



Thousand Oaks Civic Arts Plaza

Redevelopment Project

Heather Wu
Landscape Design 3
Francisco Behr
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Acknowledgments

Thank you50

PROJECT OVERVIEW

The Thousand Oaks Civic Arts Plaza is the center piece of the city's downtown core. The city is in the process of redeveloping its Downtown Core Master Plan, to create a better central hub for activities and connections between businesses and neighborhoods in its surrounding areas.

The current grounds are underdeveloped and underutilized, the building is hard to access and there is no programming in the exterior landscape for recreation and utility.

This booklet is a conceptual project envisioning a new more engaging city core that will be a hub for recreation and gathering.



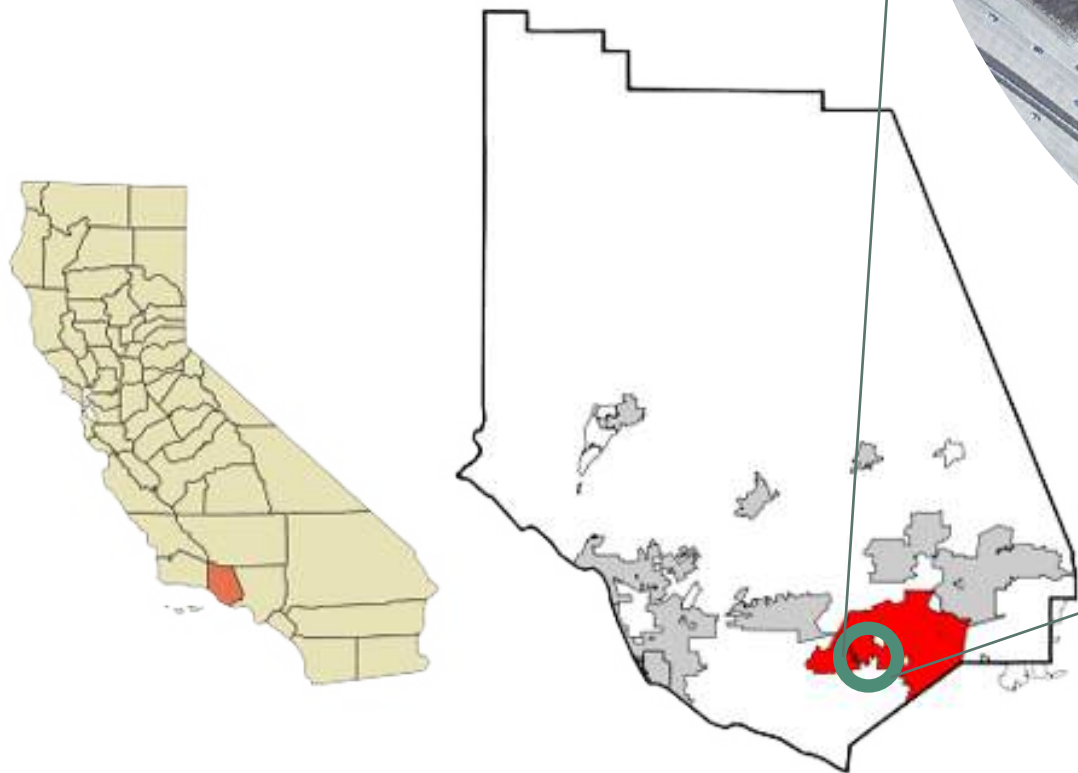
LOCATION

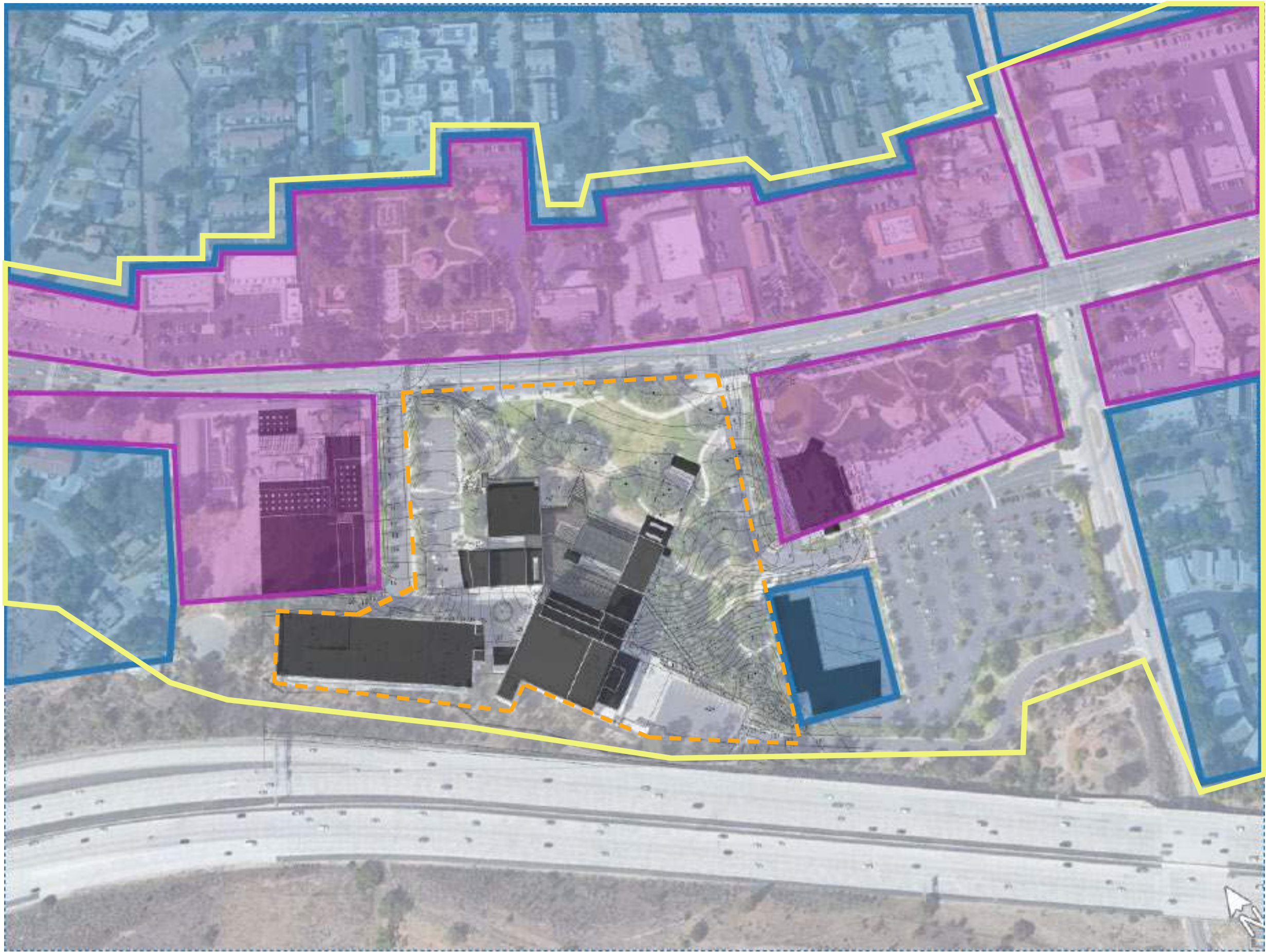
The City of Thousand Oaks is located in the Conejo valley within Ventura County. It is situated 12 miles east of the Pacific Ocean and 40 miles from downtown Los Angeles. It is the second largest city in Ventura County, with a population of 127,648 (2020 Census).

The region has a Mediterranean climate. It has hot and dry summers, mild winters, and mild rainfall.

The land it sits on was originally inhabited by the Chumash people as far back as 10,000 years ago.

The Civic Arts Plaza is located at 2100 Thousand Oaks Blvd, just off of HWY 101 and S. Conejo Valley School Rd. It is a dominant part of the city’s new downtown core design plan.





CONTEXT

The Downtown core master plan is an area that spans 68 acres, 27.5 of which is owned by the city. The boundaries are Thousand Oaks Blvd, Erbes Rd and Conejo School Rd.

The notable attractions of the area include the Civic Arts Plaza (City Hall and theaters), Gardens of the world, Lakes shopping center, restaurants, offices and other retail sites. There are also residential sites in the general area.

- Downtown core Boundaries
- Civic Arts Plaza Site Boundaries
- Commercial
- Residential



SITE OVERVIEW

SIZE
5.3 acres

The Thousand Oaks Civic Arts Plaza is a 440,00 sq ft building. It is home to City Hall, the 1800 seat Kavli Theatre, the 450 seat Scherr Forum Theatre/City Council chambers, and 87,000 sq ft of office space. Adjacent to the building, on the site, is a 5 story parking garage with 750 spaces.

ZONE 1 The north side, along Dallas Drive. Consist of a parking lot, loading dock, pedestrian entrance, and second level entrance.

ZONE 2 The east side, facing Thousand Oaks Blvd, Consist of open lawn area with oak trees, a bioswale, and future 1st floor entrance (Main entrance) to the building. Relatively flat elevation expect awkward elevation changes up against building.


ZONE 3 The southern side, adjacent to The Lakes parking lot. Consist of 3rd floor entrance, many oaks, conifers and picnic area. This area slopes up towards the south.

ZONE 4 Thousand Oaks Blvd and the intersections of Dallas Dr and The Lakes Dr.

LEGEND

A City Hall (offices)	H 1st Floor Entrance
B Forum Theater	I The Lakes (shopping)
C Kavli Theater	J Courtyard
D Parking Structure	K Future Apartment
E Rooftop Terrace	L Future Museum
F 3rd Floor Entrance	M Loading Dock
G 2nd Floor Entrance	N Passenger Drop off

SITE OVERVIEW

- ZONE 1
- Left most side of site, corner of Dallas Drive and Thousand Oaks Blvd.
 - Current location of main entrance to City Hall and 2nd floor of building
 - Parking lot against Dallas Drive - to be removed
 - Sloped area with multiple elevation changes
 - Hidden space between parking lot and building
- 



Dallas Drive - towards Thousand Oaks Blvd



Thousand Oaks Blvd - facing East



Parking lot - to be removed



Main entrance to City Hall and second floor of building



Entrance of space between building and parking lot



Garden area in between parking lot and building

SITE OVERVIEW

ZONE 2

- Front facing portion of site, facing Thousand Oaks Blvd.
- New main entrance will be found in this zone, against the building.
- Consist a sloped open space, dried bioswale, and an unused courtyard.
- Connection to Lake Blvd and Thousand Oaks Blvd.
- Access to street parking.
- Terrace planters against building to be converted to stairs.



Path heading towards sloped open grass area



Oaks and Bioswale facing proposed main entrance



Proposed main entrance and staircase location



Oaks and path towards courtyard



Unused courtyard space



Pathway into site from east corner of Lake and Thousand Oaks Blvd



SITE OVERVIEW

ZONE 3

- East/ Southeast side of site. Facing Lake Drive.
- Connection to Lake Shopping center's parking lot and future residential building.
- Bioswale and many protected oaks
- Picnic area
- Big elevation change towards south of space
- Ramp/bridge to 3rd floor of building
- Entrances to first floor found here



East of courtyard - facing bioswale and Lake Drive



1st floor Entrance under balcony and view of picnic area



Picnic area with Oak and Sycamores



Connection between Lake's shopping center parking lot and site




Elevation changes towards pedestrian ramp site



Pedestrian ramp to 3rd floor entrance of building



SITE OVERVIEW

- ZONE 4
- Thousand Oaks Blvd and front edge of Civic Arts Plaza
 - Connection point between Lakes shopping center, Gardens of the world, restaurants, and future museum
 - High traffic and high speed street
 - Public transit station
- 



Connection to Lakes shopping center



Thousand Oaks Blvd facing Northwest



Narrow sidewalks with no parkway or bike lane



Restaurant across Thousand Oaks Blvd

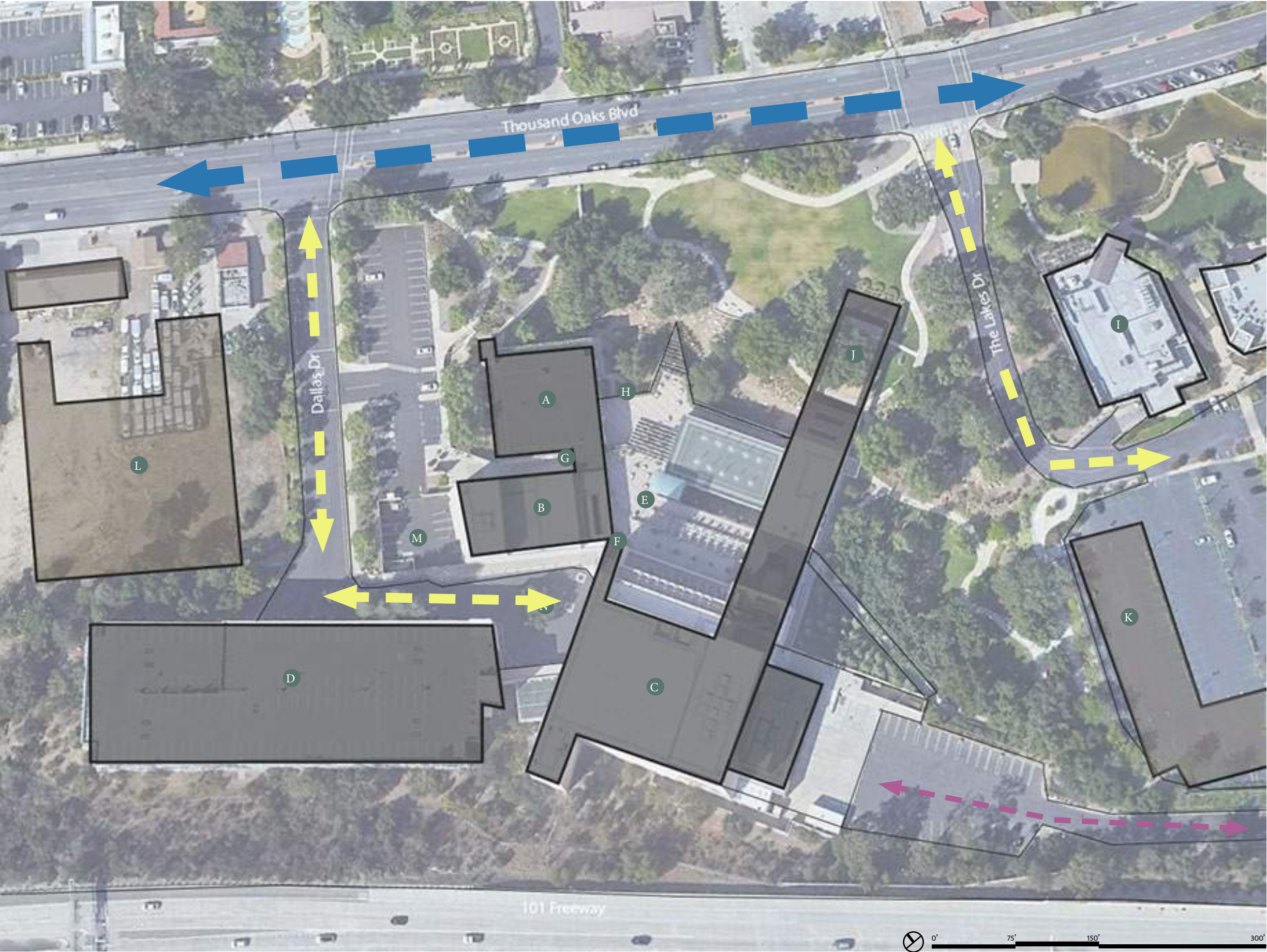


Gardens of the Worlds across Thousand Oaks Blvd



Low shade transit stop on Northwest corner of Thousand Oaks Blvd

Site Analysis



SITE ANALYSIS

VEHICULAR CIRCULATION

- Primary Vehicular Circulation
- Secondary Vehicular Circulation
- Tertiary Vehicular Circulation

LEGEND




- | | |
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SITE ANALYSIS

PEDESTRIAN CIRCULATION & ACCESS

Pedestrian Circulation

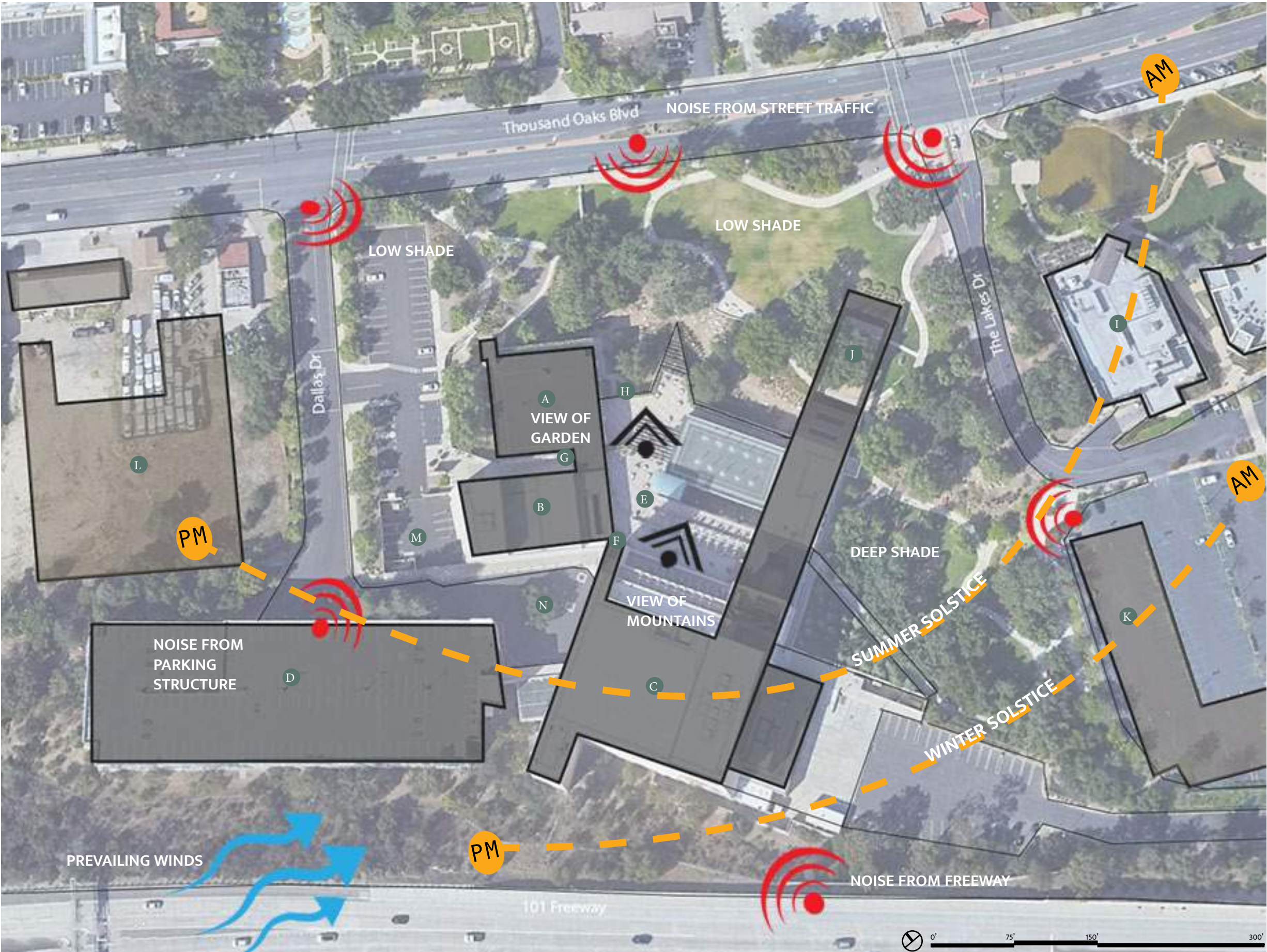
-  Pedestrian Street Circulation
-  Building Access Circulation
-  Pedestrian Site Circulation

Access

-  Theater and City Hall Building Access
-  Employee Building Access
-  Service Building Access
-  Site Access
-  Proposed Main Entrance

LEGEND

- | | |
|---|--|
|  City Hall (offices) |  1st Floor Entrance |
|  Forum Theater |  The Lakes (shopping) |
|  Kavli Theater |  Courtyard |
|  Parking Structure |  Future Apartment |
|  Rooftop Terrace |  Future Museum |
|  3rd Floor Entrance |  Loading Dock |
|  2nd Floor Entrance |  Passenger Drop off |



SITE ANALYSIS

ENVIRONMENTAL CONDITIONS

-  Vehicular Noise
-  Strategic Views
-  Wind Patterns
-  Sun Patterns

LEGEND

- | | |
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SITE ANALYSIS

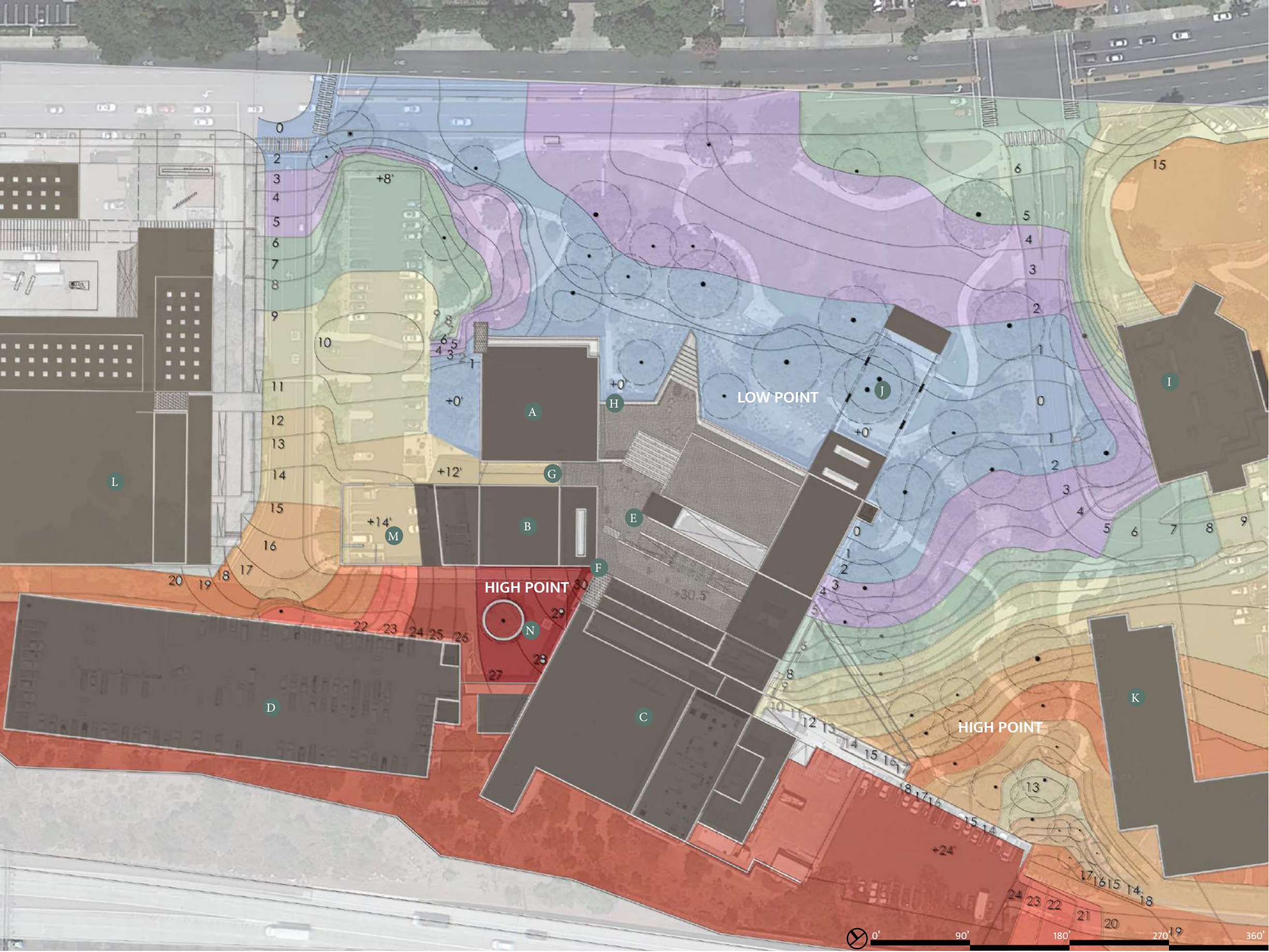
TREE PLAN

- Oaks
- Sycamores
- Other Trees

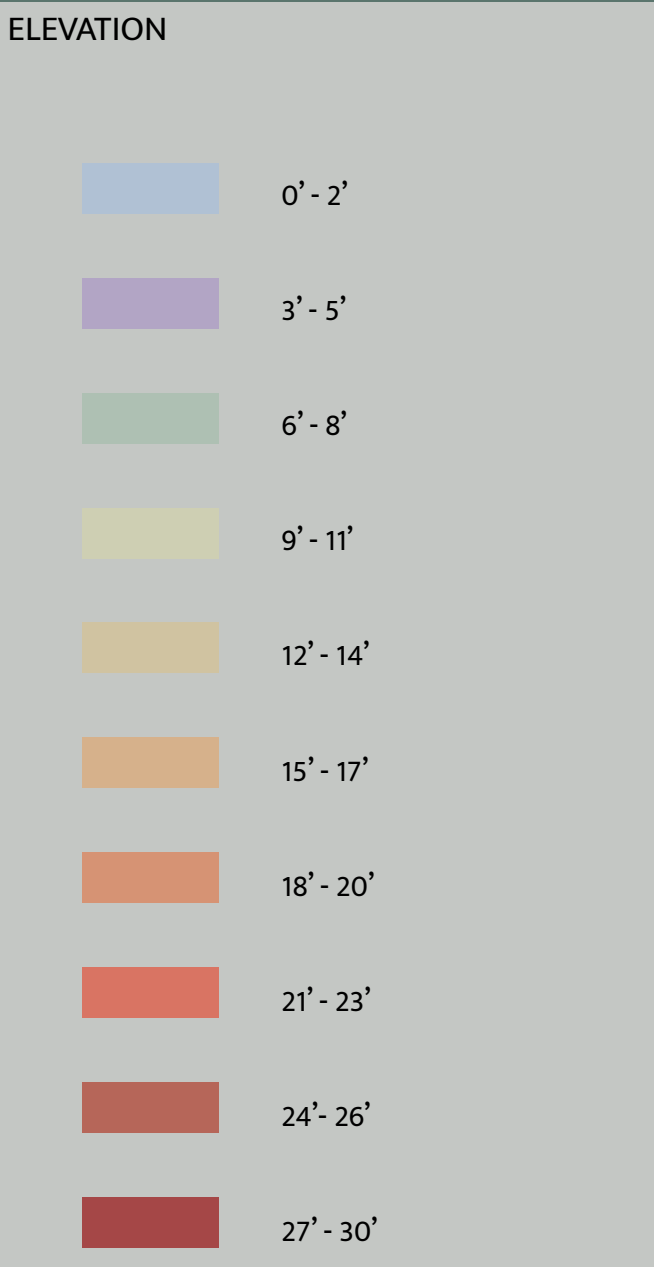
Oak trees are found throughout the site and are a protected species, they have sensitive root systems which we have to be mindful about when utilizing the space.

LEGEND

- | | |
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TOPOGRAPHY



LEGEND

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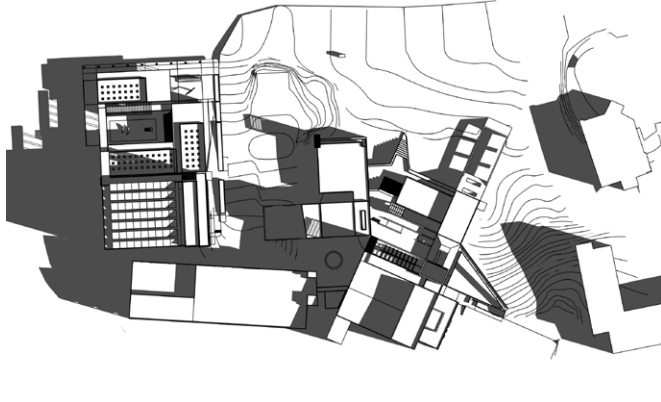
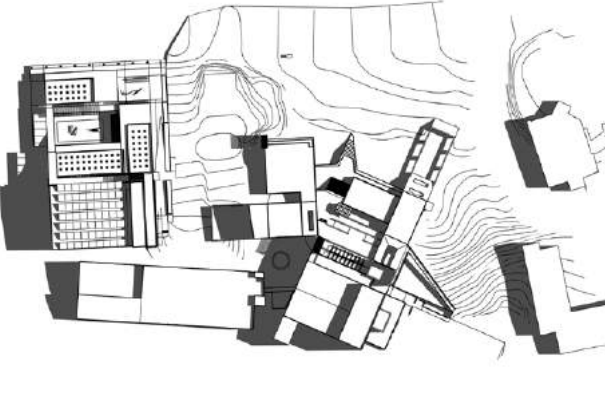
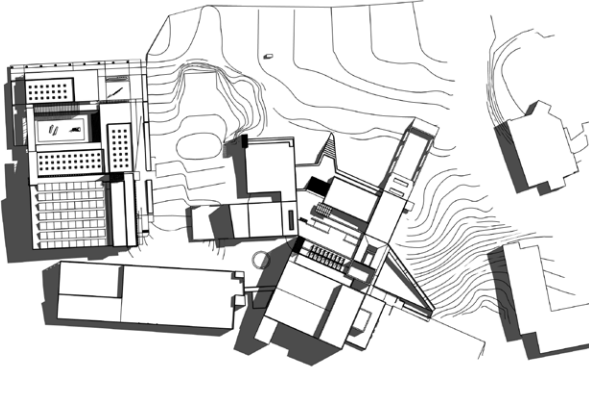
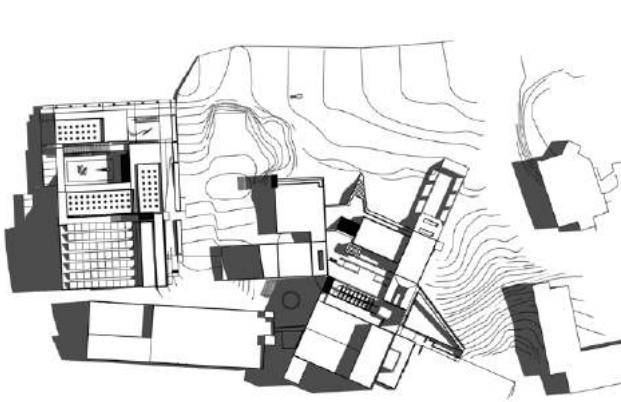
JUNE 21
Summer Solstice
Sun highest in the sky

September 21
Autumn Equinox
Halfway between high & low point

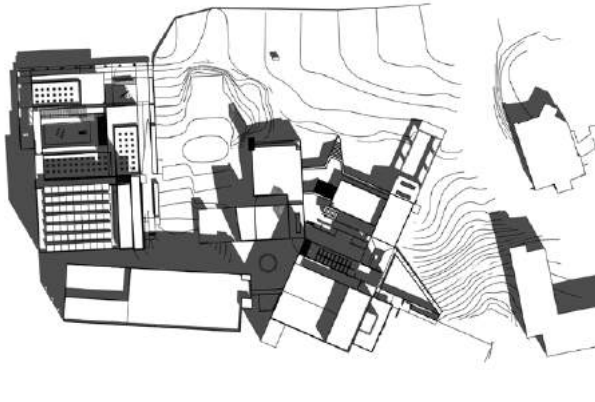
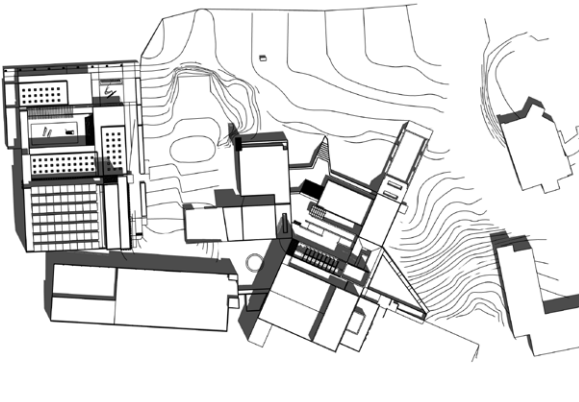
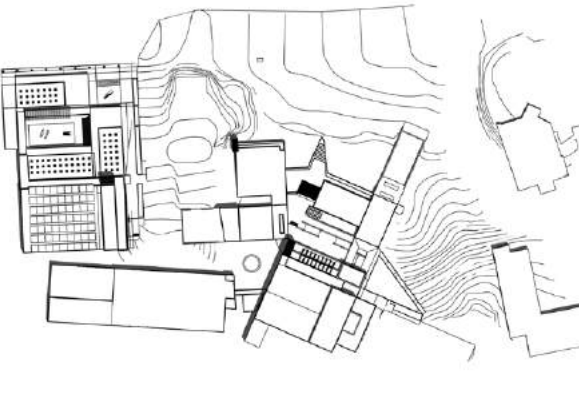
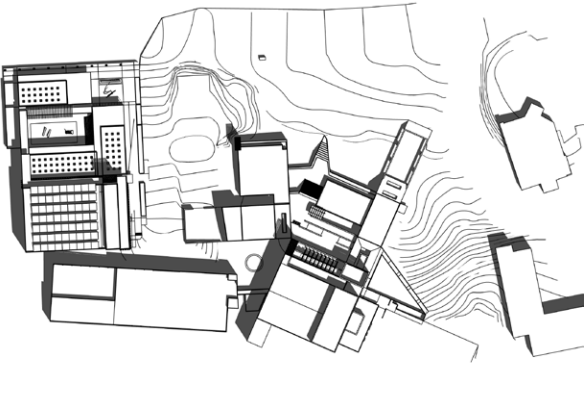
December 21
Winter Solstice
Sun lowest in the sky

March 21
Spring Equinox
Halfway between low & high point

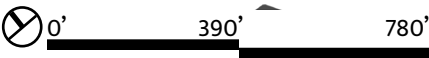
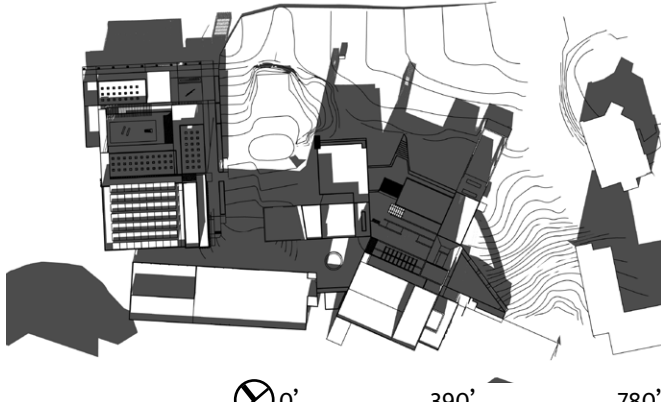
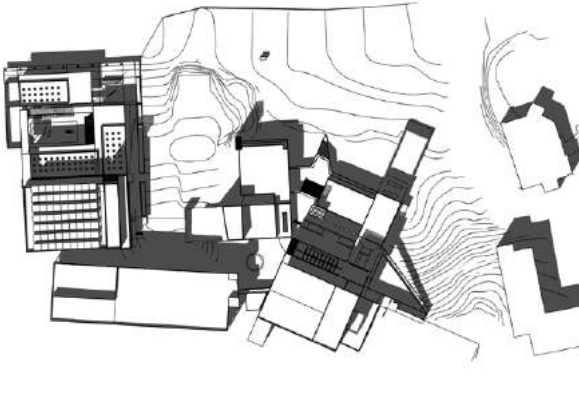
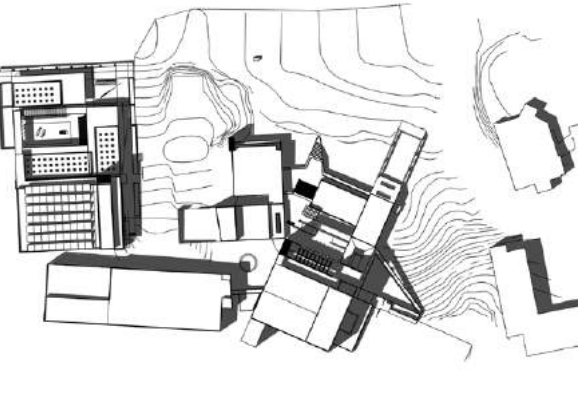
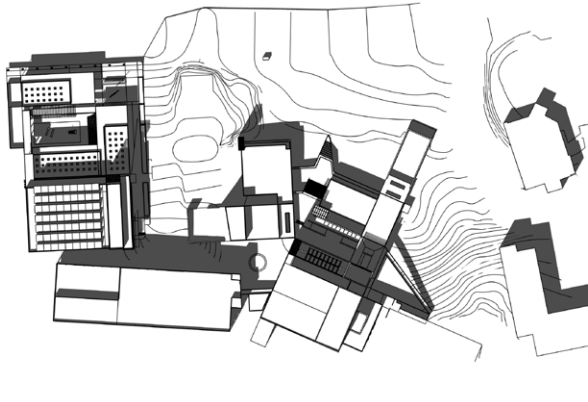
9:00 AM



12:00 PM



3:00 PM





SITE CONSTRAINTS

- 1 High traffic volume/speed on Thousand Oaks Blvd
- 2 Minimal connection to adjacent sites
- 3 Sidewalks are too narrow for proposed usage
- 4 Hard to find proposed main entrance
- 5 Massive oaks with sensitive roots
- 6 Large bioswale against building and proposed new main entry
- 7 Terrace access is not intuitive
- 8 Unused courtyard
- 9 Second floor main entrance is hard to find
- 10 Significant elevation

LEGEND

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SITE OPPORTUNITIES

- 1 Employ speed reducing methods
- 2 Creating better connections to adjacent sites
- 3 Widen sidewalks for pedestrians and cyclists
- 4 Redesign of central main entrance area
- 5 Staircase access to second floor terrace from main entrance
- 6 Open space for future events and outdoor gathering
- 7 Cafe and shade garden
- 8 Educational fruit orchard to replace parking lot
- 9 Amphitheatre for outdoor events
- 10 Picnic area
- 11 Bigger transit hub

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Concept Development



CONNECTION

Reconnecting the Civic Arts Plaza to its surroundings, creating a space that is accessible and user friendly

- Improve pedestrian and cyclist access between surrounding plazas
- Incentives for public transit riders. Restrooms, shade, and cafe
- Vehicular friendly parking areas and drop off zones



ENGAGEMENT

Transforming the site into a hub for activities and gathering

- Creating a dynamic “Town Square” where the community gathers for social activities and experiences
- A destination for passive outdoor recreation and relaxation
- Flexible areas for a range of accommodations: Farmers markets, fairs, concerts, gardens, outdoor movie showings, art, and exercise groups



EDUCATION

A space for learning and exploring

- A space to understand the importance of native planting and regenerative techniques
- Nature trails and gardens
- Urban food forest

CASE STUDY 1

LITTLE ISLAND
New York, NY

Size: 2.4 Acres

Firm: Heatherwick Studio

Location: Pier 55 in Hudson River Park
West 13th Street, New York, NY 10014

About: Little Island at Pier 55 is an artificial island park in the Hudson River west of Manhattan in New York City. It is supported by 132 pot-shaped structures called “tulips” that suspended above the water. The pots are situated 15 to 62 feet above the mean waterline.

Features:

Small Stage

687 - Seat Amphitheater

Three Concession Stands

Passive and Active walkways

Uses:

Performances

Passive recreation

<https://moool.com/en/little-island-by-heatherwick-studio-and-mnla.html>



Little Island
Section B-B*

01. The Amph
02. Northwest Overlook
03. Southwest Overlook
04. Undercroft

0 25 40 FT

CASE STUDY 2

ARLINGTON GARDEN
Pasadena, CA

Size: 3 Acres

Firm: Mayita Dinos Garden Design

Location: 275 Arlington Dr, Pasadena,
CA 91105

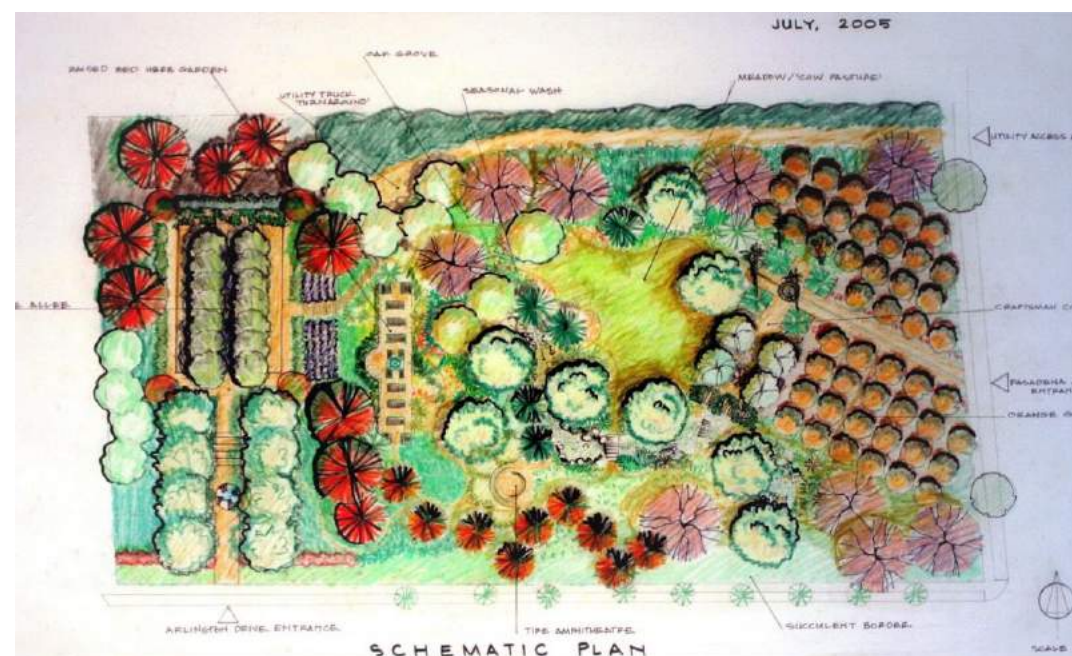
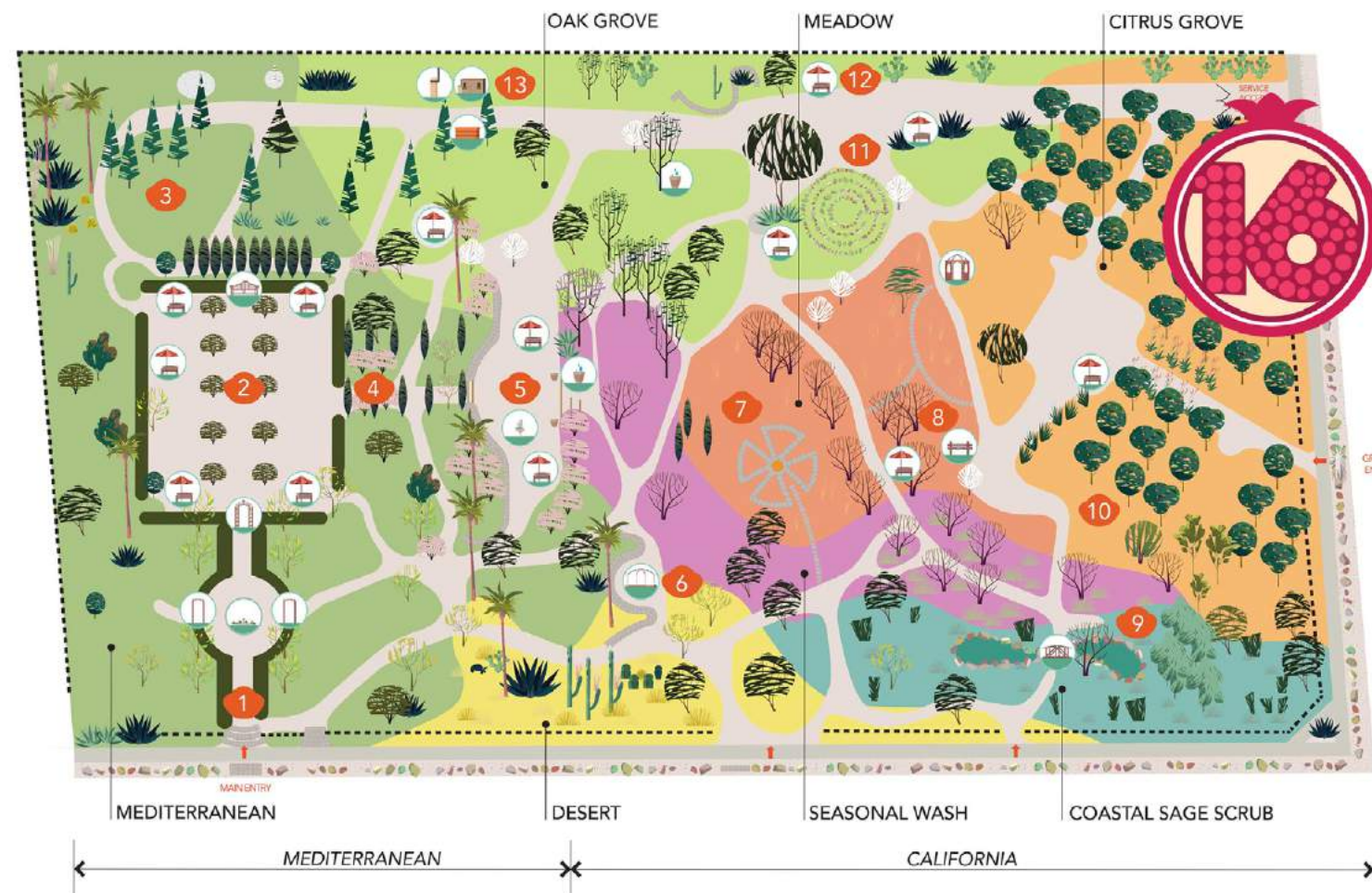
Year Complete: 2005

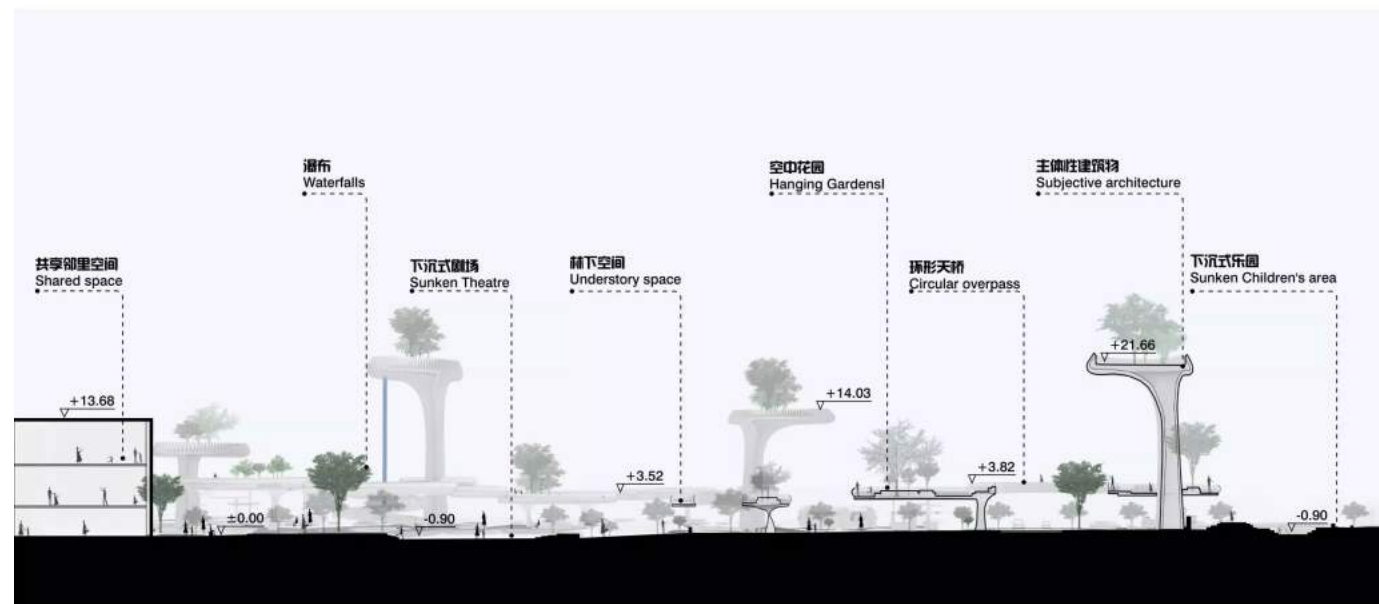
About: A public water wise garden
space, refuge for native fauna, built on
the former staging ground for the 710
freeway.

Features:

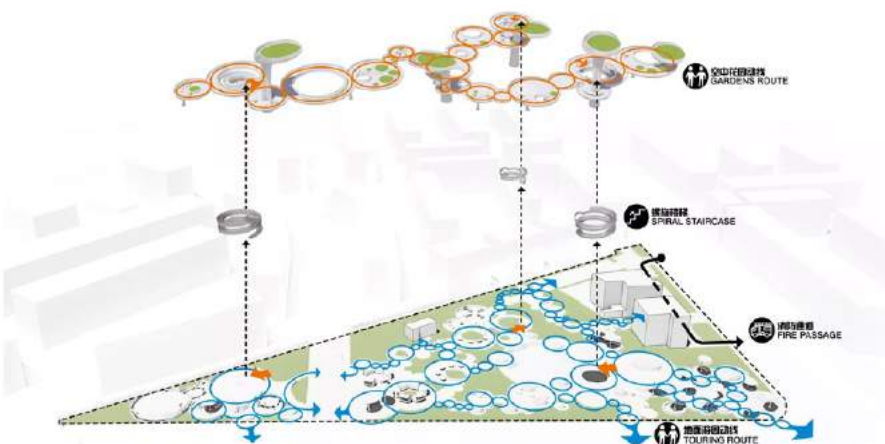
Olive Allee
Amphitheater
Orange Grove
Passive Seating
Nature Trails

Uses:
Performances
Passive recreation
Gathering
Markets





交通动线分析
TRAFFIC FLOW ANALYSIS



CASE STUDY 3

QINGYANG COMMUNITY PARK
Chengdu, China

Size: 3.7 Acres

Firm: Mind Studio

Location: Wenjia Community, Qingyang District, at the intersection of two main municipal roads in Chengdu's old city core

About: The redesign of the Community Park goal was to provide public space for all ages and to connect two spaces for safe pedestrian circulation.

Feature:

Ground level, mid level, sky gardens
Playground
Theater
Concession Stands
Shade structure
Pedestrian Bridge

Uses:

Residential uses
Office uses
Entertainment facility

<https://moool.com/en/renovation-design-of-qingyang-community-park-in-the-old-core-city-by-mind-studio.html>

The selected case studies were overlaid onto the Plaza’s site plan to develop a better understanding of size, function, and programming on the site.



Qingyang Community Park, Chengdu + Little Island, New York



Qingyang Community Park, Chengdu + Arlington Garden, California



Arlington Garden, California



SOFTEN HARDSCAPES
softens the harshness of the building





RHYTHMIC ENERGY
creates flow in space





Quercus agrifolia, California live oak



Quercus lobata, Valley Oak



Juglans californica, Southern California Black Walnut



Cercidium x 'Desert Museum', Desert Museum Palo Verde



Plantanus racemosa, Western Sycamore



Tabebuia rosea, Pink Trumpet



Cercis occidentalis, Western Redbud



Jacaranda arborea, Jacaranda



Washington Navel



Eureka Lemon



Pomegrante



Black Mission Fig



Haas Avocado



Loquat



Muhlenbergia rigens, Deer Grass - (Oak safe)



Ribes aureum, Golden Currant (Oak safe)



Sphaeralcea ambigua, Desert Globemallow



Aquilegia formosa, Western Columbine (Oak safe)



Salvia spathacea, Hummingbird Sage (Oak safe)



Salvia clevelandii, Cleveland Sage



Salvia apiana, White Sage



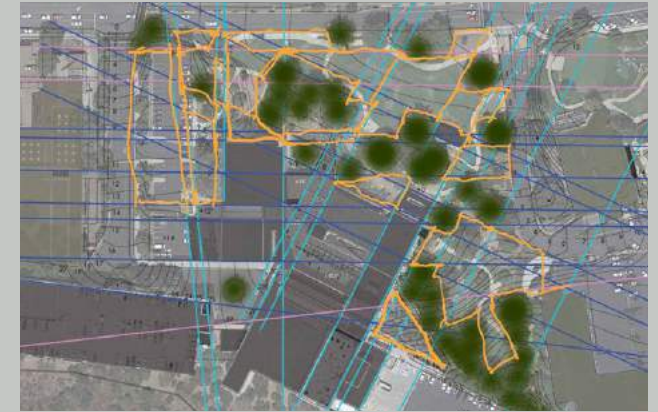
Salvia apiana, California Wild Grape

CONCEPT DEVELOPMENT

SPACE SEEKING STUDY

This exercise uses lines of the building edges and tree canopies to develop usable spaces.

1. Usable spaces found through regulating lines



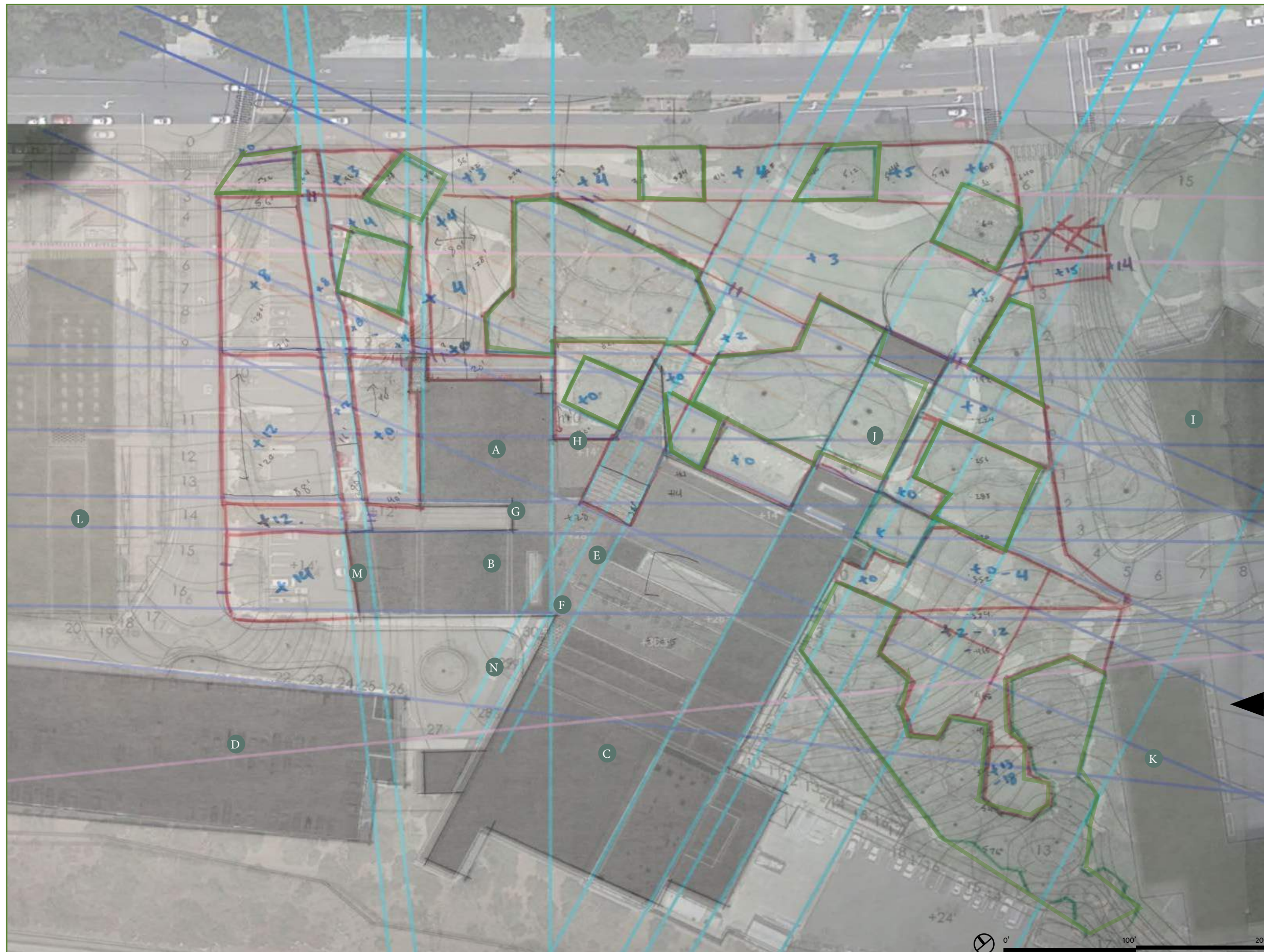
2. Circulation through usable spaces



3. Maximal usable spaces and elevation in spaces

LEGEND

- | | |
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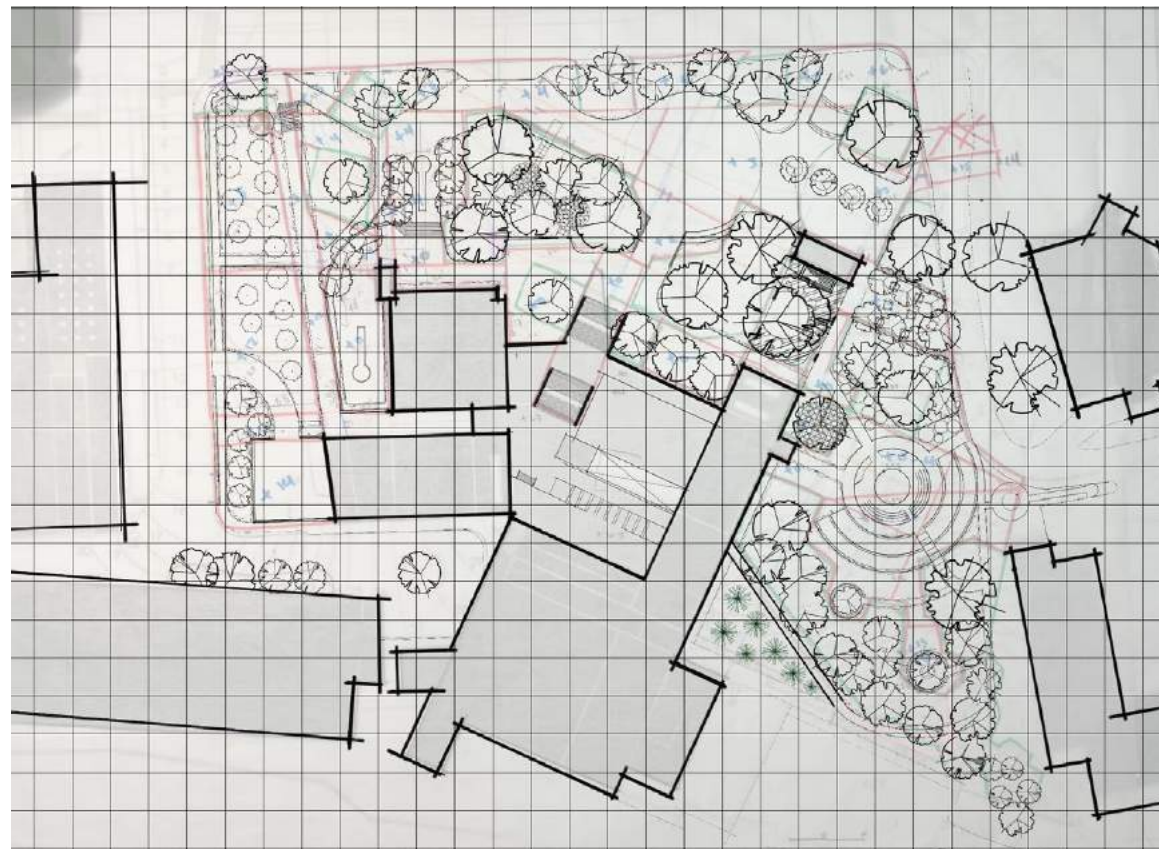
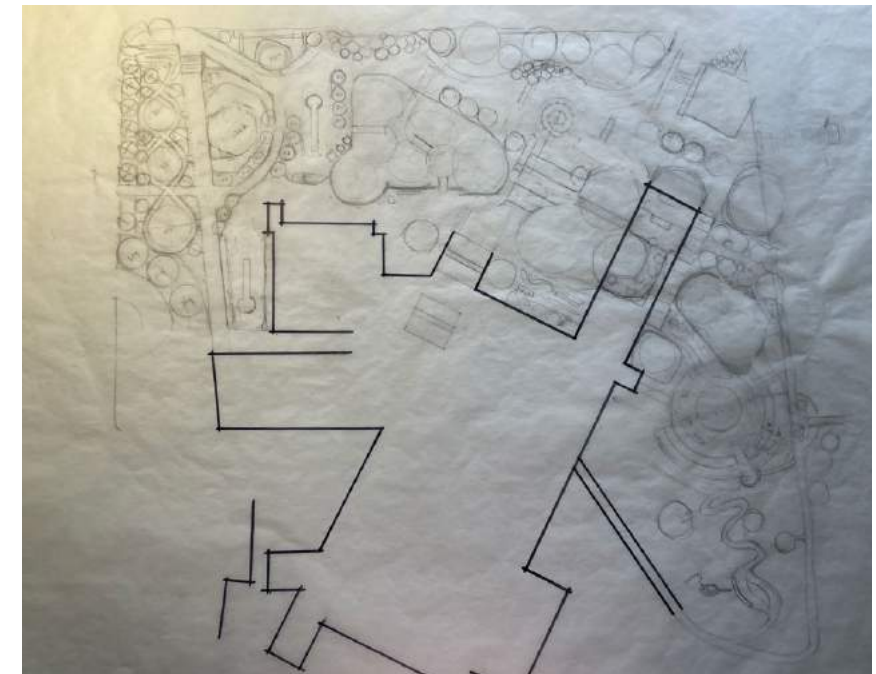
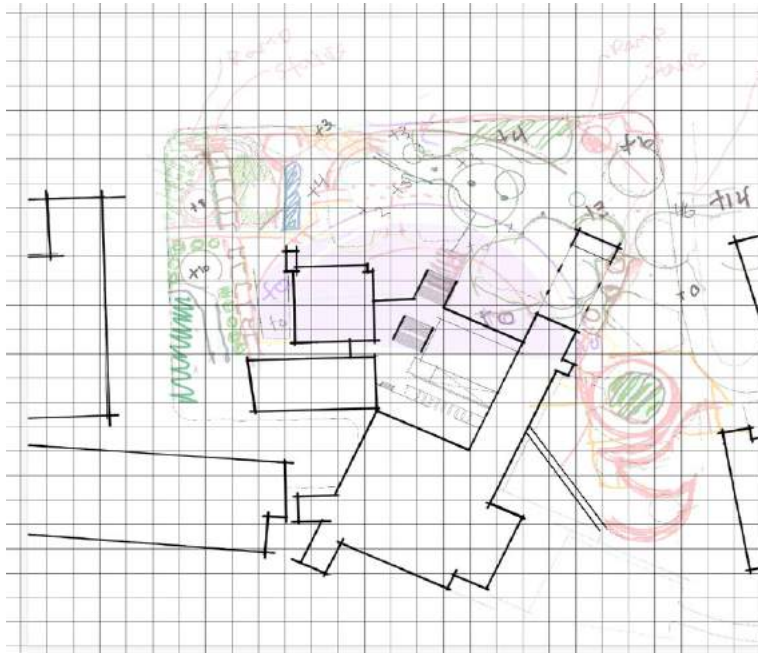
CONCEPT DEVELOPMENT

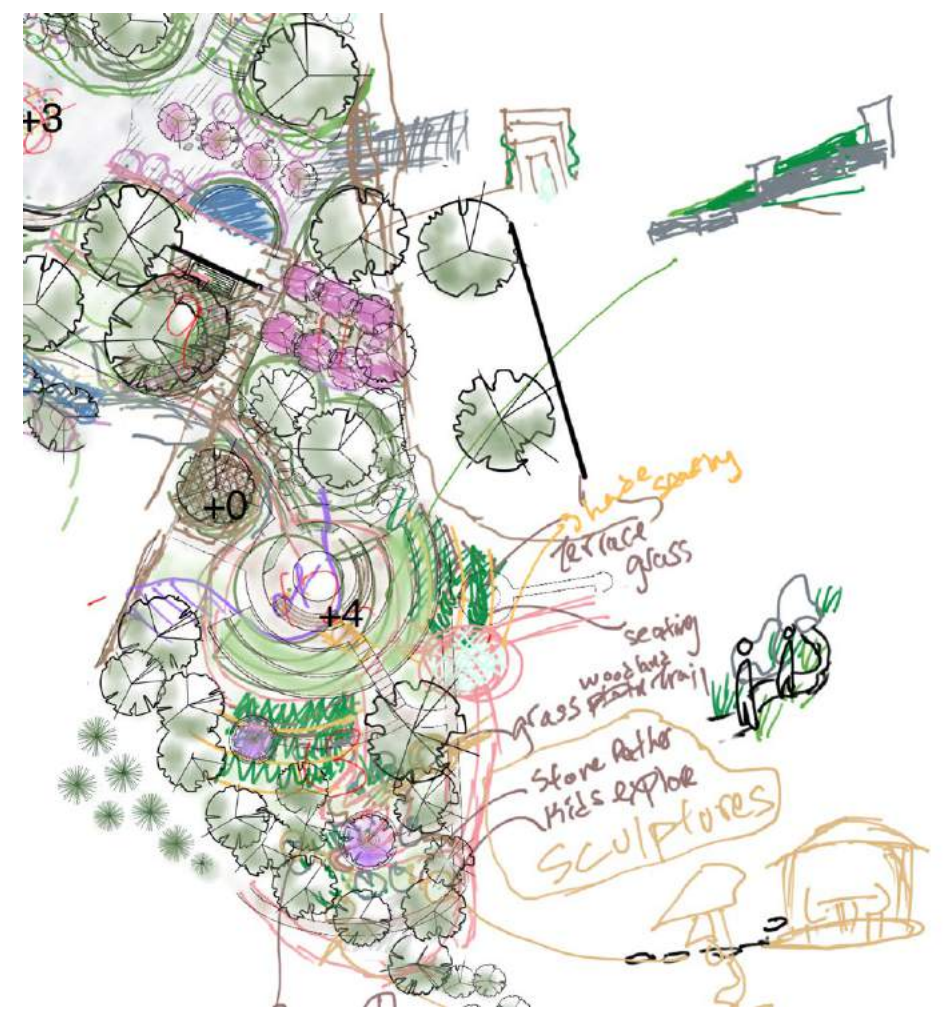
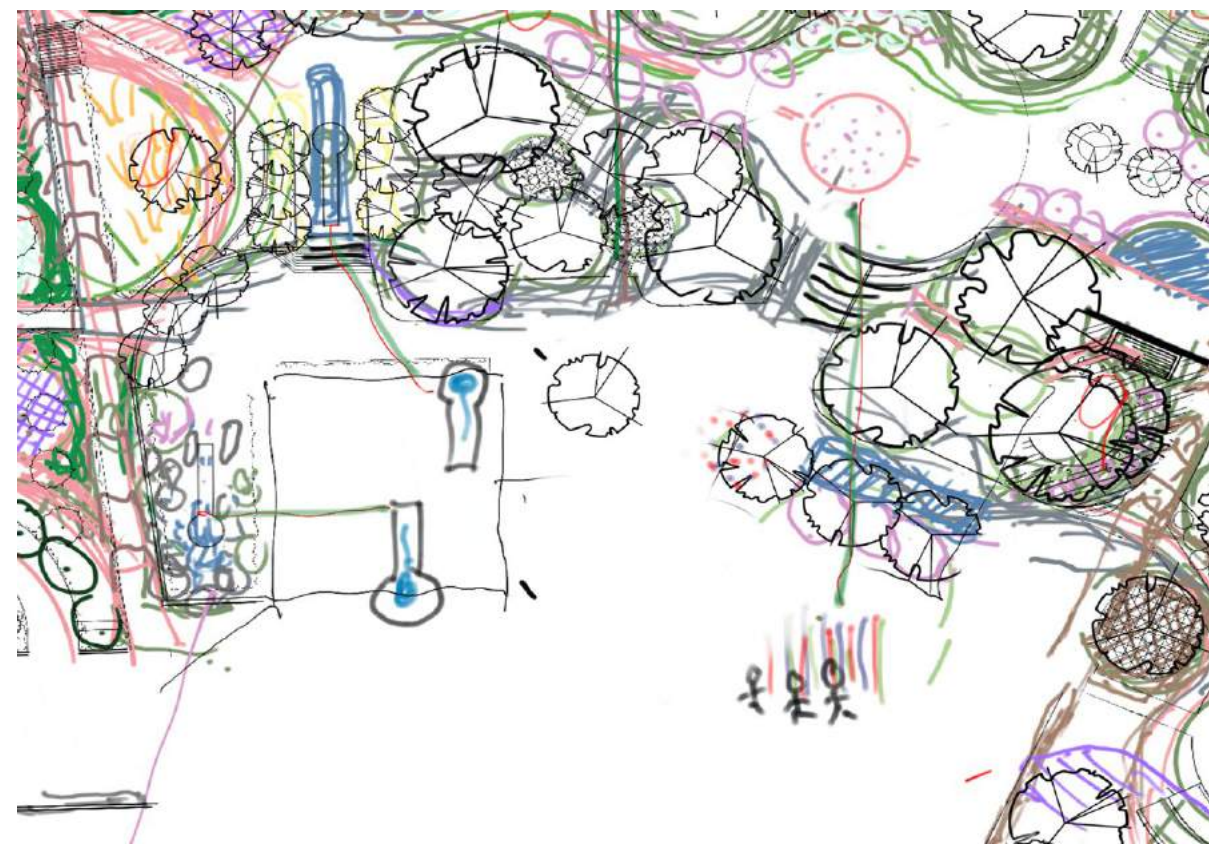
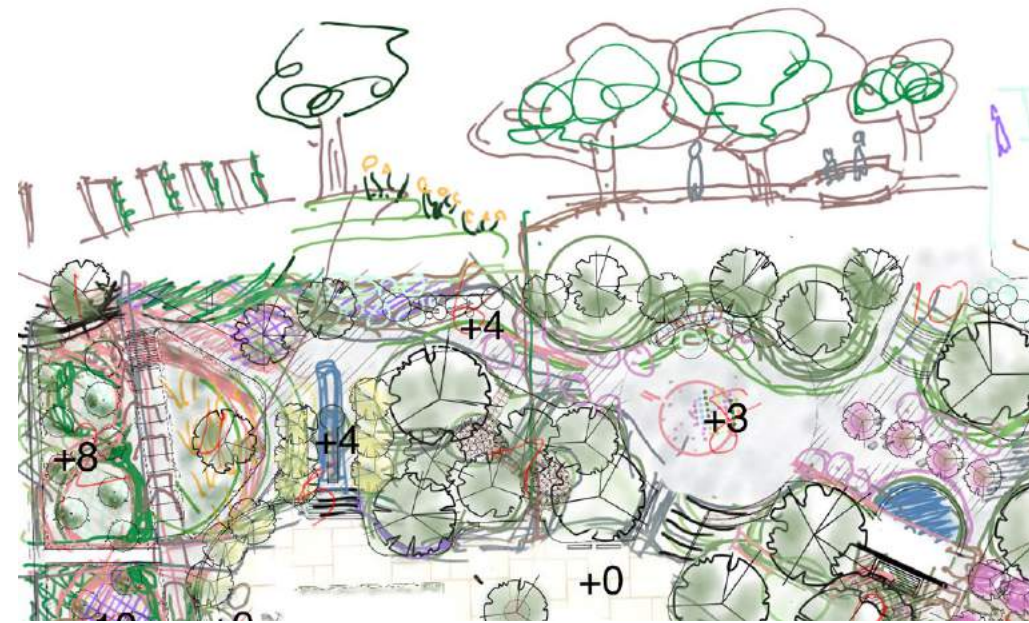
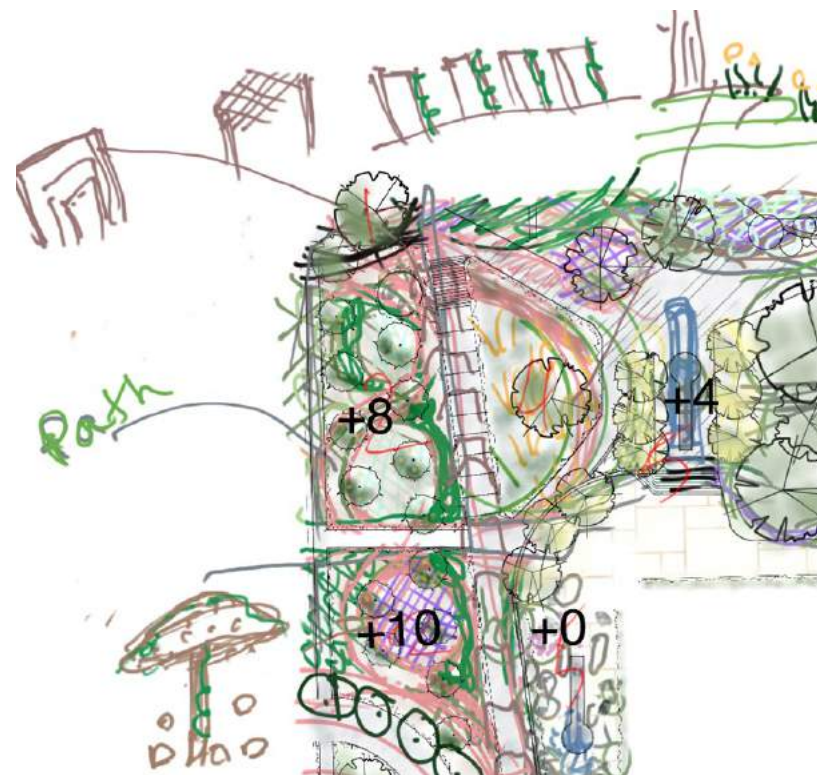
CONCEPT DIAGRAM

- GATHER** - Spaces for gathering and seating include the Quad, Amphitheater, Zen seating areas
- PONDER** - Secluded seating areas
- GARDENS** - Fruit Orchards, Oakwood lands, Native gardens and plant buffers.
- EAT** - Cafe with shaded seating under Oaks and Pink Trumpet Tree Grove
- TRANSIT** - Transit stop and ride share drop off
- ENTRY** - Building and site entries

LEGEND

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Site Plan



- | | |
|--------------------------|-------------------------------|
| 1 West Entrance | 8 Quad |
| 2 Fruit Orchard | 9 Oak Cafe |
| 3 Loading Dock Access | 10 East Entrance |
| 4 Native Garden | 11 Pink Trumpet Grove |
| 5 Zen Garden | 12 Amphitheater |
| 6 Transit hub / Drop off | 13 Oak Woodland Seating Areas |
| 7 Oak Woodland Path | 14 Restrooms |

LEGEND

- | | |
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PROGRAMMING

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CIRCULATION

Pedestrian Circulation

- ← → Circulation for City Hall and Business
- ← → Circulation for large site features
- ← → Circulation for smaller site features
- ← → Circulation for intimate spaces and seating areas

Vehicular Circulation



- | | |
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ZONE 1 - ENLARGEMENT

WEST ENTRANCE - ORCHARD



Zone 1 is now a space for exploring, wandering, connecting with nature and learning. It has two fruit orchard, two zen gardens, two native gardens, and a transit hub. The orchard connects to Dallas Drive through multiple exits. Multiple paths lead to every destination, providing ease of circulation through the space.

- 1

West Entrance
- 2

Fruit Orchard
- 3

Loading Dock Access
- 4

Native Garden
- 5

Zen Garden
- 6

Transit hub / Drop off
- 7

Oak Woodland Path

8

Quad

9

Oak Cafe

10

East Entrance

11

Pink Trumpet Grove

12

Amphitheater

13

Oak Woodland Seating Areas

14

Restrooms

LEGEND

- A

City Hall (offices)
- B

Forum Theater
- C

Kavli Theater
- D

Parking Structure
- E

Rooftop Terrace
- F

3rd Floor Entrance
- G

2nd Floor Entrance

H

1st Floor Entrance

I

The Lakes (shopping)

J

Courtyard

K

Future Apartment

L

Future Museum

M

Loading Dock

N

Passenger Drop off

ZONE 1 SECTION

ORCHARD



1 West Entrance

2 Fruit Orchard

3 Loading Dock Access

4 Native Garden

5 Zen Garden

6 Transit hub / Drop off

7 Oak Woodland Path

8 Quad

9 Oak Cafe

10 East Entrance

11 Pink Trumpet Grove

12 Amphitheater

13 Oak Woodland Seating Areas

14 Restrooms

LEGEND

A City Hall (offices)

B Forum Theater

C Kavli Theater

D Parking Structure

E Rooftop Terrace

F 3rd Floor Entrance

G 2nd Floor Entrance

H 1st Floor Entrance

I The Lakes (shopping)

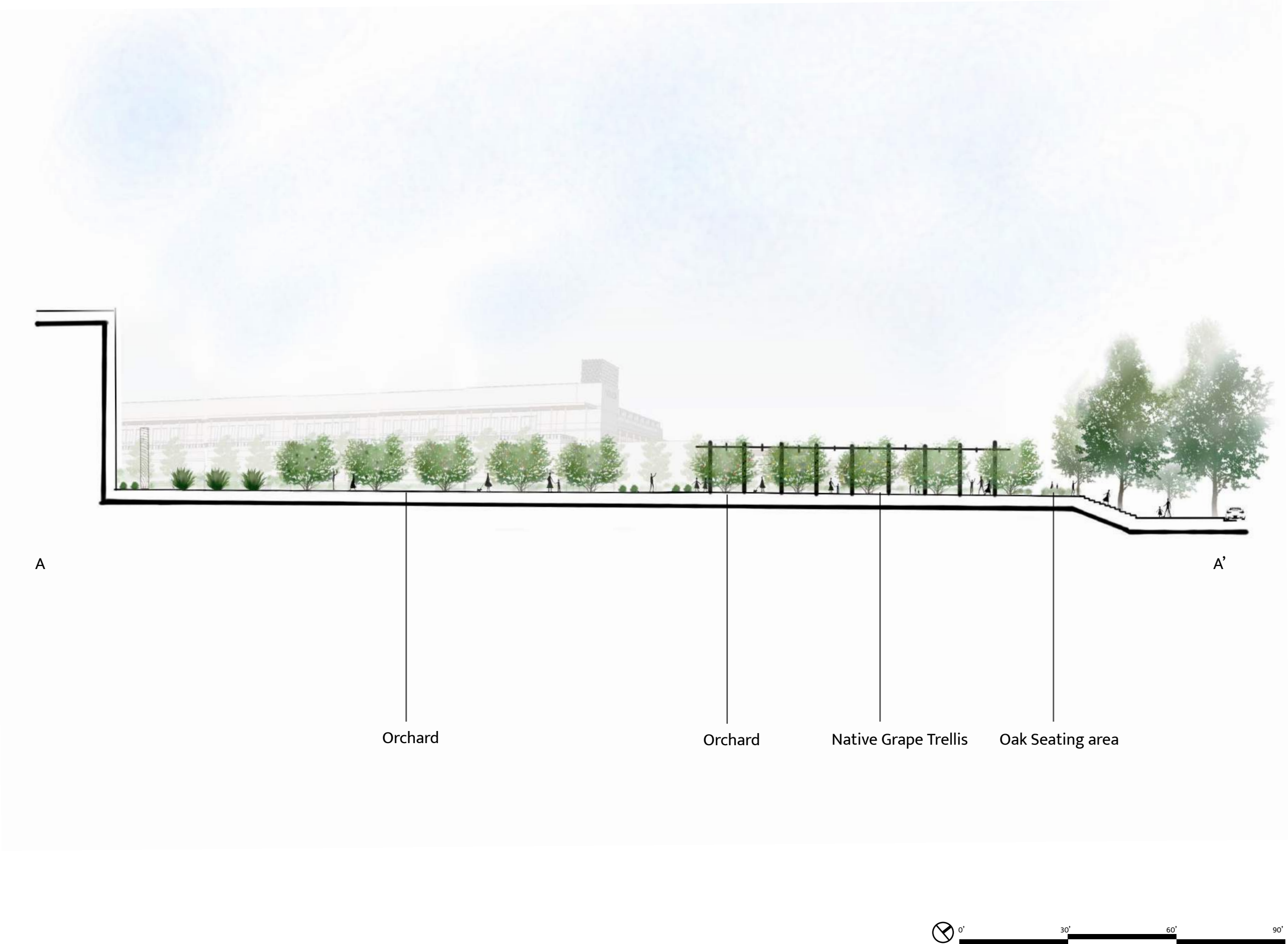
J Courtyard

K Future Apartment

L Future Museum

M Loading Dock

N Passenger Drop off



ZONE 1 PERSPECTIVE

ORCHARD - TRELLIS PATH

The native wild grape trellis leads you towards the 2nd floor entrance to City Hall to the right, there is a fruit Orchard and to the left a native garden with seating.



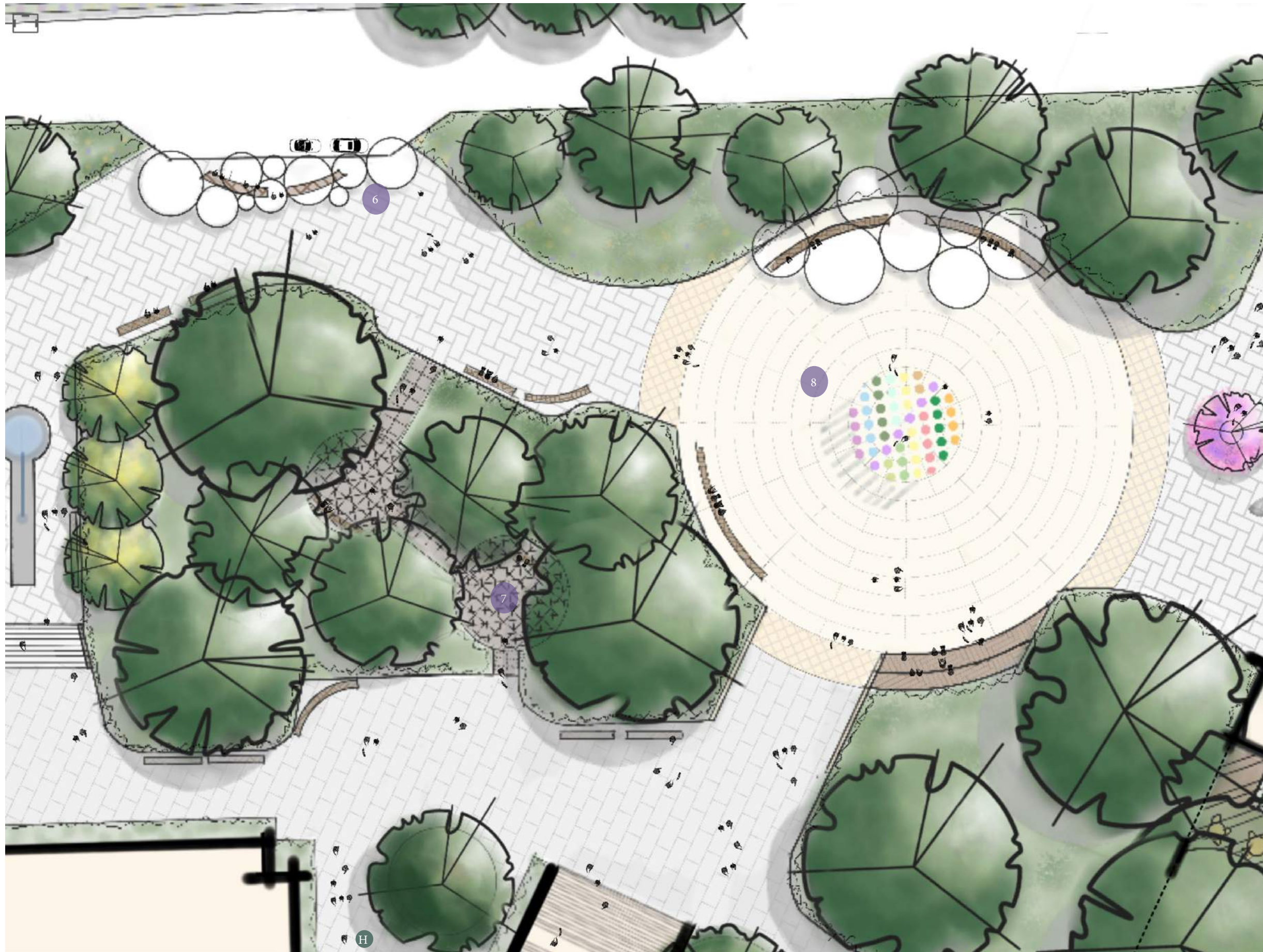


ZONE 1 PERSPECTIVE

ZEN GARDEN

Zen garden in the shaded area next to the city hall building with a quiet water feature you can sit on and giant rock benches





ZONE 2 ENLARGEMENT

MAIN QUAD

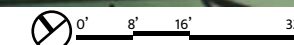


Zone 2 is the main quad and gathering space of the site. There is a large circular multi-use space that has vehicular access through the east side of the site for vendors. There is a metal mesh path under the Oaks for seating and exploring under the canopy. The new staircase and entrance into City Hall are also found here.

- | | |
|--------------------------|-------------------------------|
| 1 West Entrance | 8 Quad |
| 2 Fruit Orchard | 9 Oak Cafe |
| 3 Loading Dock Access | 10 East Entrance |
| 4 Native Garden | 11 Pink Trumpet Grove |
| 5 Zen Garden | 12 Amphitheater |
| 6 Transit hub / Drop off | 13 Oak Woodland Seating Areas |
| 7 Oak Woodland Path | 14 Restrooms |

LEGEND

- | | |
|-----------------------|------------------------|
| A City Hall (offices) | H 1st Floor Entrance |
| B Forum Theater | I The Lakes (shopping) |
| C Kavli Theater | J Courtyard |
| D Parking Structure | K Future Apartment |
| E Rooftop Terrace | L Future Museum |
| F 3rd Floor Entrance | M Loading Dock |
| G 2nd Floor Entrance | N Passenger Drop off |



ZONE 2 SECTION

QUAD



1 West Entrance

2 Fruit Orchard

3 Loading Dock Access

4 Native Garden

5 Zen Garden

6 Transit hub / Drop off

7 Oak Woodland Path

8 Quad

9 Oak Cafe

10 East Entrance

11 Pink Trumpet Grove

12 Amphitheater

13 Oak Woodland Seating Areas

14 Restrooms

LEGEND

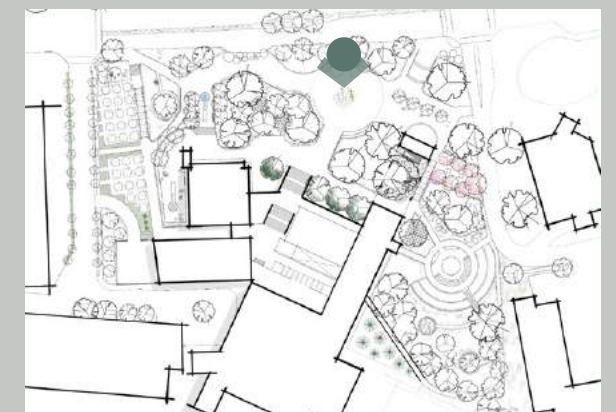
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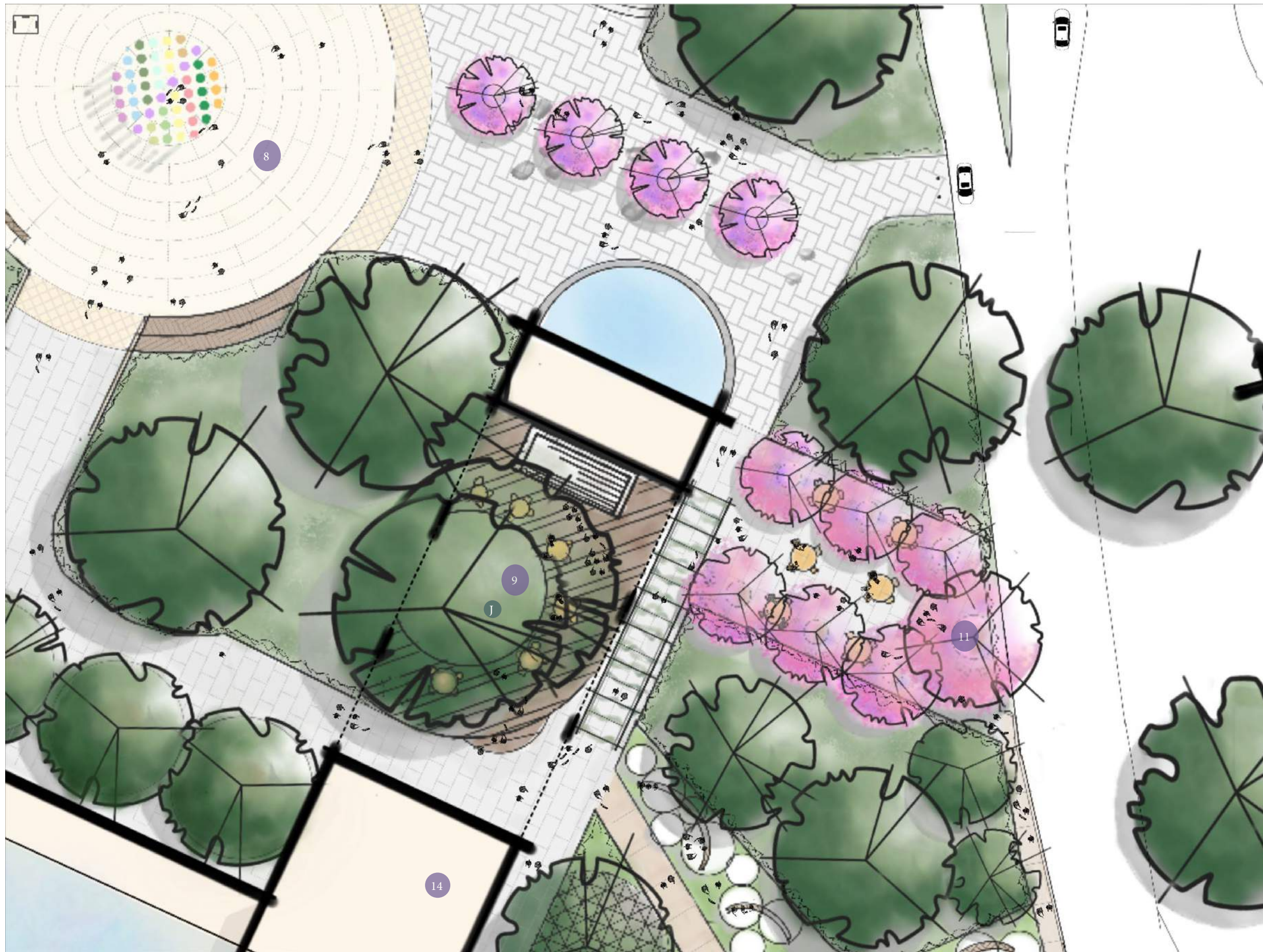


ZONE 2 PERSPECTIVE

QUAD

The main circular quad will be a space for gathering and multi-use, IE. Farmers markets, art fairs etc. There is an interactive art piece in the middle of the quad with surrounding seating and shade structures.





ZONE 3 EAST ENLARGEMENT

CAFE + PINK TRUMPET GROVE



Zone 3E consist of the Oak courtyard cafe and the pink trumpet grove seating area. There is vehicular access through Lake Dr. for vendors and suppliers. This area leads to shaded seating areas by the amphitheater.

- | | |
|--------------------------|-------------------------------|
| 1 West Entrance | 8 Quad |
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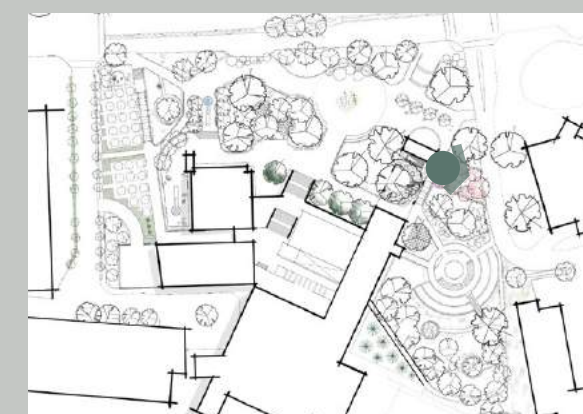
LEGEND

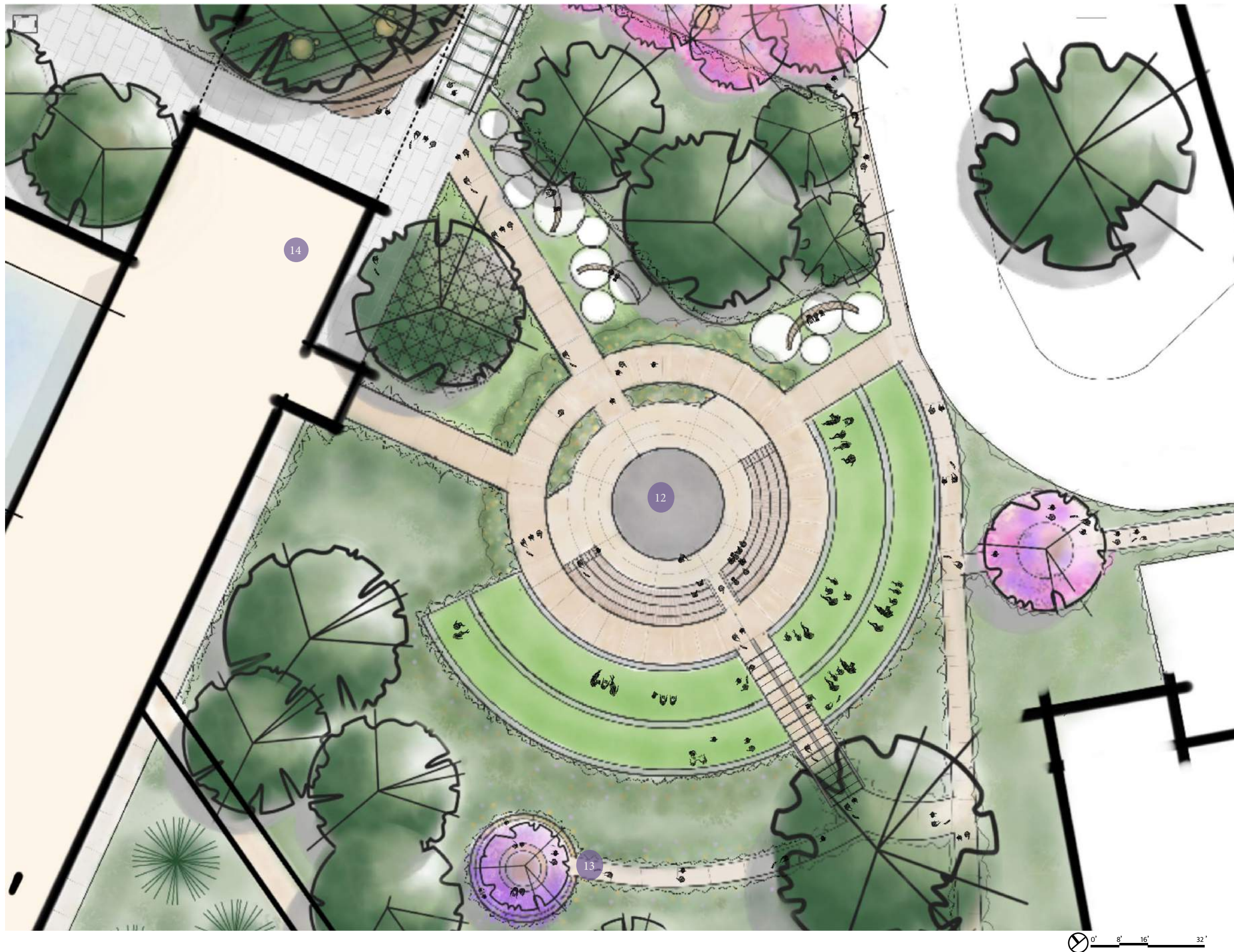
- | | |
|-----------------------|------------------------|
| A City Hall (offices) | H 1st Floor Entrance |
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ZONE 3 EAST PERSPECTIVE

PINK TRUMPET GROVE SEATING

The pink trumpet grove seating area is right next to the Oak cafe and is a nice secluded seating area with beautiful flowers during Spring.





ZONE 3 SOUTHEAST

AMPHITHEATER



Zone 3 South east consist of the Amphitheater, Lawn seating, shaded seating areas, Oak woodlands, Jacaranda seating areas, entrance to Lake Shopping Center parking lot and future residential building.

- | | |
|--------------------------|-------------------------------|
| 1 West Entrance | 8 Quad |
| 2 Fruit Orchard | 9 Oak Cafe |
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| 4 Native Garden | 11 Pink Trumpet Grove |
| 5 Zen Garden | 12 Amphitheater |
| 6 Transit hub / Drop off | 13 Oak Woodland Seating Areas |
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LEGEND

- | | |
|-----------------------|------------------------|
| A City Hall (offices) | H 1st Floor Entrance |
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| F 3rd Floor Entrance | M Loading Dock |
| G 2nd Floor Entrance | N Passenger Drop off |

ZONE 3 SECTION

AMPHITHEATER



C

C'

Intimate seating
area under a
Jacaranda

Terraced Lawn

Amphitheater

Oak Cafe - Seating

- | | |
|--------------------------|-------------------------------|
| 1 West Entrance | 8 Quad |
| 2 Fruit Orchard | 9 Oak Cafe |
| 3 Loading Dock Access | 10 East Entrance |
| 4 Native Garden | 11 Pink Trumpet Grove |
| 5 Zen Garden | 12 Amphitheater |
| 6 Transit hub / Drop off | 13 Oak Woodland Seating Areas |
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LEGEND

- | | |
|-----------------------|------------------------|
| A City Hall (offices) | H 1st Floor Entrance |
| B Forum Theater | I The Lakes (shopping) |
| C Kavli Theater | J Courtyard |
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| F 3rd Floor Entrance | M Loading Dock |
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THANK YOU

Designer - Heather Wu
Landscape Design 3
Francisco Behr
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