

Thousand Oaks Civic Art Center Redevelopment

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LD 3 Spring 2022
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Project Overview

Location: City of Thousand Oaks

Year Completed: 1994

Area: 14 Acres

Thousand Oaks is in the active phase of revitalizing its downtown core. The city is looking to create a true civic center whose City Hall and other civic supporting uses are functional, inviting, accessible, and interconnected.

Looking to be a regional hub as well as a local assest for cultural, entertainment, and arts events with a desire to draw Thousand Oaks residents and visitors from afar this project is a conceptual re imagination of its potential placemaking as a central town square for the beautiful city of Thousand Oaks.



GOALS & OBJECTIVES

Creating a vision for Thousand Oaks that includes a robust, walkable, entertainment and experience oriented center of activity for the Civic Arts Plaza.



Redesign the Civic Arts Plaza to expand local arts and community programming

Improve walkabilty and the pedestrian environment

Improve the Civic Arts Plazas **connection** to adjacent properties

Preserve the natural qualities of the Civic Arts Plaza

Provide ample space for community engagement including a farmers market, live outdoor performances, movies in the park, art fairs, and festivals.

Improve **access** for all people of all abilities.

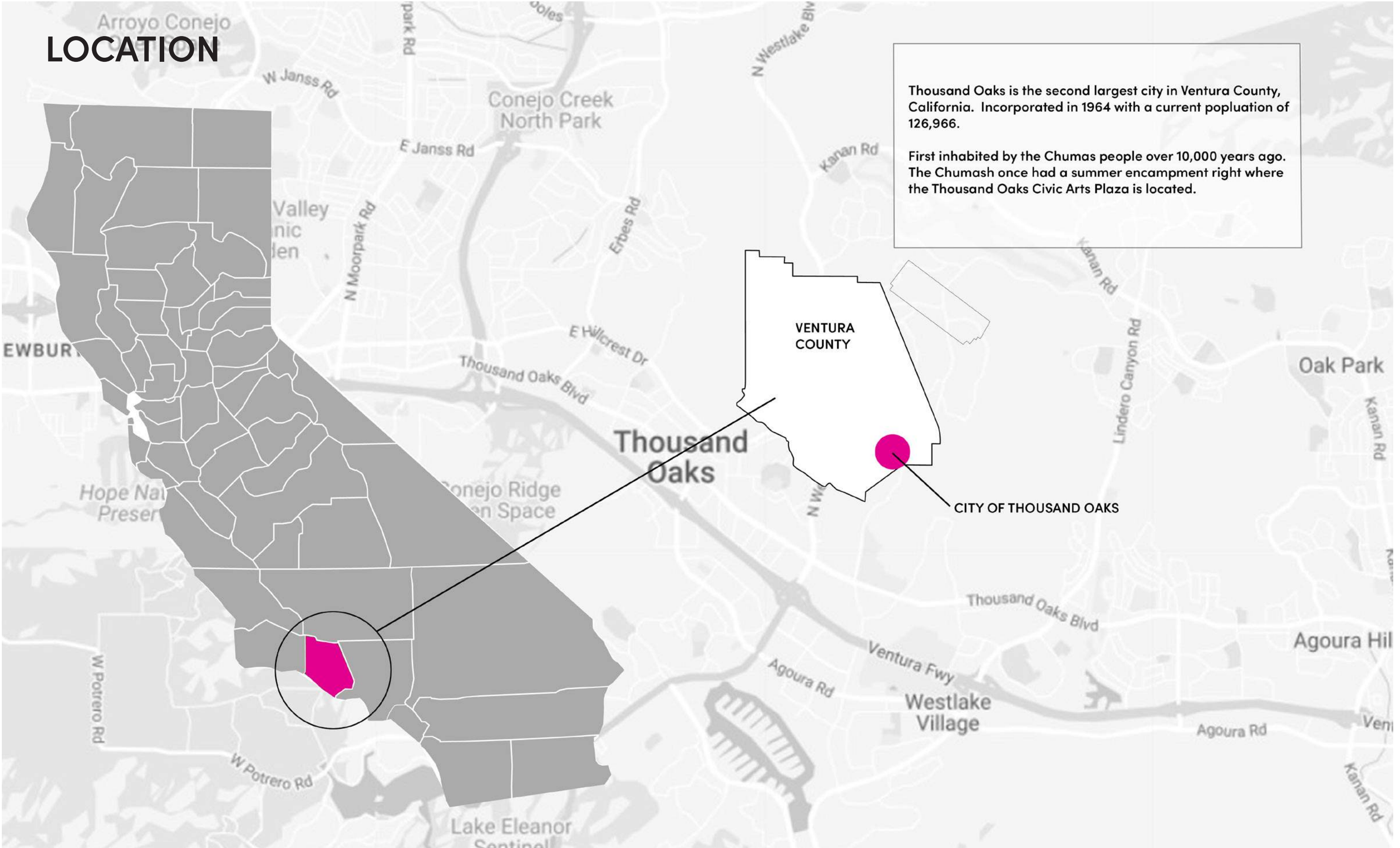
Create pathways that utilize paving patterns to guide the visitor and plant materials to soften edges

Add a bridge from The Lakes to the plaza

Create a more distinct town square to draw visitors in

Protect all mature trees on the site. Maintain the oak savannah as dominant plant community with a focus on California native plant materials.

LOCATION

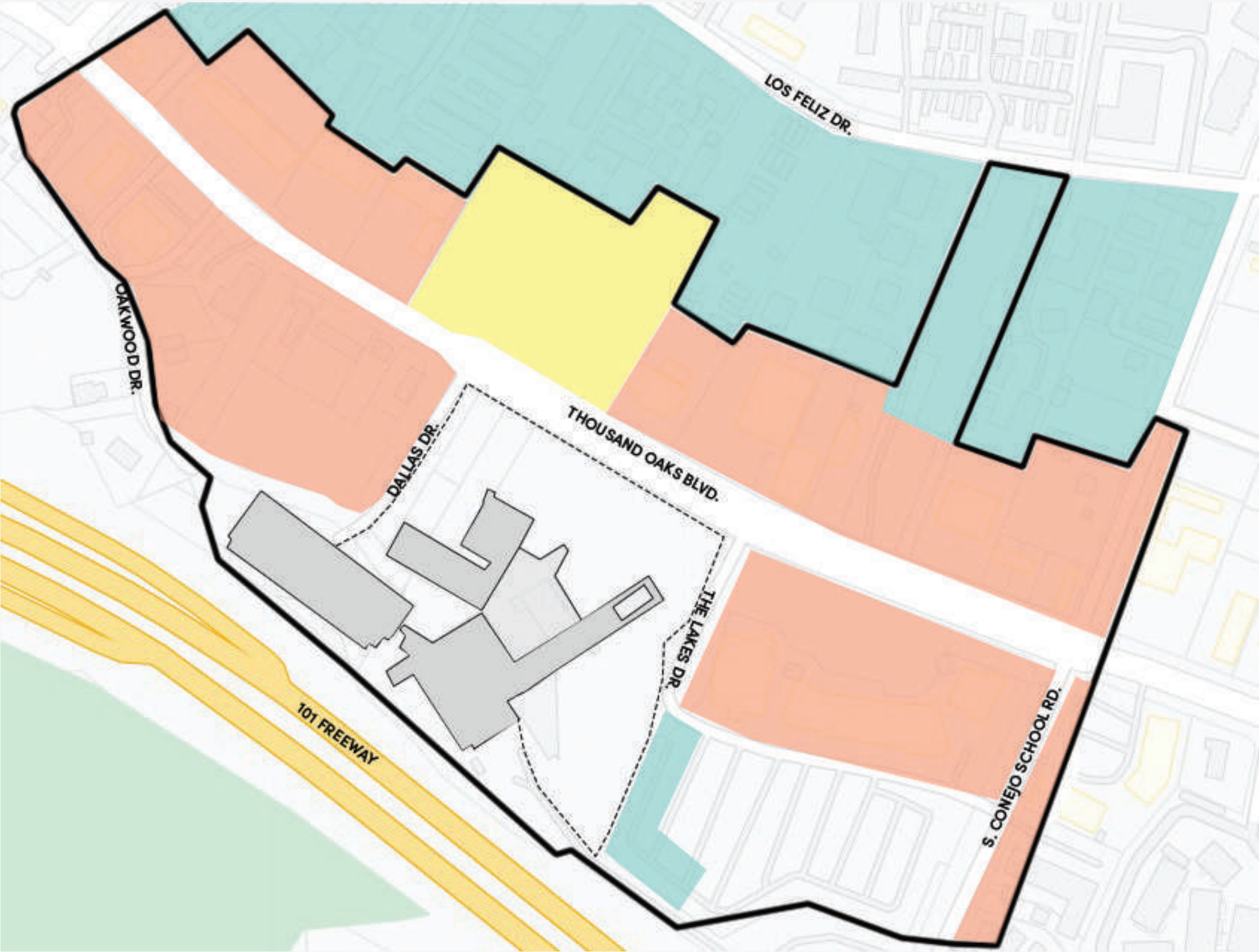


Thousand Oaks is the second largest city in Ventura County, California. Incorporated in 1964 with a current population of 126,966.

First inhabited by the Chumas people over 10,000 years ago. The Chumash once had a summer encampment right where the Thousand Oaks Civic Arts Plaza is located.

CONTEXT

Thousand Oaks Downtown Master Core Plan is split by Thousand Oaks Boulevard, spans 68 acres, of which the city owns 27.5 acres. The Civic Arts Plaza includes City Hall and theaters. It's neighbored by Gardens of the World and The Lakes shopping center



THE SITE

THOUSAND OAKS CIVIC ARTS PLAZA

LOCATION
2100 E Thousand Oaks Blvd.
Thousand Oaks, Ca. 91362

CLIENT
City of Thousand Oaks

SIZE
5.3 acres

The Thousand Oaks Civic Arts Plaza is a 440,000 square foot building. Home to City Hall, the 450 seat Scherr Forum Theater/dual purpose city council chambers, 1800 seat Kavli Theater, and 87,000 square feet of office space. The onsite parking garge possesses 750 spaces and is five stories tall.



Aerial View



Night view

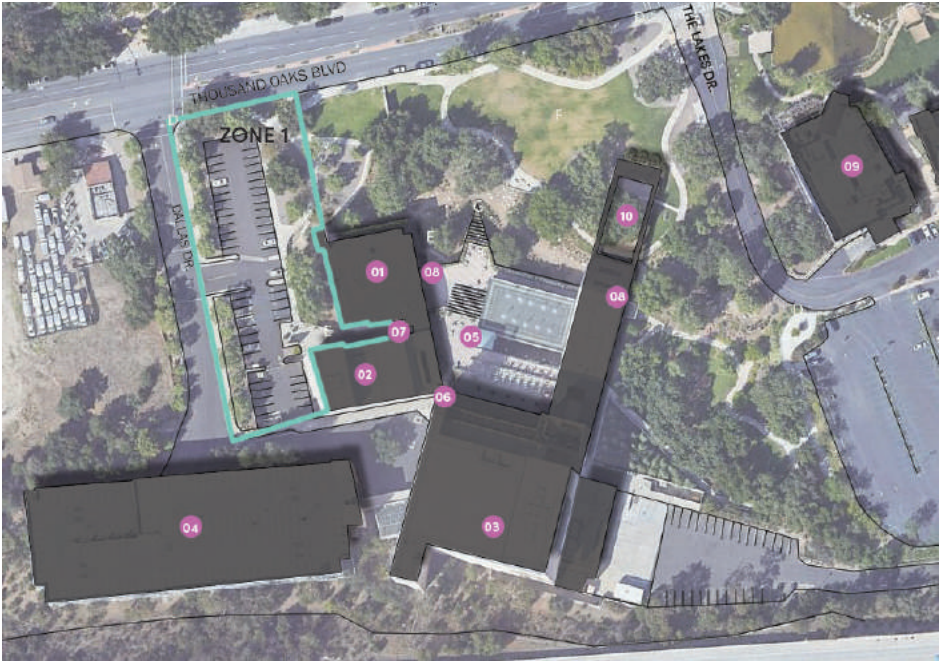
BUILDING LEGEND

- | | |
|------------------------|-----------------------|
| 1. City Hall (offices) | 6. 3rd Floor Entrance |
| 2. Forum Theater | 7. 2nd Floor Entrance |
| 3. Kavli Theater | 8. 1st Floor Entrance |
| 4. Parking Structure | 9. The Lakes |
| 5. Rooftop Terrace | 10. Courtyard |



SITE PHOTOS

Zone 1



- 1. Facing the billboard from parking lot
- 2. Nondescript entrance to Civic Center
- 3. Side of Civic Center
- 4. Parking lot to be removed
- 5. Parking lot to be removed facing parking structure
- 6. Side of building with low windows



SITE PHOTOS

Zone 2



- 1. Space inside time capsule area
- 2. Lawn with sculpture
- 3. Front of Civic Center
- 4. Civic Center tiered planter
- 5. Walkway with boulders
- 6. Grass lawn



SITE PHOTOS

Zone 3



- 1. Facing picnic area
- 2. Pathway from The Lakes to Civic Center
- 3. Giant Oak
- 4. Nondescript entrance to Civic Center
- 5. Picnic table in shade
- 6. Under sky walway to theater



Site Analysis

Developing a deeper understanding of the Civic Arts Plaza

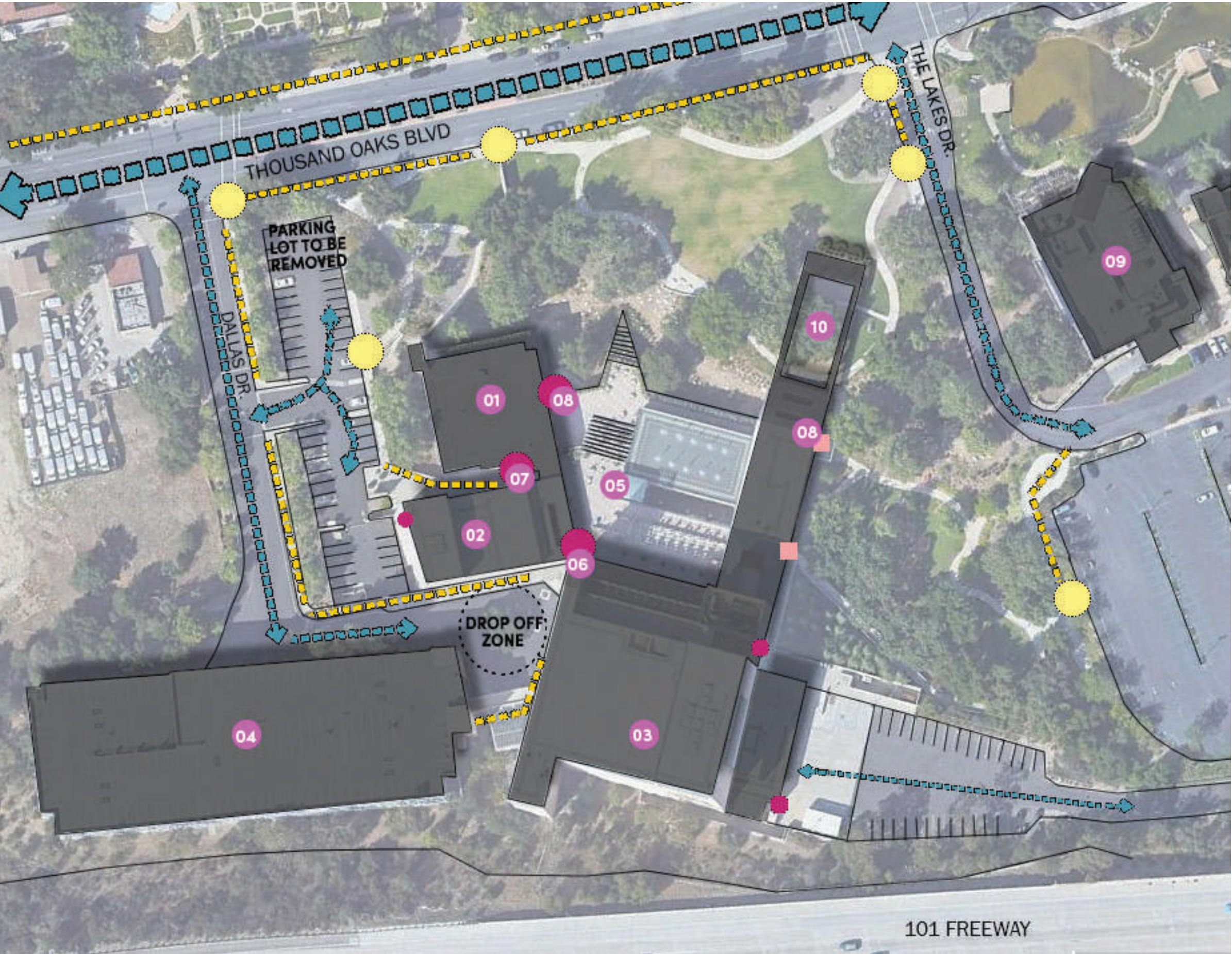
SITE PHOTOS

Zone 4



1. Thousand Oaks Blvd. walking away from The Lakes
2. Thousand Oaks Blvd. heading towards the billboard
3. Thousand Oaks Blvd. parking along side curb
4. View of the median strip
5. View of the median strip
6. Facing Gardens of the World



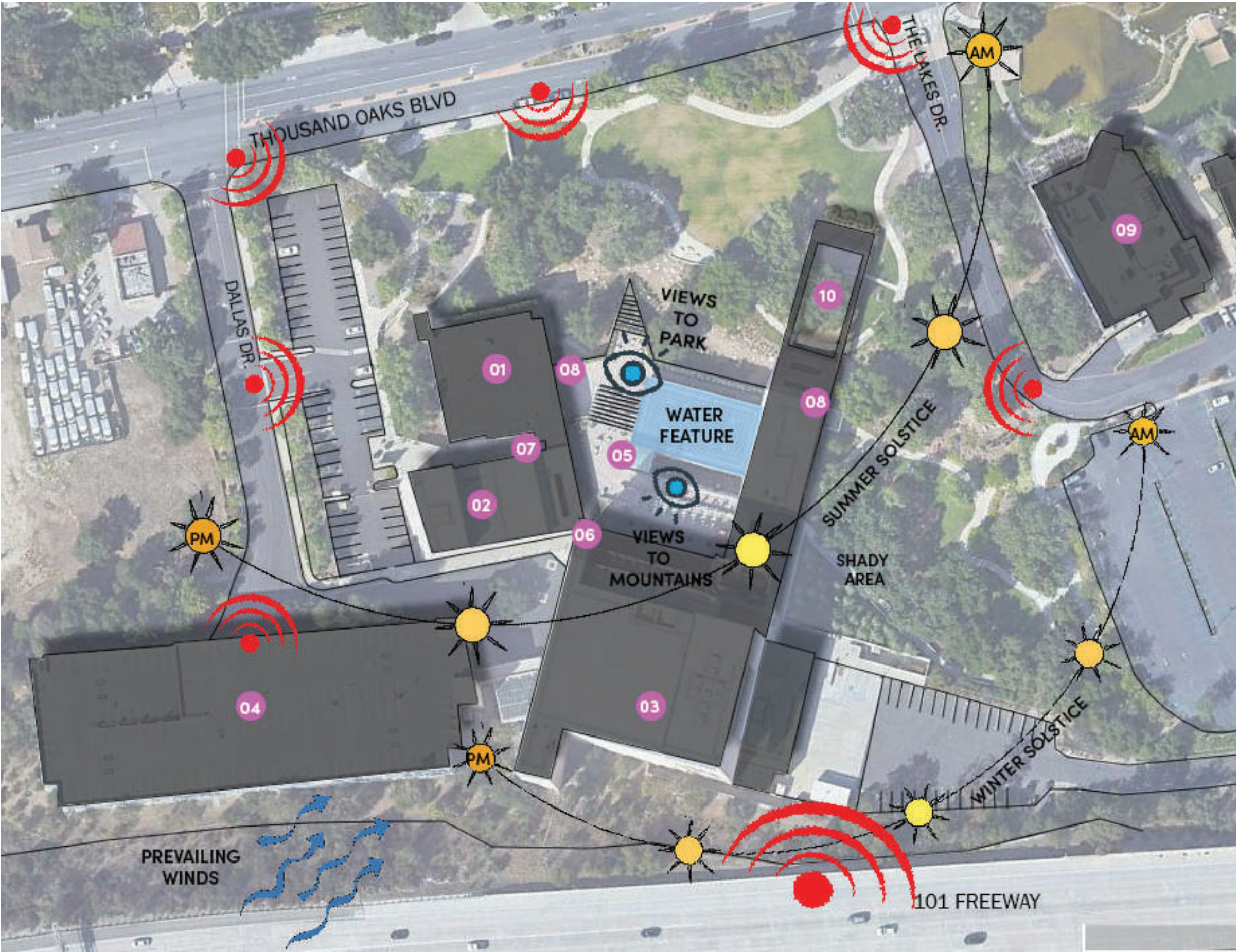


SITE ANALYSIS CIRCULATION


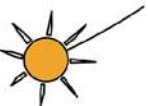


- Pedestrian Access Points
- Primary Building Access
- Secondary Access
- Tertiary Building Access
- Pedestrian Circulation
- Primary Vehicular
- Secondary Vehicular

BUILDING LEGEND

- | | |
|----------------------|-----------------------|
| 01 City Hall | 06 3rd Floor Entrance |
| 02 Forum Theater | 07 2nd Floor Entrance |
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| 04 Parking Structure | 09 The Lakes |
| 05 Roof Top Terrace | 10 Courtyard |



SITE ANALYSIS
SENSORY EXPERIENCE

-  Views
-  Sun Path
-  Prevailing Winds
-  Sound

BUILDING LEGEND

- | | |
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SITE ANALYSIS

TREE PLAN

-  Protected Oak
-  California Sycamore
-  Other Tree Species

BUILDING LEGEND

- | | |
|----------------------|----------------------|
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SITE ANALYSIS TOPOGRAPHY



The lightest color represents zero elevation
The darkest represents the highest elevation



Thousand Oaks Civic Arts Plaza is nestled into the hills. The site elevation reflects that fact

BUILDING LEGEND

- 01 City Hall
- 02 Forum Theater
- 03 Kavli Theater
- 04 Parking Structure
- 05 Roof Top Terrace
- 06 3rd Floor Entrance
- 07 2nd Floor Entrance
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- 09 The Lakes
- 10 Courtyard

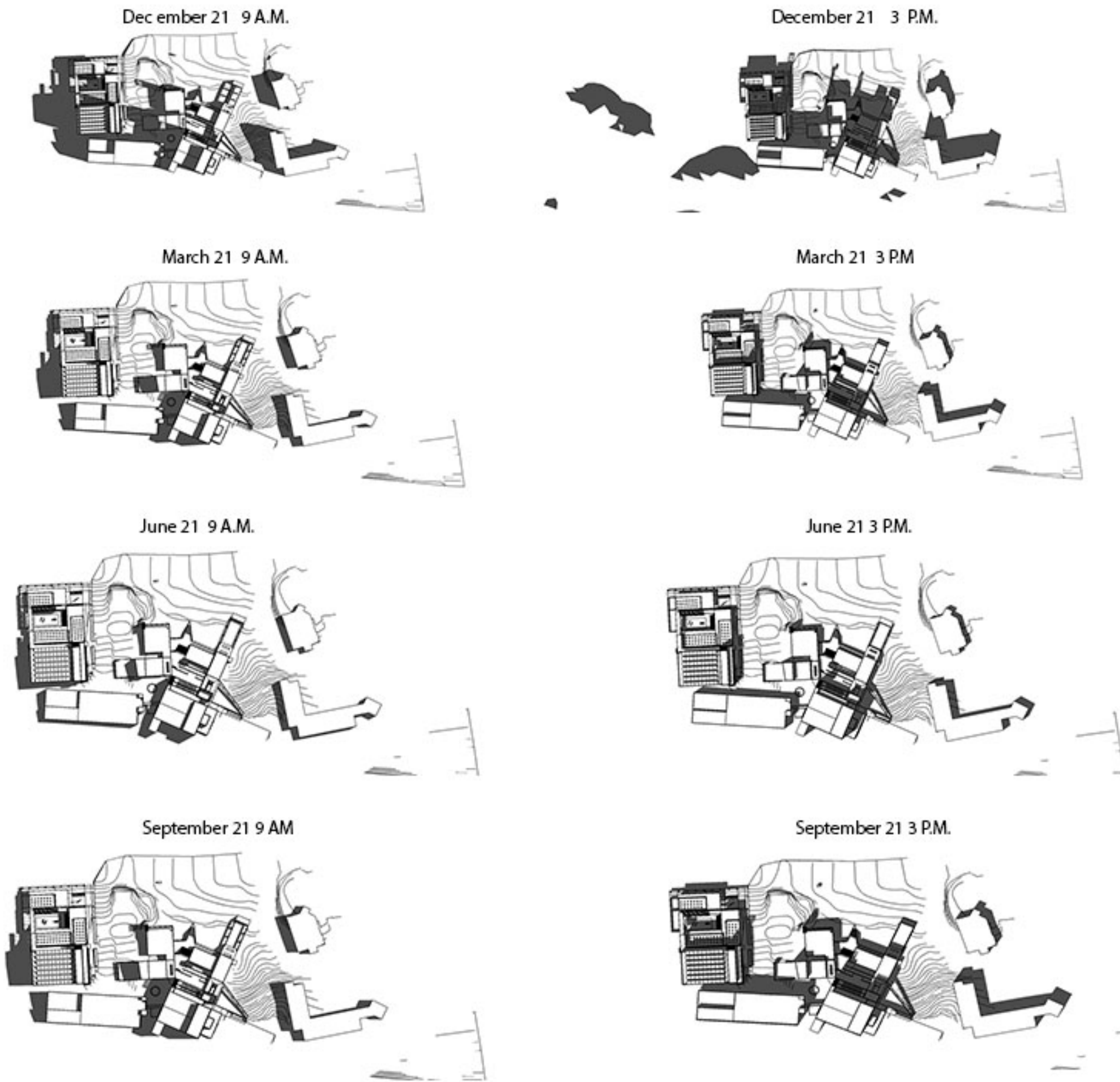
SITE ANALYSIS

SHADOW STUDIES

The shadow analysis allows us to study the amount of solar access to different parts of the Civic Arts Plaza. We can assess the impact of direct solar radiation in current conditions to help design for the future.



Mature oak





SITE CONSTRAINTS

- A. Narrow sidewalks with mature trees
- B. Small bus stop
- C. Minimal connection to adjacent sites
- D. Noise from busy street
- E. Access required for loading
- F. Front entrance hidden
- J. 2nd floor entrance hidden
- H. Protected oak woodland
- I. Under utilized courtyard

BUILDING LEGEND

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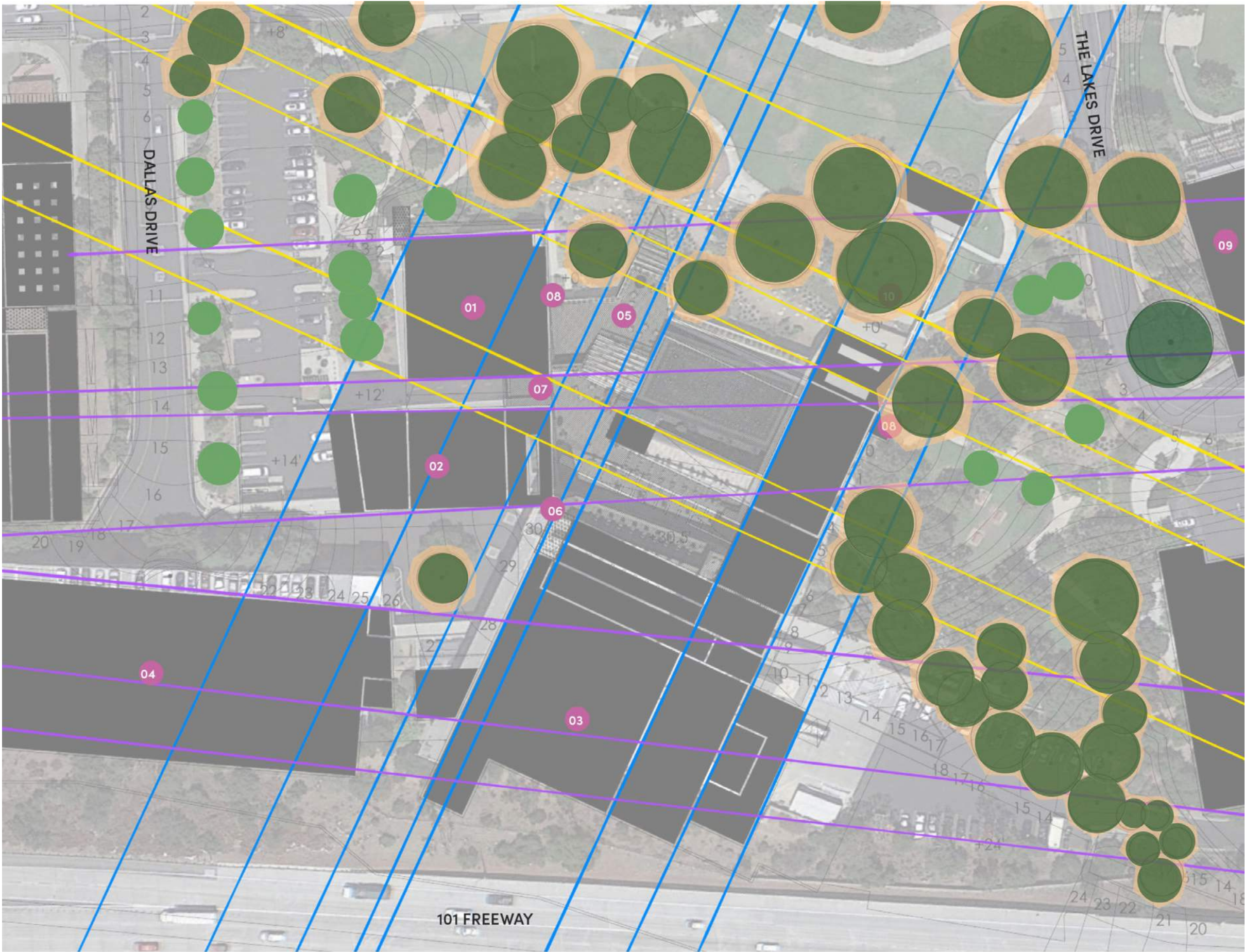


SITE OPPORTUNITIES

- A. Increase traffic hub for ride share drop off and bikes
- B. Widen Sidewalks
- C. Add trees for shade
- D. Create better connections from neighborhood
- E. Create more presence for entrances
- F. Utilize spot for large groups
- G. New staircase to 2nd floor
- H. Remove parking lot
- I. Zen garden
- J. Play area and picnic spot

BUILDING LEGEND

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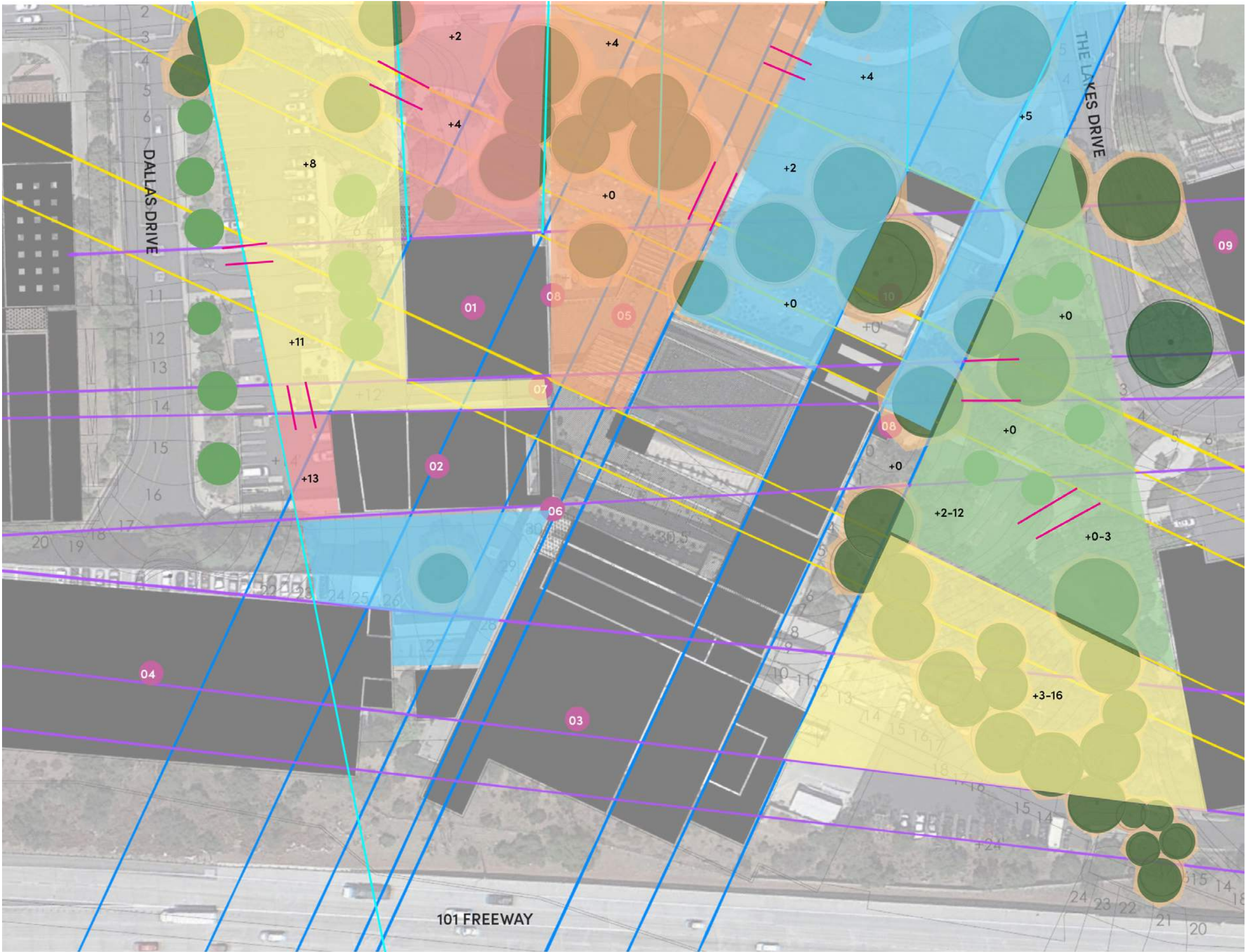


Space Seeking Study 1/2

The first part of this exercise was to use the regulating lines related to the civic centers geometry to create zones within the landscape to help me identify usable spaces to design as well as helping me connect the building to the new outdoor space I would be creating.

BUILDING LEGEND

- | | |
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SPACE SEEKING STUDY 2/2

This exercise helped me see which spaces I could create within the Thousand Oaks Civic Arts Plaza that would both share similar elevations and relate to the buildings geometry

BUILDING LEGEND

- | | |
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CONCEPT DIAGRAM

BUILDING LEGEND

- | | |
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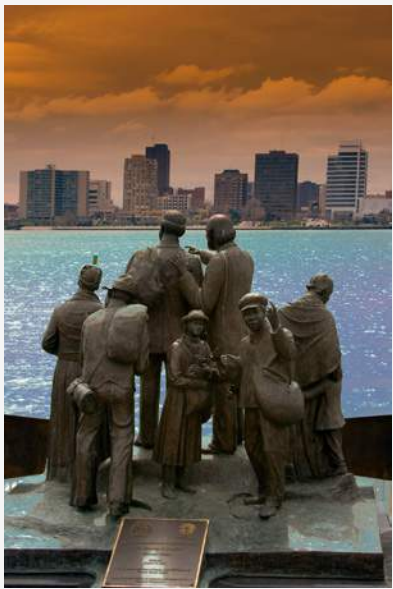
CASE STUDY 1

Hart Plaza

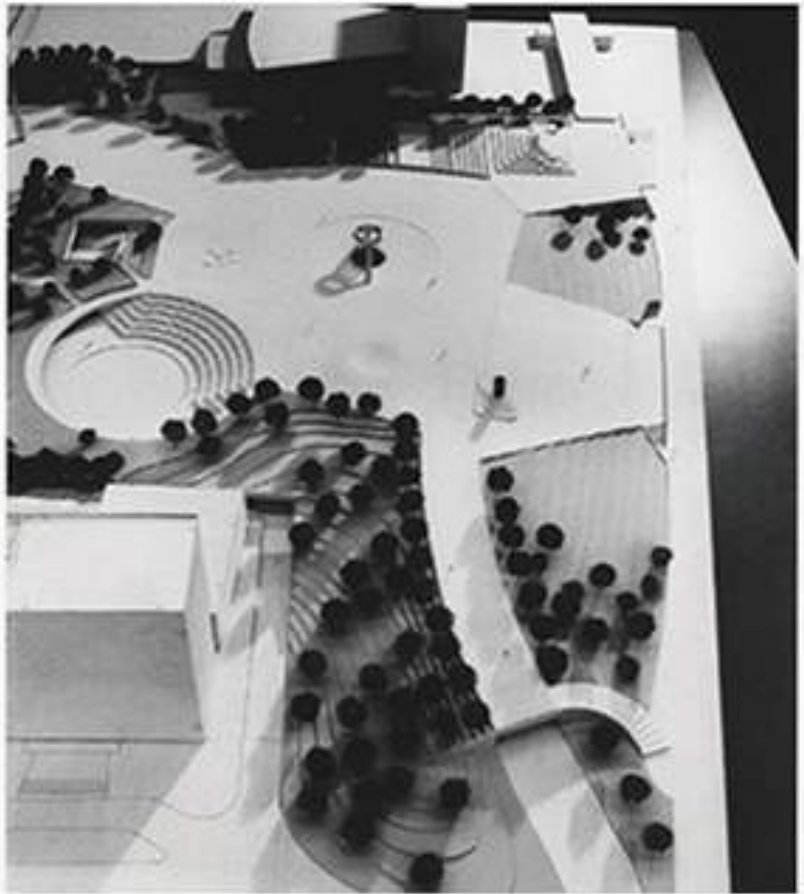
Opened in 1975 and named after the late Michigan Senetor Phillip A. Hart

The river front venue hosts summer festivals, concerts, and special events

Contains important sculptures and monuments including Isamu Noguchi designed Dodge Fountain



The Gateway to Freedom



Hart Plaza is an 8 acre park bound by the Detroit river to the south, East Jefferson Ave to the north, Bates Ave, to the east, and Civic Center Drive to the west.

CASE STUDY 2

de Young Museum Gardens

de Young Museum Garden in Golden Gate Park, San Francisco, integrates the urban and the constructed natural landscape. This re-made sand dune environment that includes 5 acres of restored space that surrounds the building, retained existing landscape features while creating new spaces for children and adults alike



de Young Museum



Ten years after the museums opening, the grounds designed by Walter Hood successfully compliment the perforated skin and sharp edges of the building by providing contrasts in sweeping circular geometry of the pond and rough outsized foliage of the plant materials

CASE STUDY 3

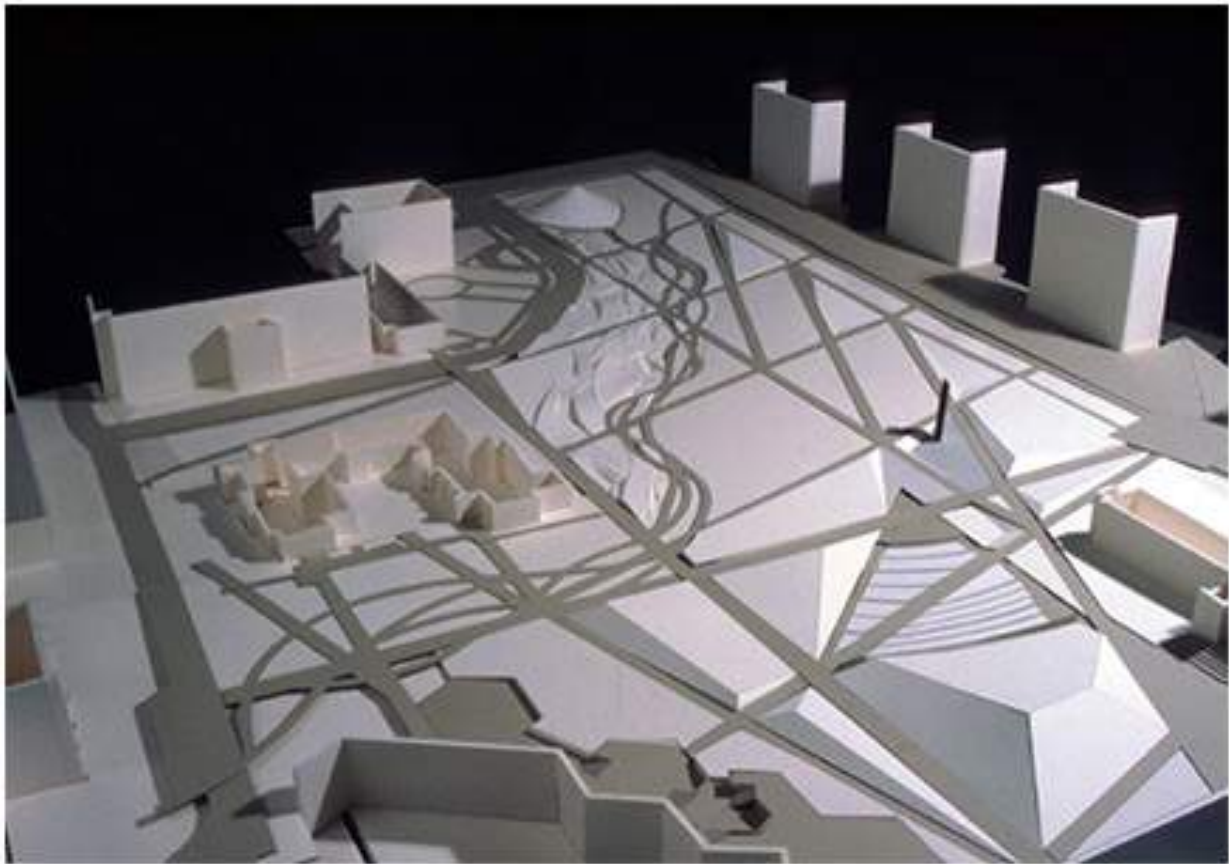
University of Cincinnati Campus Green

Hargreaves Associates worked over a two decade period in the development of a master plan to adapt to evolving campus needs and university goals.

Transforming from one of a commuter based campus to a pedestrian oriented campus that creates a dynamic space



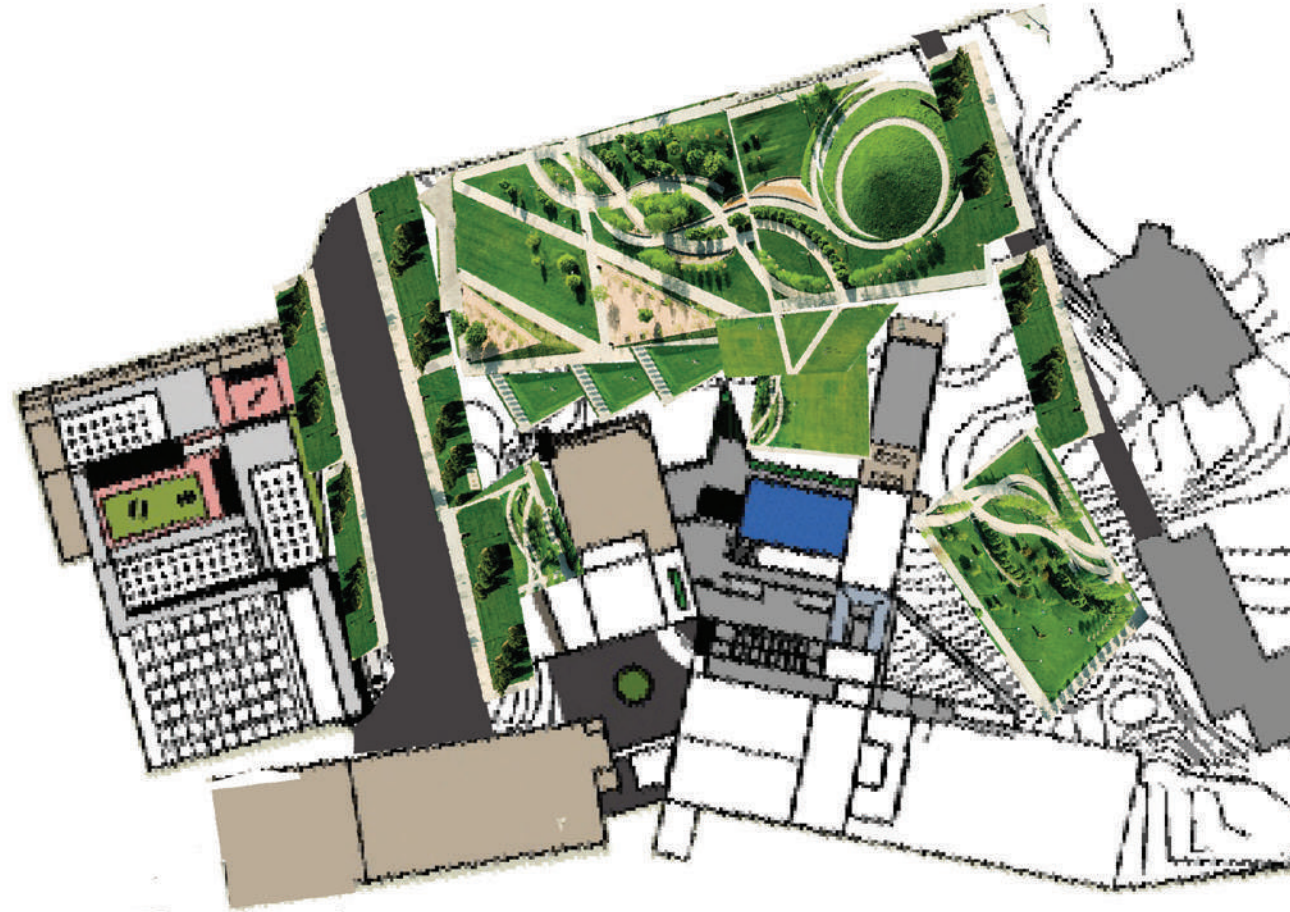
Campus Green



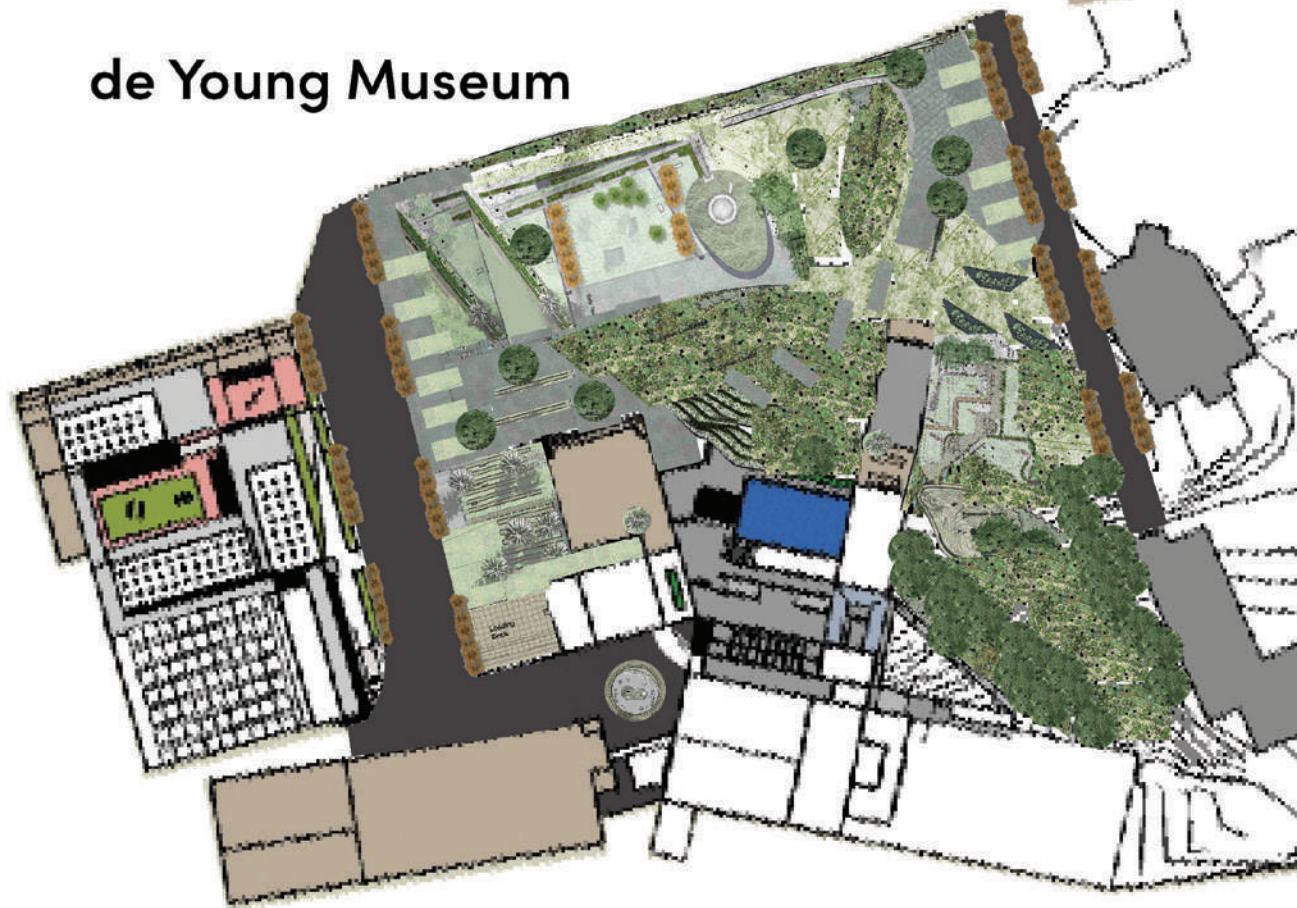
This 12 acre redevelopment involved the conversion of a large, ground level asphalt parking lot into a green space including open lawns, meandering walks, sculptures, and fountains.

Space Seeking: Collage

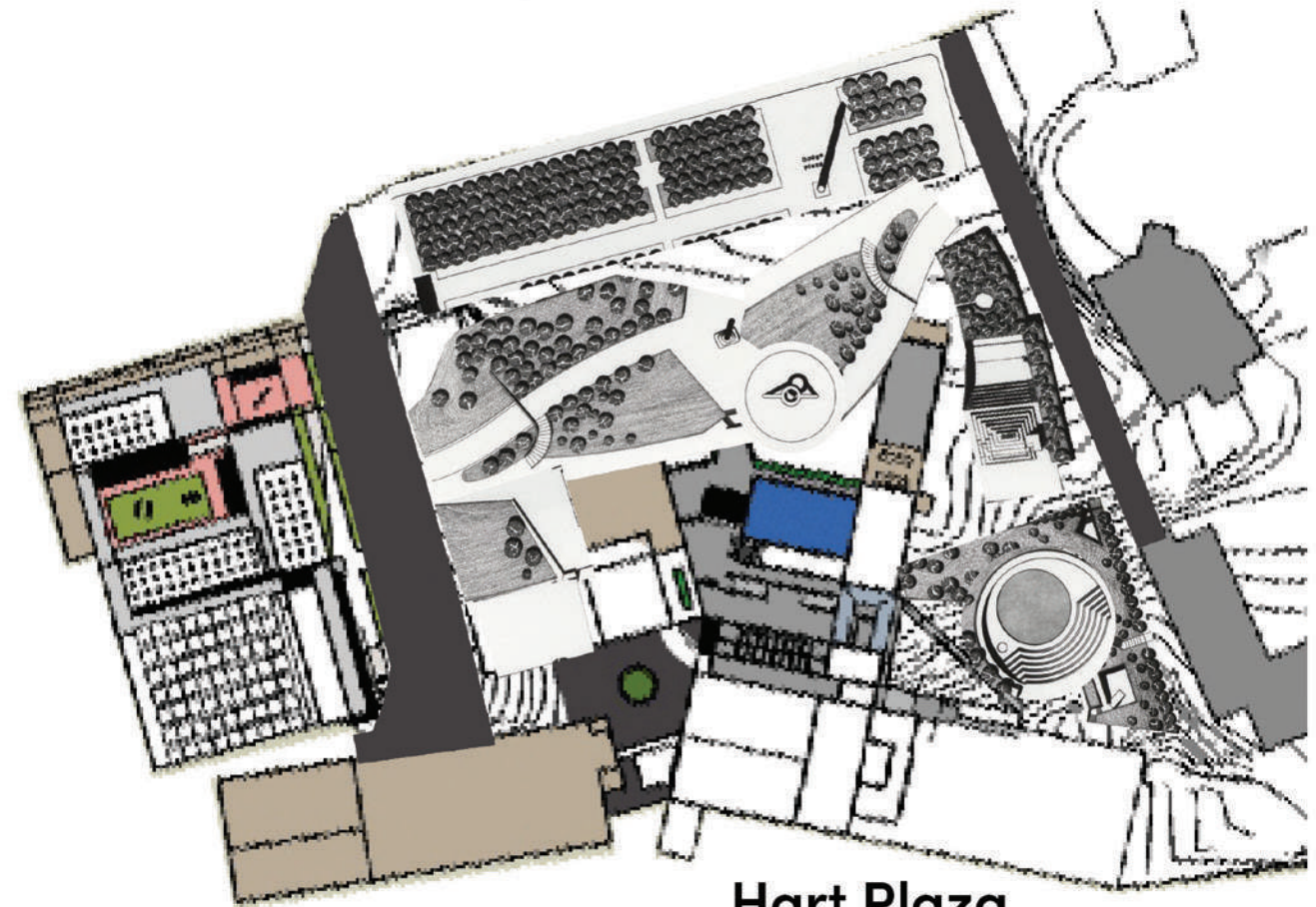
Case studies are supposed to help you solidify your own design intent. Chopping my chosen case studies helped me see that the unique qualities of Thousand Oaks Civic Arts Plaza didn't quite work with the choices I made. What I realized is I need to design more plaza, wider sidewalks, less formality.



University of Cincinnati
Green



de Young Museum



Hart Plaza

MOOD BOARD

Water Features

The main benefits of using fountains in an urban development can be grouped into three categories

- 1. Beautification of the space
- 2. Cooling Effects
- 3. Promoting tourism



Staying cool



'Blue' space: Access to water features can boost city dwellers mental health

Moving away from 'concrete' jungles toward a softer and more pleasant environment.

Placing an emphasis on the quality of the built environment can enhance the cooling of the surrounding area as well as boost visitors to the Civic Arts Center.

MOOD BOARD

Shade Structures

Throwing good shade for placemaking is vital in a city like Thousand Oaks where summer temperatures can reach into the 80's.

Shade can have a direct effect on mitigating climate change and diminishing heat island effects. Pairing shade with walking and seating is a powerful placemaking combination.



Shade for the extreme



For public spaces, shade can be the difference between a comfortable space to hang out and a space that becomes nearly uninhabitable during the hottest part of the year.

It can be a huge draw, with people orienting themselves around it. In this way shade structures support social life in communities, allowing people of all ages to comfortably gather at the Civic Arts Plaza

MOOD BOARD

Biophilic Urban Design

Biophilic design attempts to achieve the benefits of contact between people and nature within the modern built environment.

Transforming the urban space of the Civic Arts Plaza into a space that is further restorative and conducive to life



Connecting to nature



Wild-ish at heart. Desiring a more naturalistic approach to public spaces to re wild our nature deprived urban environment. More attuned to ecology and self sustainability. The juxtaposition of hardscaping to plant materials with a visual emphasis on structure and form

MOOD BOARD

Mixed Drought Tolerant Plant Palette

May of 2022 Thousand Oaks, due to the state of emergency drought in California, declared a level 4 water shortage. Implementing strict water reduction measures.

This palette allows for reduced water needs but is still beautiful.



Ginko tree adds color



California natives, agaves, and drought tolerant plants from climates similar to our own make this a colorful and climate friendly palette

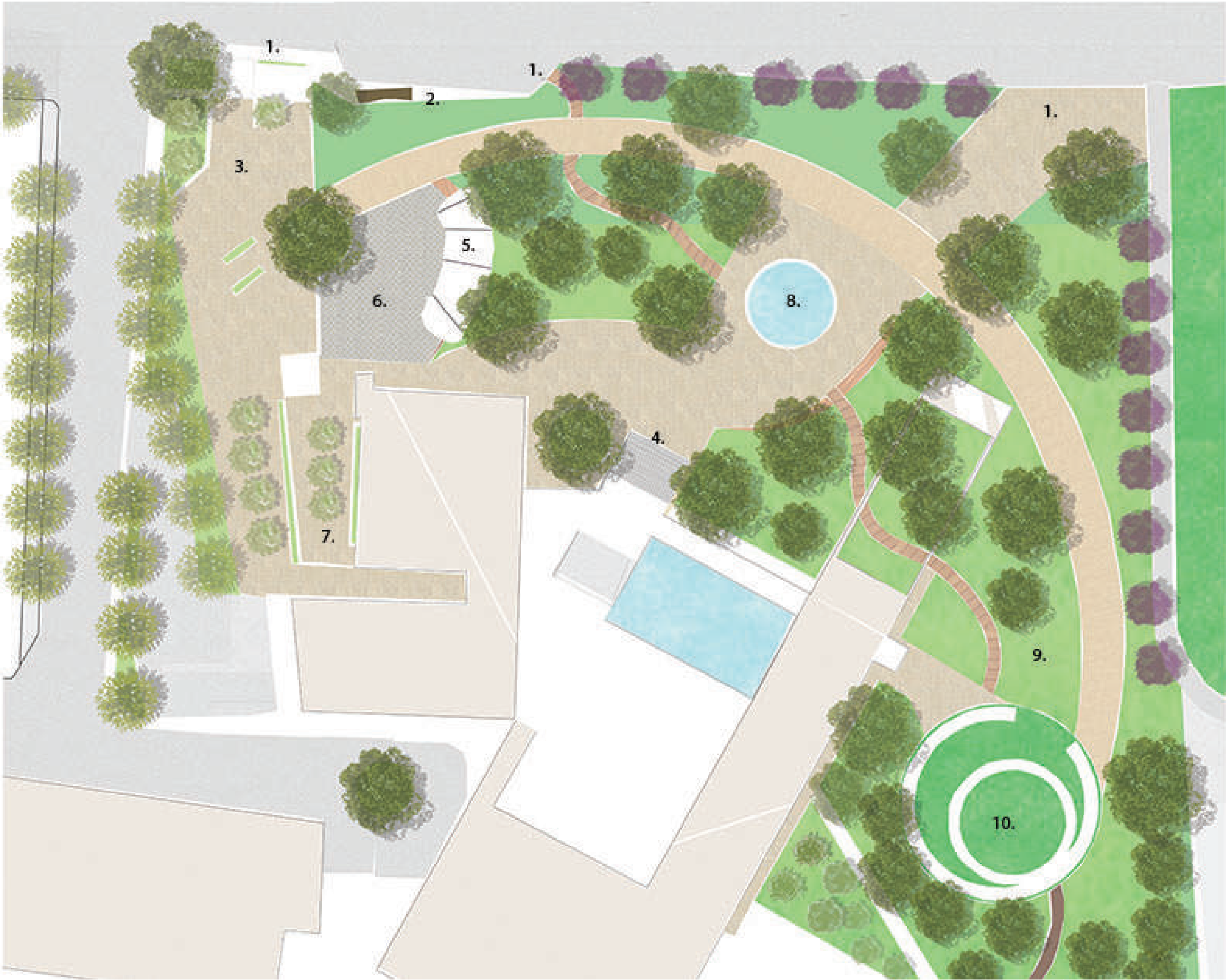


Site Design

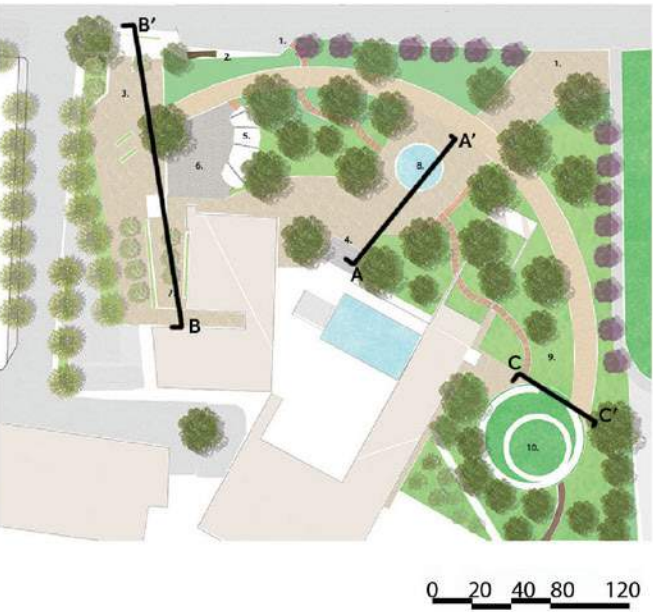
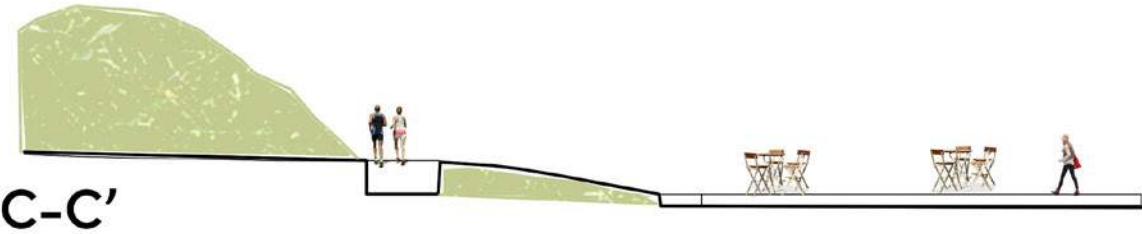
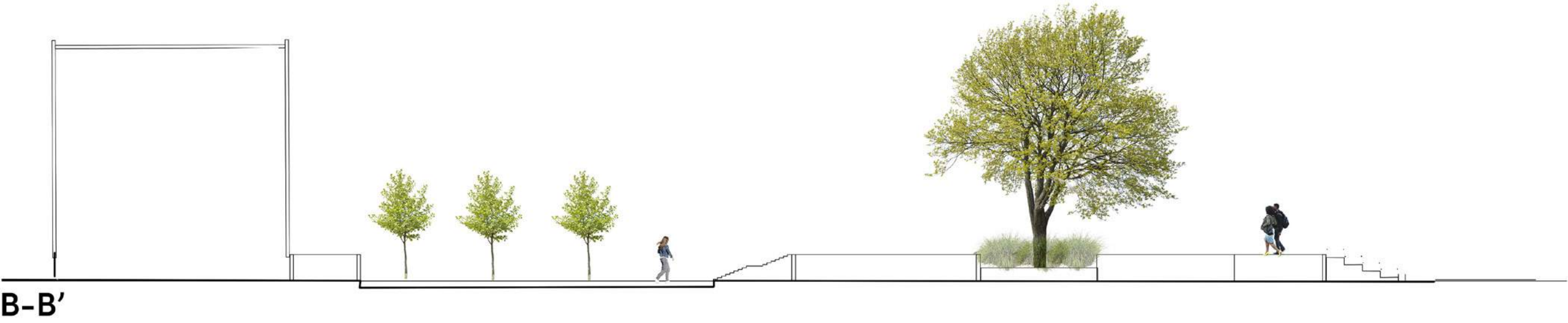
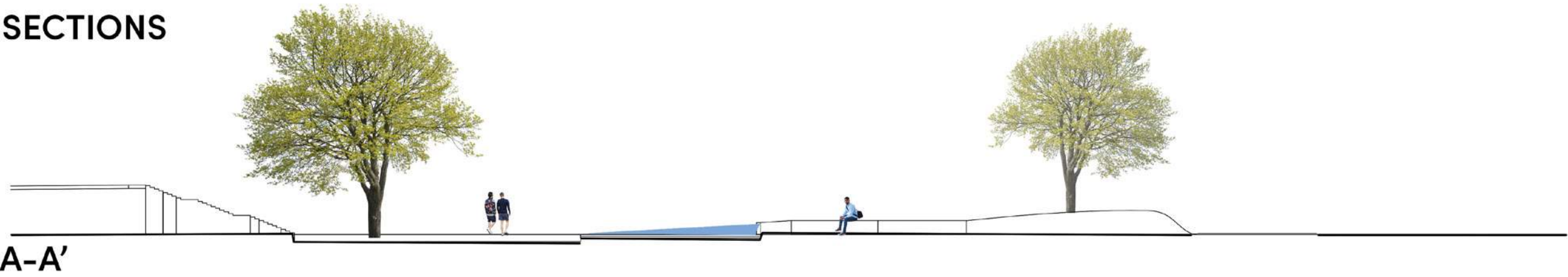
ILLUSTRATIVE PLAN

- 1. Site Entrances
- 2. Transportation Hub
- 3. Main Entry Plaza
- 4. New Stairs
- 5. Shade Structure
- 6. Permeable Pavers
- 7. Solitude Garden
- 8. Water Feature
- 9. Meadow
- 10. Play Hill

The plan progressed with a focus on creating spaces for community events and a stronger sense of direction. Utilizing the geometry of the Civic Arts Center as the foundation of the design to fit in program elements based on logical adjacencies and available space. Color palette and materials choices were kept very neutral as to maintain a timeless, less dated feel. Plant palette is focused on native plants for an oak woodland and kept more wild with drifts of color and texture. New trees were added to both buffer noise and create an envelope of enclosure.



SECTIONS



Program Areas

- 1. Site Entrances
- 2. Transportation Hub
- 3. Main Entry Plaza
- 4. New Stairs
- 5. Shade Structure
- 6. Permeable Pavers
- 7. Solitude Garden
- 8. Water Feature
- 9. Meadow
- 10. Play Hill

Site Entry

Event Space

Quiet Space

Protected Zone

Play Space



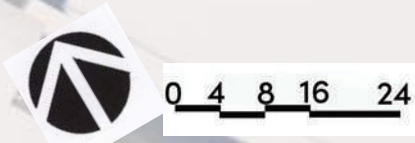
ZONE 1

The West Side entrance is now a grand space with room for community and private events. Accessible by both a ramp and stairs, plenty of seating, trees that guide the visitor to the entrance of the civic arts plaza.

ADA accessible ramp leads to West Plaza



New stairs lead to the main plaza





ZONE 1



PROJECT FEATURES

- A. Native Sycamores
- B. Ginkgo Biloba
- C. Shade Structure
- D. Seat Wall
- E. Succulent Garden

BUILDING LEGEND

- 01.City Hall
- 02.Forum Theater
- 03.Kavli Theater
- 04.Parking Structure
- 05. Roof Top Terrace
- 06. 3rd Floor Entrance
- 07. 2nd Floor Entrance
- 08. 1st Floor Entrance
- 09. The Lakes
- 10. Courtyard



ZONE 1

Quiet Space

An intimate space with plant buffers for quiet waiting and gathering. Ginkgo Biloba trees will add color and a grandeur to the space during the fall. With loss of leaves during the winter it will provide sun to the space during the cooler months.

ZONE 2

The main entry space now contains a grand staircase to the roof top terrace and Forum Theater. A large water feature that can be entered includes seatwalls for passive rest & can be cooling on a hot summer day. A courtyard with shade sails and permeable pavers creates a smaller space for events or just to have a peaceful lunch.





ZONE 2



PROJECT FEATURES

- A. Grand Staircase
- B. Water Feature
- C. Shade Structure
- D. Seat Wall
- E. California Native Meadow

BUILDING LEGEND

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ZONE 3





ZONE 3



PROJECT FEATURES

- A. Play Hill
- B. Picnic Plaza
- C. Wood Boardwalk
- D. Path to 3rd Floor Entrance
- E. California Native Meadow

BUILDING LEGEND

- | | |
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Zone 4

Mood and Plant Palette

Trees impart a distinctive character and identity to the city of Thousand Oaks. Trees establish visual harmony and continuity along the city's streets.

The experience of driving—which is such a large part of the experience of Thousand Oaks and Southern California—is more pleasurable along tree-lined streets.

Thousand Oaks Blvd median in front of the Civic Arts Center would need to be widened to accommodate trees and California Native groundcovers.



Thousand Oaks Forest manager recommends narrowing streets and widening medians to further enhance the canopy coverage of the city.

Native plantings and trees reduce a city's albedo effect.



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