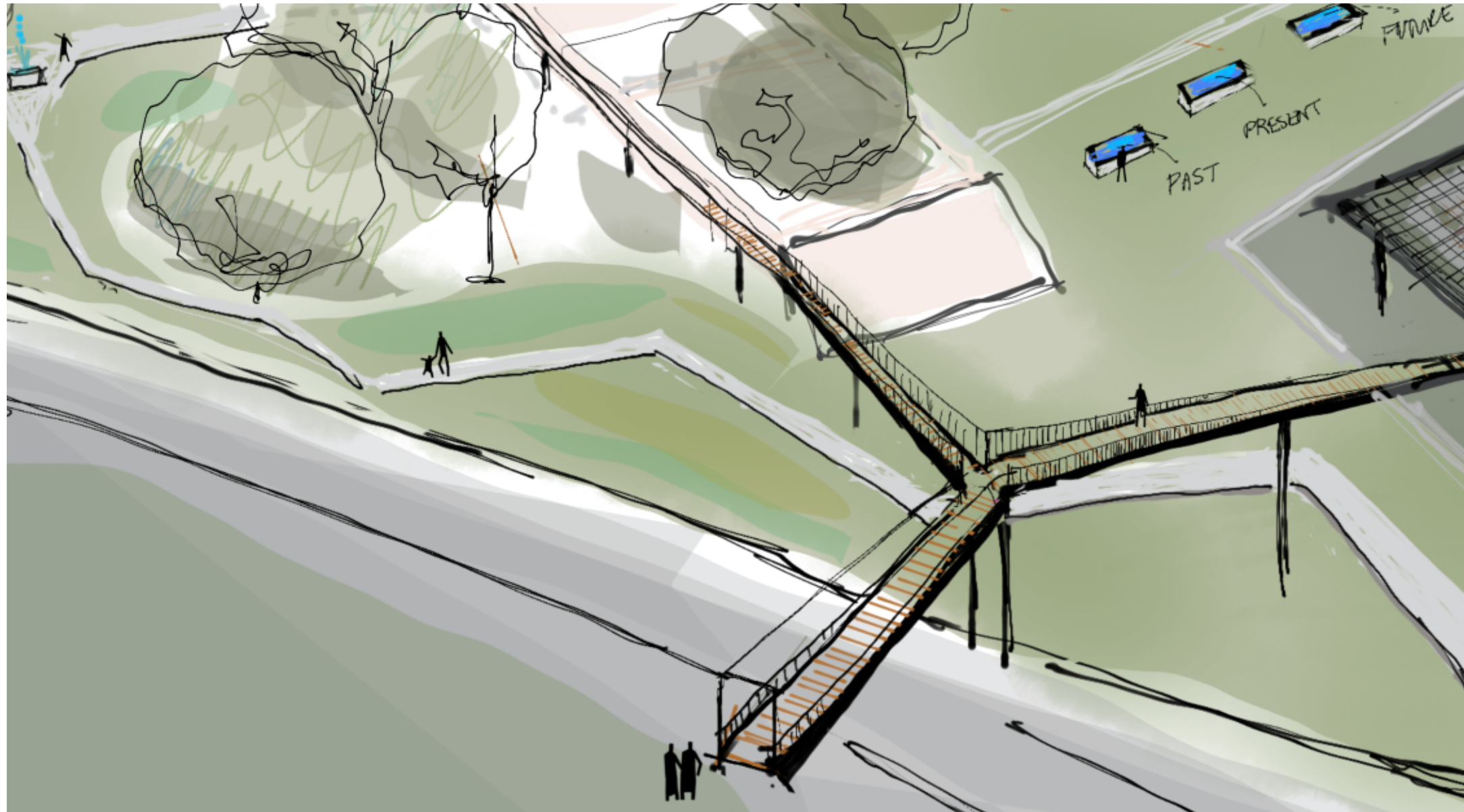


# THOUSAND OAKS CIVIC ARTS PLAZA RE-IMAGINED



HOLLY CORY  
Spring 2024  
LD3

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Ventura County is a county located in the southern part of the U.S. state of California. As of the 2020 census, the population was 843,843. The largest city is Oxnard, and the county seat is the city of Ventura. It is considered one of America's most desirable places to live.

Thousand Oaks is the second-largest city in Ventura County, California, located in the northwestern part of Greater Los Angeles. Approximately 15 miles from the city of Los Angeles and 40 miles from Downtown Los Angeles, it is named after the many oak trees present in the area.

The Thousand Oaks Civic Arts Plaza is a performing arts center and city hall for the city of Thousand Oaks, California. Across Thousand Oaks Boulevard from Gardens of the World, the site is considered the downtown core of the city.





SITE CONTEXT

-  Site
-  Residential Property
-  City Owned Land
-  Residential
-  Parks and Green Space
-  Commercial

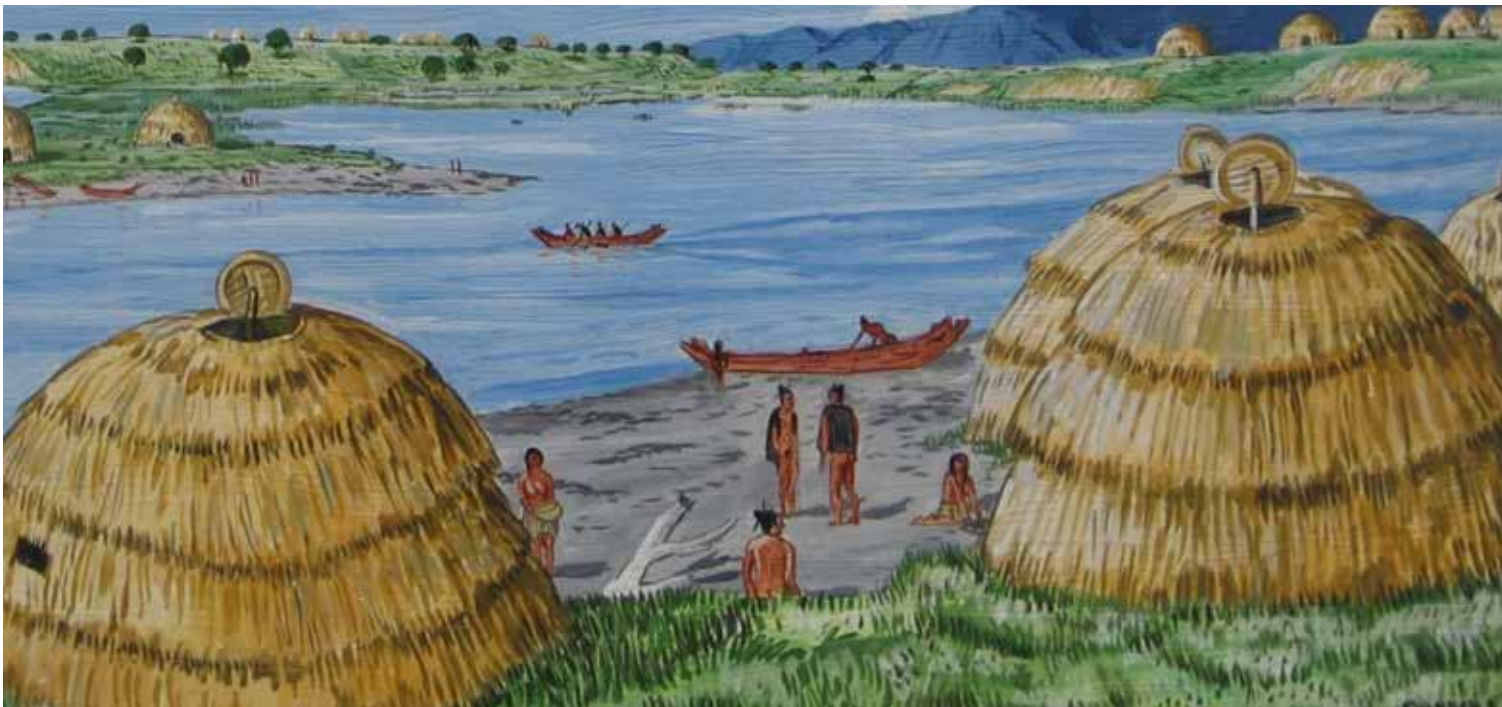
LEGEND

- ① Thousand Oaks Civic Arts Plaza
- ② The Lakes Shopping Center
- ③ Mixed Use Residential Complex
- ④ Propped Residential Apartment Complex
- ⑤ Gardens of the World
- ⑥ Westside Property- Future Museum Site



**Chumash Indians** are the original People of This Land. Thousand Oaks is in the Conejo Valley and is home to several unique cultural sites now considered sacred and protected by federal and state laws. These sites are proof of the deeply-rooted contributions to the region that date back to when the Chumash people were Conejo Valley's inhabitants more than ten thousand years ago.

The Chumash are a Native American tribe that lived in the coastal regions of southern California, including parts of Kern, San Luis Obispo, Santa Barbara, Ventura, and Los Angeles counties. Their name means "shell bead money maker". They were known for their shell bead money, called alchum, and their baskets. Chumash ancestors have been found to have bones that are over 13,000 years old. They used traditional plank canoes called tomols for fishing, trade, and travel.



**Conejo Valley** was originally inhabited by Chumash Indians. In 1542, Spanish explorer Juan Rodríguez Cabrillo reached the area. The area remained unsettled until the early 1800s, when the Spanish governor granted 48,671 acres of land grants to loyal soldiers, including the Conejo Valley. Conejo is the Spanish word for rabbit, which are abundant in the area.

Another area of importance is "Conejo Cottontails" which is a superb and first city-wide Conejo Public Art project of its kind. Featuring 5'6" fiberglass sculptures designed by Cate Hartenstein, painted and mosaic-tiled by local artists, all 20 of these delightful masterpieces have been purchased and placed by local businesses, organizations, and individuals and can be seen throughout the city.





Provide Accessibility

Education

Foster Connections

Environmental Sustainability

**Accessibility**  
 SHARED EXPERIENCE. COMMUNITY. LIKENESS. INCLUSION. DIVERSITY, ETHICS. COMMERCIAL SUCCESS

**Education**  
 EDUCATION AS COMMUNICATION AND A PLATFORM FOR LEARNING AND GROWING

**Connections**  
 ESTABLISHING HUMAN CONNECTION WITH AN EMPHASIS ON LOCAL ECONOMY SUCH AS ARTISTS, BUSINESS OWNERS, STUDENTS AND NATIVE AMERICANS

**Sustainability**  
 MAINTAIN INTEGRITY OF ORIGINAL STYLE OF BUILDING. ELIMINATE GRASS, USE SUSTAINABLE BUILDING PRACTICES, CUT DOWN ON WATER USAGE, REPLACE PLANTS WITH DROUGHT TOLERANT CALIFORNIA NATIVES



SITE

SITE PLAN



EDUCATION



CONNECTION



ACCESSIBILITY

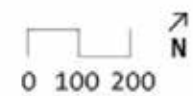


▲ 3D AERIAL SITE PLAN

▼ 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



▲ BIO-RETENTION

▼ ART



## DETAILS

Location: Newport Beach, CA  
 Size: 17,000 sq. feet  
 Architect: Bohlin Cynwinski Jackson  
 Lead Designer: Peter Q. Bohlin

▼ NATURAL MATERIALS







SITE CONTEXT ▲

DETAILS

Project: Cortex Commons  
 Location: St Louis, Missouri  
 Size: 8 acres  
 Architect: SWT Designs

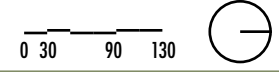
SITE PLAN ▼



COMMUNITY AT NIGHT ▲



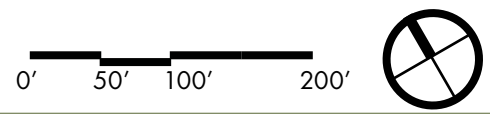
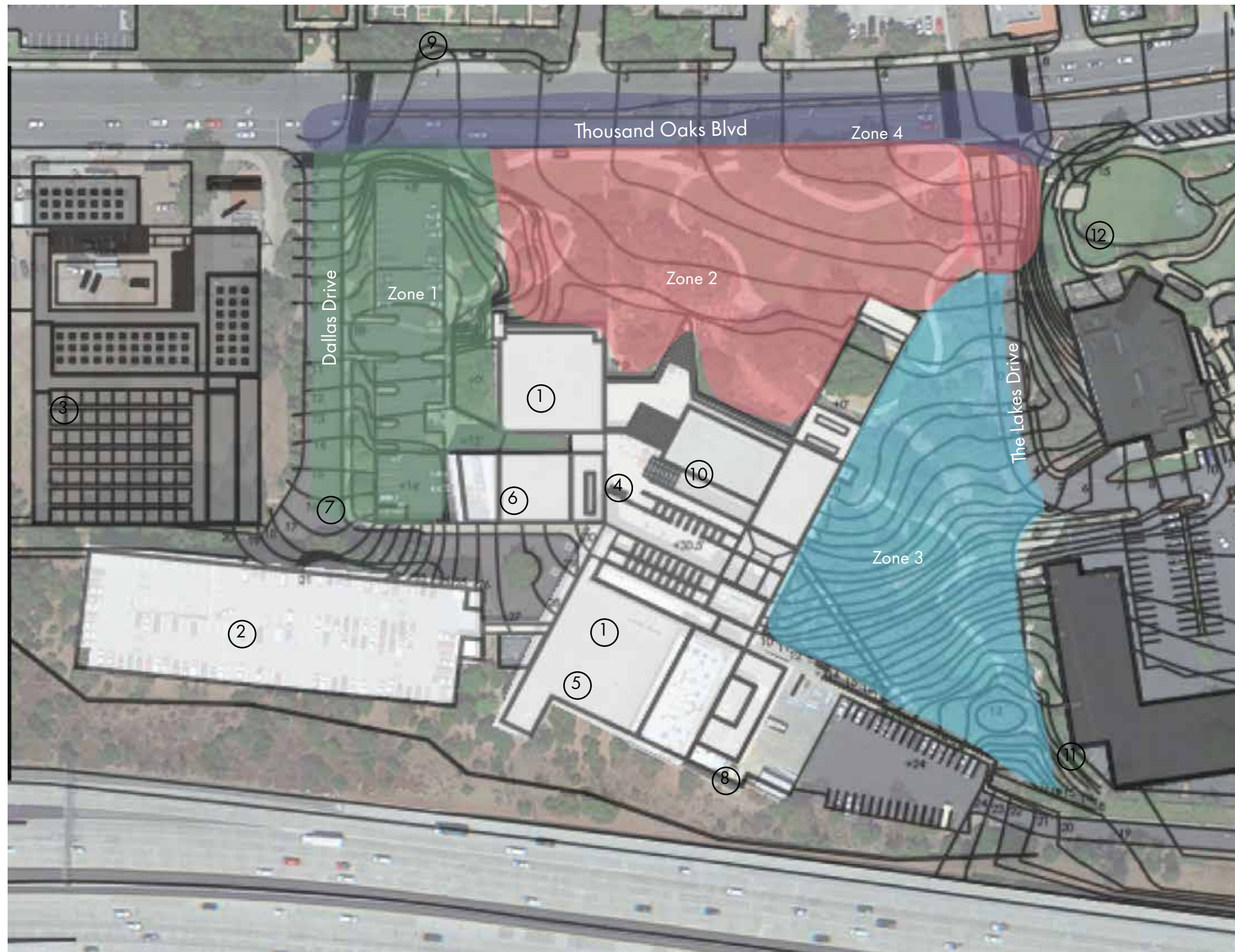
SUSTAINABILITY ▲



CONNECTIVITY ▼

PLAY ▼





## ZONES

- Zone 1**  This zone includes a parking lot to be removed. Entry points from Dallas Dr. will remain to maintain access to the loading dock and parking structure, which will remain, and a passenger drop-off to the theater and 3rd floor
- Zone 2**  This area includes a grassy front area that borders Thousand Oaks Blvd, and a passive walking path with many trees and shade leading up to the existing entrance civic center. There is also an architecturally significant amphitheater, which can be re-purposed. It's the lowest point of the site
- Zone 3**  The southeastern spot is the connection to Lakes shopping center, and parking lot. There is ADA access, and has paths and entrance to the 3rd floor. It is heavily planted with mature Oak trees, and a lot of shade
- Zone 4**  This is the northern section of the site. It includes Thousand Oaks Blvd, and walking access to and from the site, a bus stop and vehicle access

## LEGEND

- ① City Hall Offices (1st- 3rd floor)
- ② Primary Parking Garage
- ③ Future Museum Site
- ④ Elevator
- ⑤ Kavil Theater (3rd floor)
- ⑥ Forum Theater (2nd Floor)
- ⑦ Loading Zone
- ⑧ Larger Loading Zone
- ⑨ Gardens of the World
- ⑩ Rooftop Water Feature
- ⑪ Proposed Residential Complex
- ⑫ The Lakes Shopping Center



KEY MAP

- Heaviest vehicular Circulation
- Primary Vehicular Circulation to enter the Site
- Emergency Access Road
- Storm Drain Easement
- Property Access Points
- Bus Stop
- Pedestrian Access Points

LEGEND

- ① City Hall Offices (1st- 3rd floor)
- ② Primary Parking Garage
- ③ Future Museum Site
- ④ Elevator
- ⑤ Kavil Theater (3rd floor)
- ⑥ Forum Theater (2nd Floor)
- ⑦ Loading Zone
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- ⑨ Gardens of the World
- ⑩ Rooftop Water Feature
- ⑪ Proposed Residential Complex
- ⑫ The Lakes Shopping Ceneter



▲ ZONE 1: INCLUDES LOADING DOCK, ENTRANCE TO PARKING STRUCTURE, AND DROP OFF AREA TO THIRD FLOOR AND THEATER ▲



▲ CORNER OF ROAD FACING NW, DALLAS DR. AND EXISTING PLANTER ▲



▲ LOWER PARKING ACCESS TO CITY HALL ▲



▲ VIEW OF MAIN ENTRANCE CORRIDOR LOOKING OUT FROM 2ND STORY ▲



▲ ROAD LEADING UP TO THEATER, THIRD FLOOR OFFICES AND PARKING STRUCTURE ▲



▲ EXISTING AMENITY STYLE, AND UP CLOSE THEATER FACADE ▲



▲ ZONE 3: WOODLAND AREA. NEAR PARKING LOT, AND EASTERN ENTRANCE TO CITY HALL AND 3RD FLOOR THEATER ▲



▲ FACING SE: PATHWAY THROUGH ARCHITECTURAL AMPITHEATER ▲



▲ LOWEST POINT OF 'SWALE' WATER COLLECTIONS DRAINS OUT TO STORM DRAIN ▲



▲ SHADY AREA WEST OF CITY HALL, AN AREA WITH POTENTIAL FOR EMPLOYEES TO EAT ▲



▲ OVERLOOK: VIEW OF THE MOUNTAINS AND COURTYARD FROM THE 3RD FLOOR ▲



▲ OVERLOOK: VIEW OF THE FAUX SWALE, PATH, AND GRASS, LOOKING AT BLVD, FROM THE 2ND TIER FLOOR ▲



▲ ZONE 3: WOODLAND AREA. NEAR PARKING LOT, AND EASTERN ENTRANCE TO CITY HALL AND 3RD FLOOR THEATER ▲



▲ VIEW FROM CORNER OF CITY HALL MEMORIAL SIGNAGE, LARGE GRASSY AREA, NEAR CROSS WALK TO THE LAKES ▲



▲ COMMUNITY WOODLAND AREA, HILLY, SHADY WITH PATHS AND PICNIC TABLES ▲



▲ WOODLAND AREA. EAST ENTRANCE, SMOKING BALCONY, SHADY WITH MATURE TREES-POSSIBLE ENTRANCE ▲



▲ ZONE 3: WOODLAND AREA. NEAR PARKING LOT, AND EASTERN ENTRANCE TO CITY HALL AND 3RD FLOOR THEATER ▲



▲ ZONE 3: WOODLAND AREA. NEAR PARKING LOT, AND EASTERN ENTRANCE TO CITY HALL AND 3RD FLOOR THEATER ▲



▲ ZONE 4: SIDEWALKS, CROSS WALKS, PARKWAY, BUS STOPS, VEHICULAR AND PEDESTRIAN ENTRANCE TO THE SITE ▲



▲ CROSS WALK TO GARDENS OF THE WORLD ▲



▲ ENTRANCE TO GARDENS OF THE WORLD



▲ NW FACING PARKWAY BETWEEN THE SITE AND THOUSAND OAKS BLVD ▲



▲ EAST FACING CIVIC ARTS SIGNAGE, HOTTEST AREA OF THE SITE ▲



▲ SOUTH FACING VIEW OF THE CITY HALL FROM THOUSAND OAKS BLVD ▲

# Site Analysis | Annual Sun Exposure | Thousand Oaks, CA |

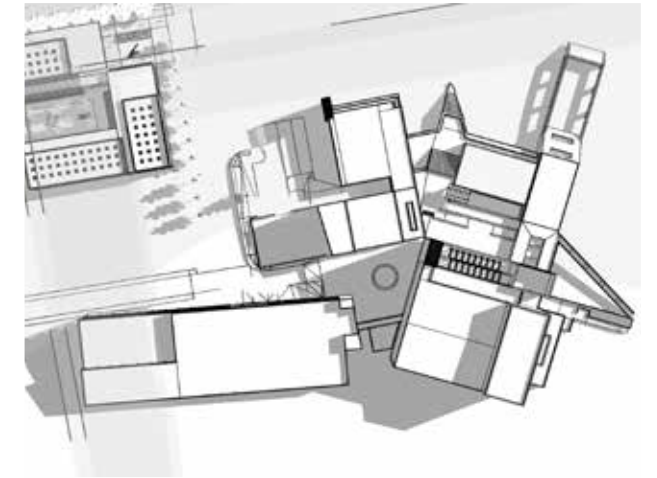
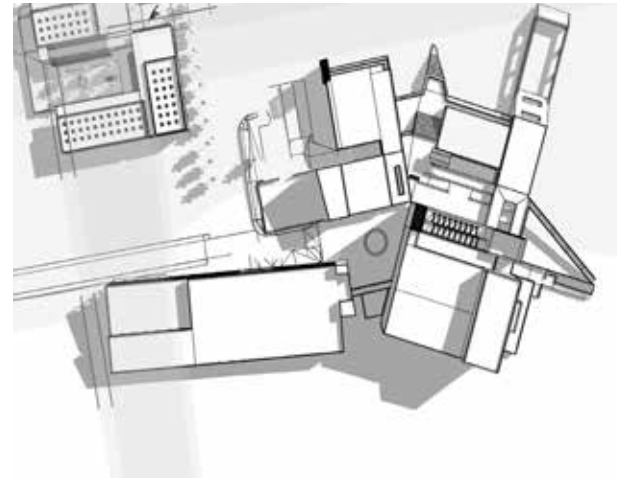
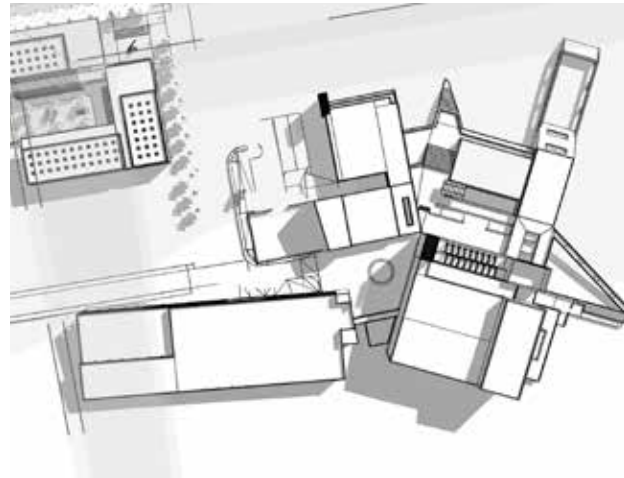
JANUARY 1, 2023 ▼

MARCH 28, 2023 ▼

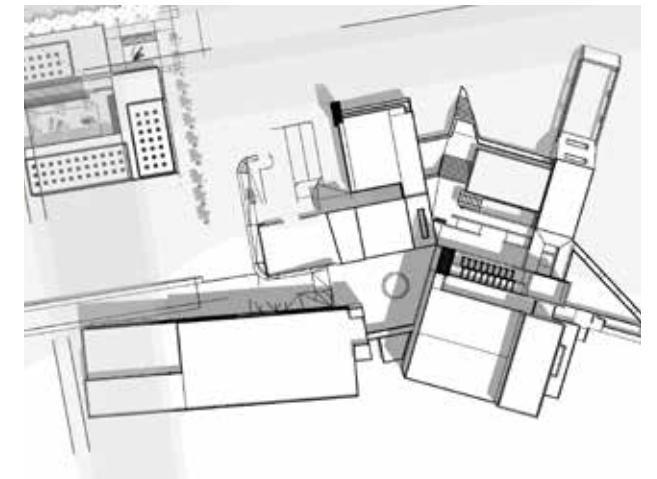
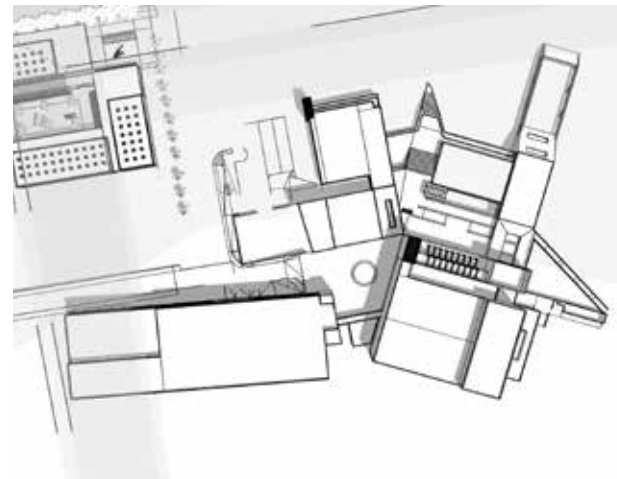
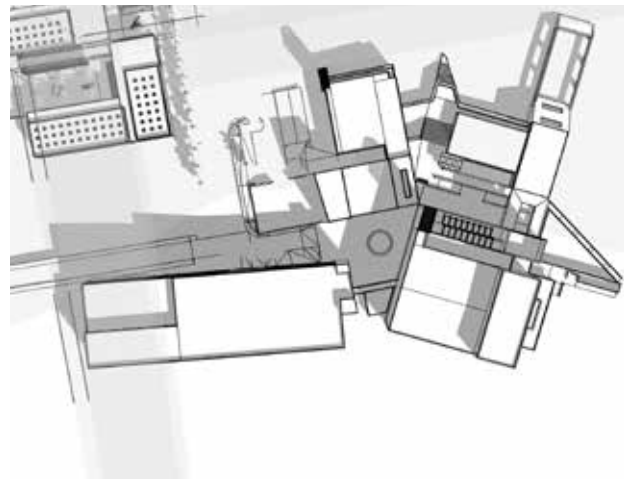
JULY 31, 2023 ▼

OCTOBER 16, 2023 ▼

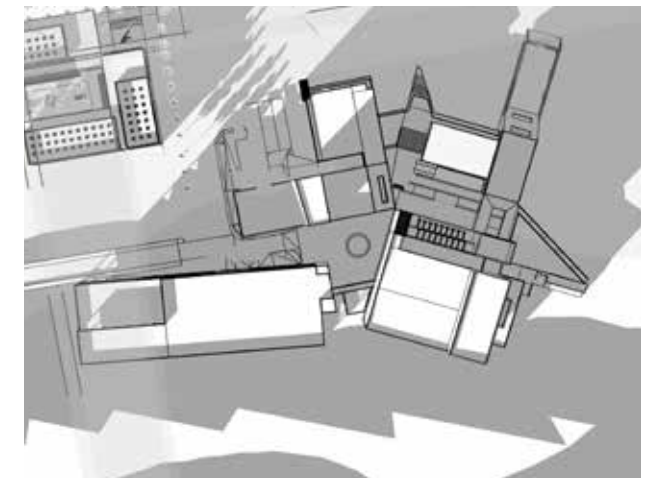
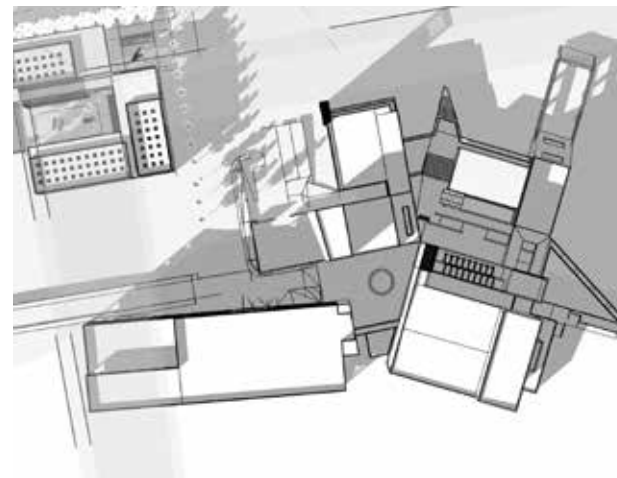
8AM ▶



12 PM ▶



5PM ▶








0' 100' 200' 400'





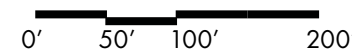


TREE LEGEND

-  Valley Oak
-  Coastal Live Oak
-  Sycamore
-  Conifer
-  Other Trees

LEGEND

- ① City Hall Offices (1st- 3rd floor)
- ② Primary Parking Garage
- ③ Future Museum Site
- ④ Elevator
- ⑤ Kavil Theater (3rd floor)
- ⑥ Forum Theater (2nd Floor)
- ⑦ Loading Zone
- ⑧ Larger Loading Zone
- ⑨ Gardens of the World
- ⑩ Rooftop Water Feature
- ⑪ Proposed Residential Complex
- ⑫ The Lakes Shopping Center

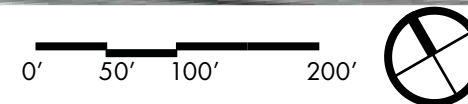




TOPO LEGEND

- 0-1' Elevation (Lowest)
- 2-5' Elevation
- 6-10' Elevation
- 11-16' Elevation
- 17-30' Elevation (Steepest)

- ① City Hall Offices (1st- 3rd floor)
- ② Primary Parking Garage
- ③ Future Museum Site
- ④ Elevator
- ⑤ Kavit Theater (3rd floor)
- ⑥ Forum Theater (2nd Floor)
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## OPPORTUNITIES

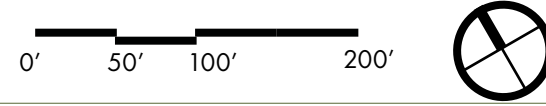
- ① Natural lowest point of the site. Create rain garden and bioswale, in place of faux existing swale
- ② Integration of surrounding sites, improved pedestrian access and experience
- ③ Parking lot to be removed, area for public connection
- ④ Space to feature a Main Entrance to building and connections to outdoor spaces
- ⑤ Coffee kiosk and/or restaurant located in architectural alcove
- ⑥ Improve and make connections from the boulevard to the site
- ⑦ Large mature tree that provides shade
- ⑧ Improve connectivity of existing uses and future uses
- ⑨ Planting and redesign of open archway walk from the ramp to the theater and city offices (3rd floor)
- ⑩ Modify existing outdoor amphitheater space to accommodate groups and hold community meetings
- ⑪ Create a local native plant palette, wildlife habitats throughout site, with sculptures, art, and recognition of Chmash tribes
- ⑫ Bring wider attention to the local history and sentimentality of the city with new art, and creativity

## LEGEND

- |                                     |                                |
|-------------------------------------|--------------------------------|
| ① City Hall Offices (1st-3rd floor) | ⑦ Loading Zone                 |
| ② Primary Parking Garage            | ⑧ Larger Loading Zone          |
| ③ Future Museum Site                | ⑨ Gardens of the World         |
| ④ Elevator                          | ⑩ Rooftop Water Feature        |
| ⑤ Kavil Theater (3rd floor)         | ⑪ Proposed Residential Complex |
| ⑥ Forum Theater (2nd Floor)         | ⑫ The Lakes Shopping Center    |

0' 50' 100' 200'





## CONSTRAINTS

- 1 Existing lowest point is closest to the building
- 2 There is not a good connection for pedestrians between the site and surrounding businesses and sites
- 3 Heavy traffic and noise from Thousand Oaks Boulevard
- 4 Entrances to the offices and theater are disorganized
- 5 Trees on the boulevard are inconsistent in pattern and size
- 6 Trees next to building are a fire hazard, need to be removed
- 7 Large mature trees that are protected, need to remain
- 8 Massive storm channel easement to remain, and cannot be built upon
- 9 There is not good wayfinding into and around the building
- 10 Existing plants are not water wise, or climate adaptive
- 11 Art and sculptures are neglected and lack significance
- 12 Pedestrian experience on the boulevard, to and from the site lack cohesion and amenities

## LEGEND

- |                                      |                                 |
|--------------------------------------|---------------------------------|
| 1 City Hall Offices (1st- 3rd floor) | 7 Loading Zone                  |
| 2 Primary Parking Garage             | 8 Larger Loading Zone           |
| 3 Future Museum Site                 | 9 Gardens of the World          |
| 4 Elevator                           | 10 Rooftop Water Feature        |
| 5 Kavil Theater (3rd floor)          | 11 Proposed Residential Complex |
| 6 Forum Theater (2nd Floor)          | 12 The Lakes Shopping Center    |

## SPACE SEEKING PROCESS

1. Create the Grid
2. Expand the grid
3. Protect Feature
4. Find Spaces
5. Link the Spaces
6. Formalize the Pattern
7. Topography
8. Program the Spaces





CHILDREN ▲



EDUCATION ▲



PARTY LIGHTS ▲



LIVING ROOF ▲



HIDING SPOT ▲



STUDY SPACE ▲



EVENT SPACE ▲



STEPS ▲



FAMILY ▲



REFLECTION ▲



VERSATILE ▲



FOUNTAIN ▲

Inspiration | Materials and Style | Thousand Oaks, CA |



SACRED ▲



CONEJOS ▲



ACCOMODATE ▲



ACROSS ▲



VERTICAL ▲



GOING UP ▲



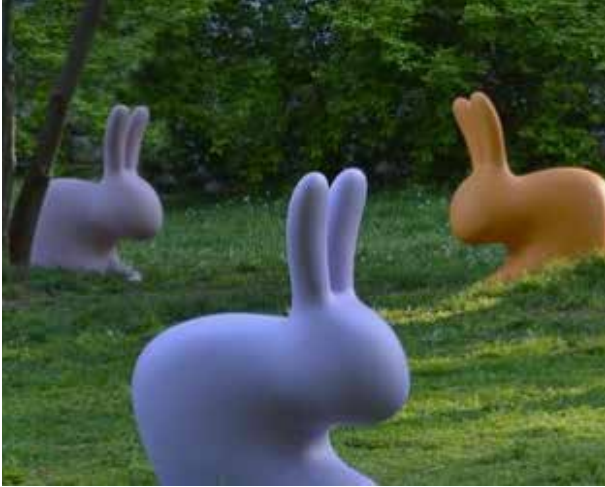
THOUGHTFUL ▲



NIGHT LIGHTS ▲



LIVELY ▲



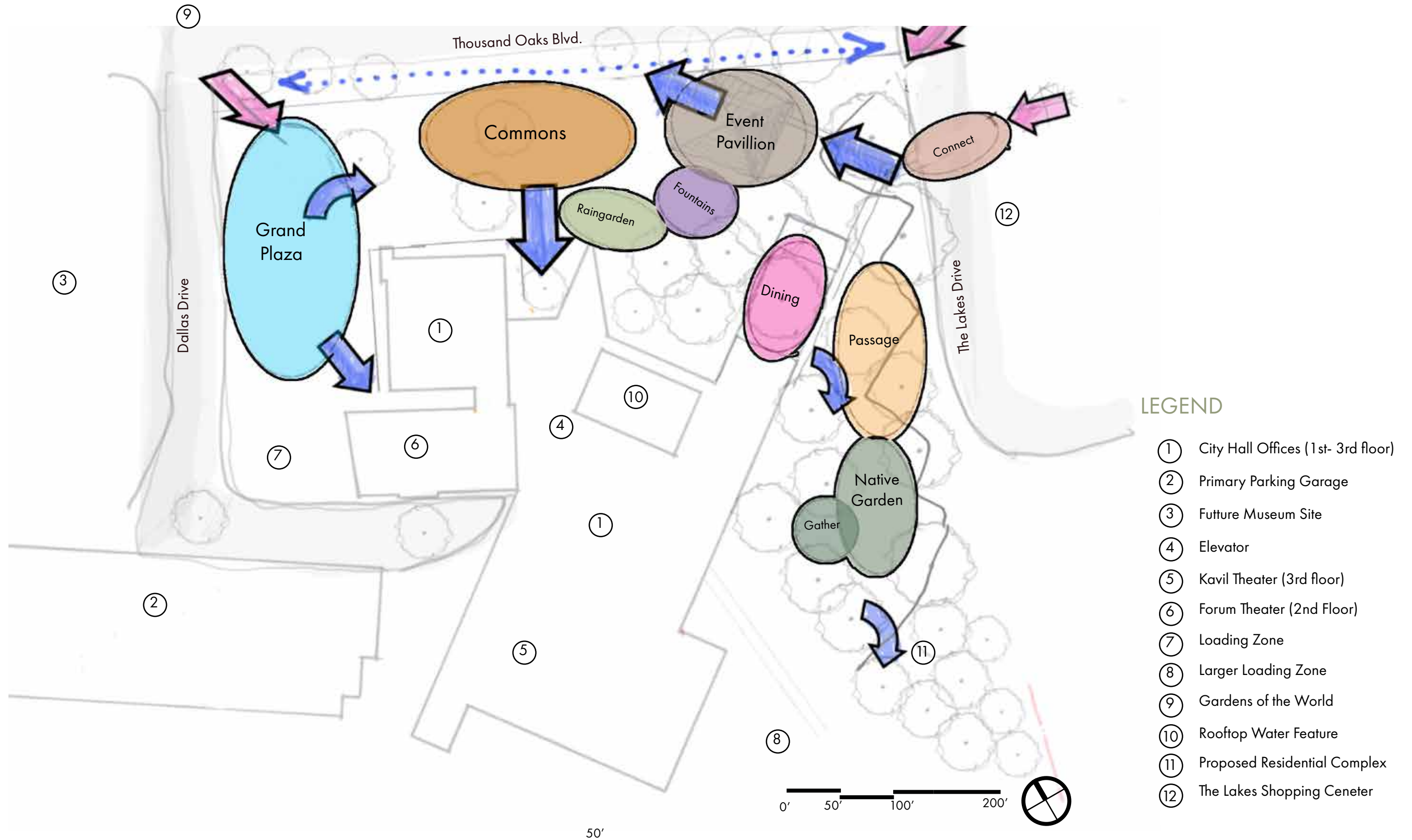
ART ▲



SHALLOW ▲



UNIFY ▲





# Illustrative Plan | Thousand Oaks Plaza and Civic Center | Thousand Oaks, CA |

Semi-Covered Event/Multi-use space



Wooden Raised Walkway



Memorial Fountains



Rounded arches to enter Native garden



Sunken Gathering Place



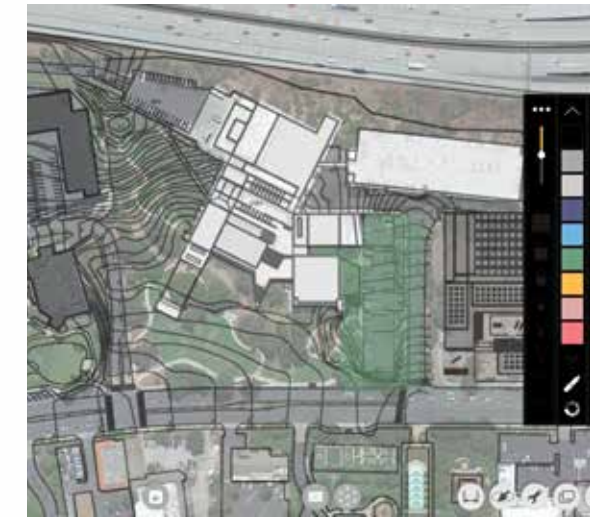
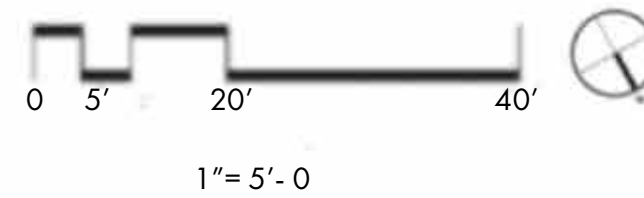
SECTION 01  
West Entrance



Row of 5 kiosks



Grand Stairs  
18" treads, 6" rise  
14 steps total



ADA Ramp from Street to Plaza



Arbutus marina



Pinus canariens



Majestic Oak Trees



Bus Stop

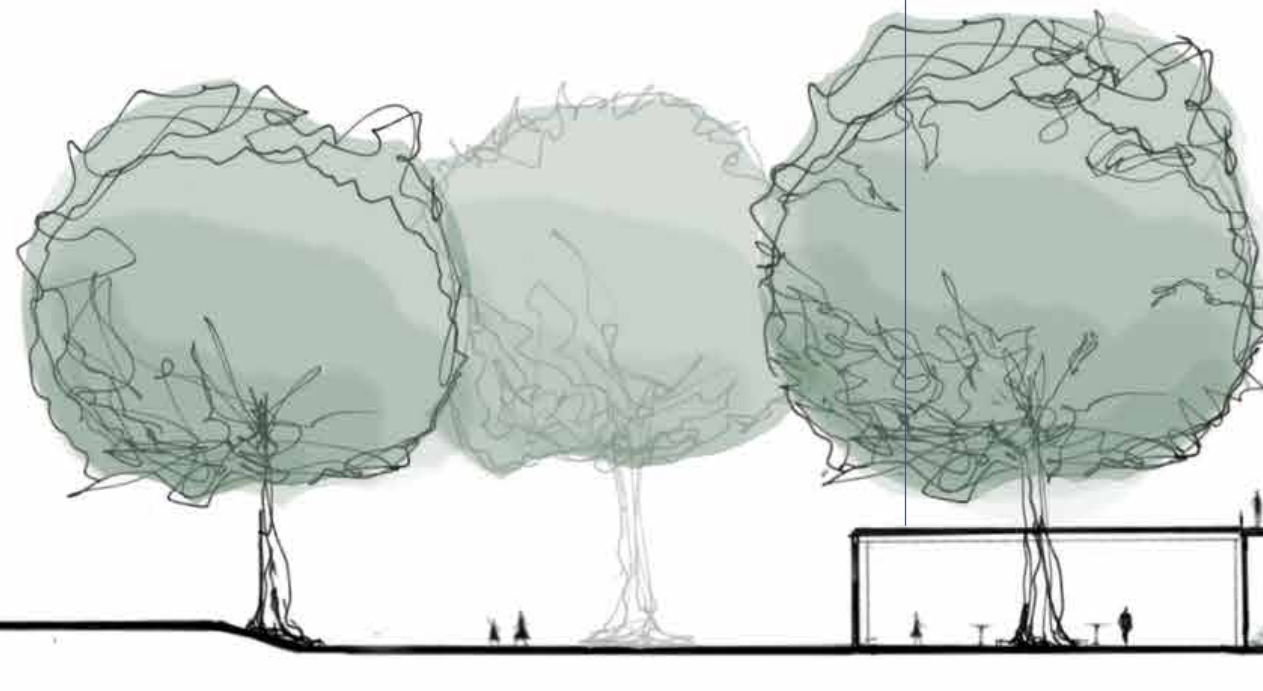
SECTION 02



Wooden walkway across swale



Dining Area



14' tall Elevated walkway  
8' wide



Large Vegetated Bio Swale



1" = 5'-0



Decomposed Granite  
SLO Gold

Memorial Pools  
made with childrens art tiles

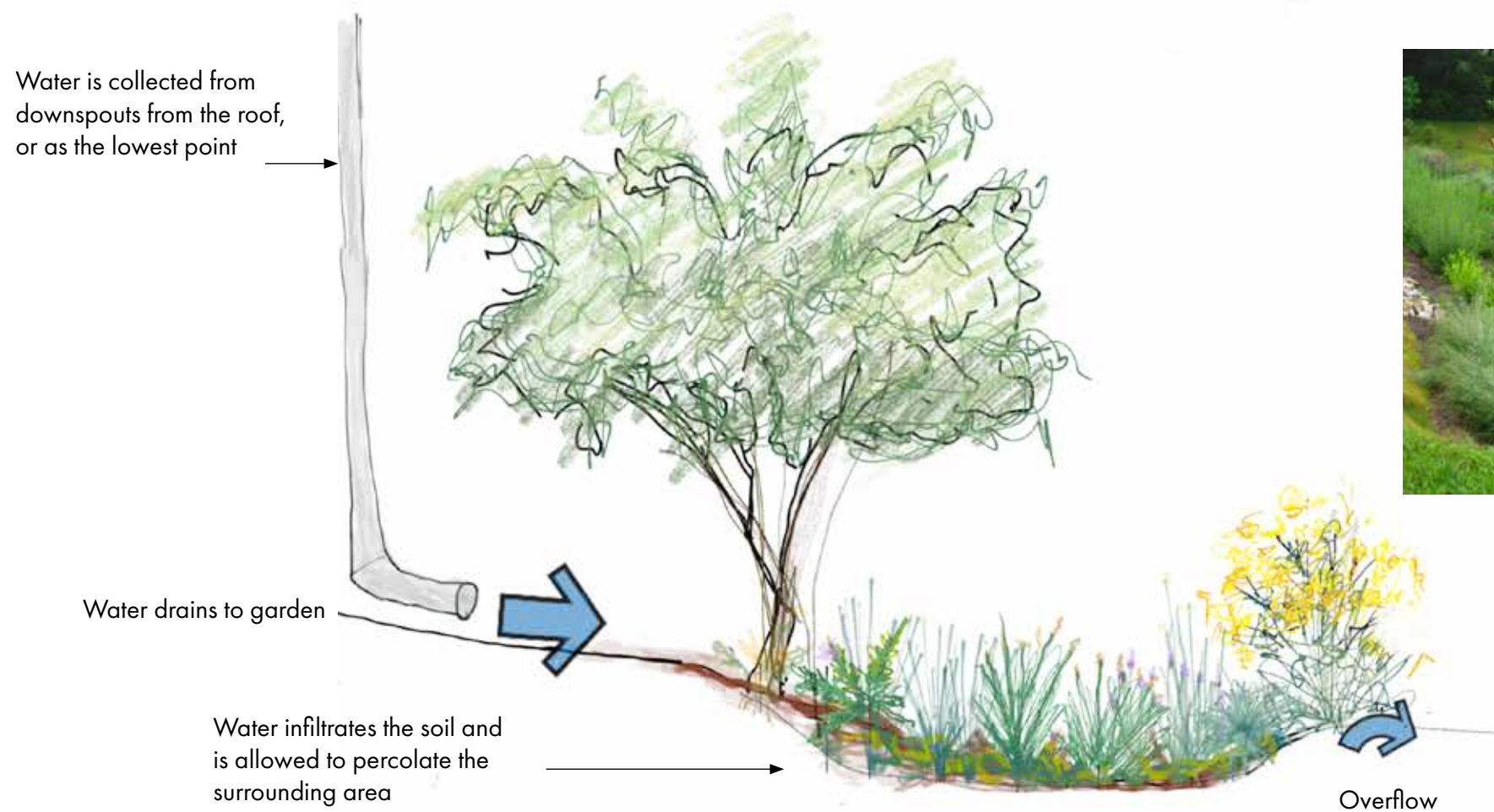
Large Boulders

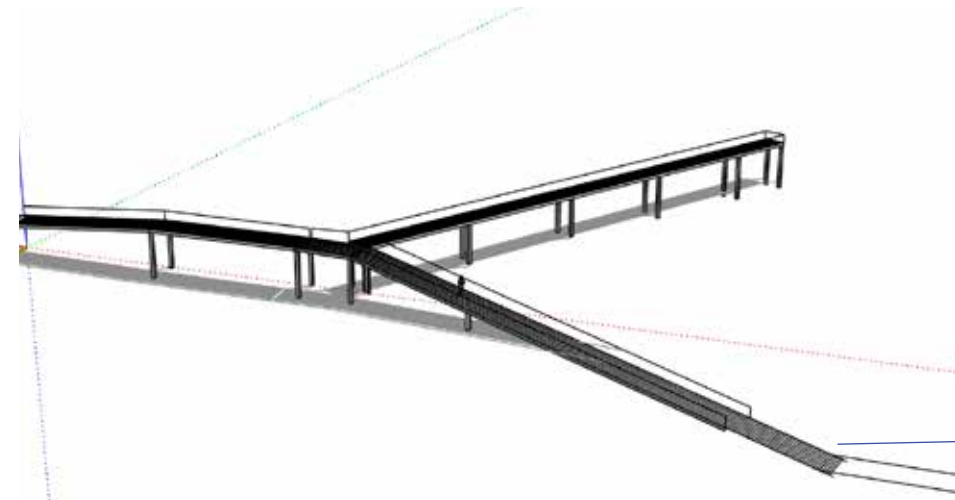
Riparian Rain garden



**Rain Gardens** are shallow, constructed depressions that are planted with deep-rooted native plants and grasses. They are strategically located to capture runoff from hard surfaces such as a driveway, parking area, sidewalk or streets. Rain gardens fill with a few inches of water after a storm and then water filters into the surrounding soil, rather than running off to the street or storm culvert. Rain gardens also conserve water, reducing the need for irrigation. Rain gardens are a beautiful and colorful way for homeowners, businesses and municipalities to help ease storm water problems. There is a growing national trend by municipalities and homeowners to incorporate natural processes such as rain gardens to help relieve flooding and pollution.

## Water Cycle





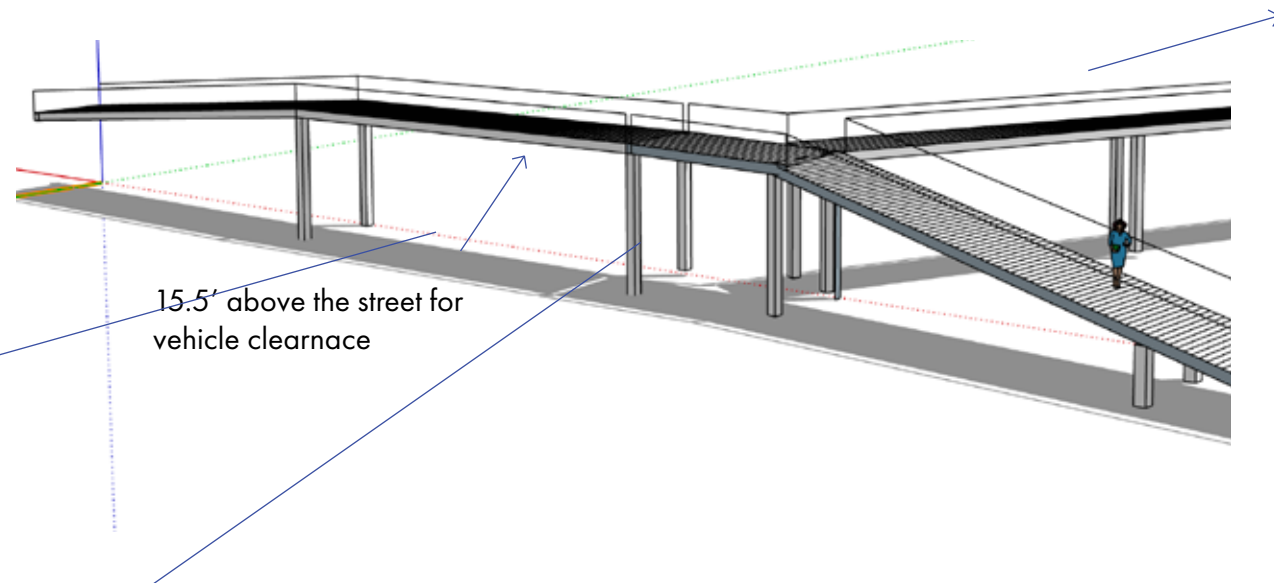
Large outdoor event space would be versatile and to be used for the community. Patrons can host many activities such as weddings, parties, potlucks, weekly food truck or craft fair and farmers market



Bottom of ramp is at +3' elevation and path leads to covered event space, and carries out diagonally to Thousand Oaks blvd



Ramp leads to the Lakes Shopping Center (elevation +11')



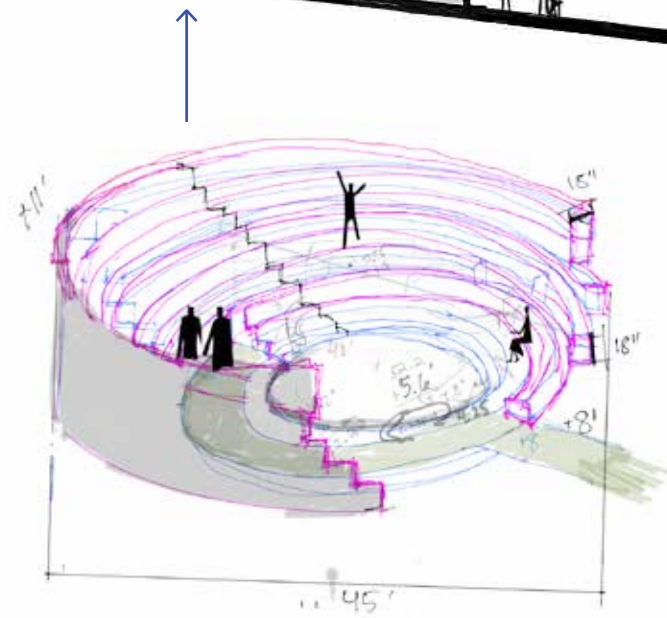
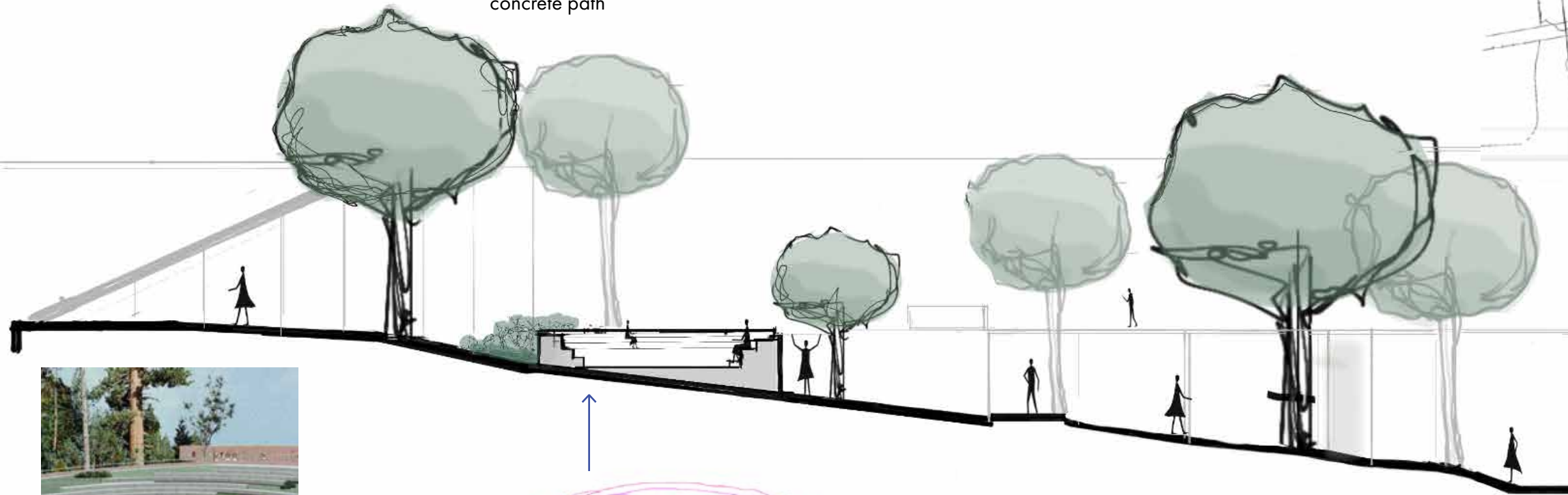
15.5' above the street for vehicle clearance



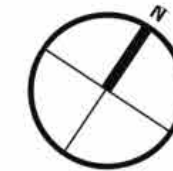
SECTION 03



Curved Arches along the concrete path



1" = 5'-0"





# Succulent Plant Palette | Plant Palette | Thousand Oaks, CA |



Blue Chalk  
*Senecio serpens*



Foxtail Plant  
*Agave attenuata*



Blue Bear Grass  
*Nolina nelsonii*



Giant Chalk  
*Dudleya britonii*



Beaked Yucca  
*Yucca rostrata*



Whales Tongue  
*Agave ovatifolia*



Octopus plant  
*Agave, vilmoriana var.*



Mexican Fencepost  
*Pachyurus marginatus*



Catalina perfume  
*Ribes viburnifolium*



Hens and Chicks  
*Sempervivum*



Varigated Smooth agave  
*Agave demetiana*



Cycad  
*Dioon spinuloso*

# California Natives Plant Palette | Plant Palette | Thousand Oaks, CA |



Yarrow  
*Achillea millefolium*



CA meadow Sedge  
*Carex Pansa*



California Poppy  
*Eschscholzia californica*



Ceanothus Valley Violet  
*Ceanothis martimus "Valley Violet"*



CoffeBerry  
*Frangula (rhamus) californica*



Coyote Bush  
*Baccharis pilularis*



Canyon Prince Wild Rye  
*Elymus condensatus 'Canyon Prince'*



Feathery cassia  
*Senna artemisioides*



Yerba San  
*eriodictyon californicum*



Mountain Sagebrush  
*Sempervivum*



White Sage  
*Salvia apiana*



Daras Choice Sage  
*Salvia sonomensis 'Dara's Choice'*

# Thank You!

---

I would like to thank Professor Behr and Nicole Volpe for sharing your knowledge with us during this intense quarter! With your guidance and support, I was able to push through barriers and really see and experience the design process for the first time. And I really enjoyed learning to convey my ideas graphically and visually, although I've got a lot to learn! I appreciate the opportunity to reimagine such a wild, yet constrained site such as the Thousand Oaks Civic and Arts Center and look forward to seeing what it will eventually become.

I also want to thank my husband, David, for his endless encouragement and support. And to my patient kids, Jude and Gus, who have learned to cook and clean and put themselves to bed so I can attend my classes.

