



THOUSAND OAKS CIVIC ARTS PLAZA

SITE REDESIGN

LD3 - JULIA BENNETT



S I T E L O C A T I O N



Thousand Oaks Civic Arts Plaza

Thousand Oaks is the second-largest city in Ventura County, California, United States. It is in the northwestern part of Greater Los Angeles, approximately 40 miles from Downtown Los Angeles.

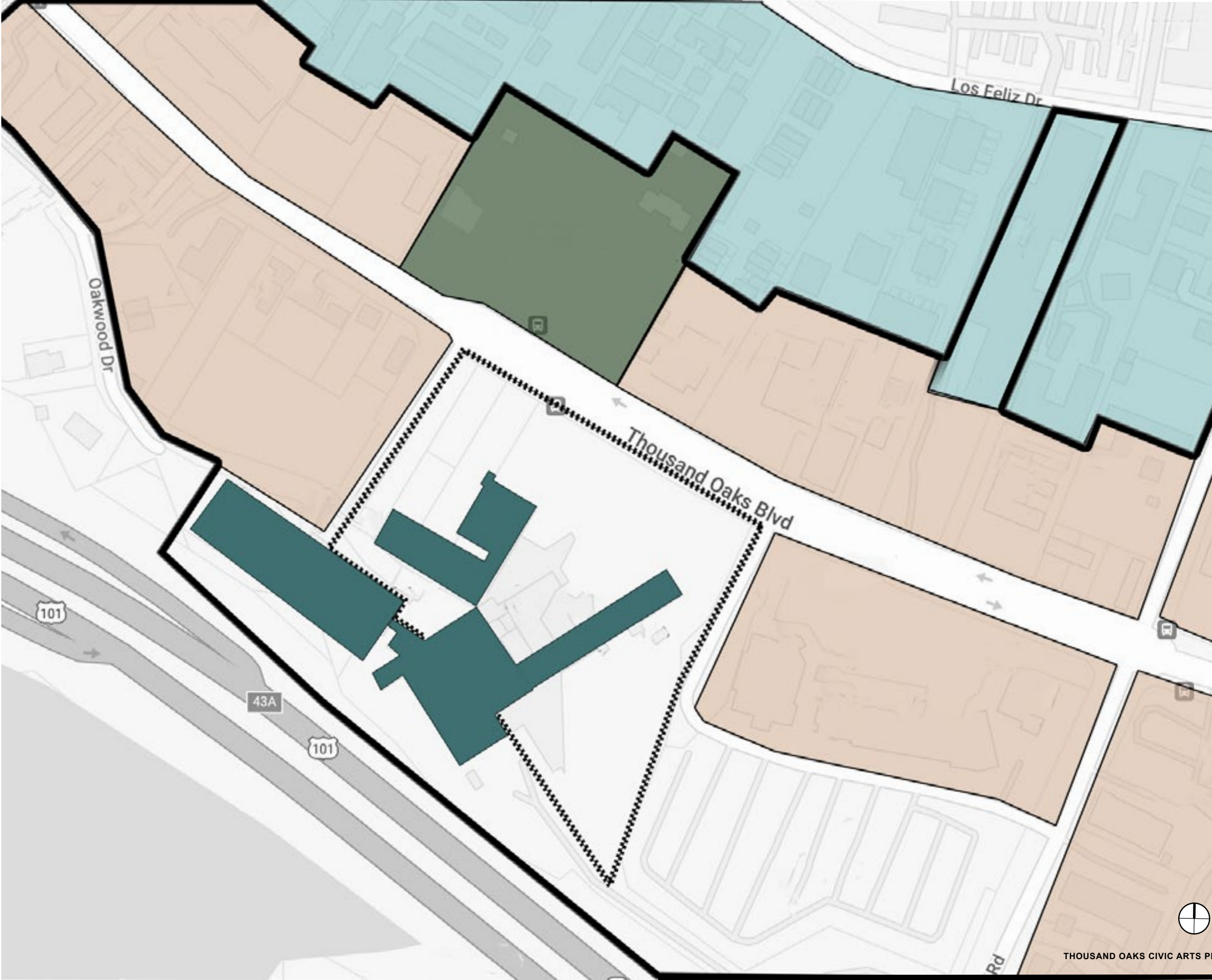
The city forms the central populated core of the Conejo Valley. Thousand Oaks was incorporated in 1964, but has since expanded to the west and east. Two-thirds of master-planned community of Westlake and most of Newbury Park were annexed by the city during the late 1960s and 1970s. The Los Angeles County–Ventura County

S I T E C O N T E X T

-  Downtown Core Master Plan Boundary
-  Limit of Work
-  Thousand Oaks Civic Arts Plaza
-  Gardens of the World
-  Commercial Space
-  Residential Space

The Downtown Core Master Plan was envisioned to invigorate the area between Erbes Rd and Conejo School Rd with 68 acres of retail, commercial, and entertainment venues. 27.5 acres of this area is city-owned.

Currently there is the Civic Arts Plaza which contains City municipal buildings and theaters, Gardens of the World botanical gardens, and The Lakes shopping center. Further retail, office, and residential planning for this area is in progress.



GOALS / OBJECTIVES

COMMUNITY

Offer spaces for **gathering, dynamic public engagement,** and presentations of **culture and arts** beyond the theaters on site.



ENRICHMENT

This site has the opportunity to act as a catalyst for the surrounding area, providing **complementary spaces** for **retail, restaurants,** and other peripheral traffic sources.



INTEGRATION

The site should complement and seamlessly integrate to the **surrounding chaparral landscape.** Reinvigorating **habitat,** showcasing **native planting,** and **water preservation.**



GERSTACKER GROVE
STOSS

LOCATION: Ann Arbor, MI
University of Michigan

SITE SIZE: 4 Acres

MISSION: Redesign of an underutilized quad on campus at the center of North Campus.

CONTEXT: College of Engineering, Architecture, Art.
North Campus Residential Housing, Apartments,



RELEVANCE TO CIVIC ARTS PLAZA

- An underutilized area of campus with a high traffic, dynamic context.
- Serves both participants from the immediate context, as well as wider community.
- Inspiration for walkway utility with seating and recreational space.

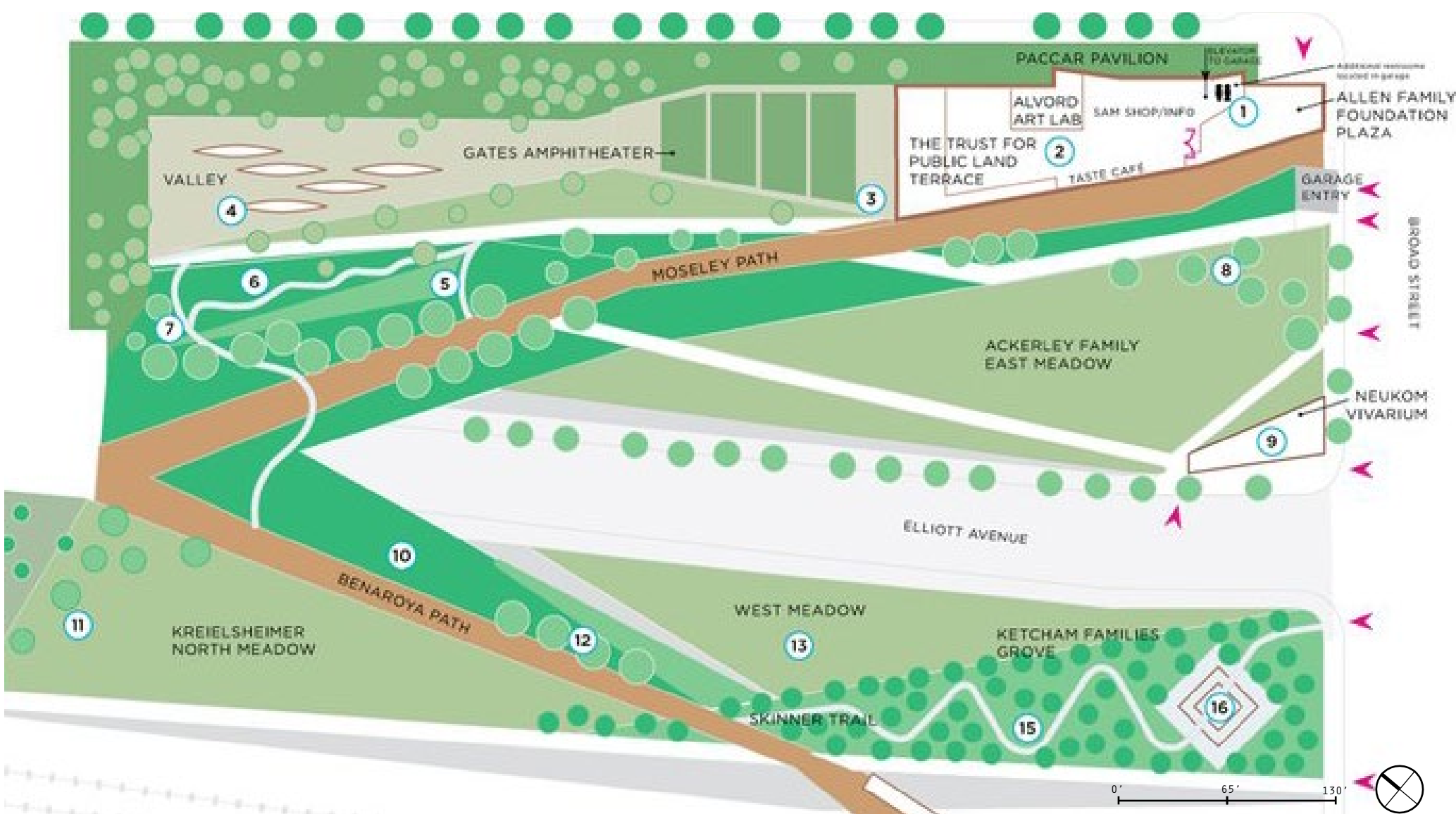
OLYMPIC SCULPTURE PARK
WEISS MANFREDI

LOCATION: Seattle, WA
Seattle Art Museum

SITE SIZE: 124 Acres

MISSION: Convert a derelict and polluted waterfront into a space for art, recreation and .

CONTEXT: Urban Centers
Shoreline
Public Transport Centers
Arts and Cultural Institutions



RELEVANCE TO CIVIC ARTS PLAZA

- An underutilized area the city, which through restoration could attract a variety of users.
- And Arts & Cultural context with urban surroundings
- Utilizes the broader scenic context incorporated into the site design (views of mountains, riverfront)
- 40' Existing Grade, incorporated into the site.

SIPG HARBOR CITY PARKS
SWA

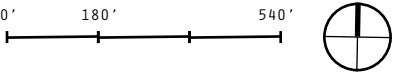


LOCATION: Shanghai, China
Baoshan District Riverfront

SITE SIZE: 46 Acres

MISSION: Adapt a single function hightraffic industrial zone to serve multiple functions, provide access to the waterfront serving civic and commercial adjacencies.

CONTEXT: Yangtze River
Residential
Public Transport Centers
Arts and Cultural Institutions

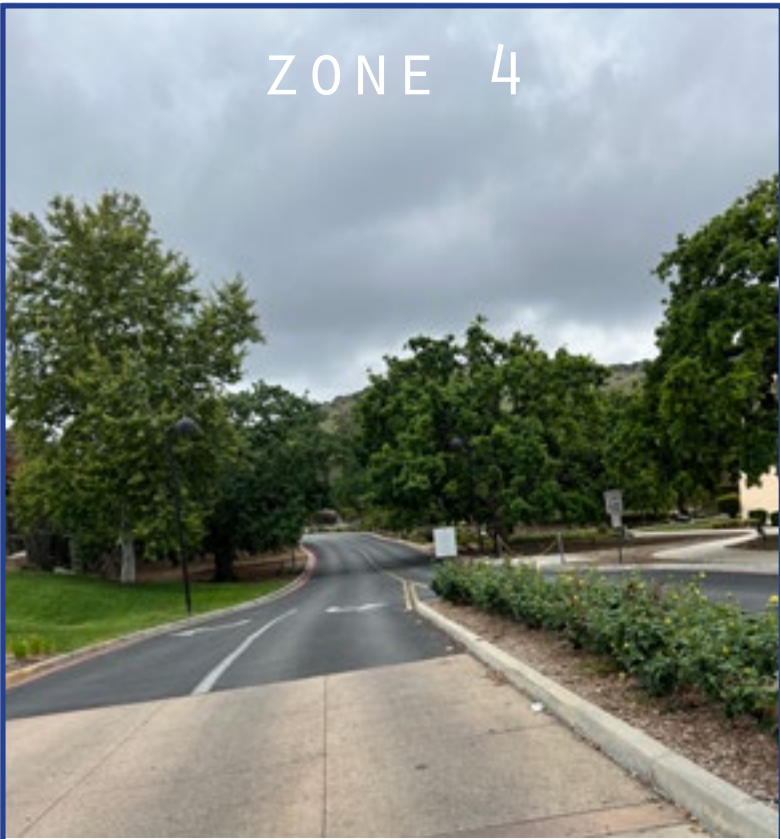


RELEVANCE TO CIVIC ARTS PLAZA

- Attract pedestrian traffic to a previously derelict industrial port area.
- Serve a variety of passive and active functions, including gatherings and performances.
- Incorporate context into the design of the site by offering views of the riverfront, as well as surrounding commercial and residential space.
- Graphic spatial balance of forms on the site.
- Restores habitat and green space

CURRENT SITE CONDITIONS

THE FOUR ZONES




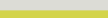


EXISTING
FEATURES

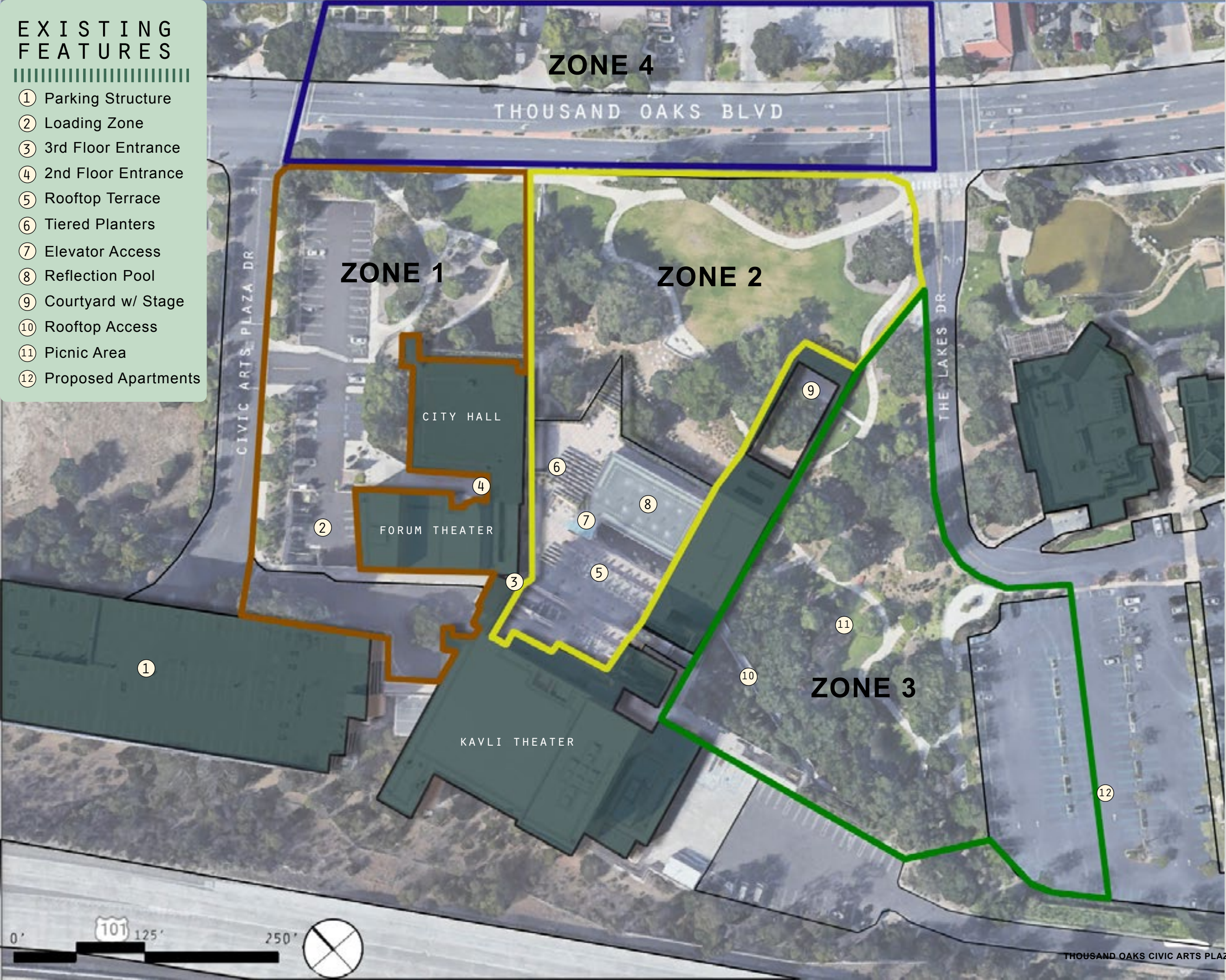


- ① Parking Structure
- ② Loading Zone
- ③ 3rd Floor Entrance
- ④ 2nd Floor Entrance
- ⑤ Rooftop Terrace
- ⑥ Tiered Planters
- ⑦ Elevator Access
- ⑧ Reflection Pool
- ⑨ Courtyard w/ Stage
- ⑩ Rooftop Access
- ⑪ Picnic Area
- ⑫ Proposed Apartments

SITE ZONES



-  Contains main pedestrian access, loading area, parking structure access as well the vehicular drop off for theaters and civic buildings
-  Contains the main building entrance, the rooftop areas, as well as the other pedestrian access on Thousand Oaks Blvd.
-  Contains the majority of protected Oak Woodland on the site, as well as pedestrian access from the Lakes shopping area and to the rooftop.
-  The public perception of the park from a vehicular standpoint, pedestrian street crossings, connection with the rest of the Downtown Core Master Plan



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SITE
CONSTRAINTS



- A Lack of signage/welcoming features to define pedestrian entrances
- B Poor seating offering
- C Protected tree areas limit work
- D Lack of clear entryway into main building
- E Noise / Views of the 101 Freeway
- F Sloping green creates muddy conditions
- G No connection to The Lakes retail area
- H Unused courtyard space
- I High speed traffic on Thousand Oaks Blvd unsafe for pedestrians
- J Insignificant, unclear access to serve new proposed apartments
- K Main entrance and loading zone proximity too close/unappealing
- L Isolated access to second level



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SITE
OPPORTUNITIES



- A Outdoor level space for public gathering/events
- B Use shade of Oak Groves to create consolidated picnic space
- C Connection to the lakes and retail shopping areas
- D Multiple points of access to second level deck area
- E Reinvigorate dry swale to create habitat
- F Capitalize on various elevations to create views of surrounding landscape
- G Expanded access points for pedestrians
- H Provide services and connections related to building functions/views
- I Convert tiered planters to staircase providing views and seating
- J Integrate entrance signage
- K Traffic slowing measures for pedestrians
- L Expanded access from Lakes parking area



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SITE ANALYSIS

PEDESTRIAN CIRCULATION



- Building Use Circulation
- Public Circulation
- Second-Level Circulation
- //// Pedestrian Crosswalks

- Primary Site Access
- Primary Building Access
- Secondary Building Access
- Public Transportation Dropoff



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SITE ANALYSIS

VEHICULAR CIRCULATION



- Primary Public Circulation
- Primary Site Circulation
- Parking Circulation
- Service Vehicle Circulation

- Primary Vehicular Drop Off
- Service Vehicle Loading
- Vehicle Pull Off



9 AM

12 PM

3 PM

S I T E A N A L Y S I S
S H A D E S T U D Y



Autumn Equinox



Winter Solstice



Spring Equinox



Summer Solstice

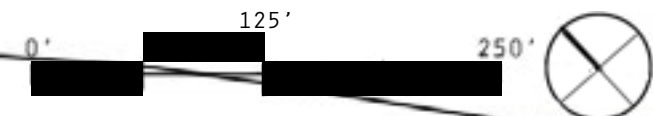
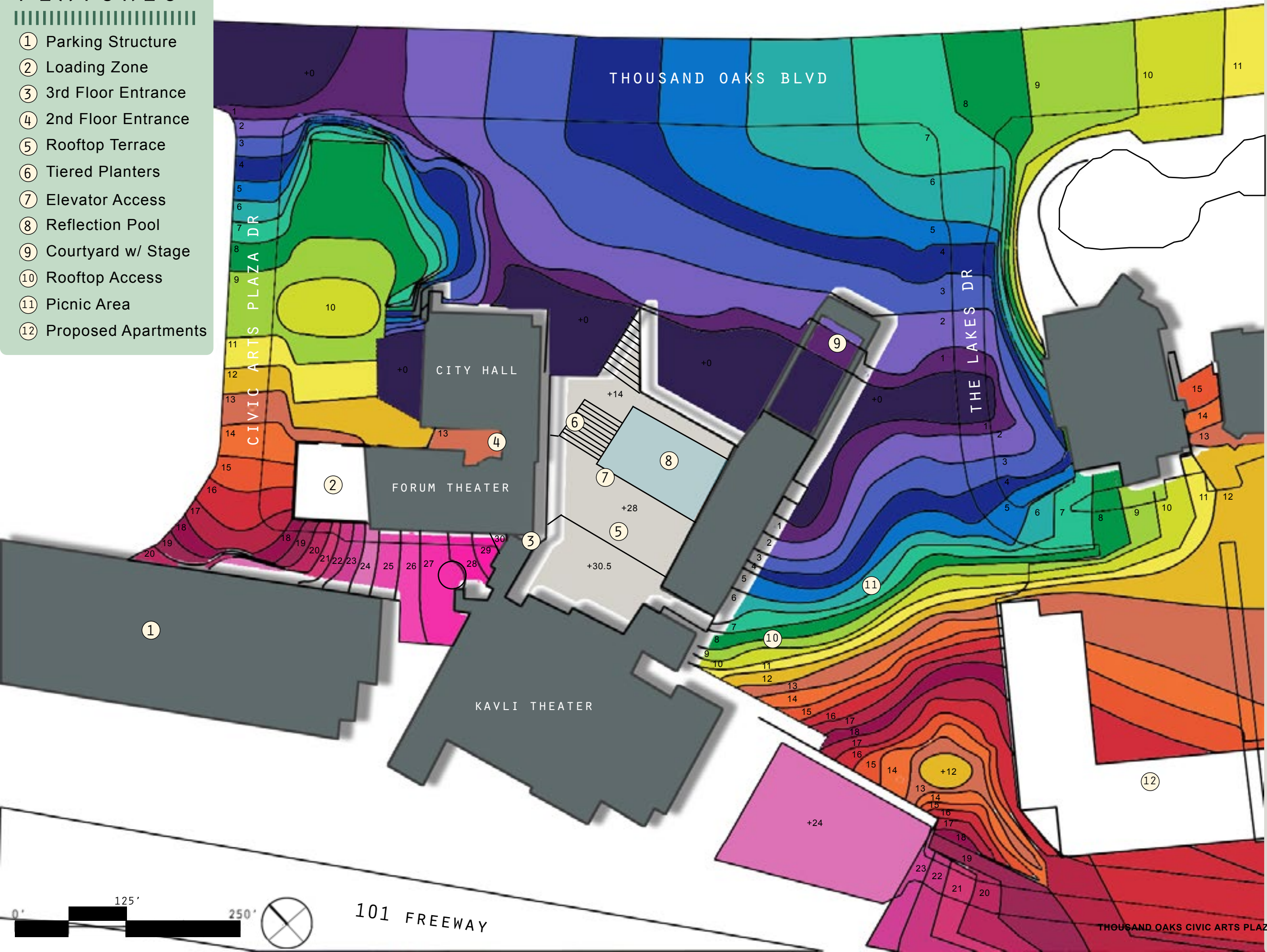


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SITE ANALYSIS
TOPOGRAPHY



101 FREEWAY

EXISTING FEATURES

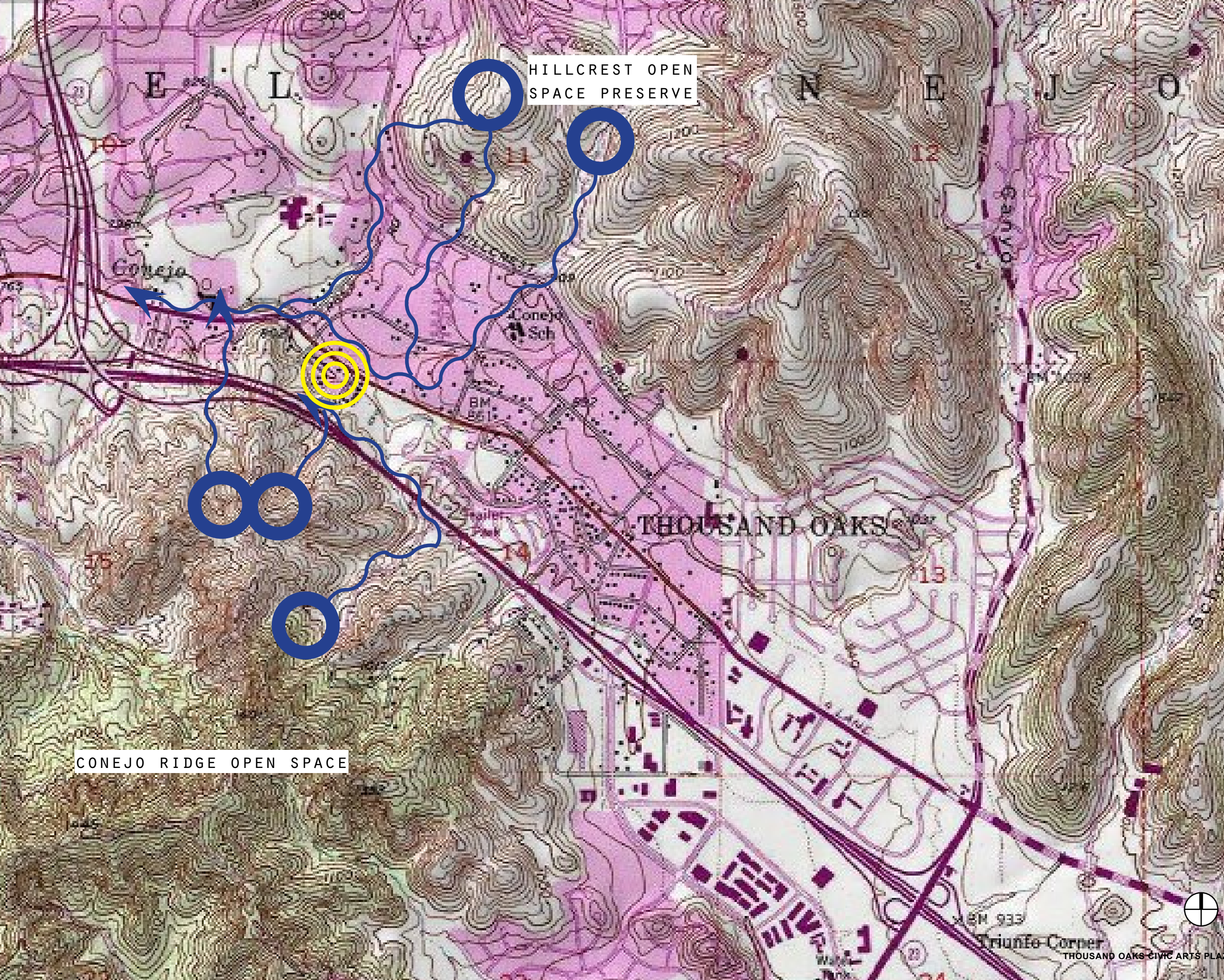


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PROPOSED TOPOGRAPHY



Simplified topography “platforms” proposed for the design program in order to create a series of interconnected areas with transitions between.



SITE ANALYSIS
DRAINAGE I

-  Site Location
-  Dense Buildings/
Development
-  Primary Highway
-  Secondary Highway
-  Flow Affecting Site

Map Credit: USGS 2017

EXISTING
FEATURES

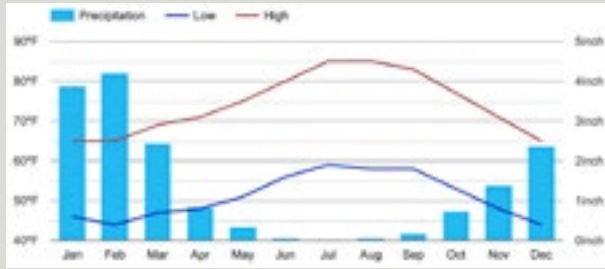


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SITE ANALYSIS
DRAINAGE I I



- Land Flow
- Paved Surface Flow
- Off-Site Flow
- Paved Surface High Point
- Land Surface High Point



Although average annual precipitation for Thousand Oaks is 16.5" there remains an opportunity on the site to channel and capture rain water to benefit the site.

Implementation of curb cut outs along Thousand Oaks Blvd, and auxiliary surface roads on the site would further enhance the utilization of rain water.

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SITE ANALYSIS

PROTECTED TREES

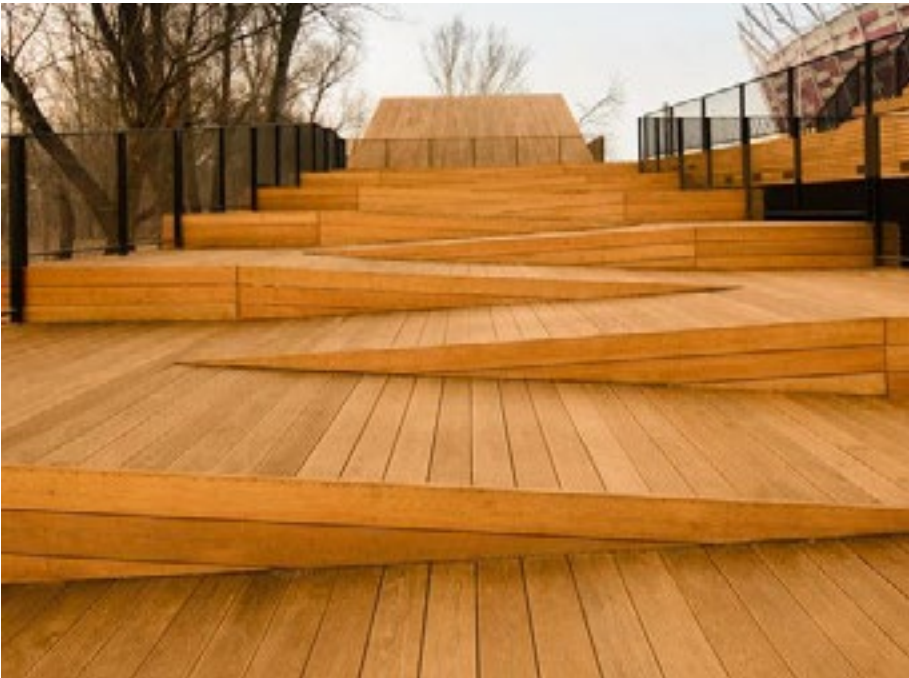


-  Oak Tree
-  Protected Oak Area
-  Sycamore Tree
-  Protected Sycamore Area



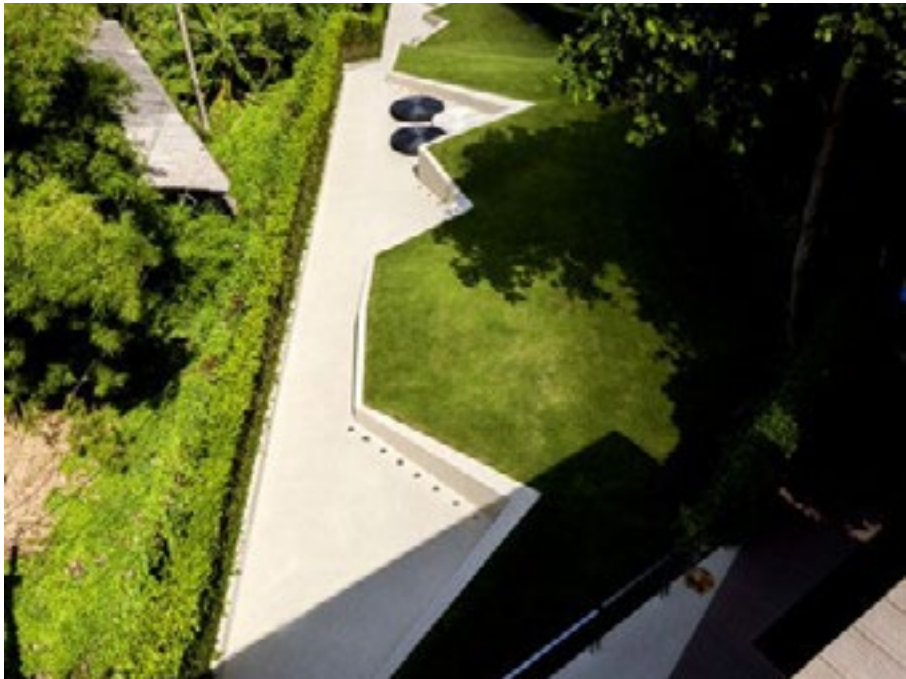
INSPIRATION BOARD

SEATING



INSPIRATION BOARD

WALKWAYS/MATERIALS



INSPIRATION BOARD

PLANT PALETTE



SITE PLAN
ILLUSTRATIVE



Pedestrian Throughway

Reflection Pool

Bench Seating Planter
Mosaic Mound Planter

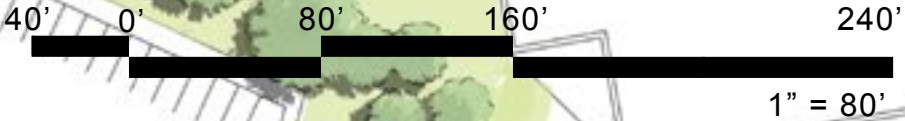
Public Art Gallery

Grand Staircase

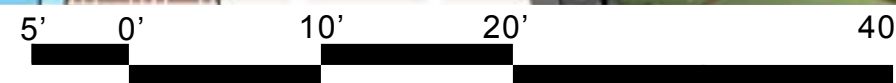
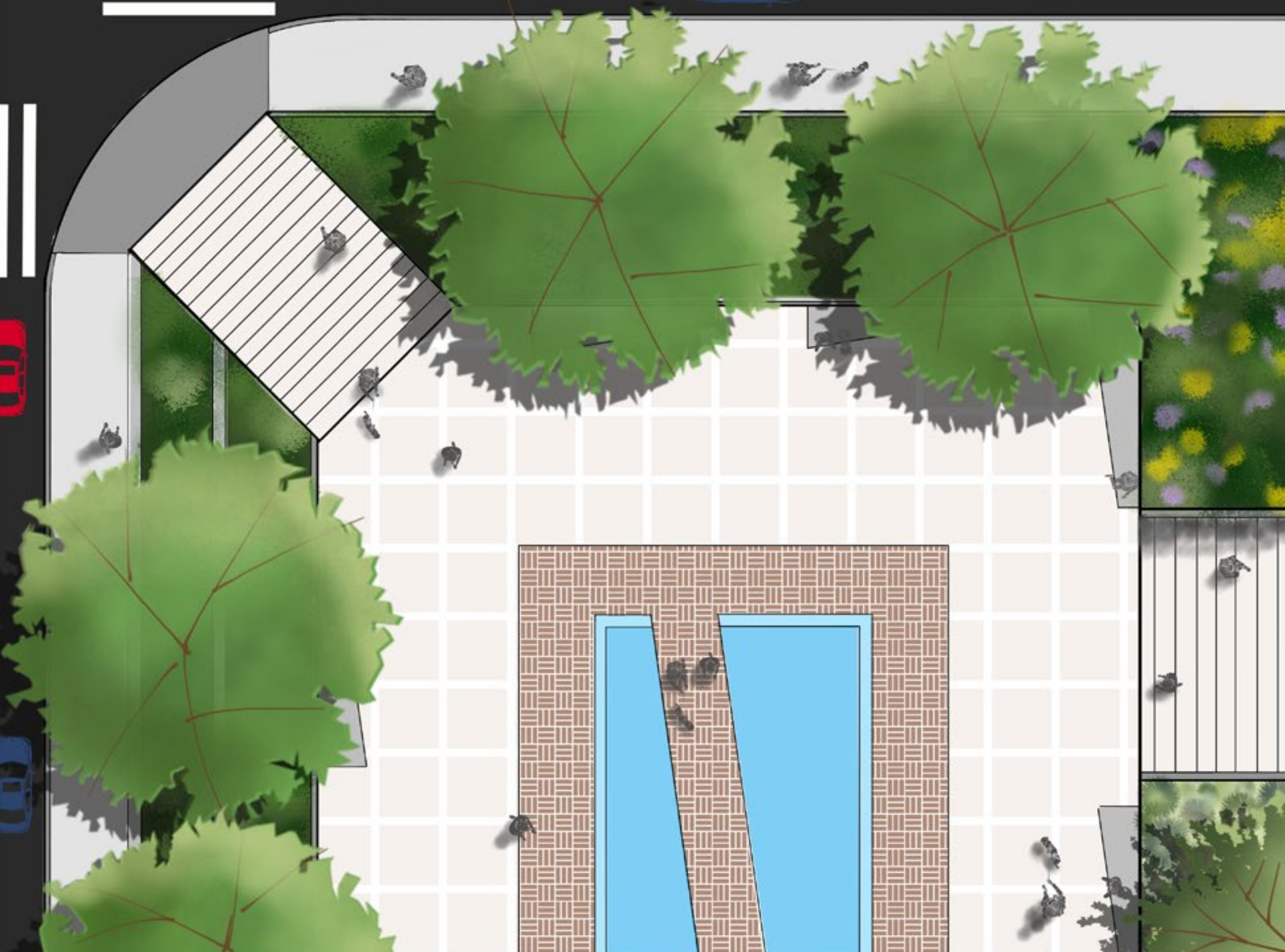
Outdoor Performance
Courtyard

Sunken Hidden Garden

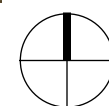
Accessible Ramps



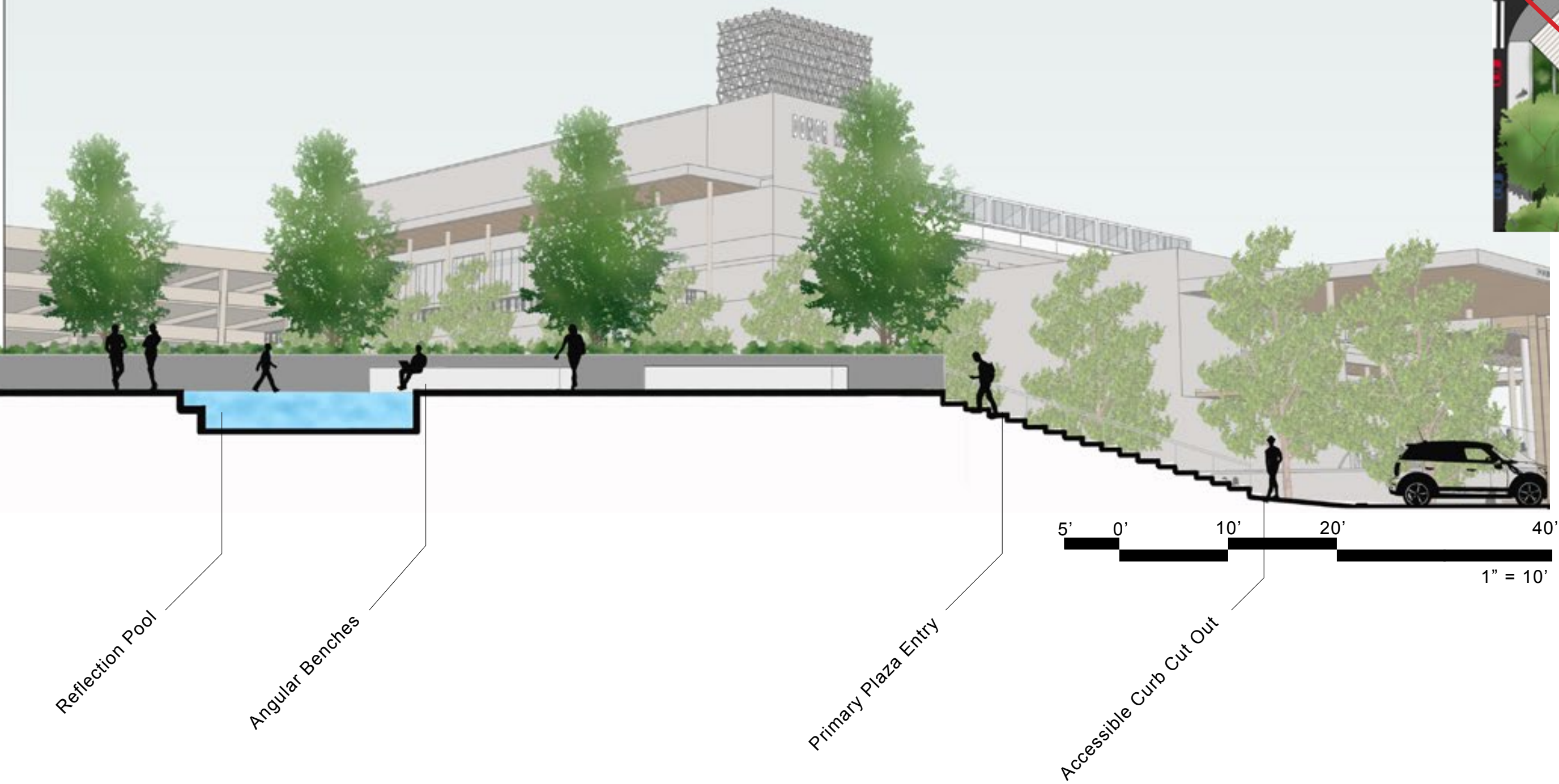
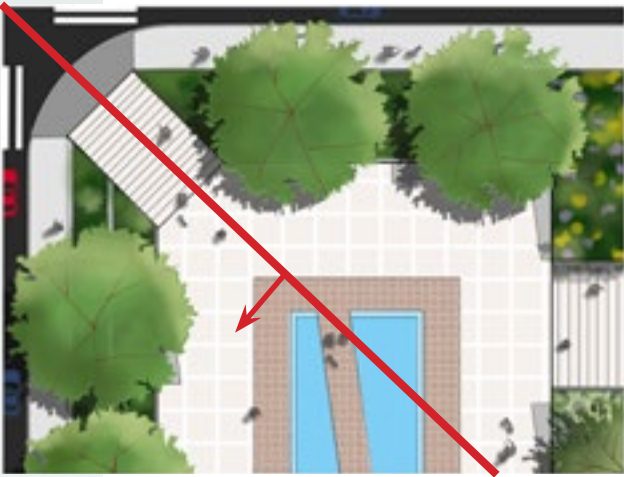
ENLARGEMENT
AREA 1



1" = 10'



SECTION -
ELEVATION
AREA 1



PERSPECTIVE
AREA 1

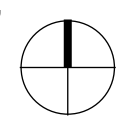


Depicts the clustered seating areas in Zone 1 inside the main plaza. This area will accomodate visitors and patrons of farmer's markets and other events taking place in the plaza.

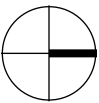
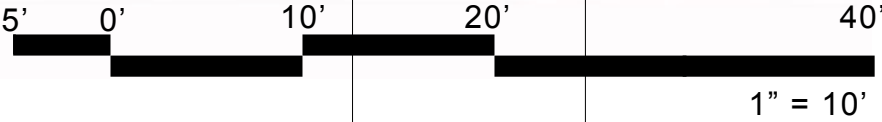
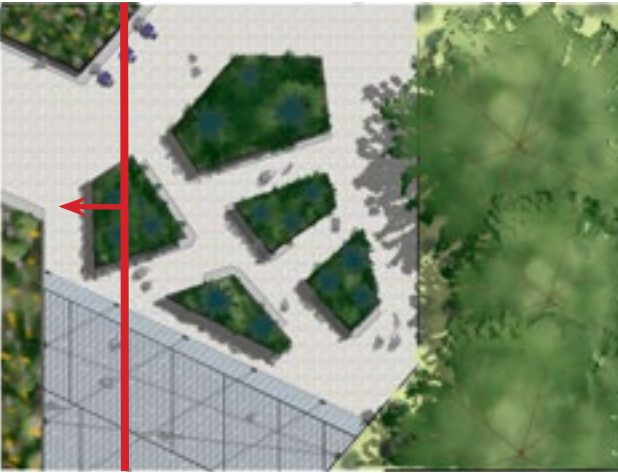




ENLARGEMENT
AREA 2



SECTION -
ELEVATION
AREA 2



Tiered Platforms

Shade Structure

Cast-In-Place Benches

Access to Main Plaza

Cafe Tables

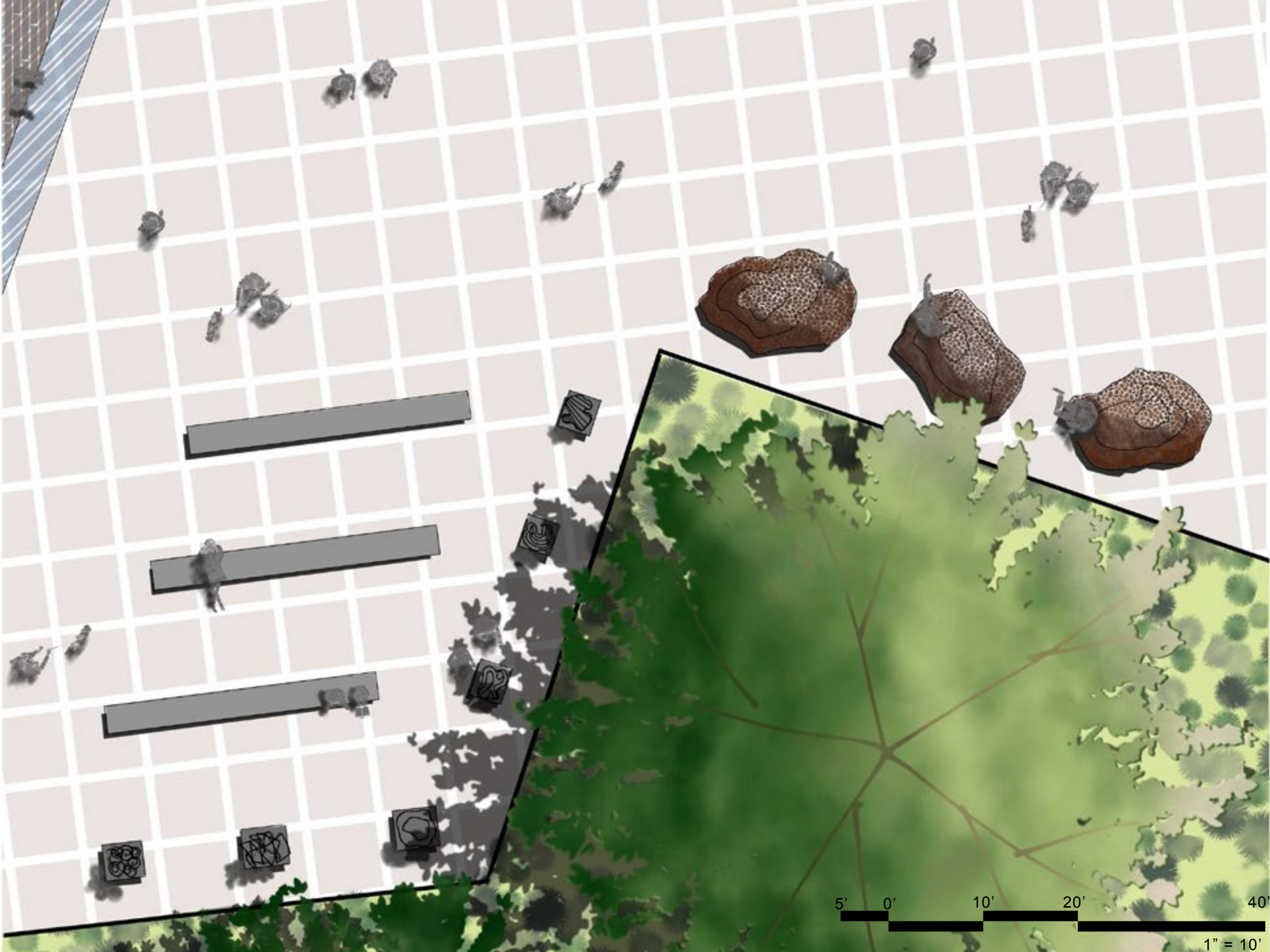
PERSPECTIVE
AREA 2



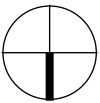
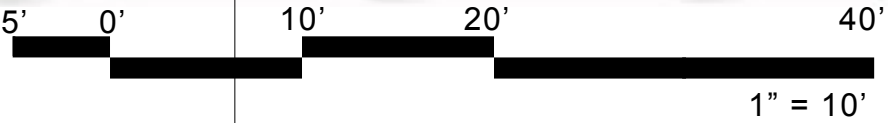
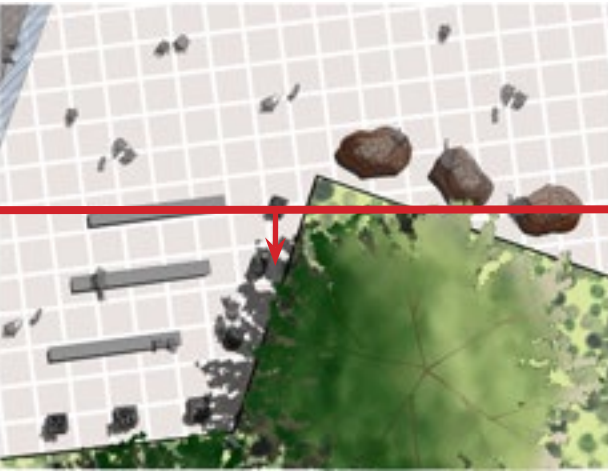
A primary entry to the site, alongside the public transportation drop off. Pedestrians can continue into the site or use the pedestrian thoroughway parallel to Thousand Oaks Blvd.



ENLARGEMENT
AREA 3



SECTION -
ELEVATION
AREA 3



Rock Seating

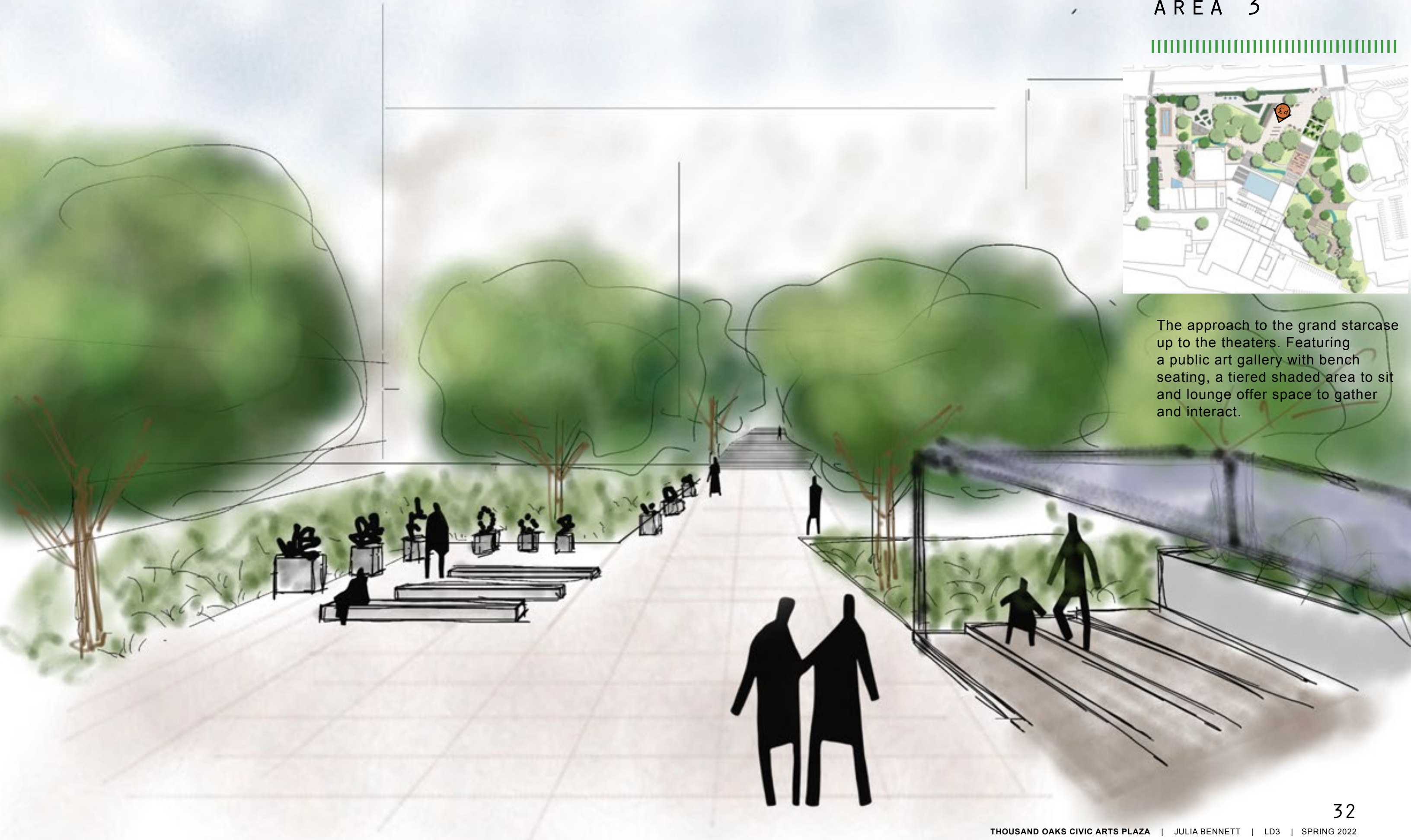
Public Art
Gallery

Cast Concrete
Seating

PERSPECTIVE
AREA 3



The approach to the grand staircase up to the theaters. Featuring a public art gallery with bench seating, a tiered shaded area to sit and lounge offer space to gather and interact.

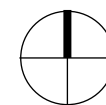


ENLARGEMENT
AREA 4

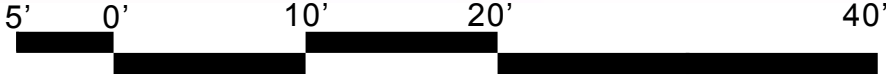
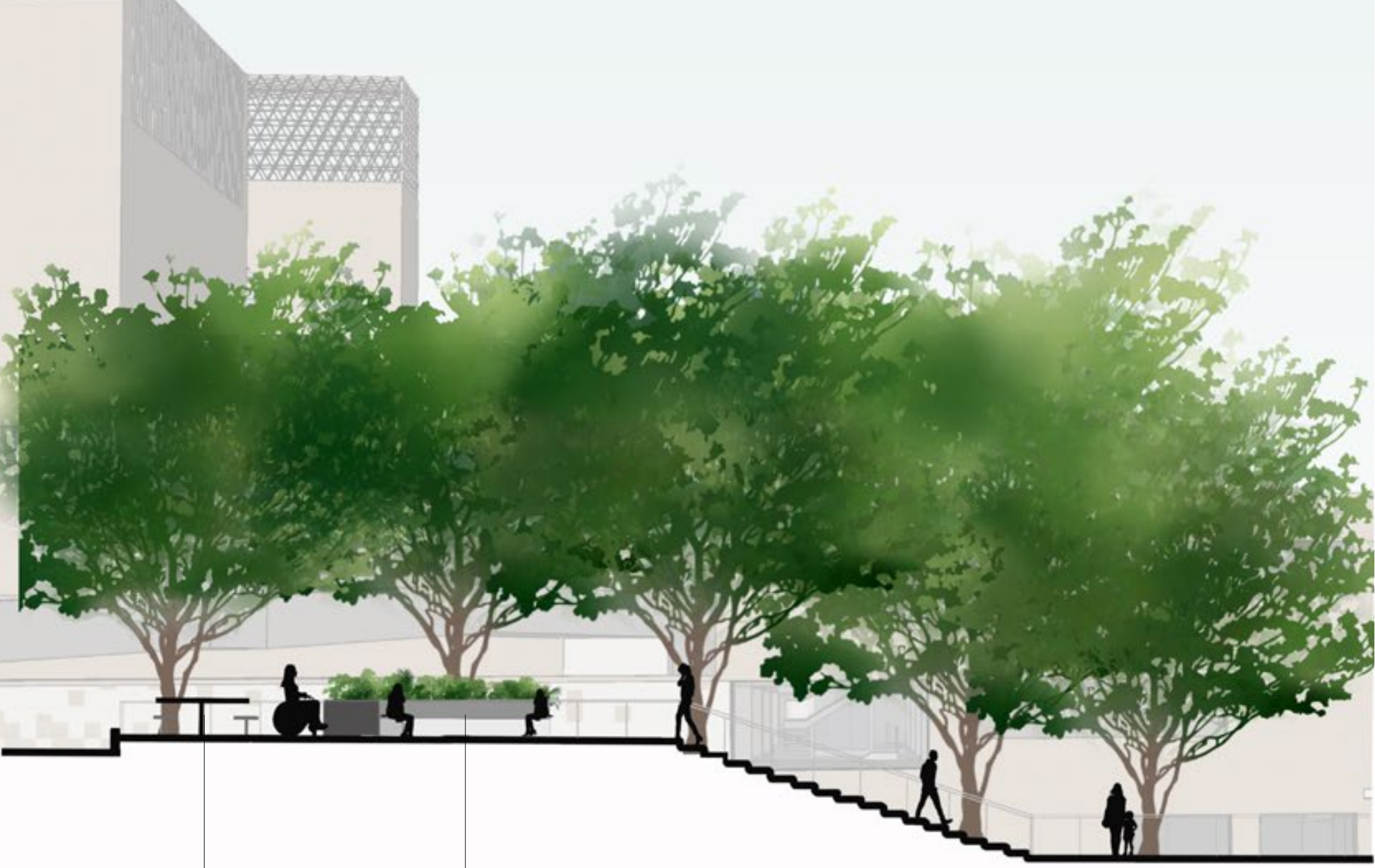


5' 0' 10' 20' 40'

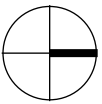
1" = 10'



SECTION -
ELEVATION
AREA 4



1" = 10'



Cafe Tables

Cast Concrete Seating

PERSPECTIVE AREA 2



Meant to feel like a respite that compliments the more social aspects of the site, Zone 4 acts as a front yard to the new Lakes apartments. Accessible ramps offer a winding path with views of the re-invigorated creek and places to sit, gather, and relax in the shade of the oaks.

