

Landscape Design 3
Arch-X 471.2F
Spring 2022

Thousand Oaks Civic Arts Plaza

Site Redevelopment

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Project Overview

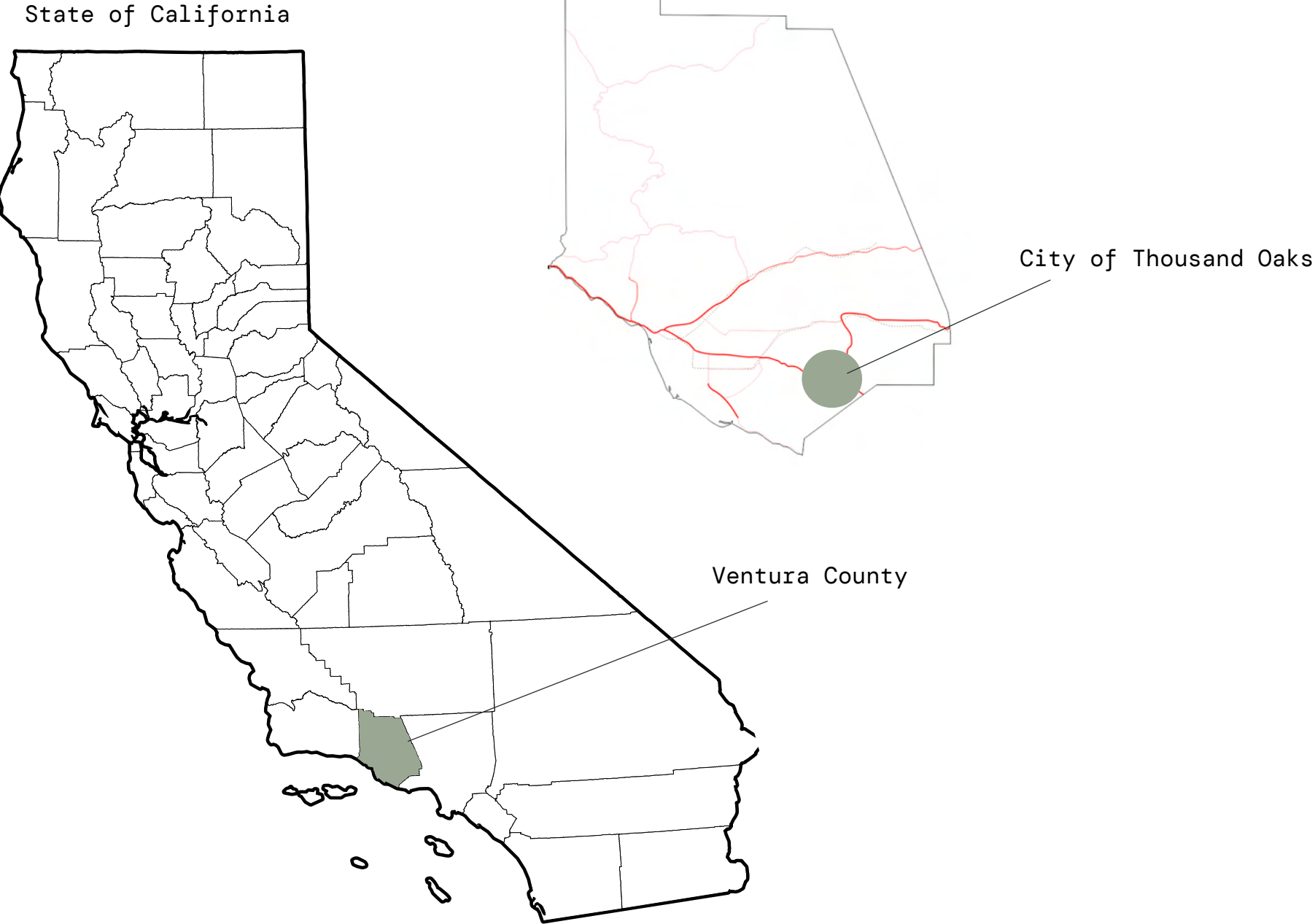
The city of Thousand Oaks, CA lacks a cohesive and centralized downtown area. The city is in the process of redeveloping its core downtown area and is seeking a cultural hub/event space to add to the desired vibrant downtown they are creating.

The Civic Arts Plaza was designed by architect Antoine Predock and constructed in 1994. It contains two theaters – the 1,800-seat Kavli Theater and 480-seat Scherr Forum Theater – and City Hall offices. The site functions both as an event space and office space.

The site is currently in use, but must be remedied before it can successfully function as a bustling downtown fixture for the Thousand Oaks community.



Site Location



The city of Thousand Oaks, California is located in the Conejo Valley, within Ventura County. Thousand Oaks is the second largest city in Ventura County, with a population of 126,966 (2020). It sits 40 miles northwest of Los Angeles and 12 miles east of the Pacific Ocean. The city has a total area of 55.2 square miles.

The region has a Mediterranean climate, with hot, dry summers, mild winters, moderate rainfall, and a long growing season.

The Chumash People first inhabited this land over 10,000 years ago. It is named after the many oak trees that exist in the area, including many protected oaks that are present on the Civic Arts Plaza site.

The Civic Arts PLaza is located just off the major highway 101 (to the east) and is a core part of the city's downtown area.

GOALS AND OBJECTIVES



CURATE

Create a **cultural center** for Thousand Oaks and surrounding communities where residents can **gather** to enjoy the arts and events.

Develop open gathering space that can **accommodate** larger events and meetings.



CONNECT

Better **connect** the Civic Center building to the surrounding site and encourage the use of **outdoor spaces**.

Create inviting spaces for city employees and visitors to **gather** and **relax** outdoors.

Improve pedestrian and bike **access** to the site and improve **connection** to surrounding areas.



DIVERSIFY

Develop of **diversity** of outdoor spaces that **cater** to a range of visitors.

Provide **spaces** for active and passive recreation, education, observation, and interaction.

Incorporate and protect the site's existing oak trees and introduce a palette of native California plants that will thrive on the site.

Case Studies

Existing sites, that are comparable in size and function to the Civic Arts Plaza, were selected for reference and analysis in the research phase of the design process.

CASE STUDY 1

Peñalolén Community Center

LOCATION

Peñalolén, Chile

DESIGN

Gubbins Arquitectos, Polidura + Talhouk Arquitectos

YEAR COMPLETED

2013

SIZE

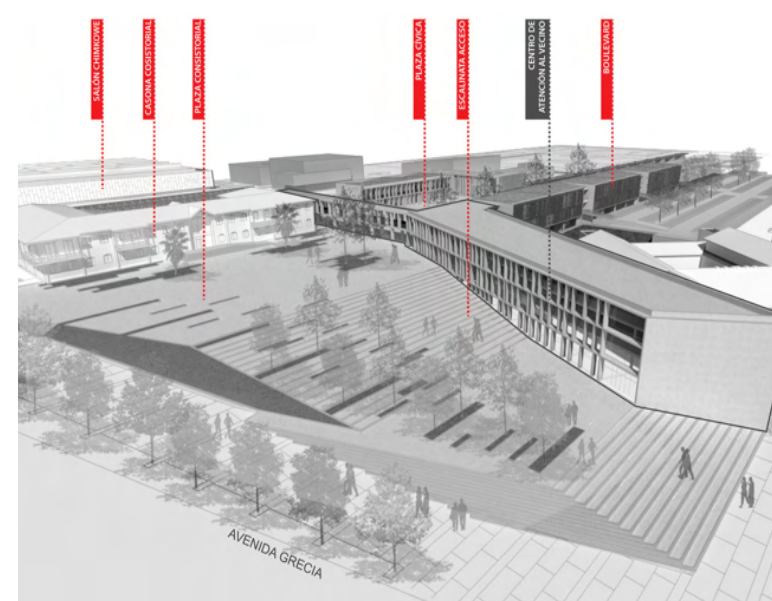
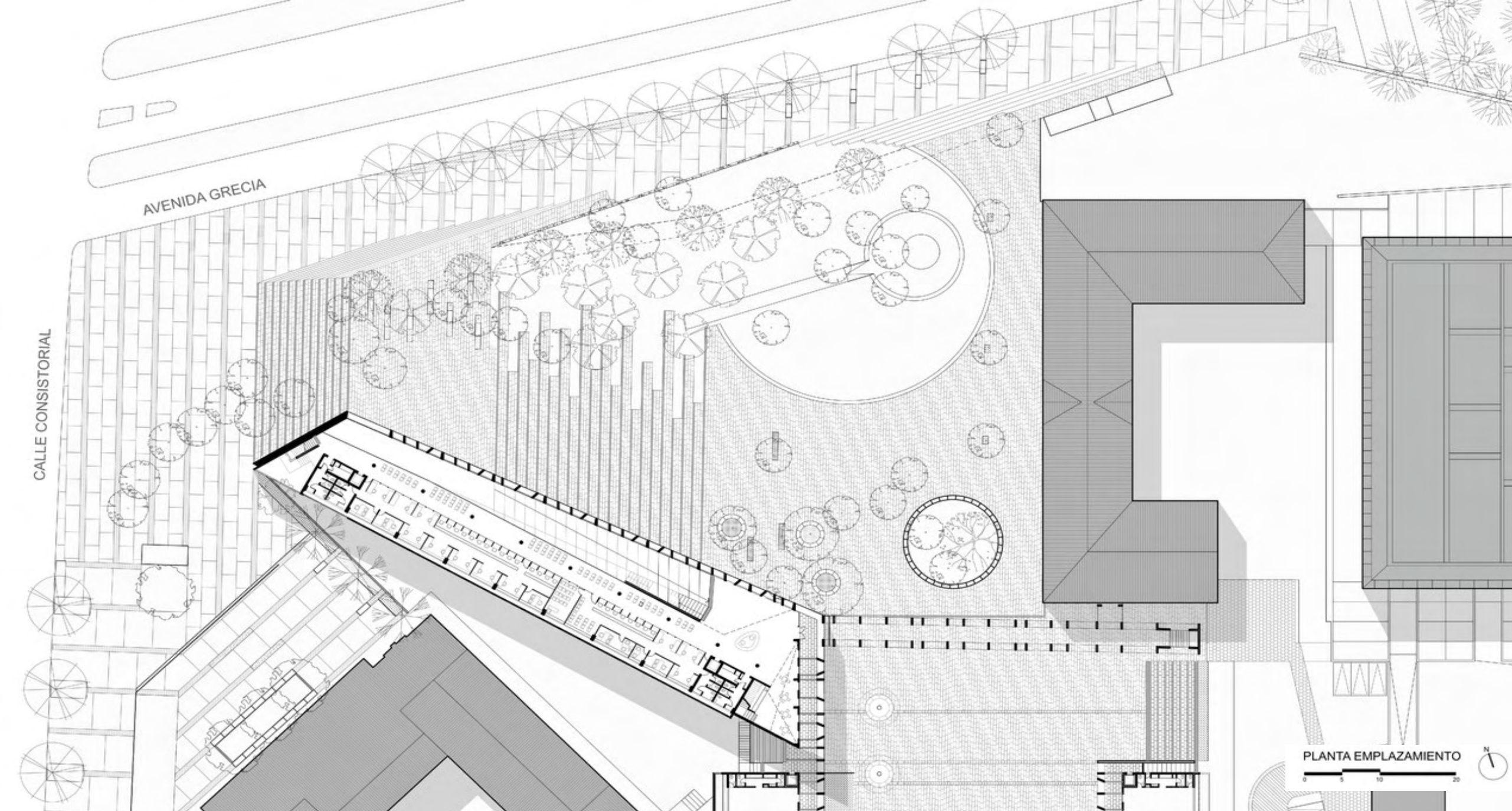
269,097 square feet

CONTEXT

This community center is part of the larger Peñalolén Civic Center and includes a set of open buildings that respond to the needs of the community including community meeting space, human development, and social participation.

FEATURES

- Solids and voids
- Open plaza, heart of the civic center
- A facade that regulates sunlight



CASE STUDY 2

New de Young Musuem

LOCATION

San Francisco, CA

DESIGN

HOOD Design

YEAR COMPLETED

2005

SIZE

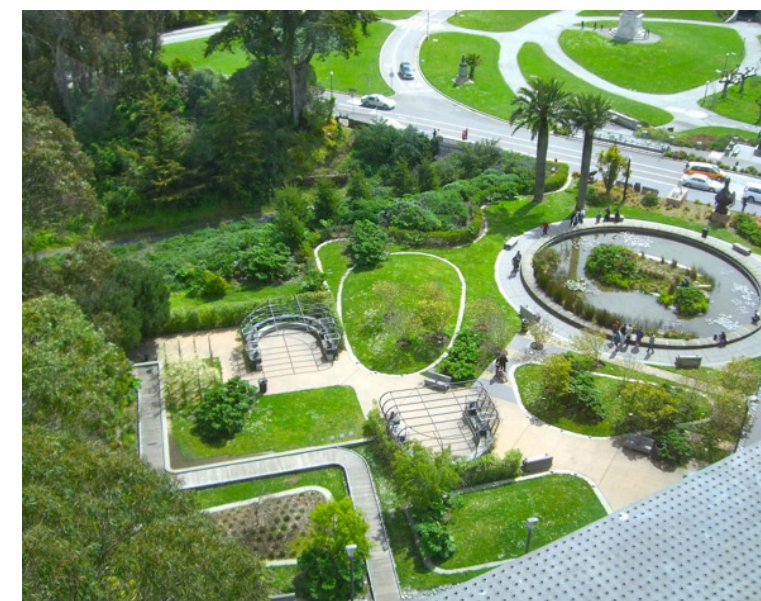
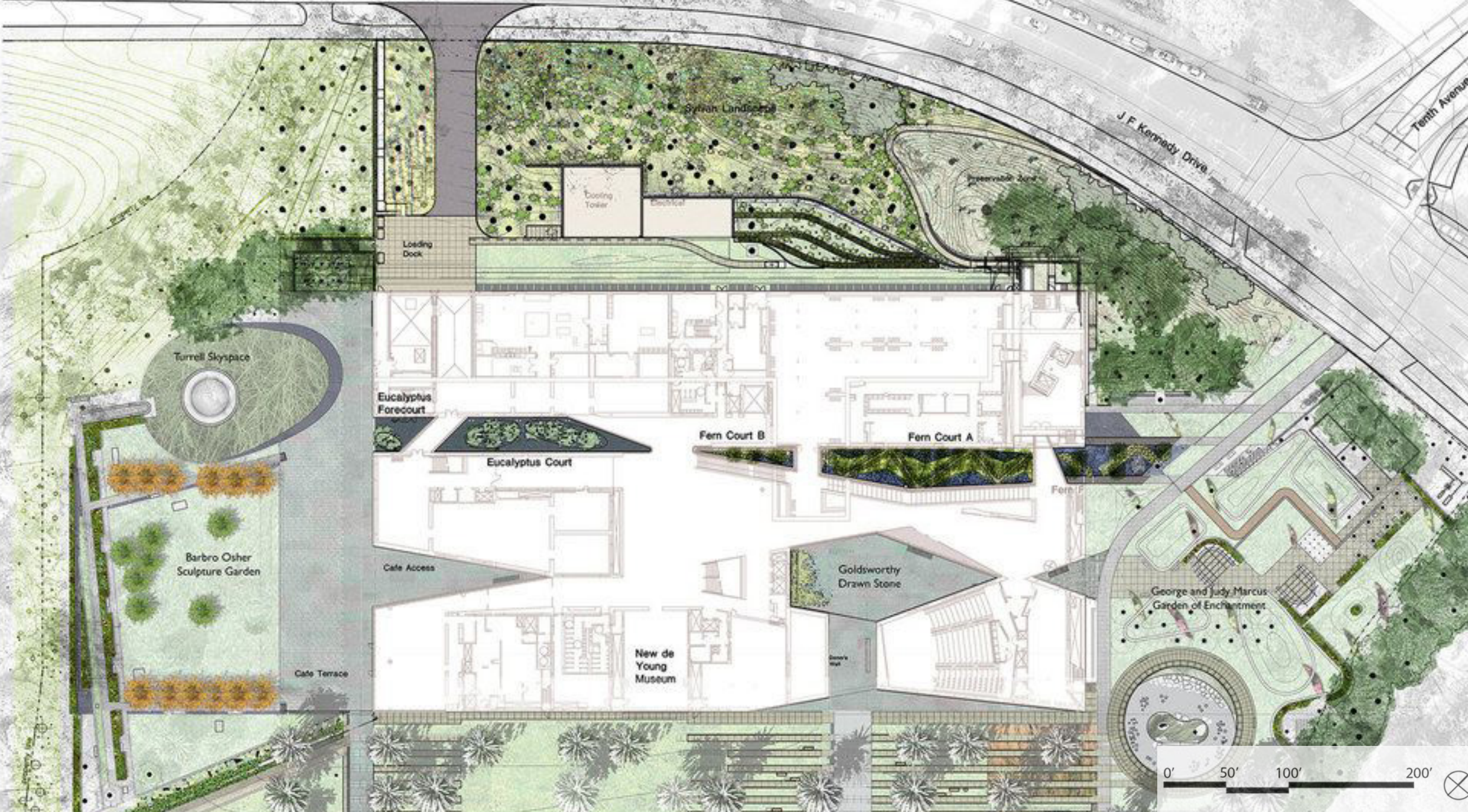
244,622 square feet

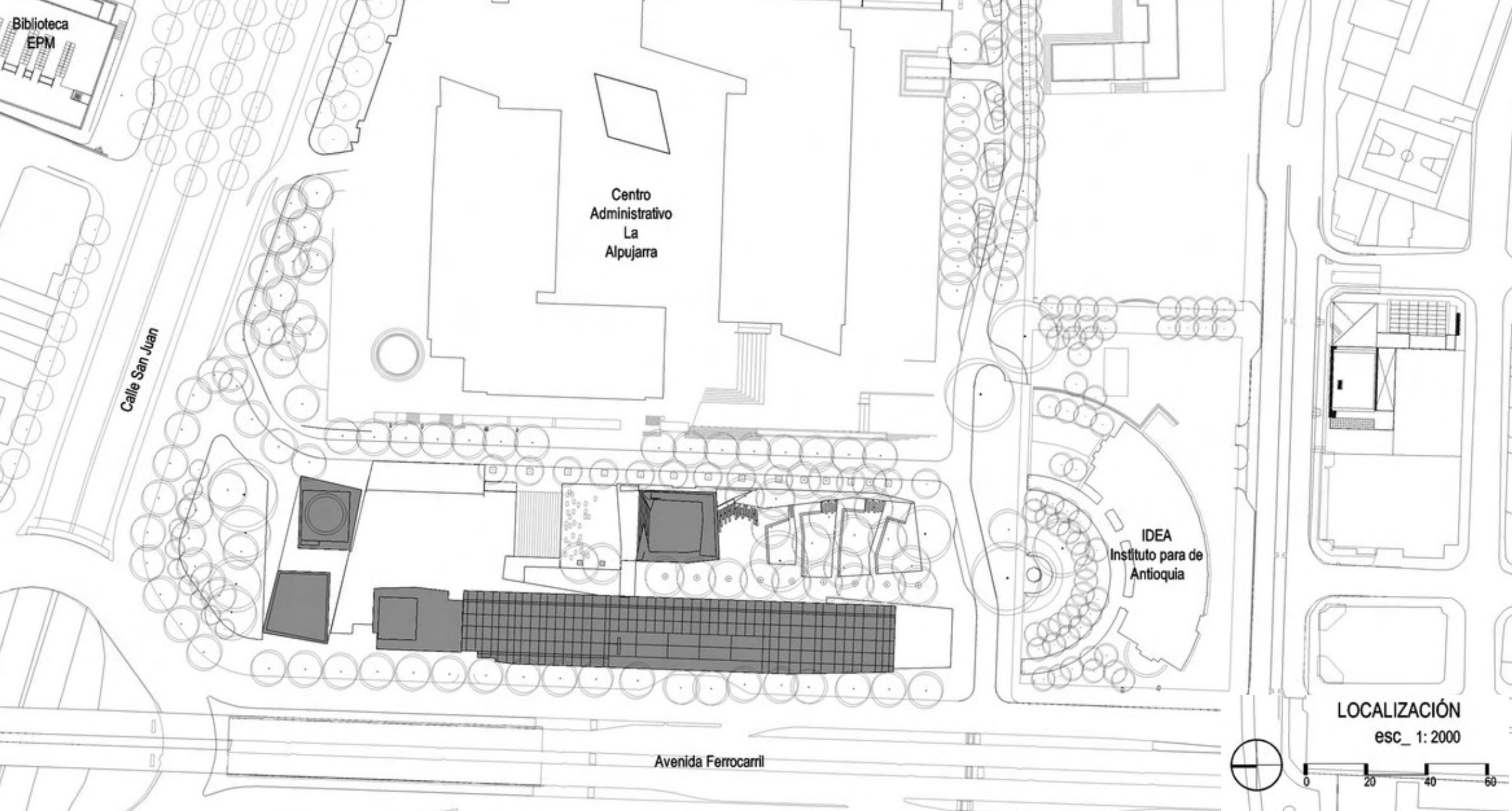
CONTEXT

In the development of the de Young museum grounds, HOOD Design created a connection between the museum and the environment on all sides. The space integrates a natural landscape into the urban setting

FEATURES

- Sculpture Garden
- Children's Garden
- Terrace/ Plaza
- Entry Plaza
- Water Feature





CASE STUDY 3

Plaza de La Libertad Civic Center

LOCATION

Medellin, Colombia

DESIGN

OPUS, Toroposada Arquitectos

YEAR COMPLETED

2010

SIZE

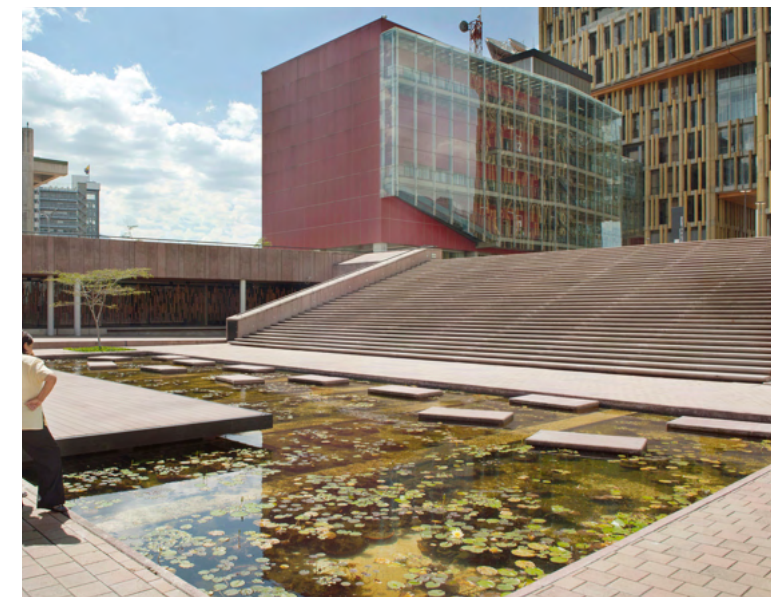
161,458 square feet

CONTEXT

This park ties together both traditional Medellin architecture and contemporary office space design. The Civic Center offers a diversity of spaces for mixed use, and is focused on incorporating vegetation and nature into an urban setting.

FEATURES

- Large Central Staircase
- Water Feature
- Various Plazas



The Site

Current site photos, analysis diagrams, and opportunity/
constraint mapping.



SITE CONTEXT

	Project Site
	Commercial
	Residential/ Mixed Use
	Gardens of the World (Park)
	Proposed Art Museum

BUILDING LEGEND

A City Hall Offices	G Third Level Entrance
B Forum Theatre	H Rooftop Terrace
C Kavli Theatre	I Second Level Entry Ramp
D Parking Garage	J The Lakes – Shopping Center
E Main Level Entrance	K Future Residential Building
F Second Level Entrance	L Future Museum



SITE ZONES

PROJECT AREAS

BUILDING LEGEND

A City Hall Offices	G Third Level Entrance
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SITE PHOTOS

ZONE 1



1



2



3



4



5



6

ZONE 1

- West side of site
- Bordered by Dallas Drive (west) and Thousand Oaks Blvd. (north)
- Space currently occupied by paved parking lot
- Adjacent to future museum

- ① Second Floor Entrance
- ② Recessed garden area
- ③ Large parking area
- ④ Pathway, front of site
- ⑤ Parking lot and loading dock
- ⑥ Recessed garden area adjacent to first floor windows

SITE PHOTOS

ZONE 2



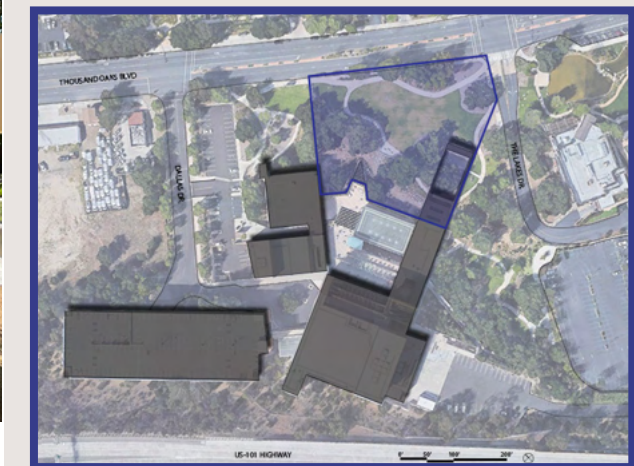
1



2



3



ZONE 2

- Front area of site, bordering Thousand Oaks Boulevard
- Occupied by open lawn spaces, a dry riverbed, and an oak grove
- Building extends into an open courtyard
- Terraced planting structure create opportunity for stairway/ new building entrance



4



5



6

- 1 Dry creekbed/ front of building
- 2 Courtyard interior, south-facing
- 3 Courtyard interior, north-facing
- 4 Terraced planting structure
- 5 Large lawn area and oak grove
- 6 East side site entrance

SITE PHOTOS

ZONE 3



1



2



3



ZONE 3

- Southeast corner of site
- Adjacent to The Lakes shopping center and proposed residential building
- Contains first floor and third floor building entrances (third floor is accessed by pedestrian bridge)
- Defined by change in elevation and many oak and conifer plantings



4



5



6

- 1 Oak trees/ pedestrian bridge
- 2 Sloped picnic area
- 3 Oak woodland
- 4 View from pedestrian bridge
- 5 Conifers behind pedestrian bridge
- 6 Walkway and picnic area

SITE PHOTOS

ZONE 4



1



2



3



ZONE 4



4



5



6

- Thousand Oaks Boulevard (high traffic street) and front edge of Civic Center site
- Site entrances on Dallas Drive and The Lakes Drive
- Connection points with adjacent sites (future museum and The Lakes Shopping Center)

- 1 Dallas Drive/ proposed museum site
- 2 Corner of Dallas Drive and Thousand Oaks Boulevard
- 3 View from Thousand Oaks Boulevard
- 4 Civic Center at front of site
- 5 View down The Lakes Drive
- 6 Corner of site across from The Lakes Shopping Center



SITE CONSTRAINTS

- 1 **High volume** traffic and road noise from Thousand Oaks Blvd
- 2 **Site entrance** holds little connection to adjacent sites and offers poor pedestrian access
- 3 **Narrow** sidewalks, poor circulation
- 4 **Sunken area** with direct views from ground level
- 5 **Loading deck** required with access from Dallas Dr.
- 6 **Second Floor Entrance** hidden and confusing
- 7 **Primary parking** needs to be connected to rest of site and offer easy pedestrian access to site
- 8 **Upper terraces access** to difficult to navigate. No access from front of site.
- 9 Main/ front **entrance** is hidden
- 10 Unused **event area/ courtyard**. Trees in center obstruct stage views.
- 11 **Large lawn area** requires maintenance/ irrigation and is not climate friendly
- 12 **Protected oak trees** on site
- 13 Minimal **connection** to adjacent site. Poor connection/ **access** for pedestrians

BUILDING LEGEND

- | | |
|--------------------------------|--------------------------------------|
| A City Hall Offices | G Third Level Entrance |
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| D Parking Garage | J The Lakes – Shopping Center |
| E Main Level Entrance | K Future Residential Building |
| F Second Level Entrance | L Future Museum |





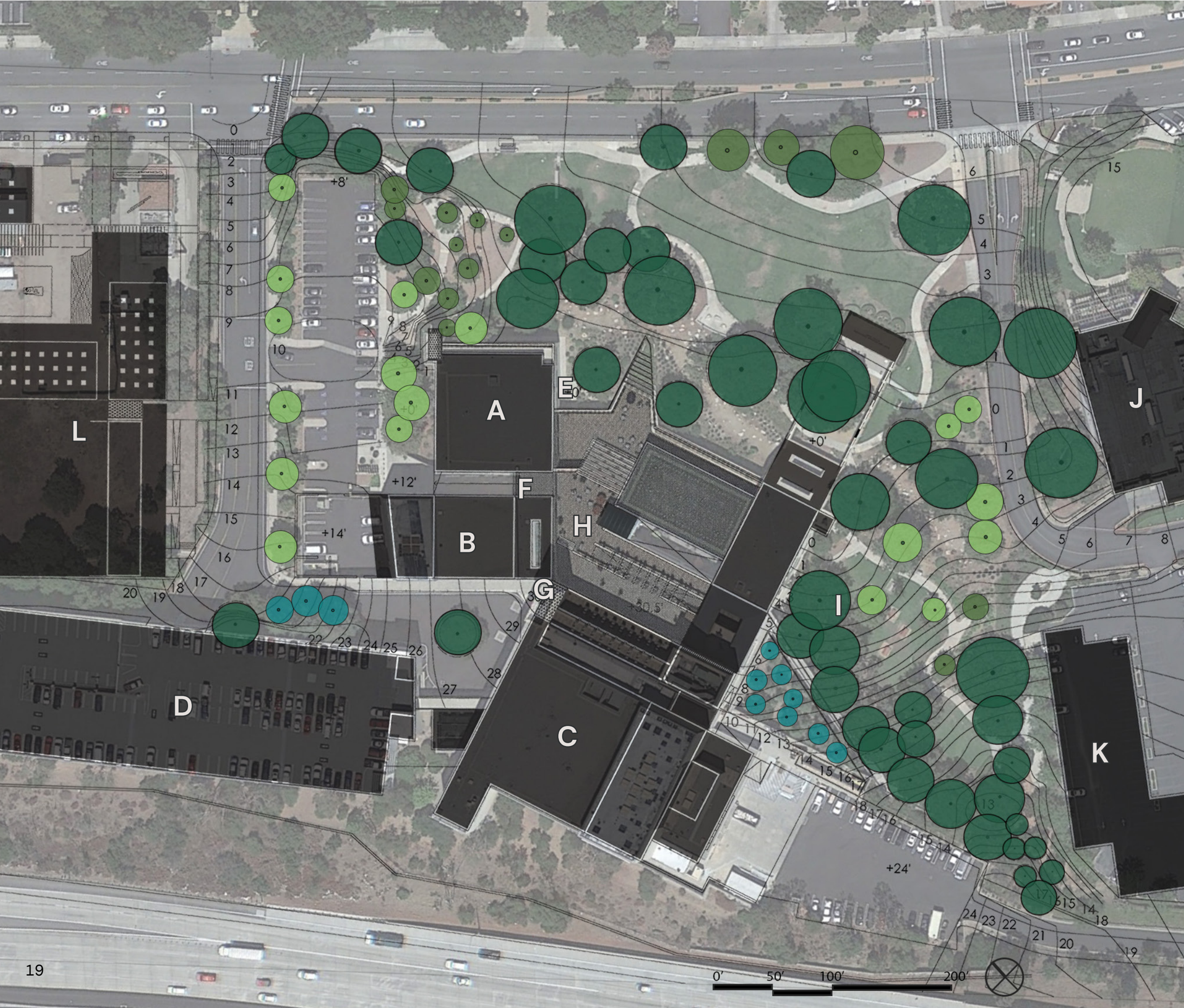
SITE OPPORTUNITIES

- 1 **Integrate** site with adjacent sites and developments and improve pedestrian access
- 2 Create **sound and visual buffer** between street/traffic and site
- 3 **Widen** sidewalk for improved pedestrian and bicycle circulation
- 4 **Open plaza space** for gathering and events
- 5 **Terraced planters** can be tranformed into site access and seating
- 6 Space for **featured Main Entrance** to building and connection to outdoor space
- 7 **Sunken Space** redesigned into contemplative space for employees to relax outdoors or meet
- 8 Improve access and recongizability of **second floor entrance**
- 9 Create **safe access** between parking structure and main entrance that is separate from drop off
- 10 Create an **interactive, educational, and explortory** shaded area within oak grove
- 11 Opportunity for partially covered/ shaded dining area, meeting space, or outdoor concessions

BUILDING LEGEND

- | | |
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SITE ANALYSIS

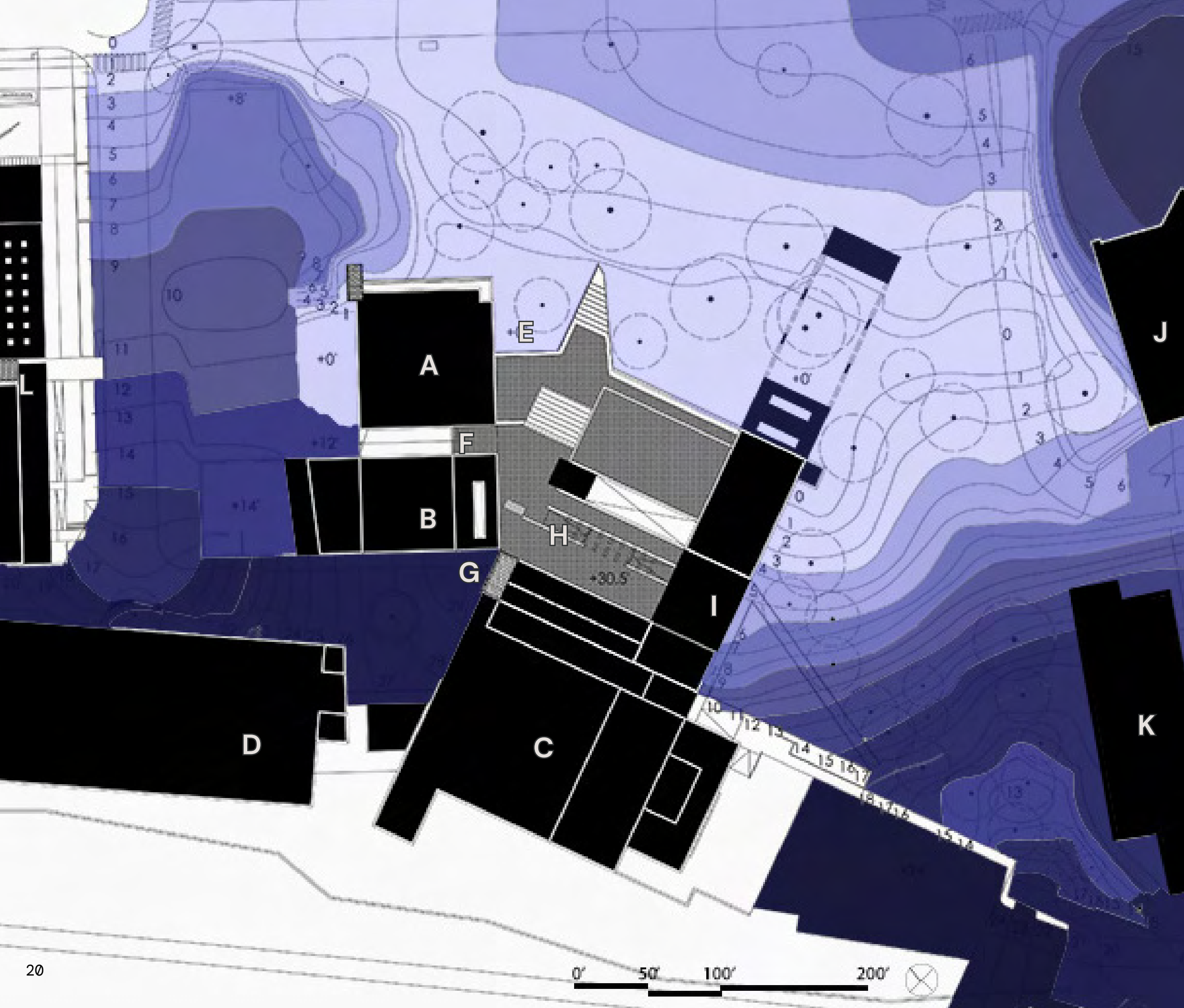
EXISTING TREE PLAN

TREE LEGEND

-  Protected Oak
-  Sycamore
-  Conifer
-  Other trees

BUILDING LEGEND

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

EXISTING TOPOGRAPHY

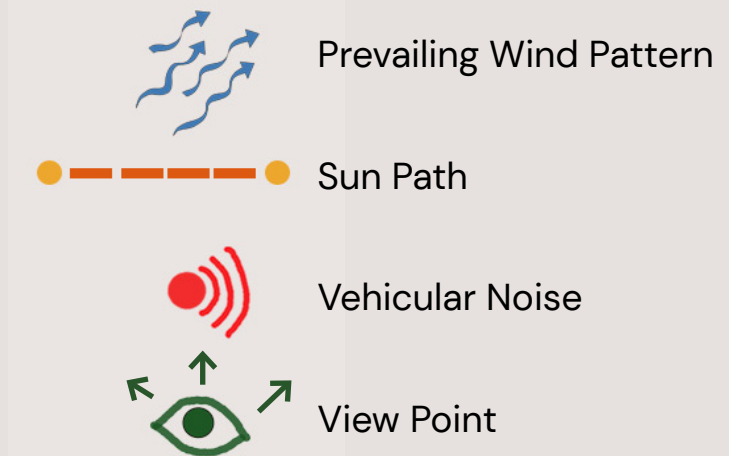
BUILDING LEGEND

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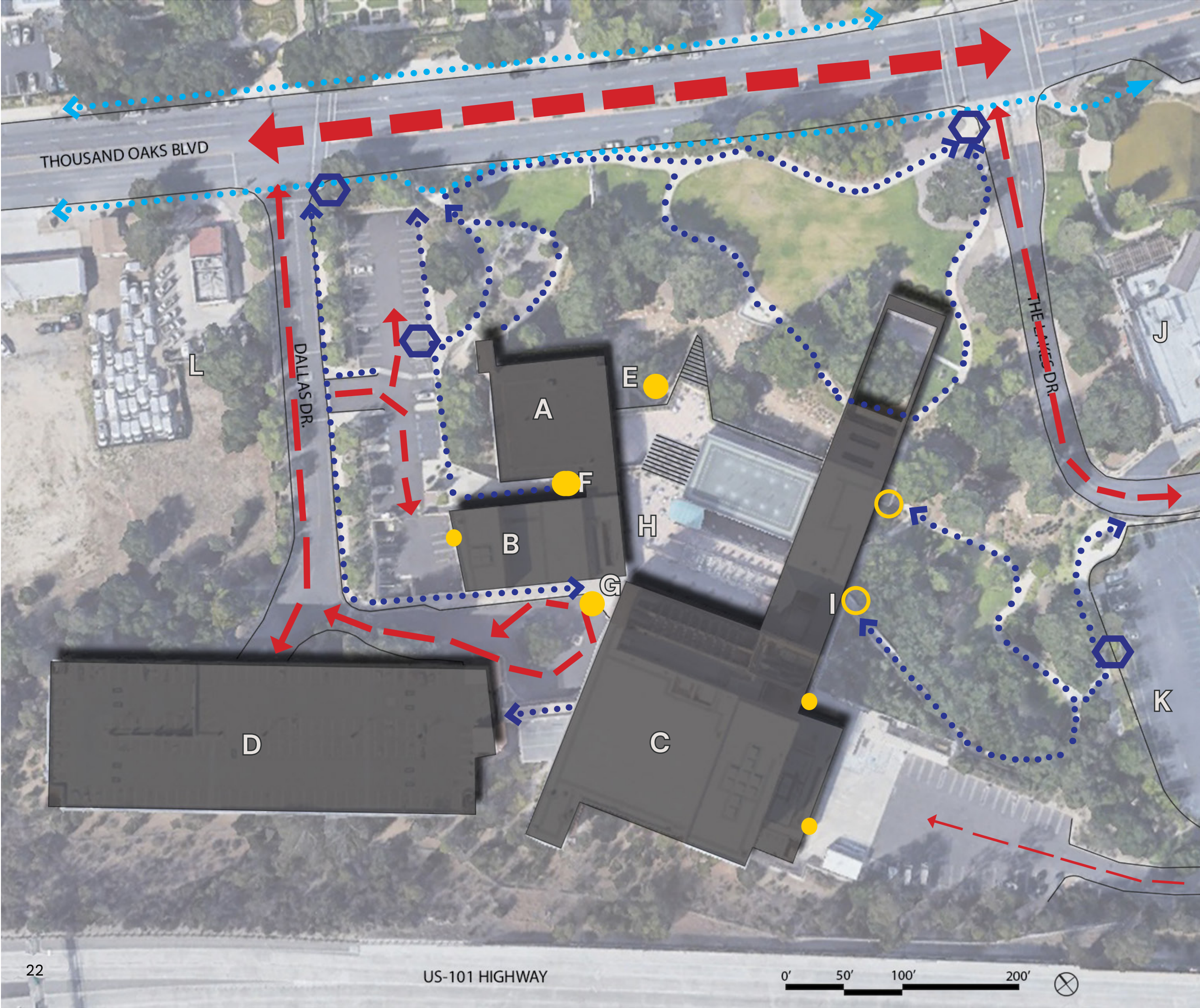
SITE ANALYSIS

SENSORY FACTORS



BUILDING LEGEND

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

CIRCULATION AND ACCESS

- Primary Vehicular Circulation
- Secondary Vehicular Circulation
- Tertiary Vehicular Circulation
- On-site Pedestrian Circulation
- Street Pedestrian Circulation
- Pedestrian Site Access Point
- Primary Building Entrances
- Secondary Building Entrance
- Service Building Access

BUILDING LEGEND

- | | |
|-------------------------|-------------------------------|
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| F Second Level Entrance | L Future Museum Entrance |



Concept Development

Space seeking studies utilizing regulating lines, bubble diagram, and a refined concept diagram with programming.



SPACE SEEKING

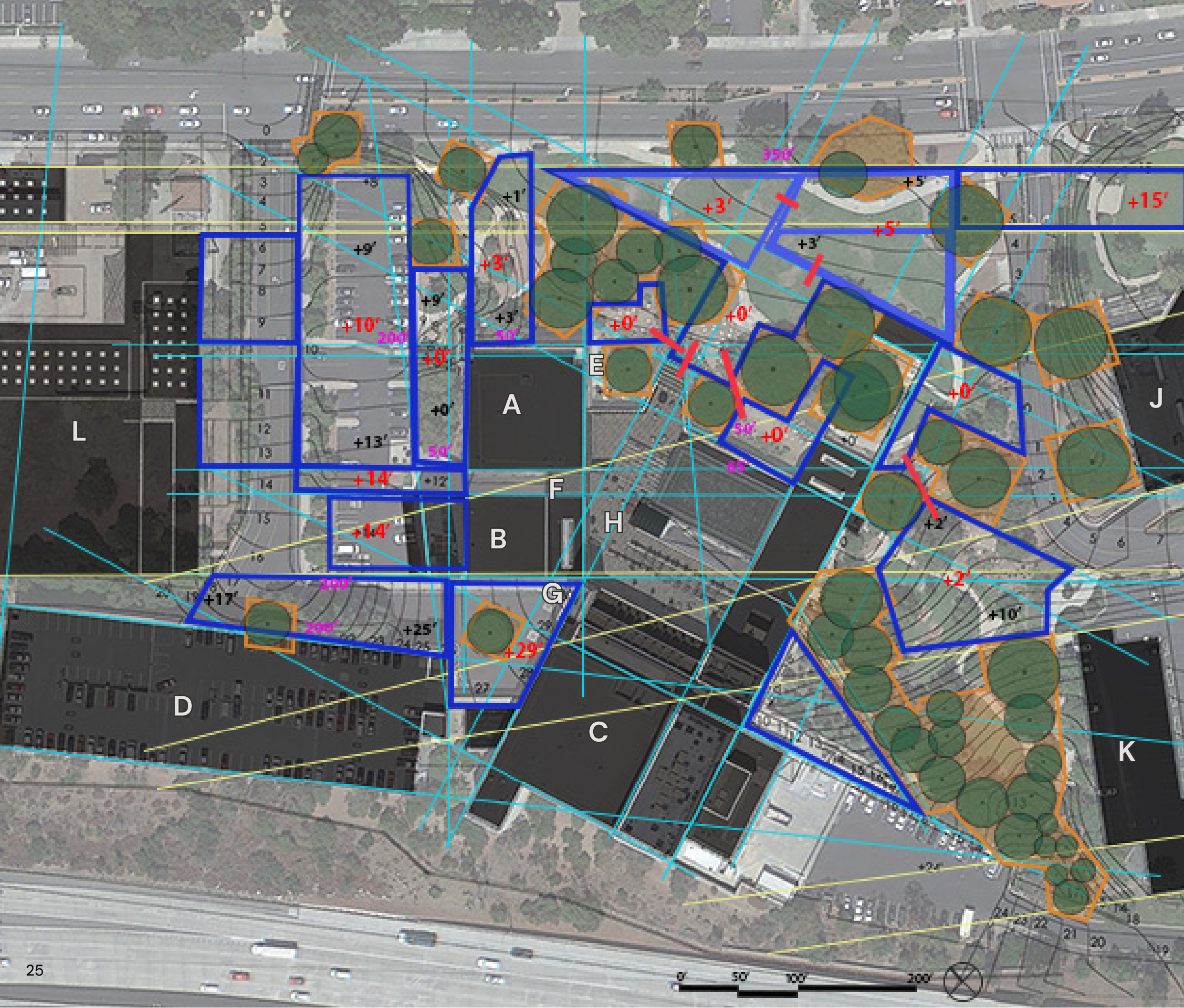
STUDY 1

BUILDING LEGEND

- | | |
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SPACE SEEKING

STUDY 2



BUILDING LEGEND

- | | |
|--------------------------------|--------------------------------------|
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PROGRAM BUBBLE DIAGRAM

Programming:

- Office space
- Town council meetings
- Public events and art

Active Space

Passive Space

Access Points

Plant Buffer

BUILDING LEGEND

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CONCEPT
DIAGRAM

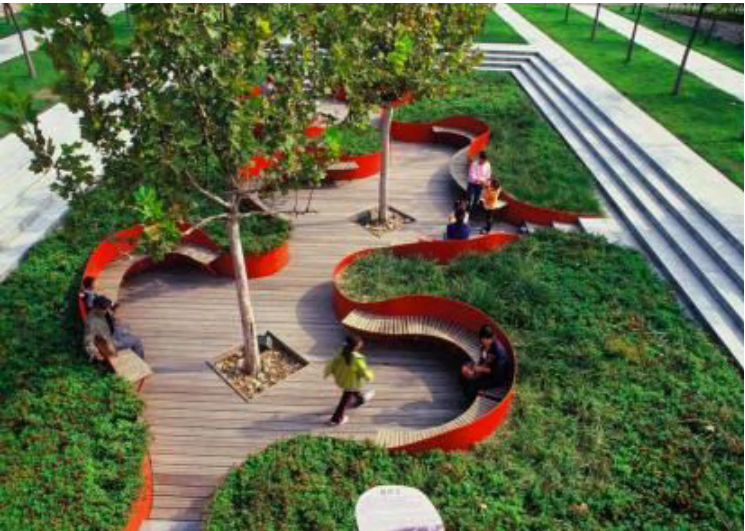


- Active Space
- Passive Space
- Access
- Planting Zone

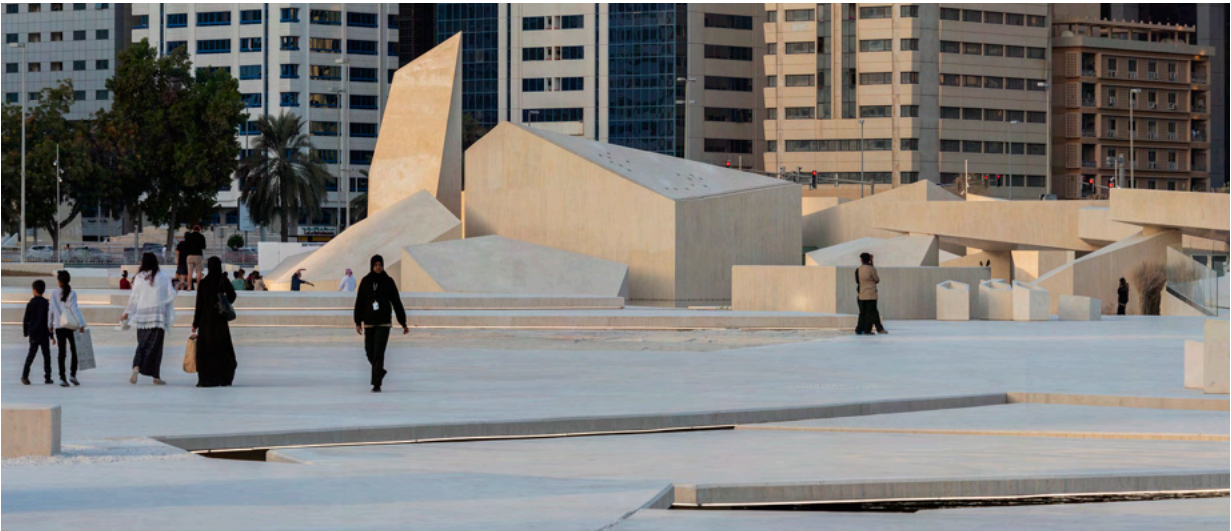
BUILDING LEGEND

- | | | | |
|---|-----------------------|---|-----------------------------|
| A | City Hall Offices | G | Third Level Entrance |
| B | Forum Theatre | H | Rooftop Terrace |
| C | Kavli Theatre | I | Second Level Entry Ramp |
| D | Parking Garage | J | The Lakes – Shopping Center |
| E | Main Level Entrance | K | Future Residential Building |
| F | Second Level Entrance | L | Future Museum |

MOOD BOARD



MOOD BOARD



PLANT PALETTE

Flowering Plants and Grasses

The plant palette consists of a variety of native California species that will thrive both in the region's climate and in the proximity to the site's many oak trees. The native grasses and flowering plants provide a variety of colors and textures throughout the site.



Lamium galeobdolon
Yellow Archangel



Heuchera pilosissima
Seaside Alumroot



Eriogonum fasciculatum
California Buckwheat



Salvia Clevelandii
Cleveland Sage



Carpenteria californica
Tree anemone



Eschscholzia californica
California Poppy



Muhlenbergia rigens
Deer Grass



Leymus condensatus
Giant Wild Rye

PLANT PALETTE

Trees



Quercus agrifolia
California Native Oak



Platanus occidentalis
American Sycamore



Gleditsia triacanthos
Honey Locust



Cercis occidentalis
Western Redbud



Arctostaphylos glauca
Bigberry Manzanita



Arctostaphylos bakeri
subsp. *bakeri* 'Louis Edmunds'
Louis Edmunds Manzanita

In addition to the preserved native oak trees, the site will feature a variety of trees, including flowering deciduous trees and evergreens. The selected tree palette provides a variety of heights, colors, and textures, and all trees are compatible with the local growing conditions.

Site Design

ILLUSTRATIVE SITE PLAN



- 1 East site entry

2 Main plaza

3 Covered seating areas

4 Native garden walk

5 Natural Amphitheater/
Lawn Seating

6 New front entry/
terraced seating

7 Secluded sunken
seating area

8 West site entry

9 Native gardens

10 Loading dock/
vehicle access

BUILDING LEGEND

- A City Hall Offices

B Forum Theatre

C Kavli Theatre

D Parking Garage

E Main Level
Entrance

F Second Level
Entrance

G Third Level
Entrance

H Rooftop Terrace

I Second Level
Entry Ramp

J The Lakes –
Shopping Center

K Future Residential
Building

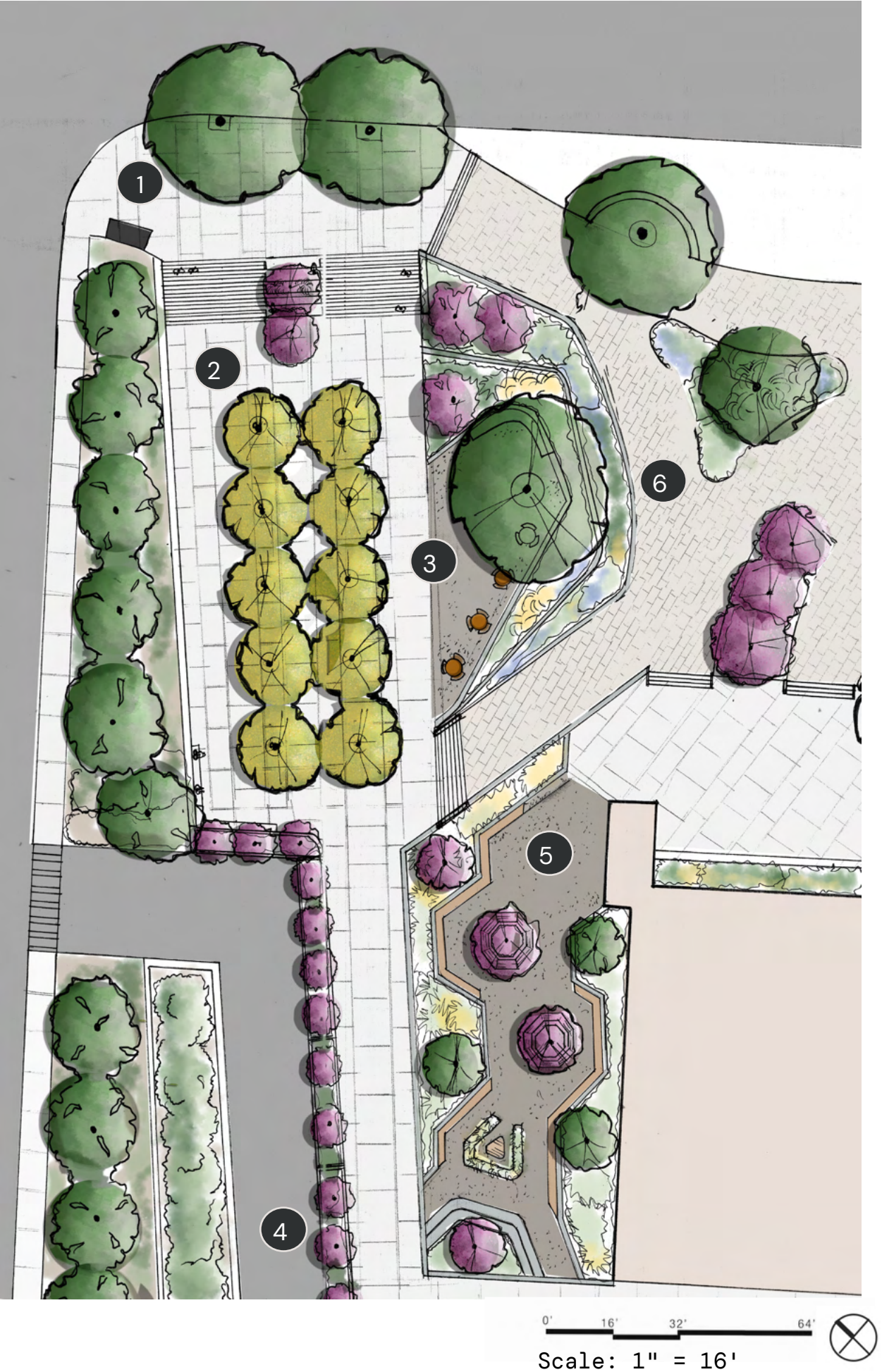
L Future Museum



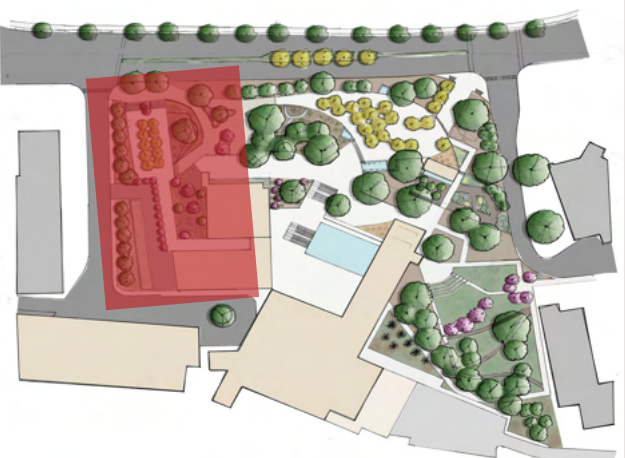
PROGRAM AREAS

BUILDING LEGEND

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ZONE 1
WEST ENTRANCE

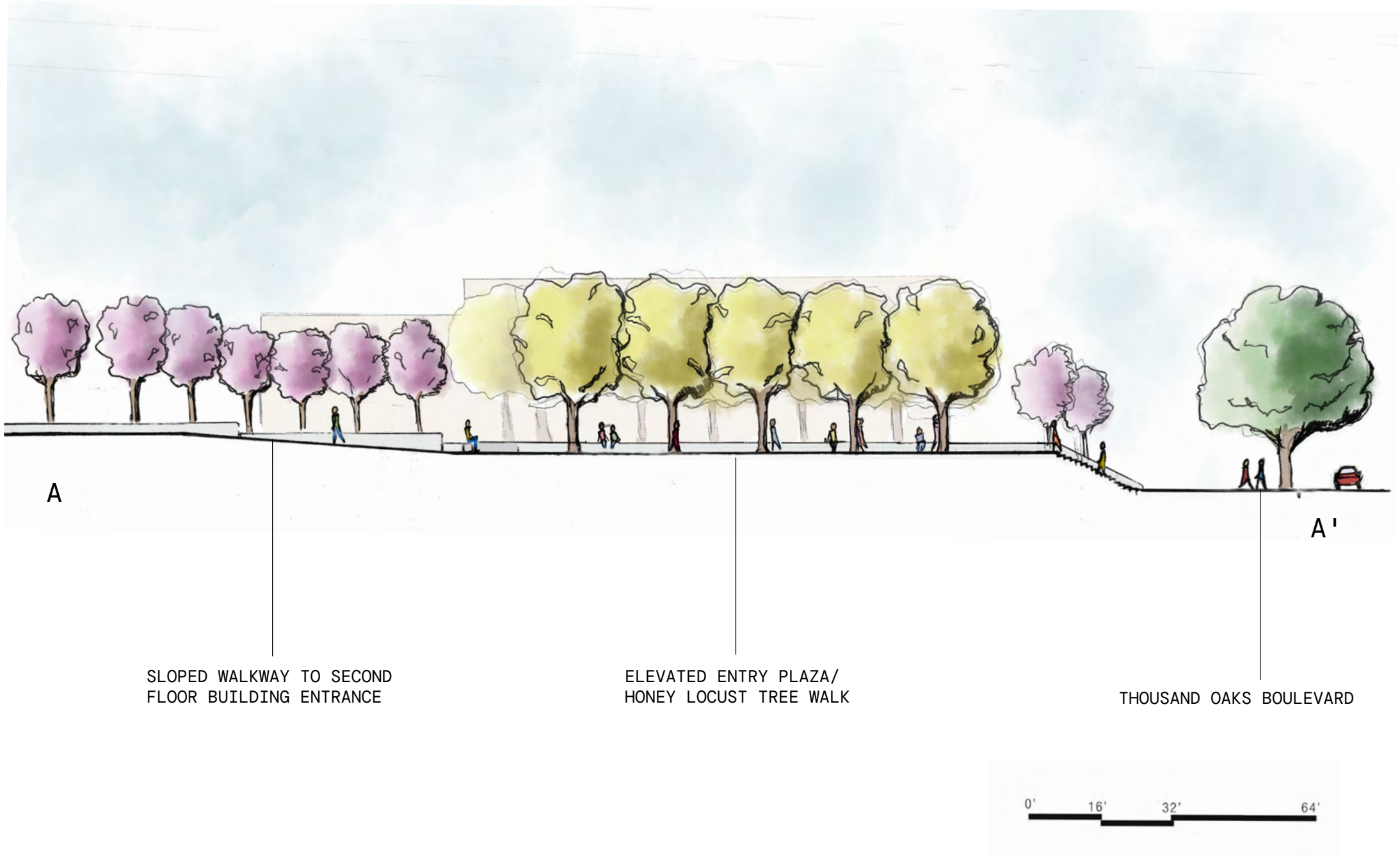


ZONE 1 introduces a site entrance on the eastern side, at the corner of Dallas Drive and Thousand Oaks Boulevard. The entrance features a grand staircase, with terraced seating in the middle, which leads to an elevated plaza/walkway lined with honey locust trees. Other features include an elevated seating plaza and a secluded sunken seated garden.

- 1 West site entrance
- 2 Raised honey locust walkway
- 3 Garden overlook/ seating area
- 4 Vehicle access to loading dock
- 5 Secluded sunken seating area
- 6 Native garden walk

ZONE 1

Section/ Elevation





ZONE 2

MAIN PLAZA

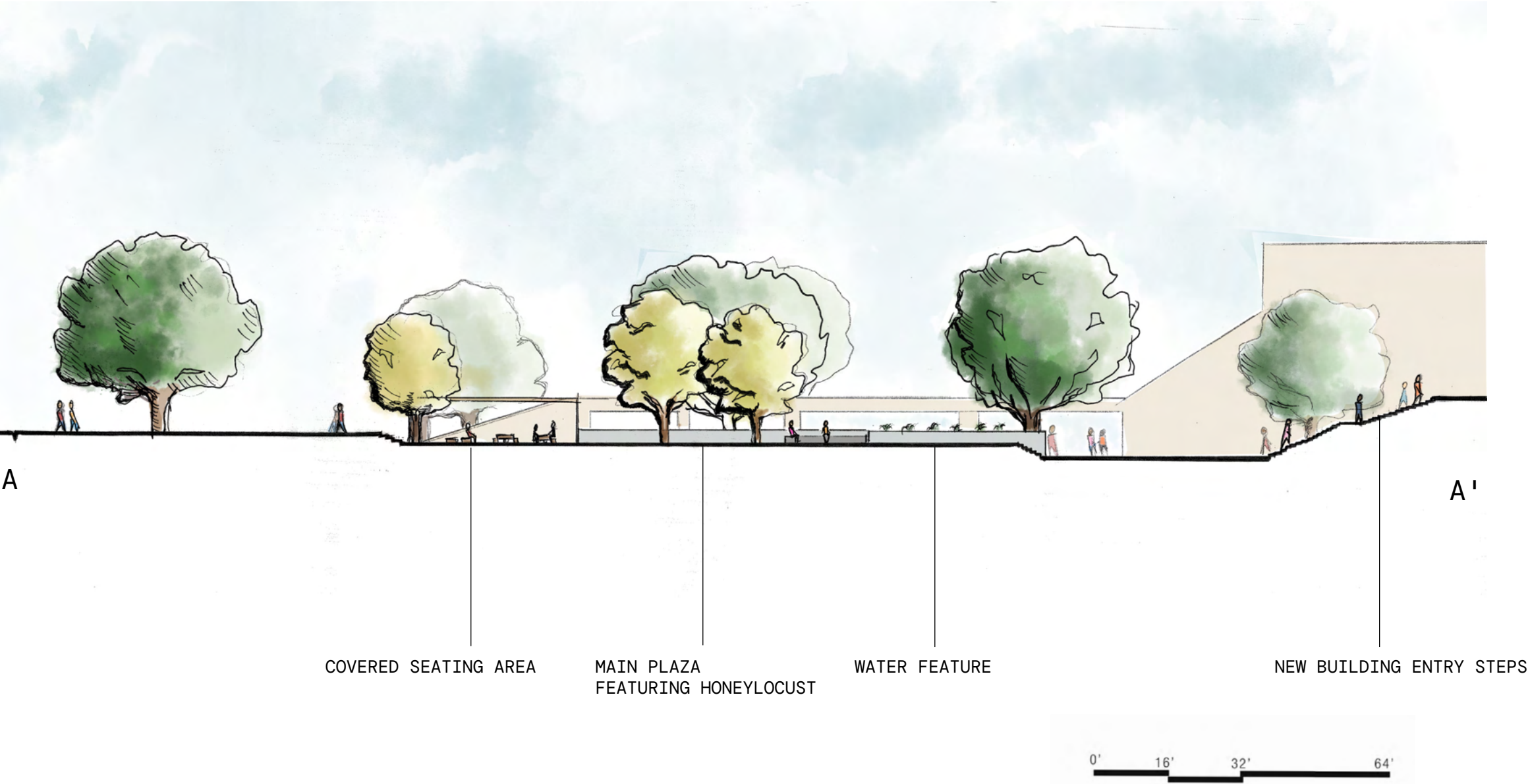


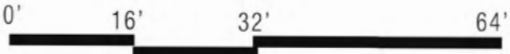
ZONE 2 is the heart of the site: the main plaza. This features a large, multi-use gathering space with shade provided by rows of honey locust trees. The plaza offers various water features and seating options, as visitors are guided toward the new front building entrance.

- 1 East site entry
- 2 Main plaza/ honey locust walk
- 3 Covered seating area
- 4 Water feature
- 5 New building entry steps / terraced seating
- 6 Native garden
- 7 Outdoor dining area
- 8 Oak grove

ZONE 2

Section/ Elevation





Scale: 1" = 16'



ZONE 3

AMPHITHEATER & LAWN AREA

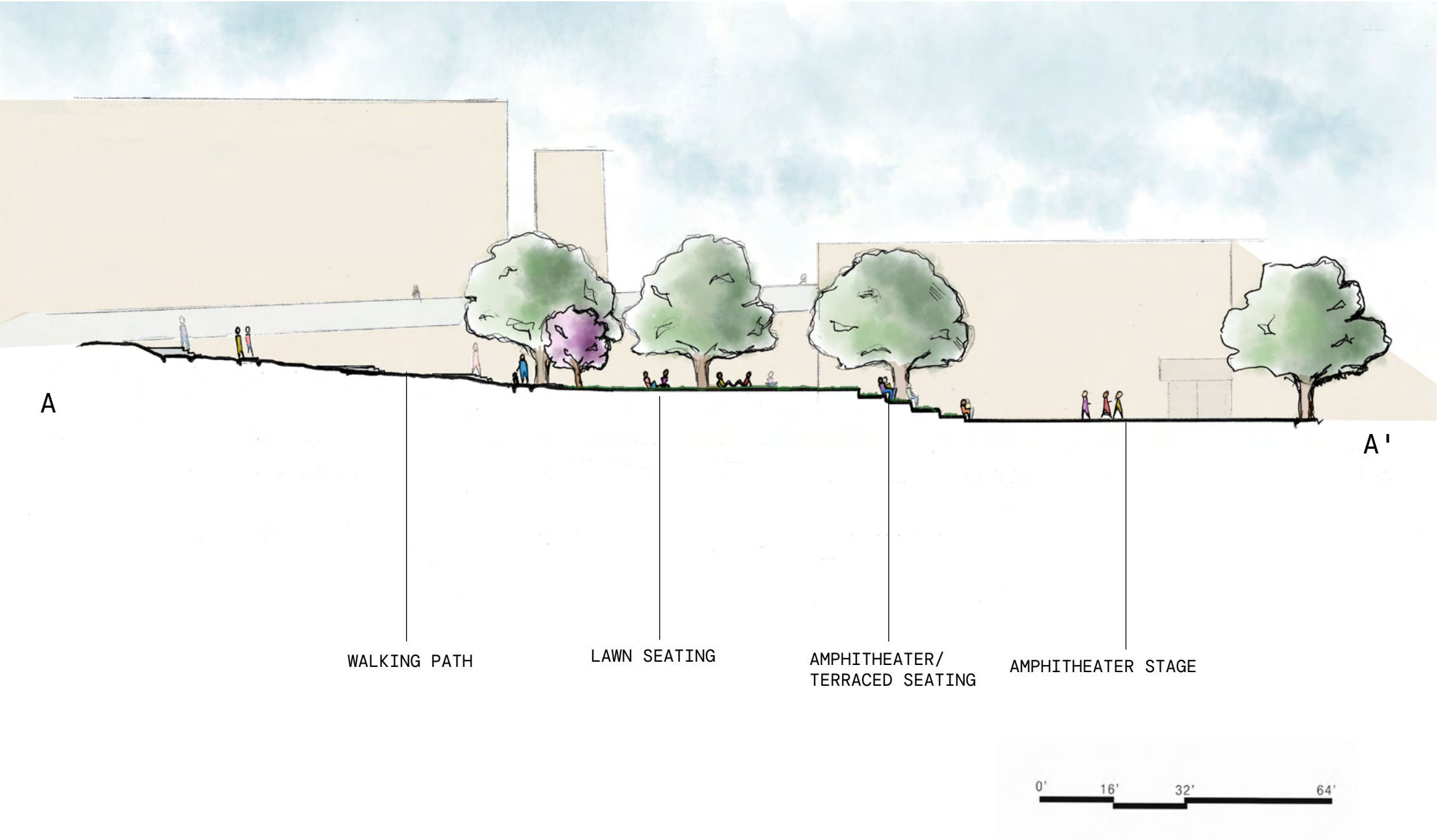


Zone 3 is catered toward passive activity. This area features a natural amphitheatre for small events, which also functions as terraced seating. Behind the amphitheater is an open lawn area. Throughout the oak grove at the back of the site is a meandering gravel pathway.

- 1 Secondary east site entry
- 2 Amphitheater/ terraced seating
- 3 Lawn seating area
- 4 Meandering woods walk
- 5 Conifer seating area
- 6 Pedestrian bridge/ third floor access

ZONE 3

Section/ Elevation





PERSPECTIVE 1
ZONE 1



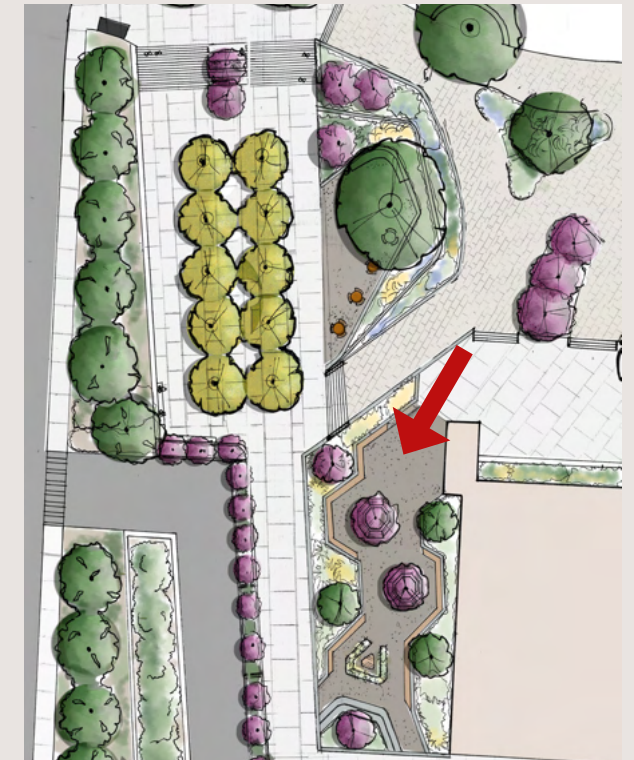
INSPIRATION IMAGES



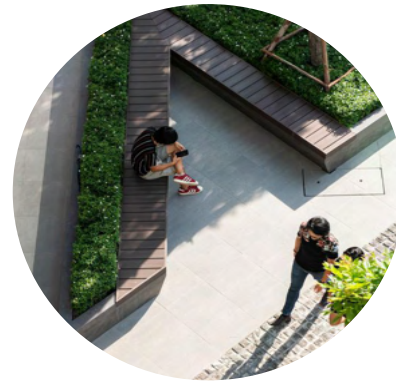


PERSPECTIVE 2

ZONE 1

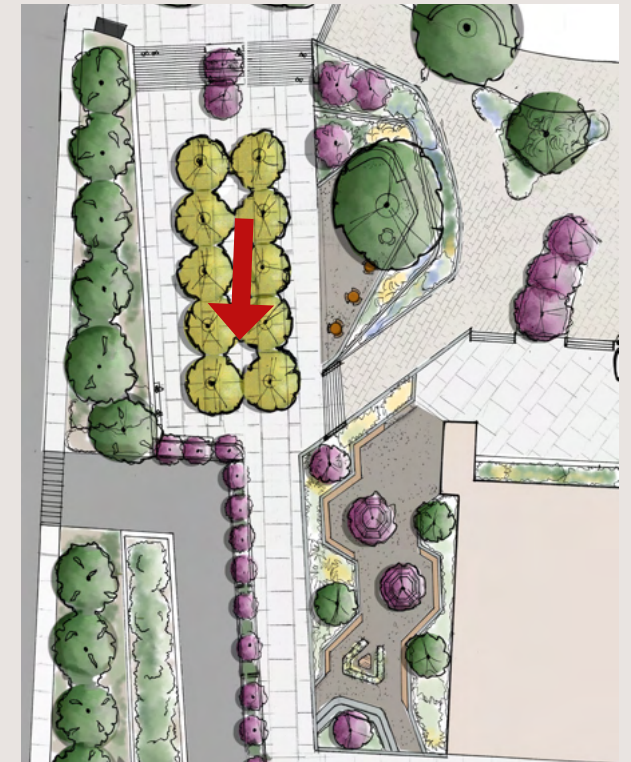


INSPIRATION IMAGES



PERSPECTIVE 3

ZONE 1



INSPIRATION IMAGES



