



**THOUSAND OAKS  
CIVIC ARTS  
PLAZA**

**REDEVELOPMENT**

*"The best friend on Earth of man is the tree: when we use the tree respectfully and economically we have one of the greatest resources of the earth."*

*-Frank Lloyd Wright*



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**Location:** 2100 E. Thousand Oaks Blvd., Thousand Oaks, CA 91362

**Area:** 14 Acres (609,840 sqft)

Situated halfway between **Santa Barbara** and **Los Angeles**, Thousand Oaks is the second largest city in Ventura County, with a total square area of 55.2 miles.

Nestled in the Conejo Valley, the city is 40 miles from downtown Los Angeles and 30 minutes from downtown Ventura.

Thousand oaks is home to **50-60,000 oak** trees and has the designation **“Tree City USA.”**

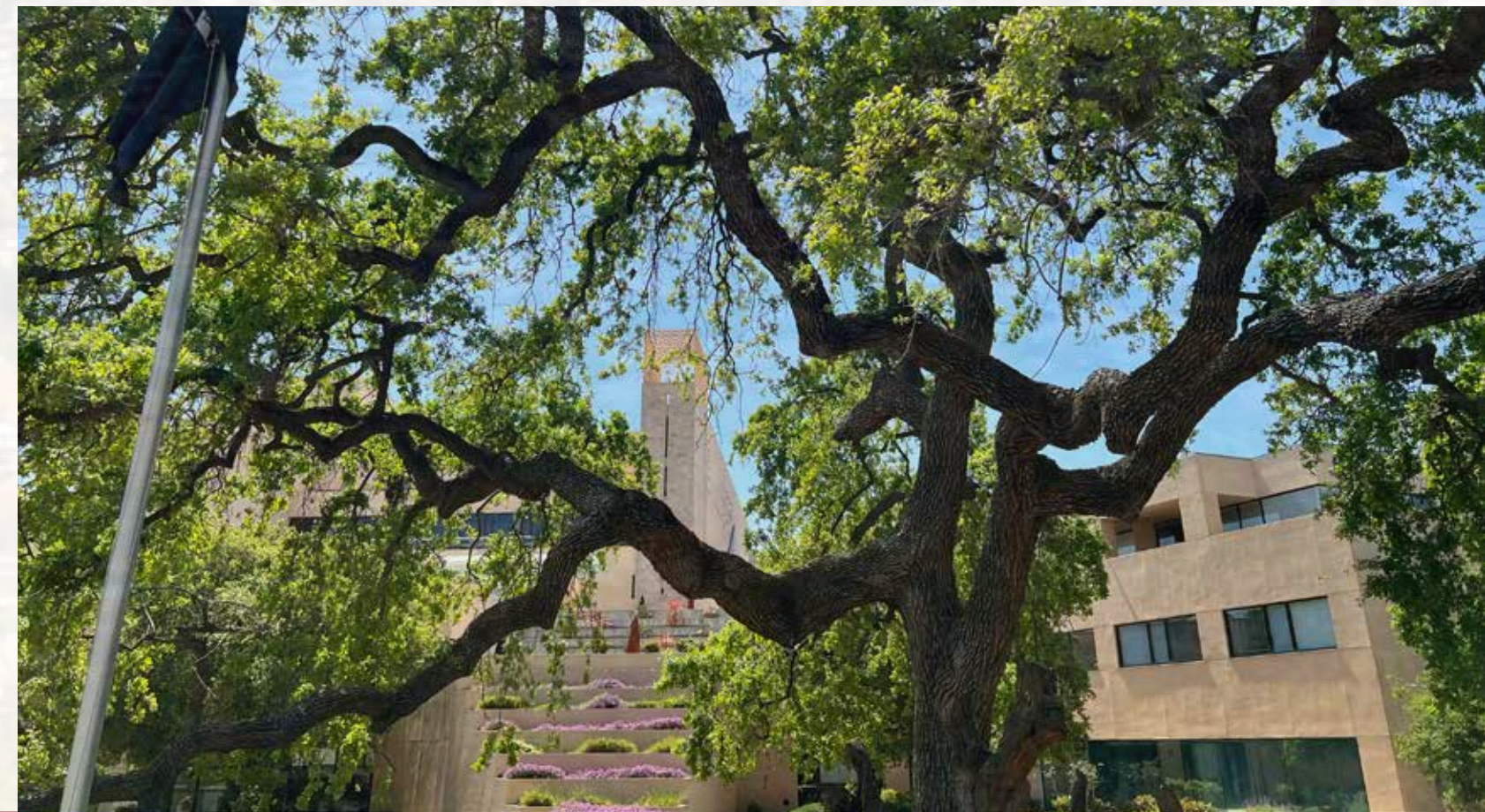
## SITE HISTORY

The Chumash people were the first to inhabit the area 10,000 years ago. They had several summer encampments where the Civic Arts Plaza currently stands.

Early in the 19th century, the new Spanish settlers made the area part of Alta California. The Chumash and the Spaniards often disputed over land. After the Mexican War of Independence, Alta California became part of Mexico until the California Republic was established in 1846, California later gained statehood in 1850.

In 1926, Louis Goebel established a film industry zoo right where the site is located today. The 170-acre park drew many tourists in the 1940s and 1950s, lured by the lion training, elephant rides, safari tran buses and more. In 1956 the park changed its name to Jungleland USA. It continued to attract people and Hollywood filmmakers to the city until it went bankrupt in 1969.

The City of Thousand Oaks became incorporated in 1964 and has grown to be larger in area than Long Beach and 20% larger than San Francisco.





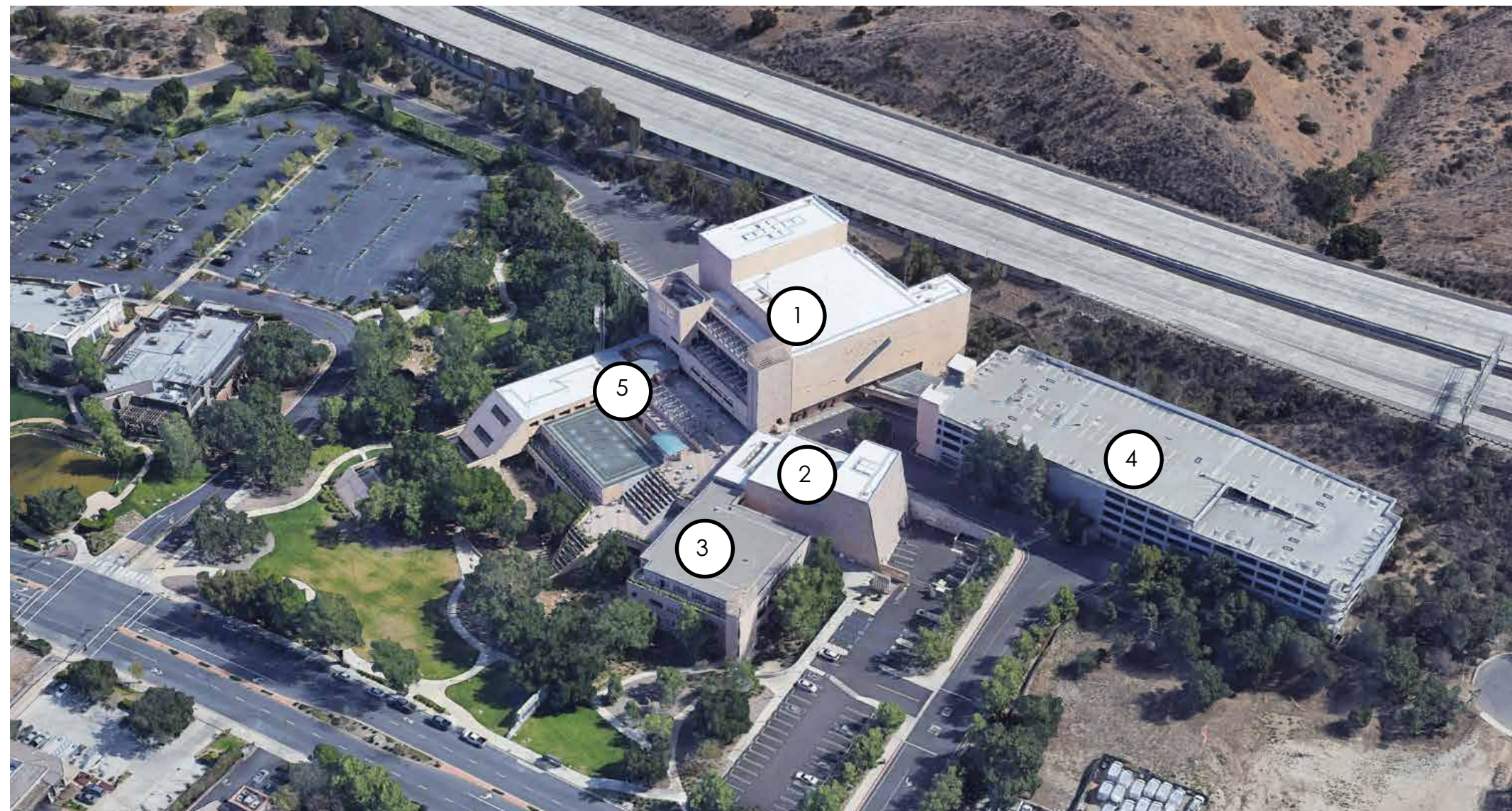
### SITE: THOUSAND OAKS CIVIC ARTS PLAZA (CAP)

The Thousand Oaks Civic Arts Plaza (**CAP**) is home to one of the largest performing arts centers between Los Angeles and San Francisco. It features the 1,800-seat **Fred Kavli Theater**, which has hosted world-reknown artists like The Beach Boys, Jason Mraz, Los Lobos, Jackson Browne, Mikhail Baryshnikov, David Copperfield, Sheryl Crow, and The Gypsy Kings.

Within the plaza there also exists the 394-seat **Janet and Ray Scherr Forum Theater**, which doubles as a council chamber for **City Hall**. Many of the district and out-of-district schools use these state-of-the-arts theaters for theatrical, orchestral and dance performances year-round.

Over **300,000** patrons and **50,000** children attend more than **400** performances a year.

The city wishes to make CAP the downtown heart of the city by expanding its diverse culture programming and connecting the site to its immediate context.



- 1 FRED KALVI THEATER
- 2 JANET AND RAY SCHERR FORUM THEATER
- 3 CITY HALL
- 4 PARKING STRUCTURE
- 5 COMMUNITY ROOMS & OFFICES

Above: photo of the Fred Kavli Theater; Below: Aerial photo of the site looking south



The Thousand Oaks Civic Arts Plaza has potential to become an important cultural and entertainment destination for the city and neighboring communities by *connecting* the site to its surrounding context, *restoring* and *preserving* the landscape for a more sustainable future, and *revitalizing* a multi-functional community space.

# CONNECT

**Integrate** the Civic Center building to its surrounding areas and encourage use of **outdoor spaces**.

Improve **pedestrian** circulation and access points to the site.

**Calm traffic** on Thousand Oaks Blvd. and improve **bike accessibility**.

Create **relaxing places** for city employees and visitors to gather or meander.

Create a large **outdoor space** to expand the site's programming.

This community space can be used for music festivals, "Theater in the Park," Farmer's Markets, outdoor movie nights, Art Walks and other cultural events.

Re-design existing storm-water well to **recycle water runoff** for re-use as irrigation on site.

Use hardscape materials that are **permeable** and least harmful to the environment.

Design vibrant **native plant communities** that will increase the **biodiversity** of the site.

Feature flora native to the area, including **endangered species**.

Screen Thousand Oaks Blvd from **traffic noise and pollution**.

Plant oaks and other climate-appropriate trees to **increase shade** and **carbon dioxide capture**.

# RESTORE/SUSTAIN

# REVITALIZE

Establish a **cultural center** for Thousand Oaks and surrounding communities to come together to enjoy the arts and other social events.

Curate a **sculpture garden** from a pool of local and world-reknown artists that represent the community at large.

Create an all-ages **exploratory play** space that incorporates the natural environment.









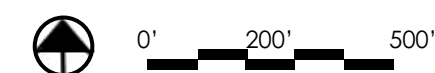
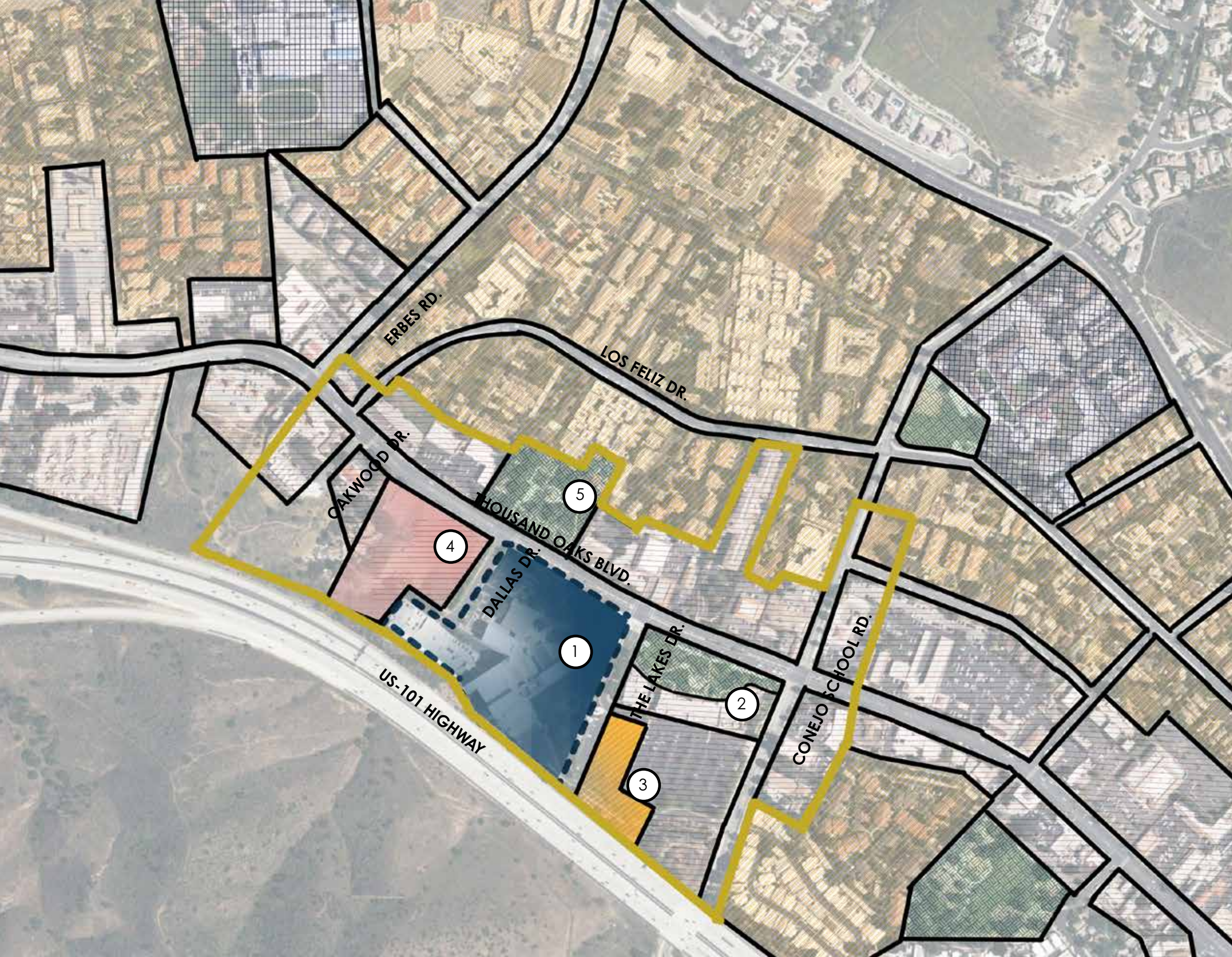
**SITE CONTEXT**

With the Civic Arts Plaza (CAP) as its center, the **Thousand Oaks Downtown Core Master Plan** is roughly 68 acres, encompassing the north and south side of Thousand Oaks Blvd, with The Lakes shopping center on the East, a proposed commercial area on the West, and The Gardens of The World on the Northeast.

- ① CIVIC ARTS PLAZA
- ② THE LAKES
- ③ PROPOSED RESIDENTIAL
- ④ PROPOSED MUSEUM
- ⑤ GARDENS OF THE WORLD

LEGEND

-  Downtown Core Master Plan Boundary
-  Limit of Work
-  Park / Public Garden
-  Commercial
-  Residential
-  School



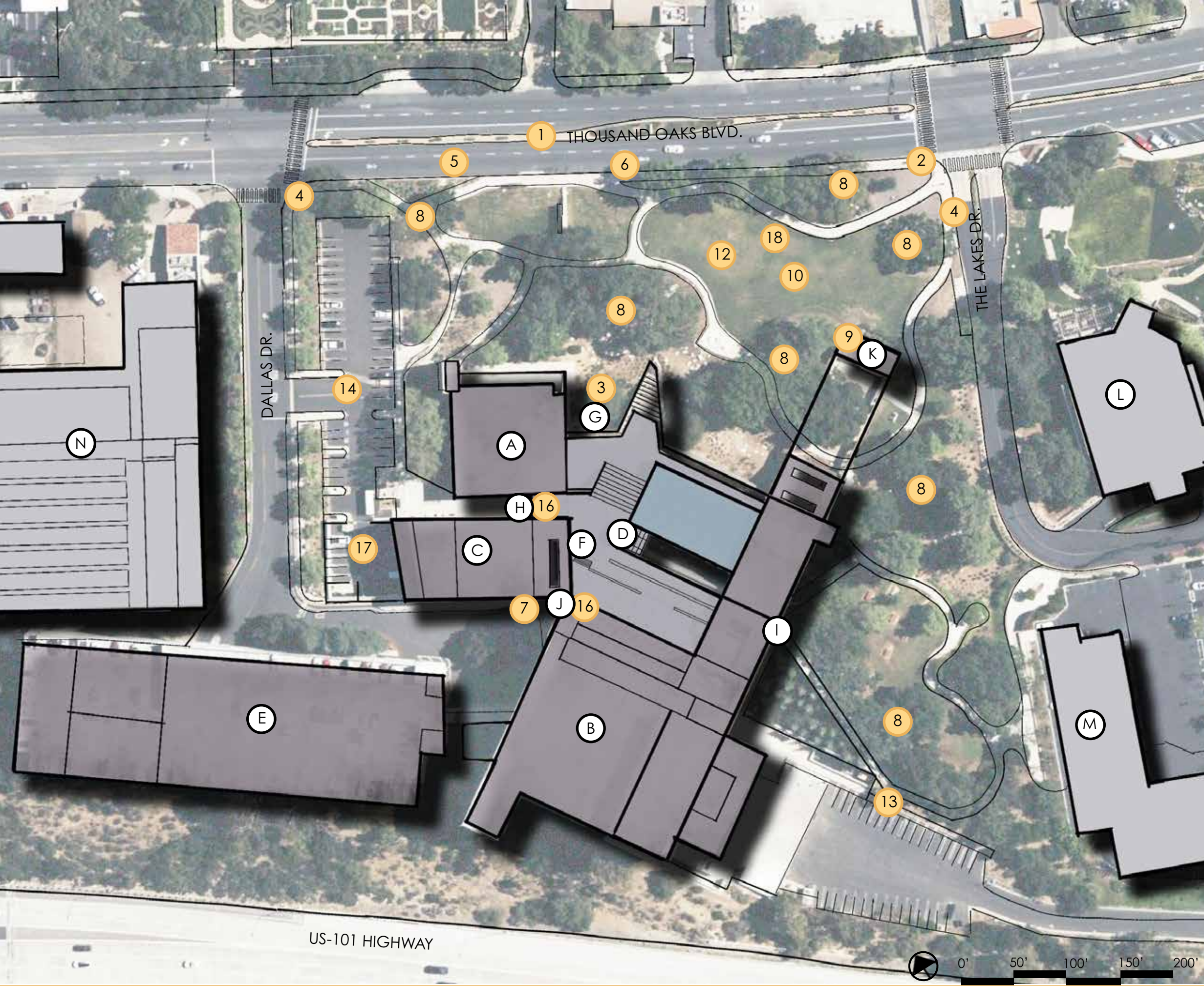


**SITE CONSTRAINTS**

- 1 **Noise and air pollution** from heavy fast traffic on Thousand Oaks Blvd.
- 2 **Poor pedestrian circulation** in and around site
- 3 **No clear main entrance**; site access from street is hidden; lack of signage
- 4 **Limited connection** to its surroundings (Gardens of the World or The Lakes Shopping Center)
- 5 **No bicycle lanes** on Thousand Oaks Blvd and poor biking access to site
- 6 **Poor pedestrian circulation** on Thousand Oaks Blvd.
- 7 **Confusing** access to both theaters
- 8 **Protected oak trees** on site
- 9 **Unused plaza/stage**
- 10 **Dying/unattractive lawn** requires too much water
- 11 **Minimal bio-diversity** on site
- 12 **Limited shade**
- 13 **Noise & pollution** from **US-101** Highway
- 14 **Extra parking** lot is superfluous
- 15 **No play area** for children despite featuring annual childrens' performances at the theaters
- 16 **Unclear/hidden** 2nd and 3rd level entrances
- 17 **Loading access** required to theaters
- 18 **Unused** space

**BUILDING LEGEND**

- |                                    |   |
|------------------------------------|---|
| (A) City Hall Offices (1st-2nd Fl) | (H) 2nd Level Entrance                  |
| (B) Kavli Theater (3rd Fl)         | (I) 2nd Level Entry Ramp                |
| (C) Forum Theater                  | (J) 3rd Level Entrance                  |
| (D) Elevator                       | (K) Mary & Richard Carpenter Plaza Park |
| (E) Parking Garage                 | (L) The Lakes Shopping Center           |
| (F) Rooftop Terrace                | (M) Proposed Residential                |
| (G) Main Level Entrance            | (N) Proposed Museum                     |





**SITE OPPORTUNITIES**

- 1 Create **noise and pollution buffer** from Thousand Oaks Blvd. & 101 Freeway
- 2 Develop **main entrance** to be viewed from street
- 3 Increase **peaceful rest and seating areas** on site (both enclosed and open areas).
- 4 Improve **pedestrian access** to site
- 5 **Add bike lane and bike rack station** on Thousand Oaks Blvd.
- 6 **Create** consistent **educational signage** (both historical and ecological).
- 7 **Improve** clarity of access to both theaters
- 8 **Feature protected oak trees** & add educational signage
- 9 **Create** a central outdoor plaza area for community events such as Farmers Markets, festivals, fairs, sporting vents, etc.
- 10 **Restore habitat** with native and climate-appropriate shrubs, understory and grasses.
- 11 **Add shade** by planting additional trees and shade structures.
- 12 Create a larger and safer **bus stop** with a **design** that represents the site.
- 13 Create an outdoor restaurant/Cafe on site
- 14 **Create naturalistic play area** for children
- 15 **Improve access** to 2nd & 3rd levels
- 16 **Modernize** existing cistern to better capture and recycle the rainwater that falls on site.

**BUILDING LEGEND**





- |                                    |   |
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SITE CIRCULATION & ACCESS

ACCESS LEGEND

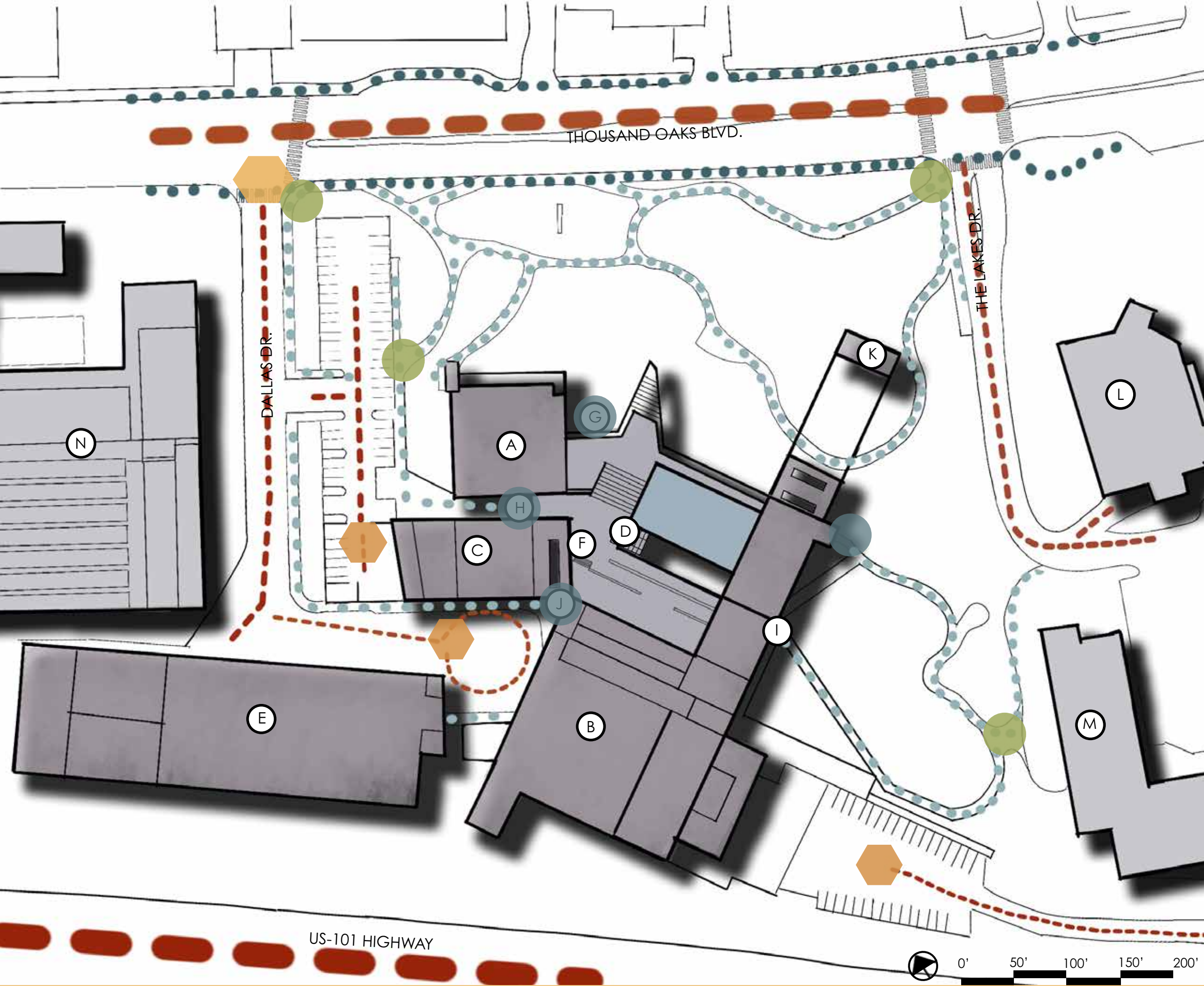
-  Main Vehicular access
-  Secondary Vehicular access (drop off/ loading)
-  Pedestrian access
-  Building access

CIRCULATION LEGEND

-  Freeway
-  Primary Vehicular circulation
-  Secondary Vehicular Circulation
-  Tertiary Vehicular Circulation
-  Primary Pedestrian Circulation
-  Secondary Pedestrian Circulation

BUILDING LEGEND

- |   |                                |   |                                     |
|---|--------------------------------|---|-------------------------------------|
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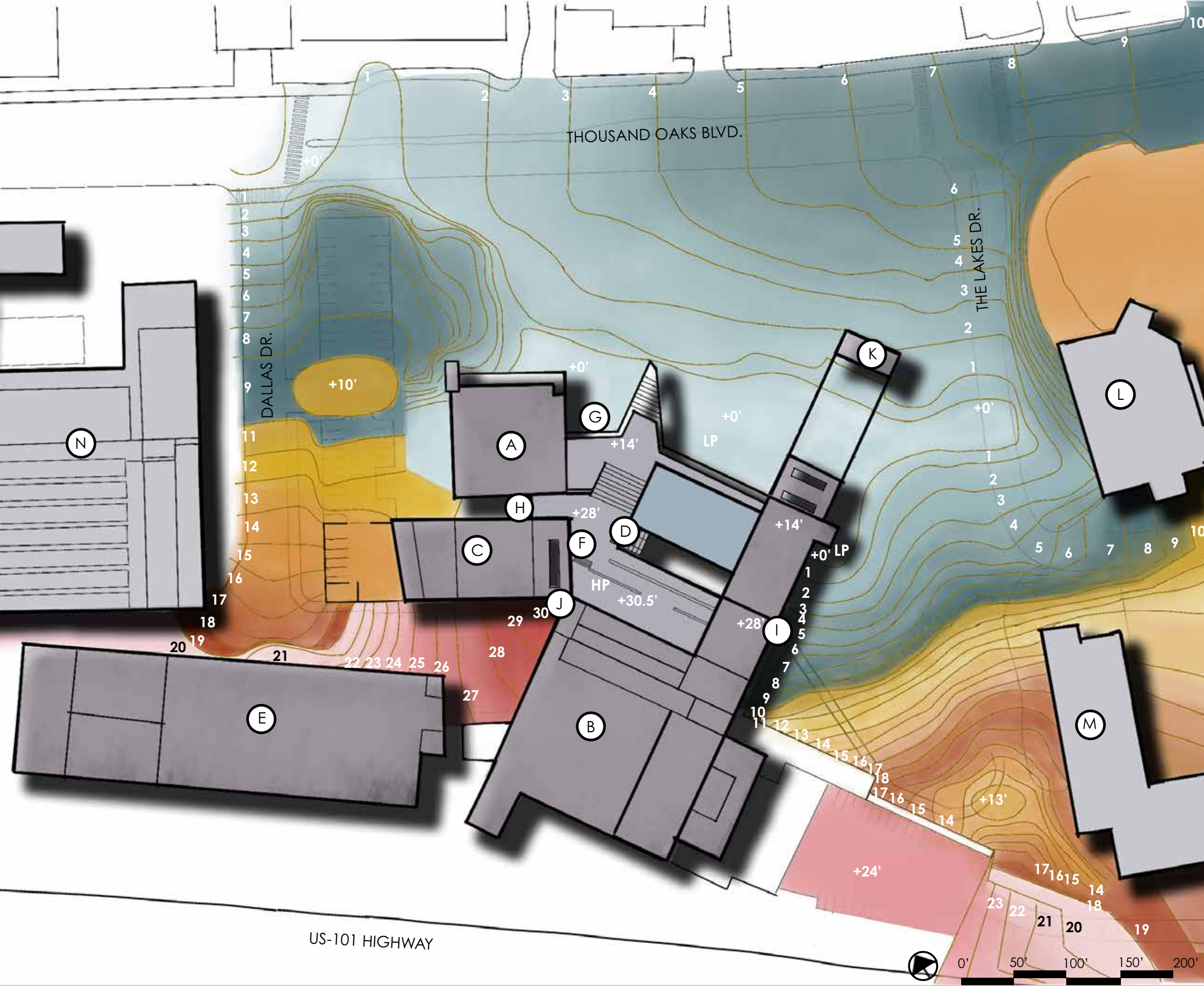


**TOPOGRAPHY**

Contour Interval = 1'

■ HP = Highest Point on site = +30.5'

■ LP = Lowest Point on site = +0'







**BUILDING LEGEND**

- |                                    |   |
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EXISTING TREE CANOPY

LEGEND

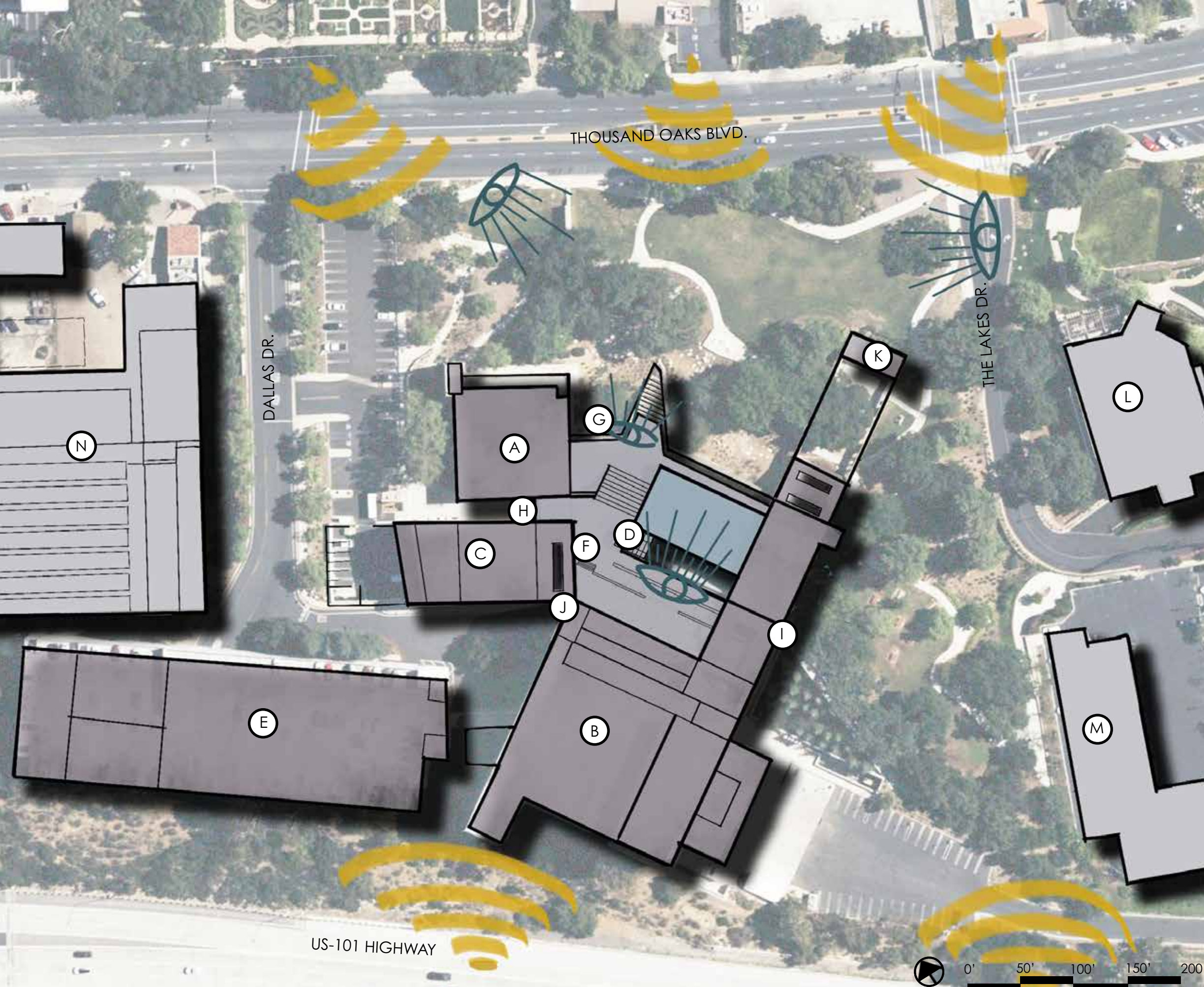
-  OAKS
-  SYCAMORES
-  CONIFERS
-  OTHER TREES

BUILDING LEGEND

- |   |                                |   |                                     |
|---|--------------------------------|---|-------------------------------------|
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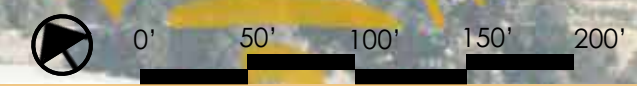


 **NOISE FROM TRAFFIC**

 **VIEWS**

**BUILDING LEGEND**

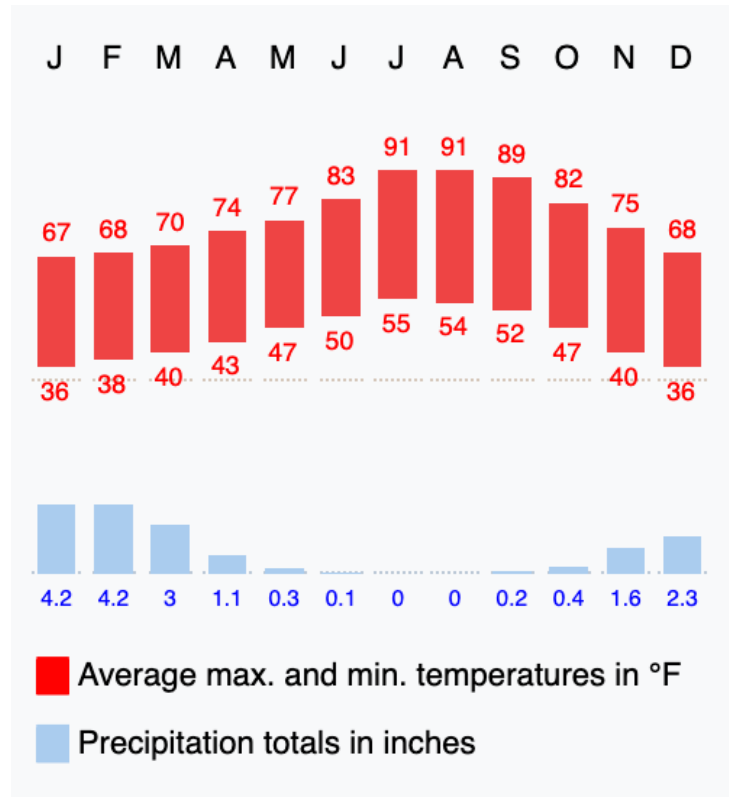
<b>(A)</b> City Hall Offices (1st-2nd Fl)	<b>(H)</b> 2nd Level Entrance
<b>(B)</b> Kavli Theater (3rd Fl)	<b>(I)</b> 2nd Level Entry Ramp
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<b>(F)</b> Rooftop Terrace	<b>(M)</b> Proposed Residential
<b>(G)</b> Main Level Entrance	<b>(N)</b> Proposed Museum





CLIMATE FACTORS

Charts depicting wind, energy demand, and air pollution throughout the seasons.



Annual precipitation and temperature chart for the city of Thousand Oaks.

[www.wikipedia.org/wiki/Thousand\\_oaks,\\_California](http://www.wikipedia.org/wiki/Thousand_oaks,_California)

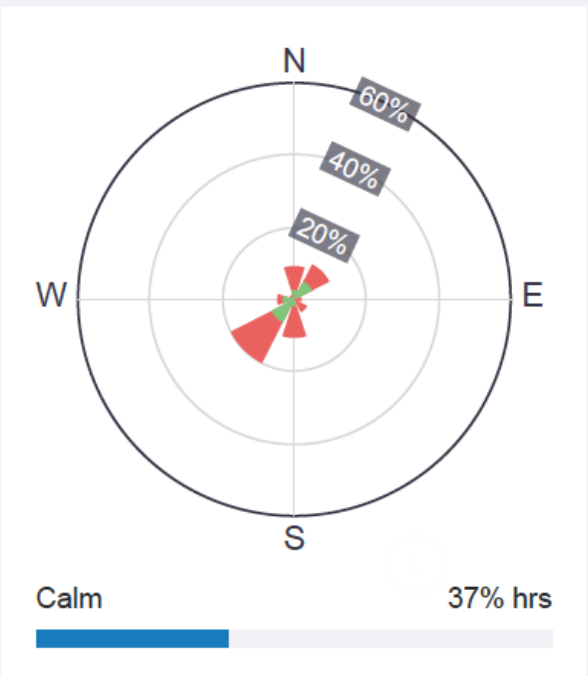
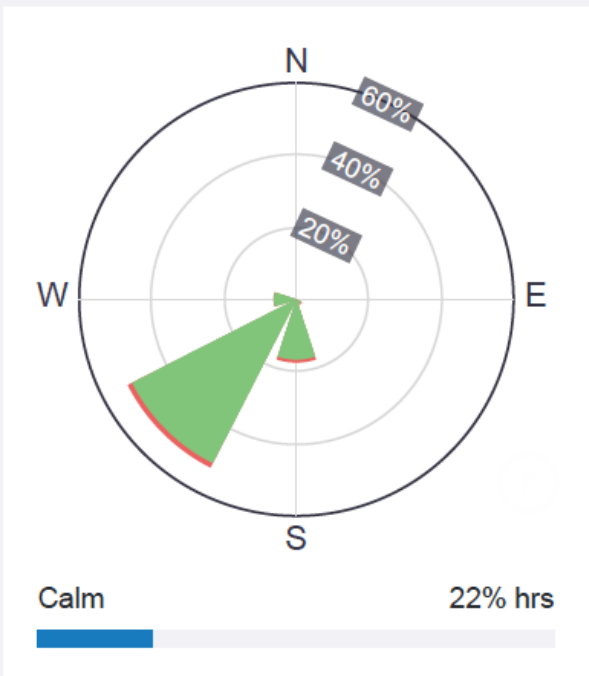
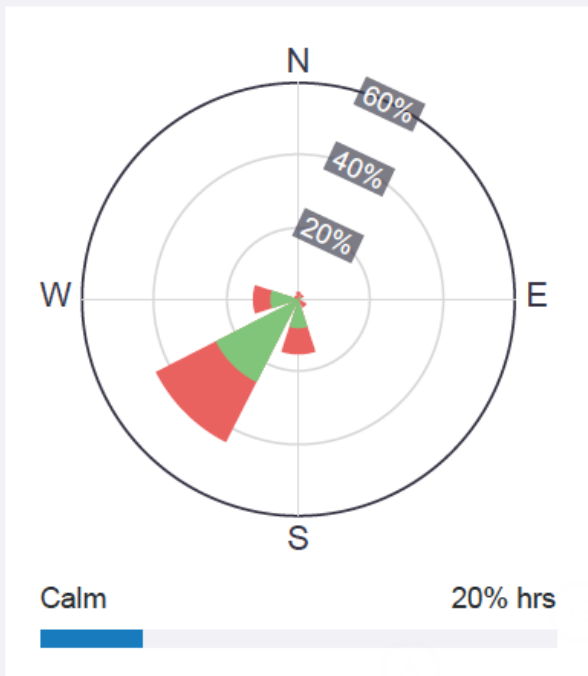
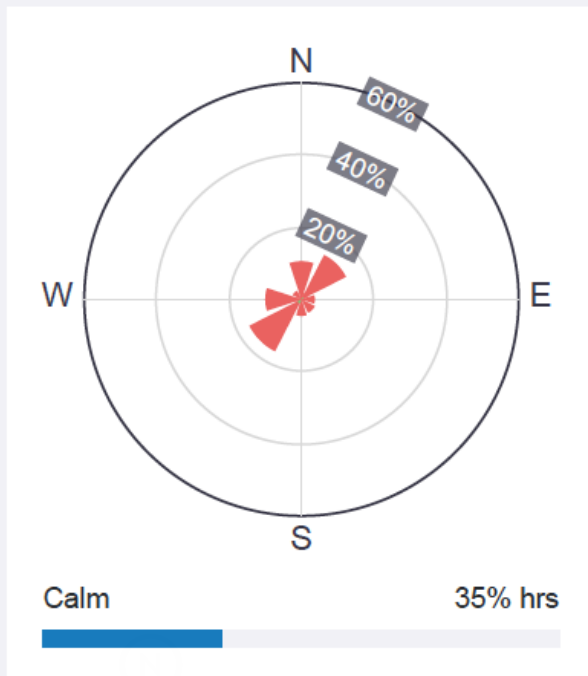
Dec 21 to Mar 20  
Winter - cool, wet  
Frequently fine

Mar 21 to Jun 20  
Spring - pleasant  
Glorious to fine

Jun 21 to Sep 20  
Summer - warm, dry  
Usually glorious

Sep 21 to Dec 20  
Fall - pleasant  
Fine to glorious

Impact of wind on comfort ● Cooling ● Chilling ● Too windy



Seasons

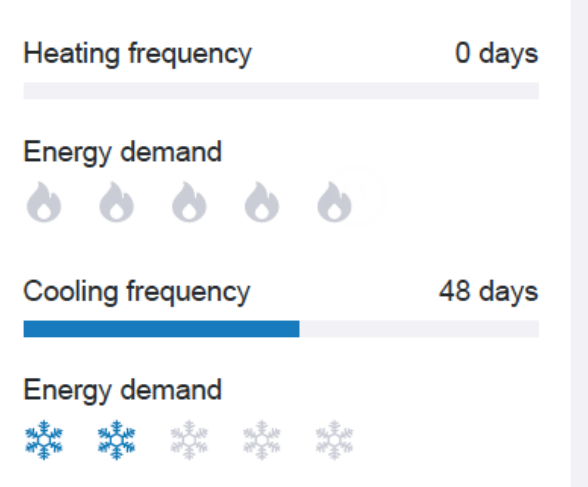
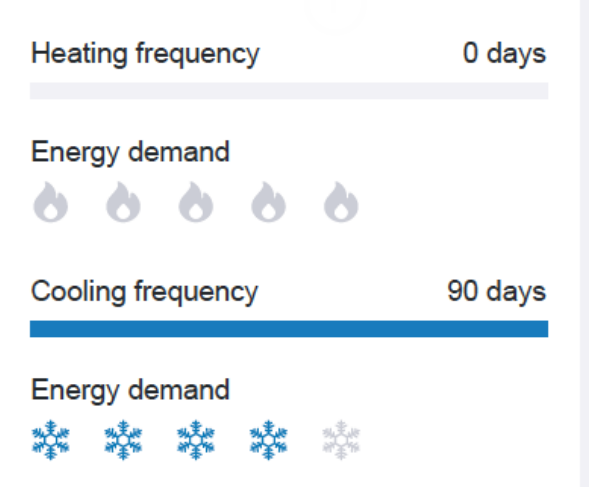
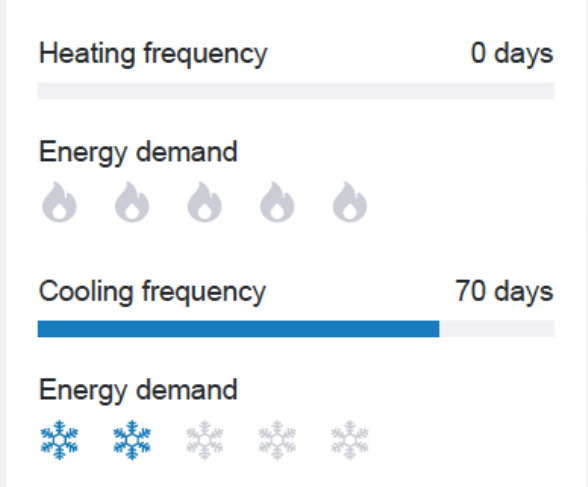
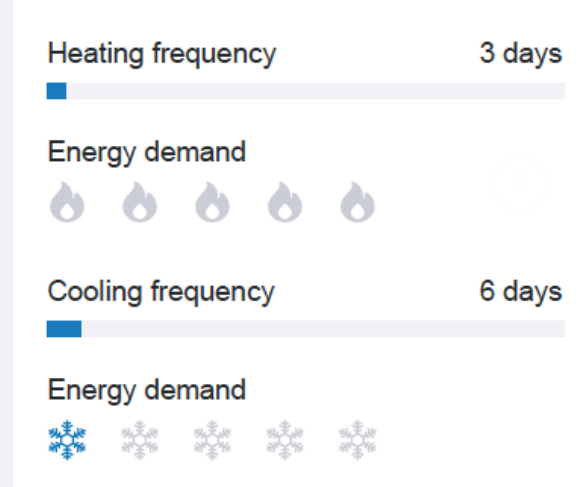
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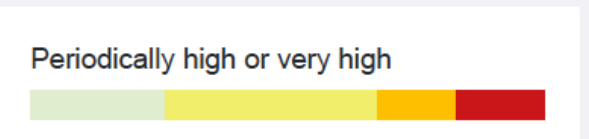
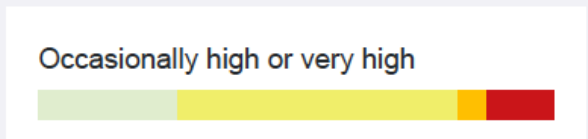
Jun 21 to Sep 20  
Summer - warm, dry  
Usually glorious

Sep 21 to Dec 20  
Fall - pleasant  
Fine to glorious

Likely heating & cooling need



Air pollution ● Very low ● Low ● Medium ● High ● Very high

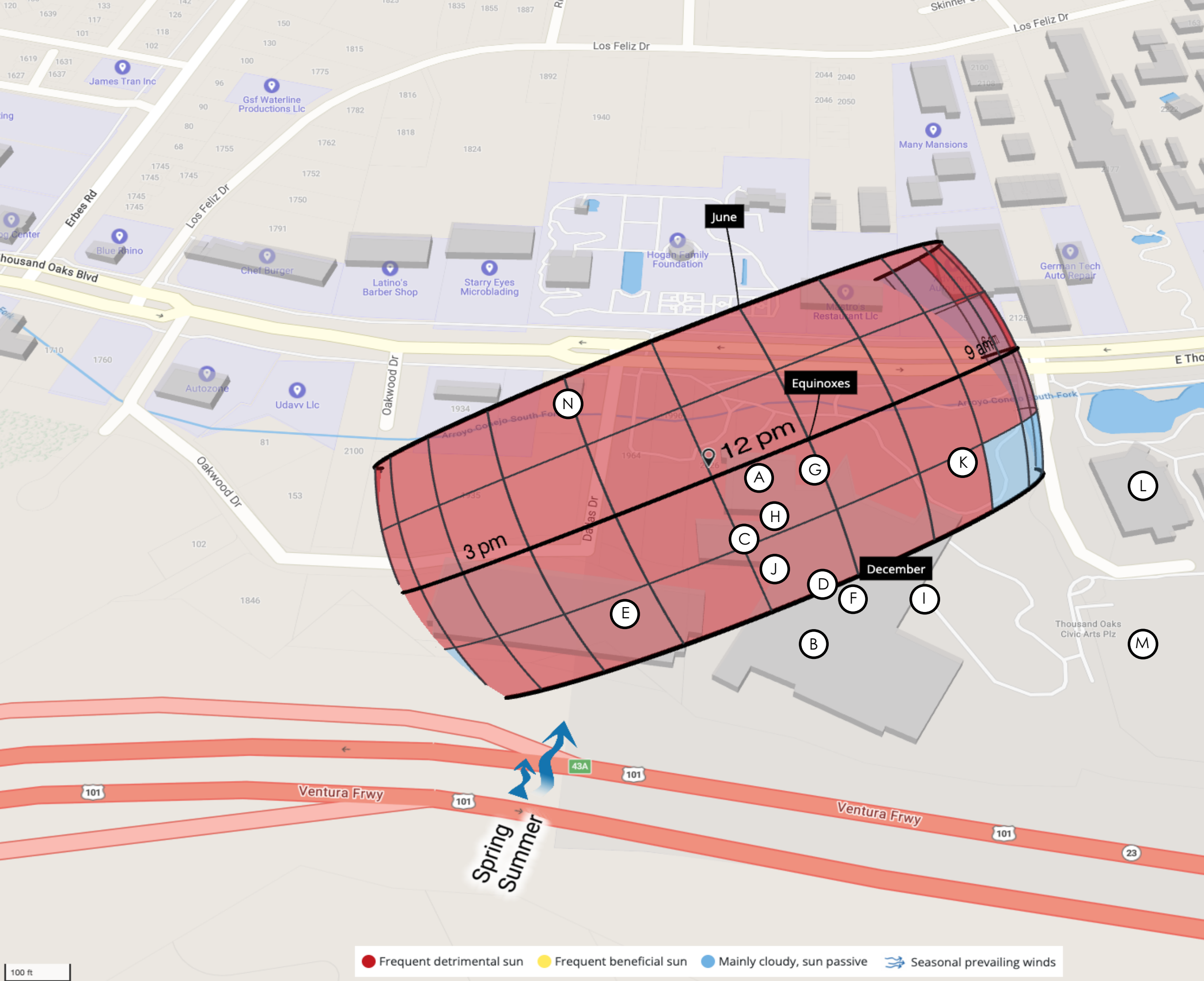




### CLIMATE FACTORS

Solar diagram showing the winter & summer sun paths on site.

The prevailing winds come from the southwest during spring & summer.



● Frequent detrimental sun  
 ● Frequent beneficial sun  
 ● Mainly cloudy, sun passive  
 Seasonal prevailing winds

0' 100' 200'





**PROJECT AREAS**

The site has been divided into 4 separate zones for organizational purposes.

**ZONE 1**

**ZONE 2**

**ZONE 3**

**ZONE 4**



**BUILDING LEGEND**

- |                                    |   |
|------------------------------------|---|
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# ZONE 1

## SITE PHOTOS



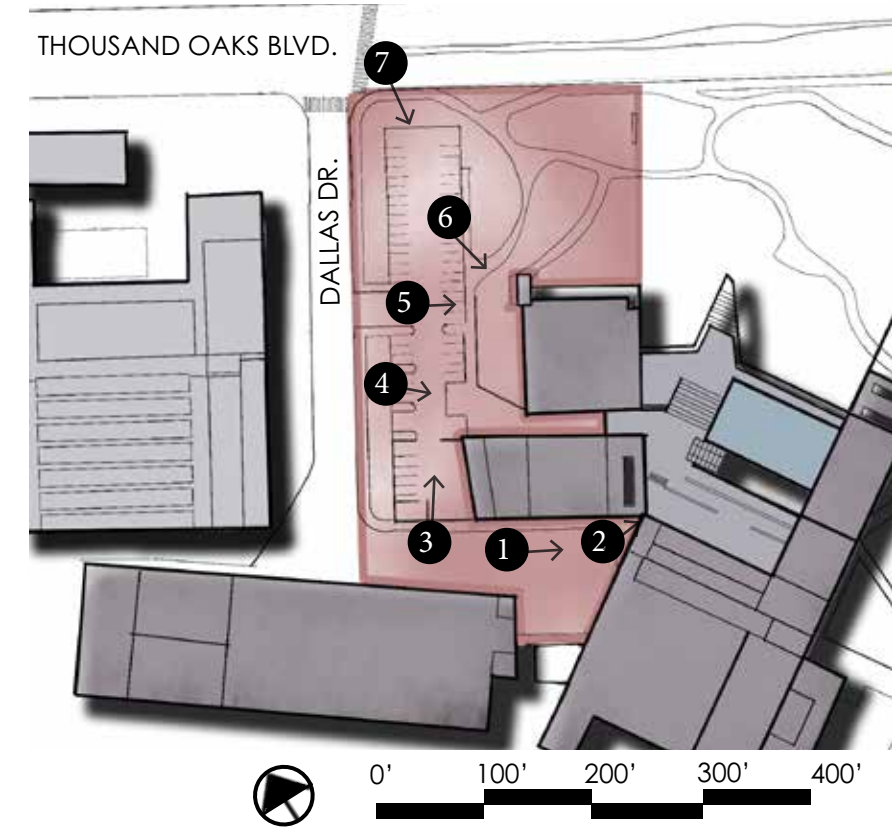
1



2



3



4



5



6



7



# ZONE 2 SITE PHOTOS



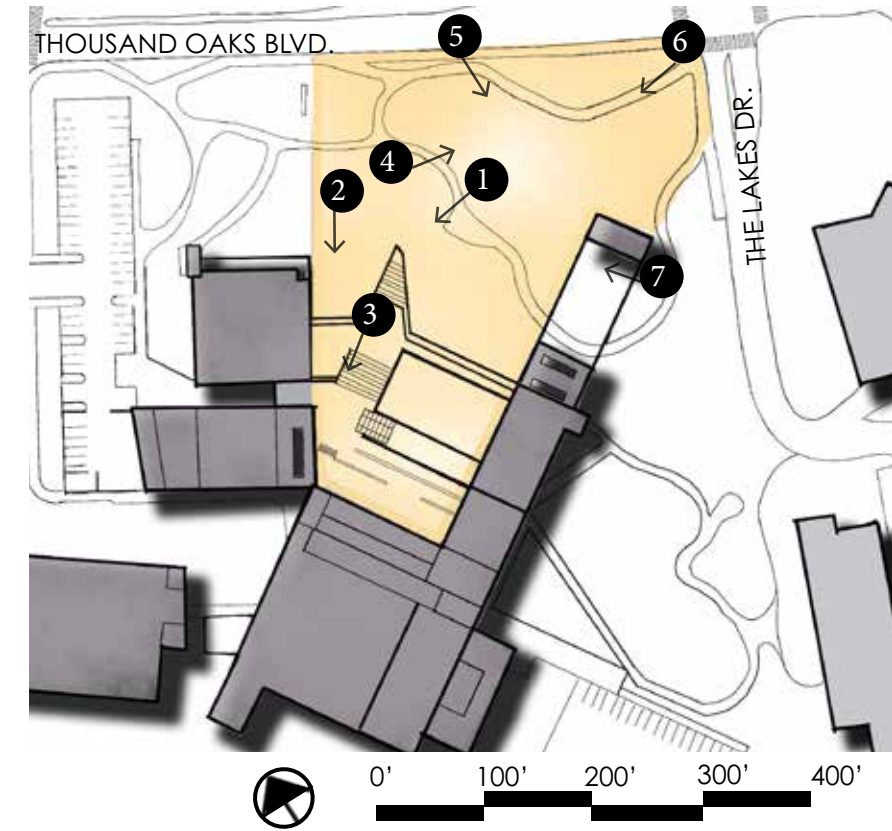
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4



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6



7





# ZONE 3

## SITE PHOTOS



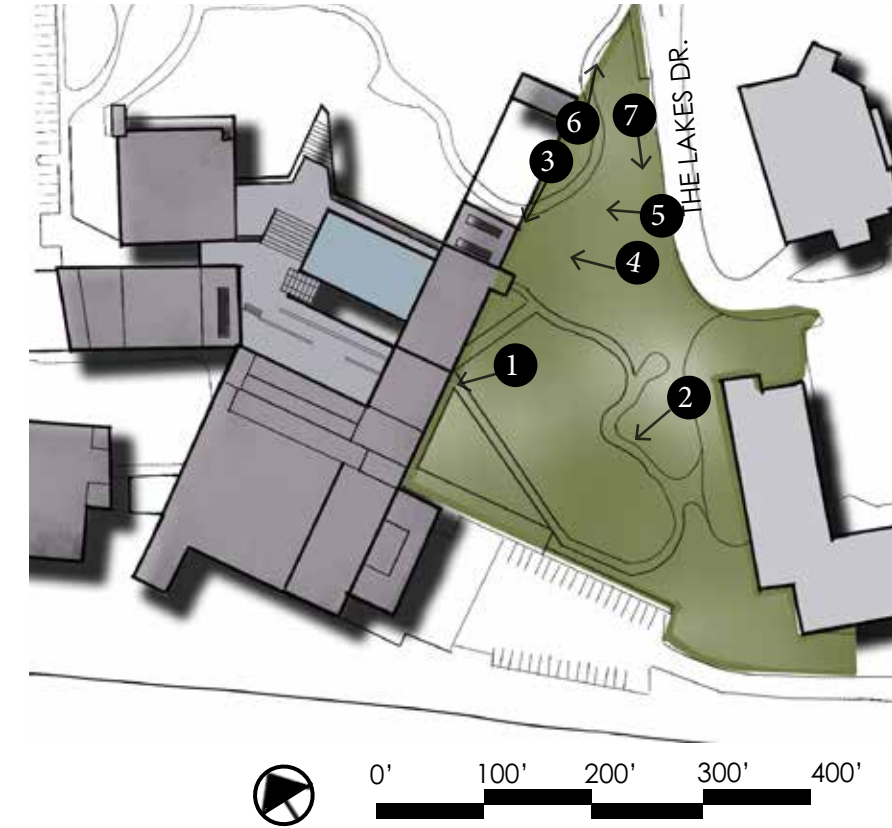
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2



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4



5



6



7





# ZONE 4

## SITE PHOTOS



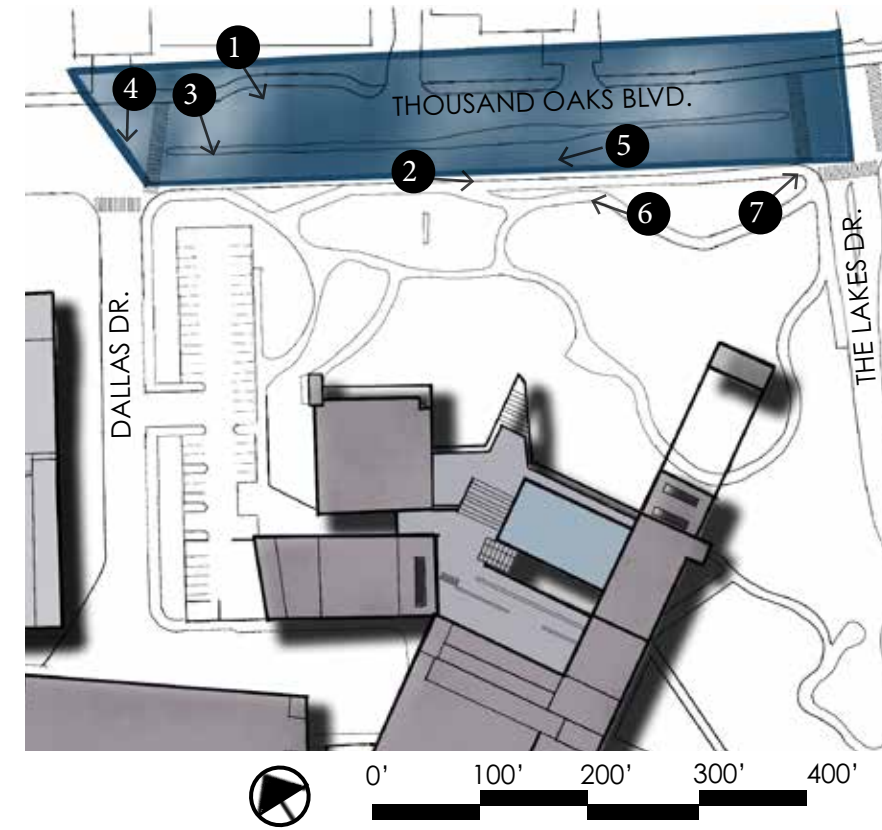
1



2



3



4



5



6



7





# Site Plan



## BOSTON CITY HALL PLAZA RENOVATION

**Location:** 1 City Hall Square, Boston, MA

**Design:** Sasaki Associates, Inc.

**Size:** 7 Acres (30,4930 sqft)

**Context:** Originally designed in the 1960s, this new revitalization plan is the City's largest civic space. It hosts events ranging from sports celebrations, political rallies, and cultural festivals.

**Features:** Universally accessible pathways, civic pavillion/stage, large event space to accommodate 10k-12k people, increased tree canopy, public art space, destination play space, green infrastructure, and more intimate and shaded gathering spaces.

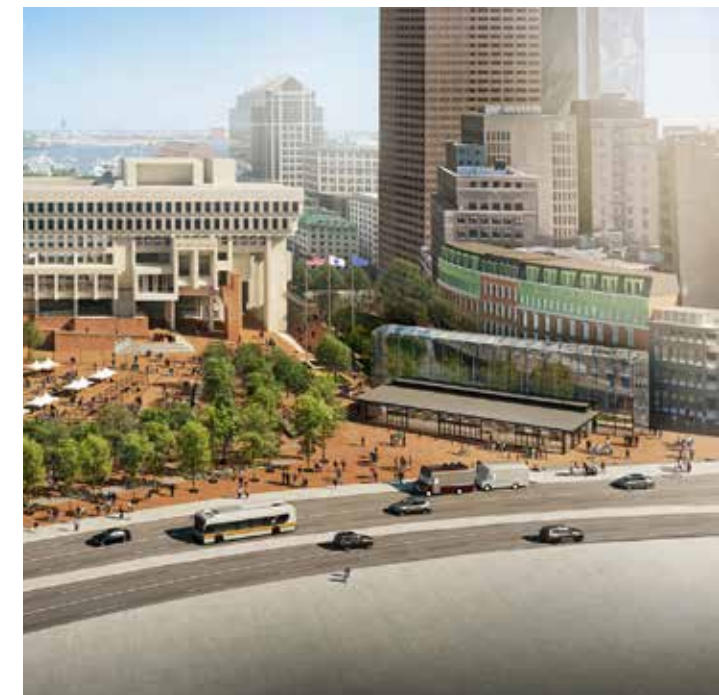


All photos and drawings courtesy of [www.Sasaki.com](http://www.Sasaki.com)





### Boston City Hall Study Overlay



All photos and drawings courtesy of [www.Sasaki.com](http://www.Sasaki.com)



### ISHIHARA PARK

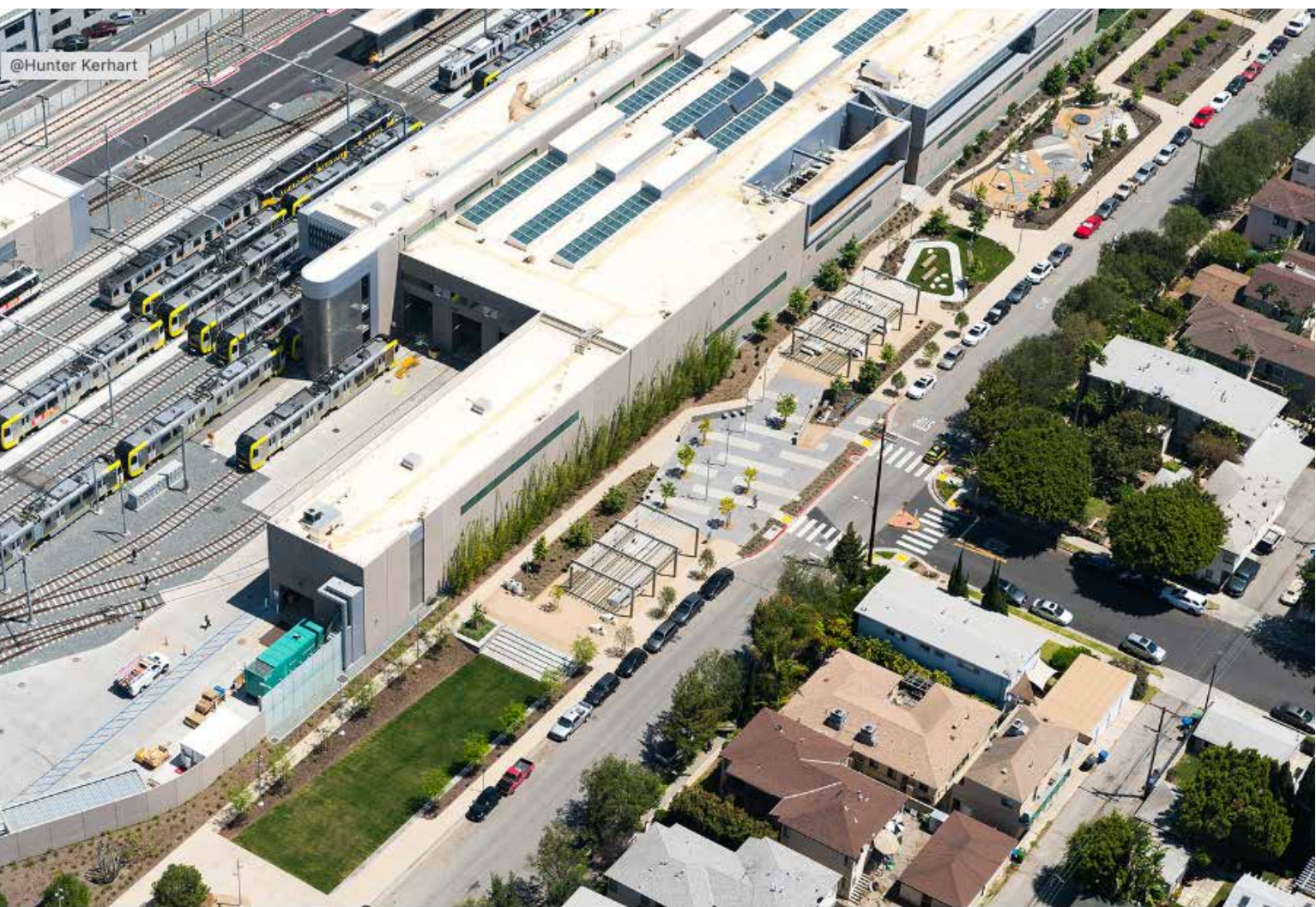
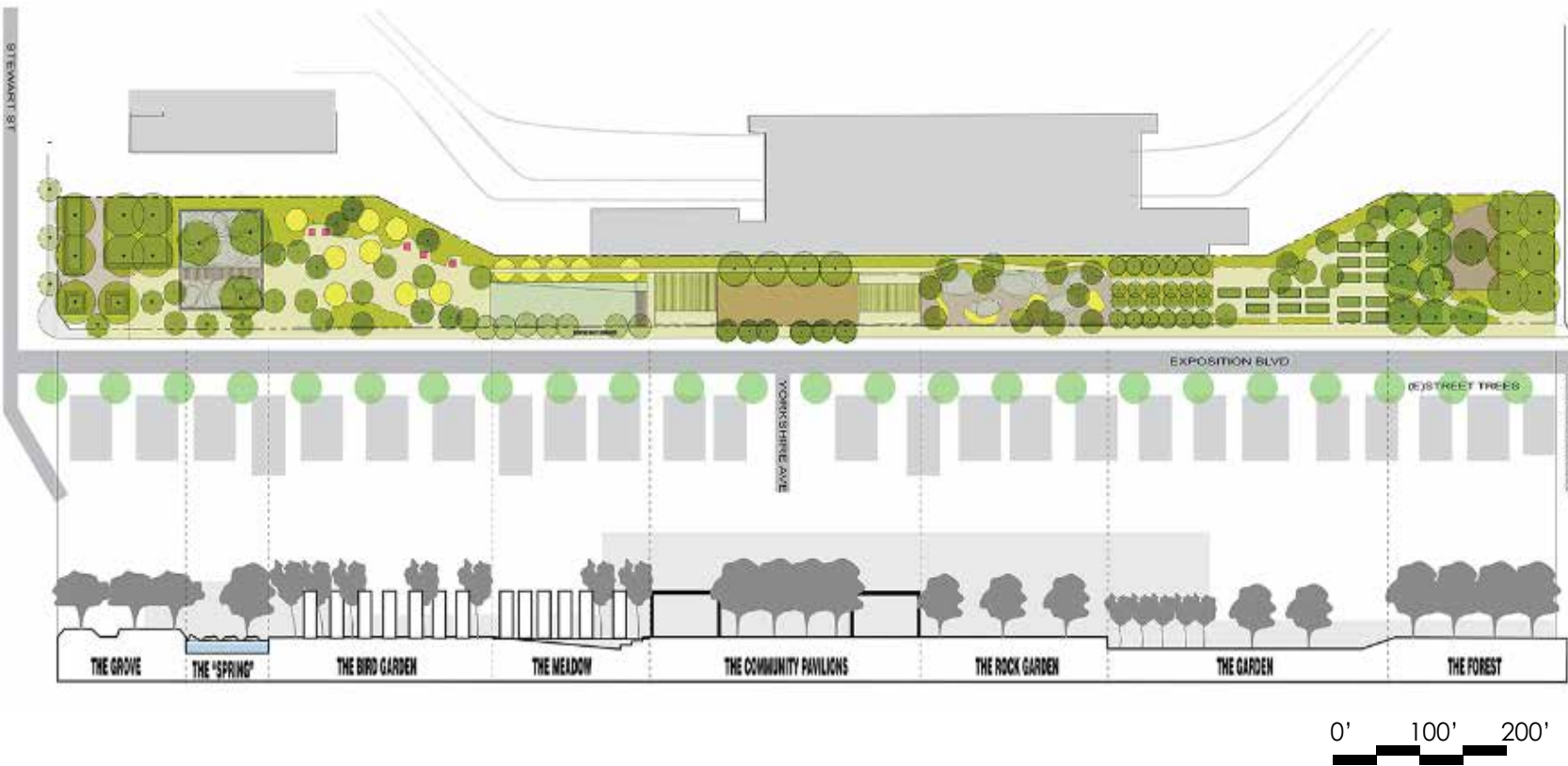
**Location:** 2902 Exposition Blvd., Santa Monica, CA 90404

**Design:** Studio-MLA

**Size:** 2.5 Acres (10,890 sqft)

**Context:** Named after a Japanese-American WWII veteran named George Ishihara, a local Santa Monica resident. It's a buffer zone between the surrounding residential neighborhood and the maintenance station.

**Features:** Broken up into different sections, it contains exercise equipment, a pavillion with benches, outdoor seating and tables and a playground. A public art sculpture is featured as well.



All photos by Hunter Kerhart; Plan and drawings courtesy of [www.Studio-MLA.com](http://www.Studio-MLA.com)



# Ishihara Park Study Overlay



Courtesy of [www.Studio-MLA.com](http://www.Studio-MLA.com)



# NEWPORT BEACH CIVIC CENTER PARK

**Location:** 100 Civic Center Dr., Newport Beach, CA 92660

**Design:** PWP Landscape Architecture

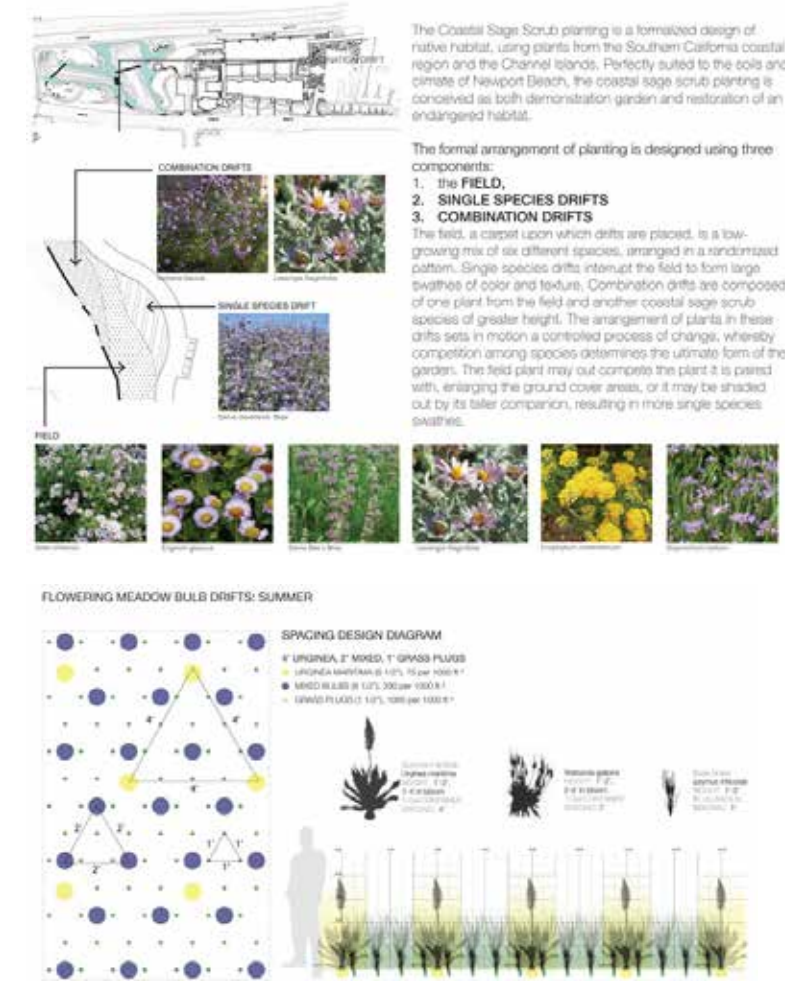
**Size:** 16 Acres (69,6960 sqft)

**Context:** Adjacent to Fashion Island and a few blocks from the beach. The Newport Beach Library bookends the park.

**Features:** Civic and ecological park lands for governmental and social activities. Plant zones include the Desert Garden, Torrey Pine Grove, Coastal Sage Scrub, detention wetlands and meadows. Sustainable design using strict water conservation guidelines, LEED criteria and the Sustainable Sites Initiative. Self-sustaining ecologies integrated with public art. It is the heart of the community. Civic center lawn capacity: 1500



- NEWPORT BEACH CIVIC CENTER PARK**
- |                              |                           |
|------------------------------|---------------------------|
| 1 Civic Green                | 9 View Terrace            |
| 2 Arrival Plaza              | 10 View Bridge            |
| 3 Coastal Sage Scrub Gardens | 11 Torrey Pine Grove      |
| 4 Serpentine Bench           | 12 Dig Park               |
| 5 Palm Garden                | 13 Meadows                |
| 6 Preserved Existing Wetland | 14 Desert Specimen Garden |
| 7 Giant Bully                | 15 Constructed Wetland    |
| 8 Sunny Ring                 | 16 Bird Blind Bridge      |

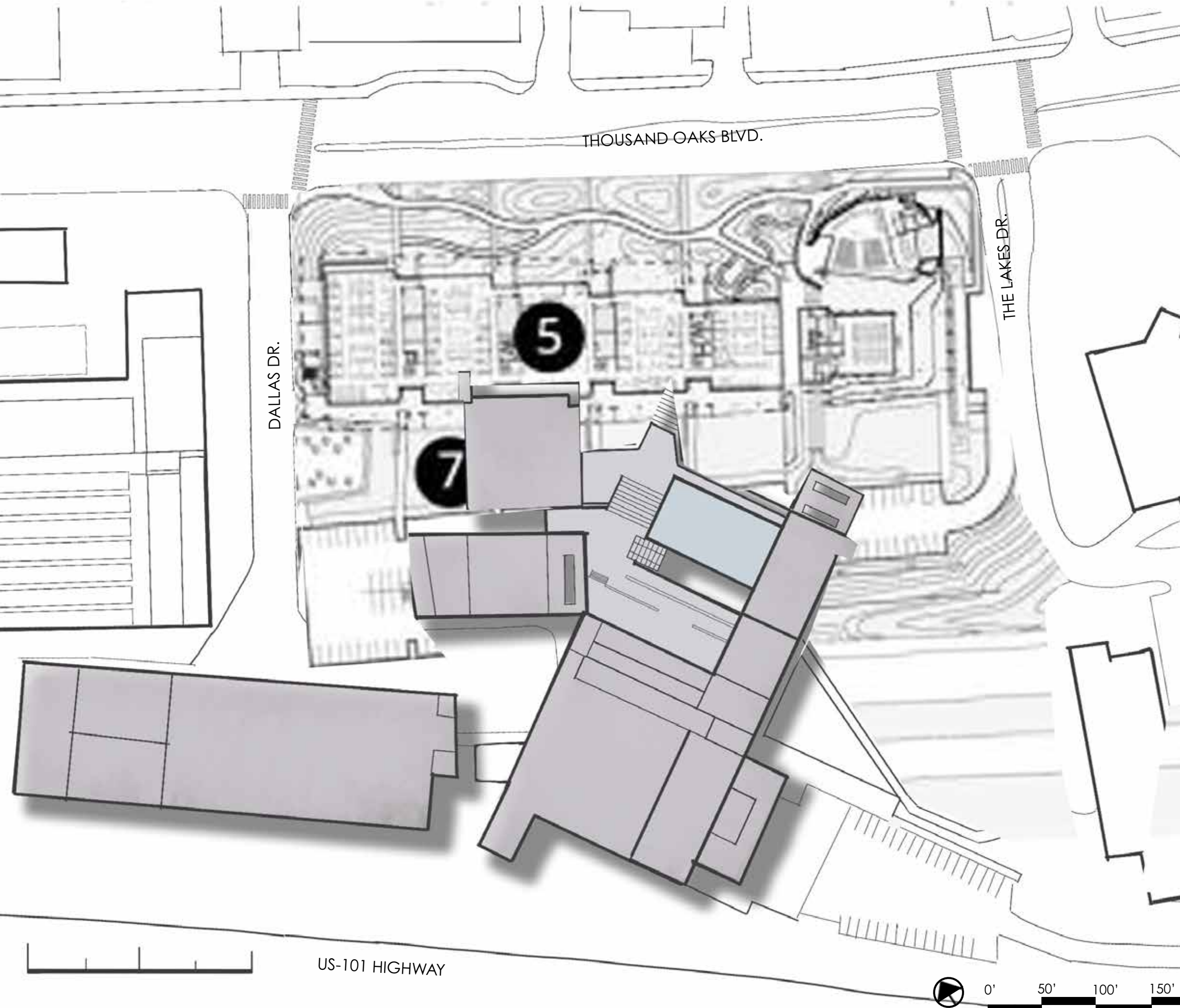


All photos and drawings courtesy of www.pwpla.com

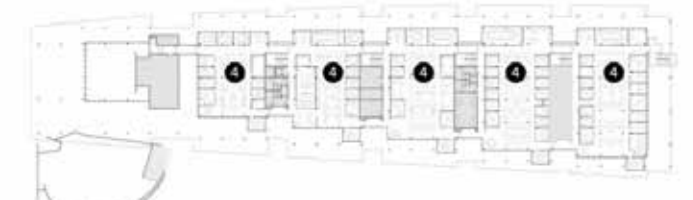




# Newport Beach City Center Park Study Overlay



**City Hall Second-Floor Plan**



**City Hall First-Floor Plan**



**Site Plan**



- 1. Council chambers
- 2. Community room
- 3. City departments
- 4. Offices
- 5. City Hall
- 6. Library
- 7. Public green
- 8. Parking
- 9. Pedestrian bridge
- 10. Wetlands
- 11. Ocean lookout
- 12. Dog park

Drawings courtesy of [www.pwpla.com](http://www.pwpla.com)



## PLAZA EUSKADI

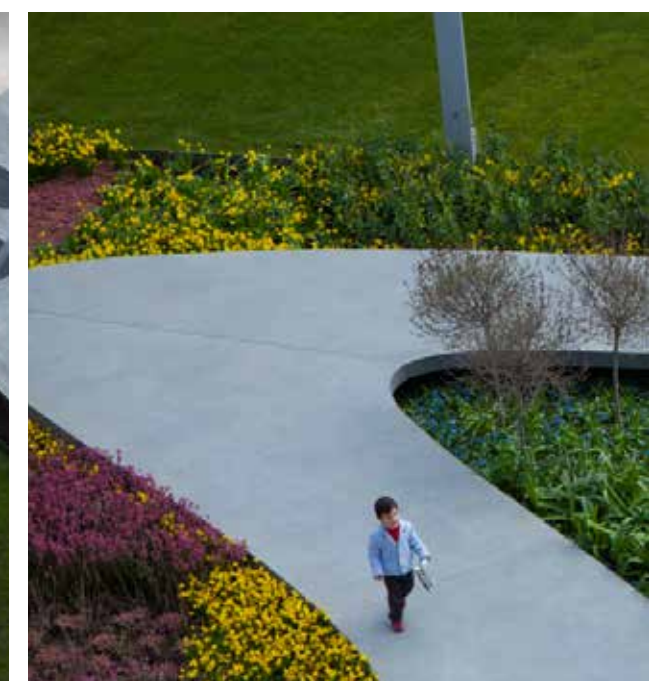
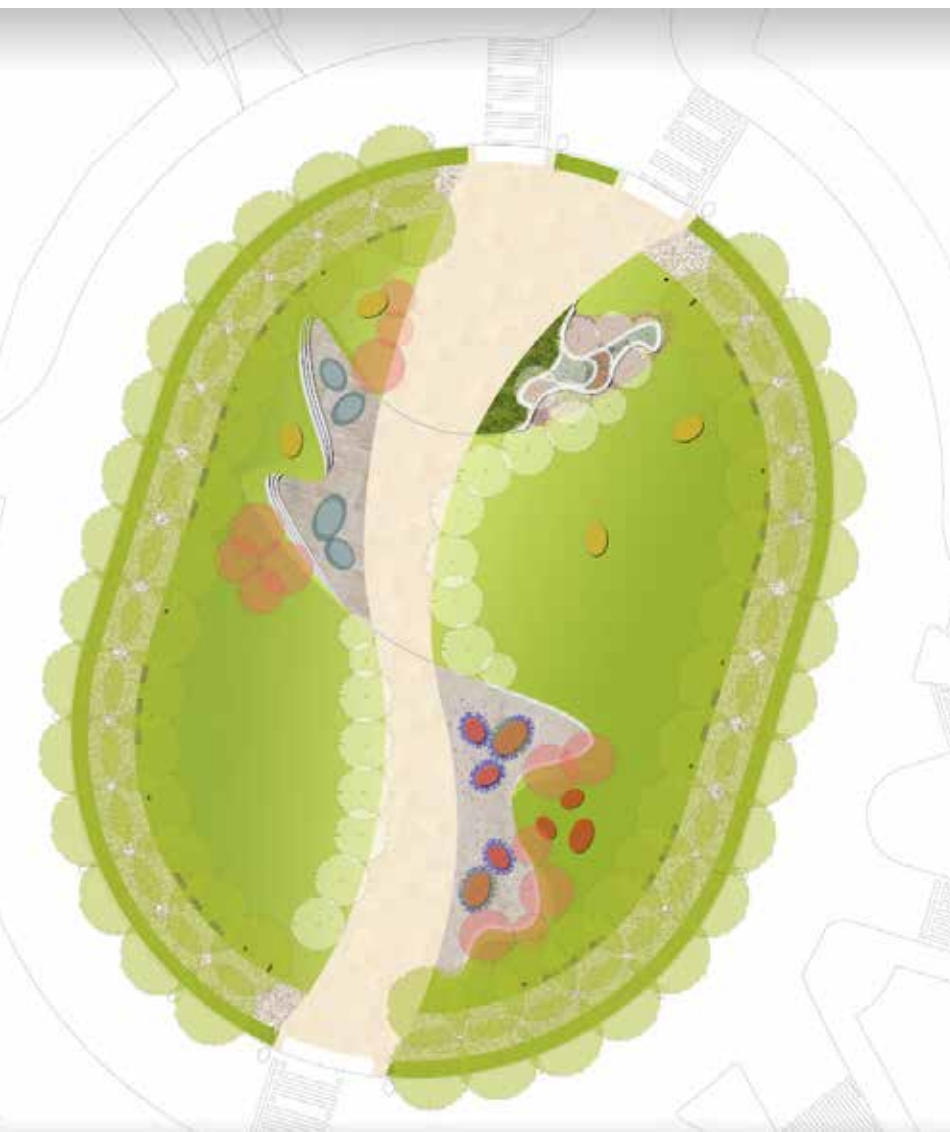
**Location:** Bilbao, Spain

**Design:** Balmori Associates

**Size:** 100,000 - 300,000 sqft

**Context:** Connecting the 19th century section of the city of Bilbao to the new Deusto university campus, the Guggenheim Museum and Nervion River. The surrounding buildings are designed by architects like Gehry, Moneo, Pelli, Siza, Krier, Legorreta and Stern.

**Features:** A central path eases direct pedestrian movement through the plaza, while the other tree-lined paths along the perimeter encourage rest and meandering circulation. There are 3 park pockets that have colorful embedded seating made from recycled rubber. A specimen 100 year old Laegostremia tree marks the entrance.



All photos and drawings courtesy of [www.balmori.com](http://www.balmori.com)



**(FAB) CIVIC CENTER PARK**  
(Proposed Design only)

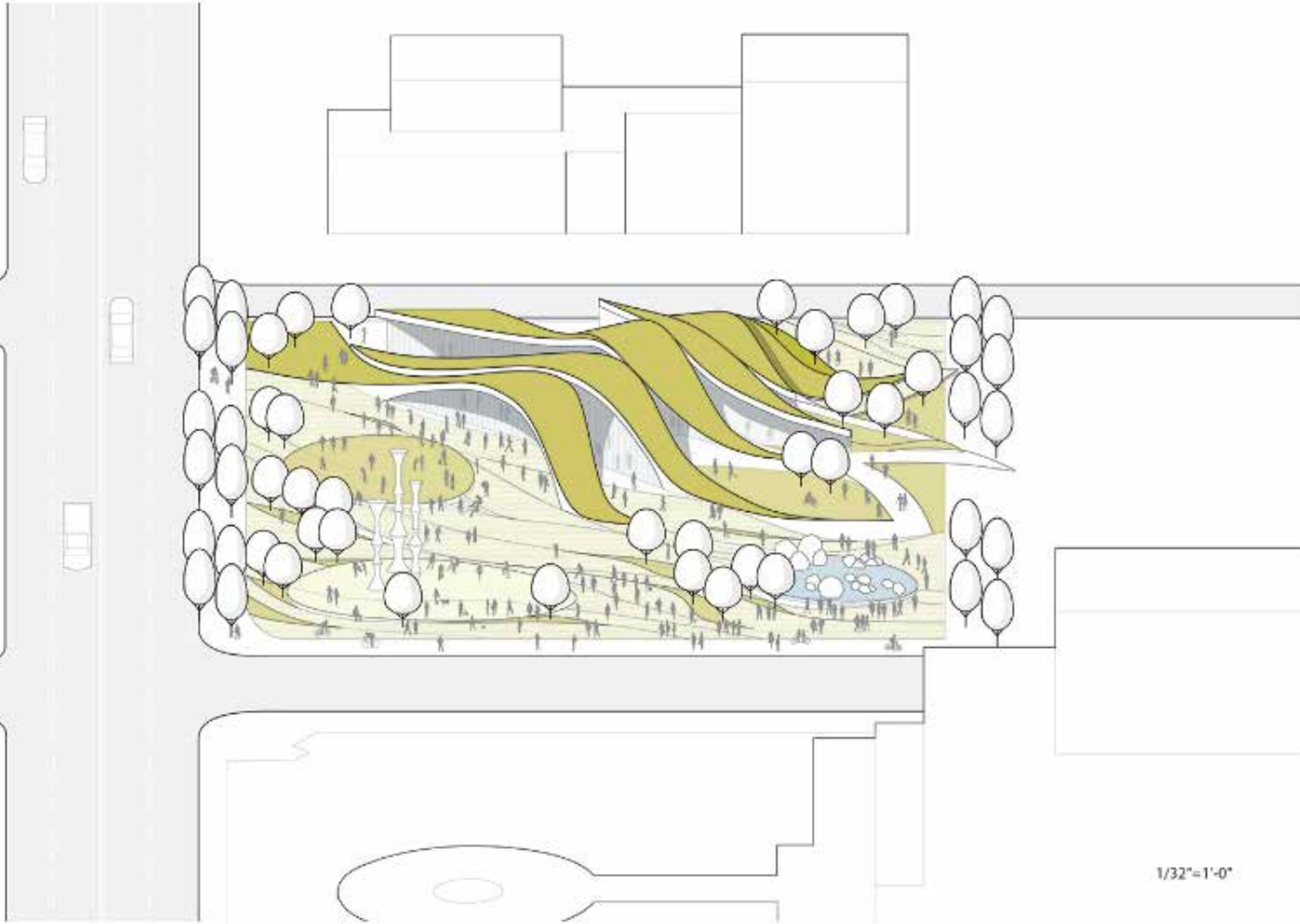
**Location:** 217 W. 1st Street, Los Angeles, CA

**Design:** Brooks & Scarpa

**Size:** 1.96 Acres (85,377.6 sqft)

**Context:** The site was purchased by the City's Department of Recreation and Parks in 2013 and was made a dedicated park land under the City's "50 Parks Initiative." Demolition of a 13-story state building with a 2-level underground garage was finished in 2014.

**Features:** Public art installation, living sloping shade structures, central water feature with large boulders, addition of various trees and plant material.



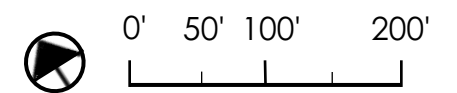
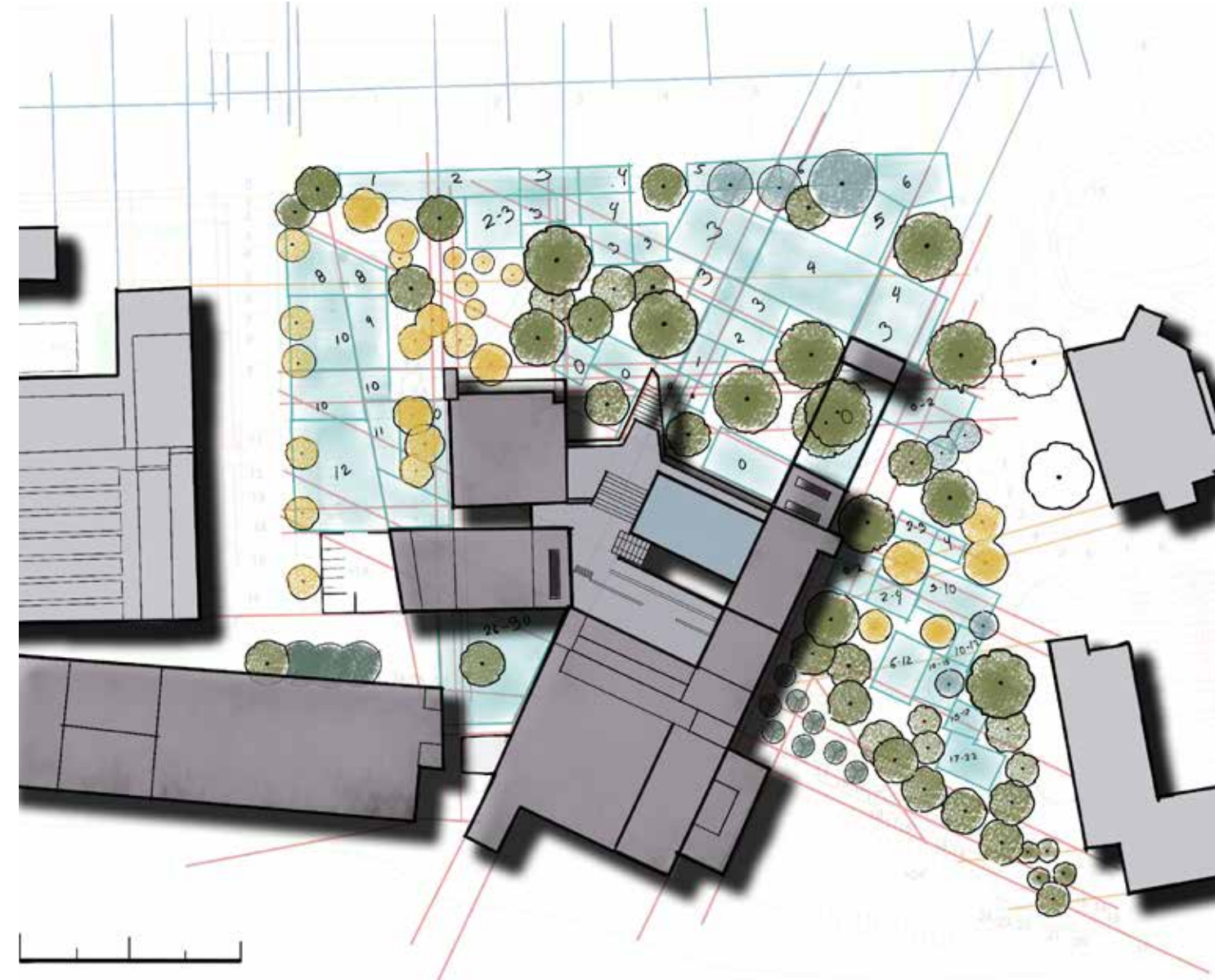
DTLA First and Broadway Civic Park Los Angeles, CA



All photos and drawings courtesy of [www.BrookScarpa.com](http://www.BrookScarpa.com)



Space Seeking Studies  
With Regulating Lines +  
Elevations





Space Seeking Studies  
With Elevation Points +  
Connections



**BUILDING LEGEND**

(A) City Hall Offices (1st-2nd Fl)	(H) 2nd Level Entrance
(B) Kavli Theater (3rd Fl)	(I) 2nd Level Entry Ramp
(C) Forum Theater	(J) 3rd Level Entrance
(D) Elevator	(K) Mary & Richard Carpenter Plaza Park
(E) Parking Garage	(L) The Lakes Shopping Center
(F) Rooftop Terrace	(M) Proposed Residential
(G) Main Level Entrance	(N) Proposed Museum





CONCEPT BUBBLE DIAGRAM



- Access to Site or buildings; theater drop-off
- Outdoor plaza/event & performance space
- Art space / Sculpture Garden / Water Feature
- Outdoor dining
- California Native Pollinator Learning Garden & Sunken Sycamore Grove
- Oak Woodland educational/exploratory space
- Natural play area/exploration
- Loading access; Delivery vehicles
- Planted Berm Buffer

BUILDING LEGEND

- |  |   |
|--|---|
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">A</span> City Hall Offices (1st-2nd Fl) | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">H</span> 2nd Level Entrance                  |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">B</span> Kavli Theater (3rd Fl)         | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">I</span> 2nd Level Entry Ramp                |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">C</span> Forum Theater                  | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">J</span> 3rd Level Entrance                  |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">D</span> Elevator                       | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">K</span> Mary & Richard Carpenter Plaza Park |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">E</span> Parking Garage                 | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">L</span> The Lakes Shopping Center           |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">F</span> Rooftop Terrace                | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">M</span> Proposed Residential                |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">G</span> Main Level Entrance            | <span style="border: 1px solid black; border-radius: 50%; padding: 2px;">N</span> Proposed Museum                     |





ART IN THE LANDSCAPE



MULTI-FUNCTIONAL SPACES



OPEN GREEN AMPHITHEATER



WILDLIFE CROSSING







MINIMAL USE OF PLASTIC/ RUBBER PLAY MATERIALS

EDUCATIONAL OPPORTUNITIES



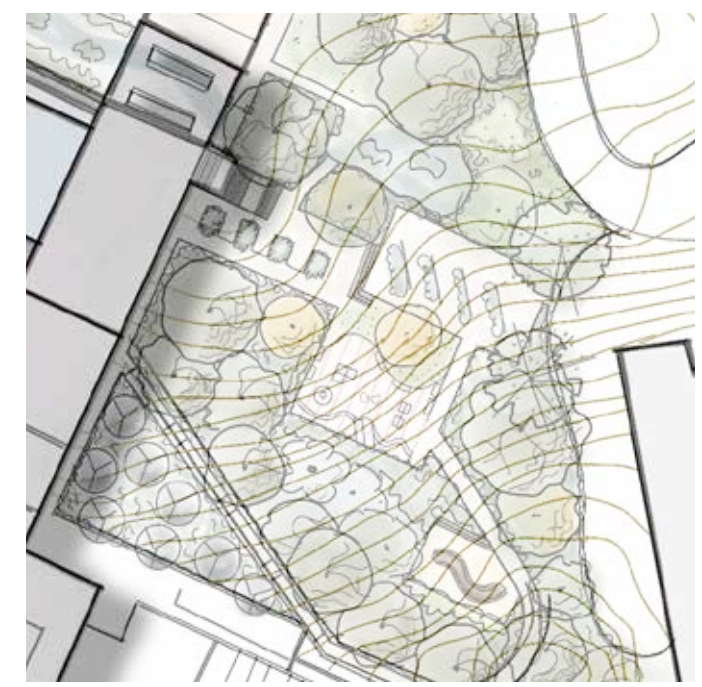
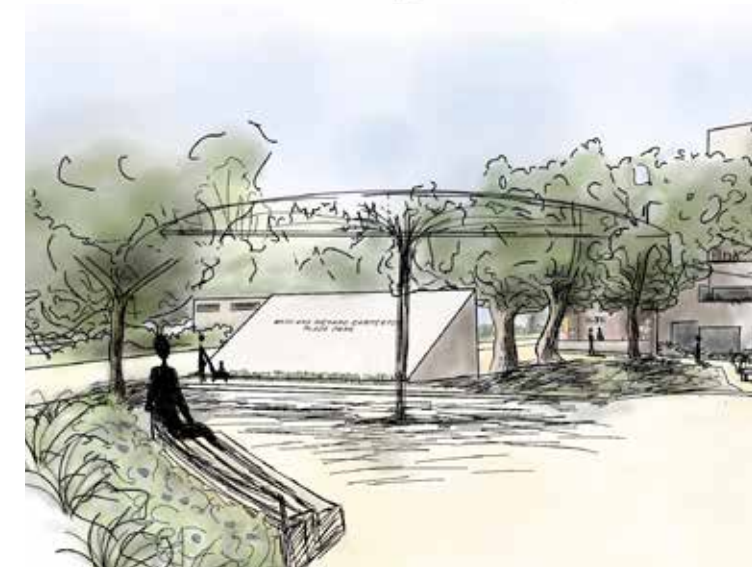
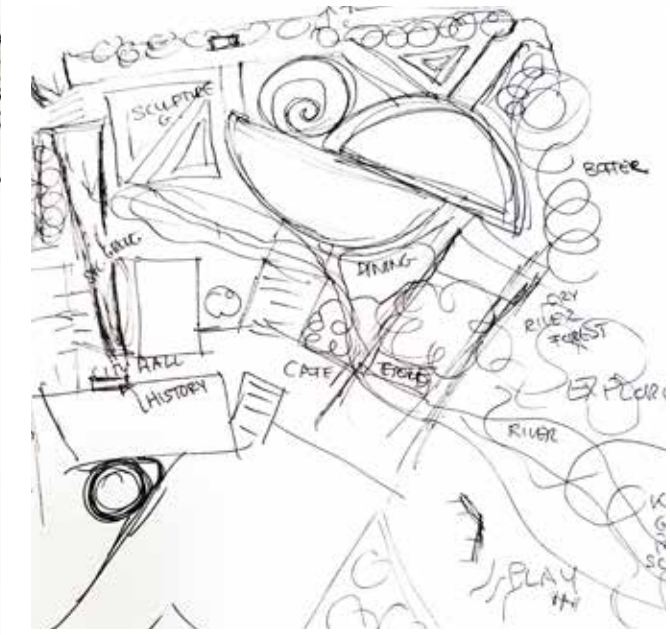
CREATIVITY IN THE LANDSCAPE

NATURE-BASED PLAY STRUCTURES





The concept development evolved through several sketches and designs, with a primary intent on preserving all trees on site while creating a more open and sustainable space.







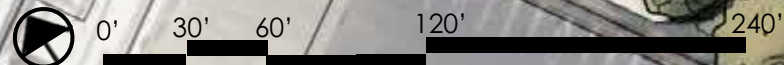




- 1 Central plaza / main event space
- 2 Solar-powered pergolas with lights, echoing the shape of an oak tree.
- 3 Splash pad for hot days surrounded by tiered seating
- 4 Curated Sculpture Garden
- 5 Connecting plaza/ main entry to Civic Center
- 6 Stairs with staggered seating with geometric planters
- 7 Dry creek for storm water collection with updated cistern
- 8 Bus station with solar-powered pergola
- 9 Outdoor live performance space
- 10 Outdoor café
- 11 Dining area
- 12 Exploratory garden
- 13 Play space
- 14 Oak grove
- 15 Bike rack
- 16 Sunken sycamore grove with curvilinear picnic area
- 17 History corner with "The Root Of Our Lives", Time Capsule and ruins from Jungland USA

BUILDING LEGEND

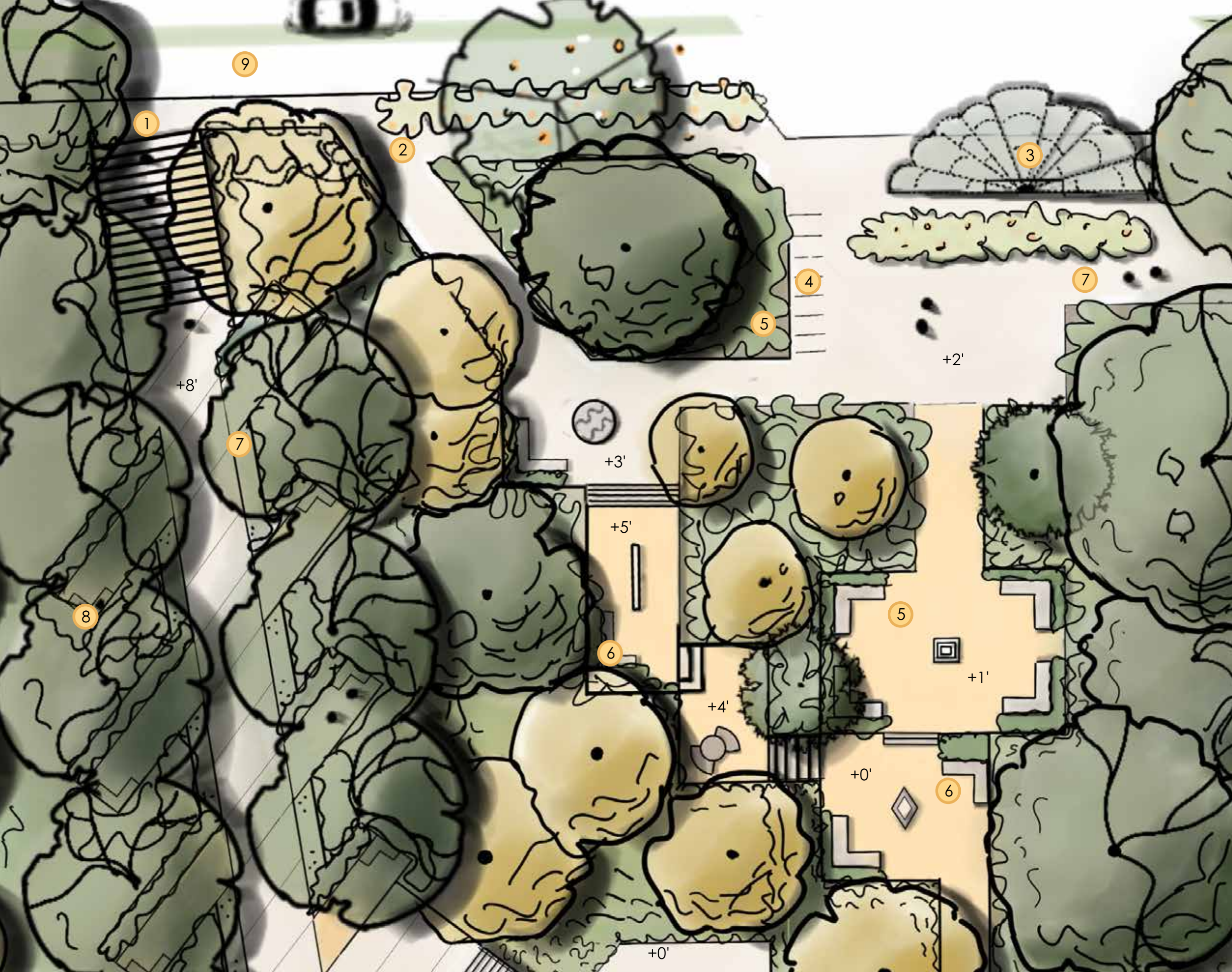
- |                                    |   |
|------------------------------------|---|
| (A) City Hall Offices (1st-2nd Fl) | (H) 2nd Level Entrance                  |
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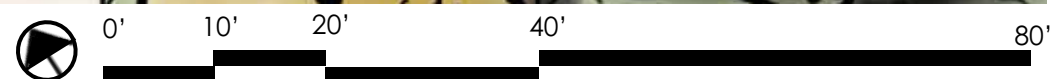
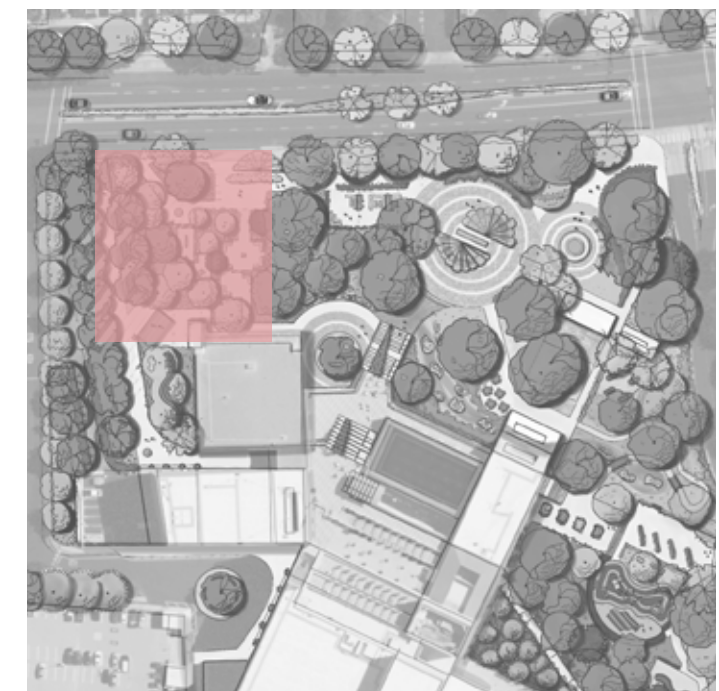


# ZONES 1 + 4

## SCULPTURE GARDEN



- 1 New pedestrian entrance from Thousand Oaks Blvd. to City Hall
- 2 Interior sidewalk set in from Thousand Oaks Blvd.
- 3 Bus stop with a solar-paneled pergola matching design of the site
- 4 Bike Rack / Electric bike depot
- 5 Sculpture garden with enclosed seating nooks
- 6 Wood stairs and seating etched into the native landscape
- 7 Transition space that sits 5 feet higher than main plaza area
- 8 Oak tree highlight of the 4 species native to Thousand Oaks
- 9 New bike lane



KEY PLAN

NTS



# ZONES 1, 2 + 3



### INSPIRATION PHOTOS



Gravel and wood permeable stairs



Wood and concrete seating



Permeable pavers & path design



Splash pad



KEY PLAN



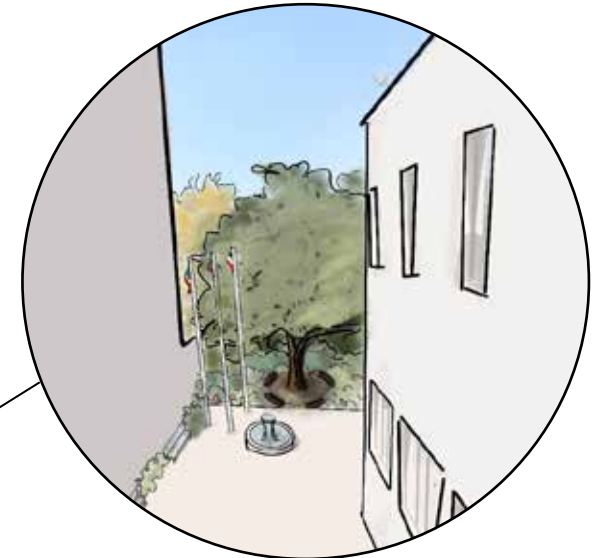
NTS

0' 30' 60' 120' 180'



# ZONE 1

SCULPTURE GARDEN + CITY HALL ENTRANCE



View from 2nd floor looking out towards City Hall entrance

New pedestrian entrance leads you directly to City Hall or for a more leisurely walk one can explore the various enclosed seating nooks between the 4 featured native Oak Trees. The vegetative buffer from Dallas Drive includes additional Sycamore trees and carefully placed layers of understory shrubs for additional screening and aesthetics.



KEY PLAN



P1: Stairs from Thousand Oaks Blvd leading to City Hall



# ZONE 2

## CENTRAL PLAZA EVENT SPACE

- 1 Splash pad
- 2 Tiered seating
- 3 Permeable aggregate lithocrete
- 4 Plant buffer to Thousand Oaks Blvd.
- 5 Solar-paneled pergolas that power lights in the evening
- 6 Water fountain
- 7 Dry creek for water retention with updated cistern to capture and reuse stormwater on site.
- 8 Transition space or intimate seating surrounded by native CA plantings
- 9 Outdoor live performance space



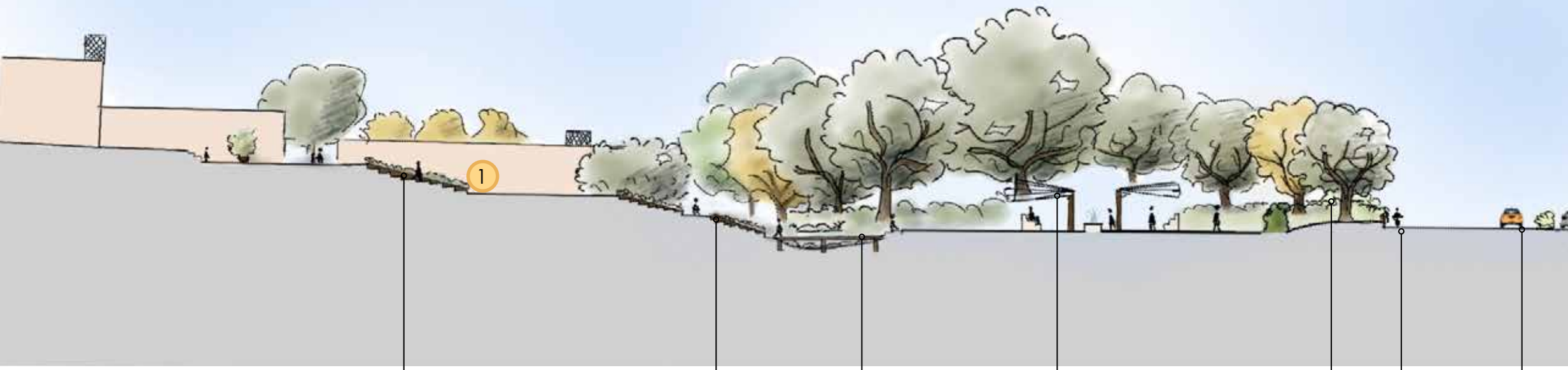
KEY PLAN

NTS



# ZONES 2 + 4

## CENTRAL PLAZA EVENT SPACE



Cor-ten steel planter filled with native plants

Staircase seating at various levels

Wooden bridge over dry creek

Solar panel-ed pergola with lights

Bioretention wall with vegetation

Expanded Thousand Oaks Blvd.



1 Staircase seating & lush planter lead to the theaters

### INSPIRATION PHOTOS



Artistic stair planter



Various stair seating options

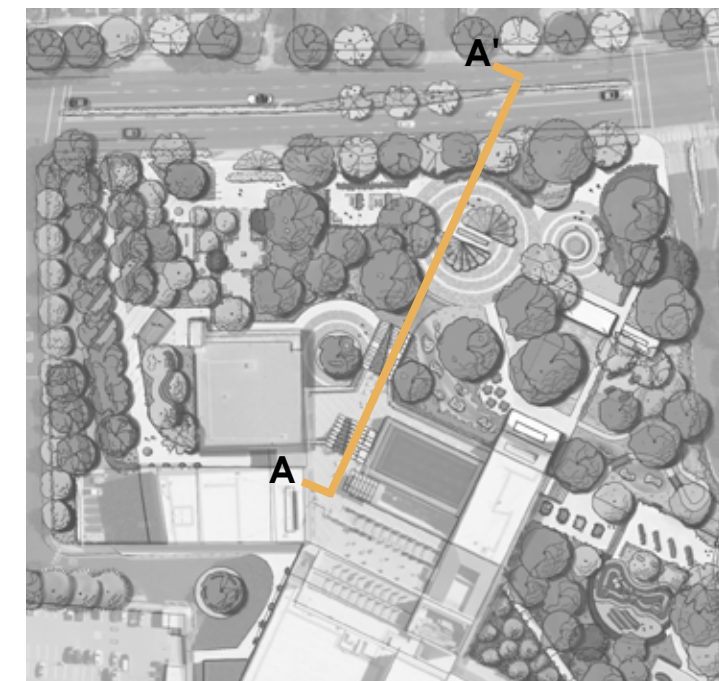


Dry creek bridge



Solar panel light & shade structure

0' 15' 30' 60' 120'



KEY PLAN





# ZONE 2

## CENTRAL PLAZA EVENT SPACE

A buffer of native and climate-ready shrubs fill the understory beneath the trees, serving as a noise and pollution buffer from Thousand Oaks Blvd. The presence of nature transplants you out of the city into a relaxing and desirable community space.

The materials consist of varying aggregate to reinforce the patterns of the site. The Splash pad is slightly sunken, offering additional seating for children.

The large open space offers opportunity for outdoor festivals and vendors to set up with central access and plenty of space.



KEY PLAN



P2: View from the Central Plaza looking out towards the intersection of Thousand oaks Blvd. and The Lakes Dr.



## ZONE 2

MARY & RICHARD CARPENTER  
PLAZA PARK

The northeast corner of the site is revitalized with an updated outdoor stage for live performances. The columns and beams that connected to the building have been removed to create a more open and welcoming space.

A solar-powered outdoor public restroom is easily accessed just east of the pathway next to the stage. **R**

A dining area accommodates customers for the outdoor café/bar which is directly opposite the stage.



P3: View from the 2nd-story balcony looking down at the Mary & Richard Carpenter Plaza Park stage and dining area.



KEY PLAN



NTS



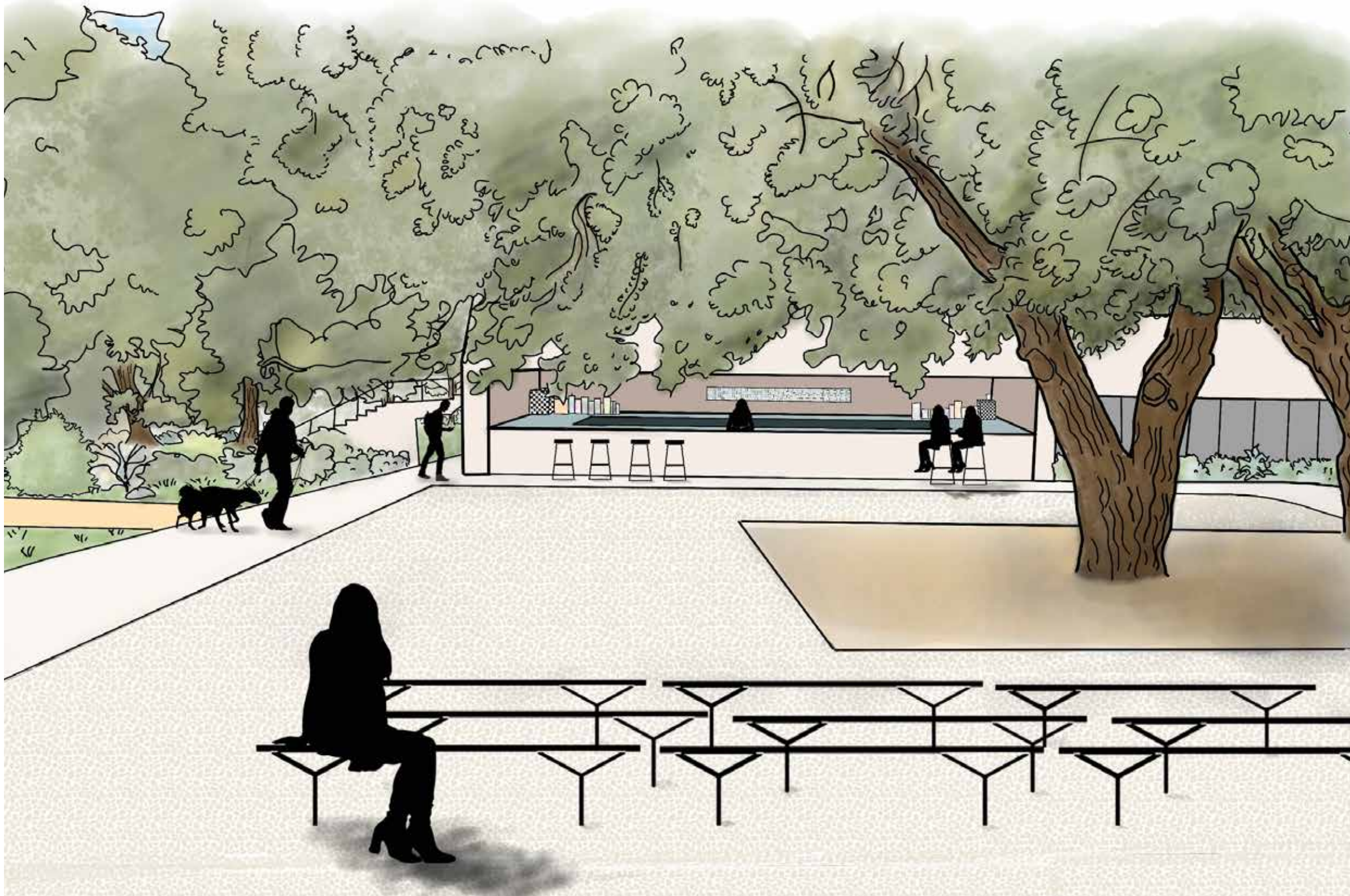
# ZONE 2

## MARY & RICHARD CARPENTER PLAZA PARK

The dark history nook has been moved to City Hall and replaced with a café / bar with a dining area with tables and chairs on the side.

The pre-existing oaks have been preserved, and with the beams removed, their branches can grow more freely.

The view of the perspective sketch is looking westward towards the outdoor café/bar inside the Mary & Richard Carpenter Plaza Park.



P4: Northeast area of the site looking westard towards the outdoor cafe/bar in the Mary & Richard Carpenter Plaza Park



KEY PLAN



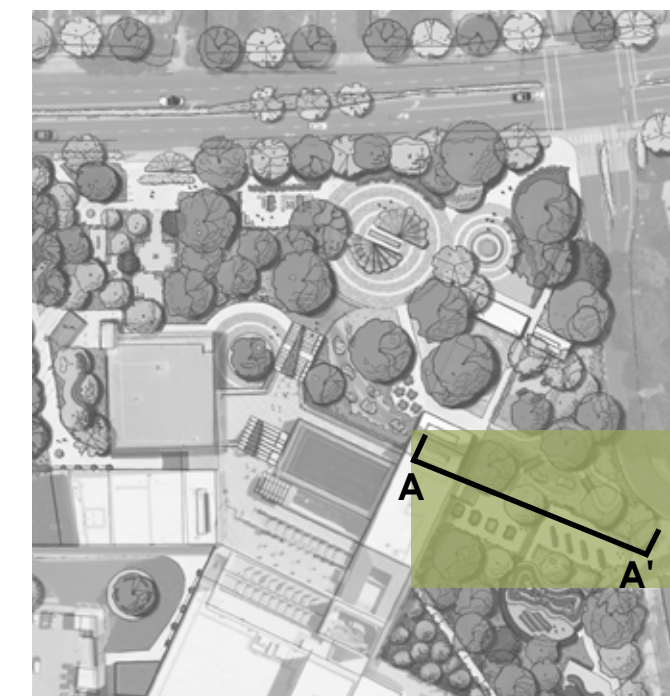
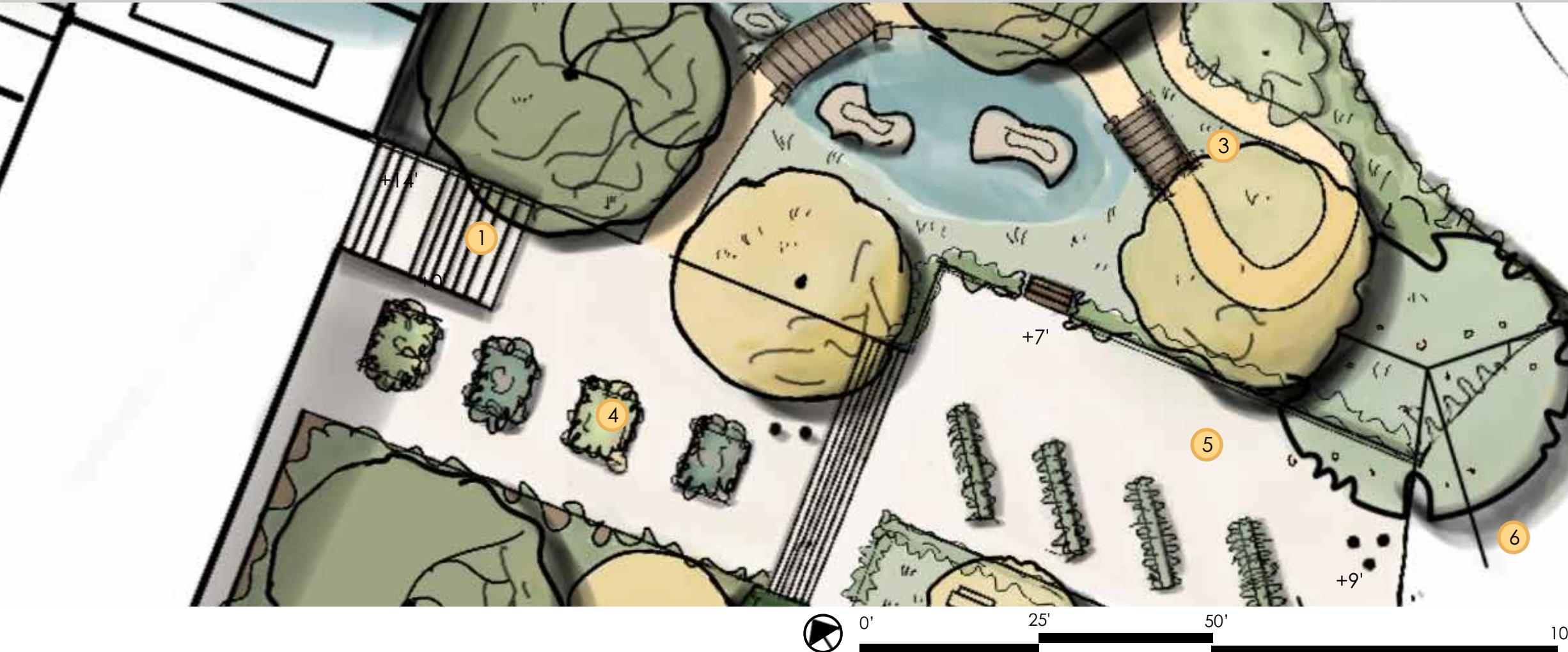
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# ZONE 3

## EAST ENTRY + EXPLORATORY GARDEN

- 1 Outdoor stair entrance to 2nd floor. Materials to match patterned concrete on City Hall building.
- 2 Restroom with a solar panel roof.
- 3 Exploratory garden over the dry creek with wooden bridges
- 4 Various planters with native or climate-appropriate plantings
- 5 Transition space from The Lakes Dr.
- 6 The Lakes Dr.



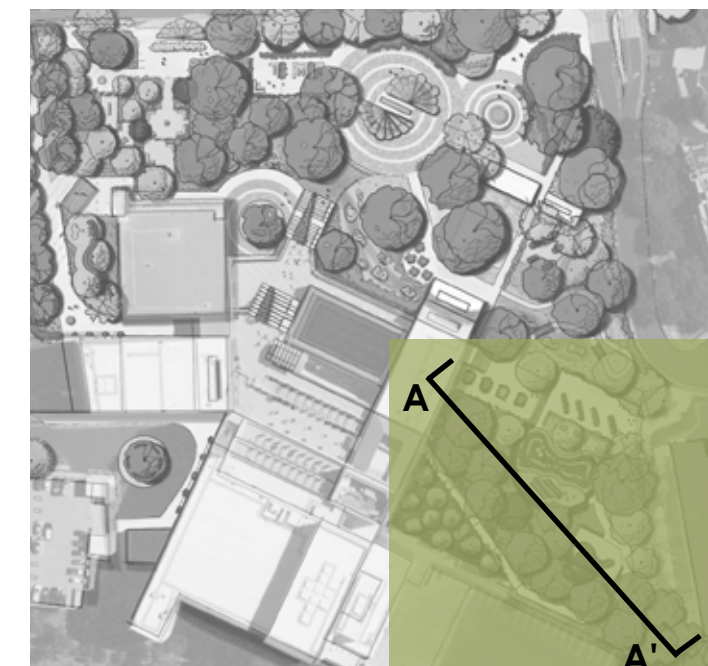
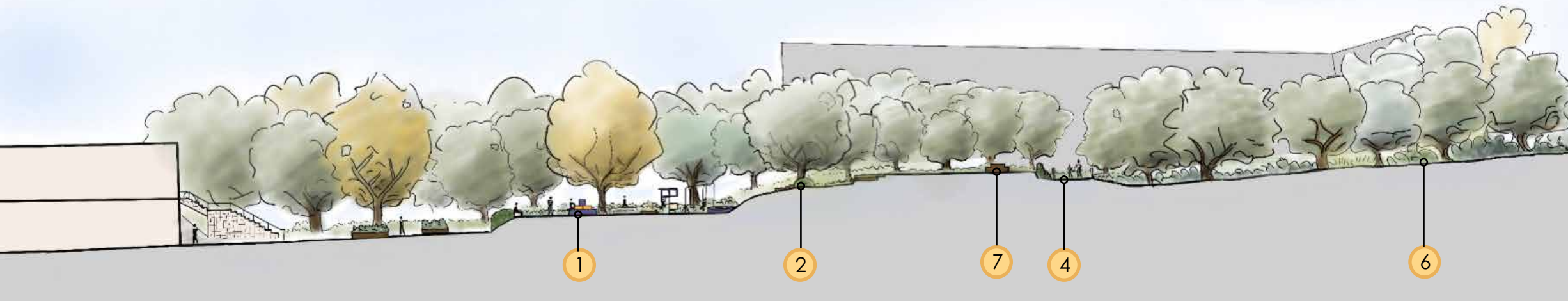
KEY PLAN NTS



# ZONE 3

## EAST ENTRY + PLAY SPACE

- 1 Nature-based play equipment that uses structure of existing topography
- 2 Grassy play hedge enclosing the play space
- 3 Small conifer forest and shrub understory with similar water requirements
- 4 Ramp to 2nd level entrance
- 5 Proposed residential building
- 6 Oak woodland
- 7 Curvilinear seating or picnic area
- 8 The Lakes Dr.



KEY PLAN

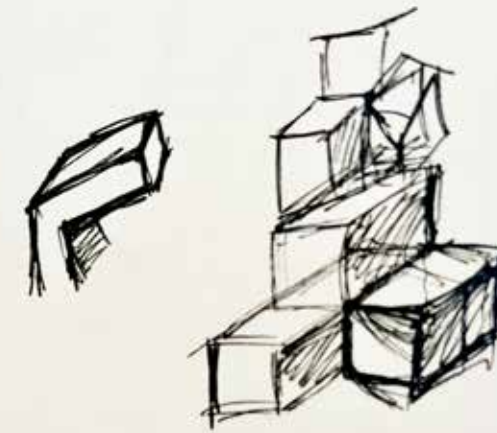
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# ZONE 3

## PLAY SPACE

Inspired by Isamo Noguchi's playgrounds, the site's play space uses natural topography and elements found in nature to inspire awe and creativity for all ages.



Sketched-drawings of proposed play equipment



Grass mound



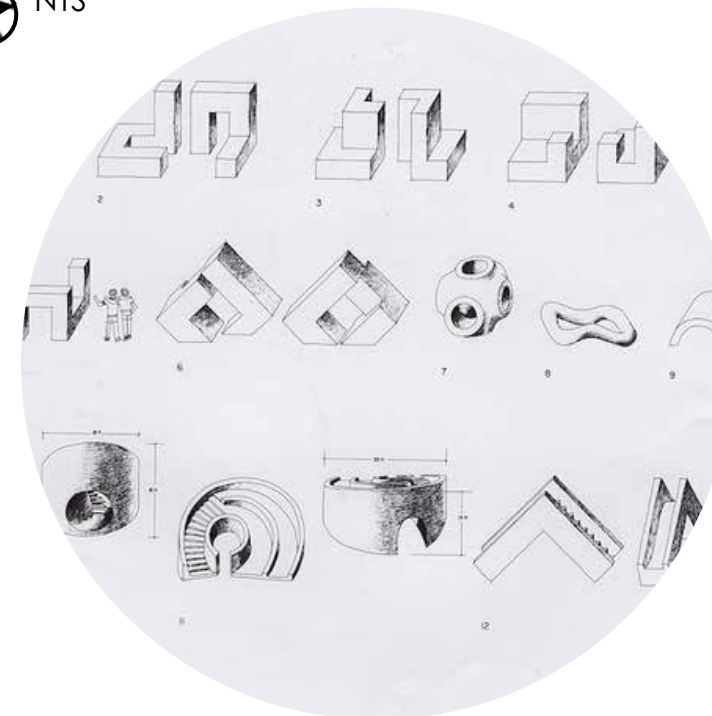
Noguchi play structure



Natural sloping slides



Oak-shaped play structures



Noguchi playscape drawings



KEY PLAN





The native plant communities to Thousand Oaks are **Coastal Sage Scrub** and **Southern Oak Woodland**.

A few examples of the plant palette:



*Salvia sonomensis* (Sonoma Sage)



*Rosa californica* (California Wildrose)



*Eriogonum crocatum* (Conejo Buckwheat - endangered species)



*Nemophila maculata* (Fivespot)



*Cornus sericea* (Red Osier Dogwood)



*Eriophyllum staechdifolium* (Seaside Woolly Sunflower)



*Solanum xanti* (Purple Nightshade)



*Ceanothus* 'Blue Jeans'



*Sphaeralcea grossulariifolia* (Gooseberryleaf Globemallow)



*Eriogonum wrightii* var. *Wright's* Buckwheat subscaposum 'Jeans'





*Quercus lobata* (Valley Oak)  
Existing Thousand Oaks native



*Prunus andersonii* (Desert Peach)  
CA native



*Quercus berberidifolia* (Scrub Oak)  
Thousand Oaks native

**Existing trees to remain:**

1. *Quercus lobata* (Valley Oak) - Thousand Oaks native
2. *Quercus agrifolia* (Coast Live Oak - Thousand Oaks native
3. *Platanus racemosa* (Western Sycamore) - CA California
4. Various conifers
5. Ash Tree

**New trees to be planted:**

1. *Quercus berberidifolia* (Scrub Oak) - Thousand Oaks native
2. *Quercus palmeri* (Palmer's Oak)- Thousand Oaks native
3. *Pistacia chinensis* (Red Push Pistache) climate-ready tree per study led by UC & USSF
4. *Pinus torreyana* (Torrey Pine) - CA native
- Proposis thornless glandulosa (Maverick mesquite). Climate-ready tree per study led by UC & USSF
5. *Prunus andersonii* (Desert Peach) - CA native



*Pistacia chinensis* (Red Push Pistache)  
\*non-native but part of climate-ready tree study by UC & USSF



*Platanus racemosa* (Western Sycamore)  
Existing CA native



*Pinus torreyana* (Torrey Pine)  
CA native



*Prosopis thornless glandulosa*  
(Maverick mesquite) \*non-native but part of climate-ready tree study by UC & USSF



WATER & HARDSCAPE



Lithocrete aggregate can be created in different colors and textures to be used on the main plaza.



Grass crete suggested use for vehicle loading entrance.



Grass crete section revealing materials & permeability.



Cor-ten steel used as a retaining wall on Thousand Oaks Blvd and the South side of the park.

**Irrigation:** Use of reclaimed water from The Hill Canyon Wastewater Treatment Plant. It is suggested that the underground cistern be updated to increase storage and filtering capabilities of stormwater. Stormwater can then be retained on site and recycled for site irrigation.

**Wood:** Alaskan Yellow Cedar Glulam - strong is a durable fabricated wood made for exterior applications, to be used for the bridges and benches throughout the site.

**Cor-ten steel:** Used for signage throughout the site and for tall planting borders, planters and retaining walls.



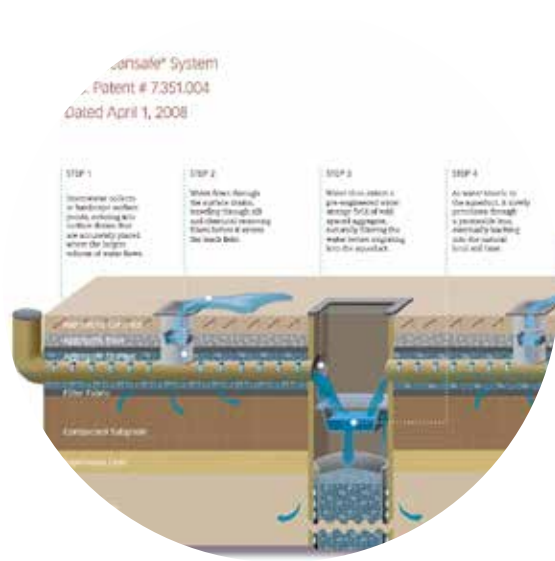
Aesthetic solar lighting for main paths around the site.



Artistic lighting along the sculpture garden.



Alaskan Yellow Cedar Glulam wood for bridge.



Oceansafe Stormwater Capture permeable materials from Shaw & Sons.



Solar panel roofing sample for outdoor restroom.