

**MOORPARK CITY COUNCIL
AGENDA REPORT**

TO: The Honorable City Council

FROM: Hugh R. Riley, Assistant City Manager 

DATE: June 8, 2006 (CC Meeting of June 21, 2006)

SUBJECT: Consider Campus Master Plan and Building Site Design Concept for New Civic Center and City Hall

DISCUSSION

One of the City Council's top ten priority projects is the development of a new Civic Center and City Hall. City Council selected GKK Architects for the design of the new Civic Center and City Hall in 2005, and as a result, a Campus Master Plan and building site design concept for the new permanent facility on High Street has been prepared by GKK Architects and is presented here for the City Council's consideration.

SITE SIZE and BUILDING ORIENTATION – The project site includes approximately 2.2 acres north of High Street excluding the Library and its north parking area, the 1.52 acres at the southwest corner of Moorpark Avenue and High Street and the existing Civic Center site of approximately 4 acres containing the Library west parking area, Active Adult Center, Council Chambers, City Hall, and Annex buildings. The 0.34 acre commercial parcel at the northwest corner of High Street and Moorpark Avenue is excluded.

The architects propose a two-story structure of approximately 35,000 square feet situated along a north-to-south linear axis centered on the site between Moorpark Avenue and the existing flood control channel. The second story of the building will span across High Street creating an underpass for the street culminating in a traffic circle. This design will provide a focal point for those people traveling westbound on High Street and allow the City to frame a historic Oak or California Pepper tree in the traffic circle and top the second story span with an architectural feature that will highlight the span and be compatible with the overall design concept of the building. The east elevation will feature a covered walkway along its full length with perhaps a canopy, arbor or attached trellis opening to a large courtyard. A landscaped berm along Moorpark Avenue is planned to act as a sound barrier for vehicle noise. The west or

front elevation features a covered entrance walkway from the parking area and passenger drop-off area leading to a public plaza and the building's main entrance.

COURT YARDS and PUBLIC PLAZAS – The plan provides a number of public courtyards and plazas to enhance visibility for pedestrians and motorists approaching from the east, south and west. These areas will all feature a similar patio surface design, turf and planting areas and trees. The plaza area located on the western elevation could be used for outdoor events planned by the City or permission could be granted to community groups for such events as a Farmer's Market, small concerts or display of public art. The High Street Traffic Circle and the passenger drop-off area at the building's front entrance will include a large California Pepper or Oak tree.

PARKING and PEDESTRIAN ACCESS – The buildings west (69 spaces) and south (66 spaces) parking areas are accessible from High Street (traffic circle). A north parking area (65 spaces) accessible from Moorpark Avenue will also serve the building as well as the Active Adult Center and other public buildings that remain in the existing Civic Center site to the north and complete the campus area. These areas will feature tree-lined perimeters, interior trees, landscaping, and lighting. The 200 parking spaces provided for the building are to be supplemented by the remaining 160 spaces resulting from a redesign of the existing civic center parking areas and driveways and by an additional 24 spaces if the existing library is relocated.

LIBRARY – The master plan includes a future option to relocate the existing library. This would allow greater flexibility in the design of the library (in lieu of attempting to expand at its current location) and also allow for an improved view of the new Civic Center for southbound traffic on Moorpark Avenue (S.R. 23) and provide increased parking. The City Council is currently studying future options for the library. The master plan also has enough flexibility that it could be modified to provide for library expansion into the court yard south of the building if desired. However this is not recommended as it would require extensive interior and exterior remodeling and renovation to an older structure.

EXISTING BUILDINGS, PARK and PARKING – The proposed master plan provides a number of opportunities for expansions to existing uses and reuse of the existing buildings. The Active Adult Center could expand into the existing Council Chamber (Apricot Room) and conference room and/or the space could continue with more frequent use as a community meeting room. The existing City Hall building could be reused for a number of community uses including a teen center. The temporary annex structure would most likely be removed to allow for improved parking and pedestrian access. The redesign of the parking area eliminates the need for the City's transit buses to back up to turn around. The small park near the library would be ultimately removed and replaced with parking. The future Magnolia Park will be available at that time.

Honorable City Council
June 8, 2006
Page 3

FUTURE EXPANSION SPECIAL FEATURES – Expansion space for the proposed City Hall is provided on the south side of High Street as an extension to the structure that spans the street. This space could also be used for chamber offices, the historical society, a cultural resource center, or could be leased as private commercial space.

STAFF RECOMMENDATION

Approve Campus Master Plan and Building Site Design Concept Plan for new Civic Center and City Hall as prepared by GKK Architects

Attachment 1: Campus Master Plan

000213

