



CITY OF AGOURA HILLS

FOR
SITE FEASIBILITY STUDY
AGOURA HILLS RECREATION CENTER



October 15, 2008



**City of Agoura Hills
Recreation Center Site Feasibility Analysis**

Contents

Executive Summary

Scoring Matrix

Citywide Map Identifying Sites

Matrix Categories

The Sites

Sites Statistical Data

Minimum Size analysis Chart for Recreation Center

**City of Agoura Hills
Recreation Center Site Evaluation**

Executive Summary

Working with City Staff 21 sites were selected to be reviewed for their potential for development of a Community Recreation Center of approximately 17,500 square feet with approximately 125 parking stalls for the recreation facility. The sites were also looked at with an eye for additional expansion and complimentary uses. Existing Park sites were reviewed as well as sites that would need to be purchased.

A weighted point system scale was used to rank the potential of the sites. The scoring is based on three categories: Site, Environmental and Facility with point system. The items in the matrix are assigned a total number of possible points. Assigned points are valued against the total available with more points scoring higher. There are many factors being scored. Some of the categories appear to have overlap in definition; this is intentional as it assists in the statistical distinction between sites.

At the end of the points rankings there is a column defined by "Intrinsic Points". This criteria is defined by Community Services staff and takes into account many factors such as programming and desirability of the sites from a local perspective.

Five sites in the scoring matrix have not been assigned points. Site 8 Agoura Road east of Ladyface currently has a development permit into the City for review and is considered no longer available. Site 16 Agoura Road-East has been set aside as a dedicated wildlife corridor. Site 19 Existing Recreation Center Site has been removed from consideration after recent discussion with the current owner where it was decided that the Church would not be willing to relocate to another site. Site 20, Chateau Hills Open Space is dedicated as open space and Site 21, the Ridgebrook Property, is of such an irregular shape and has numerous issues with drainage and grading in developing the site.

The top three Sites in the rankings are:

#1- Forrest Cove Park- The Site is currently a Park Site. The Site is also well located in the City and is currently graded into two distinct areas. There is a lower area that has the majority of the improvements and is the portion of the site that is readily accessible to park users. The upper portion of the site currently is a passive park area. Access to the upper area is by stair. This portion of the site has a shade structure. The development of a graded driveway would allow access to the upper level taking advantage of an under utilized portion of the site. This added access would assist with security concerns adjacent to a residential area. This site also offers programming opportunities with the terraced topography, oak trees and vistas from the upper portion of the site.

#2- Chumash Park- The Site is currently a Park Site. It is well located within the City and adjacent to the High School. The site is large and can easily accept a Recreation Center and associated parking while still leaving valuable park space for open space and complimentary programming. The site has existing topography that would facilitate the inclusion of a natural amphitheater for summer outdoor concerts/events.

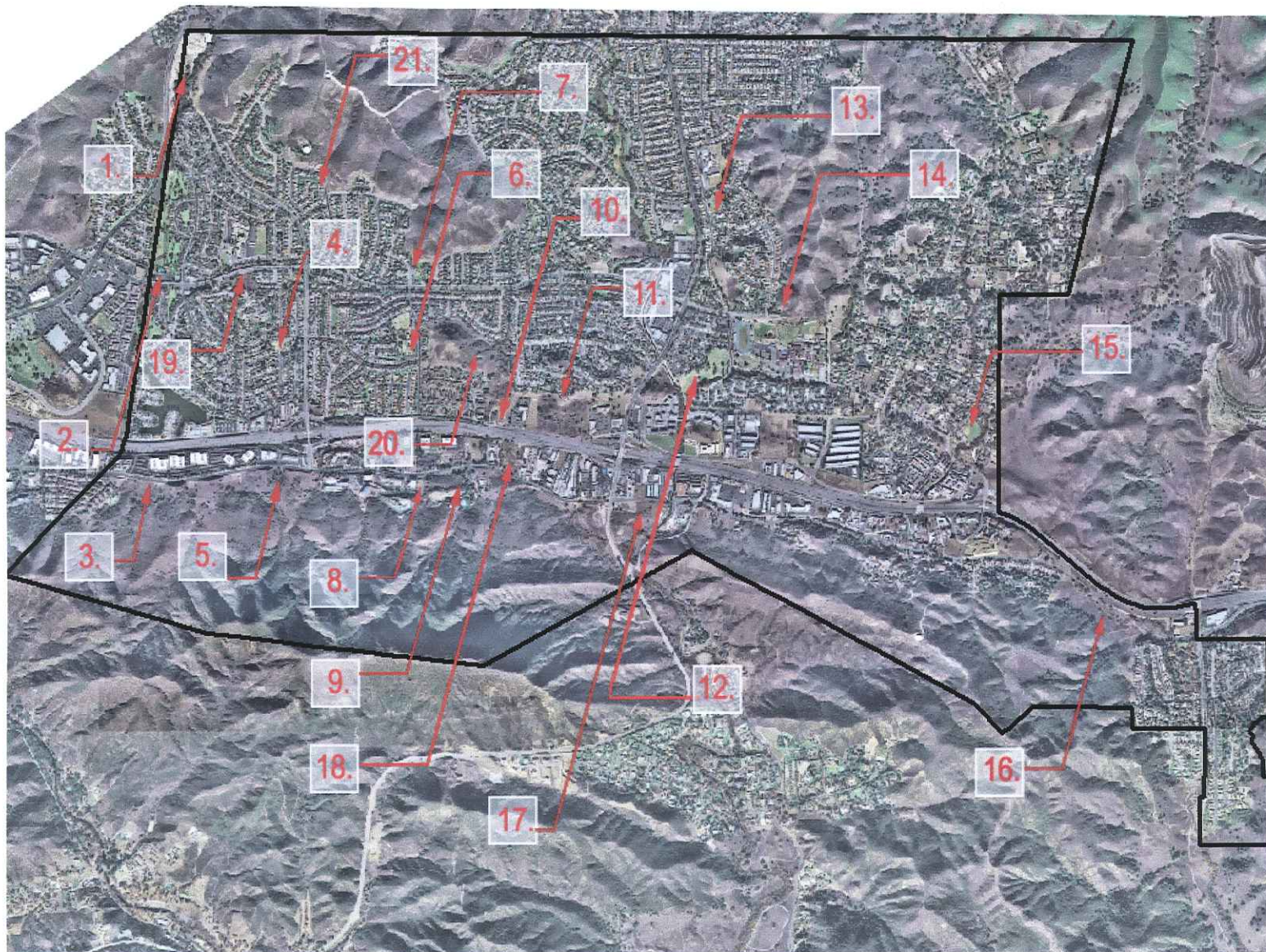
#3- Sumac Park with Added Land- This site is also a current park site and there is the possible ability to purchase adjacent land from the school. The site is in a good location in close proximity to two schools. The addition of the land greatly improves the scoring of the site. The added area allows for a better placement of the Recreation center without displacing the park and allows the building mass to be absorbed into the greater site area.

City of Agoura Hills Recreation Center Site Selection

Evaluation Matrix

Final Ranking	Criteria	Site								Environmental										Facility						Points					
		Cost to Acquire	Ability to Acquire	Size	Shape Factor	Grading Required/ ADA Considerations	Utility Availability	Points	Rank	Oak Tree Impacts on Dev	Additional Environmental Considerations	Location in City	Accessibility	Zoning Compatibility	Proximity to Complimentary Programming	Traffic Impacts	Pedestrian Friendly	Adjacent Land Uses	Points	Rank	Allowable Size	Open Space	Parking	Potential to Expand	Orientation/sun angles	Bonus Programming Opportunities	Points	Rank	Sub total	Intrinsic Points	Total
Site	Possible Points	50	50	35	35	35	25	230		10	10	20	15	15	20	25	20	20	155		50	35	35	25	15	25	185		570	100	670
1	Forest Cove Park	50	40	25	30	25	20	190	1	6	5	15	15	15	15	10	15	20	116	1	40	25	20	15	15	20	135	2	441	90	531
2	Chumash Park	50	30	30	30	25	20	185	2	5	6	15	10	15	20	5	15	20	111	2	50	30	30	20	15	20	165	1	461	60	521
3	Sumac Park **	40	20	25	25	30	15	155	3	6	2	10	10	15	20	5	15	15	98	3	40	15	20	15	15	15	120	3	373	50	423

** Ability to acquire a portion of adjacent school owned land



1. Yerba Buena
2. Lake Lindero Country Club
3. Various Sites
4. Reyes Adobe Park
5. Various Sites
6. Forest Cove Park
7. Morrison Park
8. Empty Lot
9. Gateway Church
10. Various Canwood Sites
11. Various Canwood Sites
12. Chumash Park
13. Sumac Park
14. Agoura HS
15. Old Agoura Park
16. Various Sites
17. Agoura Village
18. Roadside Rd.
19. Existing Rec. Location
20. Chateau Hills Open Space
21. Ridgebrook Property

AGOURA HILLS RECREATION CENTER



Introduction

A weighted point system scale was used to rank the potential of the sites. The scoring is based on three categories: Site, Environmental and Facility. There is a total of 570 points available. The scoring favors the Site category with the size, cost, and ability to acquire figuring prominently in the points categories. There is an additional column labeled "Intrinsic Points" of 100 points which represents an intuitive point adjustment based on Parks and Recreation defined issues with programming.

The scoring system looks at an analysis of various individual components that are looked at from somewhat different perspectives. What may look to be duplicates of issues are reviewed with a different bias based on the category. The point system represents a statistical analysis of the varied criteria.

Site- *This category evaluates the land element of the equation. It includes criteria to assess the development potential based on the attributes of the site itself.*

Cost to Acquire- This item addresses the cost to purchase the land. There are monetary or other factors that can affect the scoring in this category. In the case where the site is already owned by the City then it will score highly unless the site area is too small and the development of the site would require acquisition of adjacent parcels. In the case of Reyes Adobe Park, the Adobe and its programming and parking requirements occupy a good portion of the site and these features can not be displaced, so several adjacent properties would need to be acquired.

Ability to Acquire- This is indicative of the City's ability to acquire the land. If the land is for sale the cost skews the points. If the site is currently projected for development or if the site has a project into the City then it too scores low. If the site displaces existing Parks Programming area then it is also scored lower.

Size- The acreage of the land is evaluated according to the size of the Recreation Center that can be reasonably added to the site. Parking plays a key role in determining the required site area. The minimum site size to just fit a 17,000 gsf Recreation Center is approx 2 acres. This assumes that the building and the parking areas are square and there are no obstructions to incorporate into the area.

Shape Factor- This addresses the site geometry to allow more square sites to score higher and long narrow sites to score lower. Sites with irregular geometry are scored lower.

Grading Require/ADA Considerations- This criteria addresses both the grading quantity and also accessibility to and within the site. Extensive grading can significantly increase the cost of creating a building pad and the cost of construction. Significant grading can affect the use and size of the perimeter areas to marry off-site grades.

Utility Availability- Often the costs associated with bring Sewer, Power, Water (including Fire Service), Storm Drainage, etc can be significant and affect the desirability of a given site. Availability is based on adjacent uses and their demands for utilities. A detailed review was not done for each site.

Environmental- *This category evaluated the Environmental issues associated with the development of the site. It favors the site that is centrally located within the City and adjacent to readily accessible sites. It also reflects issues such as Oak tree impacts, traffic, accessibility, zoning on the proposed development area.*

Oak Tree Impacts on Development- The sites were reviewed for number of oak trees and dispersion around the site. Sites with numerous oaks were graded lower if inconveniently

located. Recognizing that oak trees are highly desirable in a Park setting, in this criteria they are reviewed with a critical eye on their affect on the development of the site.

Additional Environmental Considerations- This is a criteria to assess other Environmental factors that could challenge the development of the site. The site is reviewed at a cursory level as if being reviewed as an EIR. Traffic, grading, native vegetation, historical interest, older uses for the site that could require environmental clean up, compatibility with adjacent uses and the ability to mitigate these factors define the scoring. Outside jurisdictional approvals such as Fish and Game permitting in a wetlands site is one example, the impacts of large quantities of export material through a residential neighborhood is another.

Location in City- The location of the site within the City seeking a central location; one that is easy to get to by vehicular means, bicycling and walking.

Accessibility- The site is graded for its potential to be made ADA accessible within the site and from off site and public transportation.

Zoning Compatibility- The existing zoning on the parcel under consideration is reviewed for suitability for a Recreation Center. The scoring is skewed towards existing Park Sites and traditional park site settings with the ability to provide complimentary green space.

Proximity to Complimentary Programming- Adjacent uses and internal uses are used to score this category. Locations near and within walking distance of schools and residential areas are scored higher. Existing Park Sites that have additional open space and area for structured programming such as: ball fields, picnic areas, passive play, soccer fields, tot lot playground equipment and perhaps a small amphitheater.

Traffic Impacts- This column is a subset of the Environmental considerations noted above and is noted separately to address concerns over localized traffic impacts. This evaluates the opportunity to access the facility during peak and off-peak hours. These times can be very different based on the local traffic patterns. Traditional peak times in the commercial areas and at freeway ramps may be very different adjacent to schools where there are twice daily impacts at the beginning and end of session. (See also the Traffic Engineers Analysis.)

Pedestrian Friendly- The site is looked at with regard to reduction of vehicular trip generation and the possibility of walking or biking to the facility. Where there is an opportunity to open the Center's programming to youth and to neighbors rather than have parents drive children to enable their using the facility. Properties in industrial and commercial areas are scored lower than neighborhood sites.

Adjacent Land Uses- Sites are scored on uses that are compatible or negative uses. Impacts to and from the surrounding properties is evaluated. As an example, sound generation from the freeway is viewed negatively, while an adjacent green space would be viewed positively.

Facility-*This category addresses the impact of site selection on the facility that to be constructed.*

Allowable Size- The ability to accommodate the largest facility is reviewed. The target size for the facility is between 12,000 and 18,000 sf. The ability of the site to reasonably accept the larger facility scores higher points.

Open Space- The site is graded on the ability to provide green Park space and is graded lower if the site is dominated by the Recreation Center and the required parking. The score reflects a the positive impression of situating the Rec Center in a park-like setting.

Parking- This criteria addresses the ability to park the facility and the accessory areas without paving all of the available site. The ability to absorb parking during special events is a plus. On-street parking availability and frontage also is a consideration.

Potential to Expand- This column addresses flexibility in developing the site to expand the facility and the parking area to provide for future programming opportunities.

Orientation/Sun Angles- The Recreation Center and its uses would ideally be positioned on a site to: take advantage of views to the exterior, create adjacent controlled patio space, and allow controlled natural day lighting to enter the structure. Some sites due to their geometry and solar screening from adjacent topography may not offer the best opportunities for taking advantage of energy saving solar technologies.

Bonus Programming Opportunities- This criteria assigns points based on the site for programming potential and opportunities. Hillside grading can allow for performance spaces and natural amphitheater arrangements. Riparian areas can offer informational displays about the native flora. Larger sites may incorporate walking paths and structured course fitness apparatus. Existing Park sites that can maintain current improvements can augment the Recreation Center and vice versa with the possibility of the Rec Center being able to provide support to an existing function.

Intrinsic Points: The Intrinsic factor included in the ranking system was defined by city staff and took into account many factors such as programming and desirability of the sites from a local perspective. The Intrinsic Points in the study are based on the fundamental values of parks and recreation. In order for a recreation center to not only serve a purpose, but to be a destination for residents, it must have many unique characteristics. Those characteristics may include a grass area, play equipment, quiet places to sit, picnic tables, basketball courts, even a baseball field. The goal is to create a facility where all of recreation components come together to create a wonderful destination to form a sense of community. The combination of the factors, along with the intrinsic points, offers the best choice of sites for the new Agoura Hills Recreation Center, which will be a design project with the community and neighborhood in mind. **The City of Agoura Hills has made a commitment to create a recreation center with esthetics that will conform to the natural beauty and contours of that Agoura Hills that this community values.**

City of Agoura Hills Recreation Center Site Selection

Evaluation Matrix

Site	Criteria	Site								Environmental										Facility							Points					
		Cost to Acquire	Ability to Acquire	Size	Shape Factor	Grading Required/ ADA Considerations	Utility Availability	Points	Rank	Oak Tree Impacts on Dev	Additional Environmental Considerations	Location in City	Accessibility	Zoning Compatibility	Proximity to Complimentary Programming	Traffic Impacts	Pedestrian Friendly	Adjacent Land Uses	Points	Rank	Allowable Size	Open Space	Parking	Potential to Expand	Orientation/sun angles	Bonus Programming Opportunities	Points	Rank	Sub total	Intrinsic Points	Total	Final Ranking
	Possible Points	50	50	35	35	35	25	230	10	10	20	15	15	20	25	20	20	155	50	35	35	25	15	25	185	570	100	670				
1	Yerba Buena	25	50	25	10	25	15	150	4	1	1	1	15	10	10	5	10	54	13	20	15	10	5	5	15	70	10	274	10	284	10	
2	Lake Lindero CC	0	0	15	5	25	20	65	17	5	1	1	5	15	10	10	10	67	10	25	35	25	15	15	20	135	2	267	0	267	12	
3	Agoura Rd-1	10	0	35	25	5	20	95	13	5	5	1	1	5	1	15	5	5	43	16	20	30	30	20	15	15	130	5	268	10	278	11
4	Reyes Adobe Park	40	40	5	15	30	15	145	5	2	3	15	10	15	10	15	15	100	4	5	5	5	0	5	10	30	17	275	10	285	9	
5	Agoura Rd-2	10	25	20	20	10	20	105	10	2	2	2	1	5	1	15	5	5	38	17	30	30	25	20	15	15	135	2	278	20	298	7
6	Forest Cove Park	50	40	25	30	25	20	190	1	6	5	15	15	15	15	10	15	20	116	1	40	25	20	15	15	20	135	2	441	90	531	1
7	Morrison Park	50	40	5	10	25	15	145	5	2	2	15	10	15	15	10	10	15	94	7	15	5	5	0	10	5	40	16	279	10	289	8
8	Agoura Rd East of Ladyface	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	18	0	0	0	18
9	Gateway Church Site- Portion	20	25	10	5	5	15	80	16	2	2	3	2	10	5	15	5	10	54	13	20	10	10	5	5	10	60	11	194	10	204	17
10	Canwood-1	20	25	10	15	10	15	95	13	10	5	10	10	10	5	15	5	10	80	8	20	10	10	5	5	10	60	11	235	20	255	14
11	Canwood- 2	10	25	20	25	5	15	100	11	2	2	10	10	10	5	15	5	10	69	9	30	20	20	20	15	15	120	7	289	30	319	5
12	Chumash Park	50	30	30	30	25	20	185	2	5	6	15	10	15	20	5	15	20	111	2	50	30	30	20	15	20	165	1	461	60	521	2
13A	Sumac Park	50	30	5	15	30	15	145	5	3	2	10	10	15	20	5	15	15	95	6	10	5	10	5	15	5	50	14	290	10	300	6
13B	Sumac Park **	40	20	25	25	30	15	155	3	6	2	10	10	15	20	5	15	15	98	5	40	15	20	15	15	15	120	7	373	50	423	3
14	Agoura H.S. Adjacent	20	40	10	10	0	10	90	15	5	1	15	10	10	20	5	15	20	101	3	5	30	5	0	5	15	60	11	251	0	251	15
15	Old Agoura Park	50	20	10	20	25	20	145	5	5	1	4	5	15	5	5	10	10	60	11	5	5	5	0	10	20	45	15	250	0	250	16
16	Agoura Rd- East *	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	18	0	0	0	18
17	Agoura Village	10	10	20	20	20	20	100	11	10	2	1	10	5	0	15	5	5	53	15	50	0	30	10	10	10	110	9	263	0	263	13
18	Roadside Site	5	20	25	25	25	20	120	9	8	1	2	10	5	5	15	5	5	56	12	40	20	30	15	15	5	125	6	301	20	321	4
19	Existing Rec Location***	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	18	0	0	0	18
20	Chateau Hills Open Space	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	18	0	0	0	18
21	Ridgebrook Property	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	0	0	0	18	0	0	0	0	0	0	0	18	0	0	0	18

* Dedicated Wildlife Corridor
 ** Ability to acquire a portion of adjacent school owned land
 *** The Site is not available for stand alone use

The Sites

The Site numbering convention represents sequential number from upper left to right on a map of the city. Variations to this are numbers added through the site examination process.

Site 1

Yerba Buena Site

This site is located at the Northwest corner of the City. The site is a linear configuration and has many mature Oak trees on the site. A riparian wetlands is located along the west side of the site and a new roadway to the east. The site is located near a new school and may offer programming opportunities with the school.



At approximately 6 acres, the site constraints due to the intrusion of the wetlands, the numerous oak trees, and the linear geometry of the site will limit the available buildable pad area. Parking areas would require an inefficient layout to avoid drip lines on the oaks. This will also create grading limitations on the site.

The site is located at the extreme NW boundary to the City and is not conveniently located to vehicular or pedestrian traffic. There are several environmental considerations concerning the wetlands area and requirements to be developed by Department of Fish and Game and the State.

Site 2

Lake Lindero Country Club Site

This site is located at the west side of the City. The site is comprised of an existing golf course, driving range, club house, tennis courts, a swimming pool and other amenities. A lake is a prominent feature of the site.



This site would be prohibitively expensive to acquire and costs to acquire have been noted as high as \$25 mil. Due to the area and the improvements the cost to maintain must also factor into the analysis. An agreement would need to be reached with the members to complete a purchase.

The current site would require substantial modifications to include a Recreation Center Building with parking. The existing clubhouse is approx 5,000 sf. and there are approx 50 parking stalls located adjacent to the clubhouse. Based on the addition of a new Recreation Center of approx 17,000 sf and the need to park the existing uses some programmed space beyond just the clubhouse would require removal to create area for parking. The driving range offers an area for development and parking which although linear in nature may provide a suitable footprint.

The site offers additional programming opportunities but also includes numerous logistical challenges to operate.

Site 3
Agoura Rd #1 Site

This site is located at the Southwest corner of the City and is comprised of several parcels adding to approx 35 acres. The site is located on the south side of Agoura Road. The front portion of the site along the street frontage is the portion of the site that can be developed due to the slope located at the rear of the property. The cost of the site is estimated in excess of \$10 mil and there is a project currently being planned for the site. The acquisition categories in the matrix have been scored very low based on cost and ability to acquire based on the project in the development stage.



The site is not conveniently located within the city and little or no pedestrian access. The site is not near adjacent activities but is large enough that there may be the opportunity for expansion and additional development on the site. The available area to be developed into a buildable pad area is approx 8 acres.

Site 4
Reyes Adobe Park

This site is located at the West side of the City in a residential area. Located at the corner of Rainbow and Cedarhaven the Reyes Adobe Historical Site is adjacent to the park and is an historical landmark and is on the numbered CA-329 on the 1935 Historic American Building Survey (HABS). There are many programs and tours that are offered to the public on the site. In addition to the Adobe structure there is a barn and other smaller support structures. Currently there is a parking lot for approx 22 cars that is a single aisle design that does not continue through to a residential street and is a dead end configuration.



The site is currently zoned as a park site. It is roughly triangular in shape and is bounded by residential properties. The site is approx 2.5 acres. The site is scored poorly due to its very limited size and need to add additional parcels for a new Recreation Building. Several properties to the west would need to be added to generate the area for even a modest recreation center and parking lot. This would have an adverse affect on the current setting for the historic structure and eliminate the open park space that now frames the Adobe setting.

Site 5
Agoura Rd #2 Site

This site is located at the Southwest corner of the City and is comprised of several parcels adding to approx 10 acres. There has been a Development Review Application submitted for this site.



The site is similar in character to site #3 as it relates to the location in the City. There are oak trees and grading issues with the site to create a useable pad for a Recreation Center. Due to the application submittal for a development on the site it has not been further pursued.

Site 6

Forrest Cove Park Site

This site is located north of the freeway and is more centrally located than the previously numbered sites. Bounded by Trail Creek Drive, Forrest Cove Lane, Rainbow Crest Drive and residential properties, the site is approx 9.5 acres. The park is bisected by a slope that effectively creates two separate and distinct areas. The south side of the site is a steep slope area to the lower street. There is a cul-de-sac, Adelina Court, that ends at the upper level of the park. The site is currently zoned as a park. There are oak trees scattered on the site with a particularly large specimen just south of the softball diamond at the base of the slope.



The property has a softball diamond, a climbing structure, a toilet concession structure, and a parking area with 18 stalls of single-loaded diagonal configuration at the lower portion of the site. The upper portion of the site has a shade structure and passive park area that due to the grade difference is accessible by stair. The existing climbing area at the center of the site is a safety concern to users.

The site offers opportunities to utilize an existing City-owner parcel that is large enough to accept a Recreation Center at the loss of passive park space. This would require development of the upper area of the site and would require grading of a roadway to the upper level providing accessibility to that portion of the site. There would be complimentary programming opportunities available on the site.

Site 7

Morrison Park Site

This site is located just north of the Forrest Cove Park Site on Forrest Cove Lane and Thousand Oaks Blvd. The site is approx. 4 acres and has existing improvements: of a play structure, basketball courts, a restroom structure and parking area. The north side of the site has a steep slope which reduces the effective site area to just under 3 acres.



The site is in a good location for the proposed Recreation Center being centrally located within the community with good vehicular and pedestrian access. The site is relatively small to fit a Recreation Center and the required parking. If selected, separation from the adjacent residential properties of a gymnasium size structure would be difficult to achieve.

Site 8

Agoura Road East of LadyFace Site

This site is located just east of the City Hall and Library Complex. The site is approx 2 acres and is narrow in the east-west direction which limits its potential for development compared to other parcels reviewed in this survey. The site sits well above Agoura Road requiring a steep drive up to the pad area continuing with a gradual grade on the pad rising to the south. There is an access lane to the east of the parcel and is used by the Gateway Church Site. There are numerous trees at the rear of the property and along the westerly edge.



As with the other sites located along Agoura Rd, this too is not centrally located within the city and local user access is limited. The site pad is approx 130 ft in width which restricts the ability to efficiently park the site with the required bay dimensions. Side yard issues would dictate a narrow structure and grading would probably dictate a tiered concept. There would be few or no options for on-site expansion.

Site 9

Gateway Church Site

This site is located on Agoura Road. The site is occupied by a dozen or more structures of the Gateway Church. The site is sloping upwards from north to south. At the top of the site there is an equestrian riding area. The site is large and there are numerous mature oaks on site. The northwest portion of the site is undeveloped presumably due to the significant grading involved with this portion of the site.



The site has limited level area available for a building pad to accommodate a stand alone Recreation center and the required parking without demolishing either a significant structure or using the area designated for equestrian activities well into the site. The Northwest portion of the site is currently undeveloped and would require significant grading to develop an appropriate building pad for the structure and the required parking.

The Church is interested in a joint use agreement for the Recreation Center. Securing the use of the site would require entering into an agreement with the Church and the City would need to make a judgment on whether it would entertain entering into a development agreement with the Church.

Site 10

Canwood St #1 Site

This site is located on Canwood St. just north of the freeway. The site is currently vacant and is approx. 3 acres in size. The site slopes from Canwood up to the north. The site is relatively narrow and there are developments on either side. A Fire Station is on the west side and an office building is on the east. The grading required to create a pad area will limit the pad configuration but there are few trees to consider that would add to the grading restrictions.



The property would need to be acquired and its zoning and proximity to freeway access make this a desirable site for commercial development which will impact the purchase price for the land.

Site 11

Canwood St #2 Site

This site is located on Canwood St. just north of the freeway. The site is currently vacant and is approx. 8.37 acres in size. The site is on a south facing hillside and is a high point in the area immediately north of the freeway. At the center of the back of the site there is a high point and the topography falls away to the east, south, and the west. There are numerous trees across the center of the site. Development of the site would dictate locating a building pad along the Canwood frontage to limit the grading activities and utilize the flatter portion of the site.



The site is relatively large in size and the cost to acquire should have the same market influences as the other Canwood Site with the caveat that the grading and available pad should shift the purchase price lower based on it's limited development potential without an extensive grading effort.

Site 12

Chumash Park Site

This site is also centrally located in the City and located near Agoura High School. The site is approx 11 acres and is the largest park in the City. The site is bounded by Medea Valley, Heath Dr., and Argos St. There is a wash at the west side of the site and multi-family residential projects bound the property to the south.



The site has a softball field, a tot lot, a restroom building and open park space. Currently there is no on-site parking provided at the park. Currently most of the site is passive park space of lawn. The Park is used for large events programmed by the Department of Community Services. The site has a steeply sloping hillside at the south side of the Park. The majority of the park is relatively flat land. There are numerous mature trees on the site. The site is L-shaped, but due to its size, the available pad areas are large.

The site being adjacent to the school is in a desirable location for complimentary programming and access both vehicular and pedestrian. Two times daily at the start of and after school there are traffic impacts around the site for several blocks. The traffic generally clears within twenty minutes.

The site scores highly on the matrix due to no acquisition costs, accessibility, generous pad areas limiting the required grading of the site, complimentary programming opportunities both on and off site, and the opportunities for expansion of the facility.

Site 13

Sumac Park Site

This site is located north of the freeway on the corner of Calmfield Av and Hollow Brook Av. The site is approx. 3.6 acres in size and sits adjacent to the Sumac Elementary School. Just a short block across Kanan Rd is the Willow Elementary School.



The site is owned by the city as a park site and has a restroom, a tot lot and a small parking area as existing improvements. The balance of the site is a passive grass play area.

The site is well located within the city and offers complimentary programming options with the neighboring elementary schools.

The size of the park is a limiting factor in selecting it for development. The site would dictate the size of the recreation center.

There is the possibility of working with the Los Virgenes Unified School District to acquire a portion of the adjacent school site. This would improve the desirability of the site for the location of the Recreation Center. This has moved the scoring of the site up several places.

Site 14

Agoura High School Adjacent Site

This site is located north of the Agoura High School. The site is at the end of Thousand Oaks Blvd. There is a proposed right of way for a future connection to Foothill Dr. This right of way represents most of the flat area at the base of a steep slope that is the site.



The required grading to create a minimal pad would probably also involve extensive retaining structures to brace maximum cuts. It is anticipated that the maximum gradient of a cut slope would be at best a 2:1 slope. The relative steepness of the existing grade would require the cut line to move up the hill. There would also be a significant amount of export from the site.

The costs to generate a suitable building pad would be significant and would bring into consideration an underground structure to accommodate the parking requirement and create a platform for the building. This would be in addition to significant engineered wall structures or slope stabilization techniques employed above the project. This would significantly drive up the costs for the development. If the Right of Way is abandoned then this would lessen the requirement but would probably not totally alleviate the requirement for up slope structures.

Site 15

Old Agoura Park Site

This site is located at the easterly boundary of the City on Colodny Dr. and bounded by Chesebro Road along the east. The site is approximately 9 acres. The site is currently a park site with a baseball diamond, tot lot, parking area with turnaround, and substantial equestrian facilities.



The site is not centrally located within the City. The existing facilities are unique to the City Park system and are highly used making the possibility of displacing the facilities not very feasible.

Site 16

Agoura Road East Site

This site is located south of the freeway at the easterly edge of the City. The Site is 106 Acres and was acquired with the Santa Monica Conservancy and designated as wildlife corridor.



Through exploration of the agreements and covenants surrounding the purchase, the site is not available for development of the intended use. The site has been listed in the matrix as having been looked at but not scored.

Site 17

Agoura Village Site

This site is located south of the freeway at the easterly edge of the City. The Site is planned as a mixed-use development where the Recreation Center would be a building pad that would be incorporated into the larger development.



The site would require negotiations with the developer to secure an appropriate pad area and the parking would be a portion of a larger parking area under a shared parking agreement under the same negotiations. The site is not centrally located in the City.

Under this scenario the Recreation Center would take on more of the image or character of a Fitness Center or commercial venture and less of a Public amenity. This is a different scenario from the other sites where the Recreation Center is contemplated as a stand-alone facility with varying degrees of green space surrounding the structure allowing for exterior programming opportunities in a more residential setting. Pedestrian and bicycle access to the center is a desirable feature in the selection of a site.

Site 18

Roadside Site

This site is located south of and adjacent to the freeway again at the easterly edge of the City. The site is currently listed for sale with an asking price of \$15 million. The site is 5.71 acres and is an appropriate size for the proposed development. Based on the past industrial and other uses on the site there is a possibility of additional costs for demolition and soils clean up. Consideration must be given to environmental issues before entering into an agreement to purchase.



The site is located in a commercial area. The site is not pedestrian friendly and the location adjacent to the freeway limits outdoor programming activities due to the sound generated by the freeway traffic.

Site 19

Existing Recreation Center Site

This site is the location of the existing Recreation Center. The site is currently shared by the existing Rec Center and a Church.



The existing Recreation Facility is in a good location within the City on Thousand Oaks Blvd. bounded by Mainmast Dr. to the south. The Site has an existing 5,000 sf Recreation Center, a parking area and a Church Sanctuary located on the Site. The parking is located at the center of the site with the Rec building on the east of the lot and Church on the west.

The Site is approximately 2.5 acres and is on the smaller end of the sites being considered. The site does have established pads and there is a slope to the south and the west from the existing pad areas.

There may be an opportunity to maintain/remodel the existing Recreation Center and add to the facility. The design of the new facility would need to look at removing and relocating parking improvements or look for programming opportunities to allow the existing building to act as a stand-alone use.

Initially the site was available for consideration as it was thought that the church may entertain relocating to another site or co-locate with another Church. In subsequent conversations with the new church leadership it has been defined that the church wishes to stay at this location. This effectively negates the ability to place a reasonably sized Recreation Center on the site.

Site 20

Chateau Hills

This site is located near Reyes Adobe Park. The site is a large parcel surrounded by residential development. The site has been reserved for dedicated open space.



Site 21

Ridgebrook Property

This site is located against the northern limits of the City. The site is irregular in shape and the area most likely to be developed as a building pad area is now a detention basin for storm water. The Site would present numerous challenges to provide an adequate size for development of both the Recreation Center and the necessary parking. The site would also be burdened with significant costs to address the storm water flow and existing drainage patterns in the immediate area.



City of Agoura Hills Recreation Center Site Selection

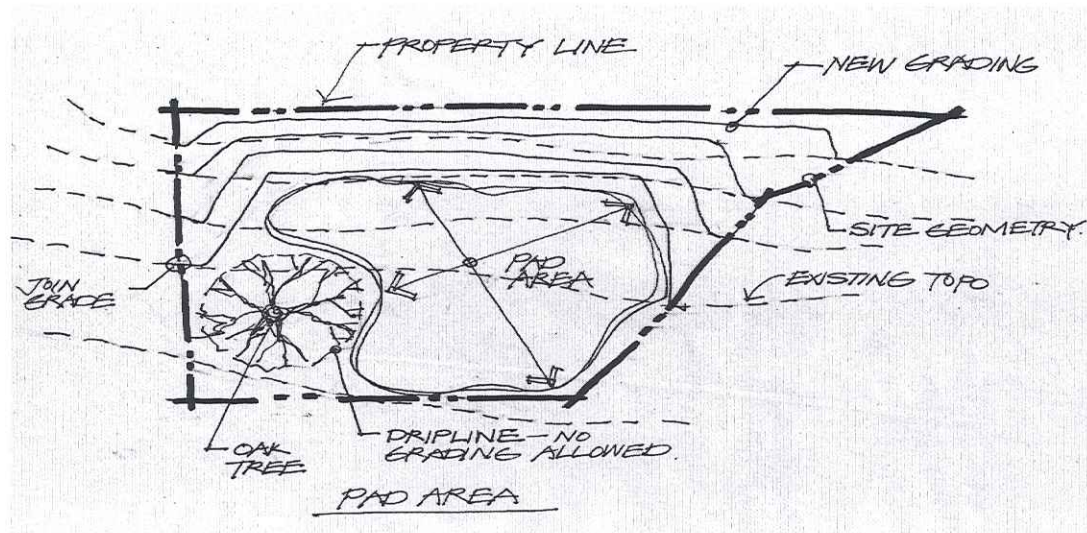
Site Summary

Site		Approx Site Area (AC)	Approx Pad Dim		Pad area	Zone	Comments
			A	B			
1	Yerba Buena	6	293	838	5.64	RS-CD	Wetlands, Oaks
2	Lake Lindero CC	28.29	Irreg	Irreg	Irreg	CR	Est. Size
3	Agoura Rd-1 *	35	885	425	8.63	SP	
4	Reyes Adobe Park	2.5	373	266	2.28	P	
5	Agoura Rd-2	11	1200	400	11.02	SP	
6	Forest Cove Park	10	880	470	9.49	P	
7	Morrison Park	4.32	439	314	3.16	P	Too Small
8	Agoura Rd East of Ladyface	1.65	132	327	0.99	SP	Submitted for Plan Review
9	Gateway Church Site	22.26	336	314	2.42	SP	Lower Pad
10	Canwood-1	3.23	250	251	1.44	BP or FC	
11	Canwood- 2	8.37	350	300	2.41	BP or FC	
12	Chumash Park	12.29	500	480	5.51	P	
13	Sumac Park	3.6	372	417	3.56	P	
14	Agoura H.S. Adjacent	8	390	900	8.06	P	Too Steep
15	Old Agoura Park	6.35	341	476	3.73	P-OA-D	
16	Agoura Rd- East	106	1080	358	8.88	RM-CD-FC	Santa Monica Conservancy Wildlife Corridor
17	Agoura Village				-	CRS-FC-AV	Mixed Use Mall
18	Roadside Site	5.7	399	609	5.58	BP-M-FC	
19	Existing Rec Location	3	128	548	1.61	RS-CD	
20	Chateau Hills Open Space	40	1700	800	31.22	OS	Dedicated Open Space
21	Ridgebrook Property	3	125	250	0.50	P	Irreg detention basin

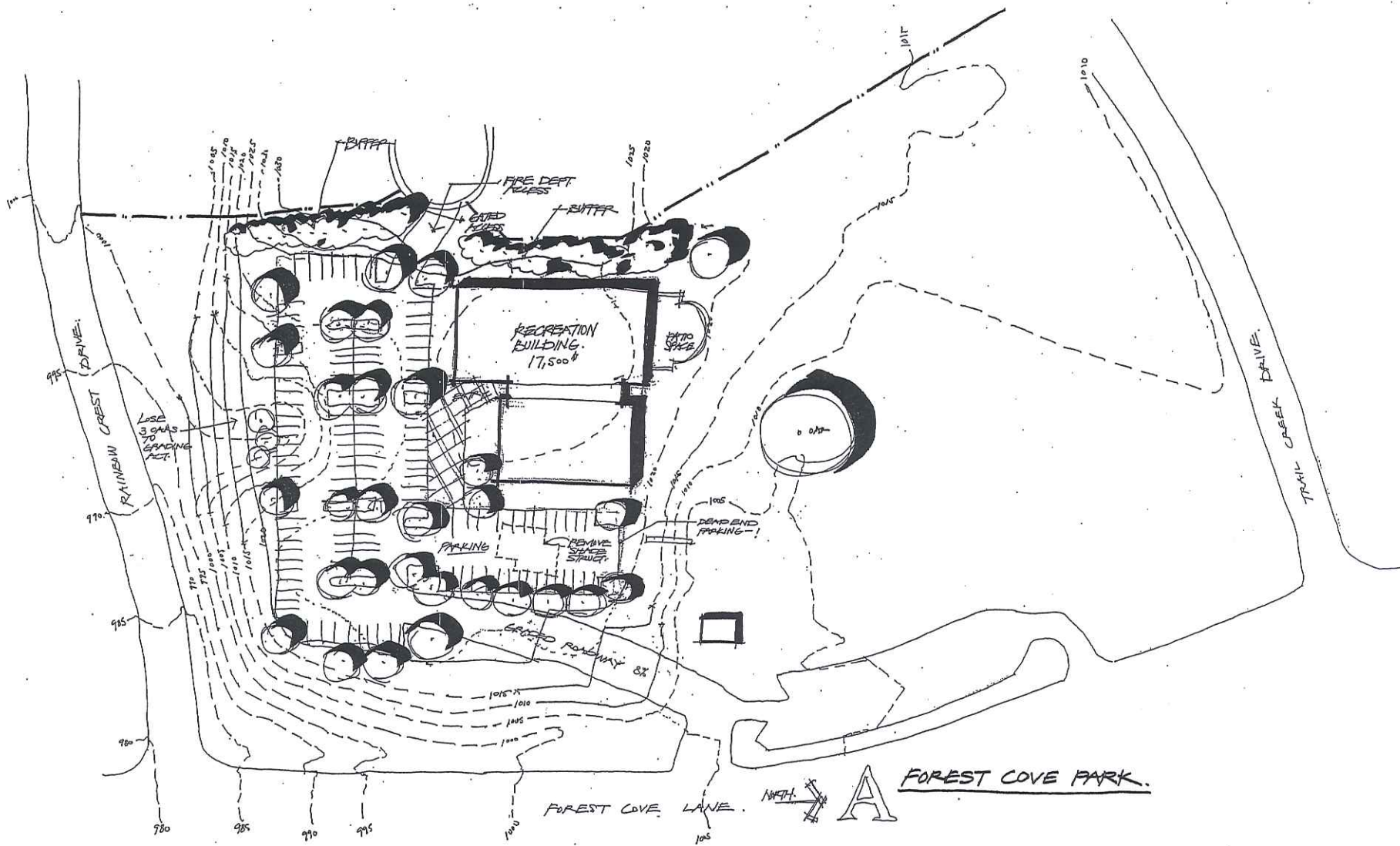
- * 35 Ac Parcel
- 7.1 Ac Parcel
- 3 Ac Parcel
- ** 2 Ac/School

**Agoura Hills Recreation Center
Site Evaluation- Size Requirements**

Rec Area	Parking Ratio		Parking Required	Parking Area	Rec/Parking Area	Setbacks	Min Area with SB	Acres
	Gym	Health Club						
20,000	100	220	145	50,909	70,909	326	106,464	2.44
19,000	95	43	138	48,364	67,364	320	102,109	2.34
18,000	90	41	131	45,818	63,818	313	97,733	2.24
17,000	85	39	124	43,273	60,273	306	93,333	2.14
16,000	80	36	116	40,727	56,727	298	88,908	2.04
15,000	75	34	109	38,182	53,182	291	84,455	1.94
14,000	70	32	102	35,636	49,636	283	79,971	1.84
13,000	65	30	95	33,091	46,091	275	75,453	1.73
12,000	60	27	87	30,545	42,545	266	70,897	1.63

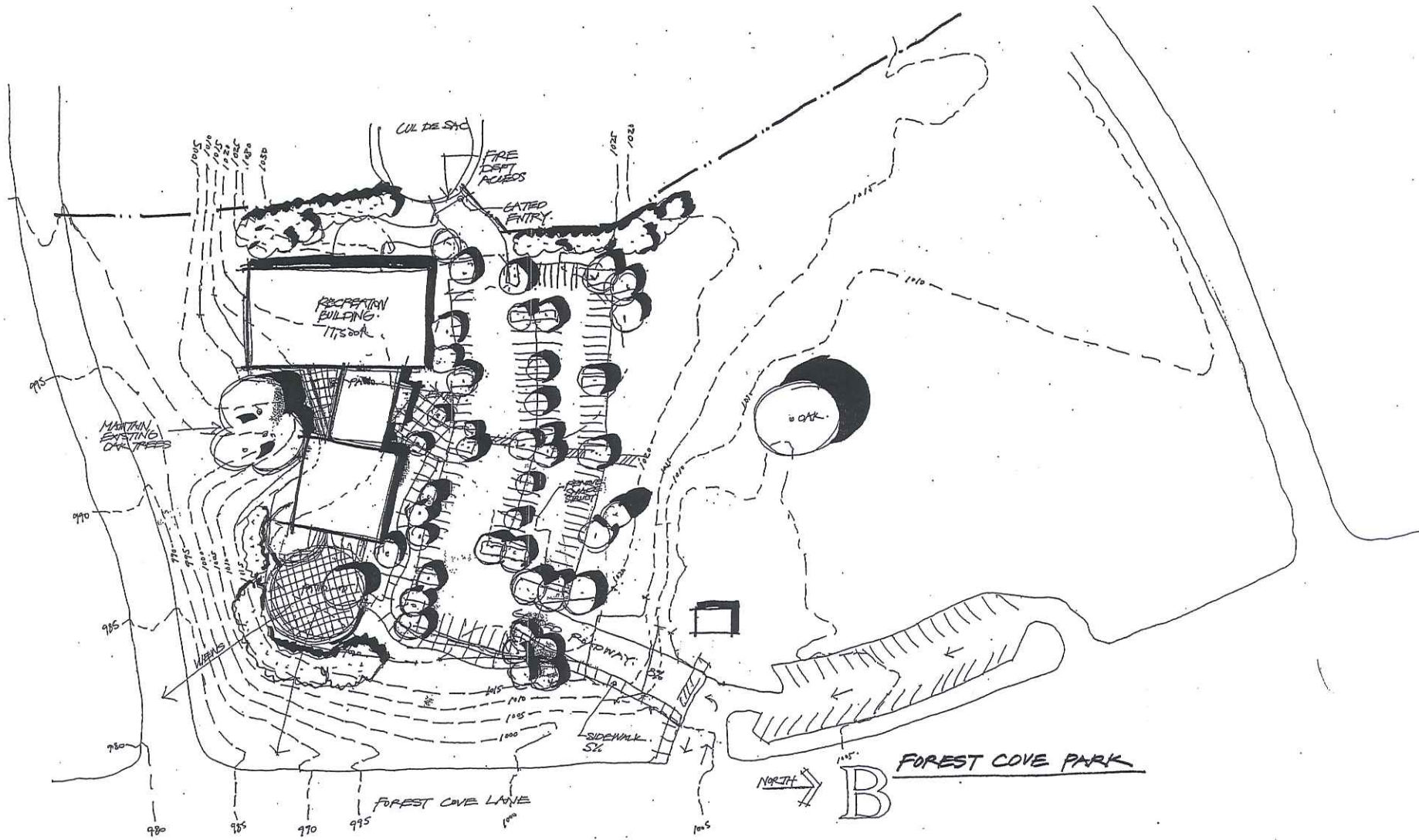


Considerations Affecting Pad Area

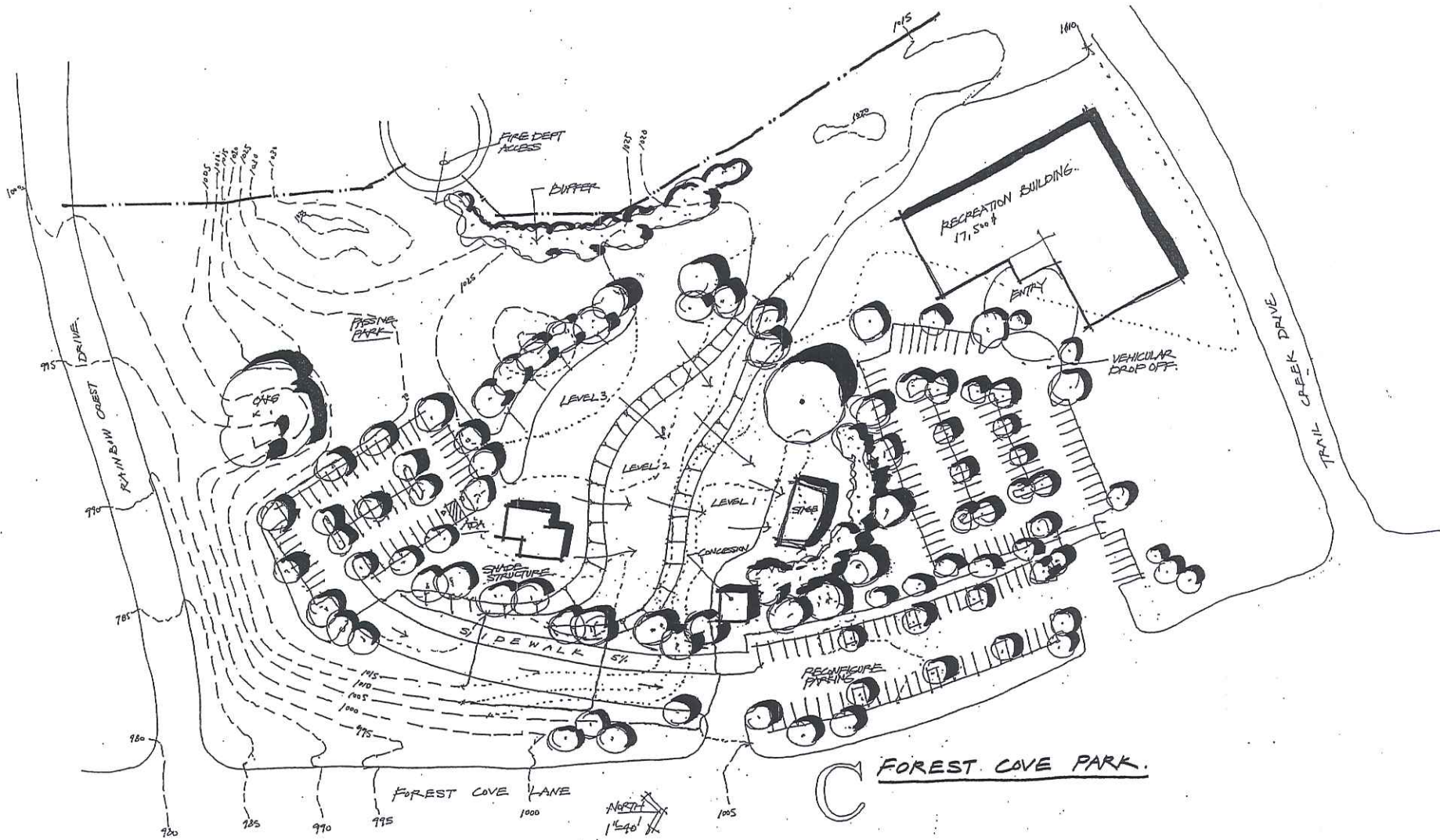


**AGOURA HILLS RECREATION CENTER
SITE EVALUATION STUDIES**



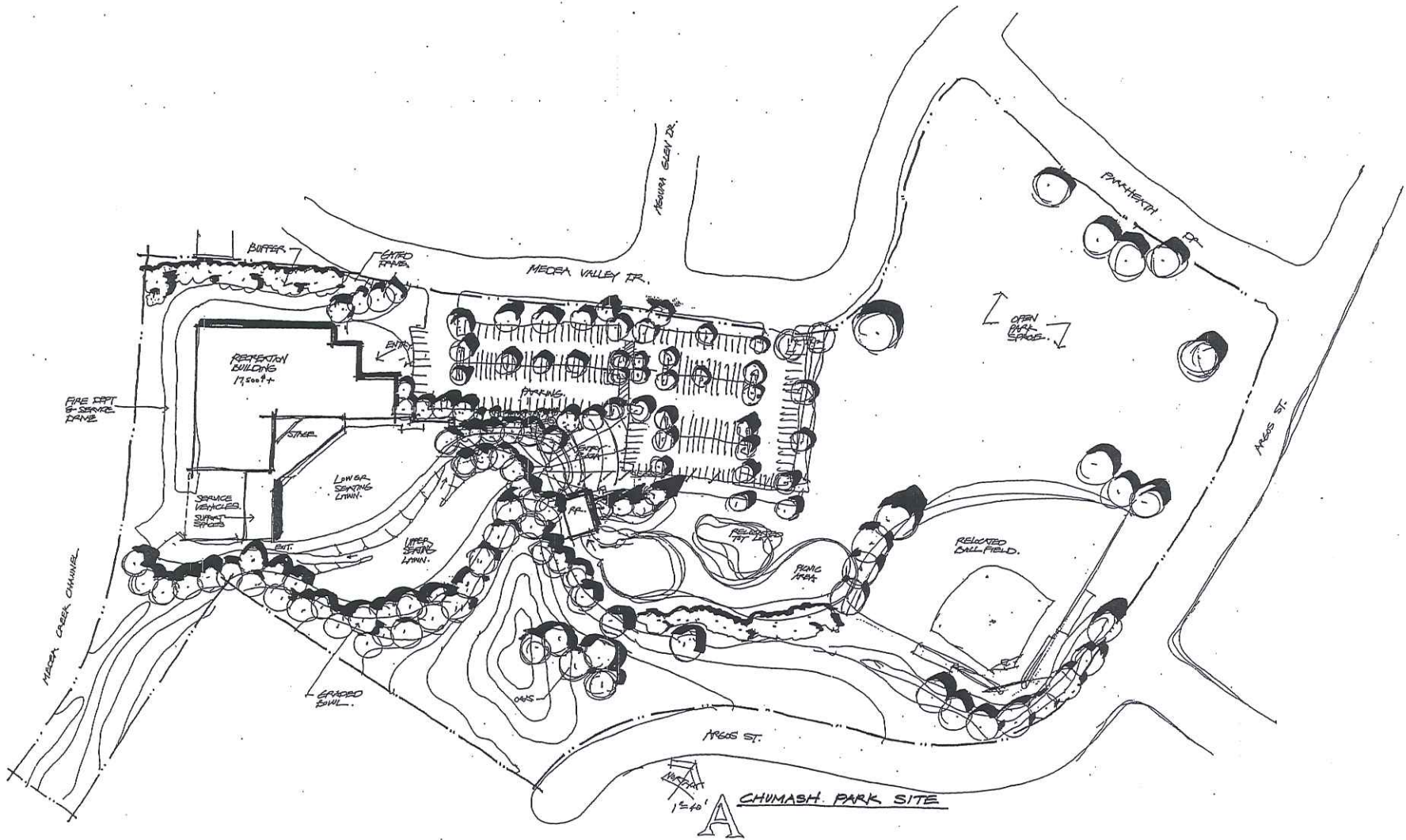


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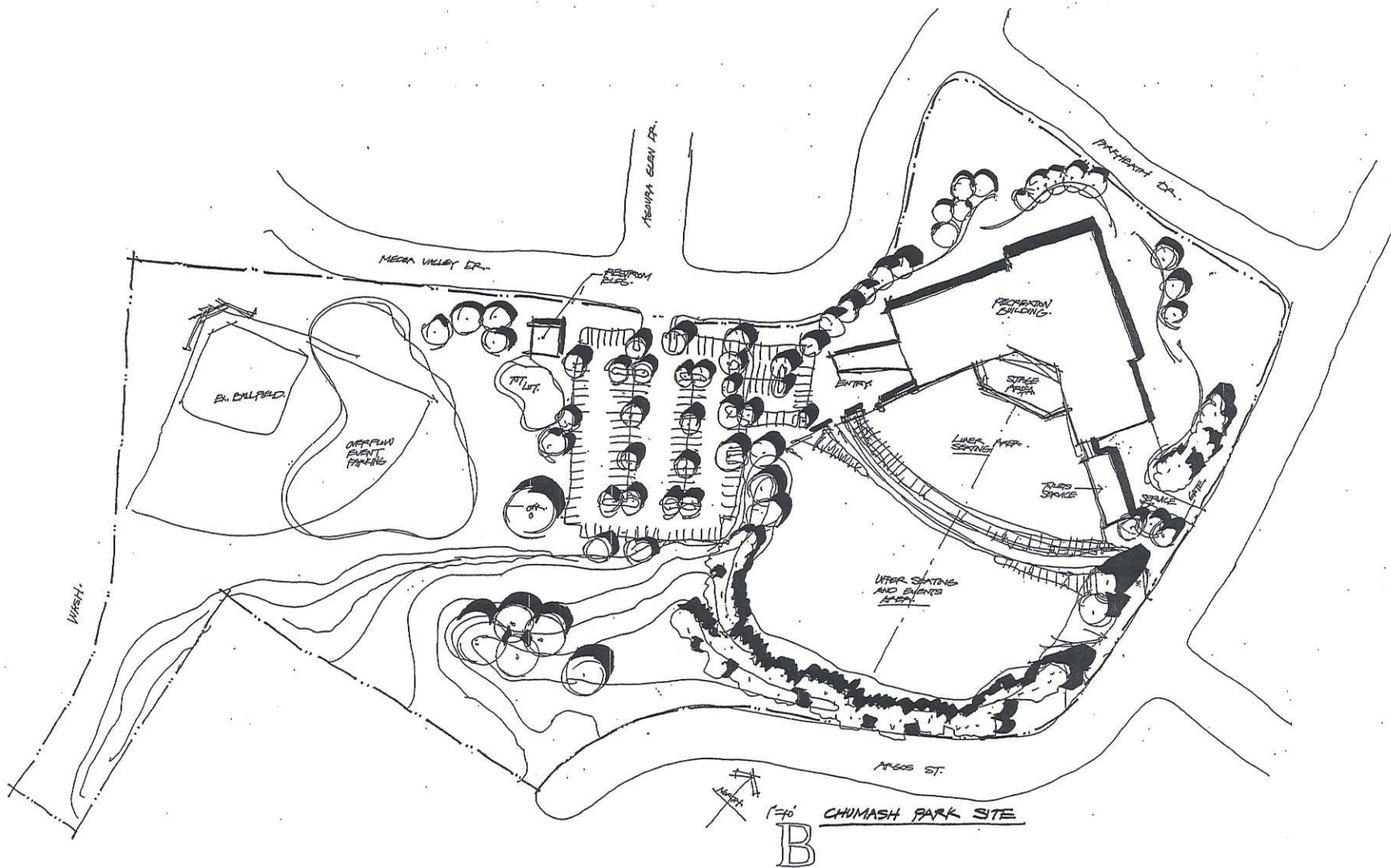
**AGOURA HILLS RECREATION CENTER
SITE EVALUATION STUDIES**





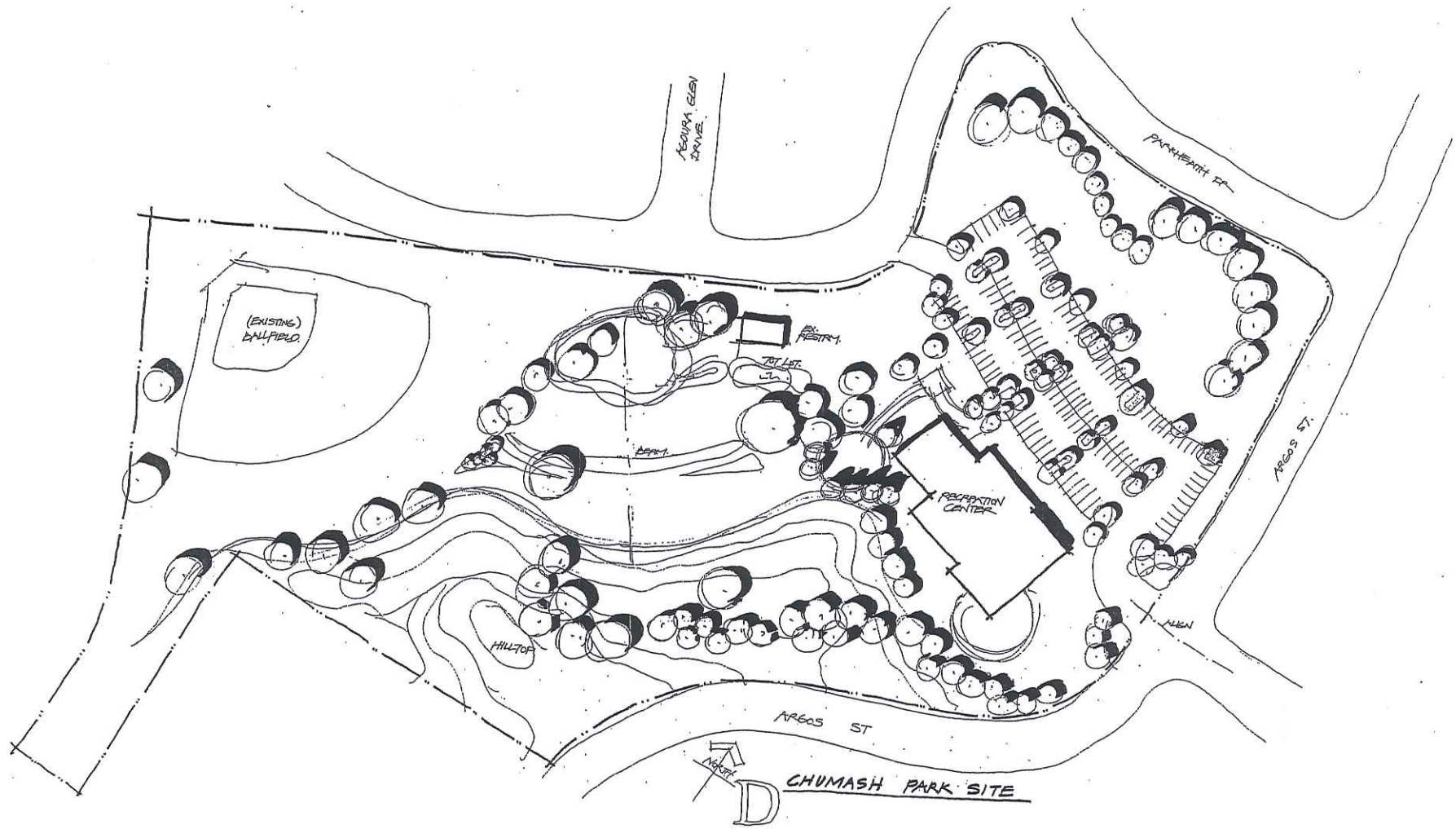
**AGOORA HILLS RECREATION CENTER
SITE EVALUATION STUDIES**



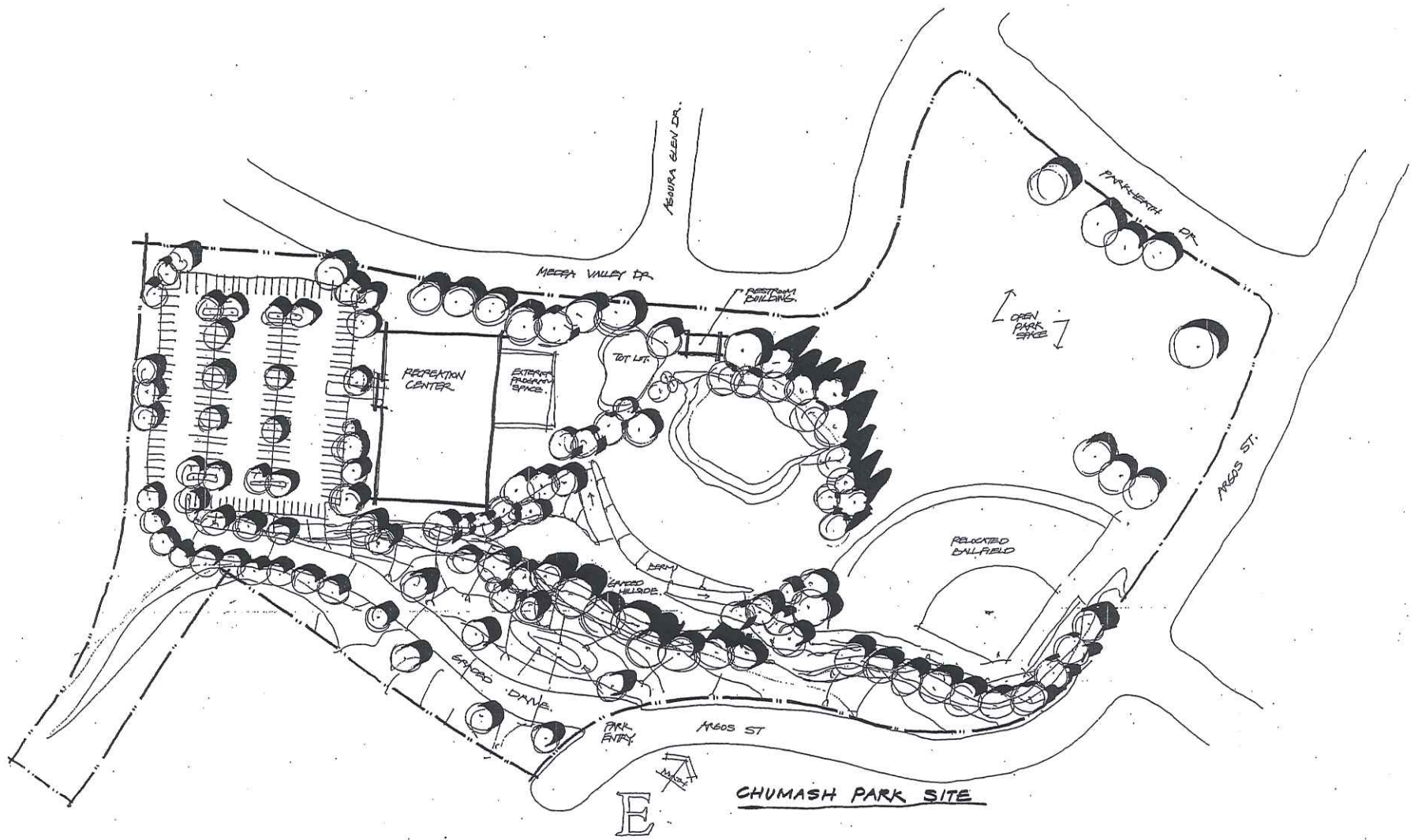


AGOURA HILLS RECREATION CENTER
SITE EVALUATION STUDIES

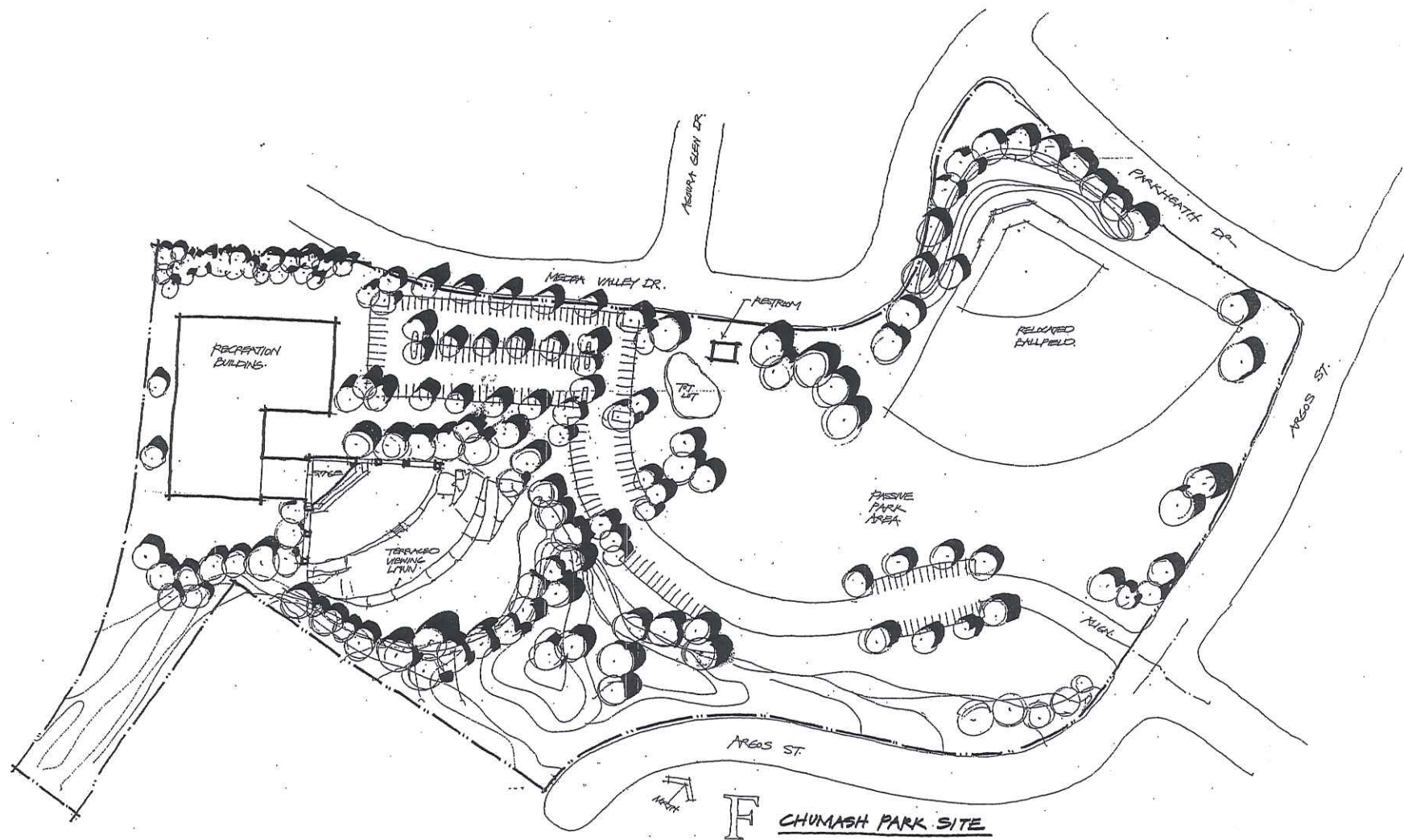




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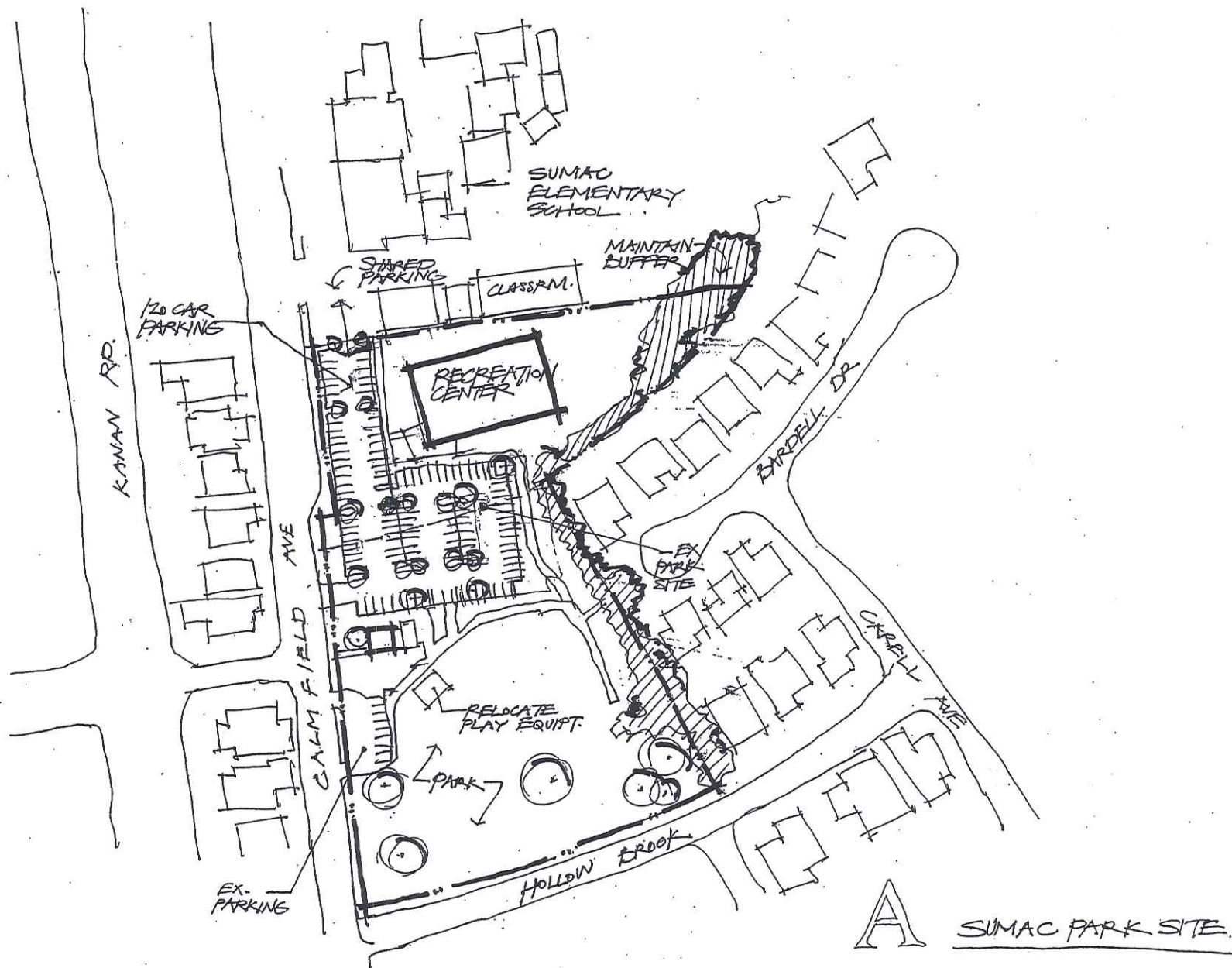


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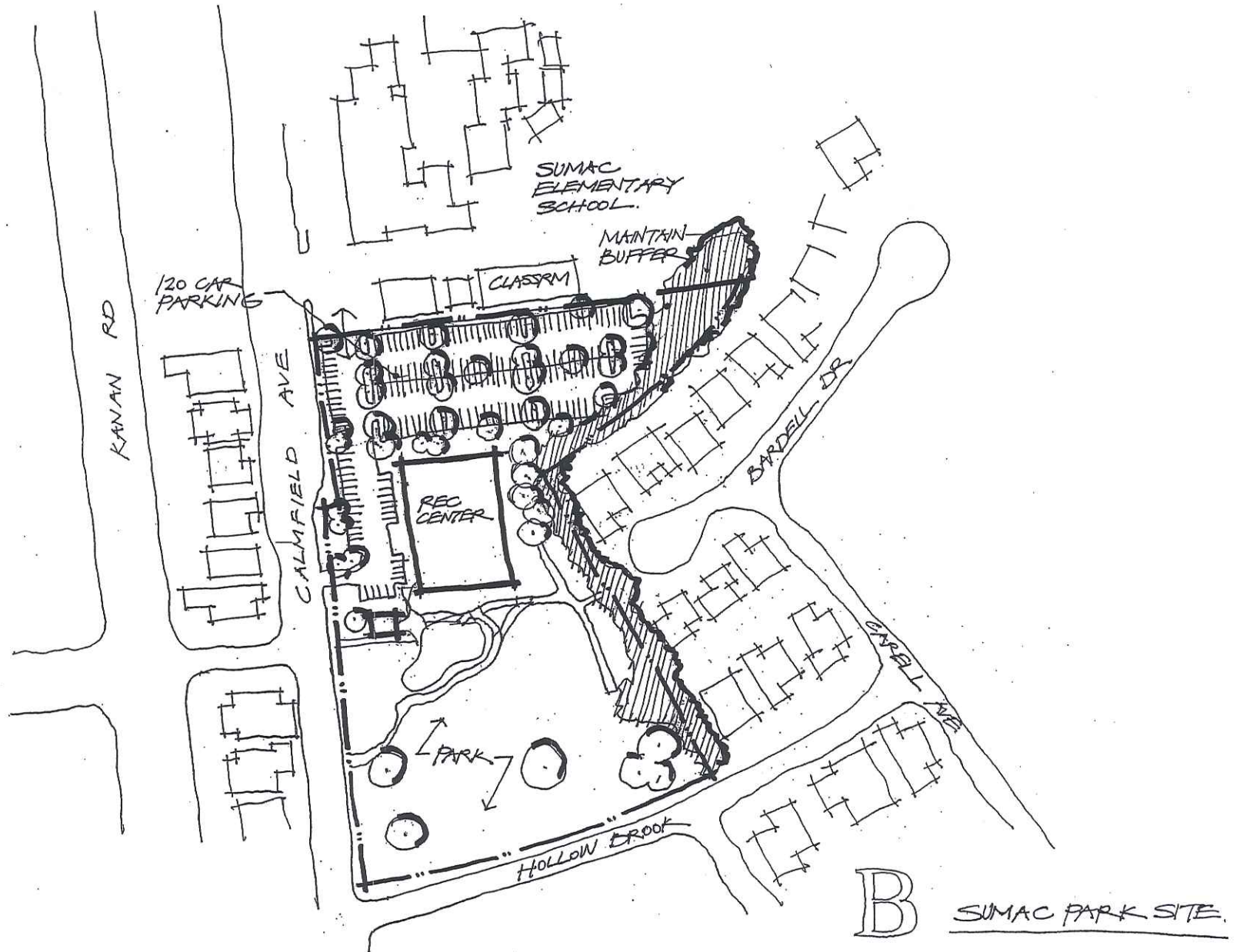
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SITE EVALUATION STUDIES





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