

Thousand Oaks.

— CIVIC ARTS PLAZA TOWN SQUARE DESIGN

Prepared by:

 *Cal Mingione*
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Preface.

THOUSAND OAKS TOWN SQUARE DESIGN

SERENDIPITY IS NOT AN ACCIDENT.

This design will create a town square for the City of Thousand Oaks that engages residents, city representative, and visitors in new and innovative ways by providing spaces that are functional, flexible, playful, and inspirational.

My aim and belief is that the new Thousand Oaks Town Square will flourish into a significant and serendipitous amenity for residents of the region.

Cal Mingione

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THOUSAND OAKS TOWN SQUARE DESIGN

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01

Overview.

— THOUSAND OAKS TOWN SQUARE DESIGN



OVERVIEW

This design seeks to redevelop Thousand Oak’s Civic Arts Plaza and Town Square into a functional community asset for the City and its residents.

PROJECT SITE

The City of Thousand Oaks is located within the Greater Los Angeles region of Southern California. It is situated in the Conejo Valley within Ventura County immediately north of the coun-

ty boundary line with Los Angeles County. First incorporated in 1964, the City of Thousand Oaks is approximately 55 square miles in size with a population of approximately 127,000 per 2020 US Census data.

The Civic Arts Plaza was originally constructed in October 1994. The facility strives to be a regional performing arts and civic center.

The Civic Arts Plaza campus is located within the City of Thousand Oaks’ self proclaimed ‘downtown core’. It is situated on approximately 14 acres. The project site is bounded by Thousand Oaks Boulevard to the north, The Lakes Drive to the east,

U.S. Route 101 to the south, and Dallas Drive to the west. Adjacent uses include the Lakes Shopping Center, Gardens of the World, a smaller collection of commercial uses, as well as future residential and mixed-use developments on nearby parcels.

The existing campus features an 1,800-seat Kavli theatre, as well as a 394-seat Scherr Forum theatre, which also doubles as the Andrew P. Fox City Council Chambers and Planning Commission venue. The Civic Arts Plaza campus also includes a 750-space 5-level parking structure, and 87,000 s.f. of office area dedicated to City Hall functions and 10,000 s.f. for tenants. Total building area on the campus is approximately 209,000 square feet. The theatres collectively host about 200,000 visitors each year for a variety of live performances and events, including: musical theatre and bands, speakers, local school productions, and dance performances.

LOCAL CONTEXT

The project site is located within the boundaries of the Civic Arts Plaza Specific Plan, which was adopted in 1989 and has been amended several times over the years. The Specific Plan provides a visioning and regulatory framework that guides the development within the area and seeks to ensure the development and maintenance of a successful downtown area for the City of Thousand Oaks.

In 2017, the City displayed a renewed intention to explore development options at and around the Civic Arts Plaza. In June 2018, the City Council adopted a Downtown Core Master Plan, which offered refinements to the Civic Arts Plaza Specific Plan, and outlined a vision for the future growth the downtown core. The master plan also identified specific initiatives in the pursuit of a more active, engaged, bustling, pedestrian-friendly downtown. The key elements included, among others, a focus on:

- expanding cultural/arts/entertainment programming to create a regional hub of entertainment offerings for all ages;
- utilizing City-owned property to develop retail and entertainment destinations that increase engagement and opportunities for residents to enjoy outdoor dining, public art, and natural landscaping; and
- improving walkability and the pedestrian environment.

The development of the Civic Arts Plaza to be a more active, engaging, and connected space has been identified as the initial implementation stage of the Downtown Core Master Plan.

DESIGN PROBLEM

The goal of this design is to build upon the efforts of the City and present a design that supports the development of a Town Square – a space to serve as a central gathering and event space for Thousand Oaks residents.

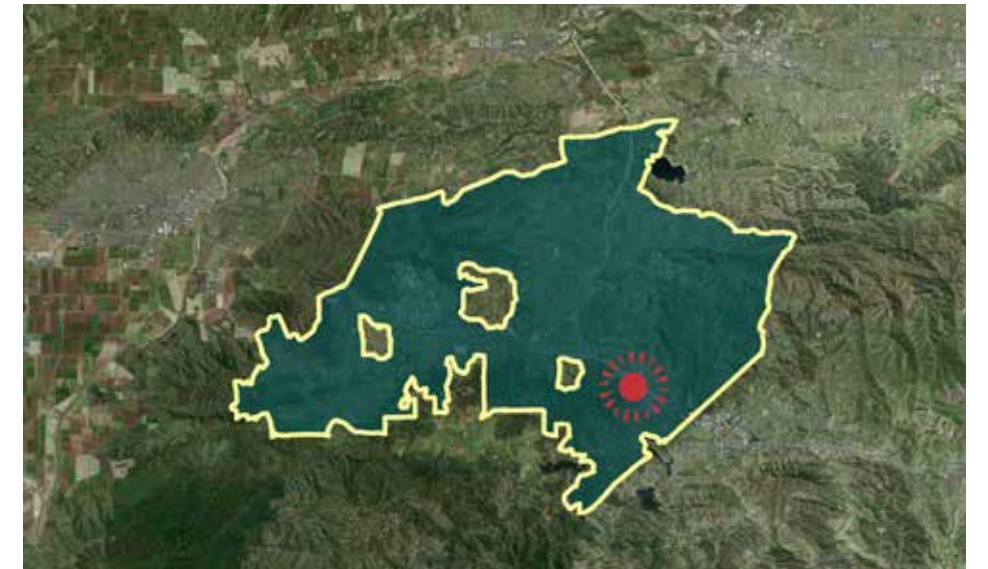
More specifically, the design will provide a fully developed new entry area for the Civic Arts Plaza building composed of a series and sequence of spaces that connect the new entrances to the surrounding developments while preserving and improving current pedestrian traffic from the public street and existing parking structure.

The design package provides the following deliverables:

- identification and arrangement of proposed landscape and hardscape areas;
- Introduction of spaces to facilitate programming and events in accordance with identified City and design-specific goals;
- key working sketches that outline the development process and design consideration influencing the final design; and
- final illustrative site plan drawings and perspective drawings and/or renderings showcasing the final design solution.



Project location, within outline of Ventura County



Project location, within outline of the City of Thousand Oaks, California



Project location, within outline of the Thousand Oaks Downtown Core



Goals & Objectives.

— THOUSAND OAKS TOWN SQUARE DESIGN

Sentimentalize.

— TRANSFORM THE CIVIC ARTS PLAZA INTO A TOWN SQUARE THAT IS APPROACHABLE AND REGARDED BY THOUSAND OAKS RESIDENTS WITH TENDERNESS, A SENSE OF BELONGING, AND PRIDE OF OWNERSHIP. THIS GOAL IS ACHIEVED VIA A DESIGN THAT:



Provides enhanced wayfinding and more a prominent building entrance to alleviate confusion and create a more relatable and inviting space.



Honors the existing building architecture while simultaneously softening the overbearing and intimidating scale of the building with gathering spaces that provide comfortable materials, natural forms, and playful elements in support of both intimate and larger social gatherings.



Provides flexible, outdoor gathering areas which can meet the needs of various cultural, social, and civic gatherings.



Promotes “Place Governance” via the provision of outdoor meeting spaces and outdoor extensions of the interior City Hall workspaces; making Civic functions transparent and approachable for Thousand Oaks residents.

Cultivate.

— PROVIDE A TOWN SQUARE THAT FACILITATES THE GROWTH AND DEVELOPMENT OF COMMUNITY CAPITAL BY CONNECTING USERS TO EACH OTHER AND SHARED RESOURCES. THIS GOAL IS ACHIEVED VIA A DESIGN THAT:



Provides flexible spaces that can host a range of cultural, educational, and/or social events with different requirements;



Includes gathering areas that encourage social interactions, informal gatherings, and authentic exchange of ideas.



Connects the site to the adjacent amenities (including the Gardens of the World, the Lakes Shopping Center and future residential use, and the future westside parcel development) through the provision of safe pedestrian crossing or strong design linkages.



Devotes a portion of the site as a “makerspace” area that includes the necessary resources, tools, and meeting areas to support and/or inspire educational and vocational pursuits.

Integrate.

— PROVIDE A TOWN SQUARE THAT INTEGRATES DIVERSE NEEDS TO FOSTER HOLISTIC HEALTH AND WELL-BEING. THIS GOAL IS ACHIEVED VIA A DESIGN THAT:



Remains attentive and sensitive to the natural habitat and environmental constraints of the site; preserves existing mature trees and utilizes climate-appropriate and native plantings to the extent possible.



Provides pedestrian friendly environment and design; eliminates barriers to walking or bicycling through the provision of bicycle parking, road diets on the adjacent street network, and other pedestrian friendly design.



Re-evaluates pedestrian circulation patterns on site to ensure that pathways are not only functional, but that they contribute to a complete, multi-use network that can be utilized for the walking classes, senior mobility, and exercise programs identified in the Health and Social Elements of the City's General Plan.



Provide areas for residents to grow food on site and/or provide space for visitors to learn about food production, nutrition, food security, and culinary arts.



Site Analysis.

— THOUSAND OAKS TOWN SQUARE DESIGN





Legend




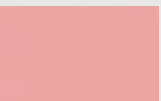
- A** **Parking Structure**
750-space, five-level garage serving the Civic Arts Center.
- B** **Scherr (Forum) Theatre**
394 seat theatre, which also serves as City Council and public hearing venue.
- C** **City Hall**
Approximately 87,000sf of office space dedicated to City Hall functions
- D** **Patio Terraces**
Second and Third floor outdoor areas
- E** **Kavli Theatre**
1800-seat theatre
- F** **Amphitheater**
Semi-enclosed outdoor gathering area
- G** **Loading Area**
Loading area (and secondary parking); vehicular access from Conejo School Rd
- H** **Westside Parcel**
Site of future mixed-use development
- I** **Surface Parking Lot**
- J** **Gardens of the World**
- K** **Bus Stop**
- L** **Front Lawn**
- M** **Loading Area**
- N** **The Lakes Shopping Center**
48,000 square foot commercial shopping center.
- O** **The Lakes Residential**
Entitled, future 165-unit, six-story residential building to occupy portion of existing surface parking lot.





Legend

For the purposes of organizing site analysis and design ideas, the site has been divided into four sub areas. They are as follows:

- 
Sub-area No. 1
 Consists of the western portion of the site. The area features the existing surface parking lot, as well as the primary Civic Center (second level) and Theatre (third level) access points.
- 
Sub-area No. 2
 Consists of the front landscape area, currently improved with a passive, path-oriented design. The front area has the lowest elevation on site. The amphitheater area is included within this sub-area.
- 
Sub-area No. 3
 Consists of the southeastern segment of the site. The area offers the connection point to the existing Lakes Commercial Shopping center (and future residential use), and is heavily planted with Oak trees.
- 
Sub-area No. 4
 Consists of the northern boundary and street network serving the site, including street design for Thousand Oaks Blvd, as well as consideration for pedestrian access points and bus stops.

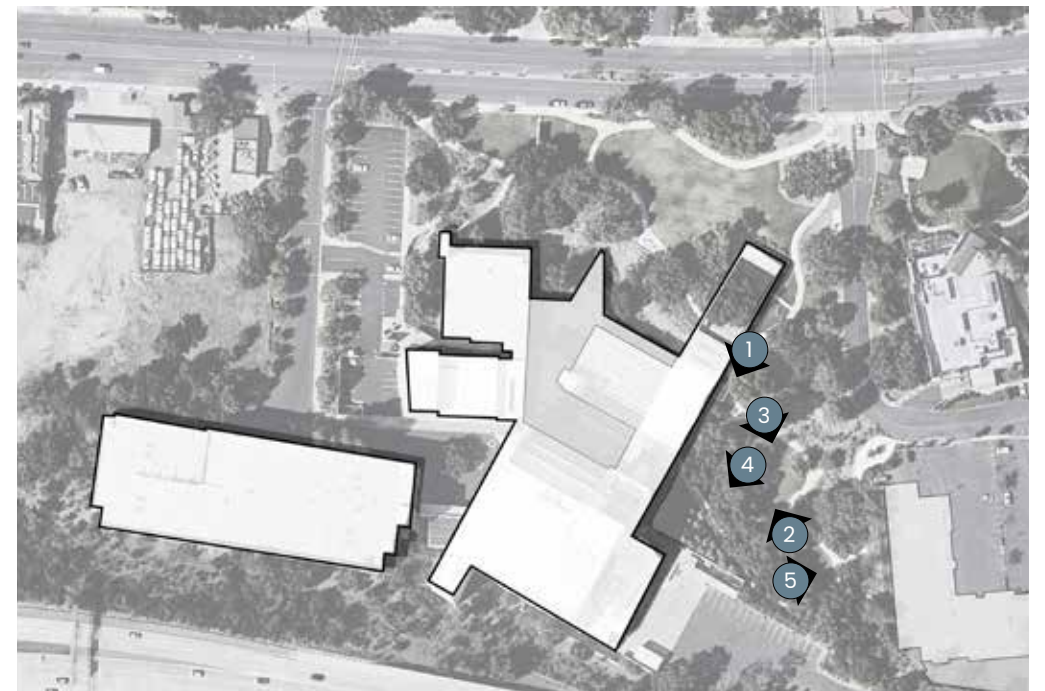




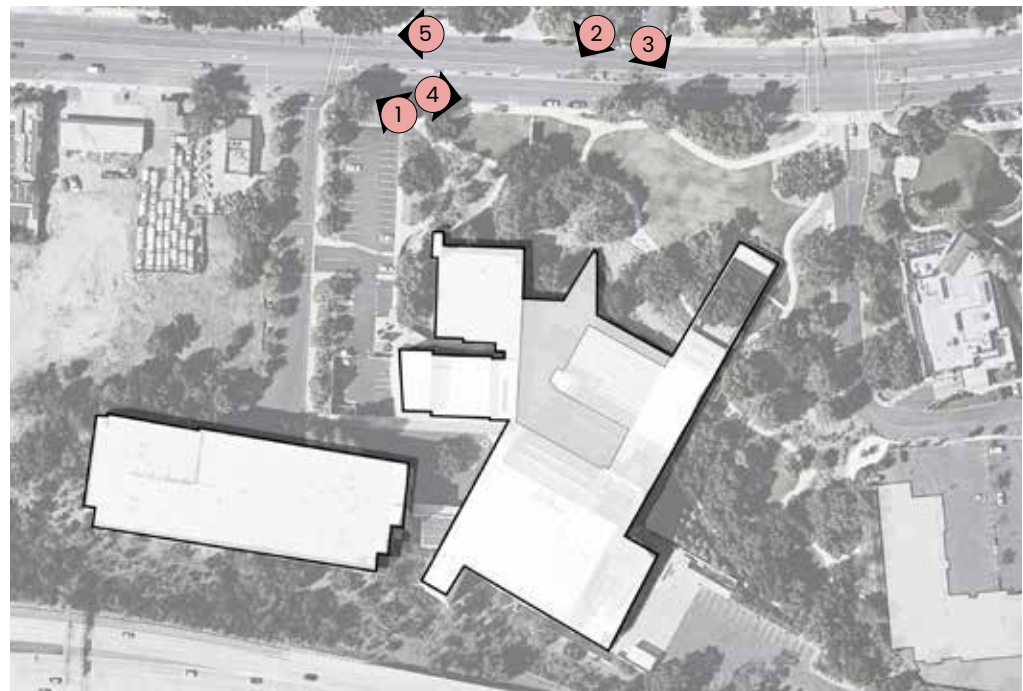
PHOTOS (Sub-area No. 1)



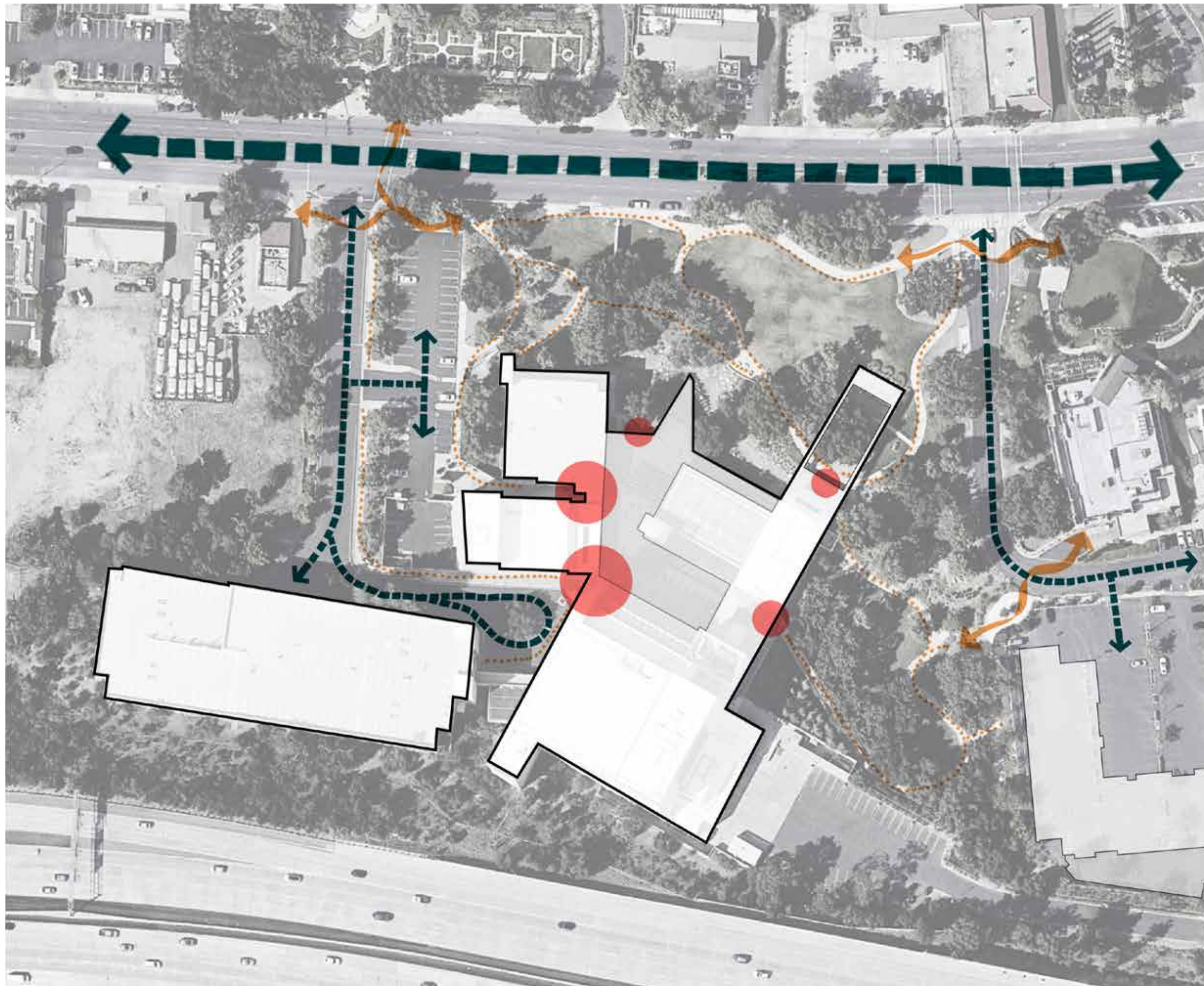
PHOTOS (Sub-area No. 2)







PHOTOS (Sub-area No. 3)



PHOTOS (Sub-area No. 4)



Legend

-  Vehicular Access
-  Building Entrances
-  Pedestrian Linkages
-  Pedestrian Circulation





Legend

- +0' (Low Point)
- +1' to +5'
- +6' to +10'
- +11' to +15'
- +16' to +20'
- +21' to +25'
- +26' to +30'



Legend

-  Oak Tree
-  Sycamore Tree
-  Pine Tree
-  Other Tree



Amplify

- Visitors**
The northern frontage should be designed to encourage visitors, with strong pedestrian-friendly elements and a welcoming experience.
- Water**
Rainwater should be captured and contained on-site.
- Connectivity**
Design should provide linkages to The Lakes, Gardens of the World and future westside development.
- Winter Sun**
Strategies should allow for winter sun exposure on the site to ensure comfortable user experience during shorter, cooler months.

Deflect

- Noise & Pollution**
The freeway generates noise and pollution that should be mitigated.
- Fire**
The project is within a severe fire hazard area, with greatest threat from the southwest. Special attention should be given to plant selection so as not to exacerbate risk.
- Winter Winds**
Harsh, cold, westward winter winds should be deflected to the extent possible.
- Summer Sun**
Summer sun can be harsh and should be deflected using trees, especially to provide afternoon shade over high use, gathering areas.

Accept

- Prevailing Winds**
Wind at the site is mild, and can provide cooling air during hot months.



Legend

- 1 Second Floor Acces**
CONSTRAINT: The site has significant wayfind-
ing deficiencies, including lack of connectivity
and no direct access to terraces.
OPPORTUNITY: The design is not constrained
by pedestrian circulation in any way, and
there is opportunity to create prominent en-
tries, including a new stairway on the Thou-
sand Oaks Blvd frontage.
- 2 Existing mature trees**
CONSTRAINT: Existing trees create limitations
on grading and available design area.
OPPORTUNITY: The site has mature trees, with
opportunity to capitalize and emphasize con-
nection to nature.
- 3 Loading areas**
CONSTRAINT: The site's logistical requirements
necessitate dedicated delivery areas.
OPPORTUNITY: There are a variety of arts often
overlooked and under programmed due to
their "messy" nature, which are compatible
and appropriate for loading areas.
- 4 Connectivity**
CONSTRAINT: Site and surrounding area is
auto centric; presenting safety and connec-
tivity concerns for non-motorists
OPPORTUNITY: There is unutilized right-of-way
and an ability and interest to implement bicy-
cle and pedestrian friendly infrastructure.
- 5 Surface parking lot**
CONSTRAINT: Significant portions of the site
are currently devoted to parking
OPPORTUNITY: Parking supply exceeds de-
mand, and the existing surface lot can be
re-imagined to create a more prominent
Civic Arts Center entrance.
- 6 Topography**
CONSTRAINT: Steep topography create ac-
cessibility challenges and limit creation of
large flex spaces.
OPPORTUNITY: Ability to create interesting and
varied spaces that are intergrated together
to provide flexibility and support diverse pro-
gramming needs.

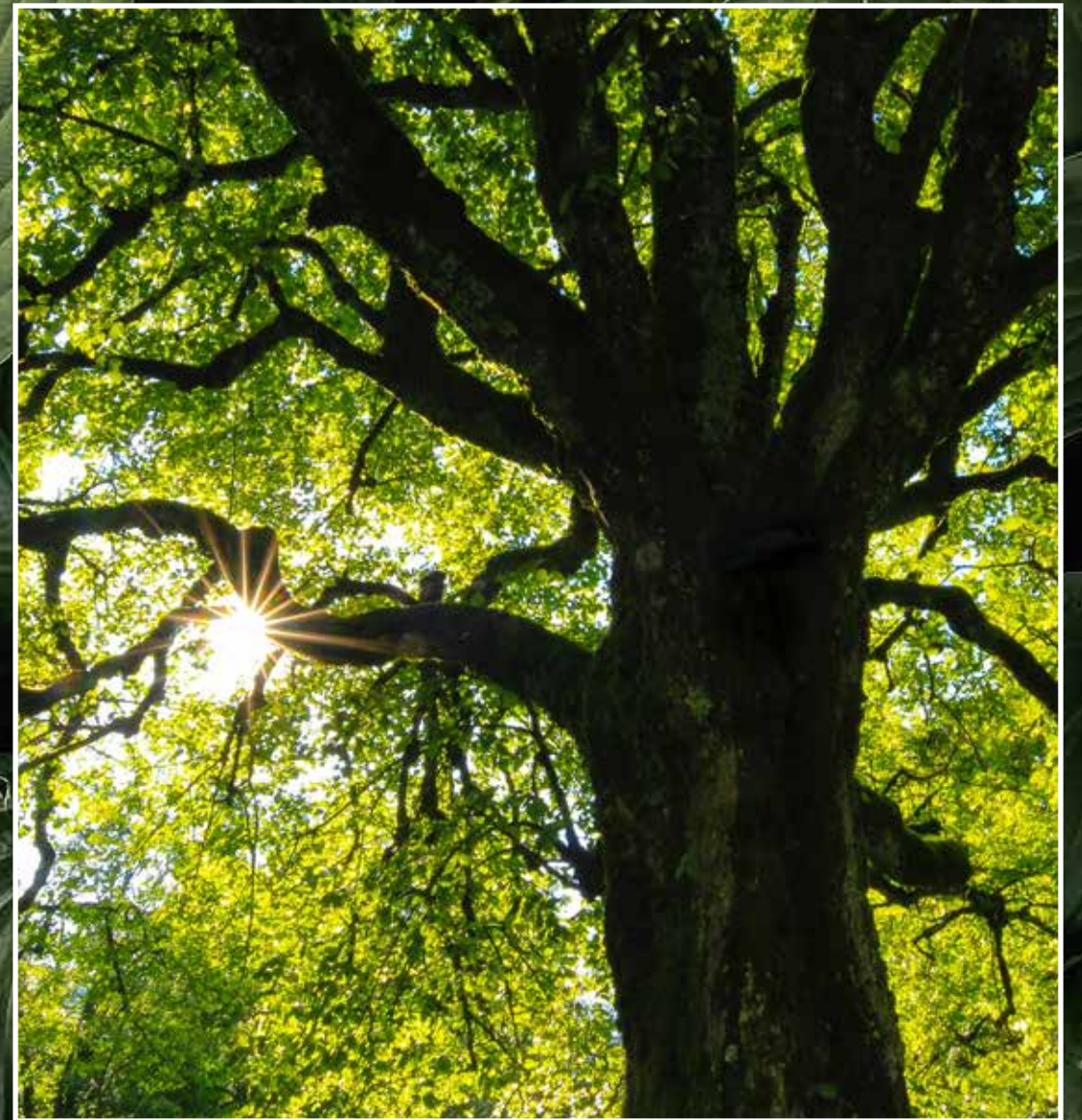
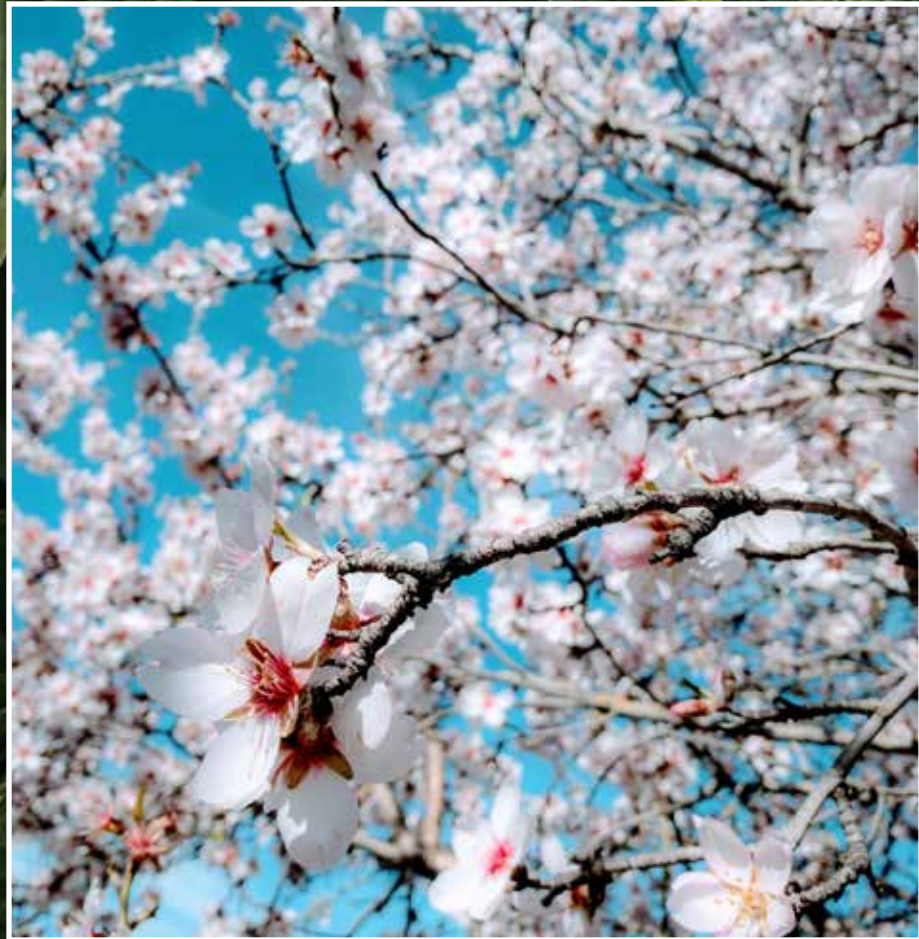
04

Inspiration.

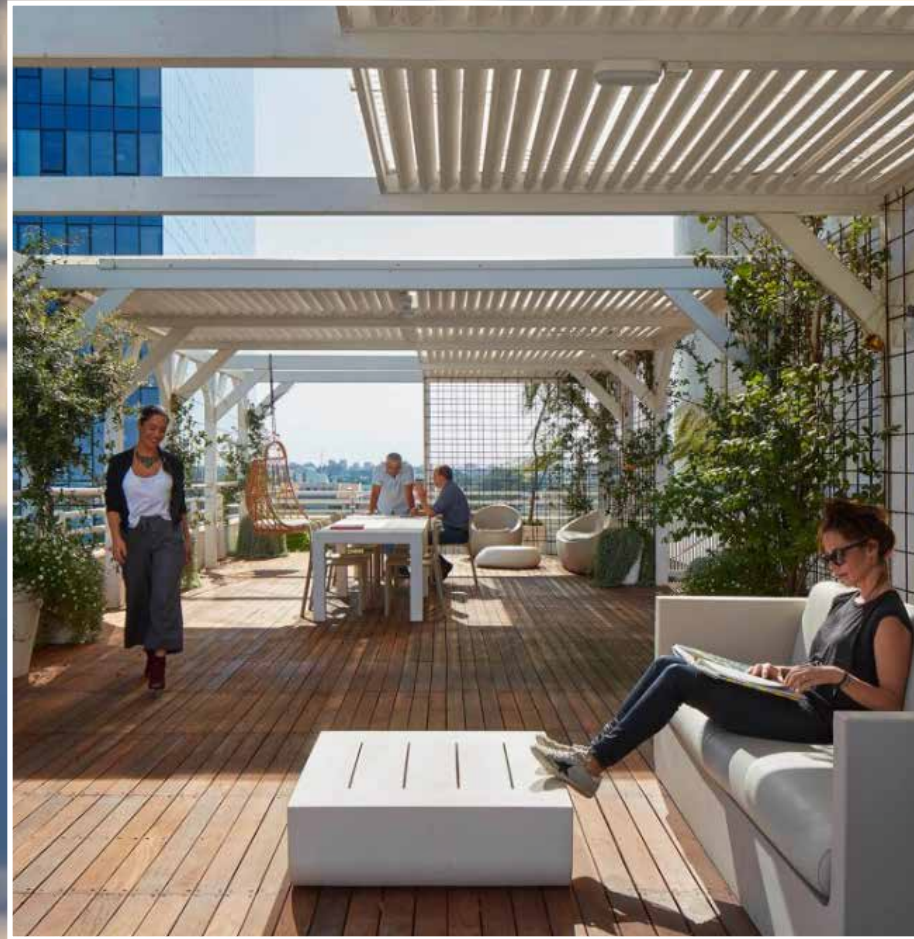
— THOUSAND OAKS TOWN SQUARE DESIGN



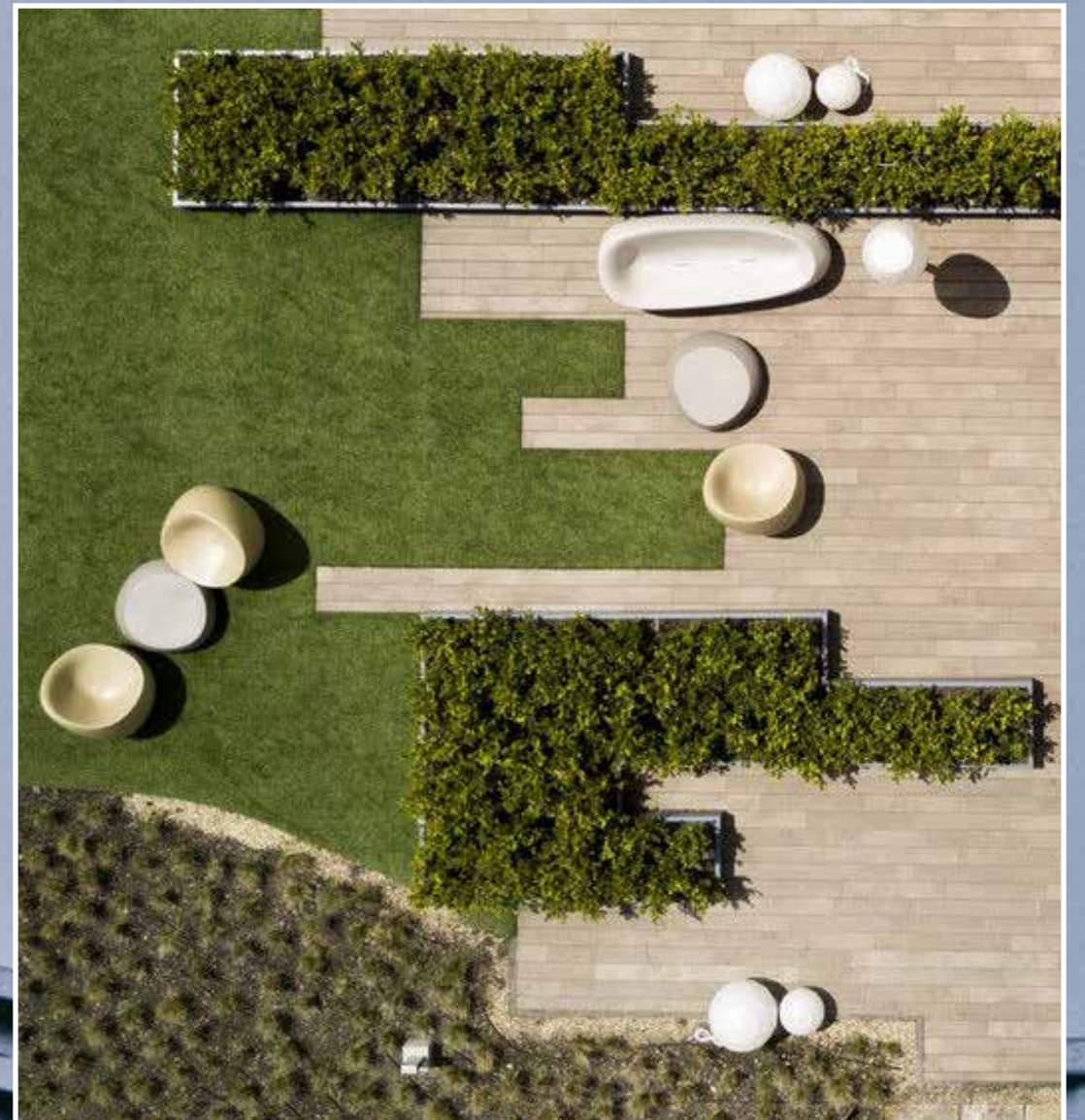
MATERIALS



PLANTINGS



FURNISHINGS



FORMS



RIVER MILE



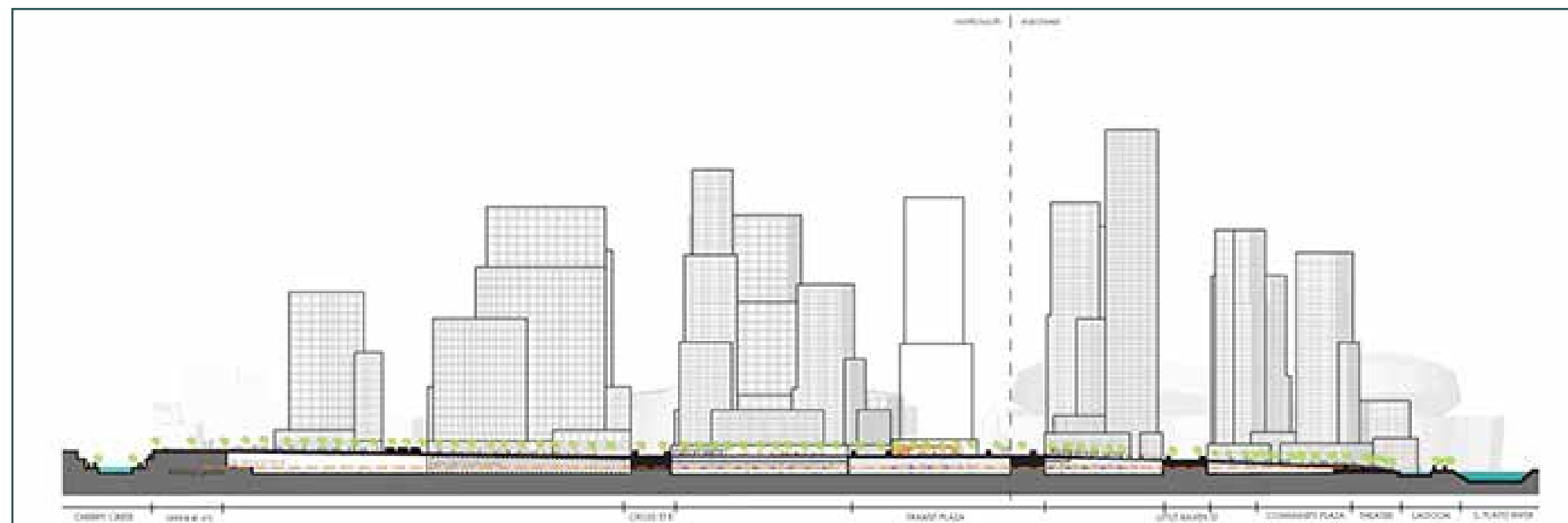
RIVER MILE | DENVER, CO

Context: Urban

Land Use: Mixed-use residential

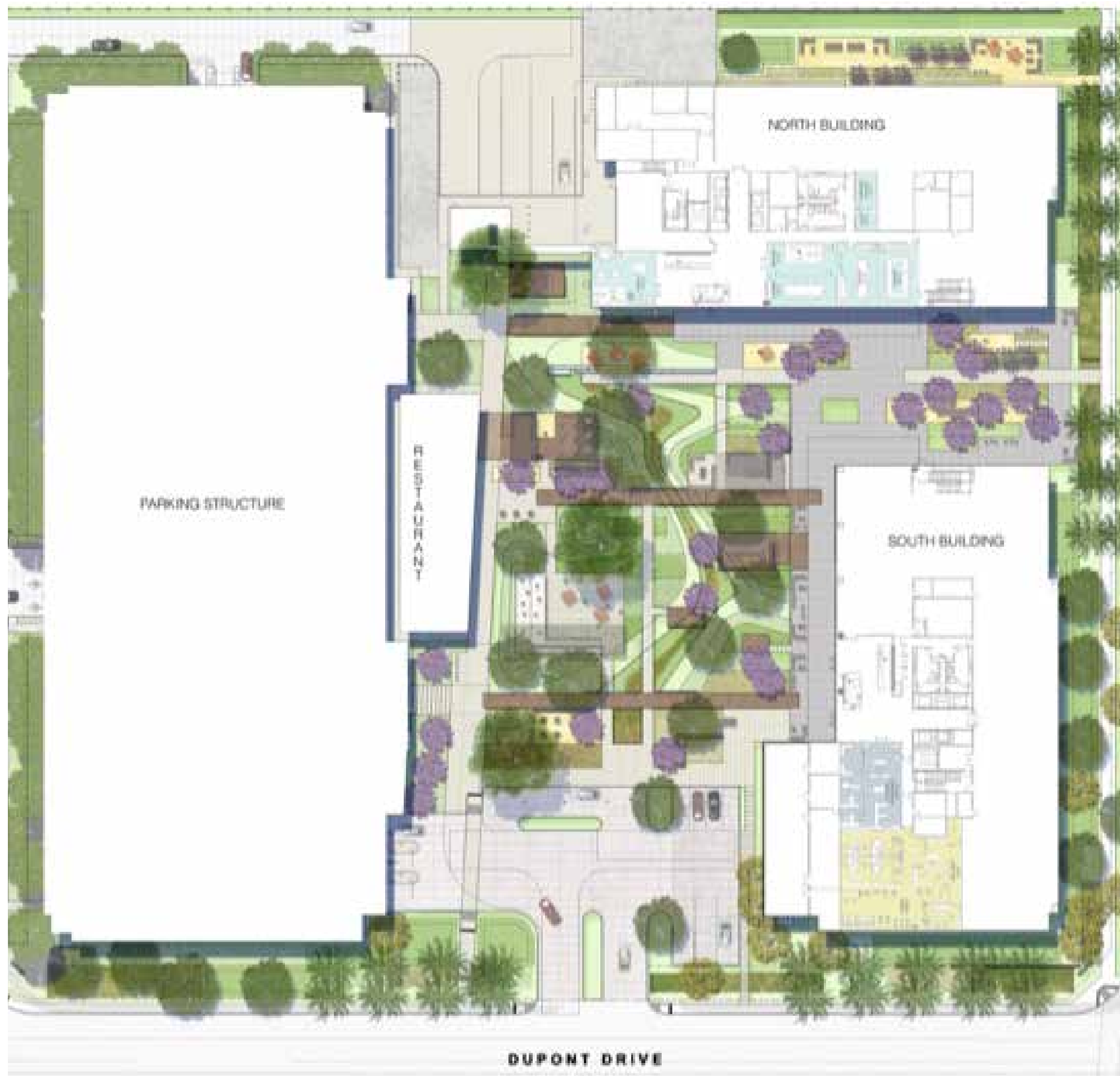
Size: 62 acres (with plaza areas ranging from 1 to 5 acres in size)

Details: River Mile is an urban mixed-use residential project approved and under construction in Downtown Denver. The aptly named "River Mile" development spans approximately one-mile of the South Platte River. Construction of the project will take several decades, with over 15 million square feet of development intensity anticipated at the completion of the project. While the overall size of the River Mile far exceeds Thousand Oaks Civic Center, the project was chosen as a case study because it features numerous public plaza areas, with intention to create bike and pedestrian-friendly public spaces. The project also provide unique insights into how to develop around natural resources, and how to manage topography and slopes while creating flexible, public spaces that can cater to a variety of user needs.





BOARDWALK



THE BOARDWALK | IRVINE, CA

Context: Urban/suburban

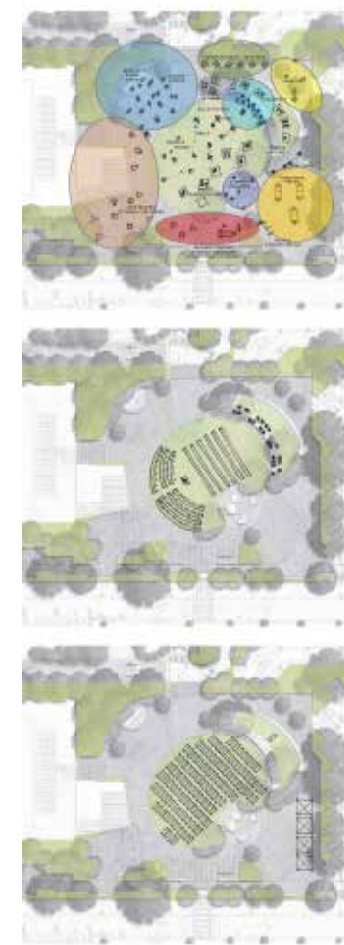
Land Use: Office

Size: 2 acre plaza on 7.5 acre site.

Details: The Boardwalk is a nine-story, 550,000 square foot office development located in the business district of Irvine, California. The site was chosen as a case study since it features more than 2 acres of dedicated outdoor space. Although the outdoor courtyard/plaza space was designed with the office tenant's needs as the priority, the space warrants examination as an illustration of the fusion of interior and exterior spaces. The programming and amenities blur the line between interior and exterior spaces, creating a space that is of tremendous utility to users while also remaining flexible. The Boardwalk case study also provides value in understanding design of landscape areas in response to building form and architecture.



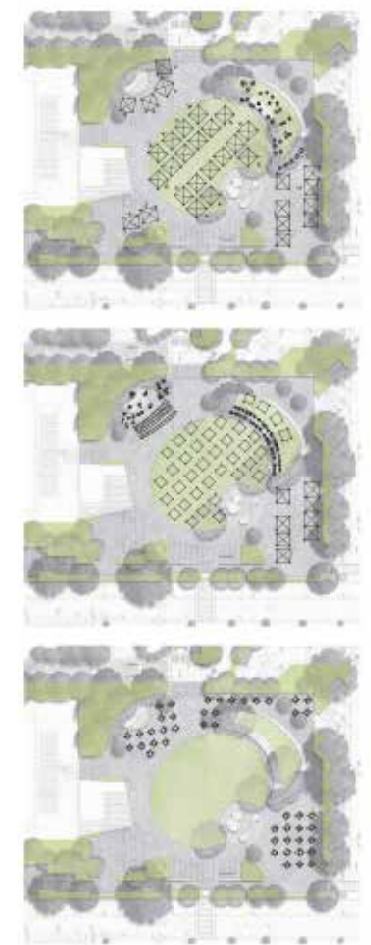
FIRST STREET GREEN



DAY ON THE GREEN
 BLANKETS ON LAWN
 ART CLASS AT TERRACE
 FINE FISH TABLES
 CAFE SEATING
 WEDNESDAY PARTY AT TRELIS
 HANDY AT STAGE
 READ FOR CLASSICS
 WEDNESDAY REPAIR
 HOPSCOTCHABLE ART
 TABLE GAMES
 CLIMBERS PLAY AREA
 GRAY WALLS/INFORMAL SEATING

ORCHESTRA ON THE GREEN
 100 SEATS
 500 PERSON ORCHESTRA
 35 TERRACE SEATS

YOGA ON THE GREEN
 100 YOGA MATS
 8 TENT BOOTHS



MARKET FAIR
 31 TENT BOOTHS
 MUSIC AREA/ TERRACE
 INFORMAL SEATING
 AT TERRACE + CAFE

CONCERT ON THE GREE
 1 STAGE
 45 CHAIRS
 35 BLANKETS ON THE LAWN
 35 TERRACE SEATS
 8 TENT BOOTHS FOR VENDORS

SENIOR GAME DAY ON THE GREE
 45 30' TABLES
 314 CHAIRS



FIRST STREET GREEN | LOS ALTOS, CA

Context: Suburban Downtown

Land Use: Mixed-use

Size: 1.25 acres

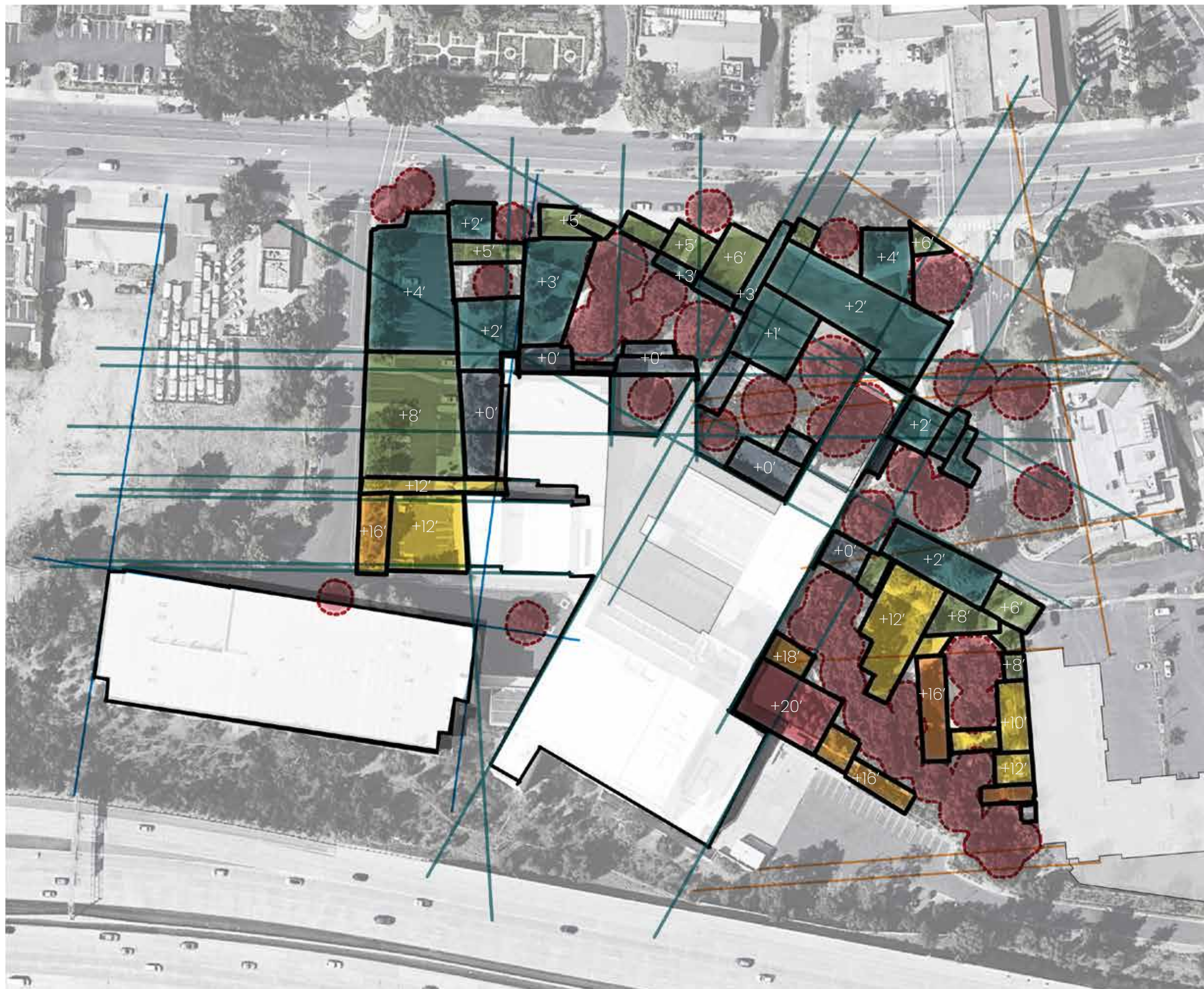
Details: First Street Green is a mixed-use project under review in the City of Los Altos, California. The project includes a three story 77,000 square foot office and retail building sited in relation to a public plaza area. It was chosen as a case study to evaluate a public plaza space within a town that has a development density that is comparable to the City of Thousand Oaks. Additionally, the case study is located within the Los Alto's downtown Village, which is governed by a vision plan with goals and objectives that are similar to the City of Thousand Oaks, including desire to enliven the streetscape with pedestrian-oriented solutions, create flexible public plaza spaces, and create a downtown core while also respecting and maintain the more suburban nature of the town. Lastly, the case study was chosen as an evaluation of scale when discerning the space requirements and types of activities that can be accommodated within a flexible space.



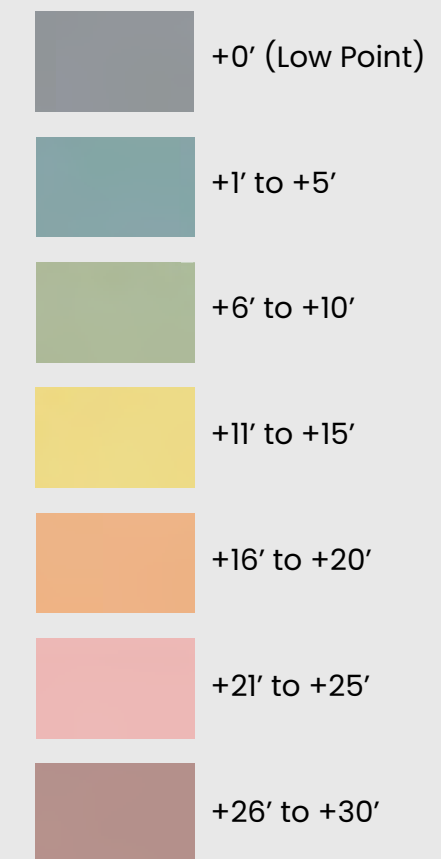


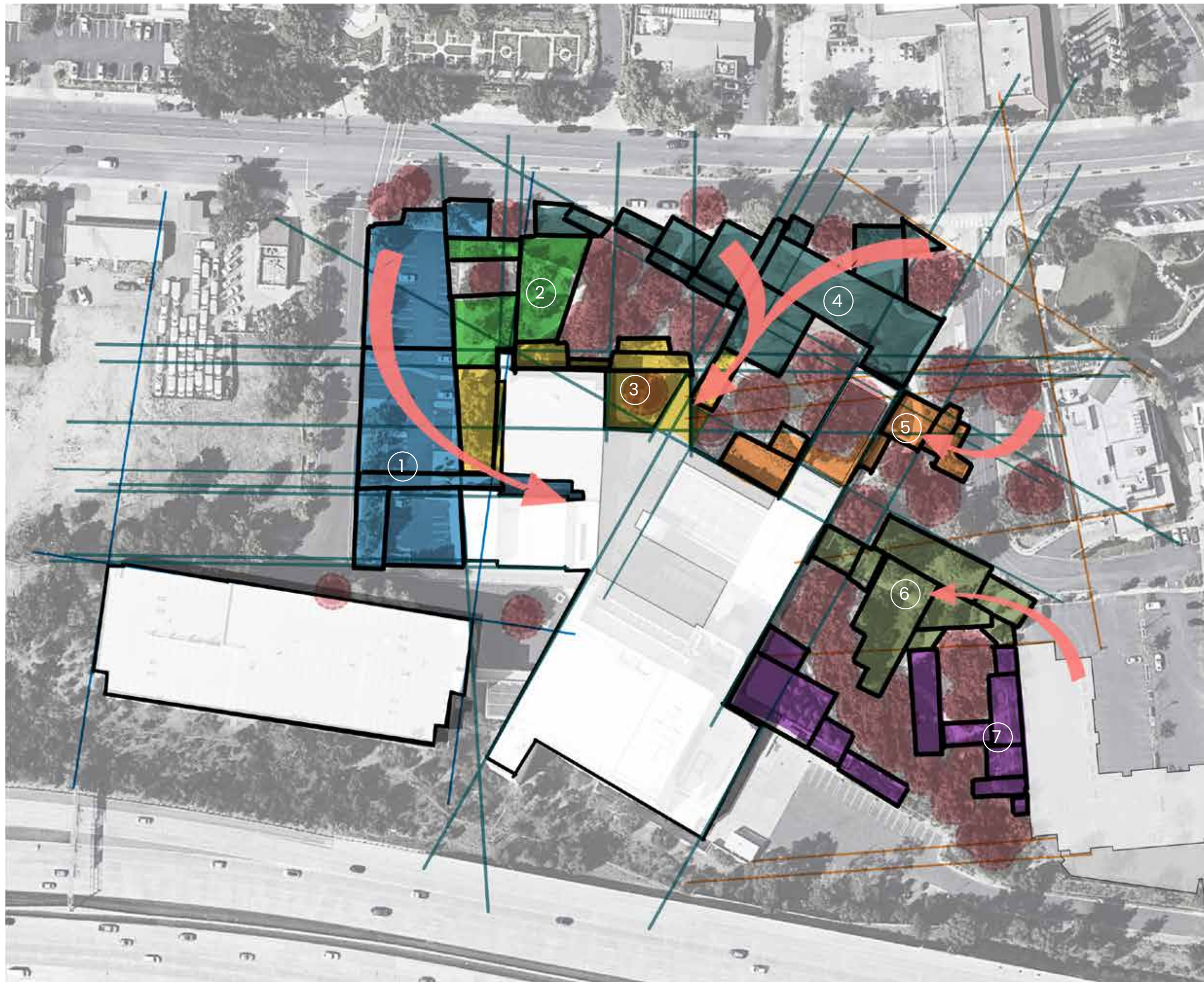
Concept Development.

THOUSAND OAKS TOWN SQUARE DESIGN



Legend





Legend

- 1 Formal Entry Plaza
- 2 Community Garden
- 3 Outdoor Workspace
- 4 Flexible Plaza/Gathering Areas
- 5 Cafe, outdoor dining
- 6 Play lawn, Natural Amphitheater
- 7 Intimate Gathering Areas



Legend

- 1 Entry Plaza, Large Terraces, Gathering Lawn
- 2 Makerspace
- 3 Outdoor Workspace
- 4 Central Fountain
- 5 Arts & Activities Plaza
- 6 Ghost Kitchen
- 7 Garden
- 8 Playful Retreat
- 9 Educational Amphitheater





Design.

— THOUSAND OAKS TOWN SQUARE DESIGN





1 Refuge islands



Concrete islands provide refuge to pedestrians while crossing the 5-lane Thousand Oaks Boulevard

2 Protected bike lane



New Class IV cycle track provides physical barrier to separate cyclists and motorists along Thousand Oaks Boulevard.

3 Bus platform

New bus platform incorporates a floating design (pulling bike lane behind it) in lieu of existing pull-out.

4 California natives garden



Low maintenance, drought tolerant garden, featuring existing oaks, new California native trees and shrubs, and wildflowers.



5 Dallas Drive crossing

Promenat stop-controlled pedestrian walk over Dallas Drive links the Civic Arts Plaza to the future development on the Westside Parcel. Development.

6 Water feature



Interactive water feature, can be turned off to accommodate loading truck access or event staging.

7 Promenade walk



Long linear path serves as formal entry to Civic Center while allowing for markets and events.

8 Promenade river garden



Passive space, featuring wood gathering decks, stepping stone paths, benches, flowers, and flowering shrubs.



- 9 Utilities and trash enclosure**
 Existing utility box is preserved in place. The existing trash enclosure is also preserved.
- 10 Makerspace entry**

 Existing loading entry is narrowed, framed with trees, and adorned with overhead string lights, creating an inconspicuous yet intriguing portal to the makerspace.
- 11 Airstream atelier**

 Re-purposed airstream trailer provides a makers studio space, devoted to hosting sculpture, woodworking, paint and wine nights, and other creative endeavors.
- 12 Hanging Furniture**

 Existing retaining wall is utilized for hanging storage of chairs and tables, doubling as intriguing placemaking element.
- 13 Loading area**
 Loading area and delivery access remains unimpeded by the makerspace additions.





ENLARGEMENT | OUTDOOR OFFICE

0' 15' 30' 60' 90'
SCALE: 1" = 30'



14 Outdoor meeting rooms



Small gathering and private outdoor meeting areas under the cherry blossoms. The area is furnished with chairs, trellis privacy screens, and garden beds.

15 Collaborative workspace



Workspace featuring a large outdoor sofa and conference desk under a trellis.

16 'The Civic Oak'



Meeting space, designed to facilitate public participation in civic functions and serve as a devoted meeting and gathering space for community members and activists.

17 Restrooms

Located underneath the new stairs. A central hall allows for access under the stairs and to the facilities.



ENLARGEMENT | 'LIFESTYLE PLAZA'

0' 15' 30' 60' 90'
SCALE: 1" = 30'



18 Lifestyle elements

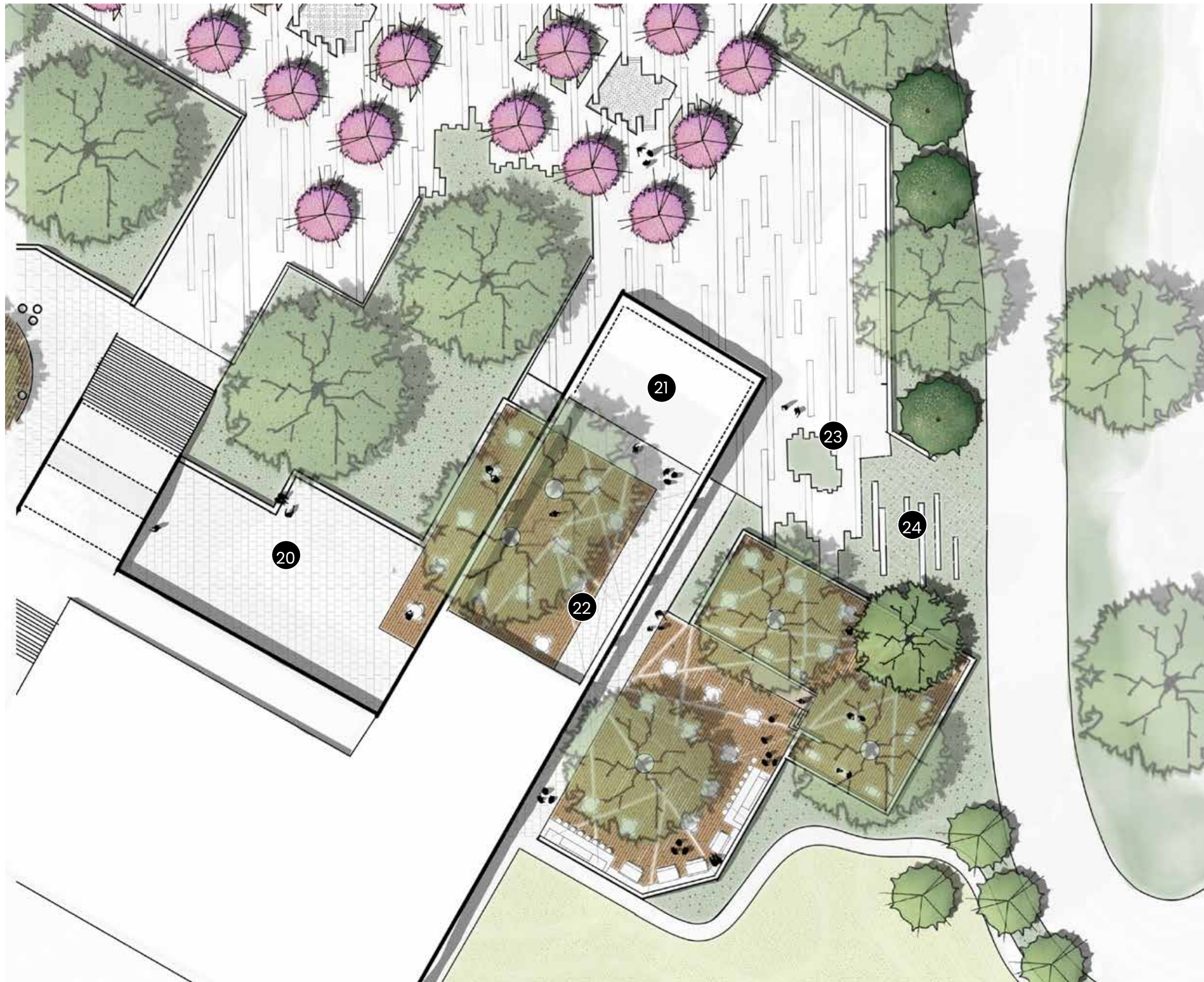


Sunken gathering areas featuring place-making elements that celebrate the arts and promote lighthearted social interactions, humor, and play. The spaces include hammocks, oversized chess and scrabble, art easels, open-use pianos, and rotating art display.

19 Edge treatment



Banded pavings run into natural turf and planted areas, created an edge that is irregular and emphasizes integration with nature and existing oaks.



ENLARGEMENT | INCUBATOR KITCHEN

0' 15' 30' 60' 90'
SCALE: 1" = 30'



20 Flex space

Flexible hardscape space, available for overflow cafe seating during large events.

21 Incubator kitchen



New 2,000 sf incubator kitchen to support startups and promote culinary arts. Facilities also provide resources to host markets and fairs requiring kitchen facilities.

22 Outdoor dining



Outdoor cafe seating is provided adjacent to new kitchen/cafe. Mature oaks provide shaded seating on wooden decks.

23 Herb garden

Supports farm to table practices, as well as food security education/awareness.


24 Turfstone



Permeable pavers allow for delivery and service vans to access and load at the kitchen from The Lakes Drive.



25 Flexible lawn & amphitheater
Supports passive recreation, sunbathing, tai chi, yoga, city recreation classes, as well as events such as concerts in the park.

26 'The Interlude'

Intimate gathering area under the ped bridge, furnished with hanging chairs and sofas. Invisioned as the intermission retreat for theatre guests.

27 Rock outcropping

Natural play area and organic extension of the stepped amphitheater.

28 Placemaking element

Natural placemaking element, such as a Thomas Dambo troll, to celebrate the oak woodland while creating a sense of place.













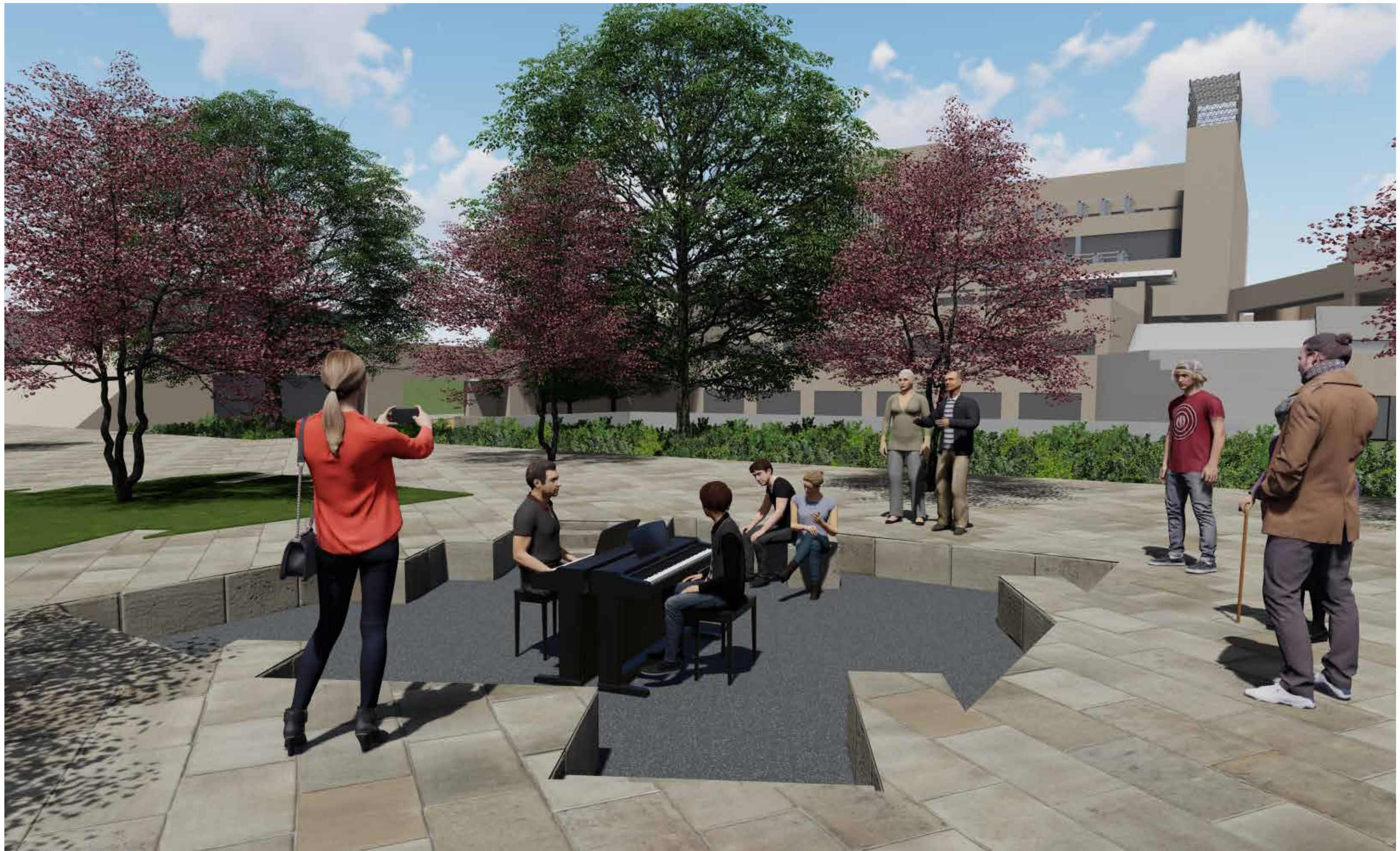




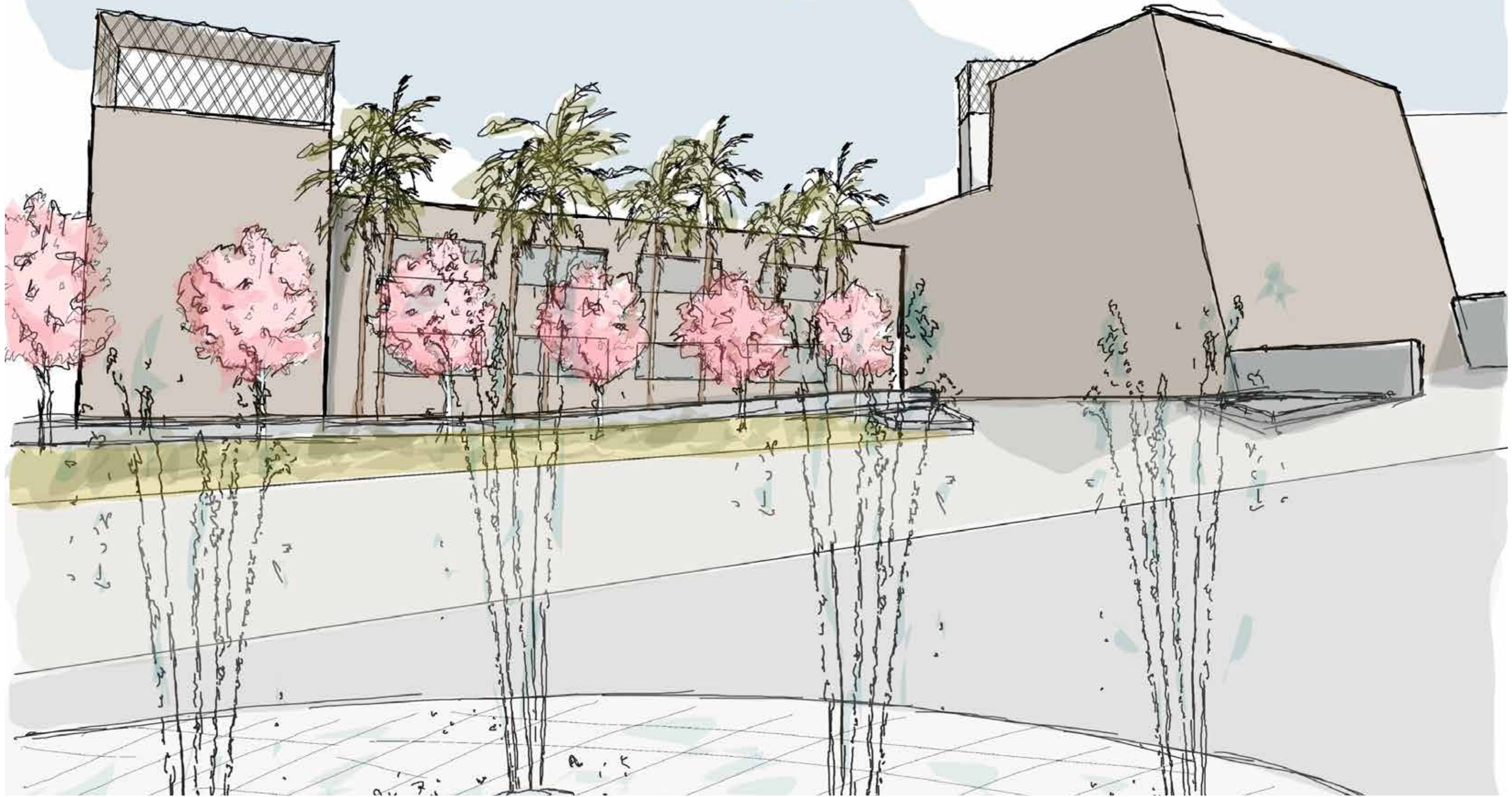








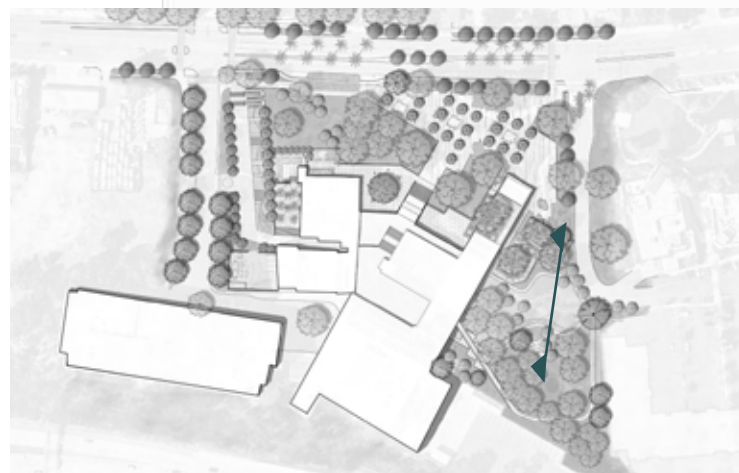


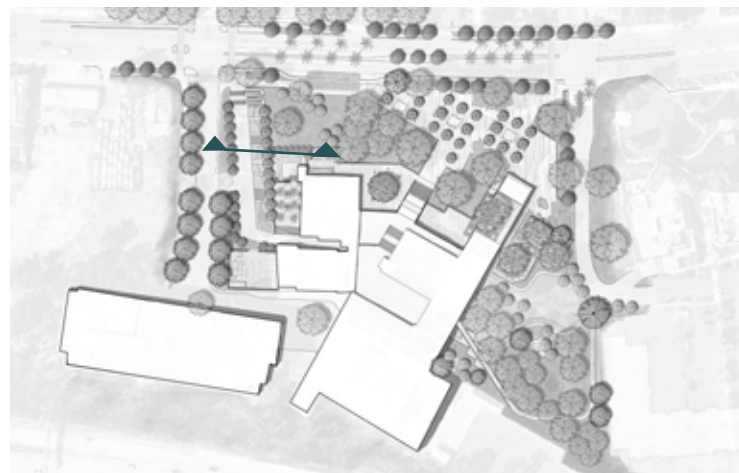
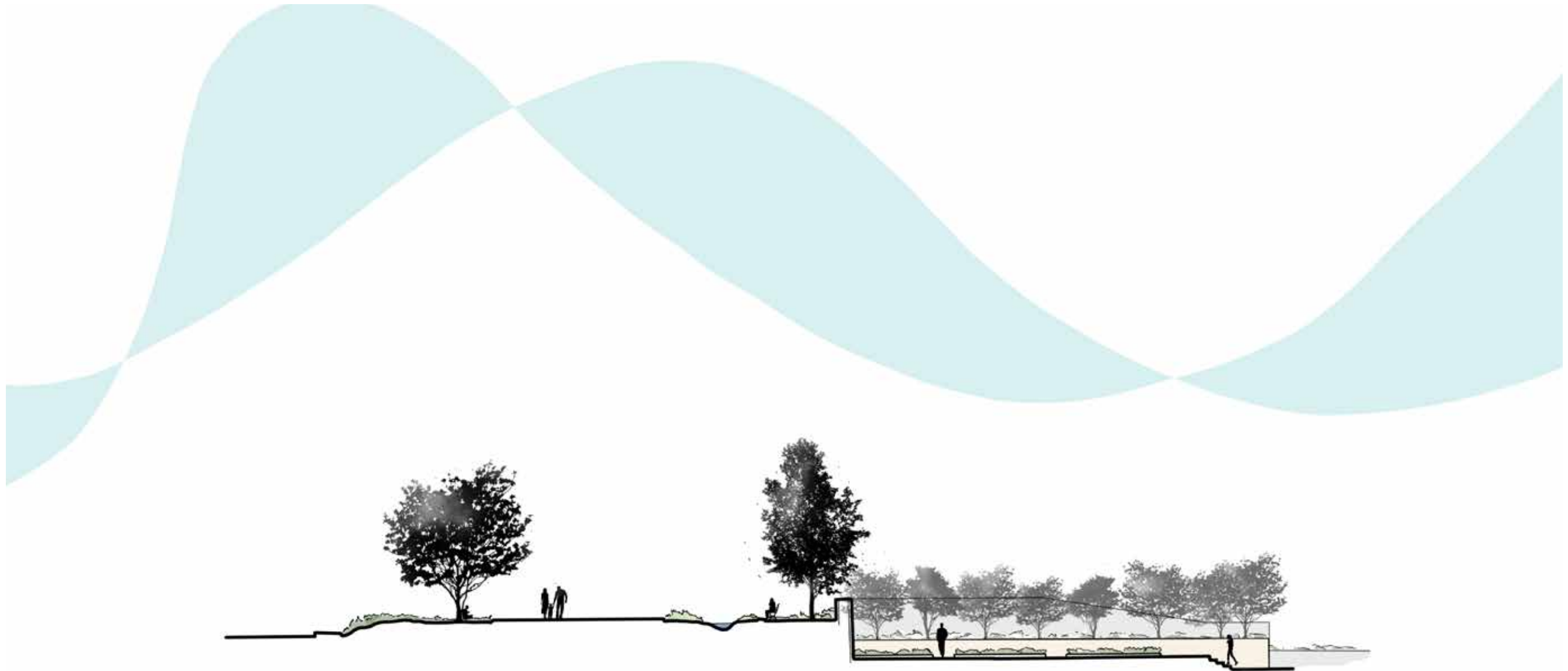














||| SITE PLAN WITH SPOT ELEVATIONS





Legend



Oaks (existing)



Oaks (various)



Flowering (eg, cherry)



Desert Willow



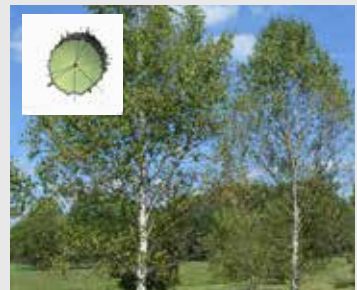
California Sycamore



Flowering deciduous (various)



Queen Palm



Native Shrubs (various)



Speciem Tree (eg, Jacaranda)





Legend

- The Promenade**
 - Farmers Markets
 - Fairs
 - Art Walks
- The Makerspace**
 - Art, paint, pottery, sculpting, and/or woodworking classes
 - Vocational and tradeskill training
- Outdoor Work Areas**
 - City Hall functions
 - Public outreach and community meetings
 - Conferences
- Lifestyle Plaza**
 - Markets
 - Trade shows
 - Fairs
- Kitchen and Cafe**
 - Catering events
 - Receptions
 - Culinary education
- Lawn & Amphitheater**
 - Concerts in the Park
 - Yoga
 - Fitness classes
 - Outdoor education
 - Movies in the park
 - Boy/girl scouts
- Flex Areas**

Intentionally designed to be versatile, allowing for overflow during larger events, and/or maintaining maximum flexibility for special needs.



The Objectives

Sentimentalize.

TRANSFORM THE CIVIC ARTS PLAZA INTO A TOWN SQUARE THAT IS APPROACHABLE AND REGARDED BY THOUSAND OAKS RESIDENTS WITH TENDERNESS, A SENSE OF BELONGING, AND PRIDE OF OWNERSHIP.

Cultivate.

PROVIDE A TOWN SQUARE THAT FACILITATES THE GROWTH AND DEVELOPMENT OF COMMUNITY CAPITAL BY CONNECTING USERS TO EACH OTHER AND SHARED RESOURCES.

Integrate.

PROVIDE A TOWN SQUARE THAT INTEGRATES DIVERSE NEEDS TO FOSTER HOLISTIC HEALTH AND WELL-BEING.

Attainment of Goals & Objectives

	Sentimentalize				Cultivate				Integrate			
	Provide wayfinding, sense of place	Provide playful elements	Offer outdoor gathering areas	Facilitate place governance	Provide flexible event space	Promote social collisions	Enhance connectivity	Provide resources for skill development	Preserve and celebrate native elements	Make bike & pedestrian improvements	Support health and wellness	Celebrate culinary arts and food education
Promenade	X		X	X	X	X	X		X	X		
Makerspace	X	X	X	X		X		X				
Outdoor Work Areas	X		X	X	X	X		X	X		X	
Lifestyle Plaza	X	X	X	X	X	X	X		X	X	X	
Thousand Oaks Blvd. Improvements	X						X		X	X	X	
Incubator Kitchen	X			X	X	X		X			X	X
Outdoor Dining Decks			X	X	X	X			X		X	X
Stairs	X				X	X	X					
Lawn & Amphitheater		X	X		X	X					X	
Preserved Natural Areas	X								X		X	
'Interlude'	X	X	X		X	X						