

February 17, 2015  
City Manager

**TITLE: APPROVE THE FORMATION OF AN AD HOC COMMITTEE FOR THE CIVIC CENTER EXPLORATION AND REVIEW PROCESS**

**SUMMARY**

The City Council current Work Plan Priorities includes conducting preliminary planning studies evaluating options for developing a new library and administration building on both the existing and civic center site and other locations, including the Bernal Property. Since civic center planning concepts were last reviewed by the City Council, the composition of the City Council has changed, with Mayor Thorne being the lone remaining member on the City Council at that time and options, concepts and possibilities regarding the use of the civic center site and the location of the City's buildings have also broadened. As a result, staff is recommending that if the City Council has an interest in beginning a civic center process that it do so with the use of a community based ad hoc committee with broad representation as specified in this report.

**RECOMMENDATION**

1. Approve the formation of an eleven member ad hoc Civic Center Committee comprised of representatives from the City Council, Parks and Recreation, Youth, and Planning commissions, the Economic Vitality Committee, the Pleasanton Downtown Association, and three at-large members as detailed later in this report.
2. Designate Mayor Thorne and Vice Mayor Brown as the City Council's representatives on the committee.
3. Direct staff to solicit applications for the three at-large members with Councilmembers Olson, Pentin and Narum each recommending appointment of one applicant subject to ratification by the City Council, which would occur at a subsequent City Council meeting.

**FINANCIAL STATEMENT**

There is no financial impact as a result of forming an ad hoc Civic Center Committee. However, staff anticipates that the process will utilize professional services to prepare financial analysis, site concept designs and other planning work related to the project. These professional services will be presented to the City Council prior to incurring expenditures.

## **BACKGROUND**

Since the 1980's, Pleasanton City Councils have discussed various plans and taken steps to maximize the use of the civic center property to best meet community needs and meet administrative office space requirements. As a result, over the years, the City has developed the civic center site with the construction of the Police Department building and the Pleasanton Library and the acquisition of 123 Main Street. This development all occurred prior too much of the community's residential and commercial growth and in an attempt to keep pace with the resulting demands, the City installed modular buildings and acquired the 157 Main Street building and property.

In recognition of an interest to develop a comprehensive plan for the entire civic center site, the City Council in 2001 authorized a Civic Center Master Plan study that resulted in various conceptual plans for the site all of which assumed retention of the Pleasanton Library and the Police Department building but replacement of administrative buildings and the addition of a community plaza area that coincided with the then recently completed Downtown Specific Plan. While this plan offered a generally plausible vision for the site, it failed to consider the considerable growth that would occur in library usage following our withdrawal from the Alameda County Library System. As such, in 2004 based on a recommendation from the Library Commission, the City Council authorized a library needs assessment study and in 2006 it authorized a Pleasanton Library Technical Study/Conceptual Design and Preliminary Cost Estimate. This later study was presented to the City Council at a joint workshop with the Library Commission in October 2009 and as an outcome of that meeting, the City Council authorized additional study related to a civic center master plan to incorporate the Pleasanton Library needs analysis generated from the previous studies. This work was completed in late 2010.

## **DISCUSSION**

While the above studies have been helpful in assessing use and cost implications for the civic center site, they have generally been narrow in scope with only limited or no consideration given to a broader range of options, including use of the Bernal Property, replacement of the Police Department building, taking advantage of existing private office spaces and/or exploring ways to maximize the economic and community value of the civic center site as envisioned in the current City Council Work Plan. As such, staff is of the opinion that it would be beneficial to conduct this broader study and to do so it would also be beneficial to incorporate broader representation from the City and the community by utilizing a public ad hoc committee.

While staff anticipates that the full charge of an ad hoc Civic Center Committee would be developed through the committee process, it foresees that its activities and scope would minimally include:

- Assessment of City space needs and community expectations/vision regarding the location and scope of City civic center facilities
- Exploration of a wide range of options capable of meeting traditional civic center needs through the incorporation of public/private partnerships and consideration of off-site locations, including the Bernal Property and if available, the 3.3 acre Old Bernal site owned by the City and County of San Francisco site
- An expansion from the previous studies to include the Police Department building
- The development of preliminary site(s) design, cost estimates, fiscal impact analysis, including fiscal impact to the Downtown and surrounding neighborhoods, and funding options.

### **Task Force Membership**

To complete the above scope, staff is recommending the formation of an eleven member ad hoc civic center committee that would be comprised as follows:

- One (1) Parks and Recreation Commissioner
- One (1) Youth Commissioner
- One (1) Library Commissioner
- One (1) Planning Commissioner
- One (1) Economic Vitality Committee Member
- One (1) Pleasanton Downtown Association Representative
- Three (3) Community Members-at-Large Representatives
- Mayor Thorne and Vice Mayor Brown

Representatives from the Parks & Recreation, Planning, and Youth Commissions and the Economic Vitality Committee would be selected from their respective membership and the Pleasanton Downtown Association would also select its representative.

Staff is recommending the City Council consider selection of the at-large members through the City's standard public application process. However, considering that Mayor Thorne and Vice Mayor Brown would be committee member's staff is also recommending that Councilmembers, Olson, Pentin and Narum each recommend appointment of one applicant subject to ratification from the entire City Council at a public meeting. As an alternative, the Council could (1) elect to pursue a more traditional selection process with involved the Mayor making a recommendation to the City Council of his selections for the at-large members, or (2) have Councilmembers Olson, Pentin and Narum collectively recommend appointment of three applicants subject to City Council ratification.

In addition to being members of the Civic Center Committee, staff also anticipates that Mayor Thorne and Vice Mayor Brown would function as a City Council subcommittee when necessary to engage with staff regarding strategic planning, preliminary data analysis, etc. This primary purpose of this role would be to assure the Council stay

informed of project activity and to provide direction as needed to assure consistency with overall project tasks and goals.

Submitted by:

A handwritten signature in black ink, appearing to read 'Nelson Fialho', written over the text 'Submitted by:'.

Nelson Fialho  
City Manager