

REDEVELOPMENT OF THE CIVIC ARTS PLAZA



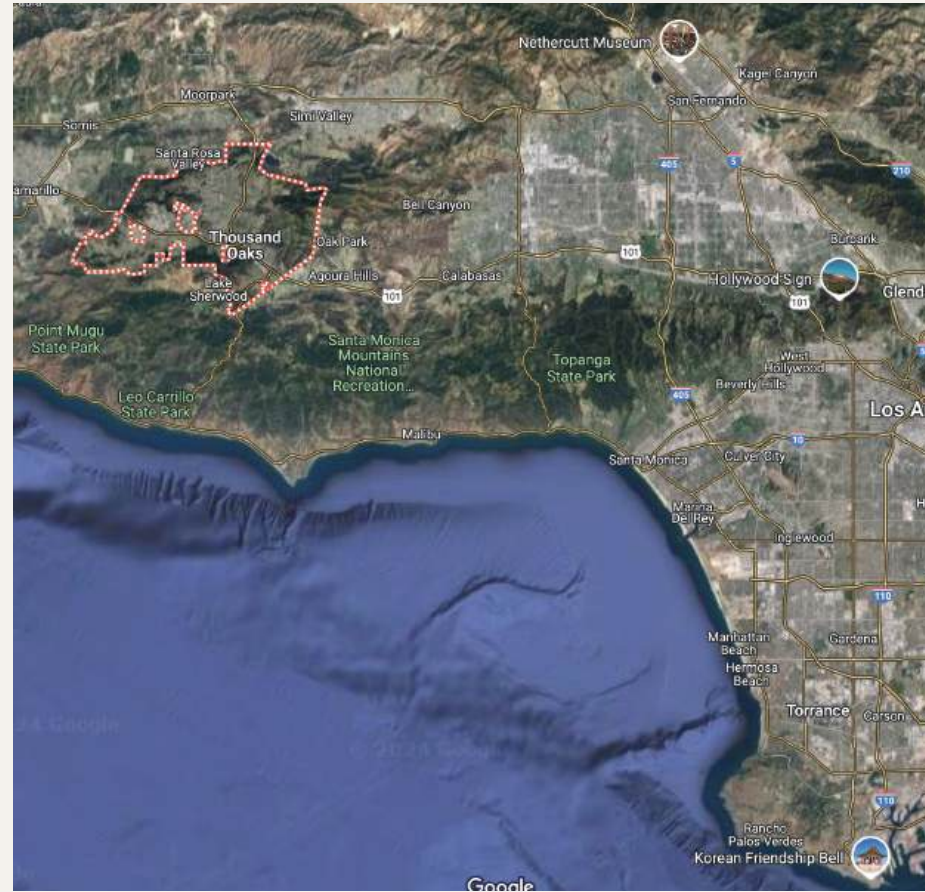
MARIE DARNELL
UCLA EXTENSION, LANDSCAPE ARCHITECTURE
LANDSCAPE DESIGN 3, SUMMER 2024, BEHR

SITE LOCATION

LOCATION

- 2100 Thousand Oaks Blvd,
Thousand Oaks, CA 91362

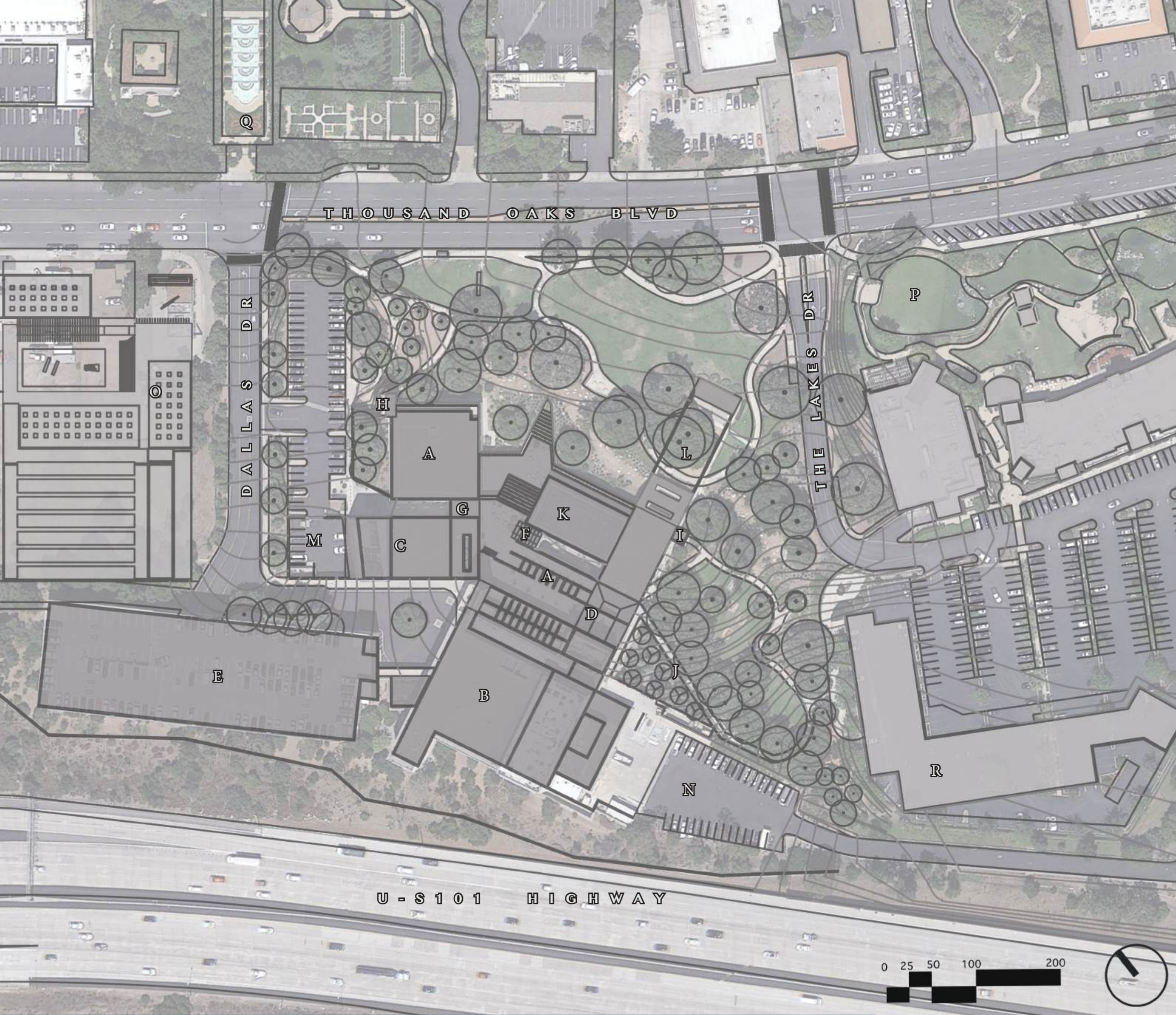
Civic Arts Plaza is located in the city of Thousand Oaks. Thousand Oaks is the second-largest city in Ventura County, California, United States. It is in the northwestern part of Greater Los Angeles, approximately 40 miles from Downtown Los Angeles.



SITE PLAN

Thousand Oaks Civic Center

• 2100 Thousand Oaks Blvd,
Thousand Oaks, CA 91362



LEGEND

- A - City Hall Offices
- B - Kavli Theater
- C - Fourm Theater
- D - Box Office
- E - Parking Garage
- F - Elevator
- G - Office Stairwell
- H - North Stairwell
- I - East Stairwell
- J - East Entry Ramp
- K - Fountain
- L - Outdoor Room/Stage
- M - Loading Area
- N - Loading Area
- O - Proposed Art Museum
- P - The Lakes Shopping Center
- Q - Gardens of the World
- R - Proposed Residential Building

Smaller Scale



LEGEND

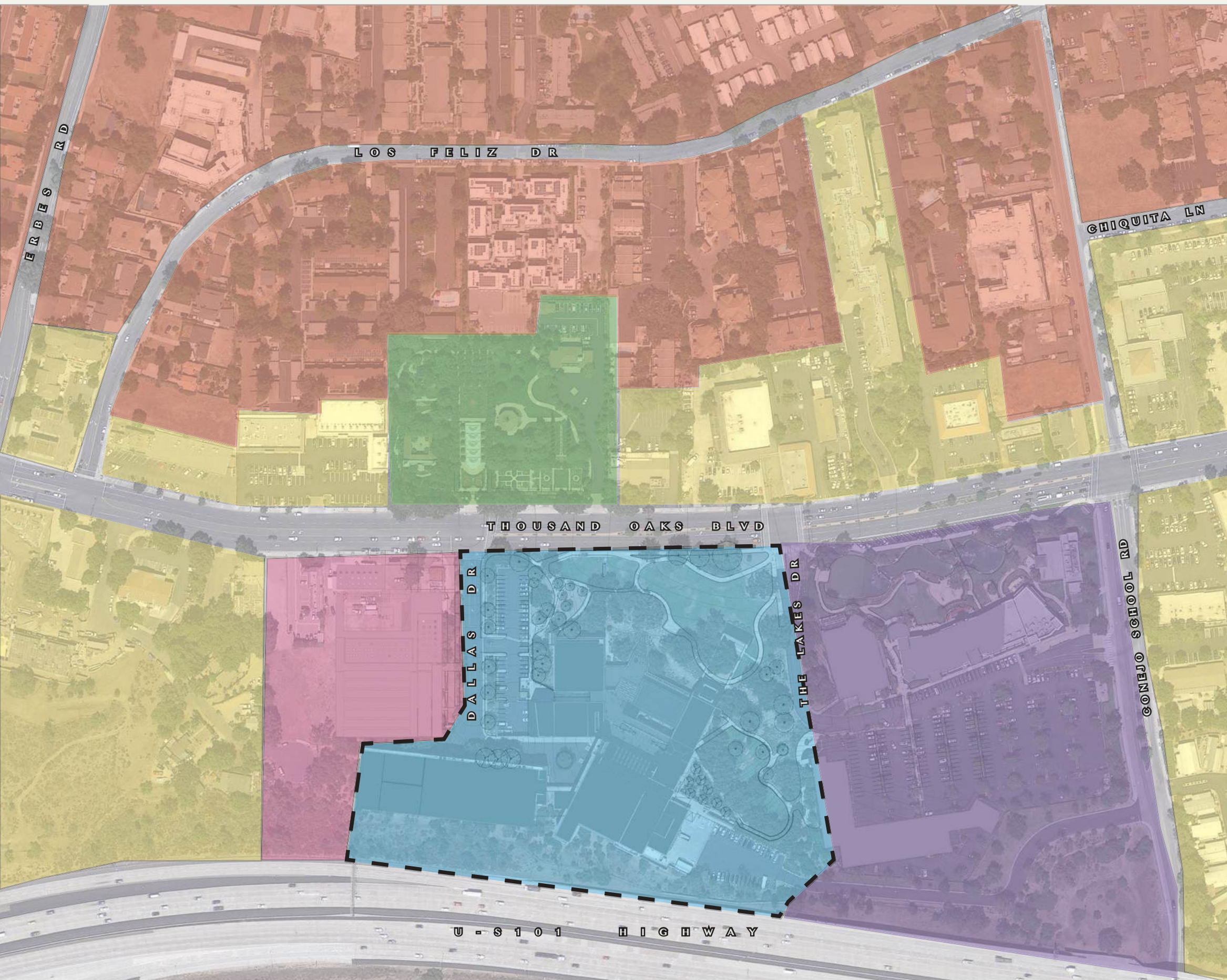
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SITE ANALYSIS

SITE ANALYSIS

Context

-  SITE
-  COMMERCIAL / PROPOSED MIXED USE
-  PROPOSED ART MUSEUM
-  GARDENS
-  MIXED USE
-  RESIDENTIAL



Site Zones

ZONE 1

Zone 1 encompasses an existing parking lot slated for removal, the current main entrance to the civic center, and borders Dallas Dr., which leads to the parking structure. Access to the loading area must be maintained.

ZONE 2

Zone 2 has large open spaces with oak trees and paths, a swale and will be the new front entrance of the civic center.

ZONE 3

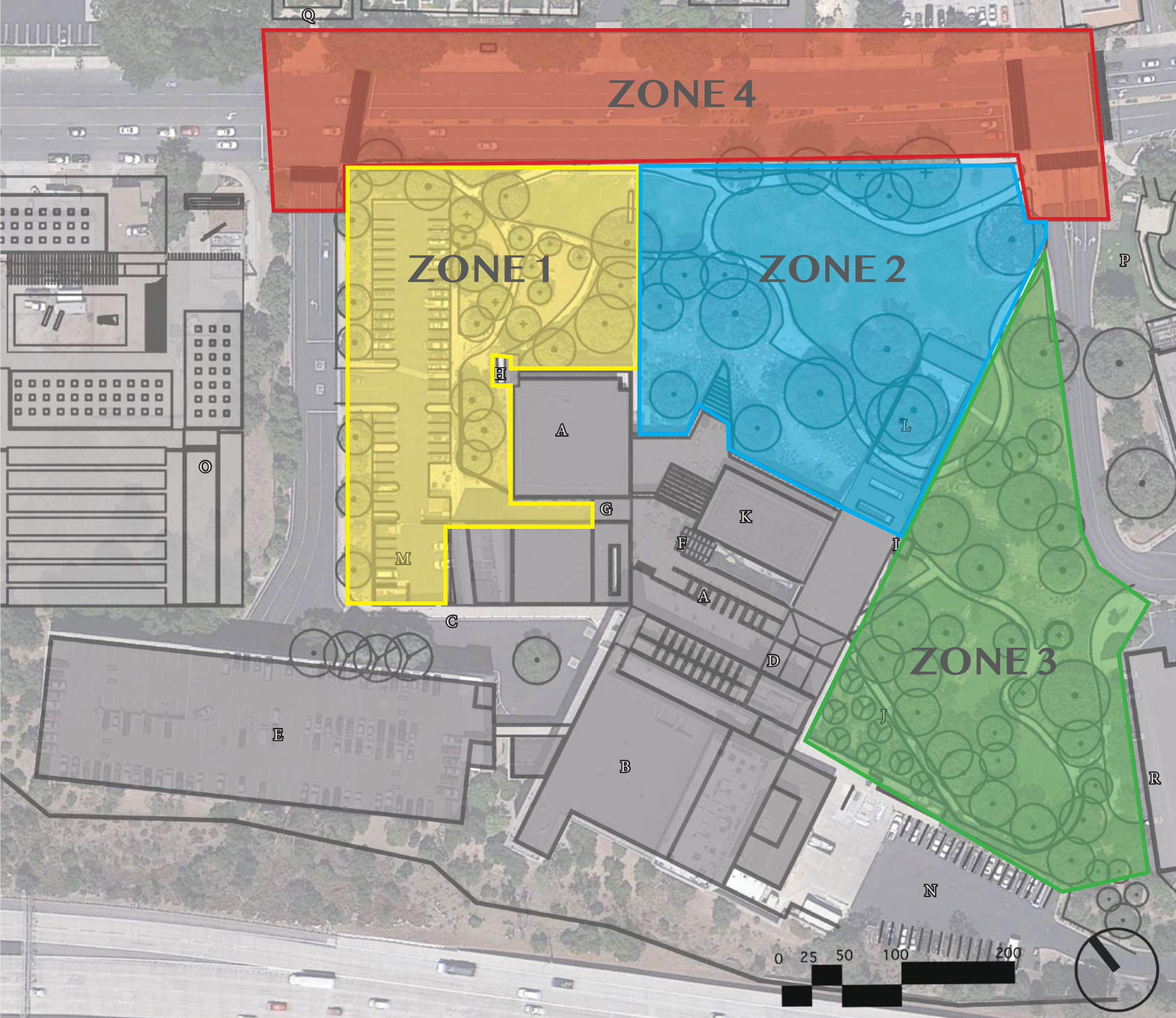
Zone 3 borders the parking lot behind The Lakes shopping center, the new design must be adaptable to accommodate the future residential building planned for that area. There is an incline that increase as it approached the loading dock area.

ZONE 4

Zone 4 includes the sidewalk along Thousand Oaks Blvd. and the intersections at Dallas Dr. and The Lakes Dr. The design must enhance intersection safety to promote pedestrian crossing and improve connectivity with the surrounding area.

LEGEND

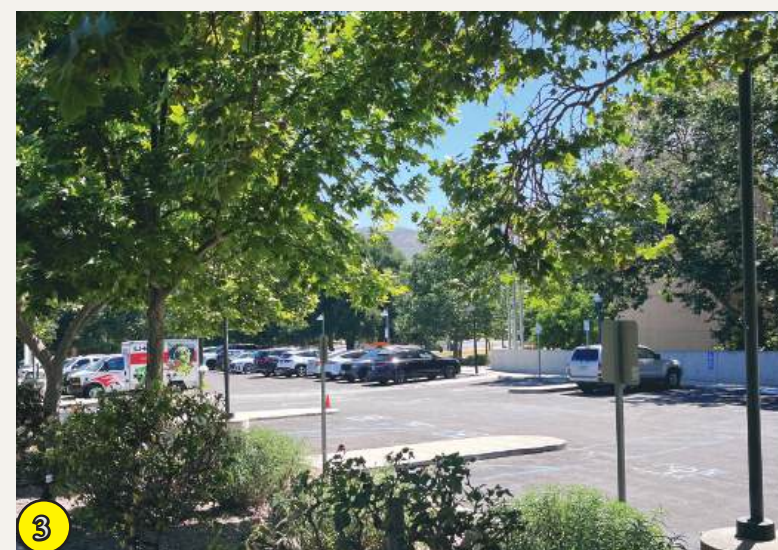
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ZONE 1



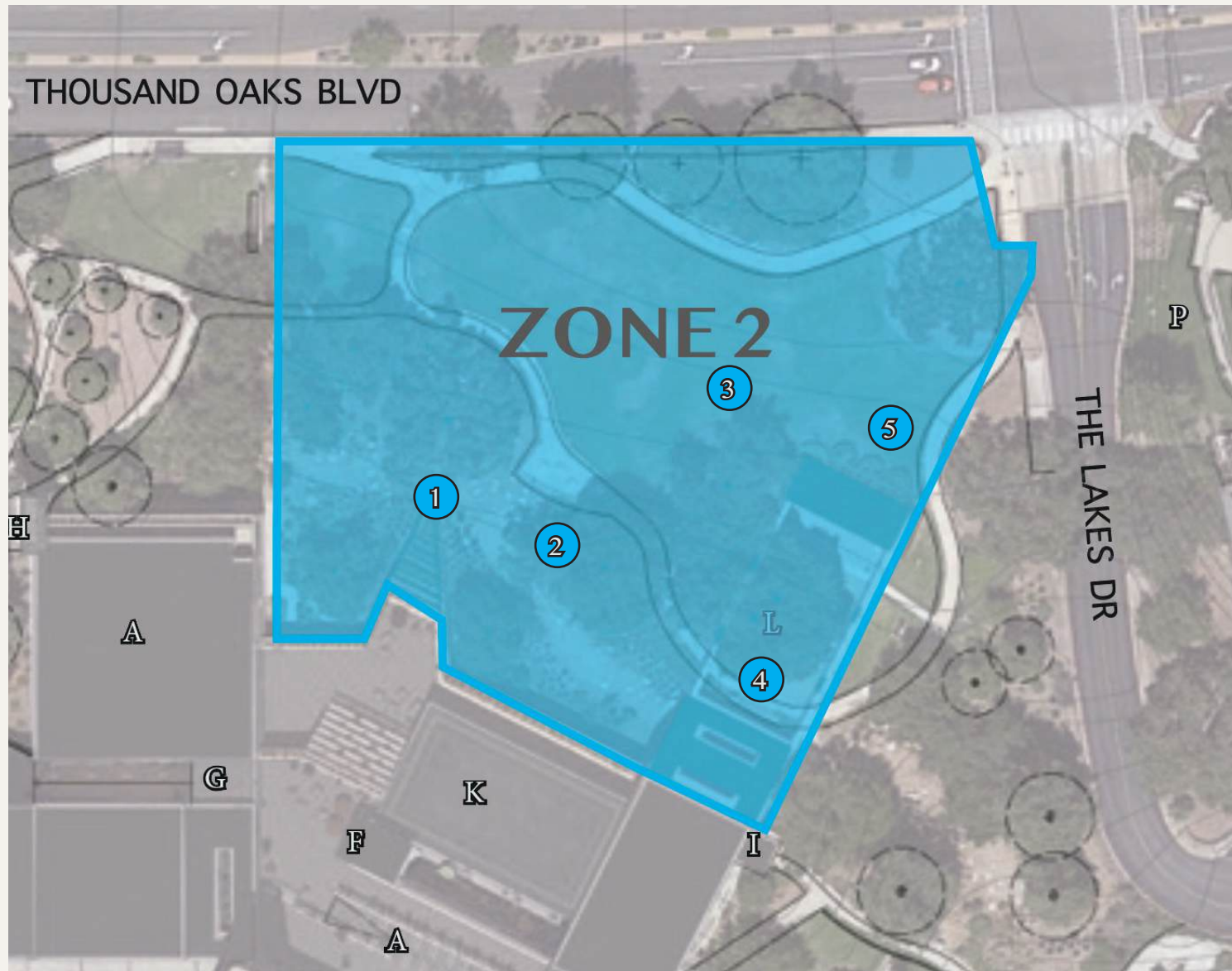
- ① Loading Dock and building that will stay.
- ② Loading Dock and ramp down towards Thousand Oaks Blvd.
- ③ Parking lot that will be demolished.
- ④ Parking lot looking towards building. Slope towards the building.
- ⑤ Other side of parking lot, sloping towards to the building.



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ZONE 2



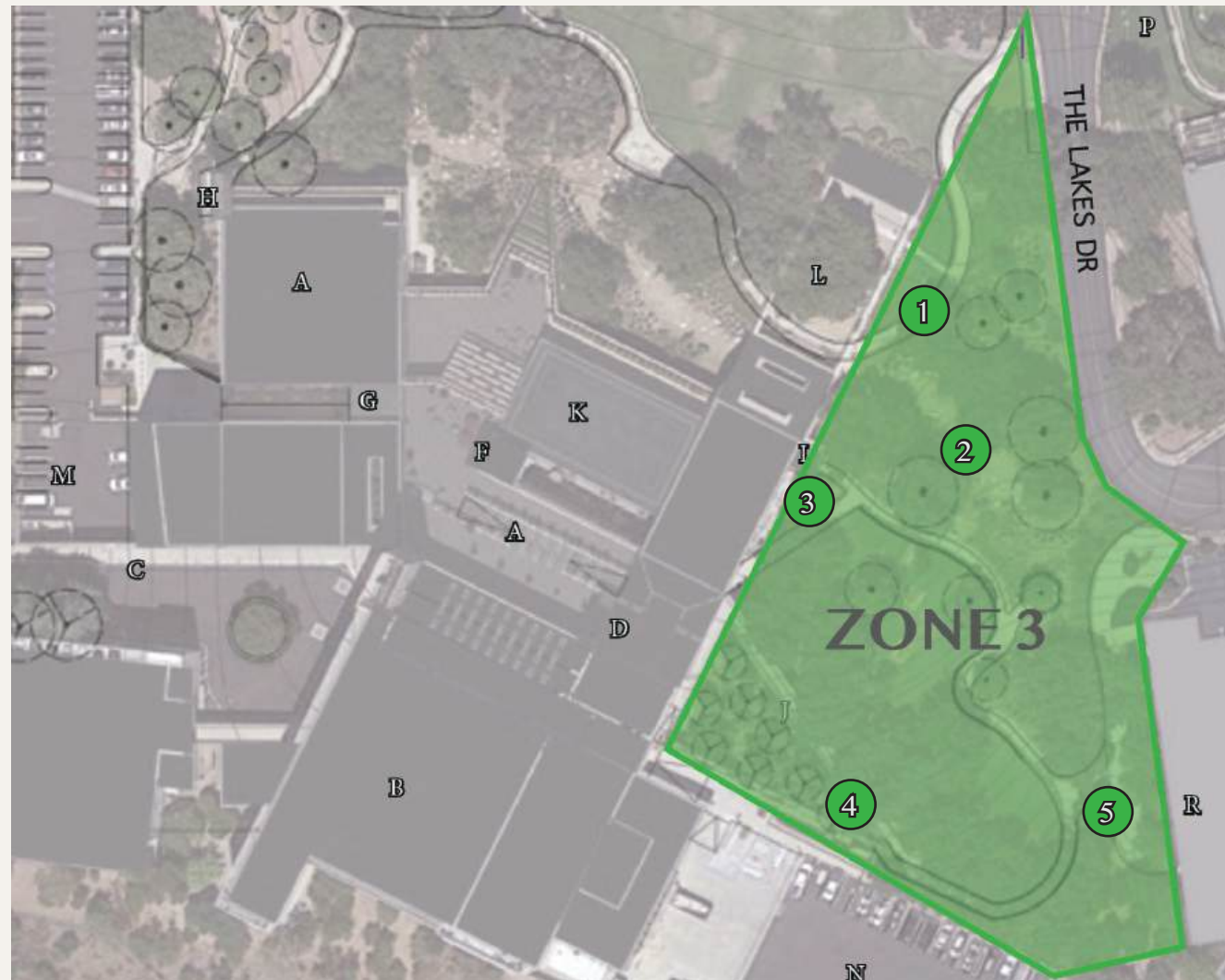
- ① Terrace that will be removed to create the new entrance to City Hall and part of the dry swale.
- ② Dry swale and shade of the oak trees.
- ③ Large open space in front of building and Thousand Oaks Blvd.
- ④ Outdoor room with stage includes two oak trees, under utilized.
- ⑤ Path walking towards Thousand Oaks Blvd. and The Lakes shopping center.



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ZONE 3



1 Path looking towards The Lakes shopping center, other side of outdoor room.

2 Dry swale continued looking towards The Lakes.

3 Picnic space and path outside of City Hall Offices.

4 Ramp looking up towards the City Hall Offices.

5 Park area with shady oak trees which will be on the other side of the new residential building at The Lakes.



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ZONE 4



- 1 Path and part of intersection looking towards The Lakes will be the connection between the two sites.
- 2 Intersection of Thousand Oaks Blvd. and The Lakes Dr.
- 3 Thousand Oaks Blvd. Looking into the site
- 4 Pathway and parking along Thousand Oaks Blvd.
- 5 Intersection of Thousand Oaks Blvd. and Dallas Dr.



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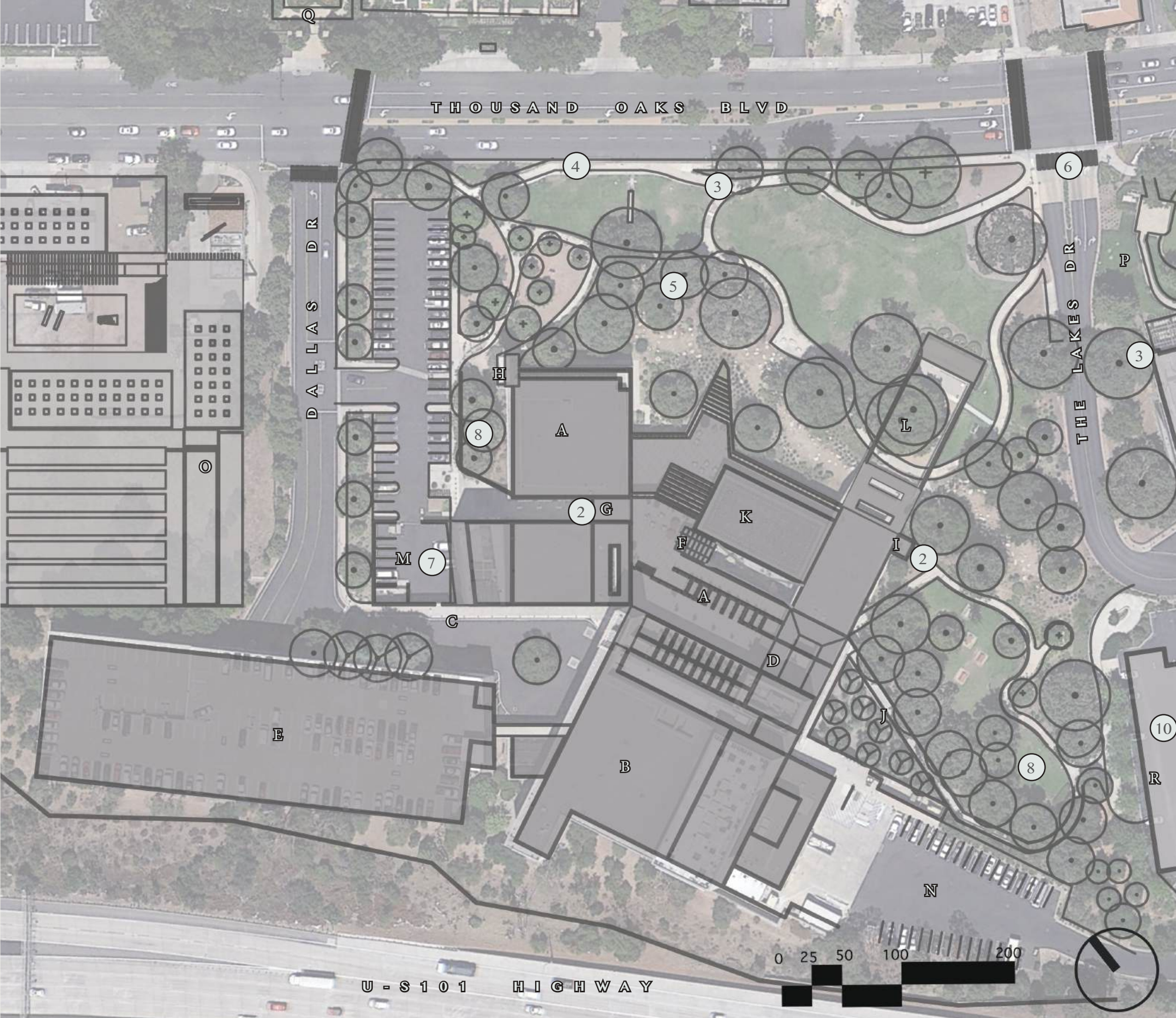
SITE ANALYSIS

CONSTRAINTS

- 1 **High Volume Traffic:** Noise from both Thousand Oaks Blvd and the Freeway
- 2 **Building Entrances:** Poor pedestrian access and limited signage confusing
- 3 **Narrow Sidewalks:** Poor circulation
- 4 **Transit Hub:** Not comfortable or shaded for users
- 5 **Protected Oak Woodland:** Unable to remove trees, need to work around them
- 6 **Minimal Connection to Adjacent Sites:** No direct connection
- 7 **Loading Dock Remaining:** Must keep vehicle access
- 8 **Elevation Change:** Site has various elevations
- 9 **Neglected Outdoor Event Space:** contains protected oaks
- 10 **Future Development Adjacent:** will affect sense of space

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CONTOURS



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Trees

-  Oak Trees
-  Sycamore Trees
-  Pine Trees
-  Other Trees
-  5' Protection Zone









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SITE ANALYSIS

Circulation and Access

-  Primary Vehicular Circulation
-  Secondary Vehicular Circulation
-  Tertiary Vehicular Circulation
-  On-Site Pedestrian Circulation
-  Street Pedestrian Circulation
-  Primary Building Entrance
-  Secondary Building Entrance
-  Service Building Entrance

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SITE ANALYSIS

Sun & Wind



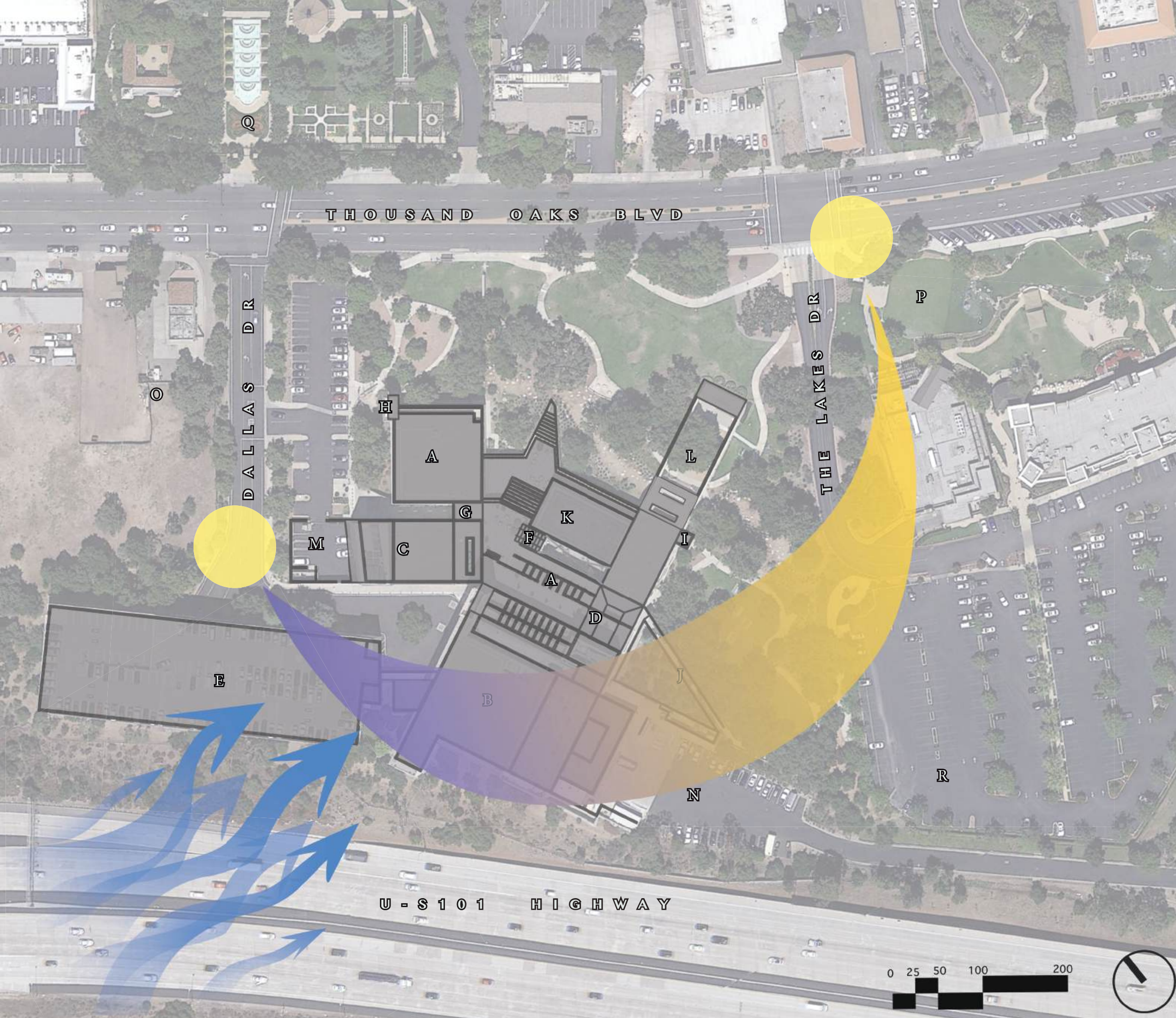
Sun



Sun Path



Prevailing Winds



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CASE STUDIES

The REACH

• The Kennedy Center • Washington, DC

FIRM Steven Holl Architects,
Edmund Holland Landscape Architects

YEAR COMPLETED 2019

AREA 4.6 Acres

CONTEXT Acre Public space outside of The Kennedy Center for Performing Arts. Surrounded by National monuments and the Potomac River.

FEATURES

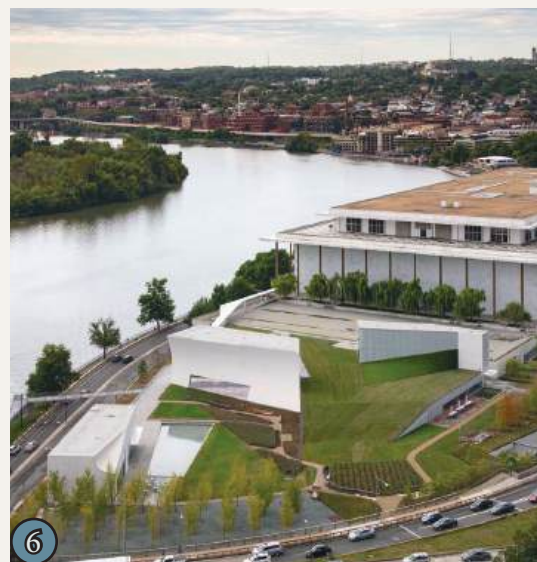
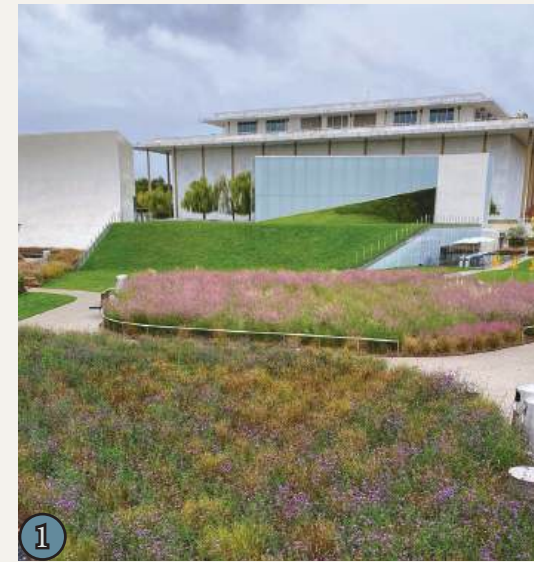
- Sloping Green Roofs
- 35 Ginkgo Tree Memorial
- 2 Reflecting Pool
- Terrace
- Outdoor Event Space

“The most democratic venue is not inside the building, but upon it: From the lawn, audiences can watch live or recorded video of performances projected onto the side of the Skylight Pavilion. “The idea you can have simulcast projection of the opera on the pavilion and people can see it for free is very democratic,” Holl says. “You can charge \$500 a seat for those people in the black ties that go to the opera, but this way you can show the public the same event for free. To me, that’s what America is about, that’s what Kennedy was about, and that’s one of the parts of this project that I cherish.”

Hollander believes his role was to “help Steven Holl’s vision grow.” That vision was to use the landscape to create a “living memorial to Kennedy,” who was assassinated in 1963. Through seasonal change, the landscape itself gives a performance imbued with meaning.

For example, a grove of 35 prehistoric Ginkgo trees — 35 because Kennedy was the 35th president — at the far end of the landscape turn a bright yellow in autumn and drop all their leaves at once around the time that Kennedy was assassinated.”

- Jared Green, dirt.asla.org



De Young Museum Gardens

• San Francisco, CA

FIRM HOOD Design

YEAR COMPLETED 2005

AREA 5 Acres

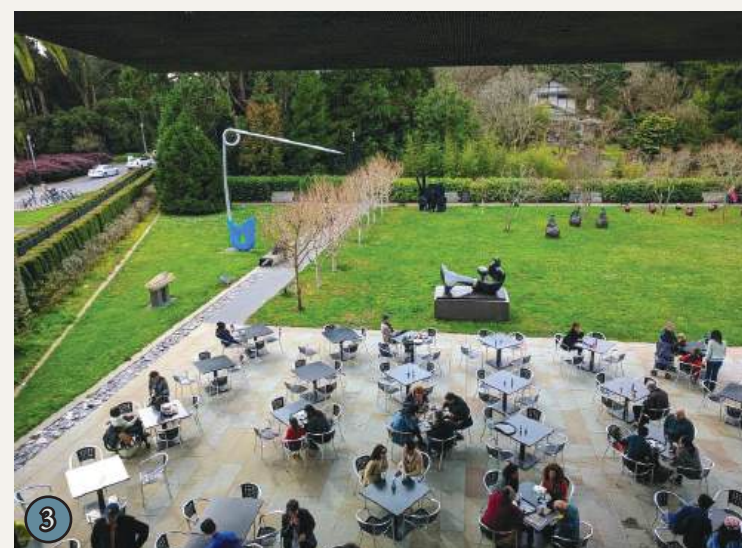
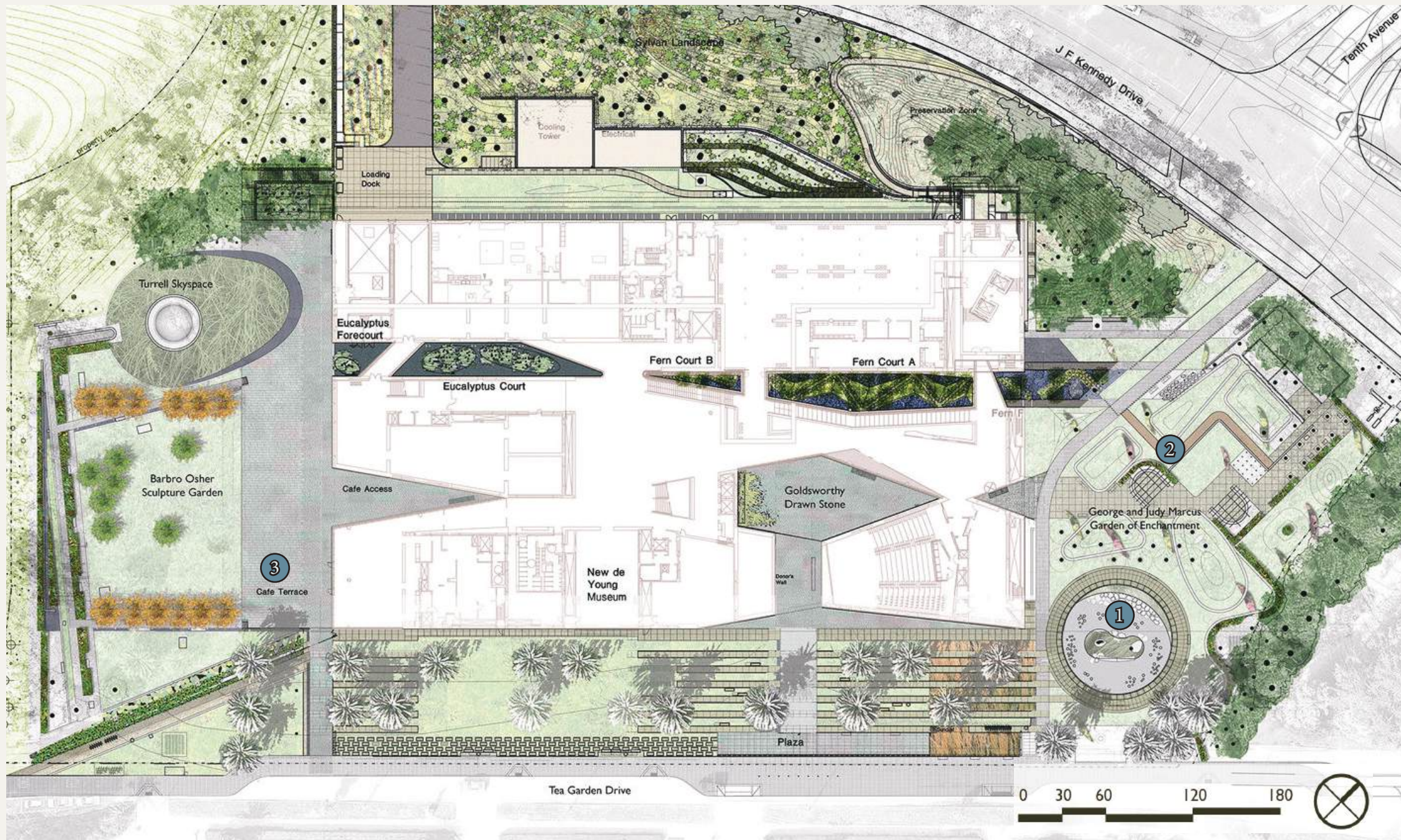
CONTEXT Area outside of De Young Museum open to the public

FEATURES

- Sculpture Garden
- Terrace Eatery
- Entry Plaza
- Water Lily Water Feature
- Garden of Enchantment
- Preservation Area
- Interior Courtyards

“This transformative project revitalizes a five-acre space surrounding the museum building, meticulously preserving existing landscape features while introducing new dynamic spaces. These innovatively designed areas cater to both children and adults, fostering a rich interplay between art, architecture, and nature. By blending the urban environment with the natural landscape, this immersive project enhances the visitor experience, turning the area into a haven that nurtures interactions and appreciation for the integration of urban and natural environments.”

- HOOD Design



CASE STUDIES

Newport Beach Civic Center

• Newport Beach, CA

FIRM PWP Landscape Architecture

YEAR COMPLETED 2013

AREA 16 Acres

CONTEXT Public park and event space outside of the Newport Beach Civic Center and Library.

FEATURES

- Rotating Art Sculptures
- Custom Picnic Tables
- Lookout Bridge
- 1.25 miles of Pedestrian Pathways
- Public Event Space
- Dog Park

“The Sculpture Exhibition in Civic Center Park is an integral feature of the Newport Beach Civic Center. Civic Center Park, which turned nearly half a million square feet of undeveloped land into a new public park, was designed by renowned landscape architectural firm Peter Walker and Partners (PWP). The City Arts Commission determined that a rotating exhibition, in which pieces are loaned for a 2-year period, was an optimal approach to bring sculpture to the City in a cost-efficient manner. In 2013, the Newport Beach City Council authorized the City Arts Commission to implement an inaugural rotational sculpture exhibit in Civic Center Park.”

- Newportbeachca.gov



GOALS & OBJECTIVES

CREATE IDENTITY



- Create a regional center for culture, arts, and events serving Thousand Oaks and the wider Conejo Valley.
- Develop a versatile program that attracts a diverse audience, catering to all ages, interests, and abilities.
- Construct a 'town square' featuring meeting and gathering areas, as well as spaces for passive recreation and reflection.
- Incorporate performance spaces for local artists and cultural groups.
- Design multi-purpose room that can host workshops, exhibitions, and community activities.
- Include outdoor spaces for festivals, markets, and public celebrations.
- Ensure the area is accessible and inclusive, with amenities for people of all abilities.

MAKE CONNECTIONS



- Create walkways for seamless physical connections to neighboring properties.
- Make bus stop more comfortable to promote public transportation access to the site.
- Enhance pedestrian experience with landscaped paths and seating areas.
- Utilize clear signage for easy navigation to nearby attractions and amenities.
- Add lighting along pathways to improve safety and visibility at night.
- Develop shaded areas with benches and water fountains for rest and relaxation

PROTECT & REVIVE



- Preserve existing oak trees by establishing a protection zone to separate them from other garden areas.
- Plant new native trees to ensure long-term growth and health of the ecosystem.
- Install informational signage to raise awareness about the importance of native plant conservation.
- Develop an educational space to teach about the native flora.
- Remove invasive species to promote the health of native plants.
- Design pathways that minimize soil compaction and protect root systems.
- Create shaded rest areas to enhance visitor enjoyment and encourage longer stays.

CREATE IDENTITY

defining downtown

MAKE CONNECTIONS

walkable neighborhood

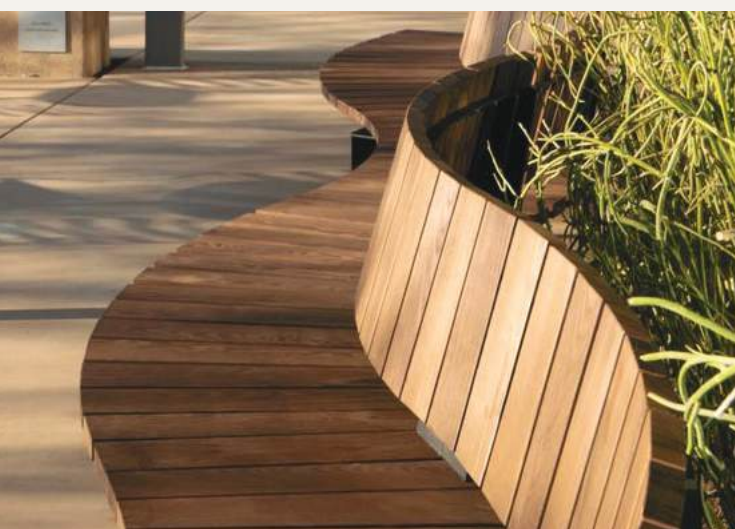
PROTECT & REVIVE

preserve the heritage

MOOD



SHADE



BOARDWALK



ILLUMINATION



TREE HOUSE



PLAZA



PLAYING IN NATURE

SITE DESIGN

Initial Space Seeking Exercise

- Site Building Lines
- Windows & Openings
- Off Site Buildings
- Protected Tree Zones
- Available Design Space
- 1,2,3... Assigned Elevation



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Initial Bubble Sketch



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Final Space Seeking CAD

- Plaza & Event Spaces
- Shaded Gathering Areas
- Stairs & Ramps
- Raised Trellis Walkways
- Vehicle Entrance
- Sunken Pollinator Garden

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Programming

- Plaza & Open Space for Events
- Welcome Entrances
- Amphitheater & Raised Gathering
- Native Garden
- Children's Enchanted Forest
- City Hall Main Entrance

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Concept



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FINAL SITE DESIGN

Illustrative Plan

- | | |
|-------------------------------|-------------------------|
| 1 - New Theater Entrance | 11 - Crape Myrtle Grove |
| 2 - Plaza | 12 - Native Garden |
| 3 - Vehicle Entrance to Plaza | 13 - Playground |
| 4 - Entrance from the Lakes | 14 - Splash pad |
| 5 - Entrance from Bus Stop | |
| 6 - Picnic Tables | |
| 7 - Gathering Area | |
| 8 - Sculpture Garden | |
| 9 - Amphitheater | |
| 10 - Standing Table View | |

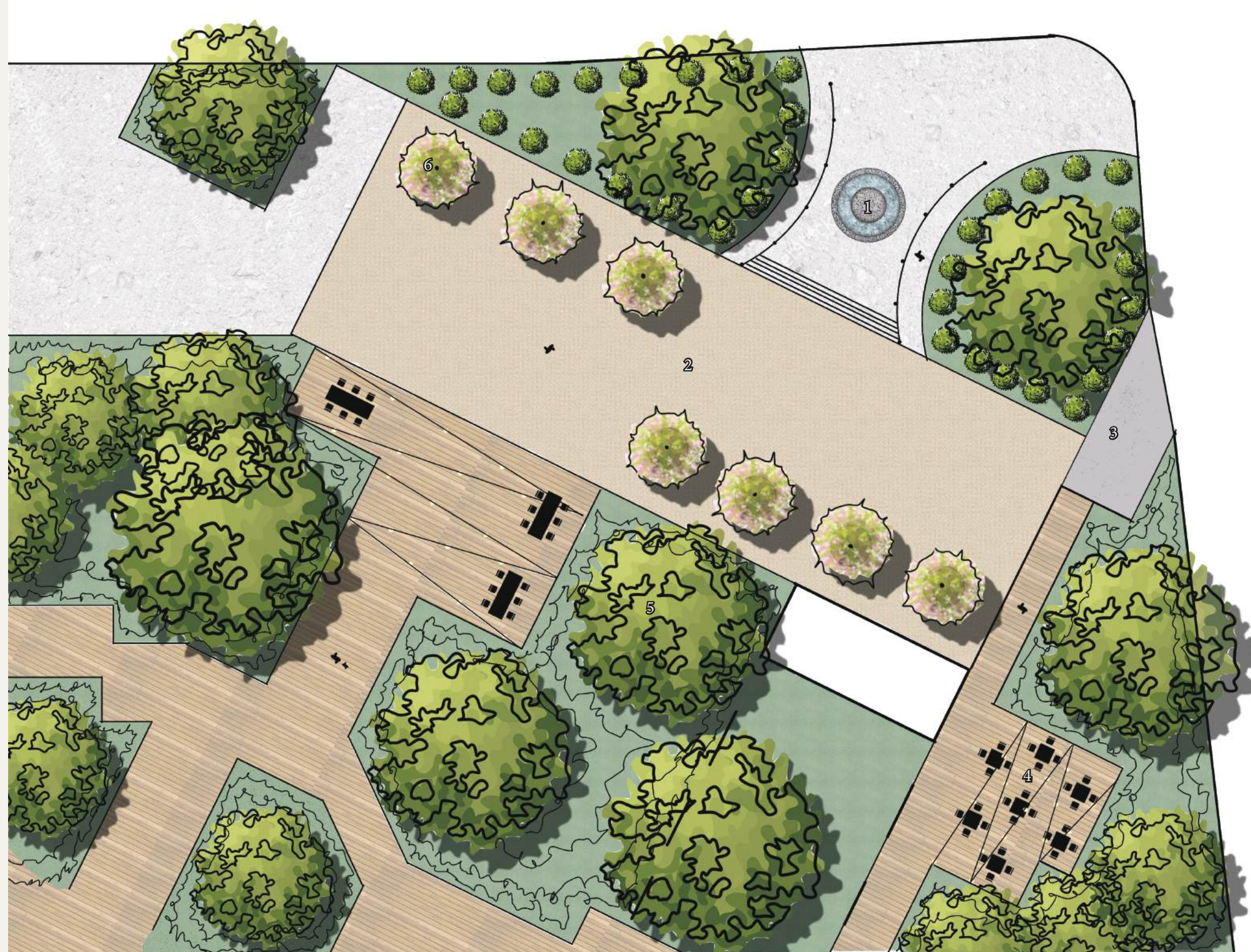


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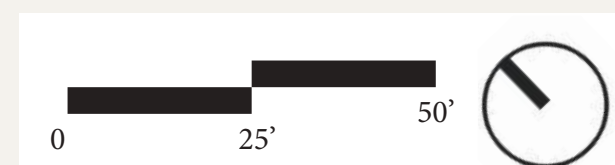
Plaza Enlargement

A charming welcome fountain greets you as you head into the open plaza where farmers' markets often bring a lively, community feel. The air is fresh, shaded by a grove of desert willow trees. The boardwalk guiding you gently toward the main entrance and dotted with tables perfect for eating and relaxing. Overhead, string lights add a warm, welcoming glow, making the space feel cozy even in the evening. The plaza is surrounded by majestic oak trees, giving a sense of natural beauty and tranquility.



LEGEND

- 1 - Welcome Fountain
- 2 - Plaza
- 3 - Vehicle Entrance
- 4 - Dining Area
- 5 - Oak Grove
- 6 - Desert Willow



Plaza Section

A charming welcome fountain greets you as you head into the open plaza where farmers' markets often bring a lively, community feel. The air is fresh, shaded by a grove of desert willow trees. The boardwalk guiding you gently toward the main entrance and dotted with tables perfect for eating and relaxing. Overhead, string lights add a warm, welcoming glow, making the space feel cozy even in the evening. The plaza is surrounded by majestic oak trees, giving a sense of natural beauty and tranquility.



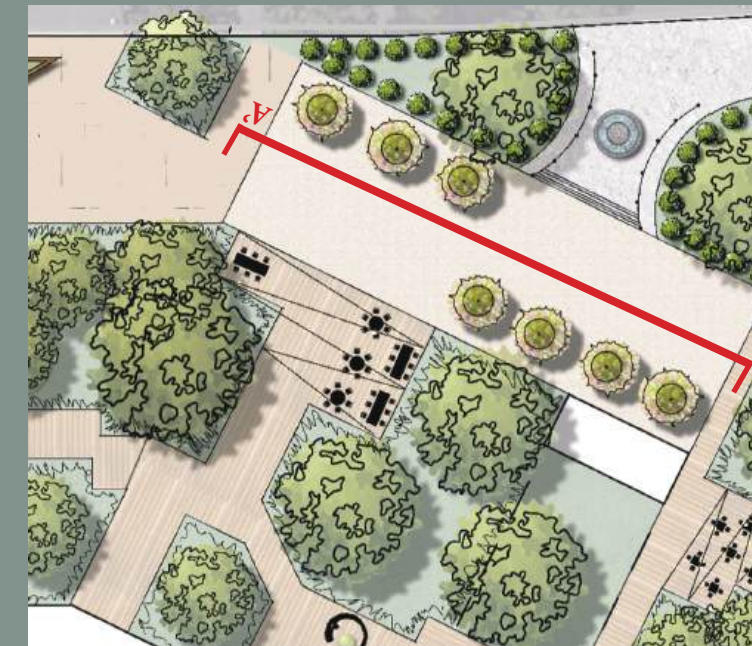
Boardwalk



Desert Willow Grove & Plaza

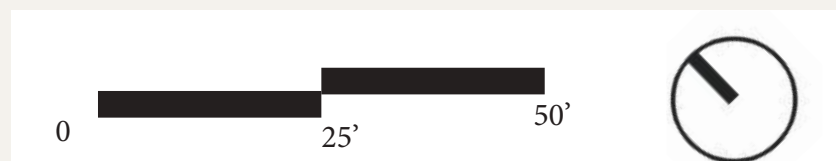


Seating Under String Lights



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Plaza 3D Model

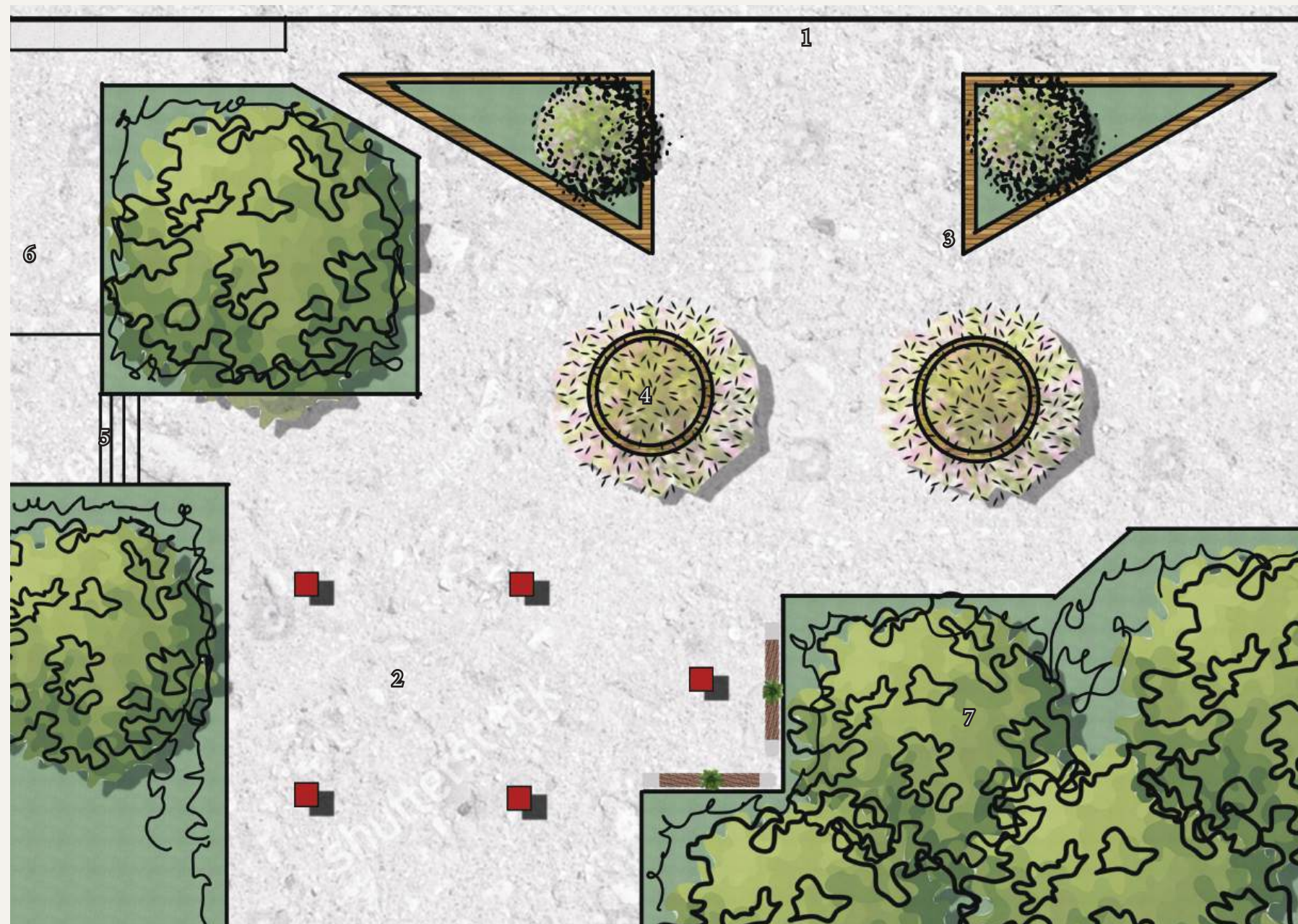


LEGEND

- 1 - Desert Willow Grove
- 2 - DG Plaza
- 3 - Picnic Area
- 4 - String Lighting
- 5 - Oak Grove

Sculpture Garden

When you step off the bus at the Civic Arts Plaza, you're immediately greeted by the serene atmosphere of the Sculpture Garden. Sculptures dot the landscape, adding a touch of artistic flair to the surroundings. Shaded benches beneath the oak trees provide a peaceful place to sit, either while waiting for your bus or simply to enjoy the moment. Crape Myrtle trees offer vibrant pops of color, enhancing the natural beauty of the area. The combination of art, nature, and quiet seating creates a calming, inviting vibe that welcomes you right away.



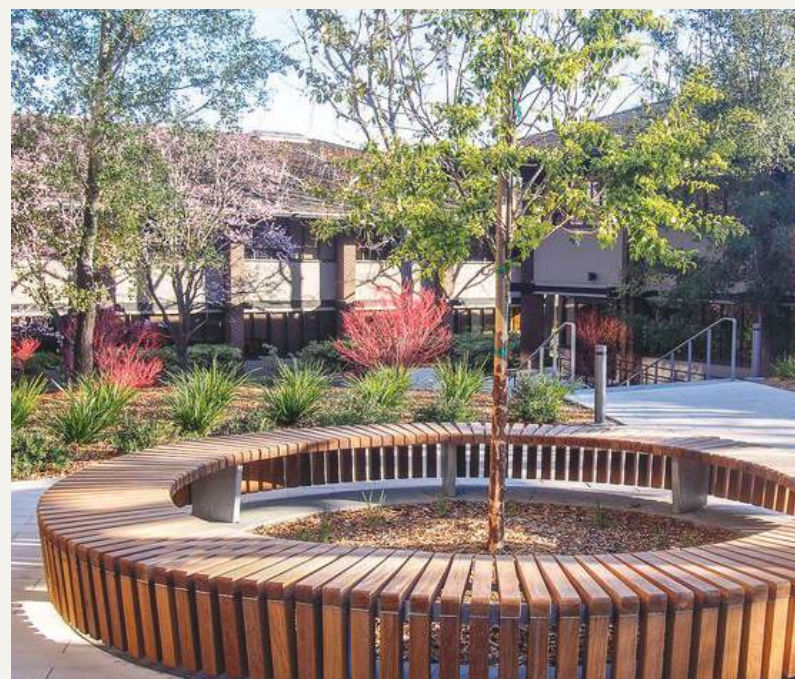
LEGEND

- 1 - Bus Stop
- 2 - Sculpture Garden
- 3 - Welcome Benches
- 4 - Curved Benches
- 5 - Stairs to Amphitheater
- 6 - Ramp to Amphitheater
- 7 - Oak Grove



Sculpture Garden Section

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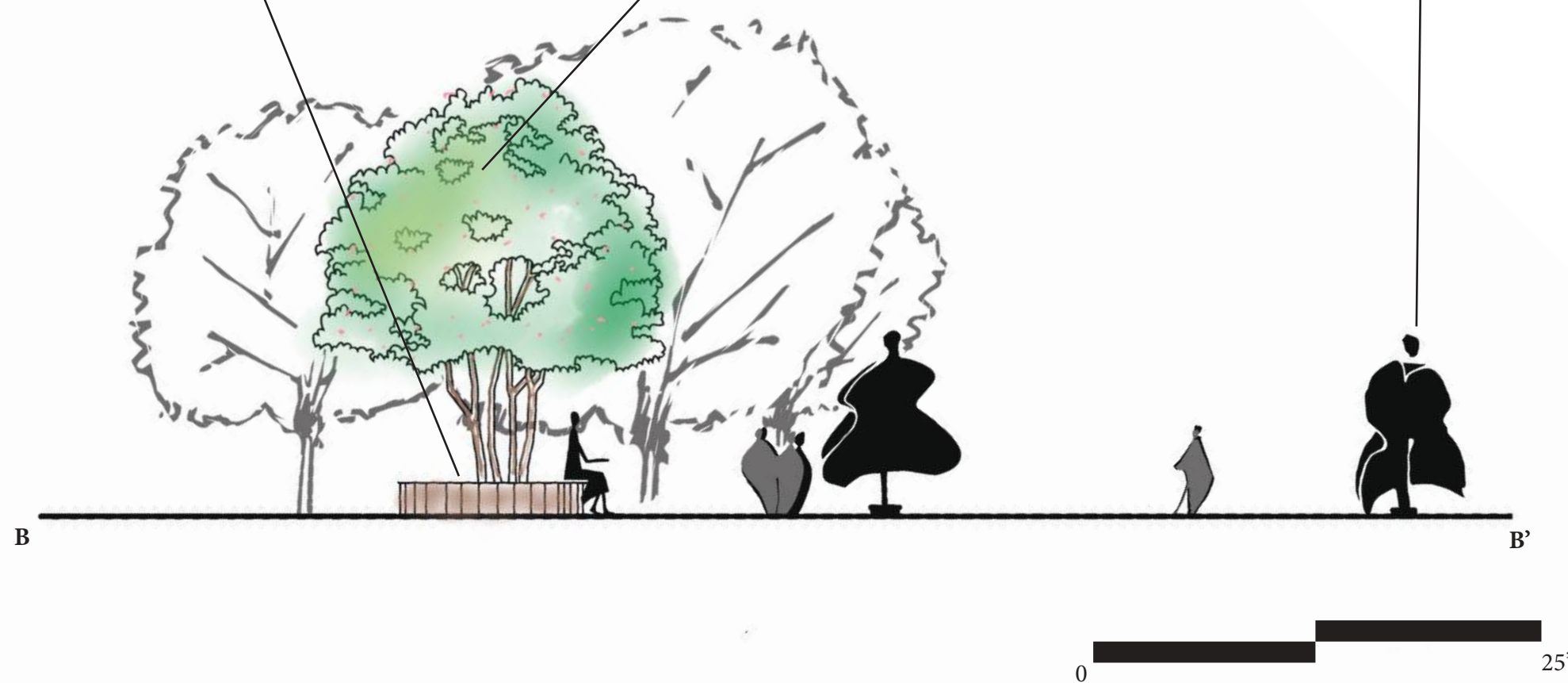
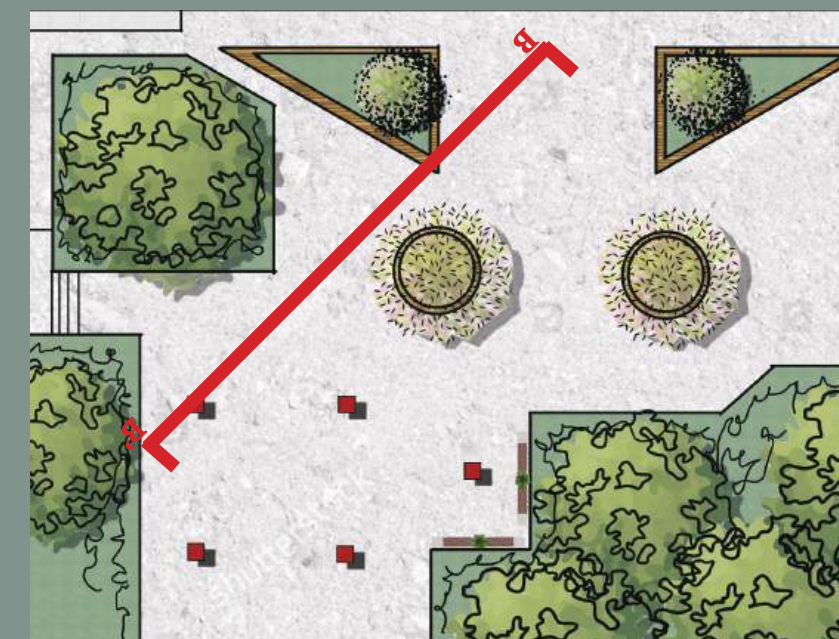
Curved Bench



Crape Myrtle



Statue



Sculpture Garden 3D Model

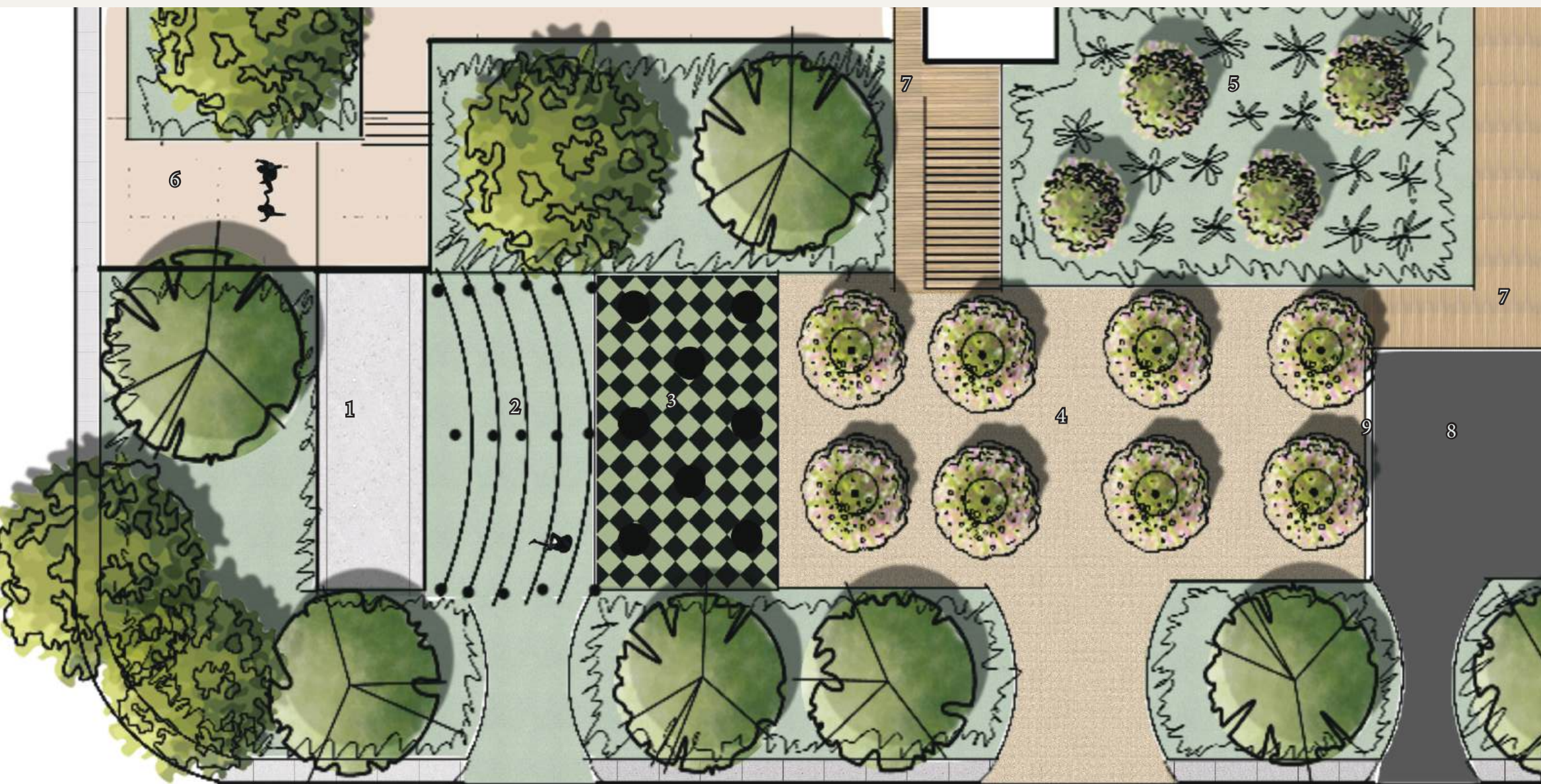


LEGEND

- 1 - Curved Benches
- 2 - Crape Myrtle
- 3 - Statues
- 4 - Bench Planters
- 5 - Oak Grove

Amphitheater

The Civic Arts Plaza amphitheater offers an intimate and inviting space for performances. Rows of seating invite you to settle in, while checkered standing tables above the seating area provide a perfect spot for casual viewing and mingling. Behind the standing tables, a lush grove of Crape Myrtle trees adds a natural, vibrant backdrop. A wall enclosing the grove cleverly hides the loading dock, maintaining the beauty of the space. Nearby, a California native garden showcases the region's natural flora, adding to the atmosphere of serenity. A boardwalk seamlessly connects the amphitheater to the rest of the site, guiding you through this thoughtfully designed outdoor space.



LEGEND

- 1 - Stage
- 2 - Amphitheater
- 3 - Standing Tables
- 4 - Crape Myrtle Grove
- 5 - Native Garden
- 6 - Ramp to Stage
- 7 - Boardwalk
- 8 - Loading Dock
- 9 - Wall



Amphitheater

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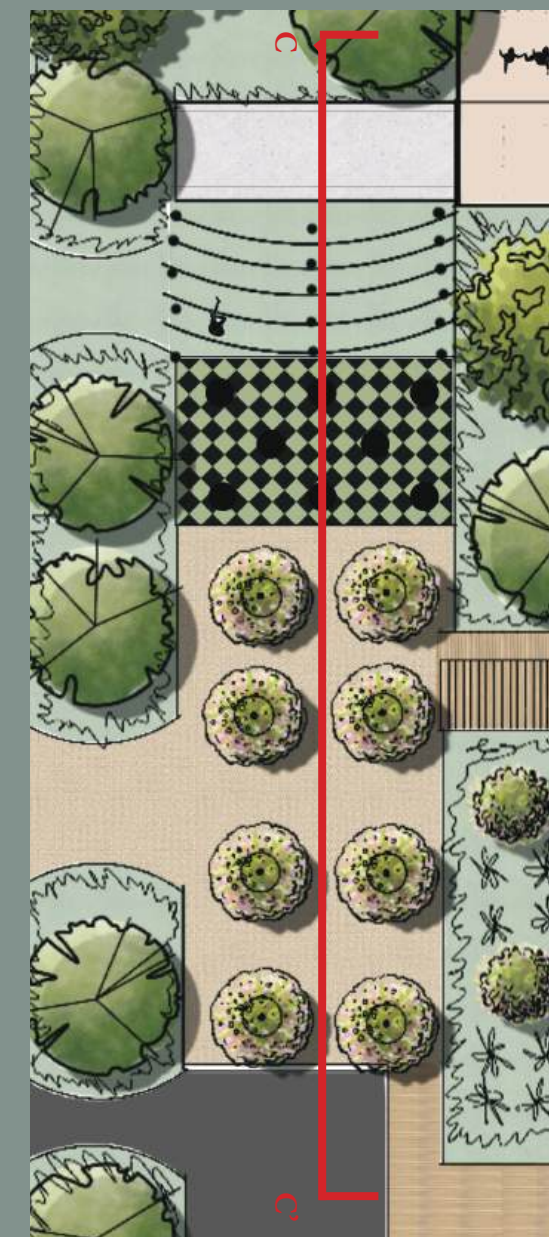
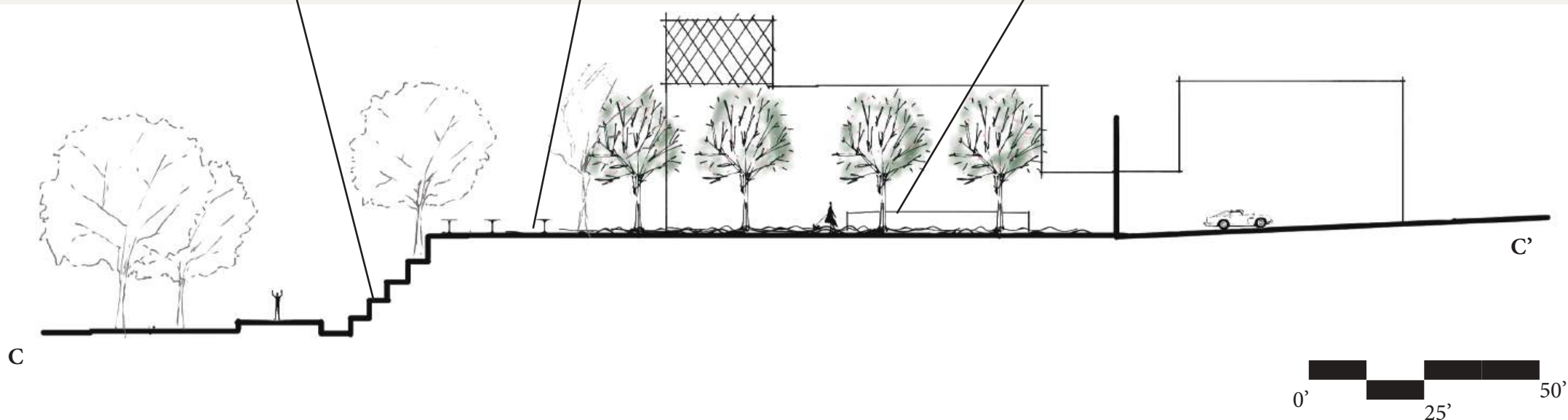
Amphitheater



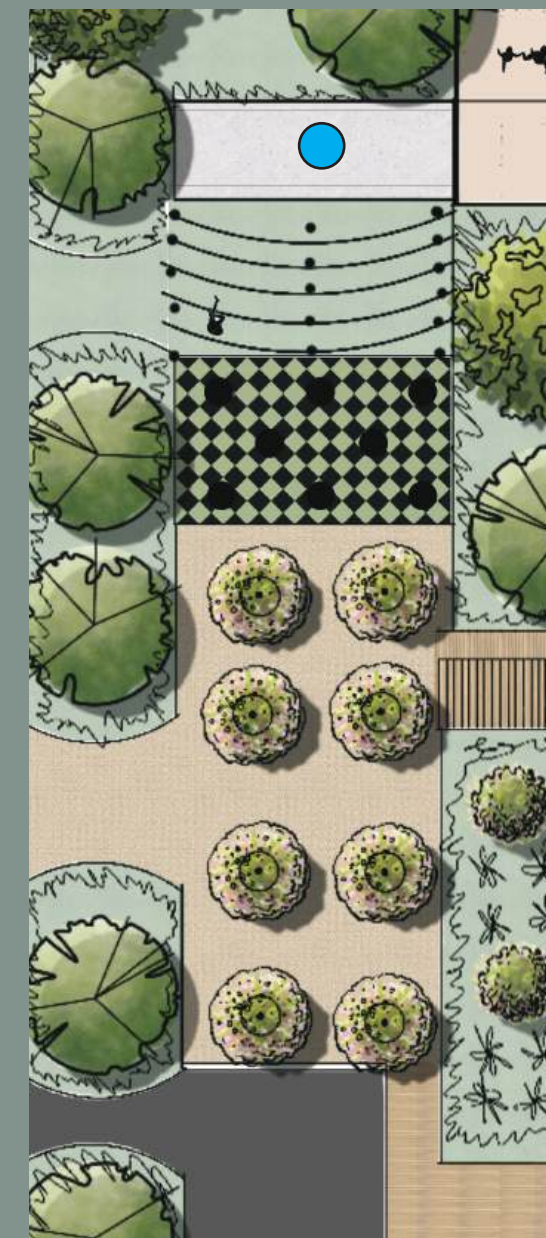
Checkered Grass & Pavers



Crape Myrtle Grove

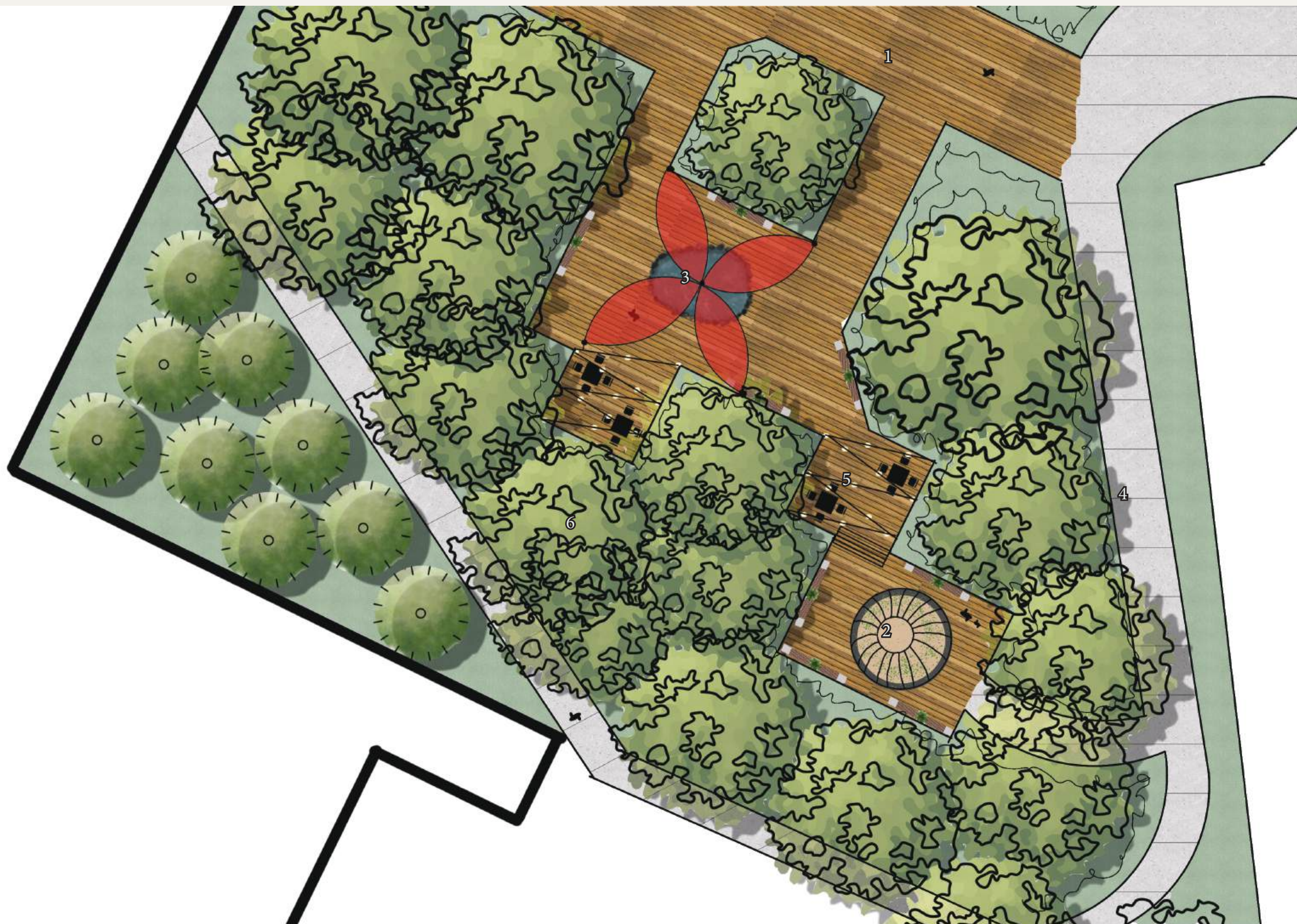


Amphitheater 3D Model



Playground Enlargement

The playground boardwalk at the Civic Arts Plaza is a lively and fun-filled space, perfect for families. At its heart is a splash pad, shaded by a vibrant red butterfly-shaped umbrella, where kids can cool off and play. Nearby, a sand hut offers another playful spot for children to dig and create. The area is designed for comfort and relaxation, with plenty of benches for resting and tables set under glowing string lights that add a warm, welcoming ambiance. Surrounded by towering oak trees, the playground feels peaceful and connected to nature, making it an ideal spot for both kids and parents to enjoy.



LEGEND

- 1 - Boardwalk
- 2 - Sand Hut
- 3 - Splash Pad
- 4 - Sidewalk & Ramp
- 5 - Seating
- 6 - Oak Grove





Sand Hut



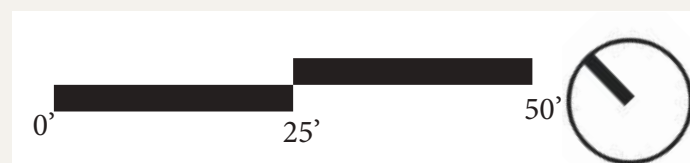
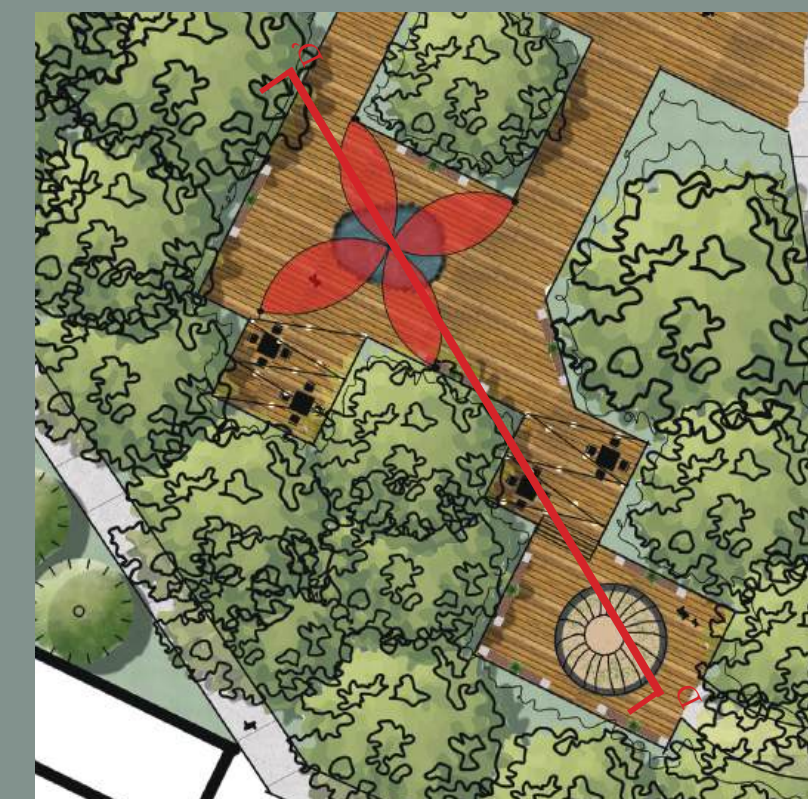
Seating with Stringlights



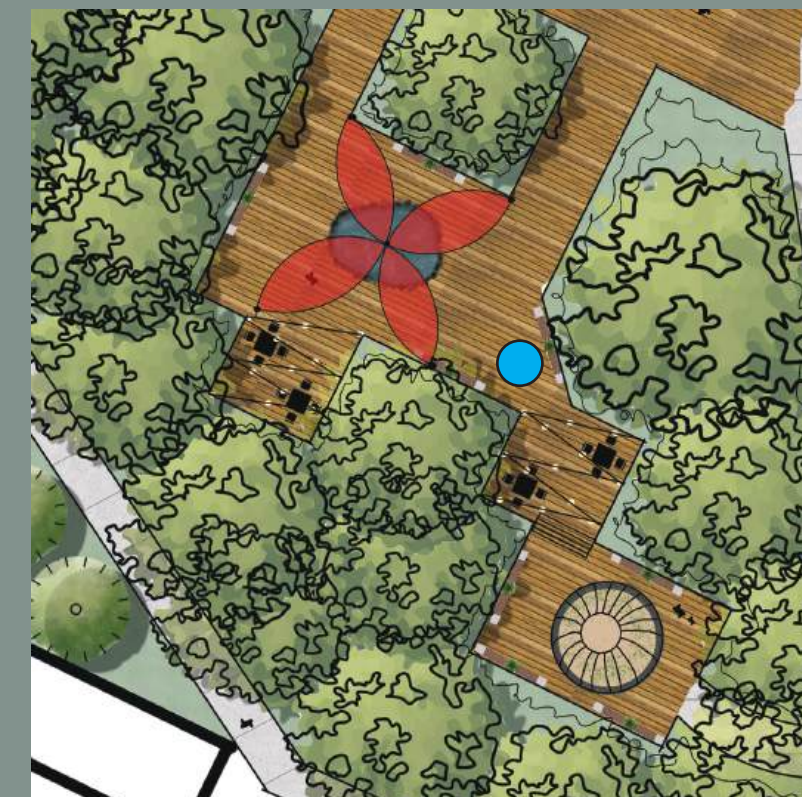
Butterfly Umbrella

Playground Section









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Playground 3D Model



New Circulation

-  Primary Vehicular Circulation
-  Secondary Vehicular Circulation
-  Tertiary Vehicular Circulation
-  On-Site Pedestrian Circulation
-  Off-Site Pedestrian Circulation
-  Primary Building Entrance
-  Secondary Building Entrance
-  Service Building Entrance

LEGEND

- | | |
|------------------------------|--|
| A - City Hall Offices | K - Fountain |
| B - Kavli Theater | L - Outdoor Room/Stage |
| C - Fourm Theater | M - Loading Area |
| D - Box Office | N - Loading Area |
| E - Parking Garage | O - Proposed Art Museum |
| F - Elevator | P - The Lakes Shopping Center |
| G - Office Stairwell | Q - Gardens of the World |
| H - North Stairwell | R - Proposed Residential Building |
| I - East Stairwell | |
| J - East Entry Ramp | |



PALETTE



SALVIA LEUCIX 'BEE'S BLISS'



BACCHARIS PILULARIS "PIGEON POINT"



ERIOGONUM FACICULATUM 'THEODORE PAYNE'

GROUND COVER



ACHILLEA MILLEFOLIUM - YARROW



ESCHSCHOLZIA CALIFORNICA



CARPENTERIA CALIFORNICA

SHRUBS



CHILOPSIS LINEARIS - DESERT WILLOW



QUERCUS LOBATA - VALLEY OAK



LAGERSTOEMIA INDICA - CRAPE MYRTLE

TREES



DECOMPOSED GRANITE



TRAVERTINE



WOOD



WOODCHIPS



PAVERS



GROVES



WATER



WOOD BENCHES



STRING LIGHTS

THANK YOU