



# Thousand Oaks Civic Center Plaza Redesign

James Kang  
Summer 2025  
Landscape Design 3

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# 01 Overview



## Overview

# Introduction

The Thousand Oaks Civic Arts Plaza stands as a civic and cultural landmark in the heart of the city, combining City Hall and a performing arts center in a bold architectural form. As interest grows in reimagining its outdoor spaces, the focus has shifted toward creating a more inclusive, shaded, and ecologically resilient landscape. The redesign aims to better reflect community values, honor Chumash heritage, and enhance the site's connection to its surroundings—complementing the existing architecture while celebrating its layered cultural and environmental history.



# History



## Prehistory Thousands of Years Ago

The Chumash people inhabit the Conejo Valley region, sustaining themselves on local oak woodlands, creeks, and coastal trade.



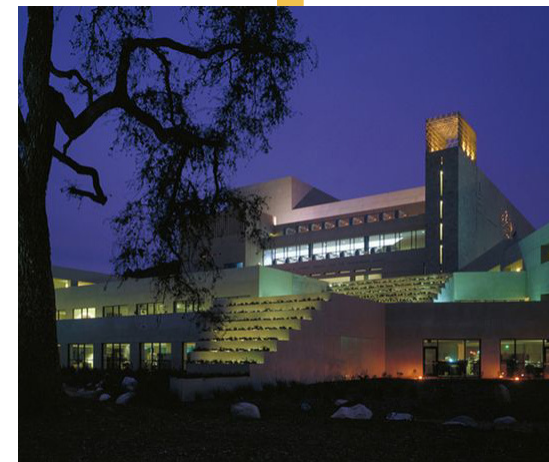
## 1994

The Thousand Oaks Civic Arts Plaza opens, designed by architect Antoine Predock.



## 1926-1969

Site becomes home to Jungleland USA, a wild animal park and Hollywood filming location, known for lions, elephants, and stunt animals.



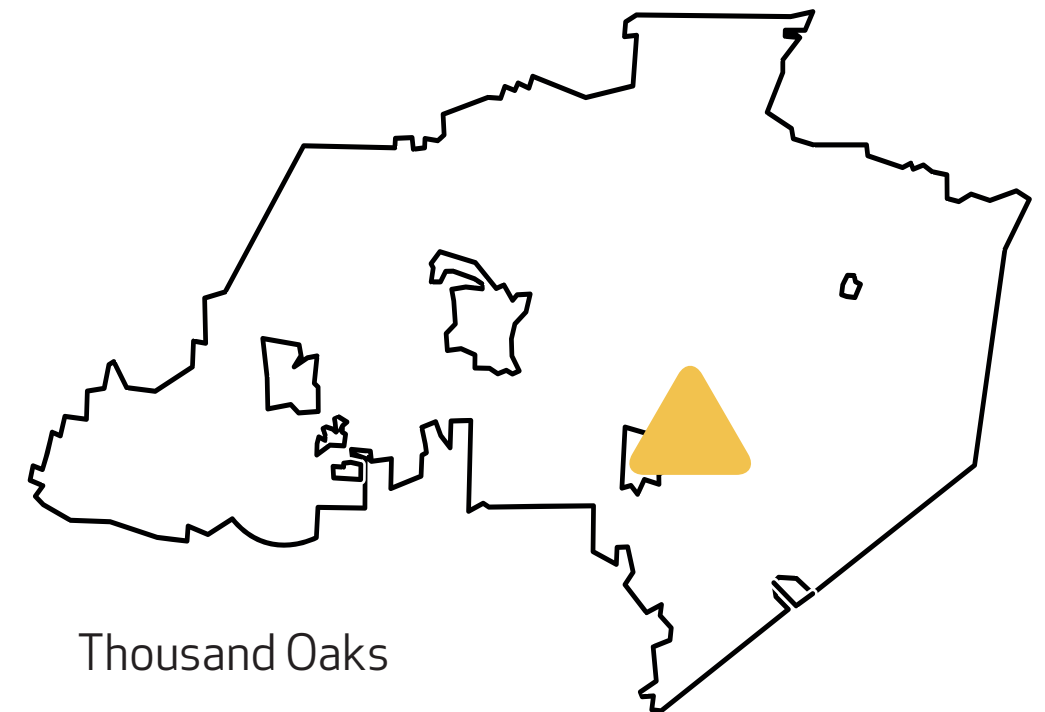
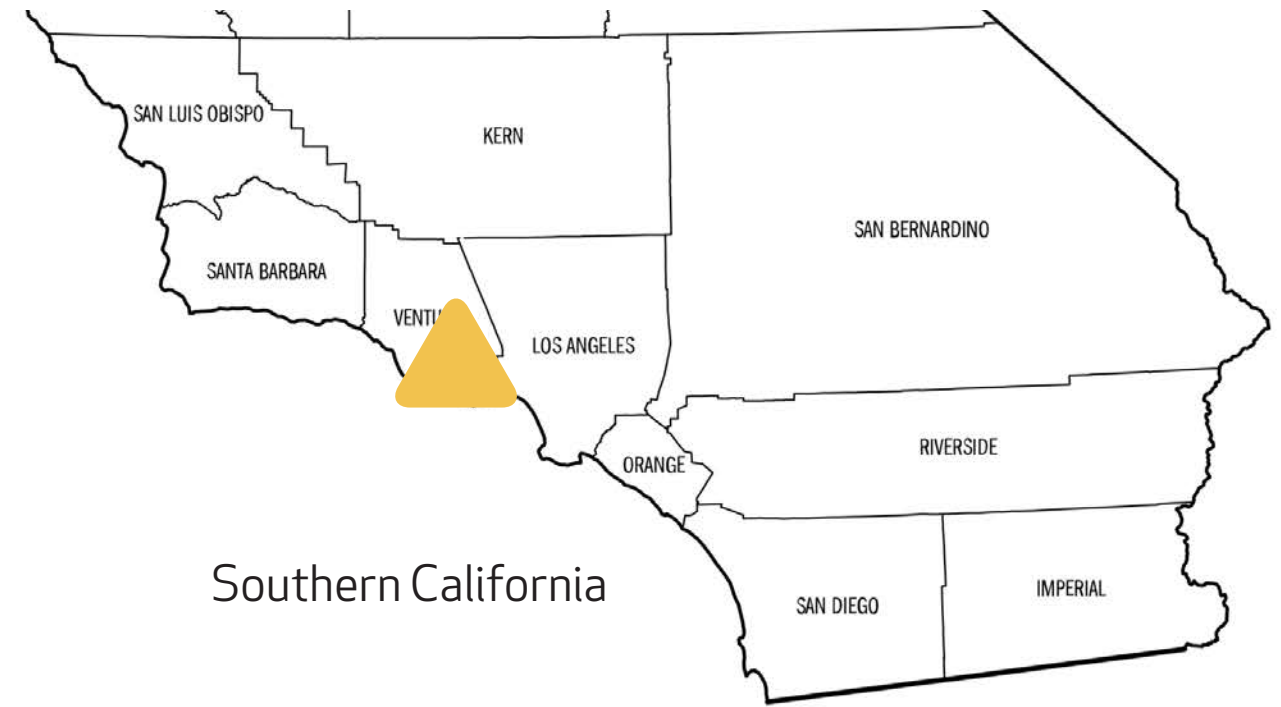
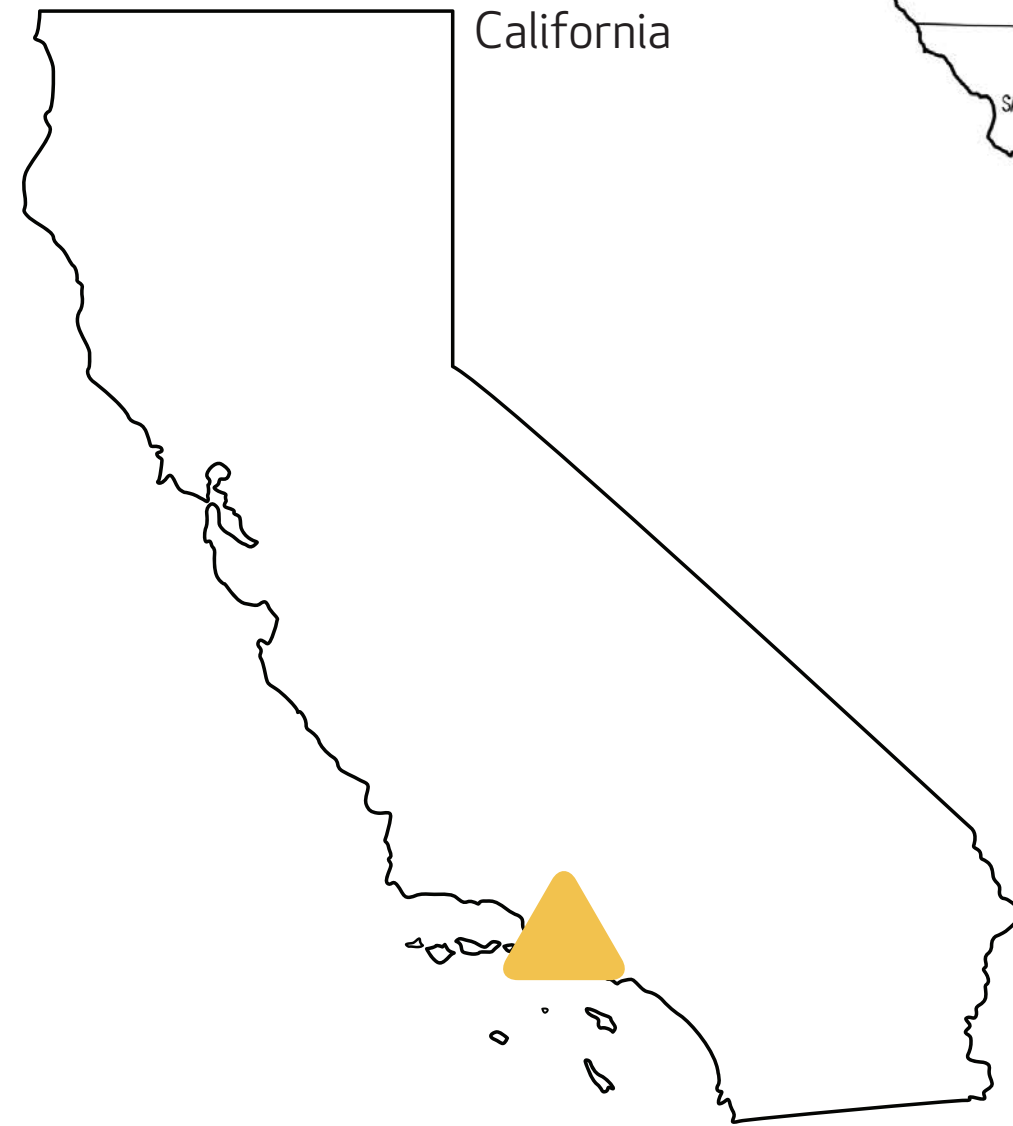
## 2000s

The site becomes a major civic and cultural anchor in the city, hosting performances, city events, and community programs.

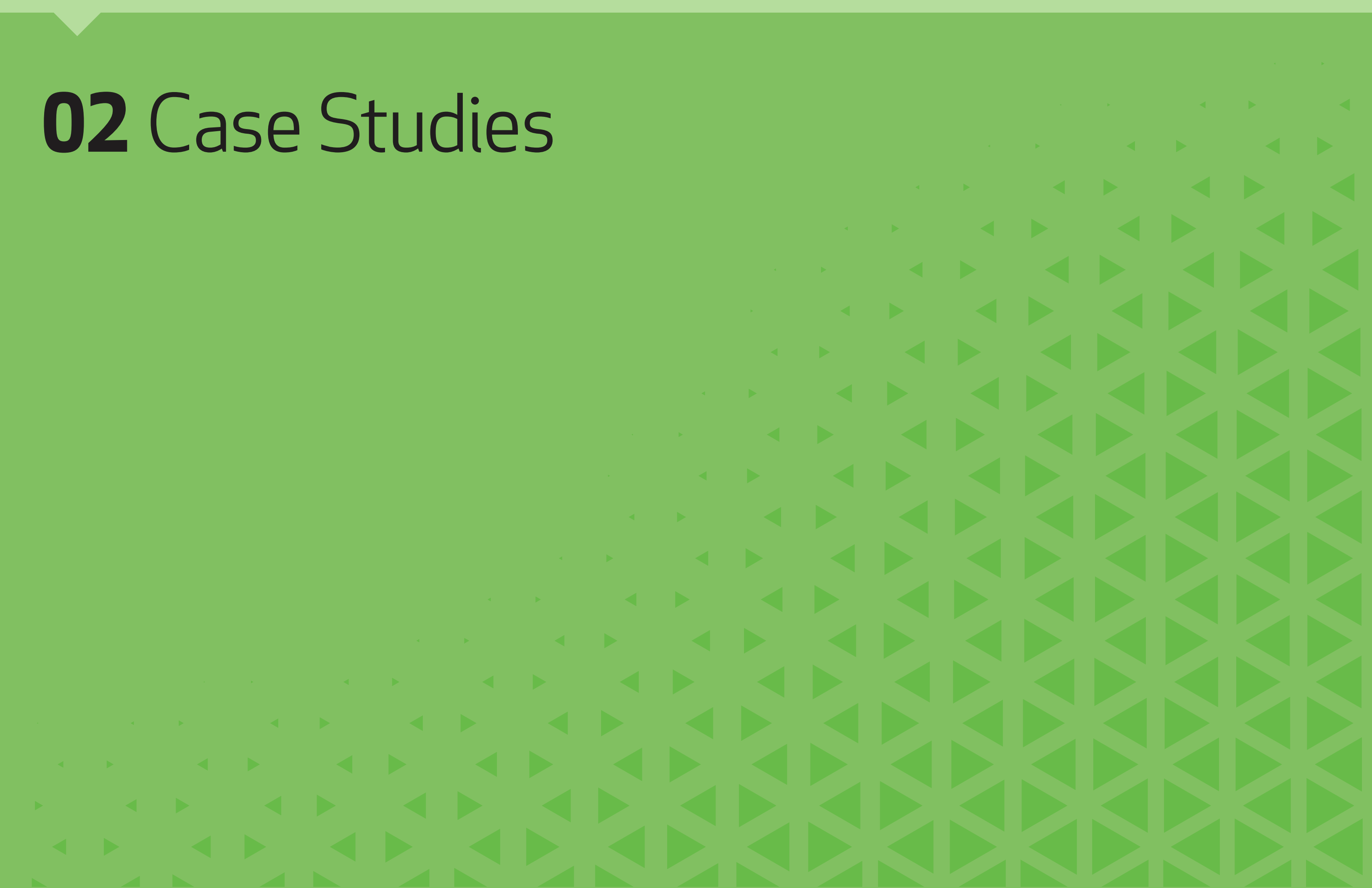
## Overview

# Location Maps

Located in Thousand Oaks—the second-largest city in Ventura County, California—the Civic Arts Plaza sits at the heart of the city’s civic and cultural core. Positioned along Thousand Oaks Boulevard in the northwestern part of Greater Los Angeles, the site is surrounded by The Lakes shopping center, Gardens of the World, and future residential development. Its prominent location makes it a central and highly visible anchor for public life in the region.



# 02 Case Studies



# Case Study

## The Al Hosn

**Location:** Abu Dhabi, UAE

**Size:** 140,000 m<sup>2</sup> (about 34.6 acres)

**Year Completed:** 2019

**Architect & Landscape Architect:** CEBRA

**Client:** Department of Culture and Tourism

**Design Concept:**

The masterplan reinstates the historic Qasr Al Hosn Fort as the cultural heart of Abu Dhabi, surrounded by a new public park that also integrates the adjacent Cultural Foundation Building—a modern heritage site.

The site is divided diagonally into two contrasting landscapes:

- An open, desert-like landscape around the fort, restoring its original context as a free-standing landmark on sand.
- A paved, programmed area with intensified planting around the Cultural Foundation, reflecting the modern city grid and providing shaded, active public spaces.

The two zones are connected by a central urban space defined by an organic Voronoi pattern, inspired by the cracked salt flats and sandbars of Abu Dhabi's coastal landscape.



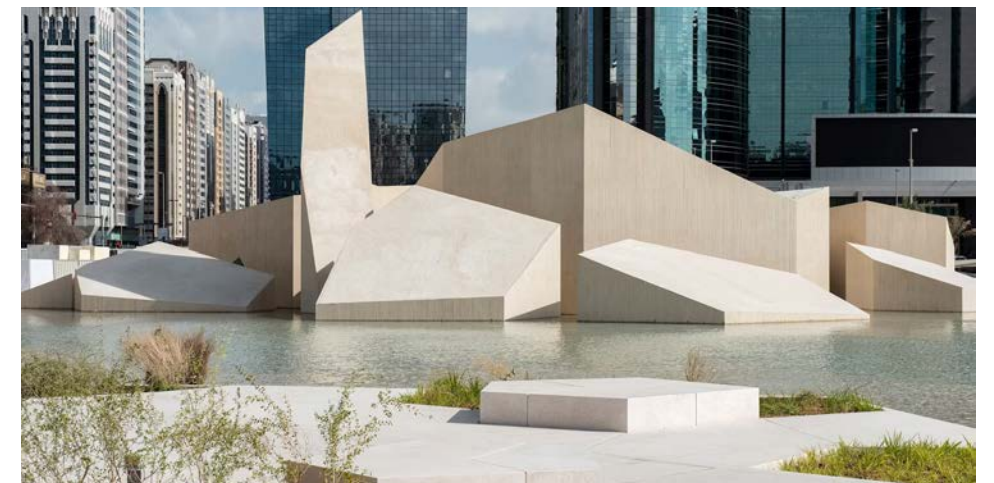
Site Plan



Voronoi patterns



Night time aerial view



Landscape changes from horizontal planes to slanting surfaces



Landscape changes from horizontal planes to slanting surfaces

# Case Study

## Hemisfair Civic Park

**Location:** San Antonio, TX

**Size:** about 7 acres

**Year Completed:** March 2025

**Landscape Architect:** GGN (Gustafson Guthrie Nichols)

**Client:** City of San Antonio PWD & HPARC

**Design Concept:**

The park is inspired by San Antonio's Hill Country topography and historic acequia (canal) water systems. Its "storytelling landscape" metaphorically channels regional geology and water patterns into park features.

- The Great Lawn: A flexible 5-acre open green field for festivals (e.g., DiwaliSA, New Year's Eve)
- The Springs: Five reflective, shallow water features reminiscent of regional Hill Country springs
- Promenade: Tree-lined walkway (Mexican Sycamores) linking Civic Park to Yanaguana Garden and adjacent districts
- Source Plaza: A hardscape gateway plaza next to Market & Alamo Streets; features limestone seating, shaded terraces, and native plantings
- Zócalo Terrace: Elevated public square with movable furniture and decorative acequia-inspired tilework



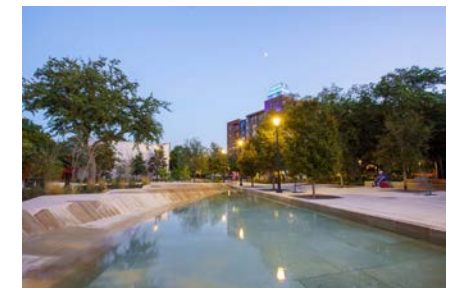
Site Plan



Hemisfair civic park



The Great Lawn



The Springs



The Promenade



Source Plaza



The Zócalo

## Case Study

# Scottsdale Civic Center

**Location:** Scottsdale, Arizona

**Size:** 9 acres

**Year Completed:** May 2023

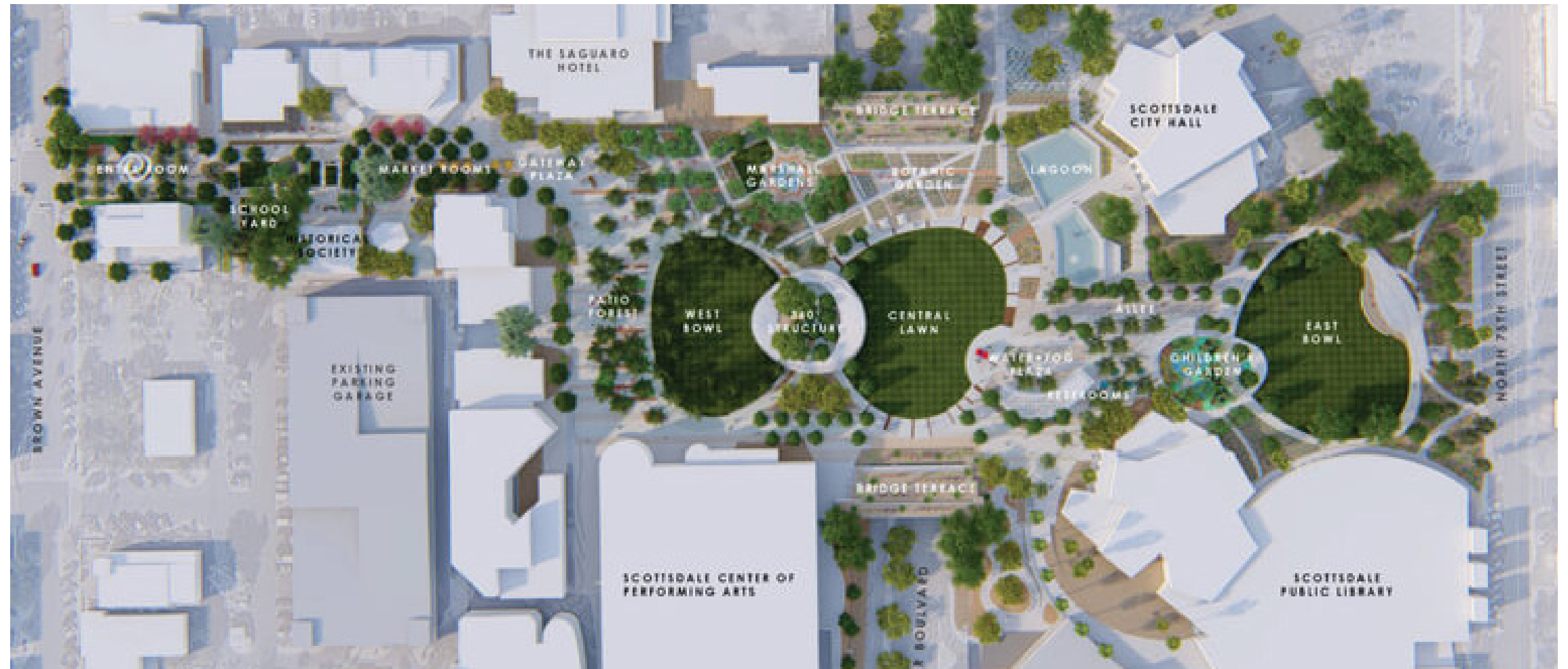
**Landscape Architect:** Dig Studio

**Client:** City of Scottsdale

### Design Concept:

Preserve existing heritage shade trees and beloved water features, enhance areas like Marshall Gardens and children's zones, and transform underused lawns and plazas for significant cultural activation.

- Added 360° performance pavilion, East Bowl staging area, amphitheater seating, and improved infrastructure to support festivals and large gatherings for ~7,479 attendees
- Reduced water use by 5.8 million gallons annually by eliminating outdated features, replacing turf, and introducing drip irrigation and misting systems
- Integrated shade canopies, native plantings, fog plazas, and mature trees to mitigate heat and create microclimates suited for desert environments
- Introduced a Children's Garden near the library, splash/fog plaza, history-focused walkways, picnic groves, wedding lawns, and reworked performance areas for everyday and special-event use



Site Plan



Aerial view of the Scottsdale Civic Center



360 structure



Multifunction event space

# 03 Site Analysis



## Site Analysis

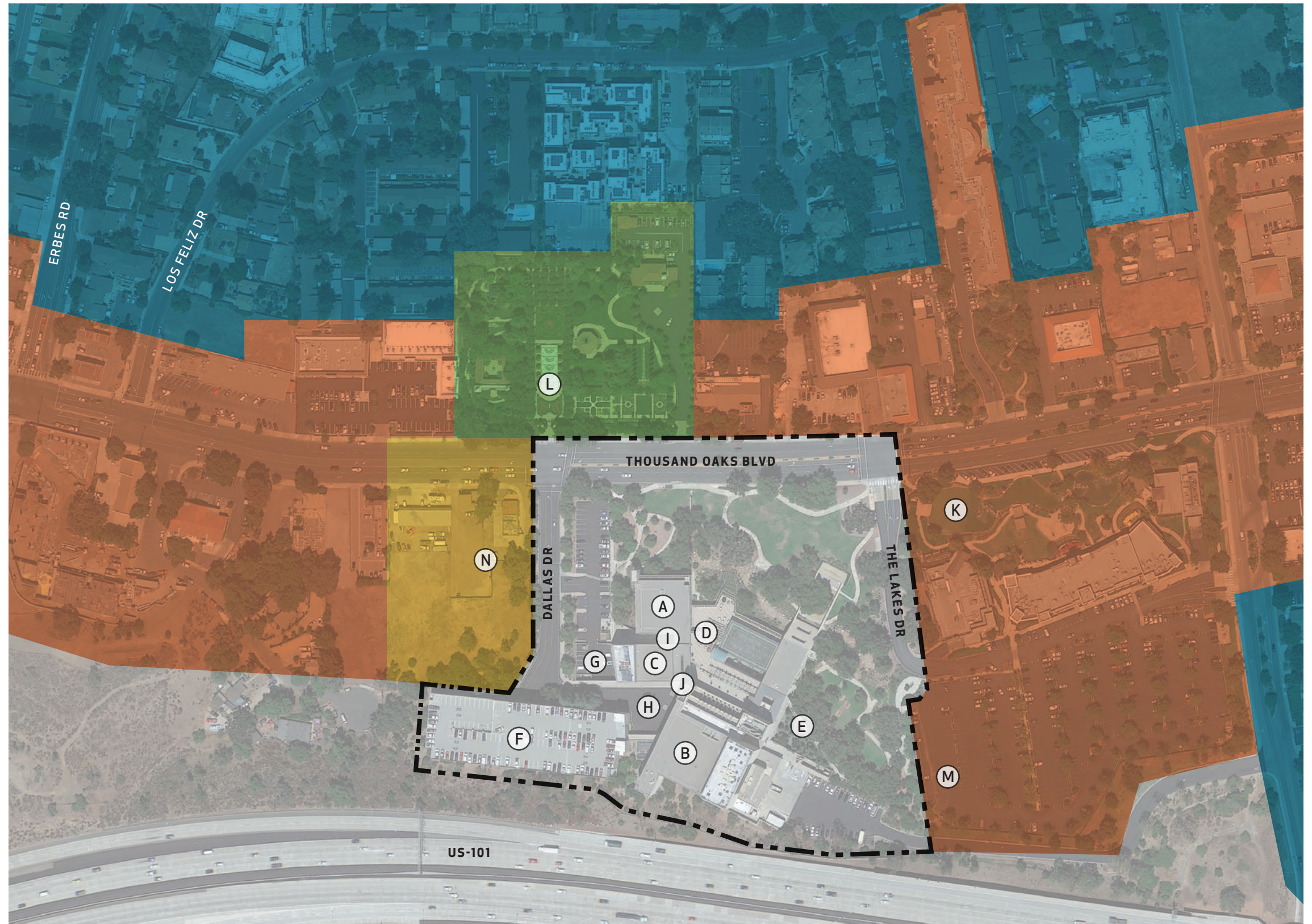
# Context Diagram

The Thousand Oaks Civic Arts Plaza is a key civic and cultural hub, home to City Hall and two theaters, located along busy Thousand Oaks Boulevard. Positioned between civic, commercial, and cultural zones, it borders The Lakes shopping center and faces Gardens of the World. With steep topography and multiple building levels, the site lacks a clear entrance and strong pedestrian flow. Outdoor spaces like the courtyard, lawn, and amphitheater remain underused. Still, the site has strong potential to become a more welcoming, connected, and community-focused public space that reflects the spirit of Thousand Oaks.

- Residential
- Public Green Space
- Commercial
- Museum (Future)

### Legends

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



# Site Analysis Zones

- 01** The northwest side includes the surface parking lot, main entrances to City Hall and the Kavli Theater, vehicle drop-off, and service dock. It faces the Gardens of the World and future Museum site.
- 02** The west side of the site, at the lowest elevation, features a passive landscape with pathways, a grassy lawn, drainage swale, amphitheater, planter stairs, and a concrete stage courtyard. It faces the main boulevard and The Lakes commercial area.
- 03** The southeast side features an oak grove, sloped hillside with a drainage swale, and a pedestrian bridge. It connects to The Lakes shopping center and future residential development, with access via a secondary building entrance.
- 04** The north edge of the site is defined by Thousand Oaks Boulevard, the main commercial corridor and access route to the Civic Center. It includes the street network, pedestrian access points, and nearby bus stops.

## Legends

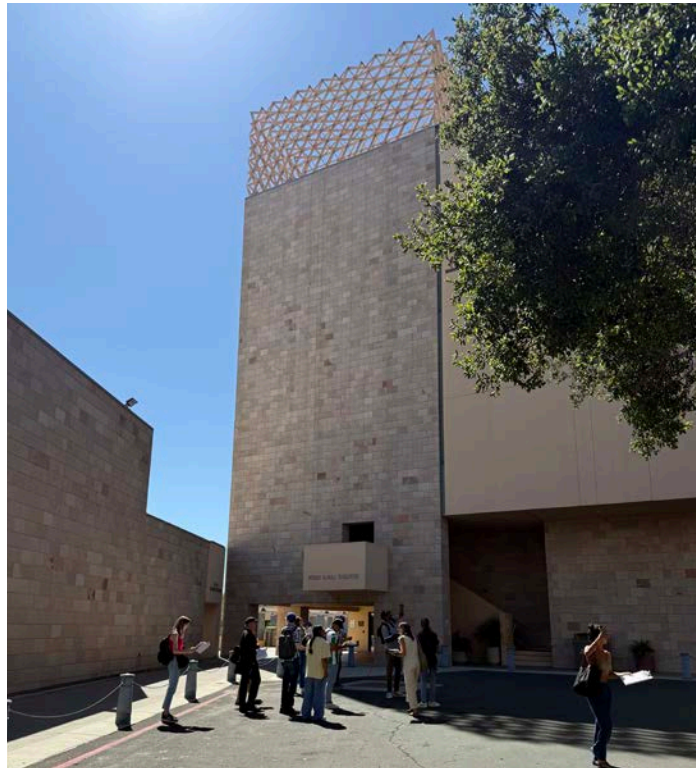
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# Site Analysis

## Zone 01

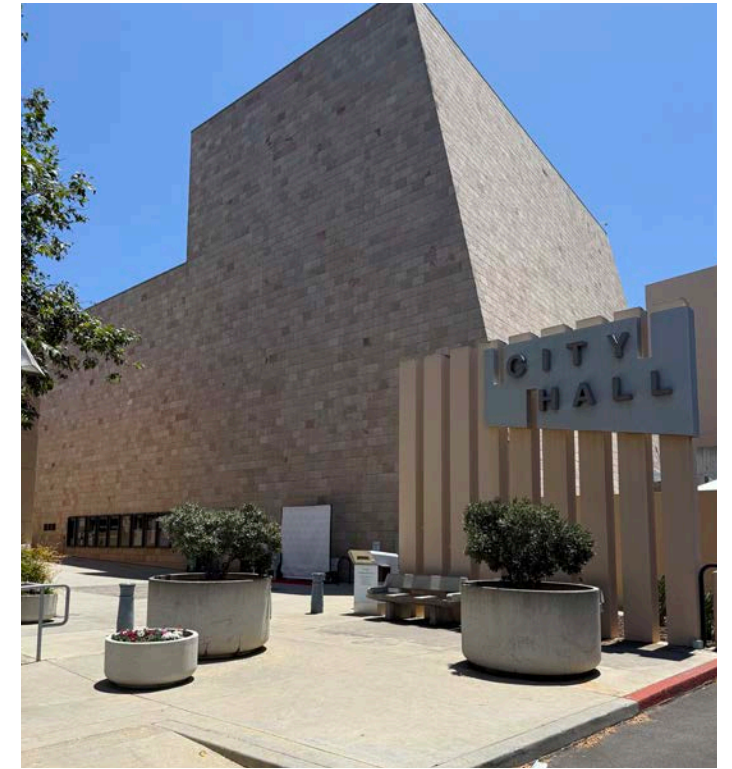
Located along the northern and western edges of the site, is currently the most active area, featuring existing surface parking lots, a service dock, and primary access points to the Civic Center (second level) and Theatre (third level). It includes the main building entrances on the first and third floors and connects to the prominent street corner across from Gardens of The World. This zone will serve as the primary arrival point for vehicular visitors and their transition into the rest of the site.



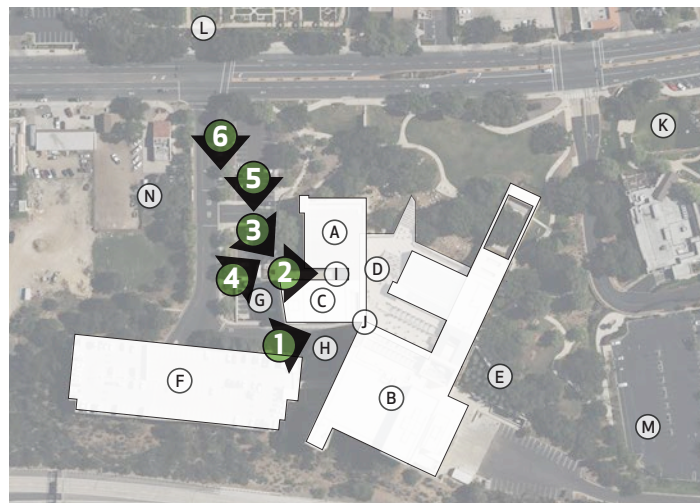
1 View from the drop off circle (H). Entrance to 3rd floor terrace and Kavli Theater.



2 View to the current main entrance (I). Entrance to the City Hall and Forum Theatre.



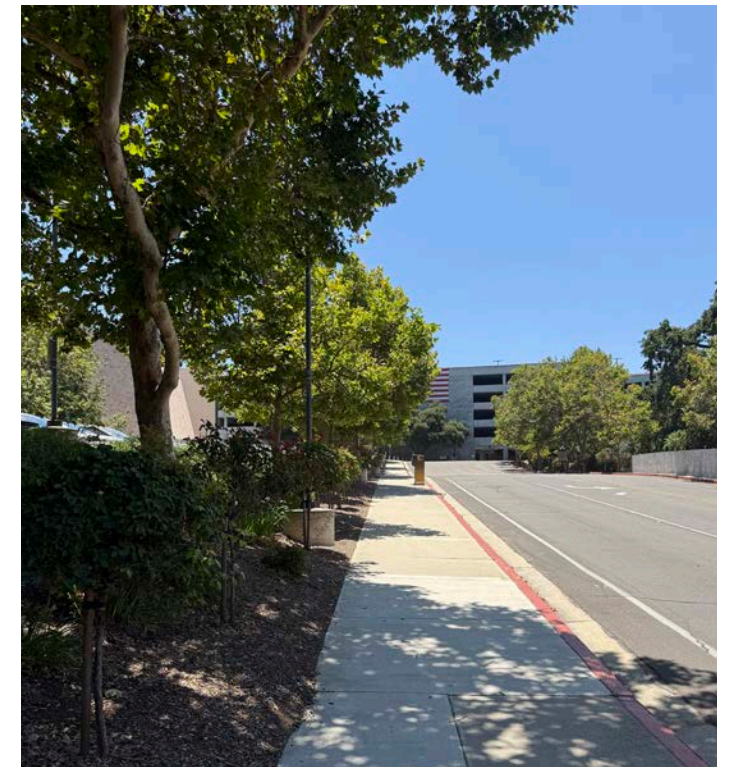
3 City Hall main entrance with stone signage, connected to outdoor parking lot.



4 Sunken undeveloped landscape without direct access, outside city hall office windows.



5 View to the loading dock (G). Connected to Civic Arts Plaza street.



6 View from the sidewalk next to Civic Arts Plaza, looking towards the parking structure.

### Legends

- (A) City Hall
- (B) Fred Kavli Theater
- (C) Forum Theater
- (D) Rooftop Terrace
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- (G) Loading Dock
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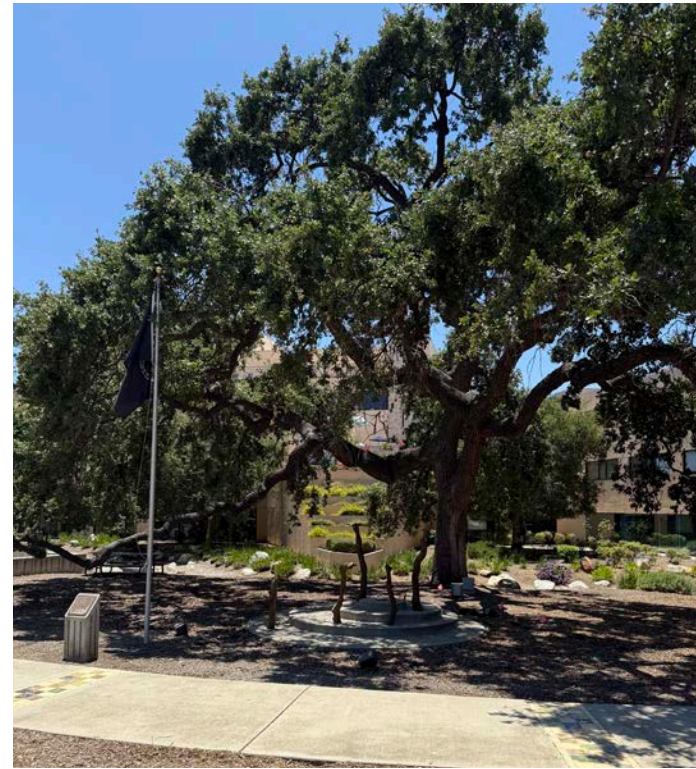
# Site Analysis

## Zone 02

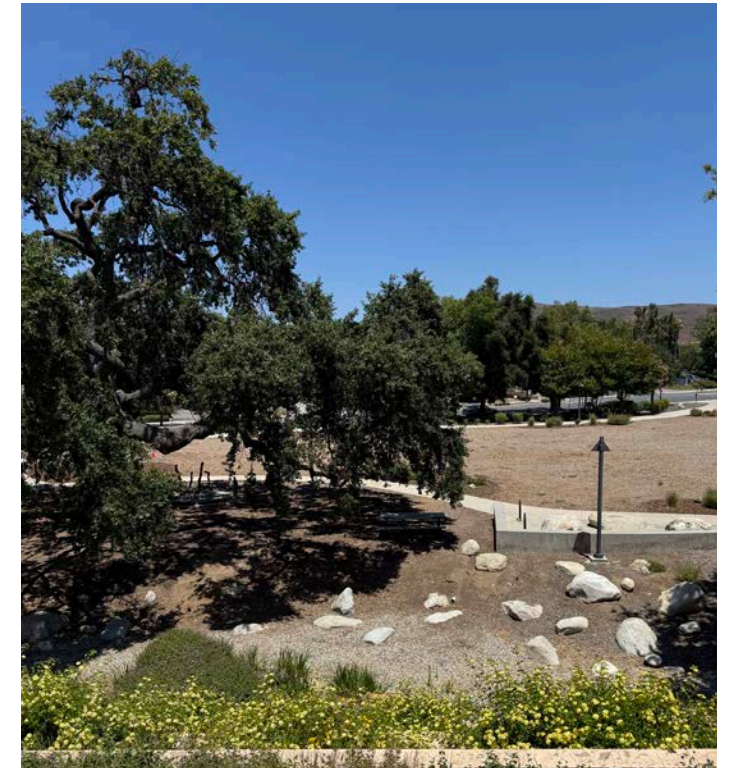
Forms the front landscape area along Thousand Oaks Boulevard, acting as a visual and physical connection between the street and the rest of the site. It features the site's most open lawn space and includes key elements such as the oak corridor that buffers the first-floor building from the street, a main drainage swale, and two architectural features—the stair terrace and the stage courtyard. With the lowest elevation on site, this zone includes the amphitheater and is currently designed as a passive, path-oriented space that invites public engagement.



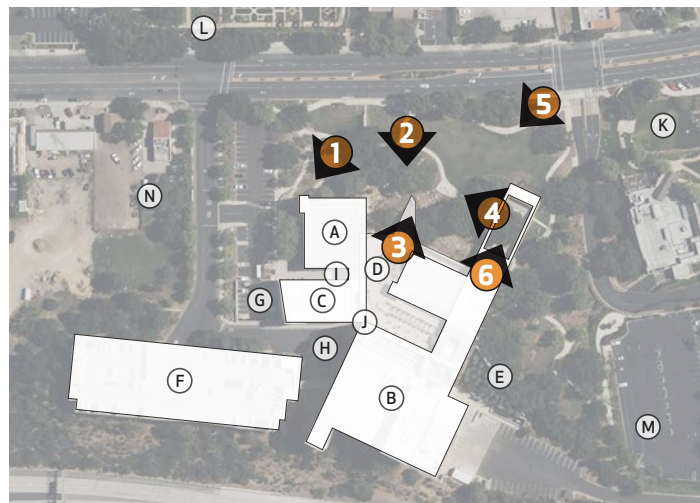
1 Continuation of architectural terraced stairs at ground level, used as planting terraces. Proposed main entrance.



2 View to the rooftop terrace (proposed main entrance.) Hidden from view by Oaks in foreground.

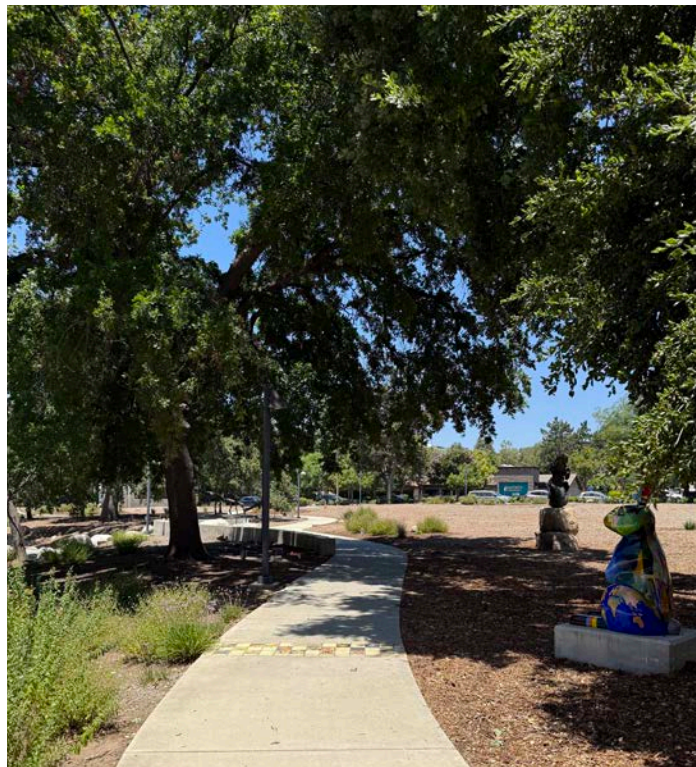


3 View from 2nd floor terrace overlooking ground floor lawn with oak tree in the middle ground.



### Legends

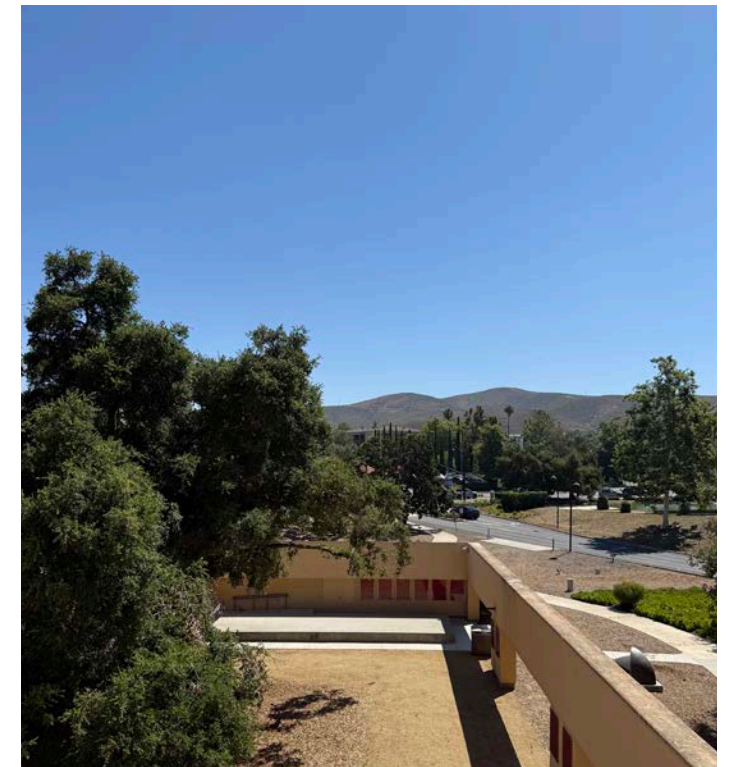
- (A) City Hall
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4 Meandering pathway along front of building. Drainage swale on left with sculptures on the right.



5 View to the rooftop terrace from northeast corner. Wide open turf space with oak trees covering the building.



6 View from 2nd floor looking towards enclosed courtyard with interior stage and two oak trees.

# Site Analysis

## Zone 03

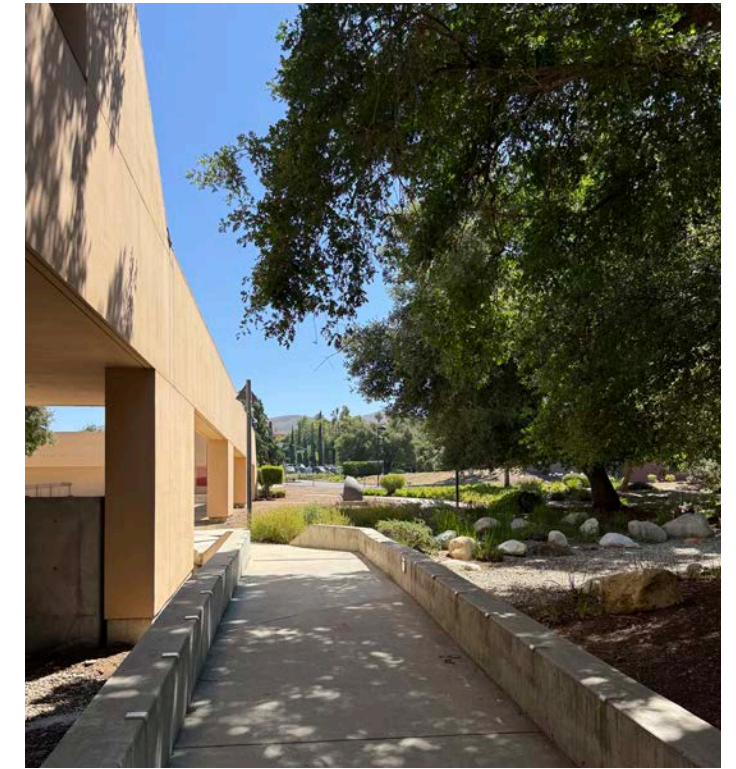
Located in the southeastern portion of the site, is the most naturalistic and heavily wooded area, characterized by dense oak plantings. Although farthest from Thousand Oaks Boulevard, it will be closest to future pedestrian traffic from a planned adjacent apartment building. This zone borders The Lakes shopping center and its parking lot, providing key access points via a pedestrian bridge and a first-floor sub-balcony entrance. It serves as a transitional space between the Civic Center site and both existing commercial and future residential developments.



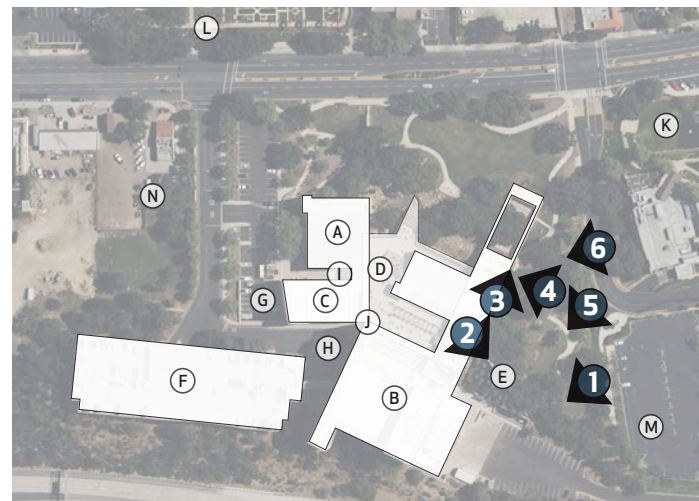
1 View to the curved hillside path which leads to the pedestrian bridge, which is behind the oak grove.



2 View of the pedestrian bridge (E), which connects to the Fred Kavli Theater entrance.



3 View outside of secondary side building entrance, connects to the enclosed courtyard on the left.



### Legends

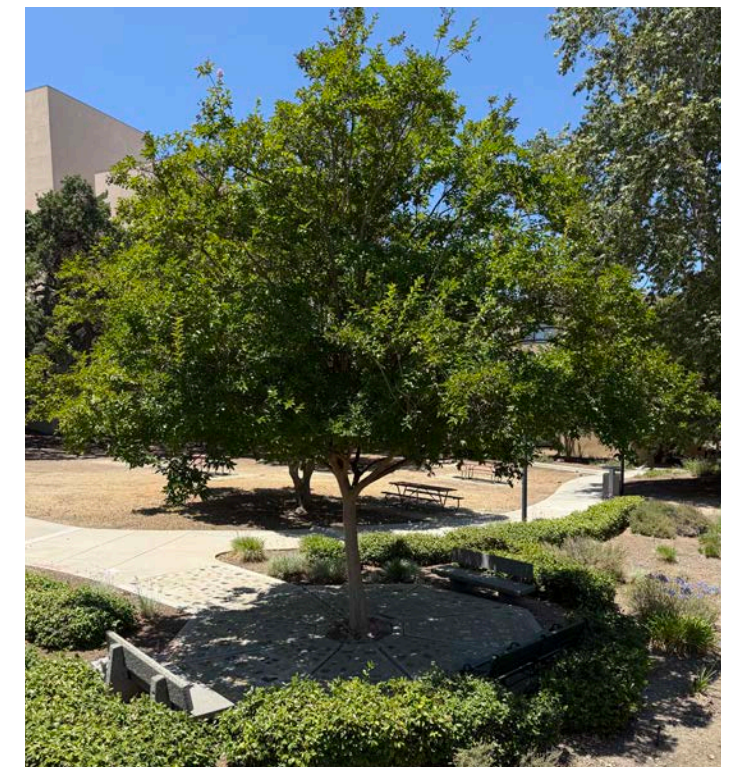
- (A) City Hall
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- (N) Future Museum



4 View of drainage swale that goes across underneath the building. Not welcoming but provides shade.



5 View of oak grove with winding paths with picnic benches on turf. View of the building in background.

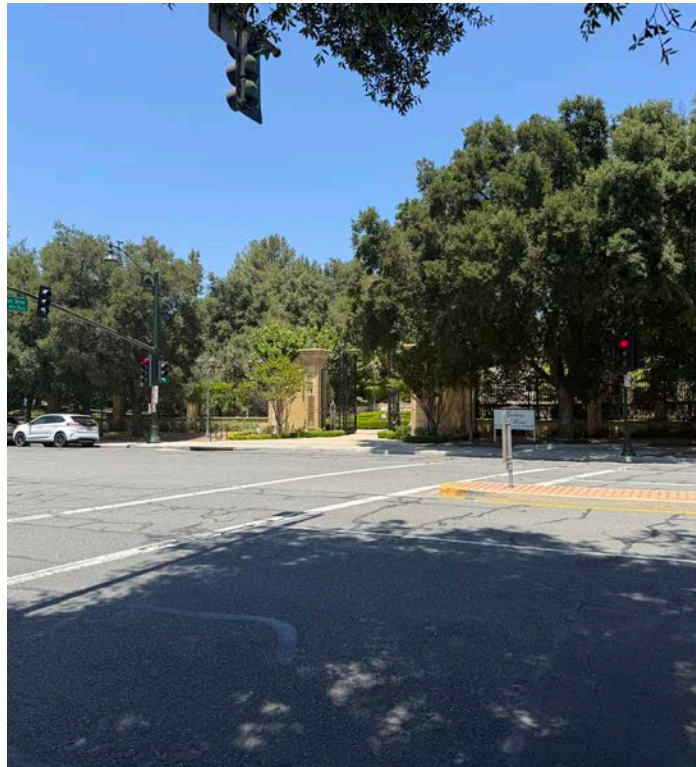


6 View of existing hideaway area with ample shade provided by the tree with seating around it.

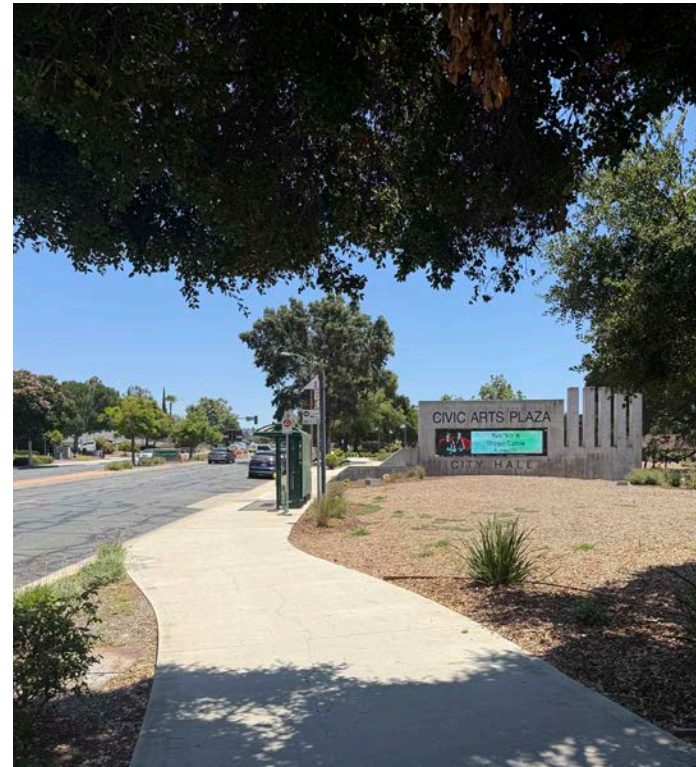
# Site Analysis

## Zone 04 ■

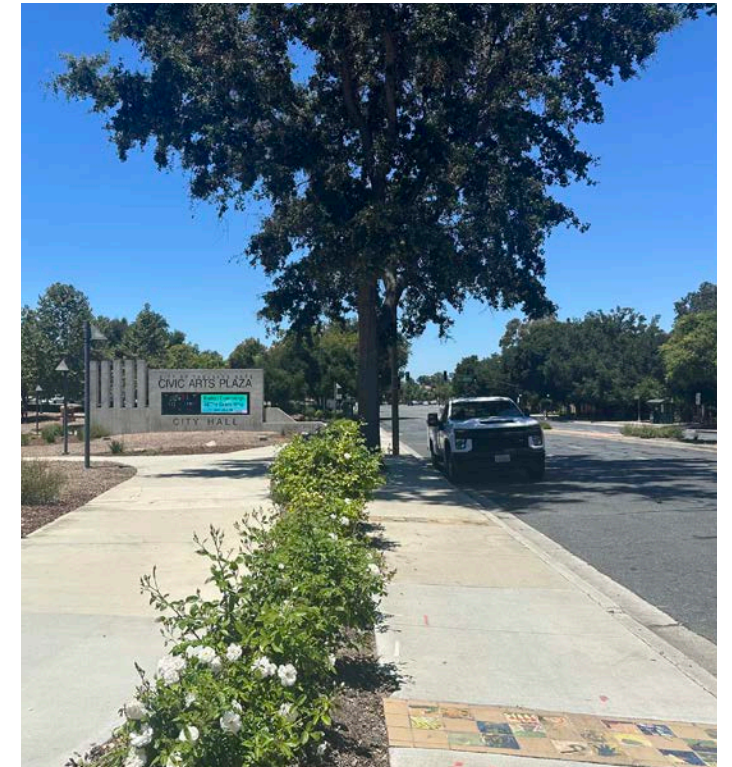
Forming the northern boundary of the site, the streetscape along Thousand Oaks Boulevard serves as the primary vehicular and transit corridor. This heavily trafficked, four-lane road includes key elements such as opposing bus stops, signalized intersections at both ends, and pedestrian access points. However, the area currently lacks sufficient signage and wayfinding for both drivers and pedestrians. As the edge of Zone 2, this corridor plays a crucial role in shaping how people arrive at and move through the site.



**1** View to Gardens of the World (L). A botanical garden across from the site.



**2** View from the sidewalk, clear view of Civic Arts Plaza signage. Note bus stop and parking spaces along the road.



**3** View from the other side of Civic Arts Plaza signage. Note narrow plant buffer between sidewalk and pathway.



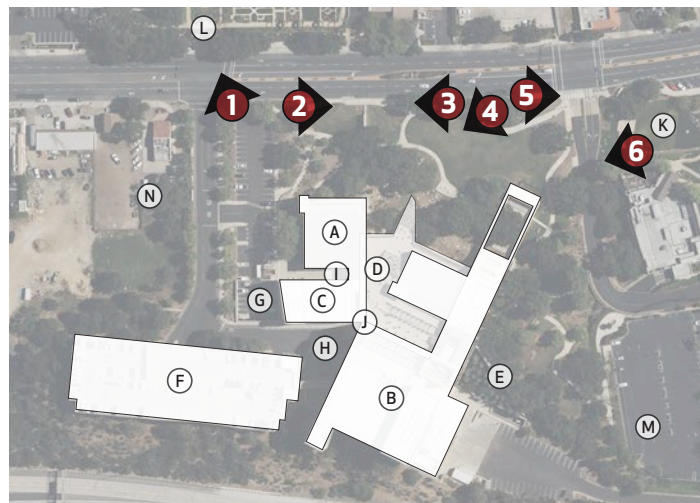
**4** View towards City Hall from Thousand Oaks Blvd. Note lack of visible signage or way-finding material.



**5** View of crosswalk to The Lakes shopping center (K) and corner site entrance.



**6** View of enclosed courtyard and wide open turf space from The Lakes shopping center.



### Legends

- (A) City Hall
- (B) Fred Kavli Theater
- (C) Forum Theater
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# Site Analysis

## Building Features

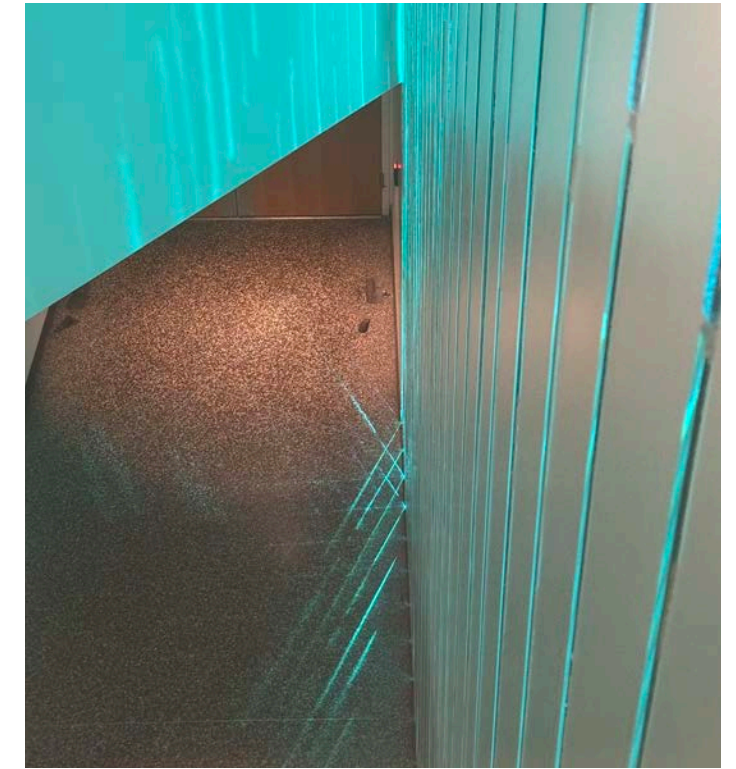
The Thousand Oaks Civic Arts Plaza features a bold, angular architectural language that responds to the site's topography and regional character. Key features include stepped massing that terraces into the hillside, creating opportunities for multi-level access and framed views. The use of textured concrete, local stone, and copper roofing grounds the building in its natural context.



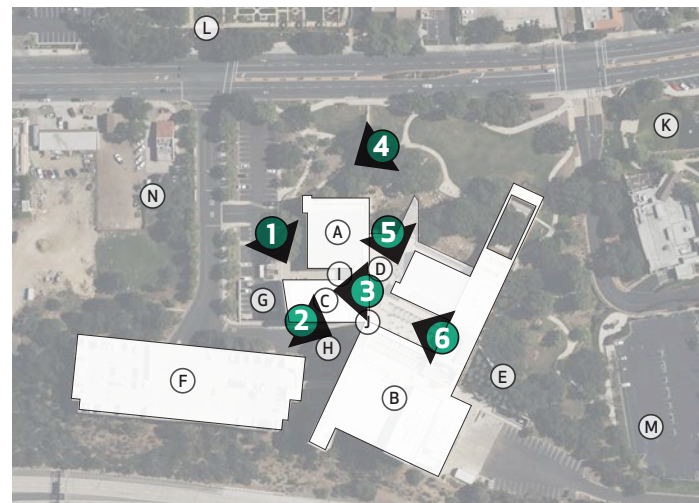
1 Accent walls of building made of large sand colored stones, referencing regional geology and materials.



2 The small black projections scattered across the wall introduce tactile texture and visual rhythm.

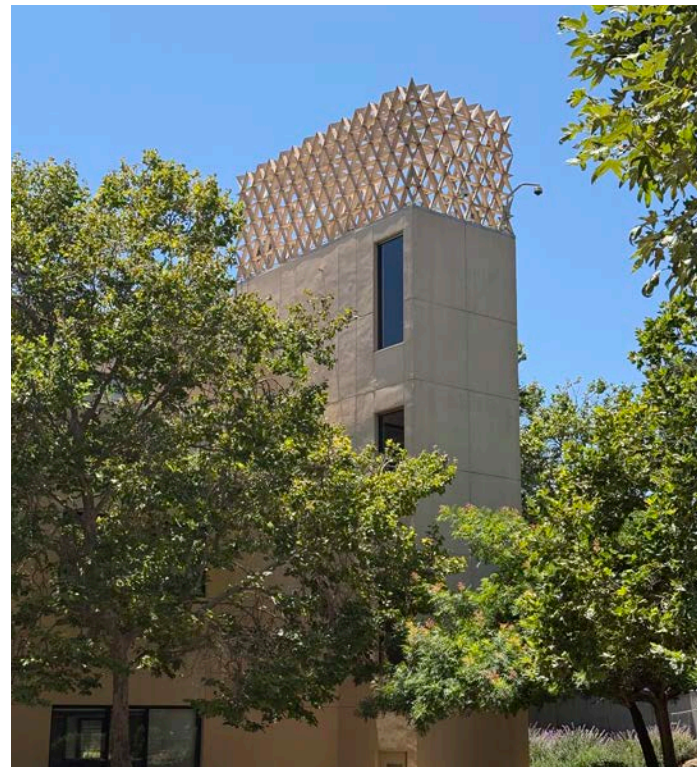


3 Filtered turquoise-blue light is cast onto the wall and floor through narrow vertical slots of glass.

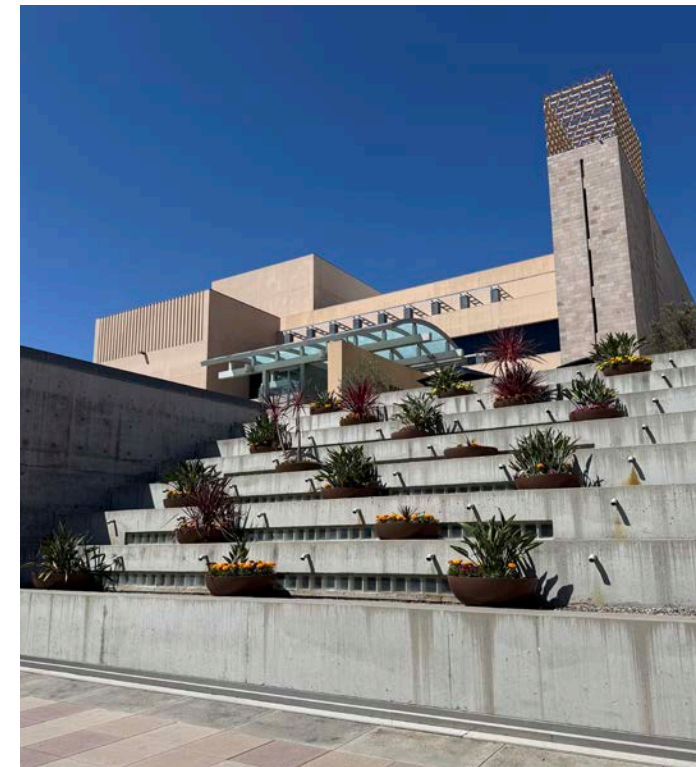


### Legends

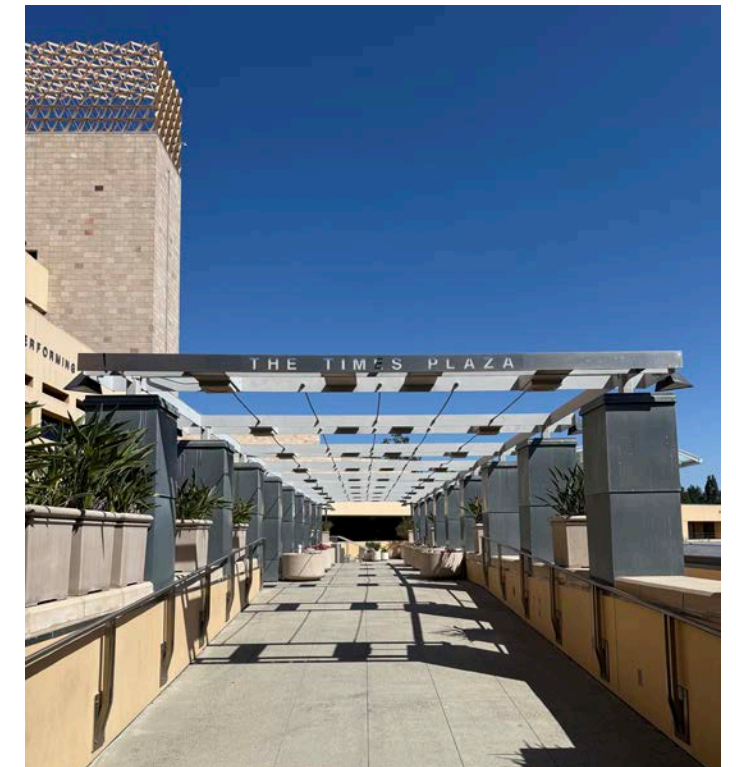
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4 Atop the tower sits a geometric screen or lattice, composed of repeating triangular-shaped modules.



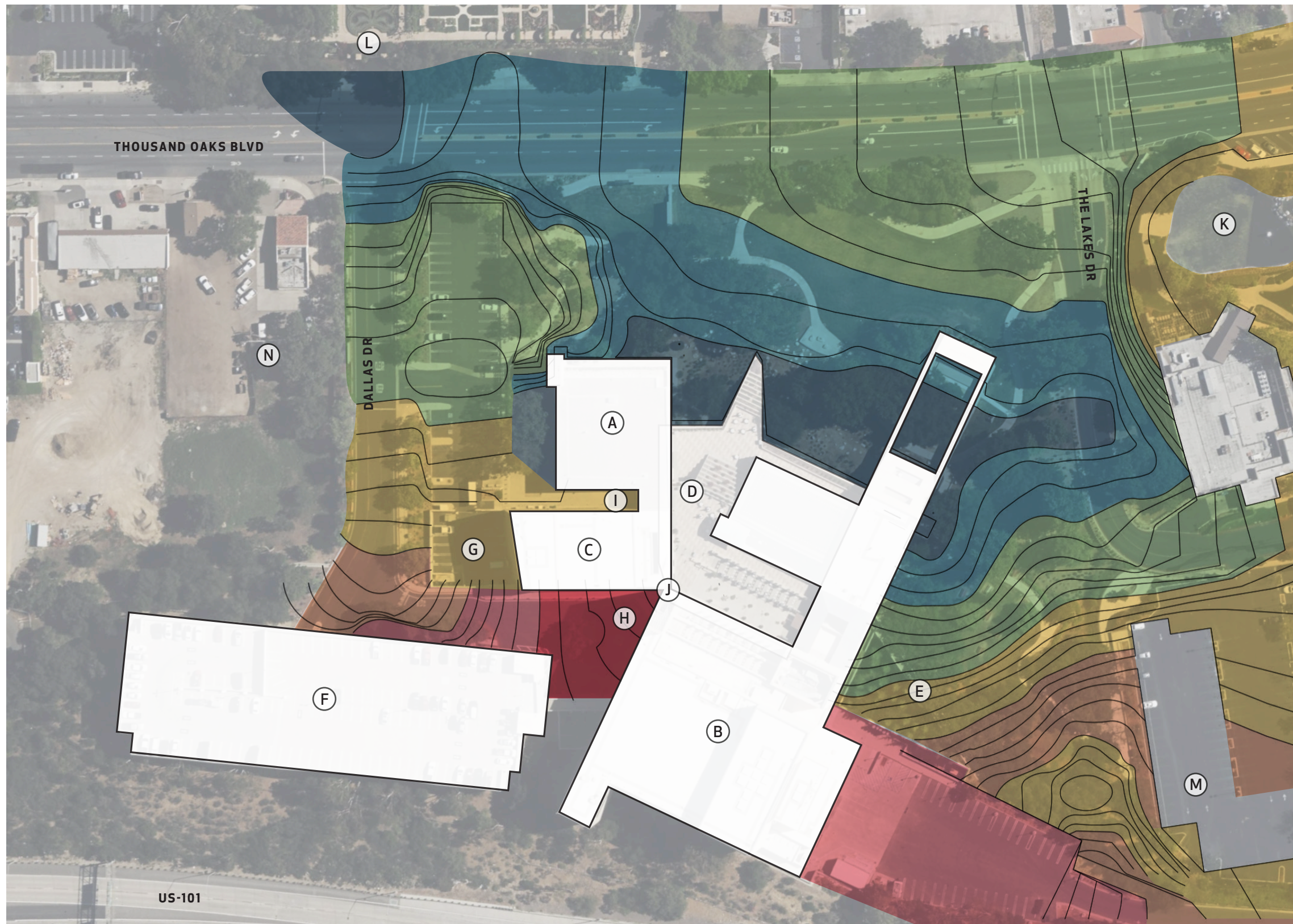
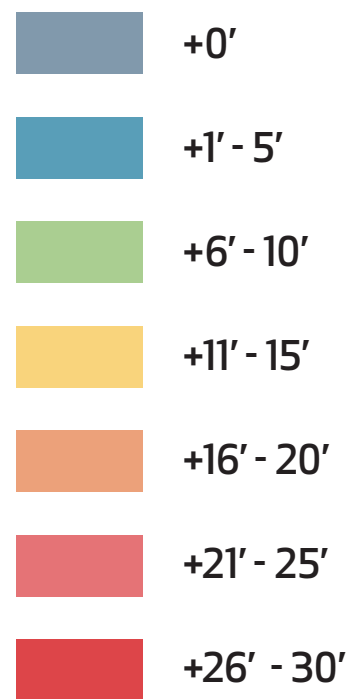
5 Initially designed as a stair, the steps were repurposed into tiered planters during later revisions.



6 The path is framed by a rhythmic series of square steel columns and a horizontal trellis canopy above.

Site Analysis

# Topography




### Legends

- |                        |                               |
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# Site Analysis Circulation

-  Vehicular Circulation
-  Pedestrian Circulation
-  Building Entrances








## Legends

- |                        |                               |
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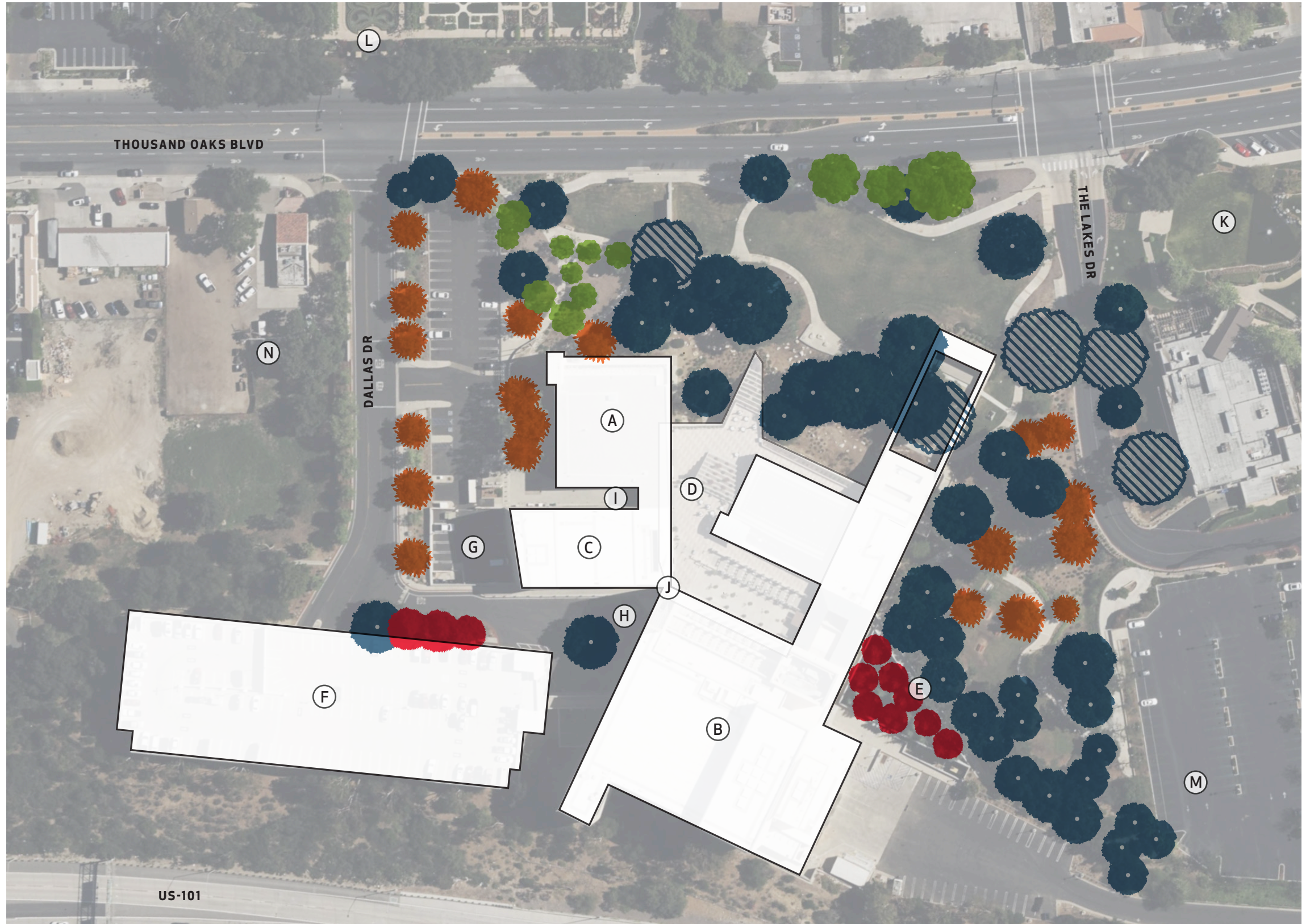
Site Analysis

# Existing Tree Canopy

-  Oak Tree
-  Sycamore
-  Conifer
-  Deciduous
-  Oak Tree to be removed

Legends

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# Site Analysis

## Sun Path & Wind

-  Prevailing Wind
-  Santa Ana Wind
-  Summer sun
-  Winter Sun
-  Sunrise
-  Sunset

### Legends

- |                        |                               |
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## Site Analysis

# Constraints

- 01** No prominent main entrance facing the front, reducing visibility and orientation
- 02** Limited outdoor access between upper floors and ground level
- 03** Side entrance is small, hidden, and uninviting
- 04** Thousand Oaks Blvd traffic is fast, with poor pedestrian and bike safety
- 05** Lacks clear signage, wayfinding, and civic identity markers
- 06** Mature oak trees must be preserved and thoughtfully built around
- 07** Front area collects drainage but remains underutilized
- 08** Forum Theater service dock is highly visible but must remain operational
- 09** Few outdoor spaces support events, gatherings, or diverse public use
- 10** Natural site features are not well-integrated into usable outdoor areas
- 11** Courtyard feels tight and uncomfortable due to large central oak
- 12** Public art is sparse and lacks impact
- 13** Harsh climate limits planting options and increases need for shade



### Legends

- |                        |                               |
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## Site Analysis

# Opportunities

- 01 Physically and visually connect all three floors to establish a clear front entrance
- 02 Design a flexible outdoor plaza for events, gatherings, and civic life
- 03 Add inviting outdoor seating for rest, reflection, and casual use
- 04 Redesign the street edge for safer, more welcoming pedestrian access
- 05 Enhance visibility and presence of the site from surrounding streets
- 06 Introduce clear wayfinding, signage, and markers to unify site identity
- 07 Integrate access to the future residential complex with thoughtful connections
- 08 Activate the underused sunken area as a functional, connective space
- 09 Use native, drought-tolerant plants to shape a vibrant, resilient landscape
- 10 Create elevated viewpoints and framed vistas using natural topography
- 11 Involve the community to foster a deeper sense of ownership and belonging
- 12 Redesign the courtyard as a more inviting, flexible, and dynamic space





### Legends

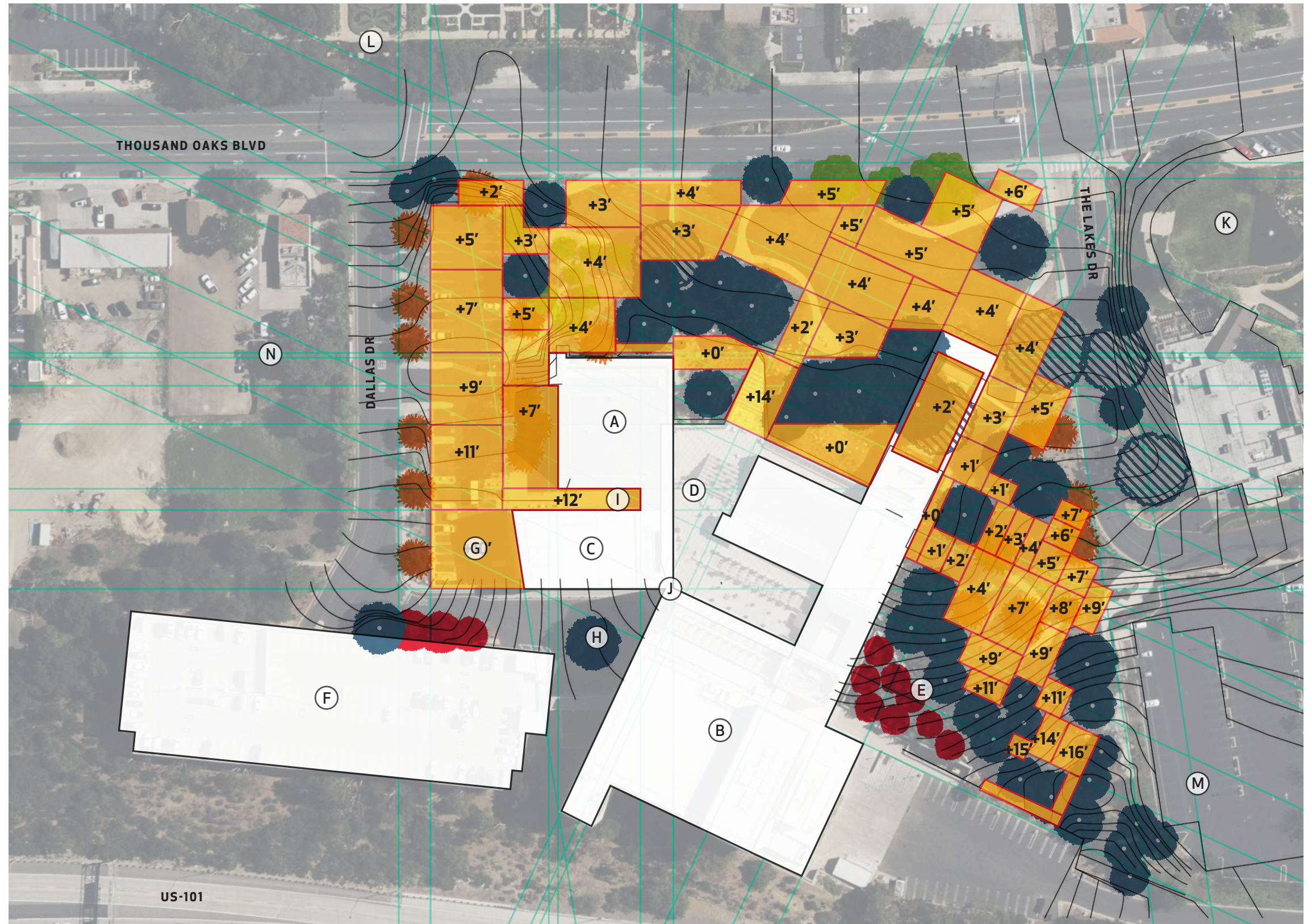
- |                        |                               |
|------------------------|-------------------------------|
| (A) City Hall          | (H) Drop Off Circle           |
| (B) Fred Kavli Theater | (I) Main Entrance             |
| (C) Forum Theater      | (J) Third Level Entrance      |
| (D)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



Site Analysis

# Space Seeking

-  Regulating Lines
-  Available Design Space



## Legends

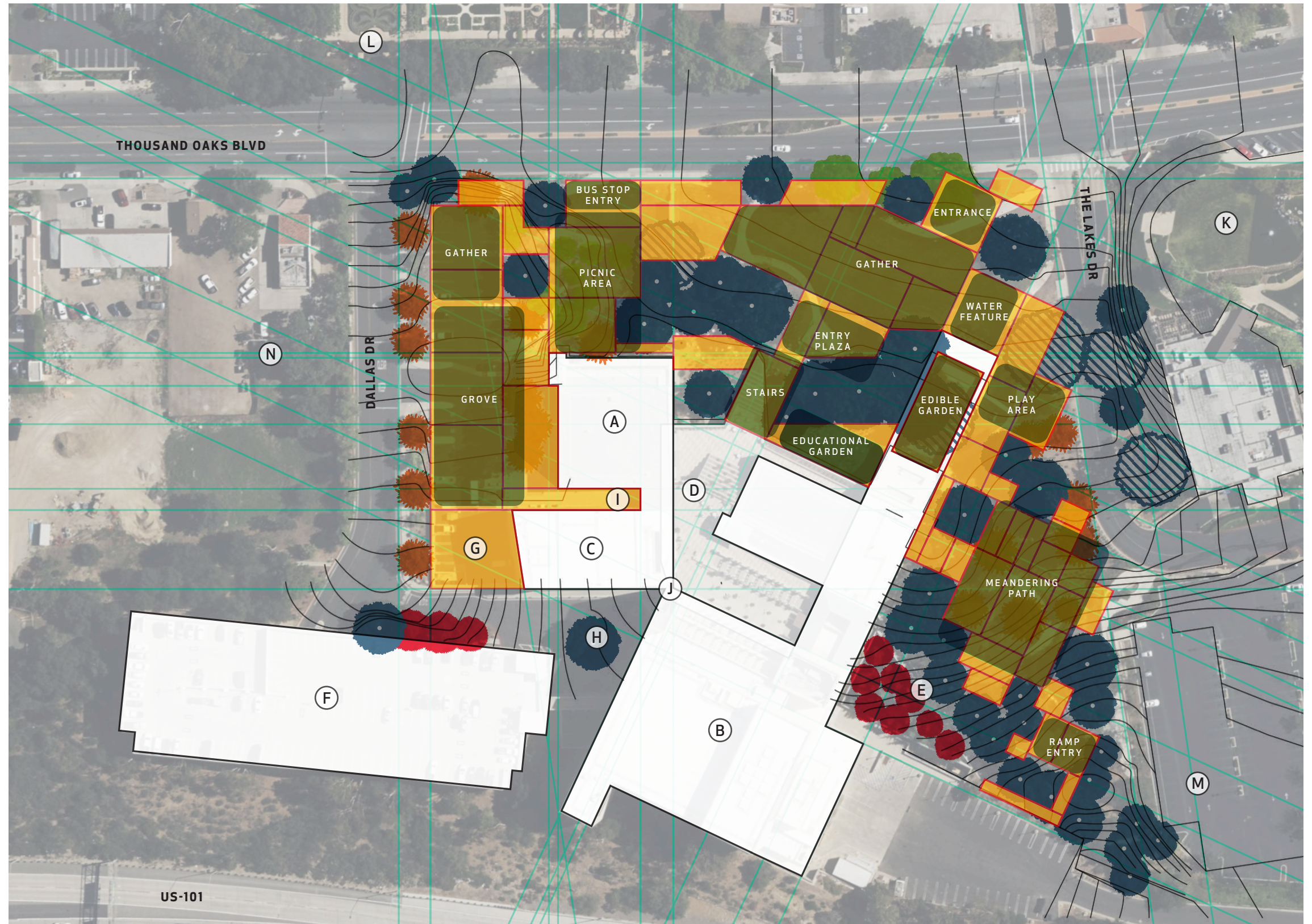
- (A) City Hall
- (B) Fred Kavli Theater
- (C) Forum Theater
- (D) Rooftop Terrace
- (E) Pedestrian Bridge
- (F) Parking Structure
- (G) Loading Dock
- (H) Drop Off Circle
- (I) Main Entrance
- (J) Third Level Entrance
- (K) The Lakes Shopping Center
- (L) Gardens of the World
- (M) Future Apartment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



# Site Analysis

## Bubble Diagram

This bubble diagram outlines a conceptual landscape framework for the Thousand Oaks Civic Arts Plaza, integrating environmental conditions with proposed program zones. Public spaces like gathering lawns, picnic areas, and entry plazas are positioned near major access points for visibility and connection, while quieter zones such as a meditation garden and educational plantings are tucked into more sheltered areas. Wind and sun analysis informs the layout, with tree groves and shaded areas placed strategically for comfort. The diagram reflects a balance of community use, ecological function, and cultural storytelling within a cohesive, site-sensitive design.

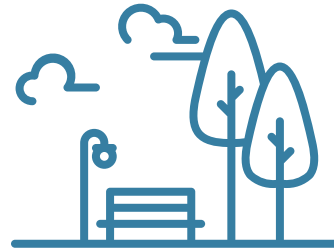


### Legends

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

# 04 Site Design





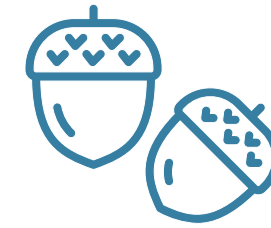
## Welcoming, Inclusive & Flexible Space

- Design intuitive, people-centered circulation that connects upper and lower site levels
- Incorporate shaded seating areas, gathering nodes, and open lawns that support both passive and active use
- Ensure the landscape feels safe, comfortable, and inclusive for all ages and abilities
- Integrate quiet nooks and active zones to accommodate varied user needs—relaxation, conversation, or performance



## Distinctive & Complementary Landscape Identity

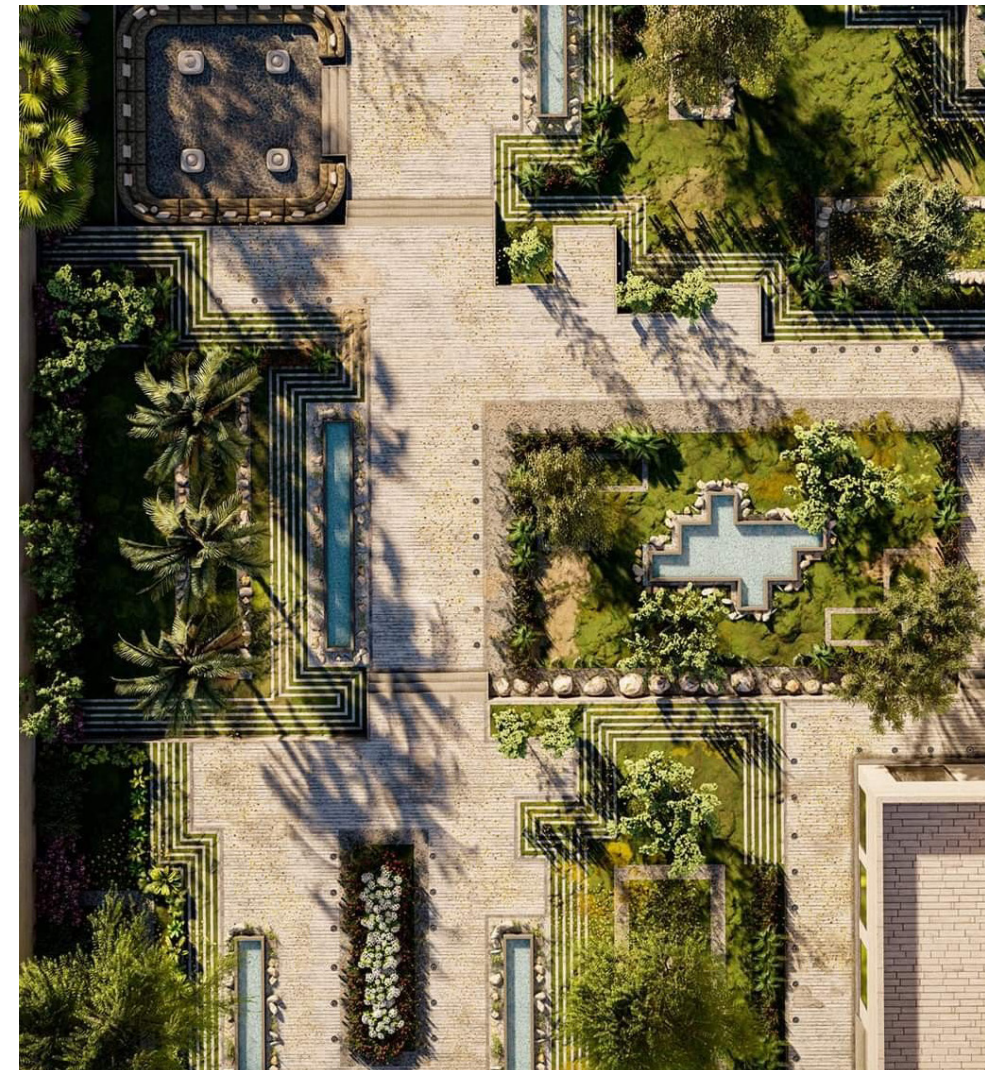
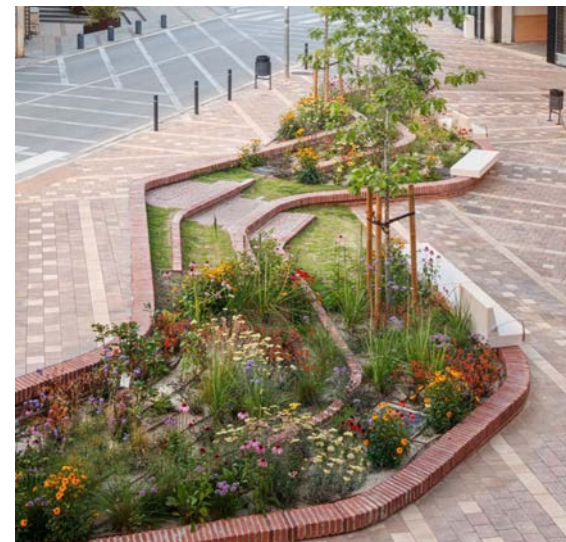
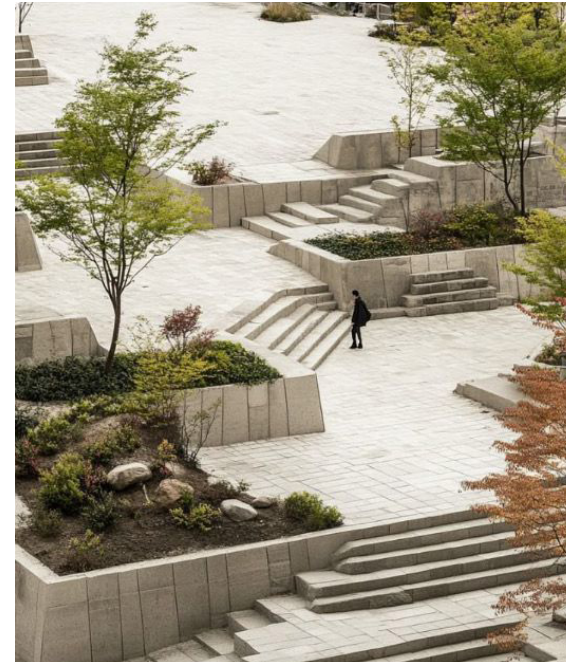
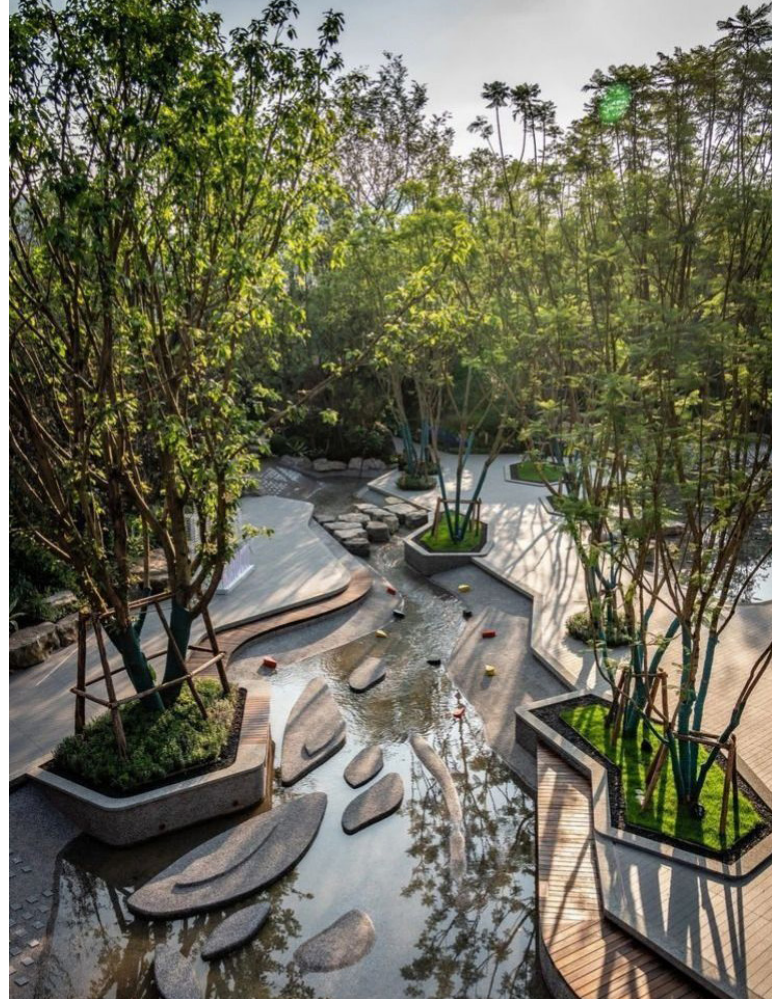
- Echo the geometry and materiality of the existing architecture (e.g., the lattice crown, vertical rhythms) in planting layout, pathways, and structures
- Use bold, sculptural planting and layered textures to enhance the site's visual identity without overpowering the building
- Create strong edges and thresholds that clarify entrances, define spaces, and elevate civic character



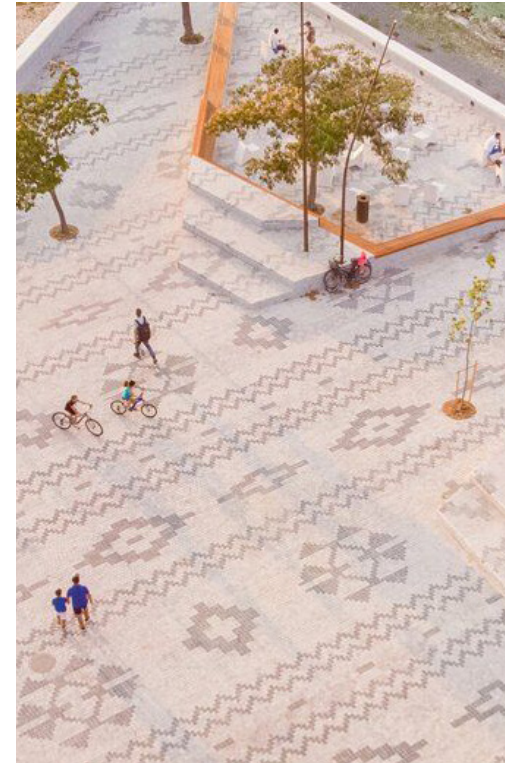
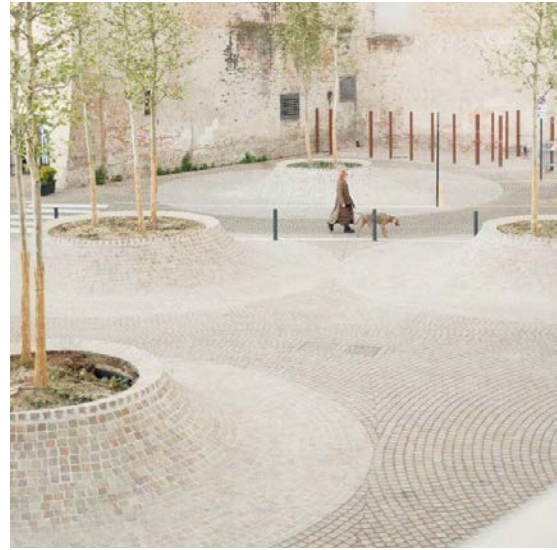
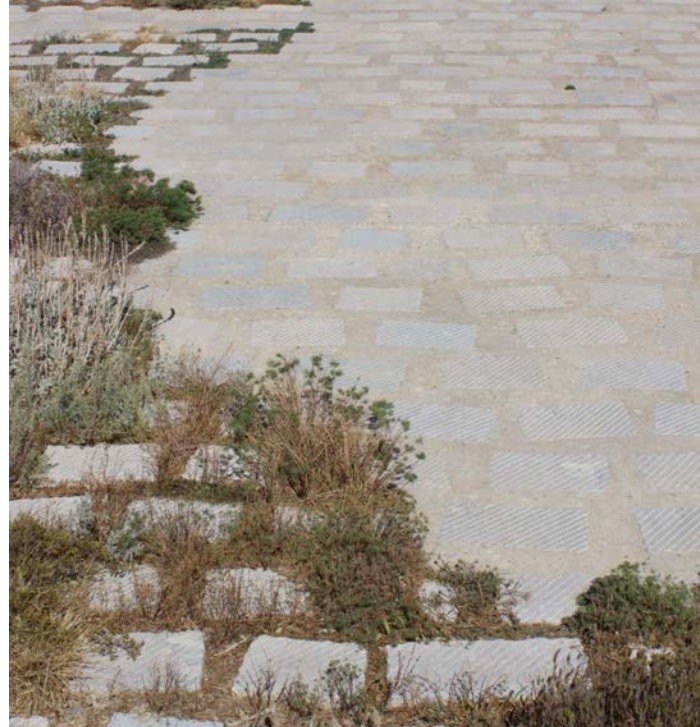
## Cultural Recognition & Storytelling

- Integrate interpretive elements that honor Chumash heritage, including plant selection, symbols, and spatial forms inspired by cultural narratives
- Create space for community expression, including future temporary exhibits, public art, or storytelling installations
- Embed cultural meaning in subtle design gestures—path alignments, gathering circles, or native plant groupings

Site Design  
**Inspiration**



Site Design  
**Inspiration**



# Site Plan Sketch



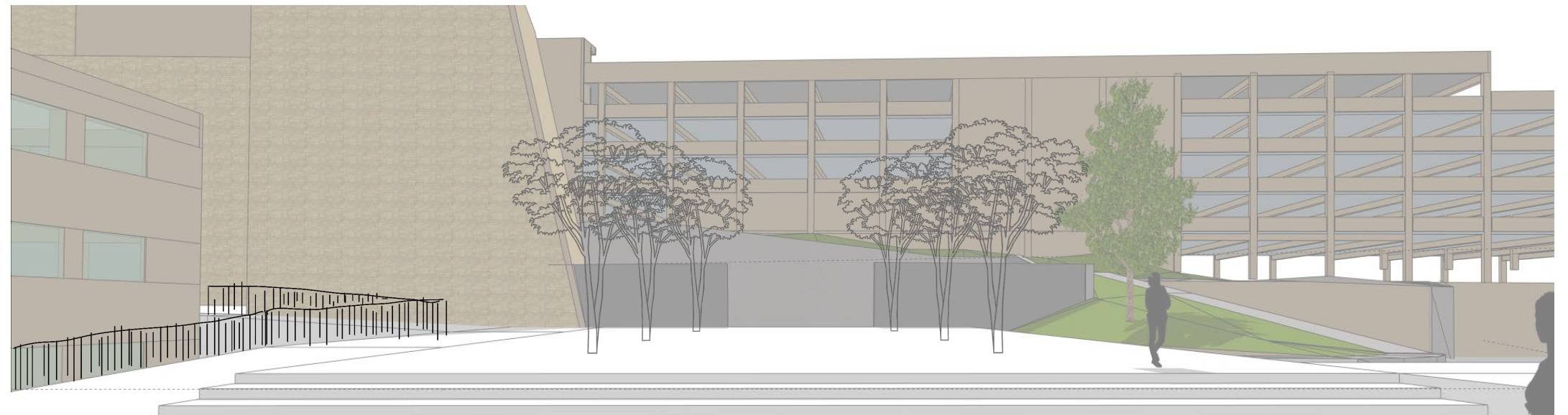
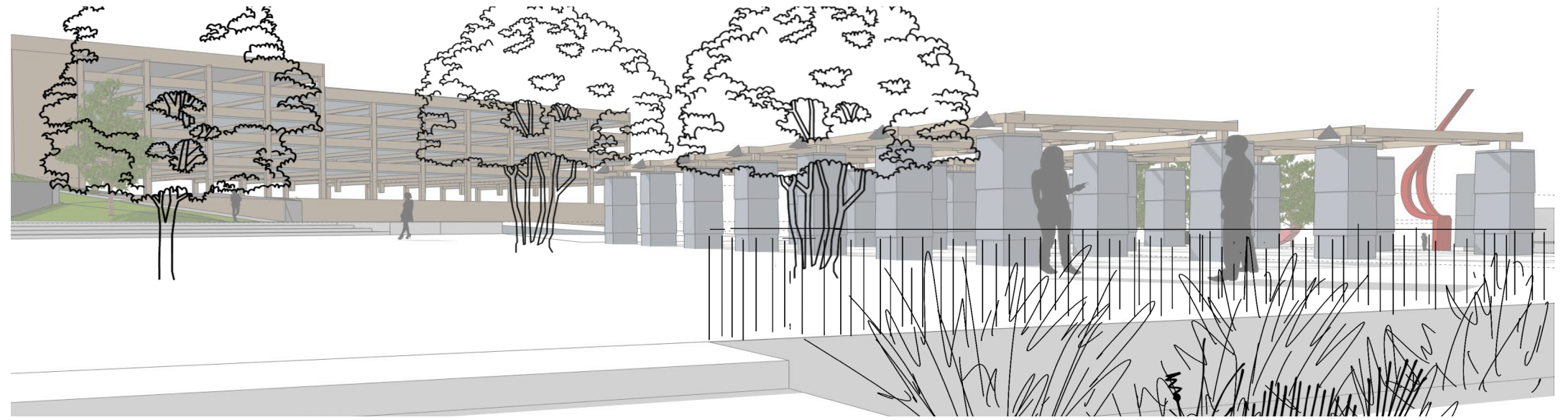
## Legends

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

0' 50' 100' 200'



Site Design  
**Perspective Sketch**



# Final Site Plan



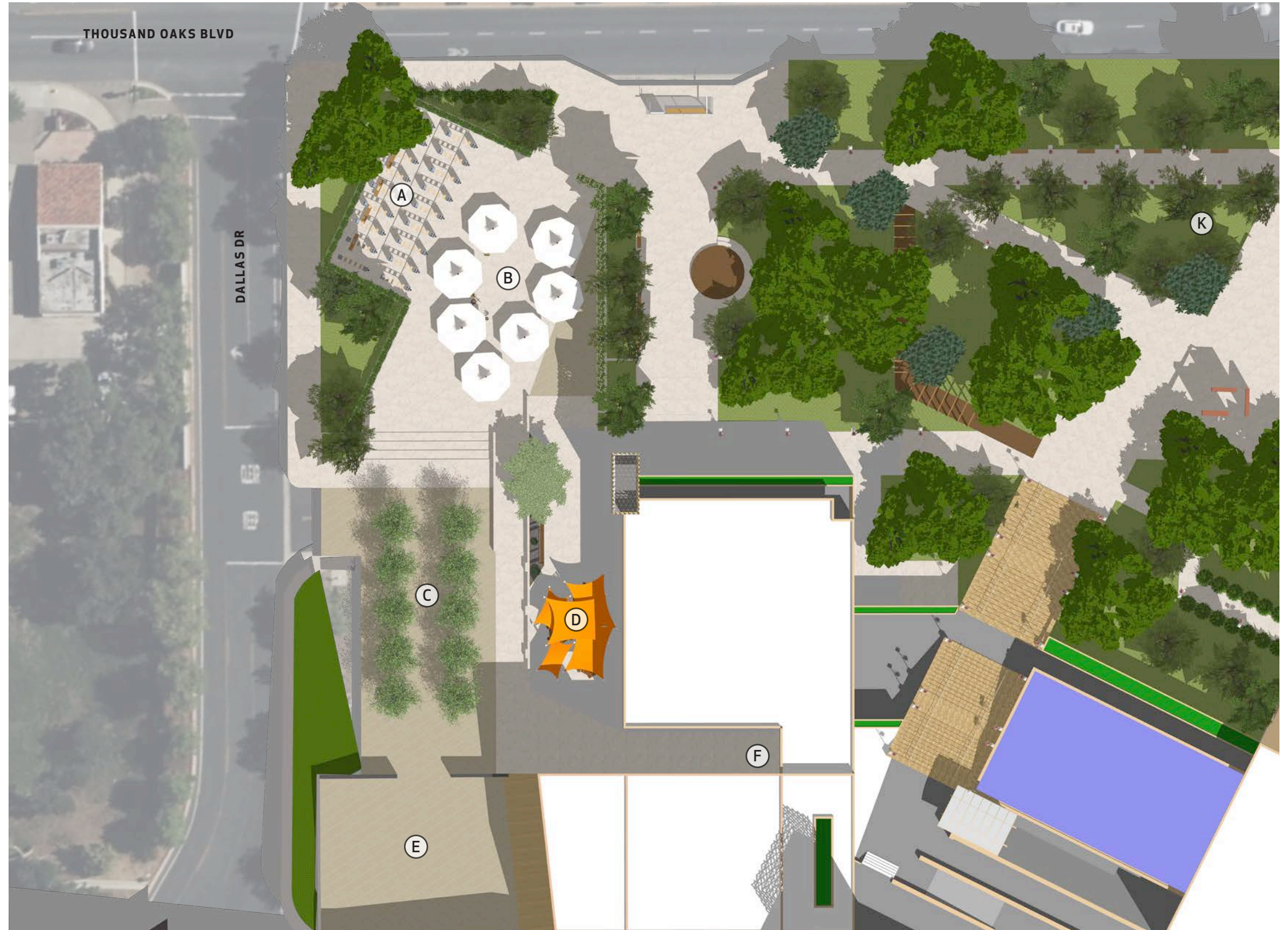
## Legends

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

0' 50' 100' 200'



Site Design  
**Zone 01  
Enlargement**



**Legends**

- (A) Shade Structure
- (B) Plaza
- (C) Tree Grove
- (D) Lower Plaza
- (E) Loading Dock
- (F) Civic Center Entrance

0' 25' 50' 100'



Site Design

# Zone 02 Enlargement



## Legends

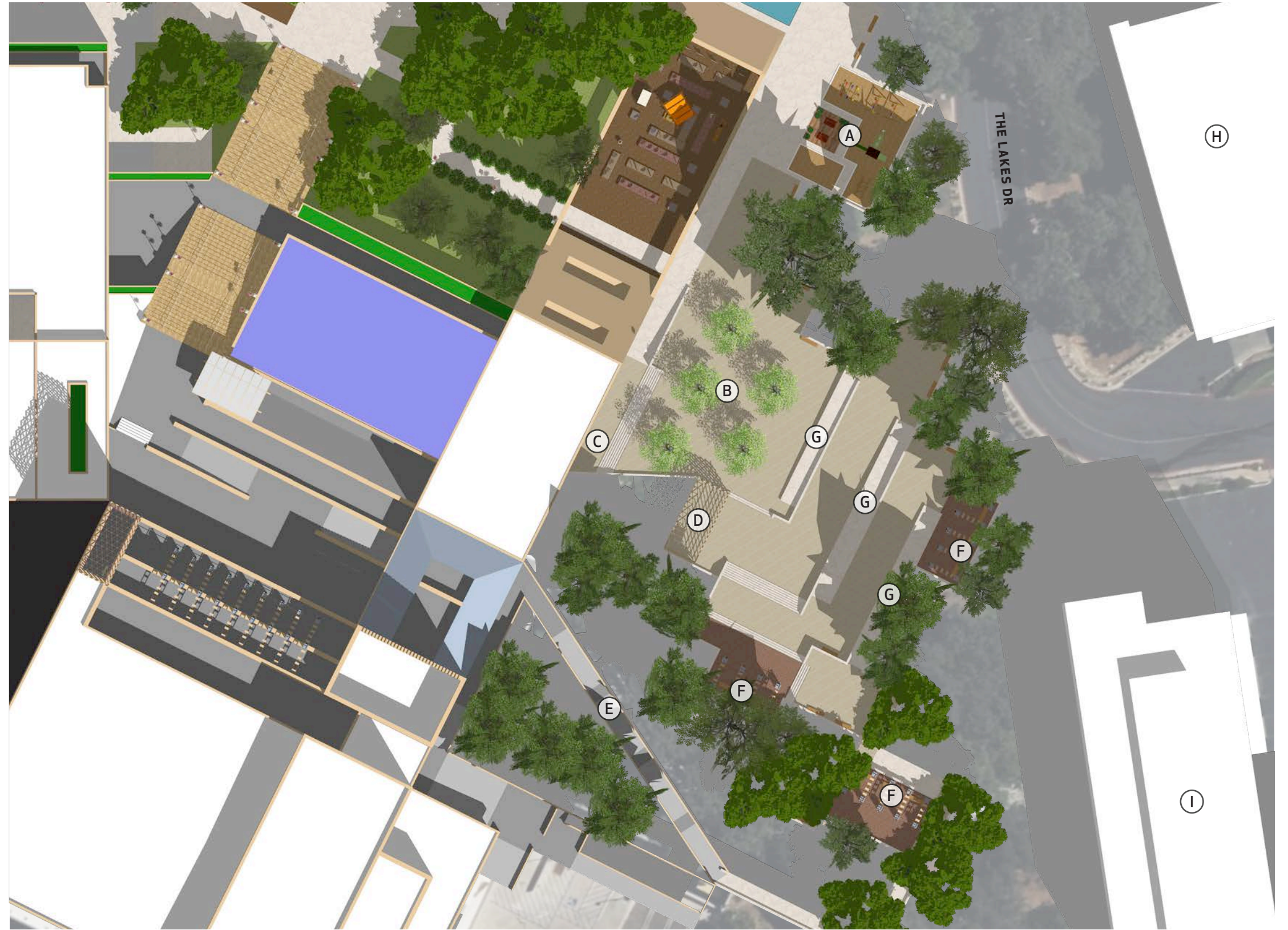
- (A) Bus Stop
- (B) Mini Stage
- (C) Covered Walkway
- (D) City Hall
- (E) Entrance
- (F) Stair to Theaters
- (G) Main Signage
- (H) The Lakes Entrance
- (I) Plaza
- (J) Water Feature
- (K) Community Garden

0' 25' 50' 100'



Site Design

# Zone 03 Enlargement



## Legends

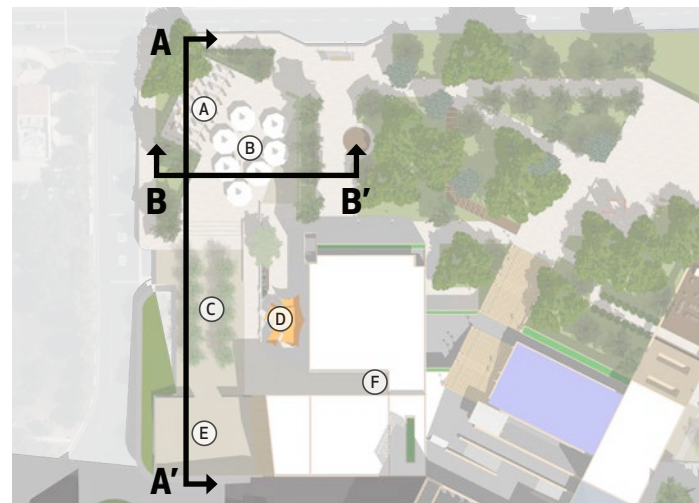
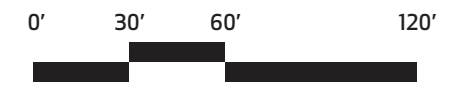
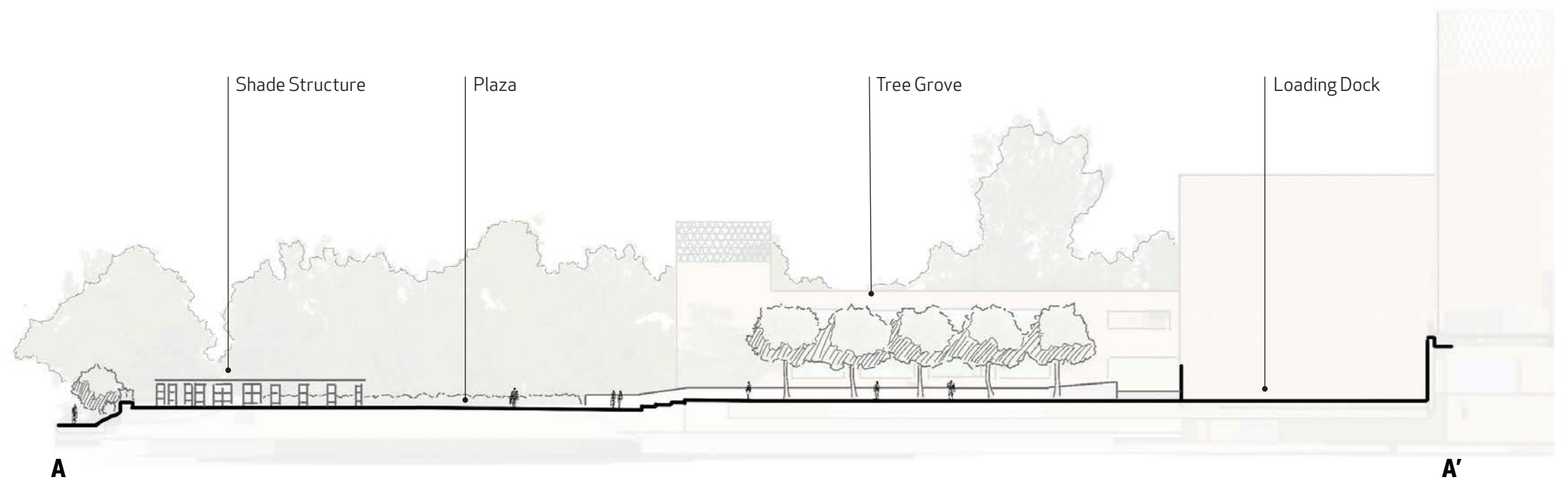
- (A) Play Structure
- (B) Tree Grove
- (C) Side Entrance
- (D) Structure
- (E) Pedestrian Bridge
- (F) Shade Structures
- (G) Ramps
- (H) The Lakes Shopping Center
- (I) Future Apartment Building

0' 25' 50' 100'



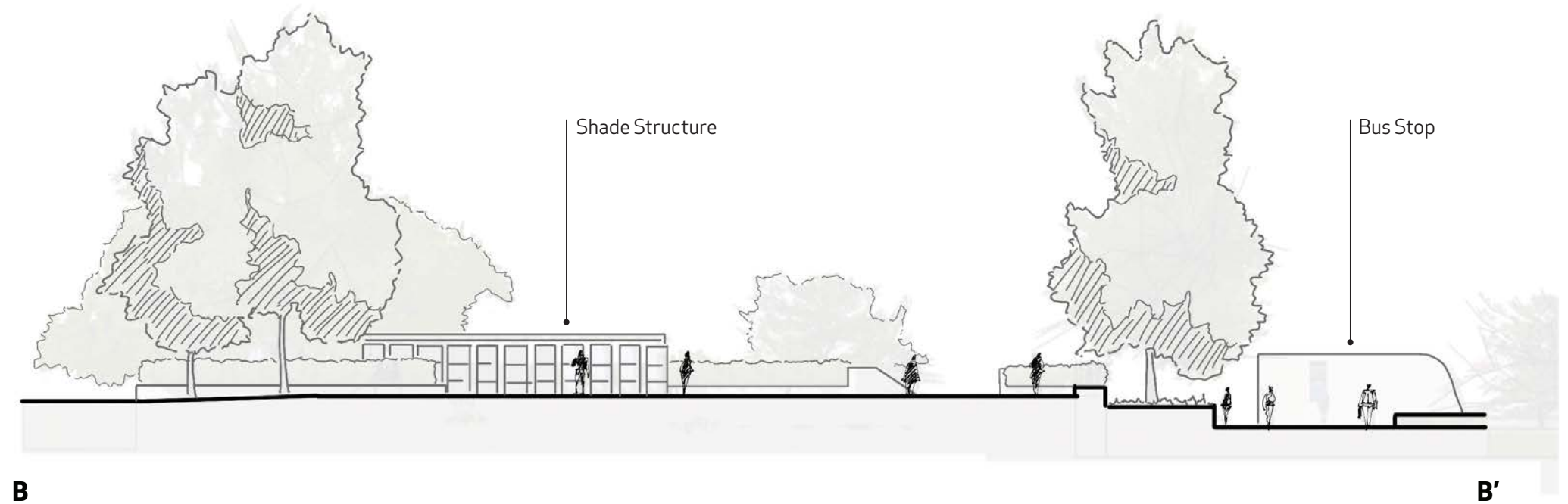
Site Design

# Zone 01 Section/Elevation



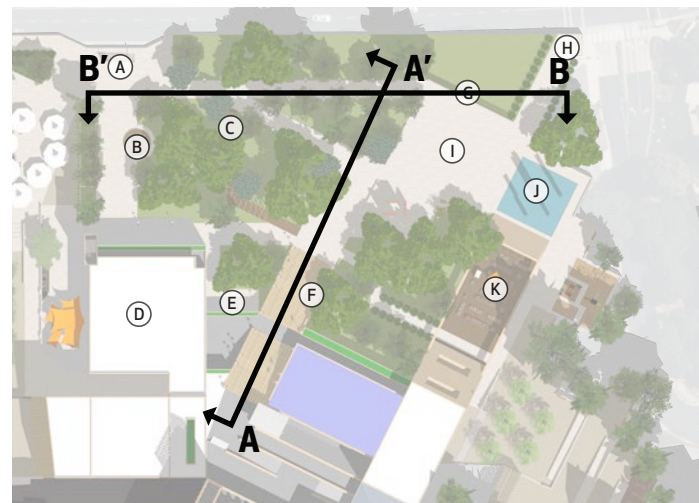
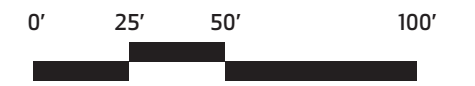
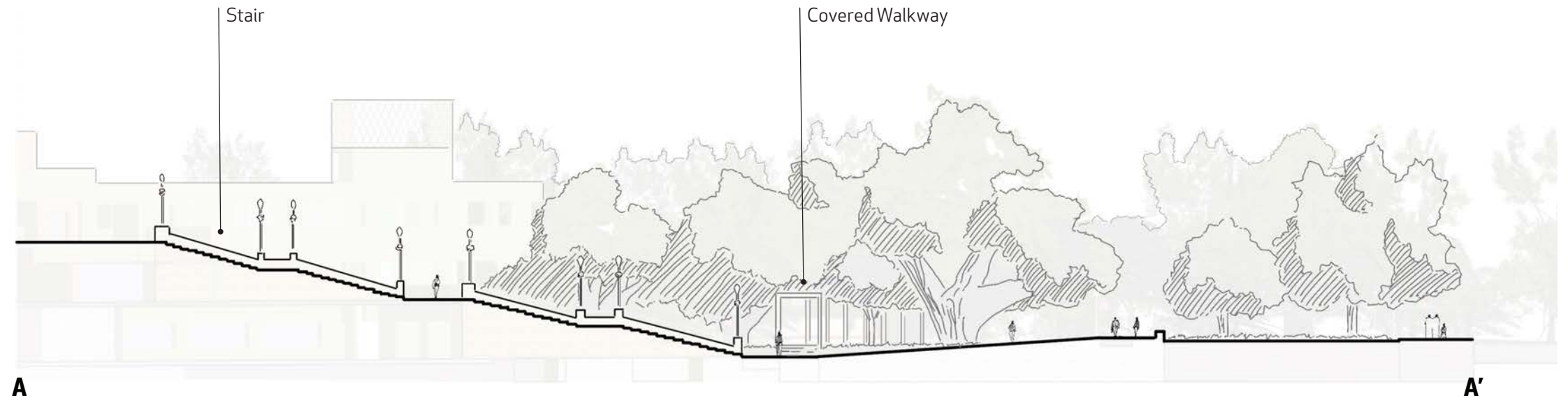
## Legends

- (A) Shade Structure
- (B) Plaza
- (C) Tree Grove
- (D) Lower Plaza
- (E) Loading Dock
- (F) Civic Center Entrance



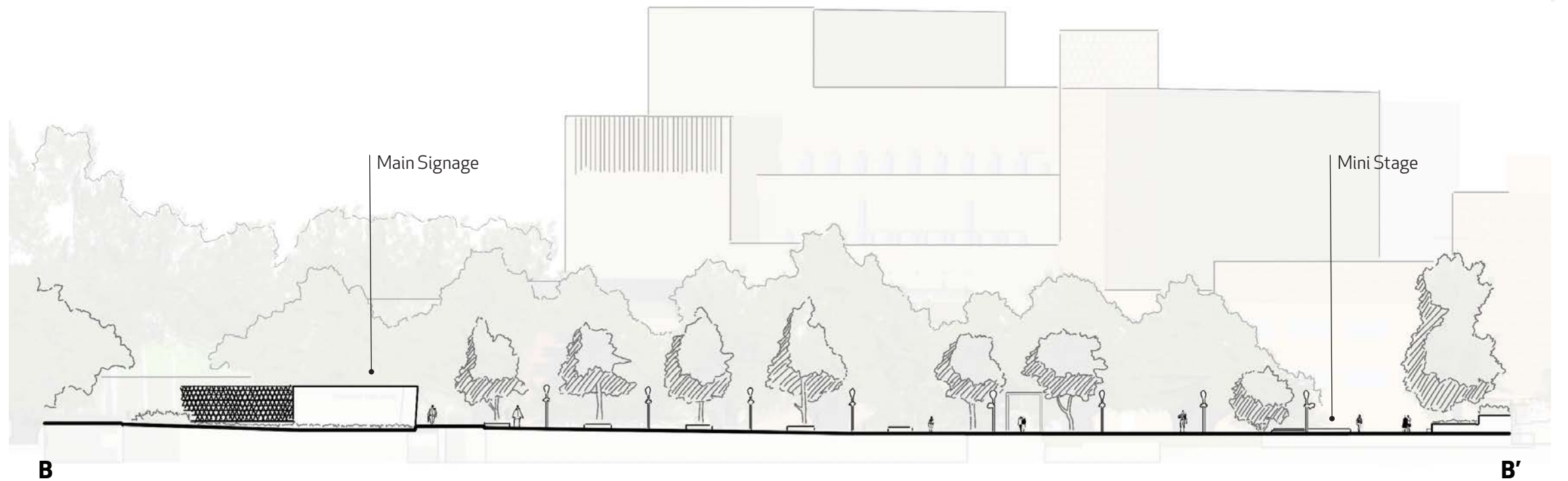
Site Design

# Zone 02 Section/Elevation



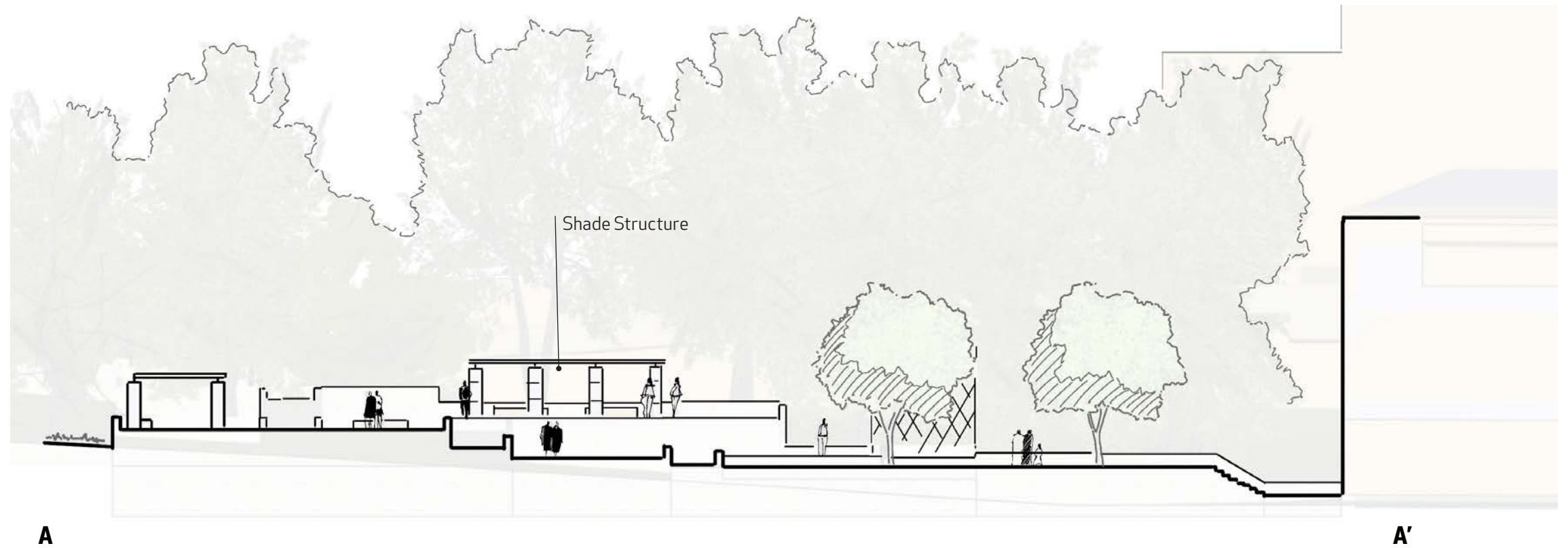
## Legends

- |                       |                        |
|-----------------------|------------------------|
| (A) Bus Stop          | (G) Main Signage       |
| (B) Mini Stage        | (H) The Lakes Entrance |
| (C) Covered Walkway   | (I) Plaza              |
| (D) City Hall         | (J) Water Feature      |
| (E) Entrance          | (K) Community Garden   |
| (F) Stair to Theaters |                        |



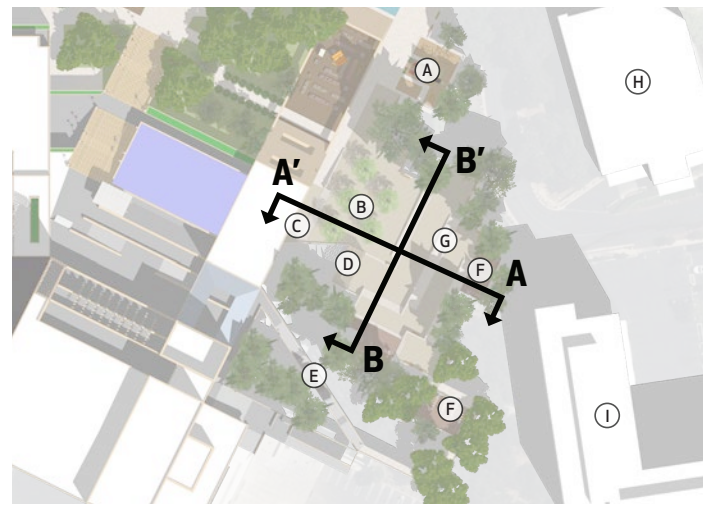
Site Design

# Zone 03 Section/Elevation



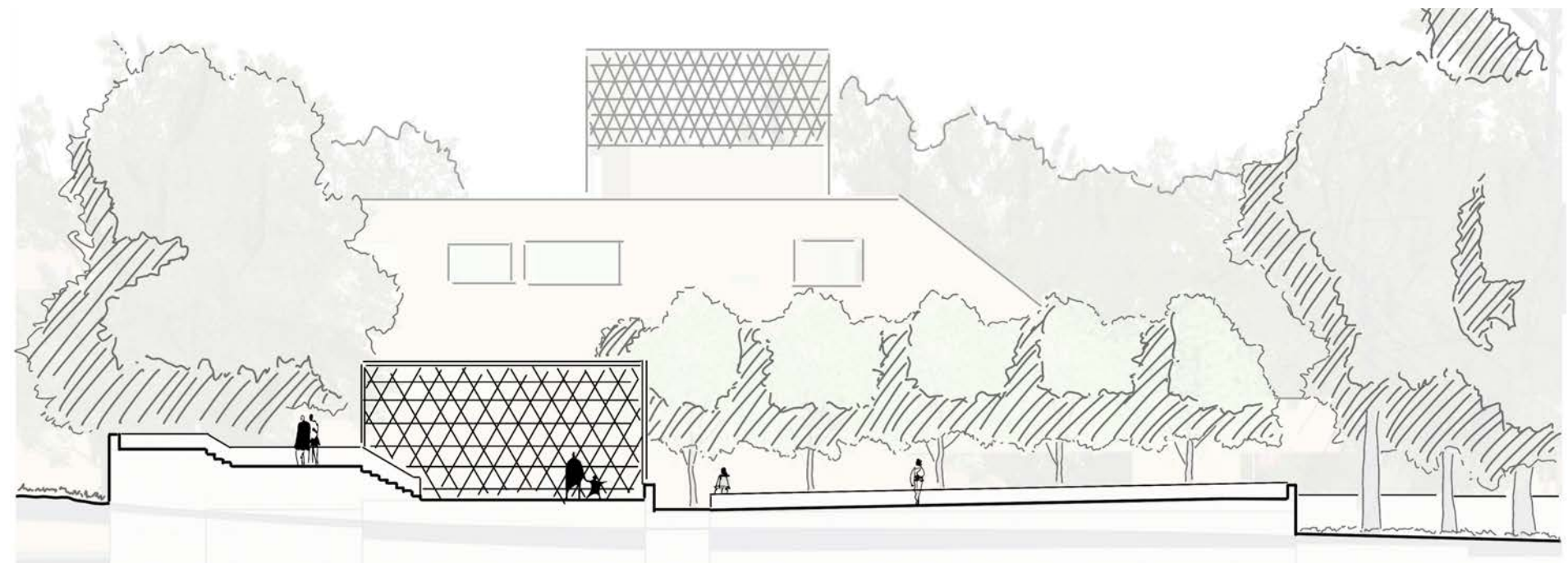
A

A'



## Legends

- (A) Play Structure
- (B) Tree Grove
- (C) Side Entrance
- (D) Structure
- (E) Pedestrian Bridge
- (F) Shade Structures
- (G) Ramps
- (H) The Lakes Shopping Center
- (I) Future Apartment Building

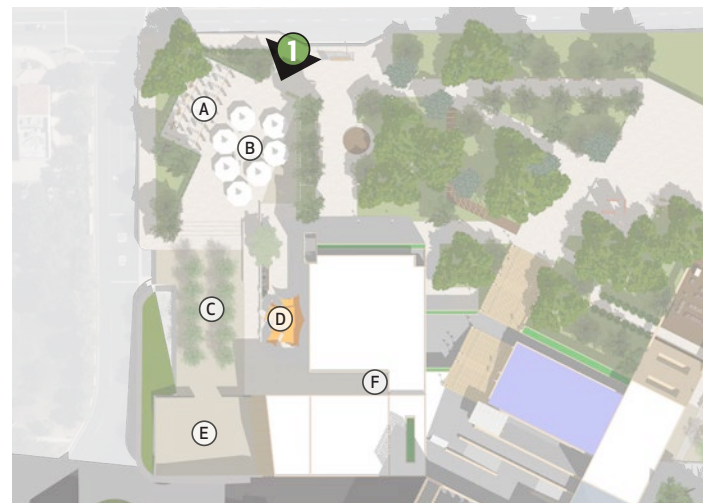


B

B'



Site Design  
**Zone 01**  
**Perspectives**



**Legends**

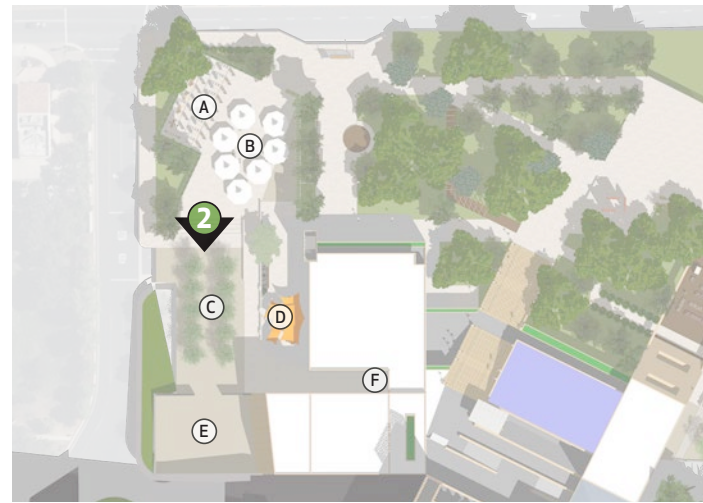
- (A) Shade Structure
- (B) Plaza
- (C) Tree Grove
- (D) Lower Plaza
- (E) Loading Dock
- (F) Civic Center Entrance



1 View into the plaza on the corner of Dallas Dr and Thousand Oaks Blvd

Site Design

# Zone 01 Perspectives



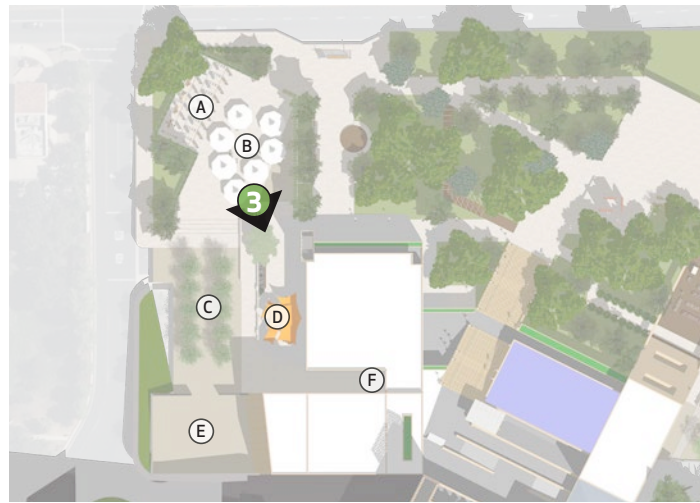
## Legends

- (A) Shade Structure
- (B) Plaza
- (C) Tree Grove
- (D) Lower Plaza
- (E) Loading Dock
- (F) Civic Center Entrance



2 View through the tree grove, into loading dock

Site Design  
**Zone 01**  
**Perspectives**



**Legends**

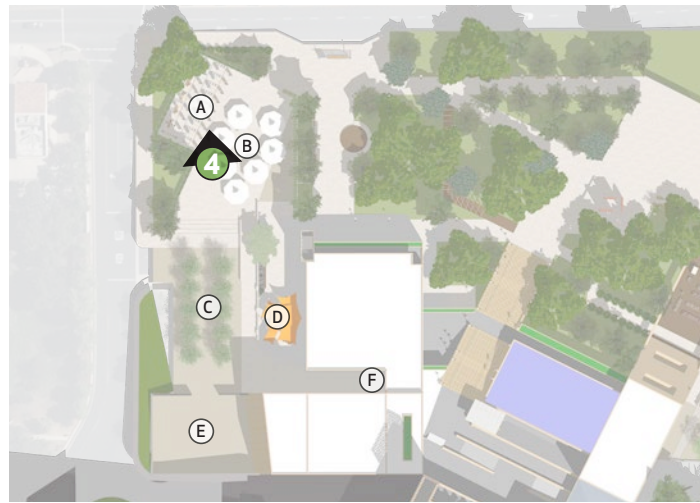
- (A) Shade Structure
- (B) Plaza
- (C) Tree Grove
- (D) Lower Plaza
- (E) Loading Dock
- (F) Civic Center Entrance



**3** View into lower plaza, where employees can eat lunch and hang out

Site Design

# Zone 01 Perspectives

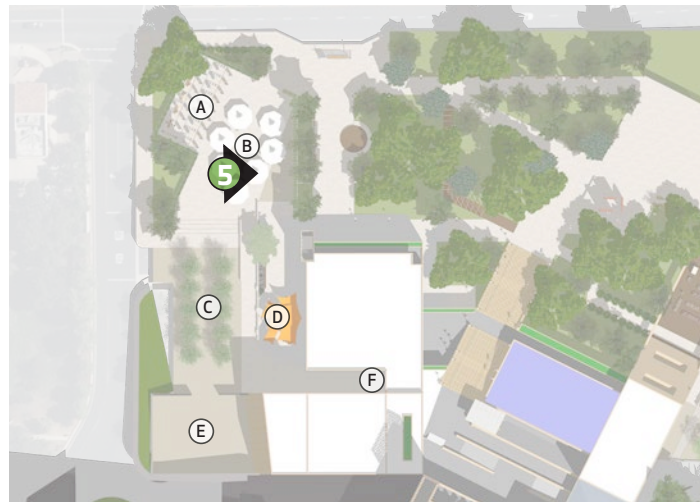


4 View to the shade structure

## Legends

- (A) Shade Structure
- (B) Plaza
- (C) Tree Grove
- (D) Lower Plaza
- (E) Loading Dock
- (F) Civic Center Entrance

Site Design  
**Zone 01**  
**Perspectives**

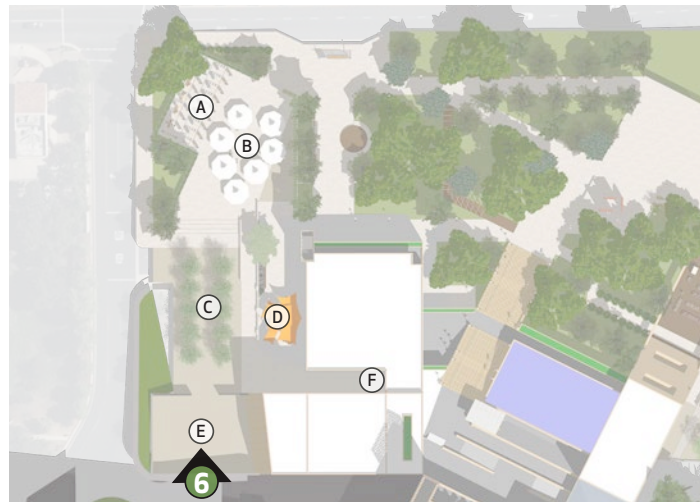


5 View towards Zone 02, seperated by planters

**Legends**

- (A) Shade Structure
- (B) Plaza
- (C) Tree Grove
- (D) Lower Plaza
- (E) Loading Dock
- (F) Civic Center Entrance

Site Design  
**Zone 01**  
**Perspectives**



**Legends**

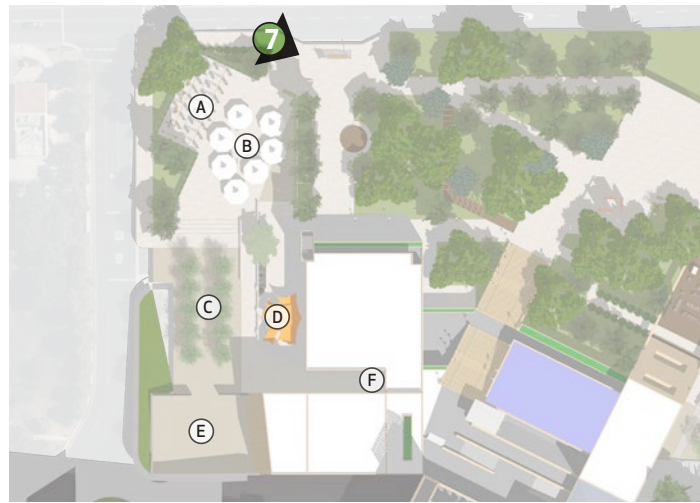
- (A) Shade Structure
- (B) Plaza
- (C) Tree Grove
- (D) Lower Plaza
- (E) Loading Dock
- (F) Civic Center Entrance



6 View from top of the loading dock

Site Design

# Zone 01 Perspectives

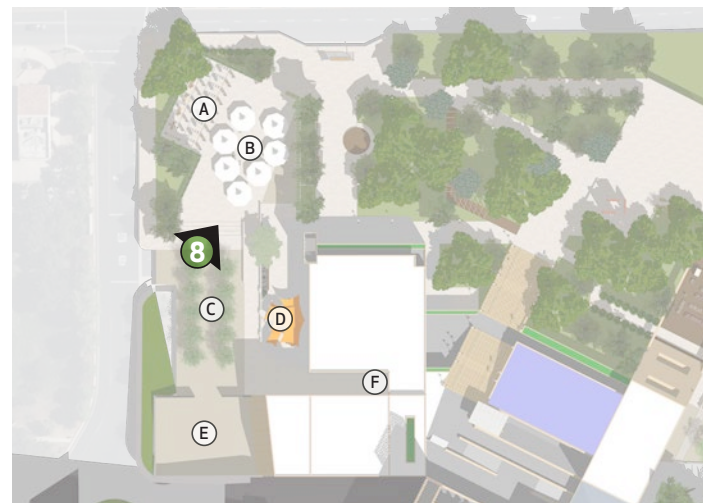


7 View to Zone 02 from Thousand Oaks Blvd sidewalk

## Legends

- (A) Shade Structure
- (B) Plaza
- (C) Tree Grove
- (D) Lower Plaza
- (E) Loading Dock
- (F) Civic Center Entrance

Site Design  
**Zone 01**  
**Perspectives**



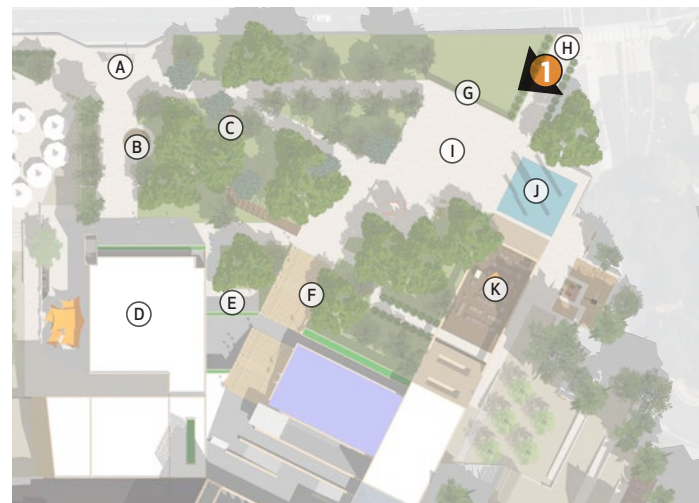
**Legends**

- (A) Shade Structure
- (B) Plaza
- (C) Tree Grove
- (D) Lower Plaza
- (E) Loading Dock
- (F) Civic Center Entrance



8 View of the plaza during farmers market

Site Design  
**Zone 02**  
**Perspectives**



**Legends**

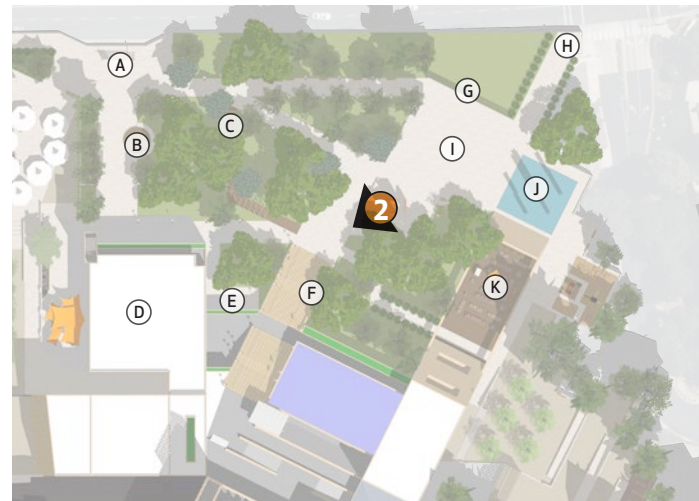
- (A) Bus Stop
- (B) Mini Stage
- (C) Covered Walkway
- (D) City Hall
- (E) Entrance
- (F) Stair to Theaters
- (G) Main Signage
- (H) The Lakes Entrance
- (I) Plaza
- (J) Water Feature
- (K) Community Garden



1 View of the main signage, with the view of the building in the background

Site Design

# Zone 02 Perspectives



## Legends

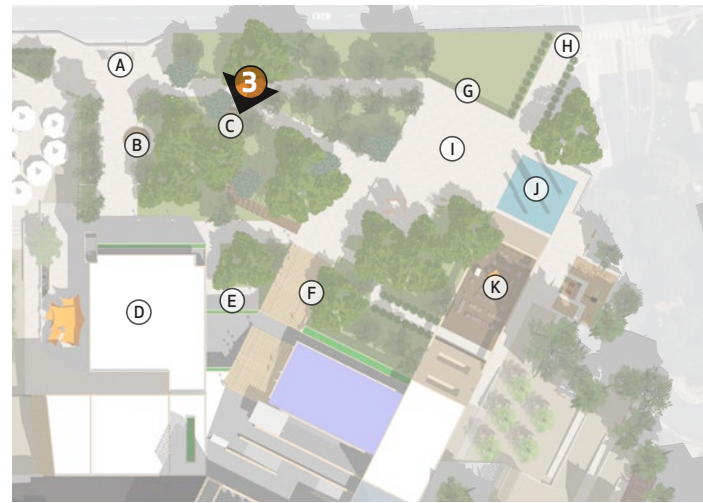
- (A) Bus Stop
- (B) Mini Stage
- (C) Covered Walkway
- (D) City Hall
- (E) Entrance
- (F) Stair to Theaters
- (G) Main Signage
- (H) The Lakes Entrance
- (I) Plaza
- (J) Water Feature
- (K) Community Garden



2 View of the main stairs and pathways next to the building

Site Design

# Zone 02 Perspectives



## Legends

- (A) Bus Stop
- (B) Mini Stage
- (C) Covered Walkway
- (D) City Hall
- (E) Entrance
- (F) Stair to Theaters
- (G) Main Signage
- (H) The Lakes Entrance
- (I) Plaza
- (J) Water Feature
- (K) Community Garden



3 View of the covered walkway through the trees

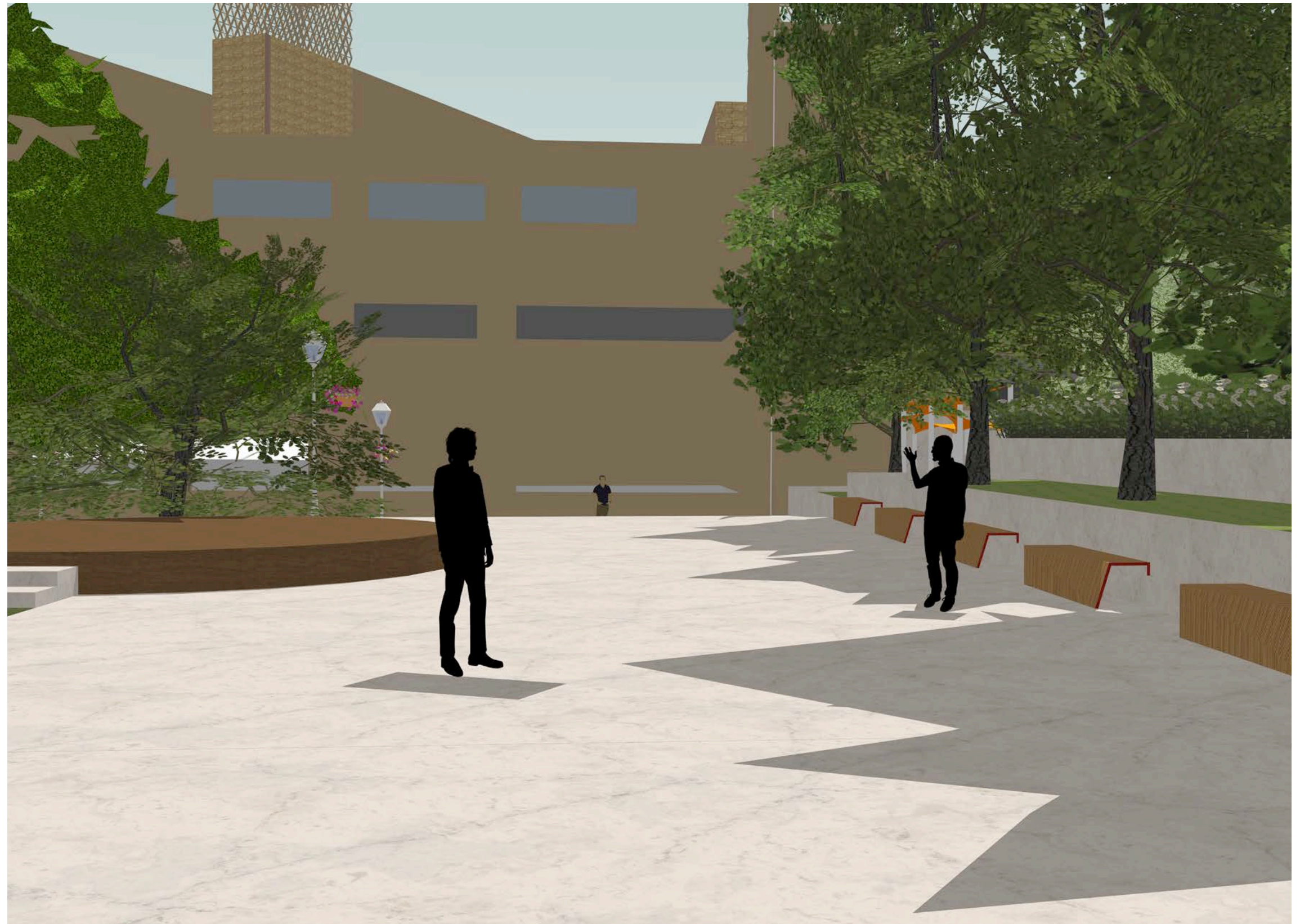
Site Design

# Zone 02 Perspectives



## Legends

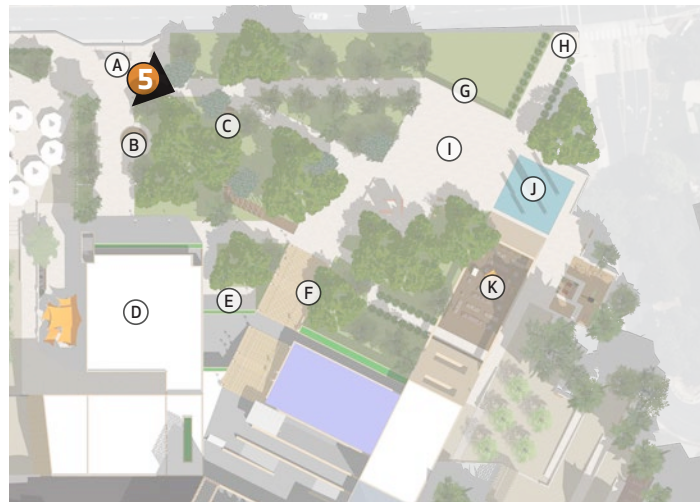
- (A) Bus Stop
- (B) Mini Stage
- (C) Covered Walkway
- (D) City Hall
- (E) Entrance
- (F) Stair to Theaters
- (G) Main Signage
- (H) The Lakes Entrance
- (I) Plaza
- (J) Water Feature
- (K) Community Garden



4 View from the bus stop, mini stage in the middle ground, building in the background

Site Design

# Zone 02 Perspectives

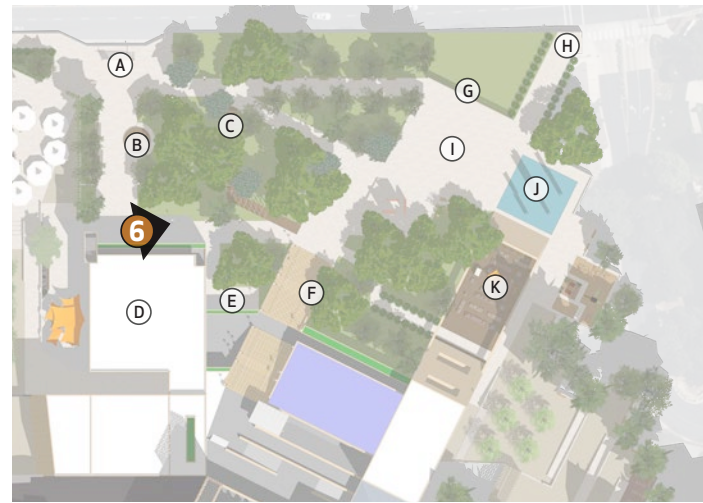


5 View from the bus stop, multiple pathways to main plaza and building

## Legends

- |                       |                        |
|-----------------------|------------------------|
| (A) Bus Stop          | (G) Main Signage       |
| (B) Mini Stage        | (H) The Lakes Entrance |
| (C) Covered Walkway   | (I) Plaza              |
| (D) City Hall         | (J) Water Feature      |
| (E) Entrance          | (K) Community Garden   |
| (F) Stair to Theaters |                        |

Site Design  
**Zone 02**  
**Perspectives**



**Legends**

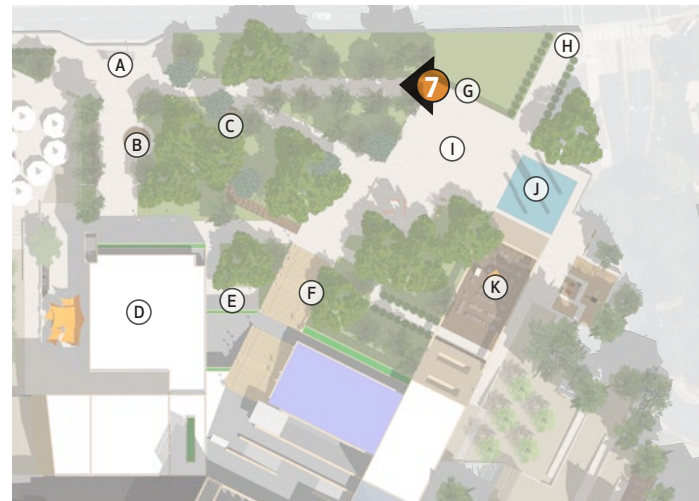
- (A) Bus Stop
- (B) Mini Stage
- (C) Covered Walkway
- (D) City Hall
- (E) Entrance
- (F) Stair to Theaters
- (G) Main Signage
- (H) The Lakes Entrance
- (I) Plaza
- (J) Water Feature
- (K) Community Garden



**6** View of pathway adjacent to the building towards the main stairs

Site Design

# Zone 02 Perspectives



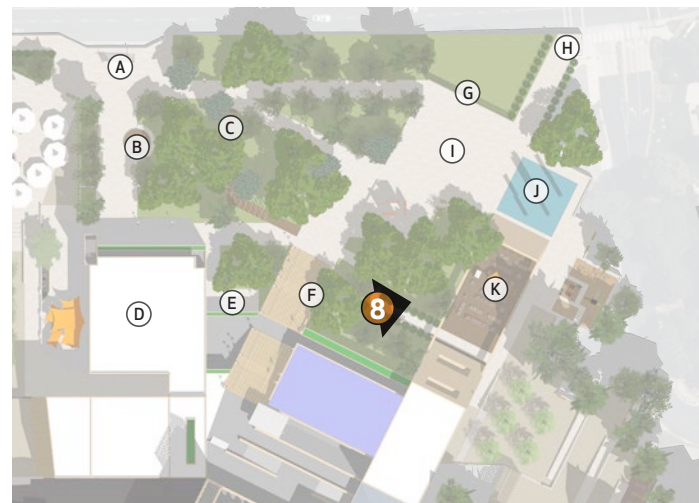
## Legends

- (A) Bus Stop
- (B) Mini Stage
- (C) Covered Walkway
- (D) City Hall
- (E) Entrance
- (F) Stair to Theaters
- (G) Main Signage
- (H) The Lakes Entrance
- (I) Plaza
- (J) Water Feature
- (K) Community Garden



7 View of the pathway next to Thousand Oaks Blvd, towards Zone 01

Site Design  
**Zone 02**  
**Perspectives**



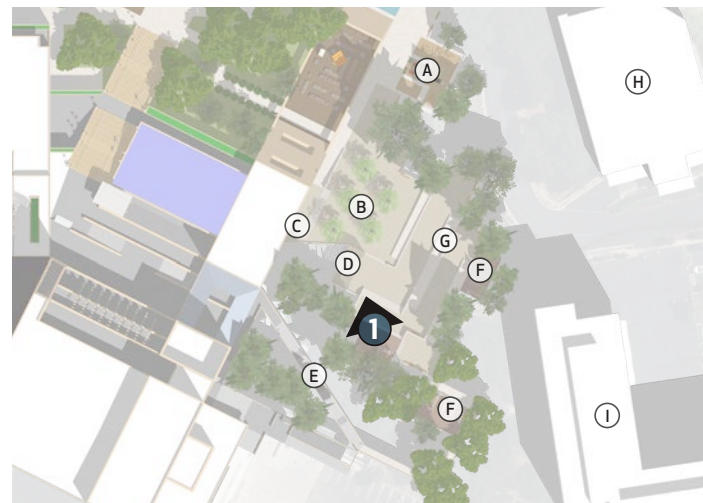
**Legends**

- (A) Bus Stop
- (B) Mini Stage
- (C) Covered Walkway
- (D) City Hall
- (E) Entrance
- (F) Stair to Theaters
- (G) Main Signage
- (H) The Lakes Entrance
- (I) Plaza
- (J) Water Feature
- (K) Community Garden



**8** View of the pathway towards the community garden

Site Design  
**Zone 03**  
**Perspectives**



**Legends**

- (A) Play Structure
- (B) Tree Grove
- (C) Side Entrance
- (D) Structure
- (E) Pedestrian Bridge
- (F) Shade Structures
- (G) Ramps
- (H) The Lakes Shopping Center
- (I) Future Apartment Building



1 View from the lower platform into the tree grove, community garden in the background

Site Design  
**Zone 03**  
**Perspectives**



**Legends**

- (A) Play Structure
- (B) Tree Grove
- (C) Side Entrance
- (D) Structure
- (E) Pedestrian Bridge
- (F) Shade Structures
- (G) Ramps
- (H) The Lakes Shopping Center
- (I) Future Apartment Building



2 View of Zone 03 adjacent to the building, playground on the left

# Zone 03 Perspectives



### Legends

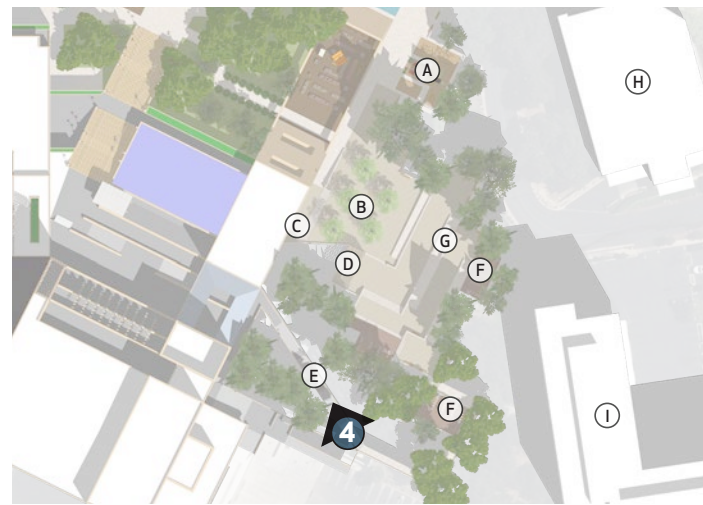
- (A) Play Structure
- (B) Tree Grove
- (C) Side Entrance
- (D) Structure
- (E) Pedestrian Bridge
- (F) Shade Structures
- (G) Ramps
- (H) The Lakes Shopping Center
- (I) Future Apartment Building



3 View of the shade structure with the building in the background

Site Design

# Zone 03 Perspectives



## Legends

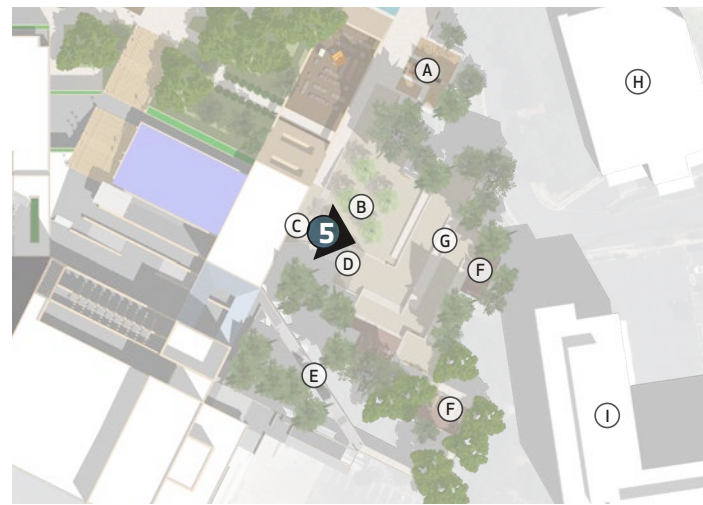
- (A) Play Structure
- (B) Tree Grove
- (C) Side Entrance
- (D) Structure
- (E) Pedestrian Bridge
- (F) Shade Structures
- (G) Ramps
- (H) The Lakes Shopping Center
- (I) Future Apartment Building



4 View of the pedestrian bridge

Site Design

# Zone 03 Perspectives



## Legends

- (A) Play Structure
- (B) Tree Grove
- (C) Side Entrance
- (D) Structure
- (E) Pedestrian Bridge
- (F) Shade Structures
- (G) Ramps
- (H) The Lakes Shopping Center
- (I) Future Apartment Building



5 View from the side entrance, structure in the middle ground, ramp and shade structure in the background

Site Design  
**Zone 03**  
**Perspectives**



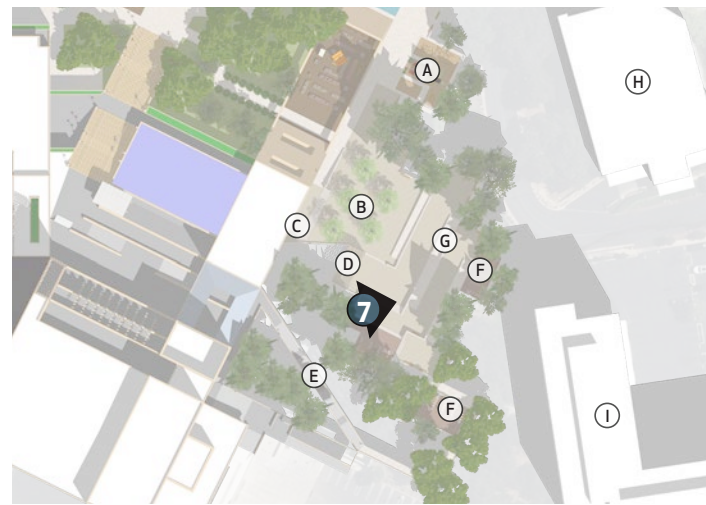
**Legends**

- (A) Play Structure
- (B) Tree Grove
- (C) Side Entrance
- (D) Structure
- (E) Pedestrian Bridge
- (F) Shade Structures
- (G) Ramps
- (H) The Lakes Shopping Center
- (I) Future Apartment Building



**6** View towards the ramps, shade structures, and pedestrian bridge

Site Design  
**Zone 03**  
**Perspectives**



**Legends**

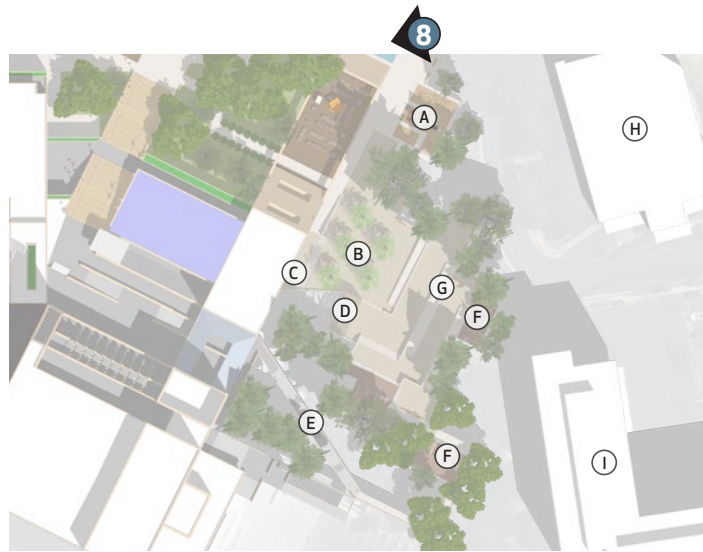
- (A) Play Structure
- (B) Tree Grove
- (C) Side Entrance
- (D) Structure
- (E) Pedestrian Bridge
- (F) Shade Structures
- (G) Ramps
- (H) The Lakes Shopping Center
- (I) Future Apartment Building



7 View towards the ramps and shade structures, The Lakes shopping center and future apartment building in the background

Site Design

# Zone 03 Perspectives



6 View towards Zone 02, water feature in the foreground

## Legends

- |                       |                               |
|-----------------------|-------------------------------|
| (A) Play Structure    | (F) Shade Structures          |
| (B) Tree Grove        | (G) Ramps                     |
| (C) Side Entrance     | (H) The Lakes Shopping Center |
| (D) Structure         | (I) Future Apartment Building |
| (E) Pedestrian Bridge |                               |

## Site Design

# Plant Materials

The selected plant materials honor the cultural heritage of the Chumash people while supporting ecological resilience in Southern California's climate. Species such as **white sage**, **juncus**, **toyon**, and **manzanita** were traditionally used for ceremony, basketry, food, and medicine. These native plants are not only drought-tolerant and habitat-supporting, but also offer layered sensory experiences and opportunities for storytelling, connecting the site's natural ecology with its cultural history.



White Sage (*Salvia Apiana*)



Basket Rush (*Juncus Textilis*)



California Buckwheat (*Eriogonum Fasciculatum*)



Coyote Mint (*Monardella Villosa*)



Toyon (*Heteromeles Arbutifolia*)



Yarrow (*Achillea Millefolium*)



Yerba Mansa (*Anemopsis Californica*)



Mugwort (*Artemisia Douglasiana*)



Big Berry Manzanita (*Arctostaphylos Glauca*)

## Site Design

# Plant Materials

The selected California native plant palette embraces the region's ecological character while supporting biodiversity, seasonal variation, and low-water use. Species like California poppy, coast live oak, purple sage, and deer grass not only thrive in Southern California's Mediterranean climate, but also provide habitat for pollinators and birds. With textures, forms, and colors rooted in the local landscape, these plants create a resilient, sensory-rich environment that deepens the site's connection to place and fosters long-term sustainability.



California Lilac (*Ceanothus*)



California Poppy (*Eschscholzia Californica*)



California Fuchsia (*Epilobium Canum*)



California Brome (*Bromus Carinatus*)



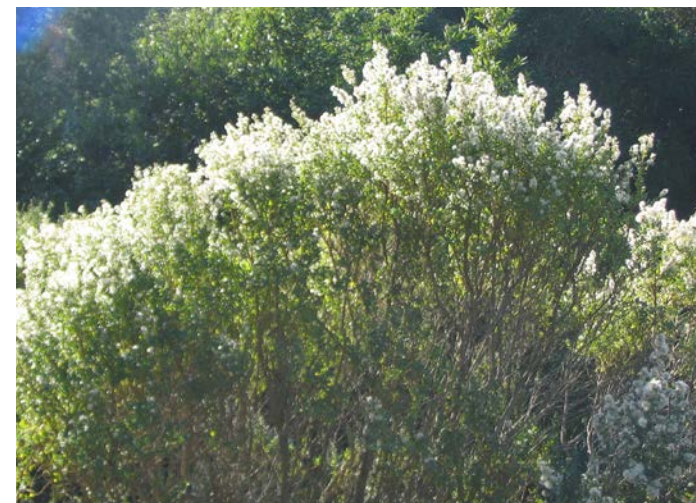
Purple Sage (*Salvia Leucophylla*)



Coastal Prickly Pear (*Opuntia Littoralis*)



Deer Grass (*Muhlenbergia Rigens*)



Coyote Brush (*Baccharis Pilularis*)



Coast Live Oak (*Quercus Agrifolia*)



Thank you!

James Kang  
Summer 2025  
Landscape Design 3