

# CATALYSTS FOR COMMUNITY: TRANSFORMING SINGLE-USE PUBLIC LAND INTO VIBRANT CIVIC SPACES

- ▶ Diverse Solutions
  - ▶ Inclusive Community
  - ▶ Planning for Change
- 

# CREATING SUSTAINABLE CHANGE

*Balancing mutual interests*

*Economic vitality over time*

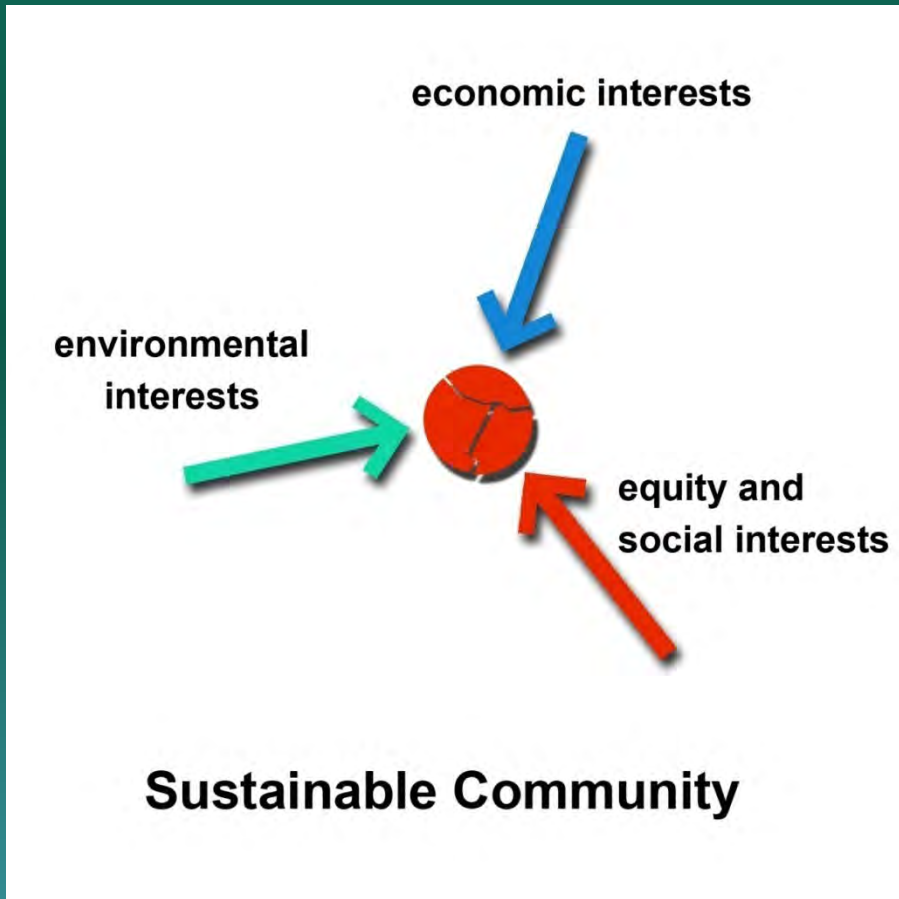
*Light impact on the environment*

*Diverse needs and wants of all citizens*

A series of three parallel white lines of varying lengths, slanted diagonally upwards from left to right, located in the bottom right corner of the slide.

# *Transforming Sprawl*

## *Balancing mutual interests*



*Sustainability requires that we establish common ground*

# IMPACTS ON NEIGHBORHOOD FABRIC

- ▶ Gaps in urban fabric
- ▶ Limited day/night activation
- ▶ Reliance on single-occupancy vehicle traffic
- ▶ Inward oriented
- ▶ Underutilized infill land





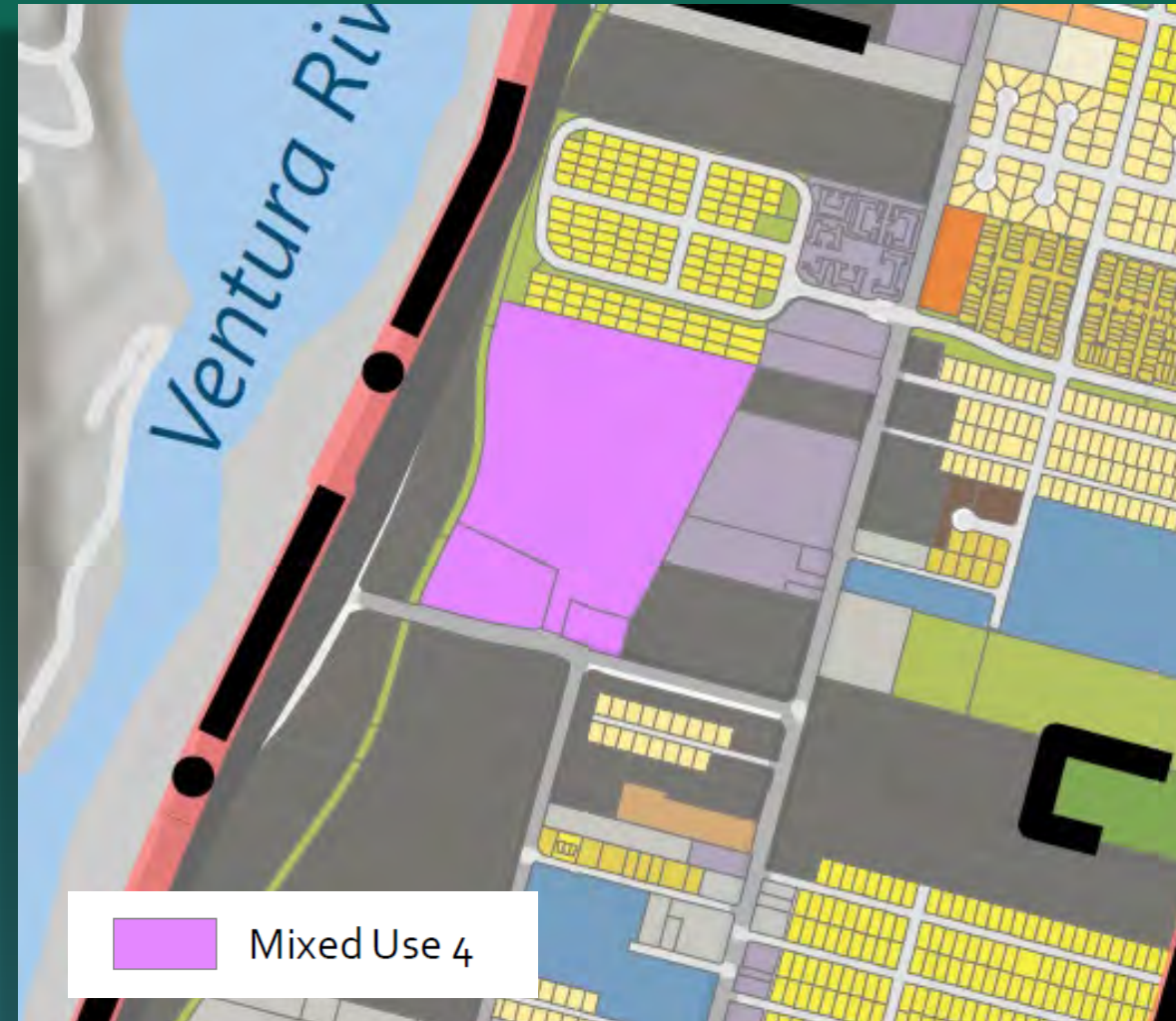
# AN IMPETUS FOR REACTIONARY PLANNING

- ▶ Housing Elements & RHNA
- ▶ Surplus Lands Act
- ▶ AB 2295 – LEA Owned Housing
- ▶ Worsening housing affordability crisis



# IMPORTANCE OF PROACTIVE PLANNING

- ▶ Balancing Agency & Community Goals
- ▶ General Plan & Zoning Updates
- ▶ Policies to facilitate desirable neighborhood planning
- ▶ Clarity of vision and objectivity



# *OPPORTUNITIES FOR CATALYTIC CHANGE*

*Creating Places of Whole and  
inclusive Community*



# Ventura County Government Center





# Ventura County Government Center



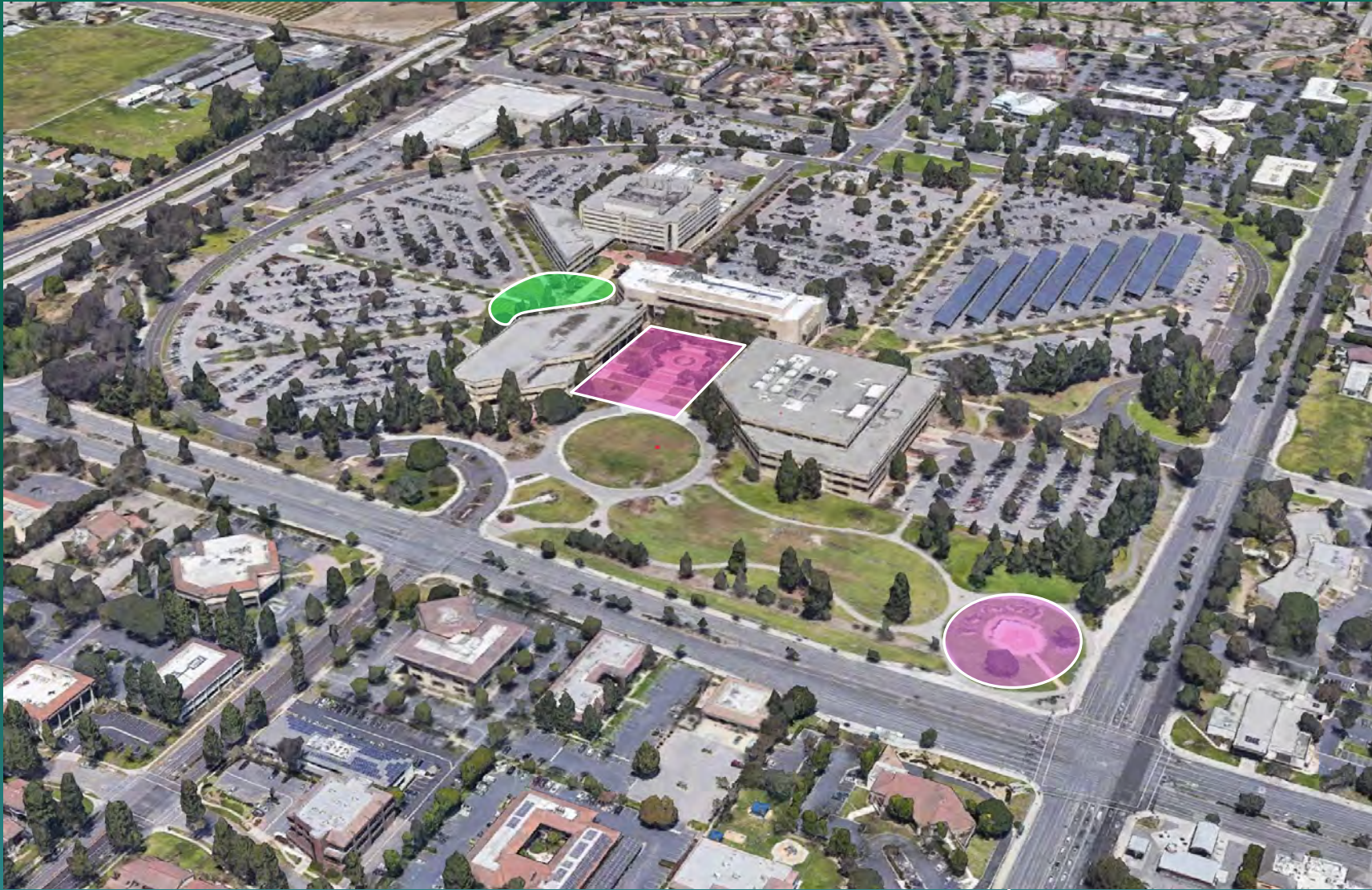


# Ventura County Government Center

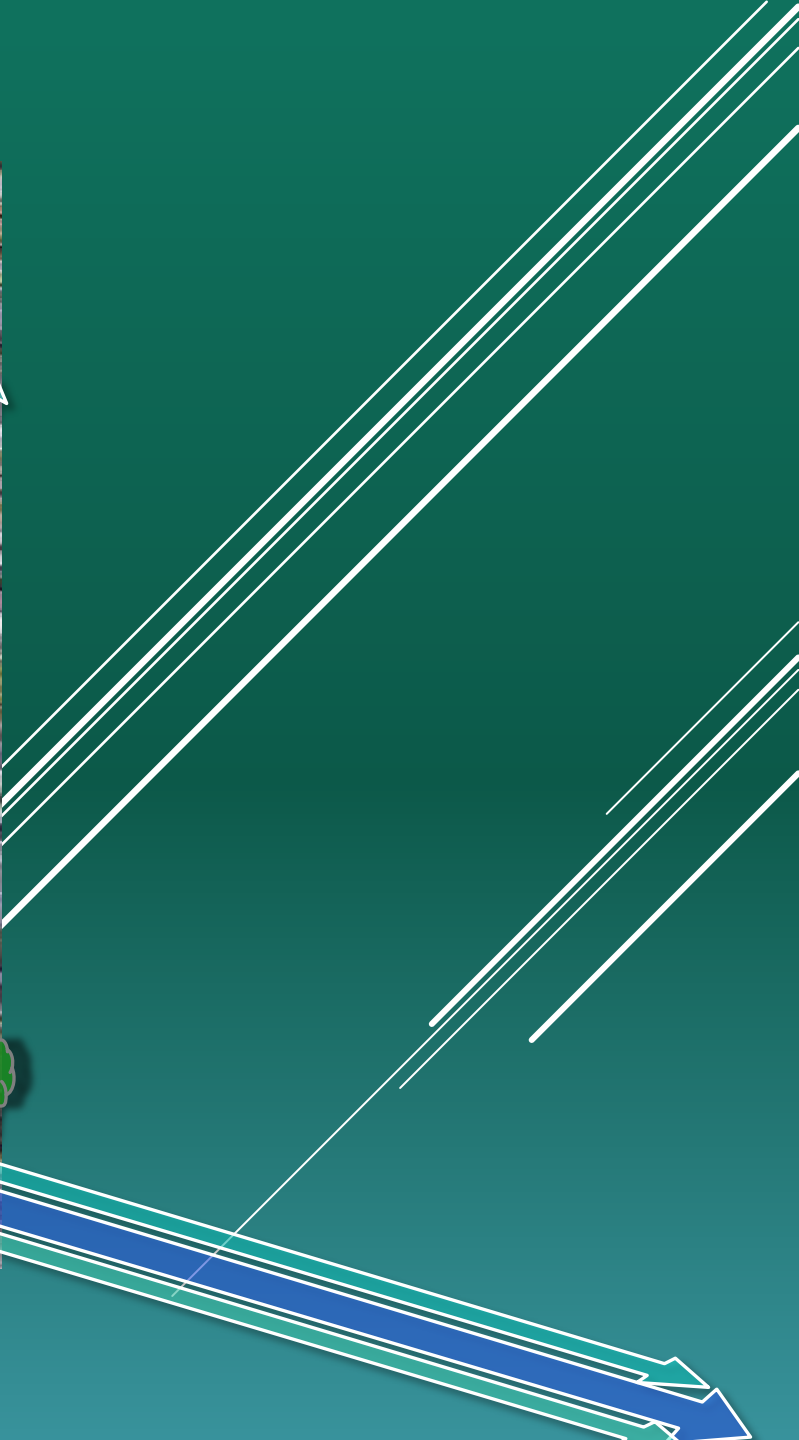




# Rethinking Our Civic Places







# Oxnard Performing Arts Center





# Oxnard Performing Arts Center





# Oxnard Performing Arts Center





# Oxnard Performing Arts Center

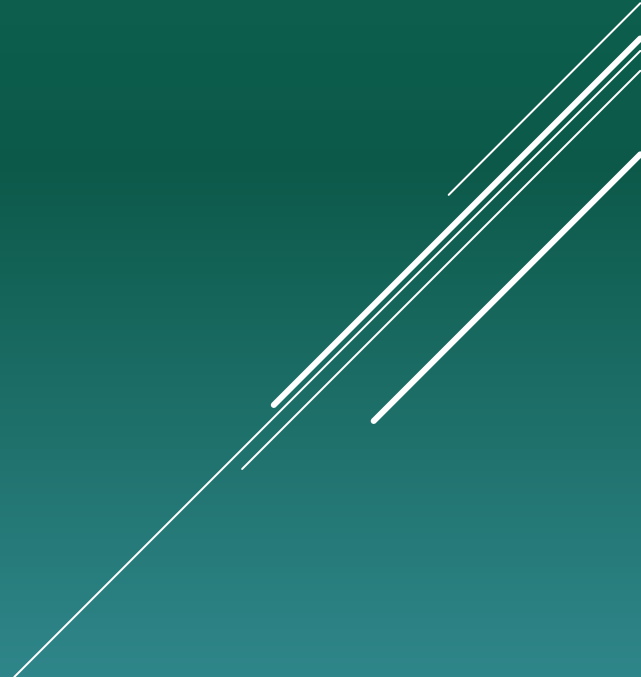




# Oxnard Performing Arts Center



# Ventura Unified School District Stanley Site





# Ventura Unified School District Stanley Site





# Ventura Unified School District Stanley Site





# Ventura Unified School District Stanley Site



A new town center for the Westside?

# Westview Village

## City of Ventura Housing Authority





# Westview Village



Helping to complete the neighborhood







# Westview Village - Today





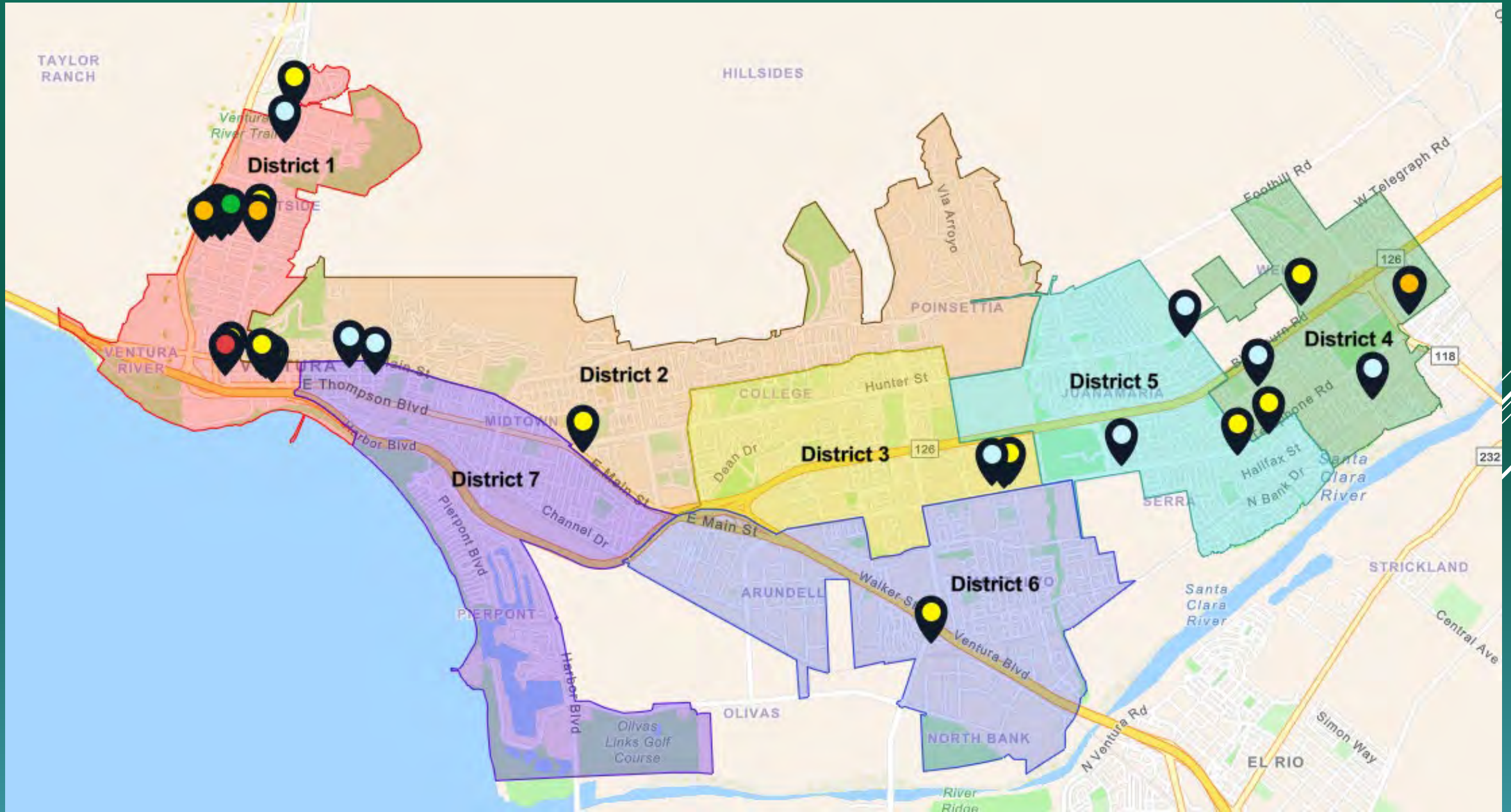


- ▶ Housing is a civic asset
- ▶ Community conversations
- ▶ Redevelopment post-RDA





# HOUSING AUTHORITY PROPERTIES









# CITY OF THOUSAND OAKS CIVIC ARTS PLAZA

*CREATING A NEW DOWNTOWN  
FOR THE CITY OF THOUSAND OAKS*













1. Screen parking garage entrance
2. Screen "back of house" operations
3. Improve wayfinding for City business
4. Connect Kavli Theater to the Boulevard
5. Connect Civic Arts Plaza to The Lakes
6. Highest and best use for Westside parcel





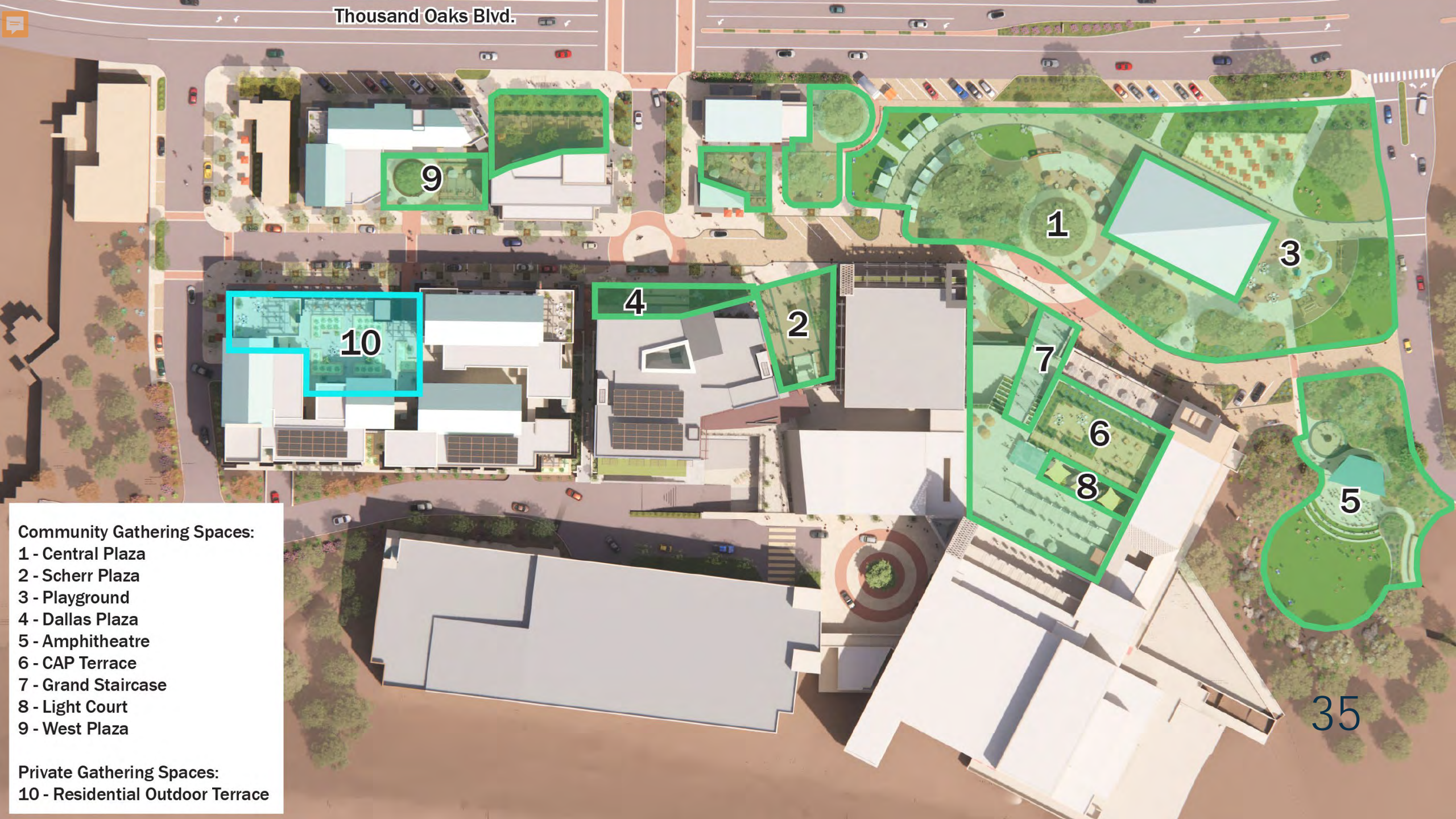
RRM Design 2023







Thousand Oaks Blvd.



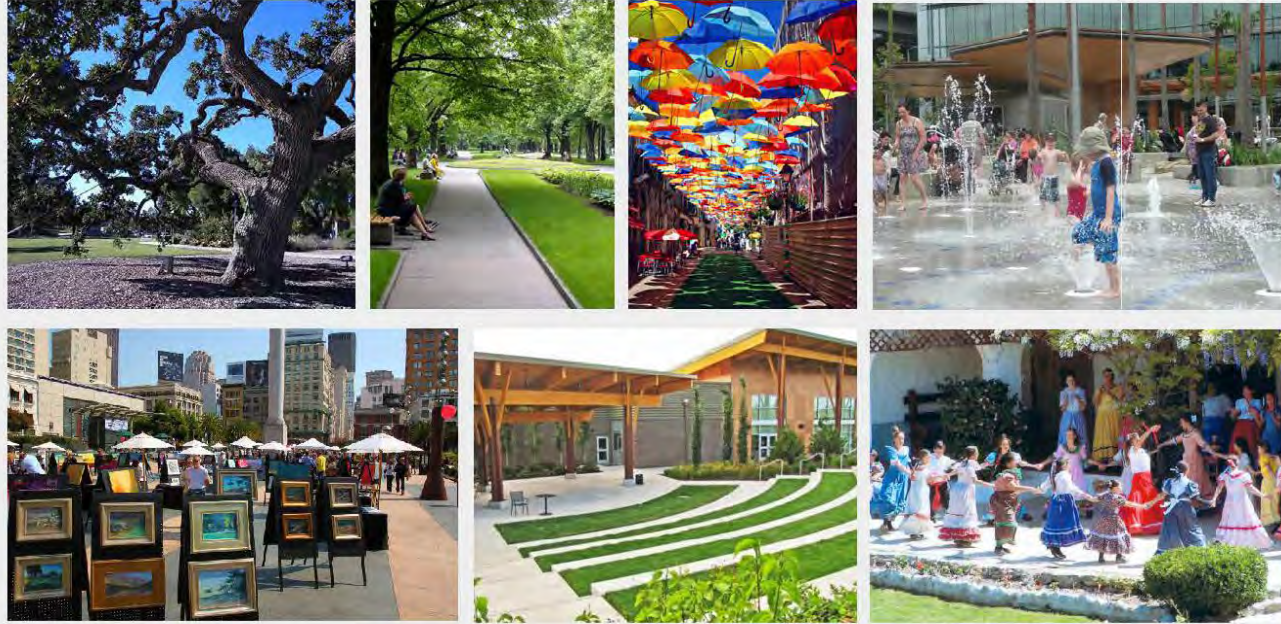
**Community Gathering Spaces:**

- 1 - Central Plaza
- 2 - Scherr Plaza
- 3 - Playground
- 4 - Dallas Plaza
- 5 - Amphitheatre
- 6 - CAP Terrace
- 7 - Grand Staircase
- 8 - Light Court
- 9 - West Plaza

**Private Gathering Spaces:**

- 10 - Residential Outdoor Terrace





- ▶ Be the “place to go” in the City
- ▶ Diverse shopping and entertainment
- ▶ Entertainment and night life choices
- ▶ Variety of uses and gathering places that appeal to people of all ages
- ▶ Active pedestrian-oriented uses on the ground floor
- ▶ “Park once” strategy

## CORE ELEMENTS OF DESIGN







# A COMPREHENSIVE DESIGN APPROACH

## Overarching Design Principles:

1. Sustainable
2. Adaptable
3. Accessible
4. Transparent





## Editorial: Thousand Oaks is thinking big

The Star Editorial Board Ventura County Star

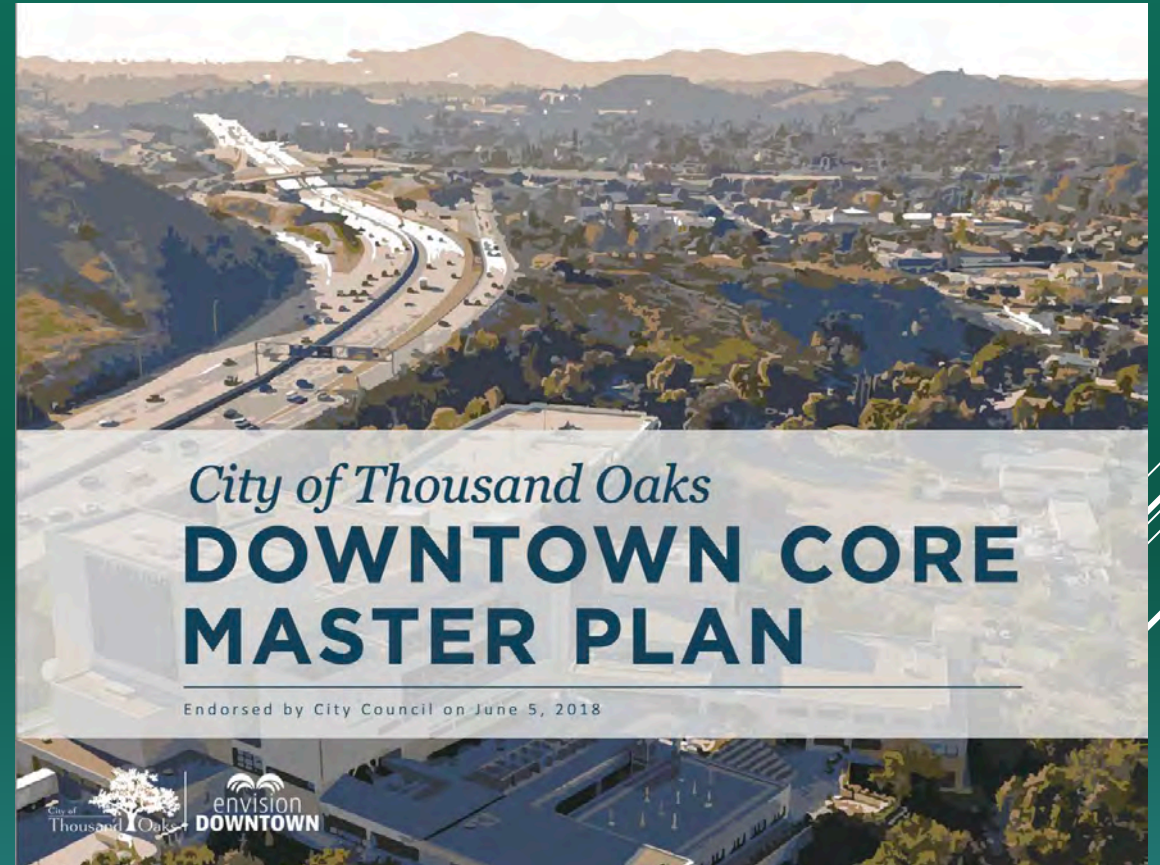
Published 12:00 p.m. PT May 24, 2024 | Updated 12:00 p.m. PT May 24, 2024



### changes ahead for Thousand Oaks Civic Arts Plaza

Scenes from the Thousand Oaks Civic Arts Plaza in May 2024. The city has ambitious plans to remake the center.

In Thousand Oaks, city officials are thinking big and they're thinking ahead. It could become a trend in the East County.





# CITY OF THOUSAND OAKS CIVIC ARTS PLAZA

## 3D FLY THROUGH

- ▶ <https://www.youtube.com/watch?v=euvO4kZiJq4>

*CREATING A NEW DOWNTOWN  
FOR THE CITY OF THOUSAND OAKS*

