COUNTY OF ORANGE
CIVIC CENTER FACILITIES STRATEGIC PLAN

GOALS AND OBJECTIVES

REVENUE GENERATION, ASSET UTILIZATION AND LONG-TERM SUSTAINABILITY GOALS

- Through a public-private partnership, in addition to construction of new County facilities, explore opportunities for revenue generation, including adding housing (such as affordable, senior, and workforce housing), childcare, hospitality and commercial flex space to the County's portfolio, and leasing existing building space or excess property as market conditions allow, with the goal that lease revenue will cover the costs to maintain and operate the specific property.

- Provide an interchangeable and scalable phased plan that allows for prudent and affordable County financing and project implementation for both public and private portions of the project, over the course of the facilities strategic plan development.

- Advance environmental sustainability, energy efficiency, and climate resilience.

COMMUNITY INTEGRATION, HOUSING & TRANSPORTATION CONNECTIVITY GOALS

- Explore opportunities to incorporate walkable open and green spaces into the community while integrating the County's Civic Center into the adjacent neighborhoods by actively connecting County public facilities and property with local people and places by designing shared spaces to create hubs that naturally foster interaction, ensuring harmony with existing neighborhoods.

- Foster collaboration with the City of Santa Ana and other public and nonprofit stakeholders to create opportunities to improve the local housing stock, including affordable housing, and public amenities.

- Foster collaboration with local stakeholders to ensure that new development incorporates community priorities and supports a cohesive civic environment.

- Promote transit-supportive, mixed-use development patterns that reduce reliance on automobiles, alleviate traffic congestion, encourage pedestrian and bicycle access,

incorporate walkable open and green spaces, and strengthen connections to surrounding neighborhoods.

- Promote inclusive workforce opportunities that provide pathways for individuals to connect to new affordable and market-rate housing and other County community projects.

COUNTY OPERATIONAL & FACILITIES MODERNIZATION GOALS

Service Delivery and Operational Efficiency

- Improve the delivery of County services to the community by grouping similar and related services within a centrally located, walkable campus environment.

- Improve functional department adjacencies and efficiency, including logical physical relationships that support collaboration and ease of access for staff and the public.

- Refinement of County occupancy standards to support efficient space utilization, flexible workplace models, and potential mixed-use applications.

Facilities Modernization and Risk Mitigation

- Address the aging real estate portfolio and deferred maintenance costs through improved and modernized facilities.

- Address possible risk to County assets including seismic, environmental, and infrastructure related concerns by constructing new and modernized structures, where feasible.

- Improve space usage and efficiencies resulting in lower long-term operating costs and more flexible, shared-use spaces.

- Incorporate safety and security features that balance public protection with an open and accessible civic environment.

Long-Term Facilities Planning and Campus Phasing

- Improve long-term operating and maintenance costs for County-owned buildings through sustainable design, shared infrastructure, and lifecycle cost management.

- Capitalize on the investment in, and utilization of, the Central Utility Facility by concentrating adjacent public facility development and compatible mixed uses.

- Relocate all related core County functions into centrally owned and adjacent facilities to support operational efficiency and cohesive campus planning.

- Provide a logical, flexible, phased, long-term plan that supports evolving County needs and coordinated site development.