



Thousand Oaks Civic Arts Plaza Redesign

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LD3 Behr Summer 2024
UCLA Extension

Salesforce Park and Transit Center

Location: San Francisco, CA

Client: Transbay Joint Powers Association

Date: 2018

Architect: Pelli Clarke Pelli Architects (PCPA)

Cost: \$2.2 billion

Notable features and activities:

- Living roof
- Children’s play area
- Public art
- Fountains
- Trails
- Circus
- Beer festival
- Reading room
- Fitness and wellness
- Live music
- Nature walks
- Arts and culture
- Dancing
- Amphitheater



Fun water features



Pathways



Rooftop park

Jim Ellis Freeway Park

Location: Seattle, WA

Client: Seattle, WA

Completed: 1976

Architect: Lawrence Halprin and Anjela Danadjieva

Cost to build: \$23.5 Million

Notable features and activities:

- 2019 National Registrar Historic Places
- Cascading water features act as sound buffer
- Concerts
- Dancing
- Outdoor cinema
- Centrally located

**This park is currently undergoing renovations. \$10 million has been allocated for Improvements to include: infrastructure upgrades, lighting, accessibility, program, repairs to drainage, irrigation, seating, new restrooms, safe fountains, children's area, café, and information booth.*



Existing site plan



Park built over the I-5 freeway



water features

Newport Beach Civic Center

Location: Newport Beach, CA
 Client: City of Newport Beach
 Size: 14 Acres
 Cost: \$105 Million-140.2 Million
 Completed: 2013

Notable features and activities:

- 1.23 miles of trails
- Dog friendly
- Public art
- Views of city
- Native plant
- Interpretive signage
- Wayfinding
- Custom furniture
- Government and social activities.



Path options and public art.



designated pedestrian crossing and public art.



Native plant hedge acts as sound buffer.

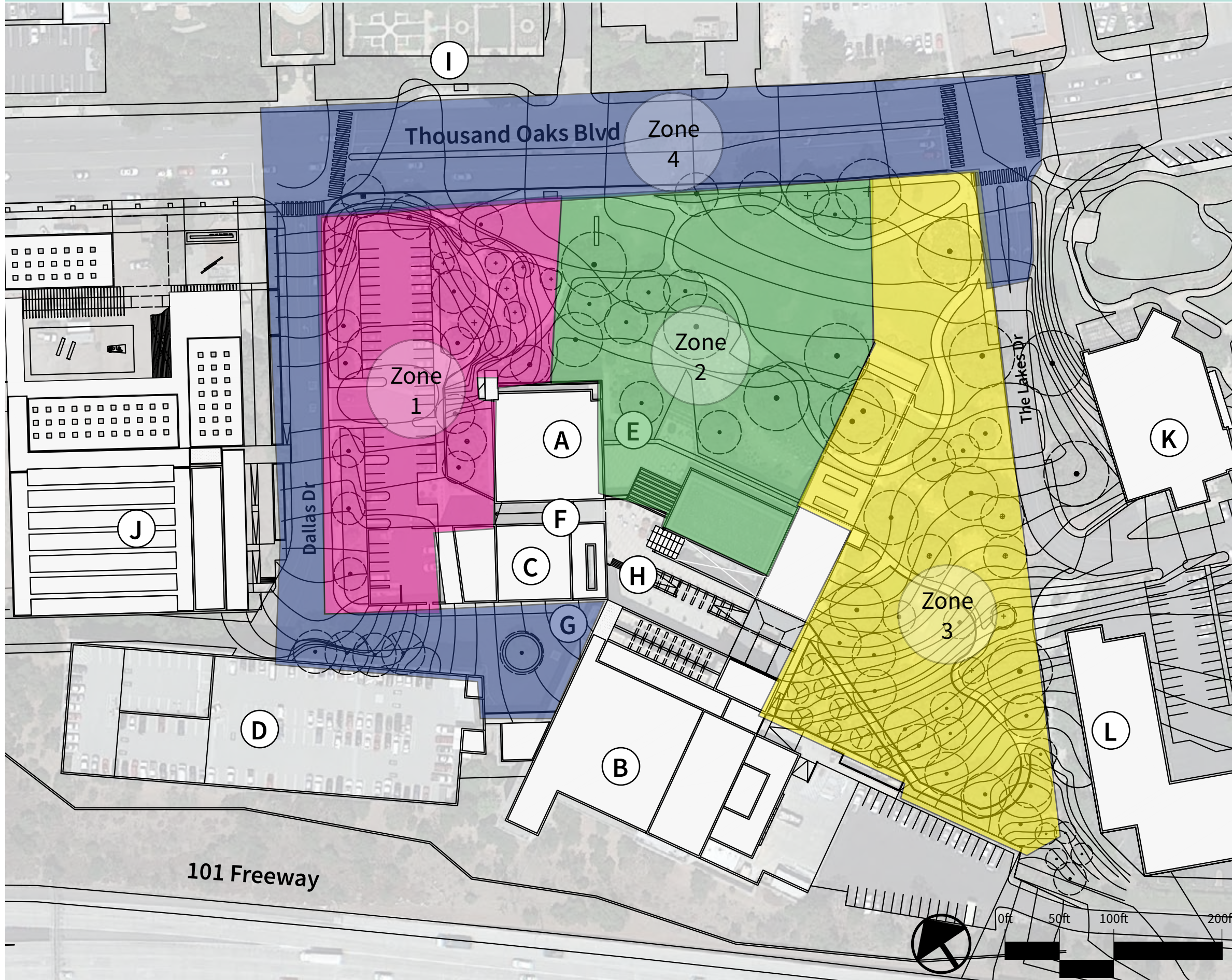
History

Conejo Valley was originally inhabited by Coastal Sage Scrub, chaparral, and Oak Woodland plant communities which gave sustenance to the Chumash Native Americans and wildlife. Plants such as live and valley oaks, ceanothus, ribes, yerba santa, mugwort, strawberries, and salvias were plentiful and offered, medicine, shelter, and materials to make textiles. In 1542, the area was claimed for the Spanish Crown. In 1875, after California became a state, the first post office was built and thus Thousand Oaks began its journey into the modern era and industrialization. It wasn't until the early 1900s that the area was considered for "community uses" by the Janss Family, whose name is still prominent throughout the valley. The name "Thousand Oaks" was selected as the name of the town in 1964 to honor the oaks that were once abundant in the area.



Native oak trees are the keystone species in California. They not only provide shelter and food for wildlife, but they also lay host to dozens-hundreds of moth and butterfly larvae. They are also very efficient at carbon sequestration. While Oaks used to be common throughout the state, they are so few in number now that they have a protected status. It is illegal to cut down certain oaks or to disturb the soil within five feet of their canopy. Besides Sudden Oak Death and Oak borers (beetles), Oaks are also threatened as a result of development. Pathogens and insects are made worse by climate change and drought. It is not only important to protect these majestic beings, but also to provide them with a sustainable life. A plant is only as healthy as others that surround them, and it is important to make sure to have plant communities and not monocultures. It is also important for people to learn why plants and wildlife matter, and to appreciate being a part of a whole, biologically diverse community.

Zones



Legend

- Zone 1:** West edge and small open parking lot
 - picnic area.
 - Second level entrance.
- Zone 2:** Central space
 - Rooftop terrace
 - Facing Thousand Oaks Blvd.
 - First level entrance.
- Zone 2:** East edge
 - Picnic area
 - Ramp to third level and police station
- Zone 3:** North edge
 - Street edges
 - connection to context.

Building Data:

- City Hall Offices: 87,000 square feet
- Forum Theater: 388 seat/ 22,200 square feet
- Kavli Theater: 1,800 seat/ 99,700 Square Feet
- Parking Garage: 5 levels/ 757 parking spaces/ 231,000square feet

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| A City Hall Offices | G Third Level Entrance |
| B Kavli Theater | H Rooftop Terrace |
| C Forum Theater | I Gardens of the World |
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| F Second Level Entrance | L Apartments (Future) |



Photo 1: View from theater drop off. Loading and parking.



Photo 2: View from path. Public art and sycamores.



Photo 3: Main path with community art inlay.



Photo 4: Public art commemorating local Veterinarian.

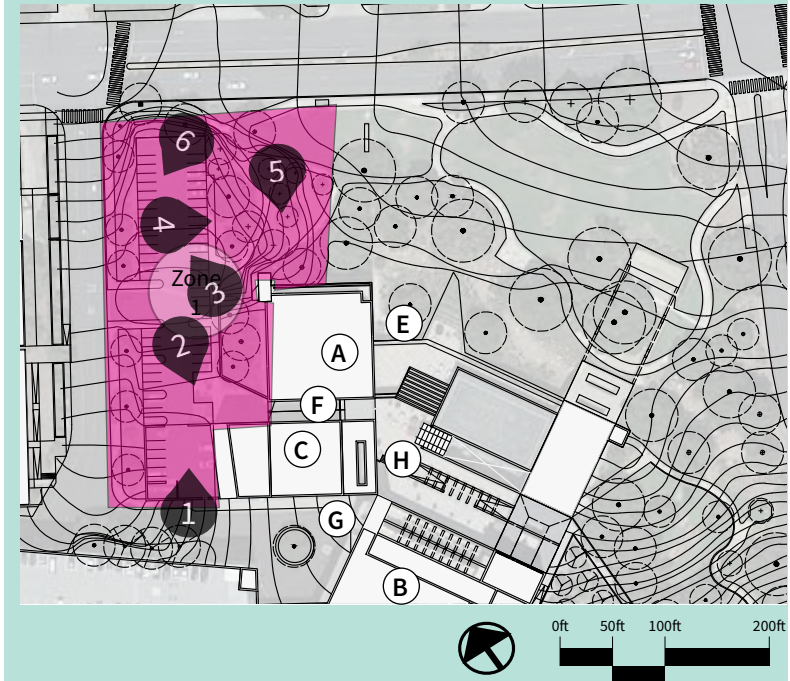


Photo 5: View of retaining wall and small garden next to City Hall offices.



Photo 6: View of some picnic tables, sycamores, and small parking lot.

Zone 1: West edge and small open parking lot
 •picnic area.
 •Second level entrance.



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Photo 1: View from level 3 of rooftop terrace and north of site.



Photo 2: View from path of terraced planter and faux bioswale.



Photo 3: View from path of property sign, Thousand Oaks Blvd, and shade oak.

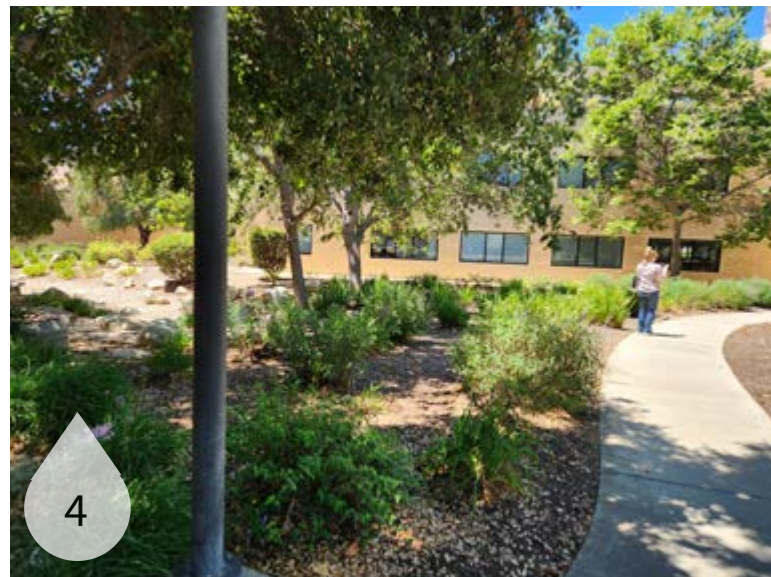


Photo 4: View from path of City Hall offices.



Photo 5: View from path of first level offices



Photo 6: View from seat wall of picni table and shade oak.

Zone 2: Central space

- Rooftop terrace
- Facing Thousand Oaks Blvd.
- First level entrance.



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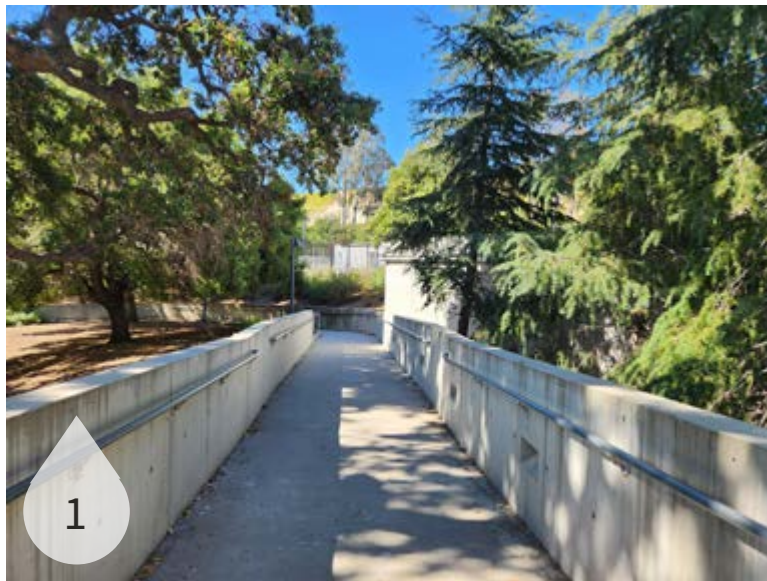


Photo 1: View from third level of ramp to lower elevation picnic area and paths.



Photo 2: View from path of faux swale that is to close to structure.



Photo 3: View of sitting area commemorating filming of Tarzan.

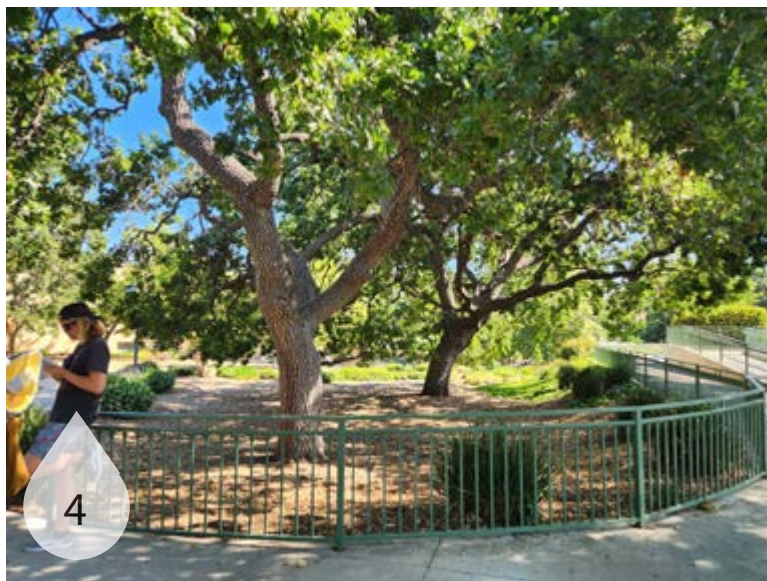


Photo 4: Public art commemorating local Veterinarian. View from wide path of shade trees



Photo 5: View of courtyard inside "the arm."



Photo 6: View from path of City Hall offices, trees, and sparse vegetation.

Zone 3: East edge
 •Picnic area
 •Ramp to third level and police station



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Photo 1: View from second level theater entrance of parking structure.

Photo 2: View of theater drop off and oak.

Photo 3: View from corner of Dallas and Thousand Oaks Blvd of Thousand Oaks Blvd and sidewalk.

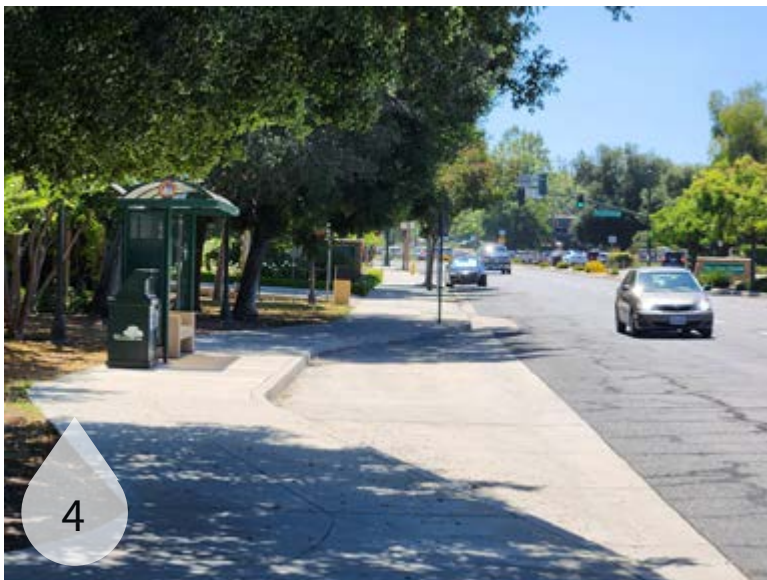
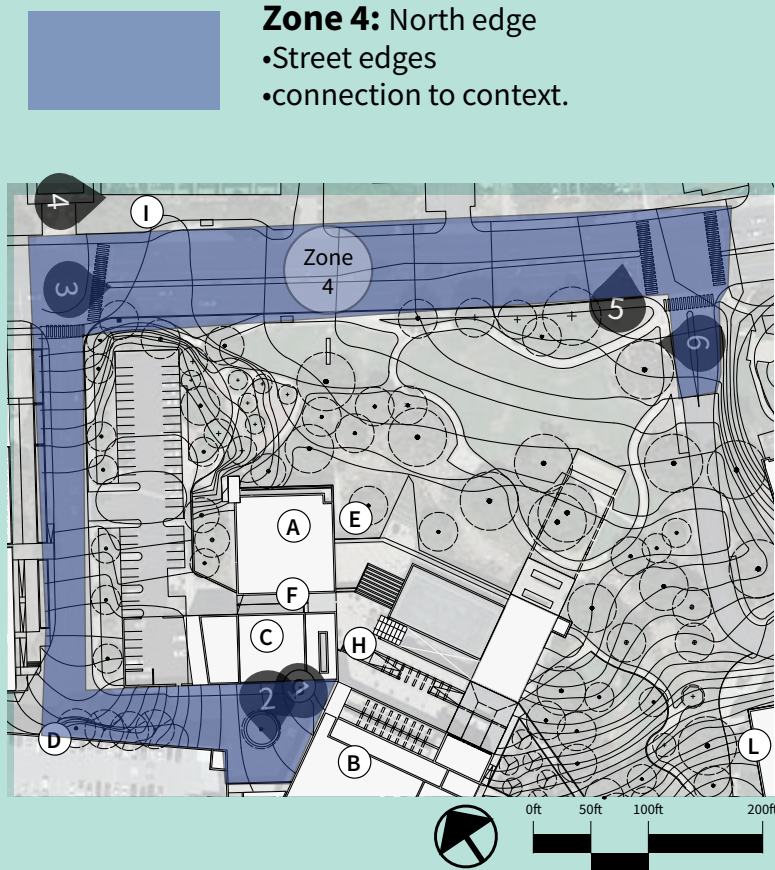


Photo 4: View of Bus stop on Thousand Oaks Blvd on north side.

Photo 5: View from corner of The Lakes Dr and Thousand Oaks Blvd looking west.

Photo 6: View of Thousand Oaks Blvd looking north.

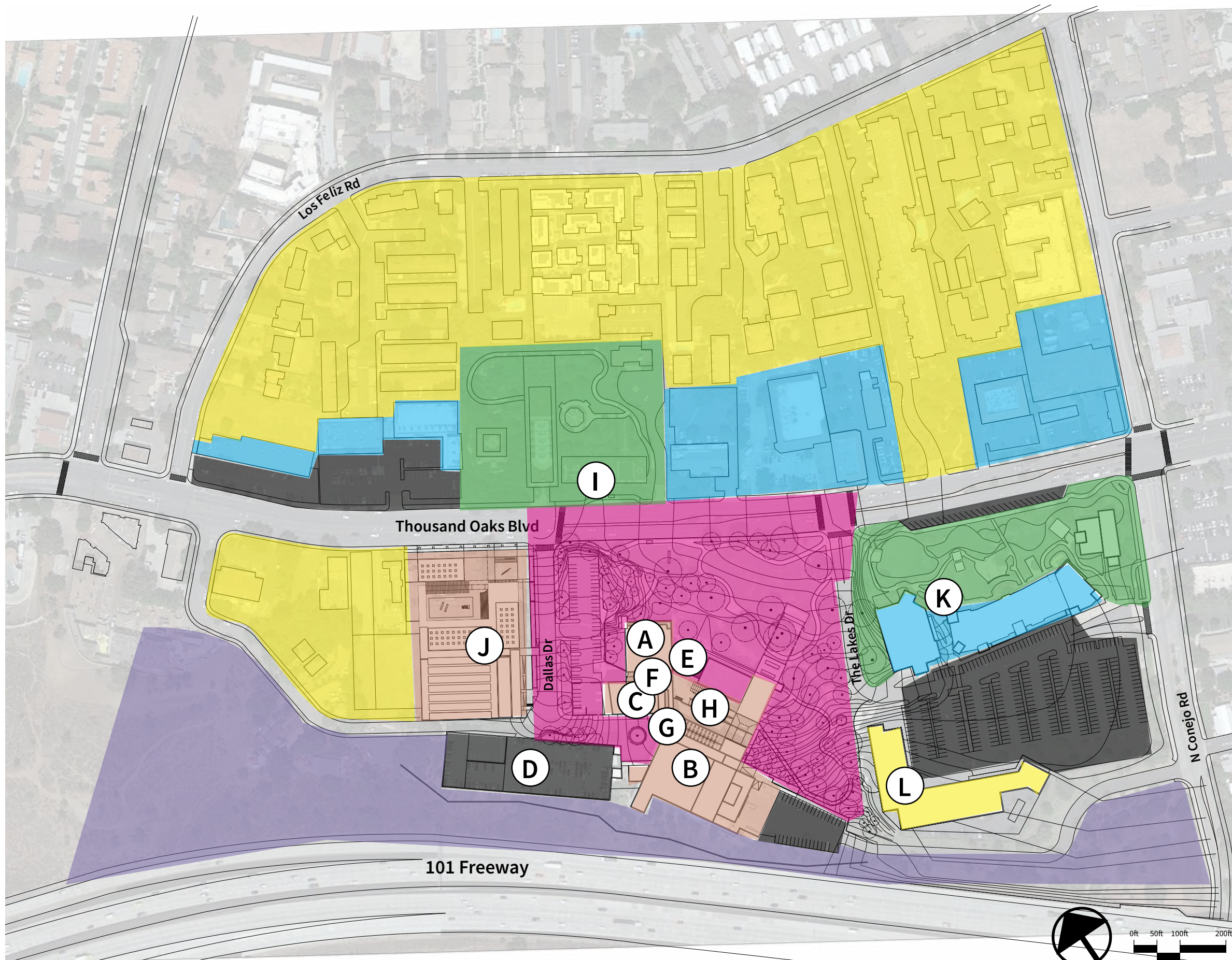


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Context and Land Uses



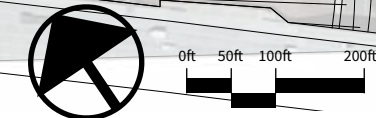
Context Legend

- Site
- Residential/mixed use residential
- Commercial
- Passive park
- Civic
- Wilderness area
- Parking

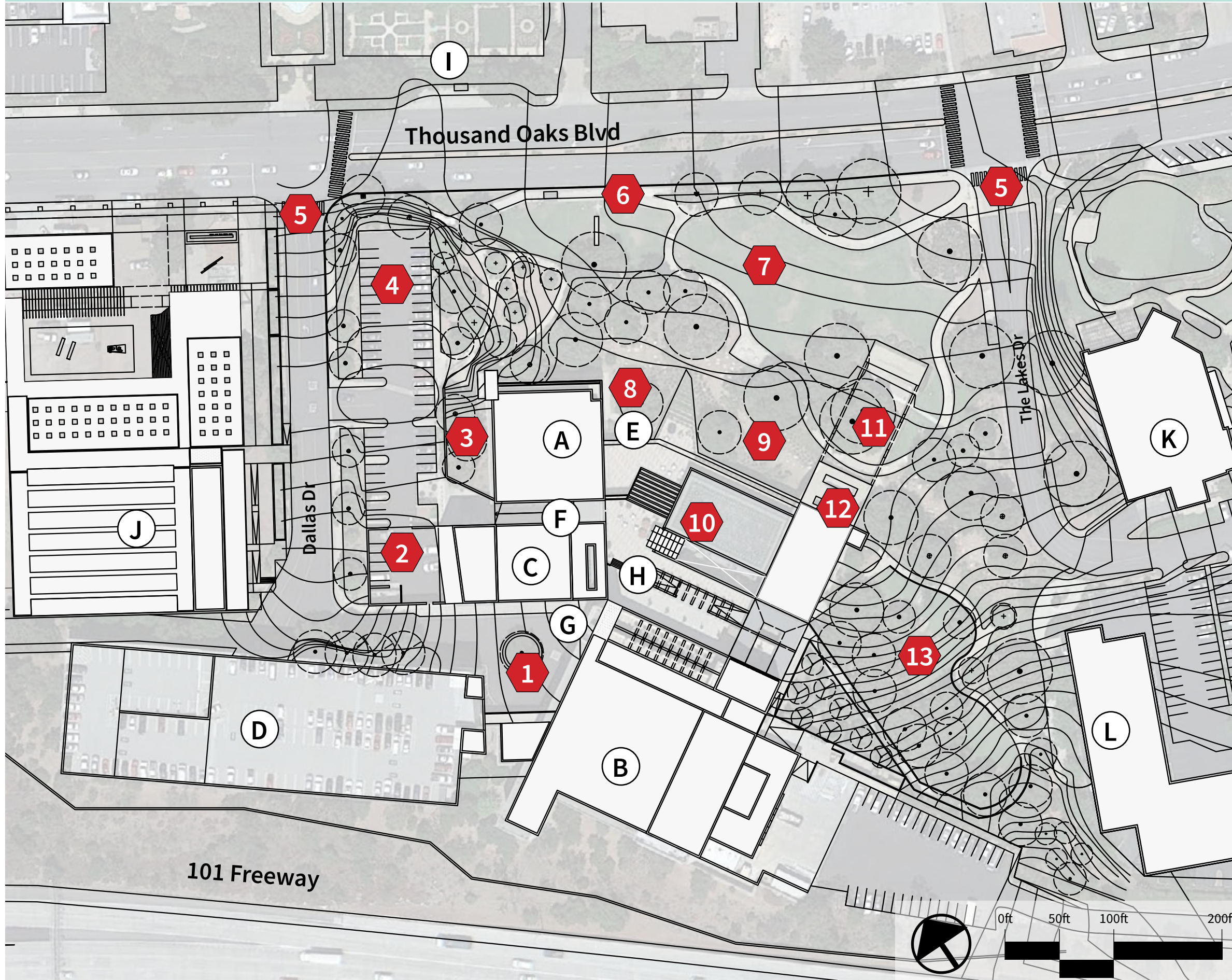
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Constraints



Legend

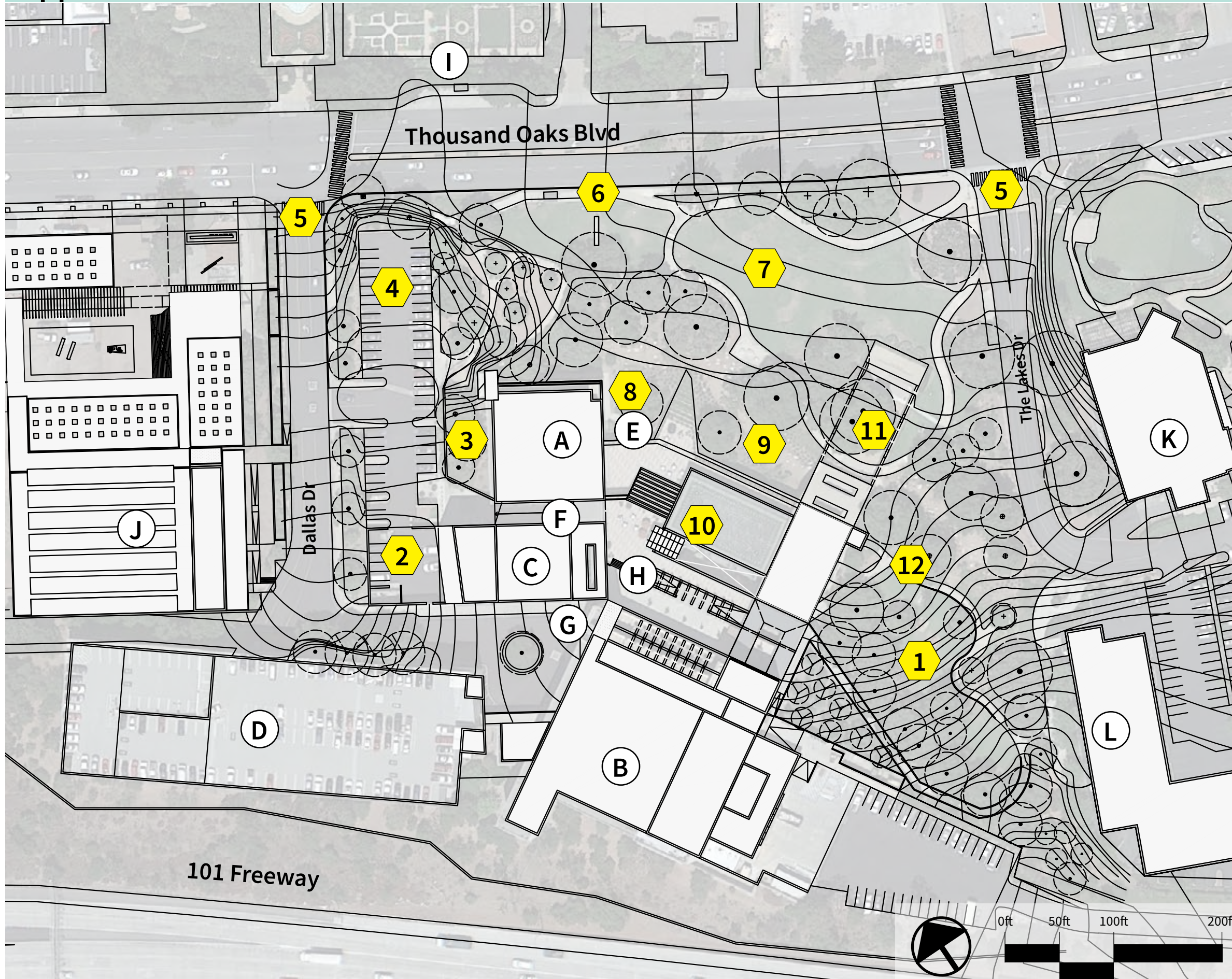
- 1** Open drop off gets hot on sunny days.
- 2** Loading dock with poor access.
- 3** Sunken area required because of office windows, but needs to be better utilized.
- 4** Large, open parking lot on elevated platform.
- 5** "Lack-luster" connections with no way finding. East connection blocked by protected trees.
- 6** Narrow sidewalks with obstacles.
- 7** Large lawn area water hungry and not maintained.
- 8** First floor main entrance hidden by protected tree.
- 9** Faux bioswale is a travesty and slap in the face to Nature.
- 10** Former reflecting pool only act as a source of heat.
- 11** Space intended for outdoor entertainment, views obstructed by protected trees.
- 12** Open drop off gets hot on sunny days.
- 13** Large shaded area cannot be changed due to protection from oaks.

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Opportunities



Legend

- 1** Use topography to incorporate amphitheater
- 2** Balcony can add safe space to mingle as well as shade the landing below.
- 3** Destination “secret garden.”
- 4** Remove under-used parking lot in favor for something useful.
- 5** create unique and safe way for pedestrians to access site.
- 6** Add designated bike path while guiding pedestrians to use the site for circulation.
- 7** wide, open space that can be terrained/multi-use area.
- 8** Use way finding to direct people to main entrance.
- 9** Good space for a courtyard.
- 10** Good space for green roof. possible riparian habitat.
- 11** Merge indoor and outdoor spaces. can be used as outdoor office/education center.
- 12** Better utilize space under and sycamores

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Goals and Objectives

CURATE

CREATE a cultural center in downtown Thousand Oaks, where people are excited to bring their families and out-of-towners want to visit.

- Design multi-use areas that are accessible during day and night, and by all ages.
- Rethink the way we traverse spaces with wide walkways and wayfinding.
- Lay out a safer and more attractive environment for pedestrians.
- -Utilize the space to educate people about who was here first and what their relationship with the space was.



CONNECT

CONNECT the the surrounding areas in a visually appealing and accessible manner that will strengthen the community.

- Rethink the way we traverse spaces with wide walkways, wayfinding, and clear access points.
- **CONNECT** past and present through native plants and interpretive signage.
- Food and retail kiosks can be run by local businesses.



EDUCATE AND REHABILITATE

PROTECT and **RESTORE** local Native Plant communities.

- Protect the existing Native oak trees and establish plant communities.
- Have distinct plant community zones to promote biodiversity.
- Use interpretive signage to **EDUCATE** people what these plants/communities do, who benefits from them, and how the Indigenous people would interact with these plants.
- Create functional bioswales so the plants can benefit from the rain and will not need extra irrigation.



MINGLE

UTILIZE the existing infrastructure of the Civic ARTS Plaza

- Showcase public art throughout the grounds.
- Create outdoor performance spaces.
- Have a continuity of materials used in order to emphasize **CONNECTION** and **INTEGRATION**.



Mood and Inspiration Board



amphitheater



Barista under bridge



Built habitat



Planter bench



Boardwalk in protected zones

Mood and Inspiration Board



Wide paths



Permeable paving



Functional bioswale



Habitat pond



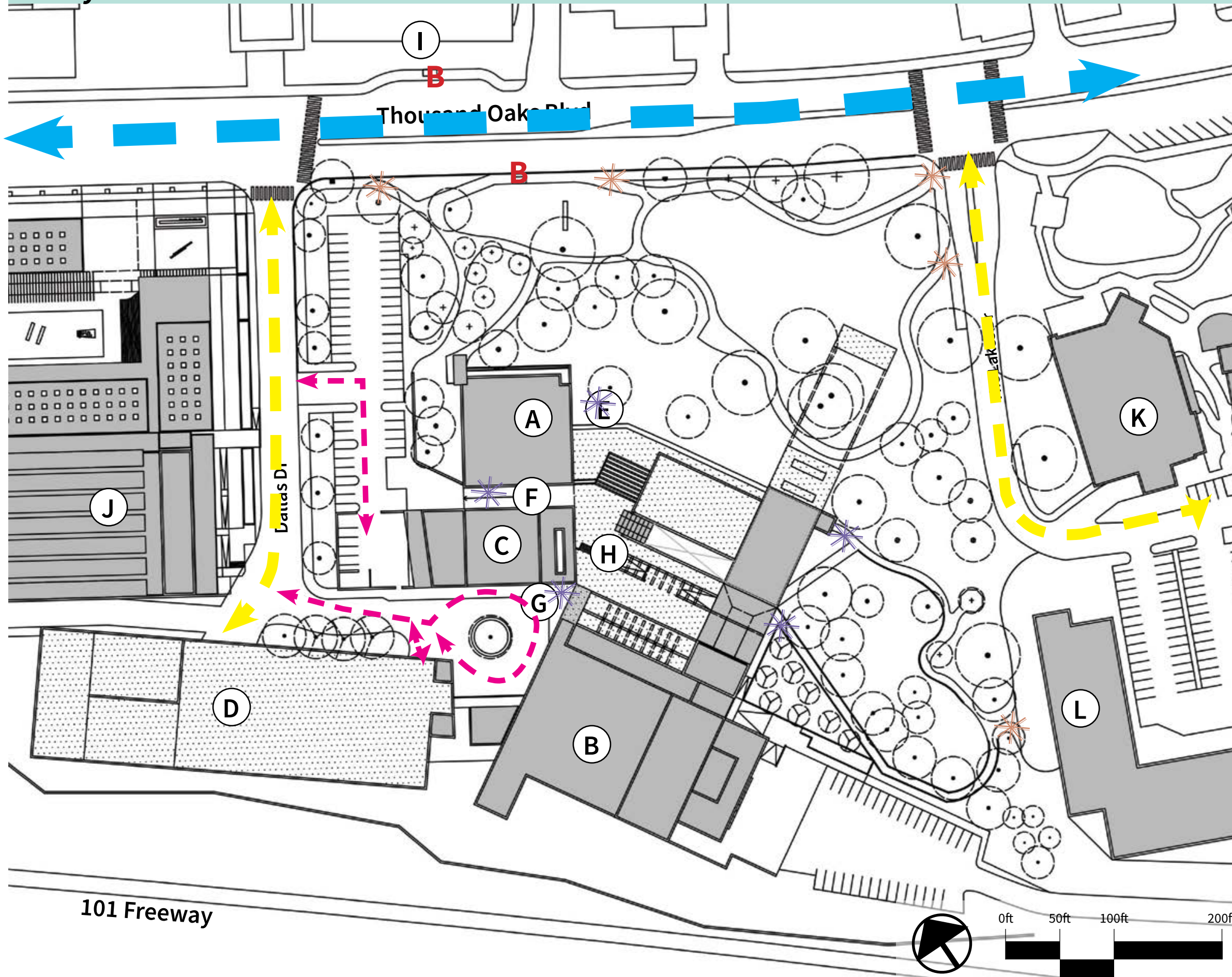
Waterfall wall for sunken garden

Mood and Inspiration Board



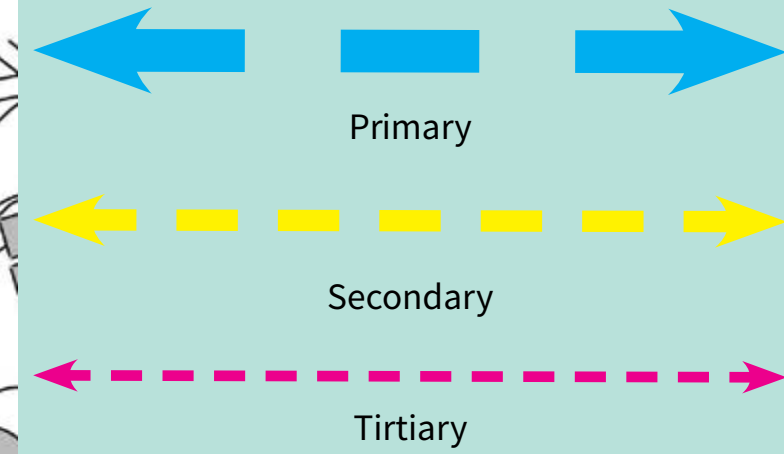
Sustainability, habitat, and texture

Analysis



Vehicular circulation

Legend



B Bus stop

Exterior site access

Building access

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101 Freeway



Analysis

Tree Planting Plan



Legend

-  Oak Tree (protected)
-  Sycamore (protected)
-  Conifer
-  Other Tree

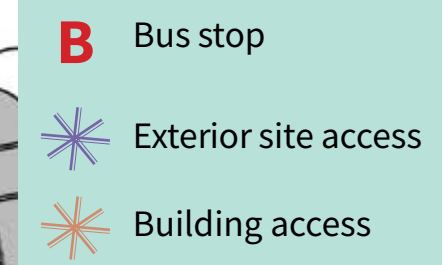
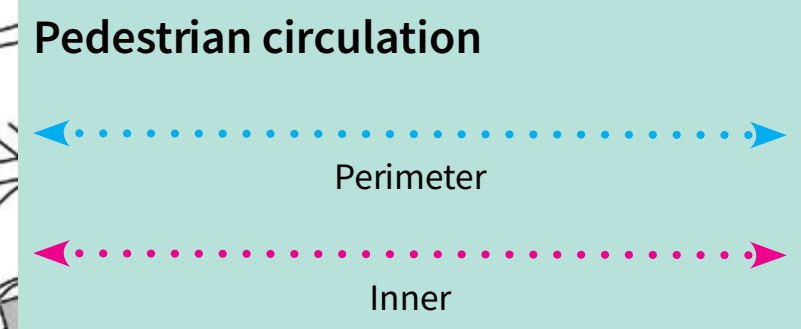
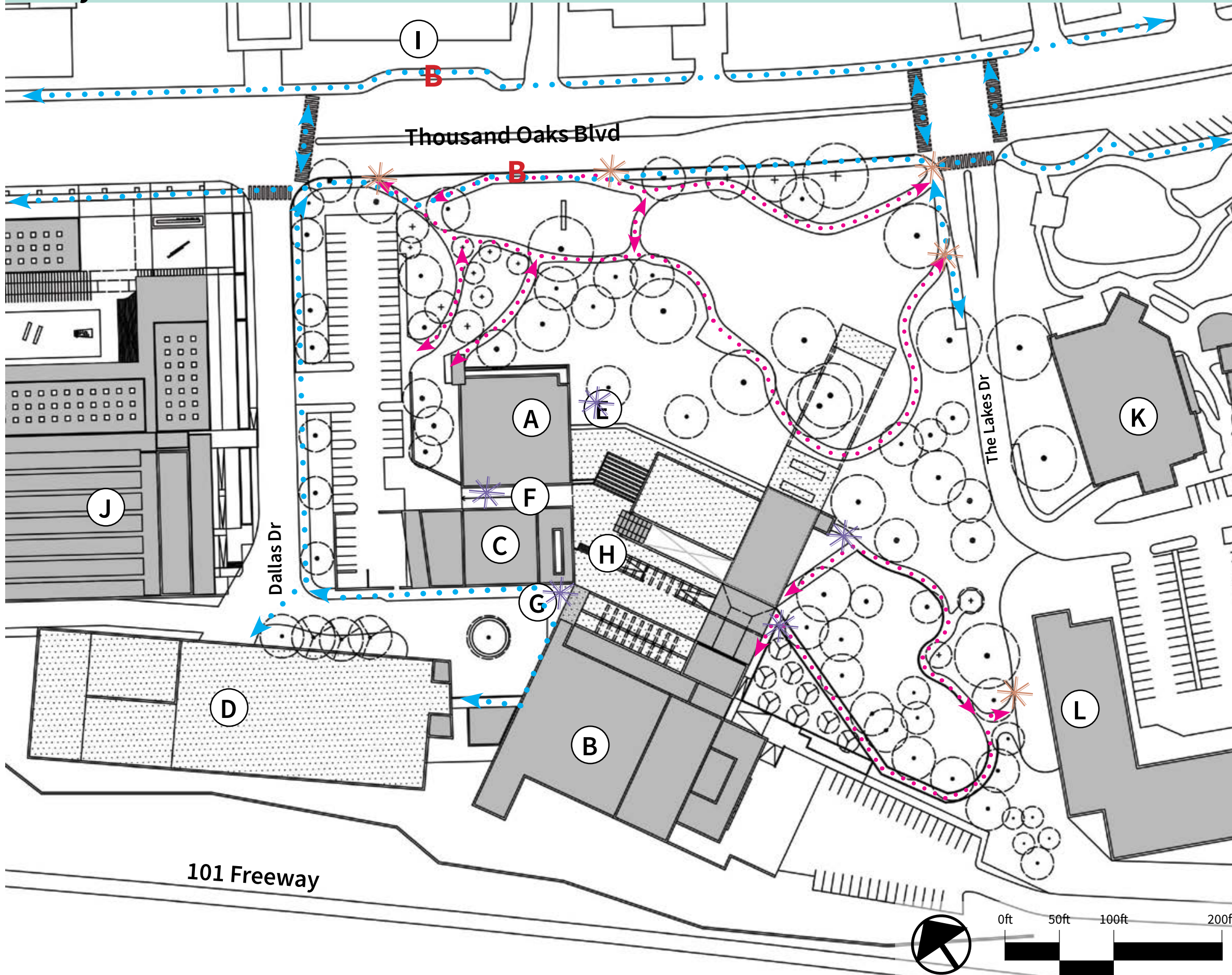
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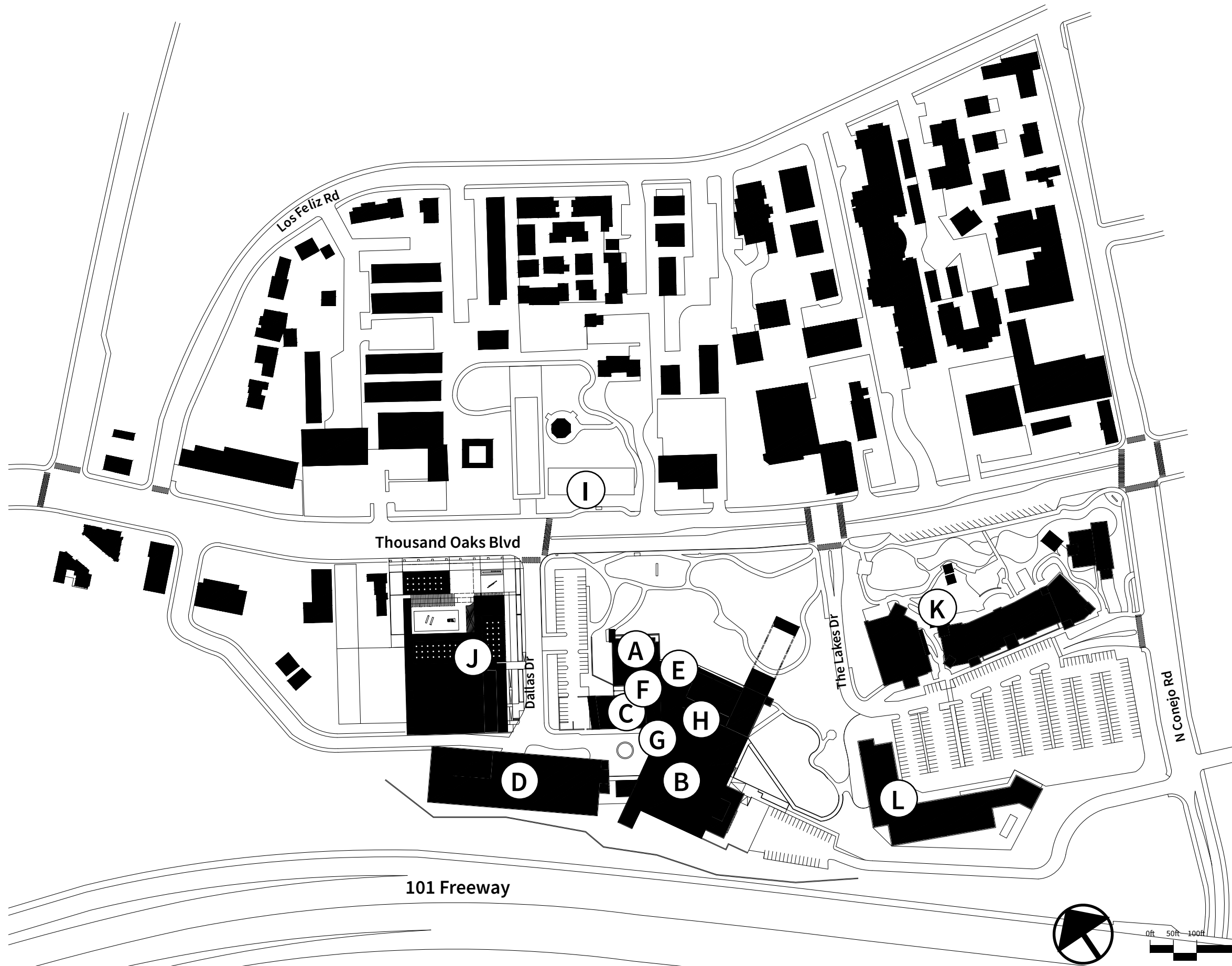
Pedestrian Circulation Legend



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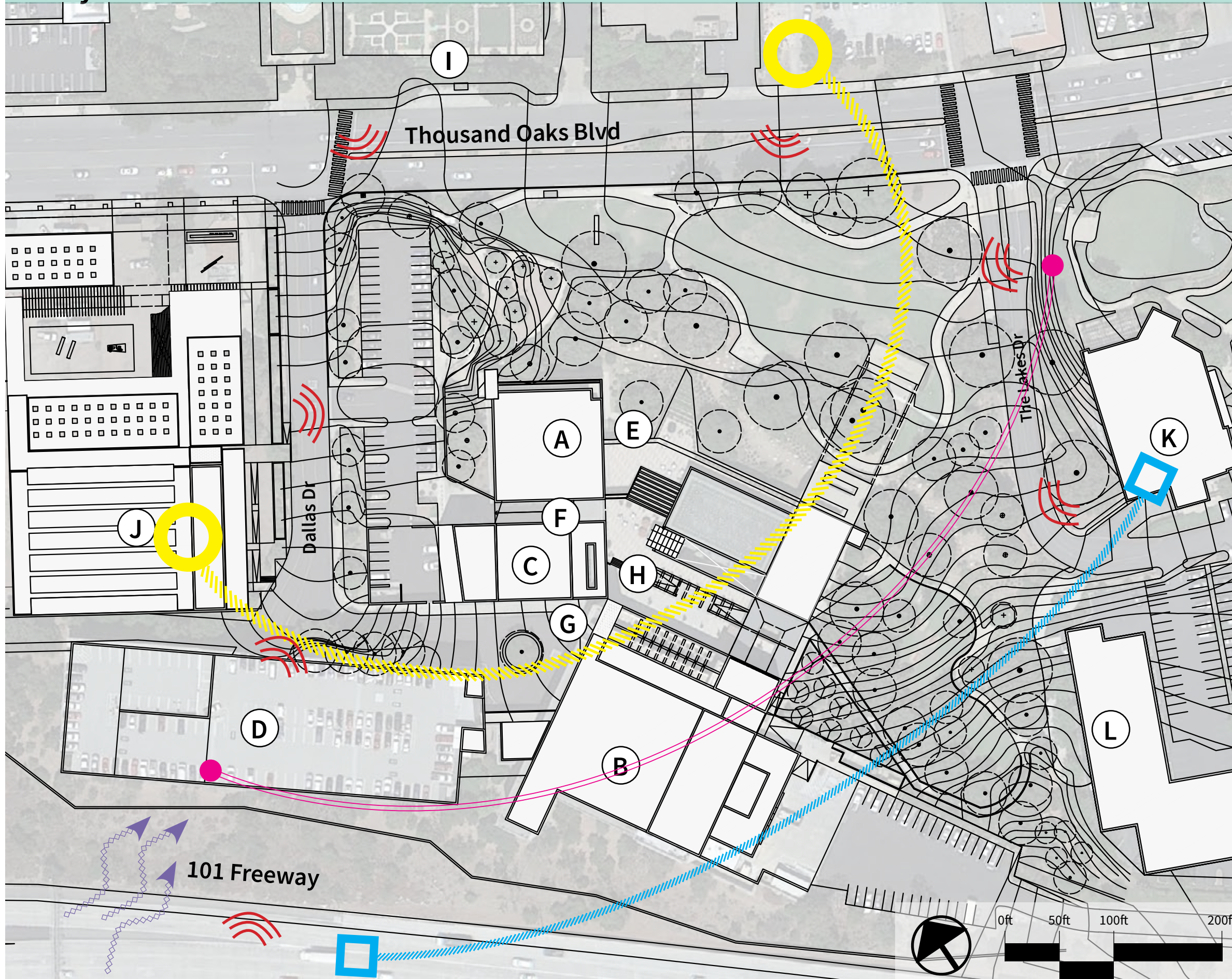
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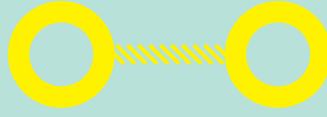


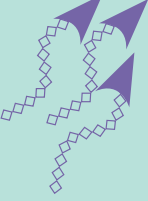

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Analysis

Environmental Conditions



Legend

-  June solstice
-  Spring/fall equinox
-  December solstice
-  Prevailing winds
-  Noise

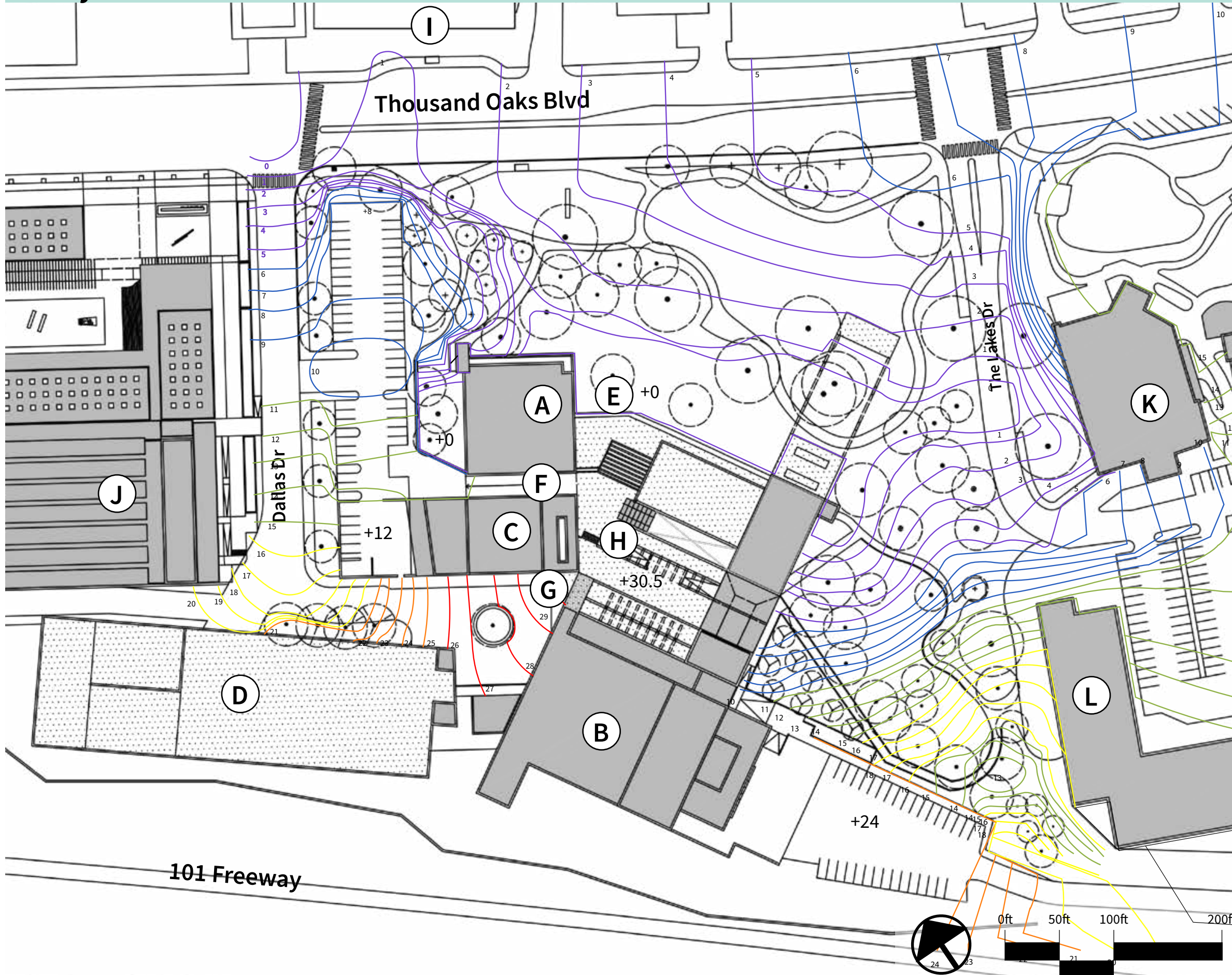
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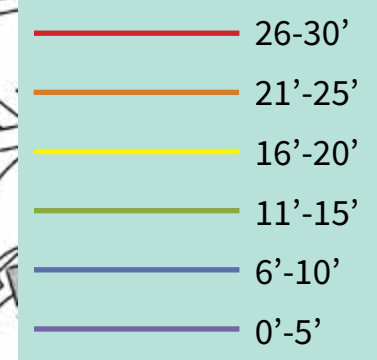
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Analysis

Topography



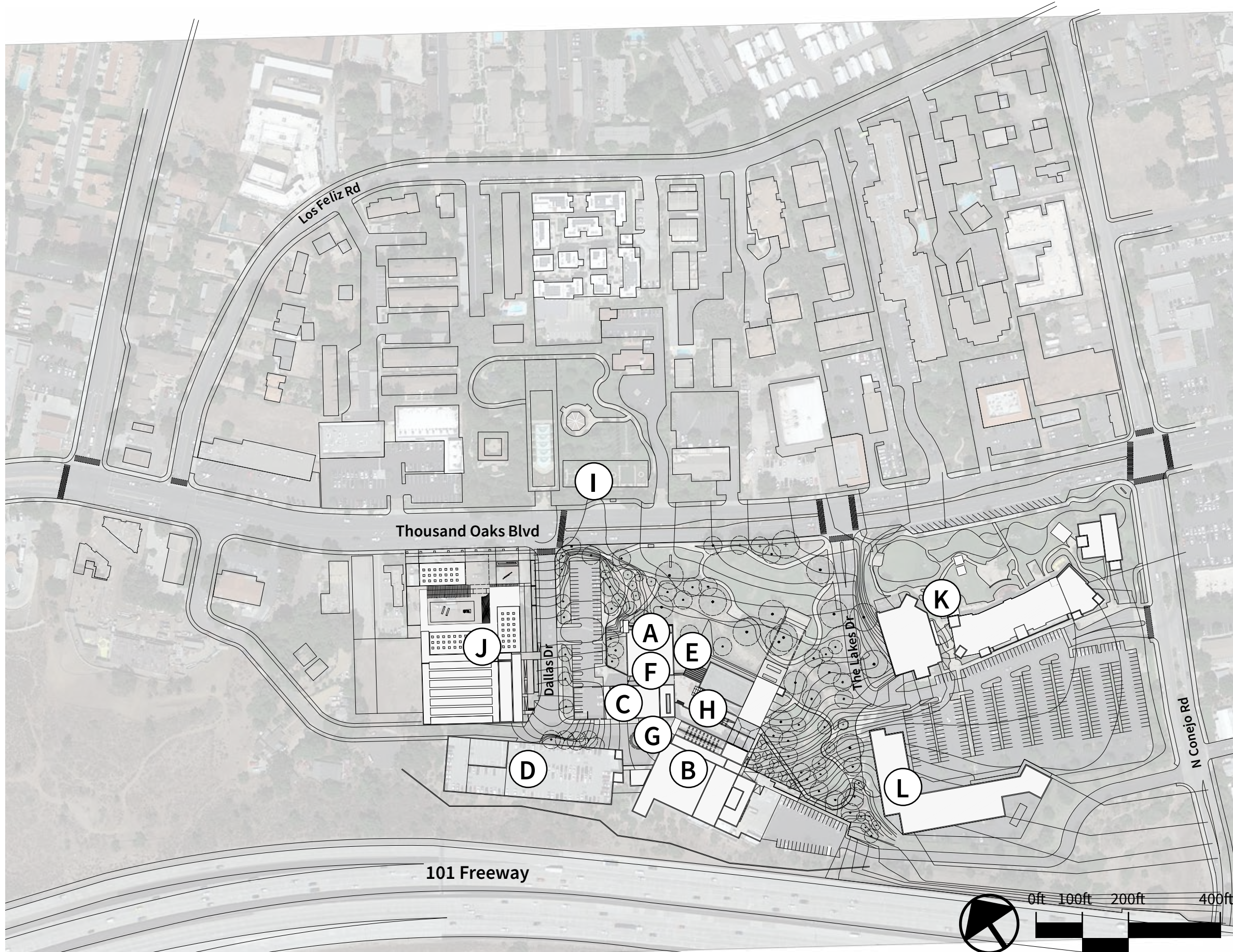
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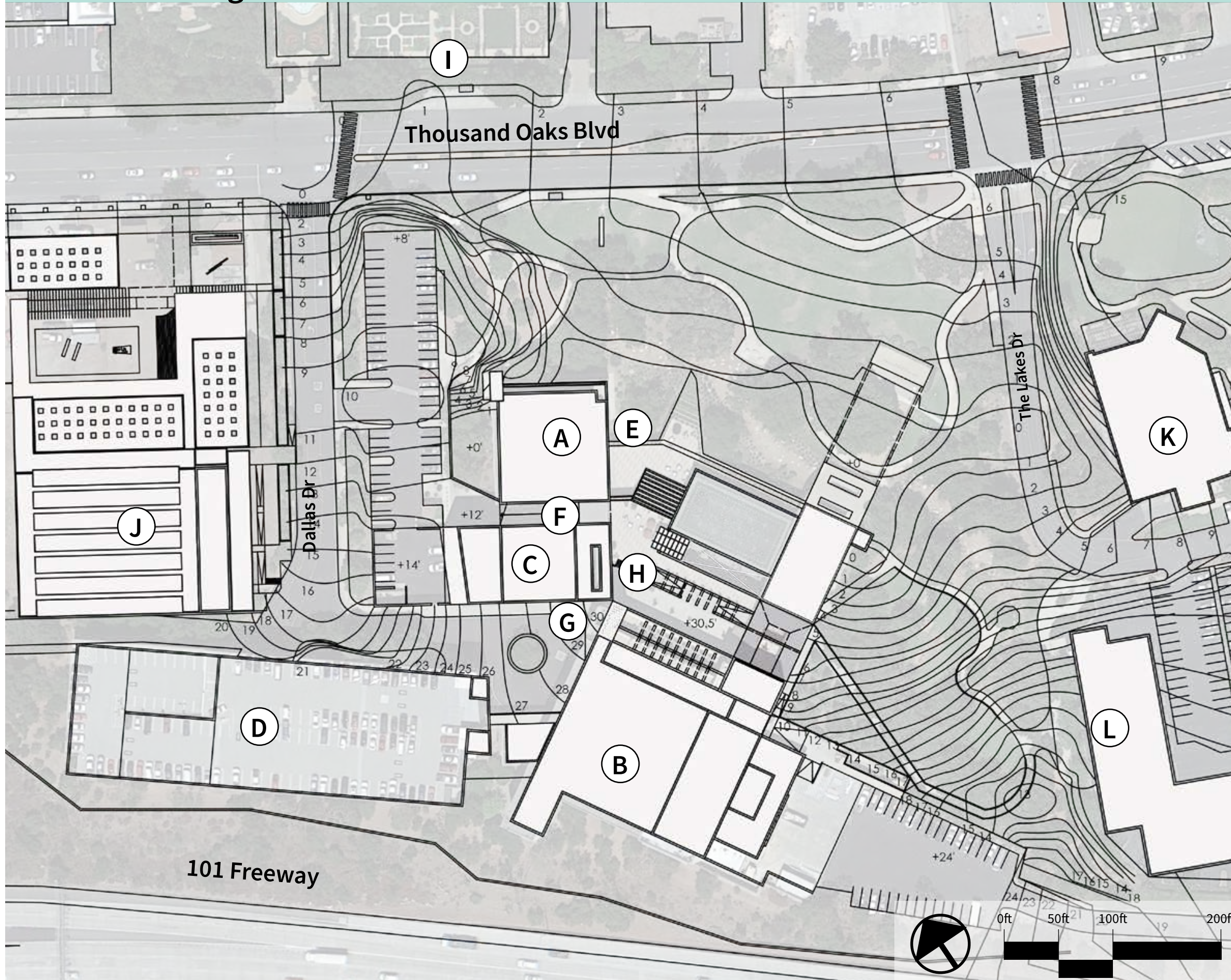
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Design Process

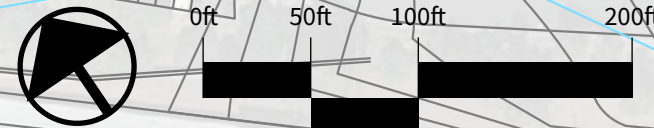
Space Seeking



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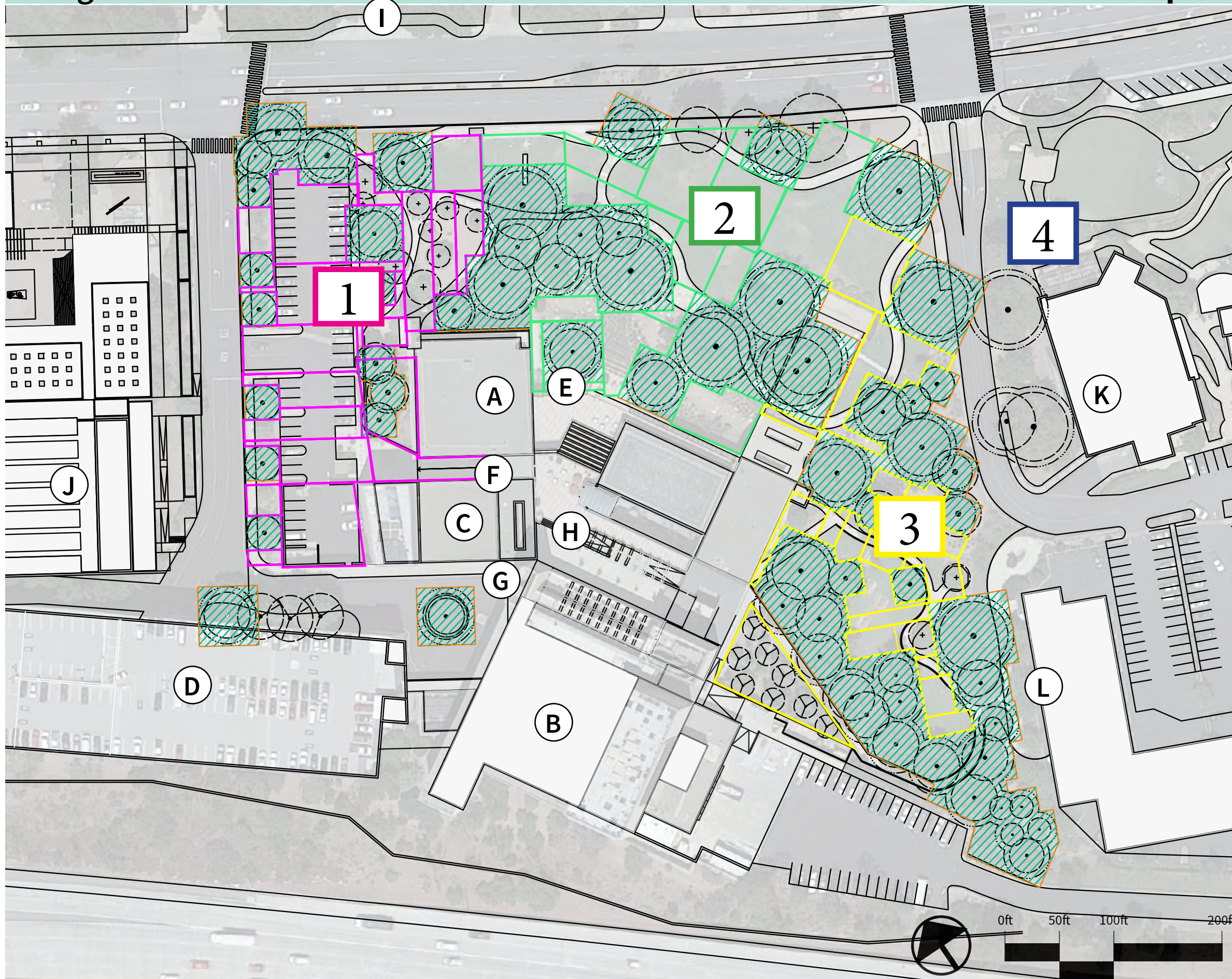
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Design Process

Space Seeking and Concept Zones



1

Welcome

2

Commune

3

Explore

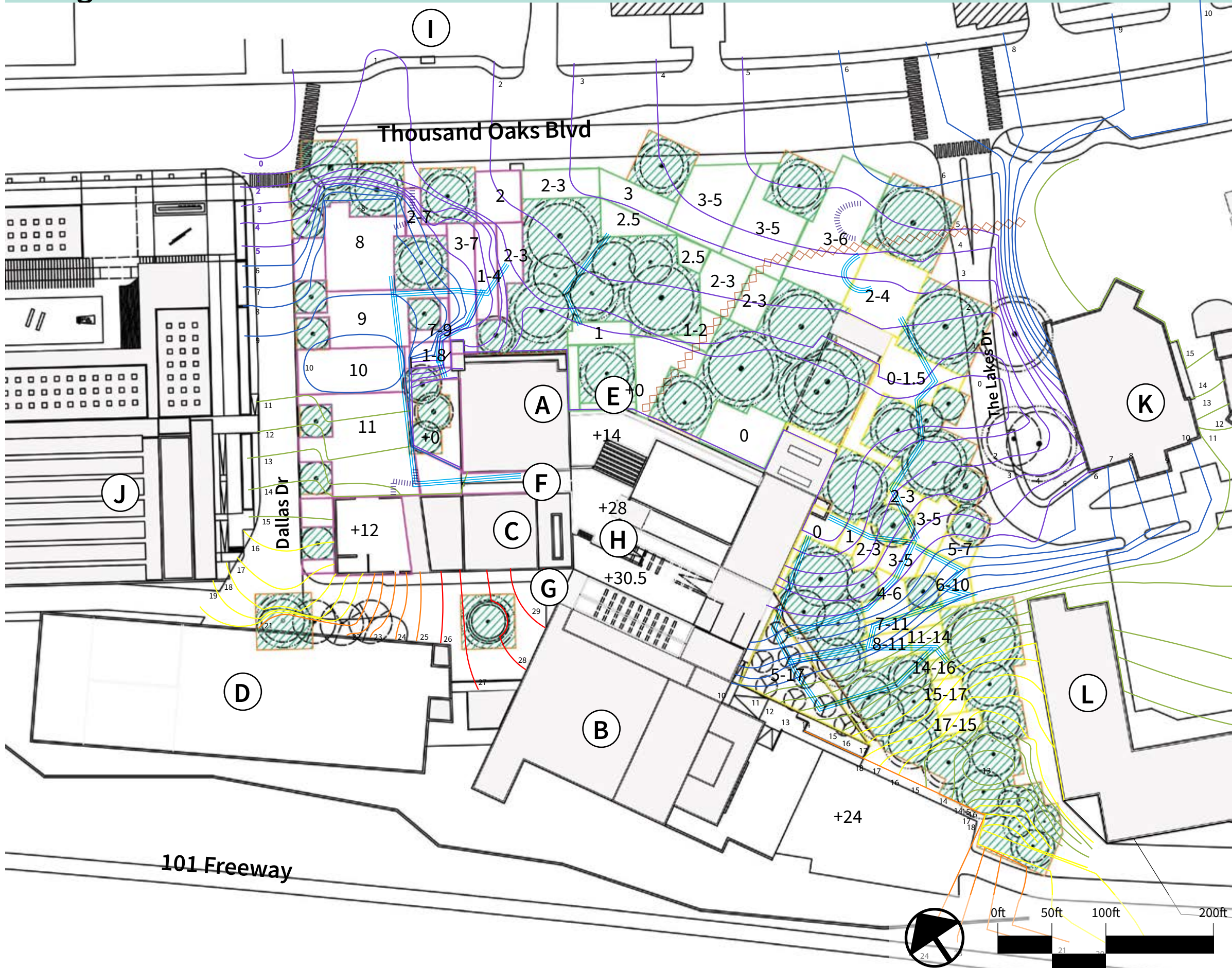
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Connect

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| D Parking Garage | J Museum (Future) |
| E Main Level Entrance | K The Lakes Shopping Center |
| F Second Level Entrance | L Apartments (Future) |



Building Data:

- City Hall Offices: 87,000 square feet
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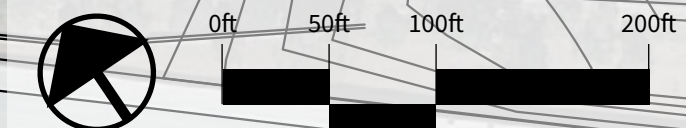




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And now, the plan...





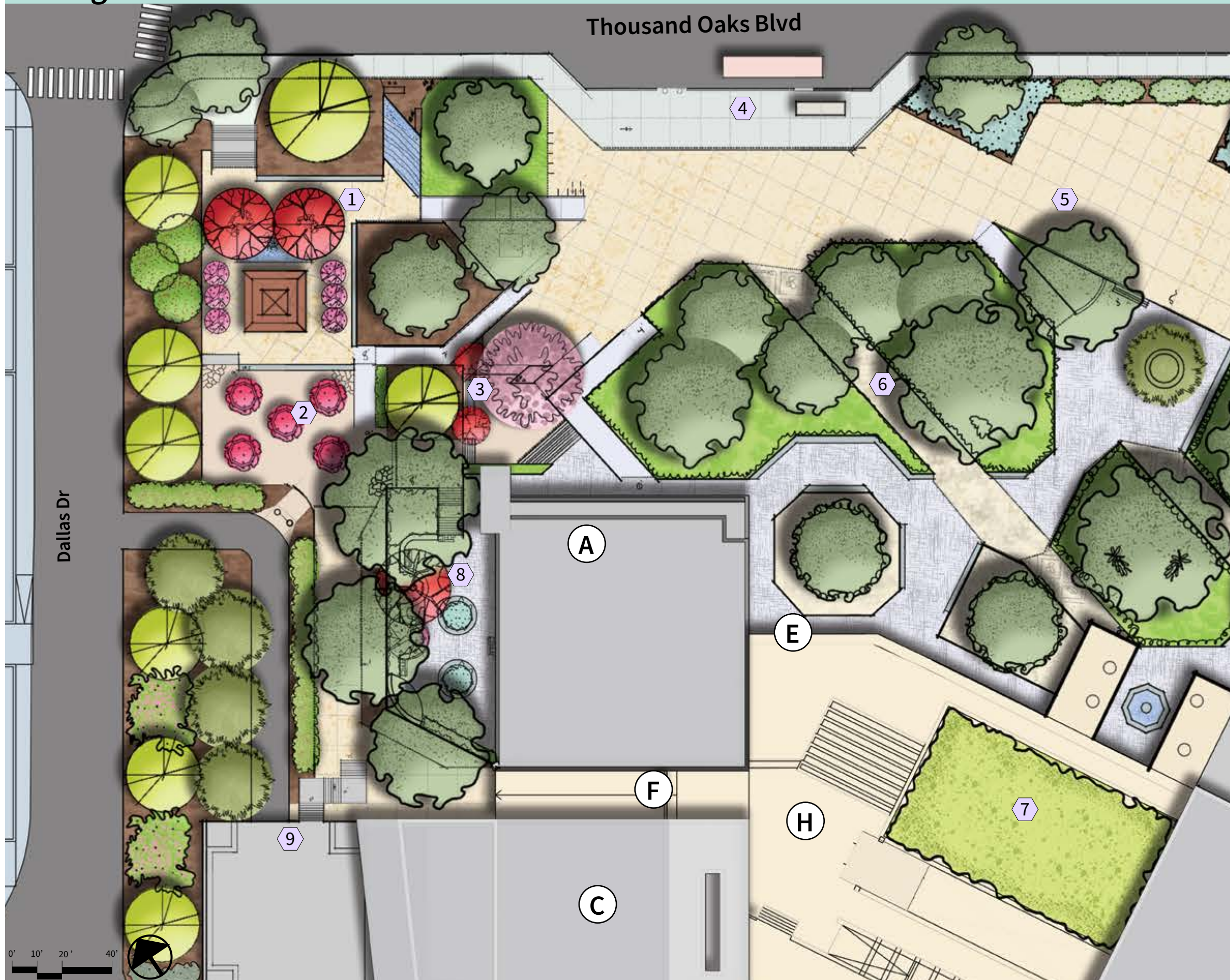
- 1 **Northeast Entrance**-Access from Gardens of the World and museum, stairs, pond, shade structure:for events.
- 2 **Commuter Hub**-Bus stop, bike racks, entrance for supply trucks.
- 3 **Multi purpose Community Use**-Farmer's/craft market, food truck fair, community event meeting space.
- 4 **Northwest Entrance Pedestrian Bridge**-Fully accessible; vendor booths, seat walls, shrubbery, small event space.
- 5 **Amphitheater**-Approx 60 person capacity, accessible stage.
- 6 **Southwest Entrance**-access from parking lot and multi-family housing.
- 7 **Oak Courtyard**-Shaded seating, fountain, privacy, quiet, main entrance to first floor building.
- 8 **Secret Garden**-fully accessible, large wall fountain, planter seat walls, very quiet, shaded.
- 9 **Southeast Entrance**-Stairs from theater/third level and parking garage to second level, oak walk, and pomegranate grove.

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WELCOME



- 1 Welcome Courtyard has seat walls, a pond, and a large shade structure. A **WATERFALL** and the trees drown out the noise from TO Blvd.
- 2 **Pomegranate Grove** with seat planters around the trees allow for some welcome shade and a snack.
- 3 **WATER FEATURE** provides a space for all creatures to gather.
- 4 Commuter Hub contains bike racks, a driveway with bollards for supply trucks to pass through, and a bus stop.
- 5 Large multi use area is a great space for fairs and markets as well as large special events.
- 6 **PERMEABLE PATH** allows for quick access to the courtyard without disturbing the **OAKS**
- 7 **RIPARIAN HABITAT** on the rooftop terrace.
- 8 The Secret Garden is a must see for anyone who wants to enjoy some quiet. There is a large **WATER WALL** to provide soothing sounds.
- 9 Welcome Balcony provides shade for the loading zone as well as quick access from the parking structure and theater to the lower levels.

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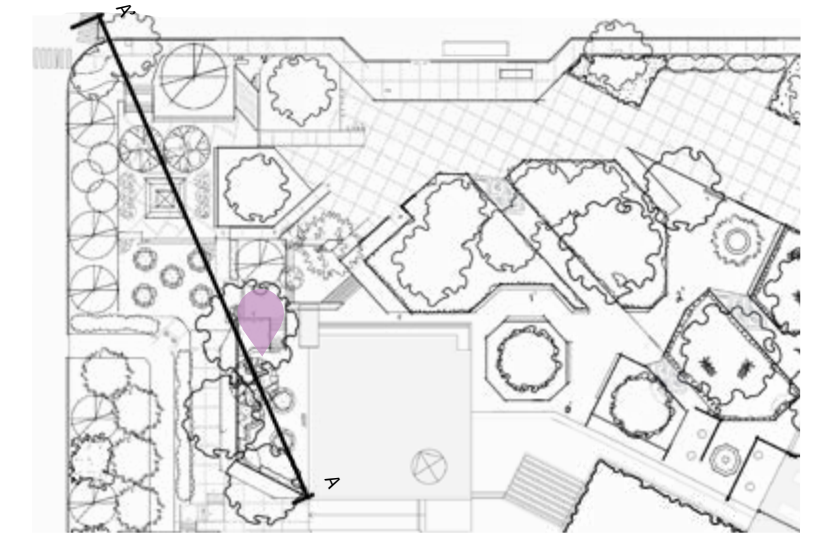
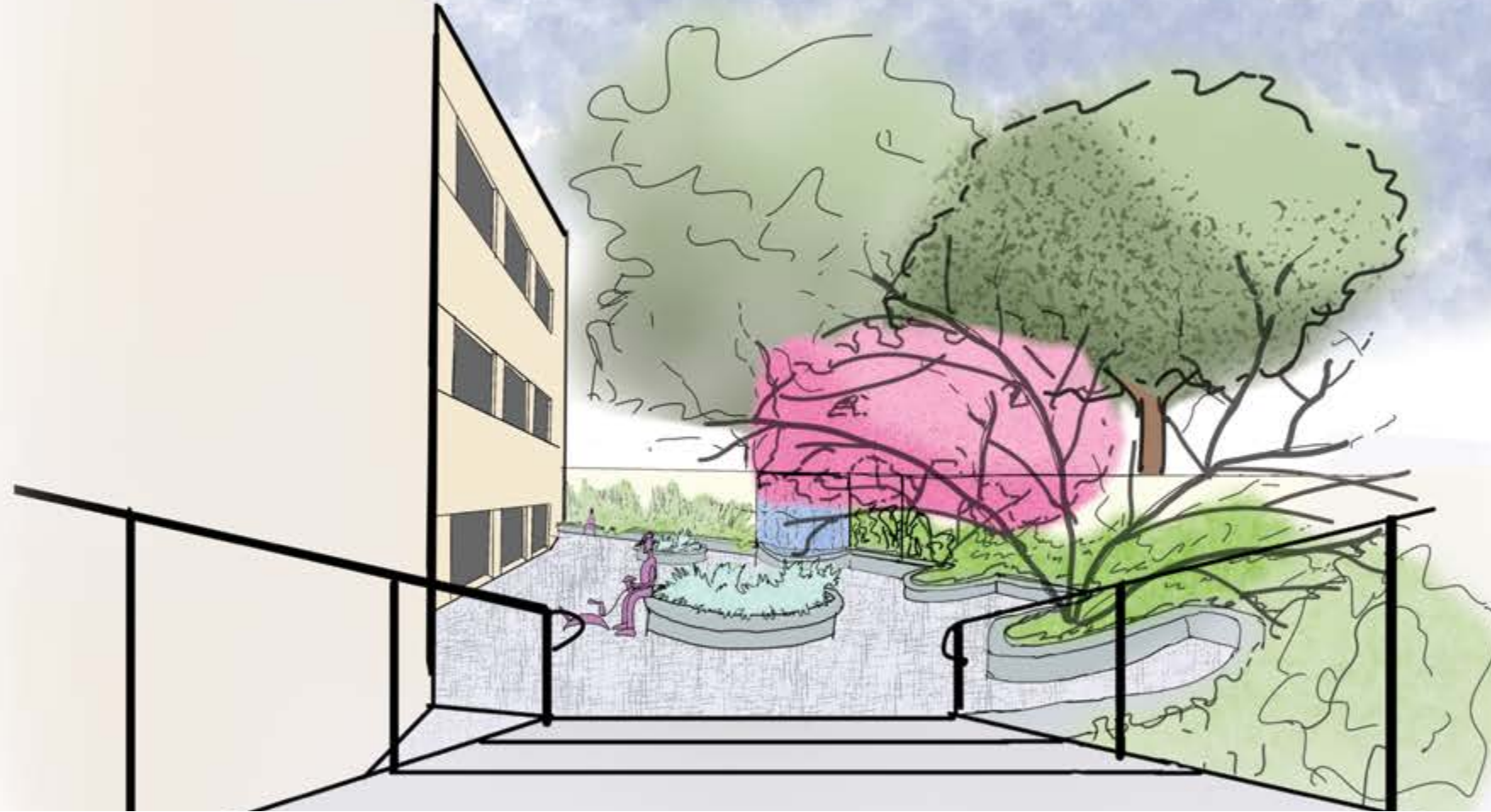
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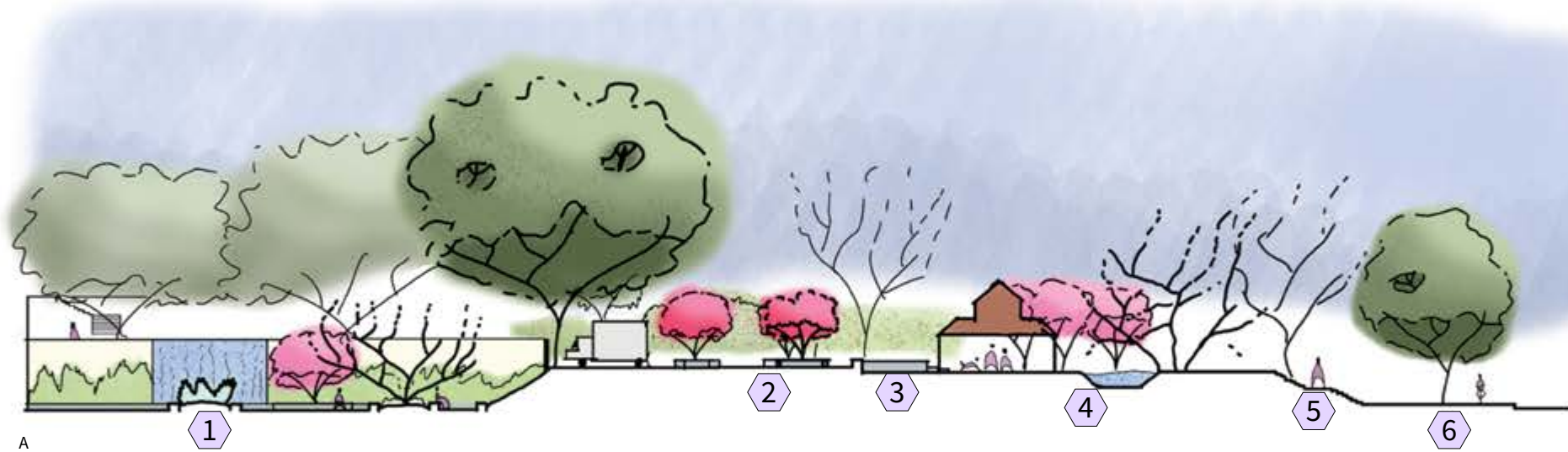


Secret Garden

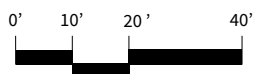
WELCOME



The new Civic Arts Plaza can help the community to connect to the natural history of Thousand Oaks in a unique and inspirational way. People from all over will want to spend time going on flora and fauna scavenger hunts, picnicking or listening to music amongst the oaks. By going beyond mere “drought tolerant” and “butterfly friendly” to habitat ecology, we can learn more about the creatures whom we share this land with and maybe ourselves as well.



- 1 Secret Garden with WATER WALL
- 2 POMEGRANATE Orchard
- 3 Seat Wall
- 4 Welcome Plaza
- 5 Stairs to TO Blvd
- 6 Bike Path and Pedestrian Entry.



COMMUNE



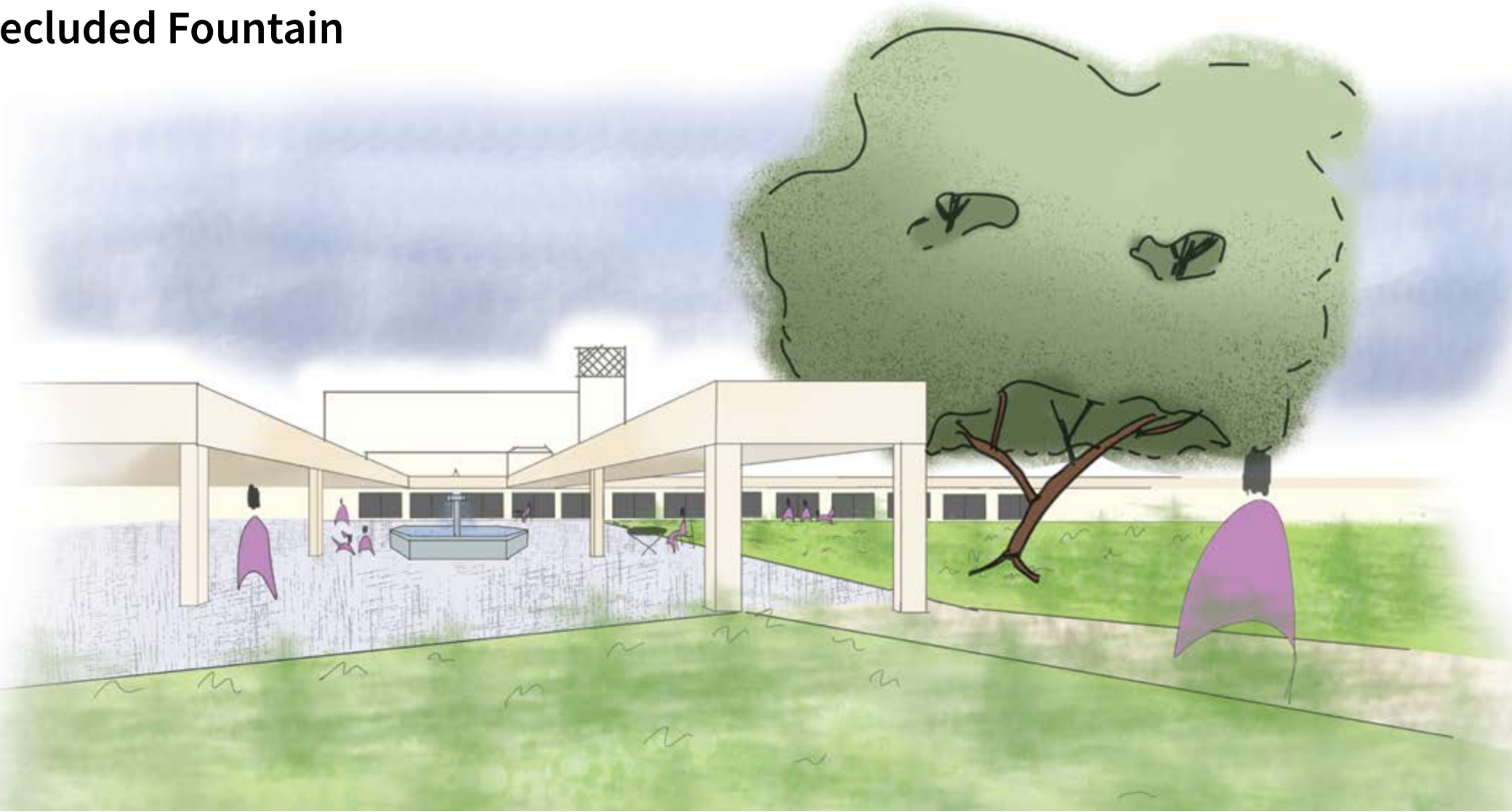
- 1 Habitat Bridge is also the Northeast doorway to the plaza via The Lakes shopping center. Accessible via an elevator and ramp.
- 2 Removeable booths for local artists and artisans.
- 3 Seat wall provides space to relax
- 4 Elevator provides access
- 5 Large open space for different events, fairs, markets, etc.
- 6 Secluded area provides shade and a lovely area to work or eat for people who spend a lot of time at the Civics Center.
- 7 Secluded courtyard
- 8 Balcony connects second level of Civic Arts Center to the Habitat Bridge.

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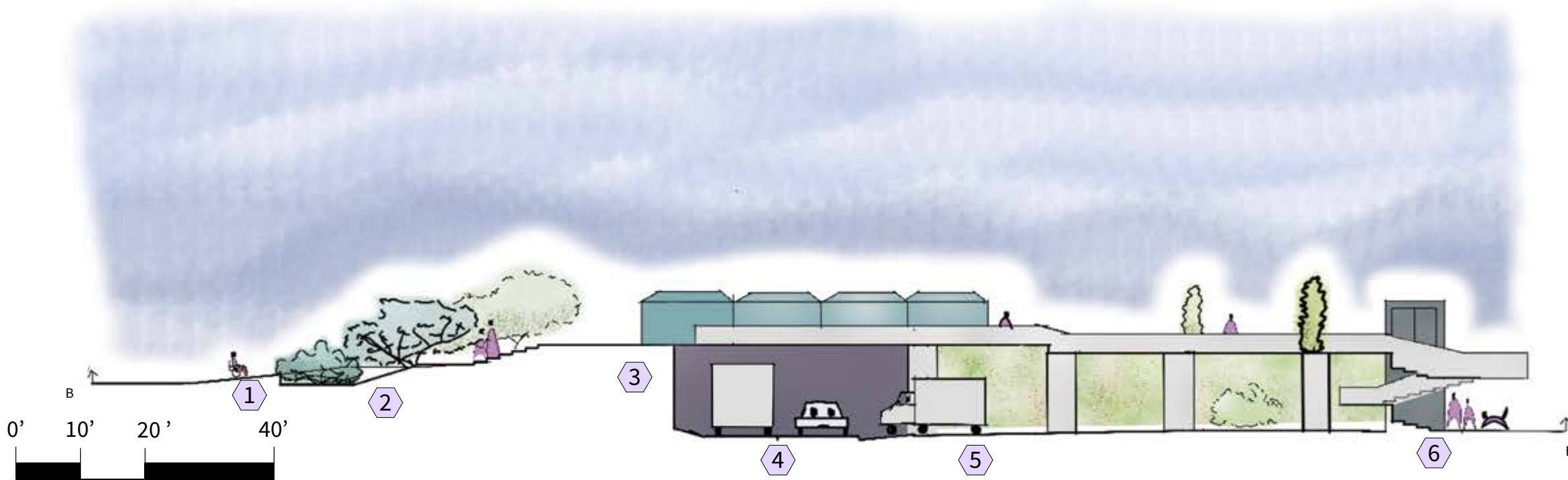
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COMMUNE



There are many options at the new Thousand Oaks Civic Arts Plaza. In zone 2, we provide the community and people who spend their working hours at the Civics center with the options to enjoy the surroundings with or without other people. Whether you are having a large or small event, there is a space for you!

The Habitat Bridge is a multi functional space for everyone to enjoy. It can be reserved for events, or used by local artists and artisans to sell their beautiful creations. The bridge is fully accessible and takes the dread of out crossing the street.



- 1 Ramp to Habitat Bridge from the Lakes Shopping Center.
- 2 **MANZANITA**
- 3 Vendor Booth
- 4 The Lakes Blvd
- 5 Supply truck having dropped off gear from a farmer's market.
- 6 Bike Path and Pedestrian Entry. Stairs and Elevator from Habitat Bridge to multi use space.

EXPLORE

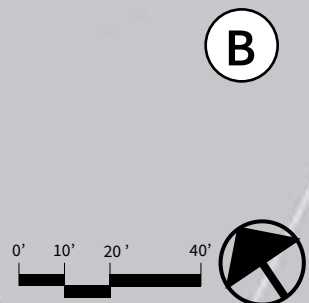


- 1 Stage-Accessible access via ramp.
- 2 60 person amphitheater with many access points. accessible entry via southern path.
- 3 Southeast Entrance from parking lot, multi family housing, Trader Joes, etc.
- 4 **OAK** Grove provides shade, erosion control, and habitat.
- 5 **CALIFORNIA BAY** grove provides shade, erosion control, and habitat.
- 6 Boardwalk allows to explore through the oaks and access to lower and upper level of space
- 7 Third level entrance to police station and theater.
- 8 Bioswale for water sequestration. Fed by runoff from bridge. Educational and functional.

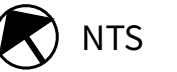
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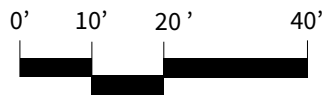
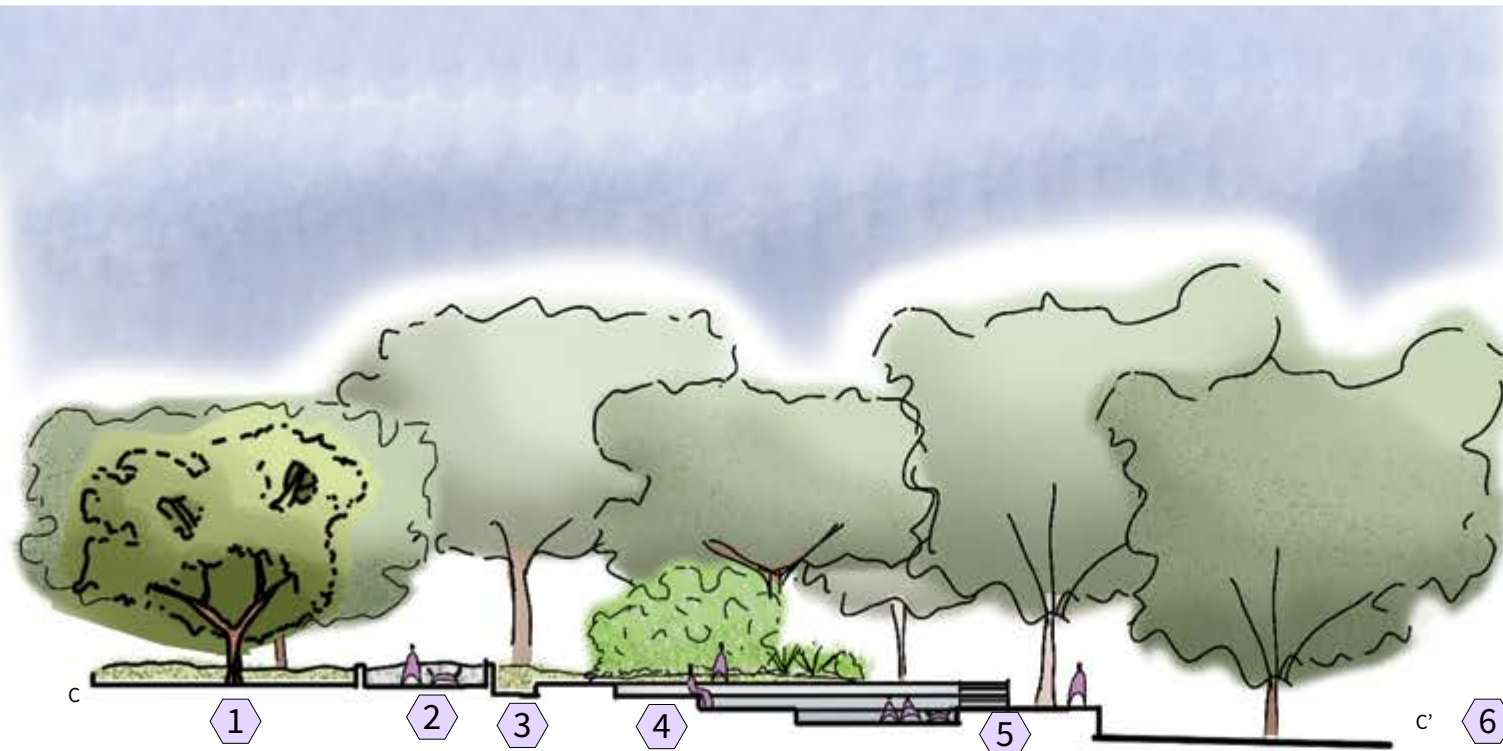
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EXPLORE



The Thousand Oaks Civic Arts Plaza is like the middle child; supportive, full of opportunity, and too often overlooked. One problem is because there is not a whole lot to do there outside of the building use of the theaters, police station, and city hall. Why not give people a reason to enjoy the entire space? And what if that space was the ultimate place to connect?



- 1 CALIFORNIA BAY
- 2 Main path around amphitheater.
- 3 Amphitheater path (accessible)
- 4 Amphitheater seating
- 5 Stage
- 6 OAK GROVE

Plant Material



California Bay



Coast Live Oak



Valley Oak



California Buckeye



Holly Leaf Cherry



Arroyo Willow



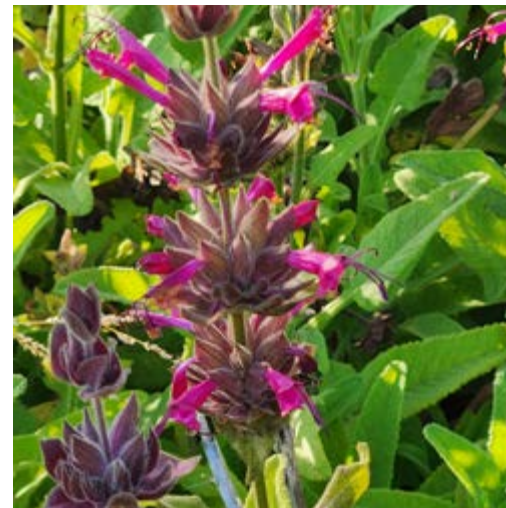
Western Redbud



California Buckwheat



Chaparral Currant



Hummingbird Sage



Salvia 'Pozo Blue'



Coyote Mint

Hardscape and Ammenities



Small water feature



Bench 1



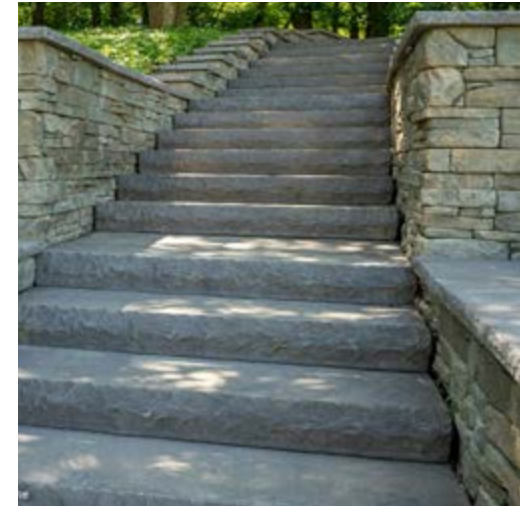
Bench 2



Shade structure



Water Refill Station



Stone steps with retainin wall



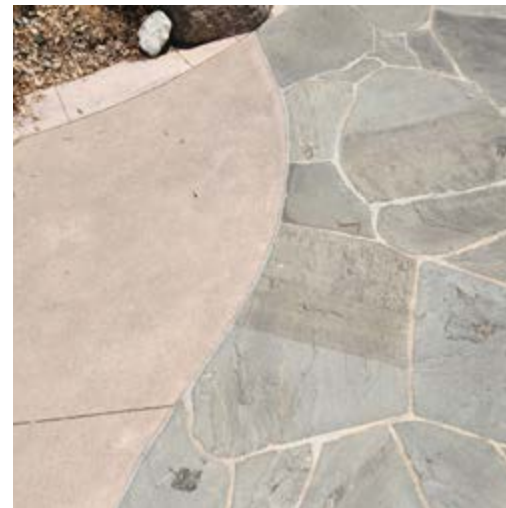
Hardscape 1



Permeable paving 1



Permeable paving in protected zone paths




Hardscape 2



Decomposed Granite



Dyed Concrete



A big THANK YOU to Francisco Behr and Nicole Volpe. I learned more and worked harder this term than I ever have, and it was worth it! You are both such wonderful teachers and I appreciate everything you have done to help me through this process. To my past instructors, who have been such a source of encouragement, and to my COHORT. We are a village, and together we can get through anything this program throws at us. I have enjoyed being on this journey and getting to know all of you. You have been so inspiring to me, and I truly would not be here without you. A special THANK YOU to Stephanie Landregan, who has made this program so fulfilling. I could not imagine anyone else leading us.

