

# Thousand Oaks Civic Arts Plaza

Campus Plan and Strategy



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# Overview

# LOCATION

2100 Thousand Oaks Blvd, Thousand Oaks, CA





The current site was designed by architect Antoine Predock and was completed in 1994. The site is 30-years old and is in need of some updates in order to stay current with modern tastes.

The city of Thousand Oaks is a desirable location that offers many benefits to its residents. One notable exception, the city currently does not have a recognizable downtown area. Therefore, In 2017, the city planners created an ad hoc committee to solicit proposals for a Master Plan to create a downtown core. This proposal was postponed during the Covid-19 pandemic, but the city is now prepared to move forward with a proposal for renovating the site. The goal of this project is to design a site that will attract visitors to the Civic Arts Plaza as an anchor in the downtown core.

The site has had a varied set of inhabitants over the years. The location was originally inhabited by the Chumash People. The Chumash are a Native American tribe who have inhabited coastal regions of Southern California. They are known for their maritime skills and art and craftsmanship, specifically rock art including petroglyph and pictographs.

The site was formerly the site of the now defunct Jungleland property. It was an exotic animal park and wildlife sanctuary, which operated from 1960 to 1968. The park was known for its variety of animals and its elaborate, jungle-themed exhibits, which included both native and exotic species. Jungleland was a popular destination for tourists during its operation. The movie Tarzan was filmed at the former site. The park was eventually closed and the site was redeveloped to its current state.



# Site Analysis



# CONTEXT

- - - Downtown Core Boundary
- - - City Owned Property
- Site
- Commercial
- Institutional
- Mixed Use
- Park, Garden, Open Space
- Residential
- Ten-Minute Walking Radius

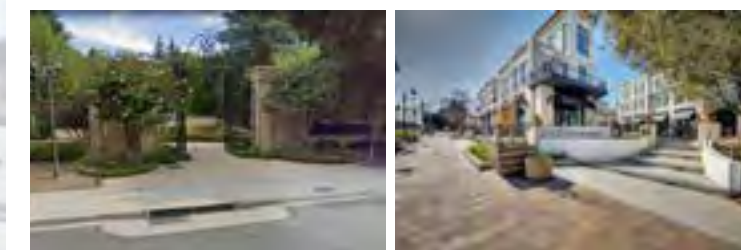
## SITE CONTEXT LEGEND

- 1 Civic Arts Plaza Complex
- 2 Civic Arts Plaza Frontage Park Space
- 3 Civic Arts Plaza Parking Structure
- 4 Westside Parcel Showing Proposed Museum
- 5 The Lakes Shopping Center
- 6 Parking Lot For The Lakes Shopping Center
- 7 Proposed Apartment Complex
- 8 Select Plaza Shopping Center
- 9 Oakwood Plaza Shopping Mall
- 10 Gardens Of The World
- 11 Oak Leaf Square Shopping Center
- 12 1710 On The Boulevard Mixed Use Retail And Housing



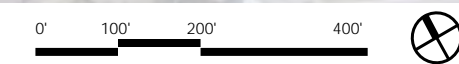
Civic Arts Plaza Signage

The Lakes Shopping Center



Gardens of the World

1710 On The Boulevard





# FIGURE-GROUND

- Thousand Oaks Boulevard Specific Plan Boundary
- Civic Arts Plaza Specific Plan Boundary
- Ten-Minute Walking Radius



THOUSAND OAKS BLVD





# CIRCULATION

## Vehicular

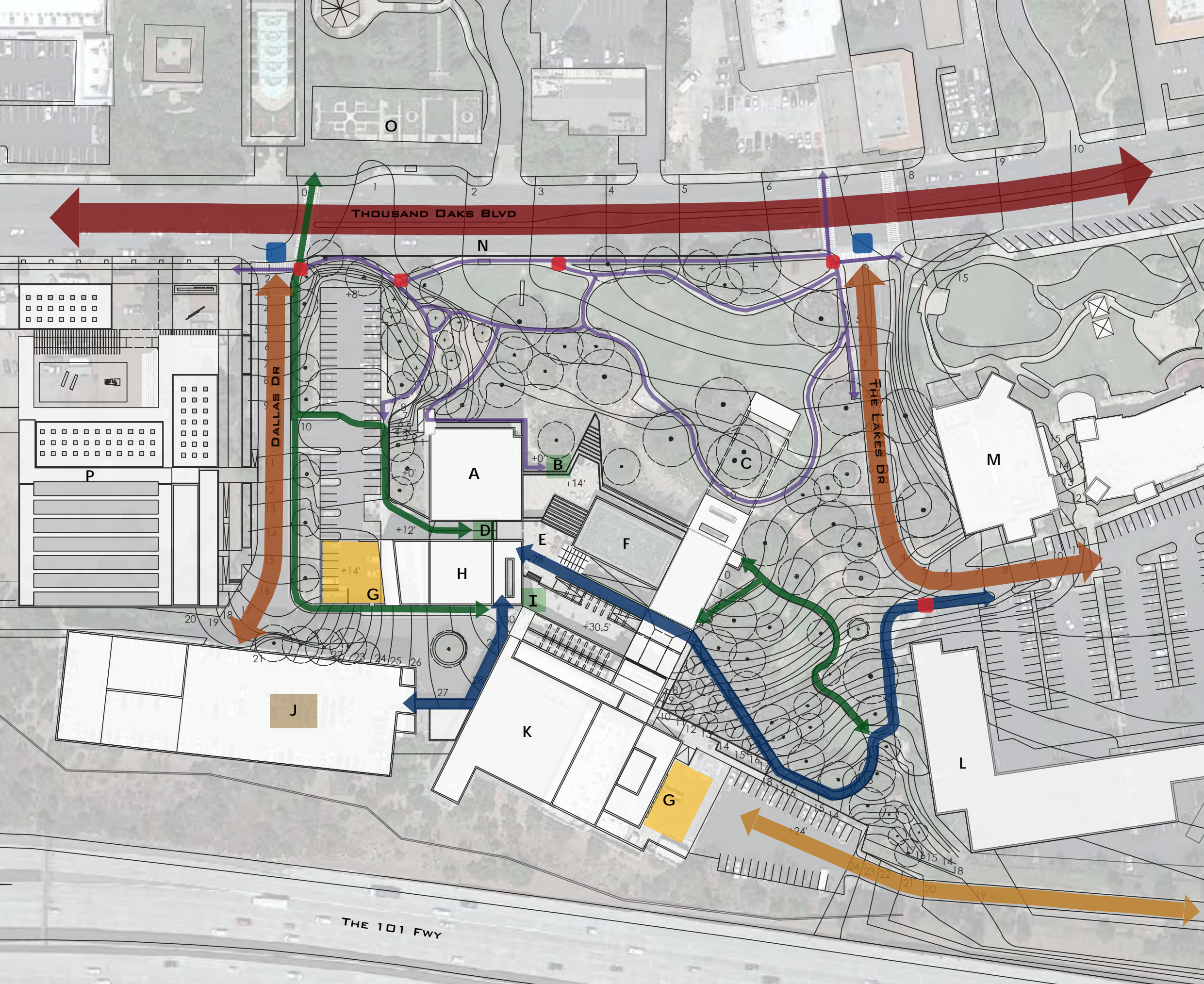
- Primary
- Secondary
- Tertiary
- Visitor Entrances
- Loading Zones
- Parking Structure (757 Spaces)

## Pedestrian

- Primary
- Secondary
- Tertiary
- Site Entrances
- Building Entrances

## SITE LEGEND

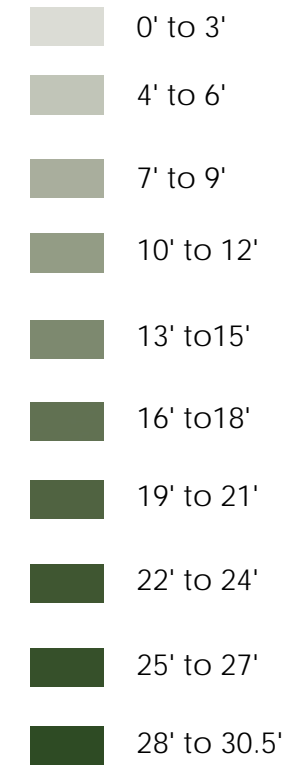
- |                         |                             |
|-------------------------|-----------------------------|
| A City Hall             | I Third Floor Entrance      |
| B First Floor Entrance  | J Parking Structure         |
| C Courtyard             | K Fred Kavli Theater        |
| D Second Floor Entrance | L Future Apartments         |
| E Rooftop Terrace       | M The Lakes Shopping Center |
| F Water Feature         | N Bus Stop                  |
| G Loading Zones         | O Gardens Of The World      |
| H Scherr Forum Theater  | P Future Museum             |





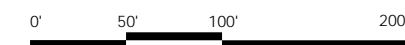
# TOPOGRAPHY

## Elevations

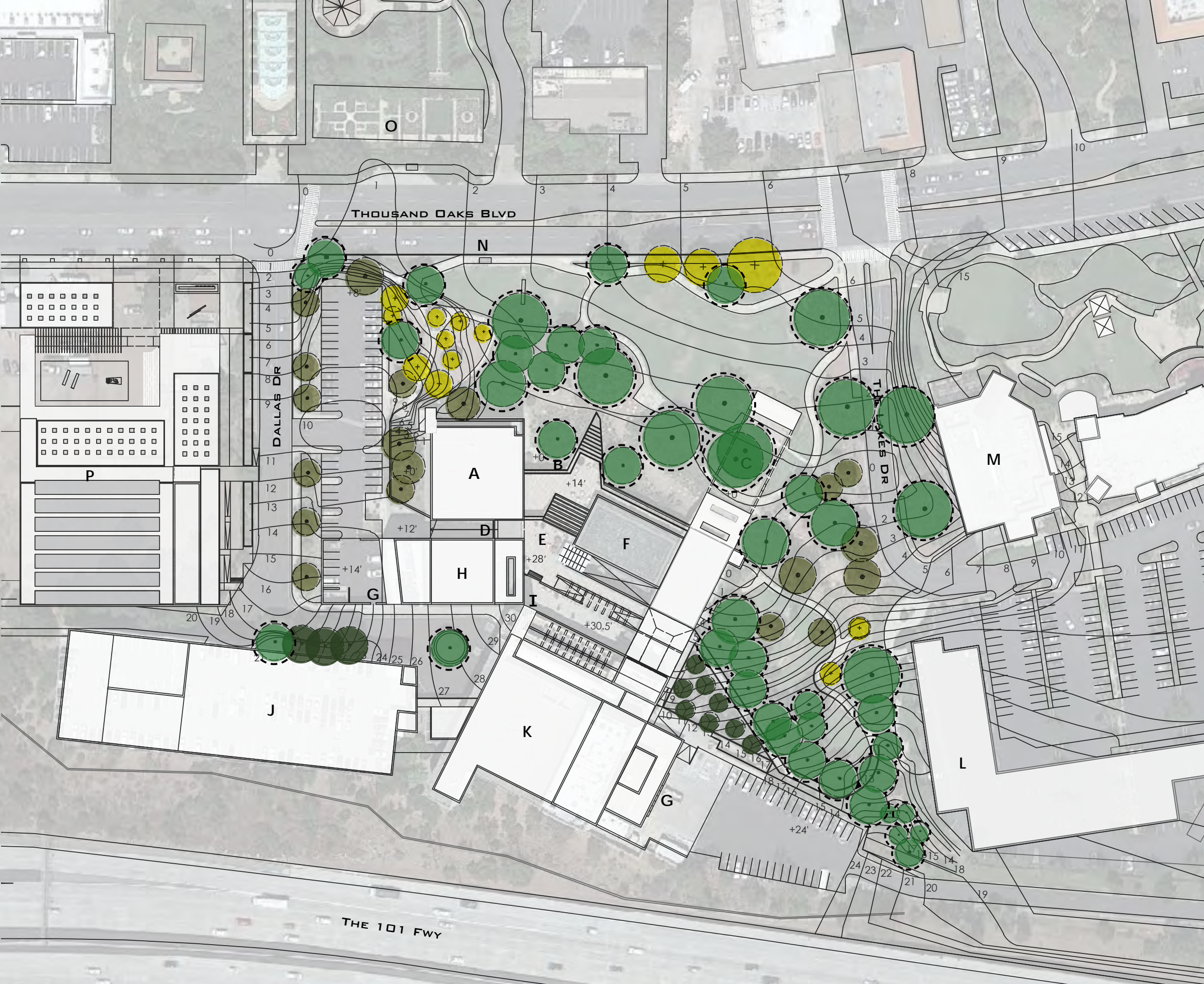


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## EXISTING TREES

### Varieties

-  Protected Oak Trees
-  Pine Trees
-  Sycamore Trees
-  Flowering Trees

### SITE LEGEND

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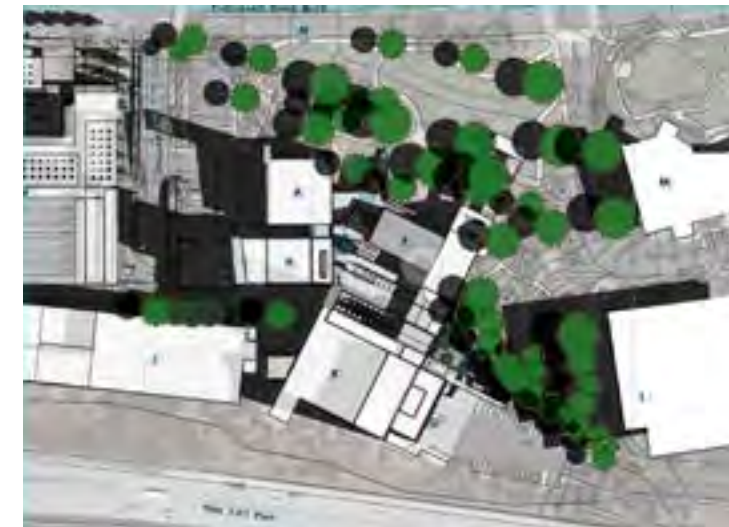
21-March  
Spring Equinox

21-July  
Summer Solstice

21-September  
Fall Equinox

21-December  
Winter Solstice

9:00 AM



12:00 PM



3:00 PM



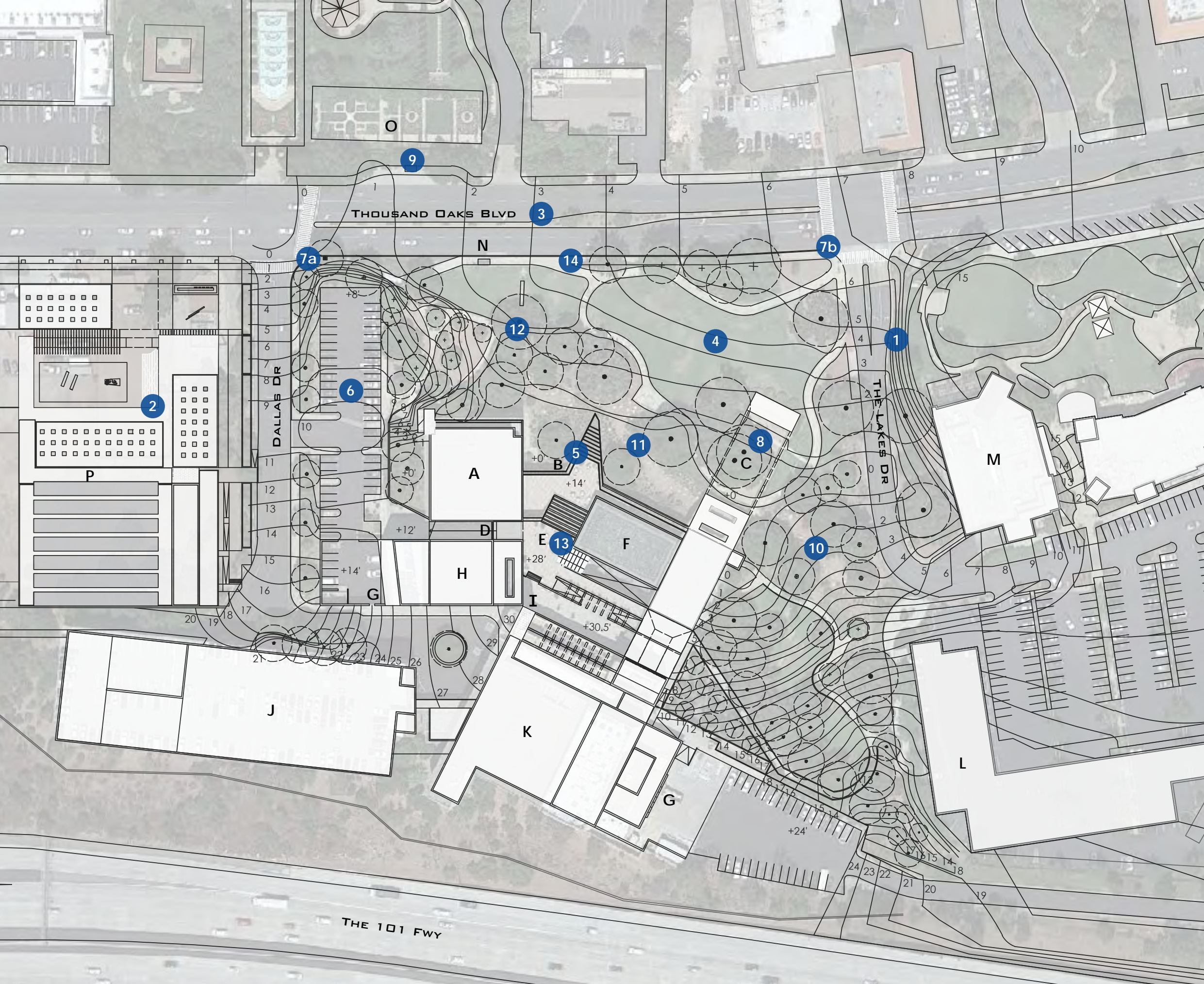


## OPPORTUNITIES

- 1 **City-owned "The Lakes" shopping center.** This gives the city control over building a connection between the sites.
- 2 **Underutilized Westside parcel.** The city owns the Westside parcel and can use it provide retail, restaurant and entertainment space to drive traffic to the site.
- 3 **Visibility.** Thousand Oaks Blvd is a high traffic thoroughfare.
- 4 **Open space.** The site contains large amounts of open space that can be programmed for multiple activities.
- 5 **Front staircase.** The existing structure has opportunity for a grand staircase that can provide better access from the front of the property to the existing building elements.
- 6 **Surface parking removed.** The surface parking lot on the west side of the site could be removed and better programmed for connection to the Westside parcel.
- 7 **Street connections.** Sidewalks and crosswalks on Thousand Oaks Blvd can be widened to provide easier access and visibility.
- 8 **Outdoor courtyard.** The outdoor courtyard can be reconfigured to make it a more usable space.
- 9 **Gardens of the World** is a special open space botanical garden that can be used as a natural connection to a park on the north side of the site.
- 10 **Outdoor amphitheater.** An outdoor amphitheater would provide connection to the two indoor theaters already on site.
- 11 **Desert garden.** The dry creek bed along the front of the property could be converted to a desert garden.
- 12 **Existing oak trees.** There are already numerous, mature oak trees that provide an established park atmosphere.
- 13 **Town center.** The city of Thousand Oaks is in need of a recognizable town center. Consider renaming the site.
- 14 **Promote pedestrian access.** Provide better connections to Thousand Oaks Blvd, The Lakes Shopping Center and the Westside Parcel.

### SITE LEGEND

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0' 50' 100' 200'





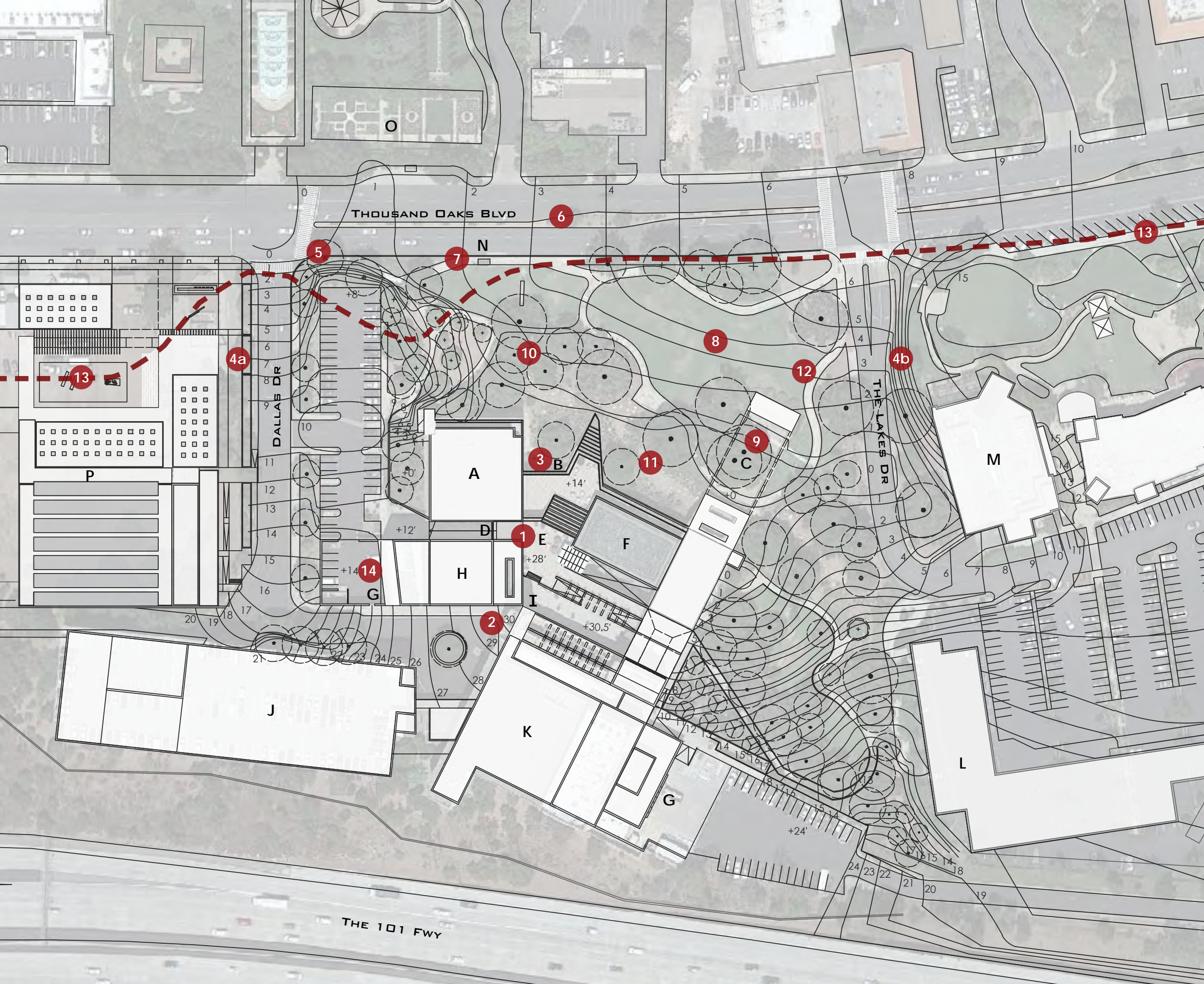
# CONSTRAINTS

- 1 **Confusing Circulation.** The site confusing to navigate.
- 2 **Signage.** Signage is minimal and not clearly displayed.
- 3 **Main entrance to building.** The building lacks a recognizable main entrance. Current entrances are difficult to locate.
- 4 **Ineffective Connections.** The site feels hidden and disconnected from adjacent parcels.
- 5 **Site entrance.** The entrance to the site is not clearly recognizable from the street.
- 6 **High speed traffic.** Thousand Oaks Blvd is a busy street. It is wide and feels intimidating to cross.
- 7 **Narrow sidewalks.** Sidewalks on Thousand Oaks Blvd are not inviting for pedestrian traffic.
- 8 **Underutilized open space.** The site contains large amounts of open space that are not utilized.
- 9 **Outdoor courtyard.** The outdoor courtyard is not utilized and provides little function.
- 10 **Existing oak trees.** There are already numerous, mature oak trees that need to be protected.
- 11 **Lack of Water.** The site conditions are very dry, limiting the type of plantings that can be used.
- 12 **Temperature.** The site gets hot in the summer and areas lack shade.
- 13 **Underground storm drain.** There is a large city drainage pipe that runs directly under the center of the front lawn that cannot be disturbed.
- 14 **Loading dock.** There is a loading zone that needs to be accessed from Dallas Dr.

--- Storm Drain

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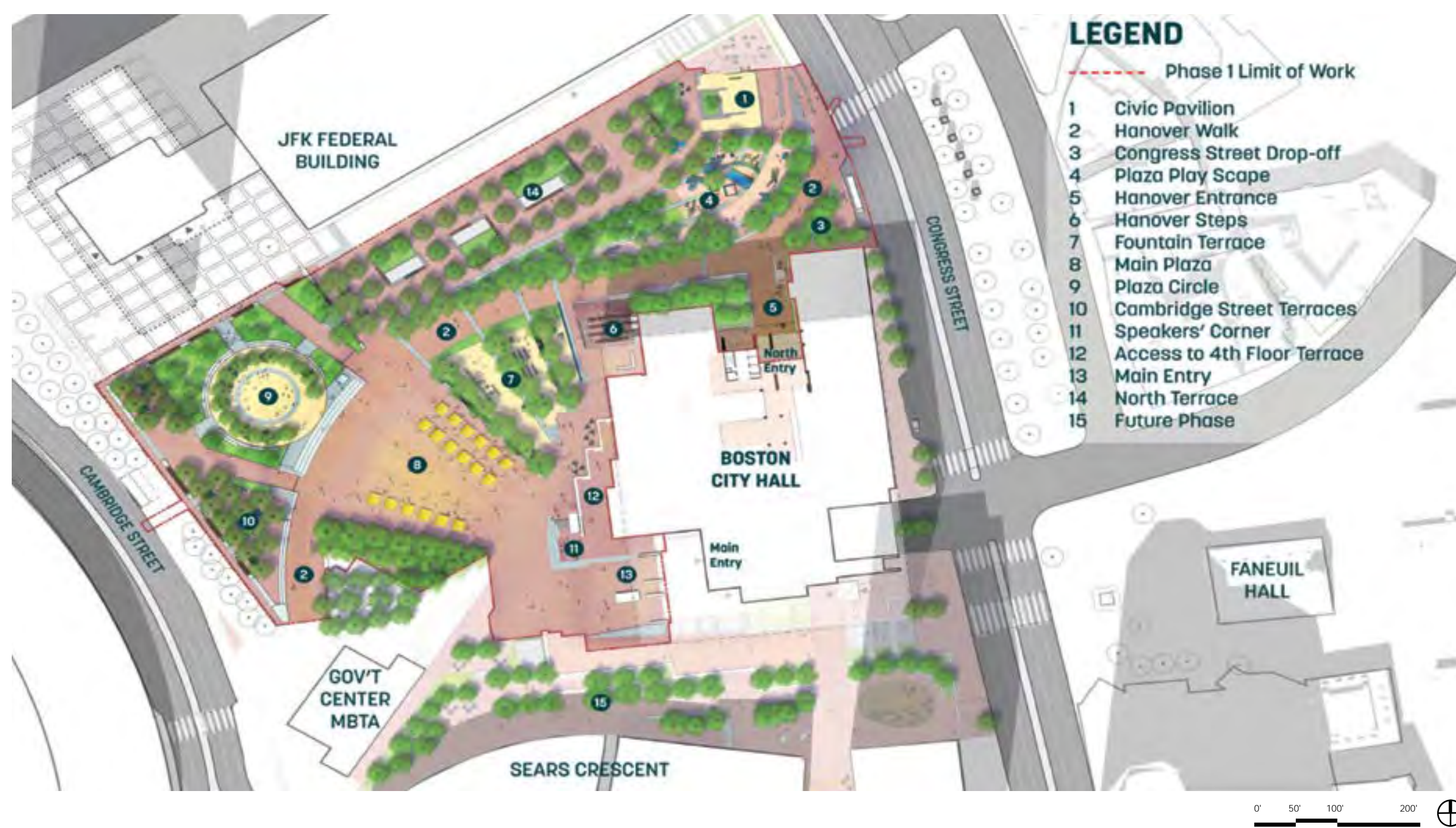
0' 50' 100' 200'





# Case Studies





## CASE STUDIES

### Boston City Hall Plaza

**Location**  
1 City Hall Square, Boston, MA 02203

**Designers**  
Sasaki

**Completion**  
2022

**Size**  
7 acres

**Type**  
Park  
Civic Landscape  
Government

#### Facilities, Amenities, Features

City Hall  
Pavilion  
Terrace Steps  
Street Access  
Sky Walk  
Play Area  
Preserved Wetland  
Amphitheater  
Water Feature  
Rooftop Terrace



Ramp and Rooftop Terrace



Hanover Walk and Playground



Water Feature



## CASE STUDIES

### Kingsley Town Center

#### Location

1 Textile Way, Fort Mill, SC 29715

#### Designers

Cooper Carry  
LandDesign

#### Completion

2016

#### Size

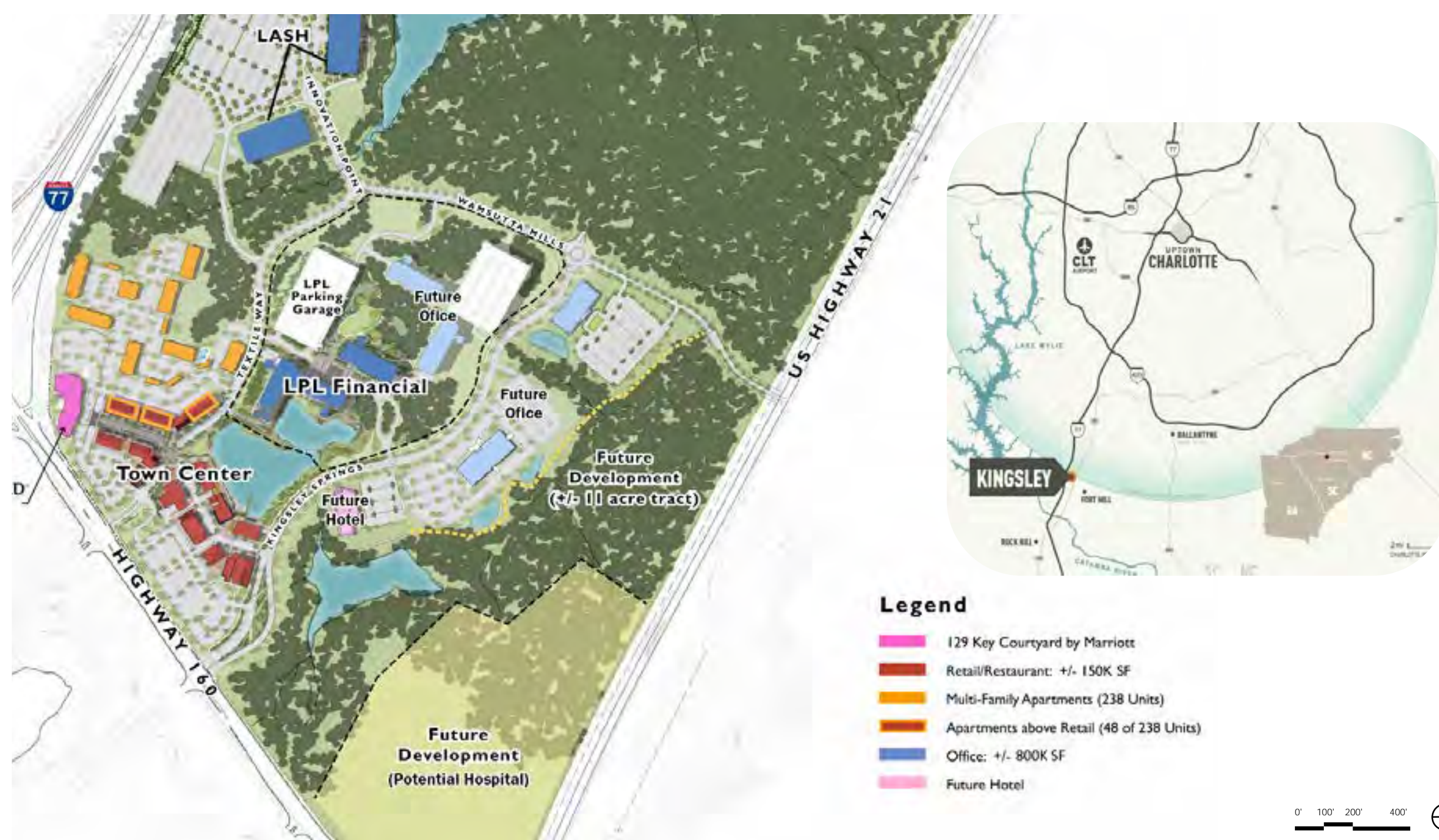
22 Acres (Completed)

#### Type

Converted Former Textile Mill Site  
Park  
Retail  
Office Space  
Residential

#### Facilities, Amenities, Features

Pavilion  
Terraced Steps  
Street Access  
Play Area  
Open Space  
Water Feature  
Restaurants  
Mixed use Apartments and Retail  
Office Space  
Hotel  
Greenway Access



Open Lawn and Street Connections



Terraced Seating and Leisure Spot



Pedestrian Friendly Sidewalks



# CASE STUDIES

## Newport Beach Civic Center

### Location

100 Civic Center Dr, Newport Beach, CA 92660

### Designers

Bohlin Cywinski Jackson  
PWP Landscape Architecture

### Completion

2013

### Size

16 Acres

### Type

Cultural Institution  
Civic Landscape  
Government

### Facilities, Amenities, Features

City Hall  
Public Library  
Parking Structure (450 cars)  
Banquet Hall  
Open Lawn  
Walking Trails  
View Bridge  
Sculptures  
Native California Plant Gardens  
Picnic Areas  
Preserved Wetland  
Dog Park



Desert Garden



Viewing Bridge



Open Lawn



## CASE STUDIES

### Waterloo Park

**Location**

500 E 12th St, Austin, TX 78701

**Designers**

Michael Van Valkenburgh Associates

**Completion**

2021

**Size**

11 Acres

**Type**

Park  
Civic Landscape  
Government

**Facilities, Amenities, Features**

Near State Capitol  
Parking Structure  
Open Lawn  
Walking Trails  
Sky Walk  
Preserved Trees  
Preserved Wetland  
Picnic Areas  
Preserved Wetland  
Amphitheater  
Play Area



Park with Parking Structure and Texas State Capitol



Existing Trees



Sidewalk Expansion



# Concept Development



# The new design will

## Create a Downtown Feel

- Create an identifiable downtown destination that hosts a range of community activities.
- Attract citizens of all ages through the use of dynamic programming spaces that allow for diverse activities.
- Provide areas for outdoor events, food festivals, movie nights, playing and relaxing.
- Provide an amphitheater as a natural extension to the theaters within the Civic Arts Plaza.
- Provide an anchor for future growth along Thousand Oaks Boulevard.



## Promote & Protect

- Promote community engagement through outdoor events and activities.
- Promote sustainability through the use of drought tolerant plants and the removal of turf.
- Promote art and entertainment.
- Protect the established live oak trees on site.
- Plant California natives where possible.

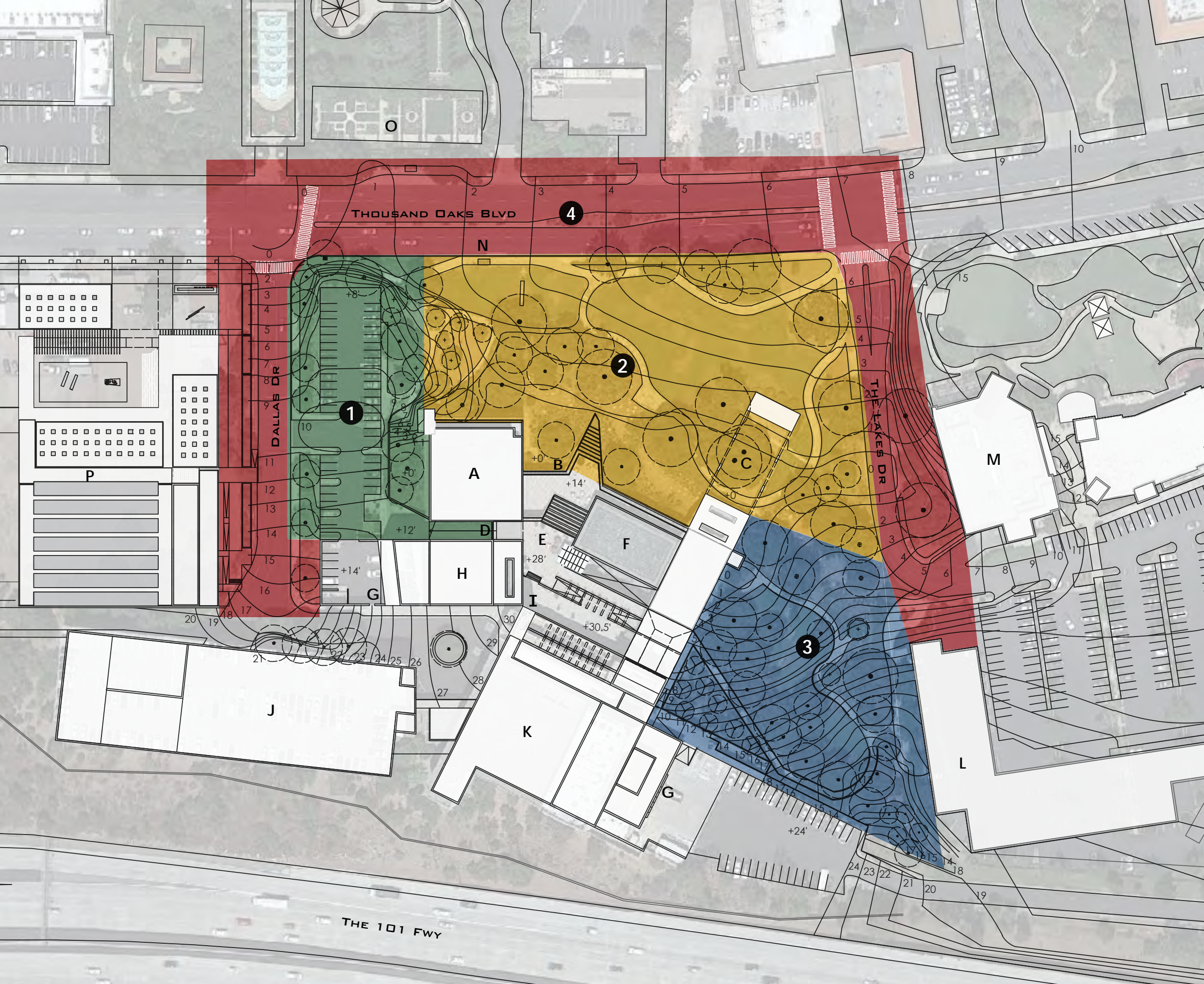


## Improve Connections

- Bring a sense of unity to the site through improved circulation, programming and signage.
- Establish a natural connection from the front of the Civic Arts Plaza to Thousand Oaks Boulevard.
- Better connect the back theater entrances and parking structure to the front of the site.
- Build a recognizable main entrance on the first-floor of the front of the building.
- Build a staircase on the front of the site that leads directly to the upper levels.







## PROJECT AREAS

- Zone 1
- Zone 2
- Zone 3
- Zone 4



Zone 1 Parking Lots



Zone 2 Dry Creek Bed



Zone 3 Trees



Zone 4 Crosswalk

## SITE LEGEND

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## PROJECT AREAS

### Zone 1

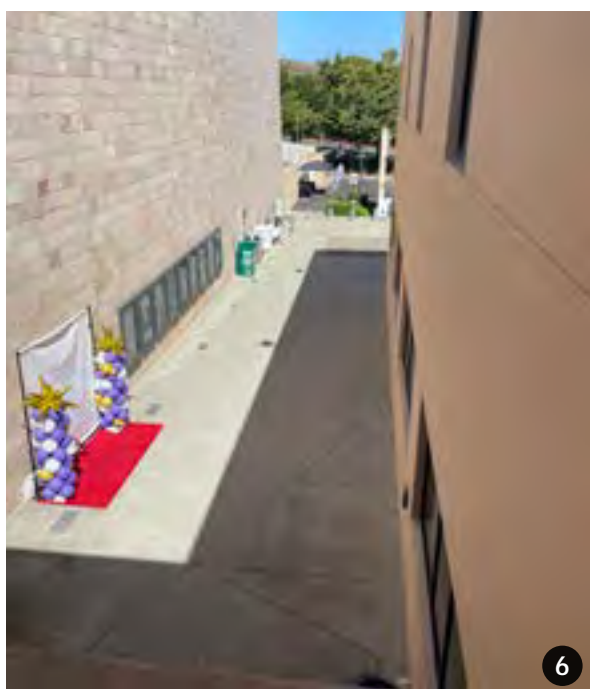
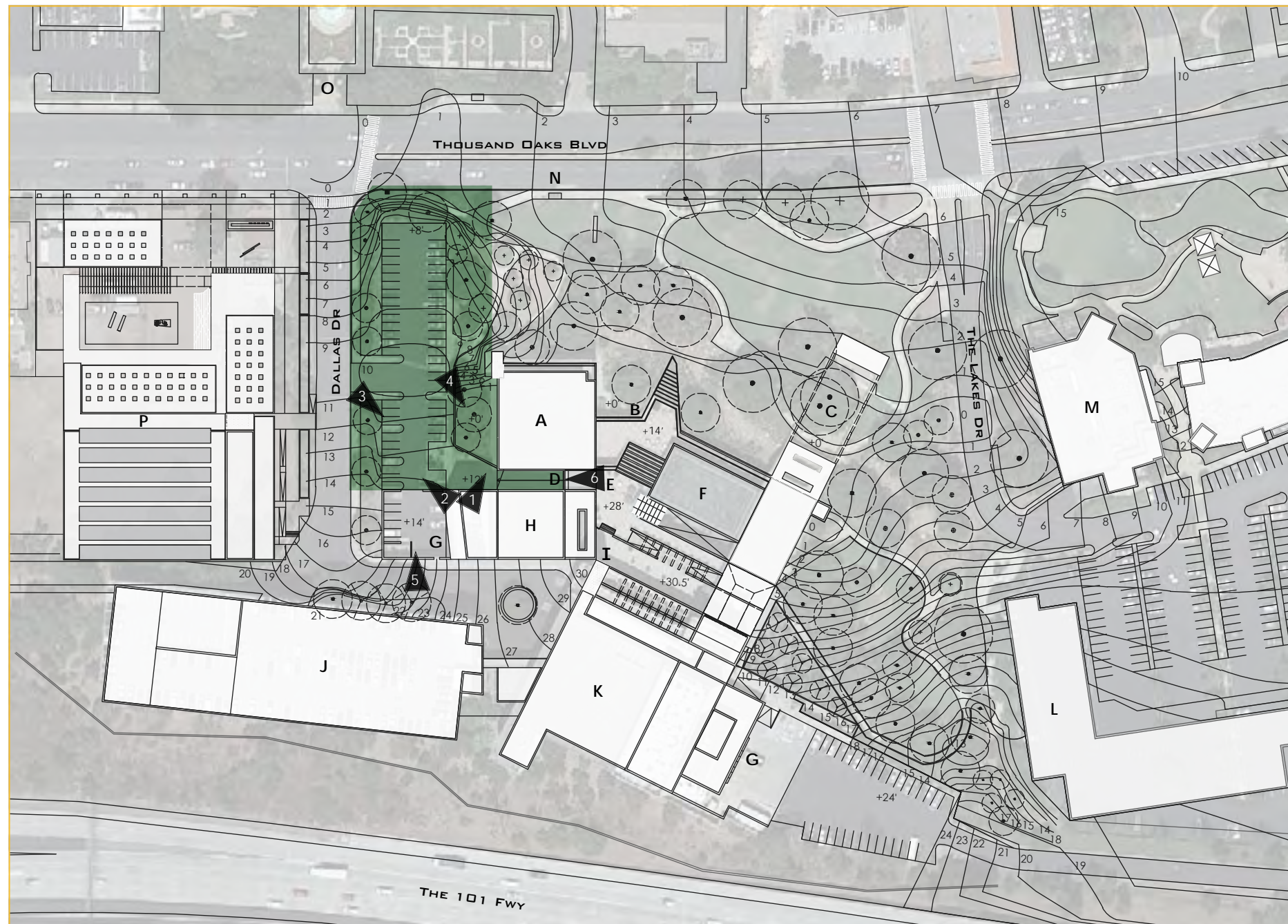
West side of project site along Dallas Dr.  
 Extends from Thousand Oaks Blvd to the loading zone.  
 Contains access to the second floor level entrance.  
 Mostly consists of surface level parking.

#### Photos

- 1 Loading Dock
- 2 Recessed Loading Zone
- 3 Second Level Entrance
- 4 Recessed Area Alongside City Hall Building
- 5 Loading Zone & Surface Parking Lots
- 6 View Above Second Level Entrance

#### SITE LEGEND

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## PROJECT AREAS

### Zone 2

North side of property extending from Thousand Oaks Blvd to the front of the Civic Arts Center complex.

Has lots of open space for programming.

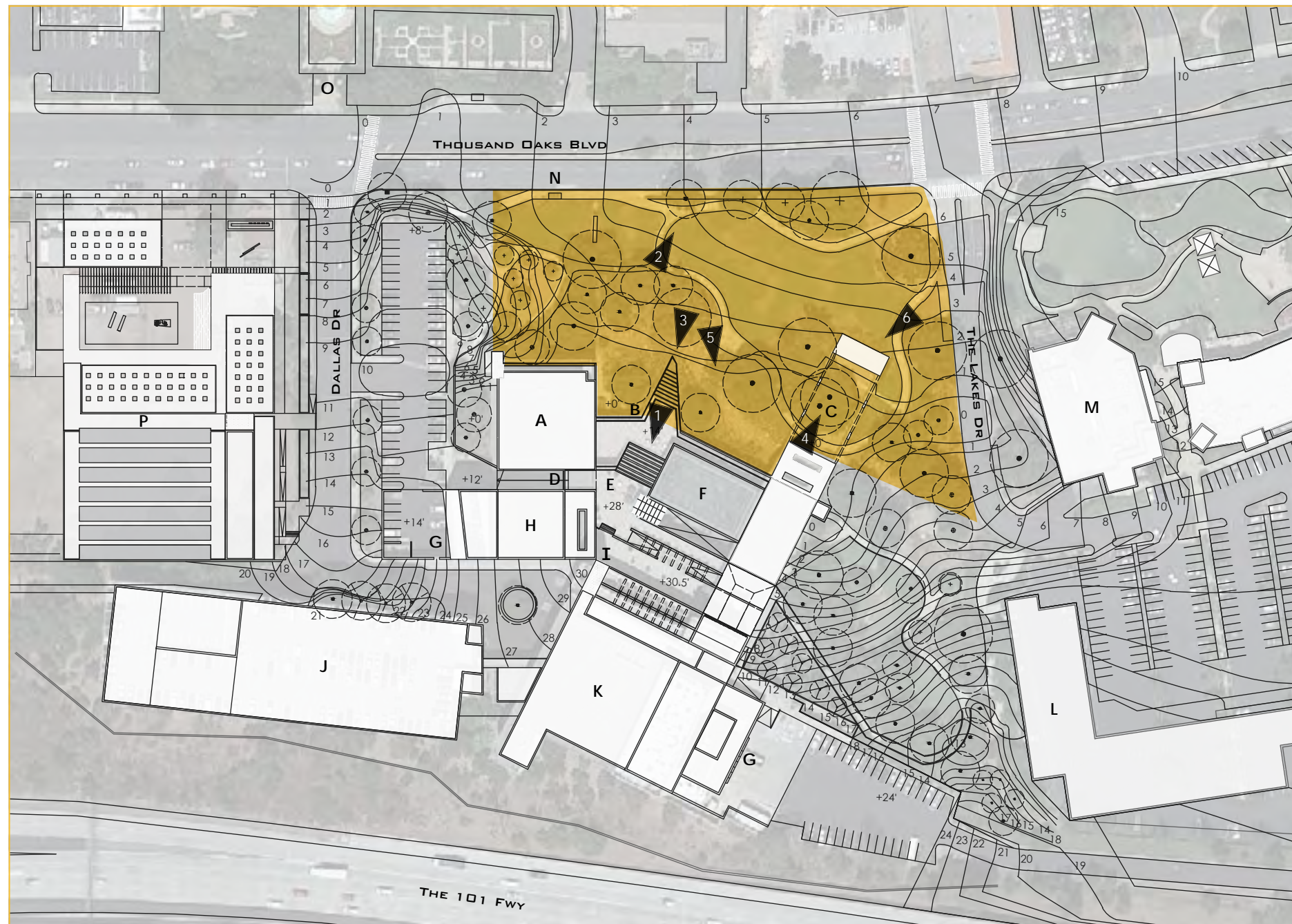
Contains a dry creek bed, walking paths and an outdoor courtyard.

#### Photos

- 1 View from Second Level Terrace to Third Level
- 2 View Towards Surface Parking and Thousand Oaks Blvd
- 3 View from Ground Level to Second Level Terrace
- 4 Outdoor Courtyard
- 5 Dry Creek bed
- 6 Front Civic Arts Plaza Park Sign

#### SITE LEGEND

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## PROJECT AREAS

### Zone 3

East side of the property located between the Civic Arts buildings and The Lakes shopping center.

Has winding, shaded paths and numerous trees.

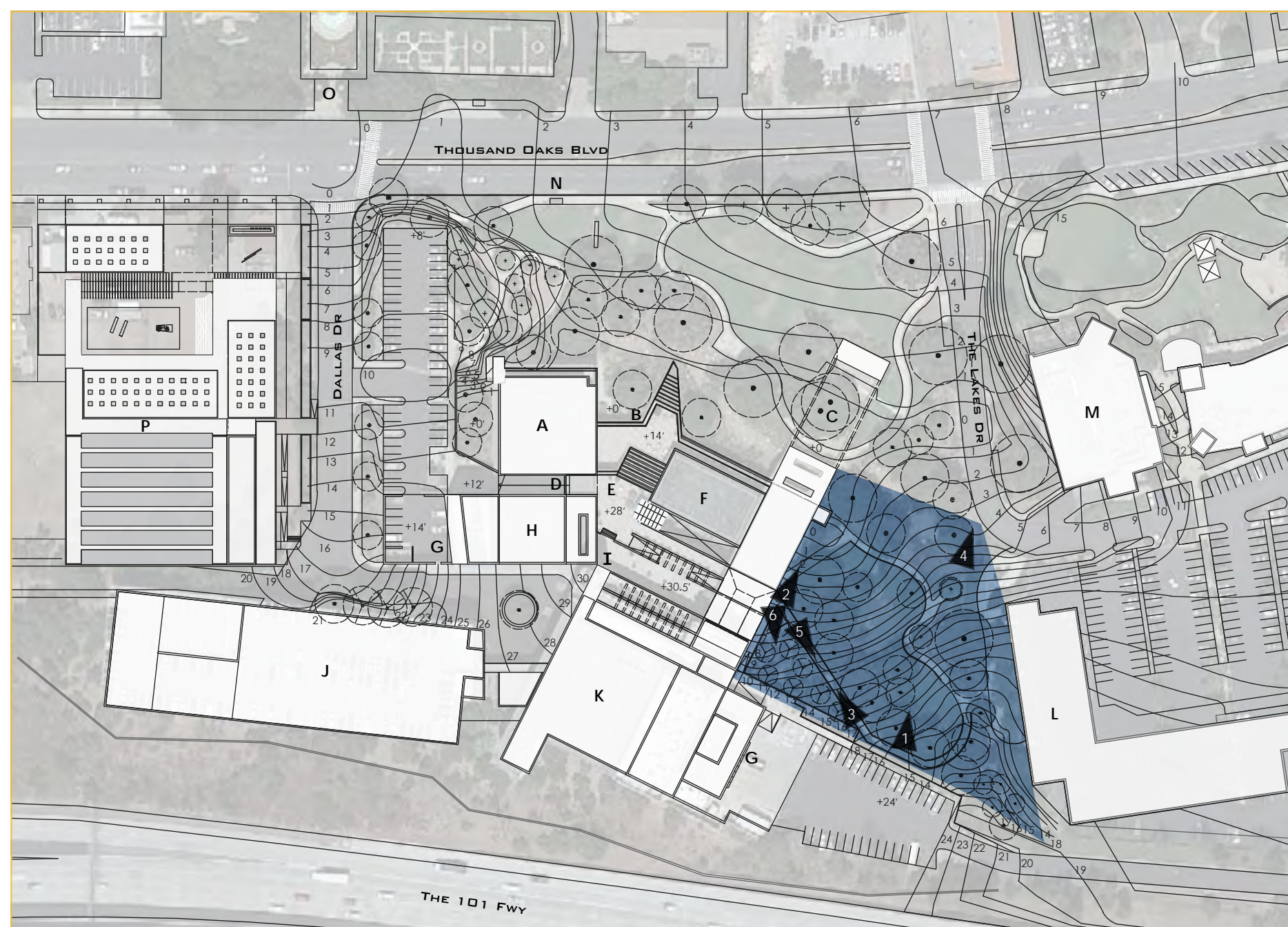
Contains an ADA ramp to the third level of the building.

#### Photos

- 1 Walking Paths
- 2 Ramp View Up Towards Civic Arts Plaza
- 3 Bridge Facing Up Towards Civic Arts Plaza
- 4 Facing East Towards The Lakes Parking Lot
- 5 Ramp Facing Down Towards Parking Lot
- 6 Ramp Facing Down Towards Ground Level

#### SITE LEGEND

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## PROJECT AREAS

■ Zone 4

Front, north side of the property.

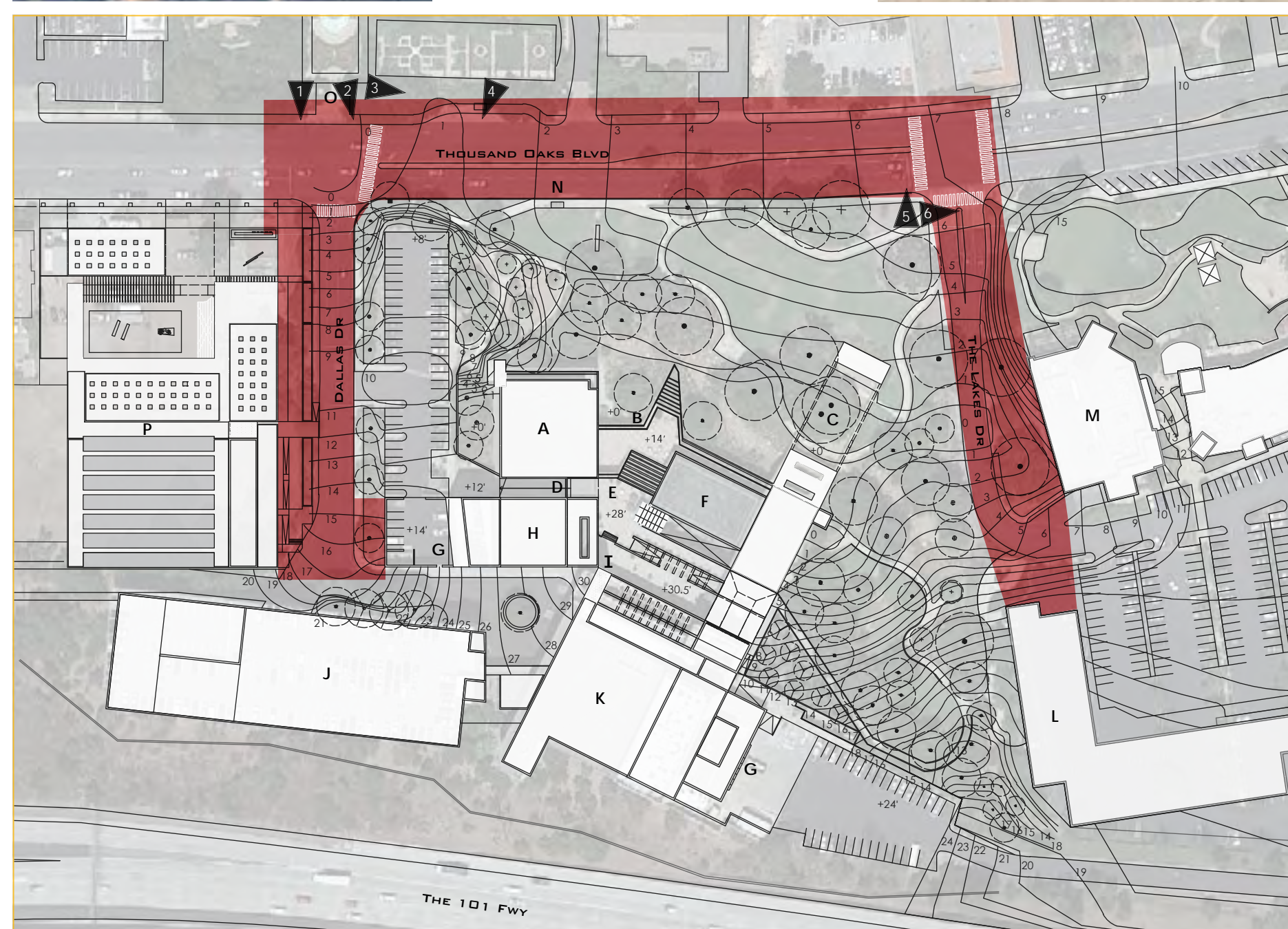
Contains sidewalks and crosswalks along Thousand Oaks Blvd.

### Photos

- 1 Dallas Drive and Westside Parcel
- 2 Dallas Drive and Northwest Corner of Civic Arts Plaza
- 3 Gardens of the World Towards Civic Arts Plaza
- 4 Facing West along Thousand Oaks Blvd
- 5 Crosswalk at Northeast Corner of Civic Arts Plaza
- 6 Crosswalk Facing The Lakes Shopping Center

### SITE LEGEND

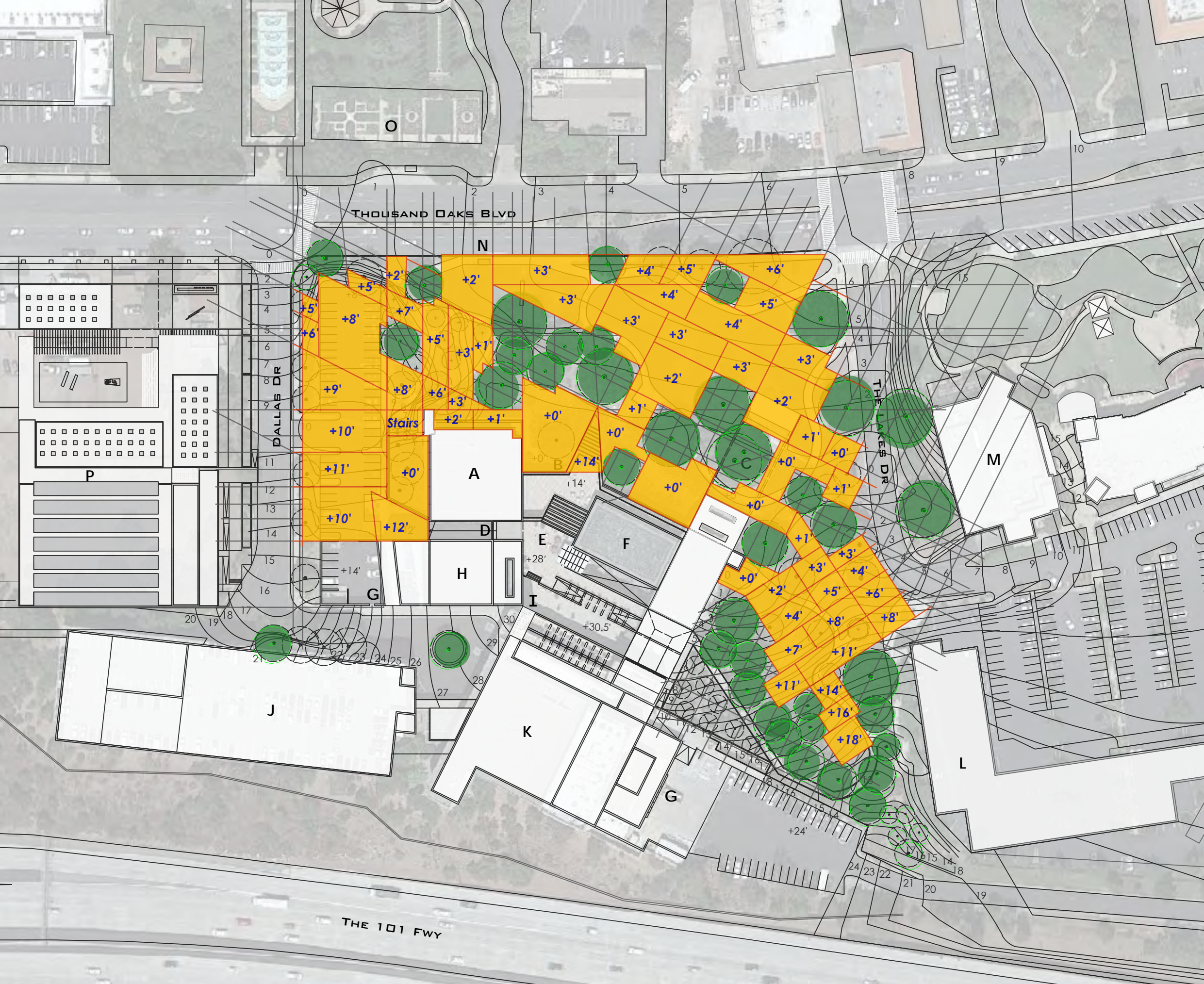
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# SPACE SEEKING

- Protected Oak Trees
- Available Design Space
- Regulating Lines



## SITE LEGEND

- |                         |                             |
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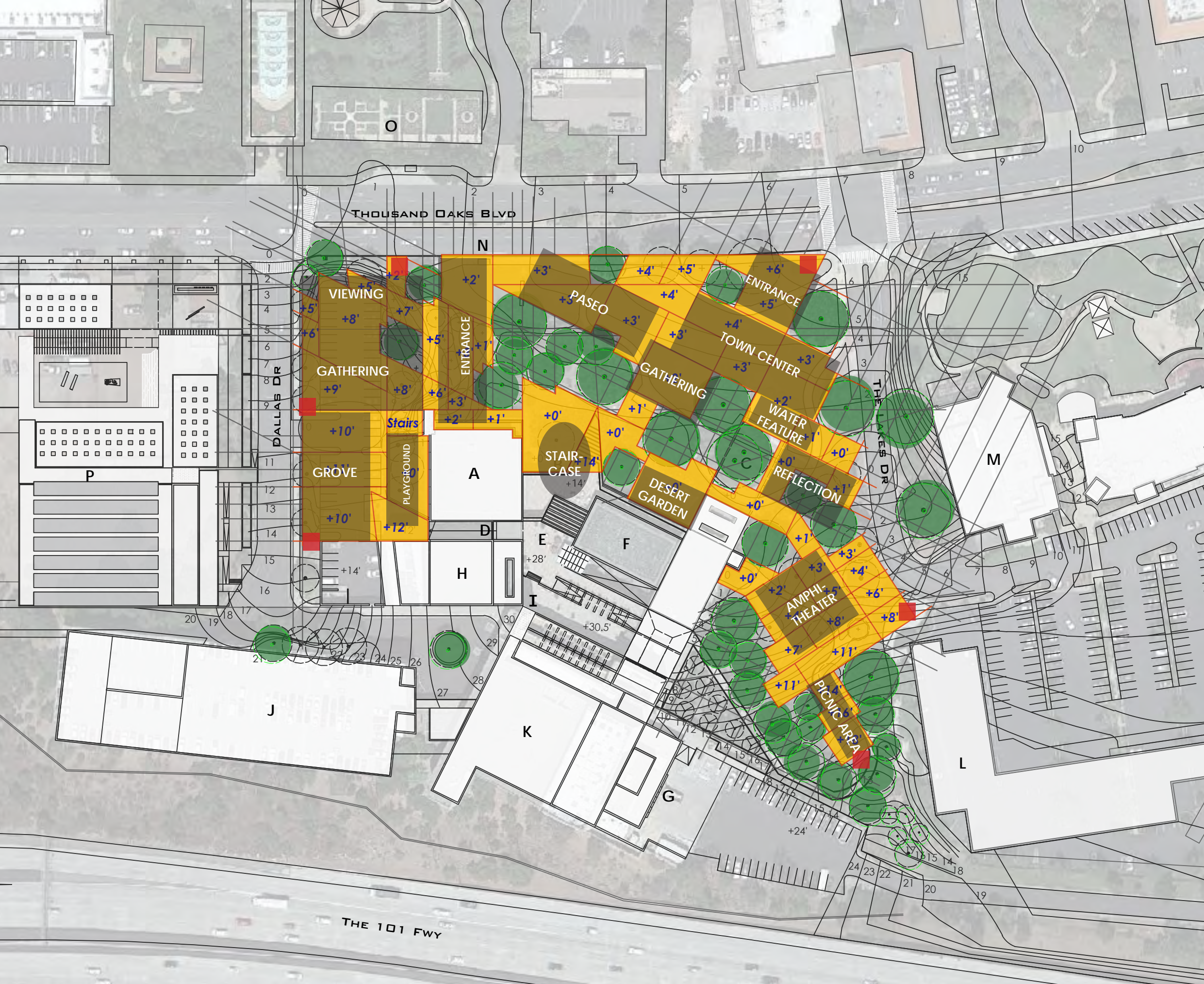
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# PROGRAM

- Protected Oak Trees
- Available Design Space
- Regulating Lines
- Entrances



## SITE LEGEND

- |                         |                             |
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# Geometry





Levels





Paths







Western Sycamore



Madrone



Western Redbud



Manzanita



Torrey Pine



Engelmann Oak

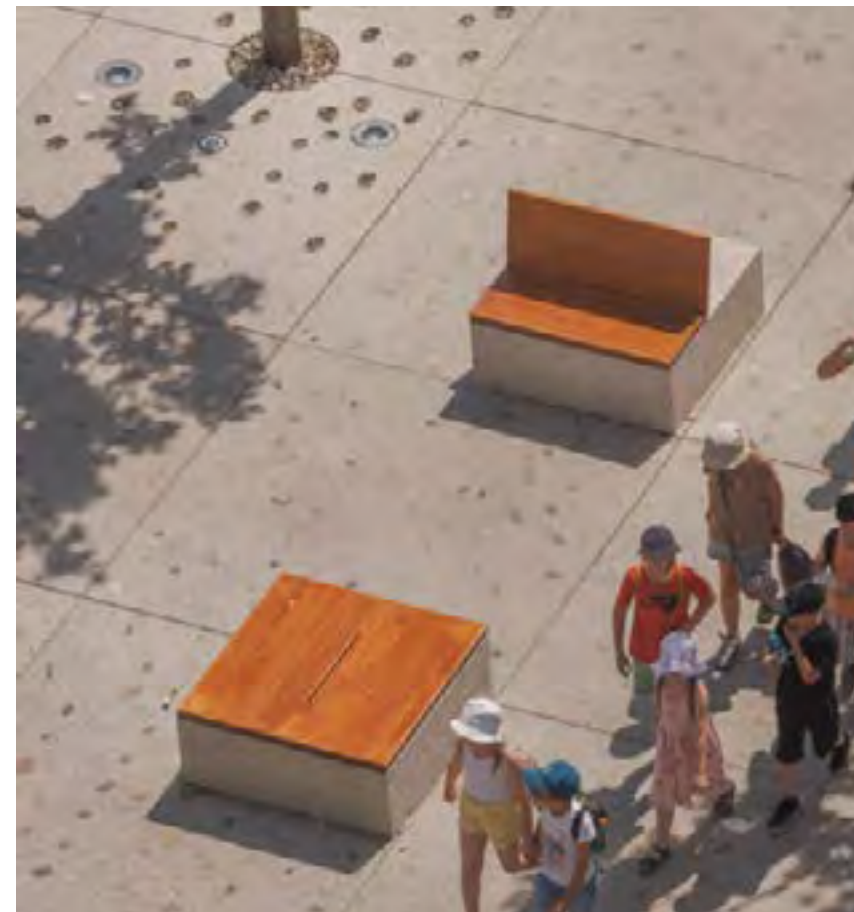
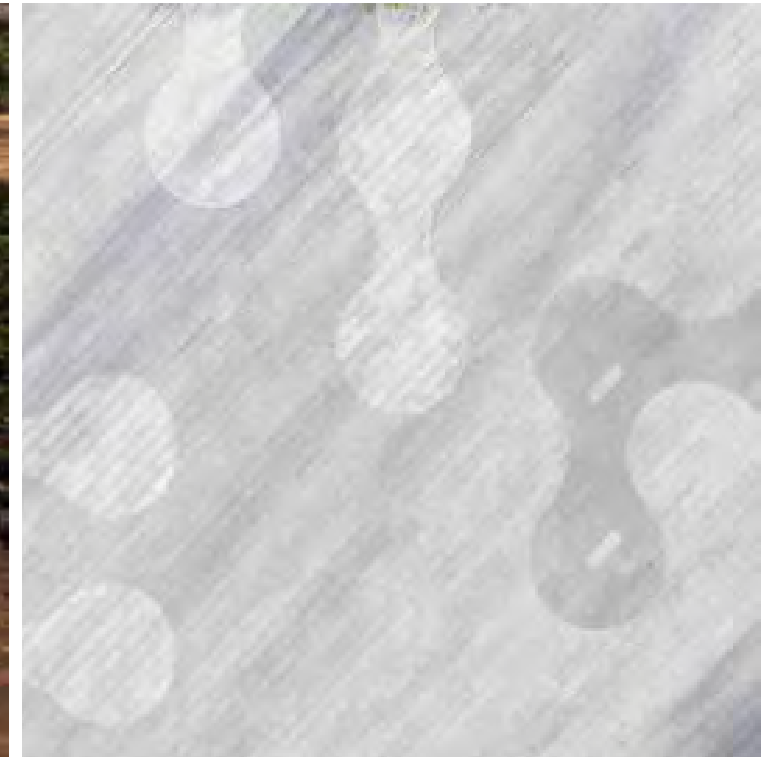


Desert Olive



Desert Museum

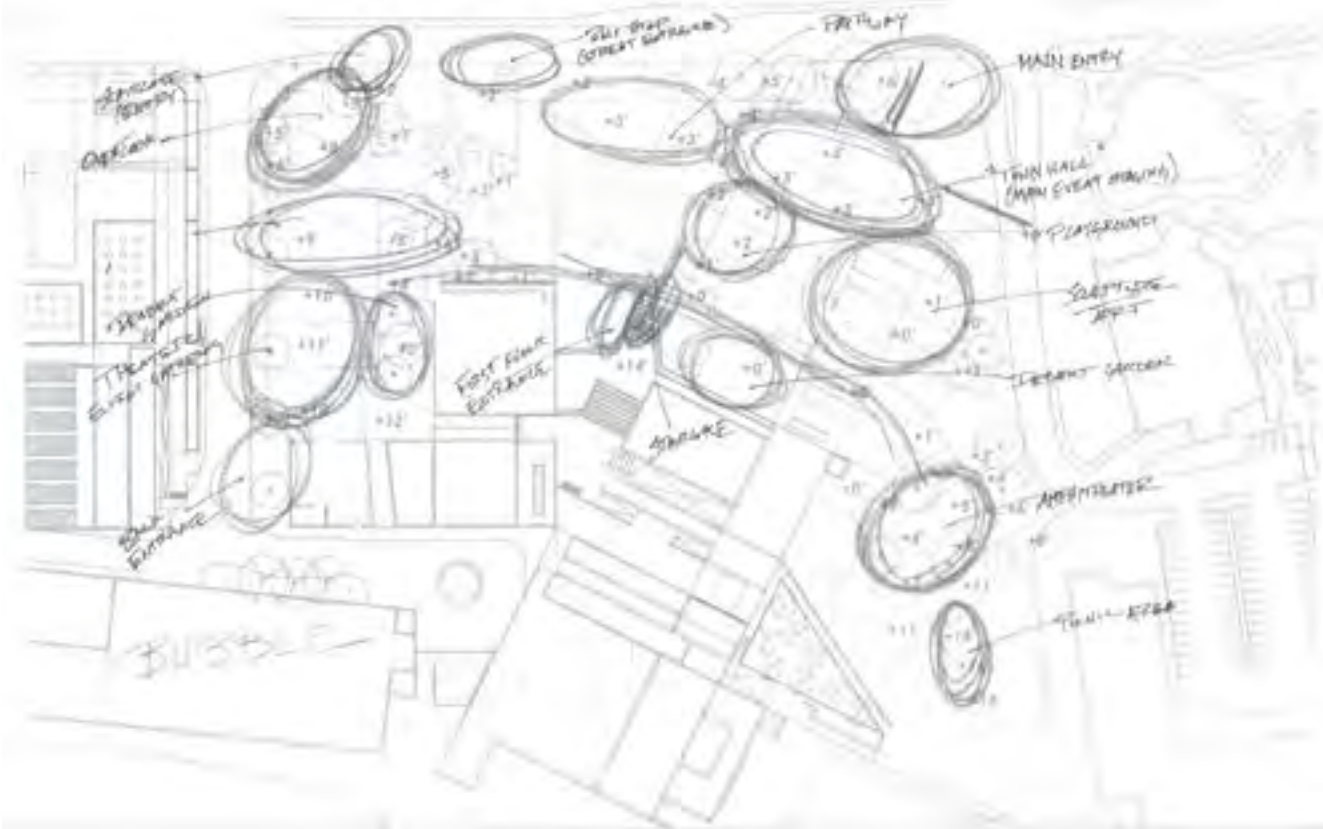






# Site Design









0' 25' 50' 100'

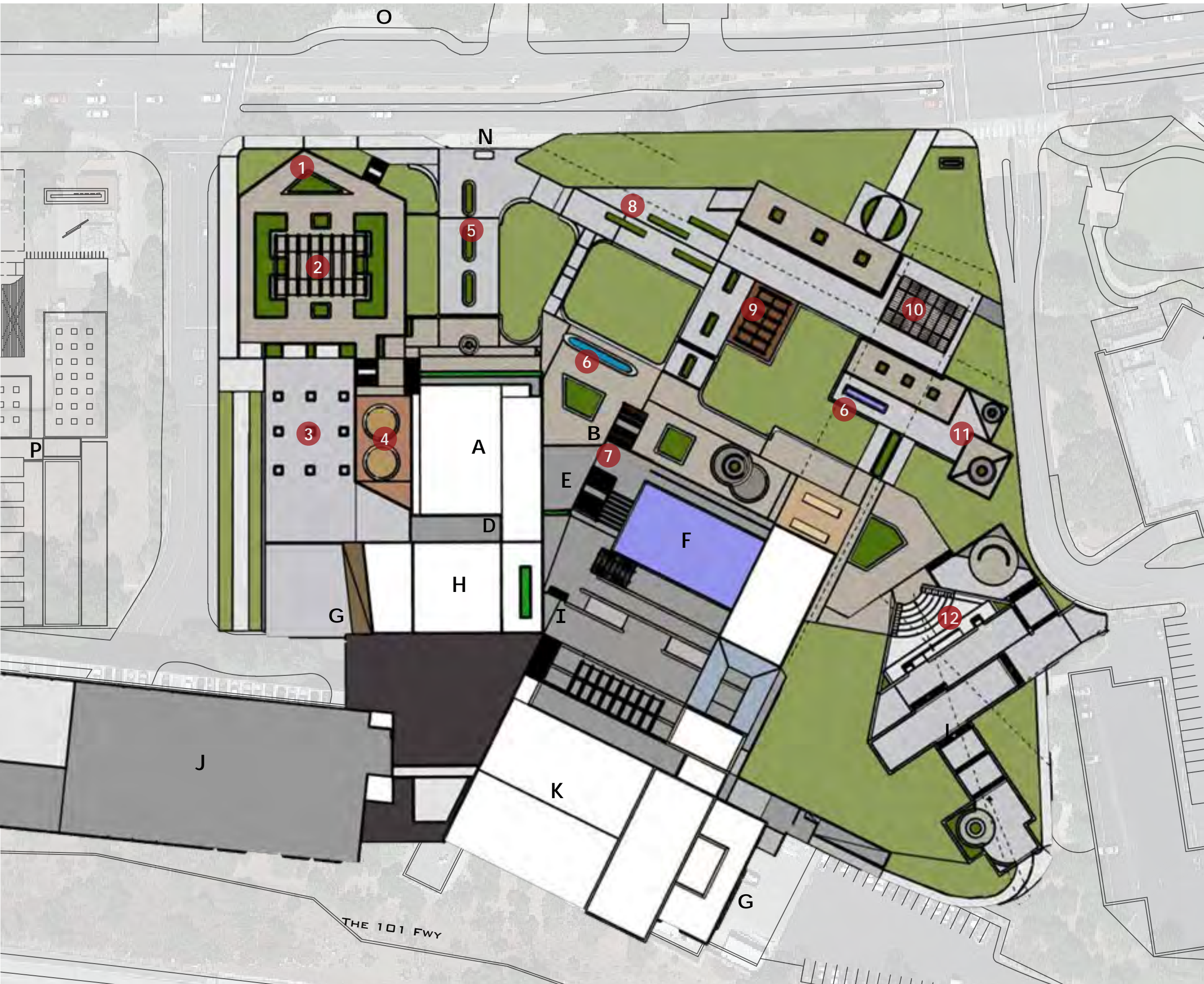




# FINAL SITE PLAN

## New Features

- 1 Overlook
- 2 Westside Plaza
- 3 Grove
- 4 Playground
- 5 Front Entrance
- 6 Water Feature
- 7 Front Staircase
- 8 Paseo
- 9 Gathering Area
- 10 East Pavilion
- 11 Gathering Area
- 12 Amphitheater

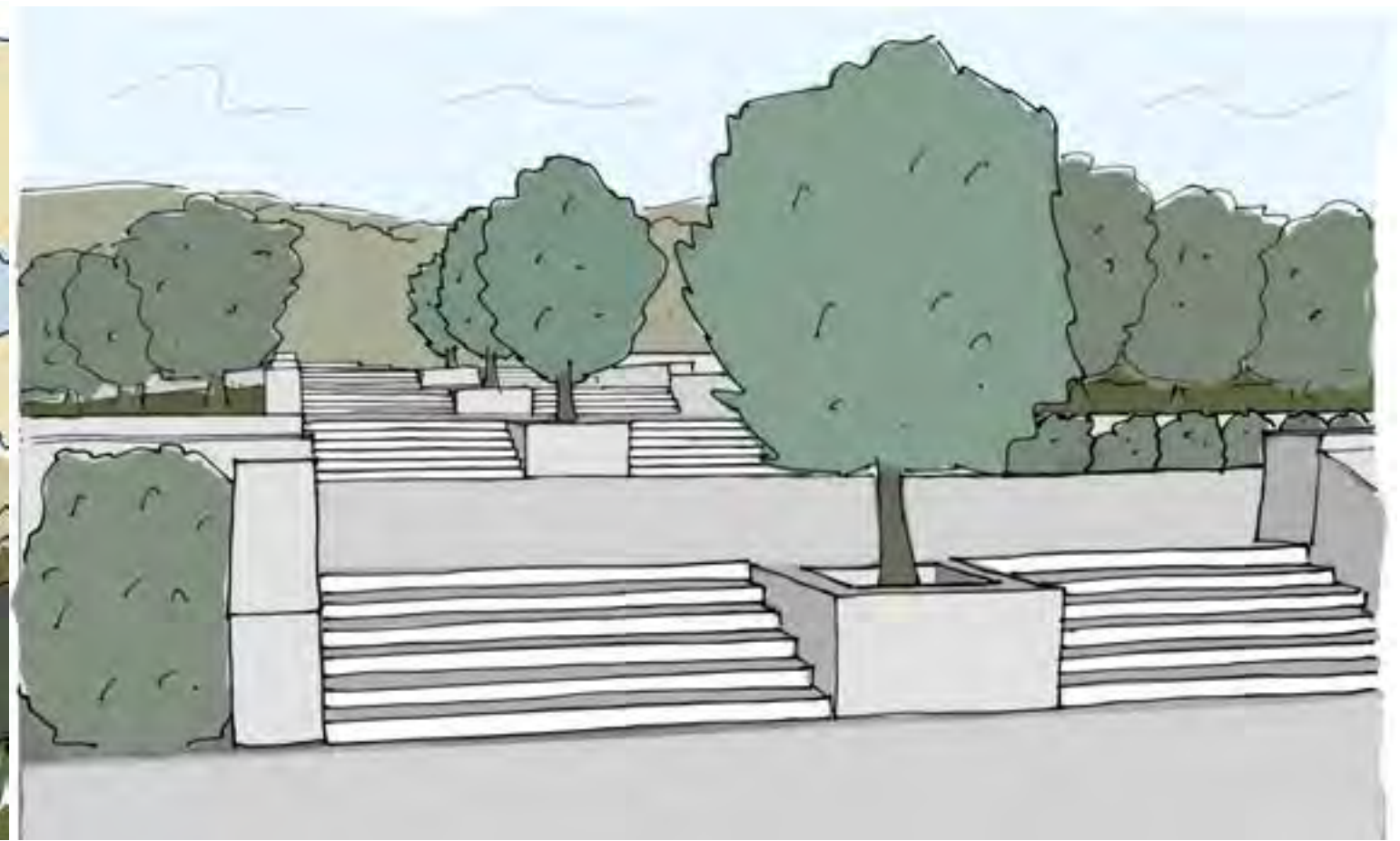


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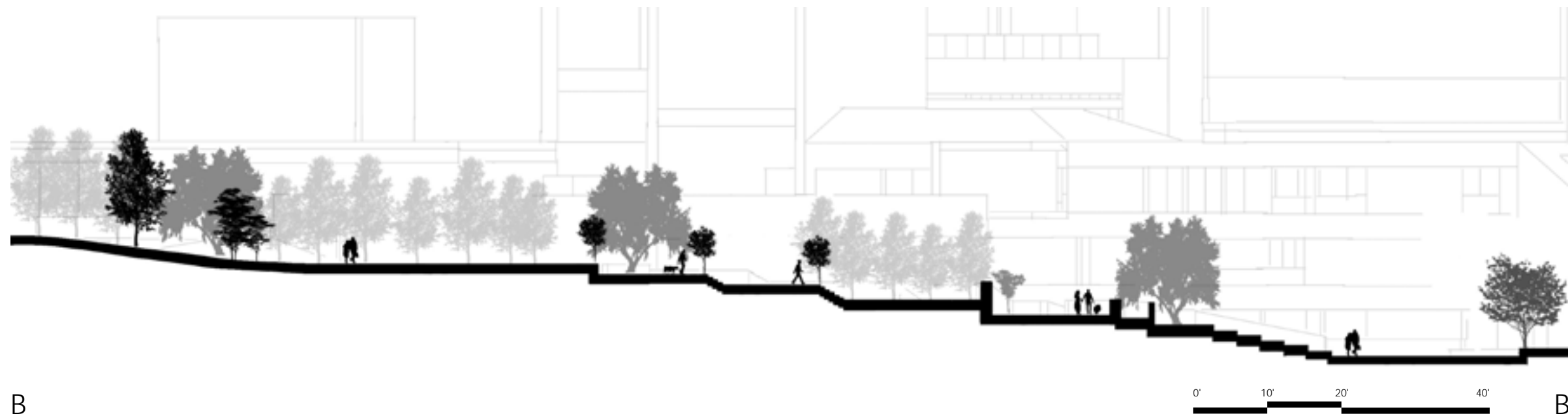
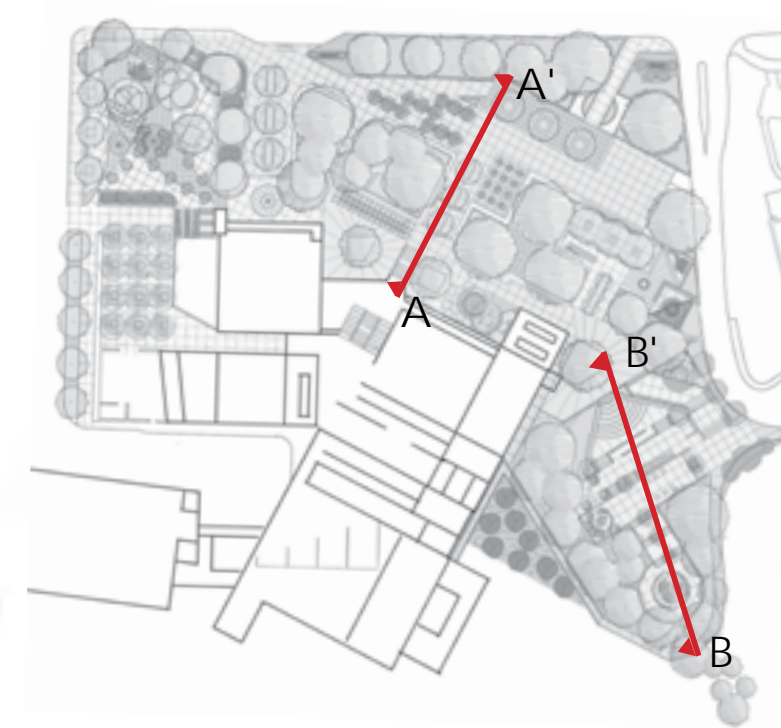








SECTIONS





SECTIONS

