



February 22, 2005

City Council Study Session

Civic Center Planning and Design Principles

On February 22, 2005, the Visalia City Council held a study session to discuss desired features for a new civic center complex to be located in the East Downtown. The study session discussion covered a wide range of topics including image and design, land use, open space, and potential partners.

Preliminary Draft Goals and Principles

The following summary incorporates the discussion in a set of preliminary planning and design goals and principles to be used by the consulting team and Civic Center Subcommittee in preparing a master plan for the area. The preliminary draft goals and principles will be expanded and refined in the master planning process.

Image and Design

Goal: To create a district and buildings reflecting Visalia's architectural and cultural heritage and aspirations to create an exciting urban place in the Southern San Joaquin Valley.

- Principle 1: The civic center should contribute to downtown's image as an urban center with multi-story buildings.
- Principle 2: Oak Street should become civic street of three to five stories.
- Principle 3: The design of the civic center should reflect Visalia's architectural traditions while establishing a precedent for design quality.

Land Use

Goal: To include a mix of uses which result in an active civic focal point for the entire community.

- Principle 1: Land uses should reinforce the civic center as an important focal point for Visalia.
- Principle 2: The civic center should be part of a mixed-use urban district with public and cultural facilities, commercial office, retail services, residential and park uses.
- Principle 3: The civic center district uses should be synergistic, providing around-the-clock activity.
- Principle 4: Parking should be included in structures and hidden from view.

Open Space

Goal: To develop a significant civic open space that is a destination and central gathering place for Visalia.

- Principle 1: The civic center should include a significant central park feature.

- Principle 2: Mill Creek should be part of a trail system that links the civic center to downtown and surrounding neighborhoods.
- Principle 3: There should be a variety of open spaces that are connected, shaped and activated by civic and private development.

Potential Partners

Goal: To create opportunities for other public agencies and private sector partners to benefit from co-locating in the civic center district.

- Principle 1: The master plan should anticipate including other interested public agencies in separate buildings or as tenants.
- Principle 2: Private sector investment should be anticipated as an integral part of the civic center district.
- Principle 3: Shared facilities, such as parking and infrastructure, should be featured in the civic center master plan.

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Agenda

- East Downtown Preliminary Concept
- Civic Center Master Planning Tasks
- Types of Civic Centers
- Civic Center Program
- Urban Design Opportunities
- Funding and Development Approaches
- Parking
- Next Steps



Preliminary East Downtown Concept



Master Planning Tasks



- Facility Planning
 - Space needs and phasing
 - Community access to services
 - Workplace productivity
 - Flexible spaces/adaptable
 - Security
 - Sustainable design and life-cycle costing
- Urban Design
 - Civic framework
 - Public spaces
 - Civic symbol and landmark
- Financing
 - Asset management
 - Phased investment with long term perspective (20 year net present value)
 - Financing sources



Types of Civic Centers

- How urban?
- How connected?
- How mixed-use?
- How is it phased?
- Does it share parking?



Types of Civic Centers

- Types
 - Civic Squares
 - Sacramento
 - Pasadena
 - Oakland
 - San Francisco
 - Main Street anchor
 - Modesto
 - Roseville
 - Mountain View
 - Suburban Campus
 - San Jose
 - Livermore
 - Objects
 - Fresno
 - Portland



Types of Civic Centers

- What types of open spaces will support land uses? Are they passive or actively programmed spaces?
- Where are spaces located? Are they connected together into a system?
- How is the creek used? Is it part of the open space system?



Civic Center Development Program

| | City Administrative Office | City Council Chambers | Public Safety Building | Parking |
|-----------------------------|----------------------------|-----------------------|------------------------|------------|
| Phase 1: 129,000 Population | 60,000 SF | 4,550 SF | 25,520 SF | 503 spaces |
| Phase 2: 200,000 Population | 95,000 SF | 4,550 SF | 39,500 SF | 686 spaces |

Source: Visalia Civic Center Facility Needs Analysis, 2000



Urban Design Framework



Civic Center Context: East Downtown Preliminary Concept

Urban Design Framework



Urban Design Framework



Land Use

Urban Design Framework



Park Space



- ### Implementation Issues
- Asset management
 - Land rent
 - Land sales
 - Transferred mitigation
 - Parking
 - Leasing space/tenants
 - Partners
 - Joint development
 - Private sector
 - Taking the long view
 - Appreciation and equity
 - Room to phase
 - Control of context
-

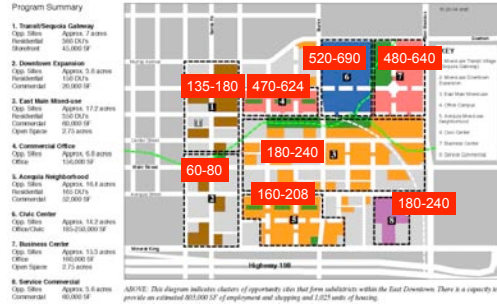
- ### Multiple Funding Sources
- Program Components
 - Public safety
 - City administration
 - Parking
 - Open space
 - Infrastructure/roadways
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Development Approaches

- Delivery Methods
 - Traditional Design-Bid
 - Pros—long term savings, control quality/building performance
 - Cons—up front costs, in-house capabilities
 - Leasing
 - Pros—low move-in costs, flexible for incremental growth
 - Cons—cost more over time, building may not fit public needs
 - Lease-purchase
 - Pros—affordable move-in, purchase when funding is available
 - Cons—cost more in long run
 - Turnkey
 - Pros—uses private sector knowledge
 - Cons—cost more, quality and building performance/specifications



Parking Demand Analysis



Range based on 3 to 4/1,000 for non-residential uses



On-Street Parking Opportunities

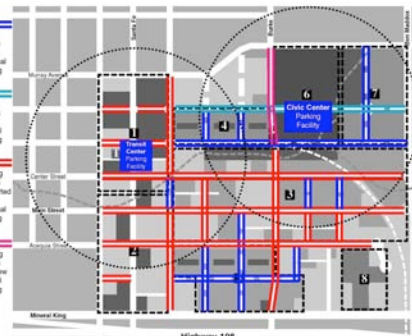


East Main Sub Area

190 to 280 add. spaces vs. 180 to 240 add. demand from new uses



Public Parking Structures

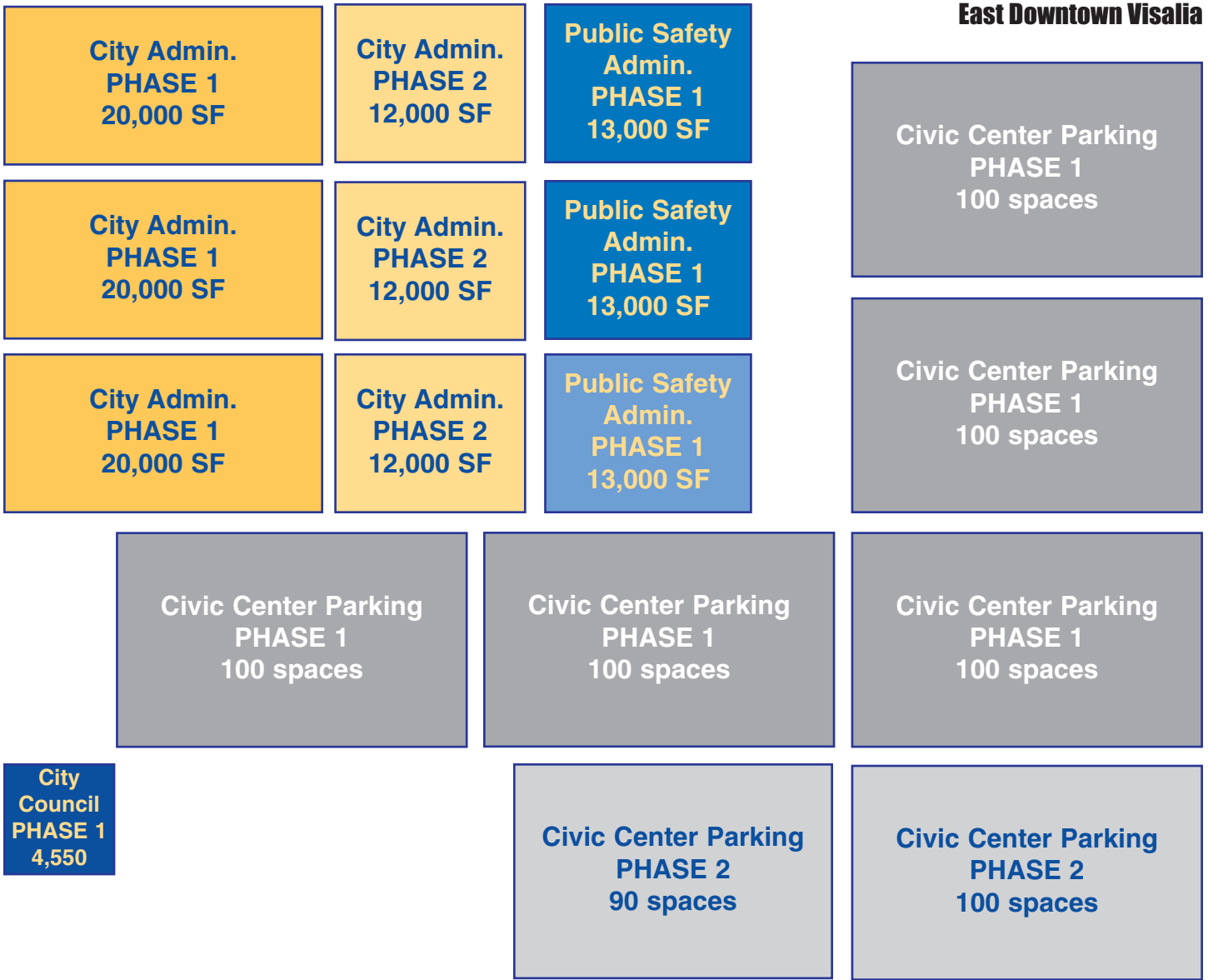


Summary and Next Steps

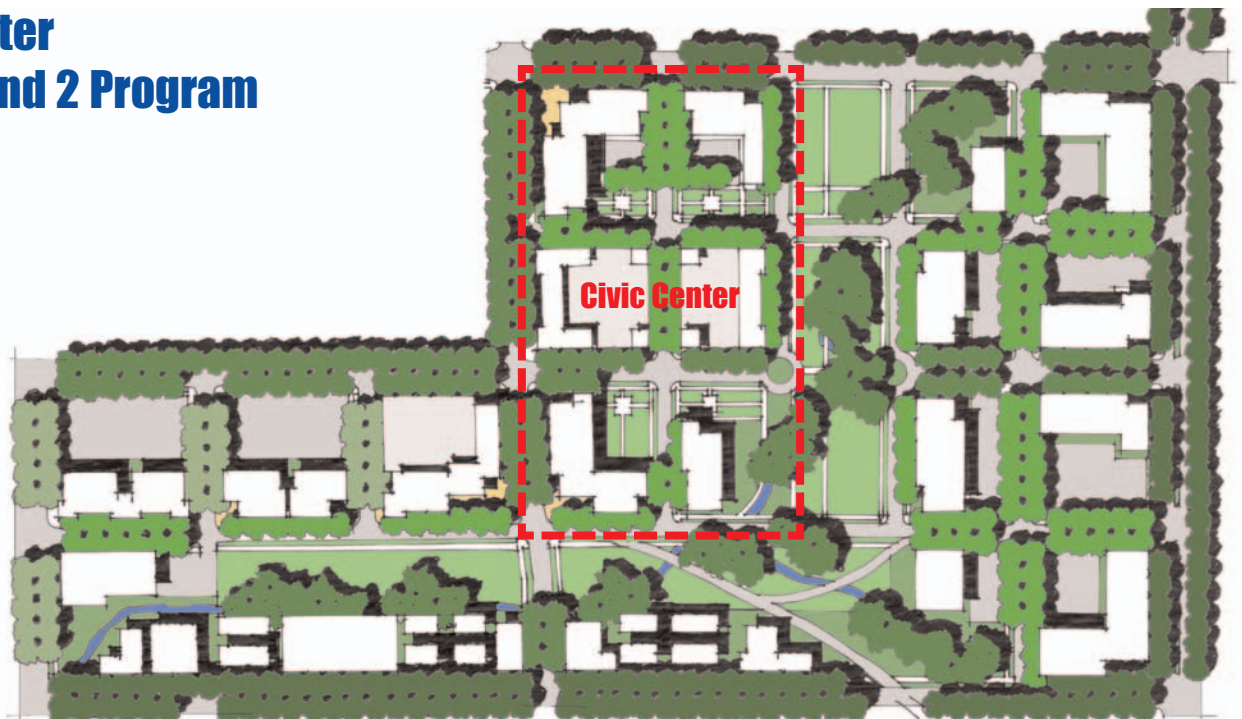
- Civic Center Sub Committee
 - Program refinement
 - Master planning principles
 - Action and funding plan
- Parking strategy workshop
 - Parking analysis and concepts
 - Implementation and funding strategies
- East Downtown Strategic Plan urban design concepts
 - Illustrative graphics
 - Draft report



East Downtown Visalia



**Civic Center
Phase 1 and 2 Program**



Burke Street

Civic Center

north

