

Thousand Oaks Civic Arts Plaza Redevelopment

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Landscape Design 3
Summer 2024
UCLA Extension

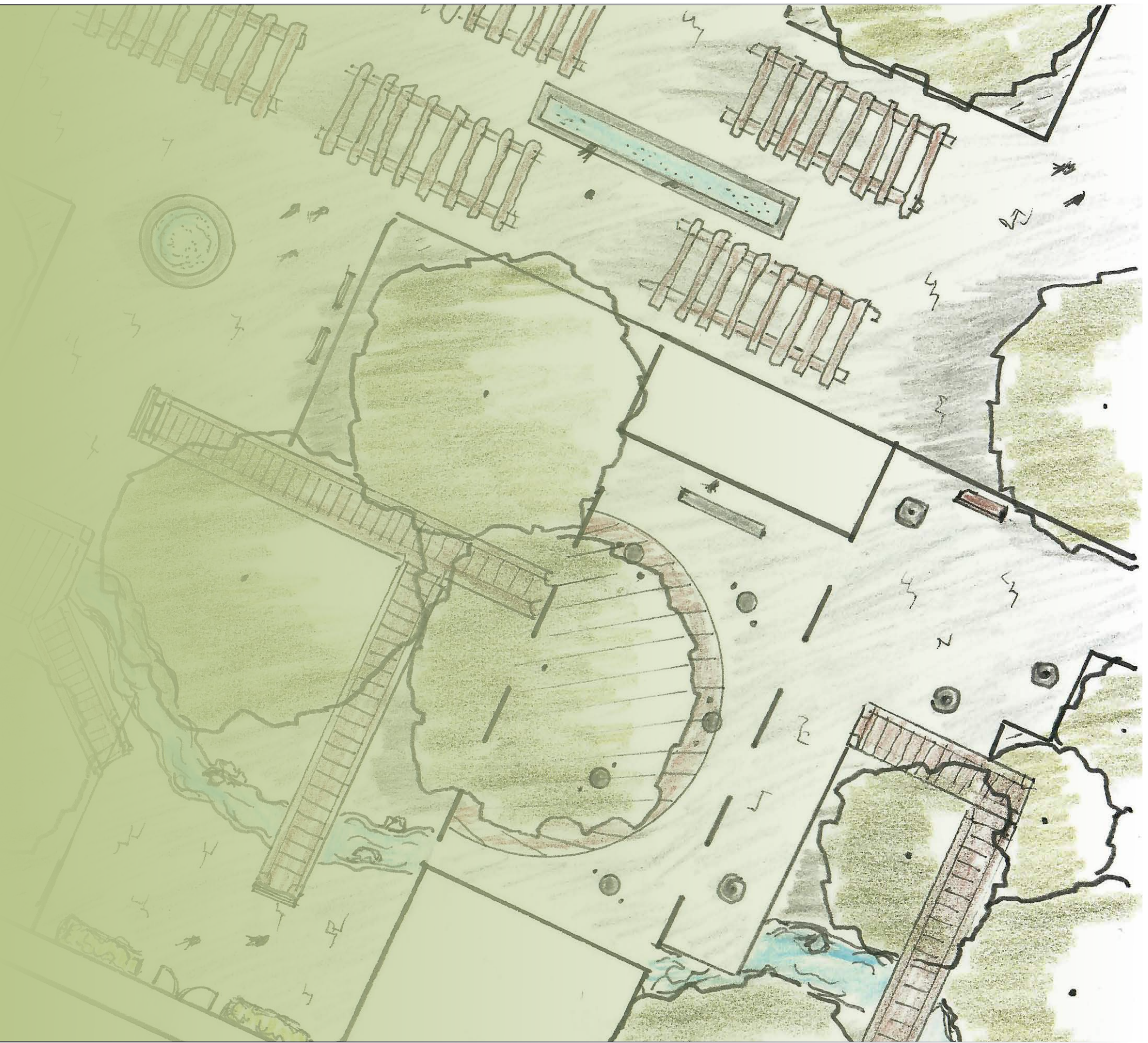
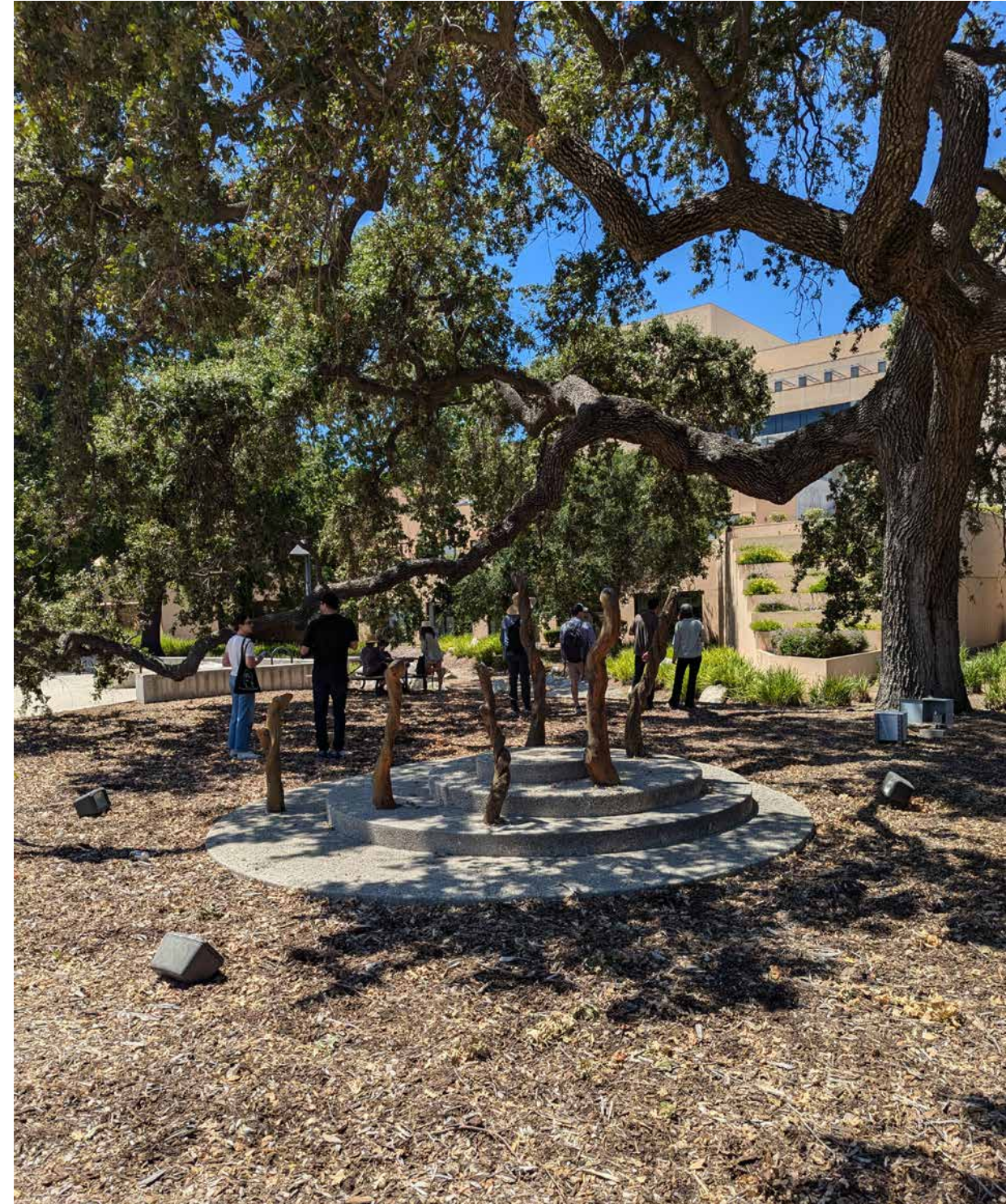
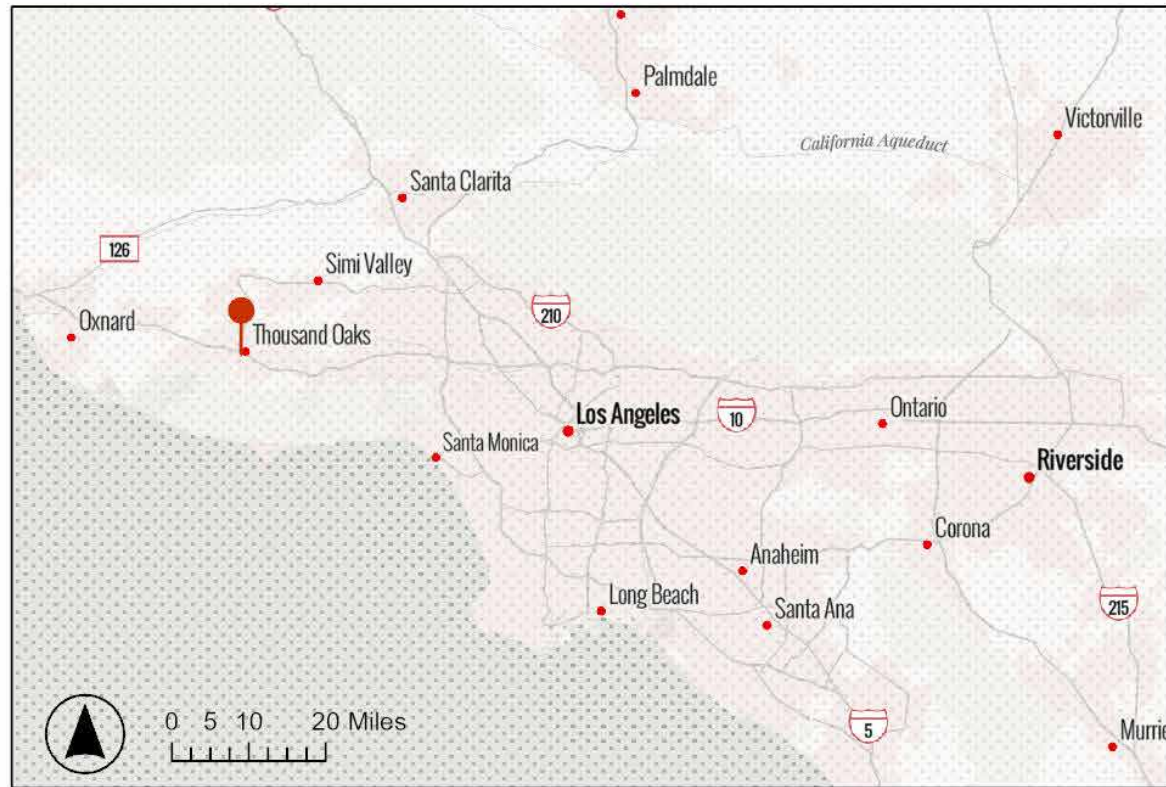


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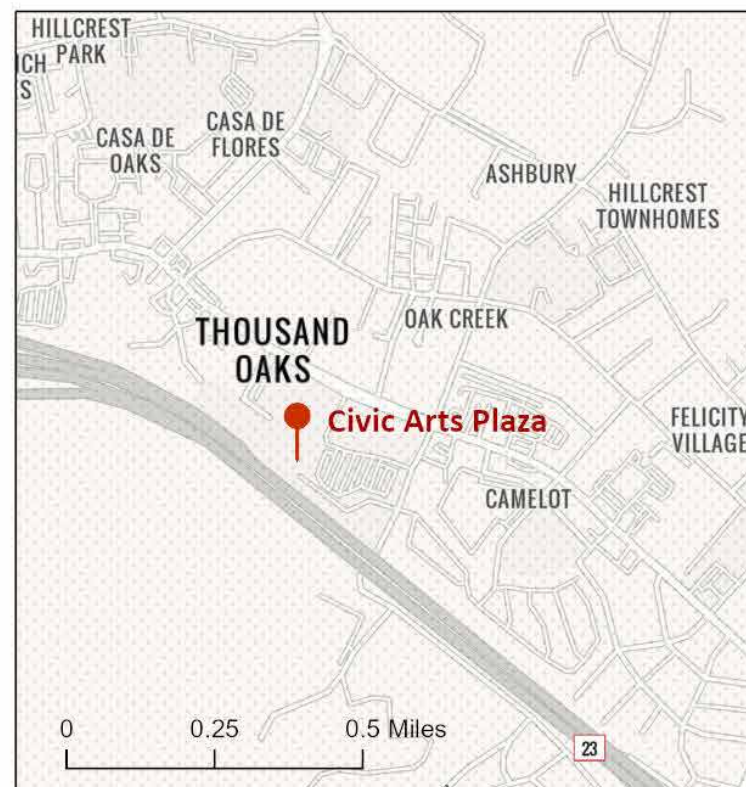
Background



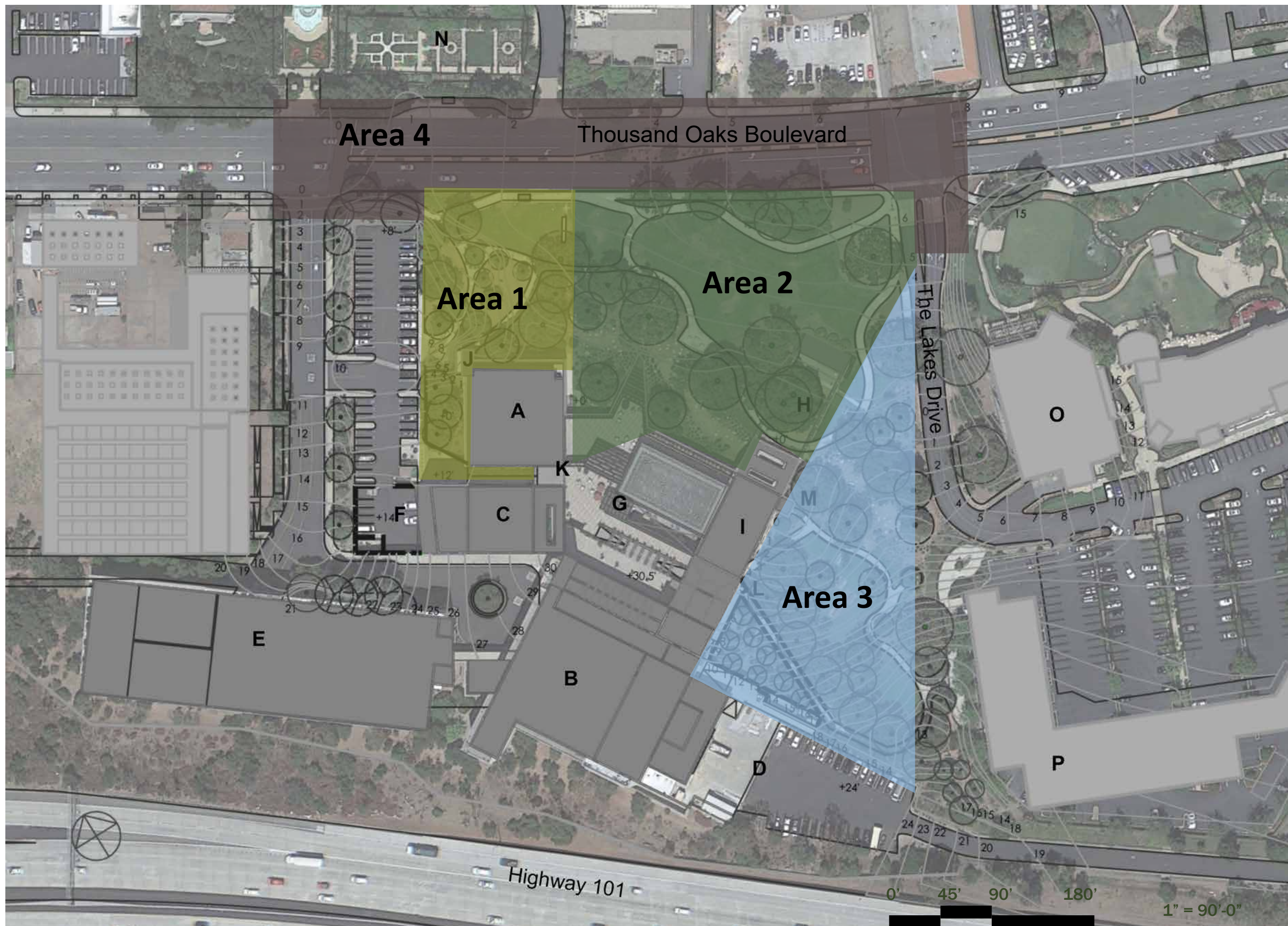
Thousand Oaks, California

Thousand Oaks is a city in Ventura County, California, located about 15 miles from Los Angeles. It is named after the many oak trees that dominate the landscape of rolling hills. Designated open-space nature areas occupy 34% of the city. Chumash people were the first to inhabit the area over 10,000 years ago. The Chumash had several summer encampments, one which was located at the present day Civic Arts Center site. A relatively new town, Thousand Oaks was incorporated in 1964. The population in 2020 was 126,966 and demographics were 63% white, 1.3% Black, 0.2% Native American and 10% Asian.

The Civic Arts Plaza represents the center of the downtown area. It houses the 1,800-seat Fred Kavli Theatre and the Ray Scherr Forum Theatre. According to the Thousand Oaks Downtown Master Plan, the current design is physically and visually detached from adjacent uses such as the Lakes shopping center and from Thousand Oaks Boulevard. The Master Plan's goal is to make the Civic Arts Plaza both better connected to its surroundings as well as expand its potential as an outdoor destination.



Base Plan and Project Areas



Area 1
Near loading dock, roundabout and parking, small entrance to City Hall, sunken garden, pathways

Area 2
Largest area of open space, outdoor room, creek, terraced planters, pathways

Area 3
Ramp to Civic Center, picnic tables, creek, ramp to shopping area parking

Area 4
Thousand Oaks Boulevard and adjacent sidewalks and intersections

Legend

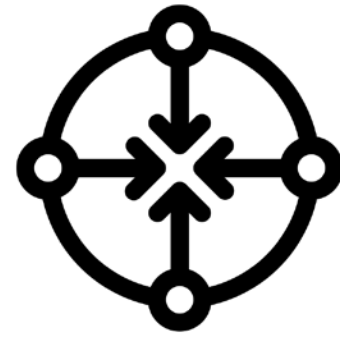
A	City Hall offices	I	Meeting Rooms (3 rd floor)
B	Kavli Theatre (3 rd floor)	J	North Stairwell
C	Forum Theatre (2 nd floor)	K	City Hall Office Stairwell
D	Loading Area	L	East Entry Ramp (3 rd floor)
E	Parking Garage	M	East Stairwell
F	Loading Area (2 nd floor)	N	Gardens of the World
G	Elevator	O	The Lakes Shopping Center
H	Outdoor Room (3 rd floor)	P	Proposed Residential

Goals and Objectives

GOALS



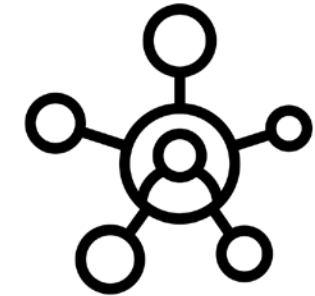
Create a sense of place



Provide a gathering space
for all ages and diverse
communities



Model sustainability



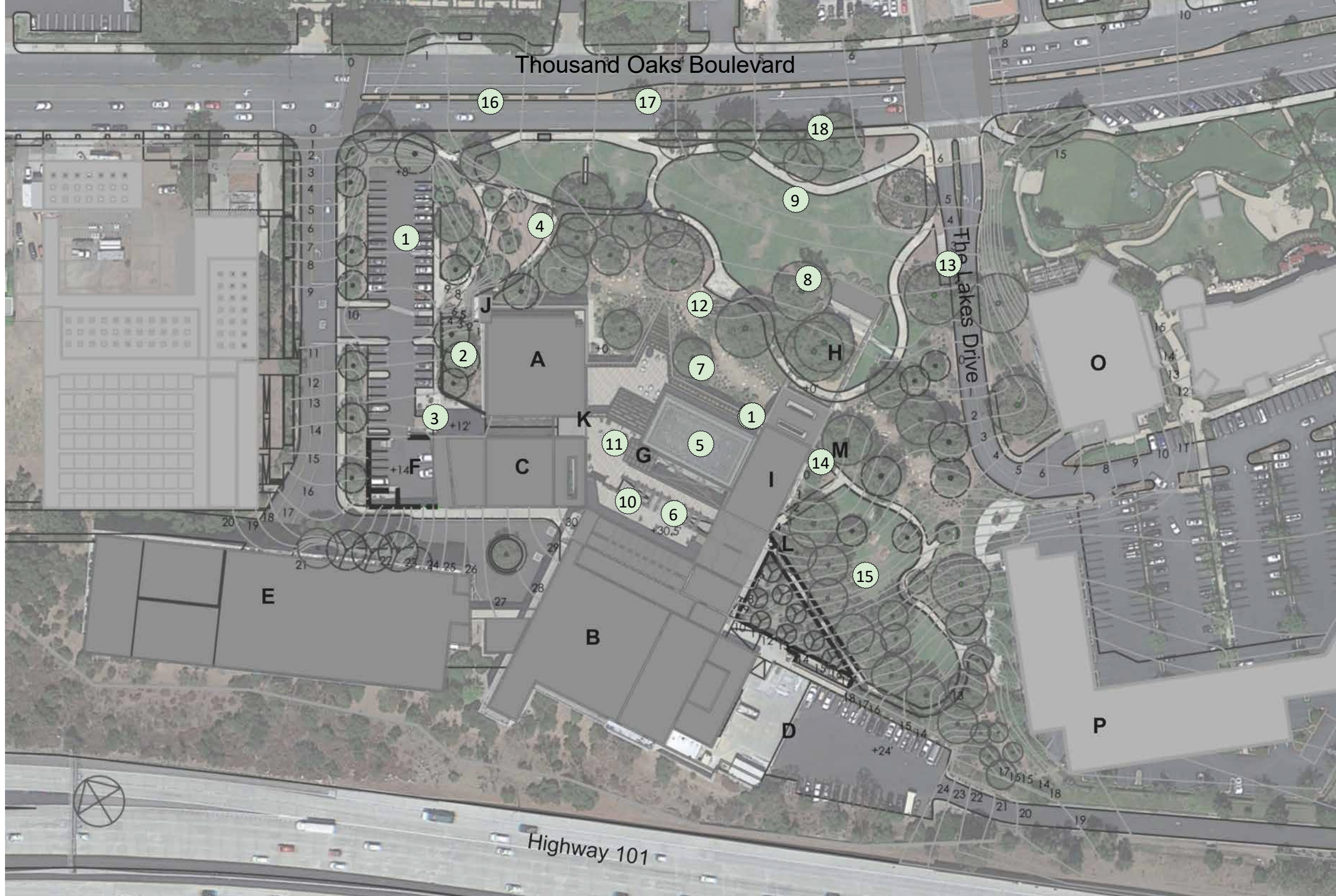
Connect to the surrounding
area

OBJECTIVES

- Create a Town Center space for events
- Expand arts, cultural and entertainment programming for daytime and evening
- Improve wayfinding to Civic Center amenities and offices
- Improve and enhance planted area to include California natives
- Improve pedestrian circulation to surrounding areas



Opportunities



Area 1

- 1 Reduce the size of the parking lot
- 2 Better utilize the sunken garden next to the parking lot
- 3 Improve the entrance to City Hall
- 4 Improve planted area

Area 2

- 5 Better use reflecting pool space
- 6 Replace trellis
- 7 New grand entrance opportunity
- 8 Improve planted area
- 9 Create a town square connected to Thousand Oaks Blvd.
- 10 Maximize views from terraces
- 11 Create shade on terraces

Area 3

- 12 Enhance creek area
- 13 Better connect to the Lakes Shopping Center
- 14 Stairs reach all levels
- 15 Improve picnic area or replace

Area 4

- 16 Remove parallel parking, shorten crosswalk, extend landscaping, keep bus stop
- 17 Widen sidewalks minimum of 16 feet
- 18 Keep street level with Town Square

Legend

A City Hall offices	I Meeting Rooms (3 rd floor)
B Kavli Theatre (3 rd floor)	J North Stairwell
C Forum Theatre (2 nd floor)	K City Hall Office Stairwell
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0' 45' 90' 180'

1" = 90'-0"

Constraints



Area 1

- ① Loading area F needs truck access via Dalles Road
- ② Current main entrance is narrow and hidden

Area 2

- ③ Light well not well used
- ④ City Hall stairwell (K) is small and narrow
- ⑤ Outdoor event area does not work well because of a tree blocking the view
- ⑥ Building extension to the northeast limits connection between Area 2 and 3
- ⑦ Tree canopies need protection

Area 3

- ⑧ Tree canopies need protection
- ⑨ Access from parking lot not clear

Area 4

- ⑩ Need to maintain pedestrian safety

Legend

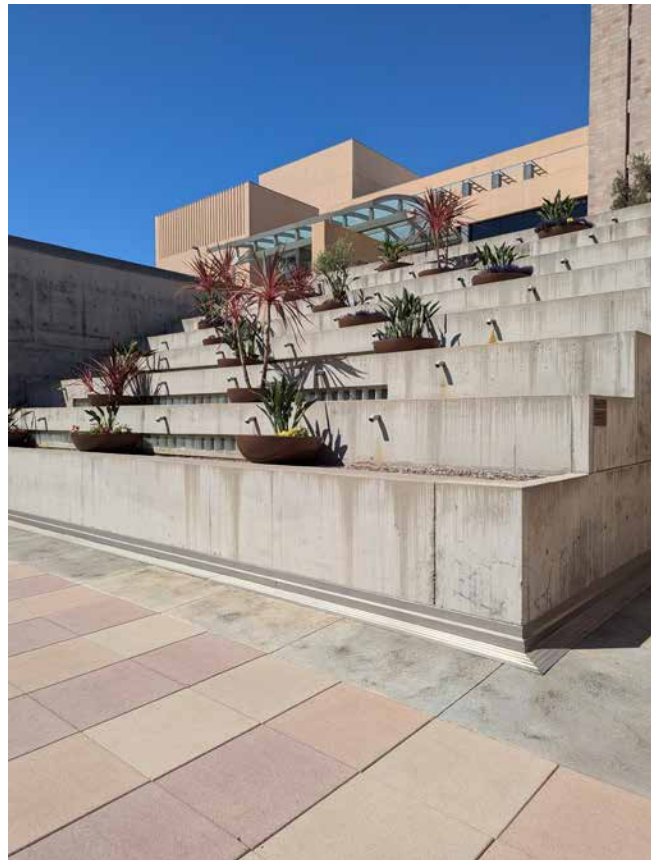
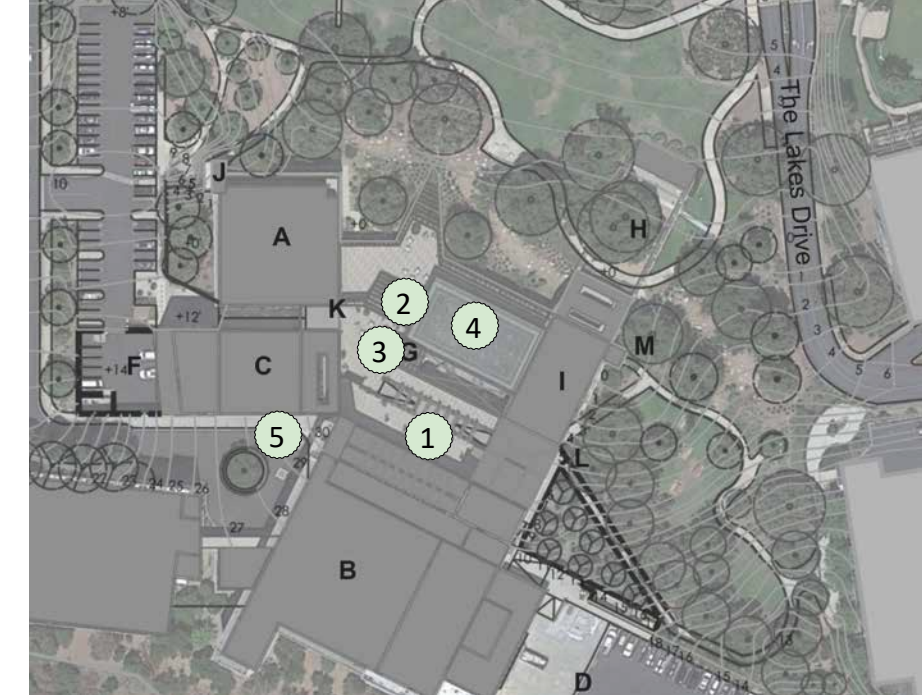
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Photos



1 3rd floor terrace



2 2nd floor planters



3 3rd floor terrace



4 fountain



5 parking and roundabout

Legend

- | | |
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Photos



1 marquis and paths



2 under building



3 lunch spot



4 picnic area



5 entrance



8 creek



6 ground level planters



7 outdoor room

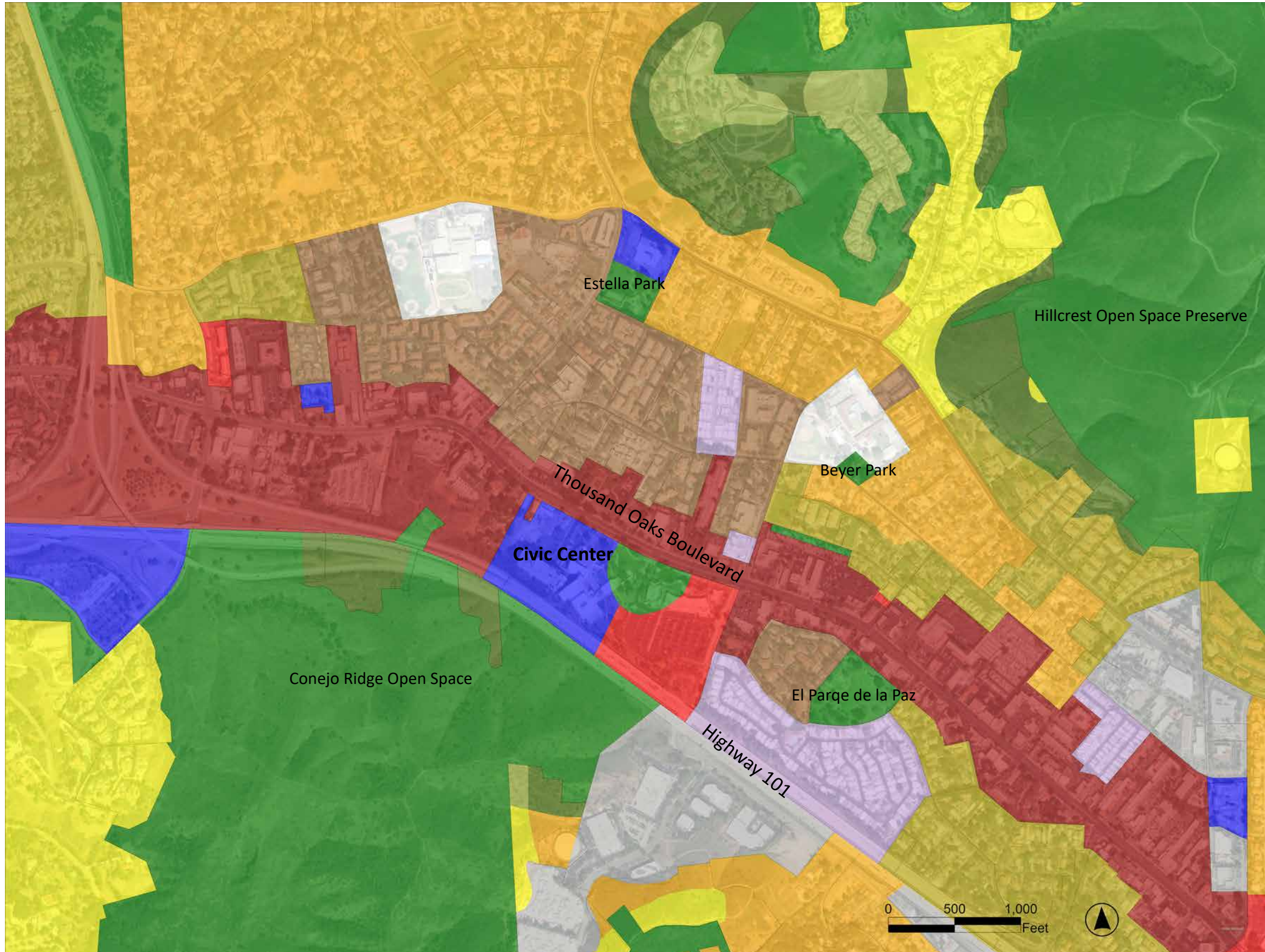
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Site Analysis



Context



General plan land use element

- High Density Residential
 - Medium Density Residential
 - Low Density Residential
 - Very Low Density Residential
 - Reserve Residential
 - Mobile Home Exclusive
 - Commercial/Residential
 - Commercial
 - Industrial
 - Institutional
 - Elementary School
 - Intermediate School
 - High School
 - Existing Parks, Golf Courses, Open Space
 - Proposed Park and Recreation Areas
 - Residentially Developable Land
 - Undevelopable Land
 - Lake
- ### Zoning Outline
- Zoning Outline

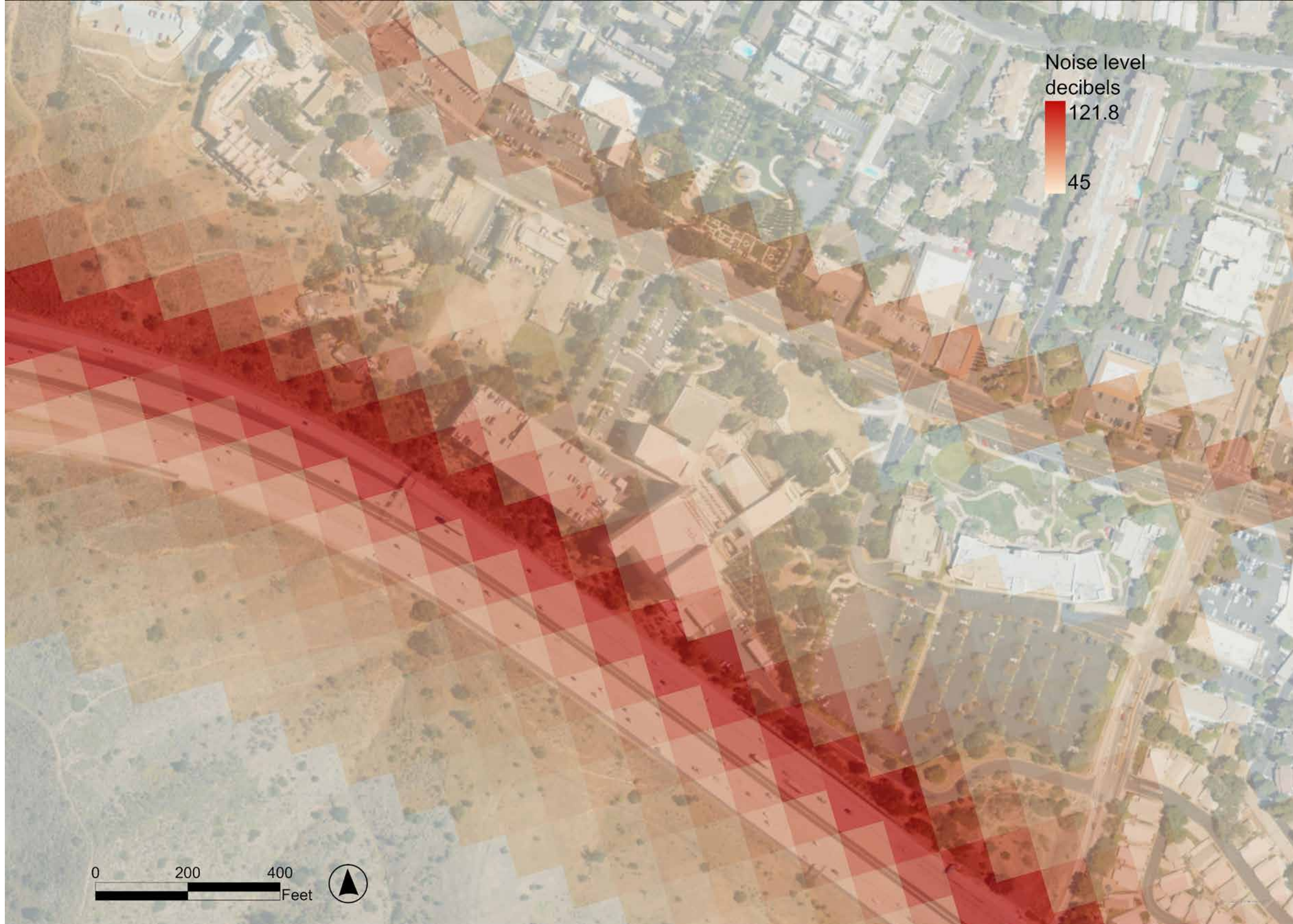
City of Thousand Oaks ArcGIS Hub Zoning Map, December 21, 2023

Figure Ground



Source: Microsoft Building Footprints

Noise



Source: 2018 National Transportation Noise Map, Bureau of Transportation Statistics, <https://www.bts.gov/geospatial/national-transportation-noise-map>

Trees



- pine
- sycamore
- oak
- oak dripline

Protected Trees (Ventura County Tree Protection Ordinance)

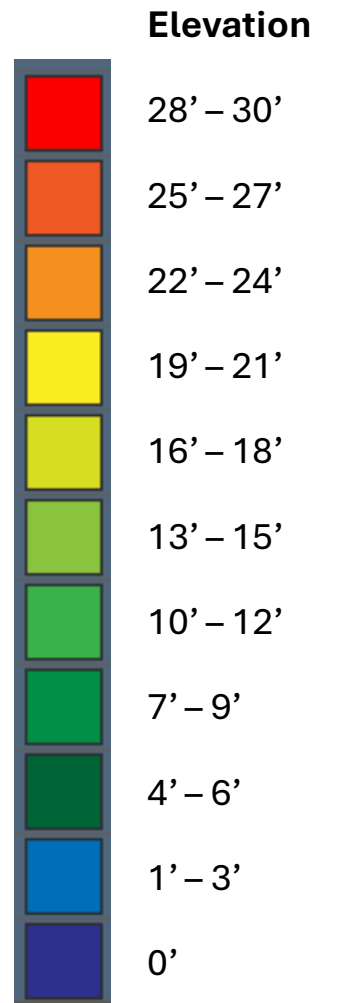
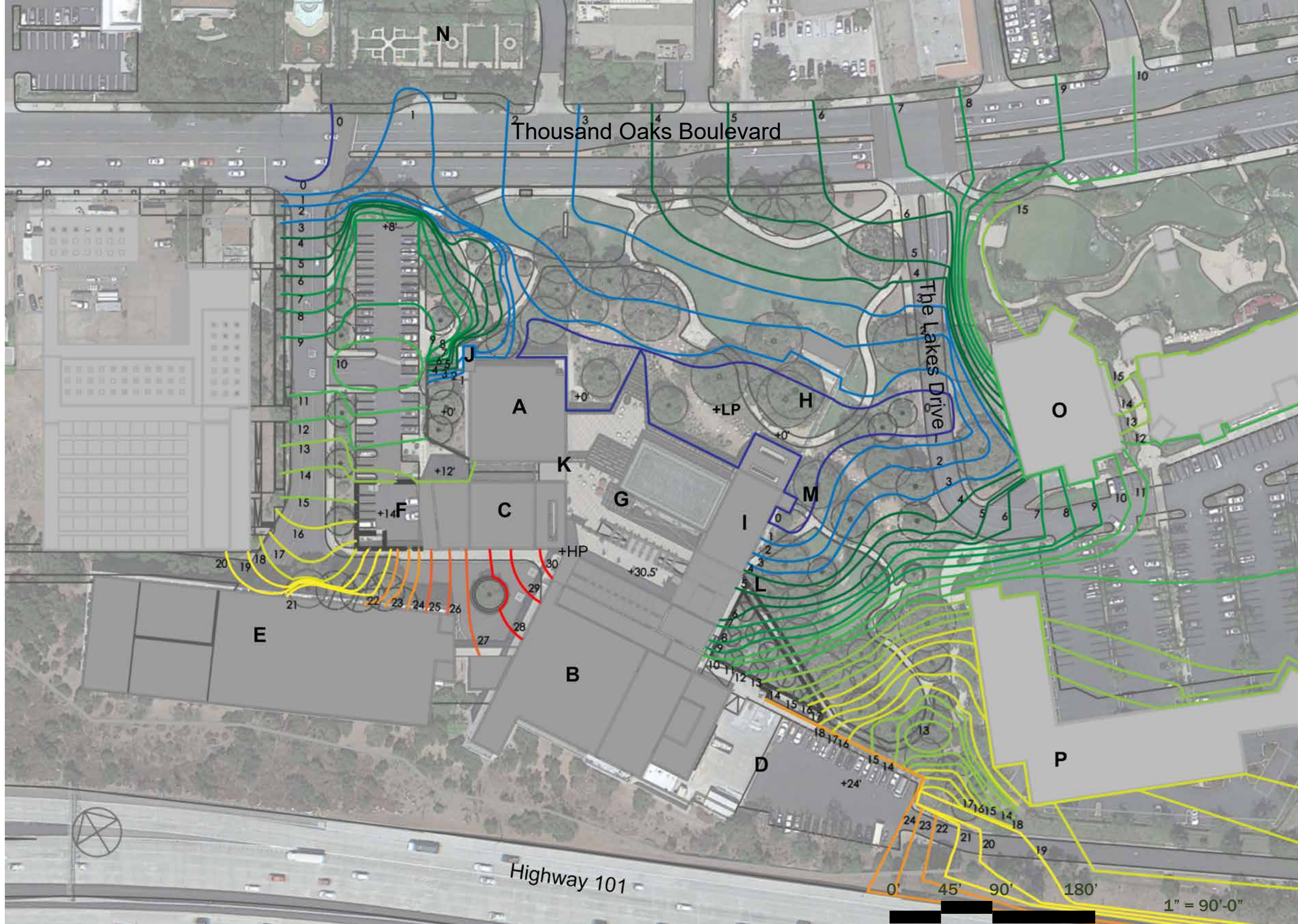
- Oak: 9.50" single-trunk or 6.25" multiple-trunk girth
- Sycamore: 9.5" girth
- Heritage (any species): 90" single-trunk or 72" multiple-trunk girth
- Historical* (any species): All
- Tree protection zone: minimum 5 feet outside the dripline or 15 feet from the trunk, whichever is greater

<https://vcrma.org/docs/images/pdf/planning/tree-permits/Tree-FAQs.pdf>

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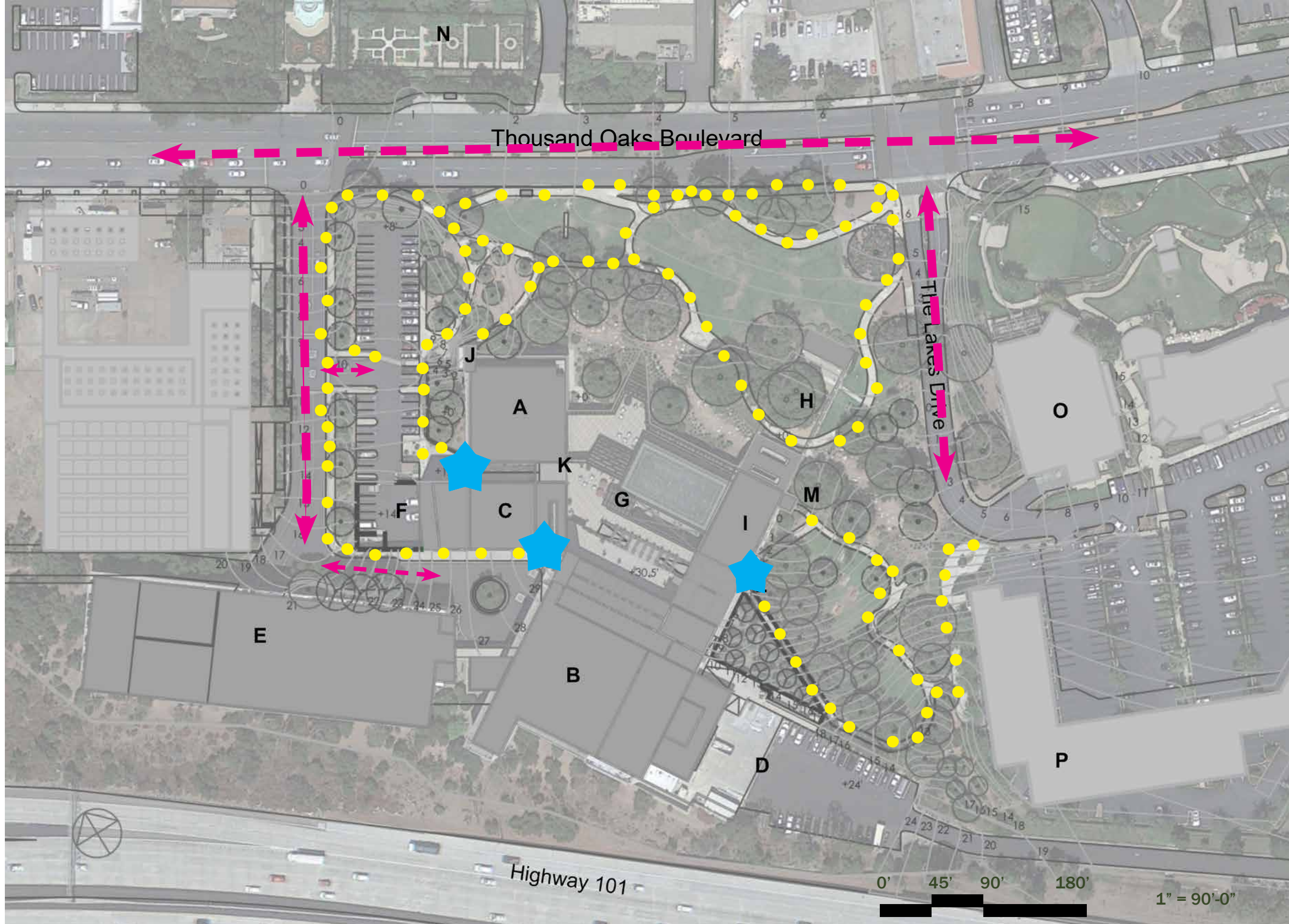
Contours



+HP = High Point
 +LP = Low Point

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Circulation



- Vehicle Circulation
- Pedestrian Circulation
- Building Entrance

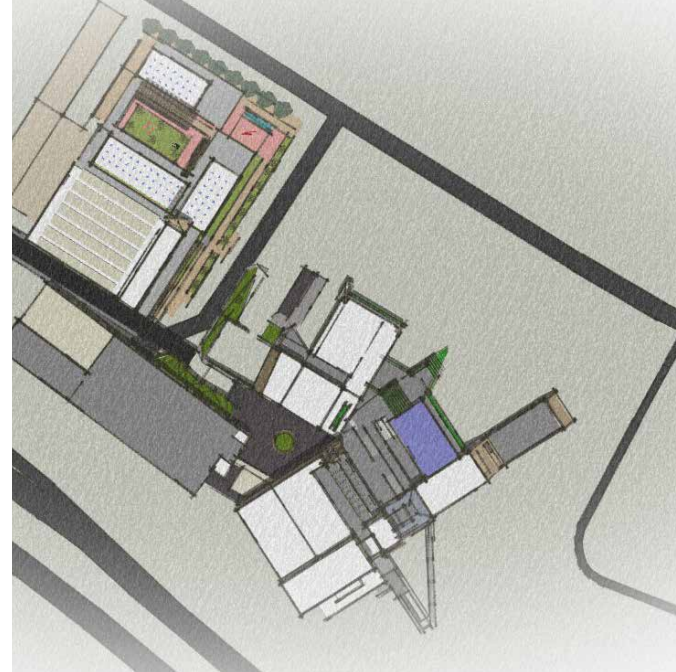
Legend

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Shadows and Weather



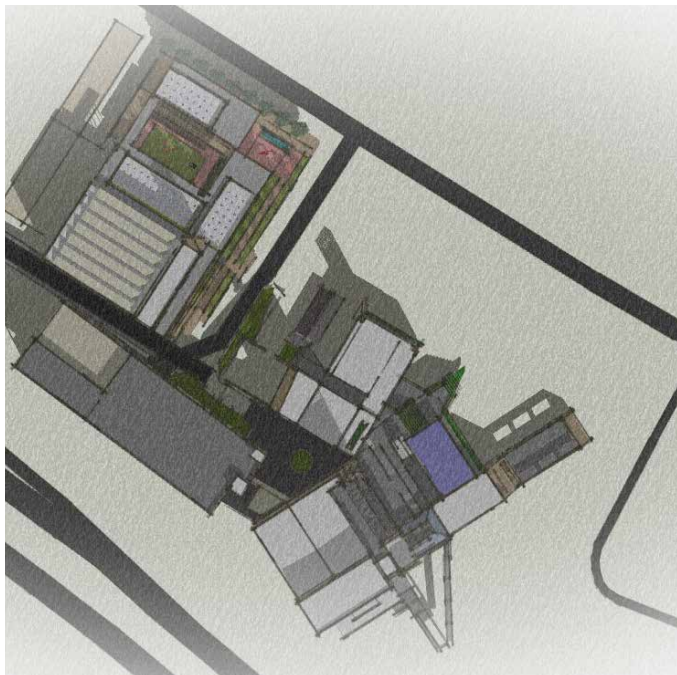
June 21, 9:00 am



June 21, noon



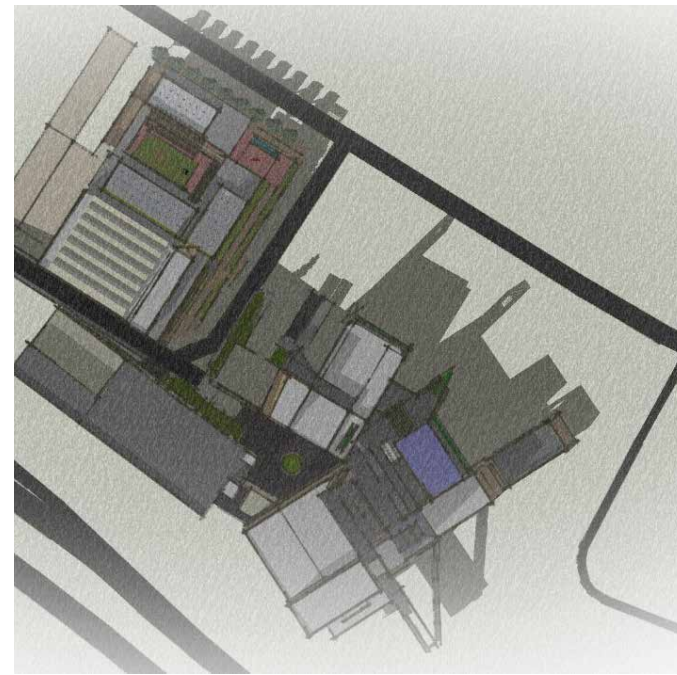
June 21, 3:00 pm



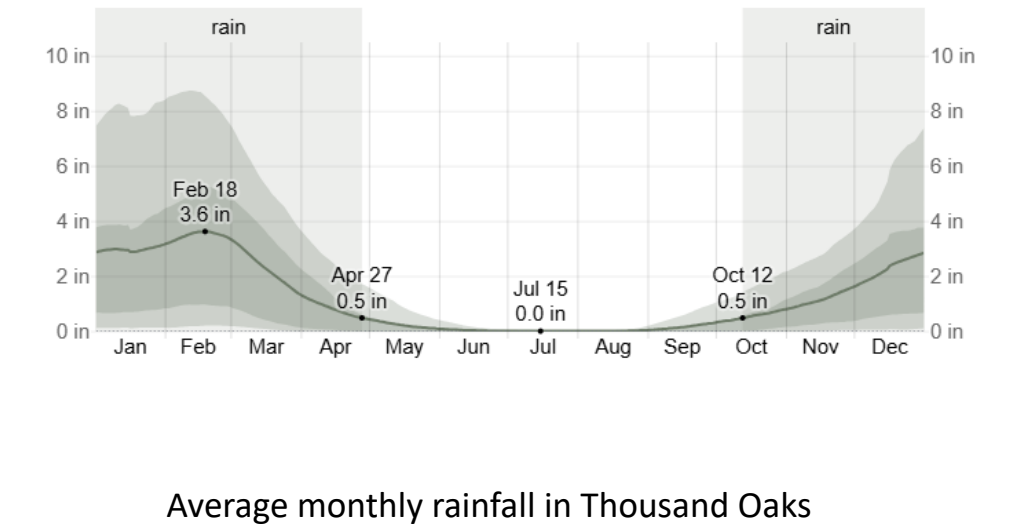
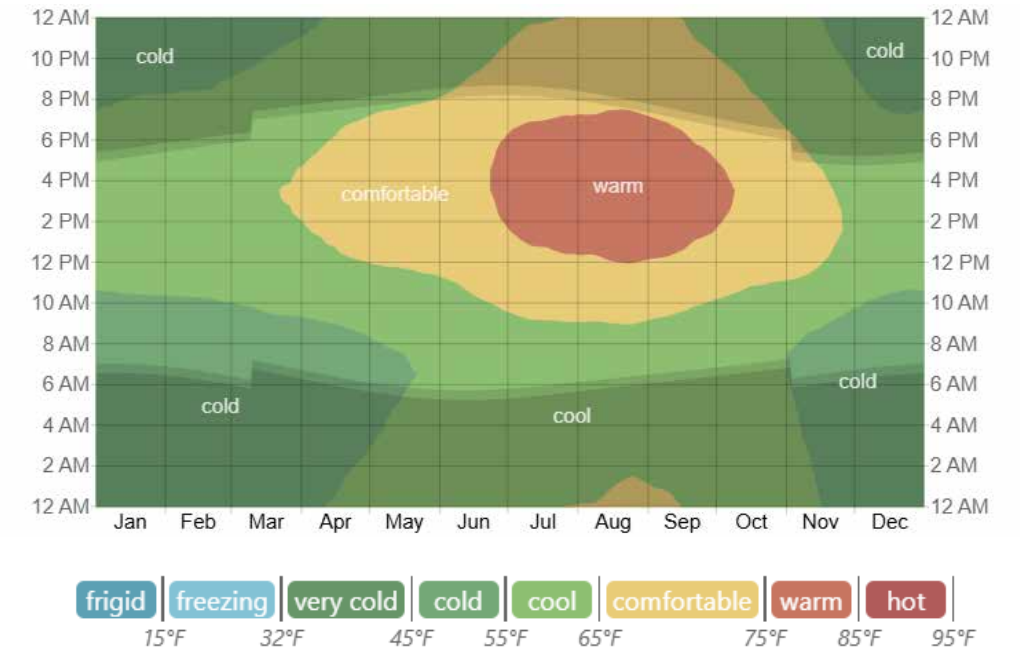
Dec 21, 9:00 am



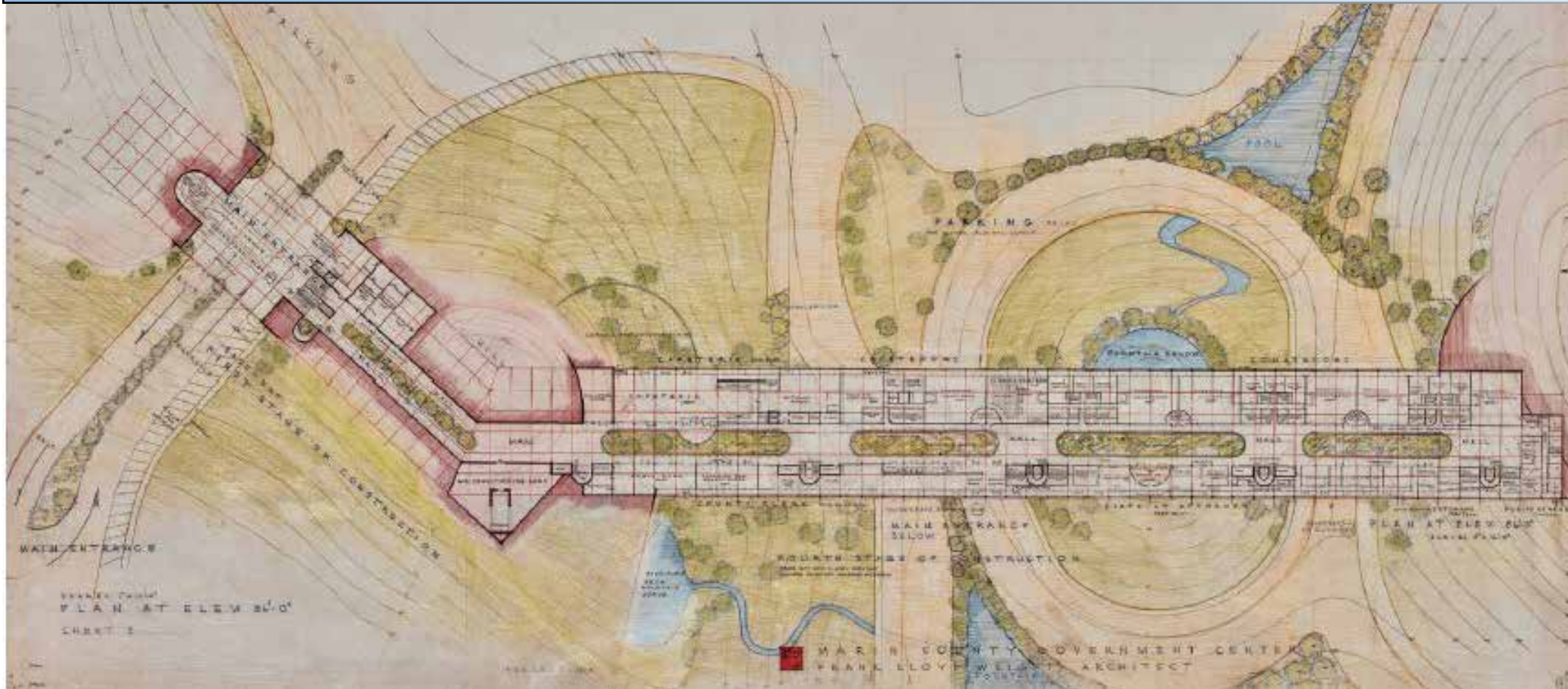
Dec 21, noon



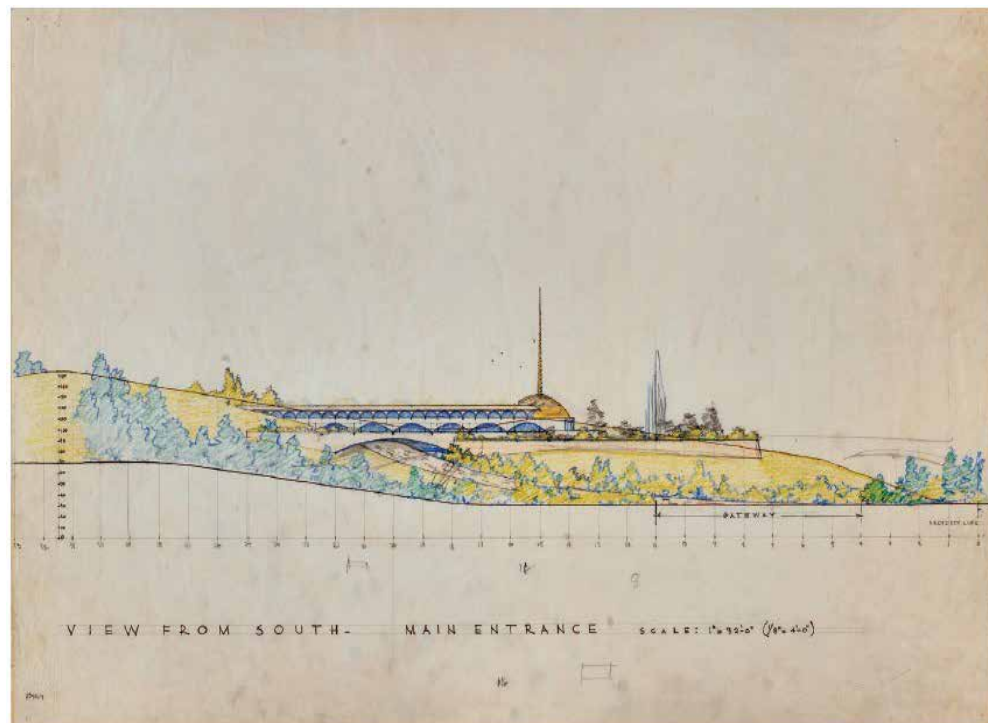
Dec 21, 3:00 pm



Case Study 1: Marin County Civic Center



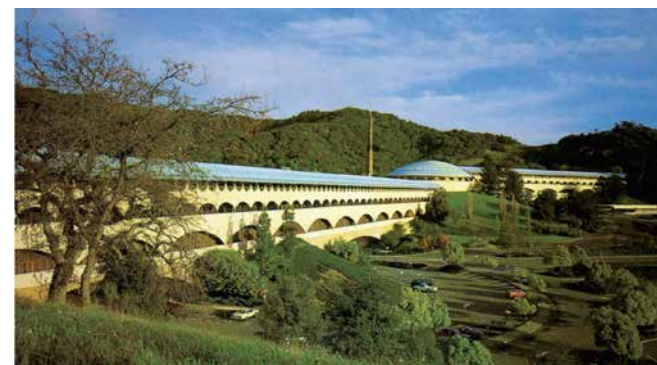
Frank Lloyd Wright, Marin County Government Center, plan at the level of the main entrance to the Administration Building, elevation 86'0", showing grid at a scale of 1" = 16'0", December 24, 1957. As cited in Siry, J. M. 2019.



elevational view of the Administration Building from the south, showing grid at a scale of 1" = 32'0", December 1957?. As cited in Siry, J. M. 2019.



Credit: www.franklloydwright.org



Hall of Justice in foreground and Administration Building south of the library dome. Credit: Marin County Free Library.

Location: San Rafael, California

Designers: Frank Lloyd Wright

Year Completed: 1962

Size: 160 acres

Context:

- Within the City of San Rafael in Marin County, east of Highway 101 and west of San Francisco Bay
- Built into the side of the surrounding hills dominated by oak woodlands
- Gallinas Creek runs along the northern end of the campus

Features:

- Long horizontal Administration and Hall of Justice buildings link the tops of three hills.
- The buildings connect at the central hill at a 120 degree angle where they join a 80-foot rotunda with a 172 foot gold spire.
- The barrel-arched roof is a blue that is meant to match the sky.
- Additional buildings on the campus include the Post Office, Veterans' Memorial Auditorium and Jail.
- A lagoon and lagoon park are also present on the campus.

References:

<https://www.marincounty.org/depts/cu/history>
https://en.wikipedia.org/wiki/Marin_County_Civic_Center

Marin County Civic Center Master Design Guidelines, Royston Hanamoto Alley & Abey. Final Report December 20, 2005. <https://www.marincounty.gov/departments/executive/county-facility-planning/civic-center-master-design-guidelines>

Siry, J. M. 2019. Building as bridge: Frank Lloyd Wright's Marin County Civic Center. *The Art Bulletin* 101:3 115-145.

Case Study 2: Newport Beach Civic Center and Park

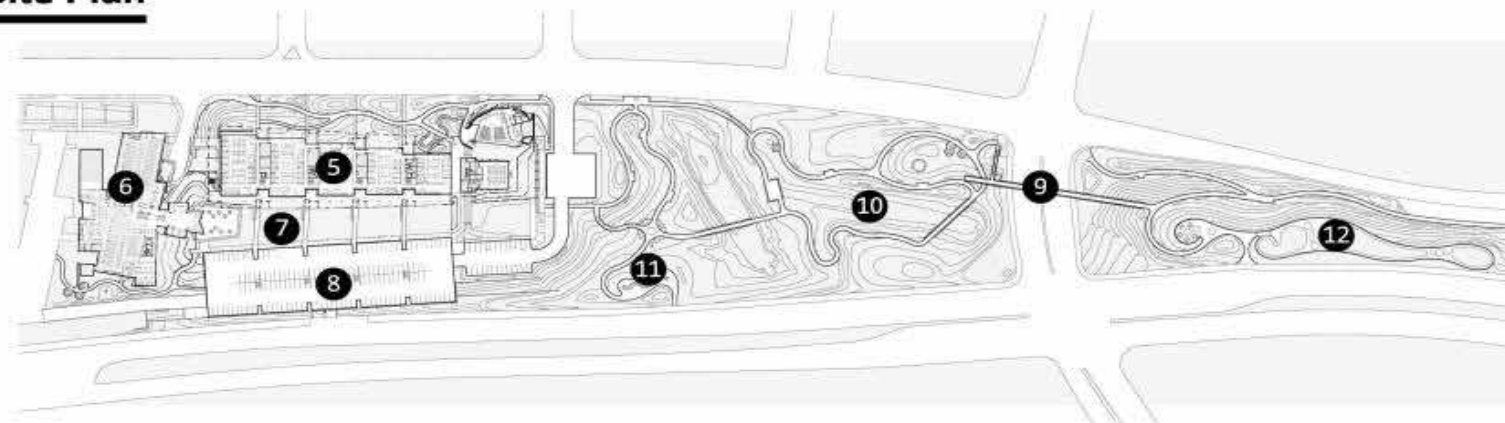
City Hall Second-Floor Plan



City Hall First-Floor Plan



Site Plan



- | | |
|---------------------|----------------------|
| 1. Council chambers | 7. Public green |
| 2. Community room | 8. Parking |
| 3. City departments | 9. Pedestrian bridge |
| 4. Offices | 10. Wetlands |
| 5. City Hall | 11. Ocean lookout |
| 6. Library | 12. Dog park |



Photos by Kristin Byrd

Location: Newport Beach, California
Designers: Bohlin Cywinski Jackson, Architect;
 PWP Landscape Architecture
Year Completed: 2014
Size: 20 acres

Context:

- Formerly an undeveloped site with degraded wetlands, the Civic Center and Park are located in a suburban residential-commercial area of Newport Beach.
- The site is east of the Pacific Coast Highway and adjacent to MacArthur Boulevard to the east.
- San Miguel Drive bisects the northern portion of the park. The site is located just to the north of the Pacific Ocean.

Features:

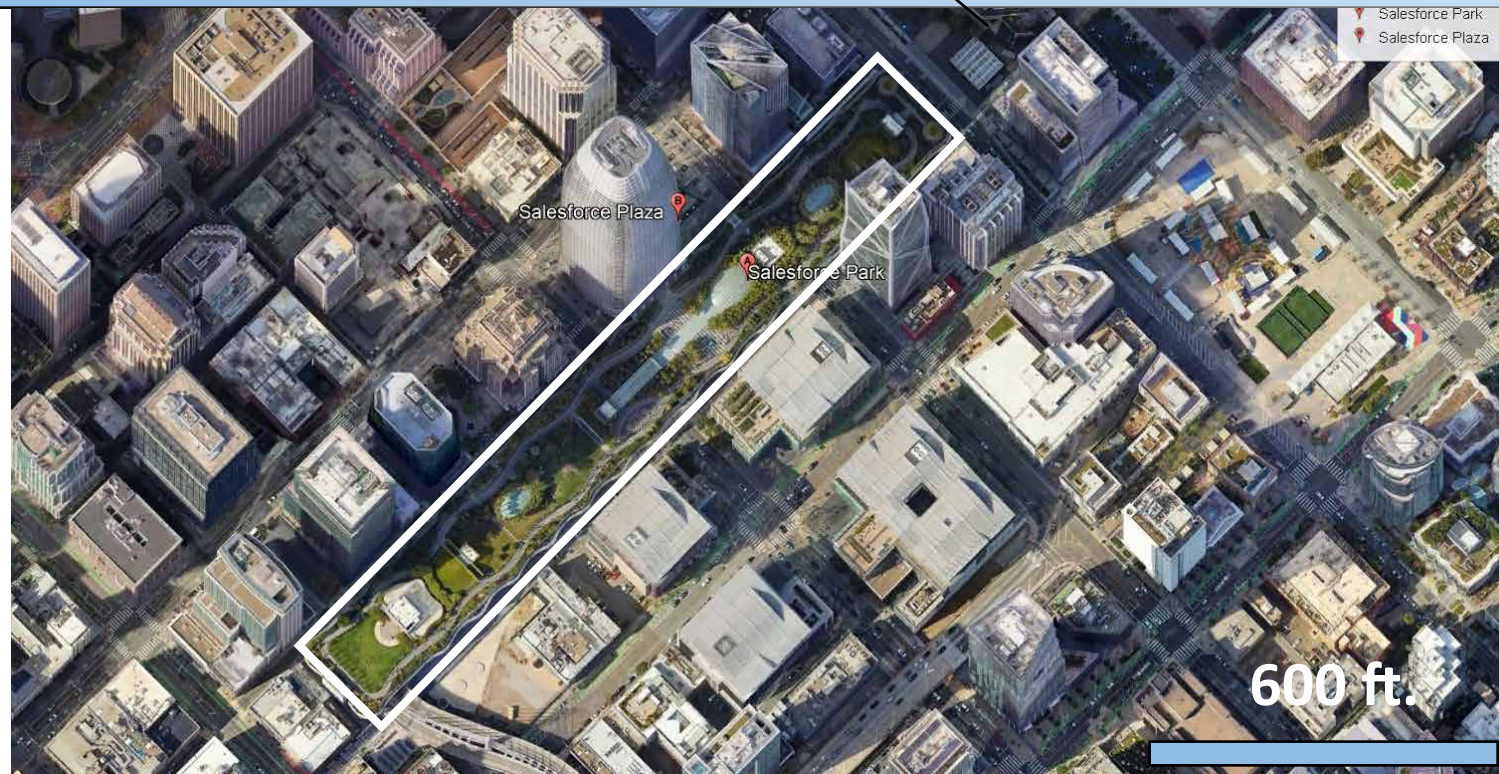
- A 100,000 square foot City Hall alongside a public green, anchored by a 17,000 square foot public library.
- A parking structure is on the adjacent side of the green. An extensive park with native vegetation interspersed with rotating sculptures stretches northeast of City Hall.
- Beyond a wetland area is a pedestrian bridge spanning a nine-lane road, a lookout tower and a dog park.
- Unique landscape zones in the ecological area include the Desert Garden, Torrey Pine Grove, Coastal Sage Scrub Gardens, wetlands, meadows, and others.

References:

Katie Gerfen, Newport Beach Civic Center and Park, Designed by Bohlin Cywinski Jackson. Architect Magazine. September 2, 2014. https://www.architectmagazine.com/design/buildings/newport-beach-civic-center-and-park-designed-by-bohlin-cywinski-jackson_o

<https://www.pwpla.com/projects/newport-beach-city-hall-and-park>

Case Study 3: Salesforce Transit Center and Park



- **Location:** East Cut neighborhood in downtown San Francisco
- **Designers:** Pelli Clarke Pelli Architects; Adamson Associates International, Inc.; PWP Landscape Architecture; WSP; Thornton Tomasetti
- **Year Completed:** 2018
- **Size:** 5.4 acre park - a living roof above the four-block-long San Francisco Salesforce Transit Center.



Context:

- Situated in downtown San Francisco, south of Market Street.
- Serves 1,100,000 people within a half-mile.
- Located between Second and Beale Streets, Natoma and Mission Streets.
- Just four blocks from the San Francisco Bay Trail.

Features:

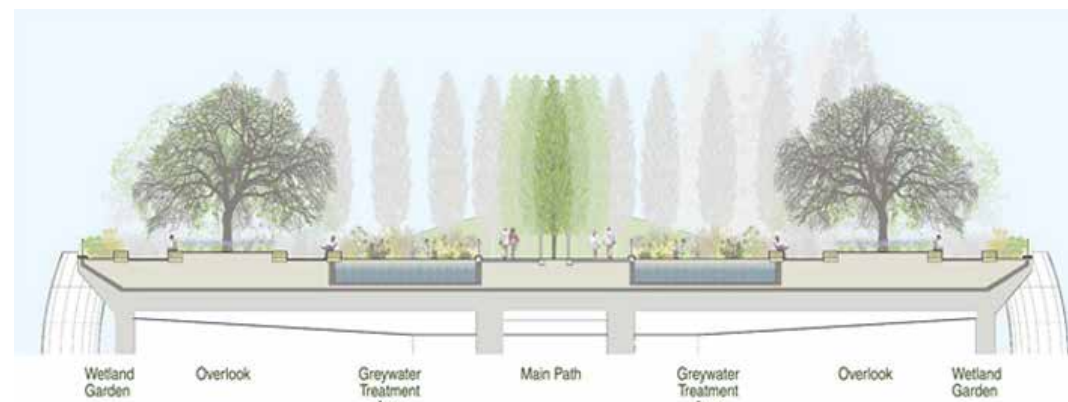
- A bus and high-speed rail station with a rooftop community park.
- Includes 13 different botanical gardens representing Bay Area ecosystems.
- 800-person amphitheatre, children's playground, public plaza, restaurant, and passive recreation areas.
- 15 entry points including a privately-operated gondola and bridges to surrounding buildings.
- The "Bus Fountain" on the north side of the park is an interactive public art installation that responds to movement of buses below.



Photo credits: PWP Landscape Architecture

References:

- <https://www.pwpla.com/salesforce-transit-center-park>
- <https://americas.uli.org/salesforce-park-2020-uli-urban-open-space-awards-finalist/>
- <https://www.tjpa.org/salesforce-transit-center/salesforce-park>

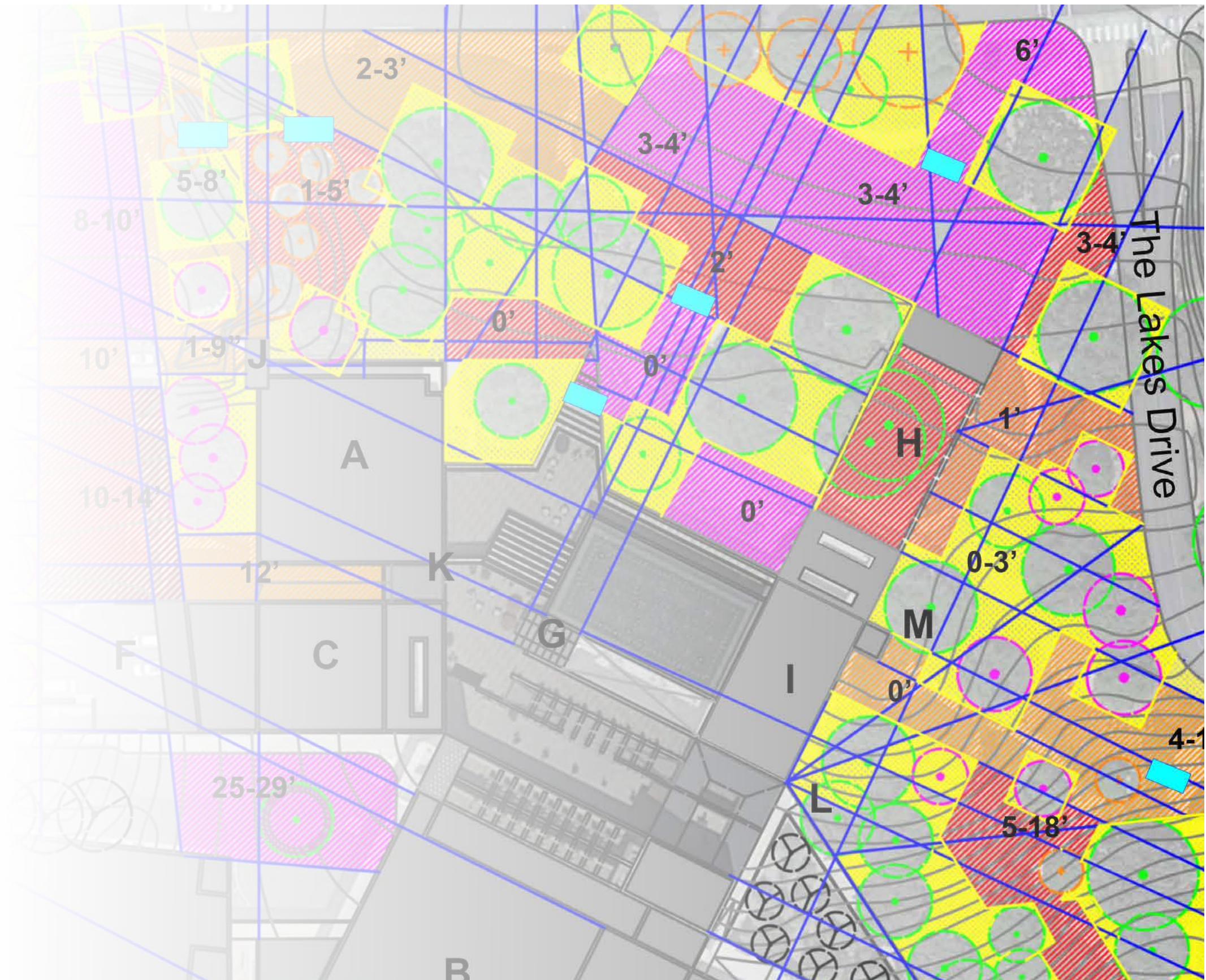


SECTION THROUGH WETLAND GARDEN LOOKING WEST



SECTION THROUGH AMPHITHEATER LOOKING EAST

Concept Design



Inspiration Images

CREEKS AND BIOSWALES



native plants, multi-use

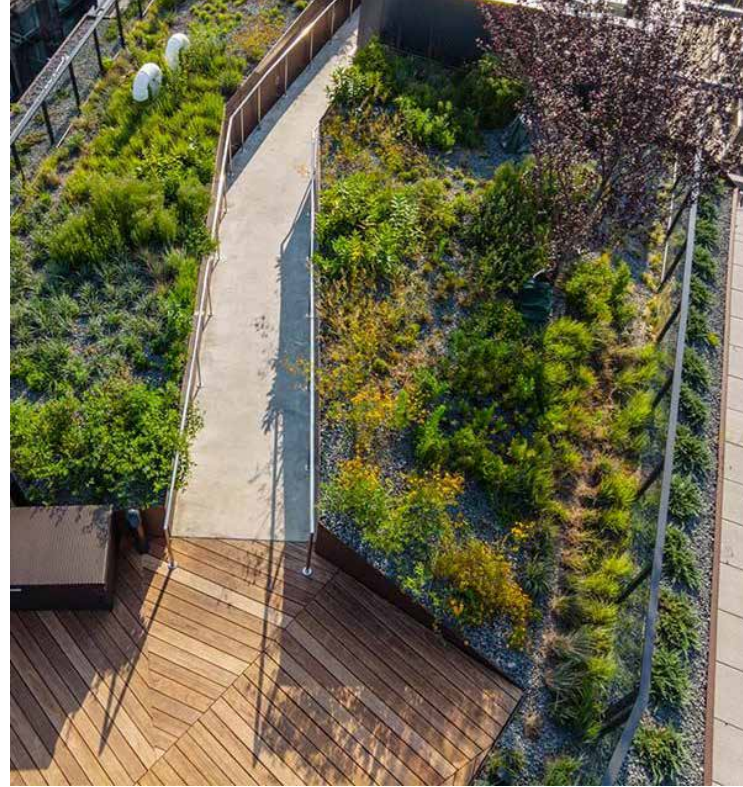
STAIRCASES



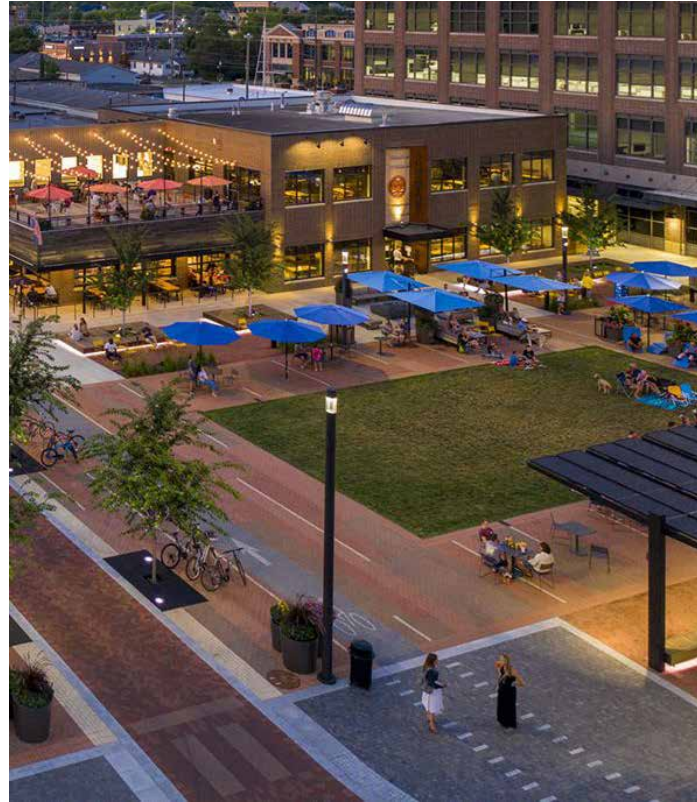
welcoming, sustainable landscaping

Inspiration Images

TERRACES



TOWN SQUARE



CHILDREN'S PLAY AREA

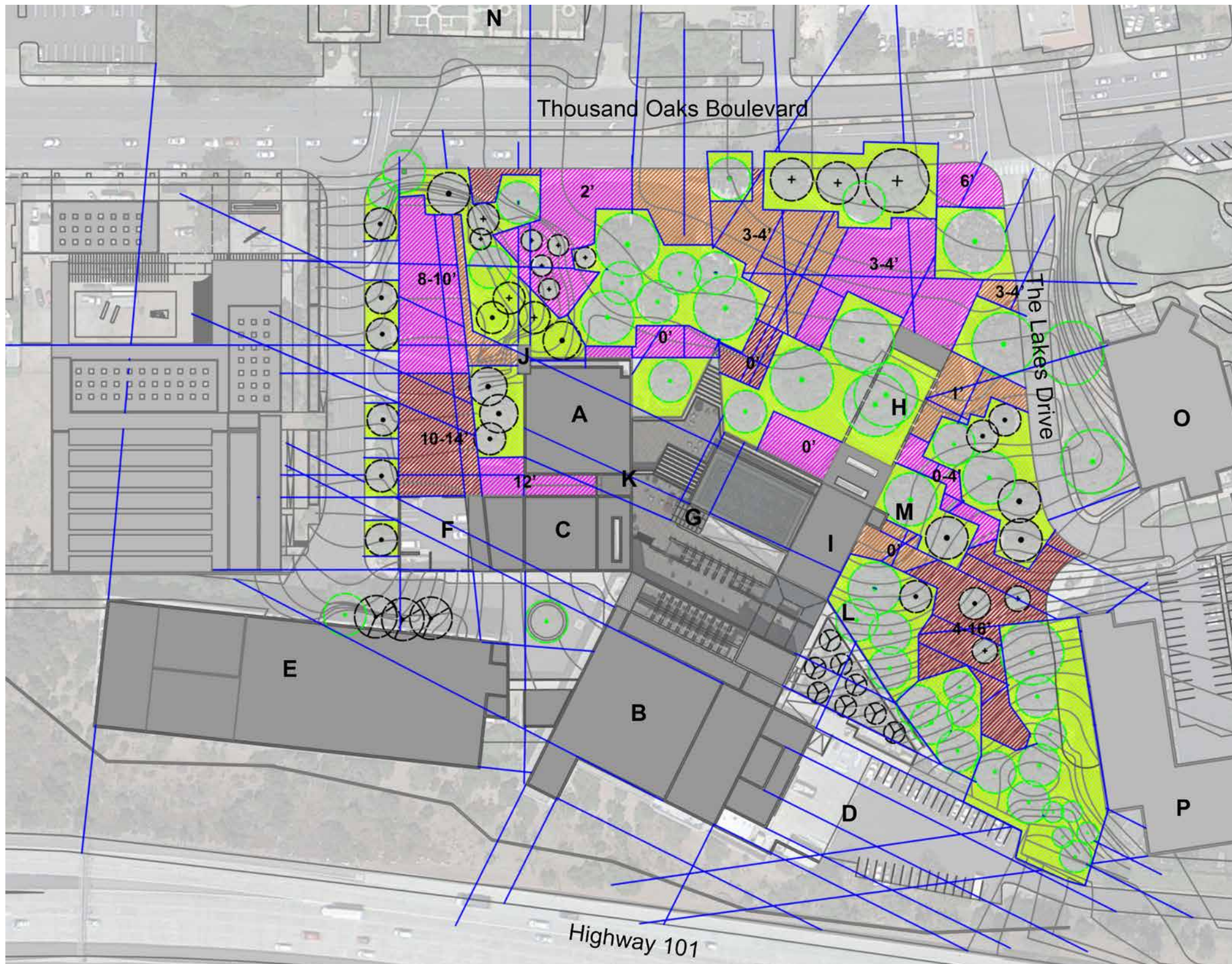


green, light, soft edges

street connections

nature play

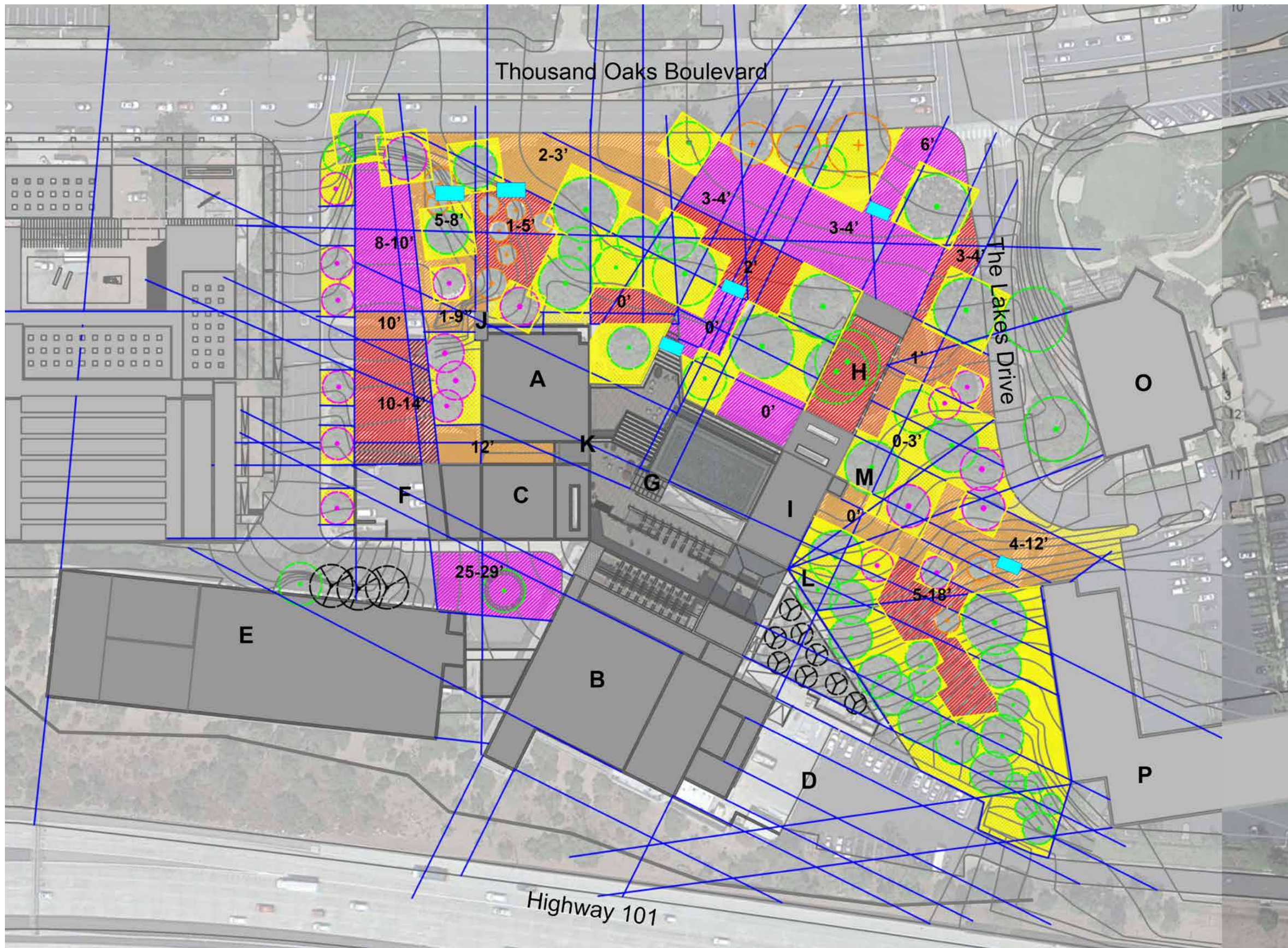
Space Seeking Draft









- Legend**
- Regulating Line
 - Protected Area
 - Design Space
 - Design Space
 - Design Space
 - Stairs or Ramp

- Legend**
- | | |
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Space Seeking Final



Legend

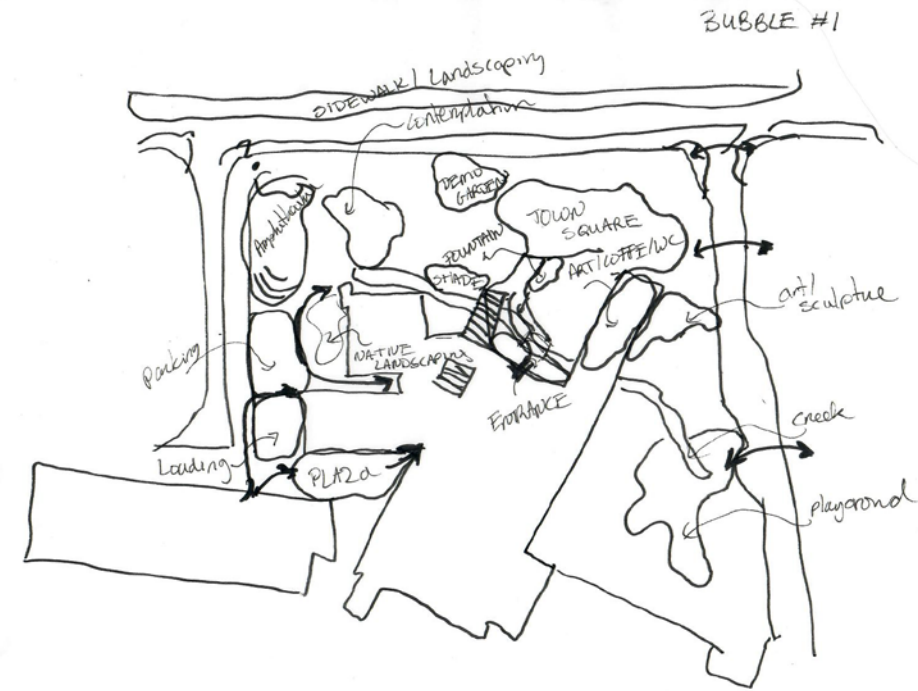
-  Regulating Line
-  Protected Area
-  Design Space
-  Design Space
-  Design Space
-  Stairs or Ramp



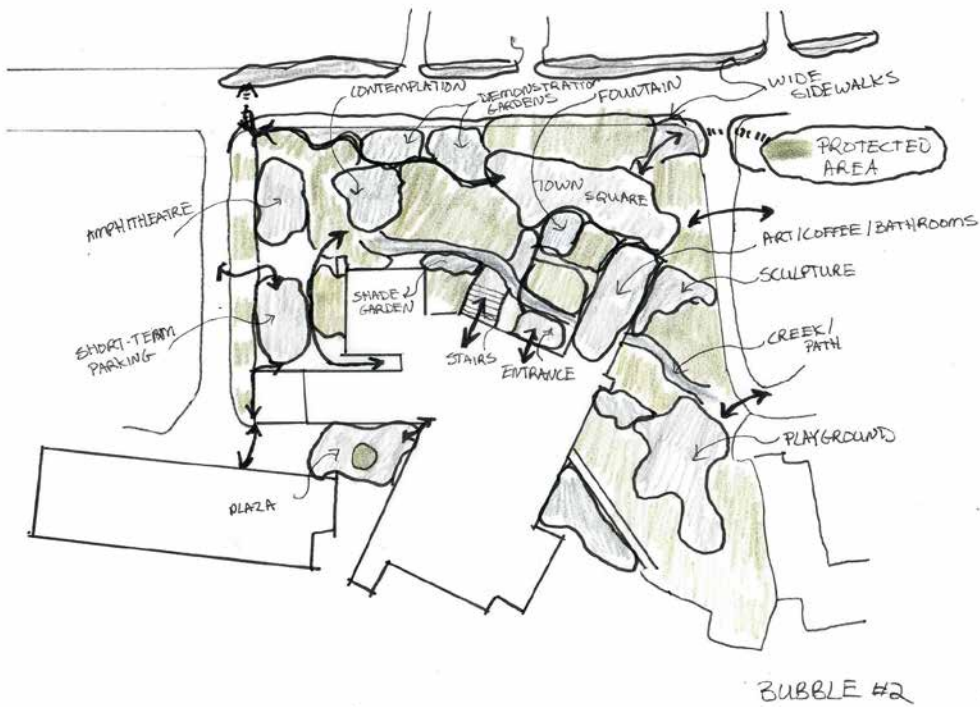
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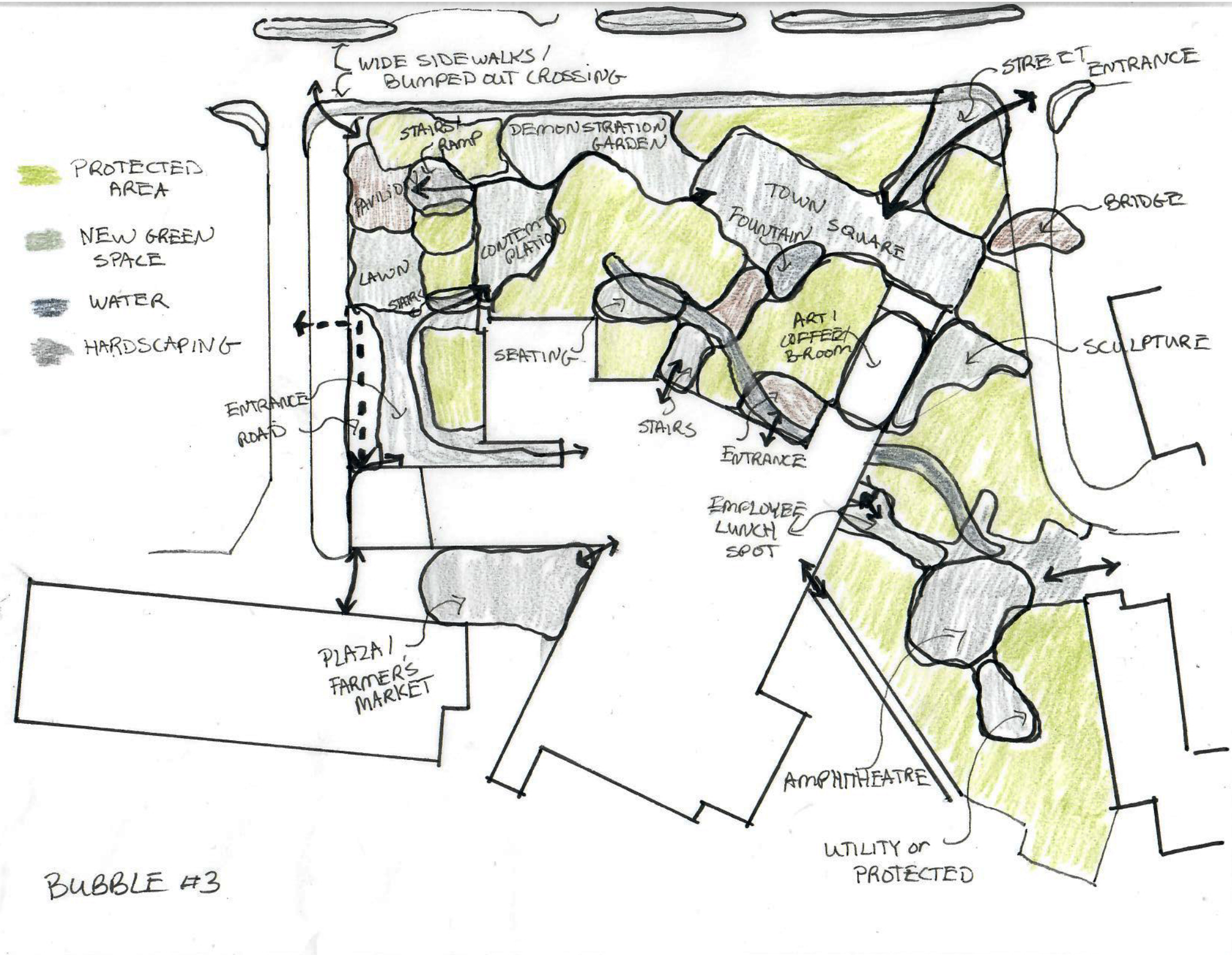
Bubble Diagrams



Bubble #1

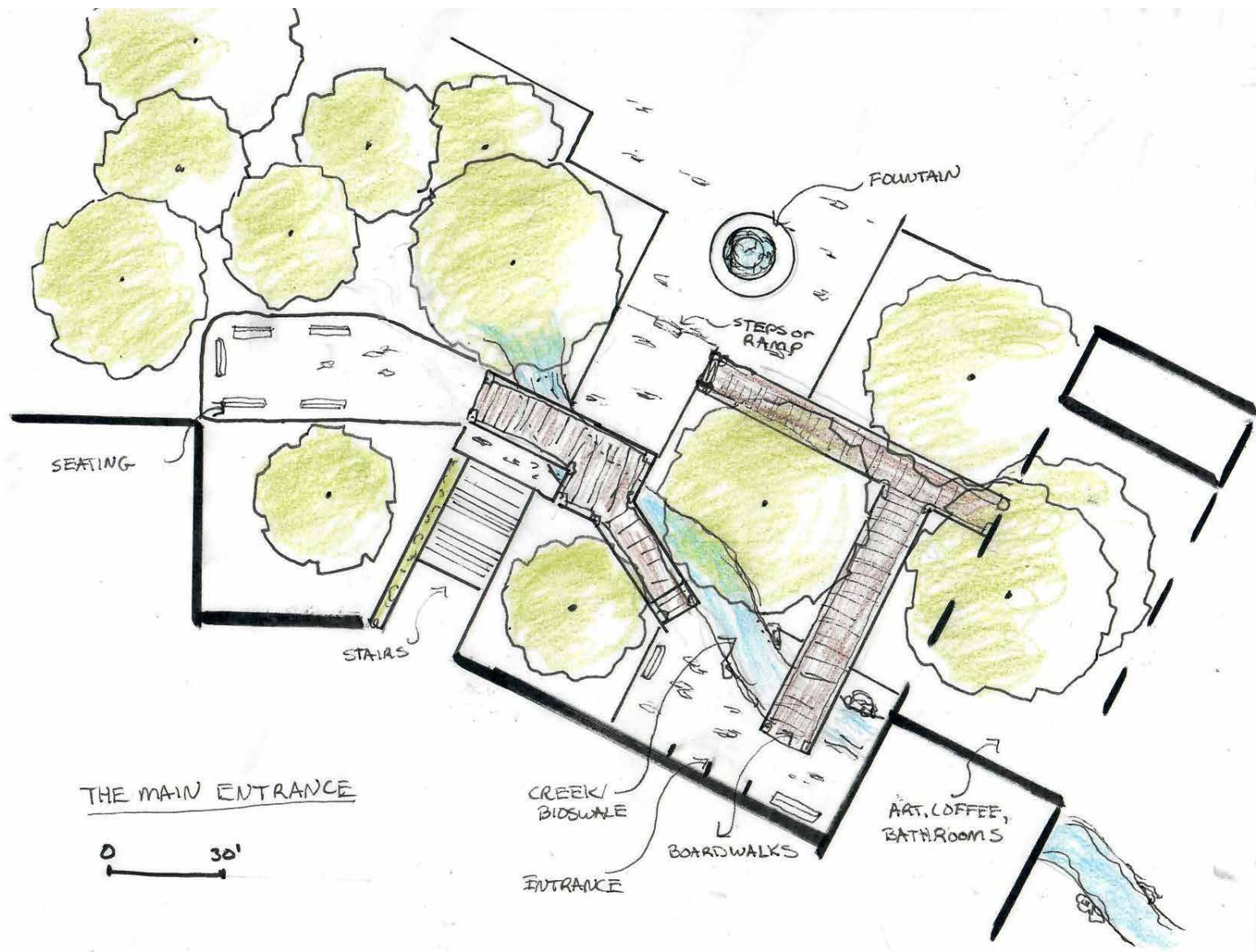


Bubble #2

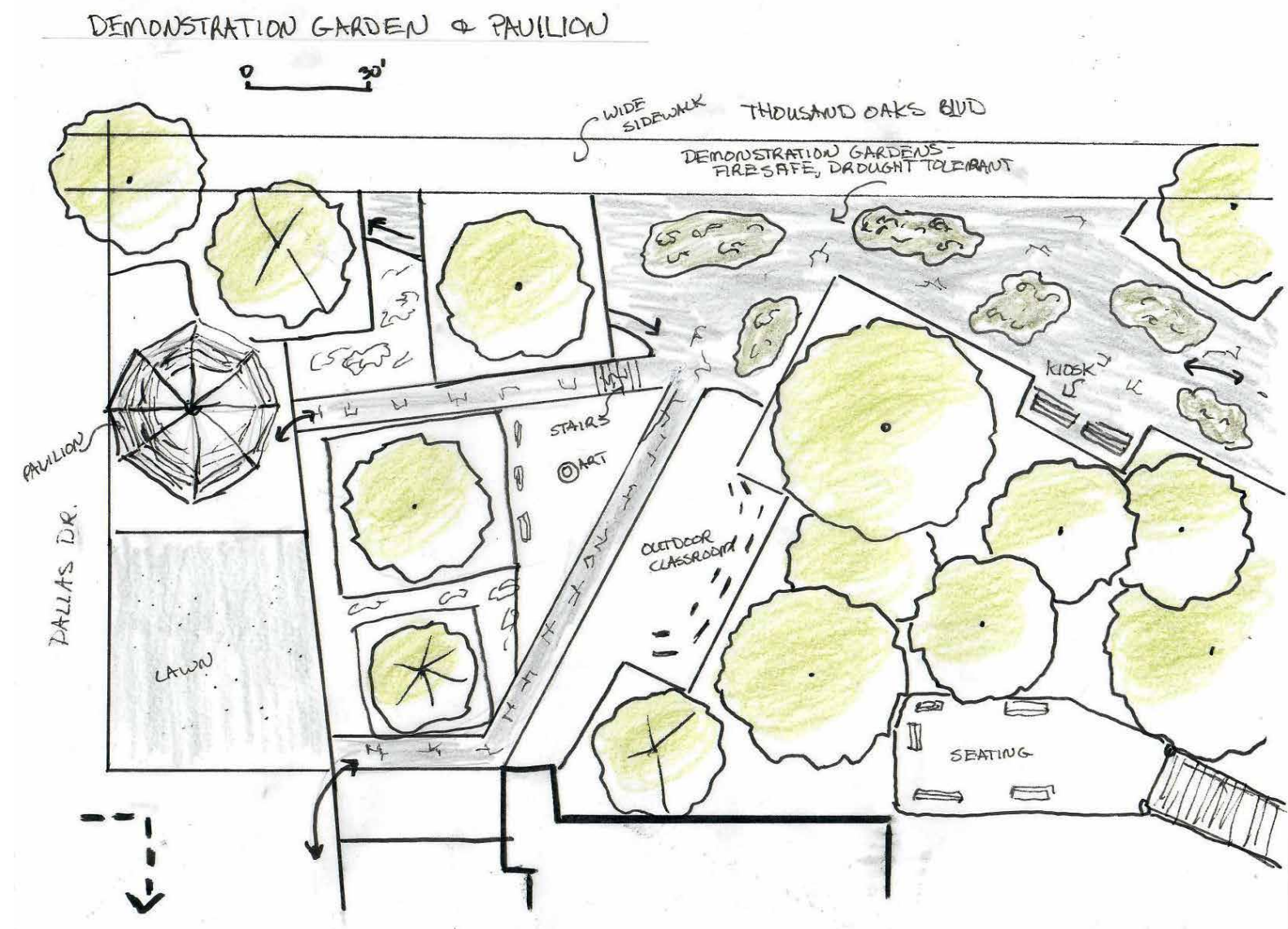


Bubble #3

Sketches

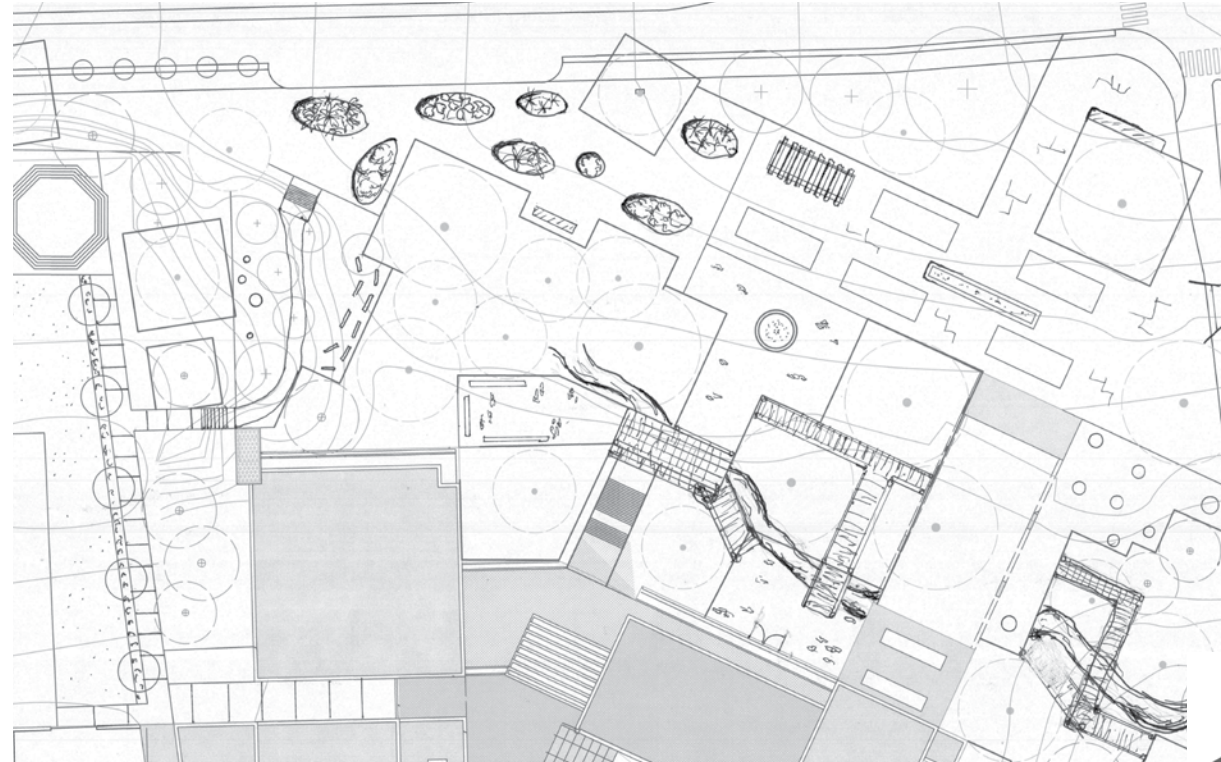


Draft Entrance Plan Sketch

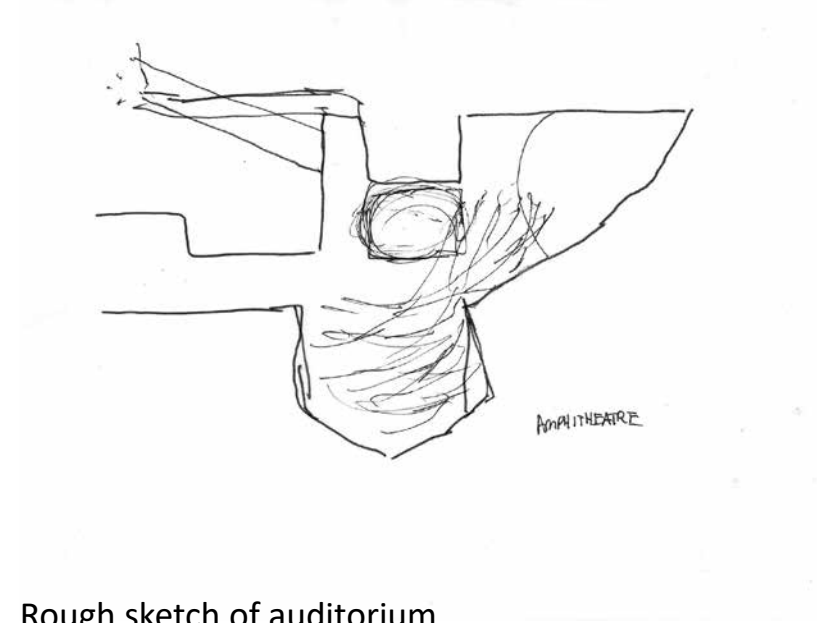


Draft Demonstration Garden, Outdoor Classroom, and Pavilion Sketch

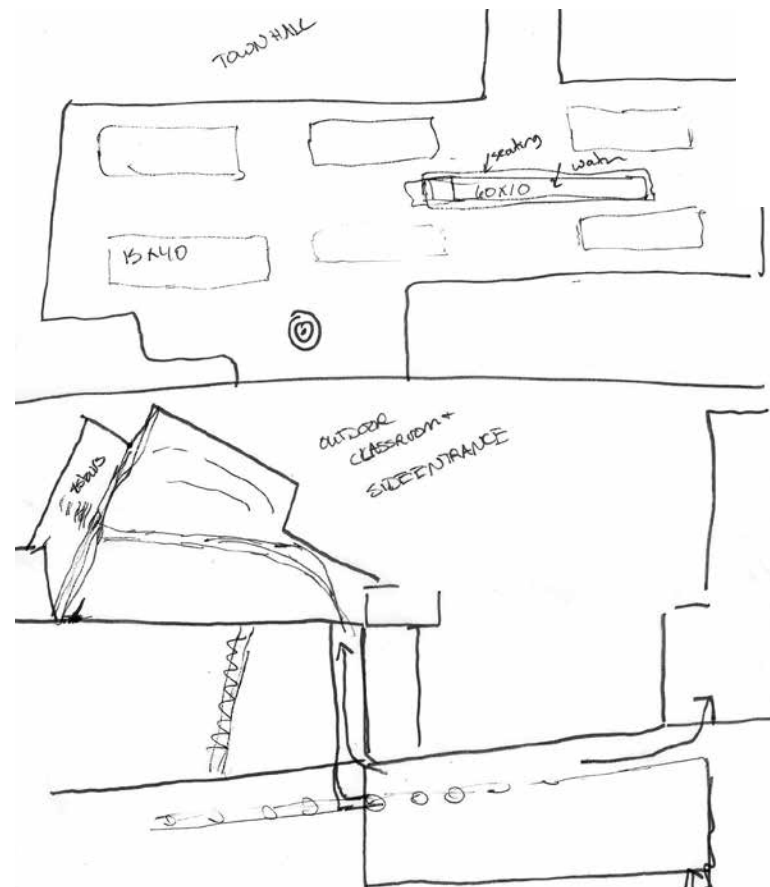
Sketches and AutoCAD Plans



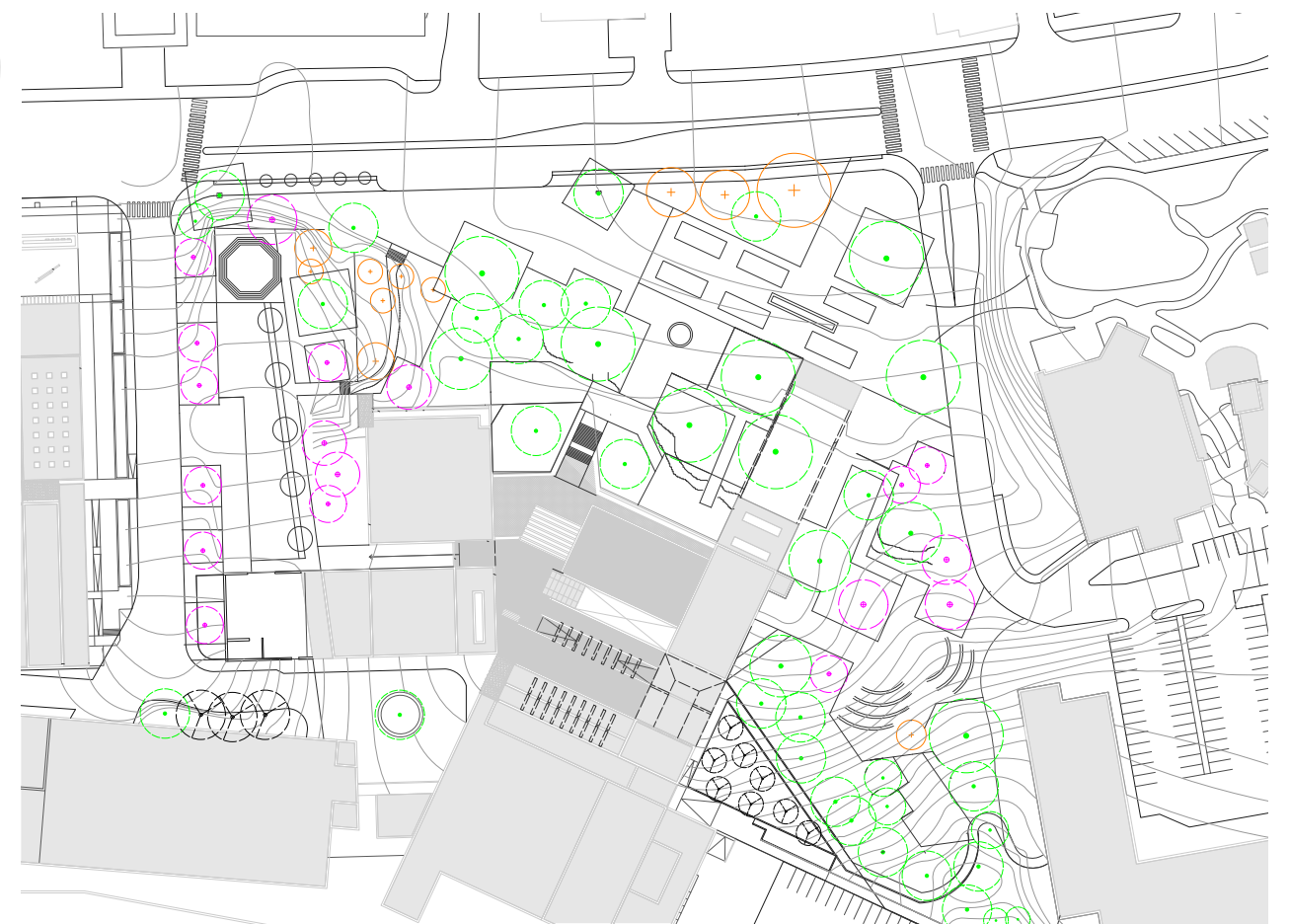
Draft final spaces plus sketches



Rough sketch of auditorium



Rough sketches of Town Hall and Outdoor Classroom

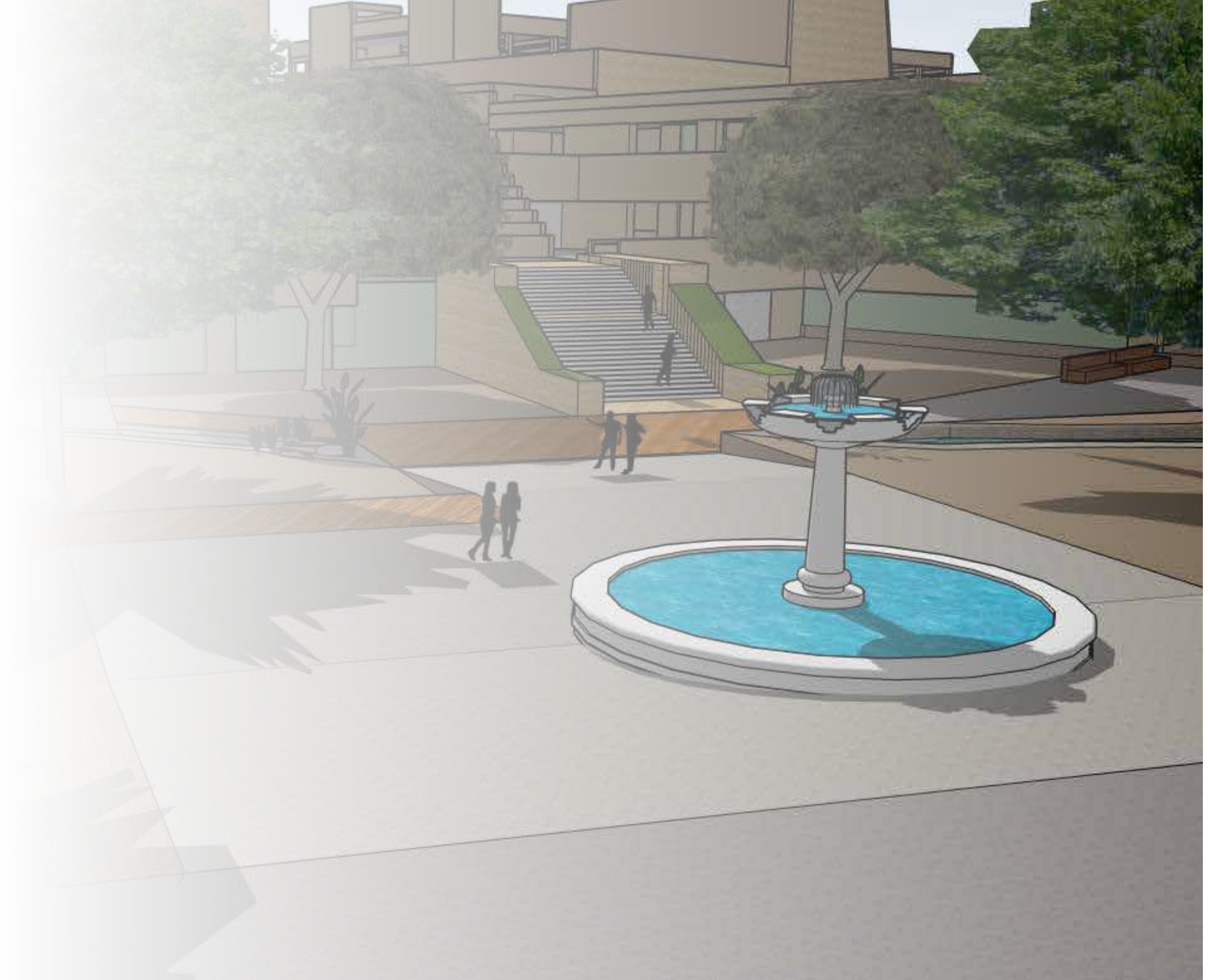


Final draft final spaces

Final AutoCAD Plan



Design Plans



Illustrative Plan



Updated Pedestrian Circulation



The Entrance - Enlargement



Demonstration Gardens and Classroom - Enlargement



The Amphitheatre - Enlargement



Outdoor lunch spot for employees

Amphitheatre and stage

Protected area



The 3D Model



Perspective from Lakes Drive to the east



Perspective from Thousand Oaks Boulevard



Perspective from the corner of Lakes Drive and Thousand Oaks Boulevard

The Entrance - Perspectives



Grand staircase to the 2nd floor, with fountain and boardwalks in the foreground, gently sloping toward building



Town Hall with marquis, pergolas with moveable furniture, fountain

The Demonstration Gardens - Perspectives



Paseo with demonstration garden beds, outdoor classroom in the background, bus stop in the foreground



View of the bus stop and pavilion on a hill in the background, wide sidewalks lined with crepe myrtle in the foreground



View of outdoor classroom with hill sloping up to planted area and pavilion

The Amphitheatre - Perspective



Aerial view of steps leading up to amphitheatre and stage, with boardwalks and creek in foreground

Sections



0' 15' 30' 60'



A

A'



0' 20' 40' 80'



B

B'



0' 30' 60' 120'



C

C'



Plants and Materials



Coast live oak



Western sycamore



Wooden benches



Decomposed granite



Coastal sage scrub



Crepe myrtle



Pergolas



Permeable pavement



Native grassland plants



Rushes



Permeable pavers



Wooden boardwalks