

Thousand Oaks Civic Arts Plaza Redevelopment

Grace Pan

UCLA Extension

LD3 | Summer 2022

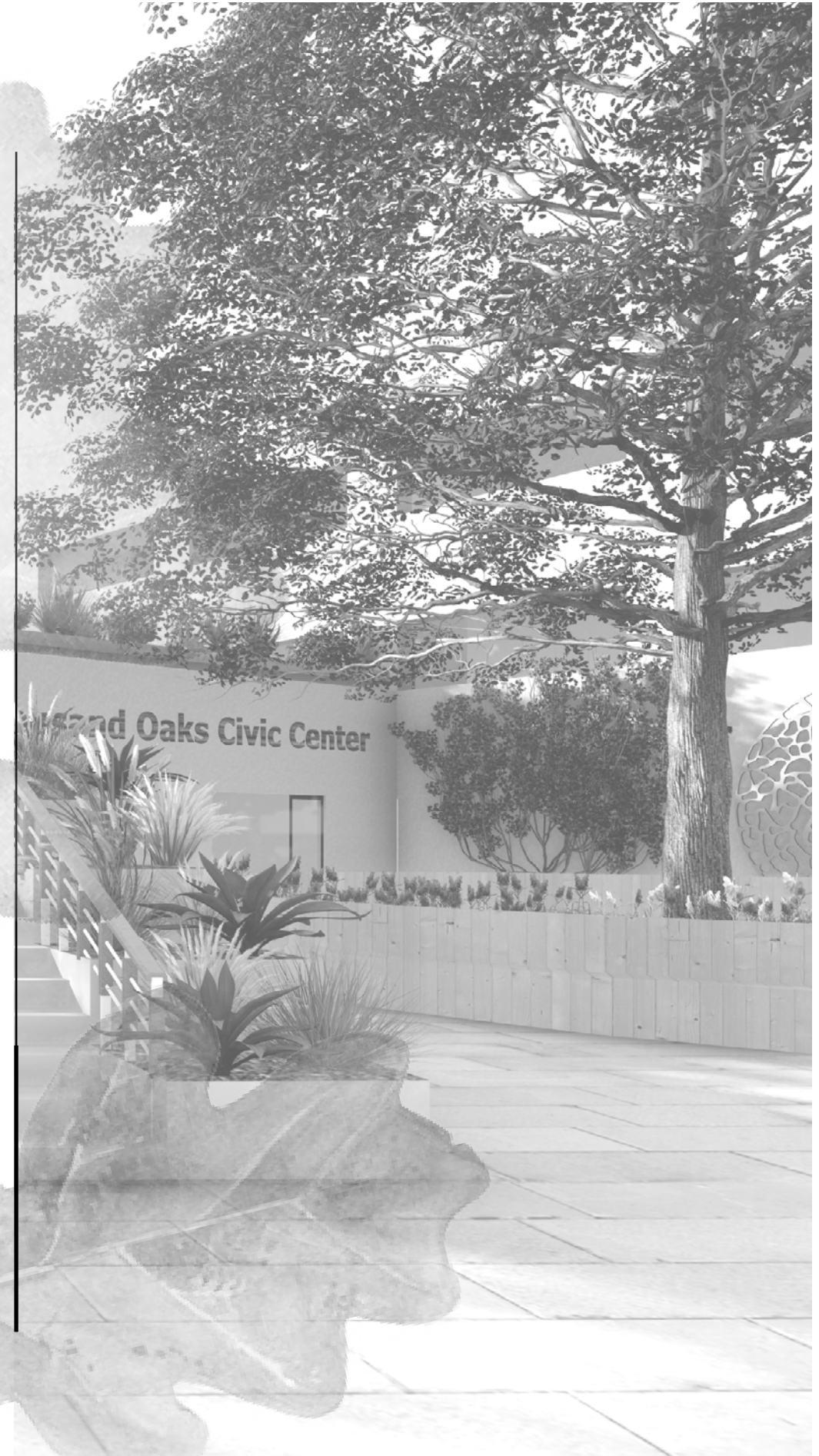


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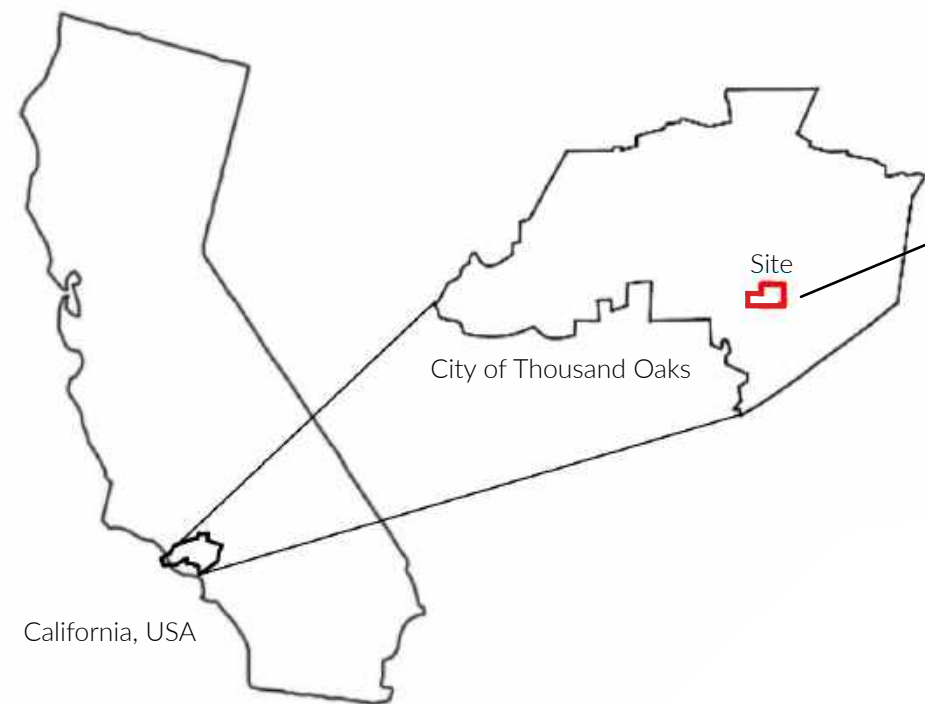
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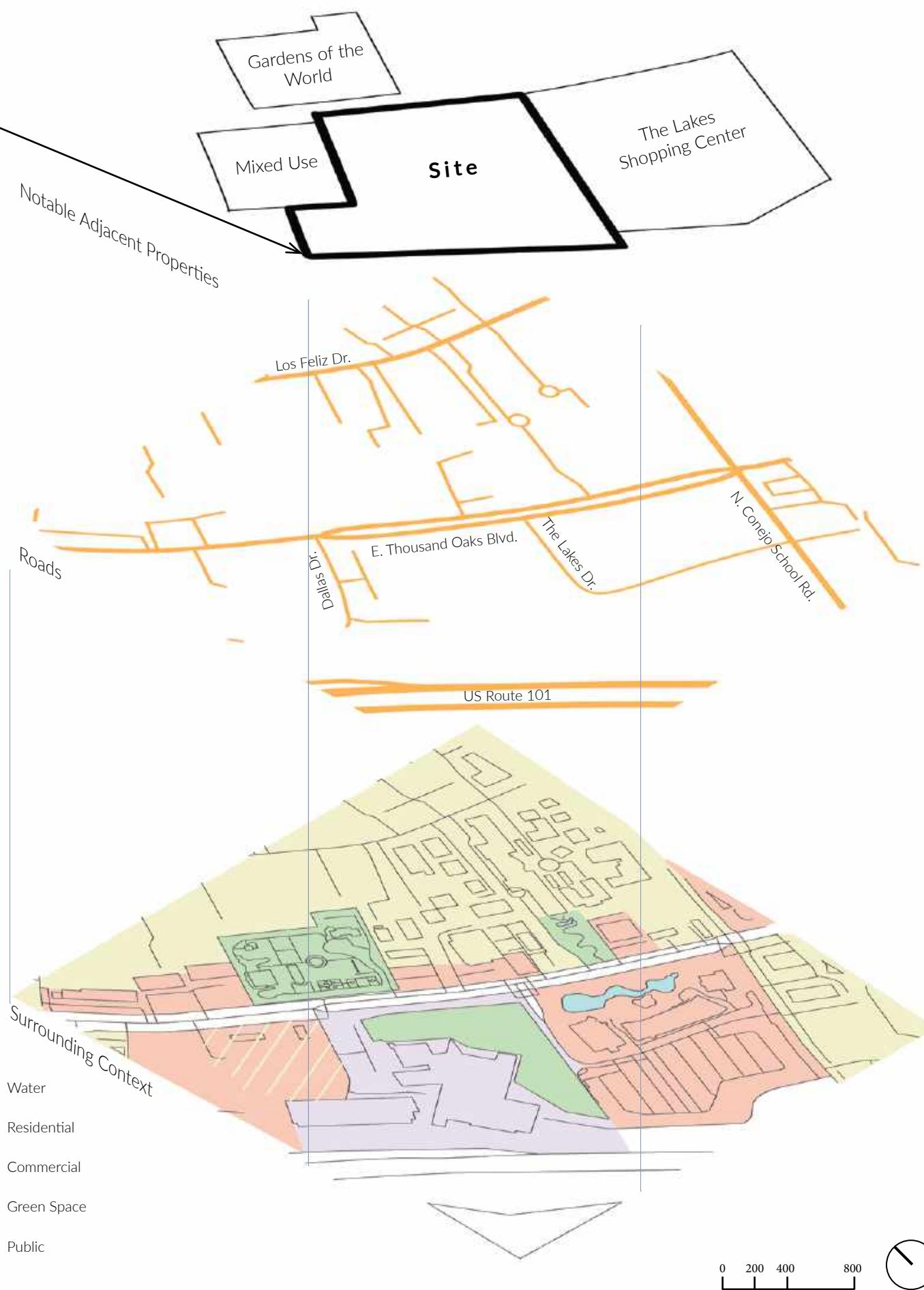
CONTEXT + HISTORY



Location & Context



The Thousand Oaks Civic Center is located in the center of the City of Thousand Oaks, California, which forms the central populated core of the beautiful Conejo Valley. In 2020, the city had a population of 127,022. A large portion of the residents live in suburban neighborhoods, a good distance away from the city's commercial centers. The city has a total of 55.2 square miles, and an impressive one-third of it is dedicated to open-space natural areas, preserving the original beauty of the land. True to its name, the city is home to 50-60,000 oak trees and is thus characterized by its many oak trees and rolling green hills. Bordering the site is the Gardens of the World to the North, The Lakes Shopping Center to the East, an empty lot to the West, and the 101 Freeway that runs along the south of the site. Flanking these sites are residential neighborhoods with small commercial pockets of land that serve those communities.



History

13,000 Years Ago

The Chumash Indian tribe has a long history, dating back to approximately 13,000 years ago. At one point, the Chumash territory comprised of 7,000 square miles of land, including Thousand Oaks, CA. There is evidence that there once was a Chumash settlement at the site of the Civic Arts Center. Chumash is believed to either mean “bead maker” or the “seashell people.” Both are plausible, as the Chumash were masters of a variety of arts including cave painting, basket weaving, and bead making. The Chumash were also a maritime culture, rowing long, wooden canoes called “tomols” to fish and travel along the Pacific Coast. Despite numerous challenges throughout history that have caused Chumash tribal members to dwindle, there are special efforts made today that strive for culture preservation and equality for those of Chumash descent.



100 Years Ago

There are several monument walls on-site that are original relics from Jungleland, which was an exotic animal park. Originally named “Goebel’s Lion Farm” in 1925, the name changed to “Goebel’s Wild Animal Farm” in 1929, then “Jungleland.” Before it closed in 1969, it was home to 1,800 animals, including lions, chimpanzees, tortoises, elephants, hippos, camels, and so much more! During its prime, it supplied exotic animals for a variety of movies and companies, including Robin Hood, Doctor Doolittle, MGM’s roaring mascot, Bimbo, and Tarzan. The 170-acre Jungleland also held a variety of shows and tourist attractions, and due to its presence in Hollywood, many stars would visit the park, as well. However, it finally closed its doors in 1969 due to incredible competition with neighboring parks such as Disneyland, Knotts Berry Farm, and Universal Studios. Nevertheless, Jungleland was and forever will be an integral part of Thousand Oaks history and remains near and dear in the hearts of many of its citizens today.

1994 - Present

Thousand Oaks City Hall was designed by Antoine Predock, and the \$63.8 million dollar project finished construction in 1994. The building consists of the 1,800-seat Kavli Theatre for the Performing Arts and the 394-seat Fred Kavli Theatre. Today, the theatres host world-class performances and local productions alike. However, apart from the arts, the building and grounds receive little use due to a variety of reasons that will be addressed in this redevelopment.



CASE STUDIES



Case Study #1



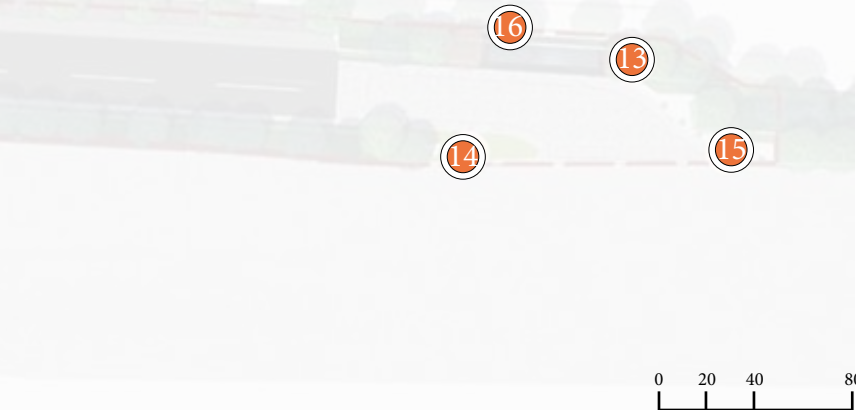
“Looked at the Yangtze River”

City: Chongqing, China
Client: Zhonghai, a residential developer.
Site: Sales building & public plaza
Site Area: 129,167 sf
Context: Urban
Completion Date: 03/2020
Architect: ANTAO

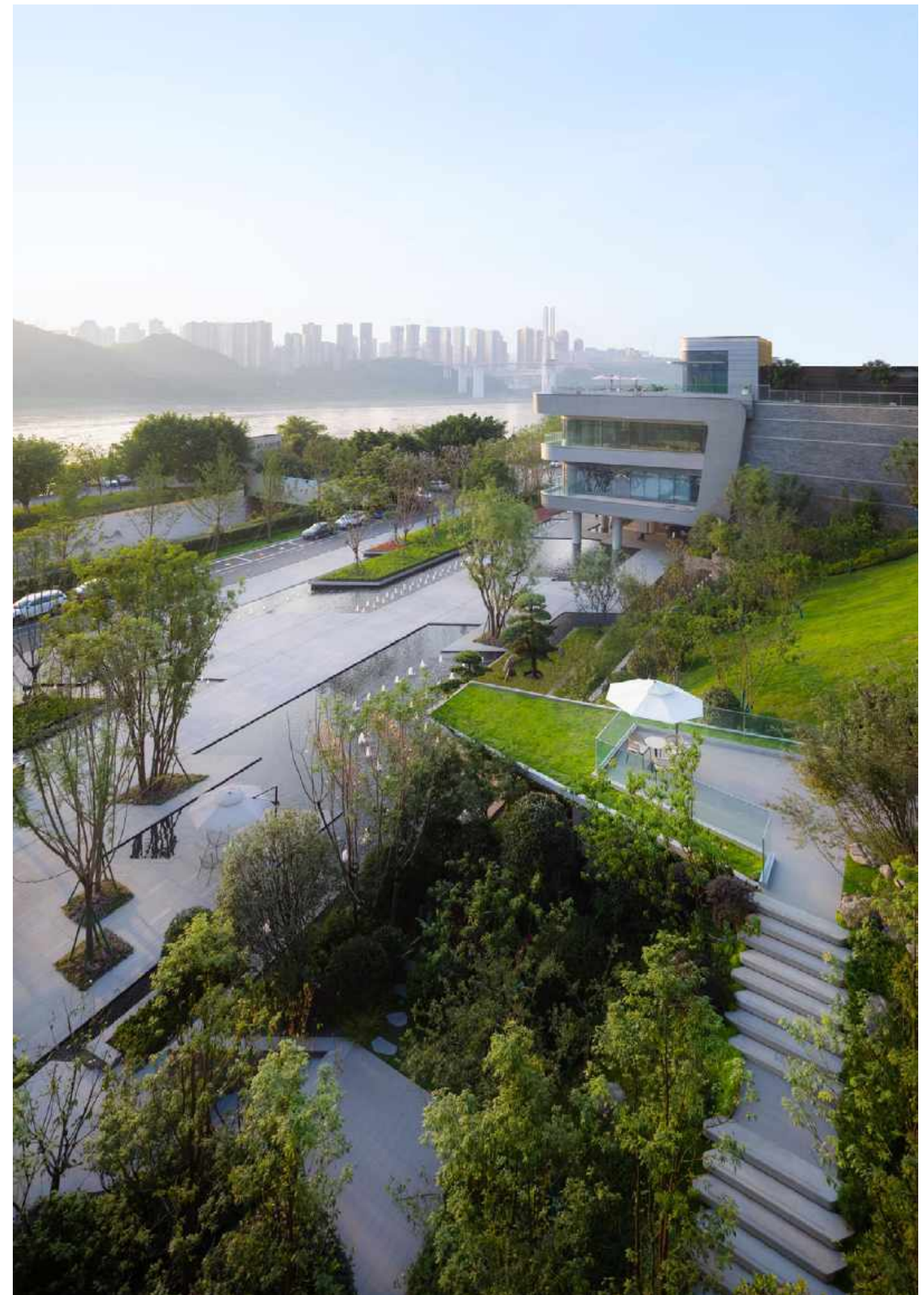
The main objective of this design was to create an environmentally low-impact riverfront public space that capitalizes on borrowed views. Water features and the NE lake flow in tandem to the beat of the Yangtze River. Special care was taken to ensure that landscape forms complement existing building forms.

Legend

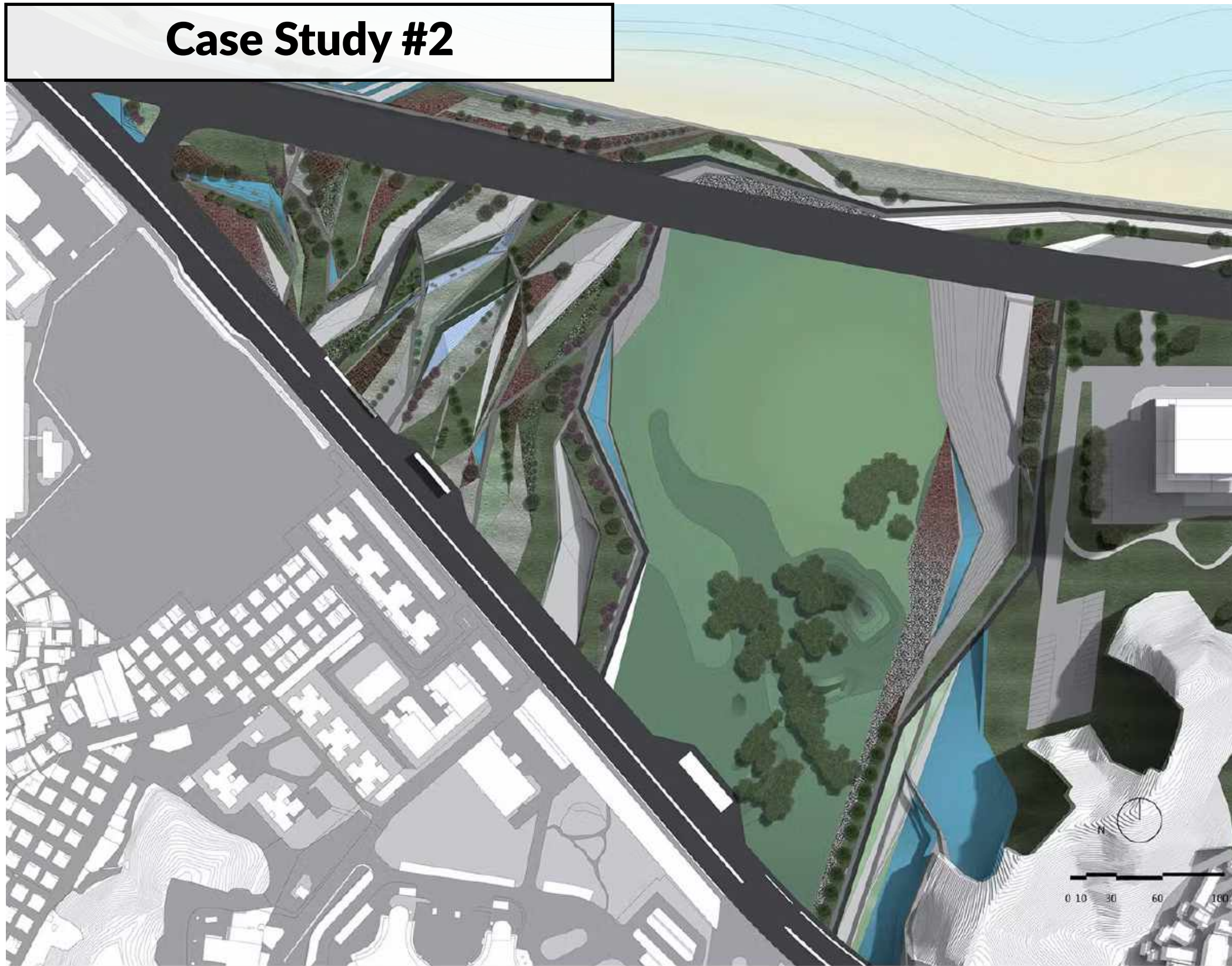
- | | |
|-------------------------------|--------------------------|
| ① Front Plaza | ⑫ Parking Lot |
| ② Vendor Space | ⑬ Entrance Water Feature |
| ③ Building Entrance | ⑭ Columnar Monument Sign |
| ④ Roof Club | ⑮ Decorative Low Wall |
| ⑤ Signage | ⑯ Decorative Low Wall |
| ⑥ Staircase w/ Borrowed Views | ⑰ Offices |
| ⑦ Central Water Feature | ⑱ Plaza Entrance |
| ⑧ Planted Water Feature | ⑲ Shaded Plaza |
| ⑨ Lake Views | ⑳ Model House |
| ⑩ Wood Bridge | ㉑ Plaza |
| ⑪ Tunnel | |



Case Study #1



Case Study #2



Zhuhai Haitian Park

City: Zhuhai, Guangdong, China

Client: City of Zhonghai

Site: "Low-Carbon Urban Living Room Park"

Context: Urban

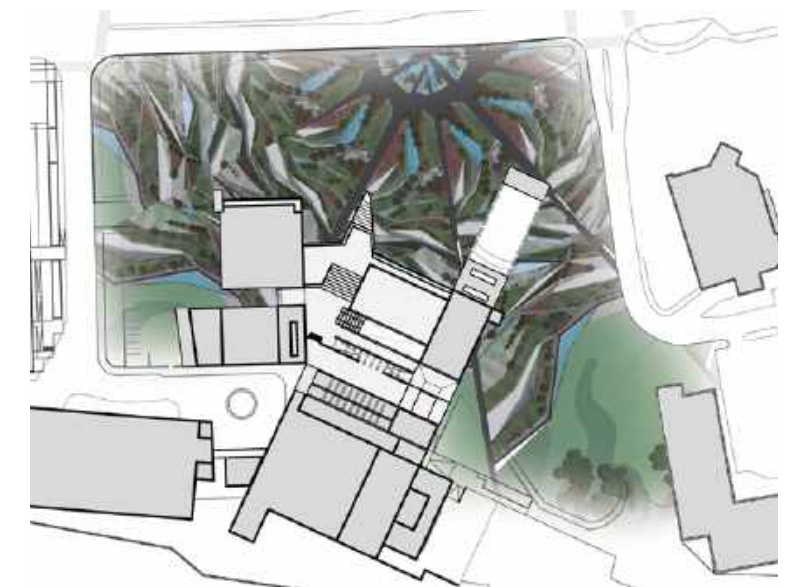
Site Area: 1,585,524 sf

Completion Date: 01/2023

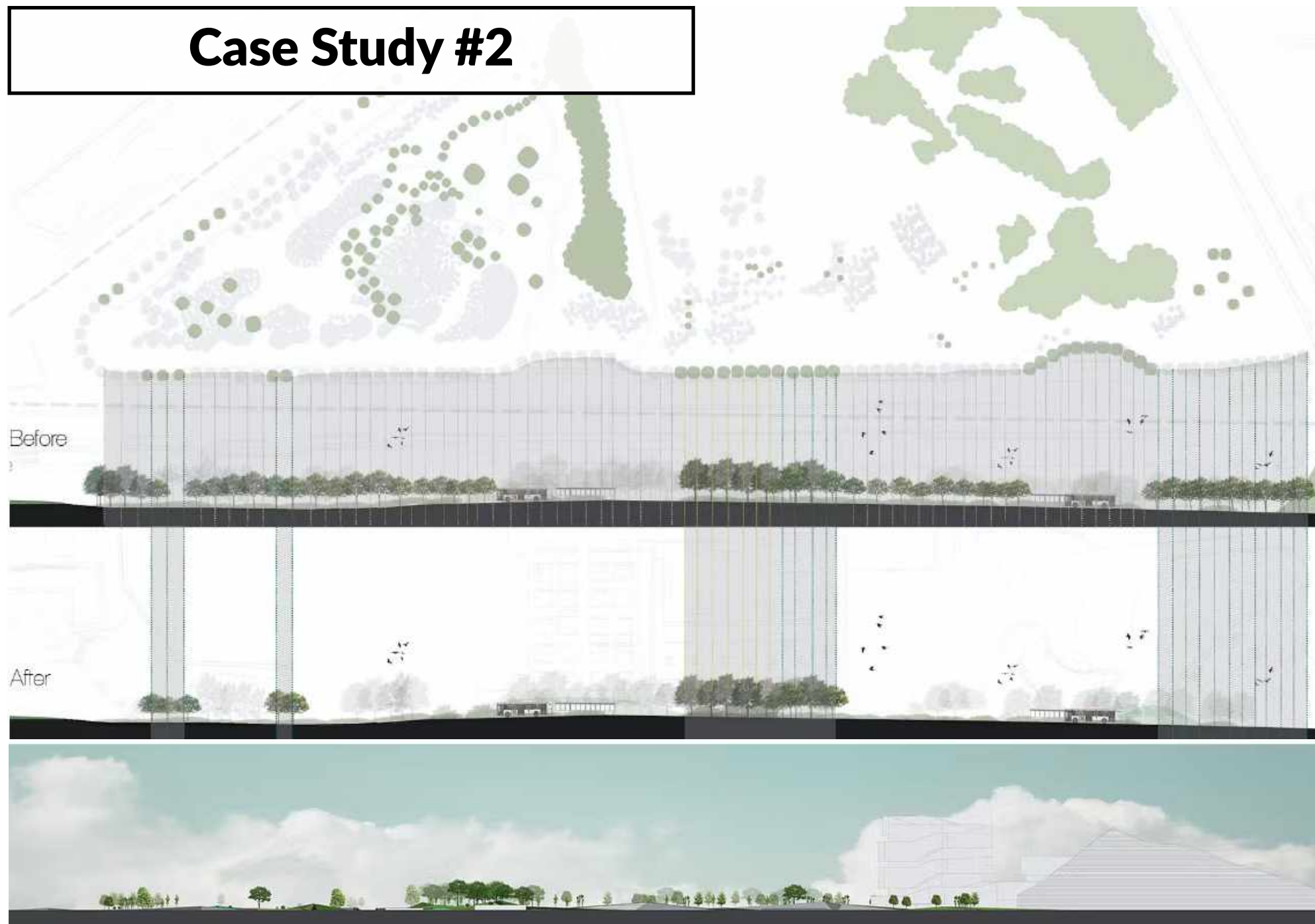
Architect: PMA (PolyMorphArchitects)

Cost: \$7,720,000

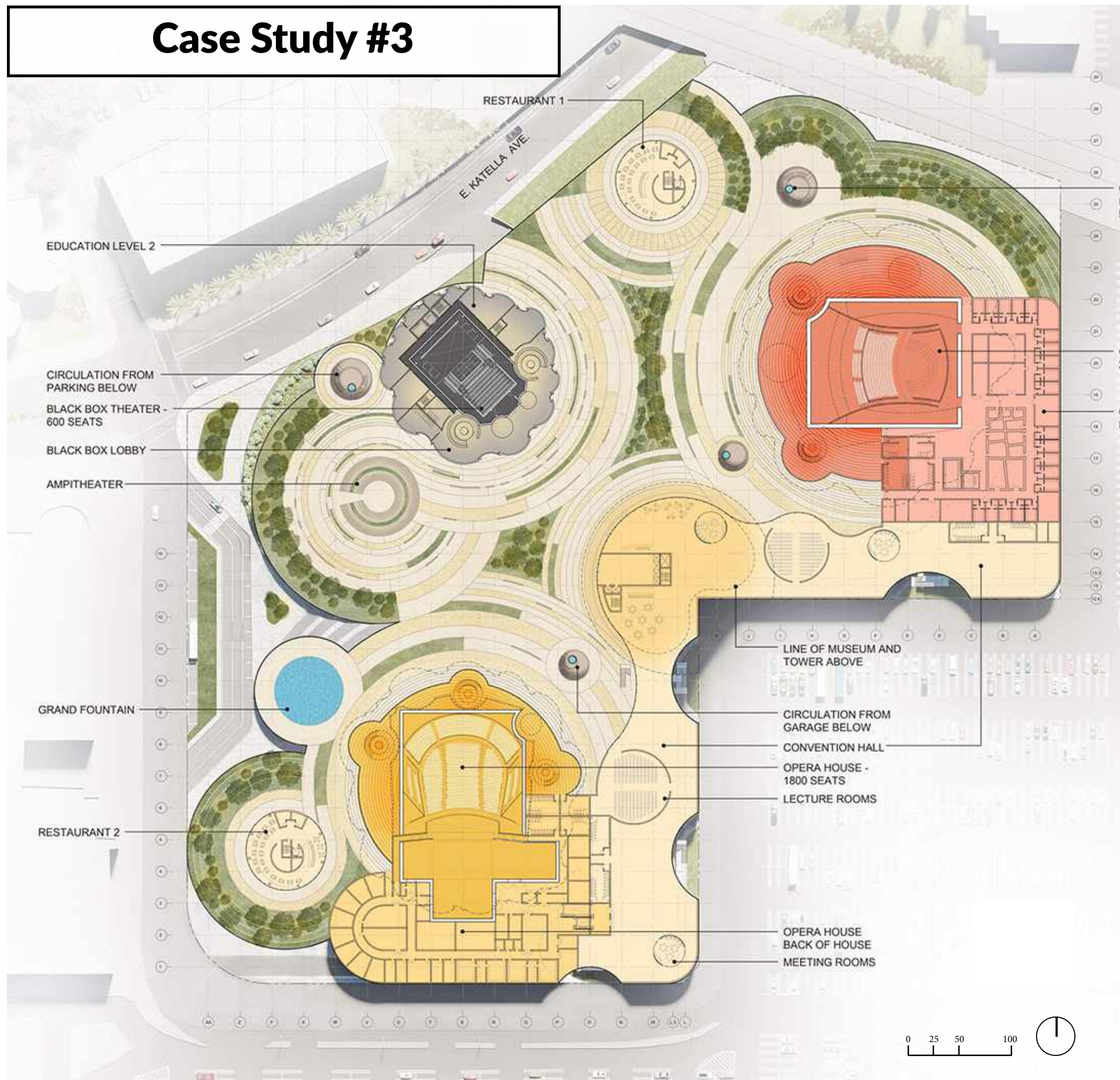
The initial inspiration for this site design is to create a "low carbon urban living room park" for the community of Zhonghai to enjoy. Featuring an abundance of seasonal color and ocean views, this site is a defining destination for the city. In order to minimize the environmental impact on the site, great care was taken to turn grading constraints into opportunities. Creative steps and geometric hills were carved into the landscape to create visual intrigue, and, together with the screening trees along the perimeter of the property, to block out unwanted traffic and city noise. Native plant species were used to further ensure a sustainable and low-maintenance future. The design facilitates various passive, educational, festival uses, and more. The clean-cut landform geometry is inspired by the rock formations embedded within the hill located at the SE end of the site, all of which is enhanced yet softened by the choice in plant material. The layering of texture, height, and seasonal color of the native plant material renders this park a stunning destination during all times of the year.



Case Study #2



Case Study #3



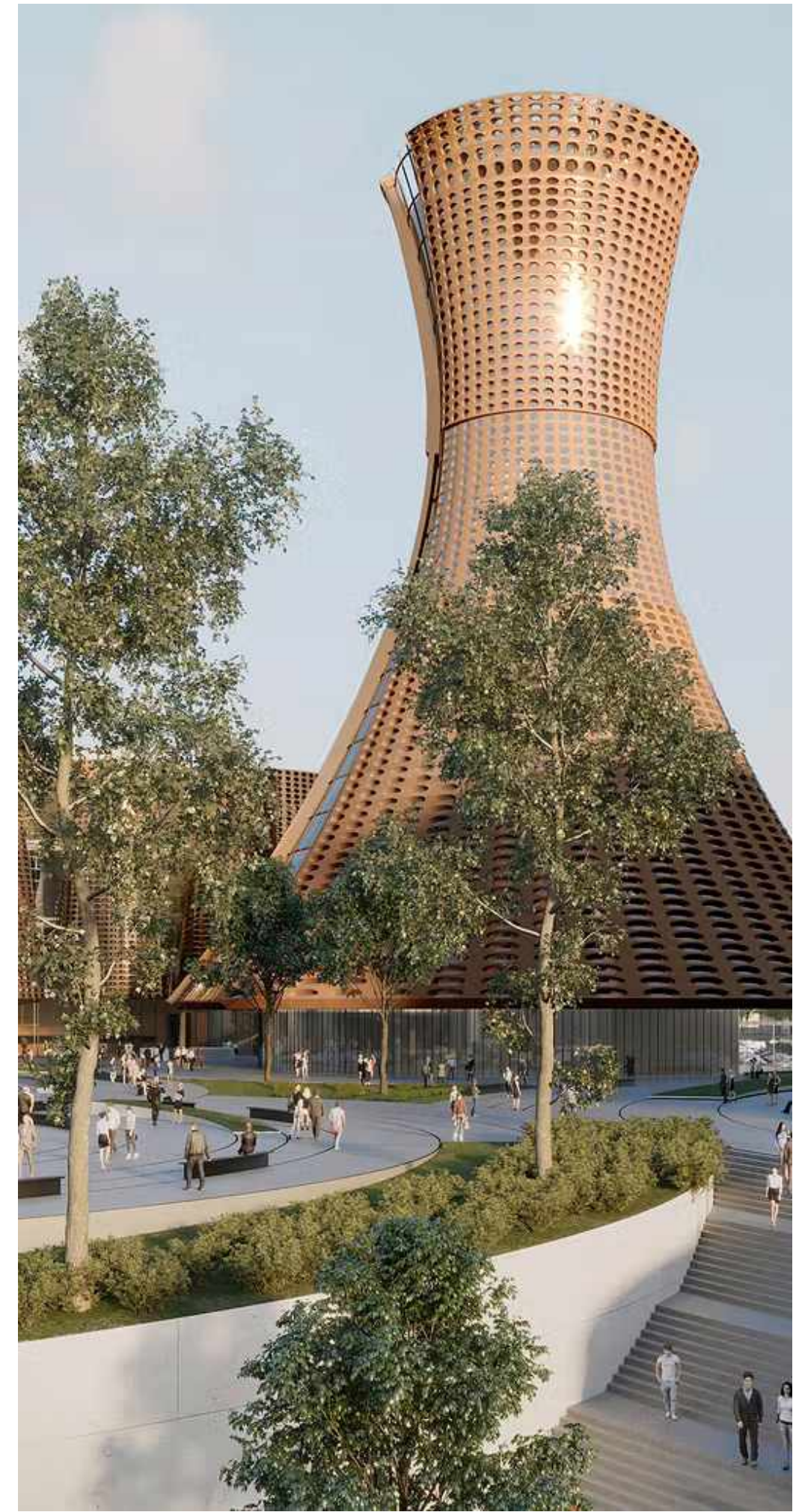
Anaheim Performing Arts Center

City: Anaheim, California
Client: City of Anaheim
Site: Cultural Performing Arts Center
Context: Urban
Site Area: 500,000 sf
Concept Completion Date: 2019
Architect: SPF:architects
Landscape Consultant: StudioMLA
Cost: \$100M+

Inspired by everything oranges, this site is a manifestation of the circular forms found in the cells, leaves, and trunks of orange trees, which is very befitting of a city located in Orange County -- a charming way to connect people and spaces to the history of the land. Both the architecture and landscape adhere to this design intent; concentric circles radiate out from the buildings into the surrounding landscape. Built and natural forms complement one another, seamlessly blending together indoor and outdoor spaces. The navigation of elevation change is particularly impressive, with staircases and ramps incorporated beautifully into the overall plan. Nothing feels out of place, and elements display a beautiful balance of form and function. "[This] 11-acre program [is] defined by three theatres—a 2,000-seat concert hall, a 1,700-seat opera hall, a 600-seat black box theatre—and a museum tower with observatory set upon 24-foot podium. The site will also incorporate an outdoor amphitheater, two restaurants, office space, a convention hall, and lecture rooms," creating a space that is multi-functional and equally accessible by all.



Case Study #3



SITE INVESTIGATION



Data Collection

Additional T.O. Resident Comments:

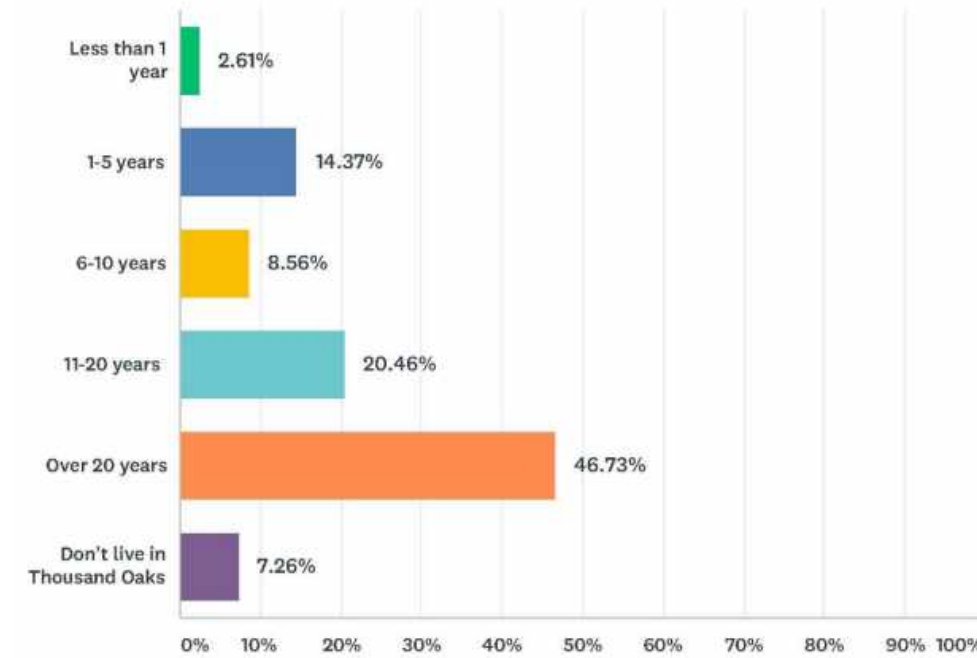
Wants:

- Art** from local artists
- Information kiosk**
- Large gathering spaces**
- Themed signage (oaks and acorns)
- Sustainable site**
- Honor the site's history**
- History and science on oaks
- Shuttle/pedicabs between Civic Center and The Lakes during theater nights
- Drought-tolerant plants**

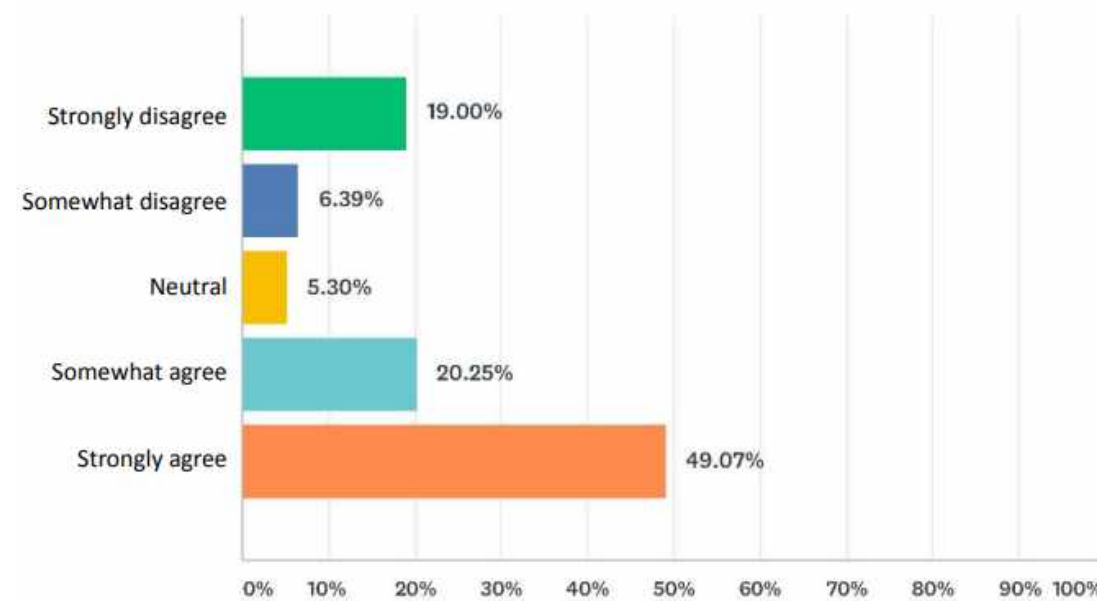
Avoid:

- Exacerbating traffic congestion on Thousand Oaks (T.O.) Blvd.
- Hotels on T.O. Blvd. - too many in surrounding areas.
- Creating more underutilized dining/entertainment areas, like so many other sites in Thousand Oaks.
- Famer's markets - there are already multiple in the city.

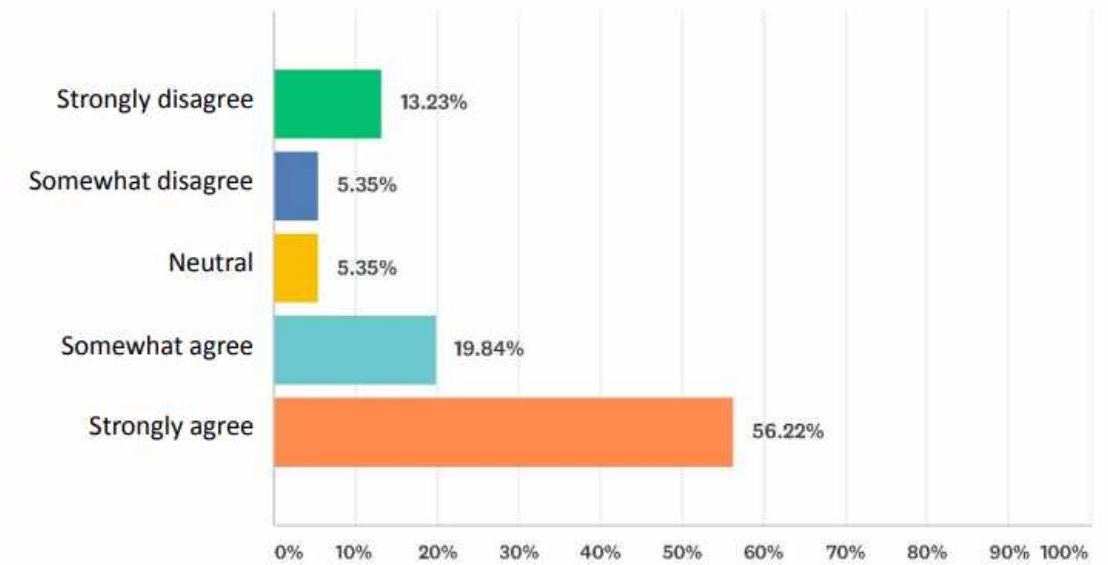
How long have you lived in Thousand Oaks?



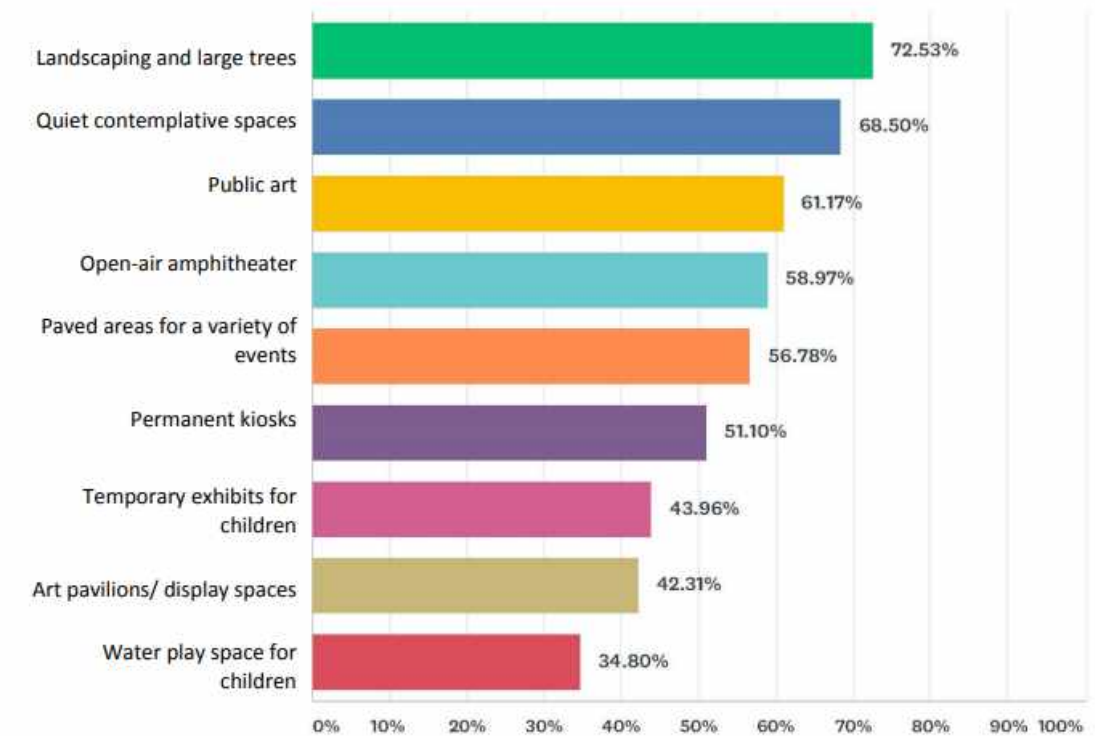
Do you agree that Thousand Oaks needs a downtown?



Should Downtown contain a variety of gathering places that appeal to people of all ages?



What type of features would you like to see in the Town Square at the Civic Arts Plaza?
Please check all that apply:



Site Constraints

Constraints Keynotes

- ① Parking structure's overwhelming scale and uninviting facade
- ② Underutilized dropoff area with limited function
- ③ Unappealing Loading Dock
- ④ Wall-to-Human Scale at North Entrance
- ⑤ 1st Floor Entrance Inaccessibility
- ⑥ Brown lawns throughout site, most notably by monument sign
- ⑦ Underground pipe drainage system
- ⑧ Odd-shaped planter obstructs view of 1st-floor entrance
- ⑨ Unkept streambed as a primary landscape feature
- ⑩ Two mature oaks prevent proper usage of outdoor stage
- ⑪ Shaded space beneath building is unkept and unused
- ⑫ Purpose and destination of existing bridge is unclear
- ⑬ Dramatic elevation change
- ⑭ Lack of connection to the Lakes, an adjacent shopping center

0 25 50 100



Site Opportunities



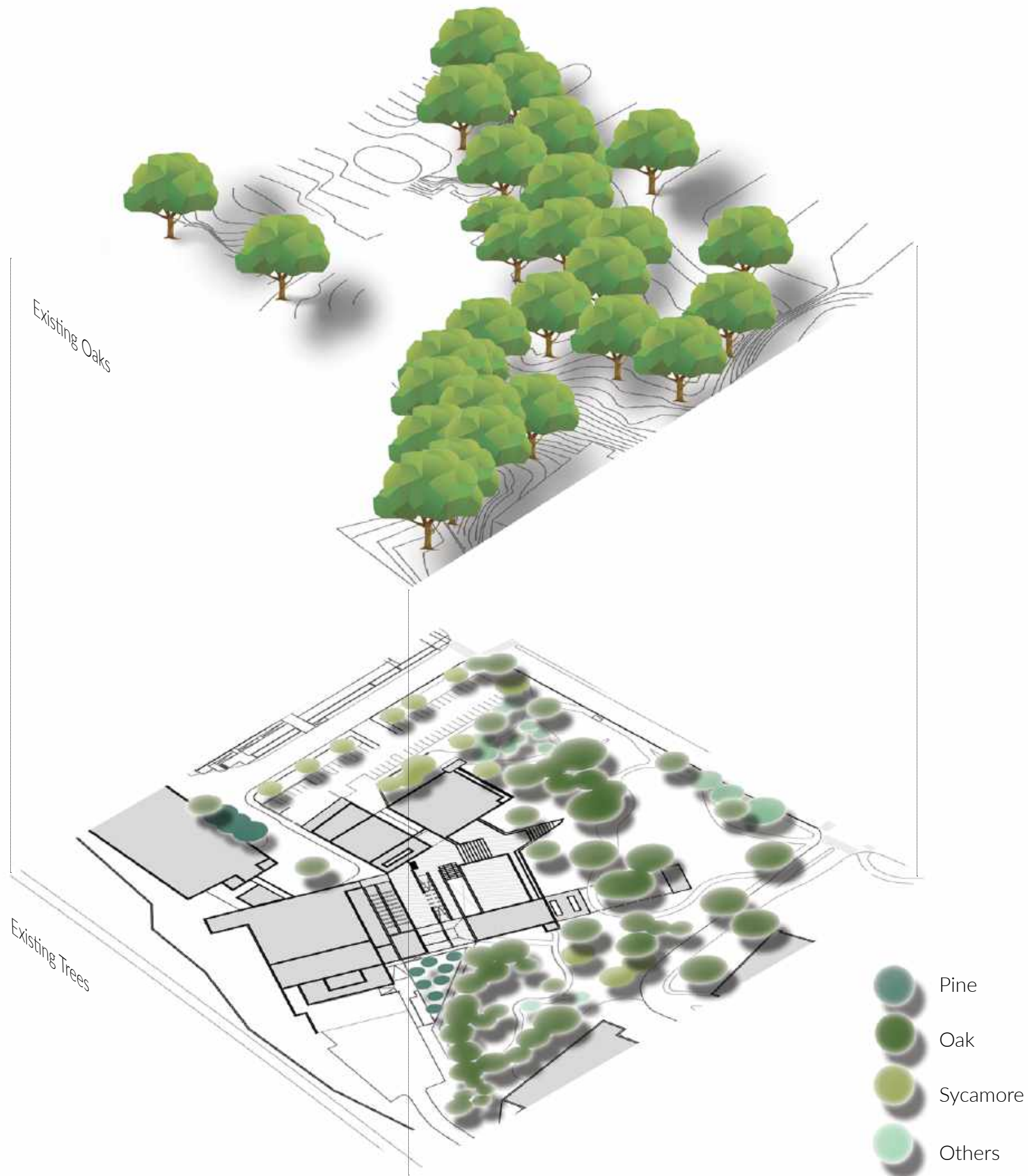
Opportunities Keynotes

- ① Create a connection to Gardens of the World
- ② Flat, open space after parking lot removal
- ③ Intimate, shaded, and enclosed passive space
- ④ Create a more pedestrian-friendly, multi-purpose area
- ⑤ Chumash pictogram - capitalize on site's history
- ⑥ Capitalize on scale of walls at entry
- ⑦ Children's art in pavement to be salvaged and repurposed
- ⑧ Bus stop revitalization
- ⑨ Mature specimen oak on site
- ⑩ Terraced planter to be emphasized or removed
- ⑪ Existing dry stream that runs through site
- ⑫ Various historical monuments and plaques
- ⑬ Shaded area to convert into public restroom
- ⑭ Shaded area under building to be made inviting
- ⑮ Bridge to 3rd floor - interesting support columns
- ⑯ Elevation change roughly equivalent to 2nd floor of building

0 25 50 100



Existing Trees

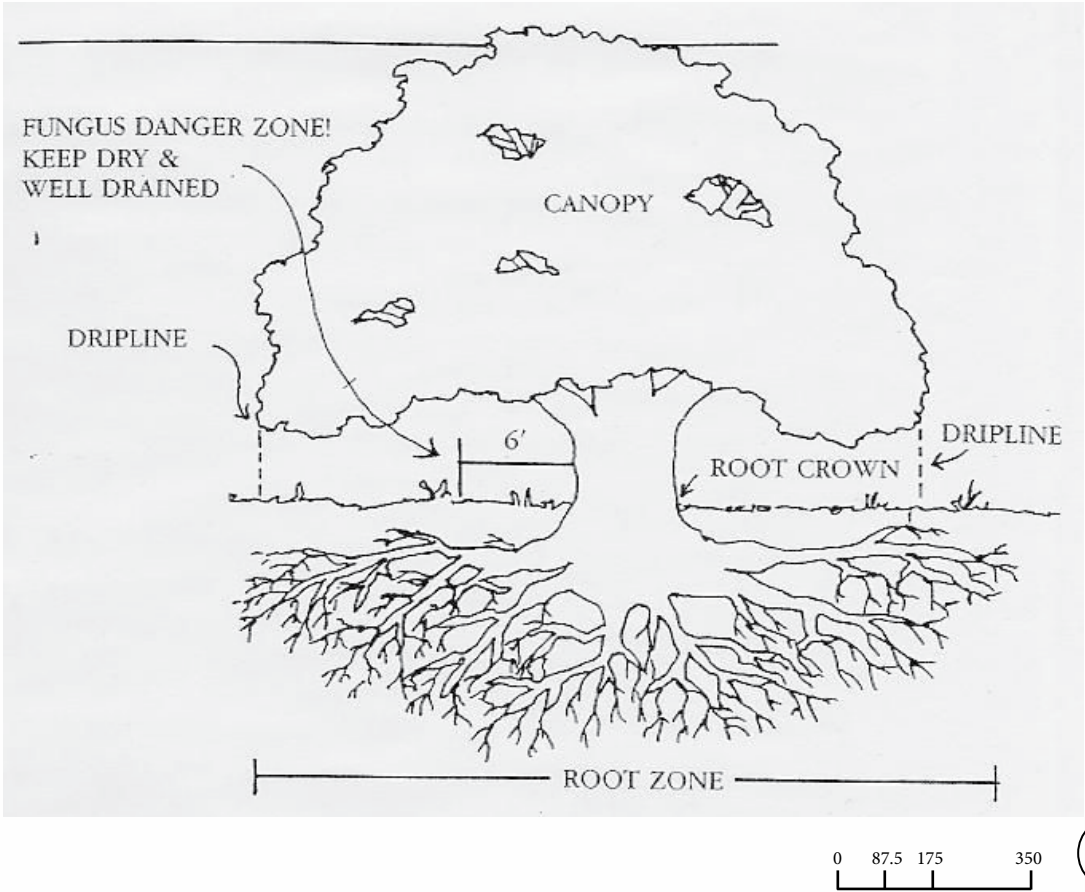


Oak Tree Spotlight

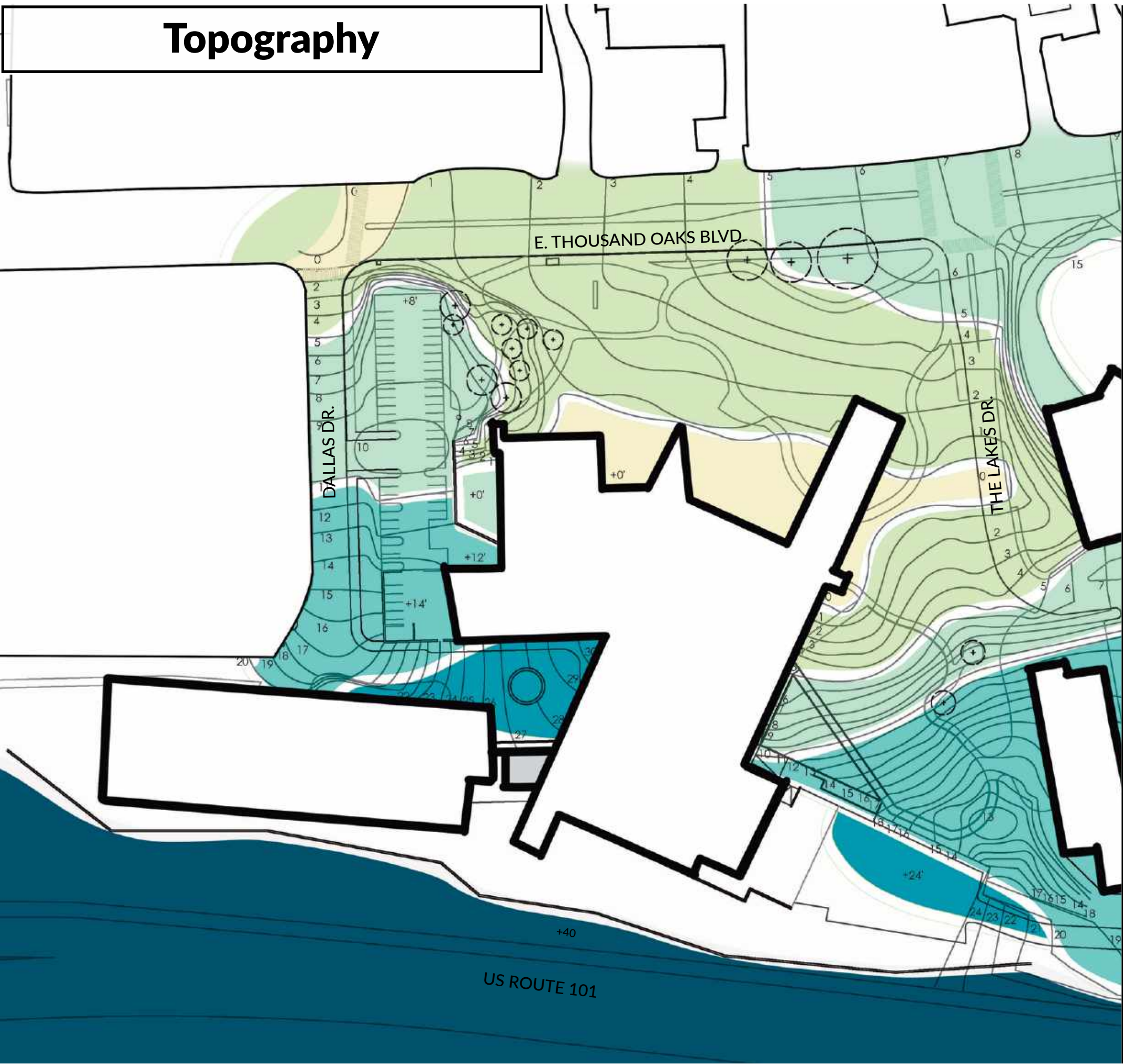
The roots of oak trees are incredibly sensitive to disturbance. This was taken into account during the design of the site, due to the large number of mature oaks present. Not only are oak trees important in that they are the name sake of the city of Thousand Oaks, but oak trees are incredible specimen that can live for hundreds of years and the serve an important ecological role as a keystone species. Oaks provide an excellent source of habitat and food for local wildlife, and their expansive root systems stabilize the surrounding soil, and natural litter from leaves and acorns serve to fertilize the soil.

This redesign of the Thousand Oaks Civic Center has taken great care to avoid building within the oaks' dripline, and a 6' radius clearance is kept clear of any planting to ensure proper drainage and prevent disease. Occasional ramps and elevated wooden decks are built within the drip zone, but their support structures are carefully place to minimize impact on roots.

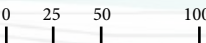
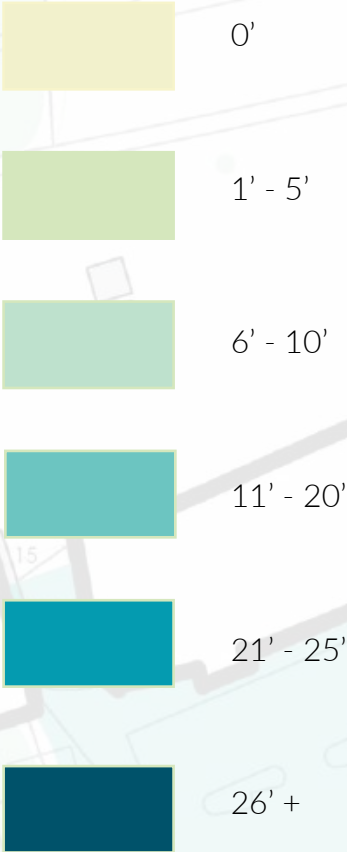
Proper planting include small trees, shrubs, and groundcover that require little water and have been observed to grow well under oaks in nature. Plants typically should have shallow roots and are shade-tolerant. Although toyons, coffeeberry, and a few other shrubs have been observed to grow right next to the trunk without any apparent negative impacts on the trees, for the sake of this project, there will be minimal planting in protected oak zones and a 6' radius around the trunk will be kept clear of any planting.



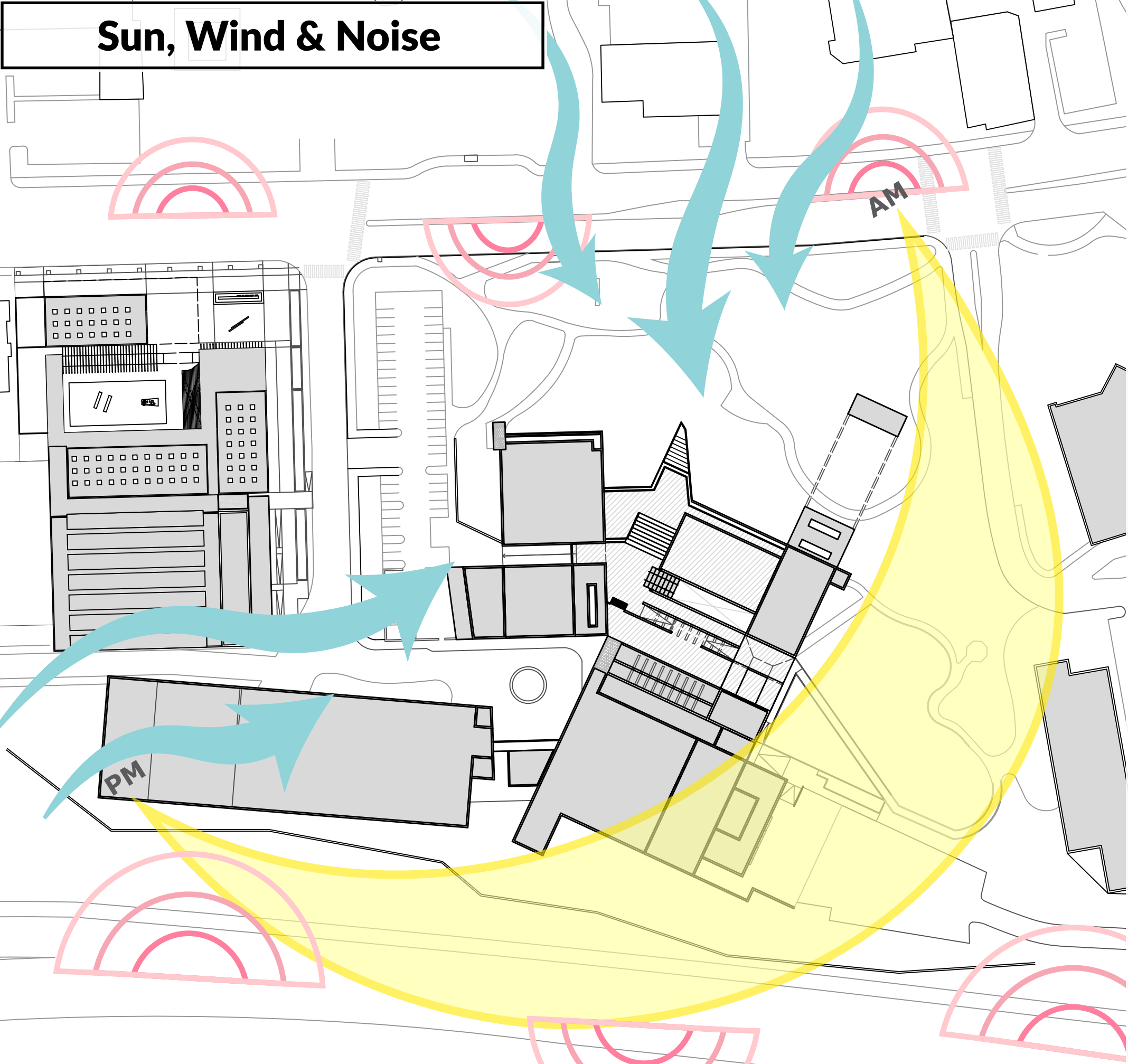
Topography



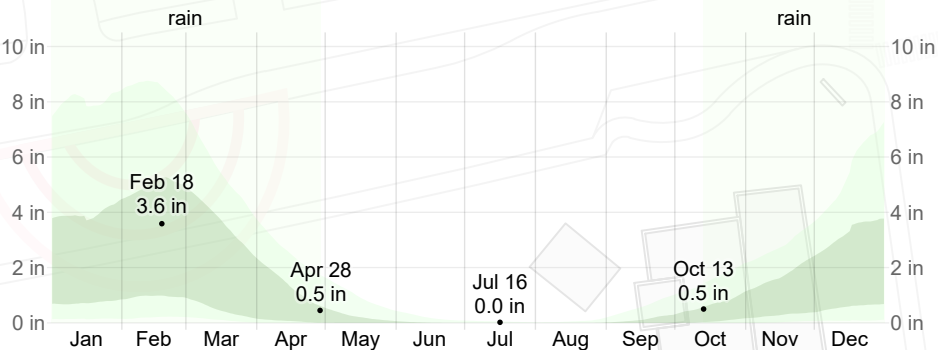
Topography Legend (feet)



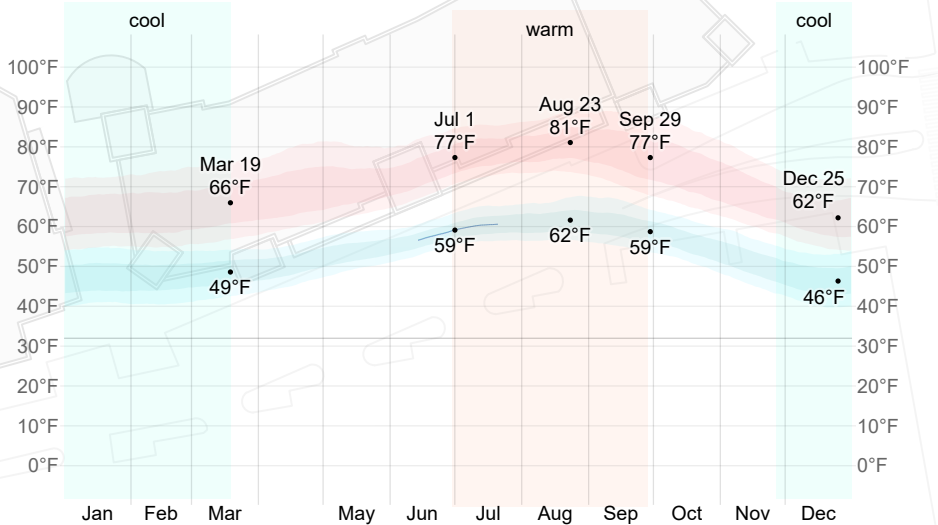
Sun, Wind & Noise



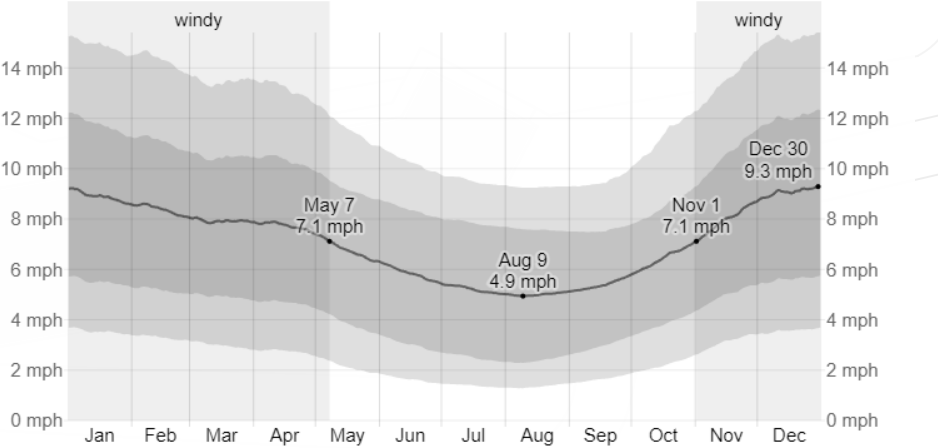
Average Monthly Rainfall



Average High and Low Temperature



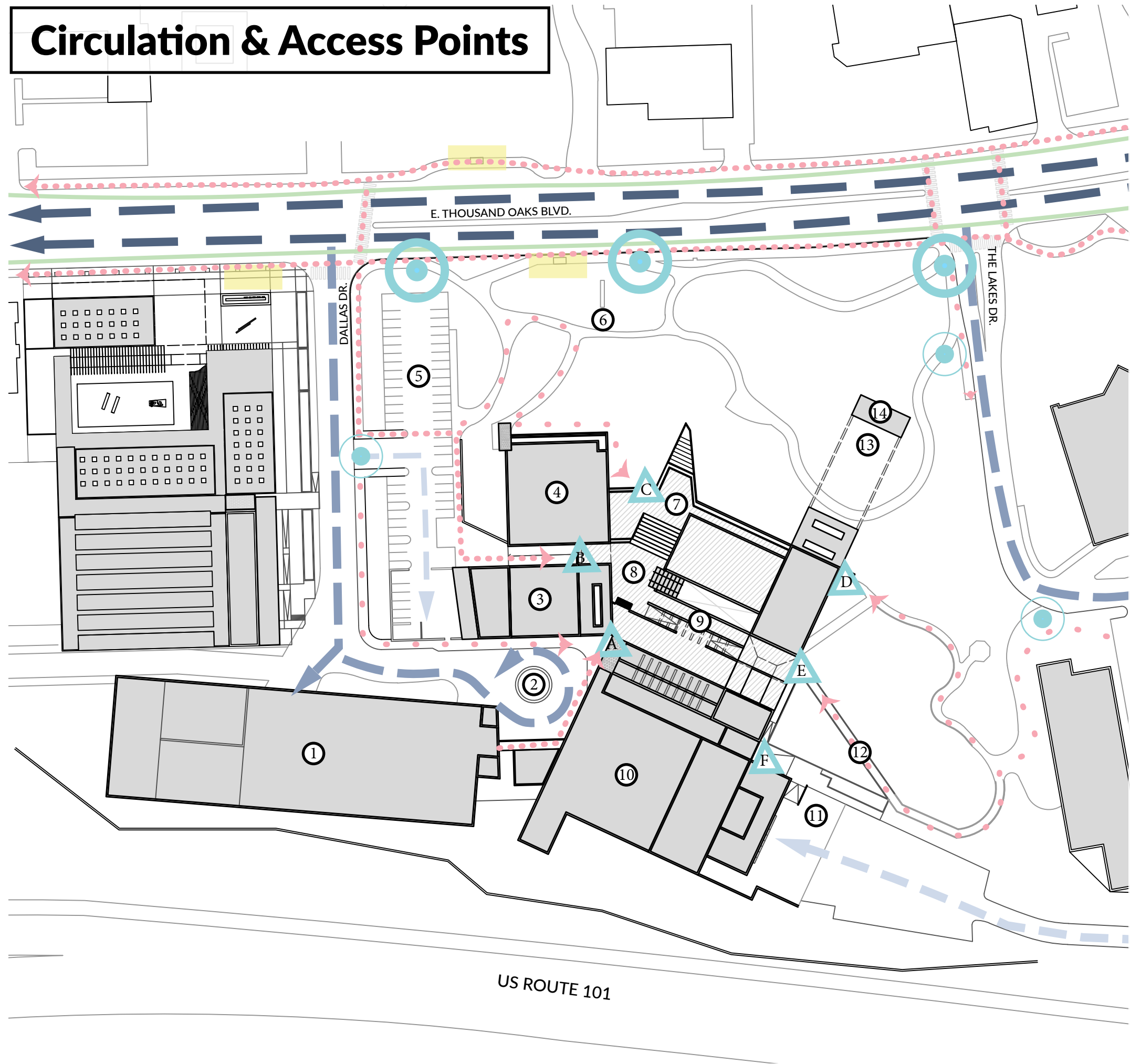
Average Wind Speed



Wucols III, South Coastal Region (ET_o: 51.4)
Sunset Climate Zone 23
USDA Hardiness Zone 10a



Circulation & Access Points



Site Keynotes

- | | |
|-------------------------------|-----------------------------|
| ① Parking lot | ⑧ 3rd Floor Terrace |
| ② Drop-off roundabout | ⑨ Trellis & Reflecting Pool |
| ③ Forum Theater | ⑩ Khavli Theater |
| ④ City Council Chambers | ⑪ Loading area |
| ⑤ Parking Lot - To Be Removed | ⑫ Bridge (3rd Floor) |
| ⑥ Monument Sign | ⑬ Outdoor stage area |
| ⑦ 2nd Floor Terrace | ⑭ Monument Sign 2 |

Graphic Symbol Legend

- Primary Vehicular Circulation
- Visitor Vehicular Circulation
- Delivery Vehicular Circulation
- Bike Lane
- Pedestrian Circulation
- Primary Site Access Points
- Secondary Site Access Points
- Primary Building Access Points
 - A - 3rd floor entry from parking structure
 - B - 2nd floor entry from N & W side of site
- Secondary Building Access Points
 - C - 1st floor NE entrance
 - D - 1st floor S entrance with stairwell
 - E - 3rd floor S entrance
 - F - 3rd floor S staff entrance
- Bus Stop

DESIGN DEVELOPMENT



Goals & Objectives

Core



The purpose of a Civic Center is to serve the wants and needs of the community. This design keeps this principle in mind in the site programming, layout, amenities, and materials.

To **engage the community** and to create a strong **sense of place and identity**, this design will incorporate local art; existing children's art; historical displays; educational areas on the significance of oak trees; quiet, contemplative spaces for city staff and the community; amenities for the elderly; and more. The desire to make Thousand Oaks (T.O.) Civic Center as inclusive and meaningful as possible lies at the core of this redevelopment.

Cadence



The current layout of the T.O. Civic Center is not intuitive and is difficult to navigate. Therefore, it is a primary objective of this redevelopment to craft **obvious entry points** into the site, **improve circulation**, and create a new grand staircase that leads into the building.

The redevelopment will honor all protected areas around existing oaks and aims to retain as many sycamore as possible, while still creating a design that is **people-friendly** and **complements the existing architecture**.

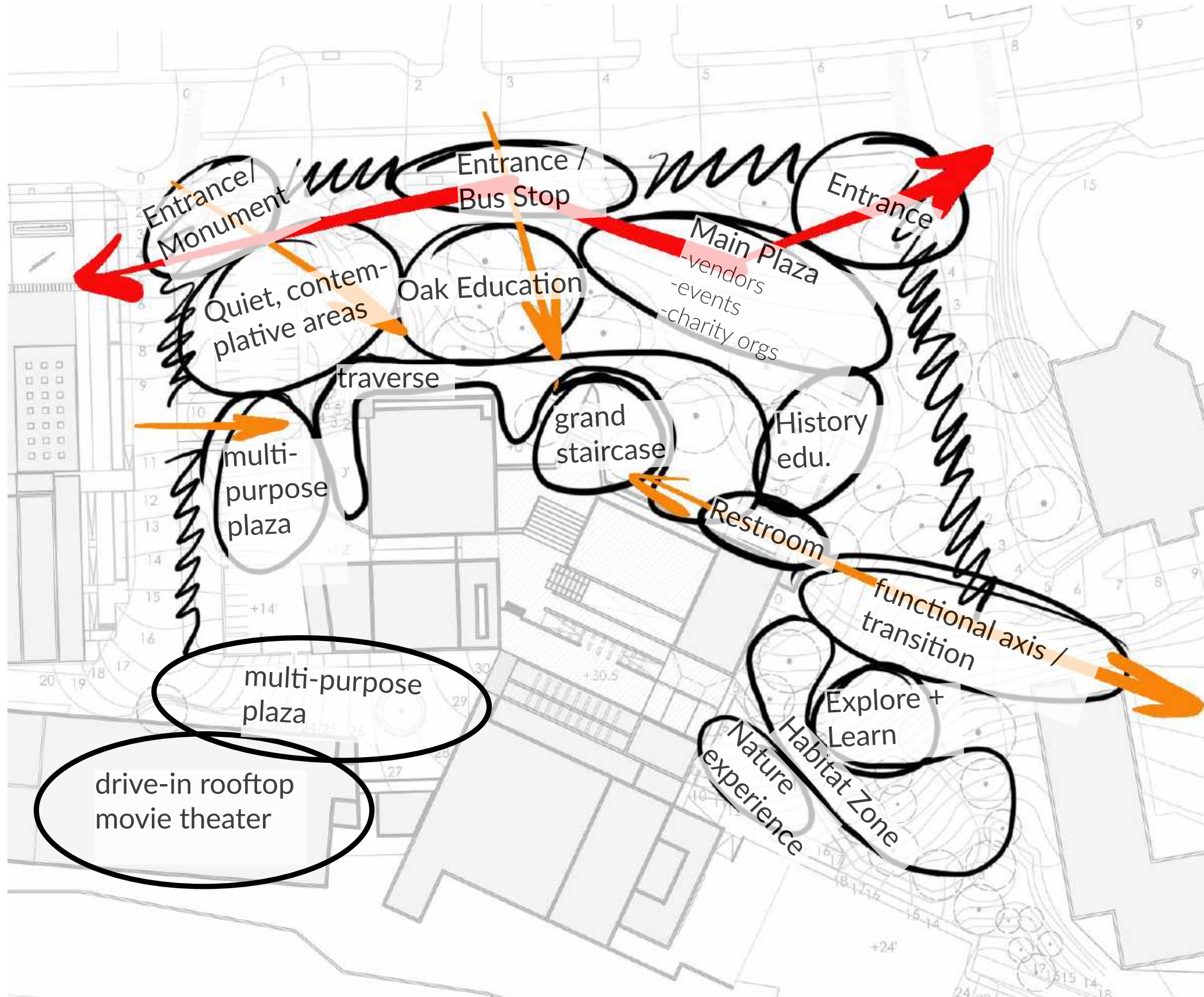
Connection



This redevelopment of the T.O. Civic Center is a part of a larger scope of work, which is the Thousand Oaks Downtown Master Plan. The goal of the master plan is to create a **cohesive and connected downtown area** that is distinctly Thousand Oaks.

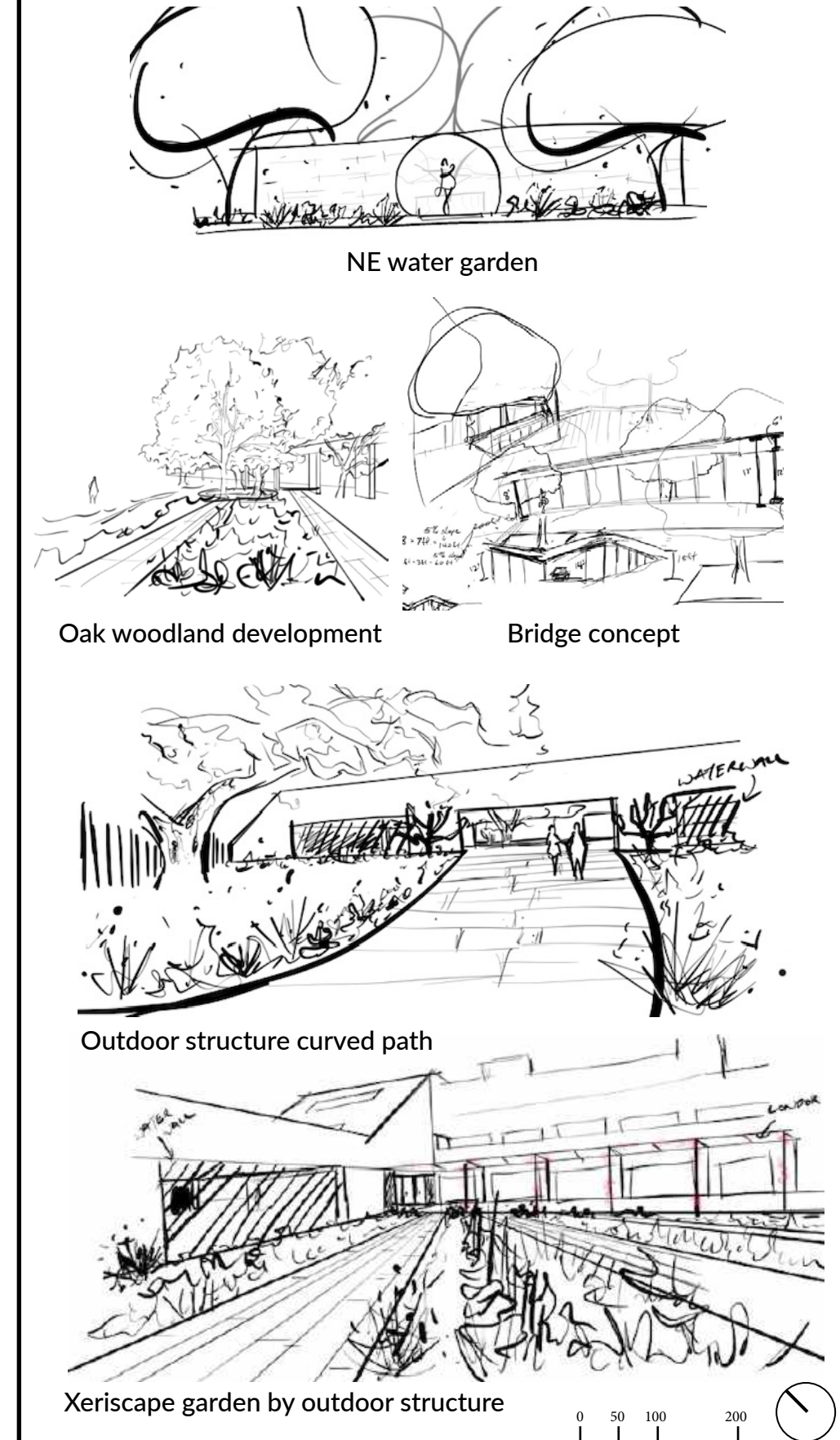
To achieve this, a definitive connection will be made between the T.O. Civic Center and adjacent properties. The connection is two-fold: to create a physical link between the properties and to ensure that the T.O. Civic Center complements the programming of the adjacent sites.

Bubble Diagrams



Bubble Diagram #3

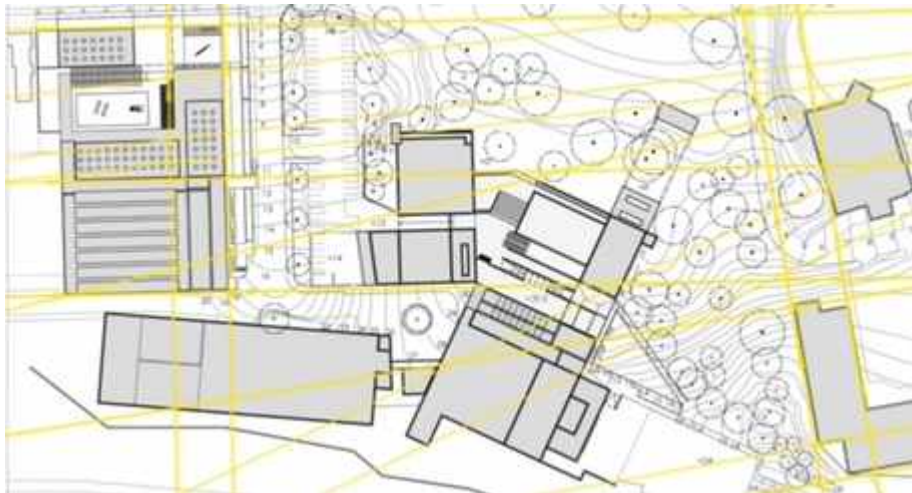
Development Sketches



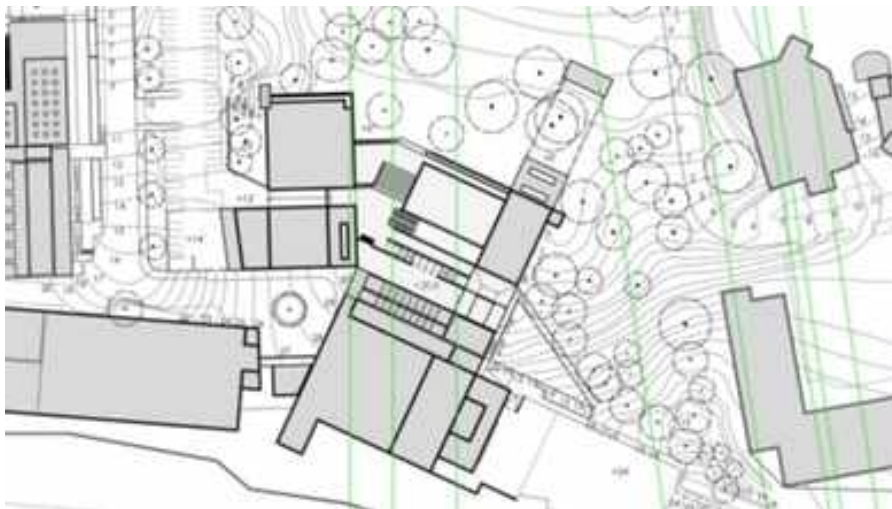
Space-Seeking Exercise



Regulating Lines from Civic Center Building



Regulating Lines from Proposed Museum



Regulating Lines from The Lakes Buildings



Space-Seeking Diagram

Protected Oak Zones

A space-seeking study was conducted to precisely determine and graphically show protected oak zones and elevation changes in spaces determined by regulating lines. Regulating lines were drawn from the Civic Center building and adjacent buildings, each with a different color. This is to help guide the space-seeking process in the forms that each space would take, depending on whether the lines are applicable to that space. That is, whether or not the planes from which the buildings are taken from are visible. The initial objective was to parcel out as much of the usable space as possible and assigning appropriate elevations to each to mitigate the challenging existing grade changes throughout the site. The next step would be to determine where retaining walls would be necessary, or utilizing creative workarounds such as landscaped slopes and berms. This exercise was a great learning tool for dissecting a large site to make the design process much more manageable, with the end result being more environmentally responsible.

Mood Board

Landforms



Furniture



Lighting



Mood Board

Usage



Hardscape



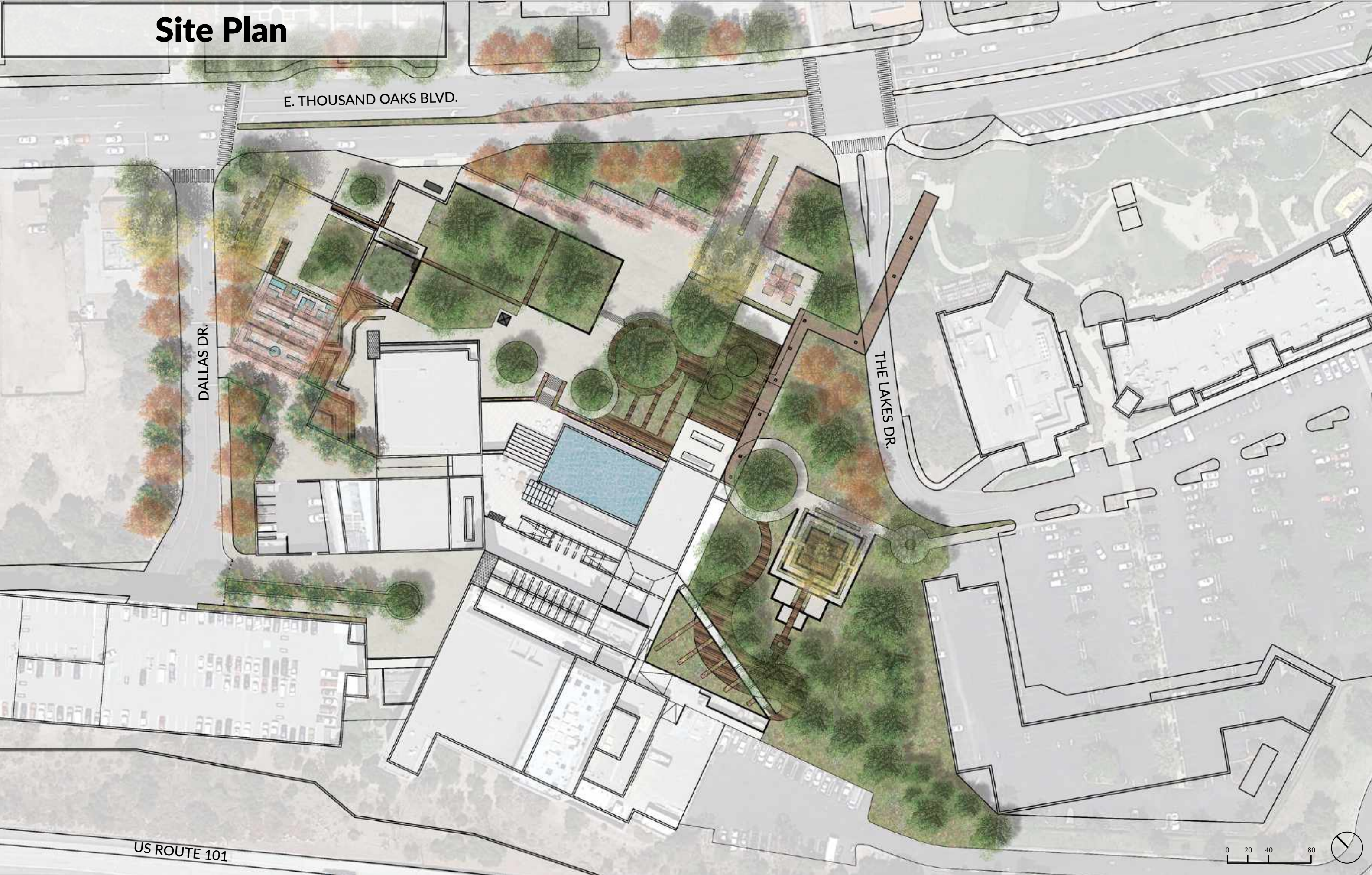
Softscape



DESIGN SHOWCASE



Site Plan



Site Plan - Annotations

E. THOUSAND OAKS BLVD.

DALLAS DR.

THE LAKES DR.

US ROUTE 101

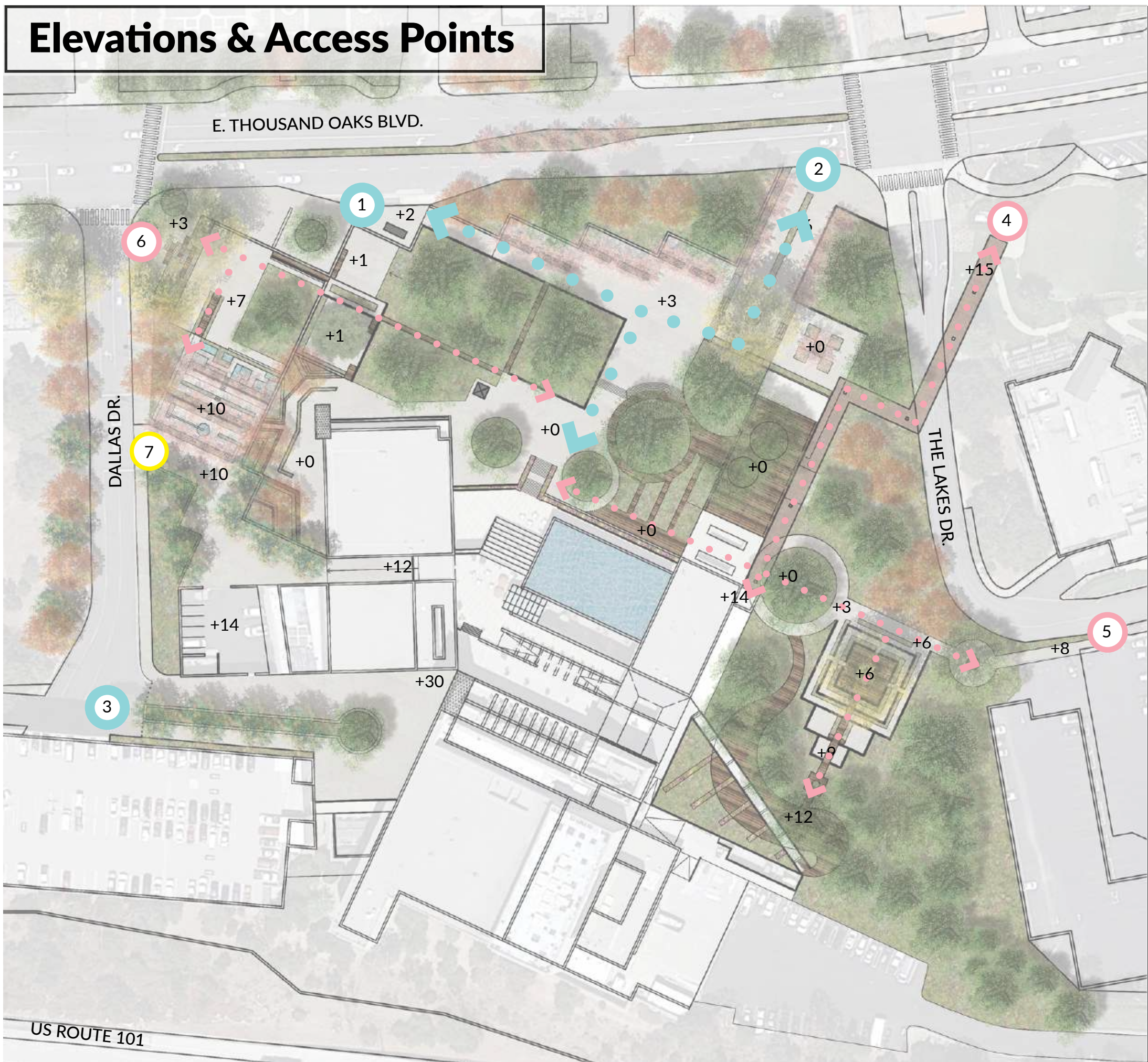
Site Keynotes

- | | |
|--------------------------------|-----------------------------------|
| ① Enhanced drop-off area | ⑮ Existing structure (oak edu.) |
| ② Tree-lined multi-use plaza | ⑯ Shaded arcade under bridge |
| ③ Passive water garden | ⑰ Historical edu. plaques |
| ④ North entry landing area | ⑱ Outdoor classroom |
| ⑤ Outdoor community rooms | ⑲ "Grassy" knoll + blooms |
| ⑥ Bus stop | ⑳ Connection to Lakes Parking |
| ⑦ Multi-use plaza with seating | ㉑ Primary monument signage |
| ⑧ NW entry landing area | ㉒ Rooftop drive-in movie venue |
| ⑨ Native blooms showcase | ㉓ Bridge entry (Secondary) |
| ⑩ Information kiosk | ㉔ 1st floor building entry |
| ⑪ Grand staircase | ㉕ Native oak woodland |
| ⑫ S-curve solar light display | ㉖ Watergen technology |
| ⑬ Xeriscape garden | ㉗ Bladeless wind turbines |
| ⑭ Restrooms | ㉘ Staff rest area + water feature |

- Passive
- Active



Elevations & Access Points



Legend

Primary Access Points

- 1. NE access point #1 contains a bus stop. Organized by an extremely **directional** axis (following the orientation of the building) that leads to the main plaza, which flows into the grand staircase.
- 2. NE access point #2 is a **point of connection** to the adjacent shopping center, The Lakes. Also funnels traffic to the main plaza, which connects to the 1st floor building entrances.
- 3. The NW access point facilitates heavy traffic from visitors who park in the parking structure, but it is utilitarian in nature instead of being a showcase frontage access point into the site.

Secondary Access Points

- 4. The bridge directly **connects** The Lakes to the second floor of the Thousand Oaks Civic Center. This is mainly intended to create an easier travel experience for theater-goers who seek dining/entertainment at The Lakes.
- 5. The Southern access point **connects** a **passive, recreational area** of the Civic Center to the parking lot at the Lakes, a portion of which will later be developed into housing.
- 6. The Northern access point offers a more **meandering experience** and gives the visitor more options. To the right is an exploratory journey, and straight ahead is yet another strong axis that leads straight to the first floor entry of the building.

Tertiary Access Point

- 7. The NE access point along Dallas Dr. is mainly for loading dock access. It leads to a 2nd-floor entrance into the building and is greeted by a tree-lined multi-use plaza with enhanced paving.

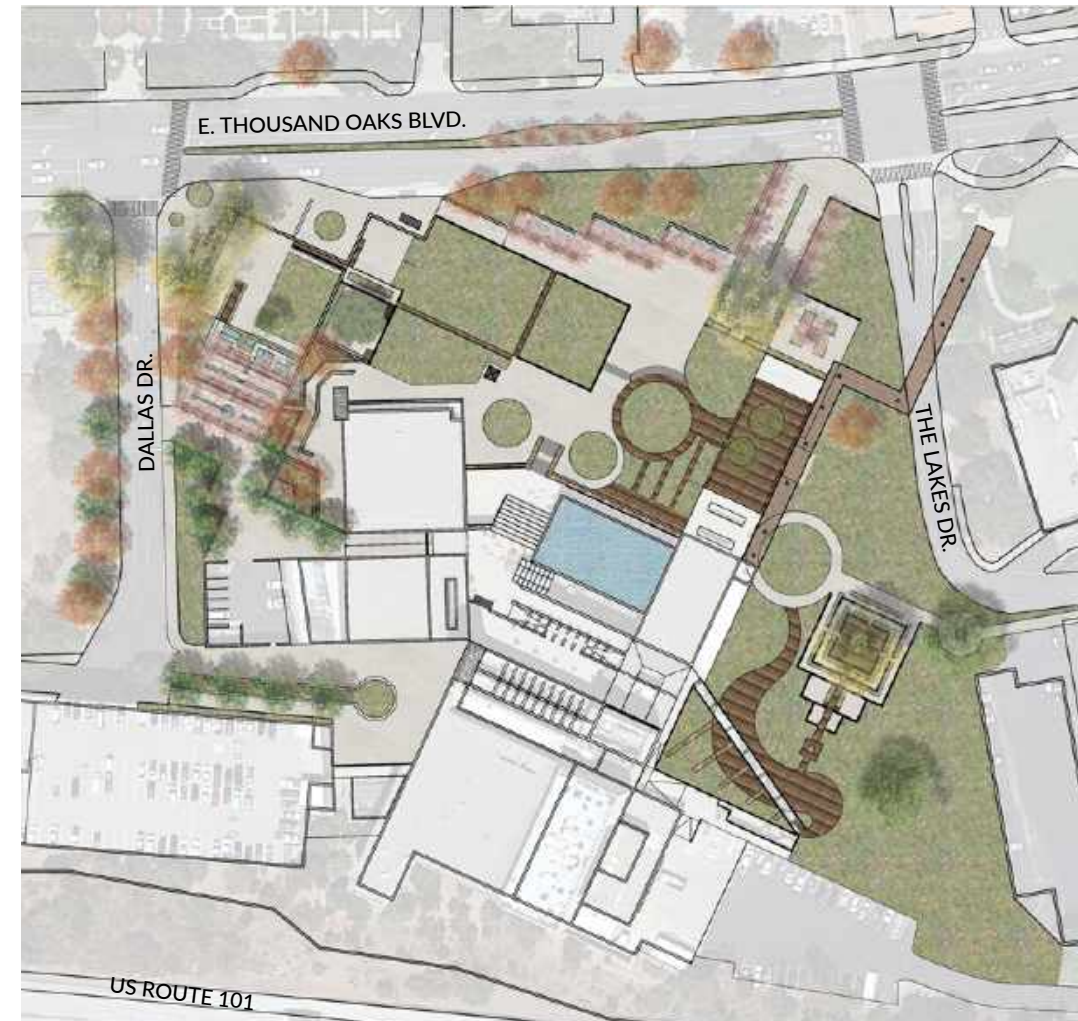
Trees

Existing Trees (to remain)



Existing trees on site include Coastal Live Oak and Western Sycamore. The oak on site are protected species that have a clear zone around the dripline. The sycamore on site are mature, established trees that provide important habitat for the local wildlife. Therefore, healthy specimen will remain on site wherever possible.

Proposed Trees



All proposed trees are selected to be drought tolerant with WU-COLS ratings of 'Low' or 'Very Low,' with the exception of the Western Sycamore, which was chosen to match existing mature sycamore both onsite and offsite. Both the Coastal Live Oak and Goldenrain trees were also selected to match existing specimen.

The Western Redbud and Strawberry tree are accent trees that add color and texture to the site.



Western Redbud
Cercis occidentalis
Wucols: Low



Goldenrain Tree
Koelreuteria paniculata
Wucols: Low



Strawberry Tree
Arbutus 'Marina'
Wucols: Low



Coastal Live Oak
Quercus agrifolia
Wucols: Very Low



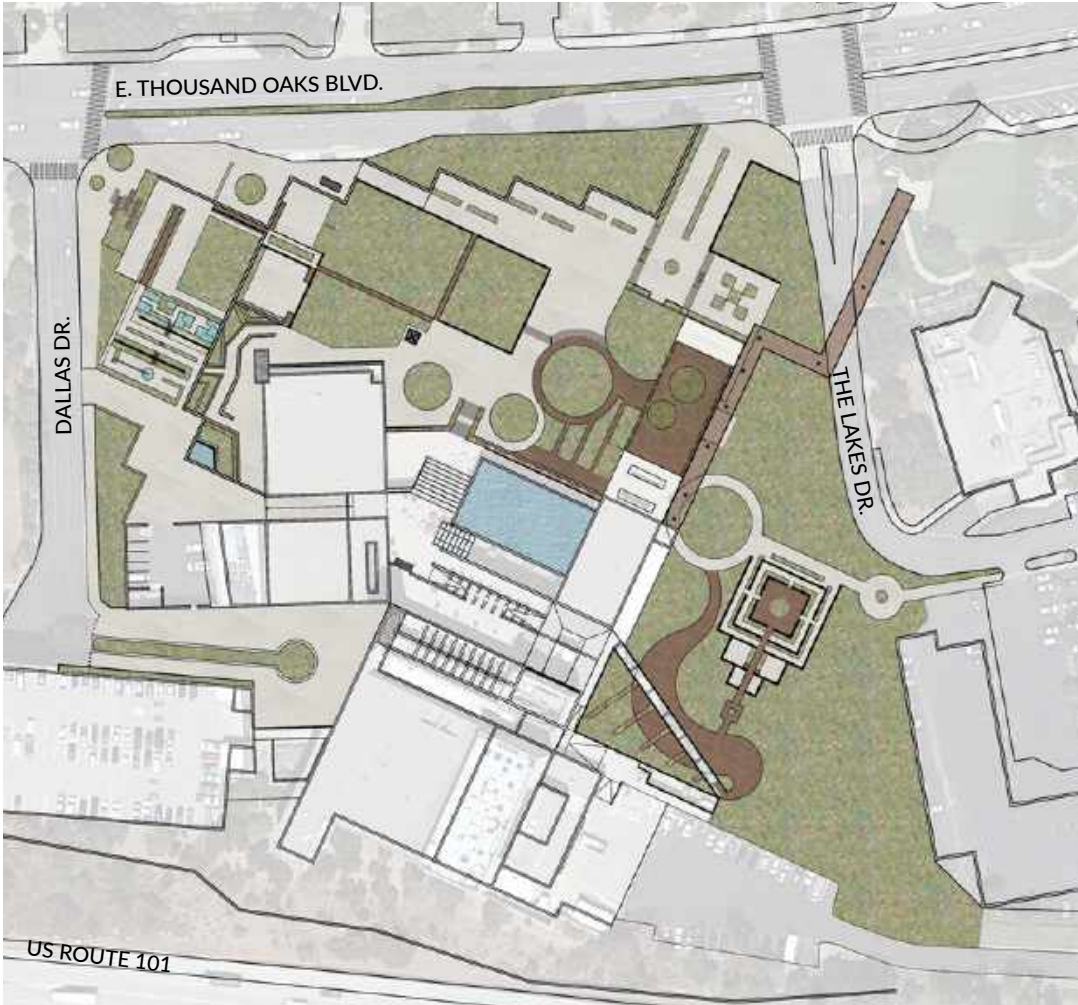
Western Sycamore
Platanus racemosa
Wucols: Moderate



Palo Verde
Parkinsonia 'Desert Museum'
Wucols: Very Low

Plant Palette

Softscape : Hardscape Plan



Plant Function

- D:** suitable around oak dripline
- U:** suitable under oaks
- X:** xeriscape zones
- S:** screening plant
- A:** accent plant
- F:** filler plant

Grasses



Purple Needlegrass **F**
Nassella pulchra
Wucols: Very Low



Deergrass **U | F | X**
Muhlenbergia rigens
Wucols: Low



Canyon Prince Wild Rye **F | X**
Leymus condensatus
Wucols: Low



Melic Grass **F | X**
Melica imperfecta
Wucols: Very Low



Mexican Feather Grass **F | X**
Stipa tenuisima
Wucols: Low

Shrubs



California Sagebrush **F**
Artemisia californica
Wucols: Very Low



Red Yucca **D | F**
Hesperaloe parviflora
Wucols: Very Low



Catalina Currant **U | F**
Ribes viburnifolium
Wucols: Very Low



Toyon **U | S**
Heteromeles arbutifolia
Wucols: Very Low



Fox Tail Agave **X | A**
Agave attenuata 'Nova'
Wucols: Low



Autumn Sage **A | D**
Salvia greggii
Wucols: Low



Hummingbird Sage **A | D**
Salvia spathacea
Wucols: Low



Mexican Bush Sage **A | F | D**
Salvia leucantha 'Santa Barbara'
Wucols: Low

Vine



Golden Currant **A | F**
Ribes aureum
Wucols: Very Low



Carpet Geranium **A | F**
Geranium incanum
Wucols: Low



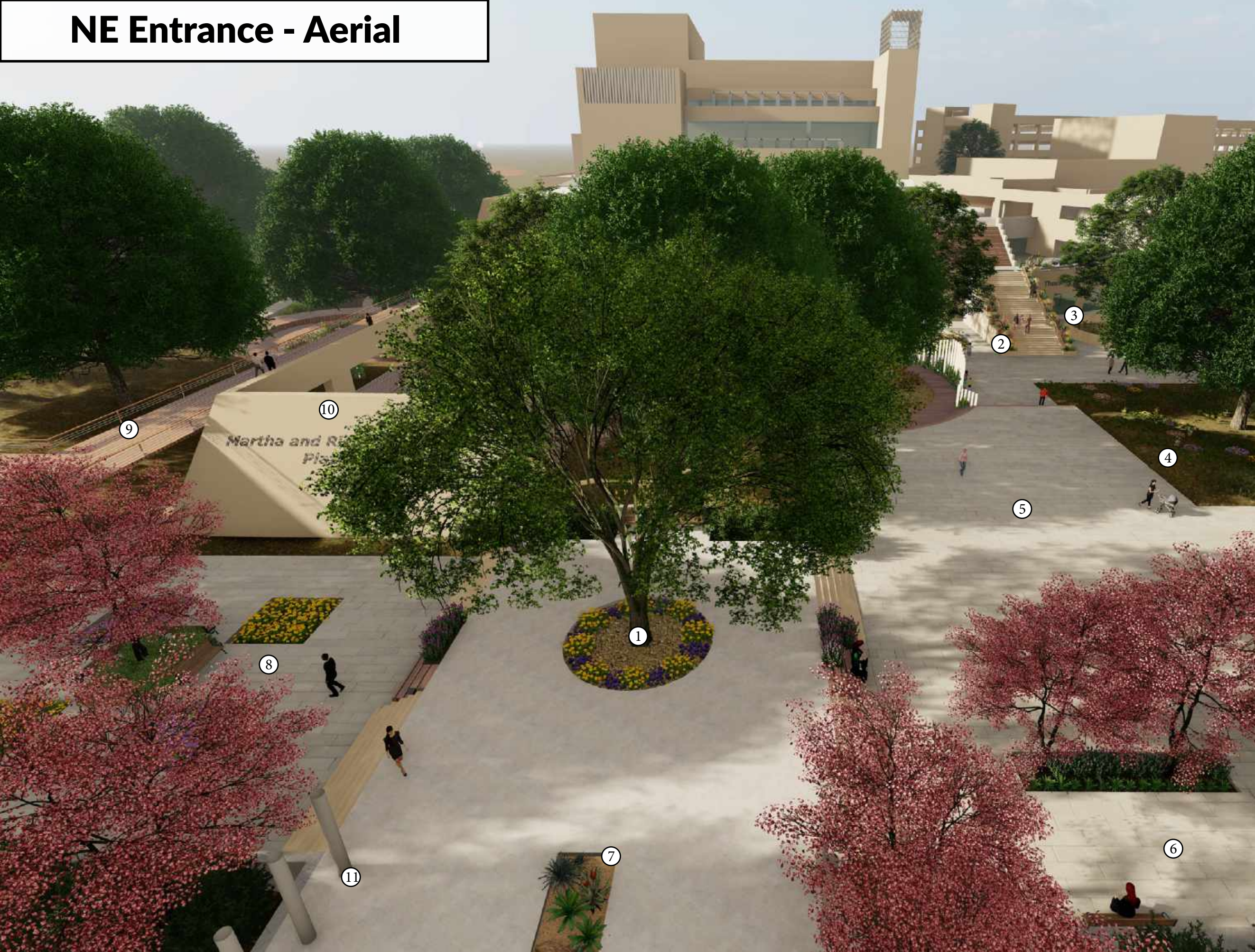
Silver Carpet **F**
Dymondia margaretae
Wucols: Low



Carmel Creeper **D | F**
Ceanothus griseus horizontalis
Wucols: Low

Groundcover

NE Entrance - Aerial

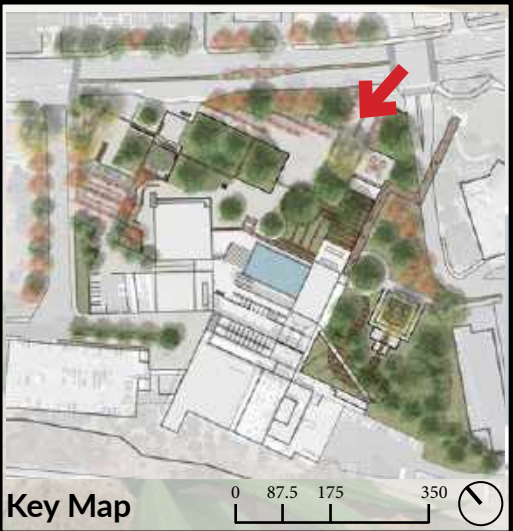


Legend

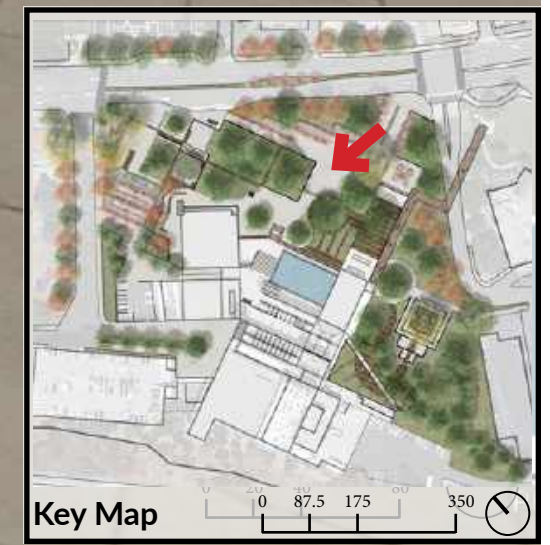
- ① Koelreuteria focal tree
- ② Grand staircase
- ③ 1st floor building entry
- ④ Protected landscape zone
- ⑤ Main plaza
- ⑥ Seating area
- ⑦ Xeriscape garden
- ⑧ Seating w/ colorful planting
- ⑨ Bridge
- ⑩ Outdoor structure
- ⑪ Bladeless vortex wind turbine



NE Entrance



Main Plaza



Material Change Aerial

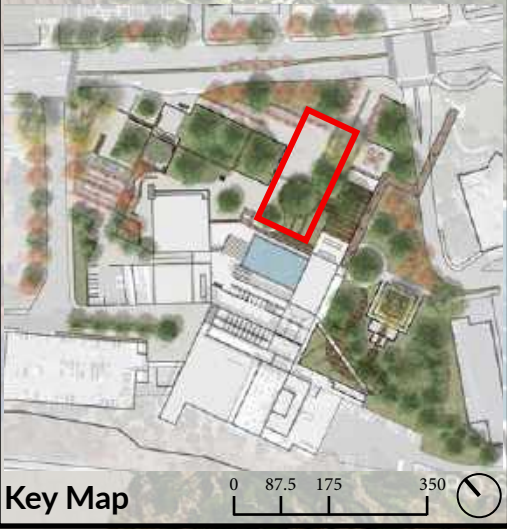


Legend

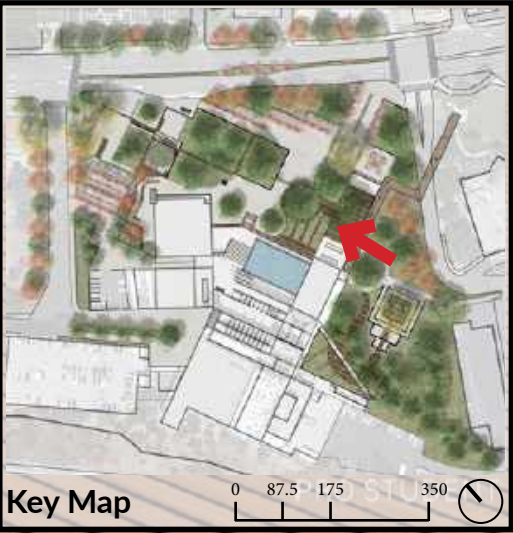
- ① NE entrance
- ② Main plaza
- ③ Focal oak
- ④ Protected landscape zone
- ⑤ Solar-powered light poles
- ⑥ Xeriscape garden
- ⑦ Seating area

Why?

The material change from concrete to wood is a visual cue that signals a more interesting, meandering, and natural experience - one that is vastly different from the activity in the main plaza and the business mindset of the Civic Center building. On-site areas paved with wood signify: a meandering/exploratory experience, a transition between an active to passive space, or areas dedicated to historical and oak education. Wood is also used around oaks as floating decks to preserve protected zones.



Material Change

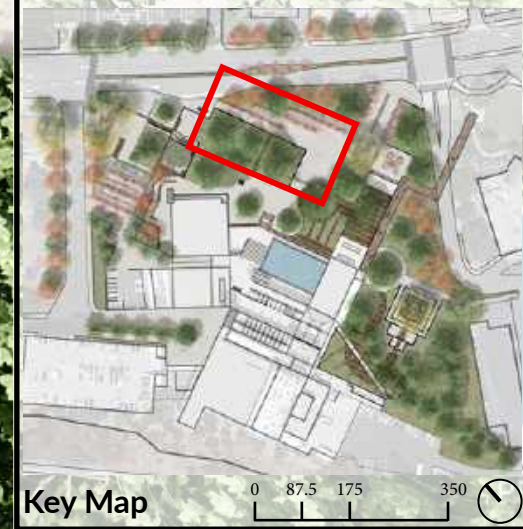


Bus Stop Entrance Aerial



Legend

- ① Main Plaza
- ② Seating areas
- ③ Bus stop
- ④ Protected landscape zone
- ⑤ Ramp
- ⑥ Grand staircase
- ⑦ Stairs
- ⑧ Focal oak
- ⑨ Outdoor structure



Bus Stop Entrance (NE)



Grand Staircase



Southern Entrance



Legend

- ① “Grassy” knoll (drought tolerant groundcover) with accent planting
- ② Plaques engraved with site history. Pavers inset with existing children’s art tiles
- ③ Restrooms
- ④ Proposed Bridge
- ⑤ Existing Bridge

Key Map

0 87.5 175 350

A key map showing the project location within a larger urban context. A red arrow points to the specific area shown in the main rendering. The map includes a scale bar and a north arrow.

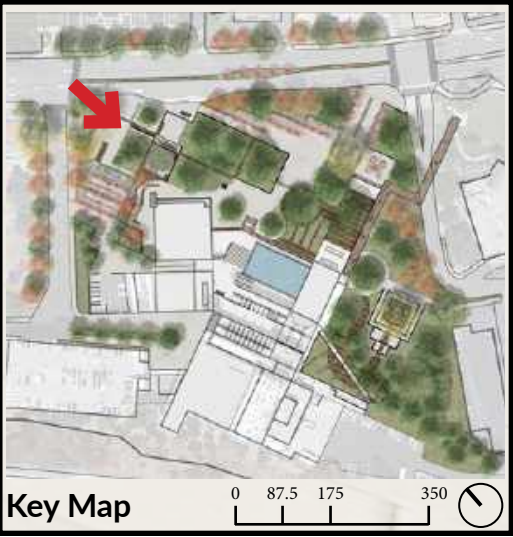
Southern Entrance View #2



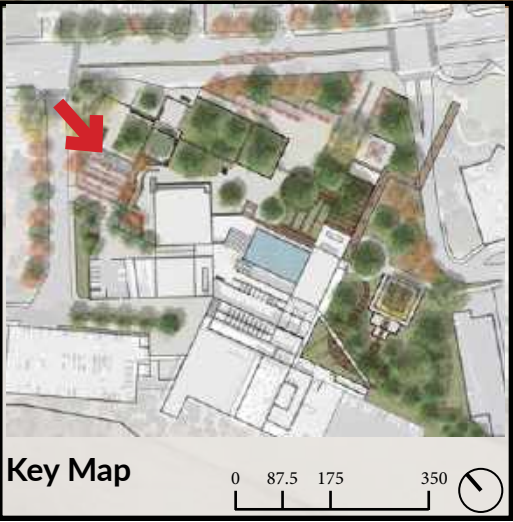
Bridge Entrance



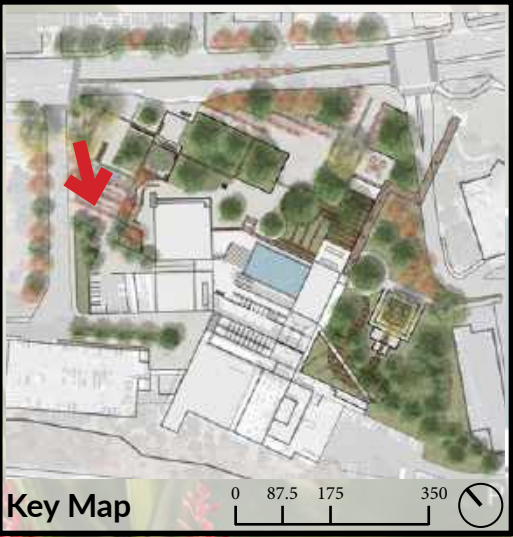
Northern Entrance



N. Entrance Garden



Dallas Dr. Entrance



Parking Structure Entrance



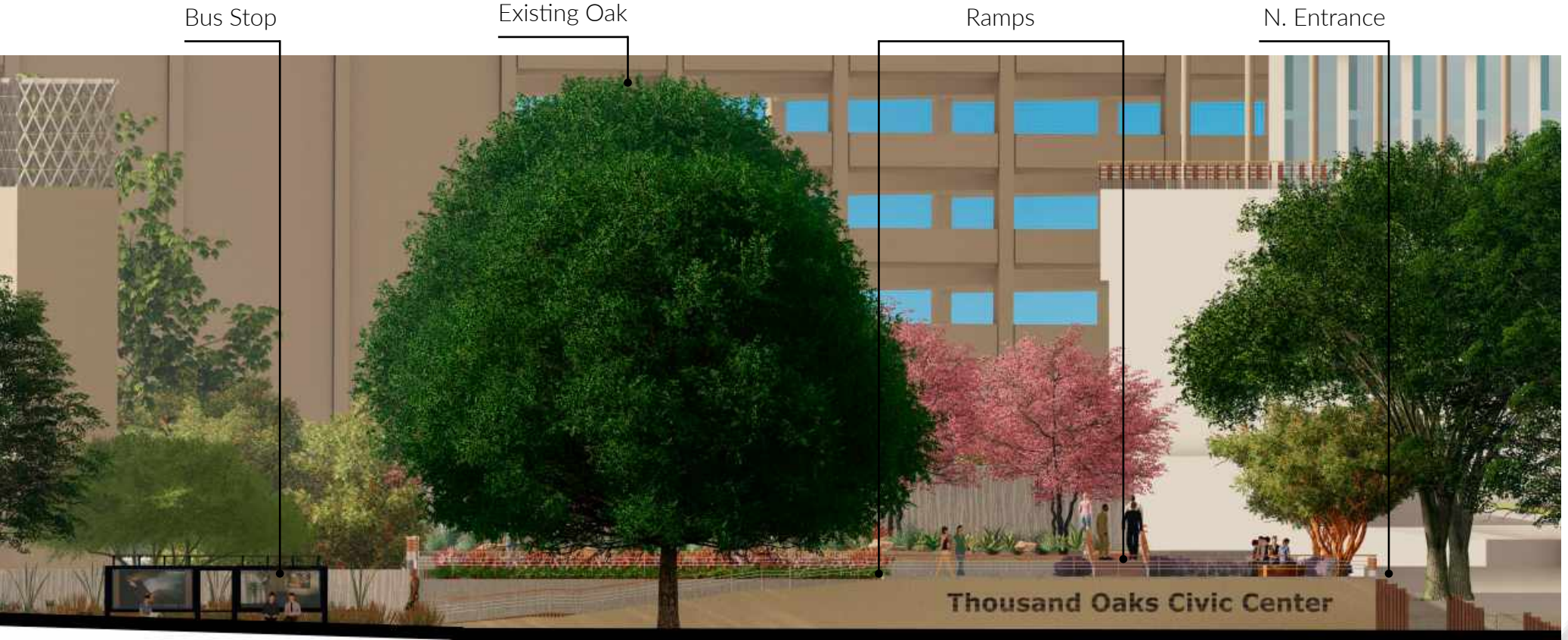
Section Elevations



A

A'

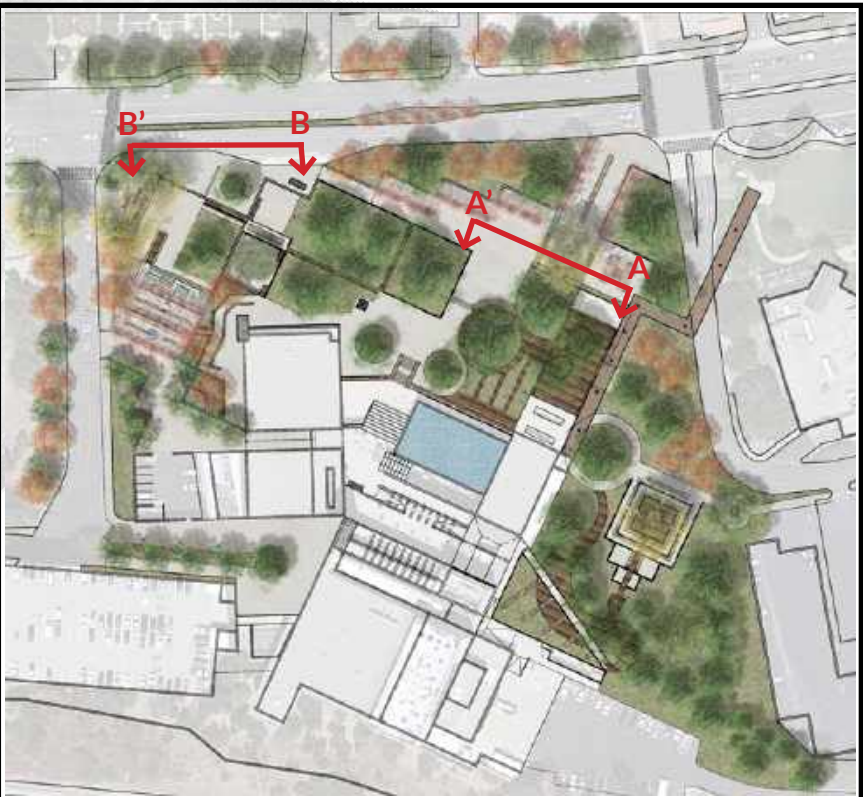
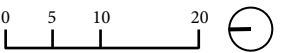
Section Elevation A-A'



B

B'

E. Thousand Oaks Blvd Section Elevation B-B' (Street View)



Key Map



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Thank You!