

# **PROJECT OVERVIEW**

The city of Thousand Oaks has a plan to re-develop its downtown core. It currently lacks an active and identifiable downtown – a destination for Thousand Oaks residents and visitors – a place where residents can meet, shop, and engage in civic and entertainment activities.

This downtown core encompasses 68-acres located along Thousand Oaks Blvd. This land is generally bounded by Highway 101, South Conejo School Road, and Erbes Road (Location maps to follow).

The centerpiece of this redevelopment lies at The Thousand Oaks Civic Arts Plaza (image to the left). This 440,00 sq ft complex is part City Hall, Civic Center, and houses a large regional 1800 seat performing arts theatre, a smaller 400 seat theater, 87,00 sq ft of office space, and an adjoining 750-space 5-story parking structure.

For this project the focus will be on the The Thousand Oaks Civic Arts Plaza and a Master Landscape Architecture Plan for it's 4 main surrounding zones, encompassing approximately 21 acres (Site maps to follow).

A front porch for the future downtown core if you will.

## THOUSAND OAKS CIVIC ARTS PLAZA

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"I HAVE ALWAYS BELIEVED THAT

IN HISTORY

VIBRA

NEEDS A

CENTER

-ELI BROAD

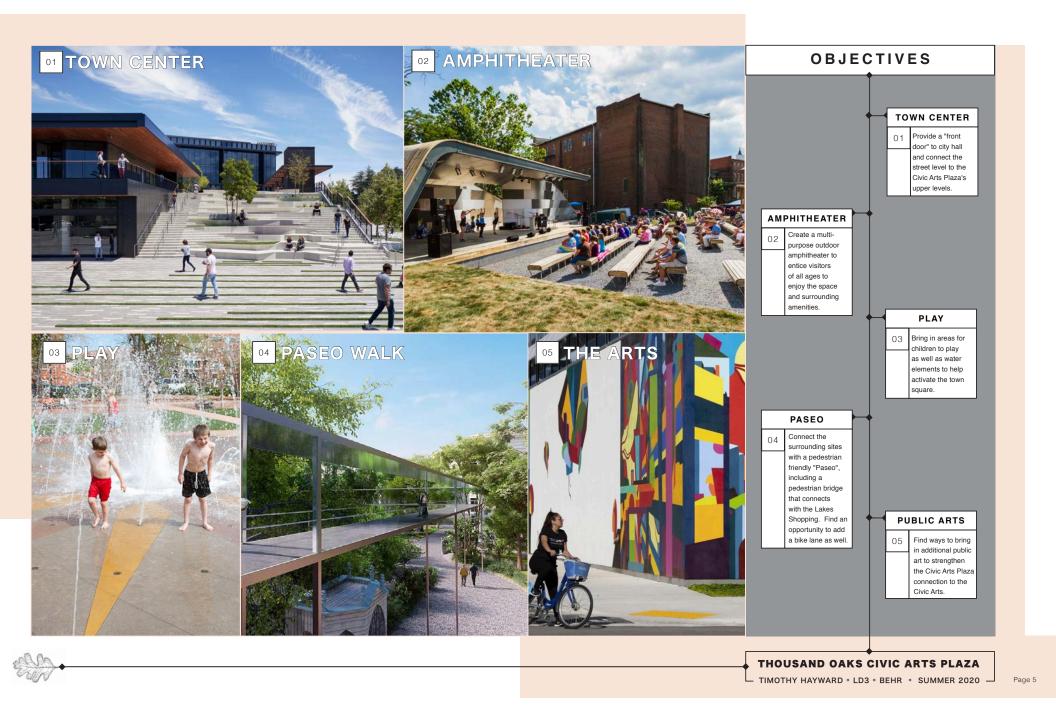
EVERY GREAT CI

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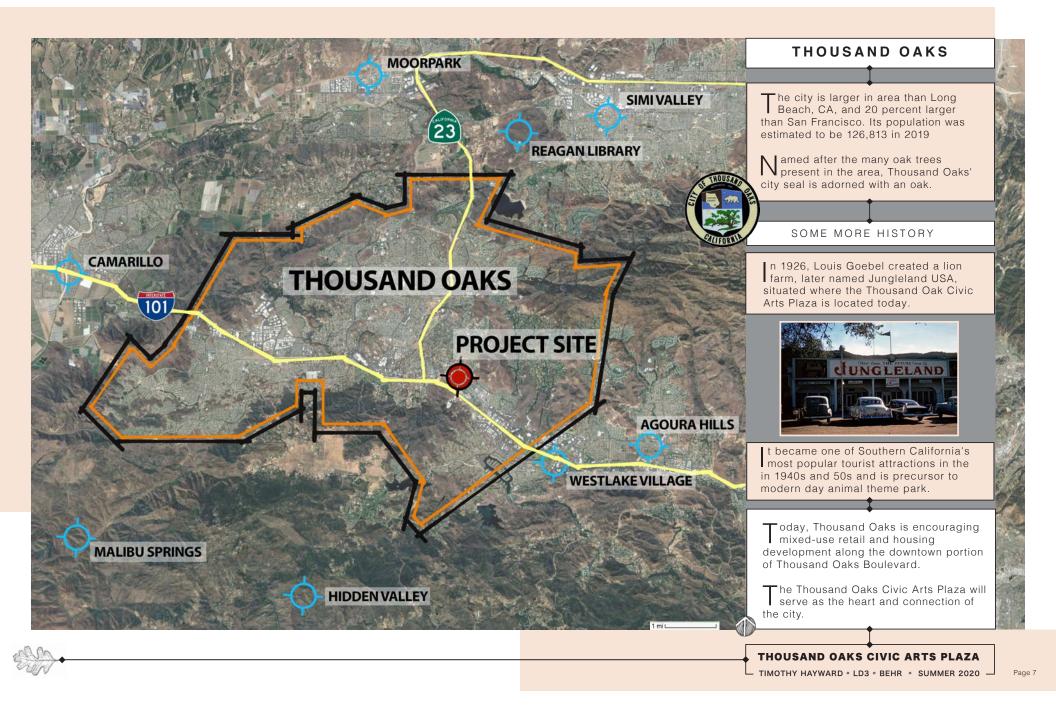




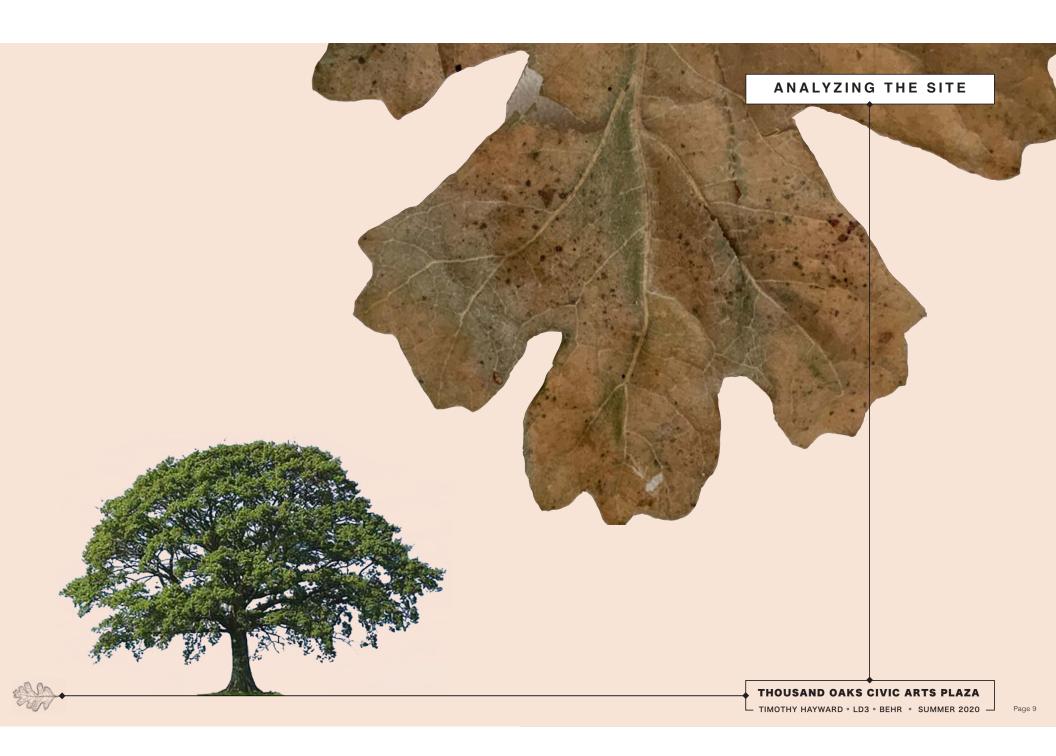


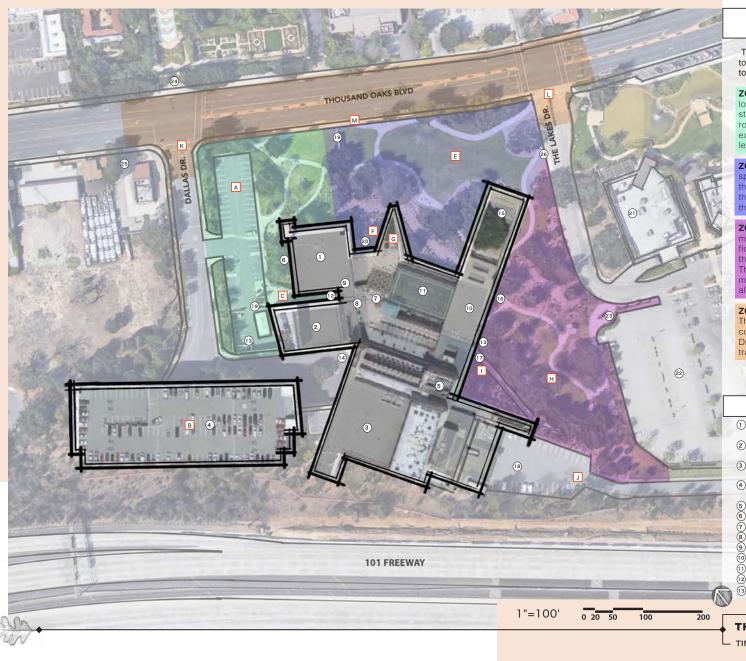
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## LIMIT OF WORK

The limit of work, represented in the shaded areas to the left will be broken down into 4 general areas to help digest the complexities of the entire site.

**ZONE 1:** This northeastern area contains a parking lot A that can be removed due to the main parking structure in the back that already provides ample room and ADA access. B This area also has the existing main entrance that leads to the second level of the Civic Arts Plaza. C

**ZONE 2:** This area has the prime rib of open space, clear of protected oaks  $\[e]$  It also represents the area with most need of an improved entrance to the first floor City Hall,  $\[e]$  and potential to connect to the second level via a staircase.  $\[e]$ 

**ZONE 3:** This sloping area  $\mathbf{H}$  is the quietest and most tucked away. It also has a ramp from the third floor that is often used as an exit from the main theaters.

This area also has back access parking lot for maintenance and other functions that will be left alone.

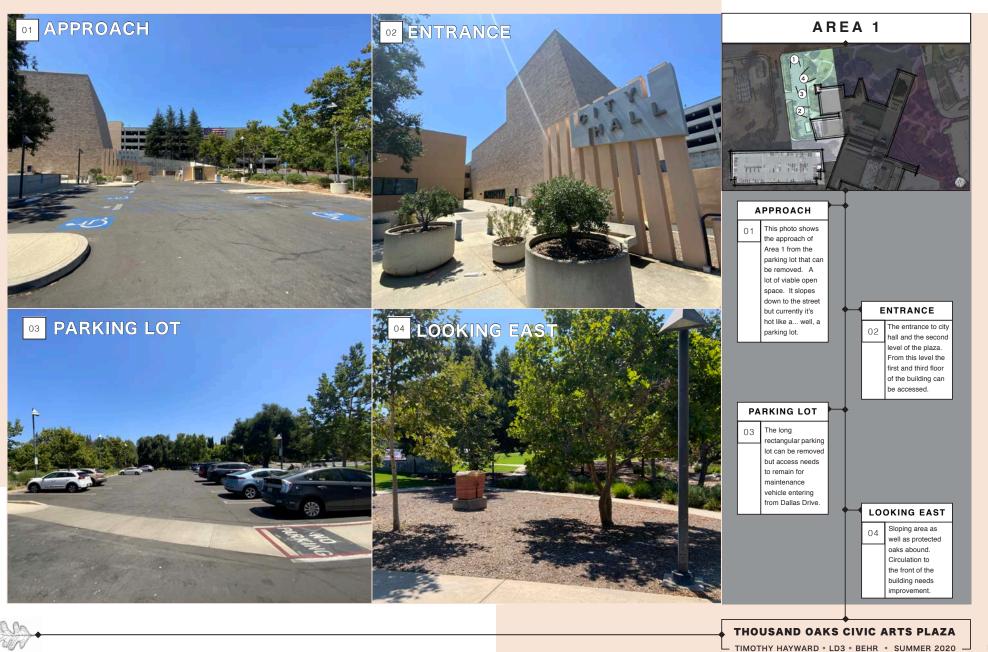
**ZONE 4:** The main consideration in this area is Thousand Oaks Blvd. and the pedestrian/vehicular considerations at the main intersections, Dallas Drive k and the Lakes Drive L, as well as thru traffic along the busy Thousand Oaks Blvd. M

#### PHOTOS OF THESE 4 ZONES TO FOLLOW.

### SITE FEATURES LEGEND

	1000	
<ol> <li>City Hall Offices (8700 sf)</li> </ol>	14 Theater Drop-Off/	
1st and 2nd level entrances.	Entry from Parking (3rd level)	
2 Forum Theater (22,200 sf)	(15) Existing Event Area	
2nd level entrance.	16 East Entry Stairwell (1st level)	
3 Kavli Theater (99,700 sf)	17 East Entry Ramp (Third level)	
3rd level entrance.	18 Loading Docks/ Back lot	
(4) Main Parking Structure.	(19) Existing Signage	
750-space, 5- level parking structure	20 Proposed Improved Entrance	
5 Box Office (Third level)	(First floor)	
6 Light Well (1st level)	21 The Lakes Shopping	
(7) Elevator Locations	22 The Lakes Parking	
8 Information Desk (2nd level)	23 Entrance via Lakes Parking	
(9) Stairwell Access	24) Gardens Of The World	
<ol> <li>Meeting Rooms (3rd level)</li> </ol>	25 Proposed Future Downtown	
<ol> <li>Water Feature (3rd floor terr)</li> </ol>	Retail	
12 Main Entrance (City Hall)	26 Emergency/ Maintenance	
3 Loading Dock/Maintenance	Vehicle Entrance	
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THOUSAND OAKS		
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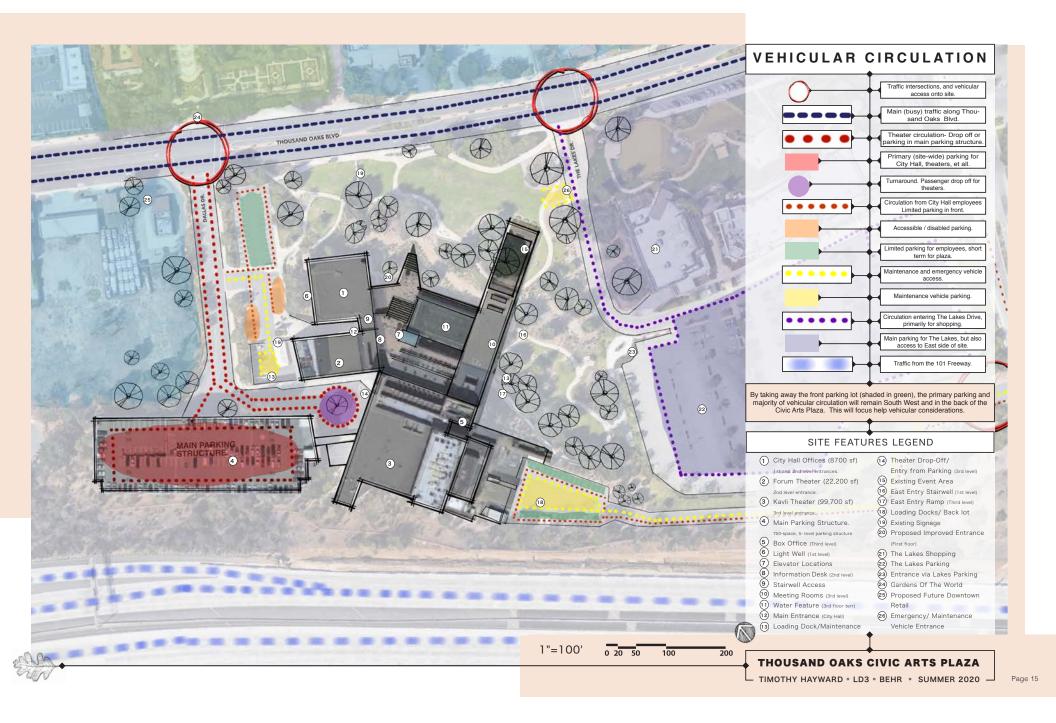


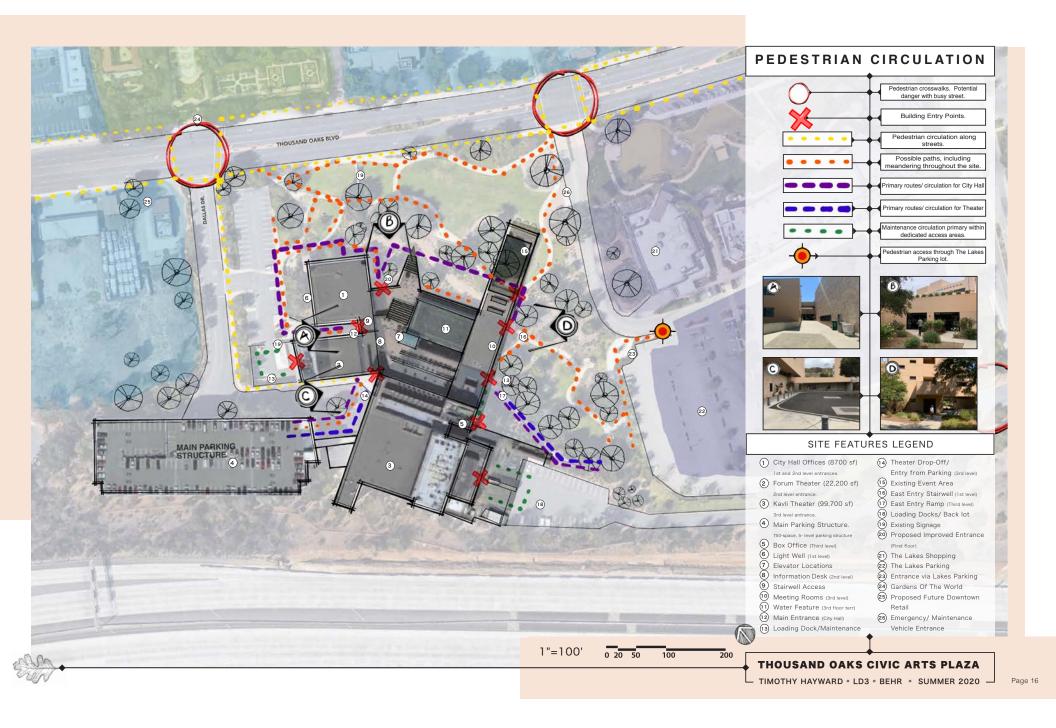
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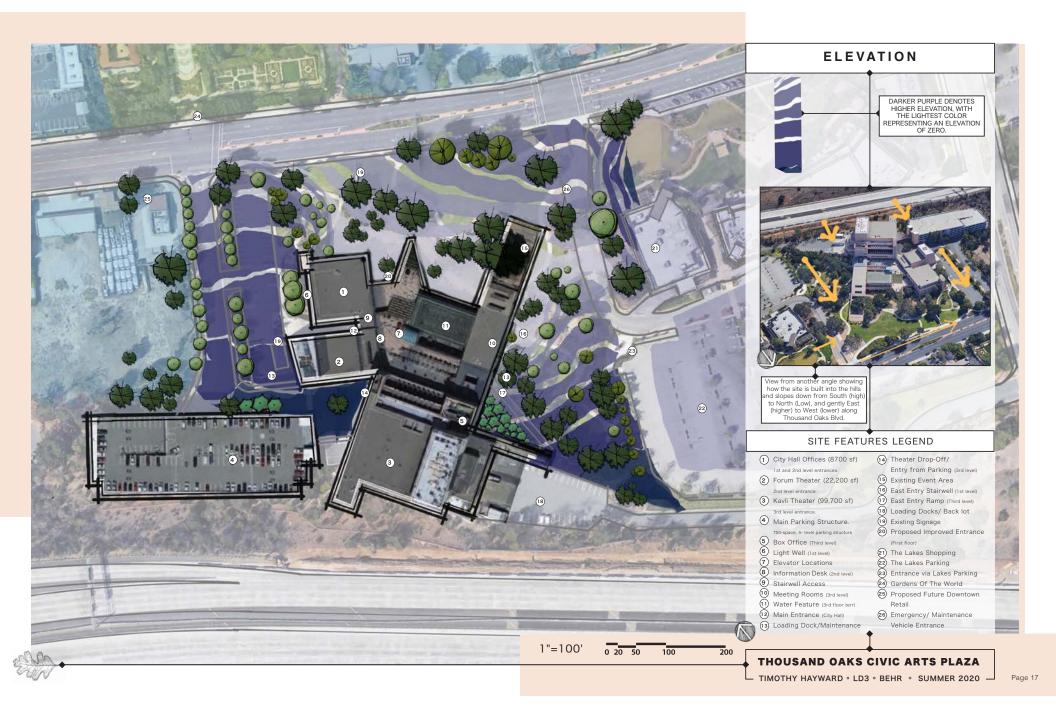




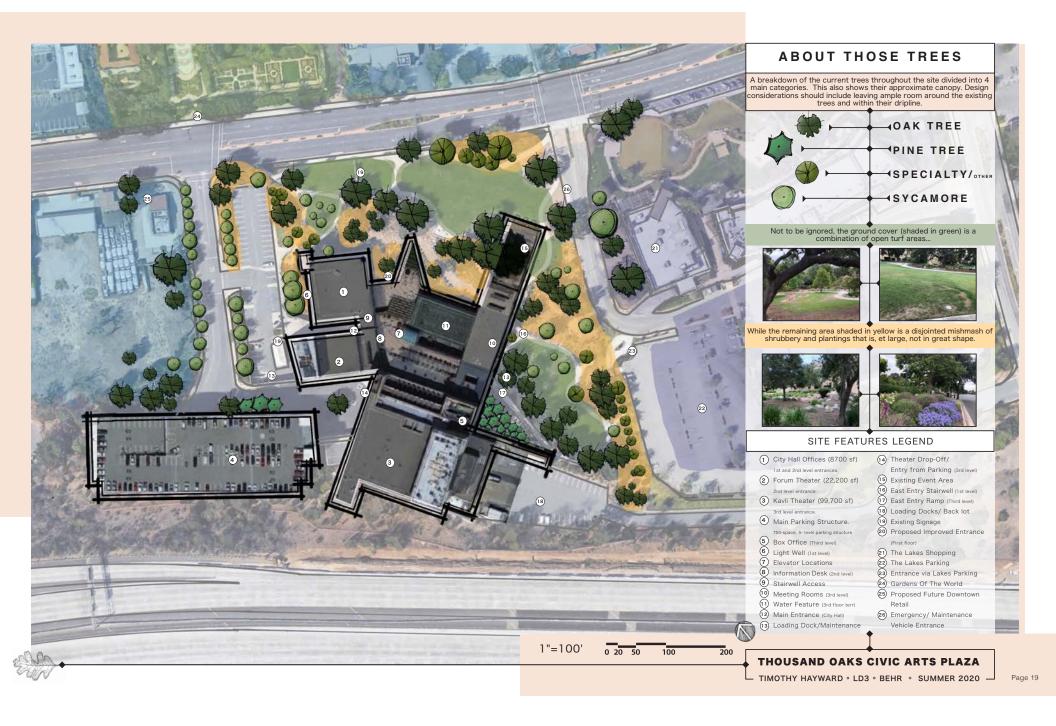




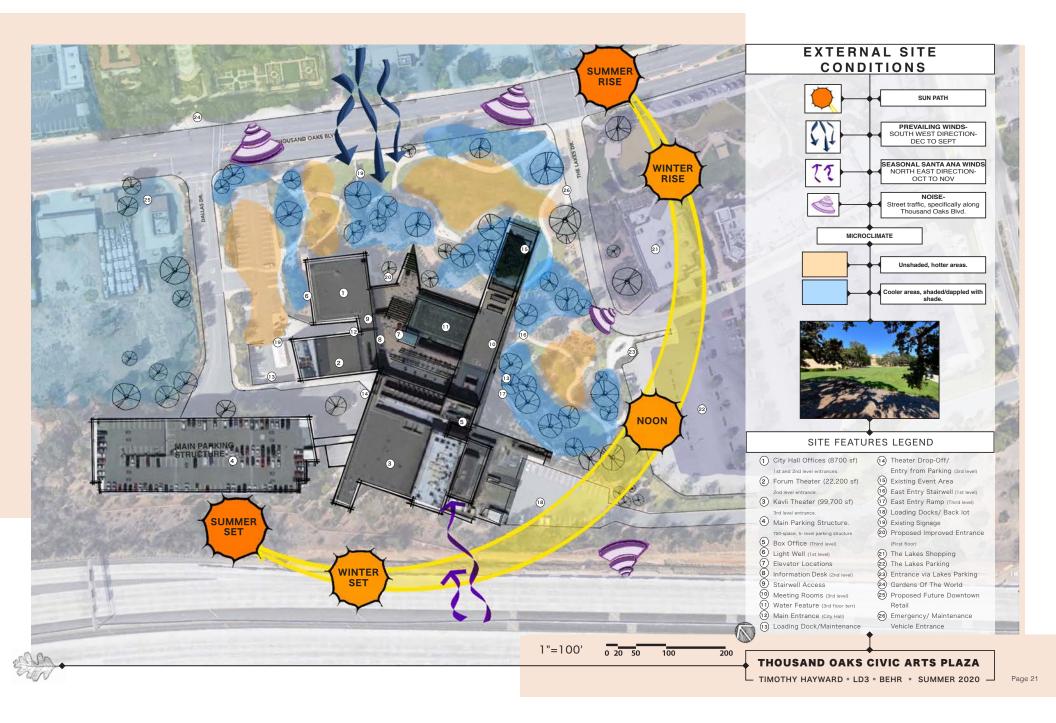


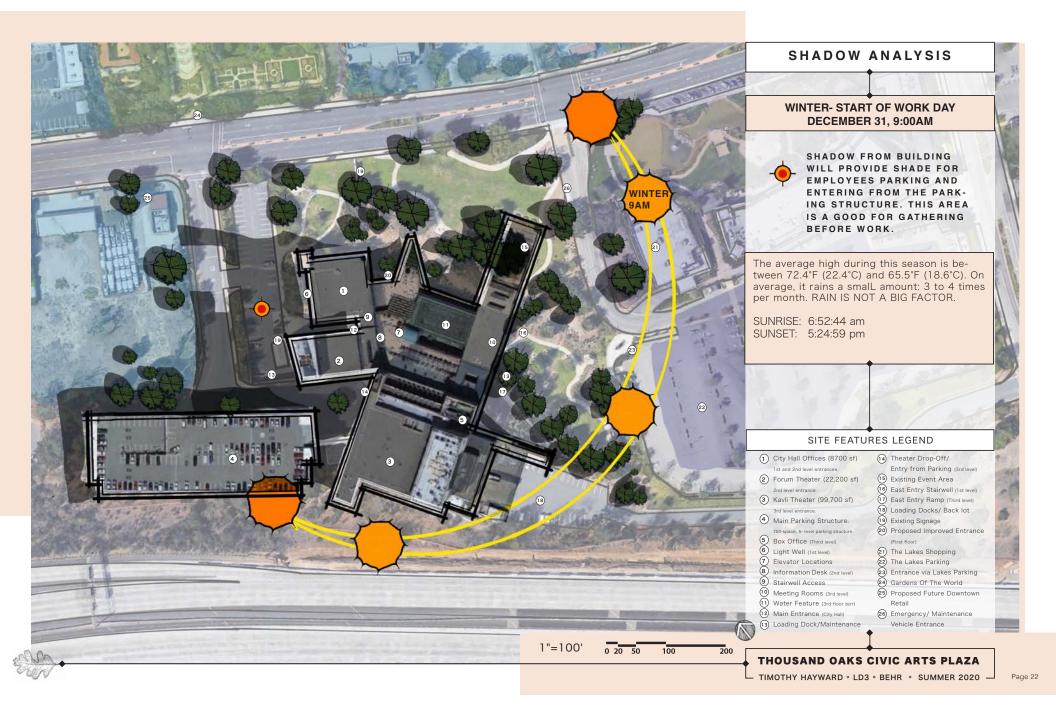


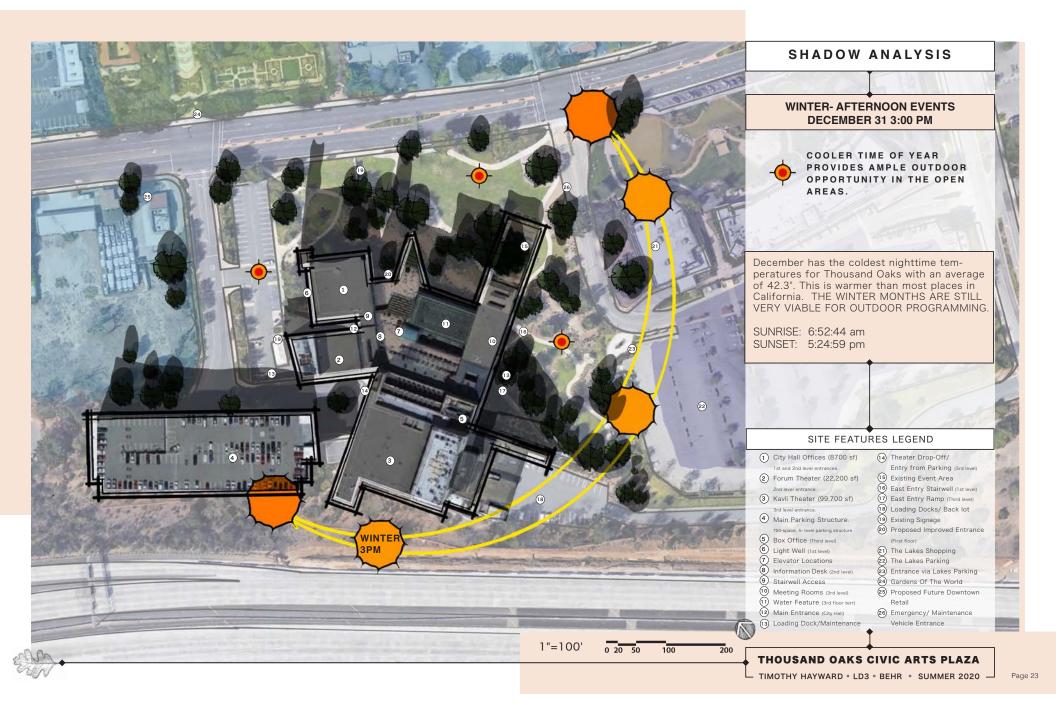


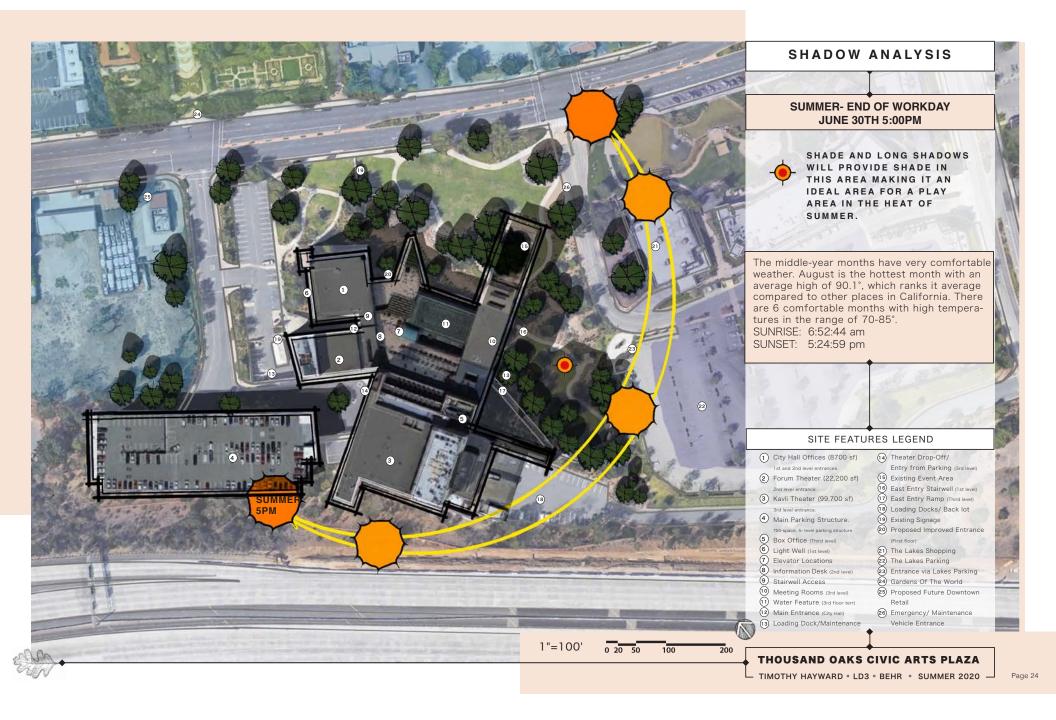


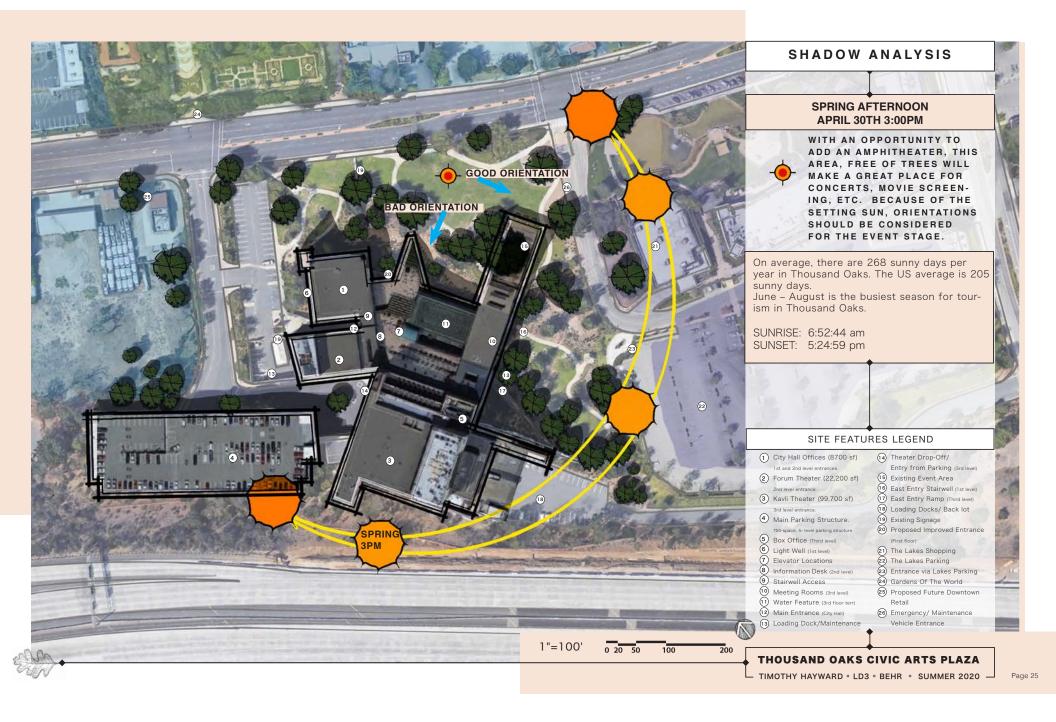






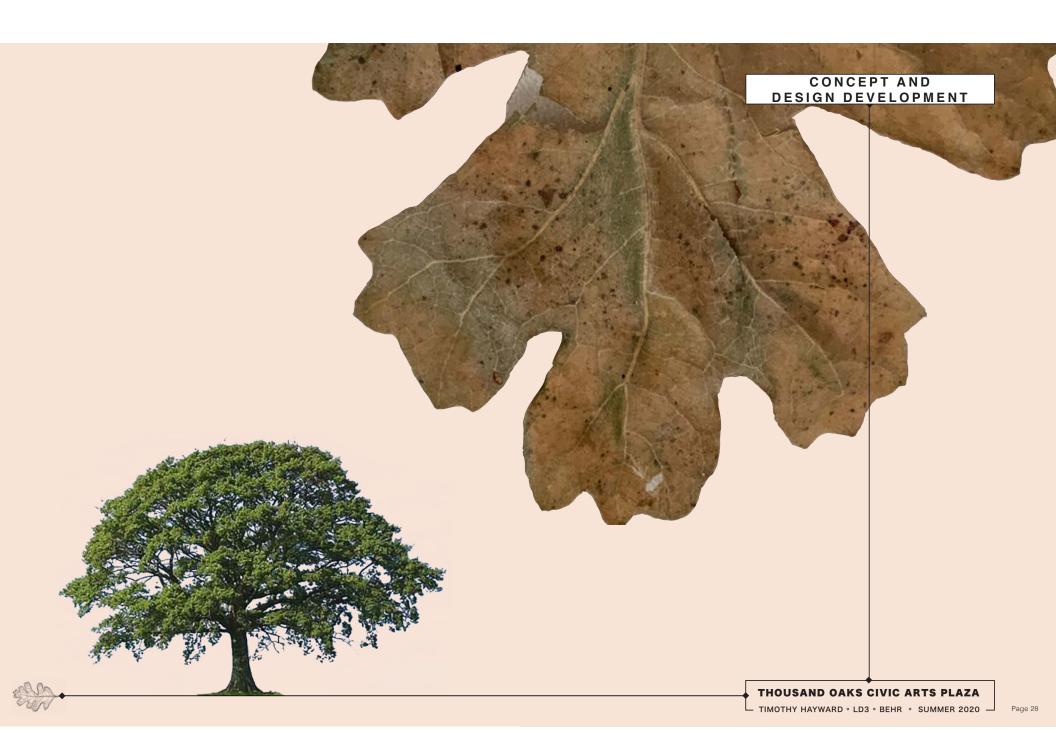


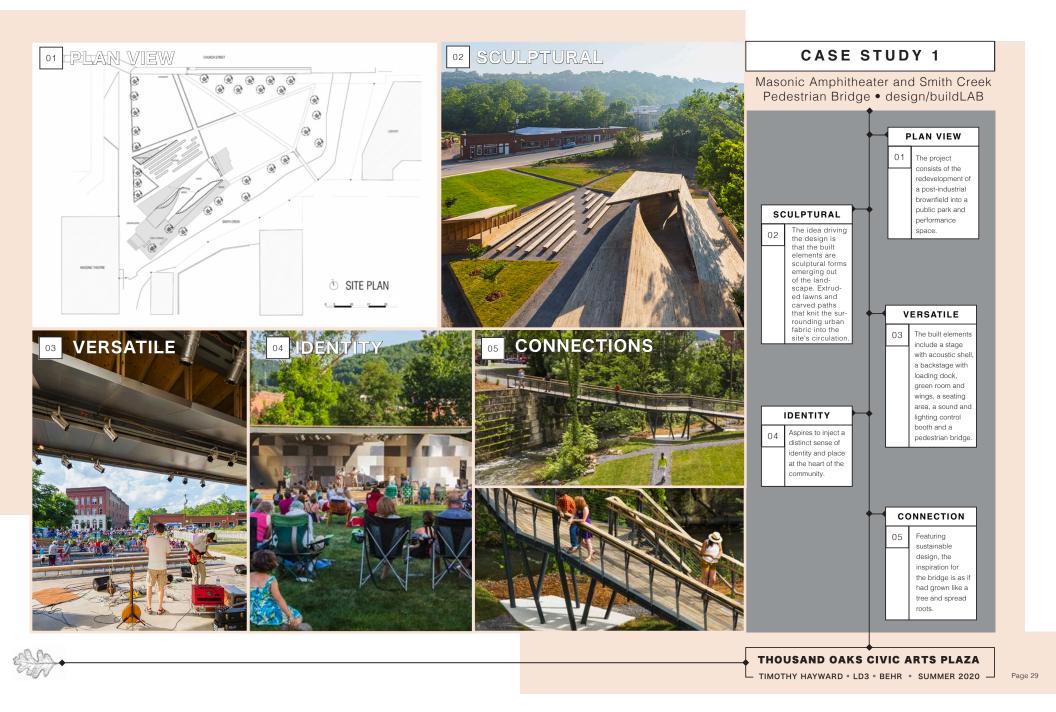








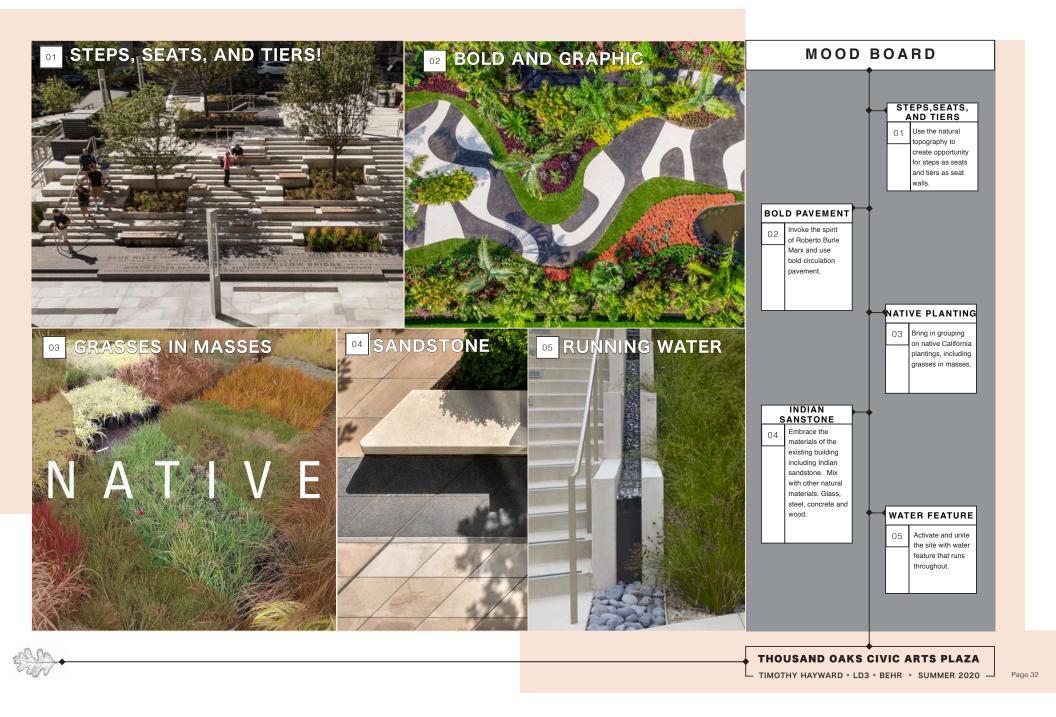


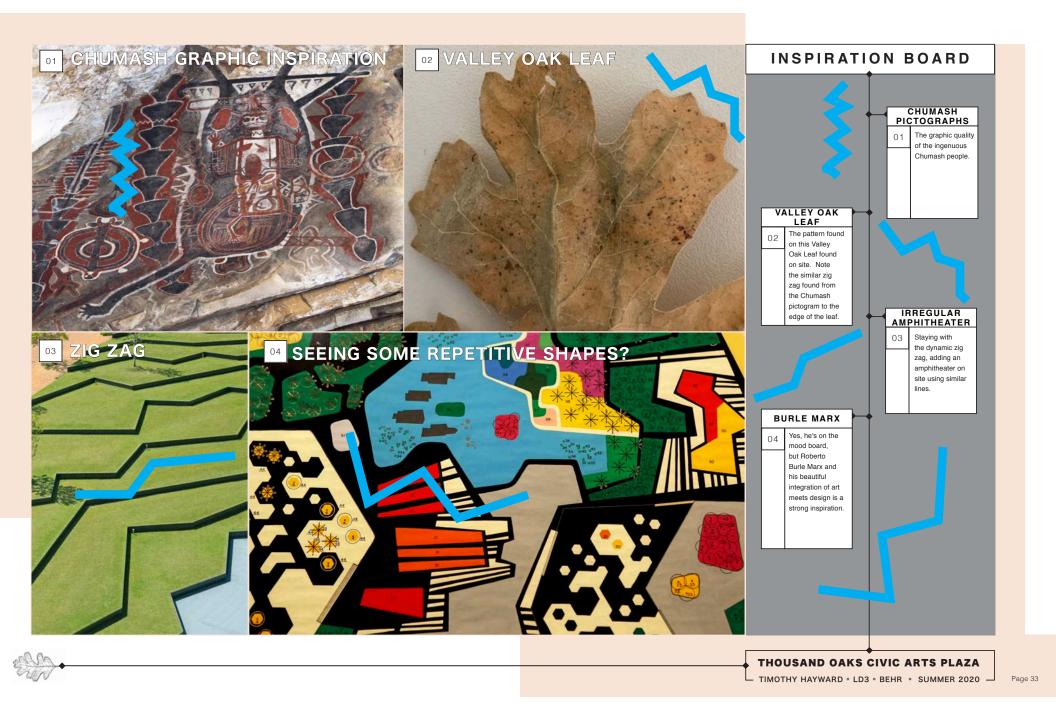


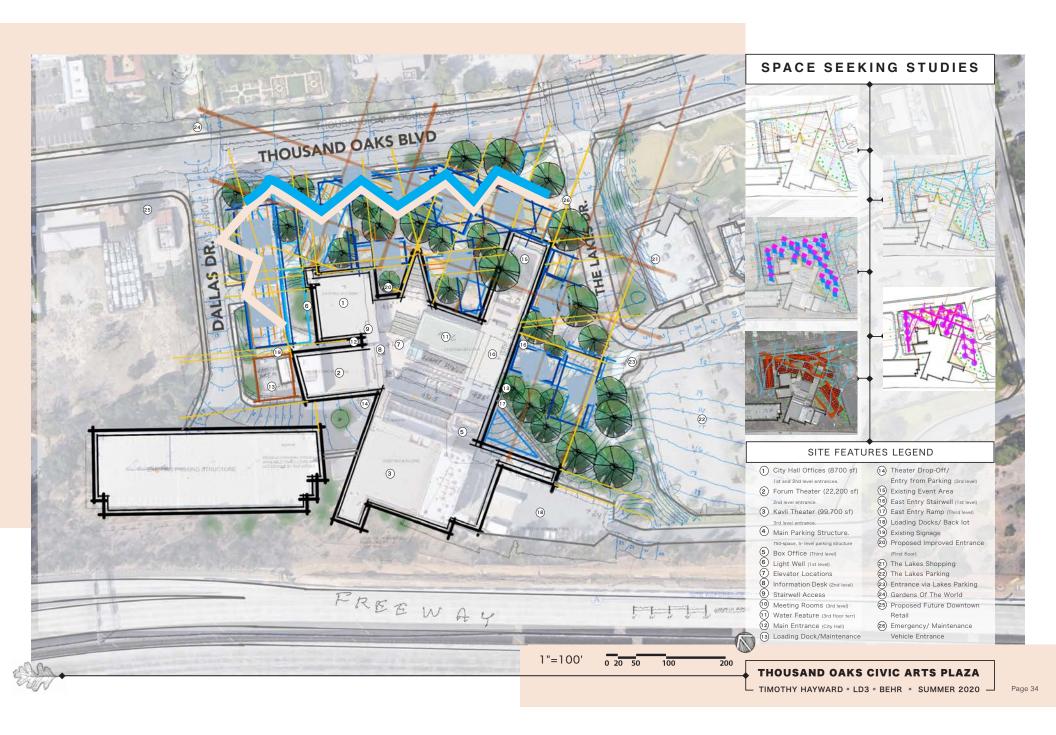


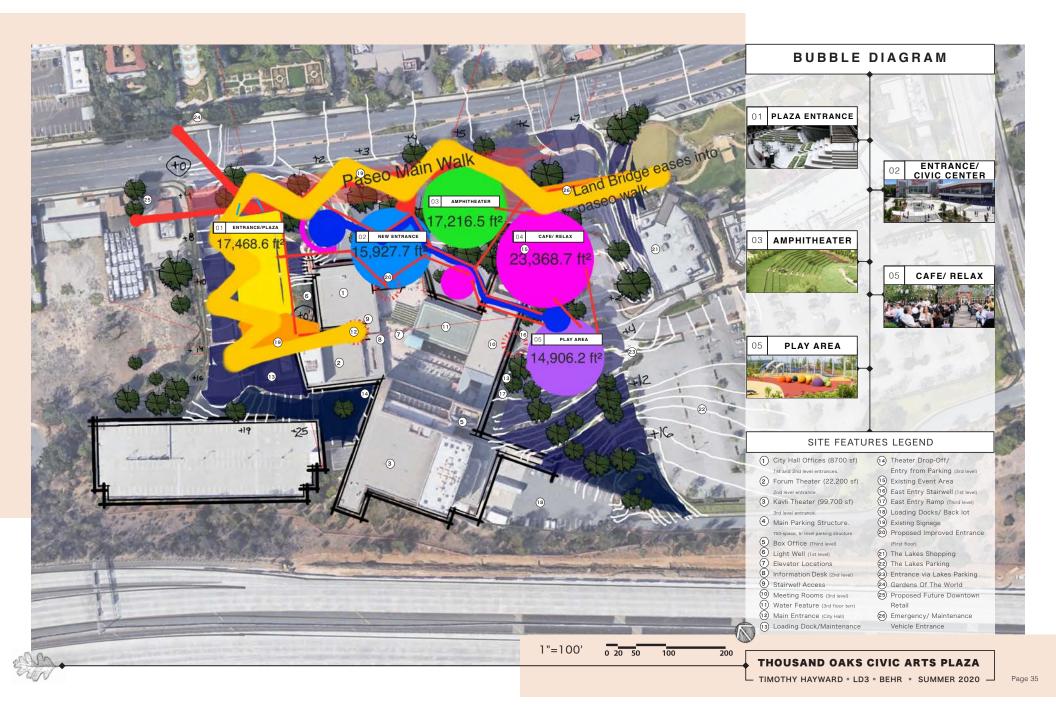
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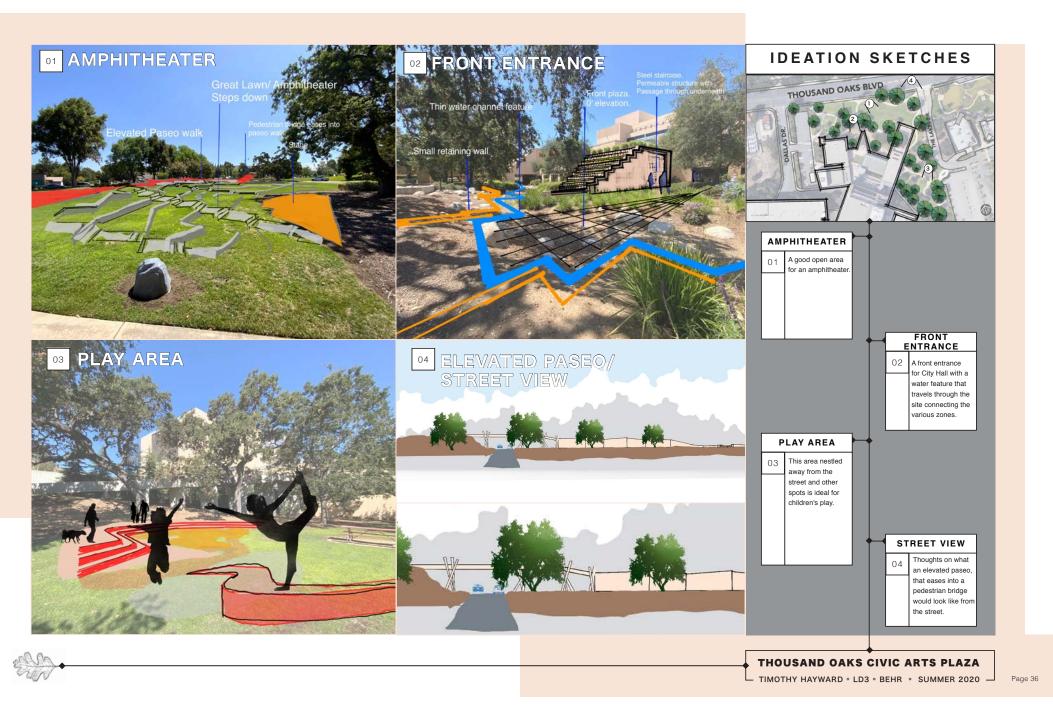


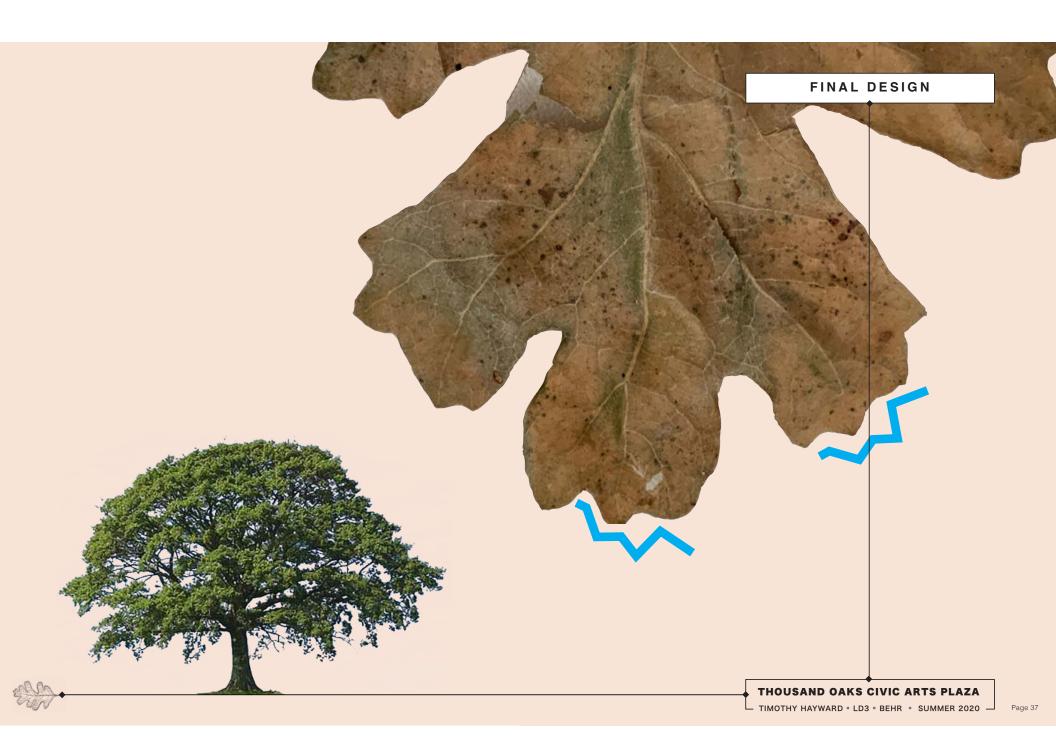














## AREAS/ NEW USAGE BREAKDOWN

#### ZONE 1 is now PLAZA PLAZA.

An area that leaves large stepped plazas open for art fairs, farmer's markets, outdoor expo events, job fairs, etcs. This area also factors in most employees come and go from this area, so open circulation is allowed as well as plenty of bench seating allows for lunch opportunity.

## ZONE 2 is now CENTER ARTS.

An arts focused area featuring a large outdoor amphitheater, an enclosed sculpture garden, and a Chumash inspired talking circle. Not to be ignored, a staircase now allows pedestrian traffic access to the second and third floors.

### ZONE 3 is now KIDS & CAFE.

In the north, the enclosed outdoor room is transformed to a cafe, adding programming to help activate the site. This can be used year round for events, for the theater, or just an afternoon snack for employees or families. The south is entirely dedicated to children's play and family recreation.

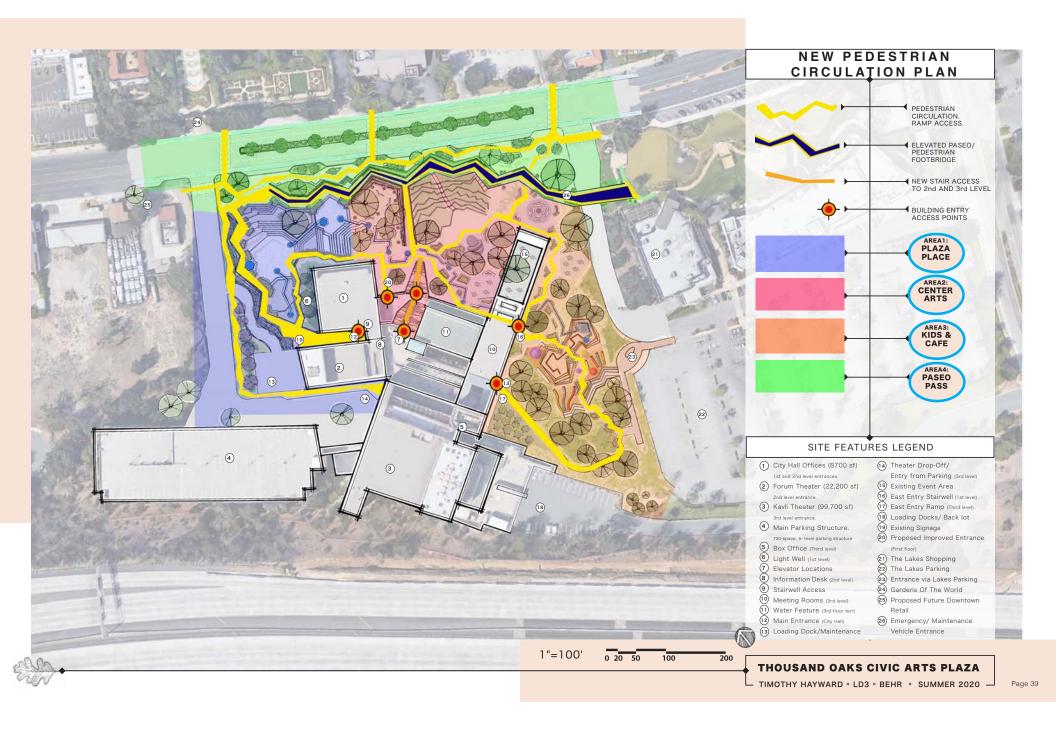
## ZONE 4 is now PASEO PASS.

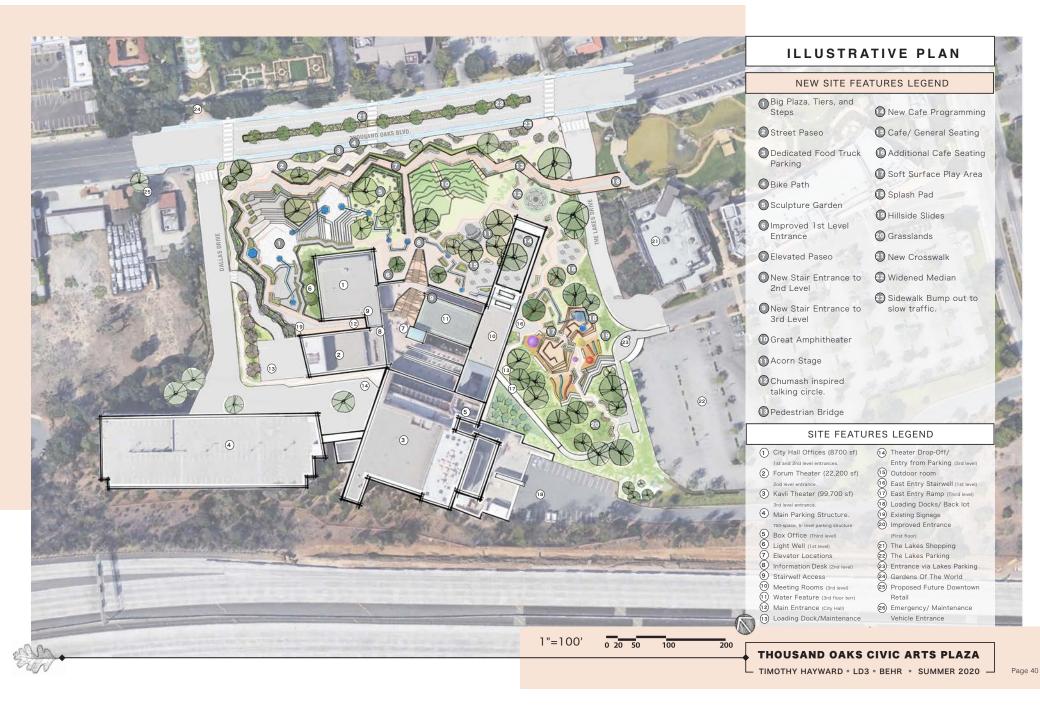
A safe, widened, and improved front street, including separation from busy Thousand Oaks Blvd. Addition of a dedicated bike line, running East and West. A bump out and a wider planted median to slow traffic. The elevated Paseo begins on the Western side and goes as high as 20' before becoming a Pedestrian bridge leading to the Lakes.

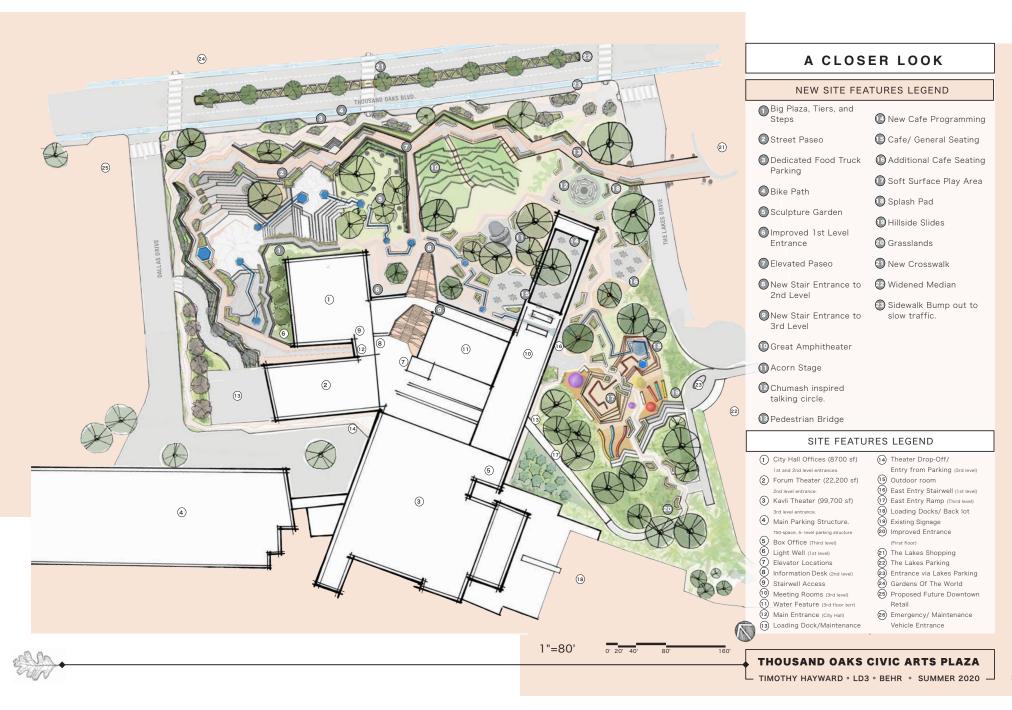
## SITE FEATURES LEGEND

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<u>v</u> 7	City Hall Offices (8700 sf)	(14)	Theater Drop-Off/
-	1st and 2nd level entrances.		Entry from Parking (3rd level)
2	Forum Theater (22,200 sf)	15	Existing Event Area
	2nd level entrance.	16	East Entry Stairwell (1st level)
3	Kavli Theater (99,700 sf)	17	East Entry Ramp (Third level)
-	3rd level entrance.	18	Loading Docks/ Back lot
(4)	Main Parking Structure.	19	Existing Signage
	750-space, 5- level parking structure	20	Proposed Improved Entrance
(5)	Box Office (Third level)		(First floor)
6	Light Well (1st level)	(21)	The Lakes Shopping
1	Elevator Locations	22	The Lakes Parking
8	Information Desk (2nd level)	23	Entrance via Lakes Parking
9	Stairwell Access	24	Gardens Of The World
10	Meeting Rooms (3rd level)	25	Proposed Future Downtown
11	Water Feature (3rd floor terr)		Retail
12	Main Entrance (City Hall)	(26)	Emergency/ Maintenance
(13)	Loading Dock/Maintenance	0	Vehicle Entrance
		<ul> <li>Forum Theater (22,200 sf) 2nd level entrance.</li> <li>Kavli Theater (99,700 sf) 3rd level entrance.</li> <li>Main Parking Structure. 750-space. 5- level parking structure</li> <li>Box Office (Third level)</li> <li>Light Well (1st level)</li> <li>Light Well (1st level)</li> <li>Stairwell Access</li> <li>Meeting Rooms (2rd level)</li> <li>Water Feature (3rd level)</li> </ul>	2       Forum Theater (22,200 sf)       19         2nd level entrance.       16         3       Kavli Theater (99,700 sf)       17         3rd level entrance.       18         4       Main Parking Structure.       19         750-space, 5- level parking structure       29         5       Box Office (Third level)       21         6       Light Well (1st level)       21         7       Elevator Locations       22         8       Information Desk (2nd level)       23         9       Stairwell Access       24         10       Weating Foature (3rd floor terr)       29         11       Water Feature (3rd floor terr)       29         12       Main Entrance (City Hall)       29

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## PERSPECTIVES

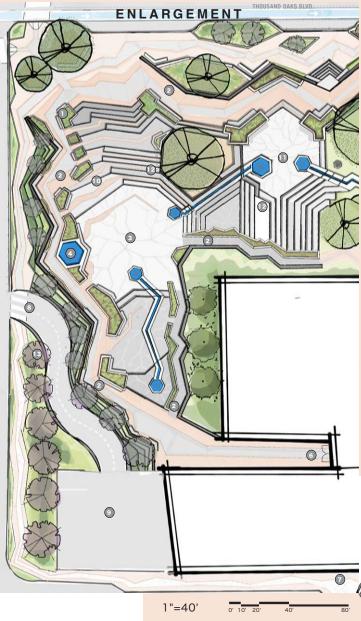


CANTILEVERED BENCHES OFF PLANTERS



RUNNING FOUNTAIN FEATURE





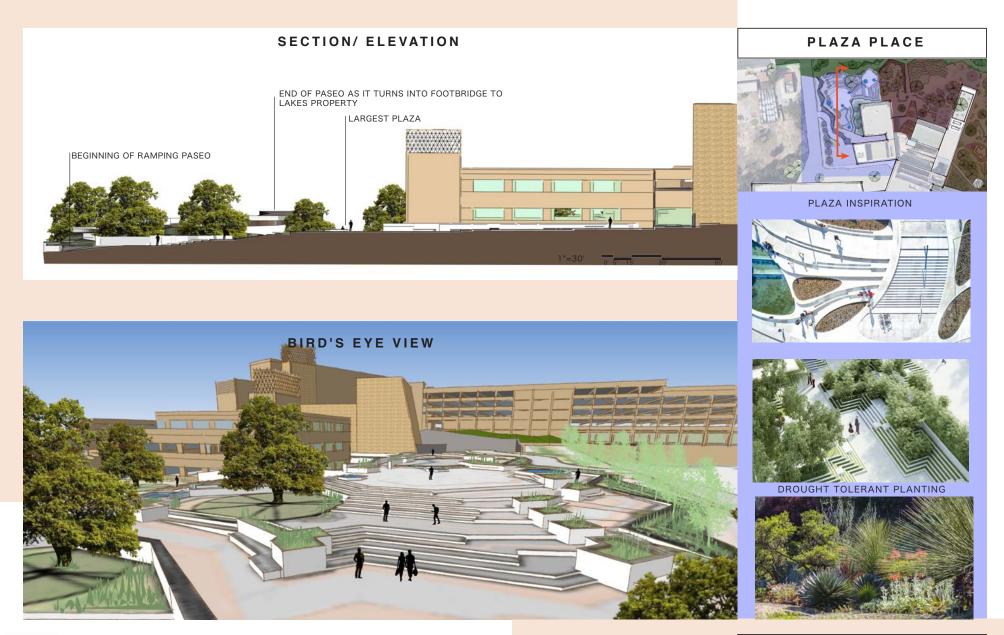
## PLAZA PLACE



An area that leaves large stepped plazas open for art fairs, farmer's markets, outdoor expo events, job fairs, etc. This area also factors in most employees come and go from this area, so open circulation is allowed as well as plenty of bench seating allows for lunch opportunity. Plenty of steps, but also alternative options for ramping on the perimeter. A water feature begins at the South End and continually disappears a various points only to be picked up again through repeating fountain wells.

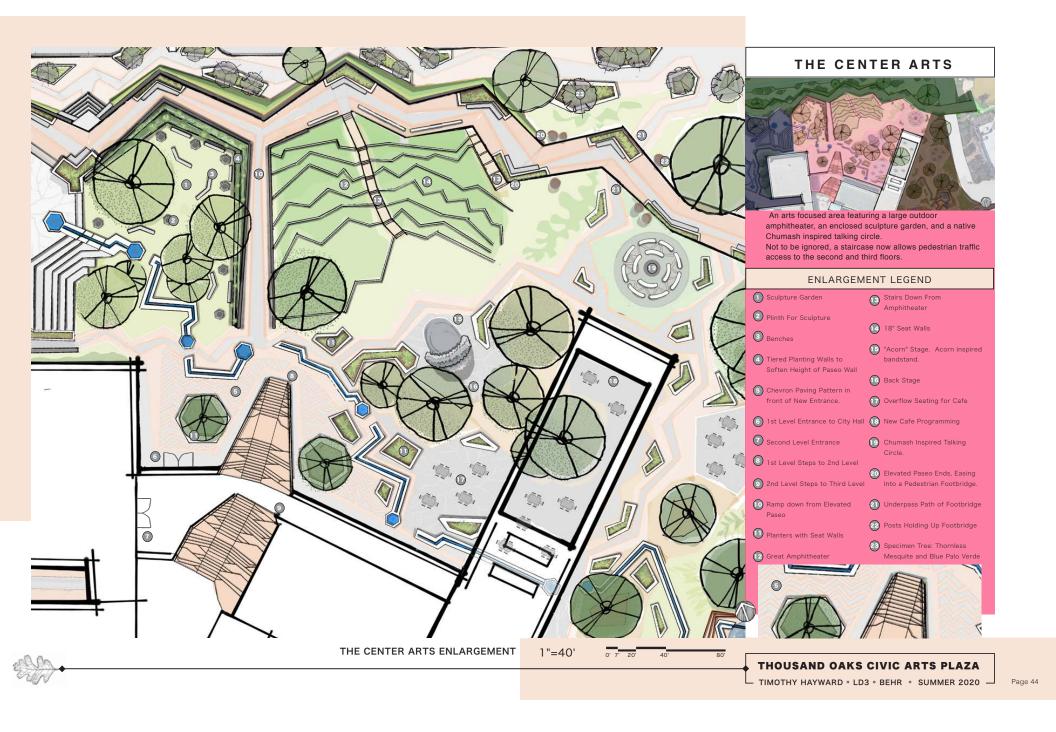
ENLARGEMENT LEGEND			
Planters w/ Cantilevered Benches	Driveway Access @10'		
Ramp around Perimeter	Remaining Loading Dock/ Maintenance		
Shattered Plains" Paving on Main Plaza	18" Tiers for Seating		
OLargest Fountain	2nd Largest Plaza with 2 fountains that act as Seat Walls		
Downhill Water Feature	Stairs North to South- leading		
Second Floor Main Entrance	"up", East to West- "down"		
⑦ 3rd Level Theater Drop Off	Specimen Tree: Thornless Mesquite and Blue Palo Verde		
CULVER STEPS INSPIRATION			
	ASSO		

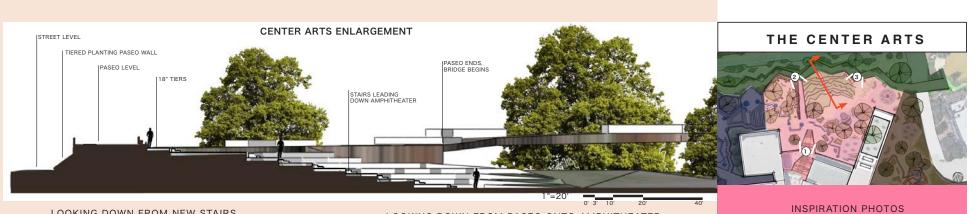
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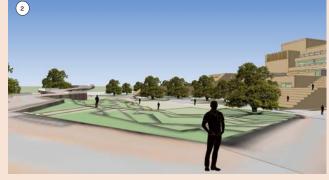


LOOKING DOWN FROM NEW STAIRS

LOOKING DOWN FROM PASEO ONTO AMPHITHEATER

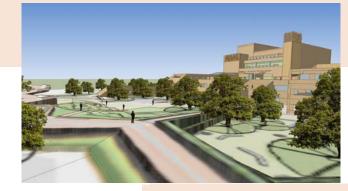


ANOTHER VIEW LOOKING DOWN ONTO AMPHITHEATER



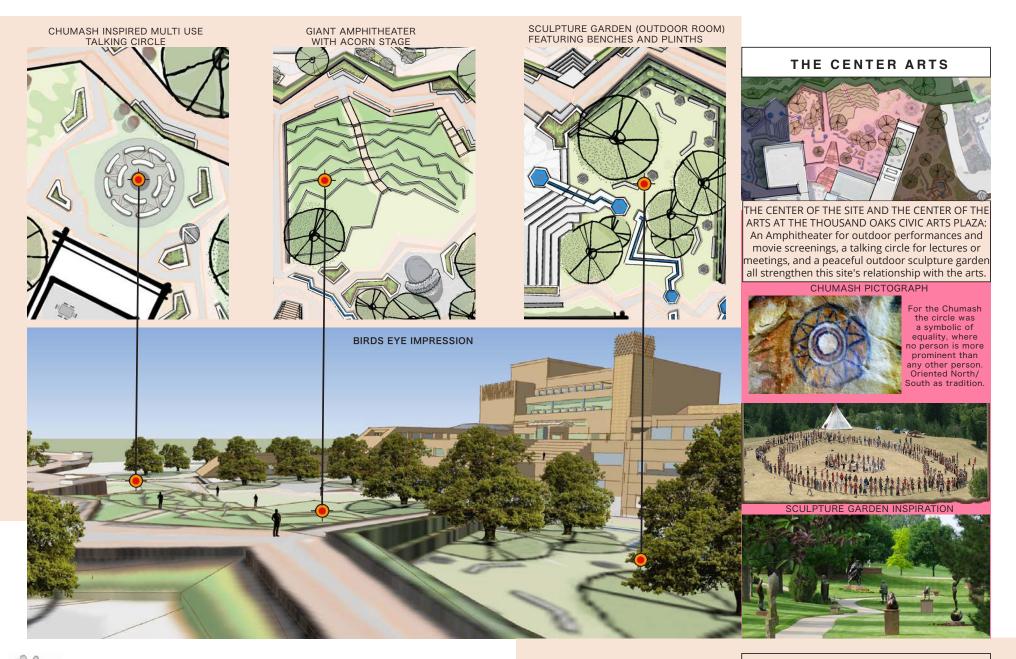
BIRDS EYE VIEW







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THOUSAND OAKS CIVIC ARTS PLAZA



## KIDS AND CAFE



### **KIDS & CAFE.**

In the north, the enclosed outdoor room is transformed to a cafe, adding programming to help activate the site. This can be used year round for events, for the theater, or just an afternoon snack for employees or families. The south is entirely dedicated to children's play and family recreation.

ENLARGEMENT LEGEND			
Cafe Seating	Playground Mounds		
New Cafe Programming	Large Hillside Slides		
Wall here removed to open this space	Smaller Hillside Slides		
<ul> <li>Fountain Feature Runs</li> <li>Through</li> </ul>	Access from Lakes Parking Lot.		
1st Floor Entrance	Step/ seat walls for play area.		
6 Maintenance Area	Ramping path		
Overflow Cafe Seating	Grassland/ Wildflower Field		
Splash Pad	Existing Pines		
Balance Beam	Existing Ramp to the		
OSoft Surface Play area	Third Level		
GRASSLAND/ WILDFLOWER FIELD			
	We MANTE HER CAREN LA COM		



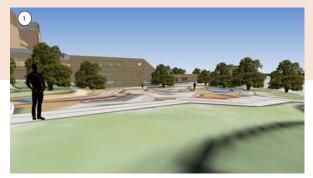
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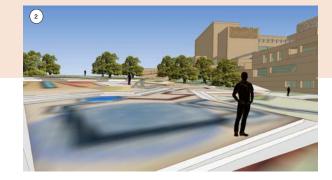


1"=40' <u>0' 7' 20' 40'</u>

80

LOOKING DOWNHILL





LOOKING UPHILL



SPLASH PAD

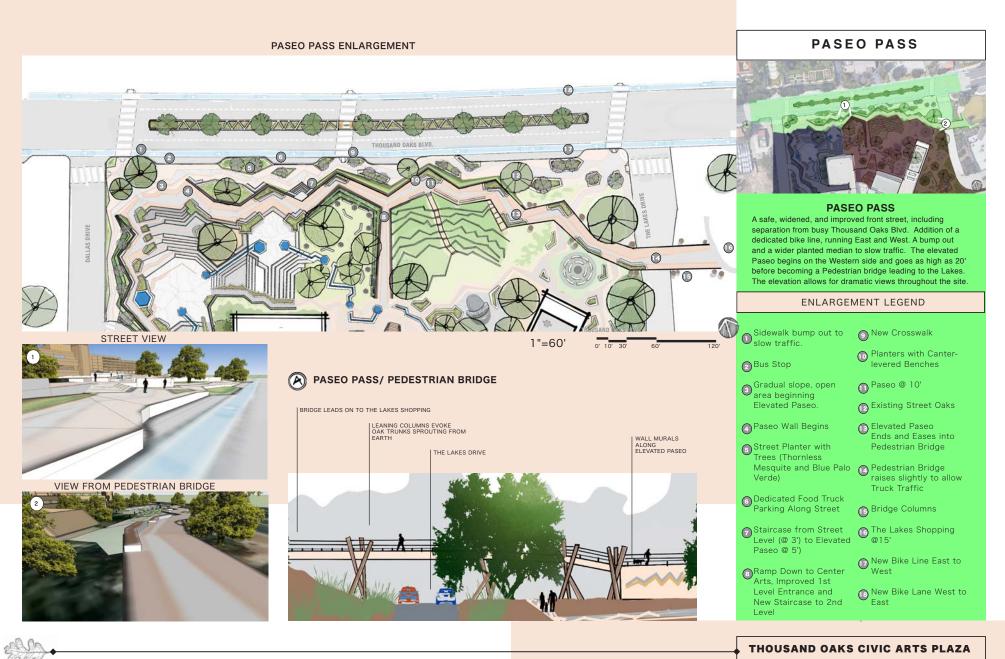






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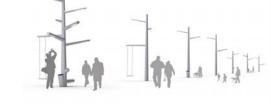




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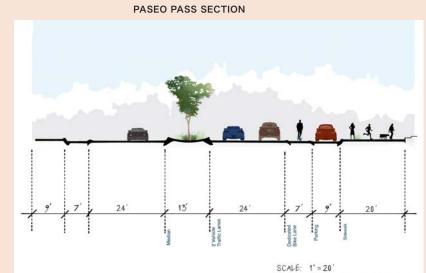
LIGHTING: TREE INSPIRATION



HANGING LIGHTS THROUGHOUT THE OAKS



BIRDS EYE IMPRESSION



PASEO PASS



PEDESTRIAN BRIDGE INSPIRATION







Using climate tolerant succulent and cactus, repeated in masses throughout (including in the planters along with the masses of grasses), taking advantage of their architectural shapes.



EXISTING OAKS (AND SOME SYCAMORES)



# PLANTING

**GRASSES IN MASSES:** FESCUE, MUHLENBERG, BLUE GRAMA, FESTUCA, NASSELA, ETC.



WATER WISE FLOWERING/ POLLINATORS IN WILDFLOWER FIELD





ERYSIMUM

SHASTA DAISY LAVATERA

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