



# THOUSAND OAKS CIVIC ARTS PLAZA REDEVELOPMENT

JEN MOODY

/ LD3 SUMMER 2022 / INSTRUCTION BY FRANCISCO BEHR /



## PROJECT OVERVIEW

Location

Site

Core Identity Images

Goals + Objectives

## SITE ANALYSIS

Context

Site Inventory

Analysis Diagrams

Opportunities + Constraints

## CASE STUDIES

Case Studies by Site

Site Comparison Studies

## DESIGN DEVELOPMENT

Inspiration Images

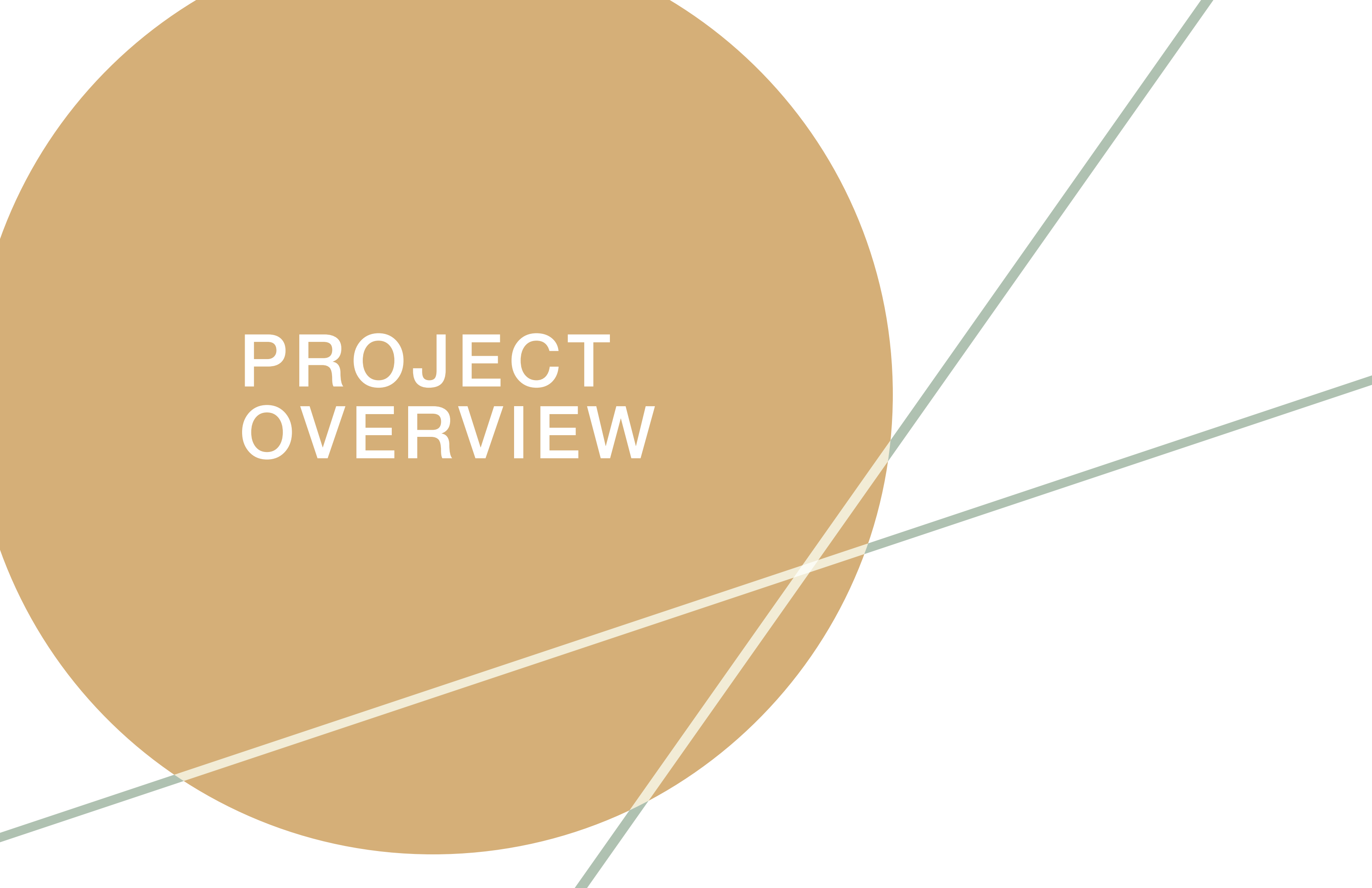
Concept Diagrams

## SITE DESIGN

Final Site Plan

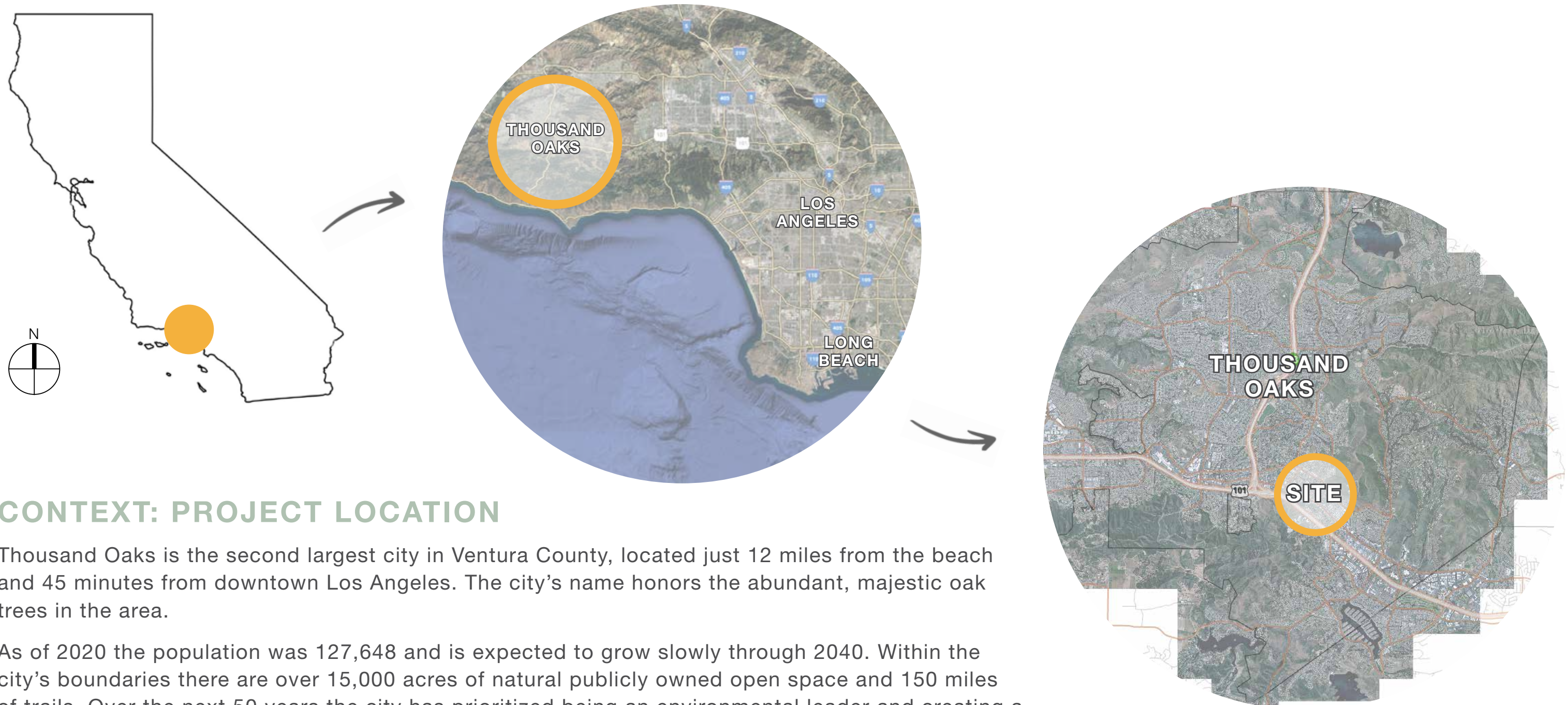
Design Details



The graphic features a large, solid tan circle on the left side. Three thin, light green lines originate from the right edge of the circle and extend diagonally upwards and outwards towards the top right corner of the frame. A single, thin, light yellow line originates from the bottom left edge of the circle and extends diagonally upwards and outwards towards the right edge of the frame. The text 'PROJECT OVERVIEW' is centered within the tan circle in a white, sans-serif, all-caps font.

# PROJECT OVERVIEW





### CONTEXT: PROJECT LOCATION

Thousand Oaks is the second largest city in Ventura County, located just 12 miles from the beach and 45 minutes from downtown Los Angeles. The city’s name honors the abundant, majestic oak trees in the area.

As of 2020 the population was 127,648 and is expected to grow slowly through 2040. Within the city’s boundaries there are over 15,000 acres of natural publicly owned open space and 150 miles of trails. Over the next 50 years the city has prioritized being an environmental leader and creating a pedestrian-friendly downtown, with the Thousand Oaks Civic Arts Plaza acting its core.





**SITE: THOUSAND OAKS CIVIC ARTS PLAZA (CAP)** contains a performing arts center and city hall with various city departments and council chambers. The site, which was previously home to the Jungleland USA theme park, was home to some of the valley’s first settlements in the 19th century. Prior to the settlers, the area was inhabited by the Chumash Native-Americans, who had a summer encampments where CAP stands now. Currently, CAP is underutilized, providing little incentive for repeat visits. An improved CAP is a city priority, with a desire to create a regional hub for cultural, entertainment, and art events. The new CAP should be uniquely Thousand Oaks and a recognizable “place” with a variety of active uses, increased functionality, and more equitably accessible.

- Address:** 2100 E. Thousand Oaks Blvd.
- Design:** Antoine Predock
- Area:** 14 acres
- City Hall Offices:** 87,00 sq/ft
- Theaters:** 1,800 seats (Kavli); 394 seats (Forum)
- Annual Performances:** 400+
- Annual Patrons:** 200,000+
- Parking Structure:** 5 levels; 757 spaces
- Features:** Two theaters, picnic area, rooftop courtyard, small outdoor stage, digital sign visible from street to advertise performances, city hall and council chambers, larger central lawn.



Left: Google Earth aerial view of the west side of the property.  
Above: Aerial view of the east side of the property.



# CAP CORE IDENTITY IMAGES

These images illustrate iconic elements of the architecture and landscape currently on-site and serve as inspiration to inform the redesign.





# GOALS + OBJECTIVES



## PRESERVE + RESTORE

Along with protecting the mature oaks and sycamores, native and locally adapted plants to be utilized.



## ACTIVATE + SOCIAL CENTER

Thousand Oaks is full of open, passive spaces. Play areas, cafes, improved transit, clear walkways, and multi-use areas will bring life back to the civic center.



## REINFORCE ARTS + DEFINE SPACES

Added focus on outdoor art, including sculpture and performance, will enhance the identity as a cultural heart of Thousand Oaks. Defining zones and entrances will increase

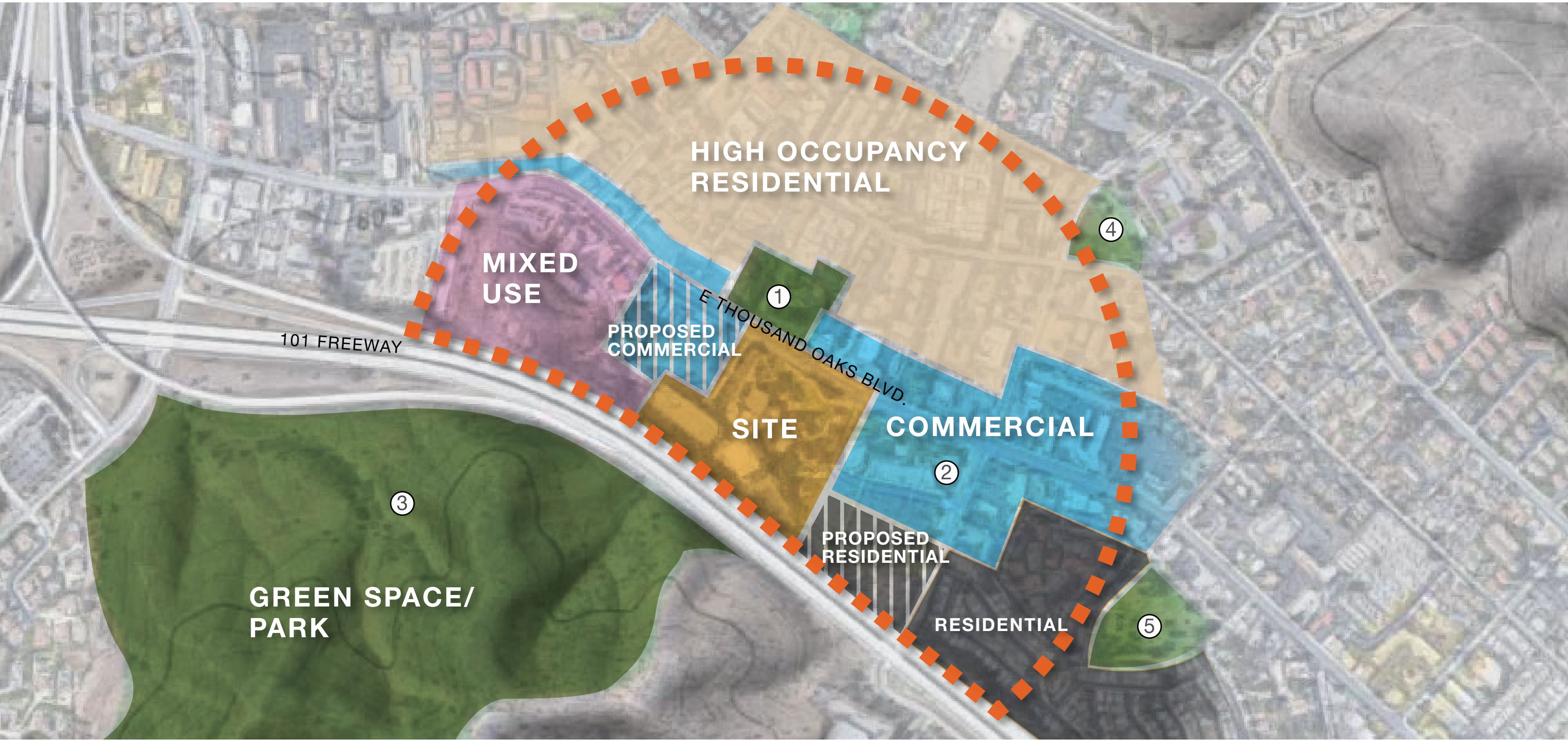




# SITE ANALYSIS



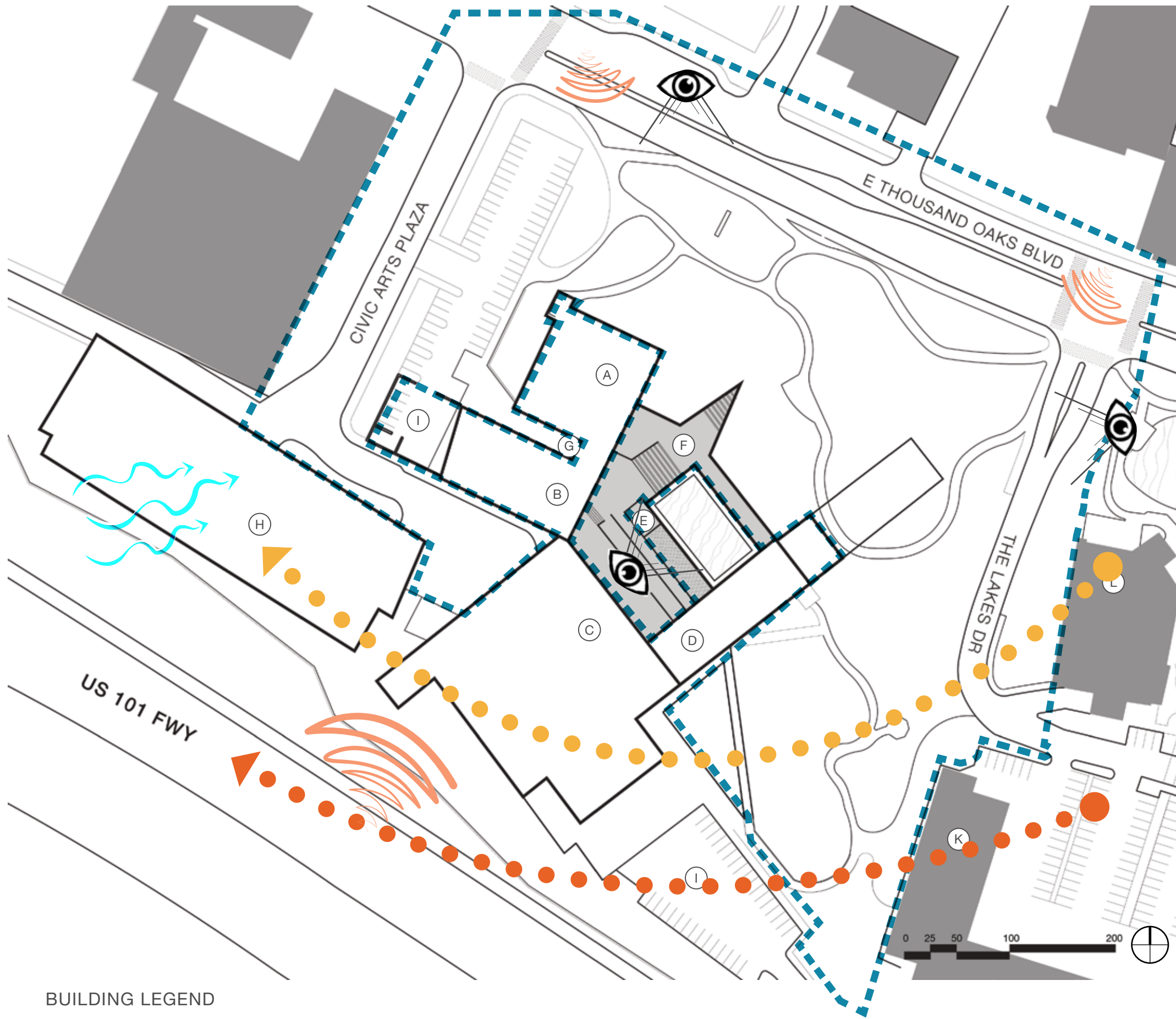
CONTEXT MAP



10 MINUTE WALK RADIUS

- ① GARDENS OF THE WORLD
- ② THE LAKES SHOPPING CENTER
- ③ CONEJO RIDGE OPEN SPACE
- ④ BEYER PARK
- ⑤ EL PARQUE DE LA PAZ





#### BUILDING LEGEND

- |                       |                     |                       |                               |
|-----------------------|---------------------|-----------------------|-------------------------------|
| (A) City Hall offices | (D) Box office      | (G) Fountain          | (J) Future Commercial         |
| (B) Forum Theater     | (E) Elevator        | (H) Parking structure | (K) Future apartment complex  |
| (C) Kavli Theater     | (F) Rooftop terrace | (I) Loading dock      | (L) The Lakes shopping center |

#### SITE CONDITIONS

PROJECT SITE



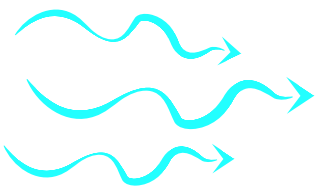
SUMMER SUN PATH



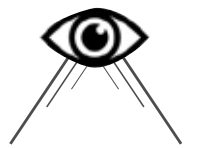
WINTER SUN PATH



PREVAILING WIND



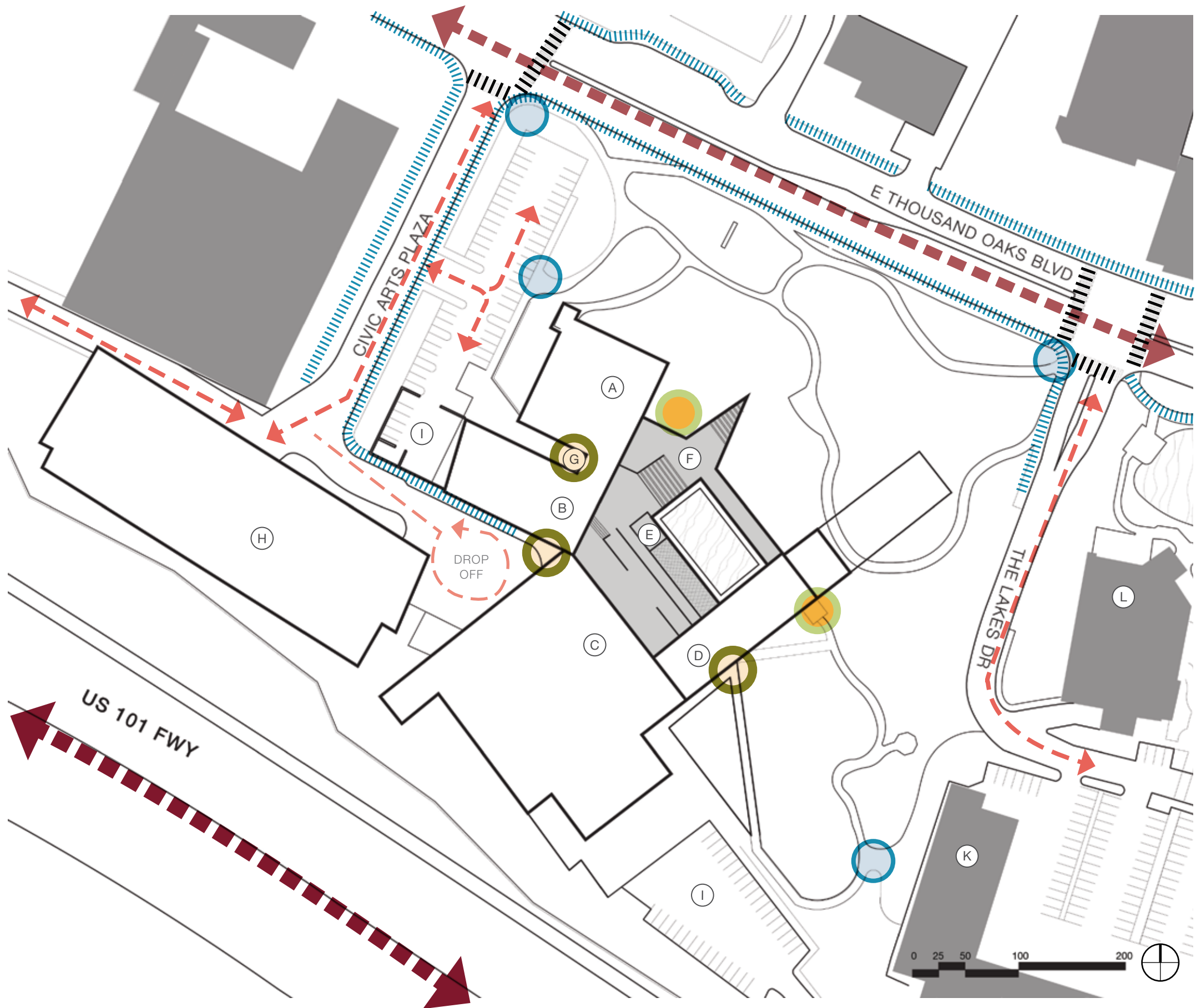
VIEWS



NOISE POLLUTION







BUILDING LEGEND

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SITE CIRCULATION + ACCESS

VEHICULAR CIRCULATION

- FREEWAY
- PRIMARY
- SECONDARY
- TERTIARY (theater drop off)

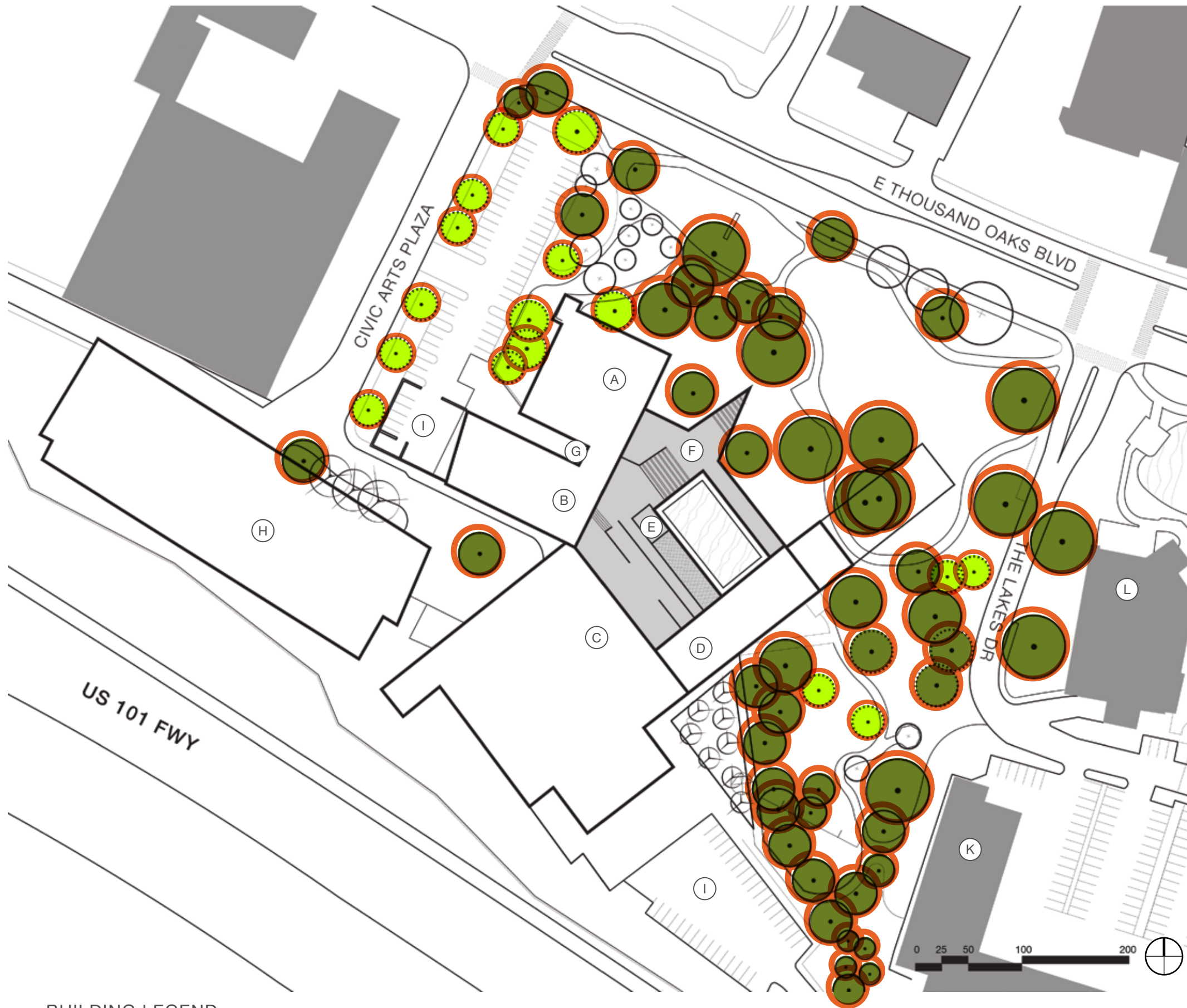
PEDESTRIAN CIRCULATION

- SIDEWALKS
- CROSSWALKS

ACCESS POINTS

- SITE ACCESS POINT
- THEATER ACCESS
- CITY HALL ACCESS




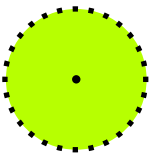



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## PROTECTED EXISTING TREE CANOPY

Thousand Oaks understands the value of trees and has been a Tree City, USA for nearly 20 years. The city’s tree canopy is central to their identity and to preserve this they have listed all species of Quercus (oak) over two inches in diameter as protected, along with larger-sized California Sycamore, Black Walnut, Bay Laurel, and Toyon.

- OAK 
- SYCAMORE 
- 5’ RADIUS 

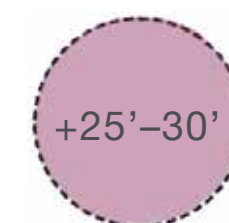
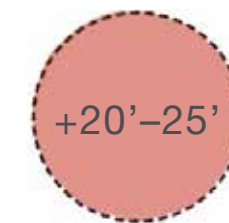
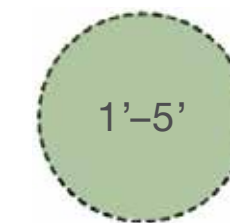
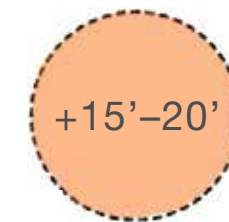
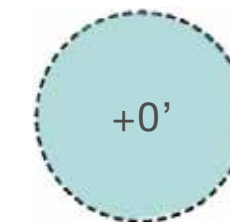
A tree’s protected zone extends five feet beyond the outer edge of the canopy or 15 feet from the center, whichever is greatest.

Permits are required for any work impacting the tree or the soil in this area, other than removal of dead wood.



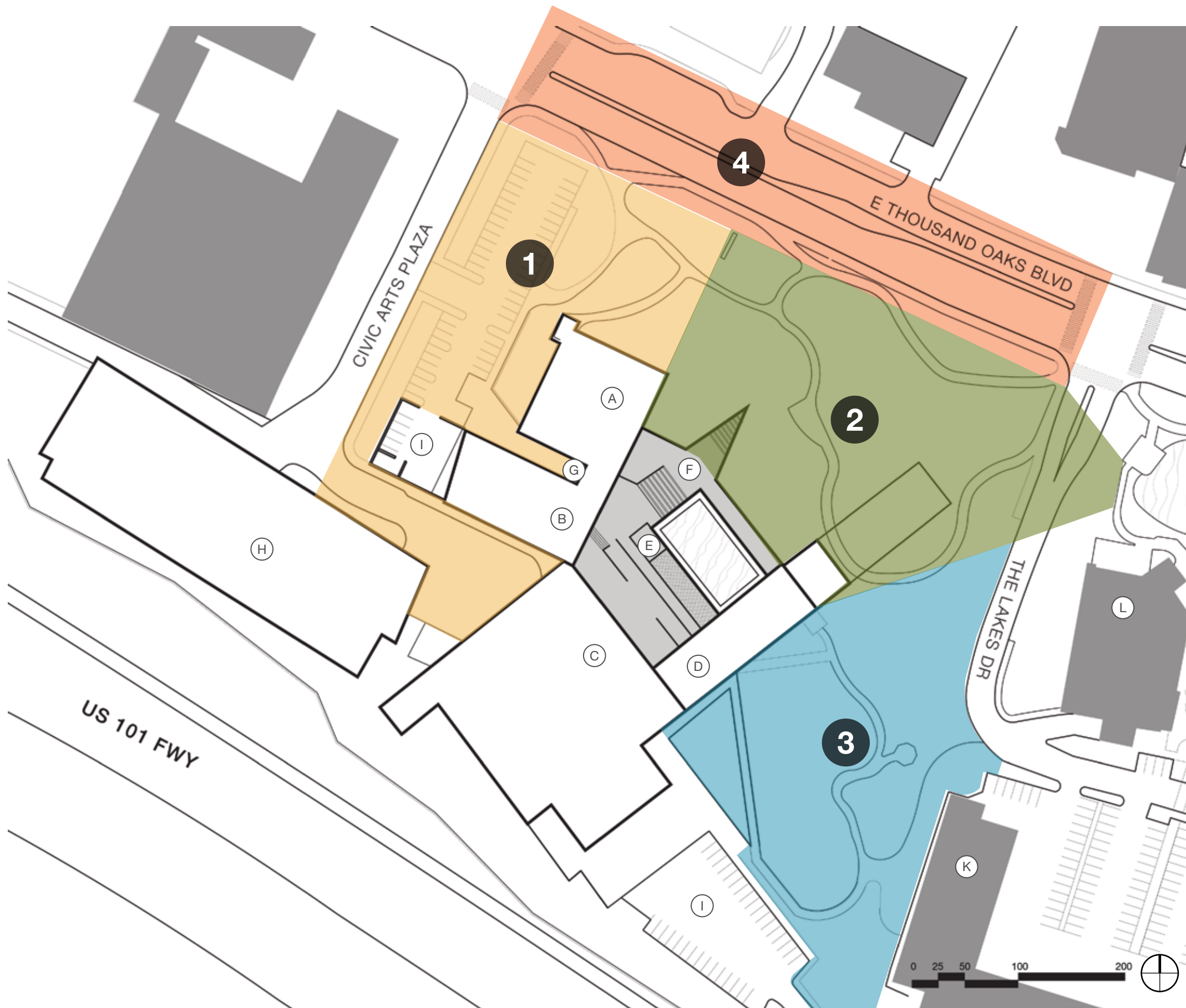


## TOPOGRAPHY



- |                       |                     |                       |                               |
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## BUILDING LEGEND

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## ZONES

- 1** Zone One contains site access to all three levels, entry from the parking structure, and access from the corner of Thousand Oaks Boulevard and Civics Art Plaza. While ample parking exists in the parking structure, a small parking lot dominates this zone. The lot to the left is slated to be commercial buildings.
- 2** Zone Two is predominately level and is the “front” of the site, looking out onto Thousand Oaks Boulevard. The large space, once imagined as a lush lawn, has become brown with the water restrictions facing California. The entry into city hall is only through small side doors which are obscured by the large triangle shaped planter. An outdoor plaza exists but is underutilized.
- 3** Zone Three has a gentle slope with a few picnic tables scattered throughout. The slope increases as you come to the zone’s perimeter. A bridge provides access from the ground level to the second floor, where visitors can find the ticket booth, theaters, and community rooms. Future residential is planned just east of this zone.
- 4** Zone Four is the pedestrian corridor, with a standard sidewalk butting up to the CAP site. No bike lane exists. A standard bus stop is closest to Civic Arts Plaza. The four lanes of traffic could be reduced to two to allow for additional pedestrian infrastructure.





### 1) ACCESS FROM THOUSAND OAKS BLVD

**CONSTRAINT:** Site elevation is higher than sidewalk.  
**OPPORTUNITY:** Chance to open this corner up to create more access and a clear entry into CAP.



### 2) CITY HALL ENTRANCE

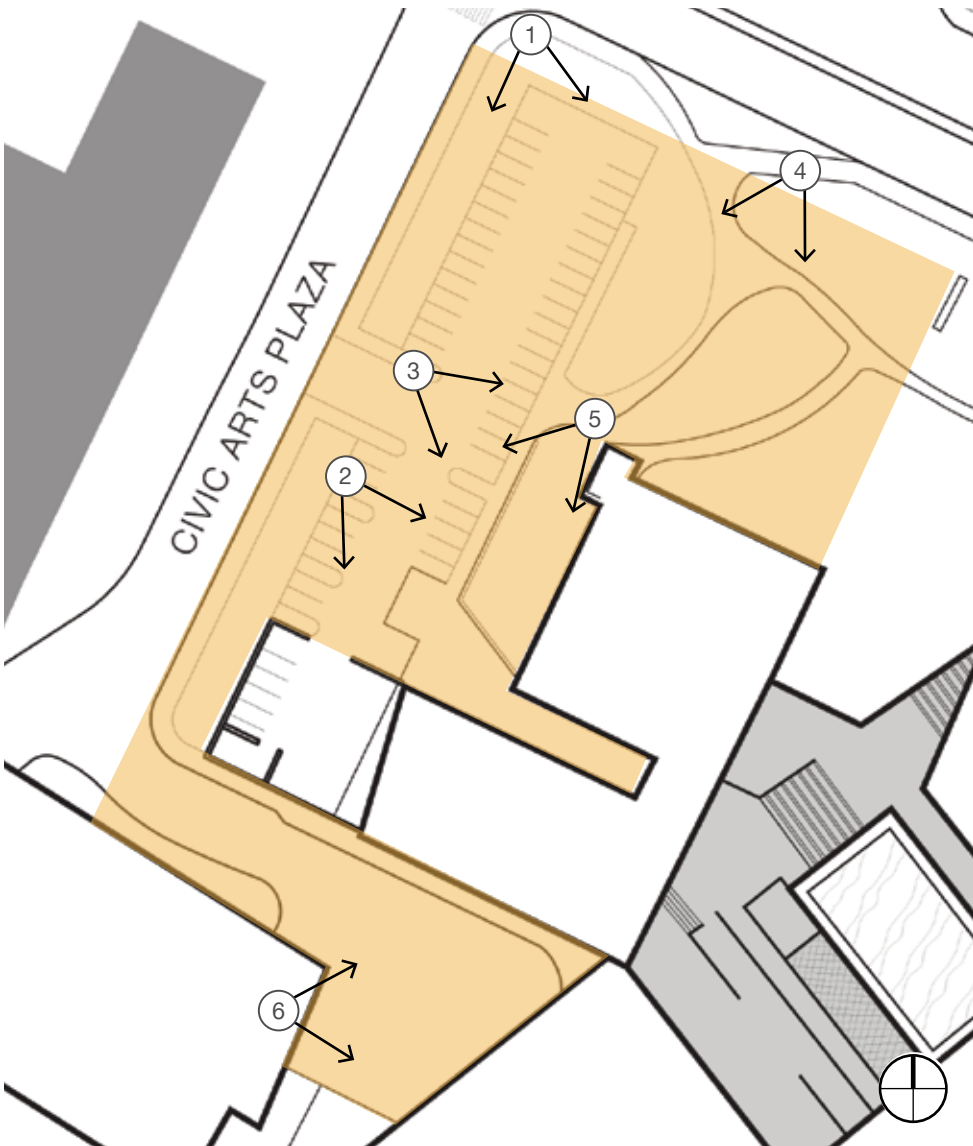
**CONSTRAINT:** City Hall's primary ground level access is from this small parking lot on the side of the building. Includes loading dock access that needs to be maintained.  
**OPPORTUNITY:** Currently a small parking lot with asphalt surface, a new entry path can be created from the corner and sidewalk that would include grasscrete to allow for continued loading dock access. A clear walkway will help add prominence to this entrance.



### 3) PARKING LOT

**OPPORTUNITY:** This relatively flat area is underutilized and can be converted into usable space as the parking structure contains ample parking.

## ZONE 1 IMAGES + DETAILS



### 4) NORTH OPEN SECTION

**CONSTRAINT:** Sycamores and oaks need to remain protected.  
**OPPORTUNITY:** Large area with mature oaks and sycamores. Could be enhanced and converted into microforest with walkways connecting spaces.



### 5) SUNKEN AREA

**CONSTRAINT:** The ground level needs to be retained to allow for the walkway and to maintain the windows into city hall offices.  
**OPPORTUNITY:** No use currently attributed and could be converted into usable space.



### 6) THEATER DROP-OFF

**CONSTRAINT:** This small space is used as drop-off for large buses and theater performances.  
**OPPORTUNITY:** If asphalt is replaced with grasscrete this space could become a flex event space when not in use for drop off. The parking structure feeds out into this courtyard as the primary entrance so extra emphasis could be placed to make this a welcoming entry to the theater levels.



Google Earth aerial view of Zone 1





**1) TRIANGLE PLANTER**  
**OPPORTUNITY:** Since it is not integral to the structure, this planter can be removed allowing for stairs or a new ground-level entrance to city hall be added, creating a more streamlined and accessible site.



**2) LAWN**  
**OPPORTUNITY:** The water-hungry lawn has turned brown and is ready to be replaced with a more functional and inviting front to CAP. This large and relatively flat area lends itself to large gatherings and is the natural focal point and entrance into the site.



**3) OAKS AND BIOSWALE**  
**CONSTRAINT:** Oaks need to remain protected.  
**OPPORTUNITY:** Mature oaks create the perfect gathering spots and a deck over the swale would allow for more use while keeping water retention.

## ZONE 2 IMAGES + DETAILS



**4) CARPENTER PLAZA**  
**CONSTRAINT:** Protected oaks, dedicated in memory of civil servants.  
**OPPORTUNITY:** An already enclosed space with mature oaks will create another small space for a variety of gatherings.



**5) EXTERIOR PLAZA**  
**CONSTRAINT:** This feature of the building should be maintained.  
**OPPORTUNITY:** Accent the architecture and celebrate the oaks contained within the space.



**6) ACCESS FROM LAKES**  
**CONSTRAINT:** A road runs between these two properties, deterring patrons from moving freely between each site.  
**OPPORTUNITY:** Both the second level of CAP and the ground level of The Lakes are 14'. A bridge could be created between the two, seamlessly bringing patrons between the theaters, shopping, and restaurants.



Google Earth aerial view of Zone 2





### 1) CONNECTION TO CARPENTER PLAZA

**OPPORTUNITY:** Connect the east side of the property to the west through more clear, direct paths.



### 2) LARGE, GRADUALLY SLOPED HILLSIDE

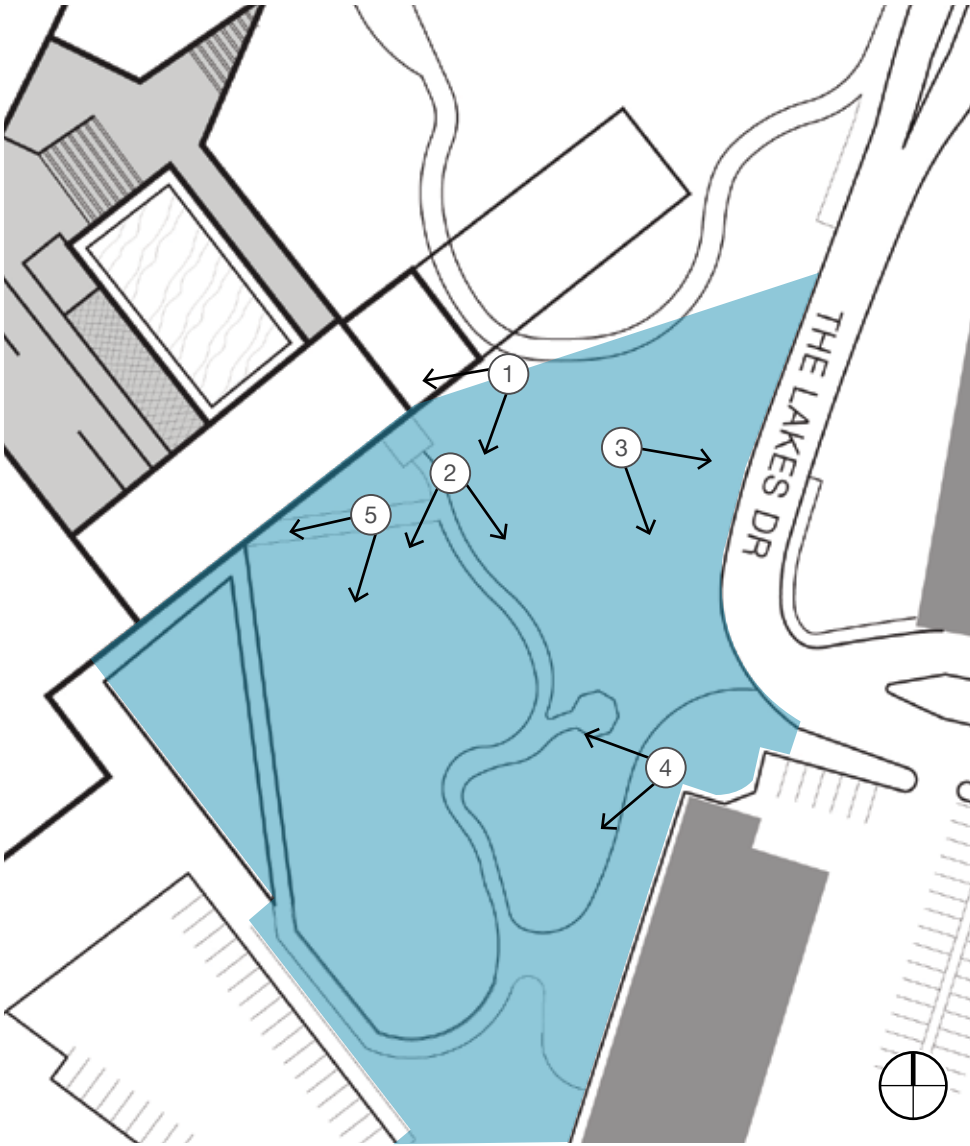
**CONSTRAINT:** The elevation slopes upward towards the road into The Lakes.  
**OPPORTUNITY:** This large area is minimally programmed in its present form. With the future residential that will be built in The Lakes parking lot this location could be in high demand as an extension of these homes and provide outdoor amenities, like play equipment for children.



### 3) HILL NEXT TO ROAD

**CONSTRAINT:** This connection to The Lakes is next to a road.  
**OPPORTUNITY:** A buffer of plants could be added to enclose the area and protect from noise and traffic.

## ZONE 3 IMAGES + DETAILS



### 4) LARGE OAKS

**CONSTRAINT:** Oaks need to remain protected.  
**OPPORTUNITY:** Large This oak is directly next to an entrance from The Lakes. Decking could be added around to create a prominent gathering area.



### 5) BRIDGE TO THEATER LEVEL

**CONSTRAINT:** Structure divides the space.  
**OPPORTUNITY:** This unique architectural feature creates both a backdrop and also a doorway into another part of the site. Paired with a children's playground, this could become an outdoor exploration area, inspired by nature. The walkway that runs along the building allows access.



Google Earth aerial view of Zone 3





### 1) THE LAKES AND T.O. BLVD CROSSING

**OPPORTUNITY:** Creat a more welcoming and inviting entrance.



### 2) VIEW INTO PROPERTY FROM STREET LEVEL

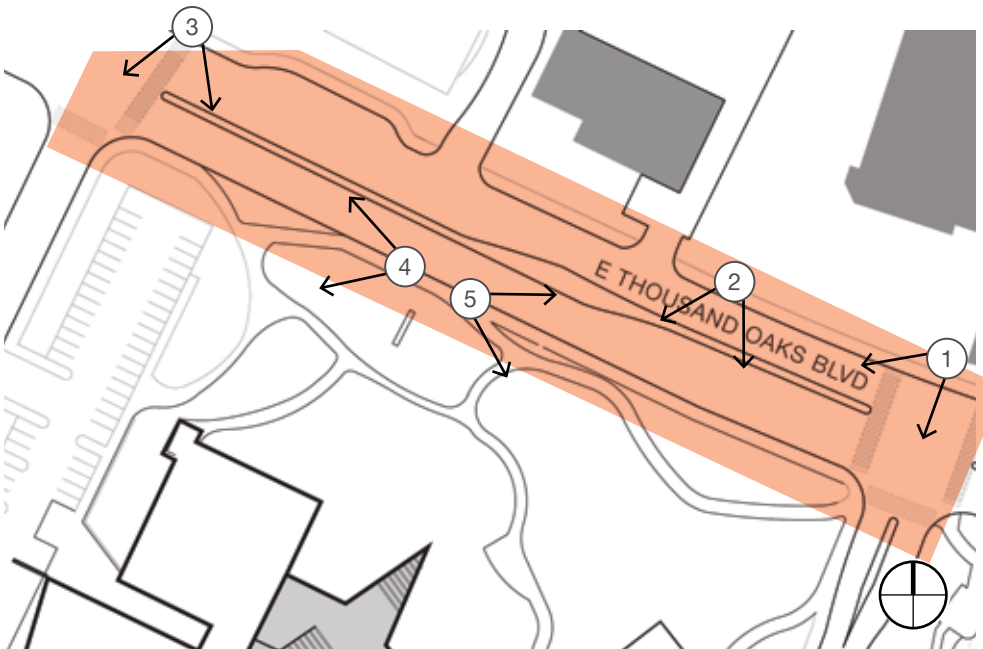
**CONSTRAINT:** Trees block views into the site.  
**OPPORTUNITY:** If the non-oak trees are removed and replaced with smaller trees or large shrubs the site can be opened up and become more visible to the outside.



### 3) DALLAS DRIVE AND T.O. BLVD CROSSING

**CONSTRAINT:** Parking structure domionates view.  
**OPPORTUNITY:** Currently no access directly into the site from this corner. Could open it up to make more accessible.

## ZONE 4 IMAGES + DETAILS



### 4) BUS STOP

**CONSTRAINT:** The bus stop should remain and be incorporated into the design.  
**OPPORTUNITY:** A more interesting, non standard design with direct access to site.



### 5) SIDEWALK AND STREET

**CONSTRAINT:** Thousand Oaks Boulevard is a very busy street with fast moving traffic.  
**OPPORTUNITY:** One lane could be removed from the street, adding 9' to CAP's front, allowing for a bike lane and increased sidewalk for pedestrians.



Google Earth aerial view of Zone 4



The image features a large, solid tan circle on the left side. Three thin lines intersect: a light green line running diagonally from the bottom left to the top right, a darker green line running diagonally from the bottom right to the top left, and a light yellow line running diagonally from the bottom left to the top right, parallel to the first green line. The text 'CASE STUDIES' is centered within the tan circle.

# CASE STUDIES



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**Features:** Town square; native landscapes; small plazas for food courts, concerts, or events; Arizona copper shade structure with passive evaporative cooling tower, swings, and splash pad that doubles as a skating rink. City Hall re-skinned with vertical fins to improve energy performance.





## MESA CIVIC CENTER SITE PLAN COMPARED WITH THOUSAND OAKS CIVIC CENTER SITE PLAN





## CASE STUDY: FAB CIVIC CENTER

**Location:** Los Angeles, CA

**Design:** Studio MLA

**Area:** 1.98 acres

**Features:** Town square ("The Gallery"), native landscapes featuring oaks and sycamore lined "arroyos", multi-level restaurant pavilion, beer garden with movable site furnishings, sculpted metal canopies.









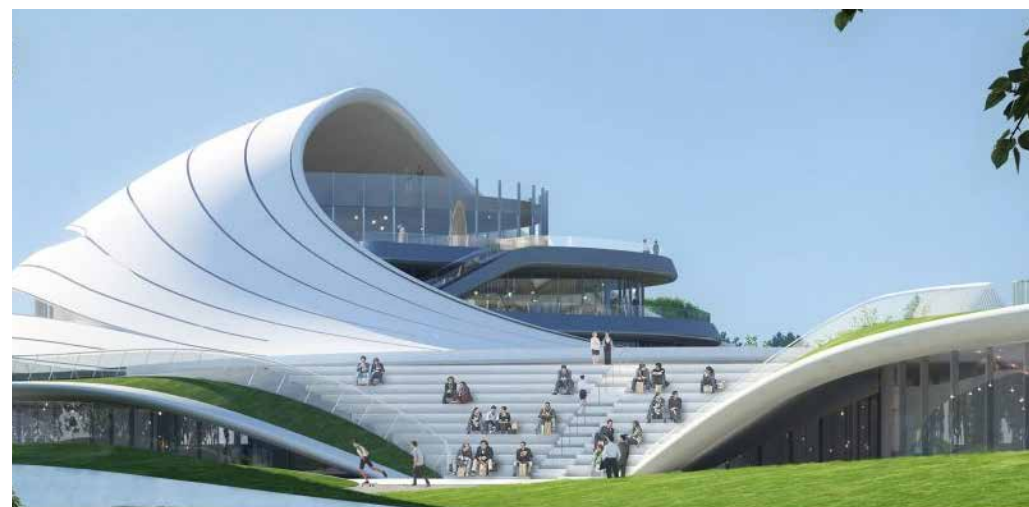
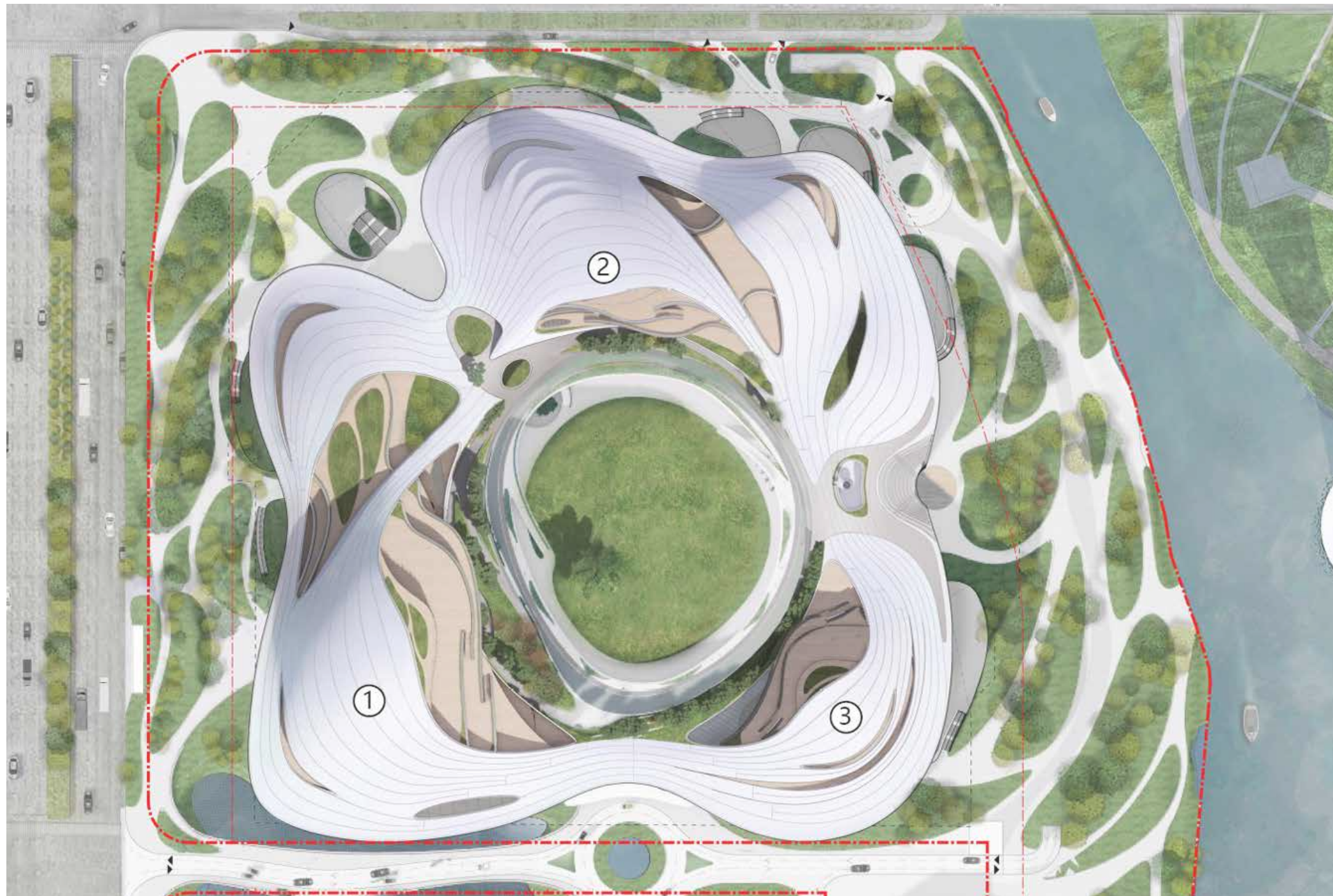
## CASE STUDY: JIAXING CIVIC CENTER

**Location:** Jiaxing, China

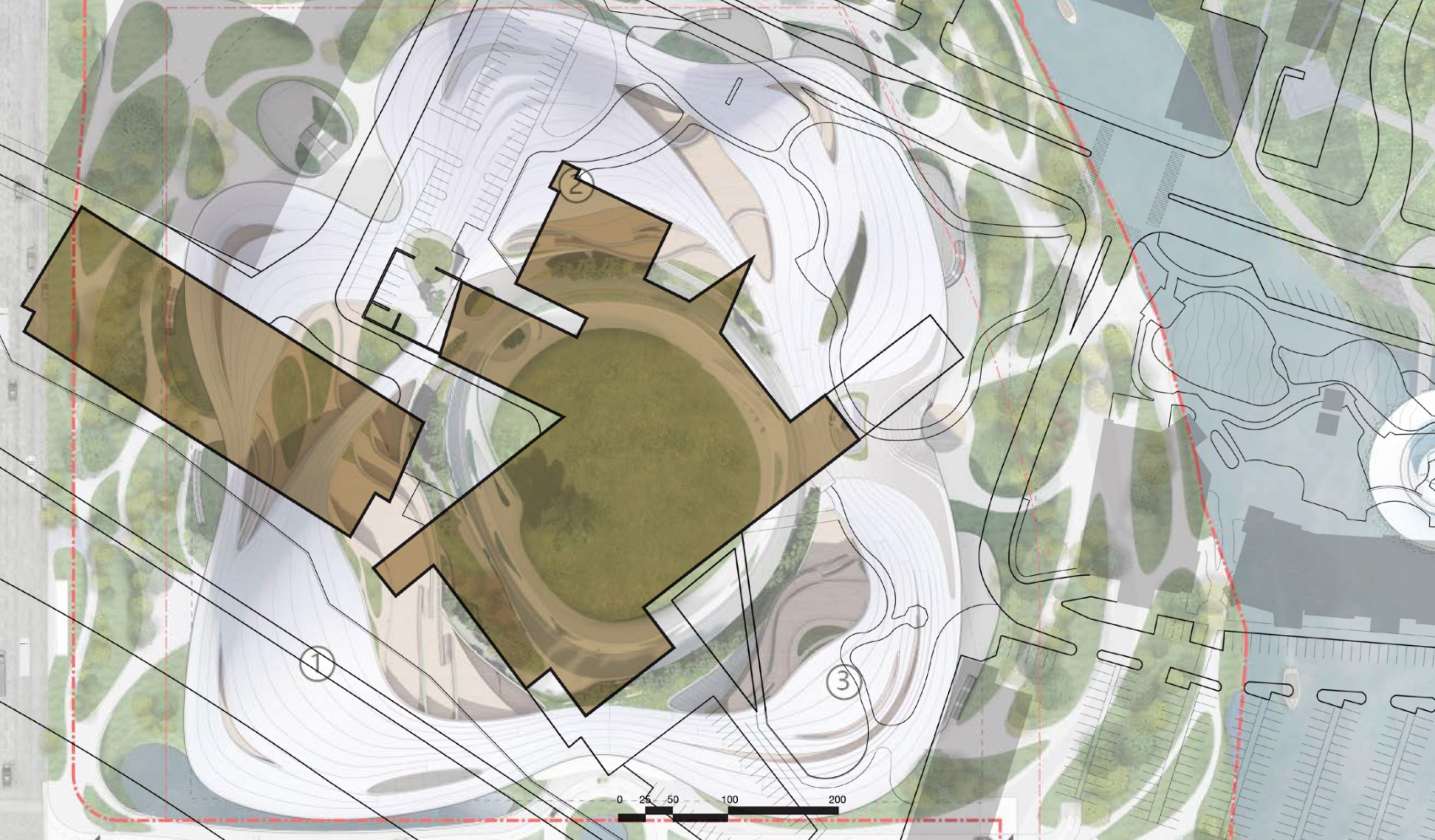
**Design:** Earthasia Design Group, Yong-High Landscape Design Consulting Co, and MAD

**Area:** 32 acres

**Features:** Large central lawn, continuous roof with walkways surrounding the lawn and connecting a science museum and two activity centers, sunken plaza with amphitheater seating, cascading terraces, river front views and natural park areas. Special attention was paid to preserve as many mature existing trees as possible.







JIAXING CIVIC CENTER SITE PLAN COMPARED WITH THOUSAND OAKS CIVIC CENTER SITE PLAN





# CONCEPT DEVELOPMENT





**"ABOVE ALL, ARCHITECTURE IS AN ART, DWELLING IN  
IMAGINATION... THE DESIGN EXPERIENCE MUST MANIFEST THE  
JOY OF INVENTION AND DREAM. AND ALWAYS THE WORK IS  
DRIVEN BY THE POETRY OF A SPECIFIC PLACE."**

**- ANTOINE PREDOCK**





## DEFINING CHARACTERISTIC: THE OAKS

As with any design, the foundation is presented by the environment we are looking to sculpt. Woodlands and foothills have come to symbolize California's native landscape and the distinctive and enduring oak trees scattered across Thousand Oaks are a distinguishing characteristic of the city and the CAP site. These trees are admired for their natural beauty, longevity and value to wildlife and the environment. The desire to preserve these cornerstone species is at the core of the design and will drive many of the design decisions.

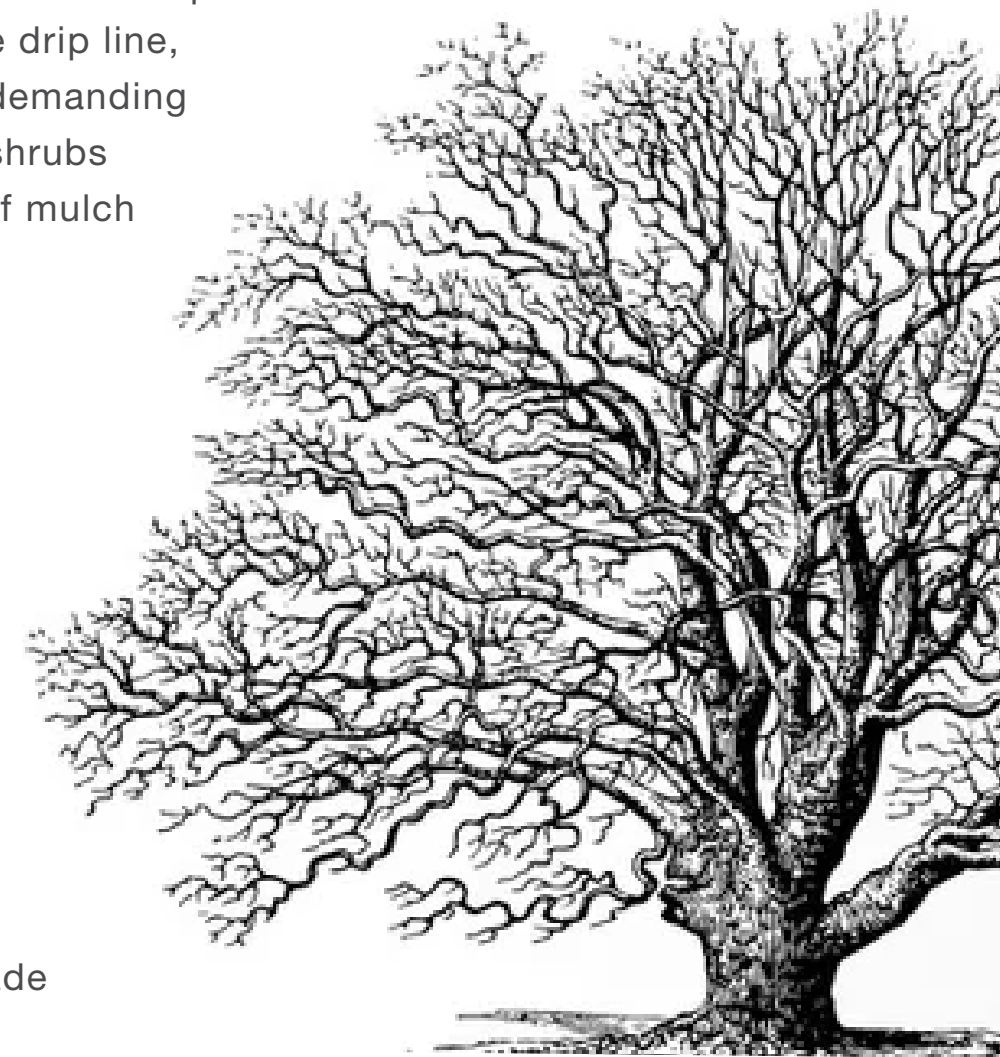


## PROTECTING THE OAKS

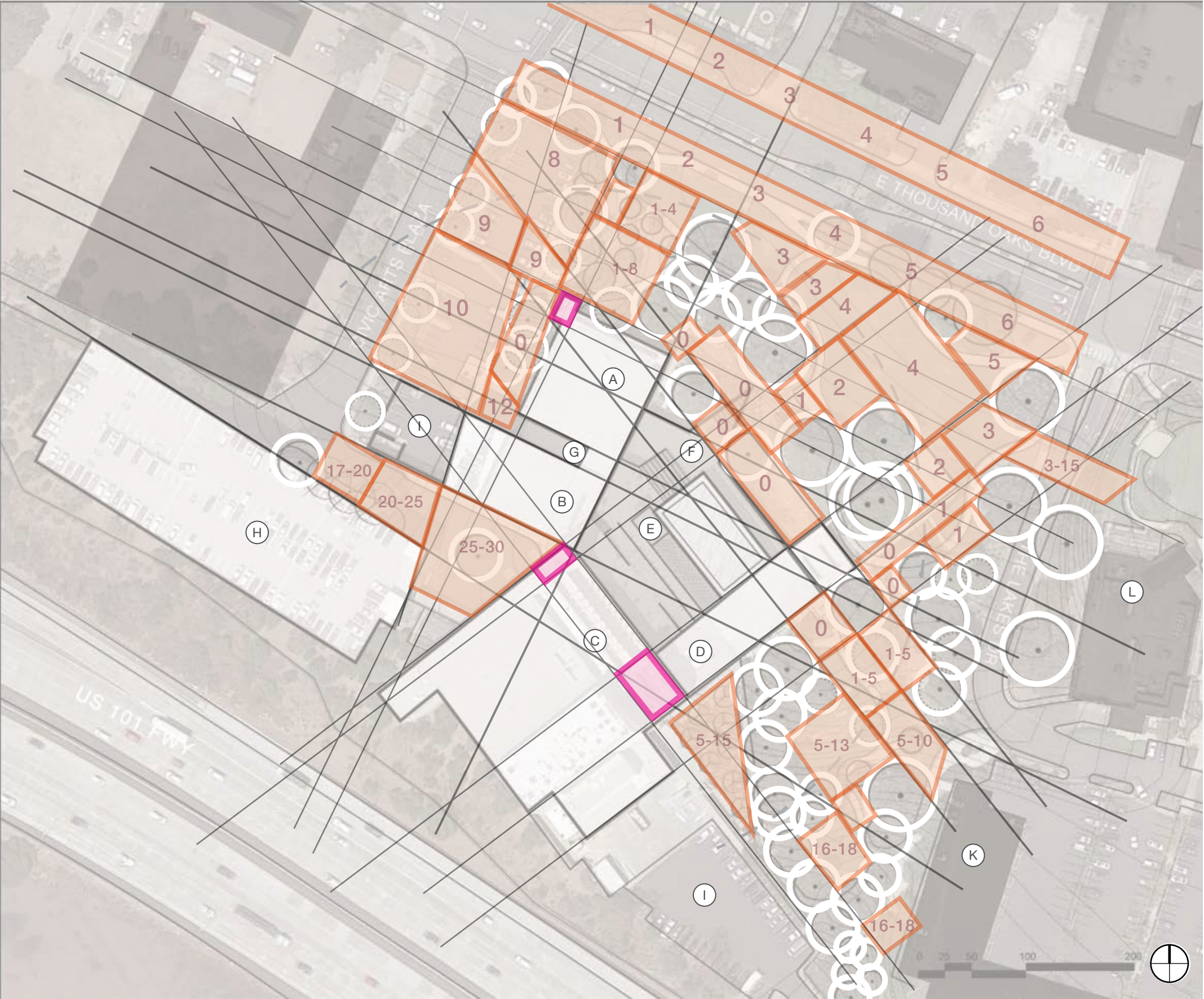
Despite this admiration and concern for preserving oaks, developers and homeowners often damage trees inadvertently as they build and install landscaping around them. Although tough and resilient, oak trees can be decimated by construction related injuries and by changes in soil aeration and moisture levels. To preserve the protected oaks special attention needs to be paid to the ground directly below the drip line, keeping this area relatively undisturbed and free of water-demanding ornamental vegetation such as lawns, ground covers and shrubs like rhododendrons, azaleas and camellias. The natural leaf mulch should be retained to promote a healthy tree.

## PLANTING UNDER OAKS

While extra care should be paid to the understory, this does not mean plants cannot be planted beneath the tree. A summer dry garden made of California natives and California adapted species that require little to no supplemental summer watering pair well with the oak and can promote a healthy ecosystem. The right plants will help to establish a proper mycorrhizae fungi level, increasing the oak's ability to collect nutrients and water. Ribes, coffeeberry, salvias, manzantas, native grasses, toyon, agave, monkey flower, wild rose, elderberry, lemonade berry, and many others pair well with California oaks.







**BUILDING LEGEND**

- |                       |                     |                       |                               |
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**SITE LINES + SPACE FINDING**

The varying topography of the site combined with the many protected oaks creates a complex problem of finding usable space. This exercise aids in identifying spaces based on line site lines from the surrounding architecture, oak and sycamore drip lines, and elevation contours. Special emphasis was place on the CAP towers, which create the visible skyline above the oaks.

ARCHITECTURE SITE LINE

IDENTIFIED USABLE SPACE  
WITH ELEVATION NOTED

CAP TOWERS





CONCEPT BUBBLE DIAGRAM

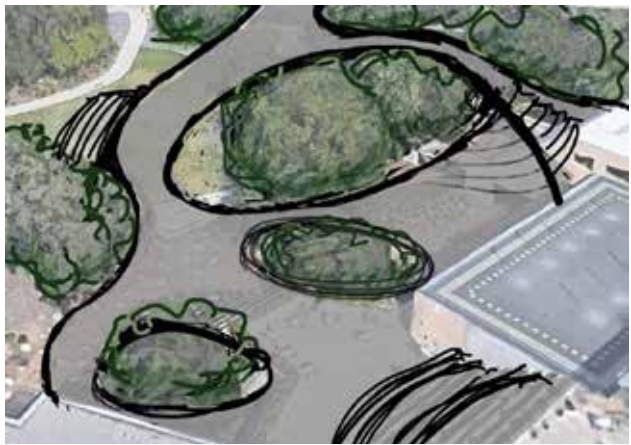
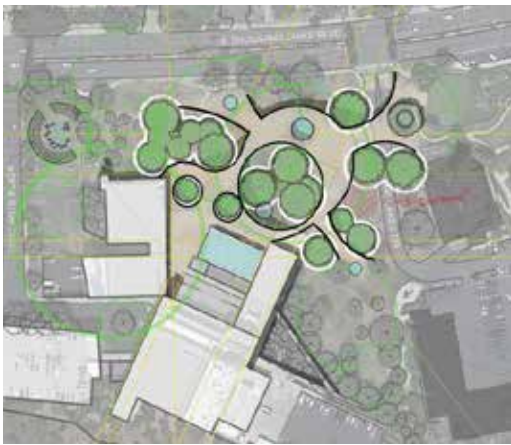
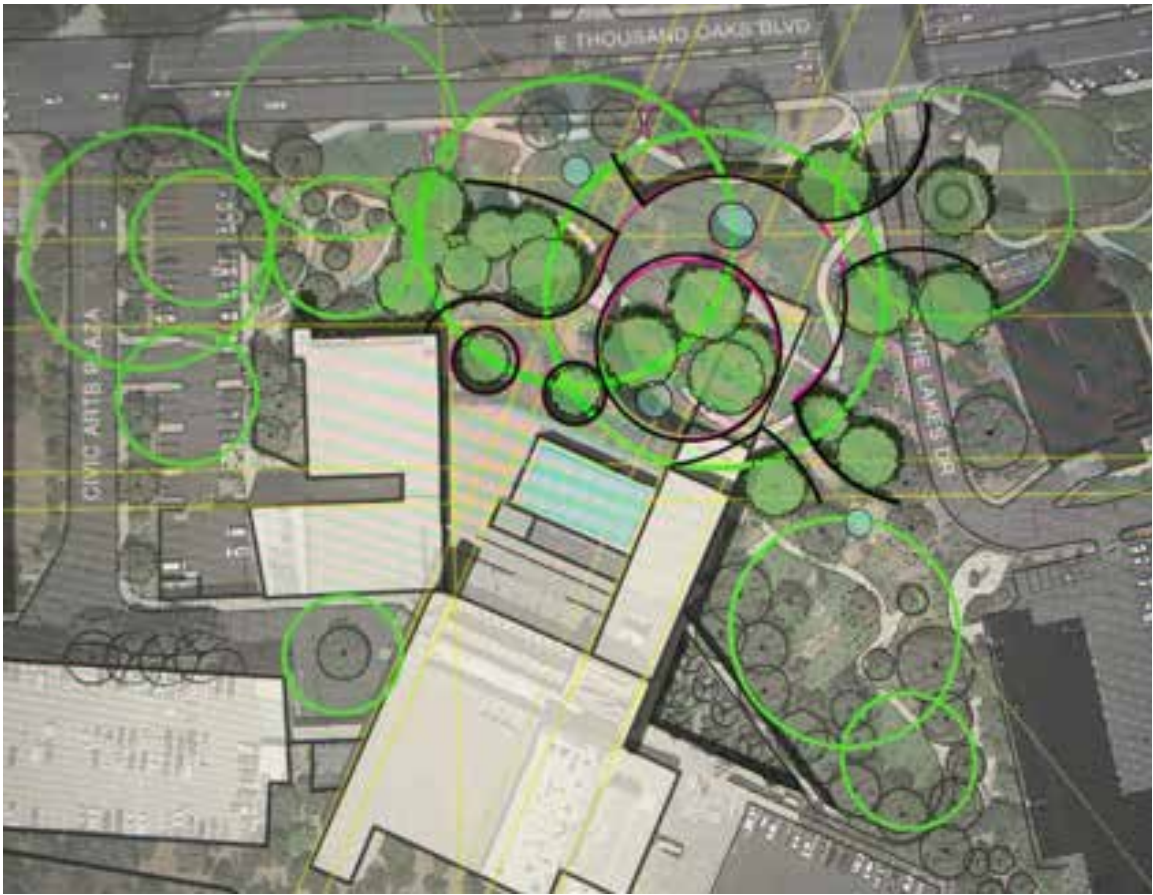
The spaces created focus on community connection, site access, flex space, an emphasis on the arts, and active areas to engage children as well as adults.

BUILDING LEGEND

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# CONCEPT TESTING



Early in the process it was apparent that while the building echoed the peaks of surrounding mountains and hillsides, the landscape was a celebration of the oaks and community. The circular spaces created within the oaks gave rise to lines that curved through the space, connecting the interior of CAP and creating access between it and the Lakes. A bridge between the two would bring visitors face to face with the oaks and increase accessibility.



Initial concepts envisioned a large upper deck creating a shaded lower space. Revisions favored a bridge that hugged the perimeter of the twin oaks plaza.



## CONCEPT DESIGN MODEL

As the design evolved a large shade structure where the lawn once stood became a central feature. To test this idea a concept model was created. Through this model, elevations, and sketches, the height of the supports, the angle of the top, and the overall size were determined and tested in order to create an inviting front to CAP.

Various support column and beam designs were considered. The columns shown in this model incorporate passive cooling technology.









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# SITE DESIGN



CURVED STAIR ENTRANCE

BUS STOP AND ENTRANCE

CHAPARRAL AND SCULPTURE

WOOD DECK WALKWAY

MIRCO-FOREST

SUNKEN SYCAMORE POND

CHUMASH COURT

PASSIVE COOLING TOWER

SHADE STRUCTURE

CAFE

CITY HALL ENTRANCE AND  
STAIRS TO ROOF TERRACE

BRIDGE CONNECTING CAP  
TO THE LAKES

MEADOW

TOPOGRAPHY WATER  
FEATURE CONNECTED TO  
PUMP AND BIOSWALE

RESTROOM

EXPLORATION HILL

WOODLAND PLAYGROUND

SMALL LAWN WITH BORDER  
OF NATIVE GRASSES

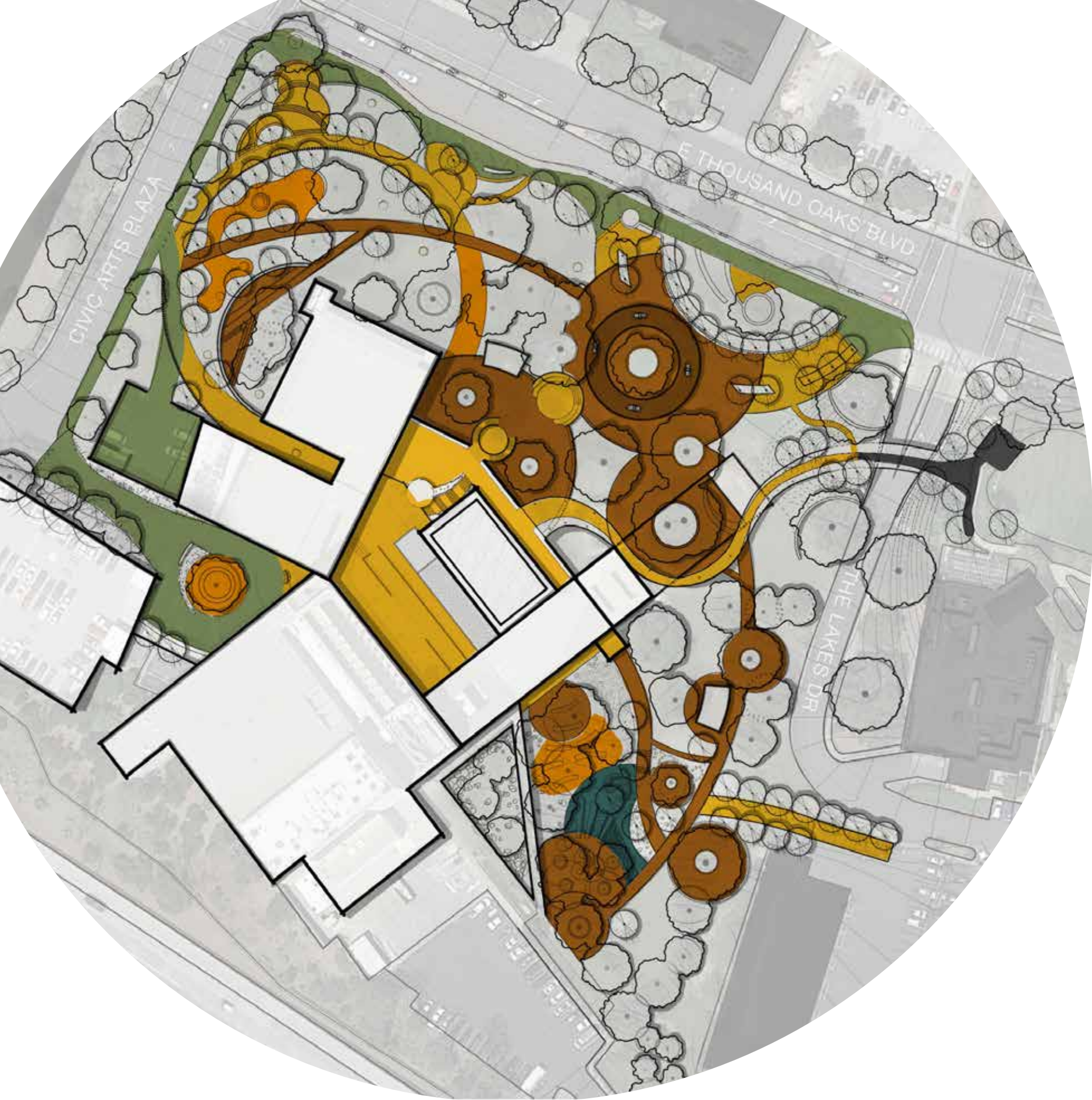
MIRCO-FOREST



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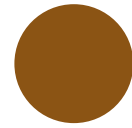




# HARDSCAPE PLAN



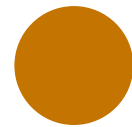
STONE PAVERS



WOOD DECKING



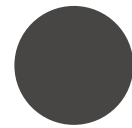
GRASSCRETE/SIDEWALK MIX



DECOMPOSED GRANITE

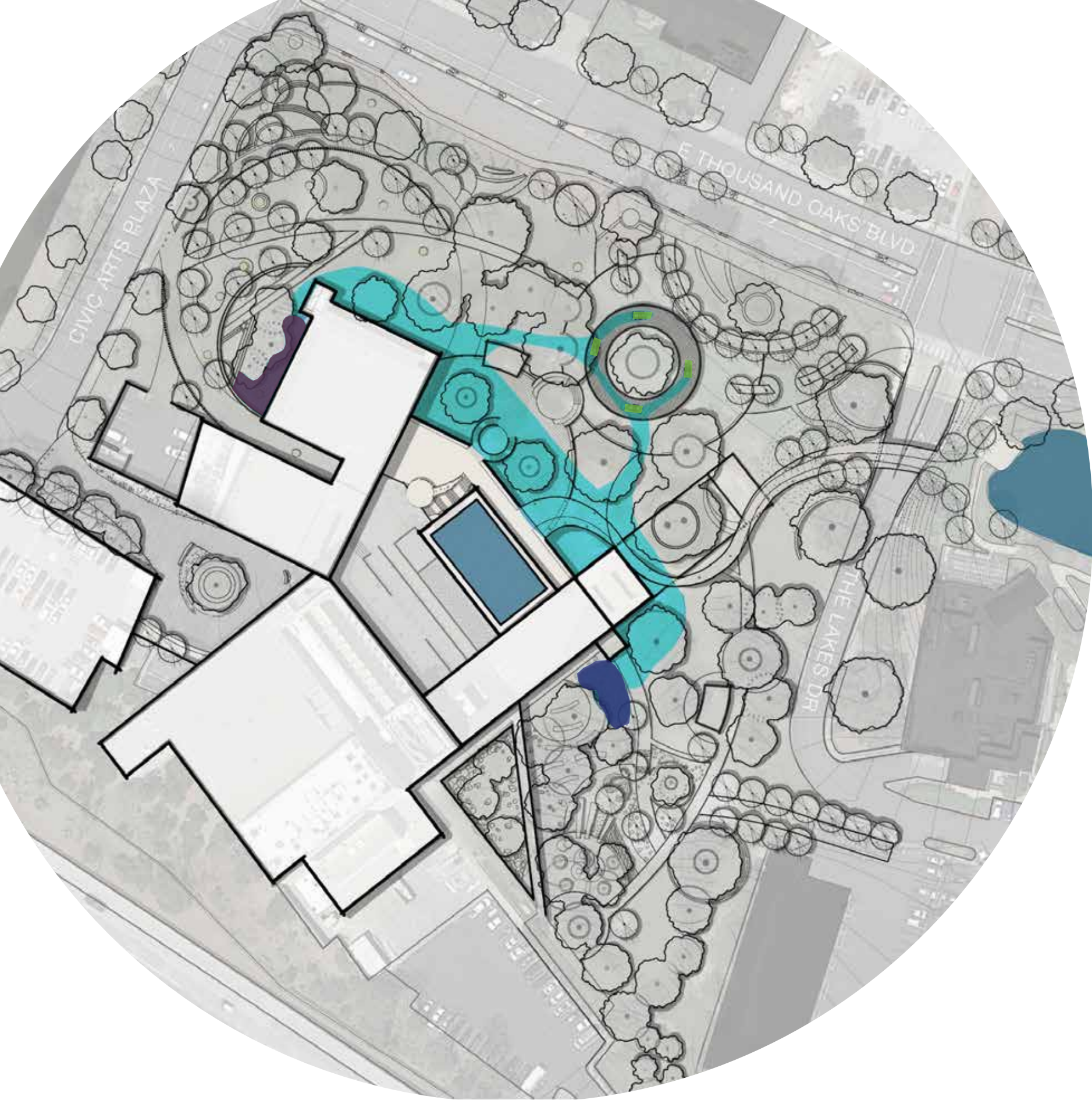


POURED RUBBER PLAYGROUND



SIDEWALK TO MATCH THE LAKES





# WATER FEATURES



EXISTING



TOPOGRAPHY AND PUMP WATER PLAY



SUNKEN POND



BIOSWALE



PASSIVE COOLING POOLS





# SOFTSCAPE PLAN

-  PERIMETER HIGHLIGHTS MIX
-  CHAPARRAL MIX
-  MEADOW MIX
-  MICRO-FOREST
-  LAWN



## PERIMETER HIGHLIGHTS



**GOLDEN YARROW**  
*ERIOPHYLLUM*  
*CONFERTIFLORUM*



**BEAVERTAIL CACTUS**  
*OPUNTIA*  
*BASILARIS*



**DWARF COYOTE BUSH**  
*BACCHARIS*  
*PILULARIS*



**FOXTAIL AGAVE**  
*AGAVE*  
*ATTENUATA*



**ALOE 'LODE'S YELLOW'**  
*ALOE*  
*KOENENII*



**CALIFORNIA FUCHSIA**  
*EPILOBIUM CANUM*  
*SSP. CANUM*



**COFFEEBERRY**  
*FRANGULA*  
*CALIFORNICA*



**EMERALD CARPET MANZANITA**  
*ARCTOSTAPHYLOS*  
*'EMERALD CARPET'*



**CANYON PRINCE**  
*ELYMUS*  
*CONDENSATUS*



**SAND DUNE SEDGE**  
*CAREX*  
*PANSA*



**DEERGRASS**  
*MUHLENBERGIA*  
*RIGENS*



**CALIFORNIA FESCUE**  
*FESTUCA*  
*CALIFORNICA*



**BLUE EYED GRASS**  
*SISYRINCHIUM*  
*BELLUM*



**FOOTHILL POPPY**  
*ESCHSCHOLZIA*  
*CAESPITOSA*



**CALIFORNIA GOLDFIELDS**  
*LASTHENIA*  
*CALIFORNICA*



**BABY BLUE EYES**  
*NEMOPHILA*  
*MENZIESII*

## CHAPARRAL MIX



**WHITE SAGE**  
*SALVIA*  
*APIANA*



**DWARF COYOTE BUSH**  
*BACCHARIS*  
*PILULARIS*



**CLEVELAND SAGE**  
*SALVIA*  
*CLEVELANDII*



**MANZANITA**  
*ARCTOSTAPHYLOS*  
*GLAUCA*



**MATILIA POPPY**  
*ROMNEYA*  
*COULTERI*



**SAGE BRUSH**  
*ARTEMISIA*  
*CALIFORNICA*



**BUCKWHEAT**  
*ERIOGONUM*  
*FASCICULATUM*



**WHITE COAST CEANOTHUS**  
*CEANOTHUS*  
*VERRUCOSUS*



**COFFEEBERRY**  
*FRANGULA*  
*CALIFORNICA*



**WILD ROSE**  
*ROSA*  
*CALIFORNICA*



**BLUE ELDERBERRY**  
*SAMBUCUS NIGRA*  
*SSP. CAERULEA*



**TOYON**  
*HETEROMELES*  
*ARBUTIFOLIA*



**LEMONADE BERRY**  
*RHUS*  
*INTEGRIFOLIA*



**HOLLYLEAF REDBERRY**  
*RHAMNUS*  
*ILICIFOLIA*



**FUCHSIAFLOWER**  
*RIBES*  
*SPECIOSUM*



**CLIMBING PENSTEMON**  
*KECKIELLA*  
*CORDIFOLIA*

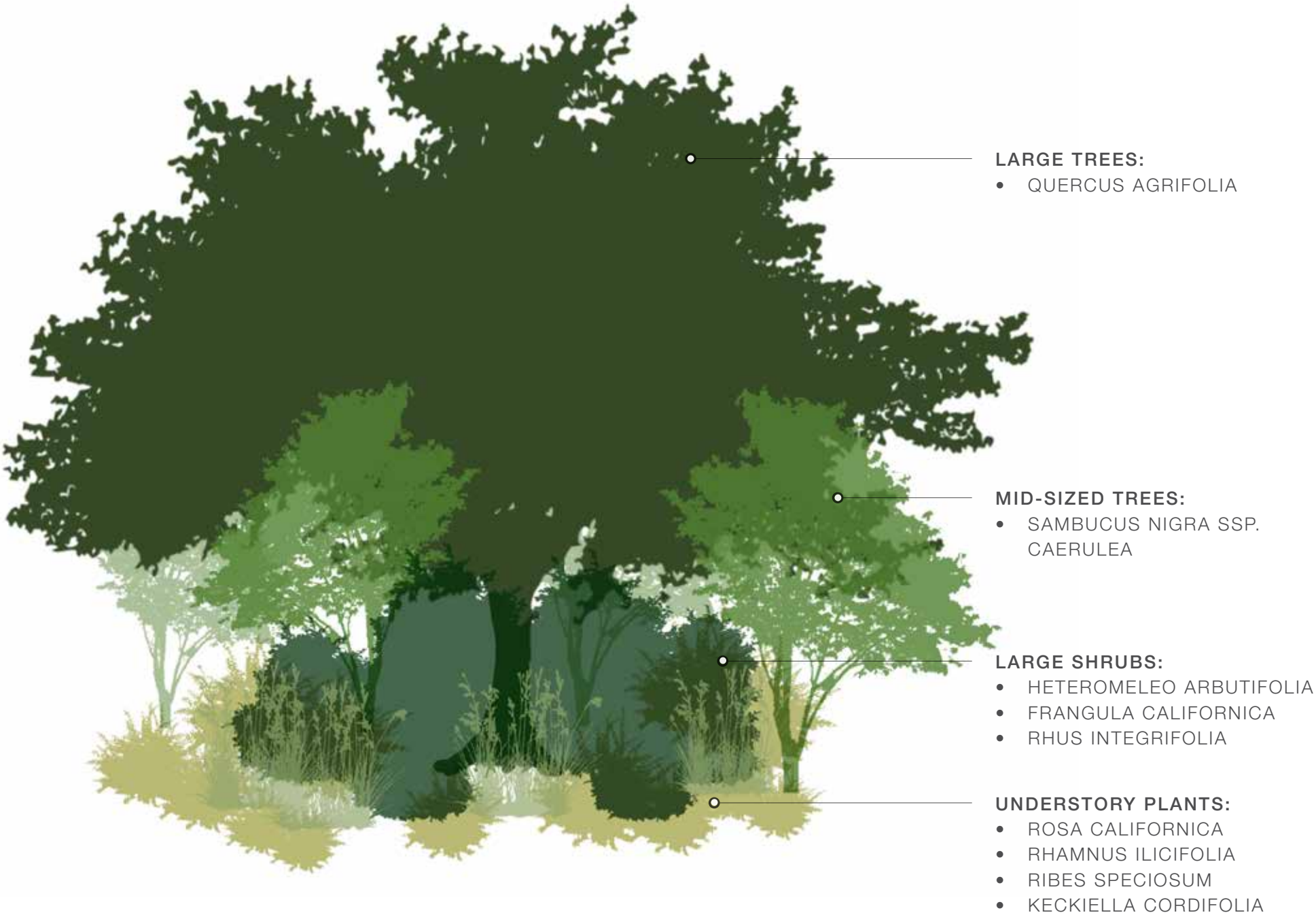
## MICRO-FOREST



# CALIFORNIAN MICRO-FOREST

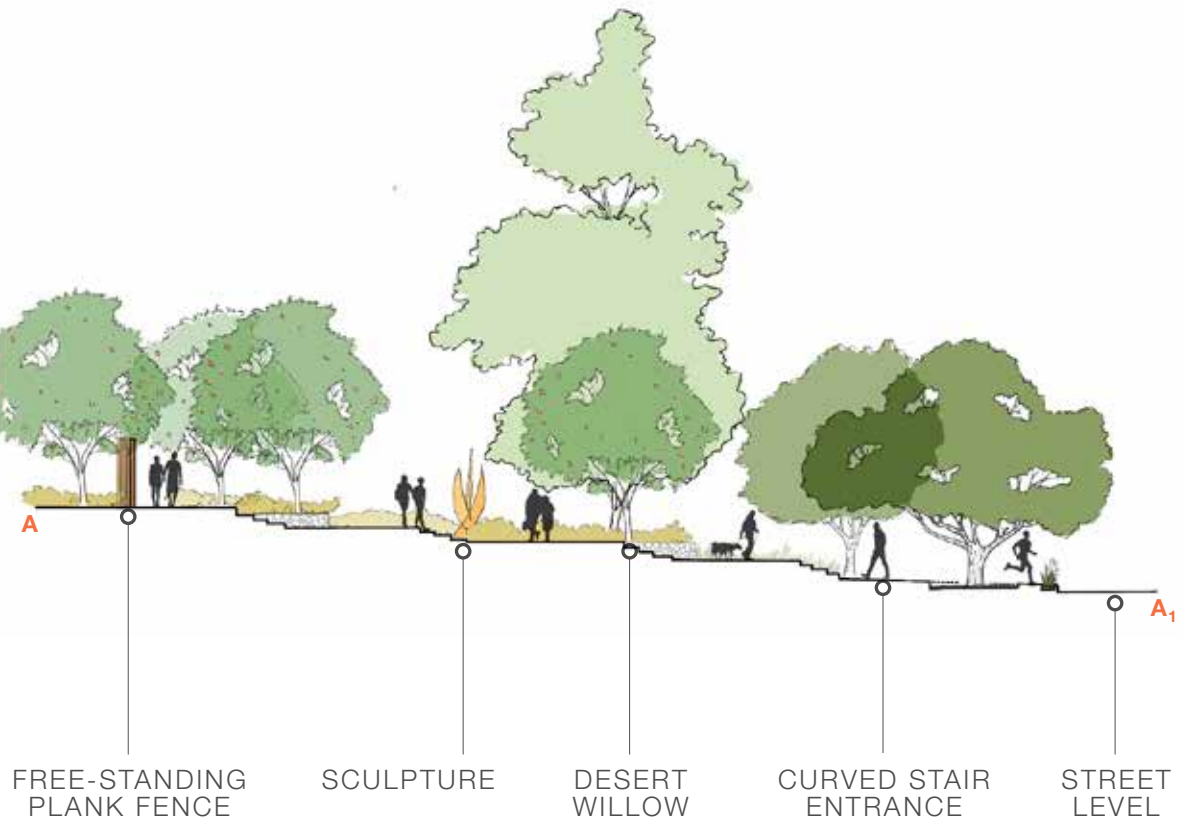
Native plant horticulturist Katherine Pakradouni is adapting a concept made famous by Japaense botanist Akira Miyawaki and creating micro-forests in areas as small as 10’x10’. Micro-forests contain four layers of native plants, including coast live oaks, a keystone species for California because it supports a wide variety of insects and other wildlife; smaller trees such as elderberry and California laurel, shrubs like toyon, lemonade berry and California wildrose, and low-growing perennials like mugwort. The trees and shrubs are planted randomly in the small spaces, mixing plants of various heights into a dense thicket that shades the soil and creates habitat for wildlife. Planting closely together forces the plants to compete for sunlight, causing them to grow up to 10x faster than a conventional forest. After two years, these micro-forests are maintenance free.

These tiny forests can make an outsized difference, providing shade, attracting plants and animals, and even storing a bit of carbon. CAP could use these as educational zones to inspire similar micro-forests to pop up throughout the city.





NEW ENTRY AT CIVICS ARTS PLAZA  
ENLARGEMENT + SECTION ELEVATION





# NEW ENTRY AT CIVICS ARTS PLAZA

The west corner connects to Gardens of the World and a future commercial site so easy access to CAP is essential. The redesign includes a **curved grand stair entry** that leads to a wooden deck walkway, lined with **desert willows and manzanita**, where visitors can choose to venture further into the **sculpture garden and theaters**, or move into the **oak woodlands**, the central plaza, and the entrance to city hall. Built into the design are **layers of curved rock walls with plantings** that will include hardy perennials to create a neat and sculptural front to the property, mixing **aloes and agaves with buckwheats, sages, and coyote bush**. The parking strip to contain grasses with a mix of **annual wildflowers and grasses**. One of the curved walls will showcase **new monument signage** for CAP. The sidewalk has been extended to accommodate a bike lane and invite people into the site.

## CONTEXT

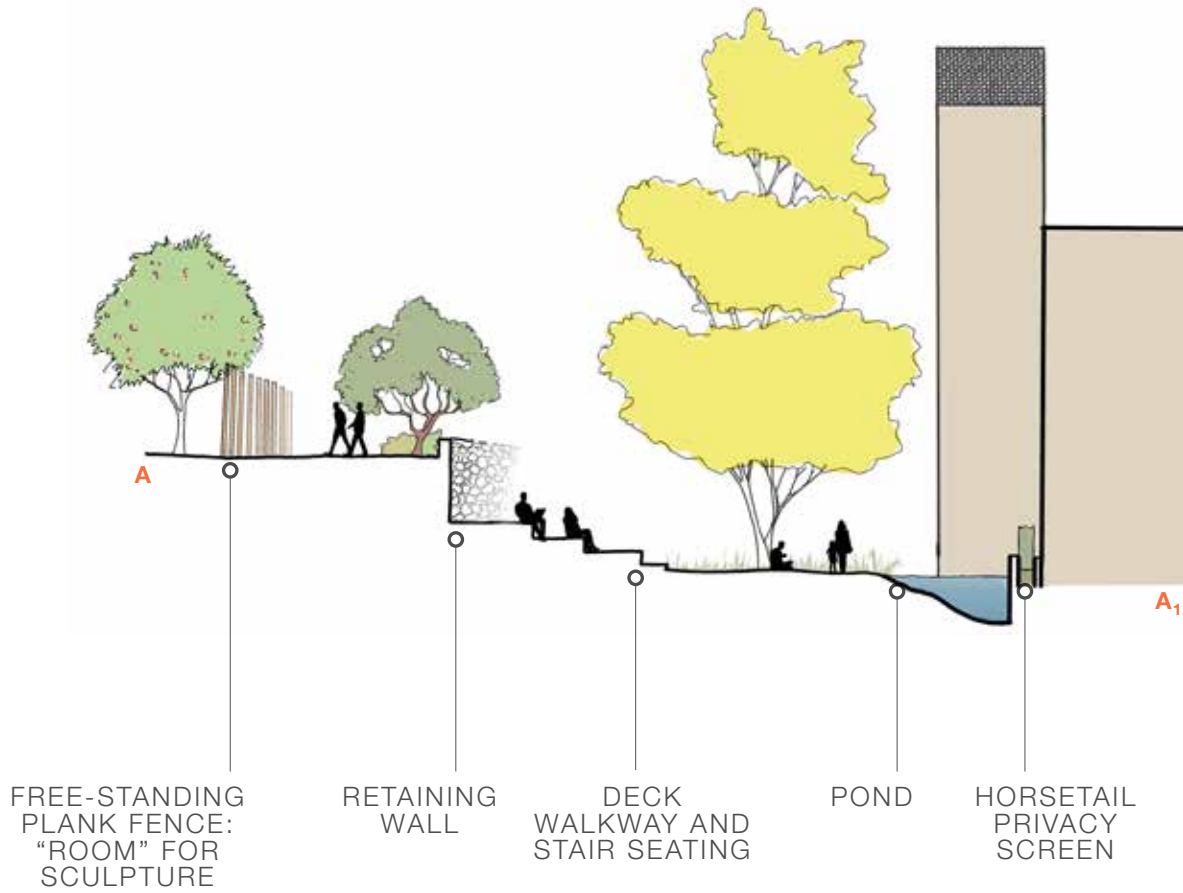
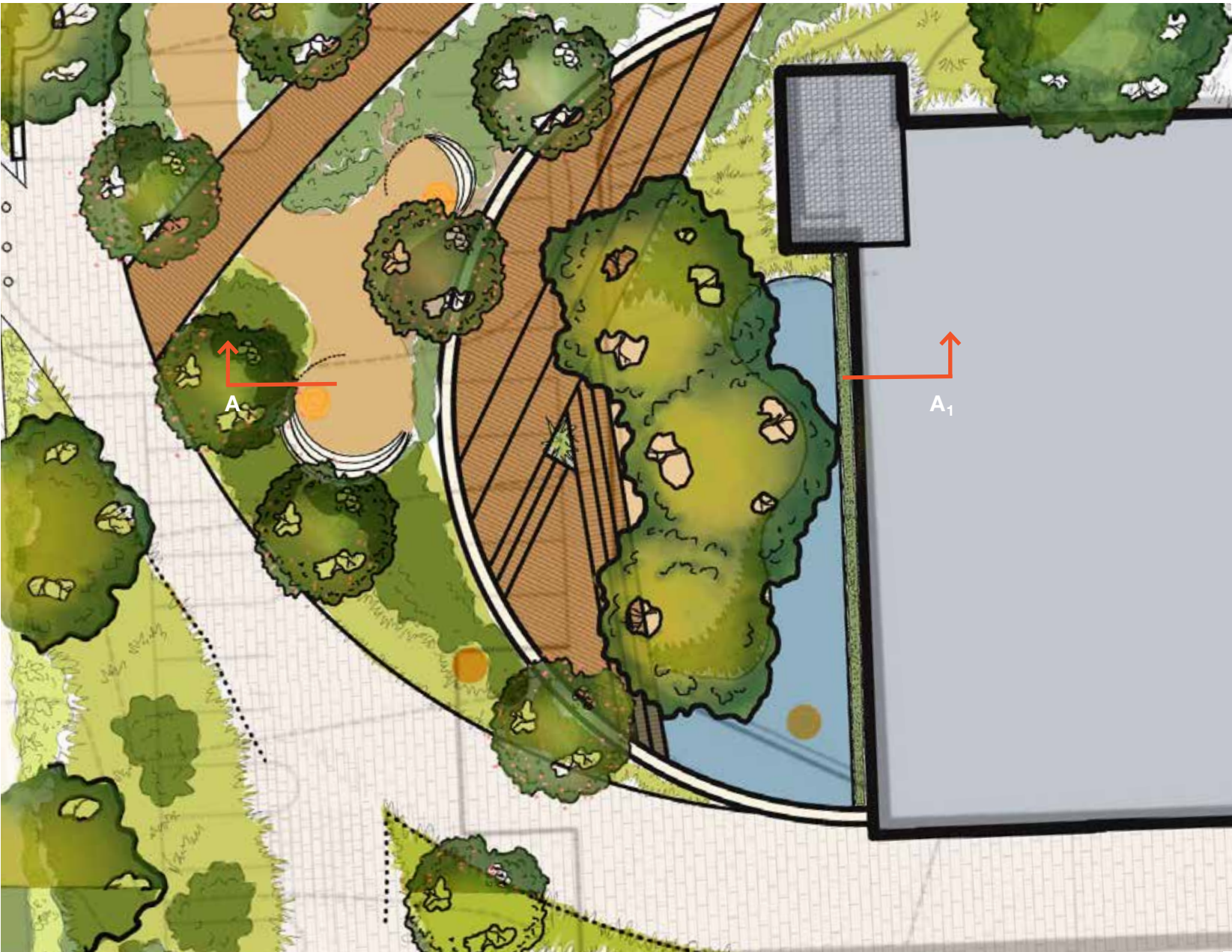


## INSPIRATION + TEXTURES





SYCAMORE POND  
ENLARGEMENT + SECTION ELEVATION



KEY MAP (NTS)



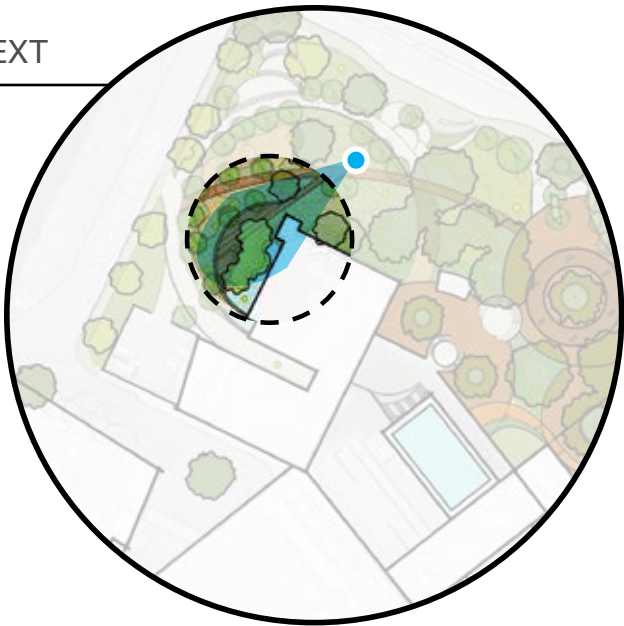
# SYCAMORE POND

A space for quiet contemplation, team meetings, and small receptions, this sunken pond is enclosed in a curved rock wall, **shaded by mature California sycamores** and lined on the outside with **manzanita and chaparral native plants**. The pond is connected to the **meadow’s bioswale** to allow for overflow water collection.

To create privacy for the lower level office windows, a **screen of native horsetail reeds** is planted at ground level and compliments the **riparian habitat**. At night the **rocks walls are up-lit on both sides**, creating in inviting atmosphere and depth in the landscape, highlighting the layers within the site.

The **sculpture shown is “Solar”**, a 2009 piece from Charlotte Mayer, chosen for its point of balance, like the **feathers of a wetlands bird skimming the surface water**.

## CONTEXT



## INSPIRATION + TEXTURES



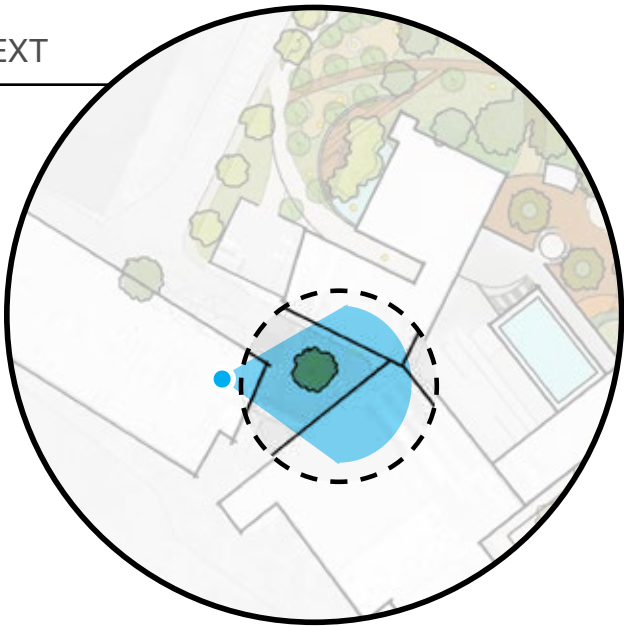


# CHUMASH COURTYARD

As the primary entry into the site from the parking structure, this redesign focuses on creating a **bright and welcoming courtyard**. The current black asphalt roadway replaced with **grasscrete** allows this to become multi-functional, used for drop off and events. Suggest using a native grass like *Carex pansa*, which can be mowed. **Special consideration to lighting** this area as many visitor will experience for evening performances and events.

The existing **Chumash inspired art** serves as a beautiful backdrop, with the oak taking center stage as a natural gathering point. **Cleveland sage** is hearty and will thrive in the dry sun, greeting visitors with its beautiful aroma. The Chumash used this plant as food, a spice, and as medicine. The long bench is lined with **common rush**, which does well in containers. The Chumash used the stalks as food, to make dye, and for baskets. Signage within the courtyard would **expand upon the Chumash art, people, and their history** with the landscape and the CAP site.

## CONTEXT

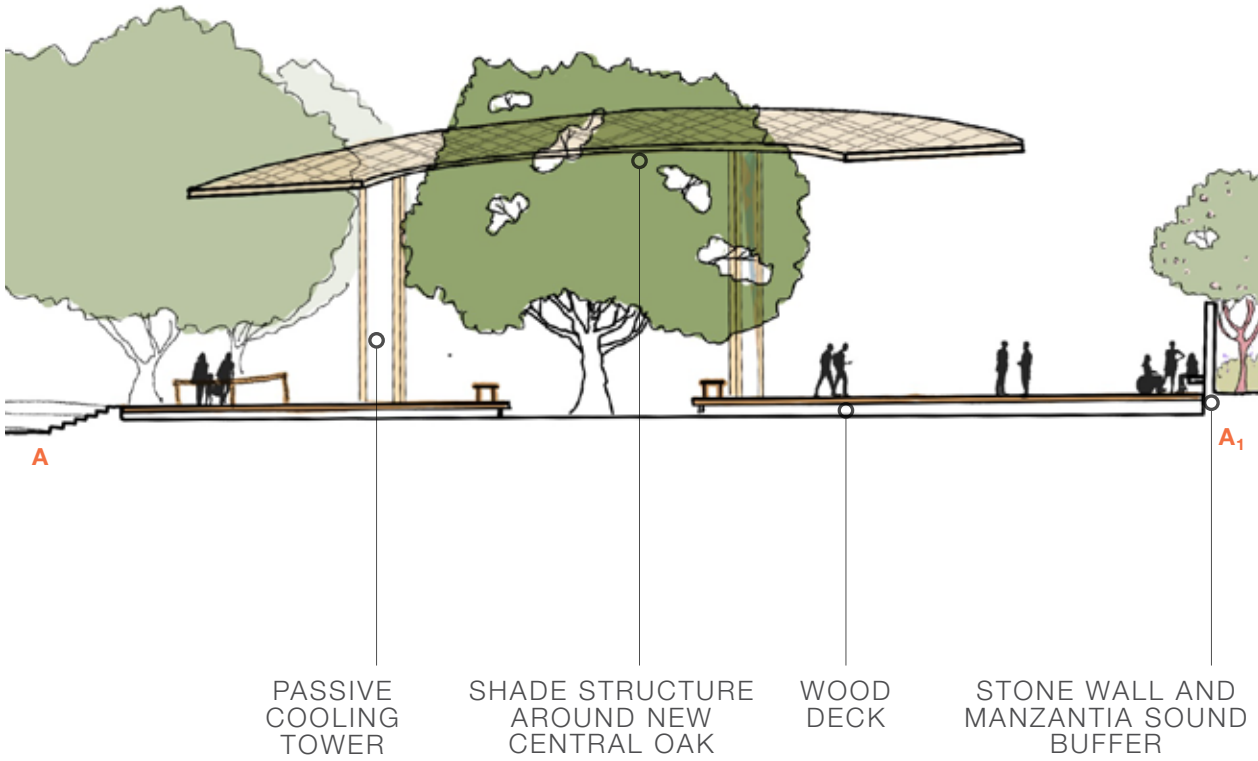
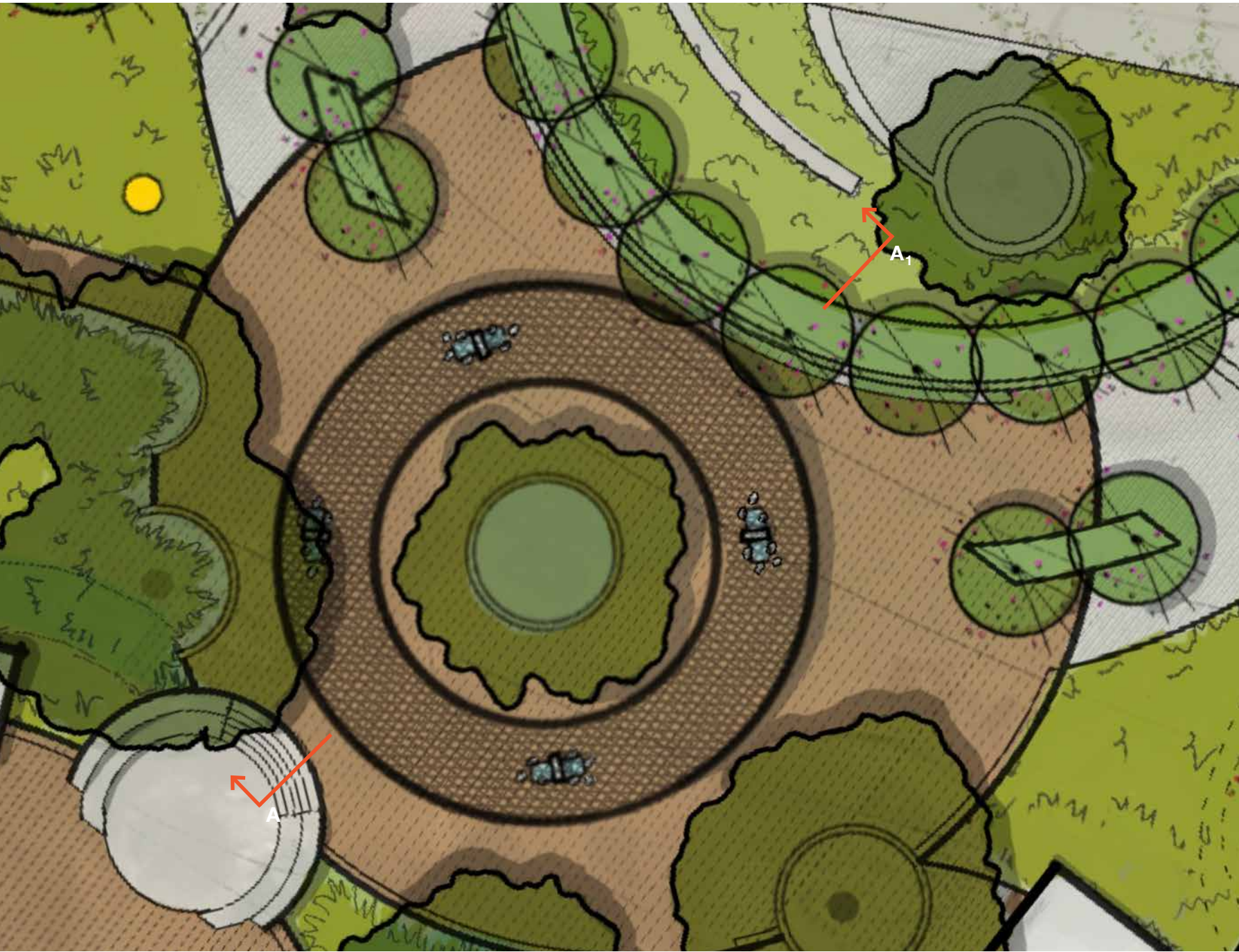


## INSPIRATION + TEXTURES





CENTRAL OAK GALLERY  
ENLARGEMENT + SECTION ELEVATION



KEY MAP (NTS)



# CENTRAL OAK GALLERY

The nexus of CAP’s front entrance, a shade structure provides a **visual landmark** for visitors to meet and gather, with an **oak as the focal point** in the center. The stone walkway into the gallery transitions seamlessly into a large wooden deck, which levels the ground and protects the roots of the oaks. The **curved stone wall lined with manzanita** leads visitors into the space and the built in seating encourages them to relax and enjoy the beautiful oak. The wall and manzanita also act as a buffer to the noise from Thousand Oaks Boulevard.

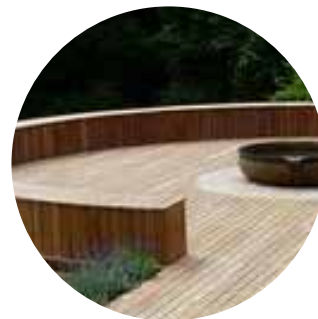
The **structure’s design is minimalistic**, with simple geometric forms that echo the design of the building and surrounding landscape. The shade from both the structure and the tree cool the gallery, which is further aided by the **passive cooling built into the support columns**.

Surrounding the deck are **native meadow grasses with annual wildflowers** that help create a healthy micro-climate rather than the current mono-culture lawn.

## CONTEXT



## PASSIVE EVAPORATIVE COOLING TOWERS



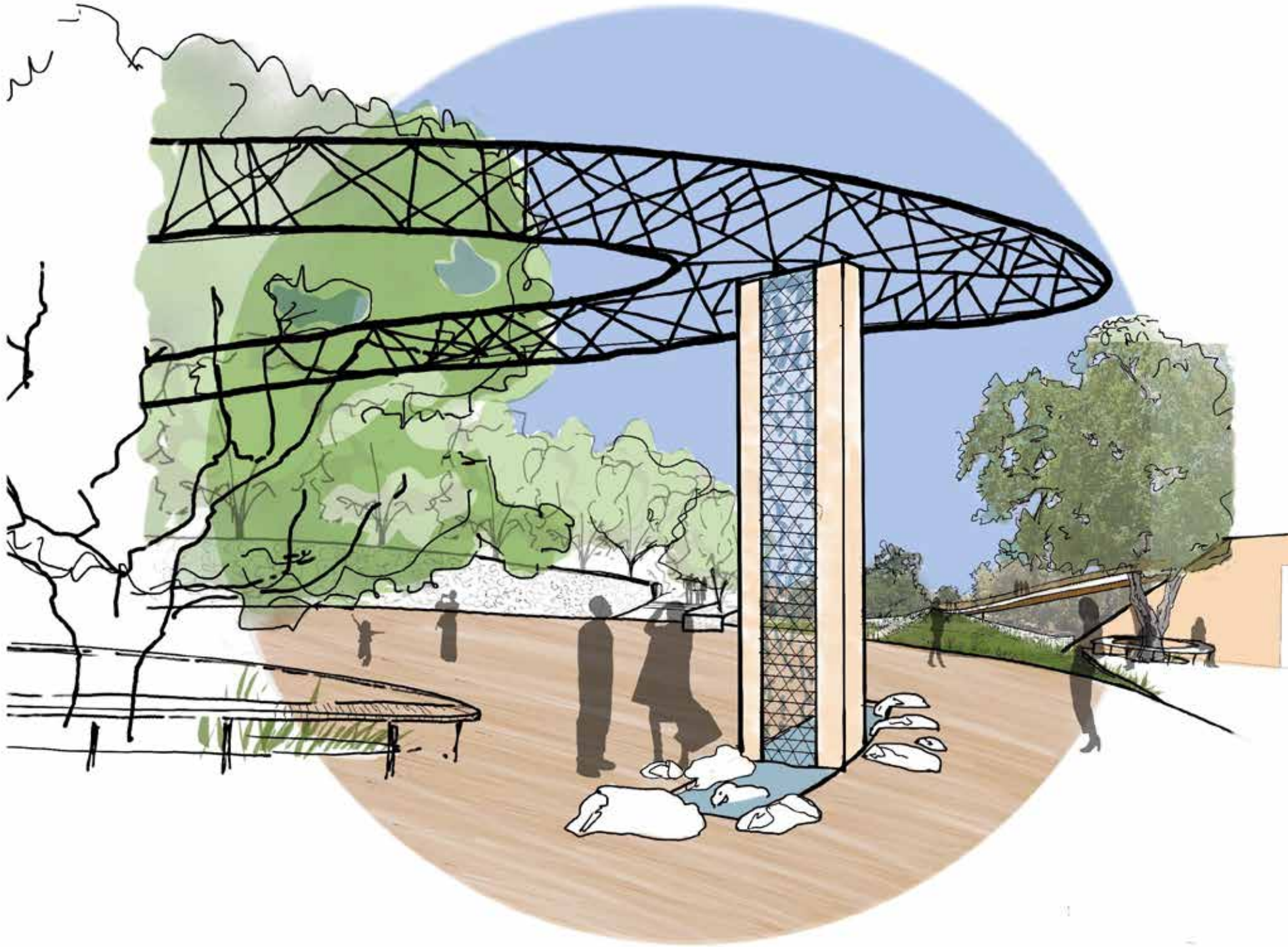


# COOLING WATERS

Within the Central Oak Gallery the support for the shade structure will include a **passive cooling feature**. Water would flow over **terracotta forms**, designed to **emulate the triangle pattern** seen in the building towers, and collect in small pools at the base. As **water evaporates, it draws in heat from surrounding air**. Evaporation is therefore an effective passive cooling method. It works best with low relative humidity (70% or less), because air with lower humidity has a greater capacity to take up the evaporated water vapor than air with high humidity.

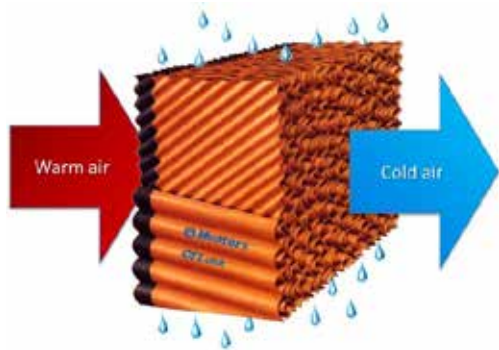
The small pools are lined with **locally sourced rocks and boulders** and when not in use the water could remain or **drained in the bioswale**.

## CONTEXT

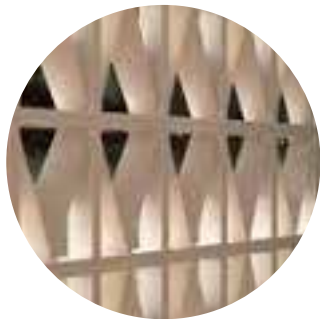


## PASSIVE EVAPORATIVE COOLING TOWERS

Indian architect Monish Siripurapu designed the “Beehive”, which uses terracotta tubes and water as part of a low-energy cooling system



This technology could be adapted using the triangle pattern seen in the CAP tower screens.





# CITY HALL ENTRANCE

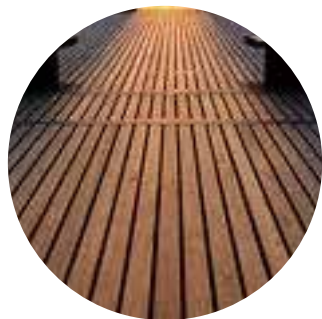
Focused on accessibility, the triangle planter has been replaced with an obvious **ground floor entrance to city hall**, framed by **twin curved stone wall staircases** leading to the rooftop terrace. This is connected to the Central Oak Gallery by a circular stairway that includes seating.

**Adjacent to this large raised deck is a small cafe**, typically used for coffee and light refreshments, its kitchen could be **utilized for outdoor events**. This area to be used by both patrons and employees who work within city hall’s 87,000 sq/ft of office space and includes **tables and railings with counter top seating**.

## CONTEXT



## INSPIRATION + TEXTURES

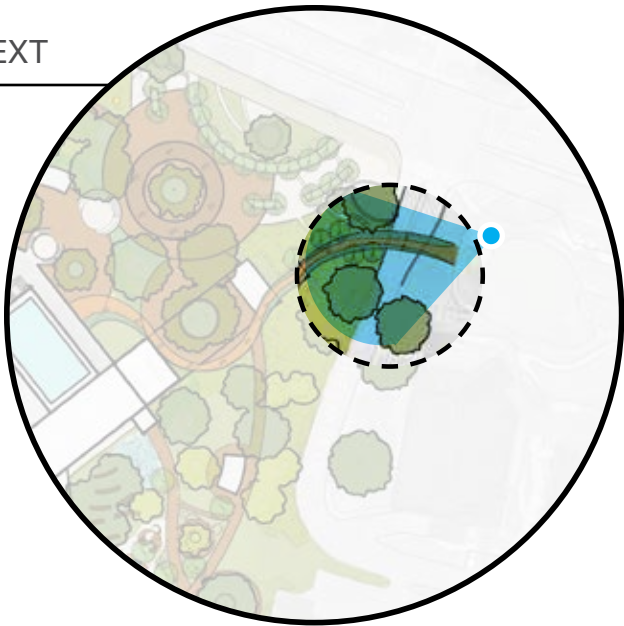




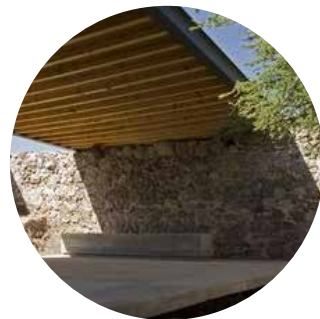
# BRIDGE CONNECTING THE LAKES

Once separated by a crosswalk and street, the **two properties are brought together** to become a larger center with the addition of a bridge. Designed to **blend seamlessly into the Lakes**, the concrete pattern continues from the sidewalk over the bridge and doesn't change to the stone pavers until visitors have already made the transition. **Plantings around the bridge entrance continue over the bridge** to further blur the property lines. Retaining walls, similar to those used throughout the CAP landscape, allow for a hill to be built up on both sides, reminiscent of the land bridges intended to bring wildlife safely across busy streets. Once on the CAP site, visitors can chose to continue on the bridge to the rooftop terrace or walk down the hillside steps and into the Central Oak Gallery. **Bridge posts up-lit at night** to guide the way and entice visitors to continue on into the site.

## CONTEXT



## INSPIRATION + TEXTURES





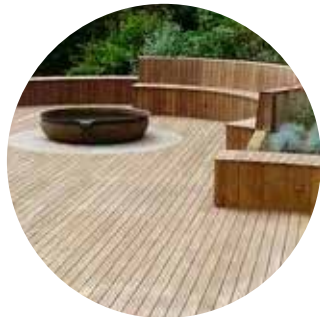
# TWIN OAKS PLAZA

Inside of the Carpenter Park structure is a secondary large wooden deck, set with **movable furniture** to accommodate meetings and lunch needs for office workers along with larger gatherings and a place for cafe visitors to enjoy their coffee and food. The bridge connecting The Lakes to the CAP rooftop terrace hugs the two memorial trees and **allows visitors to admire the beautiful oaks** from a new vantage point. The wooden deck is primarily surround by the meadow mix, leading into a **micro-forest that creates a barrier** between visitors relaxing and the playground on the southeast portion of the property.

## CONTEXT



## INSPIRATION + TEXTURES





KIDS PLAYGROUND + EXPLORATION  
ENLARGEMENT



KEY MAP (NTS)





# KIDS PLAYGROUND + EXPLORATION ZONE

A playground should be filled with **whimsy and imagination**, with plenty of opportunities to **run, jump, explore, and learn**. The playground will feature a large **wooden play structure**, built to **resemble local wildlife**. This could be a community contest where children can vote for the animals that should be included. Built around trees are **raised wooden decks with slides, climbing ropes, and tree house rooms**. A water feature is built to resemble **local wetland topography** and can be filled with a **series of hand-pumps and push-button sprayers**. Children are encouraged to change the water's course with various **built in dams and gates**. Adjacent to the playground is the site's only lawn and a public restroom. The 2,000 sq/ft lawn is bordered with native grasses to minimize the damaging effects of overwatering near oaks while also softening the edge of the lawn.

## CONTEXT







THANK YOU!