



**Thousand Oaks Civic Arts Plaza
Redevelopment**

SITE LOCATION

Population: 132,000

Area: 55.41 square miles

County: Ventura

Climate: Very Hot, Dry Summers and Mild, Wetter Winters

Elevation: 886 Feet

Incorporated: 1964

Original Inhabitants: The Chumash People

Zip Code: 91360

Median House Value: \$957,000

Median Rent: \$2,334/month

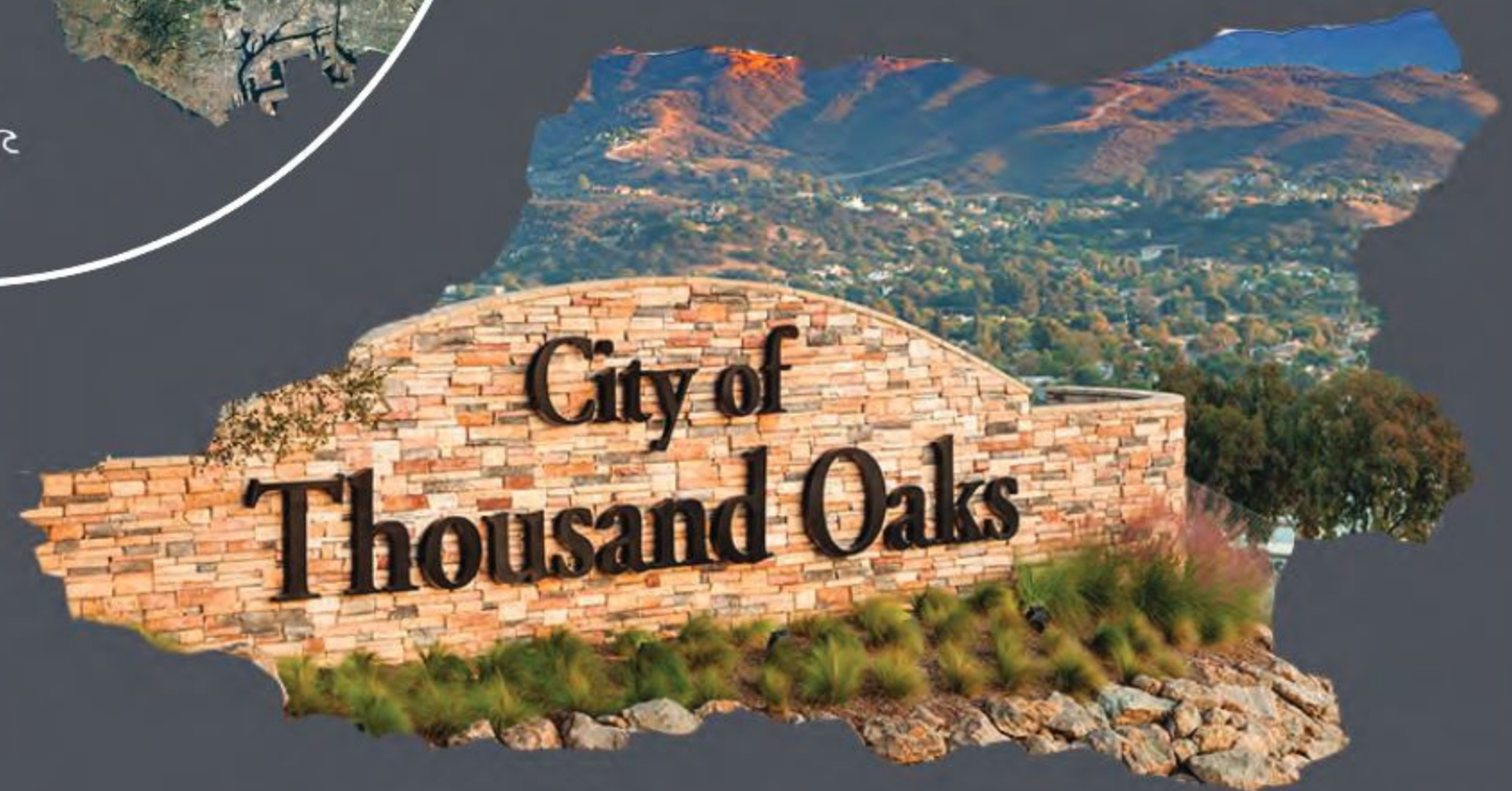
Average Income: \$62,00/year



Thousand Oaks is the second-largest city in Ventura County, California, located in the northwestern corner of Greater Los Angeles. Roughly 40 from Downtown Los Angeles. It is named after the many thousand live oak trees in the area.

The city is the core of the Conejo Valley. Two-thirds of the master-planned community surrounding Westlake and most of Newbury Park were annexed by the city during the late 1960s and 1970s. The Los Angeles County/Ventura County line forms the city's eastern border with the city of Westlake Village.

The summer can reach triple digits for weeks. It is a very family-friendly place. It is also growing and is expected to have a considerably larger population by 2050. The city has over 15,000 acres of open space and has scenic views of the Santa Monica mountains.





3 The Lakes Shopping Center



4 Future Residential Building



1 Future Commercial Building



2 "Gardens of The World"



5 Future Residential Building



CONTEXT DIAGRAM

- Commercial
- Residential
- Undeveloped
- Civic
- Garden
- Site



1 Apartment Complex



2 Older Shopping Center



3 Toyota Dealership



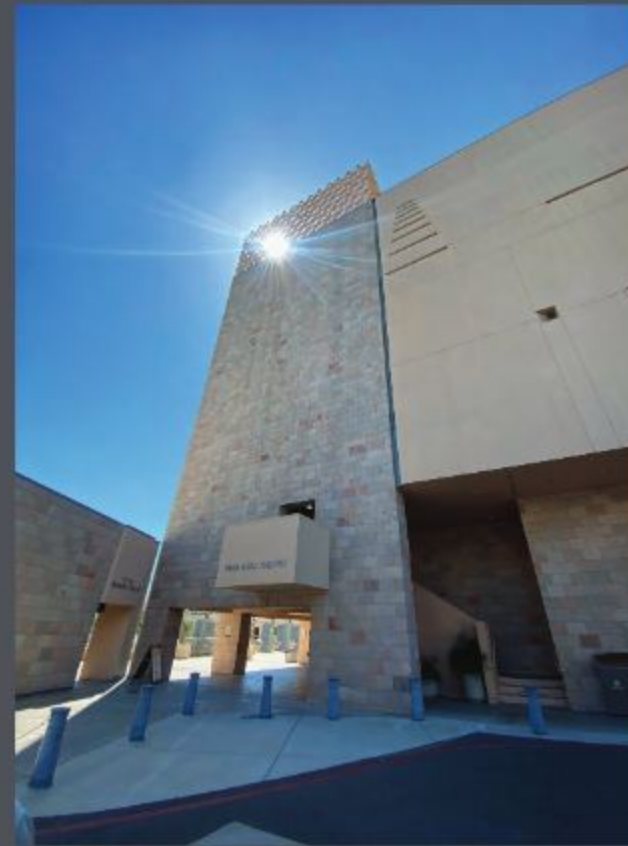
4 Modern Upscale Shopping Center

SITE PHOTOS

KEY



1. This stepped planter was originally designed to be a stairwell



2. The stonework of the west facade



3. More terraced planters



4. This is an outdoor stage area



7. The shadows of the cornice feature



5. The central upper terrace



6. A small bridge over the swale



8. Triangular railing details



9. Cantilever balcony

SITE PLAN VIEW



Dry Creek Bed

- Legend:**
- ▲ Kavli Theater
 - ▲ First Level Entrance
 - ▲ Rooftop Terrace
 - ▲ Reflection Pool
 - ▲ City Hall Offices
 - ▲ Forum Theater
 - ▲ Third Level Entrance
 - ▲ Loading Dock
 - ▲ Gardens of The World
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SITE ZONES

Zone 1 - Relatively steep slope. Entrances to level two and level three. Parking lot does not need to remain. Loading dock must stay.

Zone 2 - Central open area, level one entrance. Main stairwell to the building was originally meant to extend to the front landscape area. It was made into a planter due to an ADA issue. Gently sloped. Very hot in the summer. Features a creek bed that is dry the majority of the year.

Zone 3 - Area with the most oak trees. Slight slope. A new apartment building is planned to be built to the East of this Zone. There is no easy connection to 'The Lakes' other than a crosswalk.

Zone 4 - Main street and main pedestrian entrance areas. There is currently parallel parking along the south end of the street. There is no protected bus lane or bike lane. The sidewalks run up against the street almost the entire length of the site. The slope here is gentle and then gets steep towards the south. There is a narrow creek bed.



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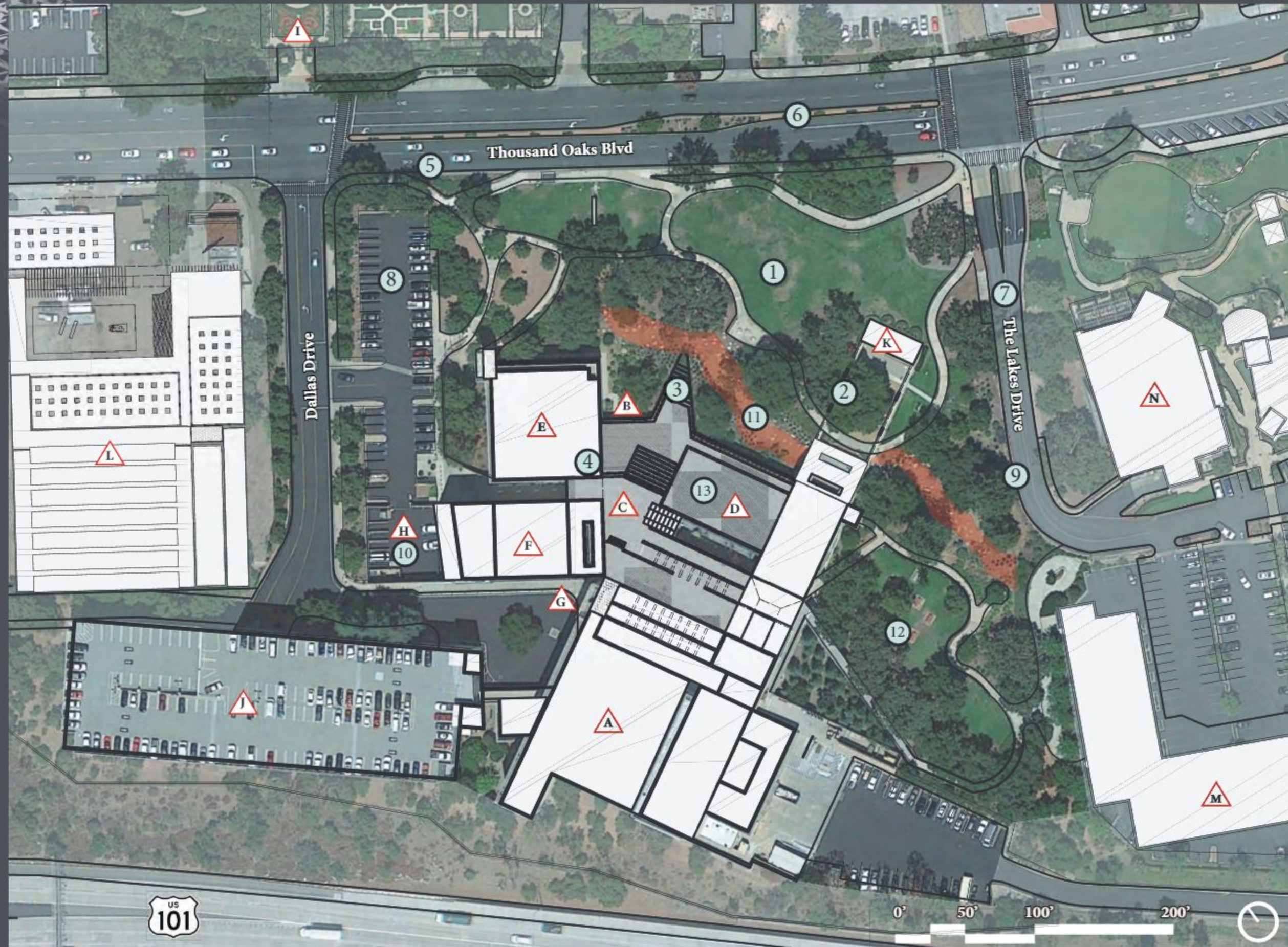
SITE CONSTRAINTS

- ① No shade
- ② Oak trees are growing into wall
- ③ Terraced planters were originally meant to be entrance stairway
- ④ Main stairwell too narrow
- ⑤ Lack of bike lane
- ⑥ Urban heat island effect
- ⑦ No direct pedestrian connection
- ⑧ Large excess parking lot
- ⑨ No sidewalk
- ⑩ Loading dock boxed in
- ⑪ Swale
- ⑫ Underutilized and disconnected
- ⑬ Inoperable reflection pool



Legend:

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SITE OPPORTUNITIES

- ① Shade structure
- ② Grand entrance view
- ③ Pedestrian tunnel or bridge
- ④ New stage
- ⑤ Main stairway entrance
- ⑥ Bike lane
- ⑦ Sidewalk
- ⑧ More green space
- ⑨ Connection
- ⑩ Improved bioswale
- ⑪ Bridge over bioswale
- ⑫ More inviting area
- ⑬ Bus stop



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TREE PLAN



Protected Oak Trees
Includes drip line that is 5' past the canopy line



Protected Sycamores
Includes protection line that is 15' from the face of the trunk



Other Trees



Pine Trees



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SITE TOPOGRAPHY

*Contours are in 1' intervals

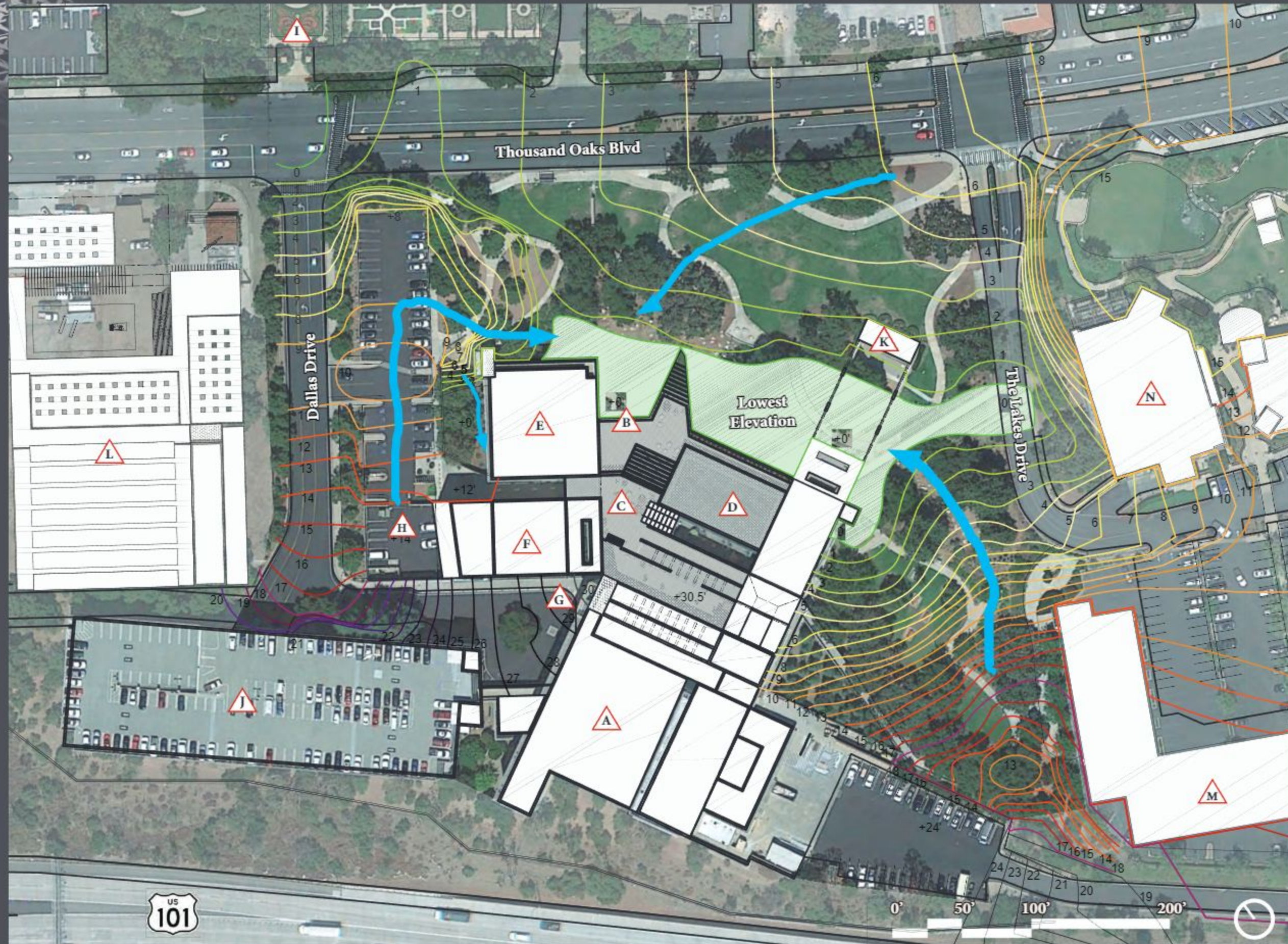
KEY:

| | | | |
|--|-----|--|-----|
| | 1' | | 16' |
| | 2' | | 17' |
| | 3' | | 18' |
| | 4' | | 19' |
| | 5' | | 20' |
| | 6' | | 21' |
| | 7' | | 22' |
| | 8' | | 23' |
| | 9' | | 24' |
| | 10' | | 25' |
| | 11' | | 26' |
| | 12' | | 27' |
| | 13' | | 28' |
| | 14' | | 29' |
| | 15' | | 30' |

Flow of Water

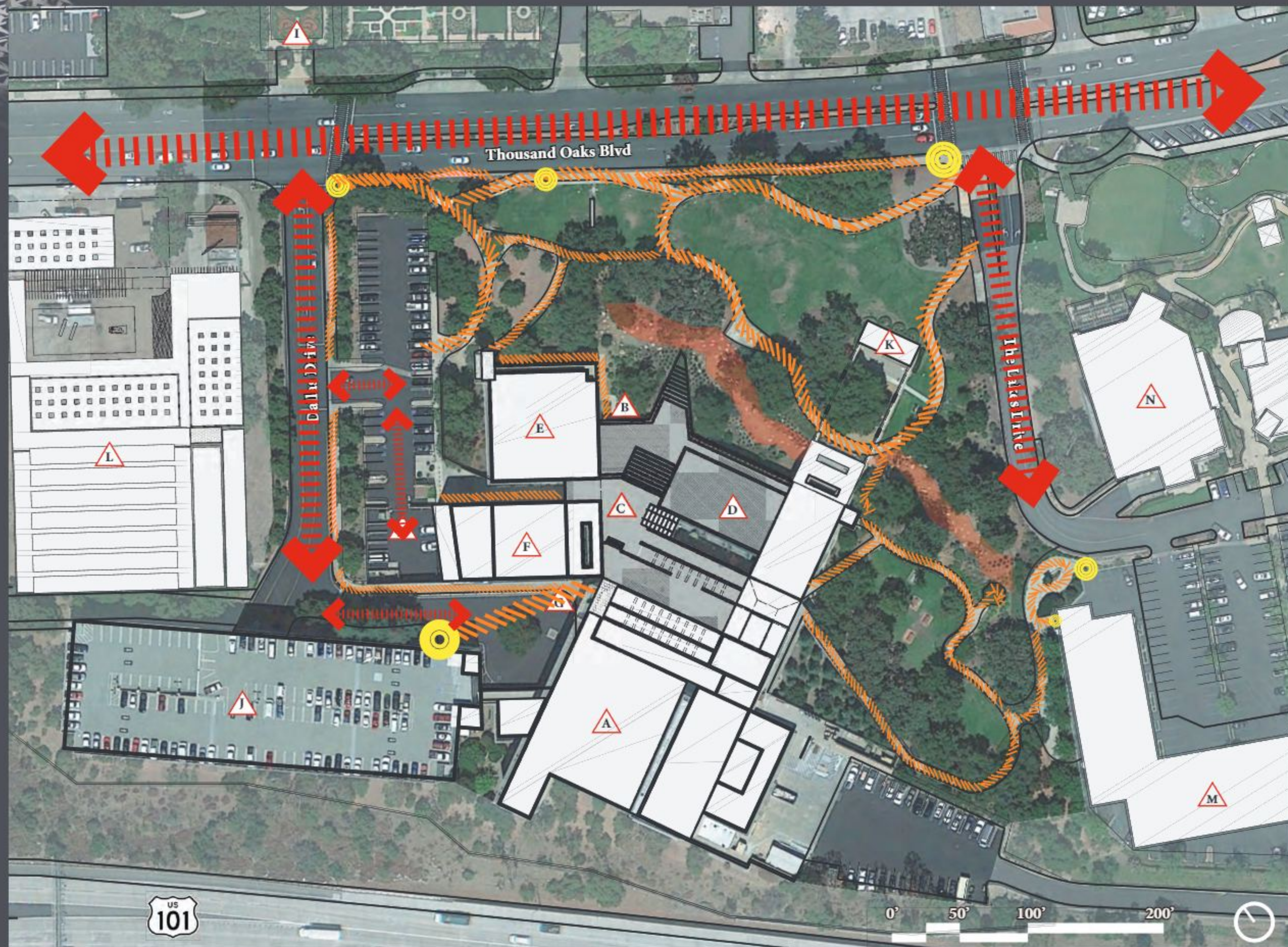
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CIRCULATION

-  Main Access Point
-  Secondary Access Point
-  Main Vehicular
-  Secondary Vehicular
-  Pedestrian



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0' 50' 100' 200'



SHADOW STUDY

December 21st
Winter Solstice

March 21st / September 21st
Spring & Fall Equinox

June 21st
Summer Solstice

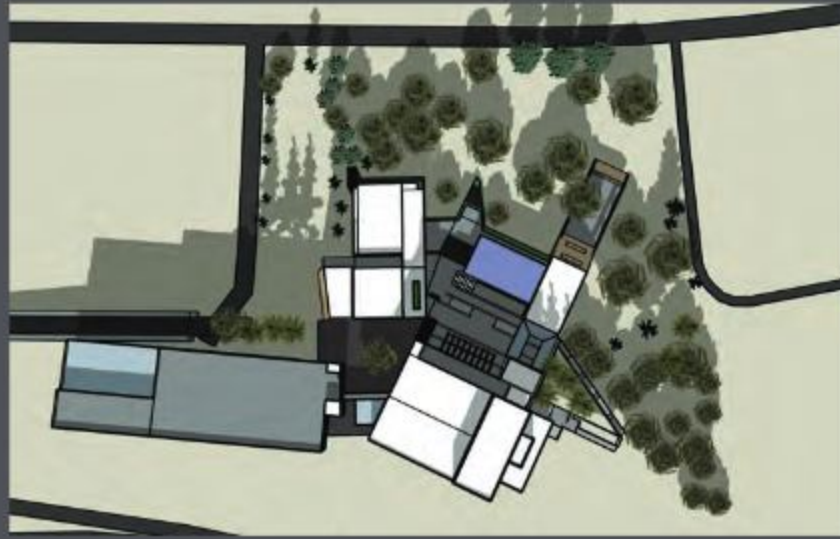
9:00 AM



12:00 PM



3:00 PM



IMPORTANT VIEWS & AXIS

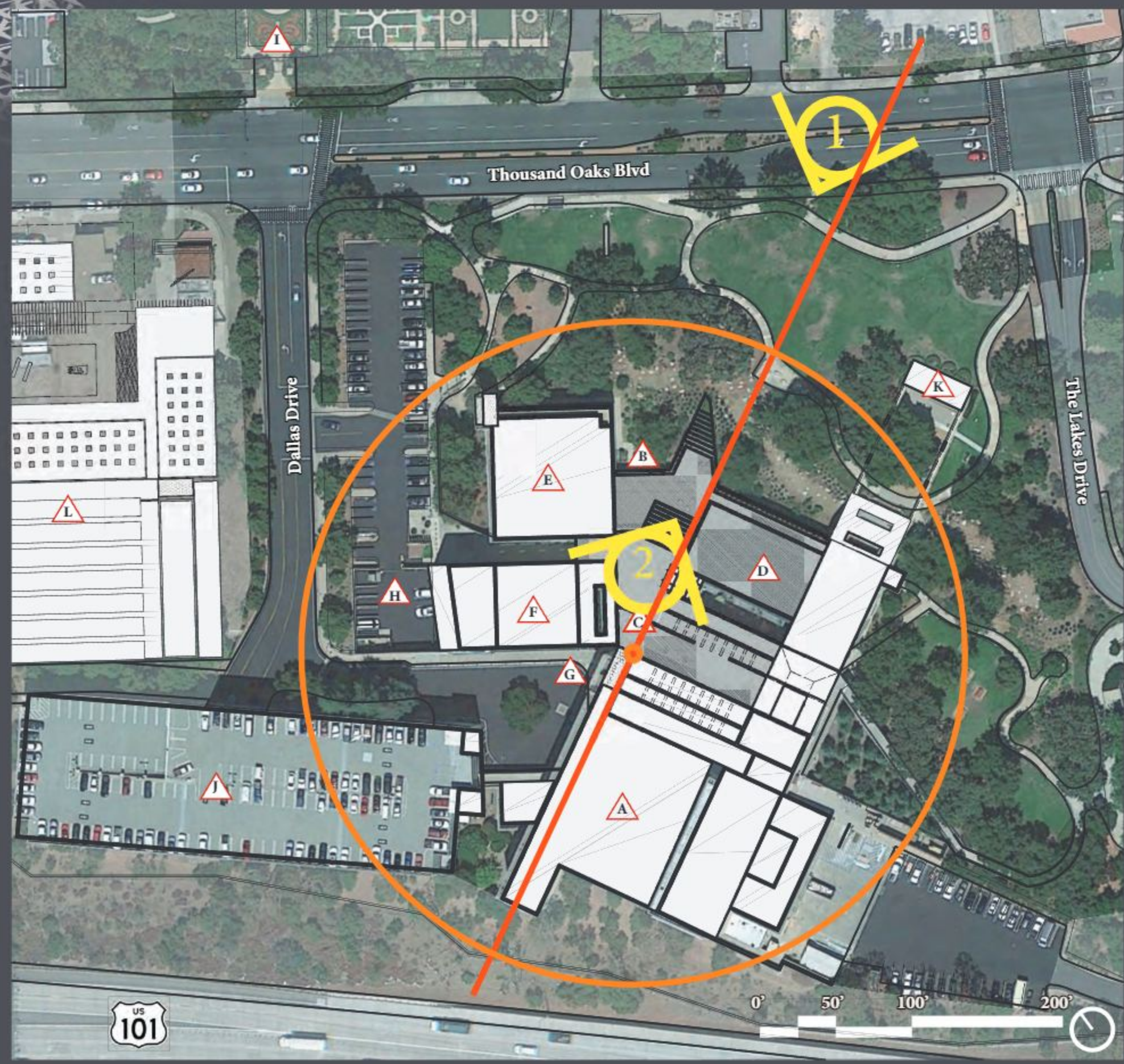


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Main Axis for Design Purposes

○

Center of Concentric Design Circles



CASE STUDY #1: HELSINKI MUSIC CENTRE & FINLANDIA HALL HELSINKI, FINLAND



Kiasma Park From The South



View of Kiasma Contemporary Art Museum from The North



Helsinki Music Centre from The South

Architect: Alvar Aalto & LPR Architects

Finlandia Hall Completed: 1971*

*Finlandia Hall had acoustical challenges and is now a convention center

Helsinki Music Centre Completed: 2011

Climate: Consistent rain throughout the year. Long, cold winters, cool summers, overcast

Area: 146 Acres

Cost: \$49 Million

Hakasalmen Huvila Museum: Villa Built in 1846

Helsinki Music Centre Capacity: 1,704 people

Context:

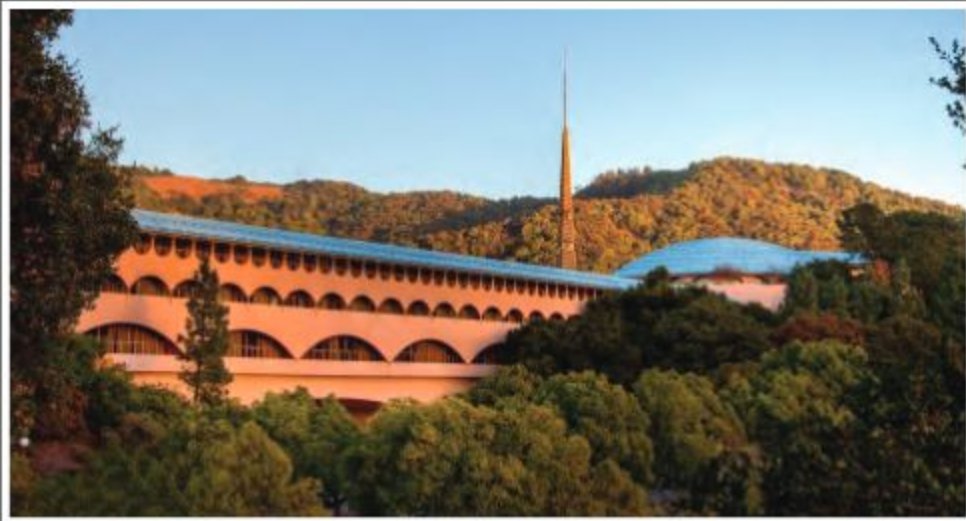
- Rail Station to the East
 - Highway 12 to the West
 - Hesperia Park and Toolo Bay to the North
- Helsinki Metro Area Population:** 1.3 million

Aalto originally headed a planning committee in the 1950s tasked with devising a central plan for Helsinki. His vision was to place the buildings as to allow for a view of Toolo Bay. This master plan would never be built in its entirety. Triangular turf areas cascade down the slight slope. Their edges serve as seat walls.

CASE STUDY #2: MARIN CIVIC CENTER SAN RAFAEL, CALIFORNIA



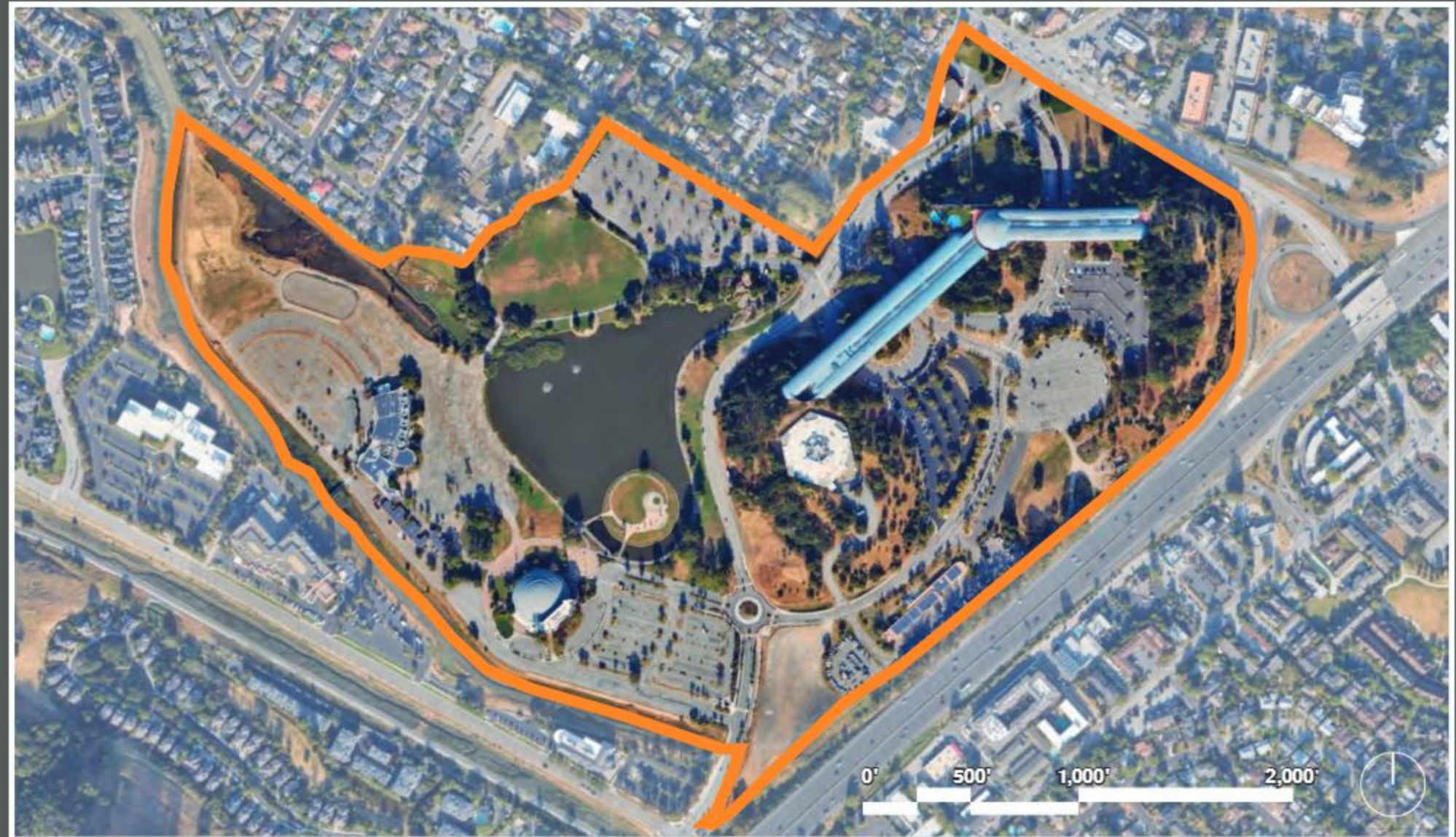
The building is positioned to provide various vistas



The 172' spire can be seen here



A circular theme dominates



Architect: Frank Lloyd Wright
Completed: 1962
Climate: Hot, dry summers and slightly cooler, wet winters
Area: 440 Acres
Capacity: 2,000 People in Auditorium
Cost: \$14 Million
Area: 82 Acres
Context: Highway 101 and Marin Headlands to the West, China Camp State Park and San, Francisco Bay to the East
San Rafael Population: 61,000

Wright's protege, Aaron Green oversaw the completion of this project. It is a national historic monument. It was Wright's largest public project. The building is designed to be nestled into the landscape seamlessly. To compliment it. It ties together the crowns of three hills. The roof is distinctively blue.

It features sweeping views of the San Francisco Bay and a man-made lake. Several very large parking lots surround it. The landscape design is meant to compliment the building and be light on the land. The two buildings are joined at a 120 degree angle. Wright designed the building AND the landscaping.

CASE STUDY #3: NEWPORT BEACH CIVIC CENTER PARK NEWPORT BEACH, CALIFORNIA



Architect: Bohlin Cynwinski Jackson
Completed: 2013
Climate: Hot, dry summers with coastal fog and slightly cooler/wetter winters
Area: 16 Acres
Cost: \$135 Million
Context: Highway 1 and Pacific Ocean <1 mile to the South, Fashion Island <1 mile to the NW
Newport Beach Population: 84,000

This project focused largely on maintaining the integrity and biodiversity of this coastal chaparral canyon. The focal point of the site is the elevator tower that supports the view bridge. Impact on the land is minimal. The architecture is carefully

minimalist as well. Transparency is the theme here. The main structure is accessible from various entrances. The physical structure is transparent as well.

There is an extensive native plant section. The view bridge is cantilevered and appears to float. City Hall blends seamlessly with the topography. There is a large screen of hedges to shield the library from the noise of the nearby road and to block the parking garage structure from view.

The site is on a canyon with a central creek bed and the elevation change is large. The ocean is within one mile of this site and can be seen from various parts of the park. Especially the lookout ramp.





CONNECT

Integrate this site into the greater Downtown Core of Thousand Oaks

- Make more walkable and bike-able
- Add a covered bus stop
- Connect to The Lakes
- Add Sidewalks



GATHER

Provide a space that brings the community together

- Make more walkable and bike-able
- Bring people of all ages together
- Allow for physical activity by adding a small playground and workout station
- Provide a perfect space for the Thousand Oaks Farmers Market
- Provide a performance and entertainment space



RESTORE

Rehabilitate the land and preserve the nature that is there

- Plant more native tree, flower, grass, and shrub species
- Use water conservation techniques and permaculture techniques to conserve water



GOALS & OBJECTIVES



WOW

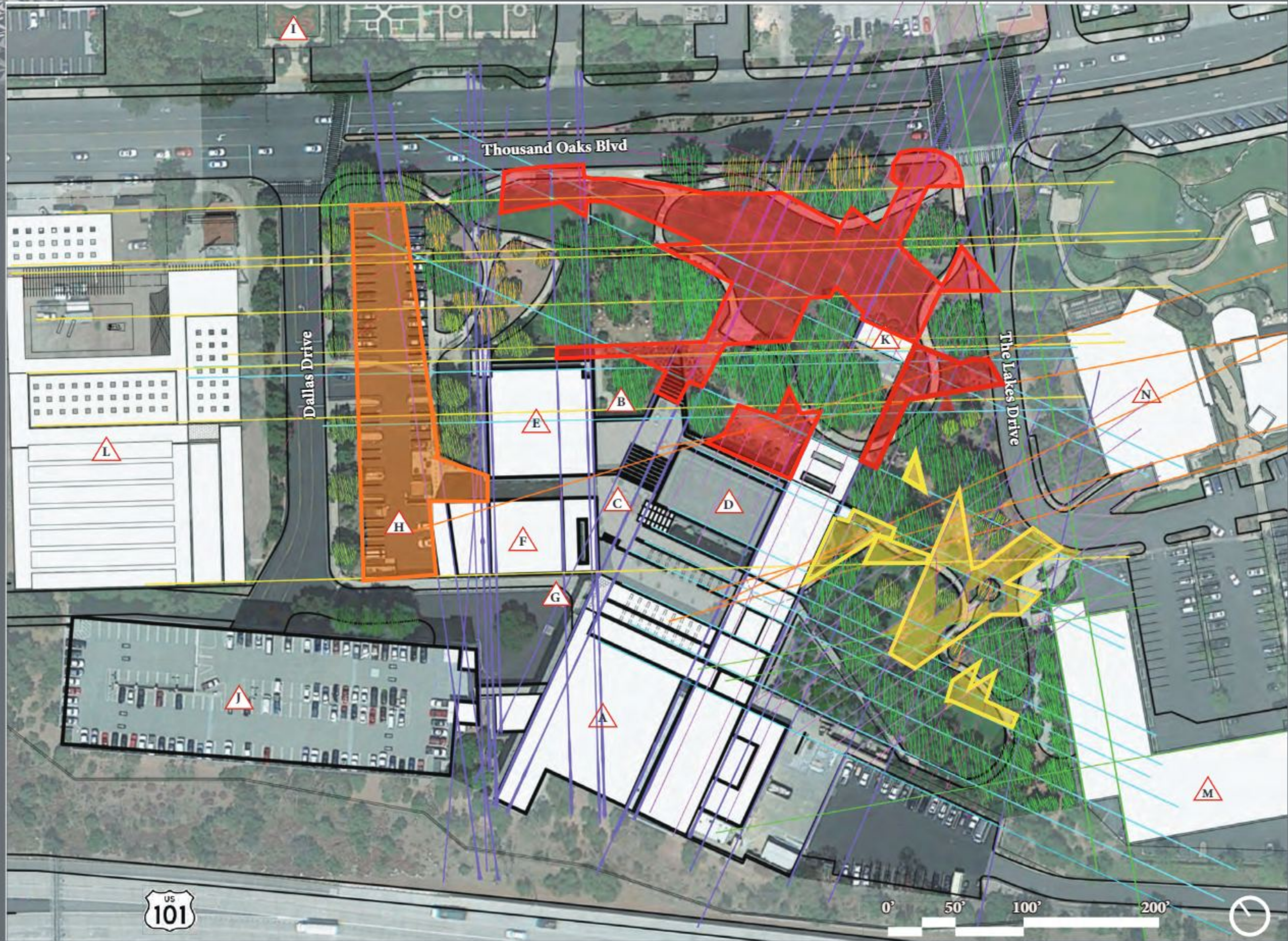
Create a stunning place that is a destination for people from far and wide

- Epic views
- Dazzling design features
- Day and night activities
- Water feature
- Unique construction materials
- Educational signs/plaques



SPACE SEEKING

- Zone 1 Available Space
- Zone 2 Available Space
- Zone 3 Available Space



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CONCEPT DIAGRAM



- Sloped Sidewalks/Ramps
- Walkway/Driveway
- Bridge
- Stairs
- Planted Area
- Trees

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INSPIRATION BOARD



SITE PLAN

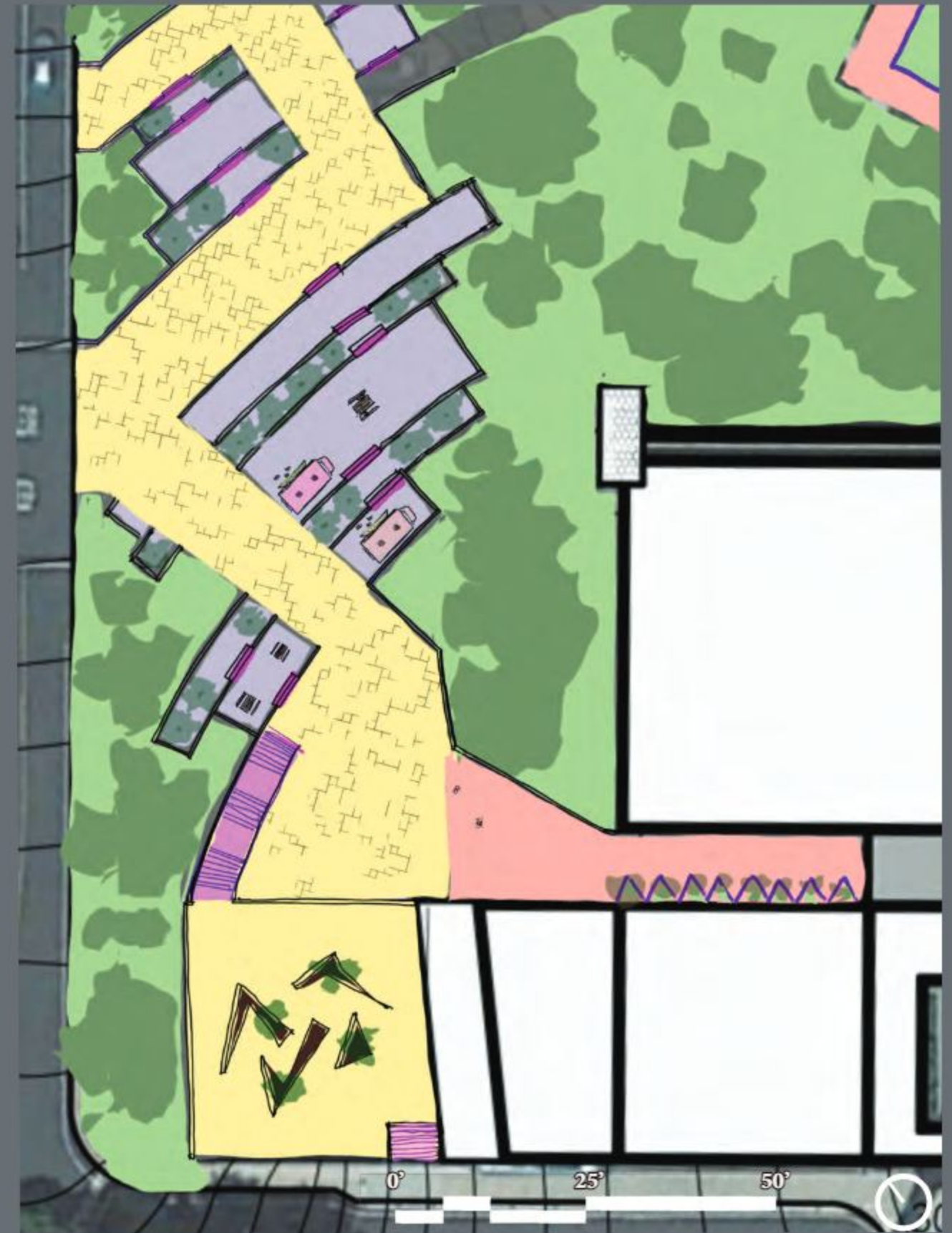


- Sloped Sidewalks/Ramps
- Paved Space
- Walkway/Driveway
- Bridge
- Stairs
- Planted Area
- Trees
- Terrace

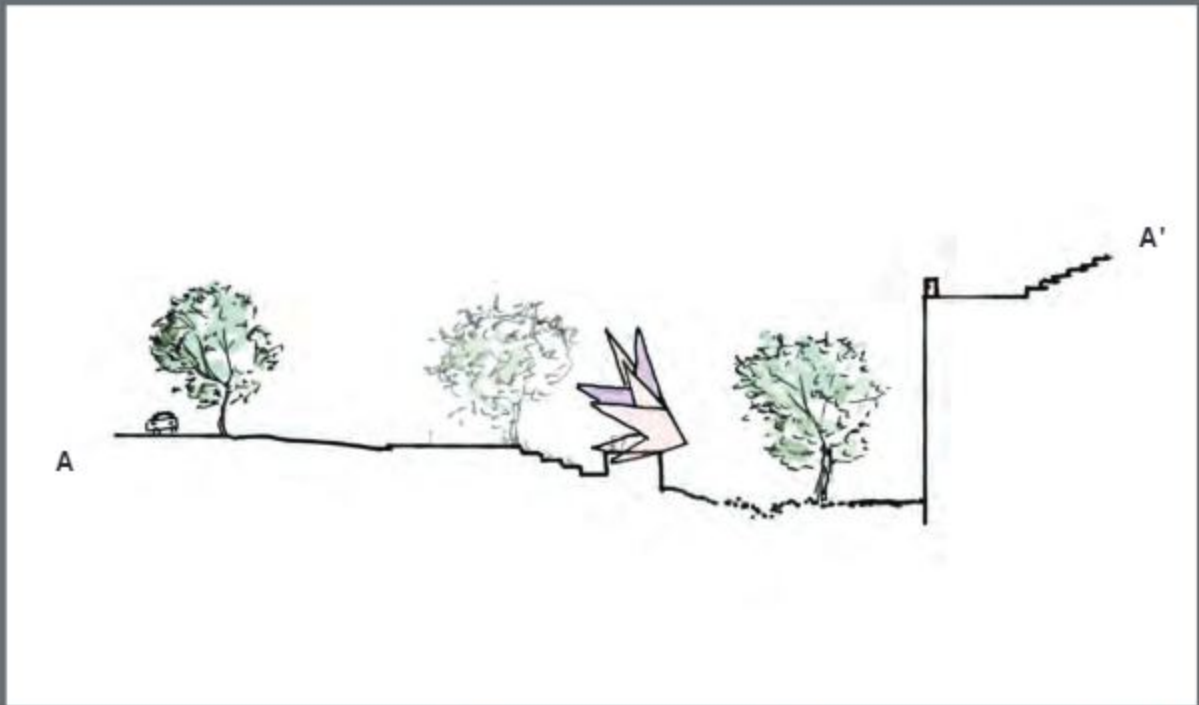
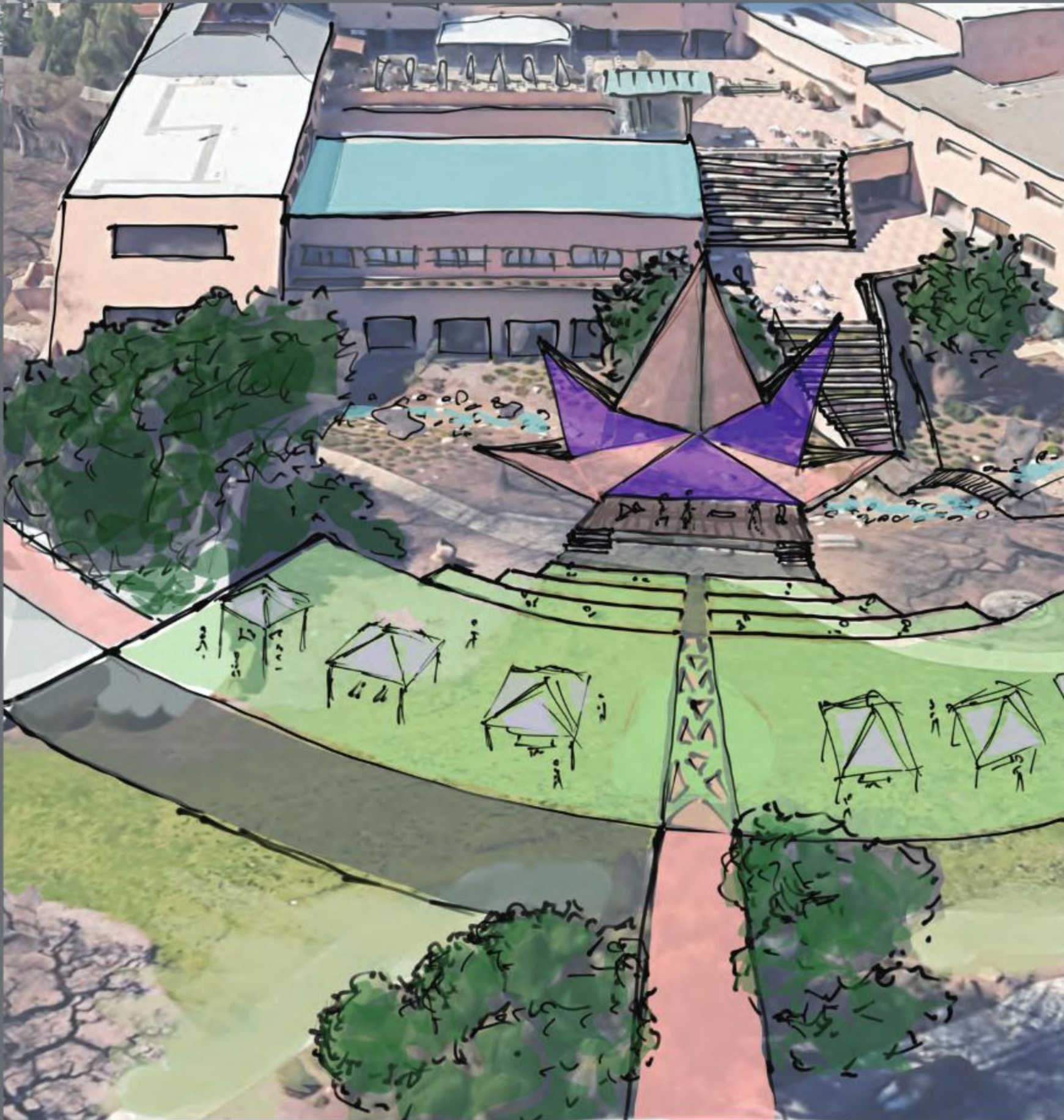
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ZONE 1 PERSPECTIVE & ENLARGEMENT



ZONE 2 PERSPECTIVE & SECTION/ELEVATION



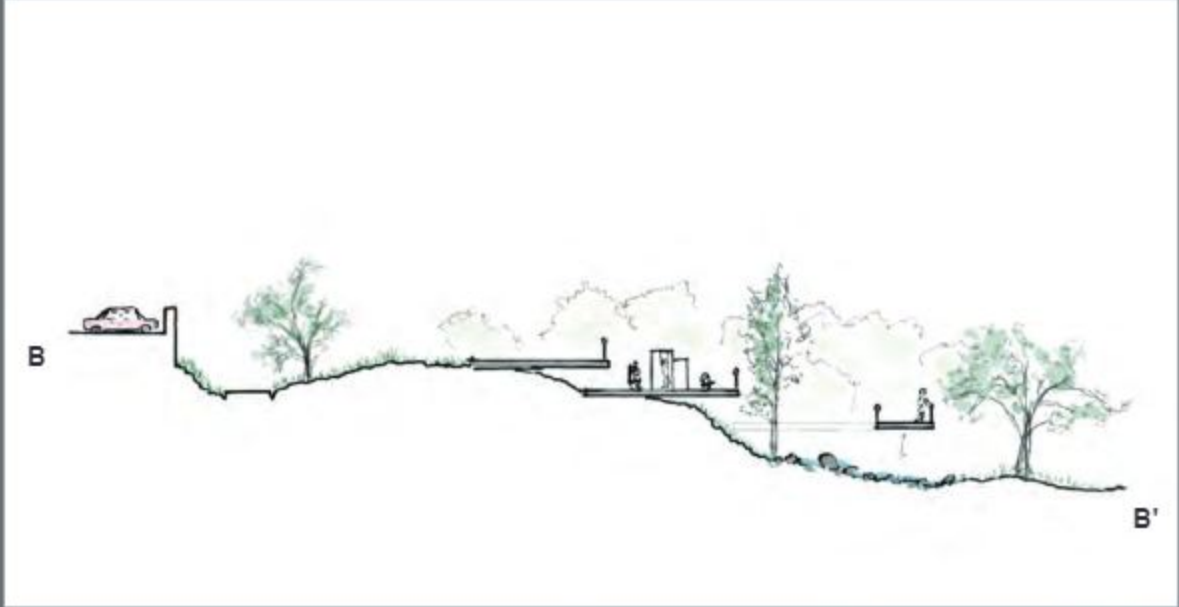
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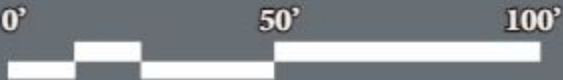
ZONE 3 PERSPECTIVE & SECTION/ELEVATION



KEY



*Section is magnified 3x



PLAN VIEW

Legend:

- ▲ A Bicycle Lane
- ▲ B Outdoor Gym
- ▲ C Circus Arts Area
- ▲ D Main Stairway Entrance
- ▲ E Terrace
- ▲ F Food Truck and Eating Area
- ▲ G Farmers Market/Event Space
- ▲ H Main Entrance From Street
- ▲ I Water Feature
- ▲ J Bus Stop
- ▲ K Stage
- ▲ L Amphitheater
- ▲ M Children's Play Area
- ▲ N Ramp to 'The Lakes'
- ▲ O 2nd Floor Entrance Patio
- ▲ P Service Vehicle Road/Walkway
- ▲ Q Trellis Area for Eating/Events
- ▲ R Shaded Turf Area
- ▲ S Sculpture
- ▲ T Curved Stairwell
- ▲ U Stairwell to Parking Garage





ZONE 1, ENLARGEMENT #2



ZONE 1, PERSPECTIVE # 1



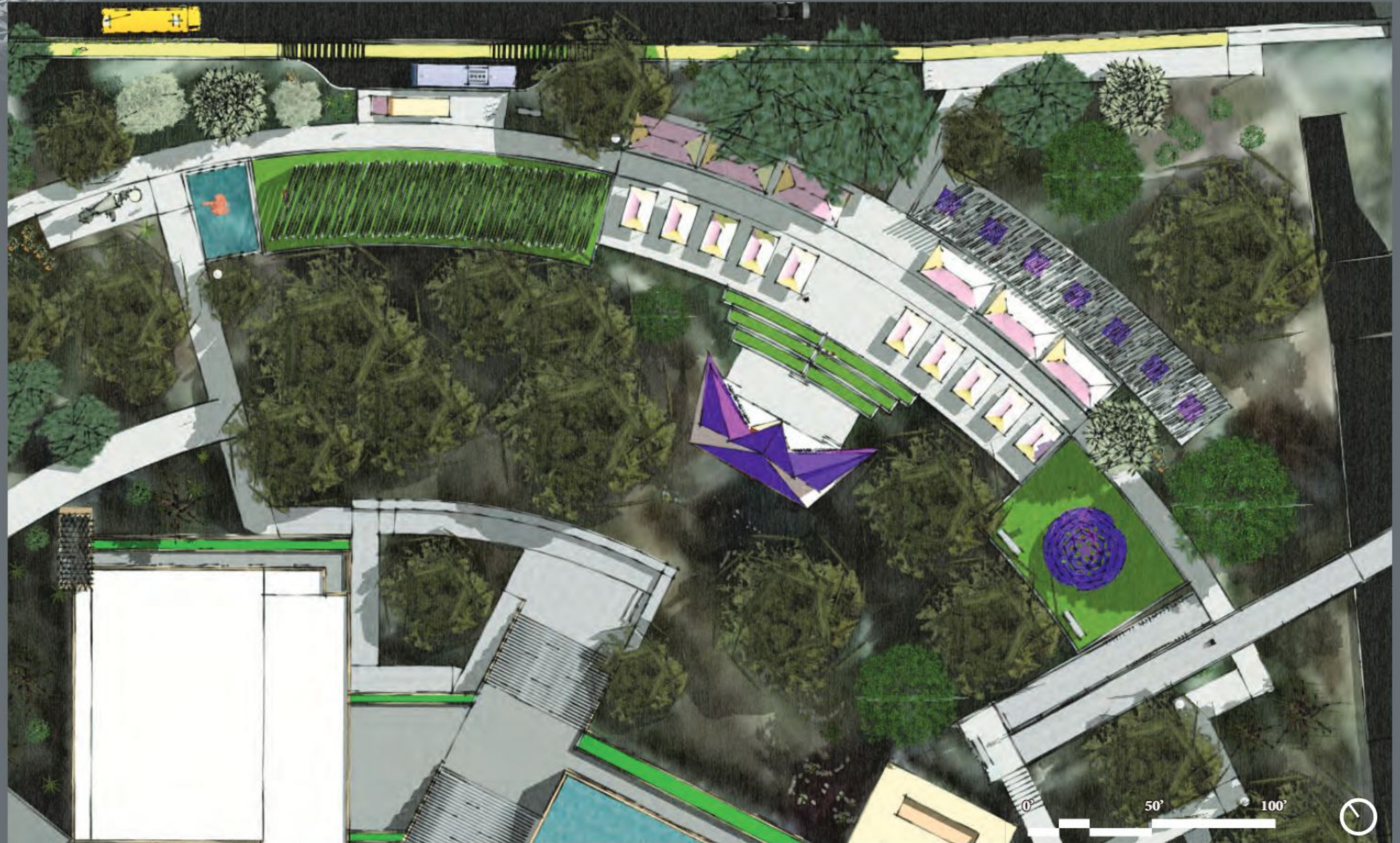




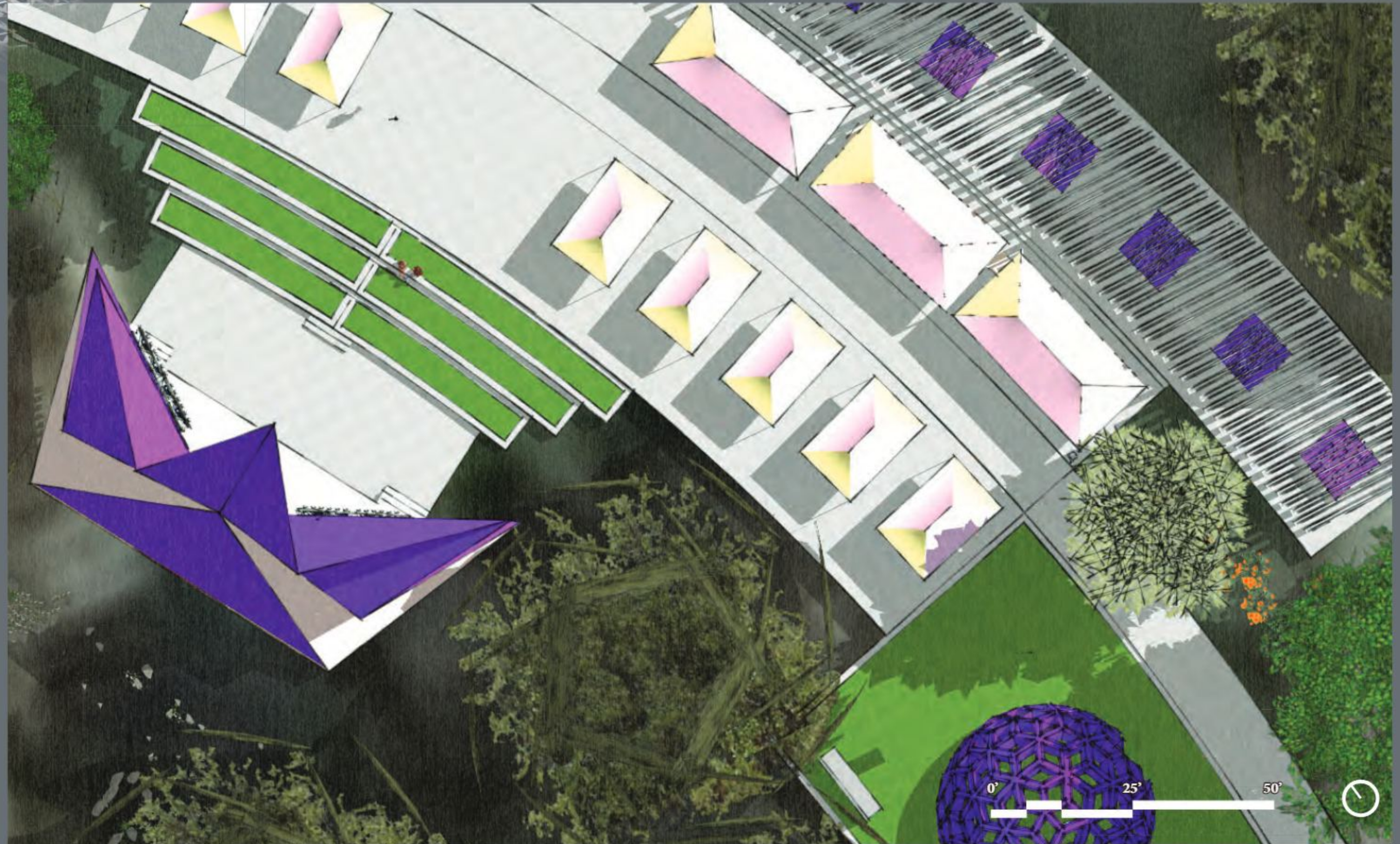
ZONE 1 SECTION/ELEVATION

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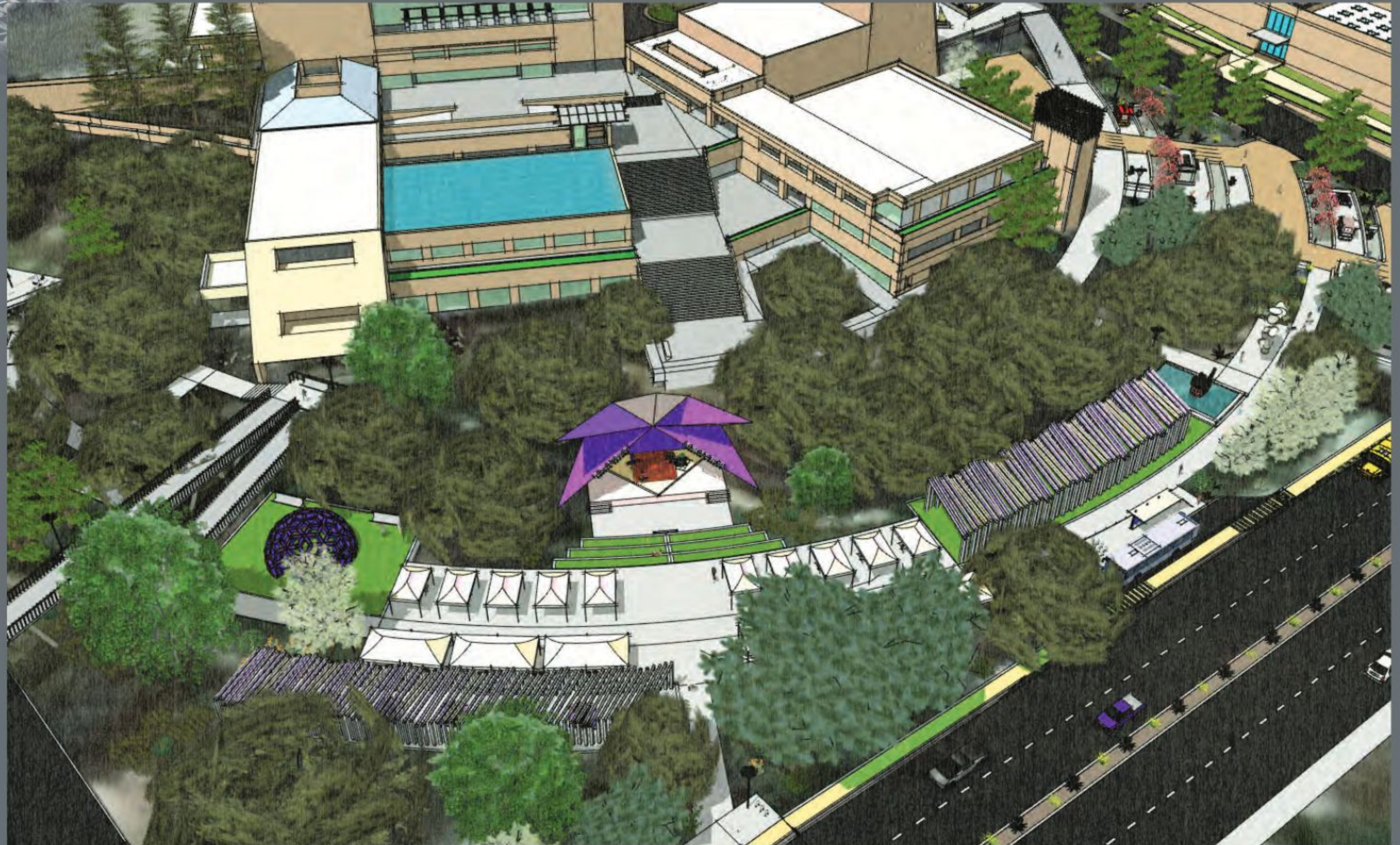




ZONE 2, ENLARGEMENT #2



ZONE 2, PERSPECTIVE #1





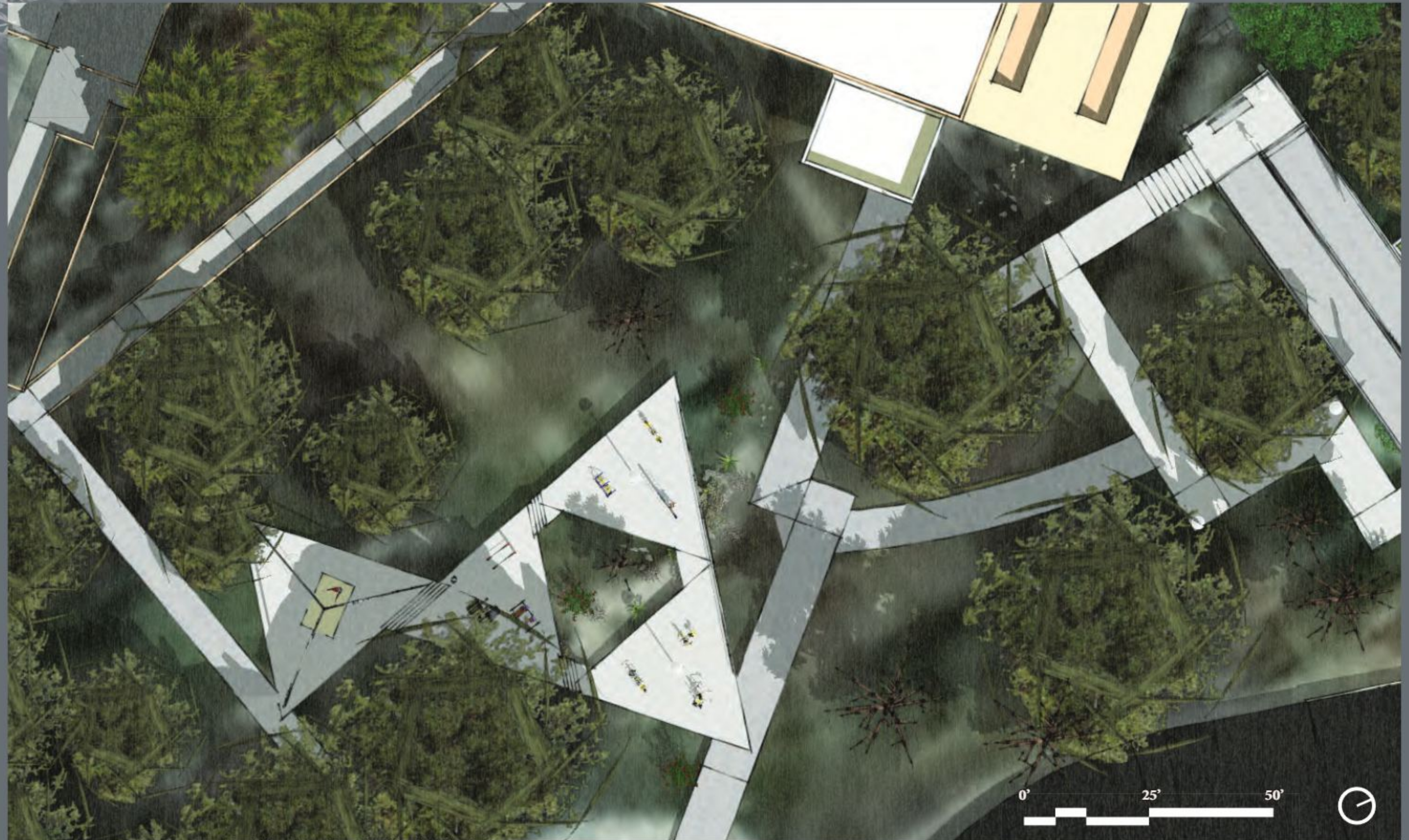
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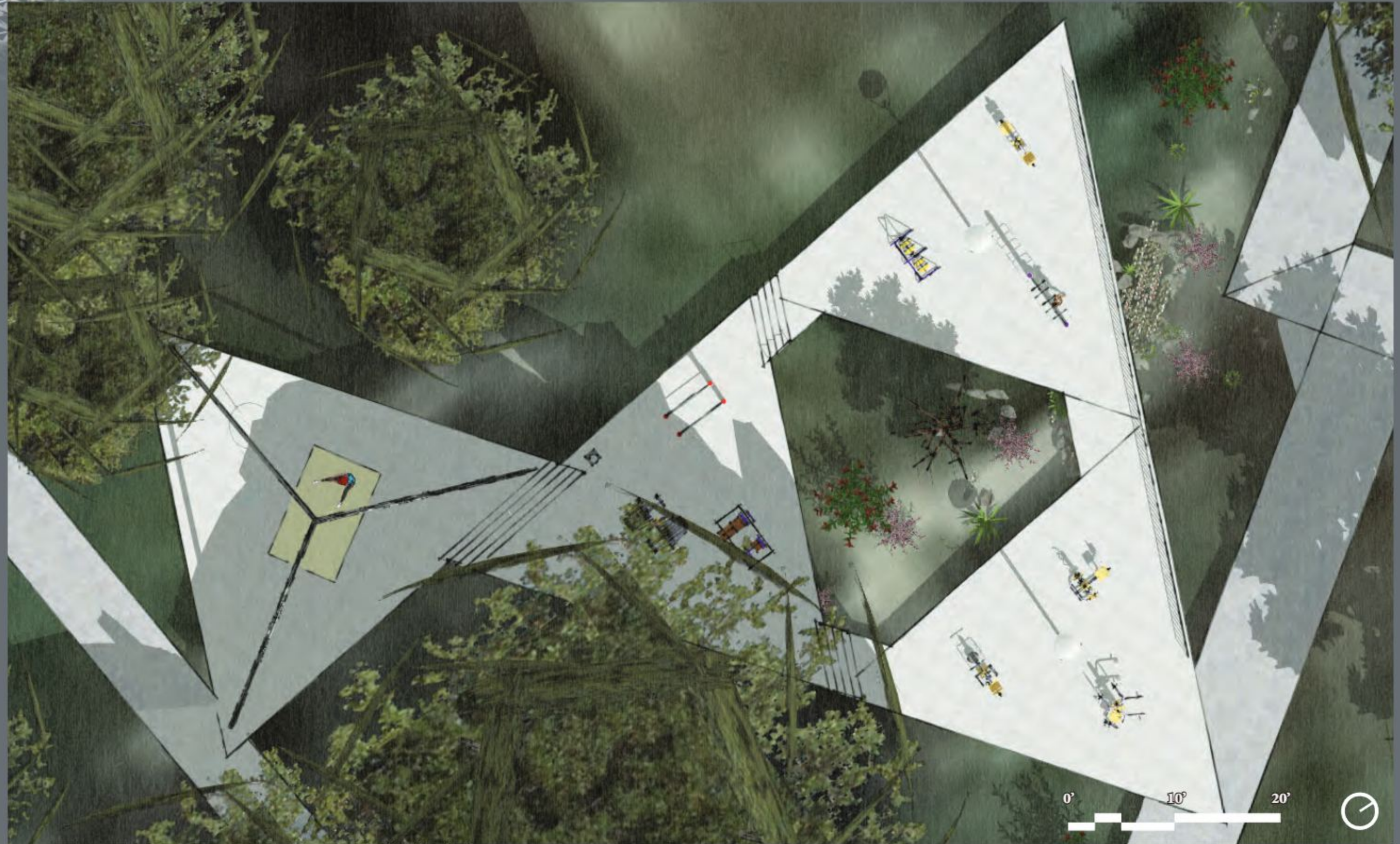
ZONE 2 SECTION/ELEVATION



ZONE 3, ENLARGEMENT #1



ZONE 3, ENLARGEMENT #2





KEY



ZONE 3 SECTION/ELEVATION



ZONE 4, ENLARGEMENT #1



ZONE 4, ENLARGEMENT #2



ZONE 4, PERSPECTIVE



KEY



ZONE 4 SECTION/ELEVATION



CIRCULATION

Legend:

-  Main Access Point
-  Secondary Access Point
-  Main Vehicular
-  Secondary Vehicular
-  Pedestrian
-  ADA
-  Service Vehicle





ADDED TREES

A **Crape Myrtle**
Lagerstroemia indica



B **Desert Willow**
Chilopsis linearis



C **California Buckeye**
Aesculus californica



D **Bigleaf Maple Tree**
Acer macrophyllum



E **Gold Medallion Tree**
Cassia leptophylla



