



Thousand Oaks Civic Arts Plaza

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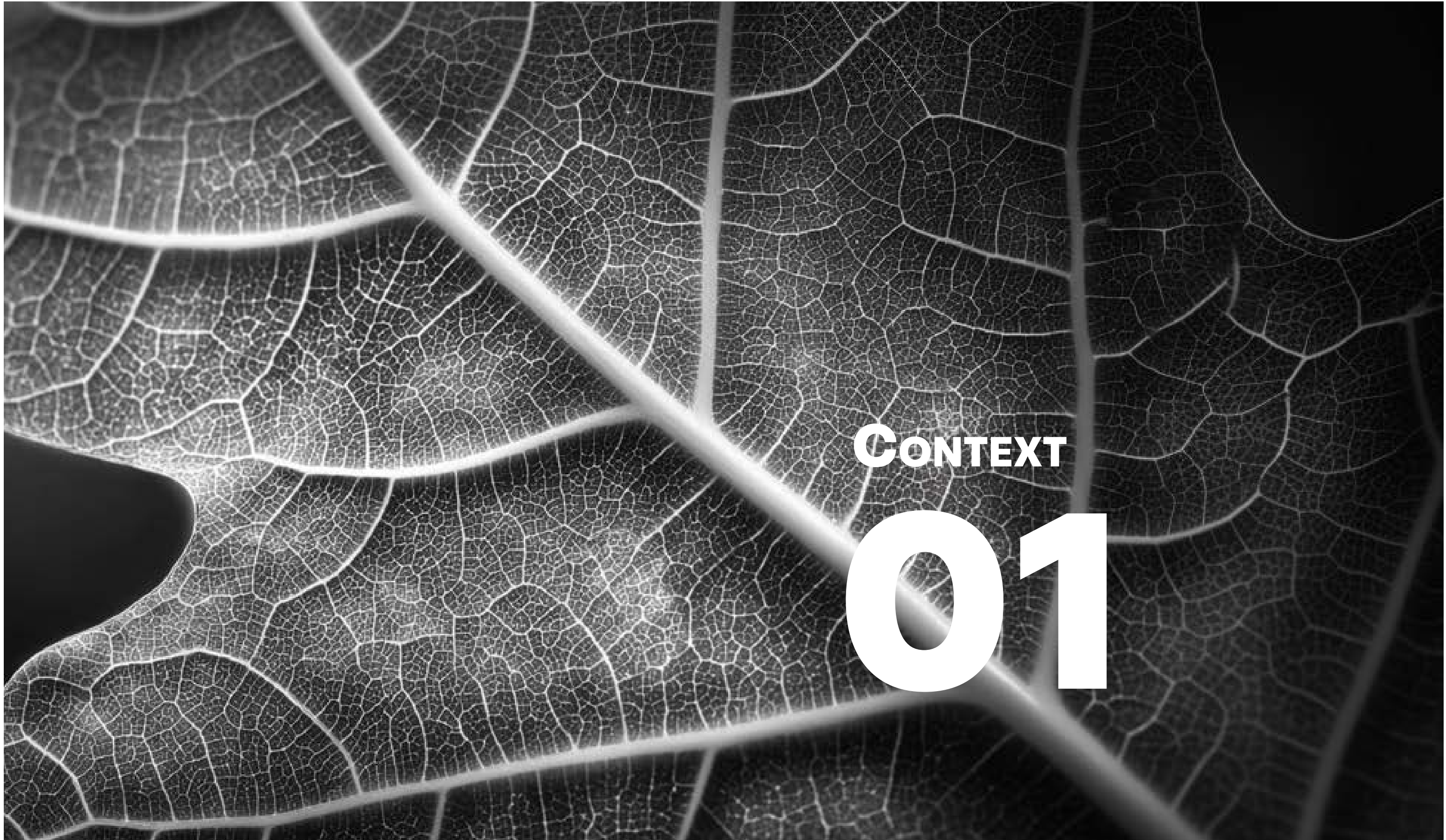
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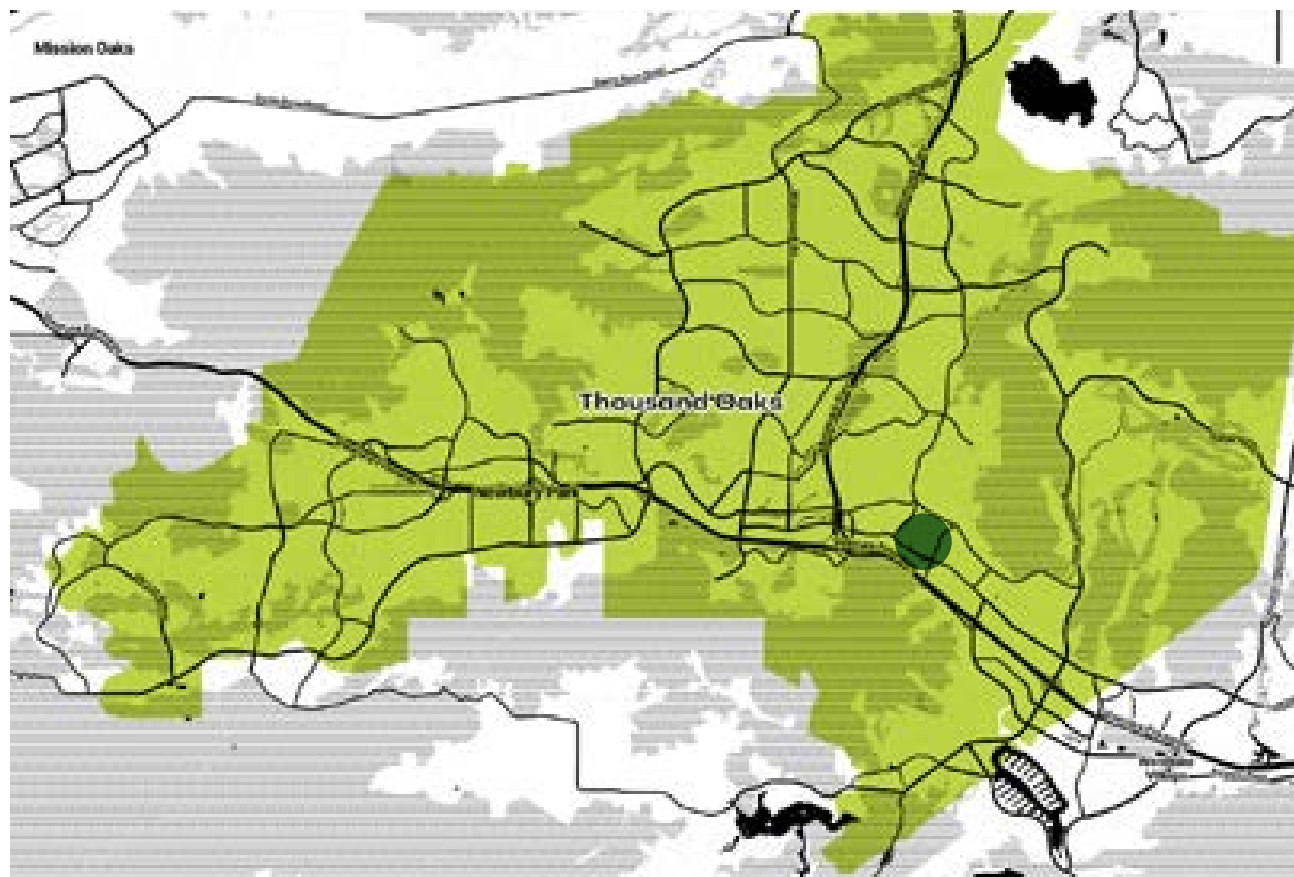
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Abstract

The Thousand Oaks Civic Arts Plaza is located at 2100 Thousand Oaks Boulevard, Thousand Oaks, California. It resides within Ventura County. It is the cultural capitol of Thousand Oaks, as well as the administrative headquarters of the city. It is both the heart and brain of the city of Thousand Oaks.

The Civic Arts Plaza hosts roughly 200,000 visitors per year with programming that includes everything from The New West Symphony to Sheryl Crow and the Beach Boys. Up to 1,800 attendees can fit inside the Fred Kavli Theater, crowding the nearby parking structures capacity of 750.

On normal days, approximately 200 city employees call the Civic Arts Plaza their workplace. During City Hall meetings, held in the Janet & Ray Scherr Forum, up to 394 citizens can attend.

While the Civic Arts Plaza anchors the county as a cultural hub, it does not anchor the city in a way that creates a rich, vibrant, citizen oriented space. Rather, it is a destination to attend, and then to leave.

This is the design problem the city seeks to answer. In 2018 the city adopted the Downtown Core Master Plan, which envisions a new downtown core that is pedestrian oriented and community focused.

The Civic Arts Plaza will anchor the newly envisioned downtown core. The site's 14 acres could hold the key to creating a vibrant, lively experience for the community.

What these 14 acres could become is the crux of the design problem for this project.



14 Million Years Ago: Conejo Mountain Erupts, forming the underlying geology of the site.



14 Million to 15,000 BCE: Flora and fauna evolve to fit California's unique climate.



10,000 BCE: The Chumash people settled the Conejo Valley in 'Aps similar to this.



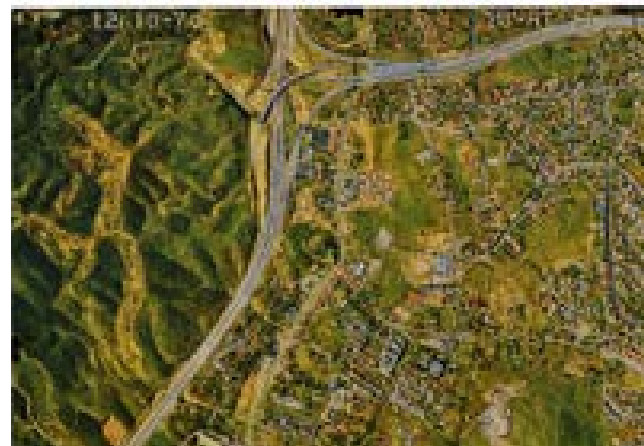
1926 CE: Leo the Lion, one of the many residents of Jungleland in early Thousand Oaks.



1850 CE: Californians celebrate statehood on September 9th, 1850, joining the Union.



1542 CE: The Spanish arrived and built the Missions, erasing indigenous culture.



1970 CE: The City incorporates in 1964, but grew steadily post war as seen in this aerial.



2018 CE: The Woolsey Fire burns 100,000 acres, sending residents fleeing to the ocean.

History

While the site is unassuming, it holds a rich history. It starts off 14 million years ago with the Conejo Mountain erupting, forming the unique igneous geology of the site. Tectonic plates slid, oceans formed. The site was underwater at some point in time, creating sedimentary deposits that add to the soil types in the region.

Life populated the Conejo Valley and evolved and speciated into the plethora of native plants and animals that are unique and endemic to Southern California.

The Chumash people arrived in the area roughly 10,000 years BCE. They established permanent camps throughout the area, along with several seasonal camps, including one where the Civic Arts Plaza is today.

The Spanish arrived in 1542 CE and began colonizing the area well into the 19th century, erasing the Chumash history and culture from the land. This practice continued once California became part of the United States in 1850.

Thousand Oaks slowly grew from the 1850s through The Great Depression. The movie industry arrived in the 1920s in the form of Jungleland, and, as time passed, Conejo Valley expanded in population size and industry through the 1970s. It incorporated in 1964 and through the 1980s the city annexed the surrounding areas, growing to its current size of 126,966 people and 55 square miles.

The Civic Arts Plaza was built in 1994 by Antoine Predock, serving as a cultural hub for the surrounding area.

In 2018, the Woolsey Fire scorched 100,000 acres of land and destroyed almost 400 buildings in the area, costing roughly \$6 billion in damages across LA and Ventura counties.

In June 2018, Thousand Oaks passed its current version of the Downtown Plan, resulting in the need for a revamped civic center.

Please see citations page for image sources.

CASE STUDIES



Dig Studio | Completed 2023

Project Type: Campus/Park

Size: 9 Acres

Context: Civic Downtown surrounded by Museums, Performing Art Centers, and Libraries. Beyond the immediate site vicinity are retail and suburban housing tracts.

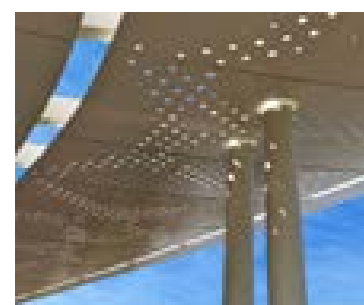
Summary: The Scottsdale Civic Center was a revitalization project that took an old 1960s era Civic Center and re-imagined it as a downtown green space. Design was focused on creating a public space that addressed the community's daily needs while also servicing tourists, events, and large public gatherings.

Key Features & Statistics:

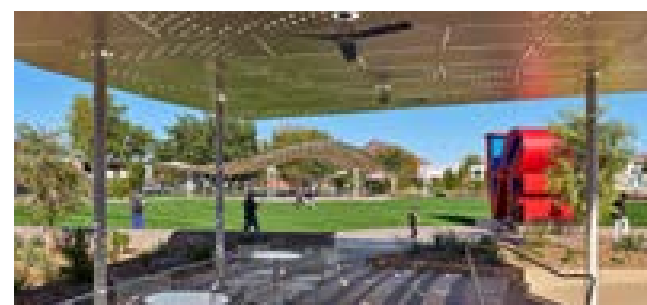
- Drought resistant, climate appropriate plant material
- Water savings of 5.8 million gallons per year compared to previous design
- 1.1 million visits in the first year, an increase of 17.2%
- Children's Garden
- Botanic Garden
- Large Central Lawn for gathering with adjacent fog plaza for cooling
- Concert and Amphitheater Pavilions provide shade as well as opportunities for formal programming like concerts
- Shade structures with integrated cooling features like ceiling fans.
- Built over Drinkwater Boulevard, which runs underneath Central Lawn



Flexible space allows for a variety of activities.



Low maintenance materials.



Integrated cooling into shade structures.



Desert adapted plantings.



Concert pavilion for music events.

Project Type: Master Planning & Landscape Architecture

Size: 51 Acres

Context: Suburban tract homes, high school and retail shopping center.

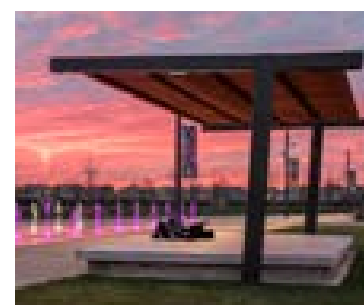
Summary: The Elk Grove Civic Center creates a pedestrian friendly space that connects new buildings to the community center, aquatics center and a future library and cultural center. It focuses on creating an outdoor living space for current residents while also leaving space for a future transit center as the city continues to grow.

Key Features & Statistics:

- Preserved existing Oak Trees on site
- Flexible community space consisting of public art, fire tables and fire pits.
- Large event lawn with centrally located, preserved Oak Tree
- Links community center, aquatics center and to be built library and cultural center.
- Linked to large natural preserve to the South that features jogging paths and children's playgrounds.
- Updated circulation plan to capture residents from medium density apartment buildings in Northwest corner of the site.
- The Commons section of the site was designed to accommodate 100 vendors for Farmer's Markets and other programming.



The Commons is spacious enough for 100 vendors.



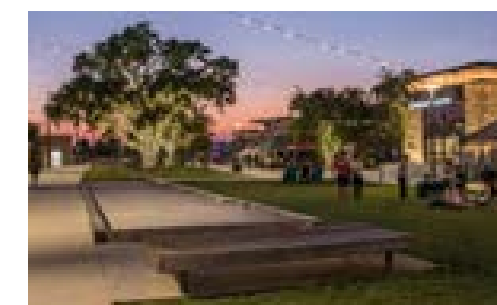
Shade structure and splash pad.



Public art installed along numerous exercise paths.



Fire pits and fire tables



Cafe, lawn and bocce ball court



RIOS | Completed 2021

Project Type: Public Park

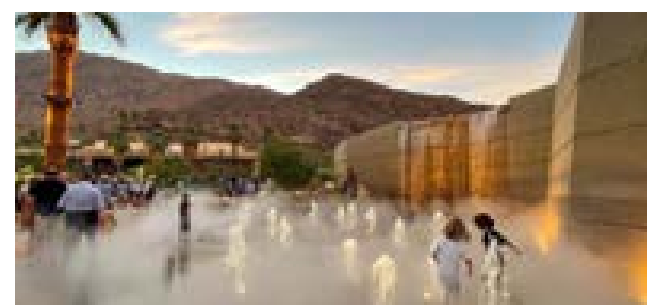
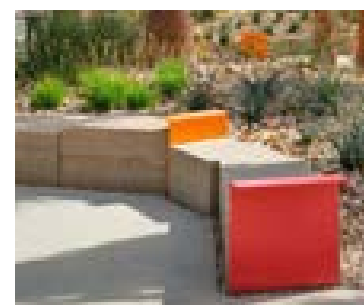
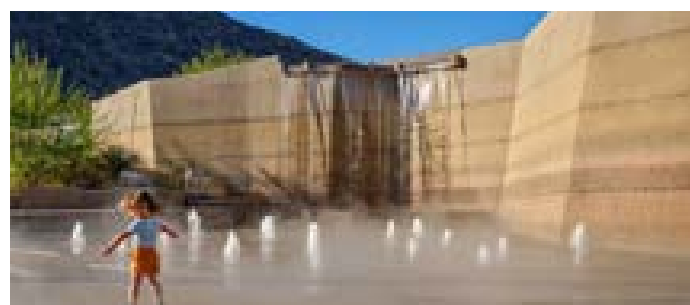
Size: 1.5 Acres

Context: Suburban desert homes, commercial district and Art Museum

Summary: This Downtown Park creates an open public space that draws on the sites natural surroundings and Palm Springs identity as an oasis within the desert. It also acknowledges the blistering summer heat with desert adapted species and cooling features like shade structures, a splash pad and waterfall feature.

Key Features & Statistics:

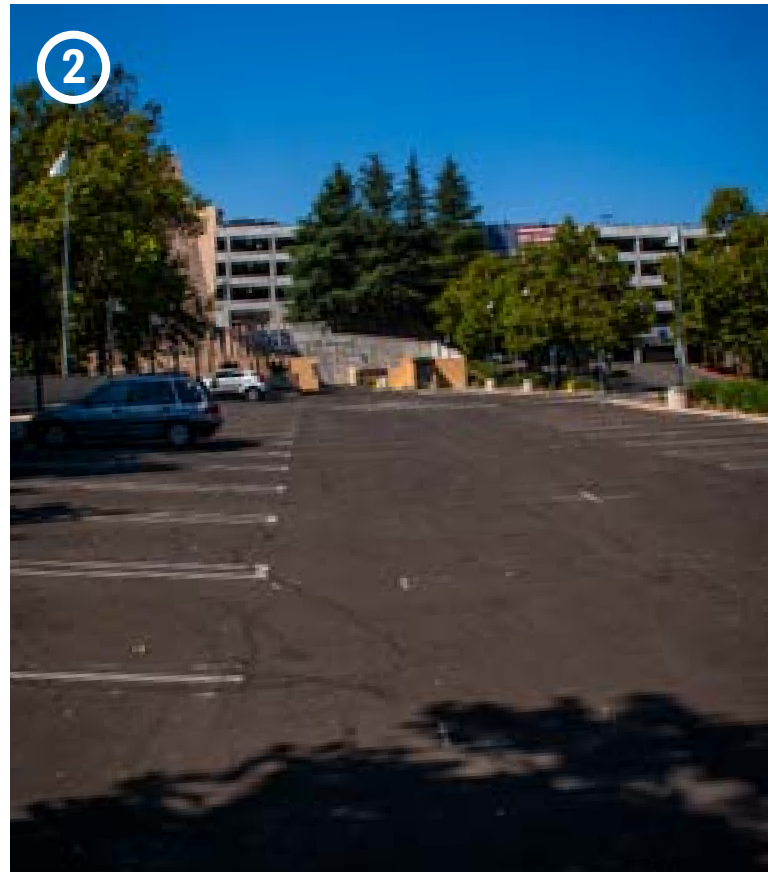
- Summer temperatures peak to 120°
- Waterfall and splash pad for cooling
- Utilized the arroyos and canyon washes to inspire the materiality of the project.
- Flexible community space with an event lawn suitable for movie watching, picnicking.
- Native species like Palo Verde and California Fan Palm used throughout
- Site Furniture is movable so community members can “follow the shade” as the sun moves across site.
- Site has extensive lighting so public can use park after sundown, when it begins to cool off.
- Locally sourced rock was quarried within 10 miles of site to anchor the sites identity in the local geology.



SITE PHOTOS



The most frequently used City Hall Entrance.



Parking for City Hall with loading dock for theater affairs in the background.



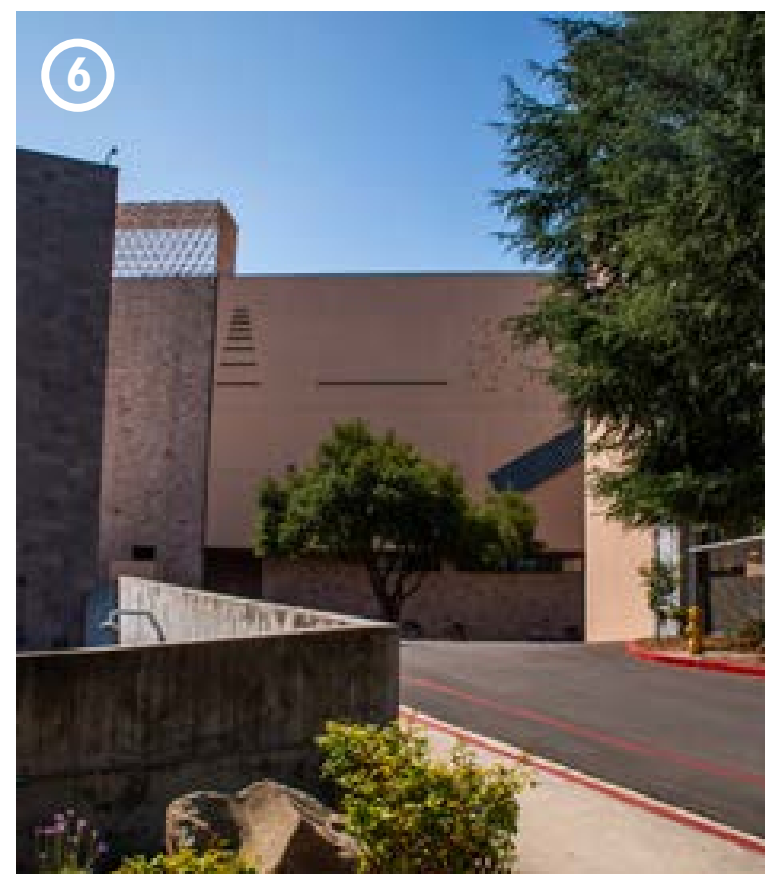
Drop off area for patrons attending the Fred Kavli Theater.



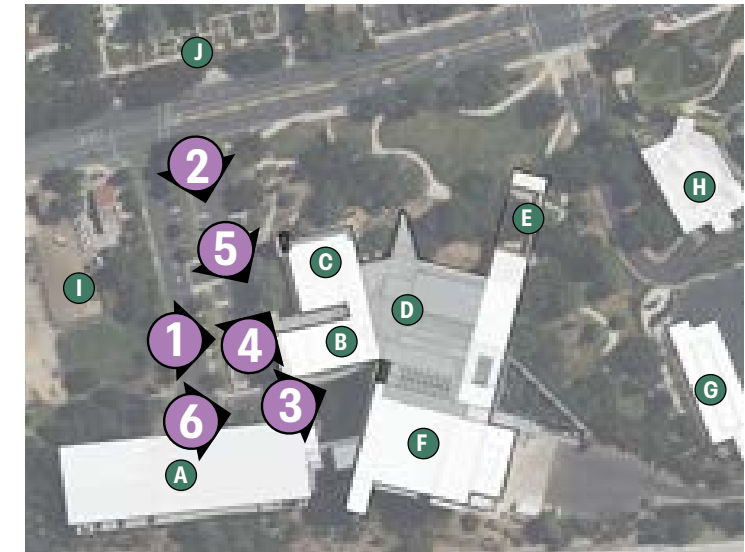
An under utilized planted area by City Hall offices.



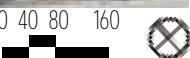
View towards City Hall entrance.



Approaching the Fred Kavli theater.



Key Map



Building Legend

- A** Parking Structure
- B** Forum Theater
- C** City Hall
- D** Tiered Outdoor Area
- E** Outdoor Courtyard
- F** Fred Kavli Theater
- G** Future Residences
- H** The Lakes
- I** West Side Parcel
- J** Gardens of the World

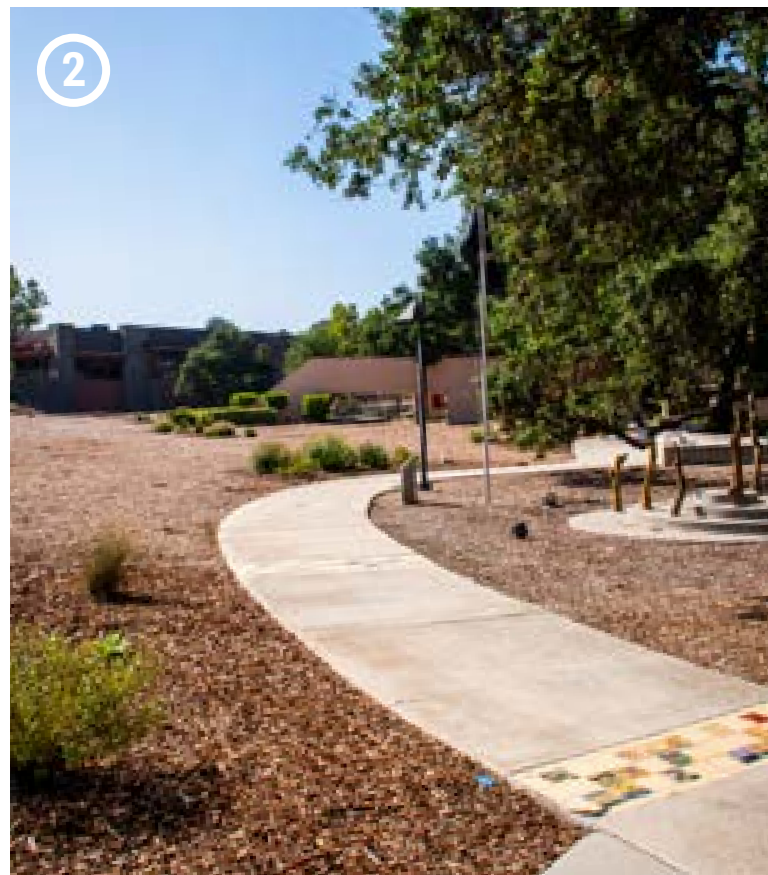


Source: Google Maps

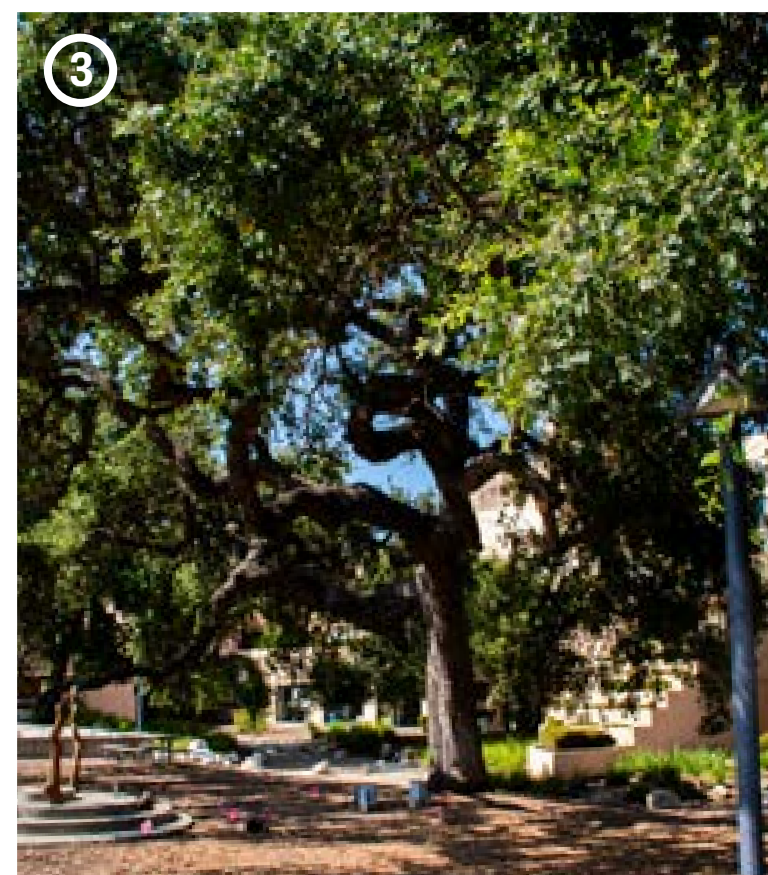
Zone 1 contains the most frequently used entrance to City Hall. Despite its frequency of use, the entrance is off the street and hard to find. It also holds access to the primary parking structure for the site, smaller parking lot, and a drop off to the Fred Kavli Theater. It is located on the West side of the project.



A view of what could be the main entrance to City Hall.



Sweeping pathways across the site are the dominant form of paving.



Public art and fully mature *Quercus lobata* dot the site.



Mulch is the dominant ground cover on site as seen in this view.



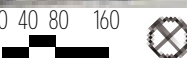
There appears to be a hidden pathway and set of doors for the first floor.



An ad-hoc dry stream bed seems to be installed at the foot of the building.



Key Map



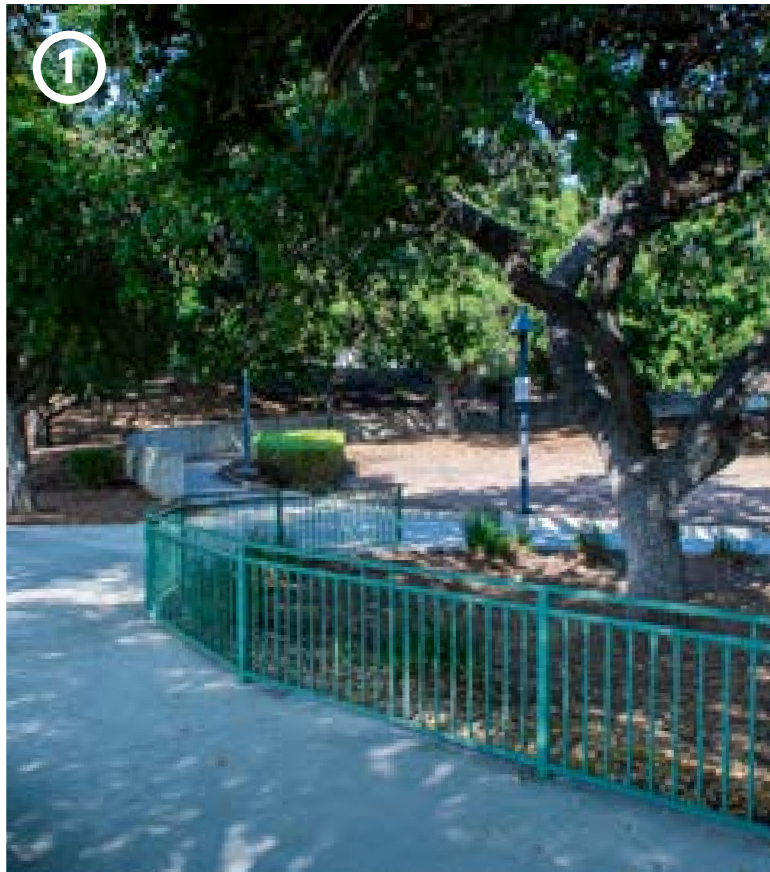
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Source: Google Maps

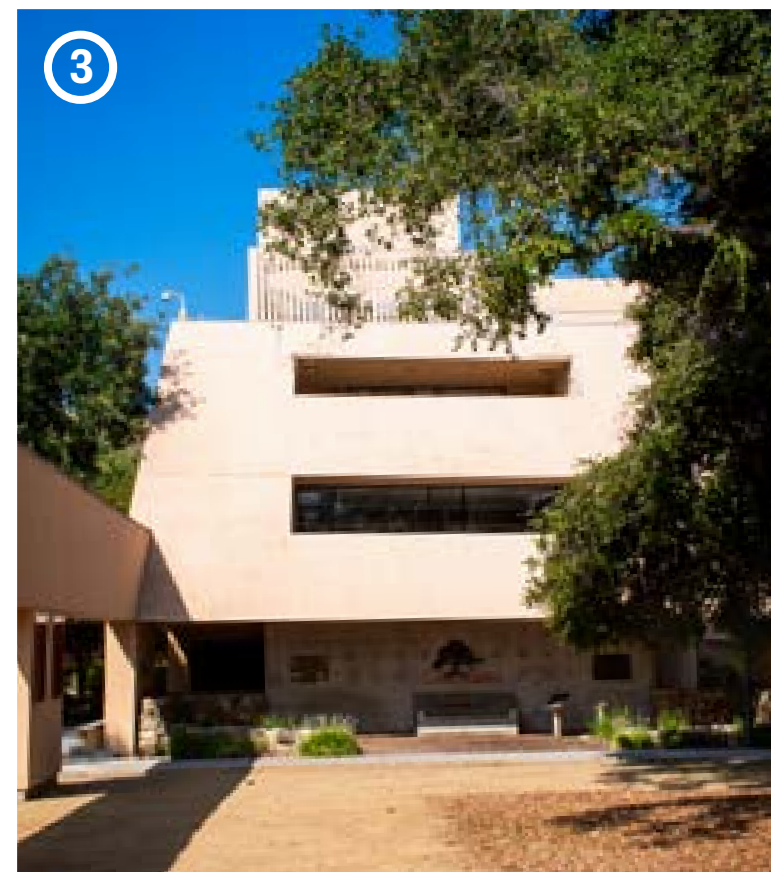
Zone 2 is dominated by what was formerly a large lawn (now a sea of mulch) and sweeping, curvilinear pathways. It holds the largest amount of open space available for improvements to the site. It is dotted with existing, mature *Quercus lobata* and several *Q. agrifolia*. Zone 2 is the best place for a visible, pedestrian oriented entrance to City Hall.



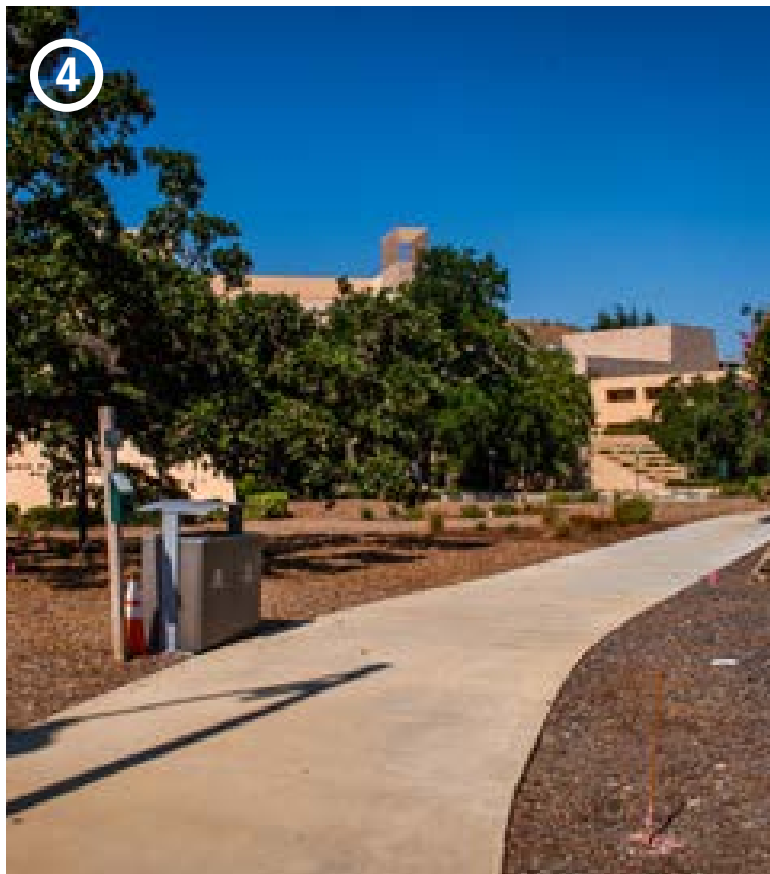
1 ADA access from The Lakes parking lot in the Southeast Corner



2 A large concrete ramp allows access to the second story.



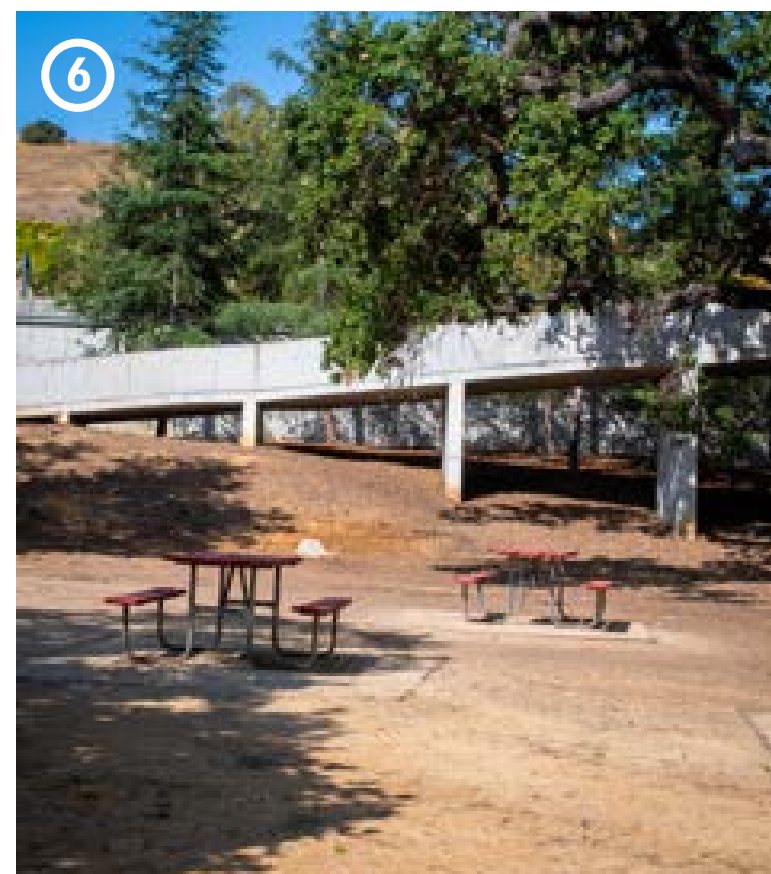
3 A courtyard situated in front of the building. Behind camera is a small stage.



4 More curvilinear pathways leading from the corner The Lakes Dr to the site.



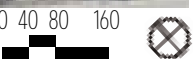
5 A close up of the ad-hoc dry creek bed, which starts in Zone 3 and ends in 2.



6 Picnic tables have been placed in a shady area of Zone 3.



Key Map



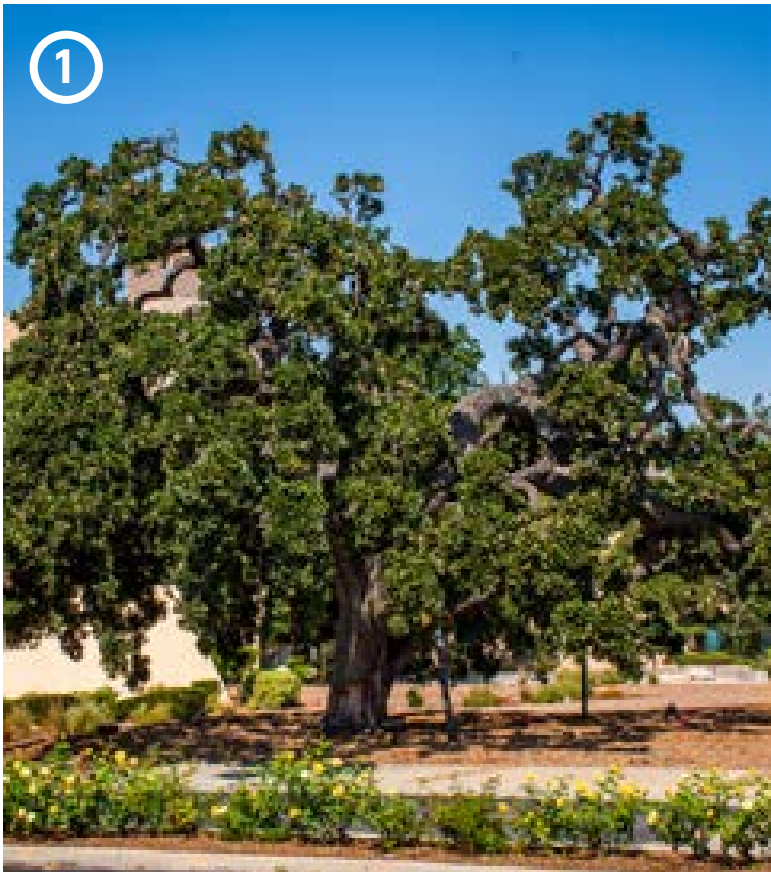
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Source: Google Maps

Zone 3 is located on the East side of City Hall. It has a dense canopy of *Q. lobata* and *Q. agrifolia*. It also contains a side entrance to city hall, accessible via long concrete ramp. Picnic tables and sitting spaces are scattered throughout. An outdoor courtyard is located closest to Thousand Oaks Boulevard and The Lakes Drive.



The east corner of the site is dominated by a large *Q. lobata*



A view of the sidewalk facing West from The Lakes and Thousand Oaks Blvd



A view of the core of the site from across Thousand Oaks Boulevard.



A view of the main City Hall Sign from across Thousand Oaks Blvd.



A view of the bus stop that services City Hall.



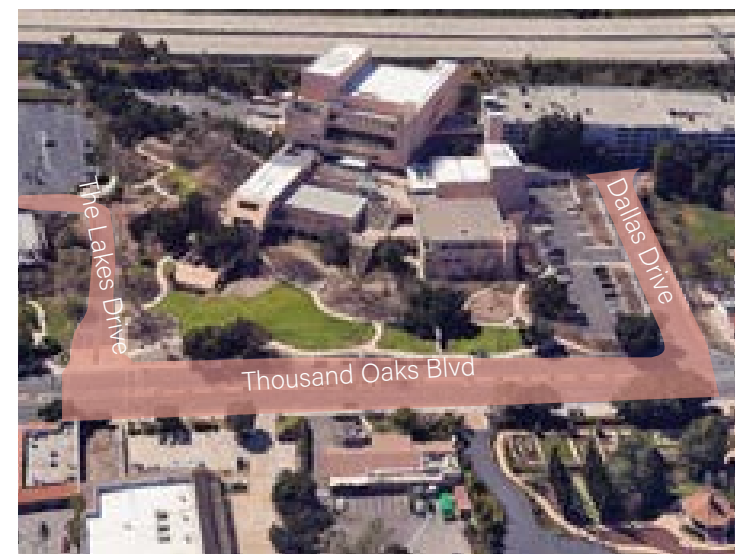
The western corner of the site, consisting of Dallas and Thousand Oaks Blvd.



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Source: Google Maps

Zone 4 comprises Thousand Oaks Boulevard, Dallas Drive and The Lakes Drive. Currently, there are few amenities along the street for pedestrians. The shady canopy is uneven, the sidewalk dips in and out along the street and cars pass at a high speed. It is currently not pedestrian friendly minus a bus stop, bike rack and trash can.



**GOALS AND
INSPIRATION
02**

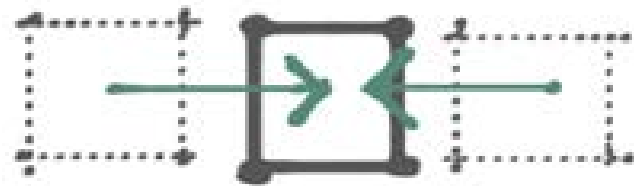
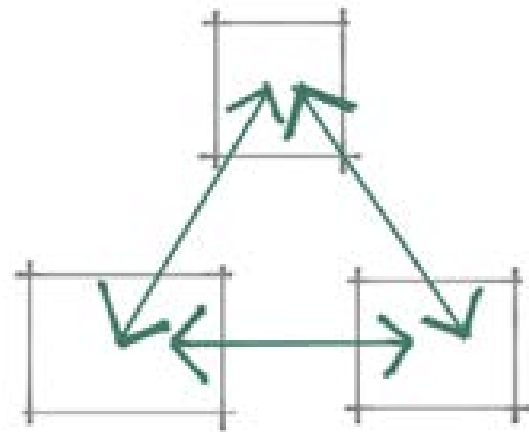
GOALS & OBJECTIVES

CONNECT the Civic Arts Plaza with the surroundings, including commercial, future residential, cultural, historic and ecological contexts.

- Link the Civic Arts Plaza to Gardens of the World, The Lakes and future developments with robust pedestrian access.
- Define and create consistent features at site entryways to help invite people into the site.

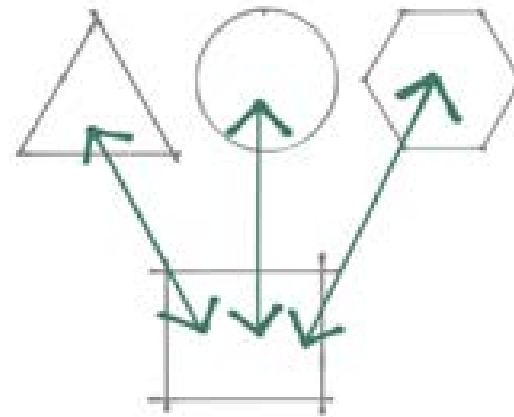
REINFORCE the Civic Arts Plaza's existing cultural programming to make it a true destination throughout the year.

- Provide spaces that support the Civic Arts Plaza's existing mission of community engagement through theater.
- Create areas for local artists to showcase their work and celebrate Thousand Oaks as a place.



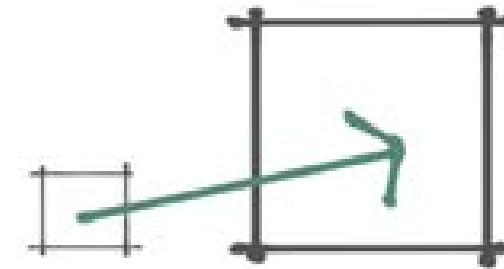
DIVERSIFY the site so it can host a variety of different community programs and events, thus anchoring the downtown core of Thousand Oaks.

- Build new spaces that can accommodate a wide range of purposeful program for the community.
- Ensure flexibility in designed spaces to allow for impromptu, spontaneous events, creating a hub for Thousand Oaks citizens during off hours.



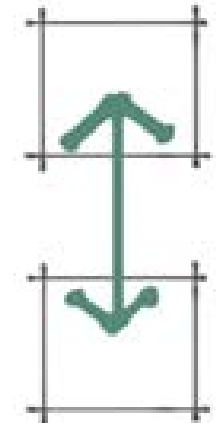
AMPLIFY the existing ecology with appropriate native plantings that can enhance the biodiversity on site; humans are not the only users.

- Reestablish the original ecology of the land to reduce water use and increase biodiversity.
- Create a range of ecological niches so all life, human or otherwise, can enjoy and survive in our rapidly changing climate.



RESPECT the historical precedent of the original stewards of the land, the Chumash, and the value of traditional ecological knowledge.

- Create educational opportunities for the public regarding the Chumash and other members of the indigenous community.
- Foster knowledge regarding the modern day value of traditional ecological knowledge in our fire prone landscapes.



CONSTRAINTS & OPPORTUNITIES



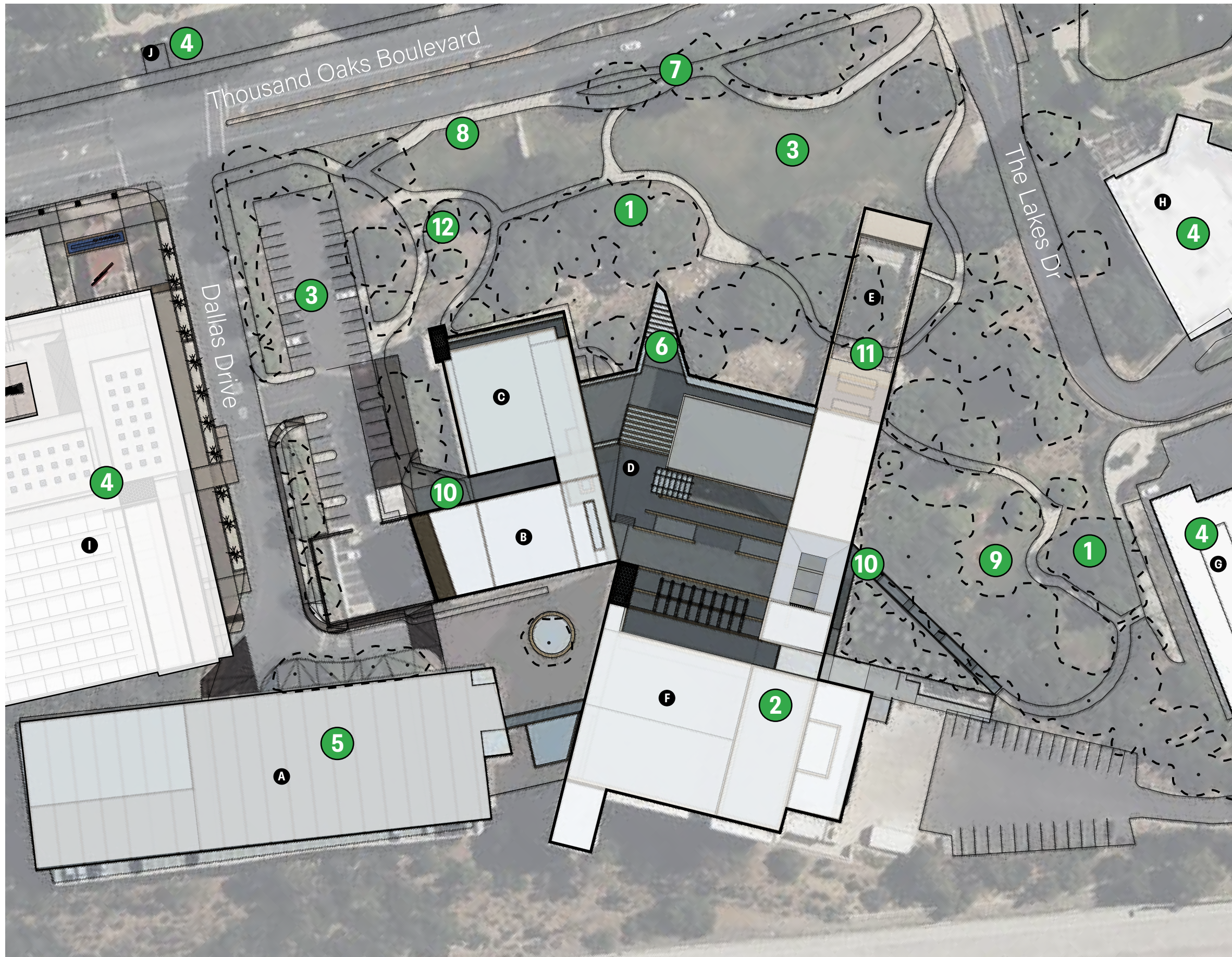
Constraints

- 1 POOR VISIBILITY** of entrances for City Hall visitors, theatergoers and the general public, leading to underutilization of facilities.
- 2 TREE OBSCURED CORNERS** prevent easy pedestrian access and visibility to the site.
- 3 UN-PROGRAMMED SPACES** do not have a clear purpose and lack flexibility. Thus they are underutilized by the general public.
- 4 UNWELCOMING** picnic tables are in a state of disrepair and do not take advantage of the natural shade in the area.
- 5 SITE DISCONNECTED** from the city fabric. The site has few connections to the surrounding context, making it feel isolated, unused and thus, unwelcoming.
- 6 INAPPROPRIATE** plantings under oak trees endanger the oak trees health by requiring summer water, undermining soil mycorrhizae. Irrigation system is terribly designed.
- 7 AD-HOC** sustainability features like the dry creek bed are well intentioned, but poorly executed.
- 8 DEFICIENT** pedestrian features like consistent sidewalk shade, mass transit, sitting areas and signage result in an unfriendly, aimless experience.
- 9 OVER PLANTED** tree canopy results in an unwelcoming ground level experience and inability to apply program to the area.
- 10 DEARTH** of alternate transit amenities; minimal bike racks, bike lanes with bus shelters located in the hot summer sun.
- 11 DIFFICULT GRADING** prevents easy connection of spaces and prevents easy flow and vantage points throughout the site.
- 12 POOR** pedestrian circulation. While ambling walks are wonderful, the site has no clear hierarchy of circulation, resulting in a meaningless pedestrian voyage throughout the space.

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Opportunities

- 1 KEYSTONE SPECIES** are present on the site in the form of mature oak trees— no other plant provides as much ecological value as an oak tree in the state of California.
- 2 LARGE ROOF SURFACES** allow for the collection of large amounts of rainwater to store for use in the dry season.
- 3 LARGE OPEN SPACES** allow for the creation of areas tailored to a specific program to drive community engagement with the site.
- 4 NEARBY DEVELOPMENTS** can serve to amplify the site by creating more of a destination for the general public than just the site alone.
- 5 AMPLE PARKING** at the site allows for many different sized gatherings to occur without crowding neighborhoods.
- 6 REMOVING ANGULAR TERRACES** on the ground floor and replacing them with stairs can improve access to the building.
- 7 SIDEWALK CAN BE WIDENED** to create a pedestrian friendly frontage that allows viewpoints into the site, inviting further exploration and utilization from the public.
- 8 BUS STOP** can be enhanced to made more comfortable and encourage mass transit users to visit the site.
- 9 EXISTING GRADE** can be used to create a variety of experiences and spaces that are revealed as the user traverses the site.
- 10 SECONDARY ENTRANCES** can be used for other functions like loading docks and employee access once pedestrian circulation is addressed.
- 11 EXISTING GATHERING SPACES** can be repurposed to draw pedestrians inwards in the form of educational areas or coffee shops for the 200 or so employees on site.
- 12 EXISTING ART** can be expanded to create an art walk.

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INSPIRATION





SITE ANALYSIS

03



Land Use Legend

The city of Thousand Oaks has defined a downtown core to focus denser developments to create a more walkable, less car-oriented, space in the city.

- 1 RESIDENTIAL ZONING** includes densities from 1 to 30 dwelling units per acre, as well as mobile home parks.
- 2 MIXED USE ZONING** Low density mixed use zoning with 20 to 30 dwelling units per acre and a Floor Area Ratio of 0.25
- 3 COMMERCIAL ZONING** Commercial zoning with a Floor Area ratio of 0.5.
- 4 INSTITUTIONAL ZONING** Areas zoned for public or quasi-public uses, including the site.
- DOWNTOWN CORE BOUNDARY**
- SITE BOUNDARY**

City Legend

- | | |
|----------------------------|-------------------------------|
| A City Hall | B Fred Kavli Theater |
| C Senior Facility | D Mastro's Steakhouse |
| E Urgent Care | F West Side Parcel |
| G Future Residences | H The Lakes |
| I Cafe Ficelle | J Gardens of the World |





Soil Legend

There are four main soil types present in the immediate area. Their presence indicates previous volcanism, confirmed by Conejo Mountain 8 miles away. The amount of weathering indicates the site is on a former riparian area, adjacent to the now buried Arroyo Conejo which ran where the building stands.

- 1 URBAN SOIL & GILROY SERIES** Urban soil is created from cut, fill and construction and does not represent the original soil type. The Gilroy Series is the remnant, original soil, which was created from igneous rocks weathering. It is loamy and fine in texture. Ecologically it would support annual native grasslands. This makes sense since this soil lies at the bottom of the local watershed.
- 2 HAMBRIGHT SOIL SERIES** is shallow in depth and found on steep slopes. It is made from weathered igneous rocks or basaltic flows. This is in line with the region since Conejo Mountain used to be an active volcano. Typical vegetation is scrub oak and grasses.
- 3 LINNE SOIL SERIES** is fairly deep, loamy in texture and is made from weathered soft shale. This soil most likely originated from the tributary to the Arroyo Conejo to the north; it weathered and eroded off the hill before being washed downslope to its current location. Annual grasses, coastal sage scrub and oak grow in it.
- 4 CIBO SERIES** is a deep soil, fine in texture whose main component is clay made from igneous rocks. The presence of clay indicates a long period of weathering since clay is the last soil particle to develop during soil formation. Typical vegetation is native grasslands and forbs.

- SITE BOUNDARY**
- ARROYO CONEJO**
- ARROYO CONEJO TRIBUTARY**

City Legend

- A** City Hall
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Figure Ground

Figure ground shows us the density of the built environment by rendering all buildings as black and everything else as white.

In dense cities, buildings are built right to the edge of the road and define the mass and envelope of spaces. Dense cities are walkable.

Here, we see Thousand Oaks; its density is low with buildings set back from the streets to provide parking for cars.

This creates an unwelcoming experience to pedestrians and forces all users in the city to disconnect from the city fabric and drive.



City Legend

- | | |
|----------------------------|-------------------------------|
| A City Hall | B Fred Kavli Theater |
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| G Future Residences | H The Lakes |
| I Toyota Dealership | J Gardens of the World |





Zone Legend

The site has been broken down into four distinct zones so analysis and solutions can focus on the specific area they are located in. The zones are:

- 1** **ZONE 1** is comprised of the western parking lot, a section of the paths that border the parking lot, and the primary entrance to City Hall on the 2nd Level, and the primary entrance to the Fred Kavli Theater on the third level.
- 2** **ZONE 2** is the majority of the open space on the northern side of the building. It holds a large amount of the heritage oaks, the dry river bed, several art installations and the largest open area the site holds.
- 3** **ZONE 3** is situated on the eastern side of the building and holds the largest topographic changes on site. Oak trees and picnic areas currently occupy the site, along with one of the entrances to the Fred Kavli Theater on the third level.
- 4** **ZONE 4** includes the streets of Thousand Oaks Boulevard to the north, The Lakes Drive to the East, and Dallas Drive to the West.

Building Legend




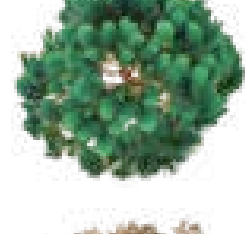

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Tree Legend

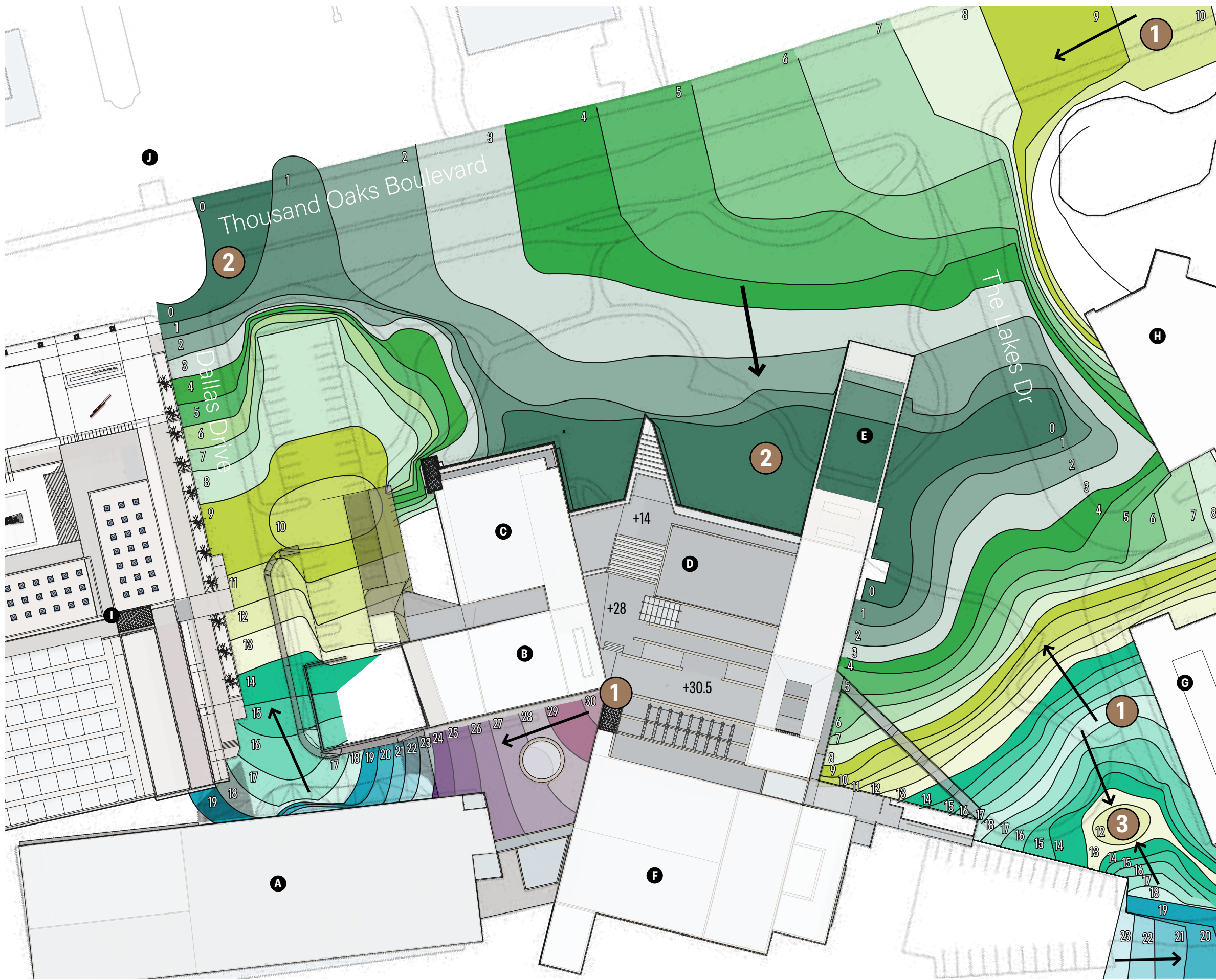
The site has a variety of tree species present, from fully mature, native Valley Oak trees to non-native Chinese Pistache.

- 
VALLEY OAK also known as *Quercus lobata*. One of the longest lived native oaks in California and North America. Deciduous in winter.
- 
COAST LIVE OAK also known as *Quercus agrifolia*. The most widespread native oak in California. Evergreen all year.
- 
SYCAMORES please note this includes native *Platanus racemosa* and non-native *P. hybrida*. *P. racemosa* is much more ecologically valuable.
- 
DEODAR CEDAR also known as *Cedrus deodara*. This tree is non-native and originally from the Himalayas.
- 
NON-NATIVE TREES such as Chinese Pistache, Crepe-Myrtle, Mexican Ash, and California Pepper Tree.

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Contour Legend

The site has a wide range of topography that presents unique issues with drainage and building. All units are in feet. Contour interval is 1'.

Contour Height



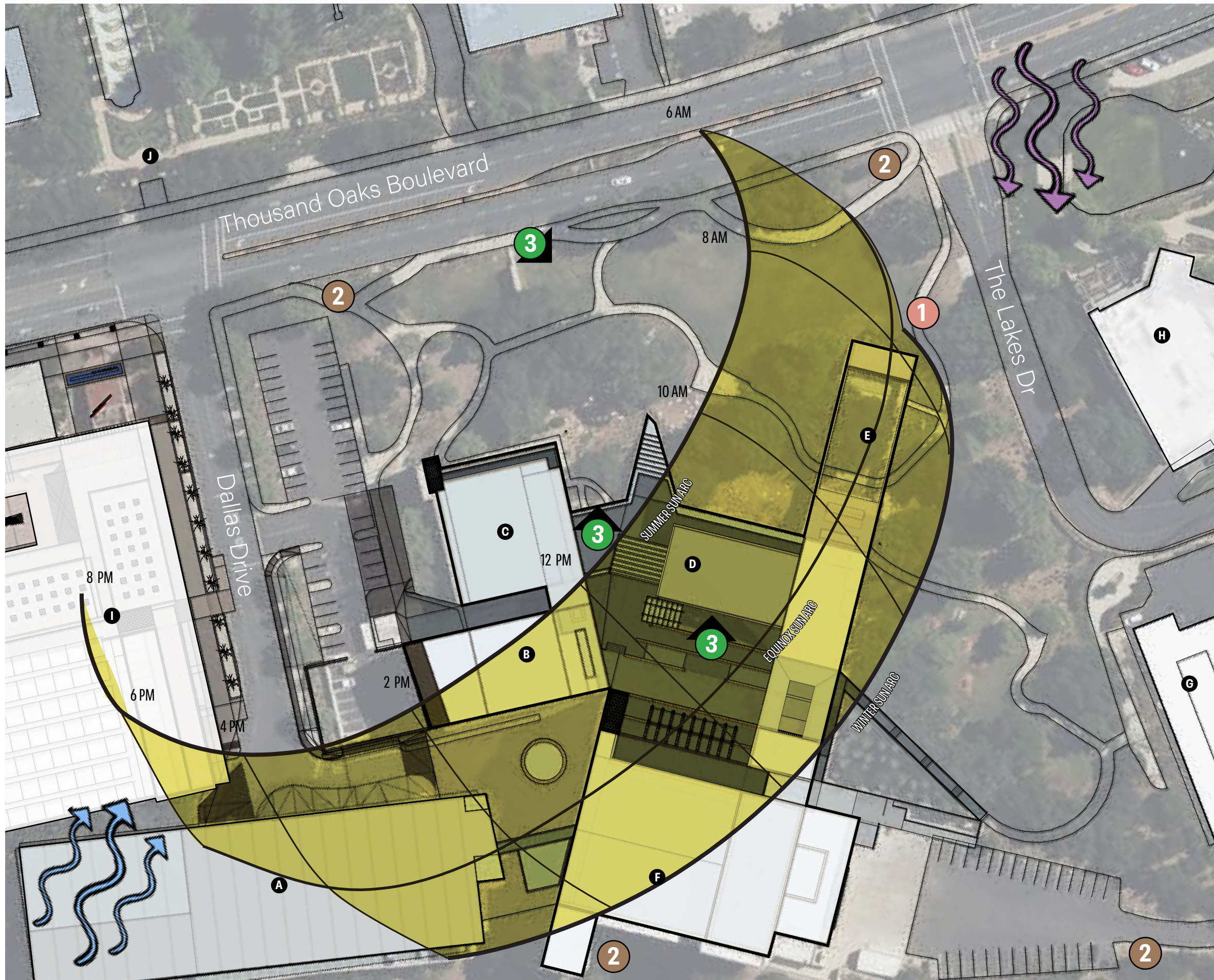
Hydrology

- Water Flow
- 1** High Point
- 2** Low Point
- 3** Basin

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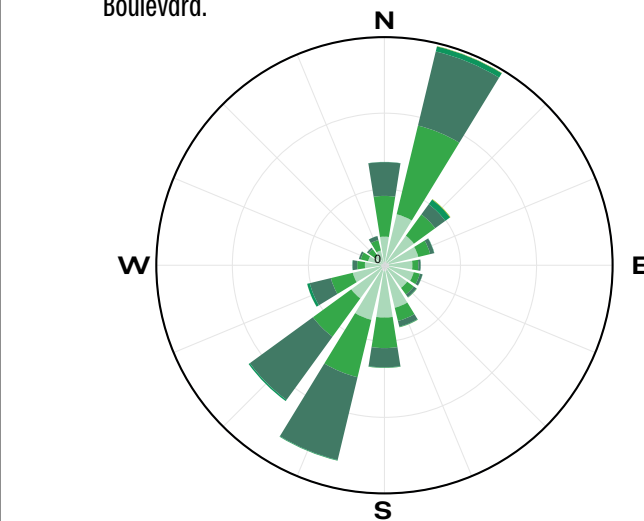




Environmental Legend

Sun, wind, noise, and views are analyzed for their potential impact to the site.

- 1 SUN** Particular attention should be given to the sun height and arc in the Summer, when average temperatures rise to 81° F.
- 2 NOISE** Audio pollution from Thousand Oaks Boulevard and the 101 Freeway should be mitigated as much as possible.
- 3 VIEWS** Thousand Oaks' rolling hills and unique geology present an excellent view shed, though they are blocked by the Parking Structure, the mature trees, and the CAP building itself.
- PREVAILING WIND** The prevailing wind direction is from the South West and can be used to help provide cooling for members of the community at the Civics Art Plaza.
- SANTA ANA WINDS** Santa Ana winds present a serious concern during fire weather since they can blow embers for miles. Ember breaks composed of evergreen trees and fire resistant shrubs should be utilized along Thousand Oaks Boulevard.



1-5 5-10 10-15 15-20 20-30
Wind Rose for Thousand Oaks. Wind speed is in miles/hour, Source: Meteo Blue

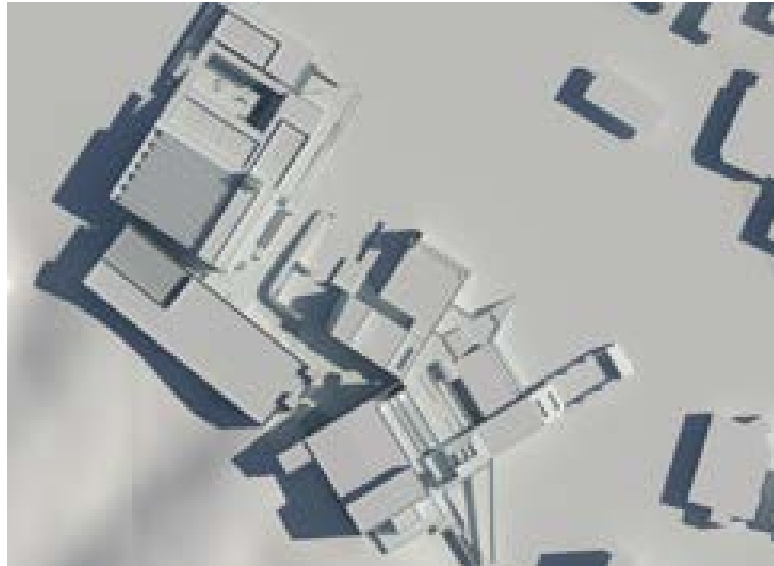
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Summer Solstice

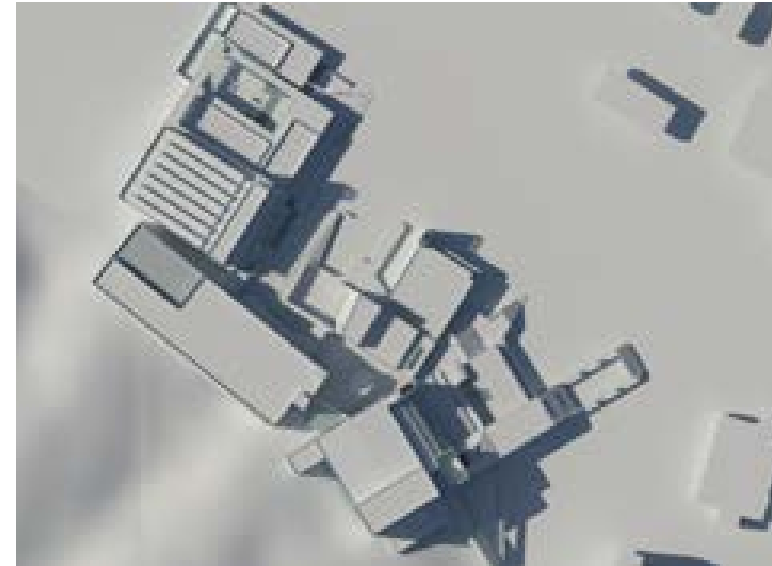
8:00 AM



1:00 PM



4:00 PM

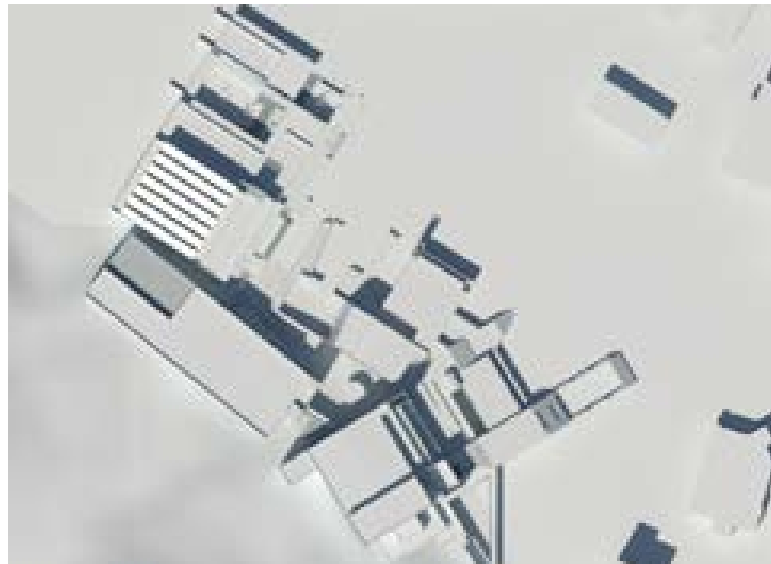
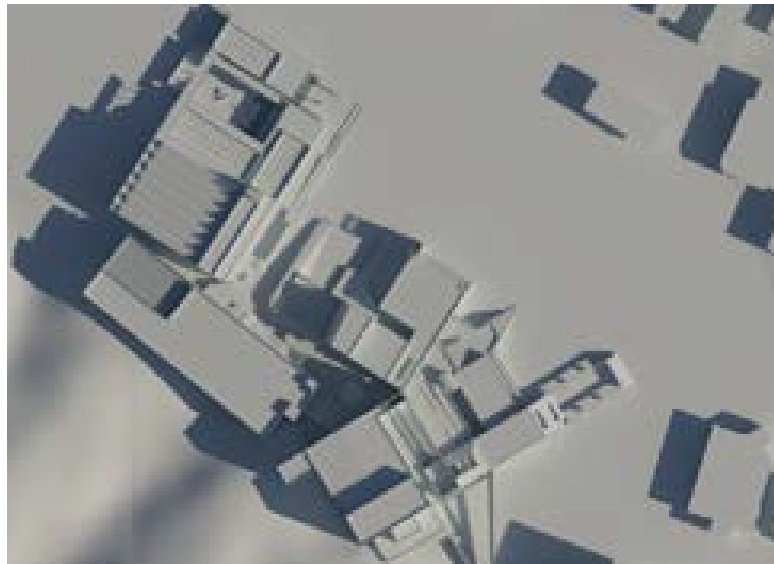


Summer Solstice occurs between June 20th and June 22nd in the northern hemisphere. It is the longest day of the year.

The sun rises at 5:45 AM and sets at 8:11 PM.

The day is 14 hours and 20 minutes long.

Equinox



There are two Equinoxes, each marking equal amounts of daytime and nighttime between the two Solstices. The Autumnal Equinox is around September 22nd while the Spring Equinox is around March 20th.

The sun rises at 6:30 AM and sets at 6:30 PM.

The day is 12 hours long.

Winter Solstice



Winter Solstice occurs between December 21st and December 22nd in the northern hemisphere. It is the shortest day of the year.

The sun rises at 6:57 AM and sets at 4:49 PM.

The day is 10 hours long.





Circulation Legend

The site has a poor circulation pattern with hard to find access points, leading to general underutilization of the space.

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

- Vehicular Site Access Point
- Pedestrian Site Access Point
- Primary Building Access Point
- Secondary Building Access Point
- Bicycle Rack
- Bus Stop

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**CONCEPT
DEVELOPMENT**

04



Schoenoplectus acutus (Tule)

TULE is a riparian plant that most likely grew at the site back when it was a perennial creek, precolonial. Tule grows in thickets and clumps, with many stalks growing from the marshy ground. It used to be widespread across Los Angeles and Ventura Counties before we destroyed the hydrology of the region by taking rainwater and shunting it to the ocean as fast as possible.

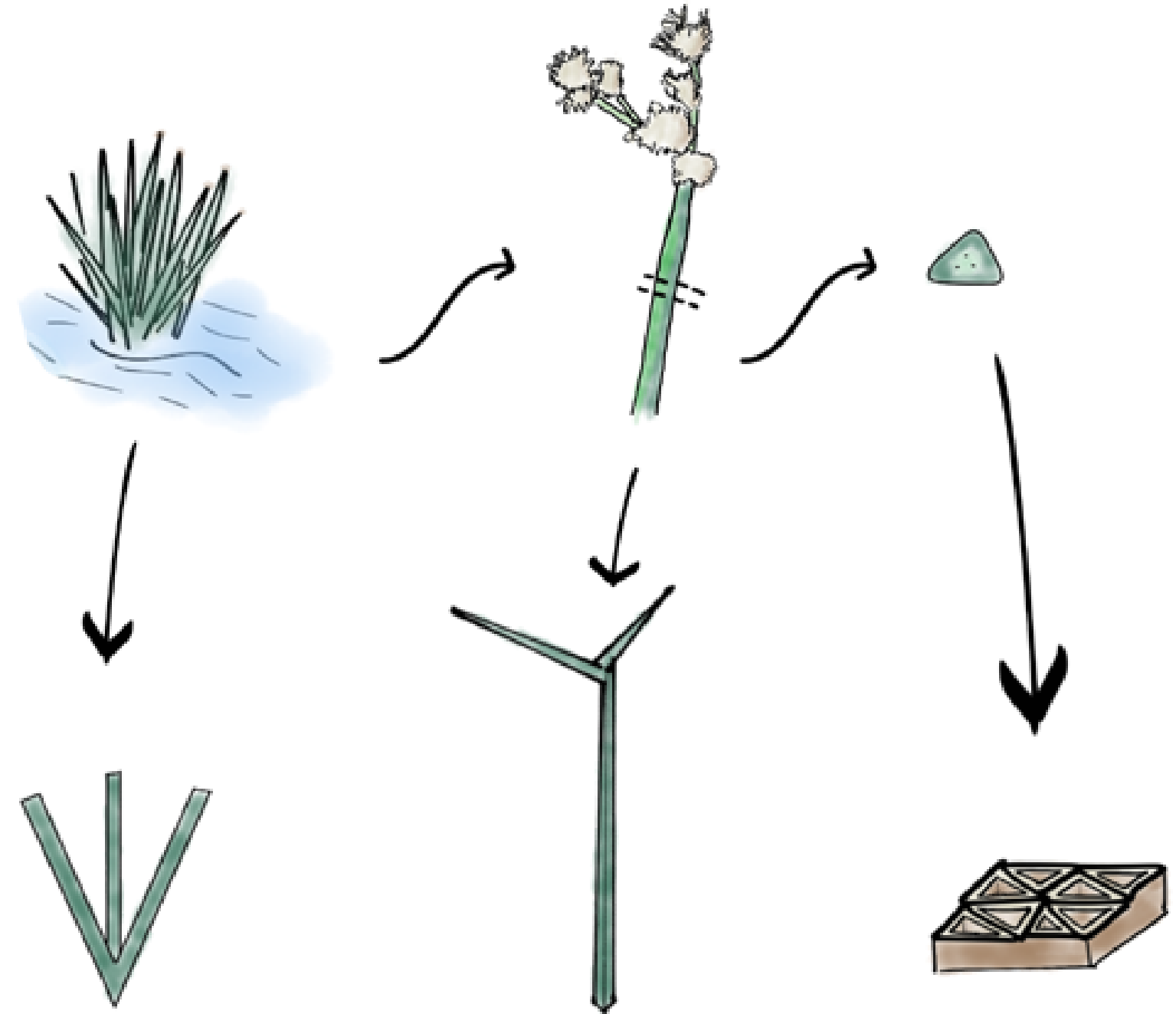
When Tule flowers, the end erupts in a series of small peduncles (stalks that support the flowers) that point in several different directions from the main stem.

Tule is a member of the Cyperaceae (Sedge) family of plants. All Sedges have roughly triangular stems when you look at them in cross-section.

Tule's unique botanical characteristics informed many of the forms of the site, from planters to lighting standards, shade structures to support columns.

Before colonization, Tule was used by the Chumash for the construction of their homes, called Ap's. Tule is a versatile, flexible, building material.

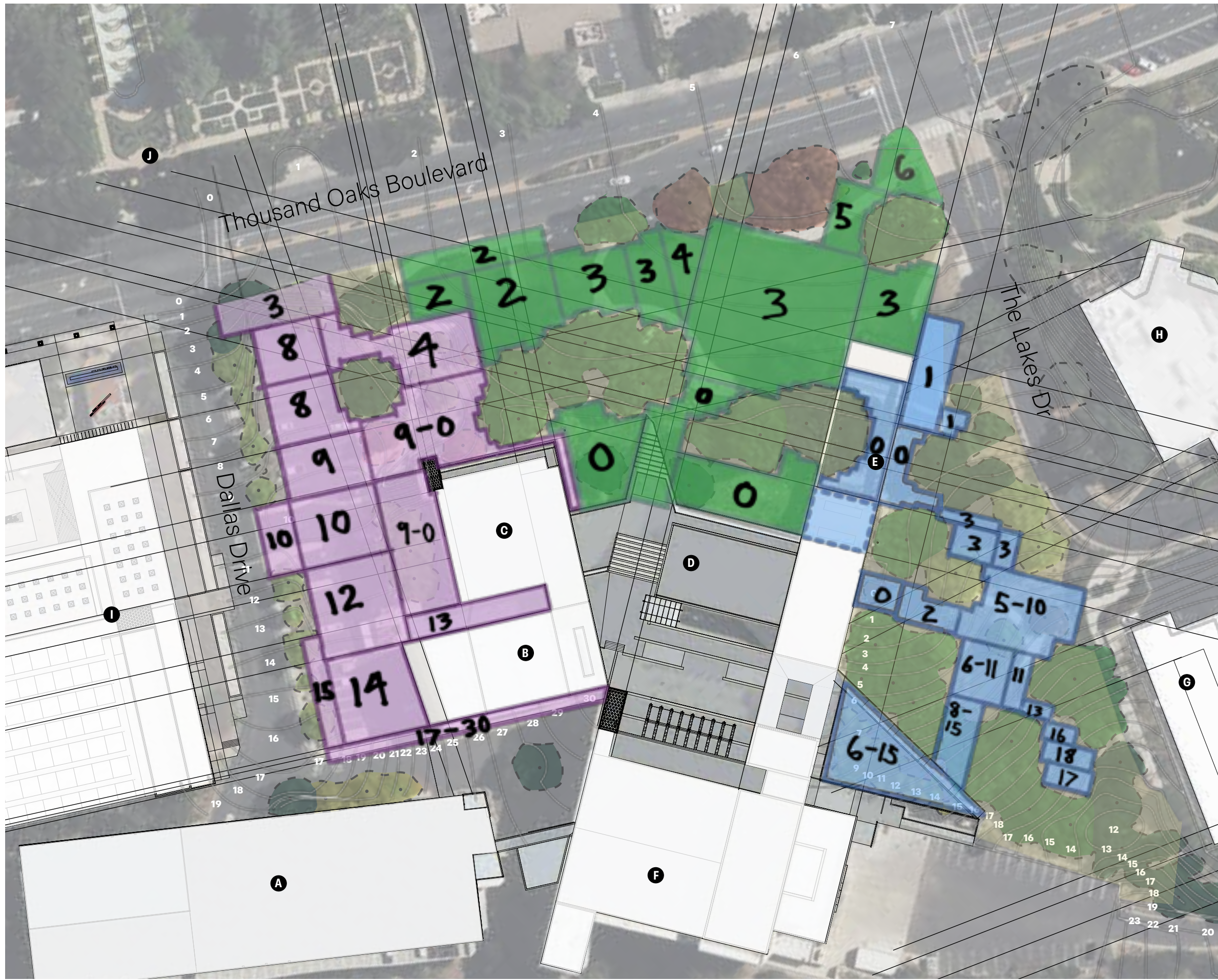
Rather than just using Tule's characteristics as an inspiration for the design, I feel it is important to re-introduce Tule to the site.



SUPPORT COLUMNS

LIGHTING STANDARD

SHADE STRUCTURE



Regulating Lines

Regulating lines relate the landscape back to the structures that form the surrounding envelope, ensuring the landscape is pertinent to the context. Large, bold numbers indicate the elevation. Uncolored areas represent protected trees.

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Hardscape Legend

Spaces are defined by surfaces and retaining walls, in black ink, below.

- 1 ENTRY provides clear sense of destination at pedestrian scale.
- 2 PEDESTRIAN PLAZA provides passive space.
- 3 TOT LOT creates play opportunities for young families.
- 4 CITY PLAZA drivable hardscape space for fairs etc.
- 5 REST AREA flexible space for passive uses like reading.
- 6 TRANSITION links plaza to upper theater levels.
- 7 LOADING DOCK covered with deck as a roof.
- 8 BRIDGE provides pedestrian access to the site and The Lakes.

- 1 TRANSIT pedestrian friendly space encouraging mass transit.
- 2 ART WALK rotating local art displays to encourage visits.
- 3 AMPHITHEATER flexible hardscape for concerts movies etc.
- 4 ENTRY provides clear sense of destination at pedestrian scale.
- 5 POND creates ecological habitat and rainwater infiltration.
- 6 STAIRS entrance for visitors to access middle tiers of CAP.
- 7 CONNECTOR provides pedestrian linkage.
- 8 LAWN provides passive softscape for families.

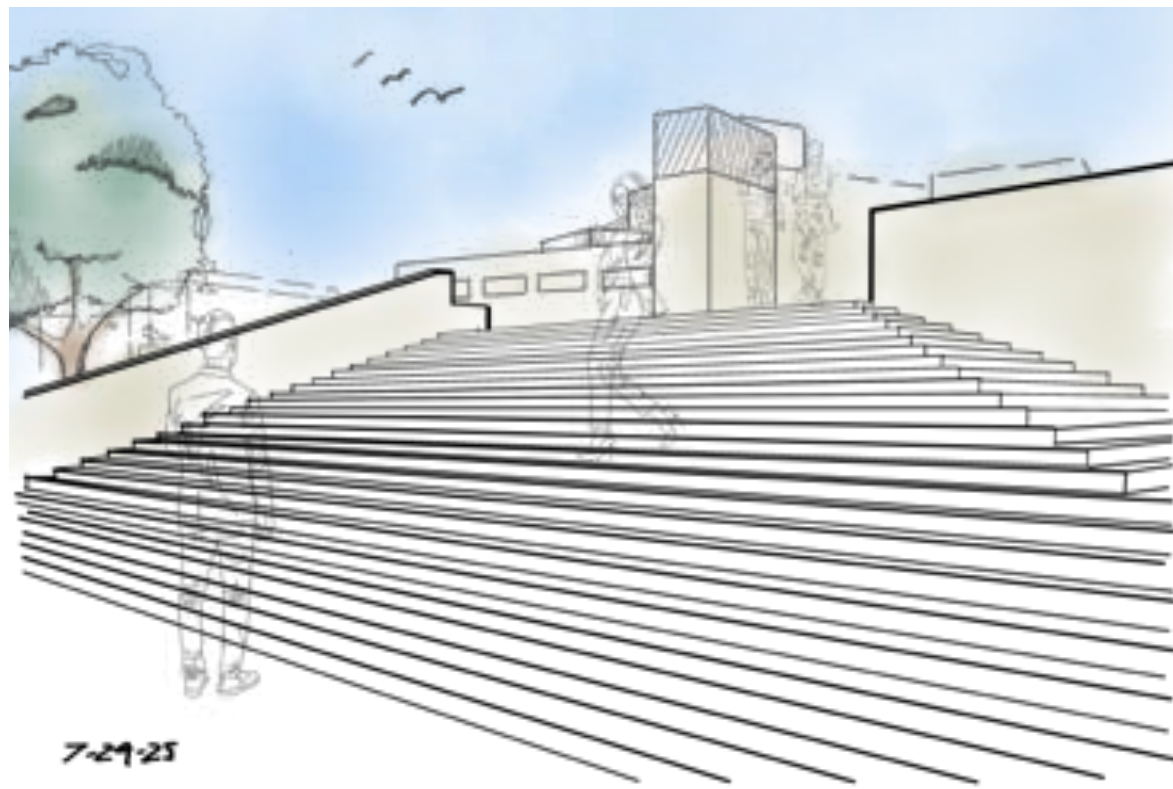
- 1 ENTRY provides clear sense of destination at pedestrian scale.
- 2 DINING allows for longer visits from visitors or employees.
- 3 REST AREA flexible space for passive uses like reading etc.
- 4 OAK HABITAT creates ecological habitat.
- 5 STEM CENTER creates learning enrichment for older children.
- 6 FLEX LAWN & SPLASH PAD provides recreation.
- 7 AMPHITHEATER flexible for plays or education.
- 8 CULTURAL CENTER honors history of Chumash in Thousand Oaks and creates learning opportunities for traditional ecological knowledge.

Building Legend

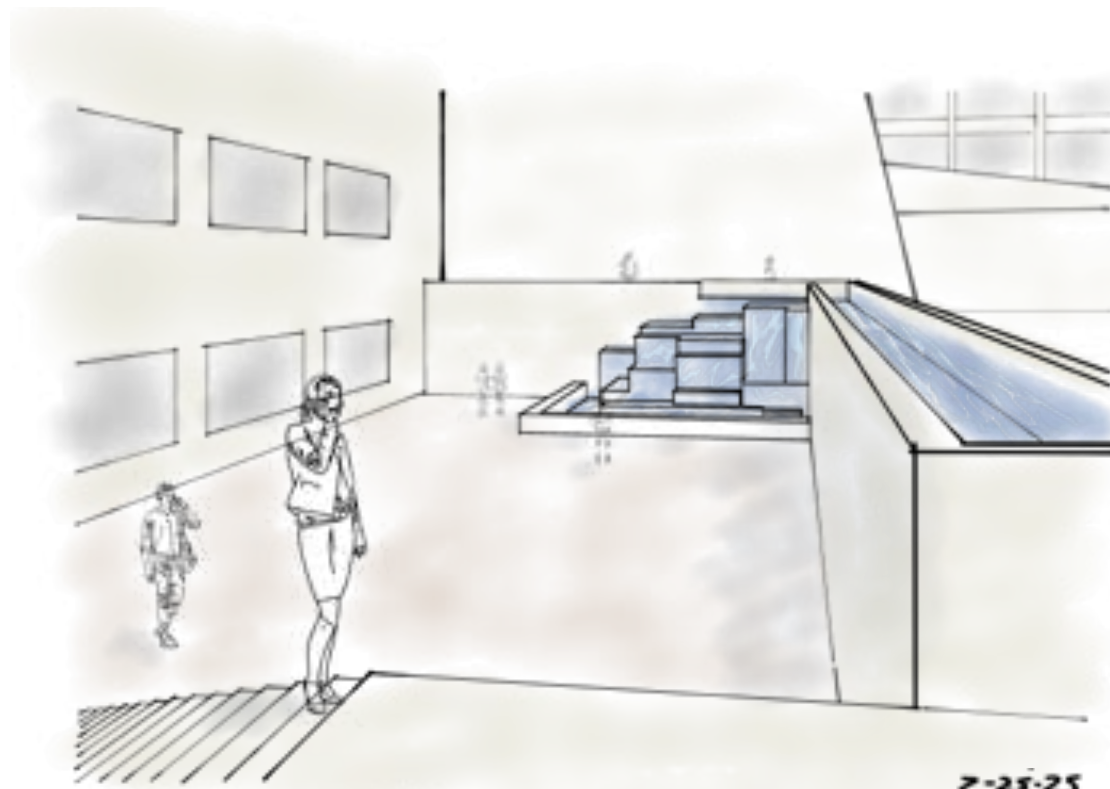
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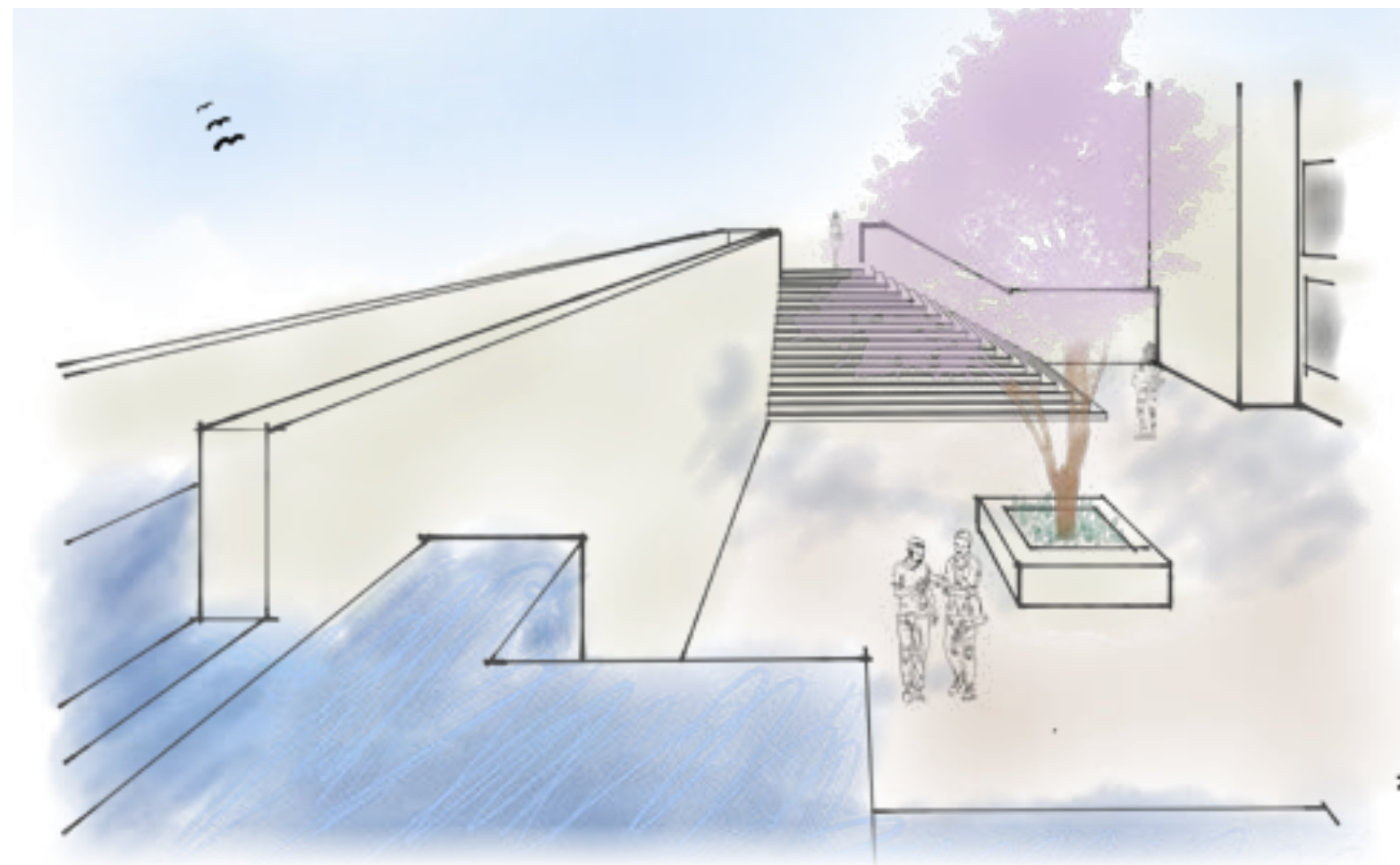




1 STAIRCASE ENTRY FROM DALLAS AND THOUSAND OAKS BLVD.



2 WALKING INTO COURTYARD BY CITY HALL ENTRANCE.

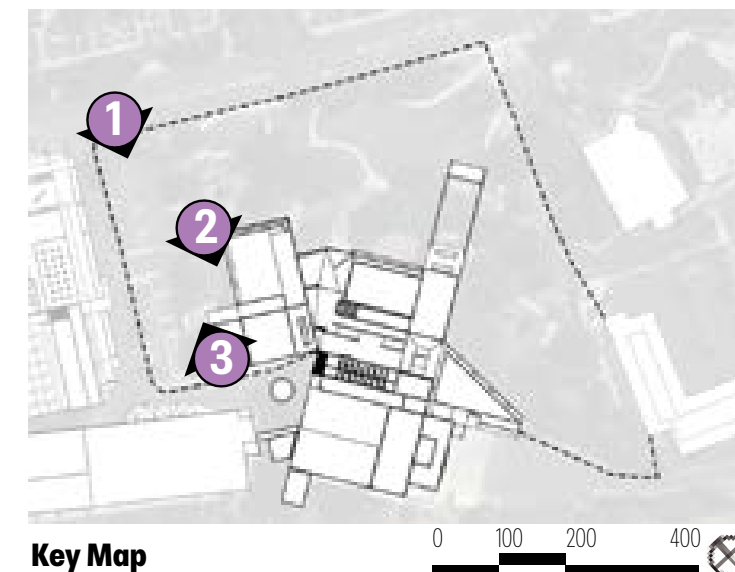


3 VIEW OF COURTYARD FROM CITY HALL ENTRANCE.

Process Perspectives

Process sketches exploring potential ideas.

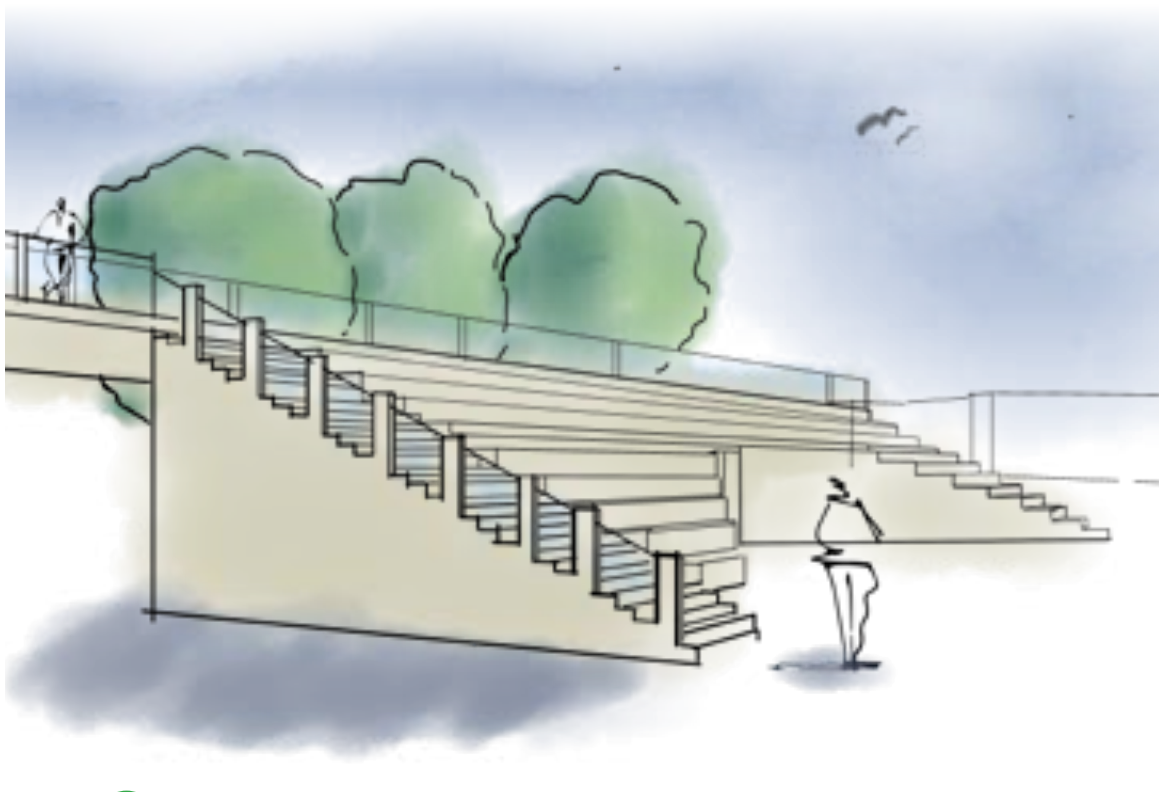
- 1 ENTRY** A large staircase provides a destination clue to visitors to the Civic Arts Plaza. This idea
- 2 WATER FEATURE** an abstracted Conejo Mountain Fountain provides another clue to visitors to come to the end of the space where they can discover the entrance to City Hall.
- 3 COURTYARD** provides a peaceful place for respite for workers at City Hall. The tree in Perspective 3 will be added into Perspective 2.



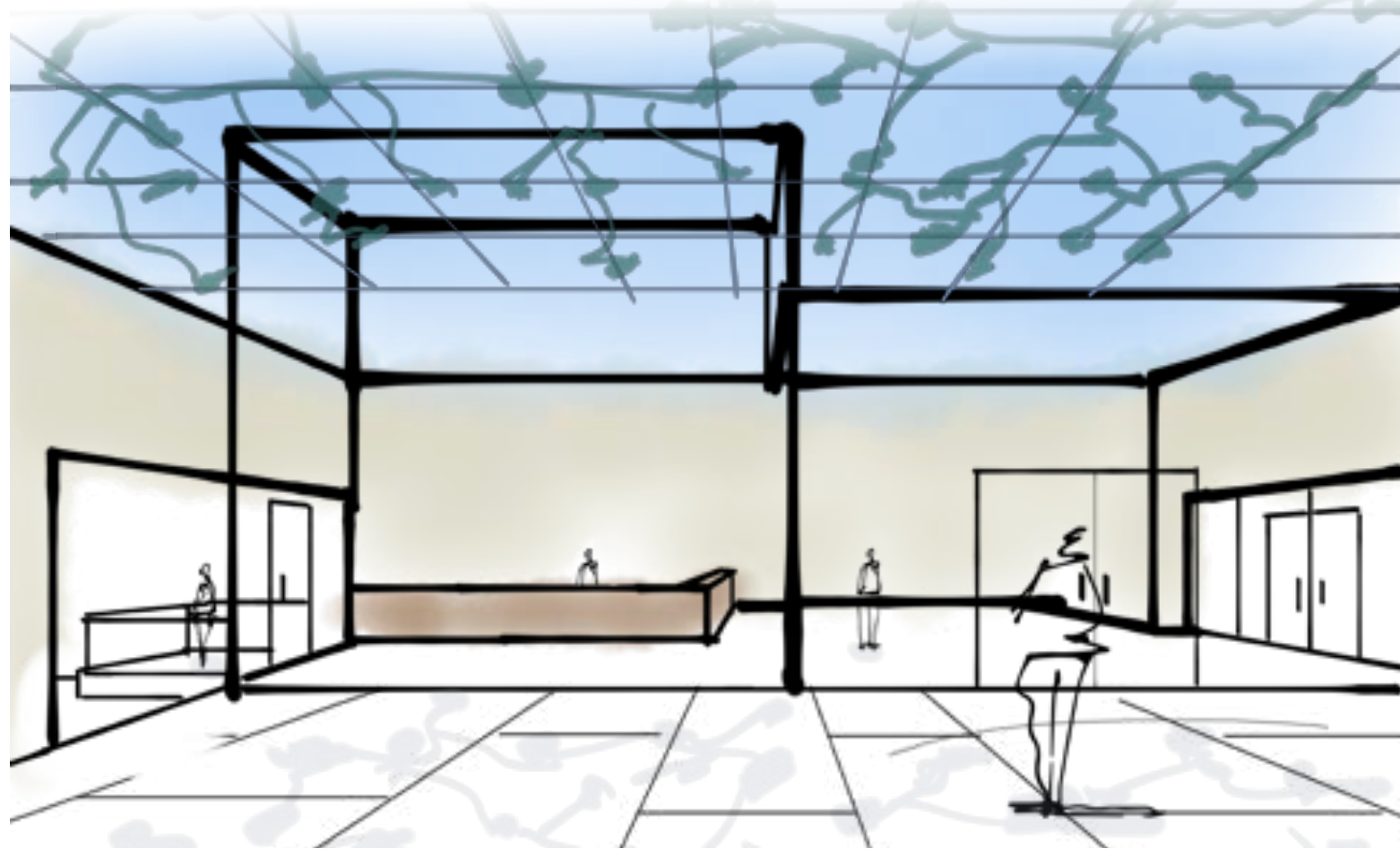
Key Map



1 PAVILION IN MARY & RICHARD CARPENTER PLAZA PARK.



2 CONCEPTUAL AMPHITHEATER SEATING IN CARPENTER PARK.

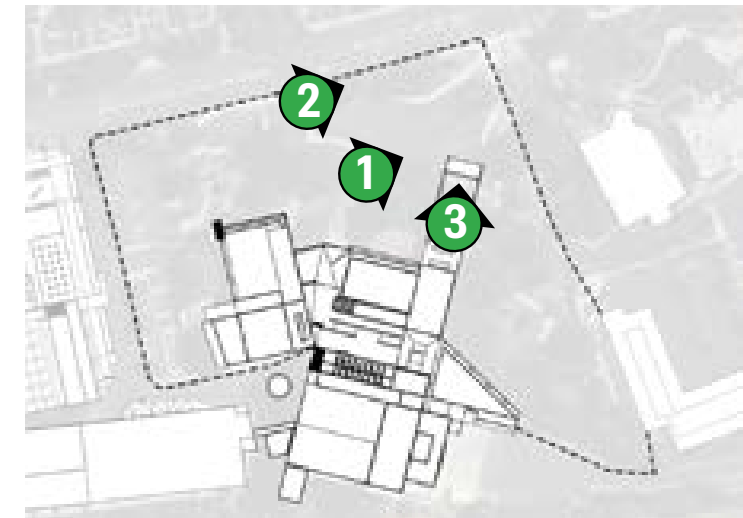


3 COFFEE SHOP INSIDE FORMER OUTDOOR THEATER.

Process Perspectives

Process sketches exploring potential ideas.

- 1 OAK FORUM** A Pavilion allows for small outdoor performances and gatherings of various scales.
- 2 SEATING** is incorporated into the bridge to allow for easy access. The seating shields the Plaza space from road noise. Seating will be updated to match the Enlargement at a later date.
- 3 CAFE** is located where the existing outdoor theater is. This provides the city a source of revenue for the space while also providing services to the 200 employees on site.



Key Map



DESIGN DEVELOPMENT

05



Site Plan Legend

Illustrative Site Plan for the entirety of the Thousand Oaks Civic Arts Plaza.

- 1 **ARROYO WALK** creates a destination at human scale.
- 2 **GRAPEVINE GROVE** provides passive space and shade.
- 3 **TOT LOT** creates play opportunities for young families.
- 4 **SUMMIT SQUARE** drivable hardscape space for fairs etc.
- 5 **GATHERING GROTTTO** flexible space for passive uses.
- 6 **REST AREA** informal sitting space for passive uses.
- 7 **LOADING DOCK** covered with deck as a roof.
- 8 **CONEJO CROSSING** provides pedestrian access to the site and The Lakes.

- 1 **BUS STOP** a pedestrian space encouraging mass transit.
- 2 **ART WALK** rotating local art displays to encourage visits.
- 3 **OAK FORUM** flexible pavilion for concerts movies etc.
- 4 **THE SPRINGS ENTRY** creates identity at human scale.
- 5 **TULE WETLANDS** creates ecological habitat.
- 6 **CIVIC STAIRS** stairs to access middle tiers of CAP.
- 7 **GATHERING GROVE** creates shady gathering place.
- 8 **CONEJO CROSSING** links the site and the Lakes.

- 1 **VISTA WALK** connects residences to CAP.
- 2 **DINING** allows for longer visits from visitors or employees.
- 3 **REST AREA** flexible space for passive uses like reading etc.
- 4 **OAK OVERLOOK** creates ecological habitat.
- 5 **STEM CENTER** creates learning enrichment for older children.
- 6 **FLEX LAWN & SPLASH PAD** provides recreation.
- 7 **SYCAMORE STEPS** flexible for plays or education.
- 8 **WILLOW WAY** nature walk to Chumash Cultural Center.
- 9 **CULTURAL CENTER** honors history of Chumash in Thousand Oaks and creates learning opportunities for traditional ecological knowledge.

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0 20 40 80





Tree Plan Legend

Illustrative Planting Plan for the Civic Arts Plaza.

-  **EXISTING OAK**
Quercus lobata, Quercus agrifolia
-  **NEW OAK**
Quercus lobata, Quercus agrifolia
-  **WINTER DECIDUOUS**
Platanus racemosa
-  **RIPARIAN**
Salix lasiolepis
-  **SMALL EVERGREEN**
Prunus ilicifolia ssp lyonii
-  **SMALL ACCENT**
Cercidium 'Desert Museum'
-  **SMALL ACCENT**
Cercis occidentalis
-  **DECIDUOUS SPECIMEN**
Aesculus californica

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0 20 40 80





Planting Plan Legend

Illustrative Planting Plan for the Civic Arts Plaza.

- OAK SAVANNA MIX** *Achillea millefolium, Stipa pulchra, Aristida purpurea, Eschscholzia californica, Amsinckia menziesii, Lupinus succulentus, Melica imperfecta.*
- SHRUB MIX** *Salvia mellifera, Salvia apiana, Salvia leucophylla, Eriogonum fasciculatum, Salvia clevelandii, Diplacus aurantiacus, Ceanothus cuneatus, Cleomella arborea.*
- UNDER OAK MIX** *Solanum xanti, Salvia spathaceae, Frangula californica, Iris douglasiana, A. millefolium, Scrophularia californica, M. imperfecta, D. aurantiacus*
- RIPARIAN MIX** *Juncus patens, Schoenoplectus acutus, Schoenoplectus californicus, Baccharis salicifolia, Erythranthe guttata, Erythrae cardinalis, Anemopsis californica*
- BUNCH GRASS MIX** *Muhlenbergia rigens, Elymus condensatus, Sporobolus airoides, Stipa cernua, S. pulchra*

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0 20 40 80



RIPARIAN MIX



Achillea millefolium 'Island Pink'



Stipa pulchra



Amsinckia menziesii



Lupinus succulentus



Eschscholzia californica

SUN: Full Sun to Part Shade
WATER: WUCOLS 10-30%
RANGE: Typically found in open areas such as flats, recently burned areas, grasslands
CHARACTER: Typically low to the ground, below 2-3', Summer semi-deciduous with wildflowers fading in the Summer heat, only to renew again with the Winter rains.

SHRUB MIX



Salvia mellifera



Salvia apiana



Eriogonum fasciculatum



Ceanothus cuneatus



Cleomella arborea

SUN: Full Sun to Part Shade
WATER: WUCOLS 10-30%
RANGE: Typically found on south facing slopes and fast draining soils.
CHARACTER: Heights depend on cultivar and range from 3' to 6' feet, with a width anywhere between 4' to 8-12', predominantly evergreen with the exception of *D. aurantiacus*.

TALL SHRUB MIX



Heteromeles arbutifolia



Cercocarpus betuloides



Frangula californica



Malosma laurina



Rhus ovata

SUN: Full Sun to Part Shade
WATER: WUCOLS 10-30%
RANGE: Typically found on south facing slopes and fast draining soils.
CHARACTER: Heights depend on species but generally reach 12+ feet tall and equally wide, if not wider. All are evergreen and fire resistant due to deep root systems and well hydrated foliage.

UNDER OAK MIX



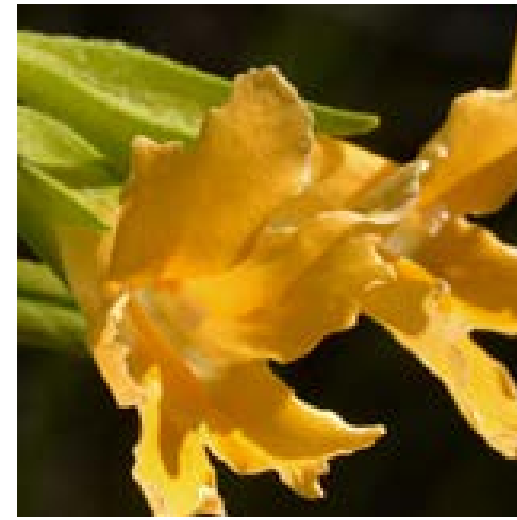
Solanum xanti



Salvia spathaceae



Iris douglasiana



Diplacus aurantiacus



Scrophularia californica

SUN: Part Shade to Shade
WATER: WUCOLS 10-30%
RANGE: Typically found on North slopes as under story plants in Chaparral or under oak trees, some plants closer to the drip line than others.
CHARACTER: Generally low, below 3', depending on species. Mix of evergreen to summer semi-deciduous, particularly with no irrigation.

RIPARIAN MIX



Juncus patens



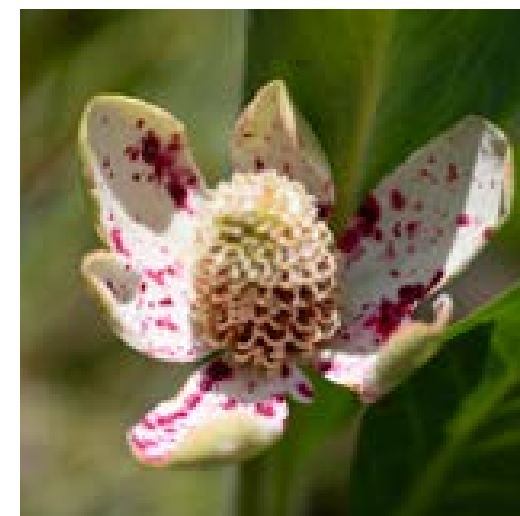
Schoenoplectus acutus



Erythranthe cardinalis



Baccharis salicifolia



Anemopsis californica

SUN: Full Sun to Part Shade
WATER: WUCOLS 80-100% or in Standing Water
RANGE: Typically found in or about standing or flowing water with consistently moist to semi-moist soils.
CHARACTER: Heights range from the 6' Tule to the diminutive Yerba Mansa, evergreen to completely summer deciduous.

BUNCH GRASS MIX



Muhlenbergia rigens



Sporobulus airoides



Elymus condensatus



Stipa pulchra



Stipa cernua

SUN: Full Sun to Part Shade
WATER: WUCOLS 10-30%
RANGE: Wide range from open flats to under story plantings depending on species.
CHARACTER: Heights vary based on species but predominantly 3'-6' for bunch grasses and 1'-3' for the Stipa genus, evergreen to summer semi-deciduous depending on water availability.

NEW OAKS



Quercus agrifolia

SUN: Full Sun to Part Shade
WATER: WUCOLS 10-30%
RANGE: Widely distributed, *Q. agrifolia* can be found in riparian adjacent locations, along with upslope Coastal Sage Scrub and Chaparral ecosystems.
CHARACTER: Towering trees reaching 50+ feet high and easily 35' ft across. *Q. agrifolia* is evergreen throughout the year.



Quercus lobata

SUN: Full Sun to Part Shade
WATER: WUCOLS 10-30%
RANGE: *Q. lobata* tends to be found in areas with more moisture and deep soils, with access to a water table.
CHARACTER: Towering trees reaching 60+ feet high and easily 50 ft across. *Q. lobata* is winter deciduous but makes up for the lack of winter leaves with a dramatic arrangement of branches.

WINTER DECIDUOUS



Platanus racemosa

SUN: Full Sun to Part Shade
WATER: WUCOLS 40-60%
RANGE: Widely distributed, though preferring riparian environments, particularly in warmer climates
CHARACTER: Tall, multi-branched trees reaching up to 80+ feet tall and 50+ feet wide, deciduous in the winter, providing solar gain in the winter and reducing solar gain in the summer.

FLOWERING ACCENT



Cercidium 'Desert Museum'

SUN: Full Sun
WATER: WUCOLS 10-30%
RANGE: Desert Museum is found in arid, dry washes, fast draining soils typically found in desert environs.
CHARACTER: A compact tree 20-30 ft in height and equally as wide, prune-able with delicate filtered shade and spectacular Spring time blossoms. Winter deciduous.



Cercis occidentalis

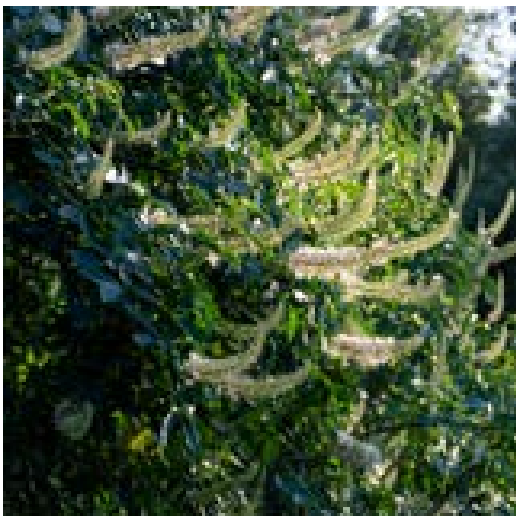
SUN: Full Sun to Part Shade
WATER: WUCOLS 10-30%
RANGE: Often found adjacent to, but not in, riparian streams in and around foothill and slopes. Requires cold winters to produce a profuse bloom.
CHARACTER: Compact multi-trunk tree 10-20 ft in height and 15 feet wide with copper tinged new foliage and persistent seed pods into the summer. Winter deciduous.



Chilopsis linearis

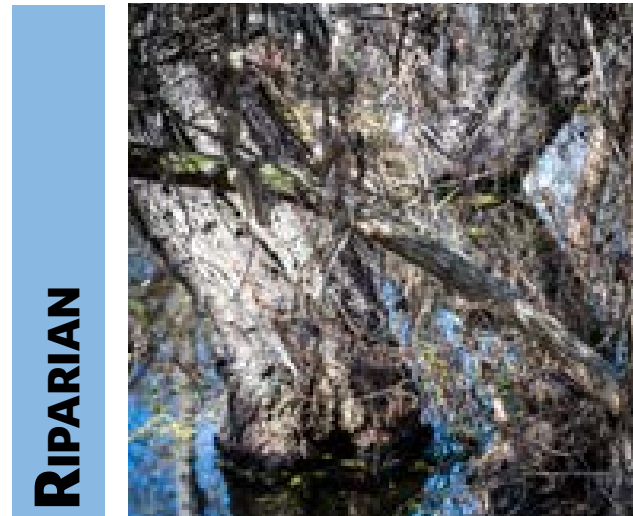
SUN: Full Sun to Part Shade
WATER: WUCOLS 10-30%
RANGE: Found near or in perennial desert streams or washes where water can be found deep in the soil.
CHARACTER: A multi trunk-tree 15-25 ft in height and 10-20 feet wide with narrow green leaves, deciduous in the winter, and a wide range of bloom colors like white, pink, lavender and red.

SPECIMEN TREE



Aesculus californica

SUN: Full Sun to Part Shade
WATER: WUCOLS 40-60%
RANGE: Widely distributed, though preferring riparian environments, particularly in warmer climates
CHARACTER: Tall, multi-branched trees reaching up to 80+ feet tall and 50+ feet wide, deciduous in the winter, providing solar gain in the winter and reducing solar gain in the summer.



Salix lasiolepis

RIPARIAN

SUN: Full Sun to Part Shade
WATER: WUCOLS 100%
RANGE: Found in bogs, marshes and other riparian places where soil is consistently moist.
CHARACTER: A compact tree to tall shrub reaching 35' tall and 15' wide. Columnar with a drooping appearance, it is an extremely important habitat plant. Deciduous in the winter, will bloom first before any other plant in the season.

SMALL EVERGREEN



Prunus ilicifolia ssp. lyonii

SUN: Full Sun to Part Shade
WATER: WUCOLS 10-30%
RANGE: From Catalina Island Chain but endemic to Southern California, typically found in Coastal Sage Scrub or Chaparral ecosystems
CHARACTER: A compact small tree, columnar in form reaching 40' high and 20' wide, evergreen with bright green leaves.



Zone 1-1 Enlargement

Enlargement for Zone 1 in the Northwestern Quadrant of the Civic Arts Plaza.

- 1 ARROYO WALK** accommodates grade change via a universally accessible ramp flanked by water cascades.
- 2 GRAPEVINE GROVE** allows for informal meetups or more formal programming depending on needs. Plaza has flexible seating to allow for informal meetings and shade structures for cooling.
- 3 WATER FEATURE** defines boundary between plaza and street while creating white noise to reduce traffic noise. Fountain is aligned to emphasize path to City Hall and invite guests inwards.
- 4 TOT LOT** insulated from the street and the rest of the site for safety. It is nestled between existing trees and has a large shade structure for desperately needed cooling.
- 5 TERRACED PLANTERS** insulate pedestrian plaza from street noise and create an envelope to enjoy the plaza.
- 6 WATER FEATURE** anchors and highlights City Hall, helping provide direction to newcomers by providing a focal point right next to the most convenient access point to City Hall.
- 7 CONEJO CROSSING** provides accessibility to the rest of the site and The Lakes without forcing pedestrians onto the adjacent Thousand Oaks Boulevard.

Building Legend

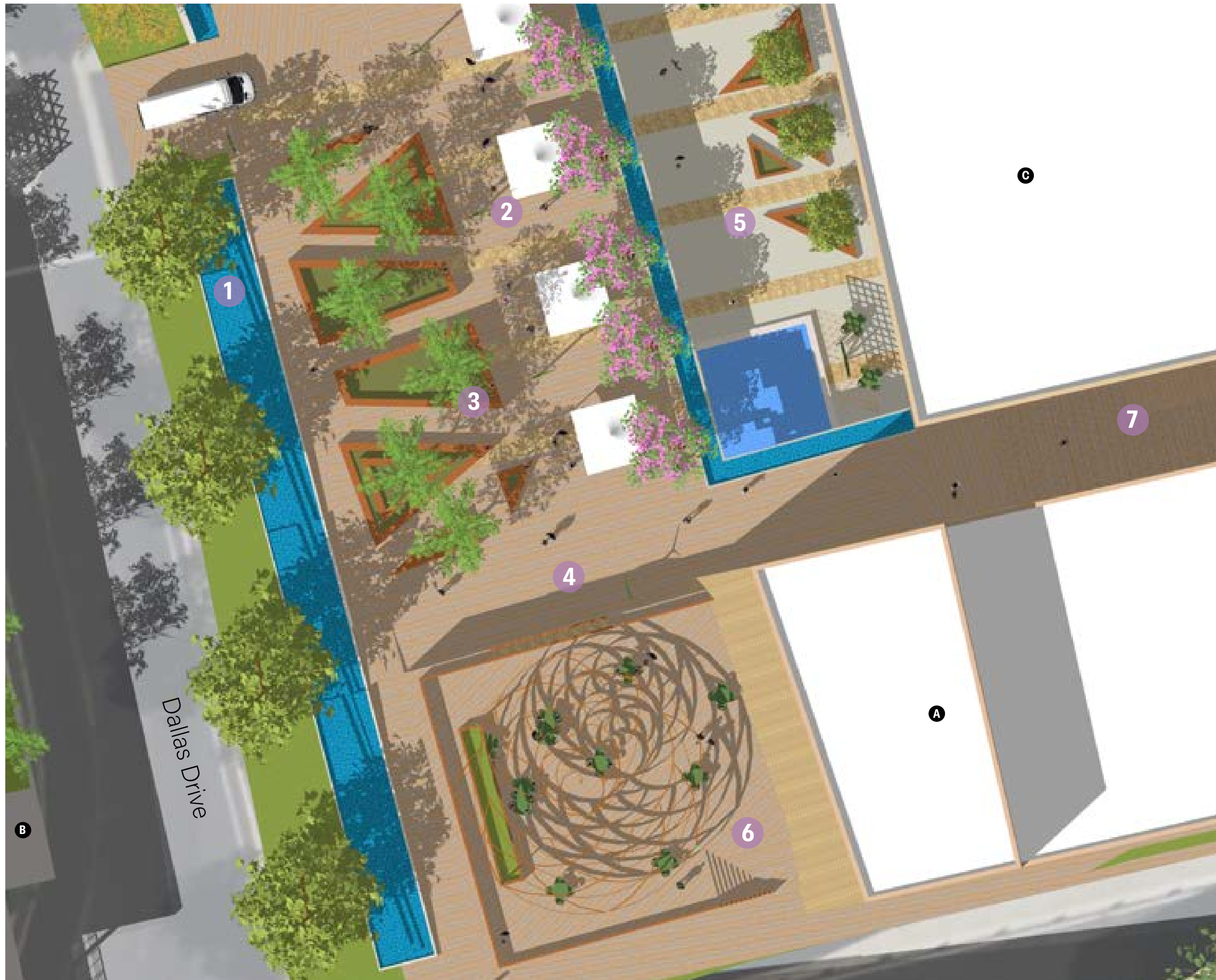
A City Hall

B West Side Parcel



Key Map





Zone 1-2 Enlargement

Enlargement for Zone 1 in the Northwestern Quadrant of the Civic Arts Plaza.

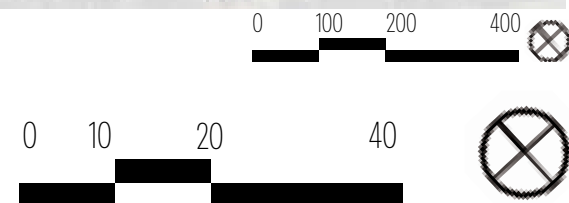
- 1 WATER FEATURE** isolates street from plaza, masking engine and vehicular noise.
- 2 SUMMIT SQUARE** allows for informal meetups or more formal programming depending on needs.
- 3 PLANTERS** further define the boundary between street and plaza while also providing shade and informal seating and screen the loading dock from view from the main entrance.
- 4 LOADING DOCK** access is maintained with a drivable surface from the street to the garage entrance. Garage entrance covered with a Coreten Steel gate to obscure it.
- 5 GATHERING GROTTTO** has a large fountain at end creating an isolated oasis from the rest of the plaza, with informal, flexible seating.
- 6 LOADING DOCK ROOF** is converted to a flexible event space that can host formal receptions pre or post theater events. A large shade structure covered in vines provides cooling.
- 7 CITY HALL ENTRANCE** now features the iconic 'basket' as an overhead structure to help emphasize the entrance as the destination, along with appropriate signage.

Building Legend

- A** Forum Theater
- B** West Side Parcel
- C** City Hall



Key Map



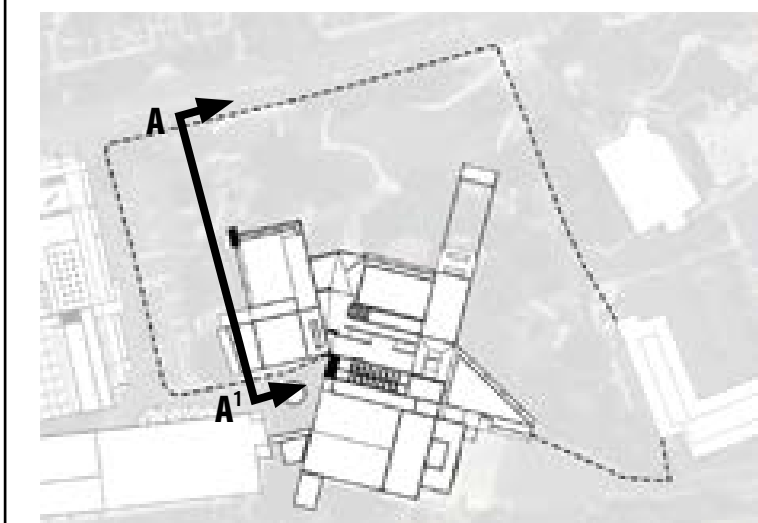
Section Looking East

Section for Zone 1 looking east towards the Lakes.

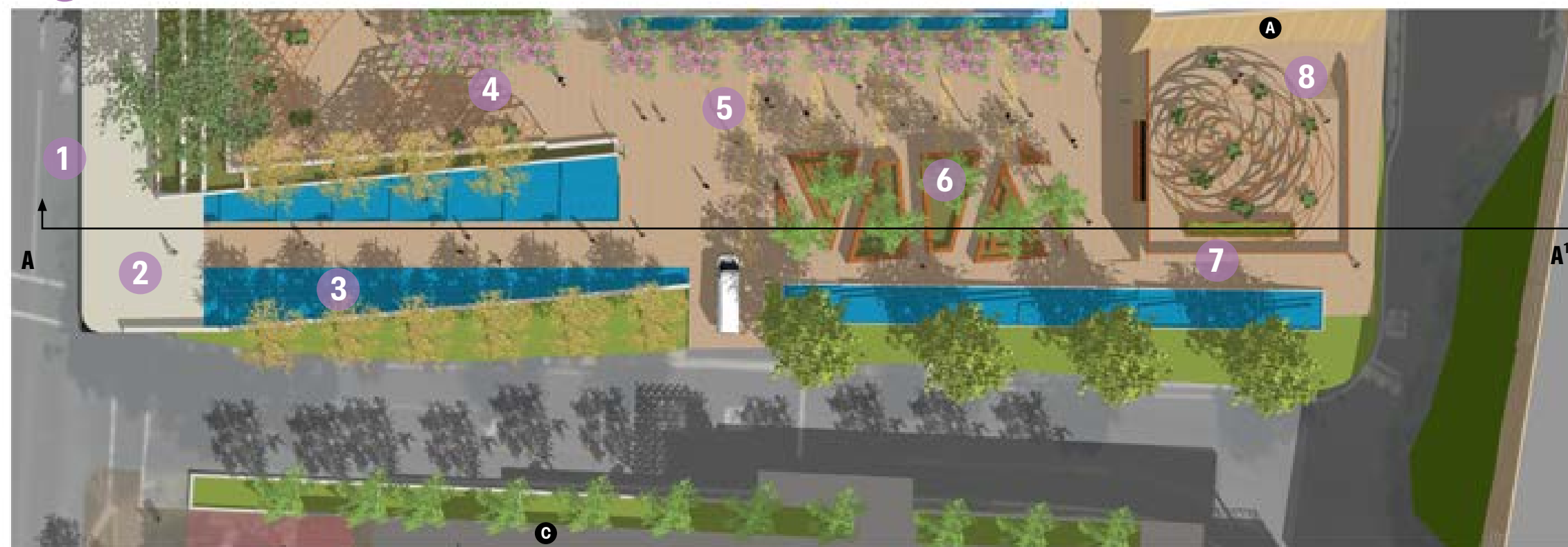
- 1 **THOUSAND OAKS BOULEVARD** has been narrowed to slow traffic for increased pedestrian safety.
- 2 **ARROYO WALK** provides entry to the site by flanking the universally accessible ramp with a pair of water features.
- 3 **WATER FEATURE** defines boundary between plaza and street while creating white noise to reduce traffic noise. Fountain is aligned to emphasize path to City Hall and invite guests inwards.
- 4 **GRAPEVINE GROVE** provides ample shade to help cool pedestrians and enclose the space, separating it from the street and the surrounding context.
- 5 **SUMMIT SQUARE** allows vehicles to enter and exit the loading dock or the plaza as needed, otherwise, it is blocked off by bollards, separating vehicular and pedestrian traffic.
- 6 **STEEL PLANTERS** provide shade and informal seating while also decreasing sight lines to the door of the loading dock.
- 7 **LOADING DOCK** is screened by planters and a new door, increasing the pedestrian experience but still allowing access to the theater within.
- 8 **ROOF OF LOADING DOCK** is converted into a flexible venue space that can accommodate theater goers.

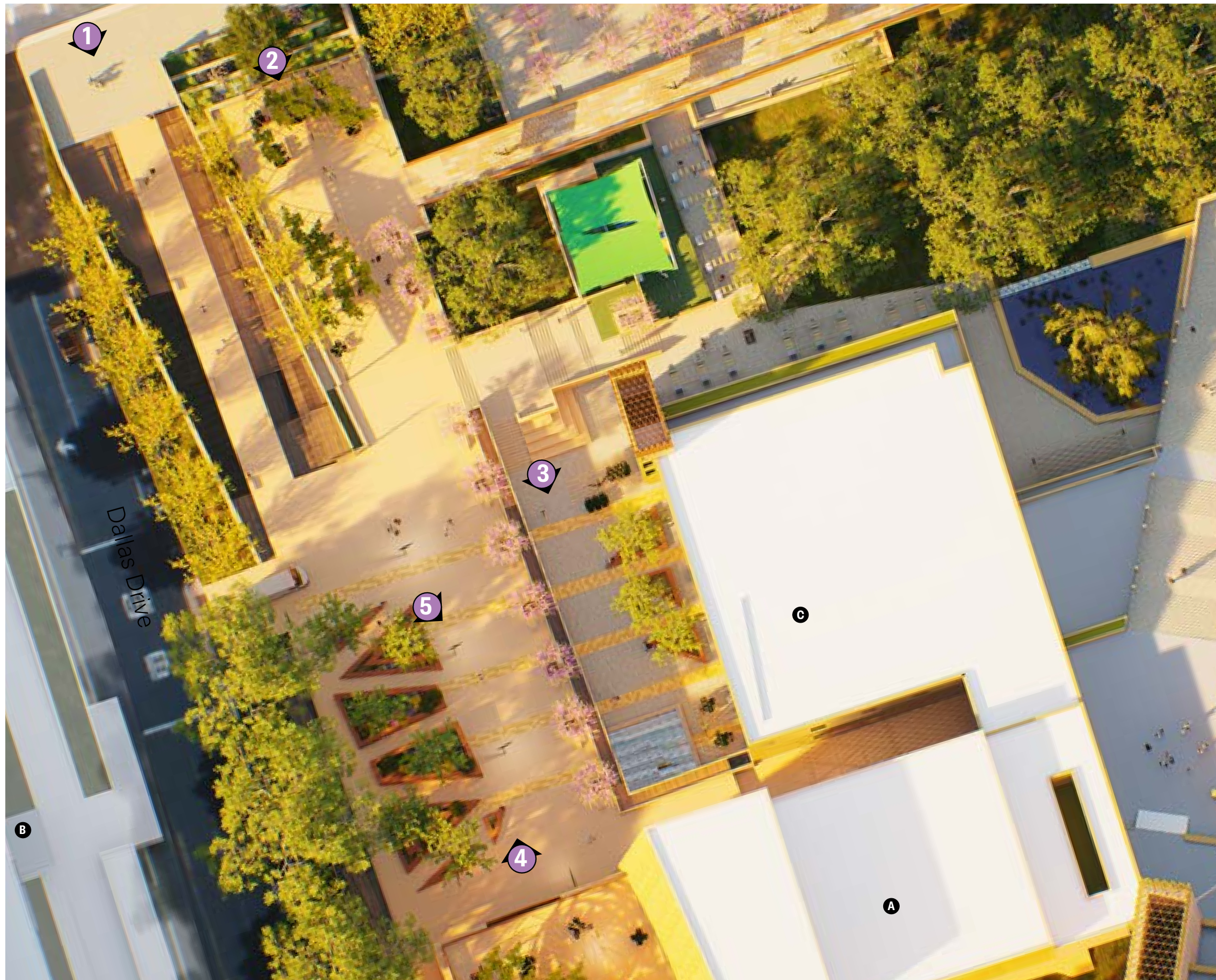
Building Legend

- A Forum Theater
- B City Hall
- C West Side Parcel
- D Kavli Theater



Key Map





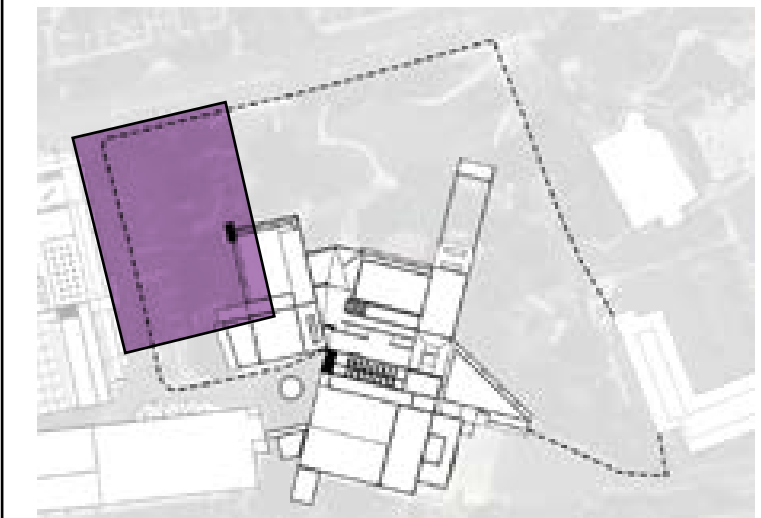
Station Points

This rendering shows the station points for the following perspectives.

- 1 ARROYO WALK** isolates street from plaza, masking engine and vehicular noise while remaining universally accessible.
- 2 GATHERING GROTTTO** allows for informal meetups or lunches beneath shade structures and trees.
- 3 GRAPEVINE GROVE** create a space for eating meals, meet ups, art, or board games or other flexible programming depending on need.
- 4 LOADING DOCK** is screened from view from the Arroyo Walk but still accessible to vehicles.
- 5 NIGHT TIME** shows the plaza at night, demonstrating the lighting at the Civic Arts Plaza for events that go past sundown.

Building Legend

- A** Forum Theater
- B** West Side Parcel
- C** City Hall



Key Map

0 100 200 400

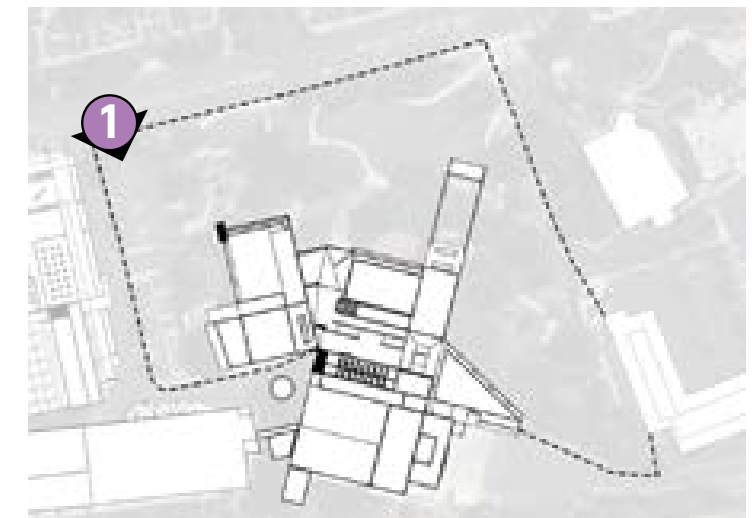
0 10 20 40



Zone 1 Renders

Renders from the Sketchup Model in Zone 1.

- 1 ARROYO WALK** A universally accessible ramp flanked by dual cascading waterfalls creates a dramatic, readable entrance for all. The entrance is surrounded by Desert Museum Palo Verde's for a stunning Spring time display of yellow flowers and filtered shade as the afternoon progresses.



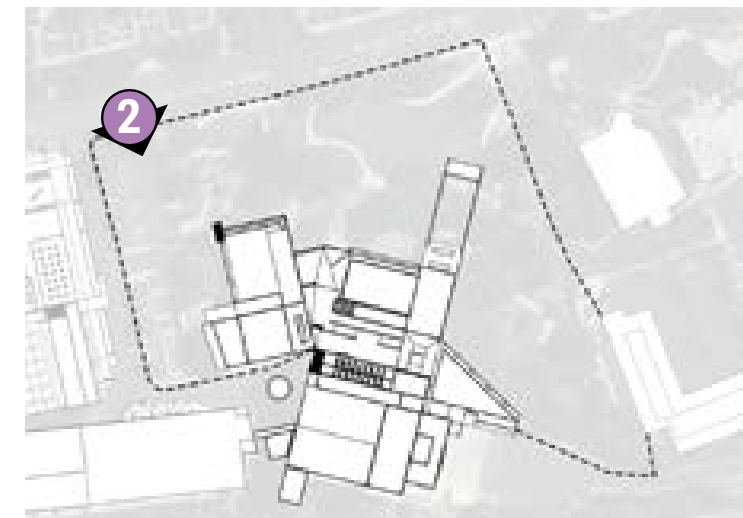
Key Map



Zone 1 Renders

Renders from the Sketchup Model in Zone 1.

- 2 GRAPEVINE GROVE** provides movable, flexible seating for impromptu meals, outdoor work meetings or informal gatherings under the shade of the pergolas. The pergola's are covered in the Desert Grape, a native vine that requires significantly less water than regular grape while still providing habitat and forage to insects and birds.



Key Map

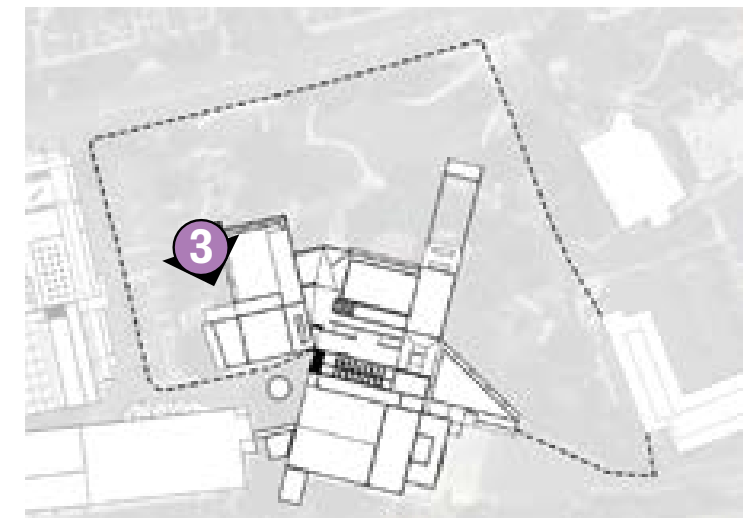
0 100 200 400



Zone 1 Renders

Renders from the Sketchup Model in Zone 1.

- 3** **GATHERING GROTTO** creates a cool, quiet space nestled within the bustling Civic Arts complex. A large fountain helps drown out the surrounding hubbub. A mural by a local artist covers the expansive wall.



Key Map

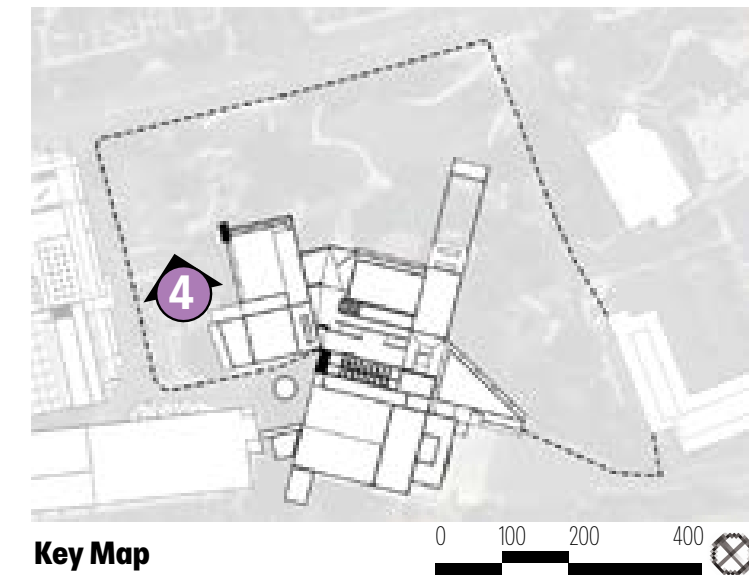
0 100 200 400



Zone 1 Renders

Renders from the Sketchup Model in Zone 1.

- 4 SUMMIT SQUARE** allows for vehicles to drive up to the loading dock (behind camera) or to set up for events like farmers markets, art fairs, pop-up markets and food festivals within the plaza. Large corten steel planters screen the loading dock from view as you enter from the Arroyo Walk while also providing shady informal seating areas.

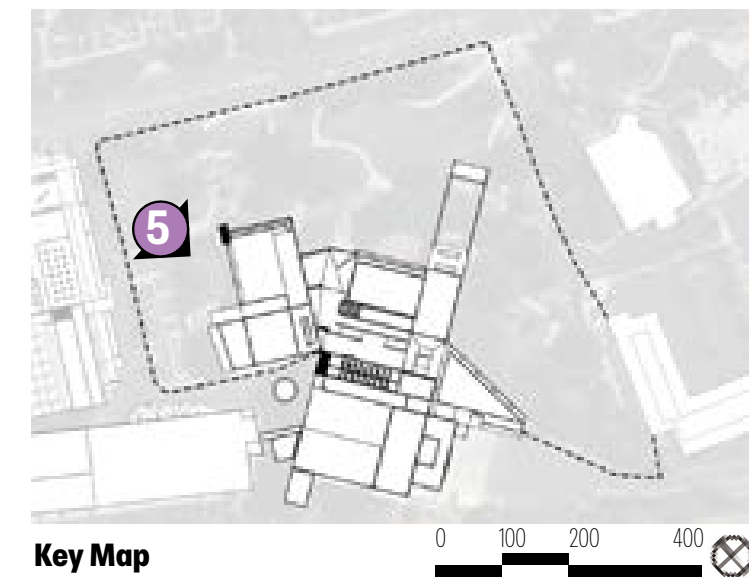




Zone 1 Renders

Renders from the Sketchup Model in Zone 1.

- 5 NIGHT TIME** doesn't stop programming from happening in the plaza due to well lit spaces that create a sense of safety without being garishly overlit. The party never stops!





Zone 2-1 Enlargement

Enlargement for Zone 2 in the center of the Civic Arts Plaza.

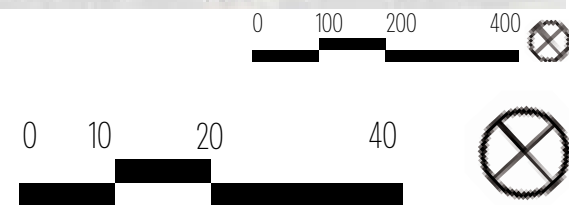
- 1 TRANSIT HUB** creates an enjoyable space while waiting for transit to arrive or while storing your bicycle.
- 2 BRIDGE** connects transit hub to The Lakes as well as the rest of the site, acting as a central spine.
- 3 ART WALK** features local artists and a rotating selection of sculptures and other art.
- 4 PATH TO ENTRANCE** uses trellises from the Kavli Theater to help direct pedestrians to the entrance by the staircase.
- 5 ENGINEERED WETLAND** treats and infiltrates captured water from the site into the ground before overflowing into the existing storm water system.
- 6 NESTING ISLAND** creates a safe nesting ground for migrating birds by forming an island so predators are unable to cross and feed on eggs or nesting birds.

Building Legend

- A** City Hall
- B** Bus Stop
- C** North Entrance



Key Map





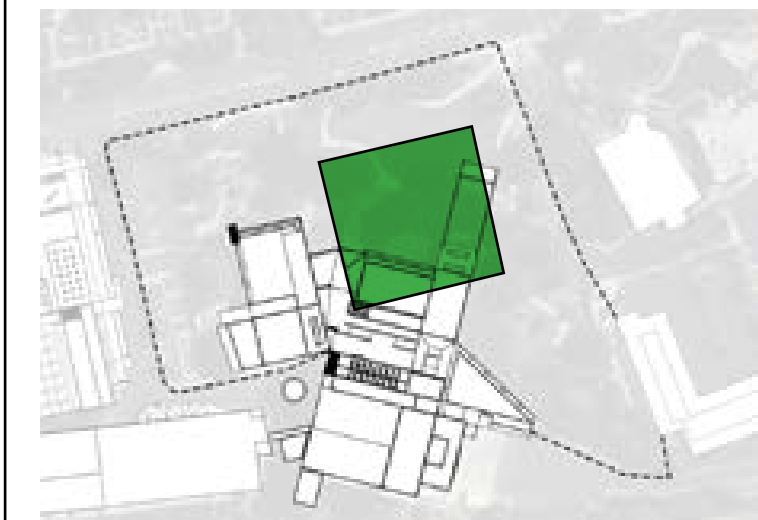
Zone 2-2 Enlargement

Enlargement for Zone 2 in the center of the Civic Arts Plaza.

- 1 CIVIC STAIRCASE** connects the rest of the site to the Fred Kavli Theater on the top of the Civic Arts Plaza.
- 2 GROUND FLOOR ENTRANCE** has better access and an iconic 'basket' over the doors to help direct pedestrian attention to it.
- 3 TULE WETLAND** treats and infiltrates captured water from the site into the ground before overflowing into the existing storm water system.
- 4 TULE** is planted within the wetland, restoring a long gone species and providing a source for basketry for indigenous people.
- 5 CAFE** serves refreshment to the 200 on-site employees as well as any visitors.
- 6 ABOVE GROUND DECK** protects oak roots while still allowing cafe goers to sit under the shade of a tree.

Building Legend

- A** Carpenter Plaza
- B** North Entrance
- C** Reflecting Pool



Key Map





Zone 2-3 Enlargement

Enlargement for Zone 2 in the center of the Civic Arts Plaza.

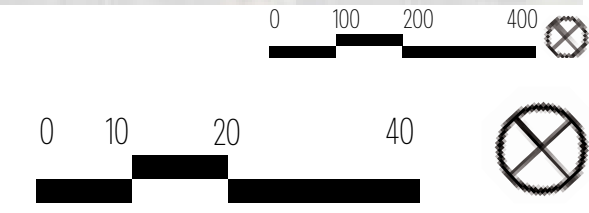
- 1 THE SPRINGS ENTRY** is flanked by fountains to create a cool transition zone and to acoustically insulate the plaza from car noise.
- 2 OAK FORUM** shade structure is inspired by the Chumash Ap and can accommodate program events like music events, plays.
- 3 SEATING** is integrated into the Plaza under the shade of the bridge for formal events or passive activities.
- 4 PLAZA** is accessible to vehicular traffic entering from Zone 3, allowing for events like Classic Car Day or Food Trucks to drive onto the plaza and park for events.
- 5 CONEJO CROSSING** connects Pavilion to The Lakes as well as the rest of the site, acting as a central spine.
- 6 SMALL FLEX LAWN** provides opportunities for gatherings like Yoga in the Park, Tai Chi, or games like Giant Jenga or Corn Hole.
- 7 SHADE STRUCTURES** create a cool space for activities on the flex lawn when the heat gets to high.

Building Legend

A Carpenter Plaza



Key Map



Section Looking East

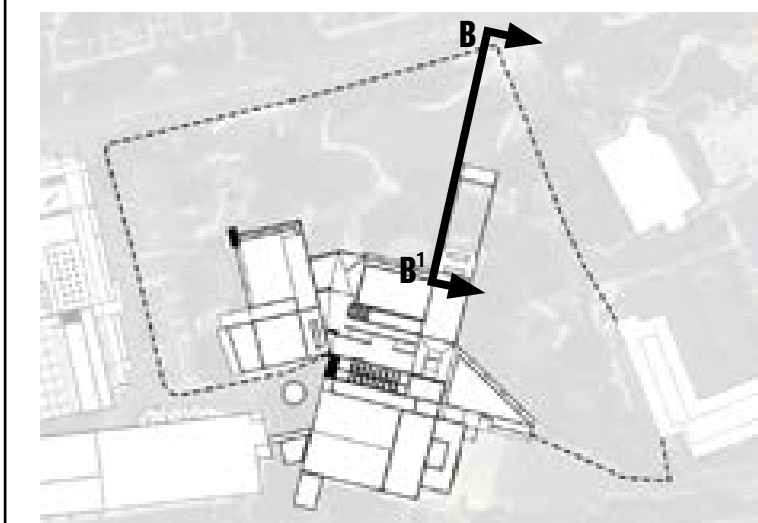
Section for Zone 2 looking east towards the Lakes.

- 1 THOUSAND OAKS BOULEVARD** has been narrowed to slow traffic for increased pedestrian safety.
- 2 FOUNTAIN** provides a definitive entrance while acoustically covering up road noise from Thousand Oaks Boulevard.
- 3 FORUM SEATING** provides space for formal seating during performances while also creating a barrier to road noise and cars with its height.
- 4 OAK FORUM PAVILION** provides shade to performances or gatherings like job fairs, farmers markets or outdoor classes.
- 5 TULE WETLAND** provides habitat to native birds and insects, filters rainwater and replenishes the groundwater table while providing basketry material in the form of Tule.

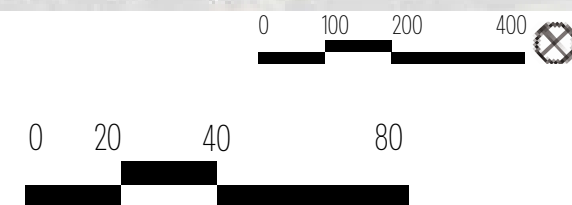


Building Legend

- A** Carpenter Plaza
- B** Future Residences
- C** Reflecting Pool



Key Map





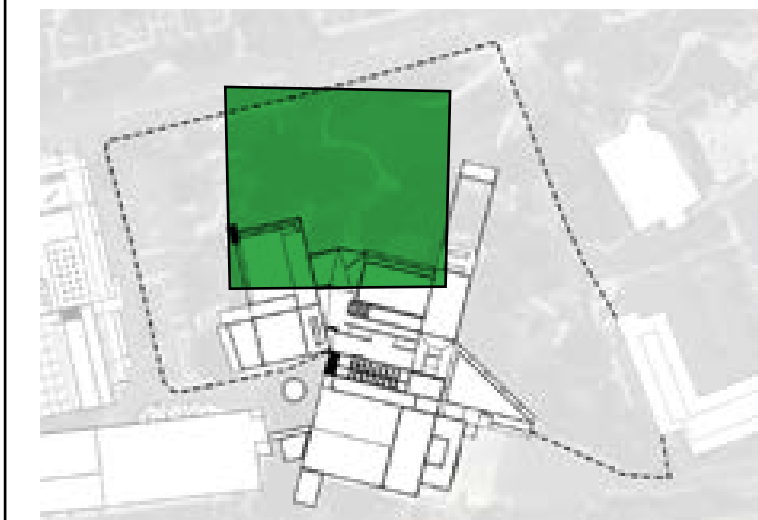
Station Points

This rendering shows the station points for the following perspectives.

- 1 TRANSIT CENTER** features larger shade structures and shade trees, increased bike storage and an adjacent art walk.
- 2 ART WALK** features a rotating display of local artists, incentivizing guests to visit frequently and take the bus.
- 3 THE SPRINGS ENTRANCE** separates the Gathering Pavilion from Thousand Oaks Boulevard with fountains and three heights of various shrubs and trees, creating a definitive entry.
- 4 OAK FORUM** features three large shade structures in the form of an Ap for large scale performances; plaza remains accessible to vehicles for events that require vehicular access.
- 5 CIVIC STAIRS** allows visitors a clear path to the upper levels of the CAP.
- 6 TULE WETLANDS** are sited at the lowest elevation and capture, clean and infiltrate rainwater while providing riparian habitat for birds.
- 7 CONEJO CROSSING** links The Lakes to the Gathering Pavilion and the Pedestrian Plaza in Zone 1, separating pedestrian traffic from Thousand Oaks Boulevard.

Building Legend

- A** Reflecting Pool
- B** City Hall
- C** Tiered Outdoor Area
- D** City Hall North Entrance



Key Map

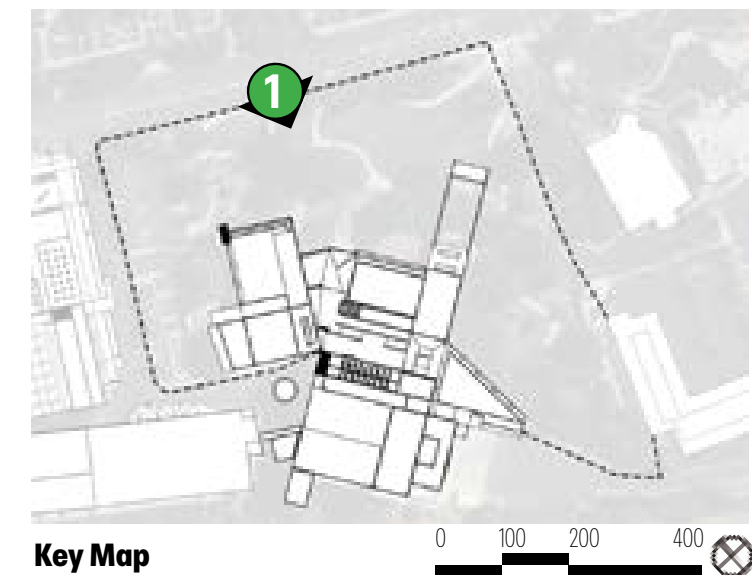
0 100 200 400

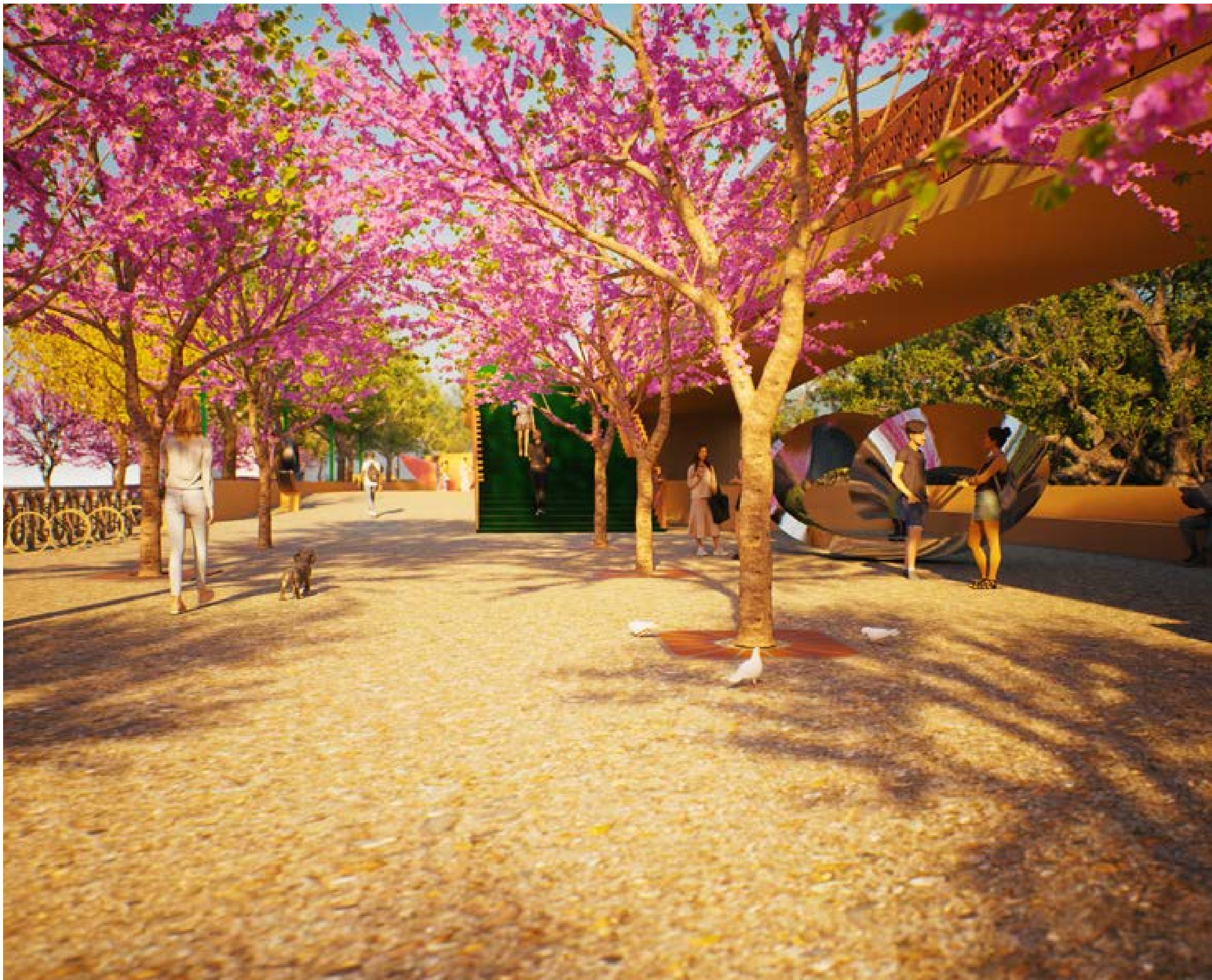
0 10 20 40

Zone 2 Renders

Renders from the Sketchup Model in Zone 2.

- 1 TRANSIT CENTER** connects the bus stop to the Pavilion. Art work can be rotated out on a seasonal basis, creating an opportunity for community programming to view the new art as they pass through the bus stop. In the background, the path to the lower entrance to the CAP is visible, under the CAP's iconic trellis.

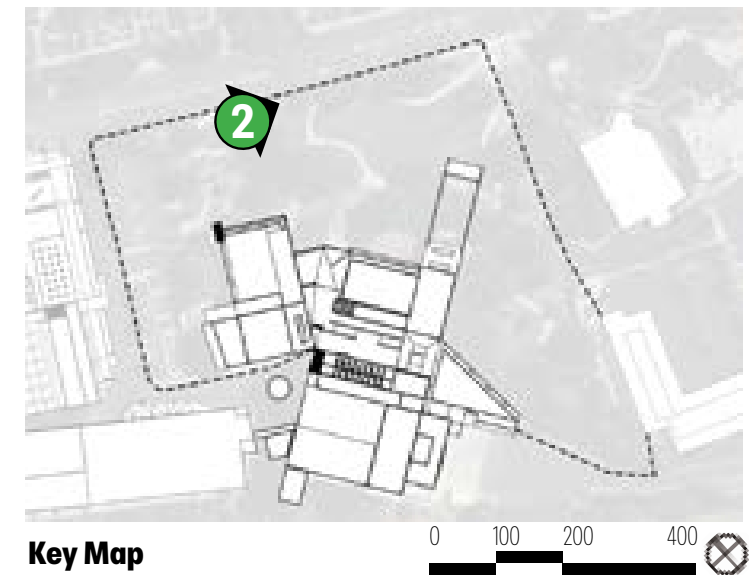




Zone 2 Renders

Renders from the Sketchup Model in Zone 2.

- 2 ART WALK** connects the bus stop to the Pavilion. Art work can be rotated out on a seasonal basis, creating an opportunity for community programming to view the new art.

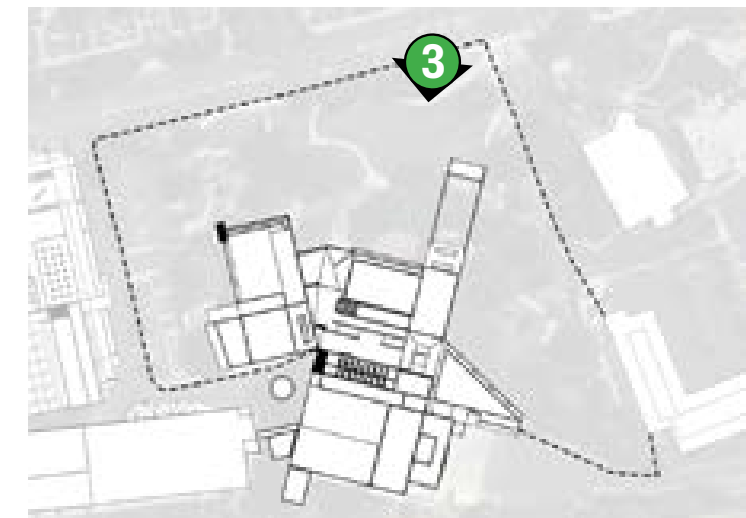




Zone 2 Renders

Renders from the Sketchup Model in Zone 2.

- 3 THE SPRINGS ENTRANCE** along Thousand Oaks Boulevard is isolated by a line of fountains, the walls of the amphitheater seating, the bridge and its footings, creating a sense of envelopment within the site and distancing visitors from the very busy Thousand Oaks Boulevard.



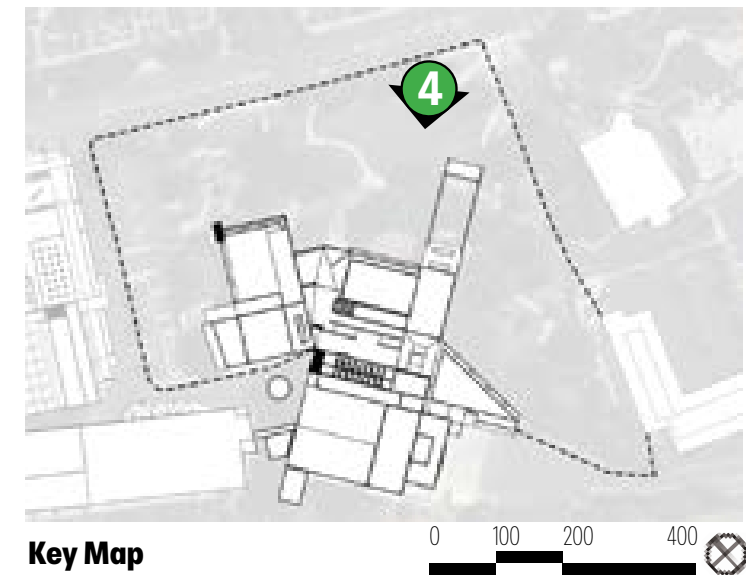
Key Map



Zone 2 Renders

Renders from the Sketchup Model in Zone 2.

- 4 OAK FORUM** is clad in copper to weather over time. Provides shade for performances while remaining accessible to vehicles for events like Food Truck Fair or Classic Car Day.

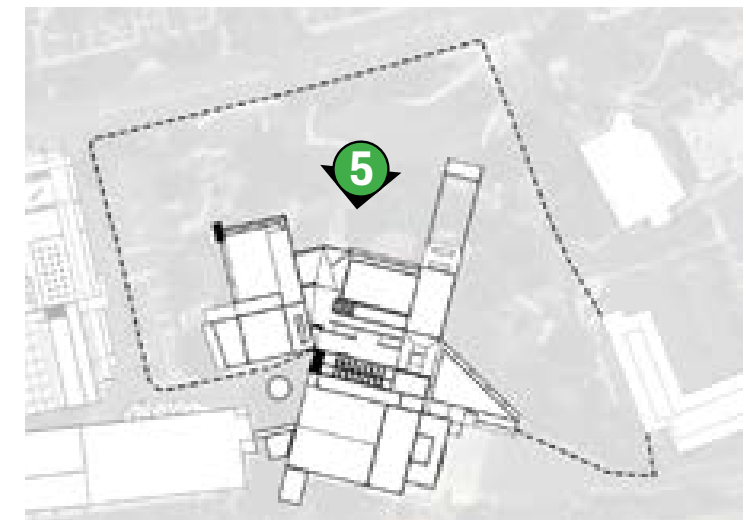




Zone 2 Renders

Renders from the Sketchup Model in Zone 2.

- 5 CIVIC STAIRS** allows for access to the upper sections of the CAP from the front, creating a clear sense of destination. The entrance is flanked on either side by two wetlands that pay homage to the stream that used to run through the site before being paved over.



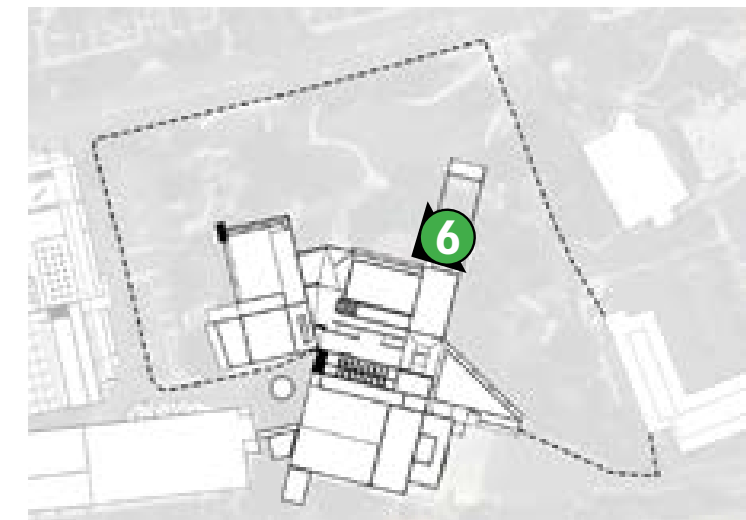
Key Map



Zone 2 Renders

Renders from the Sketchup Model in Zone 2.

- 6 TULE WETLANDS** capture and treat all runoff from the roof and infiltrate it into the ground. Overflow is directed into the existing storm water system during large rain events. Tule, willow and other wetland species provide habitat for birds and bees. Tule can also be used by local indigenous Americans for cultural practices.



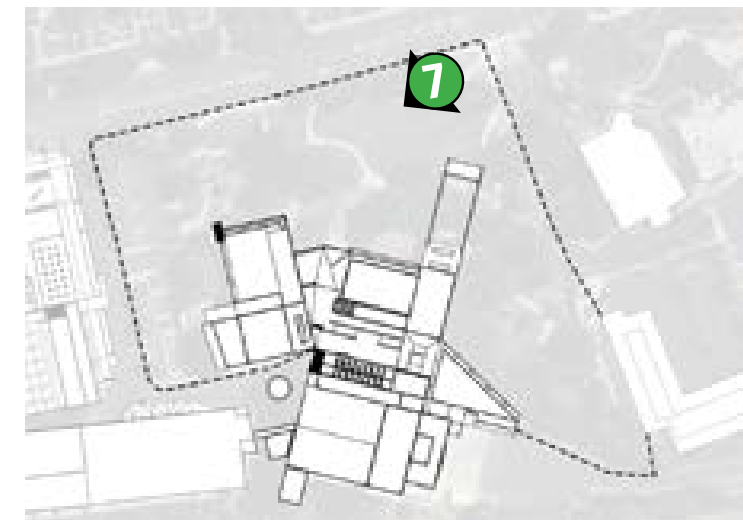
Key Map



Zone 2 Renders

Renders from the Sketchup Model in Zone 2.

- 7 CONEJO CROSSING** connects all three zones to The Lakes. Shade and benches are placed on top to allow for resting points for pedestrians on hot days. The pattern of holes in the bridge railing creates an interesting interplay of light and dark during sunrise and sunsets.



Key Map



Zone 3 Enlargement

Enlargement for Zone 3 in the Southern Quadrant of the Civic Arts Plaza.

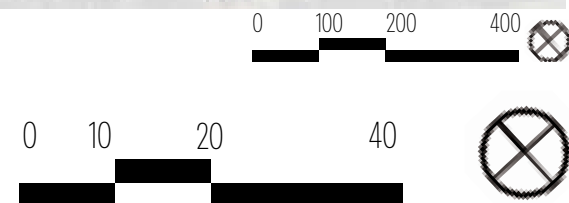
- 1 ENTRY** allows vehicular access to Cafe and Restroom facilities along with vehicular access to the Pavilion for events.
- 2 RESTROOM** (under) a restroom is located so visitors don't have to locate one within the labyrinth of the Civic Arts Plaza.
- 3 S.T.E.A.M. CENTER** (under) located underneath the building in the current dry swale, the S.T.E.A.M. Center can host events targeted towards older children and teenagers.
- 4 OUTDOOR CLASSROOM** adjacent to the STEAM center, provides a tiered outdoor sitting space for kids on field trips or for educational events that are too big for the STEAM Center.
- 5 FLEX LAWN** a small lawn allows for nearby residents to run, sprint or play.
- 6 ABOVE GROUND DECK** creates an impromptu performance for viewers on the lawn, or as a shaded rest area for tired parents watching their kids on the lawn.
- 7 CAFE** serves visitors and employees alike with food and beverages while also providing a revenue stream to the CAP in the form of rent.

Building Legend

- A** Carpenter Plaza
- B** Reflecting Pool



Key Map





Zone 3 Enlargement

Enlargement for Zone 3 in the Southern Quadrant of the Civic Arts Plaza.

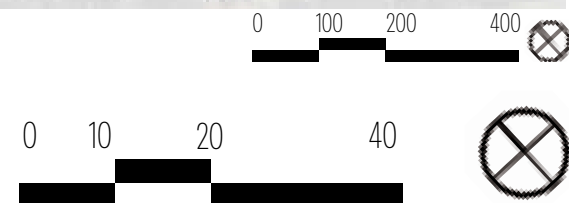
- 1 SYCAMORE STEPS** creates an amphitheater with tiered seating space for events like Shakespeare in the Park, poetry, music and other arts.
- 2 FLEX LAWN** a small lawn allows for nearby residents to run, sprint or play.
- 3 SPLASH PAD** provides active play space for younger kids in the summer, under the cover of a shade structure.
- 4 ENTRY FOUNTAIN** provides cooling and a linear feature directing foot traffic towards the side entrance staircase. Fountain is covered in same trellis used by Kavli theater.
- 5 WILLOW WAY** ascends adjacent to a small naturalistic stream, providing cooling and habitat for wildlife.
- 6 OAK OVERLOOK** leads to a California Buckeye surrounded by native grasses and existing oaks.
- 7 CHUMASH CULTURAL CENTER** provides space for local indigenous members to perform necessary ceremony and educational events for the surrounding community.

Building Legend

- A** East Entrance
- B** Kavli Theater Ramp



Key Map



Section Looking South

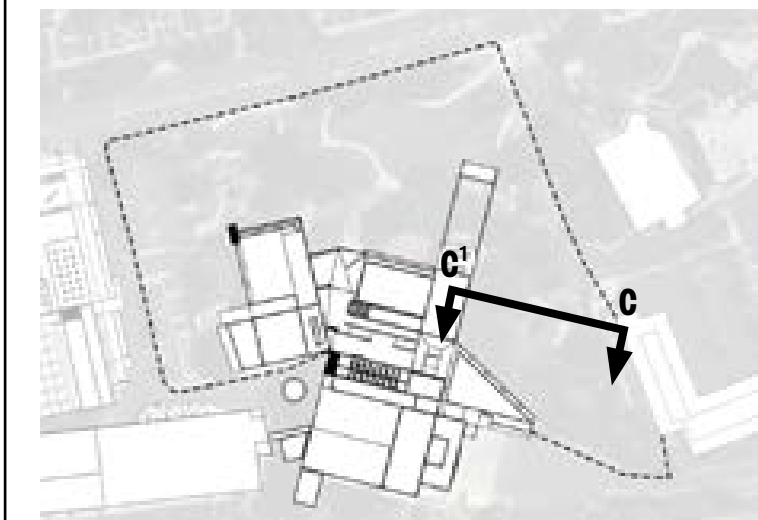
Section for Zone 3 looking east and south.

- 1 **SYCAMORE STEPS** Amphitheater provides flexible program opportunities like music events or performances.
- 2 **SPLASH PAD** provides active play space for younger kids in the summer, under the cover of a shade structure.
- 3 **FLEX LAWN** provides opportunities for active play or flexible community gathering space.
- 4 **ENTRY FOUNTAIN** provides cooling and a linear feature directing foot traffic towards the side entrance staircase. Fountain is covered in same trellis used by Kavli Theater.
- 5 **CAP SIDE ENTRANCE** is enhanced with an iconic basket to indicate, similar to the other entrances, that pedestrians may access the building through this entrance.

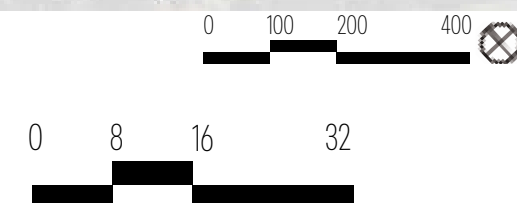


Building Legend

- A East Entrance
- B Kavli Theater Ramp



Key Map



Section Looking East

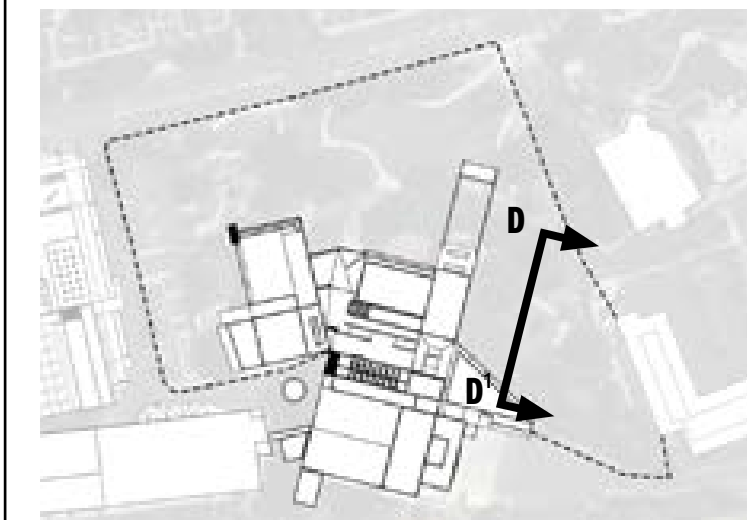
Section for Zone 3 looking east.

- 1 **SPLASH PAD** provides active play space for younger kids in the summer, under the cover of a shade structure.
- 2 **OAK OVERLOOK** provides flexible, passive space surrounded by nature.
- 3 **WILLOW WAY** ascends adjacent to a small naturalistic stream, providing cooling and habitat for wildlife.
- 4 **CHUMASH CULTURAL CENTER** provides space for local indigenous members to perform necessary ceremony and educational events for the surrounding community.



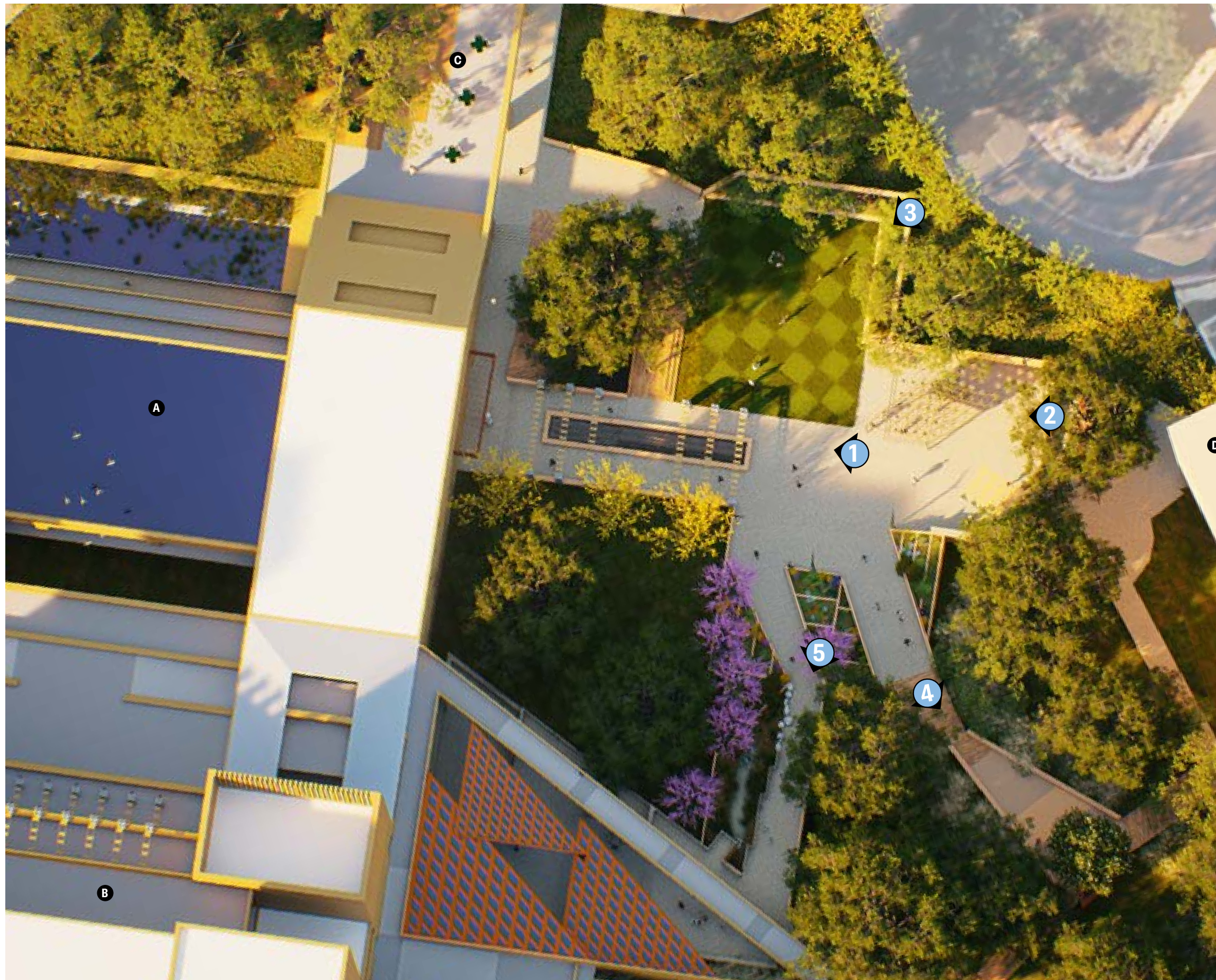
Building Legend

- A Future Residences
- B Kavli Theater Ramp



Key Map





Station Points

This rendering shows the station points for the following perspectives.

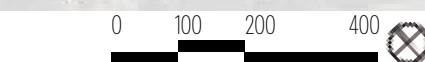
- 1 **VISTA WALK** features the iconic basket and trellis to emphasize visitors can access the CAP from the east.
- 2 **SPLASH PAD** allows play space for younger children who live in the nearby residential building.
- 3 **FLEX LAWN** creates opportunities for active play as well as community gathering on the built in raised deck that can be used for performances or watching the kids play while in the shade.
- 4 **OAK OVERLOOK** a California Buckeye is nestled amongst native grasses and an Oak grove, providing scenic views.
- 5 **WILLOW WAY** features a small stream that leads visitors up to the Chumash Cultural Center.

Building Legend

- | | |
|--------------------------|----------------------------|
| A Reflecting Pool | B Kavli Theater |
| C Carpenter Plaza | D Future Residences |



Key Map

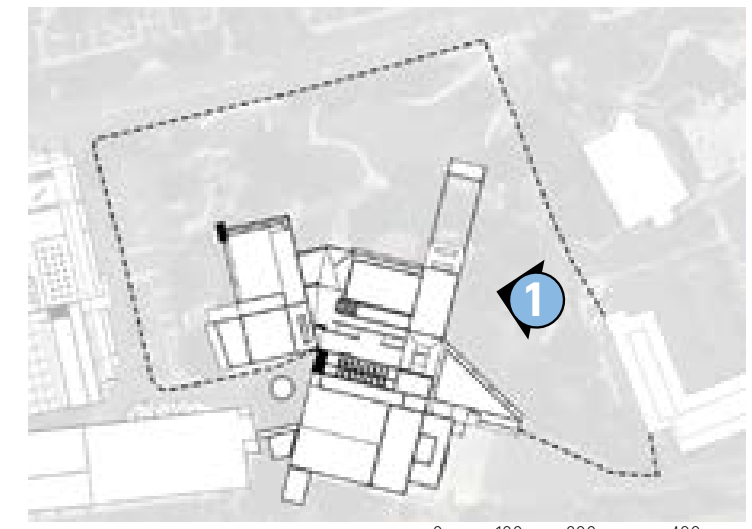




Zone 3 Renders

Renders from the Sketchup Model in Zone 3.

- 1 VISTA WALK** features the buildings iconic basket and trellis, along with a water fountain, to help direct pedestrian movement to the side entrance of the Civic Arts Plaza.



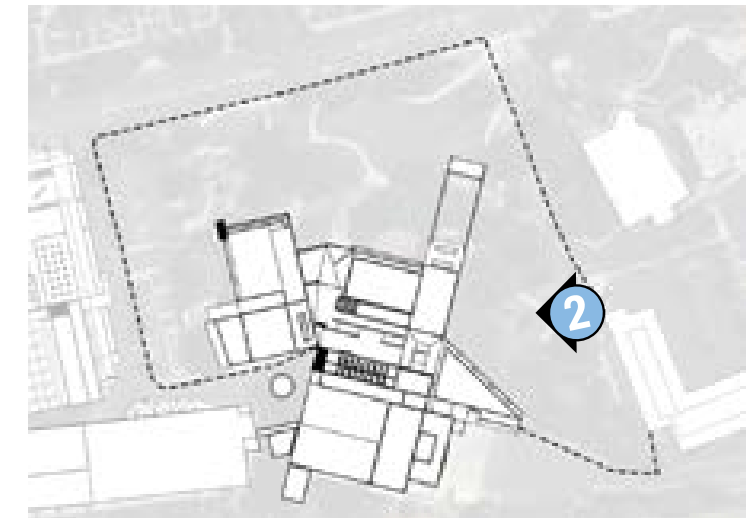
Key Map



Zone 3 Renders

Renders from the Sketchup Model in Zone 3.

- 2 **SPLASH PAD** provides active play space for younger kids in the summer, under the cover of a shade structure.

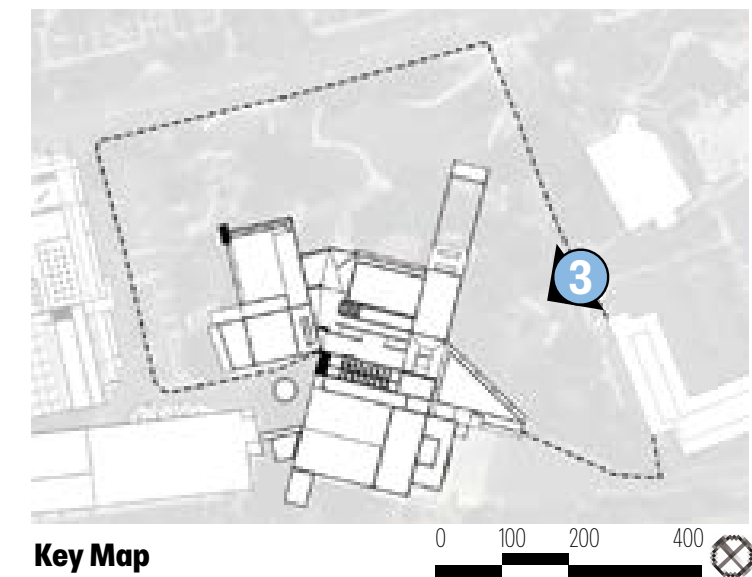


Key Map

Zone 3 Renders

Renders from the Sketchup Model in Zone 3.

- 3 **FLEX LAWN** provides opportunities for active play or flexible community gathering space with an elevated deck for performances or for relaxing while the kids play.

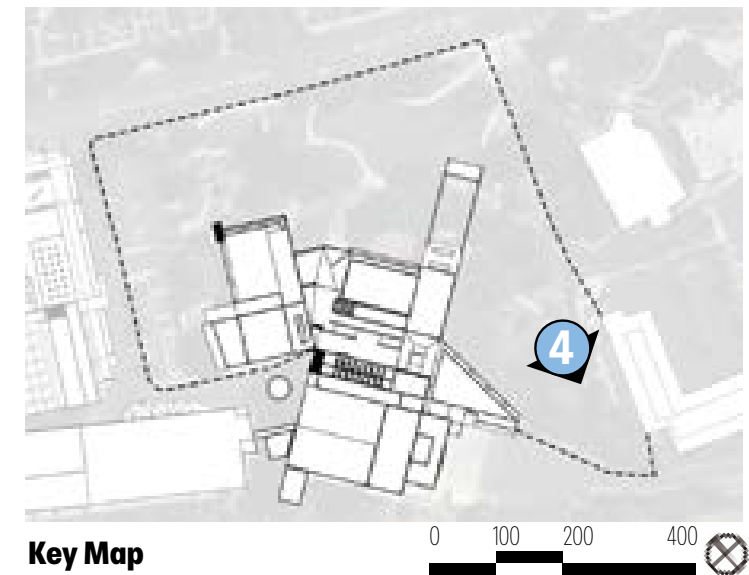




Zone 3 Renders

Renders from the Sketchup Model in Zone 3.

- 4 **OAK OVERLOOK** leads to a California Buckeye surrounded by native grasses and existing oaks, creating a strong view shed and a place for passive enjoyment.





Zone 3 Renders

Renders from the Sketchup Model in Zone 3.

- 5 **WILLOW WAY** passes by a stream populated with native riparian species like Tule, Basket Rush, and Arroyo Willow. The path leads to the Chumash Cultural Center.



Key Map



Site Plan Legend

Rendered Site Plan for the entirety of the Thousand Oaks Civic Arts Plaza.

- 1 **ARROYO WALK** creates a destination at human scale.
- 2 **GRAPEVINE GROVE** provides passive space and shade.
- 3 **TOT LOT** creates play opportunities for young families.
- 4 **SUMMIT SQUARE** drivable hardscape space for fairs etc.
- 5 **GATHERING GROTTTO** flexible space for passive uses.
- 6 **REST AREA** informal sitting space for passive uses.
- 7 **LOADING DOCK** covered with deck as a roof.
- 8 **CONEJO CROSSING** provides pedestrian access to the site and The Lakes.

- 1 **BUS STOP** a pedestrian space encouraging mass transit.
- 2 **ART WALK** rotating local art displays to encourage visits.
- 3 **OAK FORUM** flexible pavilion for concerts movies etc.
- 4 **THE SPRINGS ENTRY** creates identity at human scale.
- 5 **TULE WETLANDS** creates ecological habitat.
- 6 **CIVIC STAIRS** stairs to access middle tiers of CAP.
- 7 **GATHERING GROVE** creates shady gathering place.
- 8 **CONEJO CROSSING** links the site and the Lakes.

- 1 **VISTA WALK** connects residences to CAP.
- 2 **DINING** allows for longer visits from visitors or employees.
- 3 **REST AREA** flexible space for passive uses like reading etc.
- 4 **OAK OVERLOOK** creates ecological habitat.
- 5 **STEM CENTER** creates learning enrichment for older children.
- 6 **FLEX LAWN & SPLASH PAD** provides recreation.
- 7 **SYCAMORE STEPS** flexible for plays or education.
- 8 **WILLOW WAY** nature walk to Chumash Cultural Center.
- 9 **CULTURAL CENTER** honors history of Chumash in Thousand Oaks and creates learning opportunities for traditional ecological knowledge.

Building Legend

- A** Parking Structure
- B** Forum Theater
- C** City Hall
- D** Tiered Outdoor Area
- E** Outdoor Courtyard
- F** Fred Kavli Theater
- G** Future Residences
- H** The Lakes
- I** West Side Parcel
- J** Gardens of the World

0 20 40 80





CONCLUSION
06

DESIGN EVALUATION

CONNECT the Civic Arts Plaza with the surroundings, including commercial, future residential, cultural, historic and ecological contexts.

- The Civic Arts Plaza is now linked to the Lakes with a prominent pedestrian bridge that terminates across from Gardens of The World.
- A universally accessible, prominent entryway adjacent to the West Side Parcel anchors the West Side Parcel and CAP, drawing pedestrians further into the site.
- Entryways to the site are delineated with specific planting plans and water features to invite pedestrians to explore the site.
- Transit is emphasized with improved bus station that provides shelter and shade.
- Site design provides space for and emphasizes the indigenous history and endemic ecology of Thousand Oaks.

REINFORCE the Civic Arts Plaza's existing cultural programming to make it a true destination throughout the year.

- Multiple, flexible plazas allow for a variety of programmatic experiences for residents of Thousand Oaks, whether they be formally programmed theatrical engagements or informal ad-hoc performances done by visitors and nearby residents.
- A centrally located art walk with a variety of spaces, large and small can display community art and rotated out on a frequent basis.
- Additionally, several large walls have murals painted on them that can be created by local artists.

DIVERSIFY the site so it can host a variety of different community programs and events, thus anchoring the downtown core of Thousand Oaks.

- Plazas are flexible in their ability to accommodate events large and small.
- Plazas are configured for pedestrian events like performances, music or movie nights.
- Plazas can be reconfigured for vehicle centric events like Classic Car Day, Farmers Markets, Art Fairs or even Historical Reenactments.
- The addition of Flex-Lawn, S.T.E.A.M Center, Tot Lot and Splash Pad provide programming opportunities for young children to teenagers, a demographic that is currently under-served by the Civic Arts Plaza.
- A variety of shaded spaces with informal seating allow for more passive activities like reading, drawing, and napping allows for use even when there is no event planned.

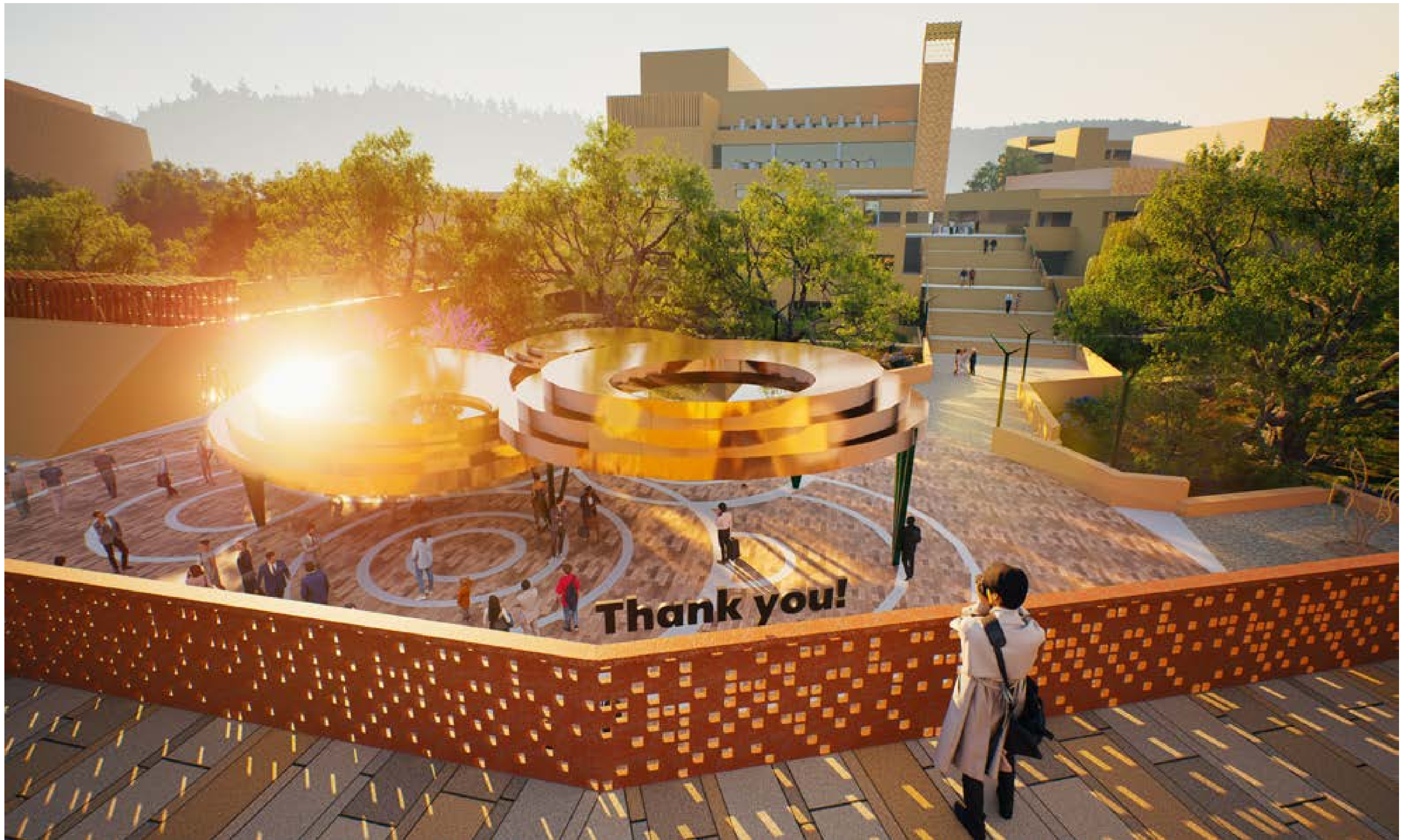
AMPLIFY the existing ecology with appropriate native plantings that can enhance the biodiversity on site; humans are not the only users.

- Existing Oak Trees are protected from root disturbance and plants from the correct plant alliance are planted underneath, reestablishing the correct mycorrhizal symbiotes that oaks need to survive.
- Selected Plant Material has a staggered and long bloom cycle to feed insects, pollinators and birds throughout the year.
- A diverse array of native plant ecosystems, from Oak Savanna to Riparian, is reestablished on site, presenting a variety of ecological niches so all wildlife can thrive on site.
- On-site water retention is enhanced through the wetlands, swales, and berms, infiltrating winter rains so plants are better able to survive drought and fire.

RESPECT the historical precedent of the original stewards of the land, the Chumash, and the value of traditional ecological knowledge.

- Space for the Chumash people is returned to them in the form of the Cultural Center, allowing for the general public to learn and interact with the original stewards of the land.
- Key plants like Tule, Basket Rush and Willow are reintroduced to the site, all of which are necessary for Chumash cultural practices like basketry and the construction of the Ap.
- Medicinal plants like White Sage, Cherry, Yarrow and Yerba Mansa are reintroduced to the site.





Page 1

“Fine art black and white landscape photograph of a majestic Quercus lobata (Valley Oak) growing beside a rugged cliff, with distant rolling golden California hills fading into soft mist, native chaparral plants like sage, buckwheat, and toy-on clustered around the tree’s base, dramatic magic hour lighting casting long shadows and brilliant highlights, deep contrast, photorealistic bark and terrain textures, cinematic and timeless composition, styled like an Ansel Adams photograph --ar 3:2 --v 7.0” Midjourney, Version 7, Midjourney Inc, 2 September 2025.

Page 3

“Extreme close-up of a Valley Oak (Quercus lobata) leaf, showing delicate trichomes on the underside, intricate vein structure, natural leaf texture, monochrome black and white, fine art macro photography, subtle chromatic aberration around edges, tilt-shift lens effect, shallow depth of field, dramatic side lighting, Ansel Adams inspired --ar 11:17 --v 6” Midjourney, Version 6, Midjourney Inc, 13 July 2025.

Page 4

“Stamen Design x Stadia Maps.” Stamen Design x Stadia Maps, Stadia Maps, stadiamaps.com/stamen/. Accessed 2 Sept. 2025.

Page 5

“Conejo Mountain in Thousand Oaks, California, erupting with volcanic force, massive plume of smoke and ash, molten lava flowing, captured in dramatic black and white, hyperrealistic detail, moody skies, intense contrast, deep shadows, fine art landscape photography, Ansel Adams style, cinematic scale --ar 17:11 --v 6” Midjourney, Version 6, Midjourney Inc, 13 July 2025

“A lone Valley Oak (Quercus lobata) standing in a wide valley in Thousand Oaks, California, surrounded by dramatic rolling hills, native California grasses and wild annual flowers in bloom, moody skies overhead, black and white fine art landscape, hyperrealistic detail, strong contrast, deep shadows and highlights, Ansel Adams photography style, majestic and timeless --ar 17:11 --v6” Midjourney, Version 6, Midjourney Inc, 13 July 2025

“Traditional Chumash ‘Ap dwelling constructed from willow branches and tule reeds, dome-shaped and textured, set within a quiet grove of mature Valley Oak trees (Quercus lobata), natural leaf canopy overhead, native California grasses on the forest floor, soft light filtering through branches, serene and grounded atmosphere, hyperrealistic black and white, fine art landscape photography, Ansel Adams style, deep shadows, rich textures, timeless California setting --ar 17:11 --v 6” Midjourney, Version 6, Midjourney Inc, 13 July 2025

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Page 7

Scottsdale Civic Center, Dig Studio, digstudio.com/work/scottsdale-civic-center/. Accessed 2 Sept. 2025.

Page 8

Elk Grove Civic Center, SWA Group, 3 Feb. 2025, www.swagroup.com/projects/elk-grove-civic-center/.

Page 9

Palm Springs Downtown Park, RIOS, 3 May 2024, www.rios.com/projects/palm-springs-downtown-park/.

Page 16

“A hyperreal black and white macro photograph in the style of Ansel Adams, extreme close-up of the deeply furrowed bark of a Quercus lobata, richly textured surface with intricate cracks and ridges, sharp focus on the tactile grain and rugged topography, background fading into soft bokeh, subtle lens flare from angled natural light, dramatic tonal contrast, fine-grain realism, meditative and reverent portrayal of natural pattern” --ar 11:17 --v 6” Midjourney, Version 6, Midjourney Inc, 13 July 2025.

Page 25

Plaza with trees and grass growing from pavers. Pinterest, 2025 https://pin.it/FWGbiyZf

Pathway by naturalistic stream. Pinterest, 2025 https://pin.it/7gSnyBlf

A building with a green roof and angular form. Pinterest,2025 https://pin.

it/4DwbDWeOf

A park with a yellow path curving through it. Pinterest, 2025 https://pin.it/424VATaVG

A park with steps formed from green lawn. Pinterest 2025 https://pin.it/2sBhuwCZQ

A plaza with trees and grass growing throughout. Pinterest, 2025 https://pin.it/2Wv2N16cF

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Page 27

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Page 28

“Create an educational diagram whose setting is in the Desert with a minimal color palette featuring the following animals using a artistic style that is semi-photorealistic, similar to a display you would see in the Smithsonian or

Natural History Museum, scientifically accurate, styled like a naturalists field guide plate: Sayornis nigricans, Cathartes aura, Cathartes aura, Icterus cucullatus, Aphelocoma californica, Calypte anna, Callipepla californica, Puma concolor, Canis latrans, Odocoileus hemionus, Buteo jamaicensis, (Sylvilagus bachmani, Xylocopa varipuncta, Anthocharis sara, the bottom portion of the image should be ultra-wide photorealistic cross-section of Southern California soil profile, spanning from the organic O horizon down to fractured bedrock, showing distinct soil layers (A, B, C horizons), rocky and well-drained, sparse organic matter, coarse loamy texture, embedded stones and gravel, exposed roots from native plants, presence of soil fauna like ants, beetles, and earthworms, dry Mediterranean climate context, arid soil coloration, deep perspective as if viewed from a distance, clean horizontal cutaway with crisp detail, natural lighting --ar 3:2 --v 7” Midjourney, Version 7, Midjourney Inc, 15 July 2025

Page 29

“A hyperreal black and white macro photograph in the style of Ansel Adams, close-up of a single Quercus lobata acorn hanging from a branch, richly textured cap and nut, very shallow depth of field with soft bokeh and a blurred sky in the deep background, subtle lens flare from natural light, dramatic tonal range, fine-grain realism, quiet composition with a reverent focus on natural detail, no water droplet at the end of the acorn --ar 17:11 --v 7” Midjourney, Version 7, Midjourney Inc, 15 July 2025

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Page 40

“Fine art black and white photograph of a Valley Oak tree (Quercus lobata) in winter, with bare twisted branches fully exposed, medium-distance shot, dramatic directional lighting forming a bold silhouette, focus on the intricate branch structure and regal form, ultra shallowdepth of field blurring the surroundings to isolate the tree, photographed with a Nikon D7500 DSLR, low ISO setting for crisp detail and minimal grain, photorealistic clarity, styled like an Ansel Adams photograph, stately and timeless atmosphere, magic hour lighting, dramatic sky --ar 17:11 --v 7.0” Midjourney, Version 7, Midjourney Inc, 20 July 2025

Page 41

Pawek, Jean. “Hardstem Bulrush.” Calscape, California Native Plant Society,

[www.calscape.org/plant/Schoenoplectus-acutus-\(Hardstem-Bulrush\)/gallery](http://www.calscape.org/plant/Schoenoplectus-acutus-(Hardstem-Bulrush)/gallery). Accessed 2 Sept. 2025.

Page 47

“Fine art black and white photograph of a mature *Quercus agrifolia* (coast live oak) growing beside a quiet seasonal stream in early morning, soft ground-level fog hugging the earth, beams of light piercing through the dense oak canopy, dramatic backlighting, the tree is the clear focal point, surrounded by native California plants like mugwort, monkeyflower, and sedges, very shallow depth of field, blurred foreground elements like grasses and stones, moody cinematic atmosphere, high contrast and rich textures, styled like an Ansel Adams photograph --ar 17:11 --v 7.0” Midjourney, Version 7, Midjourney Inc, 29 August 2025

Page 49

Pawek, Jean. “Purple Needlegrass.” Calscape, CNPS, [calscape.org/Stipa-pulchra-\(Purple-Needlegrass\)](http://calscape.org/Stipa-pulchra-(Purple-Needlegrass)). Accessed 2 Sept. 2025.

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“*Stipa (Nassella) Cernua*.” *Stipa (Nassella) Cernua* | California Flora Nursery, California Flora Nursery, www.calfloranursery.com/plants/nassella-cernua. Accessed 1 Sept. 2025.

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Perry, Robert. “Desert Museum Palo Verde.” Waterwise Garden Planner, Chino Basin Water Conservation District, 26 Apr. 2025, waterwisegardenplanner.org/plants/parinsonia-x-desert-museum.

Perry, Robert. “Western Redbud.” Waterwise Garden Planner, Chino Basin Water Conservation District, 26 Apr. 2025, waterwisegardenplanner.org/plants/cercis-occidentalis/.

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All other photos copyright Brian Bautista 2025.

Page 58

“large-scale wall mural celebrating oak trees and the city of Thousand Oaks, featuring majestic *Quercus lobata*, golden oak grasslands, acorns, rolling oak savannah landscapes, and native wildlife subtly integrated, rendered in a southwestern fine art style with painterly textures, earth-toned color palette, terracotta reds, soft ochres, sage greens, and muted blues, stylized clouds and sunlight, sense of timeless California heritage, civic pride, mural composition with visual flow and layered storytelling, fine brushwork and bold silhouette forms --ar 3:1 --v 7” Midjourney, Version 7, Midjourney Inc, 27 August 2025

Page 86

“fine art black and white landscape photograph of a majestic *Quercus lobata* (Valley Oak) growing beside a rugged cliff overlooking the Pacific Ocean, distant view of rolling golden California hills, native chaparral plants surrounding the base including sage, buckwheat, and toyon, magic hour lighting with spectacular golden tones translated into intense shadows and dramatic contrast, soft mist over distant hills, epic and timeless composition, photorealistic detail, high contrast tones, cinematic perspective, styled like an Ansel Adams photograph --ar 17:11 --v 7 --chaos 50” Midjourney, Version 7, Midjourney Inc, 1 September 2025

Page 89

“An oak savanna with several *Quercus lobata* in the summer, fine art photography, ansel adams, low camera angle, rolling hills with california native grasslands like poppies, lupine, purple needlesgrass in the foreground, brilliant sky during magic hour with sun setting casting lense flare across camera lens, puffy cumulus nimbus clouds dotting the sky, a few birds flying, location is thousand oaks, california, high contrast, hyperrealistic, black and white, cinematic --ar 17:11 --v 7.0 --chaos 35” Midjourney, Version 7, Midjourney Inc, 2 September 2025

