

# Thousand Oaks Civic Center

CENTERING MEANINGFUL CONNECTIONS TO THE LAND

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Advanced Site Design  
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introduction



# INTRODUCTION



## THOUSAND OAKS CIVIC ARTS PLAZA 2100 THOUSAND OAKS BLVD, THOUSAND OAKS, CA

Located directly on the site of a Chumash summer encampment called Ipuc, the site of the Thousand Oaks Civic Arts Plaza sits in present-day downtown Thousand Oaks, California. The Civic Arts Plaza was designed by architect Antoine Predock and constructed in 1994. The site is roughly 27 acres in size. Currently existing on the site is a complex of buildings designed for multiple purposes: City Hall, the Kavli Theater, and the Forum Theater. This site is significant to the daily life of residents; it is not only a centralized

civic center but also a cultural hub for the visual and performing arts. This complex is part of the City of Thousand Oaks' downtown core.

While the site enjoys regular use for a variety of purposes and presents many rich opportunities for engagement, significant existing challenges will be addressed in this revitalization plan. The solutions to these challenges intend to satisfy the residents of Thousand Oaks in their vision of the site. It is important to note that there are future additions that will

also bring a rising number of visitors to the site. These include a new museum and a new residential complex.

Some challenges to the current design include the need for a significant primary entry to the complex, as the current primary entrance is secluded and therefore difficult to locate. A thoroughfare-facing promenade and grand staircase will remedy these conditions. A green street will beckon visitors to the site, with added safety for pedestrians and cyclists, complete with rainwater and sustainable

plantings. Additionally, the existing plan will be reconfigured to allow for multipurpose outdoor events, such as farmer's markets and fairs, creating more utility and excitement as a civic destination. Finally, the plan will recognize and uplift the Chumash ways of stewarding their ancestral lands that the site occupies. A knowledge center, native plant nursery, meadow, and bioswale will be a major part of the design.



# PROGRAM OBJECTIVES



## A PUBLIC PIAZZA

The public piazza is a large, accessible, paved space that serves as an excellent location for open-air weekly farmer's markets, to host food trucks for future nights out in collaboration with the museum, as seasonal fairground space, and is designed to be flexible for a multitude of configurations for future needs.



## A CIVIC PAVILION

A brand-new intimate amphitheater will be constructed on-site for wide variety of programming that reflects community Needs. This space is a perfect for the performing arts, for public addresses, as a venue for community programming series, and as an outdoor cinema in evenings.



## A CONNECTION TO THE LAND

The land that this site is based on is ancestral indigenous Chumash land. The sustainable land stewardship education center is a collaborative endeavor led by the Chumash community that focuses on indigenous knowledge, traditions, and practices of land stewardship and sustainability. There will be a native plant meadow, garden, and bioswale on site.



An aerial photograph of a suburban residential neighborhood. The image shows a dense grid of houses with various roof colors, interspersed with green trees and lawns. A multi-lane highway runs diagonally across the bottom right portion of the frame. The overall scene is a typical suburban development.

site history  
and context



# SITE HISTORY



## This is Chumash Land

Present-day Thousand Oaks occupies ancestral lands of the Ventureño Chumash tribe, who settled in the area 13,000 years ago. In fact, the Civic Arts Plaza sits directly on the site of a Chumash summer encampment called Ipuc. This land has thrived under the stewardship of, and in harmony with, the Chumash people for millennia. In recent history, this land has been stolen and colonized, bought and sold, mined and extracted, poisoned, developed, and re-configured countless times.

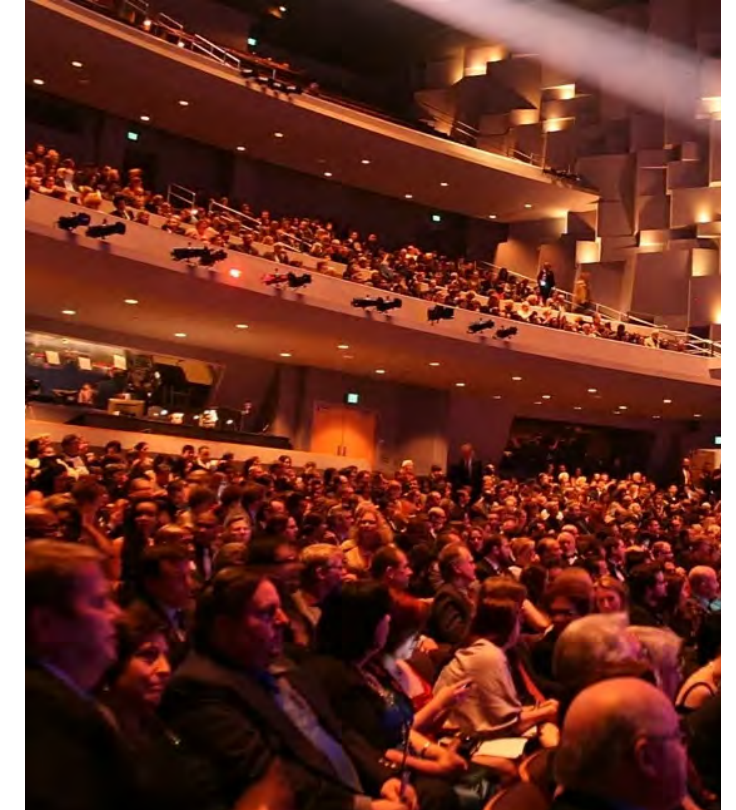
This devastating cycle continues. Despite all of this, the land remains sacred land, and the Chumash people remain.

This land was colonized in the mid-1500s by Spanish forces seeking to claim the land, but not without a fight. At the Battle of Triunfo, Chumash warriors struggled to defend this land against the brutality of the Spaniards. Spain prevailed and claimed the land, naming it Conejo Valley. Throughout the years, the Chumash continued to resist colonization, engaging in



numerous battles for their livelihood. Moving to the 19th century, this land became known as Alta California. In 1822 it became a Mexican territory after the Mexican War of Independence from Spain and remained so until 1846, when the California Republic was established. It then became part of the United States when California achieved statehood in 1850.

More recent history of the usage of the site includes Jungleland, an exotic animal theme park, located



on part of the site from the early 1920s through the late 1960s. After the bankruptcy of Jungleland, the site remained vacant until 1992, when construction began on the Civic Arts Plaza. This development was a result of a long planning process that included the designation of the site as a location with a detailed Specific Plan for redevelopment. The intent was a public-private mixed-use complex intended to stimulate the economy and serve as a hub for the arts.

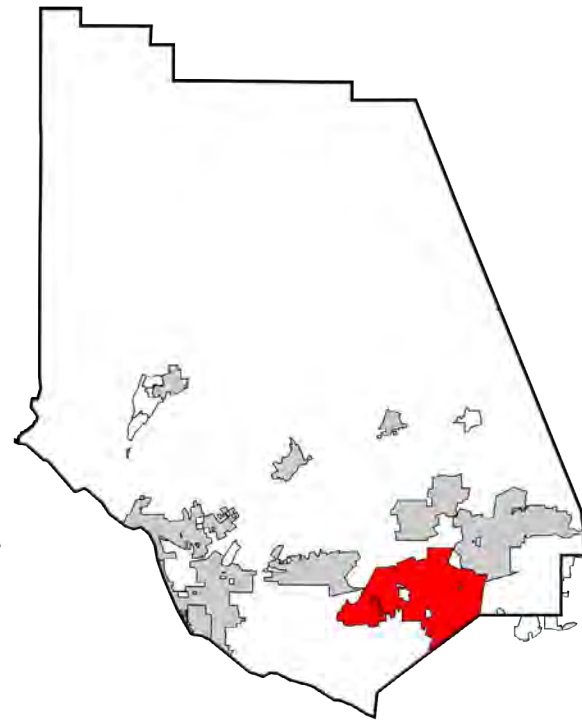


# SITE CONTEXT

## LOCATION MAPS



Map of California with Ventura County highlighted.

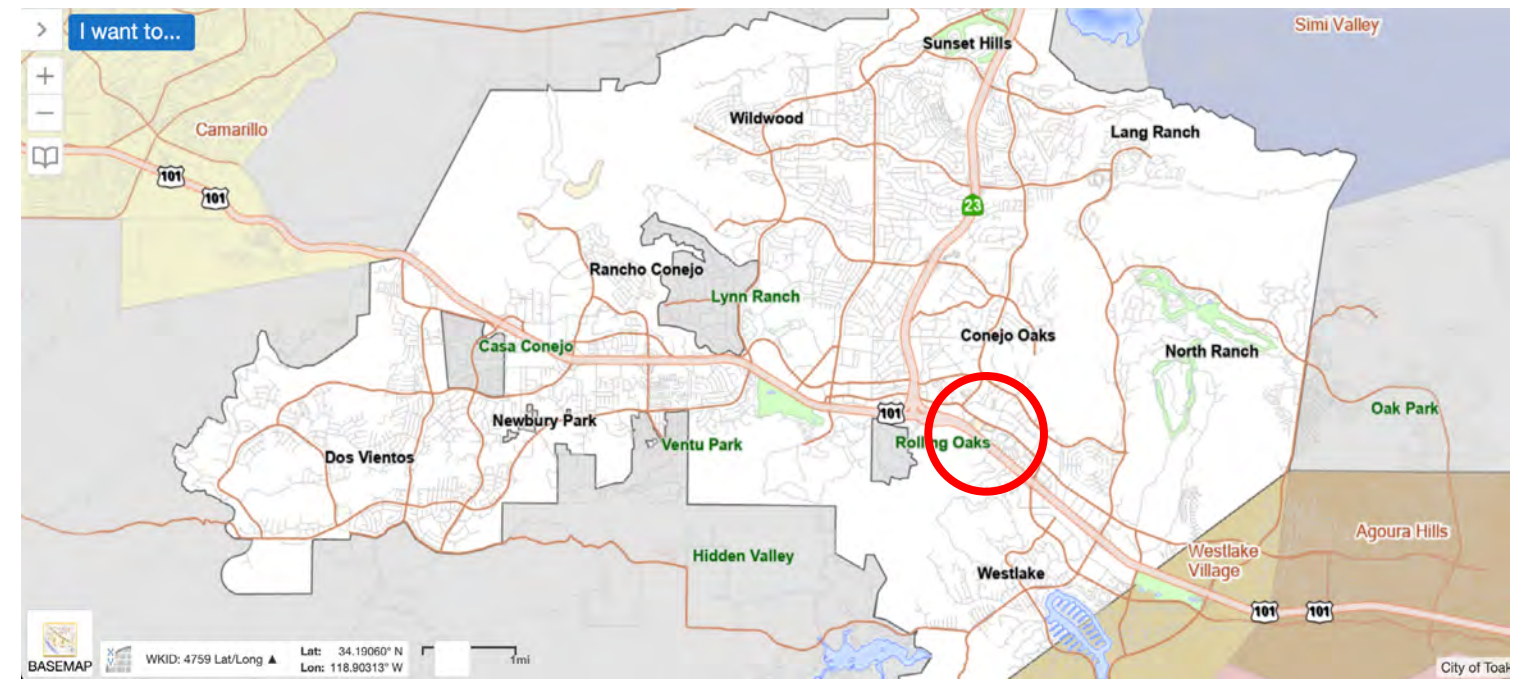


Map of Ventura County with Thousand Oaks city boundary highlighted.



Map detail showing arterial streets, highways, and city facilities adjacent to the site.

 SITE

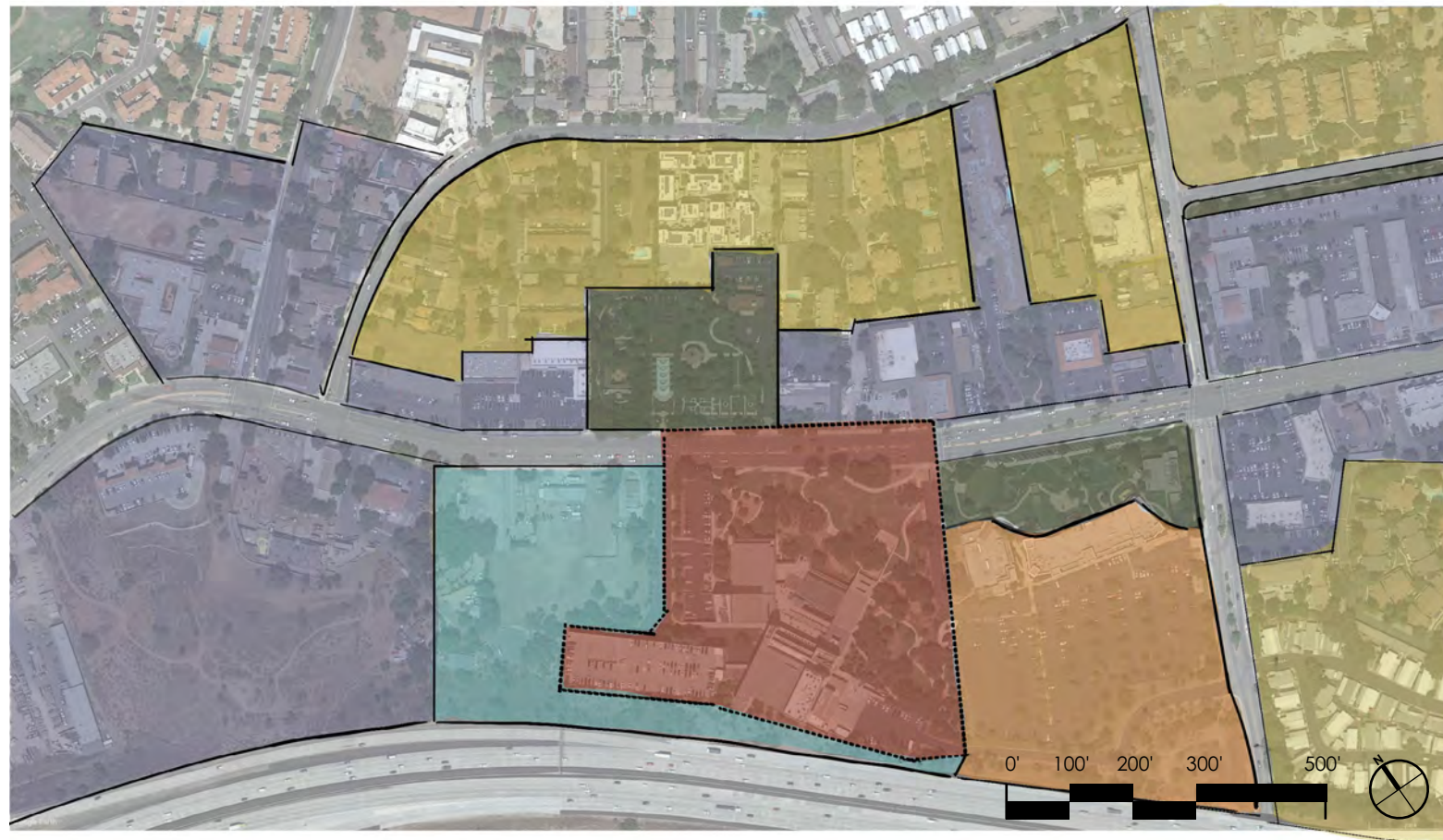


Map of the city boundary of Thousand Oaks with adjacent city centroids annotated.

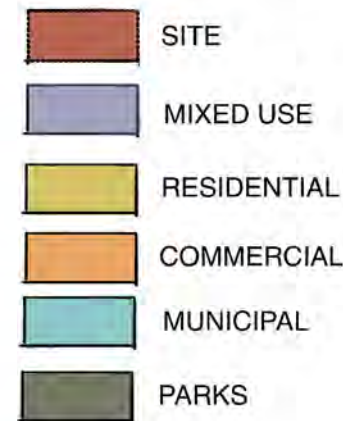


# SITE CONTEXT

## NEIGHBORHOOD LAND USE



### LAND USE LEGEND

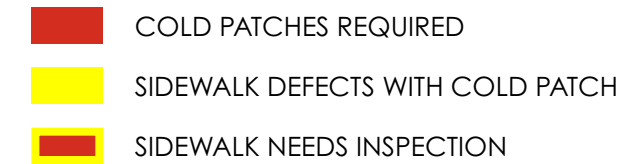


## STREET & SIDEWALK PROGRAM DATA

Identified areas in need of maintenance



### PROGRAM LEGEND

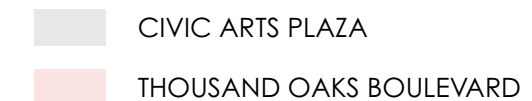


## SPECIFIC PLAN GUIDELINES

Areas with city-approved design criteria for development



### SPECIFIC PLAN LEGEND





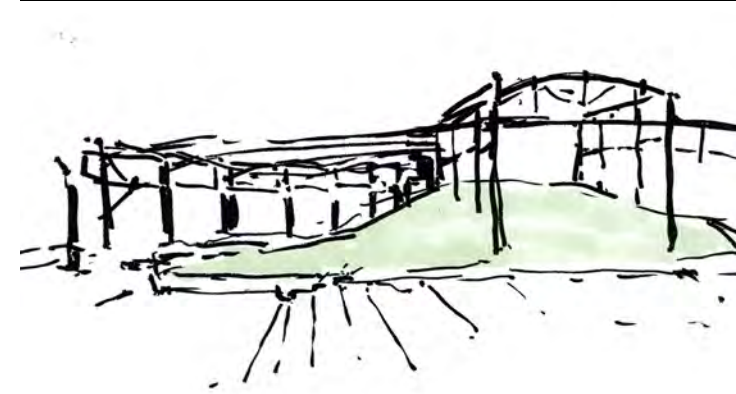
An aerial photograph of a suburban neighborhood. The image shows a dense residential area with numerous houses, many with swimming pools, and several large parking lots. A multi-lane highway runs diagonally across the bottom right of the frame. The text "case studies" is overlaid in the center in a large, white, sans-serif font with a black outline.

case studies



# CASE STUDY NO. 1

Township Commons is primarily a large open gathering space that draws people together and inspires many impromptu happenings. The design contains a variety of spaces, such as recreation paths, platforms, a large berm that serves as a space for performances. I find the design inspiring because it is simple yet versatile, offering many possibilities and interpretations for use.



## SITE PLAN



SITE LOCATION: Oakland, California

FIRM: EinwillerKuehl

PROJECT SIZE: 8 acres

DATE COMPLETED: November 2020

CONTEXT: This park is part of a large-scale residential development project located on the waterfront. It is part of a multi-step plan to create a destination for visitors and an identity for the space.

FEATURES:

- Retains structural elements integrated into the design
- Sustainable plantings
- Massive active and passive spaces
- Pays homage to the history of shipping at the site



# SITE COMPARISON: CASE STUDY 1

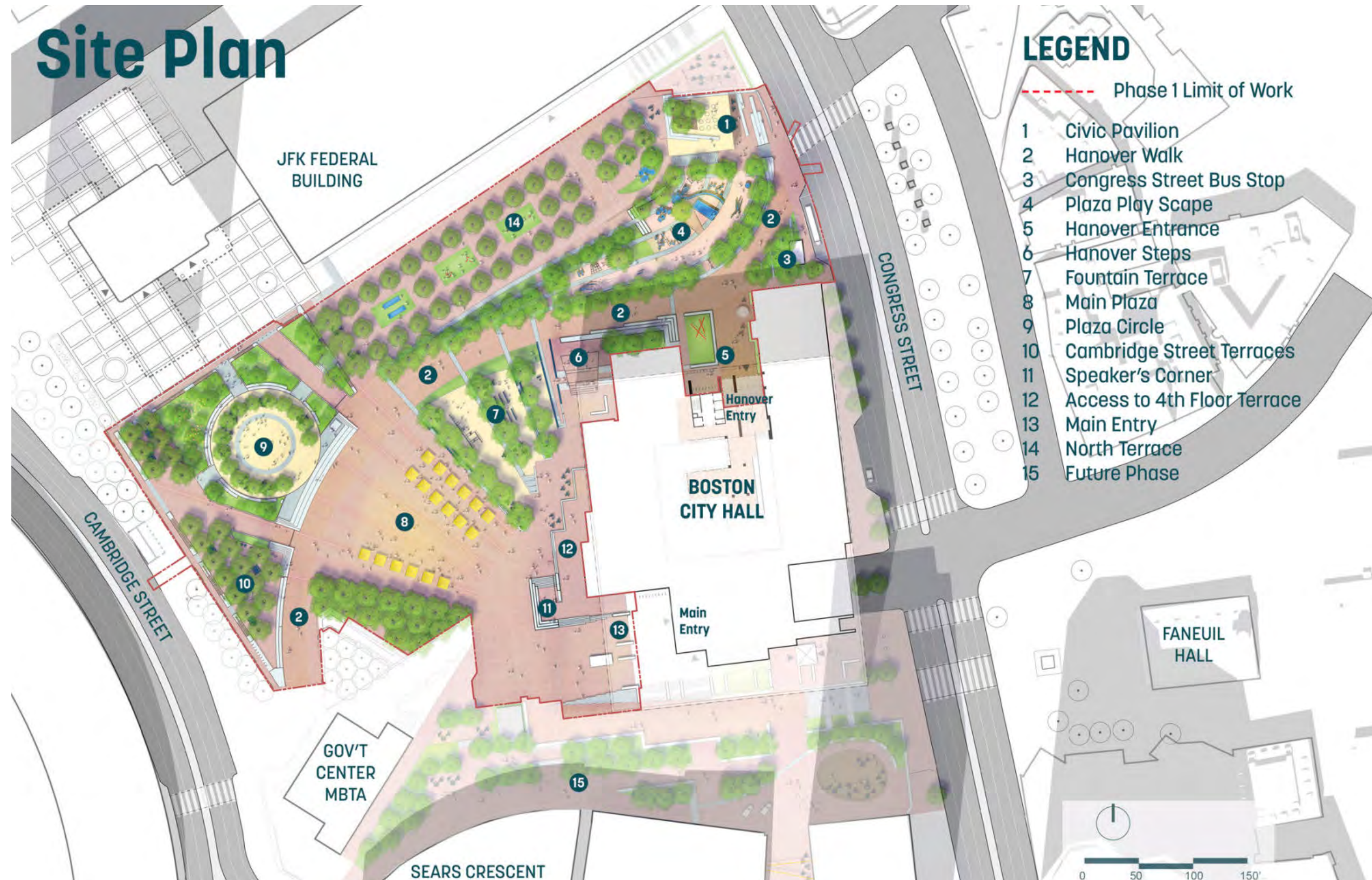




# CASE STUDY NO. 2



Sasaki's website boasts a fourfold program for the renovations that they are currently undertaking at Boston City Hall Plaza. "A Welcoming and Civic Front Yard; A Flexible and Accommodating Event Menu; A Model for Sustainability and Resilience; A Renewed Cultural and Architectural Legacy." This summary immediately caught my attention because it aligned with how I imagine the purposes of the Thousand Oaks programming could benefit the community.



SITE LOCATION: Boston, Massachusetts

FIRM: Sasaki

PROJECT SIZE: 7 acres

DATE COMPLETED: 2022

CONTEXT: This project is a civic revitalization program that seeks to update the current site to create excitement and interest in order to draw people to its core. Central to the plan is to provide accessible circulation.

FEATURES:

- ADA compliant paths and spaces address original restrictive stepped design
- Added playscapes and plantings bring excitement to the space
- A water feature, an public art space, shaded seating, and gathering areas entice visitors to the space

Images: Sasaki



# SITE COMPARISON: CASE STUDY 2



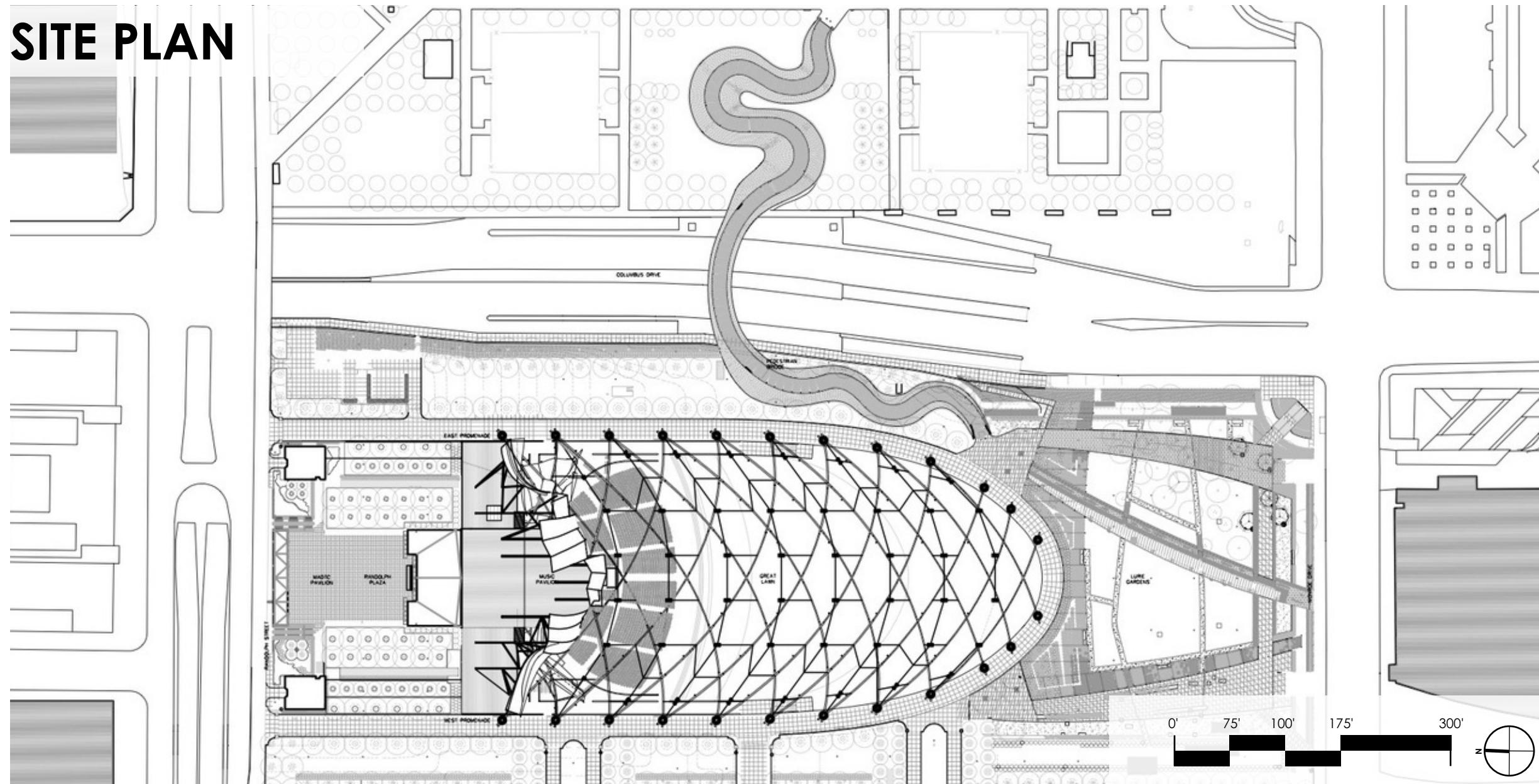


# CASE STUDY NO. 3

Frank Gehry's Millennium Bridge in Chicago immediately caught my eye as inspiration for a structure to join sections of the site at Thousand Oaks. The statement that Gehry's bridge makes is profound; it is a landmark in and of itself. Upon reading more about this project, I learned that the structure acts as an acoustic barrier from traffic noise, which would also be a benefit to the civic center at Thousand Oaks. The reflective materials and serpentine shape are alluring and inviting; in this design, the journey becomes the destination.



## SITE PLAN



SITE LOCATION: Chicago, Illinois

FIRM: Gehry Partners, LLP

PROJECT SIZE: 285 meters

DATE COMPLETED: 2004

CONTEXT: This bridge is Gehry's first bridge design to have been completed. It is located at Millennium park in downtown Chicago and serves as a link between this park and the lakefront, as well as Grant Park. The bridge addresses the need of pedestrians to cross busy Columbus Drive.

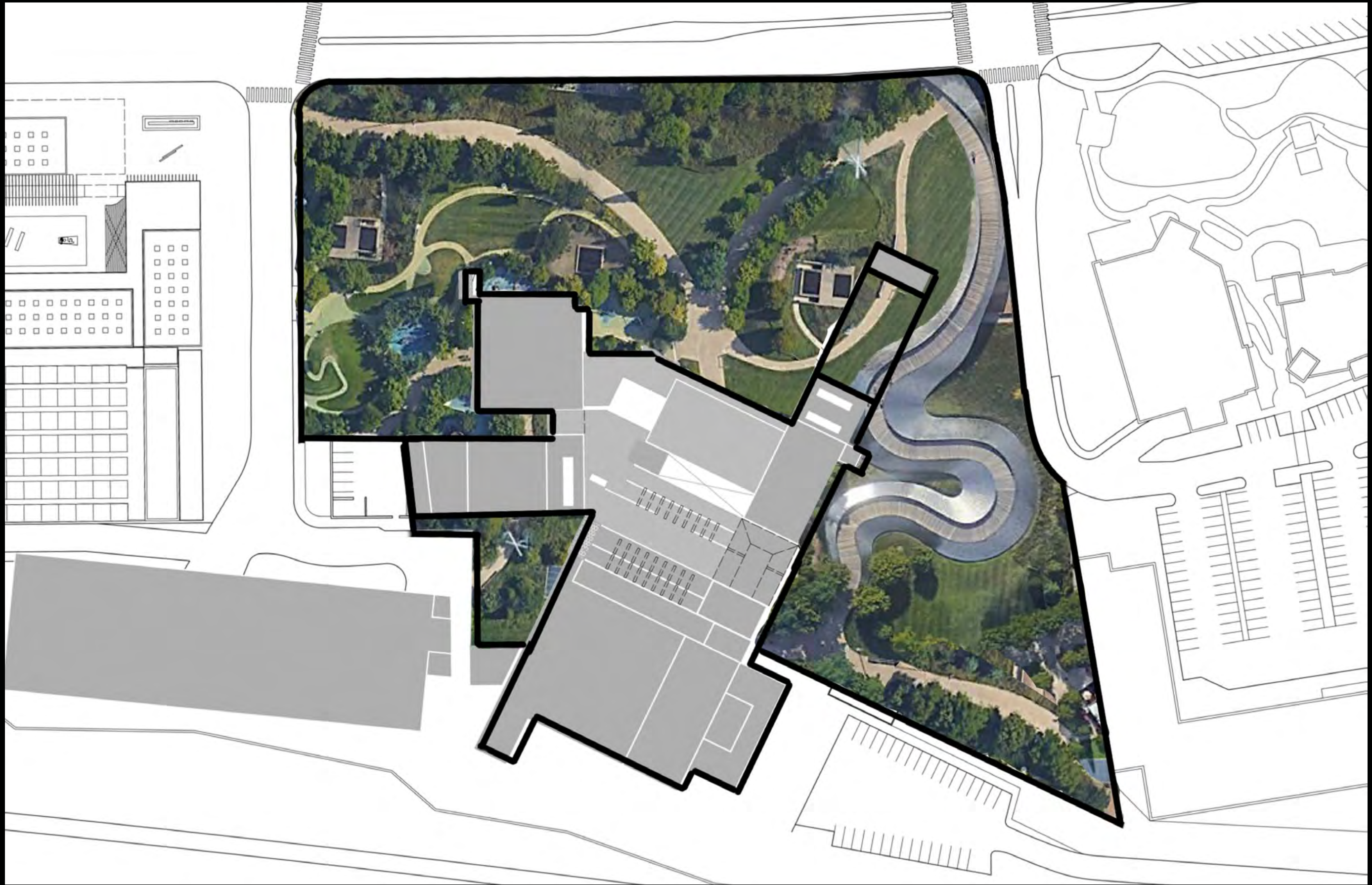
FEATURES:

- The bridge serves as a noise barrier for traffic
- Innovative use of materials that remain structurally sound while being light-weight

Images: Millennium Park Foundation; Gehry Partners



# SITE COMPARISON: CASE STUDY 3







site conditions



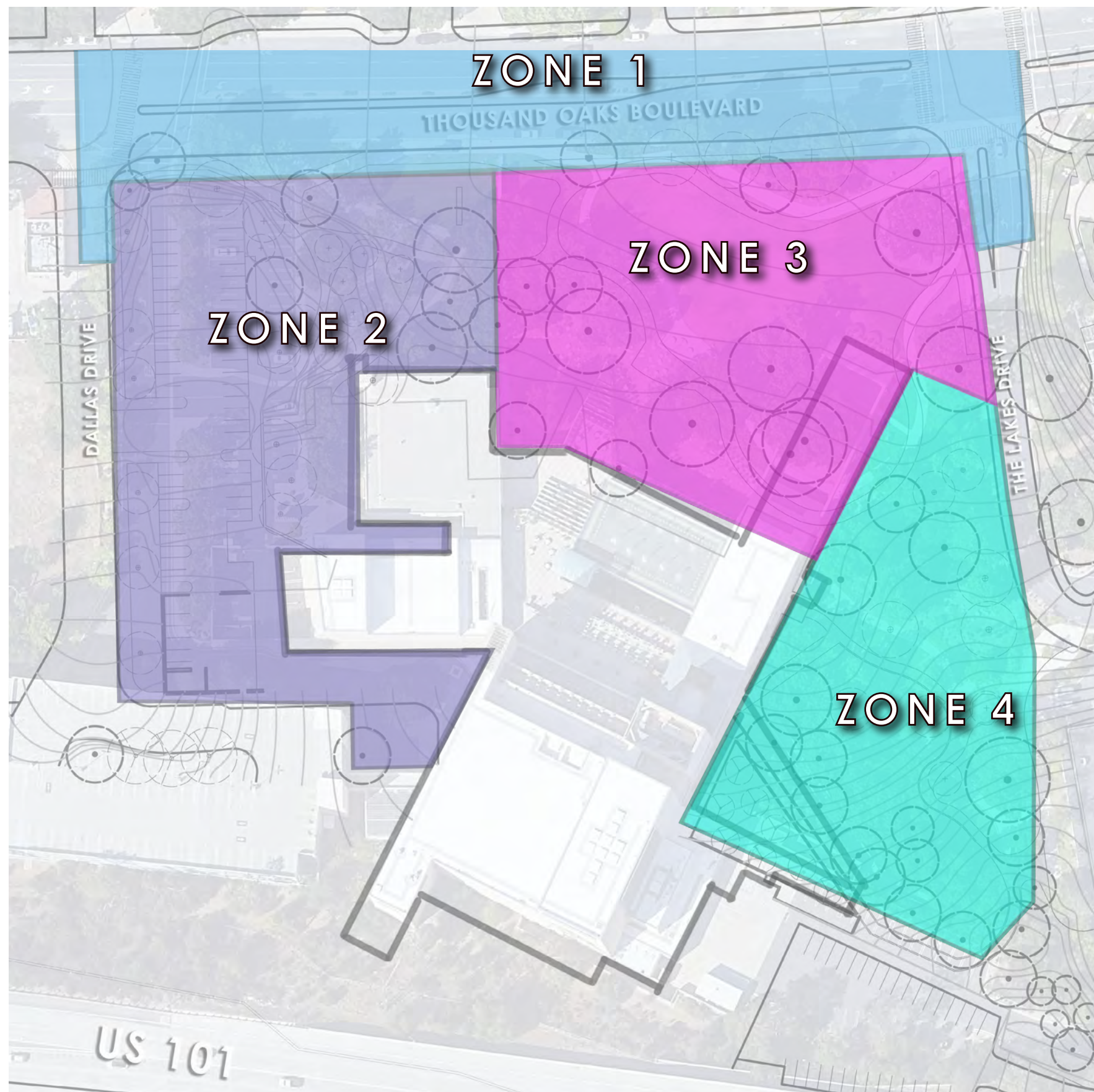
# PROJECT ZONES

**ZONE 1**

**ZONE 2**

**ZONE 3**

**ZONE 4**





# SITE CONDITIONS

## ZONE 1



**1A** The crosswalks on Thousand Oaks Boulevard are in need of a pedestrian safety redesign.



**1B** The bus will have a dedicated pull-over area and new shelter to encourage use of mass transit.



**1C** Connections to the surrounding context, such as Gardens of the World, will be prominently featured.



**1D** Pedestrian access will be improved to the shopping district adjacent to the site.



## ZONE 2



**2A** This tucked-away spot will be redesigned as an outdoor amphitheater and cinema.



**2B** The loading zone is unsightly. The entry will be relocated and separated from pedestrian circulation.



**2C** The current main entry is difficult to find. There will be a new main entry facing the street.



**2D** The employee parking lot will be turned into a Piazza for public use, such as farmer's markets.



# SITE CONDITIONS

## ZONE 3



**3A** The main facade does not allow access to the terrace.



**3B** While providing shade, the tunnel space is an underutilized, underdeveloped space.



**3C** Space adjacent to the building is difficult to access and does not provide space for gathering.



**3D** Ample space is available for a multi-use central gathering space, though it is mostly unshaded.



## ZONE 4



**4A** Underutilized space is available behind the elevated ramp.



**4B** The canopy of the protected oak groves presents an opportunity for an outdoor classroom.

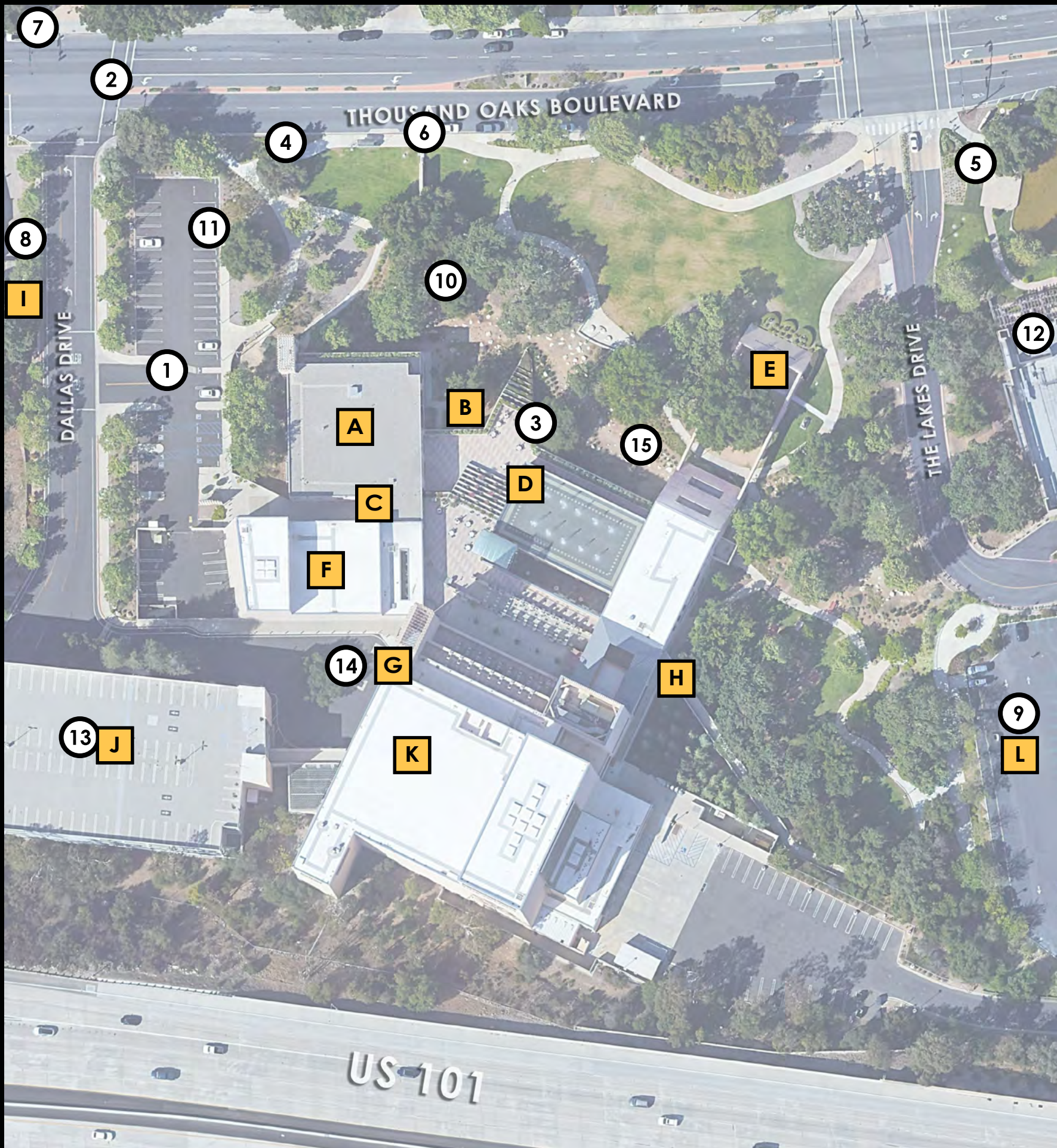


**4C** Existing plan contains a bioswale, which will be maintained in the design with some adjustments.



**4D** Massive concrete paths cut through the existing landscape, making circulation a challenge.



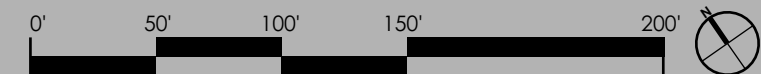


## SITE OPPORTUNITIES

- ① **PARKING LOT:** Space can be utilized for outdoor amphitheater
- ② **CROSS WALK:** Can be expanded and serve as a grand entryway
- ③ **GRAND STAIRCASE:** Stairs can double as outdoor amphitheater
- ④ **SIDEWALK:** Area can be expanded to invite movement and use
- ⑤ **PEDESTRIAN BRIDGE:** Can be constructed to invite flow from shopping
- ⑥ **PUBLIC TRANSIT:** Access to site via bus
- ⑦ **GARDENS OF THE WORLD:** Additional attraction nearby
- ⑧ **FUTURE MUSEUM:** Will create additional draw to the site
- ⑨ **NEW RESIDENTIAL:** Proximity to site will bring more people in
- ⑩ **MAJESTIC OAKS:** Namesake of the town is well-represented on the site
- ⑪ **MULTIPLE LEVELS:** Offer a journey and vista to visitors
- ⑫ **LAKES SHOPPING MALL:** Draws potential visitors to the site
- ⑬ **PARKING GARAGE:** Offers abundant car parking
- ⑭ **TURNAROUND:** Offers accessible drop-off
- ⑮ **BIO SWALE:** Offers rainwater management

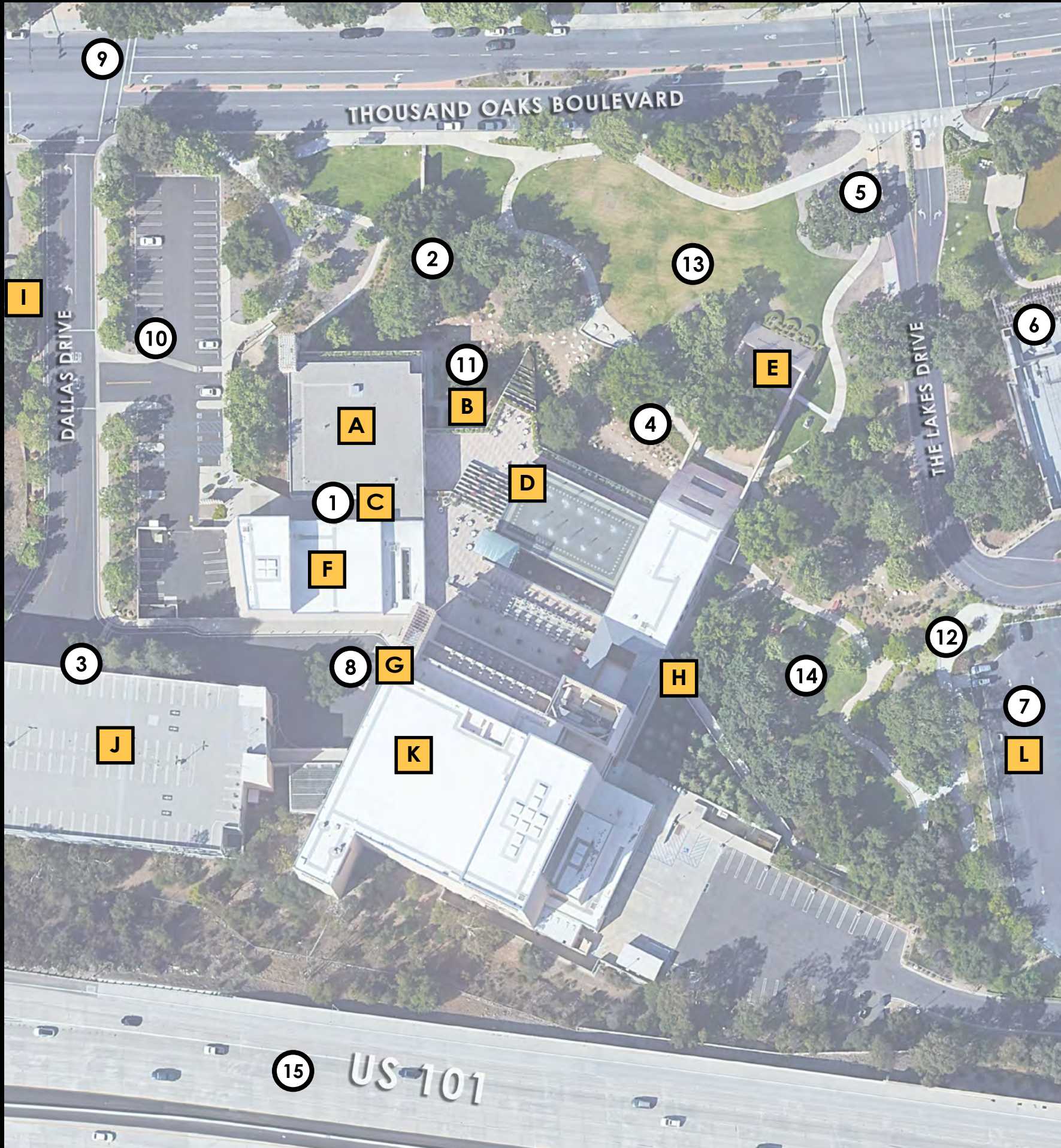
## SITE LEGEND

- |                                |                               |
|--------------------------------|-------------------------------|
| <b>A</b> City Hall             | <b>G</b> Third Level Entrance |
| <b>B</b> Main Level Entrance   | <b>H</b> Second Level Ramp    |
| <b>C</b> Second Level Entrance | <b>I</b> Future Museum        |
| <b>D</b> Rooftop Terrace       | <b>J</b> Parking Structure    |
| <b>E</b> Outdoor Stage         | <b>K</b> Kavli Theater        |
| <b>F</b> Forum Theater         | <b>L</b> Proposed Residential |





# CONSTRAINTS

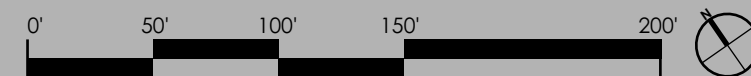


## SITE CONSTRAINTS

- ① **HIDDEN ENTRY:** This entrance is difficult to find
- ② **CANOPY:** Regulations for tree protection mean constraints on design
- ③ **BLANK WALL:** No indication on viewpoint from Gardens of the World
- ④ **BIO SWALE:** Recessed terrain for bio swale creates design constraint
- ⑤ **OAK TREE:** Braced oak tree may need removal
- ⑥ **THE LAKES:** Shopping center disconnected from site
- ⑦ **PARKING LOT:** Disconnection from parking lot to site
- ⑧ **TURN AROUND:** Hidden from the street
- ⑨ **CROSS WALK:** Needs pedestrian island and more connection to site
- ⑩ **PARKING LOT:** Takes up valuable space for programming
- ⑪ **EMPLOYEE ENTRANCE:** Banal and hidden entry for employees
- ⑫ **PATHS:** Connection to entry is not clear
- ⑬ **UNPROGRAMMED SPACE:** Feels empty and unintentional
- ⑭ **VARIED TERRAIN:** Creates challenges for construction
- ⑮ **US 101:** Noise from highway influences the feeling of the site

## SITE LEGEND

- |                                |                               |
|--------------------------------|-------------------------------|
| <b>A</b> City Hall             | <b>G</b> Third Level Entrance |
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# ENVIRONMENTAL FACTORS LEGEND

 SUN DIRECTION: SUMMER

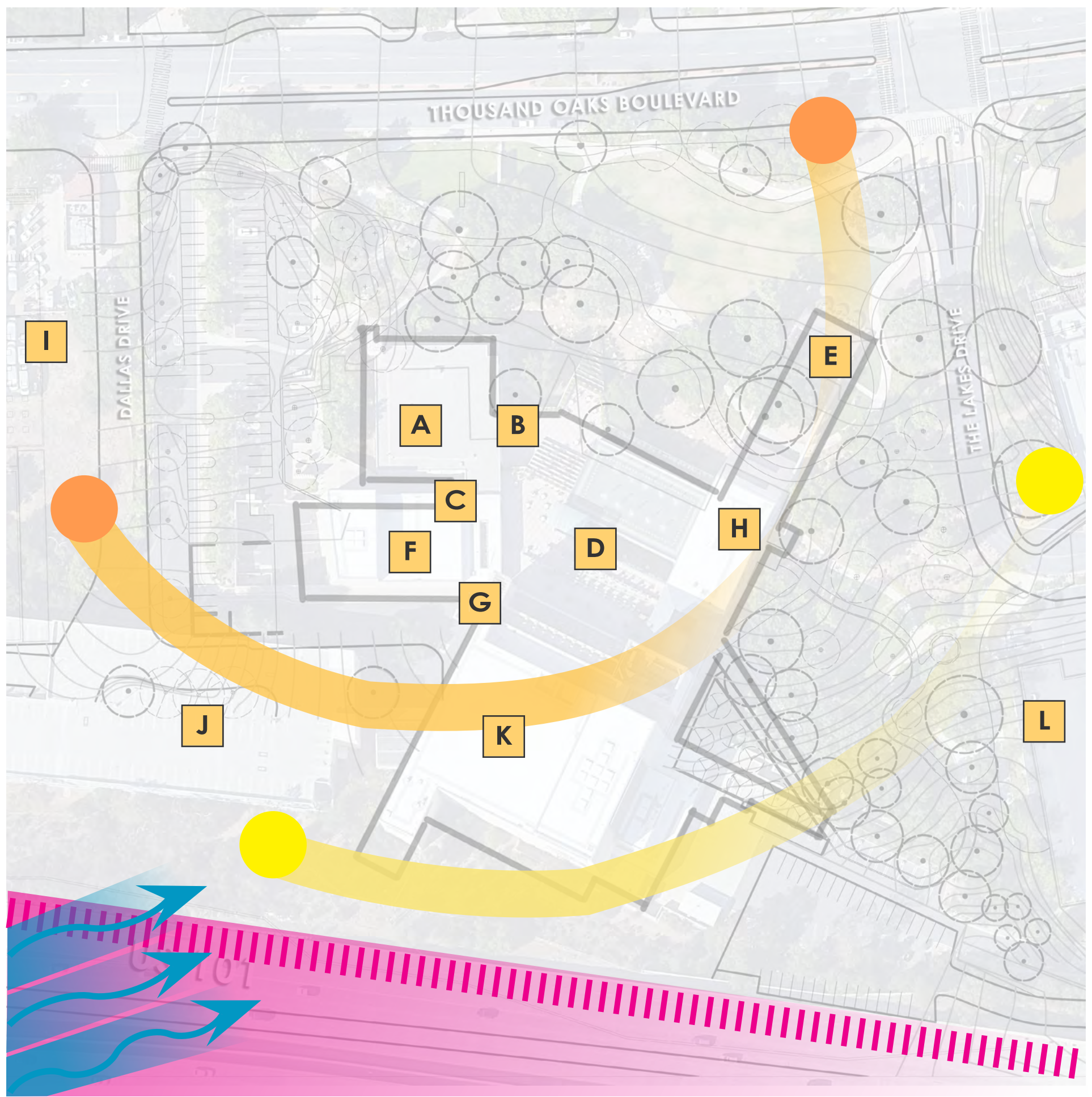
 SUN DIRECTION: WINTER

 NOISE

 PREVAILING WINDS

## SITE LEGEND

- |                                |                               |
|--------------------------------|-------------------------------|
| <b>A</b> City Hall             | <b>G</b> Third Level Entrance |
| <b>B</b> Main Level Entrance   | <b>H</b> Second Level Ramp    |
| <b>C</b> Second Level Entrance | <b>I</b> Future Museum        |
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| <b>F</b> Forum Theater         | <b>L</b> Proposed Residential |



ENVIRONMENTAL FACTORS



# CIRCULATION LEGEND

## VEHICULAR

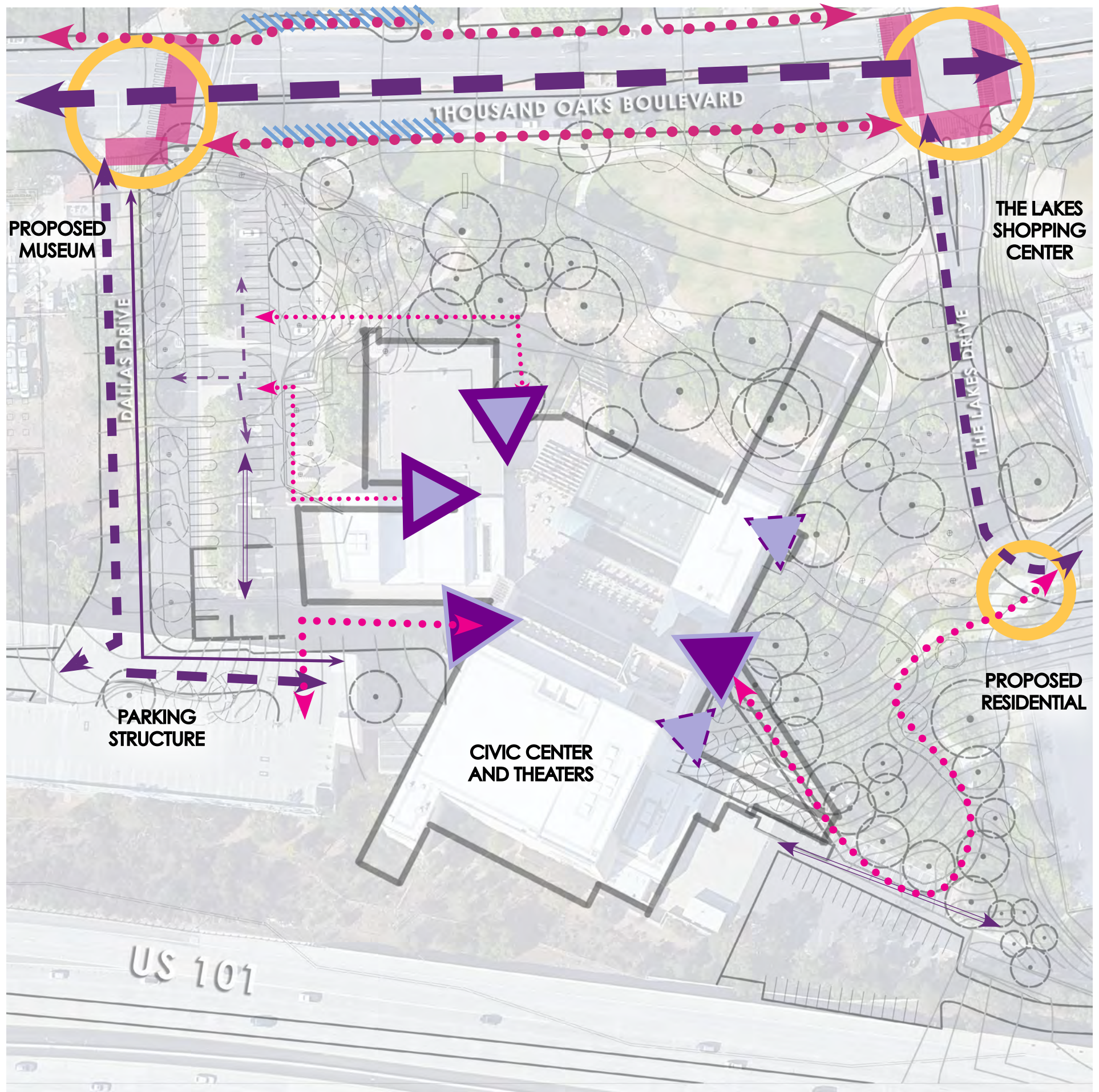
- PRIMARY VEHICULAR CIRCULATION
- VISITOR VEHICULAR CIRCULATION
- EMPLOYEE VEHICULAR CIRCULATION
- SERVICE VEHICULAR CIRCULATION
- EMERGENCY VEHICULAR CIRCULATION

## PEDESTRIAN

- PRIMARY PEDESTRIAN CIRCULATION
- SECONDARY PEDESTRIAN CIRCULATION
- TERTIARY PEDESTRIAN CIRCULATION

## ACCESS POINTS

- PEDESTRIAN CROSSWALKS
- PRIMARY BUILDING ENTRY
- SECONDARY BUILDING ENTRY
- TERTIARY BUILDING ENTRY
- SITE ACCESS POINT
- BUS STOP



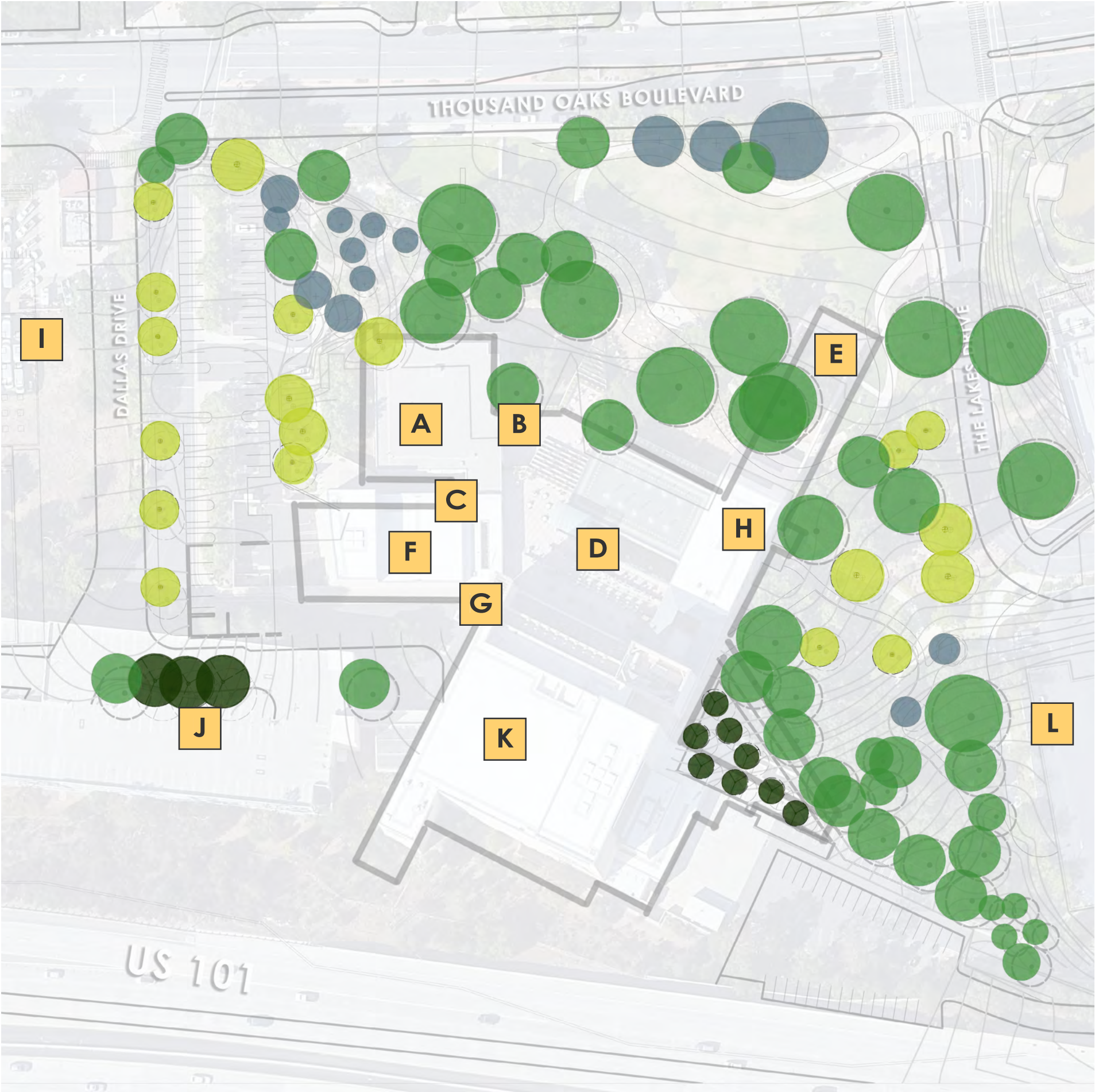
C I R C U L A T I O N












# TREE CANOPY LEGEND

-  OAK TREES
-  SYCAMORE TREES
-  PINE TREES
-  OTHER TREES



T R E E C A N O P Y

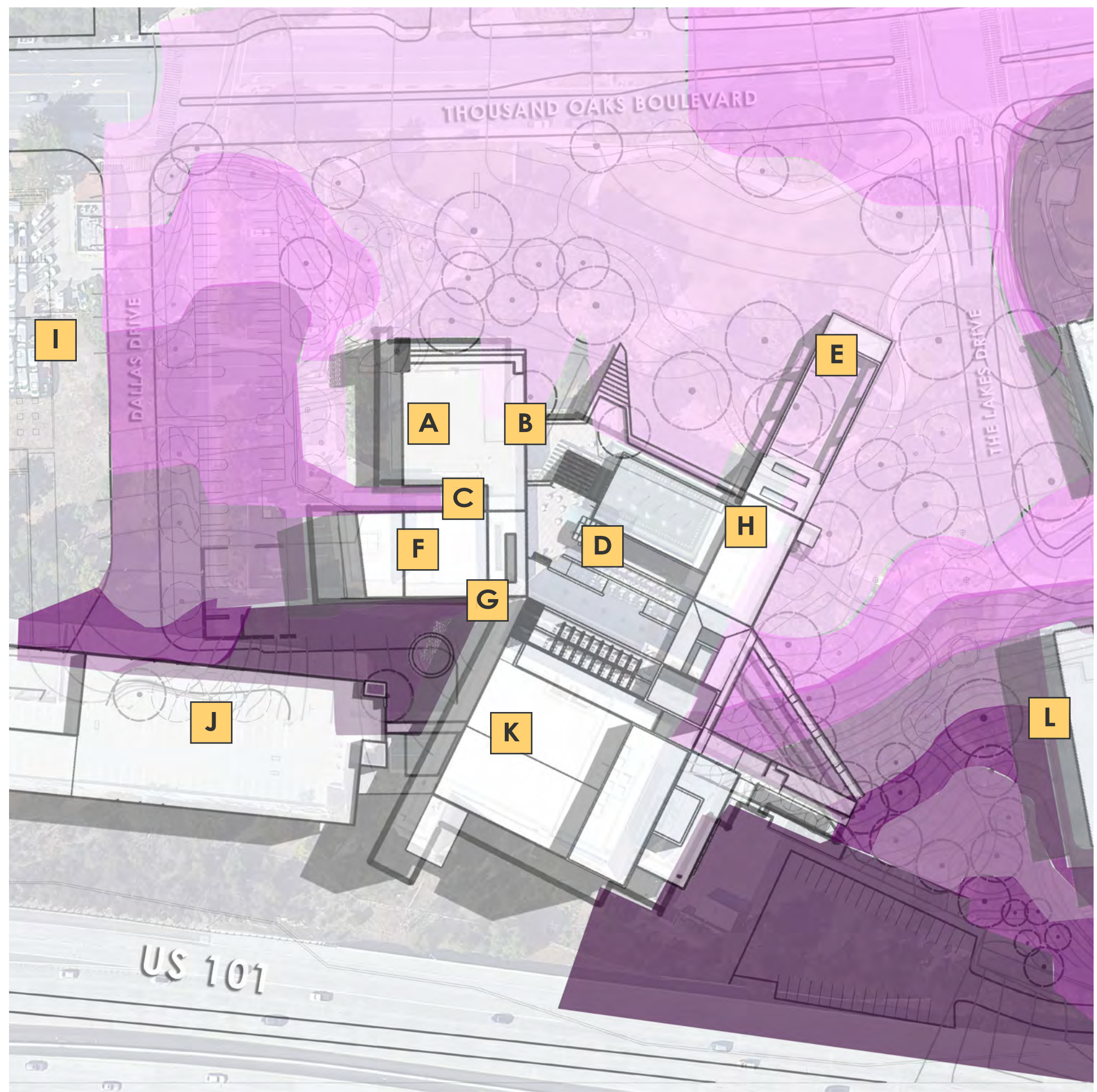
# SITE LEGEND

- |   |  |
|---|--|
|  City Hall             |  Third Level Entrance |
|  Main Level Entrance   |  Second Level Ramp    |
|  Second Level Entrance |  Future Museum        |
|  Rooftop Terrace       |  Parking Structure    |
|  Outdoor Stage         |  Kavli Theater        |
|  Forum Theater         |  Proposed Residential |





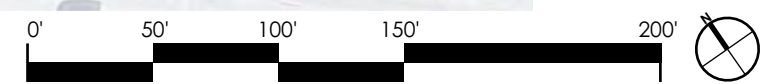
# SLOPE LEGEND



TOPOGRAPHY

# SITE LEGEND

- |                                |                               |
|--------------------------------|-------------------------------|
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An aerial photograph of a suburban residential development. The image shows a dense grid of houses with various roof colors (brown, grey, blue), interspersed with green trees and lawns. A multi-lane highway runs diagonally across the bottom right corner. In the center, the words "project development" are overlaid in a large, white, sans-serif font with a black outline.

project  
development

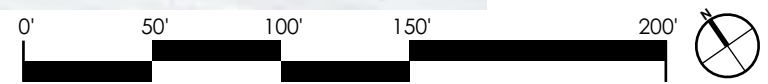
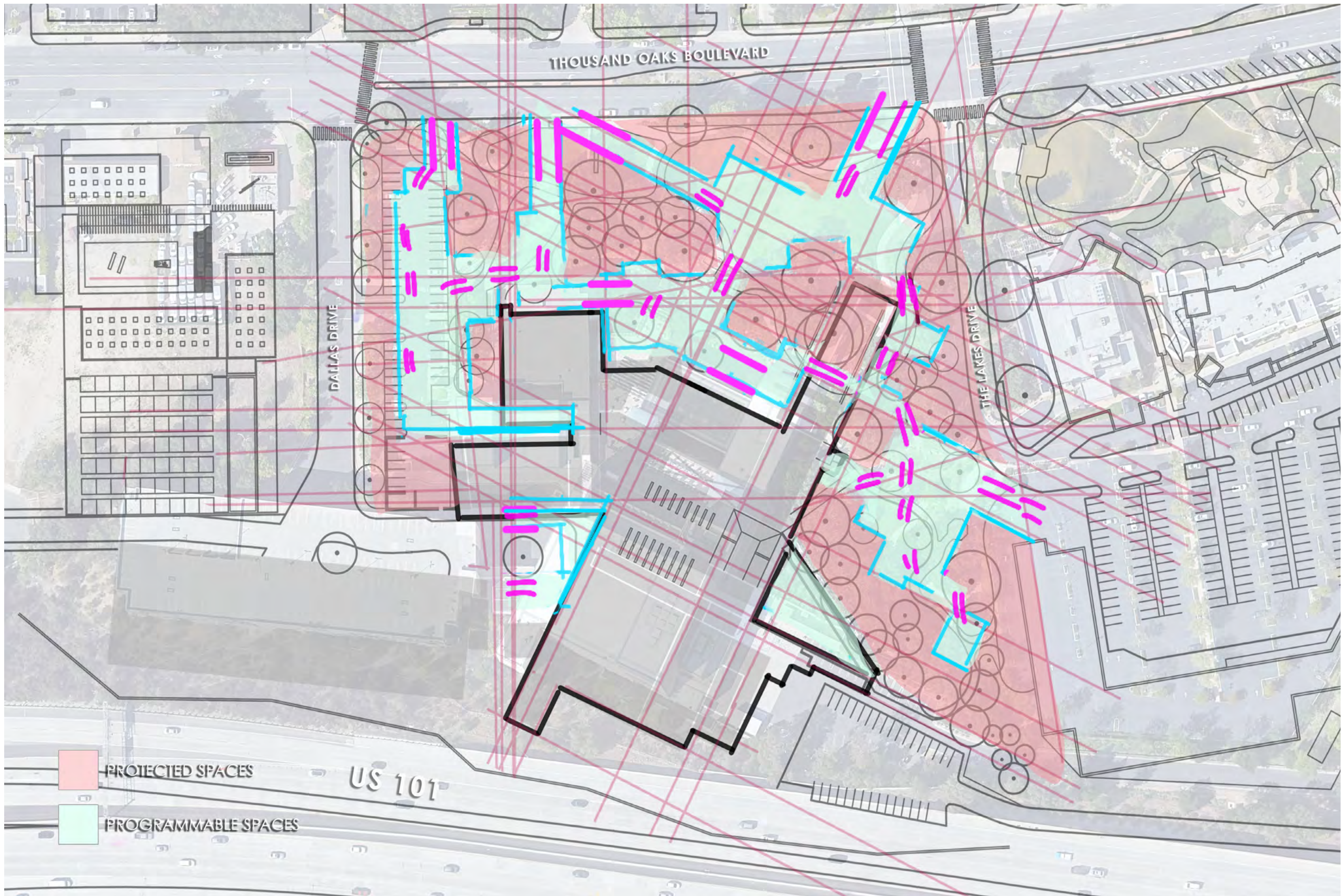


# SPACE SEEKING



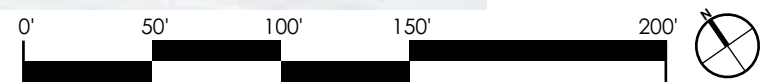
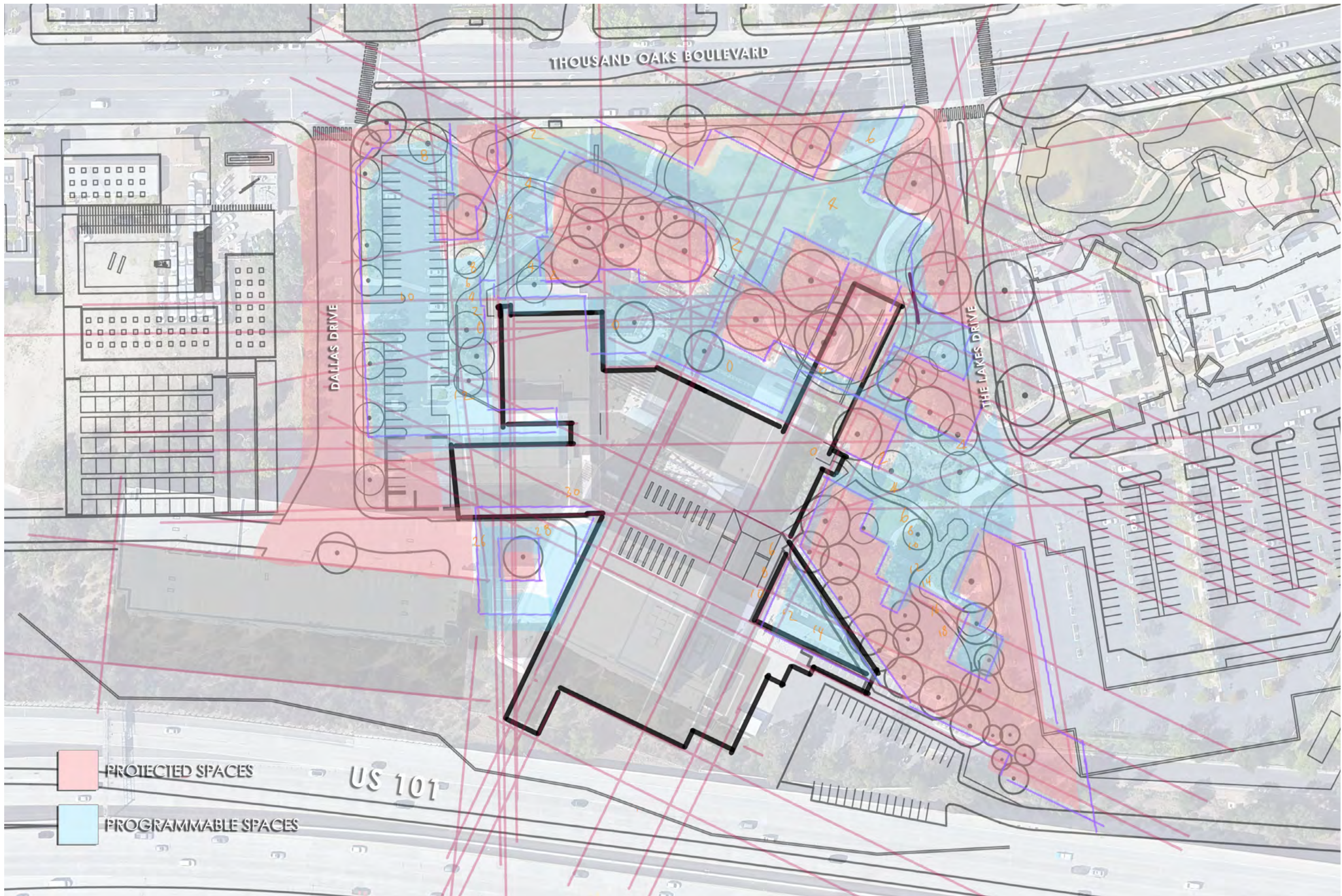


# SPACE SEEKING

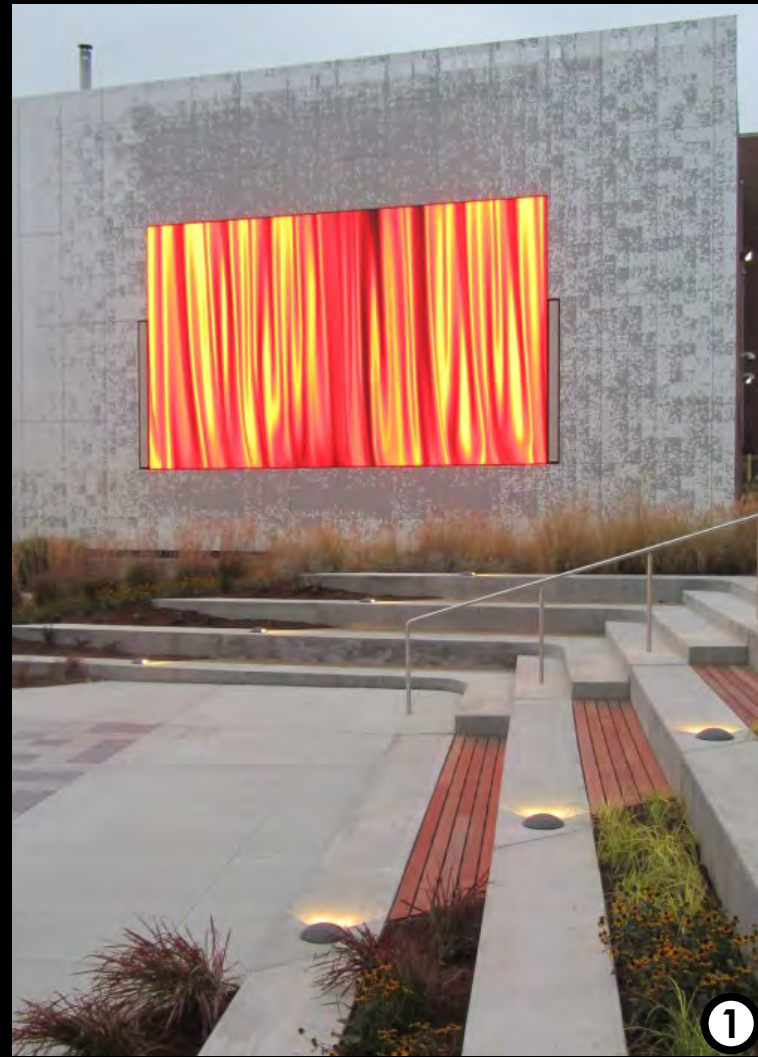




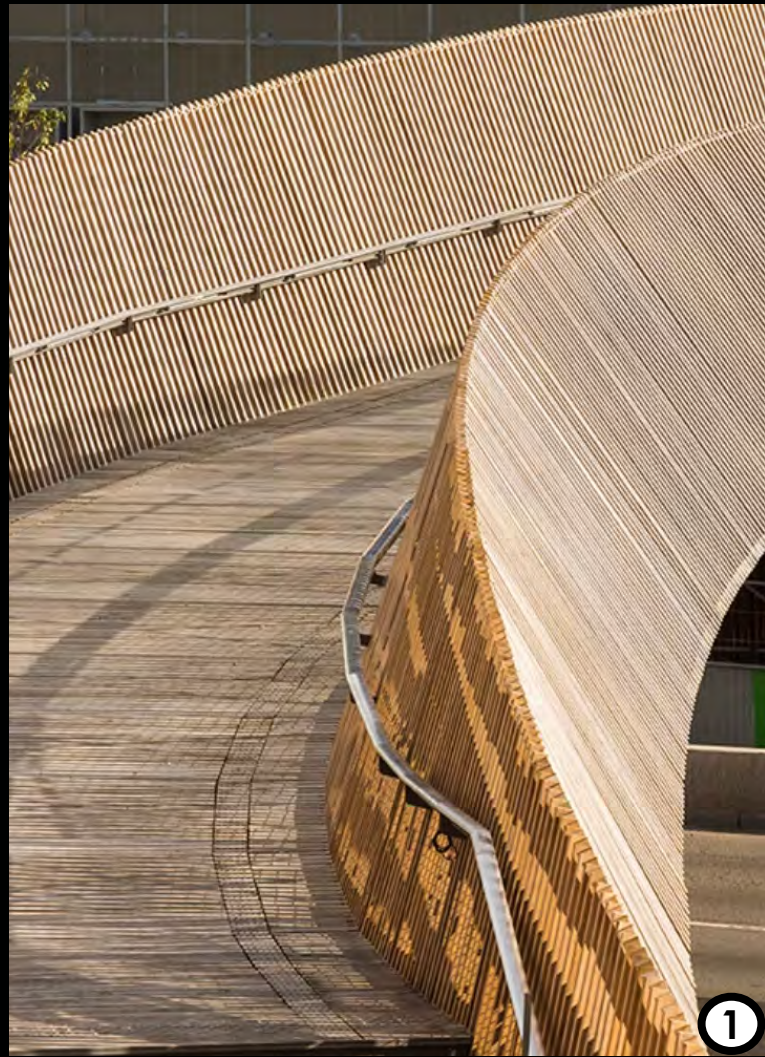
# SPACE SEEKING



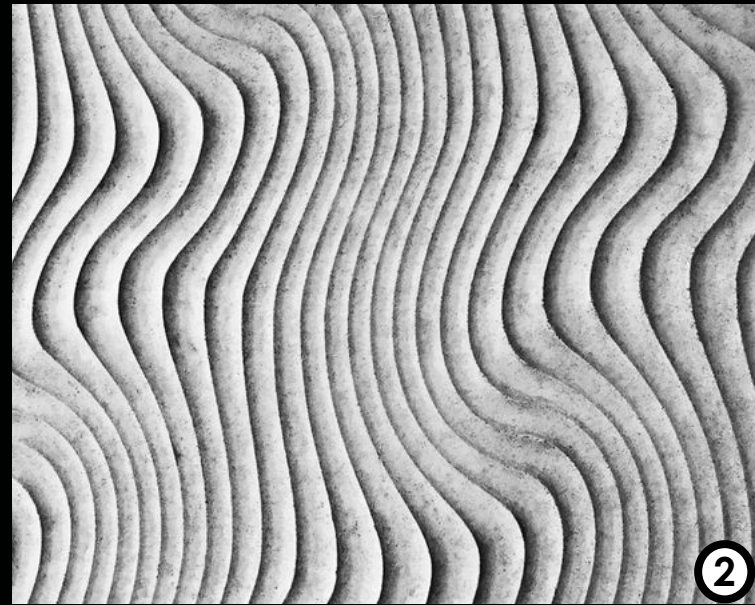




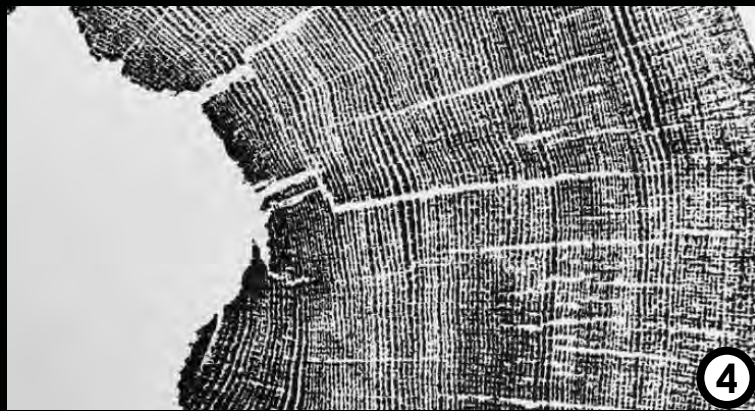




1



2



4



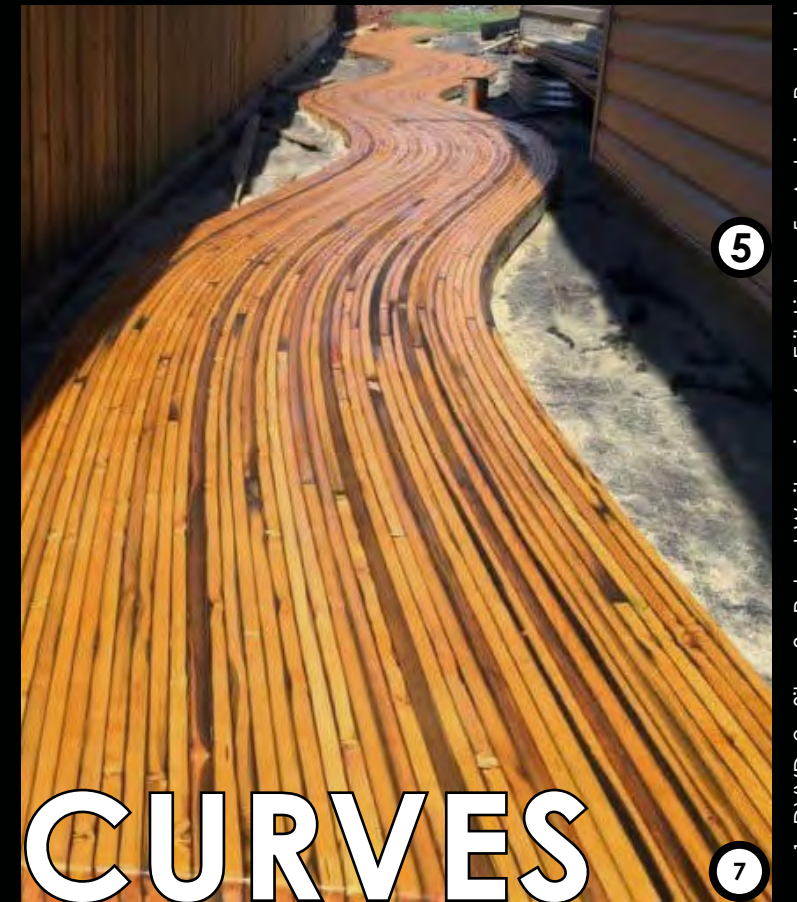
3

# LAYERS



6

# EDGES



5

7

# CURVES



# PLANT PALETTE

## SUSTAINABLE NATIVE PLANTINGS

A core tenet of the proposed revitalization plan is the element of sustainability and land stewardship. All of the introduced plantings are native to the area and provide environmental benefits in addition to textural and color accents to the landscape. Many plantings are culturally important to the Chumash people, such as *Juncus Patens*, called 'esmu in the language of the Ventureño Chumash, which was used to construct baskets.



*Juncus Patens*  
Elk Blue California Grey Rush



*Quercus Agrifolia*  
Coast Live Oak



*Diplacus Aurantiacus*  
Bush Monkey Flower



*Ceanothus Oliganthus*  
Hairy Ceanothus

The plant palette is in accordance with the guidance provided by the City of Thousand Oaks Public Works Department. The proposed rain gardens will be installed with plantings that filter pollutants and recharge the groundwater, such as the Clustered Field Sedge and the Elk Blue California Grey Rush.



*Platanus Racemosa*  
Western Sycamore



*Bromus Carinatus*  
California Brome Grass



Clustered Field Sedge  
*Carex praegracilis*



California Meadow Barley  
*Hordeum brachyantherum* ssp.  
*californicum*

In addition to providing much-needed shade for the site, the selection of trees are water-wise and native to the area. Western Sycamores will adorn the new groves in the promenade. Coast Live Oaks will bolster the expanded median on Thousand Oaks Boulevard with a grand invitation that indeed lives up to its namesake.



# MATERIALS

## SUSTAINABLE MATERIALS USE

In aligning sustainability and land stewardship, all materials are reused, reclaimed, re-purposed, and sustainably obtained where possible. These materials provide many environmental benefits to the site and will mitigate climate impact. The permeable concrete that will be installed in the Promenade and sidewalks allows rainfall to return to the water table. Mycelium insulation is a remarkable material that is a renewable resource. This will be used to insulate structures such as the Chumash Knowledge Center. Reclaimed wood will be used for the decking and Center; retaining walls and elevated areas will use urbanite recovered from the project for backfill.

Terraces, stairs, and retaining walls will be built with innovative recycled plastic interlocking blocks. Shipping containers will be procured and reused to construct the Chumash Knowledge Center, and asphalt on the Green Street will be porous to allow rainwater to absorb back into the water table instead of routing to storm drains.



Permeable Concrete



Mycelium Insulation



Reclaimed Wood



Urbanite Backfill



Recycled Plastic Block



Recycled Glass Bottle Bricks



Reused Shipping Containers



Porous Asphalt



# CONCEPT DIAGRAM

## KEY

- 1 THE GREEN STREET**
- Crosswalk and sidewalk reconfiguration
  - Native plantings
  - Public transit improvements
  - Connection to neighboring establishments
  - Protected Cycle Path improvement on city-designated bike route

- 2 THE PIAZZA**
- Large open paved space
  - Open air weekly farmer's market space
  - Host space for food trucks for future museum nights
  - Seasonal fairground space
  - Outdoor activity space
  - Centralized fountain uses recycled and reclaimed water

- 3 THE PROMENADE**
- Lighted main pathway serves as site connector
  - Sculpture garden and meandering art walk
  - Seating and eating areas

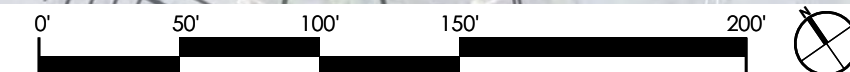
- 4 THE PAVILION**
- Berm for sitting/picnicking and spectating
  - Civic pavilion for public addresses
  - Venue for community programming series
  - Nighttime outdoor cinema projection on wall
  - Amphitheater for performing arts

- 5 THE GRAND ARRIVAL**
- Revitalized entries to site and to buildings
  - New entryway at ground level
  - New stairs to access second level

- 6 BIO SWALE**
- Sustainable on-site water management
  - Habitat for native plants and animals
  - Site point for land stewardship and education

- 7 NATURE AND EDUCATION**
- Native Plant Garden
  - Sustainability education center
  - Outdoor classroom

- 8 DROP-OFF**
- Vehicular drop-off point
  - Pre- and post-show gathering area
  - Connector to parking garage





# PROGRAMMING

# SITE ZONES

## ZONE 1: THE GREEN STREET

Zone 1 is comprised of the sidewalk on both sides of Thousand Oaks Boulevard and the intersections of The Lakes Drive and Dallas Drive. Improvements include a protected Cycle Path on Thousand Oaks Boulevard, which is a city-designated bike route. In order to connect pedestrian movement to the site and its surrounding context, expanded crosswalks and sidewalks will be developed, including pedestrian refuges. Additionally, a bus stop will be added to the south side of the street to improve access.

## ZONE 2: THE PIAZZA

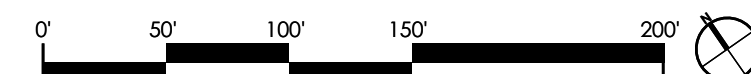
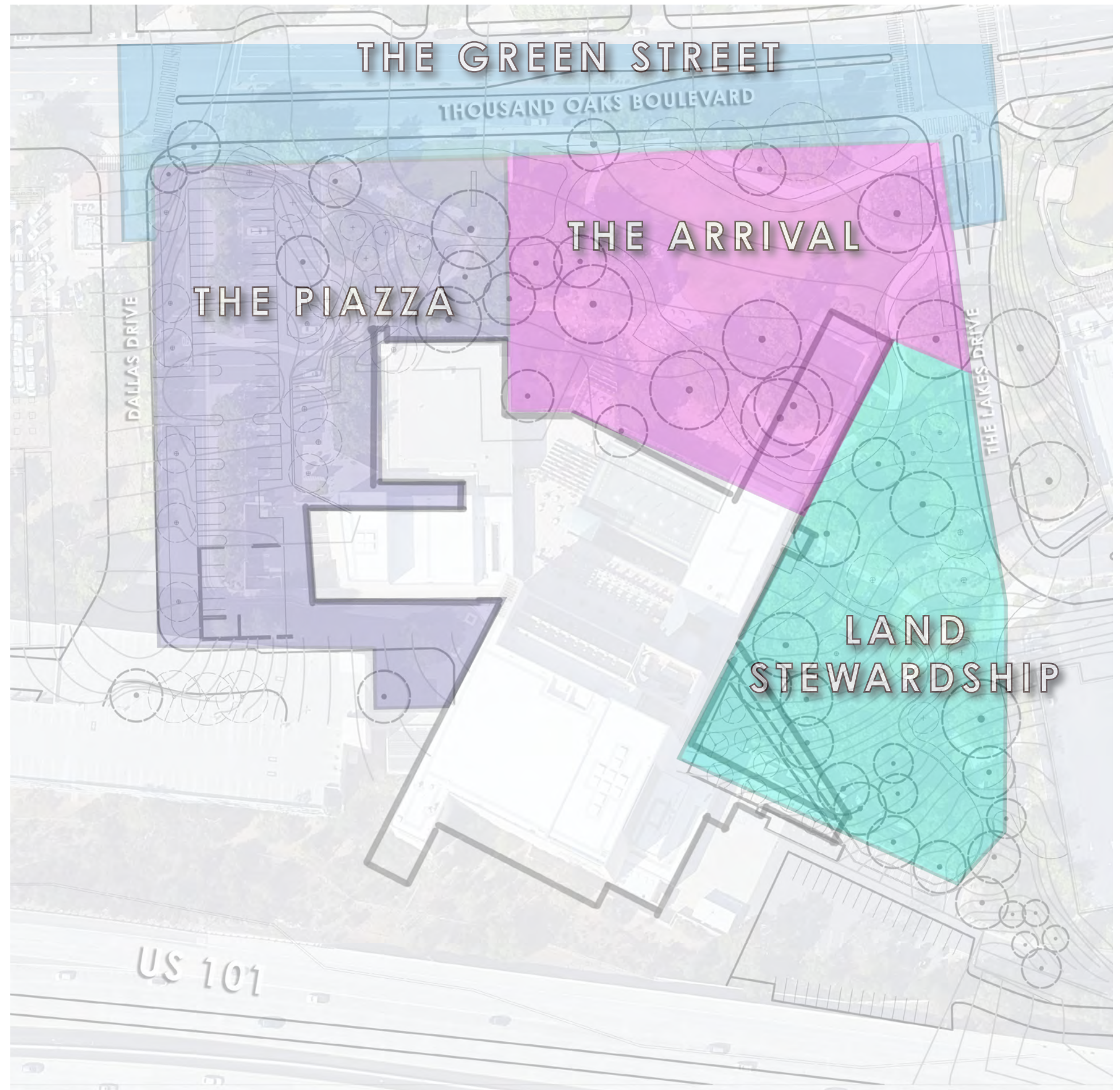
In Zone 2, the employee parking lot will be removed and redeveloped for public use as a flexible marketplace and will also have a new amphitheater that promises an outdoor cinema experience and a place for public addresses and performances. The existing entry will become secondary to a new entry in the Arrival zone.

## ZONE 3: THE ARRIVAL

Zone 3 is at the heart of the site. It will be developed into a new grand entry leading into the Civic Center with the protected Majestic Oak Grove at its core. The entry will include a staircase to the ground and upper terraces, beckoning the residents of Thousand Oaks to enjoy this site for a variety of civic programming and artistic performances.

## ZONE 4: LAND STEWARDSHIP

Zone 4 is located on a slope and contains the much-used side ramp entry to the theaters. This area will be dedicated to sustainable land stewardship in a collaborative endeavor led by the Chumash community that focuses on indigenous knowledge, traditions, and practices of land stewardship. There will be a native plant meadow, an outdoor classroom, a native plant nursery, and bioswale on site.







# site design



# SITE PLAN

2100 Thousand Oaks Blvd  
 Thousand Oaks, CA 91362



## PROPOSED SITE ELEMENTS LEGEND

### A ZONE 1: THE GREEN STREET

- A1 PEDESTRIAN REFUGES
- A2 PROTECTED BICYCLE LANES
- A3 MEDIAN WITH PLANTING AREAS
- A4 RAIN GARDEN WITH DRAINAGE
- A5 ADDITIONAL BUS STOP
- A6 MEANDERING SIDEWALKS

### B ZONE 2: THE PIAZZA

- B1 RAMP FOR VEHICULAR ACCESS
- B2 PUBLIC PIAZZA
- B3 FOUNTAIN
- B4 PAVILION AND OUTDOOR CINEMA
- B5 BERM
- B6 SECONDARY ENTRY
- B7 TERTIARY ENTRY AND DROP-OFF

### C ZONE 3: THE ARRIVAL

- C1 PROMENADE
- C2 SCULPTURE GARDEN
- C3 SYCAMORE GROVE
- C4 PICNIC AND GATHERING AREA
- C5 OAK GROVE WITH MEANDERING PATHS
- C6 PRIMARY ENTRY AND STAIR TO TERRACE

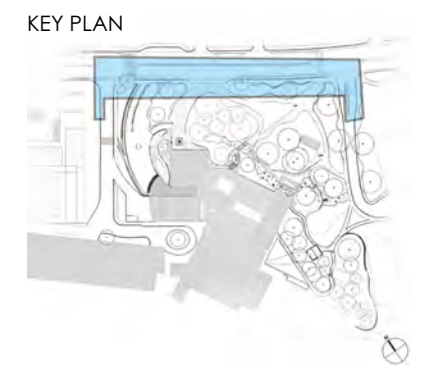
### D ZONE 4: LAND STEWARDSHIP

- D1 BIOSWALE
- D2 NATIVE PLANT MEADOW
- D3 CHUMASH KNOWLEDGE CENTER
- D4 OUTDOOR CLASSROOM
- D5 PROTECTED OAK GROVE
- D6 NATIVE PLANT NURSERY



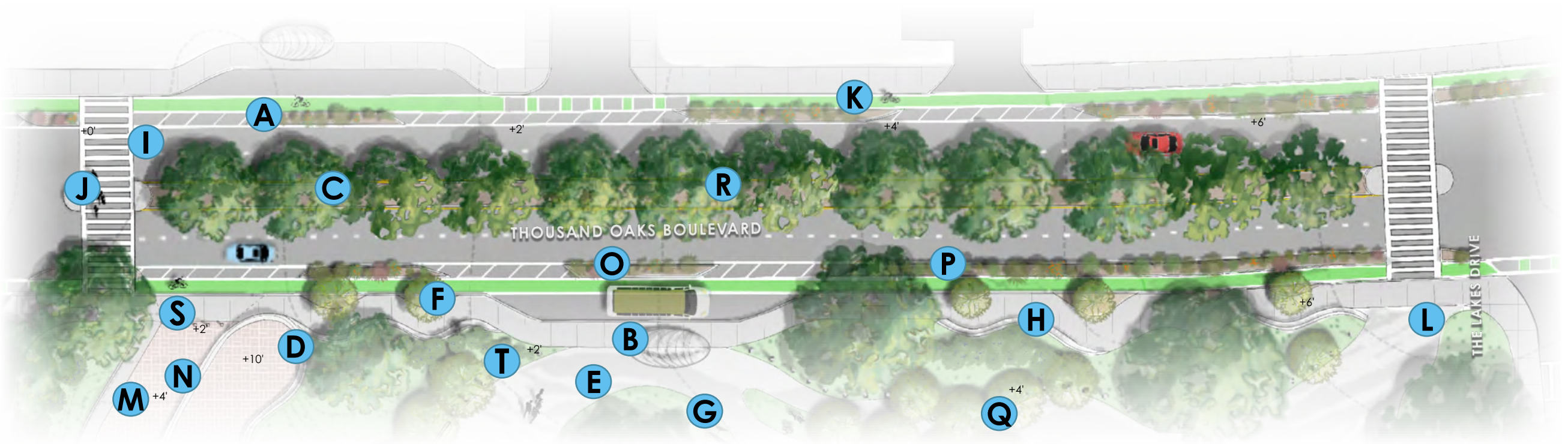


# THE GREEN STREET Area Enlargement



**PROJECT NARRATIVE**

Located in Zone 1, the Green Street is comprised of the area between the sidewalk on both sides of Thousand Oaks Boulevard and the intersections of The Lakes Drive and Dallas Drive. Improvements include a protected Cycle Path on Thousand Oaks Boulevard, which is a city-designated bike route. In order to connect pedestrian movement to the site and its surrounding context, expanded crosswalks and sidewalks will be developed, including pedestrian refuges. Additionally, a bus stop with bus shelter (B) will be added to the south side of the street to improve access.



**PROPOSED SITE ELEMENTS LEGEND**

- FEATURES**
- A RAIN GARDEN
  - B BUS SHELTER
  - C EXPANDED MEDIAN
  - D RAISED OVERLOOK
  - E PROMENADE
  - F MEANDERING SIDEWALKS
  - G SCULPTURE GARDEN
  - H BENCH SEATING
- ACCESS**
- I EXPANDED CROSSWALKS
  - J PEDESTRIAN REFUGES
  - K PROTECTED BICYCLE LANES
  - L EXPANDED ENTRY PATHWAY
  - M ADA RAMP
  - N VEHICULAR ACCESS RAMP
- PLANTINGS**
- O NATIVE GRASSES
  - P NATIVE FLOWERS
  - Q SYCAMORE GROVE
  - R OAK TREES
- MATERIALS**
- S VEHICULAR BOLLARDS
  - T LIGHT BOLLARDS





**ZONE 1**

# THE GREEN STREET Cross-Section

**THE GREEN STREET CROSS-SECTION**

Section A-A1 is a cross section of Thousand Oaks Boulevard. It highlights design details that enhance this part of the project, such as protected bicycle lanes, an enlarged median with oak plantings, rain gardens with native grasses and flowers, (Figure 1), and a new bus shelter (Figure 2). This cross-section leads from the Gardens of the World to the north entry of the park and directs pedestrians into the Piazza and the Promenade.

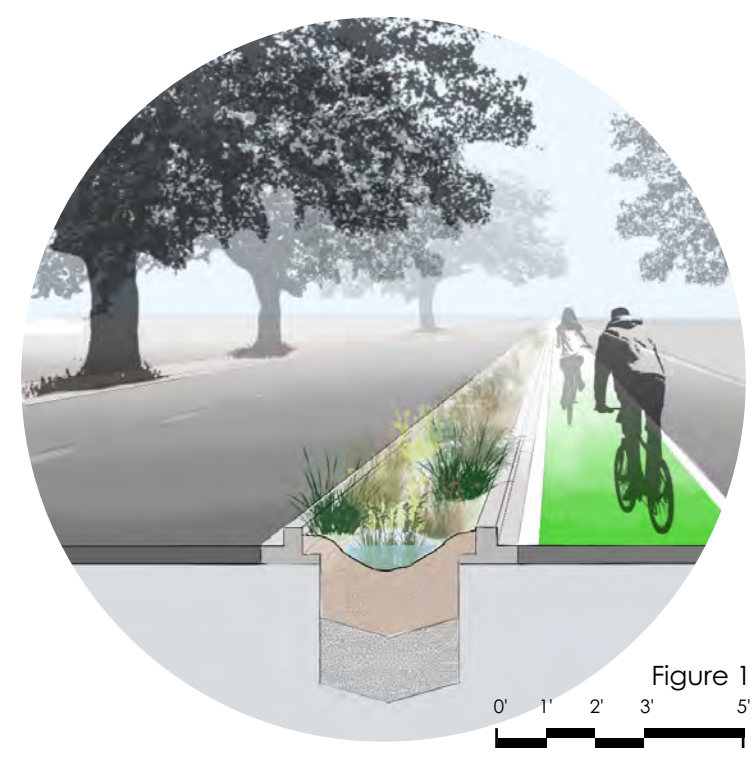


Figure 1

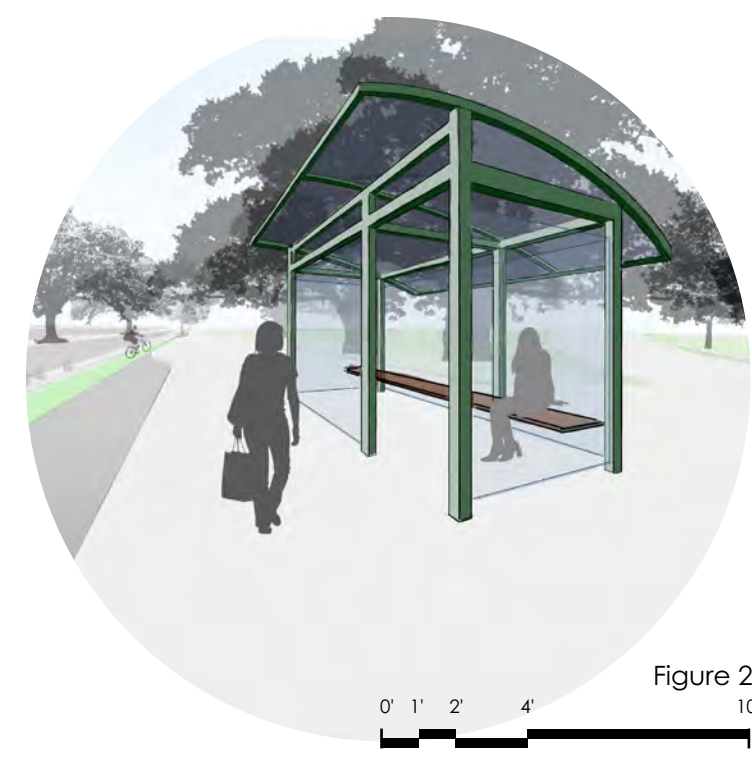
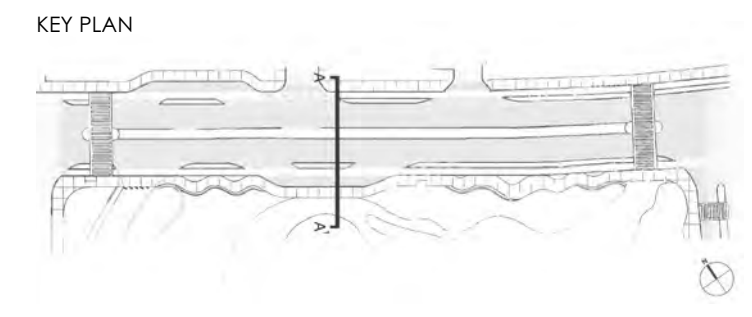
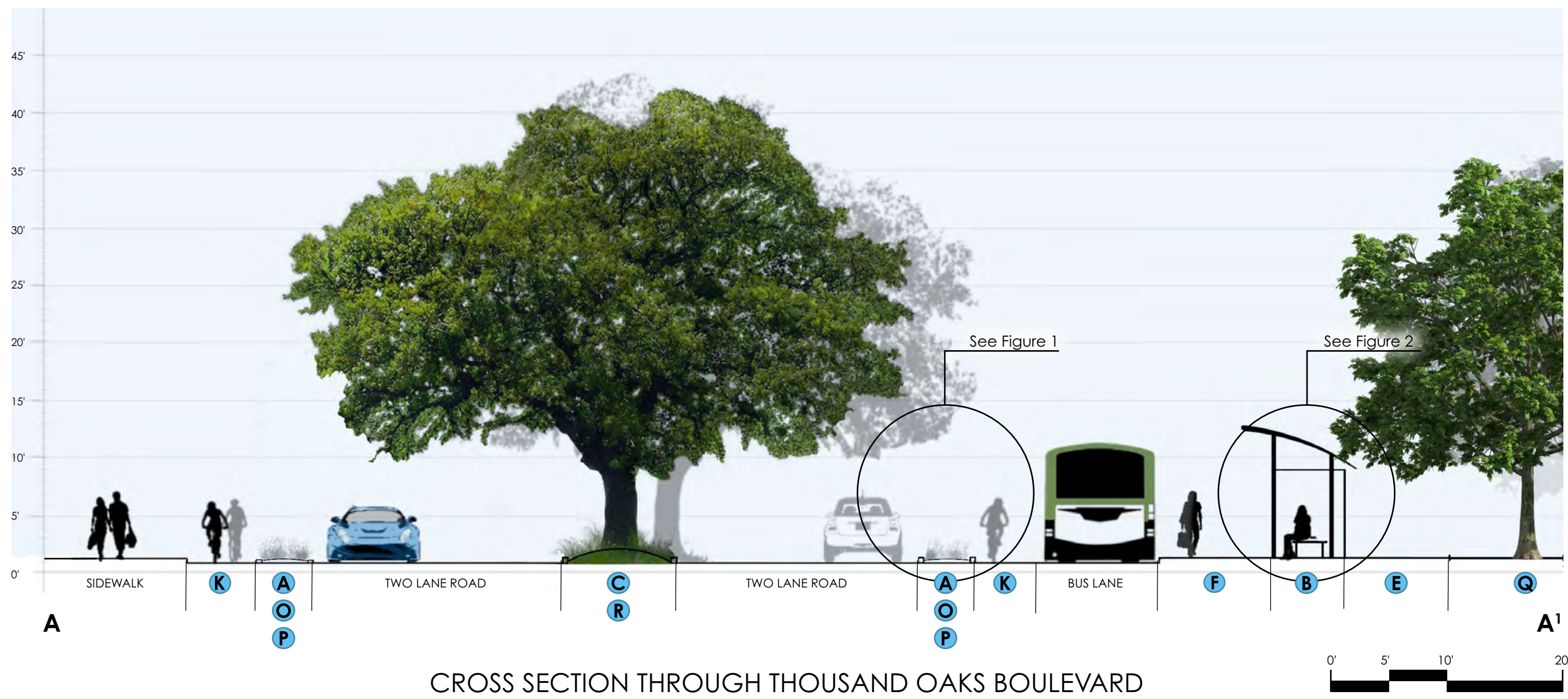


Figure 2



**PROPOSED SITE ELEMENTS LEGEND**

- FEATURES**
- A RAIN GARDEN
  - B BUS SHELTER
  - C EXPANDED MEDIAN
  - D RAISED OVERLOOK
  - E PROMENADE
  - F MEANDERING SIDEWALKS
  - G SCULPTURE GARDEN
  - H BENCH SEATING
- ACCESS**
- I EXPANDED CROSSWALKS
  - J PEDESTRIAN REFUGES
  - K PROTECTED BICYCLE LANES
  - L EXPANDED ENTRY PATHWAY
  - M ADA RAMP
  - N VEHICULAR ACCESS RAMP
- PLANTINGS**
- O NATIVE GRASSES
  - P NATIVE FLOWERS
  - Q SYCAMORE GROVE
  - R OAK TREES
- MATERIALS**
- S VEHICULAR BOLLARDS
  - T LIGHT BOLLARDS



CROSS SECTION THROUGH THOUSAND OAKS BOULEVARD



# THE PIAZZA

## Area Enlargement

### AREA CONCEPT

Located in Zone 2, The Piazza is comprised of the area between Dallas Drive and the Promenade and extends to the parking garage. Space will be reclaimed for public use; the employee parking lot will be removed and redeveloped as a flexible marketplace and will abut an amphitheater that promises an outdoor cinema experience and a place for public addresses and performances. The existing entry will become secondary to a new entry in the Arrival Zone.

### PROPOSED SITE ELEMENTS LEGEND

- FEATURES**
- A PUBLIC PIAZZA
  - B FOUNTAIN WITH RECLAIMED WATER
  - C PAVILION AND OUTDOOR CINEMA
  - D RAISED OVERLOOK
  - E PROMENADE
  - F BERM
  - G SOUND BARRIER
  - H SHADED TERRACE
- ACCESS**
- I LOADING ZONE ENTRY
  - J SECONDARY ENTRY
  - K TERTIARY ENTRY AND DROP-OFF
  - L STAIRWAY CONNECTOR TO ARRIVAL ZONE
  - M ADA RAMP
  - N VEHICULAR ACCESS RAMP
- PLANTINGS**
- O NATIVE GRASSES
  - P NATIVE FLOWERS
  - Q SYCAMORE BARRIER
  - R OAK TREES
  - S NATIVE SHRUBS
- MATERIALS**
- T BRICK LAY
  - U LIGHT BOLLARDS
  - V WOOD DECKING





# THE PIAZZA

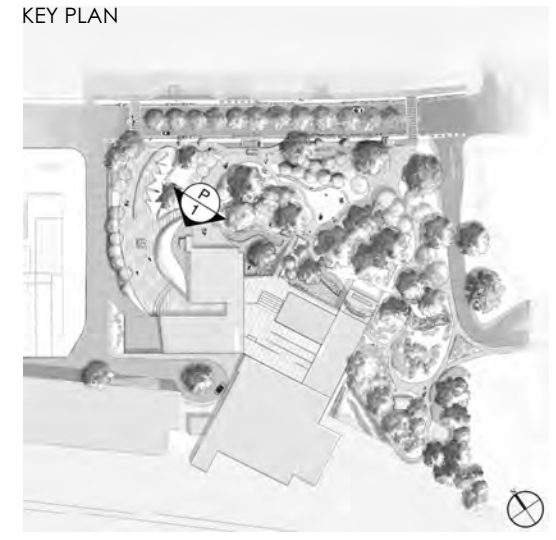
## 3-D View

### THE PIAZZA 3-D VIEW

The image on this page highlights the exciting new outdoor cinema and performance space located in Zone 2. The existing wall serves as a projection surface and the space utilizes the topography from the original Plan. There is a grassy berm for seating that also acts as a sound buffer. This space doubles as a space for the performing arts; it contains a small stage ideal intimate events. Directly behind the berm is the piazza, an elevated multi-purpose activity space. Connected to the piazza is the secondary entry that leads into City Hall on the second level.

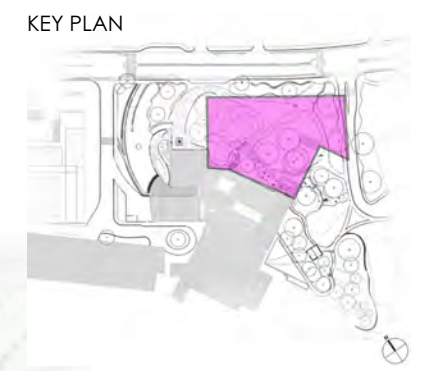
### PROPOSED SITE ELEMENTS LEGEND

- FEATURES**
- A PUBLIC PIAZZA
  - B FOUNTAIN WITH RECLAIMED WATER
  - C PAVILION AND OUTDOOR CINEMA
  - D RAISED OVERLOOK
  - E PROMENADE
  - F BERM
  - G SOUND BARRIER
  - H SHADED TERRACE
- ACCESS**
- I LOADING ZONE ENTRY
  - J SECONDARY ENTRY
  - K TERTIARY ENTRY AND DROP-OFF
  - L STAIRWAY CONNECTOR TO ARRIVAL ZONE
  - M ADA RAMP
  - N VEHICULAR ACCESS RAMP
- PLANTINGS**
- O NATIVE GRASSES
  - P NATIVE FLOWERS
  - Q SYCAMORE BARRIER
  - R OAK TREES
  - S NATIVE SHRUBS
- MATERIALS**
- T BRICK LAY
  - U LIGHT BOLLARDS
  - V WOOD DECKING





# THE ARRIVAL Area Enlargement



**AREA CONCEPT**

Located in Zone 3, The Arrival is at the heart of the site. It will be developed into a new grand entry to the complex leading into the Civic Center. The protected Majestic Oak Grove remains at its core, with meandering paths and a redefined bio swale. The Arrival entry will include a staircase to the upper terraces, beckoning the residents of Thousand Oaks to enjoy this site for a variety of civic programming and artistic performances.



**PROPOSED SITE ELEMENTS LEGEND**

- FEATURES**
- A SEATING AREA
  - B NEW PRIMARY ENTRY
  - C STAIR TO TERRACE
  - D EATING AREA
  - E MEANDERING PATHS
  - F PROMENADE
  - G PICNIC AND GATHERING AREA
  - H SCULPTURE GARDEN
  - I SHADED BENCH SEATING
  - J BIO SWALE

- ACCESS**
- K ADA COMPLIANT PATHS
  - L CONNECTION TO TRANSIT

- PLANTINGS**
- M NATIVE GRASSES
  - N NATIVE FLOWERS
  - O SYCAMORE GROVE
  - P MAJESTIC OAK GROVE
  - Q HOLLYLEAF CHERRY TREE

- MATERIALS**
- R WOOD DECKING
  - S LIGHT BOLLARDS
  - T OUTDOOR FURNITURE
  - U PERVIOUS URBANITE





# THE ARRIVAL Cross-Section

## THE ARRIVAL CROSS-SECTION

Section C-C1 is a cross section through the new stairway at the main entry of the complex. This section highlights the composition of the stairway (Figure 1), new plantings with native trees, grasses, and flowers, and a shaded seating area under the stairs (Figure 2). This cross-section illuminates the how pedestrians would move from Thousand Oaks Boulevard through the Promenade to the second floor terrace or the new primary entry to the complex.

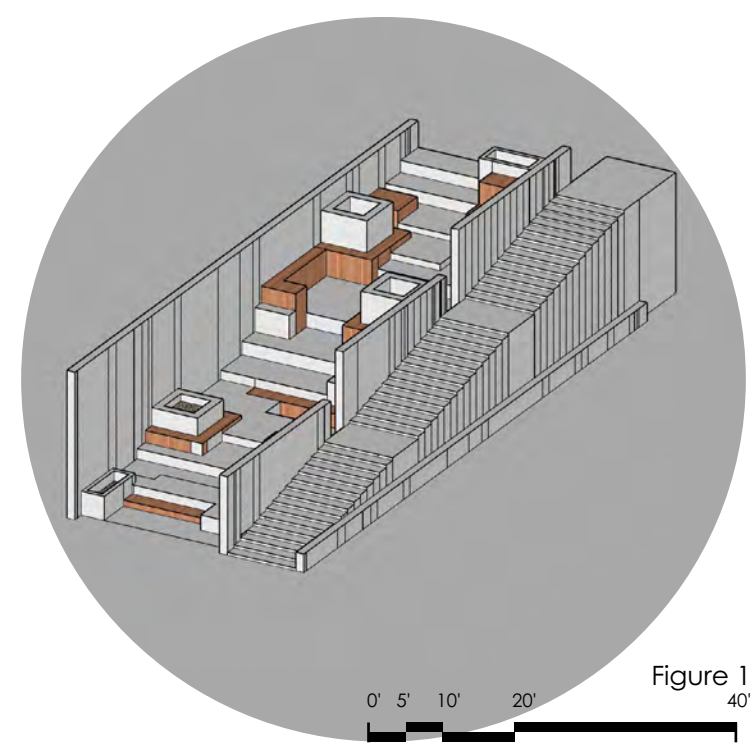
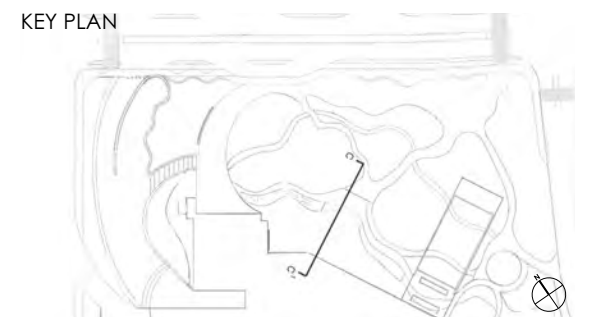


Figure 1  
40'

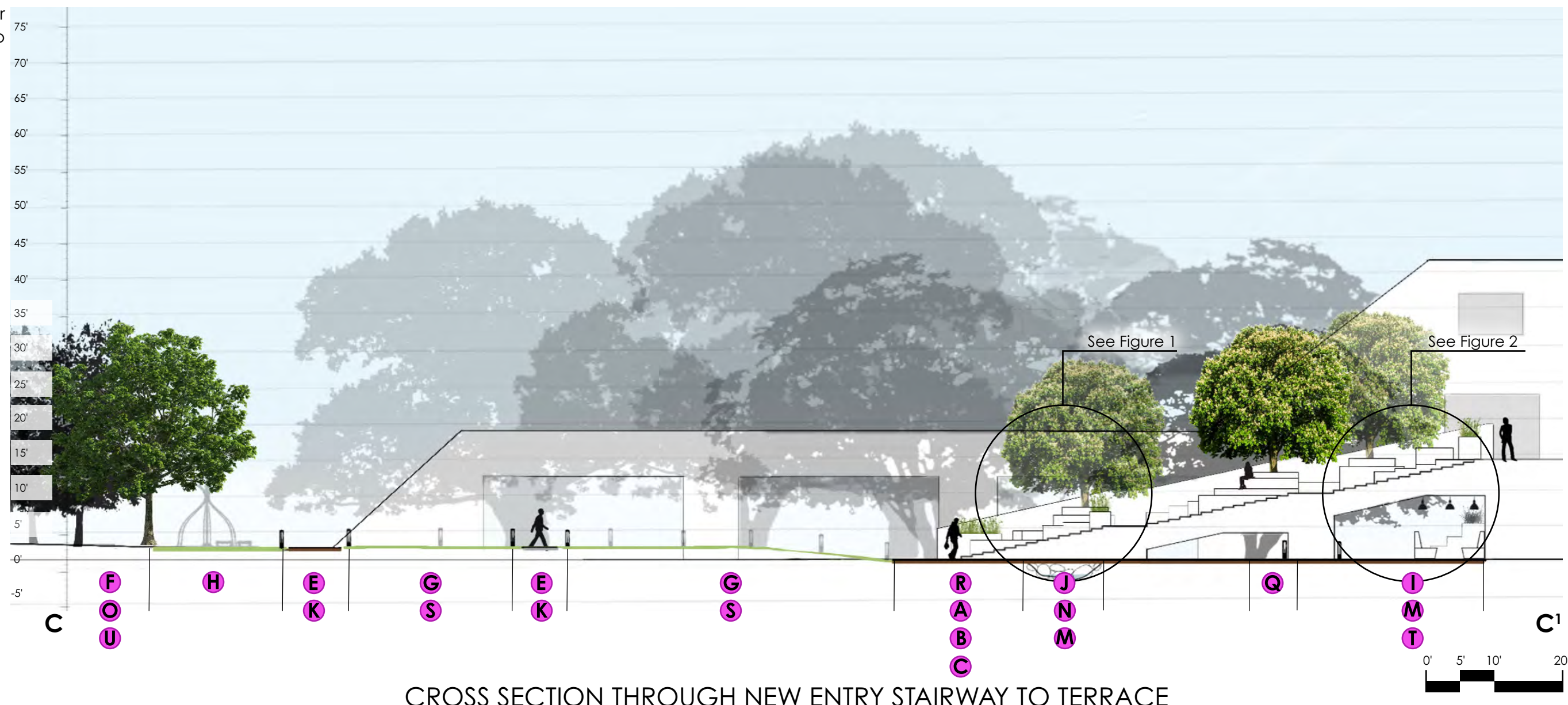


Figure 2  
5'



## PROPOSED SITE ELEMENTS LEGEND

- FEATURES**
- A SEATING AREA
- B NEW PRIMARY ENTRY
- C STAIR TO TERRACE
- D EATING AREA
- E MEANDERING PATHS
- F PROMENADE
- G PICNIC AND GATHERING AREA
- H SCULPTURE GARDEN
- I SHADED BENCH SEATING
- J BIO SWALE
  
- ACCESS**
- K ADA COMPLIANT PATHS
- L CONNECTION TO TRANSIT
  
- PLANTINGS**
- M NATIVE GRASSES
- N NATIVE FLOWERS
- O SYCAMORE GROVE
- P OAK GROVES
- Q HOLLYLEAF CHERRY TREE
  
- MATERIALS**
- R WOOD DECKING
- S LIGHT BOLLARDS
- T OUTDOOR FURNITURE
- U PERVIOUS URBANITE



CROSS SECTION THROUGH NEW ENTRY STAIRWAY TO TERRACE



# LAND STEWARDSHIP Area Enlargement

## AREA CONCEPT

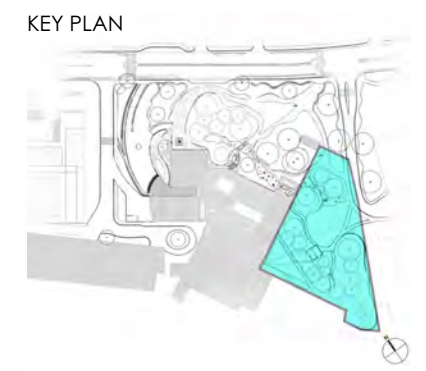
Located in Zone 4, this area is designated for Endeavors In Land Stewardship. The zone is located on a slope and contains the much-used side ramp entry to the theaters. This area will be a collaboration led by the Chumash community that focuses on indigenous knowledge, traditions, and practices of land stewardship. There will be a native plant meadow, an outdoor classroom, a native plant nursery, and bioswale on site. In addition, there will be a structure dedicated to housing necessary materials for this endeavor.

## PROPOSED SITE ELEMENTS LEGEND

- FEATURES**
- A BIOSWALE
  - B NATIVE PLANT MEADOW
  - C CHUMASH KNOWLEDGE CENTER
  - D OUTDOOR CLASSROOM
  - E NATIVE PLANT NURSERY

- PLANTINGS**
- F NATIVE GRASSES
  - G NATIVE FLOWERS
  - H OAK GROVE

- MATERIALS**
- I RECLAIMED WOOD
  - J REUSED SHIPPING CONTAINERS
  - K REUSED WOOD CHIPS FROM SITE
  - L MYCELIUM INSULATION





# LAND STEWARDSHIP 3-D View

## LAND STEWARDSHIP 3-D VIEW

The image here demonstrates site elements in Zone 4, Land Stewardship. Here we can see the Chumash Knowledge Center, which is constructed of reused shipping containers and reclaimed wood and is centrally located in a shaded oak grove. This educational center is insulated with mycelium. In the foreground are native shrubs and plantings sacred to the Chumash. Behind the ramp is the native plant garden stewarded by the Chumash people and used for educational and cultural purposes. The outdoor classroom utilizes sustainable materials such as reclaimed wood, and wood chips from maintenance of the site.



### PROPOSED SITE ELEMENTS LEGEND

- FEATURES**
- A BIOSWALE
  - B NATIVE PLANT MEADOW
  - C CHUMASH KNOWLEDGE CENTER
  - D OUTDOOR CLASSROOM
  - E NATIVE PLANT NURSERY

- PLANTINGS**
- F NATIVE GRASSES
  - G NATIVE FLOWERS
  - H OAK GROVE

- MATERIALS**
- I RECLAIMED WOOD
  - J REUSED SHIPPING CONTAINERS
  - K REUSED WOOD CHIPS FROM SITE MAINTENANCE
  - L MYCELIUM INSULATION



# SITE PLAN

2100 Thousand Oaks Blvd  
 Thousand Oaks, CA 91362

## PROPOSED SITE ELEMENTS LEGEND

### A ZONE 1: THE GREEN STREET

- A1 PEDESTRIAN REFUGES
- A2 PROTECTED BICYCLE LANES
- A3 MEDIAN WITH PLANTING AREAS
- A4 RAIN GARDEN WITH DRAINAGE
- A5 ADDITIONAL BUS STOP
- A6 MEANDERING SIDEWALKS

### B ZONE 2: THE PIAZZA

- B1 RAMP FOR VEHICULAR ACCESS
- B2 PUBLIC PIAZZA
- B3 FOUNTAIN
- B4 PAVILION AND OUTDOOR CINEMA
- B5 BERM
- B6 SECONDARY ENTRY
- B7 TERTIARY ENTRY AND DROP-OFF

### C ZONE 3: THE ARRIVAL

- C1 PROMENADE
- C2 SCULPTURE GARDEN
- C3 SYCAMORE GROVE
- C4 PICNIC AND GATHERING AREA
- C5 OAK GROVE WITH MEANDERING PATHS
- C6 PRIMARY ENTRY AND STAIR TO TERRACE

### D ZONE 4: LAND STEWARDSHIP

- D1 BIOSWALE
- D2 NATIVE PLANT MEADOW
- D3 CHUMASH KNOWLEDGE CENTER
- D4 OUTDOOR CLASSROOM
- D5 PROTECTED OAK GROVE
- D6 NATIVE PLANT NURSERY

