

**THOUSAND OAKS
CIVIC ARTS CENTER
REDEVELOPMENT**



**STUDENT: AIMEE KIRBY
INSTRUCTOR : FRANCISCO BEHR**

TABLE OF CONTENTS

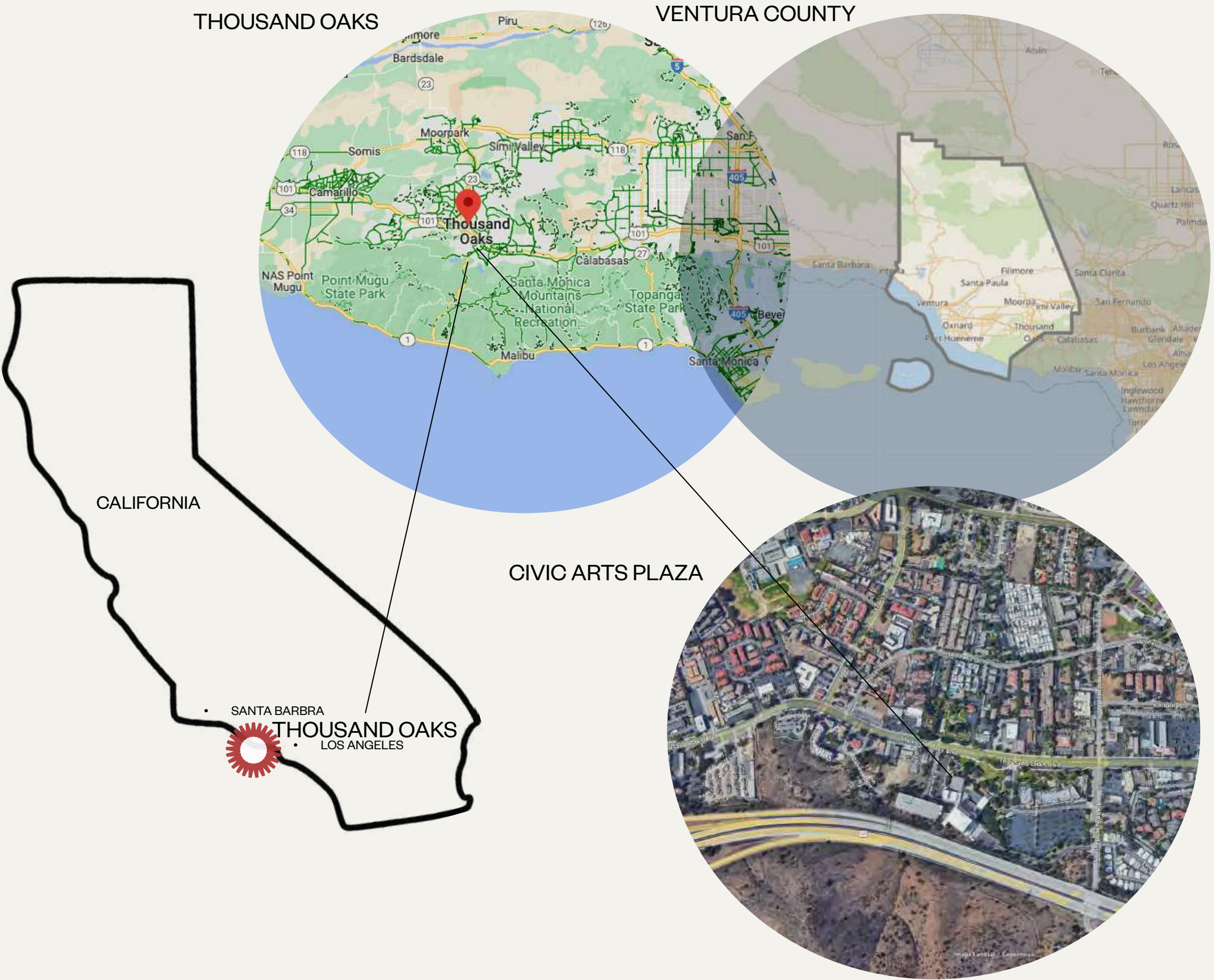
PROJECT INTRODUCTION _	3
SITE ANALYSIS _	11
OPPORTUNITIES AND CONSTRAINTS _	18
SPACE SEEKING _	20
CASE STUDIES _	25
GOALS AND OBJECTIVES _	29
INSPIRATION _	30
PLANT PALETTE _	34
CONCEPT DEVELOPMENT _	38
SITE REDESIGN _	40
THANK YOU _	51

LOCATION AND HISTORY

ABOUT THOUSAND OAKS

Thousand Oaks is the second largest city in Ventura County, which is located in Southern California between Los Angeles and Santa Barbra in the beautiful Conejo Valley. The Civic Arts Center is central to the downtown area and is the cultural hub of the city. It is located at 2100 East Thousand Oaks Blvd. between The Lakes and Dallas Drive. In addition to the Civic Arts Centers other key places in the area are The Lakes Shopping Center, Gardens of the World, Mastros Steak House and the CMATO museum. This area is a mix of residential, commercial, institutional and civic usage. Making it an important central access to many users.

CIVIC ARTS CENTER



THE SITE



CIVIC ARTS CENTER

LOCATION : THOUSAND OAKS, CALIFORNIA
2100 EAST THOUSAND OAKS BLVD.

CLIENT: CITY OF THOUSAND OAKS

ARCHITECT: ANTIONE PREDOCK

COMPLETION DATE: 2004

SIZE: 439,900 SQUARE FEET / 5.3 ACRES



SITE CONTEXT

LEGEND



- BOUNDARY OF**
- LIMIT OF WORK**
- PROJECT SITE**
- COMMERCIAL**
- RESIDENTIAL**
- FUTURE DEVELOPMENT**
- PARK**
- OPEN SPACE PRESERVE**

- 1 CIVIC ARTS PLAZA**
- 2 FUTURE RESIDENTIAL HIGHRISE**
- 3 MASTROS STEAKHOUSE**
- 4 FUTURE MUSEUM**
- 5 THE LAKES SHOPPING CENTER**
- 6 GARDENS OF THE WORLD**

EXISTING SITE WITH ZONES

TOUSAND OAKS CIVIC ARTS CENTER

ZONE 1

Zone 1 is located at the north-west side of the site. It contains the main entrance to City Hall, the existing parking lot to be removed, the small theater loading dock, which also must remain. It also borders Dallas Drive which directs users to the main parking lot. The south end of Zone 1 also contains the main entrance to the large theater and drop off zone.

ZONE 2

Zone 2 is located on northern central area of the Civic Arts Center. This area includes the sweeping main lawn and many Oak and Sycamore trees, as well as the facade of the Arts Center, which will become the ground level entrance to City Hall. There is a dry creek bed that runs east to west across the facade of the building.

ZONE 3

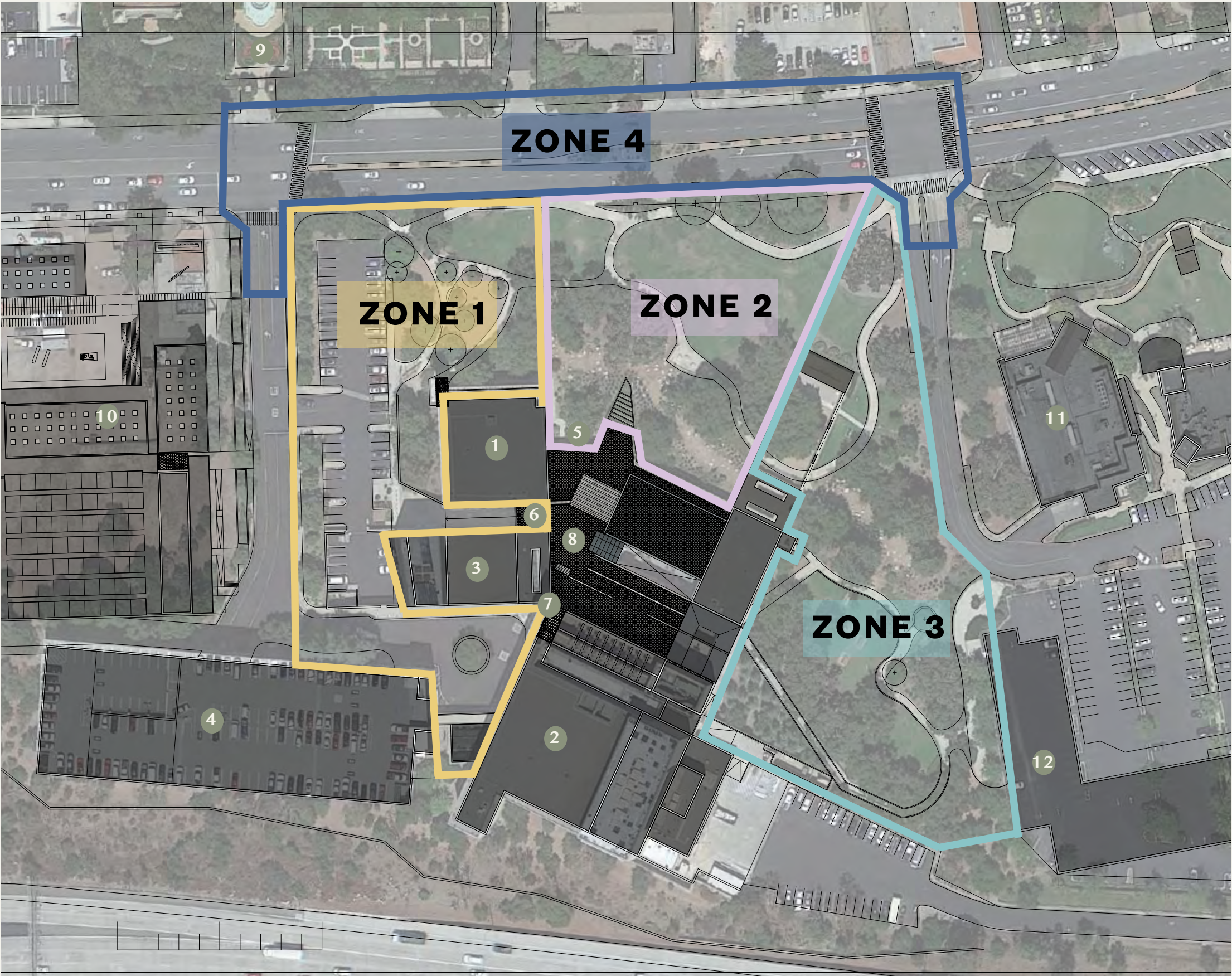
Zone 3 is located on the east side of the Civic Arts Center site and contains a sizable Oak woodland as well as Sycamores. This area provides access to The Lakes Parking lot and future residential building. A long pedestrian bridge is located on the south end to access the Civic Arts second floor.

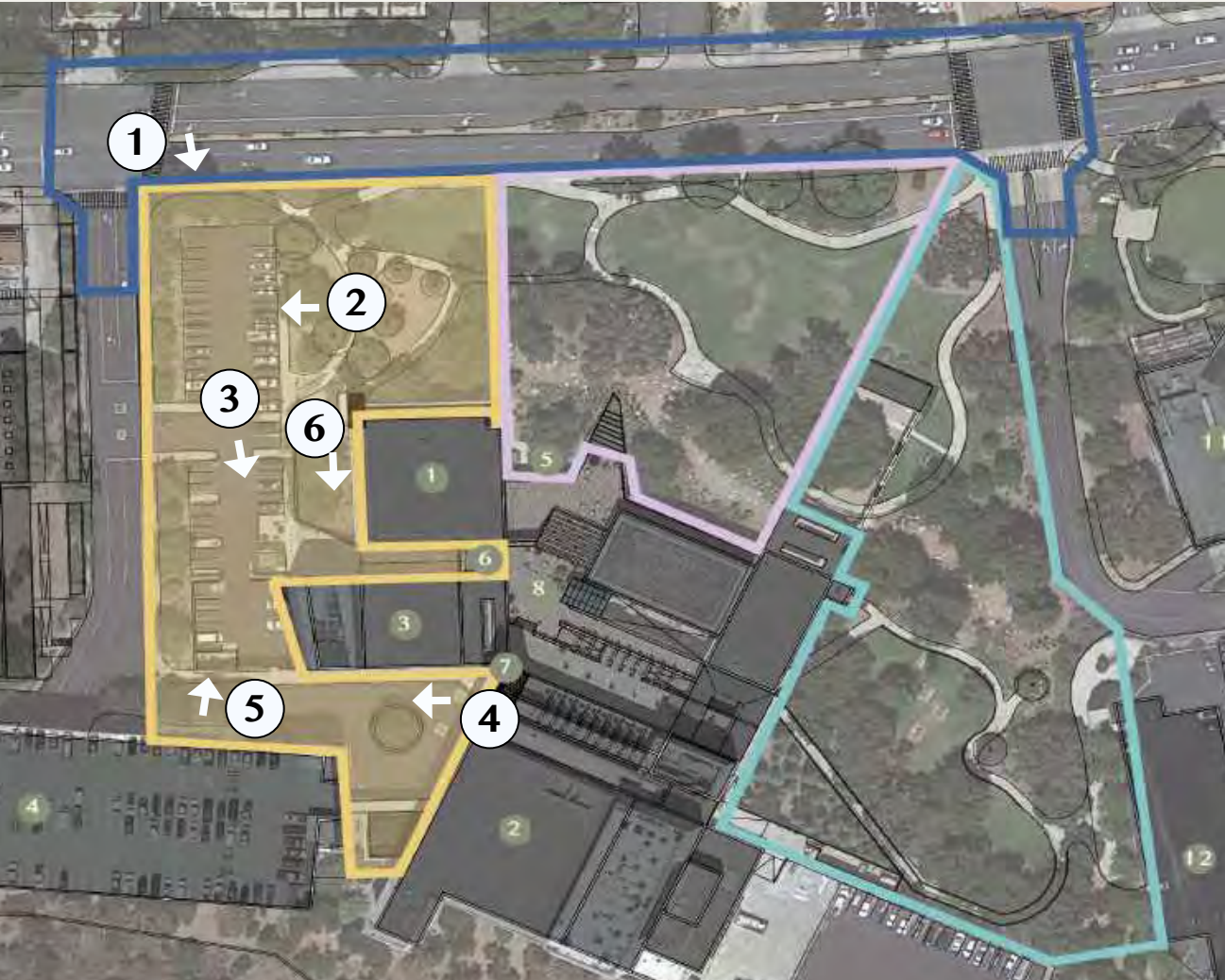
ZONE 4

Zone 4 is located on the most northern end of the Civic Arts Center site and also contains the median on Thousand Oaks Blvd. and the sidewalk across the street adjacent to Gardens of the World and Mastro's Steak house. This area starts at The Lakes Drive on the east side and ends at Dallas Drive on the west side.

BUILDING LEGEND

- | | |
|-------------------------|------------------------|
| 1 CITY HALL OFFICES | 7 THIRD LEVEL ENTRANCE |
| 2 KAVLI THEATER | 8 ROOFTOP TERRACE |
| 3 FORUM THEATER | 9 GARDENS OF THE WORLD |
| 4 PARKING GARAGE | 10 FUTURE MUSEUM |
| 5 MAIN LEVEL ENTRANCE | 11 THE LAKES |
| 6 SECOND LEVEL ENTRANCE | 12 FUTURE RESIDENTIAL |





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1



Looking south across the existing parking lot toward the City Hall entrance.

2



Looking west across the existing parking lot toward the future CMATO museum.

3



Looking south across existing parking lot toward City Hall entrance, loading dock and main parking garage.

4



Southern main entrannce to theater, valet and drop off with central oak tree.

5



Looking north across small theater loading dock on the upper level street going on the main theater entrance.

6



Suken garden adjacent to City Hall windows on the Northeast area of the Civic Arts Center.



Zone 2 is located on northern central area of the Civic Arts Center. This area includes the sweeping mainlawn and many Oak and Sycamore trees, as well as the facade of the Arts Center, which will become the ground level entrance to City Hall. There is a dry creek bed that runs east to west across the facade of the building.

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1



Looking north across the Civic Arts Center lawn toward the enclosed stage area.

2



Looking south across the dry creek bed and the stepped planter and City Hall offices.

3



Looking west across the Civic Arts Center lawn toward the monument signage.

4



Looking west across the dry creek bed toward the City Hall offices.

5



Looking east toward The Lakes Drive and the enclosed stage area across pedestrian walkways and sculptures.

6



Looking North across planting beds and Thousand Oaks Blvd. toward Mastros Steak House.



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1



Pesdestrian walkways through the Civic Arts Center Oak Woodland.

2



Looking south-east toward the enclosed stage area, with sculptures and Civic Arts Center in the background.

3



Looking north across the the Civic Arts Center Oak woodland.

4



Looking south-west toward the enclosed stage area from The Lakes Drive.

5



Inside the enclosed stage area, viewed from stage looking south toward Civic Arts Center and Oak trees.

6



Pedestrian bridge to access upper level in the Civic Arts Center.

ZONE 4

SITE DOCUMENTATION- ZONE 4



Zone 4 is located on the most northern end of the Civic Arts Center site and also contains the median on Thousand Oaks Blvd. and the sidewalk across the street adjacent to Gardens of the World and Mastros Steak house. This area starts at The Lakes Drive on the east side and end at Dallas Drive on the west side.

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1



Facing west on Thousand Oaks Blvd. at the intersection of The Lakes Drive.

2



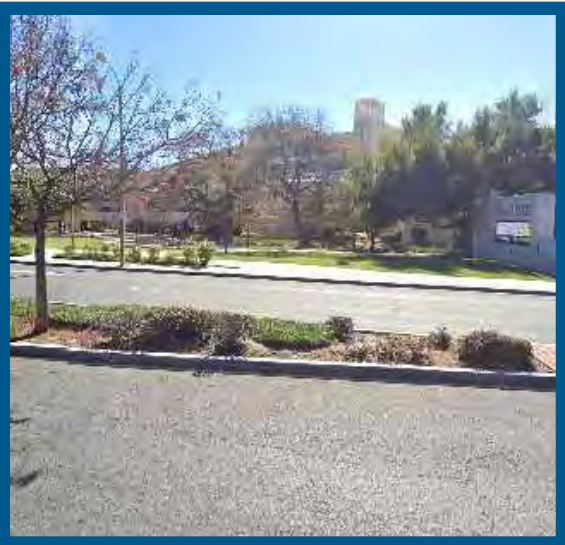
Oak trees and street parking at the northeast end of the Civic Arts Center Site boundary.

3



Looking North to Mastros Steak House from the site boundary of the Civic Arts Center.

4



Looking south across Thousand Oaks Blvd. median to the Civic Arts Center sign.

5



Looking across Thousand Oaks Blvd. median to the northwest corner of the Civic Arts Center site boundary, which includes the busstop.

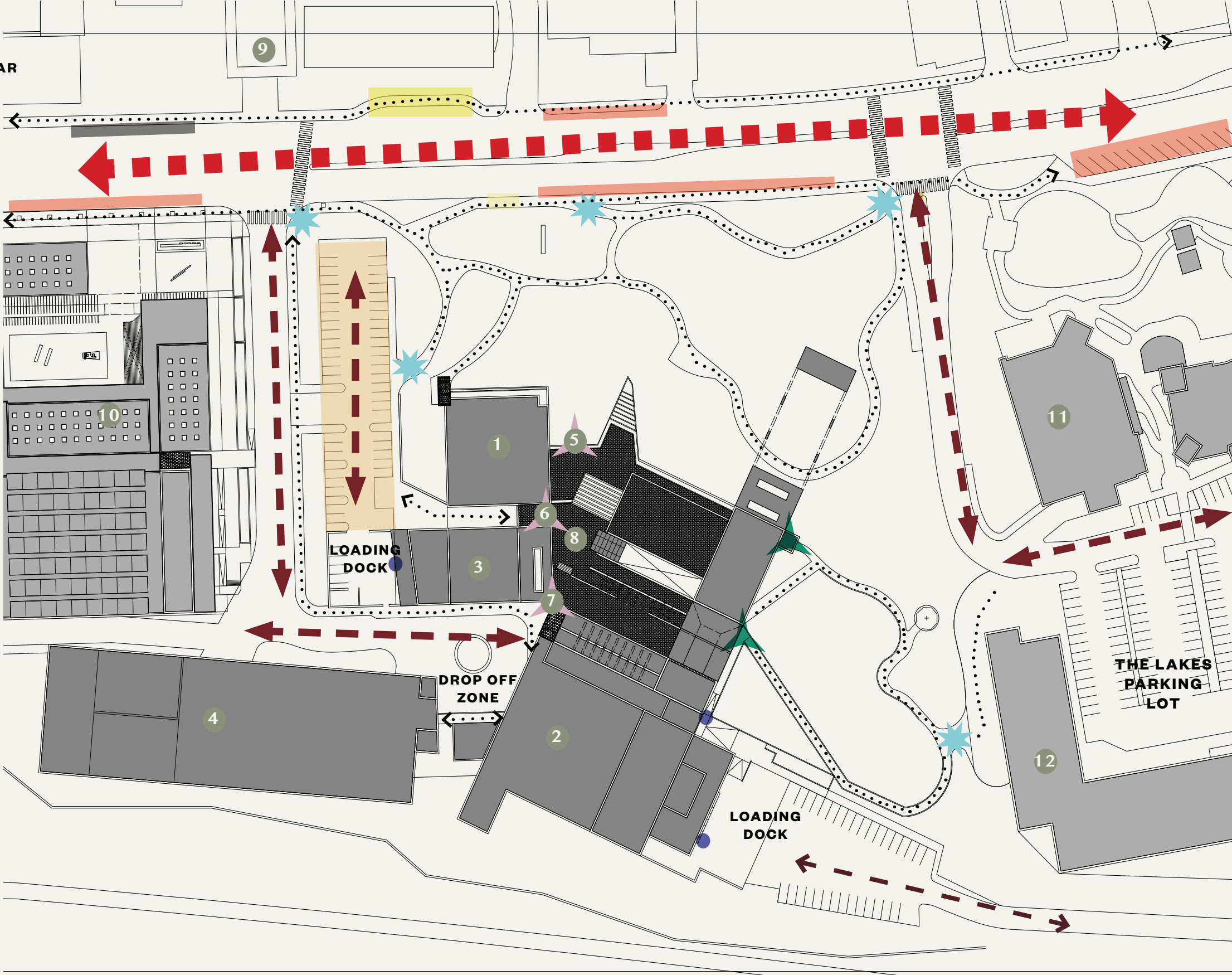
6



Looking east on Thousand Oaks Blvd., Across the median and to the intersection of The Lakes Drive.

SITE ANALYSIS- CIRCULATION

CIRCULATION



SHADOW ANALYSIS

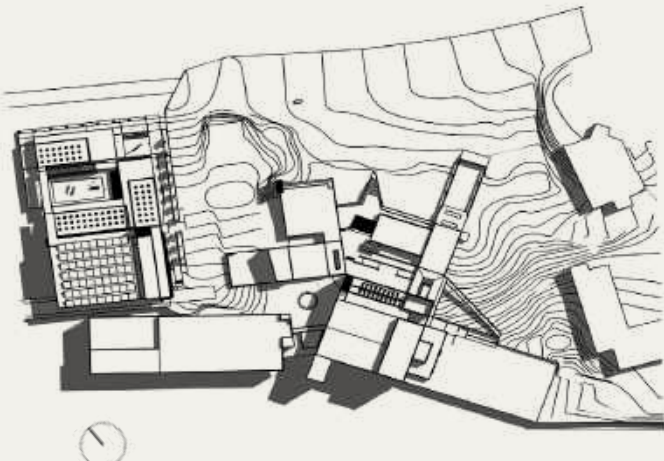
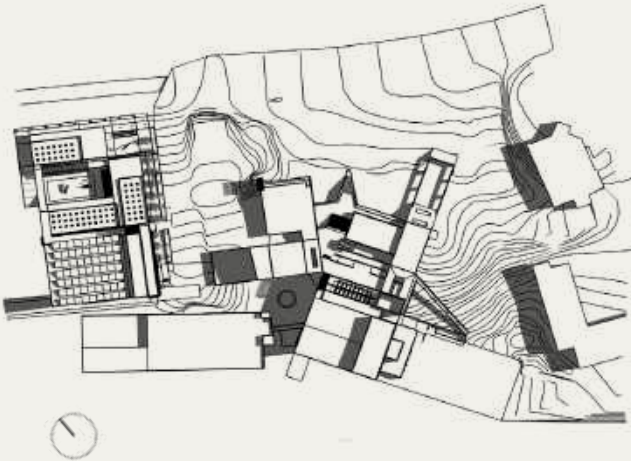
MARCH 21
SPRING EQUINOX

JUNE 21
SUMMER SOLSTICE

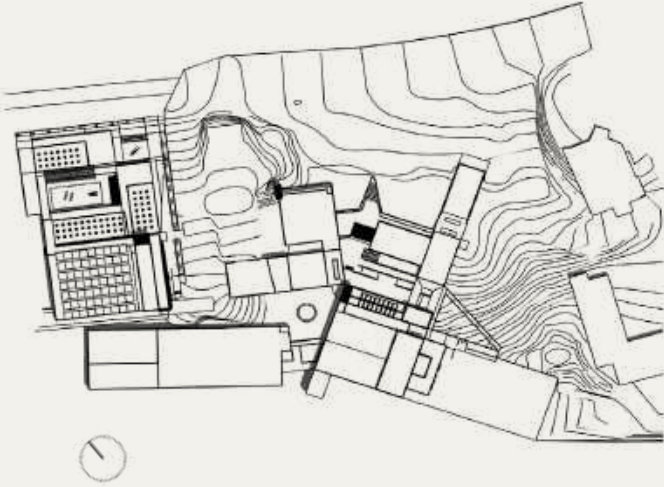
SEPTEMBER 21
AUTUMN EQUINOX

DECEMBER 21
WINTER SOLSTICE

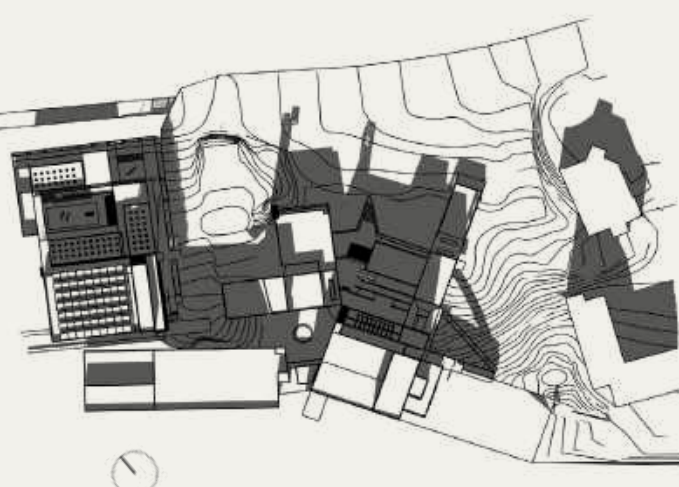
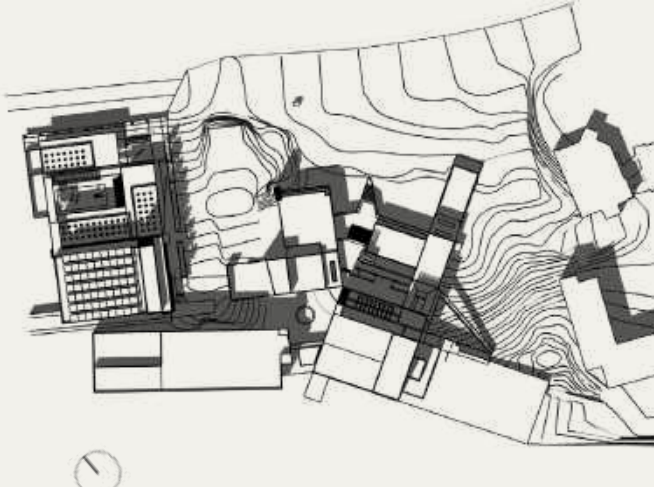
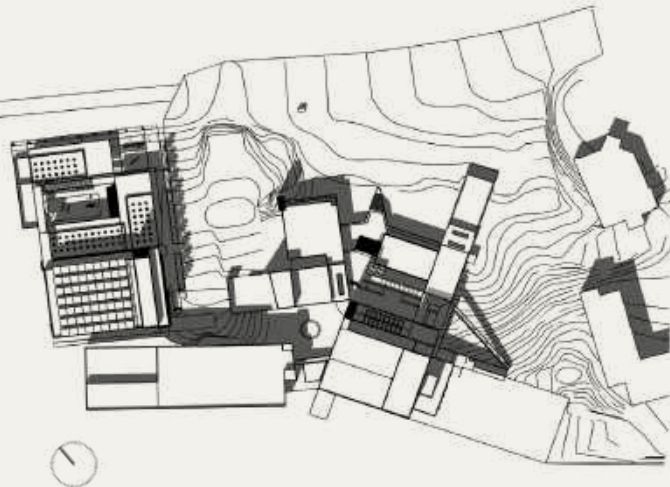
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12:00PM

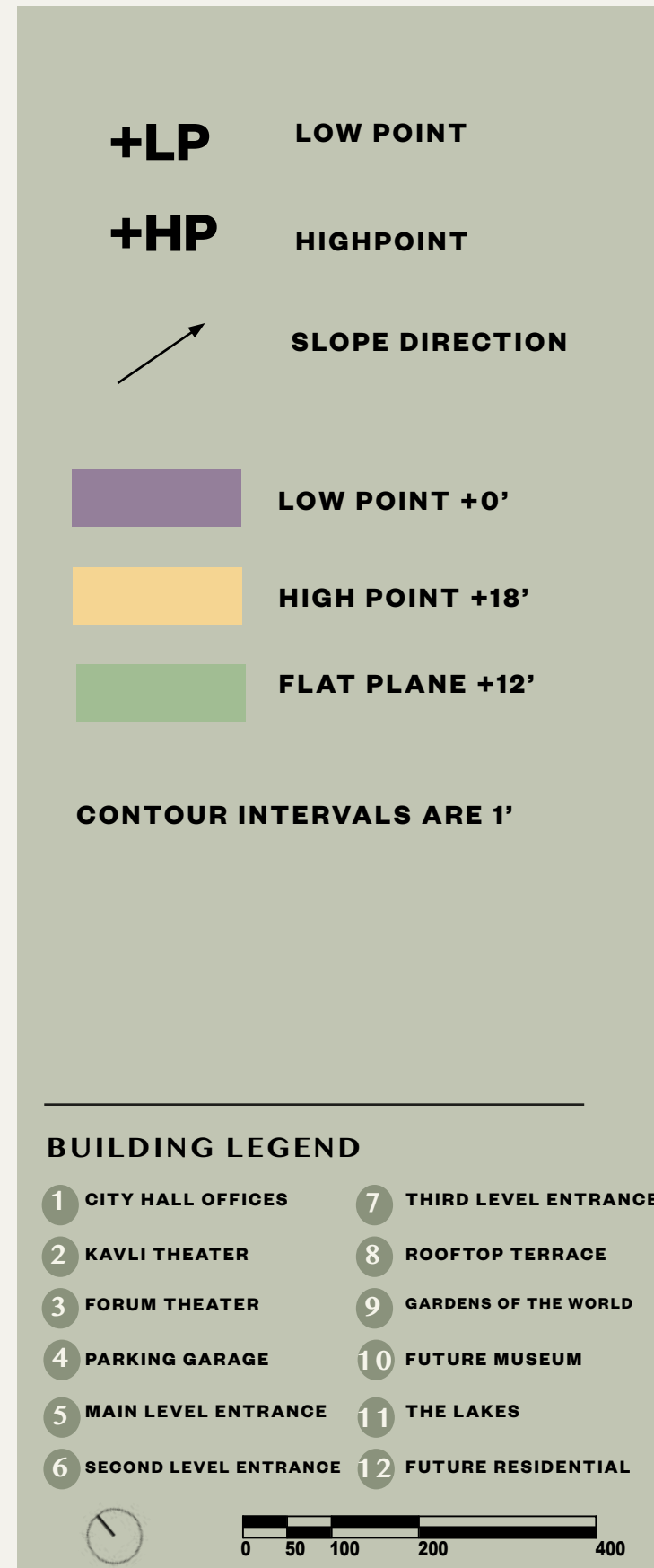


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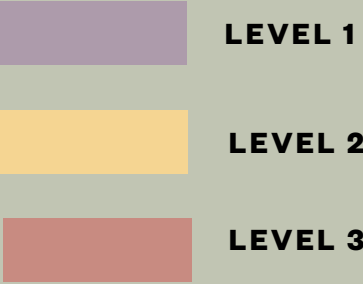
SITE ANALYSIS- TOPOGRAPHY

TOPOGRAPHY



TOPOGRAPHY AS RELATES TO BUILDING LEVEL

TOPOGRAPHY / FLOOR LEVELS



CONTOUR INTERVALS ARE 1'

+LP LOW POINT

+HP HIGHPOINT

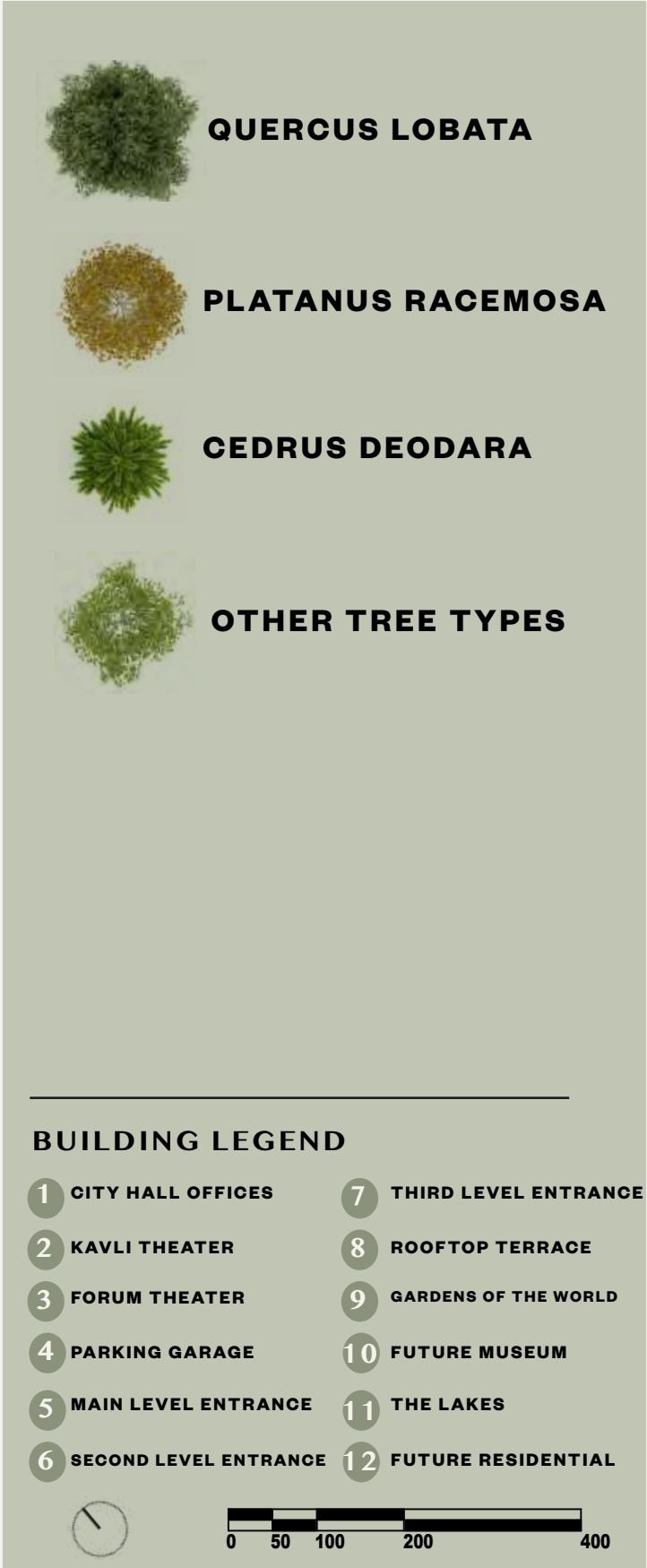
BUILDING LEGEND

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SITE ANALYSIS- EXISTING TREES


TREE MAP



OAK SURVEY



EXISTING OAK TREES



PROTECTED OAKS AND
ADJOINING TOPOGRAPHY

OAKS TREES ARE PROTECTED FROM
BUILDING, DEVELOPMENT AND SOIL
DISTRUPTION FROM 5 FEET BEYOND THE
CANOPY.

BUILDING LEGEND

1

CITY HALL OFFICES

2

KAVALI THEATER

3

FORUM THEATER

4

PARKING GARAGE

5

MAIN LEVEL ENTRANCE

6

SECOND LEVEL ENTRANCE

7


8


9

10

11

12

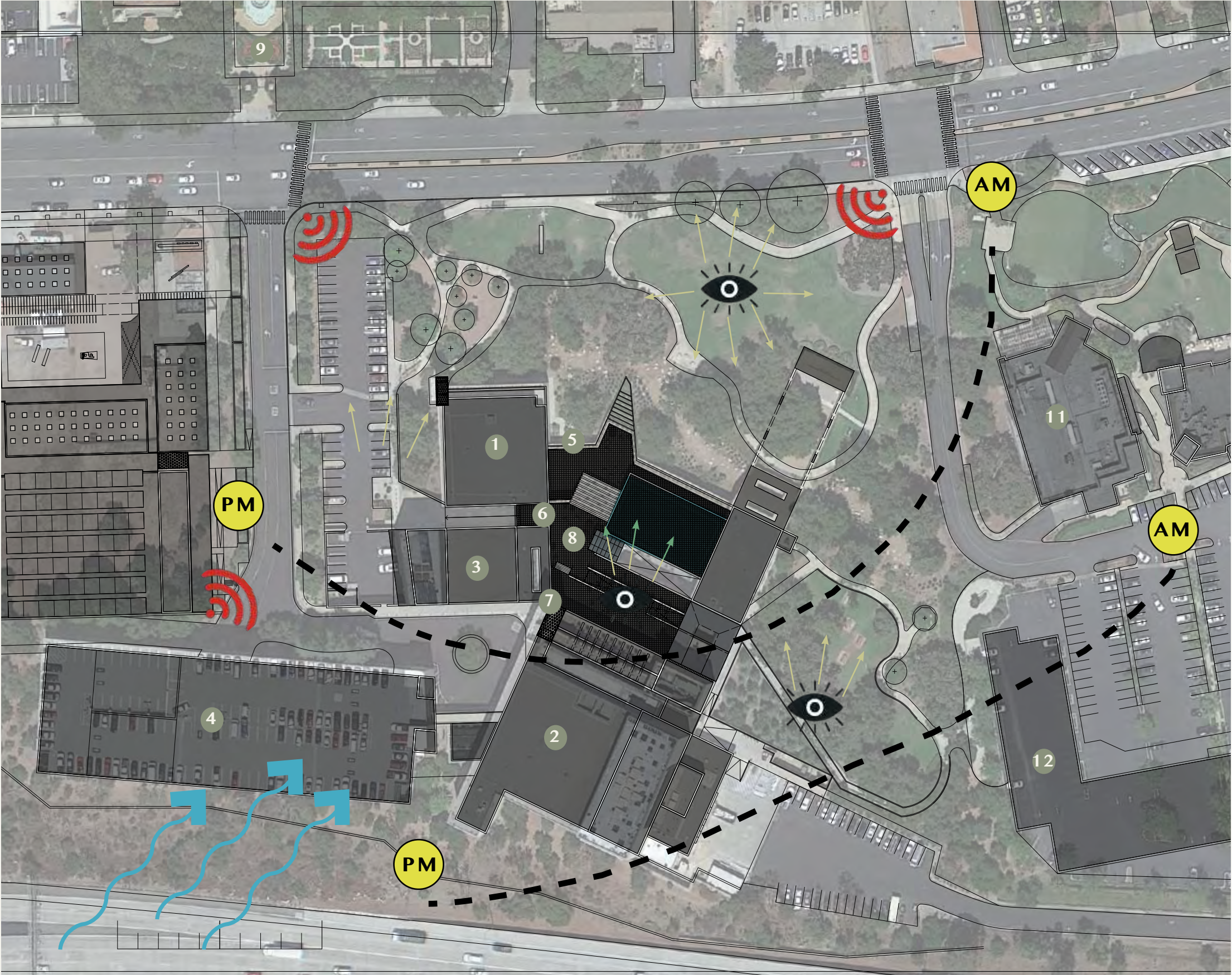
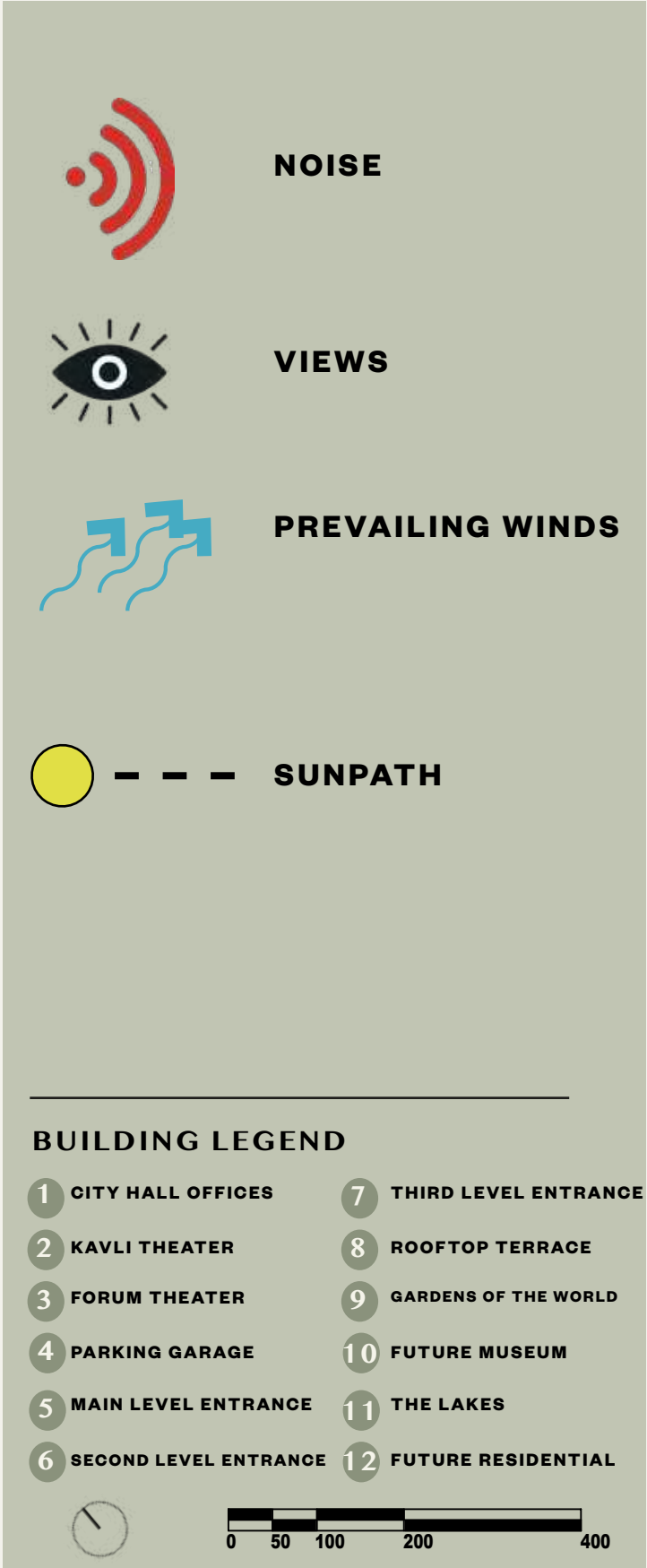






SITE ANALYSIS - EXPERIENCE

LEGEND



SITE ANALYSIS - OPPORTUNITIES

LEGEND

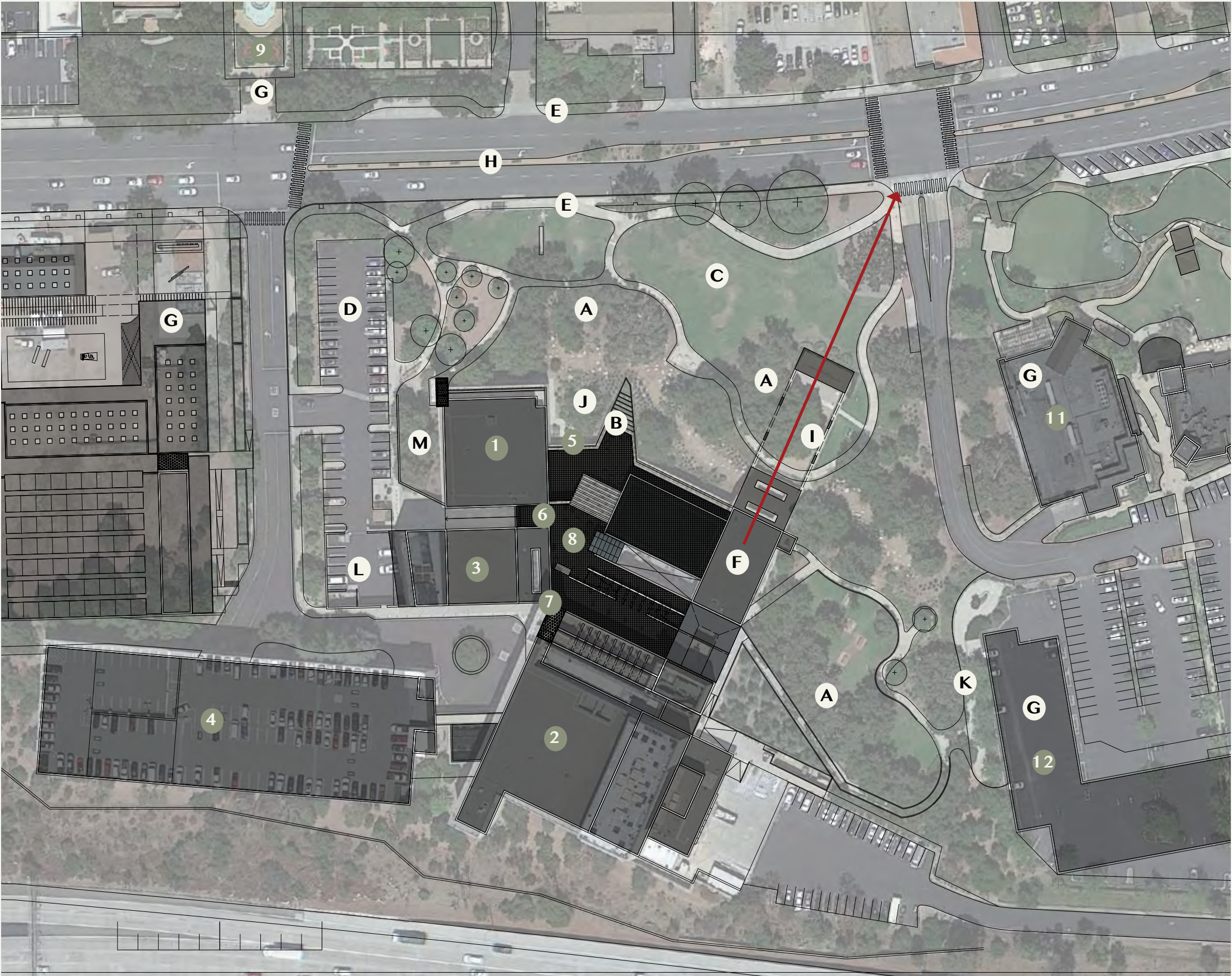
- A** Existing Oak trees give the site a sense of structure and age, as well as shade and wind protection.
- B** Large stepped planter facing the street suggests a grand pedestrian stair entrance with immediate access to the second floor.
- C** Wide, open lawn spaces could be turned in to well programmed community gathering areas, with easy street and side walk access and views.
- D** West parking lot can become natural space/greater introduction to the site from the west entrance, or a stable flat plan for community activities and local commerce, farmers market.
- E** Northern sidewalks on both sides of Thousand Oaks Blvd can be widened and made more grand to incorporate larger foot traffic and transit connections.
- F** The Civic Center is positioned facing the corner of The Lakes Drive and Thousand Oaks Blvd. This could become a grand visual and clear entrance from the intersection.
- G** A greater connection to adjacent sites; The Lakes Shopping Center, Gardens of the World and the Future CMATO Museum.
- H** Ability to connect to 1000 Oaks BLVD median and opposite, north side of st., to create a wholistically designed experience and identity for the downtown core.
- I** Semi enclosed structure with large oaks trees could be a more activated space for community use, education, space rental, quiet seating.
- J** Enclosed area provides an intuitive entrance to the first floor.
- K** Future residential building bodes new users for the civic arts center site, Greater secondary east entrance.
- L** Area above west loading dock can be enclosed with a roof, made subterranean and then turned into another connecting green area or terrace.
- M** Sunken area could become a elegant view from the interior.

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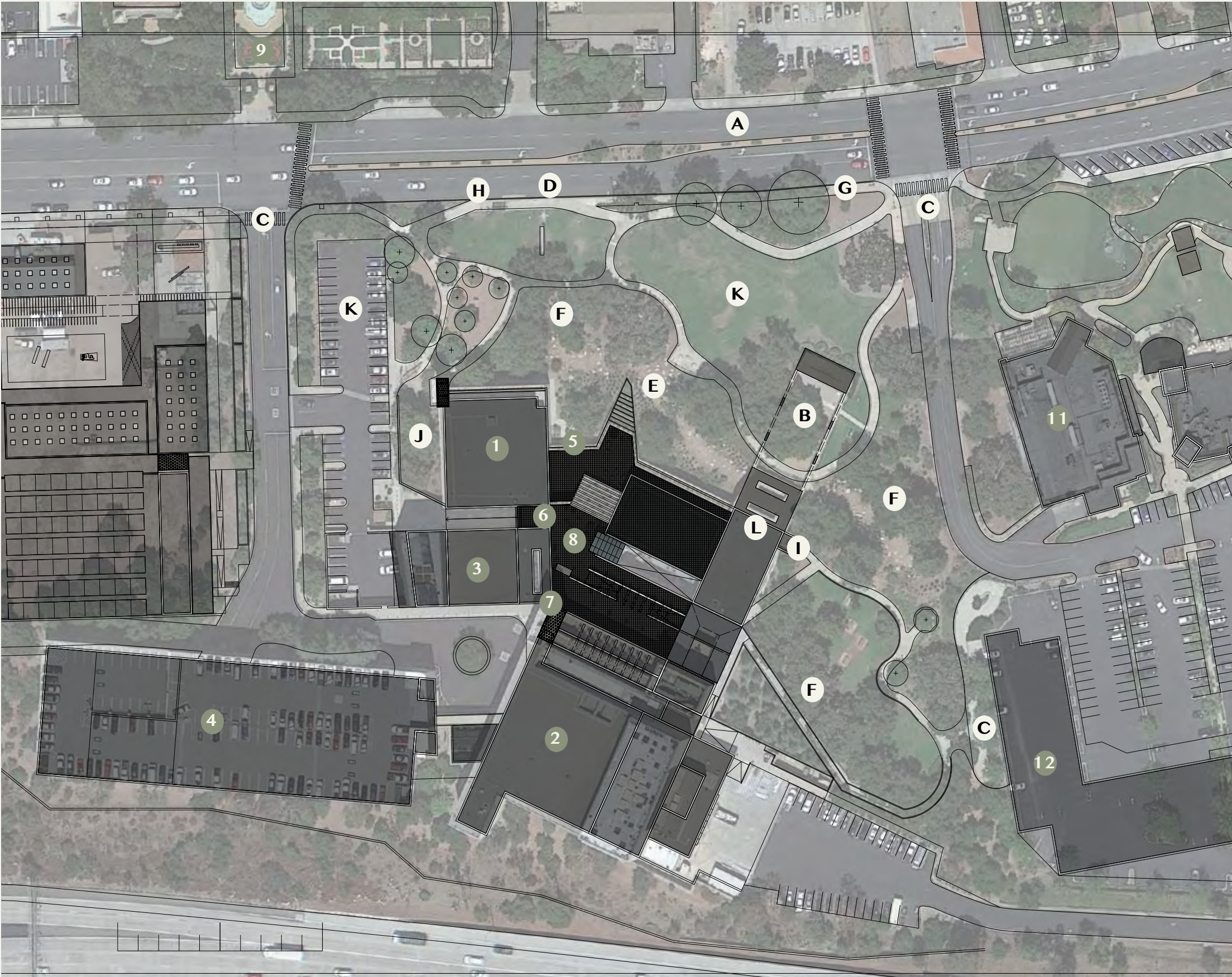
SITE ANALYSIS - CONSTRAINTS

LEGEND

- A** The Civic arts center is easy to miss while driving on Thousand Oaks BLVD due to highspeed traffic area and tree coverage.
- B** The small enclosed stage area is difficult to find, and underutilized due to size and placement.
- C** Limited connectivity around the site to other important locations within the downtown core, The LAKEs, Gardens of the World etc.
- D** Thousand oaks Blvd. is not easy to cross safely could use an additional midway connection to the most northern sidewalk.
- E** The sloped area/dry creek bed on the north of the front façade of the building blocks a clear access point/entrance.
- F** Protected oak trees restrict the buildable area under their drip line.
- G** Narrow street facing sidewalk that doesn't invite pedestrians toward the Civic Arts Center.
- H** Street parking restricts view of The Civic Arts Center, as well as, traffic flow.
- I** East entrance to the second floor is ambiguous and hard to find.
- J** Sunken area on west side with retaining wall is under designed.
- K** Existing, large lawn limits useful programming and is an overuse of water.
- L** No clear access, to visible upper terraces.
- K** Large parking lot restricts street view and a proper pedestrian introduction to the west side of the site.
- L** Under programed, low light tunnel space.

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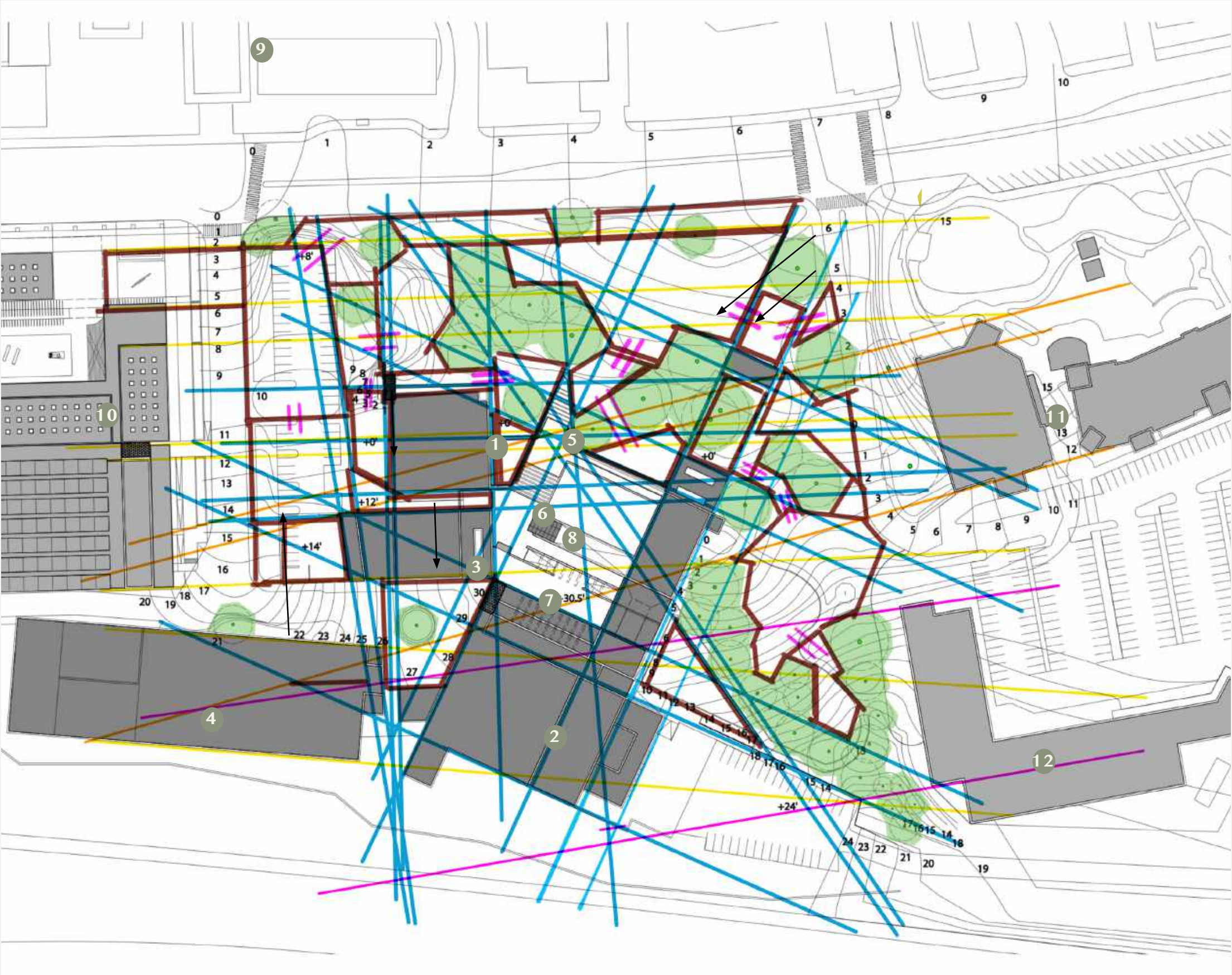
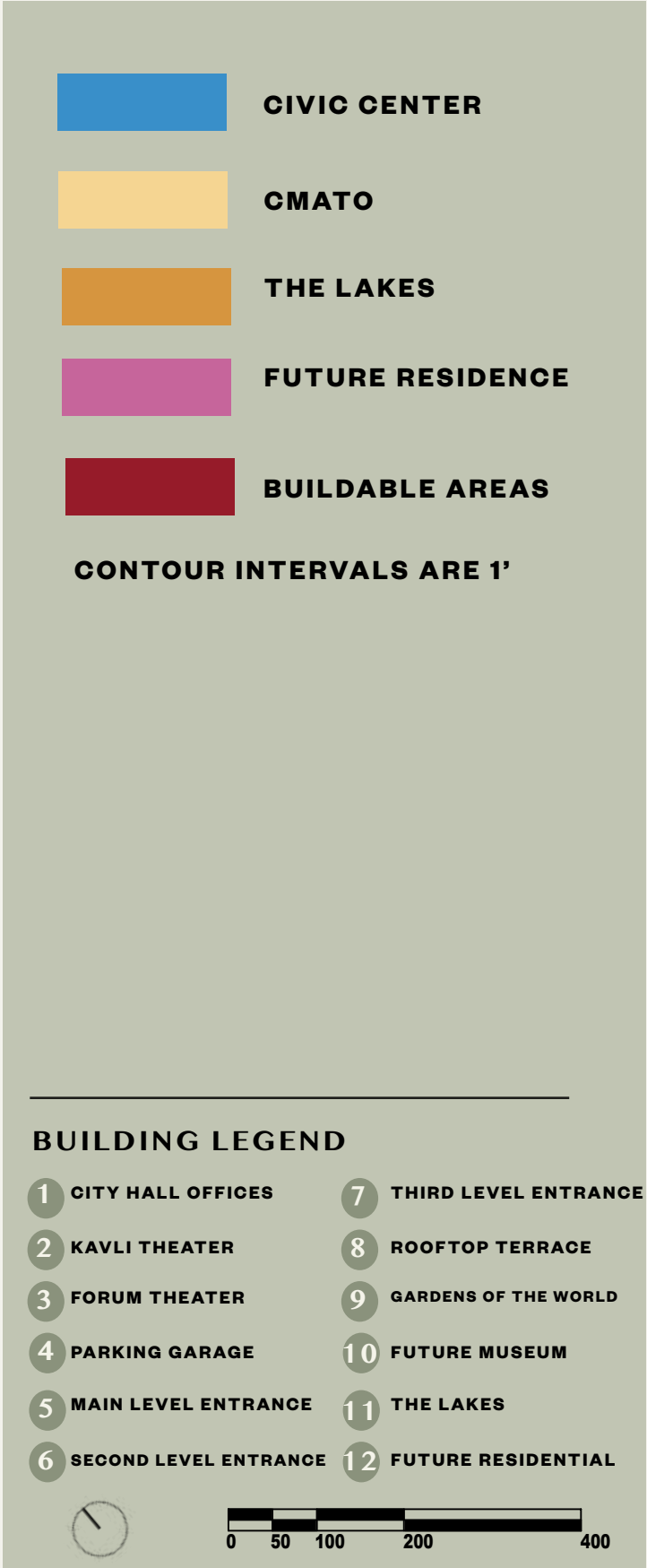
SPACE SEEKING- REGULATING LINES

REGULATING LINES AS RELATES TO BUILDING



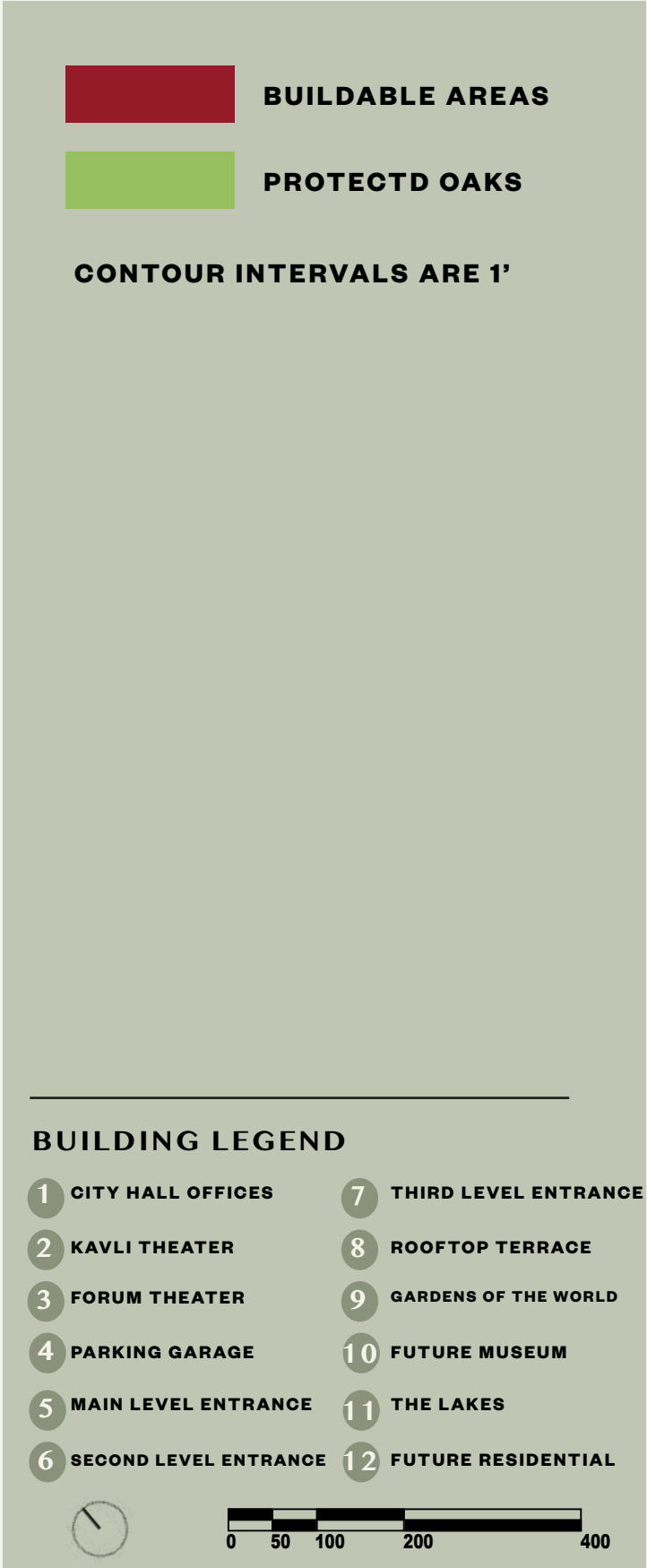
SPACE SEEKING- SPATIAL DISCOVERY

REGULATING LINES AS RELATES TO BUILDING



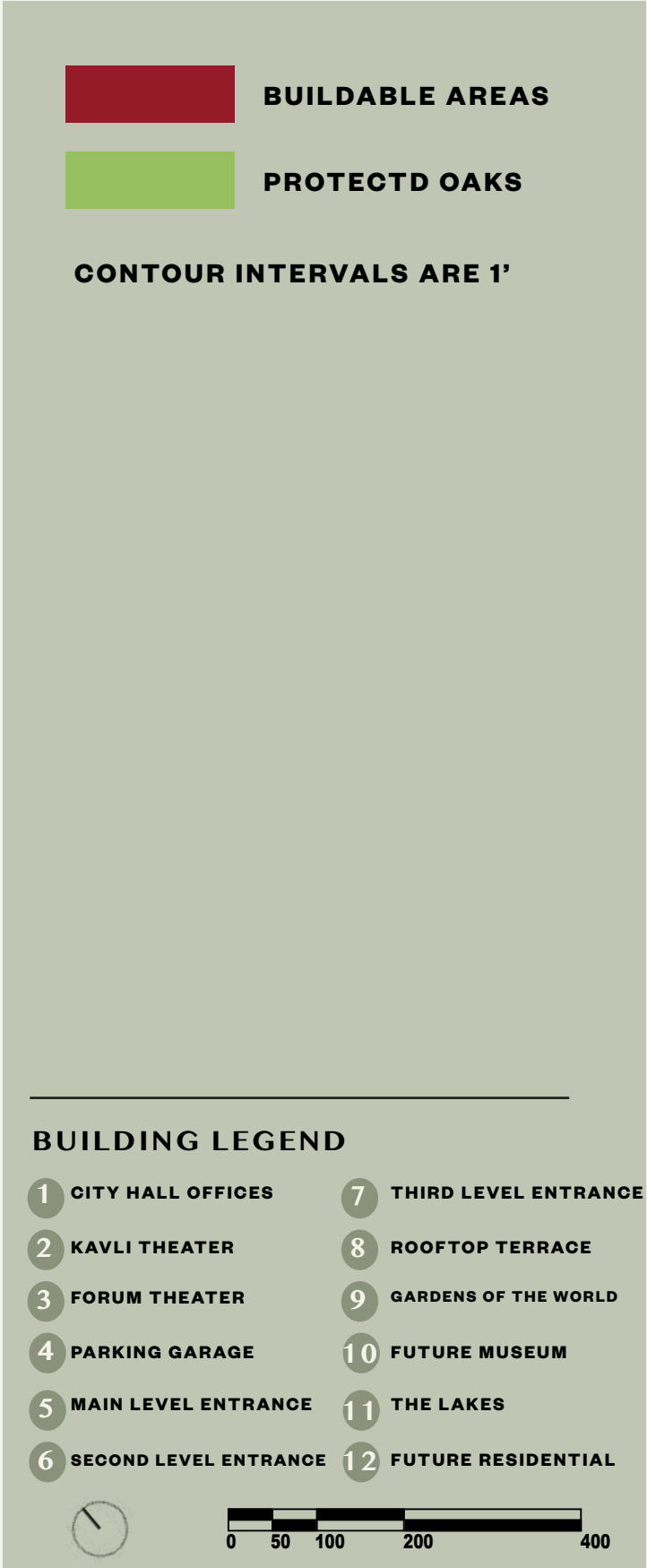
SPATIAL DISCOVERY WITH ELEVATIONS

REGULATING LINES AS RELATES TO BUILDING



SPATIAL DISCOVERY WITH PROGRAMMING

CONCEPT MAPPING



CONCEPT SITE MAPPING

CONCEPT SITE MAPPING



CASE STUDY 1

CULVER STEPS

LOCATION : CULVER CITY, CALIFORNIA

CLIENT: HACKMAN CAPITAL PARTNERS AND THE CITY OF CULVER CITY

ARCHITECT: EHRLICH YANAI RHEE CHANEY / SWA

COMPLETION DATE: 2004

SIZE: 115,108 SQUARE FEET



CASE STUDY 2

PROMENADE

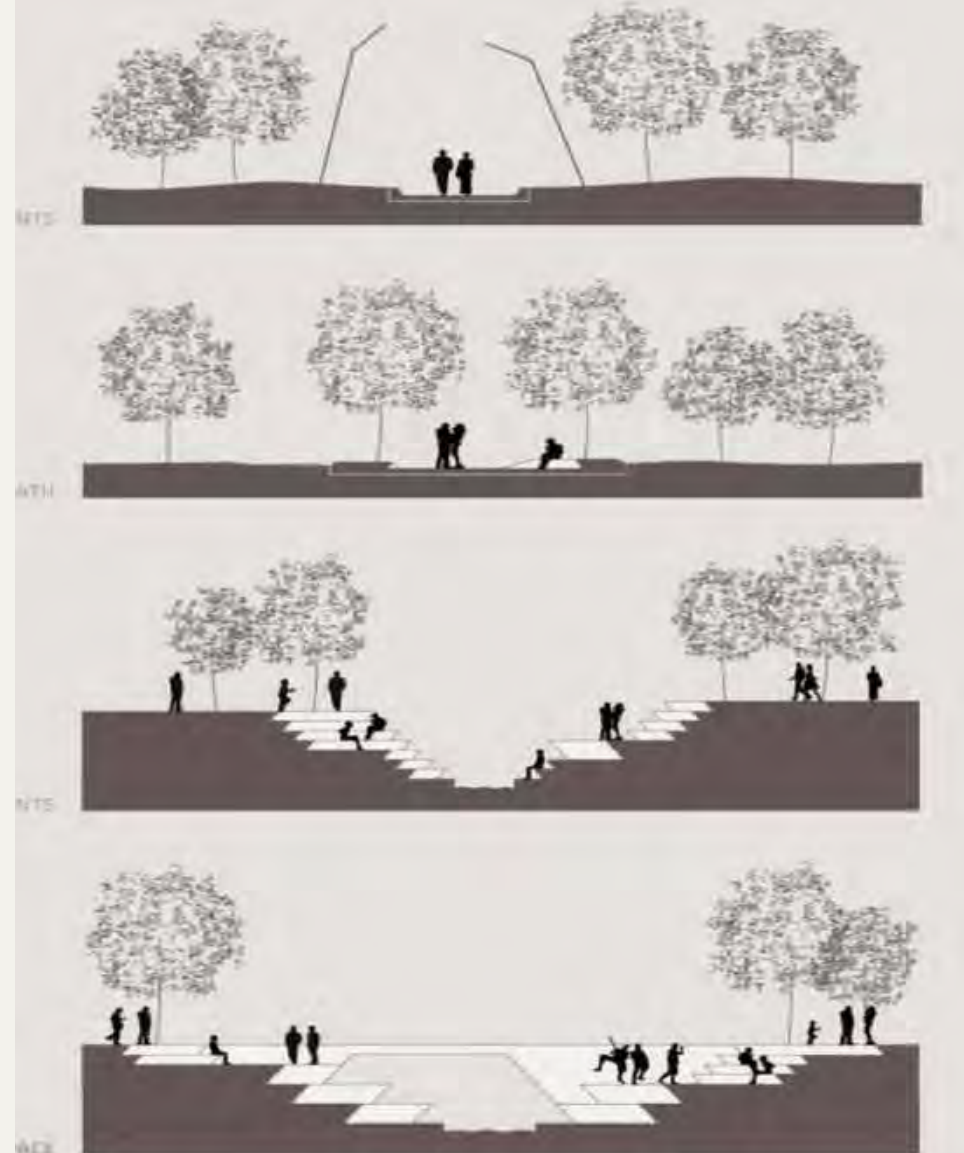
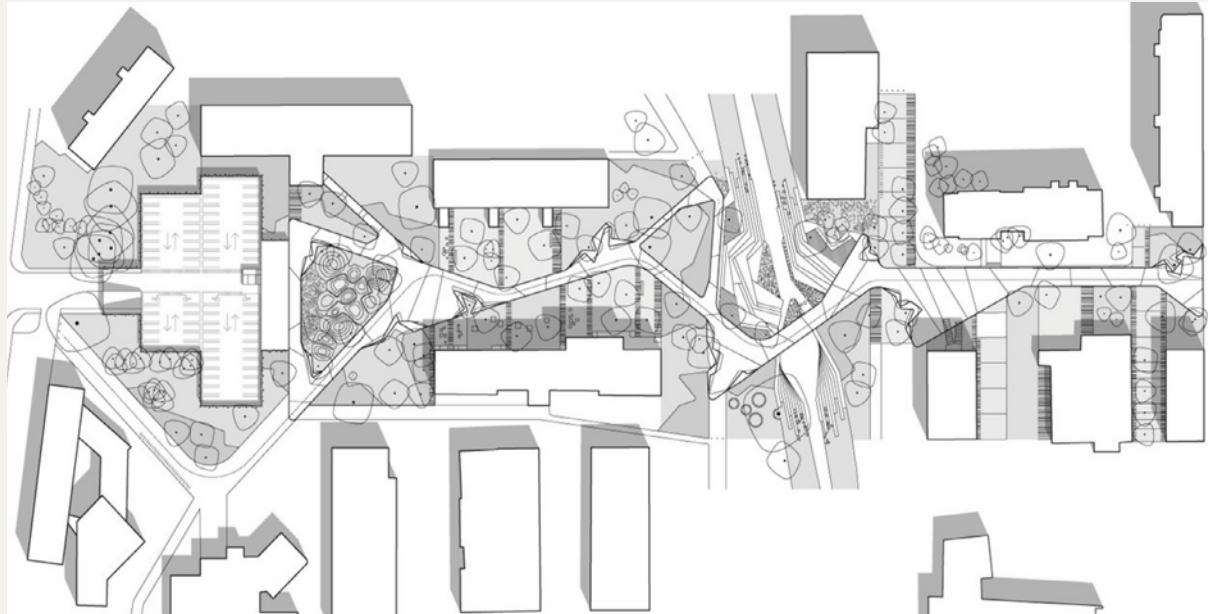
LOCATION: VELENJE, SLOVENIA

CLIENT: THE CITY OF VELENJE

ARCHITECT: ENOTA

COMPLETION DATE: 2014

SIZE: 183,202 SQUARE FEET



CASE STUDY 2/OVERLAY

PROMENADE

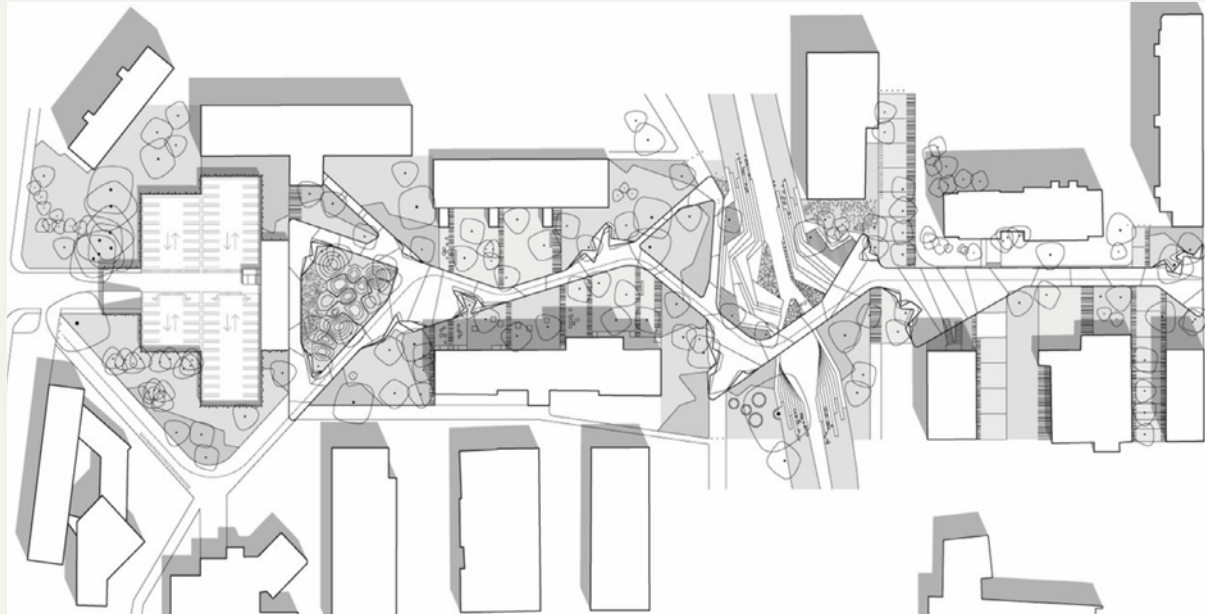
LOCATION: VELENJE, SLOVENIA

CLIENT: THE CITY OF VELENJE

ARCHITECT: ENOTA

COMPLETION DATE: 2014

SIZE: 183,202 SQUARE FEET



CASE STUDY 3

AUSTIN CITY HALL

LOCATION: AUSTIN, TEXAS

CLIENT: THE CITY OF AUSTIN

ARCHITECT: ANTOINE PREDOCK

COMPLETION DATE: 2004

SIZE: 115,000 SQUARE FEET



section A



section B



GOALS AND OBJECTIVES

PROTECT AND REGENERATE THE CIVIC ARTS CENTER LANDSCAPE AND NATURAL COMMUNITY

- Retain and nurture existing oak woodland.
- Foster a dynamic ecosystem through native and drought tolerant plant palette.
- Develop a built site with sustainable materials and practices.
- Engage the community with an educational onsite program to teach about local native plant and animal communities.

CREATE A DYNAMIC CULTURAL AND SOCIAL HUB WITHIN THE DOWNTOWN CORE WITH A SENSE OF IDENTITY.

- Create a multi-use site that can incorporate events, performances, education and farmers markets, art fairs and beyond.
- Maintain continuity of materials and texture that relate to the existing building.
- Foster community by developing a “town square” into the site design and programming.

CREATE CONNECTIONS AND ACCESSABILITY

- Provide safe, shaded and clearly labeled access to public transportation around the site.
- Improve site access for people of all abilities and ages.
- Create a program that guides users to participate in neighboring areas around the site and circle back in.
- Develop the northern sidewalks of Thousand Oaks Blvd. to be apart of the site.



Native California Landscaping



Central, iconic entrance of the Civic Arts Plaza



Connectivity and circulation onsite and adjacent areas.



Multi-use public plaza that emphasizes connectivity



Protect and nurture native oak woodland.



Create a cultural and social hub for the community.

INSPIRATION DECK- MOOD



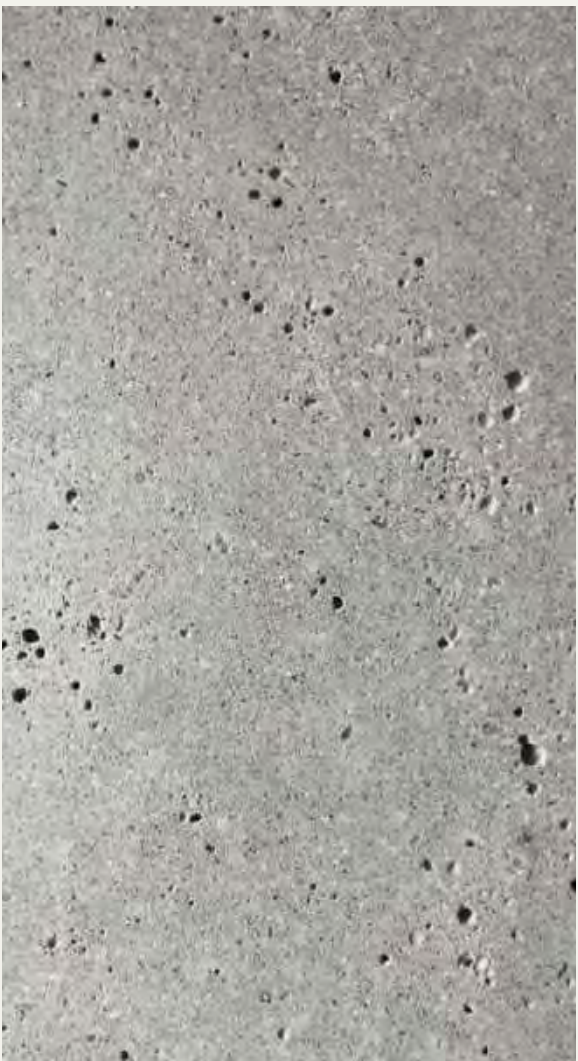
INSPIRATION DECK - STRUCTURES AND SEATING



INSPIRATION DECK- FORM



INSPIRATION DECK- MATERIALS



PLANT PALETTE - TREES



Arctostaphylos densiflora



Heteromeles arbutifolia



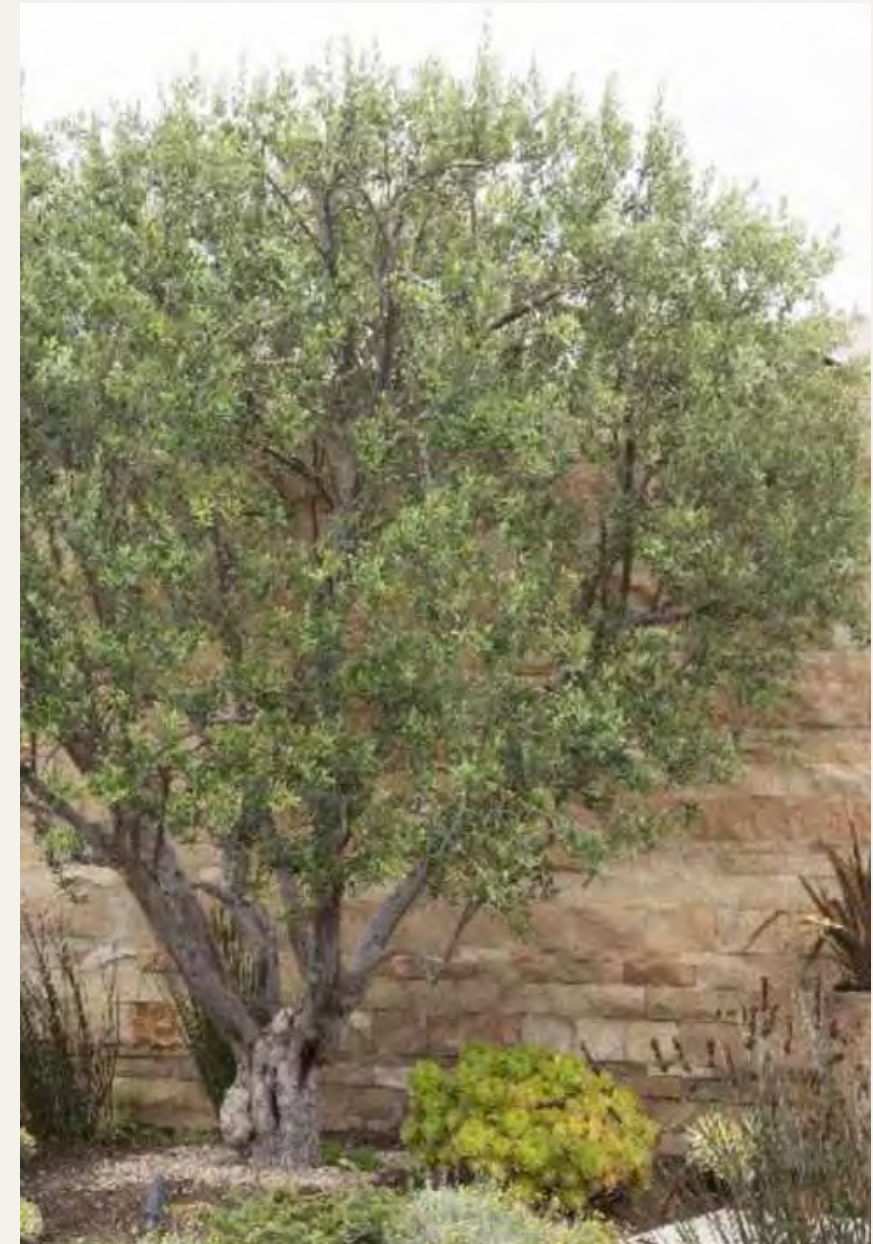
Circus occidentalis



Jacaranda mimosifolia



Parkinsonia florida



Olea europaea 'Swan Hill'

PLANT PALETTE - PERENNIALS



Salvia Milliferia



Lavandula-X-heterophylla



Salvia apiana



Rosmarinus officinalis 'Huntington Carpet'

PLANT PALETTE - PERENNIALS



Encelia californica



Malacothamnus fasciculatus



Eschscholzia californica



Achillea millefolium



Carpenteria californica

PLANT PALETTE - GROUND COVER



Eriogonum fasciculatum 'Theodore Payne'



Baccharis pilularis 'Pigeon Point'

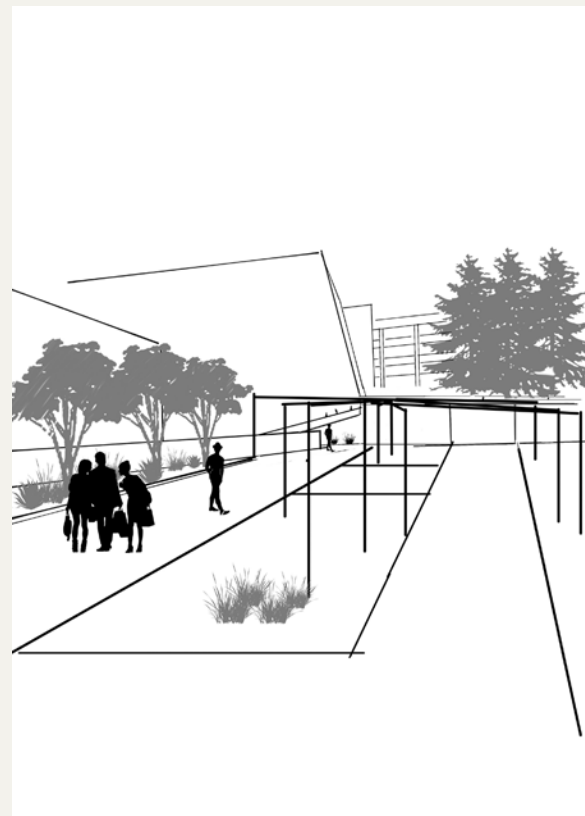
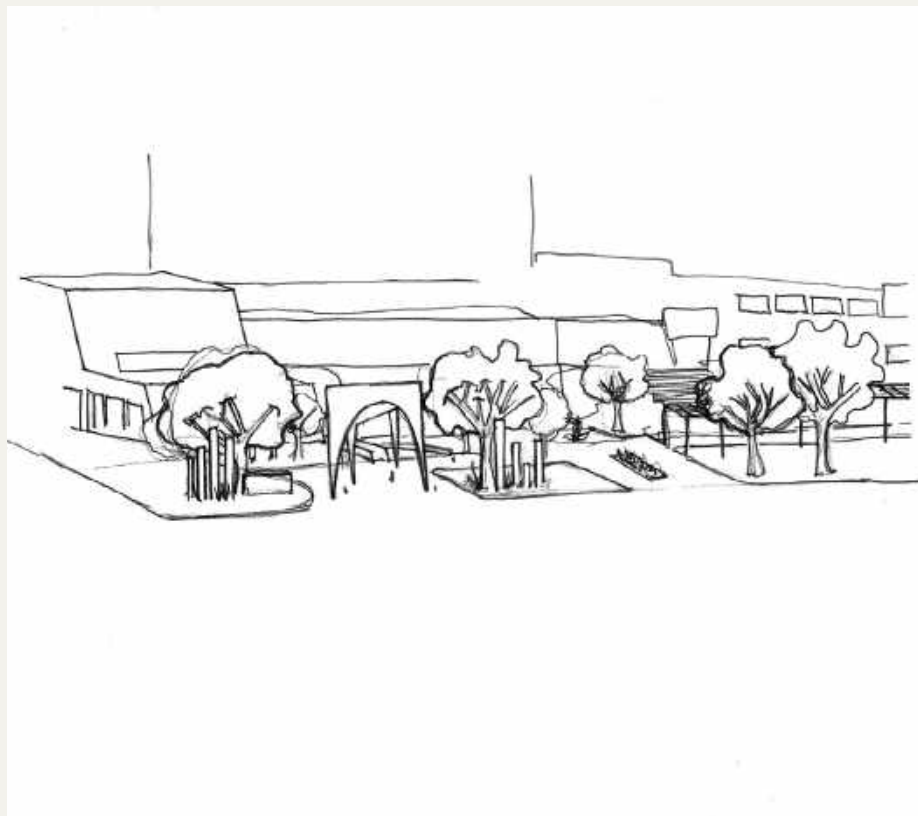
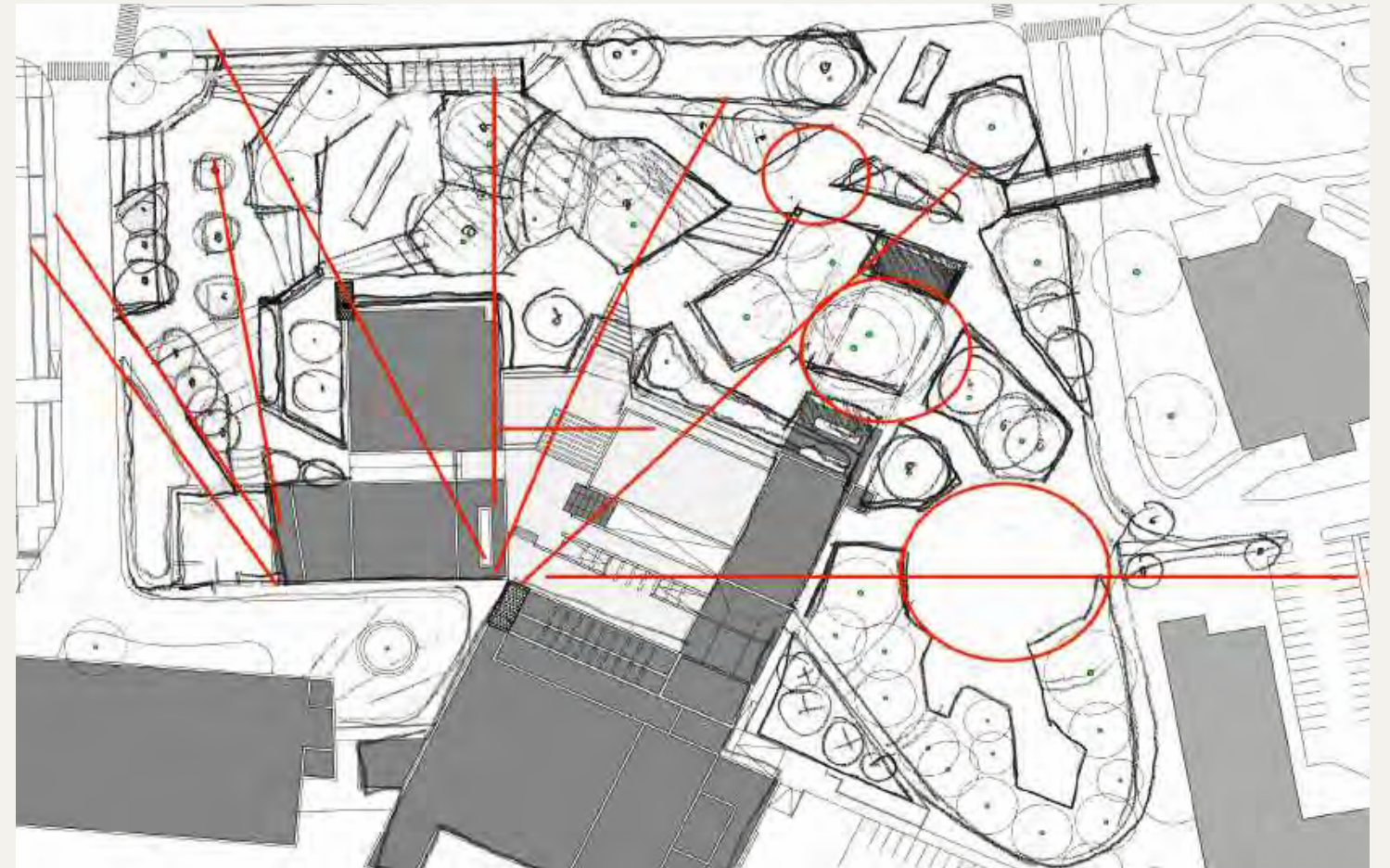


Salvia Leuco X 'Bee's Bliss'



Ceanothus 'Joyce Coulter'

SITE DEVELOPMENT/SKETCHES



SITE REDEVELOPMENT

NEW FEATURES

- A** Rooftop bar/cafe for gathering before theater events or City Hall employees. Helps create an intermediary gathering place.
- B** Massive corten shade structure to hide loading dock roadway and create vertical green interest and shade.
- C** A staircase was added to create ease of circulation as well as an additional lounge area for city hall.
- D** Terraced performance area with massive corten shade structure for gatherings and events.
- E** Open plaza for gathering and massive interactive corten artwork.
- F** Main plaza in front of main City Hall entrance and new grand staircase. Flanking corten shade structure guide users and create repetition on site.
- G** New grand staircase to connect lower and upper level of Civic Arts Plaza and City Hall.
- H** Decorative shade structure.
- I** Massive interactive Corten archway creates streetside interest and directs users in from street.
- J** Terraced lawn areas adjacent to cafe for lounging. An attraction to occupants of the future residence.
- K** Outdoor classroom under corten shade structure.
- L** Outdoor cafe to bring interest to east side of site.
- K** Meditation garden and reflecting pool.

BUILDING LEGEND

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ZONE 1 ENLARGEMENT



NEW FEATURES

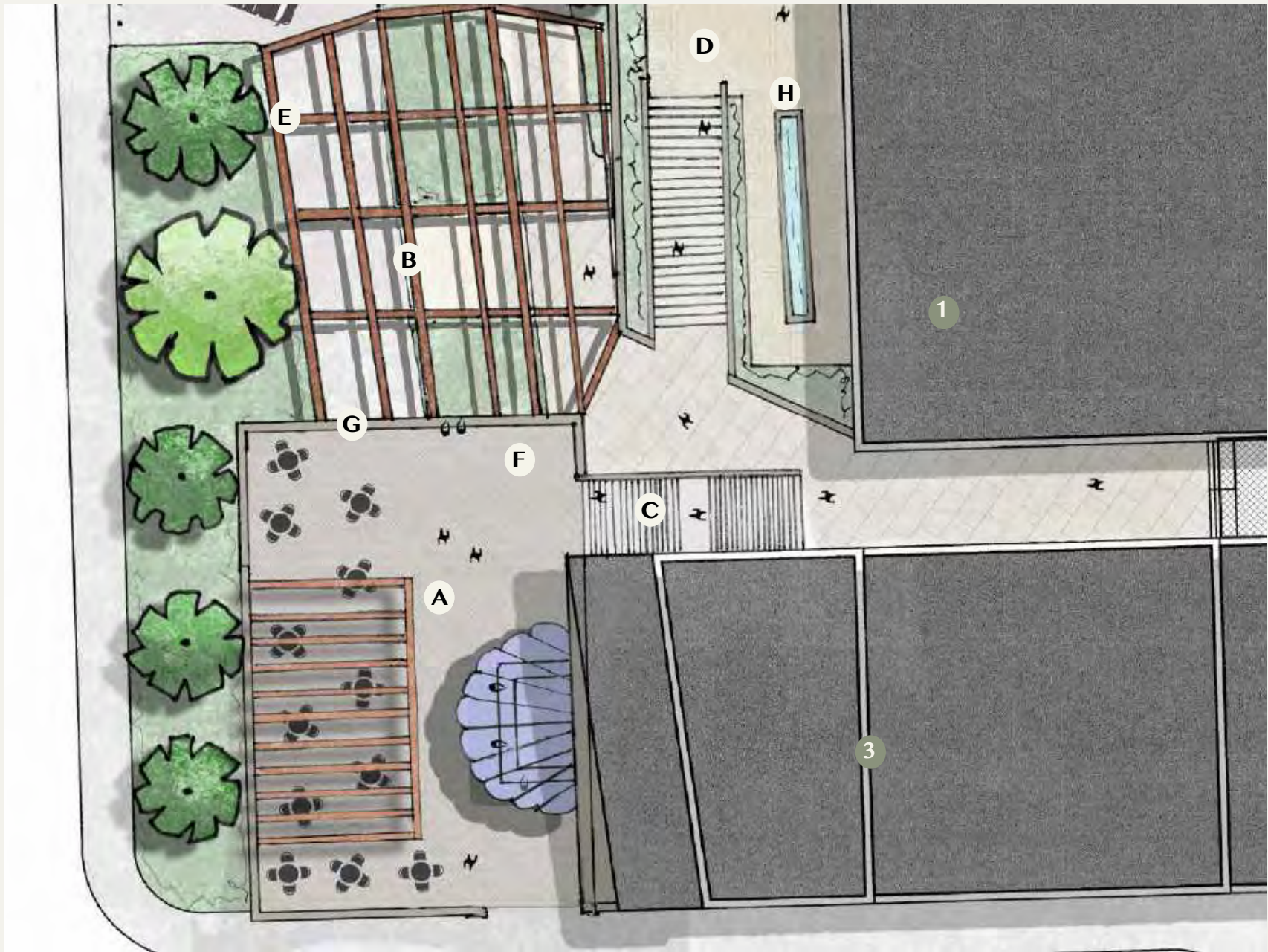
- A** Rooftop bar/cafe for gathering before theater events or City Hall employees. Helps create an intermediary gathering place.
- B** Massive corten shade structure to hide loading dock roadway and create vertical green interest and shade.
- C** A staircase was added to create ease of circulation as well as an additional lounge area for city hall.
- D** Open lounge area for City Hall Employees.
- E** Loading dock roadway. Bollards lower into the ground as needed.
- F** Extended roof garden and stairs guides users from parking deck to City Hall entrance.
- G** Entrance doors to loading dock below rooftop garden.
- H** Reflecting pool can be seen from City Hall interior creating visual interest.

BUILDING LEGEND

- | | |
|--------------------------------|-------------------------------|
| 1 CITY HALL OFFICES | 7 THIRD LEVEL ENTRANCE |
| 2 KAVLI THEATER | 8 ROOFTOP TERRACE |
| 3 FORUM THEATER | 9 GARDENS OF THE WORLD |
| 4 PARKING GARAGE | 10 FUTURE MUSEUM |
| 5 MAIN LEVEL ENTRANCE | 11 THE LAKES |
| 6 SECOND LEVEL ENTRANCE | 12 FUTURE RESIDENTIAL |



0 10 20 40



ROOFTOP BAR/CAFE



CORTEN SHADE STRUCTURE



LOW REFLECTING POOL



LUSH ROOFTOP GARDEN



BUILT IN SEATING AND ROOFTOP GARDEN



CORTEN PLANTERS



GROUND LEVEL LOADING DOCK

ZONE 1 ENLARGEMENT



NEW FEATURES

- A** West entrance reflecting pool guides users to plaza intersection.
- B** New grand stair case guides users to lower elevation plaza with artwork.
- C** Terraced performance area with massive corten shade structure for gatherings and events.
- D** Open plaza for gathering and massive interactive corten artwork.
- E** Woodland garden with picnic seating.
- F** Corten pillars provide a relationship to the Thousand Oaks BLVD median .
- G** Grand staircase from Thousand Oaks Blvd to guide users to main west plaza.
- H** Transit hub with bike rack.

BUILDING LEGEND

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0 10 20 40



OLEA EUROPAEA 'MONHER'



CERCIS OCCIDENTALIS



JACARANDA MIMOSIFOLIA



MASSIVE CORTEN SCULPTURE

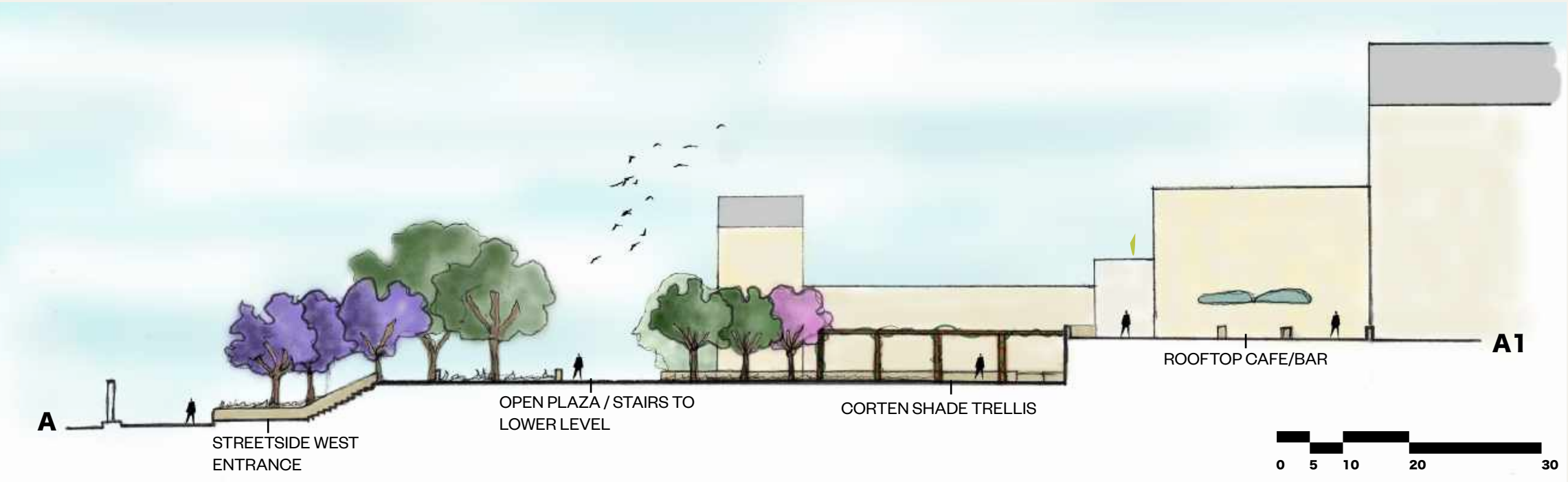


CORTEN PILLAR ARTWORK



REFLECTING POOL

ZONE 1 SECTION AND PERSPECTIVE



STAIRCASE TO CITY HALL ENTRANCE WITH REFLECTING POOL

ZONE 2 ENLARGEMENT

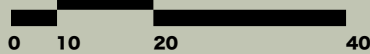


NEW FEATURES

- A** Angled staircase and ada ramp the leads users into the main city hall plaza and stairs.
- B** ADA ramp to main City Hall Plaza for mobility ease.
- C** Main entrance plaza with information kiosk flanked by specimen trees.
- D** Public seating, long wooden benches.
- E** Massive corten art/archway, invites users in the from the street and helps to create streetside Idenity for Civic Arts Plaza.
- F** Decorative corten shade walk.
- G** Corten art pillars communicate with street median, creating a visual relationship.
- H** Native dry planting.

BUILDING LEGEND

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WIDE ANGLED STAIRS



CONCRETE ADA RAMP



INFORMATION KIOSK



CORTEN ART PILLARS



CORTEN SHADE STRUCTURE



CORTEN ARCHWAY



WIDE LONG SEATING

ZONE 2 ENLARGEMENT

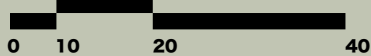


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MAIN GRAND STAIRCASE



REPETITIVE SHADE STRUCTURES



DRY GARDEN PLANTINGS



WOODLAND GARDEN PATHWAYS

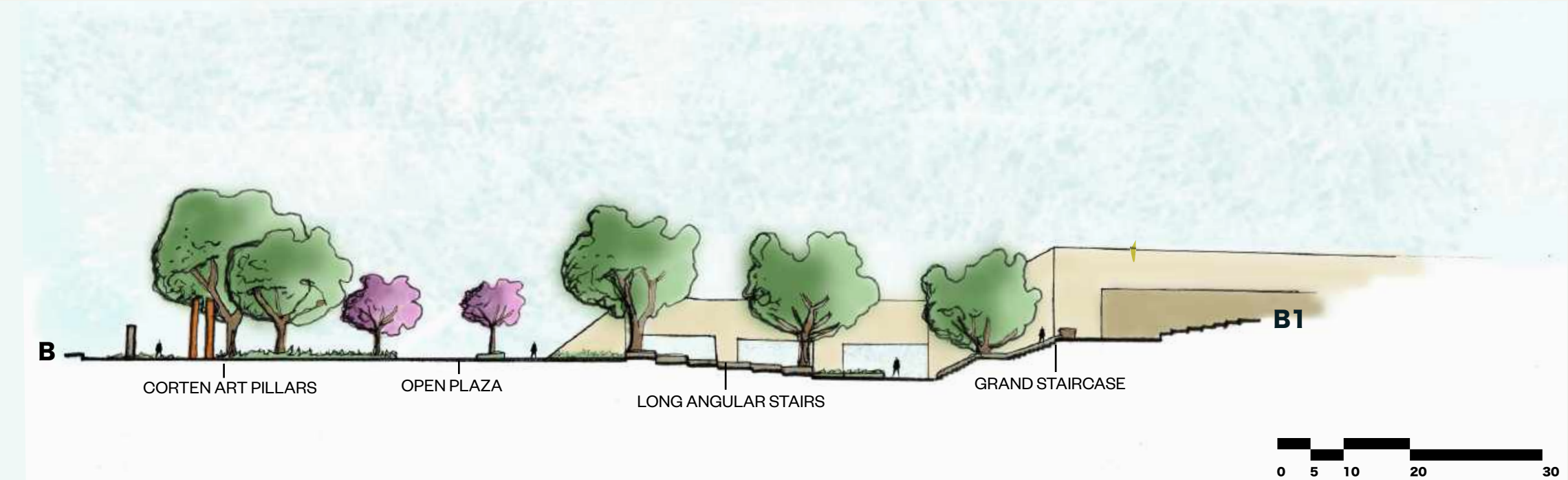


LOUNGE AREA



LARGE FORMAT CONCRETE PAVER PLAZA

ZONE 2 SECTION AND PERSPECTIVE



LOOKING TOWARD NEW MAINSTAIR CASE AND CITY HALL ENTRANCE

ZONE 3 ENLARGEMENT

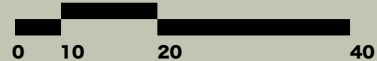


NEW FEATURES

- A** Jacarana plaza leads users to east entrance of building.
- B** East plaza entrance with reflecting pool and tree alle.
- C** East entrance information kiosk.
- D** Covered outdoor classroom for environmental education and events.
- E** Educational dry and native garden.
- F** Large open plaza for markets and events will bring interest for users of the future east side residence.
- G** Massive corten shade structure.
- H** Entrance to Civic Arts Center Plaza from the Lakes and the future residence.

BUILDING LEGEND

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JACARANDA



REFLECTING POOL



INFORMATION KIOSK



ROOFTOP BAR/CAFE



MARKET PLAZA



LOW WATER EDUCATION GARDEN



COVERED OUTDOOR CLASSROOM

ZONE 3 ENLARGEMENT

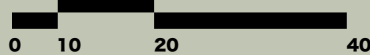


NEW FEATURES

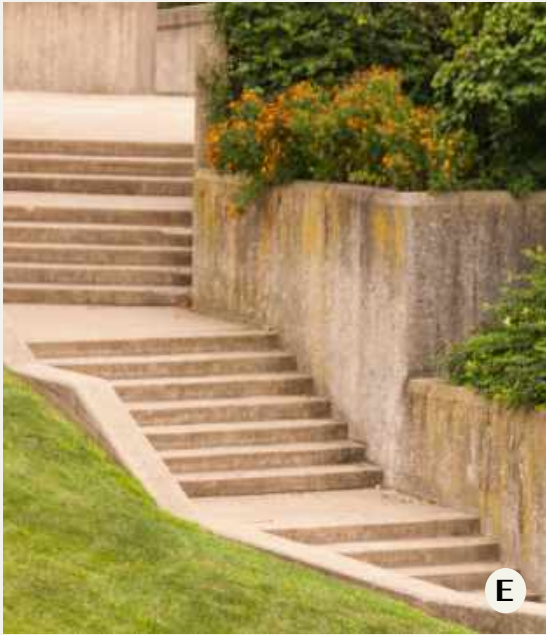
- A** Native oak woodland garden.
- B** Outdoor cafe to bring interest to east side of site.
- C** Meditation garden and reflecting pool. Creates interest and punctuation point to stair path.
- D** Terraced lawn areas adjacent to cafe for lounging. An attraction to occupants of the future residence.
- E** Main east side stairway to meditation garden and reflecting pool.
- F** Aggregate pathways below native oaks in woodland garden.
- G** Long path to ramp to second floor of Civic Arts Center.
- H** Educational dry and native garden.

BUILDING LEGEND

- | | |
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AGGREGATE PATHWAYS



CONCRETE STAIRS WITH RETAINING WALLS



OAK WOOLAND



CAFE WITH PATIO

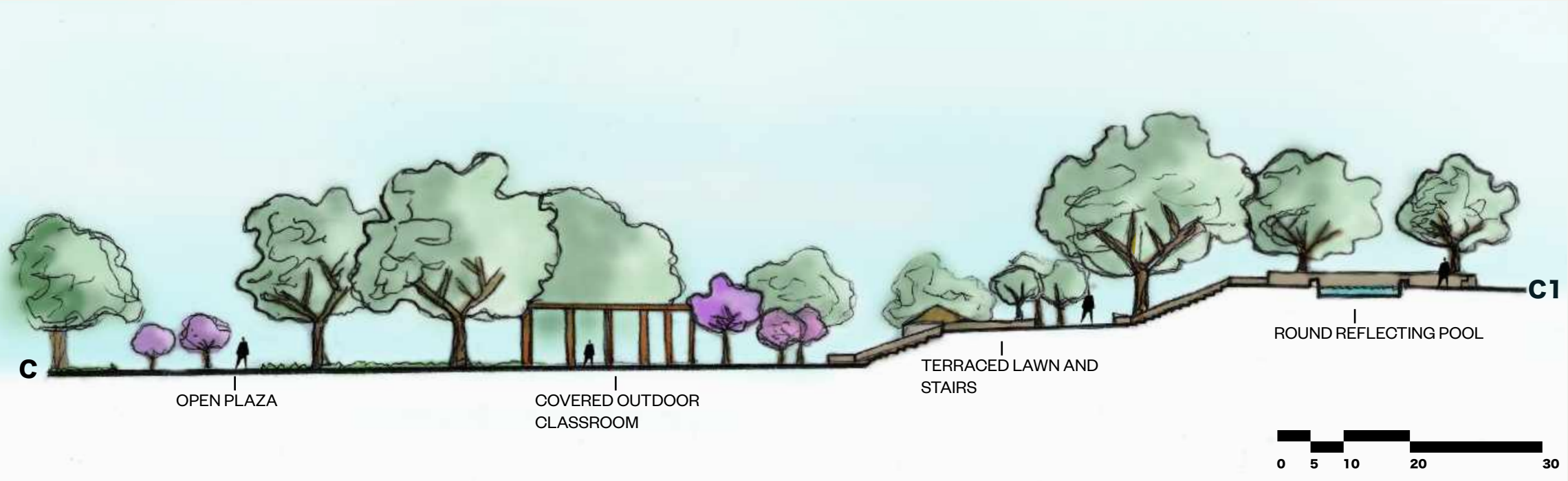


CIRCULAR SEATWALLS AND WATER FEATURE



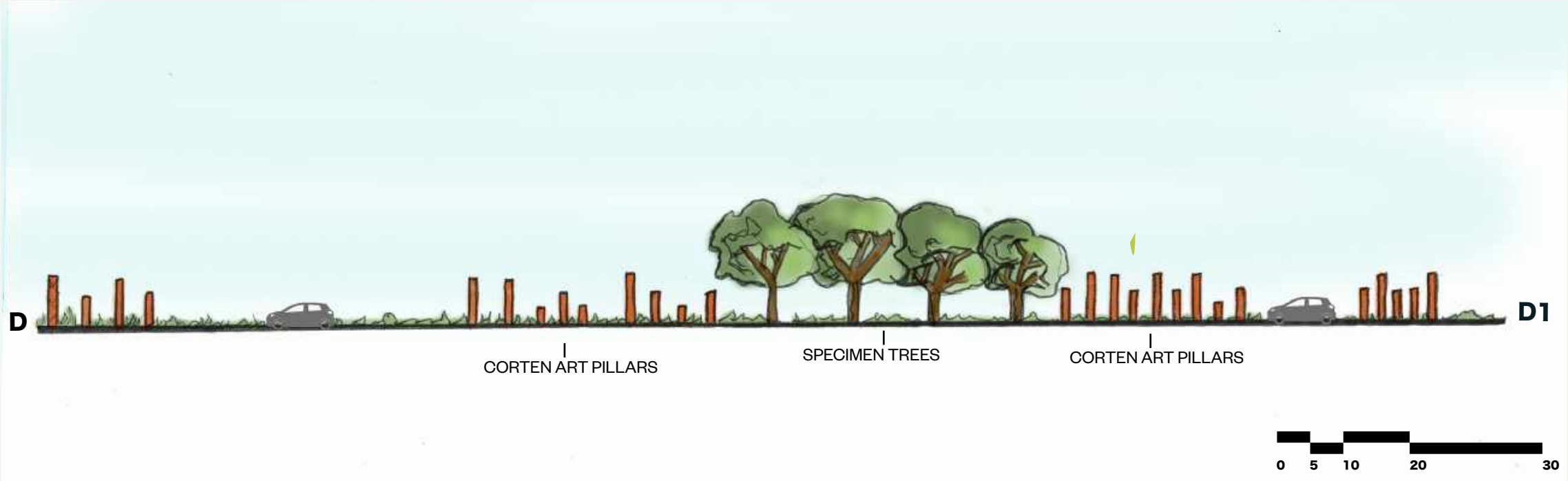
TERRACED LAWN

ZONE 3 SECTION AND PERSPECTIVE



MEDITATION GARDEN AND REFLECTING POOL

ZONE 4 SECTION AND REFERENCES



CORTEN ART PILLARS



MANZANITA

THANK YOU!