

THOUSAND OAKS CIVIC ARTS PLAZA: REDESIGN



LANDSCAPE DESIGN 3 W/ FRANCISCO BEHR
SUMMER 2024
TATE TILLES-PERRINE

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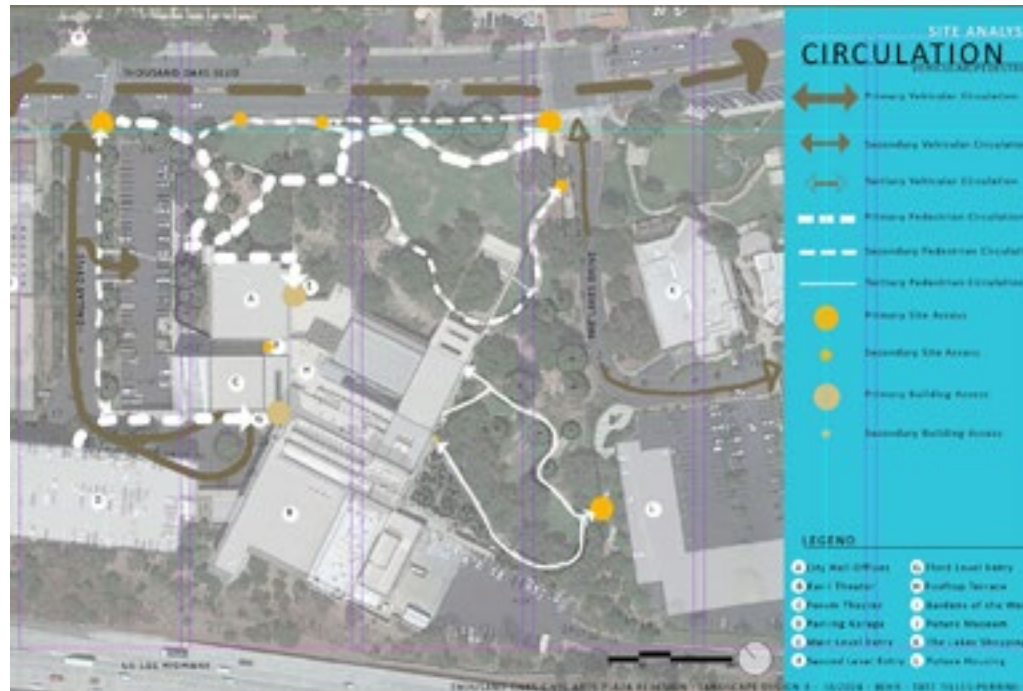
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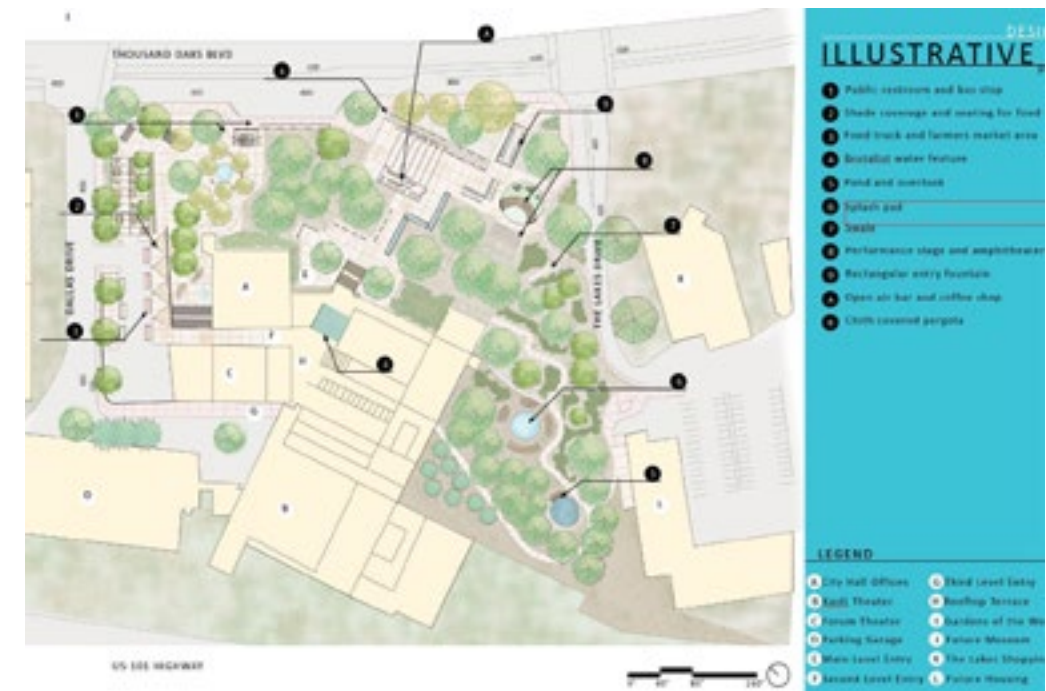
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SITE LOCATION

A SHORT HISTORY ON THOUSAND OAKS CIVIC ARTS
PLAZA

BACKGROUND

CONTEXT

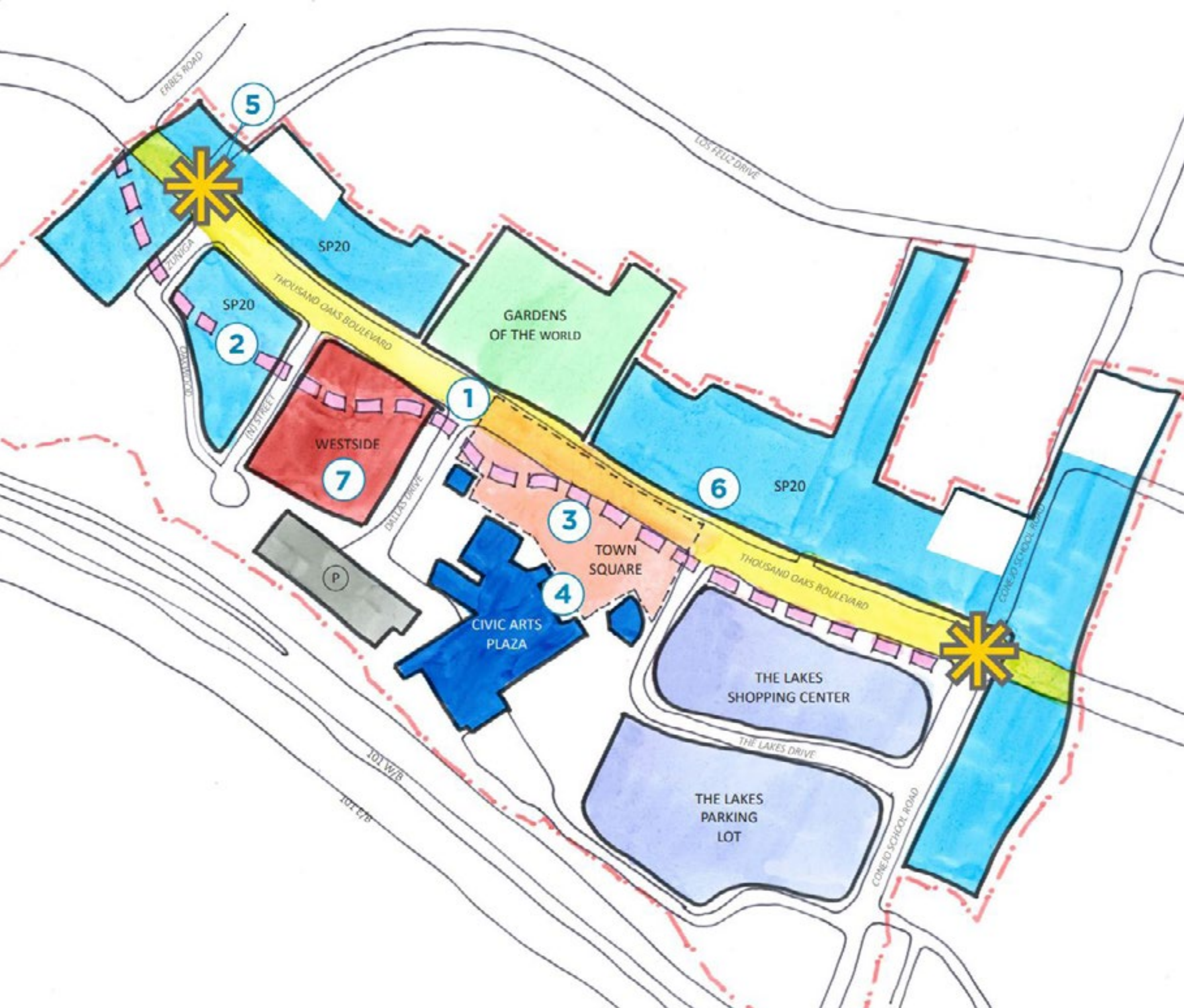
The Thousand Oaks Civic Arts Plaza sits on land that was once completely occupied by the Chumash Native Peoples prior to its discovery by the Spanish in the 16th century. It's understood that the site was once a place for summer camp for the Chumash, there is also evidence that two villages were nearby.

The land was largely undisturbed from the 16th to 19th century until the migration of early pioneers out west. It was in the 1800s that soldiers were granted land access in the region, and more settlements were built.

There were multiple families that entrusted the land for many years prior to the development of the Civics Arts Plaza. Those families used the land for farming, and even raising exotic animals for the movie industry. The land was ultimately purchased by the City of Thousand Oaks to develop a town center in the latter half of the 20th century.

After many years of discussion, planning and construction, the Thousand Oaks Civic Arts Plaza was finally finished in October 1994. While the needs of the community were considered in the final development, the site has constraints that largely impact its function and desirability of use in its totality.

The task of re-imagining the Thousand Oaks Civic Arts Plaza has been taken with careful consideration. The community's desire for a downtown core that is safe, walkable, community oriented, and easily accessible is revered in my design intent.



SITE LOCATION LOCATION MAP CONTEXT

The Thousand Oaks Civic Arts Plaza is located in Ventura County, CA. It resides within the Conejo Valley, and is specifically centered amongst Thousand Oaks Blvd, the 101-Freeway, Dallas Drive and The Lakes Drive. According to the Downtown Core Master Plan, the boundaries of the site up for re-imagination additionally includes the area within Erbes Road and Conejo Valley Road. The Civic Arts Plaza has the potential to be a city hub for the residents of Thousand Oaks and all visitors.

Address: 2100 Thousand Oaks Blvd, CA 91362

Building Climate Zone: 9

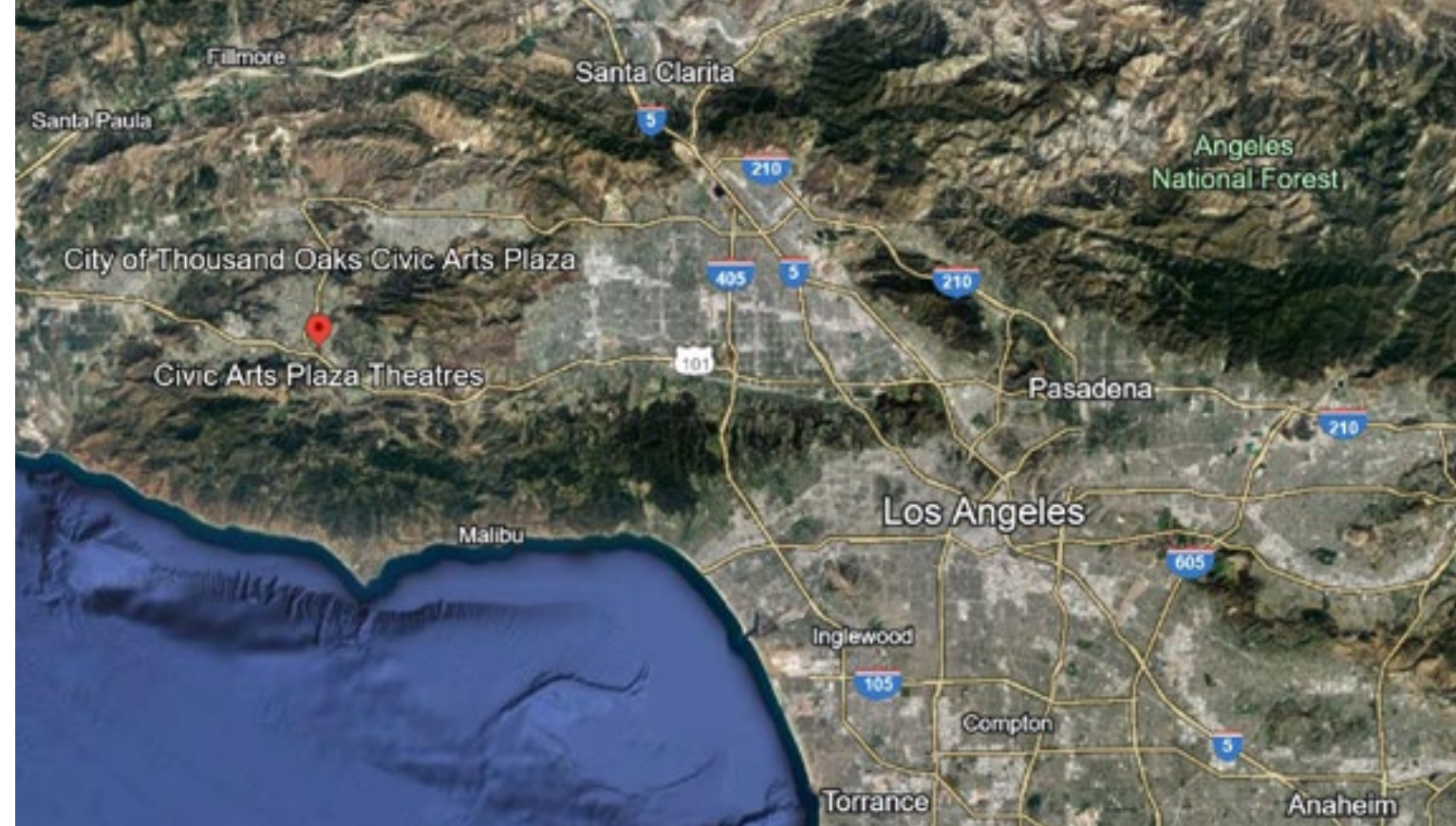
Architect/Landscape Architect: Antoine Predock

Project Completion Year: 1994

Site Area: 210,000 ft²

Mixed Use District: City Hall, Fred Kavli Theatre for Performing Arts (1800 seats) Janet and Ray Scherr Forum Theatre (394 seats), parking garage, three acre park, directly adjacent to Gardens of The World and The Lakes Shopping Center

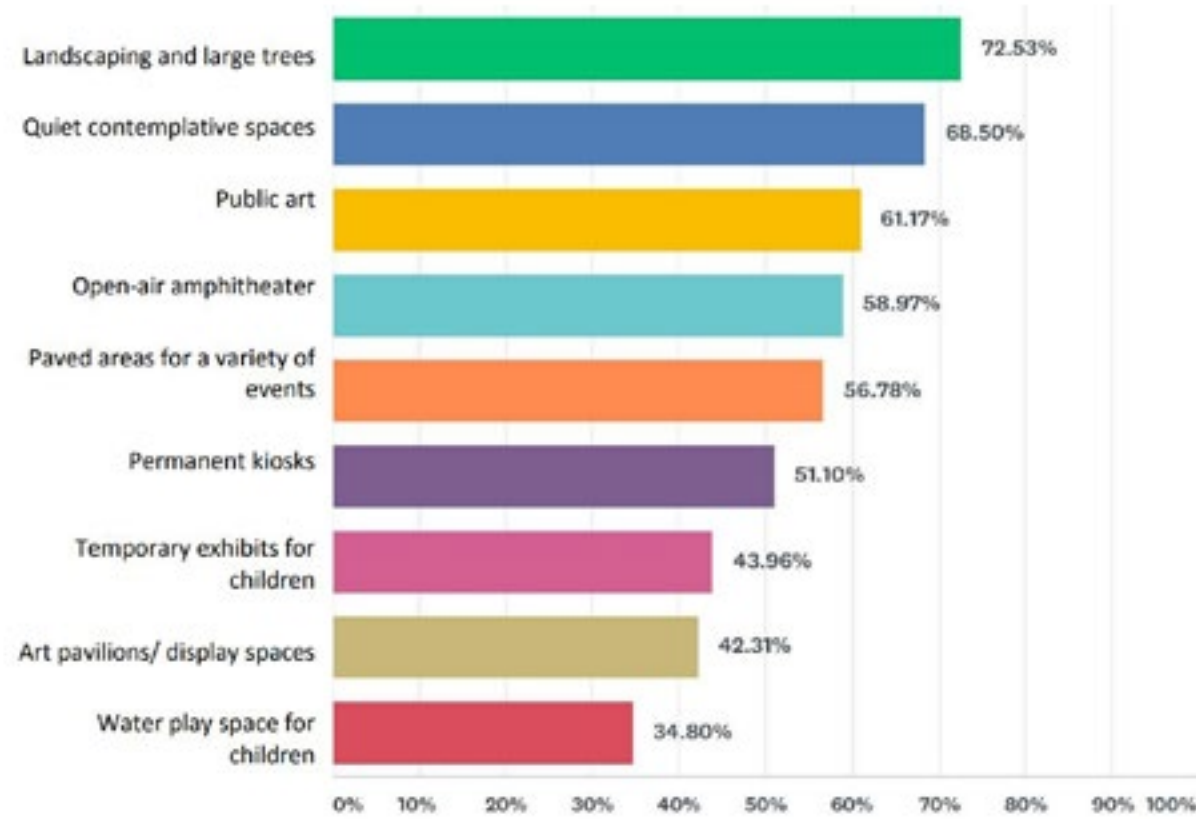
Primary Outdoor Features: extensive Oak grove, large swaths of native plantings, lengthy swales to aid in rainwater movement, multiple art installations, digital marquee, picnic benches and tables, outdoor stage, and terraced planters



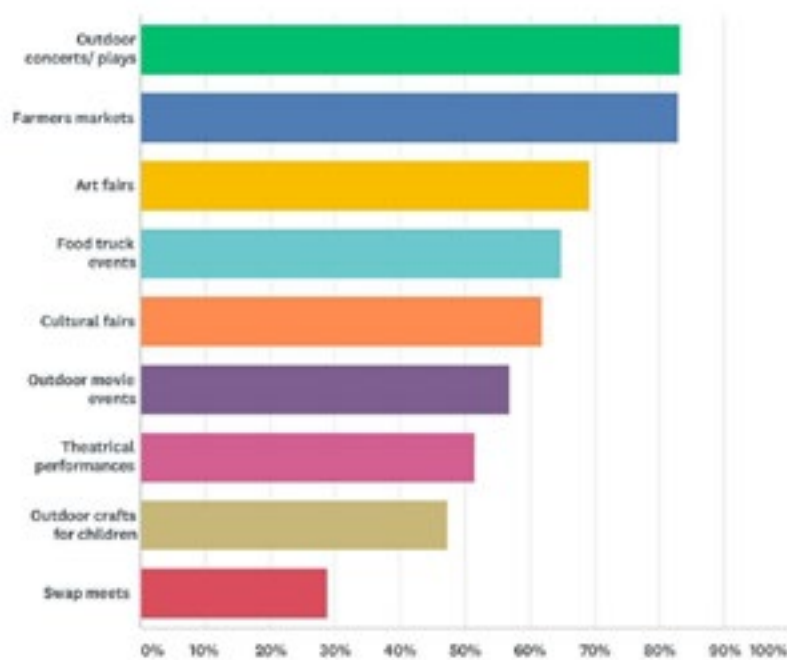
GOALS AND OBJECTIVES

A LOOK AT COMMUNITY DESIRES, NEEDS AND CONSIDERATIONS

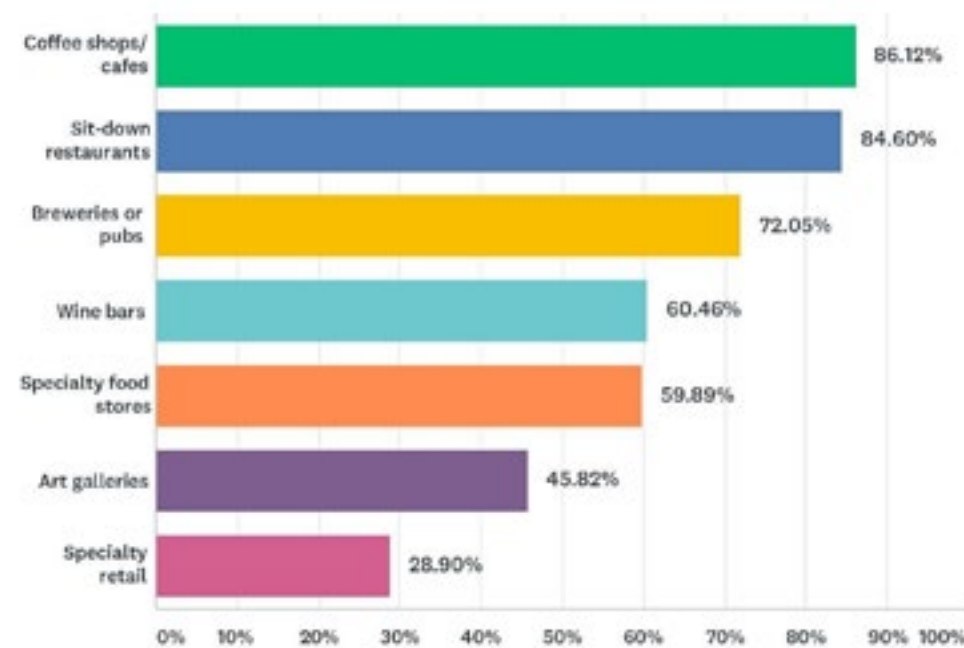
What type of features would you like to see in the Town Square at the Civic Arts Plaza?
Please check all that apply:



What types of cultural activities and events should take place in Downtown Thousand Oaks? Pick all that apply:



What types of shops or eateries should go here? Pick all that apply:



GOALS AND OBJECTIVES
COMMUNITY
FEEDBACK

When developing the goals and objectives for this site's design, I had to consider community feedback. The City of Thousand Oaks Downtown Core Master Plan proved to be a very effective resource throughout this project, and specifically when considering the needs and desires of the community.

The plan offers a lot of detail into what types of features, cultural activities, and even eateries the people of Thousand Oaks would like to see in a bustling downtown core. It is evident that a walkable, safe and attractive city center would also lead people to come together with greater frequency.

These three specific graphs were very helpful when considering how to meet the goals and objectives of the community's vision. It's apparent that people want more than just theaters and performance spaces, as the current space is able to offer. They want to see a changed landscape, frequent events like art fairs and farmers markets. They even want places they can gather such as breweries and coffee shops. Despite The Lakes Shopping Center being so close, in order for the Thousand Oaks Civic Plaza to really become a downtown hub, much of this community's desires need to be further considered.

With the support of an enhanced landscape design, I think it is possible to meet the goals and objectives of this community.

VISION

VISION:

To create a bustling pedestrian-centric Downtown Core that provides an entertaining environment, opportunities for connection, and access to green spaces.

GOALS/Objectives:

GENERATE A COMMUNITY HUB

- Install art that celebrates the cultures represented in the community
- Establish a recognizable entry to and a gathering space in the park/plaza

CULTIVATE A NATIVE LANDSCAPE

- Plant native plants to the region
- Create a water source for wildlife
- Coordinate community plantings and plant maintenance to help people feel responsible for the plants

SECURE A WALKABLE DOWNTOWN

- Build wide sidewalks >10' wide
- Establish a wide parkway of plants that further protects pedestrians from the street

ATTRACT VISITORS

- Make clear entry and exit points to buildings so people know how to navigate between spaces
- Use the landscaping to direct people to the different buildings/uses
- Host farmers markets, music events, and community gatherings that attract residents and visitors to the area



GENERATE A COMMUNITY HUB



CULTIVATE A NATIVE LANDSCAPE



SECURE A WALKABLE DOWNTOWN



ATTRACT VISITORS

GOALS AND OBJECTIVES

CONSTRAINTS

- 1 **Noise:** the sound of traffic from the US-101 Highway and Thousand Oaks Blvd can be heard throughout the site.
- 2 **Heavily trafficked:** Thousand Oaks Blvd is a major thoroughfare. It spans four lanes, which often leads cars to travel at high speeds.
- 3 **Narrow sidewalks along Thousand Oaks Blvd:** span 10' in width; a squeeze for the amount of foot traffic around the site.
- 4 **Poor visibility of parking structures:** it is difficult to view parking options beyond the limited street parking on Thousand Oaks Blvd.
- 5 **Grass:** requires frequent watering. With current city water restrictions, browns in the summer making it less hospitable.
- 6 **Oak palette:** while there are positives about planting oaks on this site, they are protected. They can be costly to remove.
- 7 **Building distance from street:** the Civic Arts Plaza is quite a distance from Thousand Oaks Blvd.
- 8 **Unclear building entrances:** on all three floors, the entrances to the buildings aren't easily identifiable.
- 9 **Few paved areas to host events/markets**
- 10 **Disconnected to The Lakes Shopping Center**
- 11 **Swale:** large and expansive; divides landscape more than it effectively directs water flow.

LEGEND

- | | |
|----------------------|------------------------|
| A City Hall Offices | G Third Level Entry |
| B Kavli Theater | H Rooftop Terrace |
| C Forum Theater | I Gardens of the World |
| D Parking Garage | J Future Museum |
| E Main Level Entry | K The Lakes Shopping |
| F Second Level Entry | L Future Housing |



GOALS AND OBJECTIVES

OPPORTUNITIES

- 1 **Proximity to US-101:** easily accessible site via major highway.
- 2 **Adjacent to Gardens of The World:** across the street from this popular botanical destination.
- 3 **Oak grove:** oaks are a keystone species. They provide habitat for many, as well as ample shade throughout the site.
- 4 **Wider sidewalks:** will allow for more people to move safely alongside Thousand Oaks Blvd.
- 5 **Bike lane:** including a bike lane along Thousand Oaks Blvd would encourage alternative modes of transit to the site.
- 6 **Shade structures:** would greatly improve the intensity of the heat, especially in places that aren't beneath tree canopies.
- 7 **Water features:** drown out the sound of the freeway and main street traffic. Used for play and cooling down in warmer months.
- 8 **Grand staircase:** a more visible and accessible entry point to the building would help direct people to the site.
- 9 **Enhanced seating areas:** more picnic tables, benches, and amphitheater seating for more comfortable performance viewing.
- 10 **Relocate outdoor stage:** make the stage viewable from the large grass expanse.
- 11 **Remove surface lot parking:** use this as a staging area for performers, a place to gather and be safe from car access.

LEGEND

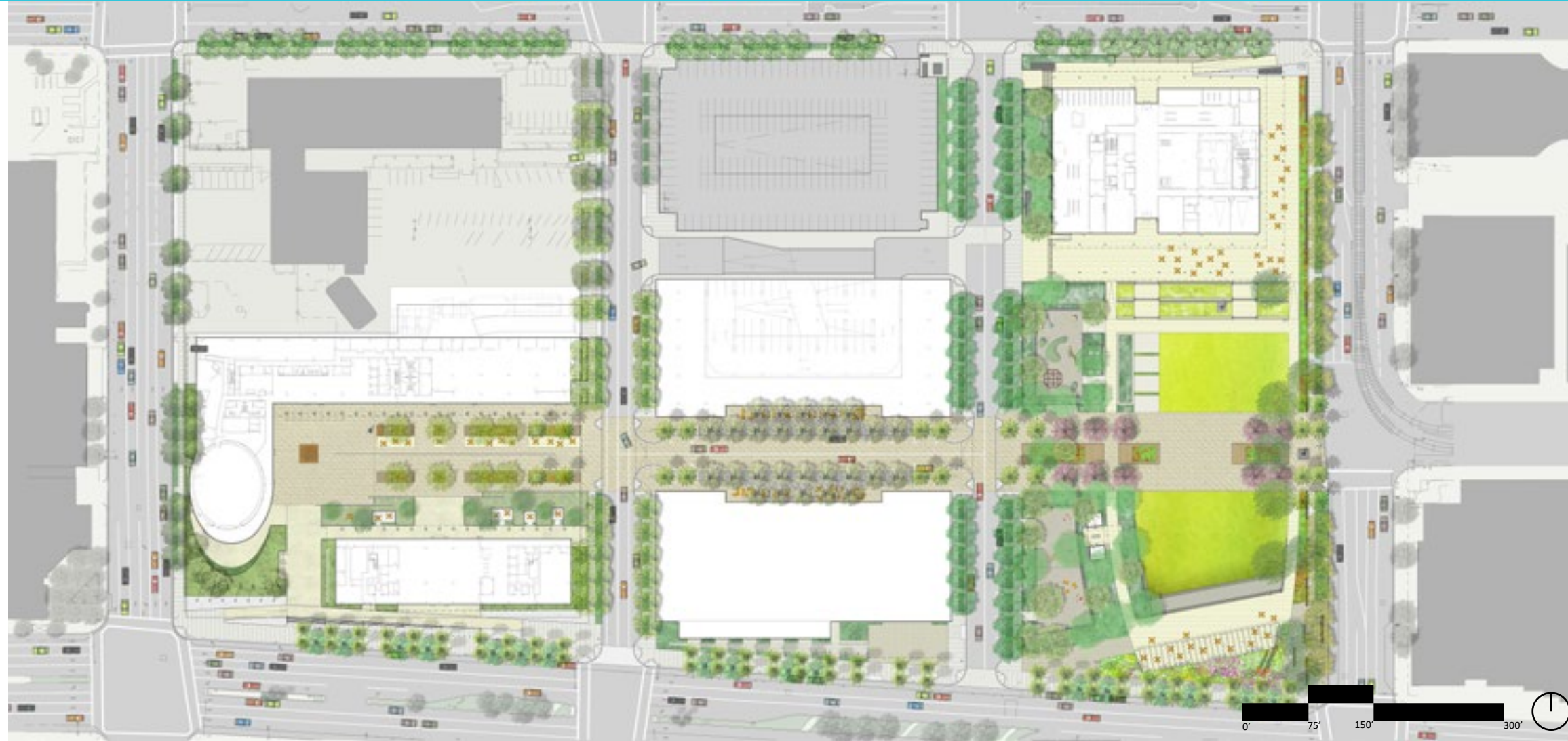
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CASE STUDIES

A LOOK AT THREE CIVIC CENTERS THAT GENERATE
COMMUNITY ENGAGEMENT AND A SUSTAINABLE
FUTURE

LONG BEACH CIVIC CENTER



FIRST CASE STUDY

Location: Long Beach, CA

Building Climate Zone: 6

Architect/Landscape Architect:
Skidmore, Owings & Merrill/Gustafson
Guthrie Nichol

Project Completion Year: 2021

Site Area: 958,320 ft²

Mixed Use District: City Hall (270,000 ft²), Billie Jean King Main Library (93,500 ft²), Port Headquarters (232,000 ft²), and Lincoln Park

Primary Outdoor Features: universally accessible playground, skate park, half basketball court, grass for seating and play, access to public library, walkable paths and fitness equipment, dog park with small and large dog areas, discovery zones for learning and playing, swing sets and climbing areas, new tree plantings, and planters that double as seating

Firsts: this project is the first hybrid DBFOM deal in North America that combines public and private development components

Sustainability Certifications: LEED BD+C NC (New Construction) Gold



City Hall and the Port Headquarters make up a large footprint of building space on the site.



This aerial view shows Lincoln Park in the foreground and its connection to Billie Jean King Main Library in the background.



This is the north facing side of the Billie Jean King Main Library with access via secondary vehicular circulation on W Broadway.

NEWPORT BEACH CIVIC CENTER PARK

SECOND CASE STUDY

Location: Newport Beach, CA

Building Climate Zone: 6

Architect/Landscape Architect: Bohlin Cywinski Jackson, PWP Landscape Architecture

Project Completion Year: 2014

Site Area: 857,520 ft²

Mixed Use District: City Hall (100,000 ft²), Newport Beach Central Library (54,000 ft²), and Park (740,520ft²)

Primary Outdoor Features: expansive lawn, movable seating, concert space, dog park for small and large dogs, acres of Southern California native plant habitat, multiple sculptures, connecting bridges, and hidden parking structure

Firsts: Newport Beach's first dog park

Sustainability Certifications: LEED BD+C NC (New Construction) Gold



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 |



This image displays City Hall's unique building structure, and the Desert Specimen Garden that faces northeast.



The Civic Center Park has a rich sense of community use. It serves as a concert space, dance floor, and general gathering space for visitors annually.



From this view point, the observer can see how the designers thoughtfully directed the site to connect with the ocean.

GLORIA MOLINA GRAND PARK

THIRD CASE STUDY

Location: Los Angeles, CA

Building Climate Zone: 9

Landscape Architect: RIOS

Project Completion Year: 2012

Site Area: 522,720 ft²

Mixed Use District: City Hall, Department of Water and Power, The Music Center, Ahmanson's Theater, Grand Park

Primary Outdoor Features: extensive grass for sitting and play, interactive fountain, movable seating, native and drought tolerant plantings, cafe, tot lot/playground, performance stage, and grass for general activity

Firsts: named after the first Latina to be elected to LA City Council Office

Sustainability Certifications: N/A



Gloria Molina Grand Park stretches out front of Los Angeles City Hall.



The mounded tot lot/playground invites children and their families to the park.



The Arthur J. Will Memorial Fountain is a large water feature in the park with an interactive splash pad for everyone to enjoy.

SITE ANALYSIS

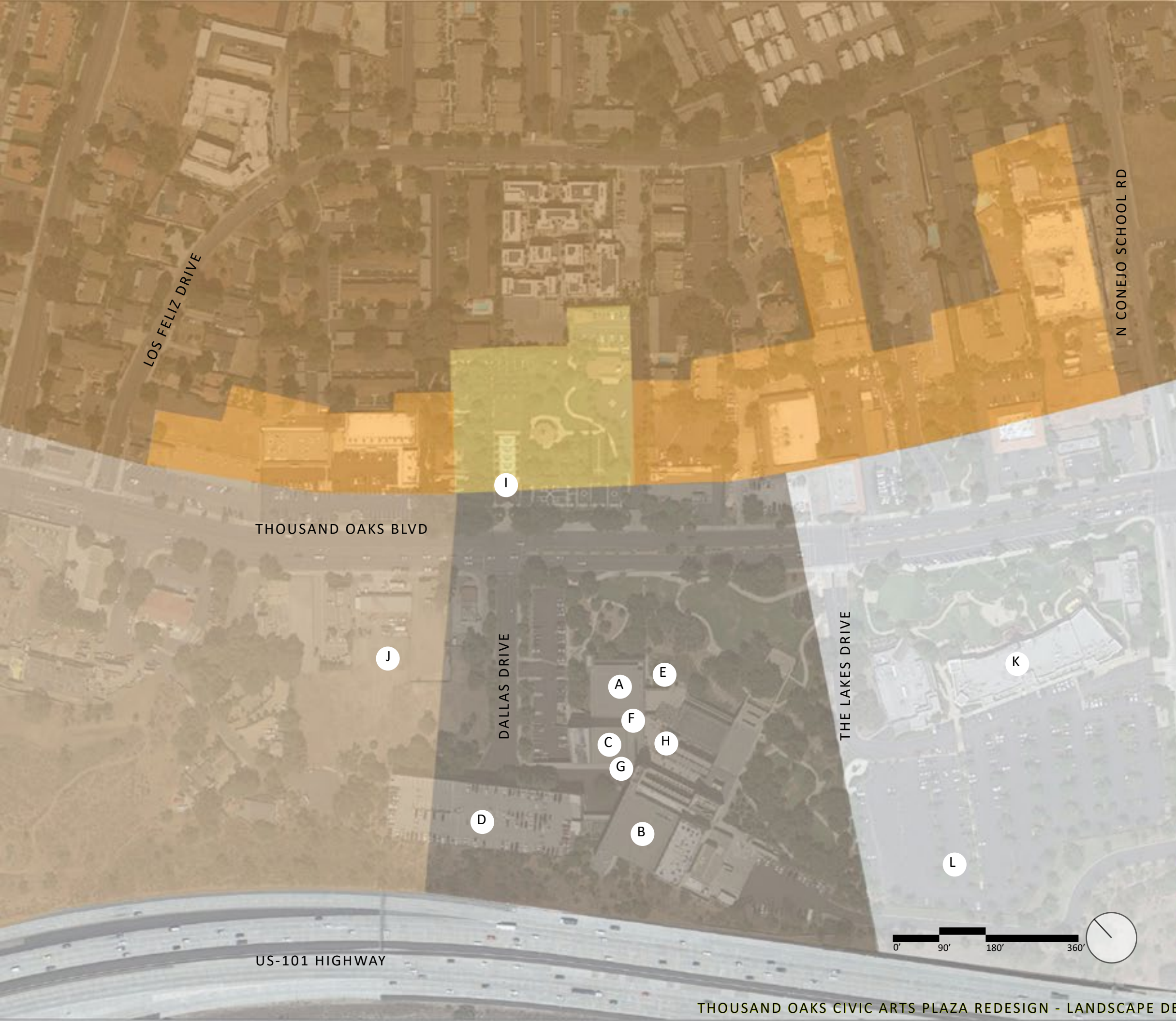
A THOUGHTFUL ANALYSIS OF WHAT MAKES THE SITE
UNIQUE AND UP FOR REINTERPRETATION

SITE CONTEXT

- Mixed use
- Gardens of the World
- Future art museum
- Project site
- Residential
- Commercial

LEGEND

- | | |
|-----------------------------|-------------------------------|
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AREAS

- ZONE 1:**
 - West facing
 - Surface parking
 - Loading dock
 - Entrance to 2nd and 3rd floors

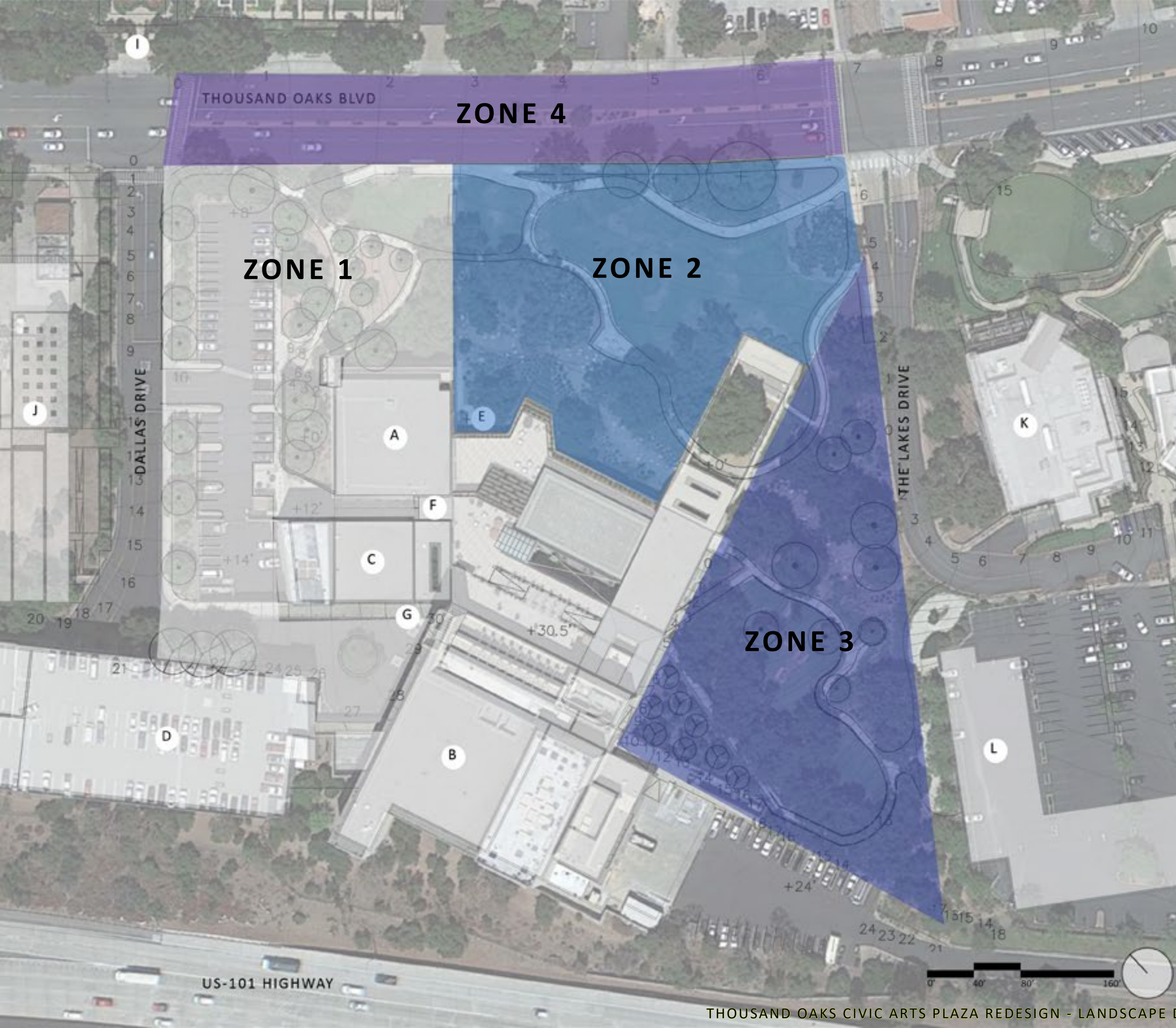
- ZONE 2:**
 - North facing
 - Expansive grassy area
 - Oak grove/large swale
 - Planted terraces

- ZONE 3:**
 - East facing
 - Adjacent to The Lakes
 - Oak grove/large swale
 - Bridge between 1st and 3rd floors

- ZONE 4:**
 - Northernmost zone
 - Thousand Oaks Blvd
 - Parkways
 - Adjacent to Gardens of the World

LEGEND

- | | |
|--|--|
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TOPOGRAPHY

MEASURED IN FEET

+0-2

+3-6

+7-10

+11-15

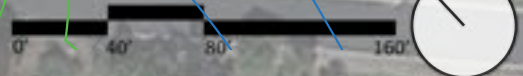
+16-19

+20-24

+25-30











LEGEND

- A** City Hall Offices
- B** Kavli Theater
- C** Forum Theater
- D** Parking Garage
- E** Main Level Entry
- F** Second Level Entry
- G** Third Level Entry
- H** Rooftop Terrace
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- J** Future Museum
- K** The Lakes Shopping
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CIRCULATION

VEHICULAR/PEDESTRIAN

-  Primary Vehicular Circulation
-  Secondary Vehicular Circulation
-  Tertiary Vehicular Circulation
-  Primary Pedestrian Circulation
-  Secondary Pedestrian Circulation
-  Tertiary Pedestrian Circulation
-  Primary Site Access
-  Secondary Site Access
-  Primary Building Access
-  Secondary Building Access

LEGEND

- | | |
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TREE ANALYSIS

TREE VARIETIES

 Oak Trees

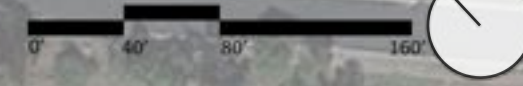
 Pine Trees

 Sycamore Trees

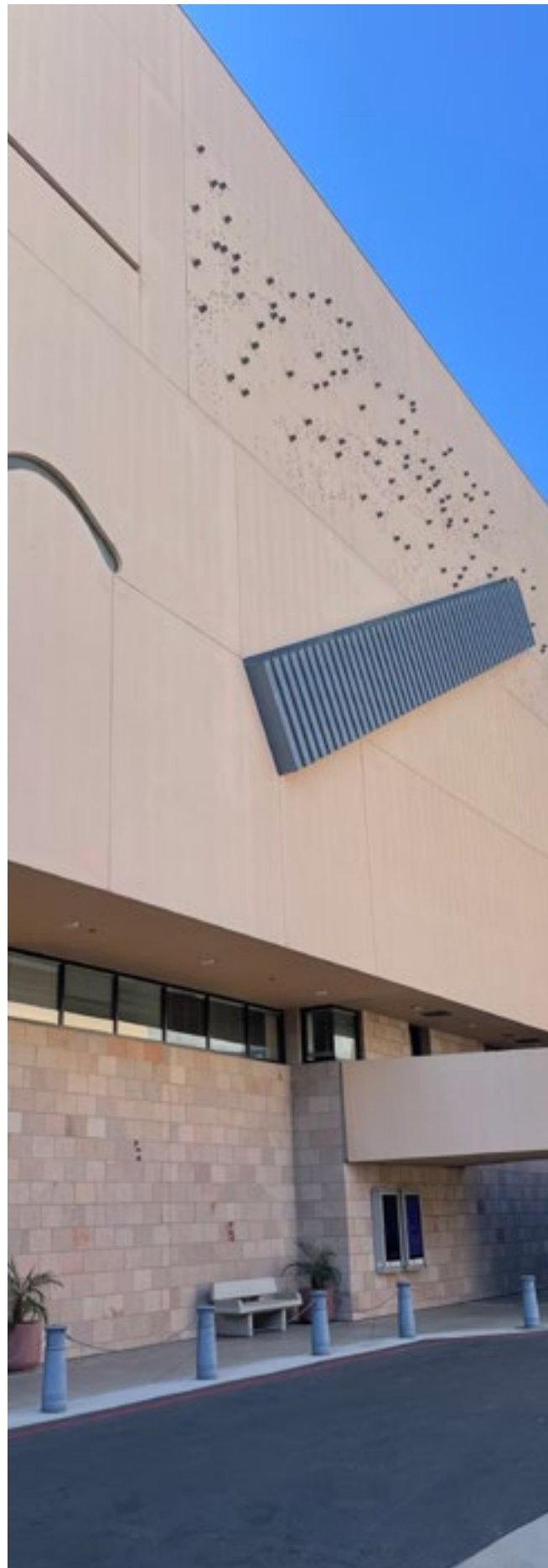
 Other Trees

LEGEND

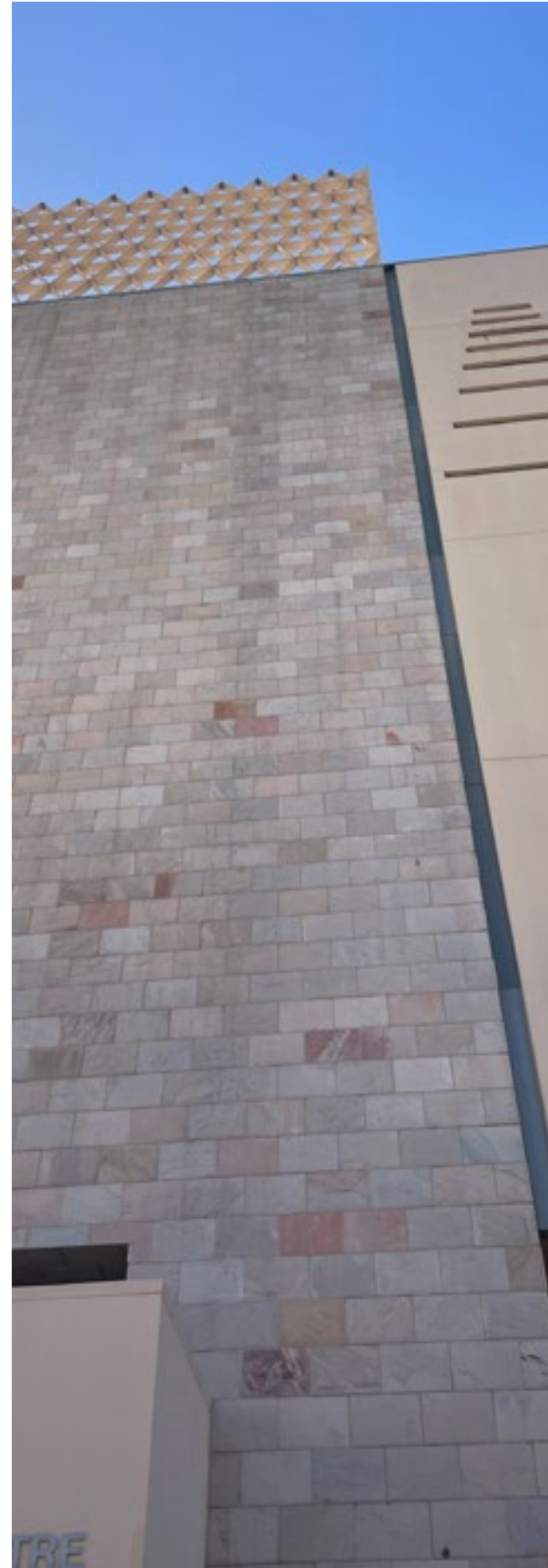
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PHOTOS



A



B



C



D



E



A: Exterior of Kavli Theater- abstract image of nature (condor, snake, celestial galaxy)

B: Tower of Kavli Theater

C: Cul-de-sac outside Kavli Theater

D: Loading dock

E: Shady hidden planted space behind retaining wall in surface parking lot

PHOTOS



A



B



C



D



E



A: Beak terrace near ground floor entrance

B: Sculpture

C: East facing performance stage

D: Rock and wall seating

E: Expansive grassy area

PHOTOS



A



B



C



D



E



A: Rock swale that captures and directs water flow

B: Pathway through Oak grove

C: Colorful tiling spliced between concrete slabs

D: Opening in Oak grove

E: Balcony from east-side of building that juts out towards Oak grove

PHOTOS



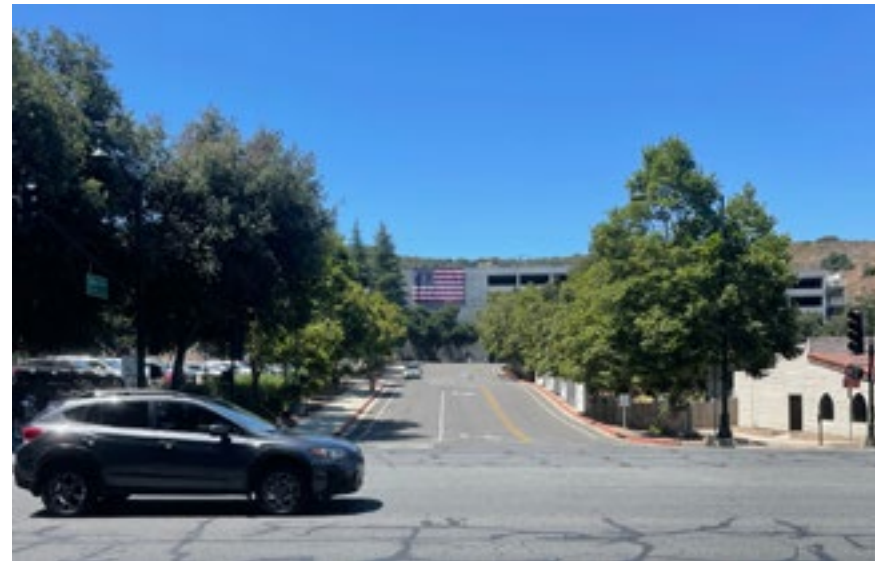
A



B



C



D



E



A: Facing Gardens of The World

B: Street light and canopy cover from Oak onto sidewalk

C: View of intersection of Thousand Oaks Blvd and Dallas Drive

D: Dallas Drive with tree lined parkways

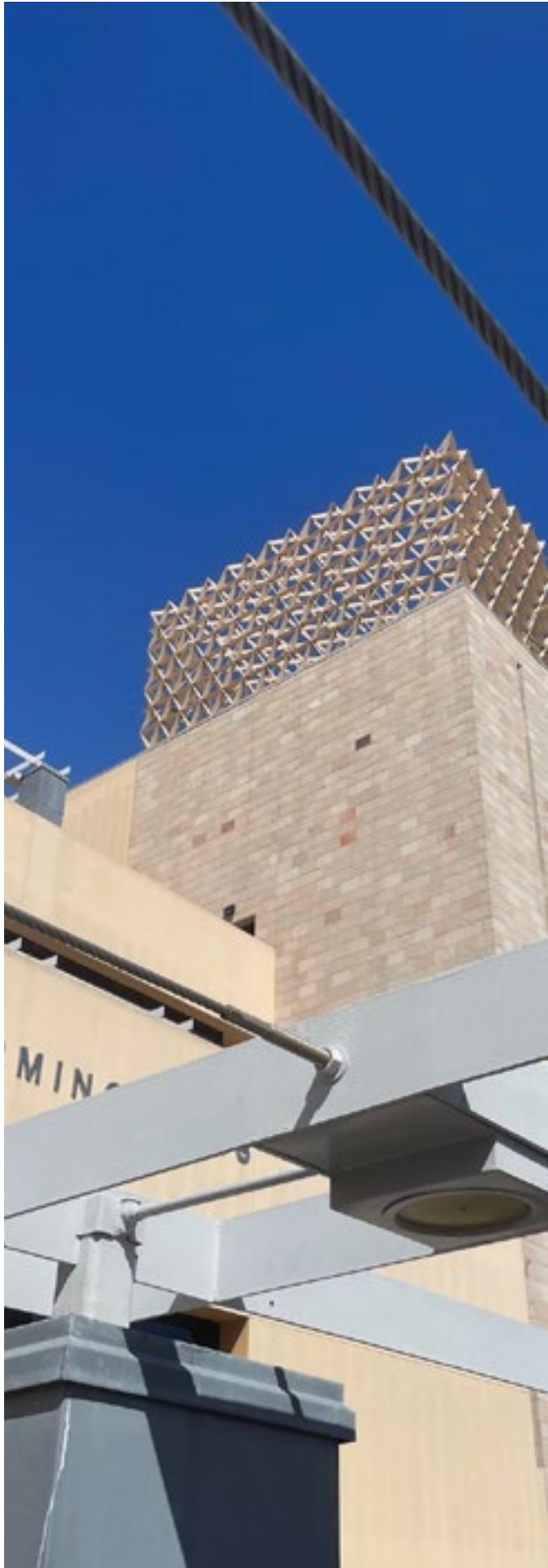
E: Marquee along Thousand Oaks Blvd

PHOTOS

BUILDINGS AND STRUCTURES



A



B



C



D



E



- A: Planted terraces on second floor
- B: Trellis on 3rd floor for climbing plants
- C: View overlooking 2nd floor courtyard
- D: North facing view outside Kavli Theater
- E: Second floor walkway leading to balcony

INSPIRATION

WHAT'S POSSIBLE IN THIS DESIGN?

COVERAGE

SHADE

SKETCH

Large shade coverings are inspirational. This image depicts a possible bus stop overhang, or seating paired with a shade canopy that can be used in place of tree coverage.



SHADOWS



WHIMSICAL COVERAGE



PROTECTION



STRUCTURAL



CASCADE

SEATING

SKETCH

Comfortable seating that supports many perspectives is valuable. This image is inspired by the wave-like seating at the Newport Beach Civic Center. Two back rests allows for people to sit back to back, and to view opposite directions.



DUALITY



GATHER



COMMUNITY



CENTRAL



VIEWPOINTS

WATER

FEATURES

SKETCHES

Water features, such as the two images depicted below, are essential for this site. They can both mask sound, and create a sense of coolness in the landscape.



CONCEAL



FREEDOM



GUIDANCE



NOISE REDUCTION



COOLING



PLAY

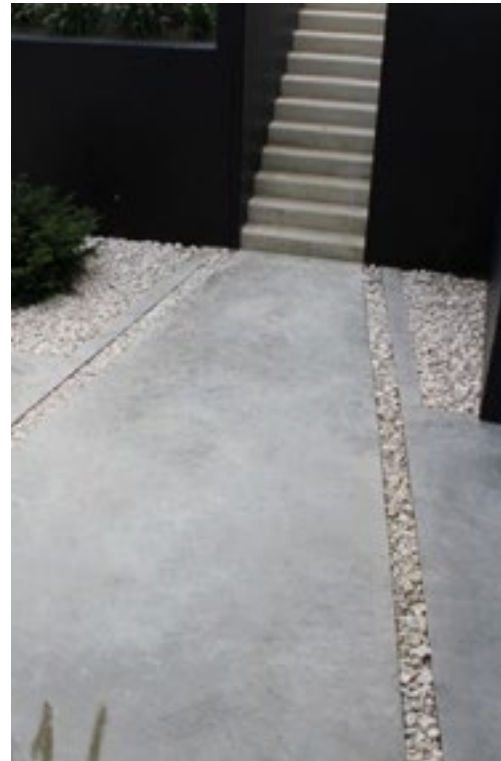
HARDSCAPE



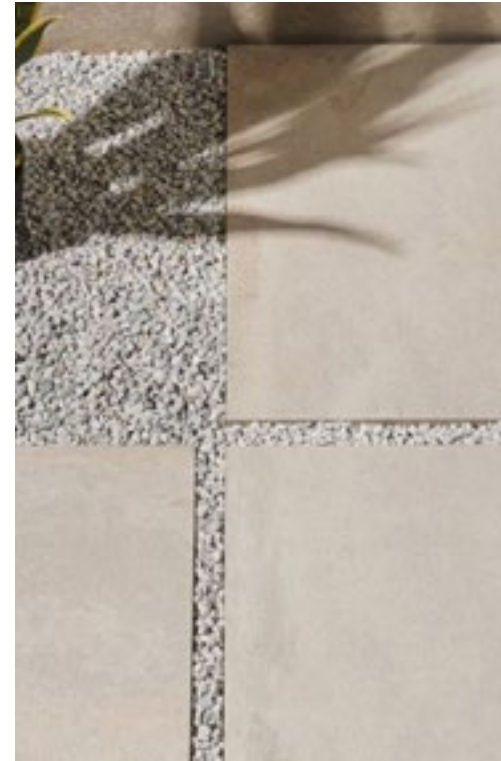
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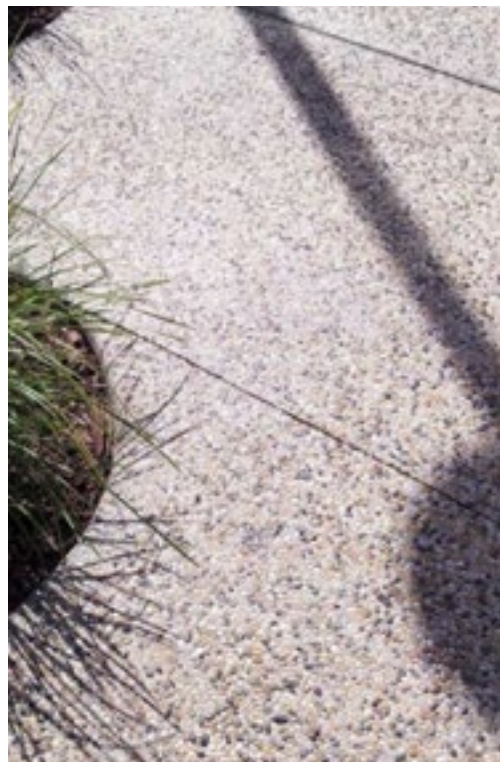
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4



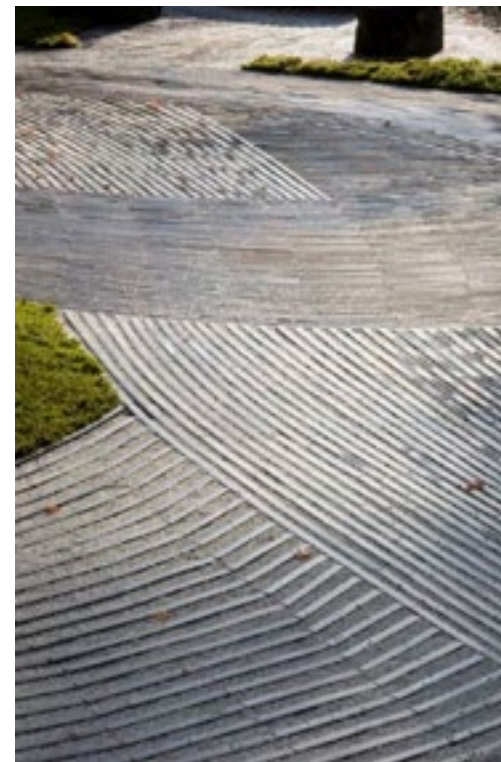
5



6



7



8

- 1 Boardwalk along pond
- 2 Concrete for retaining walls
- 3 Concrete with stone underneath pergolas
- 4 Concrete with stone beneath pergolas option 2
- 5 Small aggregate for ramps
- 6 Small aggregate for market stall area
- 7 Colorful tiling at base of entrance stairs
- 8 Stylized paving in interactive art area

PLANT PALETTE



1



2



3



4



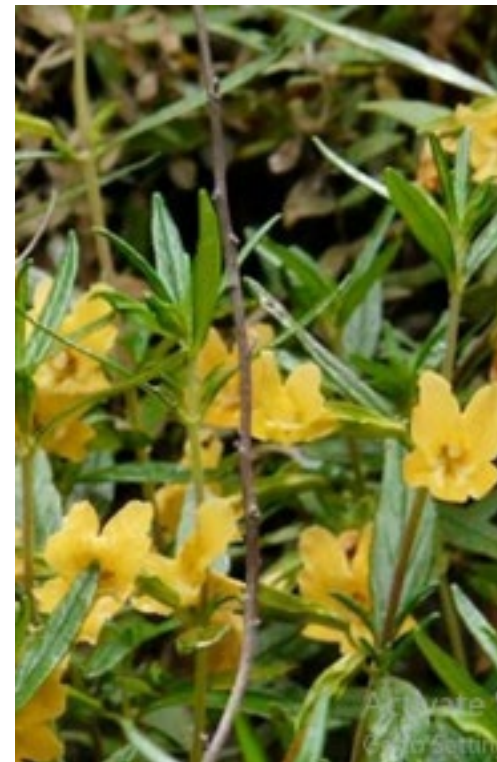
5



6



7






8

- 1 California Sagebrush
Artemisia californica
- 2 Hollyleaf Cherry
Prunus ilicifolia
- 3 Chamise
Adenostoma fasciculatum
- 4 Common Manzanita
Arctostaphylos manzanita
- 5 California Buckwheat
Eriogonum fasciculatum
- 6 Coyote Brush
Baccharis pilularis
- 7 Common Yarrow
Achillea millefolium
- 8 Sticky Monkey Flower
Diplacus aurantiacus

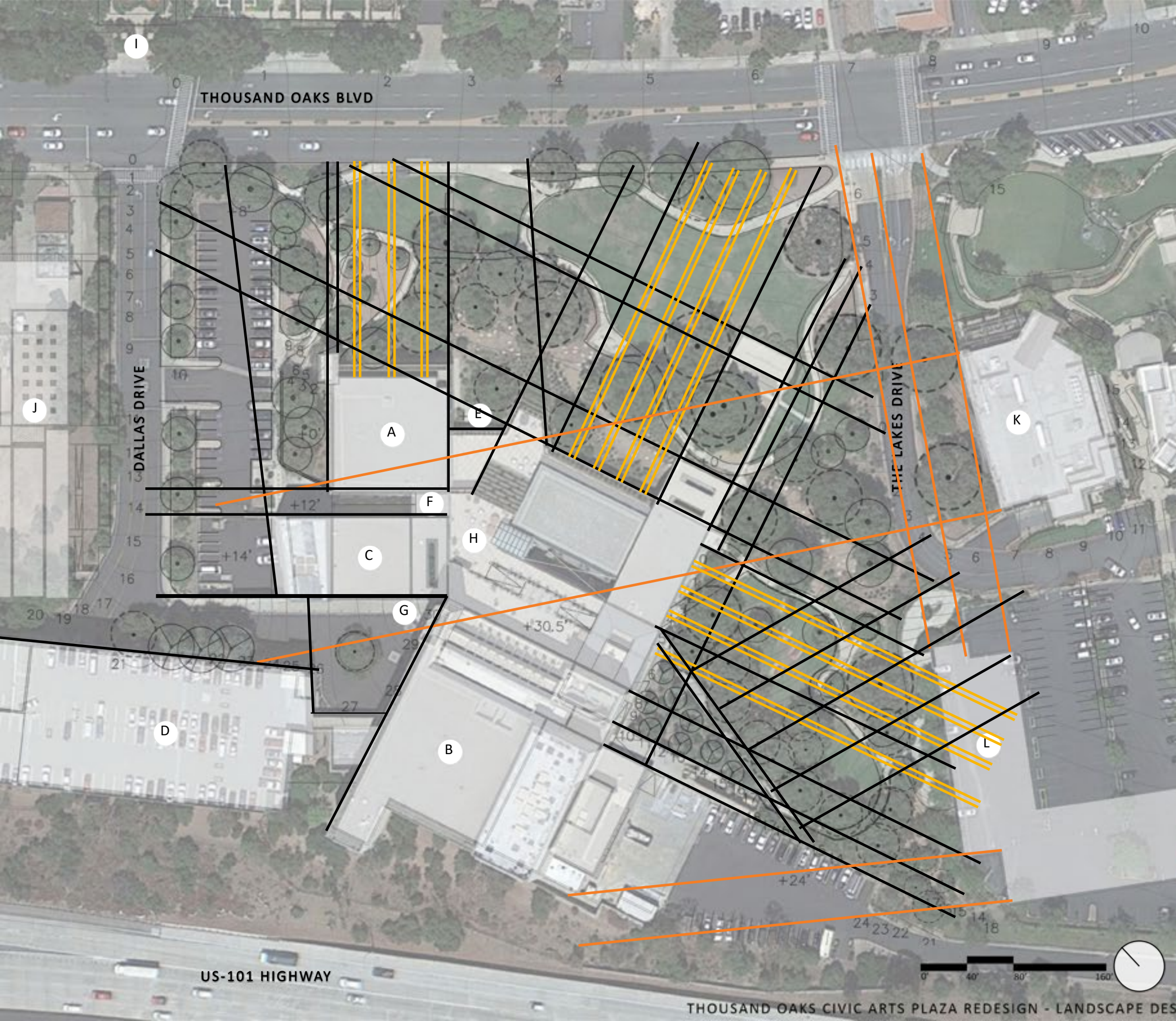
DESIGN

TRUST THE PROCESS

SPACE SEEKING

-  Building regulating lines within the study boundaries
-  Building regulating lines beyond the study boundaries
-  Window regulating lines within the study boundaries

This slide displays the beginning stages of space seeking. Learning to understand the placement of lines helped to generate potential spaces for visitors to enjoy. While this slide shows early progress in understanding space seeking, it is evident that there are numerous spaces to be used to achieve the goals and objectives stated earlier on in the project.








LEGEND

- | | |
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SPACE SEEKING

WITH TOPOGRAPHY

-  Building regulating lines within the study boundaries
-  Building regulating lines beyond the study boundaries
-  Window regulating lines within the study boundaries
-  Potential spaces
-  Protected oak trees
- + # Topography

The development of spaces helped to direct the ultimate design choices. Including the topography, a vision for the many possible activities, gatherings, and performances became more apparent. The need to protect the oak trees greatly shapes what can go where throughout this specific site. Considering the landscape with such caution made for intentional and realistic design choices.

LEGEND

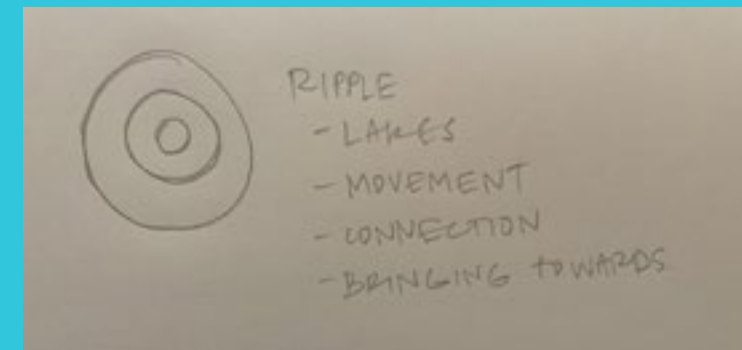
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|  Forum Theater |  Gardens of the World |
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BUBBLE DIAGRAM

Loosely mapping what would define the spaces sought after was the next step in the design process. Relative to the community's desires and the shape of the landscape, the potential to meet design goals became more apparent. At this stage, the loose placement of the bubbles allowed for some flexibility of how each space would turn out.

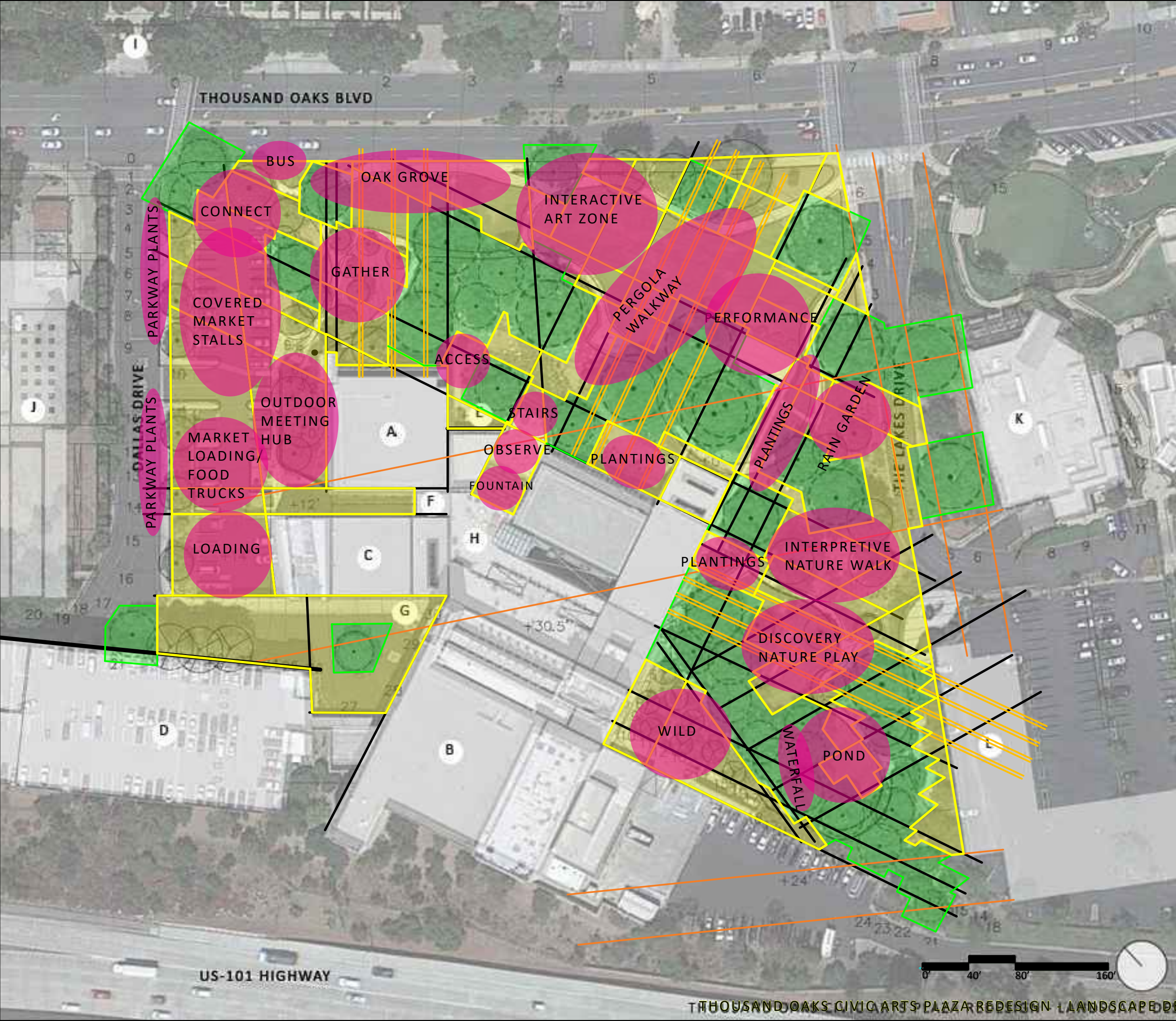
The design remained true to this vision, although details came later.



At this stage, the choice to use a part of a ripple on a lake presented itself. Wanting to connect the space to the neighboring Lakes Shopping Center, Lake Sherwood and Lake Eleanor Sentinel (south of the 101-Free-way), and to the idea of what a splash a new downtown core would make in the Thousand Oaks community felt important.

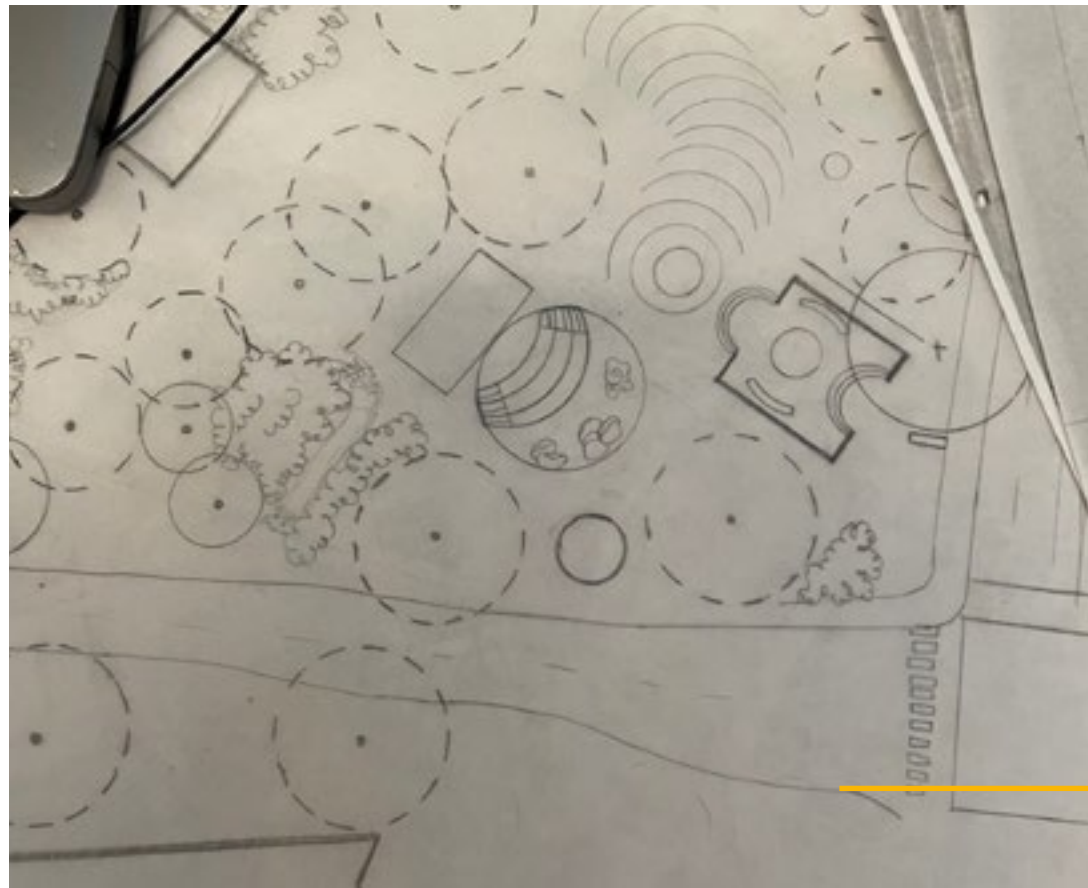
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IDEATION

PROCESS WORK



A

Initial designs. These were a bit compartmentalized and failed to look at the bigger picture of the overall site. With the direction of the professors, I was reminded of scale, proportion and the usefulness of the space seeking exercise.

B

Furthered design. Reconsidering the design layout with the space seeking in mind. I considered more ways to direct visitors to the main entrance, realistic places to gather, and scalable sun protection. I thought about where families would want to gather while children were playing and where people would sit to enjoy a meal.

A



B

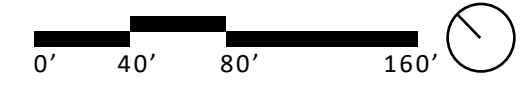
SITE PLAN

- 1 Public restroom and bus stop
- 2 Shade coverage and seating for food trucks
- 3 Food truck and farmers market area
- 4 Brutalist water feature
- 5 Pond and overlook
- 6 Splash pad
- 7 Swale
- 8 Performance stage and amphitheater
- 9 Rectangular entry fountain
- A Open air bar and coffee shop
- B Cloth covered pergola



- LEGEND**
- A City Hall Offices
 - B Kavli Theater
 - C Forum Theater
 - D Parking Garage
 - E Main Level Entry
 - F Second Level Entry
 - G Third Level Entry
 - H Rooftop Terrace
 - I Gardens of the World
 - J Future Museum
 - K The Lakes Shopping
 - L Future Housing

US-101 HIGHWAY



ILLUSTRATIVE

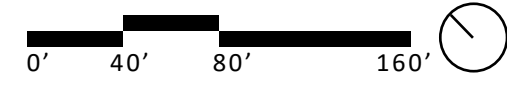
- 1 Public restroom and bus stop
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LEGEND

- | | |
|----------------------|------------------------|
| A City Hall Offices | G Third Level Entry |
| B Kavli Theater | H Rooftop Terrace |
| C Forum Theater | I Gardens of the World |
| D Parking Garage | J Future Museum |
| E Main Level Entry | K The Lakes Shopping |
| F Second Level Entry | L Future Housing |



US-101 HIGHWAY



ENLARGEMENT

SOUTHWEST

- 1** This area fulfills the goals of generating a community hub and attracting visitors. It does so by bringing people together. The attraction of food trucks or a farmers market, gives people something to look forward to with whatever frequency they occurred. The multitude of sitting places allows for people to gather and enjoy food, to connect and to rest. The shade sails also provide coverage and protection from the sun, which makes the space safe in which to linger for long periods.
- 2** This area fulfills the goal of securing a walkable downtown. This space is accessible via stairs and ramp. It's shaded nicely by the large retaining wall to the west of the stairs. It also has two large sycamore trees that create coverage in the space. Securing a walkable downtown grants people access to all spaces on the grounds.



LEGEND

- A** City Hall Offices
- B** Kavli Theater
- C** Forum Theater
- D** Parking Garage
- E** Main Level Entry
- F** Second Level Entry
- G** Third Level Entry
- H** Rooftop Terrace
- I** Gardens of the World
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ENLARGEMENT



- 1 This area is meant to be easily accessed from the north and southwest entry points of the site. It has multiple sitting spaces that allow for people to enjoy food and company whenever food trucks or farmers markets will be happening. There are also native plantings and a fair amount of tree coverage that help to create shade and beauty. There are string lights that also allow for this space to be used in the evening time.
- 2 This area is also easily accessible. It's a nice place to sit if people are waiting for buses to arrive, or even for someone in the restroom. It has a central fountain that is meant to create a sense of coolness, as well as to pay homage to the parti, a ripple in the design's impact. Having many different types of gathering spaces make this design special.
- 3 In addition to a covered space in the public restroom, this is a bus stop that has a covered pergola and ample seating. It is also a place where someone could lock their bike or pick up a ride-share bike to move through the space. The sidewalks are wide enough for people to be protected from the street while they wait.



ENLARGEMENT

NORTHEAST

- 1 This amphitheater and performance stage attracts visitors. Plays, musical performances, and the like can happen outside in this space. I also included a turfed area at the top of the amphitheater with some boulders that people can sit on. Diversifying seating allows for more people to have access to the space.
- 2 These rectangular fountains were designed with the intent to welcome people, as well as guide them towards the main access stairway. They help to drown out the sounds of nearby traffic, and to create a sense of coolness on a warm summer day.
- 3 There is a bar and coffee shop available to attract visitors to this portion of the design. Community members expressed the desire to have these types of gathering spaces. They will encourage people to pause as they move through the space, and to connect with one another.
- 4 This covered pergola offers shade and places to sit. It being directly across from the bar and coffee shop allows for people to sit and enjoy connecting with one another. There are tables just outside of it that can be used by bar and shop goers.



0' 10' 20' 40'



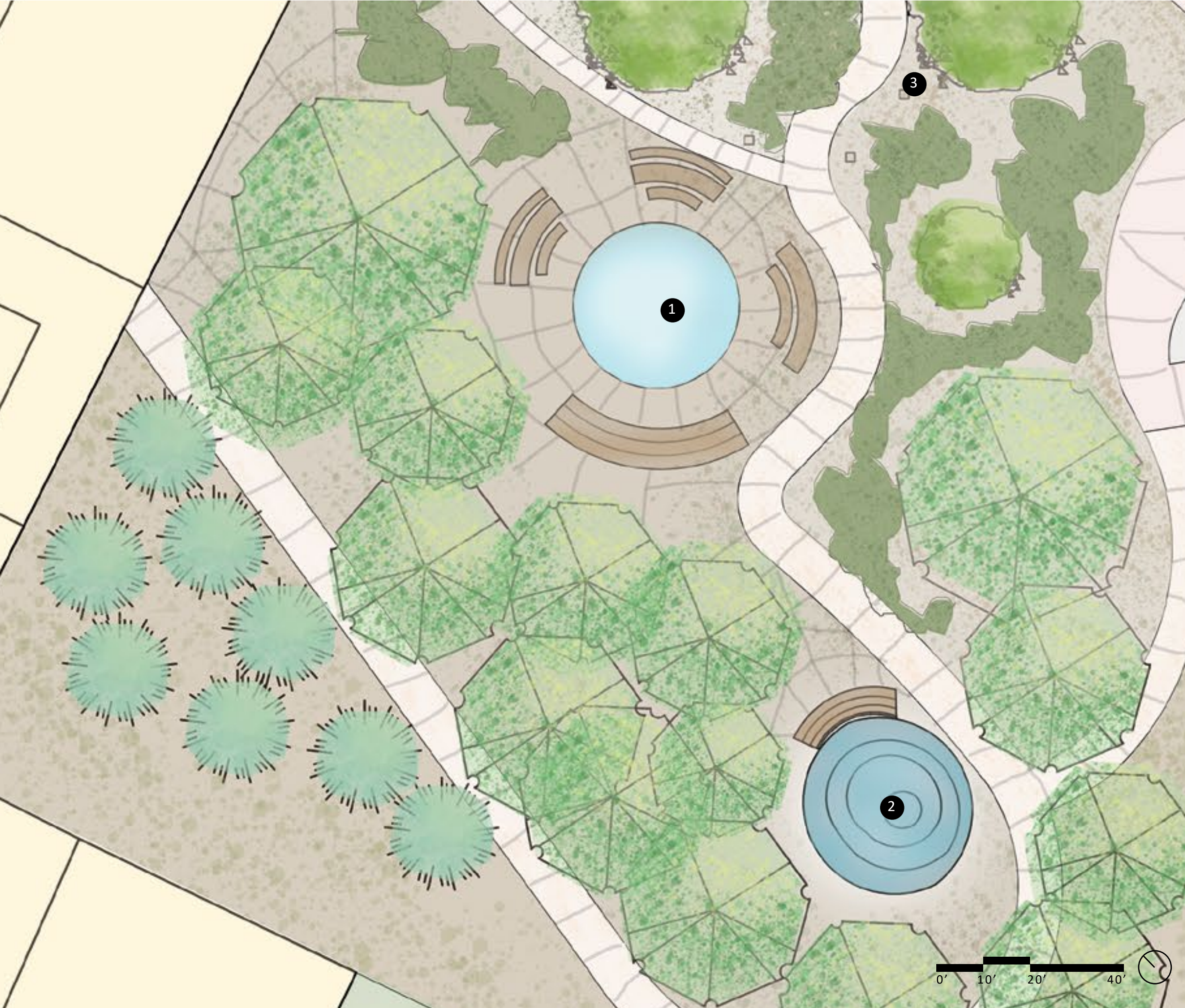
ENLARGEMENT

SOUTHEAST

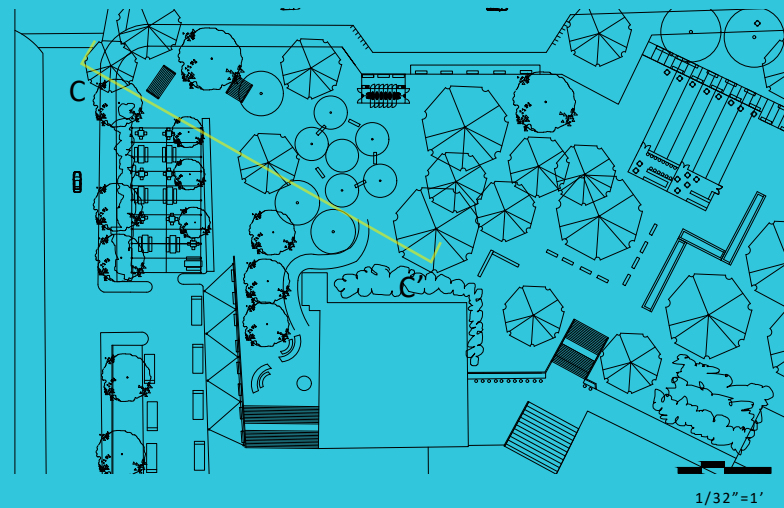
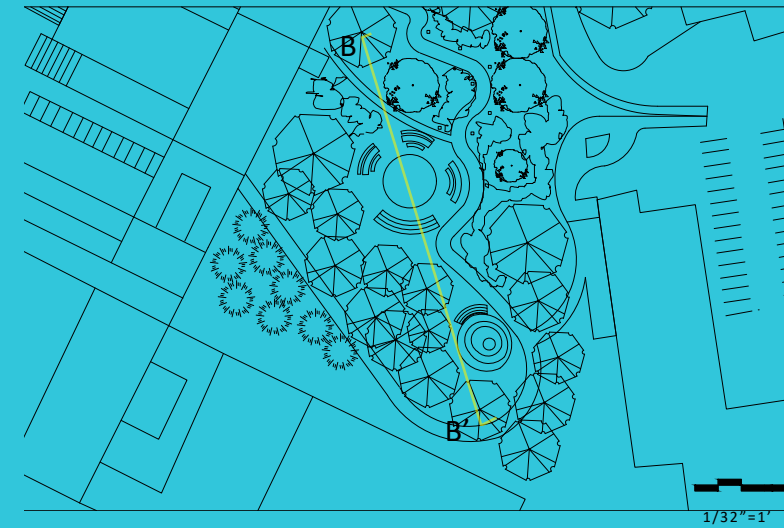
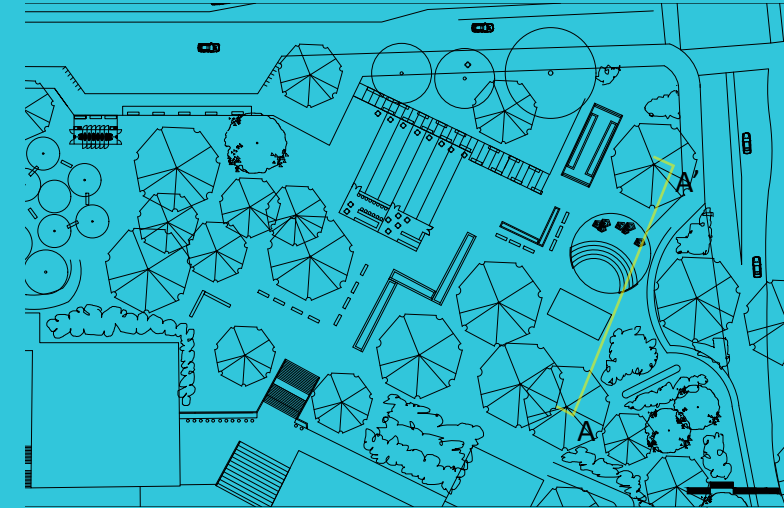
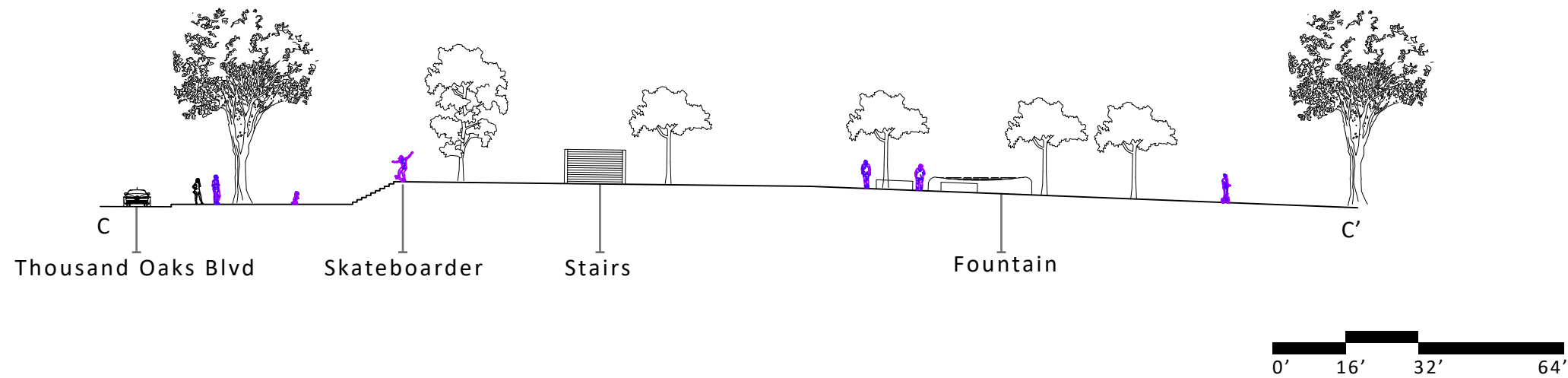
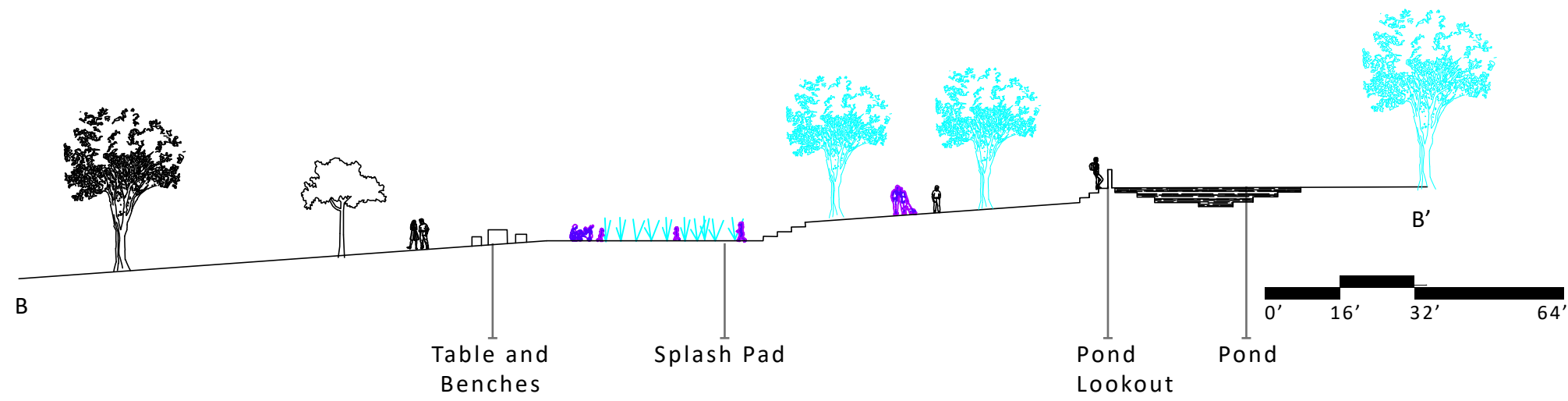
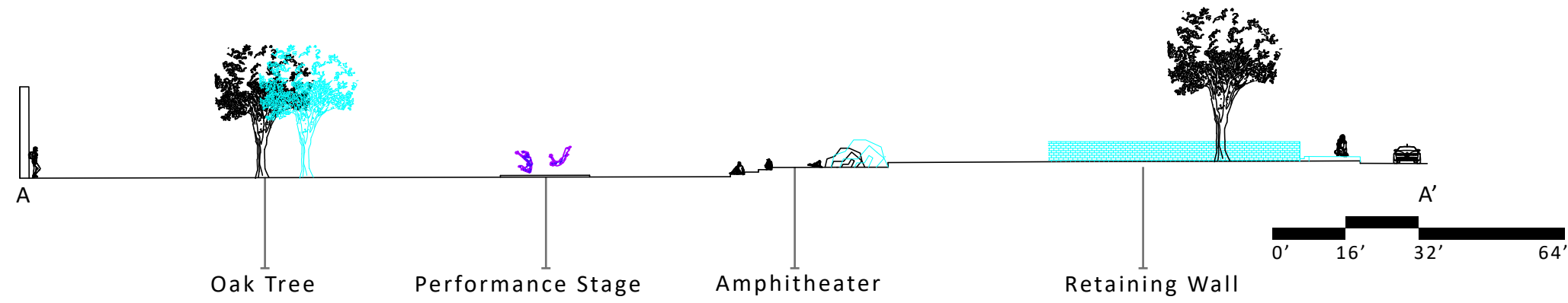
DESIGN INTENT:

This enlargement helps the viewer to see some of the ways in which the design attempts to cultivate a native landscape and generate a community hub.

- 1 This splash pad and surrounding seating is the perfect spot for families to meet and enjoy a playful water feature. Especially in the summer, I can see this being used to cool down kids and give people a chance to enjoy picnics and play.
- 2 This pond will attract wildlife and give people an opportunity to connect with native species of plants and animals. I imagine there being native plants in and around the pond. There is also a little viewing deck north of the pond, that creates a safe place from which people can observe what's happening in and around it.
- 3 The squares next to the shrubs indicate interpretive signage that would help people learn as they moved through the space. The landscape would include many chaparral species for people to observe and enjoy. An opportunity to for education while people walk towards the pond feels important as a means of celebrating cultural knowledge.



SECTIONS



PERSPECTIVES

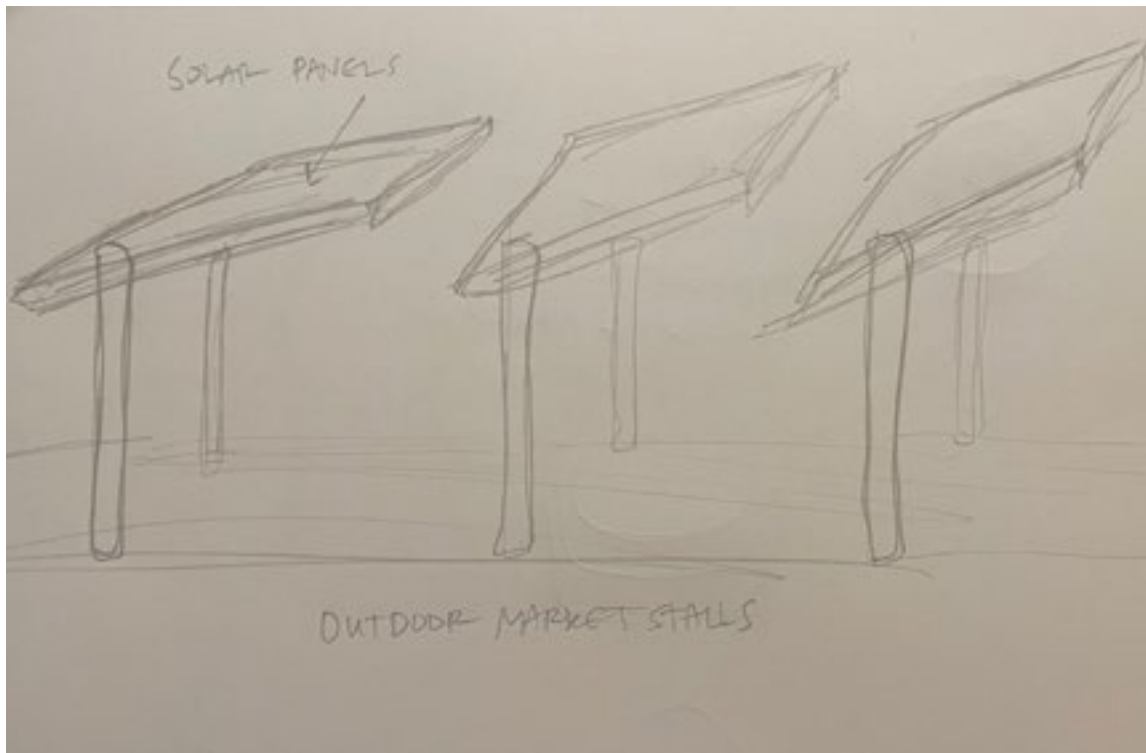
INITIAL IDEAS



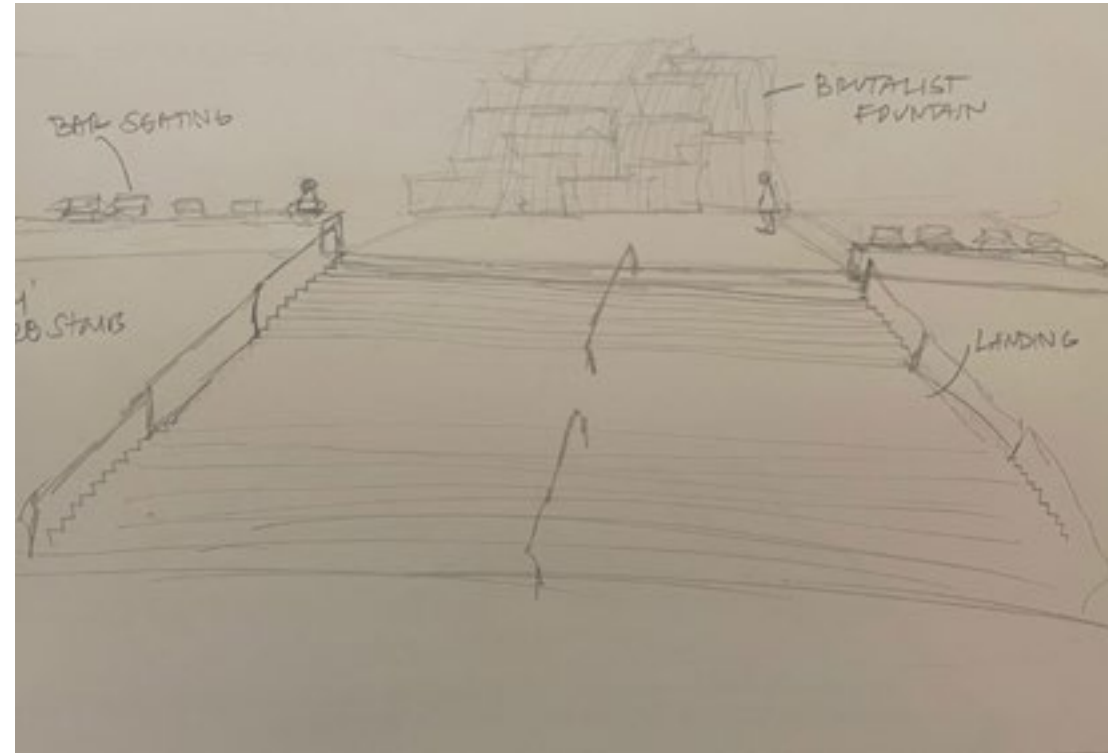
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3

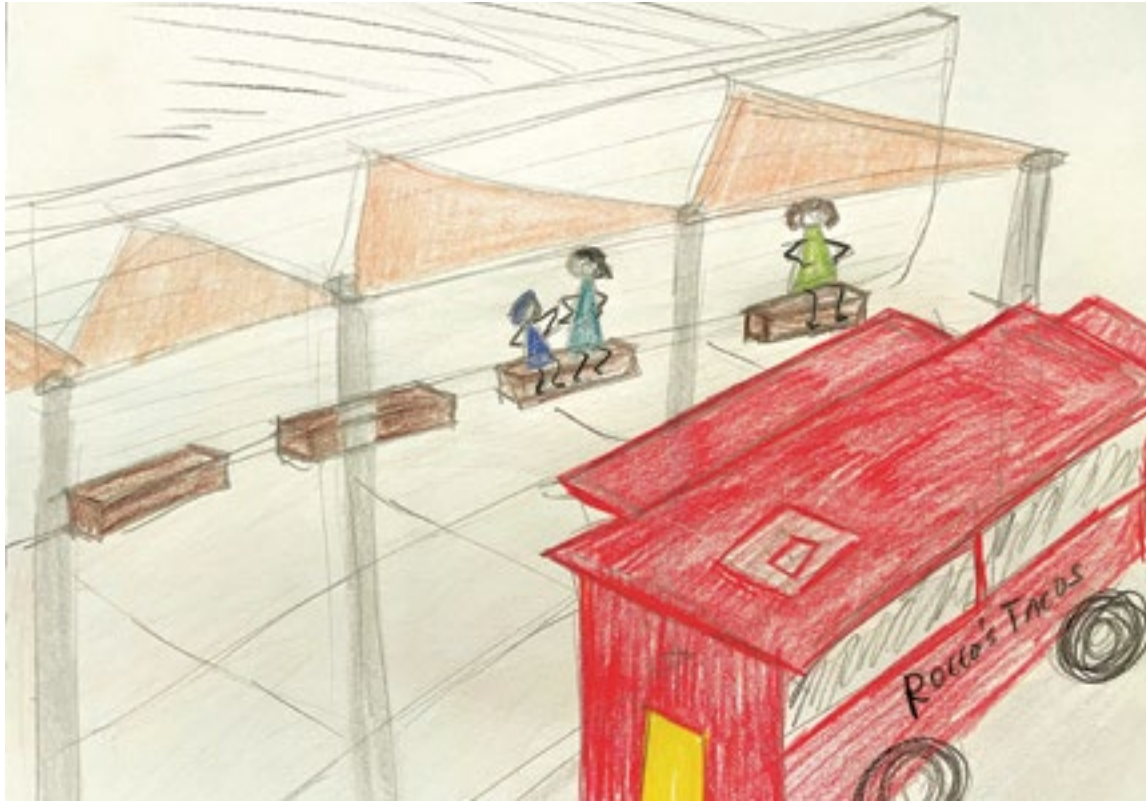


4

- 1 Outdoor market stalls that offer coverage and a place for gathering
- 2 Looking down the market stalls facing northwest
- 3 Solar panels on top of the covered market stalls. Coverage isn't continuous, there are breaks between parallel columns
- 4 Stairs leading to water feature and theaters

PERSPECTIVES

FINAL VISION



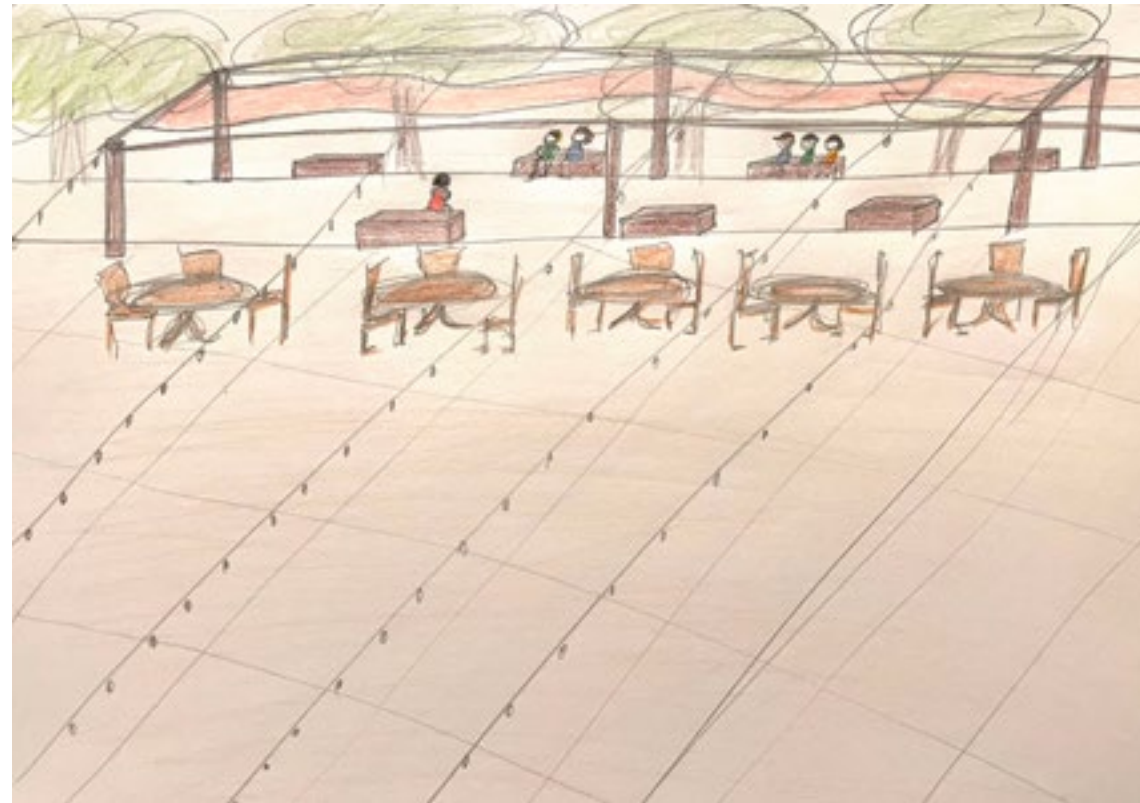
1



2



3



4

1 The image depicts people sitting on benches waiting for their food to be ready. A safe space where people could sit and enjoy quickly ordered meals felt important to include in the design. The shade sails enhance the sense of safety, as people can wait while protected from the sun and summer heat.

2 The image shows three people looking out over a pond. There is a screen through which the people are looking that acts as a barrier to keep people from going into the pond. It also acts as a looking glass of sorts, that assists in careful observation of wildlife that visits the pond. Safety was key to keep in mind for each design feature of the project.

3 This is an image of a couple of families who are entering the northeast corner of the property limit. They are traveling down small staircase or ramp that leads them towards a larger entry stairway at the heart of the space. Long fountains on either side of them guide their movement. The sound of the water helps to remove traffic sounds behind them. Its presence at a main access point helps to cool the space on a warm summer day.

4 The image is a long view towards a cloth-covered pergola that stretches along the northeastern side of the property. It serves as a space for people to sit and to have sun protection. It is also opposite a bar and a cafe. People can come here and enjoy food and drink outside.

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