Gilroy example
- The idea of a New Multigenerational Community Center and a New City Hall was widely supported; One attendee mentioned combining both
- The idea of a new cohesive Civic Center was widely supported
- Attendees I talked with are OK replacing Wheeler
- Several people mentioned consolidating parking; Several people wondered about garages or underground parking [note that the mixed-use building at Monterey & Lewis has underground parking]

END OF NOTES



GILROY CIVIC CENTER MASTER PLAN
March 17, 2025

MEETING AGENDA

COUNCILMEMBER UPDATES

Community Engagement Process

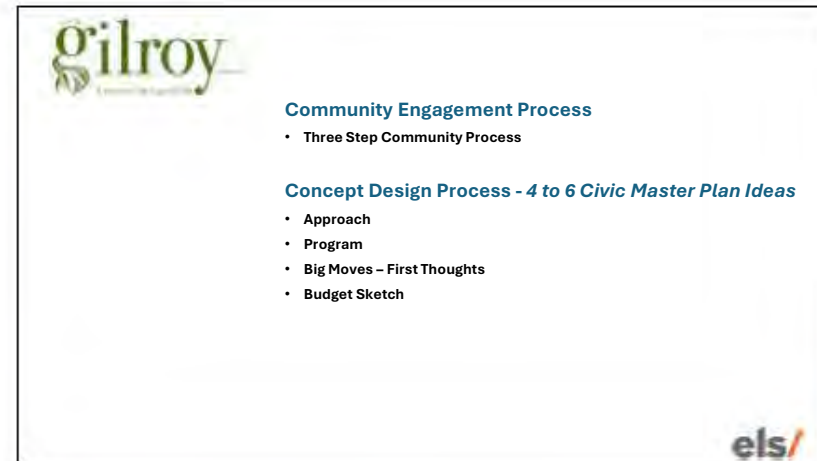
- **Three Step Community Process**
 - o Gallery Walk
 - City Council Check In #1
 - o Alternative Concept Master Plans
 - City Council Check In #2
 - o Preferred Concept Master Plan
- **Commissions Input**
- **City Council Final Review before CEQA Effort**

Concept Design Process - 4 to 6 Civic Master Plan Ideas

- **Program**
 - o New Community Functions
 - Seniors
 - Recreation/Wellness
 - Aquatics
 - Arts/Theater
 - o New City Hall
 - o Parking
 - o New Downtown Civic Park
- **Big Moves – Civic Park + New Buildings + Existing Buildings**
- **Initial Floor Plan Exploration**
- **Establishing ROM Development Cost**



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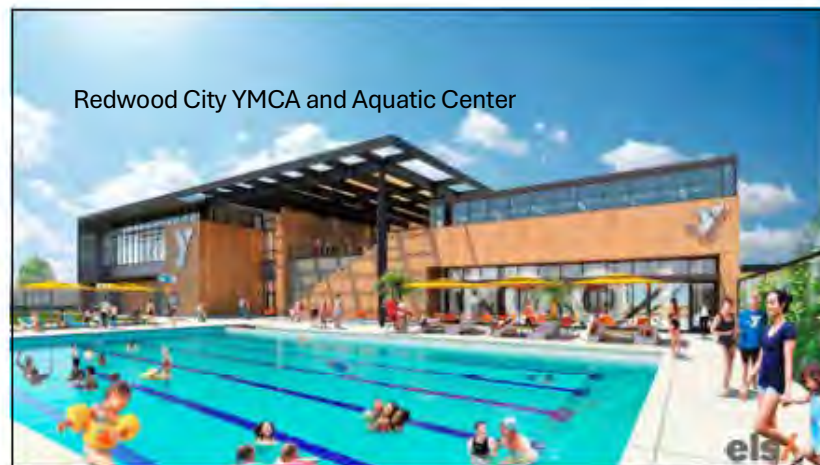
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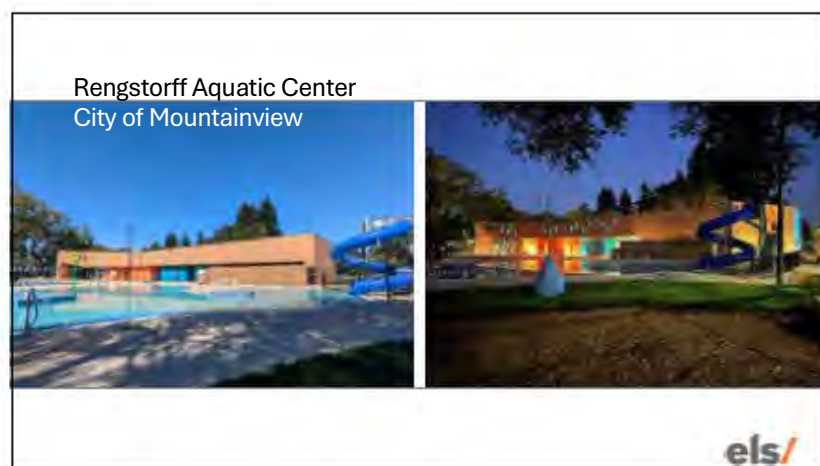
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Community Center Functions

Program Category	Item	Value
Event Programming	Event Space	\$1,000,000
	Event Kitchen	\$500,000
	Event Storage	\$200,000
	Event Seating	\$300,000
	Event Lighting	\$150,000
	Event Sound	\$100,000
	Event Signage	\$50,000
	Event Security	\$50,000
	Event Insurance	\$50,000
	Event Maintenance	\$50,000
Retail Programming	Retail Space	\$1,000,000
	Retail Kitchen	\$500,000
	Retail Storage	\$200,000
	Retail Seating	\$300,000
	Retail Lighting	\$150,000
	Retail Sound	\$100,000
	Retail Signage	\$50,000
	Retail Security	\$50,000
	Retail Insurance	\$50,000
	Retail Maintenance	\$50,000
Community Programming	Community Space	\$1,000,000
	Community Kitchen	\$500,000
	Community Storage	\$200,000
	Community Seating	\$300,000
	Community Lighting	\$150,000
	Community Sound	\$100,000
	Community Signage	\$50,000
	Community Security	\$50,000
	Community Insurance	\$50,000
	Community Maintenance	\$50,000

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Performing Arts	City Hall
Performing Arts Space	City Hall Space
Performing Arts Kitchen	City Hall Kitchen
Performing Arts Storage	City Hall Storage
Performing Arts Seating	City Hall Seating
Performing Arts Lighting	City Hall Lighting
Performing Arts Sound	City Hall Sound
Performing Arts Signage	City Hall Signage
Performing Arts Security	City Hall Security
Performing Arts Insurance	City Hall Insurance
Performing Arts Maintenance	City Hall Maintenance

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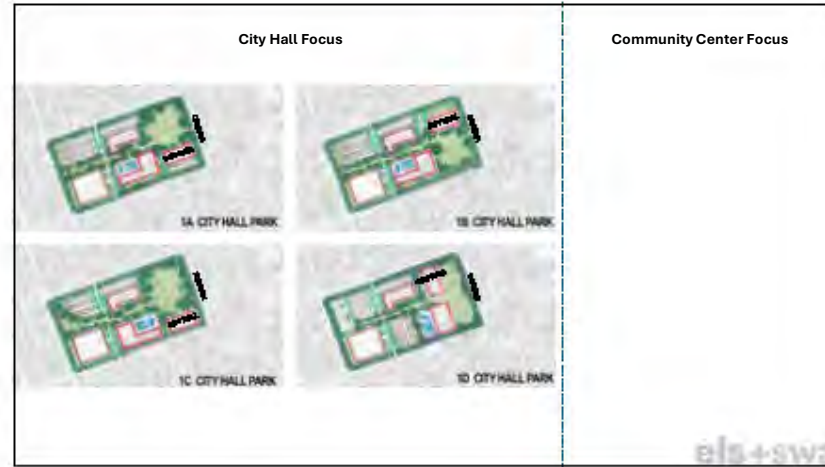
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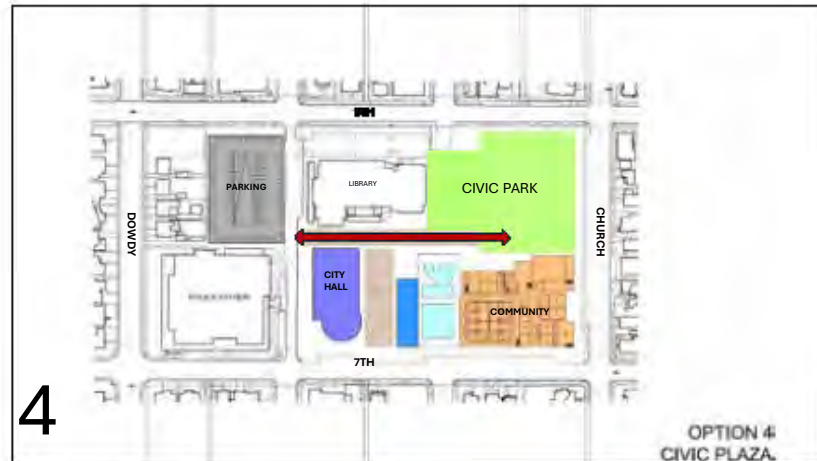
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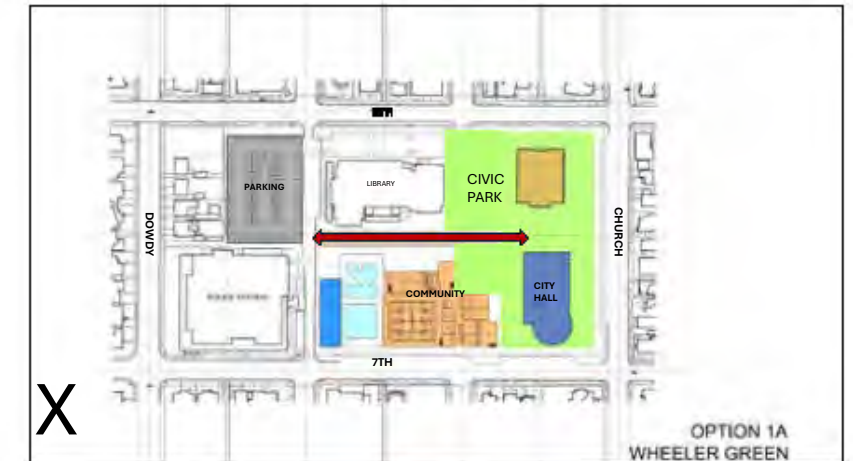
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gilroy

Budget Sketch
Projected Development Cost

The New Gilroy Civic Center Components	
Recreation Center 37,900 sf	\$64.5 MM
Seniors Center 20,000 sf	\$34.1 MM
Youth Center 14,300 sf	\$24.4 MM
Performing Arts Center 25,400 sf	\$43.2 MM
Aquatics Center 10,000 sf + Two Community Pools	\$26.2 MM
City Hall 40,000 sf	\$68.1 MM
Parking Structure @ 400 Spaces 3 Levels (Grade + 2 Levels Above Grade - Two Story Height Equivalent)	\$21.8 MM
Redeveloped Site Area 7 Acres of Redeveloped Area	\$35.7 MM

2025 Dollars - escalation not included

44



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GILROY CIVIC CENTER MASTER PLAN

April 8, 2025

MEETING NOTES – WORKSHOP #2 – 9AM AND 6PM

Facilitators:

City of Gilroy:

Ryan Osenton
Rachelle Bedell

ELS & SWA:

David Masenten
Clarence Mamuyac
Susan Vutz
Angelo Razo
Aylin Casas Mejia
Kenneth Lorreto
Marco Esposito

Meeting Overview:

The second community workshop for the Gilroy Civic Center Master Plan was held at the Wheeler Center in Gilroy with morning and evening sessions. Attendees were seated at round tables. The session began with a slideshow presentation outlining the master plan process to date and showcasing three different proposed schemes. Each table was provided with boards containing the three plans and attendees were invited to discuss the plans with others at the table. Each table included a facilitator from the design team to answer questions. Finally, each group selected a spokesperson who presented the table’s findings to the larger group. Both morning and evening sessions were attended by residents and city employees. Comments from attendees, as noted by each design team member are summarized below. Comments are organized into two sections, morning and evening workshops, as each workshop group responded differently to the three schemes presented.

Notes by Angelo Razzo:

Morning Session-

Option A – Preferred Option

- The location of the amphitheater is a cause for noise concern. Reorienting the stage and direction of sound would be ideal.
- The position of the park set between the Community Center and the City Hall is favorable in addressing security and noise concerns. The large public space also makes the City Hall and Community Center more accessible.
- The Council Chamber should be relocated to the west of City Hall to make the park more open towards Church Street.

Option B

- The position of the park set between the Community Center and the City Hall is favorable in addressing security and noise concerns. However, the orientation of the amphitheater is still a concern for noise towards buildings located along Church Street.
- Ideal to have the Council Chambers attached to the City Hall.

Option C

- There is concern about the park’s security due to the adjacency to 6th Street; including children running into the streets or cars easily accessing the site.

General Comments

- Provide sufficient outdoor electrical outlets to support outdoor events.
- Will the park include elevation changes: berms, planters, etc.
- Identify key bus stops or propose bus stops for access to the site.
- Can the Council Chambers be more flexible in use?

Evening Session-

Option A

- The orientation of the amphitheater is a noise concern.

Option B

- The position of the park set between the Community Center and the City Hall is favorable in addressing security and noise concerns. However, the orientation of the amphitheater is still a concern for noise towards buildings located along Church Street.

Option C – Preferred Option

- Geometric form is appealing.

General Comments

- Identify key features of the park. Will it include a children’s playground, splash zones, etc.
- Will the park include elevation changes: berms, planters, etc.
- How will traffic be assessed? What streets will be impacted going to the Civic Center?
- Would prefer to see the City Hall built first to allow the Aquatic Center to be built sooner.

Notes by Susan Vutz

Morning Session-

Option C – Preferred Option

- The park is more prominent, therefore option C is preferred
- This option also includes a heavier mass of buildings
- Paseo inclusion is appreciated
- Seems more welcoming-it’s more inviting

Option B

- A positive statement for the city of Gilroy
- Hardens the corner at Church and 6th streets

Option A

- There is a problem with the orientation of the amphitheater because of the western sun. The amphitheater needs to be oriented north-south rather than east-west because otherwise the late afternoon sun will be a problem for either the performers or the audience. Option A is out because of the orientation of the amphitheater

General Comments

- Need to Provide lighting and power for lots of vendors.
- For the amphitheater, shading for the audience is needed, but there are line of site considerations. Provide shade for performers.
- Buildings can have overlap in terms of their use—multi-purpose spaces.
- It would be nice to have a bubbler fountain/ splash pad
- Provide a dog park
- Mixed reviews on the separate council chambers. Glass council chambers could symbolize transparent government.
- Pools: Consider whether a lap pool is needed. I like the splash pad and kiddie pool.
- Where will money come from to run the pool?
- Build the City Hall and Community Center first.
- Provide outside restrooms and a dog park.
- No pools.
- Why aren't we acquiring the three residential properties along Dowdy Street?
- Overall, the preference was for Option C (5 people) and Option B (one person)

Evening Session-

Option B – Preferred Option

- Like the paseo and the idea of a farmer's market
- Don't like separate council chambers. It would be more cohesive to keep it as a part of City Hall.
- Good to have the library on 6th St. and the Community Center on 7th to balance activity.
- Gallery space

Option A

- Prefer separate council chambers
- We liked Option A with the buildings flipped—preferred the park in Option A.
- We preferred the shape of the park in A, and liked the idea of the City Hall as a stage.
- Like a hybrid of A and B
- Like the park from C and would reorient it like A.
- Would take City Hall from Option A and flip it.

Option C

- Like this option due to access from downtown

General Comments

- Excited to have the swimming pools.
- Greater interest in building the Rec Center and swimming pools first. Current options for swimming are limited. Keep the community here in Gilroy.
- Amphitheater and City Hall would be the priorities.
- The Community Center and Rec Center would provide places for the younger generation to go, which we never had growing up as a kid in Gilroy.
- Like the Paseo and the idea of farmer's markets.
- Is there too much parking? People who live close by can ride bikes or walk.
- Like the amphitheater and rec center.
- Build the Community Center first.
- Provide dog stations in the park, with poop bags.
- Integrate this project with community spaces that already exist in the police station and library.
- There should be no single-use spaces.
- Be aware of the requirements for barricades and security during daily activities and special events.
- There is a concern about the possibility of building City Hall before the Rec Center or pool.
- The City could have the option to rent space elsewhere during construction of City Hall.
- All spaces should be multi-purpose.
- Build City Hall and Community Center first.
- The aquatic center is not a priority. The Community Center is a greater priority since 38% of the community is under 24.
- Like swimming pools. The City needs to offer swimming lessons to people on the east side of the city.
- Build the community center first, then City Hall

Notes by Kenneth Loretto:

Morning Session-

Option A &* B– Preferred Option combined with Option B

- Council chambers should be integrated into the City Hall building, not detached.
- All the schemes have multiple exits in the event of a wildfire which is good.
- Options A and B have buildings which bracket the park which is a nice idea. The buildings provide security and create a 'civic' space.
- Option A but with the council chamber integrated with City Hall.
- Option B but re-orient the amphitheater aligned with the paseo.
- City Hall is better located at the south side of the park.
- Community Center is best located at the north side of the park

- Prefer A&B hybrid because the buildings bracket the park, create a civic space, provide security.

Option C

- Large park for Option C is nice.
- Others thought Option C is the least favorite. The park is too open.

General Comments

- Build the Community Center first.
- Not enthusiastic about locating City Hall at the north side of the park.
- First built should be the Community Center – Senior Center.
- Some concerns about restroom locations. Where are they? Porta-potties would be provided for large events.
- Provide for event loading at the park.
- The downtown needs work. Park proximity to downtown is important so the location at east end of the plan is preferred.
- Multi-use green spaces should be provided.
- Park the east side edge.
- The library is a primary draw for the existing campus.
- Short walkable distances along the accessible Paseo are a nice feature.
- Indoor/ outdoor green spaces would be a nice amenity.

Evening Session-

Option D (Ryan Osenton’s Proposal)

- Locate City Hall adjacent the Police Depart. It makes sense for “Administrative” functions to be in close proximity.

Option B

- The buildings at north and south side of the park would buffer the neighbors.

Option C

- The park is too open to neighbors.
- Options A & B bracket the park and would buffer acoustics.
- Acoustics are a concern w event noise being an issue for neighbors.
- Be mindful of the orientation of the amphitheater and mitigate acoustic issues for the neighbors.
- The Council Chambers may be in conflict with an active park setting. Evening activity in the park would be distracting for meetings in the chambers.
- Theater loading is required for the Community Center.

Notes by Aylin Casas Mejia:

Morning Session-

Option C – Preferred Option

- 5/6 of group members preferred option C

Option A

- 5/6 of group members preferred detachment of city hall meeting room
- Appreciated the idea of a “Transparent Government”

Option B

- Approve of amphitheater placement
- Bridges the gap between government and the community

General Comments

- Concern over the sun facing guests during a performance for scheme A
- Need for the placement of lights around the park and plaza space
 - Importance of light fixtures each with their own individual outlets
- Slight confusion in the topography of the amphitheater and whether or not there would be gentle hill or slope on site
- Overall need for shade coverage near/around the stage (while still ensuring no views are blocked)
- Proposal for: the community center to be reserved for seniors in the first level and then occupied by the youth on the second level
- Proposal for: dog park
- Desire for: creating a line of site from the dining hall into the park, and minimizing trees to prevent any obstruction of views
- Condensing Program: condensing the program to only include splash pads (fun water) focusing on the younger kids, as opposed to maintaining the fun and still water.
 - Christopher High School was mentioned as a reference point to how hard it has been to hire and upkeep the facility due to monetary issues
- Passing comments about relocating the city hall to 6th street, ensuring there was a continued access point for the senior center.

Evening Session-

Option A & B - Preferred Option

- Appreciate the community center being in close proximity to the library.
- Well balanced but prefer circular park space as opposed to a rectangular one
- Well balanced with the city hall and community center bordering the civic park space.

- Preferred in terms of ample parking for city hall.

Option C

- Suggestion to reduce greenery around city hall to include some parking.
- Concern for parking to building connection (for city hall and community building).

General Comments

- The youth wanted to prioritize the community center along with the city hall, they did not want the city hall to have to rent a temporary space and allocate more money in finding the space.
- They were also conflicted on the city hall meeting room being attached or unattached but ultimately agreed for it to be disconnected (in a circular shape).
- In all schemes in the evening meeting, the group wanted to maximize parking
- Youth wanted to maintain the aquatic center (both pool and splash pad)
- It was mentioned that Christopher High Pool center is often unavailable when they would like to occupy the facilities and is typically only available during the summer.

Notes by SWA:

Morning Session-

Option A

- In A, people coming down the paseo can distract from performances.
- The sun orientation is important! Concept A has poor sun direction for the park; a north-south orientation is preferred.
- Preference for a hybrid of Concepts A and B
- In Concept A, suggest flipping the City Hall and Community Center so City Hall feels more inclusive, it's part of us

Option B

- Concept B's amphitheater setting is better with City Hall building as backdrop
- B's elliptical park feels smaller than A's square layout. We want more open park space
- Overall layout creates opportunity for Movie nights

Option C

- Prefer parks framed by buildings, C is too open to the street, with noise, not safe for children
- C was the least favorite.
- Concerns about sun orientation for the park

General Comments

- Community Center should be Phase 1. About 38% of City's population is under 24 years old—providing community functions first makes sense.
- Phasing: Existing school pools are sufficient for now in general; the Aquatic Center can come later.
- Attendees want to have gallery space. We have a lot of local artists. Could be on the second floor of the Community Center. Outdoor art along the paseo and sculpture areas are also appreciated
- Suggestion for a dinner theater/dining terrace?
- Underground parking that serves city staff during the day and the public during festivals/events works well—Sunnyvale? was mentioned as a good example.
- Green space should offer more than just lawn, lawn is boring; the reference image from #1 Workshop Board 08 shows the right feeling
- Questions arose concerning the capacity of park's event space—how many people can it accommodate?
- No need for a pool; a splash pad or simple water feature is sufficient.
- Necessary inclusion of Electrical plug-ins/power access is important.
- Restrooms with outdoor access is important.
- Desired Dog park
- Switch the Community Center to 7th for easier parking access
- Opposed to a separate Council Chamber building.
- Love to have pools; could offer swim classes to East Gilroy residents.
- Overall walkability is appreciated.
- Like the Paseo
- Like the idea of parks framed by buildings on both sides
- Interest in dog stations and making the site dog-friendly (on leash).
- Concern that a stand-alone Council Chamber with only single use is inefficient
- The Community and Rec Centers should be the first phase. If in the future City Hall is replaced at its current location, City staff could temporarily relocate to leased office space

Evening Session-

Option A

- We like a two-story parking structure to ensure sufficient parking.
- Strong support for an aquatic center --- we now go to other towns to swim
- Prefer amphitheater stage facing inward, rather than toward the neighborhood (as in Concept A).
- Amphitheater in Concept A faces the wrong direction for sunlight
- Amphitheater noise conflicts with Library use

Option B

- Buildings can serve as sound buffers for nearby residential areas

Option C

- Concepts A and C, due to the separated Council Chamber. We have meetings after 5pm. Evening meetings conflict with park activity
- We like the park layout in Concept C, with City Hall and Community Center buildings buffer the south edge, helping to block heat and sound
- Appreciated that all building components are close together

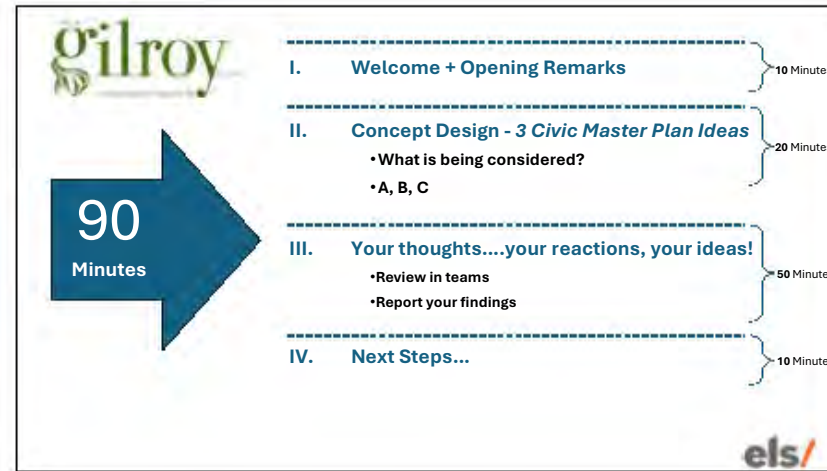
General Comments

- Suggested layout: business functions on the left side of the campus, “parties” on the right
- Recommend Community Center + Youth Center as Phase 1
- Parking location is difficult/far for seniors.
- Suggested layout: centralized parking (where the Aquatic Center is located).
- Parking is stressful for seniors, especially angled street parking—feels exposed and stressful to backup.
- Consider a parking lot in the middle, on the existing City Hall site
- Want City Hall to be built first (maybe to get pools sooner, since shown on City Hall site?)
- Consider the playground
- Consider the newly built solar panels structure to be reused
- Recreation and Youth center could share some programs and be phase 1

END OF NOTES



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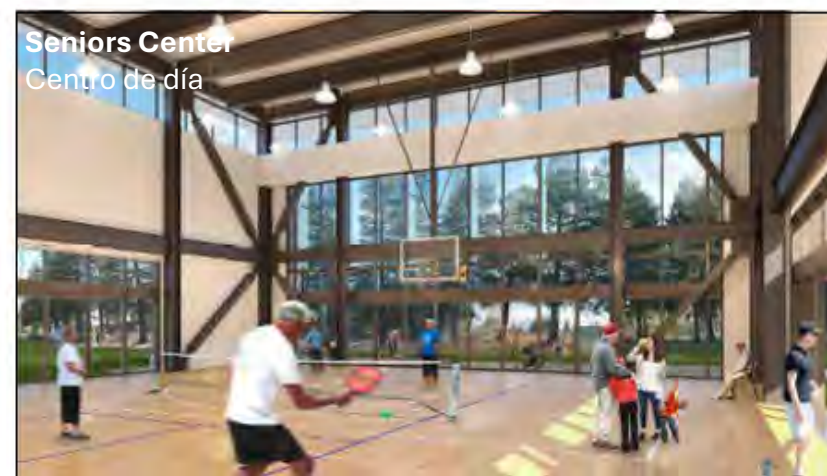
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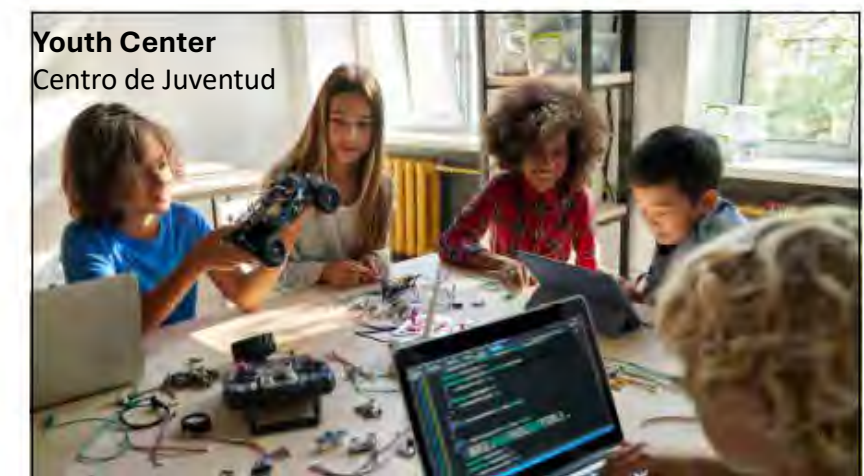
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Youth Center
Centro de Juventud

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Arts Center
Centro de Artes

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Arts Center
Centro de Artes

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Recreation Center
Centro de Recreación

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Recreation Center
Centro de Recreación

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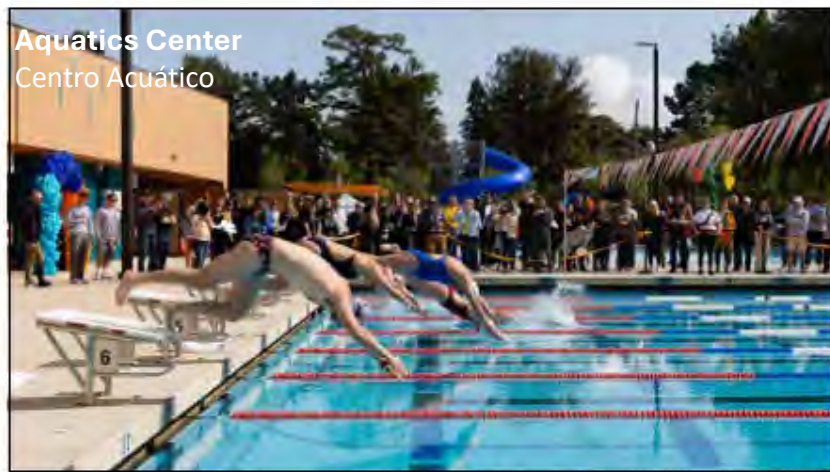
Aquatics Center
Centro Acuático

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Aquatics Center
Centro Acuático

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Aquatics Center
Centro Acuático

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City Hall
Ayuntamiento

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City Hall
Ayuntamiento

19



Civic Center Park... *Bringing it all together*
Parque del Centro Cívico... *Reuniendo todo*

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Elk Grove Civic Center
City of Elk Grove

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Elk Grove Civic Center
City of Elk Grove

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Elk Grove Civic Center
City of Elk Grove

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Elk Grove Civic Center
City of Elk Grove

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Elk Grove Civic Center
City of Elk Grove

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Gilroy Civic Master Plan
Three Concepts.....A, B and C

Plan Maestro Cívico de Gilroy
Tres conceptos..... A, B y C

els+swa

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City Hall
Ayuntamiento

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Civic Center Park... *Bringing it all together*
Parque del Centro Cívico... *Reuniendo todo*

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Elk Grove Civic Center
City of Elk Grove

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Elk Grove Civic Center
City of Elk Grove

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Elk Grove Civic Center
City of Elk Grove

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Elk Grove Civic Center
City of Elk Grove

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Elk Grove Civic Center
City of Elk Grove

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Gilroy Civic Master Plan
Three Concepts.....A, B and C

Plan Maestro Cívico de Gilroy
Tres conceptos..... A, B y C

els+swa

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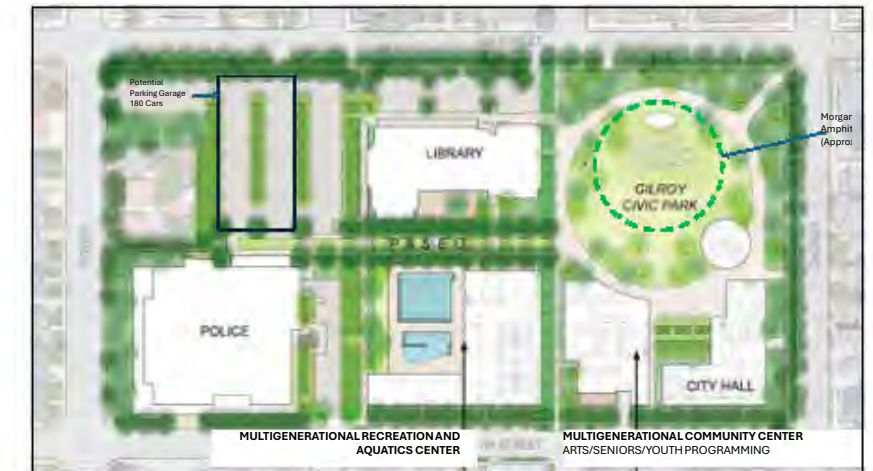
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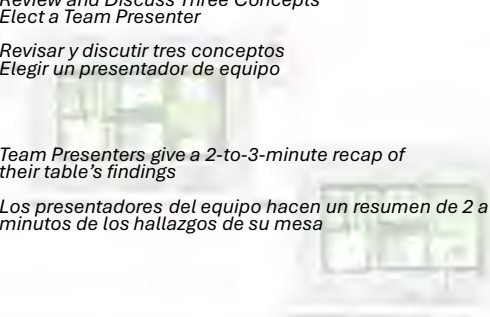
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25 Minutes: *Review and Discuss Three Concepts
Elect a Team Presenter*

25 minutos *Revisar y discutir tres conceptos
Elegir un presentador de equipo*

25 Minutes: *Team Presenters give a 2-to-3-minute recap of
their table's findings*

25 minutos *Los presentadores del equipo hacen un resumen de 2 a 3
minutos de los hallazgos de su mesa*




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Next Steps

- Narrow to a preferred concept direction
- Refine to a Final Draft Concept
- **Present the Final Draft Concept at Community Workshop #3 on May 20th**
- **Refine Final Draft for presentation to Commissions**
- **Prepare Final Concept Master Plan for City Council Approval in July/August 2025**
- **Initiate CEQA process and complete by Spring 2026**
- **Goal: Phase One Ballot Measure in November 2026**



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Community Workshop #2 Online Survey
To take the online survey
<https://www.surveymonkey.com/s/gilroy-civic-center-master-plan>
scan here



Taller Comunitario #2 Encuesta en línea
Para realizar la encuesta en español
<https://www.surveymonkey.com/s/gilroy-civic-center-master-plan-espanol>
scan here






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Thank you! / ¡Gracias!

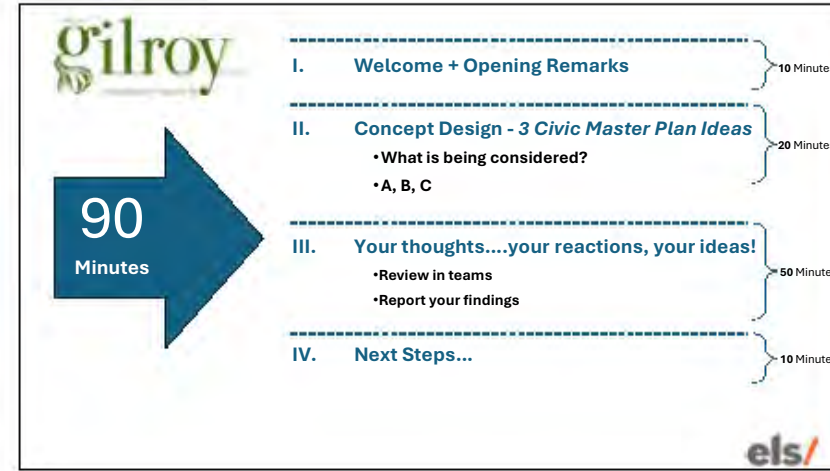
We hope to see you again on
Tuesday, May 20th for
Workshop #3

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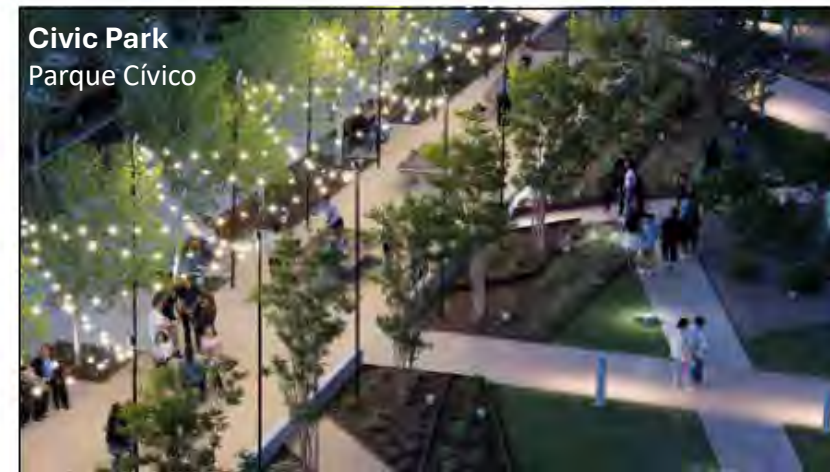
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Seniors Center
Centro de día

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Seniors Center
Centro de día

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Youth Center
Centro de Juventud

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Youth Center
Centro de Juventud

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Arts Center
Centro de Artes

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Arts Center
Centro de Artes

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Recreation Center
Centro de Recreación

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Recreation Center
Centro de Recreación

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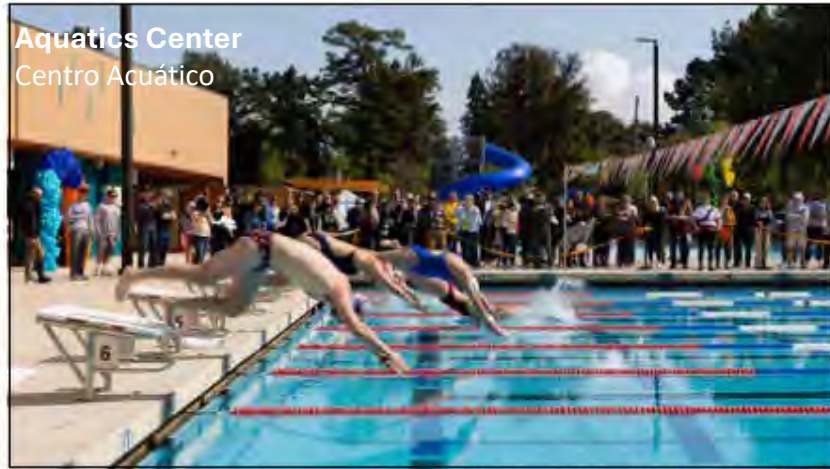


Aquatics Center
Centro Acuático

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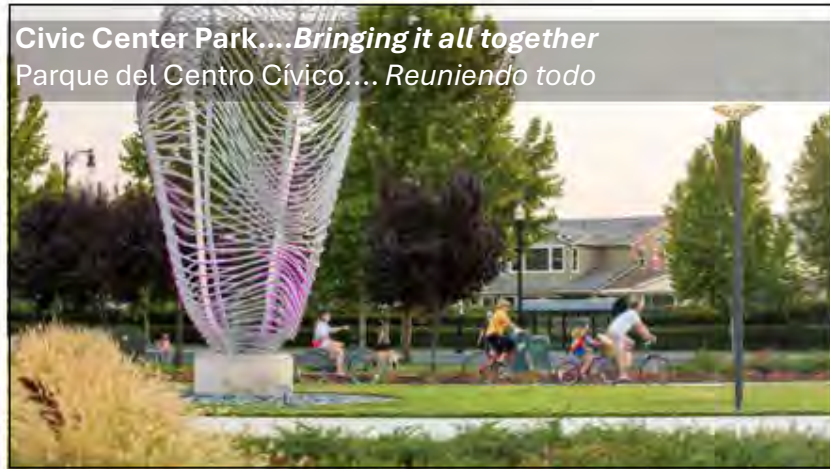
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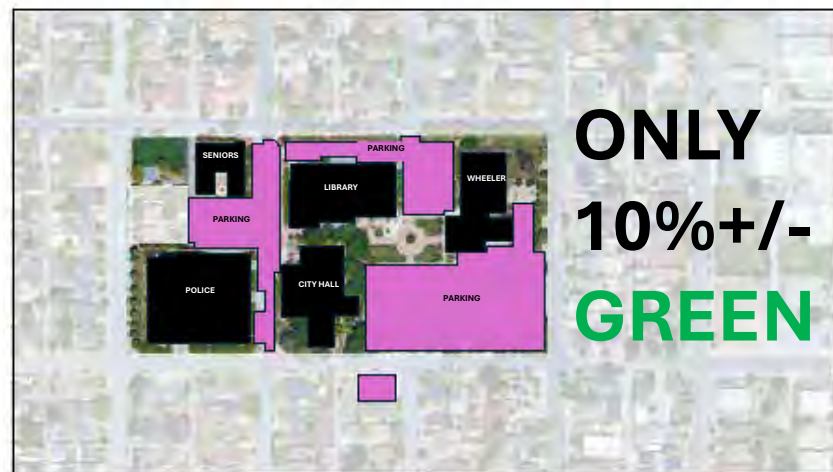
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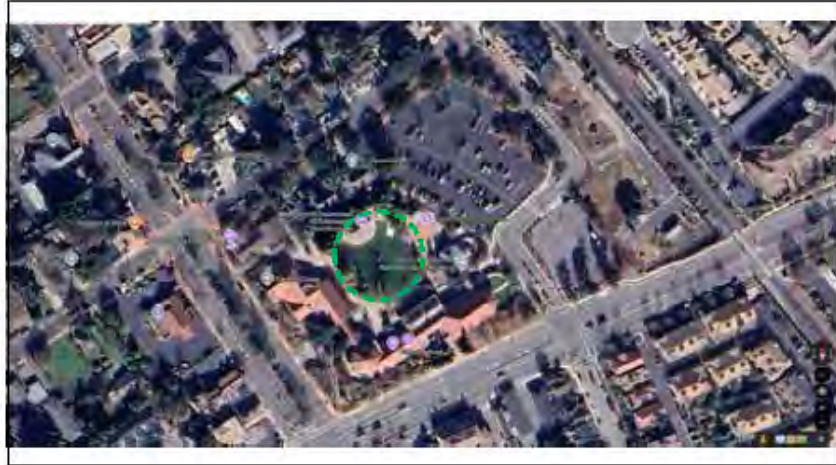
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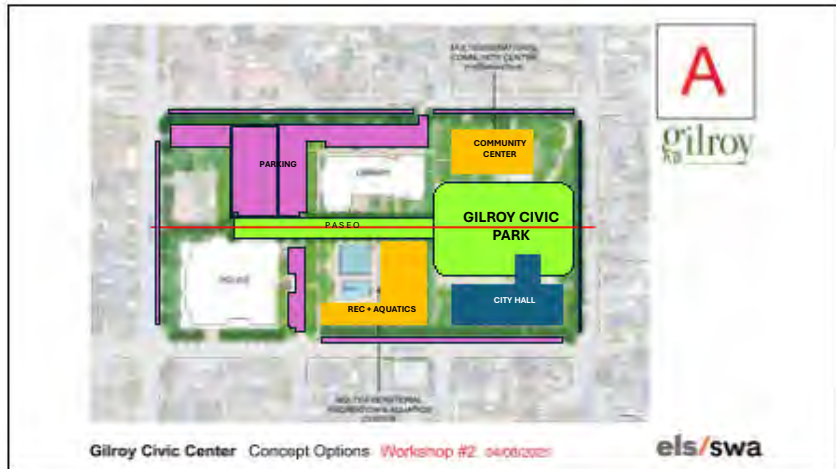
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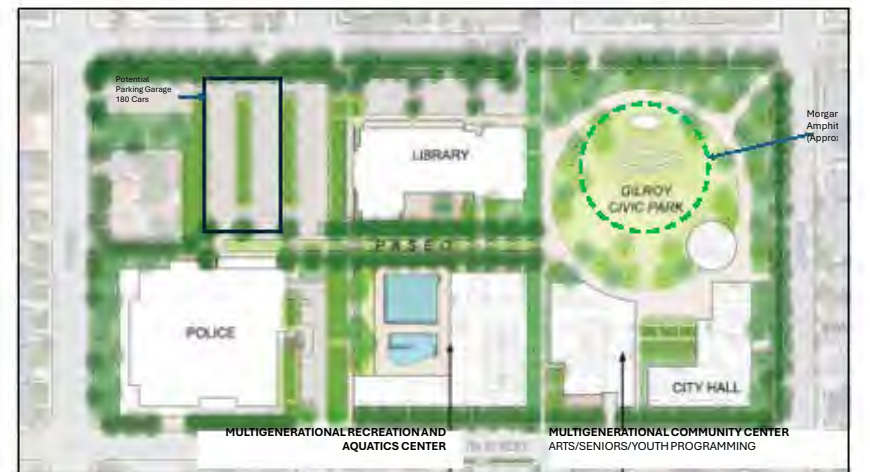
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Your turn.....
 su turno.....

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Questions:

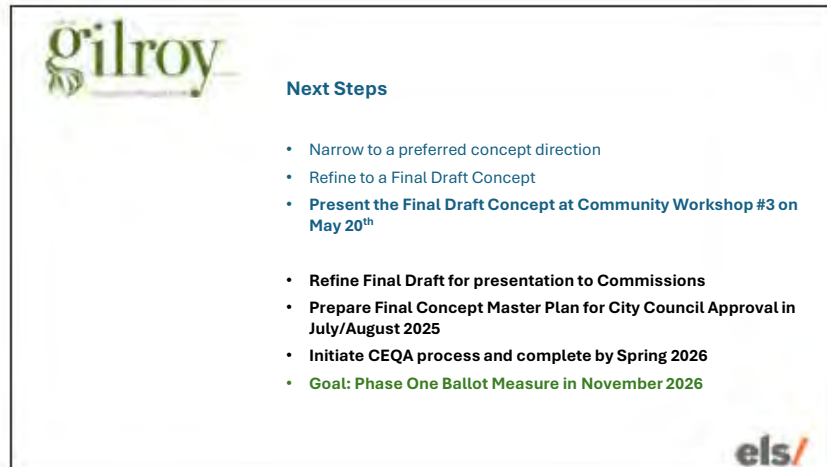
Which is your favorite concept and why?

Which is least favorite concept and why?

What is your favorite feature of the civic master plan?

What would you like to see built first?

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Taller Comunitario #2 Encuesta en Línea
 Para realizar la encuesta en español
https://www.surveymonkey.com/r/GilroyCivicCenterMasterPlan_MasenoEspaol



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PREFERRED CONCEPT DIRECTION - APRIL 11, 2025 - POST WORKSHOP #2

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Thank you! / ¡Gracias!

Next up.....
Tuesday, May 20th
 Workshop #3

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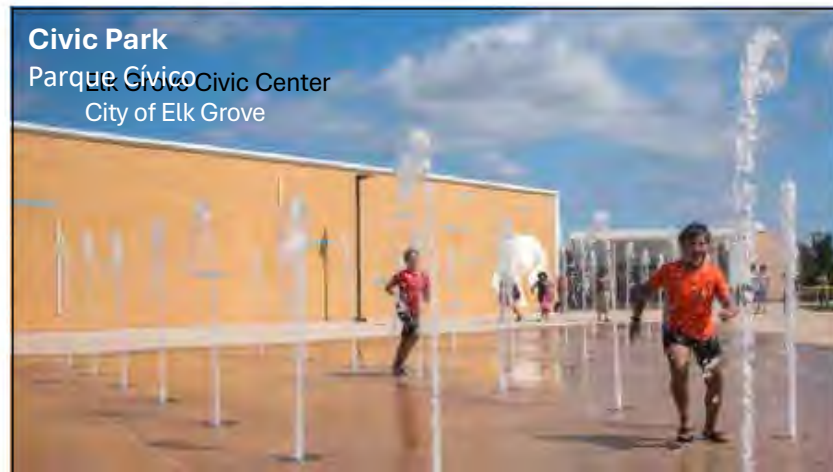
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Civic Park
Parque Cívico
Civic Center
City of Elk Grove

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Civic Park
Parque Cívico
Civic Center
City of Elk Grove

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Seniors Center
Centro de día

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Seniors Center
Centro de día

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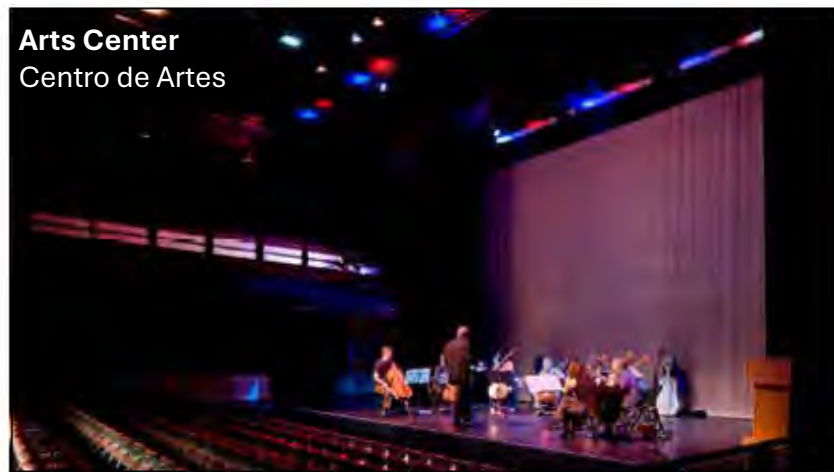
Youth Center
Centro de Juventud

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Youth Center
Centro de Juventud

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Arts Center
Centro de Artes

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Arts Center
Centro de Artes

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Recreation Center
Centro de Recreación

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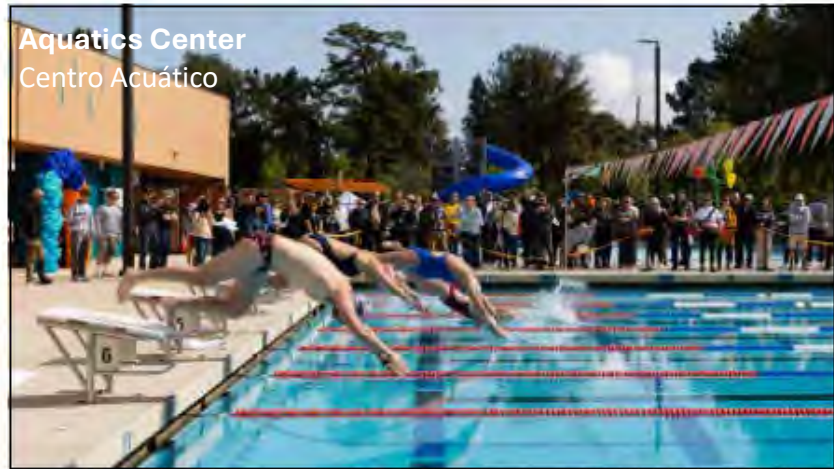
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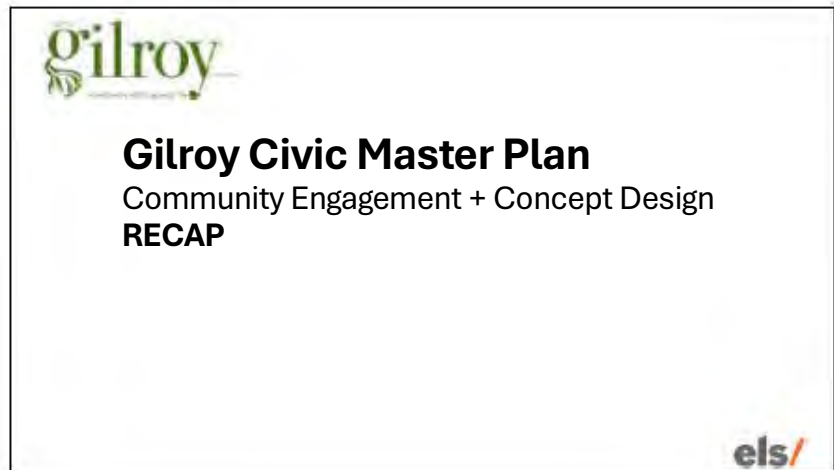
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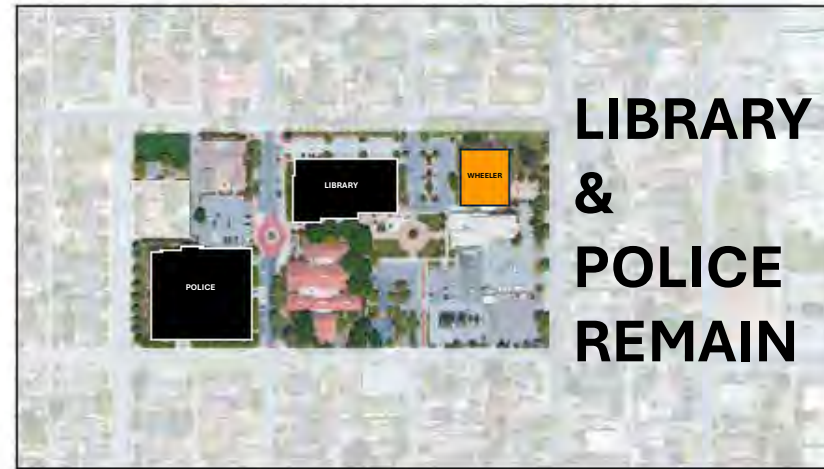
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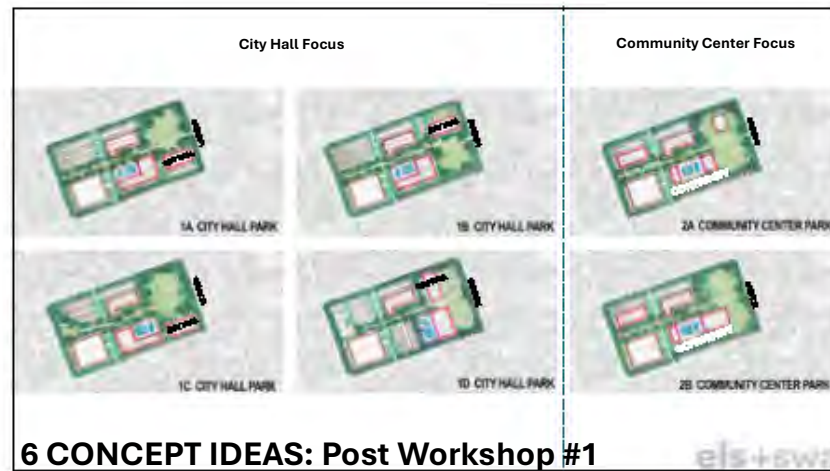
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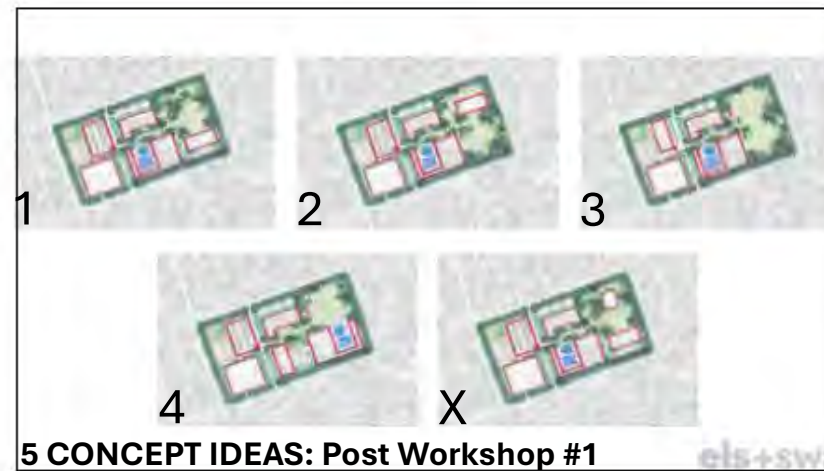
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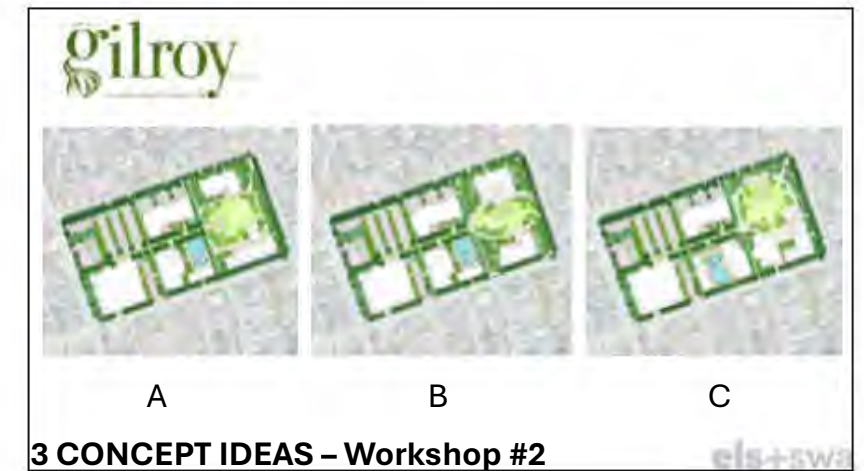
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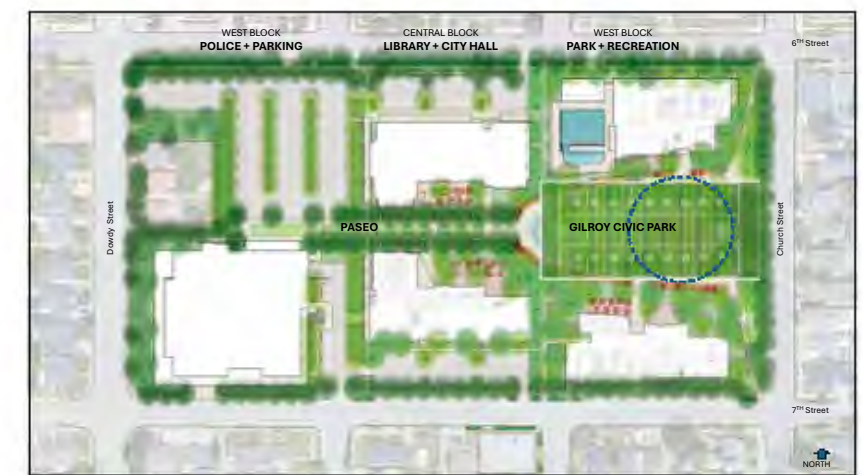
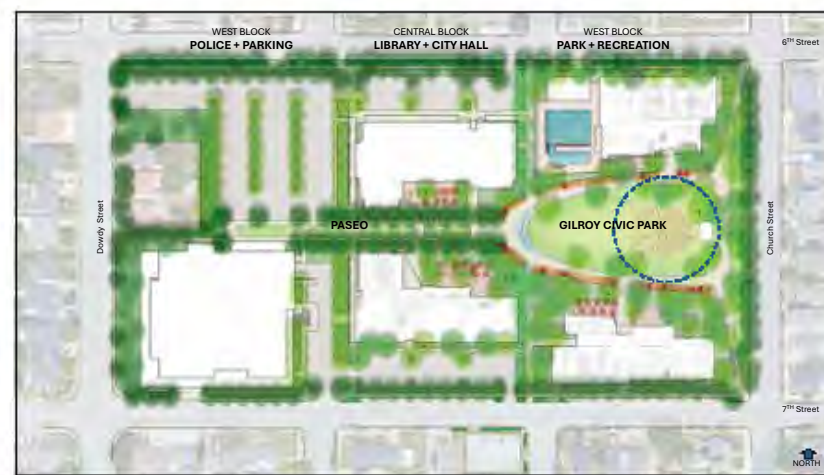
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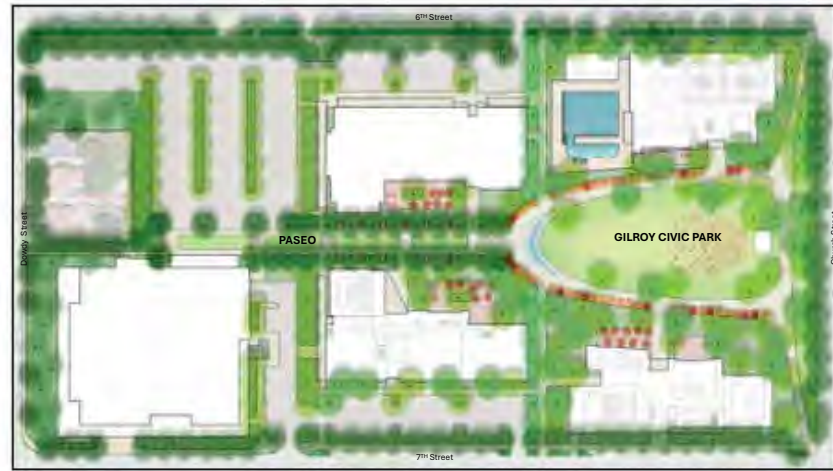


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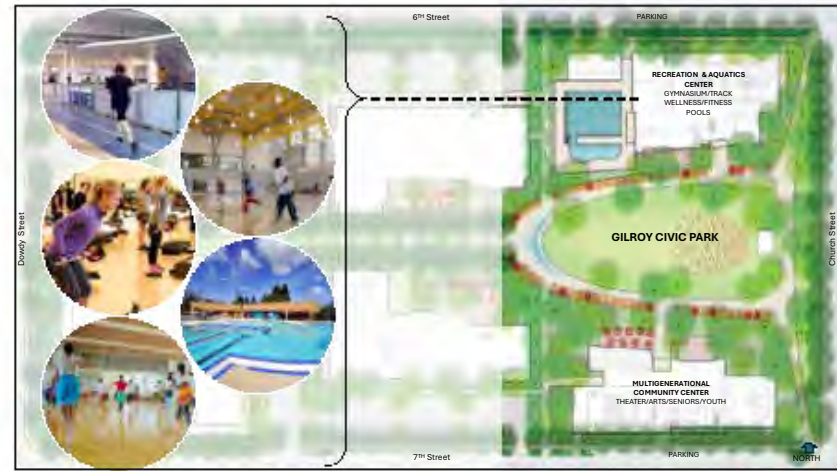


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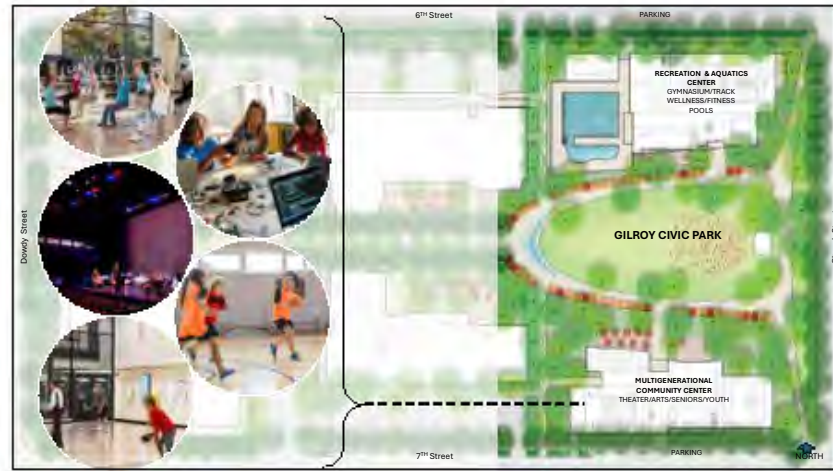
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GILROY CIVIC CENTER MASTER PLAN

May 20, 2025

MEETING NOTES – WORKSHOP #3 – 9AM AND 6PM

Facilitators:

City of Gilroy:

Ryan Osenton
Rachelle Bedell

ELS & SWA:

Clarence Mamuyac
Angelo Razo
Aylin Casas Mejia
Kenneth Lorreto
Marco Esposito

Meeting Overview:

The final community workshop was held at the same location as the previous workshops, Wheeler Center in Gilroy, with morning and evening sessions. The workshop format similar to Workshop #2, in that community members were seating around several round tables. The session began with a slideshow a slideshow outlining the master plan process to date and the evolution of one preferred concept design. Attendees were then asked to critique and discuss the preferred concept within their table groups, before presenting their findings to the larger group. Both morning and evening sessions were attended by residents and city employees. Comments from attendees, as noted by each design team member, are summarized below. Comments are organized into two sections for morning and evening workshops, as each workshop group responded differently to the preferred concept.

Notes by Angelo Razzo:

Morning Session Comments-

- There are concerns about traffic along Church St.
- Consider the strategic location of electrical outlets and drinking fountains throughout the park for public use and for events.
- Consider shading devices placed over the proposed outdoor amphitheater area.
- Explore different elevations for landscape, particularly along Church St. where berms or swales can serve as safety features.
- Can entry into the park include an archway or signage?
- Provide van parking for seniors.
- Support the idea of “porosity” – connection between indoor and outdoor
- Confirm there is ample room for food trucks and delivery trucks for farmers’ market.
- Consolidate the theater and council chamber into one room.
- Provide truck access to the theater for delivery of equipment
- Conduct a traffic study.
- Include public art. Confirm with the city if there are any public art requirements

Evening Session-

- Concerned about privacy from the second level into neighboring homes.
- Adress the safety of transparent walls with reflective glass or ballistic glass.
- Consider coordinating with downtown merchants, referring to the Downtown Business Organization.
- Will the park require a fee for food trucks and farmers’ market?
- Implement the design of the library façade into adjacent buildings.
- Apply solar panels on the police department building
- Provide sufficient security lighting
- Senior Center area appears too small. Provide more square footage.
- Provide a senior store for selling community crafts.
- Provide accessible paths for seniors.
- Consider curb less curbs – easy transitions between different elevations.
- How will parking for seniors be managed?
- Provide tall trees with large canopies for shading.
- Design cool gardens if trees are overly expensive.
- Support the idea of a communal space.
- Provide ramps for accessibility.
- Enjoy the implementation of large openings allowing natural light into buildings
- Provide a parking garage.
- Include seating along the paseo.
- Include space for food trucks along the paseo.
- Could the pool be indoors?
- Provide terraced landscape, berms and swales.
- Support the multigenerational spaces for people to engage in enlightening conversations.
- Provide 2 level parking.
- Include emergency call boxes throughout the park.
- Include a community garden.
- Design a playground to further encourage children and parents to use the park.
- Include “garlic chairs” or furniture symbolic of Gilroy

Notes by Aylin Casas Mejia:

Morning Session-

- Concern over accumulated traffic existing and entering from Dowdy st.
- Redesign of parking lot so that it is more distributed throughout the site, as opposed to accumulated in one corner
- Appreciated the parking designated for both the police building and the city hall
- Replace some parking with tree coverage and more green space opportunities
- Attendee mentioned outlet inclusion for night lights along the open space
- Concern over light and noise pollution onto neighbors of the site

Evening Session-

- Individuals expressed a desire for incorporated art work onto the public open space
- Some want to keep the council chamber and city hall separate
- Appreciated the separation of more recreational services on the right most part of the site, and civil services reserved to the left more part of the site
- Excited about the pool incorporation to the Master Site Plan
- Proposed blue emergency phones throughout the site to ensure safety
- Curious about potential seating areas around the paseo and open space
- Too few parking spots near the senior center
- Potential to reserve parking spots for seniors, near the senior center
- Minimize some trees so that the dining room would have direct eye access to the civic park
- Activate larger green spaces by incorporating play structures
- Move the current solar panels to the rooftop of the police station

Notes by Kenneth Loretto:

Morning Session-

- As the group listened to community comments. They expressed: We like what we see.
- The central space (paseo?) would be good for farmers markets and community gatherings. Suggest – power and data for market vendors.
- Lots of glass makes it feel inviting and open.
- Suggest perimeter bollards for security.
- Consider for traffic flow is needed.
- Consider the neighbors surrounding the site
- Suggest outdoor activities, courts.
- Consider adding in art in the park. Make it integral to the park, not an afterthought.
- Good walkable pedestrian access to the park from downtown and vice versa.
- We anticipate 2-3k people at amphitheater events.
- The park is at the threshold between east side and west side Gilroy.
- Consider parking for seniors and accessibility
- Overall groups seemed to like the scheme presented.
- Farmers market might also be located offsite.
 - Consider access for trucks along the market route.
- Consider theater loading and access.
- Might the council chambers and theater be dual purpose?
- Consider sound and odors when planning for kitchen/ auditorium adjacency.
- Consider a bandshell at amphitheater in the park.
- Consider wide stepped terraces with park like seating for the amphitheater.

Evening Session-

- Dual, multi-purpose spaces, such as the amphitheater, works for performance and picnicking, community gatherings, and see you Thursdays.
- Consider sight lines for tables and chairs on terraced amphitheater seating.
- Is the senior dining area bigger than the existing?

- Consider an indoor/ outdoor pool.
- Parking – may need additional levels at the assigned parking area.
- Need to keep in mind that street parking fills up.
- Consider lighting along the paseo.
- Mitigate heat island effect of parking.
- Manage parking to make the most efficient use of spaces.
- Consider a garden like feel for the paseo.
- Consider solar panels for parking areas – energy generation and shade over the lot.
- Community gardens, playgrounds, and Garlic chairs!

END OF NOTES



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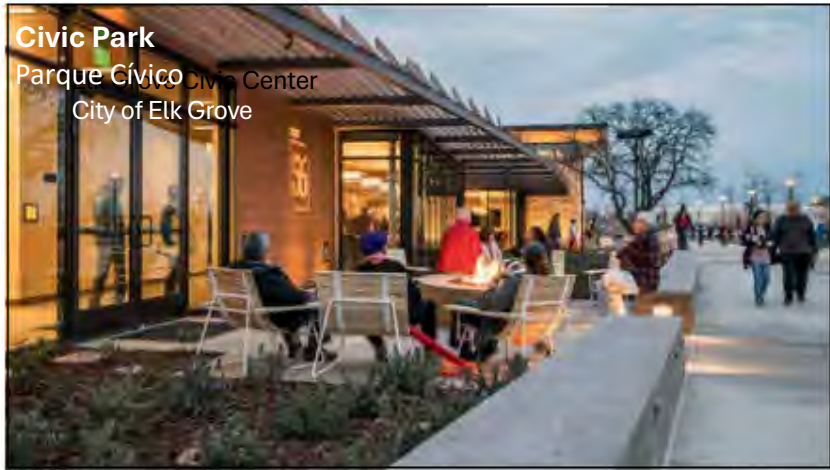
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Seniors Center
Centro de día

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Seniors Center
Centro de día

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Youth Center
Centro de Juventud

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Youth Center
Centro de Juventud

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Arts Center
Centro de Artes

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Arts Center
Centro de Artes

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Recreation Center
Centro de Recreación

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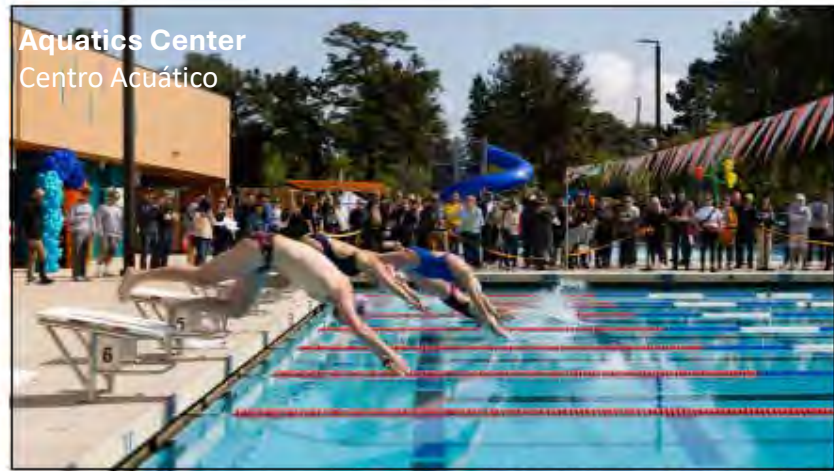
Recreation Center
Centro de Recreación

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Aquatics Center
Centro Acuático

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MORGAN HILL	GILROY
POPULATION 45,500	POPULATION 58,100
LAND AREA 8,200 ACRES	LAND AREA 10,350 ACRES

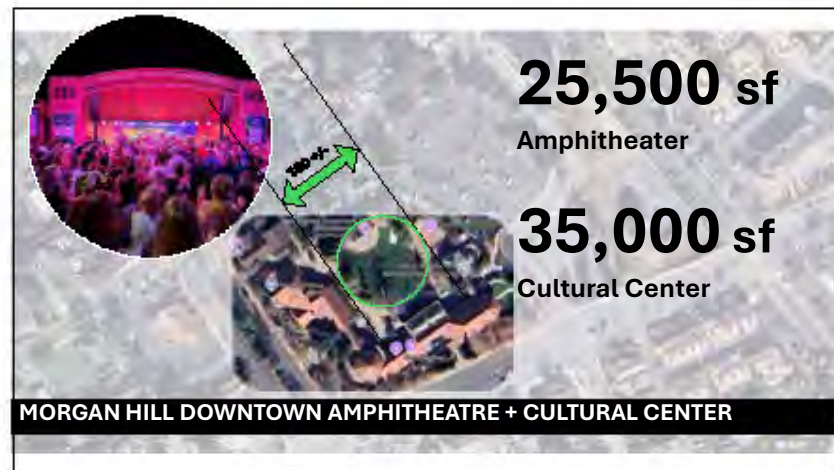
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21,000 sf of Water

- 50m Pool
- 6 lane x 25-yard Pool
- Fun Water Pool
- Splash Pad



MORGAN HILL AQUATICS CENTER

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<p>MORGAN HILL CITY OF MORGAN HILL</p> <p>COMMUNITY CENTER 37,000 sf</p> <p>RECREATION CENTER 66,000 sf</p> <p>AQUATICS 25,000 sf</p>	<p>TODAY</p> <p>GILROY</p> <p>SENIOR CENTER 12,000 sf</p> <p>WHEELER CENTER 15,000 sf</p> <p>AQUATICS 0 sf</p>
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<p>MORGAN HILL CITY OF MORGAN HILL</p> <p>COMMUNITY CENTER 37,000sf</p> <p>RECREATION CENTER 66,000sf</p> <p>AQUATICS 25,000sf</p>	<p>CIVIC MASTER PLAN</p> <p>GILROY</p> <p>COMMUNITY CENTER 35,000sf</p> <p>RECREATION CENTER 42,000sf</p> <p>AQUATICS 6,000sf</p>
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Gilroy Civic Master Plan

Community Engagement + Concept Design

- The Site
- Concepts A, B & C
- Preferred Concept



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ONLY 10%+/- GREEN

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LIBRARY & POLICE REMAIN

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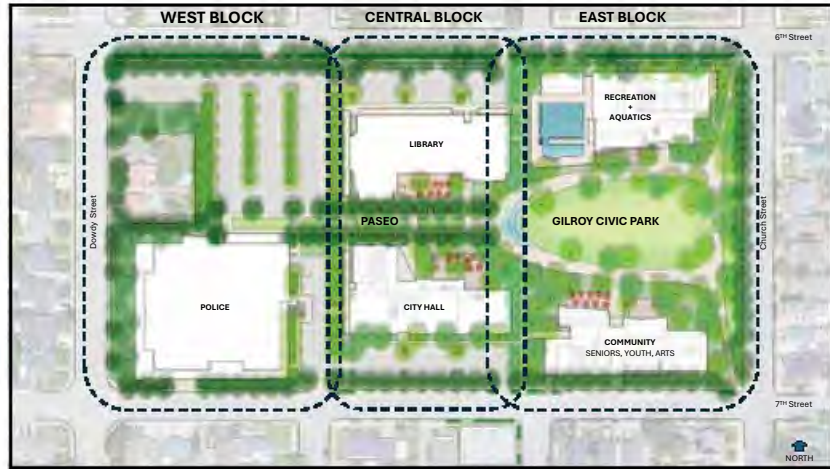
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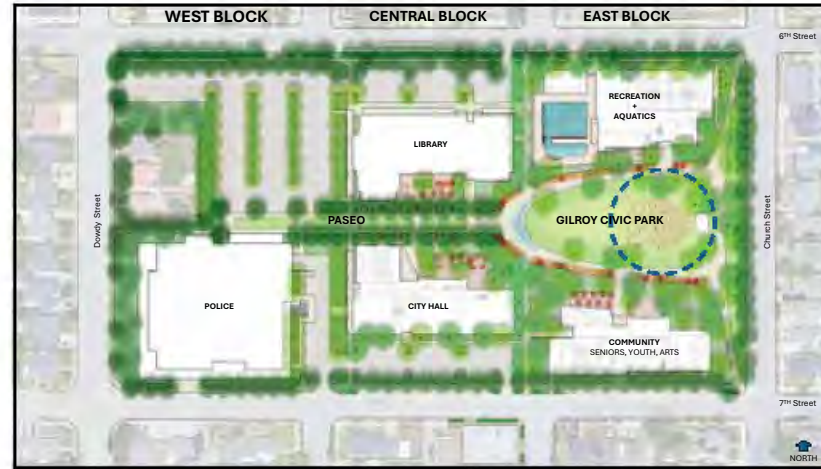
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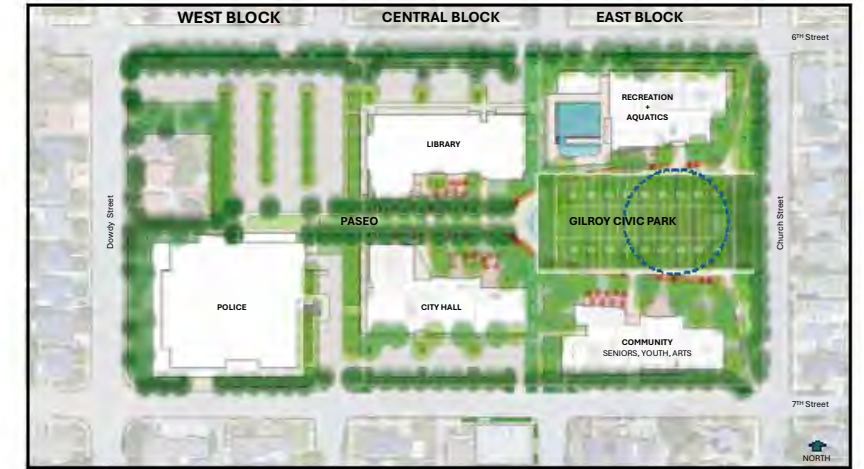
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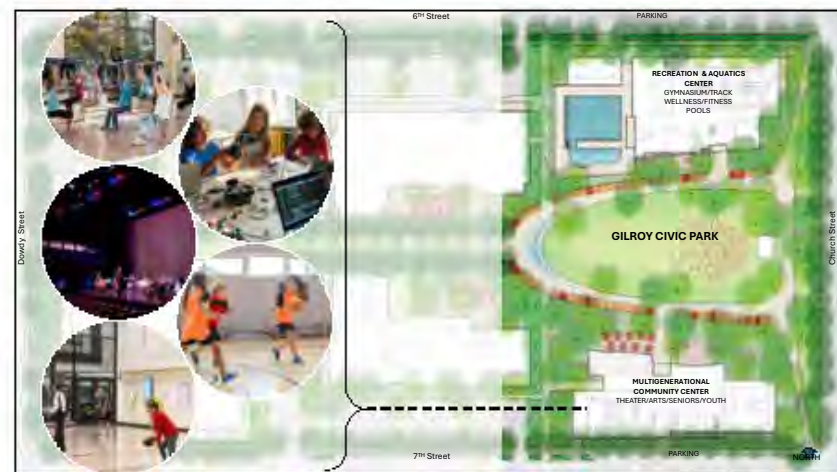
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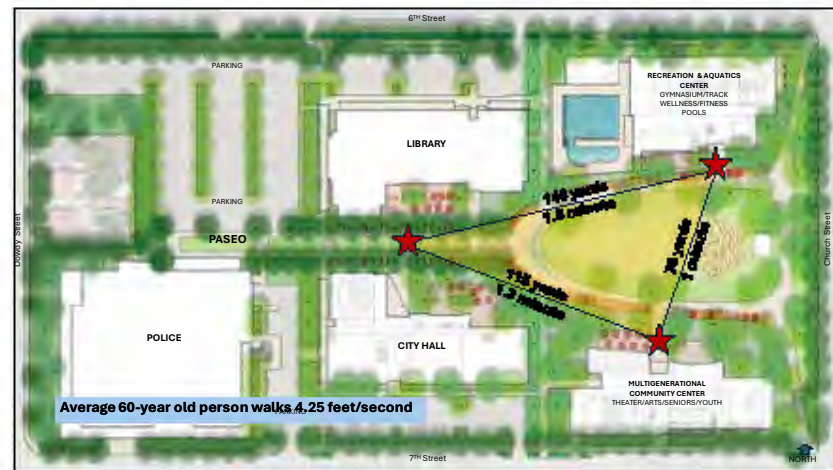
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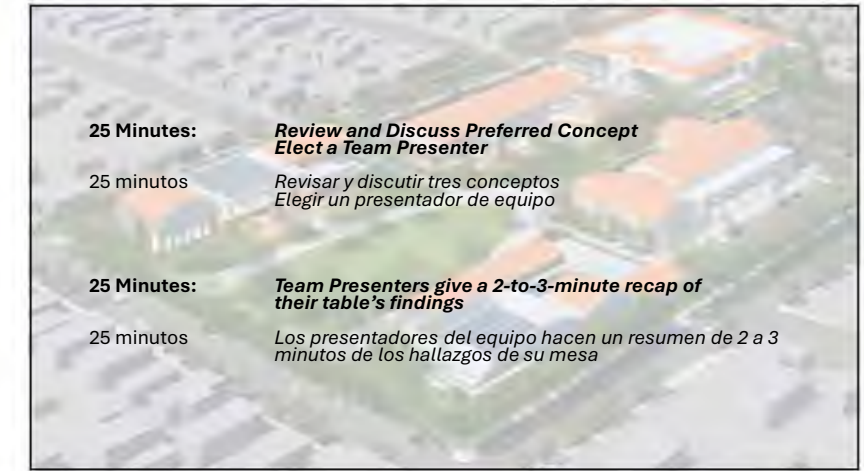
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25 Minutes: *Review and Discuss Preferred Concept
Elect a Team Presenter*
25 minutos *Revisar y discutir tres conceptos
Elegir un presentador de equipo*

25 Minutes: *Team Presenters give a 2-to-3-minute recap of
their table's findings*
25 minutos *Los presentadores del equipo hacen un resumen de 2 a 3
minutos de los hallazgos de su mesa*



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**GILROY CIVIC CENTER MASTER PLAN**

June 11, 2025

MEETING AGENDA/NOTES

Via ZOOM – In attendance: Ryan Osenton, Sharon Goei, Clarence Mamuyac

1. EIR Status – Provided by Shoshana Lutz, EMC
 - a. EMC Update
 - i. Draft NOP went to Susan Vutz (ELS) and Ryan Osenton (City) on 5/30. When I receive comments back, I can incorporate and finalize the NOP for the City to post with the County Clerk, upload to the State Clearinghouse, and send copies to those on the City's distribution list. **The City will provide feedback by early next week.**
 - ii. Tribal consultation offer letters were signed by Ryan and sent out by the City on April 10th. The tribes had 30 days to respond, which ended in mid-May. If any responses were received by the City please send them my way. **The city received one request from the tribal consultation offer letter period via email for a map, which he responded to directly. The requester had an issue with the distribution of the mail, as they did not receive their notice letter until May 24th. Does this glitch in the US Mail process require us to extend the 30-day window?**
 - iii. The VMT study and parking analysis by Hexagon Transportation Consultants should be done by the end of July. **On track, no comment**
 - iv. Current schedule has the admin draft EIR being complete at the end of August. The draft EIR is underway. **On track, no comment**
2. Model
 - a. **ELS advised that the model is coming in between \$45K and \$50K**
 - b. **ELS will produce buildings via 3D printer. The model base and trees will be produced by a third-party model maker.**
 - c. **The City wants to re-evaluate the need for the model, as the cost are exceeding their anticipated expenditure. The model is on HOLD until further direction is provided by the City. If the model moves forward, it will be needed in early September.**
3. Draft Report – **ELS gave a summary of the items below, essentially stating all is progressing as planned. The final report is targeted at the end of July.**
 - a. Technical reports from consultants in progress
 - b. Parking counts pending from Hexagon
 - c. Additional drawings and renderings
 - d. Additional text in progress

End of Meeting Notes

REFERENCE MATERIALS

List of Reference Drawings and Documents

The following information was provided to the design team for use in preparing this report:

DOCUMENTS AND REPORTS

1. City of Gilroy Civic Center Master Plan, Draft, WLC Architects, April 25, 2002
2. Gilroy Recreation Facility & Program Needs Assessment, Pros Consulting and ETC Institute, 2020
3. City of Gilroy 2040 General Plan Land Use Map
4. Gilroy City Code, Chapter 30, Zoning Ordinance and Zoning Map

DRAWINGS

1. City Hall:
 - a. Irrigation Plan, January 28, 1975 by John Blevins & Assoc.
 - b. Original building plans by the Architectural Office of William W. Hedley Jr, Morris Arthur Stark Associate Architect, 8/1/76
 - c. Expansion of Gilroy City Hall, plans by the Hawley, Peterson & Snyder Architects, 3/19/90
 - d. Electrical as-built drawings, 1/15/91
 - e. Expansion of Gilroy City Hall, plans by CSS Associates Architects, 2/1/92
 - f. Planting and Irrigation plans, Aitken Associates Landscape Architects, 10/1/93
 - g. Landscape Plans, Aitken Associates Landscape Architects, July 1994
 - h. Mechanical Modifications, Parks & Rec Dept., McCracken & Woodman Consulting Mechanical Engineers, 9/19/95
 - i. Accessibility upgrades, Harris & Associates Architects, 1997
 - j. Gilroy City Hall HVAC Assessment, Turley & Associates Mechanical Engineering, 1/26/2020
2. Old Police Department Building
 - a. Jail and Police Facility original building plans, Akol and Associates Architects & Engineers and Hughan and Hughan Architects, 2/25/65
 - b. Gilroy Police Facility Remodel, Hughan & Hughan Architects and Planners, 8/25/76
 - c. Emergency Generator drawings, Fehr Engineering Company, 1/16/83
 - d. Front Desk Remodel, Duerr Architect, 4/16/84
3. Old City Hall, renovation dated 10/26/92 by Architectural Resources Group
4. Senior Center
 - a. Gilroy Senior Center Expansion Project, Duerr Architect, 1/22/87
 - b. ADA Improvements, 4/30/96
- e. Mechanical and Structural modifications, Hughan & Hughan Architects and Planners, 9/3/85
- f. City of Gilroy Police Department Addition, Clark, Stromquist & Sandstrom Architects 2/10/86
- g. Mechanical modifications, McCracken & Woodman Consulting Mechanical Engineers, 1995 and 1996
- h. Dog kennel drawings, 2015

