

THOUSAND OAKS

CIVIC ARTS PLAZA

REDEVELOPMENT PROJECT



KATELYN RHEINSCHILD
LANDSCAPE DESIGN 3, SUMMER 2020

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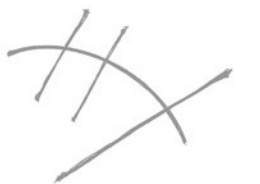


PROJECT INTRODUCTION

The Thousand Oaks Civic Arts Plaza is a Performing Arts Center and City Hall for the City of Thousand Oaks. City Hall includes the Planning and Building Department, Public Works and Other City Departments. The Civic Arts Plaza is also home to the Bank of America Performing Arts Center which includes, the Fred Kavli theater (1,800- seat theater) and the Janet and Ray Scherr Forum theater (394- seat theater). The site also includes a 750 space - 5 level parking structure.

The City Of Thousand Oaks has decided to move forward with the development of a campus Master Plan for the Civic Arts Plaza. This Master Plan will become a piece of the larger Core Master Plan that will encompass a town square concept, improve pedestrian connections from the town square to the Civic Arts Plaza building, create retail and entertainment on the westside property and improve walkability along Thousand Oaks Boulevard.

The following project consists of the semi developed land area in front of the Thousand Oaks Civic Arts Plaza. Program elements include new entry areas for the Civic Arts Plaza, safe and improved pedestrian connections and an overall enhancement of the experince for users.



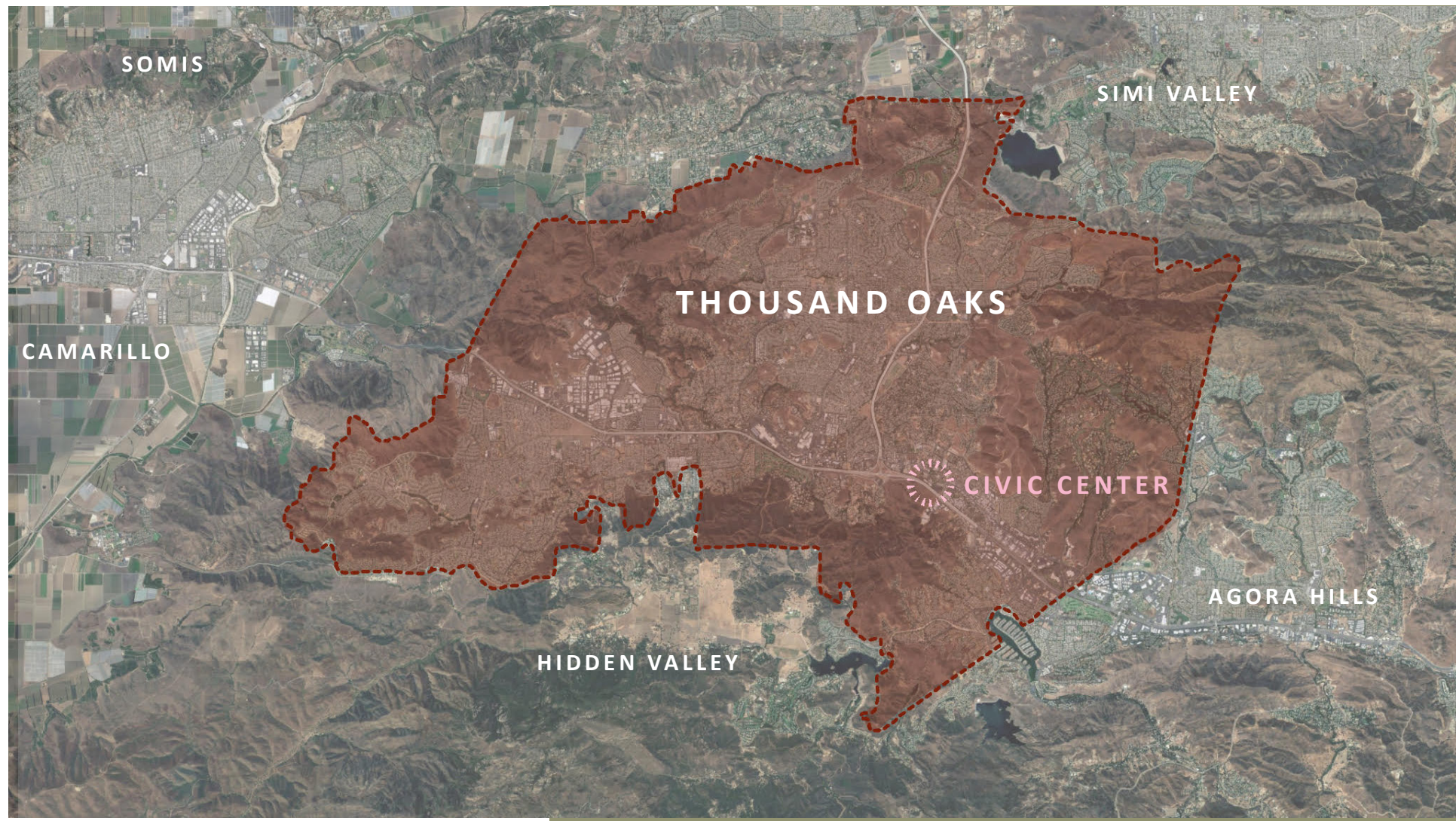


S E T T I N G

MAP 1: STATE OF CALIFORNIA



MAP 2: CITY OF THOUSAND OAKS



STATISTICS

Total Area: 55.41 sq mi
 Land Area: 55.26 sq mi
 Water Area: 0.14 sq mi
 Elevation: 886 ft
 Designated Open Space: 15,194 acres
 Coordinates: 34°11'22"N 118°52'30"W
 Estimated population (2029): 126,813

LOCATION

Thousand Oaks is located in Southern California and is the second- largest city within the Ventura County. Thousand Oaks is approximately 40 miles from Downtown Los Angeles and approximately 60 miles from the city of Santa Barbara. Thousand Oaks sits nestled in the Conejo Valley about 12 miles East of the Pacific Ocean. Surrounding cities include: Camarillo, Somis, Simi Valley, Agora Hills and Hidden Valley.

CLIMATE

Being located in Southern California, the region of Thousand Oaks experiences a Mediterranean climate of dry summers, mild winters and moderate rainfall.

SITE CONTEXT

LEGEND

-  SITE
-  RESIDENTIAL
-  COMMERCIAL
-  PUBLIC GARDEN
-  MEDICAL

The Thousand Oaks Civic Arts Center is commonly referred to as the “Core of the City”. The property is situated on Thousand Oaks Boulevard and sits between Dallas Drive and the The Lakes Drive. Thousand Oaks Boulevard is lined with Residential communities, Commercial buildings, Public Gardens and a Medical facility (Urgent Care).



The Lakes Shopping Center



Gardens Of The World



Mastro's Steakhouse - Restaurant



Atria Grand Oaks - Residential

SITE OVERVIEW

The following project consists of the semi developed land area in front of the Thousand Oaks Civic Arts Plaza. Program elements include new entry areas for the Civic Arts Plaza, safe and improved pedestrian connections and an overall enhancement of the experience for users. The Thousand Oaks Civic Arts Plaza redevelopment project is divided into four main areas. These areas will be looked at closer in the following existing photo sets.

AREA 1

This area of the site can be entered from Thousand Oaks Boulevard and Dallas Drive. Both theaters and City Hall can be accessed through the second floor entrance. The existing parking area is open to the public and utility loading docks are also located in this area.

AREA 2

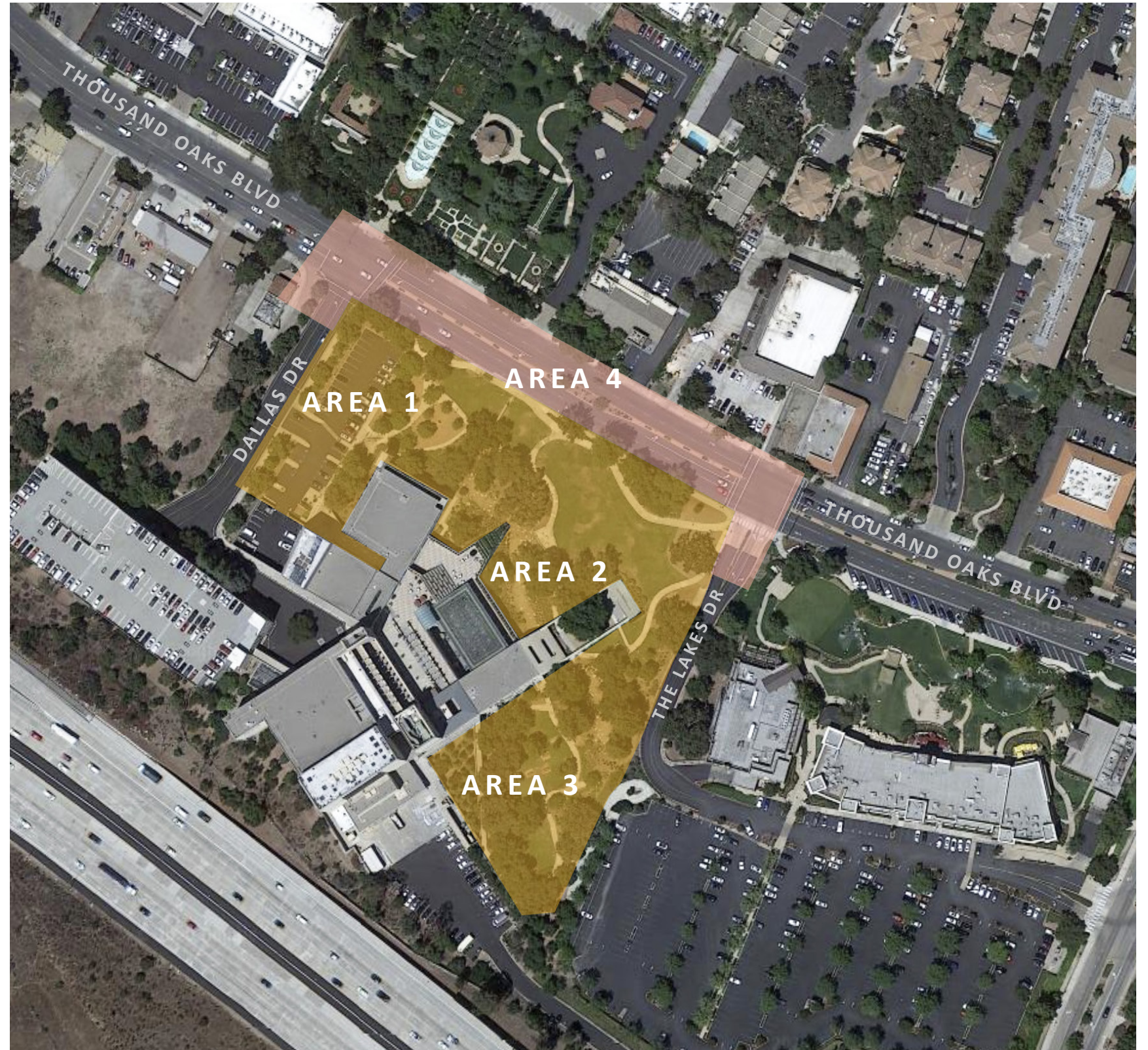
This area of the site is mainly entered by pedestrians from along Thousand Oaks Boulevard. City Hall's main entrance is also located in this area of the site.

AREA 3

This area can be entered from the Lakes Shopping Center's parking lot and consists of the most amount of slope.

AREA 4

This area of the site consists of the Civic Arts Plaza's front street scape. Thousand Oaks Boulevard is the main road with two pedestrian and vehicular intersections at Dallas Drive and The Lakes Drive.



EXISTING PHOTO SETS- AREA 1



1
Main entrance for visitors of City Hall. Photo was taken facing South.



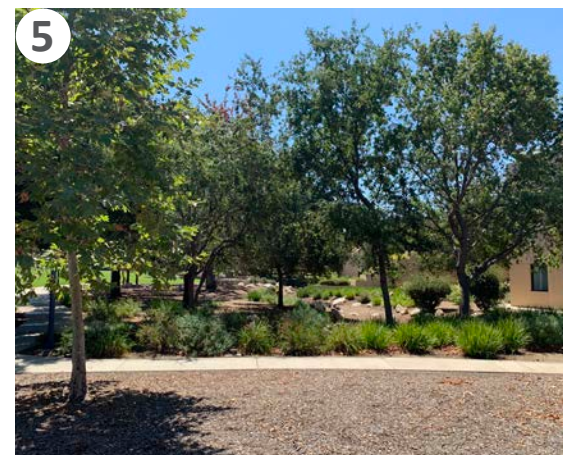
2
Loading docks for the Forum Theater. Photo was taken facing South/ East.



3
Public and accessible parking lot. Photo was taken facing North.



4
Stretch of lawn between City Hall entrance and Thousand Oaks Blvd. Photo was taken facing South/ East



5
Young Oak tree grove near entrance of City Hall. Photo was taken facing East.

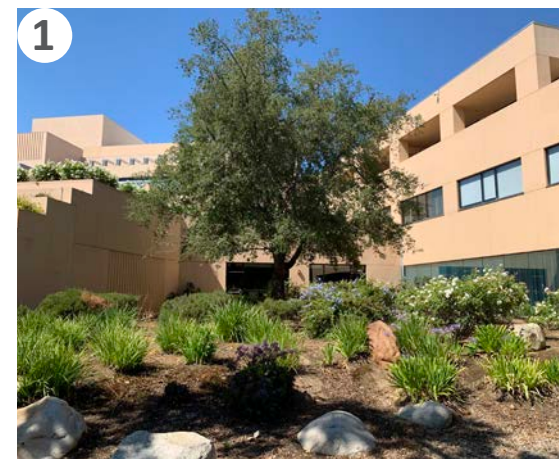


6
View of City Hall office windows. Photo was taken facing West while standing in dry creek bed.



7
Path leading to entrance of City Hall. Photo was taken facing East.

EXISTING PHOTO SETS- AREA 2



1
Entrance to City Hall. Photo was taken facing South.



2
Terraced planter. Photo was taken facing South West.



3
Large lawn and terraced planters. Photo was taken facing South West.



4
Sidewalk and Lawn between Civic Center and Thousand Oaks Blvd. Photo was taken facing East.



5
Extended outdoor room. Picture was taken facing South.

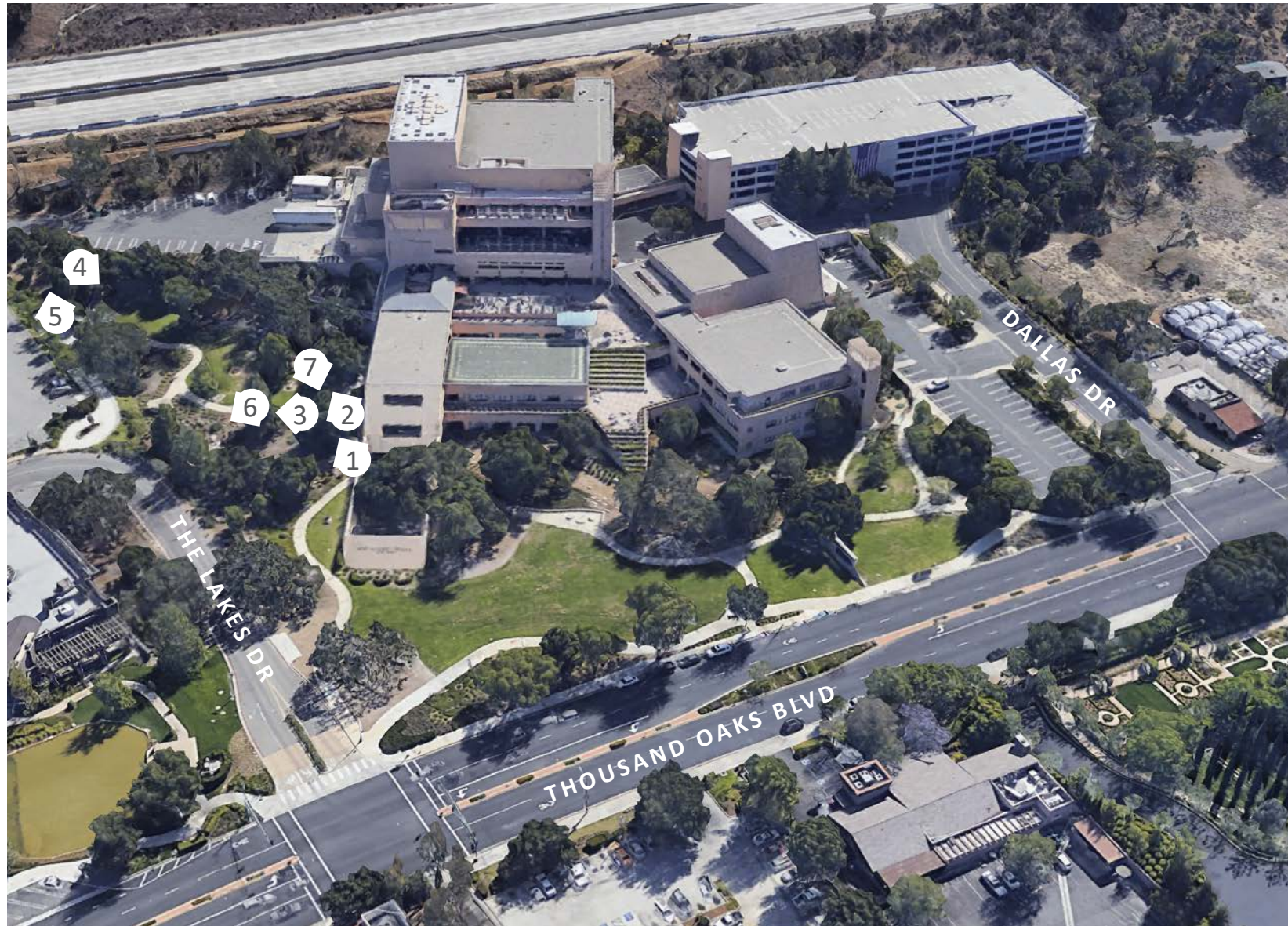


6
Inside extended outdoor room. Photo was taken facing North/ East.



7
Outer wall of extended outdoor room. Photo was taken facing South /West.

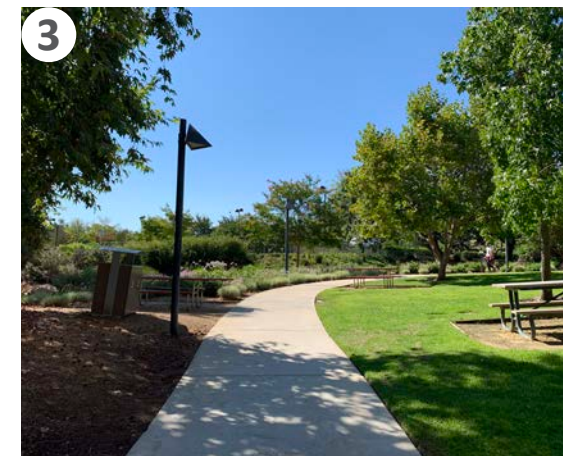
EXISTING PHOTO SETS- AREA 3



1 Dry creek bed and sloping lawn. Photo was taken facing South.



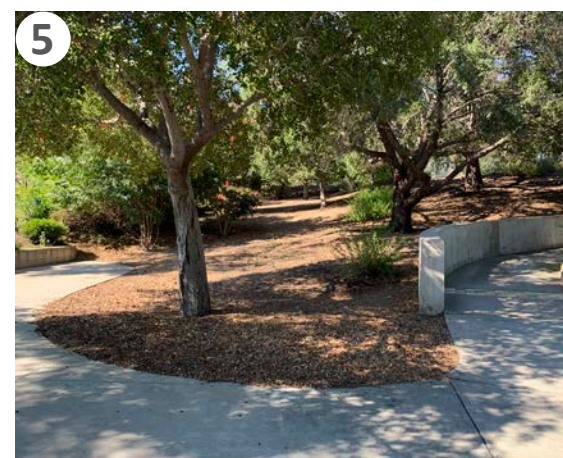
2 Sloping lawn and existing Oak tree grove. Photo was taken facing South.



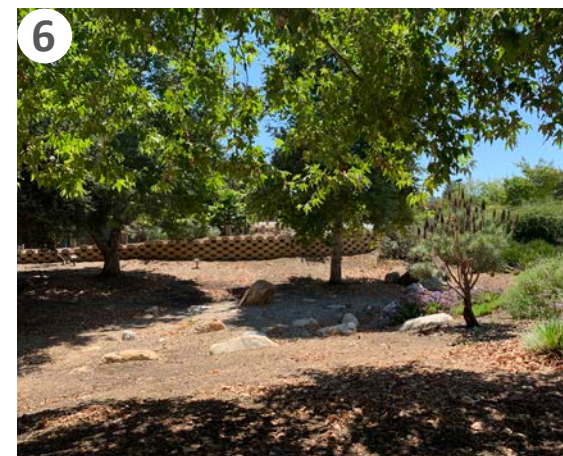
3 Pathway leading building's south ramped entrance and The Lake's parking lot. Photo was taken facing South / East.



4 View from under Oak tree grove. Photo was taken facing North.



5 Area between The Lake's Parking lot access and the building's south ramped entrance. Photo was taken facing South.

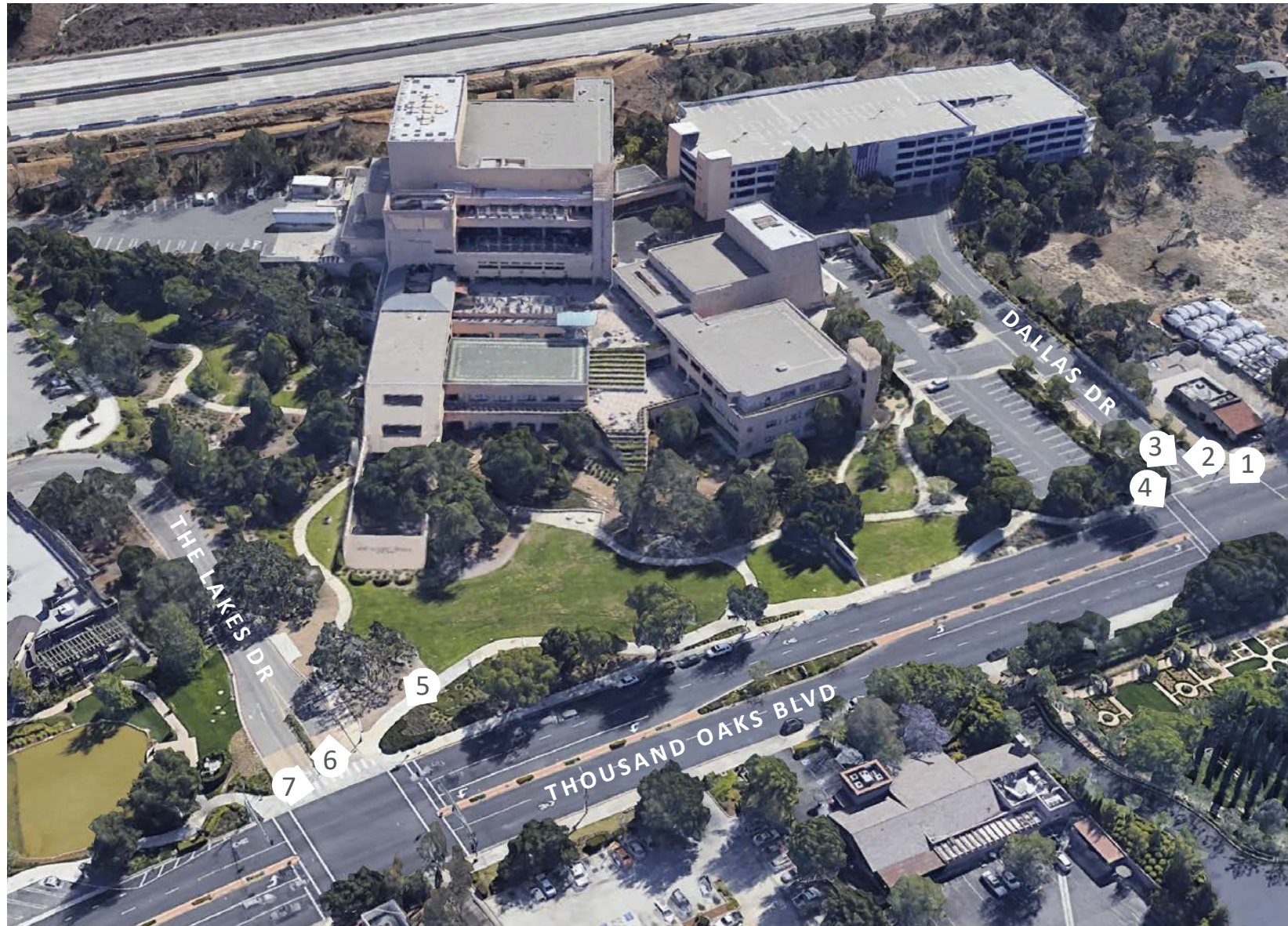


6 Dry creek bed under Oaks and Sycamores. Photo was taken facing East.

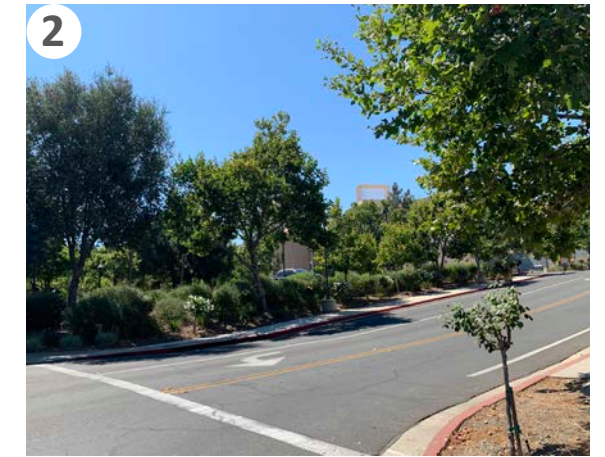


7 View of extended outdoor room. Photo was taken facing North.

EXISTING PHOTO SETS- AREA 4



1
View of Thousand Oaks Blvd. and Dallas Dr. intersection and pedestrian crossing. Photo was taken facing East.



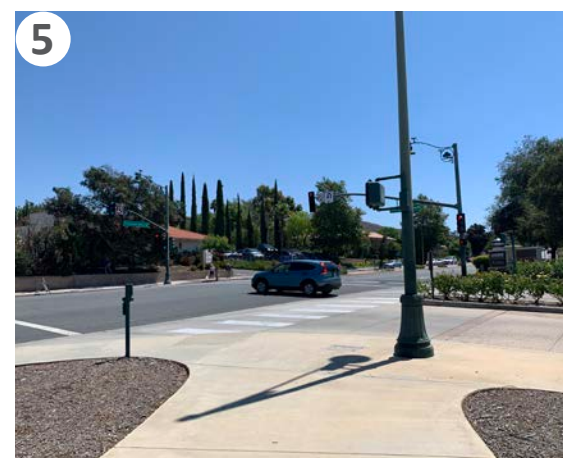
2
View of Dallas Dr. Photo was taken facing South / East.



3
Thousand Oaks Blvd. and Dallas Drive intersection. Photo was taken facing North / West.



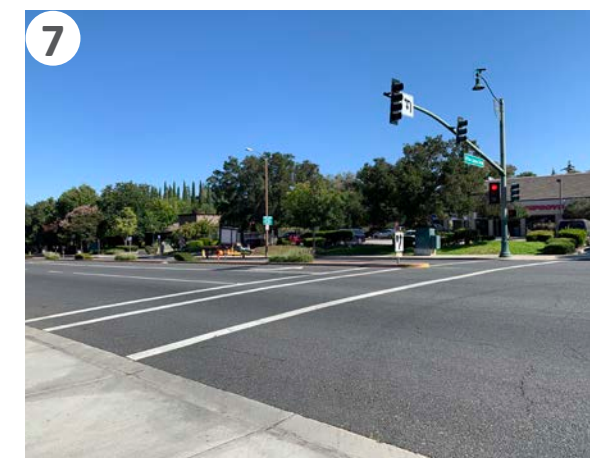
4
Thousand Oaks Blvd. and Dallas Drive intersection. Photo was taken facing North.




5
Thousand Oaks Blvd. and The Lakes Dr. intersection. Photo was taken facing East.



6
The Lakes Dr. heading towards The Lakes's parking lot. Photo was taken facing South.



7
Thousand Oaks Blvd. and The Lakes Dr. intersection. Photo was taken facing North.



GOALS & OBJECTIVES

GOALS & OBJECTIVES

GOAL: Provide ample space for community gatherings such as farmer's markets, art fairs, festivals and live performances.

OBJECTIVE: Integrate large open spaces and stages throughout the site.

GOAL: Develop a better connection between people and the building.

OBJECTIVE: Create direct and visible pathways that use paving patterns to help guide visitors. Use building orientation to create and connect the landscape.

GOAL: Create safe and efficient pedestrian circulation throughout the site.

OBJECTIVE: Bring pedestrian circulation away from Thousand Oaks Boulevard and develop pathways and spaces to help move pedestrians through.

GOAL: Provide visual relief to Thousand Oaks Community.

OBJECTIVE: Integrate water features, lush plantings and complementary color palettes.

GOAL: Create a stronger connection between the Civic Arts Plaza and its surrounding public spaces.

OBJECTIVE: Provide direct pedestrian access points between The Lakes Shopping Center and Gardens of the World (Public Garden).

GOAL: Preserve natural qualities of the site.

OBJECTIVE: Protect mature Oak trees where and whenever possible. Maintain Oak Savannah as dominant plant community.

GOAL: Address building mass.

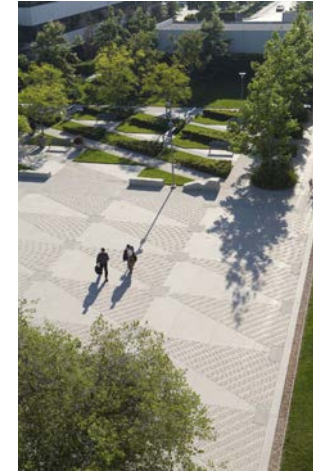
OBJECTIVE: Use a series of low walls, seat walls and medium sized trees to create a more comfortable scale.



Local farmers market



Visually clear building entrance



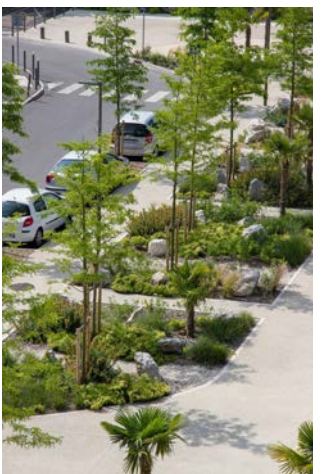
Helpful paving patterns



Public water feature



Outdoor Live Music



Planted street buffer



Low seat walls



Lush planting with tall grasses



My inspiration for this project is drawn from the surrounding mountains that create the Conejo Valley. In particular, I found the curved lines of the mountain ridges and the swaths of wildflowers to be intriguing. The earthy textures and color tones of orange, sage and purple also create a considerable palette.

All Hillside photos are of the surrounding Conejo Valley unless noted.

Pictured to the left: *'My Front Yard, Summer 1941'* Painted by Georgia O'keeffe. This painting is of Pedernal Mountain, located in Northern New Mexico.



Pictured to the left: A wild yet simple garden at Presqu'ile Winery, Santa Maria, CA.



O P P O R T U N I T I E S & C O N S T R A I N T S

OPPORTUNITIES

SITE FACTORS

1. City Hall offices- 87,000sf (first and second level entrances)
2. Forum Theatre - 22,200sf (second level entrance)
3. Kavli Theatre- 99,700sf (third level entrance)
4. Parking garage- 231,000sf
5. Founder's Room (lodge level)
6. Light well (first level)
7. Elevator locations
8. Information desk (second level)
9. Stairwell access (second level)
10. Meeting rooms (third level)
11. Water feature (third level terrace)
12. Front door plaza (building exterior)
13. Turn-around (third level)
14. Truck/bus access (third level)
15. Outdoor event area (building exterior)
16. East entry ramp (third level)
17. East entry stairwell (first level)
18. Loading docks
19. Box office (third level)



LEGEND

1. Flexible parking
2. Clear building orientation
3. Open space with no protected Oak trees
4. Space to widen or offset sidewalk away from Thousand Oaks Blvd.
5. Convert planter back to intended staircase
6. Strengthen City Hall entrance
7. Clearing to connect The Lakes shopping Center to the site
8. Clearing to connect proposed Museum to the site (Westside prop.)
9. Shade areas provided by Oak trees



CONSTRAINTS

SITE FACTORS

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LEGEND

1. Entire north edge of site sits on busy boulevard
2. Large protected Oak Trees surround building
3. No designated public parking along eastern edge of site
4. Main axis at Gardens of the World orients on Dallas Drive and the Civic Center parking structure



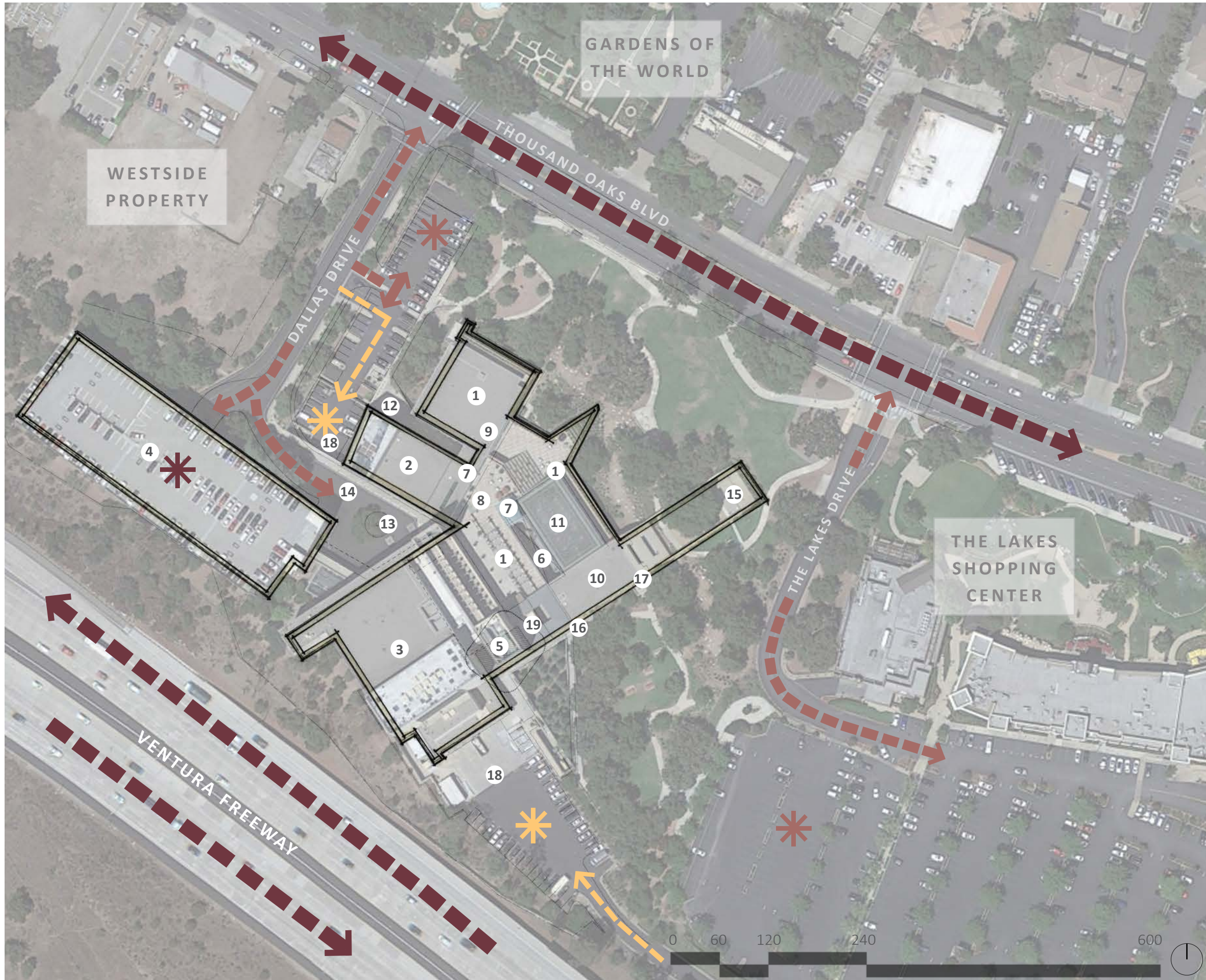


A N A L Y T I C A L D I A G R A M S

VEHICULAR CIRCULATION & PARKING

SITE FACTORS

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LEGEND

- Primary circulation**
←→
- Secondary Circulation**
←→
- Service Circulation**
←→
- Primary Parking**
*
- Secondary Parking**
*
- Service Parking**
*



PEDESTRIAN CIRCULATION & BUILDING ENTRANCES

SITE FACTORS

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LEGEND

- Primary circulation**
◀●●●●●▶
- Secondary Circulation**
◀●●●●●▶
- Service Circulation**
◀●●●●●▶
- Primary Entrance**
✱
- Secondary Entrance**
✱
- Service Entrance**
✱



TOPOGRAPHY

SITE FACTORS

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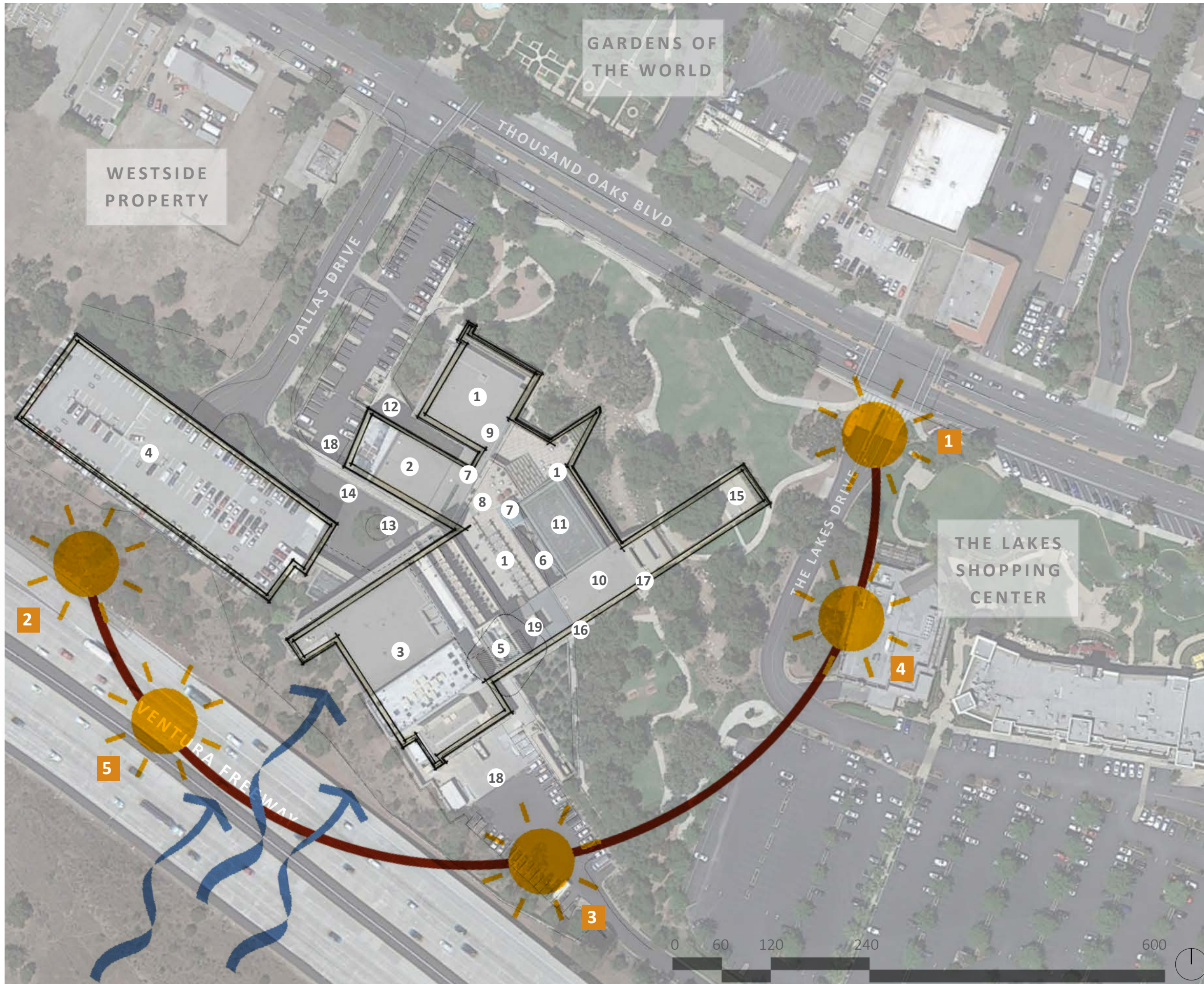
- Mostly Level
- Moderate Slopes
- Steep Slopes



WIND DIRECTION & SUN PATH

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LEGEND



Prevailing Winds

- 1** Summer Sun Rise
- 2** Summer Sun Set
- 3** Noon
- 4** Winter Sun Rise
- 5** Winter Sun Set



EXISTING TREE CANNOPY

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LEGEND

-  Oaks
-  Sycamores
-  Pines
-  Other



PROTECTED OAK TREES

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LEGEND



All Oak trees and Landmark trees within the city of Thousand Oaks, are protected by law.

On this particular site, the large and specimen Oak trees are comprised of two different varieties.

1. *Quercus lobata* - Deciduous Valley Oak



2. *Quercus agrifolia* - Evergreen Coast Live Oak



The health and location of all existing Oak trees will be extensively considered before any decisions to relocate or remove.



CASE STUDIES

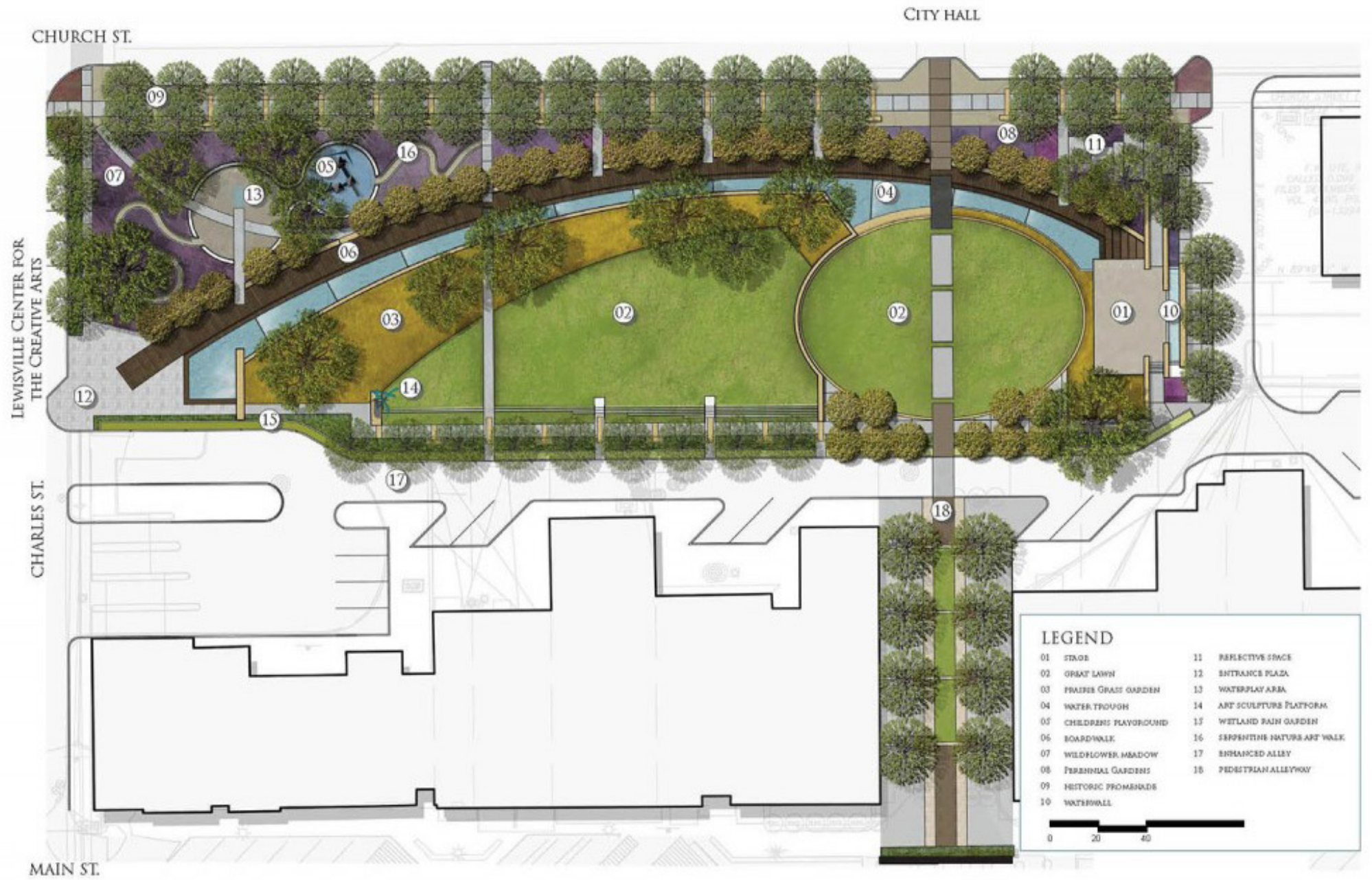
CASE STUDY #1

WAYNE FERGUSON PLAZA

Lewisville, TX

landscape architect: Design Workshop

- Encourages community gatherings
- Uses axis of City hall and Grand Theater
- Water features
- Open lawn for hosting and entertainment



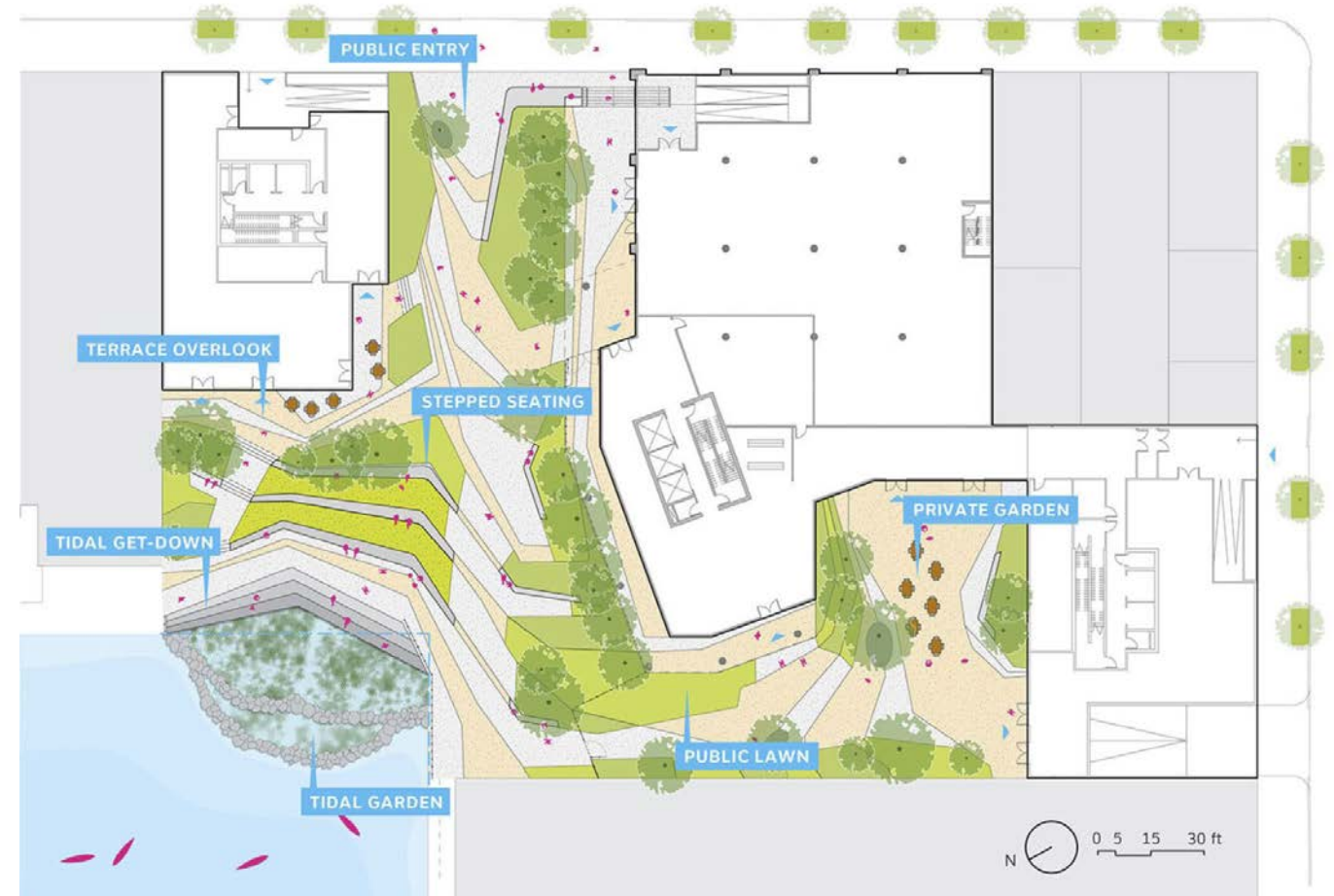
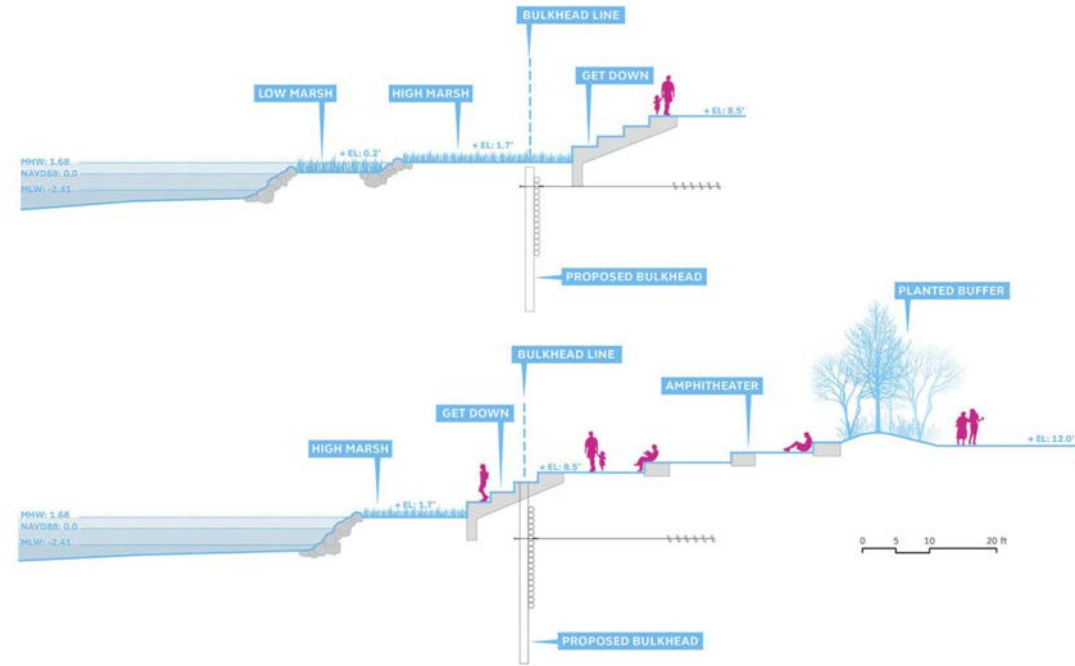
CASE STUDY #2

PARAGON POINT INTERTIDAL PLAZA

Queens, NY

landscape architect: SCAPE

- Mixed use
- Plaza and Streetscape
- Series of geometric terracing
- Terraced seat walls



CASE STUDY #3

THE COMMONS

Minneapolis, KY

landscape architect: HargreavesJones

- Civic landscape
- Promenads
- Garden zones
- Diverse program
- Strong urban connections in all directions



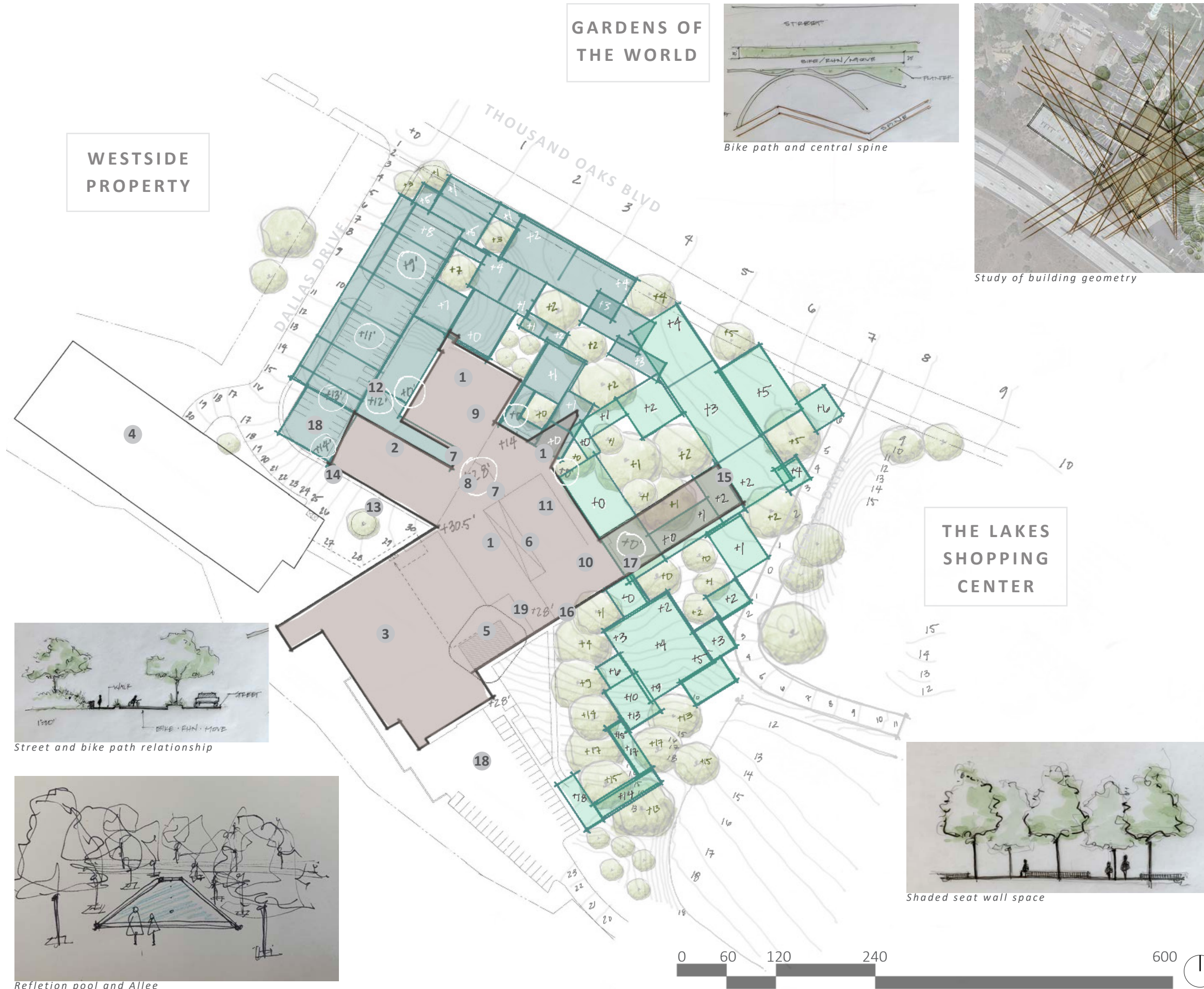


C O N C E P T D E V E L O P M E N T

SPACE SEEKING STUDY & CONCEPT SKETCHES

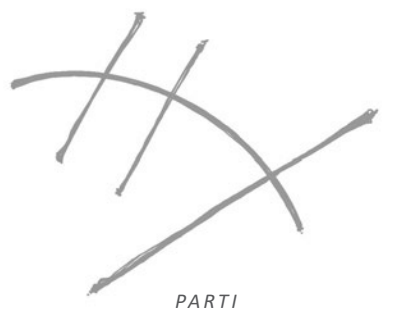
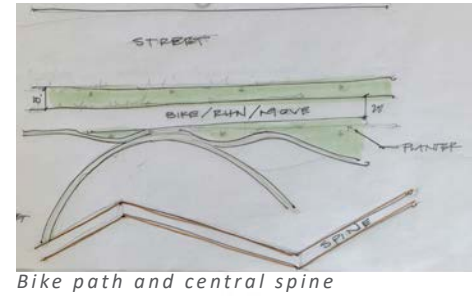
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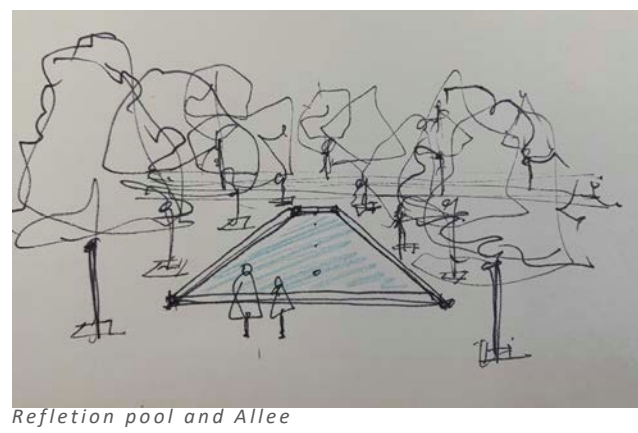


WESTSIDE PROPERTY

GARDENS OF THE WORLD



THE LAKES SHOPPING CENTER



SPACE STUDY COLLAGE

SITE FACTORS

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LEGEND

1. Arched wall
2. Amphitheater
3. Outdoor chess game
4. Garden area
5. Terracing seat walls
6. Shaded rest areas
7. Grid of trees
8. Bike path
9. Street trees
10. Central pathway
11. Entry plaza





R E D E V E L O P E D S I T E P L A N

BUBBLE DIAGRAM

GOAL: Provide ample space for community gatherings such as farmer's markets, art fairs, festivals and live performances.

OBJECTIVE: Integrate large open spaces and stages throughout the site.

GOAL: Develop a better connection between people and the building.

OBJECTIVE: Create direct and visible pathways that use paving patterns to help guide visitors. Use building orientation to create and connect the landscape.

GOAL: Create safe and efficient pedestrian circulation throughout the site.

OBJECTIVE: Bring pedestrian circulation away from Thousand Oaks Boulevard and develop pathways and spaces to help move pedestrians through.

GOAL: Provide visual relief to Thousand Oaks Community.

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OBJECTIVE: Provide direct pedestrian access points between The Lakes Shopping Center and Gardens of the World (Public Garden).

GOAL: Preserve natural qualities of the site.

OBJECTIVE: Protect mature Oak trees where and whenever possible. Maintain Oak Savannah as dominant plant community.

GOAL: Address building mass.

OBJECTIVE: Use a series of low walls, seat wall and medium sized trees to create a more comfortable scale.

BIG IDEA



To create a space with a sense of identity. I want the space to feel like it belongs to the Building, the Building's occupants and the Building's visitors, while maintaining a clear invitation to the community. My pathways and spaces are comprised of strict geometry directly related to the building's orientation. I then create contrast with the planted areas by using soft textures such as swaths of wildflowers and tall grasses that help ease the building's edges as well as create movement throughout the landscape.



REDEVELOPED SITE PLAN OF THOUSAND OAKS CIVIC ARTS PLAZA

SITE FACTORS

1. City Hall offices- 87,000sf (first and second level entrances)
2. Forum Theatre - 22,200sf (second level entrance)
3. Kavli Theatre- 99,700sf (third level entrance)
4. Parking garage- 231,000sf
5. Founder's Room (lodge level)
6. Light well (first level)
7. Elevator locations
8. Information desk (second level)
9. Stairwell access (second level)
10. Meeting rooms (third level)
11. Water feature (third level terrace)
12. Front door plaza (building exterior)
13. Turn-around (third level)
14. Truck/bus access (third level)
15. Outdoor event area (building exterior)
16. East entry ramp (third level)
17. East entry stairwell (first level)
18. Loading docks
19. Box office (third level)



LEGEND

NEW FEATURES

1. Pedestrian entrance at Dallas Drive
2. Service vehicle entrance at Dallas Drive
3. Seatwall plaza
4. Reflection pool and Jacaranda Allee
5. Bike path
6. Pedestrian entrance at Thousand Oaks Blvd and The Lakes Dr
7. Large curved wall
8. Planted plaza
9. City Hall passageway
10. Oak Court
11. Staircase to upper terrace
12. Shaded court
13. Open lawn / sculpture field
14. Gravel sculpture garden
15. Outdoor chess game
16. Archaeological play
17. Amphitheater
18. Connection to The Lakes Shopping Center parking lot
19. Planted streetscape

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KEY ELEMENTS



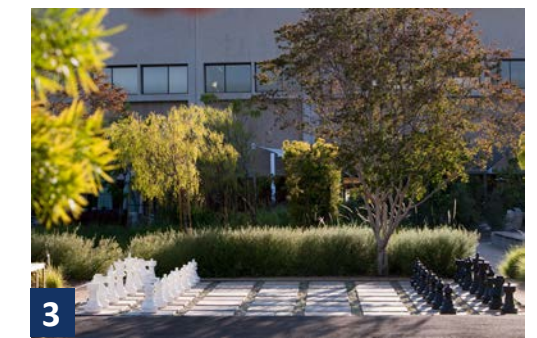
1

JACARANDA ALLEE



2

PLANTED PLAZA



3

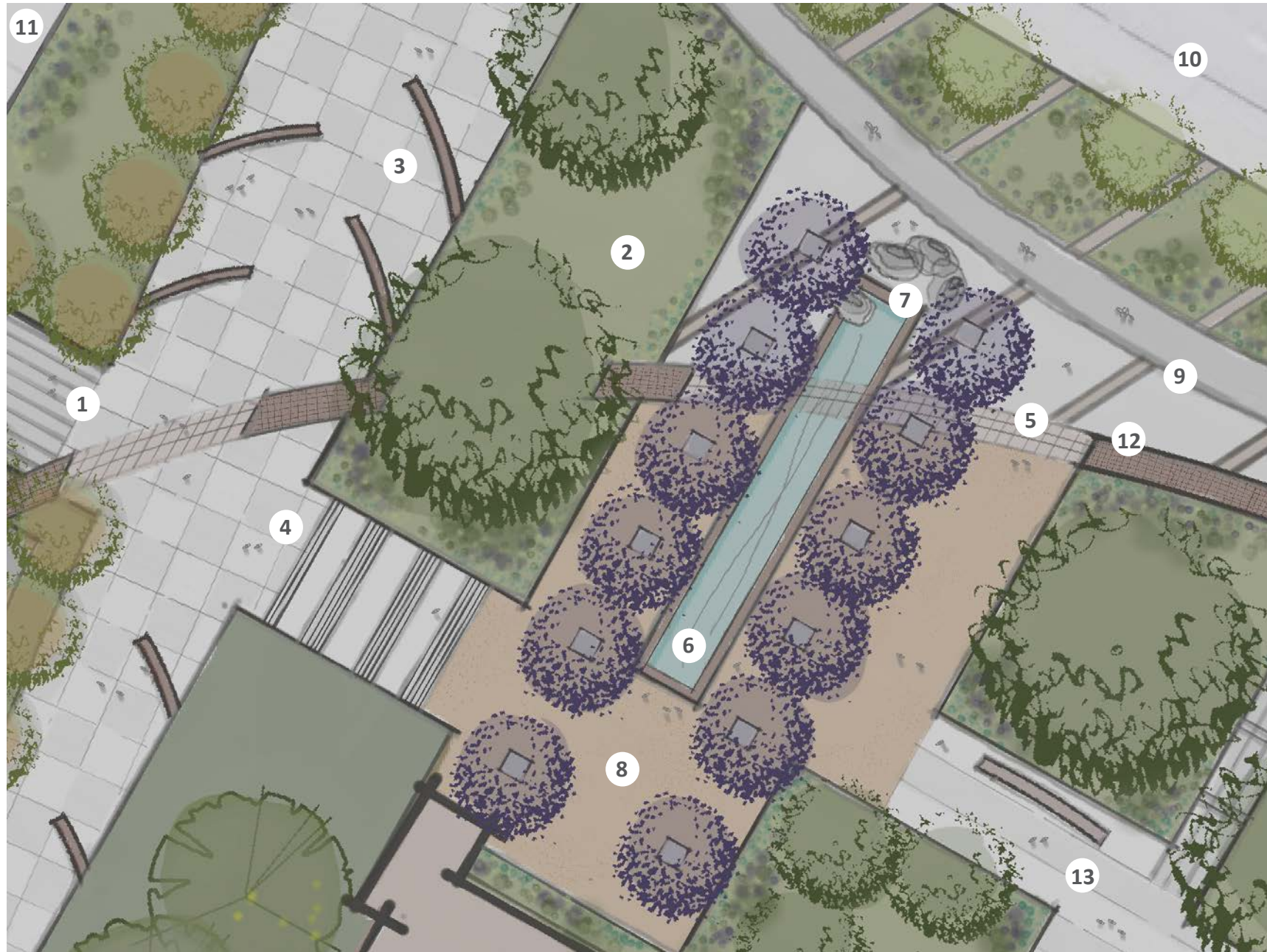
OUTDOOR CHESS GAME



4

AMPHITHEATER

REDEVELOPED SITE PLAN OF THOUSAND OAKS CIVIC ARTS PLAZA



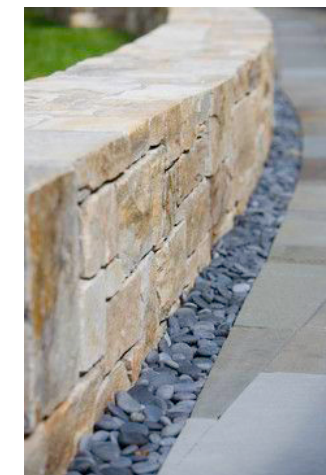
LEGEND

- 1. Pedestrian entrance at Dallas Dr.
- 2. Planted slope
- 3. Seatwall Plaza
- 4. Staircase
- 5. Paving pattern
- 6. Reflection pool with low seat wall
- 7. Large boulder grouping with signage facing north.
- 8. Jacaranda Alee
- 9. Bike path
- 10. Thousand Oaks Blvd.
- 11. Dallas Dr.
- 12. Stacked stone wall
- 13. Pathway to City Hall entrance



KEY MAP

ENLARGEMENT



Stacked stone wall



Water feature - Eckbo



Jacaranda Alee



Agave attenuata
Foxtail agave



Ceanothus g.h. 'Yankee Point'
California Lilac



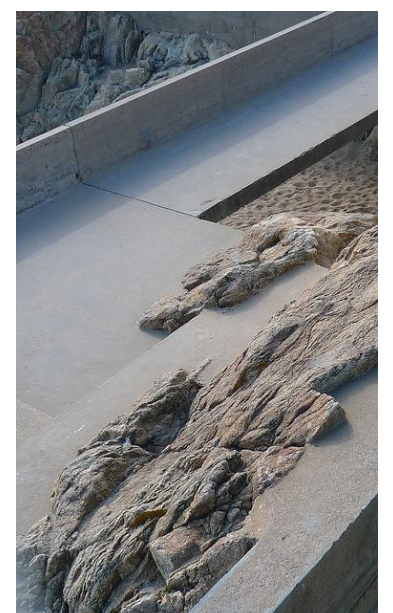
Perovskia 'Little Spire'
Russian Sage



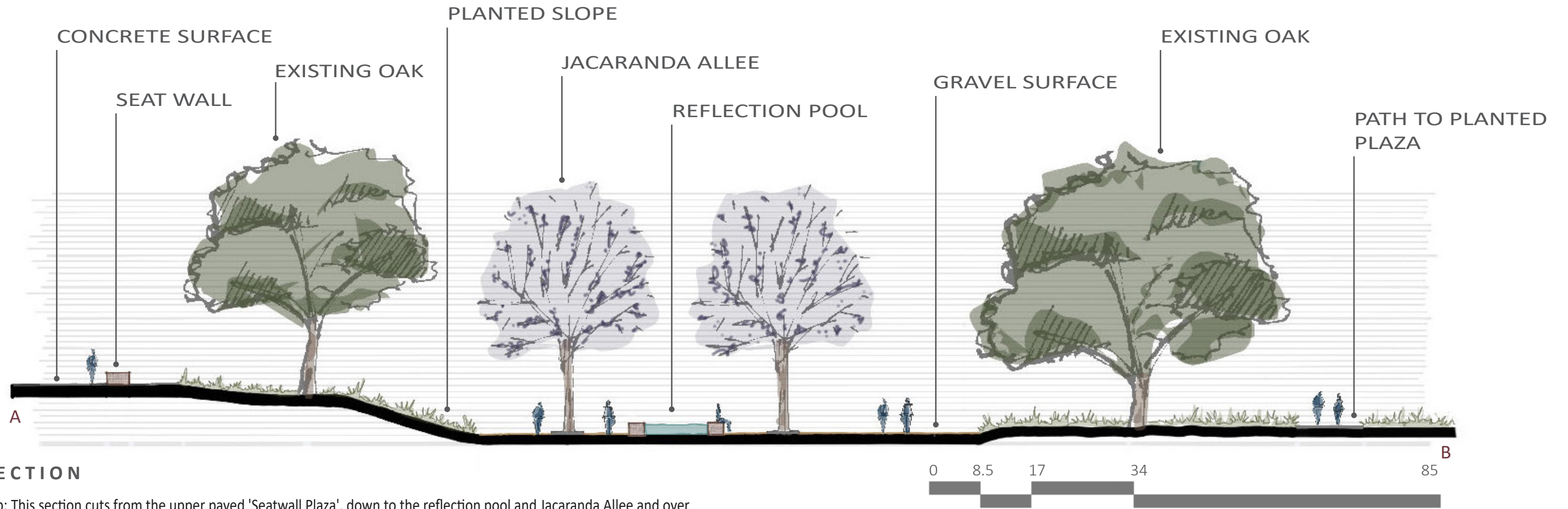
Teucrium fruticans
Bush Germander



Planted slope

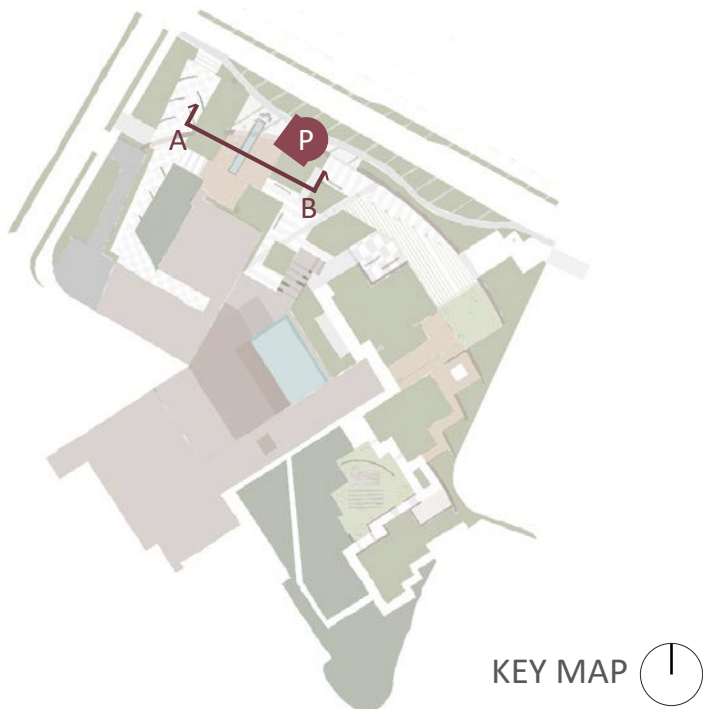


Inset boulders



SECTION

Top: This section cuts from the upper paved 'Seatwall Plaza', down to the reflection pool and Jacaranda Allee and over to the path that cuts through to the 'Planted Plaza'. The trees in this section consist of Existing Oak trees and Jacaranda tress. The Reflection pool height is at seat level.



KEY MAP

PERSPECTIVE

Right: Reflection pool with surrounding Jacaranda Allee (*Jacaranda mimosifolia*). Offices of City Hall can be seen in the background. Also in the background are large established California Sycamore Trees (*Platanus racemosa*) and Coast Live Oaks (*Quercus agrifolia*). The pictured staircase leads down from the 'Seatwall Plaza' and entrance at Dallas Dr.



REDEVELOPED SITE PLAN OF THOUSAND OAKS CIVIC ARTS PLAZA



LEGEND

1. Pedestrian entrance from Thousand Oaks Blvd. and The Lake's Dr.
2. Open lawn
3. Planted Plaza
4. Row of medium sized trees
5. Bike Path
6. Thousand Oaks Blvd.
7. Passageway to City Hall Entrance
8. Low seat walls
9. Oak court
10. Pathway to terrace stair-case.
11. Stacked stone wall
12. Arch of Jacaranda trees



KEY MAP 

ENLARGEMENT



Tree wells in concrete



Bike Path



Row of Jacaranda Trees



Eriogonum grande rubescens
San Miguel Island Buckwheat



Miscanthus sinensis
Chinese Silver Grass



Muhlenbergia rigens
Deer Grass



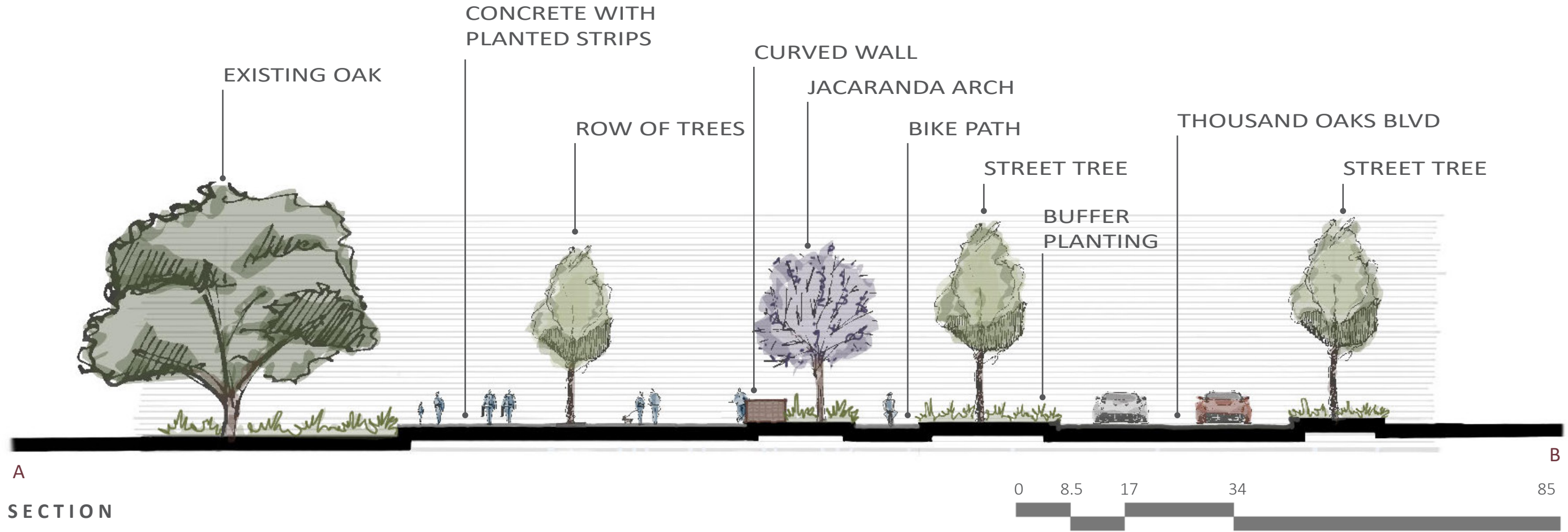
Senecio mandraliscae
Kleinia



Planted plaza



Open Lawn



A
SECTION

Top: This section shows two sides of the large curved wall running through the northern portion of the site. In this section, the left is Thousand Oaks Boulevard and the right is the 'Planted Plaza'. The proposed Bike path runs along the curved wall to the left of Thousand Oaks Boulevard.

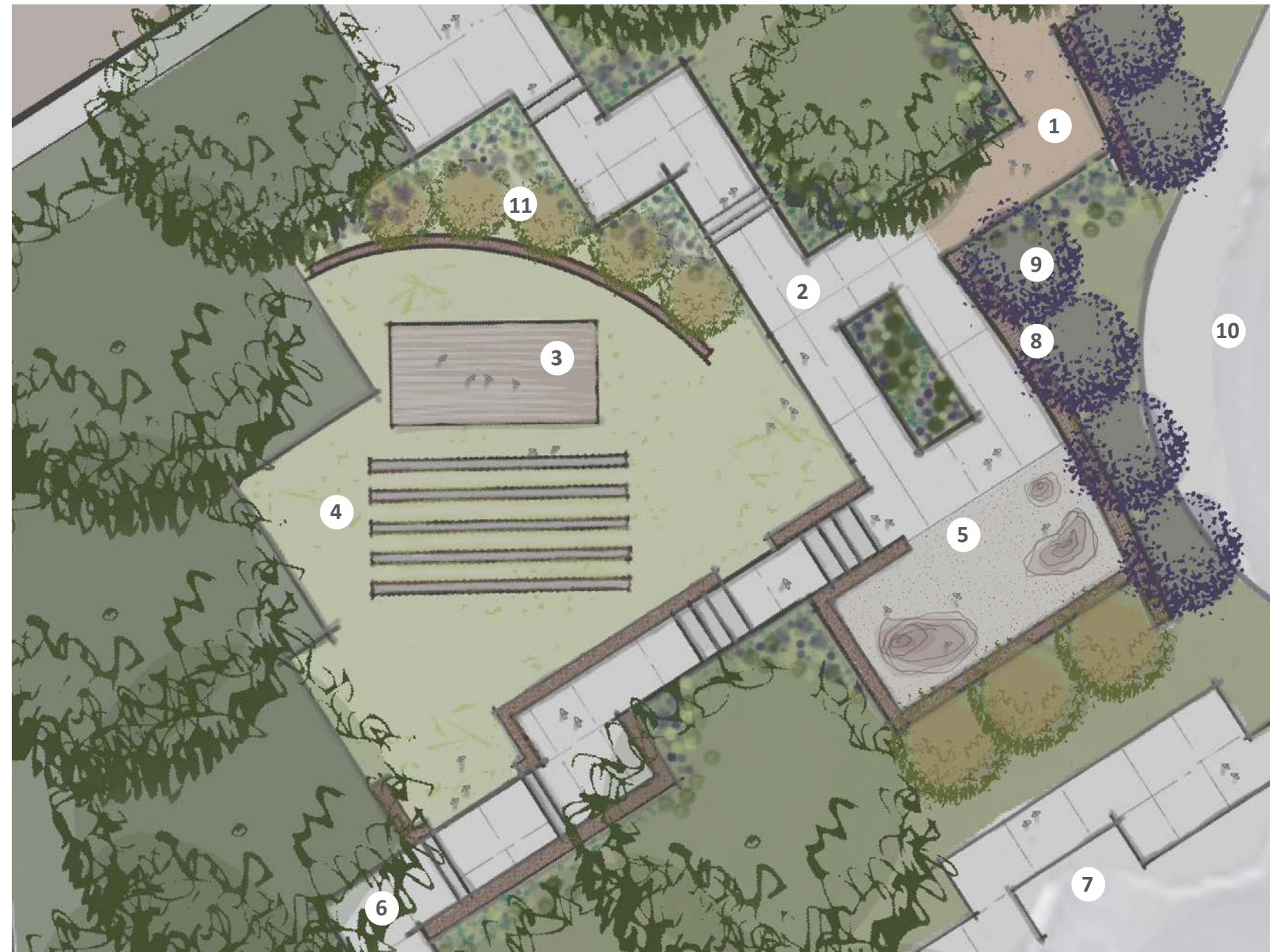


PERSPECTIVE

Right: Relationship between Thousand Oaks Boulevard and the proposed bike path. The area between is planted with trees, shrubs and groundcovers. Gravel strips that align with the building's orientation are also found within this buffer zone.



REDEVELOPED SITE PLAN OF THOUSAND OAKS CIVIC ARTS PLAZA



LEGEND

1. Gravel path from sculpture garden to amphitheater
2. Concrete pathways
3. Stage
4. Concrete and wood seating, set into slope
5. Archeological inspired play area
6. path to The Lakes Parking lot
7. The Lakes parking lot
8. Arched stone walls
9. Jacaranda trees
10. The Lakes Dr.
11. Ginkgo trees
12. Arched stone wall as stage backdrop



KEY MAP 

ENLARGEMENT



Amphitheater seating



Archeological inspired play



Bulbine frutescens
Stalked Bulbine



Salvia 'Allen Chickering'
Sage



Senecio mandraliscae
Kleinia



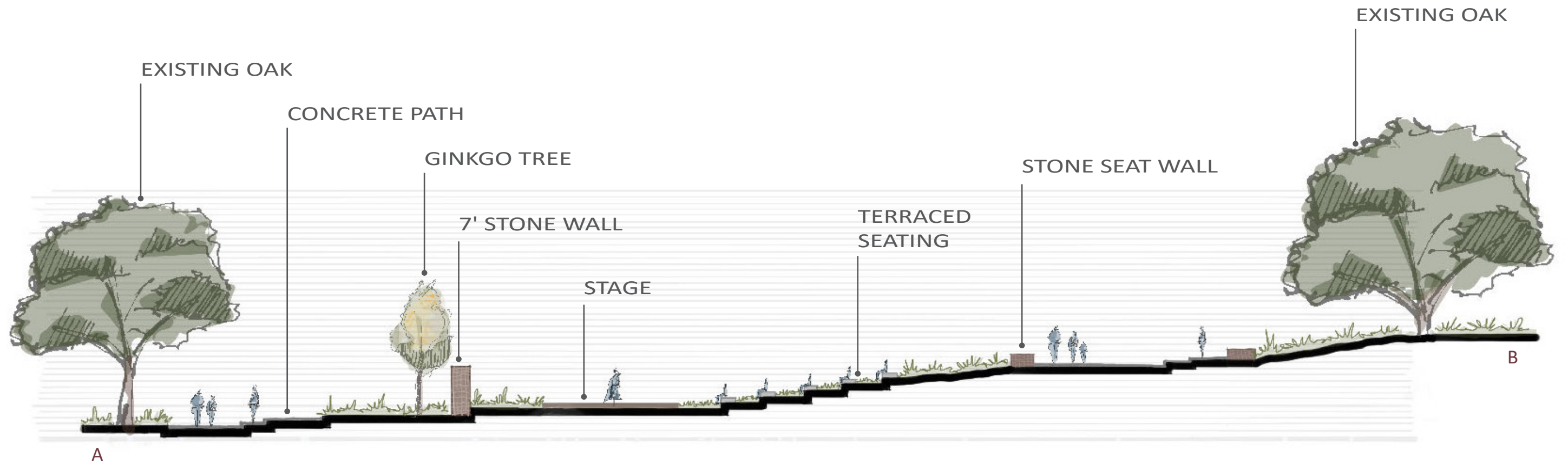
Sesleria autumnalis
Autumn Moor Grass



Row of Ginkgo trees

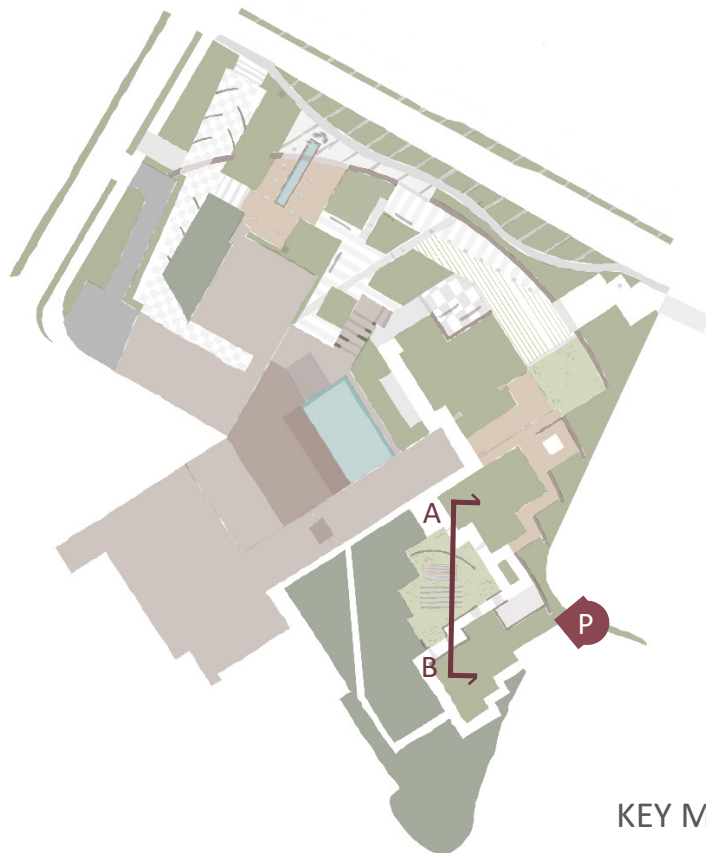


Gravel pathways and tall grasses



SECTION

Top: This section depicts how the amphitheater seating is nestled into the natural slope of the site. The amphitheater can double as a venue for live performances or outdoor classroom sessions.



KEY MAP

PERSPECTIVE

Right: Entertainment and children's play area. This area includes amphitheater seating built into the natural slope of the site with a stage and stone wall backdrop. Behind the stone wall backdrop is a row of Ginkgo trees (*Ginkgo biloba*). The children's play area is inspired by archaeological excavation with sand, boulders and Chumash artifacts ready to be discovered.





THANK YOU.