

# Thousand Oaks Civic Center Site Redevelopment

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LD3 Francisco Behr

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# CREATE



Create a vibrant social and cultural hotspot

- Develop community gathering space that is inclusive to all cultural and economic backgrounds
- Establish spaces to facilitate cultural and social events relevant to the needs of the community



# CONNECT



Facilitate greater cohesion and connectivity between elements in the Downtown Core

- Improve connection to surrounding areas
- Improve sidewalks and bike pathways
- Improve usability of outdoor spaces for employees and visitors



# REGENERATE

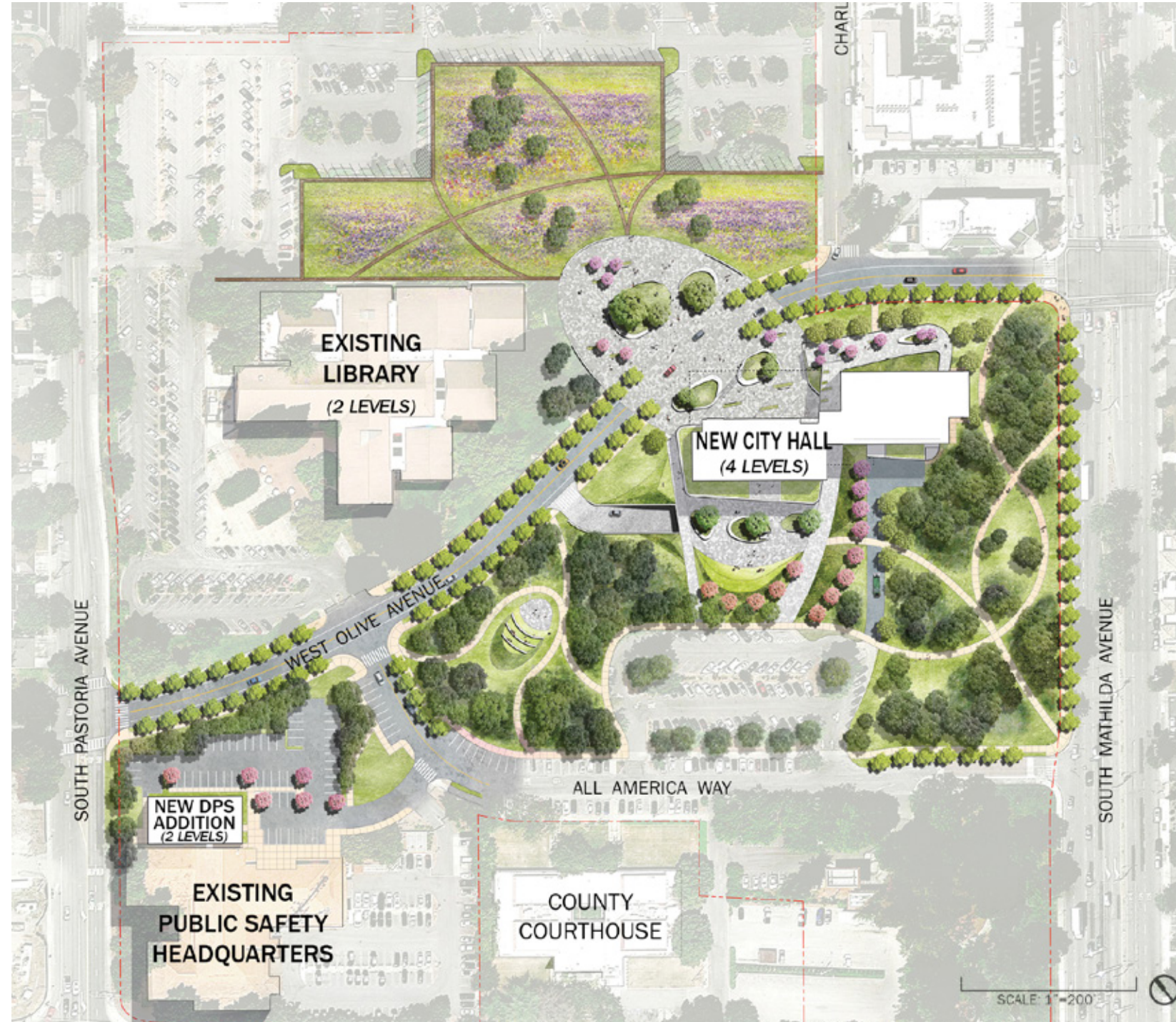


Promote biodiversity and regeneration

- Introduce and restore native habitats
- Improve soil health and water efficiency
- Foster a learning environment for biodiversity preservation and soil regeneration



# CASE STUDY #1



## SUNNYVALE CIVIC CENTER

### Location

456 W Olive Ave, Sunnyvale, CA 94086

### Design

SmithGroup

### Year completed

2023 (Phase I.)

### Size

25 acres

### Buildings and amenities

- City Hall
- Public Safety Headquarters
- Library

### Features

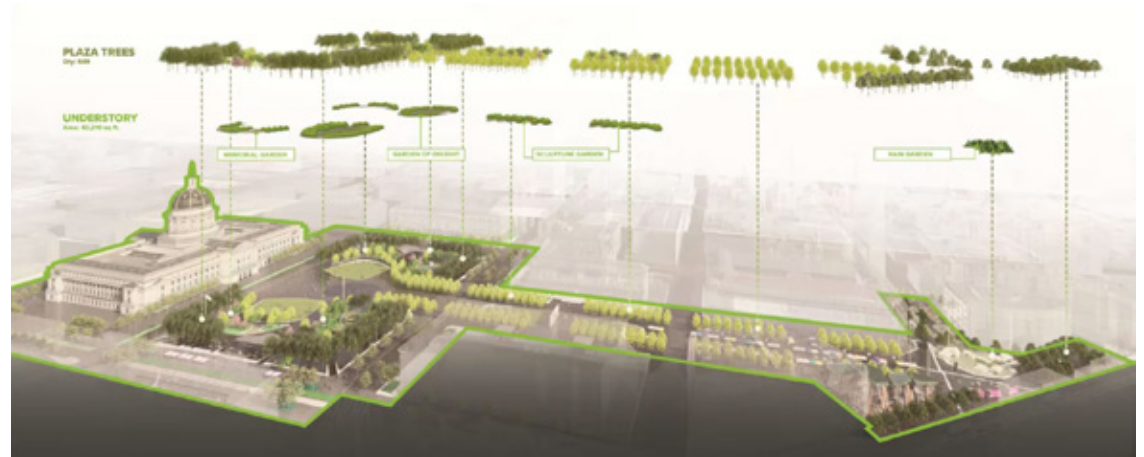
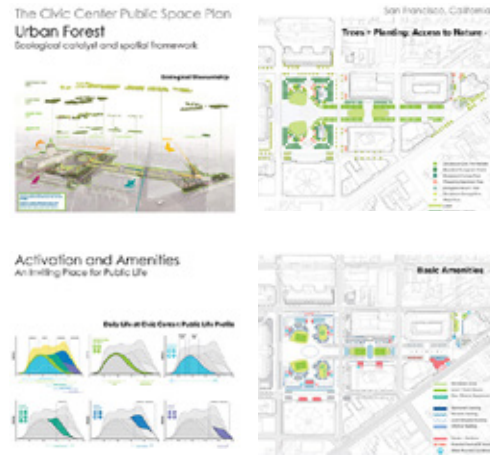
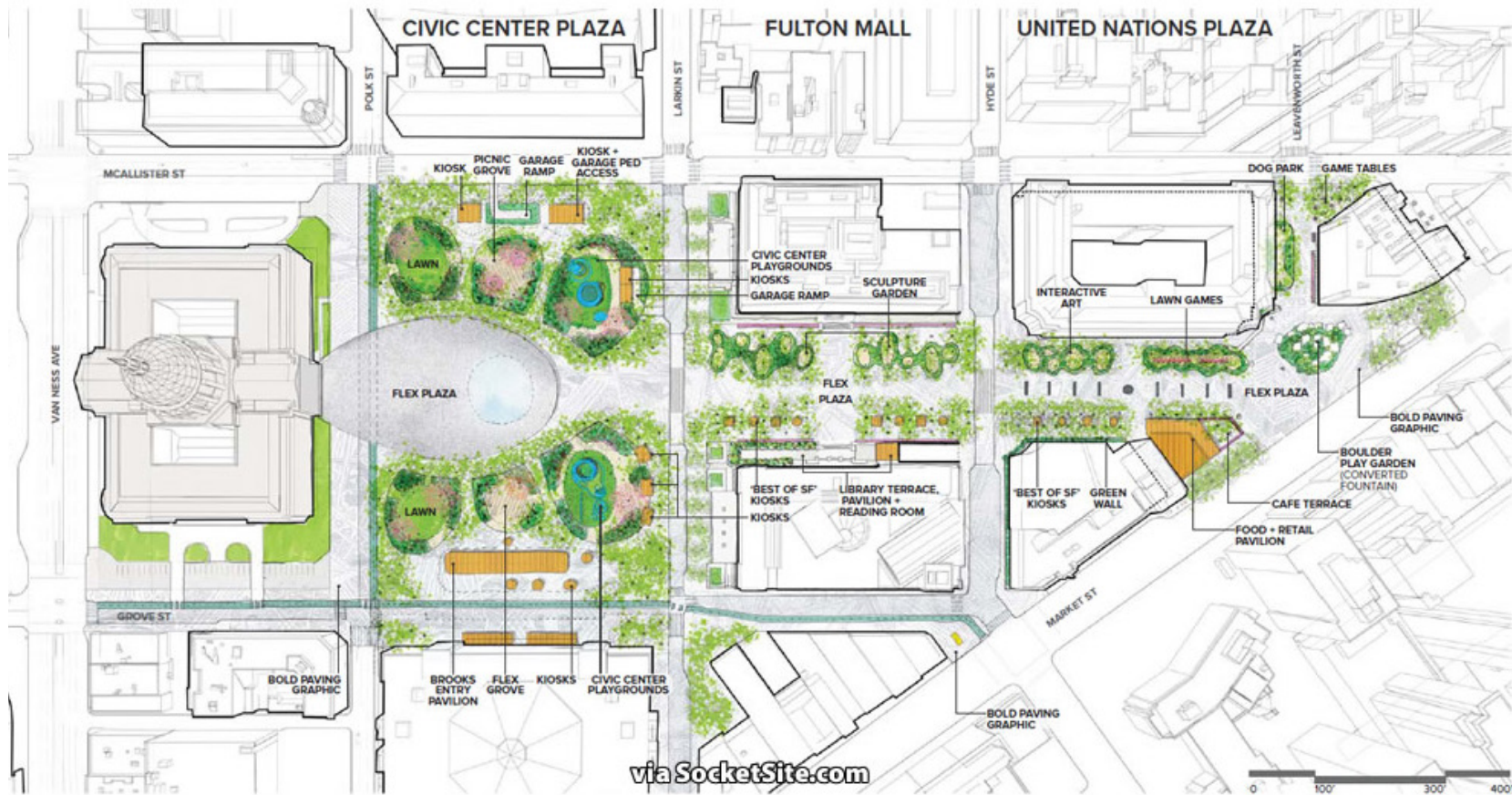
- Amphitheater and gathering spaces
- Water features
- Native plantings
- Pathways

### Users

City government employees, public safety personnel, library patrons, community members, visitors and tourists

Source: [sunnyvale.canto.com](http://sunnyvale.canto.com)

# CASE STUDY #2 San Francisco Civic Center Plaza



## SAN FRANCISCO CIVIC CENTER PLAZA

**Location**  
335 McAllister St, San Francisco, CA 94102

**Design**  
CMG Landscape Architects and Kennerly Architecture & Planning

**Year completed**  
2017-present

**Size**  
12 acres

- Buildings and amenities**
- City Hall
  - War Memorial
  - Opera House
  - War Memorial Veterans Building
  - Asian Art Museum
  - Library
  - Cafe
  - Kiosks

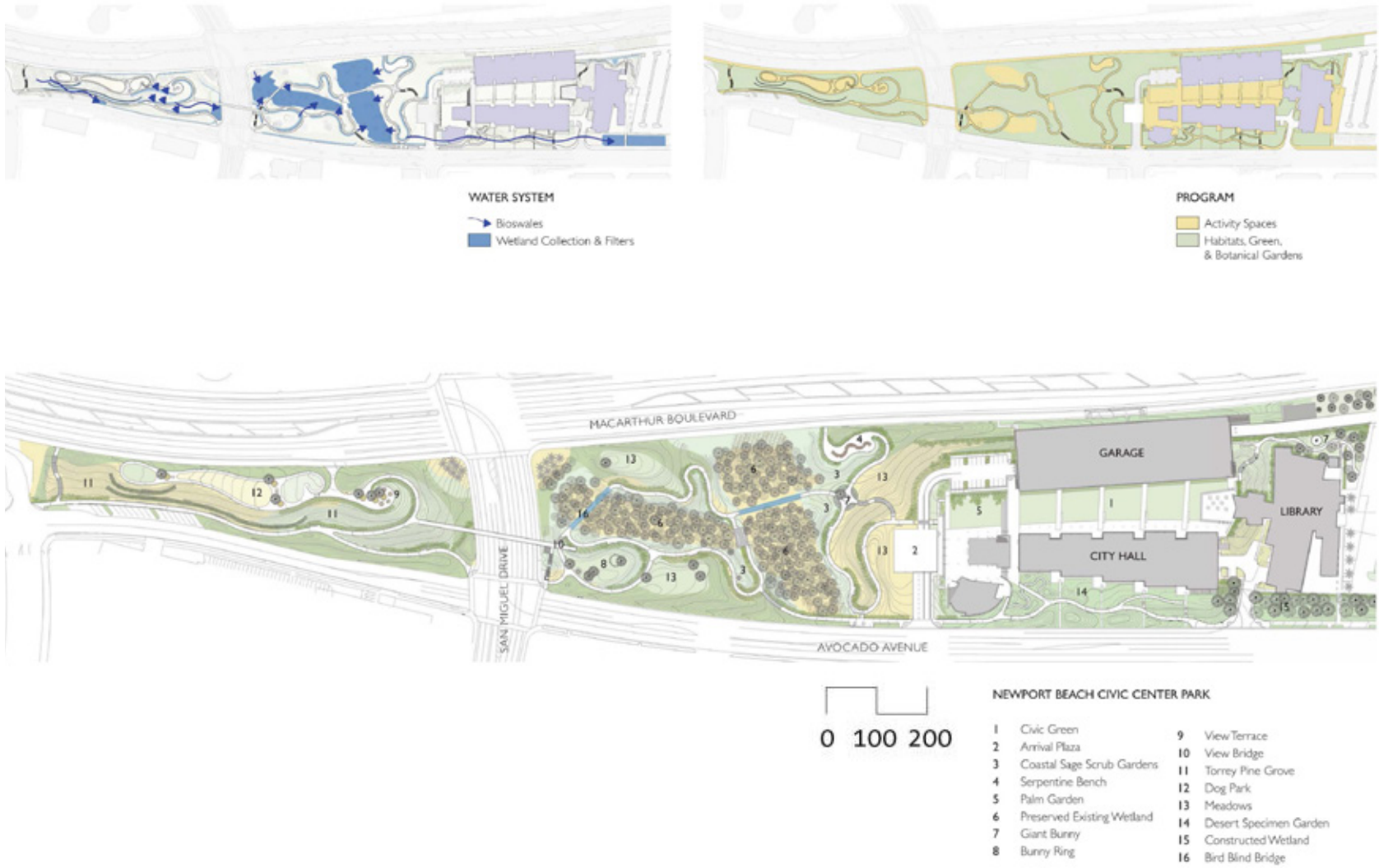
- Features**
- Plazas
  - Picnic grove
  - Playgrounds
  - Interactive art
  - Boulder garden
  - Green walls
  - Sculpture gardens

**Users**  
City government employees, public safety personnel, library patrons, community members, visitors and tourists

Sources: AIA California, Socketsite.com



# CASE STUDY #3 Newport Beach Civic Center Park



## NEWPORT BEACH CIVIC CENTER PARK

**Location**  
1306-1484 Avocado Ave, Newport Beach, CA 92660

**Design**  
PWP Landscape Architecture

**Year completed**  
2013

**Size**  
16 acres

**Buildings and amenities**

- City Hall
- Library
- Garage

**Features**

- Plazas
- Meadow
- Preserved wetlands
- Gardens
- View bridge (overlook)
- Sculptures
- Bench seating
- Pathways

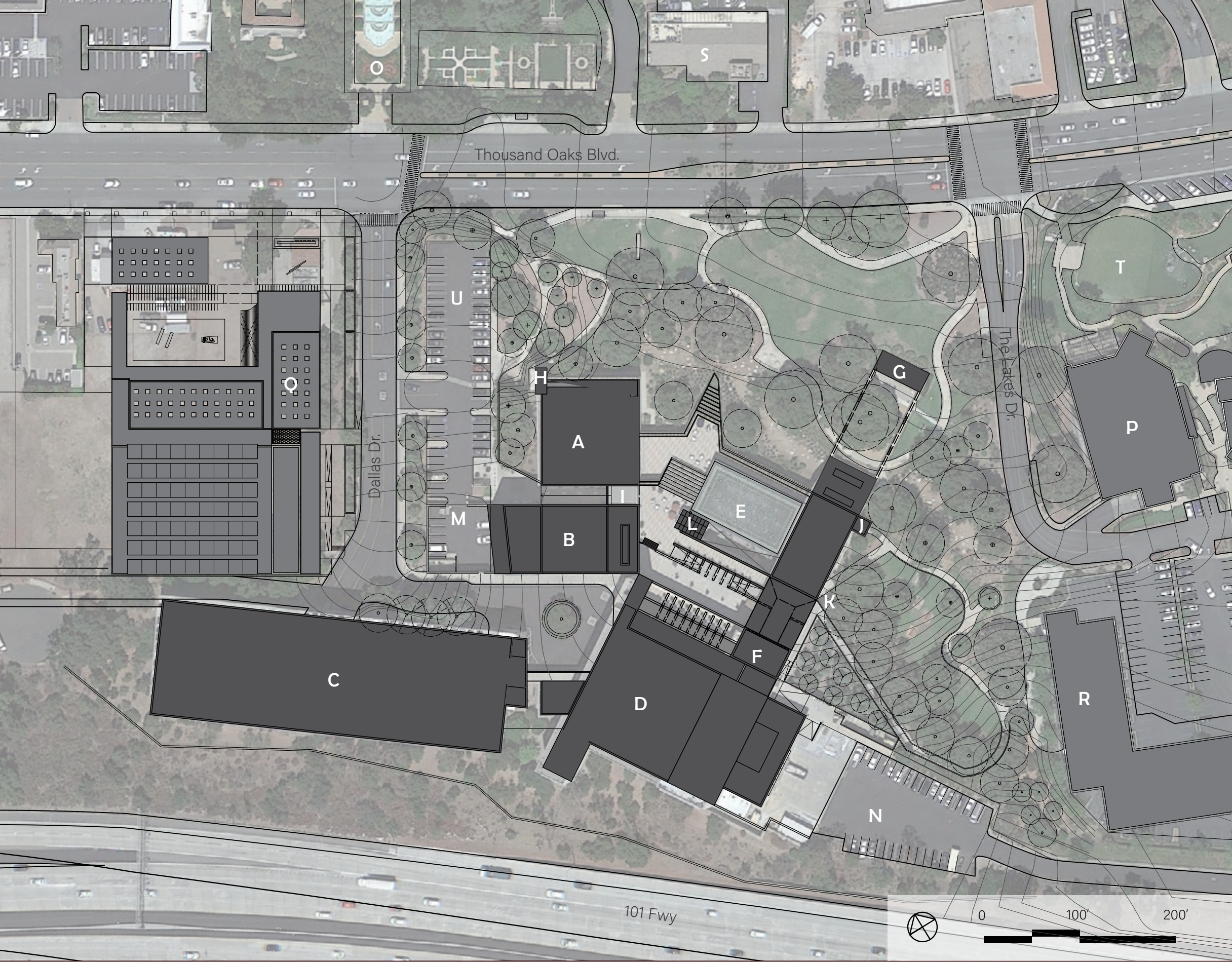
**Users**

City government employees, library patrons, community members, community members

Sources: PWP Landscape Architecture, Architect Magazine

**FIELD**

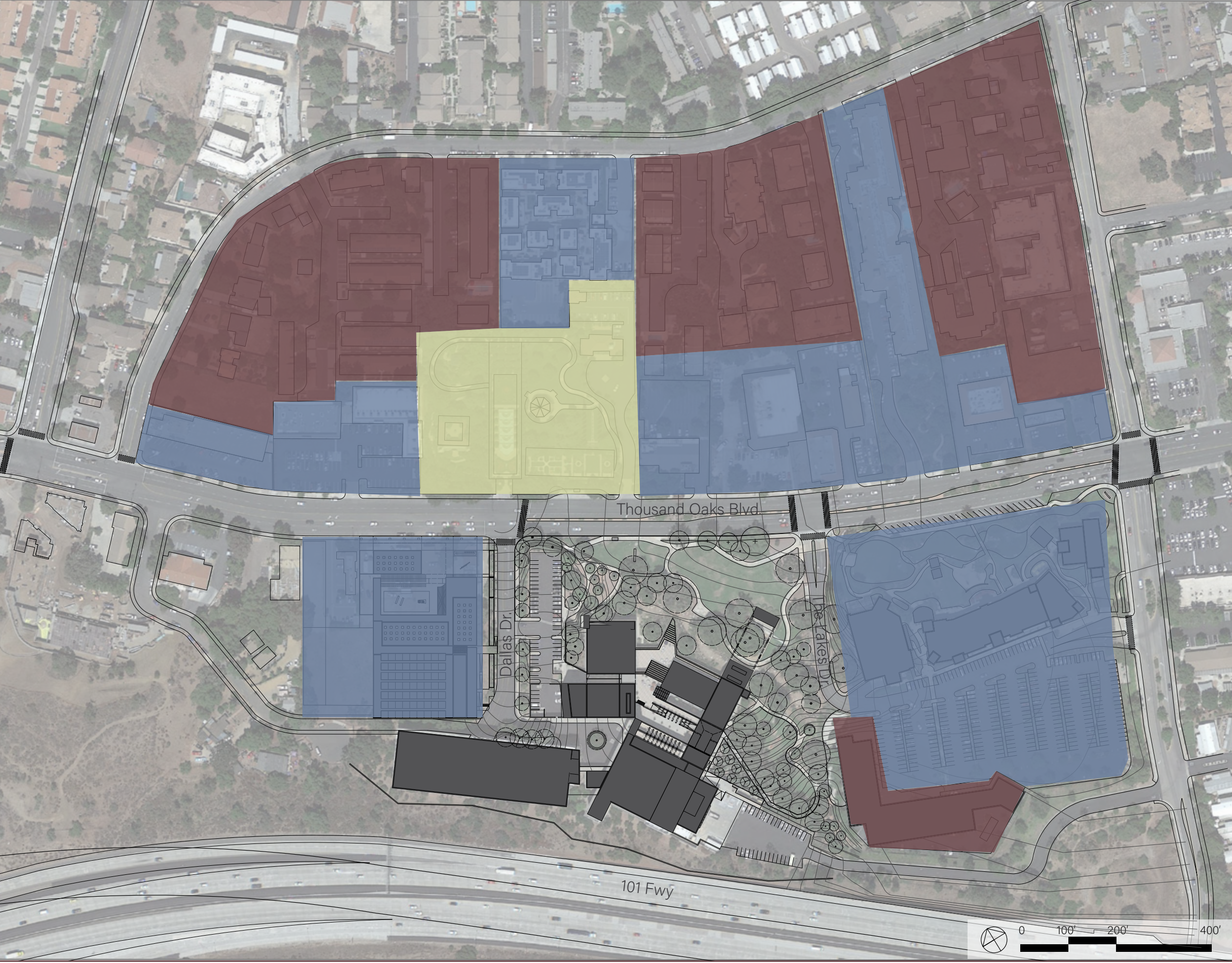




# SITE PLAN

## Legend

- A City Hall Offices
- B Forum Theatre
- C Parking structure
- D Kavli Theatre
- E Water feature
- F Box office
- G Outdoor stage
- H North stairwell
- I Office stairwell
- J East stairwell
- K East entry ramp
- L Elevator
- M Loading zone
- N Loading zone
- O Gardens of the World
- P Lakes Shopping Center
- Q Proposed Arts Center
- R Proposed residential building
- S Mastros Steakhouse
- T The Lakes water features
- U Existing parking lot



## CONTEXT

### Land Use

- Residential
- Commercial
- Cultural

### Legend

- |                      |                                  |
|----------------------|----------------------------------|
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| J. East stairwell    |                                  |



## SITE ZONES

- ZONE 1:** Northwestern area containing parking lot and adjacent pathways. Leads into office stairwell.
- ZONE 2:** Central area in front of main entrance. Contains a swale area next to building, an enclosed outdoor stage, and a large turf area
- ZONE 3:** Sloped topography facing the Lakes Shopping Center and future residential building
- ZONE 4:** Street edges and connections to adjacent areas

- |                      |                                  |
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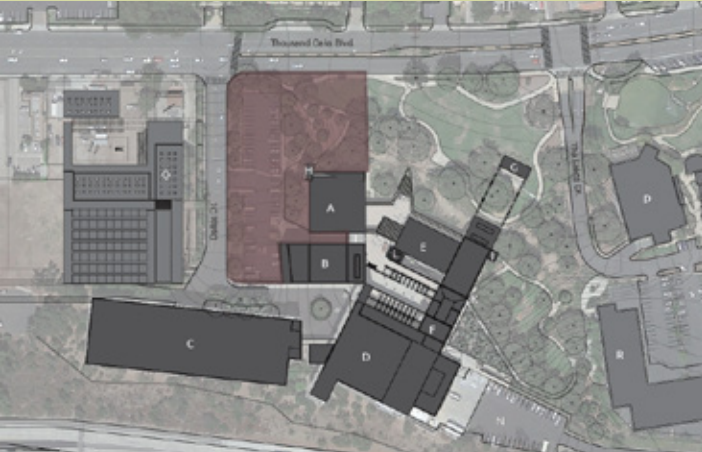


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ZONE 1



- City Hall sign
- Office entrance
- Outdoor seating area / picnic benches
- Sloped area next to building
- Parking lot
- Outdoor space adjacent to offices

Legend

- A. City Hall Offices
- B. Forum Theatre
- C. Parking structure
- D. Kavli Theatre
- E. Water feature
- F. Box office
- G. Outdoor stage
- H. North stairwell
- I. Office stairwell
- J. East stairwell
- K. East entry ramp
- L. Elevator
- M. Loading zone
- N. Loading zone
- O. Gardens of the World
- P. Lakes Shopping Center
- Q. Proposed Arts Center
- R. Proposed residential building



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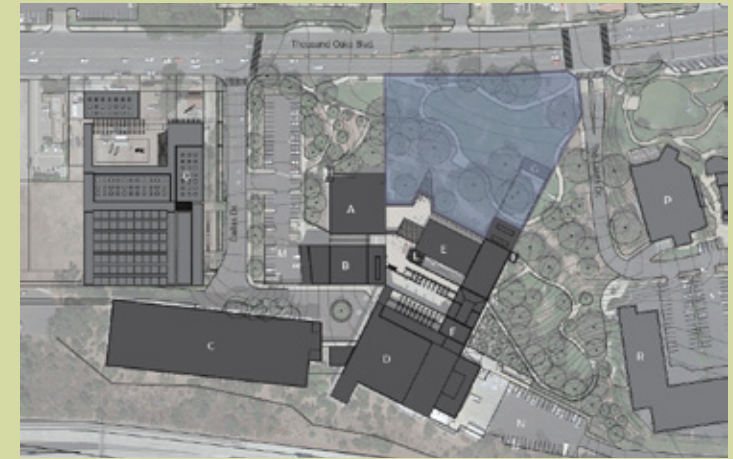


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## ZONE 2



Terraced planters and swale on west side

Swale on east side of terraced planters

Shaded area between terraced planters and outdoor stage

Large turf area

Main Civic Arts Plaza City Hall sign

Outdoor stage area

### Legend

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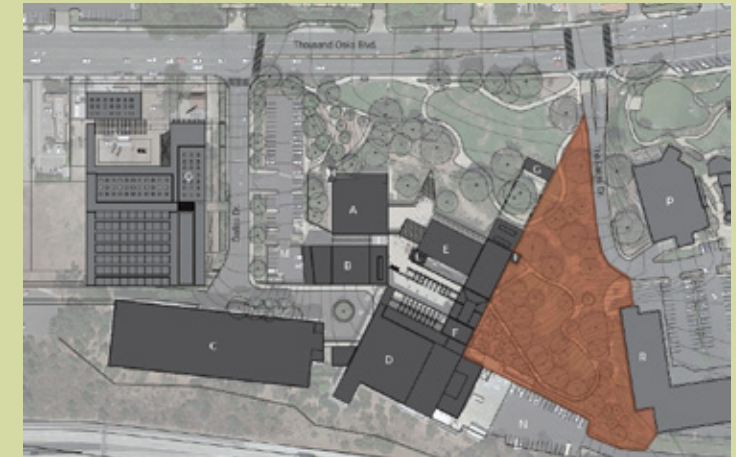


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## ZONE 3



Protected oak at Thousand Oaks Blvd. and The Lakes Dr.

Outdoor seating area / picnic benches

Protected oaks near ramp

Swale

Upper ramp leading into building

Lower ramp near future residential bldg.

### Legend

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## ZONE 4



Loading zone

Dallas St.

Thousand Oaks Blvd. near The Lakes Dr.

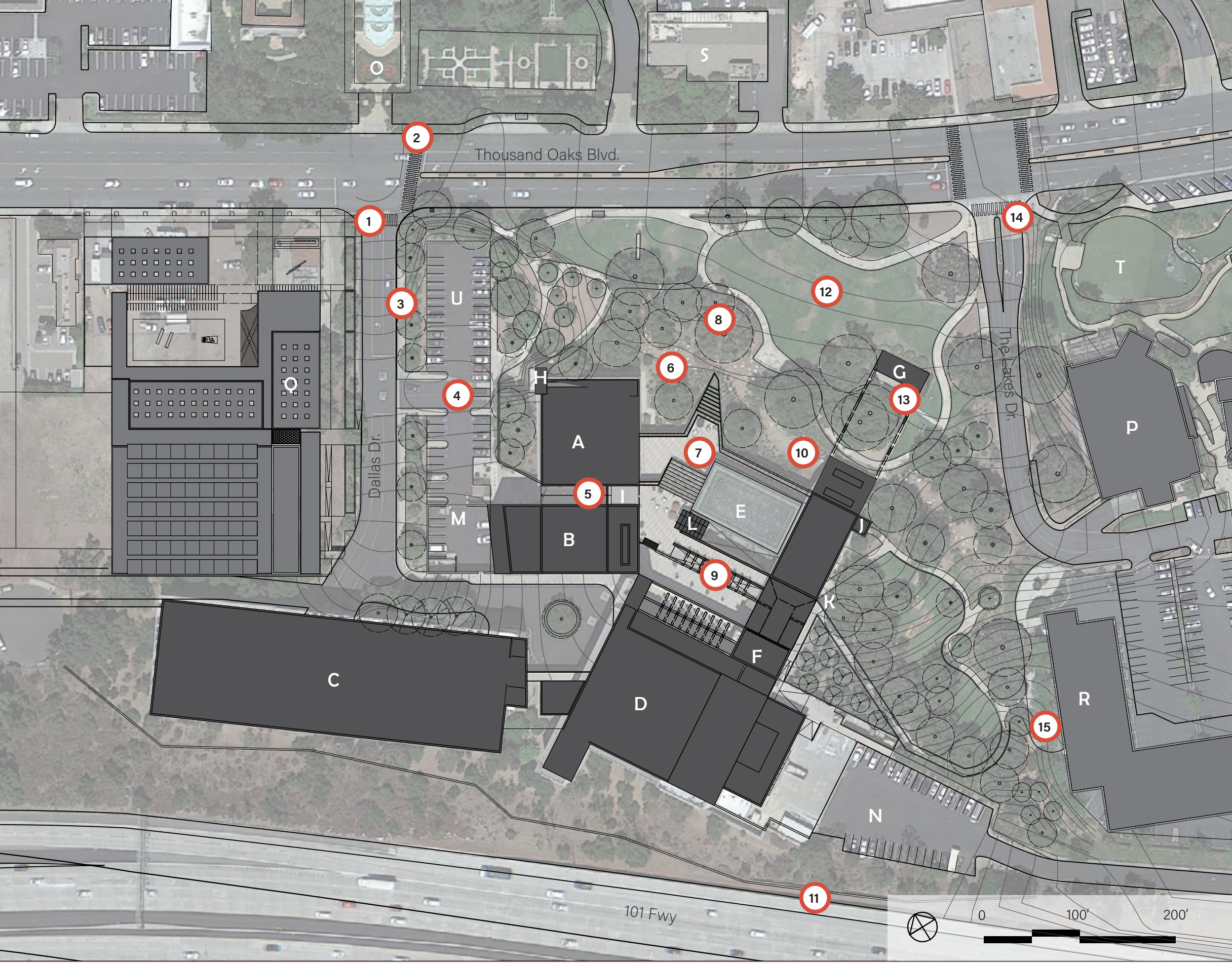
Bus stop on North side of Thousand Oaks Blvd.

Bus stop on South side of Thousand Oaks Blvd.

Crosswalk to the Lakes Shopping Center

### Legend

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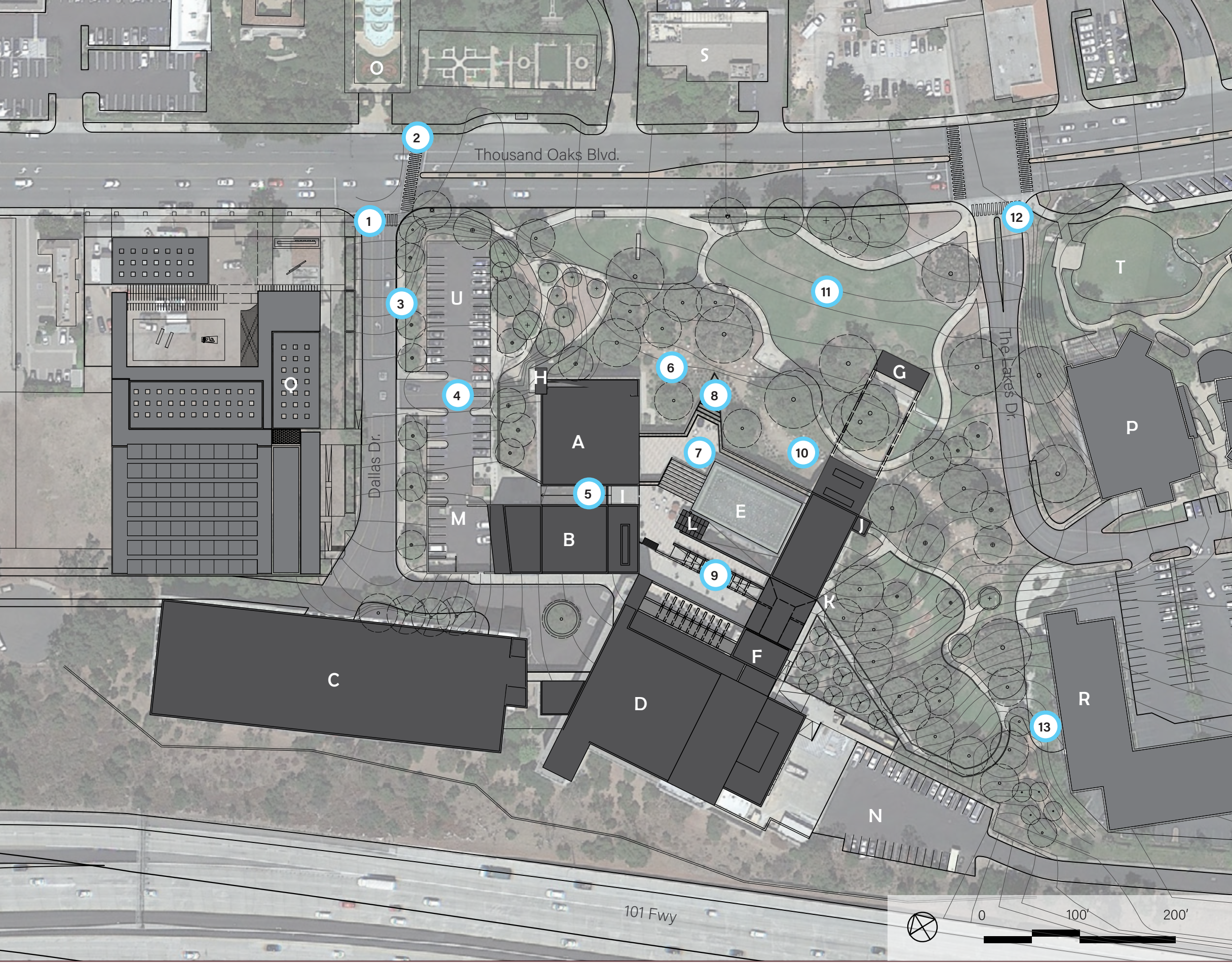


## SITE CONSTRAINTS

1. Poor connection to future Arts Center
2. Poor connection to Gardens of the World
3. Narrow sidewalks / uninviting
4. Excess parking
5. Office stairwell to 2nd floor hidden
6. Main entrance hidden / unclear
7. Insufficient shade over terrace
8. Protected oak tree in front of main entrance
9. Insufficient shade over 3rd floor terrace / connection point
10. Unused swale
11. Noise pollution from freeway
12. Unused turf with inefficient irrigation
13. Unused stage structure blocks building view
14. Poor connection to Lakes Shopping Center
15. No connection to future residential building

### Legend

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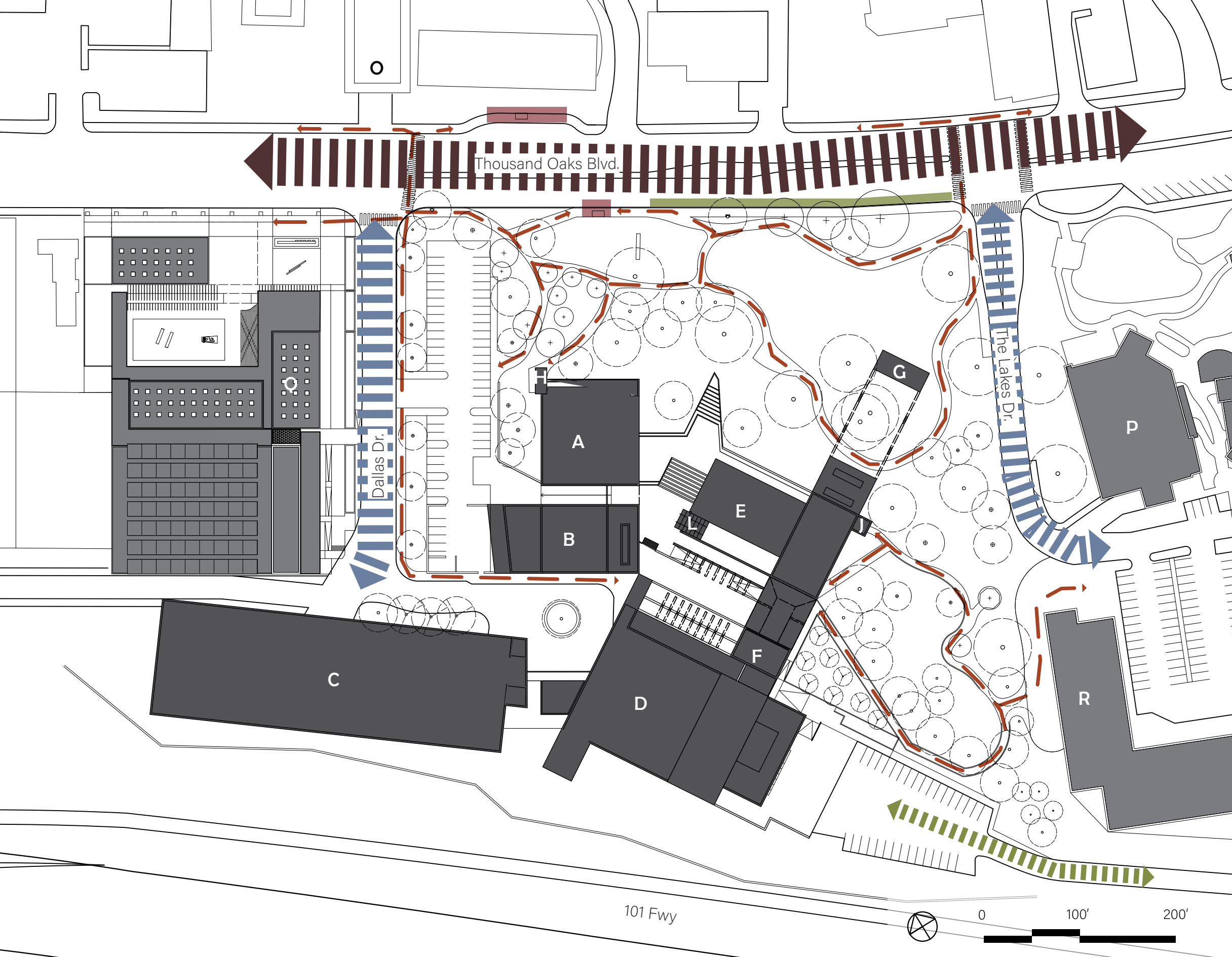


## SITE OPPORTUNITIES

1. Improve connection to future Arts Center
2. Improve connection to Gardens of the World
3. Widened sidewalks and bike paths could encourage circulation
4. Reprogramming of parking lot could help connection Art Center and Gardens of the World
5. Office stairwell entrance could be made more visible
6. Potential for more visible main entrance
7. Pergola with deciduous vines could help shade in summer while allowing sun in winter
8. Terraced planters could be converted to 2nd floor access
9. Potential for integration of shade plants
10. Potential to use swale to build native habitats
11. Potential space for native garden
12. Potential to improve pedestrian connection to Lakes Shopping Center
13. Future residential building provides new users

### Legend

- |                      |                                  |
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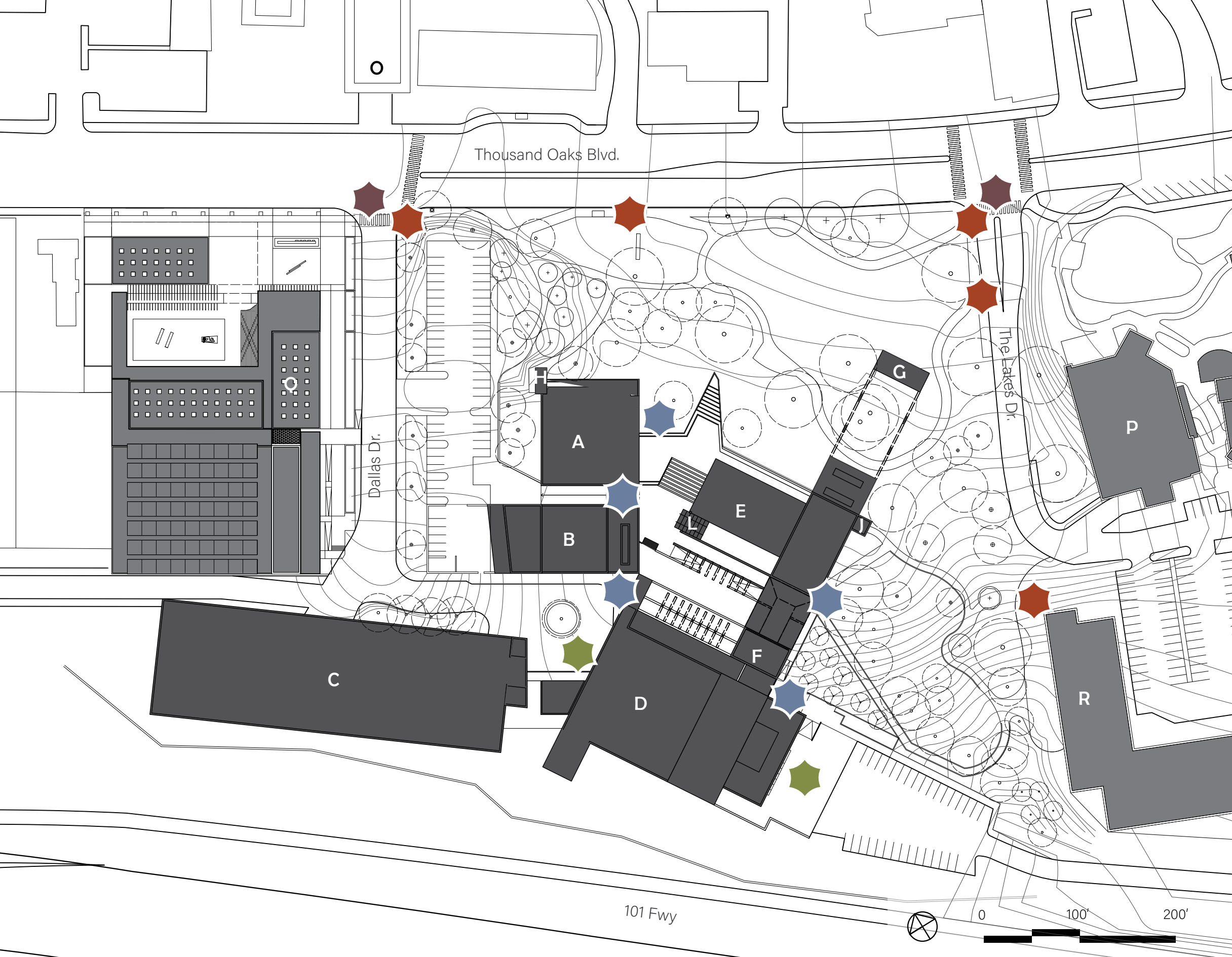
## SITE ANALYSIS

### Circulation

- Primary vehicular circulation
- Secondary vehicular circulation
- Tertiary vehicular circulation
- Pedestrian circulation
- Bus stops
- Street parking


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## SITE ANALYSIS

### Access

-  Vehicular access
-  Pathway entrances
-  Loading zones
-  Building access points




### Legend

- |                      |                                  |
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# SITE ANALYSIS

## Trees

-  Oak
-  Sycamore
-  Conifer
-  Other

## Legend

- |                      |                                  |
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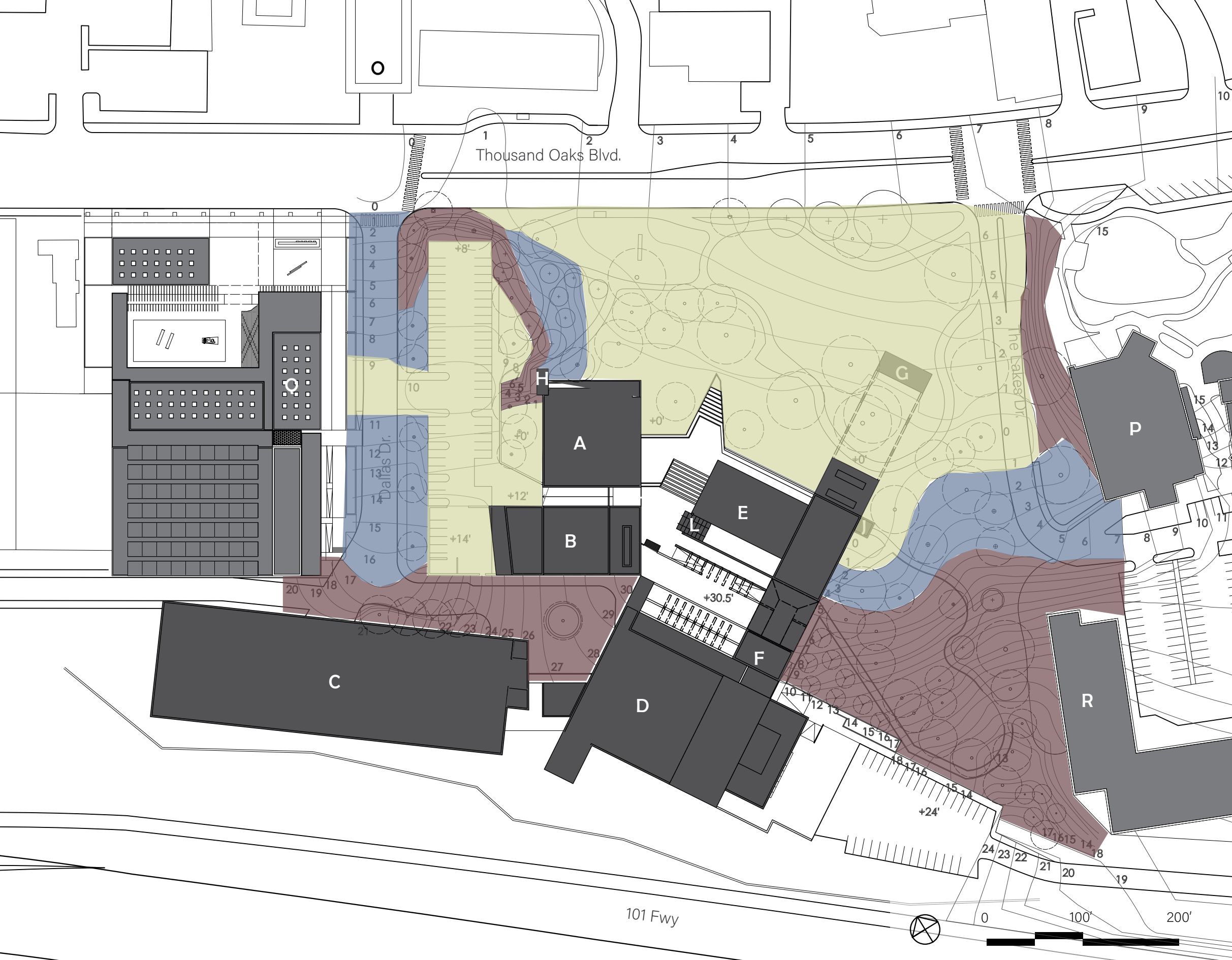
# SITE ANALYSIS

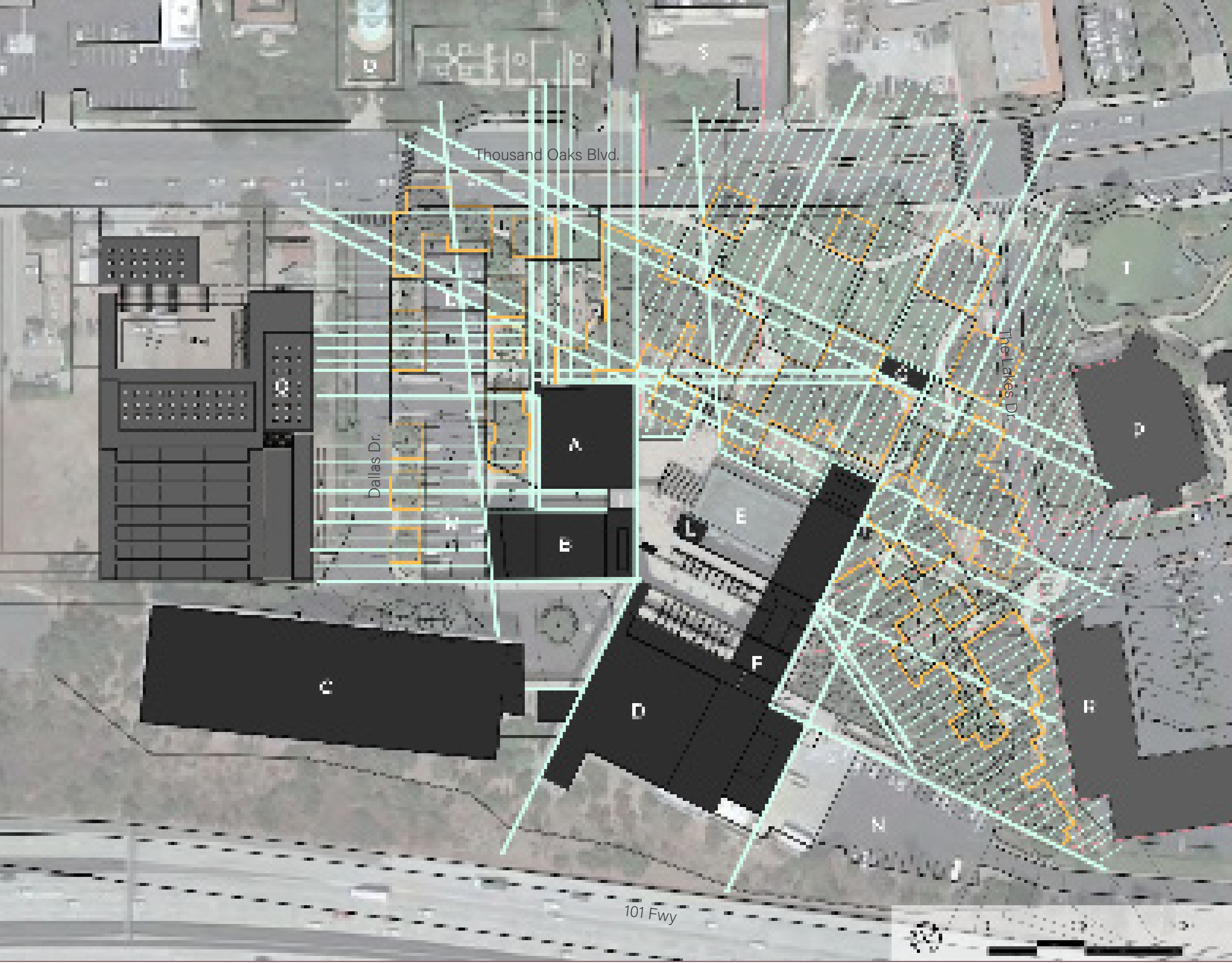
## Topography

- Steep terrain
- Moderate terrain
- Flat terrain

## Legend

- |                      |                                  |
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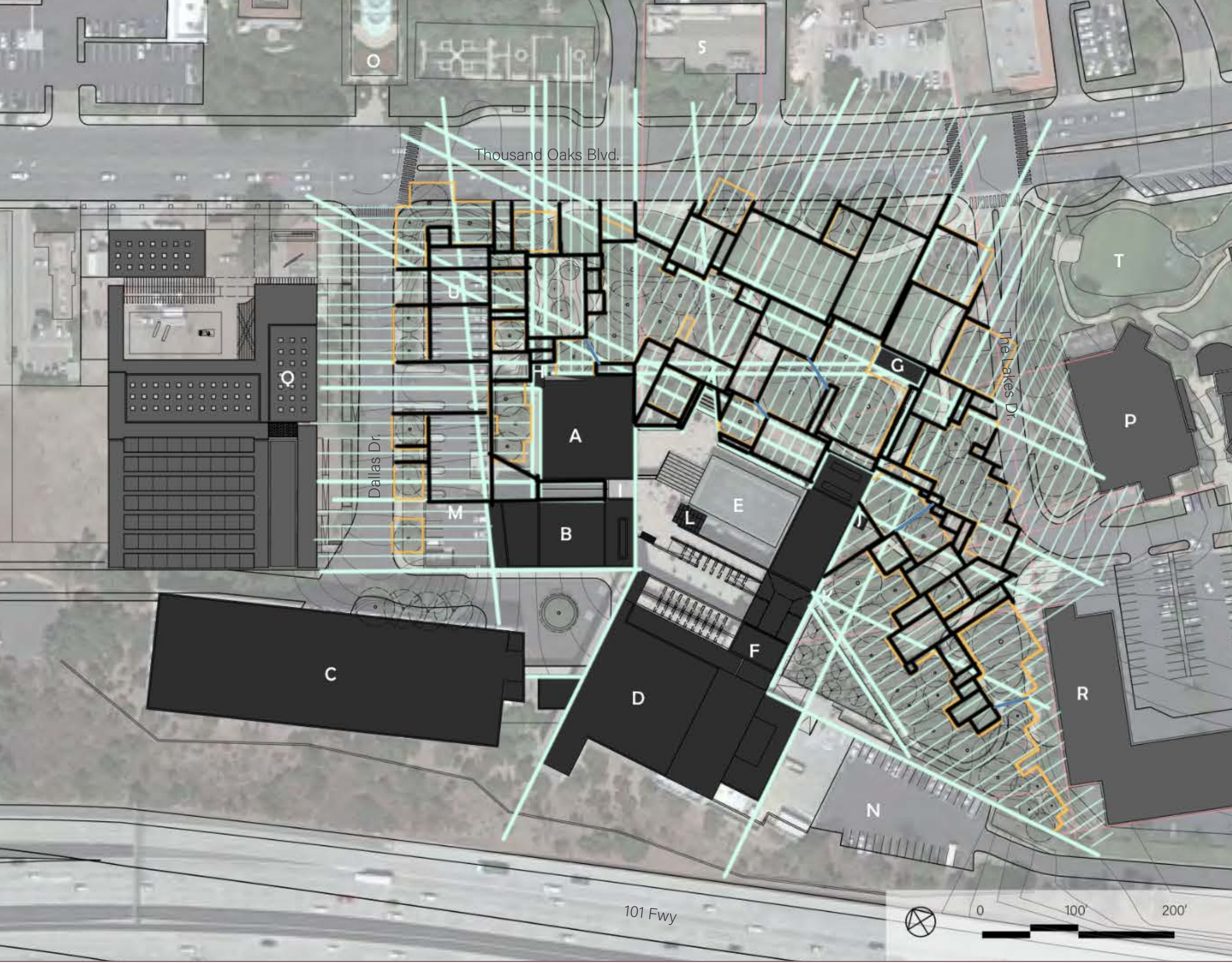


## SPACE SEEKING (STEP 1)

- Regulating lines
- Offsite influential lines
- Tree protection

### Legend

- |                      |                                  |
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| J. East stairwell    |                                  |



## SPACE SEEKING (STEP 2)

- Regulating lines
- Offsite influential lines
- Tree protection

### Legend

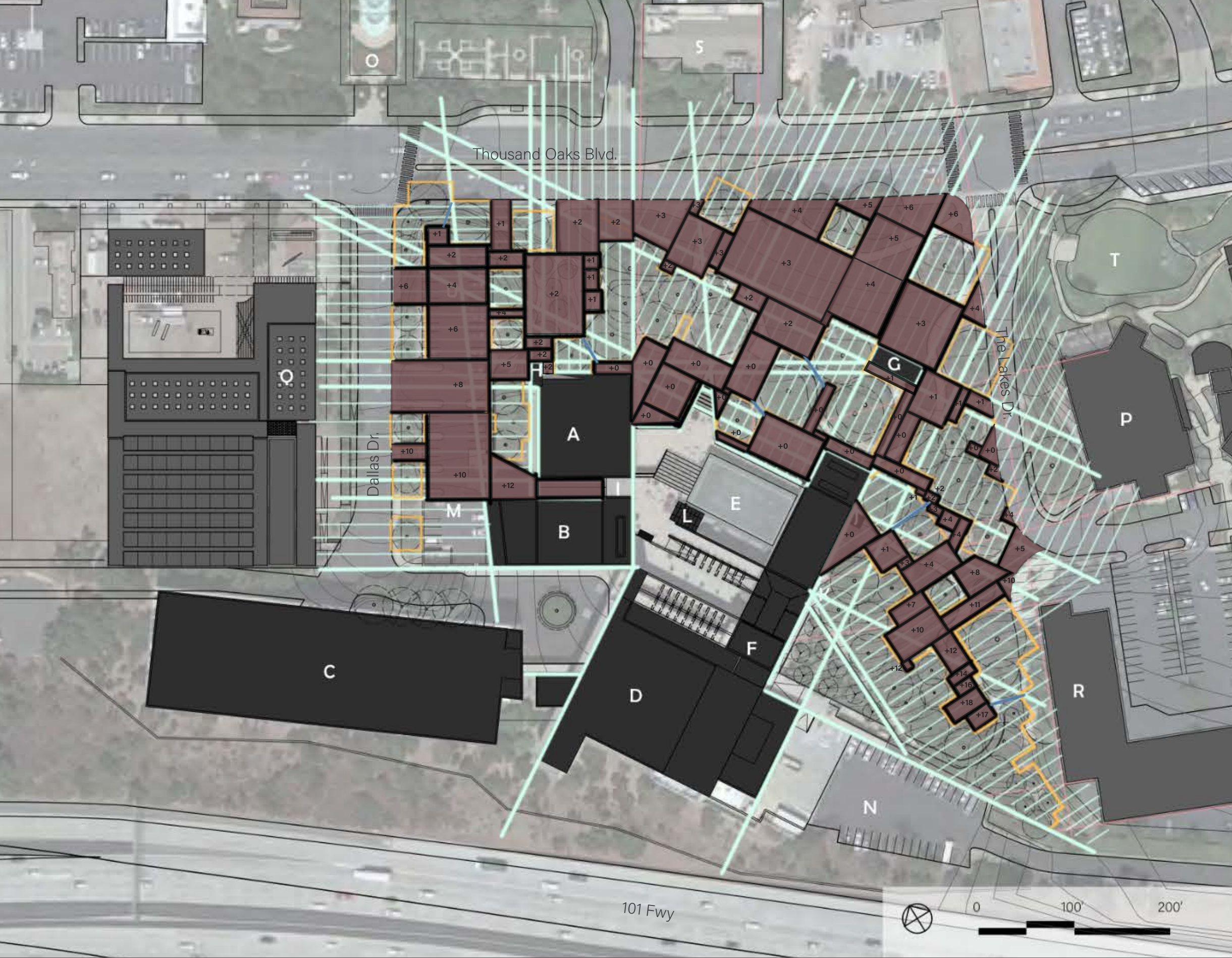
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| I. Office stairwell  |                                  |
| J. East stairwell    |                                  |

# SPACE SEEKING (STEP 3)

- Regulating lines
- Offsite influential lines
- Tree protection
- Usable space

## Legend

- |                      |                                  |
|----------------------|----------------------------------|
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## PROGRAM

### Land use

- Passive recreation**
  - Outdoor seating / dining
  - Learning gardens
  - Public art / art walk

- Retail**
  - Play area
  - Dog-walk / dog park

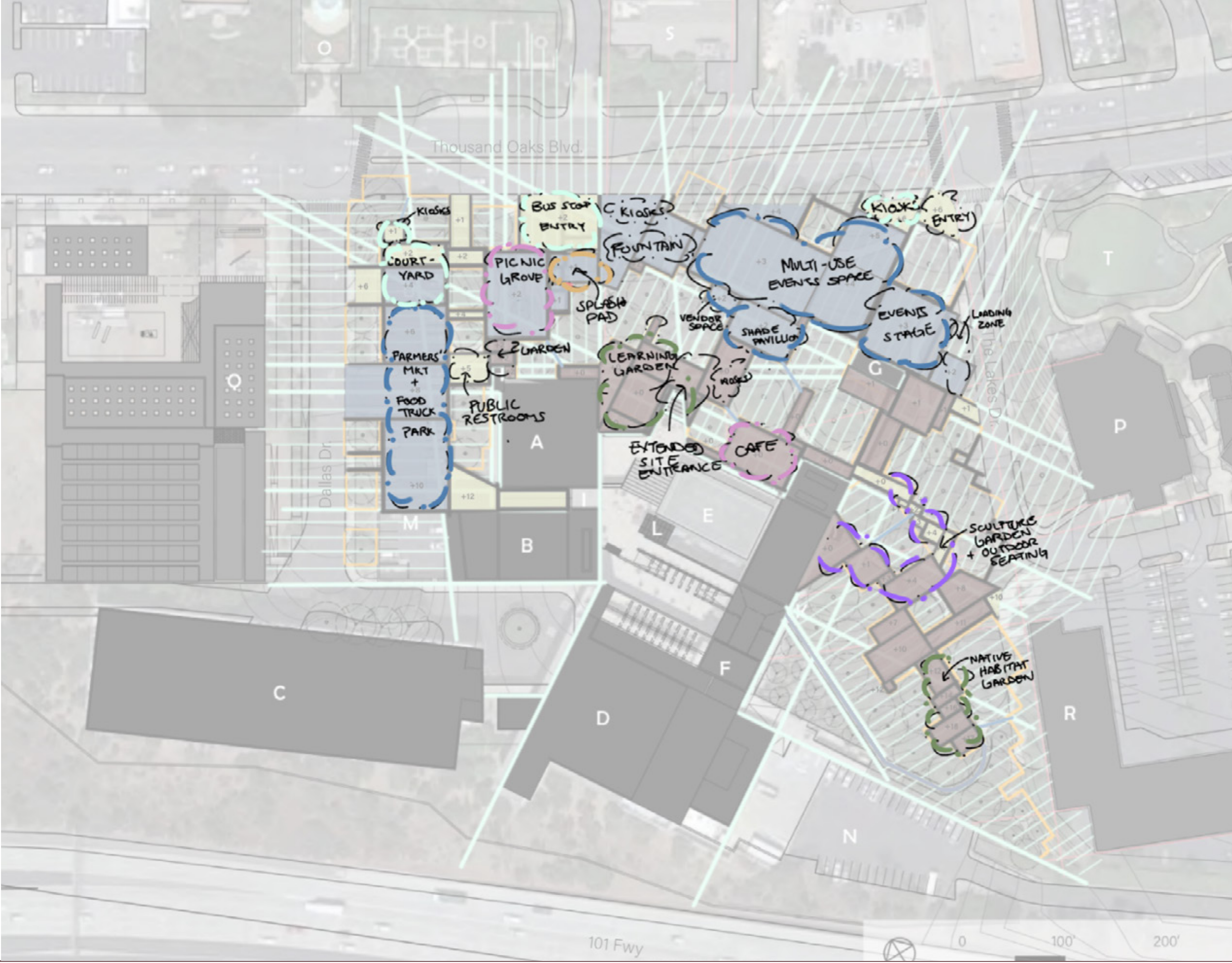
- Gathering space**
  - Public / community events
  - Outdoor concerts
  - Farmers' market
  - Food truck events

- Transition space**

### Legend

- |                      |                                  |
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# CONCEPT



## Legend

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# MOOD BOARD



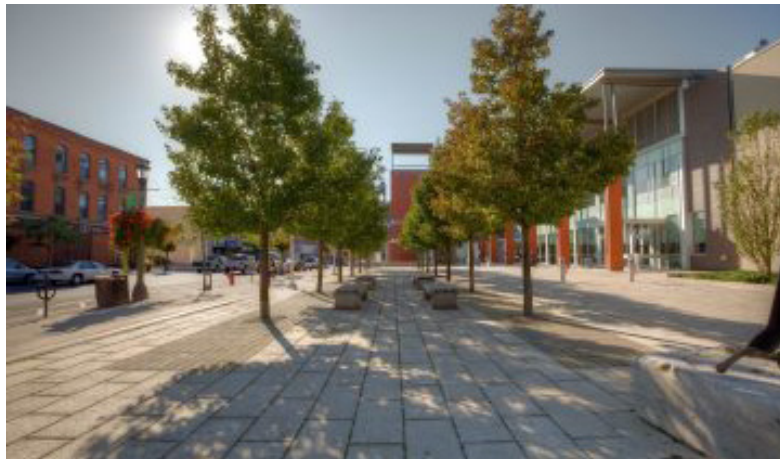
Long lines



Multi-tier



Geometric



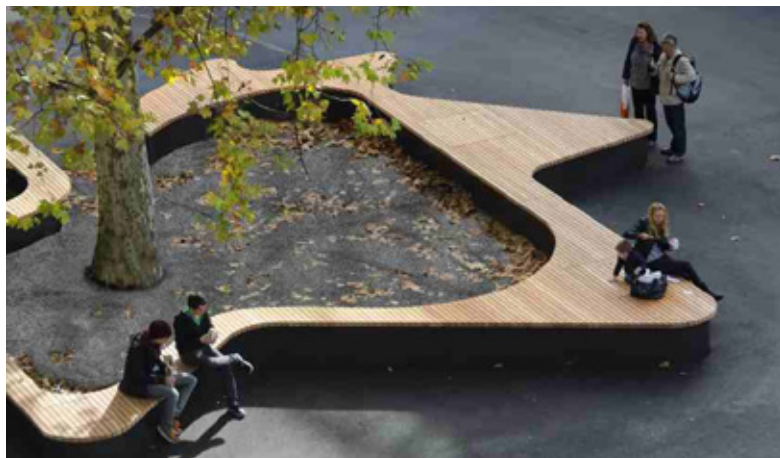
Perspectives



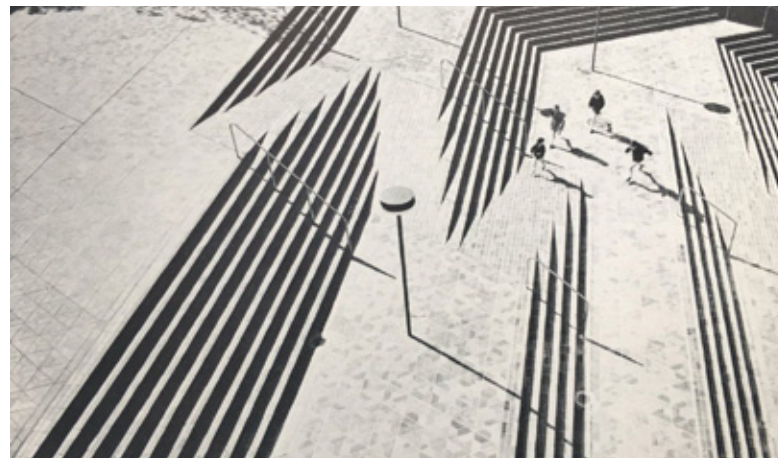
Lines



Angles



Natural shapes



Geometric slopes



Polygons, natural colors



# MOOD BOARD



Secluded seating



Group seating



Pathway lights



Rustic ground materials



Desert colors and materials



Native plant materials



Night lighting



Natural landscapes



Swales



## ILLUSTRATIVE PLAN

- 1 Northwest entry courtyard
- 2 Food truck and farmers' market alley with adjacent shaded seating and public bathrooms
- 3 Picnic grove and splash pad garden
- 4 Expanded bus stop area
- 5 Extended staircase to second floor and courtyard with learning garden, water feature and tree grove
- 6 Open space for public and community events
- 7 Cafe with outdoor seating
- 8 Northeast entrance
- 9 Loading zone for concert area
- 10 Sculpture garden and public art space

### Legend

- |                      |                                  |
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## ENLARGEMENTS

### Zone 1

1. Courtyard with water fountain
2. Shaded seating area
3. Food truck and farmers' market alley
4. Public bathrooms
5. Pergola-shaded side entry
6. Picnic grove
7. Expanded bus stop
8. Splash pad



## ENLARGEMENTS

### Zone 2

1. Courtyard in front of main entrance
2. Shade pergolas
3. Learning garden
4. Staircase to second floor
5. Water feature
6. Open community space
7. Cafe
8. Stage
9. Loading zone

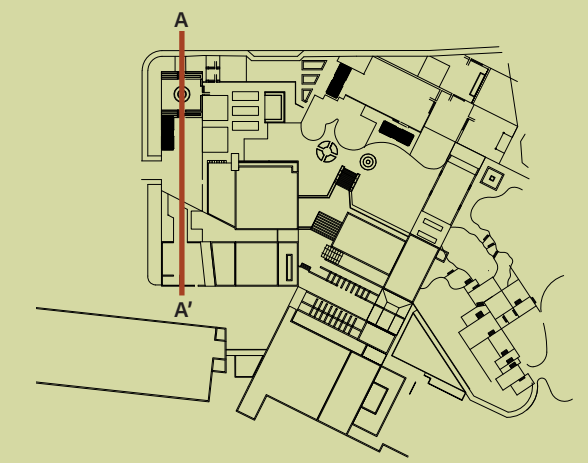
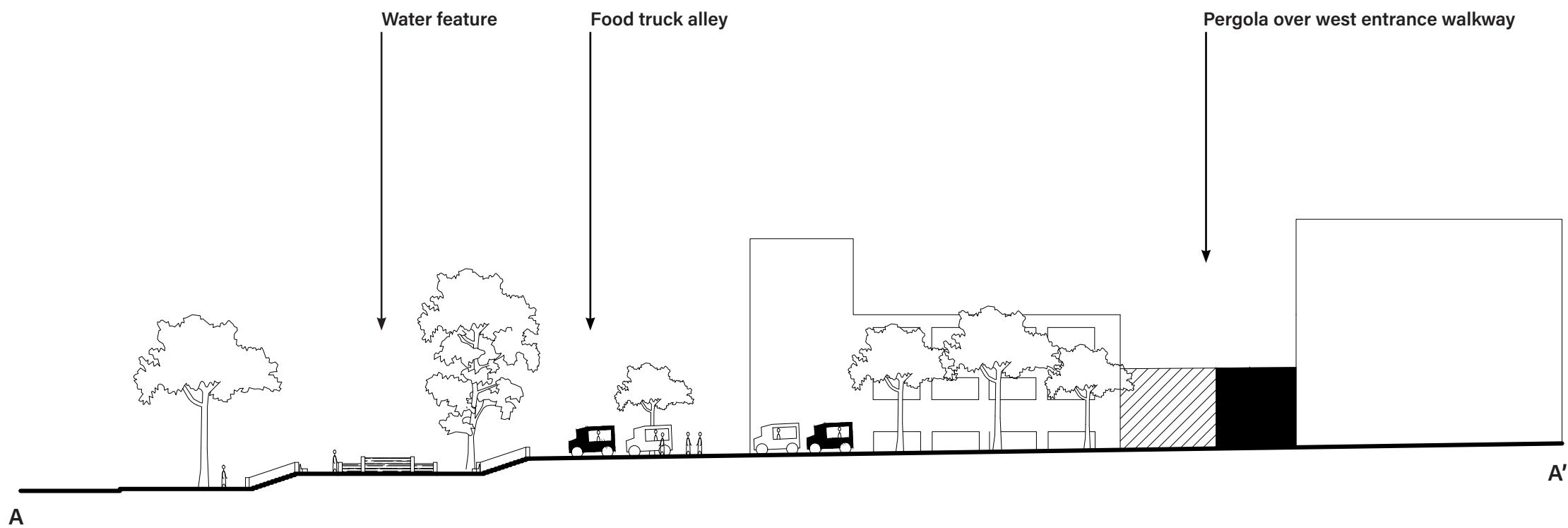


## ENLARGEMENTS

### Zone 3

1. Art walk / sculpture garden
2. Water fountain and seating
3. Learning garden
4. Bench seating

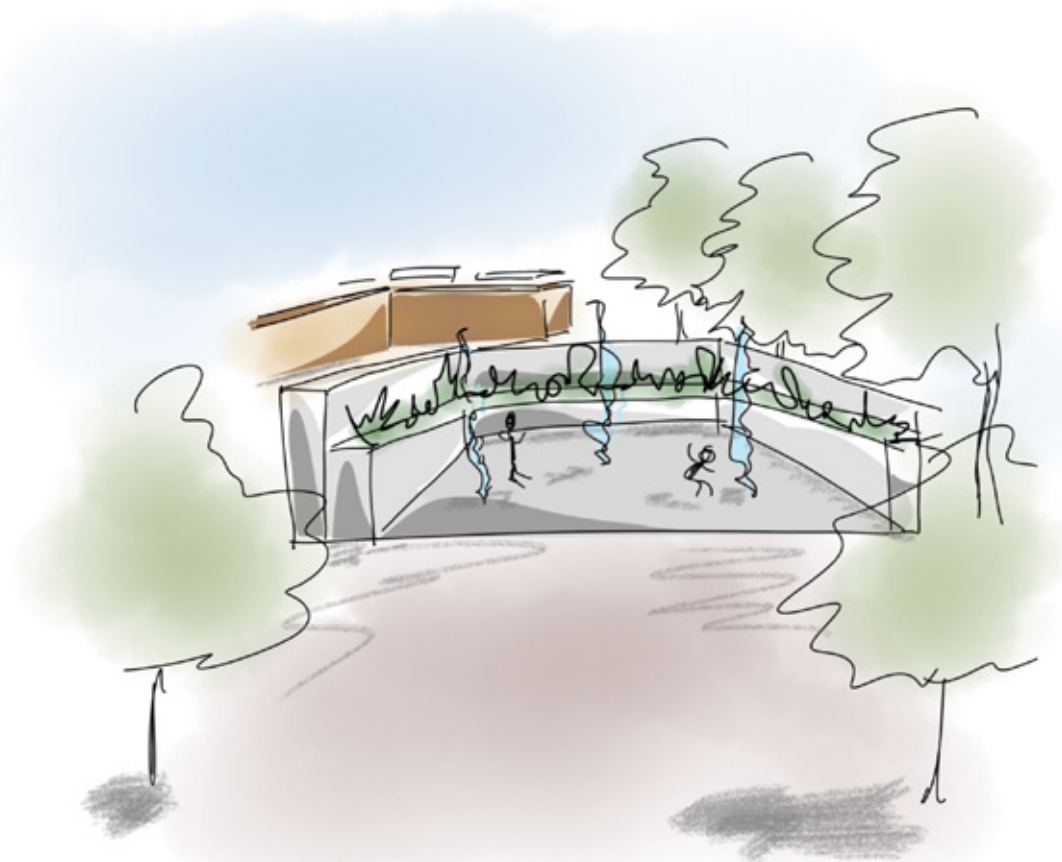
# SECTION ELEVATION



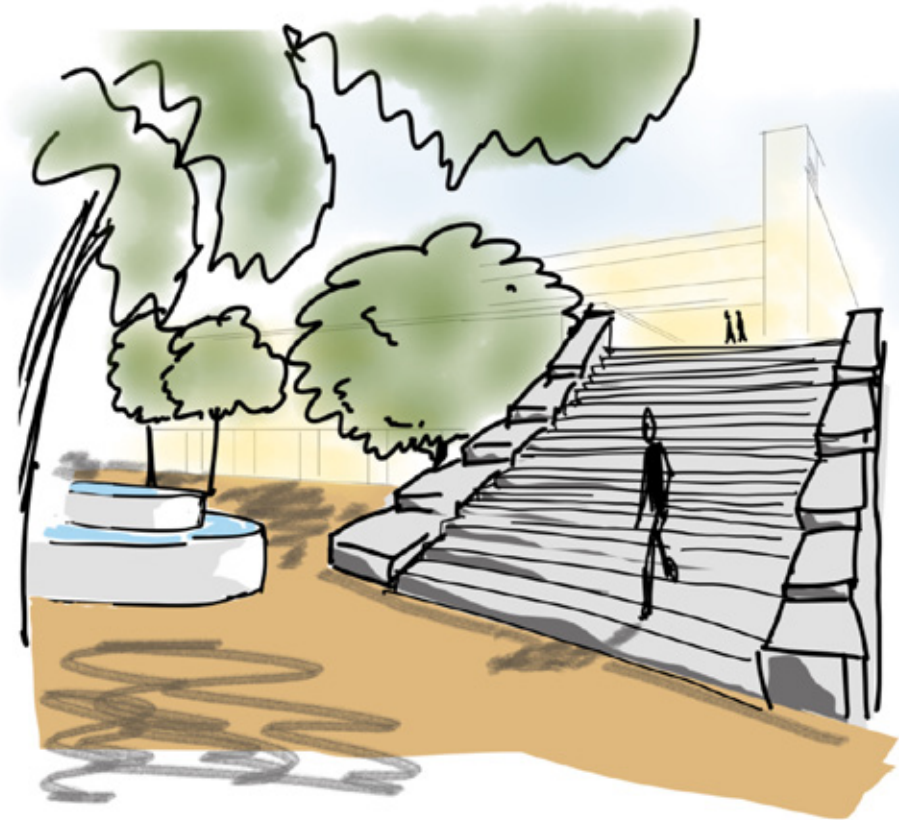
Key map



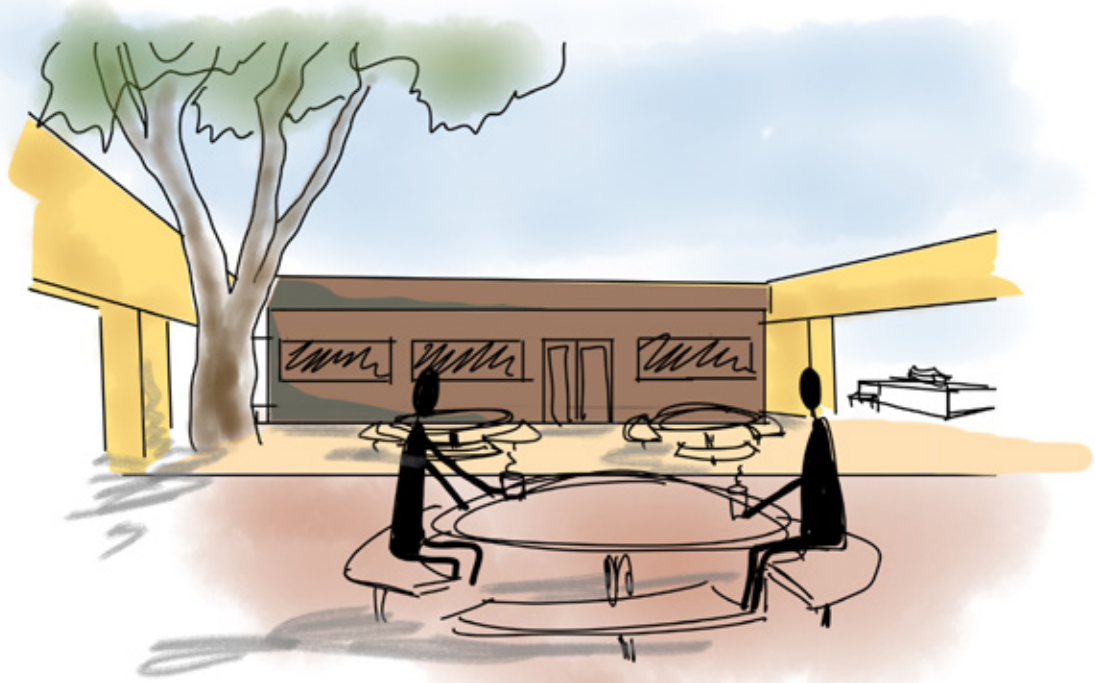
PERSPECTIVES



P 1 Splash pad



P 2 Extended staircase



P 3 Cafe



Key map



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2



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## PLANT PALETTE

1. California buckeye
2. Western redbud
3. Catalina cherry
4. Yellow cottonwood
5. Deergrass
6. Desert mallow