



**THOUSAND OAKS CIVIC
CENTER REDEVELOPMENT
LANDSCAPE DESIGN 3
FINAL PROJECT
VICTORIA STOVER
SUMMER 2024**

PROJECT SITE



LOCATION

Thousand Oaks, CA Civic Arts Plaza

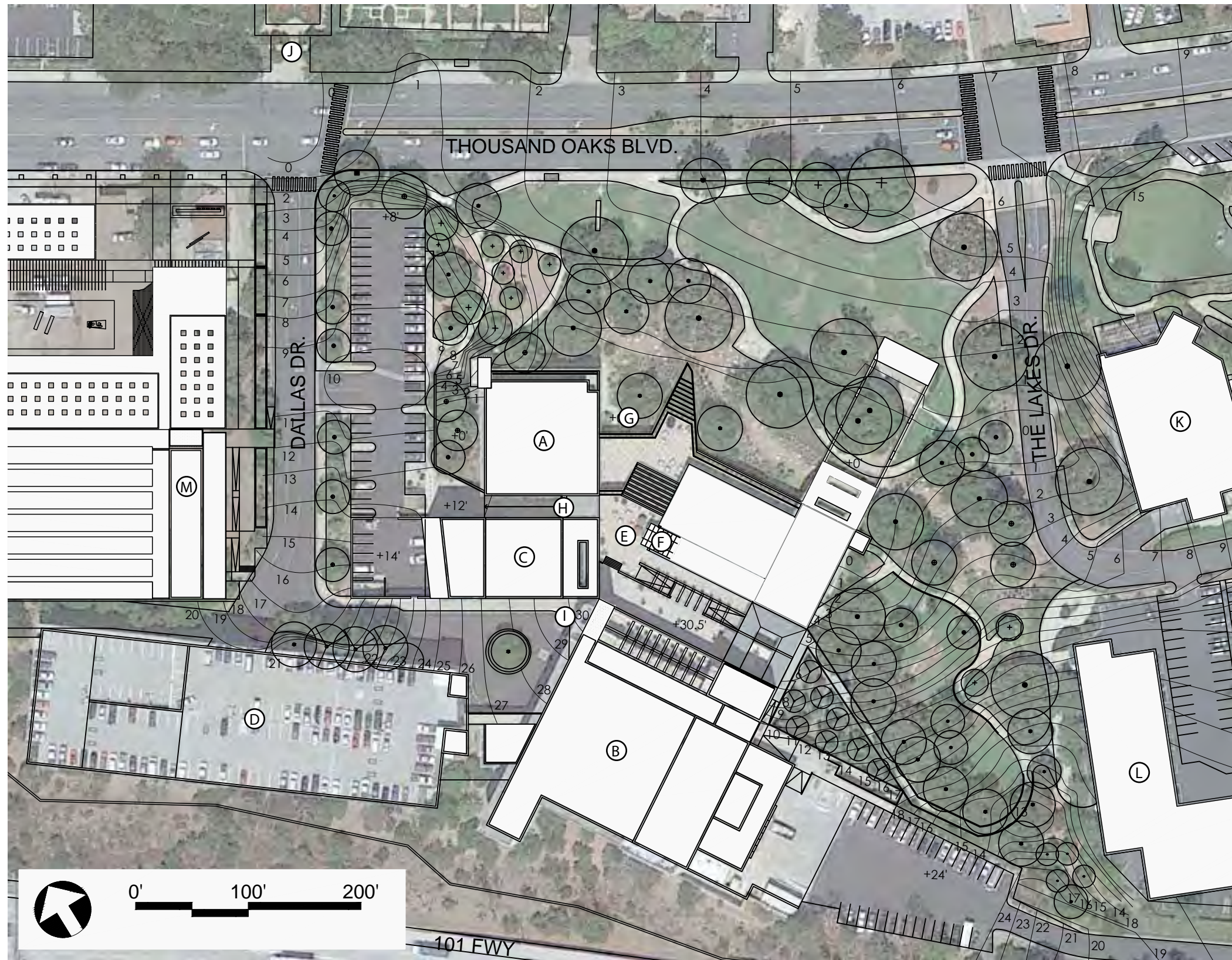
Thousand Oaks is the second-largest city in Ventura County, California, located in the northwestern part of Greater Los Angeles. Approximately 15 miles from the city of Los Angeles and 40 miles from Downtown Los Angeles, it is named after the many oak trees present in the area. (Wikipedia)

Population: 124,265 (2022)

Area: 55.18 mi²

Elevation: 886ft





CIVIC ARTS PLAZA

Client: City of Thousand Oaks
 Location: Thousand Oaks, CA
 Landscape Architect: Antoine Predock
 Completed: 1994
 Landscape Area: 230,868 sq ft (5.3 acres)
 Building Sizes:
 • City Hall: 87,000 sq ft
 • Forum Theater: 22,200 sq ft (450 seats)
 • Kavli Theater: 99,700 sq ft (1,800 seats)
 • Parking Garage: 231,000 sq ft (757 spaces)

Context

- Located at the heart of downtown
- Civic and cultural hub of Thousand Oaks

Features

- Mature trees
- Large capacity theaters
- Civic buildings
- Large capacity parking garage

Uses

- Passive recreational use
- Performing arts
- Serves as entry to civic center and theaters

BUILDING LEGEND

- | | |
|-----------------------|-------------------------------|
| (A) City Hall Offices | (H) 2nd Level Entry |
| (B) Kavli Theater | (I) 3rd Level Entry |
| (C) Forum Theater | (J) Gardens of the World |
| (D) Parking Garage | (K) The Lakes Shopping Center |
| (E) Rooftop Plaza | (L) Future Apartments |
| (F) Elevator | (M) Future Museum |
| (G) Main Level Entry | |



HISTORY

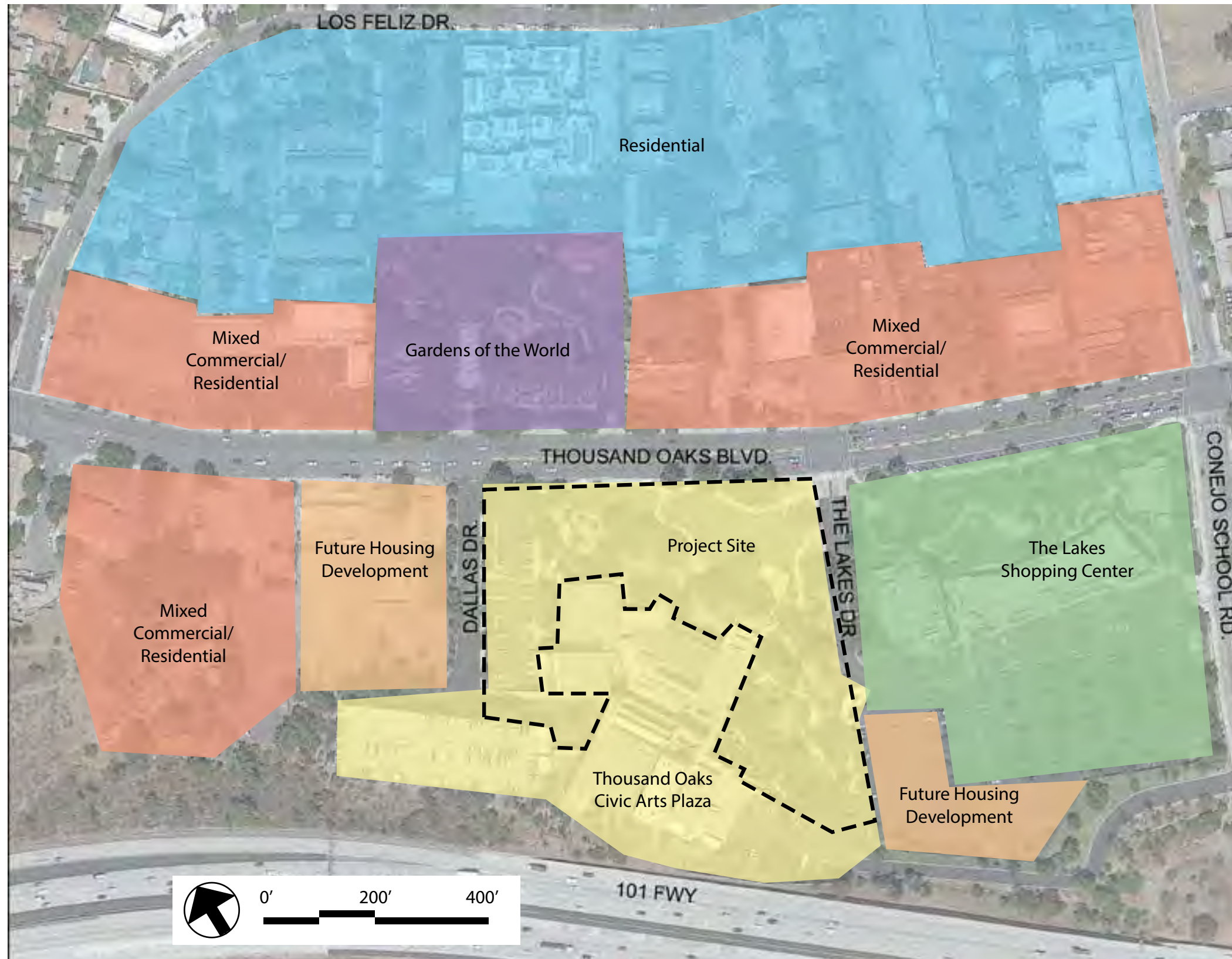
Natural

- The site is located in oak woodland habitat
- Oaks are a keystone species of this habitat and host a wide range of life and are currently present on site

Cultural

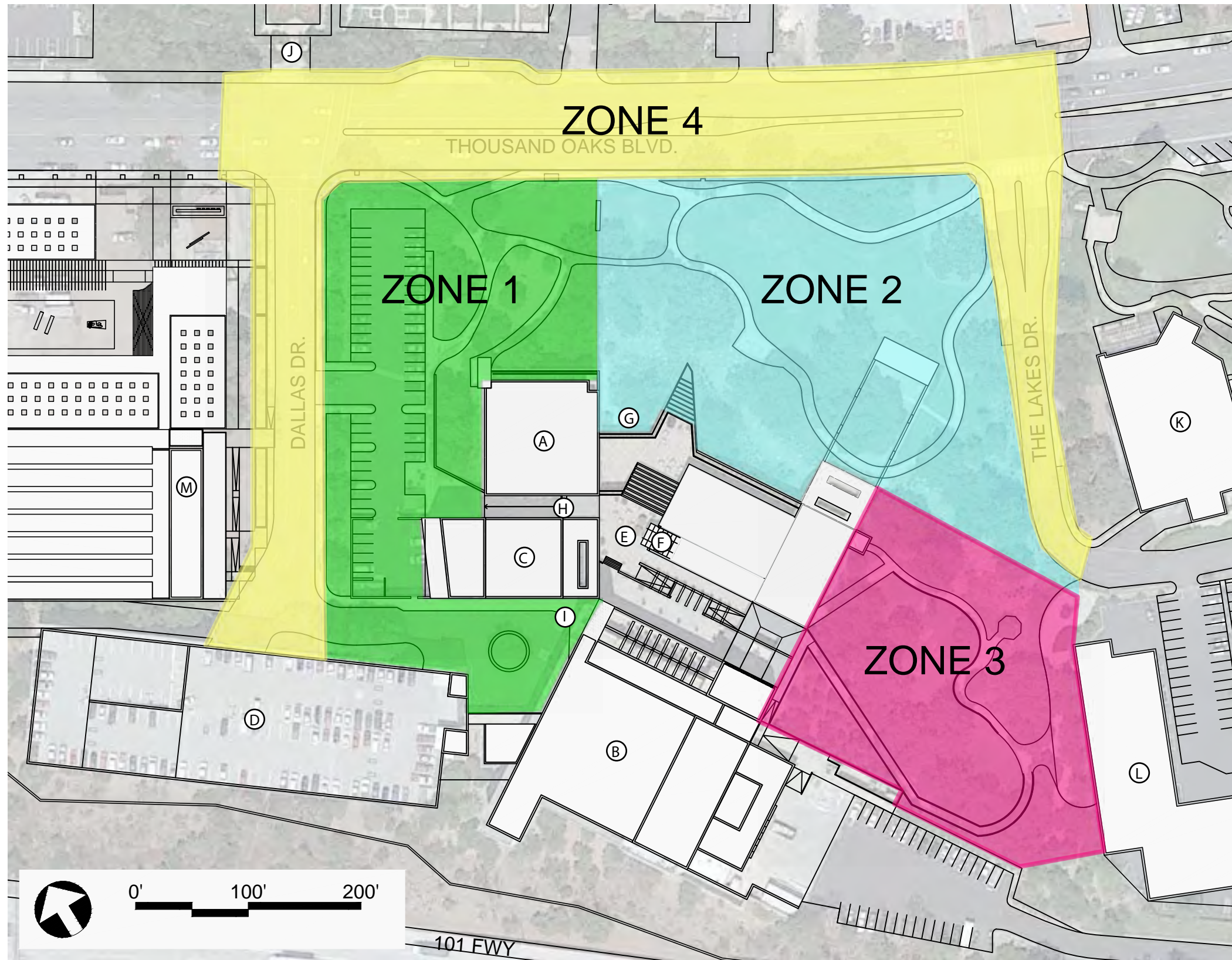
- The Chumash are the first people of the location of the site
- The Chumash depended on oaks for food, fuel, and building material
- The Chumash played an integral role in stewarding a healthy ecosystem





LAND USE

- Mixed commercial/ residential
- Future development
- Thousand Oaks Civic Arts Plaza
- The Lakes Shopping Center
- Residential
- Gardens of the World Botanic Garden
- Project Site



PROJECT SITE ZONES

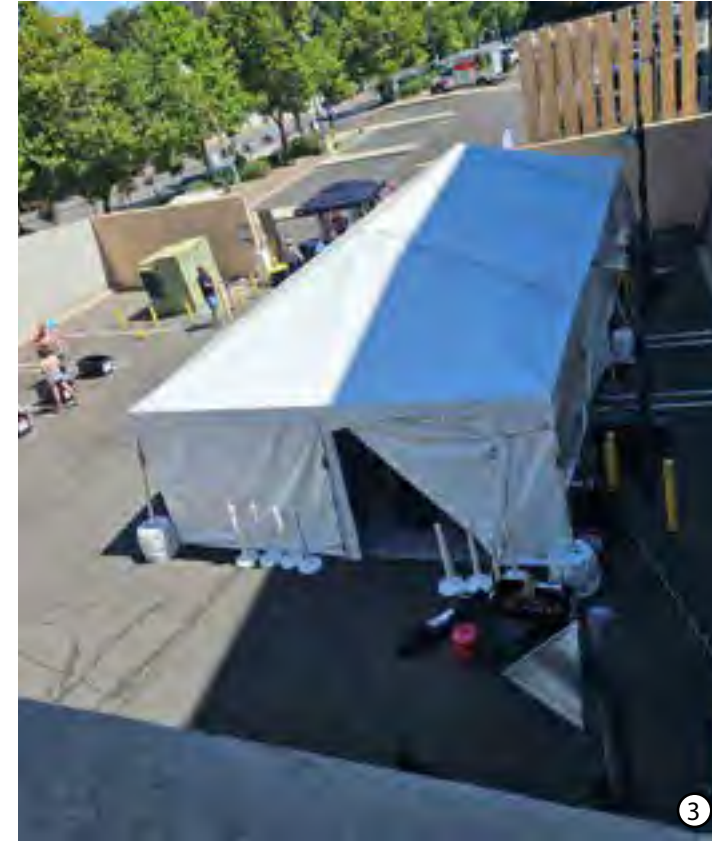
THOUSAND OAKS CIVIC ARTS PLAZA

- ZONE 1
North-west portion of site
- ZONE 2
East portion of site
- ZONE 3
South portion of site
- ZONE 4
Road access to site

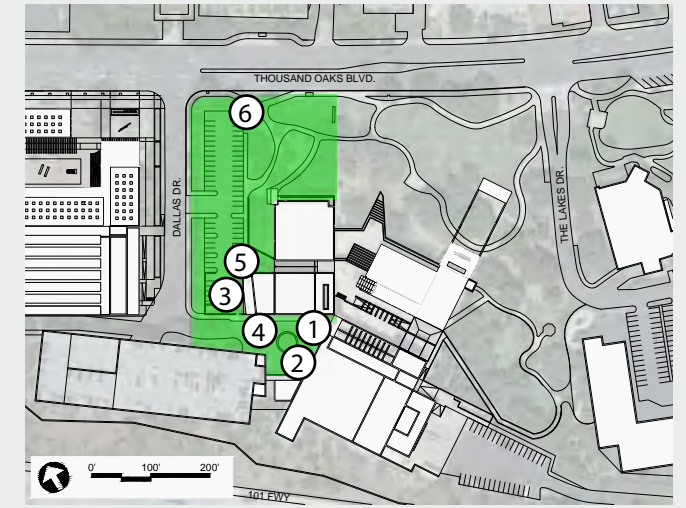
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SITE PHOTOS



ZONE 1



LEGEND

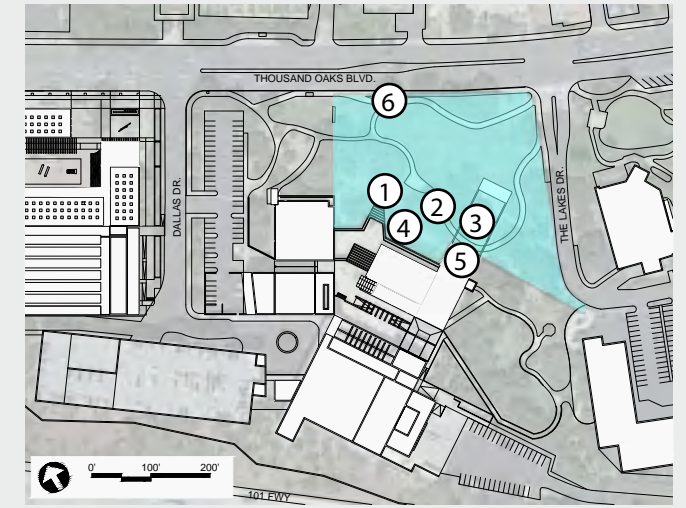
- ① 3rd Level Entry
- ② Kavli Theater
- ③ Parking and Load Zone
- ④ Drop Off Zone
- ⑤ 2nd Level Entry
- ⑥ Northern Park Paths



SITE PHOTOS



ZONE 2



LEGEND

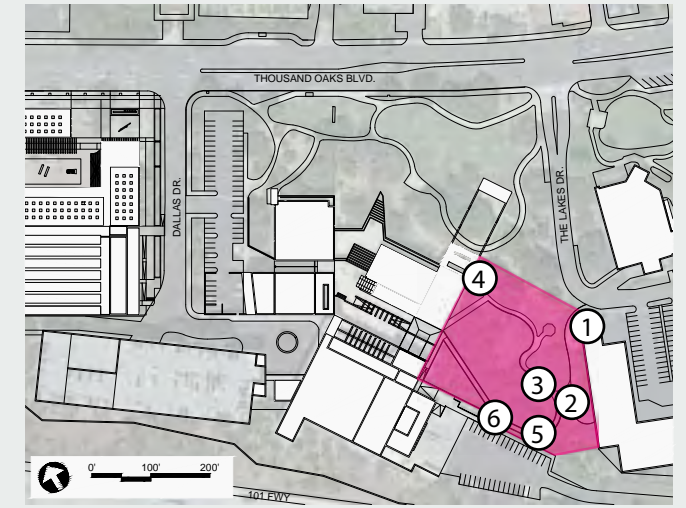
- ① Civic Arts Plaza Frontage
- ② Mature Oak Tree
- ③ Enclosed Oak Tree
- ④ Dry Swale
- ⑤ Building Design Element
- ⑥ Sign



SITE PHOTOS



ZONE 3



LEGEND

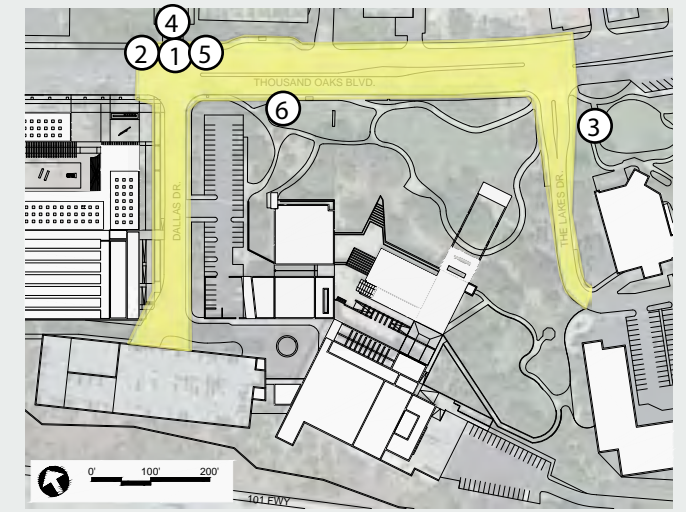
- ① Site Entry From The Lakes
- ② Path Intersection
- ③ Path Lighting
- ④ Bridge Over Dry Swale
- ⑤ Mature Oak Tree
- ⑥ Ramp to Rooftop Plaza



SITE PHOTOS



ZONE 4

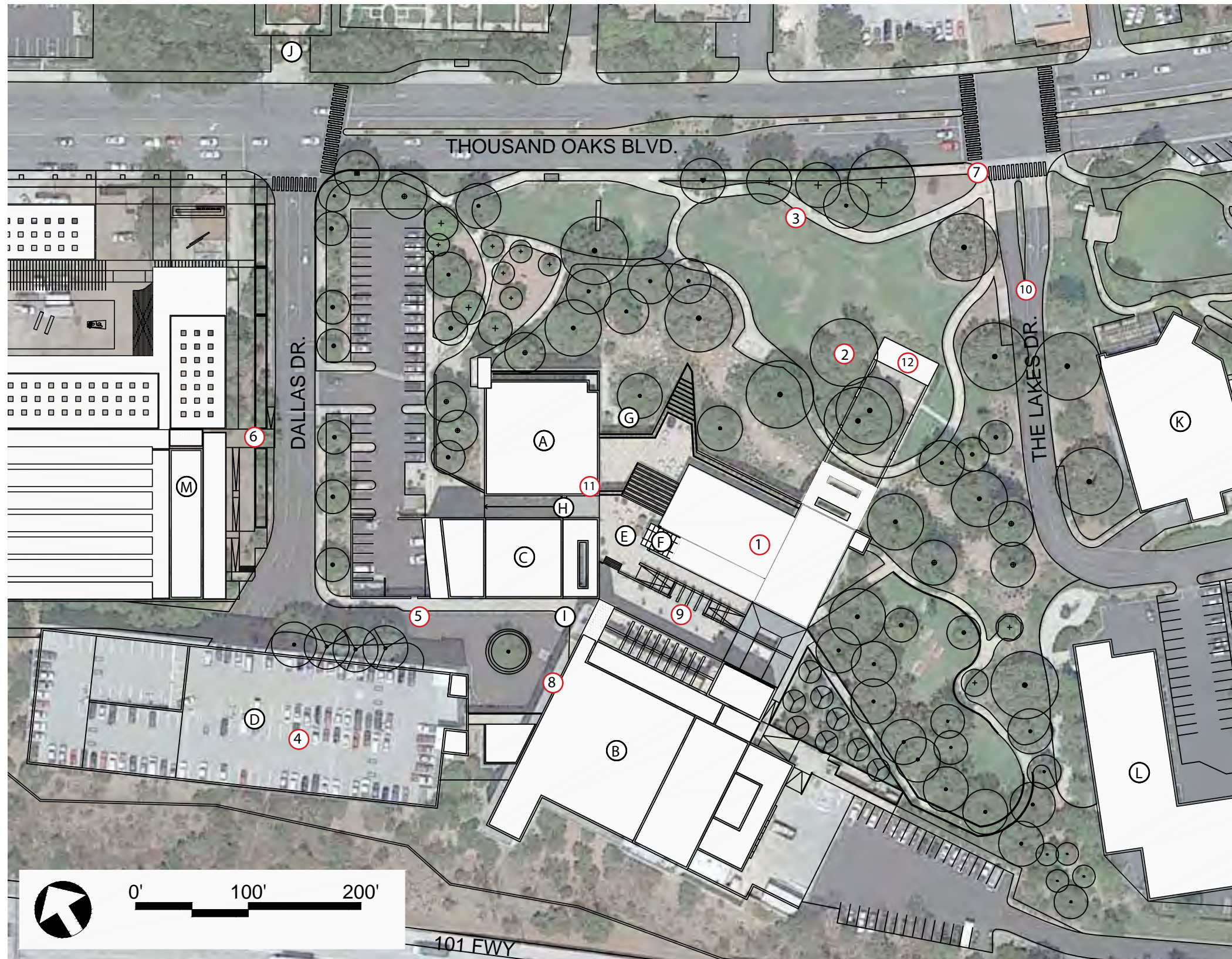


LEGEND

- ① Dallas Dr. to Parking Structure
- ② Path Along Thousand Oaks Blvd.
- ③ View from The Lakes
- ④ Gardens of the World Entry
- ⑤ View from Gardens of the World
- ⑥ Thousand Oaks Blvd. Bus Stop



SITE ANALYSIS



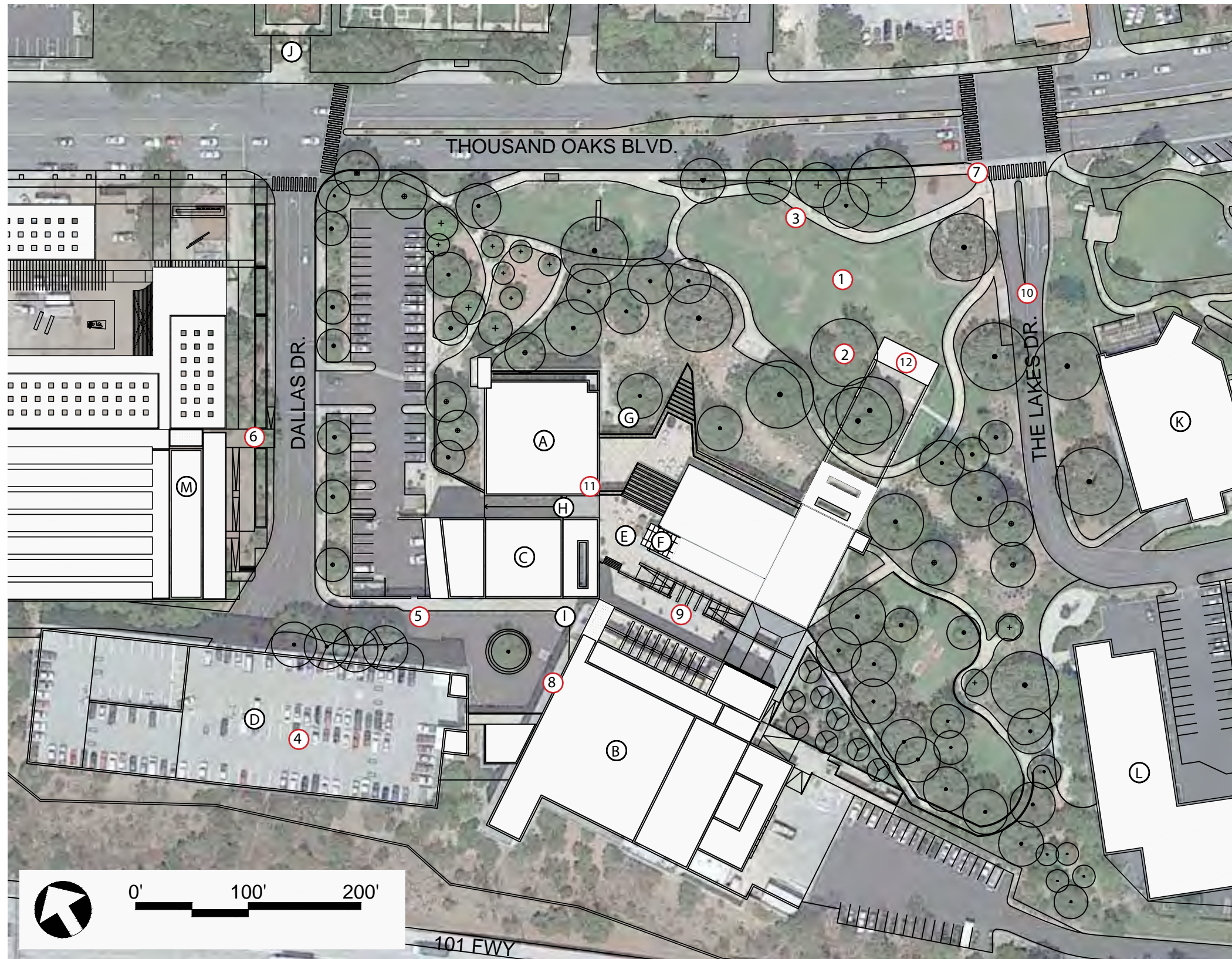
CONSTRAINTS

- ① Existing buildings define boundaries of space and views of visitors
- ② Mature oak and sycamore trees are protected and roots need to be undisturbed
- ③ Storm channel easment underground through site, south of Thousand Oaks Blvd
- ④ Parking garage serves as main entry point for visitors accessing via cars
- ⑤ Loading dock is necessary, but placement makes wayfinding challenging for visitors
- ⑥ Visitors from new developments are not considered in current site design
- ⑦ Pedestrian circulation from main road will be more prominent with new developments
- ⑧ Theaters draw a large number of people to the site and utilize a small portion of site
- ⑨ This plaza is the hub for performing arts however is underutilized and has poor access
- ⑩ Limited pedestrian connectivity to The Lakes
- ⑪ Small stairwell is the main access to the different levels of the plaza
- ⑫ Under-utilized outdoor performance space

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| Ⓔ Rooftop Plaza | Ⓛ Future Apartments |
| Ⓕ Elevator | Ⓜ Future Museum |
| Ⓖ Main Level Entry | |

SITE ANALYSIS



OPPORTUNITIES

- ① Site has space to become the new town square for a wide range of activities
- ② Mature oak and sycamore trees provide connection to nature, shade, and habitat
- ③ Storm channel easment can be incorporated into water feature
- ④ Parking garage is a valuable asset for large events to be held on site
- ⑤ Space can be redesigned to make wayfinding easier from parking garage
- ⑥ Visitors from new developments can be incorporated into new design
- ⑦ Make entry more inviting from main roads and accommodate large event crowds
- ⑧ Design spaces and wayfinding from parking lot to direct pedestrian flow into site
- ⑨ Create space that values performing arts with more inviting access
- ⑩ Connect neighboring sites with an entrance
- ⑪ Add more access to navigate the levels
- ⑫ Redesign outdoor performance space to invite utilization and gathering

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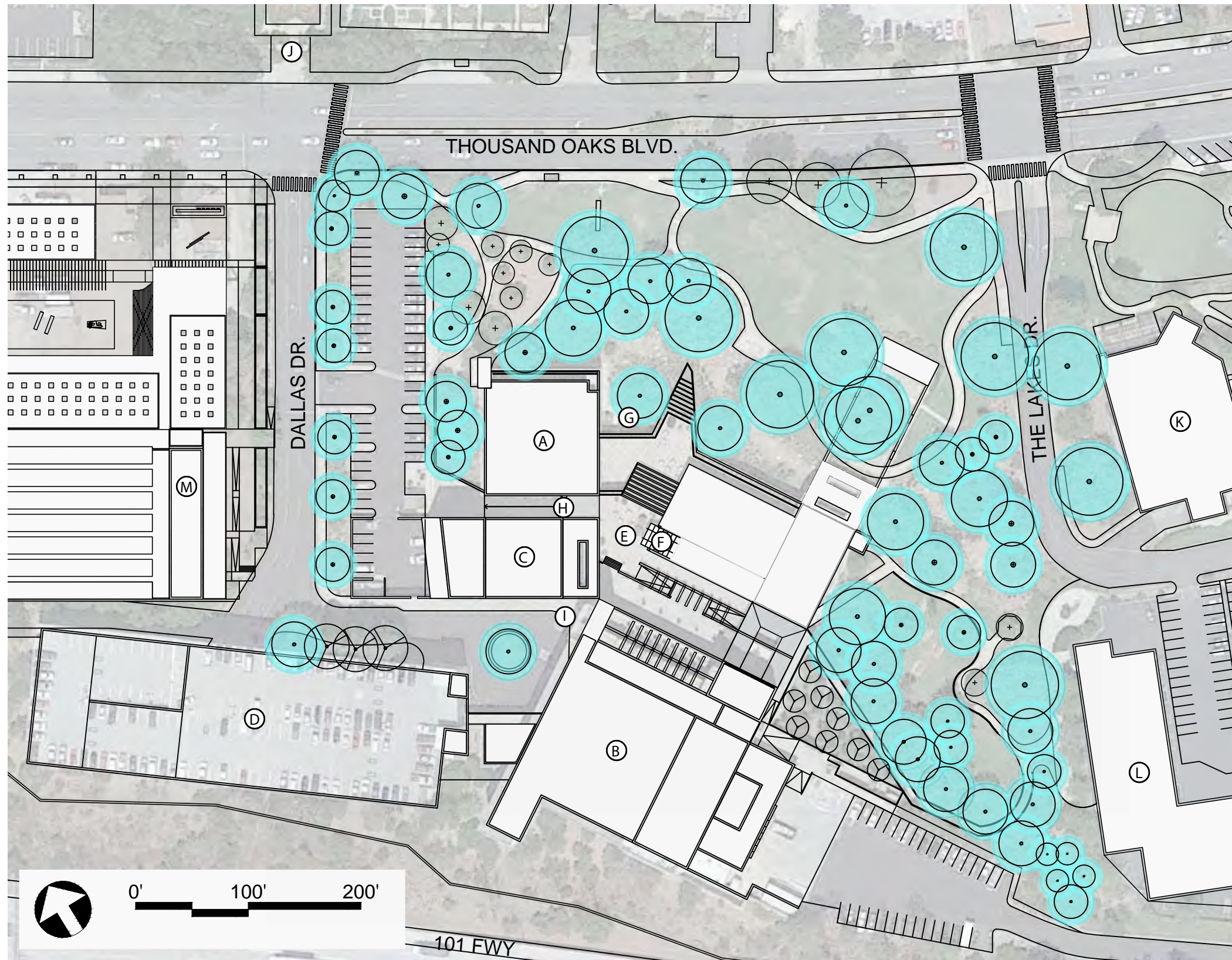
EXISTING TREES

- Oak Tree
- Other Tree
- Pine Tree
- Sycamore Tree

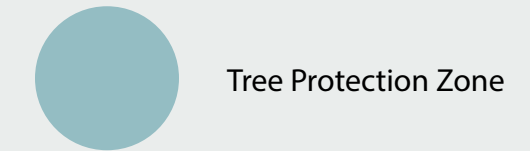
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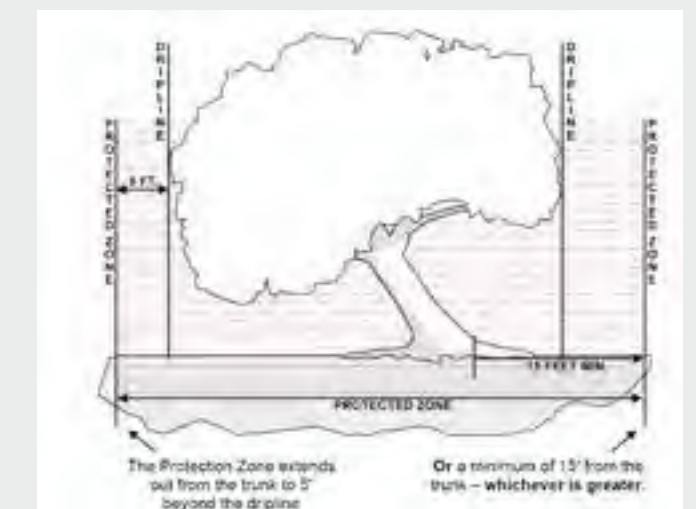


TREE PROTECTION ZONES



Ventura County Tree Protection Ordinance
 Trees Protected: Oak and sycamore trees of 9.5"+ trunk girth
 Zone Size: Either 15' from trunk or 5' beyond tree canopy, whichever is larger.

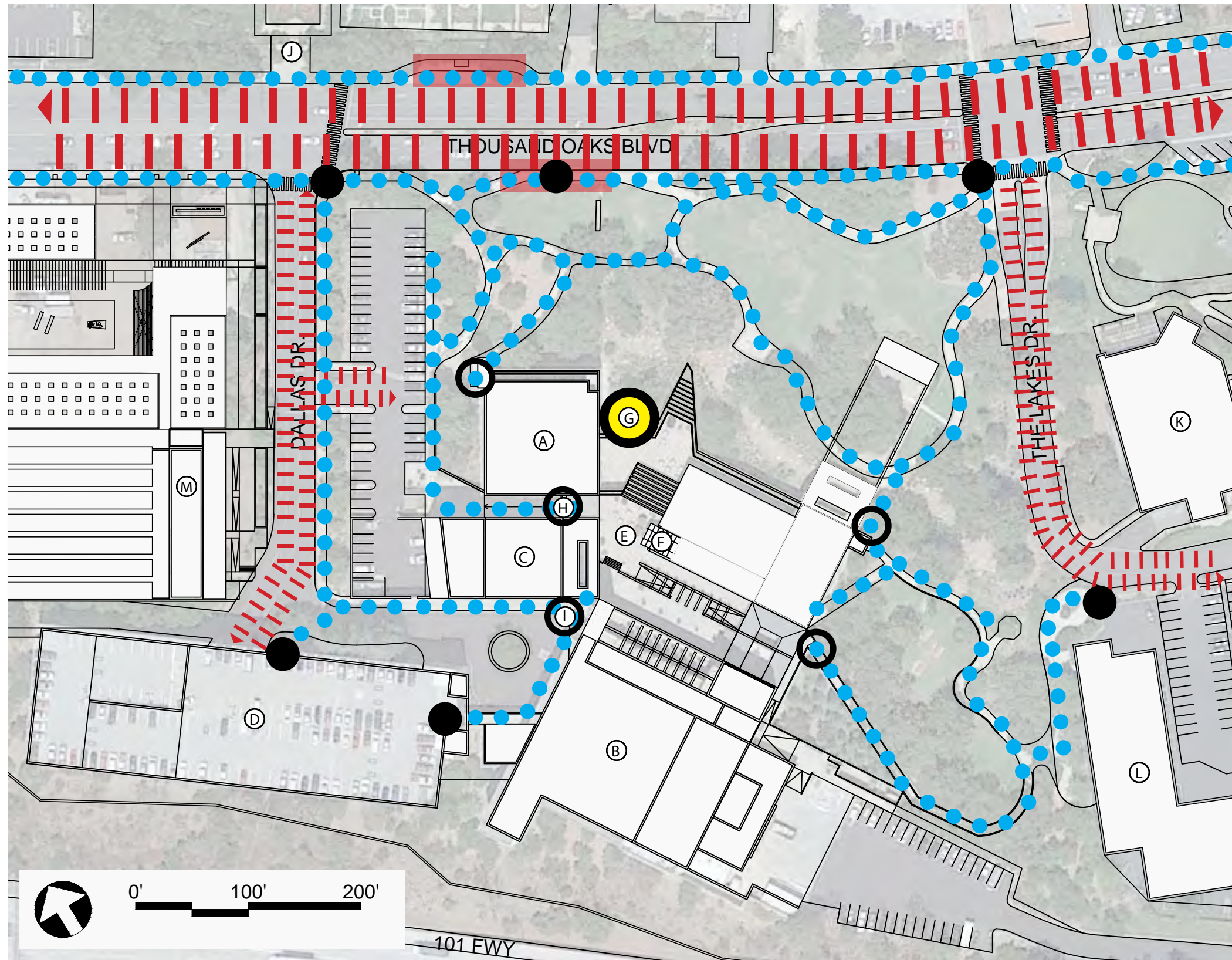
These zones are not to be disturbed by development or compaction in order to keep the tree healthy by protecting the sensitive root zones.



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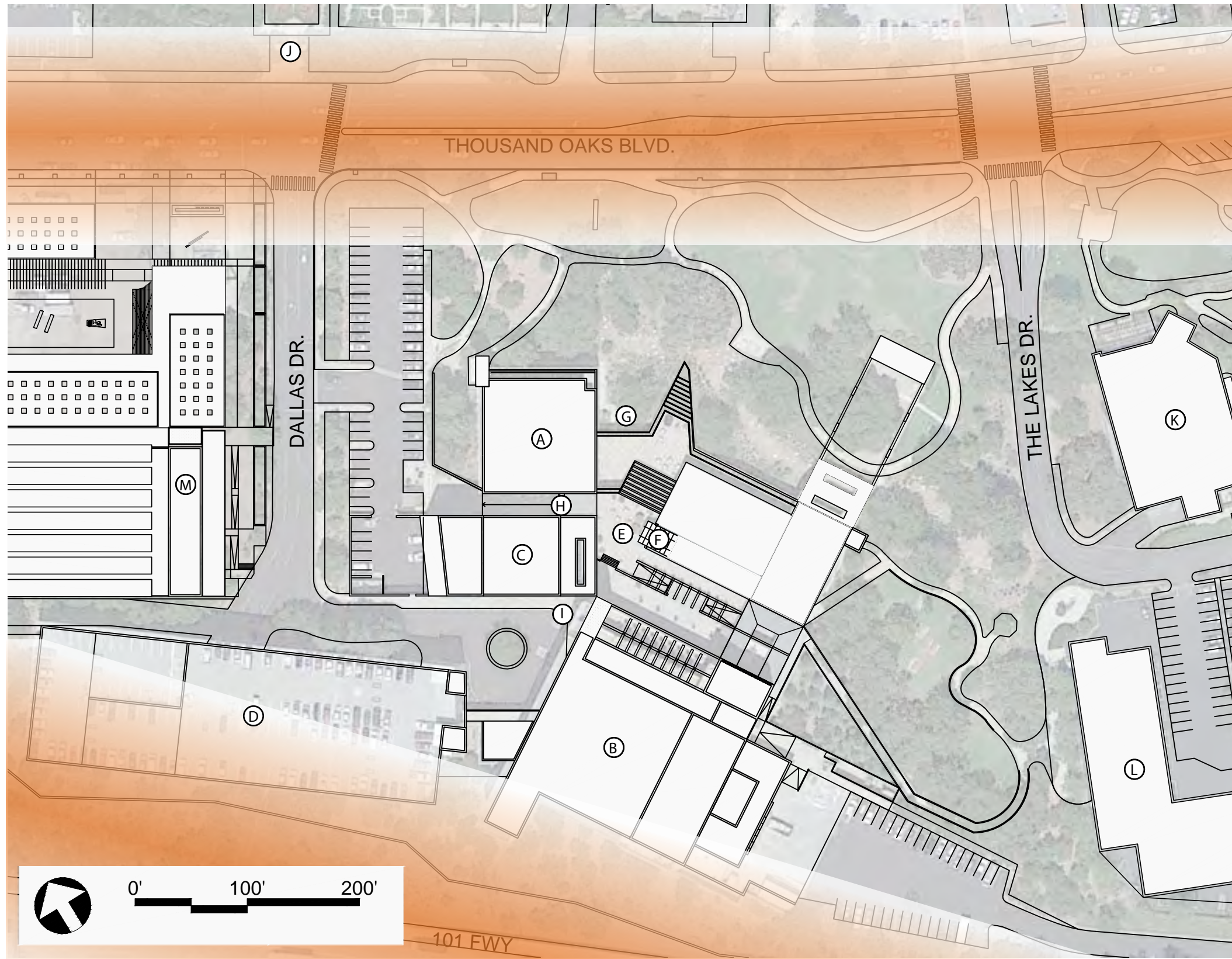
CIRCULATION AND ACCESS

- Vehicular (Through Traffic)
- Vehicular (Site Access)
- Pedestrian
- Pedestrian Site Access
- Existing Building Access
- Proposed Building Access
- Bus Stop

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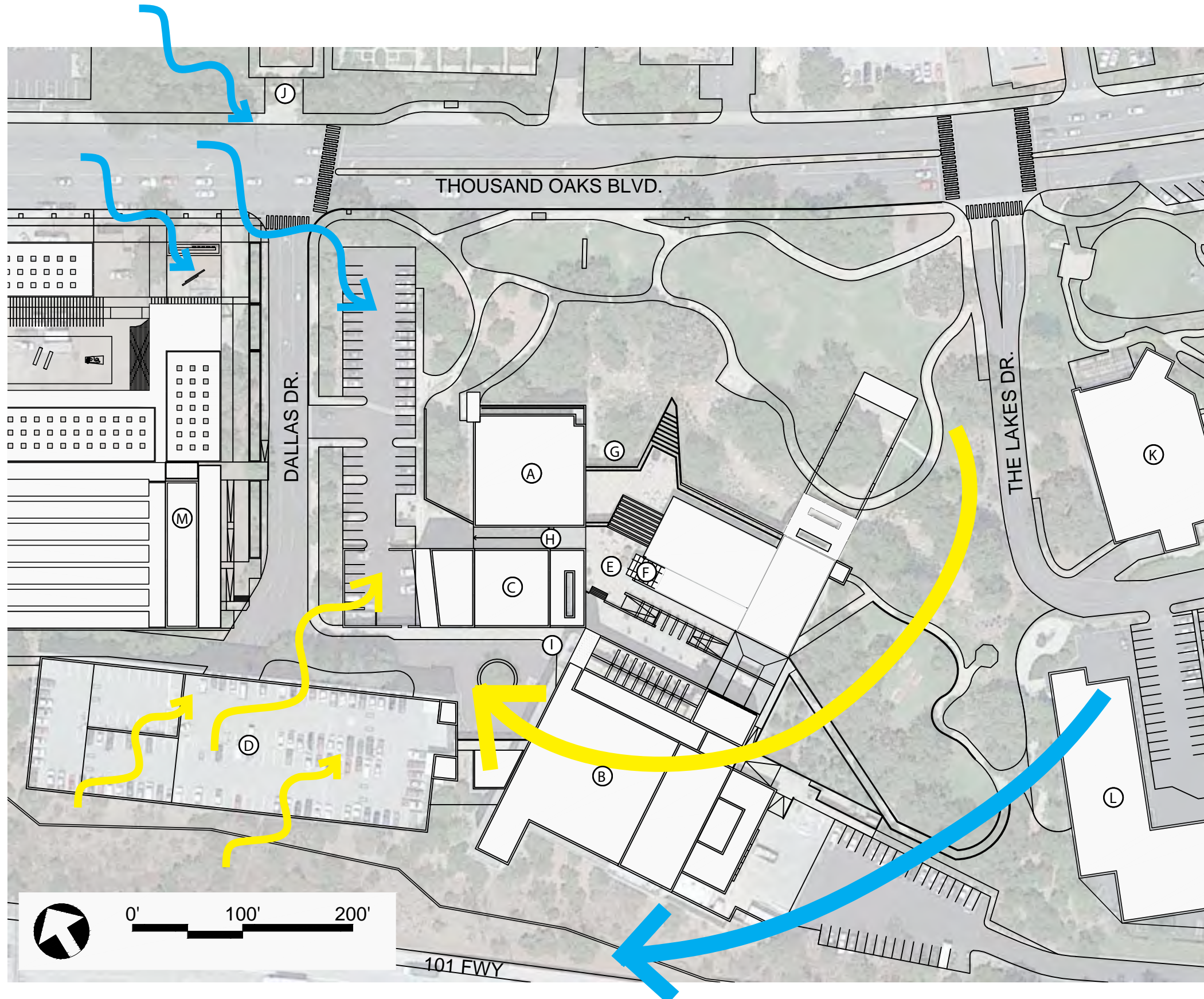
NOISE





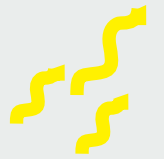
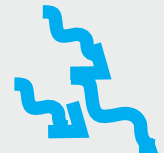
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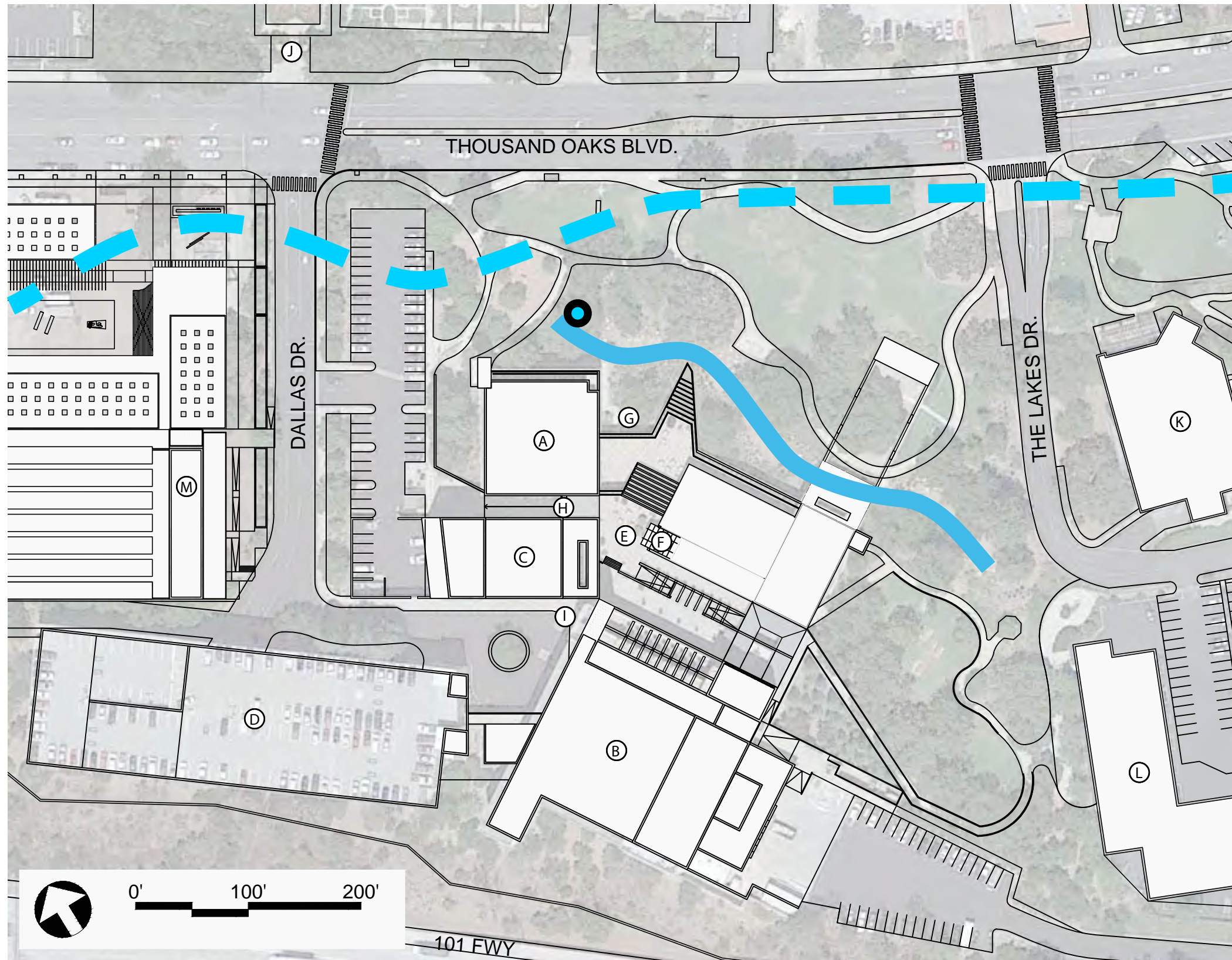
SUN AND WIND

-  Sun Path (Summer Solstice)
-  Sun Path (Winter Solstice)
-  Prevailing Wind (Summer)
-  Prevailing Wind (Winter)

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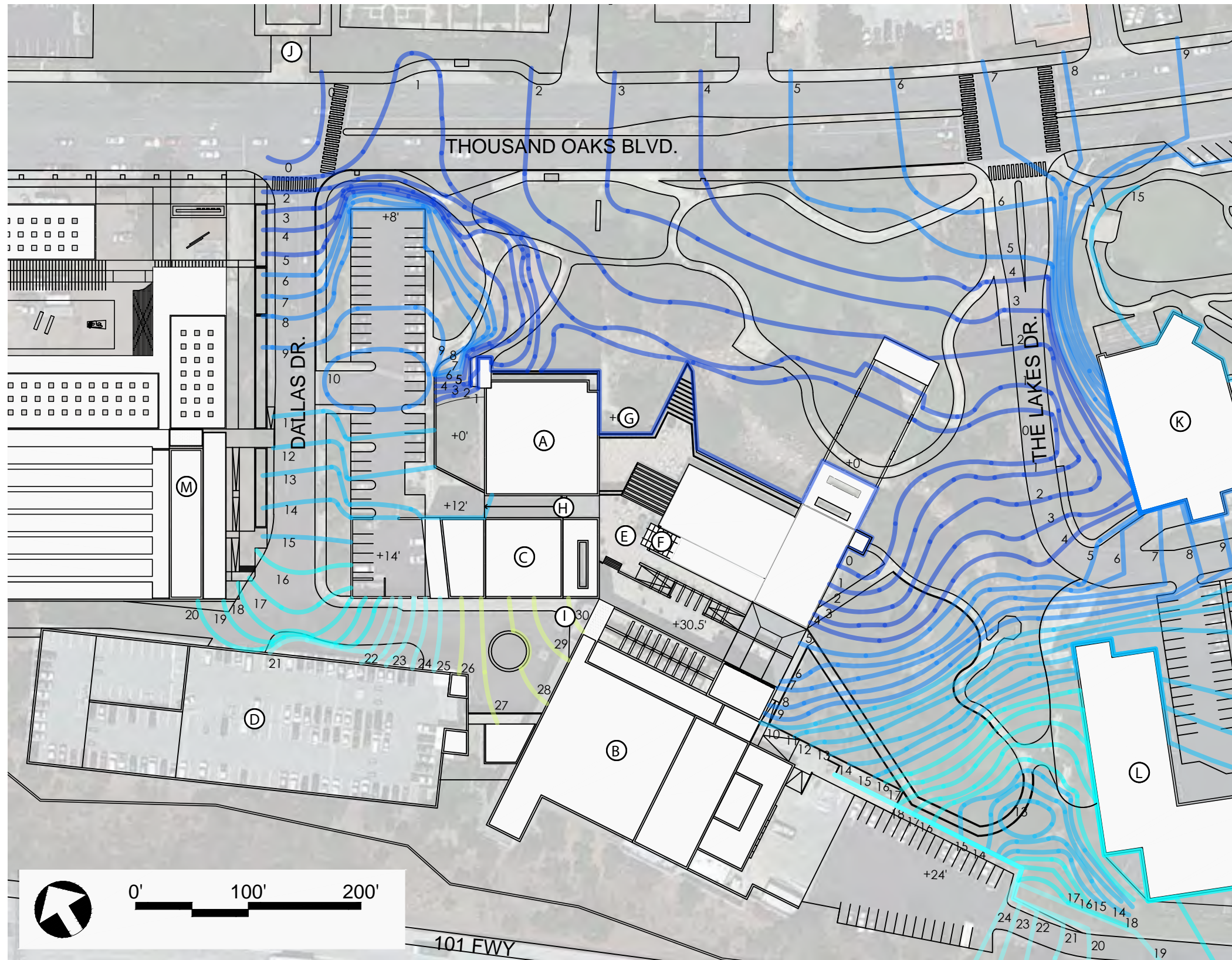
STORM DRAINAGE

- Surface Stormwater Channel
- Underground Storm Drainage Channel Easement
- Overflow Drainage

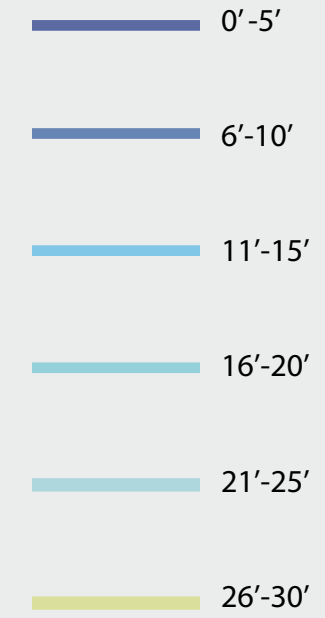
BUILDING LEGEND

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SITE ANALYSIS



CONTOURS



BUILDING LEGEND

- | | |
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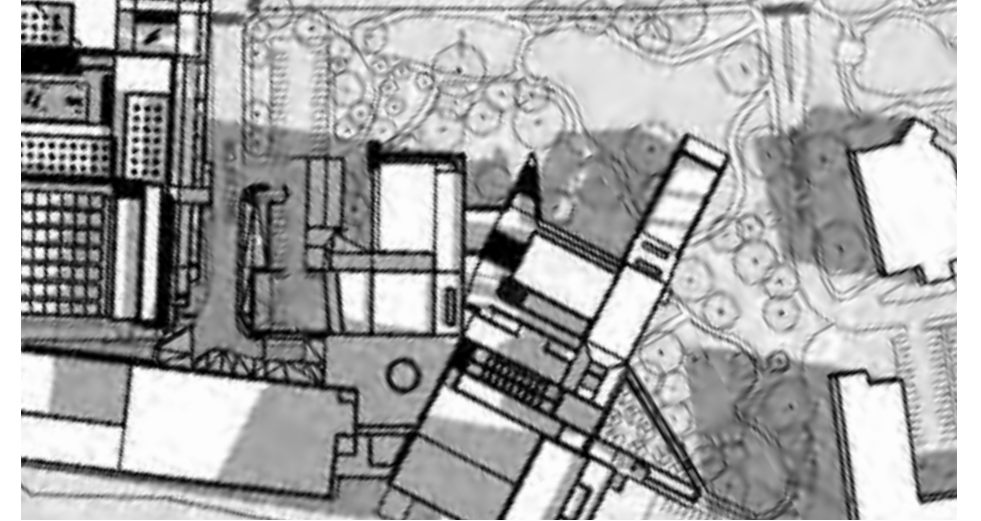
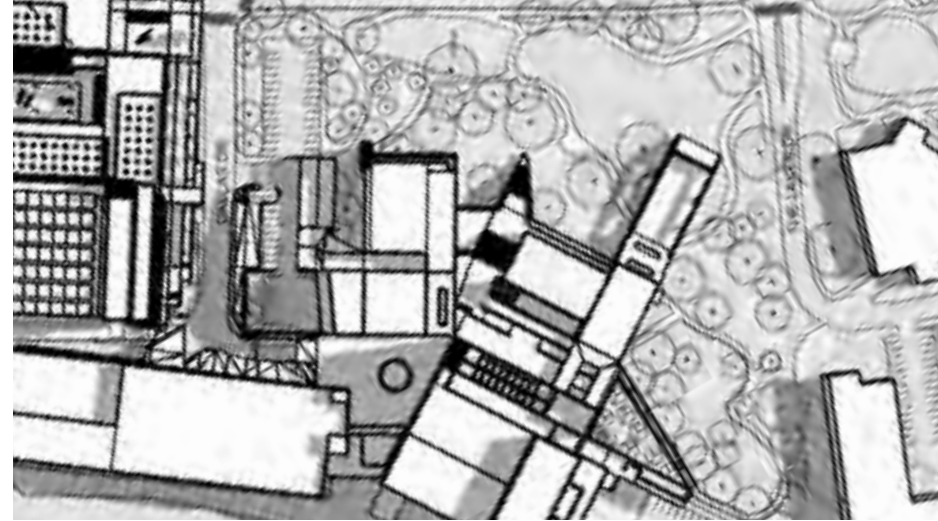
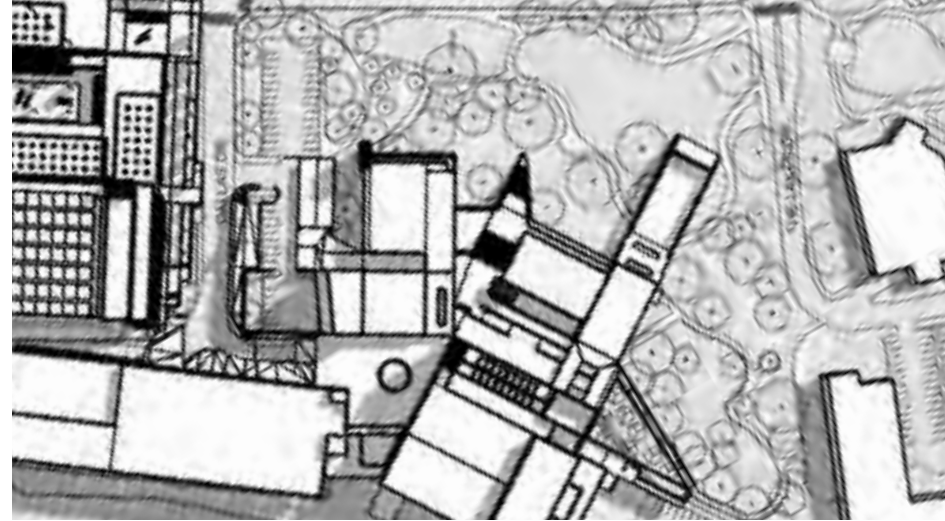
SITE ANALYSIS

SUMMER SOLSTICE JUNE 20TH - SUN HIGHEST IN SKY

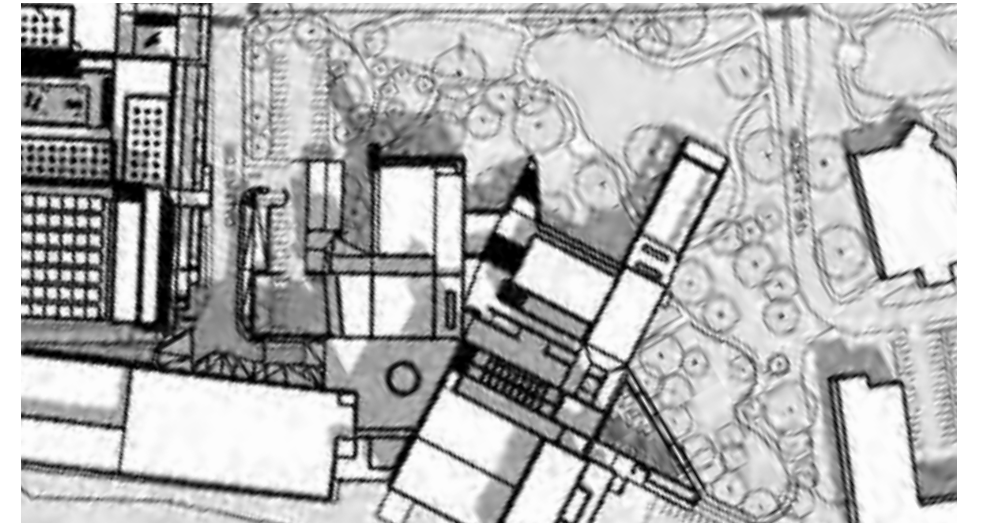
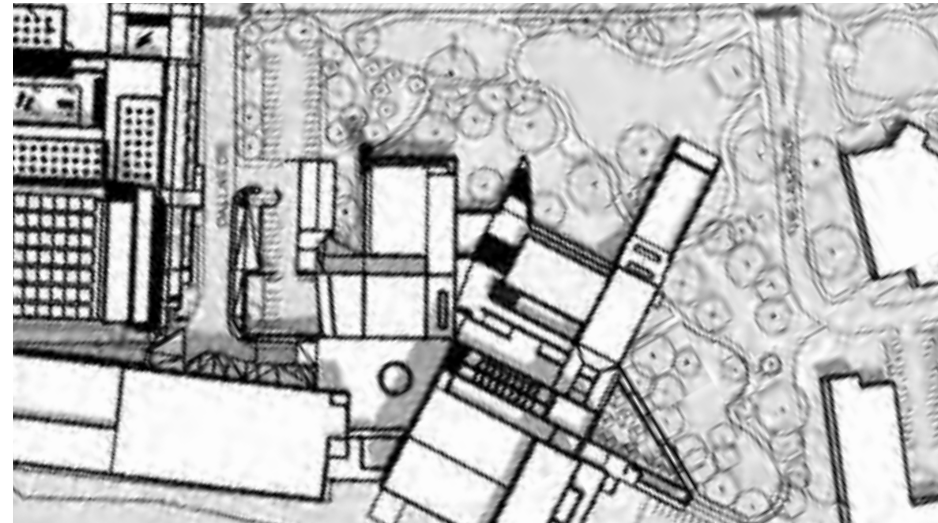
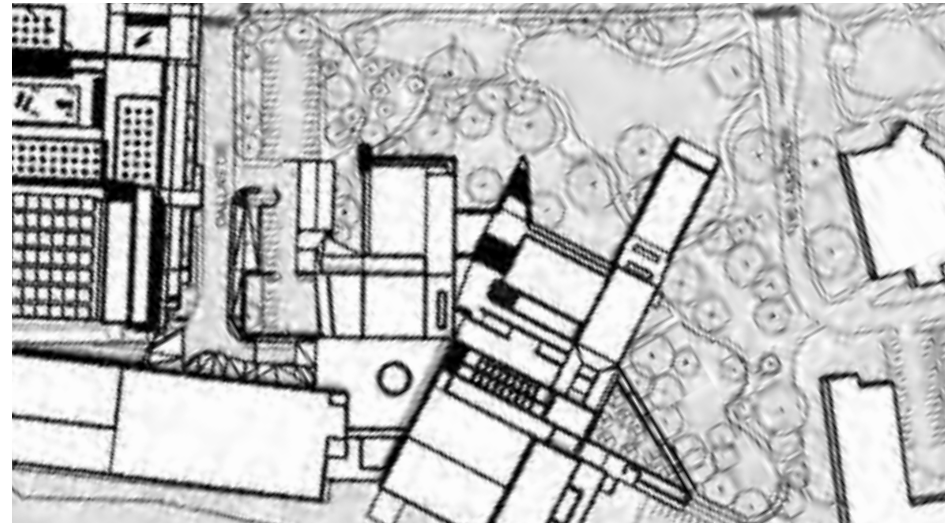
EQUINOX SEPT & MARCH 20TH - SUN MIDPOINT IN SKY

WINTER SOLSTICE DEC 21ST - SUN LOWEST IN SKY

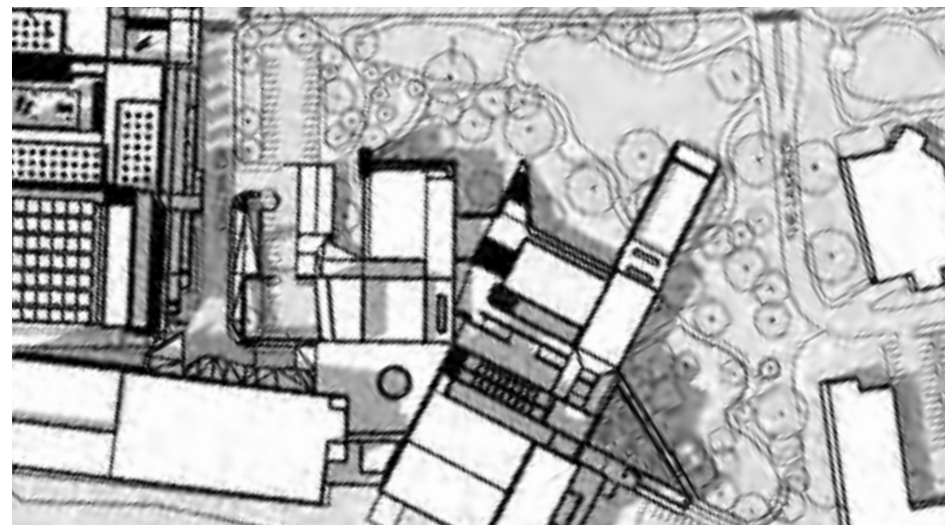
8am Shadows



12pm Shadows



4pm Shadows



GOALS AND OBJECTIVES



SOCIAL

CREATE A NEW TOWN PLAZA AT THE SOCIAL AND CULTURAL HEART OF THE COMMUNITY

Provide multi-use areas that host a wide variety of activities that support the community and artists.

Give accessibility to all spaces for bodies of all abilities, ages, ethnicities, and economic backgrounds.

Foster memorable experiences, social interaction, gathering and more.



CONNECTIVITY

CREATE A STRONG CENTER POINT TO THE DOWNTOWN CORE OF THOUSAND OAKS

Showcase clear wayfinding for all points of entry through clear signs and visual navigation.

Accommodate the many circulation types based on the multi-use needs of the space including expanding public transportation, sustainable travel, and local developments.

Build accessible walkways that are appropriate for the space and population.



ECOLOGICAL

STEWARD AND REGENERATE THE RICH ECOLOGY WITH THRIVING HABITAT

Protect mature oaks and sycamore root zones during development phase.

Grow habitat spaces with new native plants to support the local communities of wildlife.

Facilitate connection and educational opportunities with nature and sustainable landscapes for supporting our future generations



INTEGRATIVE

NEW LANDSCAPE INTEGRATE SUPPORTING DESIGNS OF EXISTING BUILDINGS

Guide visitors with clear entry points to buildings.

Utilizing existing buildings as a framework for space seeking of the landscape.

Honors and reflect design elements from the existing buildings in the landscape.

INSPIRATION



INSPIRATION



CASE STUDY 1 NATURE GARDENS

Client: Natural History Museum of Los Angeles
 Location: Los Angeles, CA
 Landscape Architect: Studio-MLA
 Completed: 2013
 Landscape area: 152,460 sq ft (3.5 acres)
 Building Size: 1.5 million sq ft

Context

- Guests access from parking structure
- The NHM attracts visitors worldwide
- The NHM hosts the largest natural and cultural history collection in the western US
- The site is situated in downtown LA with neighboring attractions

Features:

- 70% of the 400 installed plants are native plants
- Main bridge entrance to NHM
- Amphitheater
- Ticket booth
- Café

Uses

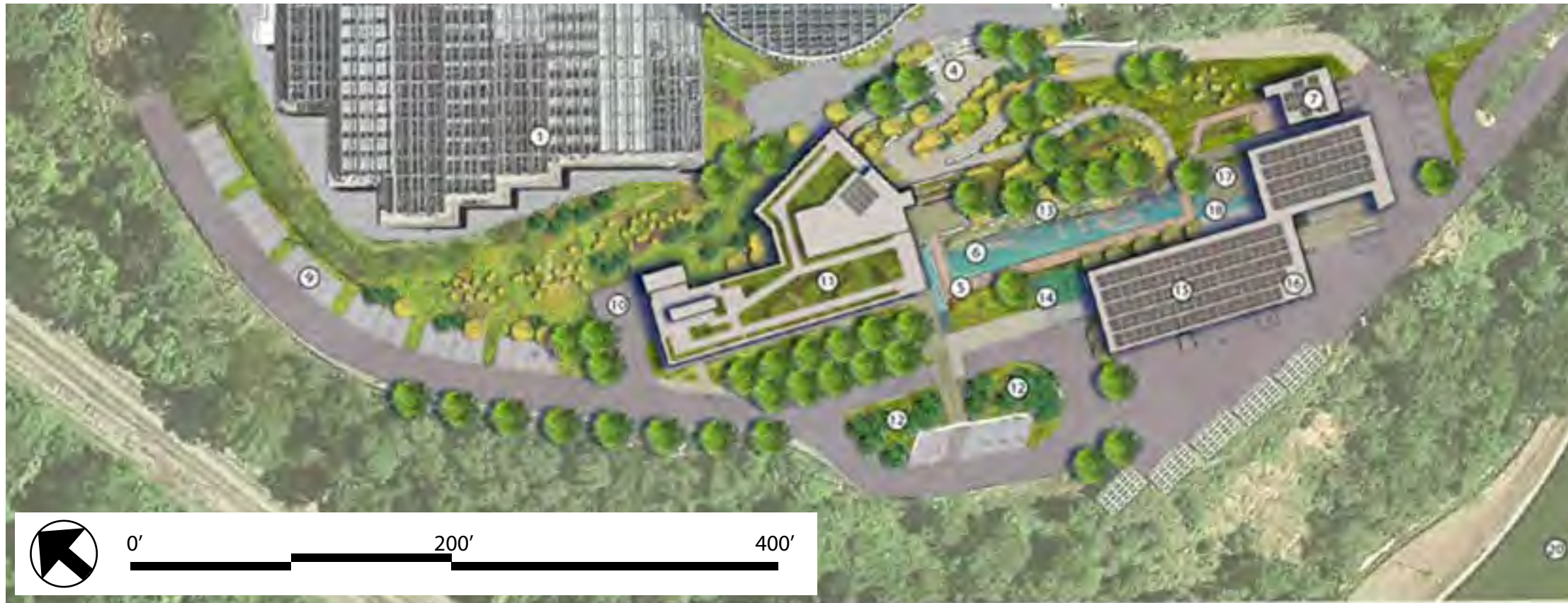
- Serves as entrance to the NHM
- Supports local biodiversity and ecology
- Interactive educational programs
- Research space of urban ecology



CASE STUDY 1 OVERLAY

NATURE GARDENS





- | | | |
|--------------------------------|---------------------------------|-----------------------------------|
| ① PRODUCTION GREENHOUSES | ⑧ BOTANY HALL | ⑮ SOLAR PV PANELS |
| ② TROPICAL FOREST CONSERVATION | ⑨ PERVIOUS ASPHALT | ⑯ PROPOSED EXHIBIT STAGING CENTER |
| ③ SPECIAL EVENTS HALL | ⑩ SERVICE AREA | ⑰ PROPOSED YOGA TERRACE |
| ④ OUTDOOR CLASSROOM | ⑪ GREEN ROOF | ⑱ PROPOSED LAGOON EXTENSION |
| ⑤ BOARDWALK | ⑫ RAIN GARDEN | ⑲ PANTHER HOLLOW RD |
| ⑥ LAGOON | ⑬ WETLAND FILTER | ⑳ PANTHER HOLLOW LAKE |
| ⑦ S.E.E.D. CLASSROOM | ⑭ WASTEWATER TREATMENT WETLANDS | |

CASE STUDY 2 CENTER FOR SUSTAINABLE LANDSCAPES

Client: Phipps Conservatory
 Location: Pittsburgh, PA
 Landscape Architect: Andropogon Associates
 Completed: 2012
 Landscape area: 126,324 sq ft (2.9 acres)
 Building Size: 12,465 sq ft
 Sustainability Awards: Living Building Challenge, LEED Platinum, SITES Platinum and WELL Building Platinum

- Context**
- Part of the Phipps Conservatory and Botanic Gardens
 - PCBG is a 130-year-old establishment
 - Previously a paved work yard

- Features**
- Terraced garden path
 - Amphitheater
 - Utilizes native plants
 - Utilizes all water captured on-site
 - Wetlands treat wastewater of the PCBG
 - Generates all energy used on site

- Uses**
- Research site
 - Educational resource for:
 - Conservation strategies
 - Water treatment systems
 - Sustainable landscaping



CASE STUDY 2 OVERLAY

CENTER FOR SUSTAINABLE LANDSCAPES



CASE STUDY 3 GRAND PARK

Client: County of Los Angeles
 Location: Los Angeles, CA
 Landscape Architect: Rios
 Completed: 2012
 Landscape area: 522,720 sq ft (12 acres)
 Building Size: 855,800 sq ft (City Hall)

Context

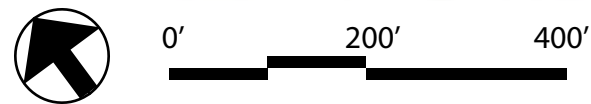
- Expansion of the Civic Center Mall (1966)
- Located in downtown LA
- Connects three blocks of various civic center buildings

Features

- Sloped landscape
- Inclusion and global design
- Many gathering spaces of different sizes
- Flexible design
- Music performance space
- Café
- Play fountain
- MTA station

Uses

- Outdoor music venue hosts 15,000 people
- Lunch space
- Gathering
- Family friendly



CASE STUDY 3 OVERLAY

GRAND PARK





CASE STUDY 4 NEWPORT CIVIC CENTER

Client: City of Newport Beach
Location: Newport Beach, CA
Landscape Architect: PWP
Completed: 2013
Landscape area: 622,908 sq ft (14.3 acres)
Building Size: 100,000 sq ft (City Hall)
Sustainability Award: LEED Gold

Context

- Parallel orientation adjacent to busy road MacArthur Blvd.
- Near PCH, beach, and Fashion Island
- Updated existing city hall and library
- Preserved existing wetland

Features

- Native plants in landscape
- Endangered Torrey Pine grove
- Large pedestrian bridge with ocean view
- Elevator for bridge
- Dog park
- Large gathering lawn
- Network of walking paths

Uses

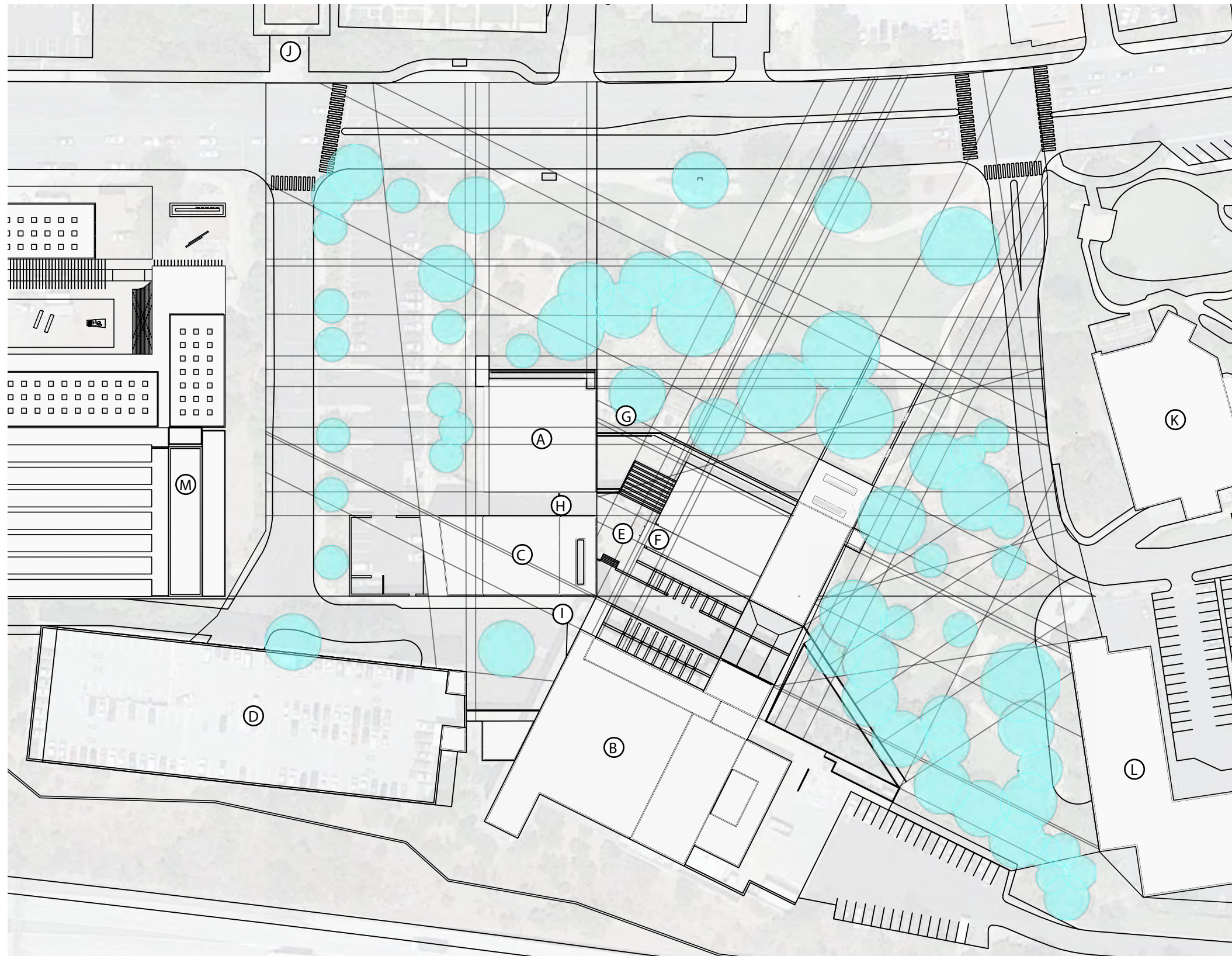
- Large concerts
- Passive recreation



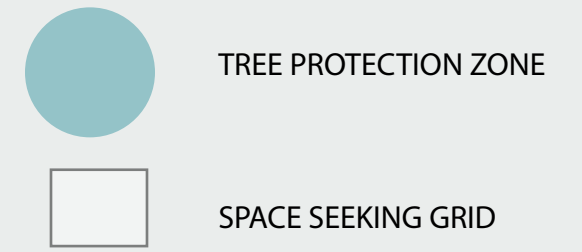
CASE STUDY 4 OVERLAY

NEWPORT CIVIC CENTER



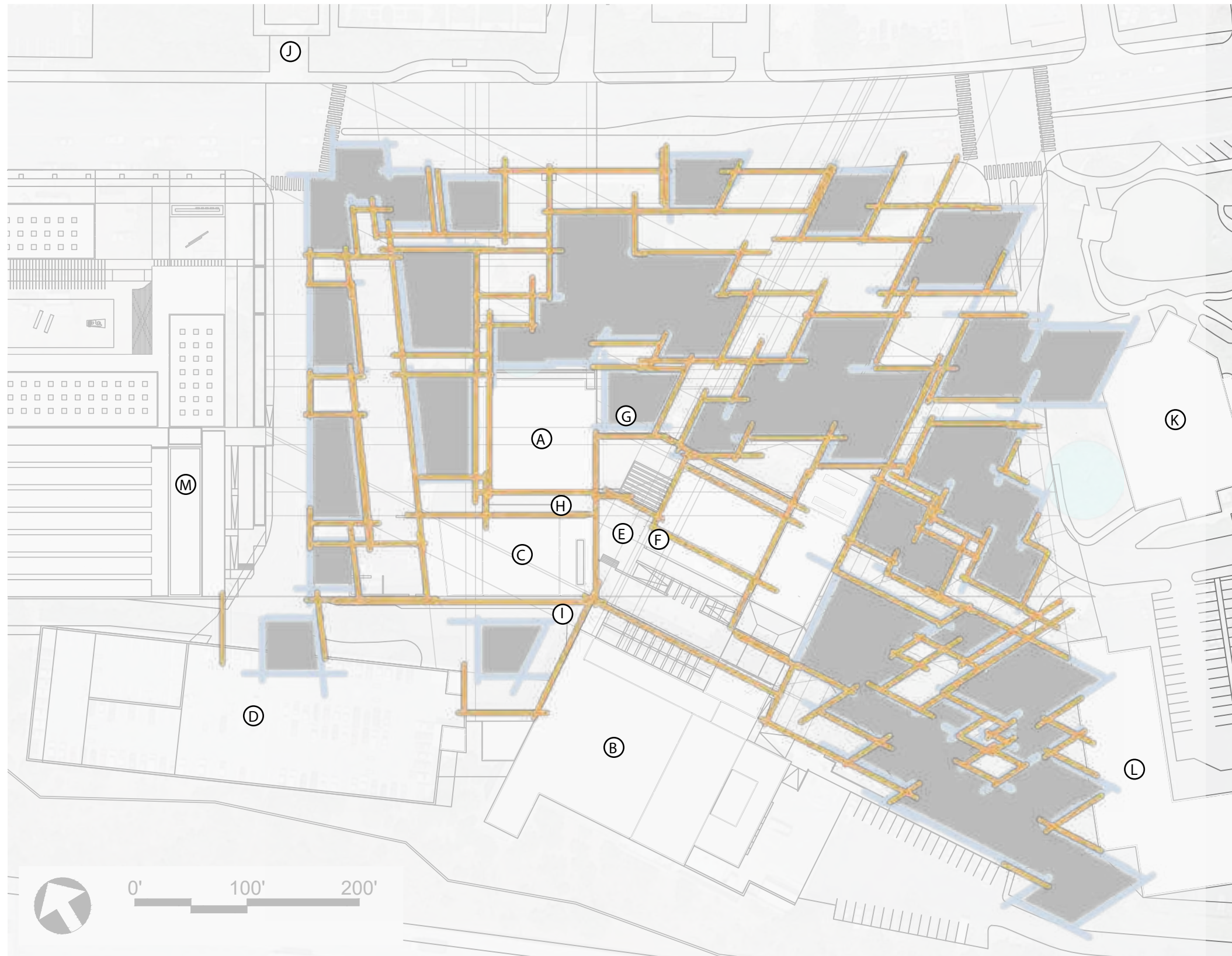


SPACE SEEKING TREE PROTECTIONS ZONES



BUILDING LEGEND

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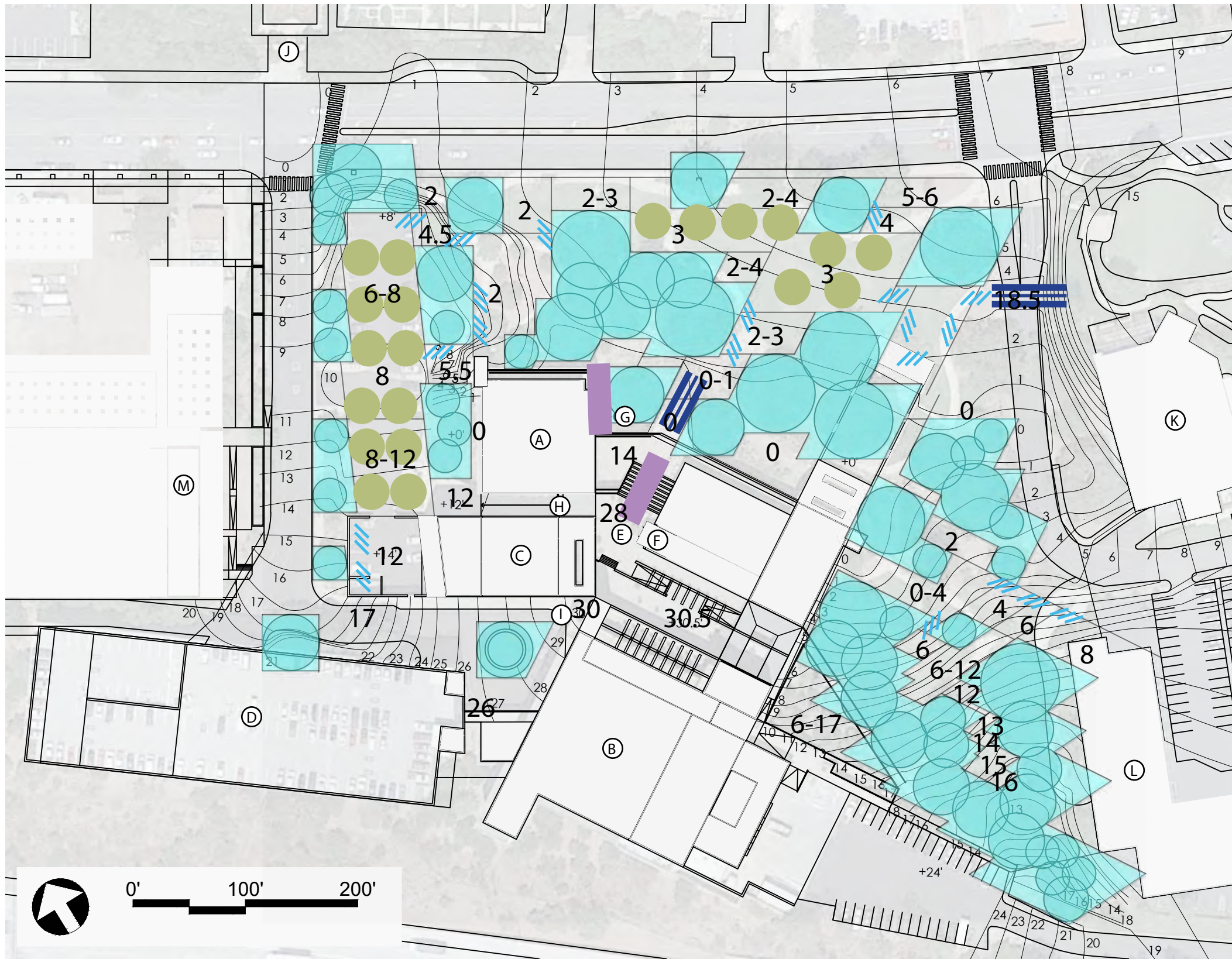


SPACE SEEKING TREE PROTECTIONS ZONES

- TREE PROTECTION
- USABLE SPACES

BUILDING LEGEND

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SPACE SEEKING CONNECTIONS AND ELEVATIONS

-  BRIDGE
-  STAIRS
-  ADA RAMP
-  NEW TREES

BUILDING LEGEND

- | | |
|-----------------------|-------------------------------|
| (A) City Hall Offices | (H) 2nd Level Entry |
| (B) Kavli Theater | (I) 3rd Level Entry |
| (C) Forum Theater | (J) Gardens of the World |
| (D) Parking Garage | (K) The Lakes Shopping Center |
| (E) Rooftop Plaza | (L) Future Apartments |
| (F) Elevator | (M) Future Museum |
| (G) Main Level Entry | |

DESIGN PROCESS



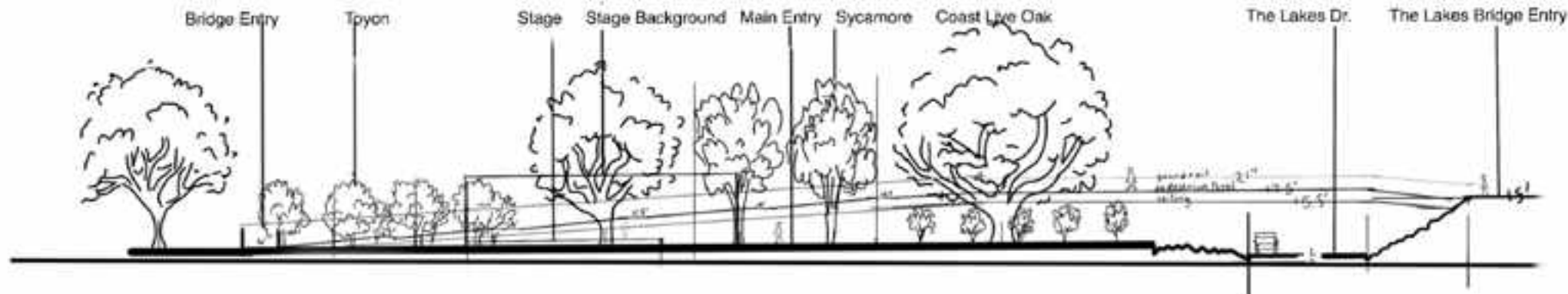
PROGRAM

- ENTRY
- LARGE GATHERING
- SMALL GATHERING
- CONNECTING PATHS
- PLANTING BUFFER
- KID ZONES
- FACILITY USE

BUILDING LEGEND

- (A) City Hall Offices
- (B) Kavli Theater
- (C) Forum Theater
- (D) Parking Garage
- (E) Rooftop Plaza
- (F) Elevator
- (G) Main Level Entry
- (H) 2nd Level Entry
- (I) 3rd Level Entry
- (J) Gardens of the World
- (K) The Lakes Shopping Center
- (L) Future Apartments
- (M) Future Museum

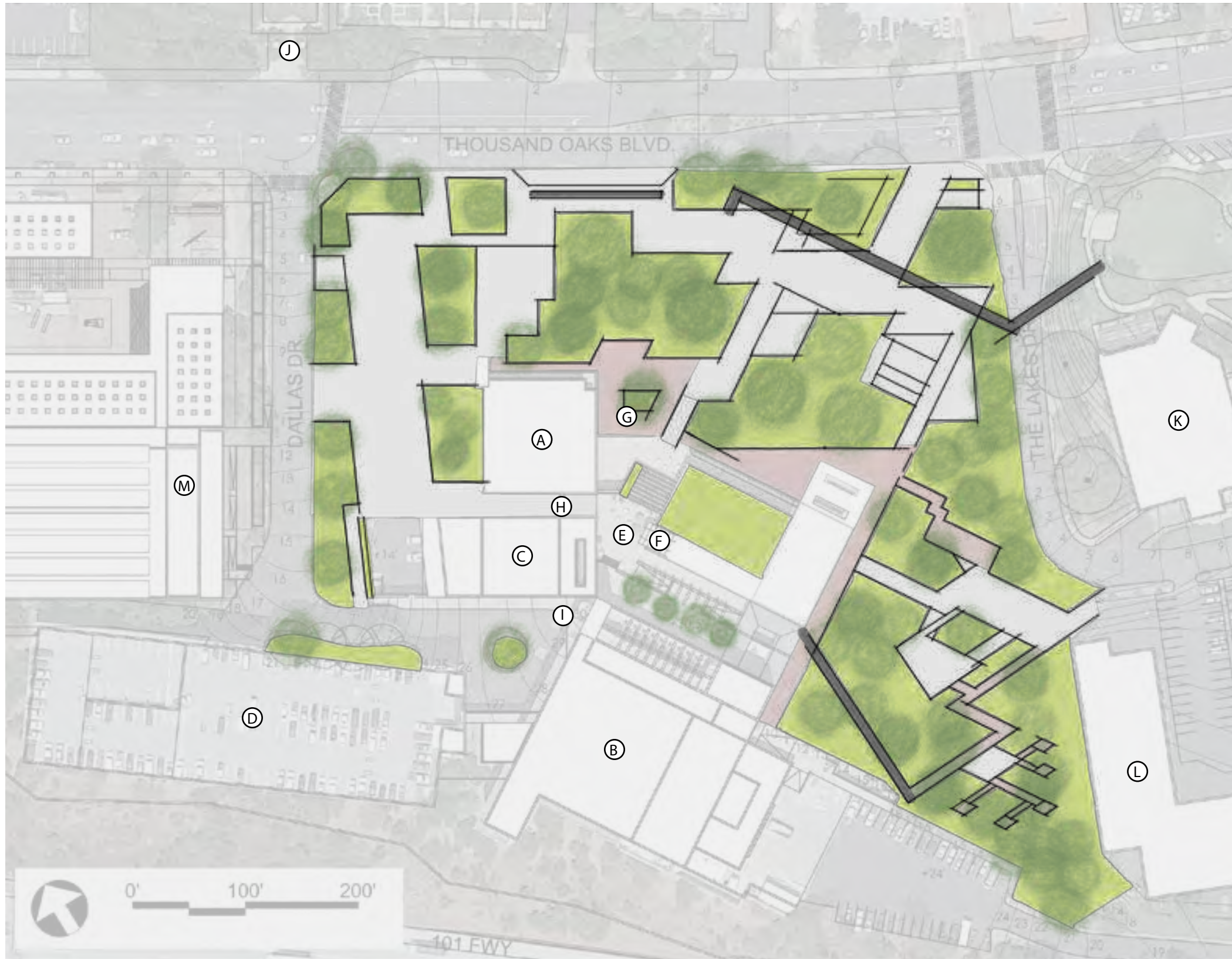
DESIGN PROCESS



BUILDING LEGEND

- | | |
|-----------------------|-------------------------------|
| (A) City Hall Offices | (H) 2nd Level Entry |
| (B) Kavli Theater | (I) 3rd Level Entry |
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| (F) Elevator | (M) Future Museum |
| (G) Main Level Entry | |

ILLUSTRATIVE PLAN



BUILDING LEGEND

- | | |
|-----------------------|-------------------------------|
| (A) City Hall Offices | (H) 2nd Level Entry |
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| (D) Parking Garage | (K) The Lakes Shopping Center |
| (E) Rooftop Plaza | (L) Future Apartments |
| (F) Elevator | (M) Future Museum |
| (G) Main Level Entry | |

ILLUSTRATIVE PLAN



DESIGN FEATURES

- ① Bike Parking
- ② Permeable Plaza
- ③ Parking Entry Path
- ④ Shaded Bus Area
- ⑤ Gather in Nature
- ⑥ Main Plaza
- ⑦ The Lakes Bridge
- ⑧ Forest Picnic Area
- ⑨ Rooftop Native Garden
- ⑩ Shaded Entry Path
- ⑪ Play Fountain
- ⑫ Boardwalk
- ⑬ Boardwalk Bistro
- ⑭ Restroom
- ⑮ Rock Garden
- ⑯ Amphitheater
- ⑰ Tree House Play Zone
- ⑱ Front Building Entry

BUILDING LEGEND

- (A) City Hall Offices
- (B) Kavli Theater
- (C) Forum Theater
- (D) Parking Garage
- (E) Rooftop Plaza
- (F) Elevator
- (G) Main Level Entry
- (H) 2nd Level Entry
- (I) 3rd Level Entry
- (J) Gardens of the World
- (K) The Lakes Shopping Center
- (L) Future Apartments
- (M) Future Museum

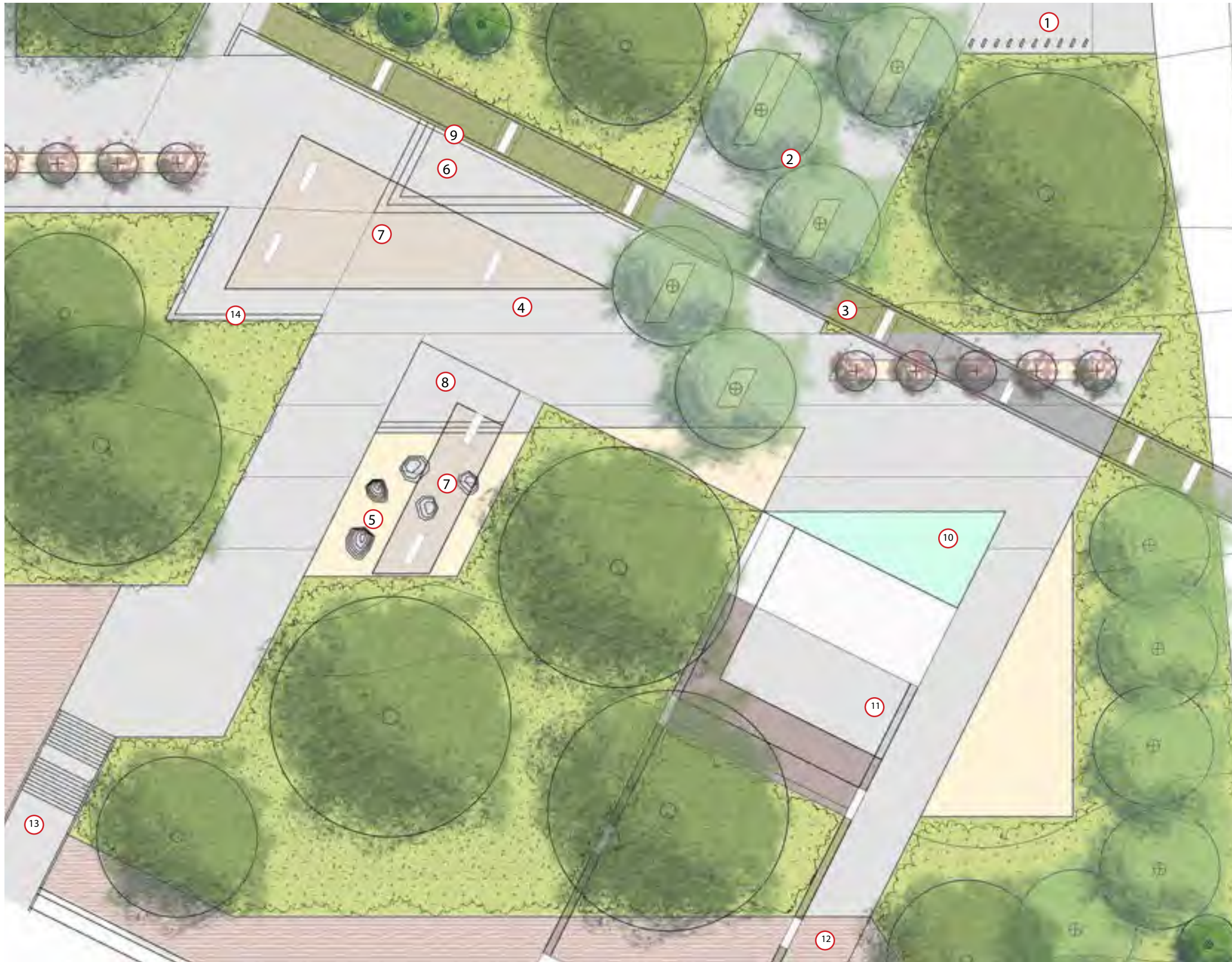
ENLARGEMENT



DESIGN FEATURES

- ① Bike Parking
- ② Permeable Plaza
- ③ Stage
- ④ Fountain Wall
- ⑤ Gather in Nature
- ⑥ Shaded Bus Area
- ⑦ Main Level Entry
- ⑧ City Hall Offices
- ⑨ Boardwalk Seating
- ⑩ Crosswalk Site Entry
- ⑪ Seat Wall





DESIGN FEATURES

- ① Bike Parking
- ② Shaded Entry Path
- ③ The Lakes Bridge
- ④ Main Plaza
- ⑤ Rock Garden
- ⑥ Main Stage
- ⑦ Shade Structure
- ⑧ Secondary Stage
- ⑨ Screening Sculpture Wall
- ⑩ Play Fountain
- ⑪ Restroom
- ⑫ Boardwalk
- ⑬ Second Level Entry
- ⑭ Seat Wall





CIRCULATION AND ACCESS

- Vehicular (Through Traffic)
- Vehicular (Site Access)
- Pedestrian
- Pedestrian Site Access
- Existing Building Access
- New Building Access
- New Site Access
- Bus Stop

BUILDING LEGEND

- | | |
|-----------------------|-------------------------------|
| (A) City Hall Offices | (H) 2nd Level Entry |
| (B) Kavli Theater | (I) 3rd Level Entry |
| (C) Forum Theater | (J) Gardens of the World |
| (D) Parking Garage | (K) The Lakes Shopping Center |
| (E) Rooftop Plaza | (L) Future Apartments |
| (F) Elevator | (M) Future Museum |
| (G) Main Level Entry | |



Tree Palette

Coast Live Oak
Quercus agrifolia



Western Sycamore
Platanus racemosa



Blue Elderberry
Sambucus mexicana



Toyon
Heteromeles arbutifolia



Western Redbud
Cercis occidentalis



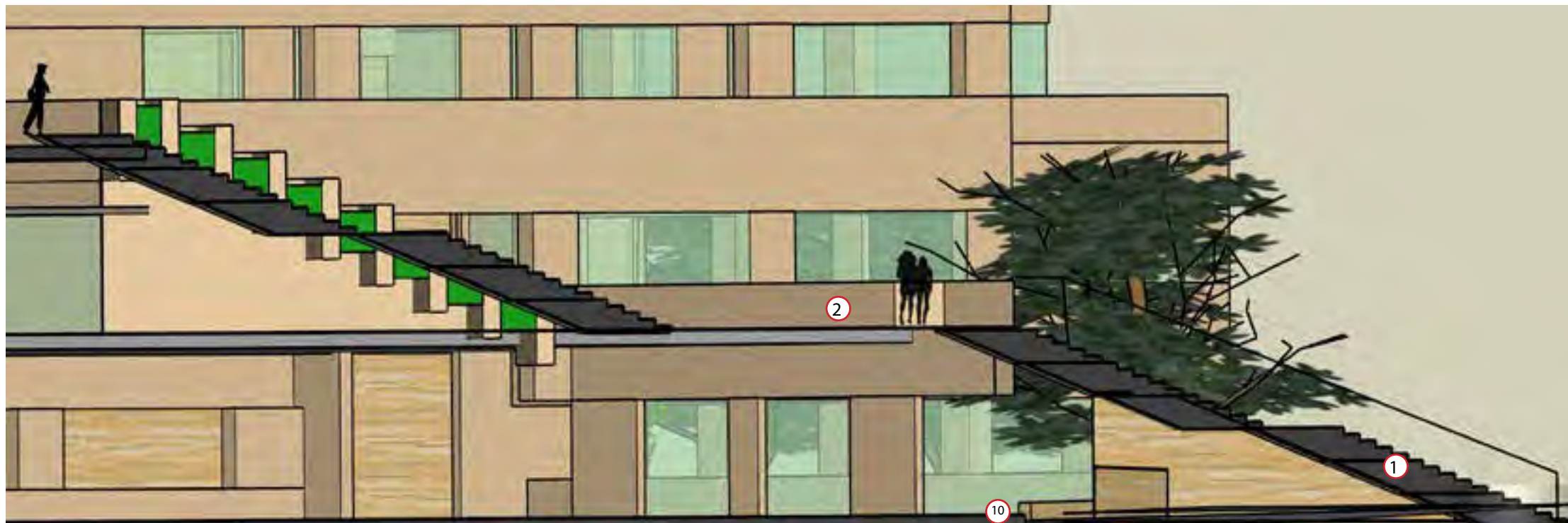
BUILDING LEGEND

- (A) City Hall Offices
- (B) Kavli Theater
- (C) Forum Theater
- (D) Parking Garage
- (E) Rooftop Plaza
- (F) Elevator
- (G) Main Level Entry

- (H) 2nd Level Entry
- (I) 3rd Level Entry
- (J) Gardens of the World
- (K) The Lakes Shopping Center
- (L) Future Apartments
- (M) Future Museum



SECTION 1: MAIN PLAZA



SECTION 2: FRONT BUILDING ENTRY

Design Features

- ① Building Stair Entry
- ② Second Level Entry
- ③ The Lakes Bridge
- ④ Main Plaza
- ⑤ Rock Garden
- ⑥ Main Stage
- ⑦ Shade Structure
- ⑧ Secondary Stage
- ⑨ Screening Sculpture Wall
- ⑩ Boardwalk
- ⑪ Seat Wall



DESIGN FEATURES



- ① Building Stair Entry
- ② Shaded Entry Path
- ③ The Lakes Bridge
- ④ Main Plaza
- ⑤ Rock Garden
- ⑥ Secondary Stage
- ⑦ Screening Sculpture Wall



DESIGN FEATURES

- ① Building Stair Entry
- ② Building Elevator Entry
- ③ Open Shade Plaza
- ④ Boardwalk
- ⑤ Seat Wall



DESIGN FEATURES



- ① Bike Parking
- ② Shaded Entry Path
- ③ The Lakes Bridge
- ④ Main Plaza
- ⑤ Rock Garden
- ⑥ Main Stage
- ⑦ Shade Structure
- ⑧ Secondary Stage
- ⑨ Screening Sculpture Wall
- ⑩ Boardwalk
- ⑪ Seat Wall



DESIGN FEATURES

- ① Bike Parking
- ② Shaded Entry Path
- ③ The Lakes Bridge
- ④ Main Plaza
- ⑤ Rock Garden
- ⑥ Main Stage
- ⑦ Shade Structure
- ⑧ Secondary Stage
- ⑨ Screening Sculpture Wall

