

Campus Master Plan

CREATING OUR CITY'S DOWNTOWN

FALL 2023 UPDATE



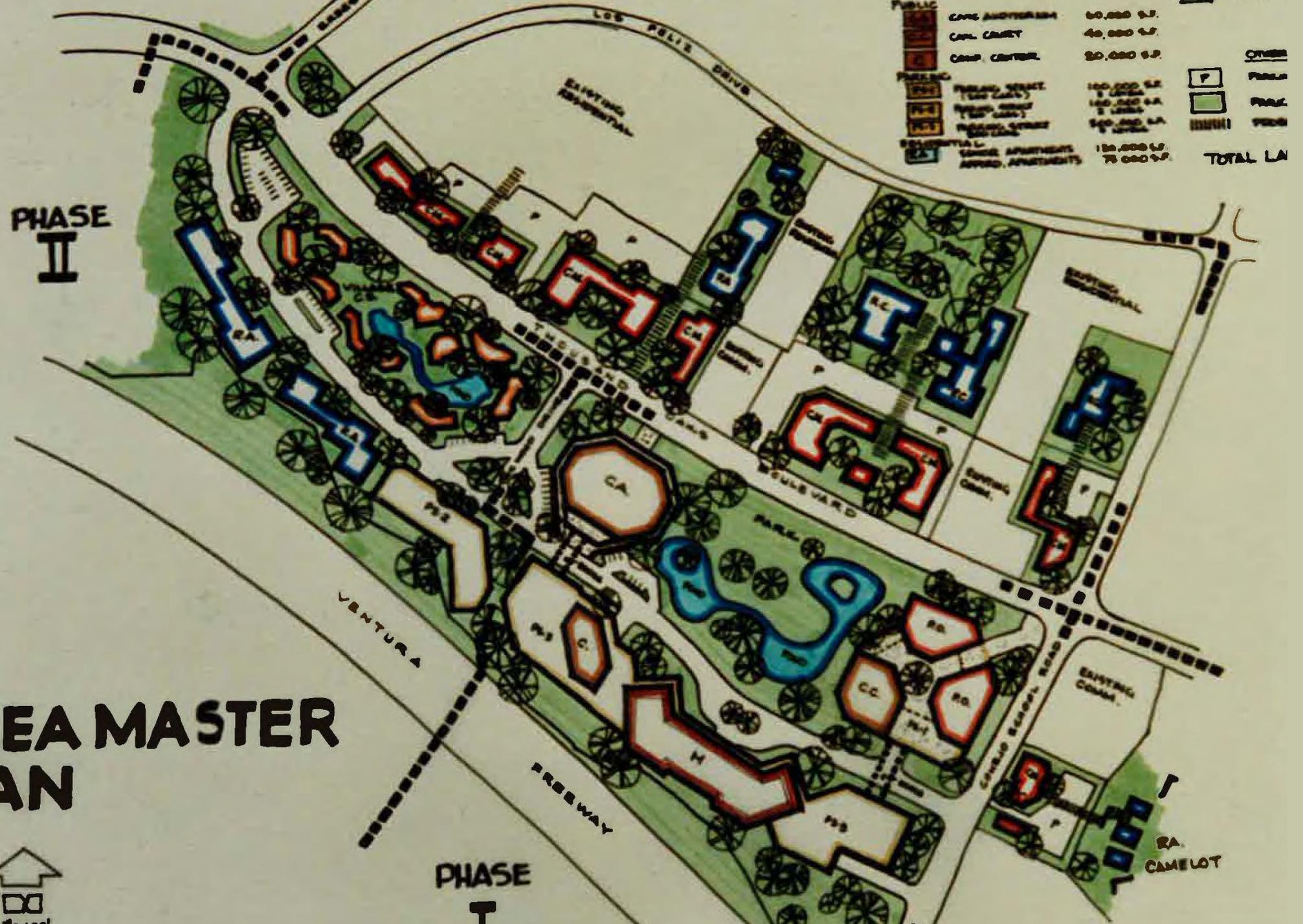
AREA MASTER PLAN

PHASE II

PHASE I



	PUBLIC		
	CARE AUDITORIUM	60,000 S.F.	
	CARL COURT	40,000 S.F.	
	CAMP CENTER	20,000 S.F.	
	PARKING		
	PARKING STRIP (SEE PLAN)	100,000 S.F.	
	PARKING STRIP (SEE PLAN)	100,000 S.F.	
	PARKING STRIP (SEE PLAN)	100,000 S.F.	
	RESIDENTIAL -		
	STUDIO APARTMENTS	100,000 S.F.	
	APPROX. APARTMENTS	70,000 S.F.	
	GREEN		
	PARK		
	ROAD		
	TOTAL LAND		

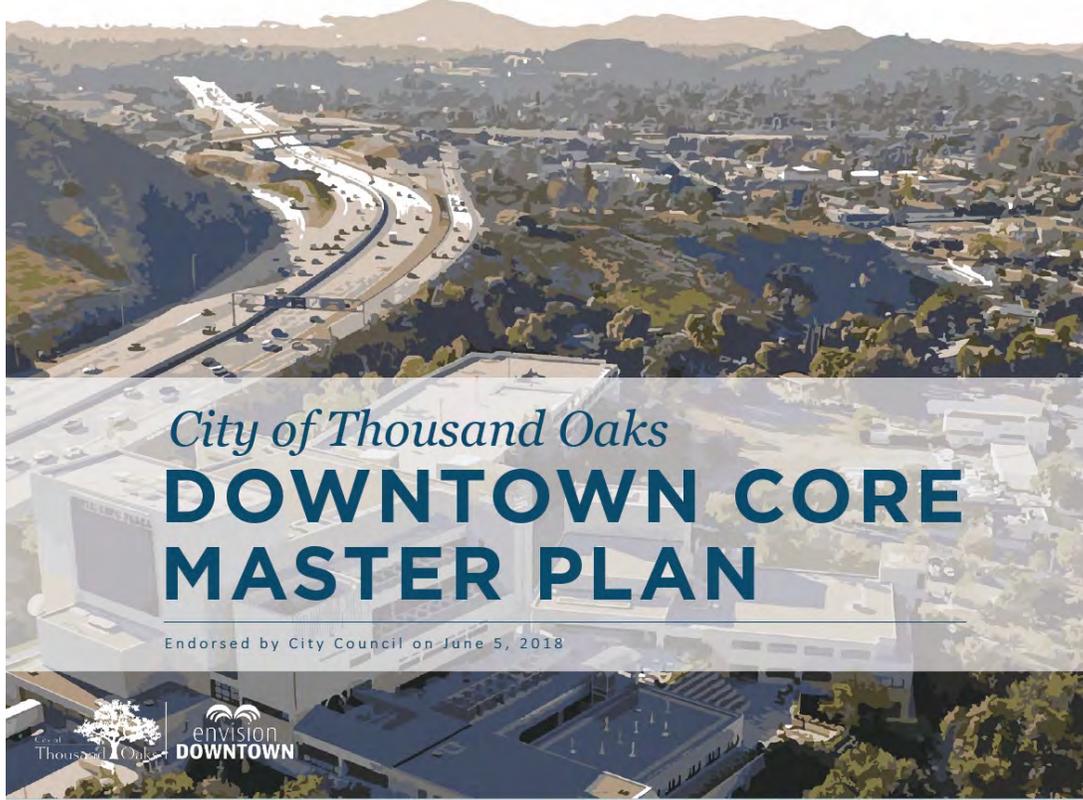


TOB Specific Plan (2011)



ADOPTED NOVEMBER 2011 - AMENDED AUGUST 2016

“We need to recognize that Thousand Oaks Boulevard has unique characteristics and opportunities that warrant the adoption of separate development policies that will lead to the creation of a viable, self-sustainable, pedestrian safe and friendly downtown core for our community.” - pg. 37



City of Thousand Oaks DOWNTOWN CORE MASTER PLAN

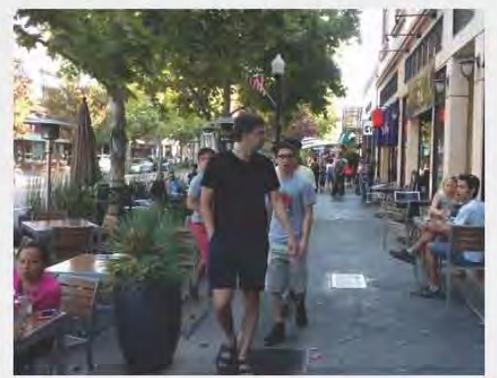
Endorsed by City Council on June 5, 2018



for a Downtown in Thousand Oaks

It will be a unique destination for people of all ages from the Conejo Valley to gather and enjoy diverse shops, entertainment, and cultural offerings in an active, pedestrian-friendly setting. The downtown will become a location where cultural, citywide and public events the City are expected to take place. Thousand Oaks

Boulevard within the Downtown Core will become a vibrant, pedestrian-oriented street with active retail and dining uses at the street level. Existing and future uses in the downtown will be connected, allowing for visitors to experience a diverse and engaging mix of uses, amenities and destinations along the Boulevard.



DCMP Core Elements



- 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



Institutional

Institutional

Institutional

*Entertainment/
Commercial/
Civic*

Town Square

Amphitheatre/
Pavilion

"Main Street"

Institutional

New Parking Structure

Institutional

*Entertainment/
Commercial/
Civic*

Grand
Staircase
+2

"Main Street"

New Street

Existing
Loading
+2

*Existing
Forum*

*Entertainment/
Commercial/
Civic*

+3

Existing
Drop-off
+3

Existing Parking Structure

Existing Kavli

2019 AECOM Design

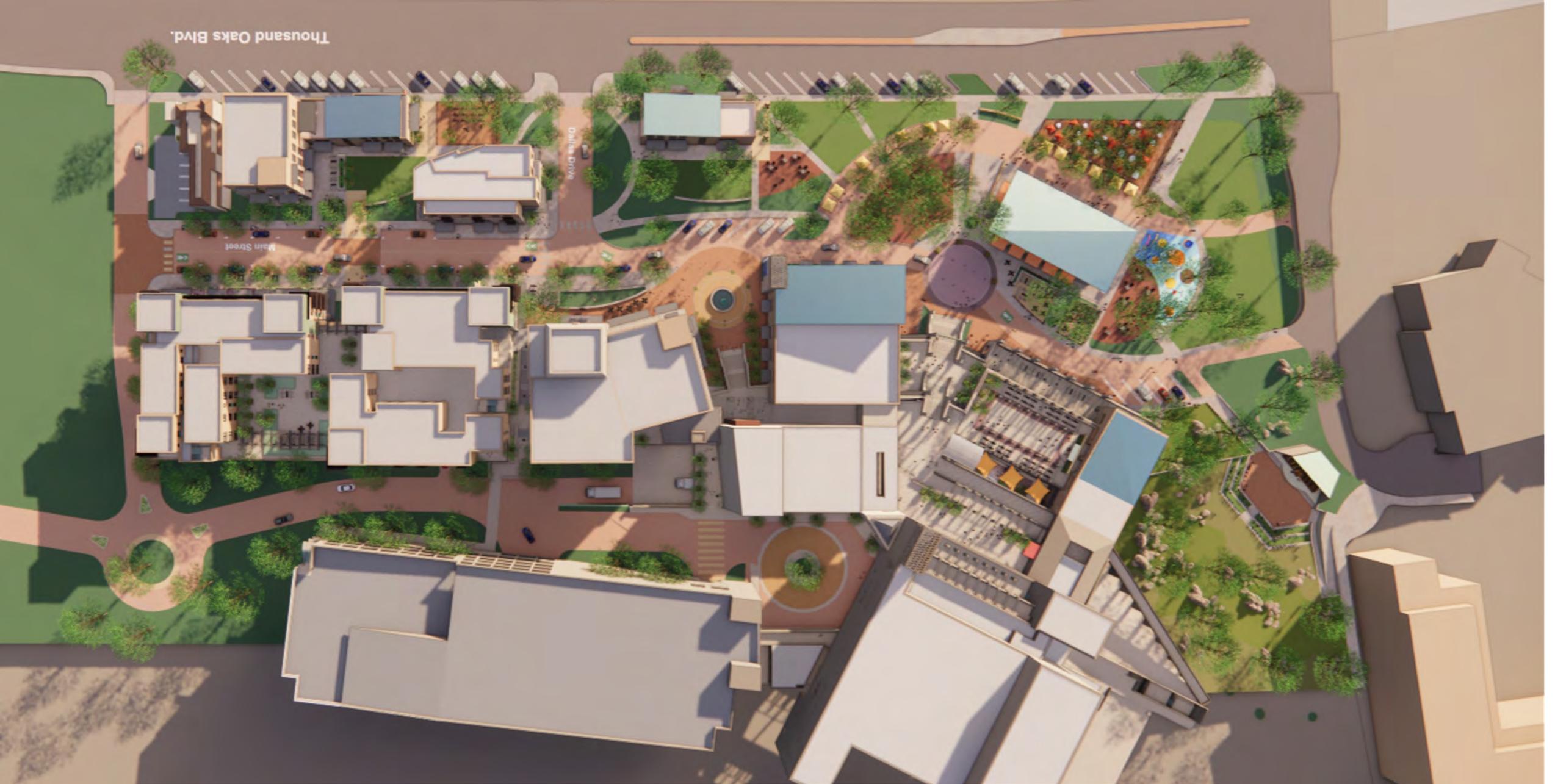
Ventura Freeway

New Street

Dallas Drive

The Lakes Drive

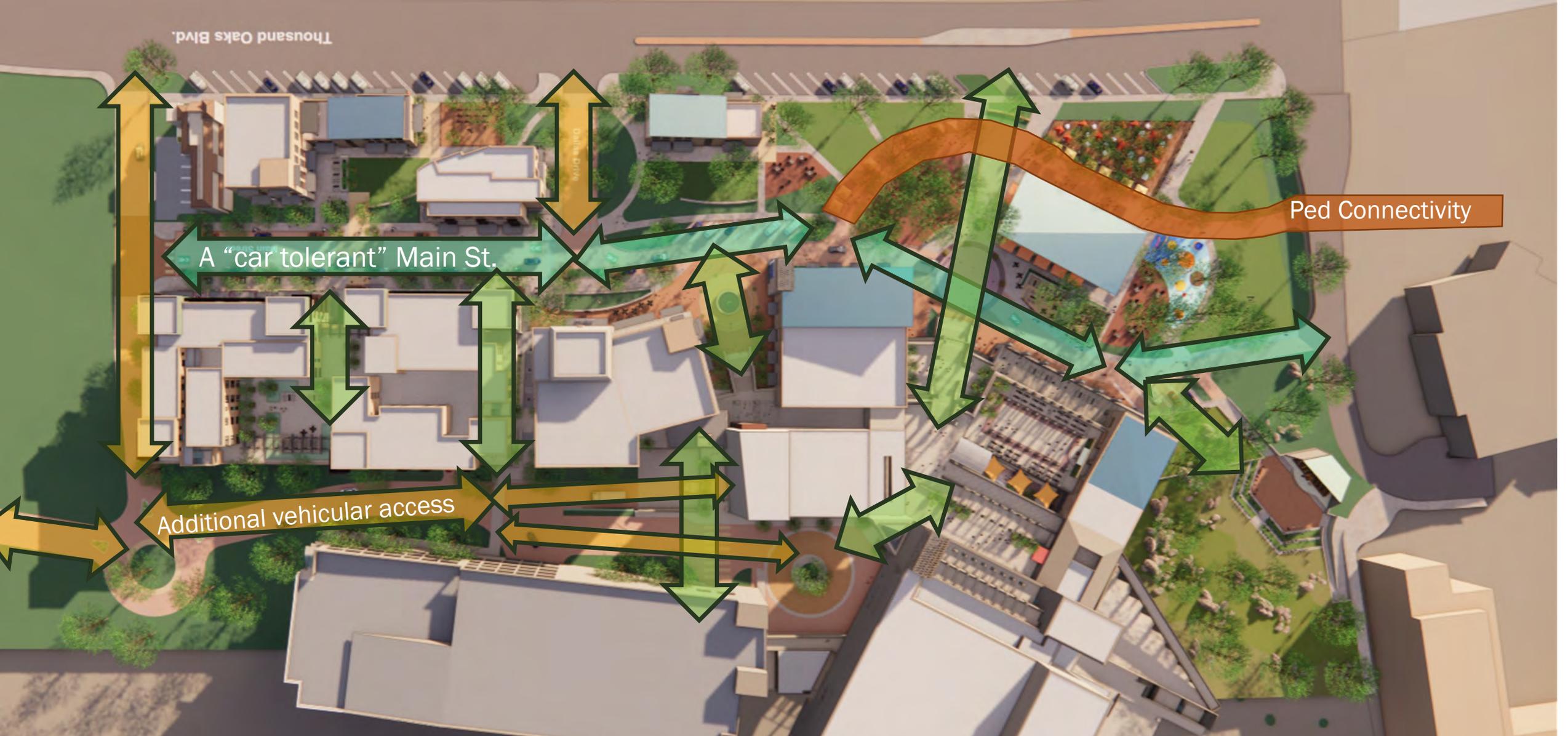
Ventura Freeway



Thousand Oaks Blvd.

Main Street

Oakline Drive



Thousand Oaks Blvd.

Quinn Drive

A "car tolerant" Main St.

Ped Connectivity

Additional vehicular access

Evolving Concept
Circulation, Wayfinding, and Sense of Place

RRM Design Group

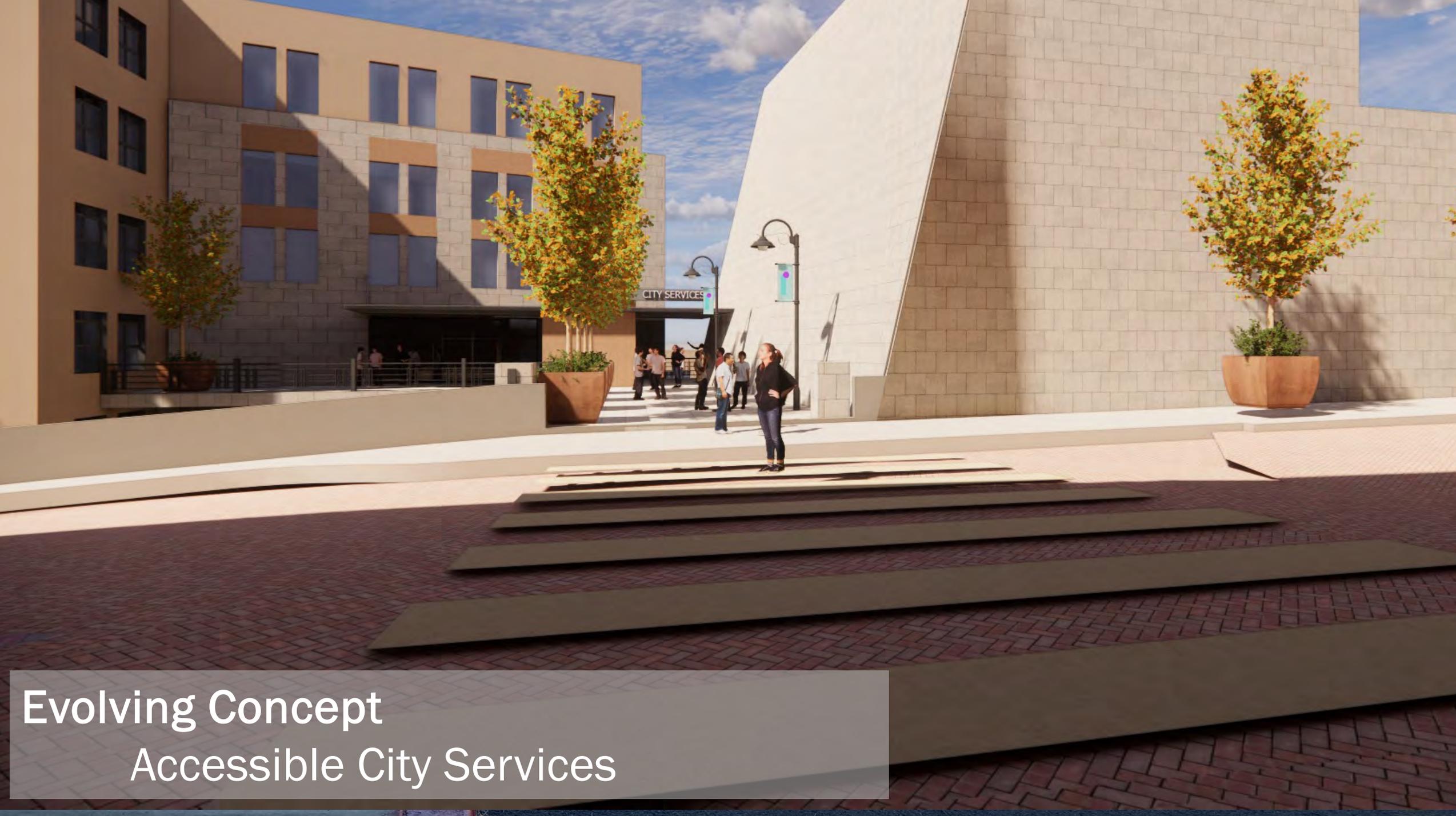


Evolving Concept

Kavli Theater – Clear Point of Arrival



Evolving Concept
Accessible City Services



Evolving Concept
Accessible City Services



Evolving Concept

Reinvigorating Existing Civic Facilities



Evolving Concept
Civic Arts Plaza Reimagined



KAVLI THEATER





Evolving Concept
Reinvigorating Existing Civic Facilities



Evolving Concept

Reinvigorating Existing Civic Facilities



Evolving Concept
Reinvigorating Existing Civic Facilities

RRM Design Group



Evolving Concept
Amphitheater in a Rustic Setting



Evolving Concept
Community Life Day and Night



Evolving Concept

A Main Street that is Walkable, Bikeable, Car-Tolerant



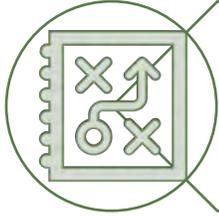
Evolving Concept
An activated community gathering place



Evolving Concept

A Catalyst for the Continued Evolution of Downtown

Areas for Further Research



Site plan

- Greater degree of refinement and architectural style



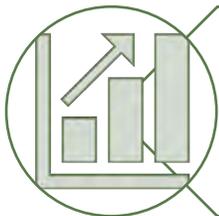
Structural

- Will proposed modifications to building present seismic/structural issues?
- Are proximity of new structures to existing structures achievable?



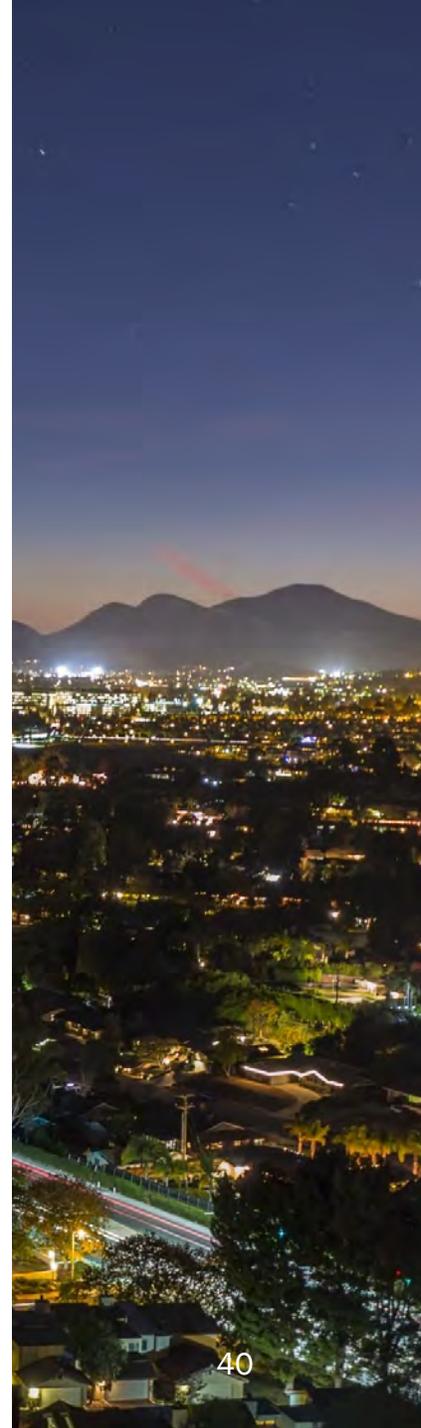
Geotechnical

- Can grading be achieved in certain areas?
- Will soils allow for subterranean parking?



Market viability & Financing Strategy

- Have we created environment for businesses to function – parking, visibility?
- How do we leverage private investment?



Community Re-Engagement

Nov 14, 2023 –
Direction to proceed
from City Council

Summer '24– Begin
design on Phase 1

Nov '23 to April '24
– Test assumptions

Q & A



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