



# THOUSAND OAKS CIVIC ARTS PLAZA REDEVELOPMENT

Landscape Design 3 - Summer 2022 - Francisco Behr - UCLA Extension

Clayton Daily





Valley Oak  
*Quercus lobata*

*Regional & Site Context . . . . . 3 - 4*

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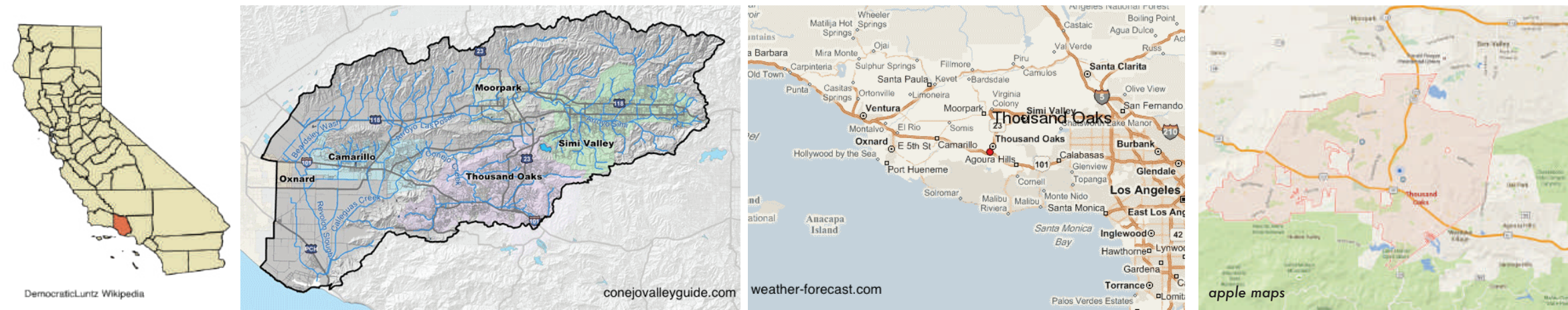
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*Plant Palette . . . . . 26 - 28*

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# REGIONAL CONTEXT



Region Southern California

County Ventura

Local Region Conejo Valley

City Thousand Oaks, CA

WUCOLS Region 3

Sunset Zone 21

Plant Community Coastal Sage Scrub

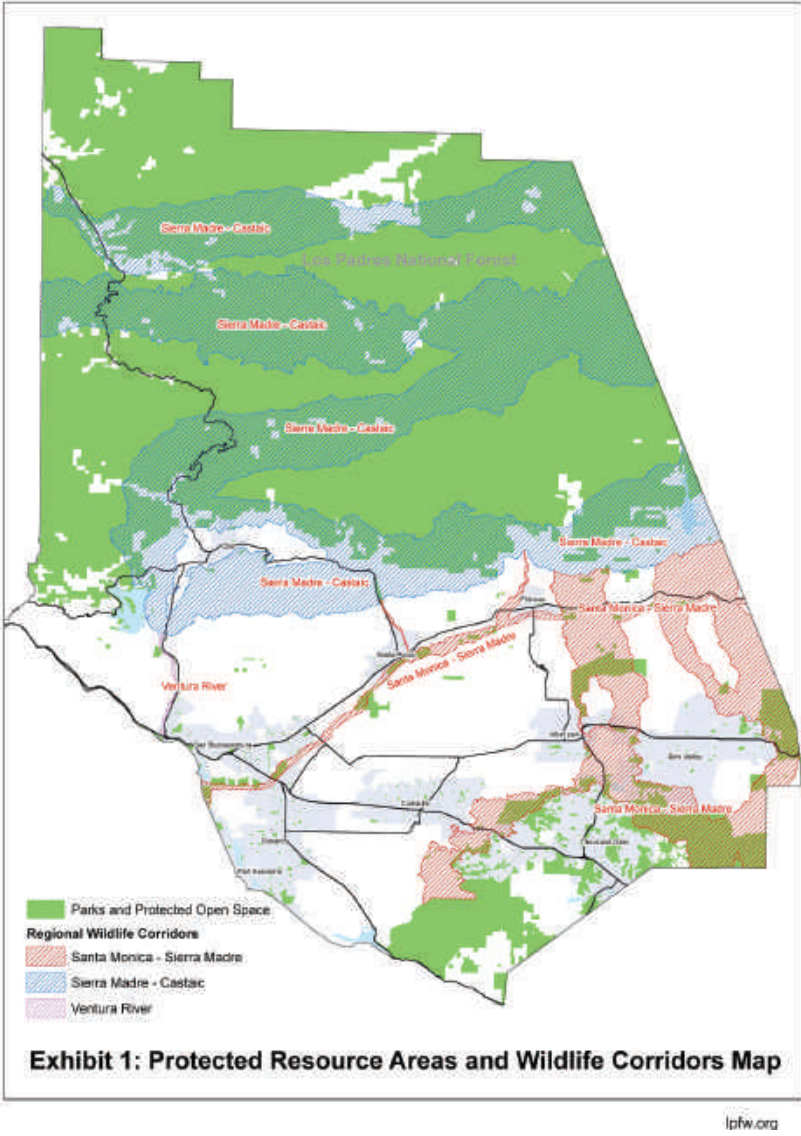
Adj. Plant Community S. Oak Woodland

Development Type Small City Civic Plaza

Size 4 Acres

## Key Features

Thousand Oaks and the surrounding communities of the Conejo Valley have long celebrated a culture of nature preservation and the outdoors. A bedroom community of Los Angeles, this area aims to be a region apart with its focus on native tree preservation and adjacency to the Santa Monica Mountains, a large wildland administered by the National Park Service and the Santa Monica Mountains Conservancy





# SITE CONTEXT



- Project Site
- Future Cultural
- Future Residential
- Garden - Open Space
- Mixed Use Commercial/ Residential
- High Density Residential

## LEGEND

- |                      |                      |
|----------------------|----------------------|
| A City Hall          | H 3rd Floor Entrance |
| B Forum Theater      | J The Lakes Shopping |
| C Kavli Theater      | K Future Residential |
| D Parking Structure  | L Future Museum      |
| E Roof Top Terrace   | M Amphitheater       |
| F 1st Floor Entrance |                      |
| G 2nd Floor Entrance |                      |



# LIMIT OF WORK - ZONES



- Zone 1
- Zone 2
- Zone 3
- Zone 4

LEGEND

- |                        |                        |
|------------------------|------------------------|
| (A) City Hall          | (H) 3rd Floor Entrance |
| (B) Forum Theater      | (J) The Lakes Shopping |
| (C) Kavli Theater      | (K) Future Residential |
| (D) Parking Structure  | (L) Future Museum      |
| (E) Roof Top Terrace   | (M) Amphitheater       |
| (F) 1st Floor Entrance |                        |
| (G) 2nd Floor Entrance |                        |



# EXISTING CONDITIONS - ZONE 1



East entrance - large lawn



1st floor City Hall access



Existing bioswale



Drainage swale passes under building



Local history exhibits and time capsules



Art on premises

## LEGEND

- |                        |                        |
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| (F) 1st Floor Entrance |                        |
| (G) 2nd Floor Entrance |                        |



# EXISTING CONDITIONS - ZONE 2



Large sign along Thousand Oaks Blvd.



Public art and protected sycamores



+0' grade along building



Retaining wall along north side - protected trees



2nd floor City Hall entrance and parking lot



Corner of TO Blvd. and Dallas Dr. - +8' grade

## LEGEND

- |                             |                             |
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| <b>F</b> 1st Floor Entrance |                             |
| <b>G</b> 2nd Floor Entrance |                             |



# EXISTING CONDITIONS - ZONE 3



Flat picnic area



Pedestrian bridge from 2nd floor



Pedestrian bridge with protected oaks



View looking west of bridge and oaks



Existing swale under sidewalk



View from The Lakes parking lot

## LEGEND

- |                             |                             |
|-----------------------------|-----------------------------|
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| <b>G</b> 2nd Floor Entrance |                             |



# EXISTING CONDITIONS - ZONE 4



View from theater turnaround of Dallas Dr.



View of parking garage from Dallas Dr.



Bus stop and sidewalk along TO Blvd.



View from The Lakes Dr. of sidewalk and curb cut



Sidewalk along Thousand Oaks Blvd.



Bus stop on Thousand Oaks Blvd.

## LEGEND

- |                        |                        |
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# ENVIRONMENTAL ANALYSIS



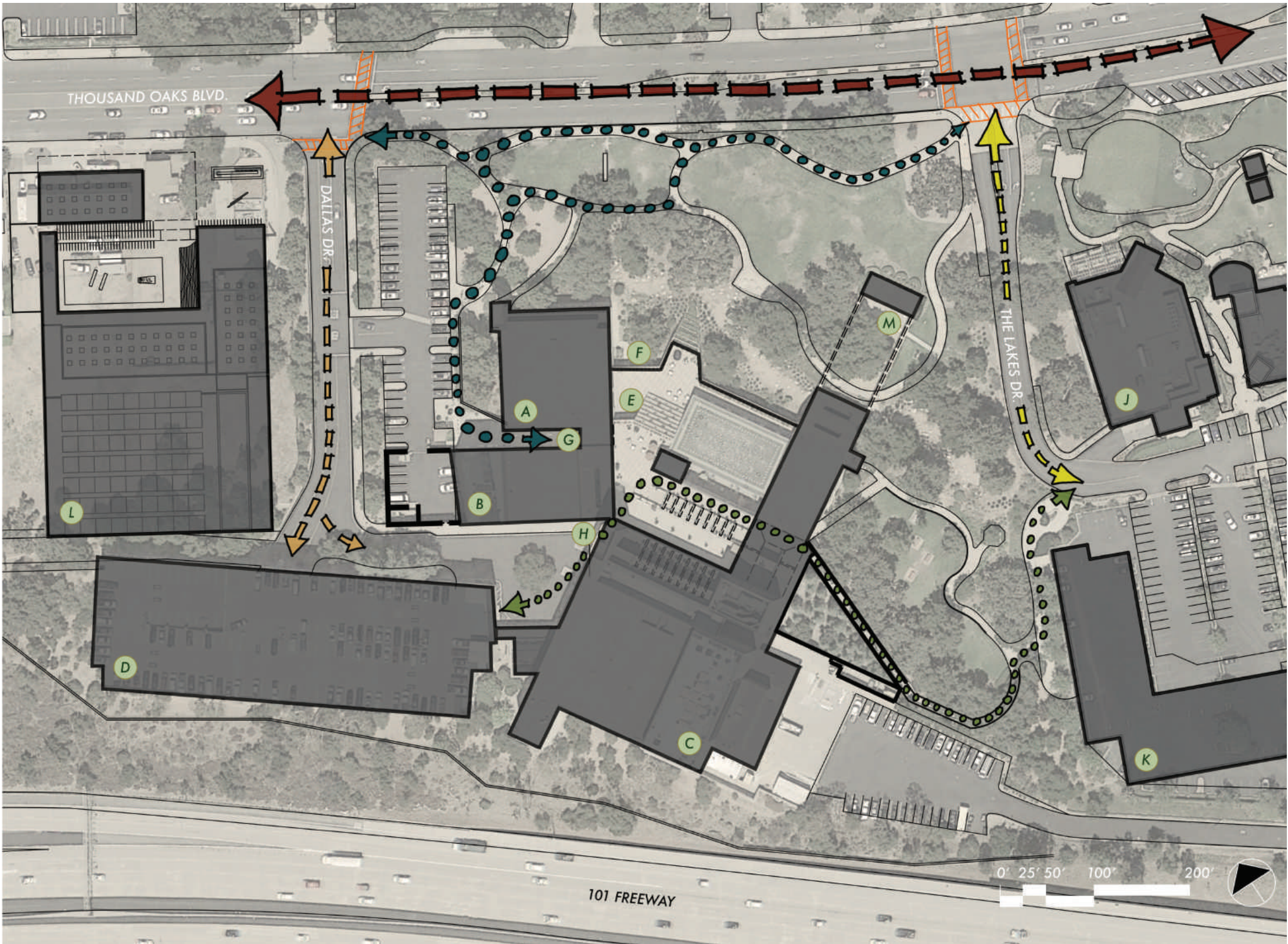
- Sun Path - Summer Solstice
- Sun Path - Winter Solstice
- Prevailing Winds - Summer
- Prevailing Winds - Winter
- Noise

LEGEND

- |                      |                      |
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# ANALYSIS - EXISTING CIRCULATION



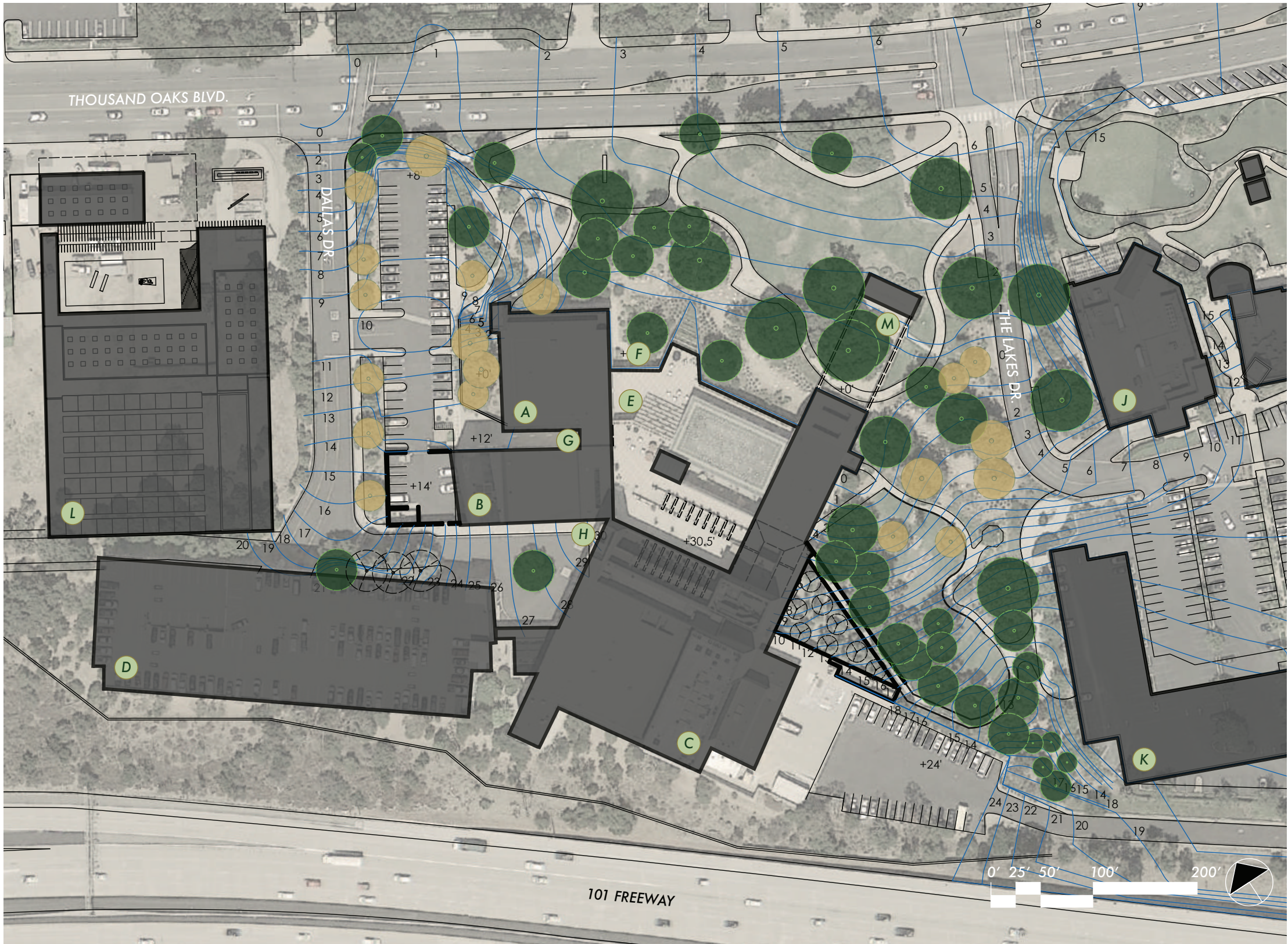
- Vehicular - Through Traffic
- Vehicular - Parking Structure and City Hall/ Theater Drop-off
- Vehicular - Shopping and Residential
- Pedestrian - City Hall/ Theater Access from The Lakes Parking
- Pedestrian - City Hall/ Theater Access from Public Sidewalk and Transit
- Crosswalks

## LEGEND

- |                      |                      |
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# EXISTING TREES - PROTECTED



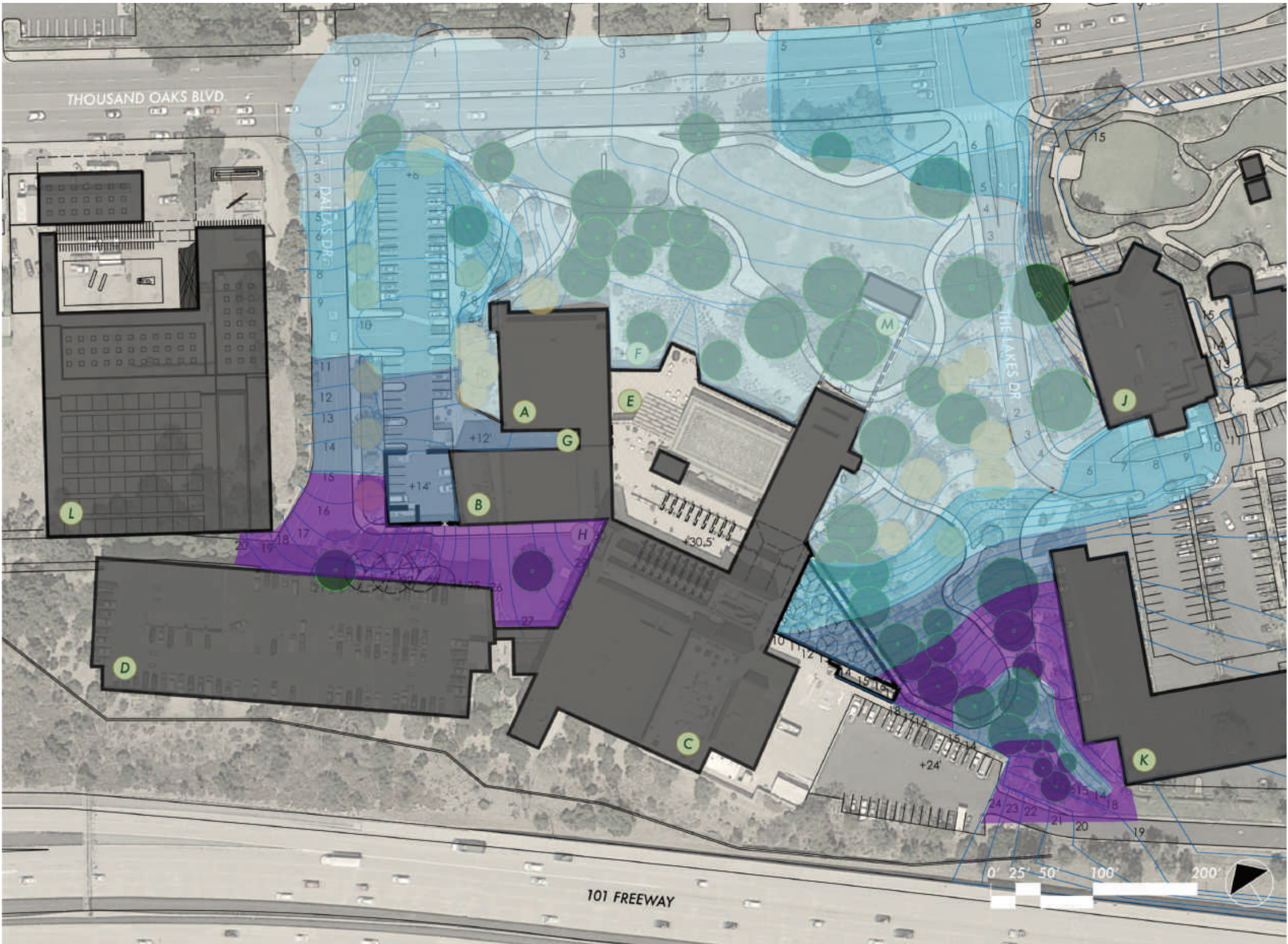
- Oaks - *Quercus lobata/ Quercus agrifolia*
- Sycamore - *Platanus racemosa*

## LEGEND

- |                      |                      |
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# EXISTING TOPOGRAPHY



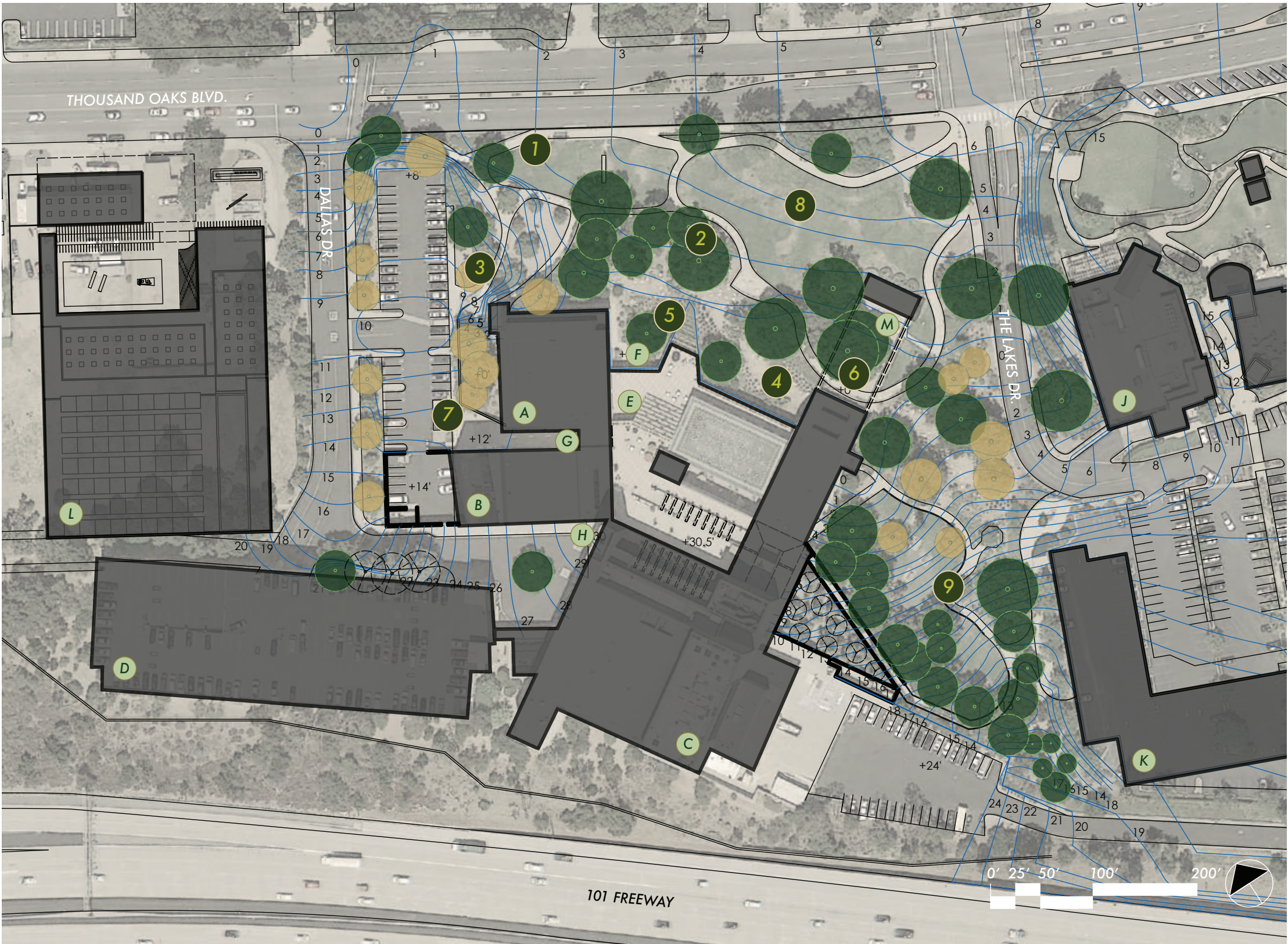
Civic Center Building Elevations  
+0' first floor  
+14' second floor  
+28' third floor  
+30.5' Kavli theater terrace

## LEGEND

- |                        |                        |
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# SITE CONSTRAINTS



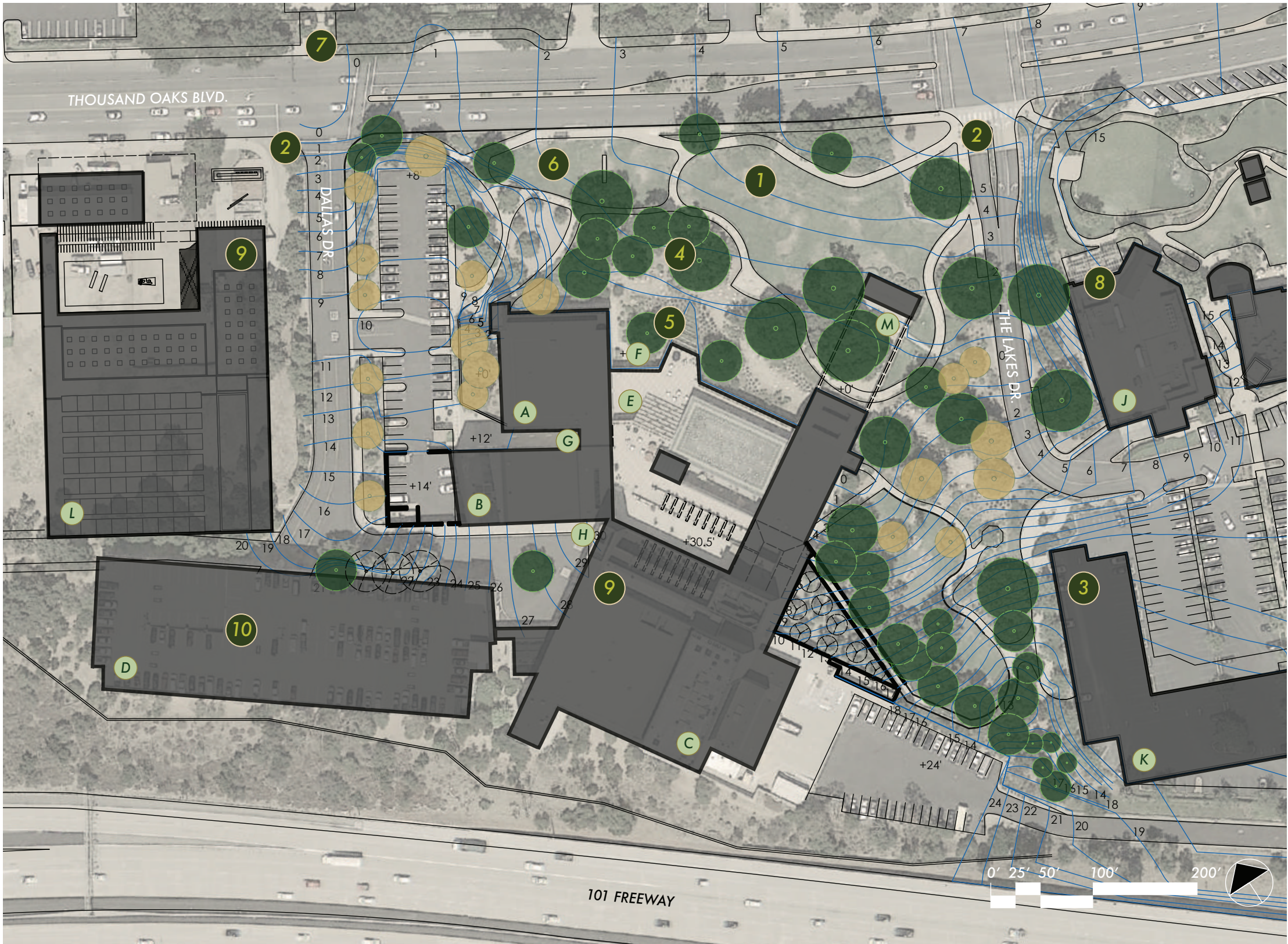
- 1 underground drainage - limited development
- 2 protected native oak trees
- 3 protected native sycamore trees
- 4 drainage swale - 2' below grade
- 5 no clear public access to upper levels
- 6 time capsules and history memorials - can't be moved
- 7 public access to city hall not easy to find
- 8 high water use lawn with no functional purpose
- 9 long, relatively steep slope

## LEGEND

- |                      |                      |
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# SITE OPPORTUNITIES



- 1 large, flexible community event space
- 2 connection to central activity of Thousand Oaks
- 3 proposed 100+ unit residential unit - natural users
- 4 mature native oaks - showcase local ecology
- 5 shaded outdoor space for city employees
- 6 easy connection to public transit users
- 7 nature lovers attracted from Gardens of the World
- 8 synergy with The Lakes shopping center
- 9 re-enforce existing and new cultural amenities
- 10 plenty of on-site parking for large events

## LEGEND

- |                      |                      |
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# SPACE SEEKING



- Regulating lines from civic center
- Regulating lines from adjacent buildings
- Non-buildable space surrounding protected trees
- Buildable space
- Achievable elevations after grading
- Existing oaks - mostly *Quercus lobata*
- Existing Sycamore - *Platanus racemosa*

Using regulating lines taken from on-site and adjacent buildings, the optimum form of buildable space between protected areas is determined.

## LEGEND

- |                      |                      |
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GOAL



A clear ground level public entrance for City Hall



An outdoor gathering place in the heart of Thousand Oaks



A connection to the nature and history of the Conejo Valley

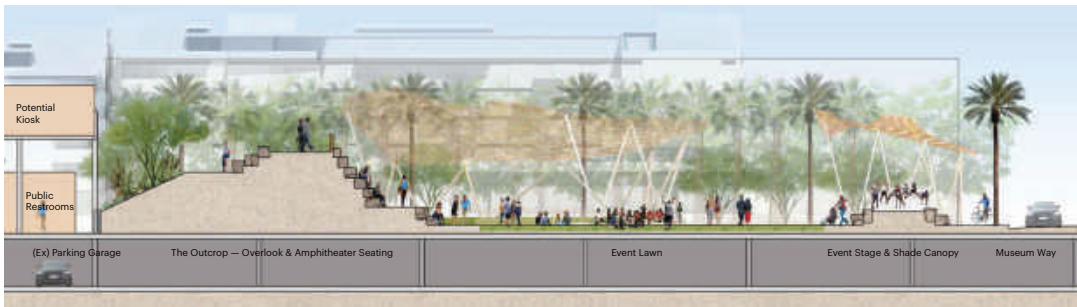
OBJECTIVE

- Create a visually clear, easily accessible, and inviting entrance to City Hall on the ground level.
- Make a connection between the Civic Center and both sides of Thousand Oaks Blvd. as well as The Lakes and Gardens of the World.
- Make the campus welcoming to those passing by on foot or by car, as well as arriving via public transit.
- Make the entrance plaza a sequence of spaces to draw in visitors as well as a series of places that people will want to spend time.
- Will serve as additional pedestrian access for the Theater Plaza level.
- Give the residents of Thousand Oaks and the Conejo Valley a place to gather for community events.
- In Southern California community life happens outside. In a central area of the city the Civic Center Plaza can be a place where diverse groups of people gather.
- Make multiple places of various sizes for a wide array of events. Each space will be able to serve a variety of functions.
- The spaces will be designed in a manner that makes them flexible in respect to event programming, and attractive and useful when no events are scheduled.
- Bounded to the south by Santa Monica Mountains National Recreation Area, 34 percent of land within the city limits of Thousand Oaks is designated open space. As a community the natural history of California is cherished here, as evidenced by the preservation of the native oak woodland in the original design of the Civic center site. Further connection to this commitment will be created.
- Home to the Chumash and Tongva/ Gabrielino cultures of native Californians, visitors to the Civic Center can be reconnected to this history.
- The immediate southwest boundary of the site was once the Juan Bautista de Anza trail. Now the 101 fwy, the historical connection will be reinforced.



# CASE STUDY

## PALM SPRINGS DOWNTOWN PARK



Location Palm Springs, CA

Firm RIOS

Completed 2021

Type Small City Downtown Plaza

Size 2 Acres

### Key Features

Built over and next to a parking garage and opposite the Palm Springs Art Museum, this park aims to become a central civic area in a small but vibrant city.

There are a variety of flexible uses. A waterfall and splash/ mist area for the desert's many hot days. Many shade areas for small groups to get a break from the sun.

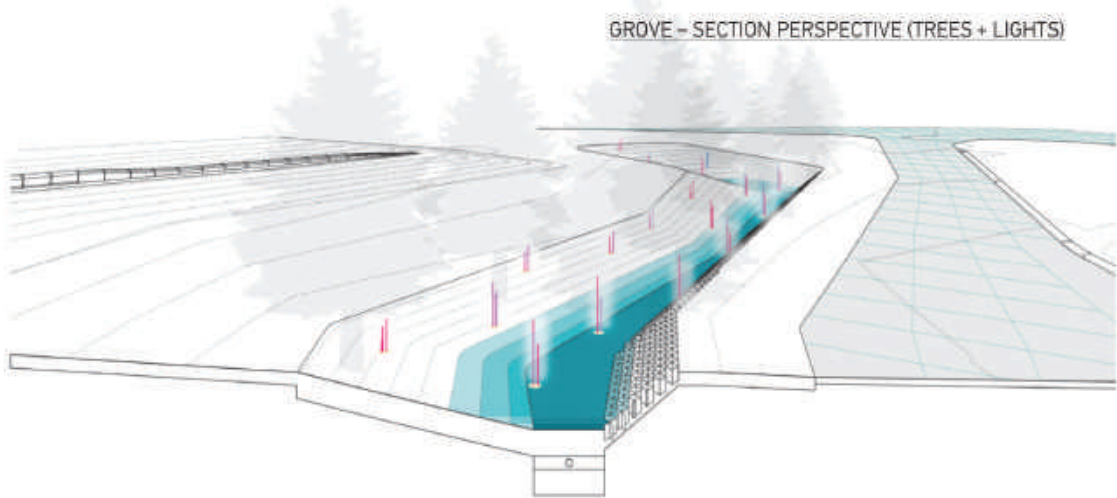
In the evenings large public gatherings can be accommodated in the open spaces in the square. These include the mist area when turned off, as well as a small amphitheater that hides in plain sight during the day.

Plantings and construction materials are inspired by the nearby mountains and canyons of Tahquitz Creek. Stone mimics the shapes and geological stratification of the desert, and the California native palms are left untrimmed where possible.



# CASE STUDY

## UNIVERSITY OF MICHIGAN - NORTH CAMPUS - GERSTACKER GROVE



**Location** Ann Arbor, MI  
**Firm** Stoss Landscape Urbanism  
**Completed** 2016  
**Type** Suburban University Quad  
**Size** 4 Acres

**Key Features**

Emphasis on strong circulation from 4 major corners, as well as central north and south entrances.

Pathways create strong cross-axial connections without incorporating symmetrical “X” design.

Pathways widen in areas to create flexible gathering space. The center of the quad contains a large flexible-use plaza made of pathway intersections, however the form reads in a loose way, not an obvious axial circle or square.

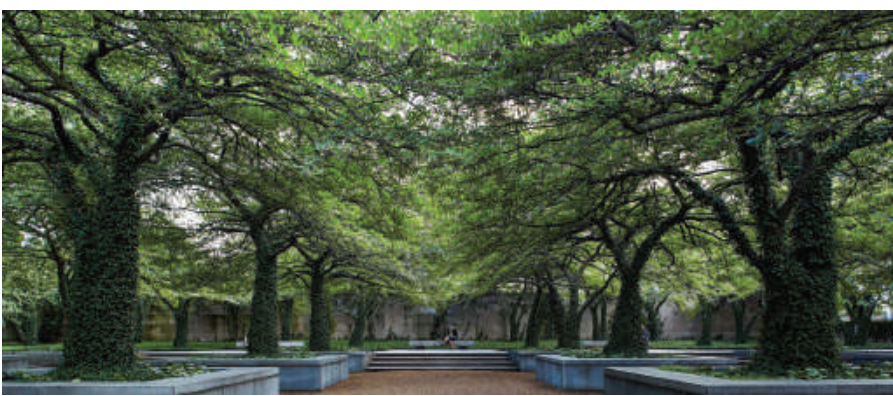
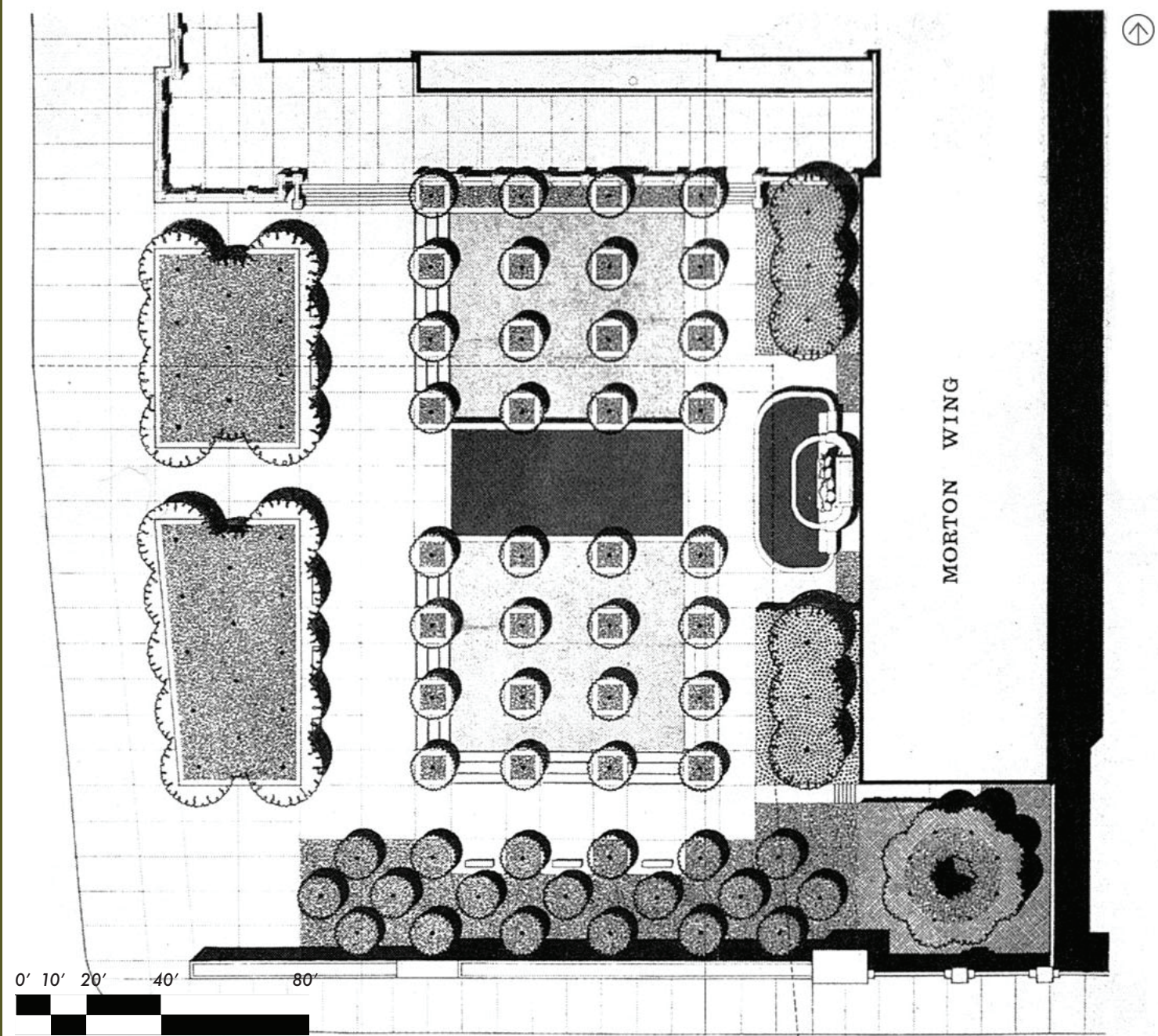
Raised and lowered topography give a sense of wandering, discovery, and an opportunity to slow down, however long winding paths are generally avoided. One can still pass through quickly and directly if they wish, with efficient diagonals connecting all points.

Topography is functional, collecting nearly 100% of site storm run-off. Collection swales read as mini-forests, augmented with embedded dynamic light poles that respond to storm events.



# CASE STUDY

## ART INSTITUTE OF CHICAGO - SOUTH GARDEN



**Location** Chicago, IL

**Firm** Office of Dan Kiley

**Completed** 1967

**Type** Urban Pocket Park

**Size** 1.25 Acres

### Key Features

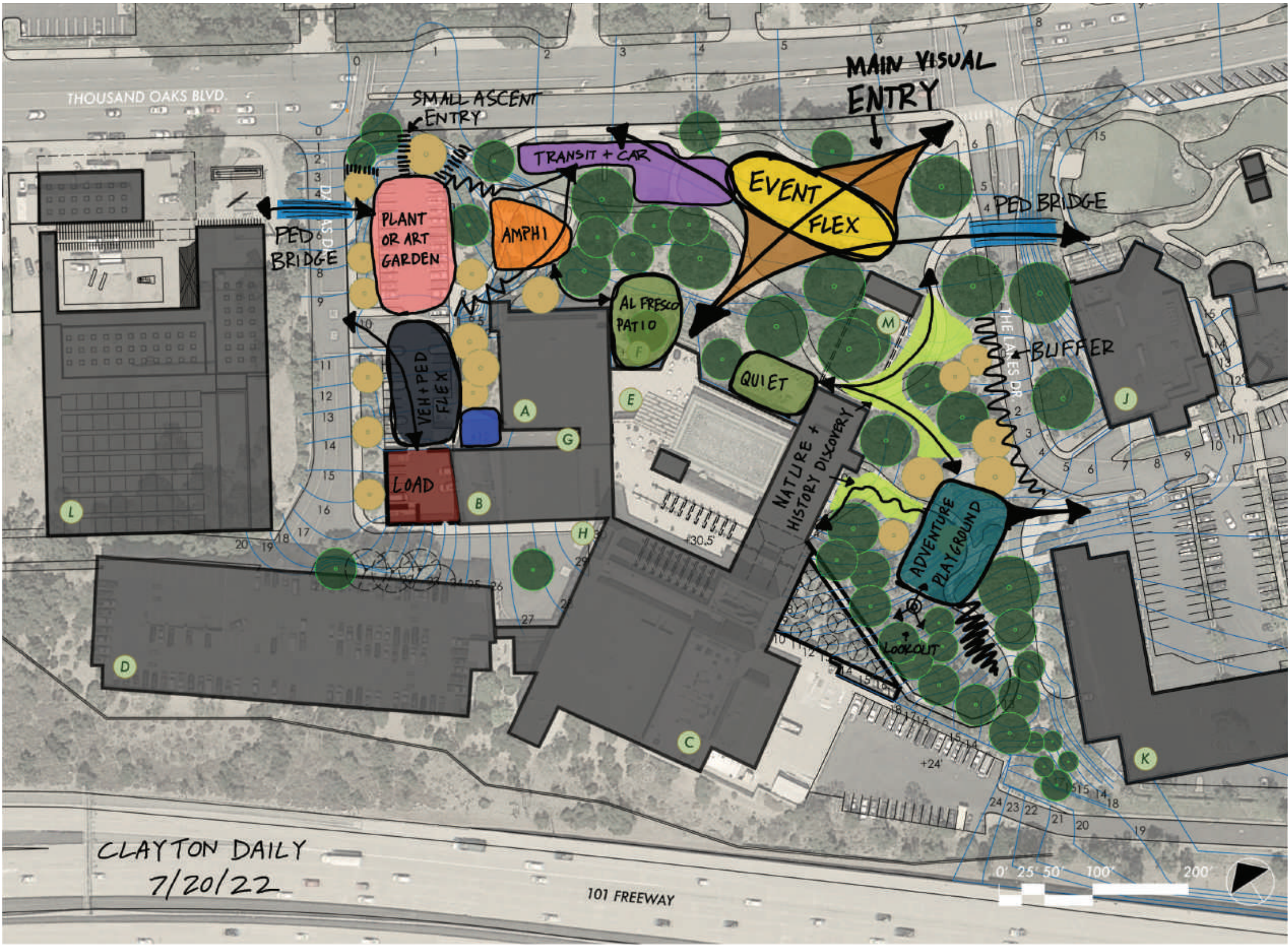
A small urban garden was built on top of a parking garage, just to the south of the entrance to the Art Institute of Chicago's museum.

This park is in one of downtown Chicago's busiest areas, and it welcomes over 2 million visitors a year, yet it is intimate and private in scale. There is ample shade covering many places for individuals or small groups to sit, as well as water feature focal points.

The central grid area of planters filled with hawthorn trees is sunken by 18", providing a welcoming space and ledges with natural sitting opportunities.



CONCEPT DEVELOPMENT



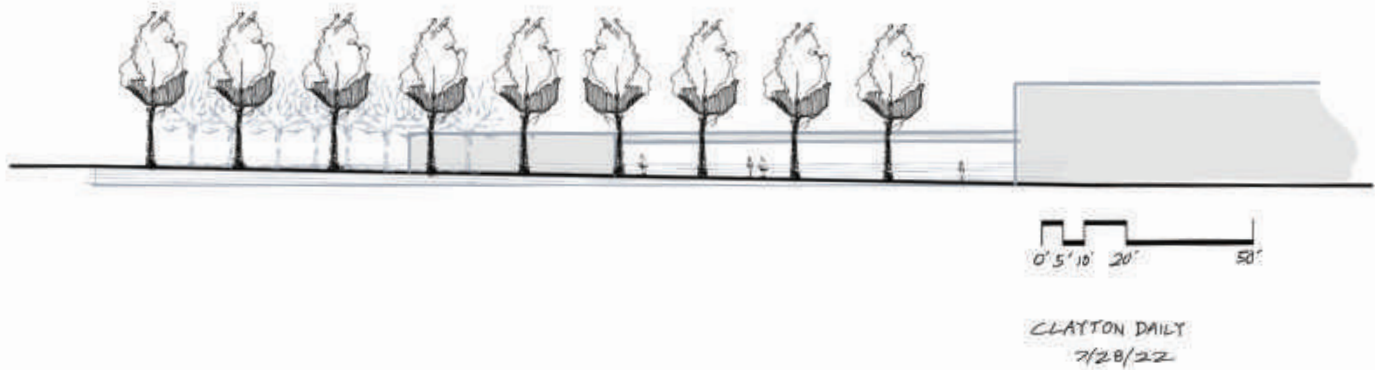
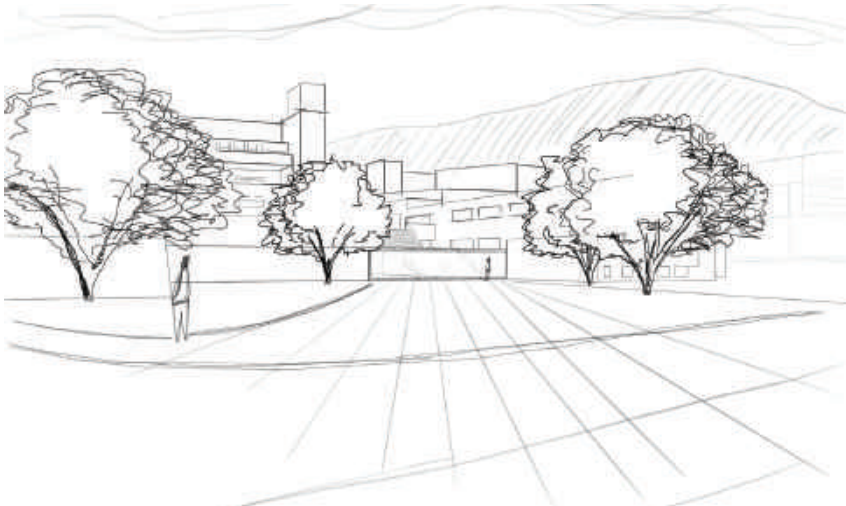
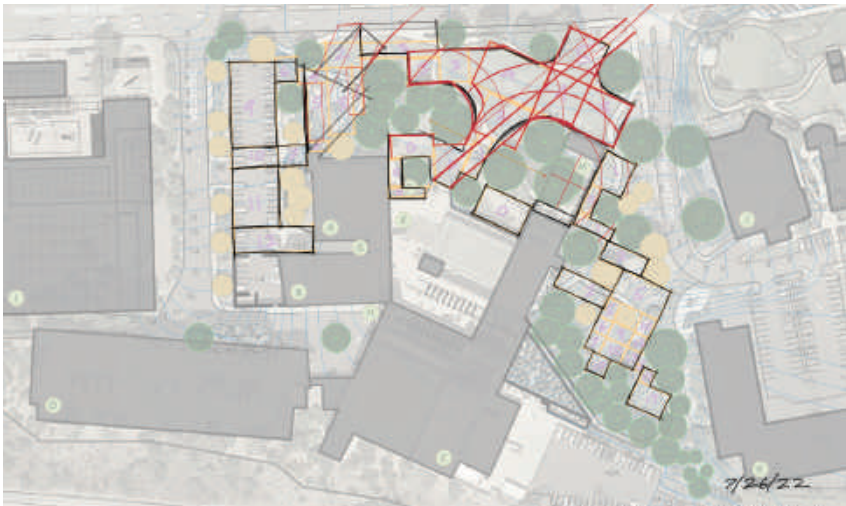
LEGEND

- |                      |                      |
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# DESIGN PROCESS DRAWING

## ZONE 1 - ENTRYWAY





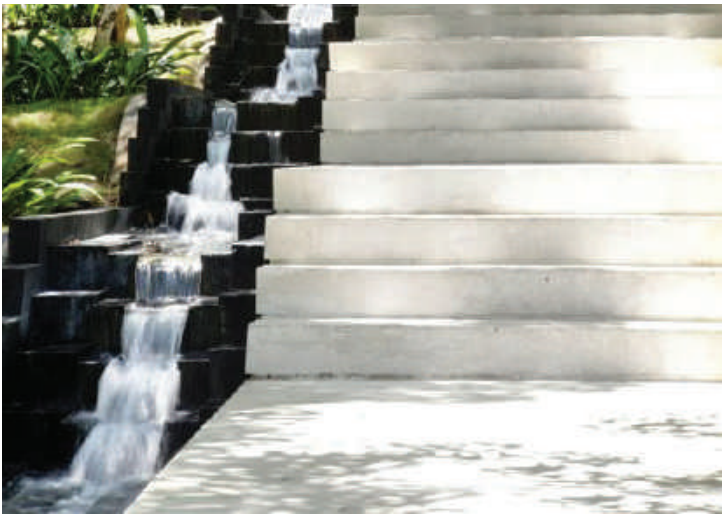
# DESIGN INSPIRATION

## PROPOSED MATERIALS AND FORMS

### PERMEABLE PAVING



### REPETITION OF BUILDING FORMS



### STEP SEATING





# DESIGN INSPIRATION

## PROPOSED PLANT TEXTURE AND FORMS

WILD YET CONTAINED



CALIFORNIA NATIVE





# DESIGN INSPIRATION

## PROPOSED BIOSWALE AND TREE GRID TEXTURE AND FORMS

RESPONSIBLE USE OF  
DECORATIVE WATER



Stovanovich Family Park

COLOR AND GREEN DURING  
WET AND DRY SEASONS



Aliso Creek Park - BlueGreen Studio



Central Green Forest Park - Hassell Studio

TREE GRIDS/ DENSE PLANTINGS  
BETWEEN USE ZONES



Hamilton Garden - Charles Birnaum



Miller Garden - Dan Kiley



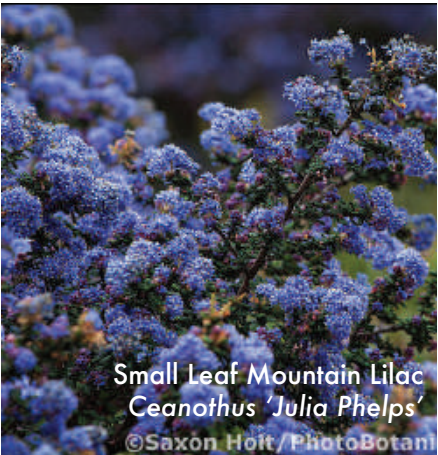
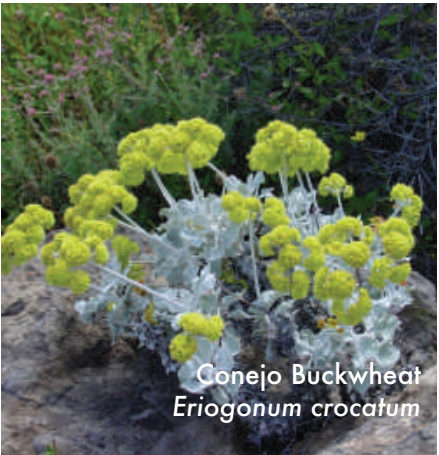
Miller Garden - Dan Kiley



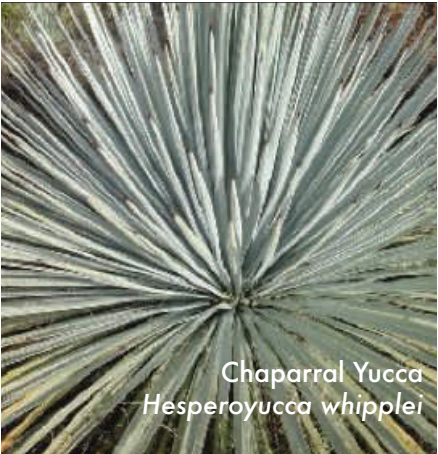
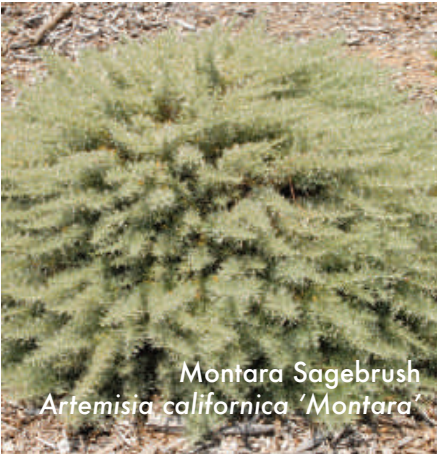
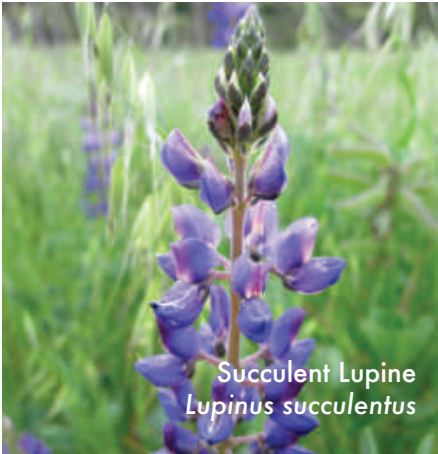
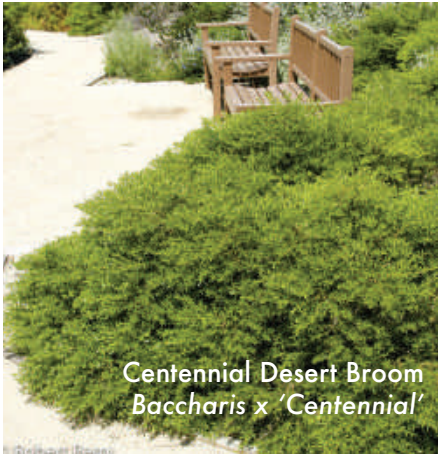
# PLANT PALETTE

## PLANTING COMMUNITY ZONE

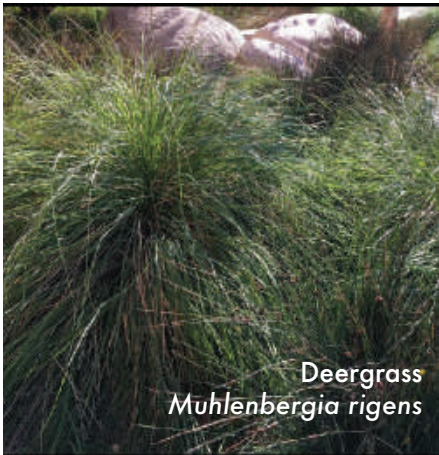
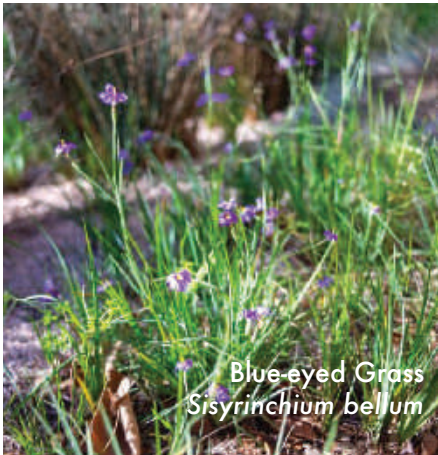
### OAK WOODLAND



### OAK SAVANNAH

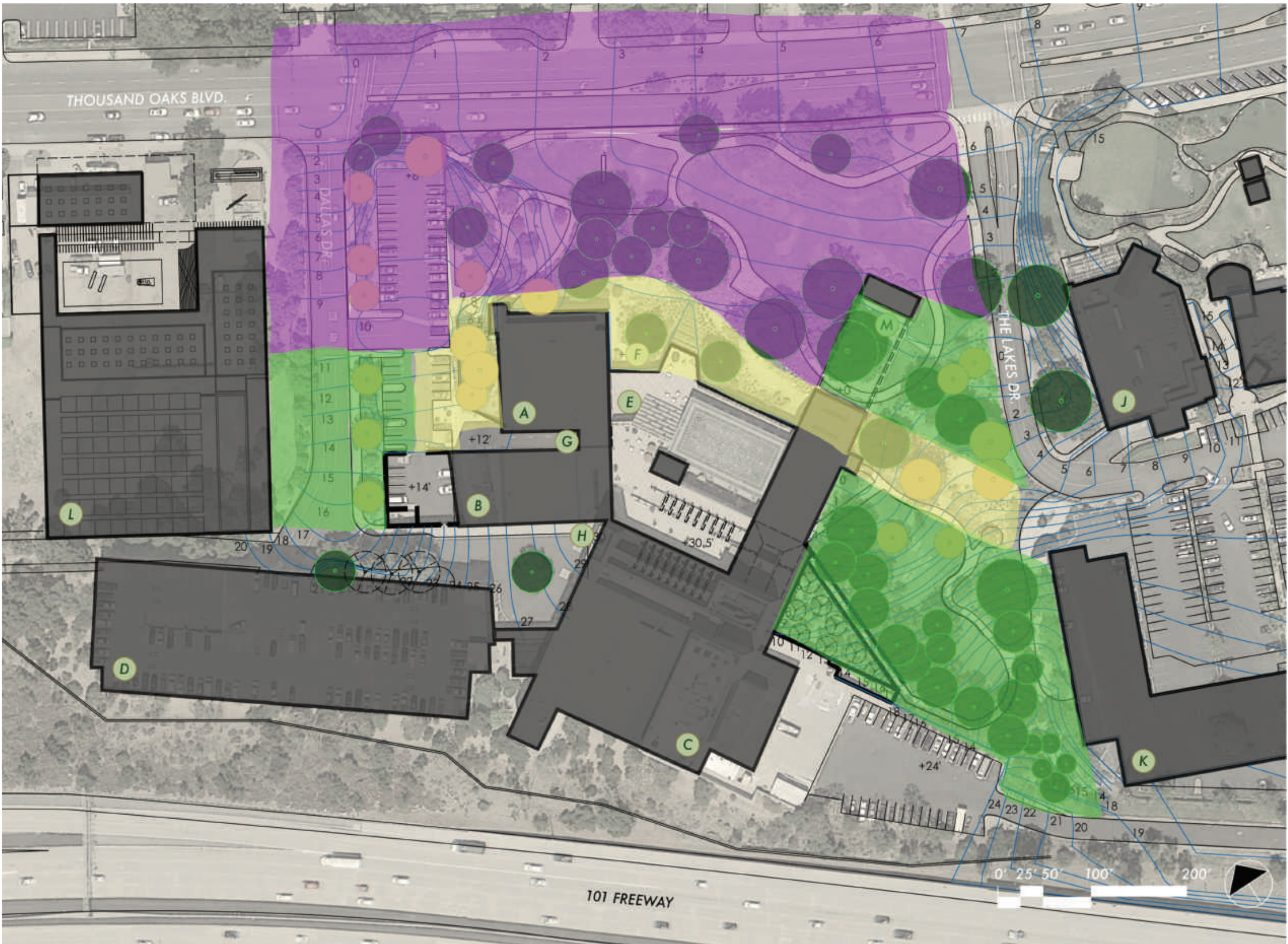


### RIPARIAN





# PLANT PALETTE - DIAGRAM



- Oak Savannah
- Oak Woodland
- Riparian

## LEGEND

- |                      |                      |
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PLANT PALETTE - ADDITIONAL TREES



California Bay Laurel  
*Umbellularia californica*



Mountain Mahogany  
*Cercocarpus betuloides*



Thornless Honey Mesquite  
*Prosopis glandulosa 'Maverick'*



Incense Cedar  
*Calocedrus decurrens*



# ILLUSTRATIVE PLAN



- 1 Entry Allée
- 2 Flexible Community Event Space
- 3 New City Hall Entry
- 4 Bioswale
- 5 Flexible Vehicle Event Space
- 6 Transit Zone/ Bus Stop
- 7 Quiet Plaza/ Bioswale Access
- 8 Sculpture Garden
- 9 Shaded Seating Area
- 10 Loading Dock Vehicle Access
- 11 Loading Dock
- 12 Adventure Playground
- 13 Pedestrian Access - Stairway

## LEGEND

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# ENLARGEMENT 1

## ZONE 1 - EAST ENTRANCE



- 1 Entry Allée
- 2 Flexible Community Event Space
- 3 Stair Seating
- 4 Ramp
- 5 Wall Seating
- 6 Quercus lobata - Valley Oak
- 7 Cercocarpus betuloides - Mountain Mahogany
- 8 Prosopis glandulosa 'Maverick' - Thornless Mesquite
- 9 Permeable Pavers
- 10 Flexible Vehicle Community Event Space
- 11 The Lakes Drive





# SECTION ELEVATION A

## ZONE 1 - EAST ENTRANCE





PERSPECTIVE 1

ZONE 1 - ENTRY ALLÉE





PERSPECTIVE 2

ZONE 1 - FLEXIBLE COMMUNITY EVENT SPACE - VIEW TO NORTH





PERSPECTIVE 3

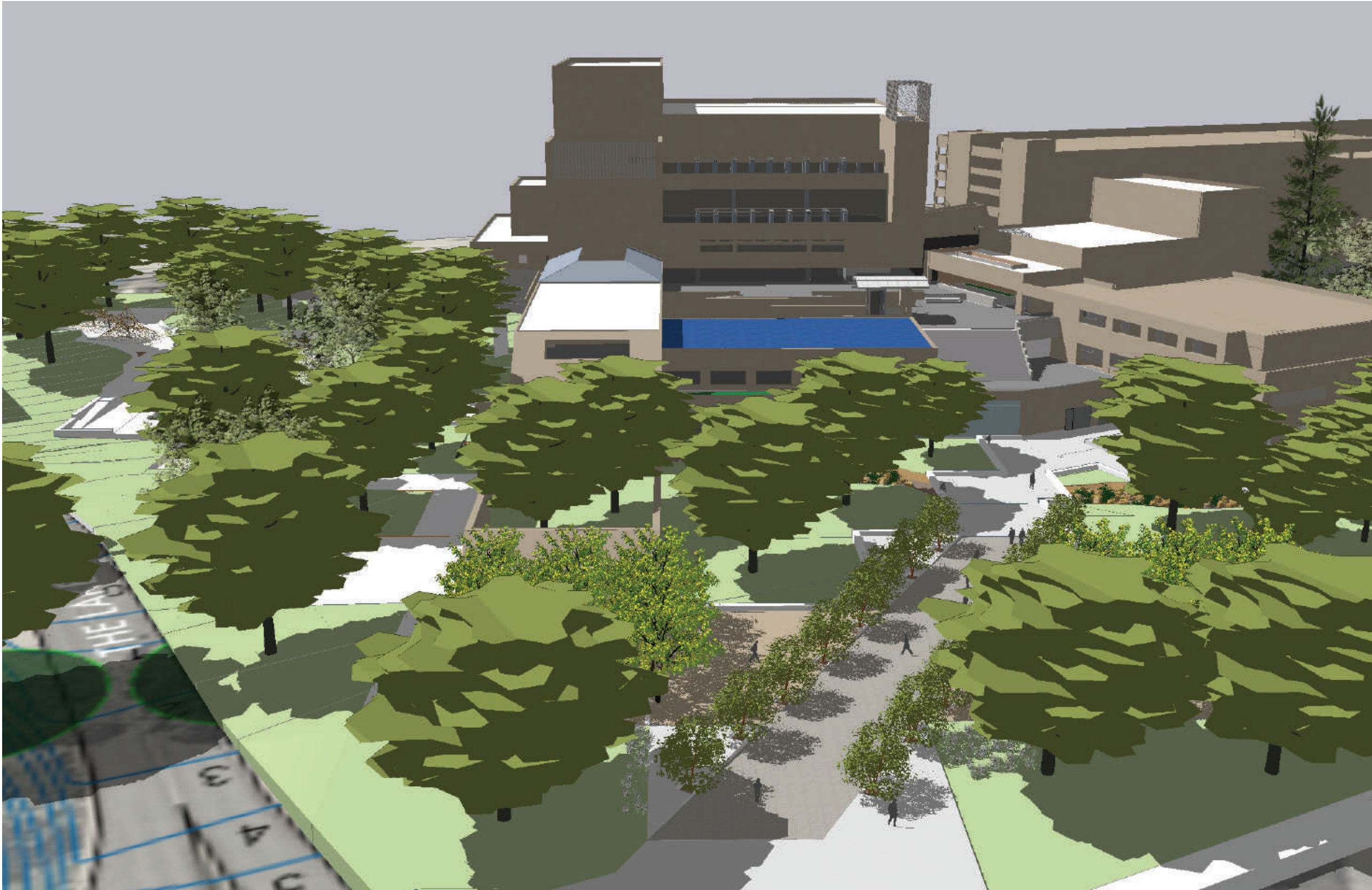
ZONE 1 - FLEXIBLE COMMUNITY EVENT SPACE - VIEW TO SOUTH





PERSPECTIVE 4

ZONE 1 AND 3 - ENTRY PLAZA AND ADVENTURE PLAYGROUND



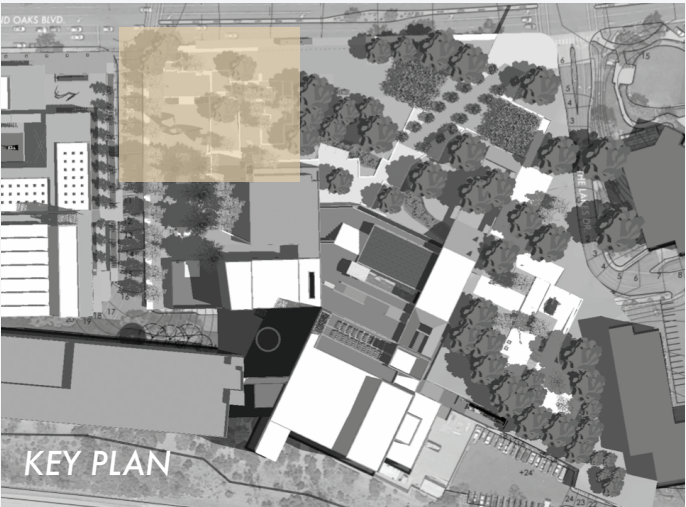


# ENLARGEMENT 2

## ZONE 2 - SCULPTURE GARDEN AND BUS STOP



- 1 North Entrance Stairs
- 2 Permeable Paving
- 3 Retractable Traffic Bollards
- 4 Transit Zone - Bus Stop
- 5 Shaded Seating Areas
- 6 Outdoor Sculpture Collection
- 7 ADA Ramp
- 8 Walkway from City Hall Entrance - Zone 1
- 9 Dallas Drive
- 10 Thousand Oaks Blvd.
- 11 Views to Oak Woodland Area/ Bioswale
- 12 Civic Center Building North Corner
- 13 Platanus racemosa - Western Sycamore
- 14 Quercus lobata - Valley Oak
- 15 Calocedrus decurrens - Incense Cedar
- 16 Hesperoyucca whipplei - Chaparral Yucca





SECTION ELEVATION B

ZONE 2 - SCULPTURE GARDEN





PERSPECTIVE 5

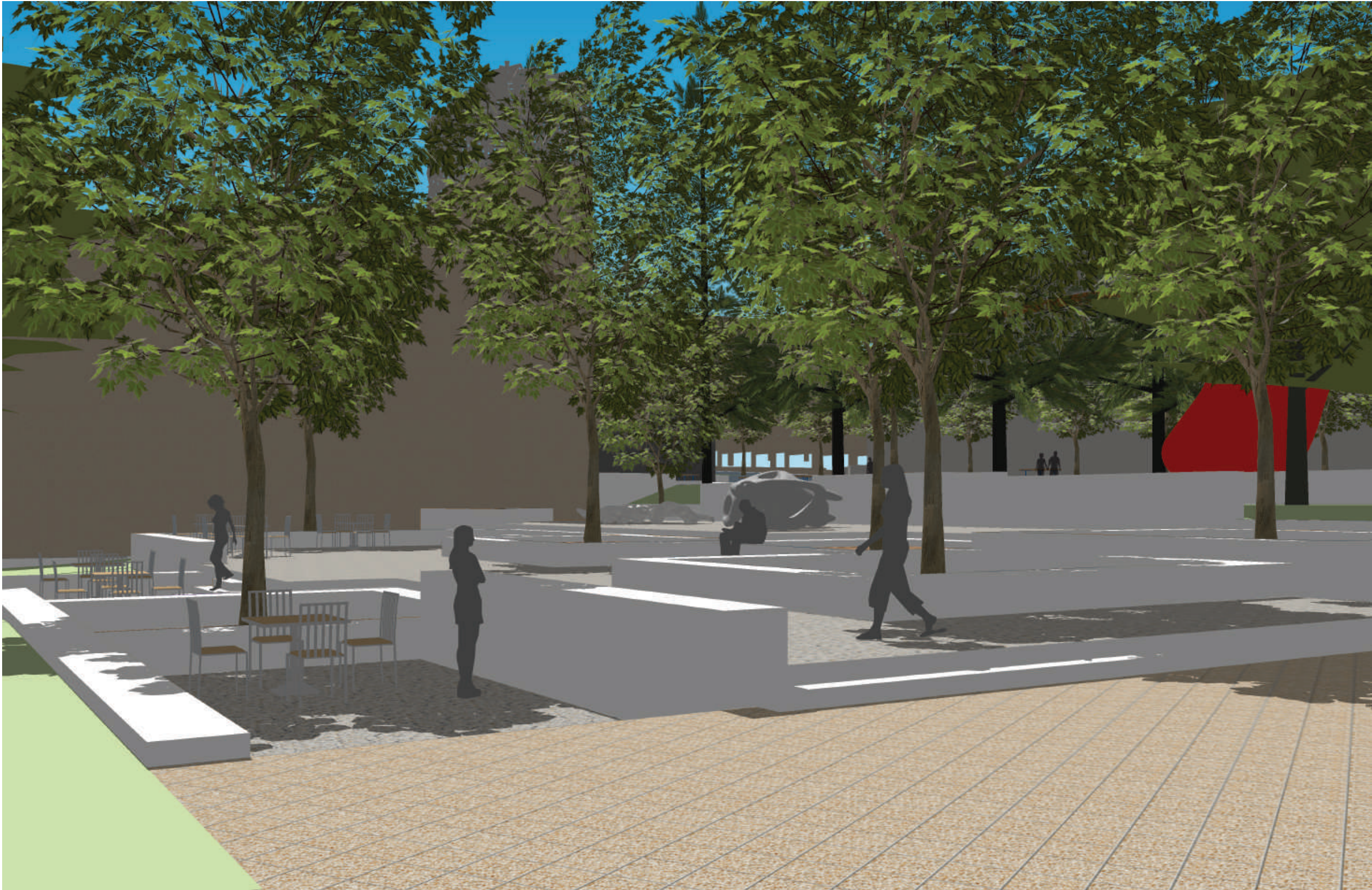
ZONE 2 - SCULPTURE GARDEN





PERSPECTIVE 6

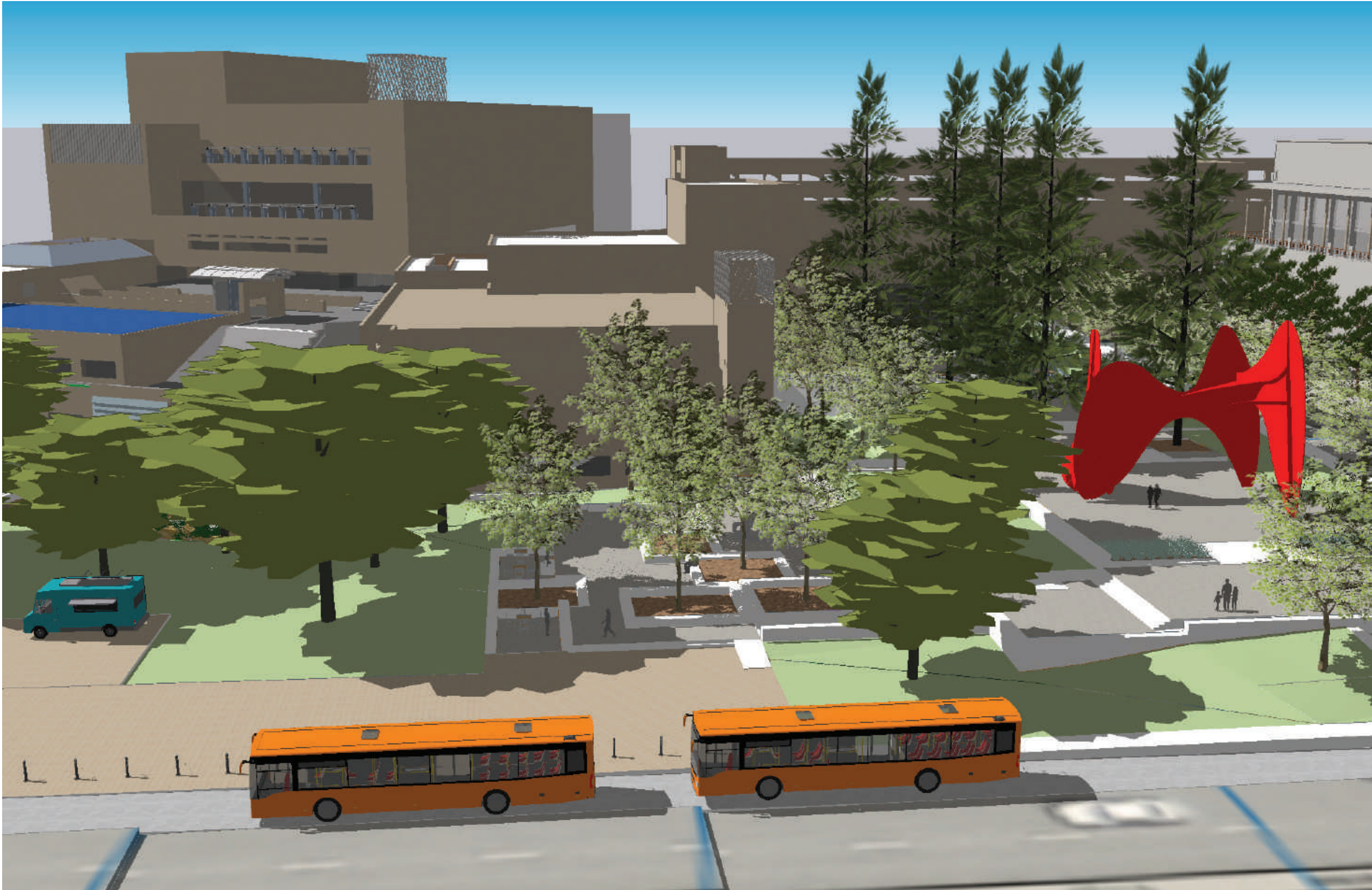
ZONE 2 - SCULPTURE GARDEN





PERSPECTIVE 7

ZONE 2 AND 4 - SCULPTURE GARDEN AND BUS STOP/ TRANSIT ZONE





PERSPECTIVE 8

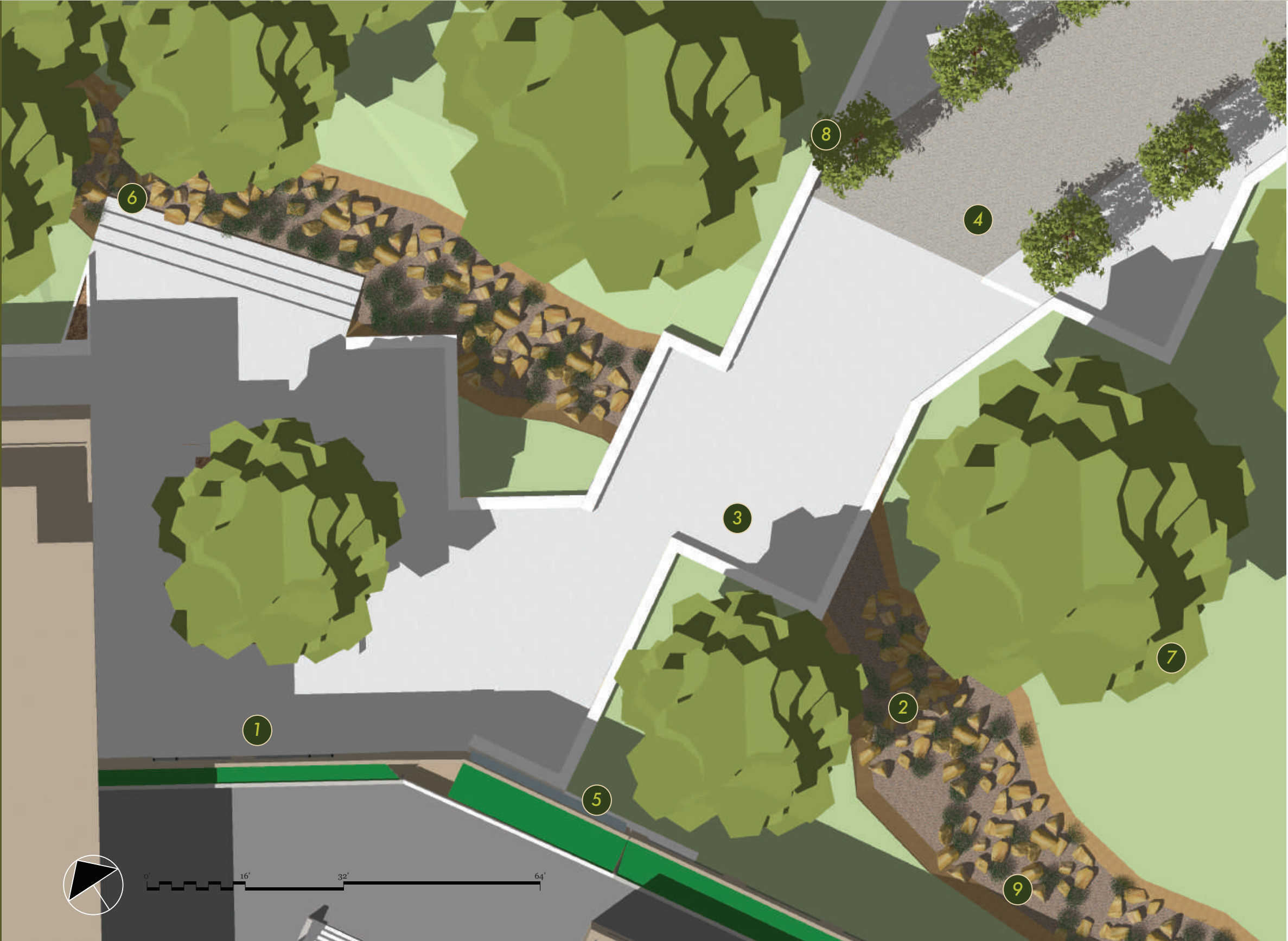
ZONE 2 - SCULPTURE GARDEN





# ENLARGEMENT 3

## ZONE 1 - CITY HALL ENTRANCE



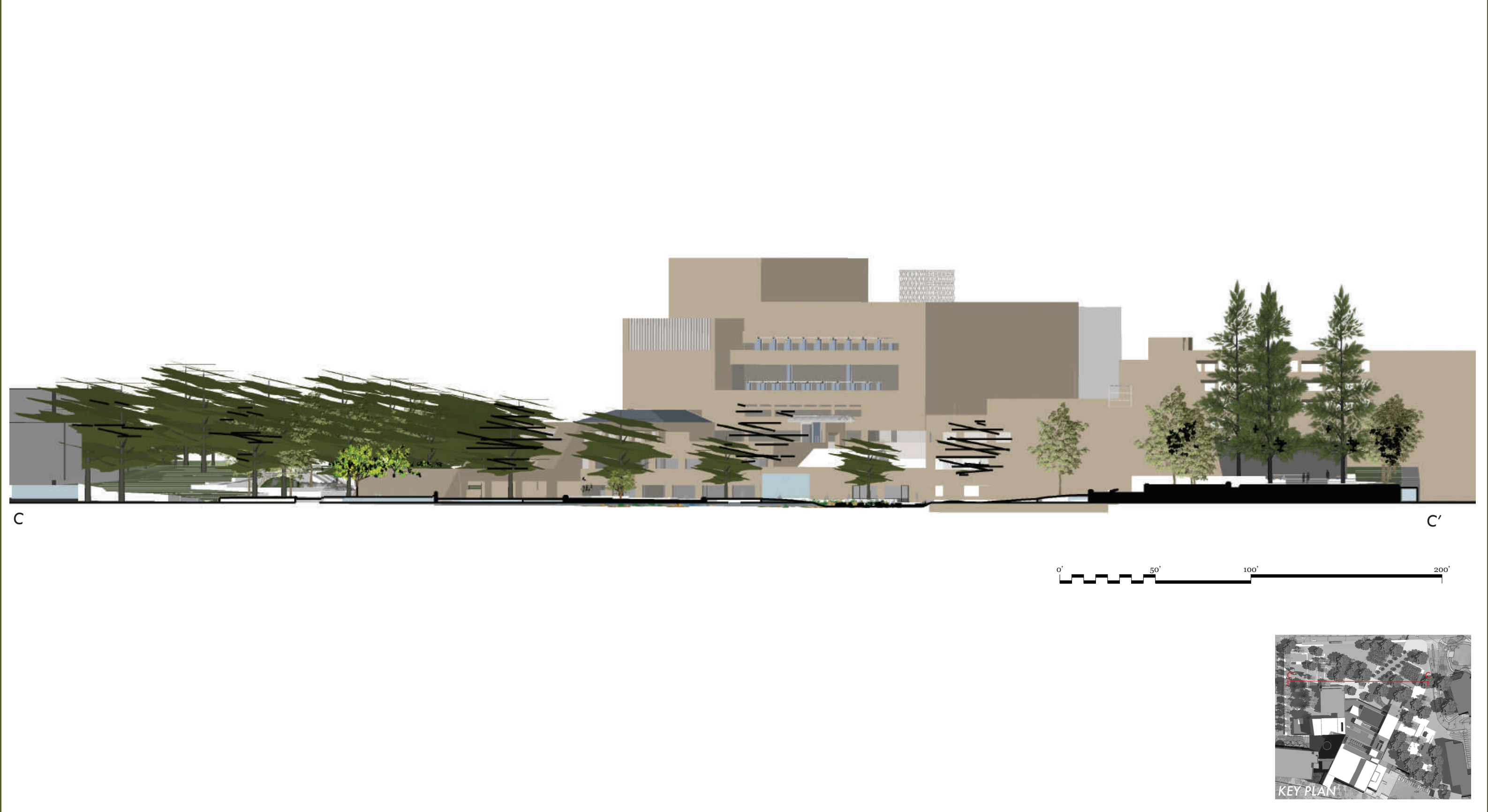
- 1 City Hall Entrance
- 2 Bioswale
- 3 Bridge
- 4 Ramp
- 5 Water Feature Wall
- 6 Bioswale/ Water Access
- 7 Quercus lobata - Valley Oak
- 8 Cercocarpus betuloides - Mountain Mahogany
- 9 Juncus patens - California Grey Rush





# SECTION ELEVATION C

FULL SITE LOOKING SOUTHWEST





PERSPECTIVE 9

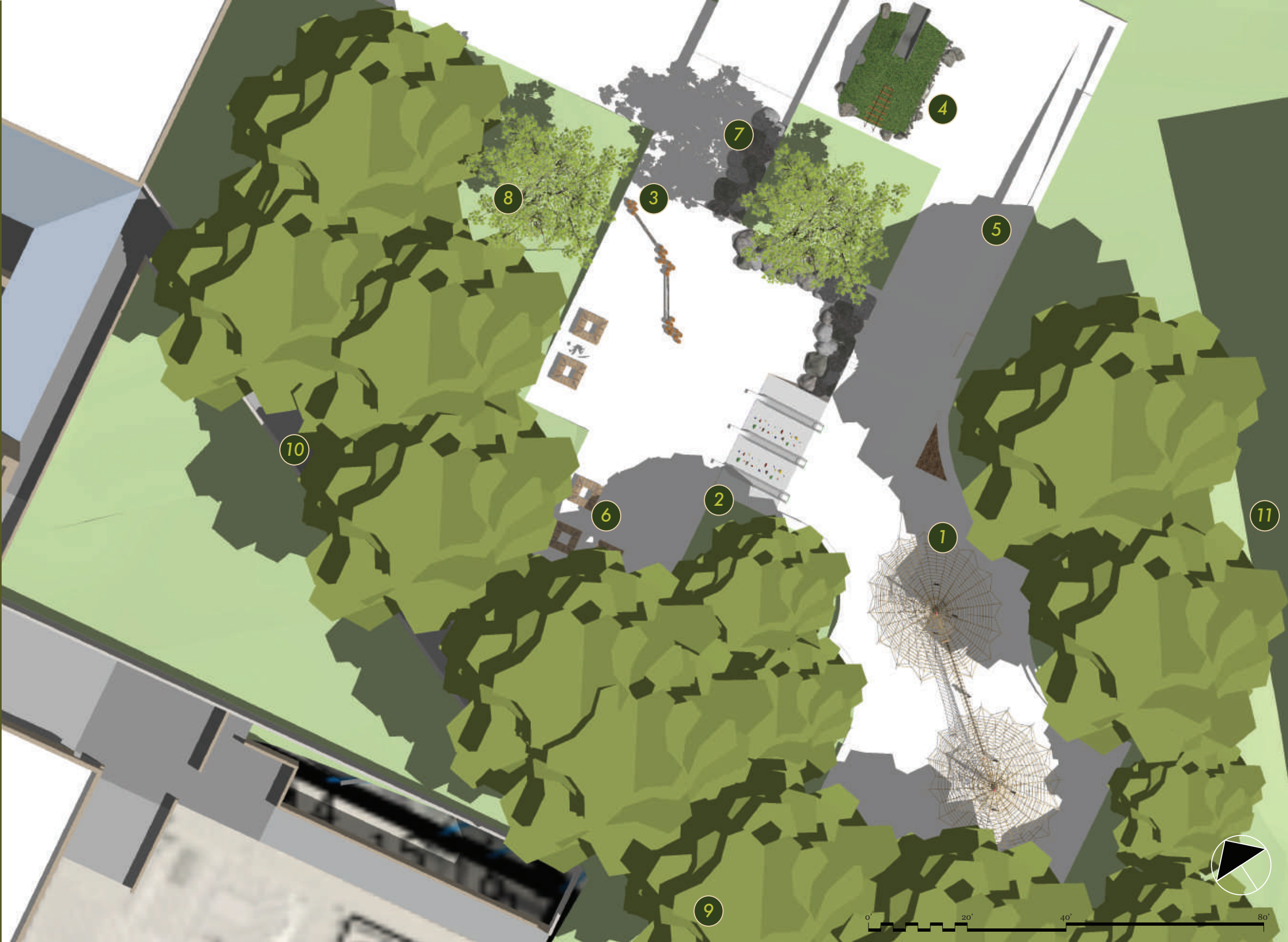
ZONE 1 - CITY HALL ENTRANCE - BIOSWALE AND WATER WALL PLAZA





# ENLARGEMENT 4

## ZONE 3 - ADVENTURE PLAYGROUND



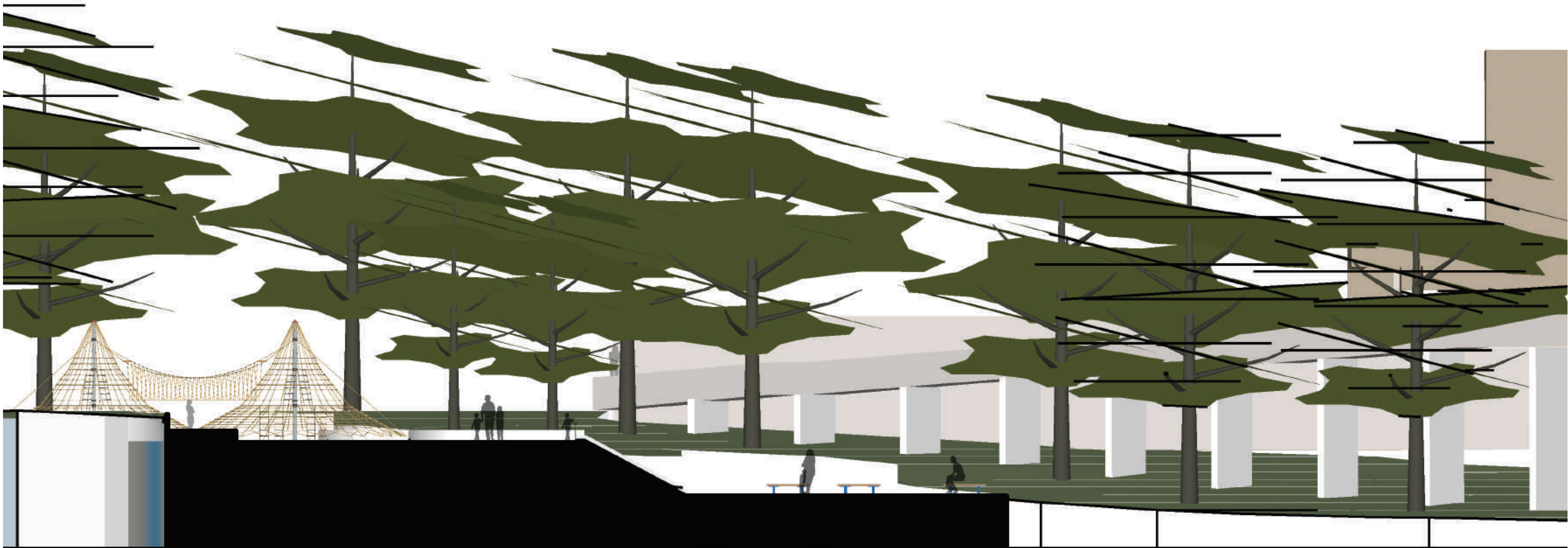
- 1 Rope Climbing Structure
- 2 Embankment Slide with Climbing Holds
- 3 Natural Log Balance Beam
- 4 Toddler Adventure Play Mound and Tunnel
- 5 ADA Ramp
- 6 Typ. Bench
- 7 Typ. River Boulder
- 8 Platanus Racemosa - Western Sycamore
- 9 Quercus lobata - Valley Oak
- 10 Pedestrian Ramp to Civic Center 2nd Floor
- 11 Future Residential





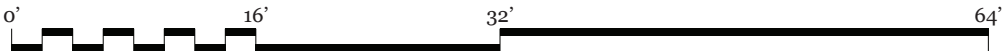
# SECTION ELEVATION D

## ZONE 3 - ADVENTURE PLAYGROUND



D

D'





PERSPECTIVE 10

ZONE 3 - ADVENTURE PLAYGROUND

