



THOUSAND OAKS CIVIC ARTS PLAZA

UCLA Extension / Landscape Design III / Francisco Behr / Summer 2023 / Eddy Zhu

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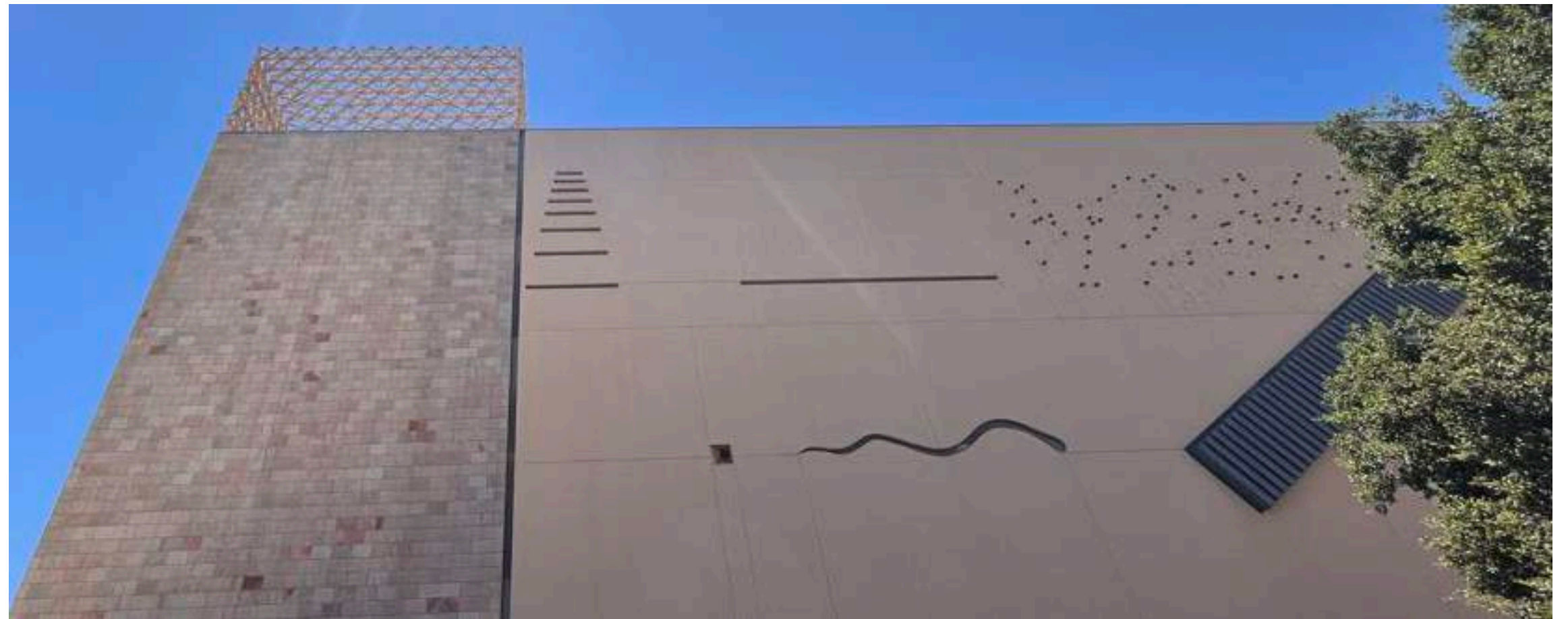
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Introduction

Goals and Objectives / Context / Zone Photographs



Thousand Oaks Civic Arts Plaza Thousand Oaks, California



Architect: Antoine Predock

Site area: 10 acres

Building area: 210,000 ft²

Community population: 126,966

Thousand Oaks is a small city located in former Chumash territory in the Conejo valley of Ventura county. The Thousand Oaks Civic Arts Plaza is the **civic and cultural center** of downtown Thousand Oaks. This site provides a great opportunity to create a more functional and attractive city which is highlighted in the Downtown Core Master Plan from 2018. The document envisions a **diverse pedestrian destination that is well integrated into the surrounding community**. This will be a welcome and necessary improvement to the site as surrounding residential and commercial parcels continue to be developed.

Goals and Objectives



CREATE A SENSE OF PLACE

Through functional and effective design, Thousand Oaks Civic Arts Plaza can become the **cultural center** of the city.

Memorable structures and landscape features will allow for spaces to **gather, relax, and celebrate**.

A wide variety of different spaces and program elements can **attract visitors and host events**.



INCREASE CONNECTIVITY

Integrating the landscape into the surrounding community through improved **accessibility and signage**.

Respond to **surrounding conditions** through planted buffers, entrance placement, and materiality.

Slowing traffic along Thousand Oaks Boulevard to encourage **multimodal transportation** and safer pedestrian and bicycle circulation.



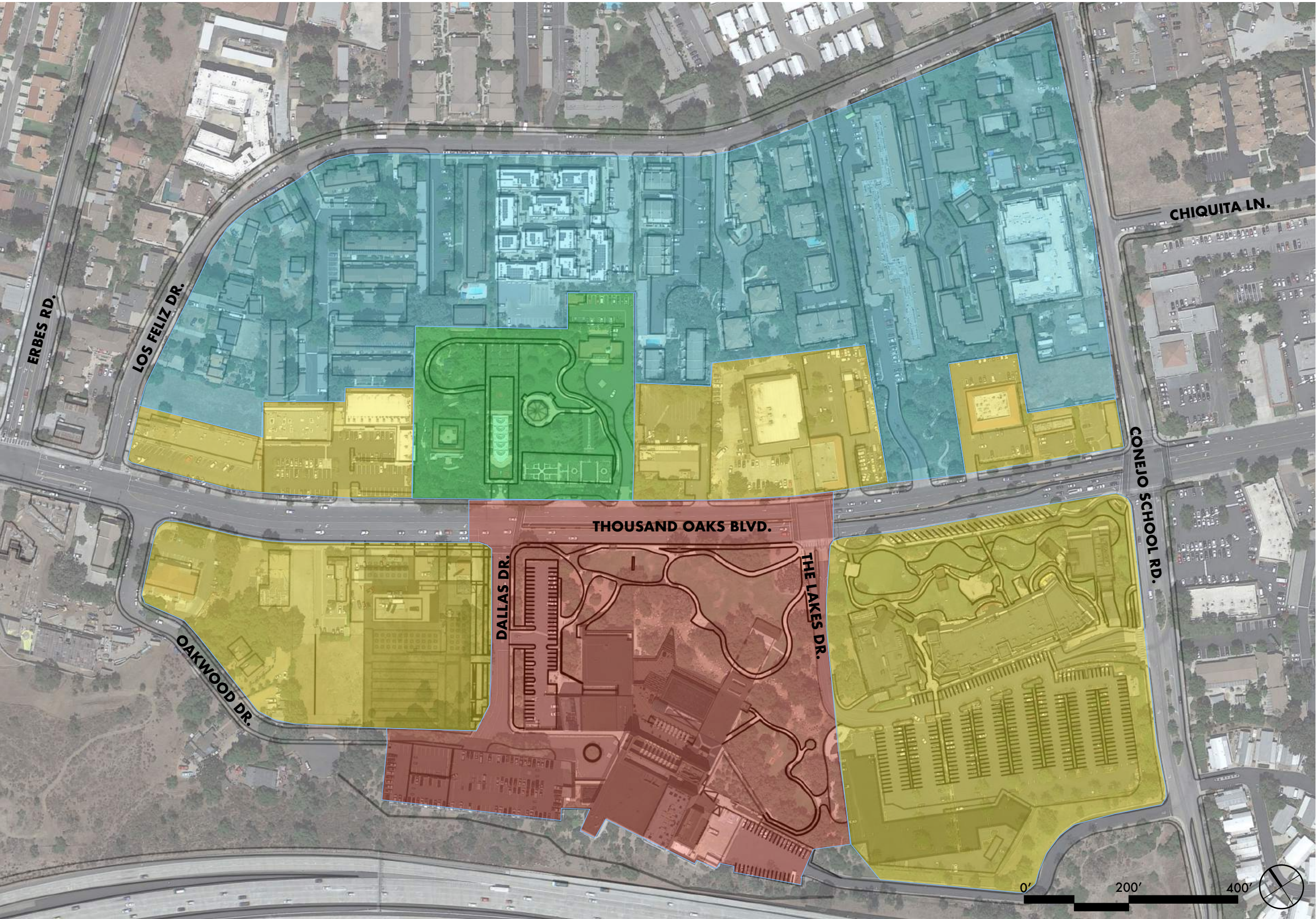
RESTORE NATIVE ECOLOGY

Preserving the health of existing **native trees** such as Valley Oak and California Sycamore by minimizing interventions.

Increasing native planting, **biodiversity**, and wildlife habitat.

Improve **stormwater retention**, management, and infiltration throughout the site.

Context



- Site
- Commercial
- Garden
- Residential

Zones



Zone 1 includes the west side of the property including a surface parking lot, bus stop, sunken area near city hall, and loading zone at letter H

Zone 2 is comprised of a swale on the west next to the building and the large lawn on the east

Zone 3 has the most topography and slopes up to the south where a ramp connects to the building at letter E

Zone 4 includes the roadways on three sides of the property and connections to surrounding properties

- LEGEND
- A – City Hall
 - B – Forum theater
 - C – Kavli theater
 - D – Entry level 0'
 - E – Entry level 28'
 - F – Terrace level 14'
 - G – Terrace level 28'
 - H – Loading area
 - I – Parking structure
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 - Q – Gardens of the World

Zone 1



① View from parking lot toward parking structure



② Drop off area at 30'



③ Tower and art wall



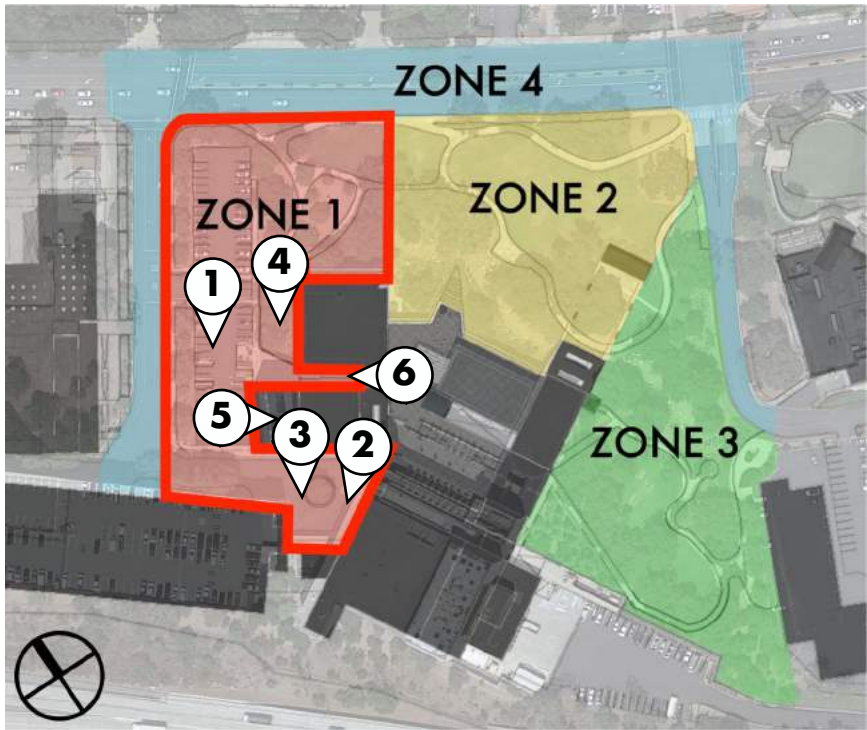
④ Sunken area on west side of City Hall



⑤ Loading area for theater



⑥ View from Dallas Drive toward Gardens of the World



Zone 2



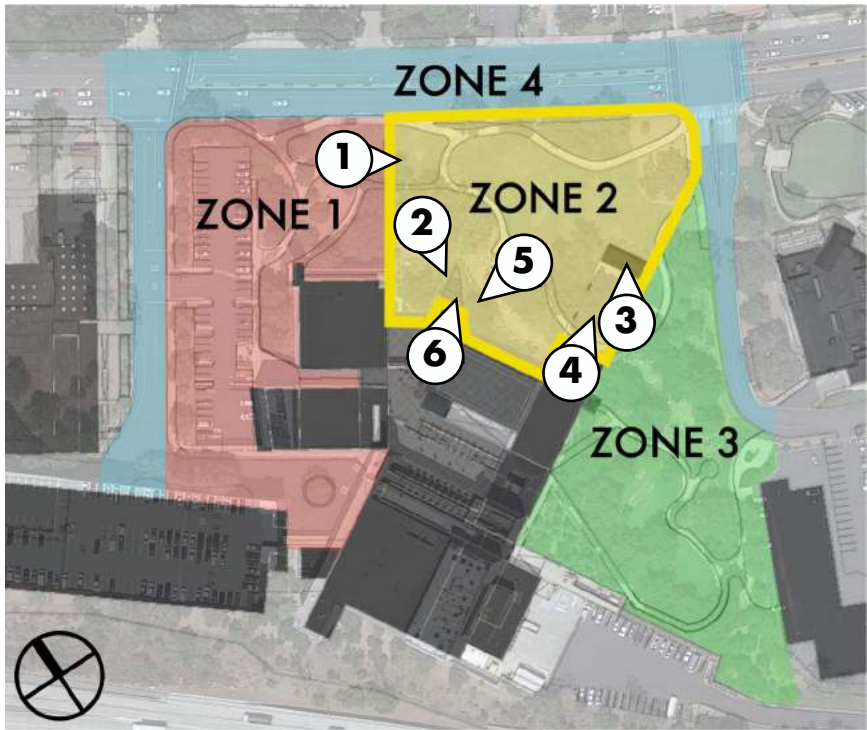
① Civic Arts Plaza and City Hall Sign



② View of planted terraces from west



③ View of courtyard stage



④ View of Courtyard garden from above



⑤ View of planted terraces from east



⑥ View from terrace level 14' toward lawn

Zone 3



① Entrance to ramp



② Ramp to entry level 28'



③ View of ramp from below



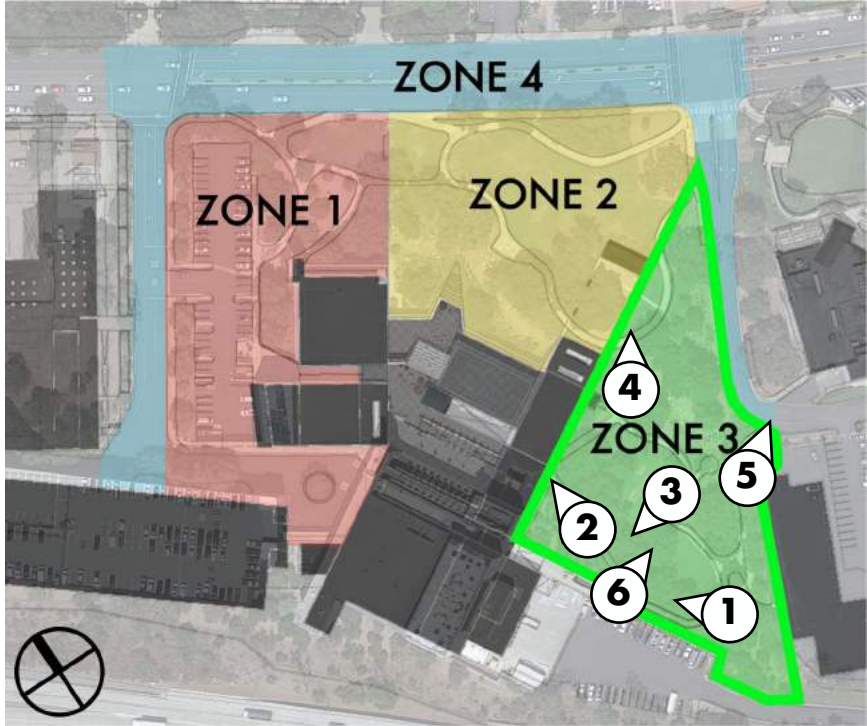
④ Bridge next to courtyard garden



⑤ East pedestrian access



⑥ View from ramp to picnic tables



Zone 4



① The Lakes Drive intersection



② East pedestrian access



③ View from The Lakes



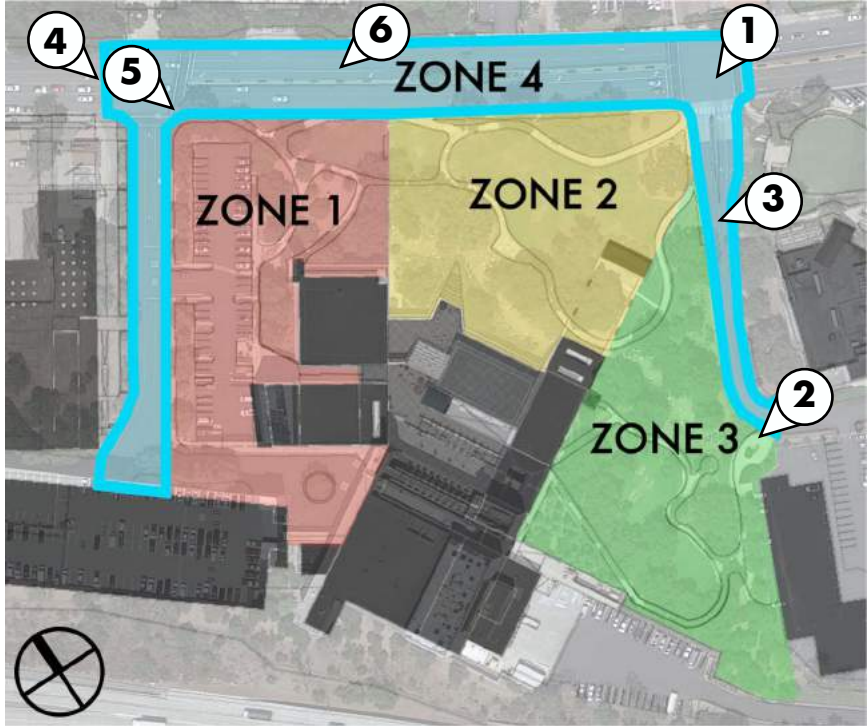
④ Dallas Drive intersection



⑤ Elevated parking lot



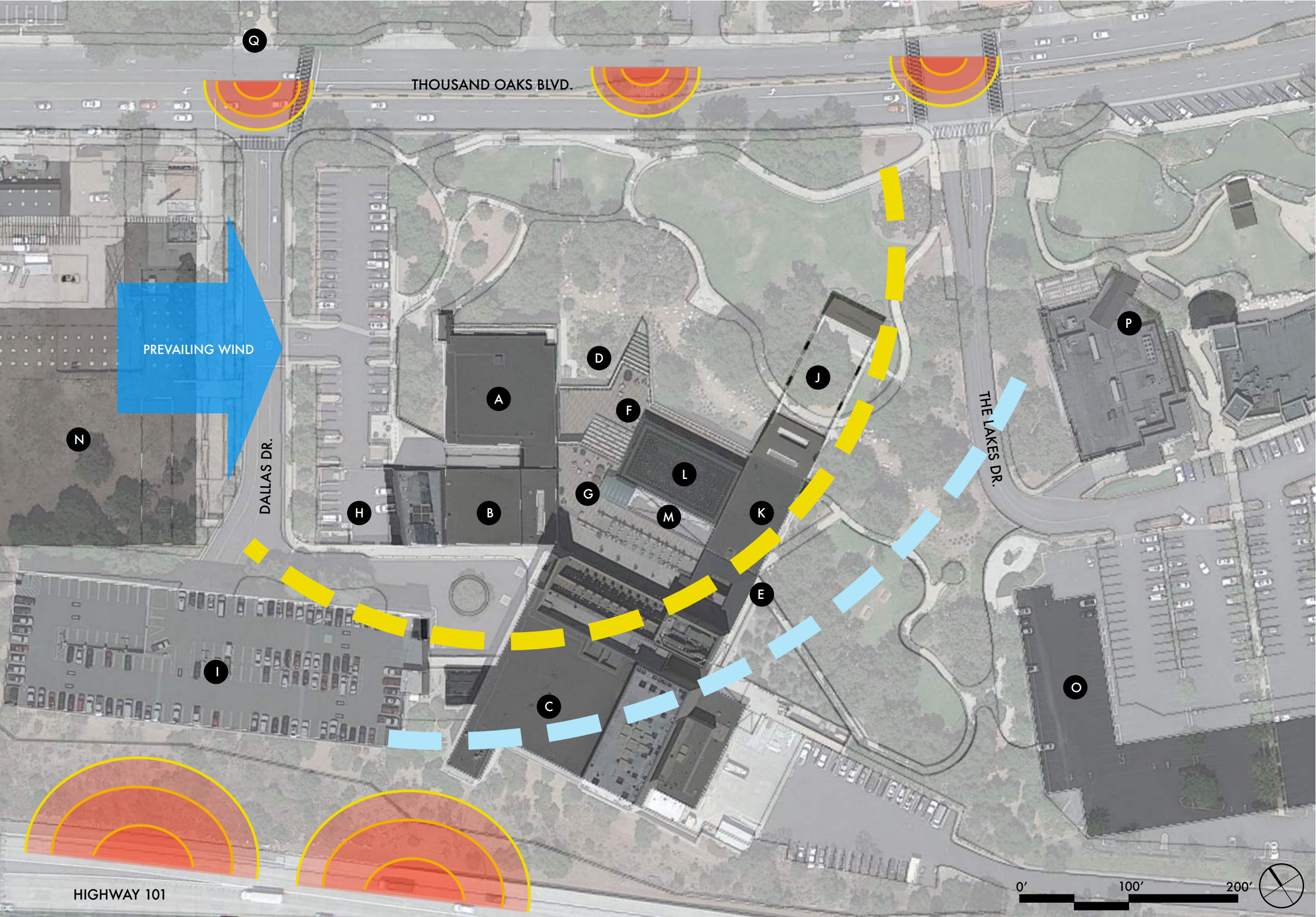
⑥ Sign and bus stop

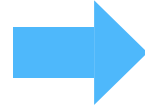

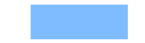



Analysis Existing conditions / Constraints and Opportunities



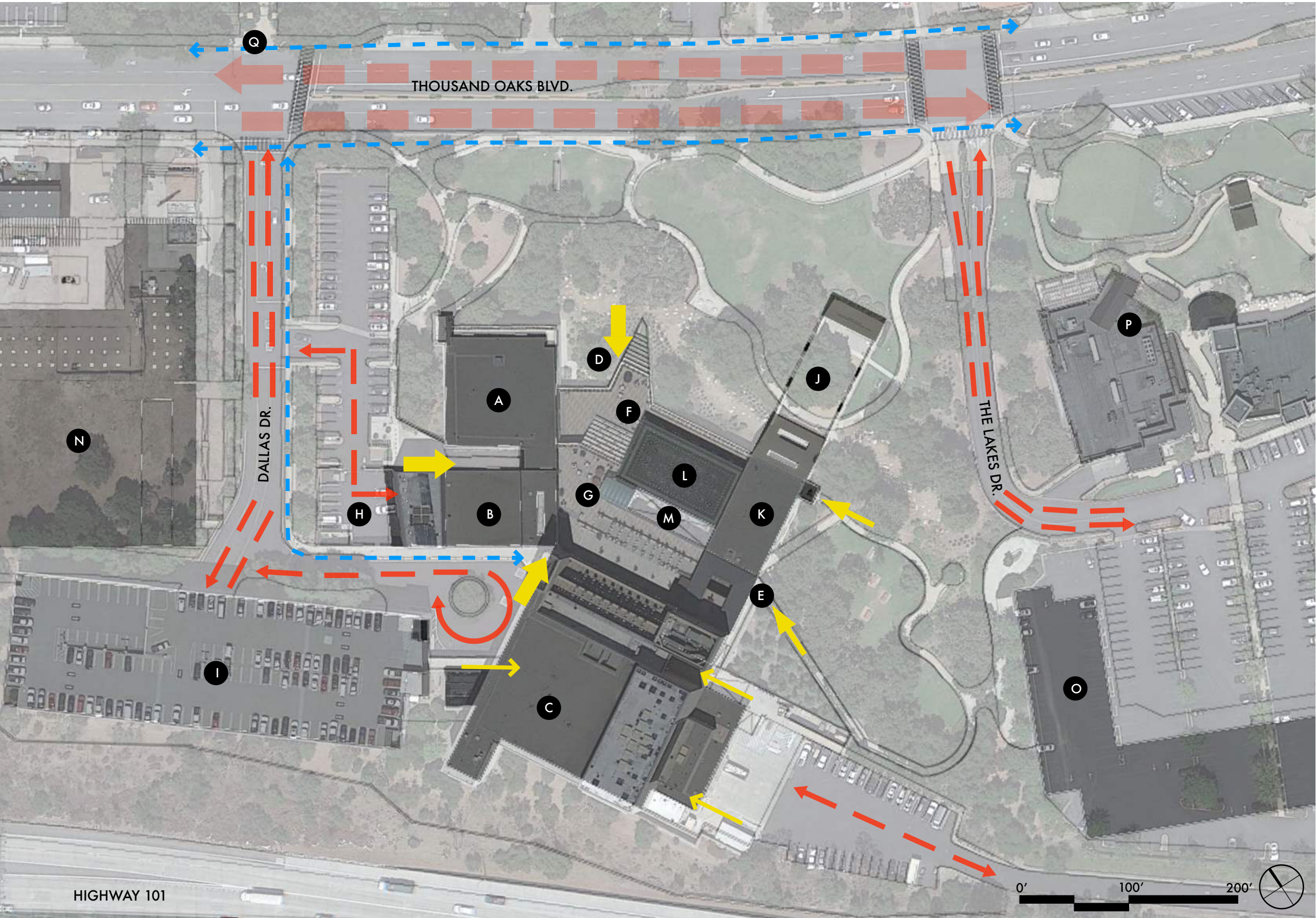
Sensory Elements



-  Wind
-  Road noise
-  Winter sun path
-  Summer sun path

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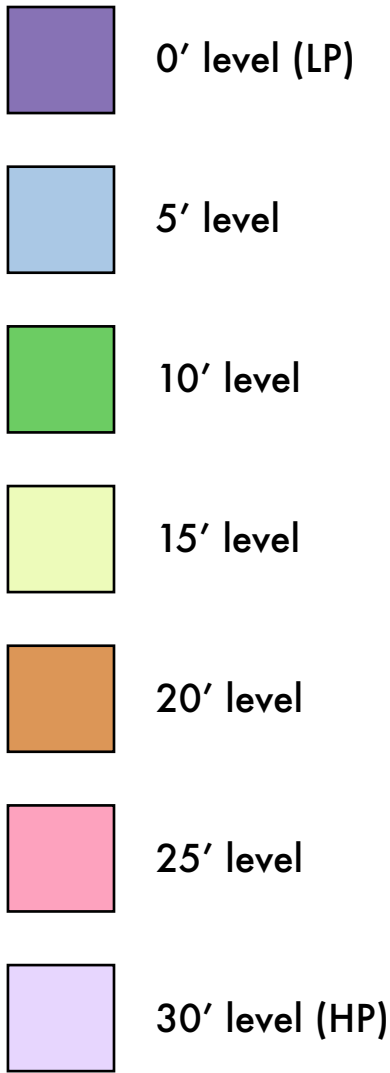
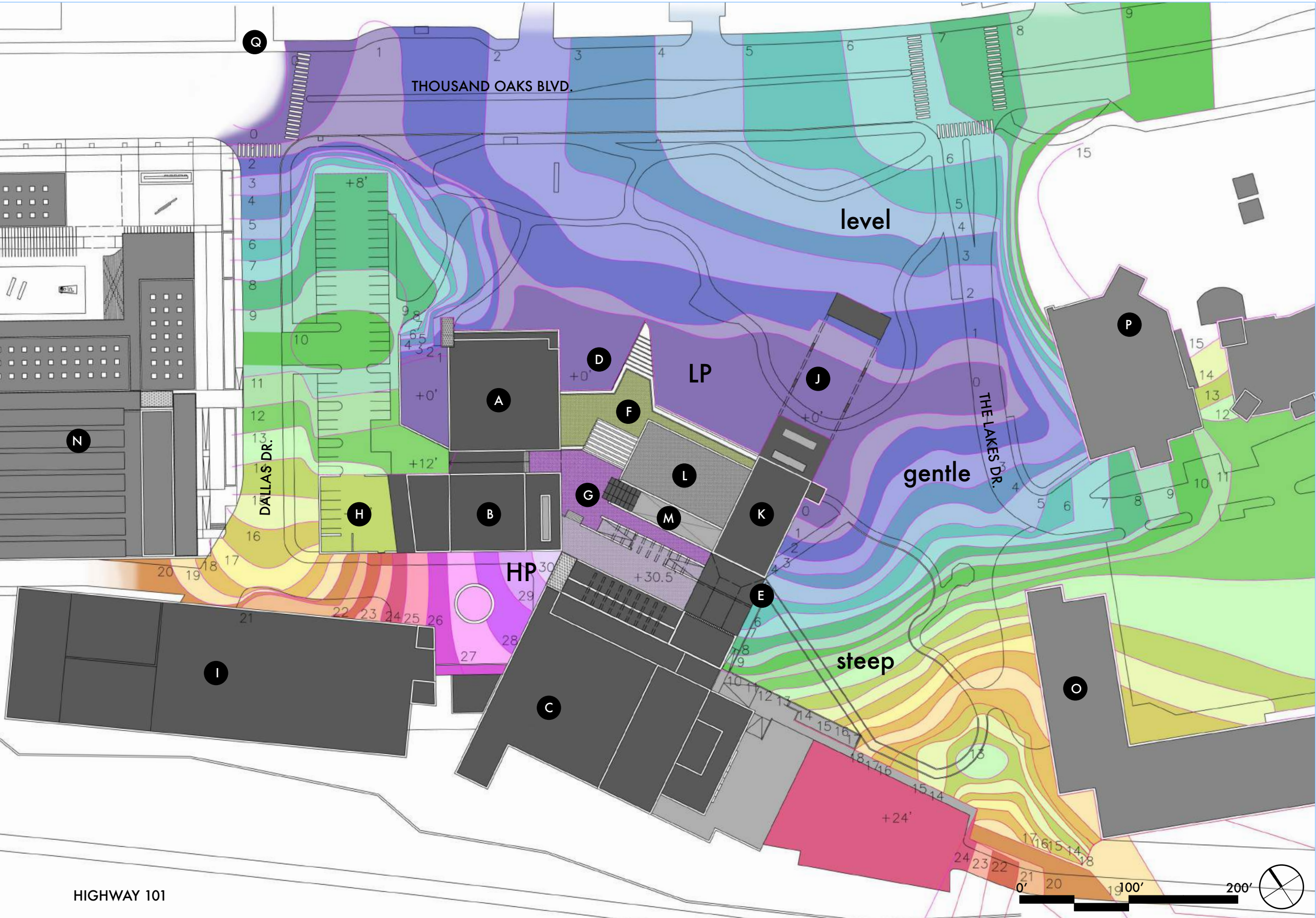
Circulation and Access



- Primary Vehicular
- Secondary Vehicular
- Pedestrian
- Primary Access
- Secondary Access
- Tertiary Access

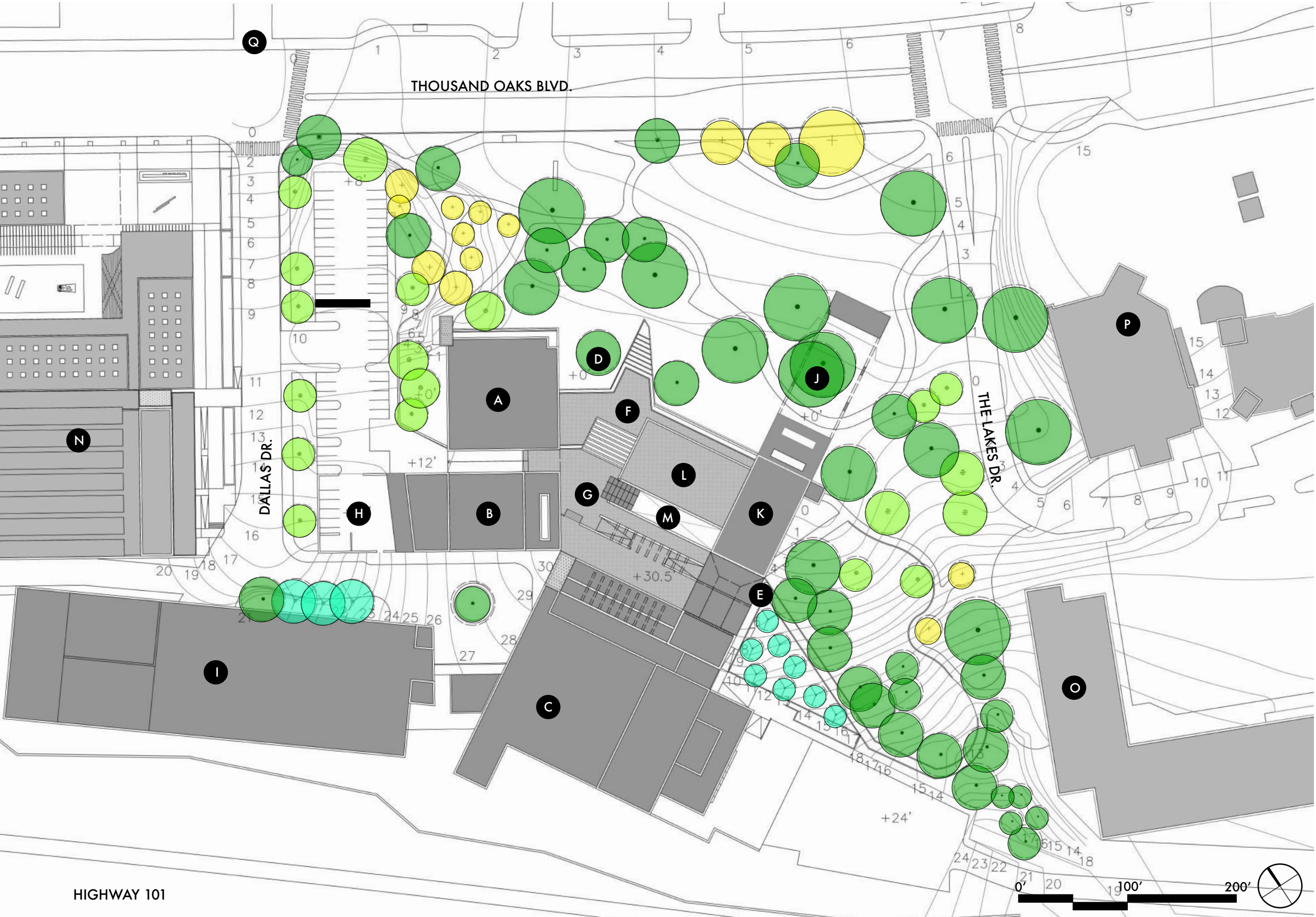
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Existing Topography



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Existing Trees

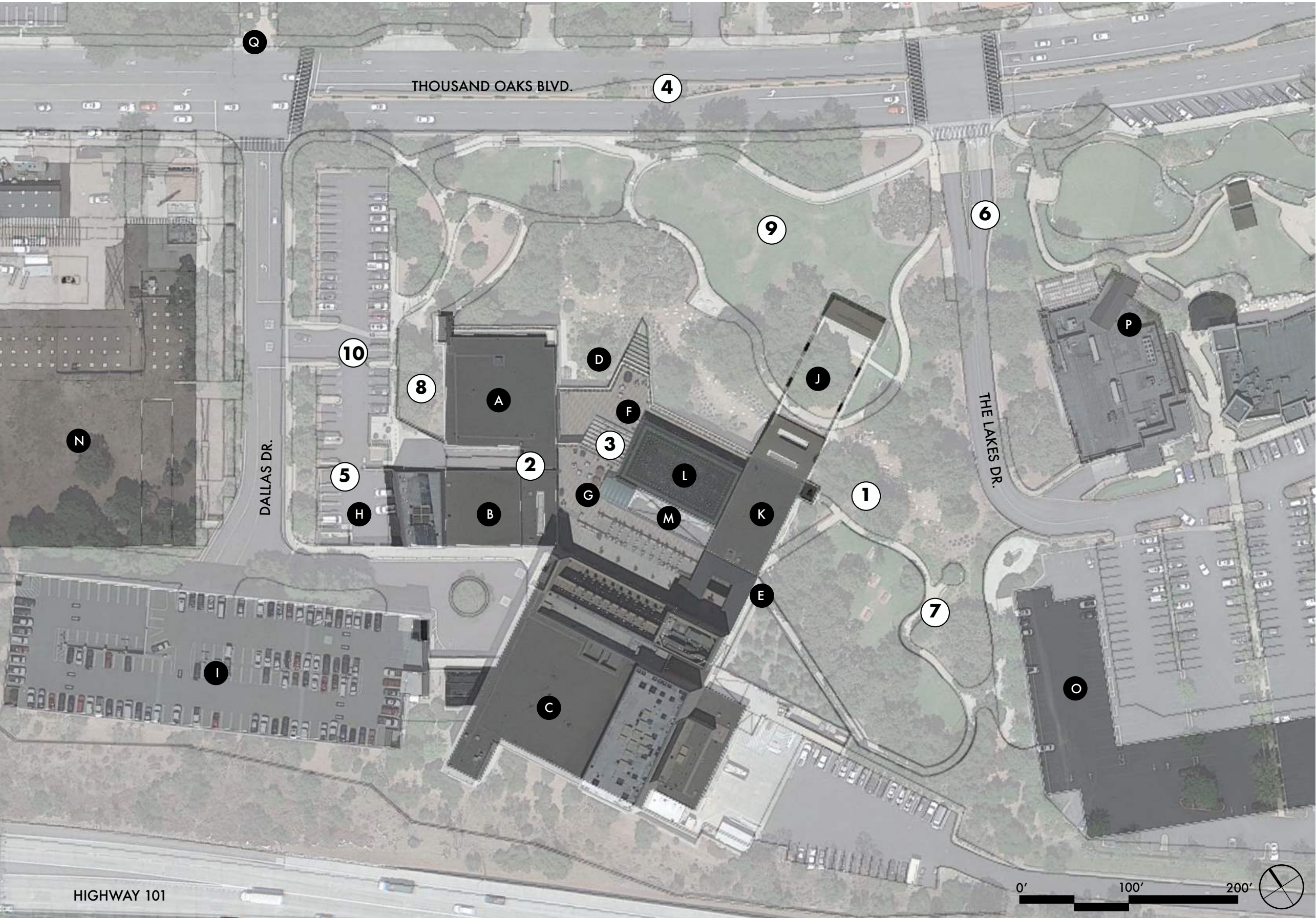


- Oak
- Sycamore
- Conifer
- Other

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HIGHWAY 101

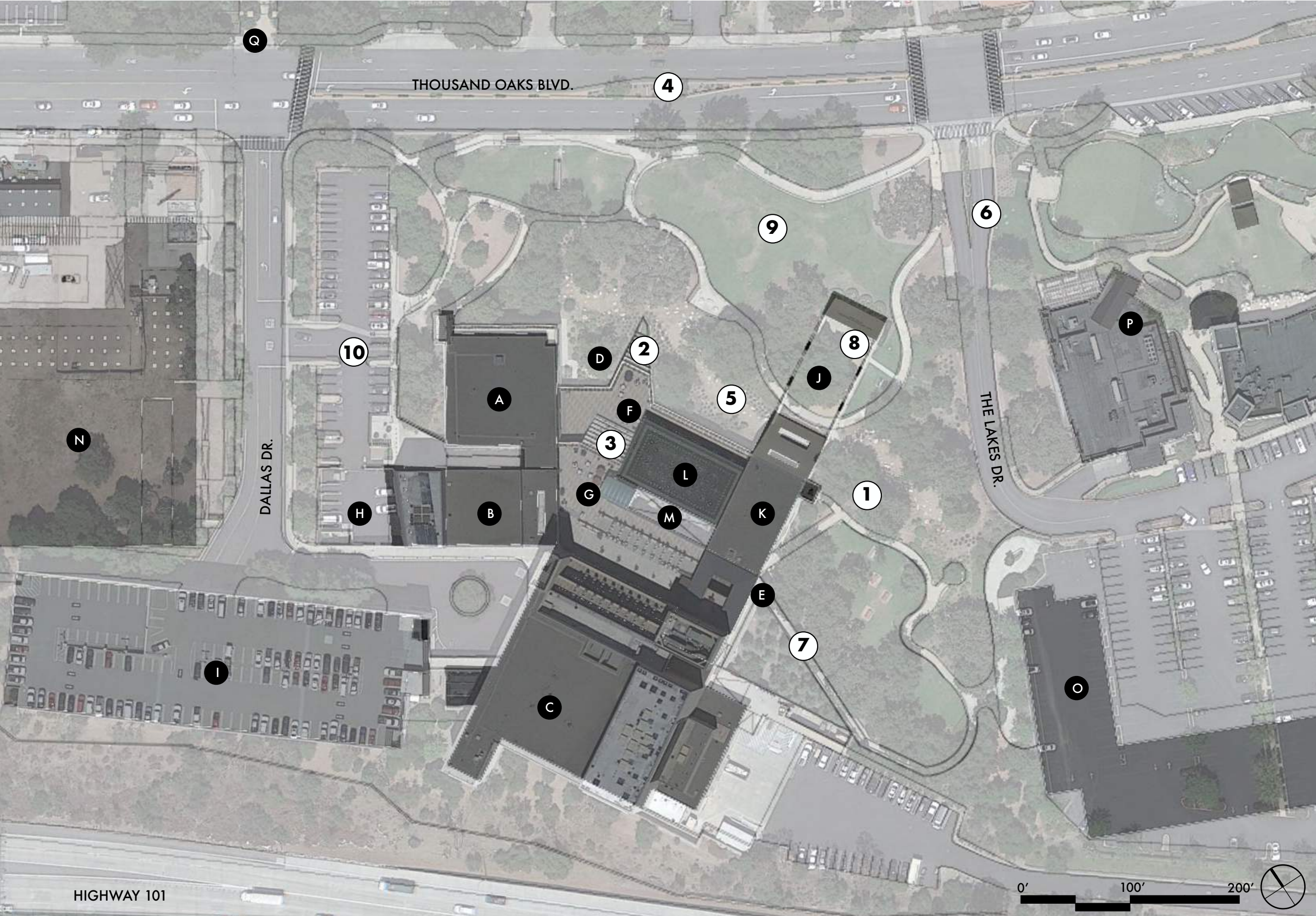
Constraints



- 1 **Oaks** must be protected
- 2 **Entrances** are not clear
- 3 Unintuitive **access** to terrace levels
- 4 **Vehicular traffic** is unpleasant and unsafe
- 5 **Loading area** must be maintained
- 6 Limited **access** to The Lakes
- 7 Steep **topography** may be difficult to access
- 8 **Sunken area** next to building
- 9 Large **lawn** is resource intensive and impractical
- 10 **Surface parking** is redundant with parking structure nearby

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Opportunities



- 1 **Mature trees** provide shade
- 2 Intuitive site for **main entrance**
- 3 **Terraced planters** could be converted to stairs
- 4 **Vehicular traffic** can be slowed down and reduced
- 5 **Dry creek** is attractive and functional
- 6 **Access** to The Lakes can be improved
- 7 **Ramp** provides interest and views
- 8 **Courtyard** is underutilized and should be activated
- 9 Large **lawn** area can be replaced with more accessible paving
- 10 **Surface parking** can be replaced with program elements

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Case Studies

Tualatin Commons / City of Arts and Sciences / Collages



Tualatin Commons Tualatin, Oregon

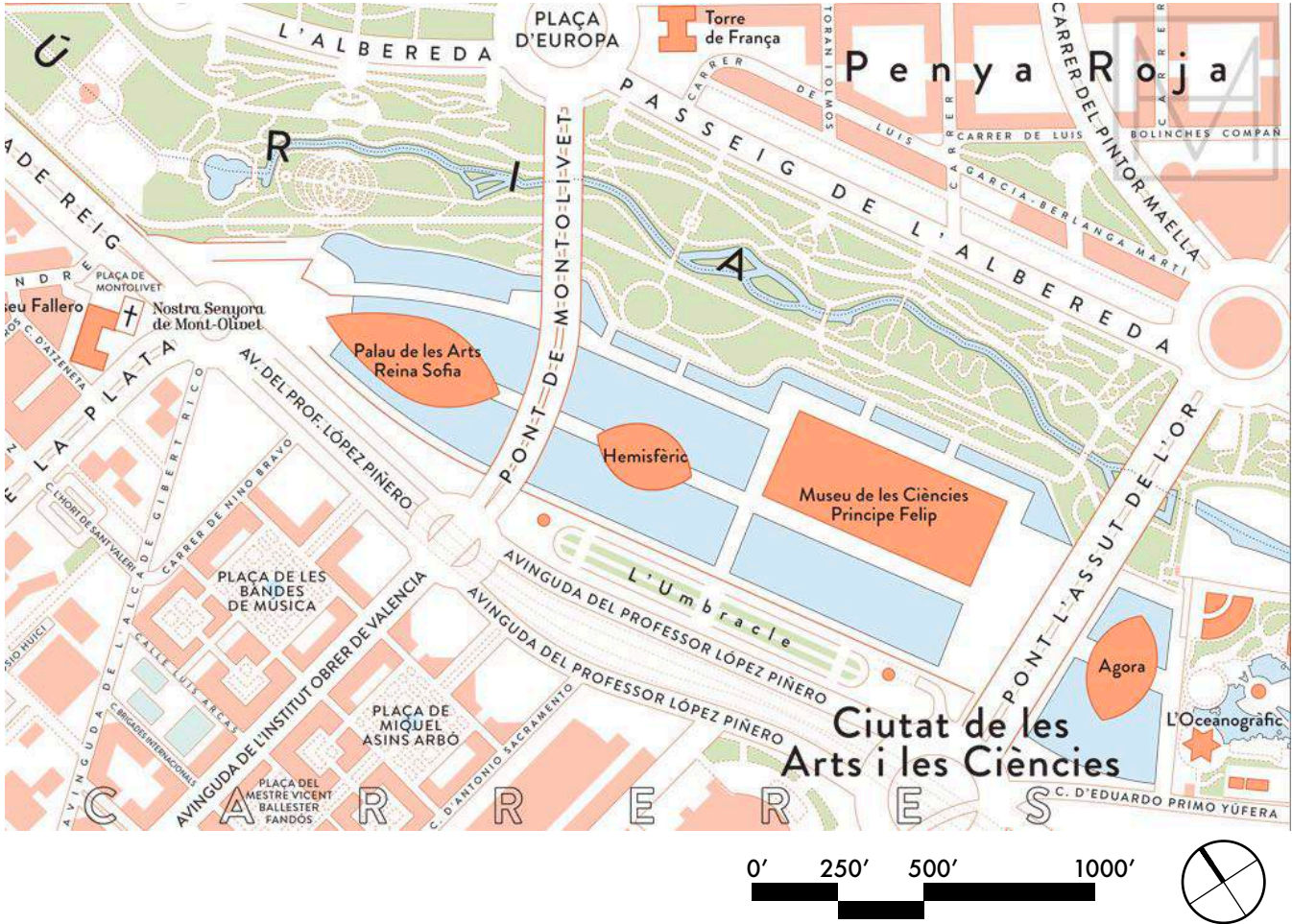
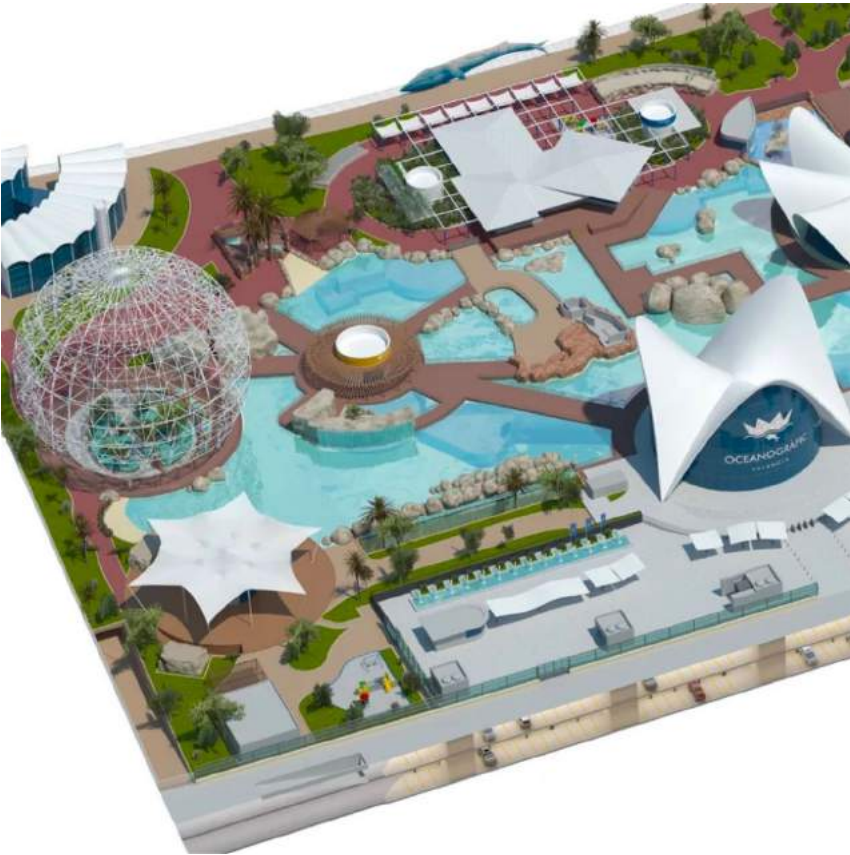


Architect: MacKay Spósito
 Site area: 19 acres
 Building area: 734,323 ft²
 Community population: 27,942

This project was the result of the Central Urban Renewal District Plan which created an iconic town center for the town of Tualatin located near Portland, Oregon. The site features a three-acre manmade lake surrounded by a wide public promenade, plazas and an interactive splash pad. The surrounding buildings are mixed-use; featuring civic, social, commercial and cultural functions. The Commons is the location of several large events every year and serves as a place to gather for the community.



City of Arts and Sciences Valencia, Spain

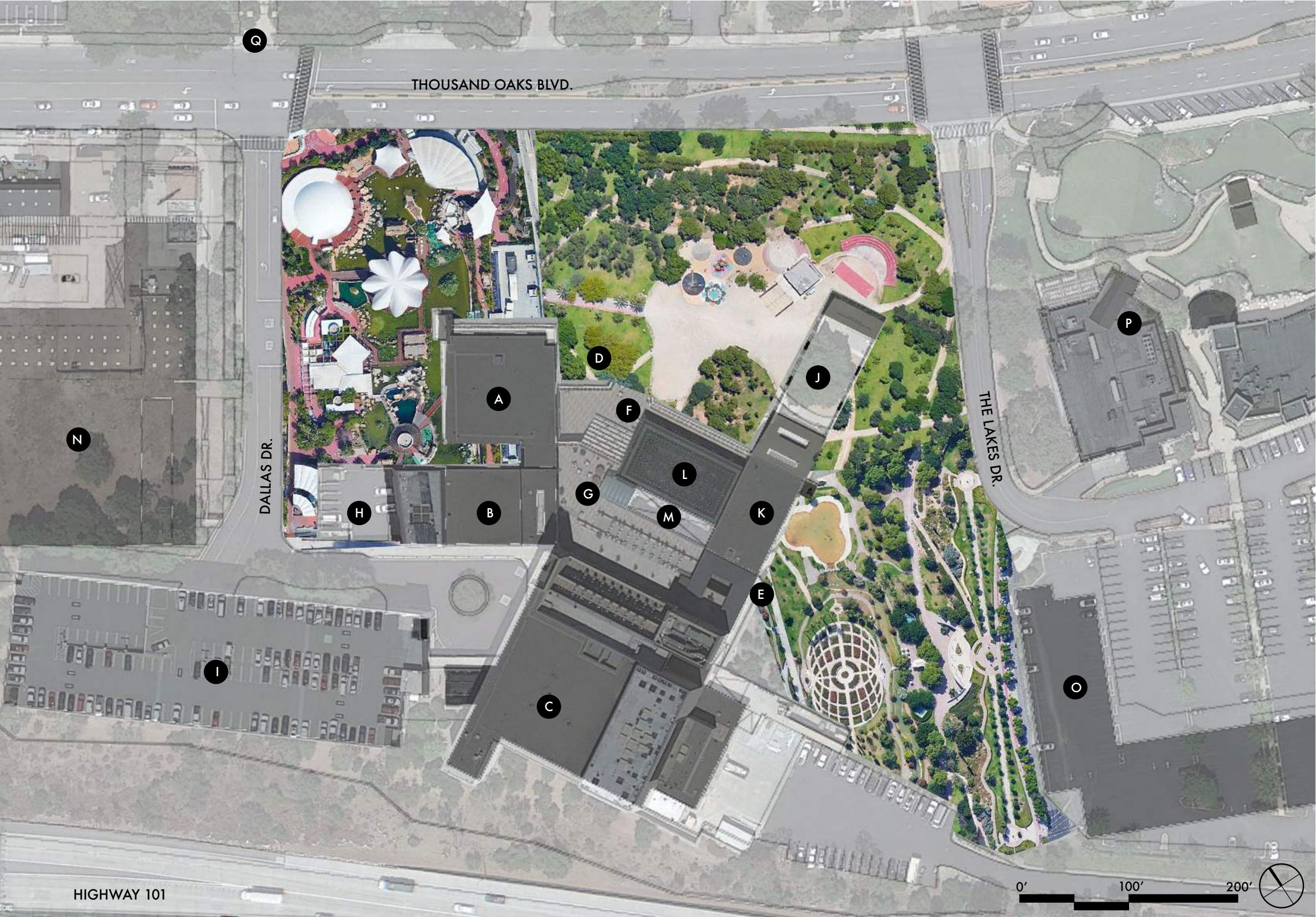


Architect: Santiago Calatrava
 Site area: 8 acres
 Building area: 2,255,000 ft²
 Community population: 791,413

This cultural and architectural complex is located in Valencia, Spain and is part of the old course of the Turia River before it was diverted. The old course forms a long park traversing the city with pedestrian and bicycle circulation as well as plentiful green space for both passive and active recreation. The City of Arts and Sciences is located on the east end of the park and includes a planetarium, cinema, science museum, opera house, gardens, and the largest aquarium in Europe.

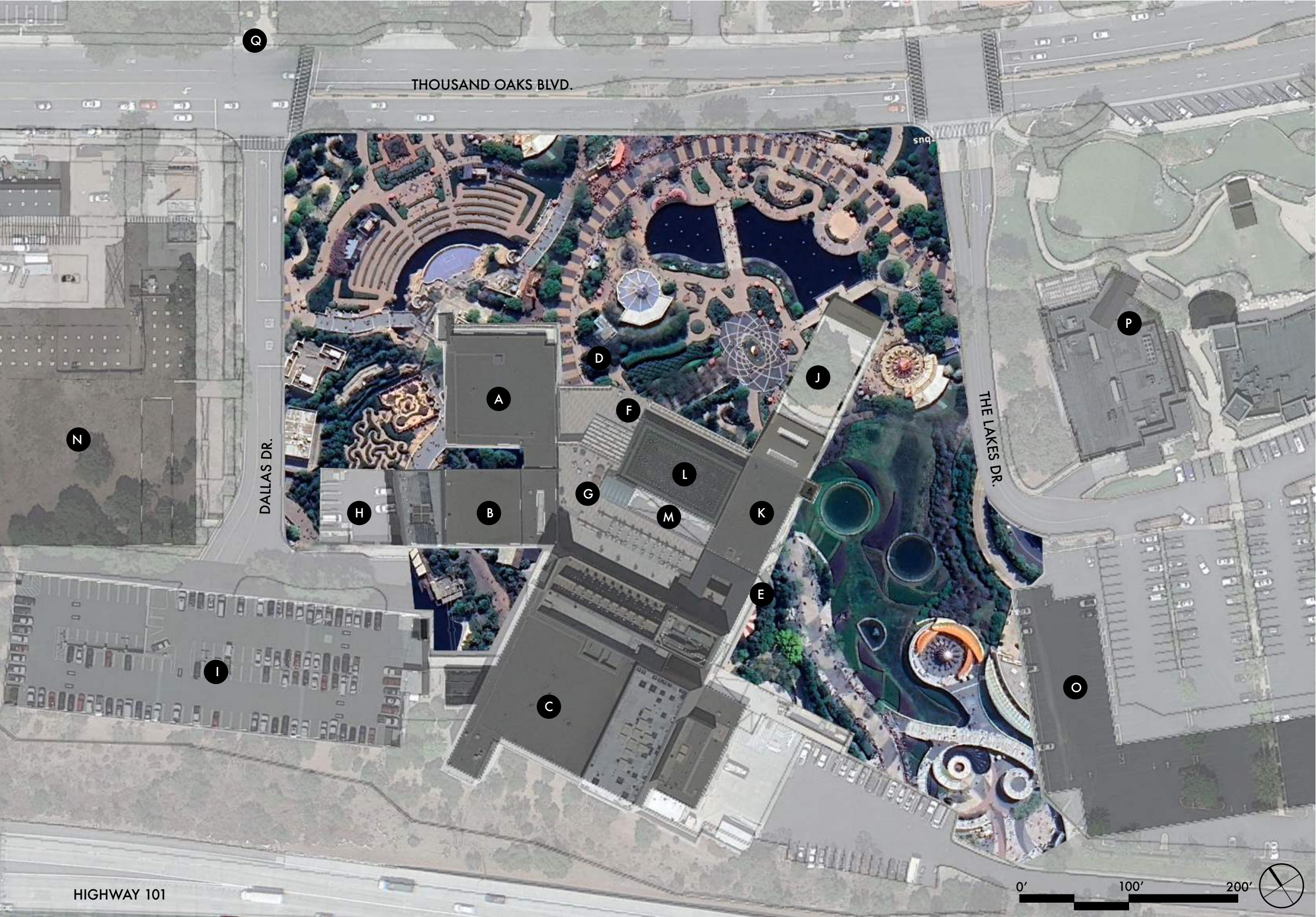


Collage: City of Arts and Sciences Valencia, Spain



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Collage: Shanghai Disneyland Shanghai, China



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Concept Development Space Seeking / Concept / Inspiration



Space Seeking



- Spaces
- Buffer
- Connections
- Oaks

Conceptual Diagram



- 1 Main entrance
- 2 Protected mature trees
- 3 Town square
- 4 Shaded bus stop
- 5 Board walk over swale
- 6 Bridge connection to The Lakes
- 7 Amphitheater with trees
- 8 Café with outdoor seating in courtyard
- 9 Splash pad
- 10 Tree sculptures
- 11 Small amphitheater
- 12 Sycamore allée

HIGHWAY 101

Inspiration Board



Sycamore Allée



Tree Sculptures



Board walk



Interactive Fountain



Pedestrian Bridge

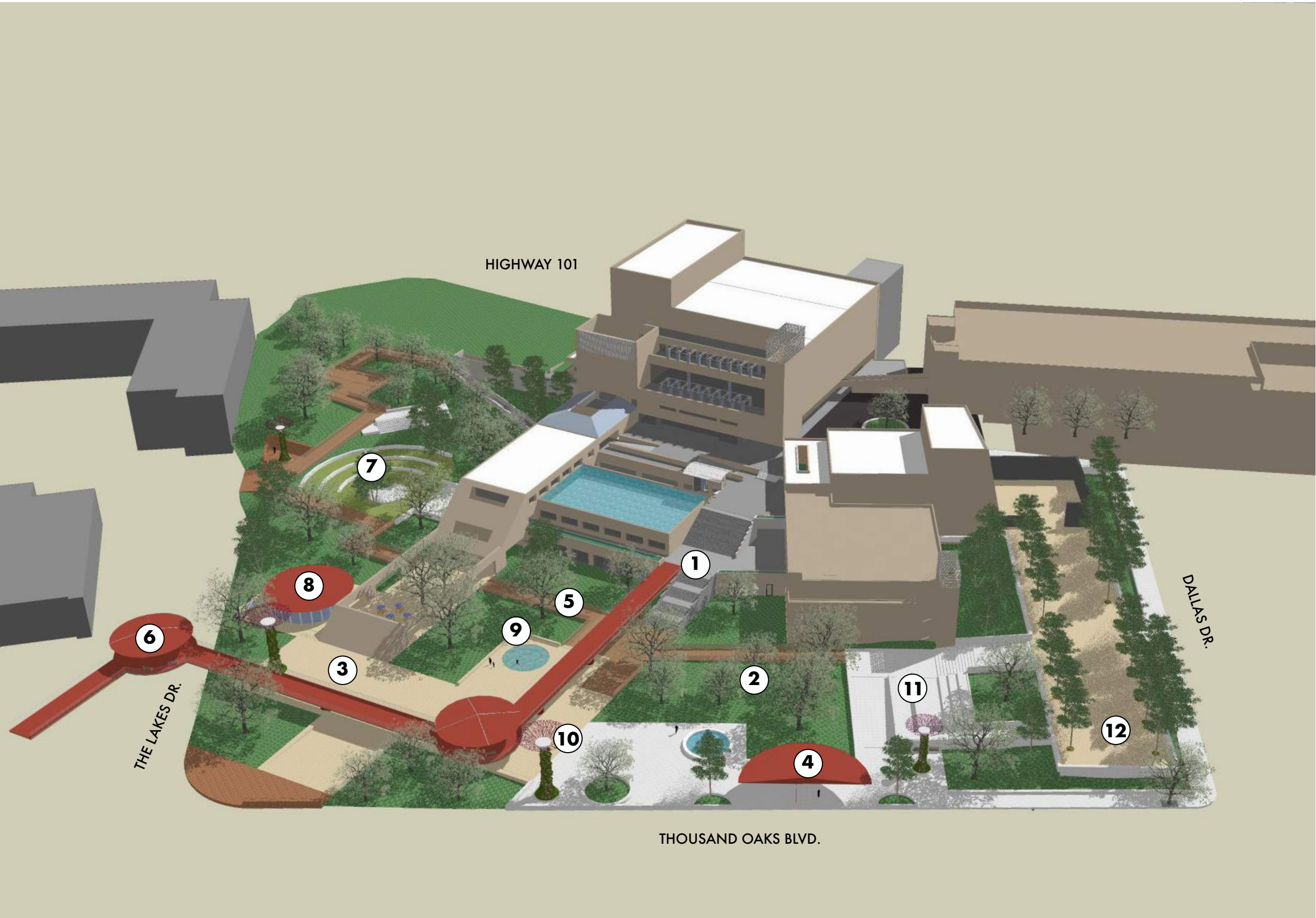


Amphitheater

Site Design Bird's Eye View / Illustrative Plan / Sections / Perspectives



Bird's Eye View



- 1 Main entrance** intuitive entrance allows for easier access
- 2 Mature oaks** protected specimens provide shade, sense of place, ecosystem services
- 3 Town square** festivals, fairs, community events
- 4 Bus stop** encouraging public transportation
- 5 Board walk** exploration, learning, field trips, signage
- 6 Bridge** connection to The Lakes improved access, views, shade structure
- 7 Amphitheater** outdoor performances, ceremonies
- 8 Café** outdoor seating in courtyard gathering, relaxing, attracts visitors
- 9 Splash pad** playing and cooling for all ages
- 10 Tree sculptures** iconic structures to attract visitors
- 11 Small amphitheater** casual performances, meetings
- 12 Sycamore allée** gathering, fairs, community events

Illustrative Plan



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Sections

SECTION A

0' 50' 100'



A

RAMP

STAIRS

AMPHITHEATER

BOARDWALK

CAFÉ

TOWN SQUARE

TREE SCULPTURES

THOUSAND OAKS BLVD. A'

SECTION B

0' 50' 100'



B

THE LAKES DR.

CAFÉ

PROTECTED OAKS

SPLASH PAD

BRIDGE

BOARDWALK

SMALL AMPHITHEATER

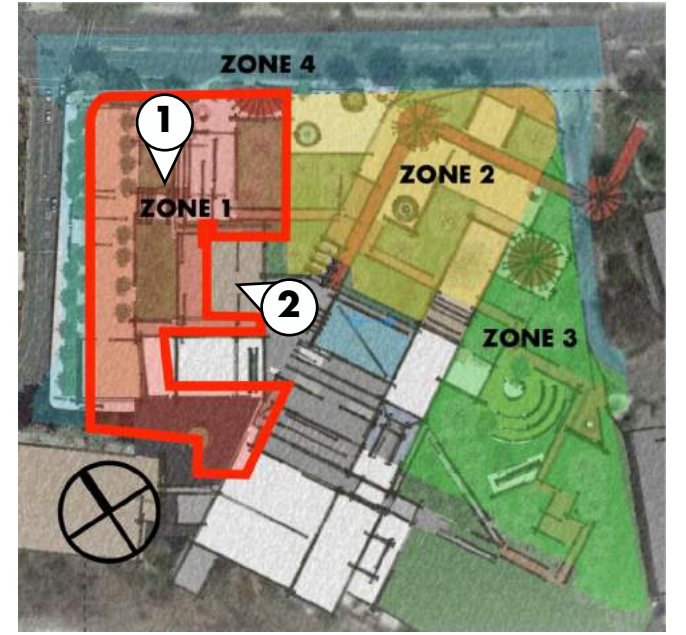
SYCAMORE ALLÉE

DALLAS DR. B'

Perspectives: Zone 1



① View of sycamore allée



② View of small amphitheater

Perspectives: Zone 2



① View from Town Square toward splash pad



② Tree sculpture on east side of Town Square

Perspectives: Zone 3

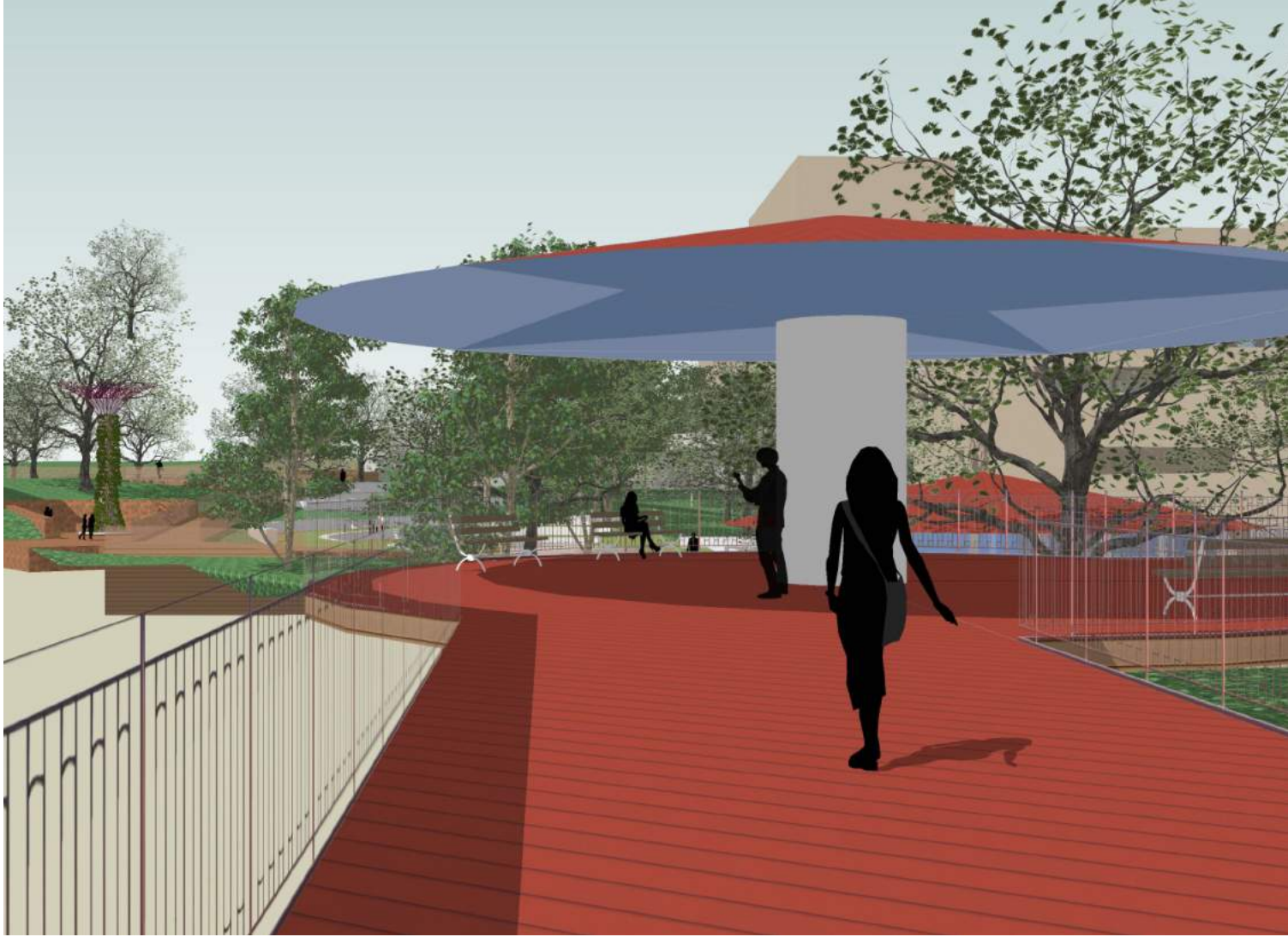


① Café view from Courtyard

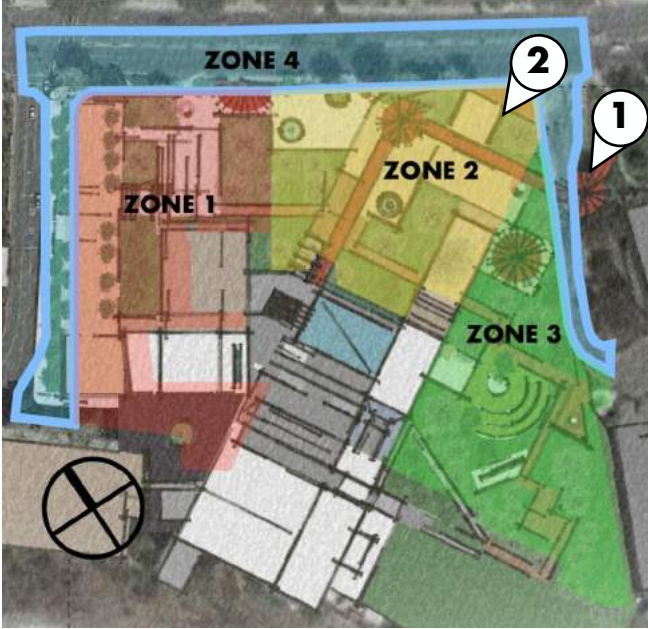


② Amphitheater with sycamores for shade

Perspectives: Zone 4



① Bridge from The Lakes Shopping Center



② Entrance from Thousand Oaks Boulevard