

TATO MAIZZA

LANDSCAPE DESIGN 3 – PROF. FRANCISCO BEHR
SUMMER 2025

thousand oaks civic arts plaza redesign

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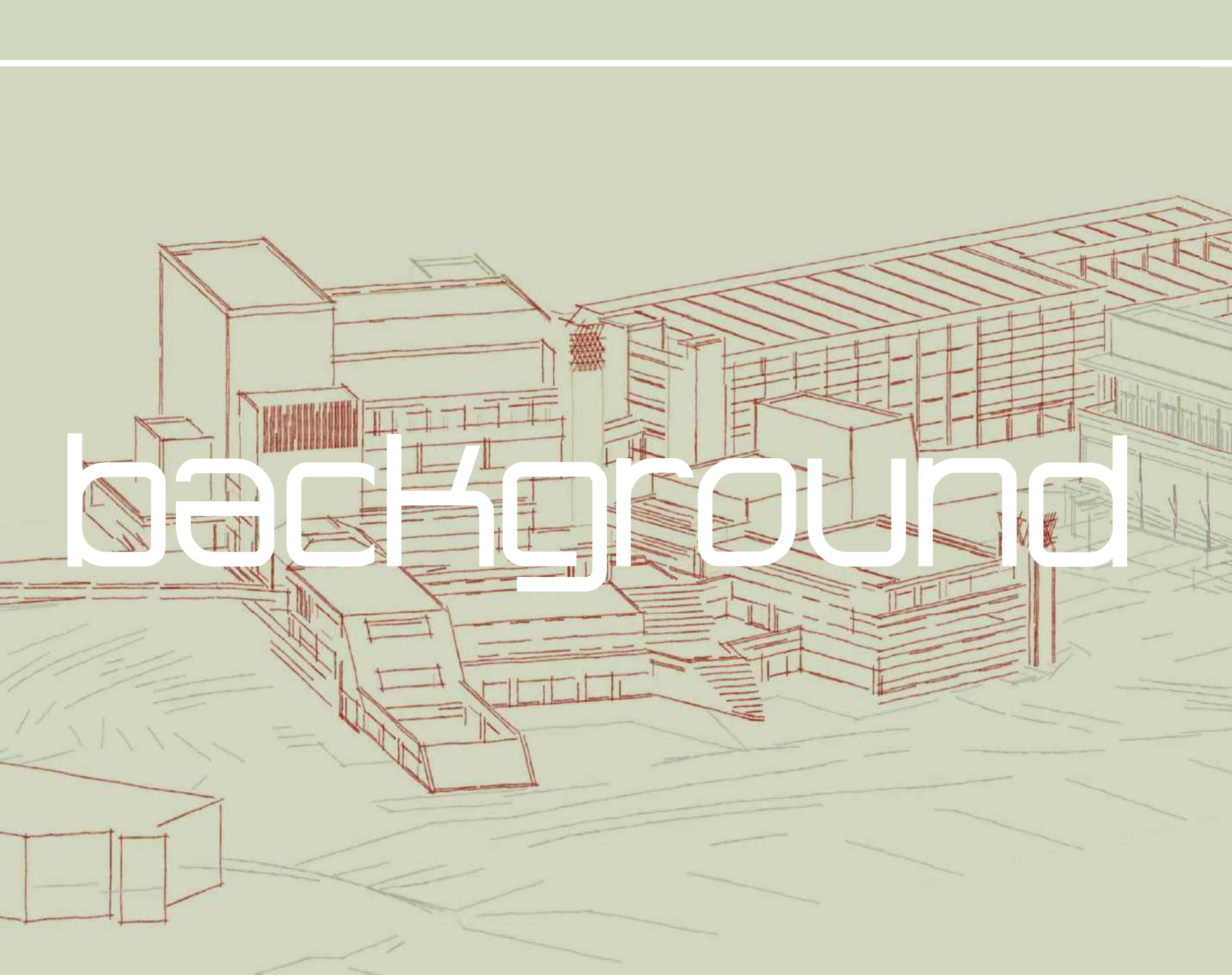
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background

HISTORY & BACKGROUND

The Civic Arts Center site was designed by architect **Antoine Predock** and completed in 1994. Now three decades old, the complex is due for renewal to better align with contemporary urban design and community needs. Thousand Oaks remains a highly desirable city, yet it lacks a clearly defined downtown—a gap this site is intended to address.

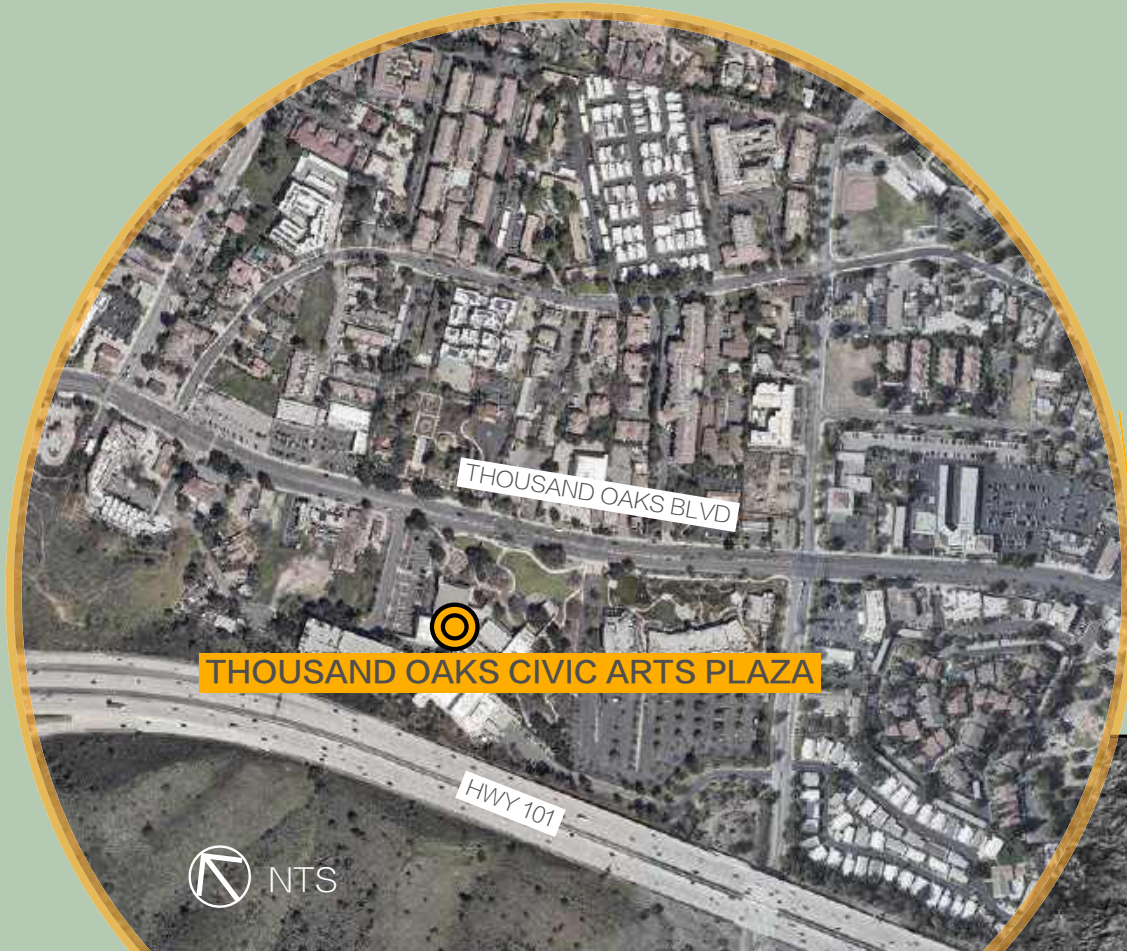
The land itself has a layered history. Long before urban development, it was home to the Chumash people, who inhabited coastal Southern California for thousands of years. The **Chumash** are renowned for their maritime skills and artistic traditions, including intricate rock art such as petroglyphs and pictographs, examples of which have been found throughout the region.

In the mid-20th century, the property became the site of **Jungleland**, an exotic animal park and wildlife sanctuary that operated from 1960 to 1968. Featuring elaborate jungle-themed exhibits and a wide range of native and exotic species, it became a popular attraction for tourists and film productions—most famously, *Tarzan*. Jungleland eventually closed due to financial difficulties and changing attitudes toward the treatment of wild animals.

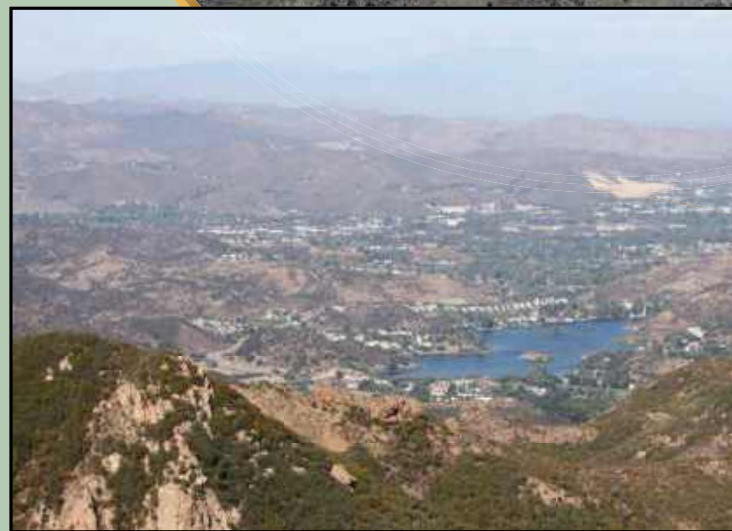
In 2017, the City of Thousand Oaks convened an ad hoc committee to explore a **Master Plan** for creating a downtown core at the Civic Arts Plaza site. That initiative was paused during the Covid-19 pandemic but has since regained momentum, with the city now preparing to advance plans for renovation and **reinvestment**.

where

The Thousand Oaks Civic Arts Plaza occupies a prominent site in the **Conejo Valley**, at the eastern edge of Ventura County in **Southern California**.



Positioned along **Thousand Oaks Boulevard** and adjacent to U.S. **Highway 101**, it lies midway between the Los Angeles Basin and the coastal communities of Santa Barbara. This central location gives the plaza a unique role as both a cultural landmark for Thousand Oaks and a regional gateway linking the San Fernando Valley, the Santa Monica Mountains, and the Pacific coast.



site analysis

cultivate A CULTURAL AND SOCIAL LANDMARK

- Design **MULTI-FUNCTIONAL public spaces** serving as the **civic and cultural heart of the community**, welcoming diverse events and everyday uses.
- Embrace **REGIONAL IDENTITY** through interpretive elements that reflect Thousand Oaks' history, art, and connection to the land.
- Create a memorable atmosphere through unique design details, water features, and interactive public art that invite people of all ages.

champion REGIONAL ECOLOGY AND SUSTAINABILITY

- Preserve and elevate native oak groves, establishing buffer zones and interpretive trails that celebrate their ecological importance.
- Plant **CLIMATE-ADAPTED NATIVE SPECIES** to foster a vibrant, seasonal landscape while reducing maintenance and water use.
- Design **IMMERSIVE EDUCATIONAL MOMENTS** throughout the site that highlight local flora, fauna, and the traditions of the **Chumash**.

promote ACCESS AND MOVEMENT

- Ensure **UNIVERSAL ACCESSIBILITY** through **clear, gentle circulation paths**, shaded seating, and way finding for all users.
- **LINK to the surrounding urban fabric** through pedestrian and bike-friendly pathways, prioritizing safe and intuitive navigation.
- Establish a visible and well-integrated **TRANSIT HUB**, encouraging alternative transportation and reducing dependence on cars.

define IDENTITY AND STRENGTHEN CONNECTIONS

- Establish **BOLD AND LEGIBLE ARRIVAL POINTS** that clearly orient and connect visitors to The Lakes, Civic Arts Plaza, and T. Oaks Blvd.
- Use materials and forms that harmonize with the existing Civic Arts Center while introducing modern textures, planting palettes, and lighting.
- Create **elevated vantage points** and terraces that offer views across the site and frame visual connections to adjacent districts.

foster INCLUSIVE, ADAPTIVE GATHERING SPACES

- Design **FLEXIBLE ZONES** for daily use and large-scale performances, including shaded plazas, quiet garden nooks and playful water features.
- Integrate interactive elements like floor jets or shallow basins for children, encouraging spontaneous play in a safe civic setting.
- Celebrate community diversity by providing a **RANGE OF SOCIAL SETTINGS**, from intimate reflection spaces to active gathering zones.





LIMIT OF WORK

- 1

ZONE 1 - Northwest Corner
 This zone is defined by the outdoor parking lot and the main entrances to City Hall and the Kavli Theater. It includes the vehicle drop-off area, service dock, and the prominent street-facing corner that looks toward Gardens of the World and the future museum site.
- 2

ZONE 2 - Western Edge
 Located along the main boulevard, this area features a grassy lawn, the primary drainage swale, an architectural stair planter, and a courtyard with a concrete stage. It also includes the front-facing corner that connects visually to The Lakes commercial development.
- 3

ZONE 3 - Eastern Edge
 This side of the site is shaped by a mature oak grove, a sloped hillside with a drainage swale, and a pedestrian bridge. It includes a secondary building entrance and links to the future residential complex, currently occupied by The Lakes' parking lot.
- 4

ZONE 4 - Thousand Oaks Boulevard Frontage
 This zone defines the streetscape along Thousand Oaks Boulevard, serving as the site's commercial corridor and the primary circulation artery providing access to the broader Thousand Oaks Civic Center.

BUILDINGS LEGEND

- | | |
|-------------------------------|------------------------------------|
| A. City Hall | I. 3rd Floor Loading Area |
| B. Kavli Theater [1800 seats] | J. Reflecting Pool |
| C. Forum Theater [400 seats] | K. Courtyard |
| D. Parking Garage | L. Museum Development [Proposed] |
| E. Main Entrance | M. Gardens of the World |
| F. 2nd Floor Entrance | N. The Lakes ShoppingCenter |
| G. 2nd Floor Loading Area | O. Residential Building [Proposed] |
| H. 3rd Floor Entrance Ramp | |



Main entrance to City Hall



Main entrance and drop off circle for Performing Arts Center



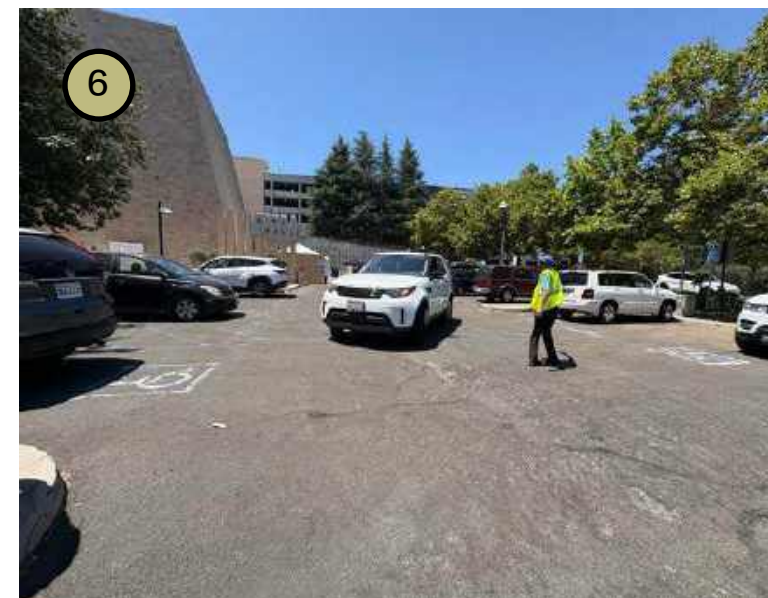
Signage, benches and ballot box by drop off area



Reverse angle from main entrance to City Hall (view from second floor), loading dock and drop of zone visible in the back



Landscape area next to the entrance and adjacent to City Hall offices



City Hall drop off zone and parking lot. Parking structure visible behind loading dock at back

ZONE 1 - NORTHWEST CORNER



Main access point with parking, drop-off, and entrances to City Hall and the Kavli Theater.

Faces Gardens of the World and the planned museum, anchoring a key street-facing corner.

BUILDINGS LEGEND

- A. City Hall
- B. Kavli Theater [1800 seats]
- C. Forum Theater [400 seats]
- D. Parking Garage
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1 Signage-Sculpture with LED screen for events showcase and general communication



2 Garden facing lobby entrance to first floor, flanked by the terraced garden on the left and City Hall offices on the right



3 Cascade, reflection pool and shape of the surrounding buildings create a microclimate



4 Cascade, reflection pool and shape of the surrounding buildings create a microclimate

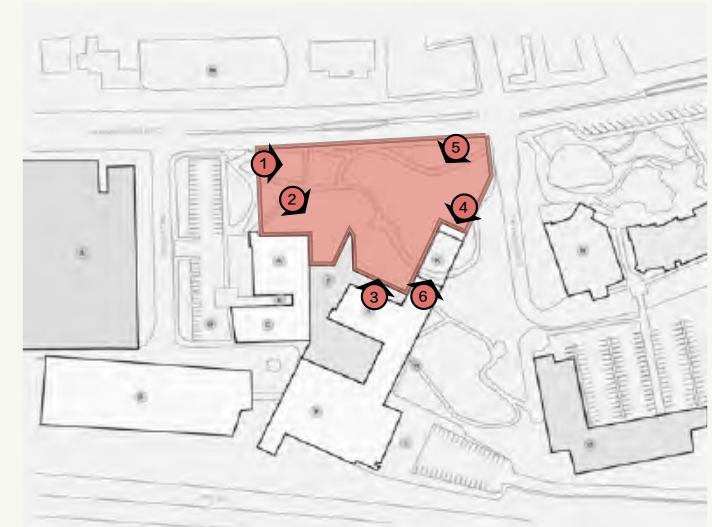


5 Cascade, reflection pool and shape of the surrounding buildings create a microclimate



6 Cascade, reflection pool and shape of the surrounding buildings create a microclimate

ZONE 2 - WESTERN EDGE



Features a lawn, drainage swale, stair planter, and courtyard with a concrete stage.

Front corner engages with The Lakes commercial site across the boulevard.

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1

Largest oak on site, with a few branches supported by rods



2

The Lakes Drive dividing The Lakes development and the site, freeway sits directly at the horizon



3

Slanted facade on one side of the independent structure used for equipment storage



4

End of pathway facing south on the site, idle space, 101 freeway in on the very back



5

View of oaks with the main building on the background



6

Garden space adjacent to main building facing South

ZONE 3 - EASTERN EDGE



Defined by oak trees, a hillside, drainage, and pedestrian ramp access.

Connects to a future residential complex, currently a parking lot for The Lakes.

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1

Crosswalk and connection between Thousand Oaks Blvd and The Lakes Drive



2

Center divider on Thousand Oaks Blvd.



3

Center divider on Thousand Oaks Blvd with signage view



4

NW view from corner across from The Lakes Drive on Thousand Oaks Blvd.



5

Bus stop and City Hall on Thousand Oaks Blvd.



6

View to Dallas Drive from Thousand Oaks Blvd.

ZONE 4 – THOUSAND OAKS BLVD FRONTAGE

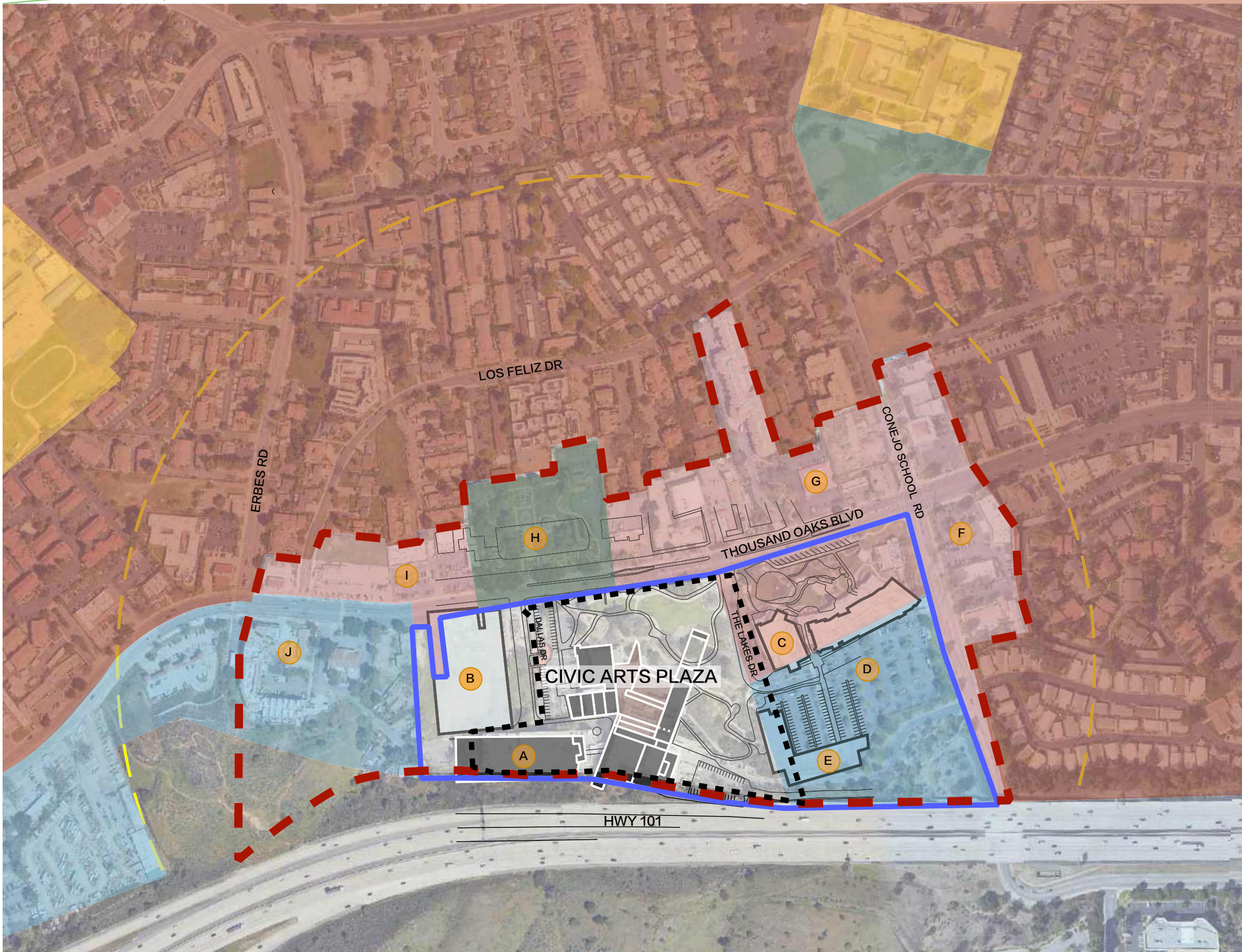


Forms the civic site's commercial and visual edge along the main boulevard.

Acts as the primary circulation route for accessing the Civic Center campus.

BUILDINGS LEGEND

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OBSERVATIONS

The Thousand Oaks Civic Plaza sits on the main boulevard through the city's commercial district, backed by the 101 Freeway and open natural land. To the northeast lie sprawling suburbs with parks and schools. The commercial area is expected to evolve into mixed-use, drawing more foot traffic to the Civic Center.

LEGEND

- - - 10 Minute Walk Radius
- Civic Arts Plaza
- Downtown Core Boundary
- City Owned Property
- Future Mixed Use
- Institutional
- Commercial
- Education/ School
- Public Green Spaces
- Residential

SITE CONTEXT LEGEND

- | | |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> A. Civic Arts Plaza Parking Structure B. Proposed Museum C. The Lakes Shopping Center D. Parking Lot For The Lakes Shopping Center E. Proposed Apartment Complex | <ul style="list-style-type: none"> F. Select Plaza Shopping Center G. Oakwood Plaza Shopping Mall H. Gardens Of The World I. Oak Leaf Square Shopping Center J. 1710 On The Boulevard (Mixed Use Retail And Housing) |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



OBSERVATIONS

This figure-ground analysis shows a low-density urban fabric surrounding the Thousand Oaks Civic Arts Center. Buildings are scattered, with large voids indicating parking lots, open space, or undeveloped land. Thousand Oaks Blvd serves as the primary spine, but discontinuous massing and weak edges limit walkability and cohesion. The layout hints at opportunities for infill, stronger frontage, and better connectivity to unify the civic and commercial zones.

LEGEND

- — — 10 Minute Walk Radius
- ■ ■ ■ Civic Arts Plaza

SITE CONTEXT LEGEND

- | | |
|----------------------------------------------|---------------------------------------------------------|
| A. Civic Arts Plaza Parking Structure | F. Select Plaza Shopping Center |
| B. Proposed Museum | G. Oakwood Plaza Shopping Mall |
| C. The Lakes Shopping Center | H. Gardens Of The World |
| D. Parking Lot For The Lakes Shopping Center | I. Oak Leaf Square Shopping Center |
| E. Proposed Apartment Complex | J. 1710 On The Boulevard (Mixed Use Retail And Housing) |



CONSTRAINTS

- 1 Protected oak trees throughout the site prohibit grading, paving, or compaction under their canopy.
- 2 Overall lack of flexible, shaded, and comfortable outdoor gathering spaces for community use.
- 3 Main entrance is unclear and lacks a strong civic identity at both ground and upper levels.
- 4 Courtyard stage is blocked by oak trees, making performances difficult to see and space feel cramped.
- 5 Dry creek bed is non-functional and interrupts landscape continuity and circulation.
- 6 Lawn areas require high irrigation and are incompatible with oak tree root protection.
- 7 No vertical circulation connects the second and third floors to the ground-level outdoor spaces.
- 8 Forum Theater's loading dock dominates the Dallas Drive frontage and detracts from public entry.
- 9 Thousand Oaks Blvd is wide, fast-moving, and unsafe for pedestrian access.
- 10 Sidewalks are narrow, discontinuous, and blocked by trees and bus infrastructure.
- 11 Poor signage and minimal wayfinding contribute to confusing site navigation.
- 12 Large, underutilized open areas lack clear program or environmental function.
- 13 Adjacent future developments are poorly integrated with current site design.
- 14 The site becomes extremely hot in summer and lacks adequate shade or cooling strategies.
- 15 The lack of a strong spatial or visual link to The Lakes is compounded by challenging grade conditions.
- 16 Sloped terrain and building setbacks obscure site visibility and access from the street.

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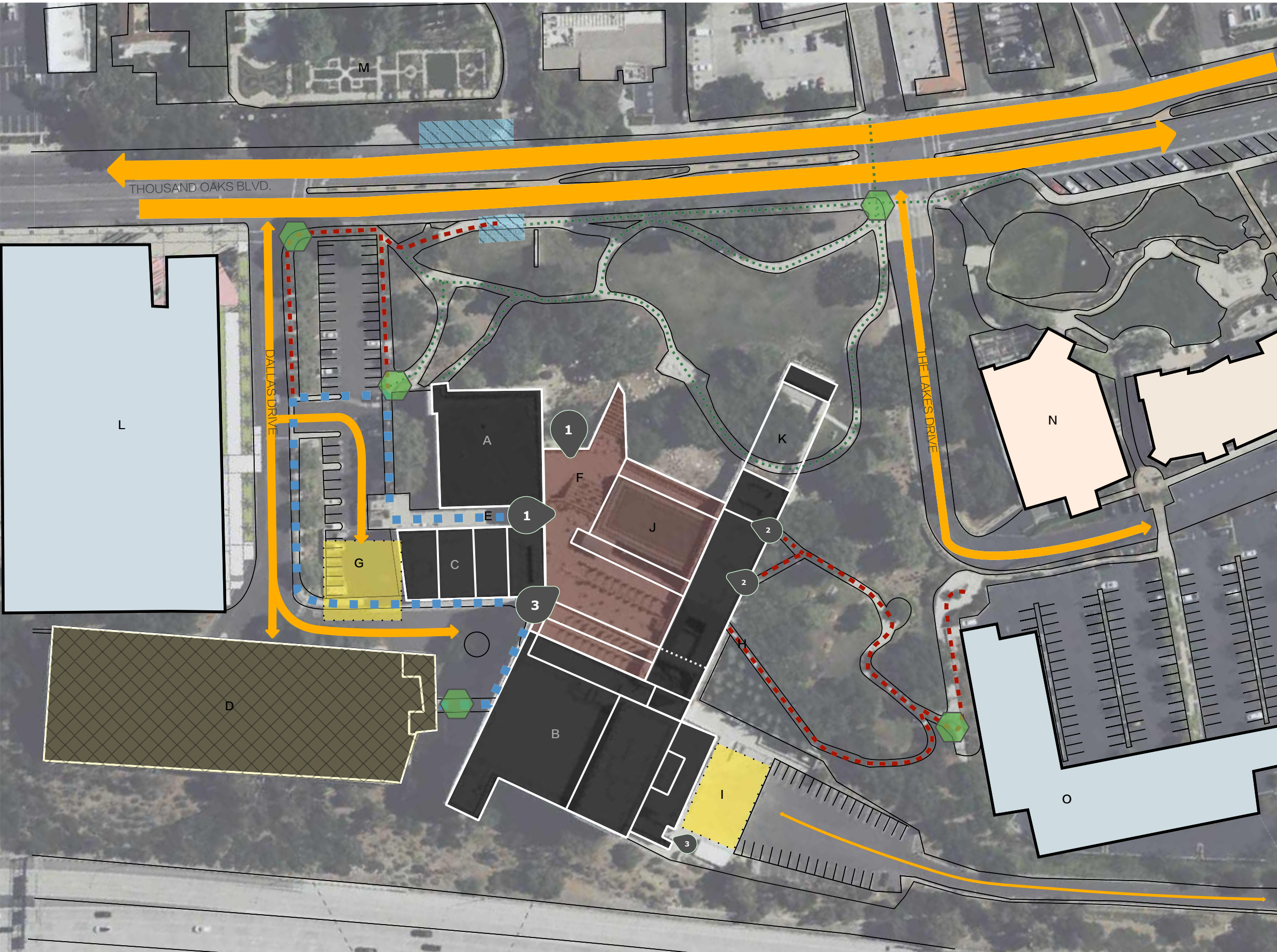


OPPORTUNITIES

- ① City-owned parcels on the east and west sides enable **integrated development** and stronger site connections.
- ② The site has **abundant open space** that can be transformed into a vibrant civic plaza and town square.
- ③ Thousand Oaks Boulevard offers high visibility and potential for a bold civic front door.
- ④ Removing surface parking unlocks space for multi-use programming, connectivity, and second-floor access.
- ⑤ Existing oak trees and clusters can define gathering areas and anchor a conservation/education zone.
- ⑥ The outdoor courtyard can be reconfigured into a **functional entrance** and public space.
- ⑦ Creating vertical circulation (stairs/ramps) allows better flow between all floors and outdoor areas.
- ⑧ Dry creek bed can be repurposed as a desert garden or outdoor amenity for staff and public.
- ⑨ Sunken zones can be redesigned as connective or shaded gathering spaces.
- ⑩ **Sidewalks and crossings can be widened** to create a promenade and improve pedestrian comfort.
- ⑪ The site can serve as a model for drought-tolerant, native landscaping and ecological storytelling.
- ⑫ A **new amphitheater** or outdoor performance space can complement the two existing theaters with outdoor programming.
- ⑬ Consistent signage, wayfinding, and iconography can unify the site and clarify its civic identity.
- ⑭ Future residential development introduces **new users** and justifies added amenities and activation.
- ⑮ Public amenities like cafés, play areas, and shaded seating can activate the site throughout the day.
- ⑯ Engaging local residents and honoring **Chumash heritage** can build a stronger cultural connection to place.

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VEHICULAR CIRCULATION

- Primary
- Secondary
- Tertiary
- Loading Zones
- Parking Structure (757 Spaces)
- Bus Stop

PEDESTRIAN CIRCULATION

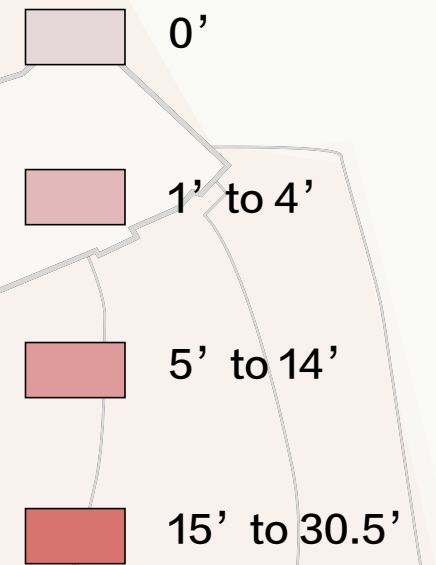
- Primary
- Secondary
- Tertiary
- Site Access Point
- Building Access Primary
- Building Access Secondary
- Building Access Tertiary

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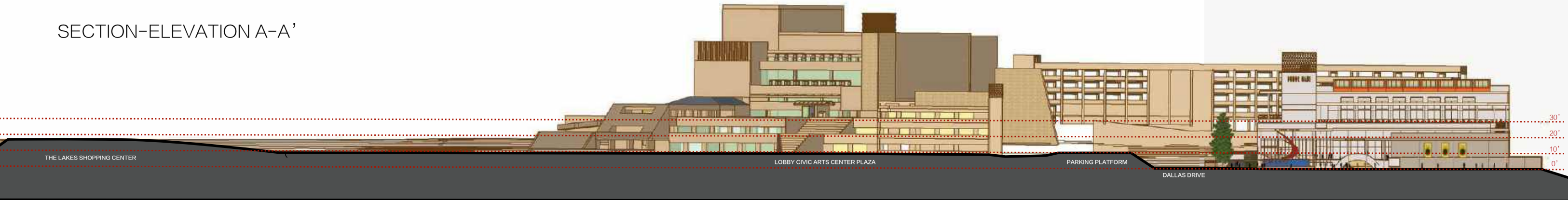
ELEVATIONS



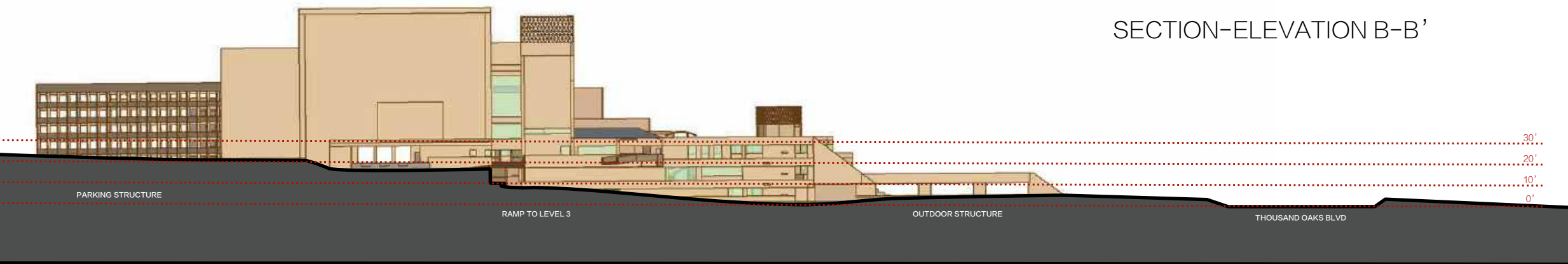
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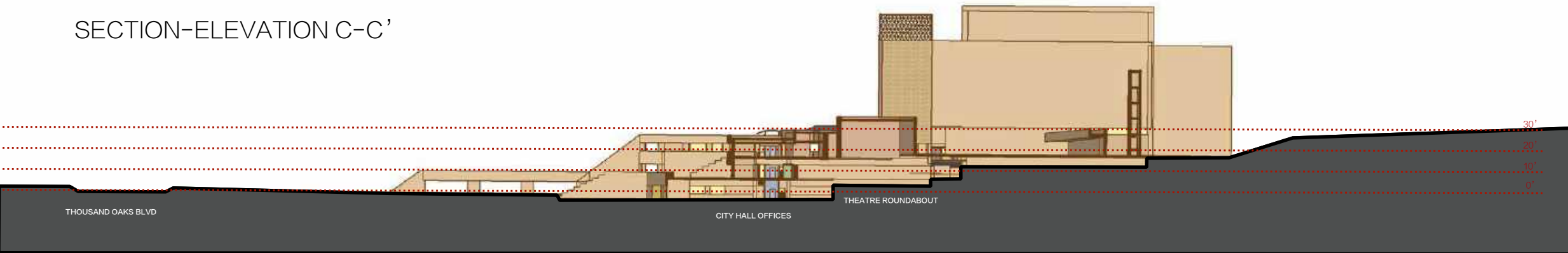
SECTION-ELEVATION A-A'



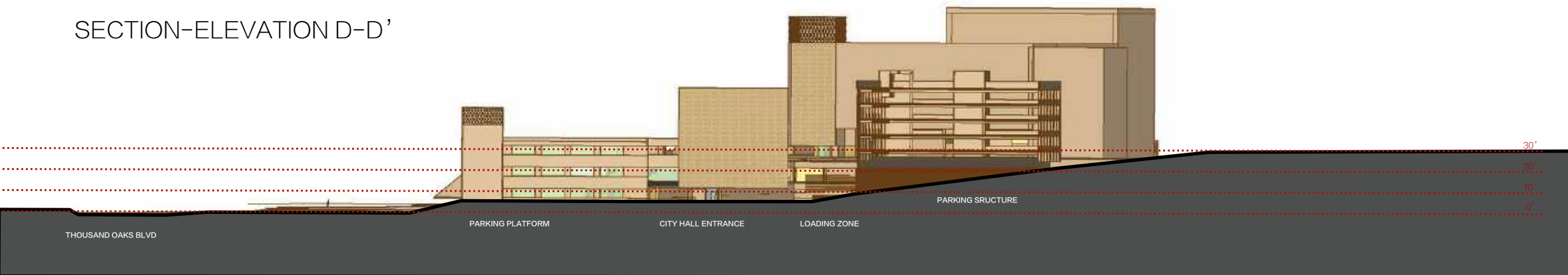
SECTION-ELEVATION B-B'



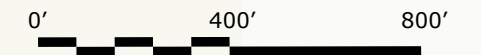
SECTION-ELEVATION C-C'



SECTION-ELEVATION D-D'

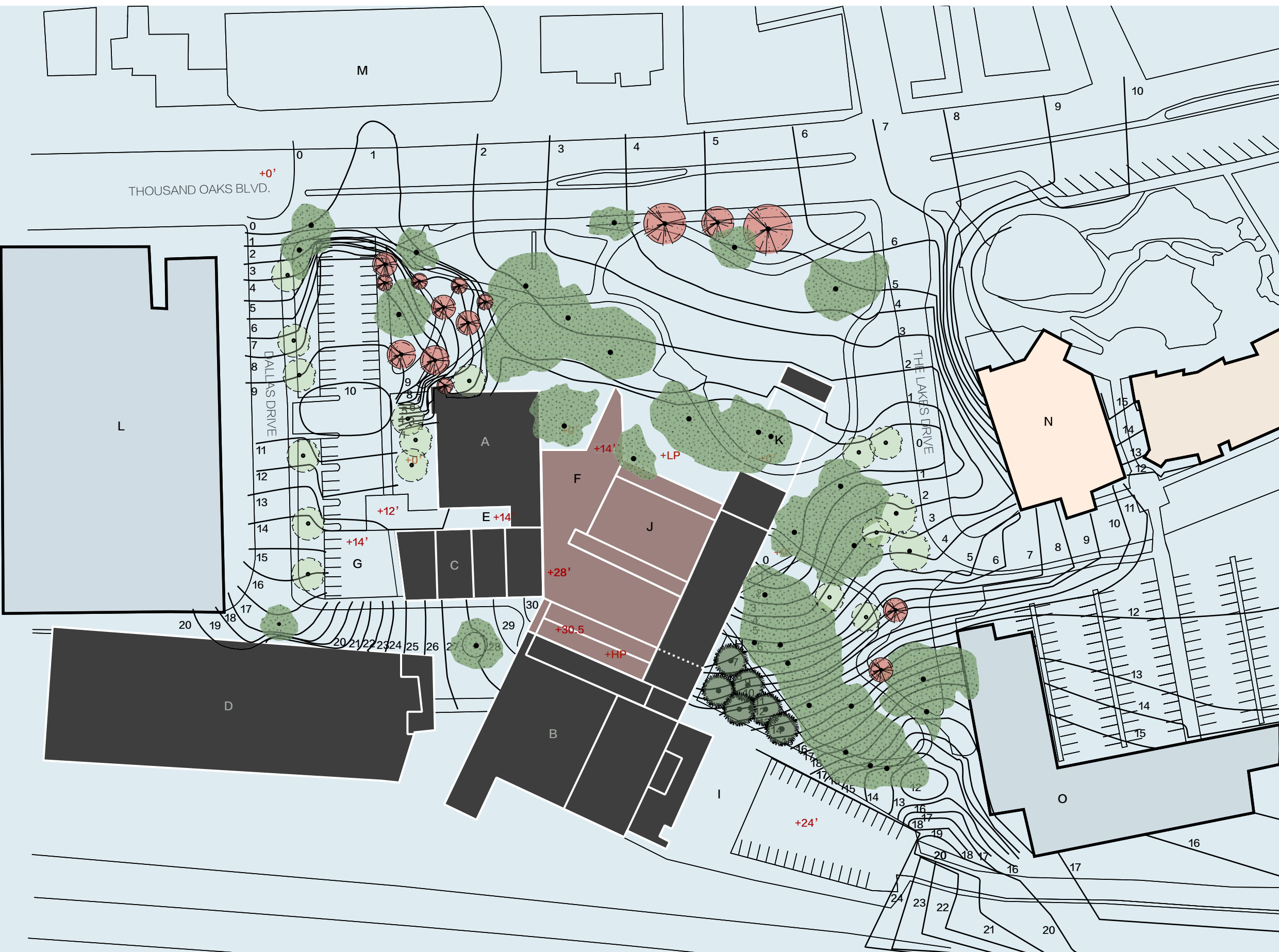


KEY - SECTIONS

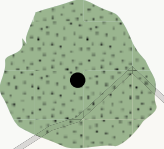
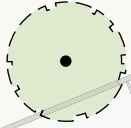
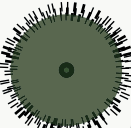
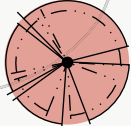


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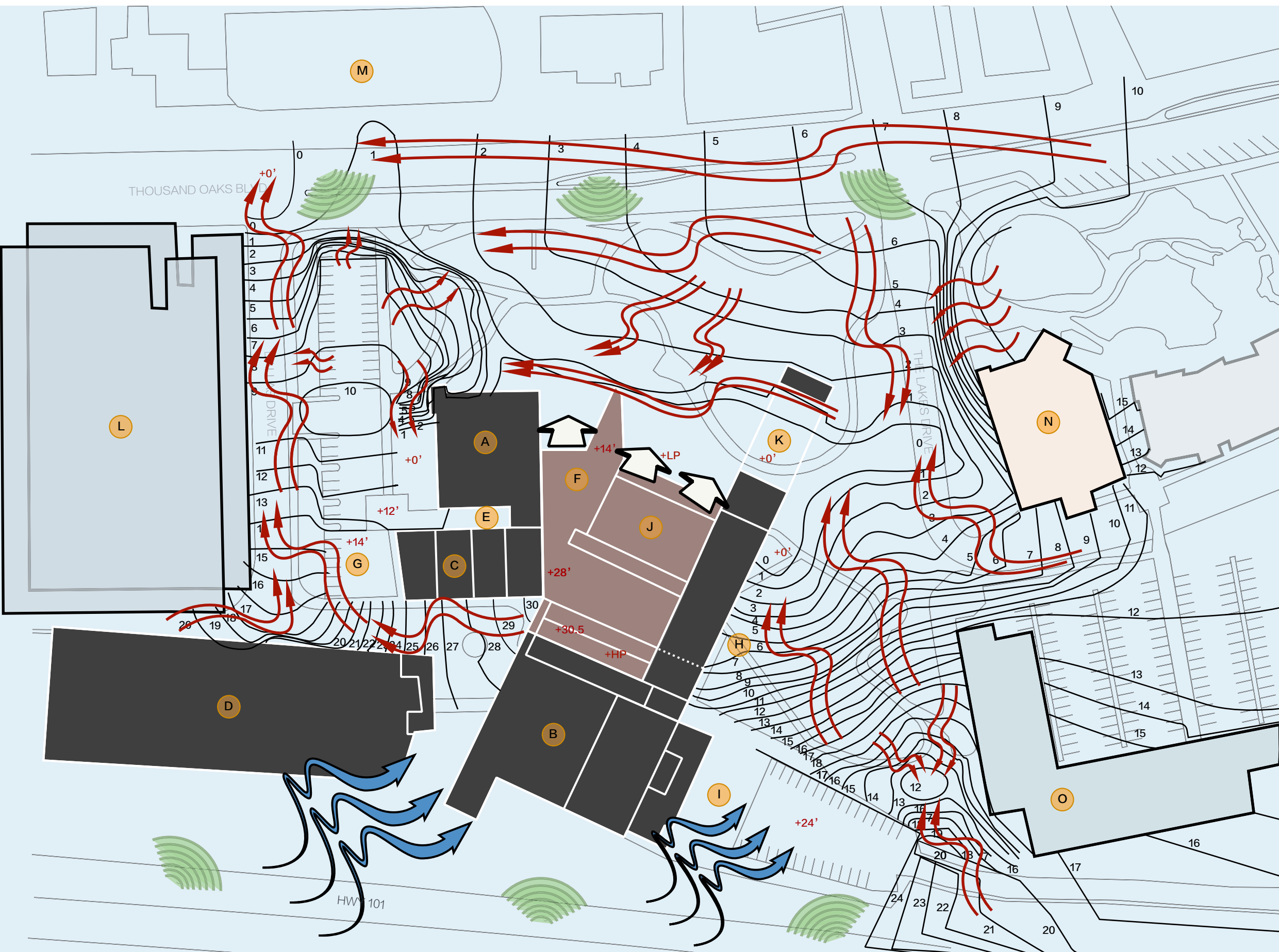


EXISTING TREE VARIETIES





-  Protected Oak Tree
-  Sycamore Trees
-  Pine Trees
-  Flowering Trees

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LEGEND

-  Stormwater flow direction
-  Interesting Views
-  Noise sources
-  Prevailing winds direction (Spring and Summer)

BUILDINGS LEGEND

- | | |
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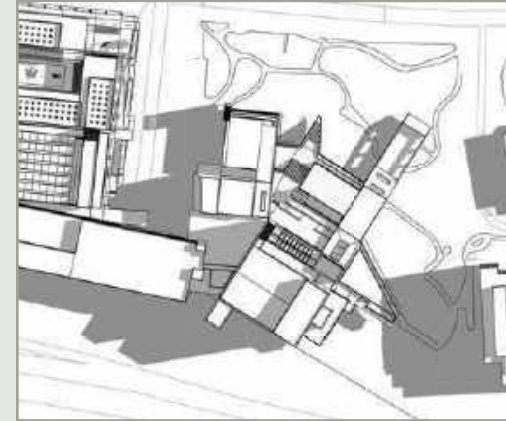
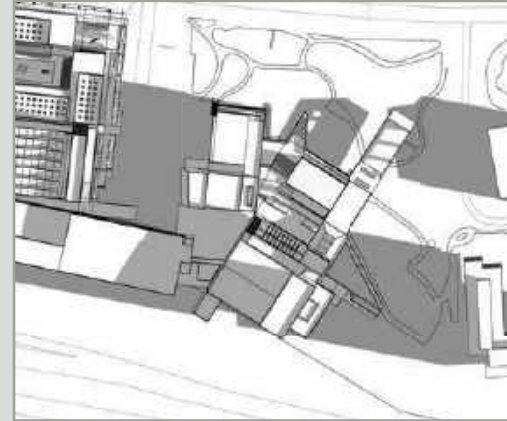
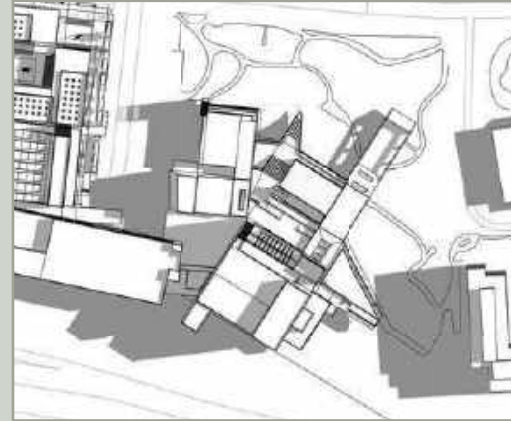
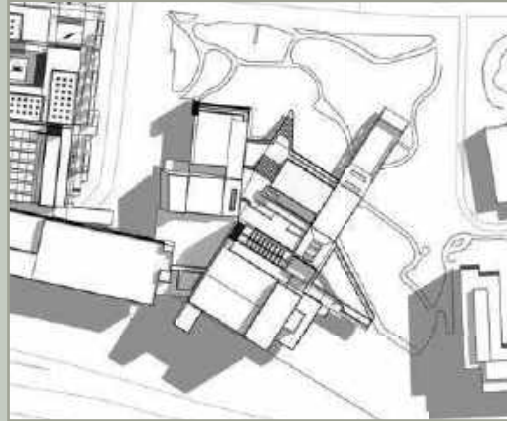
JUN 21
Summer Solstice

SEPT 21
Autumm Equinox

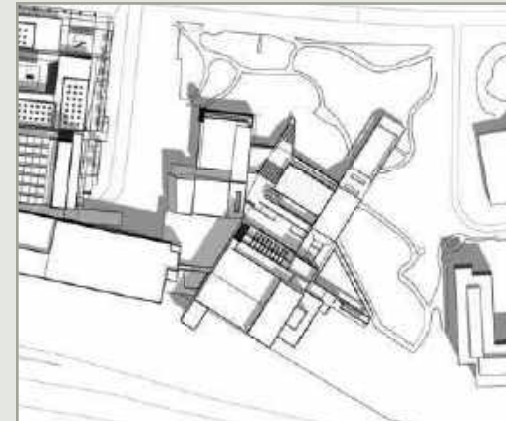
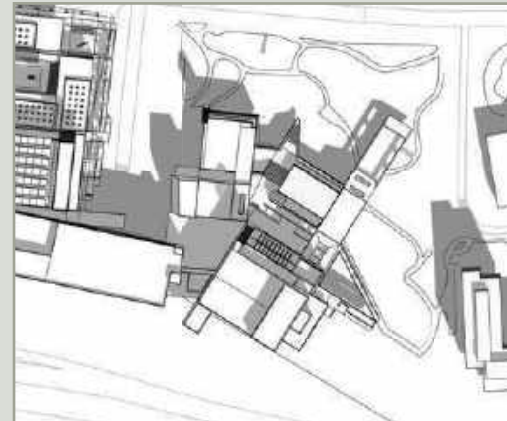
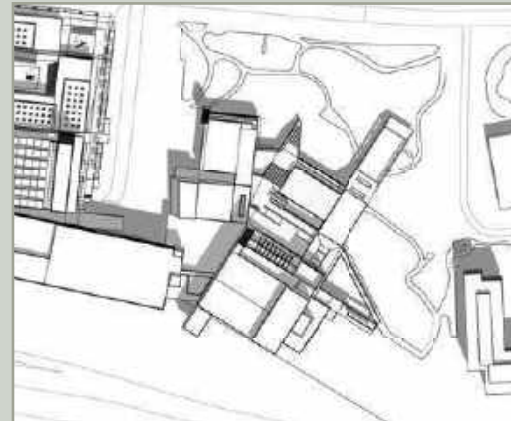
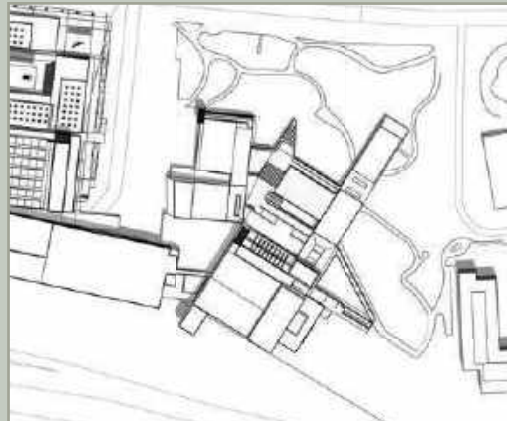
DEC 21
Winter Solstice

MAR 21
Spring Equinox

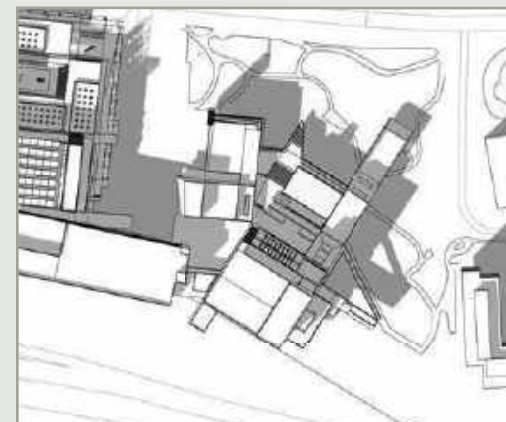
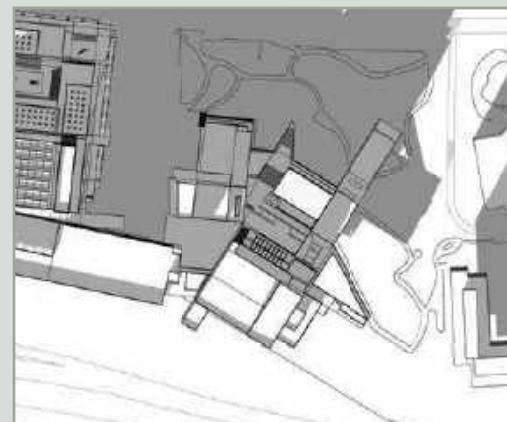
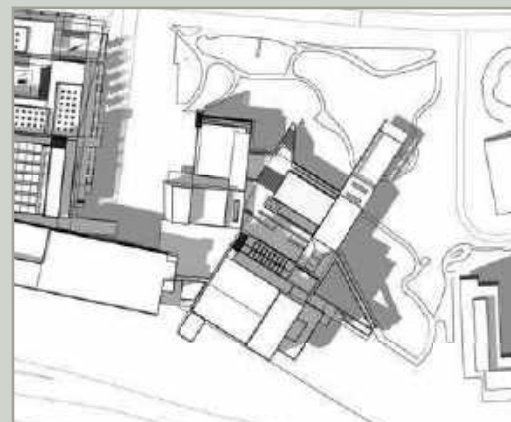
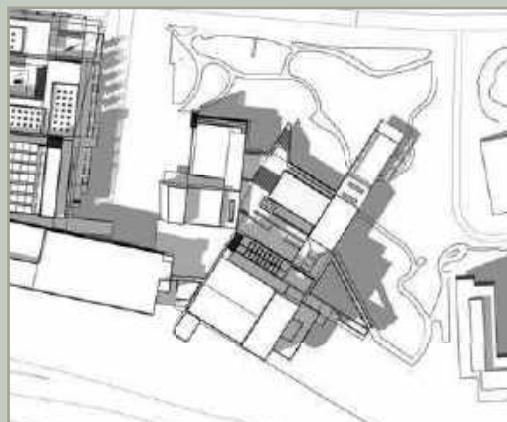
8:00 AM



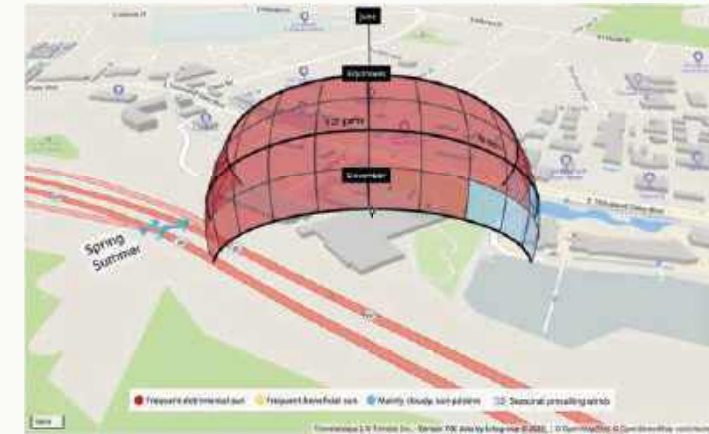
12:00 PM



4:00 PM



SUN PATH



WEATHER CONTEXT SUMMARY

Thousand Oaks experiences a warm **Mediterranean climate** with distinct seasonal patterns. Summers (June - September) are **warm, dry, and sunny**, with average highs reaching 84° F and over 12 hours of daily sunshine. In contrast, winters (December - March) are cool and wet, with average lows around 43° F and meaningful precipitation (~6 inches over 16 days). Spring and fall offer **mild, pleasant conditions** and transitional breezes. Winds are generally **breezy but rarely strong**, with calm conditions prevailing about 21 - 38% of the time depending on the season.

This climate calls for **adaptive outdoor design**. To improve year-round usability of outdoor civic spaces, key interventions include **wind breaks, sun shading, and heating**. These can increase usability of outdoor areas by over 75%, especially during cooler months or windy conditions. Light structures and tree canopies can provide necessary **shade and air movement** in summer, while **strategic heating and lighting** can extend use into cooler evenings. Incorporating **flexible, layered environmental responses** is essential to support civic life in this varied but inviting climate.

inspiration



The **Ibirapuera Park** design is inspiring for its use of curves in the landscape, as well as in the concrete structures that house the park's programming. This case study focuses on the smaller area surrounding the **Grand Marquise**, a distinctive architectural structure designed by Oscar Niemeyer.

The Grand Marquise serves as a **covered pathway and connector**, linking six significant buildings and spaces in an elegant and artistic manner. It also functions as a recreational and gathering space for the public, providing a shaded area for relaxation, meandering, skateboarding, rollerblading, cycling, and socializing.

TOTAL AREA

Park: 158 ha (390 acres)
 Grand Marquise: 317,000 ft² (7.3 acres)

PROJECT TYPE

Public urban park (city-owned, major civic space)

YEAR INAUGURATED

1954 (for São Paulo's 400th anniversary)

DESIGN HIGHLIGHTS:

- Modernist landscape layout with lakes, rolling lawns, and neoclassical pavilions (designed by Roberto Burle Marx and Oscar Niemeyer)
- Three interconnected artificial lakes enabling boating and seasonal water-based engagement (park-wide civic programming)
- Iconic architectural elements (Bienal, Japanese pavilion, Obelisk) set within lush curving pathways and plazas—integrating architecture, landscape, and culture



The "Oca" Pavillion, representing a native Brazilian hut



The Bienal Pavillion and one of the extremities of the Grand Marquise, which also serves as overpass



The Auditorio, by Oscar Niemeyer, also in one of the extremities of the Grand Marquise



Bluff Walk

NT



Ocean Pavillion Roof

NT



Salish Steps - Amphitheater

NT

The **Overlook and Ocean Pavilions** are currently being constructed for the **Waterfront Seattle Project**, under the supervision of Field Operations. The framework plan operates at multiple scales to revitalize the city by centering it around the waterfront and introducing a range of public amenities and novel experiences.

The plan carefully considers adjacent neighborhoods, significant waterfront nodes, and **connections** within the city while preserving its unique waterfront characteristics. Notably, the **overpass** appears seamlessly integrated into the experience, adorned with vegetation and leading to various programming areas.

TOTAL AREA

60,000 ft² of elevated park space (1.4 acres)

PROJECT TYPE

Public pedestrian bridge / landscape infrastructure

YEAR INAUGURATED

2024

DESIGN HIGHLIGHTS

- Bridges a 100-ft grade change via ramps, stairs, and elevators for universal access
- Native planting zone ("Bluff Walk") with 9,000+ plants and 75 trees
- Diverse programming featuring seating terraces, a play area ("Salish Steps"), and café space



West facade of Ocean Pavillion

NT



Marina One is a high-density, mixed-use building complex in the heart of Singapore's new Marina Bay financial district which supports Singapore's ambition to become a "City in a Garden". Designed by Ingenhoven architects to appear as a plant-covered mountain rising into the Singapore skyline, the four-tower scheme includes lush planting, green sky terraces and tree-covered public spaces on the rooftops to integrate soft landscape into the fabric of the building.

Even though in our case we are not dealing with residential high risers, this case study showcases an **elegant solution of pedestrian circulation amidst water and vegetation**. It's an interesting aspect to be taken into consideration in Thousand Oaks, as the neighboring lot has a lake as center of its landscape design.

TOTAL AREA

Total landscaped garden area: 65,000 ft² (approx. 1.5 acres) nestled within the mixed-use complex

PROJECT TYPE

Mixed-use development with a large publicly accessible garden in a private podium "The Green Heart"

YEAR COMPLETED

2018

DESIGN HIGHLIGHTS

- Multi-level tropical garden with a 3-story waterfall and reflecting pool, connected by sloping ramps.
- The garden features a diverse planting of ~700 trees and 350 plant species, improving the microclimate.
- The garden includes public amenities such as cafés, lawns, and retail spaces, integrated into its structure.



Top view of the "Green Heart", the main hub and social center of the apartment complex

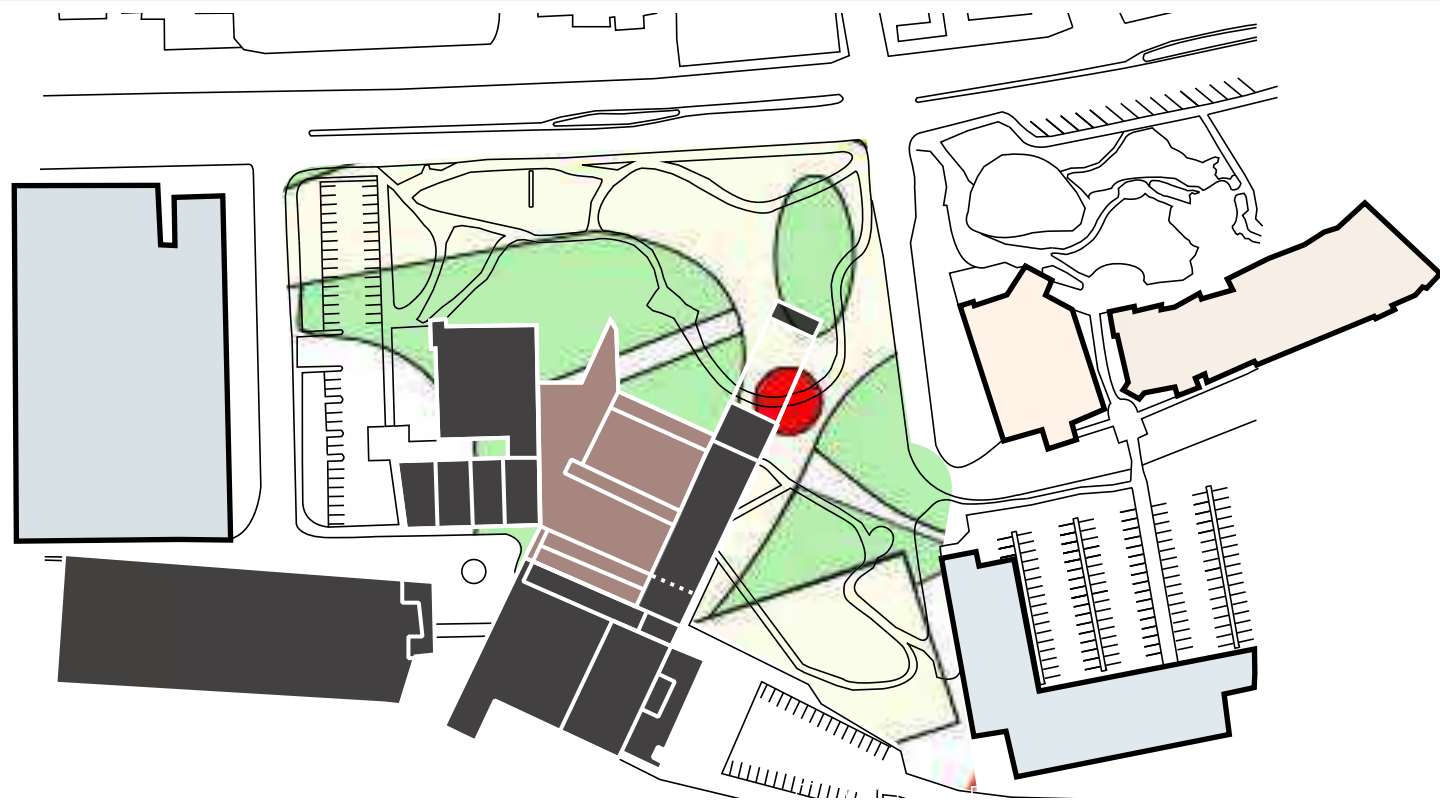


Paths criss cross reflection pool that traverses the "Green Heart"

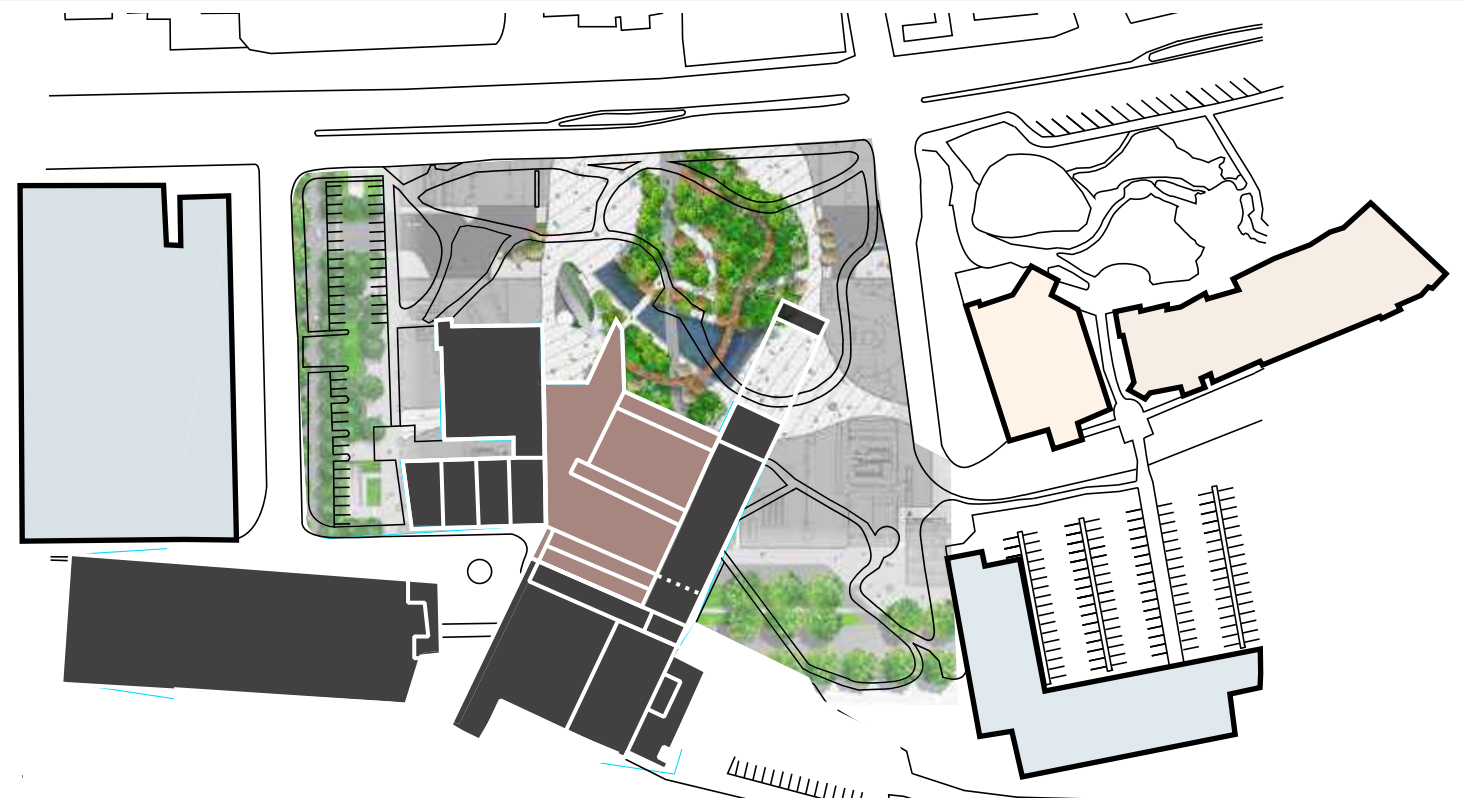


Cascade, reflection pool and shape of the surrounding buildings create a microclimate

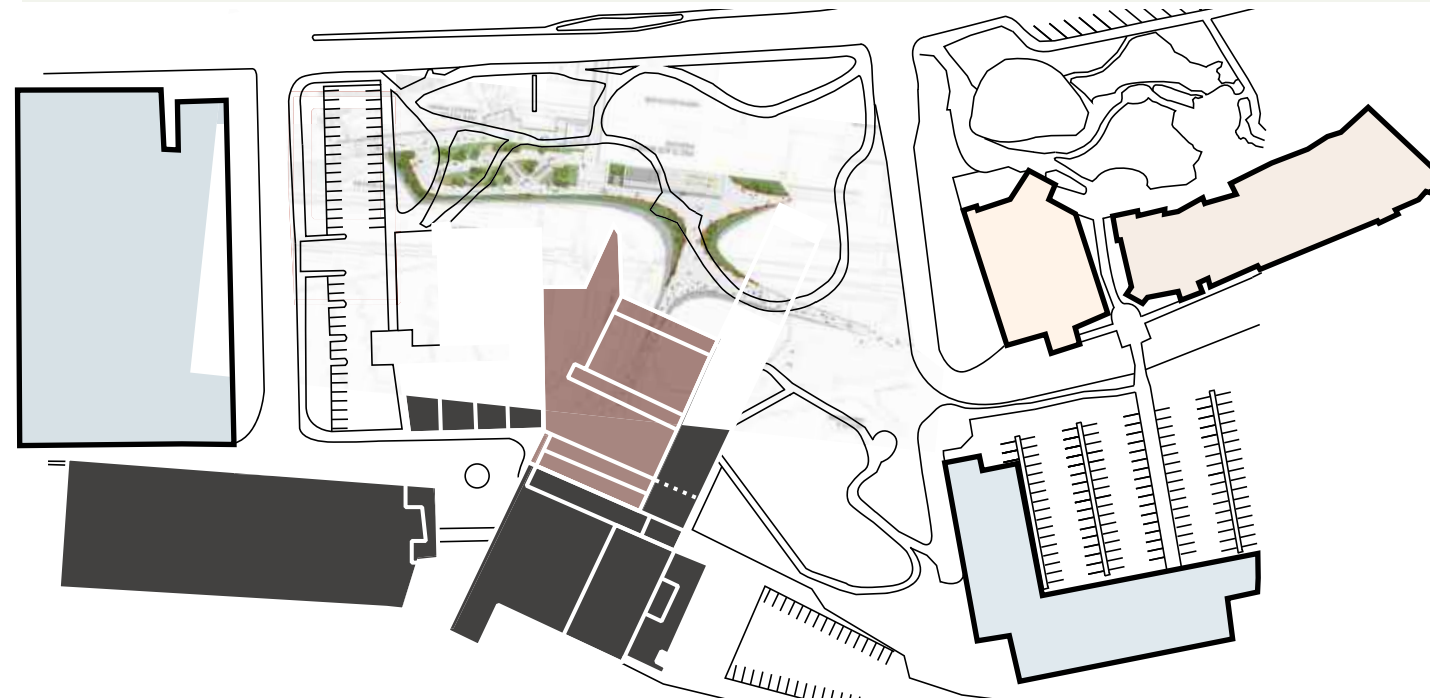
THE GRAND MARQUISE AT IBIRAPUERA PARK - AREA: 7 ACRES



MARINA ONE - AREA: 1.5 ACRES ("GREEN HEART")



OVERLOOK WALK & OCEAN PAVILION - AREA: 1.4 ACRES OF PARK SPACE



ALL 3 CASES AS COMPARED TO
THOUSAND OAKS CIVIC ARTS CENTER

APROX. 6.5 ACRES

EARTHY BROWNS, SOFT GREYS,
SAGE GREENS, DUSTY PINKS

Why:

These tones are native to the region's geology and flora — the dusty pinks echo California buckwheat blooms, sage greens mimic coastal sage scrub, and earth tones reflect decomposed granite, weathered stone, and sun-drenched oaks.

The muted range feels timeless, not trendy, aligning with **civic durability**.

It also honors **Chumash** aesthetics, which traditionally used natural pigments for body paint and basketry.

Goal:

Ground the space in place-specific color, creating visual calm and **long-term cohesion with the native landscape** and seasonal shifts.





WEATHERED STEEL,
DECOMPOSED GRANITE,
ROUGH CONCRETE,
RECLAIMED WOOD, SMOOTH
RIVER STONE

Why:

Weathered steel (**Corten**) evokes a sculptural, fire-resistant quality that ages beautifully — great for benches, art, or edging.

Decomposed granite (**DG**) is permeable, regionally common, and practical for paths and plazas — with minimal runoff.

Rough concrete references mid-century civic architecture (1960s - 70s brutalist tones).

Reclaimed wood brings warmth and story, while river stone softens hardscape transitions and supports **biophilia**.

Goal:

Establish tactile authenticity using **resilient, climate-appropriate, and culturally evocative materials** — both modern and rooted.



ORGANIC CURVES MIMICKING LOCAL CANYONS; OPEN RADIAL GATHERING AREAS UNDER OAK TREES, GROUNDED IN CALIFORNIA BRUTALIST CIVIC ARCHITECTURE

Why:

Organic curves echo the **Conejo Valley**'s undulating terrain and watershed flow, while radial gathering spaces beneath oak groves evoke **Chumash** ceremonial circles and basket patterns. To root the space in its civic identity, these naturalistic forms can be juxtaposed with elements of **California Brutalist architecture** — clean lines, monumental concrete forms, and open courtyards — which are typical of 1960s - 70s public buildings across Southern California [1].

This integration acknowledges the architectural history of the Thousand Oaks Civic Arts Plaza and bridges regional ecology, indigenous heritage, and civic modernism.

Goal:

To shape the site as a dialogue between landscape and architecture — a hybrid of earth-informed curves and strong, Brutalist geometries — creating a gathering place that feels both deeply rooted and unmistakably public.

DRY CREEK BEDS, SCULPTURAL FLOOR JETS OR FOG MISTERS (RATHER THAN FOUNTAINS)

Why:

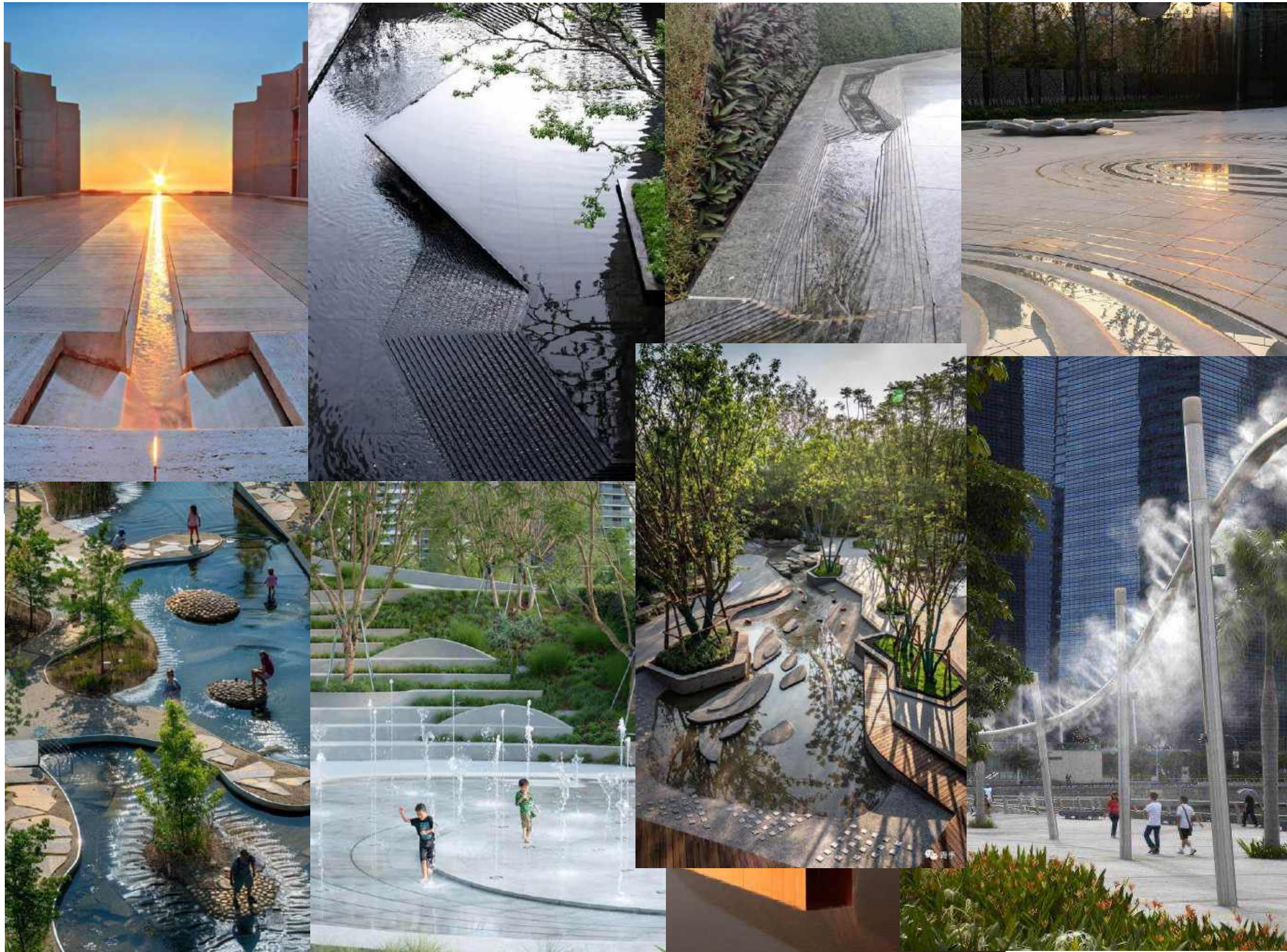
Dry creek beds evoke **seasonal arroyos**; metaphorical, aesthetic, and functional during stormwater events.

Misters or subtle jets offer **microclimate relief** without the visual or resource excess of traditional fountains.

Reflects **climate resilience** and the drought-aware identity of Southern California civic spaces.

Goal:

Use **water as symbol** and microclimate tool, rather than spectacle — showing ecological literacy and poetic restraint.





LOW-LEVEL, AMBER-TONED,
SENSITIVE TO WILDLIFE
CORRIDORS

Why:

The Conejo Valley has abundant **wildlife**, including owls, bats, coyotes, and pollinators **sensitive to glare**.

Amber LED lighting minimizes circadian disruption for humans and wildlife.

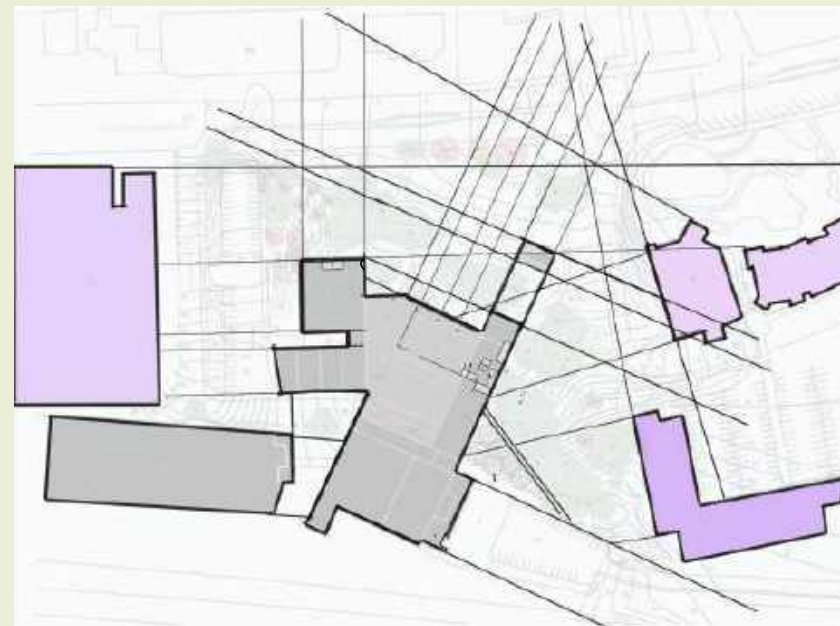
Low-level fixtures preserve night skies and respect the adjacent wildland - urban interface.

Goal:

Promote dark-sky practices and **ecological sensitivity** while preserving a safe and ambient nighttime civic experience.

concept development

1. REGULATING LINES



0' 300' 600'

2. PROTECTION BOUNDARIES FOR OAKS



0' 300' 600'

3. AVAILABLE DESIGN SPACE AND ELEVATIONS

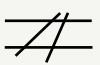





OBSERVATIONS

Two main areas have been identified as large, uninterrupted open spaces with potential for extensive programming. The first is to the **northwest** of the building, along Dallas Drive, where City Hall's entrance is located. The second area lies on the **east side** of the building, aligned with the corner of Thousand Oaks Blvd and The Lakes Drive.

To the southeast, along The Lakes Drive, there is potential for a **significant pedestrian bridge** that could connect the site to The Lakes commercial area. The southern zone, although heavily occupied by protected oaks, still offers ample space for a **new ground-floor entrance** and potential connections to the new mixed-use building being developed nearby.

SPACE SEEKING LEGEND

-  Regulating Grid from Site and Context
-  Protected Boundary For Oak Trees
-  Free Spaces for Design
-  10 Topographic Grade in ft. (rough average) per space



BUILDINGS LEGEND

- | | |
|-------------------------------|------------------------------------|
| A. City Hall | I. 3rd Floor Loading Area |
| B. Kavli Theater [1800 seats] | J. Reflecting Pool |
| C. Forum Theater [400 seats] | K. Courtyard |
| D. Parking Garage | L. Museum Development [Proposed] |
| E. Main Entrance | M. Gardens of the World |
| F. 2nd Floor Entrance | N. The Lakes ShoppingCenter |
| G. 2nd Floor Loading Area | O. Residential Building [Proposed] |
| H. 3rd Floor Entrance Ramp | |



SUGGESTED PROGRAMMING

- I. Welcome Center**
Welcome Sign, Welcome Booth, Main Display Map
- II. Town Plaza**
Benches, shaded spaces, flexible space for events
- III. City Hall Entrance Plaza**
City Hall Sign, benches, drop off zone
- IV. Loading Dock**
Cargo only
- V. Transit Center**
Bus stop, bike racks, bike share, ride share stop
- VI. Water Plaza**
Water features, shade areas, family friendly
- VII. Cafe**
Coffee shop, picnic tables,
- VIII. Outdoor Theatre/ Cinema**
Rectangular theatre, stage, screen for movies
- IX. Pedestrian Bridge**
Wide landscaped pedestrian bridge
- X. Learning Center**
Small structure for outdoor classes/workshops
- XI. Kids Corner**
Tot Lot, Picnic Tables
- XII. Mindfulness Nook**
Meandering path with benches and water feature

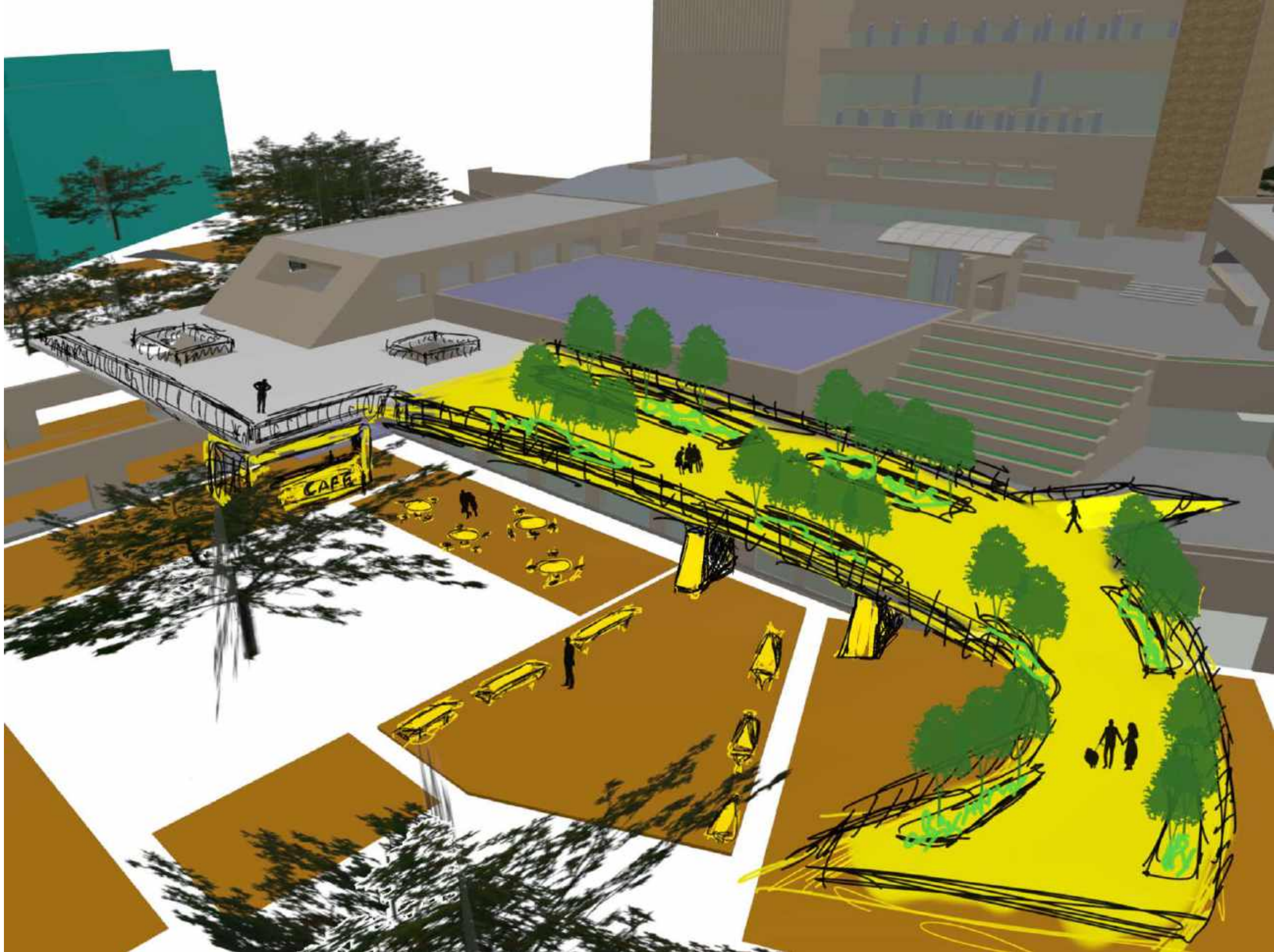
-  **Site Entrance**
-  **Buildings Entrance**

BUILDINGS LEGEND

- | | |
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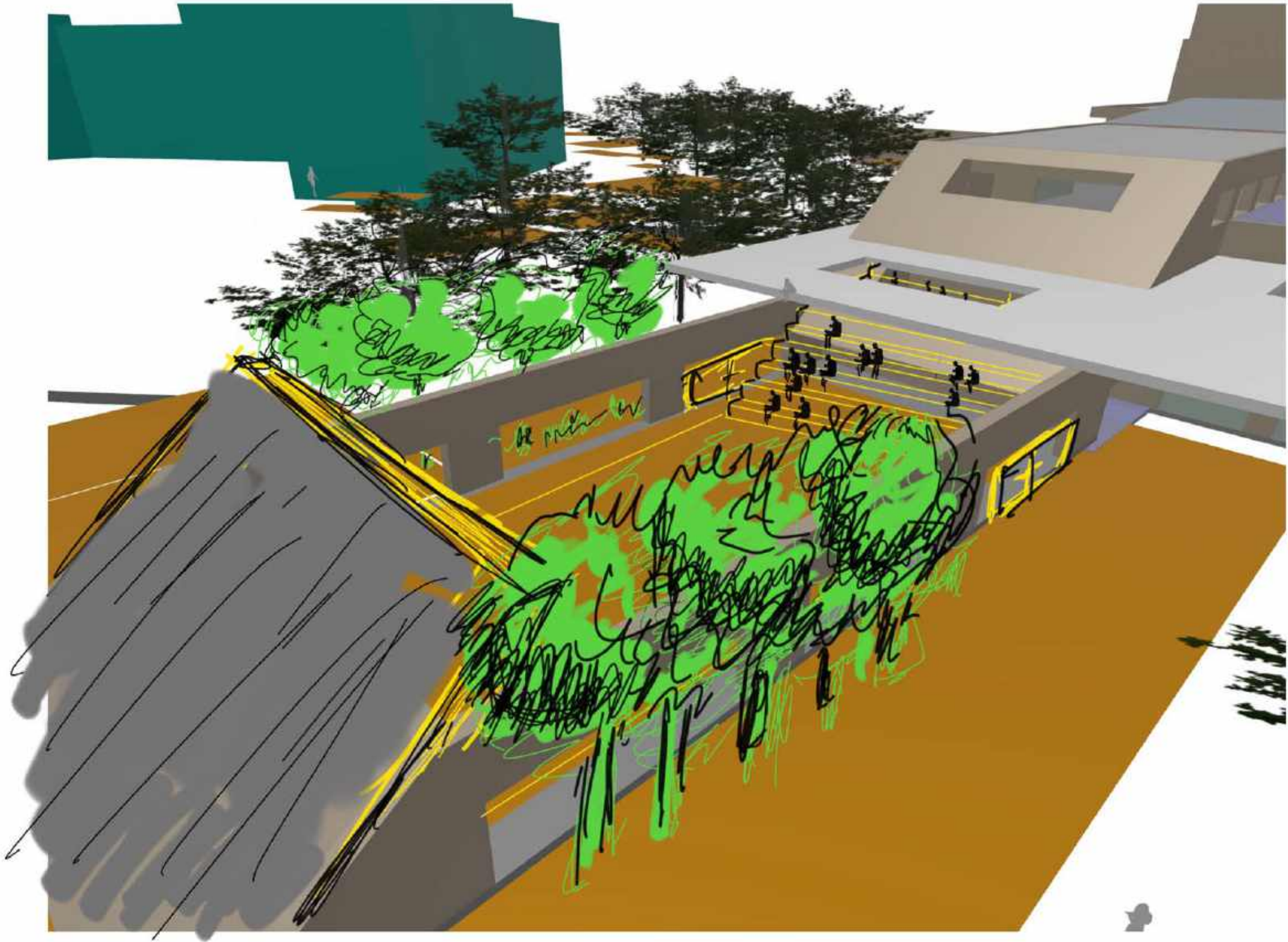
CAFE PLAZA AND PEDESTRIAN BRIDGE NORTH

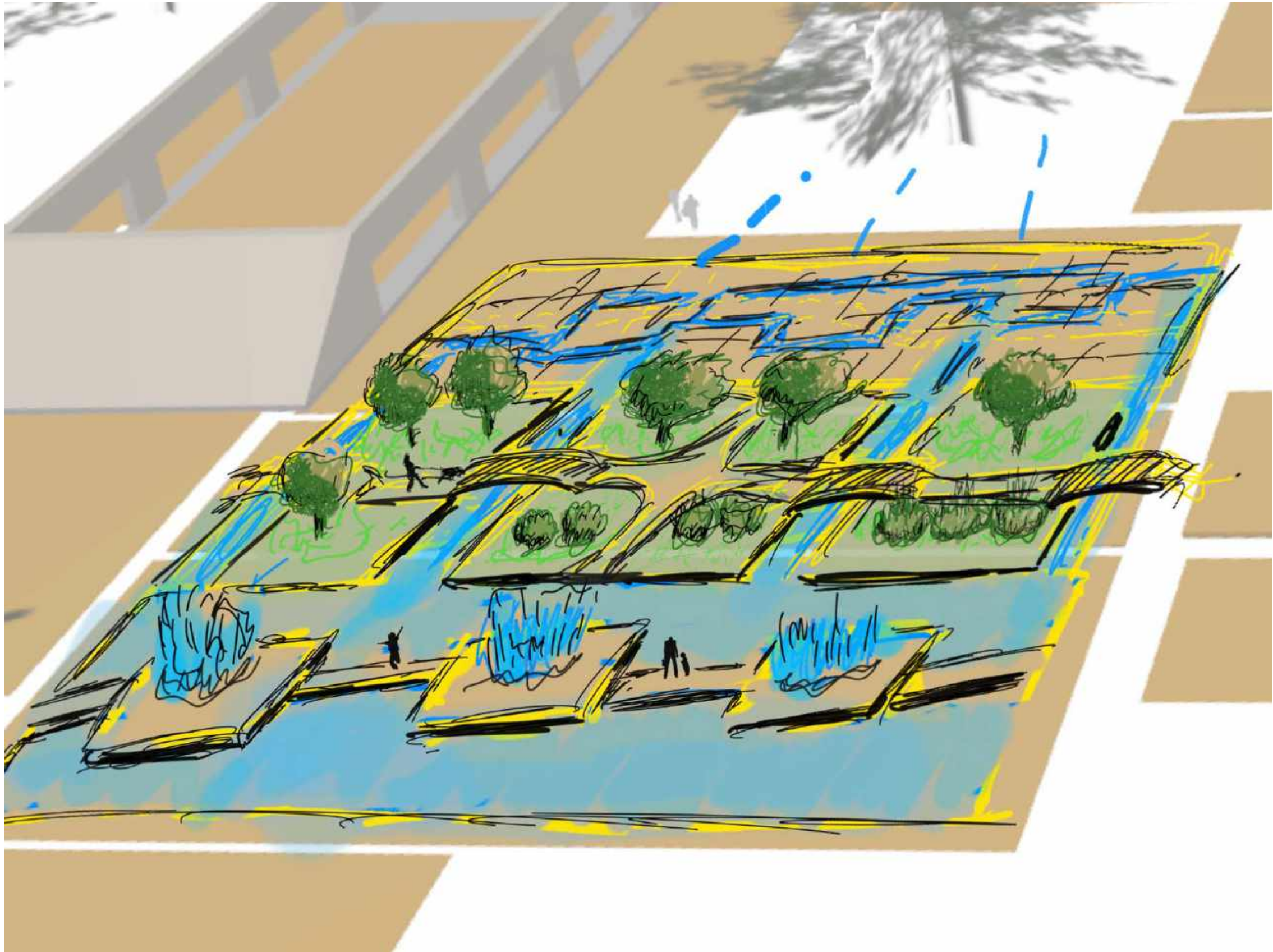
Reference Image



OUTDOOR THEATRE AND CINEMA

Reference Images





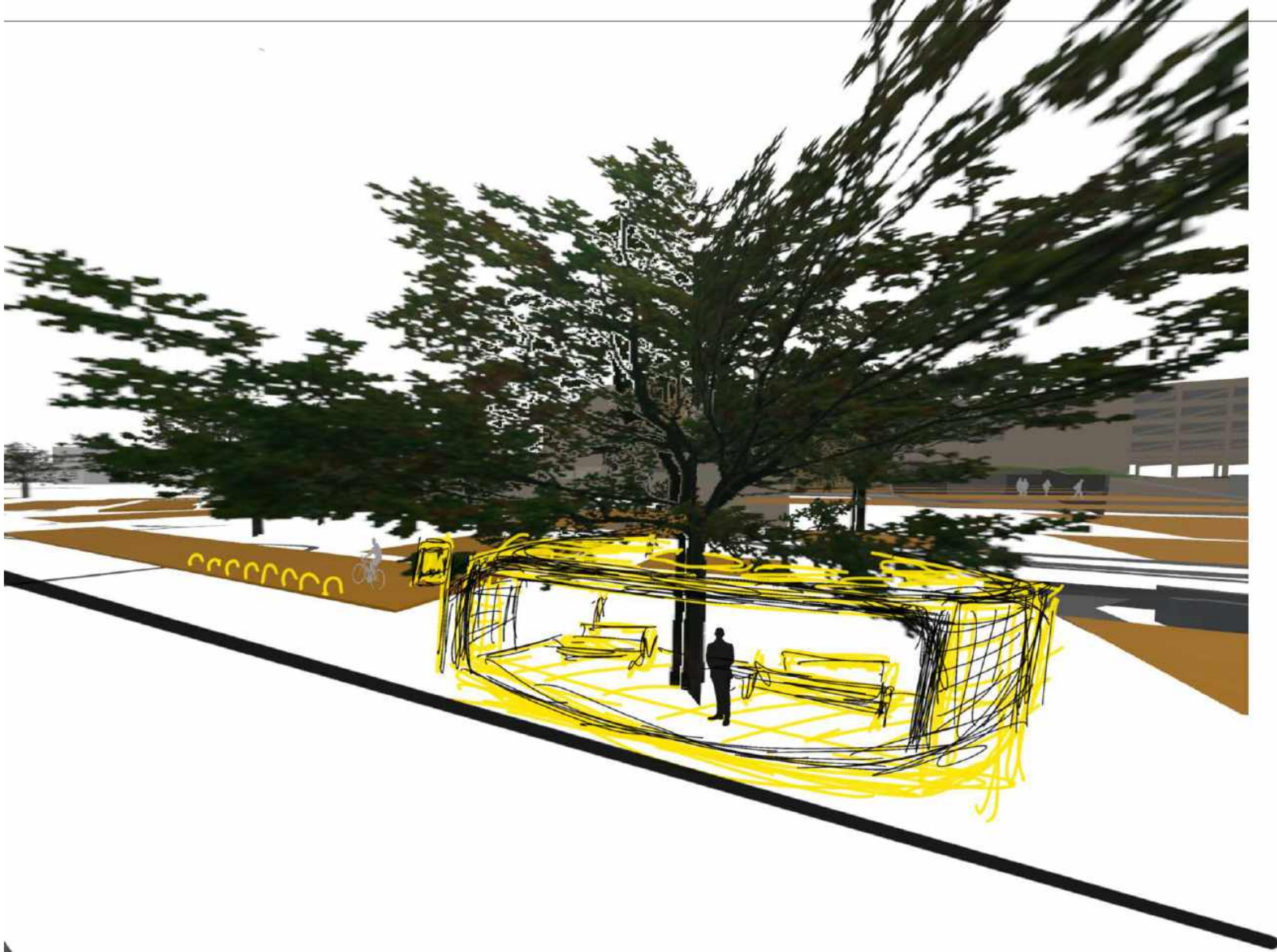
WATER PLAZA

Reference Images



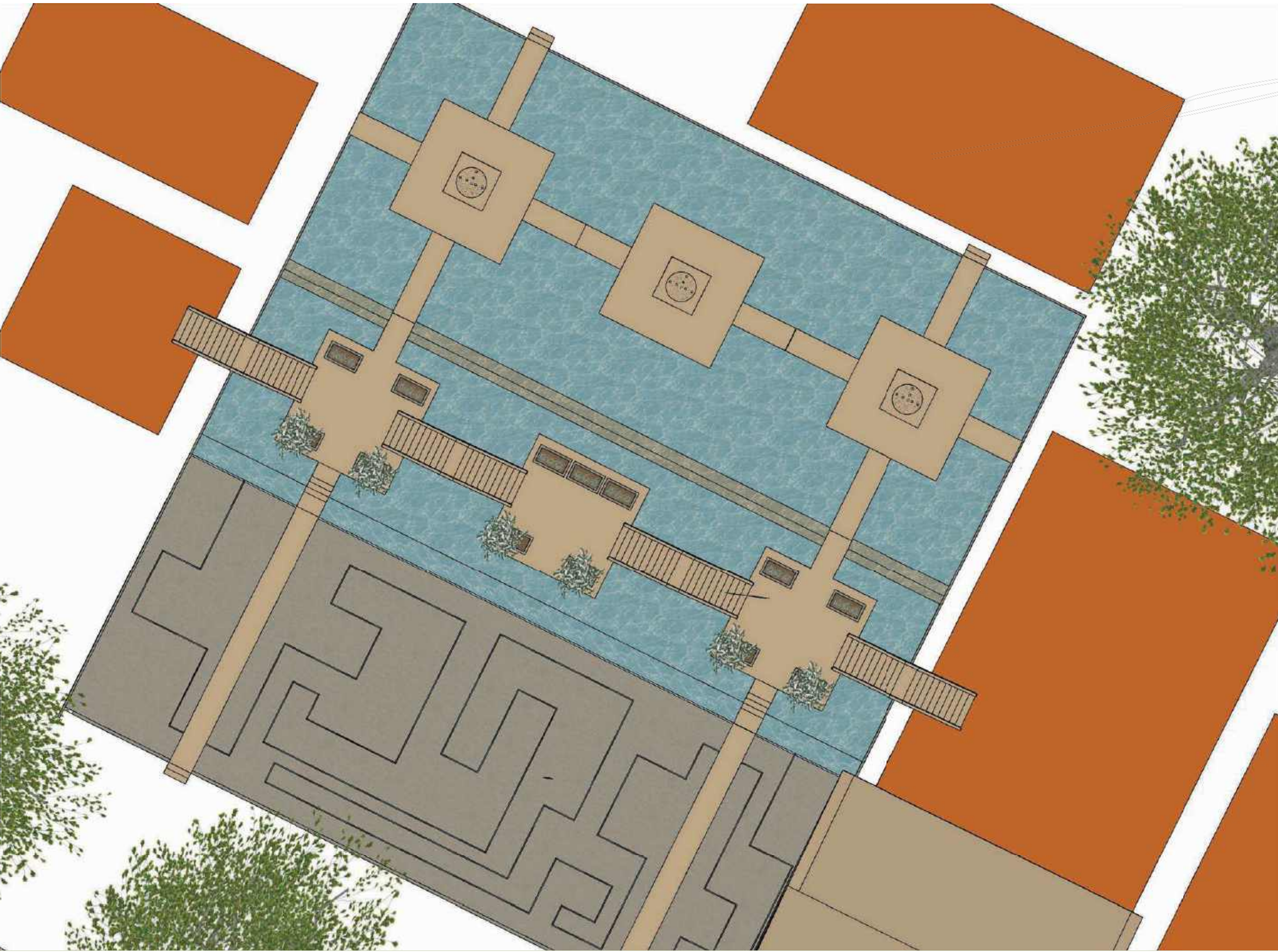
TRANSPORTATION HUB
BUS STOP AND BIKE RACKS

Reference Image



WATER PLAZA

Reference Images





PLANT	Western Redbud
SCIENTIFIC NAME	<i>Cercis occidentalis</i>
DROUGHT TOLERANCE	High
SIZE IN FT	15 - 20
CA NATIVE	Yes



PLANT	Jacaranda
SCIENTIFIC NAME	<i>Jacaranda mimosifolia</i>
DROUGHT TOLERANCE	Med
SIZE IN FT	25 - 40
CA NATIVE	No



PLANT	Crepe Myrtle
SCIENTIFIC NAME	<i>Lagerstroemia indica</i>
DROUGHT TOLERANCE	Med
SIZE IN FT	15 - 25
CA NATIVE	No



PLANT	Desert Willow
SCIENTIFIC NAME	<i>Chilopsis linearis</i>
DROUGHT TOLERANCE	High
SIZE IN FT	15 - 30
CA NATIVE	Yes



PLANT	Podocarpus
SCIENTIFIC NAME	<i>Podocarpus gracilior</i>
DROUGHT TOLERANCE	Med
SIZE IN FT	30 - 50
CA NATIVE	No



PLANT	Pacific Dogwood
SCIENTIFIC NAME	<i>Cornus nuttallii</i>
DROUGHT TOLERANCE	Med
SIZE IN FT	20 - 40
CA NATIVE	Yes



PLANT	White Sage
SCIENTIFIC NAME	Salvia apiana
DROUGHT TOLERANCE	High
SIZE IN FT	3 - 5
CA NATIVE	Yes



PLANT	Hummingbird Sage
SCIENTIFIC NAME	Salvia spathacea
DROUGHT TOLERANCE	High
SIZE IN FT	1 - 3
CA NATIVE	Yes



PLANT	Mexican Sage
SCIENTIFIC NAME	Salvia leucantha
DROUGHT TOLERANCE	Med
SIZE IN FT	3 - 4
CA NATIVE	No



PLANT	Spanish Lavender
SCIENTIFIC NAME	Lavandula stoechas
DROUGHT TOLERANCE	High
SIZE IN FT	2 - 3
CA NATIVE	No



PLANT	Toyon
SCIENTIFIC NAME	Heteromeles arbutifolia
DROUGHT TOLERANCE	High
SIZE IN FT	8 - 15
CA NATIVE	Yes



PLANT	Sunset Manzanita
SCIENTIFIC NAME	Arctostaphylos 'Sunset'
DROUGHT TOLERANCE	High
SIZE IN FT	3 - 5
CA NATIVE	Yes



PLANT	Purple Hopbush
SCIENTIFIC NAME	Dodonaea 'Purpurea'
DROUGHT TOLERANCE	High
SIZE IN FT	10 - 15
CA NATIVE	No



PLANT	Foxtail Agave
SCIENTIFIC NAME	Agave attenuata
DROUGHT TOLERANCE	High
SIZE IN FT	3 - 5
CA NATIVE	No



PLANT	Reed Grass
SCIENTIFIC NAME	<i>Calamagrostis nutkaensis</i>
DROUGHT TOLERANCE	Med
SIZE IN FT	2 - 4
CA NATIVE	Yes



PLANT	Fountain Grass
SCIENTIFIC NAME	<i>Pennisetum setaceum</i>
DROUGHT TOLERANCE	Low
SIZE IN FT	2 - 5
CA NATIVE	No



PLANT	Deer Grass
SCIENTIFIC NAME	<i>Muhlenbergia rigens</i>
DROUGHT TOLERANCE	High
SIZE IN FT	3 - 4
CA NATIVE	Yes



PLANT	Dune Sedge
SCIENTIFIC NAME	<i>Carex pansa</i>
DROUGHT TOLERANCE	High
SIZE IN FT	0.5 - 1
CA NATIVE	Yes



PLANT	Blue Chalk Sticks
SCIENTIFIC NAME	<i>Senecio serpens</i>
DROUGHT TOLERANCE	High
SIZE IN FT	0.5 - 1
CA NATIVE	No



PLANT	Kangaroo Paw
SCIENTIFIC NAME	<i>Anigozanthos</i> spp.
DROUGHT TOLERANCE	Med
SIZE IN FT	2 - 6
CA NATIVE	No

design



LEGEND

- 1 WELCOME CENTER
- 2 TOWN PLAZA
- 3 CASCADE BREAK ROOM
- 4 TRANSITION ZONE
- 5 TRANSIT CENTER
- 6 BIKE-SHARE STATION
- 7 MINI AMPHITHEATER + PERGOLA
- 8 CONNECTION CIRCLE
- 9 WATER PLAZA
- 10 MURAL SQUARE
- 11 CAFE TERRACE
- 12 OUTDOOR THEATRE/ CINEMA
- 13 LANDSCAPED PEDESTRIAN BRIDGE
- 14 UNDERBELLY SQUARE
- 15 LEARNING CENTER
- 16 TOT LOT
- 17 BODY & MIND CORNER
- 18 OUTDOOR GYM

ZONE 1

ZONE 2

ZONE 3

- Protected Oak Area
- Building Access Point
- Pedestrian Access Point
- Vehicular Access Point

BUILDINGS LEGEND

- A. City Hall
- B. Kavli Theater [1800 seats]
- C. Forum Theater [400 seats]
- D. Parking Garage
- E. Main Entrance
- F. 2nd Floor Entrance
- G. 2nd Floor Loading Area
- H. 3rd Floor Entrance Ramp
- I. 3rd Floor Loading Area
- J. Reflecting Pool
- K. Courtyard
- L. Museum Development [Proposed]
- M. Gardens of the World
- N. The Lakes ShoppingCenter
- O. Residential Building [Proposed]



DETAIL ZONE 1



Dallas Dr.



- 1** WELCOME CENTER
A welcoming booth and site map orient visitors while highlighting the Civic Arts Plaza's diverse programming, creating an immediate sense of connection to the community and its cultural offerings.
- 2** TOWN PLAZA
A vibrant plaza at the heart of downtown life, designed for flexibility. It accommodates art fairs, farmers markets, outdoor exhibits, and cultural events, while ten permanent booths preserve the plaza's visual identity during programming.
- 3** CASCADE BREAK ROOM
A quiet, sheltered nook below grade offers a calming refuge for visitors and office workers. With the sound of water masking city noise, it provides space to focus or relax—close to the action yet distinctly apart.
- 4** TRANSITION ZONE
An outdoor corridor with shaded seating links the Transportation Center to the main access ramp, improving comfort and circulation while encouraging informal gathering along the route.

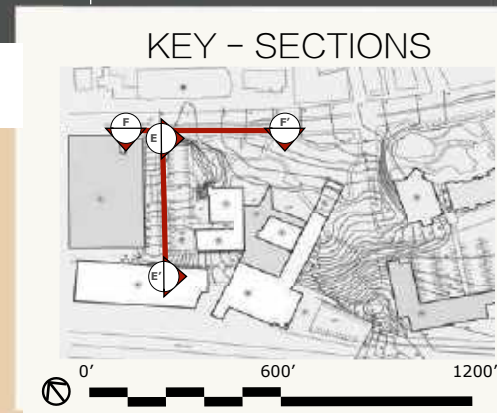
BUILDINGS LEGEND

- | | |
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SECTION ELEVATION E-E' (along Dallas Dr.)



SECTION ELEVATION F-F' (along Thousand Oaks Blvd.)



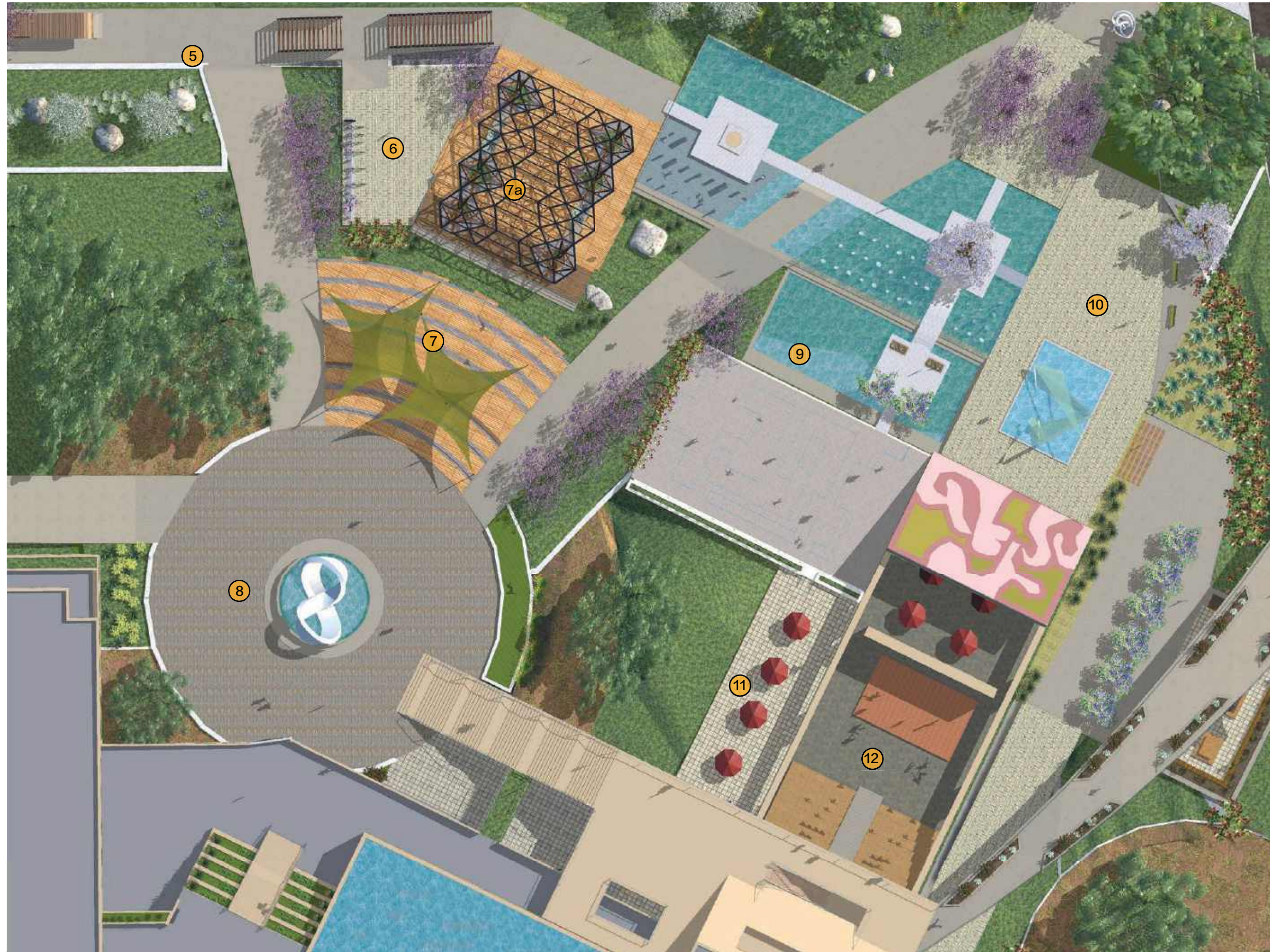








DETAIL ZONE 2

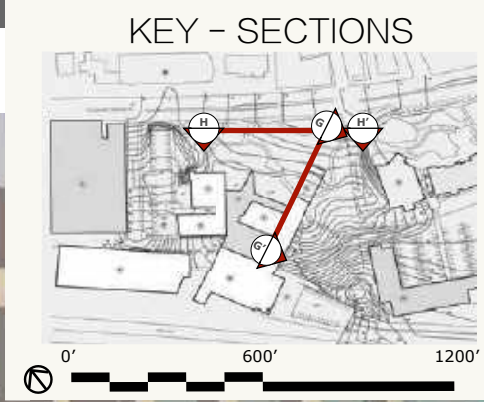


- 5** TRANSIT CENTER
A mobility hub with bus stop, bike racks, bikeshare station and rideshare pickup, designed to encourage sustainable transit.
- 6** BIKE-SHARE STATION
Anchored by a regional map, the station links directly to a shaded communal zone, inviting both local riders and visitors to pause and connect.
- 7** BI-DIRECTIONAL MINI AMPHITHEATER
Shaded, low seating amphitheater with stages in two opposite directions, for small and medium performances
- 7a** WEAVED SKY COMMUNAL AREA
An airy, shaded gathering space with multiple seating choices; its southwest edge doubles as a stage extension for the amphitheater. Doubles as Chumash culture center.
- 8** CONNECTION CIRCLE
A circulation hub streamlining access to five different pathways while creating a new, welcoming lobby entrance.
- 9** WATER PLAZA
A family-friendly play zone with shallow pools, interactive jets, mirrored surfaces, and geometric rills —encouraging community and child-centered fun.
- 10** CHUMASH MURAL SQUARE
A cultural threshold space on elevated ground, offering north-west vistas and honoring Chumash heritage through art and storytelling.
- 11** CAFE TERRACE
A lively cafe plaza serving theatergoers and the wider community, fostering informal social life at the plaza's edge.
- 12** OUTDOOR THEATRE/ CINEMA
A flexible performance ground designed for concerts, film screenings, theater, and guest lectures, expanding the civic arts experience into the open air.

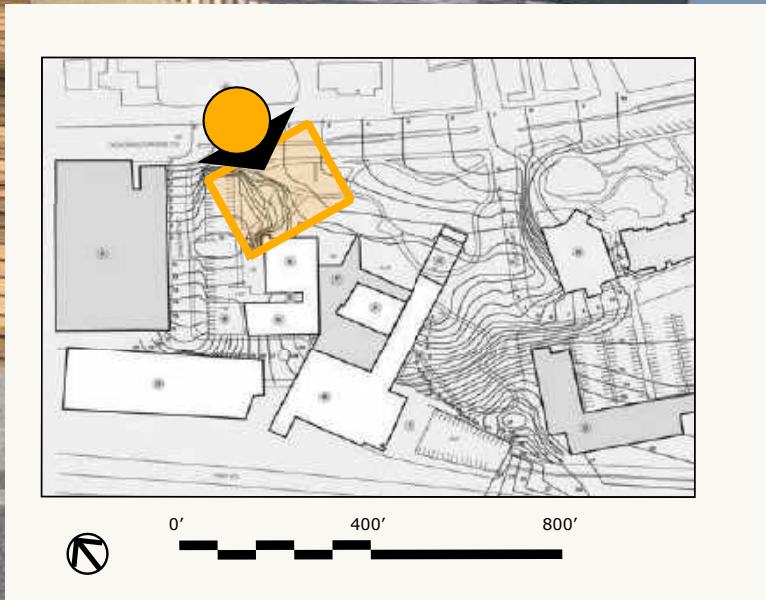
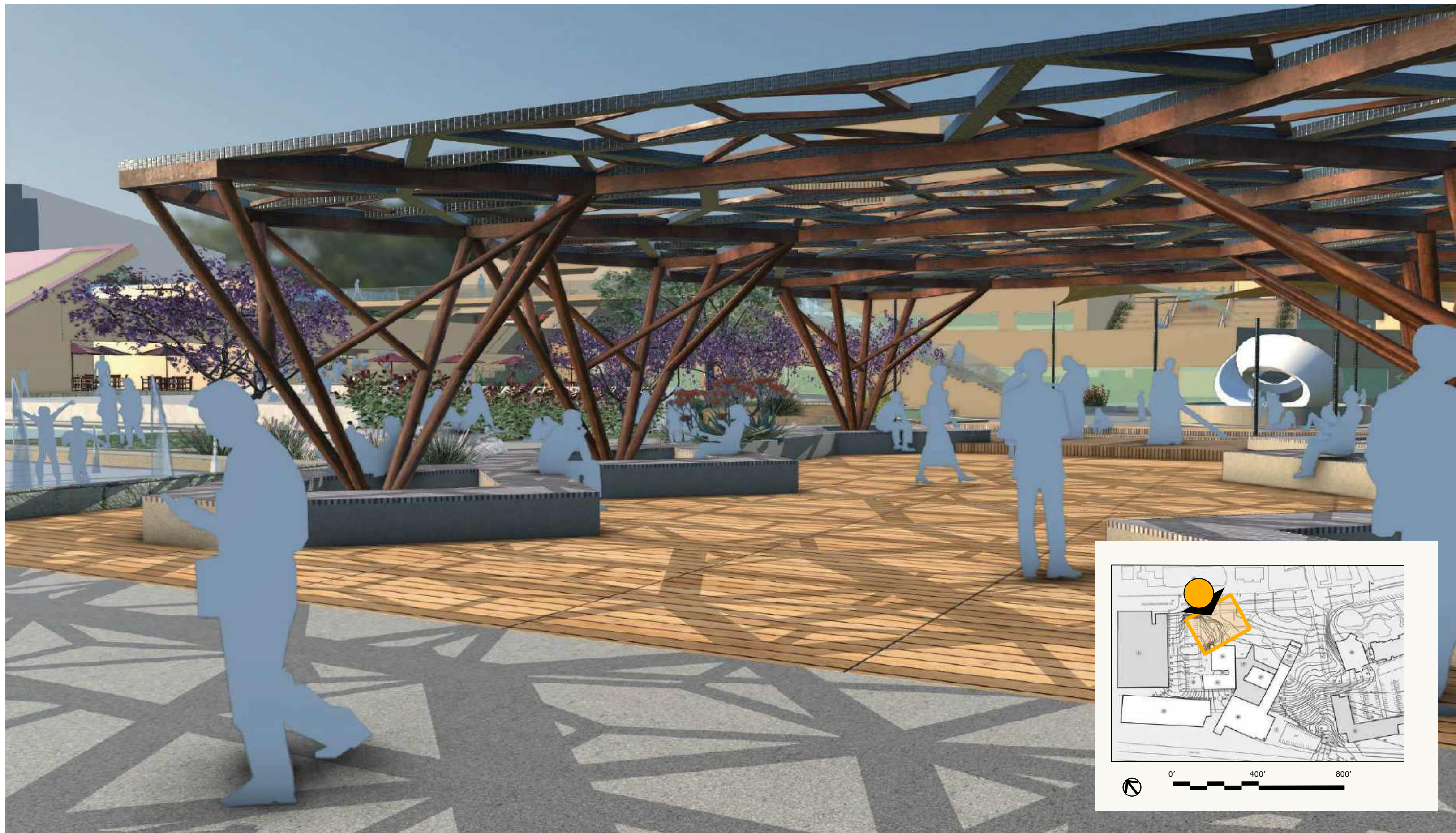
SECTION ELEVATION G-G'

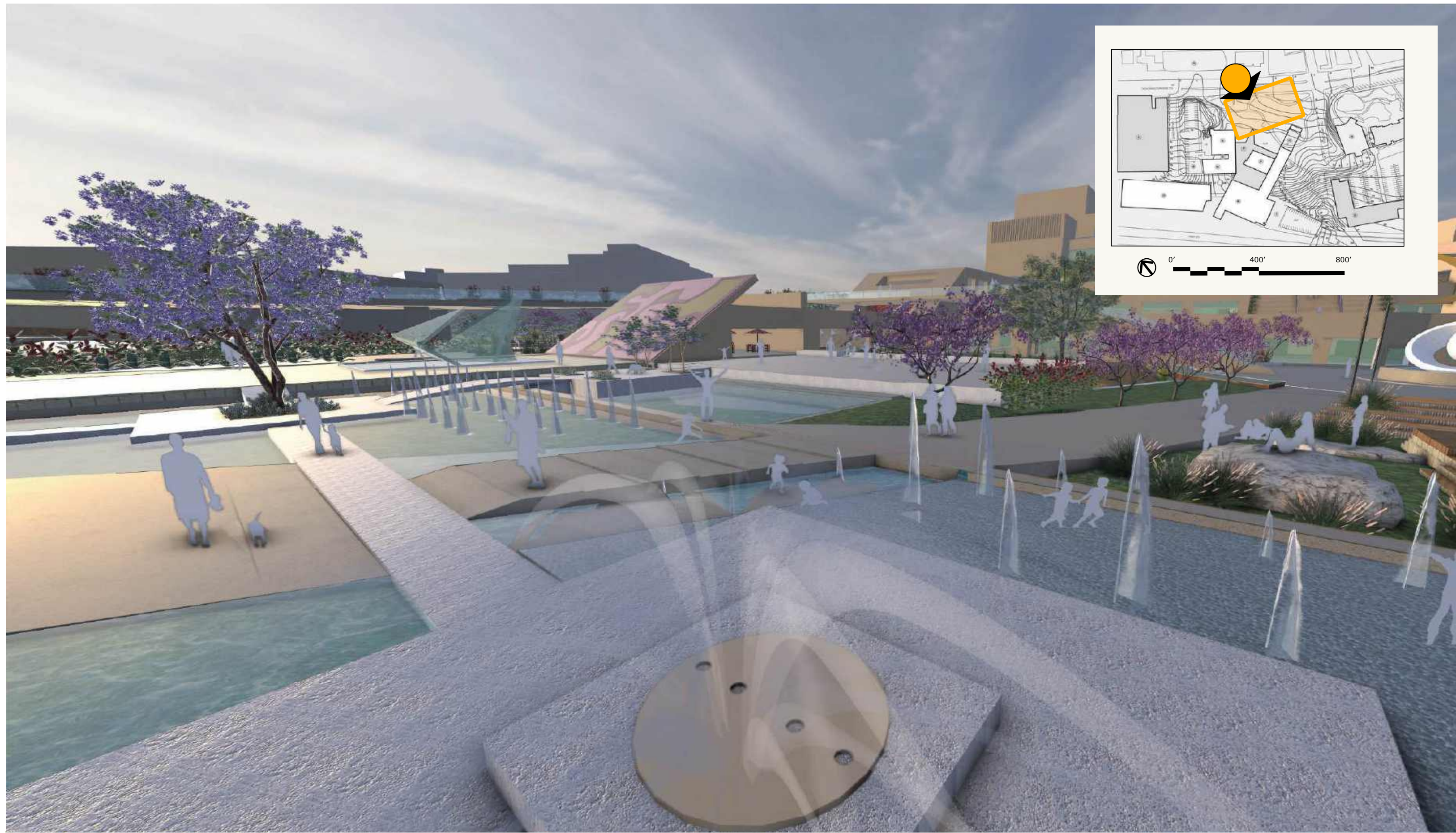


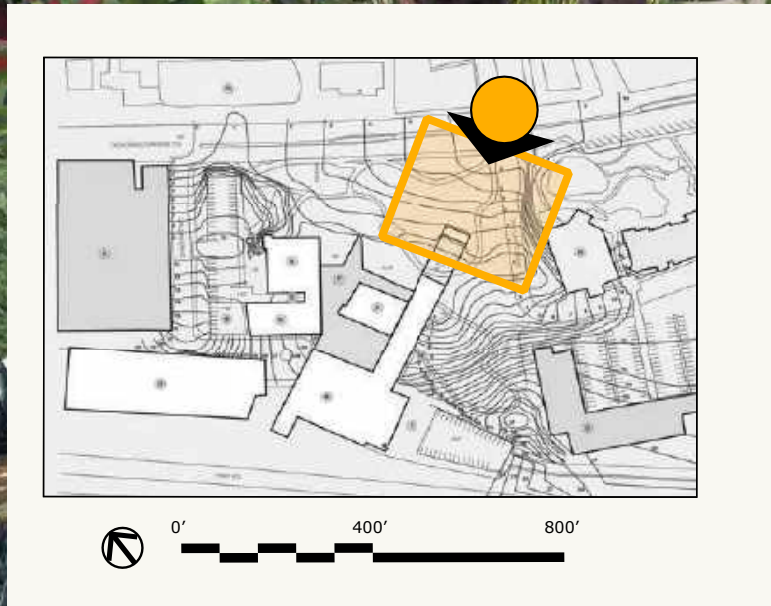
SECTION ELEVATION H-H'



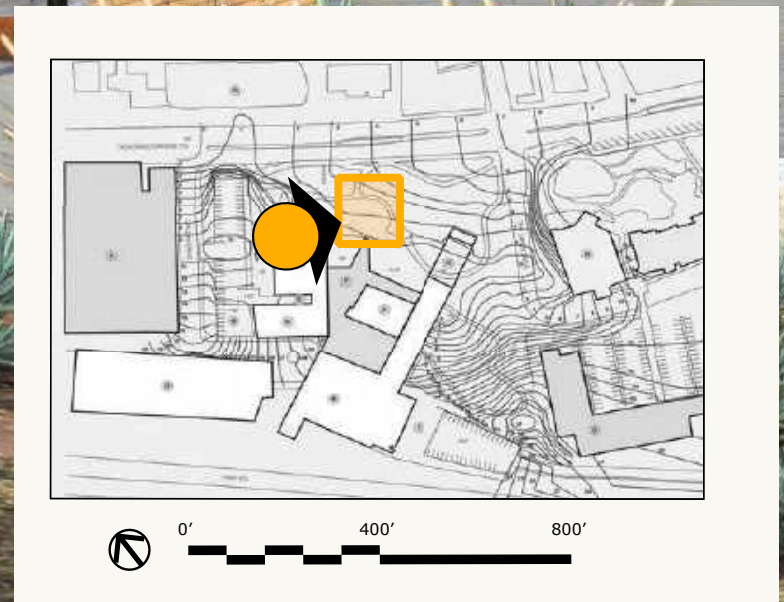














DETAIL ZONE 3 - East



13 LANDSCAPED PEDESTRIAN BRIDGE

Stretching 350 feet and rising up to 20 feet, this tapered bridge links The Lakes retail district with the Civic Arts Center. More than a crossing, it is an elevated promenade offering panoramic vistas alongside linear planters filled with pollinator-friendly vegetation. The bridge streamlines circulation by landing on a new intermediate level between the second and third floors of the Civic Arts Center, directly connecting to the outdoor theatre, the second floor, and a new stairway to the main lobby on the first floor.

14 UNDERBELLY SQUARE

Set beneath the pedestrian bridge and screened by a row of crepe myrtles, this shaded alcove is a hidden retreat. Naturally cooled by the concrete structure above, it offers a quiet space for reading, relaxing, or private conversations—one of the most comfortable microclimates on site.



DETAIL ZONE 3 – South



15 LEARNING CENTER

A flexible indoor - outdoor pavilion dedicated to workshops, lectures, and hands-on classes. Designed to host school groups, community programs, and lifelong learners, it strengthens the Civic Arts Center's role as a cultural and educational hub.

16 TOT LOT

A safe play area for young children with age-appropriate equipment, interactive surfaces, and seating for caregivers. Designed as a lively family zone, it encourages creativity and exploration in a secure setting.

17 BODY & MIND CORNER

A tranquil open-air platform for yoga, meditation, and wellness practices. Surrounded by native plantings, it offers quiet reflection and mindful movement away from the activity of the main plazas.

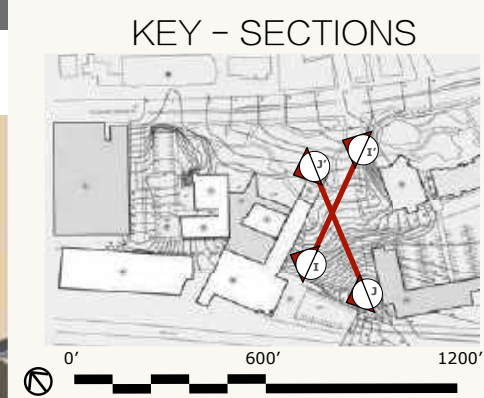
18 OUTDOOR GYM

A fitness zone equipped with durable exercise stations and shaded resting spots. Open to all ages, it promotes health and community interaction while integrating seamlessly into the landscape.

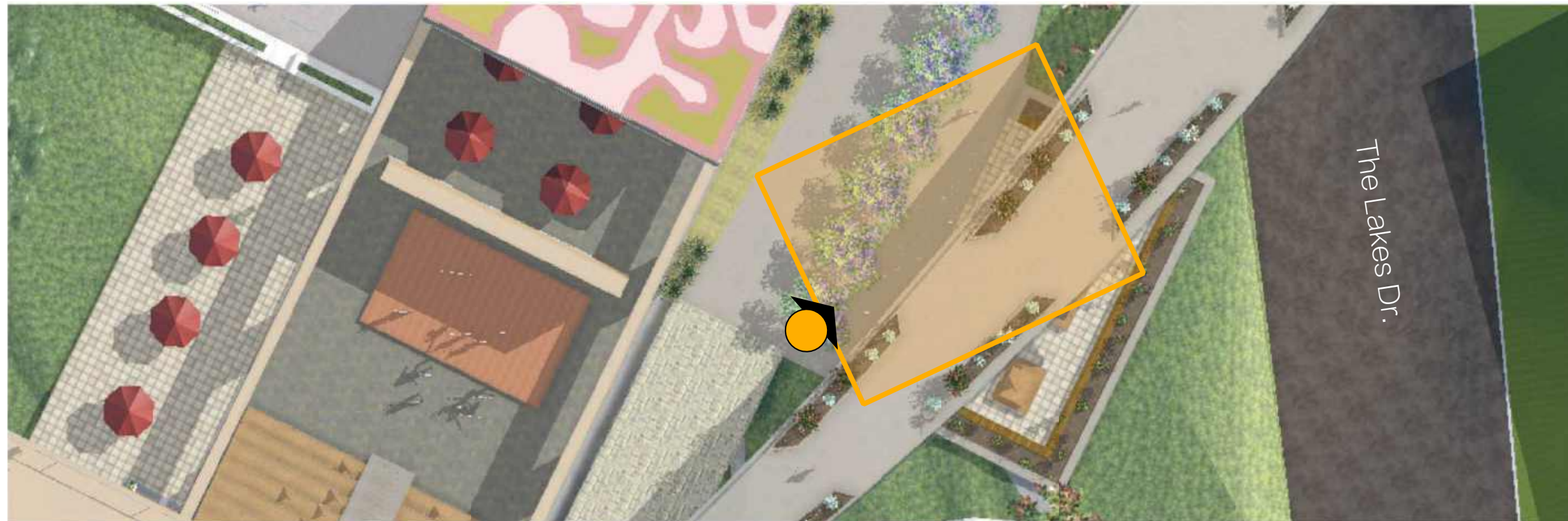
SECTION ELEVATION I-I'



SECTION ELEVATION J-J'







DETAIL ZONE 3



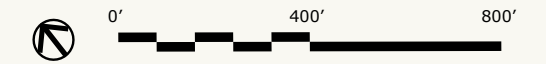
UNDERBELLY SQUARE

Set beneath the pedestrian bridge and screened by a row of crepe myrtles, this shaded alcove is a hidden retreat. Naturally cooled by the concrete structure above, it offers a quiet space for reading, relaxing, or private conversations—one of the **most comfortable microclimates on site.**

BUILDINGS LEGEND

- A. City Hall
- B. Kavli Theater [1800 seats]
- C. Forum Theater [400 seats]
- D. Parking Garage
- E. Main Entrance
- F. 2nd Floor Entrance
- G. 2nd Floor Loading Area
- H. 3rd Floor Entrance Ramp
- I. 3rd Floor Loading Area
- J. Reflecting Pool
- K. Courtyard
- L. Museum Development [Proposed]
- M. Gardens of the World
- N. The Lakes ShoppingCenter
- O. Residential Building [Proposed]

DETAIL ZONE 3

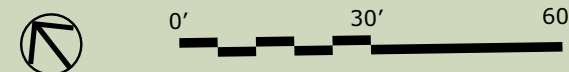


BODY & MIND CORNER

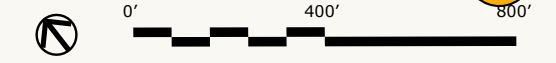
A shared outdoor platform for health and balance. Designed for **Chumash rituals, yoga, tai chi, and meditation**, it connects the Civic Arts Center's cultural programming with community well-being.

BUILDINGS LEGEND

- | | |
|-------------------------------|------------------------------------|
| A. City Hall | I. 3rd Floor Loading Area |
| B. Kavli Theater [1800 seats] | J. Reflecting Pool |
| C. Forum Theater [400 seats] | K. Courtyard |
| D. Parking Garage | L. Museum Development [Proposed] |
| E. Main Entrance | M. Gardens of the World |
| F. 2nd Floor Entrance | N. The Lakes ShoppingCenter |
| G. 2nd Floor Loading Area | O. Residential Building [Proposed] |
| H. 3rd Floor Entrance Ramp | |



DETAIL ZONE 3

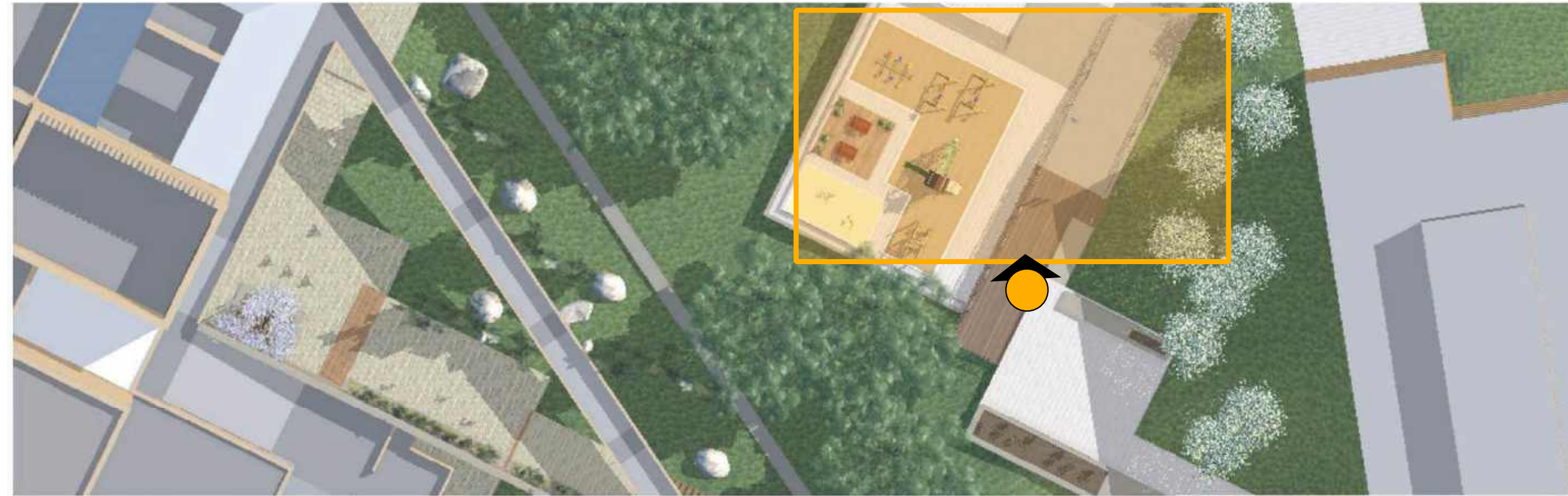


KIDS ZONE / LEARNING CENTER

A lively pavilion where knowledge and creativity come together. From school field trips to community art workshops, the Learning Center is designed to **spark curiosity and foster exchange** in an inspiring setting.

BUILDINGS LEGEND

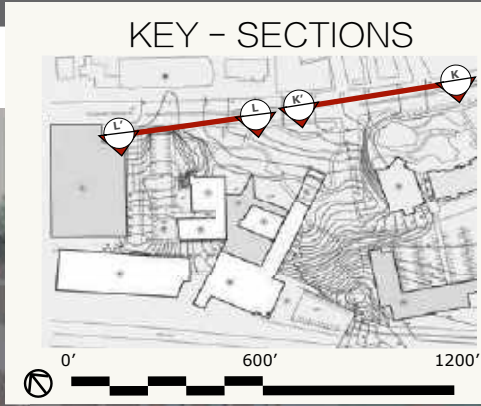
- | | |
|-------------------------------|------------------------------------|
| A. City Hall | I. 3rd Floor Loading Area |
| B. Kavli Theater [1800 seats] | J. Reflecting Pool |
| C. Forum Theater [400 seats] | K. Courtyard |
| D. Parking Garage | L. Museum Development [Proposed] |
| E. Main Entrance | M. Gardens of the World |
| F. 2nd Floor Entrance | N. The Lakes ShoppingCenter |
| G. 2nd Floor Loading Area | O. Residential Building [Proposed] |
| H. 3rd Floor Entrance Ramp | |



SECTION ELEVATION K-K'



SECTION ELEVATION L-L'



DETAIL ZONE 4



NORTH ENTRANCE

The Civic Arts Center's new north entry is clearly defined for pedestrians, framed by monumental corten steel half-portals. These sculptural elements create a **sense of grandeur and arrival**, signaling a destination worth exploring and capturing the attention of passersby.

BUILDINGS LEGEND

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- B. Kavli Theater [1800 seats]
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- H. 3rd Floor Entrance Ramp
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DETAIL ZONE 4

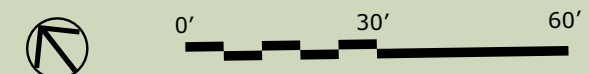


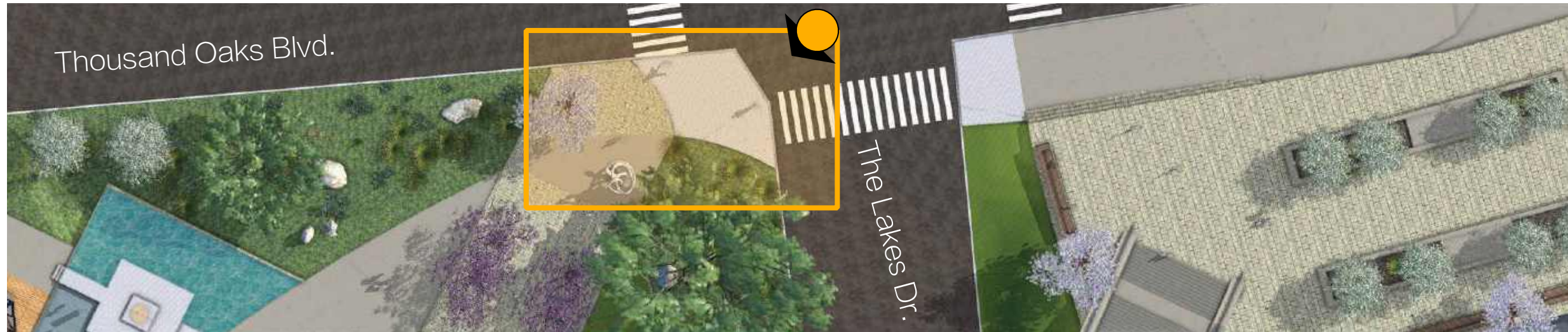
NEW BUS STOP

A contemporary bus stop that anchors the community's connection to both the Civic Arts Center pathways and to its transit center. Designed with comfort and clarity in mind, it promotes the use of public and shared transit while reinforcing the site's commitment to **sustainable mobility**.

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DETAIL ZONE 4



NEW EAST ENTRANCE

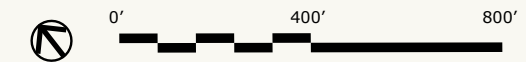
The Civic Arts Center's new east entry is designed with pedestrians in mind, offering a direct path and **unobstructed view into the heart of the site**. An abstract sculpture in the foreground, framed by a large mural in the background, reinforces the sense of a cultural destination and draws visitors toward the center.

BUILDINGS LEGEND

- A. City Hall
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DETAIL ZONE 4



ACCESS TO BRIDGE

On The Lakes side, the pedestrian bridge is approached through an open plaza lined with **jacarandas and western redbuds**. Generous seating areas make this threshold a **destination** in its own right, inviting people to pause, gather, and enjoy views of the bridge's bold concrete form before crossing.

BUILDINGS LEGEND

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- | | | | |
|----------------------|----------------------|---------------------|----------------------|
| ① WELCOME CENTER | ⑥ BIKE-SHARE STATION | ⑪ CAFE TERRACE | ⑰ TOT LOT |
| ② TOWN PLAZA | ⑦ MINI AMPHITHEATER | ⑫ OUTDOOR THEATRE | ⑱ BODY & MIND CORNER |
| ③ CASCADE BREAK ROOM | ⑧ CONNECTION CIRCLE | ⑬ PEDESTRIAN BRIDGE | ⑲ OUTDOOR GYM |
| ④ TRANSITION ZONE | ⑨ WATER PLAZA | ⑭ UNDERBELLY SQUARE | |
| ⑤ TRANSIT CENTER | ⑩ MURAL SQUARE | ⑮ LEARNING CENTER | |

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