

THOUSAND OAKS

CIVIC ARTS PLAZA & DOWNTOWN

Downtown **Dynamic:** A **Multimodal Vision**

Josep Ferrer Miranda
UCLAx - Landscape Design 3
Prof. Francisco Behr
Summer 2024

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ABOUT THE AUTHOR

Josep Ferrer Miranda was born and raised somewhere between Spain and California. His work with greywater and rainwater irrigation systems at Greywater Corps led him to the field of landscape architecture, where his ultimate goal is to encourage spaces that are a joy to occupy and inhabit. Function first, form will follow, always at human scale and with water top of mind.

ACKNOWLEDGMENTS

I would like to thank Francisco Behr for his supreme candor, knowledge and generosity, and my classmates for your ever inspiring array of perspectives, skills and talent.

MISSION STATEMENT

THOUSAND OAKS CIVIC ARTS PLAZA & NEIGHBORHOOD REDEVELOPMENT

A Multimodal Future

Although some of the design features of this proposal are a bit whimsical and perhaps unrealistic, I do firmly believe that the future of public space is multimodal. The segregation and designation of spaces for activities makes sense in many ways, but it also has severe limitations. Multimodal spaces are more dynamic. And while concerns over conflicting uses are valid, harmonizing multiple uses can generate so much more. It can activate spaces that otherwise may lay empty at different times. It can be the catalyst for the kind of cultural dynamics that have come to define the American way of life.

Many uses are covered by public spaces in communities like Thousand Oaks, but these uses are often fragmented. It's one or the other, or one after the other. You can go to the pump track, then drive to the coffee shop, then drive to Gardens of the World. They exist separated by significant time, distance and money. When multiple activities, both passive and active, can happen in the same place, you open up the door to experience. It's not one or the other. With multimodal spaces, you are creating possibilities rather than choices.

Much of this design is inspired by the architect Antoine Predock and his good friend Anna Halprin. The dynamics of movement, the machine in the landscape, the public space as performance stage - their ideas resonate with force to this day. And while perhaps the poets and dancers never showed up to the figurative and literal stages they designed, it's no coincidence that new forms of dance, assisted by machines like bikes and skates, emerged in those spaces. The cultural production of this nuisance can be easily understated - for decades America's most important export has been culture.

A multimodal future doesn't mean one thing - it means many. Many uses can lead to many visitors and many visits. And when we come back to a place repeatedly, it become a part of our lives - elevated from a mere site to a real place in the true sense of the word.

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PROGRAM & GOALS

THOUSAND OAKS
CIVIC ARTS PLAZA & DOWNTOWN

Downtown Dynamic:
A Multimodal Vision

PROGRAM REQUEST FOR PROPOSAL

Vision For a Downtown in Thousand Oaks

Downtown will be a unique destination for people of all ages from around the Conejo Valley to gather and enjoy diverse shops, restaurants, entertainment, and cultural offerings in an active, attractive, pedestrian-friendly setting. The downtown will become the singular location where cultural, citywide and public events happening in the City are expected to take place. Thousand Oaks

Boulevard within the Downtown Core will become a vibrant, pedestrian-oriented street with active retail and dining uses at the street level. Existing and future uses in the downtown will be connected, allowing for visitors to experience a diverse and engaging mix of uses, amenities and destinations along the Boulevard.



The Downtown Core is uniquely positioned to build upon existing attractions such as the Civic Arts Plaza with its two theaters and City Hall and to leverage city-owned properties to bring additional desirable uses to the area. One of the main goals is to create connections between these somewhat isolated uses and to take advantage of the multitude of visitors, residents and employees in the area. In addition, the Downtown Core should:

- be the “place to go” in the City of Thousand Oaks
- offer diverse shopping and restaurant options
- make more entertainment and nightlife choices available
- contain a variety of uses and gathering places that appeal to people of all ages
- provide a more attractive and comfortable environment for pedestrians
- require active pedestrian-oriented uses on the ground floor along the street
- contain wide sidewalks to allow for outdoor retail/seating
- offer sufficient and convenient district parking to allow visitors to “park once” to visit multiple businesses
- maintain general traffic capacity
- provide for an ease of ingress/egress
- have residential uses within or in close proximity



PROGRAM REQUEST FOR PROPOSAL

Downtown Framework Legend

- 1** Thousand Oaks Boulevard is reconceptualized as a pedestrian-friendly street with street amenities and landscaping.
- 2** A Paseo, created along the no-build drainage easement, is one of the major east-west pedestrian connections. Segments of the Paseo are lined with buildings, while other segments are paved pathways.
- 3** A Town Square in front of the Civic Arts Plaza is designed for hosting expanded cultural and event programming.
- 4** The Civic Arts Plaza frontage is redesigned to accommodate a new entry to City Hall and physically connect the Theatre Plaza level to the Town Square and Thousand Oaks Boulevard.
- 5** Gateways and wayfinding signage mark the arrival into the Downtown.
- 6** Thousand Oaks Boulevard Specific Plan (SP20) is implemented to create new active, pedestrian-oriented commercial uses located close to the sidewalk.
- 7** The Westside Parcel is developed to provide a retail, restaurant and entertainment destination.











 Civic	 Westside Parcel	 The Lakes	 Gateway
 Paseo	 Town Square	 Parking	
 Downtown Core Master Plan Boundary	 Thousand Oaks Boulevard Specific Plan (SP20)	 Gardens of the World	

Figure 4: Downtown Framework Map



Design Elements of Town Square

The following design elements should be an integral part of a Town Square:

Landscape Elements

- Existing significant trees are preserved.
- Lawn areas and areas for quiet reflection and passive activities are retained or added.

Event Spaces

- Paved areas in Town Square are located and designed to accommodate a variety of events – from small scale art installations, to weekly farmers markets or food truck events, to community-scaled events such as Annual Chili Cook-Off, etc.
- The upgraded paving design extends across Thousand Oaks Boulevard (between Dallas Drive and The Lakes Drive) to provide a seamless expanse for community-wide events to occur. Retractable bollards located along the edge of the Thousand Oaks Boulevard right-of-way are lowered for creating a large event space, which extends across the street. This segment of Thousand Oaks Boulevard is closed off for traffic at Dallas Drive and The Lakes Drive for these occasional but important community events. Access to parking areas is maintained along these two streets.
- A small outdoor amphitheater provides space for small-scale performances such as poetry readings, musical performances.

Town Square Amenities

- Permanent (or temporary) kiosks offer amenities to visitors – coffee, snacks, information, etc.
- Public art installations, both existing and new, are a part of the Town Square.
- A freestanding pavilion or community room hosts temporary art installations, cultural performances, and other community events within Town Square. The Master Plan anticipates that the pavilion size could range between 2,000-4,000 square feet with the exact size to be determined based on final programming.
- Water fountains, both visual and play-oriented, provide a respite and visual interest.



Vision for Town Square

The Civic Arts Plaza building and the space in front of it will be redesigned to provide a “front door” to City Hall and create a Town Square - a central event and gathering space for Thousand Oaks residents. The Town Square will retain existing mature trees, provide flexible performance and active public space, incorporate water elements, as well as include

quiet, contemplative spaces that are an amenity for all to enjoy. Visual and physical connections from the Kavli Theatre Plaza level to the Town Square and Thousand Oaks Boulevard level will be established to encourage theatre patrons to stay and experience downtown.



Paseo

- The Paseo has a physical manifestation in the paving design as it connects to the Westside Parcel to the west and The Lakes shopping center to the east.

Civic Arts Plaza Building Redesign

- City Hall is reconfigured to have a major entrance facing Thousand Oaks Boulevard. Pedestrian pathways connect this new City Hall entrance to the parking structure and the short-term parking lot located to the west.
- A grand staircase element connects the Theatre level terrace with the street level public space.

Event Infrastructure

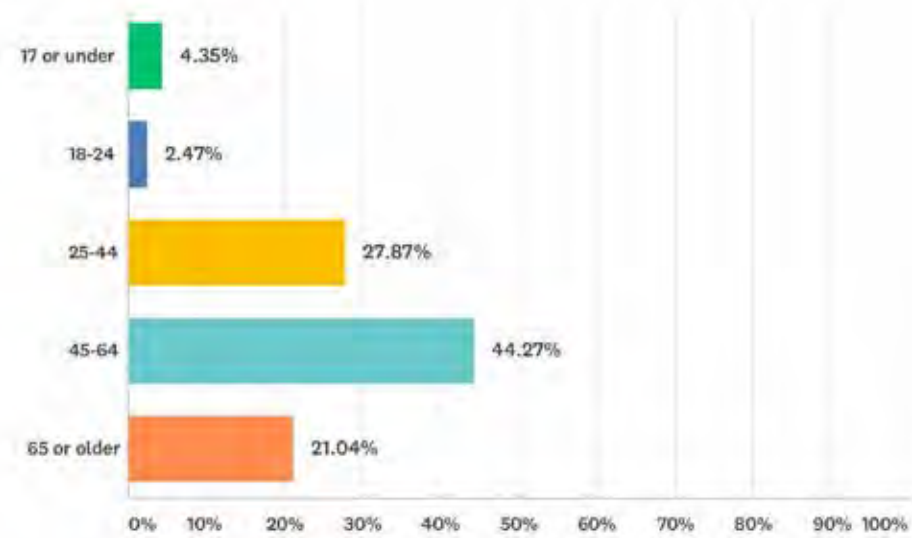
- Utility hookups for utilities such as electricity and water are available at appropriate locations.
- Permanent or temporary public restrooms are easily accessible.
- District parking is close and available for visitors.

Figure 6 illustrates a conceptual design plan that incorporates the above described elements. This diagram should serve as the starting point for further design efforts.

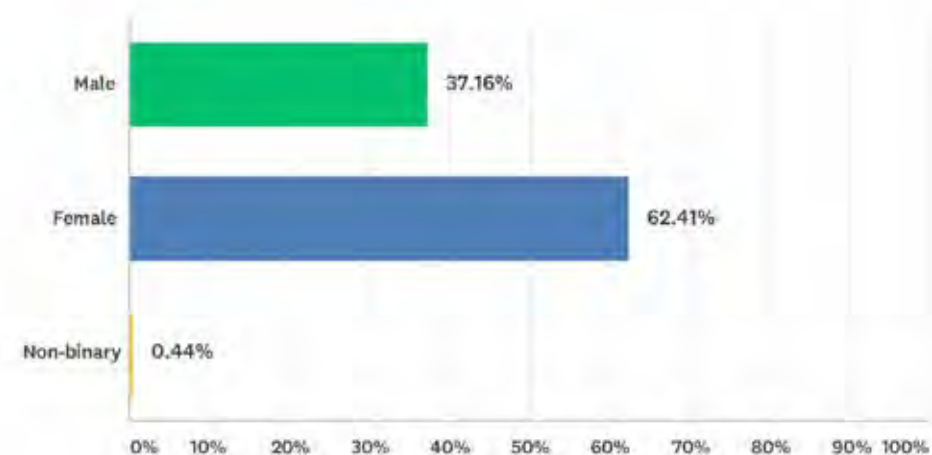
SURVEY FORMAT AND RESPONSES

- Online Community Survey open from March 15 through April 22, 2018
- Distributed business cards with survey link at local businesses, public facilities, pop-up events and focus groups
- Notifications of survey posted on the City's Downtown website, Thousand Oaks Acorn Newspaper, Ventura County Star Newspaper, NextDoor Neighborhood App, and Facebook
- 689 total responses

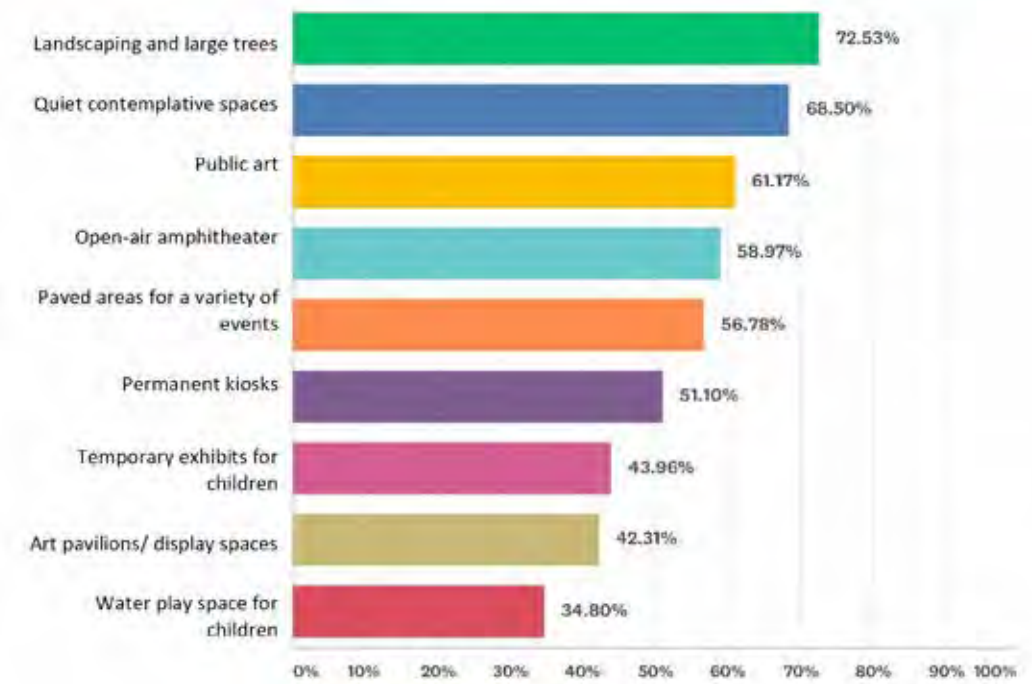
What is your age range?



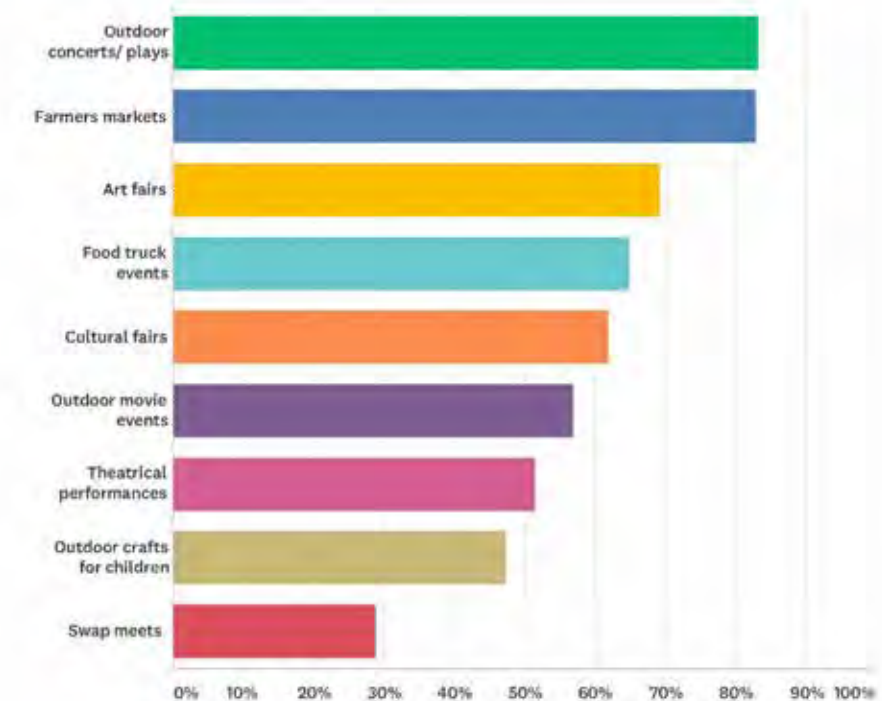
What is your gender?



What type of features would you like to see in the Town Square at the Civic Arts Plaza? Please check all that apply:



What types of cultural activities and events should take place in Downtown Thousand Oaks? Pick all that apply:



GOALS

Activate

Invite people into the space with places to sit, vendors to patronize and activities to engage in.



Retain

Activation work together to retain people in the space - they feel comfortable and connected with the place.



Connect

When people feel connected to a space it becomes a place - a destination, somewhere to arrive and linger.



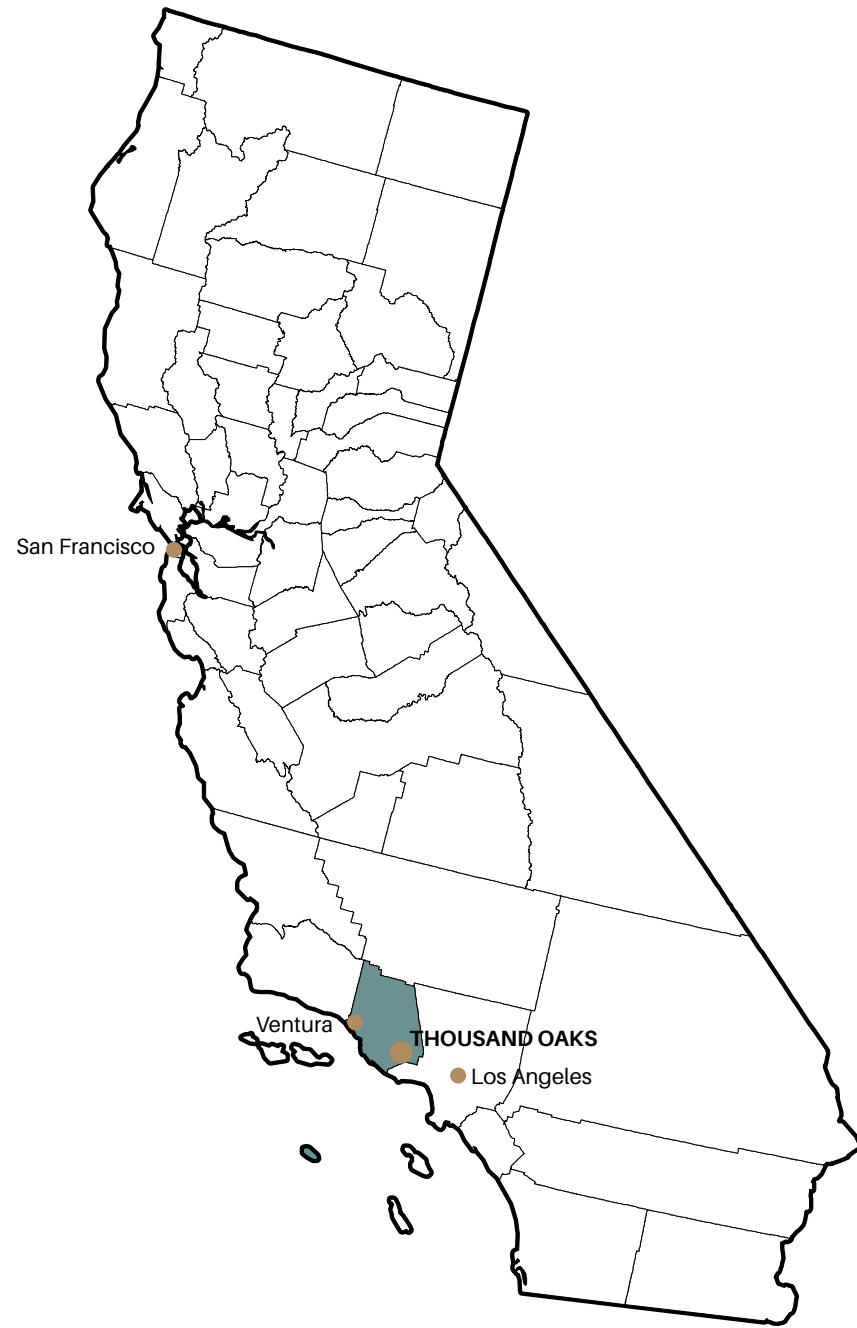
SITE ANALYSIS

THOUSAND OAKS
CIVIC ARTS PLAZA & DOWNTOWN

Downtown Dynamic:
A Multimodal Vision

LOCATION 📍 2100 E. Thousand Oaks Boulevard

CALIFORNIA



VENTURA COUNTY



THOUSAND OAKS



HISTORY

The Thousand Oaks Civic Arts Plaza sits on an oak woodland in the Santa Monica Mountains adjacent yet separated from the Conejo Ridge Open Space and Santa Monica Mountains beyond.

Designed by Antoine Predock and completed in 1994, the architects original design was significantly curtailed by budget cuts and disagreements.



CONTEXT

 Civic Arts Plaza

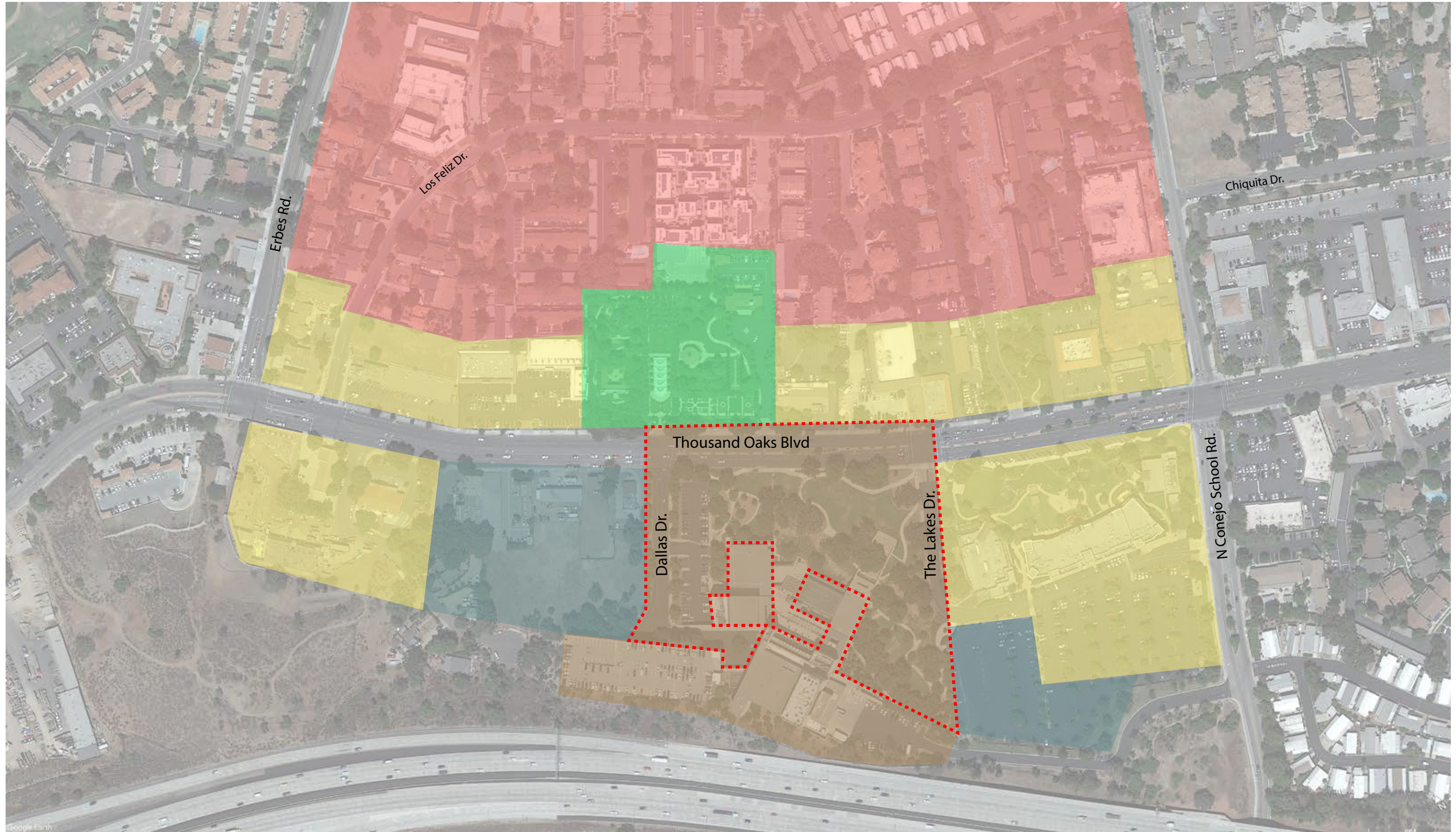
 Future development

 Commercial

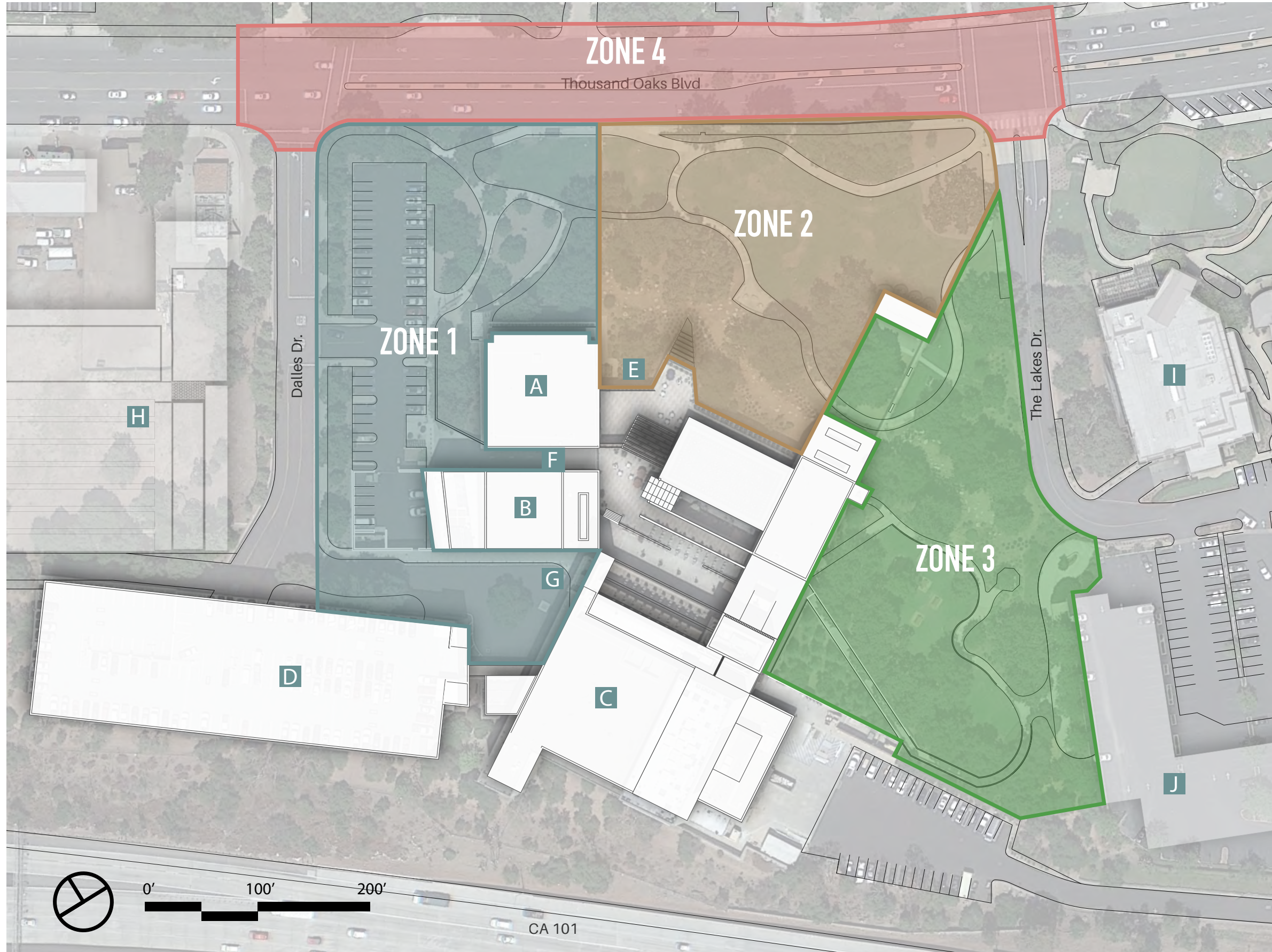
 Residential

 Gardens of the World

 Project site



THE SITE THOUSAND OAKS CIVIC ARTS PLAZA 📍 2100 E. Thousand Oaks Blvd.



Area

Entire site: 20 acres

Civic Arts Square area: 5.3 acres

Amenities

City Hall: 87,000 Square Feet

Forum Theatre: 388-seat - 22,200 SF

Kavli Theatre: 1,800-seat - 99,700 SF

Parking garage: 5 levels - 757 parking spaces - 231,000

Picnic tables

ZONE 1

- West edge facing future art museum
- Access to upper levels and garage

ZONE 2

- Open area with protected oaks along perimeter
- Ground floor entrance
- Swale

ZONE 3

- Bordering The Lakes shopping center and future residential development
- Sloped area covered in protected oaks

ZONE 4

- Street edges and connections to adjacent sites

- A** City Hall offices
- B** Forum Theater
- C** Kavli Theater
- D** Parking garage
- E** Main level entrance
- F** Second level entrance
- G** Third level entrance
- H** Future museum
- I** The Lakes commercial development
- J** Future residential development

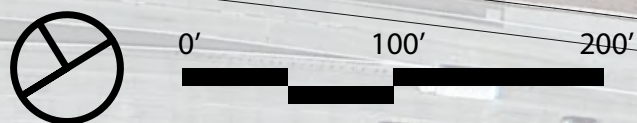


PHOTO SURVEY

ZONE 1 & UPPER TERRACES

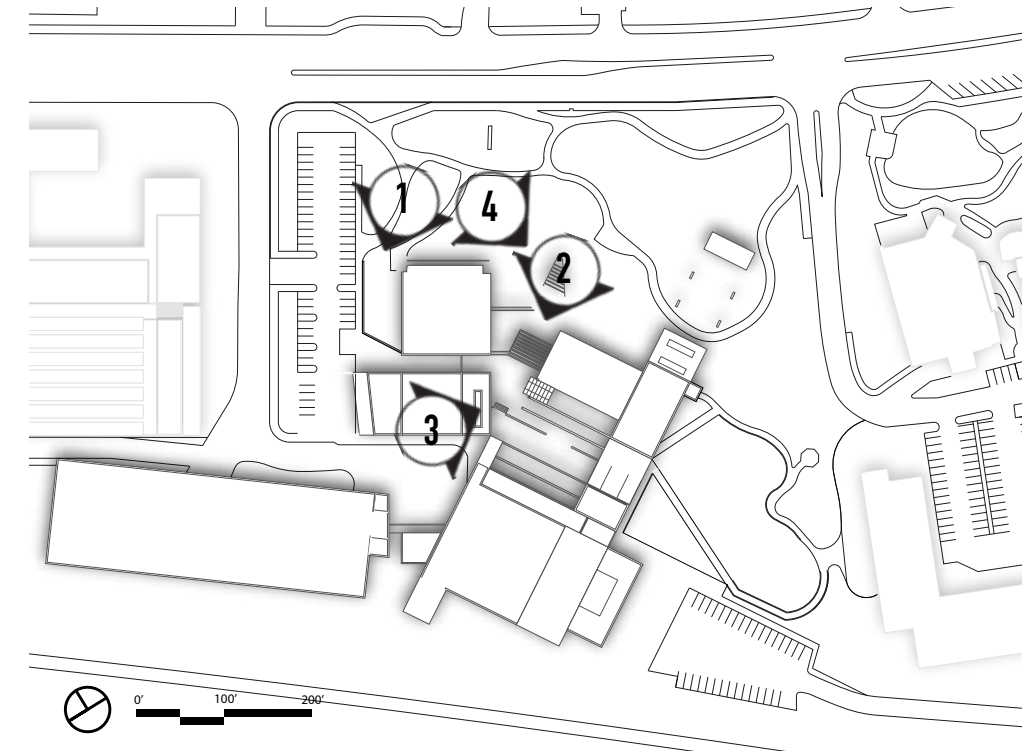


PHOTO SURVEY

ZONE 2

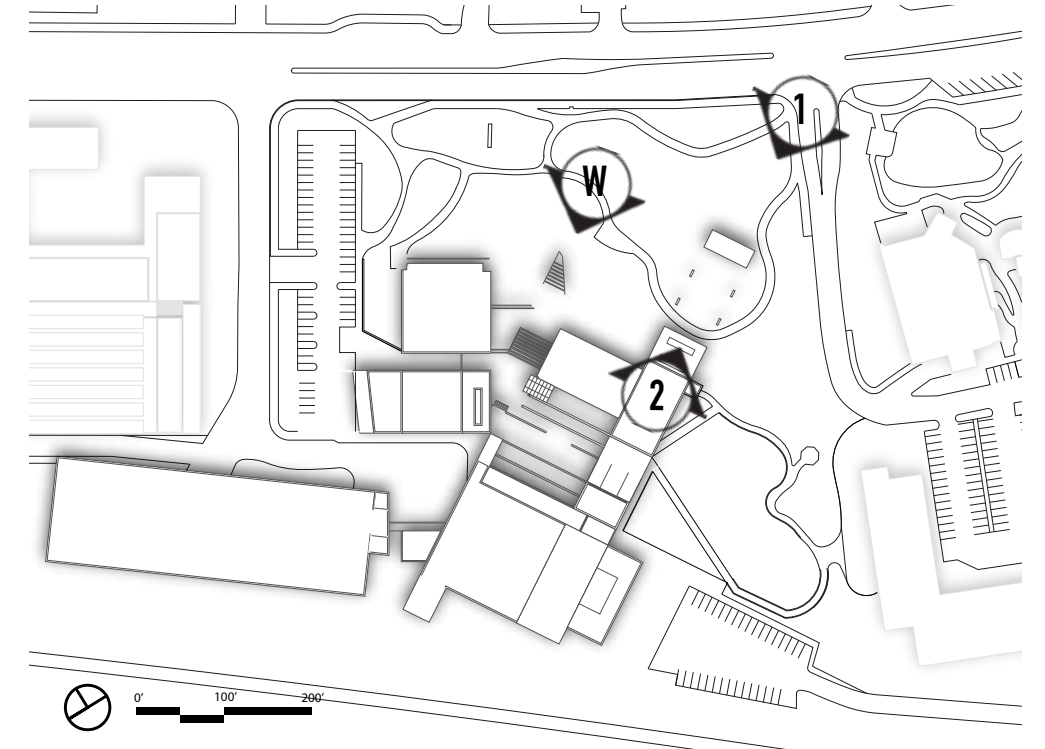
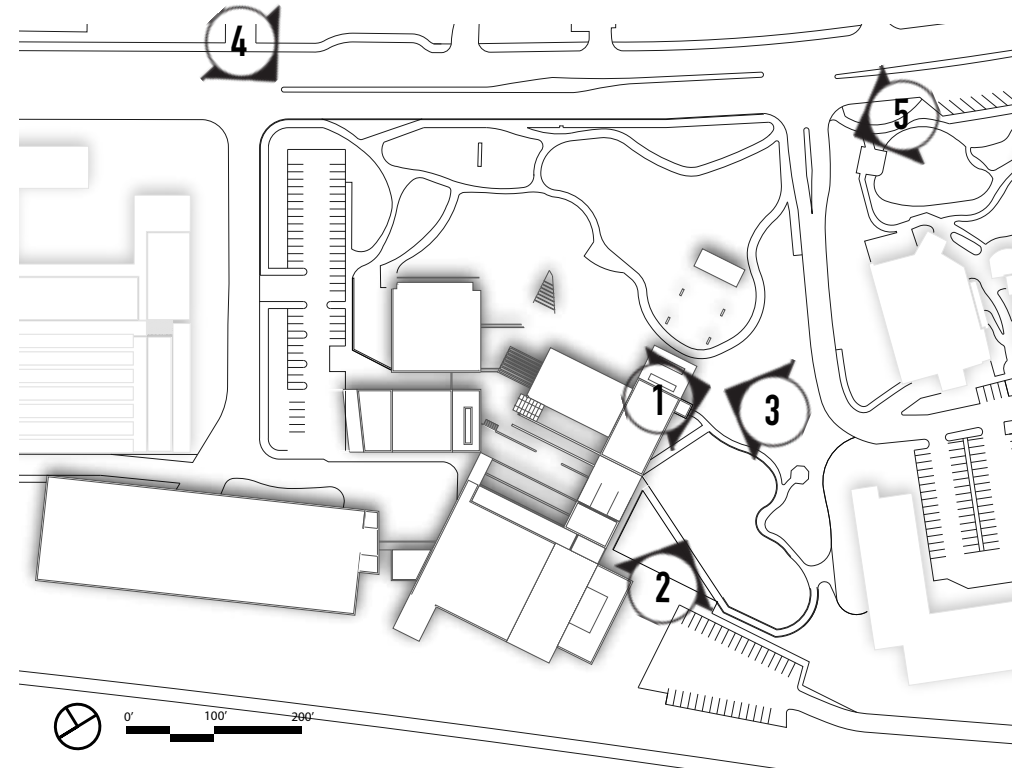


PHOTO SURVEY

ZONES 3 & 4



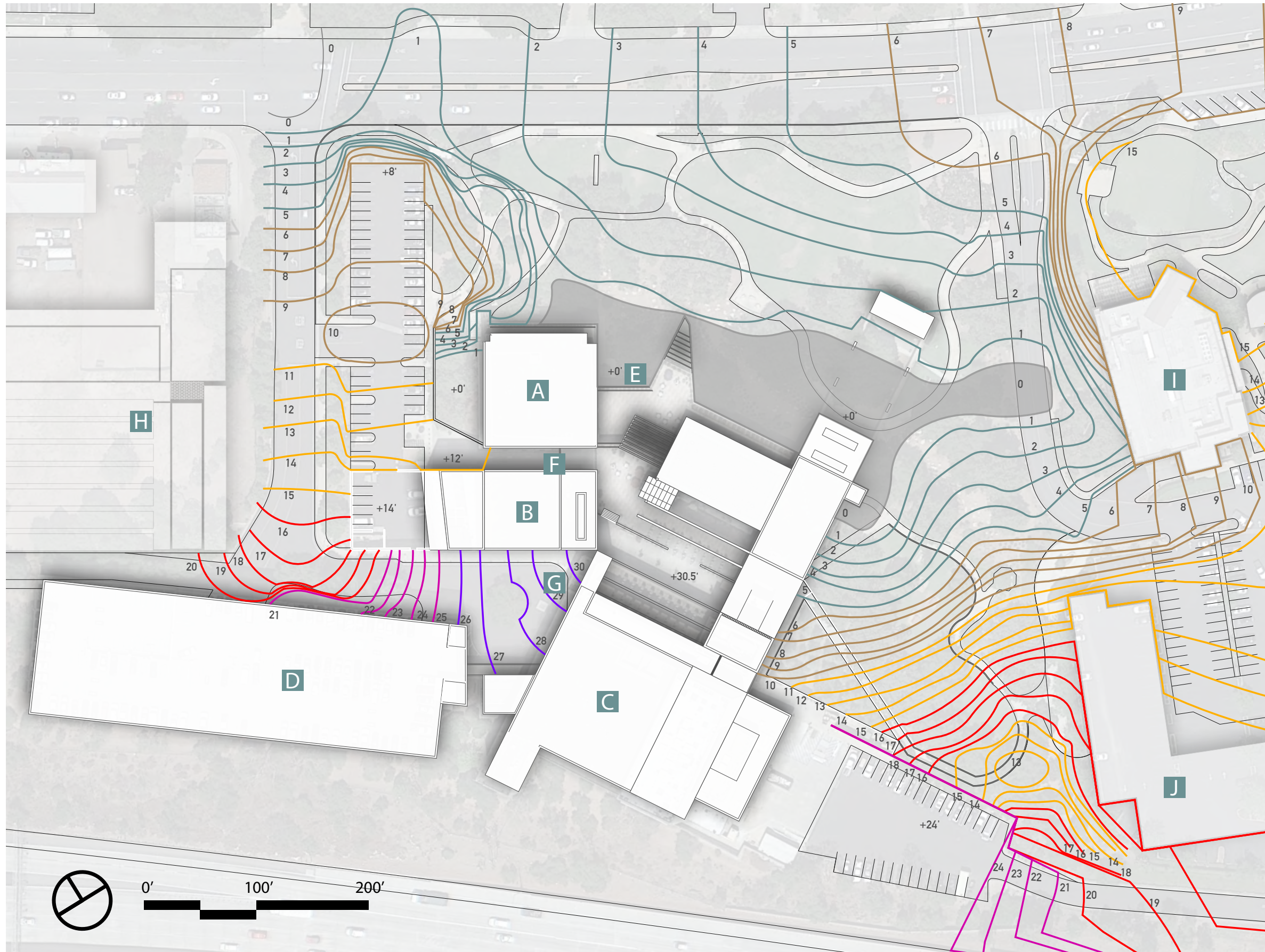
TREE COVER EXISTING TREES & PROTECTED AREA



- Protected oak
- Protected oak boundary
- Sycamore
- Pine

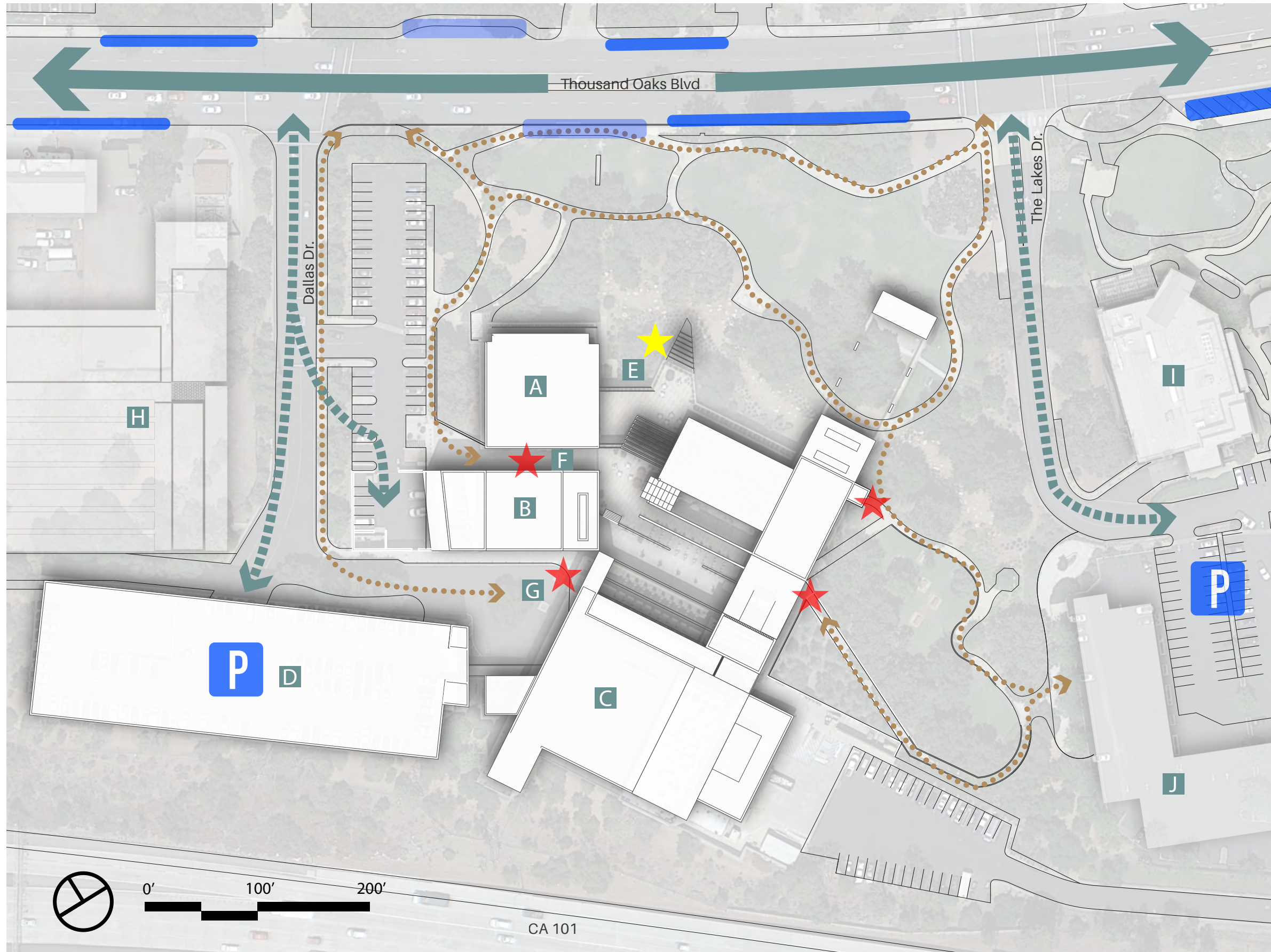
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SLOPES EXISTING CONTOURS



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CIRCULATION ACCESS & TRANSPORTATION



-  Vehicular circulation - primary
-  Vehicular circulation - secondary
-  Pedestrian circulation
-  Access point - existing
-  Access point - existing
-  Bus stop
-  Public parking
-  Street parking

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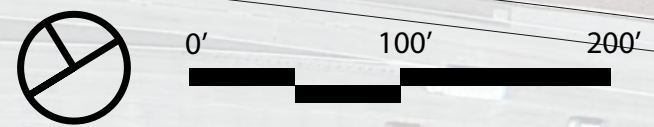
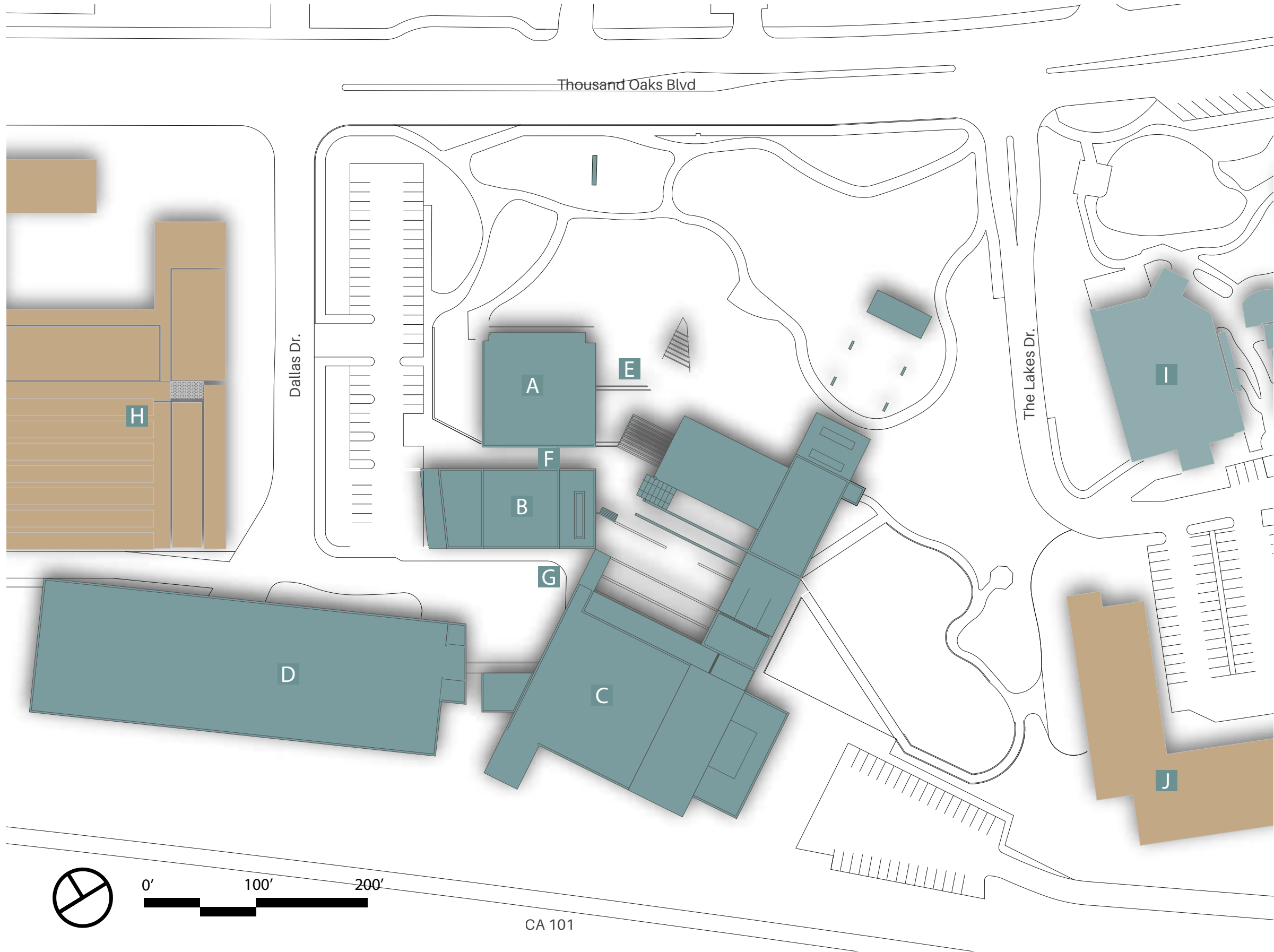


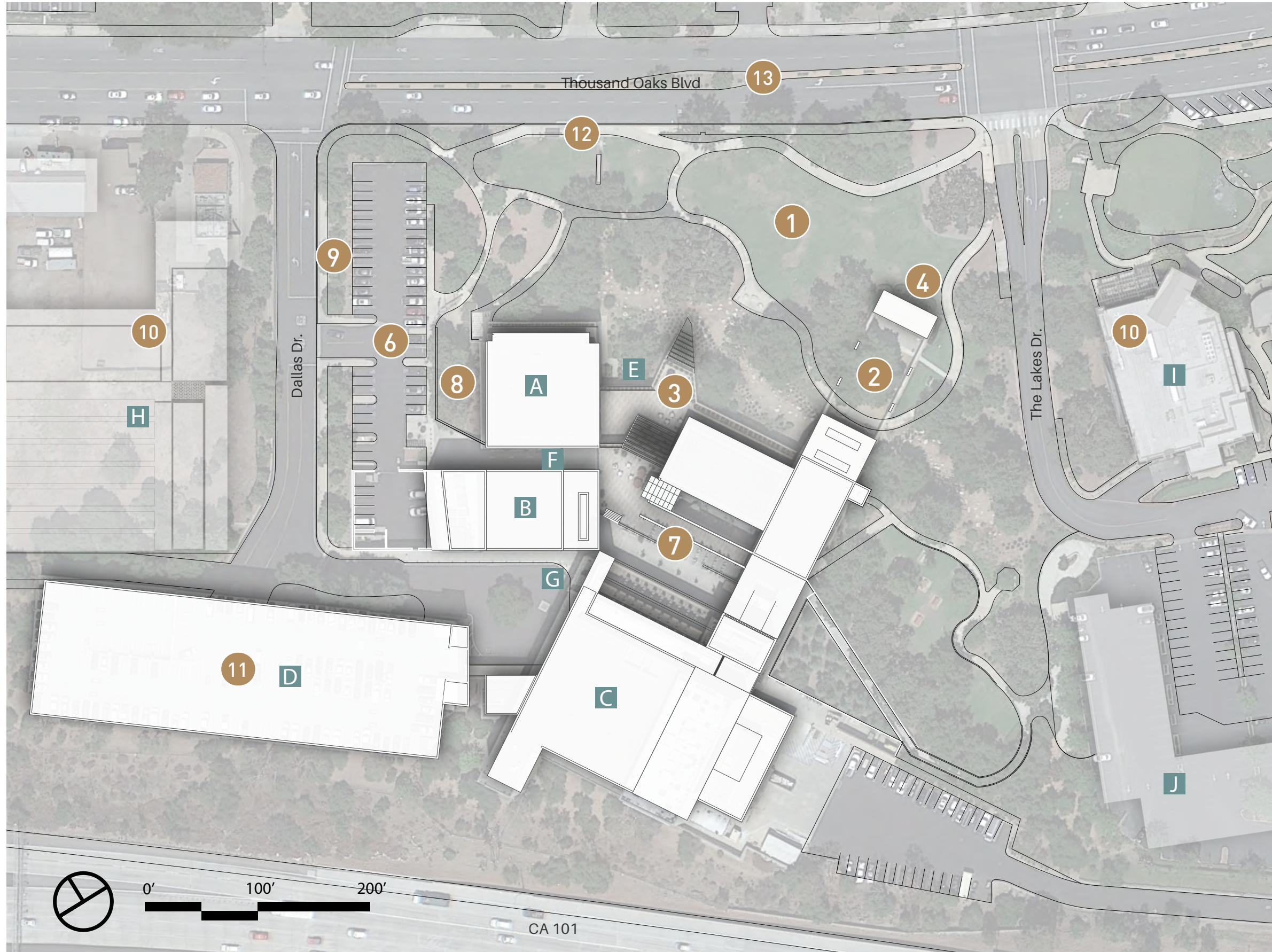
FIGURE-GROUND STUDY **EXISTING & PROJECTED STRUCTURES**



- Existing structure
- Projected structure

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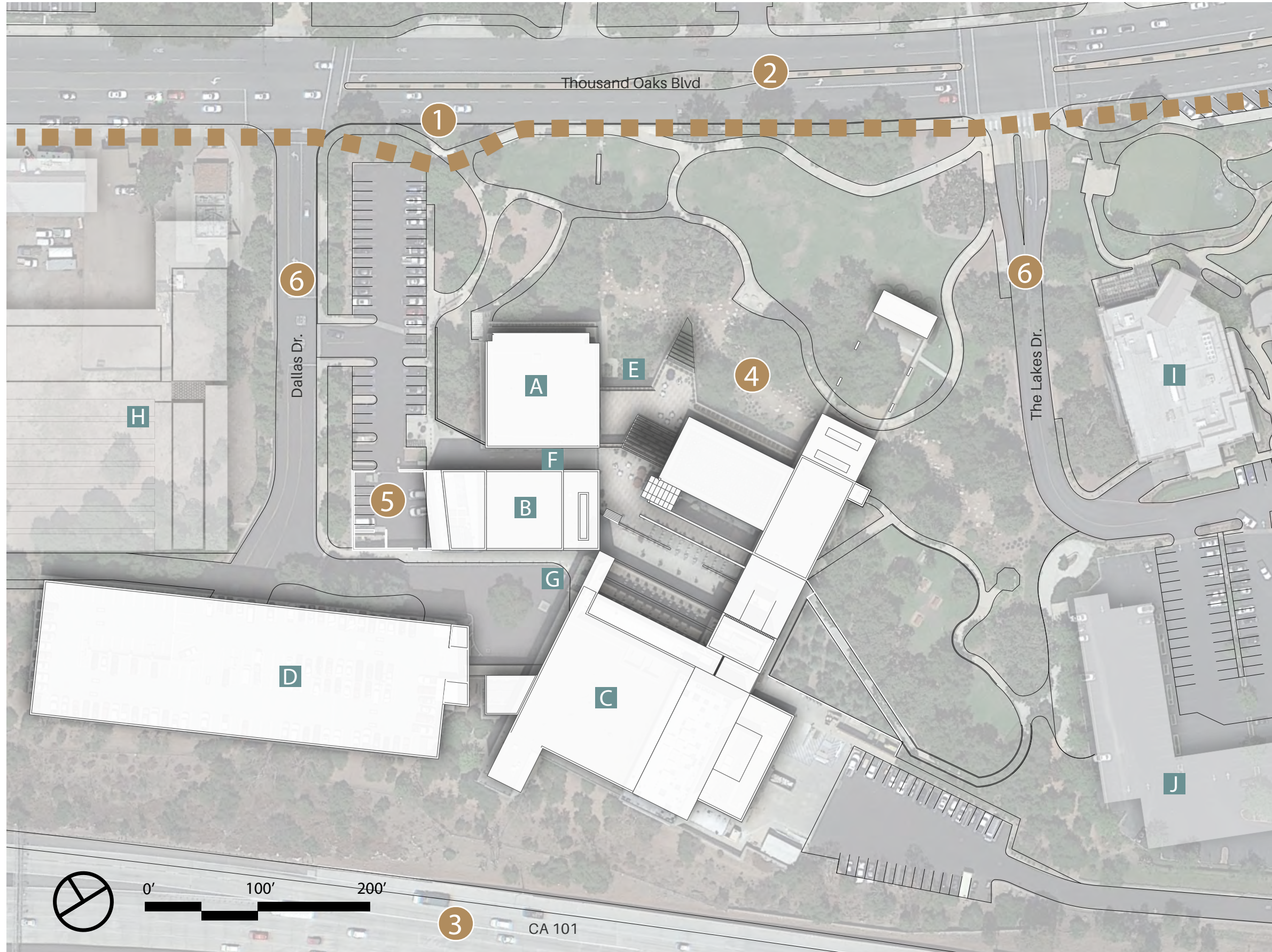
SITE OPPORTUNITIES



1. **Open space** facing TO Blvd.
2. Charming **courtyard** with heritage oak.
3. **Stepped terraces** could be converted to stairs.
4. Impressive **banked wall** for potential active use.
5. **Established trees** create shade.
6. **Level parking area** has potential as a flexible event space and promenade connecting theaters to the street.
7. **Upper level terraces** with views.
8. Secluded **sycamore grove**.
9. **Row of established trees** gives sense of direction.
10. **Adjacent sites** can help attract visitors.
11. **Parking structure**
12. **Bus stop**
13. **Popular cycling route on TO Blvd?**

- | | |
|---|----------------------------------|
| A | City Hall offices |
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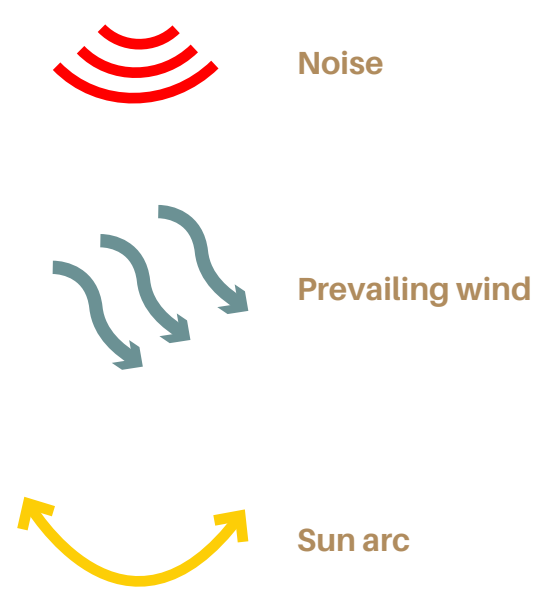
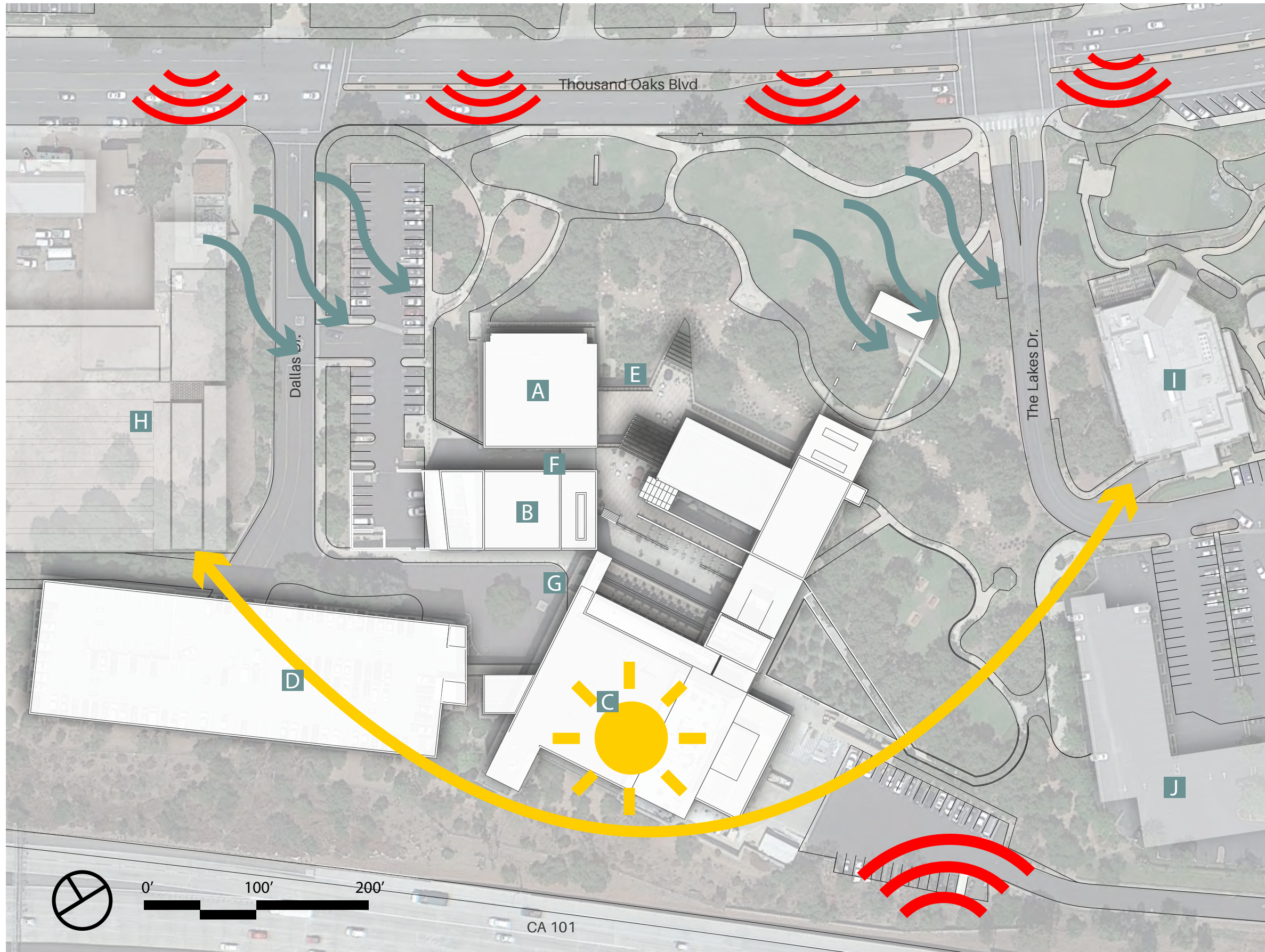
SITE CONSTRAINTS



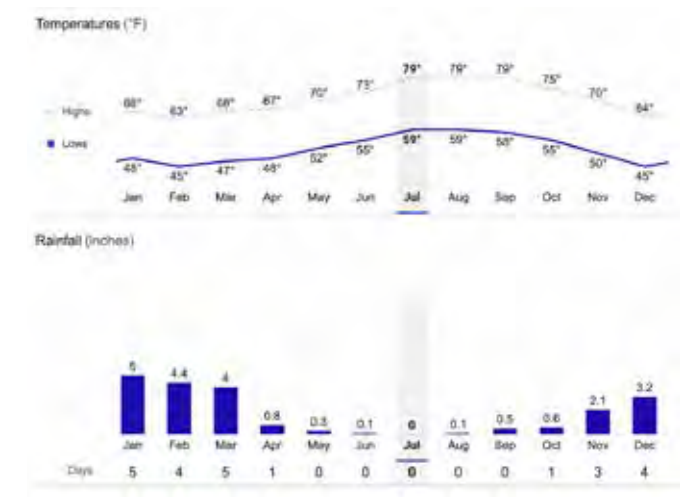
1. **Storm channel:** 30 foot wide easement limits above ground structures.
2. **Thousand Oaks Blvd.:** high traffic volume and speeds.
3. **CA-101 highway:** high traffic volume and speeds
4. **Existing swale** creates barrier between building and park.
5. Sunken and walled **loading area** disrupts connectivity between TO Blvd. and main theater entrance.
6. **Access roads** create barriers to adjacent sites.
7. **Steep slopes** limit efficient access and use of space.
8. **Protected oaks** limit developable areas.

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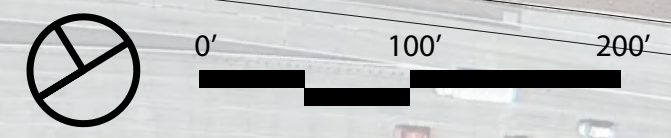
SITE CONDITIONS SOUND & CLIMATE



Weather Averages



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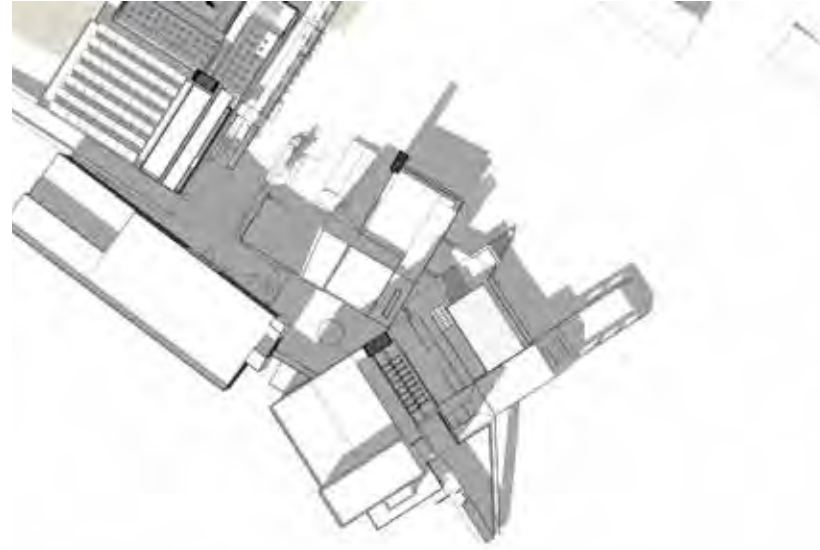
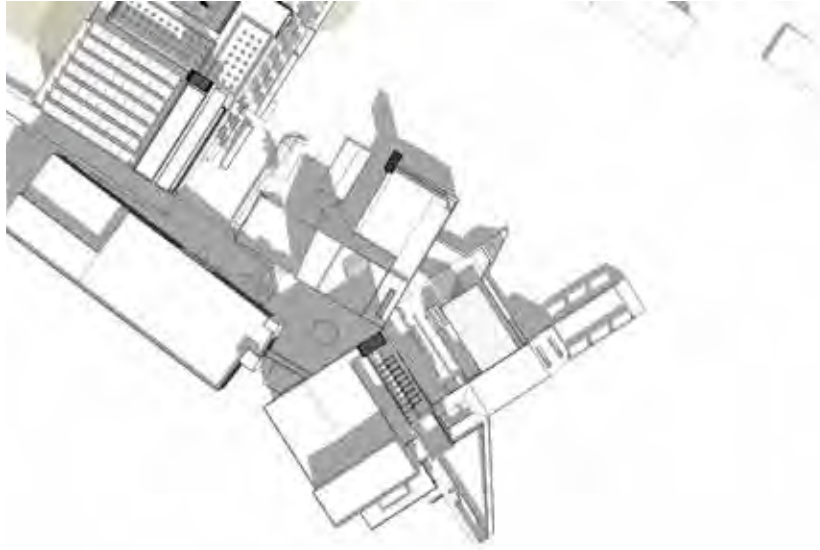
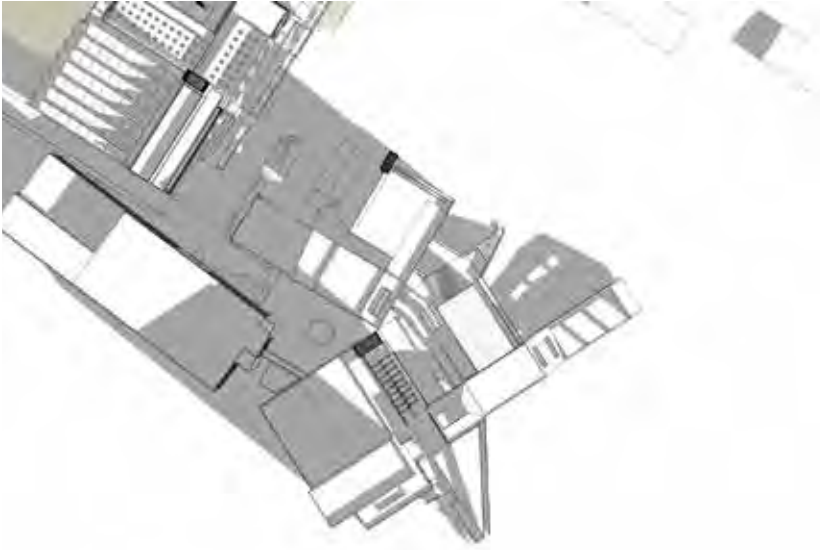
SHADOW STUDY

9 A.M.

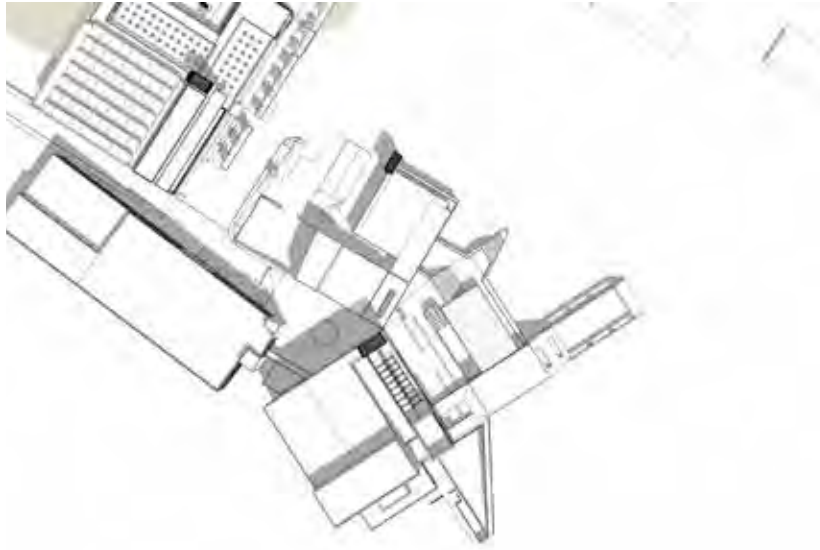
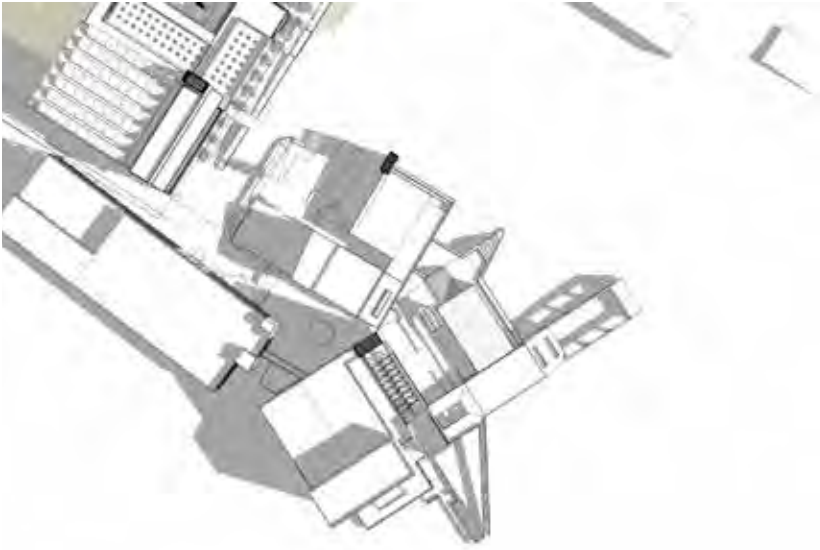
12 P.M.

3 P.M.

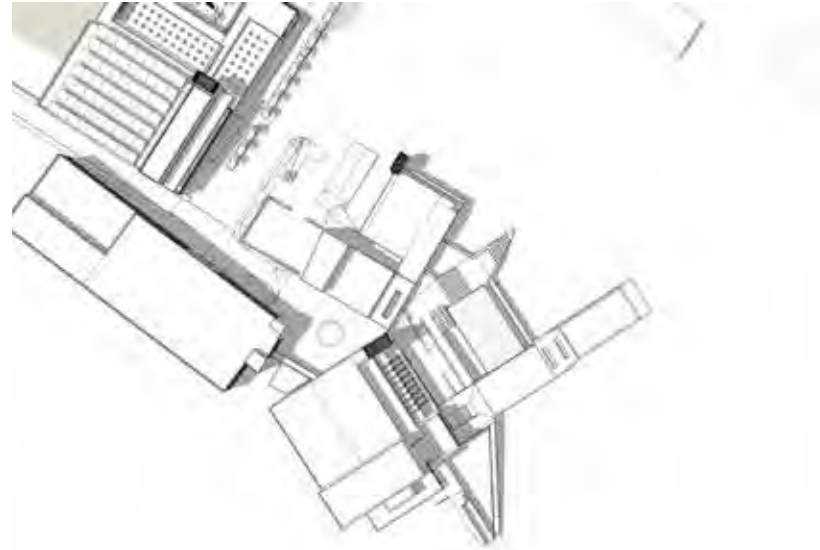
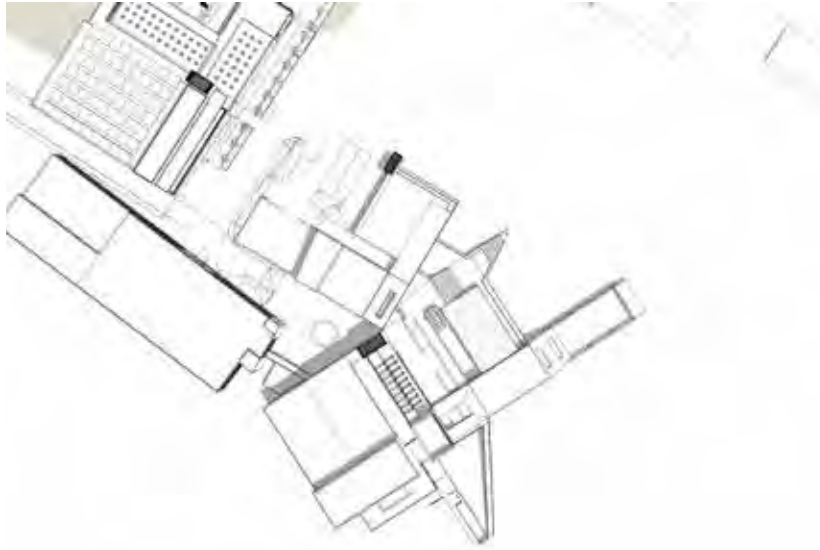
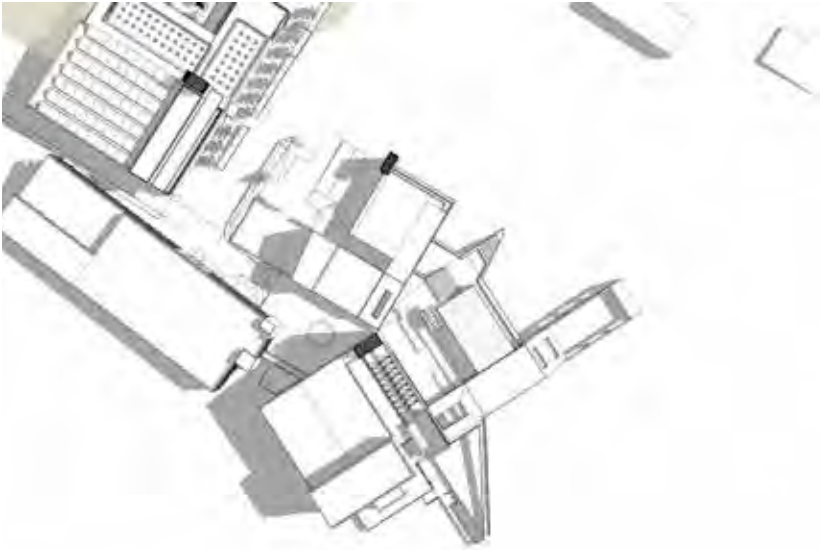
December 21st



March 21st



June 21st



CASE STUDIES

THOUSAND OAKS
CIVIC ARTS PLAZA & DOWNTOWN

Downtown Dynamic:
A Multimodal Vision

CASE STUDY 1

EDWARD VINCENT JR. PARK (FORMERLY CENTINELA)

📍 Inglewood, CA

Size

55 Acres

History

Site of historic Centinela Springs

Amenities

- 1 pool complex
- 2 basketball courts
- 2 football/soccer fields
- 2 softball fields
- 3 parking lots
- 3 picnic areas
- 5 playgrounds
- 6 restroom facilities
- 8 tennis courts
- 2 asphalt pump tracks
- 1 modular skate park
- Walking paths
- 1 amphitheater
- 1 playhouse
- 1 Girl Scout facility
- 1 Veteran's Building



CASE STUDY 2

INGLEWOOD CIVIC CENTER

📍 Inglewood, CA



Size

29 acres

History

Completed 1973

Architect

Charles Luckman Associates

Amenities

- City Hall
- Main library
- Fire station
- Police facility
- Parking garage
- Public health complex

Landscape Architect

Robert Herrick Carter



Background

The Inglewood Civic Center was designed by Charles Luckman Associates to revitalize Inglewood's civic and business district. Its plan aimed to increase mobility in the area for both pedestrians and cars, and create landscaped open space in the heart of the city. The complex's most impressive buildings are its eight-story City Hall, standing atop a wide, two-story base, and its four-level library building, which is supported on tall columns. All of the buildings are tied together by a landscape designed by landscape architect Robert Herrick Carter. It features expansive green spaces and multiple pedestrian malls and bridges.

CASE STUDY 3

NEWPORT BEACH CIVIC CENTER PARK

📍 Newport Beach, CA

Size

16 acres

Architect

Bohlin Cynwinski Jackson

History

Completed 2013, formerly a median strip between two arterial roads.

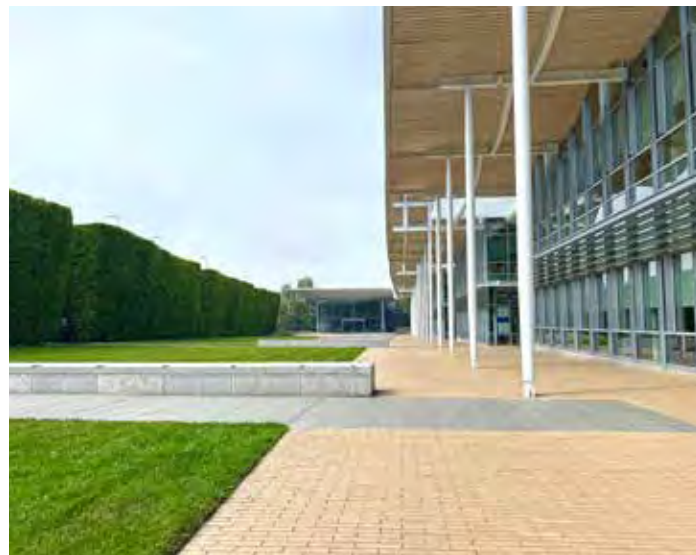
Amenities

- Native plant gardens
- Stormwater retention
- Public art
- Dog run
- City Hall
- Library
- Parking garage



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 Dog Park |
| 5 Palm Garden | 13 Meadows |
| 6 Preserved Existing Wetland | 14 Desert Specimen Garden |
| 7 Giant Bunny | 15 Constructed Wetland |
| 8 Bunny Ring | 16 Bird Blind Bridge |



CASE STUDIES

SCALE COMPARISON

Edward Vincent Jr. Park
55 acres



Thousand Oaks Civic Arts Center
20 acres*



Newport Beach Civic Center Park
16 acres



Inglewood Civic Center
29 acres



INSPIRATION



THOUSAND OAKS

CIVIC ARTS PLAZA & DOWNTOWN

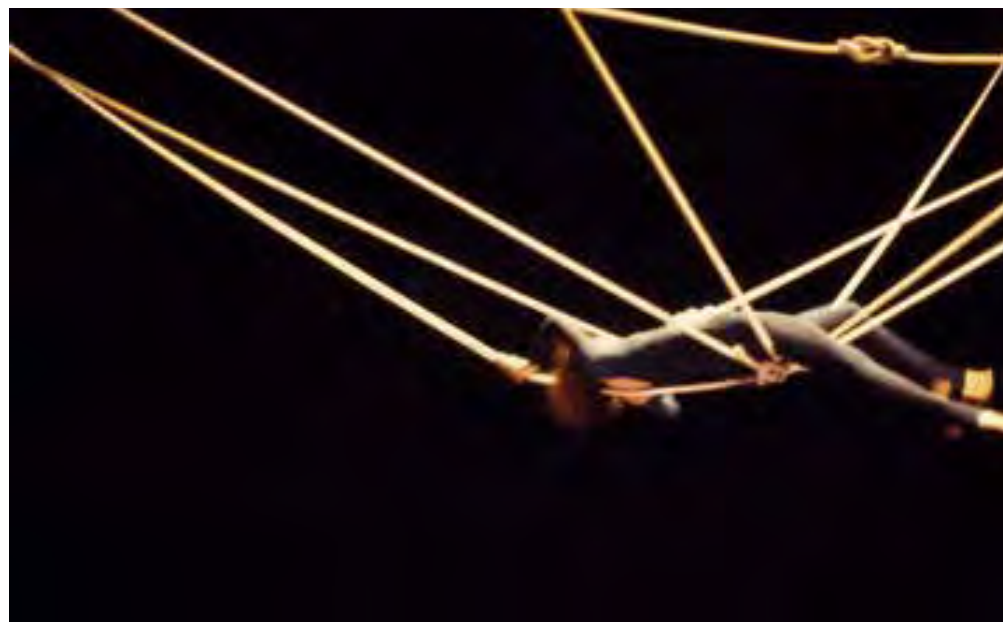
**Downtown Dynamic:
A Multimodal Vision**

THE ARCHITECT

ANTOINE PREDOCK

"I like to think about machines and technology in relation to landscape and architecture. The idea of a motorcycle in the landscape confirms a kind of closure for me, a technological, experiential closure."

"I think of my buildings as processional events, as choreographic events; they are an accumulation of vantage points both perceptual and experiential."



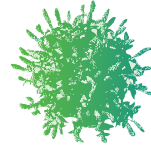
PLANT MATERIAL

SHRUBS

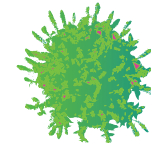
Buckwheat
Eriogonum fasciculatum



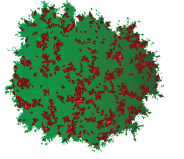
White sage
Salvia apiana



Hummingbird Sage
Salvia spathacea



Toyon
Heteromeles arbutifolia

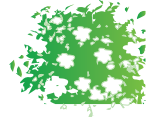


PLANT MATERIAL
RIPARIAN

Blue rush
Juncus patens

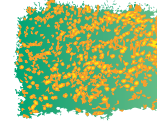


Yerba mansa
Anemopsis californica



PLANT MATERIAL
FLOWERS

California poppy
Eschscholzia californica



GRASSES

Purple Three Awn
Aristida purpurea



AMENITIES

PICNIC TABLES



AMENITIES
BOARDWALK





AMENITIES
PUMP TRACK





AMENITIES

RAW WOOD BENCHES





AMENITIES

MODERN WOODEN BENCHES

DESIGN DEVELOPMENT

THOUSAND OAKS
CIVIC ARTS PLAZA & DOWNTOWN

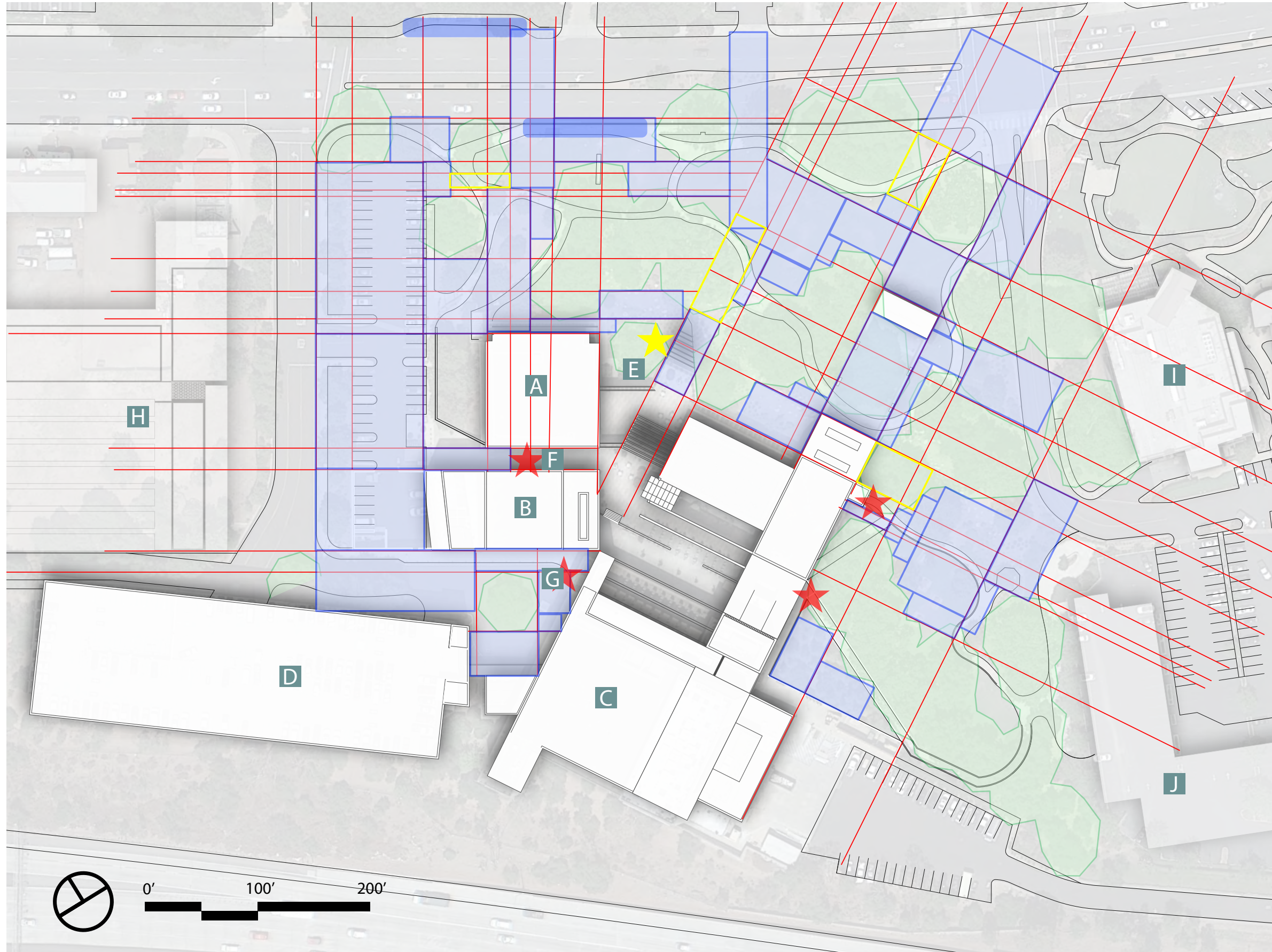
Downtown Dynamic:
A Multimodal Vision

SPACE SEEKING STUDY SKETCH



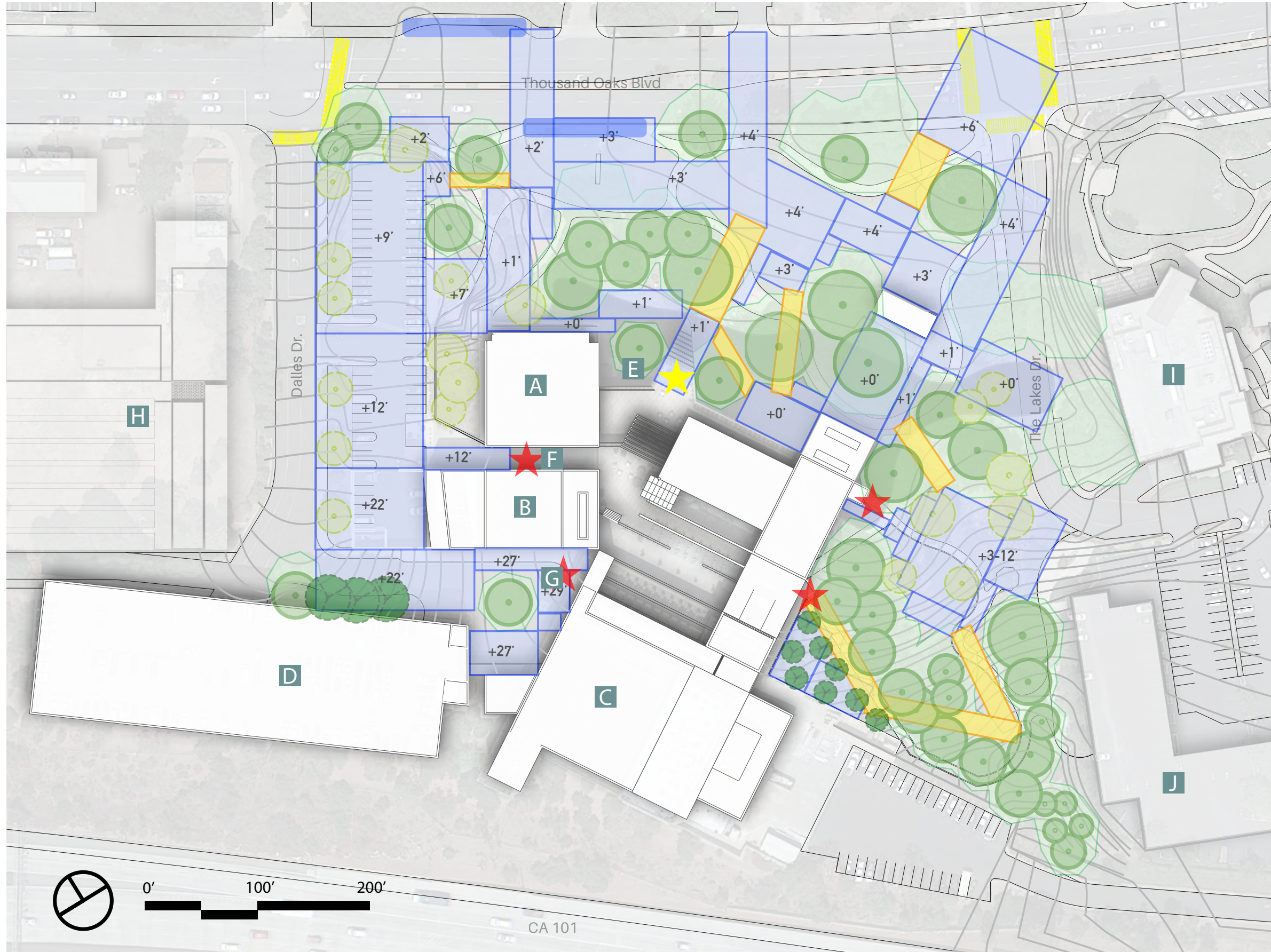
- A** City Hall offices
- B** Forum Theater
- C** Kavli Theater
- D** Parking garage
- E** Main level entrance
- F** Second level entrance
- G** Third level entrance
- H** Future museum
- I** The Lakes commercial development
- J** Future residential development





SPACE SEEKING SPACES



- A** City Hall offices
- B** Forum Theater
- C** Kavli Theater
- D** Parking garage
- E** Main level entrance
- F** Second level entrance
- G** Third level entrance
- H** Future museum
- I** The Lakes commercial development
- J** Future residential development

SPACE SEEKING ELEVATIONS



-  Protected oak
-  Sycamore
-  Pine
-  Connector

- A** City Hall offices
- B** Forum Theater
- C** Kavli Theater
- D** Parking garage
- E** Main level entrance
- F** Second level entrance
- G** Third level entrance
- H** Future museum
- I** The Lakes commercial development
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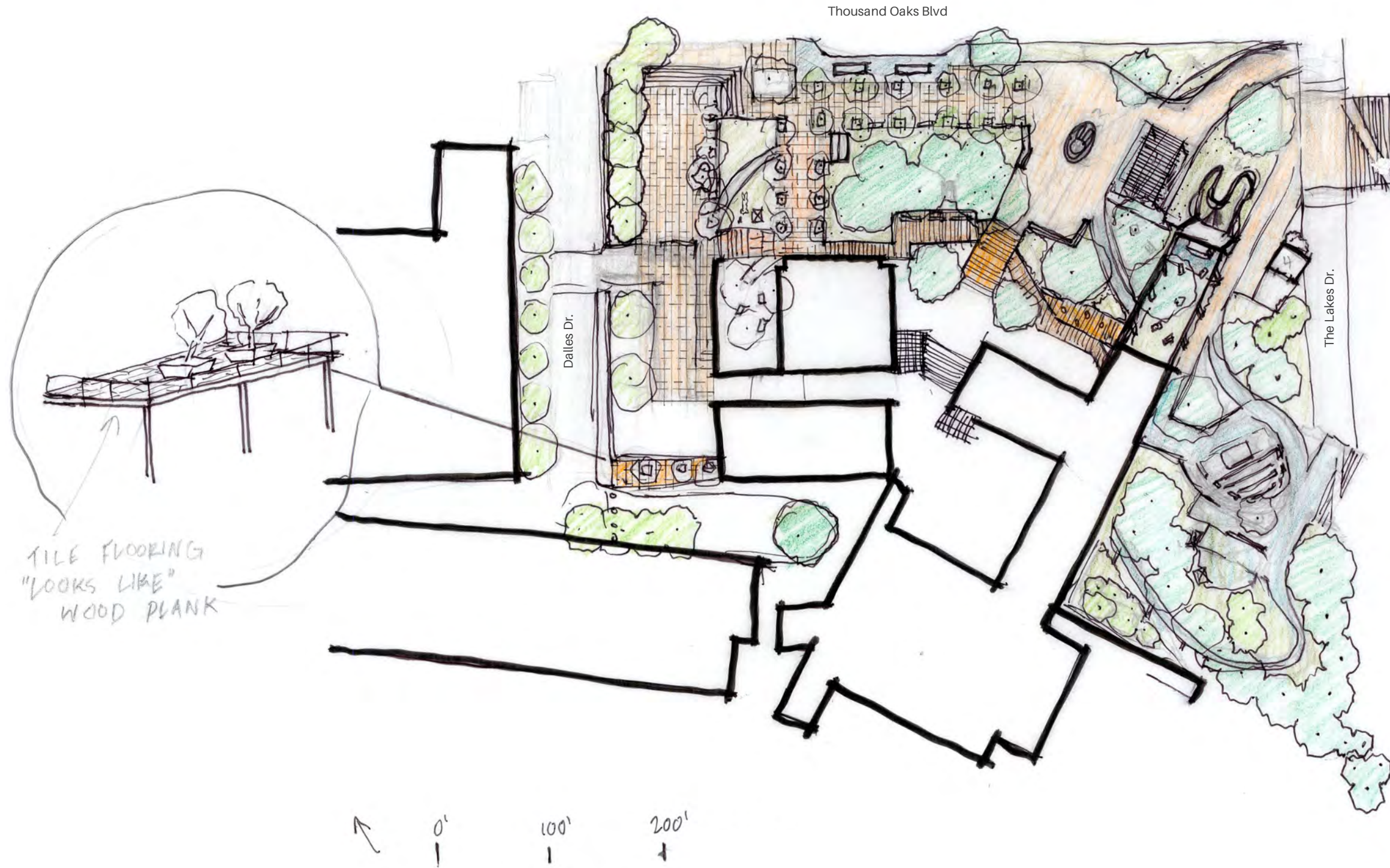
SPACE SEEKING USES



- Connector
- Town Square Plaza
- Cafe
- Flex dining/seating
- Transit mall
- Restrooms
- Interactive water feature
- Amphitheater
- Pedestrianized roadway
- La Rambla Marketplace
- Pump track
- Native chaparral plantings

- A** City Hall offices
- B** Forum Theater
- C** Kavli Theater
- D** Parking garage
- E** Main level entrance
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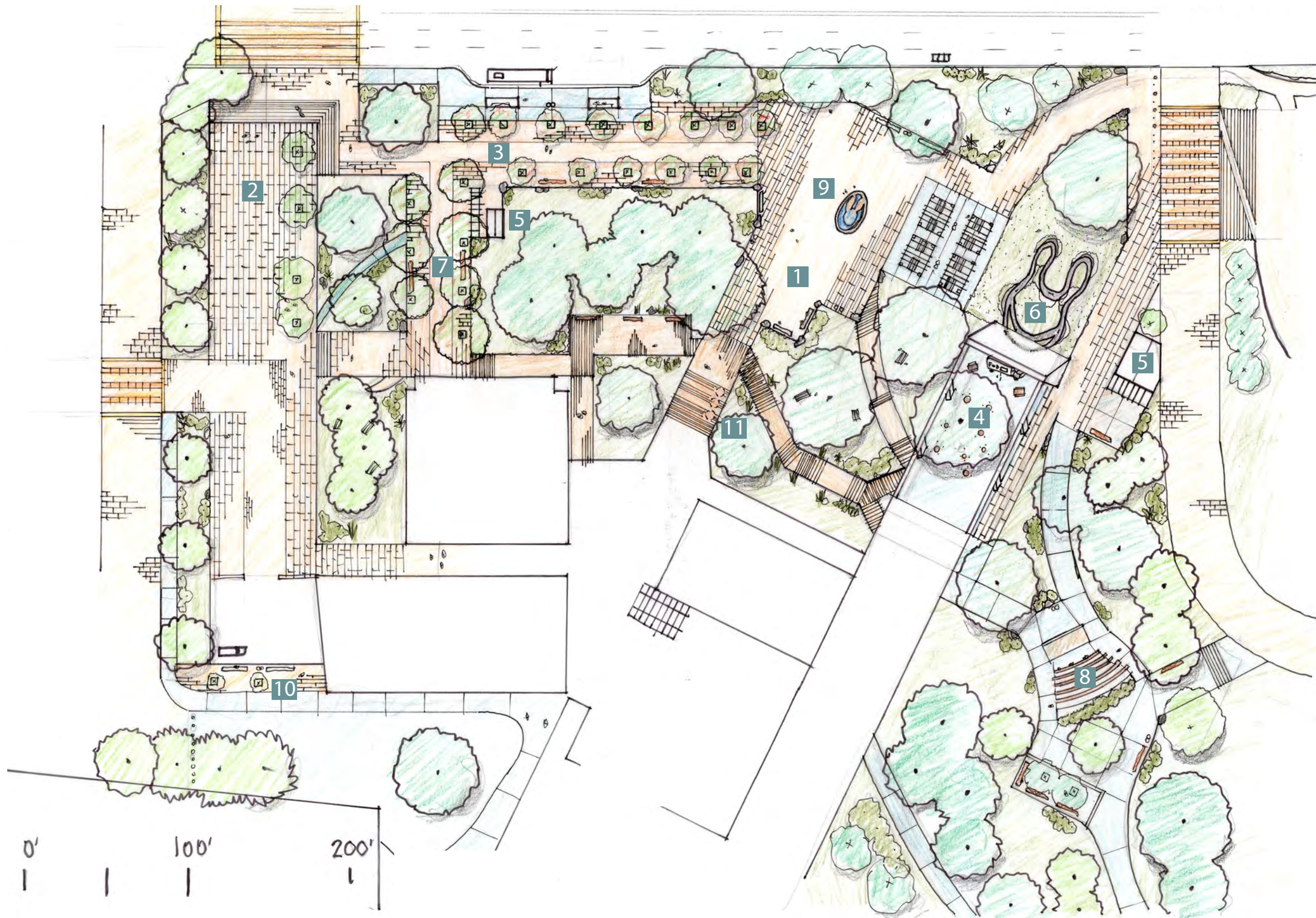
SITE PLAN 1:100 SKETCH



SURFACE MATERIALS








- MAIN PLAZA TILE
- WOOD DECK
- FAUX PLANK TILE
- SCORED CONCRETE
- PERMEABLE
- TURF/DIRT
- PROMENADE TILE/CONCRETE

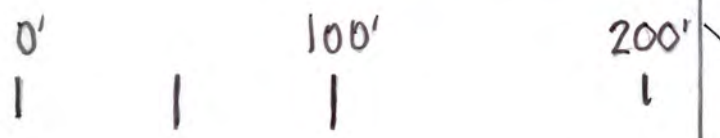
SITE PLAN 1:50 SKETCH



1. Town Plaza
2. La Rambla market space
3. Transit center
4. Cafe
5. Restrooms
6. Pump track
7. Sculpture Forest
8. Outdoor theater
9. Conejo Spring
10. Overlook
11. Rainwater cisterns

SURFACE MATERIALS

-  MAIN PLAZA TILE
-  WOOD DECK
-  FAUX PLANK TILE
-  SCORED CONCRETE
-  PERMEABLE
-  TURF/DIRT
-  PROMENADE TILE/CONCRETE



ILLUSTRATIVE PLAN

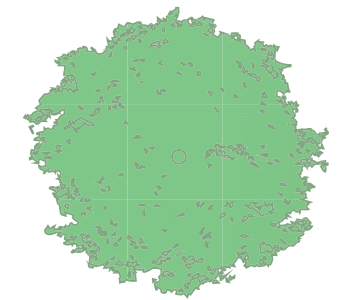
THOUSAND OAKS
CIVIC ARTS PLAZA & DOWNTOWN

Downtown Dynamic:
A Multimodal Vision

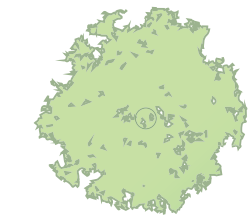


SITE PLAN

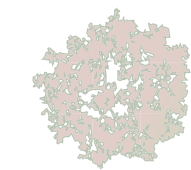
- 1. Town Plaza
- 2. La Rambla market space
- 3. Transit center
- 4. Cafe
- 5. Restrooms
- 6. Pump track
- 7. Sculpture Forest
- 8. Outdoor theater
- 9. Conejo Spring
- 10. Overlook
- 11. Rainwater cisterns



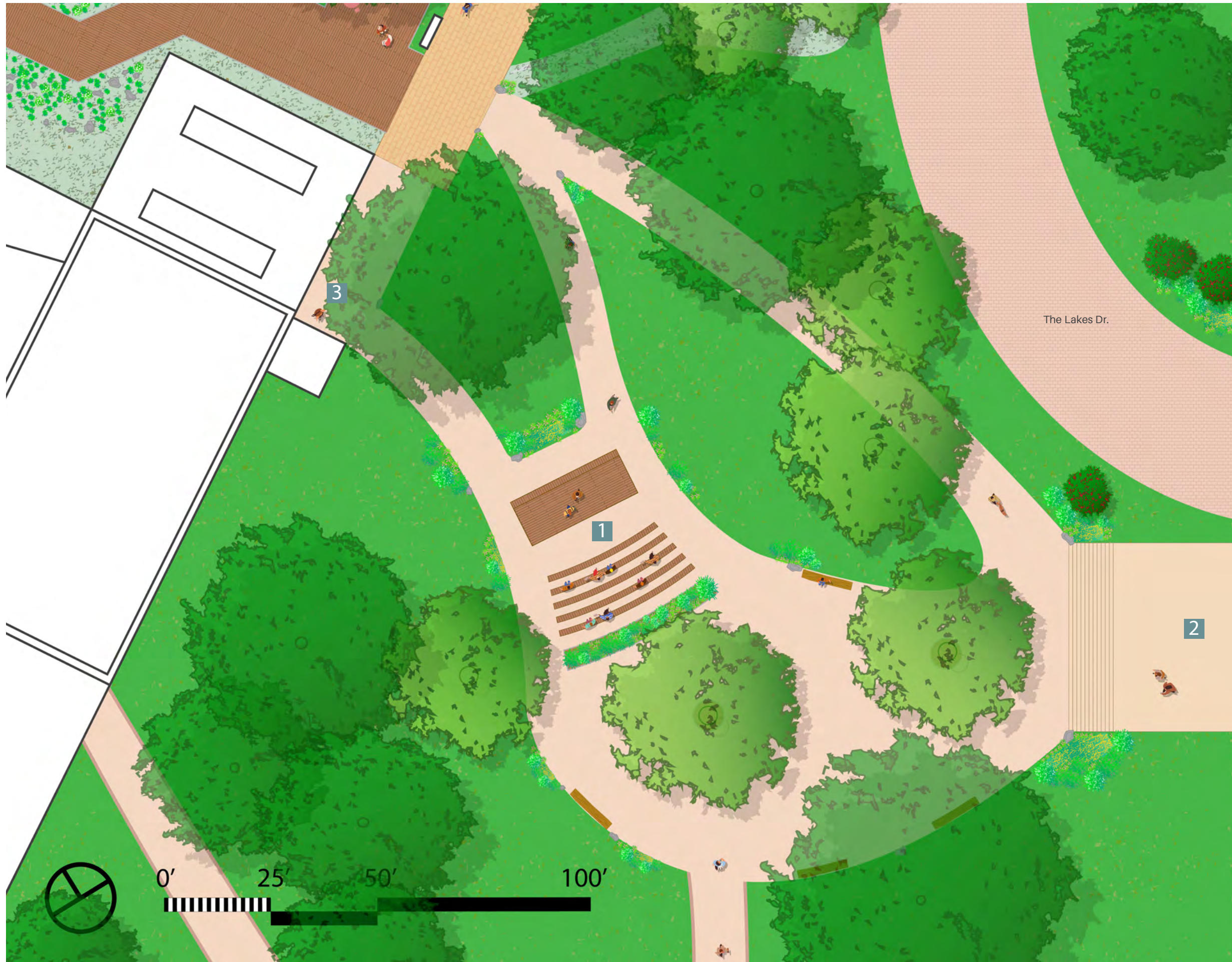
Coast Live Oak



Sycamore



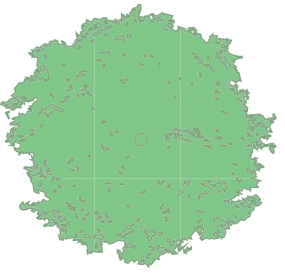
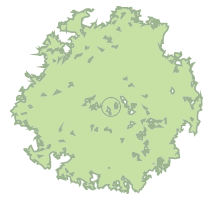
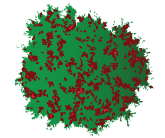
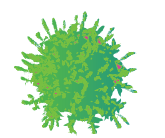
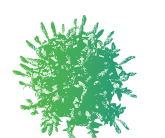
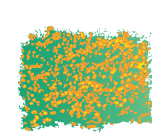

Western Redbud



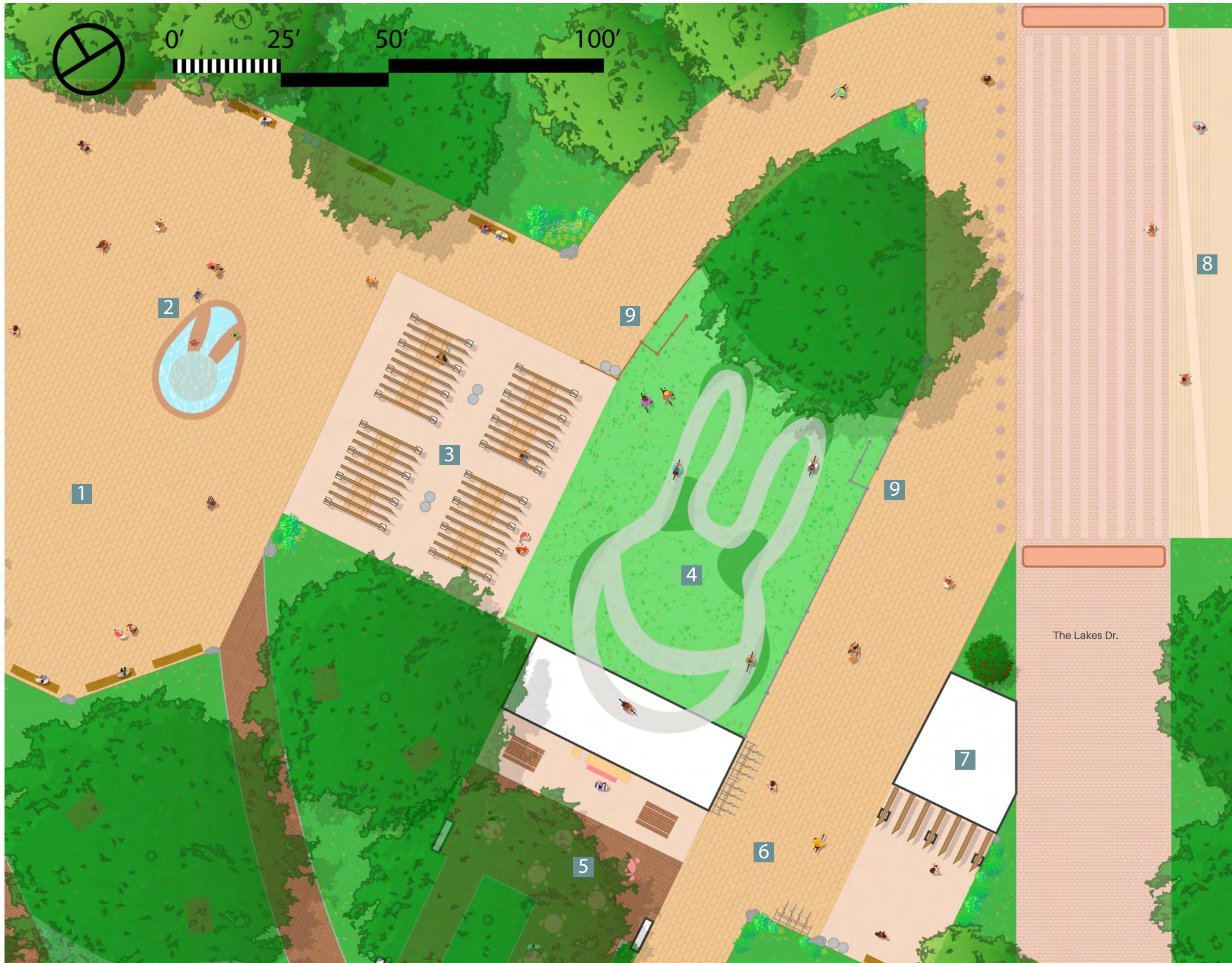
ENLARGEMENT A

OUTDOOR THEATER

1. Theater
2. The Lakes access
3. City Hall access

-  Coast Live Oak
-  Sycamore
-  Toyon
-  Hummingbird Sage
-  White Sage
-  Poppy
-  Purple Three Awn

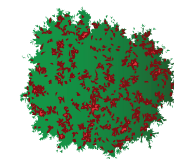




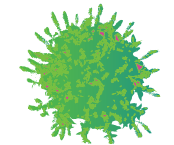
ENLARGEMENT B

PLAZA, PUMPTRACK & CAFE

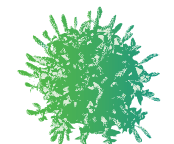
1. Town Plaza
2. Conejo Spring
3. Shaded seating area
4. Pump track (fenced for safety)
5. Cafe
6. Bicycle parking
7. Restrooms
8. Connection to The Lakes
9. Pump track gated entry/exit



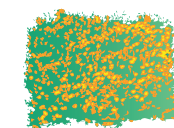
Toyon



Hummingbird Sage



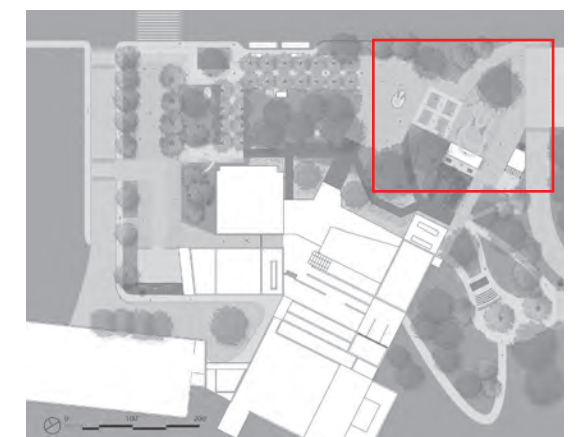
White Sage

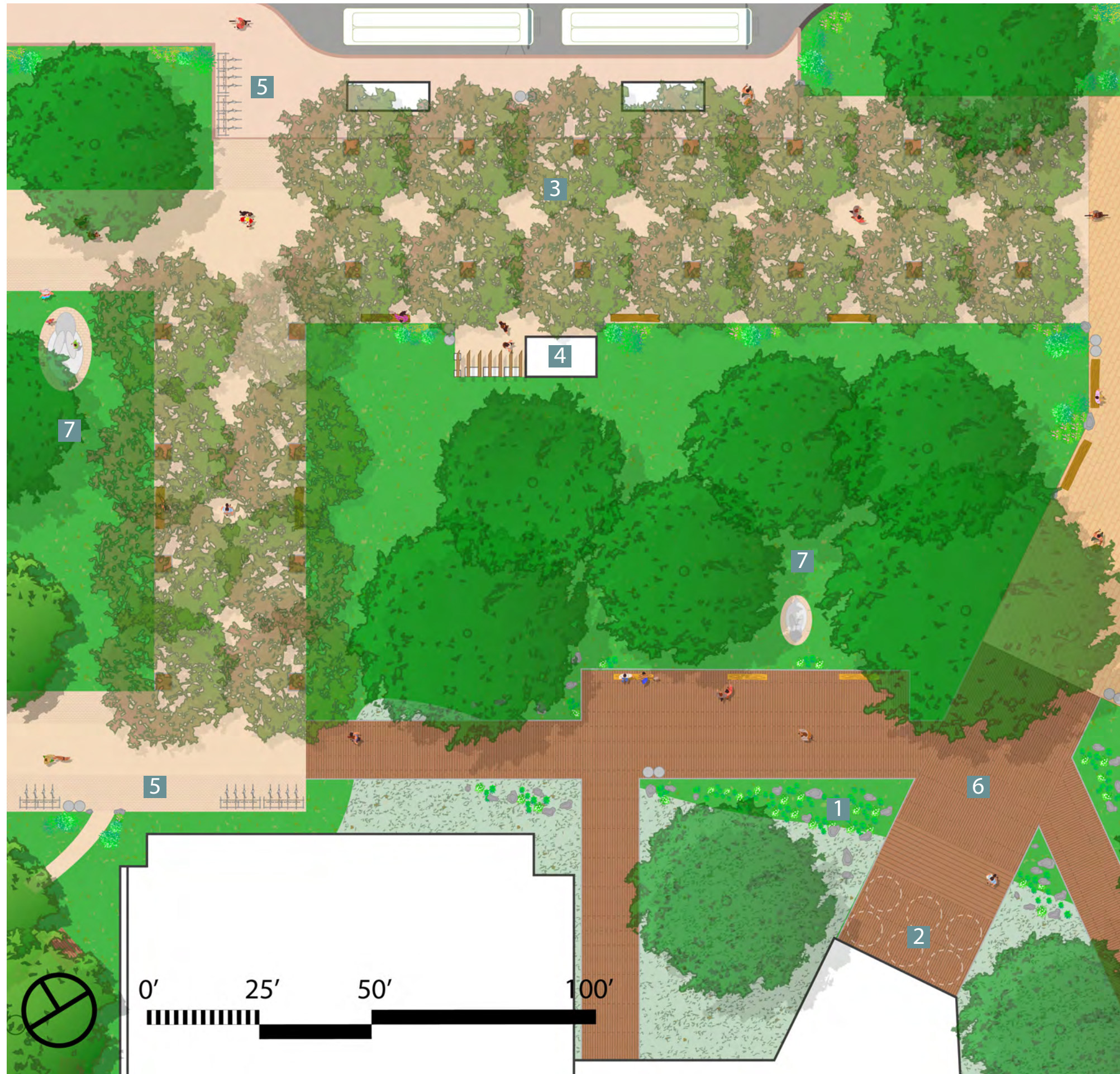


Poppy



Purple Three Awn



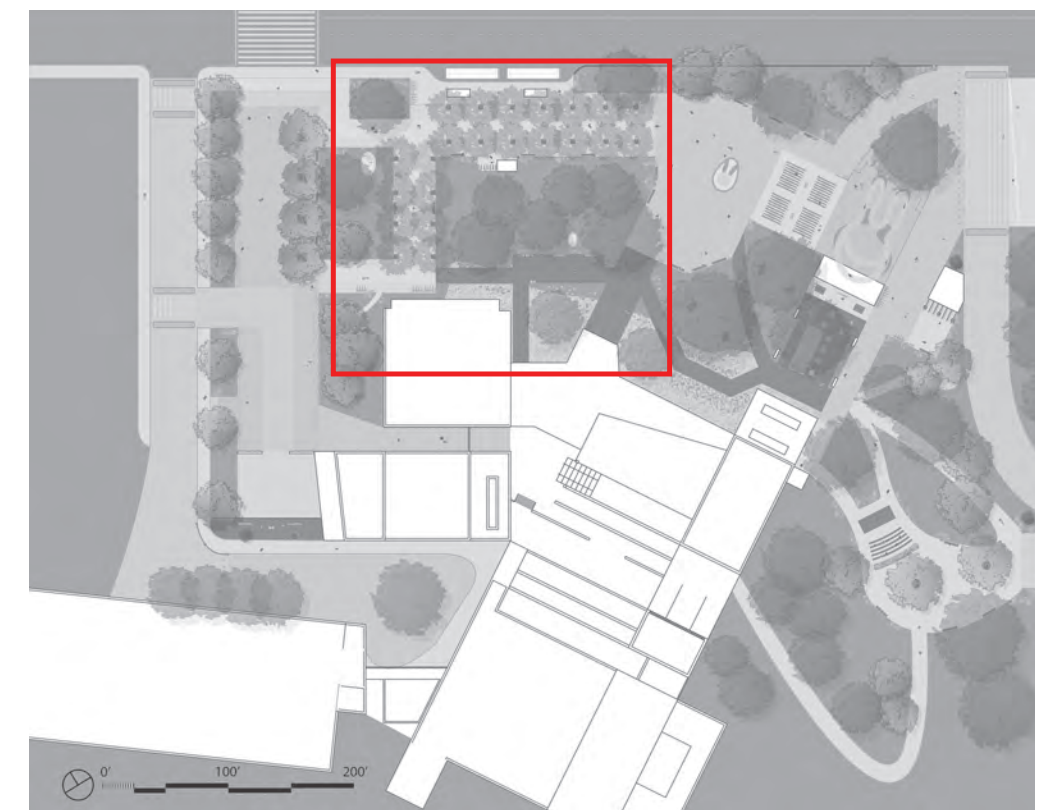
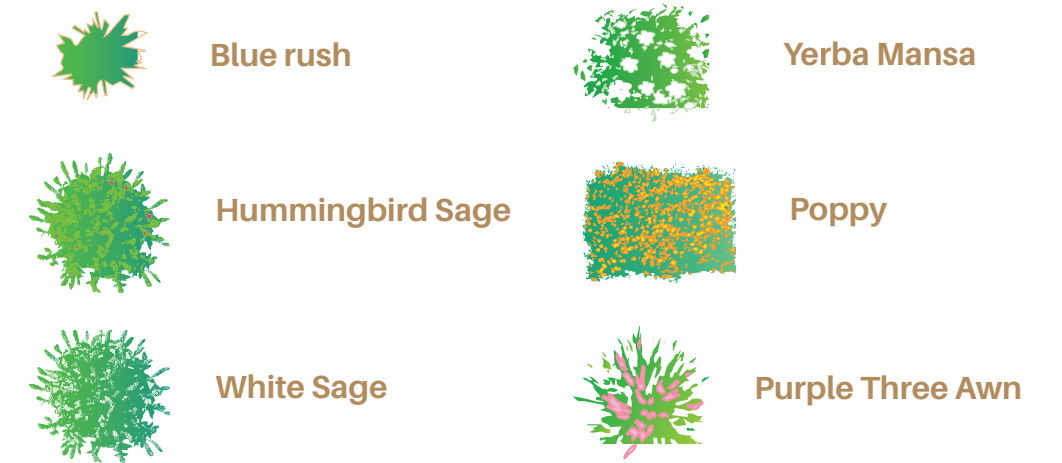


Illustrative Plan

ENLARGEMENT C

BOARDWALK, SCULPTURE FOREST & PASEO

1. Riparian zone plantings irrigated by reclaimed rainwater
2. Rainwater cisterns under staircase
3. Transit mall
4. Restrooms & vending
5. Bicycle parking
6. Elevated boardwalk
7. Sculpture forest


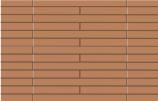

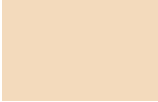
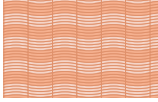



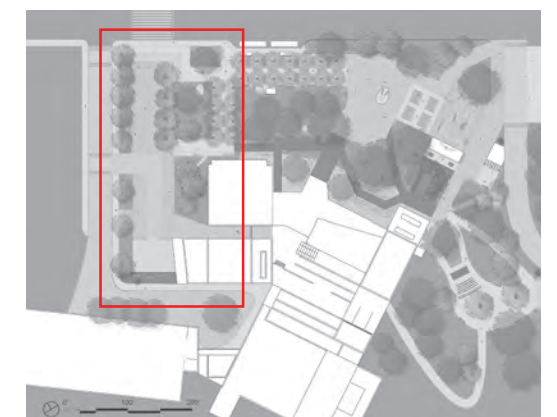
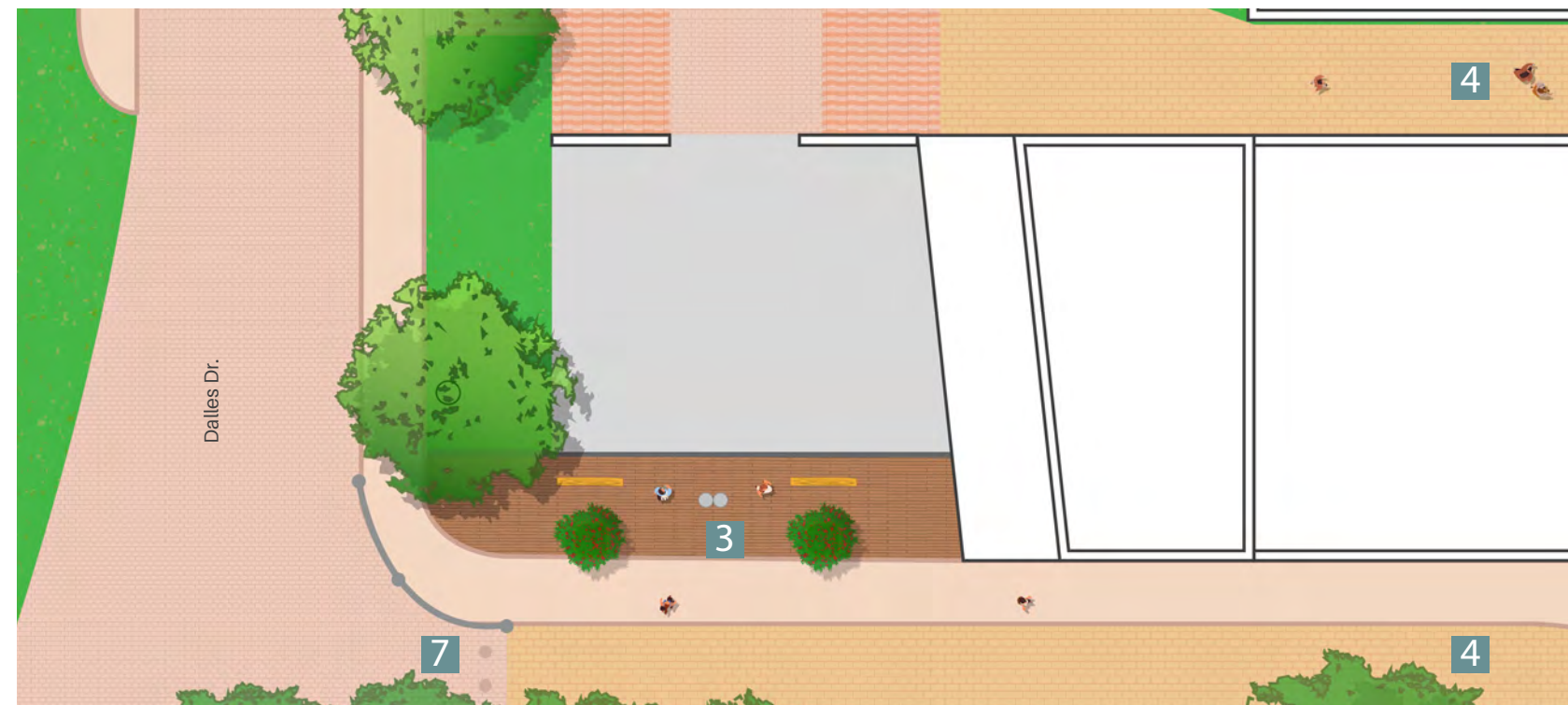
ENLARGEMENT D

LA RAMBLA MARKET SPACE

1. Market space
2. Museum and Gardens of the World
3. Kavli overlook deck
4. Civic center access
5. Outdoor seating
6. Sculpture forest
7. Pedestrian zone bollards and railing

SURFACE MATERIALS

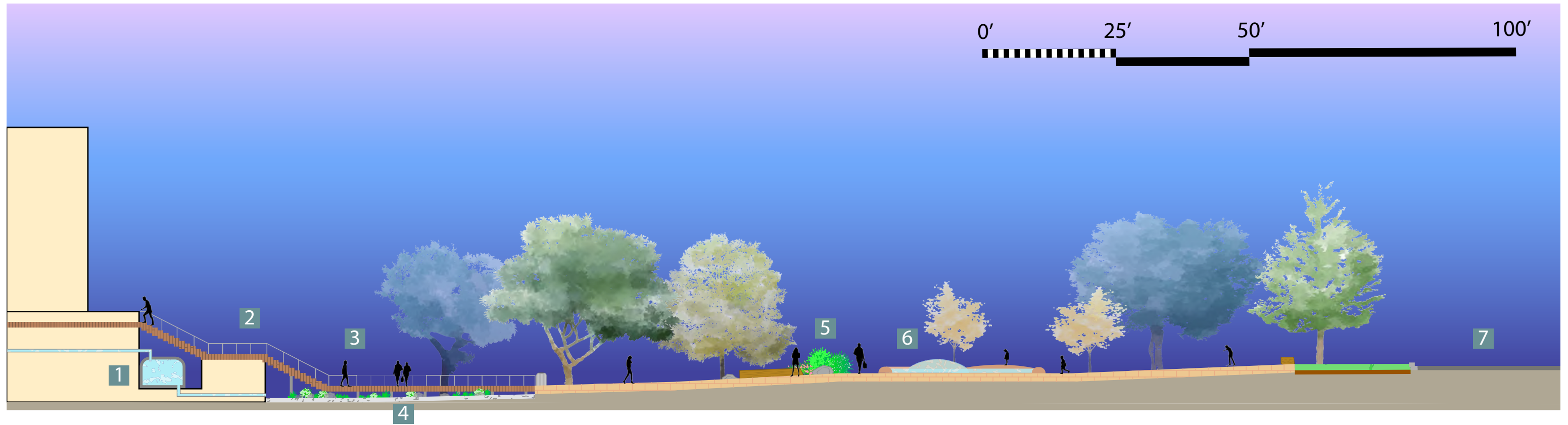
-  Plaza tile
-  Boardwalk
-  Paseo brick
-  Scored concrete
-  Rambla tile
-  Roadway brick



SECTION & PERSPECTIVES

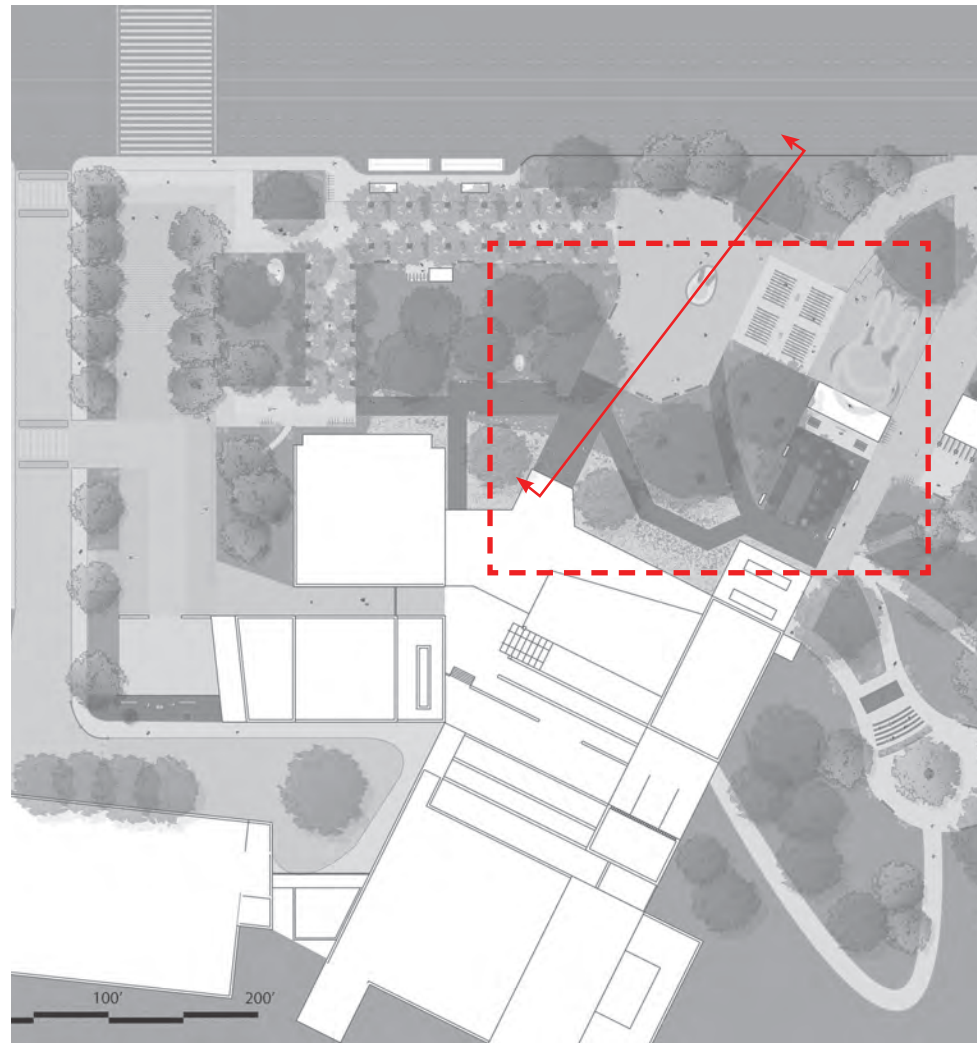
THOUSAND OAKS
CIVIC ARTS PLAZA & DOWNTOWN

Downtown Dynamic:
A Multimodal Vision



SECTION GRAND STAIRCASE ENTRY & MAIN PLAZA

1. Rainwater cisterns under staircase
2. Grand staircase entrance
3. Elevated boardwalk
4. Riparian zone plantings irrigated by reclaimed rainwater
5. Native plantings
6. Conejo Spring water feature
7. Thousand Oaks Blvd.



PERSPECTIVE A

1. Pump track

2. Grand staircase entrance

3. Elevated boardwalk

4. Bicycle parking

5. Conejo Spring water feature



PERSPECTIVE B

1. Overlook

2. La Rambla marketplace

3. Elevated boardwalk

4. Bicycle parking

5. Conejo sculpture forest



PERSPECTIVE C CONEJO SPRING

