Meeting #6

GENERAL PLAN

ADVISORY COMMITTEE

March 5, 2020 | Oak and Park Rooms, Civic Arts Plaza
Welcome! Tonight we’ll…

• Review existing land use
• Provide an overview of growth and development trends and innovations
• Discuss potential development location, type, and character
• Work in groups to prepare land use alternatives
YOUTH LEADERSHIP SUMMIT FEEDBACK
EXISTING LAND USE + FORM OVERVIEW
# Existing Land Use Numbers (Within City Limits)

<table>
<thead>
<tr>
<th>Land Use</th>
<th>City</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Acres</td>
</tr>
<tr>
<td>Single Family Residential</td>
<td>9,702</td>
</tr>
<tr>
<td>Multifamily Residential</td>
<td>520</td>
</tr>
<tr>
<td>Commercial Recreation</td>
<td>17</td>
</tr>
<tr>
<td>Office</td>
<td>521</td>
</tr>
<tr>
<td>Retail Commercial</td>
<td>780</td>
</tr>
<tr>
<td>Industrial</td>
<td>584</td>
</tr>
<tr>
<td>Civic Facilities</td>
<td>405</td>
</tr>
<tr>
<td>Education</td>
<td>718</td>
</tr>
<tr>
<td>Hospitals</td>
<td>17</td>
</tr>
<tr>
<td>Mixed Use</td>
<td>9</td>
</tr>
<tr>
<td>Open Space</td>
<td>12,408</td>
</tr>
<tr>
<td>Natural/Conservation</td>
<td>15</td>
</tr>
<tr>
<td>Parks Recreation</td>
<td>4,101</td>
</tr>
<tr>
<td>Water</td>
<td>73</td>
</tr>
<tr>
<td>Transportation Utilities</td>
<td>499</td>
</tr>
<tr>
<td>Vacant</td>
<td>1,055</td>
</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td>31,423</td>
</tr>
<tr>
<td><strong>ROW</strong></td>
<td>4,063</td>
</tr>
<tr>
<td><strong>Total Area</strong></td>
<td>35,487</td>
</tr>
</tbody>
</table>
## Existing Residential Placetypes

<table>
<thead>
<tr>
<th>Rural Residential</th>
<th>Estate Residential</th>
<th>Suburban Residential</th>
<th>Multi-family Residential</th>
<th>Mobile Home Park</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family detached residential, equestrian</td>
<td>Single-family detached residential</td>
<td>Single-family detached or attached residential</td>
<td>Apartments, condos, townhomes, duplexes</td>
<td>Mobile homes</td>
</tr>
<tr>
<td>About 0.1 – 2 du/ac</td>
<td>1-4 du/ac</td>
<td>5-10 du/ac</td>
<td>10-30 du/ac</td>
<td>5-15 du/ac</td>
</tr>
</tbody>
</table>
## EXISTING NON-RESIDENTIAL PLACETYPES

<table>
<thead>
<tr>
<th>Neighborhood Commercial</th>
<th>Regional Commercial</th>
<th>Neighborhood Office</th>
<th>Employment</th>
<th>Thousand Oaks Boulevard Corridor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Neighborhood goods and services</td>
<td>Regional and neighborhood goods and services</td>
<td>Office</td>
<td>Light industrial, healthcare, warehouse R&amp;D, offices, and support uses</td>
<td>Mixed office, services, institutional uses, local-serving commercial</td>
</tr>
<tr>
<td>0–0.25 FAR</td>
<td>0–0.25 FAR</td>
<td>0–0.5 FAR</td>
<td>0–0.5 FAR</td>
<td>0–0.5 FAR</td>
</tr>
</tbody>
</table>
EXISTING LAND USE REGULATIONS
THOUSAND OAKS BLVD. SPECIFIC PLAN

• Adopted 2011
• Vision: create a more active and pedestrian-oriented corridor
• Encourages mixed-use development
  • 3 stories
  • 50 feet
  • 30 du/acre
Adopted 2018; 4 Recommendations:

1. Redesign Civic Arts Plaza frontage to be more active
2. Activate the Westside parcel with paseo
3. Improve pedestrian environment on TO Blvd
4. Expand arts, culture and entertainment programming

Campus Master Plan underway to further evaluate these goals
LAND USE + DESIGN TRENDS
COMPLETE NEIGHBORHOODS

• Diverse housing options
• Access to everyday amenities
  • (e.g., grocery stores, restaurants, coffee shops, hair salons, healthcare clinic)
• Access to recreation and outdoors
  • (e.g., rec center, parks, trails/open space)
• Ability to walk and bike safely
DOWNTOWNS

Alexandria, VA
Fort Collins, CO
Pasadena, CA
San Luis Obispo, CA
Boulder, CO
Berkeley, CA
CORRIDOR MIXED USE

Arlington, Virginia
Georgetown Washington, D.C.
Redwood City, CA
Hood River, OR
San Jose, CA
MULTI-FAMILY HOUSING

Santa Barbara, CA

Pasadena, CA

Beverly Hills, CA
VILLAGE CENTERS

• Converting strip malls to village centers
• Mixed use, walkable, pedestrian-focused
• Neighborhood-focused retail uses to serve the daily needs of residents
REGIONAL MALL CONVERSION

• Adding multi-family housing around existing regional malls
• Reconfiguring indoor malls to outdoor malls
• Converting malls to mixed use districts

1960’s strip mall

Santana Row – San Jose, CA

Mixed-use town center with housing, retail, entertainment, office, and hotel space
Belmar - Lakewood, CO
1960’s mall with 60% vacancy rate transformed into a vibrant walkable village
COWORKING SPACE AND BUSINESS INCUBATORS
OFFICE PARK CONVERSION

- Transformation of auto-oriented office parks into mixed use walkable districts
  - Multi-family housing
  - Retail and shopping
  - Open spaces for gathering
  - Walkable street network

North Bayshore, Mountain View, CA
INTERACTIVE SURVEY

- Understanding Density
- Visual Preference
UNDERSTANDING DENSITY

• Density is the amount of development within a given area.
  • Residential uses are generally calculated as dwelling units per acre (du/ac).
  • Commercial calculated as Floor Area Ratio (FAR) or the area of all buildings on a lot divided by the total square footage of the lot.

\[ \text{FAR} = 1.0 \]

100% of site covered by 1-story bldg. 50% of site covered by 2-story bldg.
Multifamily residential may be measured as du/acre or FAR

Building size depends on both number of units and size of units

Example:
Parcel size: One-acre

Building size: 48,000 SF

- 40 units and average unit size of 1,200 SF = 40 du/acre or 1.1 FAR
- 48 units and average unit size of 1,000 SF = 48 du/acre or 1.1 FAR
- 64 units and average unit size of 750 SF = 64 du/acre or 1.1 FAR
WHAT ARE CONCERNS ABOUT DENSITY?

- Becoming “the Valley”
- Changes the character of the community
- More traffic congestion
- Drain on tax revenues
- Attracts crime
WHAT ARE THE BENEFITS OF DENSITY AND MIXED USE?

- Enhanced walkability
- Reduced driving
- Increased housing affordability
- Reduced GHG emissions
- Increased tax revenue per acre
- Better placemaking
- Greater access to transit
Let's Plan a Game...

Guess the Density or FAR
WHAT IS THE FAR?
WHAT IS THE FAR?
WHAT IS THE FAR?
4

WHAT IS THE FAR?
WHAT IS THE DENSITY?
280 Thousand Oaks Blvd
0.96 acres
WHAT IS THE DENSITY?

3 Stories
50 Feet
WHAT IS THE DENSITY?

4 stories
50 feet
8 WHAT IS THE DENSITY?

3 Stories
50 Feet
WHAT IS THE DENSITY?

4 stories
50 feet
WHAT IS THE DENSITY?

5/6 Stories
70 feet
Please note: We are not recommending this!
RESULTS
<table>
<thead>
<tr>
<th></th>
<th>.9</th>
<th>1.3</th>
<th>2.0</th>
</tr>
</thead>
</table>

**WHAT IS THE FAR?**
WHAT IS THE FAR?
WHAT IS THE FAR?
4 WHAT IS THE FAR?

0.6  1.3  3.0
WHAT IS THE DENSITY?
280 Thousand Oaks Blvd
0.96 acres
WHAT IS THE DENSITY?

3 Stories
50 Feet
1250 sf/unit
7

WHAT IS THE DENSITY?

4 stories
50 feet
1850 sf/unit
What is the density?

3 Stories
50 Feet
850 sf/unit
WHAT IS THE DENSITY?

4 stories
50 feet
1250 sf/unit
WHAT IS THE DENSITY?

5/6 Stories
70 feet
1250 sf/unit

60  90  120
11

WHAT IS THE DENSITY?

Say whaaaaaat?!

10 stories
110 feet
1900 sf/unit

Please note: We are not recommending this!
DIRECTION FROM PHASE ONE COMMUNITY ENGAGEMENT
GROWTH DIRECTION FROM ENGAGEMENT PROCESS

- Recognize that Thousand Oaks will evolve over time
- Provide for a greater diversity of housing types and more affordable housing
- Provide for more housing to support people that work in the City
- Recognize the importance of economic expansion and diversity
- Protect and preserve open space, parks, and low-density residential neighborhoods
GPAC/PUBLIC FEEDBACK ON AREAS OF FOCUS

1. California Lutheran University (CLU)
   - Additional multi-family housing for students and staff; mixed use; retail andamenities
2. Avenida De Los Arboles & Moorpark Rd.
   - Mixed use
3. Lynn Rd. & Janss Rd.
   - Opportunity for mixed-use, additional neighborhood/medical goods & services
4. Avenida De Los Arboles & Erbes Rd.
   - Mixed-use
   - Opportunity for infill and additional neighborhood goods & services
5. Janss Rd. & Moorpark Rd.
   - Opportunity for infill, mixed-use, additional neighborhood goods & services
6. Lindero Canyon Rd. & Kanan Rd.
   - Mixed use
7. Rancho Conejo
   - Tech, biotech, and industrial space, live-work space, mixed-use, multifamily
8. Newbury Park 101 Corridor
   - High density housing, multi-family, hotel, town square, mixed-use, single family residential
9. Thousand Oaks Blvd & Moorpark Rd. (The malls)
   - Mixed-use, multi-family, shopping, town square, tiny homes, emergency shelter,
10. E. Thousand Oaks Blvd (North)
    - Multi-family residential, higher density, less retail, town square, shopping,
11. E. Thousand Oaks Blvd (South)
    - “Village” environment including vertical mixed-use
    - High end office, boutique hotel, multi-family residential
    - Entertainment district, walkable environment, more amenities, more restaurants, vibrant downtown
12. Via Las Brisas & Via Rio (Dos Vientos)
    - Mixed-use
13. Lynn Rd. & Reino Rd.
    - Town square and shopping
• Missing middle housing – intergenerational living, senior housing, townhomes, fourplexes, walk-up apartments, modular/tiny homes)
• Less auto-dependence & improved walkability and bikeability
• Regional connectivity & improved public transportation
• More arts & culture
• Hotels and tourism
GROUP ACTIVITY
GROUP ACTIVITY

• Place game pieces to map your vision
• Identify priority locations for new development
  • Multi-family residential
  • Walkable retail areas
  • New jobs
• Does the existing General Plan/Zoning meet your vision?
1. Single-family
2. Missing Middle Low (small lot single family, duplex, townhomes; 1-3 stories)
3. Missing Middle Medium (townhomes, walkup apartments; 2-4 stories)
4. Mixed Use Low (3-4 story)
5. Mixed Use Medium (5-7 stories)
6. Mixed Use High and/or Residential (8+ stories)
7. Village Center
8. Office District
9. Suburban Office/R&D
10. “Main street” retail
11. Flex/Industrial space
12. Parks/Plaza/Open Space
GAME PIECES - RESIDENTIAL

Single-Family

Missing Middle Low

Missing Middle Medium
GAME PIECES – MIXED USE

Mixed Use Low

Mixed Use Medium

Mixed Use/Residential High
GAME PIECES – NON-RESIDENTIAL

Village Center

“Main Street” Retail

Parks/Plaza/Open Space
GAME PIECES – OFFICE/INDUSTRIAL

Industrial/Flex
Office District
Suburban Office/R&D
CONCEPTS TO CONSIDER

• Continue to preserve the open space and single-family areas
• Transform TO Boulevard into a mixed-use corridor
  • Nodes of higher density development
  • Allowing residential-only buildings
  • Allowing higher-density development to allow a diverse mix of housing
• Transform the malls into mixed use activity centers
• Allow mixed use in and around the bio-tech hub; create a 21st century office district
• Create village centers in strip commercial areas
• Focus higher density development adjacent to T.O. Boulevard
PUBLIC COMMENT

• Please state your name and keep remarks to 2 minutes or less
NEXT STEPS
FUTURE ENGAGEMENT

• GPAC
  • April 15th – Transportation; review alternatives
  • June 4th – Select preferred direction; growth projections; land use designation map
  • September 10th – Health, equity, parks, open space

• Pop–Up Workshops

• Online Survey (open until April 16th)
  • Prioritization of issues and values
  • Areas of change and stability

• Community Workshop #2
  • April 30th @ Los Robles Greens Golf Course | Sunset Ballroom
Meeting #6

GENERAL PLAN ADVISORY COMMITTEE

March 5, 2020 | Oak and Park Rooms, Civic Arts Plaza