

Rancho Palos Verdes **Civic Center Advisory Committee**

AUGUST 23, 2018



THE CITY OF
RANCHO PALOS VERDES

Gensler

Agenda

- + Open House Analysis & Key Findings
- + Preliminary Programming
- + Q + A
- + Next Steps

RPV Civic Center **Open House Summary**

AUGUST 2018



THE CITY OF
RANCHO PALOS VERDES

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Open House Context

Methods



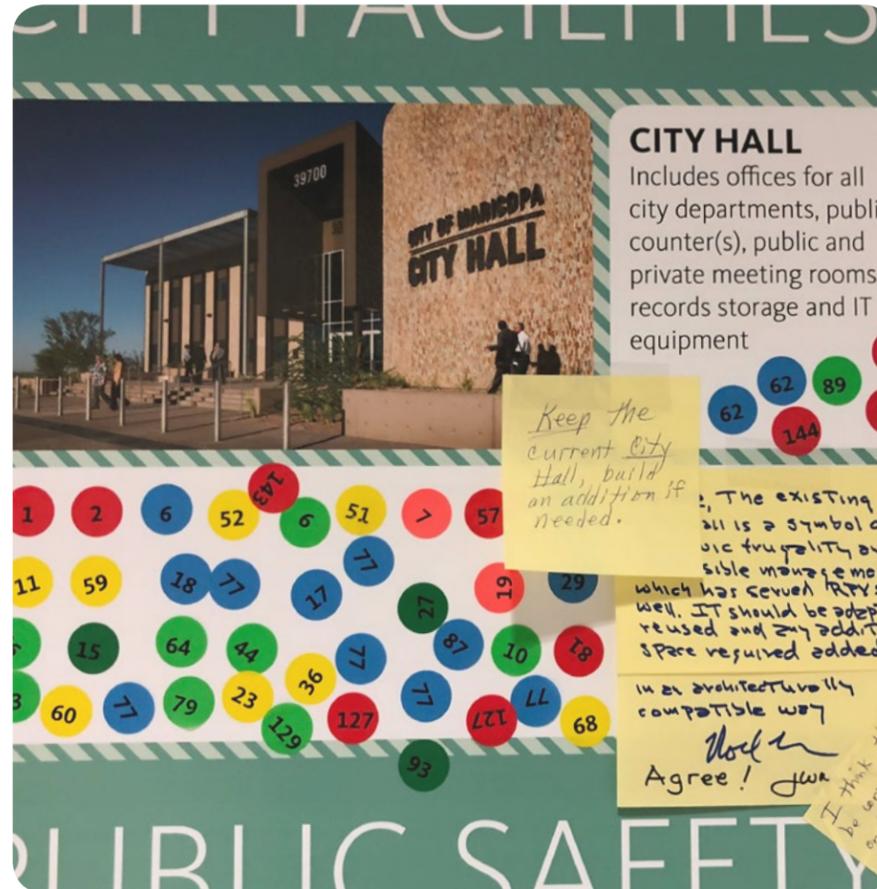
Assigned Stickers



Comments



Conversations

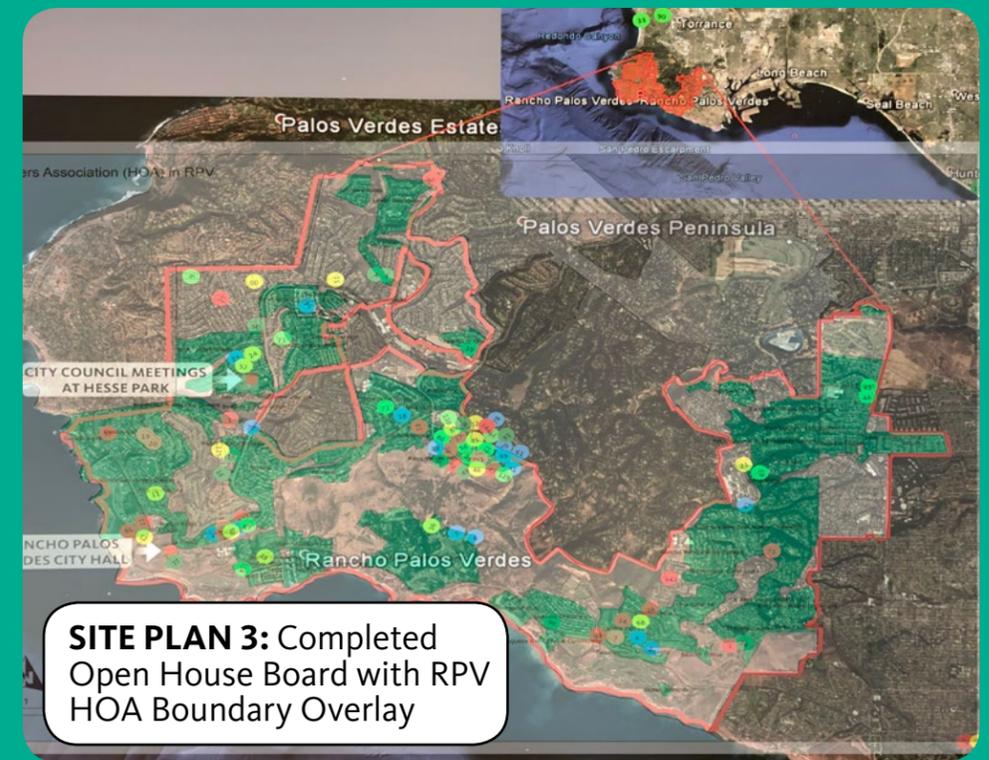
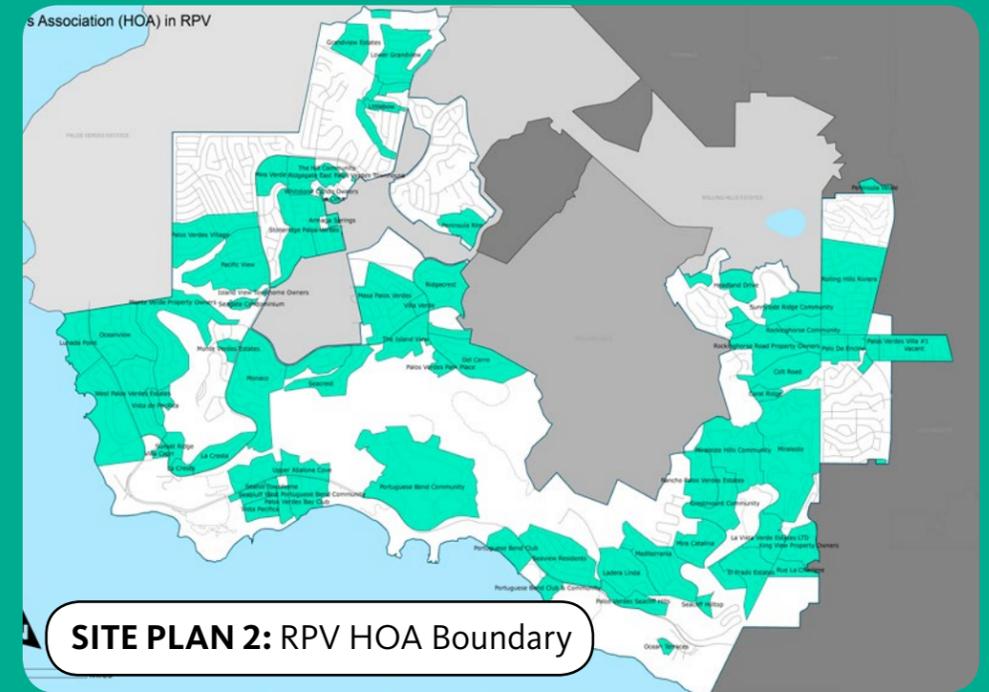
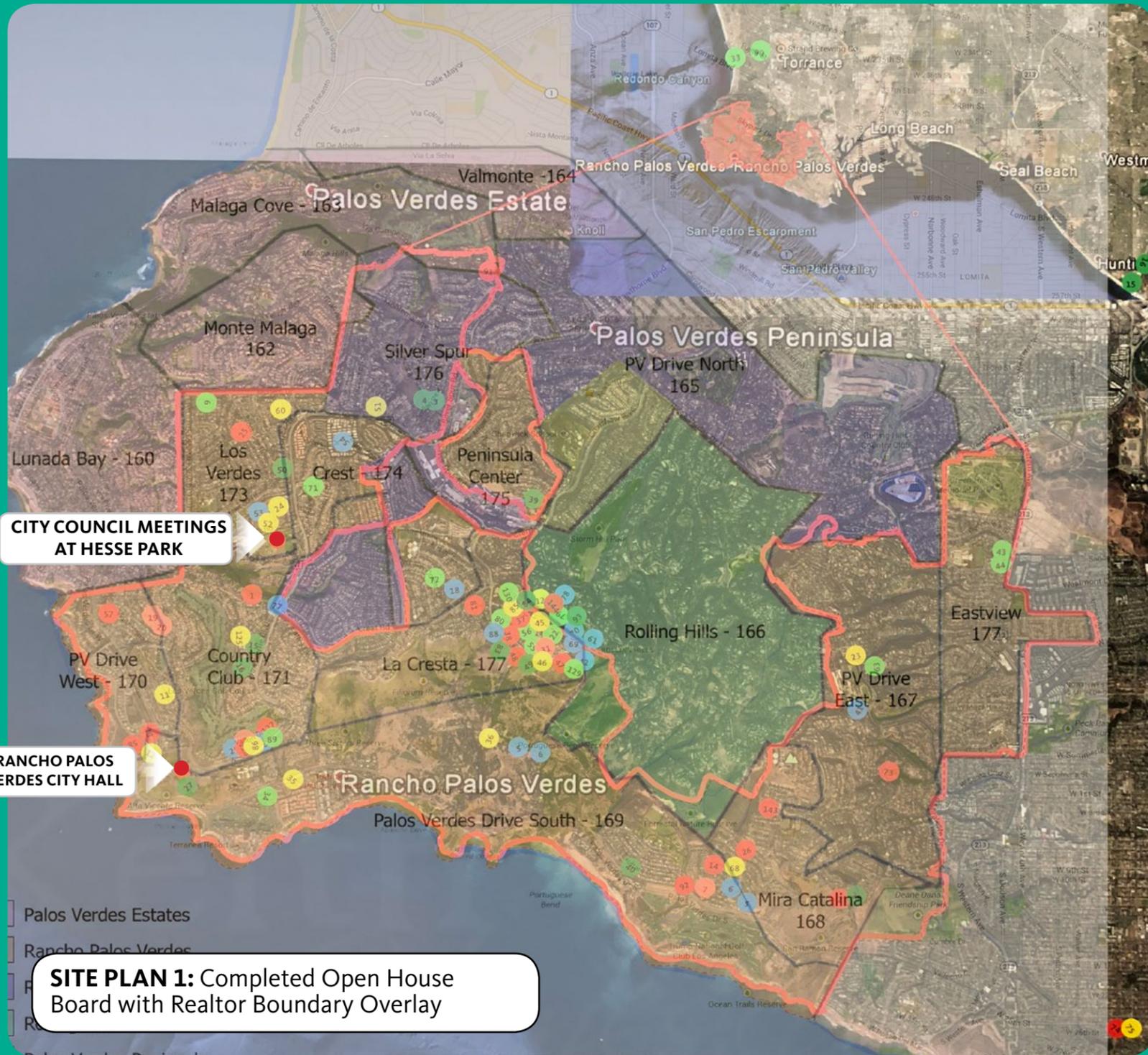


Attendance Summary

- +93** RPV Sign-In Sheet 8-8-2018
- +9** Completed Open House Comment Forms
- +106** Individual Stickers (Live / Work)
- +842** Total Stickers Votes for Elements



Where Do You Live / Work?



Where Do You Live / Work?

RPV Realtor / HOA Boundary	Individuals	Percentage %
La Cresta 177	28	26.4%
Del Cerro	27	25.5%
The Island View	1	0.9%
NA*	16	15.1%
NA*	16	15.1%
Palos Verdes Drive South 169	13	12.3%
Ladera Linda	5	4.7%
NA*	1	0.9%
Portuguese Bend Community	3	2.8%
Seabluff	2	1.9%
Seaview Residents	2	1.9%
Country Club 171	10	9.4%
La Cresta	5	4.7%
Monaco	1	0.9%
Monte Verde Property Owners	1	0.9%
Monte Verdes Estates	3	2.8%
Los Verdes 173	7	6.6%
NA*	4	3.8%
Pacific View	3	2.8%
PV Drive West 170	7	6.6%
Oceanview	3	2.8%
Vista de Pacifica	1	0.9%
West Palos Verdes Estates	3	2.8%
Crest 174	4	3.8%
Mesa Palos Verdes	2	1.9%
Ridgegate	1	0.9%
Stoneridge Palos Verdes	1	0.9%
Mira Catalina 168	4	3.8%
El Prado Estates	2	1.9%
Mediterrania	1	0.9%
NA*	1	0.9%
Silver Spur 176	4	3.8%
Littlebow	2	1.9%
Lower Grandview	1	0.9%
NA*	1	0.9%

RPV Realtor / HOA Boundary (Continued)	Individuals	Percentage %
PV Drive East 167	4	3.8%
Colt Road	2	1.9%
Miraleste	1	0.9%
Miraleste Hills Community	1	0.9%
Eastview 177	2	1.9%
Rolling Hills Riviera	2	1.9%
Redondo Beach / Torrance Area	2	1.9%
Redondo Beach / Torrance Area	2	1.9%
Huntington Beach Area	2	1.9%
Huntington Beach Area	2	1.9%
Coastal San Pedro Area	2	1.9%
Coastal San Pedro Area	2	1.9%
Peninsula Center 175	1	0.9%
Peninsula Rim	1	0.9%
Grand Total	106	100%

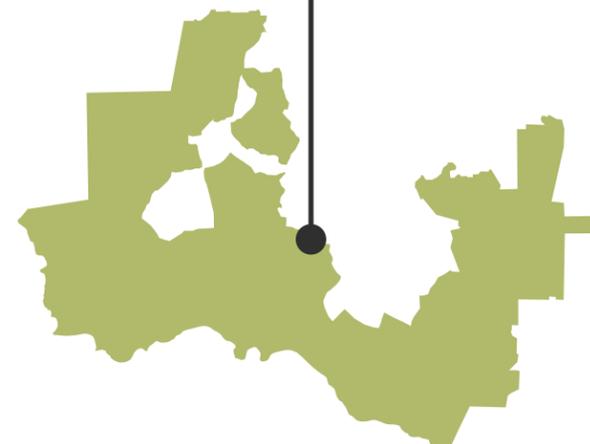
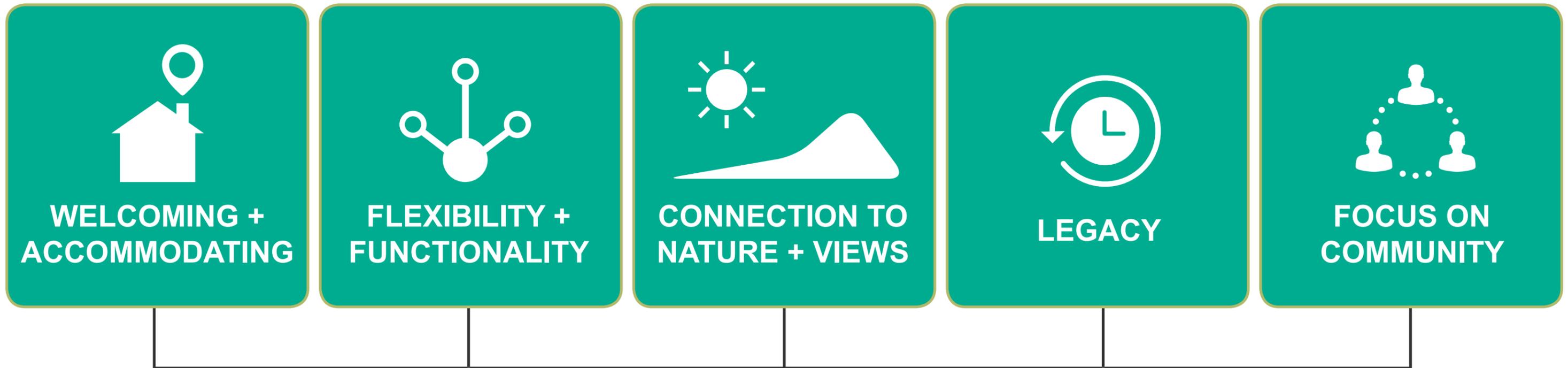
-  = Realtor Boundary
-  = RPV HOA Boundary

NOTE:

* The large amount of undefined groups "NA" were a result of either: individuals participating in the voting exercise but did not identify their location, identified location does not fit in any of the boundaries and/or the individual's designated number was obstructed/overlapped by others.

Site Vision | Aspirations

Key Themes



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Site Vision | Aspirations

WELCOMING + ACCOMMODATING

- + Simple and welcoming!
- + Renovate City Hall to receive visitors.
- + A place where people can gather for contemplation and meditation.
- + Safe and accessible.
- + A city this beautiful should have a more welcoming City Hall.
- + Cater towards youth, seniors and those with accessible needs.
- + Passive use + public safety.
- + Adequate parking for all activities and meetings.

*NOTE:
Comments were taken directly from Open House documentation and transcribed for this summary.*

FLEXIBILITY + FUNCTIONALITY

- + Let's not duplicate facilities that are already available at parks in RPV.
- + No bond/tax measures. Changing demographics. Youth consideration should be taken into account.
- + Modern, low key and functional. Representative of quality and city.
- + Efficient working environment for city employees. User friendly for public state-of-the-art facilities all in one location for proper management.
- + Expand and improve facilities while maintaining the natural 'feel' of RPV.
- + Quiet, hospitable, climate-appropriate and versatile.
- + What are the real costs?

CONNECTION TO NATURE + VIEWS

- + Entrance for trails at City Hall.
- + Provide exhibits for interpreting the surrounding nature preserve.
- + Landscape grounds for passive recreation with drought resistant nature plants and walking trails.
- + Maintain as much of the views of the ocean as possible while making improvements.
- + Provide picnic facilities with shade structures.
- + Blend with the natural surroundings and energy efficient.
- + Maximize opportunities for the public to enjoy the site as a coastal outdoor space with expansive views.

LEGACY

- + Make a connection and celebrate the historical aspects of the site.
- + Open up the missile silos for public education.
- + Modify silos (there are plenty of retired engineers in PV that may have suggestions).

FOCUS ON COMMUNITY

- + Consideration for nearby neighborhoods for parking, noise, trash and crime.
- + Outdoor public art exhibit space.
- + Access for emotional support groups.
- + Drinking water station for people and dogs.
- + Free for residents? Free for others?
- + Space for community presentations.
- + Rural feel, with safer walkways or paths – seniors hard to walk on uneven grass / dirt.
- + Point Vicente is the last place in southern California left to feel like a small town instead of a mall. Let's keep it that way!

Civic Center Site | Boundaries



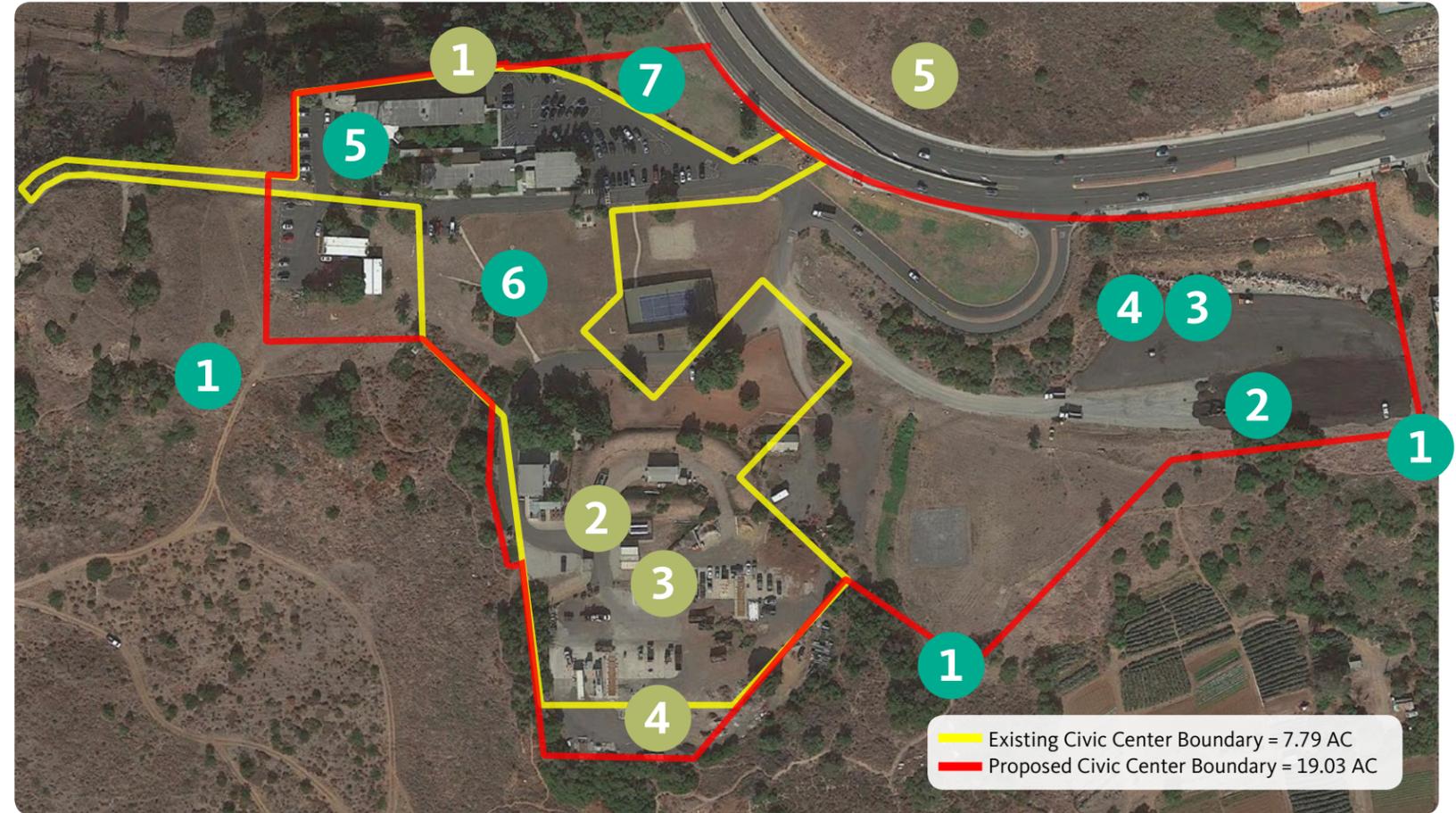
Civic Center Site | Issues, Constraints + Opportunities

Issues + Constraints

- 1 Any structures whether new or redeveloped should be low profile, blend with the natural surroundings and energy efficient.
- 2 The maintenance yard should be moved off site if possible. If it must stay it needs to be designed efficiently and screened.
- 3 Trim/remove foliage, get rid of maintenance yard and replace with benches, shade structures and tables.
- 4 Preserve the coastline view to the east for the public.
- 5 Views over the site must be preserved and vistas enhanced.

Opportunities

- 1 Trailhead.
- 2 Park area with some shade, grass or ground cover. Benches and picnic tables (not parked vehicles).
- 3 Picnic Area.
- 4 Native Center.
- 5 A city this beautiful should have a more welcoming City Hall (Welcome Center, AC, Heat!).
- 6 The community needs a civic focal point – a public gathering space to engage the residents and welcome visitors.
- 7 Cut down foliage to look towards Santa Monica with benches.



Civic Center Site

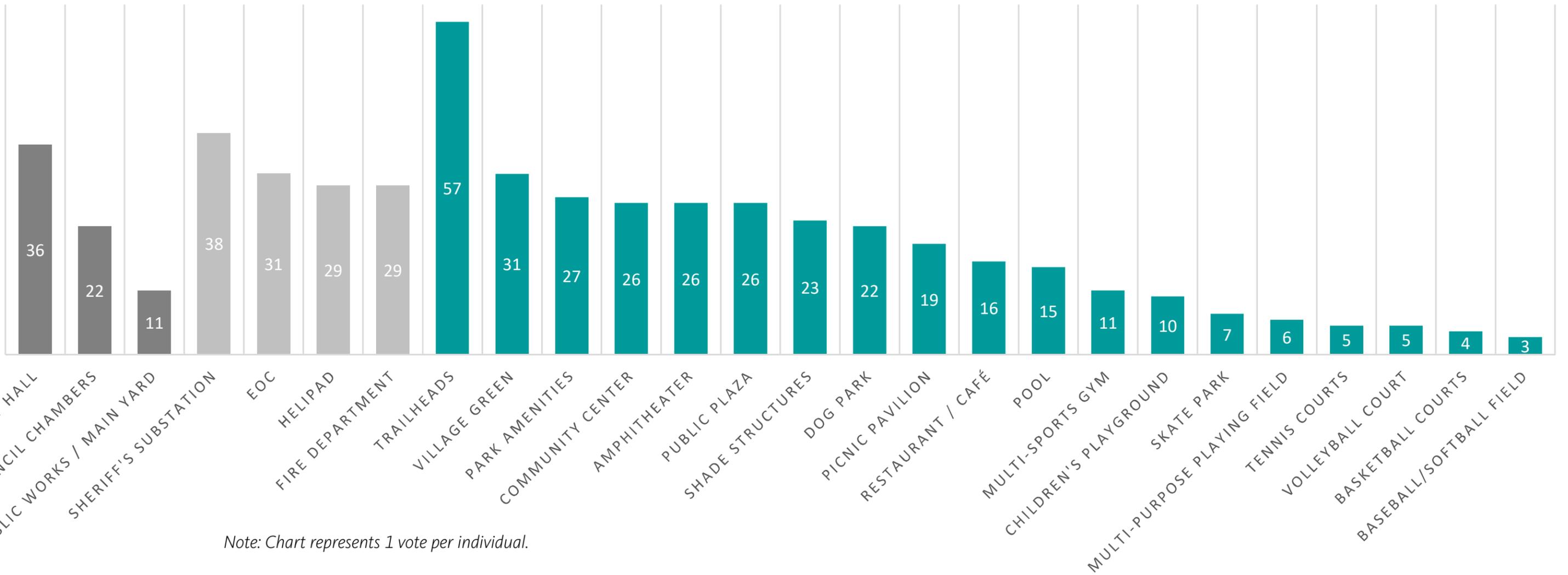
Civic Center Site | Program Elements Results

Insights:

- + Trailheads were by far the most popular with **57** individual votes and a total vote of **283** (the next closest had 46 total votes). Participants felt very strongly about trailheads and voted multiple times on this element.
- + Active recreation sites such as the pool, multi-sports gym, skate park, multi-purpose playing field, tennis courts, volleyball court, basketball and baseball/softball **scored very low**.
- + In general, **Public Safety** scored consistently high.



CITY FACILITIES PUBLIC SAFETY COMMUNITY SPACES



Civic Center Site | Program Elements Summary



CITY FACILITIES CITY HALL

Includes offices for all city departments, public counter(s), public and private meeting rooms, records storage and IT equipment.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **36**

INDIVIDUAL VOTES RANK: **3/26**

CITY FACILITIES RANK: **1/3**

MOST REPRESENTED RPV HOA: *Del Cerro & HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177 & Realtor Boundary Not Specified*



Keep the current City Hall, build an addition if needed.

City Hall is a symbol of the civic frugality and responsible management which has served RPV so well.

A City Hall that we can be proud of and give us effective, efficient space for our government and use for our citizens.

Keep it simple.



Avoid the "mall" public plaza.

City Hall is not a playground.

Civic Center Site | Program Elements Summary



Excellent Idea.

CITY FACILITIES COUNCIL CHAMBERS

Permanent space City Council and commission/committee meetings at City Hall, audiovisual facilities, flexible use (multi-purpose, training, etc.)

VOTING INSIGHTS:

INDIVIDUAL VOTES: **22**

INDIVIDUAL VOTES RANK: **T13/26**

CITY FACILITIES RANK: **2/3**

MOST REPRESENTED RPV HOA: *Del Cerro & HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177 & Realtor Boundary Not Specified*

Civic Center Site | Program Elements Summary



CITY FACILITIES PUBLIC WORKS / MAIN YARD

Vehicle, equipment and material storage, staging and storage for the City's maintenance contractors.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **11**

INDIVIDUAL VOTES RANK: **19/26**

CITY FACILITIES RANK: **3/3**

MOST REPRESENTED RPV HOA: **No clear favorite**

MOST REPRESENTED REALTOR BOUNDARY: *Palos Verdes Drive South 169 & Country Club 171*



Yes, if no other practical and suitable location can be found.



Does the City have other property for this?
Strange use of coastal land.

Fuel?

The maintenance yard should be moved off site. If it must stay it needs to be designed efficiently and screened.

Civic Center Site | Program Elements Summary



Safety facilities should be considered as critical public infrastructure. They are a need not a want.



What are the real costs for FD (Fire Department) and PD (Police Department). Is this justified?

PUBLIC SAFETY SHERIFF'S SUBSTATION

Small, new substation with no jail, enhance response times and coverage on the south and west sides of the Peninsula.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **38**

INDIVIDUAL VOTES RANK: **2/26**

PUBLIC SAFETY RANK: **1/4**

MOST REPRESENTED RPV HOA: *Del Cerro, La Cresta & HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177 & Country Club 171*

Civic Center Site | Program Elements Summary



PUBLIC SAFETY **EMERGENCY OPERATIONS CENTER (EOC)**

Permanent space for emergency operations at City Hall, current facility not seismically adequate, flexible use (multi-purpose, training, HAM radio, etc.).

VOTING INSIGHTS:

INDIVIDUAL VOTES: **31**

INDIVIDUAL VOTES RANK: **T4/26**

PUBLIC SAFETY RANK: **2/4**

MOST REPRESENTED RPV HOA: *Del Cerro*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177*



Safety facilities should be considered as critical public infrastructure. They are a need not a want.

Combine with Police and Fire Facilities if possible.



Civic Center Site | Program Elements Summary



PUBLIC SAFETY HELIPAD

Emergency use by Sheriff's and Fire personnel, add water tank/connection, upgrade to current standards.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **29**

INDIVIDUAL VOTES RANK: **T6/26**

PUBLIC SAFETY RANK: **T3/4**

MOST REPRESENTED RPV HOA: *Del Cerro & HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177*



Safety facilities should be considered as critical public infrastructure. They are a need not a want.

2 helipads; fueling for helicopters.



Helicopter noise is already overwhelming our community!

Don't need two helipads. Costs for public safety not justified.

Civic Center Site | Program Elements Summary



PUBLIC SAFETY FIRE DEPARTMENT

New fire station to replace antiquated Station 53, allow for additional firefighters in event of emergency.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **29**

INDIVIDUAL VOTES RANK: **T6/26**

PUBLIC SAFETY RANK: **T3/4**

MOST REPRESENTED RPV HOA: *Del Cerro*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177 & Realtor Boundary Not Specified*



Safety facilities should be considered as critical public infrastructure. They are a need not a want.



There is a fire station on PV Dr S. why do we need one here?

What are the real costs for FD (Fire Department) and PD (Police Department). Is this justified?

Check with LA County Fire and Sheriff to determine the calls for service and response needs.

Civic Center Site | Program Elements Summary



Views over the site must be preserved and vistas enhanced.



COMMUNITY SPACES TRAILHEADS

Improved entrance points to the trail network for the Palos Verdes Nature Preserve, directional/interpretive signage.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **57**

INDIVIDUAL VOTES RANK: **1/26**

COMMUNITY SPACES RANK: **1/19**

MOST REPRESENTED RPV HOA: *Del Cerro*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177*

66%
.....
of participants
voted for trailheads
multiple times.

Civic Center Site | Program Elements Summary



COMMUNITY SPACES VILLAGE GREEN

Large, grassy space to be used for community gatherings and events, programmed and un-programmed activities.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **31**

INDIVIDUAL VOTES RANK: **T4/26**

COMMUNITY SPACES RANK: **2/19**

MOST REPRESENTED RPV HOA: *La Cresta & HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *Country Club 171 & Realtor Boundary Not Specified*



Keep the view corridor open toward the coastline especially!

Landscaping should feature drought resistant native plants to provide compatibility with the surrounding nature.



Civic Center Site | Program Elements Summary



COMMUNITY SPACES PARK AMENITIES

Picnic tables, benches and trash receptacles.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **27**

INDIVIDUAL VOTES RANK: **8/26**

COMMUNITY SPACES RANK: **3/19**

MOST REPRESENTED RPV HOA: *La Cresta & HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *Country Club 171 & Realtor Boundary Not Specified*



Take advantage of the
spectacular views.

With shade cover.



Civic Center Site | Program Elements Summary



I would love it.

COMMUNITY SPACES COMMUNITY CENTER

Multi-purpose room(s) for meetings and other events, related kitchen and restroom facilities.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **26**

INDIVIDUAL VOTES RANK: **T9/26**

COMMUNITY SPACES RANK: **T4/19**

MOST REPRESENTED RPV HOA: *HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *Realtor Boundary Not Specified, Silver Spur 176 & Palos Verdes Drive South 169*

Civic Center Site | Program Elements Summary



COMMUNITY SPACES AMPHITHEATER

Terraced outdoor performance/event space with minimal hardscape and structures, for small-scale community events.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **26**

INDIVIDUAL VOTES RANK: **T9/26**

COMMUNITY SPACES RANK: **T4/19**

MOST REPRESENTED RPV HOA: *Del Cerro*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177*



I like it.

Small amphitheater OK
for afternoon concerts.

Civic Center Site | Program Elements Summary



+ solar.

COMMUNITY SPACES PUBLIC PLAZA

Urban-style, pedestrian-oriented common space adjacent to/surrounded by City buildings, programmed and un-programmed activities.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **26**

INDIVIDUAL VOTES RANK: **T9/26**

COMMUNITY SPACES RANK: **T4/19**

MOST REPRESENTED RPV HOA: *HOA Not Specified*

MOST REPRESENTED REALTOR BOUNDARY: *Palos Verdes Drive South 169 & Realtor Boundary Not Specified*

Civic Center Site | Program Elements Summary



COMMUNITY SPACES SHADE STRUCTURES

Small, freestanding structures distributed around site to provide shade in the absence of larger trees/shrubs.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **23**

INDIVIDUAL VOTES RANK: **12/26**

COMMUNITY SPACES RANK: **7/19**

MOST REPRESENTED RPV HOA: *La Cresta*

MOST REPRESENTED REALTOR BOUNDARY: *Palos Verdes Drive South 169 & Country Club 171*



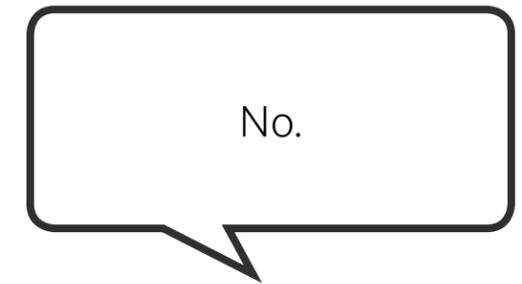
+ solar.

Shade structures and tables.



Trees are better than shade structures.

Civic Center Site | Program Elements Summary



COMMUNITY SPACES DOG PARK

Permanent dog park to replace existing temporary dog park, possibly at different location.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **22**

INDIVIDUAL VOTES RANK: **T13/26**

COMMUNITY SPACES RANK: **8/19**

MOST REPRESENTED RPV HOA: *Del Cerro*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177*

Civic Center Site | Program Elements Summary



COMMUNITY SPACES POOL

Public community pool (indoor or outdoor) for multiple uses including lap swimming, free play, exercise classes, water polo, etc.

VOTING INSIGHTS:

INDIVIDUAL VOTES: **15**

INDIVIDUAL VOTES RANK: **17/26**

COMMUNITY SPACES RANK: **11/19**

MOST REPRESENTED RPV HOA: *Del Cerro*

MOST REPRESENTED REALTOR BOUNDARY: *La Cresta 177*



Not a huge pool, but for lap swimming and exercise.

How about a pool for RPV? LA has many.

A pool if you have a cooperative relationship with an entity to fund it and help operate it.



No to all active recreation facilities on the property.

10 years ago...a pool was the #2 request. Council never followed through.

Civic Center Site | 2016-2017 Survey Results

Insights:

- + A Civic Center Survey was mailed out to RPV residents in December 2016 and due February 10, 2017 with almost **2,300** surveys sent in, a **17%** response rate.
- + The survey focused largely on public and recreational uses.
- + The results are summarized in part on the graphs below. (Full results available at www.rpvca.gov/1014/Current-Master-Plan-Survey)

2016-2017 Survey

Civic Center Master Plan Survey

Dear Rancho Palos Verdes Resident:

Thank you for taking the time to complete this important community survey. The City of Rancho Palos Verdes completed an update of its Parks Master Plan in 2015. Among the recommendations approved by the City Council was to develop a site-specific Master Plan for Point Vicente Park/Civic Center at 30940 Hawthorne Blvd., where Rancho Palos Verdes City Hall is located. In addition, a 2013 engineering report concluded that current City Hall structures are in generally poor condition and would require a significant overhaul to bring them up to code.

The City is seeking community input regarding the types of elements residents would like to see considered in a redeveloped Civic Center site. Some elements in the survey below may already exist at the Civic Center site, and are included to gauge whether these elements or uses are still desired. The focus will always be on developing elements for RPV residents' use. This survey is an early step in a process, which will likely include multiple public workshops, City Council meetings, and significant public outreach and discussion. We appreciate your contribution and input at this early stage regarding what you feel would best serve the community.

For more information about the Civic Center Master Plan project, please visit <http://www.rpvca.gov/218/Civic-Center-Master-Plan> or call 310-377-0360. This web page will continue to be updated throughout the process. A self-addressed, stamped envelope has been included for your convenience.

Please return your completed survey to the City, postmarked no later than **January 17, 2017**.

1. **Developing a civic, recreational and cultural center at Point Vicente Park/Civic Center has been a lingering community issue for many years. In general, would you say that you favor or oppose redeveloping the civic center site, located at 30940 Hawthorne Blvd.?** Please circle your answer.

- | | |
|-----------------------------|---|
| Strongly oppose | 1 |
| Somewhat oppose | 2 |
| Somewhat favor | 3 |
| Strongly favor | 4 |
| Decline to State/No Opinion | 0 |

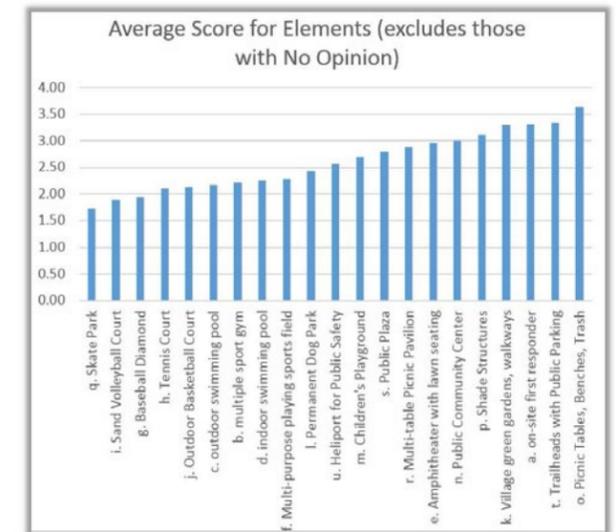
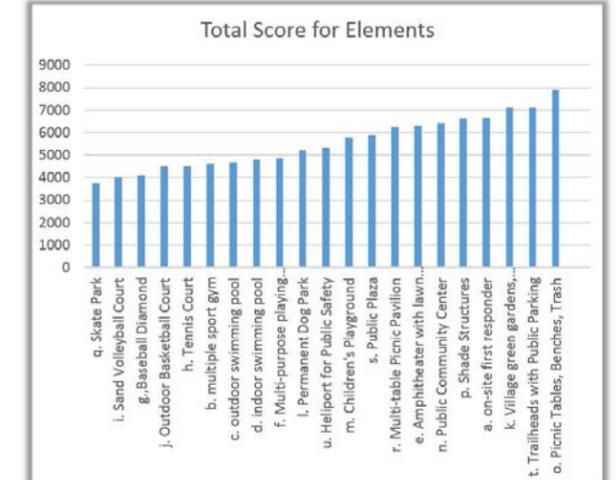
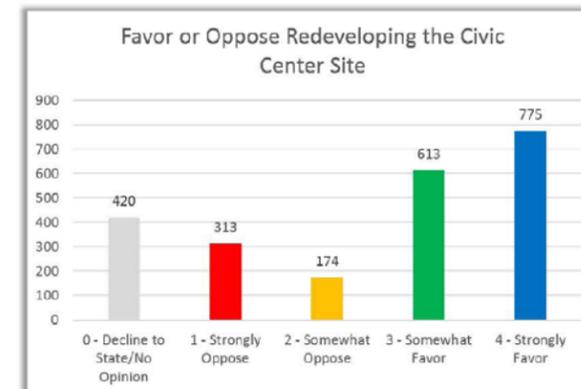
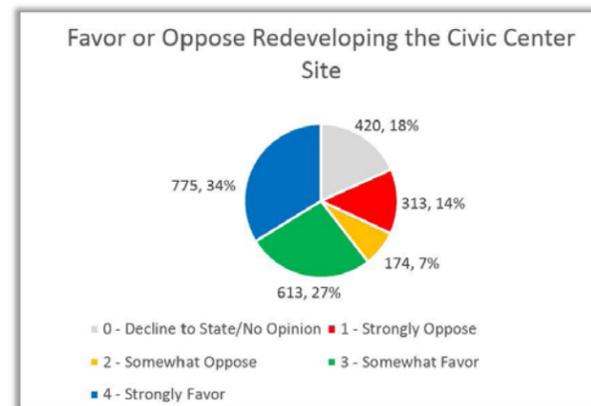
2. **A number of ideas have been brought up over the years regarding possible uses at Point Vicente Park/Civic Center.** Please circle your level of support for each possible use on a scale of 1-5, with 1 being lowest level of support and 5 being highest level of support. You can also circle 0 for "no opinion."



2016-2017 Survey Results

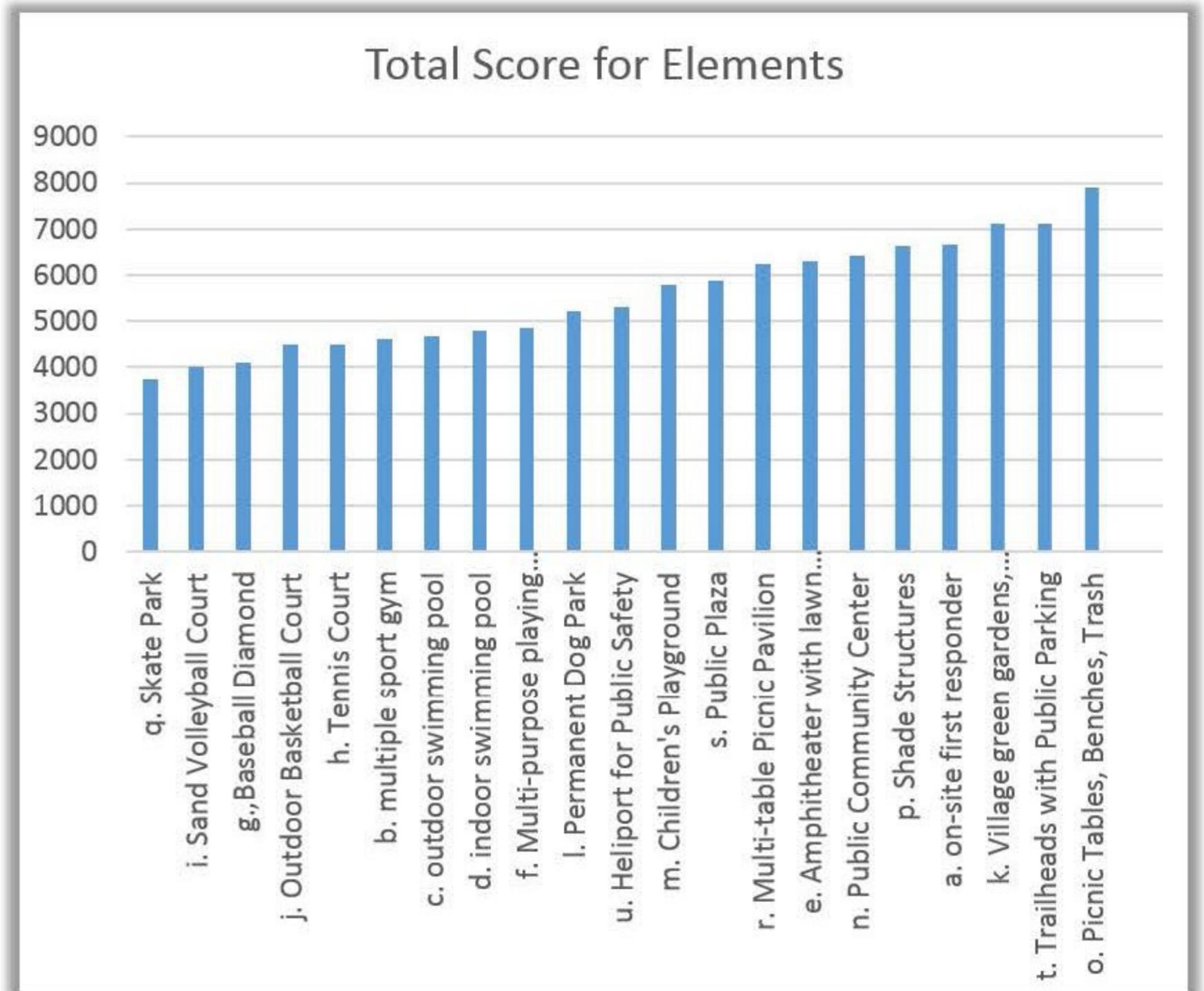
Point Vicente/Civic Center Master Plan Survey Results

The following charts show survey responses to a number of potential Civic Center components. Almost 2,300 City of Rancho Palos Verdes residences responded to the survey. Responses range from 1 (Lowest Support) to 5 (Highest Support) with a 0 option for No Opinion.



Civic Center Site | 2016-2017 Survey Element Results

*Responses range from 1(Lowest Support) to 5 (Highest Support) with a 0 option for No Opinions.



Civic Center Site | Survey & Open House Correlation

Insights:

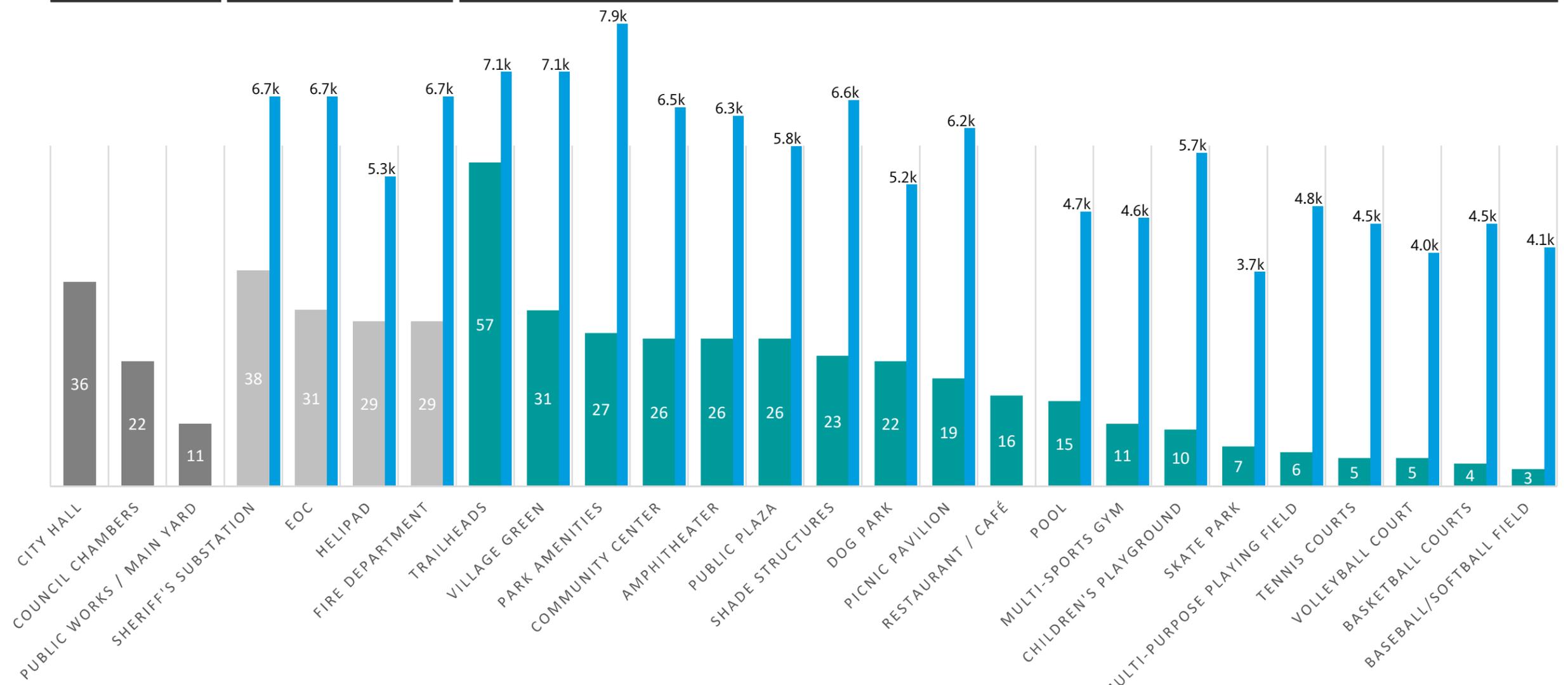
- + In both the Survey and the Open House results, active recreation sites scored **relatively low**.
- + In both the Survey and the Open House results, **Public Safety scored consistently high**. The Survey put public safety as one element including fire, police, ambulance, and emergency operations center (EOC).
- + City Facilities and Restaurant/Cafe were not included in the 2016-2017 Survey.



CITY FACILITIES PUBLIC SAFETY COMMUNITY SPACES

■ SURVEY TOTAL SCORE FOR ELEMENTS (2017)
 Note: Chart represents total scores for each element.

■ OPEN HOUSE TOTAL VOTES FOR ELEMENTS (2018)
 Note: Chart represents 1 vote per individual for each element.



RPV Civic Center **Preliminary Programming**

AUGUST 2018



THE CITY OF
RANCHO PALOS VERDES

DRAFT

Gensler

Civic Center Program Summary Draft

RPV: Civic Center Program Summary

City Hall		Count	GSF Total	Notes
RPV.1	City Administration	21	5,497 GSF	
RPV.2	Finance	13	3,108 GSF	
RPV.3	Public Works	29	5,276 GSF	
RPV.4	Community Development	27	5,877 GSF	
RPV.5	Recreation and Parks	15	5,479 GSF	
6.1	Shared Building Support		14,806 GSF	
6.2	EOC & Tower		3,647 GSF	
6.3	Council Chambers		7,918 GSF	
Total		105	51,607 GSF	1.19 AC
Site Areas			GSF Total	Notes
7.0	Site Requirements		92,500 GSF	
7.1	Site Amenities		158,270 GSF	
7.2	Other Potential Uses		89,389 GSF	
Total			340,159 GSF	7.81 AC
Other Buildings			GSF Total	Notes
8.0	Sheriff Sub Station		12,883 GSF	Based on La Mirada Station Plan
9.0	Medium Fire Station		9,729 GSF	Based on LACO Prototype A Plan
10.0	Community Center Building		12,500 GSF	Multipurpose rooms, catering area
Total			35,112 GSF	.81 AC
Civic Center Gross Total			426,878 GSF	9.81 AC

General Notes

35% circulation factor utilized to derive departmental usable square footage (USF) from stated net values (NSF)

15% grossing factor utilized to derive Gross Square Footage (GSF) from stated Usable Square Footage (USF) values. This includes necessary stairs, corridors, restrooms, elevators, mechanical/electrical rooms, shafts, electrical, jan. closets & walls

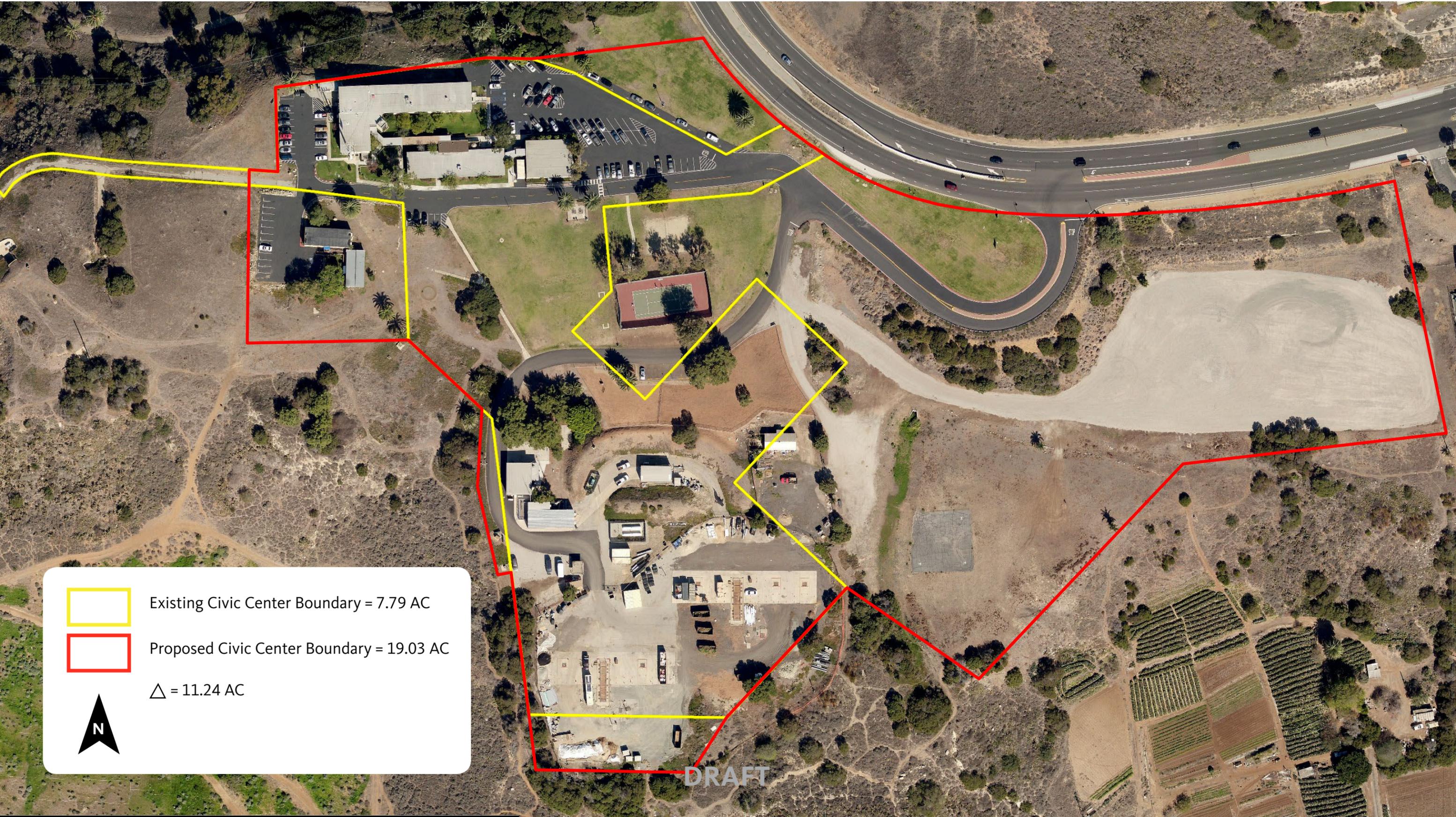
Civic Center Program Summary Draft

Summary of Space Standard Assumptions

Workspaces	Count	Type	Size	SF	NSF Total	Notes
Extra Large Private Office	1	PO1	14x20	280 SF	280 NSF	
Large Private Office	10	PO2	14x10	140 SF	1,400 NSF	
Private Office	24	PO3	10x10	100 SF	2,400 NSF	
Work Station	17	WS1	8x8	64 SF	1,088 NSF	
Small Work Station	53	WS2	6x8	48 SF	2,544 NSF	
Total	105				7,712 NSF	

Meeting Spaces	Count		SF	NSF Total	Notes
Extra Large Conference Room	2	20-25ppl	735 SF	1,470 NSF	
Large Conference Room	2	16-18ppl	600 SF	1,200 NSF	
Medium Conference Room	4	10-12ppl	400 SF	1,600 NSF	
Small Conference Room	4	6-8ppl	200 SF	800 NSF	
Shared Huddle Room	5	2-4ppl	100 SF	500 NSF	
Privacy Nook	5	1-2ppl	75 SF	375 NSF	
Total				5,945 NSF	

Civic Center Site



Existing Civic Center Boundary = 7.79 AC



Proposed Civic Center Boundary = 19.03 AC

Δ = 11.24 AC

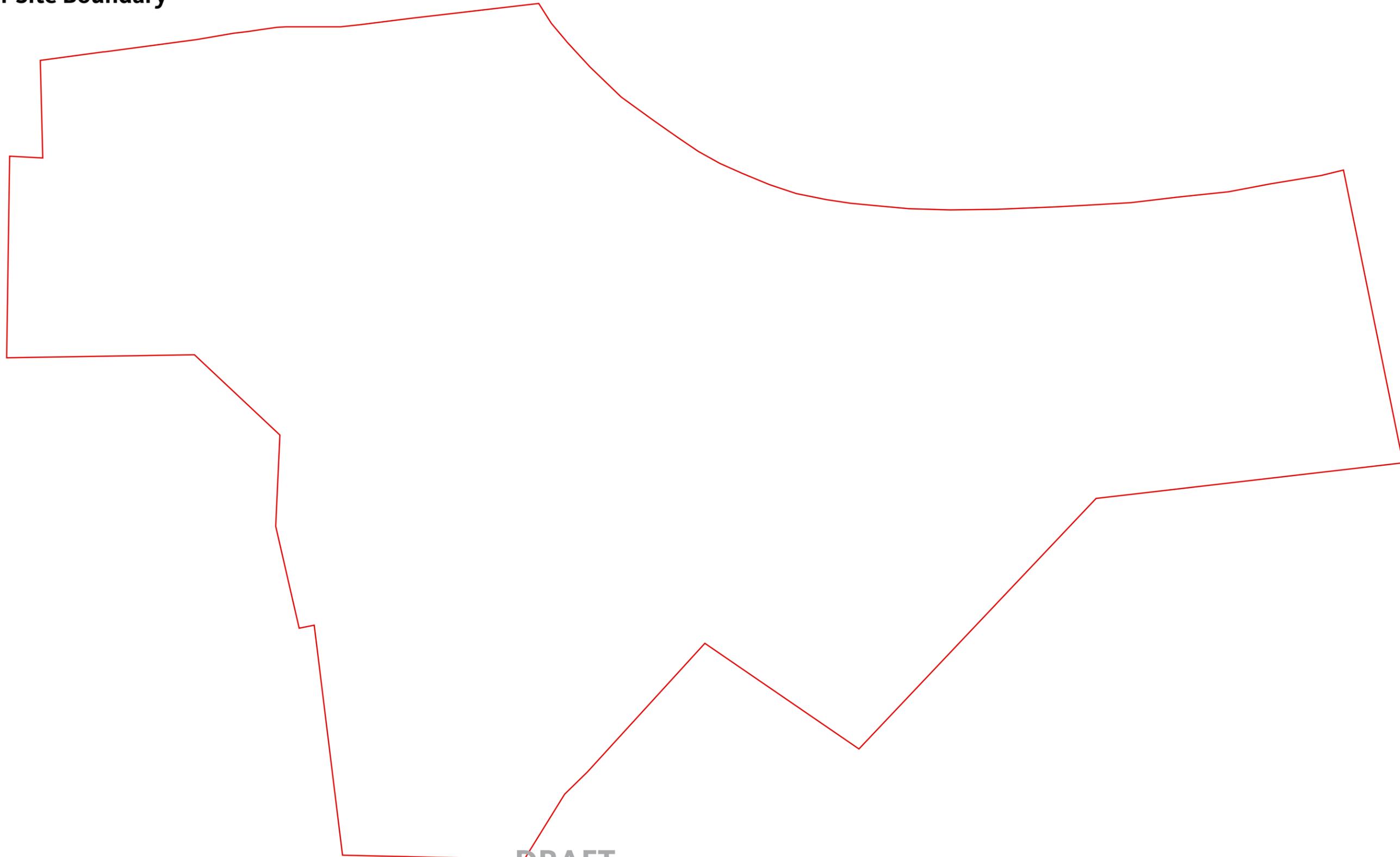


DRAFT

Civic Center Site

Proposed Civic Center Site Boundary

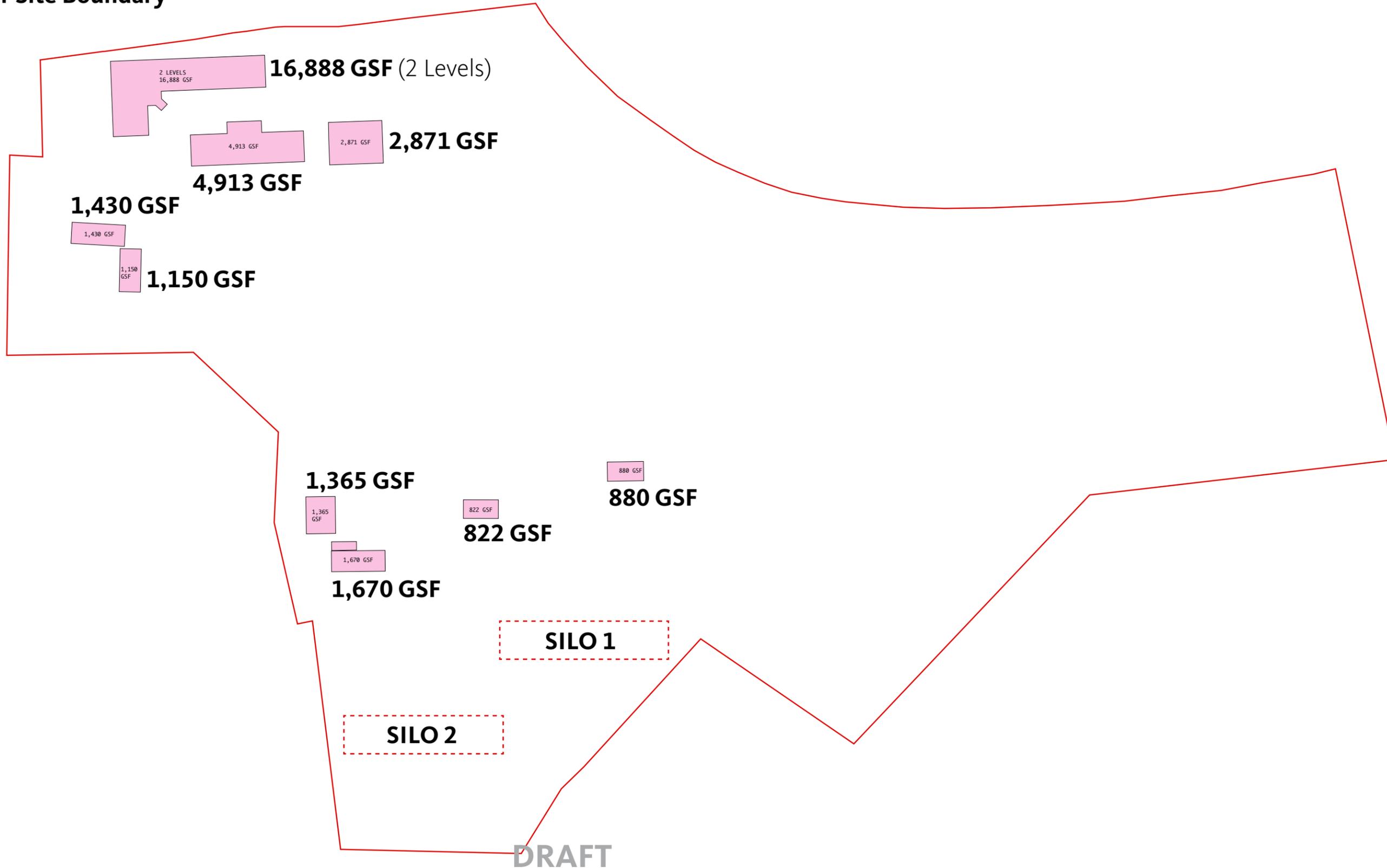
19.03 AC = 828,947 SF



Civic Center Site | Existing Buildings

Proposed Civic Center Site Boundary

19.03 AC = 828,947 SF



Civic Center Site | "Buildable" Existing Areas

Proposed Civic Center Site Boundary

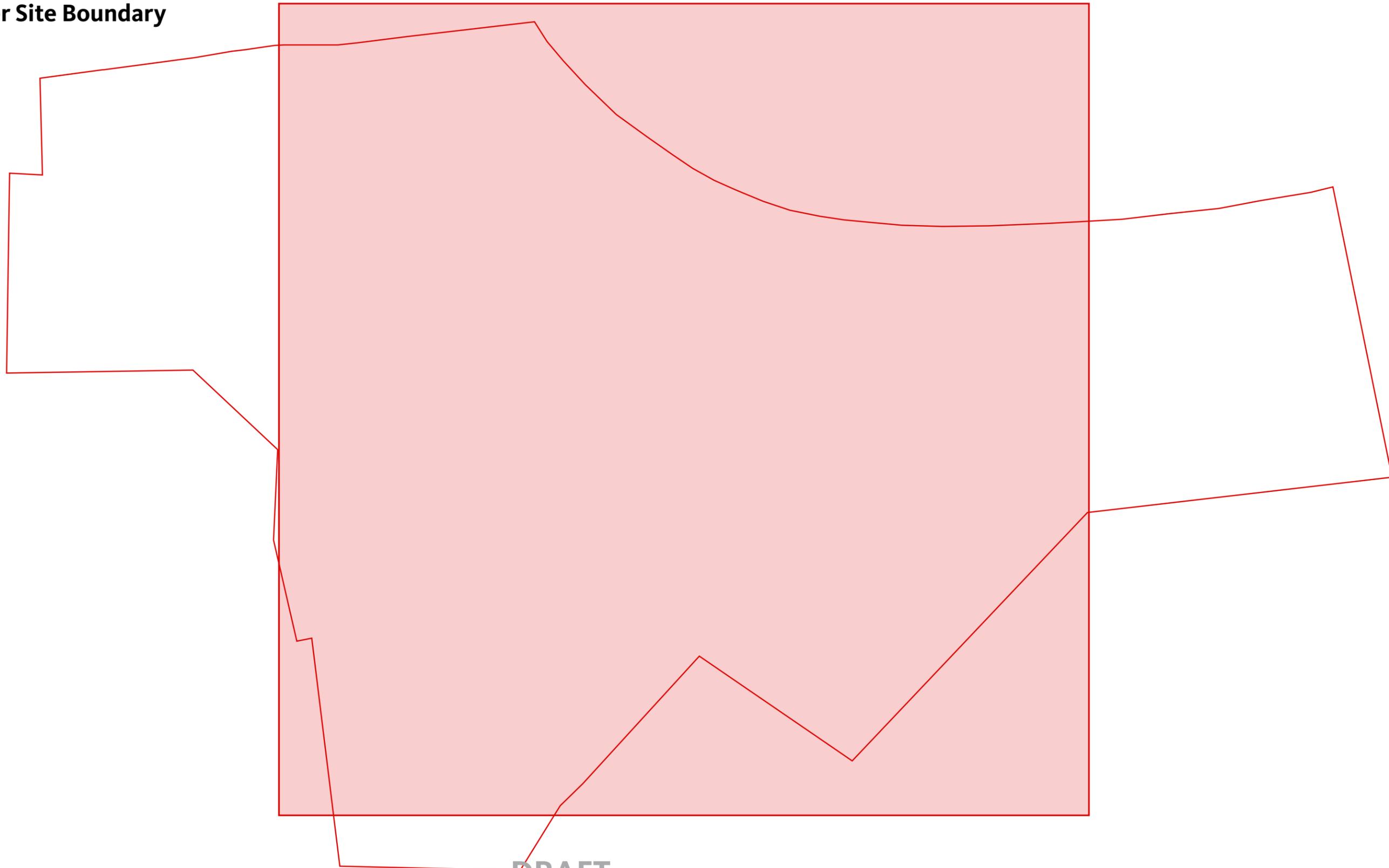
19.03 AC = 828,947 SF



Civic Center Site | Area

Proposed Civic Center Site Boundary

19.03 AC = 828,947 SF



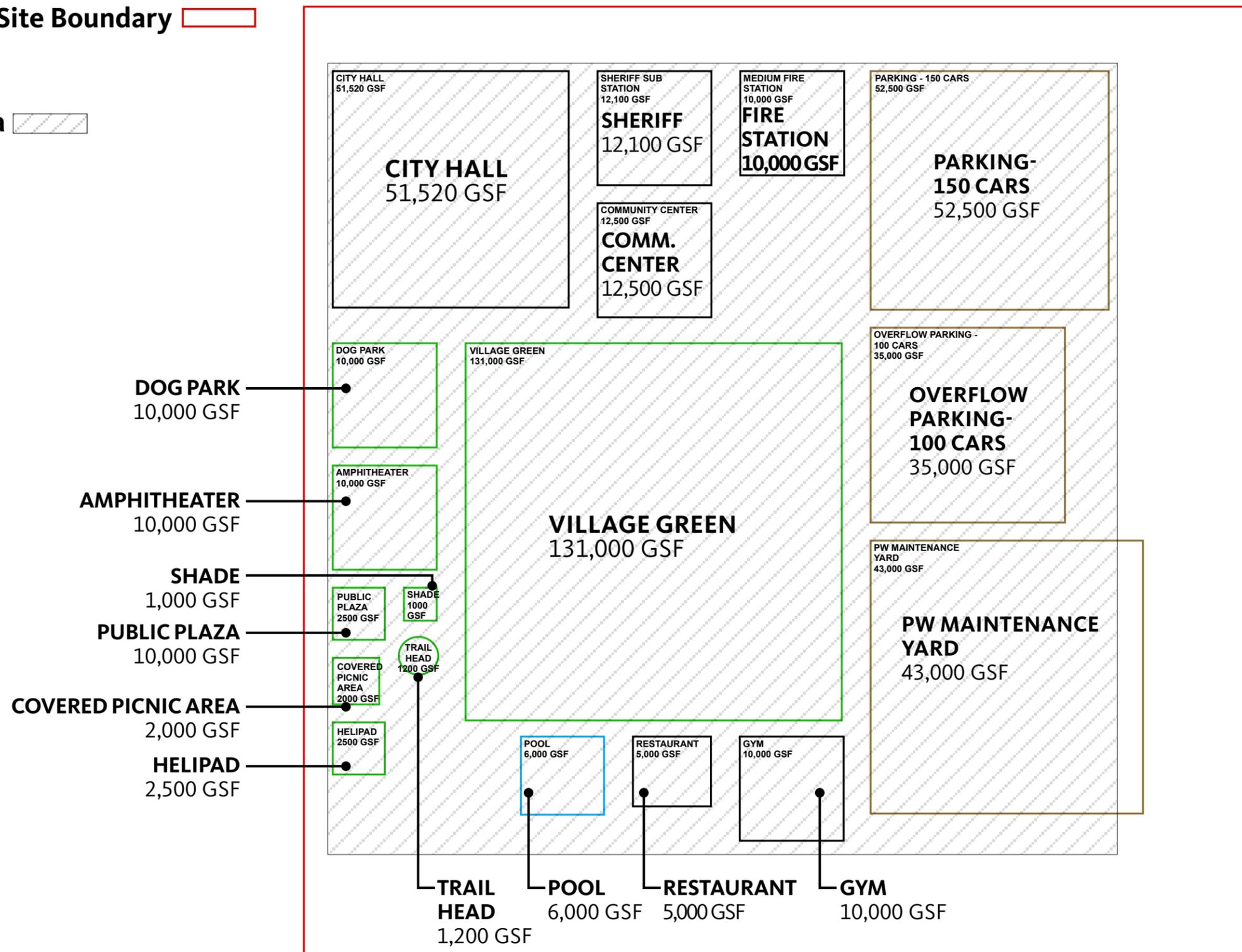
Civic Center Site | Area with Draft Program

Proposed Civic Center Site Boundary

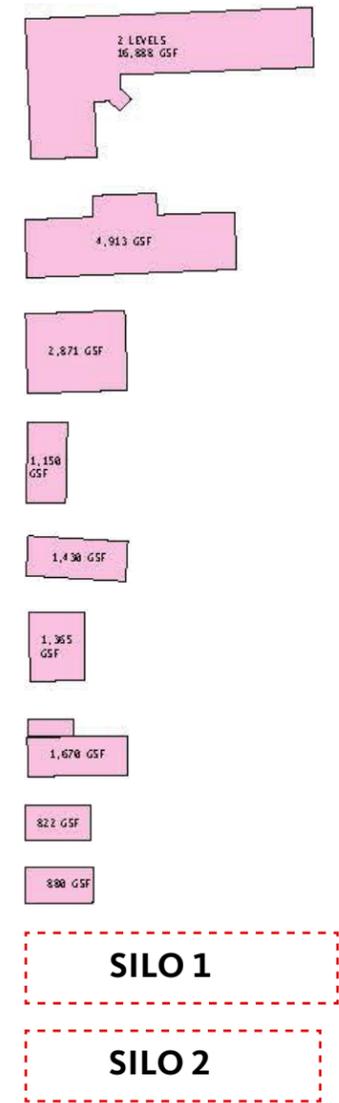
19.03 AC = 828,947 SF

Rough "Buildable" Area

13.31 AC = 580,000 SF



Existing Buildings



Site Inspiration | History, Landscape, Views





Next Steps

- + Scenario Planning
- + Quantitative / Qualitative Programming
- + Concept Design

