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Conejo Creek Recreation and Sport Development Thousand Oaks, California

Michael R. Wigley
Clemson University

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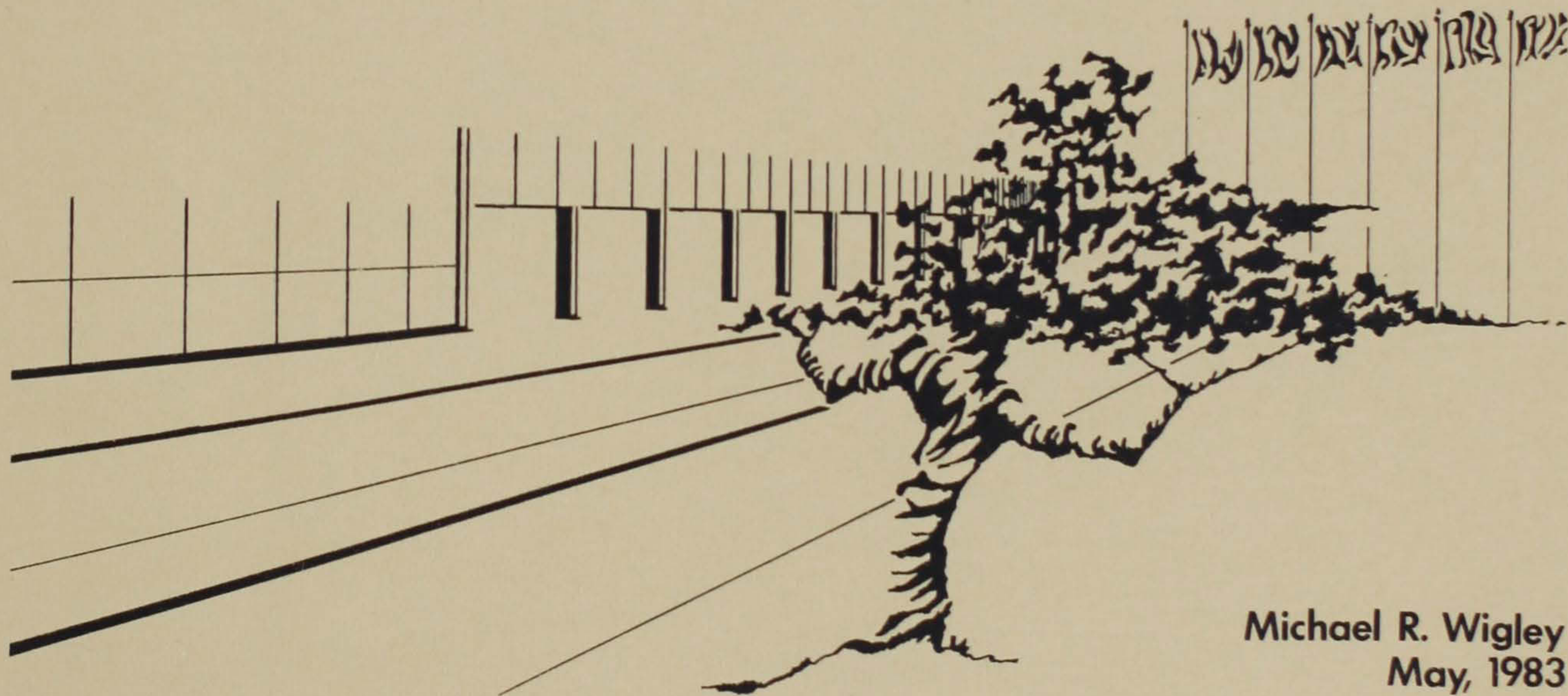


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**COLLEGE OF ARCHITECTURE
CLEMSON UNIVERSITY**

Conejo Creek

Recreation and Sport Development
Thousand Oaks, California



Michael R. Wigley
May, 1983

CONEJO CREEK
RECREATION AND SPORT DEVELOPMENT
Thousand Oaks, California

A sixth year terminal project submitted to the faculty of
the College of Architecture, Clemson University, in partial
fulfillment of the requirements for the degree of
Master of Architecture.

Michael R. Wigley

May 1983

Approved:



639176 .

Special thanks to

Professor Pat To Susan.

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Angi Bove
Holly Scanton
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Tacie Clawson
Mark Clancy
Mark Bergelt
George Schayda
Rick Storch
Warren Smith
Craig Rushing
Steve Wells

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THOUSAND OAKS, CALIFORNIA
Michael R. Wigley
May, 1983**

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Conejo Creek

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Recreation and Sport Development
Thousand Oaks, California

Conejo Creek

Recreation and Sport Development
Thousand Oaks, California

Project
Description

Today, increasingly more residents of Southern California's communities are enjoying a fresh and new outlook toward physical fitness and recreation. The increasing popularity of virtually every domestic organized sport and individual fitness program is including the participation of men and women, from youth to senior citizen, and from a variety of backgrounds. The demand for physical fitness and recreational facilities, for improved existing facilities, and for unique and expressive means toward the realization of such facilities has never before been so great.

The current Master Plan of the Conejo Recreation and Park District verifies these heightened recreational demands as they apply to the Conejo Valley community of Thousand Oaks, California. The study which follows investigates community needs, current recreational trends, and the implication the development of a recreational and sport complex would have on the overall city master plan. Included would be the

introduction of a Community Core at the geographic center of Thousand Oaks and located along the Conejo Creek Freeway. This Community Core would include facilities for community-use and recreational purposes such as the public library, cultural center, community theaters, equestrian center, and the focus of this study: the Conejo Creek Recreation and Sport Development. This will comprise a portion of 184 available acres within the Community Core dedicated to the development of a districtwide park, an integral part of the overall Recreation and Park District's park system for the city. Because of limited funding, however, the District is considering that the park's partial development be through joint agreement with private recreational developers. This study will also investigate the implications associated with such a relationship.

It is the purpose of this terminal project to research the physical needs of the recreational community within the Thousand Oaks planning area and develop a design proposal for the Conejo Creek Recreation and Sport Development.

Recreation

The trend toward recreation has changed increasingly over the past 20 years. Fifty-five million Americans, one-half of all adults, exercise in one way or another on a regular basis; twice the number of those in the early 1960's. In the same time period, spending for recreation has increased over 320 percent, currently accounting for about one of every eight consumer dollars. Additionally, the work week has dropped from 38.6 work hours per week to 35.3 giving most people 50 hours of uncommitted time every week along with 120 nonworking days per year. In short, people have come to regard recreation as a necessity rather than a luxury, and the focus of sport and recreation in this present day culture is no longer the professional athlete, but rather the man next door who jogs at 5:00 in the morning. The nation is no longer made up of a few participants and a majority of spectators.

Not only has the number of participants in recreation grown, but the demographic make-up of these participants has changed to include people with varying

social and economic backgrounds. Qualitative changes in the recreational population reflect several socio-economic changes. These include among others a higher standard of living and, as mentioned, expanded leisure time. Also included would be the redefinition of societal values, the presence of new economic forces, and the advancement in technology. Rewarding recreational experiences increasingly are providing balance in the lives of many participants by giving them:¹

1. A chance to find meaning and self-expression in a world in which the routine or the absence of work makes creativity less available.
2. A means to restore balance in our physical, mental, and social lives.
3. An opportunity for involvement in life's issues, particularly for those (teens, aged) whose choices for involvement have narrowed.
4. A time for exciting, voluntary learning.
5. A chance to stretch minds, bodies, and souls.
6. A chance for adventure, for risk taking in literary debate or on a ski slope. (Shooting the rapids may deter some from shooting heroin or primatene for a few hours' "high".)

7. An opportunity for social interaction--or, for those herded in their environment, a chance to escape from the job for privacy and contemplation.²

Because current data collection and evaluation in the park and recreation field are weak, forecasters depend heavily on socio-economic trends to predict the direction of recreation and leisure attitudes among the population. The following will summarize some of these:

1. The Family. Because the average household size is diminishing, from 3.3 people in 1959 to 2.8 in 1979 to a predicted 2.4 in 1989, there seems to be a greater need than ever for recreation to play a stabilizing role and to provide a sense of community and family for those that may lack family structure. Doing things as a family unit will become an important value.
2. The Sexes. Sex-related differences in recreation participation is rapidly diminishing. More women than men are now starting many recreational activities.
3. Age. More than half of the American population will be 30 to 49 years old during the 1980's and will be bringing with them a heightened sense of physical fitness and appreciation for quality in equipment, facilities, and programs. Self-expression and accomplishment will remain meaningful and will carry over into those recreation activities that provide these individual rewards.

4. Education. People today are better educated, and there seems to be a correlation between higher educational levels and greater recreational participation.
5. Income. Rising amounts of disposable income have prompted the current leisure industry boom and there is evidence that expenditures for recreation are rising even faster than consumer spending as a whole. Rising transportation costs will keep the participant closer to home.

Community

LOCATION



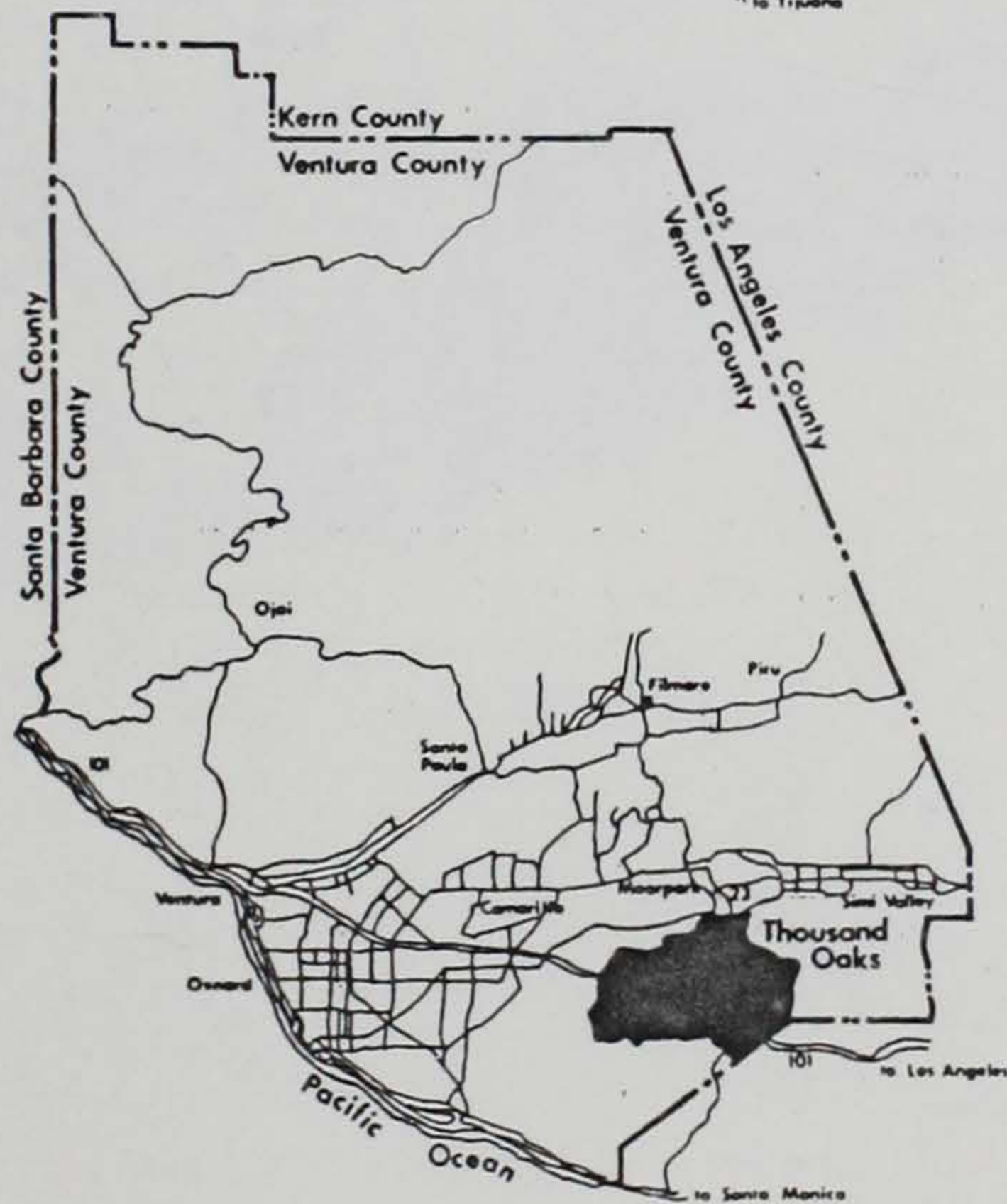
Thousand Oaks, California, along with the neighboring sub-communities of Newbury Park and Westlake Village, occupies the area referred to as the Conejo Valley. This valley is located approximately fifty miles northwest of the Los Angeles metropolitan district within the southeastern sector of Ventura County adjacent to the Los Angeles County line. Twenty-six miles to the west is the City of Ventura and eight miles to the south is the Pacific Ocean. The valley floor of Conejo ranges between 600 and 900 feet above sea level.

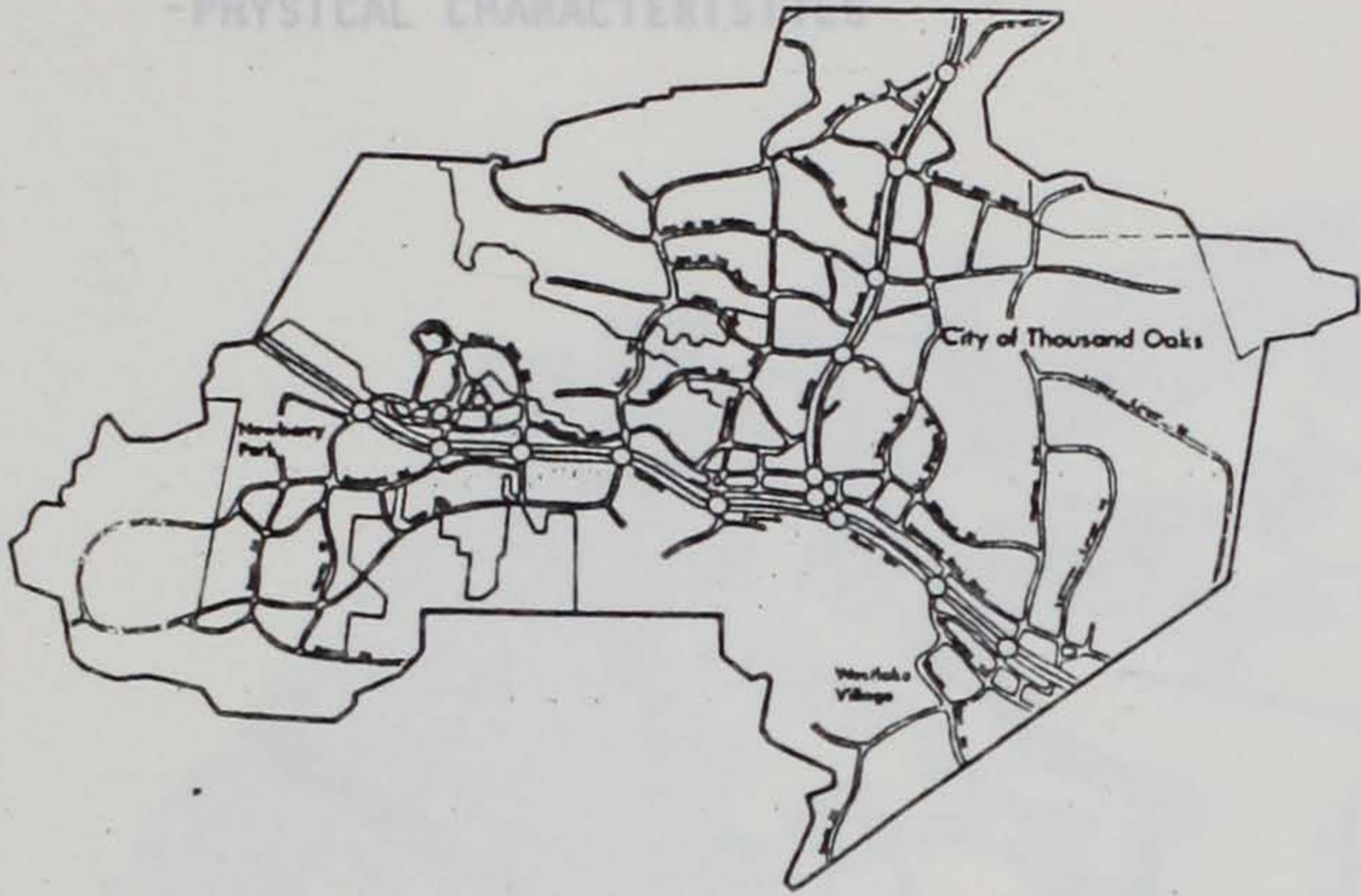


Background

LOCATION

Thousand Oaks, California, along with the neighboring sub-communities of Newbury Park and Westlake Village, occupies the area referred to as the Conejo Valley. This valley is located approximately fifty miles north-west of the Los Angeles metropolitan district within the southeastern sector of Ventura County adjacent to the Los Angeles County line. Twenty-six miles to the west is the City of Ventura and eight miles to the south is the Pacific Ocean. The valley floor of Conejo ranges between 600 and 900 feet above sea level.



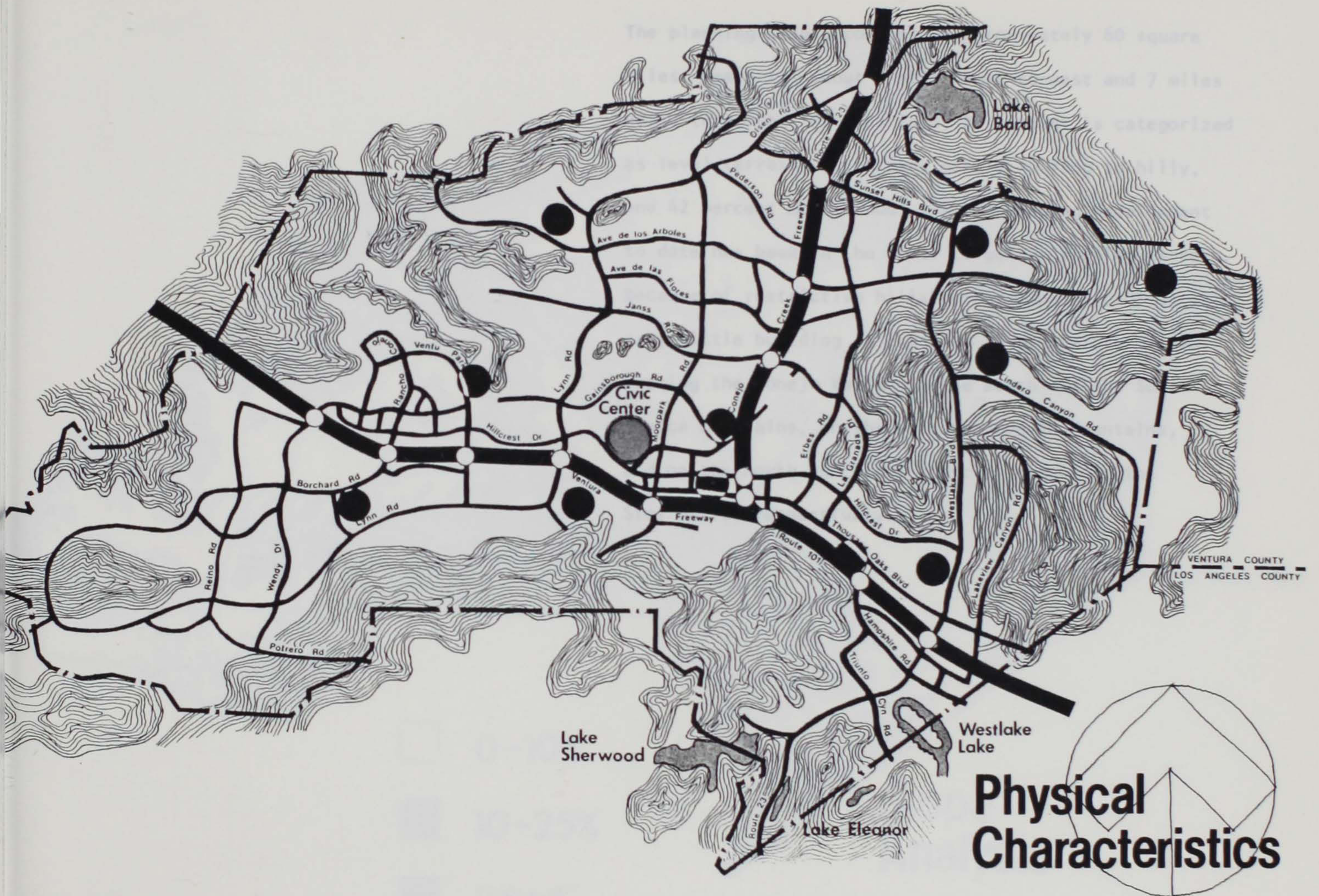


The area depicted opposite is referred to by the Thousand Oaks' Planning Department as the "planning area" and includes the communities which occupy the Conejo Valley, along with portions of surrounding mountain ranges. Unless otherwise stated, the following information and documentation will refer to this area.

San development which stretches from San Diego to Santa Barbara.

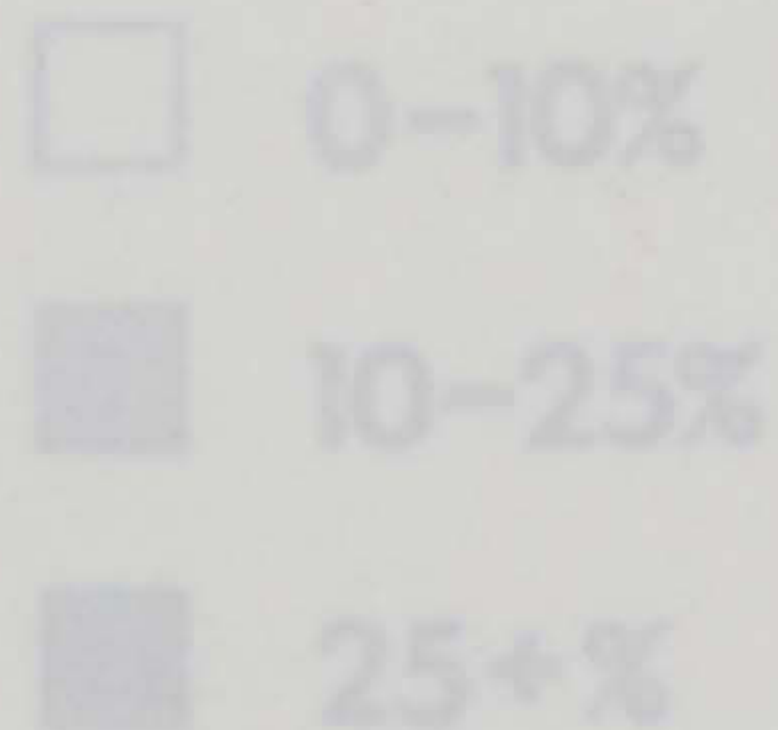
PHYSICAL CHARACTERISTICS

Conejo Valley has a very spacious and semi-rural character. Its distinctive natural features include mountains, rolling hills, lakes, oak groves, and clearly defined passes which signify the entry points into the valley. These features distinguish the Conejo Valley from the generally uninterrupted strip of urban development which stretches from San Diego to Santa Barbara.



Physical Characteristics

The planning area encompasses approximately 60 square miles, measuring about 9 miles east-to-west and 7 miles north-to-south. Of this land, 28 percent is categorized as level terrain, 30 percent gently rolling to hilly, and 42 percent mountainous. Most building development to date has been on the level to gently sloping terrain. Because of restrictive hillside-development ordinances, very little building is expected in mountainous zones. Framing the Conejo Valley on the south are the Santa Monica Mountains, on the west the Conejo Mountains, and on the north and east, Montclef Ridge and the Simi Hills, respectively.

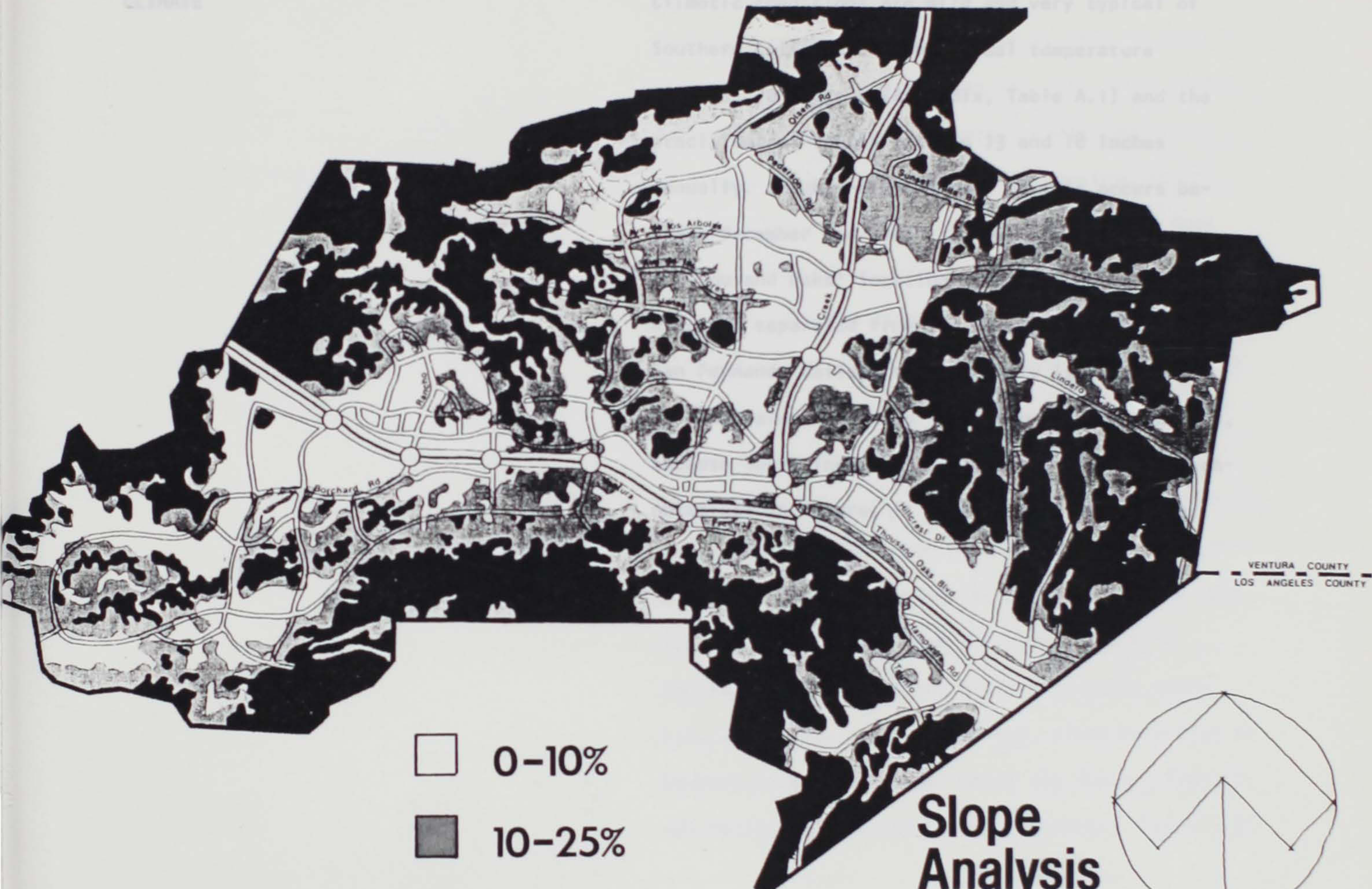


Slope
Analysis



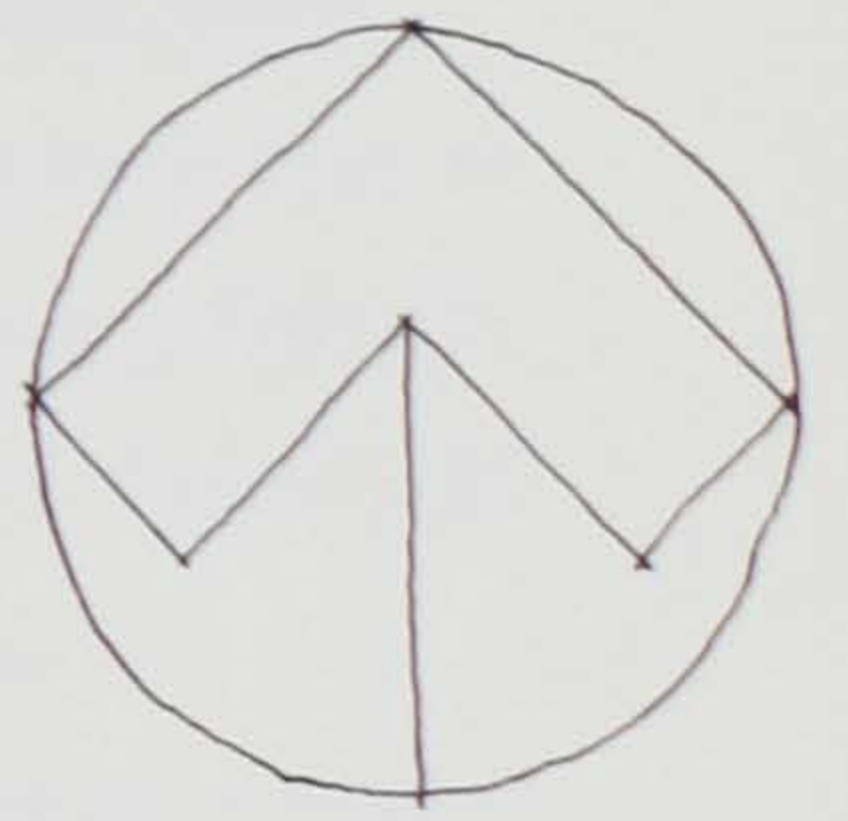
Climatic conditions are very typical of Southern California temperatures

(Table A.1) and the 12 and 18 inches



- 0-10%
- 10-25%
- 25+%

Slope Analysis



CLIMATE

Climatic conditions are mild and very typical of Southern California. The annual temperature averages 70 degrees (Appendix, Table A.1) and the precipitation ranges between 13 and 18 inches annually. Eighty-nine percent of this occurs between December and March (Table A.2) and because of Thousand Oaks' location within the Conejo Valley which is separated from Los Angeles and the San Fernando Valley, the community is smog-free. This has always been an attraction of the area and, because local industry is light and primarily technological in nature, it is not likely to change.

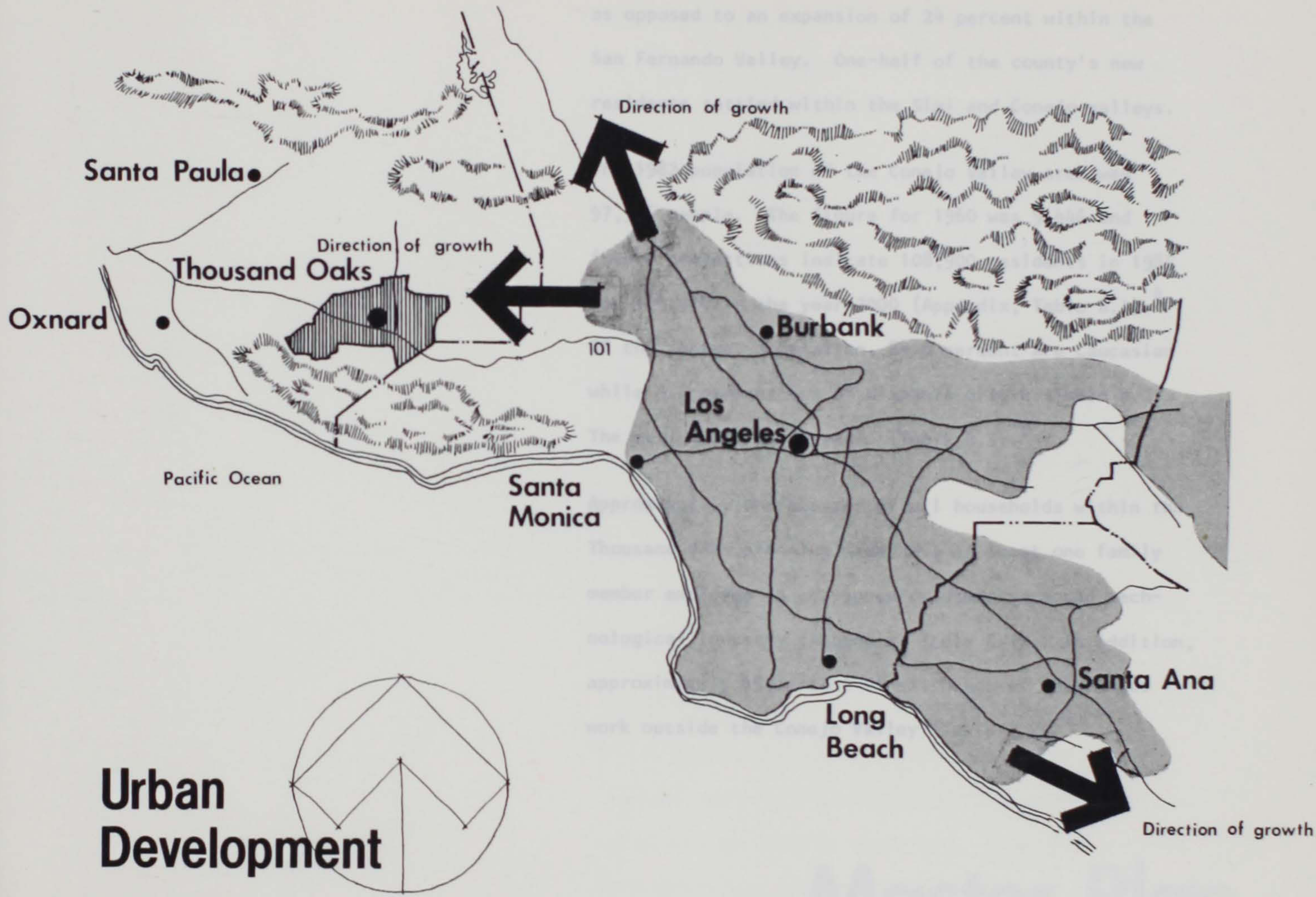
along with several large ranches, comprised the only development within the Valley until as late as 1937. It was then that the community now known as Thousand Oaks emerged and began to develop along U.S. Route 101. Its development, along with that of Newbury Park, was gradual until the Ventura Freeway was built in 1958, and then it increased dramatically. The development of Thousand Oaks and the surrounding area has been a direct response to the increase in

HISTORY

Egbert Starr Newbury, a Civil War veteran suffering from tuberculosis, moved his family from Michigan to Southern California following the war. With family money, Newbury purchased approximately 2200 acres of Conejo Valley land and in 1875 constructed the first building in the area, the Newbury Park Post Office. Soon after, the Stage Coach Inn was built, and along with the post office served the continually increasing number of travelers along El Camino Real running between Los Angeles and San Francisco (later to become U.S. 101 and subsequently part of the Ventura Freeway). The community of Newbury Park, along with several large ranches, comprised the only development within the Valley until as late as 1937. It was then that the community now known as Thousand Oaks emerged and began to develop along U.S. Route 101. Its development, along with that of Newbury Park, was gradual until the Ventura Freeway was built in 1958, and then it increased dramatically. The development of Thousand Oaks and the surrounding area has been a direct response to the increase in

popularity the coastal regions of Southern California enjoyed during the 1950's. It was then that the Los Angeles area grew at a phenomenal rate, primarily due to the influx of people from other states. More than 1.6 million people migrated to the area between 1950 and 1965, a growth rate 135 percent higher than New York, Philadelphia, Chicago, and Detroit combined.³ High-paying jobs in defense and space-related industries were the prominent attractions, as well as the attractiveness of a unique style of living for that time consisting of low-density single-family residential areas, shopping centers, industrial parks, and a comprehensive freeway system linking everything together. Between 1960 and 1970, the surrounding counties of Ventura, Riverside, and San Bernardino experienced rapid growth due to the spill-over from Orange and Los Angeles counties. Ventura County found itself especially attractive due to its smog-free atmosphere, its pleasant year-round climate, and its close proximity to the ocean and the mountains. During this time, the Ventura County population expanded 95 percent





as opposed to an expansion of 24 percent within the San Fernando Valley. One-half of the county's new growth is within the San Fernando Valley.

as opposed to an expansion of 24 percent within the San Fernando Valley. One-half of the county's new residents settled within the Simi and Conejo valleys.

The 1982 population of the Conejo Valley area was 97,386 people. The figure for 1960 was 9,446 and future projections indicate 108,900 residents in 1985 and 144,900 in the year 2000 (Appendix, Table B.1).⁴ Of the current population, 89.8 percent are Caucasian while 5.8 percent are of Hispanic origin (Table B.2). The median age is 29 years (Table B.3).⁵

Approximately one-quarter of all households within the Thousand Oaks planning area have at least one family member employed in aerospace or other advanced technological industry (Appendix, Table C.1). In addition, approximately 65 percent of all heads of households work outside the Conejo Valley (Table C.2).⁶

Master Plan

Thousand Oaks historically has been comprised of many neighborhoods. In the late 1950's, one of the first subdivisions, the Jones Corporation, began construction of Jones-Gabeja, a complete "new town." This community would eventually accommodate a population of 45,000 and included a wide range of living, working, shopping, and recreational facilities. Another "new town" was Westlake Village, proposed by the American Rowland Land Company in 1965. This consisted of residential areas surrounding a commercial-educational-recreational core. These two developments consisted of approximately 25,000 acres and today make up a substantial portion of Thousand Oaks. In 1964, the City of Thousand Oaks was incorporated and subsequently made effective planning a top priority.

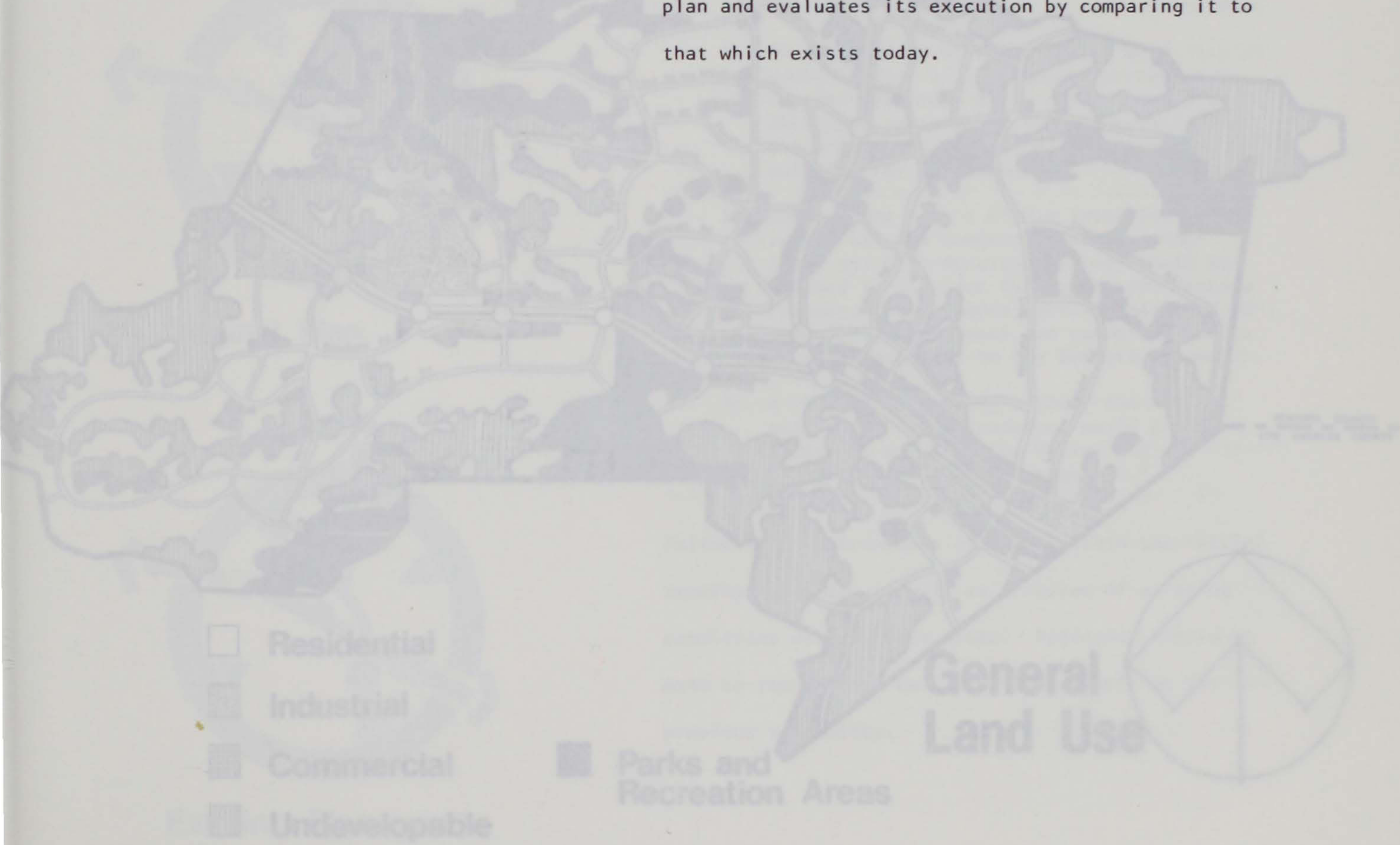
In 1970, the City's Planning Commission introduced its first development plan. Primary objectives were to enhance the area's attractiveness, to unify a balance of living and working conditions, to provide adequate transportation and

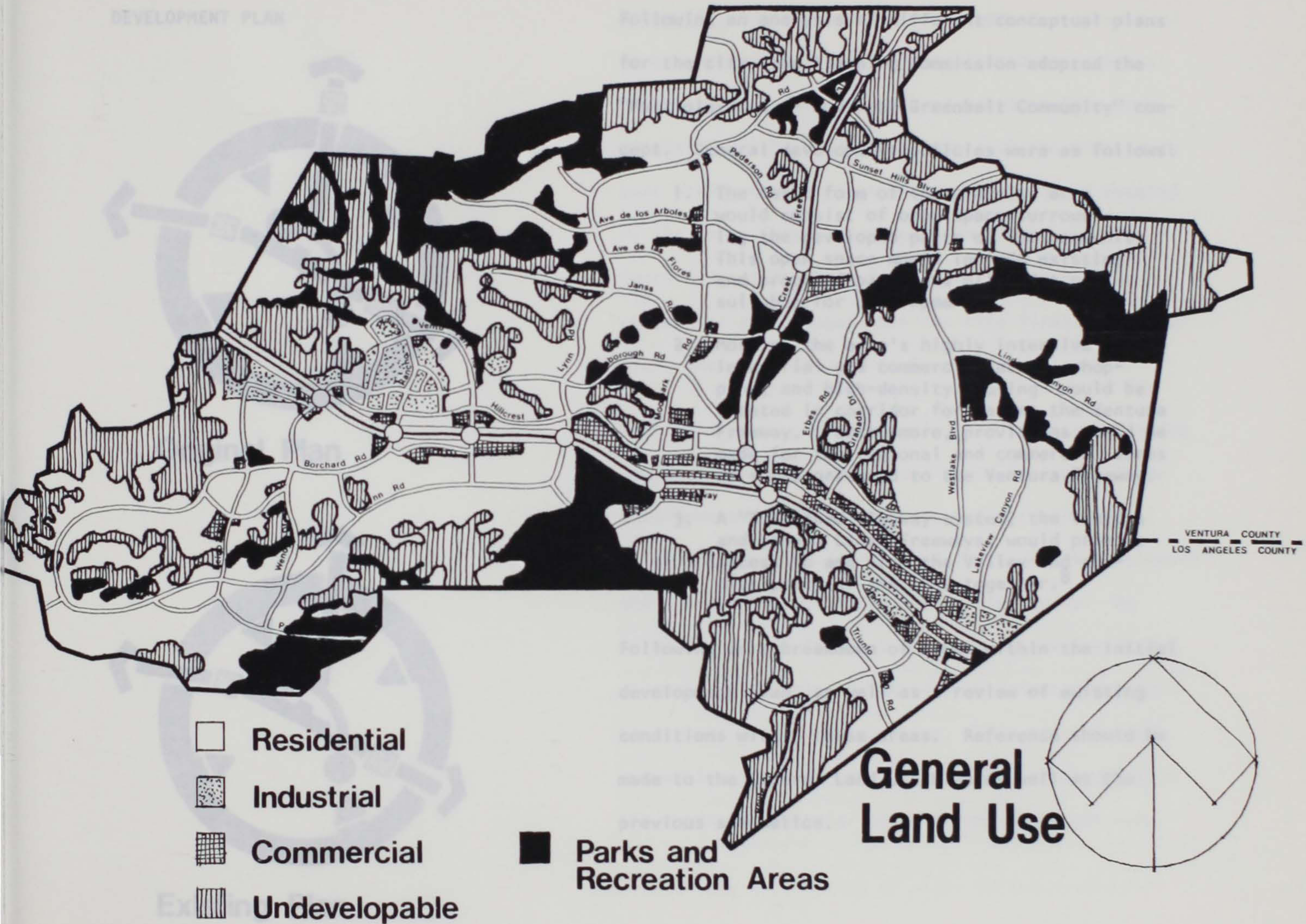
Master Plan

The Conejo Valley historically has been comprised of large landholdings. In the late 1950's, one of these landholders, the Janss Corporation, began construction of Janss-Conejo, a complete "new town." This community would eventually accommodate a population of 60,000 and included a wide range of living, working, shopping, and recreational facilities. Another "new town" was Westlake Village, proposed by the American Hawaiian Land Company in 1965. This consisted of residential areas surrounding a commercial-educational-recreational core. These two developments consisted of approximately 25,000 acres and today make up a substantial portion of Thousand Oaks. In 1964, the City of Thousand Oaks was incorporated and subsequently made effective planning a top priority.

In 1970, the City's Planning Commission introduced its first development plan. Primary objectives were to enhance the area's attractiveness, to unify a balance of living and working conditions, to provide adequate transportation and commercial facilities, to encourage

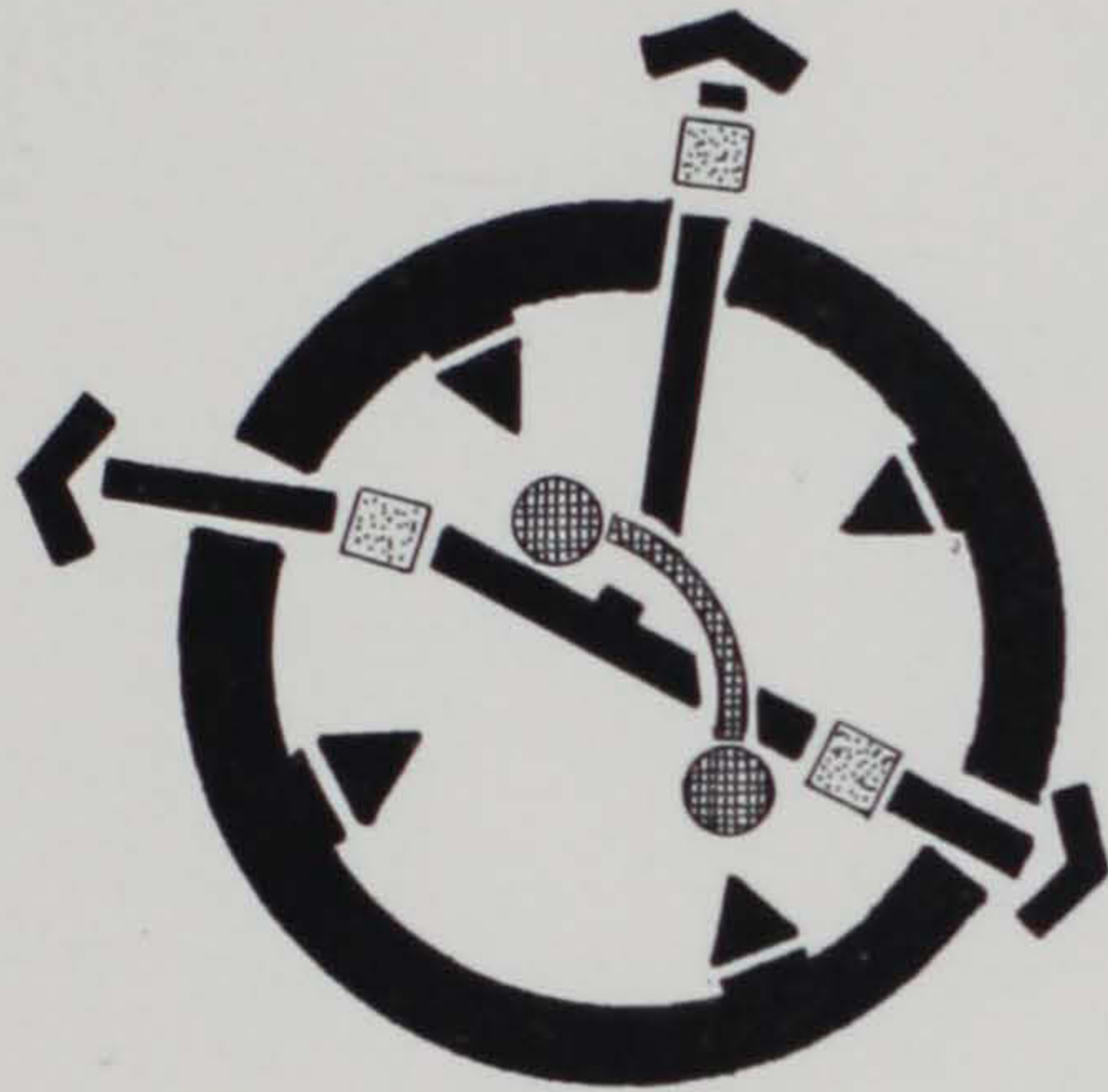
a sense of community identity, to expand the park system, and to assure economic growth.⁷ The following analysis reviews the initial concept toward this plan and evaluates its execution by comparing it to that which exists today.



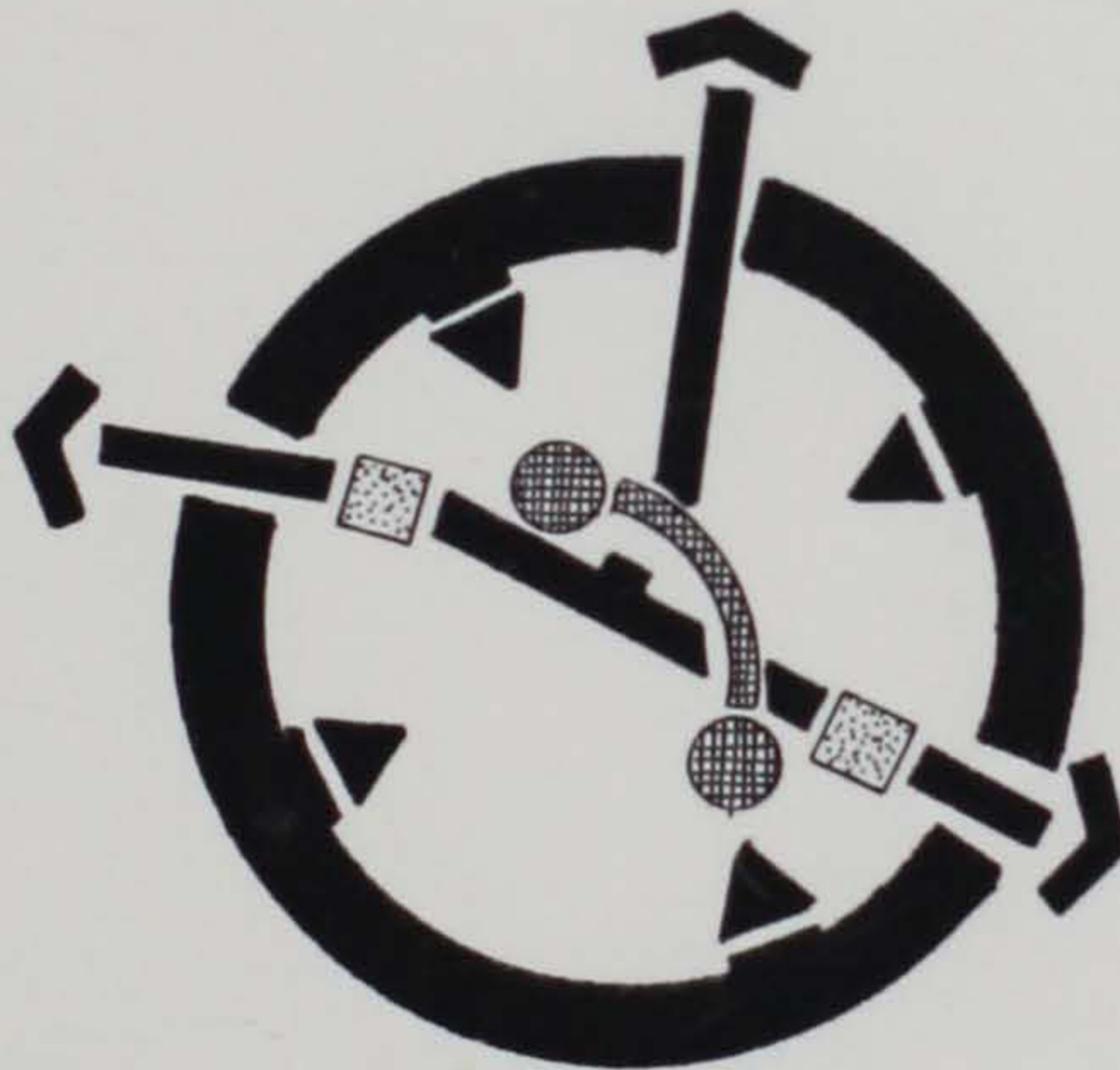


General Land Use

DEVELOPMENT PLAN



Original Plan



Existing Plan

Following an analysis of different conceptual plans for the city, the Planning Commission adopted the "Multiple-Core - Modified Greenbelt Community" concept. General development policies were as follows:

1. The basic form of the planning area would consist of open space surrounding the developed parts of the community. This open space would include existing and proposed parks and hillsides not suitable for development.

2. Most of the area's highly intensive uses-- industrial and commercial areas, shopping, and high-density housing--would be located in corridor form along the Ventura Freeway. Furthermore, provisions would be made for two regional and commercial cores at sites oriented to the Ventura Freeway.

3. A "T"-shaped highway system, the Ventura and Conejo Creek Freeways, would provide access to and from the Valley and connect parts of the area together.⁸

Following is a breakdown of areas within the initial development plan, as well as a review of existing conditions within these areas. Reference should be made to the General Land Use Plan as well as the previous schematics.

Commercial. The commercial development proposals have remained basically unchanged from the original intent. Two major cores linked together by a commercial "strip" comprise the basis of the plan, each core having developed around the "new towns" created by the Janss Corporation (west core) and the American-Hawaiian Land Company (east core). The commercial strip began when the city first developed along what used to be U.S. Route 101.

West Core Area. New commercial facilities, including regional shopping centers and Civic Center to house governmental offices were proposed for this area located around the junction of Thousand Oaks Boulevard and Moorpark Road. These are reality today. An initial proposal for this area was to develop it as primarily pedestrian oriented with landscaped plazas to promote citizen interaction. This plan was subsequently rejected, however, in order to accommodate the needs of vehicular circulation within the core.

East Core Area. Located within the Westlake Village sub-community, this area lacks the civic character of the western core, but rather is developing into a strong commercial district.

Commercial "Strip". This area along Thousand Oaks Boulevard has been the community's top priority for redevelopment in the past decade. The initial Development Plan called for the "strengthening of this axis between the commercial core areas by improving and rebuilding unattractive and undeveloped areas..."⁹ This plan is being implemented, but parking and convenient access to offices and shops are still considered problems.

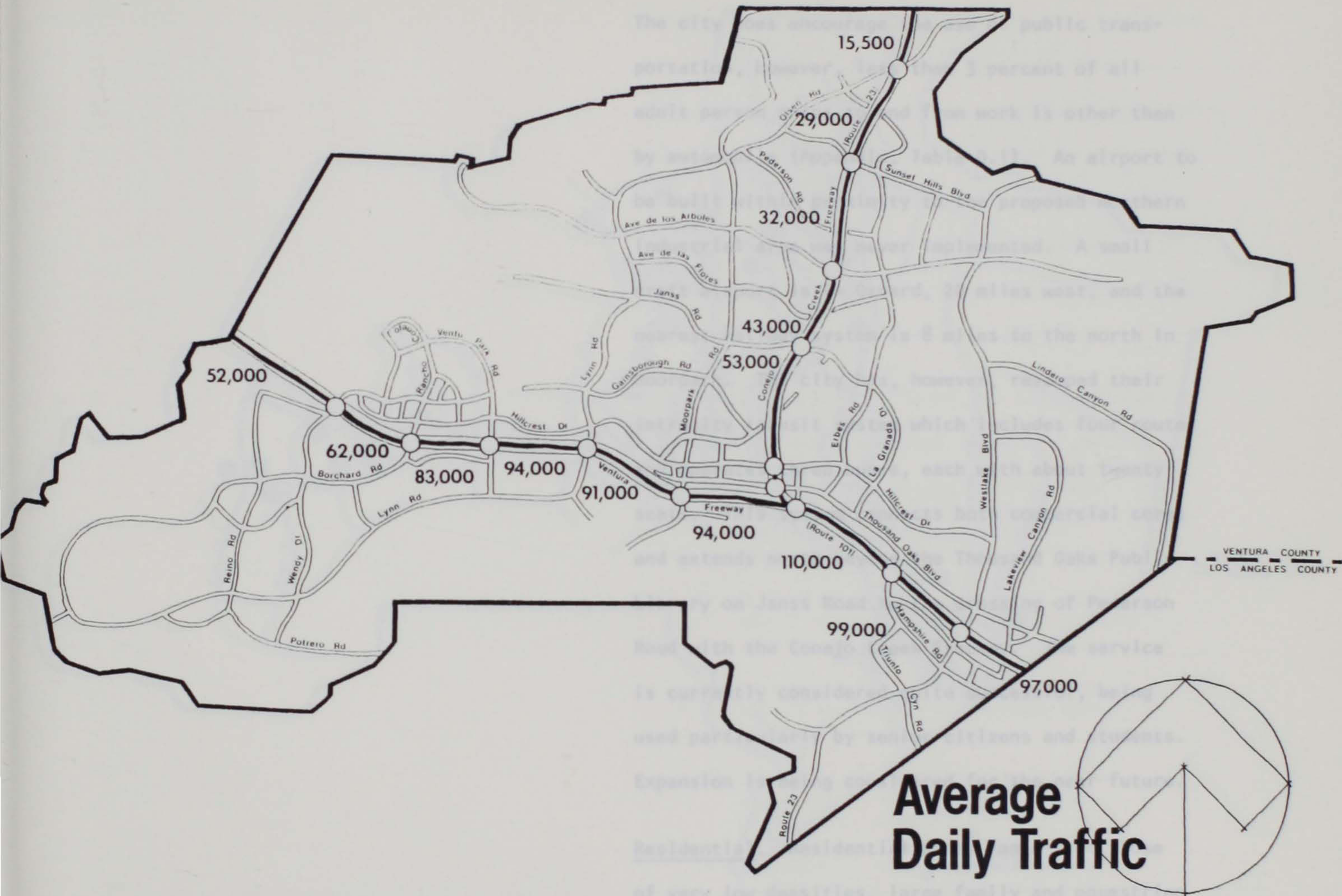
Industrial. Policies adopted regarding industrial development included the following: expansion in two major complexes along the Ventura Freeway and at the western and eastern ends of the planning area, development of an industrial area north of the city and along the Conejo Creek Freeway, and continuation of the development of light industry--highly


specialized, scientific, and research oriented firms--that are "nuisance free and can be accommodated in attractive structures in landscaped settings."¹⁰ The Conejo Valley traditionally has not attracted heavy industry for several reasons: the mountainous terrain is generally unsuitable, there is a lack of plentiful water supplies and adequate water treatment plants, there is a lack of inexpensive transportation in and out of the area, and there is little available low-income housing.¹¹ Today, light industrial expansion exists within the designated areas to the west and east along the Ventura Freeway. Industrial growth in the proposed northern area along the Conejo Creek Freeway never developed, primarily because the land is owned by a large number of small landholders.

Transportation. The automobile traditionally has been the primary source of transportation in the Conejo Valley. In 1970, the average commuting distance was estimated at 25 miles, the average commuting

time was considered to be 33 minutes, and the average household within the Thousand Oaks area made approximately ten separate car trips per day. For these reasons, a sophisticated roadway network around a "T"-shaped freeway system has been established.

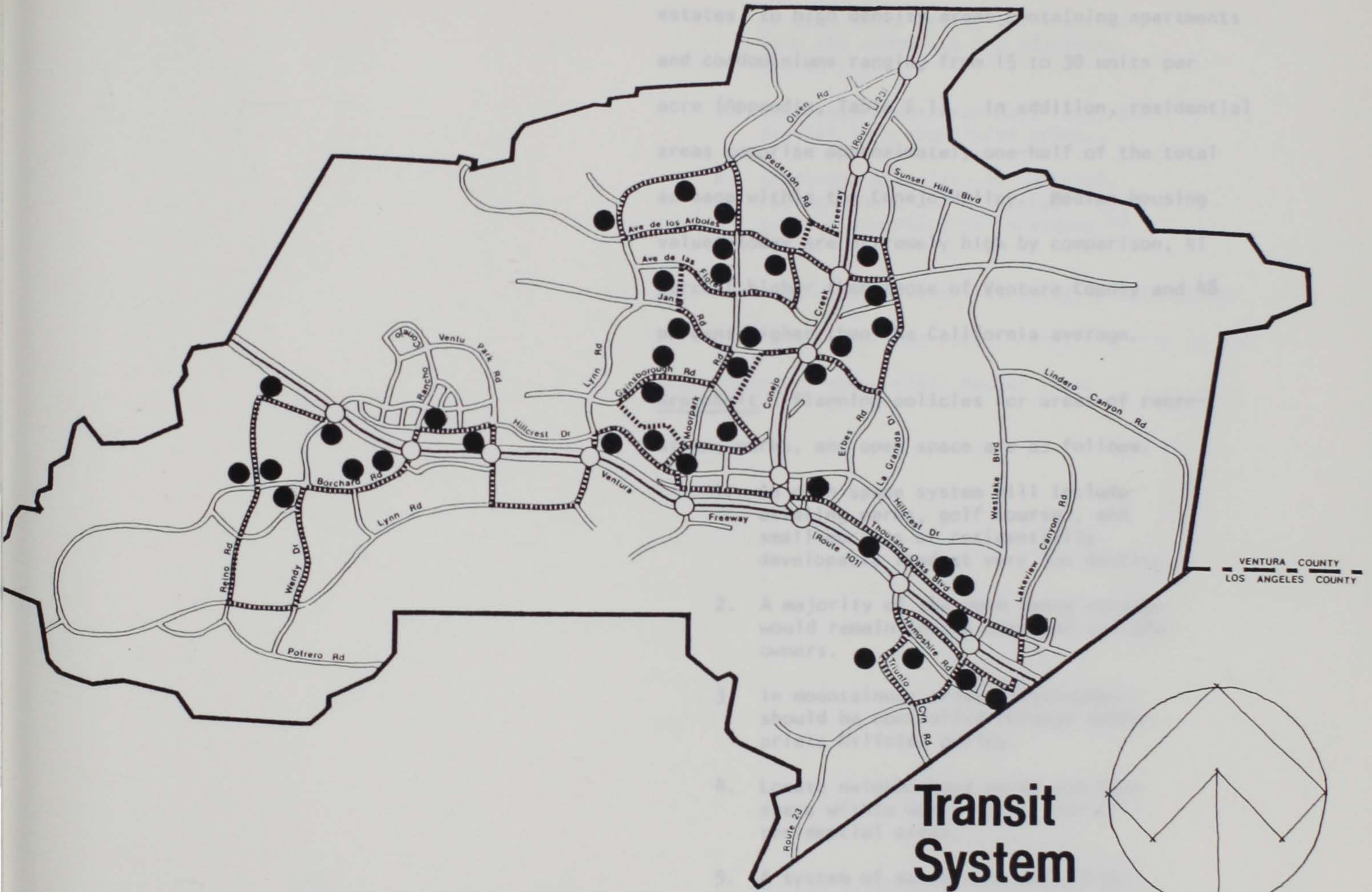
Both freeways, the Ventura Freeway, Route 101, and the Conejo Creek Freeway, Route 23, were developed to direct heavy traffic away from residential areas while linking industrial and commercial areas. Because the proposed industrial development to the north was never constructed, the Conejo Creek Freeway was not used as originally intended. Today, this Freeway carries traffic from recently developed residential districts along its route. Average daily traffic figures indicate that Ventura Freeway traffic is greatest adjacent to commercially developed areas, that numbers increase within the Valley indicating that much of the freeway traffic is local, and the primary use of the Conejo Creek Freeway is to gain access to the Ventura Freeway.



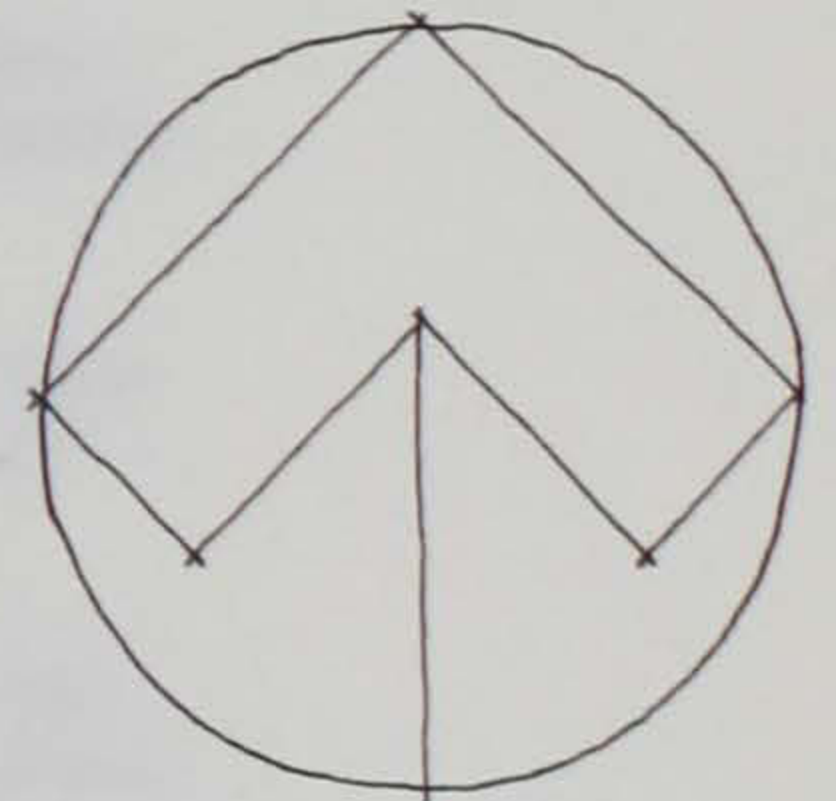


The city does encourage the use of public transportation, however, less than 3 percent of all adult person trips to and from work is other than by automobile (Appendix, Table D.1). An airport to be built within proximity to the proposed northern industrial area was never implemented. A small craft airport is in Oxnard, 20 miles west, and the nearest railway system is 8 miles to the north in Moorpark. The city has, however, revamped their intracity transit system which includes four routes and operates three buses, each with about twenty seats. This system connects both commercial cores and extends north beyond the Thousand Oaks Public Library on Janss Road to the crossing of Pederson Road with the Conejo Creek Freeway. The service is currently considered quite successful, being used particularly by senior citizens and students. Expansion is being considered for the near future.

Residential. Residential areas range from those of very low densities, large family and equestrian



Transit System



estates, to high density areas containing apartments and condominiums ranging from 15 to 30 units per acre (Appendix, Table E.1). In addition, residential areas comprise approximately one-half of the total acreage within the Conejo Valley. Median housing values today are extremely high by comparison, 41 percent higher than those of Ventura County and 48 percent higher than the California average.

Greenbelt. Planning policies for areas of recreation, parks, and open space are as follows:

1. An open space system will include existing parks, golf courses, and small pockets of residentially developable land at very low density.
2. A majority of the open space acreage would remain in the hands of private owners.
3. In mountainous areas, development should be controlled through appropriate hillside policy.
4. Locate neighborhood parks and open space within walking distance of residential areas.
5. A system of equestrian and hiking trails should be implemented using utility easements and open space reserves.

6. An open space system would extend into the community and adjoining school sites.
7. Encourage pedestrian ways from residential into commercial areas.
8. Encourage a variety of cultural, recreational, and historical facilities in a variety of locations.¹²

The following section refers directly to this green-belt area and summarizes specifically its role in the development of the overall Master Plan.

Recreation and Park District

As is generally the case in Southern California, Thousand Oaks is experiencing a surge of interest in recreation and physical fitness. An influx of young families has created greater demands for parks and recreational facilities. The following analysis is of recreation within the community; its governing body and community needs; its existing facilities and proposed needs.

The Conejo Recreation and Park District was founded in 1963 for the purpose of providing the residents of Conejo Valley recreation and park services. The District, functioning under the Public Resources Code of the State of California, is governed by a five-member board of directors and is the primary implementing agency for the open space system. This system includes the following:

1. Existing parks;
2. Committed land;
3. Future parklands (for both active and passive recreation);

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1. Existing parks;
2. Committed land;
3. Future parklands (for both active and passive recreation);
4. Golf course;

5. Open space areas to remain in private ownership;
6. A system of equestrian and hiking trails which link to the National Scenic Trail System;
7. Local bicycle trails.¹³

The basic philosophy of the Recreation and Park District is to enrich the quality of life by creating opportunities for more enjoyable leisure time experiences. Programs are designed for all people, of all ages, and with the intent of bringing residents closer together in an area where geography tends to separate them. The overall goal of the District is to enhance recreational lifestyles, natural resources, and the physical facilities of the community. In addition, as a public service agency, the District has a major responsibility to serve as catalyst for community effort by providing tools and time, by promoting cooperation among interagencies, and by constructing and operating facilities which cannot be accomplished by individual effort or private organization.¹⁴

13. Expressed needs and desires of the citizens.¹⁵

The District works within a framework of standards which suggest the acreage needed for parks and recreation as a ratio of land-acres per set number of people. The factors used to determine these standards are reviewed annually so as to adjust to changing trends and needs. The following factors are considered:

1. Time/distance from parks;
2. Demographic profiles including age, sex, and family size;
3. Socio-economic factors including income and education;
4. Cultural and ethnic characteristics;
5. Geographical location;
6. Climate;
7. Special urban conditions and subneighborhoods;
8. Local traditions and customs;
9. New trends or patterns in recreation;
10. Quantity and quality of existing facilities;
11. Private facilities;
12. Available resources;
13. Expressed needs and desires of the citizens.¹⁵

REGIONAL PARKS

	Acres
Developed Land	600.0
Recommended Standard	1750.0
Deficiency	1150.0
Designated Undeveloped Land	1650.0

The District currently employs an overall standard of 9 acres per each 1,000 city residents for use as park and recreational facilities. An additional 5 acres per 1,000 persons is necessary for a district-wide park. The total of 14 acres/1,000 people is a standard well above the 10 acres/1,000 population minimum set forth by the National Recreation and Park Association (NRPA), and is also well within the state-wide study guidelines recommended by the California Outdoor Recreation Resources Plan. In meeting these land requirements, one-half of the acreage is provided by private developers and the other half by the city, District, and local school district.

Because the primary focus of this study is the feasibility of developing an active/passive recreational development, the following will evaluate facilities within the jurisdiction of the Conejo Recreation and Park District which will relate directly to this.

REGIONAL PARKS

	<u>Acres</u>
Developed Land	600.0
Recommended Standard	<u>1950.0</u>
Deficiency	1350.0
Designated Undeveloped Land	1650.0

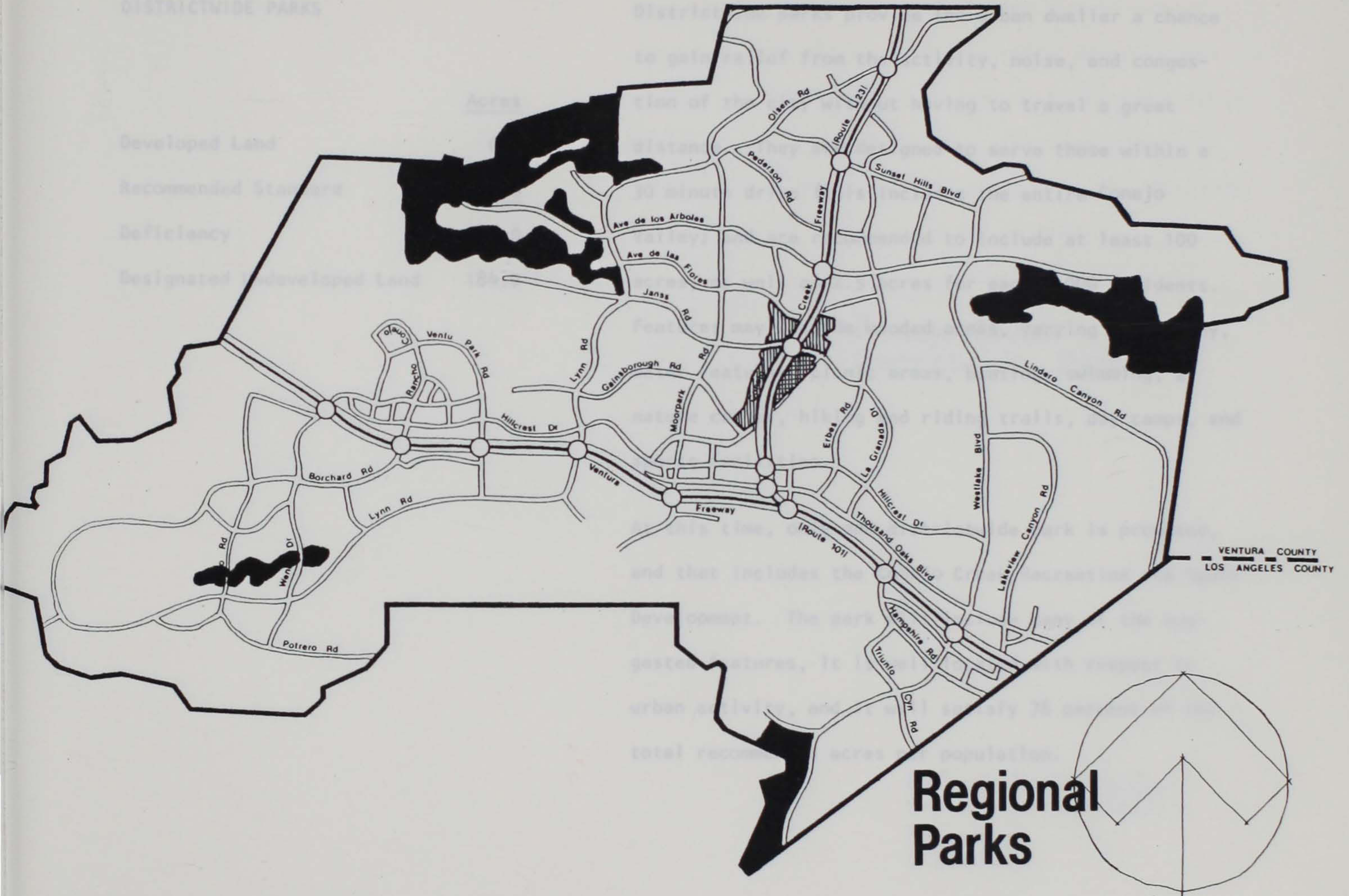
Recreational characteristics of regional parks include unique natural areas, compgrounds, wilderness areas, nature study, outdoor education, hiking trails, equestrian facilities, and museums which normally serve a wide geographical region. Service area for the parks are county-wide and the minimum land area per park is considered to be at least 250 acres.

The NRPA minimum standard is 20 acres/1,000 population and, because regional parks are not generally within the jurisdiction of the city, this figure is not included within the District's overall standard of 14 acres/1,000 residents.

Of the four regional parks within the planning area, only a percentage of one is currently developed and maintained by the District. In accordance with NRPA Standards, further development is needed.

Regional
Parks

DISTRICTWIDE PARKS



**Regional
Parks**

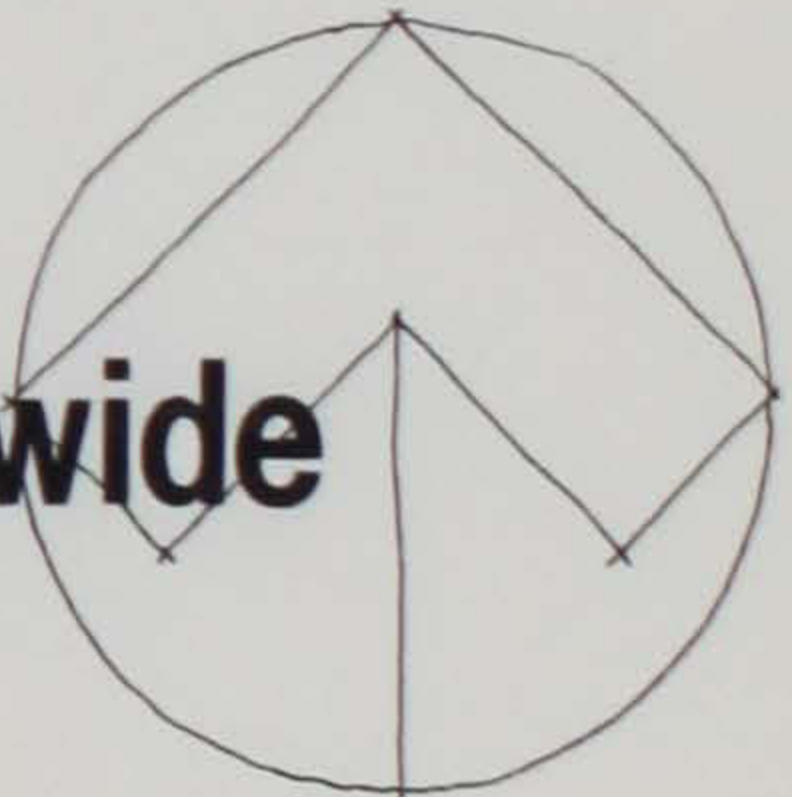
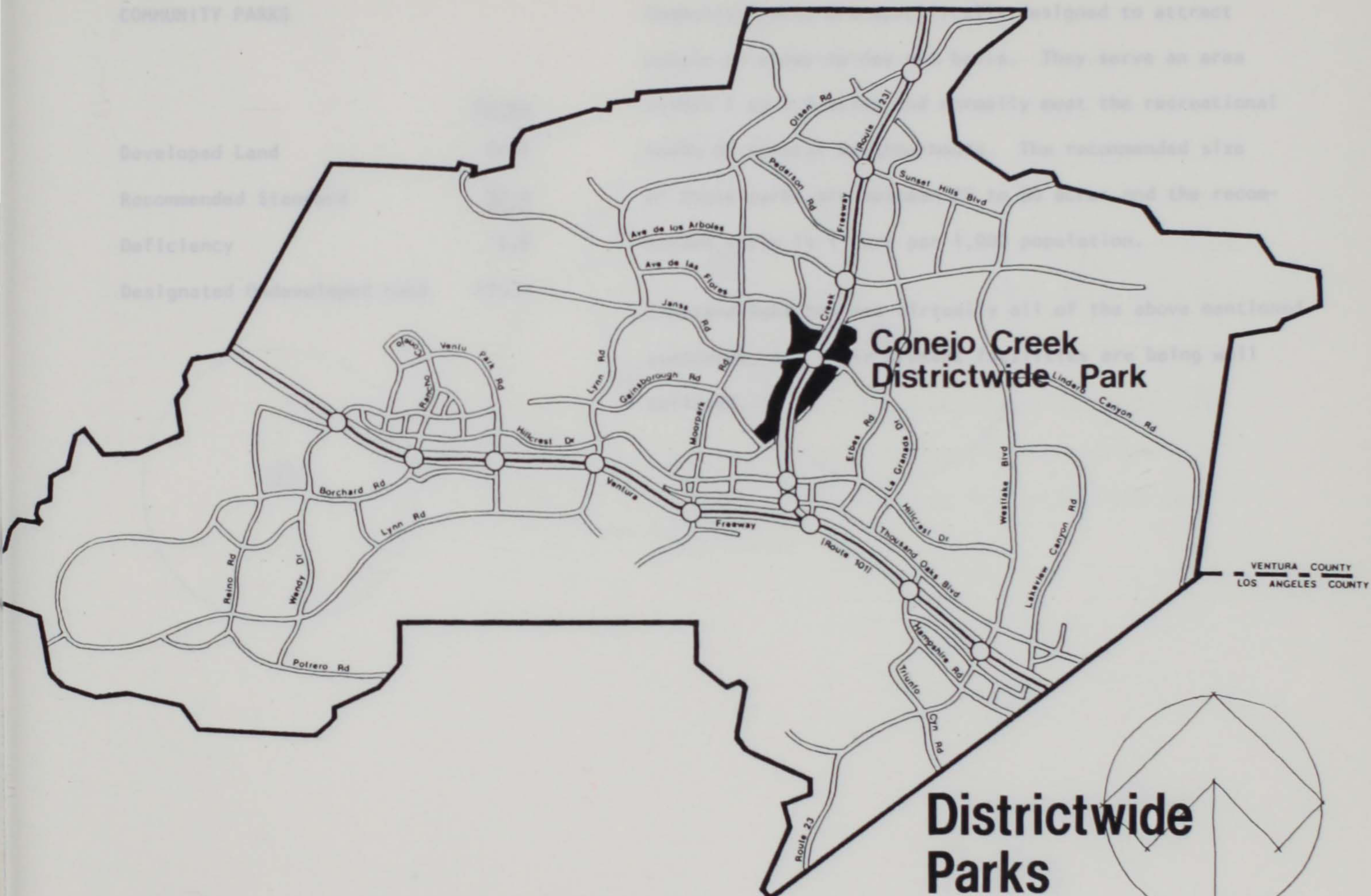
DISTRICTWIDE PARKS

	<u>Acres</u>
Developed Land	0.0
Recommended Standard	<u>243.0</u>
Deficiency	243.0
Designated Undeveloped Land	184.0

Districtwide parks provide the urban dweller a chance to gain relief from the activity, noise, and congestion of the city without having to travel a great distance. They are designed to serve those within a 30 minute drive (this includes the entire Conejo Valley) and are recommended to include at least 100 acres, as well as 2.5 acres for each 1,000 residents. Features may include wooded areas, varying topography, water features, picnic areas, boating, swimming, a nature center, hiking and riding trails, day camps, and sports facilities.

At this time, only one districtwide park is proposed, and that includes the Conejo Creek Recreation and Sport Development. The park will include many of the suggested features, it is well located with respect to urban activity, and it will satisfy 76 percent of the total recommended acres per population.

Districtwide
Parks



COMMUNITY PARKS

	<u>Acres</u>
Developed Land	91.8
Recommended Standard	<u>97.4</u>
Deficiency	5.6
Designated Undeveloped Land	125.0

Community parks are specifically designed to attract people on a day-to-day use basis. They serve an area within 1 to 1.5 miles and normally meet the recreational needs of several neighborhoods. The recommended size of these parks are between 20 to 50 acres and the recommended ratio is 1 acre per 1,000 population.

Thousand Oaks has met virtually all of the above mentioned standards, and their present facilities are being well utilized.

Community
Parks

NEIGHBORHOOD PARKS

These are... by residential
developed... range... 4 to 10 acres.

Acres

Parks that... adjacent to school
this category.

Developed Land

70

Recommended Standard

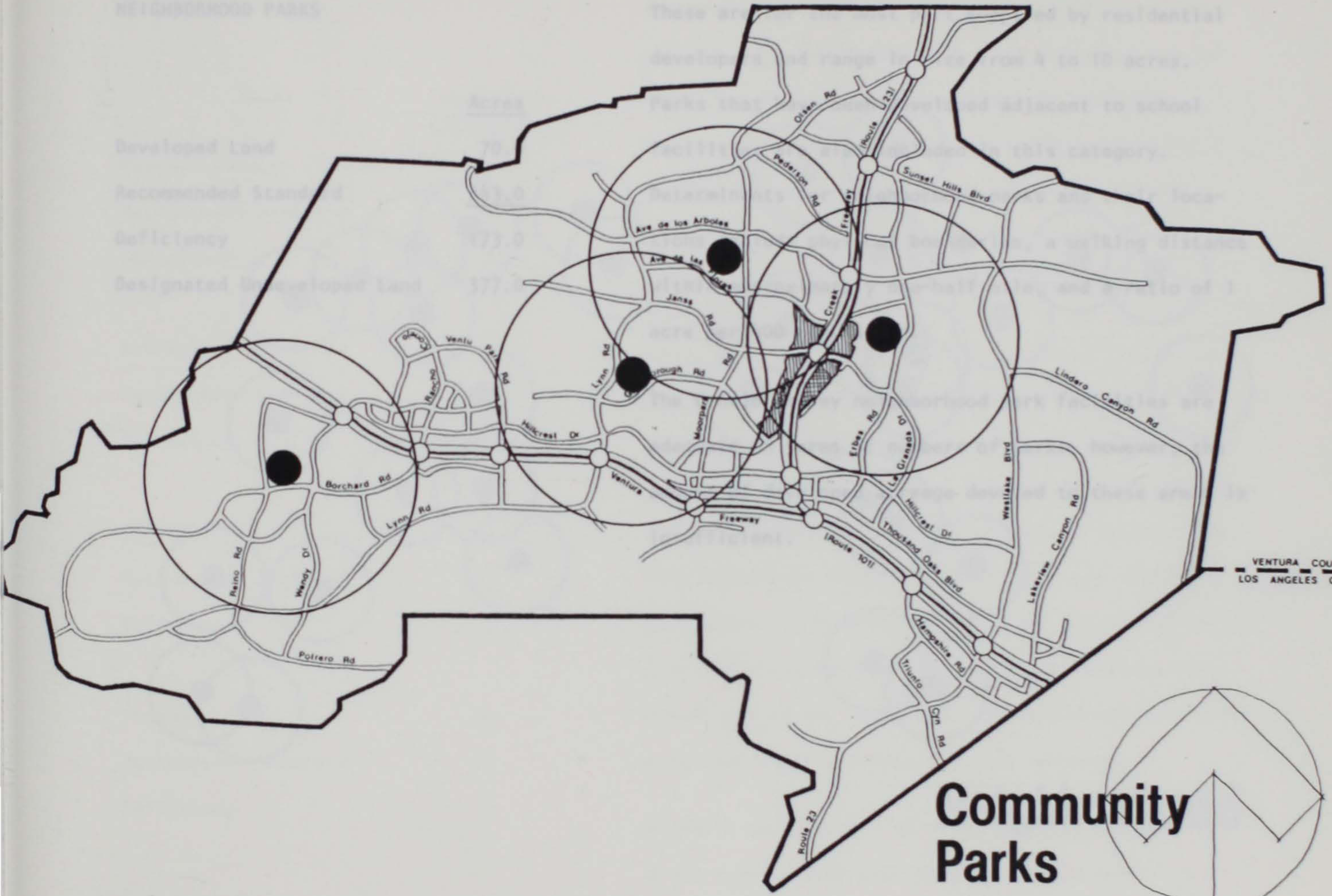
13.0

Deficiency

177.0

Designated Developed Land

377.0



VENTURA COUNTY
LOS ANGELES COUNTY

Community Parks



NEIGHBORHOOD PARKS

	<u>Acres</u>
Developed Land	70.0
Recommended Standard	<u>243.0</u>
Deficiency	173.0
Designated Undeveloped Land	377.0

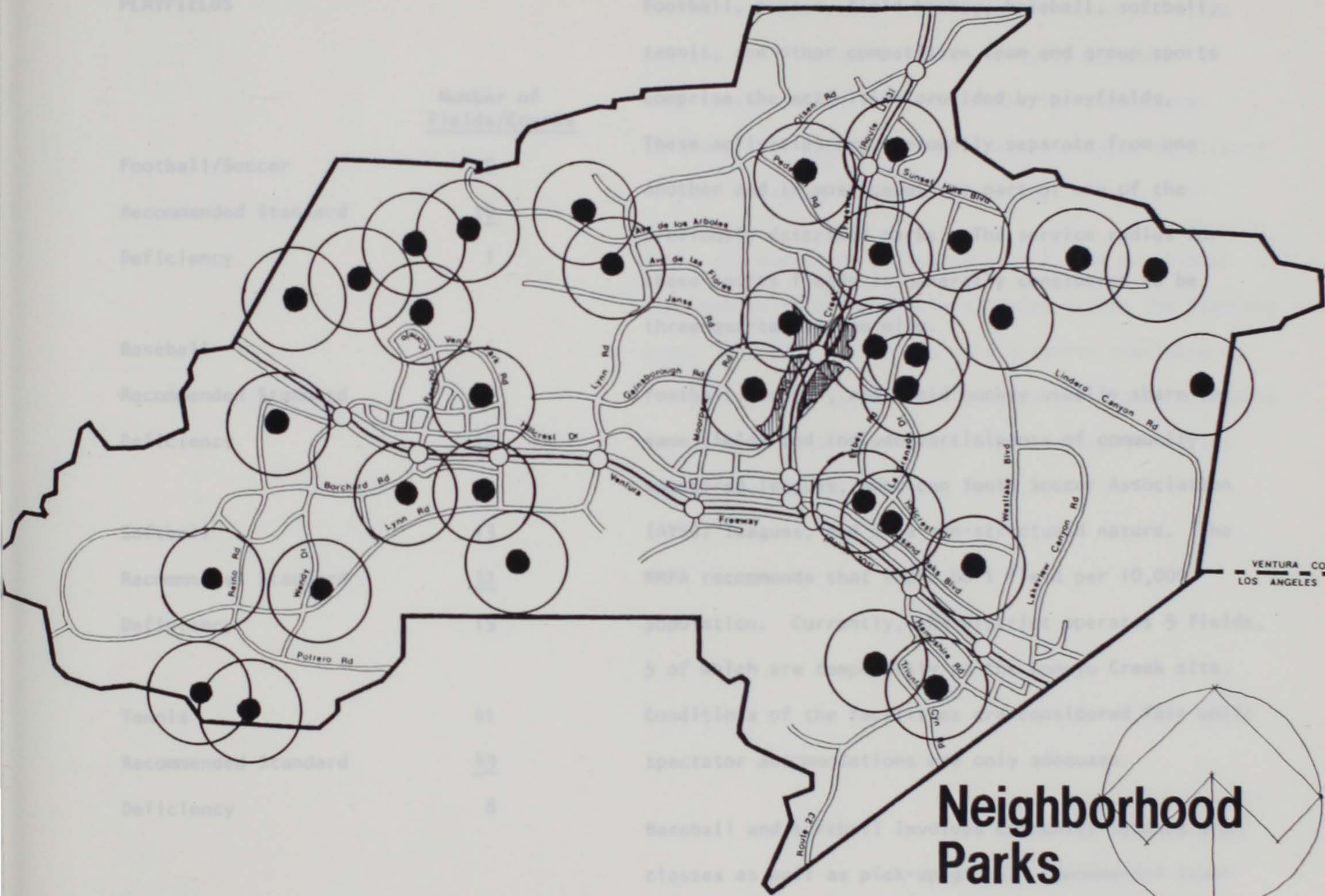
These are for the most part supplied by residential developers and range in size from 4 to 10 acres.

Parks that have been developed adjacent to school facilities are also included in this category.

Determinants for neighborhood parks and their locations include physical boundaries, a walking distance within approximately one-half mile, and a ratio of 1 acre per 400 population.

The Conejo Valley neighborhood park facilities are adequate in terms of numbers of parks, however, the amount of developed acreage devoted to these areas is insufficient.

Neighborhood
Parks



Neighborhood Parks

VENTURA COUNTY
LOS ANGELES COUNTY

PLAYFIELDS

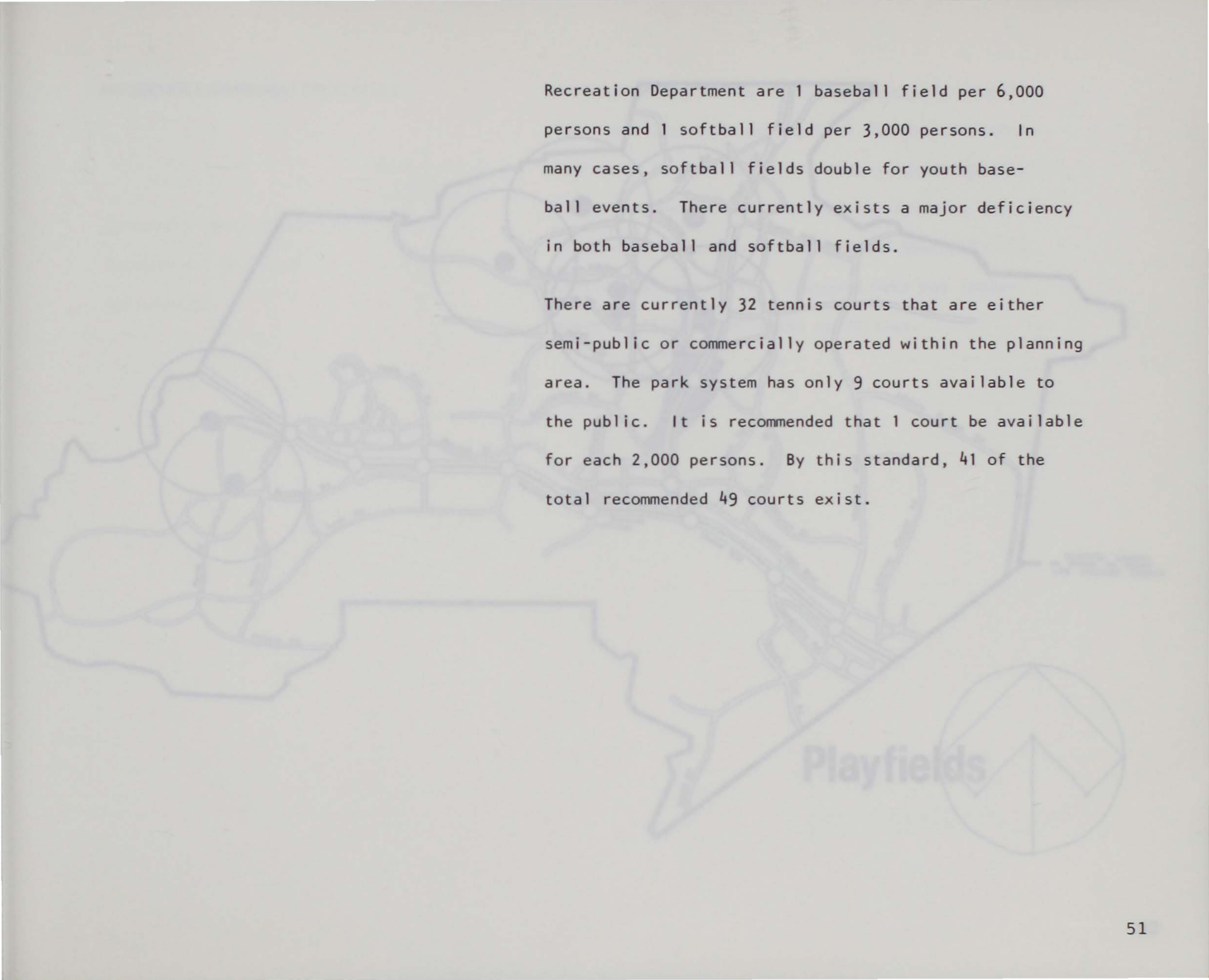
	<u>Number of Fields/Courts</u>
Football/Soccer	9
Recommended Standard	<u>10</u>
Deficiency	1
Baseball	6
Recommended Standard	<u>16</u>
Deficiency	10
Softball	13
Recommended Standard	<u>32</u>
Deficiency	19
Tennis	41
Recommended Standard	<u>49</u>
Deficiency	8

Football, soccer, field hockey, baseball, softball, tennis, and other competitive team and group sports comprise the activities provided by playfields.

These activities are frequently separate from one another and in most cases are part of one of the previously described parks. The service radius for these sports fields is generally considered to be three-quarter to one mile.

Football, soccer, and field hockey usually share the same fields and include participants of community sponsored leagues, American Youth Soccer Association (AYS0) leagues, and of a non-structured nature. The NRPA recommends that there be 1 field per 10,000 population. Currently, the District operates 9 fields, 5 of which are temporarily at the Conejo Creek site. Conditions of the facilities are considered fair while spectator accommodations are only adequate.

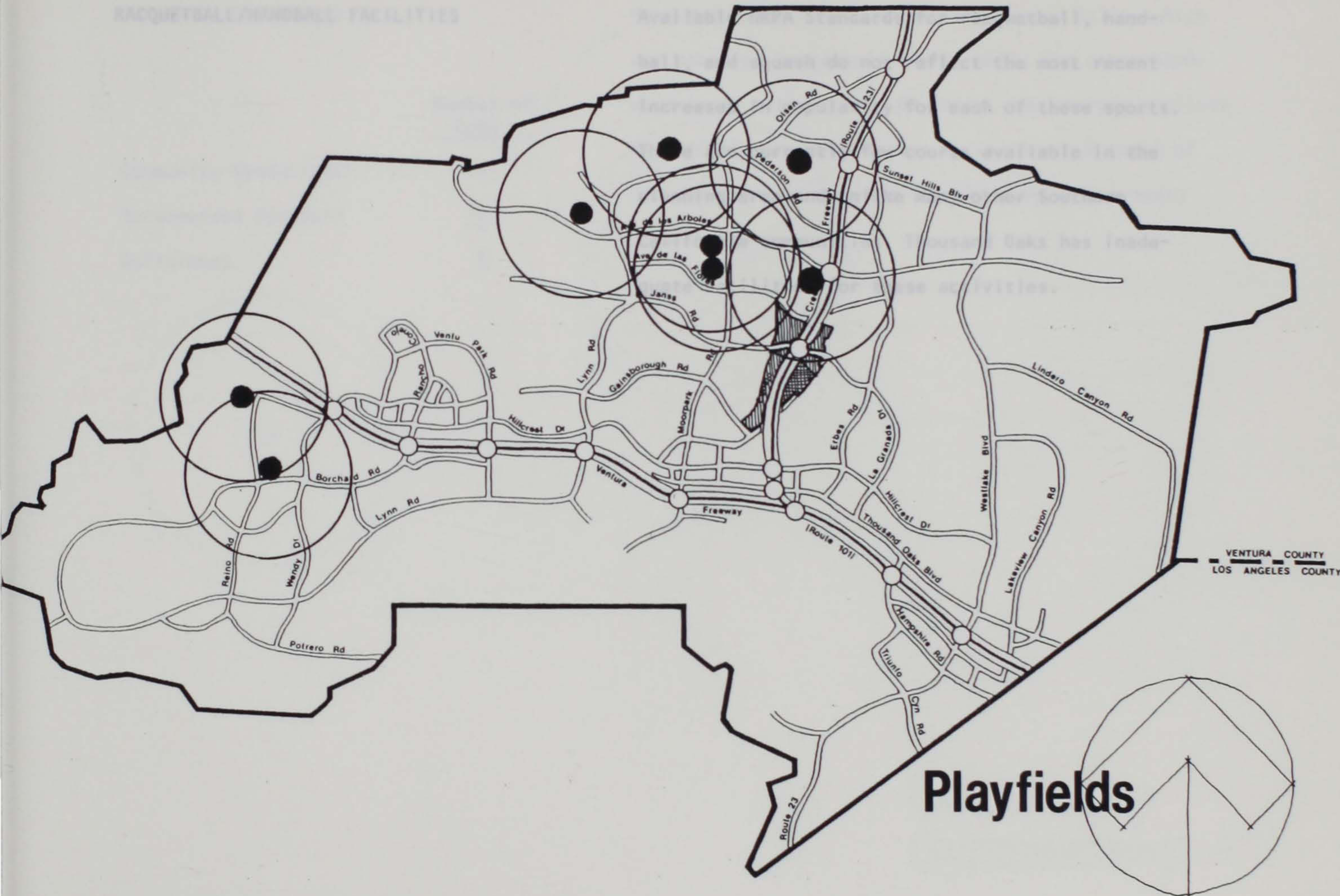
Baseball and softball involves community leagues and classes as well as pick-up games. Recommended standards as set forth by the California Parks and



Recreation Department are 1 baseball field per 6,000 persons and 1 softball field per 3,000 persons. In many cases, softball fields double for youth baseball events. There currently exists a major deficiency in both baseball and softball fields.

There are currently 32 tennis courts that are either semi-public or commercially operated within the planning area. The park system has only 9 courts available to the public. It is recommended that 1 court be available for each 2,000 persons. By this standard, 41 of the total recommended 49 courts exist.

Playfields



Playfields

RACQUETBALL/HANDBALL FACILITIES

Available NRPA Standards for racquetball, handball, and squash do not reflect the most recent increases in popularity for each of these sports. There are currently few courts available in the planning area and unlike many other Southern California communities, Thousand Oaks has inadequate facilities for these activities.

COMMUNITY GYMNASIUMS

	<u>Number of Gyms</u>
Community Gymnasiums	5
Recommended Standard	<u>10</u>
Deficiency	5

Five gymnasiums exist within the Conejo Valley which are used for basketball, volleyball, and other hardwood court activities. Of these, two operate publicly as part of community center facilities. A total of ten gyms are recommended for the area, 1 for every 10,000 persons.

Community
Gymnasiums

COMMUNITY SWIMMING POOLS

es is divided be-

Don't miss the... competitive swimming, and

Number of... existing high school pools.

Pool... time has led to in-

Community Swimming

Recommended Standard

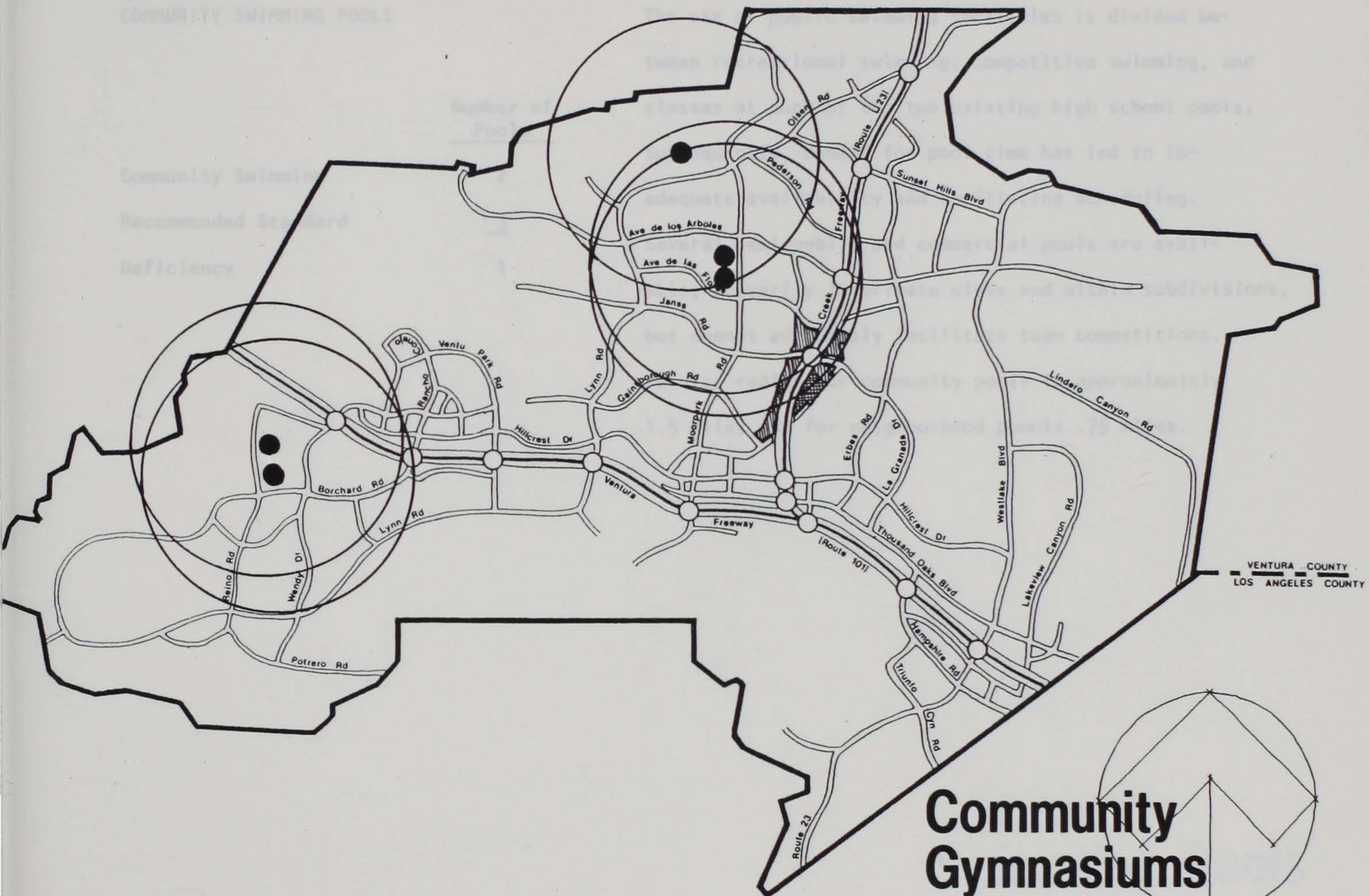
Deficiency

... subdivisions.

... team competitions.

... pools are avail-

... 72



VENTURA COUNTY
LOS ANGELES COUNTY

Community Gymnasiums

COMMUNITY SWIMMING POOLS

	<u>Number of Pools</u>
Community Swimming	2
Recommended Standard	<u>3</u>
Deficiency	1

The use of public swimming facilities is divided between recreational swimming, competitive swimming, and classes at each of the two existing high school pools.

Subsequently, demand for pool time has led to inadequate availability and conflicting scheduling.

Several semi-public and commercial pools are available, primarily in private clubs and within subdivisions, but cannot adequately facilitate team competitions.

Service radius for community pools is approximately 1.5 miles and for neighborhood pools .75 miles.

Community
Swimming Pools

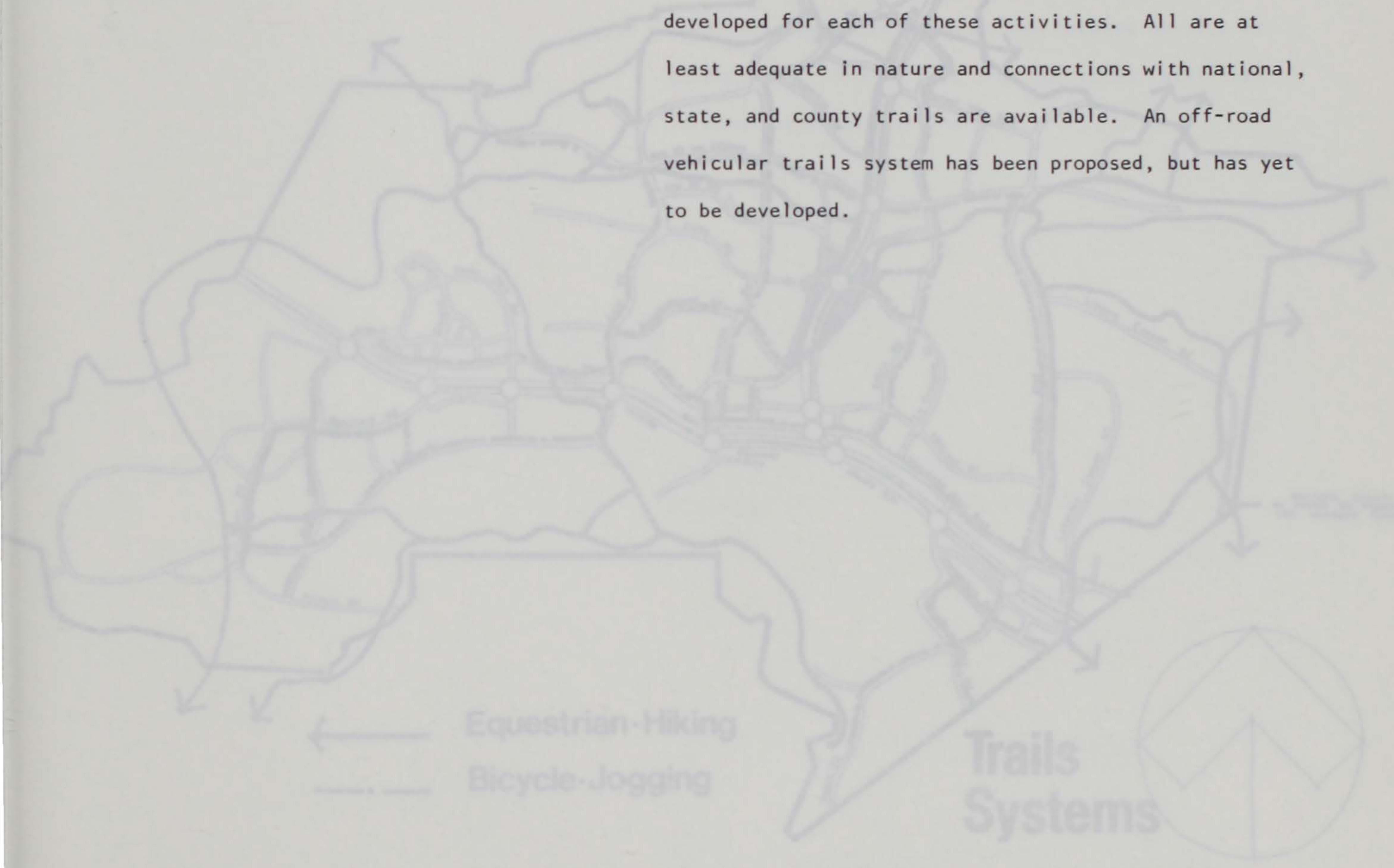
This includes hiking, bicycle, and pedestrian use. Over 10 miles have been developed for these activities. All are at least in connection with national, state, and local trails. Some have been proposed, but not yet built.



Community Swimming Pools

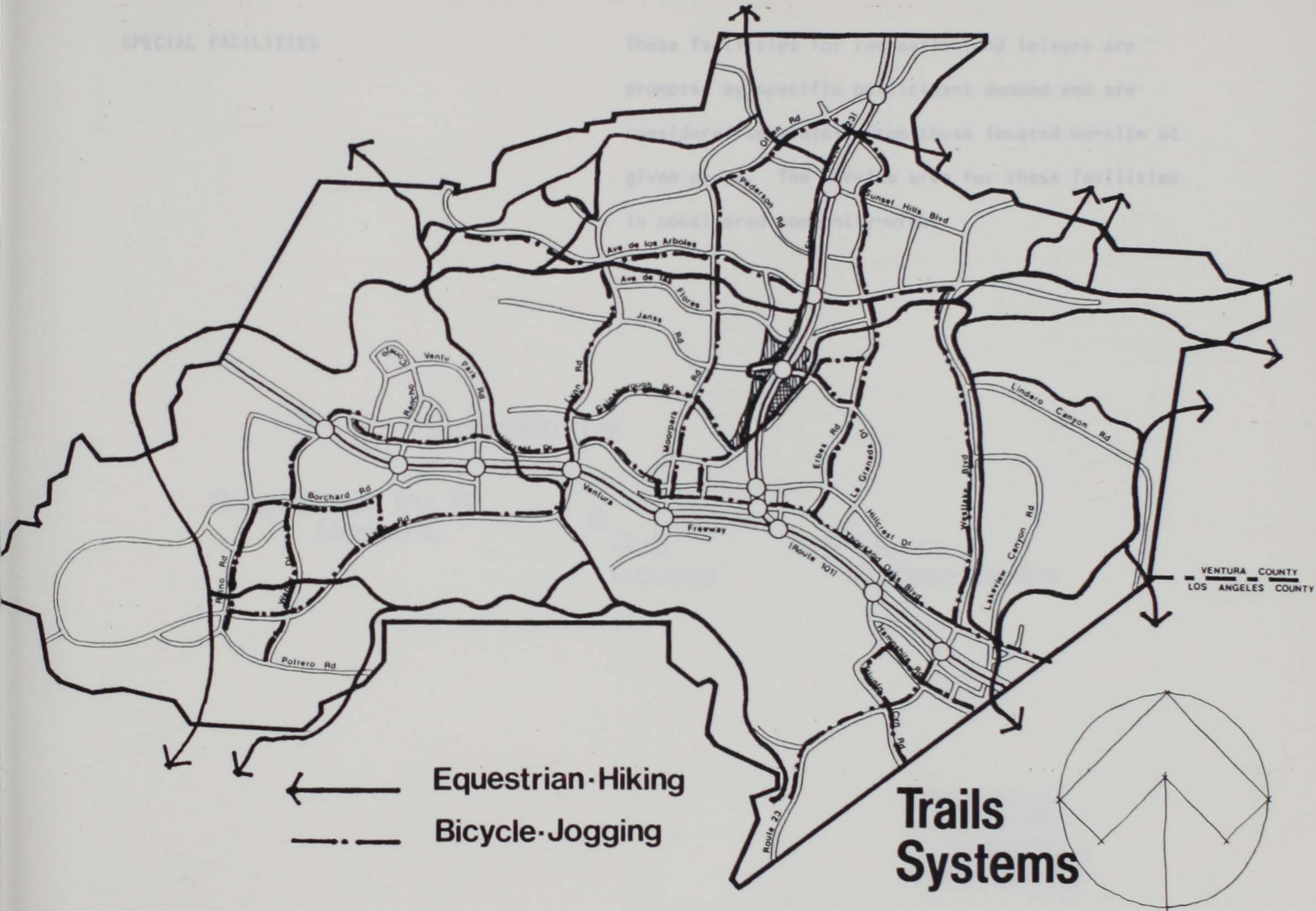
TRAILS SYSTEMS

This includes trails for equestrian, hiking, bicycle, and pedestrian use. More than 30 miles have been developed for each of these activities. All are at least adequate in nature and connections with national, state, and county trails are available. An off-road vehicular trails system has been proposed, but has yet to be developed.



SPECIAL FACILITIES

These facilities for recreation and leisure are promptly provided in response to demand and are located on-site at given times for these facilities



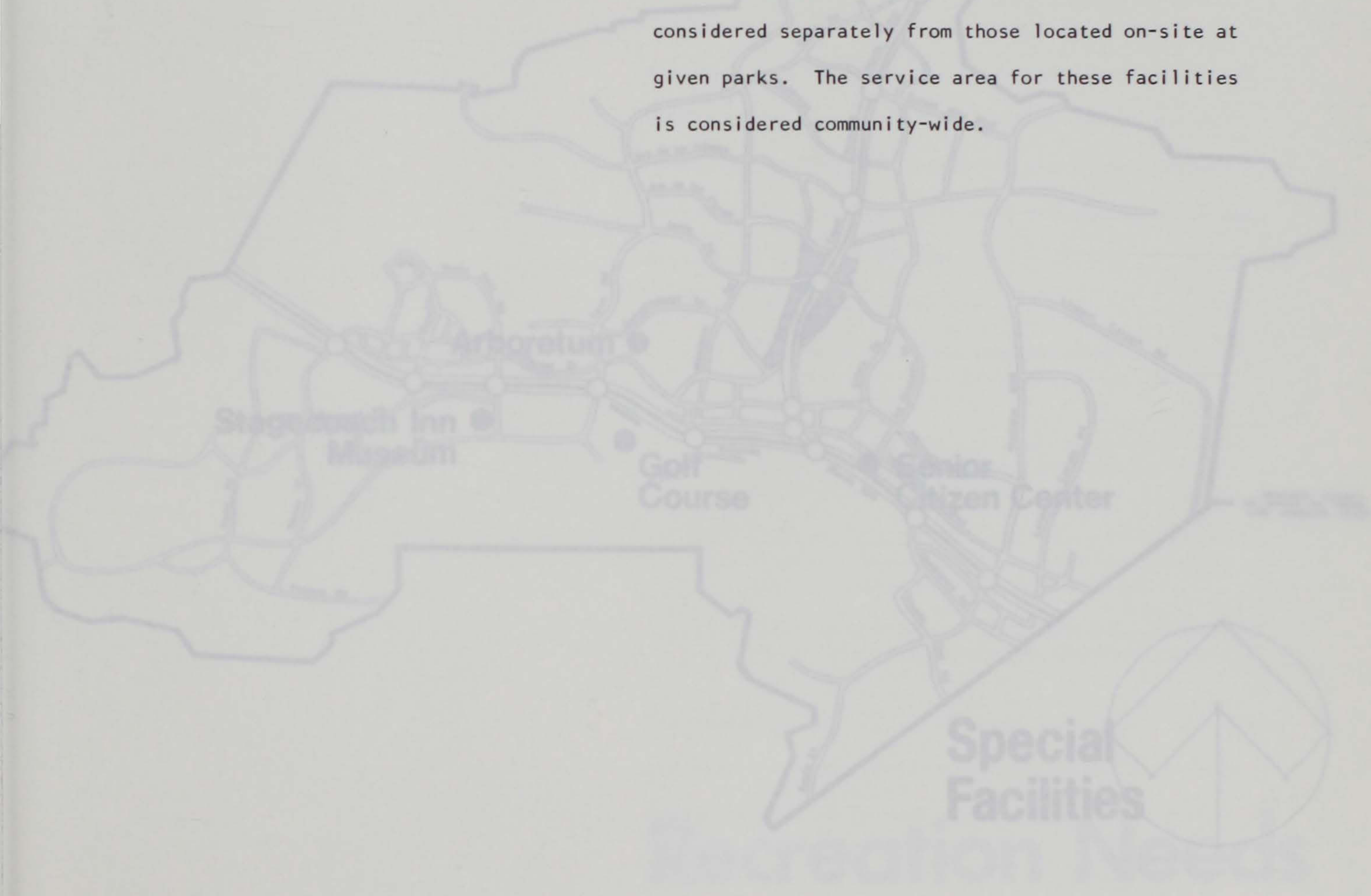
VENTURA COUNTY
LOS ANGELES COUNTY

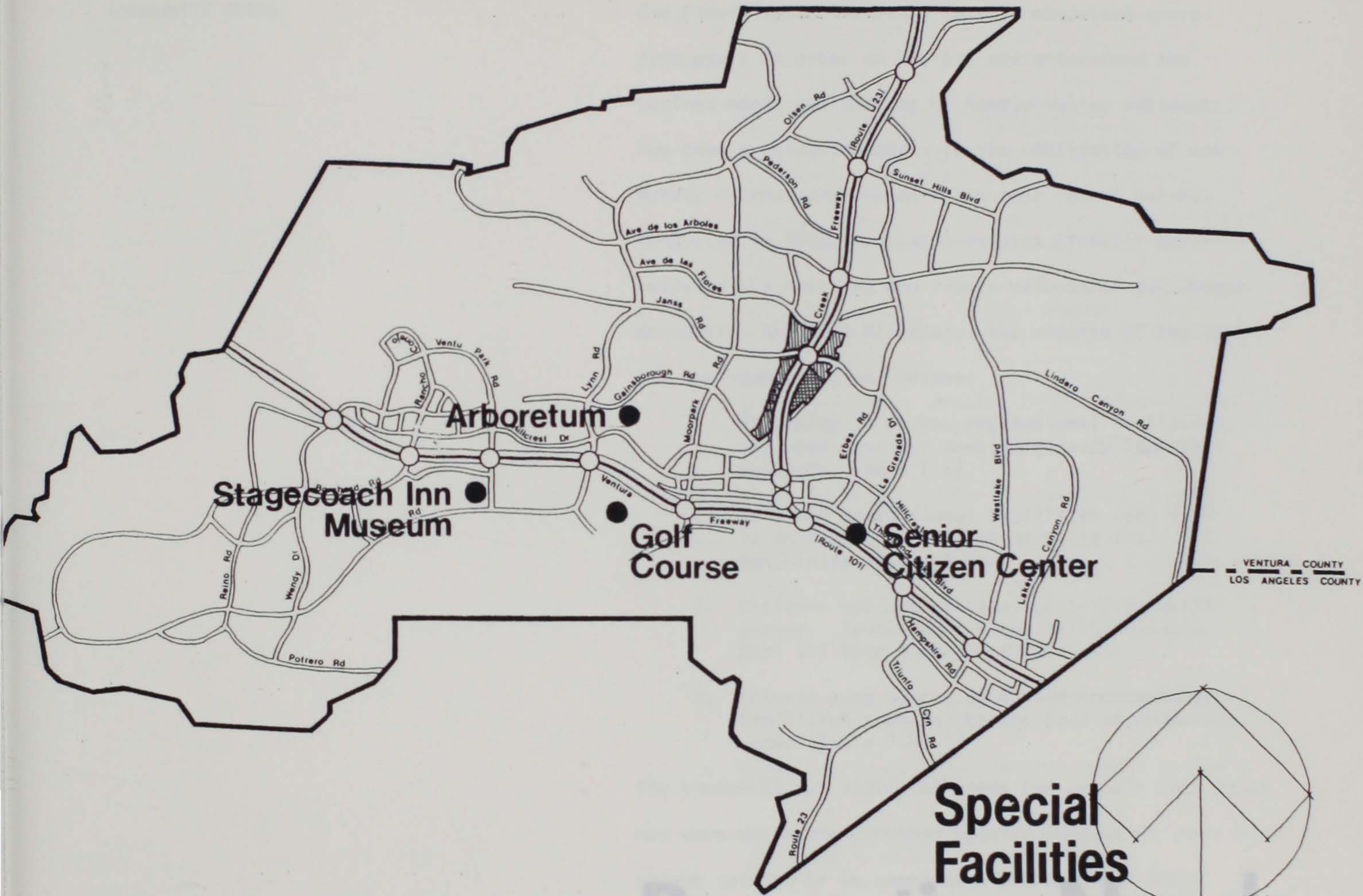
← Equestrian-Hiking
- - - Bicycle-Jogging

Trails Systems

SPECIAL FACILITIES

These facilities for recreation and leisure are prompted by specific participant demand and are considered separately from those located on-site at given parks. The service area for these facilities is considered community-wide.





Recreation Needs

The Conejo Valley Attitude Survey, conducted every five years in order to analyze and understand the various needs and desires of Conejo Valley residents, has been a valuable source in the realization of community recreational needs. The most recent survey, conducted in 1973, indicates results directly applicable to the existing and future efforts of the Conejo Recreation and Park District. The results of the survey are summarized as follows:

1. Proximity to parks, recreational facilities, and open space is considered very important (Appendix, Table F.1).
2. Park and recreational facilities rank highly in relation to other services and facilities (Table F.2).
3. Citizens use recreational activities extensively. Tennis courts and ballfields are most utilized (Table F.3).
4. Natural open space, park, and recreational facilities rank in the top four of community needs (Table F.4).¹⁶

The community has indicated needs for certain facilities not covered in the previous section because of their

Recreation Needs

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4. Natural open space, park, and recreational facilities rank in the top four of community needs (Table F.4).¹⁶

The community has indicated needs for certain facilities not covered in the previous section because of their unique nature, or in some cases because they would

require a multi-agency approach. These include the following:

1. Civic Auditorium/Cultural Center. This has been a long-standing community need. There presently exists a small cultural center located on city property.
2. Outdoor Theater. This would be a small theater which could be developed within District parklands.
3. Swimming Complex. A major community facility with the capacity for a 50-meter competitive pool.
4. Tennis Complex. Another major community facility which could be developed under a concession type operation.
5. Shooting Range. This is a continuing need.
6. Archery Range. This is currently felt to be adequately served at the Oakbrook Community Park range.
7. Equestrian Center. This would be proposed as part of the Conejo Creek development.
8. Golf Course. Adequate facilities currently exist within the planning area.
9. Community Gymnasium. This is a high demand facility.
10. Community Stadium. This is currently considered as having limited recreational use.
11. Fresh Water Recreational Facility.

12. Senior Citizen Center. There is expansion being considered at the existing center.
13. Youth Center. This is currently a strong consideration.
14. Historical Museum. This is currently working within the existing Stage Coach Inn facility.
15. Hang Glider Area. There are no present plans.
16. Botanic Gardens. These are a part of expansion plans for existing garden.
17. Open Space Areas. There is a continuing program which exists for acquiring and maintaining these areas.¹⁷

ities, primarily because budgets relied heavily on money received through city property taxes. Because the City of Thousand Oaks does not rely on property tax to support civic agencies, Proposition 13 has had only an indirect effect on the District's development potential. However, this, along with a general decrease in buying power, resulted in a 60 percent cut of available budgetary monies.¹⁸ In addition, the passage of a limited growth initiative in April, 1980 has prompted a change in future plans for recreational and park facilities.

NEEDS VS. DEVELOPMENT

In the past, the Conejo Recreation and Park District has been an active body in providing and operating recreational facilities and, for the most part, has been capable of meeting community needs in these areas. Currently, however, economic and political factors have restricted the development of new facilities.

In 1978, the passage of the Proposition 13 tax initiative greatly reduced the development potential of many recreation and park agencies within Southern California communities, primarily because budgets relied heavily on money received through city property taxes. Because the City of Thousand Oaks does not rely on property tax to support civic agencies, Proposition 13 has had only an indirect effect on the District's development potential. However, this, along with a general decrease in buying power, resulted in a 60 percent cut of available budgetary monies.¹⁸ In addition, the passage of a limited growth initiative in April, 1980 has prompted a change in future plans for recreational and park facilities.

These changes emphasize the priority of meeting the immediate recreational needs of the community as opposed to those of the future. Sources for acquisition and development funds in the past have been obtained through the use of revenues, donations, and grants. The District has alternative funding options as well, based on various controlling government codes such as through bonding, short term loans, and joint powers agreements among two or more public entities. Minor revenue sources such as fees and charges are also available to the District. These include:

1. Rental charges for the special use of buildings and facilities.
2. Activity and program fees for special programs.
3. Fees assessed to concessionaires working under agreements with the District.¹⁹

It is not uncommon today, particularly in Southern California, that community needs far exceed the funding capabilities of governing bodies. The Conejo

Recreation and Park District has taken measures aimed at remedying this situation by initiating alternative and innovative funding plans. One such plan involves an agreement between the District and private investors in jointly funding new community facilities. This study will discuss the opportunities that exist within such a relationship.

Conclusions

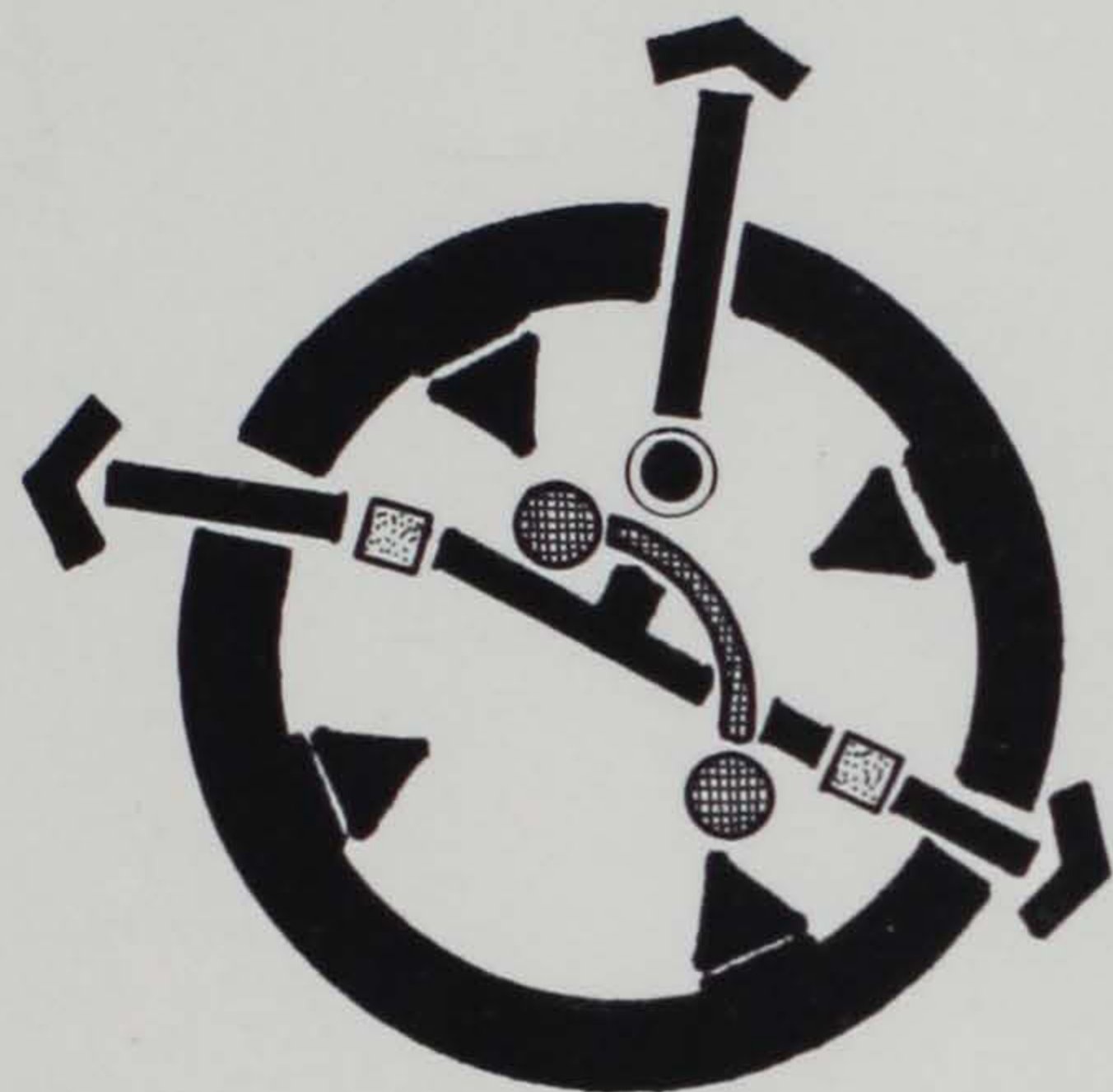


Proposed Plan

The Initial Master Plan development scheme (p. 27) proposed that the then recently constructed Conejo Creek Freeway would eventually connect a northern industrial area and airport to the community proper. Because the two developments never materialized, the freeway was considered the "highway to nowhere," and had there not been a large compensating growth in surrounding residential sectors would still be considered as such.

Nonetheless, recent traffic volume figures suggest that the Conejo Creek Freeway is not being used to capacity and as such could easily accommodate additional development along its route. As the city does not recognize commercial development as a suitable option, a light development in addition to continued residential growth would be recreation and community-use activities. An appropriate location for these activities exists at the geographic heart of the Conejo Valley along the Conejo Creek Freeway and in an area centered around the intersection at Janes Road. This has been referred to previously as the Conejo Valley Community Center districtwide park development.

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The people of the Conejo Valley are advocates of the philosophy that recreation and leisure are no longer rewards for toil or reserved for the privileged few. Instead they represent a vital and integral part of life for all, and the strong emphasis on providing for these needs attest to this. The development of a Community Core on the Conejo Creek Freeway would strengthen one of the city's earliest perceived policies: "To further encourage and develop the sense of community identity and foster willingness to participate in Valley affairs."²⁰ The Conejo Recreation and Park District also recognizes the potential for this area and, by considering its development as a districtwide park, acknowledges its importance as a place to gain relief from the congestion and activity within the city. Recent construction of the public library at this site has further enhanced the Core's potential as a major contribution to the community. Additionally, the development of this land as a Community Core would unify several pieces of land which have been physically separated by the

Conejo Creek Freeway. Together these parcels represent the greatest accumulation of developable public owned land in Thousand Oaks. The following section considers the recreational and community-use potential of this core.

Community
Core

The focus of the proposed Community Core includes the Conejo Creek districtwide recreational acreage. Surrounding this acreage are residential developments, beginning with very low to low densities nearest the proposed parkland and expanding outward, primarily to the south, to units of medium to high densities. These developments separate the Core from the commercial areas along Moorpark Road as well as the commercial "strip" along Thousand Oaks Boulevard and Willcrest Drive, and subsequently isolates the Core from the congestion associated with these areas. In a similar sense, the Conejo Creek area serves as "buffer" protecting those in surrounding residential areas from the noise and congestion associated with freeway traffic.




Land Use

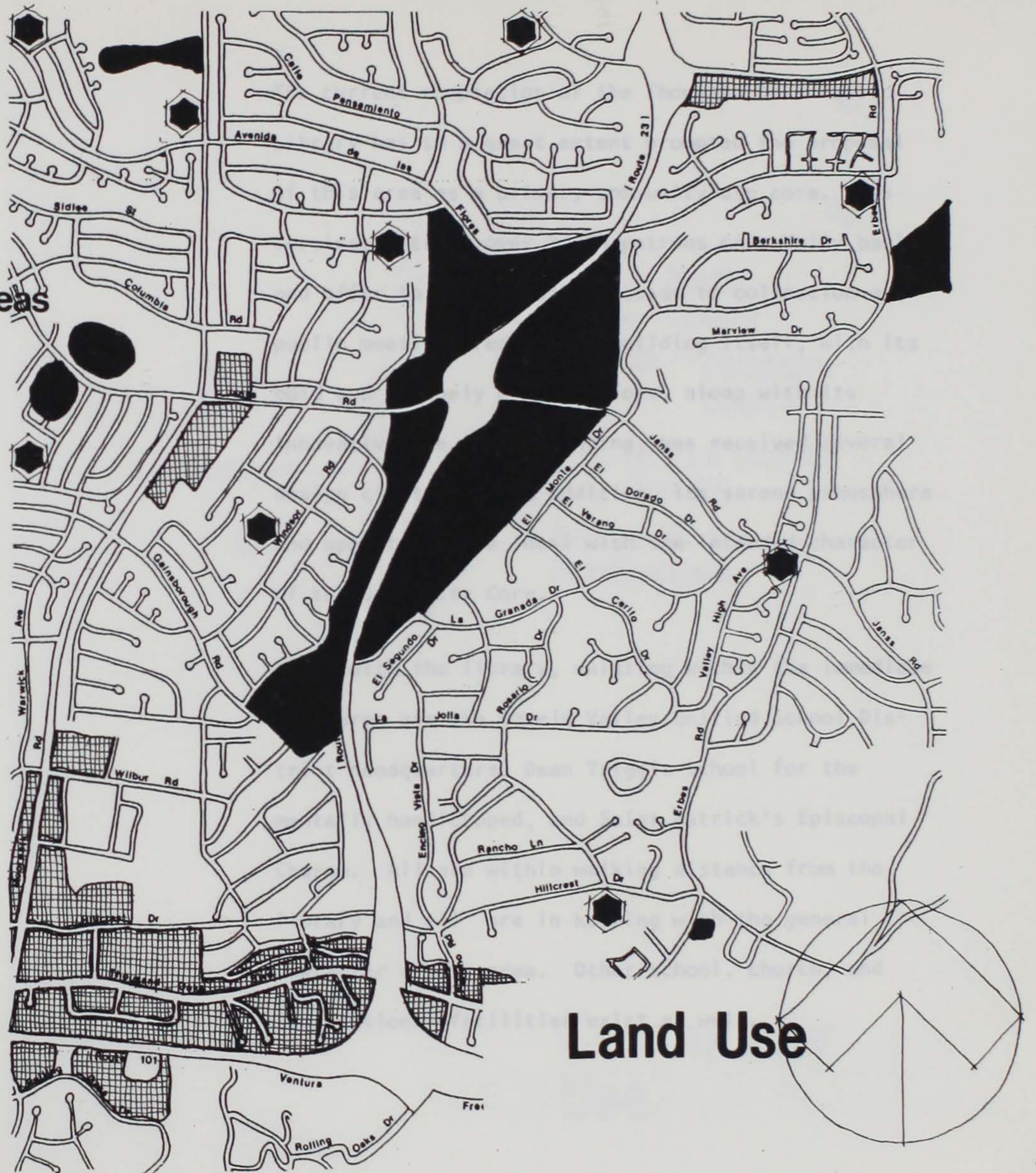
-
- Residential
 - Commercial
 - Parks and Recreation Areas
 - Schools

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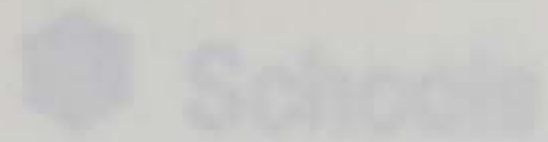
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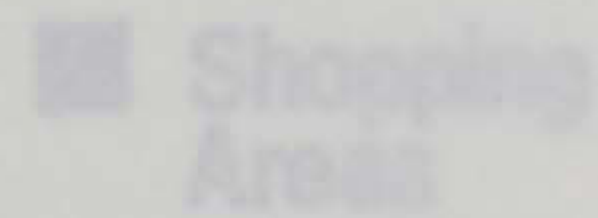
-  Residential
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-  Schools



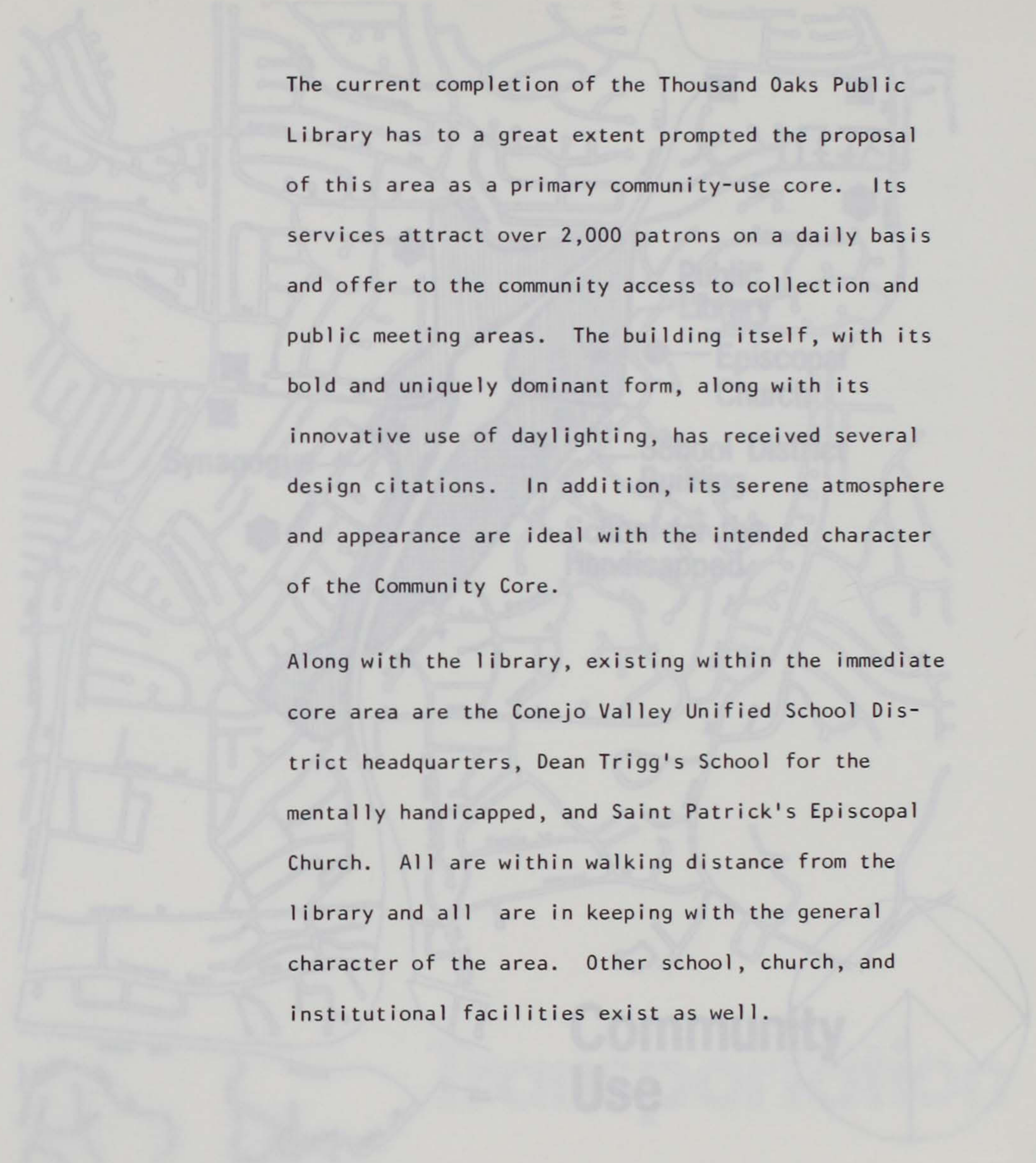
Land Use



Schools



Shopping Area

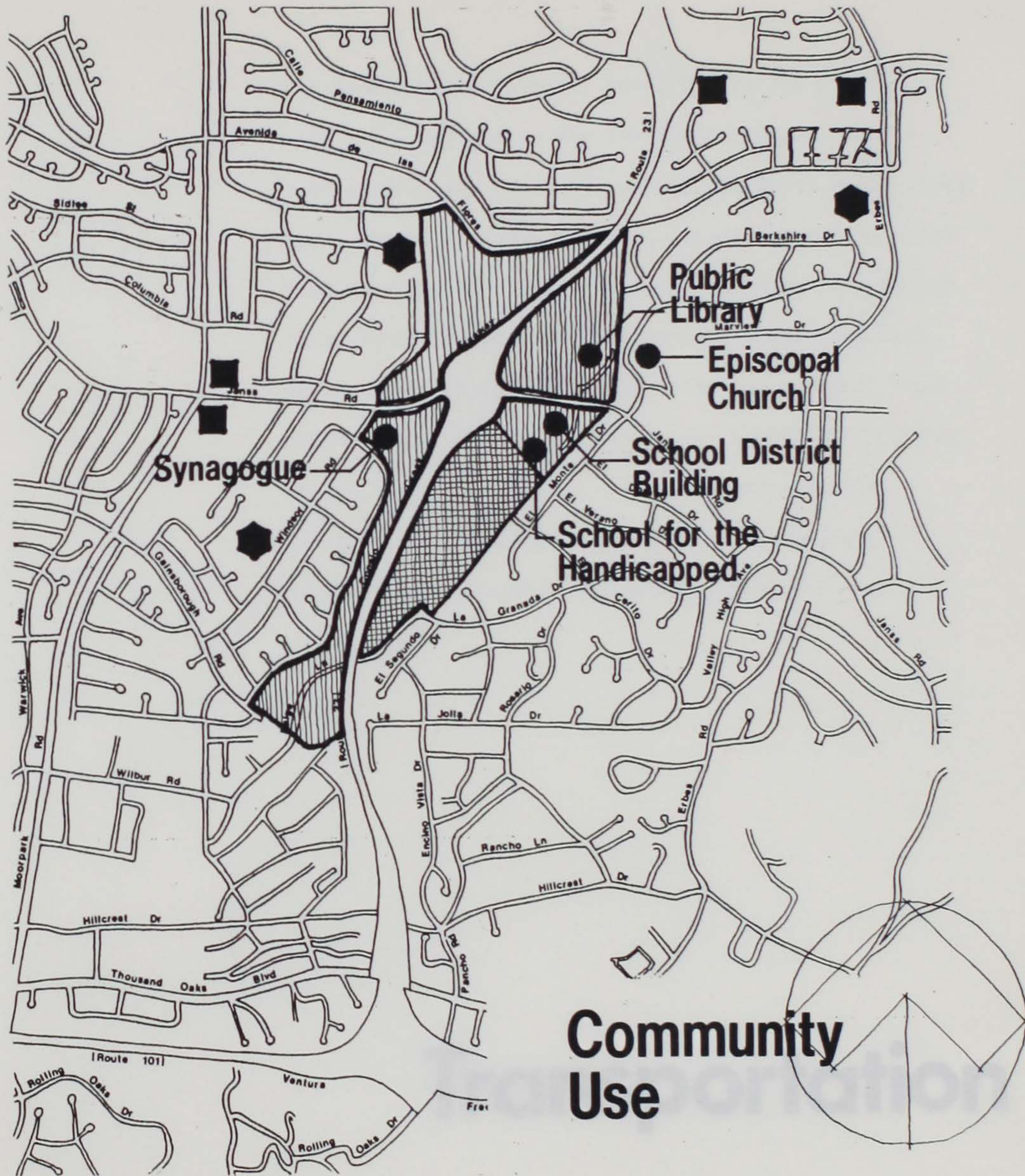


The current completion of the Thousand Oaks Public Library has to a great extent prompted the proposal of this area as a primary community-use core. Its services attract over 2,000 patrons on a daily basis and offer to the community access to collection and public meeting areas. The building itself, with its bold and uniquely dominant form, along with its innovative use of daylighting, has received several design citations. In addition, its serene atmosphere and appearance are ideal with the intended character of the Community Core.

Along with the library, existing within the immediate core area are the Conejo Valley Unified School District headquarters, Dean Trigg's School for the mentally handicapped, and Saint Patrick's Episcopal Church. All are within walking distance from the library and all are in keeping with the general character of the area. Other school, church, and institutional facilities exist as well.

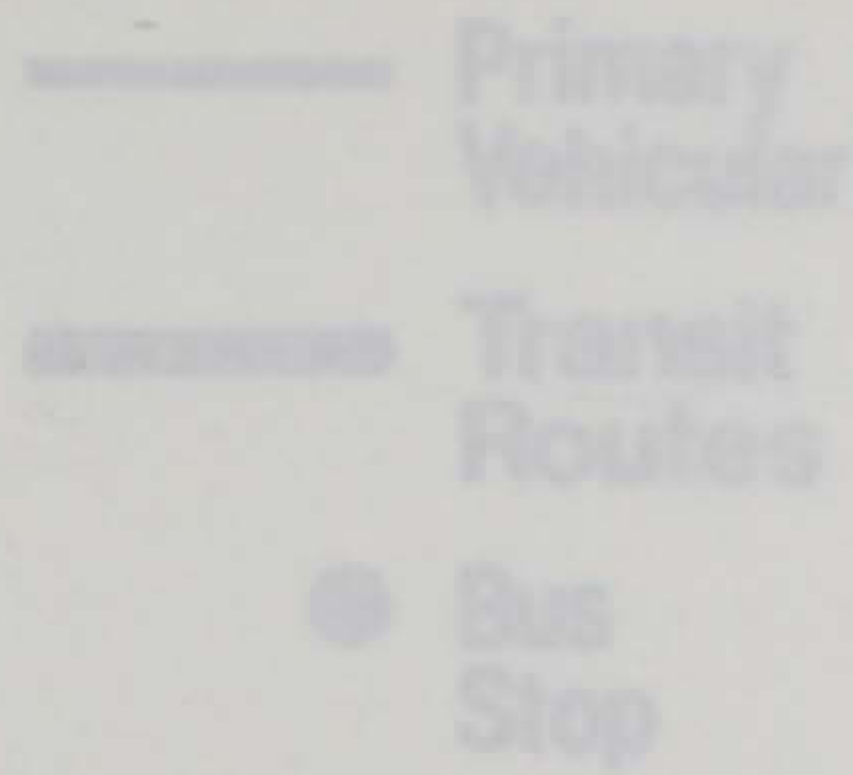
◆ Schools

■ Shopping Areas






The Conejo Creek Freeway, Route 21, is the Core's primary inlet and source for vehicular access. Traffic running east and west will arrive primarily along Janas Road. Local traffic will most generally utilize Erbes Road from the Old Town area along Thousand Oaks Boulevard, Moorpark Road from the western commercial core, and to some extent Paiga Lane. The current bus route through this area is the least used within the transit system, but is necessary enroute to the existing library. The development of the Community Core will increase substantially all traffic into the area.

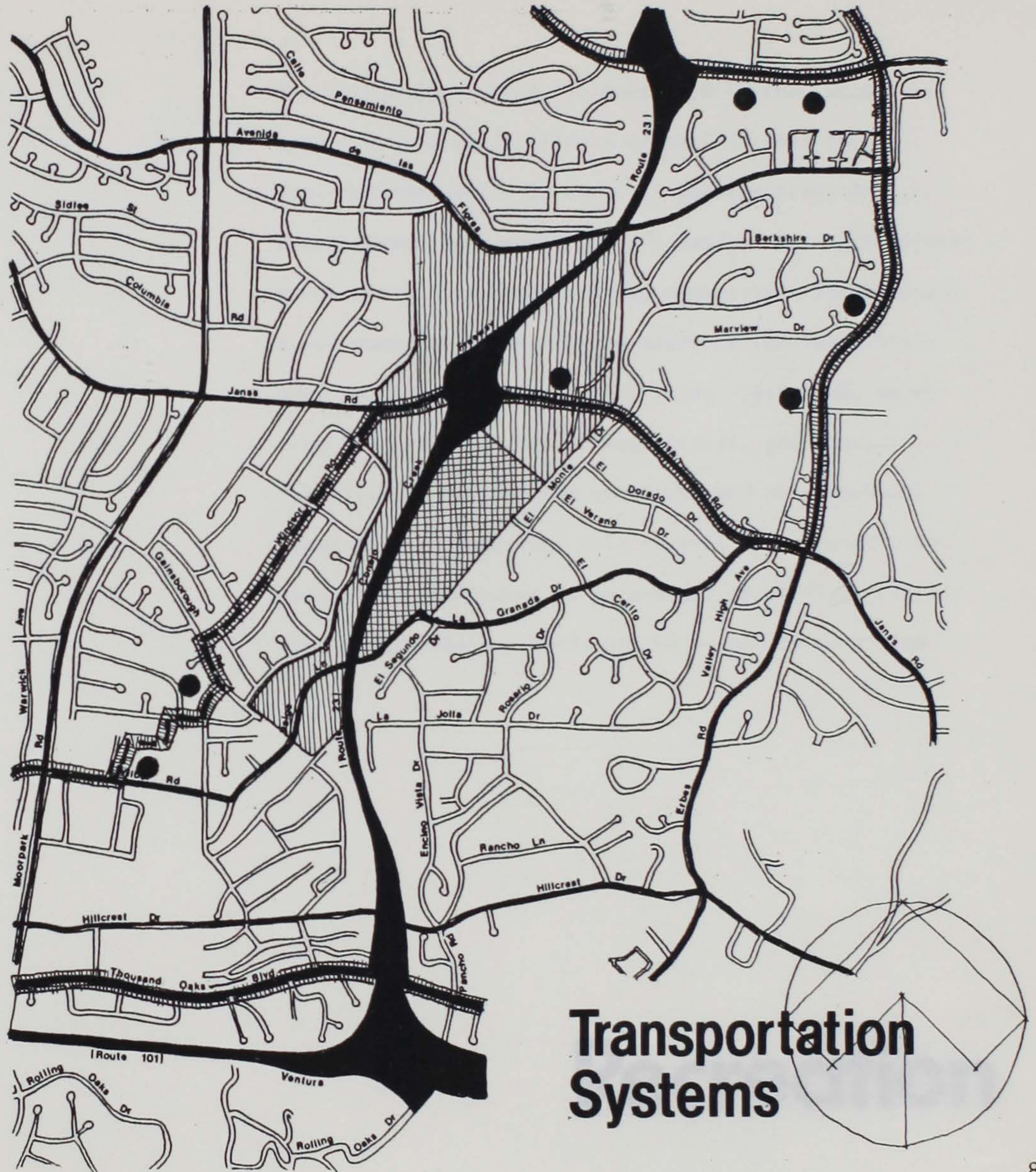
Transportation

- 
- Primary Vehicular
 - Transit Routes
 - Bus Stop

The Conejo Creek Freeway, Route 23, is the Core's primary inlet and source for vehicular access. Traffic running east and west will arrive primarily along Janss Road. Local traffic will most generally utilize Erbes Road from the Old Town area along Thousand Oaks Boulevard, Moorpark Road from the western commercial core, and to some extent Paige Lane. The current bus route through this area is the least used within the transit system, but is necessary enroute to the existing library. The development of the Community Core will increase substantially all traffic into the area.

Transportation
Systems

-  Primary Vehicular
-  Transit Routes
-  Bus Stop



Transportation Systems

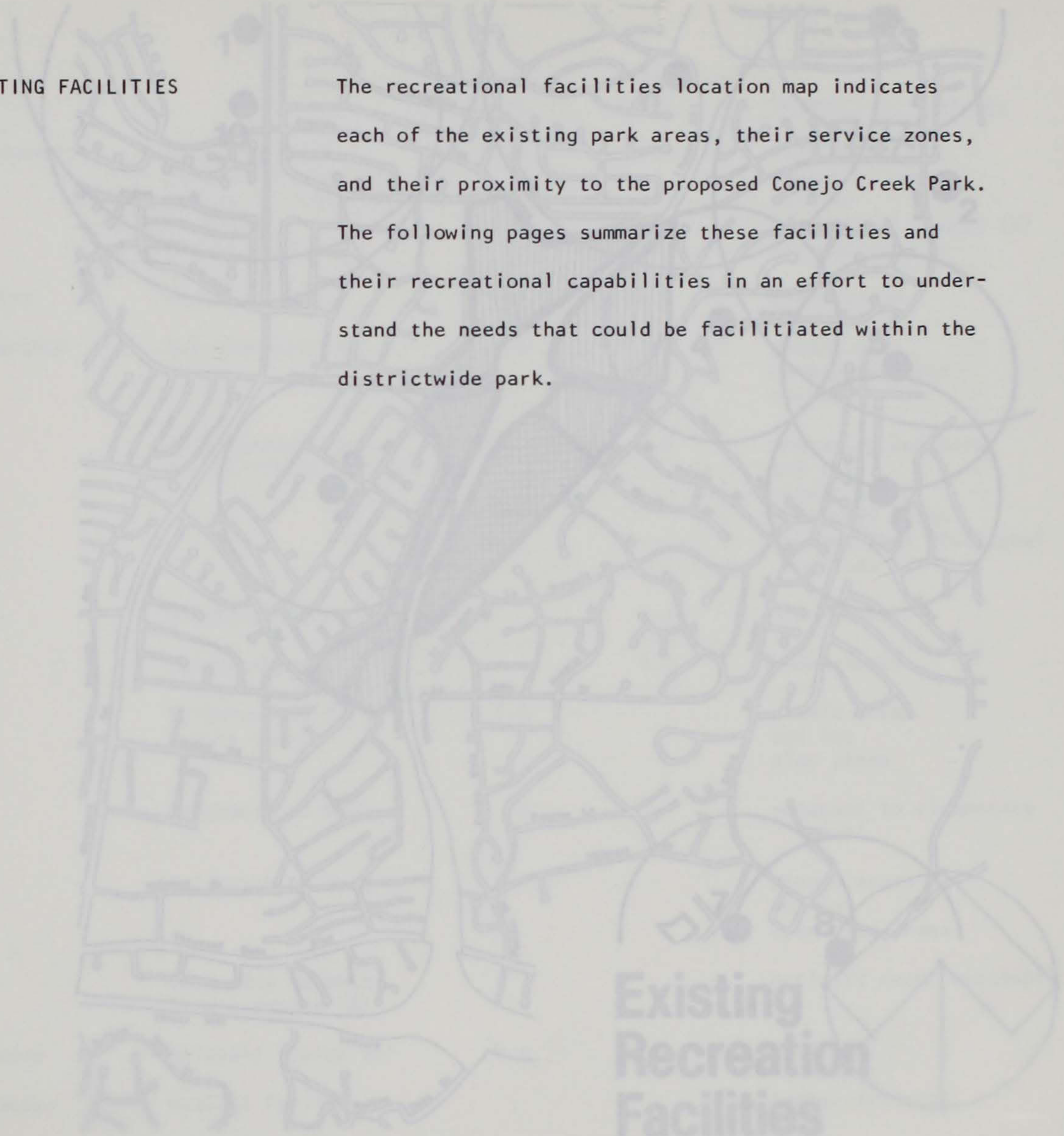
The Conejo Creek area, as mentioned in this study, has been proposed to facilitate community needs for a districtwide park. In terms of service areas, the Conejo Creek Park would satisfy many of the recreational needs within the Conejo Valley community. The proposed development will address the needs of the immediate area as well in terms of playfields, parkland, swimming and gymnasium facilities, trails, and special facilities. Neighboring community and neighborhood parks play an important role in their relationship to this park. Following is an evaluation of these facilities within the surrounds of the Community Core area.

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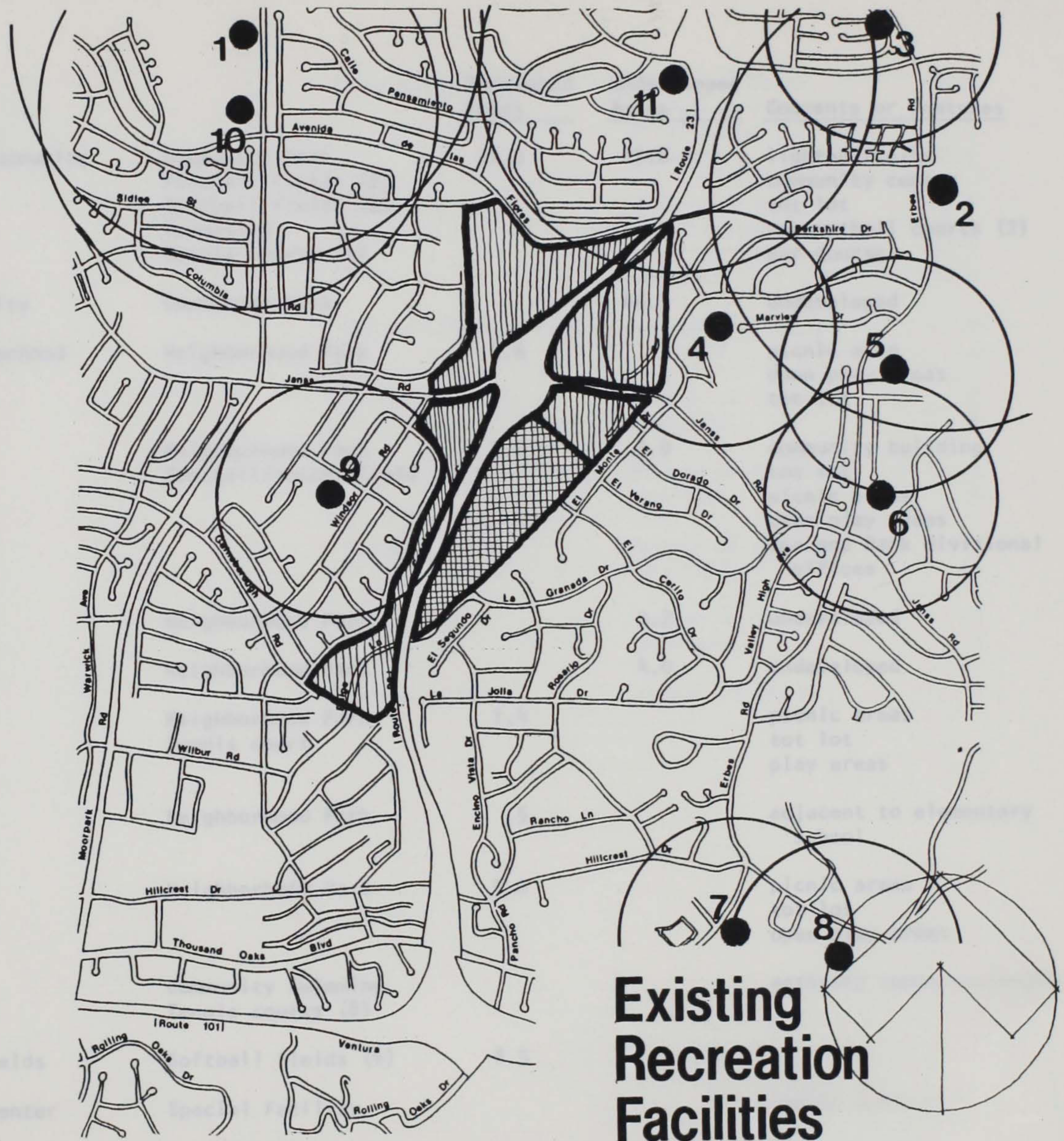
EVALUATION OF EXISTING FACILITIES

The recreational facilities location map indicates each of the existing park areas, their service zones, and their proximity to the proposed Conejo Creek Park. The following pages summarize these facilities and their recreational capabilities in an effort to understand the needs that could be facilitated within the districtwide park.



Existing
Recreation
Facilities

- 1. Thousand Oaks Community Center
- 2. Oakbrook Community Center
- 3. Oakbrook Neighborhood Center
- 4. Old Meadows
- 5. Del Norte
- 6. Arrow Circle
- 7. Estrella
- 8. Conejo School
- 9. Glenwood
- 10. Thousand Oaks High School
- 11. Route 23 Ballfields
- 12. Rosabel Senior Center



**Existing
Recreation
Facilities**

EVALUATION SUMMARY
 Standards Based on Area
 Population of 22,000

		Developed Acres	Undeveloped Acres	Comments or Features
1. Thousand Oaks Community	Community Park Football fields (2) Softball fields (2) Gymnasium Tennis courts (4)	22.0	13.8	lighted fields community center tot lot racquetball courts (2) par course
2. Oakbrook Community	Community Park		65.5	undeveloped
3. Oakbrook Neighborhood	Neighborhood Park	4.6		picnic area open play areas tot lot
4. Old Meadows	Neighborhood Park Football/soccer field	5.0	3.0	community building tot lot picnic areas open play areas Rec and Park divisional offices
5. Del Norte	Neighborhood Park		3.7	undeveloped
6. Morrow Circle	Neighborhood Park		4.0	undeveloped
7. Estella	Neighborhood Park Tennis court	1.4		picnic areas tot lot play areas
8. Conejo School	Neighborhood Park	.5		adjacent to elementary school
9. Glenwood	Neighborhood Park	5.0		picnic areas tot lot open play areas
10. Thousand Oaks High School	Community Swimming Tennis courts (8)			activity rooms available
11. Route 23 Ballfields	Softball fields (4)	8.5		
12. Goebel Senior Center	Special Facility			indoor activity

EVALUATION SUMMARY
 Standards Based on Area
 Population of 22,000

Neighborhood Parks	Developed Acres	16.5
	Undeveloped Acres	<u>10.7</u>
	Total Acres	27.2
	Standard	55.0
Community Parks	Developed Acres	22.0
	Undeveloped Acres	<u>79.3</u>
	Total Acres	101.3
	Standard	22.0
Football/Soccer Fields	Number of Fields	3
	Standard	3
Softball Fields	Number of Fields	6
	Standard	8
Baseball Fields	Number of Fields	0
	Standard	4
Tennis Courts	Number of Courts	13
	Standard	11
Gymnasiums	Number of Gyms	1
	Standard	3
Swimming Pools	Number of Pools	1

The most notable deficiencies within the immediate area in terms of recreational acreage available and areas served include public gymnasiums and neighborhood parks. Tennis court and swimming facilities are adequate in complying with the recommendation standards, however, because the majority of these facilities belong to the Thousand Oaks High School, the public must share available time with school activities, classes, and team events. Bicycle, pedestrian, equestrian and hiking trails are adequate, although connections to paths should be considered through the park area.

Conclusions

The development of the Community Core, particularly the Conejo Creek area, will provide the people of Thousand Oaks with a true "sense of community identity." The potential exists to develop within the Core a comprehensive environment that will satisfy the recreation and leisure needs of all members of the community.

Conclusions

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The potential exists to develop within the Core a comprehensive environment that will satisfy the recreation and leisure needs of all members of the community.

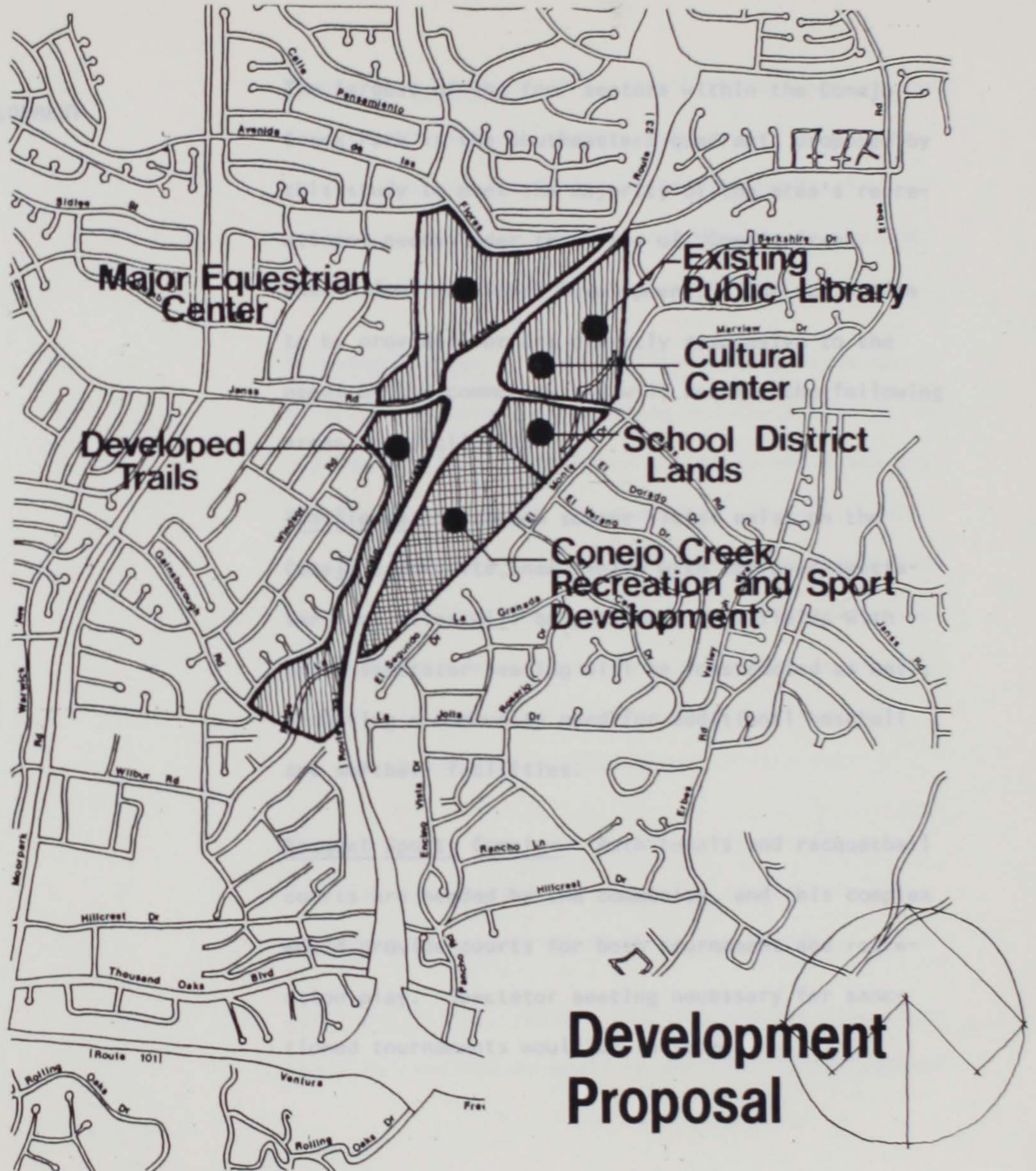
Although this center is currently proposed to be located in the Old Town area along Thousand Oaks Boulevard, the Conejo Creek location would be ideal, particularly because of its proximity to the public library and to other community activities. The northwest quadrant has for some time been planned as the site for a major equestrian center. This center would have show arenas and spectator facilities, and would be the focus of equestrian activity within the Conejo Valley. Currently, intracity equestrian trails connect this area to part of the city and outlying areas. The southwestern quadrant of the park is a heavily wooded narrow strip of land separating a low density residential area from the David C. Cook Center. Because of its configuration, this land would be well suited for development.

CONEJO CREEK DISTRICTWIDE PARK

The quadrants which comprise the 184 acres of the Conejo Creek Park have over the years been proposed as sites for several community facilities.

A 2,000-seat civic auditorium and cultural center is proposed to be located within the development's northeastern quadrant adjacent to the existing library.

Although this center is currently proposed to be located in the Old Town area along Thousand Oaks Boulevard, the Conejo Creek location would be ideal, particularly because of the proximity to the public library and to other community activities. The northwest quadrant has for some time been planned as the site for a major equestrian center. This center would have show arenas and spectator facilities, and would be the focus of equestrian activity within the Conejo Valley. Currently, intracity equestrian trails connect this area to part of the city and outlying areas. The southwestern quadrant of the park is a heavily wooded narrow strip of land separating a low density residential area from the Conejo Creek Freeway. Because of its configuration, this land would be ideally suited for developed trails.



Development Proposal

CONEJO CREEK
RECREATION and SPORT DEVELOPMENT

The largest of the four sectors within the Conejo Creek Park is the southeastern quadrant, proposed by this study to meet the majority of the area's recreational needs under the title of "Conejo Creek Recreation and Sport Development." The activities to be provided for are directly responsive to the needs of the community and will require the following areas and facilities.

Playfields. Although soccer fields exist on the Conejo Creek site, new fields with improved spectator facilities will be provided. Ballfields with ample spectator seating will be constructed as well, answering a community need for additional baseball and softball facilities.

Racquet Sports Complex. Both tennis and racquetball courts are needed by the community, and this complex would provide courts for both tournament and recreation play. Spectator seating necessary for sanctioned tournaments would be included.

Community Gymnasium. This facility would provide only a portion of what is recommended for the entire community, however, it would satisfy the needs of residents in the immediate area. Spectator seating would be provided.

Swimming Complex. This facility would provide unrestricted year-around swimming for the public as opposed to the limited hours currently available at the high school pool. In addition, the Conejo Swim Association would utilize the complex for competitive events including AAU-sanctioned meets. Overall, the complex would meet the recommended community standard for the amount of pool surface area required for the Conejo Valley population.

Youth Center. The youth center would provide a facility for children and teens to participate in recreational activities at their own levels.

Other Facilities. Weight training and exercise rooms would be provided as would outdoor facilities such as

park areas, jogging trails, and equestrian paths. Activities of a social nature would be met by a restaurant, meeting and multi-purpose rooms, saunas, spas, a pro shop and health food shop. All facilities would be available both day and evening.

As mentioned earlier, the current funding capabilities of the Conejo Recreation and Park District are not sufficient for the construction of a facility of this size and complexity. An opportunity exists, however, for a joint agreement between the District and private developers involving a sharing of both construction and maintenance costs of the facility. The facility would be operated on a profit-making/profit-sharing basis. This would involve the collection of appropriate fees, either as membership-type dues or on a day-to-day basis, for individuals or families. Soccer fields and ballfields would operate on a concession-type basis. Much of expected incoming revenue would be from tournaments and exhibitions. The pro shop, snack bars, and restaurant

would be expected to provide a profit as well. Although the operation of the complex would be shared with private business, the organization and sponsorship of recreation and sports programs would be primarily the responsibility of the District.

Recreation
Site

As previously discussed, the proposed 52-acre site for the Conejo Creek Recreation and Sport Development represents the southeastern quadrant of the acreage recognized as the Conejo Creek Park. Bordering this parcel area to the west, the Conejo Creek Freeway (3380 ft.); to the east, residential subdivisions; and to the north, Conejo Unified School District property (1016 ft.). The site slopes 40 feet on a constant grade from its northernmost perimeter to its southern tip.

The site is public-owned (zoned P-1) and currently under the jurisdiction of the Conejo Recreation and Park District. Proposed by the City of Thousand Oaks is the eventual connection of Paige Lane which is located along the eastern edge of the site. Through the centerline of this proposed road there currently exists six-inch mains for both water and sewer. Gas and electrical services. Electrical power is provided by existing lines which cross the northern boundary of the site. It is expected to be

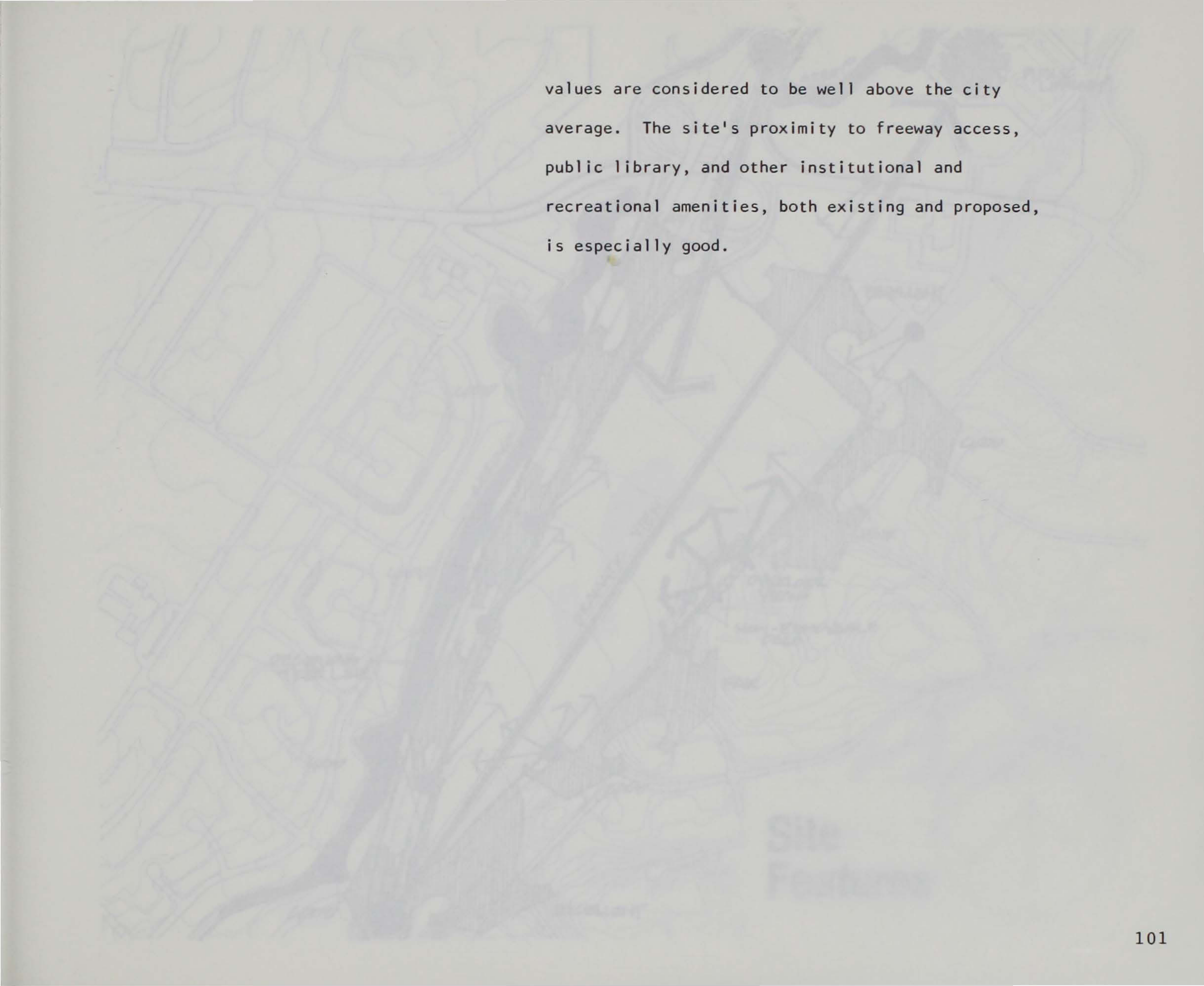
Analysis

As previously discussed, the proposed 52-acre site for the Conejo Creek Recreation and Sport Development represents the southeastern quadrant of the acreage recognized as the Conejo Creek Park. Bordering this parcel are: to the west, the Conejo Creek Freeway (3380 ft.); to the east, residential subdivisions; and to the north, Conejo Unified School District property (1016 ft.). The site slopes 40 feet on a constant grade from its northernmost perimeter to its southern tip.

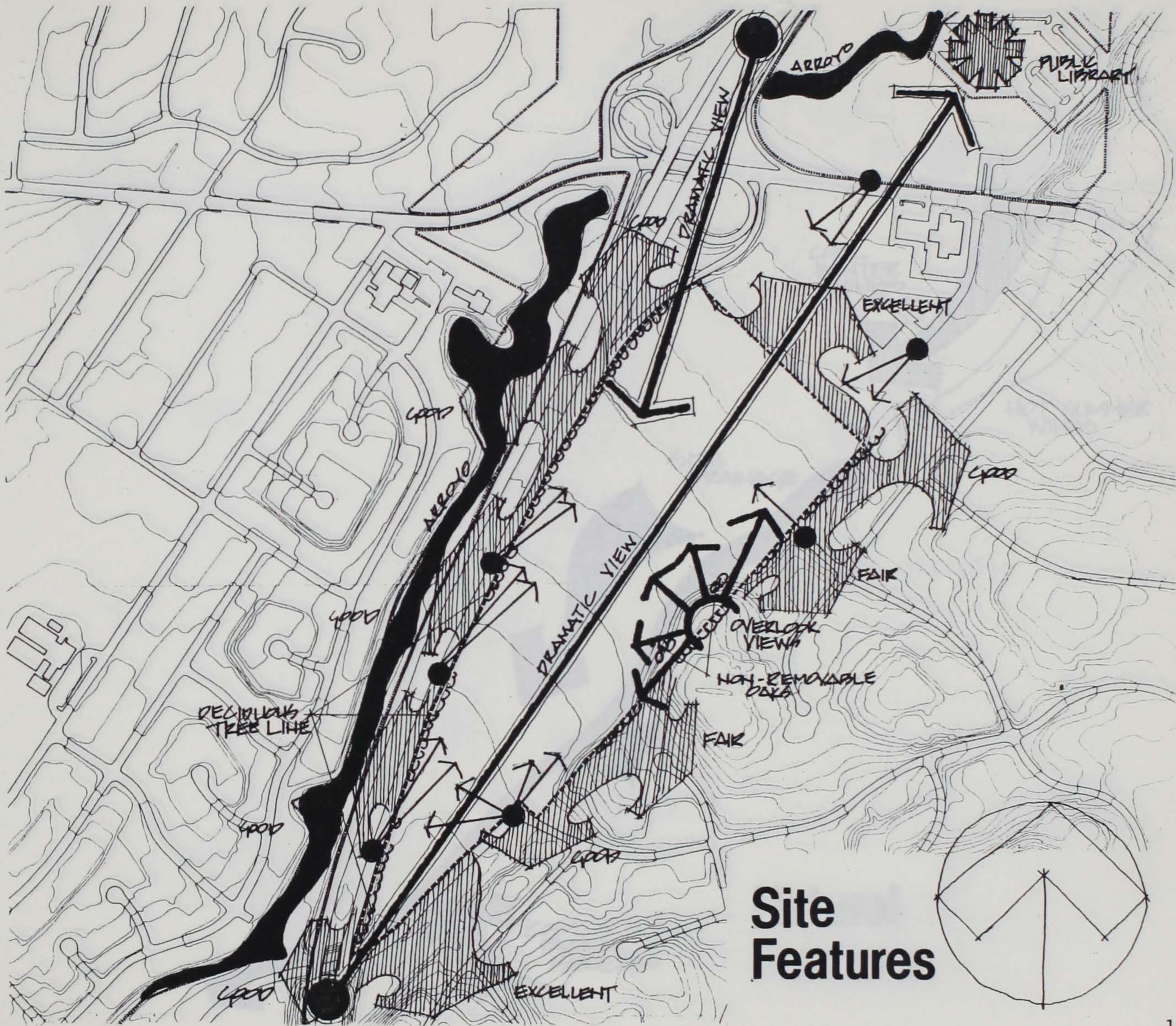
The site is public-owned (zoned P-L) and currently under the jurisdiction of the Conejo Recreation and Park District. Proposed by the City of Thousand Oaks is the eventual connection of Paige Lane which is located along the eastern edge of the site. Through the centerline of this proposed road there currently exists six-inch mains for both water and waste disposal services. Electrical power through the existing lines which cross the northern sector of the site is expected to be adequate, however, these

lines will be required to be placed below grade and within a 50' easement. An additional 50' easement for utility purposes exists along the eastern length of the site. Fire hydrant connections will ultimately be required.

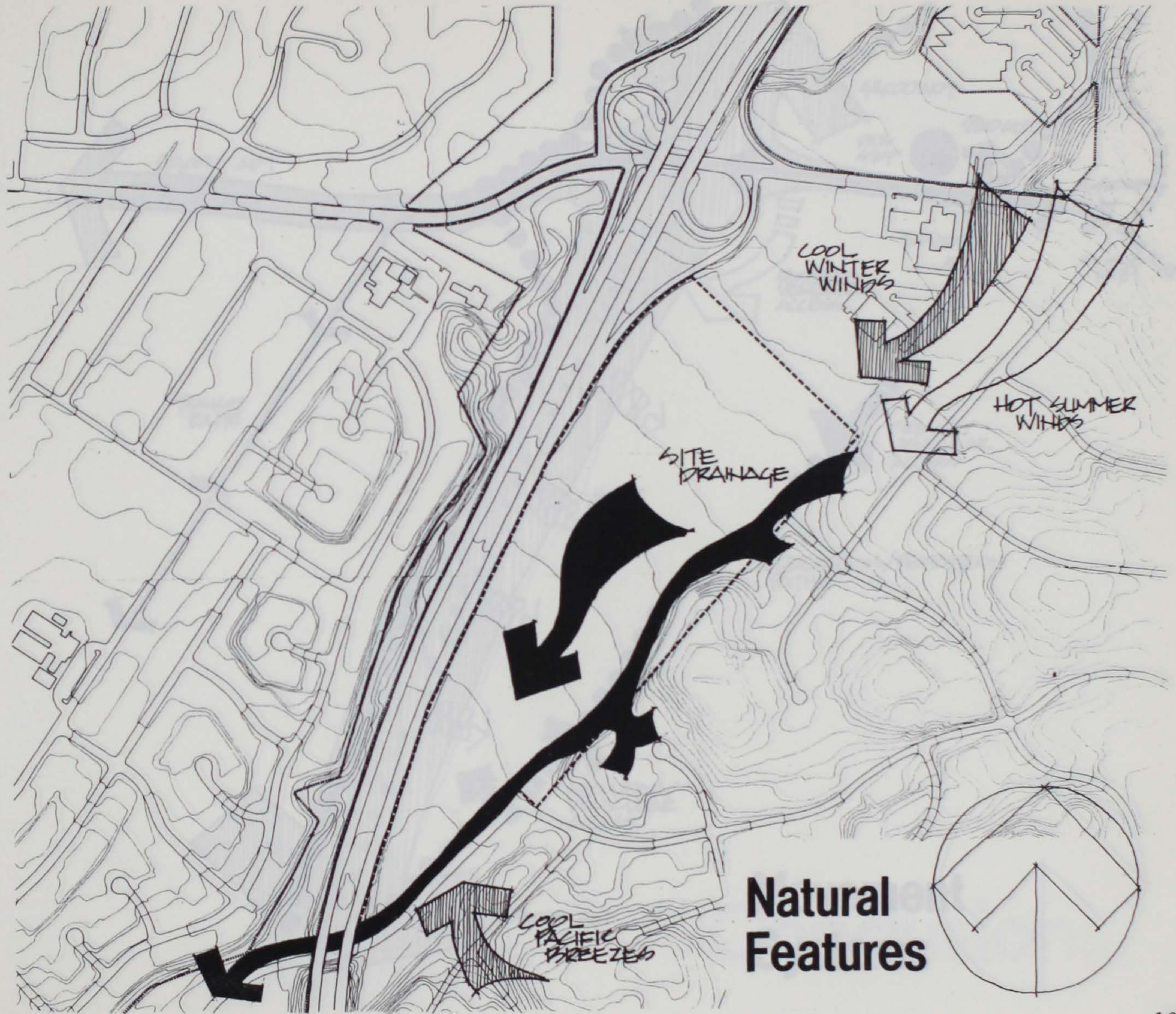
The general character of the site as it exists is very much like that of the city itself, spacious and semi-rural. Other than the deciduous tree-line which separates the site from the freeway, along with a few existing oaks, the site is virtually barren. The site is set below the level of the freeway and the hilly terrain to the east, thus giving it a "dish-like" appearance. Especially impressive are the panoramic views from the site as well as the dramatic overviews as one approaches the site from the Conejo Creek Freeway. The grounds are currently being used for soccer, equestrian training, jogging, and unauthorized dirt biking. Residential developments which surround the site are single family, low density with a unit per acre range of 2 to 4.5 units. Their



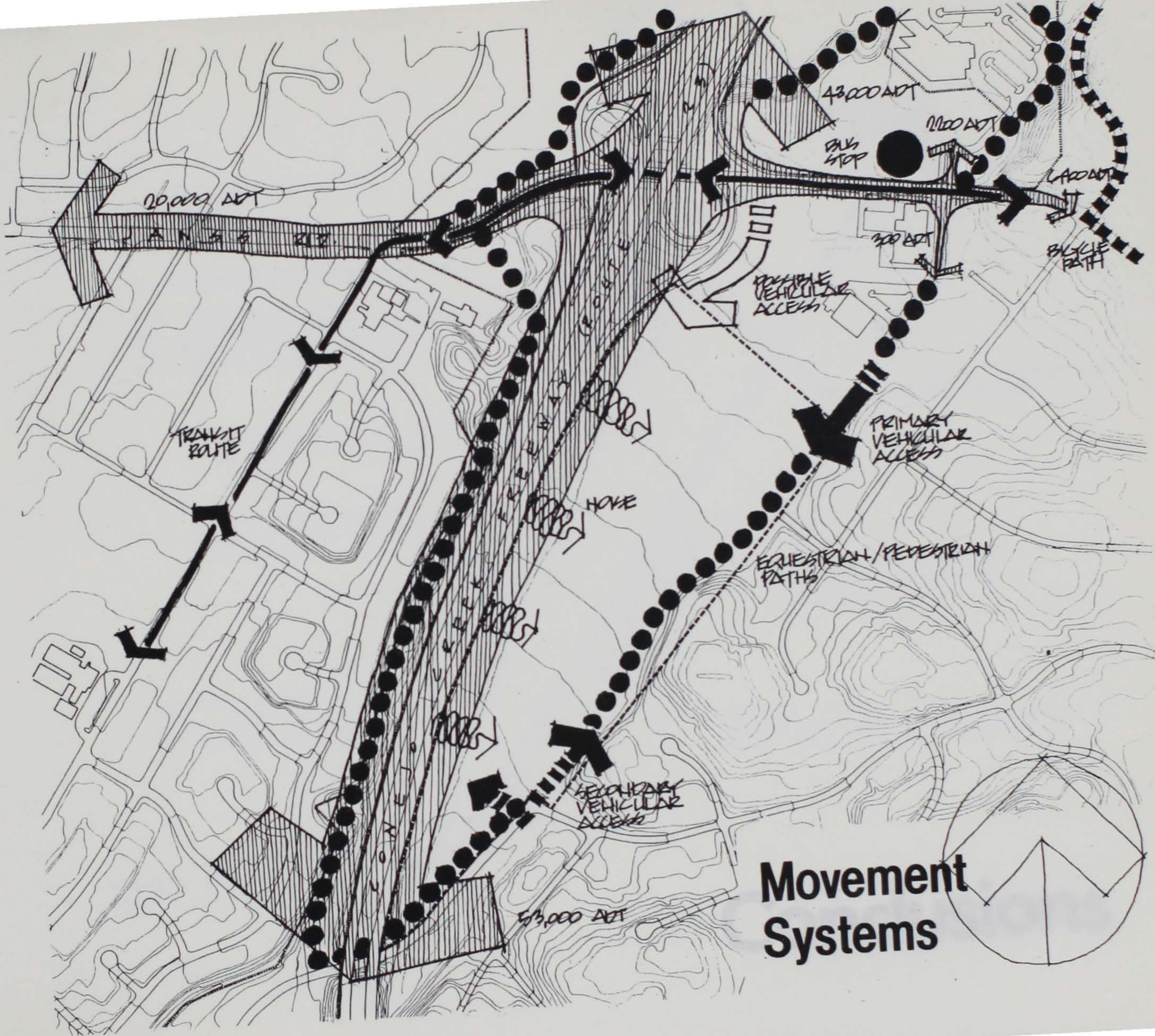
values are considered to be well above the city average. The site's proximity to freeway access, public library, and other institutional and recreational amenities, both existing and proposed, is especially good.



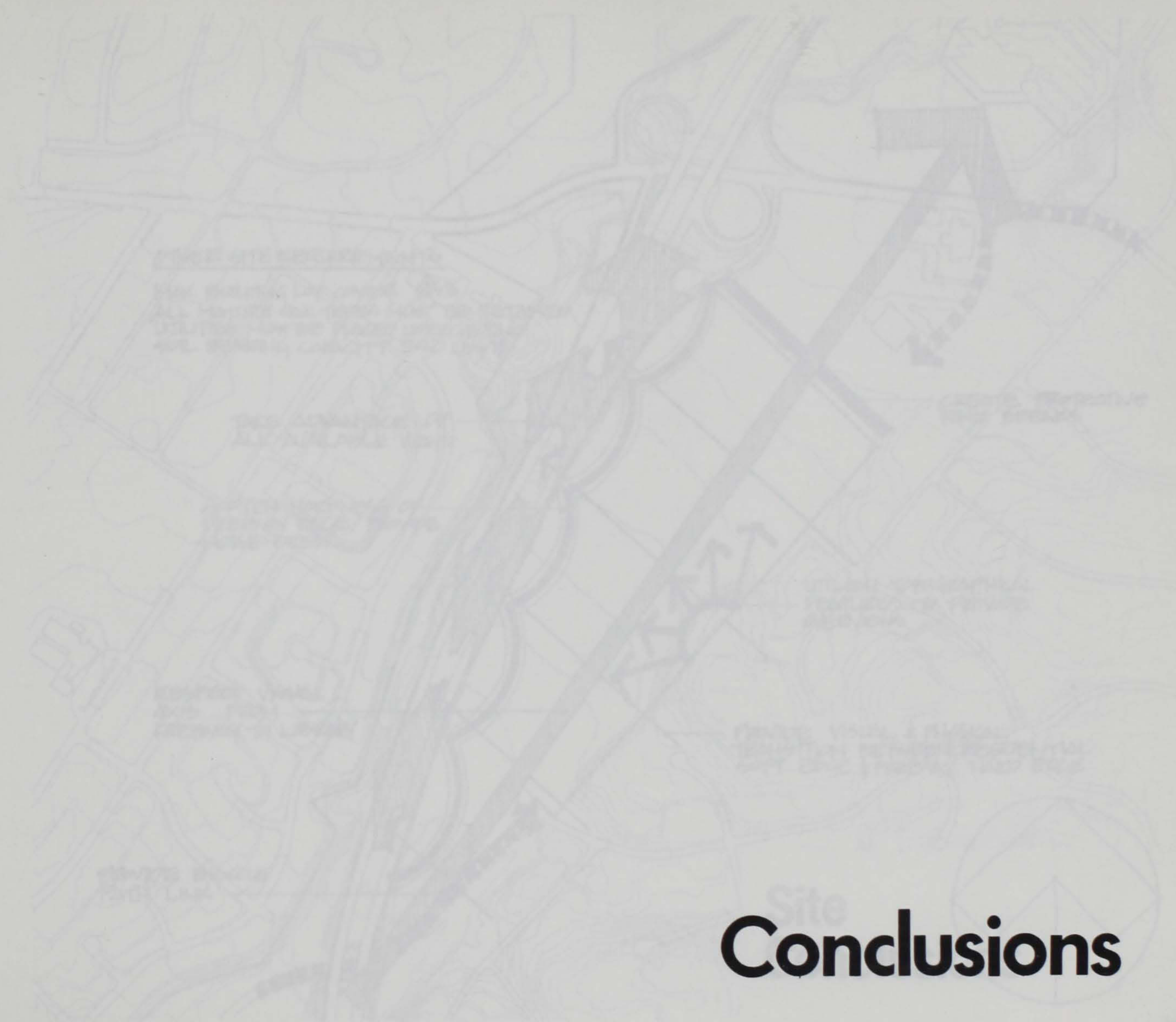
Site Features



Natural Features



Movement Systems



PROJECT SITE MAP (SCALE 1:5000)

This drawing is a site plan showing the layout of the project site. It includes the location of the main building, parking areas, and other facilities. The drawing is a technical drawing and should be used as a reference for the project.

Site Plan

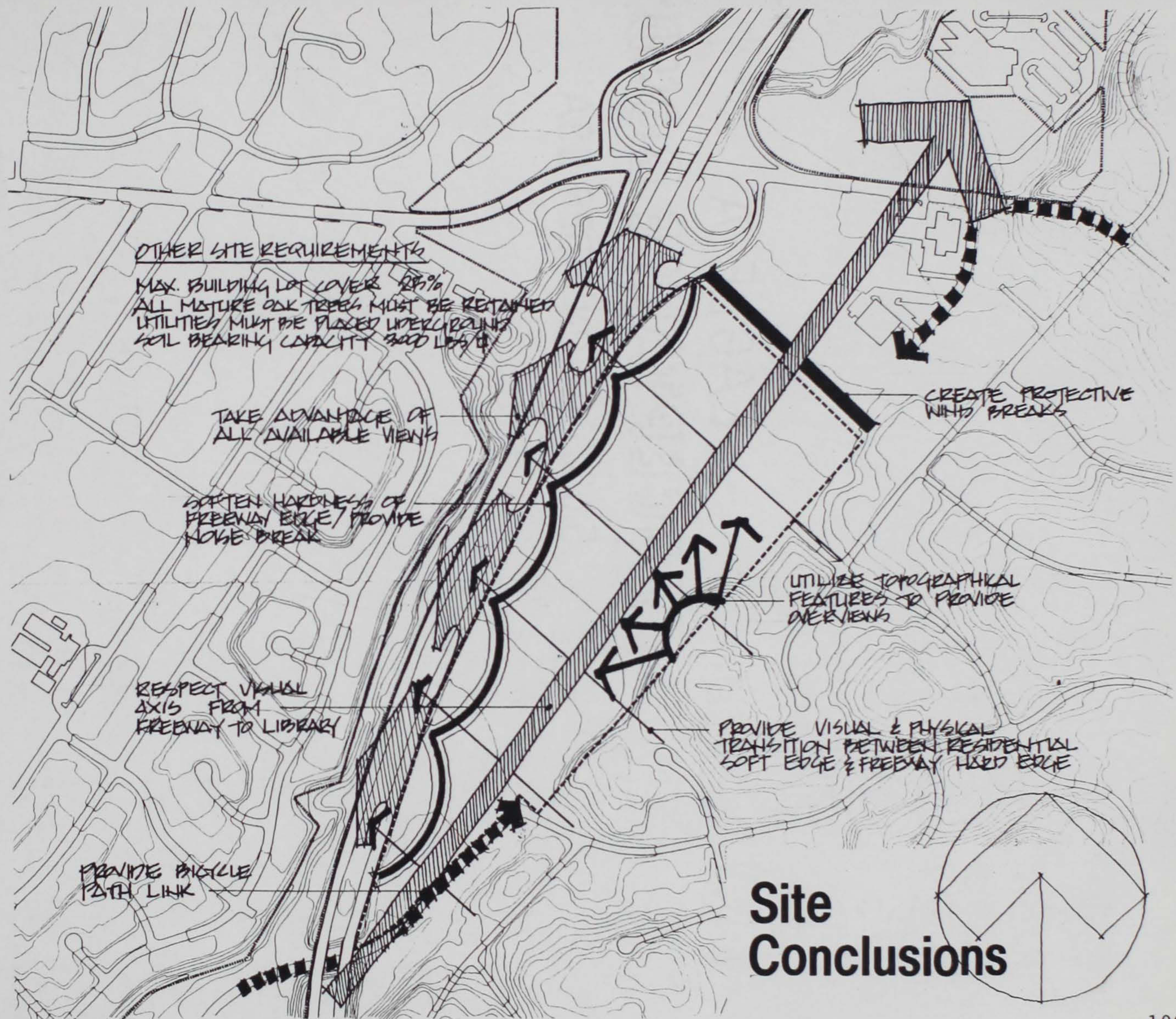
Site Plan

Site Plan

Site Plan

Site

Conclusions



OTHER SITE REQUIREMENTS

MAX. BUILDING LOT COVER 25%
 ALL MATURE OAK TREES MUST BE RETAINED
 UTILITIES MUST BE PLACED UNDERGROUND
 SOIL BEARING CAPACITY 3000 LBS/FT²

TAKE ADVANTAGE OF ALL AVAILABLE VIEWS

SOFTEN HARDNESS OF FREEWAY EDGE / PROVIDE NOSE BREAK

RESPECT VISUAL AXIS FROM FREEWAY TO LIBRARY

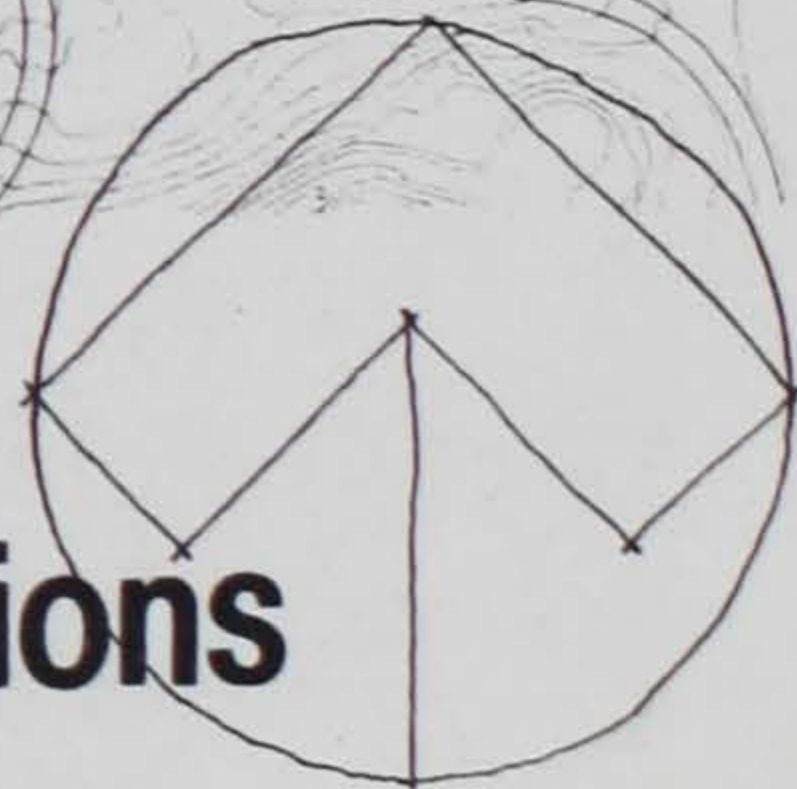
PROVIDE BICYCLE PATH LINK

CREATE PROTECTIVE WIND BREAKS

UTILIZE TOPOGRAPHICAL FEATURES TO PROVIDE OVERVIEWS

PROVIDE VISUAL & PHYSICAL TRANSITION BETWEEN RESIDENTIAL SOFT EDGE & FREEWAY HARD EDGE

Site Conclusions



Case
Studies

TUALATIN HILLS SPORTS COMPLEX
Beaverton, Oregon
Broome, Oringdulph, O'Toole,
Rudolf & Associates

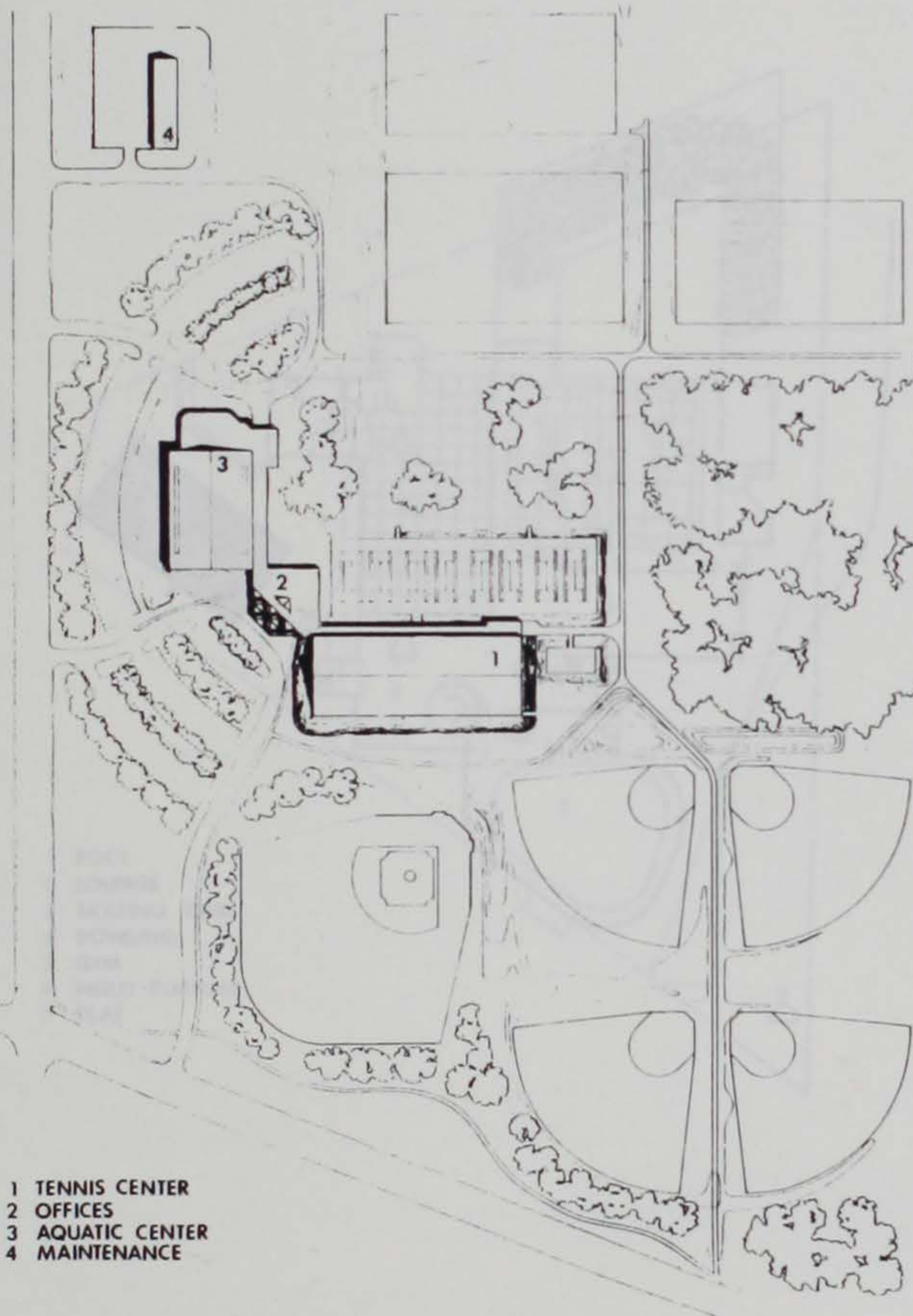
At the time of construction in 1979, the project was heralded as the largest in Oregon. The complex consists of aquatic and tennis centers which are accommodated in an L-shaped configuration which pivots around administrative offices and concessions.

Notable characteristics of the complex are the respect given the natural surroundings, the manner in which the 66-acre site is organized, and the relationships that exist between indoor and outdoor activity.

Berms were created to reduce the scale of the large structures and planting was introduced to screen parking. An existing forested knoll was integrated into the design.

Materials used include insulated composite steel decks, enameled steel siding, and concrete.

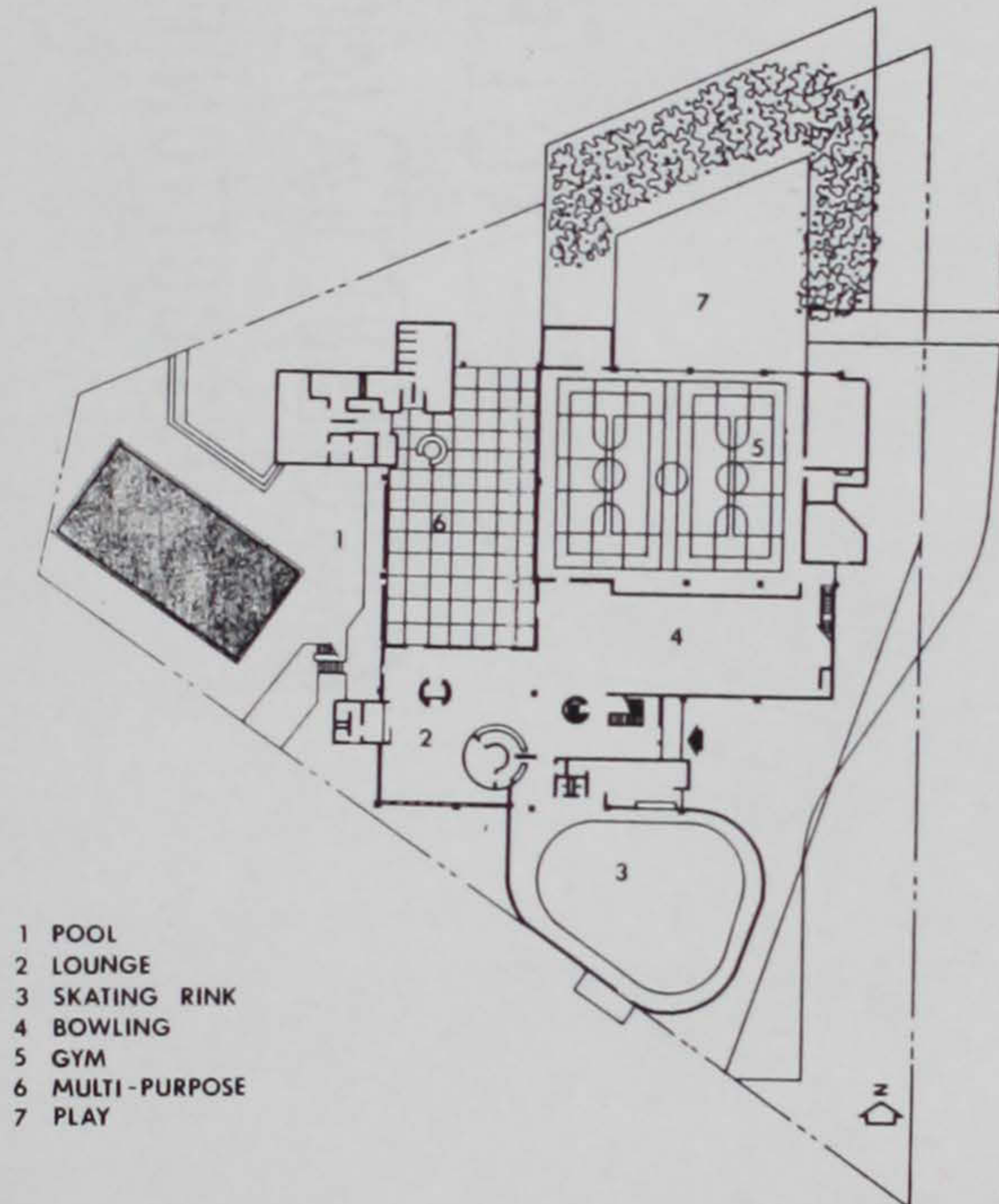
Structural and mechanical systems are exposed.



MIAMI BEACH YOUTH CENTER
Miami Beach, Florida
Ferendino, Grafton, Spillis, Candela

This center was designed to provide activity space for teens and pre-teens, and, at the same time, provide social cohesion for a deteriorating neighborhood in Miami Beach.

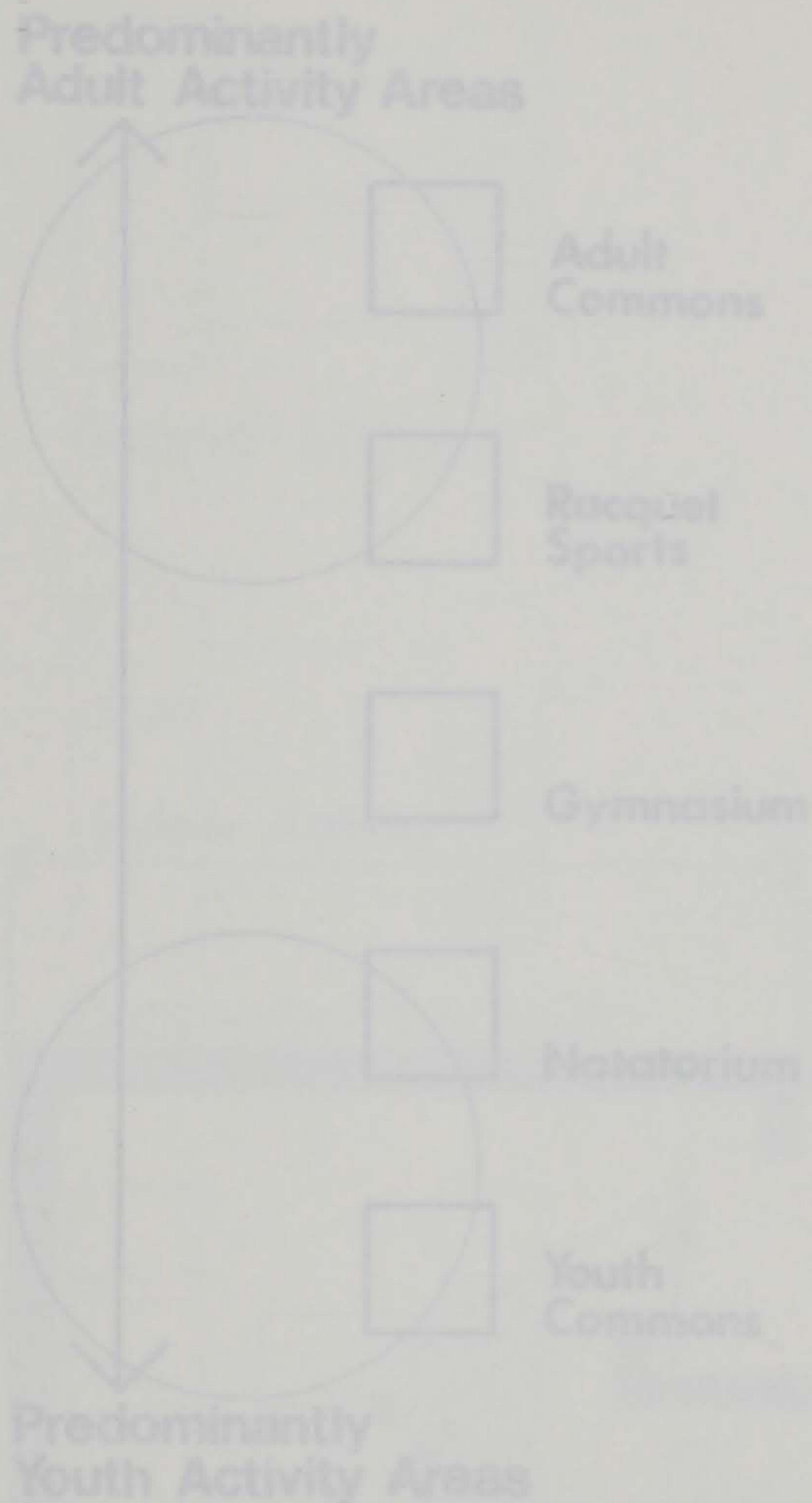
The activities occupy spaces which open to one another. This is done for three reasons: as a means of control, to generate interest in all activities, and to avoid a feeling of isolation when spaces are underutilized. Noisy and non-noisy areas are separated primarily through level changes. The major activity areas, swimming pool and gymnasium, are separated and overlooked by the center's main gathering space.



Program

The general spatial requirements of the Conejo Creek Recreation and Sport Development have been determined from the findings of the previous analyses. Specific spatial needs were additionally derived from code-standards allotting square footage per user capacity and from personal interviews with those involved.

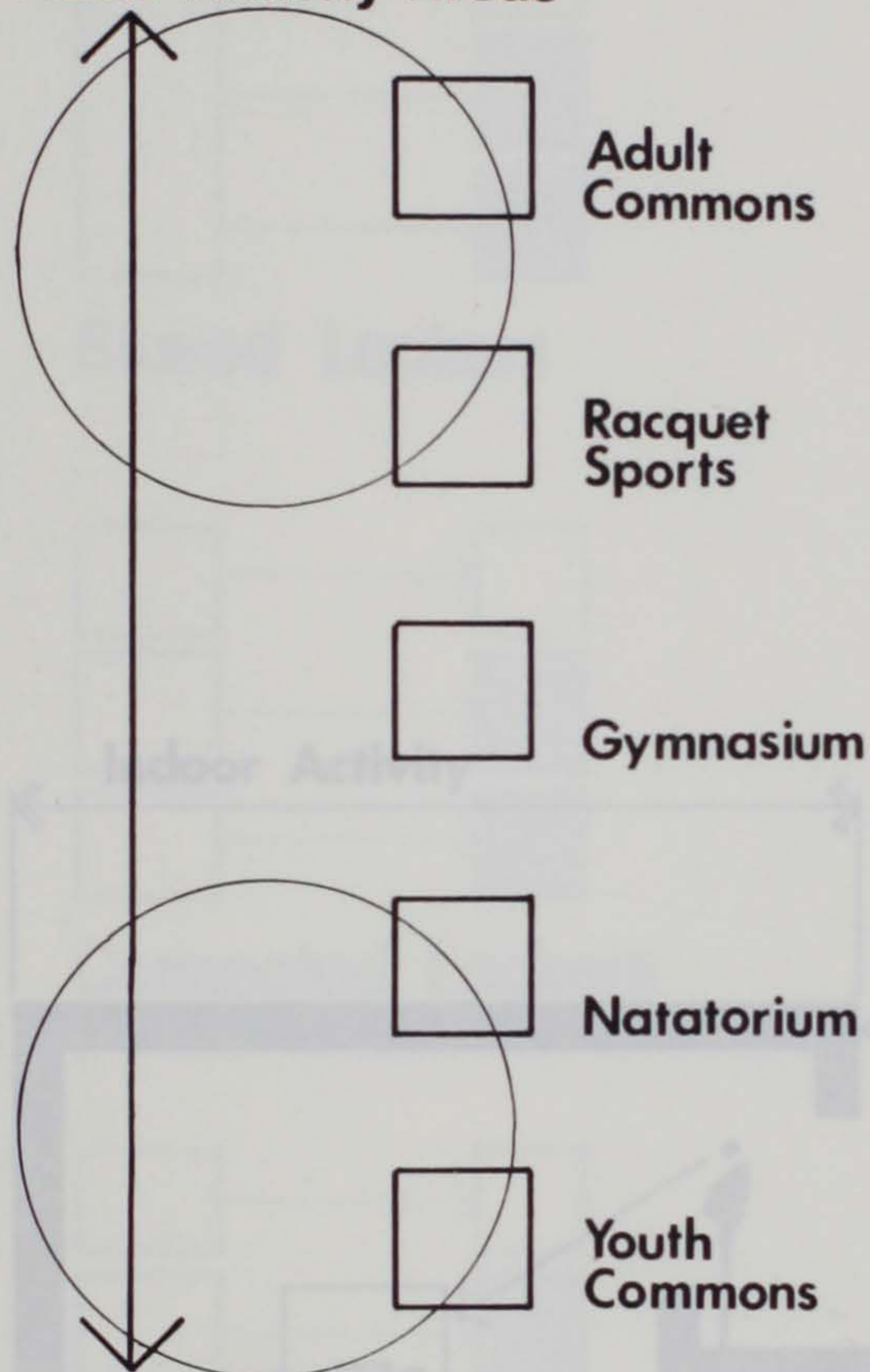
Relationships



Because the Conejo Creek Recreation and Sport Development comprises a major portion of districtwide parkland, its utilization would be ideally family oriented. The design proposal, as part of this study, reflects this by providing activity areas for every member of the family. The linear configuration of the site, access to the site from opposite ends, and the flexible programmatic needs due to joint ownership, all lend themselves to the organizational relationships presented previously. Activities as well would be playfields, soccer, softball, baseball, and tennis are integrated with the configuration of indoor facilities to provide the spectator and participant visual contact with activity areas from anywhere on the site.

Relationships

**Predominantly
Adult Activity Areas**

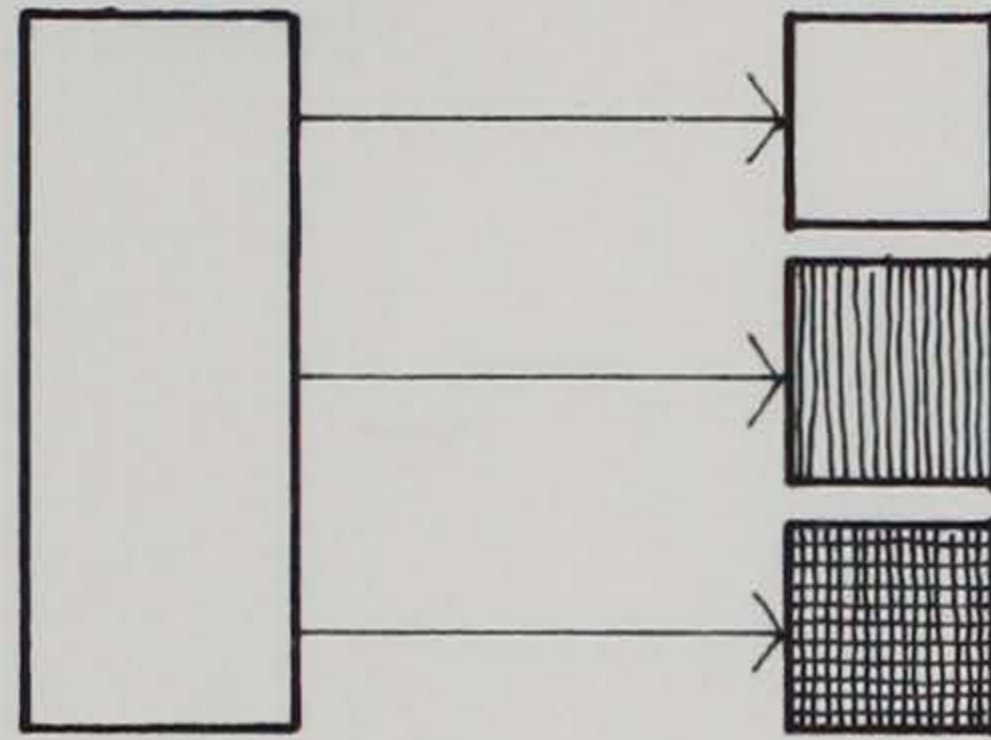


**Predominantly
Youth Activity Areas**

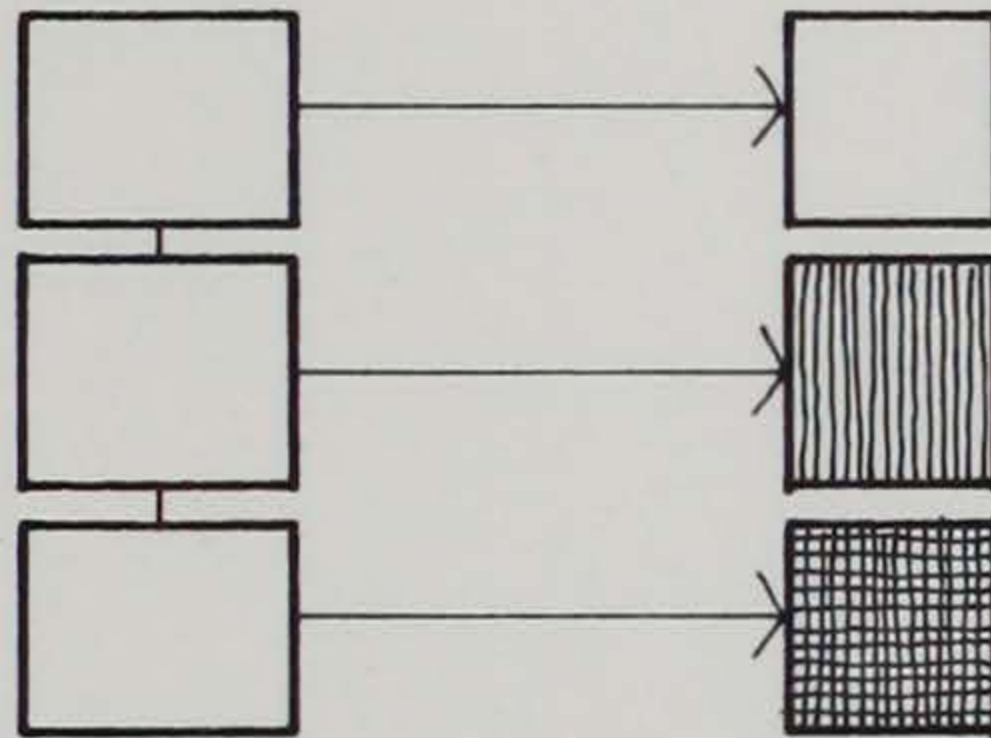
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Because "activity" is what recreation is all about, every effort would be made to expose both spectator and participant to all the activities. The linear arrangement of activities within the Conejo Creek development are linked together by a pedestrian "street", which because of the close integration between indoor and outdoor events, allows easily accessible views to each. The pedestrian link is divided between spectator and participant circulation, with spectators above having direct access to social areas and event seating, and with participants below having access to lockers and playing surfaces.

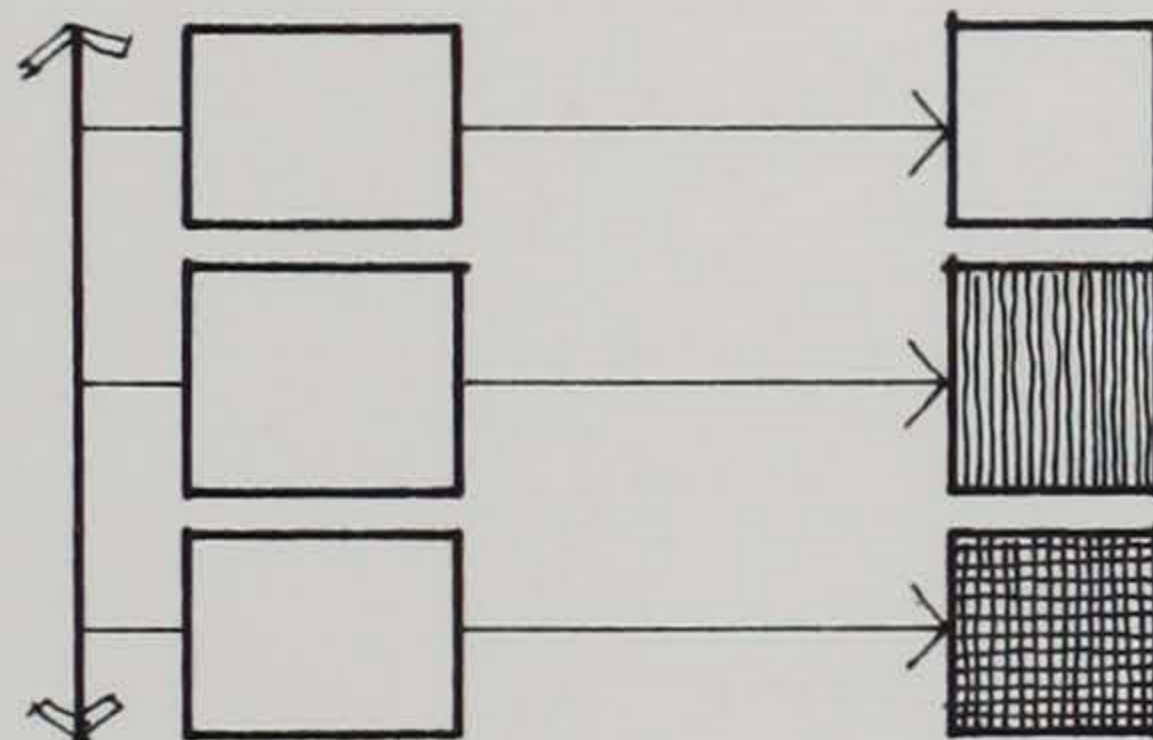




Shared Lockers



Connected Lockers



Common Link

As in any sport facility, the relationship of locker rooms to the playing surface is important in terms of control and circulation. Because of the linear arrangement of several playing surfaces, along with the separation of these activities in the event that each may be owned and operated under different managements, studies were conducted to determine an appropriate circulation-locker-activity relationship. Considered were the three alternatives presented opposite: shared locker facilities, connected lockers, and a common link to lockers. In keeping with the current philosophy that today's athletes are more self-oriented in their recreational preferences and prefer to specialize, separate locker rooms, connected by an outdoor pedestrian link, were considered more appropriate.

Components

ADULT COMMONS

The location of the adult commons area to the north of the site is in acknowledgement of primary vehicular access to the site. This area represents the primary focus of the entire Recreation and Sport Development and includes general reception, executive management offices, and several community amenities. Access to the remainder of the activities begins at this point, including access to softball and baseball fields.

Components

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Because of circulation being divided between spectator and participant, freedom of spectator movement is more easily accommodated and even encouraged. Control of participants occurs at the lower levels. This arrangement is similar within the gymnasium and natatorium facilities as well.

RACQUET SPORTS

Included as part of the racquet sports facility are outdoor tennis, racquetball/handball and squash courts, table tennis, and general purpose areas. Construction of the indoor court area is such to allow flexibility in the event indoor tennis or other activity became more appropriate. Two indoor tennis courts could be accommodated.

Because of circulation being divided between spectator and participant, freedom of spectator movement is more easily accommodated and even encouraged. Control of participants occurs at the lower levels. This arrangement is similar within the gymnasium and natatorium facilities as well.

GYMNASIUM

The gymnasium will be primarily a multi-use facility with spectator seating provided for both recreational and tournament play. Activities would include basketball, volleyball, gymnastics, badminton, and other open hardwood-court sports. In addition, the facility will be available for community use; for dances, special programs, or small theater productions.

NATATORIUM

The natatorium will be divided into both indoor and outdoor swimming facilities. The indoor facility will be available year-around, whereas the outdoor pools will only be available during the long summer season when participant loads will be at their highest.

An olympic size pool for both long and short-course competitions, a diving well for springboard and platform events as well as water polo, and children's pool will all be part of the outdoor complex. The 25-yard indoor pool will include springboard diving. Use of the swimming facilities will range from leisure to competition, and will include classes, programs, and exhibitions.

YOUTH COMMONS

Because primary pedestrian, bicycle, and equestrian access is from south of the site, the southern location for the Youth Commons area is ideal. This area represents the secondary focus of the Conejo Creek Recreation and Sport Development and contains the youth center, a scaled-down version of the facilities surrounding the adult commons. During the day, the center will provide opportunity for children of all ages to participate in sponsored recreation programs. Teens in particular will use the center in the evening as a recreation and gathering place.

PLAYFIELDS

Similar to the indoor activities, participants will enter most of the playing fields from a lower level with spectators viewing from above. Although the use of the playfields will be primarily by those not using the changing facilities, locker rooms within the indoor facilities will be available. Restrooms will be located adjacent to concession areas and easily accessible from spectator seating.

Space Requirements

ADULT COMMONS

INDOOR ACTIVITIES

Lobby	600 Sq. Ft.
Reception	200
Lounge	1,500
Day Care	200
Executive Office	150
Manager Offices	200
District Offices	300
Accounting Office	200
Business Office	100
Conference	200
Employee Lounge	300
Restrooms	100
Fro Shop	1,000 Sq. Ft.
Health Food Store	1,000
Meeting Rooms	1,000
Multi-purpose Rooms	1,000
Arts and Crafts Rooms	1,200
Restrooms	200
Restaurant	2,000 Sq. Ft.
Lounge	2,000
General Storage	500 Sq. Ft.
Bleacher Storage	1,000
Laundry	500
Mechanical Plant Room	4,000
Total	30,750 Sq. Ft.
10% Unaccountable	3,075
TOTAL INDOOR SPACE	33,825 Sq. Ft.

OUTDOOR ACTIVITIES

Commons Area	9,500 Sq. Ft.
Delivery	1,200

Space Requirements

ADULT COMMONS

INDOOR ACTIVITIES

Lobby	600 Sq. Ft.
Reception	200
Lounge	1,500
Day Care	200
Executive Office	150
Manager Offices	200
District Offices	300
Accounting Office	200
Business Office	100
Conference	200
Employee Lounge	300
Restrooms	100

Pro Shop	3,000 Sq. Ft.
Health Food Store	3,000
Meeting Rooms	1,000
Multi-purpose Rooms	3,000
Arts and Crafts Rooms	1,200
Restrooms	200

Restaurant	7,000 Sq. Ft.
Lounge	2,000

General Storage	800 Sq. Ft.
Bleacher Storage	1,000
Laundry	500
Mechanical Plant Room	4,000

Total	30,750 Sq. Ft.
10% Unaccountable	3,075

TOTAL INDOOR SPACE	33,825 Sq. Ft.
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OUTDOOR ACTIVITIES

Commons Area	9,900 Sq. Ft.
Delivery	1,500

TOTAL OUTDOOR SPACE	11,400 Sq. Ft.
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RACQUET SPORTS

INDOOR ACTIVITIES

Racquetball/Handball Courts (16)	12,800 Sq. Ft.
Squash Courts (2)	1,515
Table Tennis/Multi-use	3,000
Equipment Check/Control	240
Storage	250
Participant Lounge	2,800
Men's Locker Room	3,375
Women's Locker Room	3,375
Teaching Pro Offices	180

Reception	300 Sq. Ft.
Lobby	400
Lounge	400
Refreshment Area	400
Spectator Seating	400
Spectator Gallery	1,680
Restrooms	160
Business Office	120
Storage	30

Total	31,425 Sq. Ft.
10% Unaccountable	3,143

TOTAL INDOOR SPACE	34,568 Sq. Ft.
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OUTDOOR ACTIVITIES

Refreshment Area	500 Sq. Ft.
Commons Area	1,500

TOTAL OUTDOOR SPACE	2,050 Sq. Ft.
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GYMNASIUM

INDOOR ACTIVITIES

Gym Area	13,680 Sq. Ft.
Men's Nautilus Training	1,200
Women's Nautilus Training	1,200
Free-weight Training	1,200
Equipment Check/Control	200
Storage	850
Participant Lounge	880
Warm-up Area	840
Men's Locker Room	3,375
Women's Locker Room	3,375
Teaching Pro Offices	200
Employee Lounge/Meeting	120

Reception	300 Sq. Ft.
Lobby	400
Lounge	400
Refreshment Area	400
Spectator Seating	640
Restrooms	480
Business Office	120
Storage	30

Total	29,890 Sq. Ft.
10% Unaccountable	2,990

TOTAL INDOOR SPACE 32,880 Sq. Ft.

OUTDOOR ACTIVITIES

Refreshment Area	550 Sq. Ft.
Commons Area	1,500
Training Room Patios	1,700

TOTAL OUTDOOR SPACE 3,750 Sq. Ft.

NATATORIUM

INDOOR ACTIVITIES

Short-course Pool	3,900	Sq. Ft.
Deck	7,000	
Exercise Rooms	3,600	
Equipment Check/Control	240	
Storage	800	
Wet Participant Lounge	400	
Dry Participant Lounge	400	
Men's Locker Room	3,500	
Women's Locker Room	3,500	
Teaching Pro Offices	200	
Employee Lounge/Meeting	120	

Reception	300	Sq. Ft.
Lobby	400	
Lounge	400	
Refreshment Area	400	
Spectator Seating	920	
Restrooms	360	
Business Office	120	
Storage	50	
Plant Room	4,400	Sq. Ft.

Total	31,010	Sq. Ft.
10% Unaccountable	3,100	

TOTAL INDOOR SPACE	34,110	Sq. Ft.
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OUTDOOR ACTIVITIES

Refreshment Area	550	Sq. Ft.
Commons Area	1,500	
Exercise Room Patios	1,700	
Indoor Pool Deck	2,250	

YOUTH COMMONS

Long-course Pool	12,300 Sq. Ft.
Diving Well	3,500
Children's Pool	2,800 Sq. Ft.
Deck	28,000
Shuffleboard/Volleyball	3,600
Equipment Check/Control	200
Basket Storage	400
Boy's Locker Room	1,000
Girl's Locker Room	1,000
Storage	1,000
Refreshment Commons	4,400
Activity Room	1,200 Sq. Ft.
Spectator Seating	2,000 Sq. Ft.
Boy's Locker Room	800
TOTAL OUTDOOR SPACE	64,200 Sq. Ft.

Multi-purpose Gyms	4,850 Sq. Ft.
Storage	230
Total	10,500 Sq. Ft.
10% Inaccountable	1,050
TOTAL INDOOR SPACE	11,550 Sq. Ft.

OUTDOOR ACTIVITIES

Commons Area	5,600 Sq. Ft.
Bicycle Parking	1,250
Storage	500
Youth Activity Space	6,000
TOTAL OUTDOOR SPACE	13,350 Sq. Ft.

YOUTH COMMONS

INDOOR ACTIVITIES

Lobby	200 Sq. Ft.
Reception	100
Lounge	400
Business Offices	120
Conference	120
Restrooms	60 Sq. Ft.
Refreshment Area	400
Social Room	1,250
TOTAL INDOOR SPACE	2,570 Sq. Ft.
Activity Rooms	1,200 Sq. Ft.
Art & Craft Rooms	2,000
Boy's Locker Room	400
Girl's Locker Room	400
Softball/Youth Baseball Fields (3)	112,500 Sq. Ft.
Multi-purpose Gymnasium	4,050 Sq. Ft.
Storage Softball Fields (4)	200
Tennis Courts (3)	9,000
Total	10,900 Sq. Ft.
10% Unaccountable	1,090
Ballfields: Spectator Seating	4,000 Sq. Ft.
Tennis: Spectator Seating	5,000
TOTAL INDOOR SPACE	11,990 Sq. Ft.

OUTDOOR ACTIVITIES

Commons Area	5,600 Sq. Ft.
Bicycle Parking	1,250
Storage	500
Youth Activity Space	6,000
TOTAL OUTDOOR SPACE	13,350 Sq. Ft.

PLAYFIELDS

INDOOR ACTIVITIES

Ballfields: PA/Press Booths (2)	300 Sq. Ft.
Concessions	200
Restrooms	200
Maintenance/Storage	2,000
Youth Commons	11,500
Total	2,700 Sq. Ft.
10% Unaccountable	270
TOTAL INDOOR SPACE	2,970 Sq. Ft.

OUTDOOR ACTIVITIES

Softball/Youth Baseball Fields (3)	112,500 Sq. Ft.
Baseball Field	50,000
Soccer/Football Fields (4)	324,000
Tennis Courts (9)	54,000
"Center" Court	7,500
Ballfields: Spectator Seating	4,000 Sq. Ft.
Soccer/Football: Spectator Seating	9,600
Tennis: Spectator Seating	5,000
TOTAL OUTDOOR SPACE	566,600 Sq. Ft.

SUMMARY UTILIZATION

INDOOR ACTIVITIES

Adult Commons	2.0	33,825	Sq. Ft.
Racquet Sports	15.7	34,568	29.28
Gymnasium	4.0	32,880	7.78
Natatorium	8.0	34,110	15.42
Youth Commons	22.9	11,990	43.94
Playfields		2,970	130.08

TOTAL INDOOR SPACE 150,343 Sq. Ft.

OUTDOOR ACTIVITIES

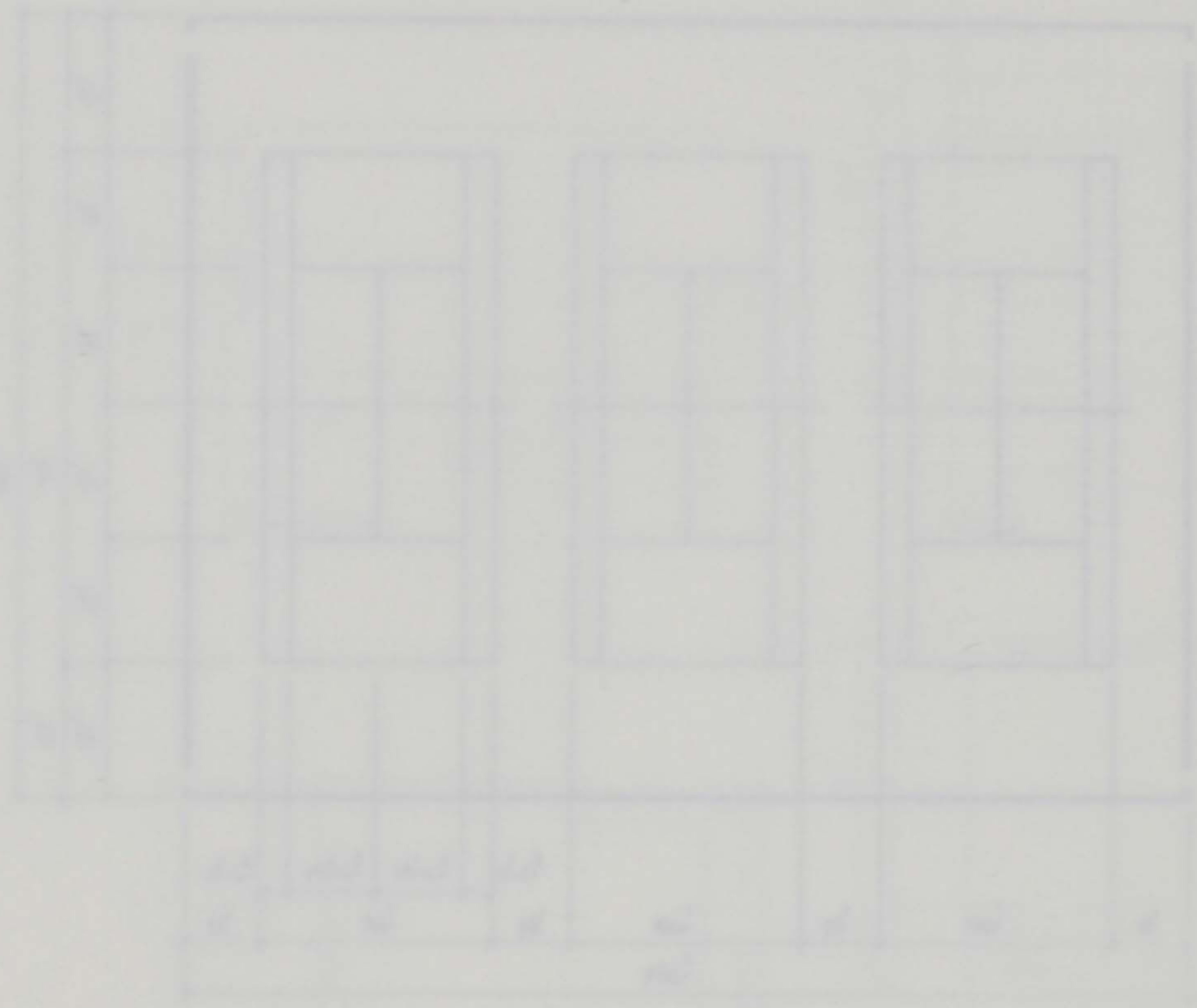
Adult Commons	11,400	Sq. Ft.
Racquet Sports	2,050	
Gymnasium	3,750	
Natatorium	64,200	
Youth Commons	13,350	
Playfields	566,600	

TOTAL OUTDOOR SPACE 661,350 Sq. Ft.

LAND UTILIZATION

Land Area	52.0 acres	
Building Lot Cover	2.0 acres	3.8%
Outdoor Space	15.2	29.2%
Parking (570)	4.0	7.7%
Picnic Area	8.0	15.4%
Landscape/Open Space	22.8	<u>43.9%</u>
		100.0%

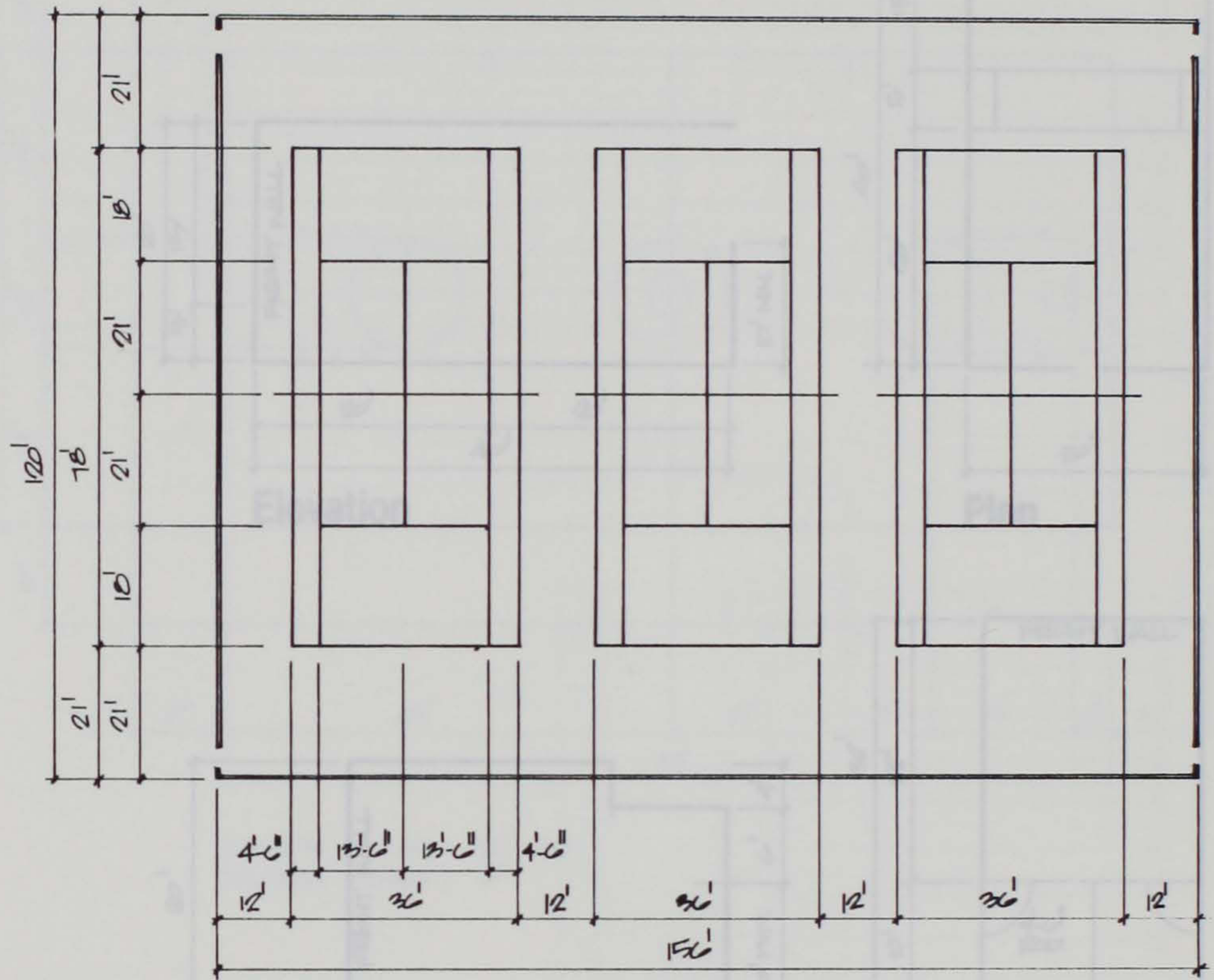
Design Criteria



Field Requirements

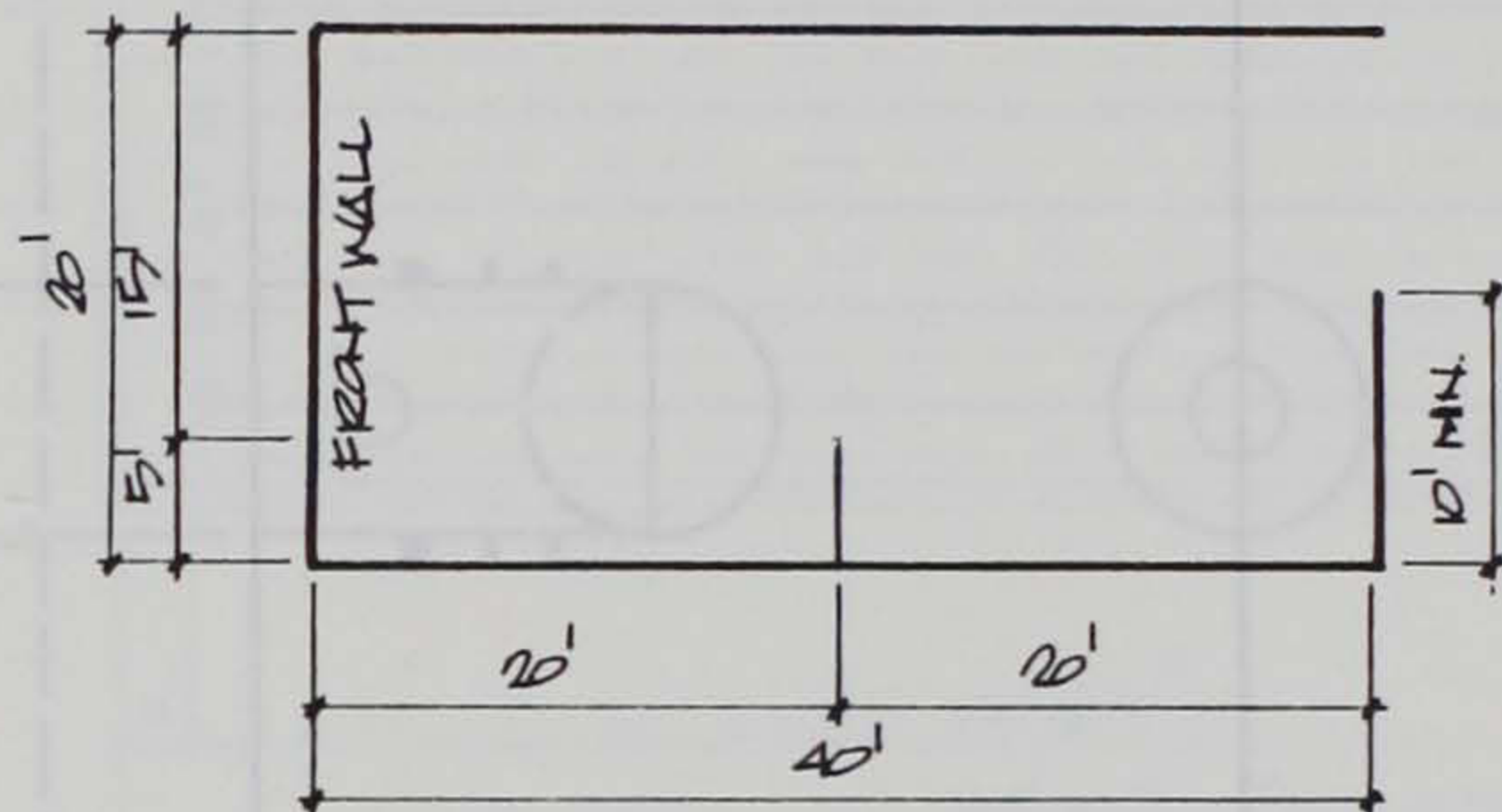
TENNIS

BALL/HARDBALL

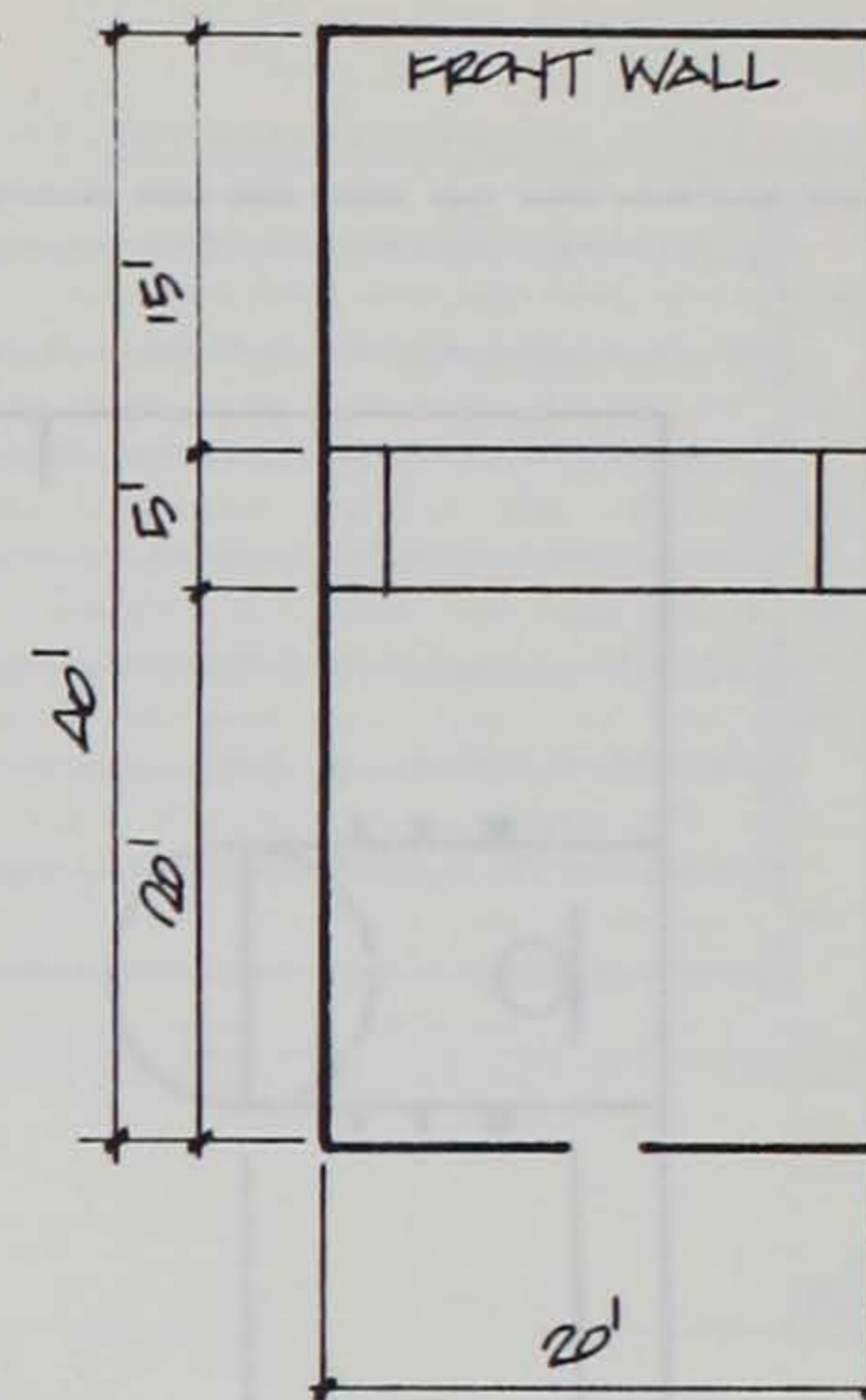


NET HEIGHT: 3'-0" AT CENTER / 3'-6" AT POSTS
 ENCLOSURE HEIGHT: 10'-0"
 INDOOR COURT HEIGHT: 32'-34'
 ORIENTATION: NORTH-SOUTH

RACQUETBALL/HANDBALL

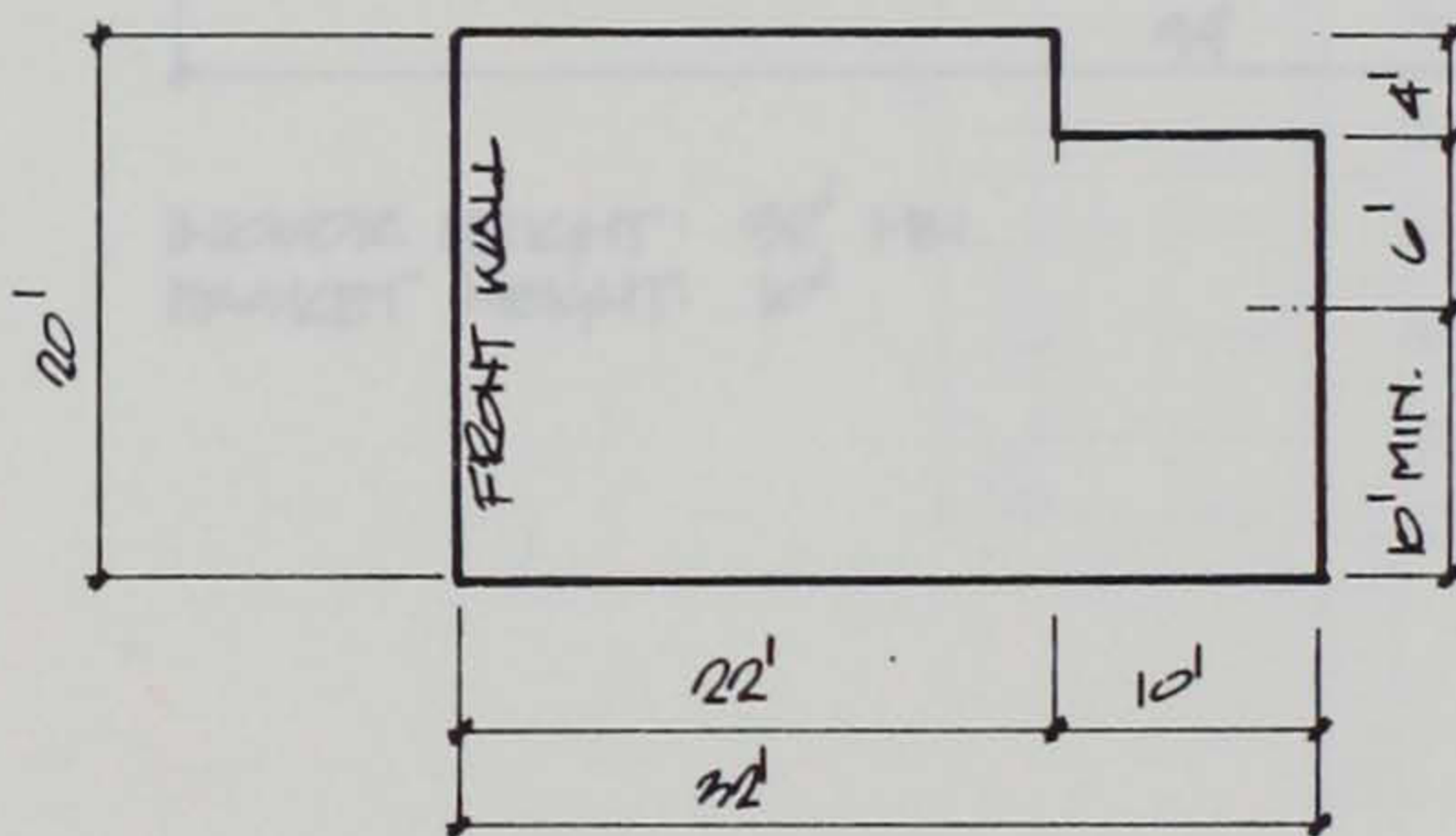


Elevation

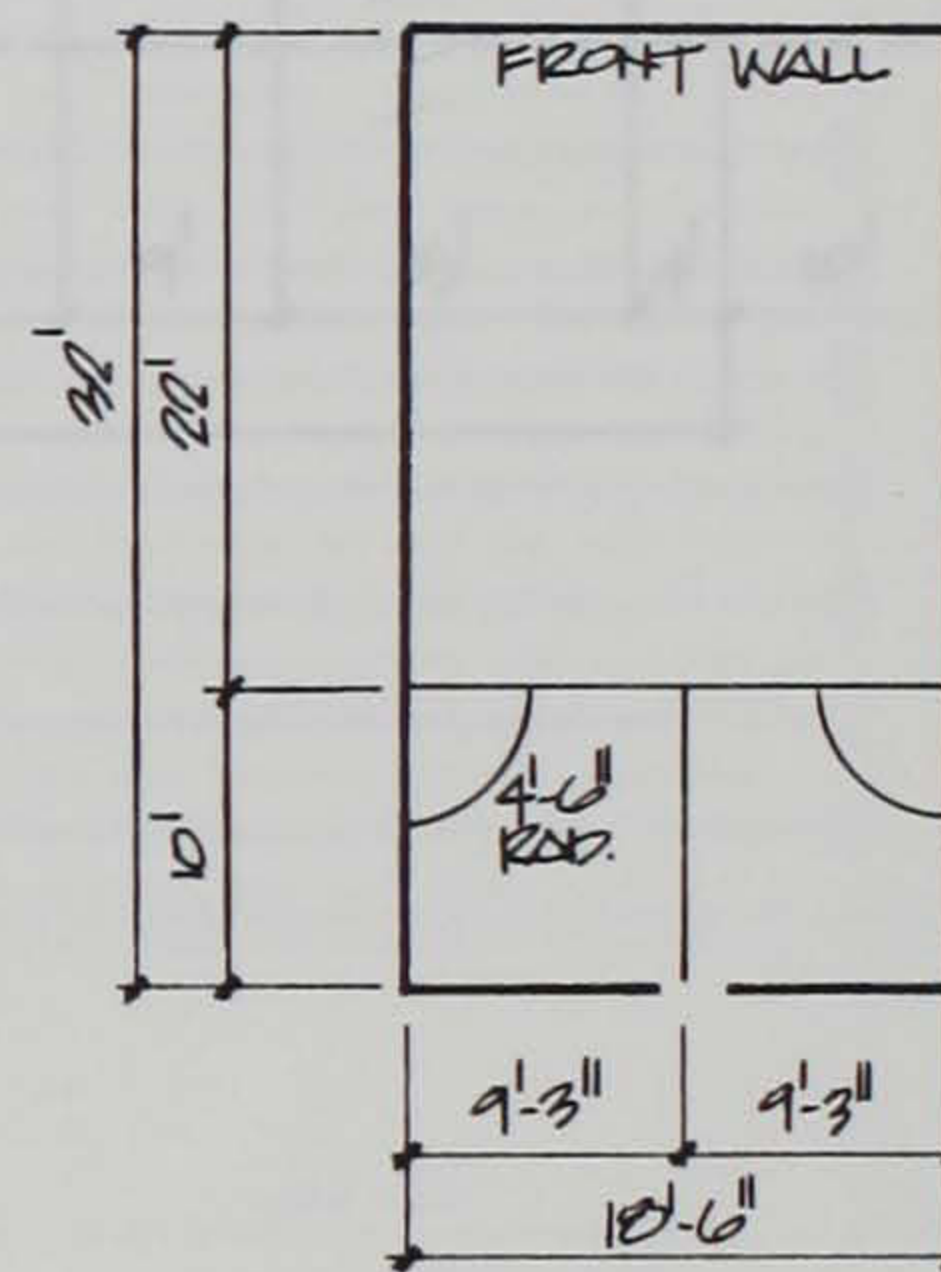


Plan

SQUASH

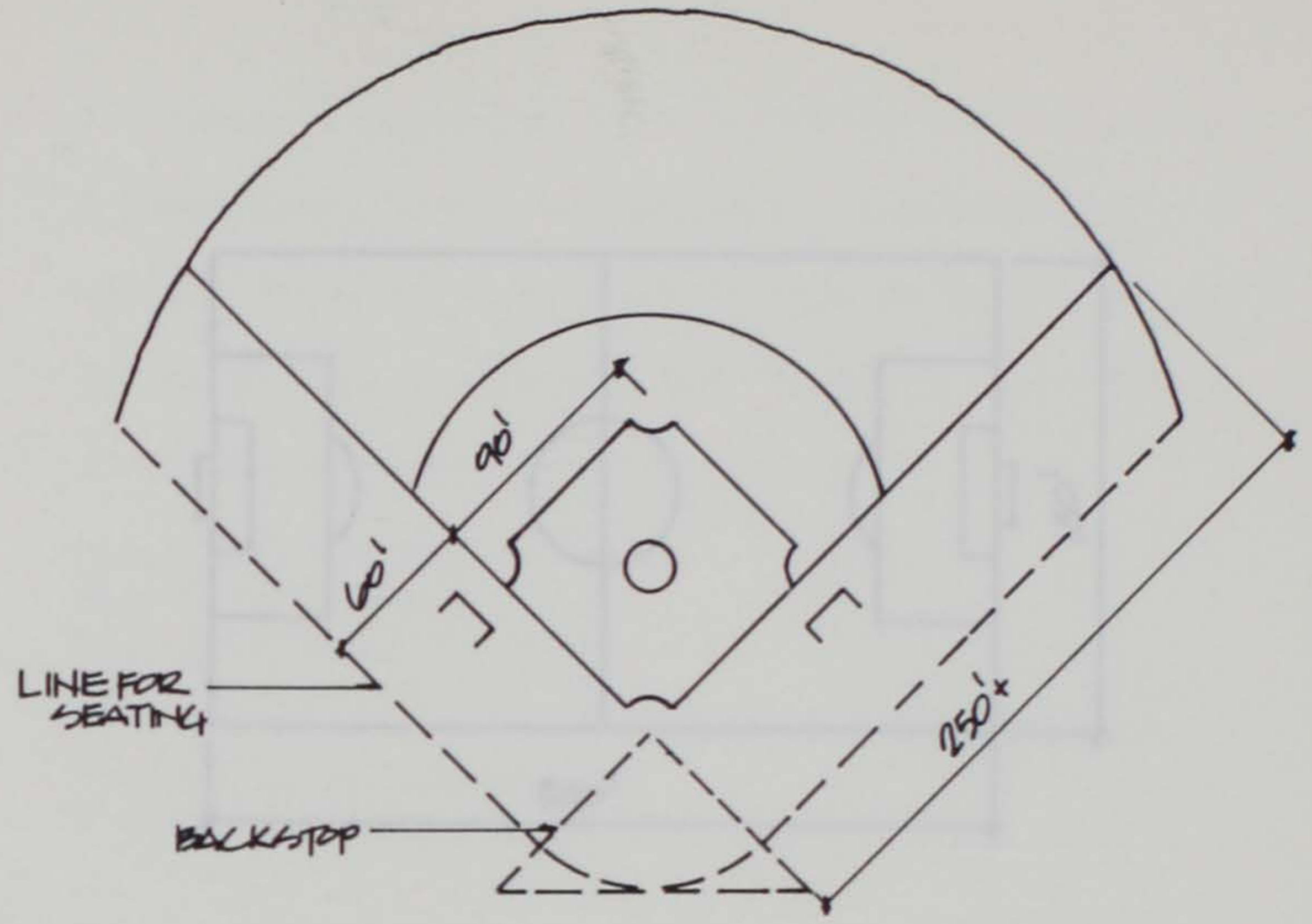


Elevation

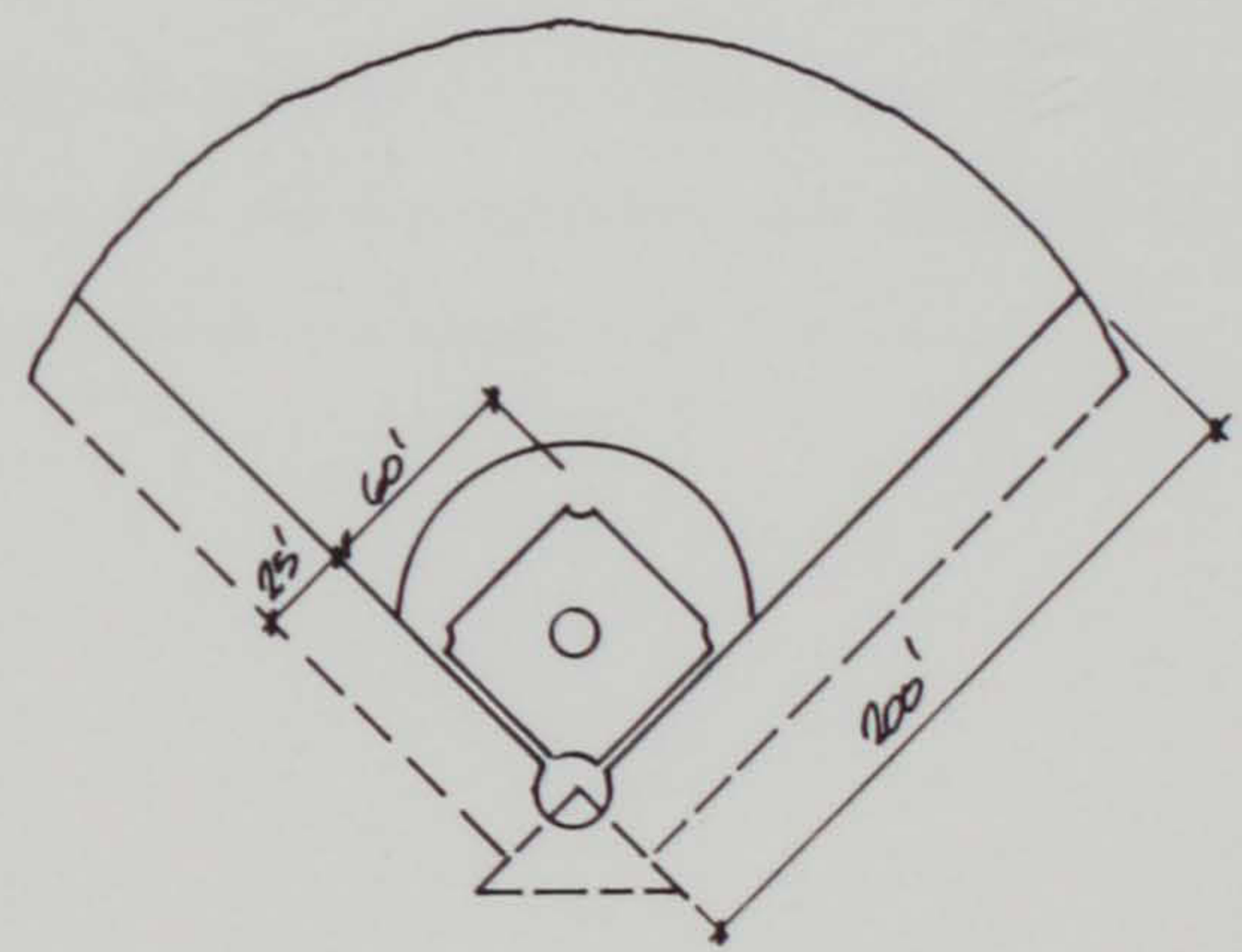


Plan

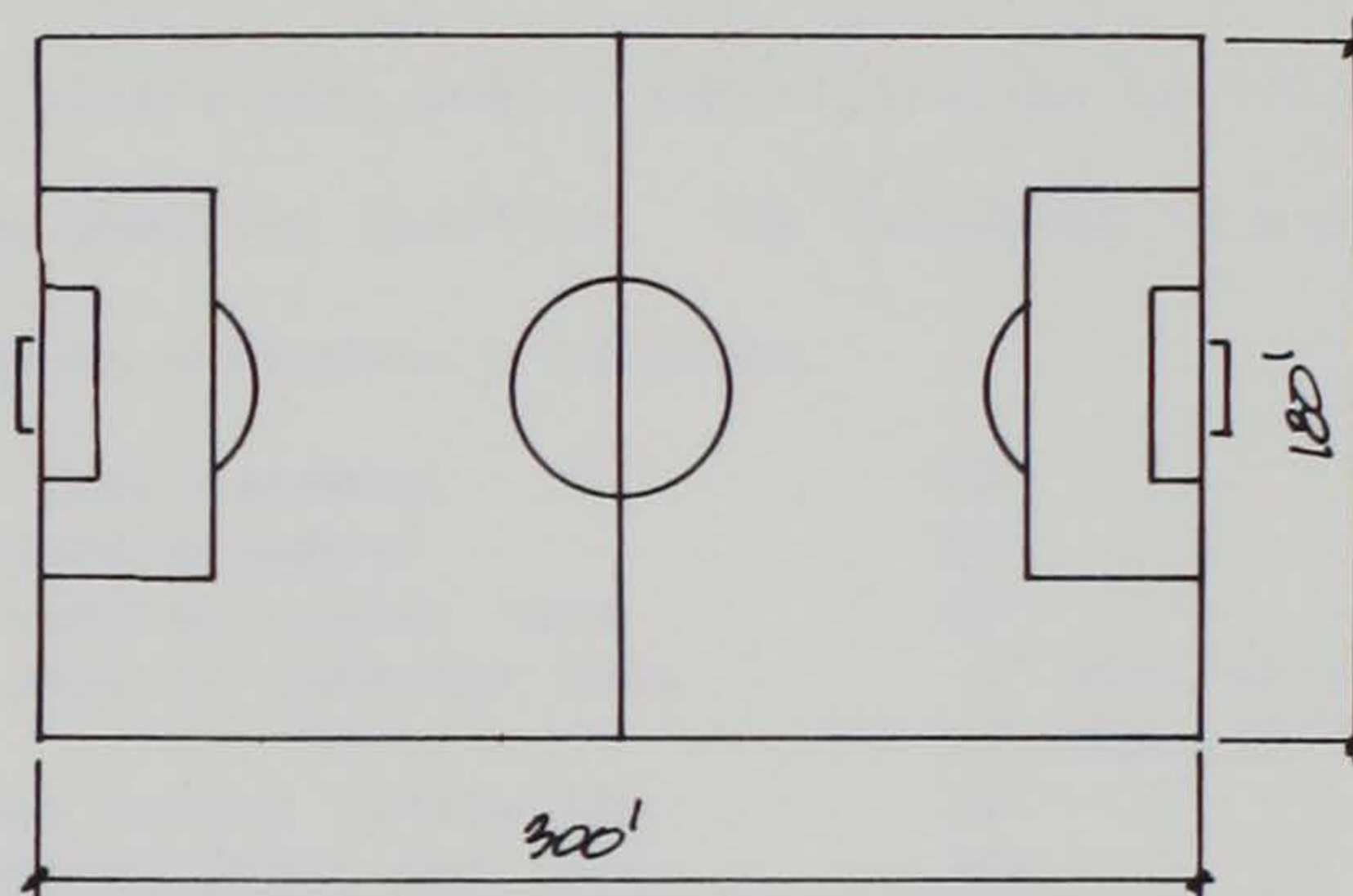
BASEBALL



SOFTBALL/YOUTH BASEBALL



SOCCER/FOOTBALL/FIELD HOCKEY



Zoning

For property zoned P-L (public lands), uses requiring a Development Permit include parks, playgrounds, landmarks, libraries, public administration buildings, and police and fire stations. The following is a summary of zoning ordinance provisions:

Front yard setback	20'
Rear yard setback	20'
Side yard on corner lots	20'
Side yard on interior lots	5' min. (1 story) 10' min. (2 story)
Maximum height limitation	25'
Maximum building lot cover	25%

The City of Thousand Oaks also requires underground utilities for all developments, requires architectural design review (emphasizing earth colors and earth materials) for all developments, and requires by law the retention of all mature oak trees.²¹

Zoning

For property zoned P-L (public lands), uses requiring a Development Permit include parks, playgrounds, landmarks, libraries, public administration buildings, and police and fire stations. The following is a summary of zoning ordinance provisions:

Front yard easement	20'
Rear yard easement	20'
Side yard on corner lots	20'
Side yard on interior lots	5' min. (1 story) 10' min. (2 story)
Maximum height limitation	35'
Maximum building lot cover	25%

The City of Thousand Oaks also requires underground utilities for all developments, exercises architectural design review (emphasizing earth colors and earth materials) for all developments, and requires by law the retention of all mature oak trees.²¹

Codes

The following codes as interpreted from the Uniform Building Code (UBC) will apply:

Fire Zone	1
Occupancy Group	A-1
Construction Type	1
Structural elements of steel, iron, concrete, or masonry included. Fire resistive requirements are:	
1. Exterior bearing walls	4 hr.
2. Interior bearing walls	1 hr.
3. Exterior non-bearing walls	1 hr.
4. Structural frame	1 hr.
5. Partitions (permanent)	1 hr.
6. Shaft enclosures	1 hr.
7. Floors	1 hr.
8. Roofs	1 hr.

Fire stopping not required in areas floors 41 or below grade. Roofs more than 15' above any floor may be of unprotected non-combustible material.

Location of Property O.K.

Floor Area Included

Height and Stories Included

Occupant Load None

Maximum distance to exit from any point is 150' in assembly areas. Corridors must be greater than 44" wide and 7' high. Dead ends must not exceed 20'. Occupant load per floor must be between 500 and 300 per floor require 1 exit. Greater load requires 2 exits. Exits must have width of sufficient width to handle 1/2 total occupant load. Each exit must handle 1/3 total load.

Codes

The following codes as interpreted from the Uniform Building Code (UBC) will apply:

Fire Zone	I
Occupancy Group	A-1
Construction Type	I
Structural elements of steel, iron, concrete, or masonry included. Fire resistive requirements are:	
1. Exterior bearing walls	4 hr.
2. Interior bearing walls	3 hr.
3. Exterior non-bearing walls	4 hr.
4. Structural frame	3 hr.
5. Partitions (permanent)	1 hr.
6. Shaft enclosures	2 hr.
7. Floors	2 hr.
8. Roofs	2 hr.

Fire stopping not required in wood floors at or below grade. Roofs more than 25' above any floor may be of unprotected non-combustible material.

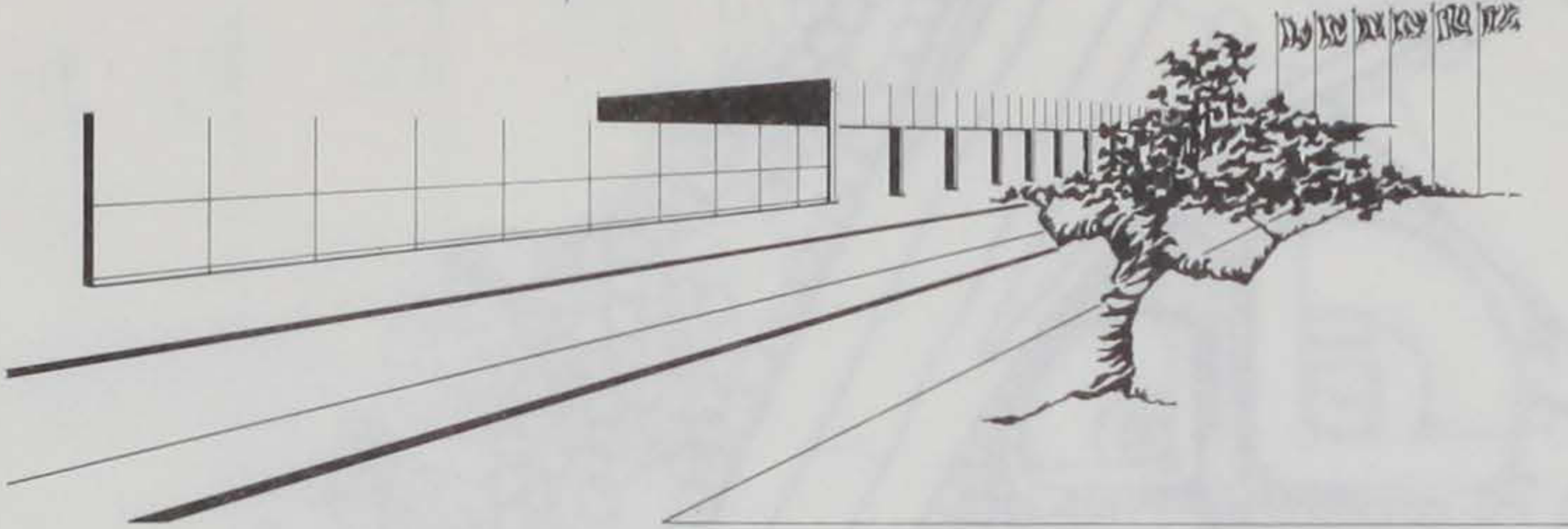
Location on Property	O.K.
Floor Area	Unlimited
Height and Stories	Unlimited
Occupant Load	Mixed
Maximum distance to exit from any point is 150' in assembly areas. Corridors must be greater than 44" wide and 7' high. Dead ends must not exceed 20'. Occupant load between 500 and 999 per floor requires 3 exits. Greater load requires 4 exits. Must have main exit of sufficient width to handle 1/2 total occupant load. Side exits need handle 1/3 total load.	

Design
Proposal

Conejo Creek

Recreation and Sport Development Thousand Oaks, California

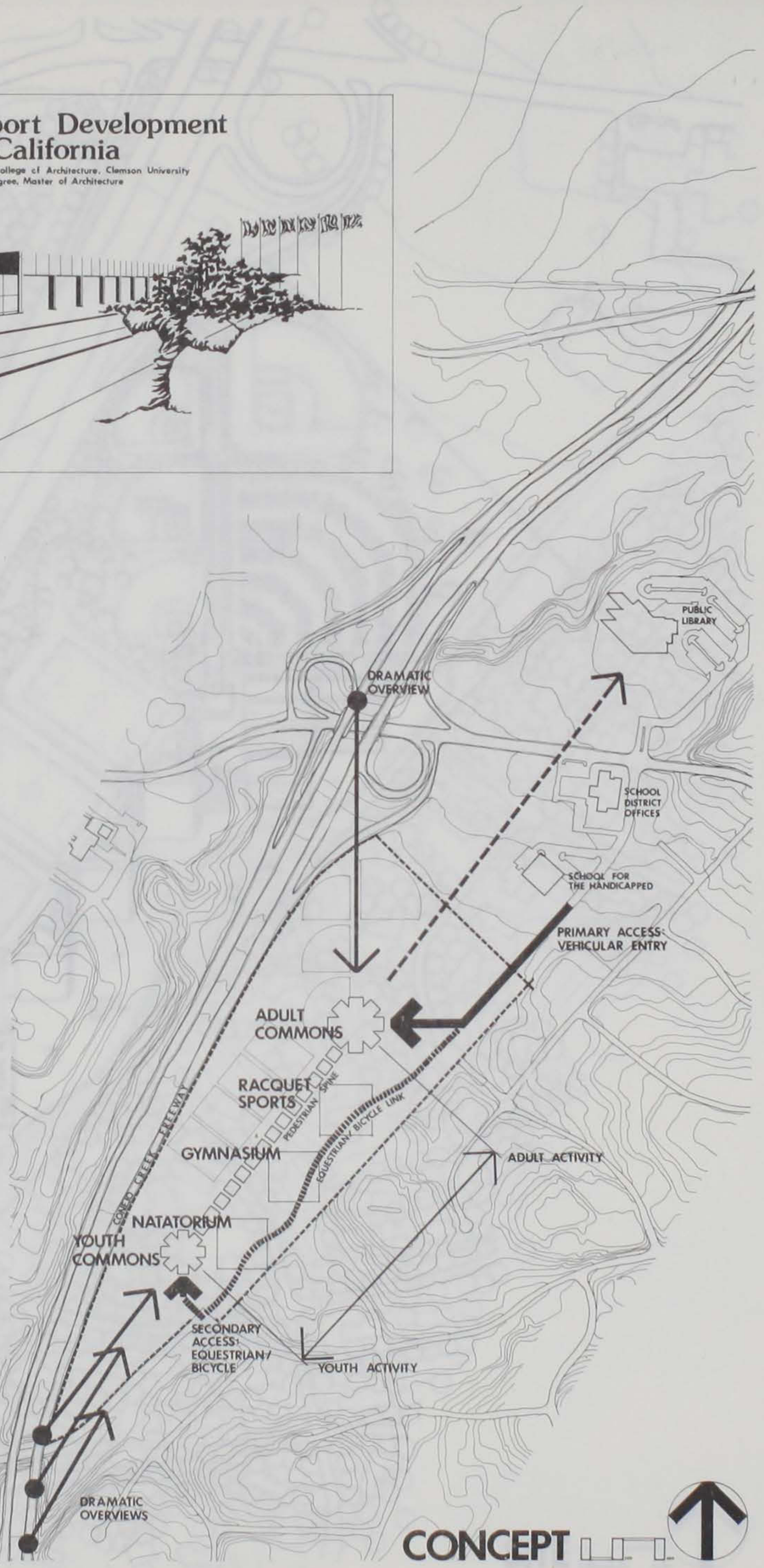
A Terminal Project Submitted to the Faculty of the College of Architecture, Clemson University
in Partial Fulfillment of the Requirements for the Degree, Master of Architecture
19 April 1983 *Michael P. W. W.*



Location

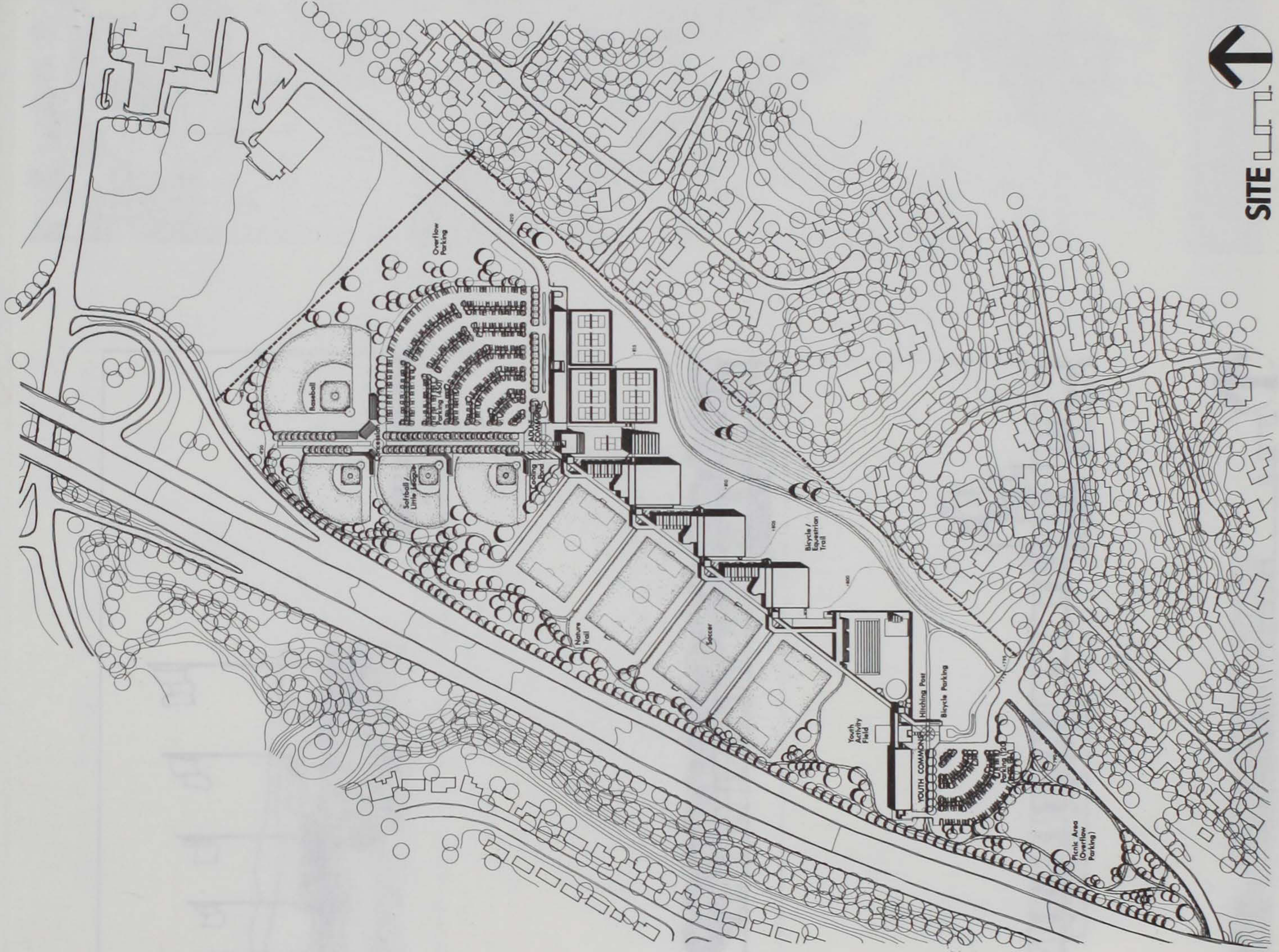


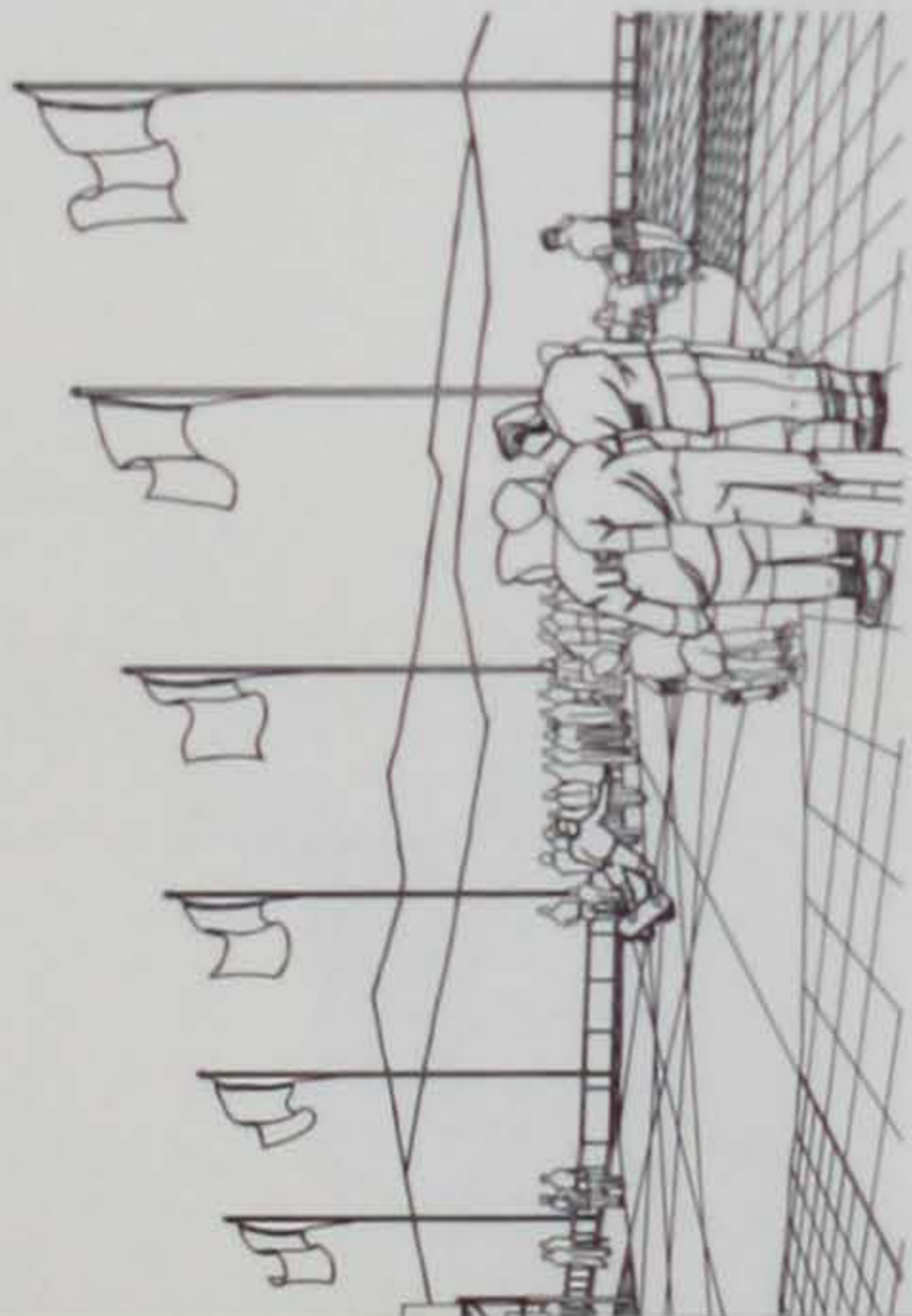
Vicinity



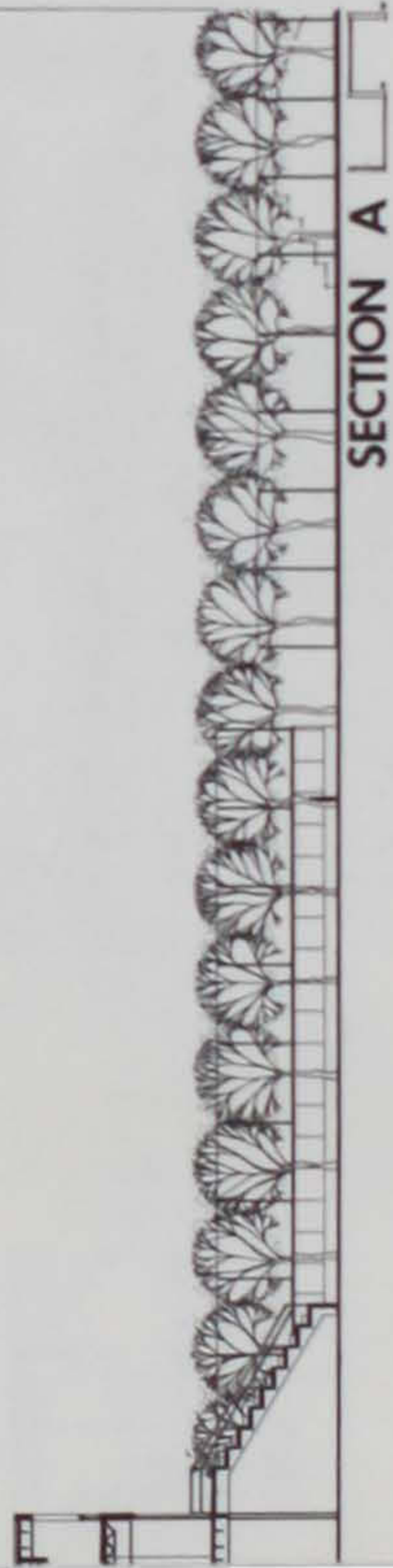
CONCEPT



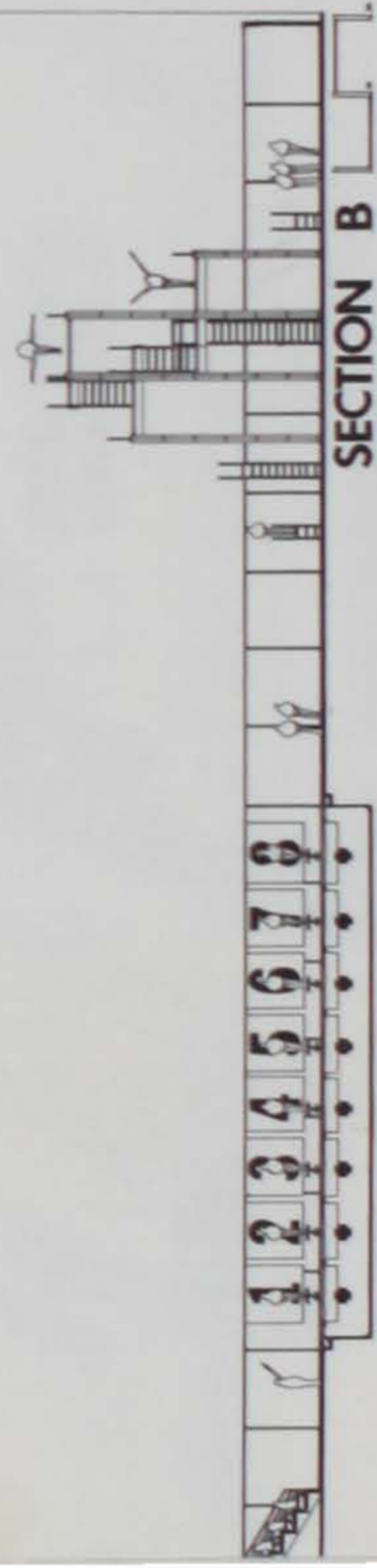




ADULT COMMONS

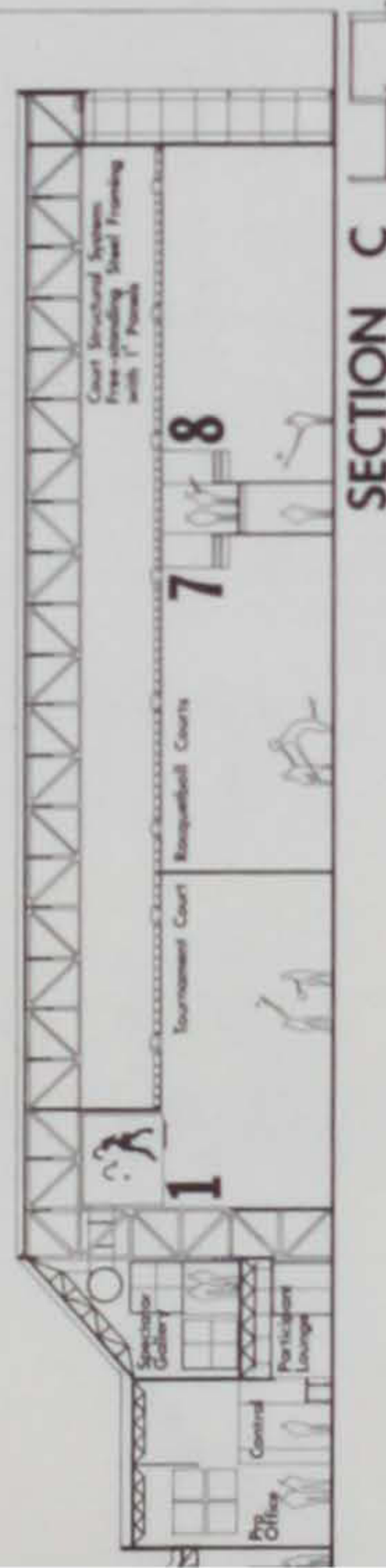


SECTION A

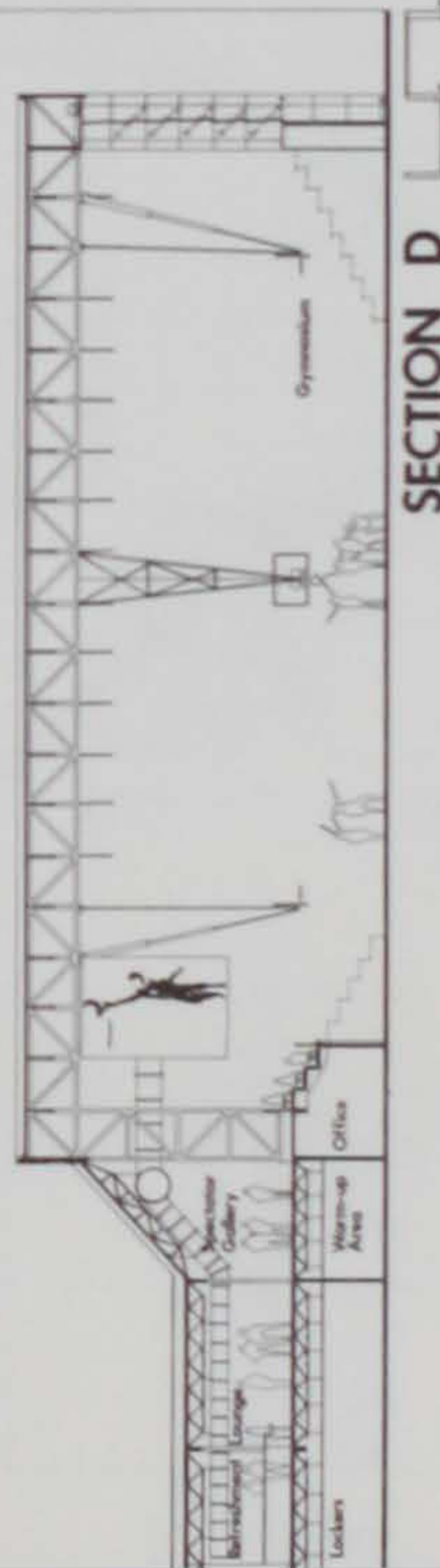


SECTION B

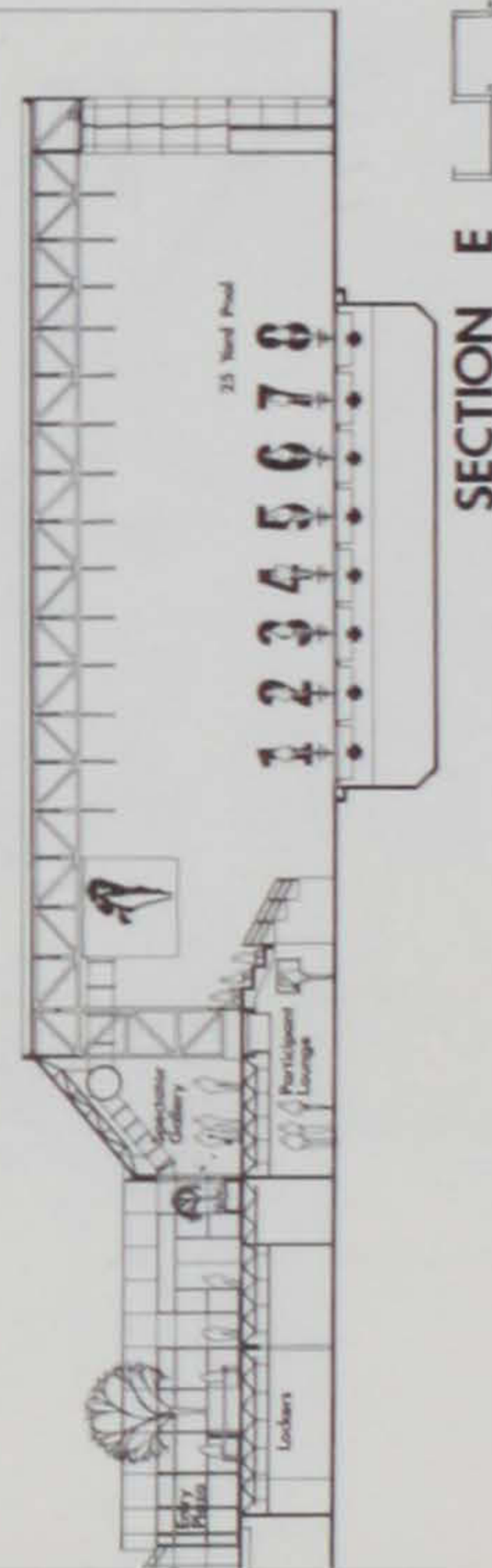




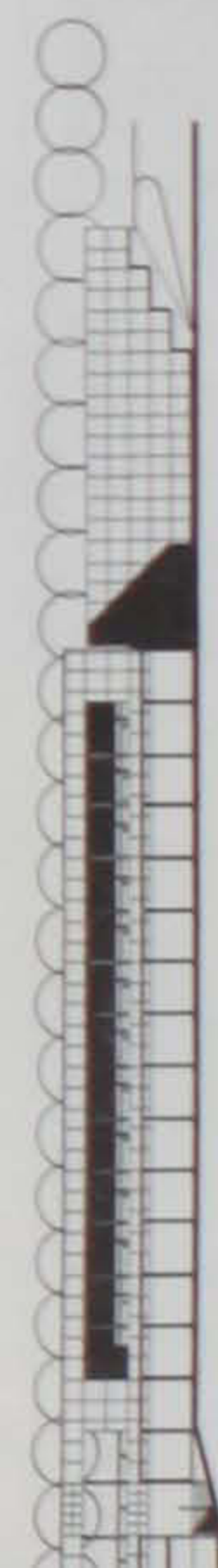
SECTION C



SECTION D

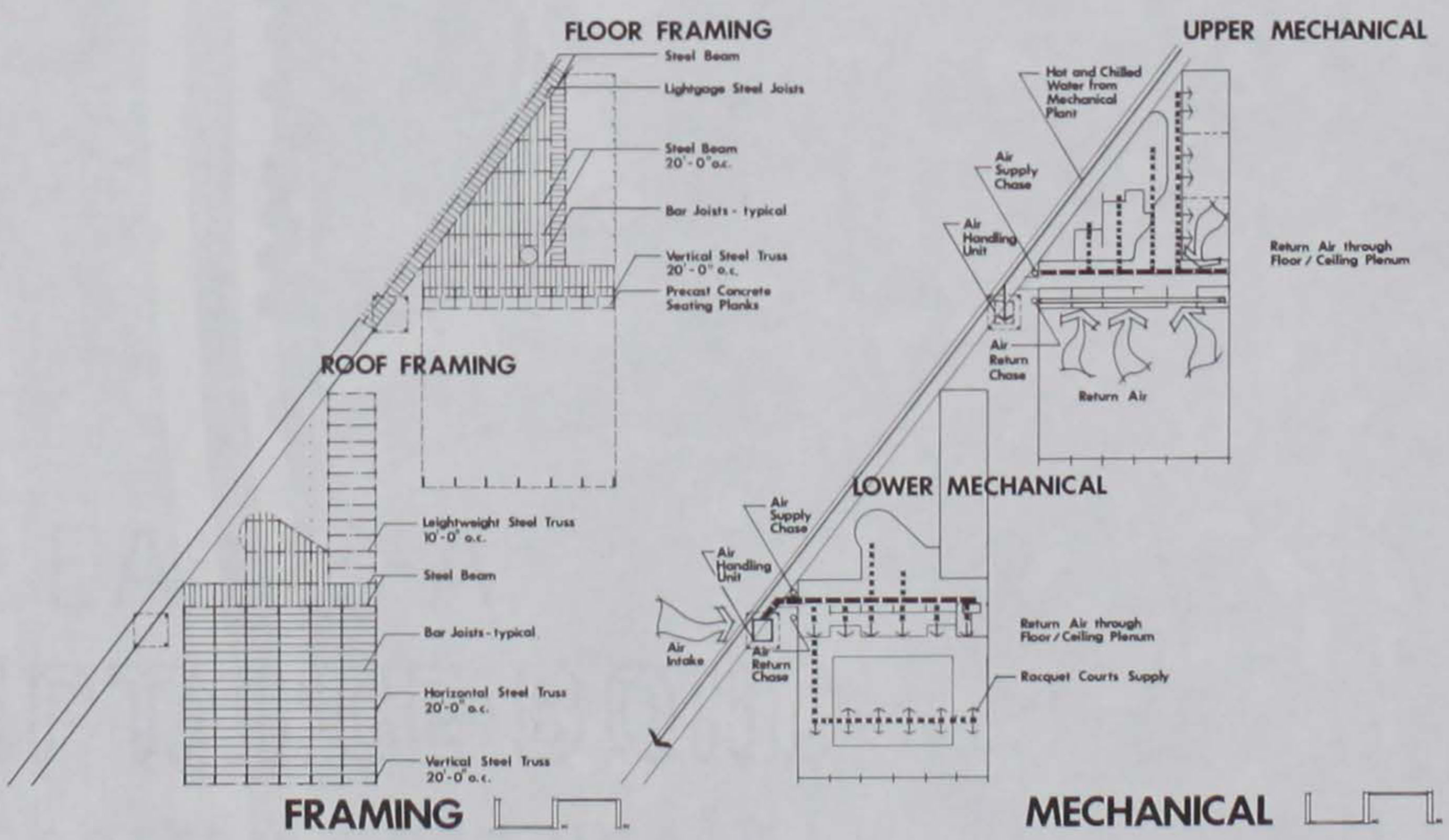
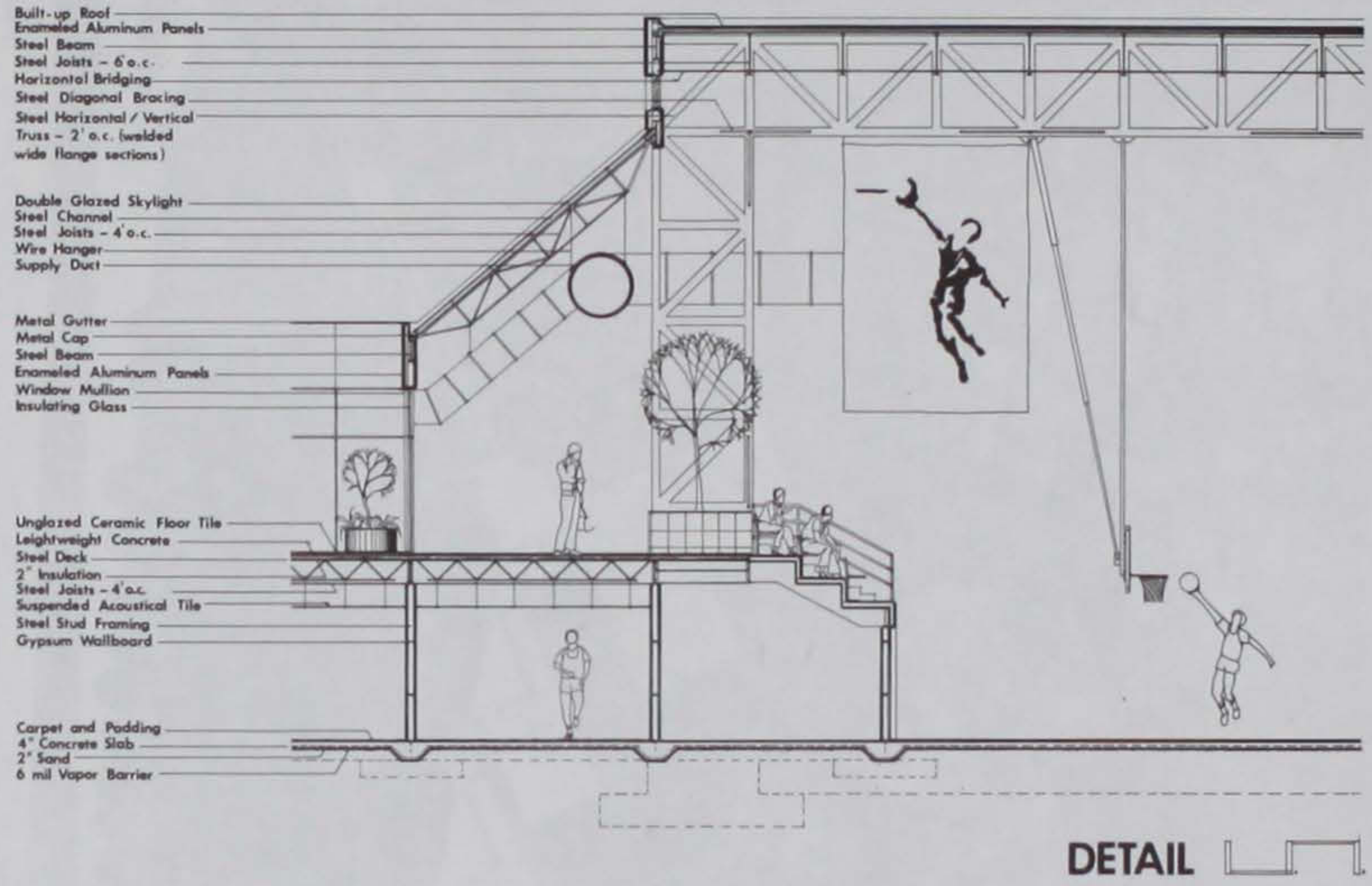


SECTION E

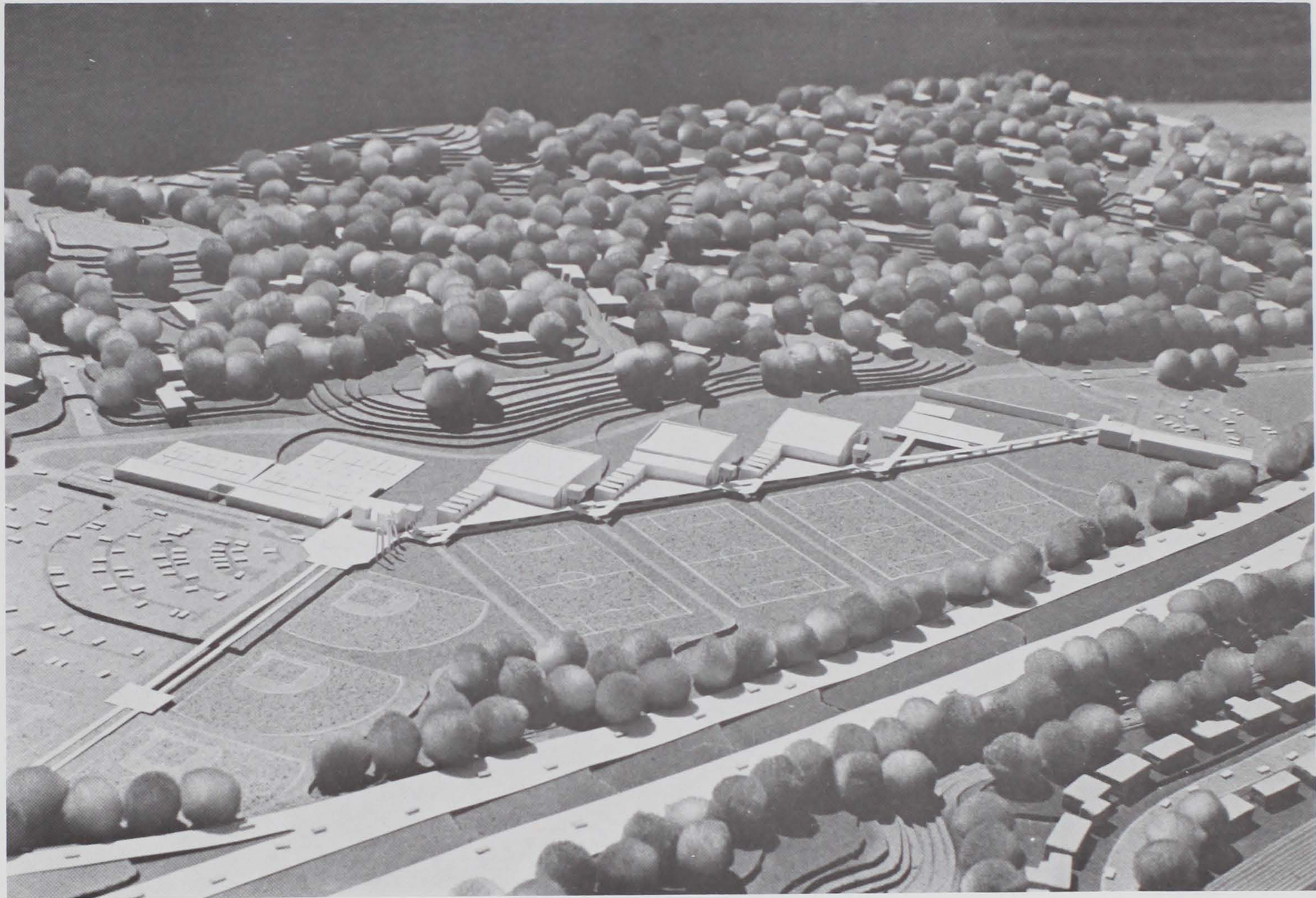


SOUTH ELEVATION









References

TABLE A.1

TEMPERATURE RANGE - BOSTON AREA, CALIFORNIA						
	MIN.	MAX.		MIN.	MAX.	
Jan.	40	42	54	July	81	87
Feb.	41	43	55	Aug.	82	88
March	42	44	56	Sept.	83	89
April	43	45	57	Oct.	84	90
May	44	46	58	Nov.	85	91
June	45	47	59	Dec.	86	92
				Year	85	91

TABLE A.2

TEMPERATURE RANGE - BOSTON AREA, CALIFORNIA			
	MIN.		MAX.
Jan.	1.25	July	.21
Feb.	1.47	Aug.	.22
March	1.72	Sept.	.23
April	1.98	Oct.	.24
May	2.25	Nov.	2.55
June	2.52	Dec.	2.72
		Year	15.00

Appendix

TABLE A.1

TEMPERATURE, degrees - THOUSAND OAKS, CALIFORNIA

	<u>HIGH</u>	<u>LOW</u>	<u>AVG.</u>		<u>HIGH</u>	<u>LOW</u>	<u>AVG.</u>
Jan.	66	42	54	July	87	57	72
Feb.	67	43	55	Aug.	87	58	73
March	69	44	57	Sept.	85	55	70
April	73	45	59	Oct.	80	52	66
May	77	50	64	Nov.	75	45	60
June	83	54	69	Dec.	68	43	55
				YEAR	76	49	63

TABLE A.2

PRECIPITATION, inches - THOUSAND OAKS, CALIFORNIA

Jan.	3.26	July	.01
Feb.	2.87	Aug.	.03
March	2.22	Sept.	.05
April	1.37	Oct.	.21
May	.13	Nov.	2.53
June	.02	Dec.	2.72
		YEAR	15.42

TABLE B.1

EXISTING POPULATION	YEAR	POPULATION ESTIMATE	
		CITY OF THOUSAND OAKS	PLANNING AREA
	1960	9,446	9.0
	1964	24,656	23.5
	1965	31,456	29.7
	1966	35,994	33.7
	1967	39,470	37.1
	1968	41,210	38.9
	1969	43,060	40.3
	1970	48,739	45.8
	1971	52,741	49.3
	1972	57,760	53.7
	1973	63,086	58.5
	1974	64,875	59.7
	1975	69,568	63.5
	1976	72,209	66.5
	1977	77,235	70.5
	1978	81,967	74.5
	1979	86,530	78.5
	1980	92,849	83.5
	1981	97,106	87.5
	1982	97,386	87.5
	1985	108,900	95.5
	1990	116,400	100.5
	1995	129,900	112.5
	2000	144,900	127.5

POPULATION PROJECTIONS

TABLE B.2

<u>RACE</u>	<u>TOTAL</u>	<u>PERCENT</u>
White	69,182	89.8
Hispanic	4,469	5.8
Asian & Indian	2,278	3.0
Black	621	0.8
Other	522	0.7
TOTAL	77,072	100.0%

TABLE B.3

APRIL 1980

<u>AGE</u>	<u>MALE</u>	<u>FEMALE</u>	<u>TOTAL</u>
under 1 yr.	551	552	1,103
1-2	1,070	1,039	2,109
3-4	1,045	1,031	2,076
5-6	1,135	1,062	2,197
7-9	2,100	1,970	4,070
10-13	3,082	2,950	6,032
14	793	683	1,476
15	796	823	1,619
16	795	799	1,594
17	831	786	1,617
18	778	777	1,555
19	705	752	1,457
20	658	686	1,344
21	598	622	1,220

22-24	1,839	1,664	3,503
25-29	2,799	3,005	5,804
30-34	3,445	3,978	7,423
35-44	6,269	6,316	12,585
45-54	4,208	3,891	8,099
55-59	1,562	1,631	3,193
60-64	1,062	1,248	2,310
65-74	1,351	1,708	3,059
75-84	454	823	1,277
85+	120	230	350
AGE	MALE	FEMALE	TOTAL
under 5	2,666	2,622	5,288
5-17	9,532	9,073	18,605
18-64	23,923	24,570	48,493
65+	1,925	2,761	4,686
TOTAL	38,046	39,026	77,072
Median Age	29	30	29

TABLE C.1

In which industry or type of business is head of household and second adult (if applicable) employed? (Please check the appropriate space).

	Head of Household	Second Adult
(1) Retail (clothing, grocery, hardware... etc.)	5.3	12.3
(2) Personal services (beauty, barber,.... etc.)	0.5	2.7
(3) Transient services (motel, etc.).....	0.2	0.2
(4) Recreational services (bowling..... alley, etc.)	0.3	0.5
(5) Automotive services (includes repair).	2.4	0.8
(7) Wholesale goods and services.....	3.1	1.0
(8) Aerospace, R & D, defense, computer... technology, electronics, or other advanced technology, (Litton, etc.)	23.3	6.6
(9) Other manufacturing.....	2.2	3.8
(10) Financial institutions (banks, insurance, etc.).....	6.5	5.8
(11) Professional services (medical, legal, engineering, etc.)	12.1	14.1
(12) Government (public schools, local,.... state, federal, social services, etc.)	12.8	13.6
(13) Institutional (private schools, churches, etc.)	2.1	4.5
(14) Construction.....	5.3	1.4
(15) Utilities and transportation.....	5.0	1.6
(16) Not currently in labor market.....	3.0	20.3
(17) Other (write in).....	11.7	10.1

TABLE C.2

Where is (or are) the location(s) of your employment? (Answer separately if both work.)

	Head Of Household	Second Adult
(1) Conejo Valley/Agoura.....	35.6	70.8
(2) Oxnard/Ventura.....	5.7	4.5
(3) Remainder of Ventura County.....	4.6	4.6
(4) West San Fernando Valley (West of the San Diego Freeway).....	20.2	11.7
(5) West Los Angeles, including the communities of Beverly Hills, Westwood, Bel Air, Brentwood and Santa Monica.....	13.9	3.5
(6) Central or East San Fernando Valley (east of the San Diego Freeway)..	7.0	1.7
(7) Southern Los Angeles.....	4.9	1.6
(8) East Los Angeles.....	2.0	0.7
(9) Remainder of Southern California..	4.0	0.8
(10) Northern California.....	0.2	-
(11) Out of State.....	0.7	-

TABLE D.1

How many miles do you (or other family member) travel one way to get to work? (Answer separately if both work).

<u>Head of Household</u>		<u>Second Adult</u>	
(1) Less than 5.....	<u>17.9</u>	(1) Less than 5.....	<u>41.9</u>
(2) 5-9.....	<u>11.9</u>	(2) 5-9.....	<u>22.1</u>
(3) 10-19.....	<u>10.9</u>	(3) 10-19.....	<u>12.1</u>
(4) 20-29.....	<u>19.4</u>	(4) 20-29.....	<u>11.9</u>
(5) 30-39.....	<u>15.0</u>	(5) 30-39.....	<u>5.6</u>
(6) 40-49.....	<u>14.6</u>	(6) 40-49.....	<u>3.0</u>
(7) 50-59.....	<u>5.4</u>	(7) 50-59.....	<u>2.0</u>
(8) 60 or more.....	<u>4.4</u>	(8) 60 or more.....	<u>0.9</u>

10% Single Family attached units
20% Multiple Family units

What method is used by members of your household to get to work or school?

	<u>First Adult</u>	<u>Second Adult</u>
<u>To Work</u>		
(1) Drive self only.....	<u>85.0</u>	<u>88.2</u>
(2) Car Pool.....	<u>11.4</u>	<u>0.4</u>
(3) Public transportation.....	<u>0.1</u>	<u>-</u>
(4) Bicycle/walk.....	<u>0.0</u>	<u>1.5</u>
(5) Other (specify).....	<u>1.7</u>	<u>1.6</u>

Number of Children

<u>To School</u>	
Drive self only.....	<u>13.7</u>
Walk/bicycle.....	<u>34.5</u>
Car pool.....	<u>16.0</u>
Public transportaion (school bus).....	<u>12.0</u>
Driven by parents.....	<u>23.7</u>

TABLE E.1

Proximity to parks, recreational facilities, open space

	1979	1974	1968
Very Important	50.4	79.4	66.2
Somewhat Important	37.8	--	--
Not Important	8.2	16.7	27.0
No Opinion	0.4	3.7	5.8
Total valid responses (2,511)	64%	Single Family detached homes	100.0
	16%	Single Family attached units	
	20%	Multiple Family units	

Select the five items you believe the Conejo Valley needs most (check in order of importance):

	1979				
	1st	2nd	3rd	4th	5th
More park and recreational facilities	7.3	11.9	9.0	7.2	6.7
More natural open space areas	26.1	12.0	8.1	8.6	6.7
A public 4-year college	6.9	6.1	5.6	5.6	6.4
An auditorium/cultural center	5.9	5.4	5.6	7.5	6.7
A convention center	0.4	0.9	0.9	1.6	1.6
More commercial development	1.0	1.9	1.7	2.2	2.2
Expanded public transit system	10.1	11.0	11.4	8.4	10.2
Expanded or additional senior drop-in center	0.1	2.2	3.0	4.3	3.8
An animal shelter	1.4	2.9	3.6	3.9	6.1
More jobs within Valley	5.8	6.2	6.9	5.3	7.0
Housing for young adults	3.2	5.4	4.9	3.8	7.9
Larger library	6.1	6.2	8.7	8.0	5.1
Affordable or low-cost housing (e.g. for seniors, young adults, etc.)	11.9	8.7	7.6	10.2	8.1

TABLE F.1

Proximity to parks, recreational facilities, open space

	<u>1979</u>	<u>1974</u>	<u>1968</u>
Very Important	50.4	79.4	66.2
Somewhat Important	40.8	--	--
Not Important	8.2	16.7	27.0
No Opinion	<u>0.4</u>	<u>3.7</u>	<u>6.8</u>
Total valid responses (2,511)	99.8	99.8	100.0

TABLE F.2

Select the five items you believe the Conejo Valley needs most (check in order of importance):

	<u>1979</u>				
	<u>1st</u>	<u>2nd</u>	<u>3rd</u>	<u>4th</u>	<u>5th</u>
More park and recreational facilities	7.3	11.9	9.0	7.2	6.7
More natural open space areas	26.1	12.0	8.1	8.6	5.7
A public 4-year college	8.0	6.1	5.6	5.6	6.4
An auditorium/cultural center	5.9	5.4	5.6	7.5	6.7
A convention center	0.4	0.9	0.9	1.6	1.6
More commercial development	1.0	1.9	1.7	2.2	2.2
Expanded public transit system	10.1	11.0	11.4	8.4	10.2
Expanded or additional senior drop-in center	0.8	2.2	3.0	4.0	3.8
An animal shelter	1.4	2.9	3.6	3.5	6.1
More jobs within Valley	5.8	6.2	6.9	5.8	3.9
Housing for young adults	3.2	5.4	4.9	3.8	2.6
Larger library	6.1	8.2	8.7	9.2	7.7
Affordable or low-cost housing (e.g. for seniors, young adults, etc.)	11.9	8.7	7.6	7.3	5.6

TABLE F.3

Of those services provided by the Conejo Recreation and Park District, which do you or your family utilize?

<u>Facilities</u>	<u>1979</u>	<u>1974</u>	<u>Programs</u>	<u>1979</u>	<u>1974</u>
Tennis courts	36.4	39.4	After school playground facilities	18.7	27.2
Ball Fields	33.2	28.8	Swimming	18.5	24.9
Picnicking	43.1	43.1	Sports	30.3	28.0
Meeting Rooms	14.7	18.4	Senior Citizens	7.6	3.2
Gymnasiums	16.5	18.8	Therapeutic	1.4	1.3
Wildwood Park	36.5	35.9	Outdoor	29.9	16.1
Neighborhood Parks	51.4	46.3	Tennis	27.1	28.1
Community Parks	42.5	46.6	Teen services	5.5	7.2
Swimming Pools	18.5	27.5	Special events	19.5	17.1
Goebel Senior Center	7.6	--	Pre-School Program	9.2	--
Community Center	22.5	--	Cultural	17.2	--
Other	3.3	3.0	Other	4.3	4.7
Total valid responses (2,571)			Total valid responses (2,571)		

TABLE F.4

Summary: Five items most needed

1979

- 1st More natural open space areas
- 2nd Expanded public transit system
- 3rd Low cost housing
- 4th More park and recreation facilities
- 5th Larger library

Notes

¹ Janet R. MacLean, "Changing Lifestyles and Leisure," Public Management, December, 1980, p. 20.

² ibid.

³ City of Thousand Oaks Planning Department, Thousand Oaks General Plan, City of Thousand Oaks, 1970, p. 16.

⁴ City of Thousand Oaks Planning Department, Report on Population and Housing, City of Thousand Oaks, 1982, n.p.

⁵ ibid.

⁶ City of Thousand Oaks Planning Department, Conejo Valley Attitude Survey, City of Thousand Oaks, May, 1979, p. 27.

⁷ Thousand Oaks General Plan, p. 6.

⁸ ibid., p. 10.

⁹ ibid., p. 32.

¹⁰ ibid., p. 35.

¹¹ ibid.

¹² ibid., pp. 7-8.

¹³ ibid.

¹⁴ Conejo Recreation and Park District, Master Plan Update, 1981, p. 6.

¹⁵ ibid., p. 8.

¹⁶ Conejo Valley Attitude Survey, p. 43.

¹⁷ Master Plan Update, pp. 21-22.

Notes

¹ Janet R. MacLean, "Changing Lifestyles and Leisure," Public Management, December, 1980, p. 20.

² Ibid.

³ City of Thousand Oaks Planning Department, Thousand Oaks General Plan, City of Thousand Oaks, 1970, p. 16.

⁴ City of Thousand Oaks Planning Department, Report on Population and Housing," City of Thousand Oaks, 1982, n.p.

⁵ Ibid.

⁶ City of Thousand Oaks Planning Department, "Conejo Valley Attitude Survey," City of Thousand Oaks, May, 1979, p. 27.

⁷ Thousand Oaks General Plan, p. 6.

⁸ Ibid., p. 10.

⁹ Ibid., p. 32.

¹⁰ Ibid., p. 35.

¹¹ Ibid.

¹² Ibid., pp. 7-8.

¹³ Ibid.

¹⁴ Conejo Recreation and Park District, "Master Plan Update," 1981, p. 6.

¹⁵ Ibid., p. 8.

¹⁶ "Conejo Valley Attitude Survey," p. 49.

¹⁷ "Master Plan Update," pp. 21-22.

¹⁸ Ibid., p. 26.

¹⁹ Ibid.

²⁰ Thousand Oaks General Plan, p. 6.

²¹ City of Thousand Oaks Planning Department,
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