



Information Item

Date: May 10, 2006

To: Mayor and City Council
From: Jeff Mathieu, Director, Resource Management Department
Subject: Community Input Process for Design of Village at the Civic Center

Introduction

This report provides information about the community input process for the design of the Village development at the Civic Center. The community input process for the Village is scheduled to begin in May 2006 and conclude in 2007.

Background

The City Council approved the updated Civic Center Specific Plan (CCSP) in June 2005. The Village component of the CCSP will be a mixed-use development that will contain residential, commercial and public open space uses. The City Council in January 2006 approved the selection of The Related Companies of California (Related) as the developer for the Village component of the CCSP.

Discussion

Resource Management Department staff collaborated with other City Departments (Planning and Community Development, Community and Cultural Services, and

Environmental and Public Works Management), as well as Related, to develop a plan for the community input process for the design of the Village.

The community process will begin with an open house scheduled for May 18 to be held at the 1733 Ocean Avenue office building, adjacent to the Village development site. The open house will inform the community about the vision for the Village set forth in both the guiding principles established by the City Council at its December 14, 2004 meeting and the amended CCSP approved by the City Council on June 28, 2005. The open house will include graphic displays of the master plan for the CCSP and Related's conceptual designs prepared for the developer selection process, and written materials explaining the history and status of the Village development. City staff and members of the Village development-design team will be present and available to answer community questions, listen to and respond to community comments and recommendations, and to encourage community members to submit written comments and recommendations for consideration.

The second step of the community input process will involve a community workshop to be held on June 17 that focuses on two threshold issues that will affect the design of the Village – maximum building heights and the appropriate grade for the pedestrian walkway envisioned along 1st Court Alley. For purposes of stimulating dialogue, this workshop will use the four design concepts for the Village prepared by Related as part of the developer selection process. The four concepts include two different design

massing concepts, each with a 56-foot and a 65-foot height variation (the “65-foot height” version actually includes a mixture of 56-foot and 65-foot building heights).

The threshold issues and input from the first community workshop will then be presented to the Housing Commission for its consideration and comment, tentatively scheduled for late June. Subsequently, staff will present to the City Council a summary of input from the community and the Housing Commission, focused primarily on feedback received regarding the threshold issues of building height and concepts for the grade along 1st Court Alley. This City Council item is anticipated for July or early August. Staff and the development-design team will be seeking specific direction from the City Council on the design parameters and the two threshold issues.

Following the City Council meeting, the development-design team will prepare an updated design concept and engage in a dialogue with the community at one or two more workshops. The workshops will assist the development-design team in refining and enhancing the updated concept, and will encourage discussion of the details for the public open space, public art, and the sustainability goals for the Village development.

Once the design concept has been refined through a dialogue with the community, staff will present it to all the interested Commissions (Housing, Recreation & Parks, Arts, etc) and then return to the City Council for its consideration of the design concept. At this point, anticipated for late 2006 or early 2007, the City Council will not be acting in its regulatory role, but will be considering the design concept for purposes of beginning the

entitlement submission and approval process. The Village development would then proceed through the normal development review process, which is expected to last approximately one year. This development review process involves the Planning Commission, the City Council (if Planning Commission decision is appealed), and the Architectural Review Board. Finally, California Coastal Commission approval is needed because the Village development is located within the coastal zone.

Summary

The community input process described above provides multiple opportunities for community members to share their ideas for the design of the Village development, and the City and the development-design team to incorporate, where feasible, the community's thinking.

Prepared by: Bob Moncrief, Housing Manager