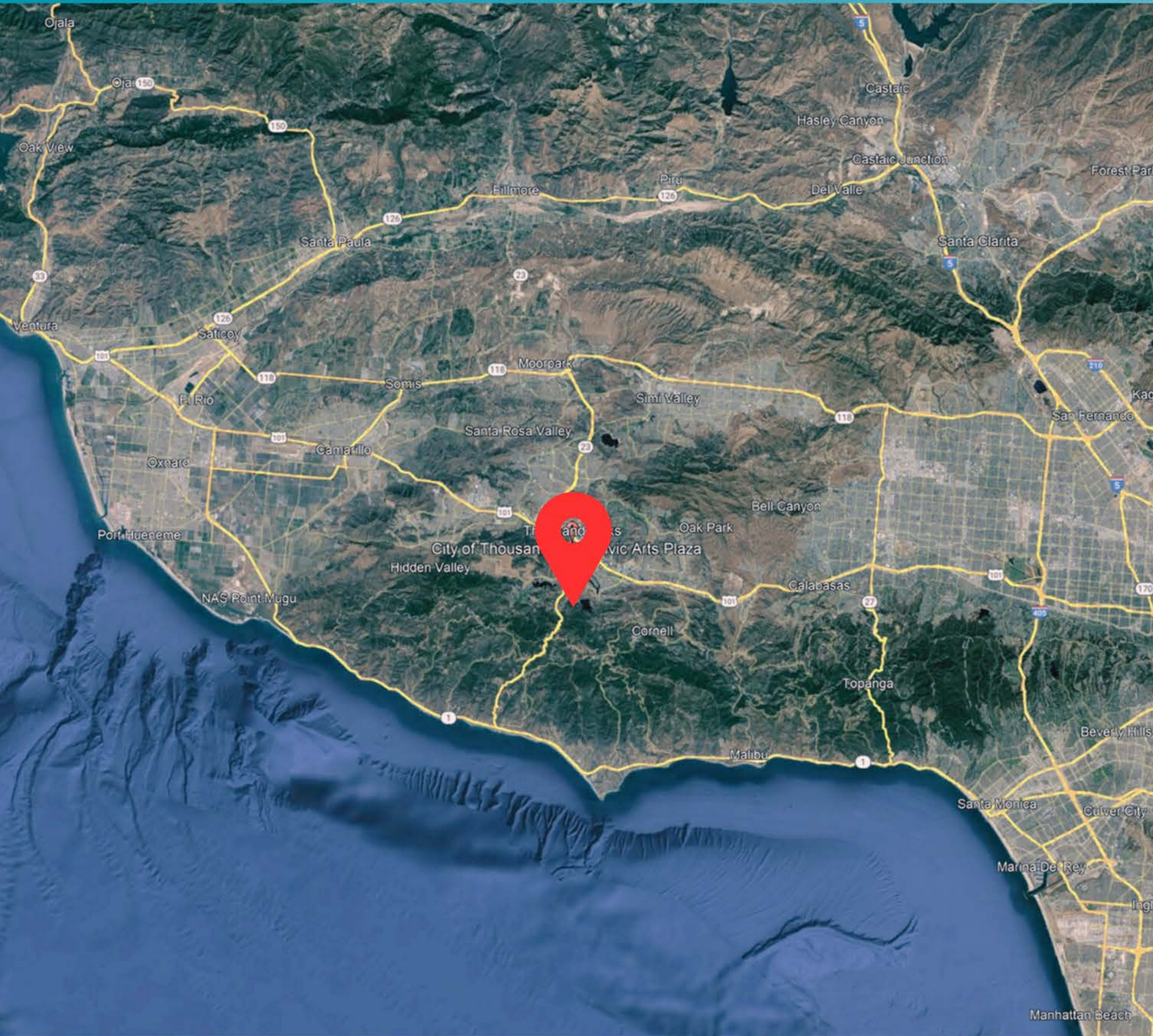


# CIVIC ARTS PLAZA







## SITE LOCATION



THOUSAND OAKS CIVIC ARTS PLAZA

## THOUSAND OAKS HISTORY

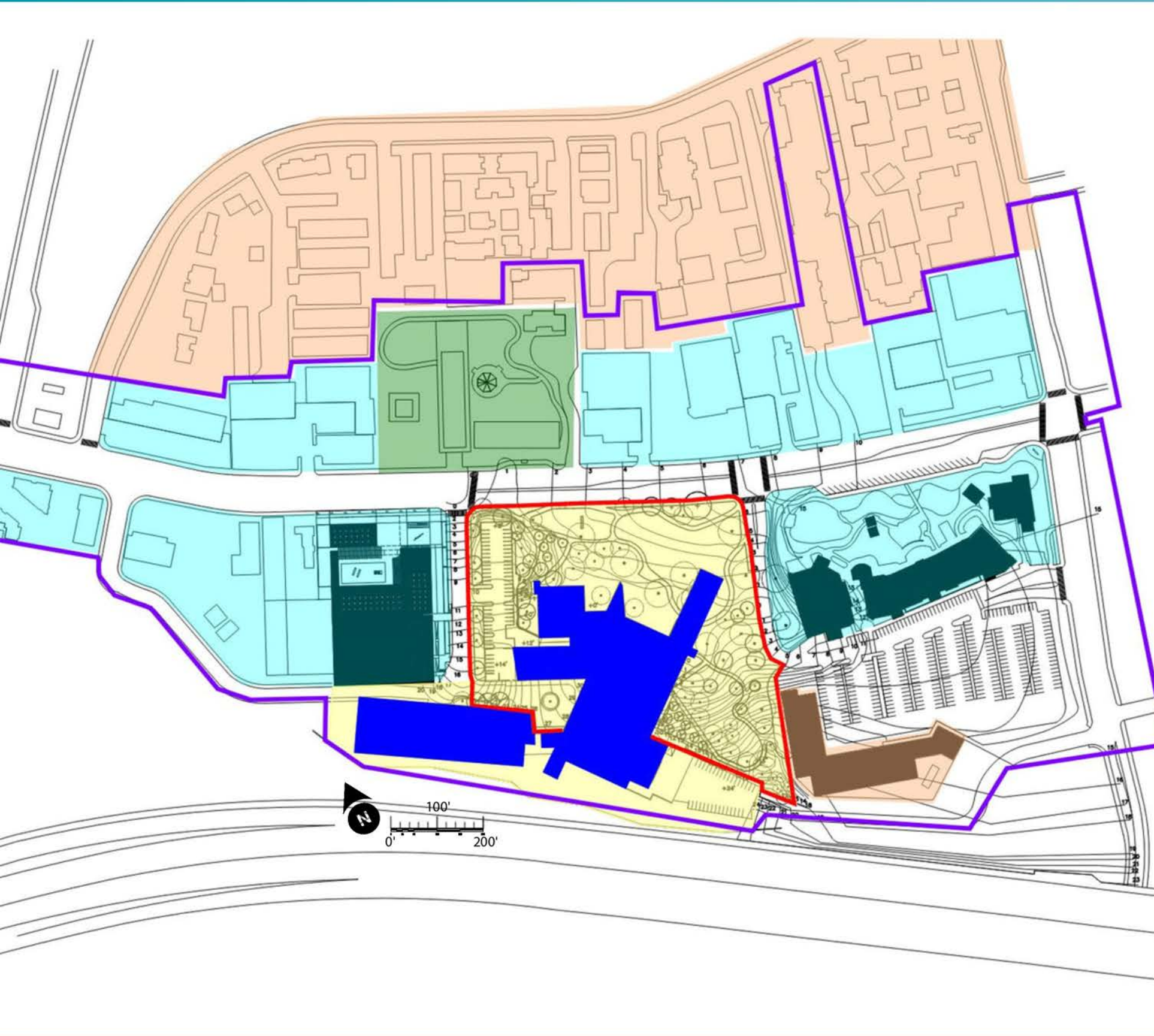
Thousand Oaks, California, has a rich history that blends Native American heritage, Spanish exploration, and modern development.

The Chumash people originally inhabited the area and later saw the arrival of Spanish explorers and Mexican ranchers. In the mid-20th century, the Janss Investment Company began developing the area into a master-planned community, leading to the incorporation of Thousand Oaks as a city in 1964.

Since then, the city has grown into a thriving suburban community with a strong emphasis on environmental conservation, education, and cultural amenities.

Thousand Oaks is known for its extensive open spaces, parks, and trails and is home to several corporate headquarters and cultural institutions.





### SITE CONTEXT

- PROJECT SITE
- DOWNTOWN CORE AREA
- CIVIC ARTS PLAZA
- INSTITUTIONAL SPACE
- COMMERCIAL SPACE
- RECREATIONAL SPACE
- RESIDENTIAL SPACE

### CIVIC ARTS PLAZA HISTORY

The Thousand Oaks Civic Arts Plaza is a prominent cultural and performing arts venue in Thousand Oaks, California.

Conceived in the 1970s as part of a broader vision to create a cultural hub for the growing community, the plaza was built through a collaborative effort involving the City of Thousand Oaks, local artists, and community leaders.

Officially opened in 1994, the complex features the Fred Kavli Theatre for the Performing Arts and the Janet and Ray Scherr Forum Theatre, hosting various events from Broadway shows to local theater productions.

Designed with modern and classical elements, the Civic Arts Plaza has become a cultural centerpiece for Thousand Oaks and the surrounding region.



# GOALS AND OBJECTIVES



## Goal 1: Implement the Vision of the Downtown Core Master Plan

- **Objective 1.1:** Enhance the campus as a civic and cultural center for the community.
- **Objective 1.2:** Develop a Town Square that serves as a focal point for community engagement.



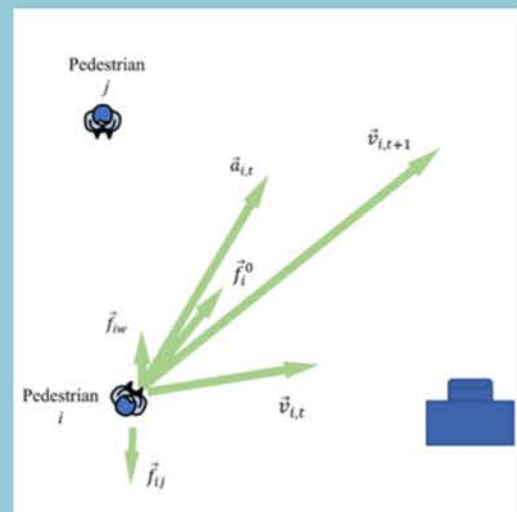
## Goal 3: Foster Community Engagement and Accessibility

- **Objective 3.1:** Include a large pedestrian-oriented plaza to encourage congregation and circulation among various uses.
- **Objective 3.2:** Create potential for outdoor events with amenities like benches, outdoor dining, information kiosks, restrooms, bicycle parking, potted plants, and decorative lighting.



## Goal 5: Provide Necessary Infrastructure and Amenities

- **Objective 5.1:** Ensure adequate passenger car and bus drop-off and stacking areas.
- **Objective 5.2:** Include power, lighting, and other services in the park to facilitate community events.



## Goal 2: Improve Pedestrian Connectivity and Circulation

- **Objective 2.1:** Establish pedestrian connections from the Town Square to the Civic Arts Plaza (CAP) buildings and upper-level plazas.
- **Objective 2.2:** Enhance pedestrian circulation and wayfinding within the CAP and between The Lakes shopping center and Westside properties.



## Goal 4: Preserve and Integrate Natural Elements

- **Objective 4.1:** Retain a substantial amount of open space and preserve mature oak trees where possible.
- **Objective 4.2:** Design development to incorporate natural elements like turf, vegetation, water, and other features.



## Goal 6: Encourage Stakeholder Involvement and Collaboration

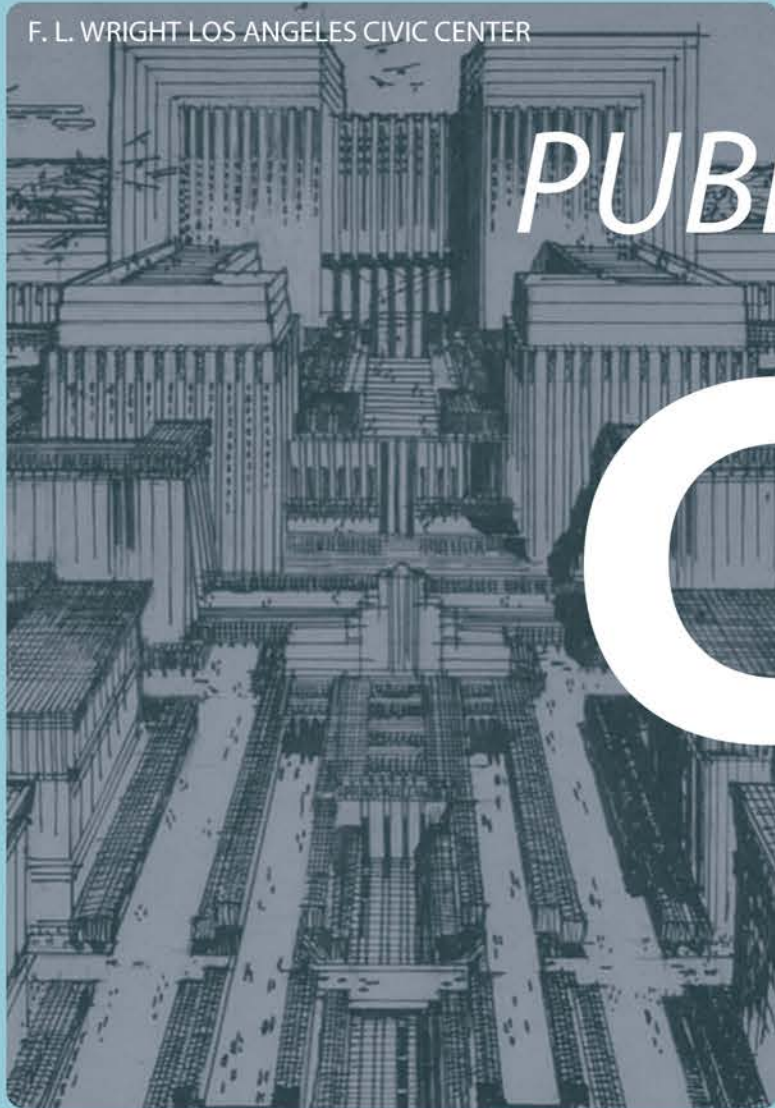
- **Objective 6.1:** Engage stakeholders such as the Thousand Oaks Boulevard Association (TOBA), Caruso Affiliated, California Museum of Art Thousand Oaks (CMATO), Gardens of the World, Greater Conejo Valley Chamber of Commerce, existing tenants, TOARTS, and applicable donors in the planning process.



F. L. WRIGHT LOS ANGELES CIVIC CENTER

*PUBLIC PLACES*

# CASE STUDIES







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      |

## NEW PORT BEACH CIVIC CENTER PARK

### General Project

- Total Area: 16 acres
- Completion Year: 2013
- Project Cost: Approximately \$140 million

### Sustainability Features

- Native Plantings: Over 50% of the plant species used are native to the region.
- Stormwater Management:
  - Bioswales: Over 2,000 linear feet of bioswales help filter and manage stormwater runoff.
  - Rainwater Harvesting: The design includes systems to capture and reuse rainwater for irrigation.
- Green Roofs: The Civic Center features green roofs that provide insulation, reduce heat island effect, and manage stormwater.

### Ecological Impact

- Restored Habitat: 12 acres of coastal sage scrub habitat restored to support local wildlife, including threatened and endangered species.
- Tree Canopy: Over 1,000 trees planted, contributing to urban forest goals and providing shade and habitat.

### Public Amenities

- Walking Trails: 1.23 miles of trails, including a scenic pedestrian bridge connecting different parts of the park.
- Event Spaces: Several open lawns and dedicated event areas for community gatherings and public events.
- Dog Park: A 0.5-acre dog park designed to accommodate community pets, featuring separate areas for large and small dogs.

### Architectural and Design Elements

- Civic Center Building:
  - Size: 98,000 square feet
  - Design: Features a distinctive undulating roofline inspired by the local coastal environment.
- Pedestrian Bridge: A 500-foot-long, 6-foot-wide bridge spans the site, providing connectivity and a unique architectural feature.







## GLORIA MOLINA GRAND PARK

Location: Los Angeles, California

Completed: 2012

Design Team: Rios Clementi Hale Studios (RCH Studios)

### General Social Impact

- Annual Visitors: Over 1 million visitors per year.
- Community Events: Hosts more than 200 events annually.

### Demographics and Community Engagement

- Diverse User Base: Attracts a wide range of visitors.
- Cultural Representation: Serves a culturally diverse population.

### Public Programs and Activities

- Fitness Programs: Regularly scheduled classes.
- Cultural Events: Hosts events such as various ethnic food festivals.
- Educational Programs: Offers workshops, classes, and education programs aimed at all age groups.

### Social Benefits

- Community Cohesion: Acts as a social hub, fostering connections.
- Mental Health Benefits: Green spaces and recreational activities provide mental health benefits.
- Youth Engagement: Play areas and youth programs.

### Accessibility and Inclusivity

- ADA Compliance: Fully accessible.
- Public Transportation: Easily accessible by public transportation.
- Affordable Activities: Most events and programs are free or low-cost.

### Social Media and Outreach

- Social Media Presence: The company is active on platforms, using these to promote events and engage with the community.
- Volunteer Programs: These offer opportunities for community members to volunteer.

### User Feedback and Satisfaction

- Visitor Satisfaction: Generally high, with many visitors appreciating the clean, safe, and well-maintained environment.
- Community Feedback: Regular surveys and community meetings are conducted.







# SIMON RODIA STATE HISTORIC PARK

Location: Los Angeles, California  
 Established: 1975  
 Significance: Home to the Watts Towers, created by Italian immigrant Simon Rodia from 1921 to 1954

### Visitor Statistics

- **Annual Visitors:** Approximately 40,000 to 50,000 visitors per year.

### Community Engagement

- **Educational Programs:**
  - School Visits
  - Workshops and Classes
- **Cultural Events:**
  - Watts Towers Day of the Drum Festival
  - Simon Rodia Watts Towers Jazz Festival
- **Volunteer Participation:** Around 200 volunteers annually.

### Economic Impact

- Tourism Revenue
- Local Employment

### Social and Cultural Benefits

- **Community Pride:**
  - Resident Feedback: Approximately 80% of local residents surveyed report a sense of pride and cultural identity.
- **Mental Health and Well-being:**
  - Visitor Feedback: Over 70% of visitors feel a sense of peace and relaxation when visiting the park.

### Inclusivity

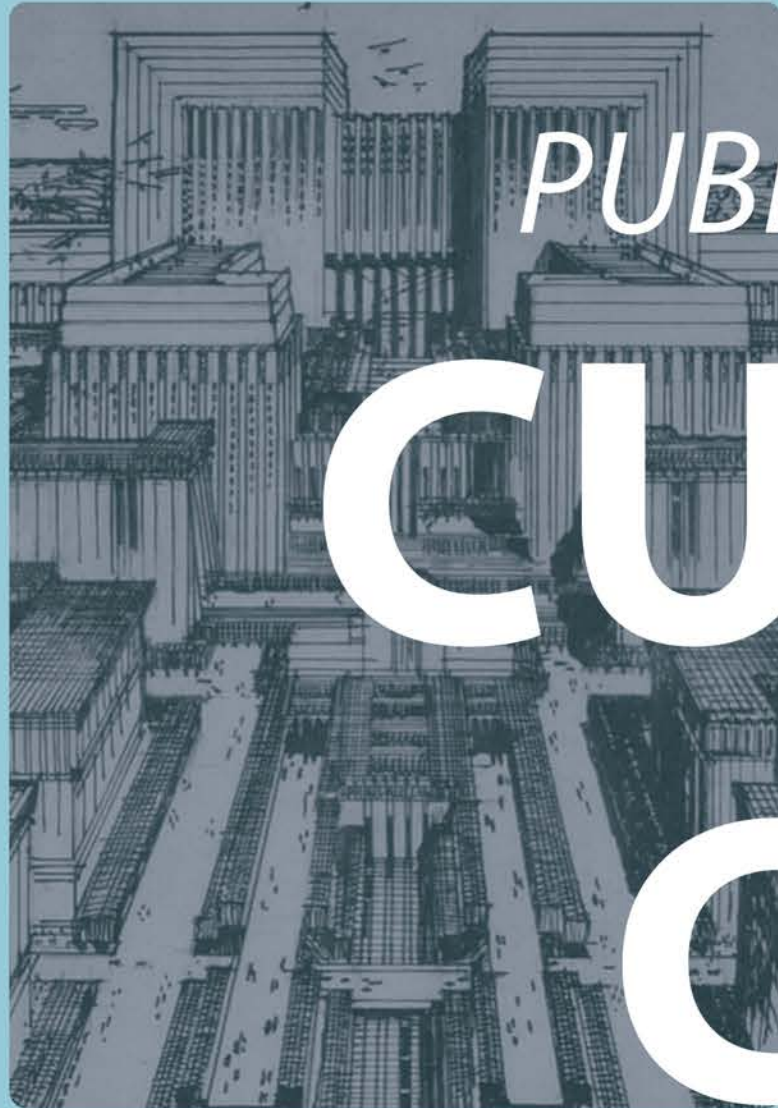
- **Program Inclusivity:** The organization offers inclusive programs that cater to diverse cultural backgrounds, with events and workshops.

### Outreach and Engagement

- **Social Media Engagement:**
- **Community Surveys:** Conducts bi-annual surveys to gather community input and feedback, with an average response rate of 500 participants.







*PUBLIC PLACES*

**CURRENT**



**CONDITIONS**



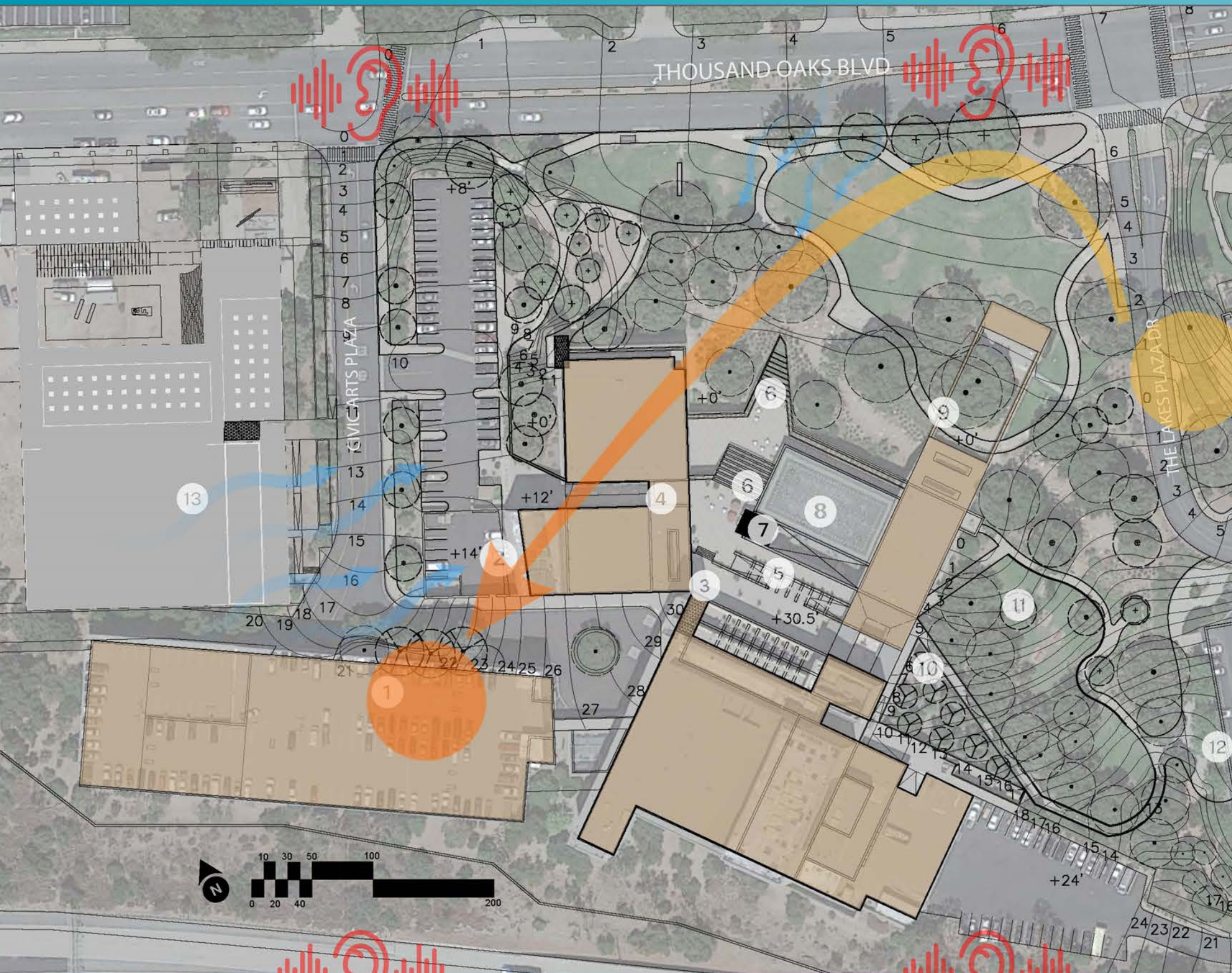




### EXISTING FEATURES

- 1 Parking structure
- 2 Loading Zone
- 3 3rd Floor Entrance
- 4 2nd Floor Entrance
- 5 Rooftop Entrance
- 6 Tiered Planters
- 7 Elevator Access
- 8 Reflection Pool
- 9 Courtyard w/ Stage
- 10 Elevator Access
- 11 Picnic Area
- 12 Future Apartments
- 13 Future Museum





### ABIOTIC FACTORS



Sound

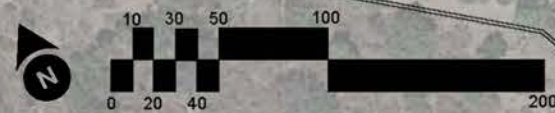


Sun Path



Wind Path

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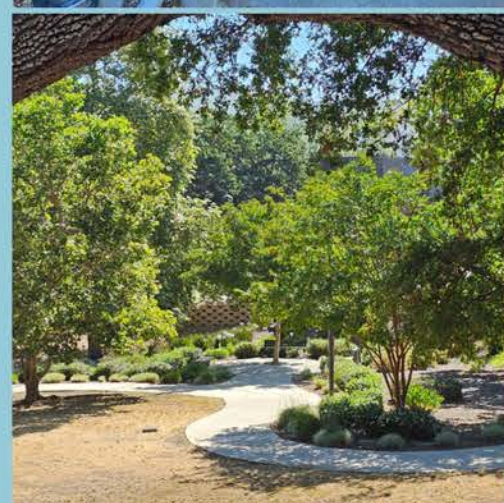
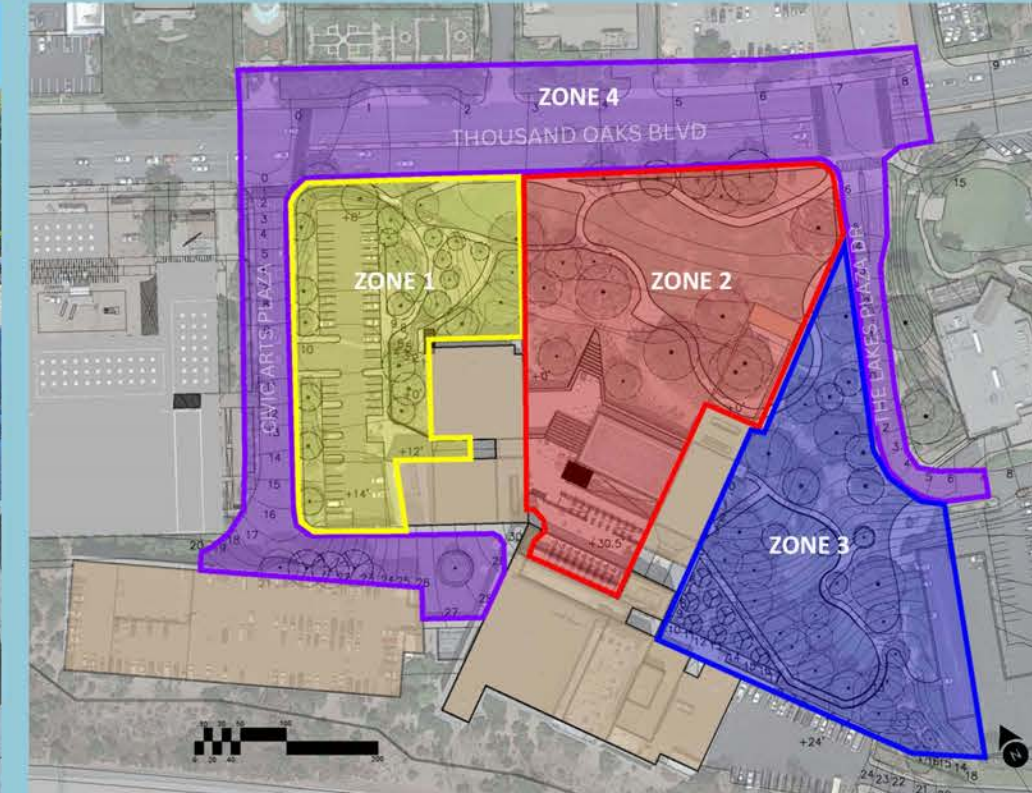
**ZONE 1**

**ZONE 2**

**ZONE 3**

**ZONE 4**

**SITE ZONES**



**ZONE 1**

- Main pedestrian access
- Loading area
- Parking access
- Vehicular drop-off

**ZONE 2**

- Main building entrance
- Pedestrian access from main blvd
- Rooftop areas

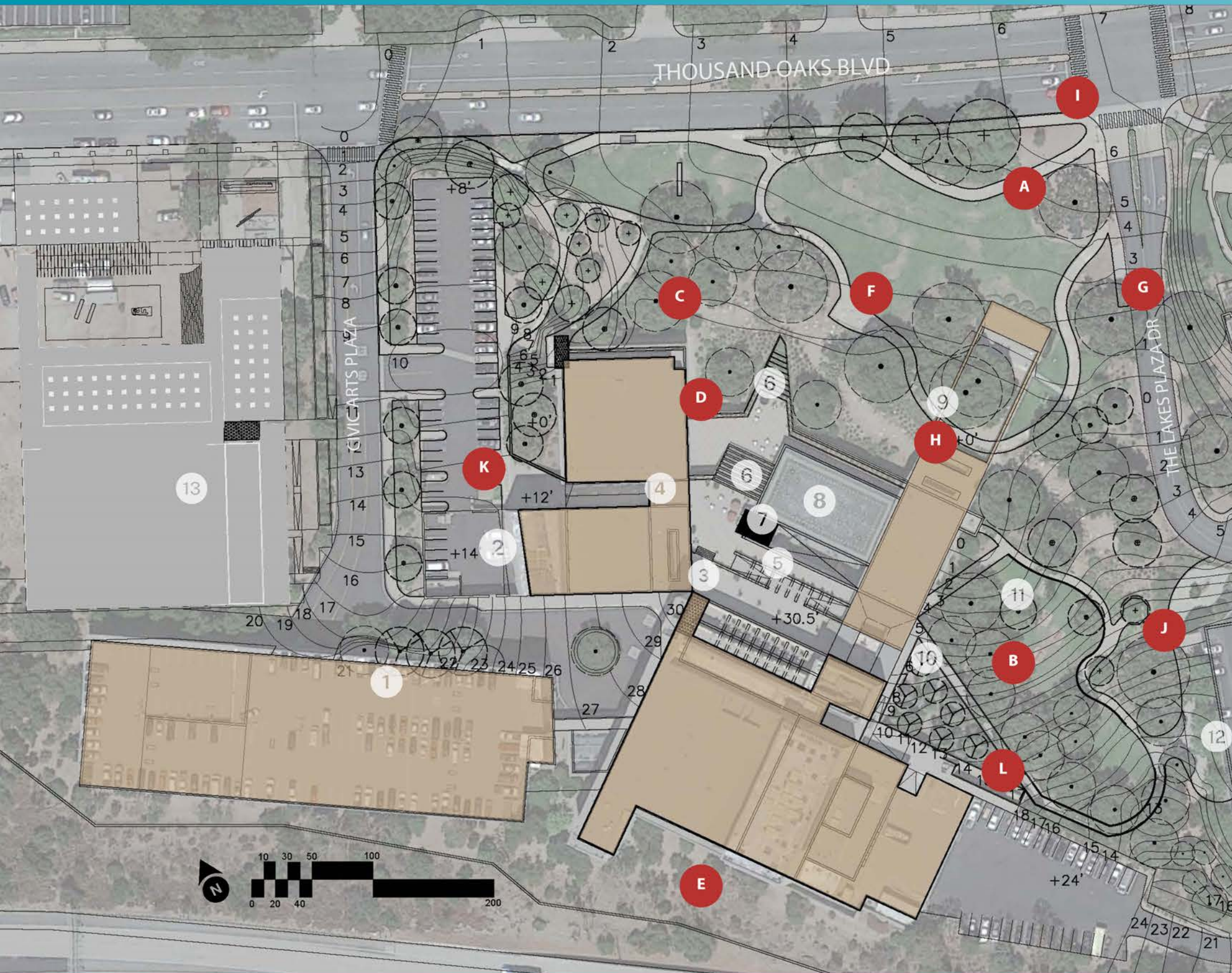
**ZONE 3**

- Oak woodland
- Pedestrian access from The Lakes shopping area
- Access to rooftop

**ZONE 4**

- The main road and public perception of the site
- Street crossings
- Connection to Downtown core



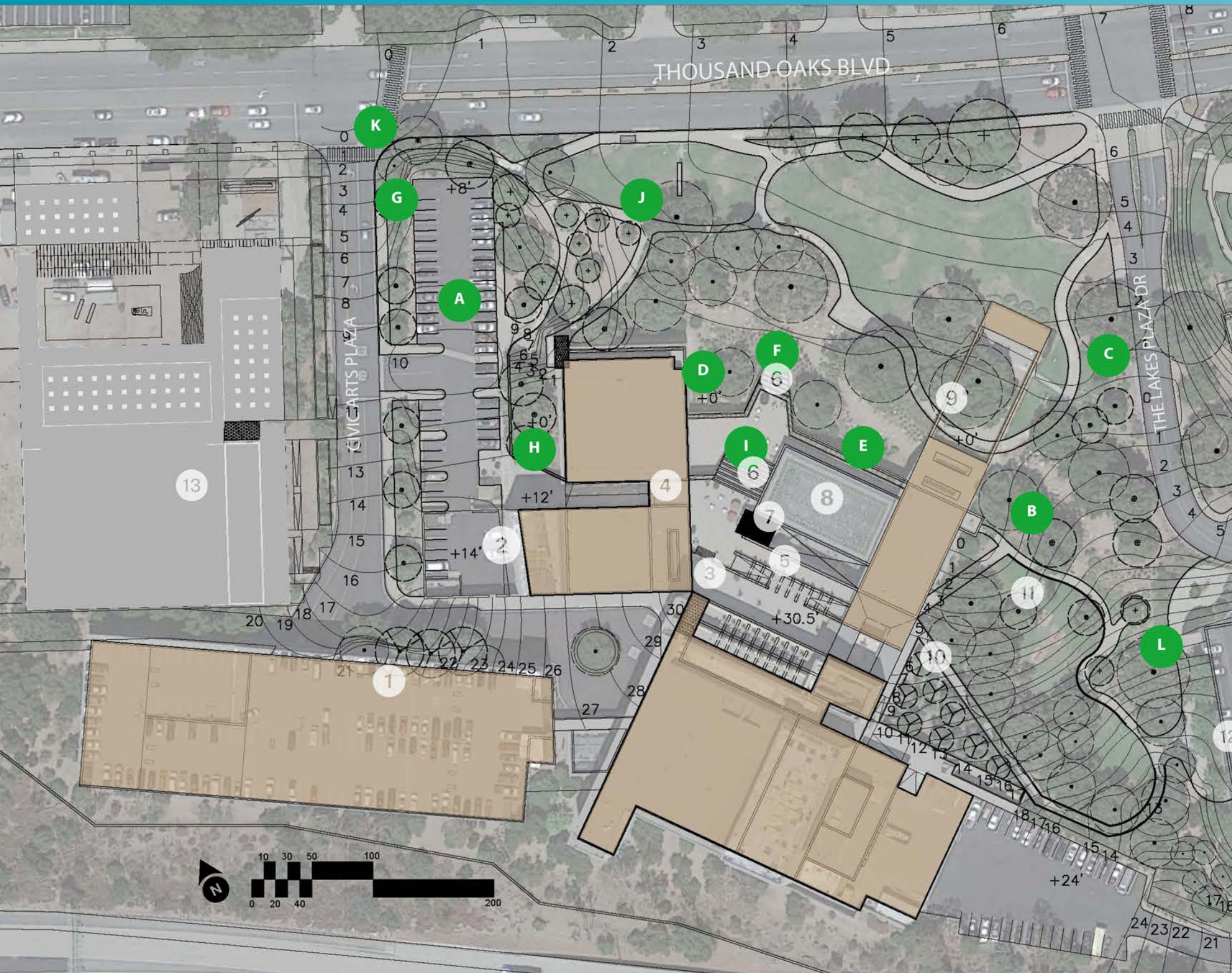


### SITE CONSTRAINTS

- A** Lack of signage/Welcoming features
- B** Plain seating areas
- C** Protected trees limit work
- D** Lack of clear entry ways
- E** Noise / views of freeway
- F** Grade may create wet spots
- G** Disconnection from The Lakes
- H** Under utilized courtyard space
- I** High-speed traffic is unsafe
- J** Unclear access to serve new building
- K** Loading area visible from Main entrance
- L** Isolated access to second level

- 1** Parking structure
- 2** Loading Zone
- 3** 3rd Floor Entrance
- 4** 2nd Floor Entrance
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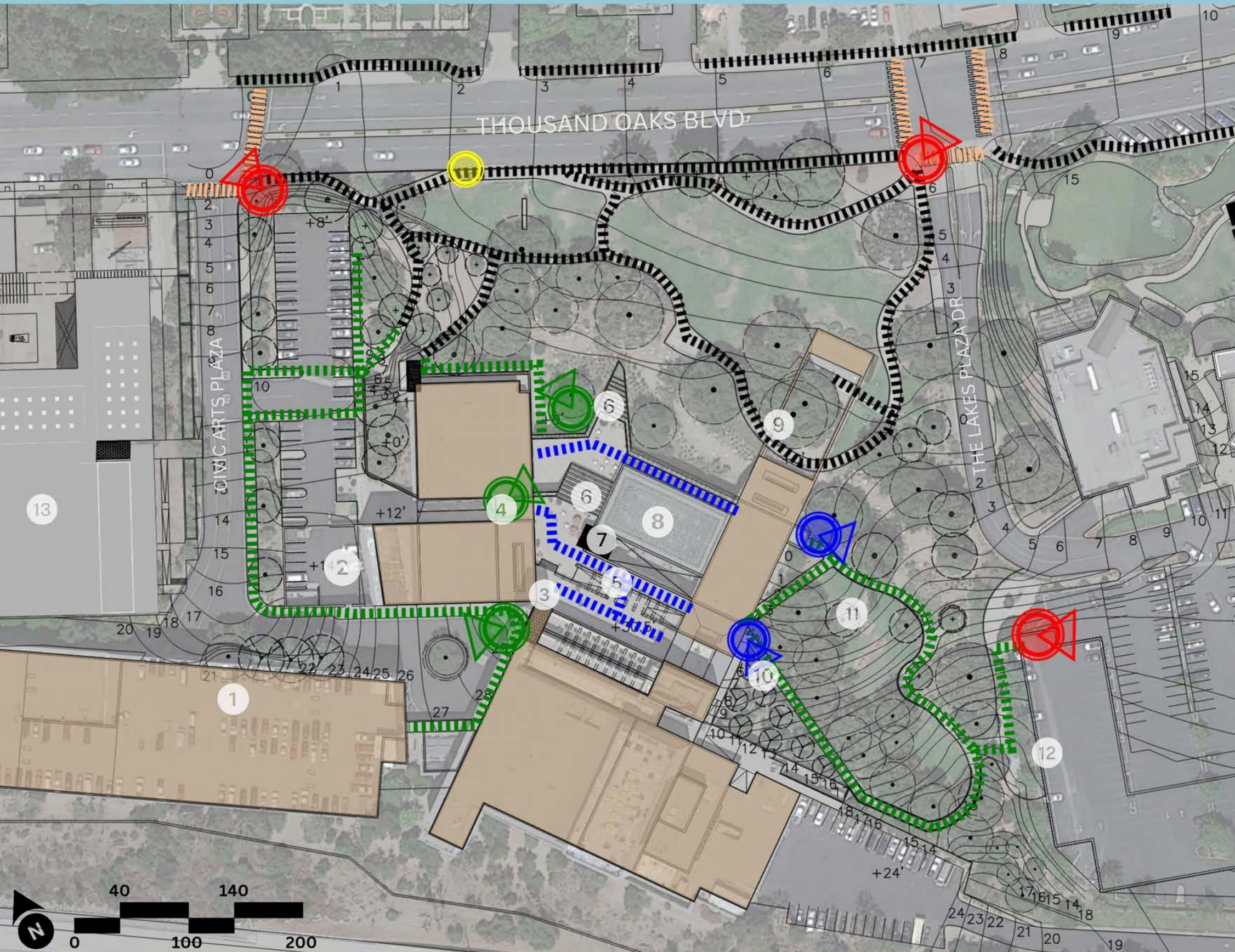
### SITE OPPORTUNITIES

- A** Outdoor ground level space for public gatherings/events
- B** Shade spaces created by oaks
- C** Connection to The Lakes retail
- D** Multiple entry points to 2nd level
- E** Invigorate dry swale to create habitat
- F** Create main entrance
- G** Expand entryways for pedestrians
- H** Provide connections to functions
- I** Combine stair functions for access, seating and greenery
- J** Integrate entrance signage
- K** Traffic speed measures for pedestrians
- L** Create entrance for new apartment building and The lakes retail

### EXISTING FEATURES

- 1** Parking structure
- 2** Loading Zone
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### PEDESTRIAN CIRCULATION

#### WALKWAYS

- Public Circulation
- Building Use Circulation
- Second-Level Circulation
- Pedestrian Crosswalks

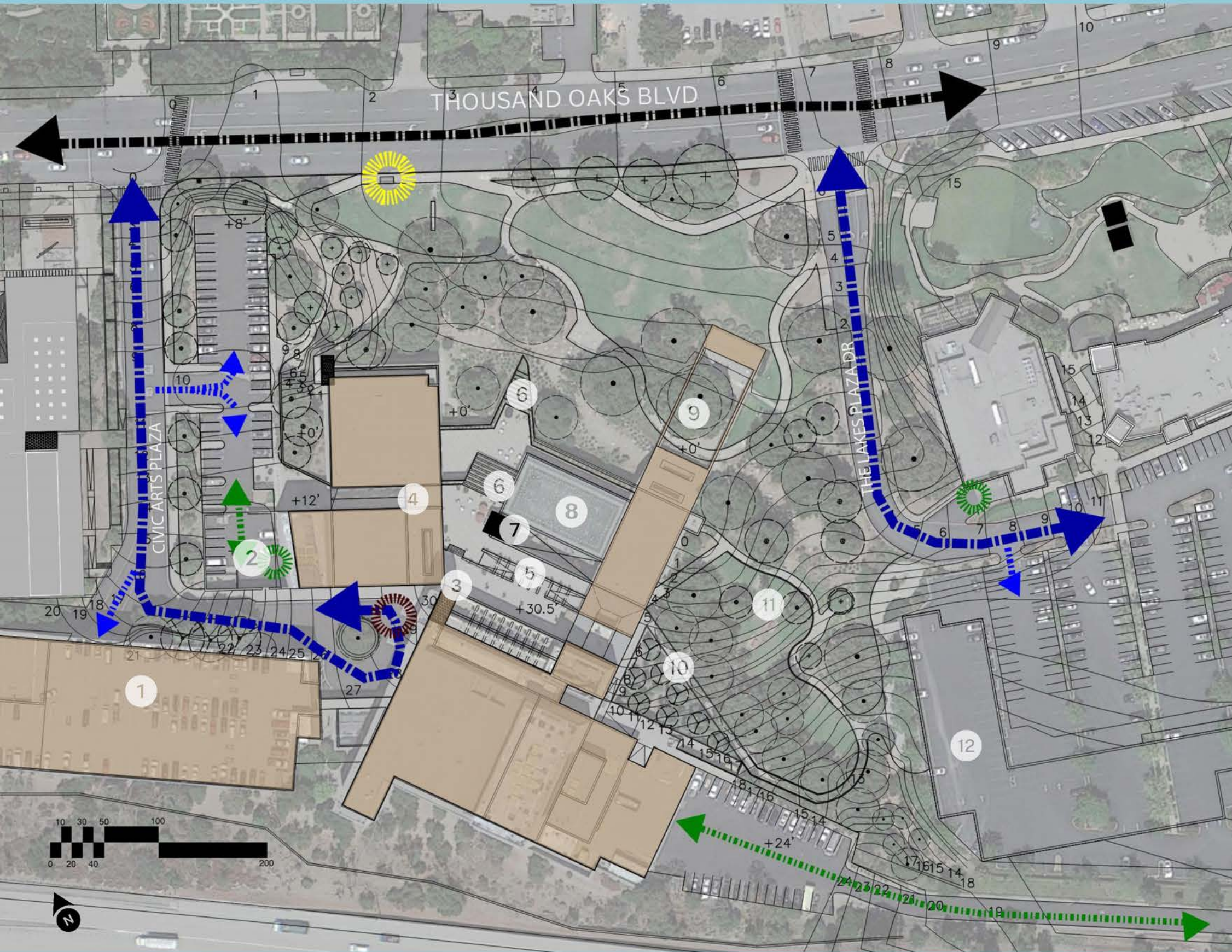
#### ENTRIES

- Primary Site Access
- Primary Building Access
- Second Building Access
- Bus Stop

#### EXISTING FEATURES

- |                      |                      |
|----------------------|----------------------|
| 1 Parking structure  | 8 Reflection Pool    |
| 2 Loading Zone       | 9 Courtyard w/ Stage |
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| 6 Tiered Planters    | 13 Future Museum     |
| 7 Elevator Access    |                      |





### VEHICULAR CIRCULATION

#### ROADS

- PRIMARY PUBLIC CIRCULATION
- PRIMARY SITE CIRCULATION
- PARKING CIRCULATION
- SERVICE VEHICULAR CIRCULATION

#### ENTRIES

- BUS STOP
- PRIMARY SERVICE ENTRANCE
- PRIMARY DROP-OFF

#### EXISTING FEATURES

- |                      |                      |
|----------------------|----------------------|
| 1 Parking structure  | 8 Reflection Pool    |
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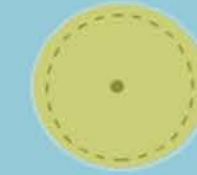


### PROTECTED TREES

#### LEGEND



PROTECTED OAK TREES  
5' Away from canopy

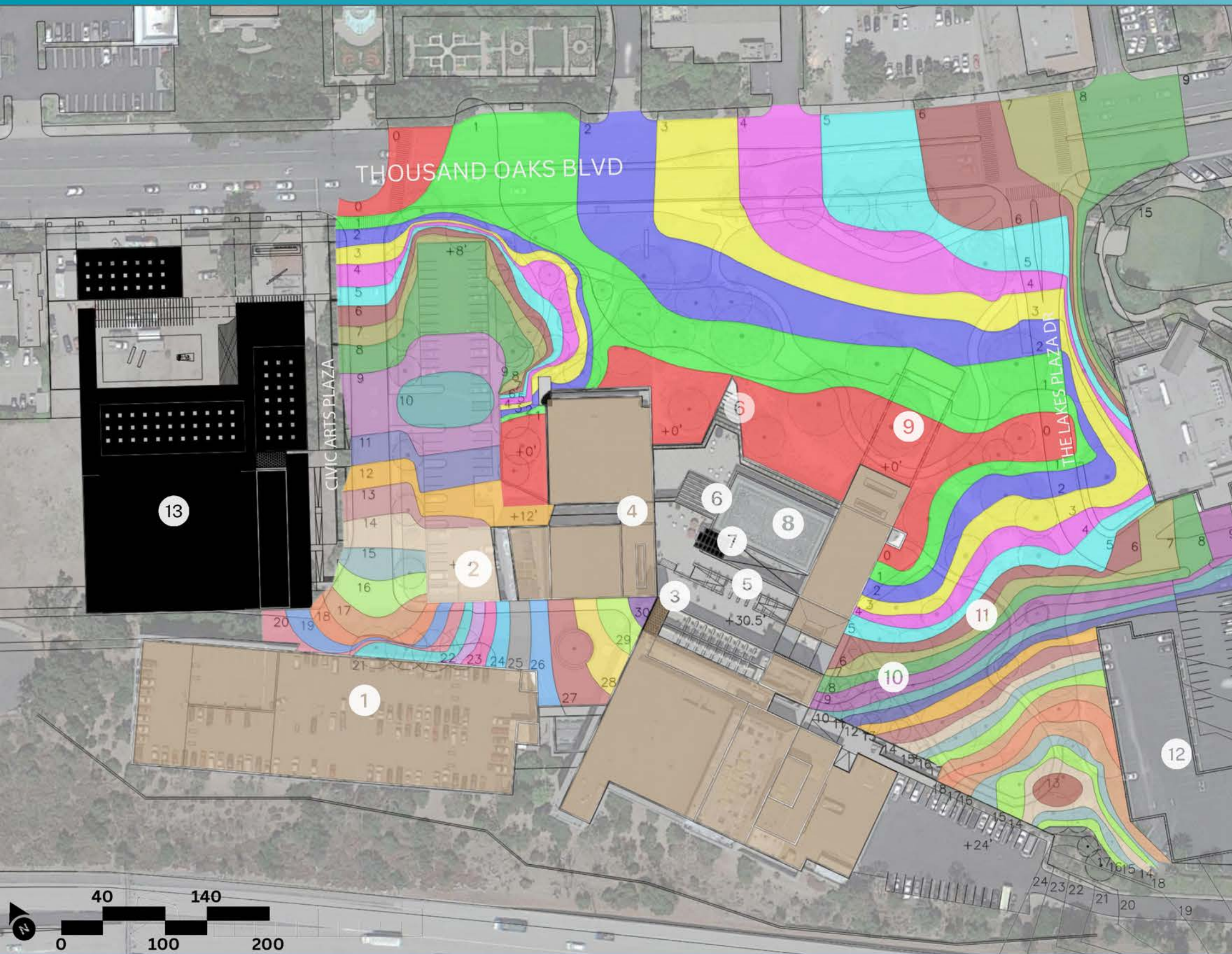


PROTECTED CYCAMORE TREES  
15' Away from the trunk

#### EXISTING FEATURES

- |                      |                      |
|----------------------|----------------------|
| 1 Parking structure  | 8 Reflection Pool    |
| 2 Loading Zone       | 9 Courtyard w/ Stage |
| 3 3rd Floor Entrance | 10 Elevator Access   |
| 4 2nd Floor Entrance | 11 Picnic Area       |
| 5 Rooftop Entrance   | 12 Future Apartments |
| 6 Tiered Planters    | 13 Future Museum     |
| 7 Elevator Access    |                      |





### GRADING

#### ELEVATION LEGEND

- +0'
- +1'
- +2'
- +3'
- +4'
- +5'
- +6'
- +7'
- +8'
- +9'
- +10'
- +11'
- +12'
- +13'
- +14'
- +15'
- +16'
- +17'
- +18'
- +19'
- +20'
- +21'
- +22'
- +23'
- +24'
- +25'
- +26'
- +27'
- +28'
- +29'
- +30'

#### EXISTING FEATURES

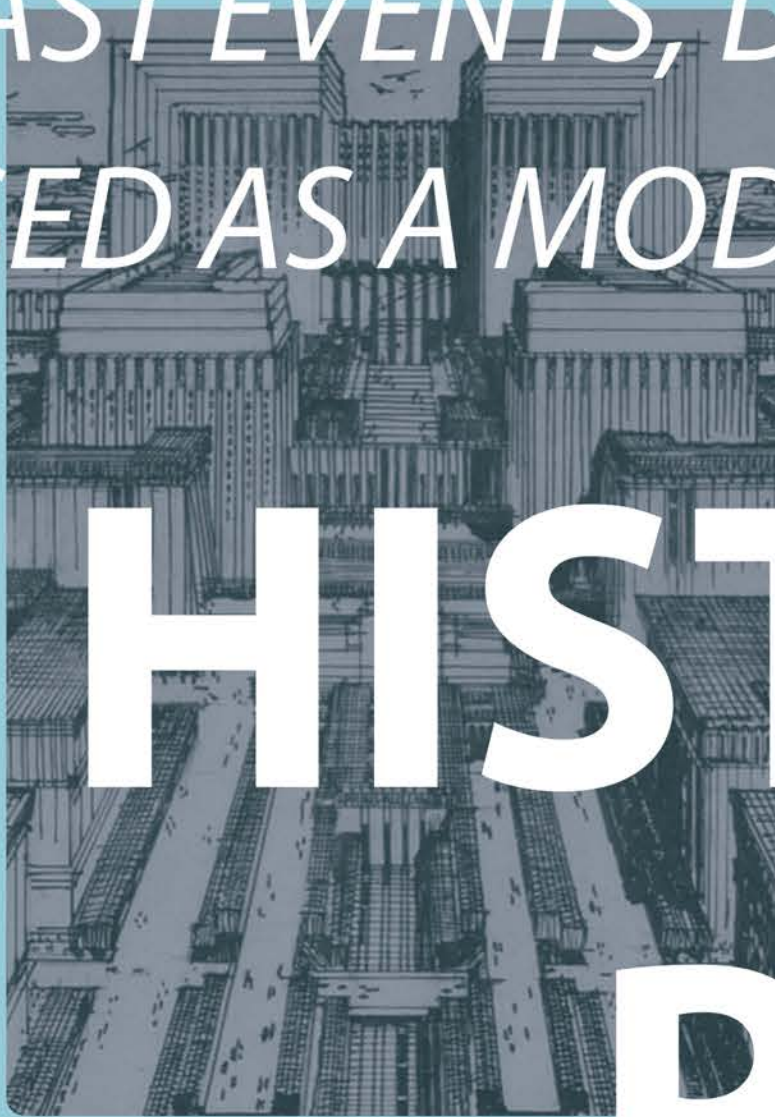
- |  |  |
|--|--|
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">1</span> Parking structure  | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">8</span> Reflection Pool    |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">2</span> Loading Zone       | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">9</span> Courtyard w/ Stage |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">3</span> 3rd Floor Entrance | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">10</span> Elevator Access   |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">4</span> 2nd Floor Entrance | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">11</span> Picnic Area       |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">5</span> Rooftop Entrance   | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">12</span> Future Apartments |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">6</span> Tiered Planters    | <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">13</span> Future Museum     |
| <span style="border: 1px solid black; border-radius: 50%; padding: 2px 5px;">7</span> Elevator Access    |  |



*PAST EVENTS, DECISIONS, OR ACTIONS THAT CAN BE USED AS A MODEL OR STANDARD FOR FUTURE ONES.*



# HISTORICAL PRECEDENTS





### Arroyo Conejo Nature Preserve - Native plant palette



Chalk Dudleya (*Dudleya pulverulenta*)



Purple Sage (*Salvia leucophylla*)



Coastal Wild Buckwheat (*Eriogonum cinereum*)



California Wild Rose (*Rosa californica*)



White Horehound (*Marrubium vulgare*)



Fuchsiaflower Gooseberry (*Ribes speciosum*)



Sand Dune Sedge (*Carex Pansa*)



Heartleaf Keckiella (*Keckiella cordifolia*)



### Arroyo Conejo Nature Preserve - Residents



Cooper's Hawk (*Accipiter cooperii*)



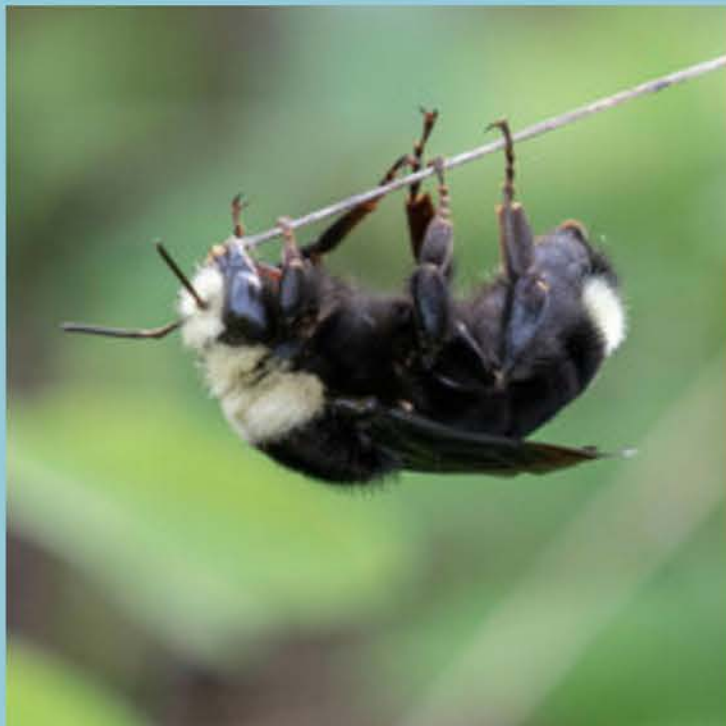
Western Fence Lizard (*Sceloporus occidentalis*)



California Scrub-Jay (*Aphelocoma californica*)



Painted Lady (*Vanessa cardui*)



Yellow-faced Bumble Bee (*Bombus vosnesenskii*)



Eastern Fox Squirrel (*Sciurus niger*)



Bobcat (*Lynx rufus*)



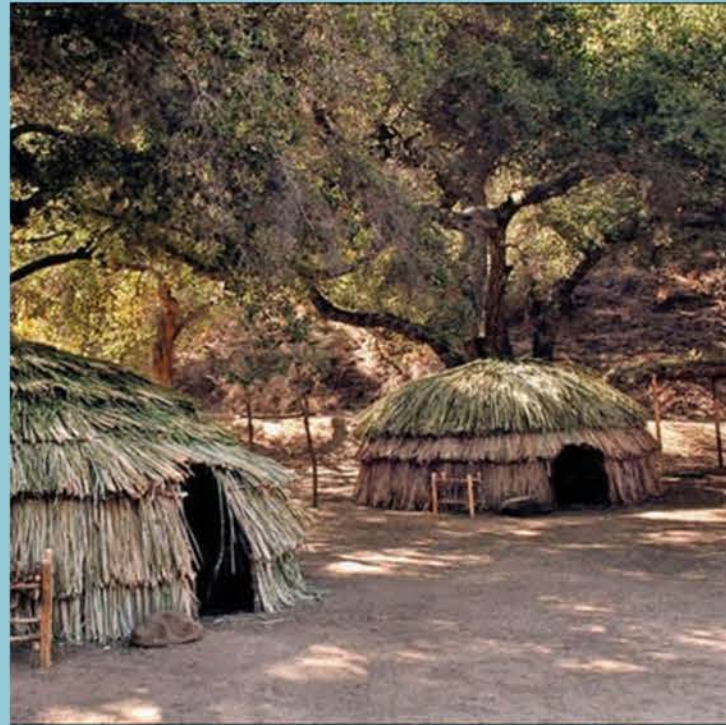
Mule Deer (*Odocoileus hemionus*)



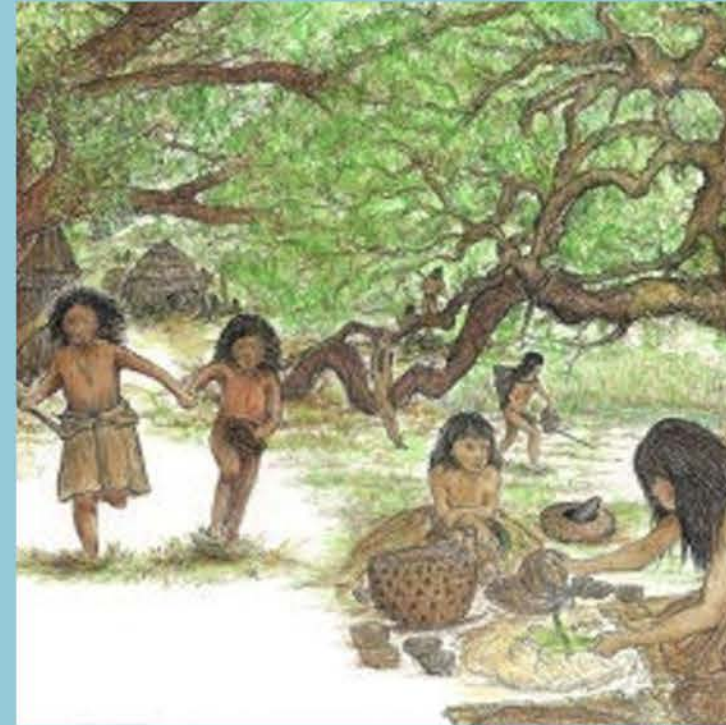
# Thousand Oaks, CA and Civic Arts Plaza - Culture



Basket Jar, Chumash Native American



Chumash Indian Museum



The Amah-Mutsun



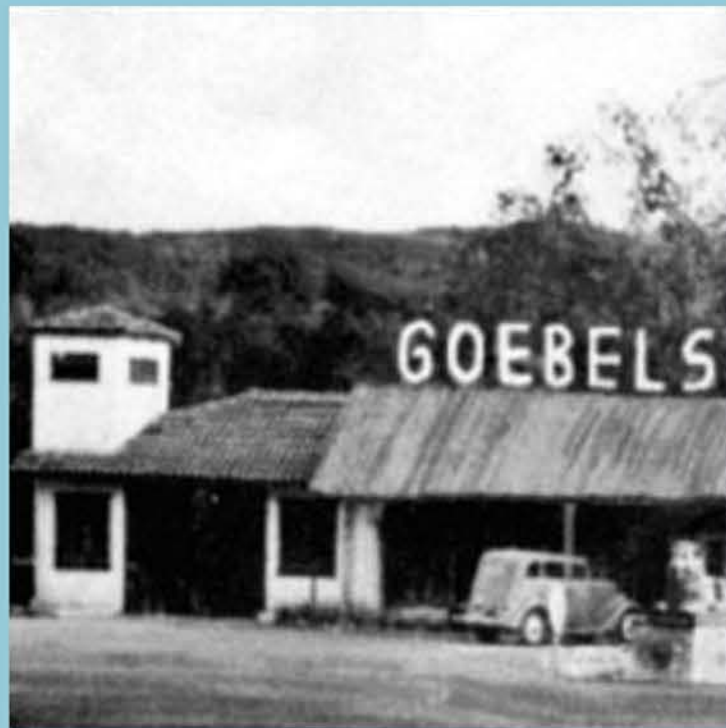
Painted Lady (Vanessa cardui)



Gunsmoke



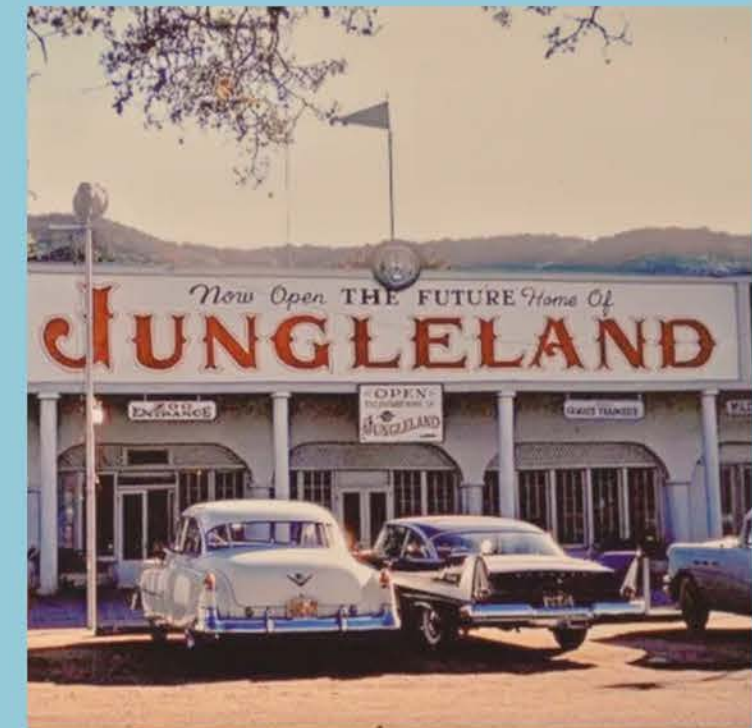
Avenida de los Robles, Thousand Oaks



Goebels Lions at Civic arts Plaza site 1926

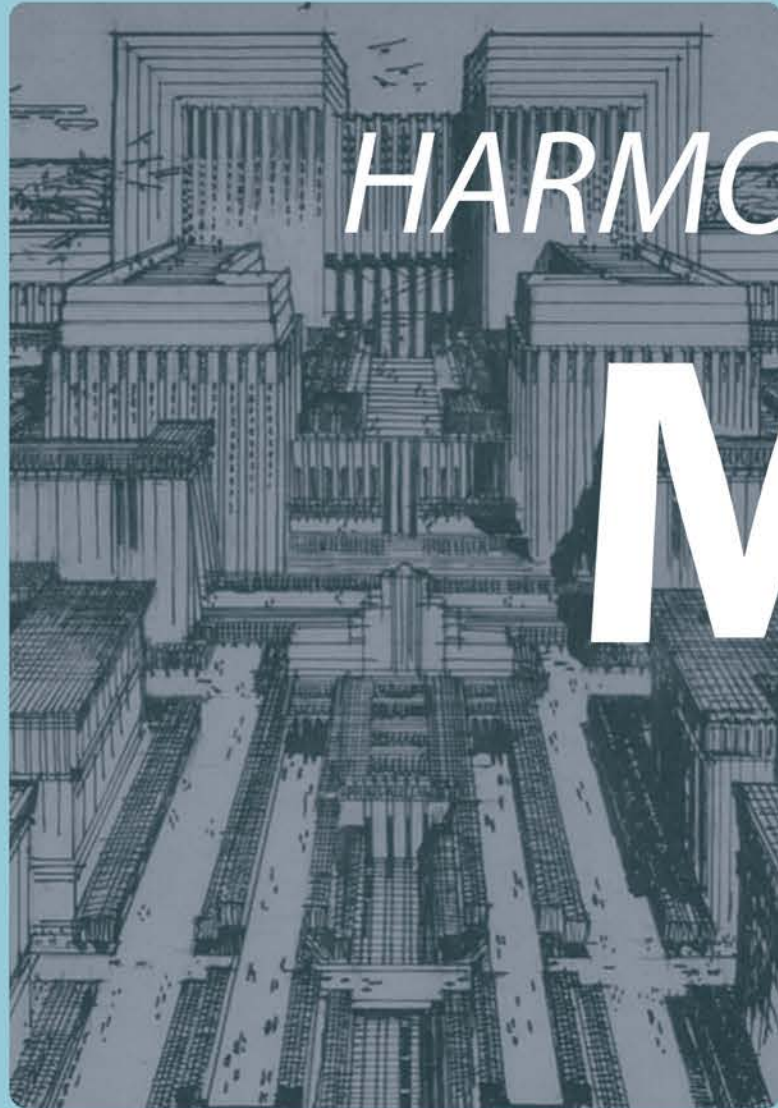


Goebel's African Lions" circa 1929



Jungle land circa 1969





*HARMONY GARDENS*

**MOOD**

**BOARDS**







Civic space



Principal monument



Architectural Value



Cultural Importance



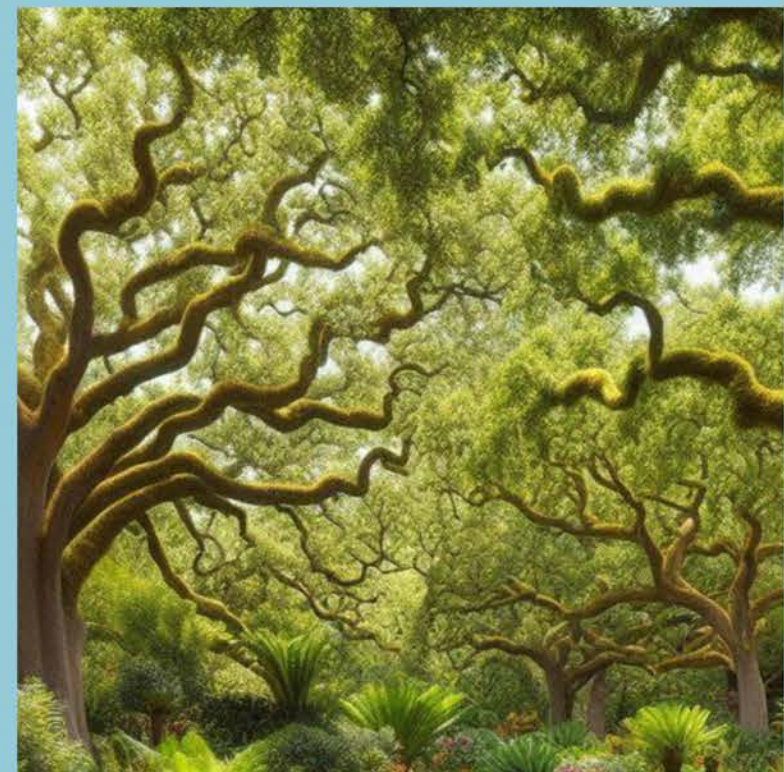
Water Feature



Natural Open Spaces



Educational Function



Oak woodland





Patios



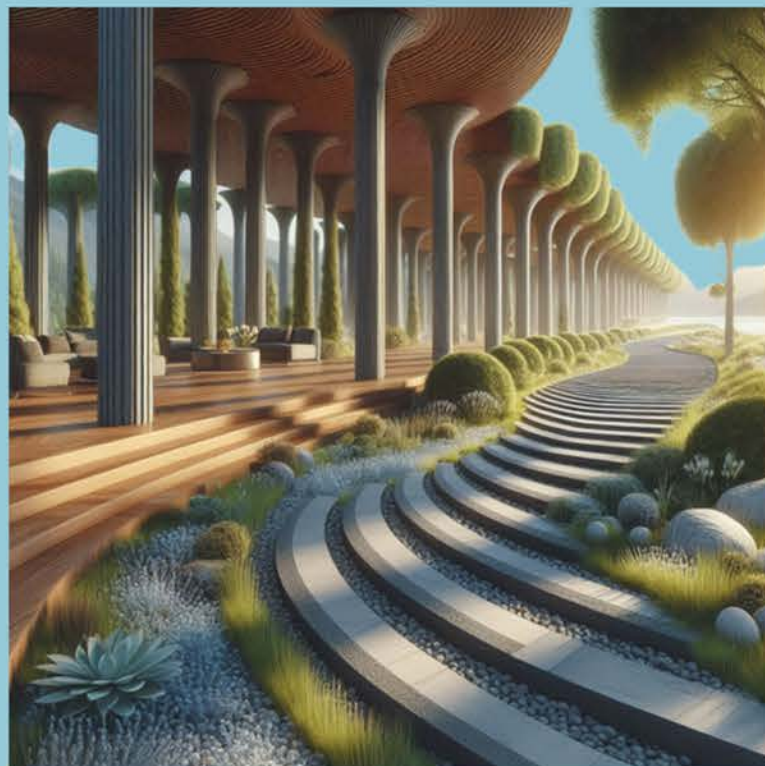
Multifunction stair



Sectioned seatings

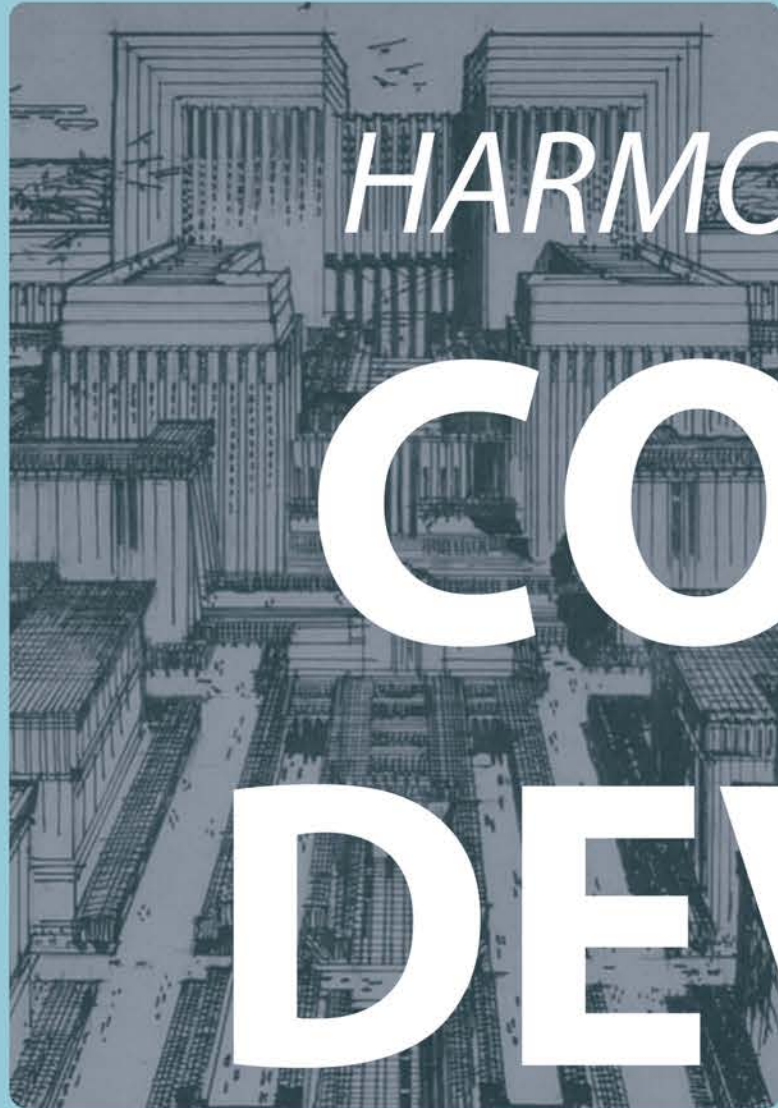


Terraced areas



Illumination





*HARMONY GARDENS*

# CONCEPT DEVELOPMENT





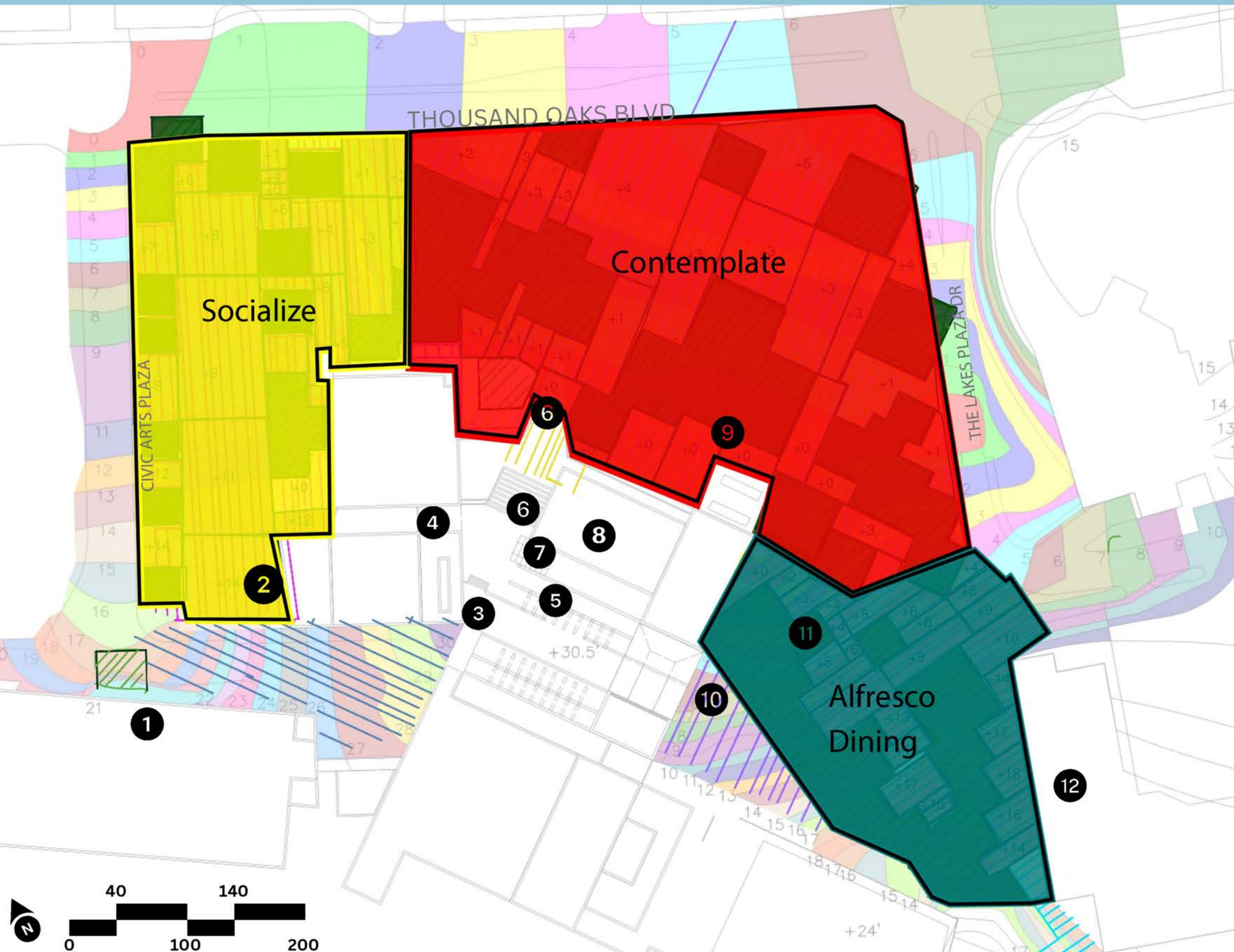


### Space Seeking

#### EXISTING FEATURES

- 1** Parking structure
- 2** Loading Zone
- 3** 3rd Floor Entrance
- 4** 2nd Floor Entrance
- 5** Rooftop Entrance
- 6** Tiered Planters
- 7** Elevator Access
- 8** Reflection Pool
- 9** Courtyard w/ Stage
- 10** Elevator Access
- 11** Picnic Area
- 12** Future Apartments
- 13** Future Museum





### CONCEPT DIAGRAM

- Contemplate
- Socialize
- Alfresco Dining

### EXISTING FEATURES

- |                             |                             |
|-----------------------------|-----------------------------|
| <b>1</b> Parking structure  | <b>8</b> Reflection Pool    |
| <b>2</b> Loading Zone       | <b>9</b> Courtyard w/ Stage |
| <b>3</b> 3rd Floor Entrance | <b>10</b> Elevator Access   |
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| <b>6</b> Tiered Planters    | <b>13</b> Future Museum     |
| <b>7</b> Elevator Access    |                             |



### ADJACENCY DIAGRAM

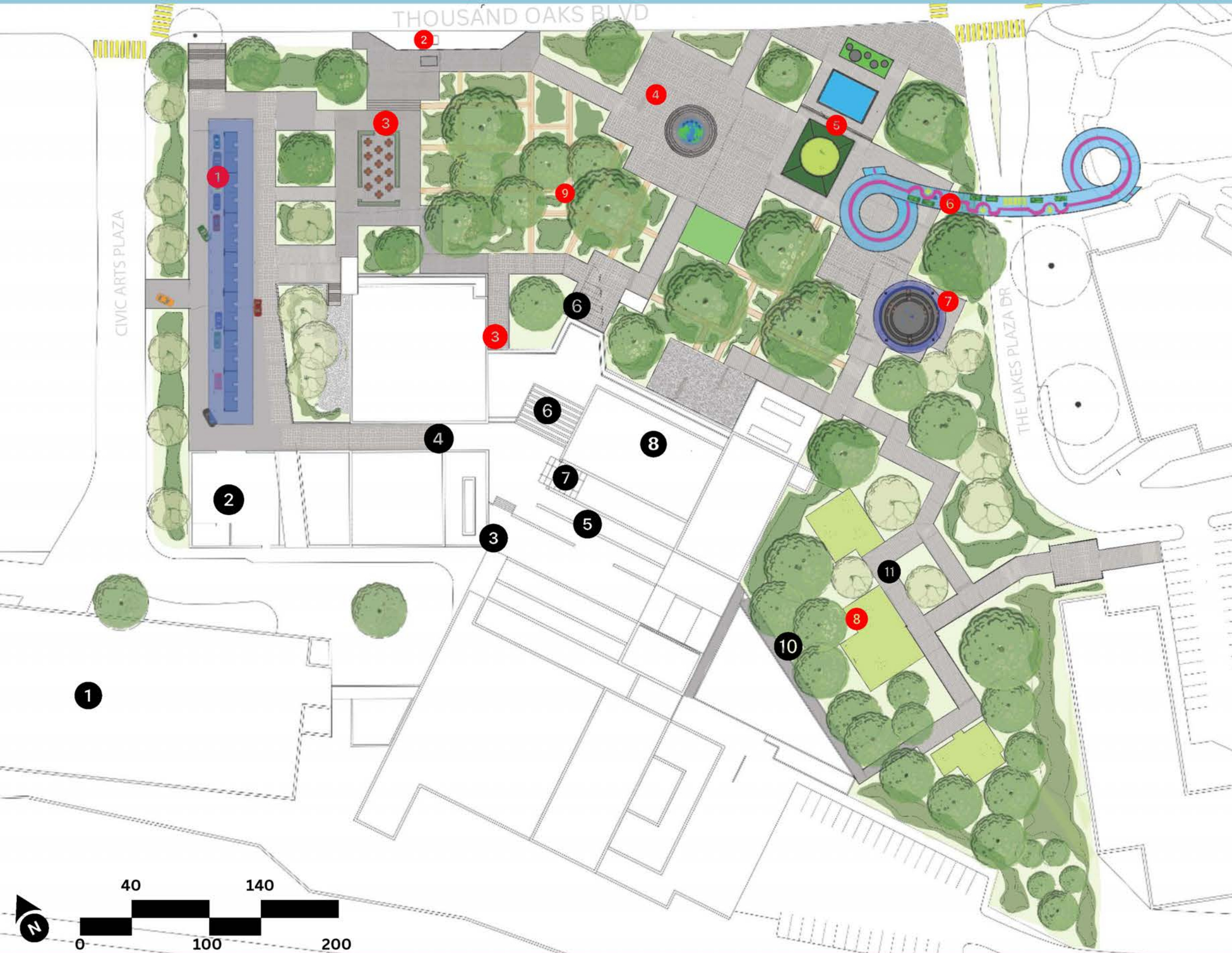


- 1 **Entrepreneurial Plaza** serves as a hub for creativity and commerce, where new ideas can take root and grow. It is a space where the local community and entrepreneurs come together to share knowledge, resources, and inspiration, driving economic growth and innovation in the region.
- 2 **Modern Bus Stop** is more than just a waiting area; it is a forward-thinking, multi-functional space that enhances the public transit experience.
- 3 **Relocated Main Entrance** serves as more than just a point of entry; it is a welcoming and iconic space that embodies the community's cultural spirit. By improving accessibility, enhancing aesthetics, and fostering community engagement.
- 4 **Monumental Plaza** concept envisions a grand and harmonious public space that celebrates global cultures through the beauty of nature, art, and architecture. This plaza is designed to serve as a cultural landmark and gathering space, reflecting the civic pride of the local community.
- 5 **Governmental Flag Garden Water Fountain and Gazing Sphere concept** blends symbolism, tranquility, and community pride into a cohesive design that serves as a focal point for reflection and civic unity. This concept centers around a water feature that incorporates national, state, or regional flags. Creating a space that honors governance, heritage, and the collective spirit.
- 6 **Pedestrian Garden Bridge** redefines urban infrastructure by merging functionality with nature and community engagement. Fostering environmental awareness, and enhancing urban green space. This bridge is more than just a crossing; it's a destination where people connect, learn, and grow together, enriching both the landscape and the community.
- 7 **Complete Amphitheater** concept is an intimate and versatile outdoor performance space designed to foster community gatherings, cultural events, and artistic expression. The amphitheater creates an inclusive and immersive environment where the audience is closely connected to the performers, enhancing the shared experience of live events.
- 8 **Alfresco Dining** concept transforms a natural outdoor space into an inviting and stylish dining experience that blends the beauty of the surroundings with the pleasure of open-air meals. Designed for both casual picnics and more formal outdoor gatherings, this concept emphasizes comfort, aesthetics, and a strong connection to nature.

EXISTING FEATURES

1 Parking structure	8 Reflection Pool	10 Elevator Access
2 Loading Zone	9 Courtyard w/ Stage	11 Picnic Area
3 3rd Floor Entrance	5 Rooftop Entrance	12 Future Apartments
4 2nd Floor Entrance	6 Tiered Planters	13 Future Museum
	7 Elevator Access	





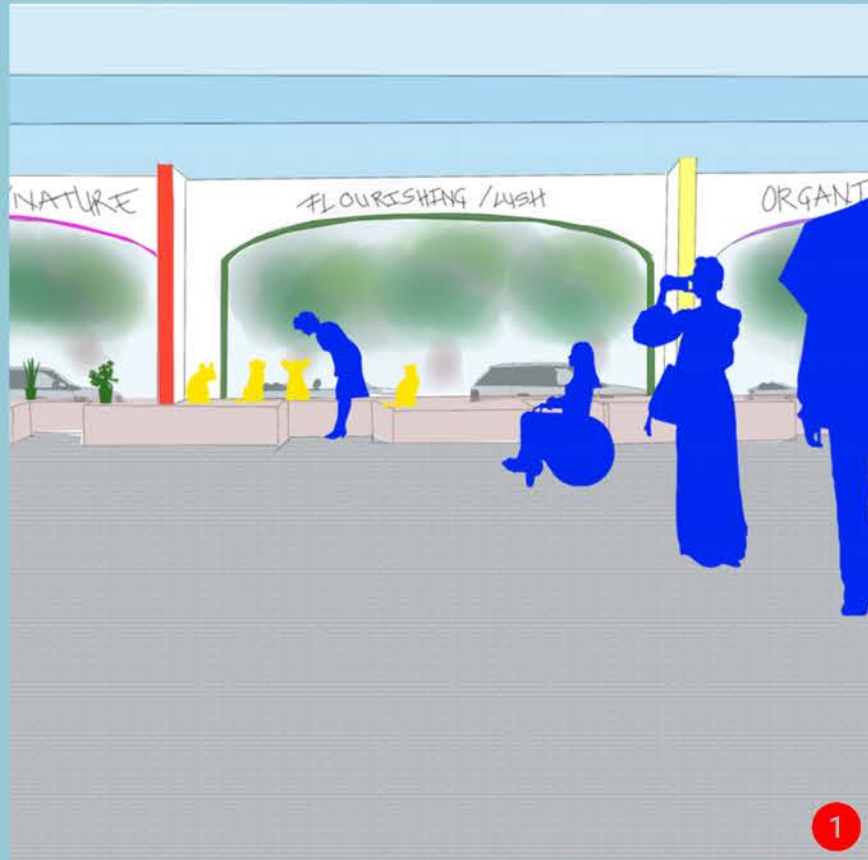
### ILLUSTRATIVE DIAGRAM

- 1 ENTREPRENEURIAL PLAZA
- 2 MODERN BUS STOP
- 3 PROPOSED MAIN ENTRANCE
- 4 MONUMENTAL PLAZA
- 5 GOVERNMENTAL FLAG GARDENS
- 6 PEDESTRIAN BRIDGE
- 7 COMPLETE AMPHITHEATER
- 8 ALFRESCO DINING
- 9 GRAVEL ROADS

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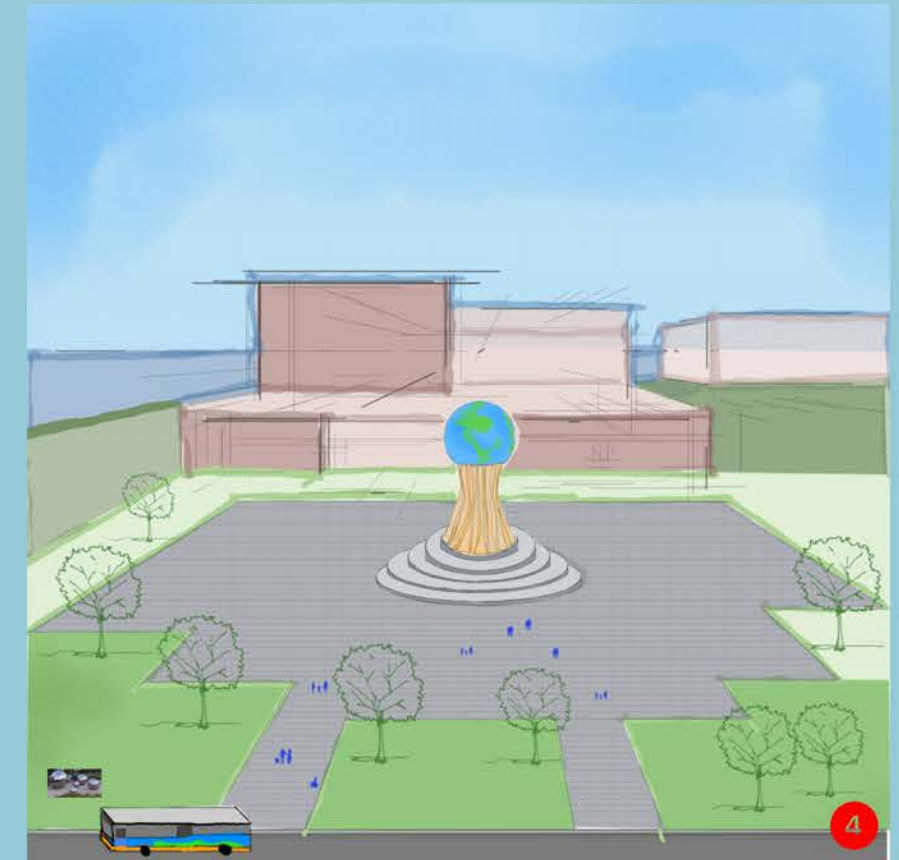




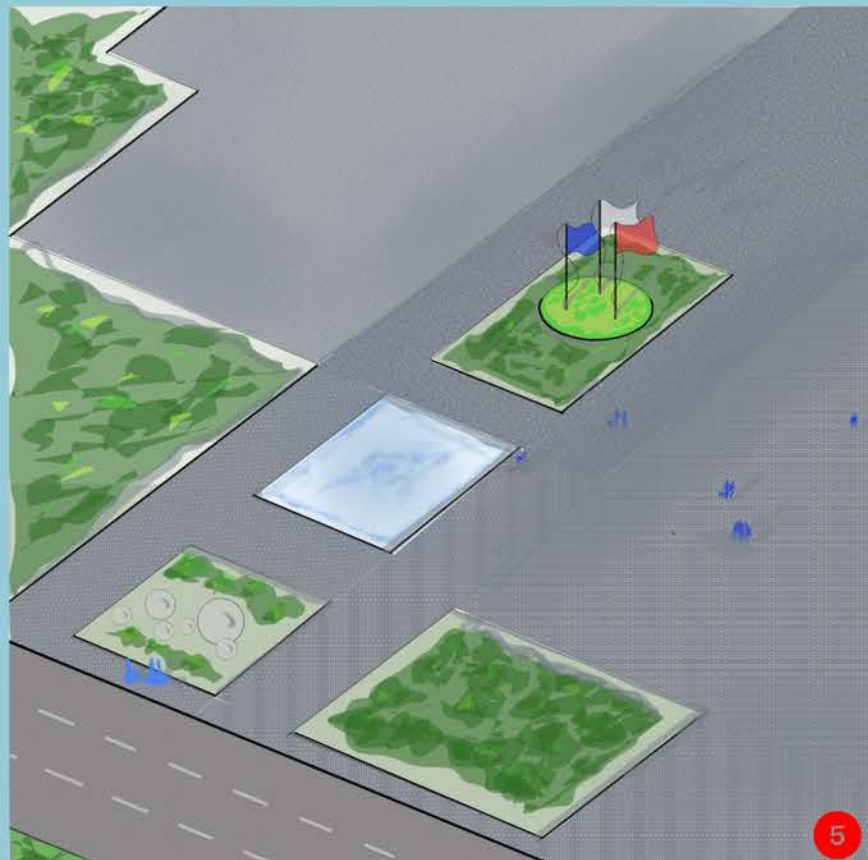
ENTREPRENEURIAL PLAZA



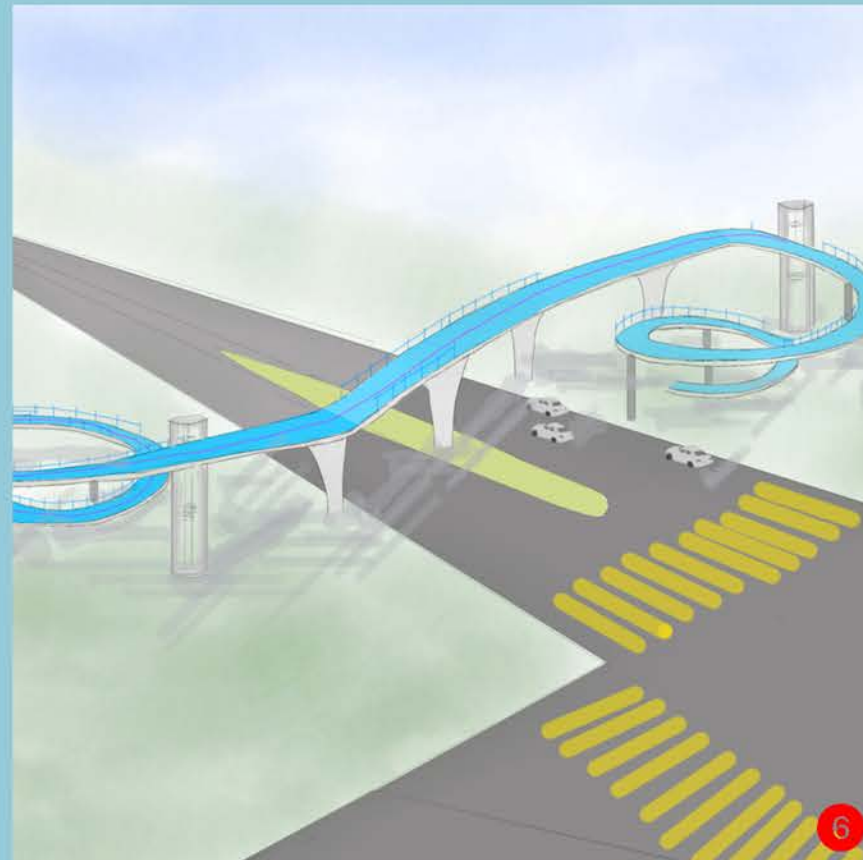
PROPOSED MAIN ENTRANCE



MONUMENTAL PLAZA



GOVERNMENTAL FLAG GARDENS

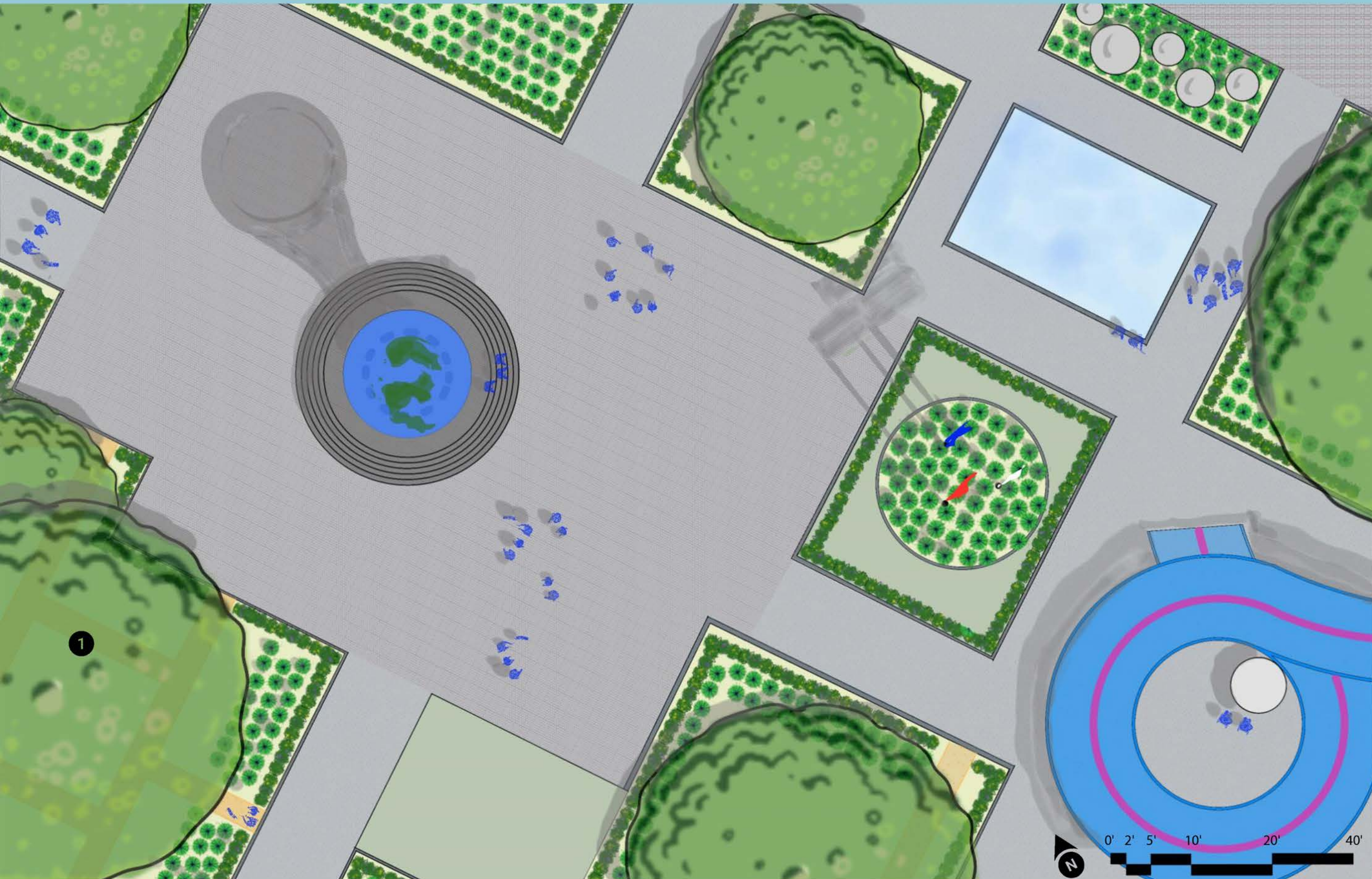


PEDESTRIAN BRIDGE



GRAVEL ROADS





**ENLARGEMENT 1**

Monumental Plaza concept envisions a grand and harmonious public space that celebrates global cultures through the beauty of nature, art, and architecture. This plaza is designed to serve as a cultural landmark and gathering space, reflecting the civic pride of the local community.



**SECTION ELEVATION 1**

Monumental Plaza concept envisions a grand and harmonious public space that celebrates global cultures through the beauty of nature, art, and architecture. This plaza is designed to serve as a cultural landmark and gathering space, reflecting the civic pride of the local community.





THOUSAND OAKS BLVD



**ENLARGEMENT 2**

**Entrepreneurial Plaza** serves as a hub for creativity and commerce, where new ideas can take root and grow. It is a space where the local community and entrepreneurs come together to share knowledge, resources, and inspiration, driving economic growth and innovation in the region.

**Relocated Main Entrance** serves as more than just a point of entry; it is a welcoming and iconic space that embodies the community's cultural spirit. By improving accessibility, enhancing aesthetics, and fostering community engagement.



