

# THOUSAND OAKS CIVIC CENTER PLAZA REDESIGN

ZOE MARANS  
SUMMER 2024  
LANDSCAPE DESIGN 3

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## OVERVIEW

Greeting passerbys from the 101 Freeway is the monolithic Thousand Oaks Civic Center with it's large scale art installations and metal cage towers, the tallest building in the surrounding area.

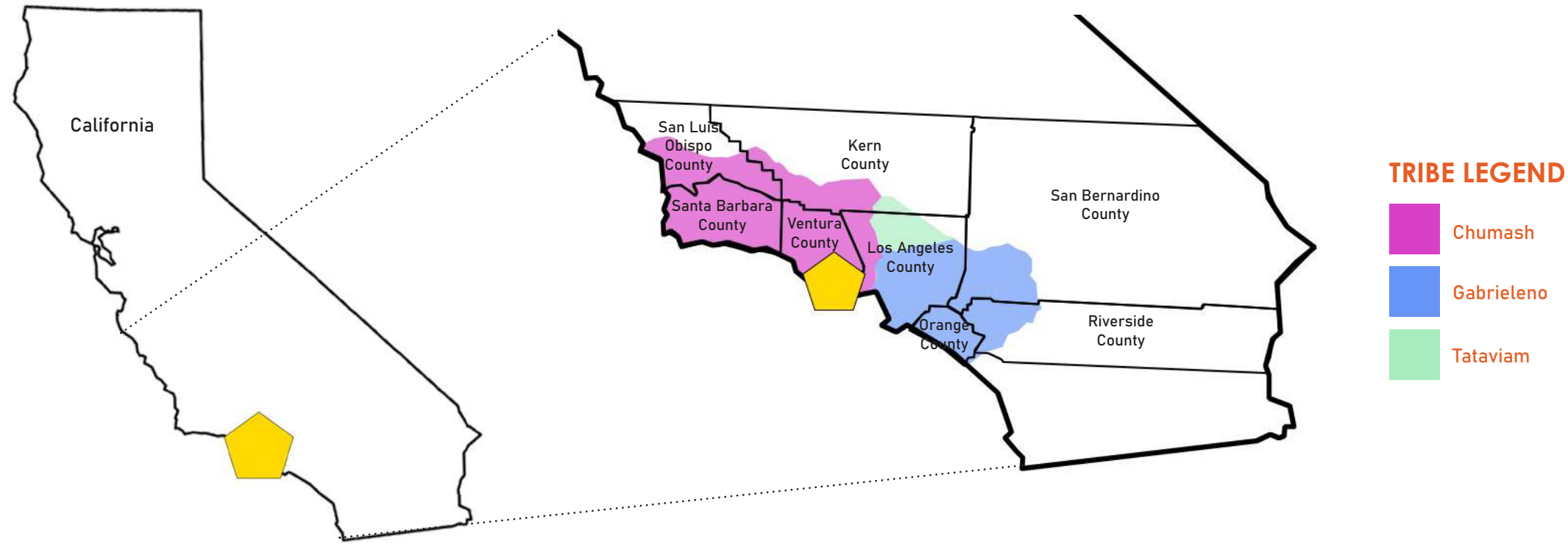
Set against the backdrop of rollign local hills and the western Sierras in the background, the Thousand Oaks Civic Center Plaza is home to two indoor theaters: the Kavli Theater and the Scherr Forum for performing arts, as well as Thousand Oaks City Hall and municipal offices.

The building and site are central to Thousand Oaks community, yet the site goes relatively unused by the public outside of a small calendar of events.

Community surveys indicate a strong desire to transform the underutilized site into a vibrant hub for the city's diverse residents, and integrating it more cohesively into the surrounding context.



Photo Sourced from Google Images

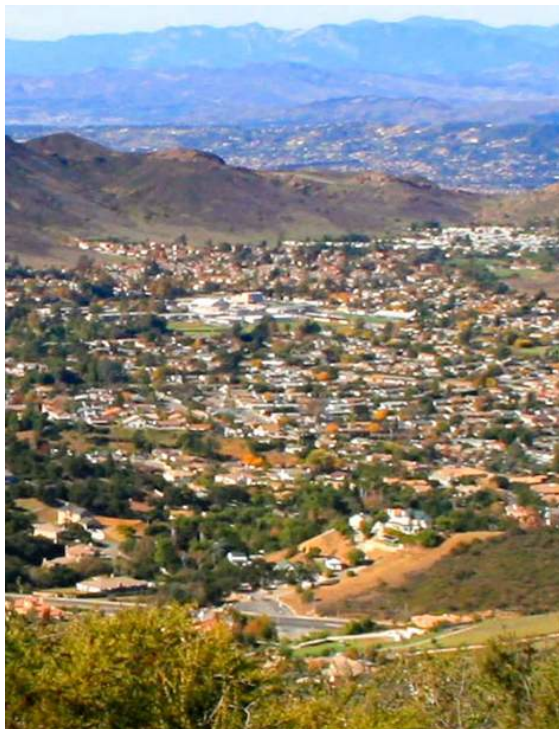


## OBSERVATIONS

The Thousand Oaks Civic Center and Plaza is located in Southern California, within Ventura County and Chumash land.

It is located close to the literal center of Thousand Oaks city, near where the 101 and 23 Freeways meet, creating a natural focal point of the city set within it's various city surroundings.

## LEGEND



Thousand Oaks City aerial with rolling hills in background



Thousand Oaks Civic Center Plaza from ground level





Prior to western settlements, the Thousand Oaks area was inhabited by the Chumash, an Indigenous Tribe. The Chumash used the Site for a summer camp, known as Ipuc.

<1500s



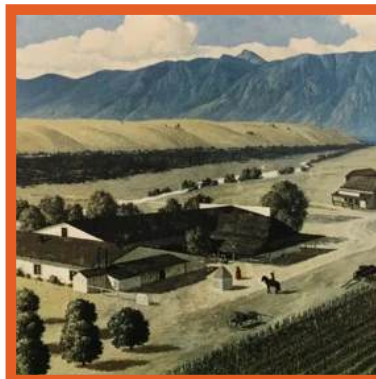
The land was purchased by a European American, Egbert Starr Newbury, who founded Conejo Valley First Post Office on the Site.

1874-1876



Designed by architect Antoine Predock, the Thousand Oaks Civic Center was constructed in 1994 to house the city's performing arts center and city hall.

1990-2024



1500-1800s

The land changed hands multiple times starting in the 1500's when Spanish explorers claimed the land and set up Spanish missions and presidios to convert indigenous populations, through to Mexican colonizers, to early American pioneers who migrated to the area during and after the Mexican-American War.



1876-1990

After some changing of hands, the property was turned into Jungleland USA, a wild animal theme park that housed animals used in Hollywood filmmaking and later was open to the public. The land was eventually sold to the City of Thousand Oaks upon closure of the park.

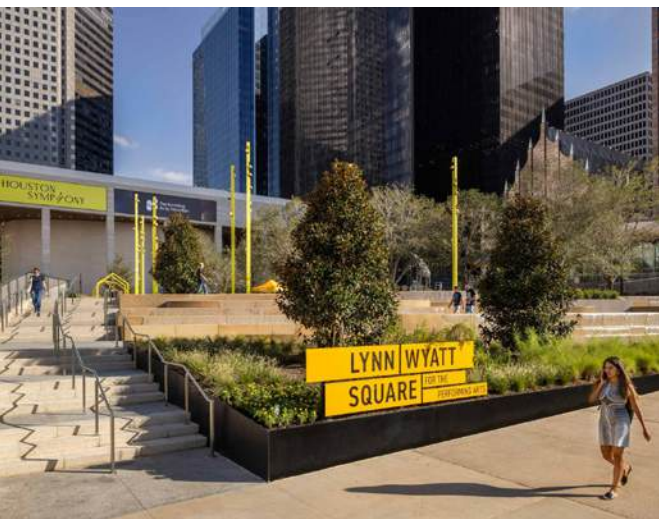


The City of Thousand Oaks looks to redesign the Downtown Core to be a hub of community activity and a longstanding piece of Thousand Oaks cultural identity. The Thousand Oaks Civic Center Plaza is situated in the center of the Downtown Core boundary, therefore revitalizing it would be the first step in actualizing the City's community goals.

All Photos Sourced from Wikipedia

# CASE STUDIES

A closer look at national civic sites to better understand scale, features compared to site size, and unique design features employed in response to site conditions and program uses, to inform the redesign process.



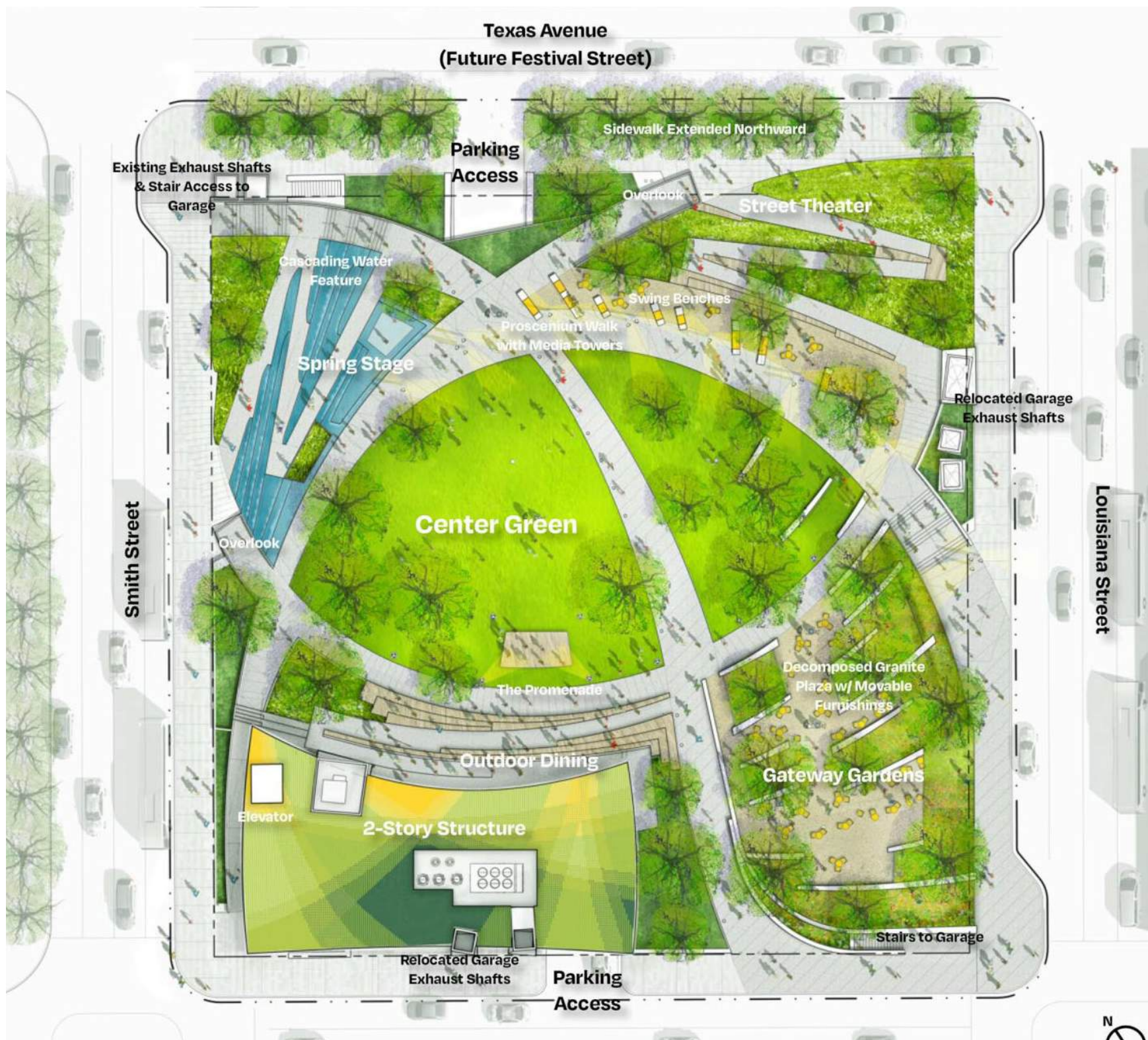
Entrance with signage, showing elevation & lighting



Water feature at night; Park enclosed by city buildings



Angular shapes, ADA ramps, Overlook, Swings



## SITE INFORMATION

- FIRM: RIOS
- LOCATION: Houston, TX
- SIZE: 2 acres
- TYPE: Civic, Public Park

## PROGRAMMING

- Open Lawn
- Street Theater
- Cafe Gardens
- Outdoor Dining
- Play Furniture
- Interactive Water Feature
- Overlook

## DESIGN

- Omni-Directional Access Points
- Forms Inspired by Pedestrian Circulation Patterns
- Center Locus Focus
- Dominantly Passive Space
- Arcs & Repeating Line Forms
- Multi-Level Amenities
- Elevated Overlooks for Unique Vantage Points
- Main Park is Elevated from Street Level
- Cafe Addition
- Cheery Accent Color
- Vibrant Night Illumination
- Tall Surrounding Buildings



Market square with stalls & flexible dining furniture



Aerial of park; Center Stage flanked by lawns



Children's tot lot



## SITE INFORMATION

- FIRM: Studio MLA
- LOCATION: Dallas, TX
- SIZE: 14 acres
- TYPE: Civic, Public Park

## PROGRAMMING

- Open Event Lawn Space
- Amphitheater + Steps
- Picnic Areas
- Community Stage
- Community Gardens
- Dog Park
- Tot Lot
- Market + Event Grove
- Connect Neighborhood to Fair Park Cotton Bowl

## DESIGN

- Perimeter of Trees as Buffer & Threshold to Interior Green Space
- Central Stage + Lookout Terrace
- Water Features
- Dense Tree Canopy
- Central Void vs Massed Perimeter
- Hierarchy of Open vs Closed Space
- Small Entry Plazas; Focus Inside
- Dense Tree Canopy
- Hourglass Parti with Dual Lawns
- Geometric + Linear Shapes
- Intended to Benefit Historically Marginalized Community





Overhead of performance stage in background and tot lot in foreground with shade structure



Undulating shade canopy surrounding trees with art installations



Small water feature lagoon with seating and grassy turf hill

## SIGN CONCEPT | OVERALL MASTER PLAN



Scottsdale Civic Center

Dig Studio | City of Scottsdale

## SITE INFORMATION

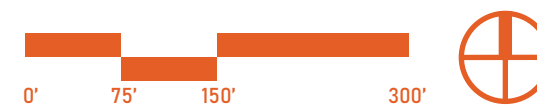
- FIRM: Dig Studio
- LOCATION: Scottsdale, AZ
- SIZE: 9 acres
- TYPE: Civic, Public

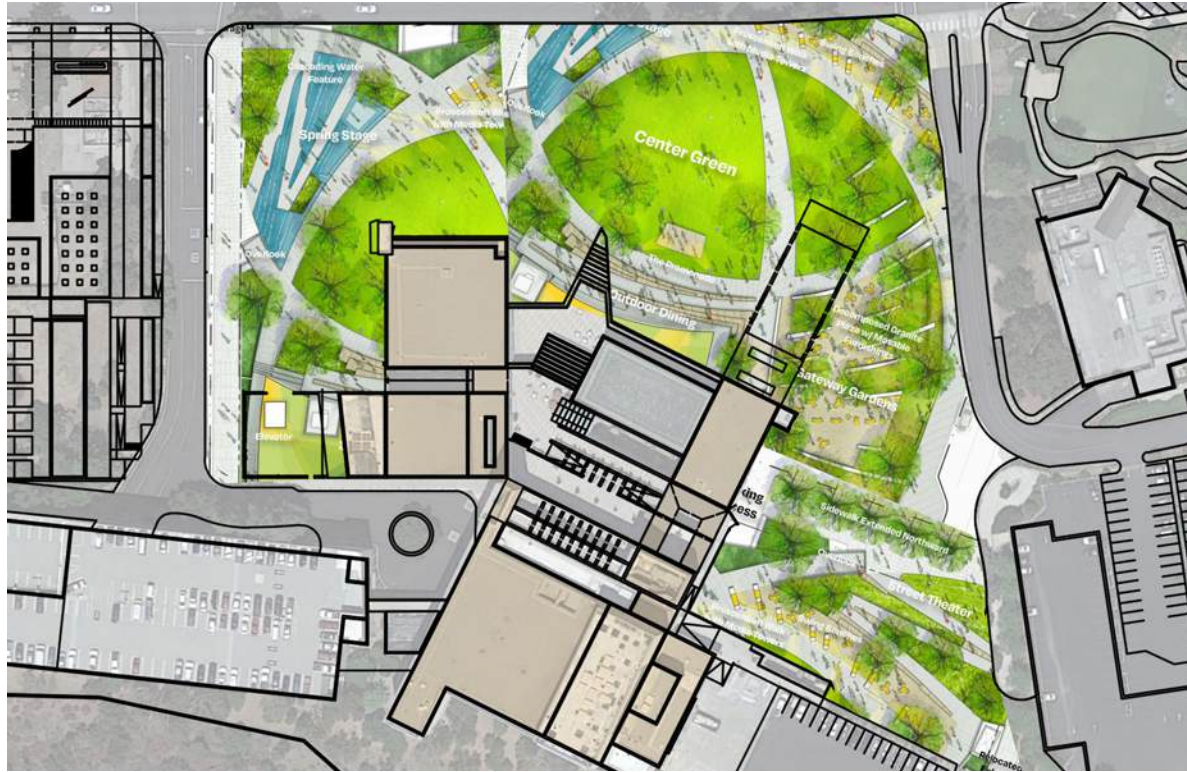
## PROGRAMMING

- Three Large Gathering Spaces
- Performance Stage
- 360° Shade Structure
- Bridge Terraces Over Streets
- Botanical Garden Walk
- Children's Tot Lot
- Contemplative Nature Areas
- Amenities e.g. Bathrooms
- Museum
- Prioritize Active Spaces

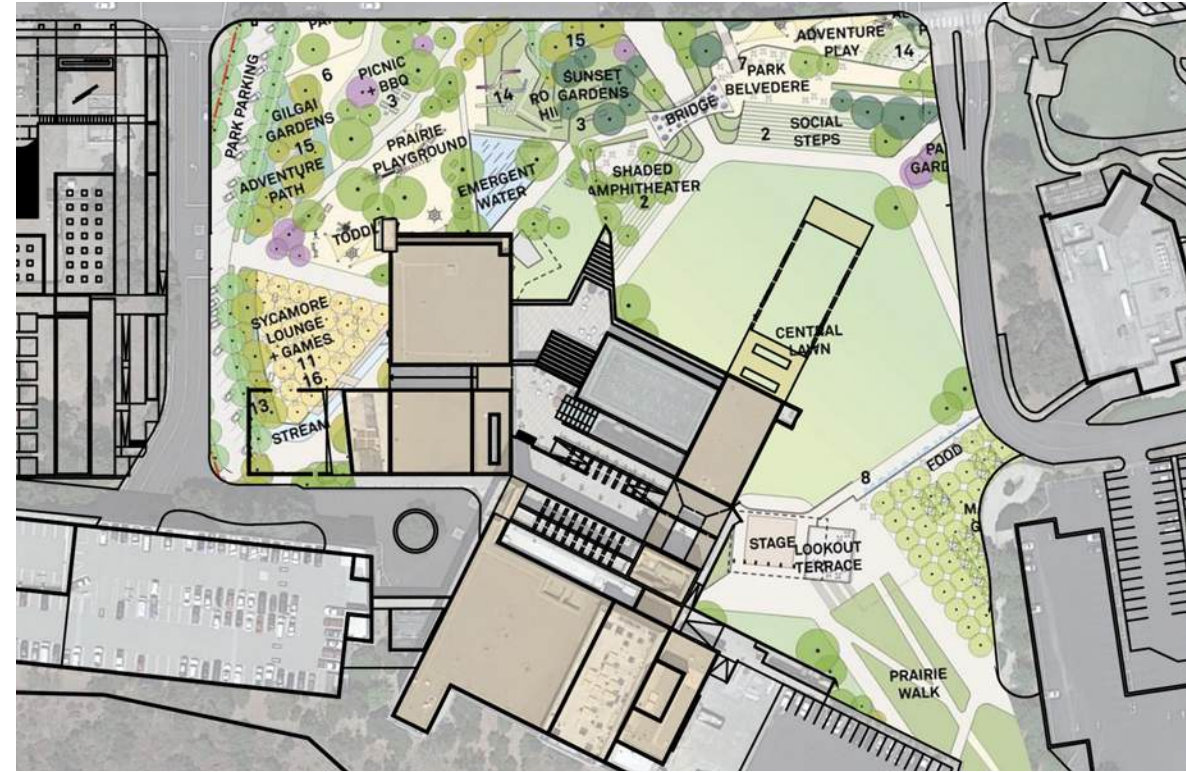
## DESIGN

- Flexible Outdoor Spaces for Various Uses
- Three Event Lawns
- 360° Shade Structure & Canopies
- Park Bridges Main Thoroughfare
- Multiple Water Features including Splash Pad
- Swinging Benches
- Flexible Outdoor Seating
- Drought Tolerant Plantings; Turf Reduction
- Outdoor Sculptures
- Amenities e.g. Bathrooms
- Park as Connection Between Civic Spaces
- Playful Outdoor Lighting
- Maintain Legacy Shade Trees





LYNN WYATT SQUARE FOR THE PERFORMING ARTS



FAIR PARK



SCOTTSDALE CIVIC CENTER



OBSERVATIONS

The 20-acre site of the Thousand Oaks Civic Center can accommodate a wide range of programming and landscape features. As seen in the scale diagrams, the site can easily accommodate a large multipurpose lawn, multiple large gathering areas, countless smaller gathering nooks, water features, playgrounds, and an outdoor stage, without sacrificing land for verdant planting.

# SITE ANALYSIS

Comprehensive study and analysis of existing site conditions, site context, and community needs to direct site redesign.



## OBSERVATIONS

The Thousand Oaks Civic Center is located on the main Boulevard running through the commercial district of Thousand Oaks City. It's back juts against the 101 Freeway and undeveloped natural space. Northeast of the commercial corridor is dominated by sprawling suburbs, pocked with parks and schools. Commercial area will likely be transformed into mixed use, increasing the expected foot traffic to and around the Thousand Oaks Civic Center.

## LEGEND

-  Site Boundary
-  10 Minute Walk
-  Commercial
-  Residential
-  Public Green Space
-  Museum (Planned)
-  School / Children Space
-  Future Mixed Use
-  CMATO
-  The Lakes
-  Future Apartment Complex
-  New Mixed Use Residential Complex
-  Gardens of the World





OBSERVATIONS & LEGEND

- 1** ZONE 1 - North West side of the site, defined by outdoor parking lot, City Hall and Kavli Theater main building entrances, vehicle drop off, service dock, and front corner of street-scape facing Gardens of the World and future Museum.
- 2** ZONE 2 - The West side of the site, facing the main boulevard, defined by current grassy lawn, majority of drainage swale, architectural stair planter and courtyard with concrete stage, and front corner facing The Lakes commercial site.
- 3** ZONE 3 - East side of the site, defined by oak grove, sloped hillside and drainage swale, pedestrian bridge, secondary side building entrance, and connecting to the future residential complex, currently The Lakes' parking lot.
- 4** ZONE 4 - Street-scape of main Thousand Oaks Blvd, defining commercial corridor and as main circulation artery to access the Thousand Oaks Civic Center site.

EXISTING FEATURES LEGEND

- |                             |                                    |
|-----------------------------|------------------------------------|
| <b>A</b> City Hall          | <b>H</b> Drop Off Circle           |
| <b>B</b> Fred Kavli Theater | <b>I</b> Main Entrance             |
| <b>C</b> Forum Theater      | <b>J</b> Third Level Entrance      |
| <b>D</b> Rooftop Terrace    | <b>K</b> The Lakes Shopping Center |
| <b>E</b> Pedestrian Bridge  | <b>L</b> Gardens of the World      |
| <b>F</b> Parking Structure  | <b>M</b> Future Apartment Building |
| <b>G</b> Loading Dock       | <b>N</b> Future Museum             |



## OBSERVATIONS

Zone 1 faces north and is currently the most active part of the site, with both parking lots, a service dock, and the two main building entrances on the first and third floors. It also connects to the street corner across from Gardens of The World. This area will be a main connection between vehicular visitors and the rest of the site.



**1** City Hall main entrance (+0) with stone signage, connected to outdoor parking lot. Entrance to service dock at far right.



**2** Pedestrian way-finding signage visible from street at outdoor parking lot entrance.



**3** Overlooking service dock and carport at backside of Kavli Theater. Sloped street visible in background.



## KEY MAP



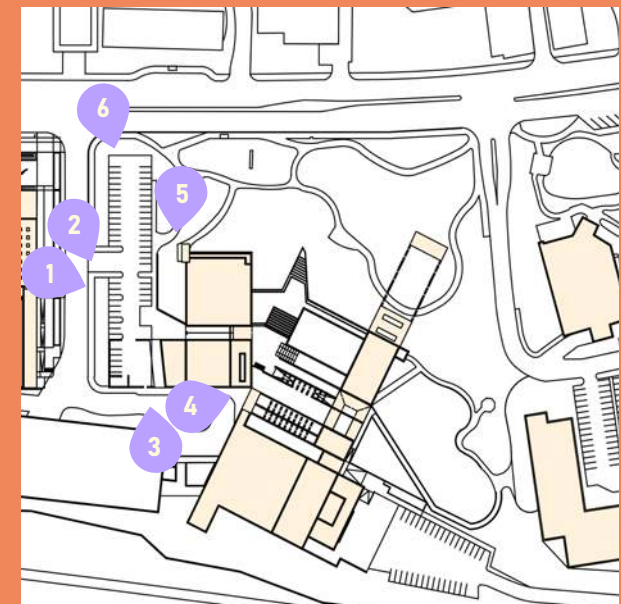
**4** Entrance to 3rd floor terrace (+28) and Kavli Theater from circular car drop off.



**5** Sunken undeveloped landscape without direct access, outside city hall office windows. Note retaining wall at far right foreground



**6** View of cages atop Tower and building front, from site corner at Thousand Oaks Blvd.





**1** Main Civic Center signage at front of site, next to street. Partially covered with Oak. Brutalist architectural style.



**2** Wide open turf space at front of site, with signage facade of outdoor courtyard, doubling as storage, on left. Oaks cover most of site building from front view.



**3** Drainage swale along front of building. Facing Zone 1, with theoretical City Hall entrance on left. Note shady Oak grove.



**4** View from 3rd Floor Terrace overlooking 2nd Floor Terrace and ground floor lawn with oaks in the back. Undulating foothills in distance.



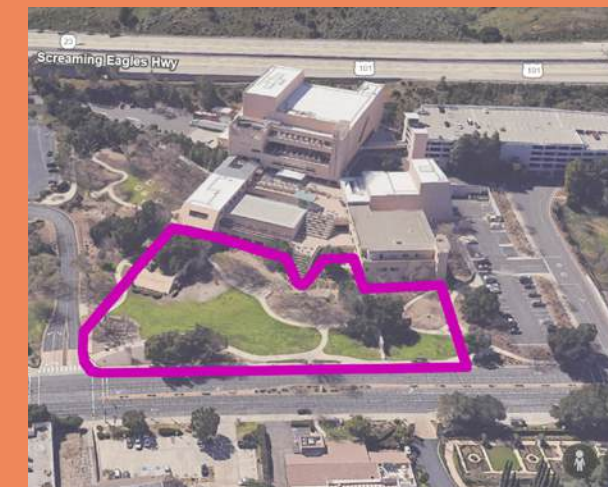
**5** Enclosed courtyard with interior stage and two oak trees, emanating from building architecture.



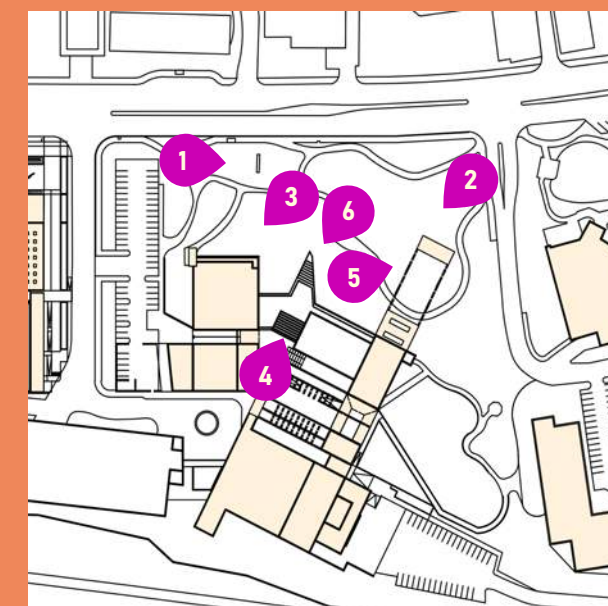
**6** Continuation of architectural terraced stairs at ground level, used as planting terraces. Hidden from view by Oaks in foreground.

## OBSERVATIONS

Zone 2 connects the length of Thousand Oaks Blvd to the rest of the site, inviting passersby to enter. It currently contains the most open lawn space, with an oak corridor shielding the 1st floor building from street. It also has the main drainage swale and two architectural appendages: the stair terrace and the stage courtyard.



## KEY MAP

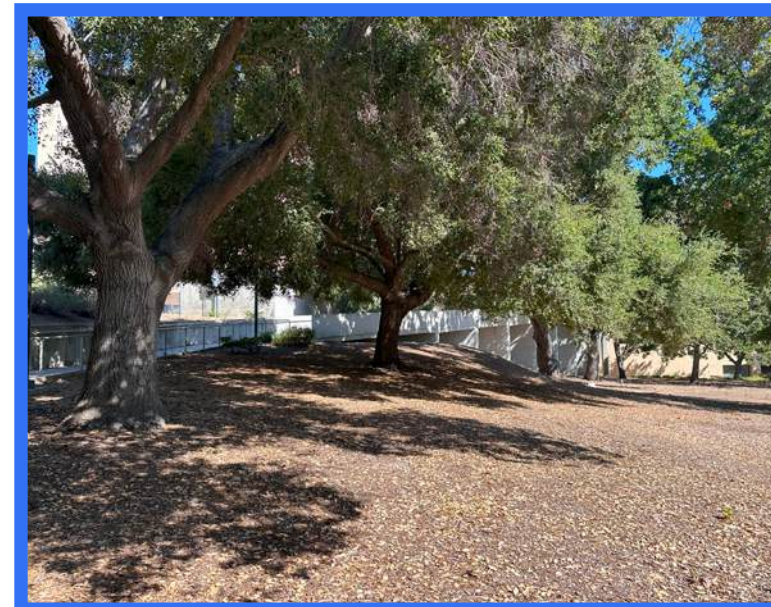




**1** Looking across the street to The Lakes outdoor shopping center, which is ~10' higher in elevation on the hillside in background.



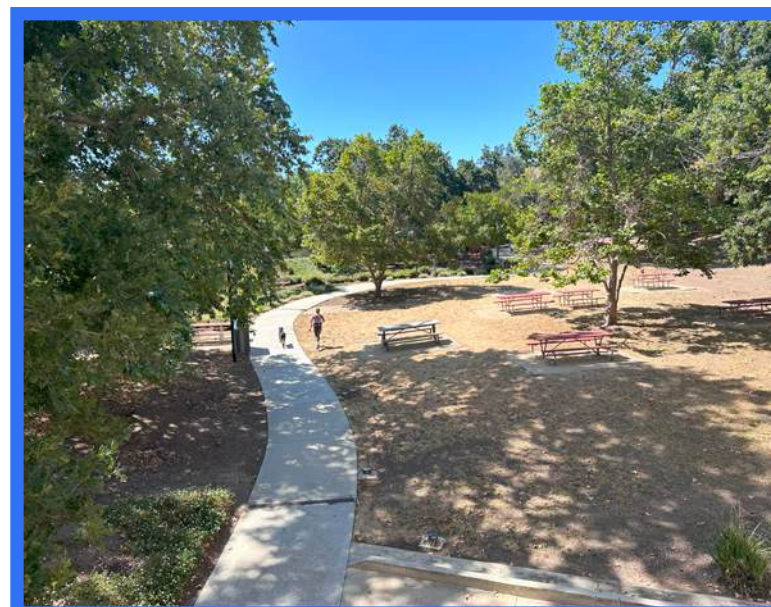
**2** Current connection to The Lakes parking lot with sloped hillside, ADA ramps, and heritage oaks.



**3** Pedestrian Bridge in background, behind oak grove, connected to rest of Zone 3 by curved hillside path. Note topographic grade.



**4** Secondary side building entrance underneath cantilevered 2nd floor balcony, accessed via pedestrian bridge over drainage swale.



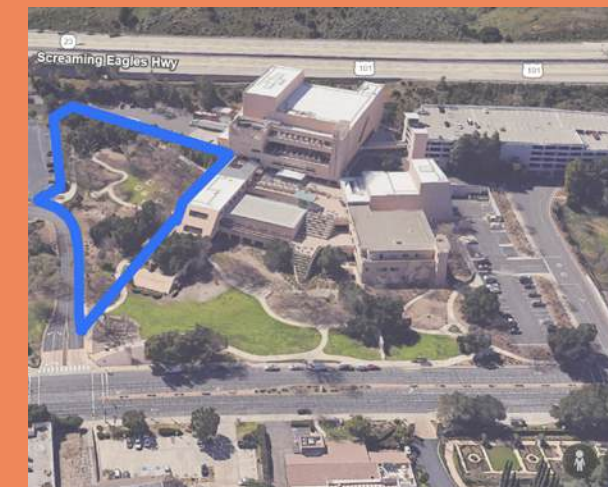
**5** Oak grove with winding paths and typical picnic benches on turf in mid-ground.



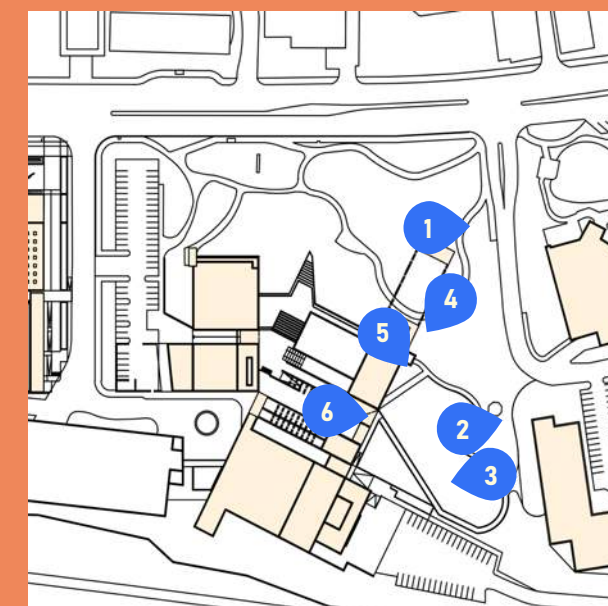
**6** Way-finding signage from 3rd floor terrace directing to The Lakes parking lot and shopping center.

## OBSERVATIONS

Zone 3 is highly wooded, the most naturalistic, and farthest from the street, however it will be closest to the future source of pedestrians via an apartment building. It flanks The Lakes shopping center and parking lot, and has two current building access points: the pedestrian bridge and the first floor sub-balcony entrance.



## KEY MAP





## OBSERVATIONS

Zone 4 is the main Thousand Oaks Blvd street-scape, with two opposing bus stops, traffic lights on either end, and a border with Zone 2 of the site. Traffic is heavy and fast on the 4-lane boulevard. There is minimal signage and way-finding signs for pedestrians and drivers alike.



**1** Corner to corner cross walk between The Lakes shopping center and Zone 2/3 site entrance.



**2** Corner site entrance across from the Lakes, without visible signage or way-finding material; note buildings are mostly concealed with trees; note children's tiles in sidewalk.



**3** Site corner in Zone 1 at Thousand Oaks Blvd. Note way-finding sign. 4-lane road with narrow median, parallel parking row, and lack of pedestrian safe corners or buffer plants.



**4** Sidewalk in Zone 1 on Thousand Oaks Blvd moves in with buffer plantings along road for safety. Bus stop and Civic Center signage in background, concealed by tree canopy.

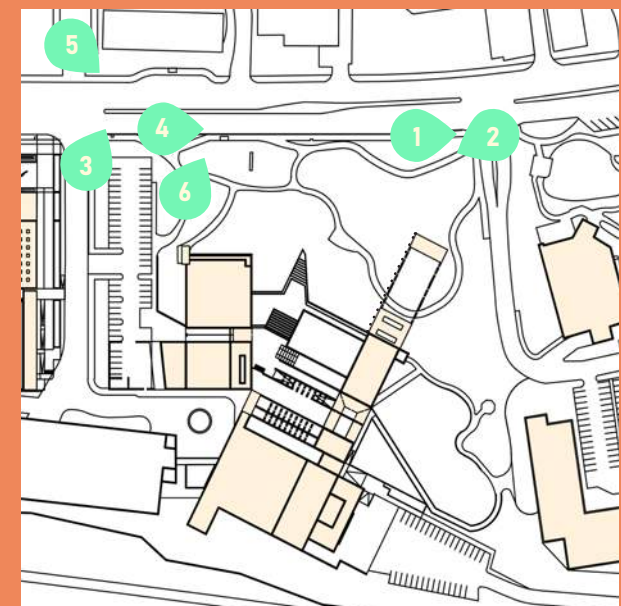


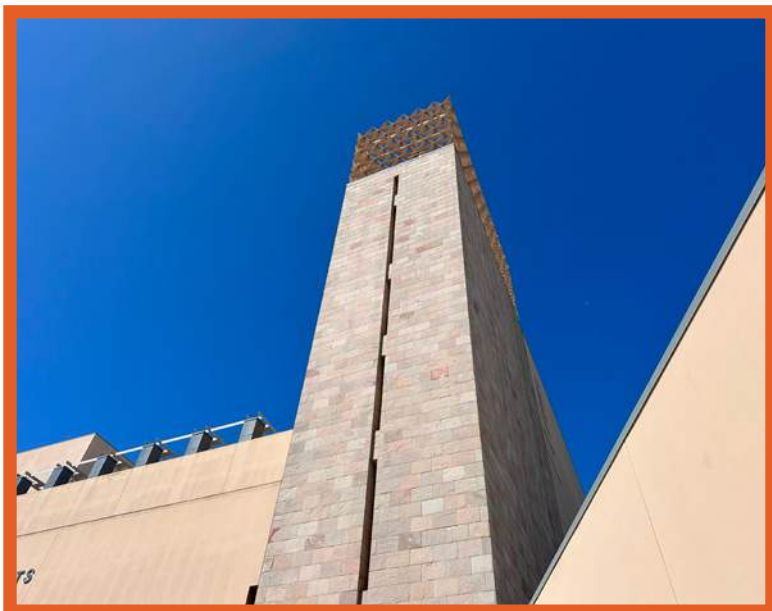
**5** View of Zone 1/2 sidewalk from across Thousand Oaks Blvd, with Civic Center signage in background. Note opposing bus stops on far left and center of photo.



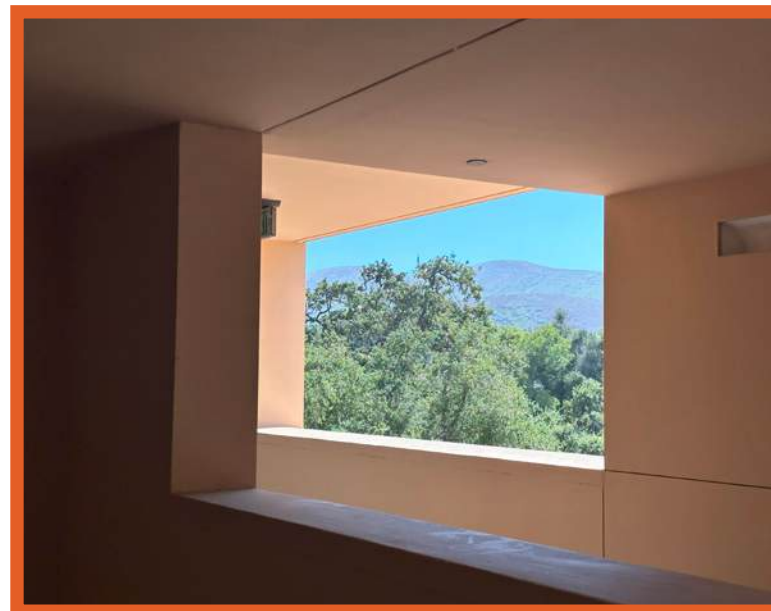
**6** View of Thousand Oaks Blvd from site, with bus stop and sidewalk at road's edge.

## KEY MAP





**1** Tall stone towers topped with metal cage. Accent walls of building made of large sand colored stones.



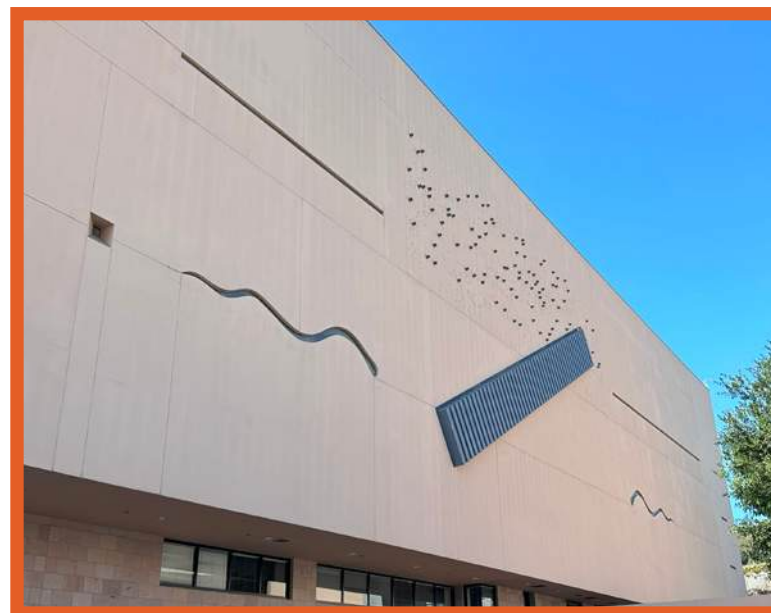
**2** Architectural window creating framed view of oak tree canopy and foothills.



**3** Terrace planter steps; pedestrian staircase converted to planters during architectural revisions.



**4** Square columns used at two main signs.



**5** Facade art inspired by motifs found in local indigenous Chumash tribe.



**6** Rooftop reflection pool; out of commission due to water conservation concerns.

## OBSERVATIONS

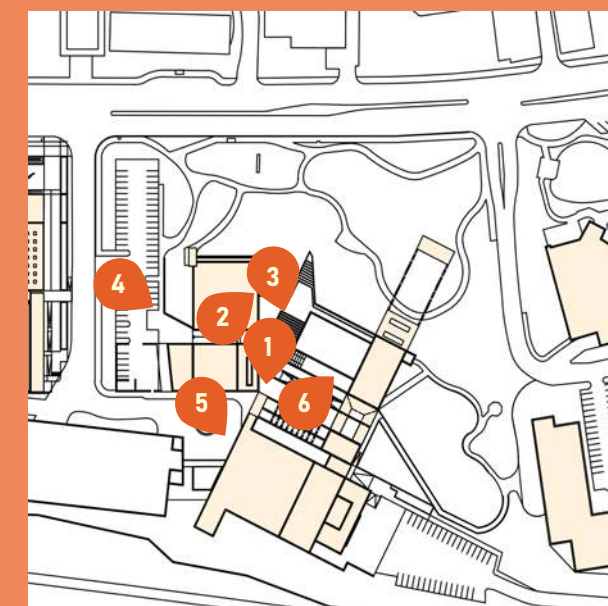
The site's uniform architectural language is precise, composed of sand colored cement accented by large stone bricks reminiscent of Egyptian tombs. It's square and angular features are a stark contrast amid the rolling foothill landscape of Thousand Oaks.

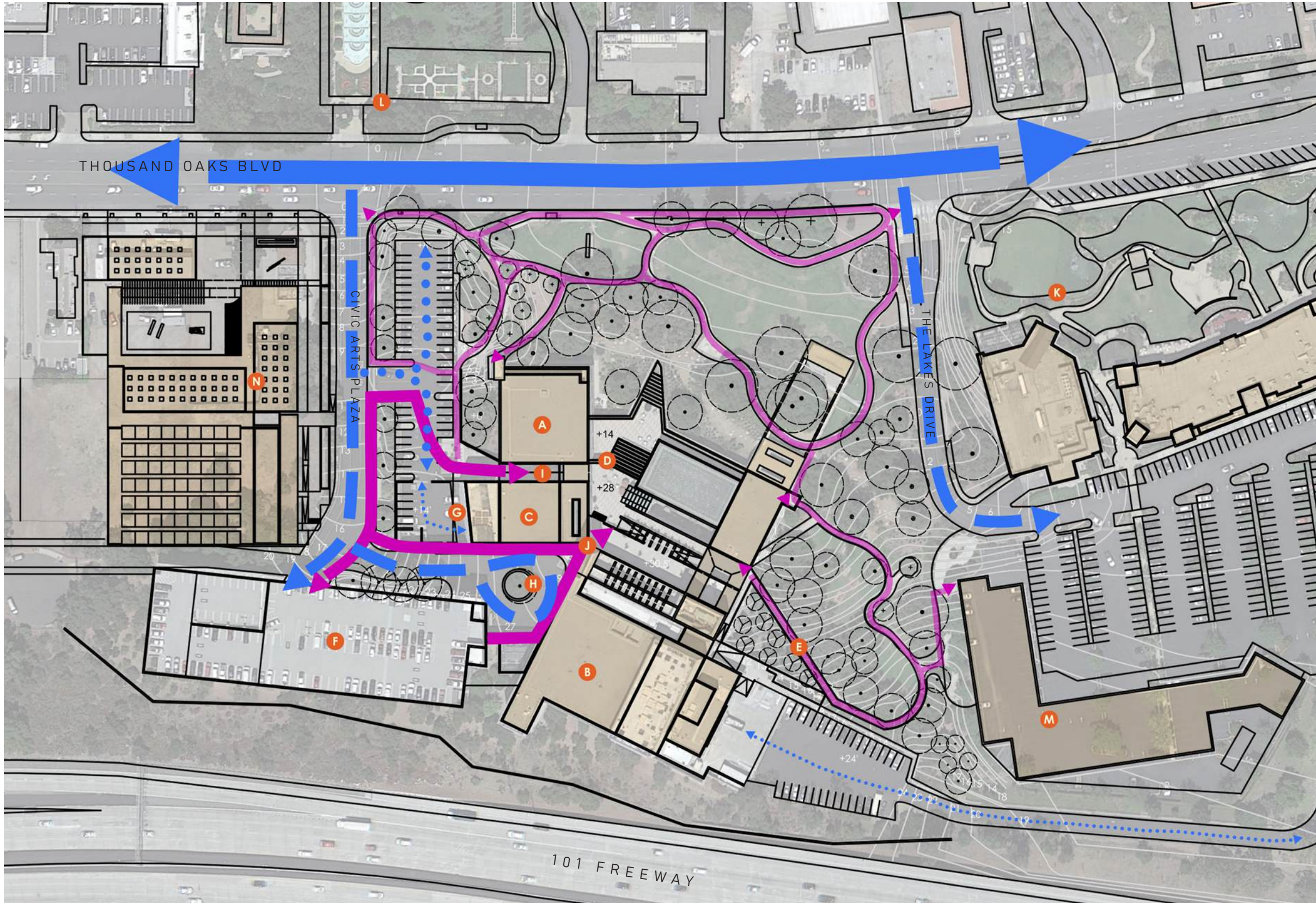
The architect Antoine Predock maintained a consistent style of bold cubic shapes and square outdoor windows that framed the surrounding oak-covered foothills. The cubic and rectilinear shapes can also be found in the decommissioned rooftop reflection pool, columnar Civic Center Plaza and City Hall concrete signs, and the tower-top geometric metal cages.

Predock had initially designed the multi-level compound with a grand staircase starting at street level and aiming toward the 10-story tower, however it was denied by the city, so Predock incorporated the stairs as terraced planters instead.

He also designed abstract wall art inspired by animals important to the local indigenous Chumash tribes, softening to the building's large exterior.

## KEY MAP





## OBSERVATIONS

The Site is accessed primarily via vehicular at the dedicated Civic Center parking lot on Dallas Drive. Pedestrian site access mostly occurs between the parking lot and the 2nd or 3rd floors where there is a building entrance. Secondary pedestrian access is generally around the site and at minor Site entry points on the corner of Thousand Oaks Blvd and the Lakes parking lot. On site circulation lacks purpose.

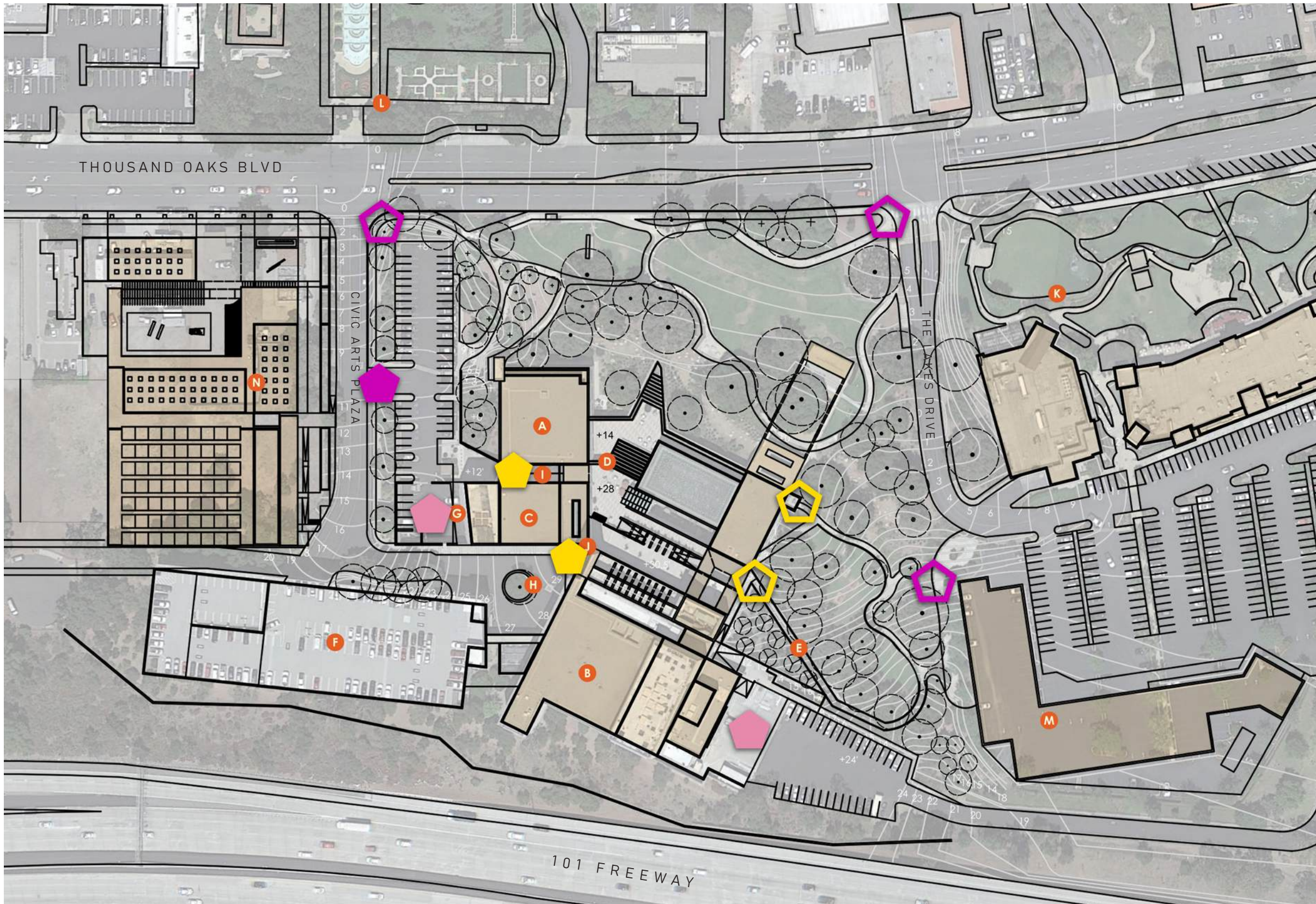
## CIRCULATION LEGEND

- Primary Vehicular Circulation
- Secondary Vehicular Circulation
- Tertiary Vehicular Circulation
- Maintenance Vehicular Circulation
- Primary Pedestrian Circulation
- Secondary Pedestrian Circulation

## EXISTING FEATURES LEGEND

- A** City Hall
- B** Fred Kavli Theater
- C** Forum Theater
- D** Rooftop Terrace
- E** Pedestrian Bridge
- F** Parking Structure
- G** Loading Dock
- H** Drop Off Circle
- I** Main Entrance
- J** Third Level Entrance
- K** The Lakes Shopping Center
- L** Gardens of the World
- M** Future Apartment Building
- N** Future Museum





## OBSERVATIONS

The main access point to the Site as a whole is the driveway entrance on Civic Arts Plaza Road, where pedestrians coming from the dedicated parking lot, or short term vehicular visitors arrive. The secondary Site access points are on the two corners of Thousand Oaks Blvd and the ADA ramp connecting to The Lakes parking lot.

Once on site, there are 2 main building entrances on the west side 2nd and 3rd floors, and 2 secondary building entrances on the right side 2nd and 3rd floors. **Note, there is no building access at the front of the building facing Thousand Oaks Blvd.**

There are also two service entrances to the building, one near the City Hall entrance & outdoor parking lot, and one in the back of the site.

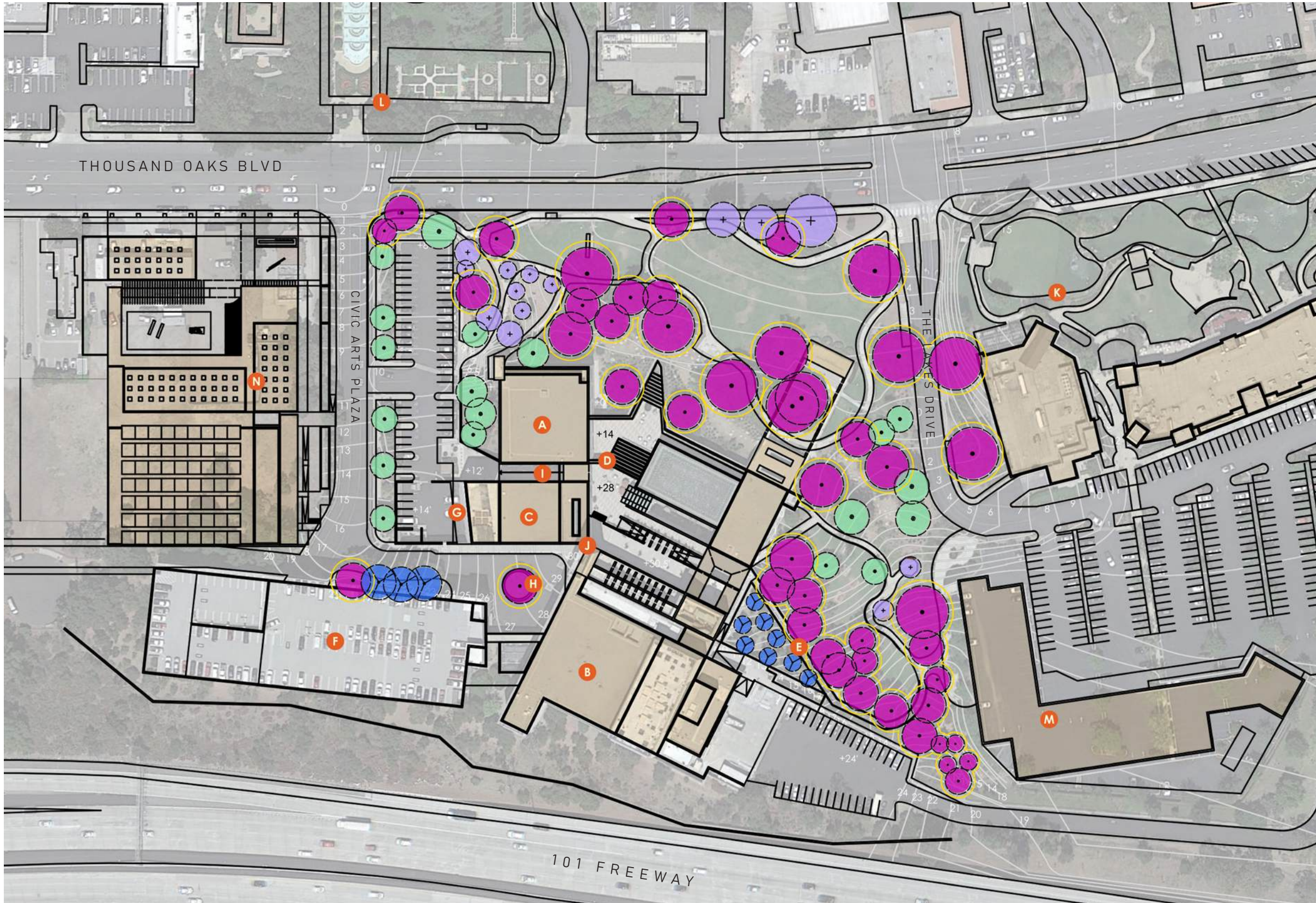
## ACCESS LEGEND

-  Primary Site Access Point
-  Secondary Site Access Point
-  Primary Building Access Point
-  Secondary Building Access Point
-  Service Access Point

## EXISTING FEATURES LEGEND

- |                             |                                    |
|-----------------------------|------------------------------------|
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## OBSERVATIONS

The current site is dominated by Oak trees and Western Sycamores, two native tree species to California. Oaks are legally protected and will need to be taken into account during design. The use of Oaks for an eponymous city is an obvious choice, however the site tree monoculture is more susceptible to widespread disease due to lack of diversity.

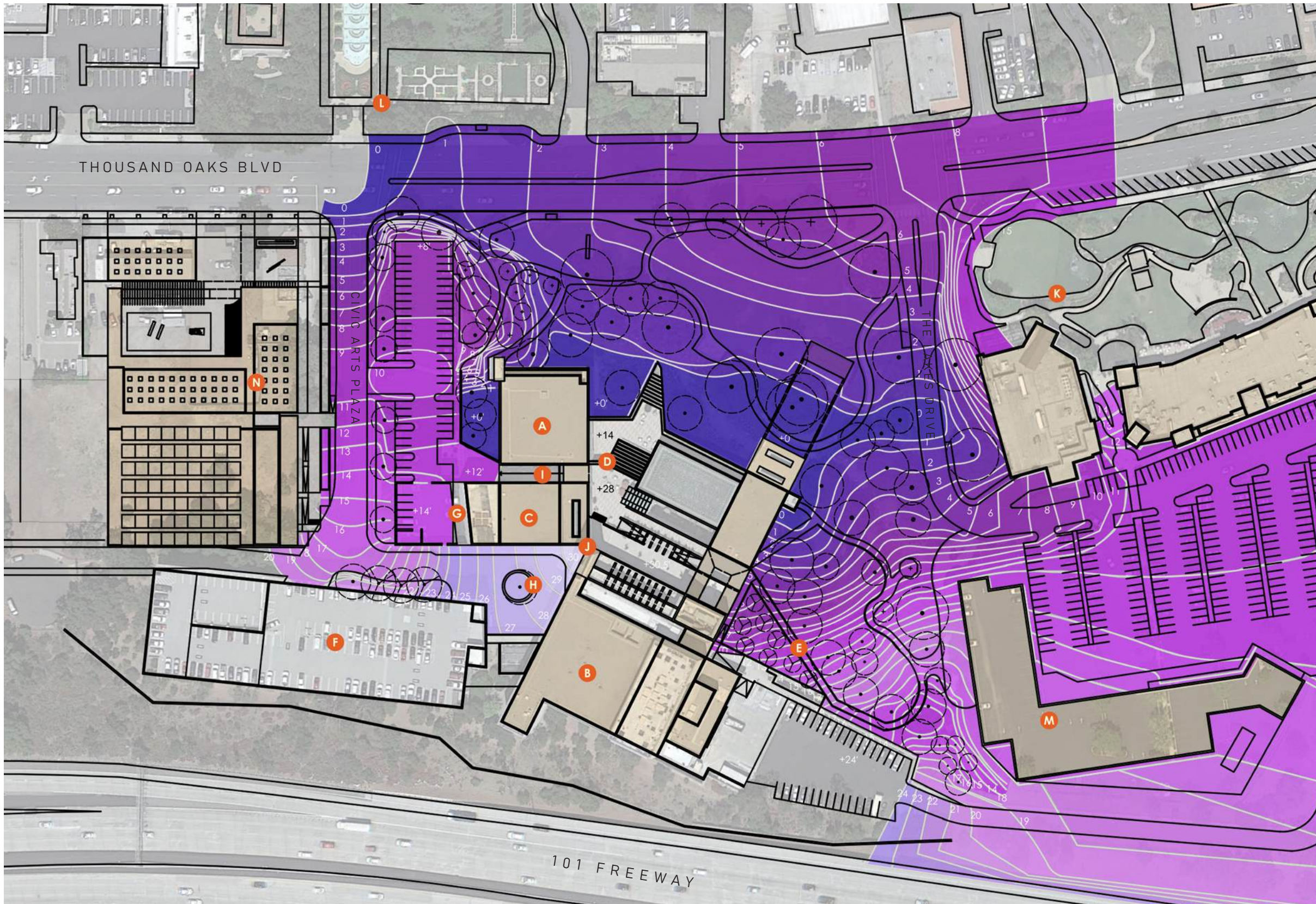
## TREE LEGEND

-  Oak Tree
-  Conifer
-  Western Sycamore
-  Other Flowering Deciduous
-  Oak Tree 5' Protection Boundary

## EXISTING FEATURES LEGEND

- |                             |                                    |
|-----------------------------|------------------------------------|
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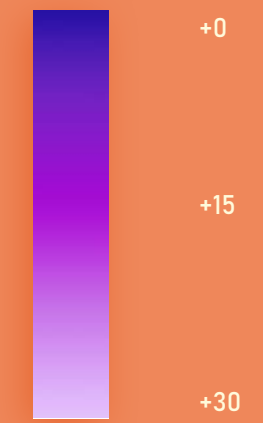


## OBSERVATIONS

The site is situated on a hillside, with the highest elevations at the 3rd floor entrance and vehicular drop off. There is a high disparity between low and high points on the North and South side of the site that could be emphasized or balanced with new design features.

The lowest elevation is a long strip that runs next to and parallel to the front of the building. This causes drainage concerns and is currently managed with a rocky swale. Zone 3 is topographically steep compared to other areas but with good natural enclosure. The outdoor parking lot in Zone 1 is raised to meet the first floor entry, elevating it above the pedestrian sidewalk. Lastly, The Lakes perimeter is a steep grassy hill that flows down to the site's north east corner entrance.

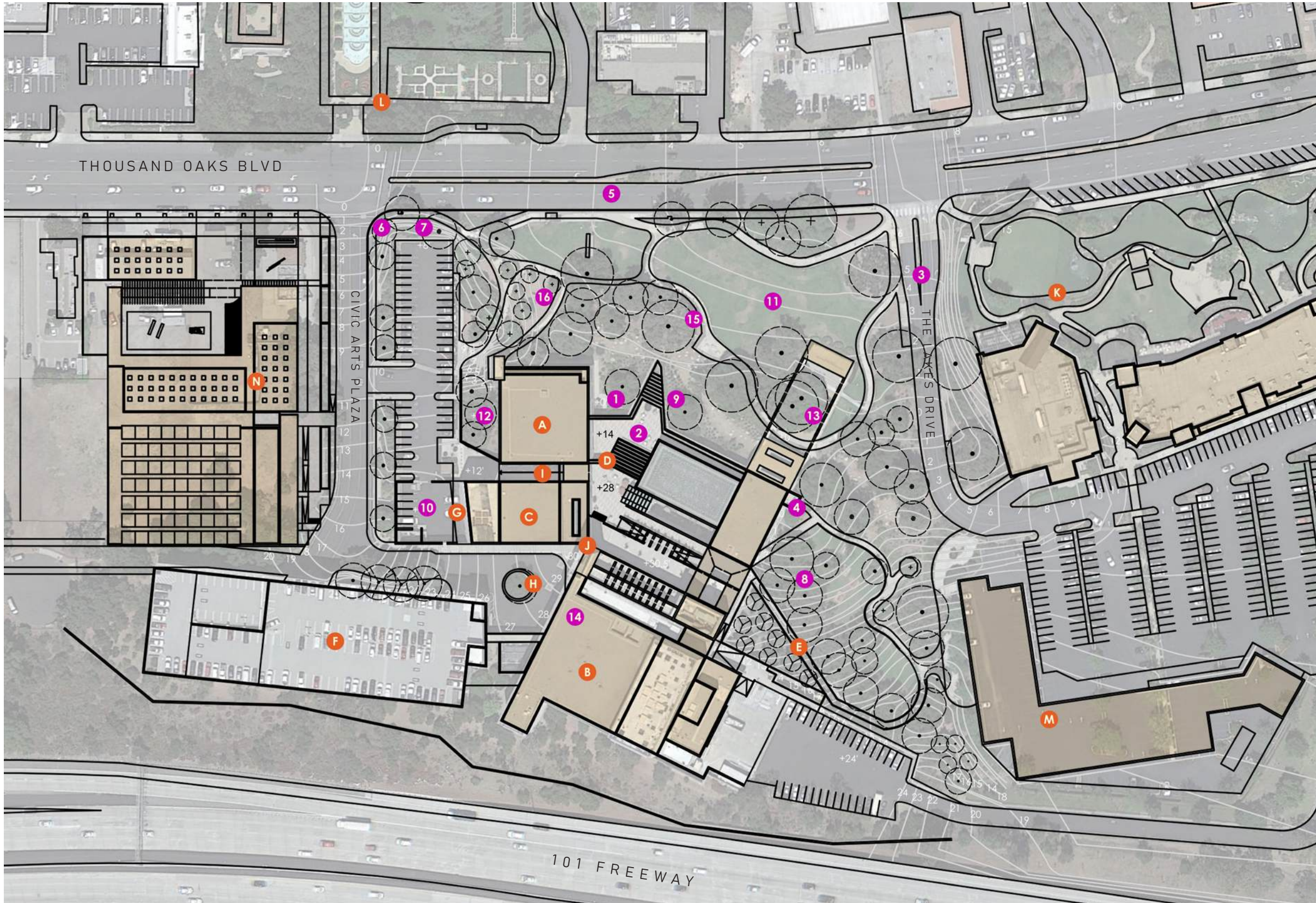
## TOPOGRAPHY LEGEND



## EXISTING FEATURES LEGEND

- A** City Hall
- B** Fred Kavli Theater
- C** Forum Theater
- D** Rooftop Terrace
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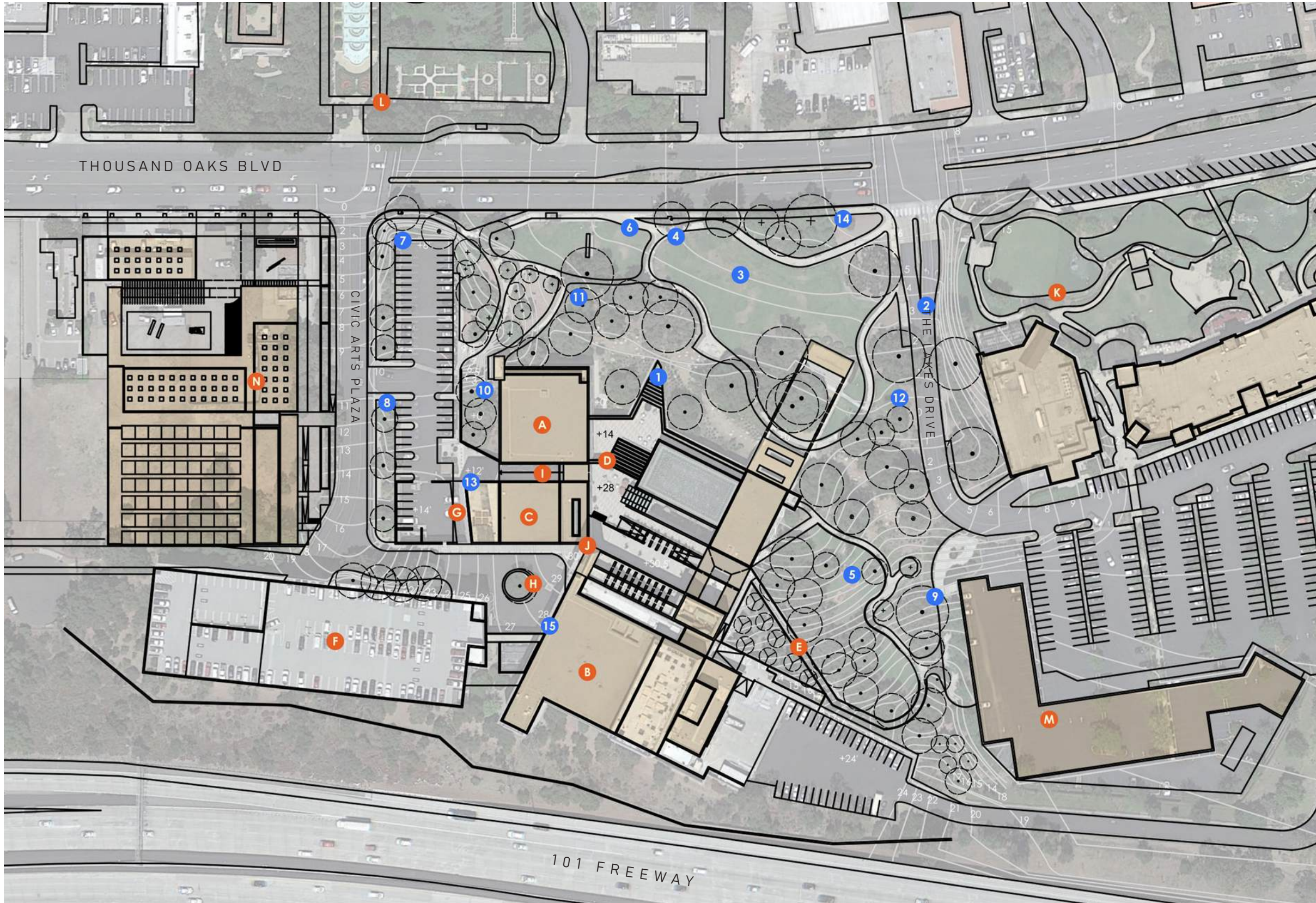
## CONSTRAINTS LEGEND

- 1 Lack of main building entrance at front of site
- 2 Lack of outdoor connection/accessibility from 2nd & 3rd floors to main ground floor
- 3 Lack of overt connection between The Lakes & the site, which has a steep grade differential
- 4 Side entrance is obscure & small
- 5 Thousand Oaks Blvd traffic is fast & not pedestrian friendly
- 6 Limited signage, way-finding, and thresholds signifying dedicated civic space & buildings
- 7 Steep grade at corner hides buildings & entrances from view, which is also set back in building architecture
- 8 Mature Oak trees to be protected & built around
- 9 Topography drains toward building; Underutilized 0' area in front of building
- 10 Forum Theater service dock is highly visible at main City Hall entrance & must remain usable
- 11 Lack of outdoor spaces for community gatherings & diverse activities on current site
- 12 Underutilized outdoor spaces that respond to site qualities in usable ways
- 13 Stage courtyard with large oak creates uncomfortable, cramped space
- 14 Multiple architectural styles in the Downtown Core
- 15 Underwhelming and minimal art installations
- 16 Hot & dry local weather affecting landscape plant choice, water use, & need for shade trees

## EXISTING FEATURES LEGEND

- |                      |                             |
|----------------------|-----------------------------|
| A City Hall          | H Drop Off Circle           |
| B Fred Kavli Theater | I Main Entrance             |
| C Forum Theater      | J Third Level Entrance      |
| D Rooftop Terrace    | K The Lakes Shopping Center |
| E Pedestrian Bridge  | L Gardens of the World      |
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## OPPORTUNITIES LEGEND

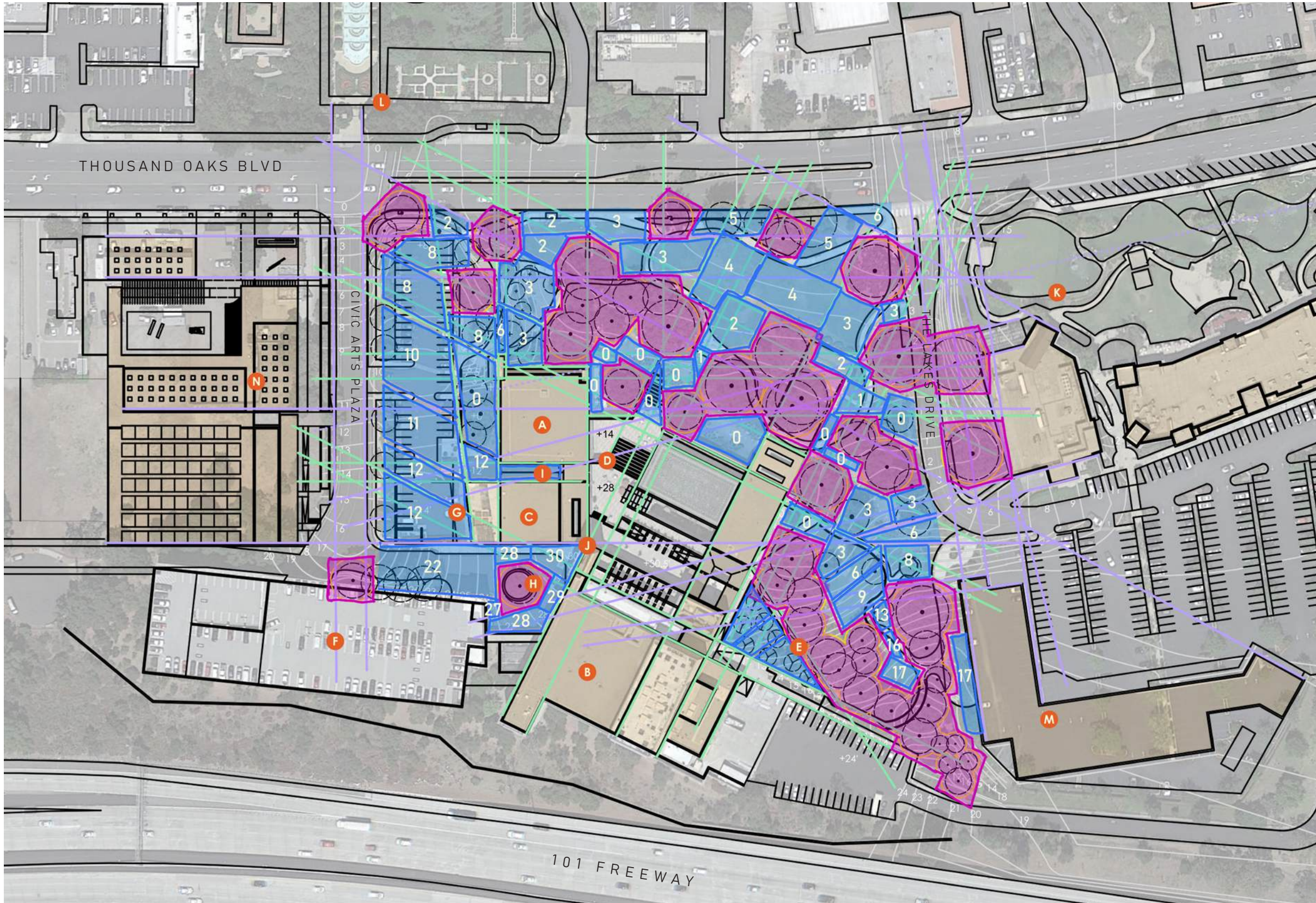
- 1 Connect 1st, 2nd, and 3rd floors to create a front door of building
- 2 Create pedestrian friendly connection between The Lakes and the site, onward to the Westside
- 3 Create a multi-purpose outdoor plaza space for events & community gatherings
- 4 Provide amenities to draw crowds, including cafe/coffee shop, bike racks, toy structures, etc
- 5 Provide more outdoor seating areas for diverse experiences
- 6 Create a safer, pedestrian-friendly street to encourage usability & site visits
- 7 Improve site visibility from street & neighboring streets
- 8 Add consistent way-finding, signage, and monuments for a cohesive identity and help pedestrian circulation
- 9 Connect future residential complex to the site
- 10 Improve usability of sunken area that connects adjacent areas of site
- 11 Leverage native and drought tolerant plants to create a vibrant, water conscious landscape
- 12 Create additional elevated viewpoints & framed views to capitalize on hillside topography
- 13 Unify design & architectural language through consistent materials, iconography, & heritage
- 14 Incorporate Thousand Oaks residents to create a personal connection to the site
- 15 Honor local indigenous tribe(s), like Chumash

## EXISTING FEATURES LEGEND

- |                      |                             |
|----------------------|-----------------------------|
| A City Hall          | H Drop Off Circle           |
| B Fred Kavli Theater | I Main Entrance             |
| C Forum Theater      | J Third Level Entrance      |
| D Rooftop Terrace    | K The Lakes Shopping Center |
| E Pedestrian Bridge  | L Gardens of the World      |
| F Parking Structure  | M Future Apartment Building |
| G Loading Dock       | N Future Museum             |







## OBSERVATIONS

By organizing the site's outdoor space into areas defined by Regulating Lines - from the site's buildings and context buildings - it is easier to determine what space is available for redesign, and what areas must remain natural to protect the oak trees. This provides an organized canvas to program the site before designing individual spaces.

There are two large open outdoor spaces that would serve well for a main plaza: one on the east side of the property opening to the Lakes, and another on the north side of the plaza near the City Hall entrance facing CMATO.

The area that would serve well as a new ground floor entrance is blocked by protected oaks. There is a good amount of hilly space by the future residential complex that could serve well as a tot lot and gathering space.

## SPACE SEEKING LEGEND

- Regulating Lines from Site
- Regulating Lines from Context
- Protected Oak Tree Zones
- # Spaces Remaining for Design with Topographic Grade in Feet

## EXISTING FEATURES LEGEND

- |                             |                                    |
|-----------------------------|------------------------------------|
| <b>A</b> City Hall          | <b>H</b> Drop Off Circle           |
| <b>B</b> Fred Kavli Theater | <b>I</b> Main Entrance             |
| <b>C</b> Forum Theater      | <b>J</b> Third Level Entrance      |
| <b>D</b> Rooftop Terrace    | <b>K</b> The Lakes Shopping Center |
| <b>E</b> Pedestrian Bridge  | <b>L</b> Gardens of the World      |
| <b>F</b> Parking Structure  | <b>M</b> Future Apartment Building |
| <b>G</b> Loading Dock       | <b>N</b> Future Museum             |



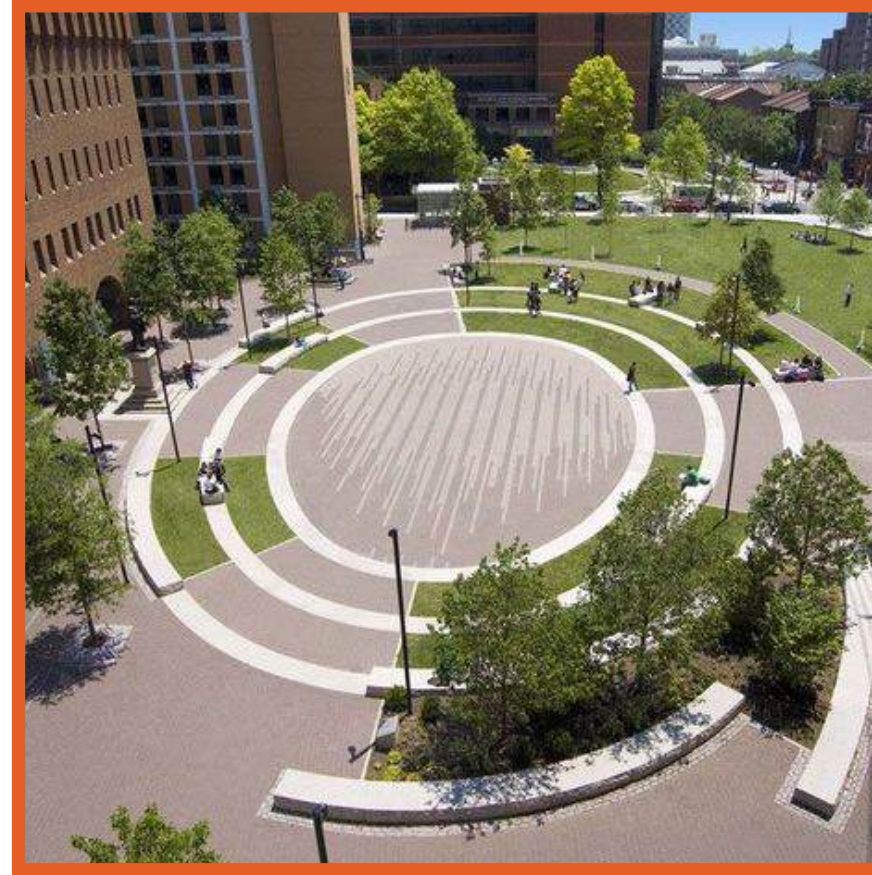
# SITE DESIGN

Development of the site in response to existing site conditions, constraints, opportunities, and community needs, from concept sketch to detailed renderings



## CREATE CONNECTIVITY

- Build dedicated connections between the Site and it's context: The Lakes, future residential complex, and the Westside, Thousand Oaks Blvd commercial district - to encourage visitor exploration
- Develop outdoor spaces that encourage safe pedestrian circulation and improve way-finding
- Encourage education of the city, indigenous populations, and native plants



## DEFINE CULTURAL CORE

- Build outdoor spaces that accommodate both large events and smaller gatherings
- Create spaces for quiet moments, active experiences, and destination activities
- Provide amenities that attract and maintain visitors
- Define entrance points of site and building
- Develop a uniquely Thousand Oaks site that residents are proud of



## CHAMPION DIVERSITY

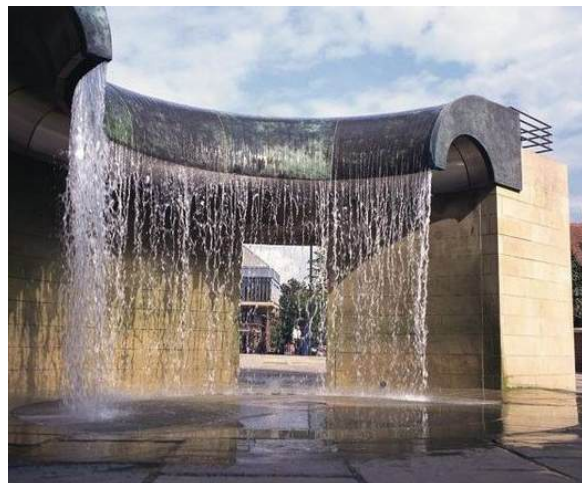
- Protect native oak trees & incorporate climate-adapted species to create a vibrant, seasonally-responsive environment that contributes to ecological diversity
- Create flexible outdoor public spaces that diverse groups of people can use and enjoy for a variety of activities, including ADA access
- Encourage various transportation methods including bicycles and public transit
- Leverage sustainable solutions for a lasting site that protects the land

All Photos Sourced from Pinterest

DISCOVERABLE



REFRESHING



SHELTERED



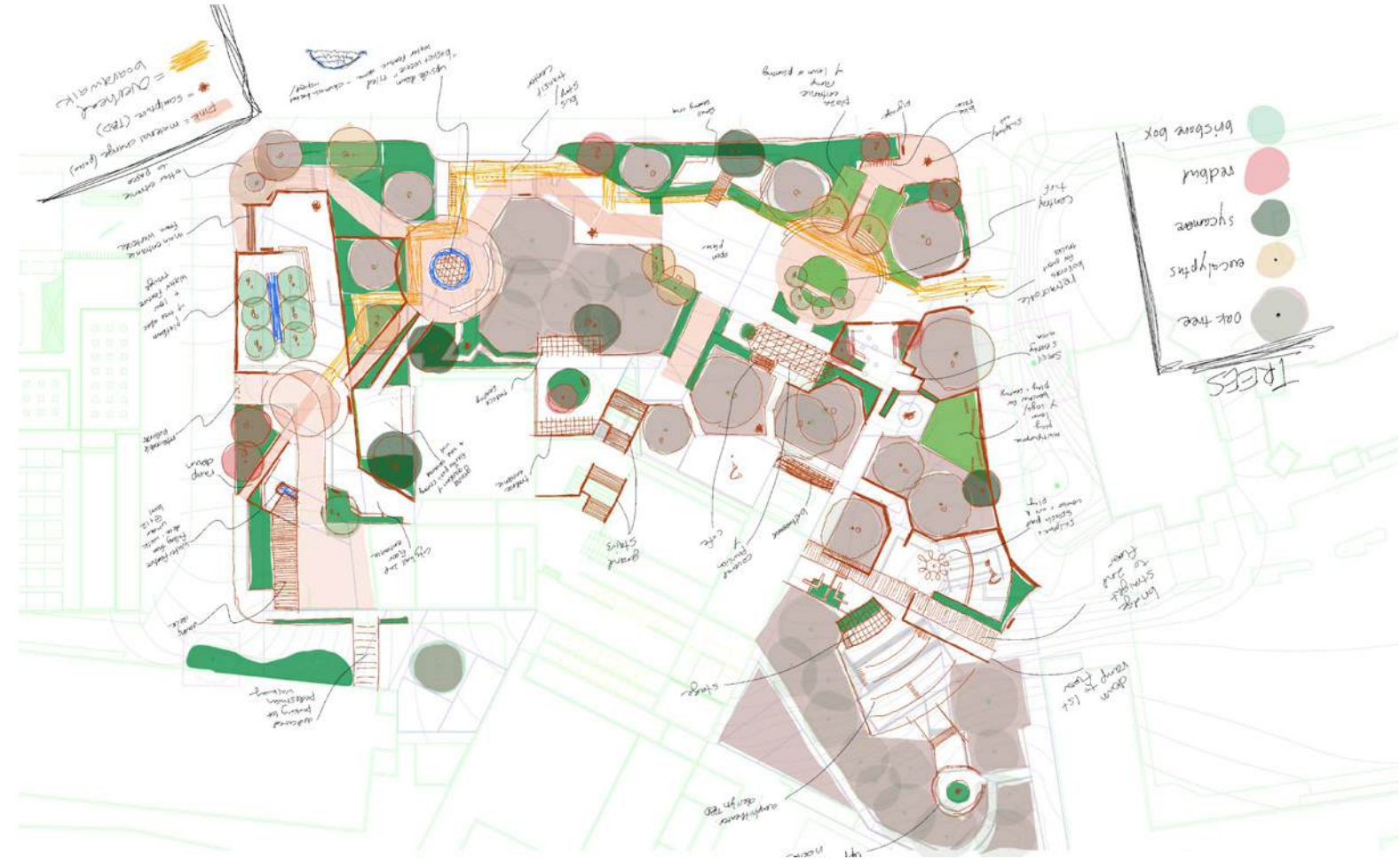
PLAYFUL

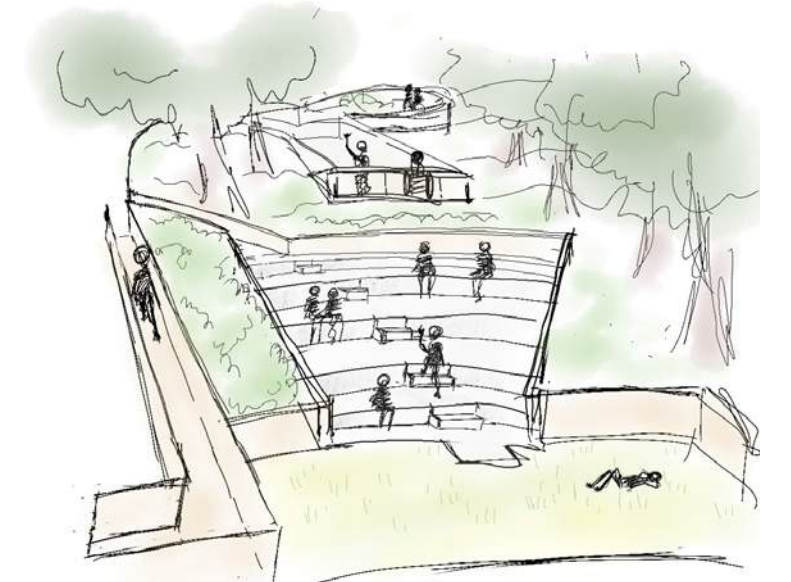
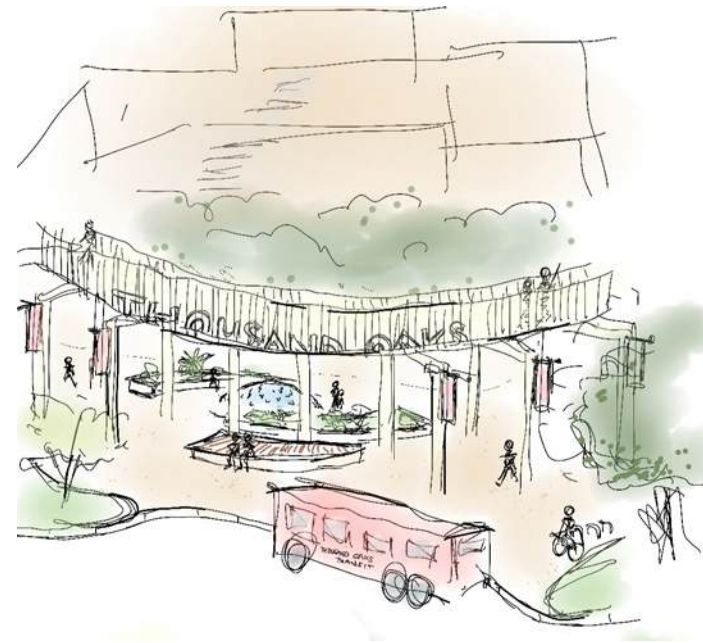
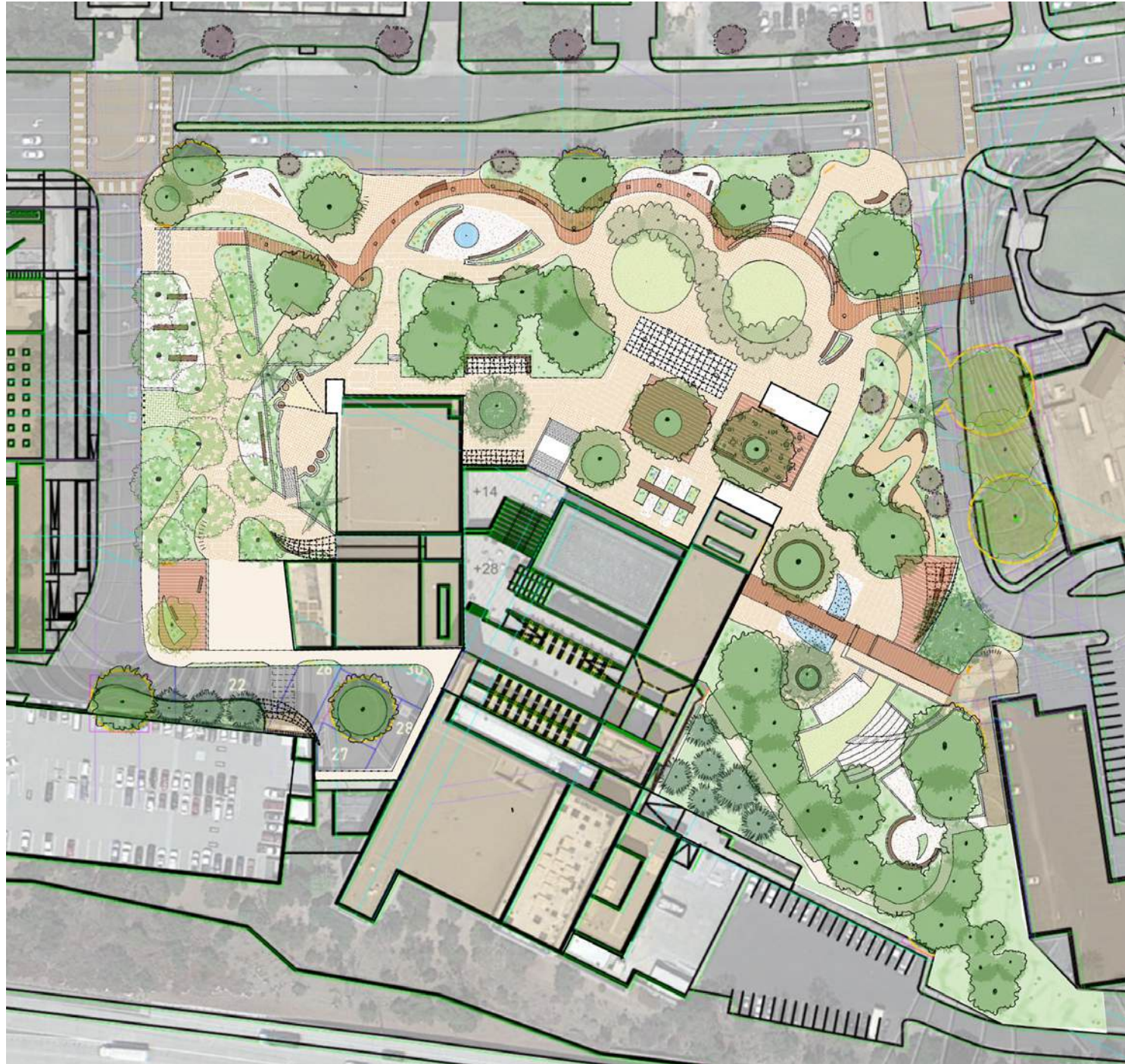


CULTURAL



All Photos Sourced from Pinterest







LEGEND

- A Welcome Deck
- B City Hall Plaza
- C Covered Event Pavilion
- D Sunken Meeting Courtyard
- E Elevated Paseo Boardwalk
- F Transit Stop
- G Welcome Fountain
- H Street Buffer Planting
- I City Hall 1st Floor Entrance
- J Grand Stairs
- K Protected Oak Grove
- L Dual Great Lawns
- M Social Steps
- N Cafe & Oak Dining Deck
- O Public Restrooms
- P Sculpture Garden Walk
- Q Swing Deck
- R Splash Pads
- S 2nd Floor Bridge
- T Amphitheater
- U Viewing Platform
- V Oak Gathering Circle



Retractable Bollards & Service Vehicle Entrance

Hillside Pedestrian Ramp

City Hall Plaza

Welcome Deck Overlook

Garage Pedestrian Access

Sunken Meeting Courtyard

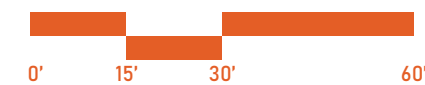
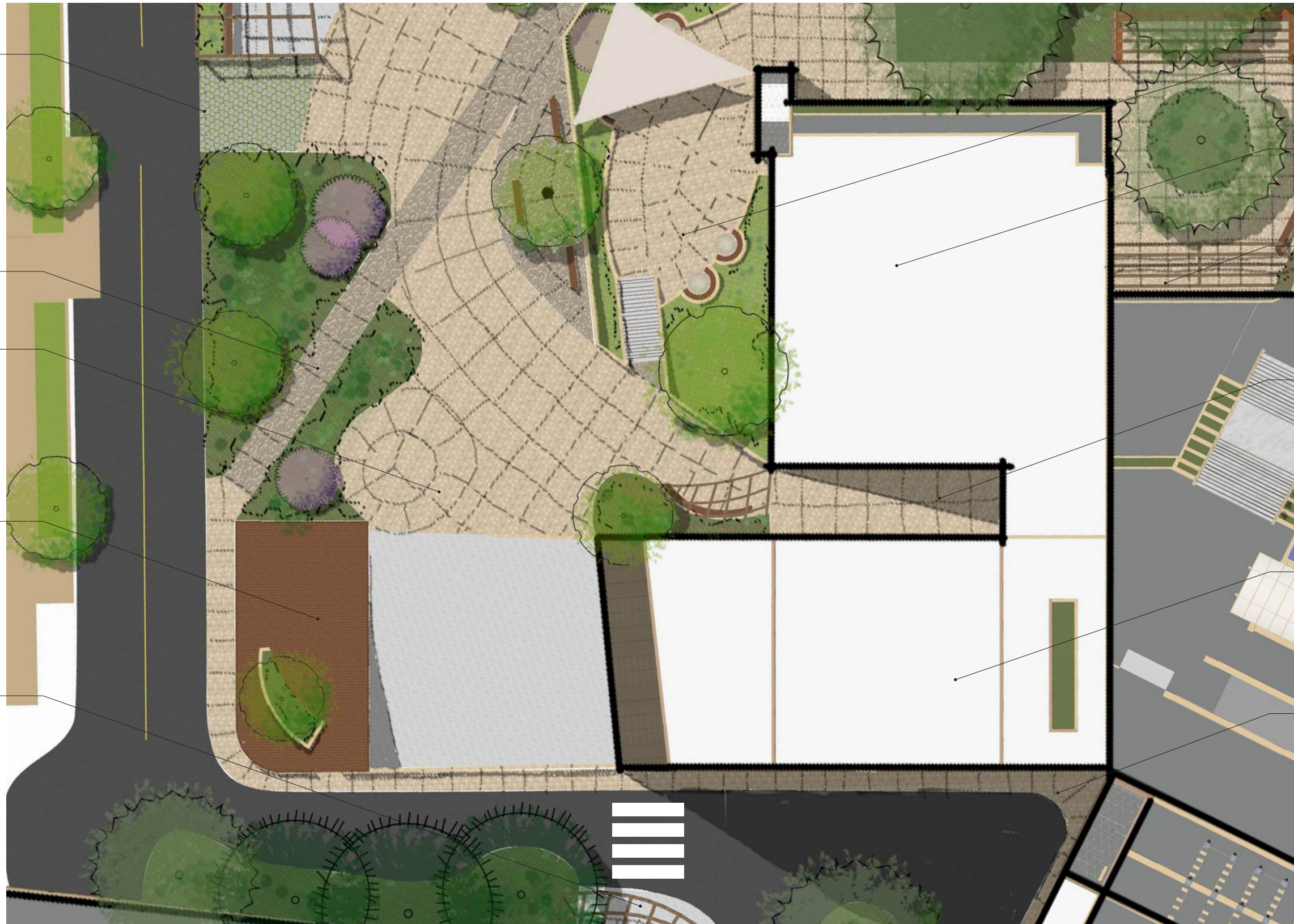
City Hall Offices

City Hall 1st Floor Entrance

City Hall 2nd Floor Entrance

Forum Theater

3rd Floor Access



KEY MAP



Elevated Boardwalk Paseo

Stairs to Plaza

Hillside Ramp

Covered Event Pavilion

Sunken Meeting Courtyard

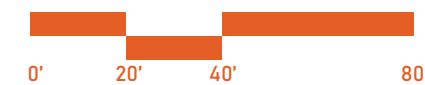
Retractable Bollards & Service Vehicle Entrance

Transit Stop

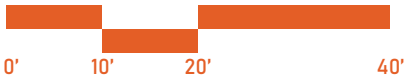
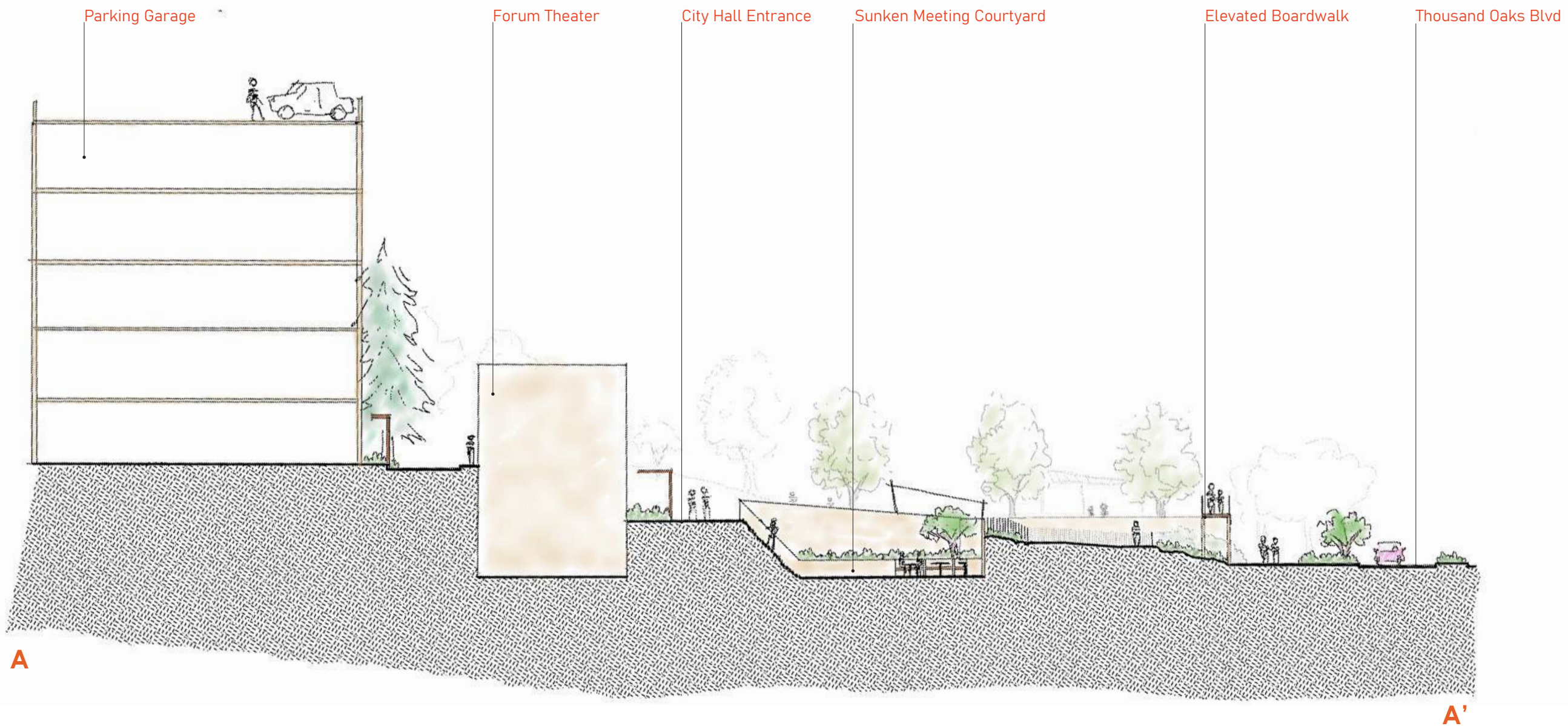
Chumash Basket Weave Welcome Fountain

Protected Oak Grove

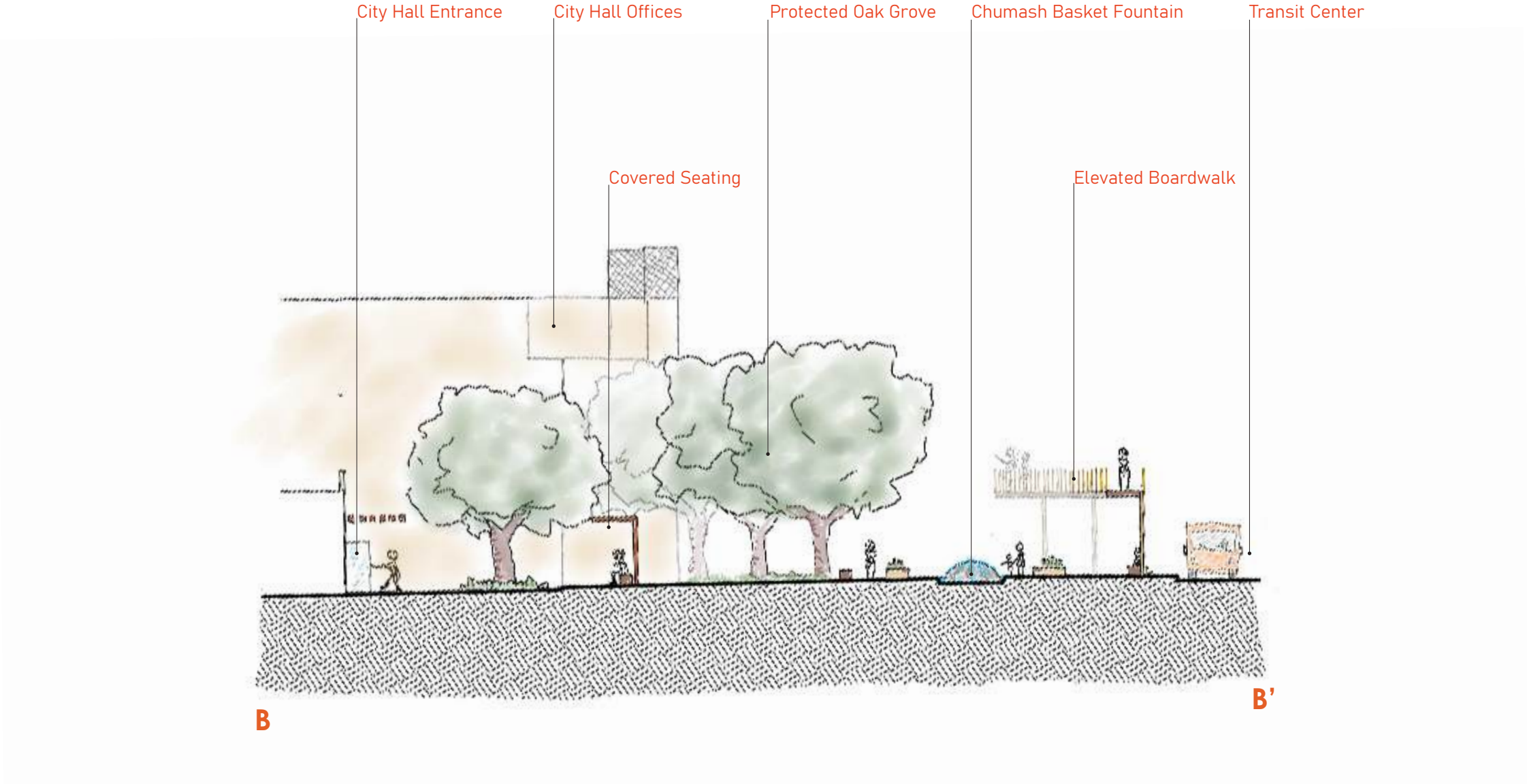
City Hall Offices



KEY MAP



KEY MAP



KEY MAP



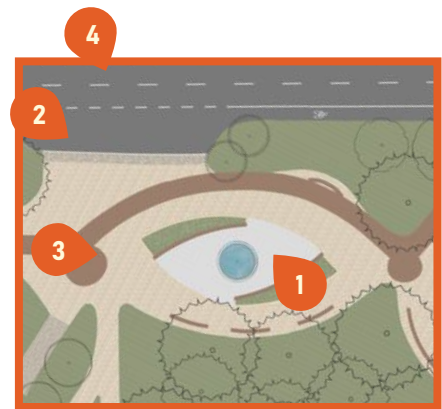
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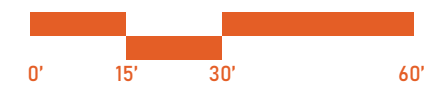
KEY MAP



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KEY MAP



Street Buffer Planting

Great Lawns

Open Event Plaza

Oak Dining Deck

Oak Gathering Deck

Social Steps

Elevated Boardwalk

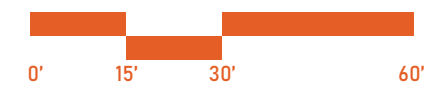
Elevated Lookout

Retractable Bollards & Service Vehicle Entrance

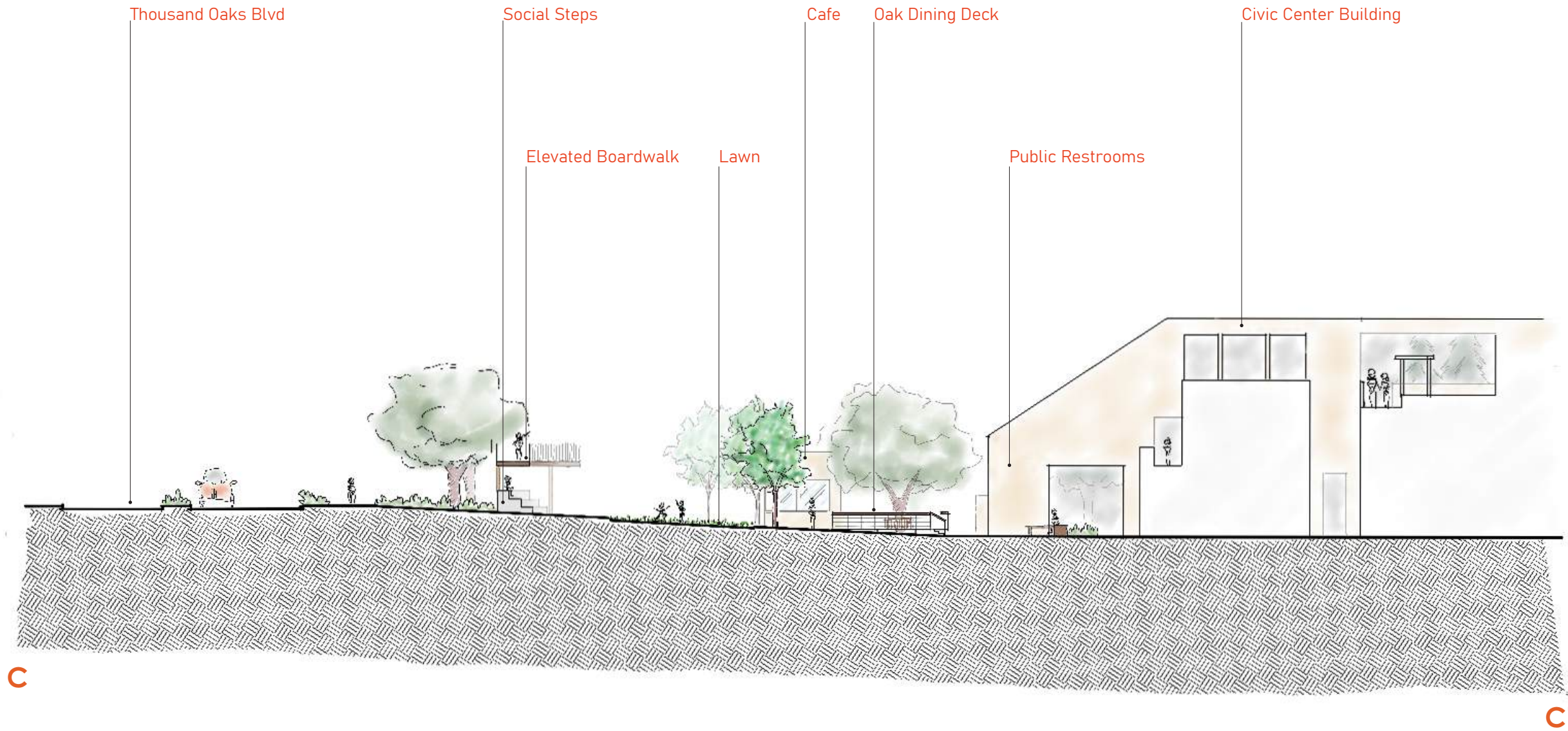
Native Garden

Cafe

Sculpture Garden Walk

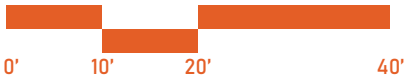


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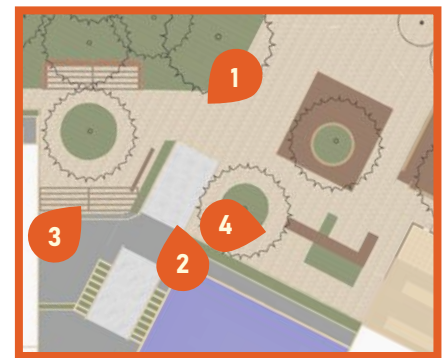


C

C'



KEY MAP



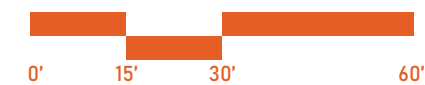
KEY MAP



KEY MAP



KEY MAP



KEY MAP

Covered Performance Stage

Grass Performance Lawn

3rd Floor Bridge Ramp

Vehicular Service Lot

2nd Floor Bridge

Amphitheater Seating

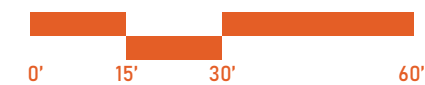
Viewing Platform

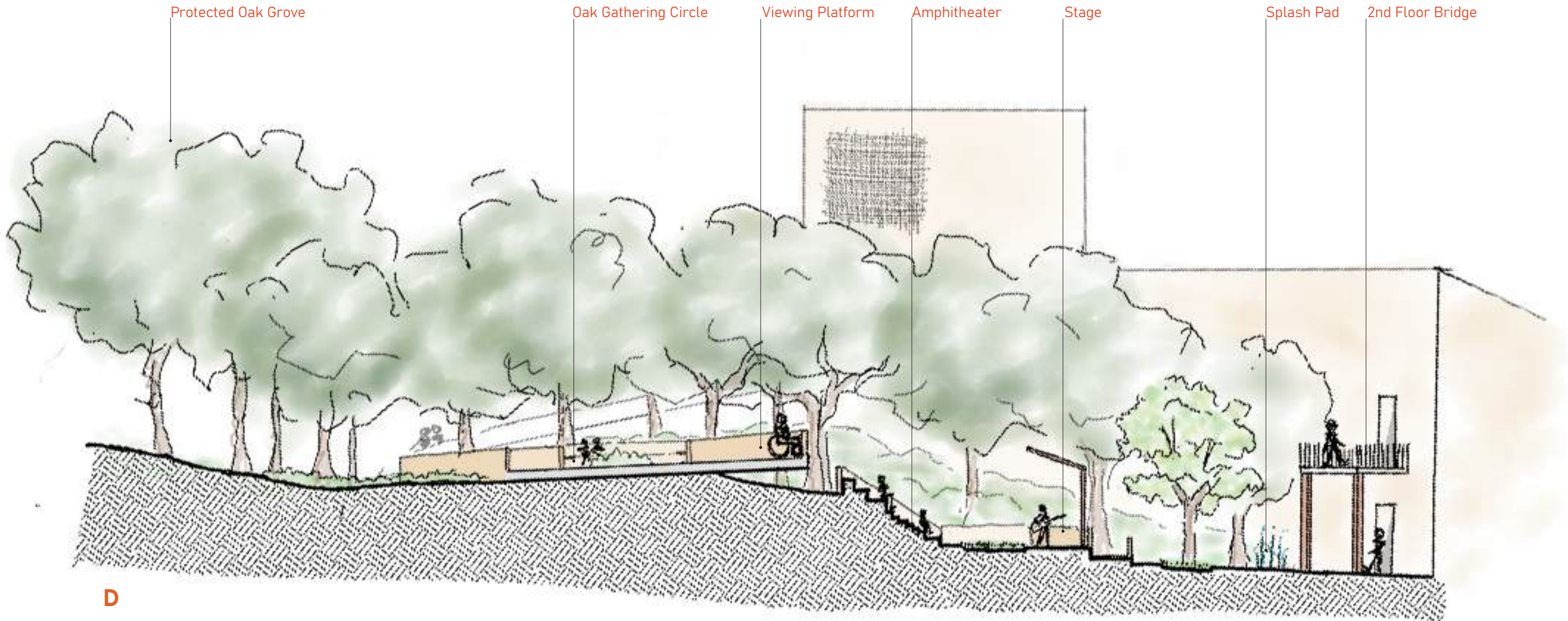
Oak Gathering Circle

Path to Ramp



KEY MAP





D

D'

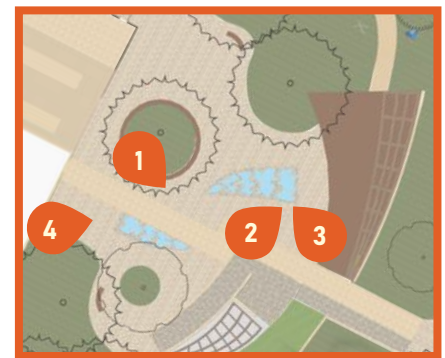


KEY MAP





KEY MAP



KEY MAP



KEY MAP



KEY MAP

All Photos Sourced from Pinterest



Sandstone Smooth Pavers



Sandstone Smooth Cobblestone



Terrazzo Aggregate Concrete



Decomposed Granite Garden Path



Aluminum Powder Coated Railings



Sandstone Stone Columns



Felled Oak Tree Benches



Sandstone Benches



Cedar Wood Decking



Golden Yellow Accents



Corten Steel Lights



Corten Steel Retractable Bollards



*Quercus agrifolia*, Coast Live Oak



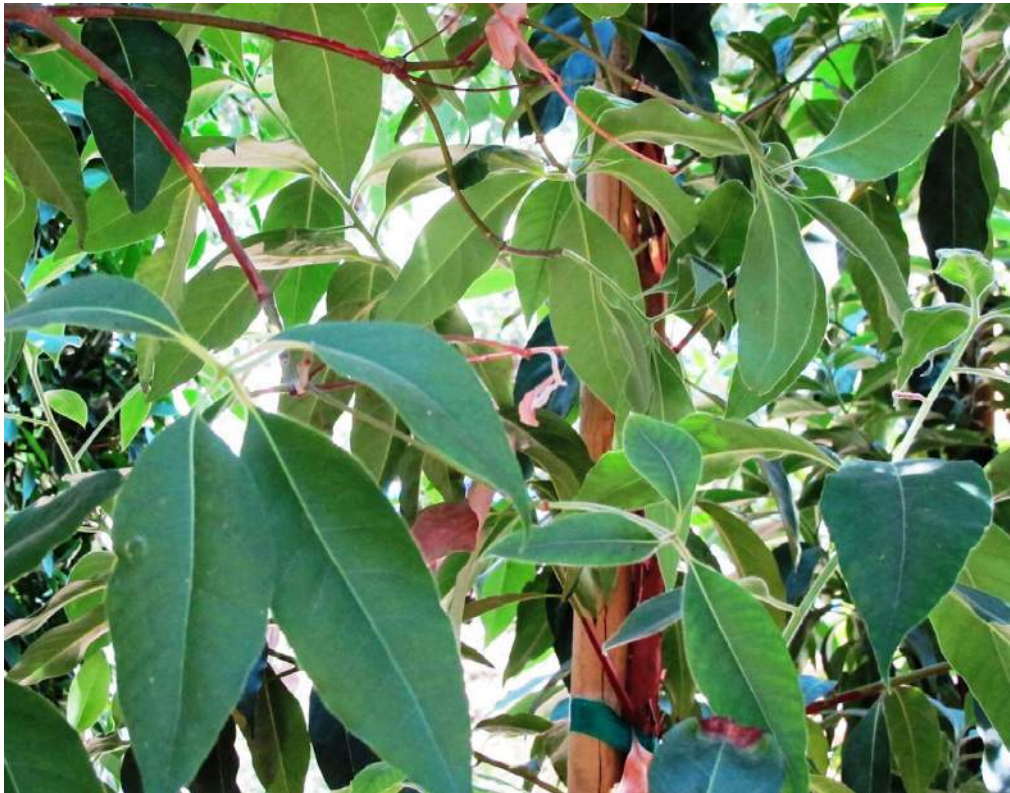
*Platanus racemos*, Western Sycamore



*Corymbia citriodora*, Lemon Scented Gum



*Quercus lobata*, Valley Oak



*Lophostemon conferta*, Brisbane Box



*Cercis occidentalis*, Western Redbud



*Heteromeles arbutifolia*, Toyon



*Myrica californica*, Pacific Wax Myrtle



*Arctostaphylos manzanita*, Manzanita



*Frangula californica*, Coffeeberry



*Baccharis pilularis*, Coyote Bush



*Ceanothus* spp., California Lilac



*Eriogonum fasciculatum*, Buckwheat



*Salvia apiana*, White Sage



*Salvia clevelandii*, Cleveland Sage



*Mimulus aurantiacus*, Monkey Flower



*Achillea millefolium*, Yarrow



*Iris douglasiana*, Douglas Iris



*Cuphea ignea*, Cuphea



*Romneya coulteri*, Matilija Poppy



*Solidago californica*, Goldenrod



*Opuntia santarita*, Prickly Pear Cactus



*Heuchera maxima*, Island Alum Root



*Muhlenbergia rigens*, Deer Grass



*Agave americana*, Variegated Agave



*Agave desmettiana*, Smooth Agave



*Agave victoriae-reginae*, Queen Victoria Agave



*Aloe maculata*, Soap Aloe



*Phormium tenax*, New Zealand Flax



*Euphorbia martini* 'Ascot Rainbow', Variegated Spurge



*Leucospermum cordifolium* 'Yellow Bird', Pincushion



*Tagetes lemmonii*, Mexican Marigold



*Euphorbia ingens*, Candelabra Cactus



*Euphorbia ammak*, Candelabra Cactus



*Pachycereus marginatus*, Mexican Fence Post Cactus



Kurapia



# ASSESSMENT

Determine success of final design against initial  
Goals and Objectives of the project

- **OBJECTIVE - Build dedicated connections between the Site and it's context: The Lakes, future residential complex, and the Westside, Thousand Oaks Blvd commercial district - to encourage visitor exploration**
  - ADA-compliant elevated paseo boardwalk traverses entire front of site, with entrances at The Lakes and The Westside, providing panorama views and 4 lookout platforms
  - Widened corner entrances with open hardscape area for visitor arrival, landscape forms then funnel visitors into the site
  - Dedicated elevated walkway from apartment complex directly into 2nd floor building entrance, plus ramp to plaza level
  - Built in long sight lines from neighboring sites to make it easy for visitors to see into the Civic Center Plaza site and simplify wayfinding.
- **OBJECTIVE - Develop outdoor spaces that encourage safe pedestrian circulation and improve way-finding**
  - Thousand Oaks Blvd completely buffered by minimum 6' vegetation, all pedestrian movement within site.
  - Dedicated entrances with visibility to Civic Center building for easier wayfinding
  - Elevated paseo boardwalk accessible via context interior
  - Retractable bollards at plazas' vehicular entrances
  - Bright yellow accent features are highly visible to pedestrians and drivers, especially the elevated paseo, to help visitors orient themselves.
  - Included many overlook points - all ADA accessible - to help visitors quickly get a lay of the land from any vantage point.
  - Reduced width of vehicle lanes and added dedicated bike lanes to encourage slower transportation, and added a public transit pull out along Thousand Oaks Blvd. for buses. Transit stop is greeted with a wide view of the bright yellow elevated paseo, a notable identifier of the site for passerbys
- **OBJECTIVE - Encourage education of the city, indigenous populations, and native plants**
  - Dedicated native plant garden with sculpture installations and engaging information placards to encourage exploration and learning of native plants
  - Honor Chumash history and communities with basket weave tiled fountain at transit center, a focal piece of conversation, reflection, and education, while also being a highly visible and aesthetic central meeting point for visitors to gather
  - Art sculptures to be produced by local community members and artists with local background.
  - Incorporate community-generated mural on highly visible public wall



- **OBJECTIVE - Build outdoor spaces that accommodate both large events and smaller gatherings**
  - City Hall plaza (2nd level entrance) is kept mostly open for larger scale events, with dedicated smaller gathering spaces carved along the sides
  - The main plaza (1st level entrance) is built in a way that remains open for larger events but has features that can create partitions for separate events if needed: two circular lawns, two sides of the social steps, S-curved tree snaking through the plaza, and areas carved off the sides for smaller gatherings
  - Various additional spaces for medium sized gatherings, such as the overlook deck above the service driveway, the oak gathering deck near the grand staircase, the swing deck with extended patio, the sunken meeting garden by city hall with tables, the oak gathering circle, two individual lawns that can be used separately or together
  - The oak dining deck attached to the cafe could be used for dedicated seated events or cleared for a private event or open event space
  - The outdoor stage and amphitheater steps can be used for large or small performances, and formal or informal
- **OBJECTIVE - Create spaces for quiet moments, active experiences, and destination activities**
  - Many new spaces on the site are enclosed via hardscape and/or plants, lending themselves well to quiet moments or private events
  - Meandering paths connecting spaces dotted with seating for one off moments
  - Splash pad and Swing deck can be used for play by kids, or as enjoyable moments for adults at any time of the day or night
  - Elevated paseo boardwalk provides functionality in connecting the context, while also being a destination activity
  - Outdoor amphitheater can host a variety of events for destination activities, or spur of the moment casual performances
- **OBJECTIVE - Provide amenities that attract and maintain visitors**
  - Cafe would provide coffee, snacks, smoothies, and lunch items to encourage visitors to stay on the site
  - Public Restrooms added to the front of the Civic Center building for quick access and to help visitors stay on site for longer
  - Many areas provide shade from trees or overhead shade structures, ensuring visitors remain comfortable during their stay
  - The parking garage accommodates a large number of visitors and is easily accessible for one-stop-shop visits.
  - Water features also provide a sense of respite from the heat, and a splash pad allows people to cool off in it
  - Bike racks are included throughout the site to encourage climate-friendly transportation
- **OBJECTIVE - Define entrance points of site and building**
  - Dedicated Grand Staircase at center of Civic Center to provide pedestrian access to all 3 levels
  - New City Hall entrance on 1st floor in center of Civic Center
  - Dedicated bridge walkway to 2nd floor entrance in Zone 3 for easier quicker access
  - Incorporated thresholds at many entrances to define site access and encourage visitors to feel settled in the site upon arrival
- **OBJECTIVE - Develop a uniquely Thousand Oaks site that residents are proud of**
  - Incorporate native plants & local materials (e.g. sandstone) to soften existing architecture in a relatable fashion
  - Use sculptures created by Thousand Oaks local residents and artists
  - Honor local indigenous populations with Chumash basket-weave tiled fountain
  - Use local iconography - rolling oak-covered foothills - as inspiration for various forms & features on site like the elevated boardwalk and arced amphitheater



- **OBJECTIVE - Protect native oak trees & incorporate climate-adapted species to create a vibrant, seasonally-responsive environment that contributes to ecological diversity**
  - Maintained all but 1 original Oak tree on site and refrained from creating pedestrian access near oak groves or within delicate canopy drip zone
  - Incorporated additional native and/or climate adapted tree species to support biodiversity and prevent mono-culture effect while adding shade sources and visual interest for visitors
  - Created dedicated native garden to educate visitors on how to create a native garden themselves, attract pollinators, and withstand seasonal climate fluctuations
  - Maintained a modern yet locally respected plant design predominated by grasses, oak-tolerant species, and drought tolerant succulents to create a comfortable and beautiful public space
- **OBJECTIVE - Create flexible outdoor public spaces that diverse groups of people can use and enjoy for a variety of activities**
  - All spaces are ADA accessible to provide outdoor public space to the widest group of people possible
  - Spaces have flexible uses, for larger gatherings or smaller intimate groups, children and adults, professionals or casual visitors, etc
  - Many features provide dual functions:
    - The splash pad is a visually interesting water feature while also being a playful area for children to be in
    - The elevated paseo is a transportation pathway while also providing unique vantage points, thresholds to spaces, and a covered walkway to shade visitors walking the site or queuing for public transit
    - The sculpture garden is both a dedicated outdoor museum for art appreciation, and a place to learn about native plants.
    - The swing deck is a play structure for kids while also being an enjoyable seated area for adults
    - The back bridge functions as a direct access method while also providing shade
- **OBJECTIVE - Encourage various transportation methods including bicycles and public transit**
  - Added dedicated bike lanes on Thousand Oaks Blvd
  - Created a pull out transit stop on Thousand Oaks Blvd for bus and public transit drop offs.
  - Included bike racks throughout the site
- **OBJECTIVE - Leverage sustainable solutions for a lasting site that protects the land**
  - Used locally sourced materials to avoid egregious transport pollution
  - Used predominantly locally native and climate adapted species that survive climate fluctuations
  - Focused on drought tolerant species with low maintenance to cut down on water use
  - Left two oak groves untouched underneath to encourage oak leaf litter as protective natural mulch
  - Used permeable stone and ground materials for rain and irrigation to percolate back into groundwater
  - Added multiple large trees to combat urban heat island effect
  - Replaced much of previous lawn with new plant areas that will improve soil quality over time



**THANK YOU!**

**ZOE MARANS  
SUMMER 2024  
LANDSCAPE DESIGN 3**