

REDEVELOPMENT OF CIVIC ARTS PLAZA

2100 Thousand Oaks Blvd, Thousand Oaks, CA 91362



Class: Landscape Design 3, Spring 2021
UCLA Extension, Landscape Architecture Program

Student: Anna Asnis
Instructor: Francisco Behr

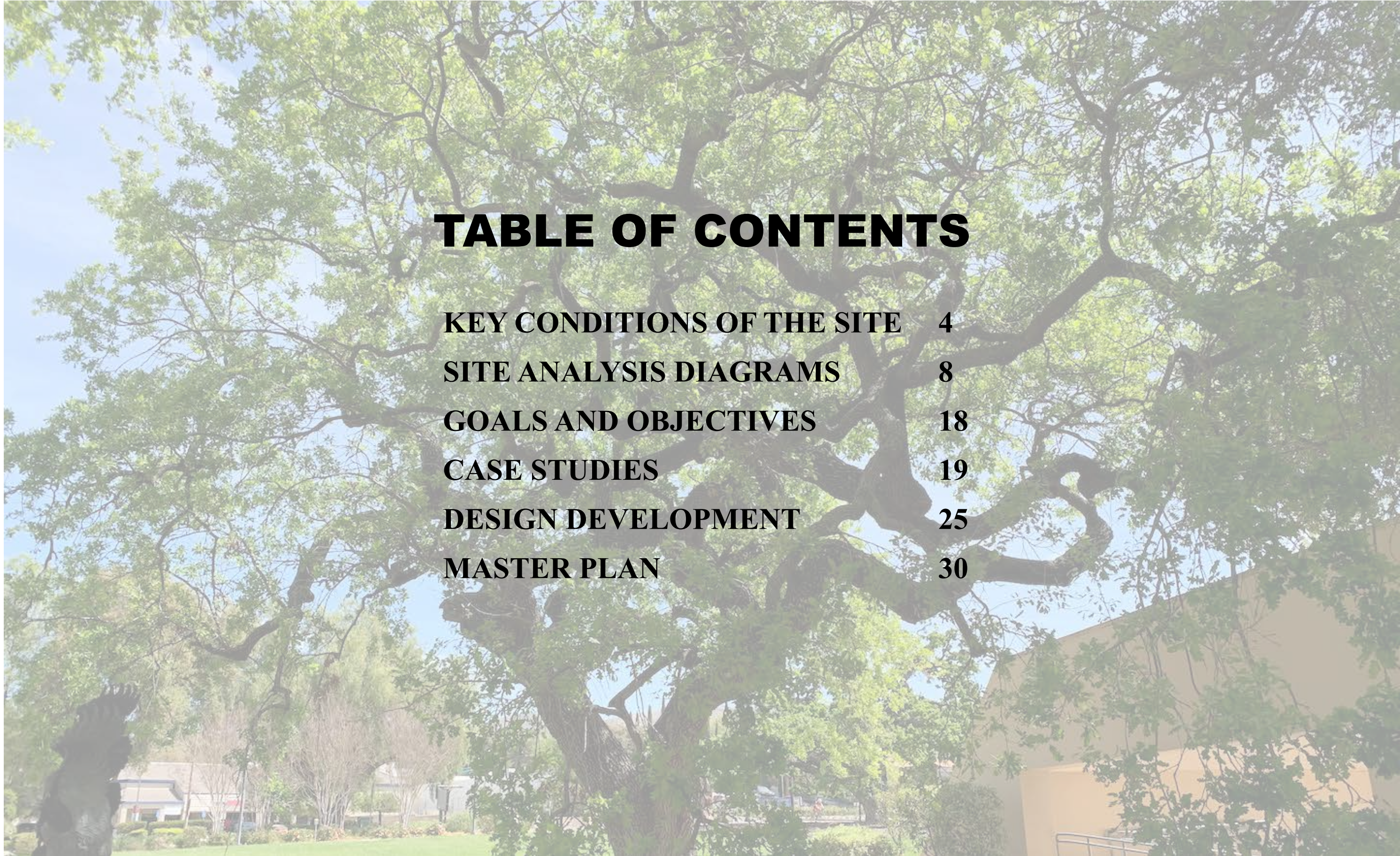
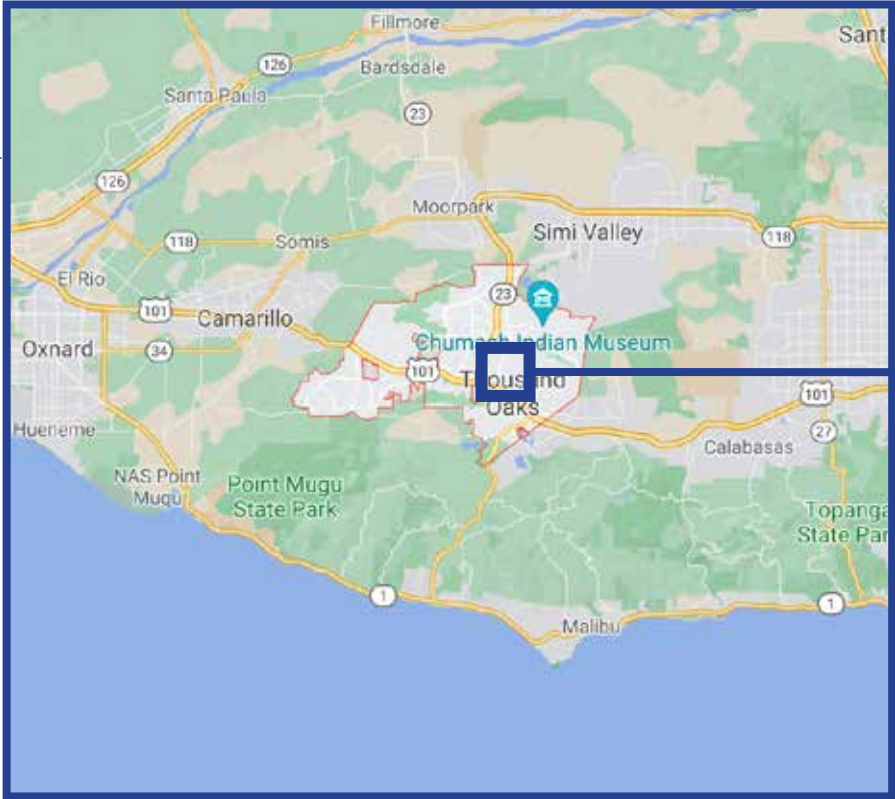
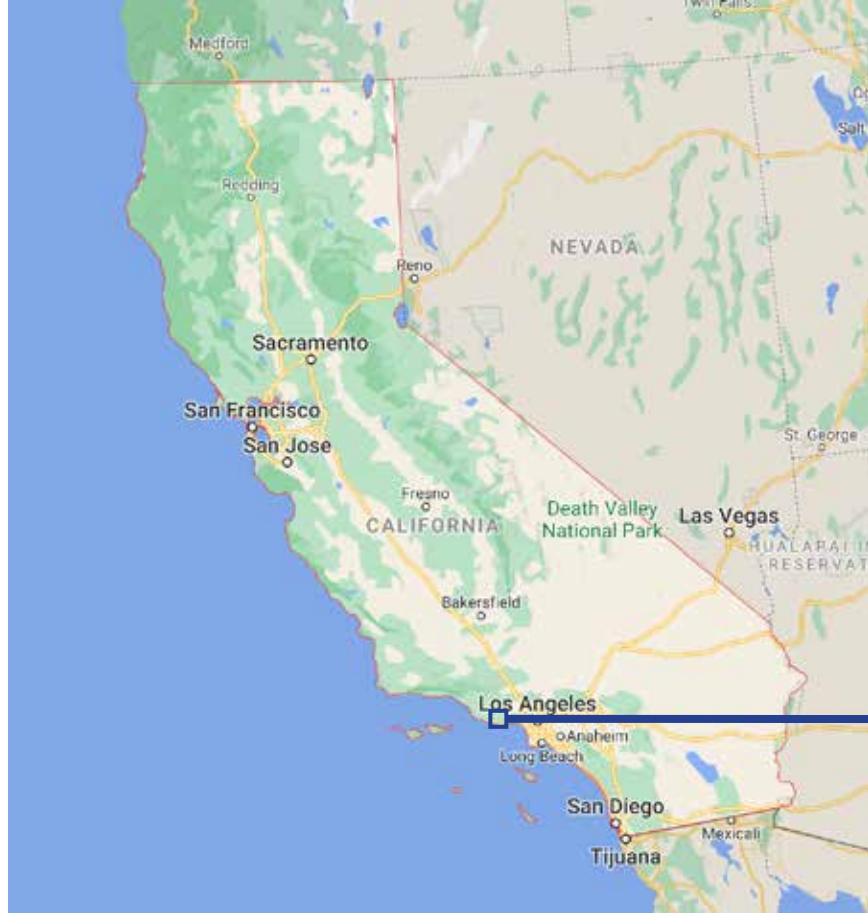


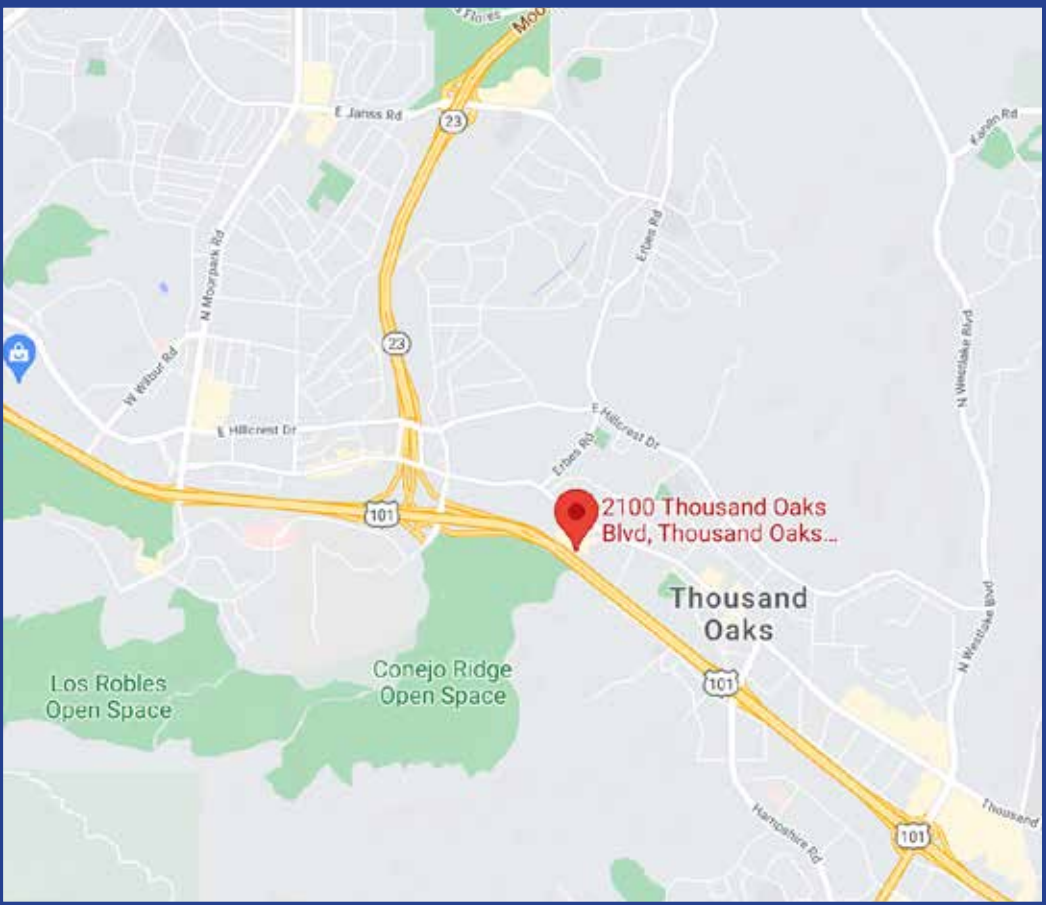
TABLE OF CONTENTS

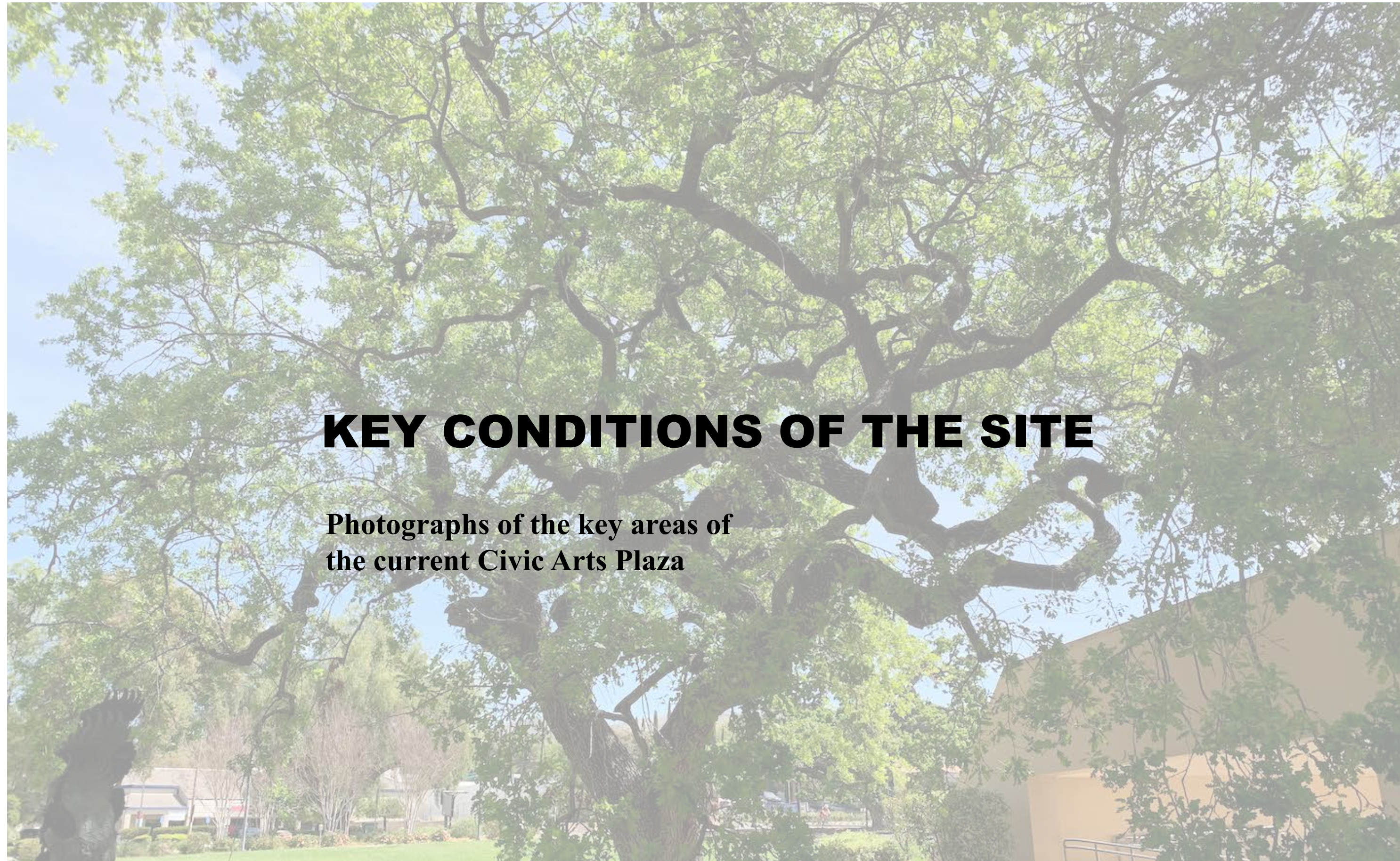
- KEY CONDITIONS OF THE SITE 4
- SITE ANALYSIS DIAGRAMS 8
- GOALS AND OBJECTIVES 18
- CASE STUDIES 19
- DESIGN DEVELOPMENT 25
- MASTER PLAN 30

LOCATION.



Civic Arts Plaza is located in the city of Thousand Oaks. Thousand Oaks is the second-largest city in Ventura County, California, United States. It is in the northwestern part of Greater Los Angeles, approximately 40 miles (64 km) from Downtown Los Angeles, and is less than 15 miles (24 km) from the Los Angeles neighborhood of Woodland Hills. It is named after the many oak trees present in the area.





KEY CONDITIONS OF THE SITE

Photographs of the key areas of the current Civic Arts Plaza

KEY CONDITIONS. PART 1.



Mature Coast Live Oaks and Valley Oaks on site.



No Front Entrance.



Mature Oak right across a possible future entrance



Meandering pathways and huge water thirsty lawns.



Big Wall Sign divides space.



South Corner Picnic Area.

KEY CONDITIONS. PART 2.



View of the plaza from the Lakes side.



Thousand Oaks Blvd View towards NW from NE corner



Bus Stop.



Loading Dock (to stay) and Parking - to be removed..



Entrance to Parking Garage



Gardens of the World Entrance and Parking (to be removed)

KEY CONDITIONS. PART 3.



Fred Kavli Theater Entrance.



Picnic tables under an oak tree near the Parking (to be removed).



View from the Second Level terrace towards Plaza.



Small Courtyard View from the top Terrace



Small Courtyard Eye Level View towards Stage

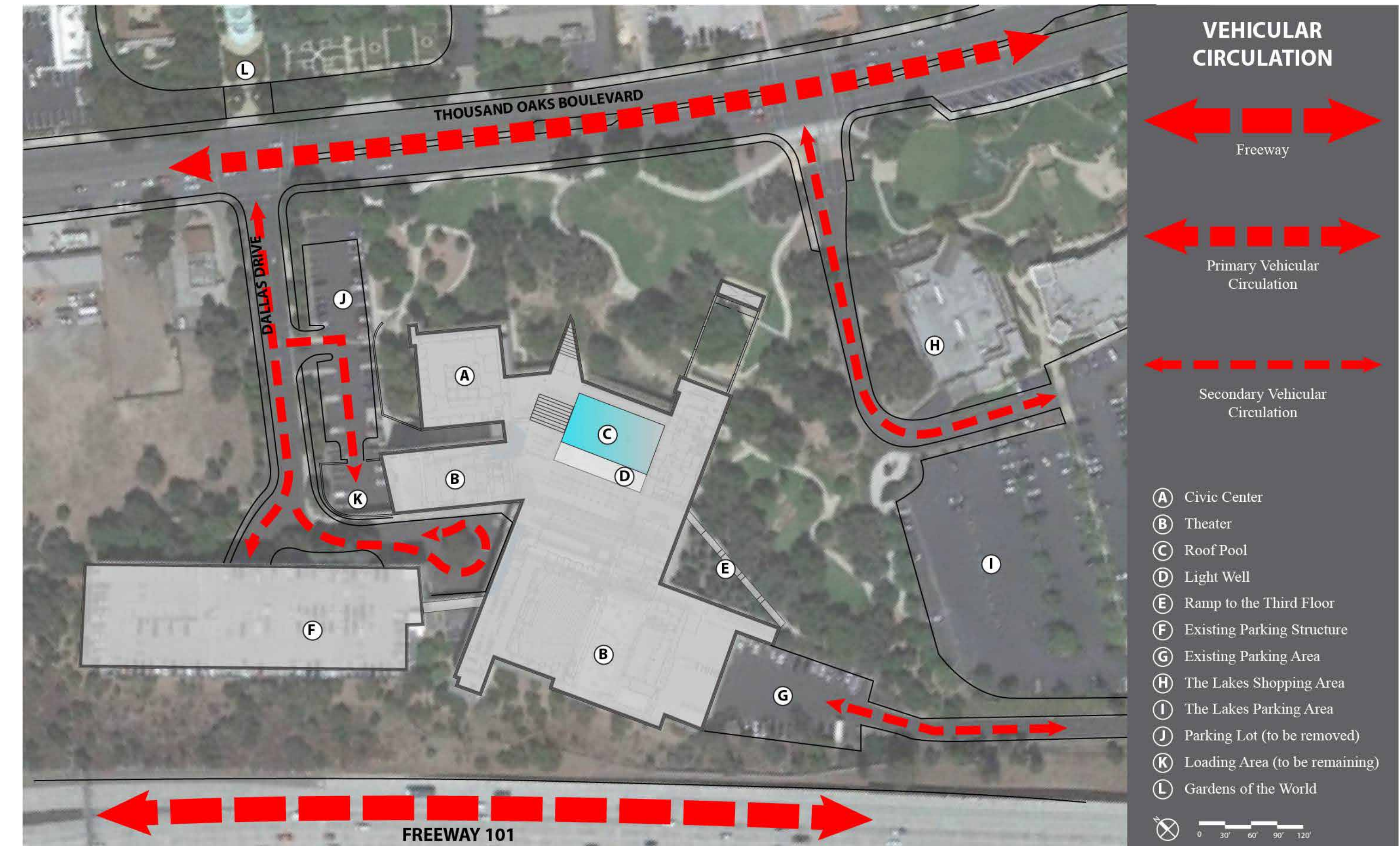


Underutilized Stage. Planned as an Amphitheater this space doesn't work.

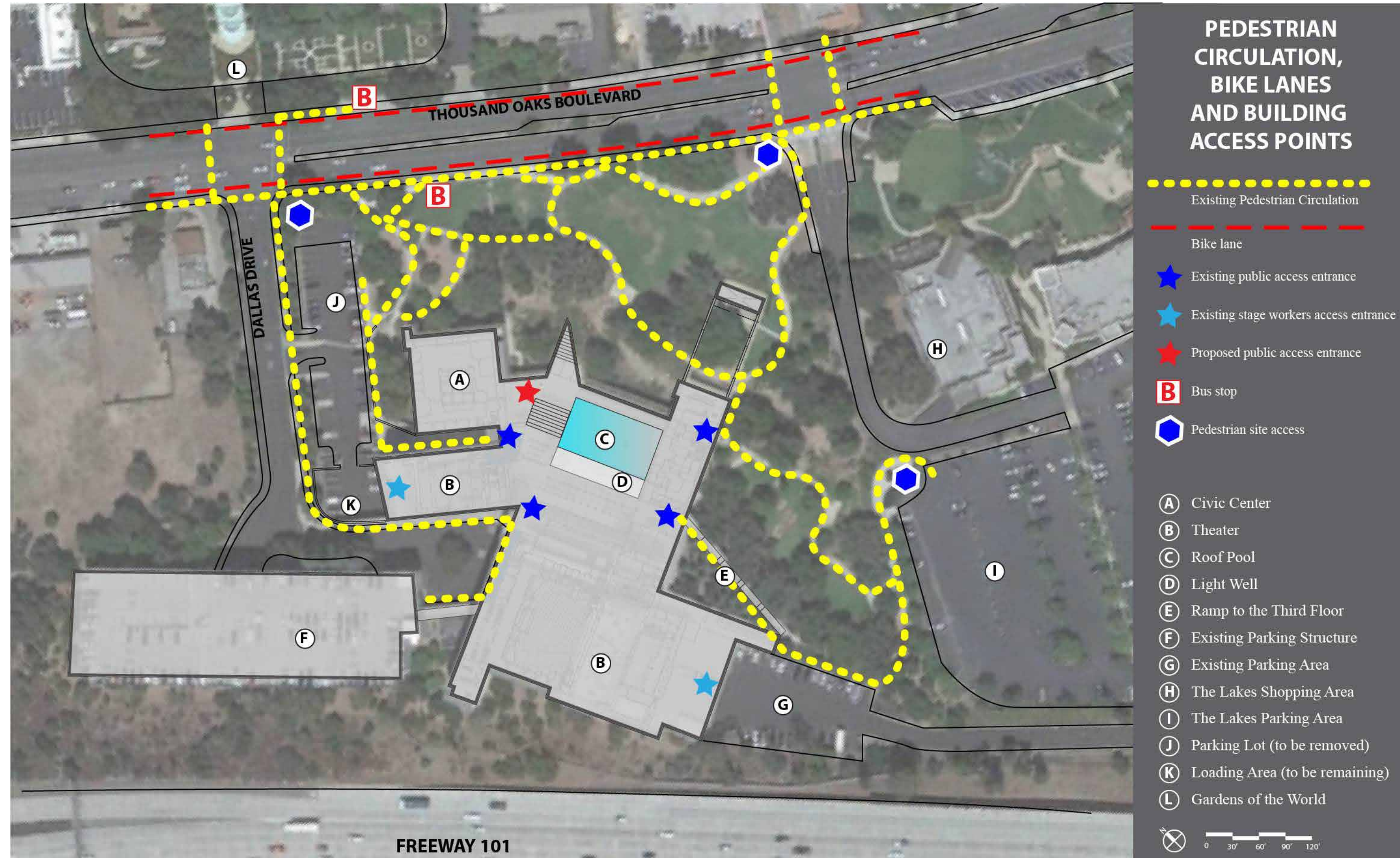
SITE ANALYSIS DIAGRAMS

The next pages show multiple analytical diagrams which identify vehicular and pedestrian traffic on and near the site, entrances, bus stops, major trees, elevations, noise levels and zones for development. Context map shows areas around the Plaza. Constraints and Opportunities highlight important elements that will affect the new design.

SITE ANALYSIS. PART 1.



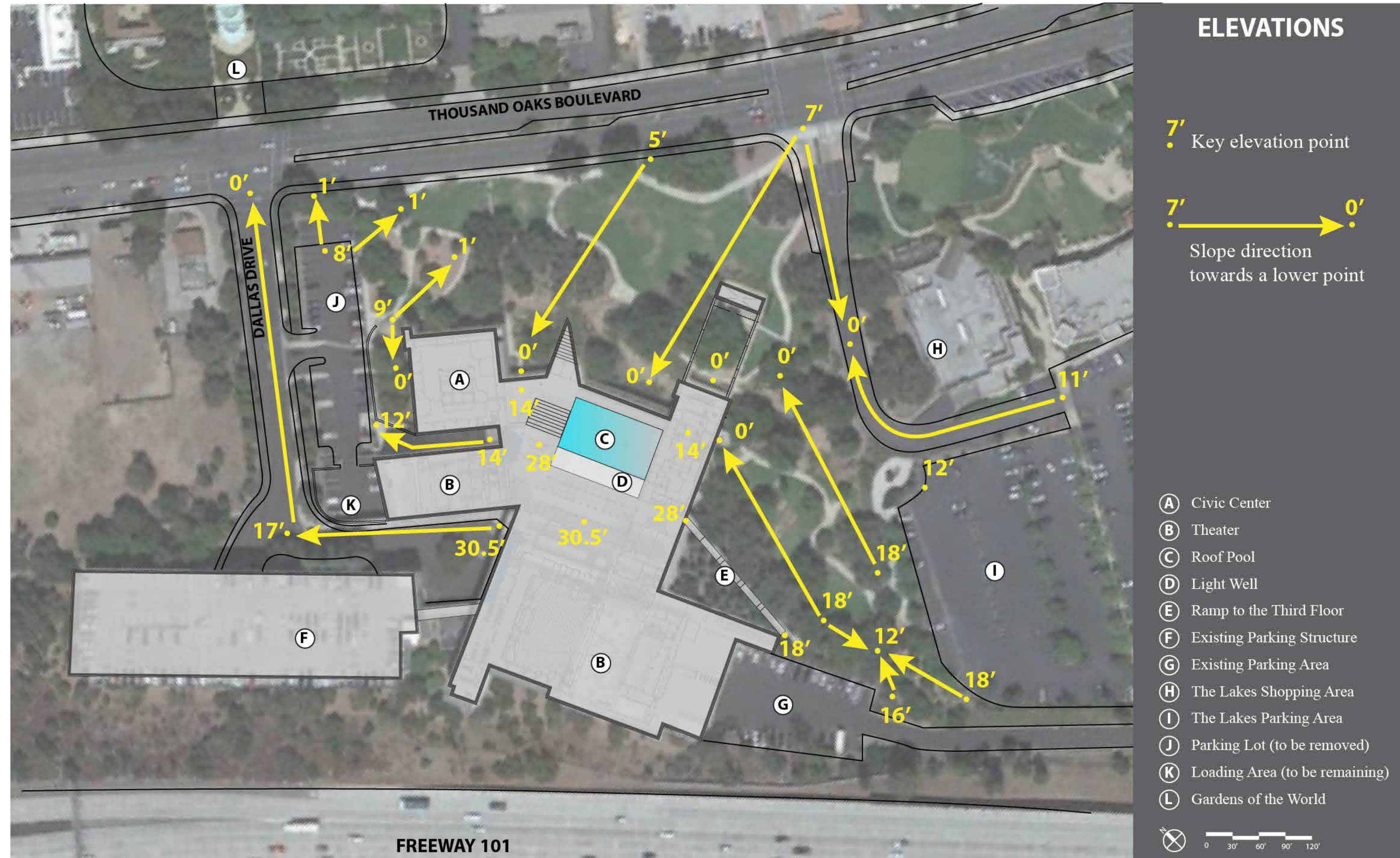
SITE ANALYSIS. PART 2.



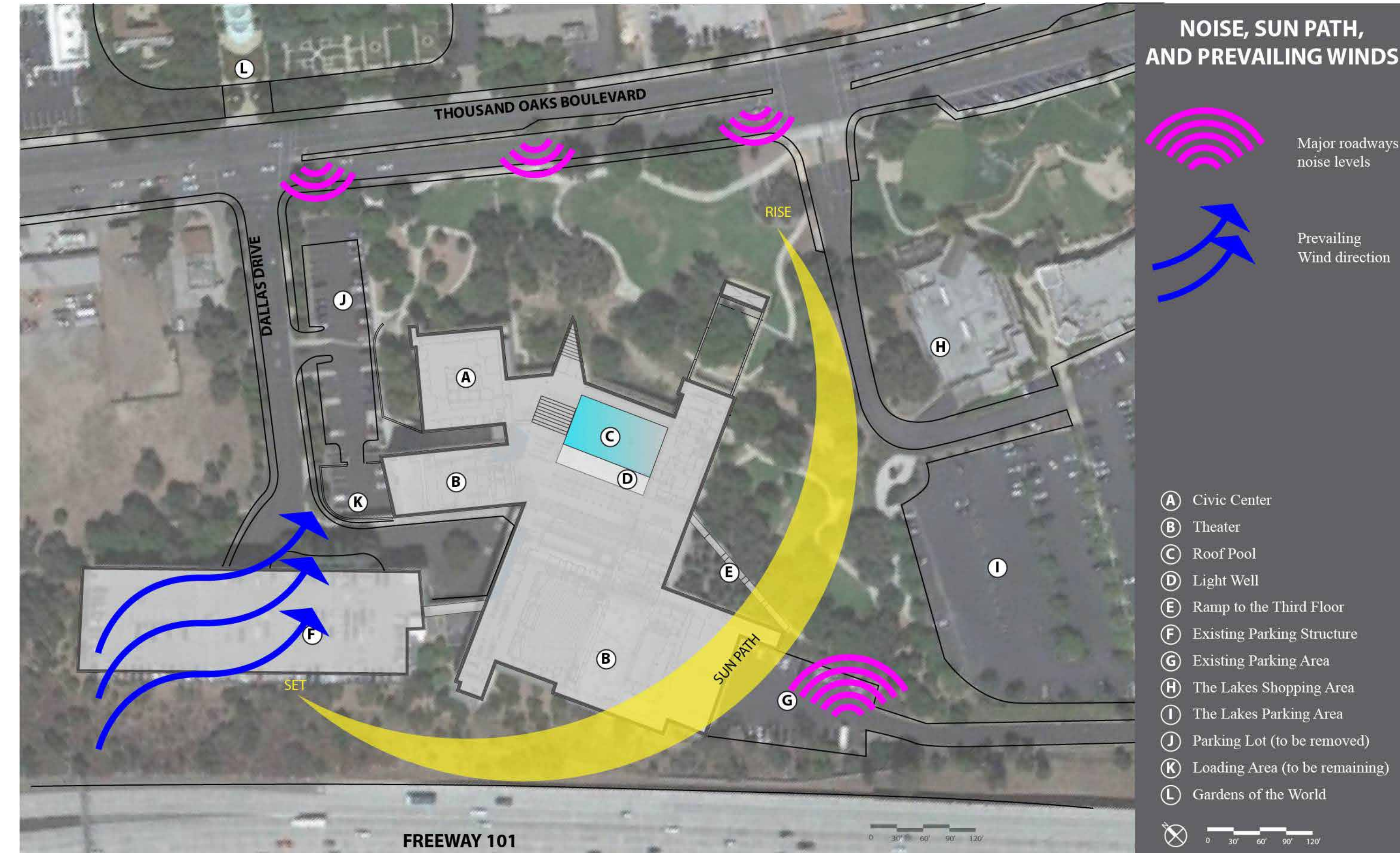
SITE ANALYSIS. PART 3.



SITE ANALYSIS. PART 4.



SITE ANALYSIS. PART 5.



SITE ANALYSIS. PART 6.



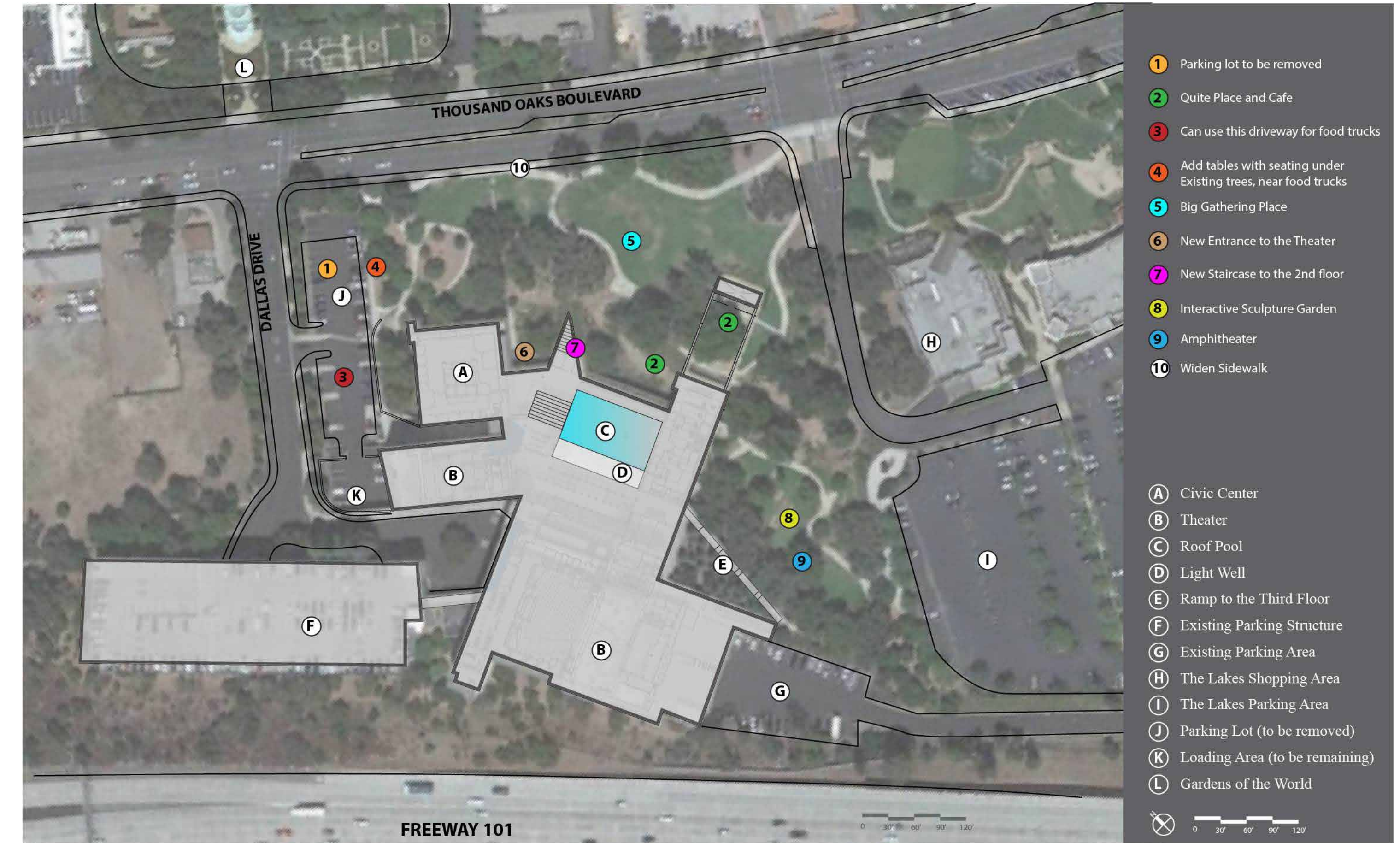
PROJECT CONTEXT MAP.



CONSTRAINTS



OPPORTUNITIES





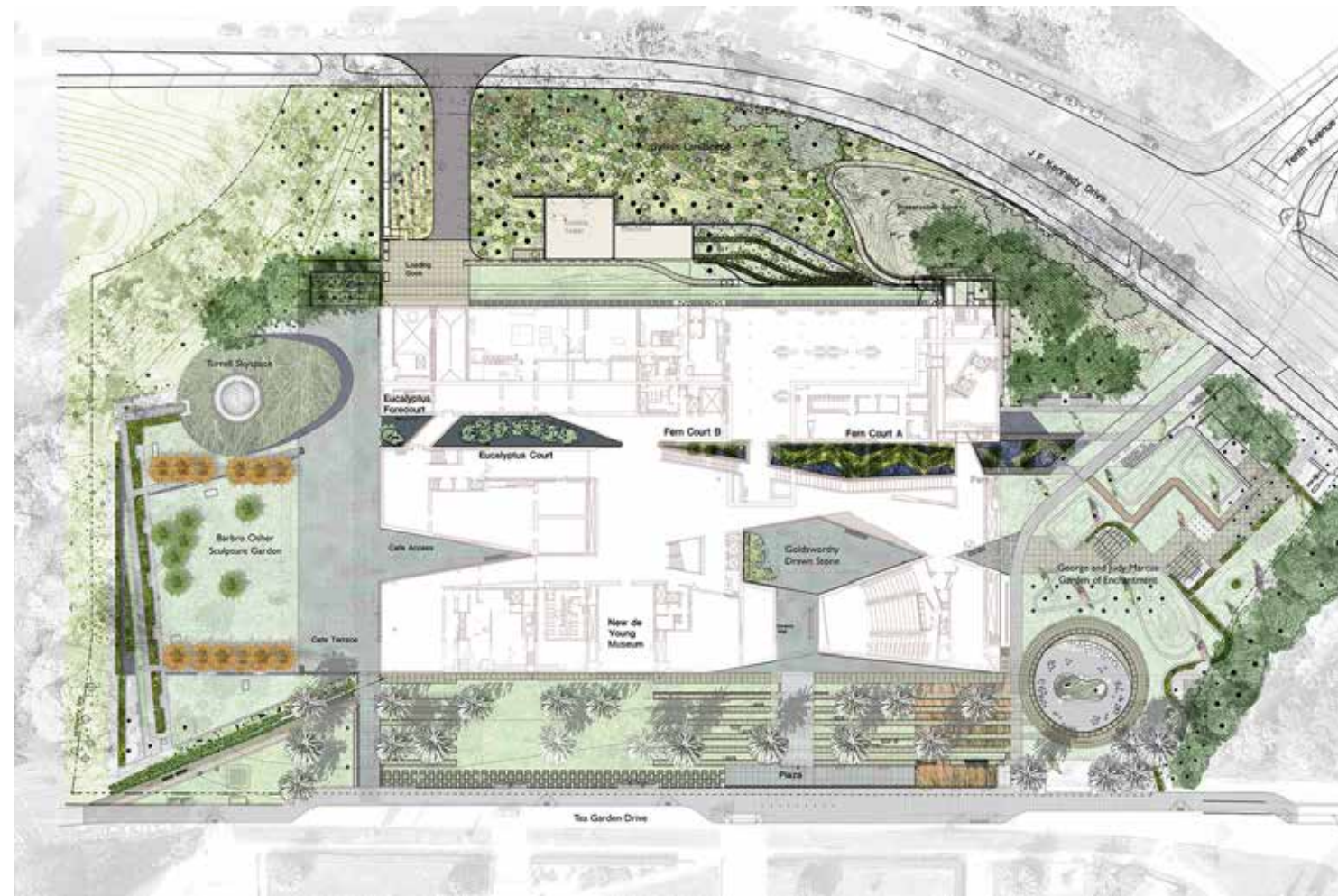
GOALS AND OBJECTIVES

- 1. Create a new front entrance to the theater**
- 2. Create big open gathering space that is paved, not a lawn.**
- 3. Preserve ALL mature oaks.**
- 4. Remove parking lot J and create a flexible gathering space that can be used for a picnic, farmer's market, Taco truck nights etc.**
- 5. Create quite spaces with seating.**
- 6. Create a new amphitheater space and an interactive sculpture garden.**

CASE STUDIES

The next pages show three different existing public places that are similar in size to Civic Arts Plaza. These public places have design elements that can be comparable in size and use to the future design elements of Civic Arts Plaza. These three public projects are a great inspiration.

CASE STUDY #1



De Young Museum Gardens

Location: San Francisco, CA
 Client: De Young Museum
 Landscape Architecture: Hood Design Studio
 Completion: 2005
 Size: 5 acres

Features:
 Public Sculpture Garden 35000 sq ft
 Children's Garden 47000 sq ft
 Entry Court 1100 sq ft
 Cafe
 Preserved Palm Tree Alley
 Turtle Pond



Redevelopment of Civic Arts Plaza
 2100 Thousand Oaks Blvd, Thousand Oaks, CA 91362

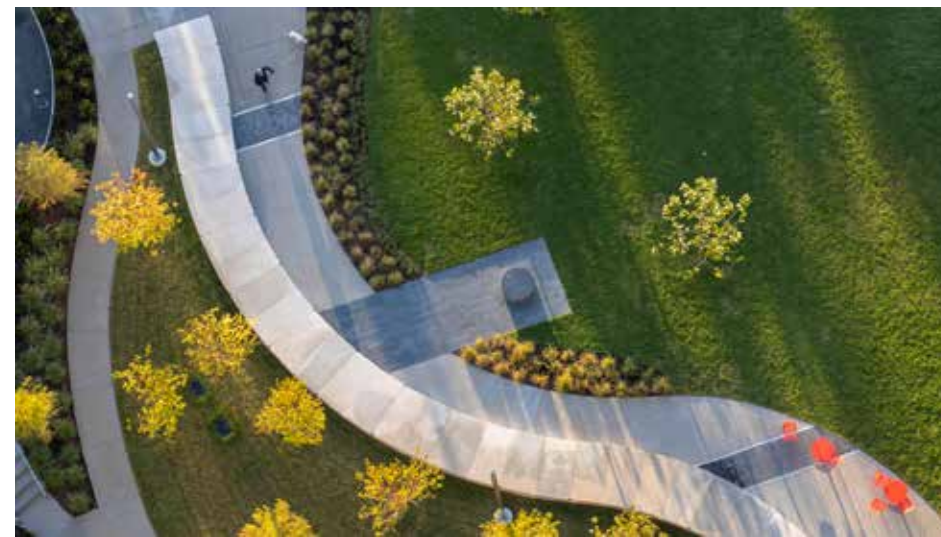
CASE STUDY #2



Pacific Plaza

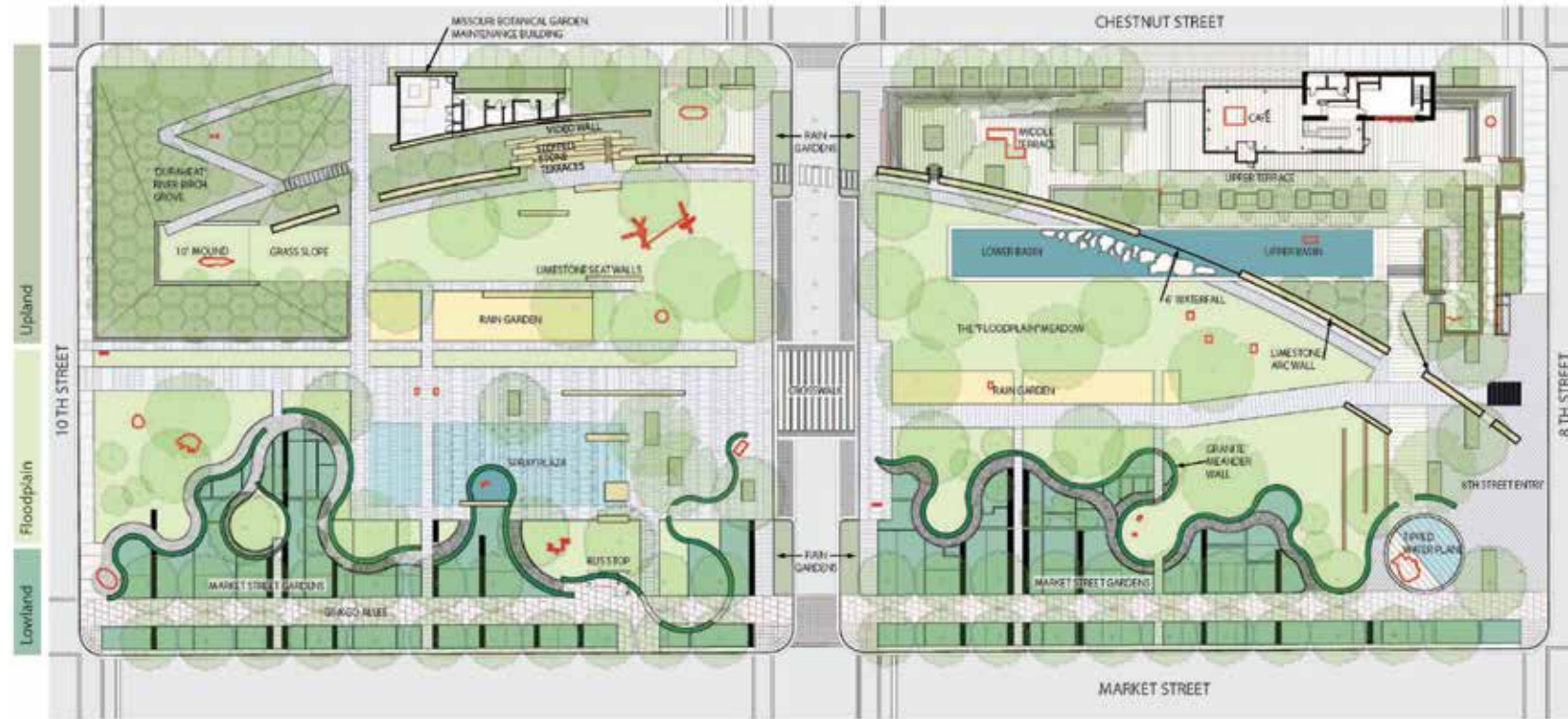
Location: Dallas, TX
 Client: City of Dallas
 Landscape Architecture: SWA group
 Completion: 2019
 Size: 3.75 acres

Features:
 Central Lawn
 Shade Structure
 Playground
 "The Thread" - 611 ft long seatwall that traverses the entire plaza.
 Movable Orange Furniture - tables and chairs

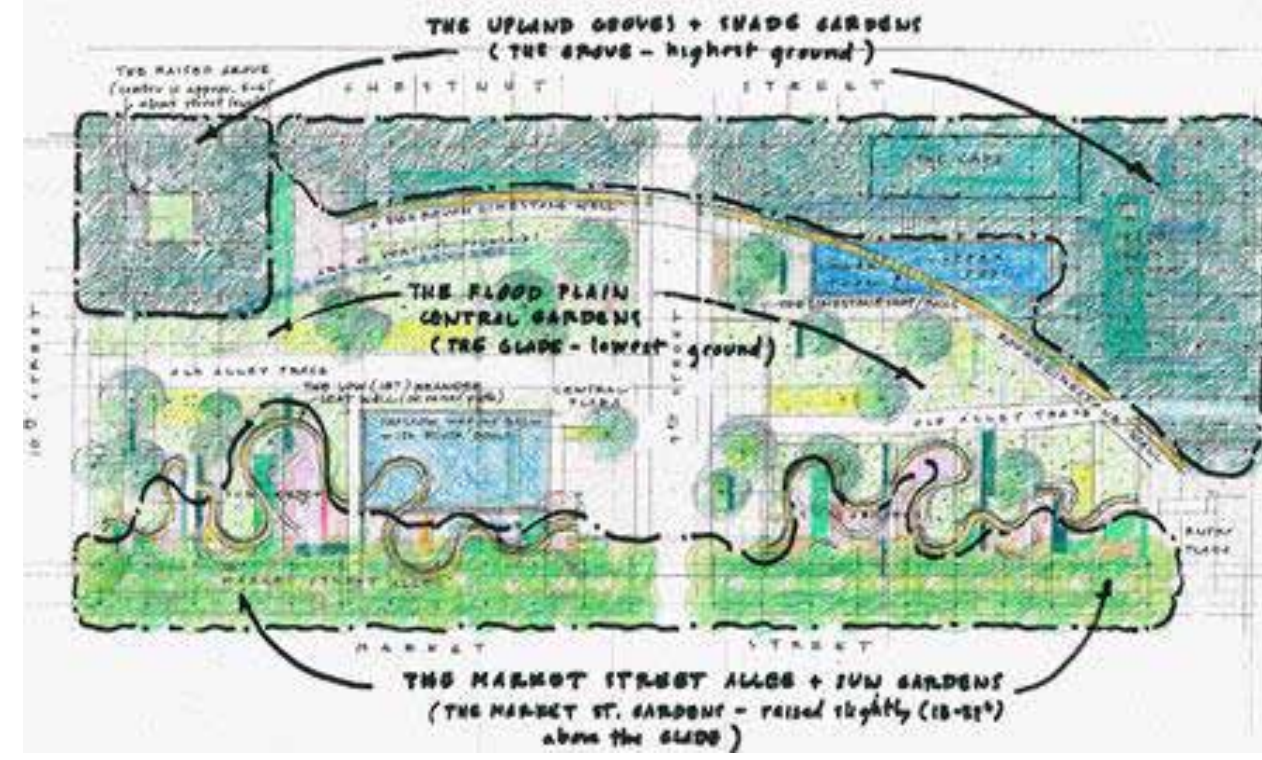


Redevelopment of Civic Arts Plaza
 2100 Thousand Oaks Blvd, Thousand Oaks, CA 91362

CASE STUDY #3



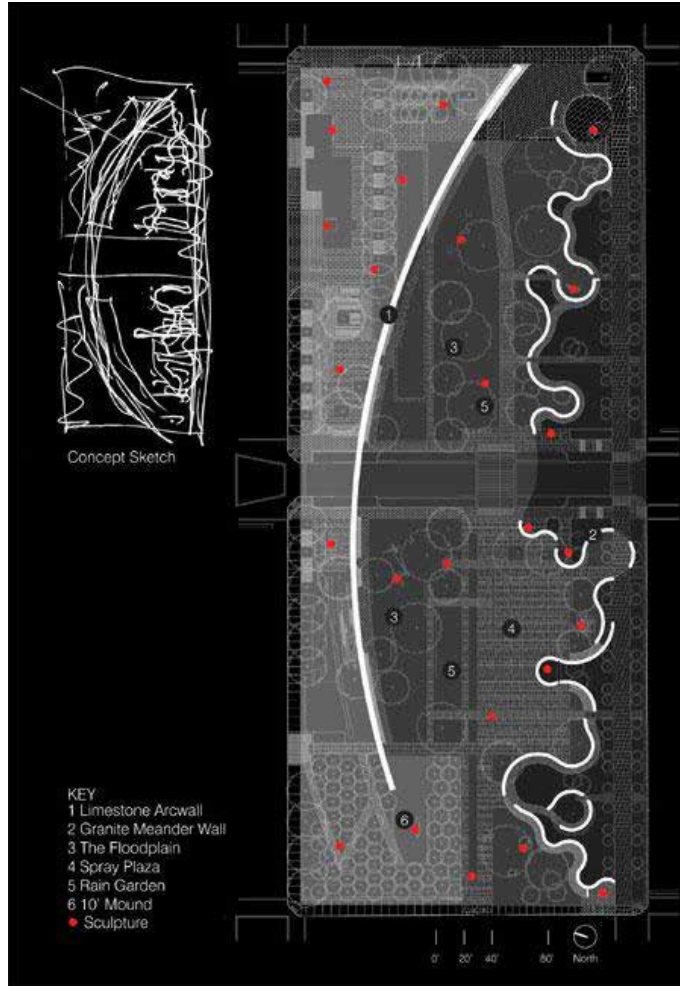
SITE PLAN
0' 20' 40' 80' North



Citygarden

Location: St. Louis, MO
 Client: City of St. Louis
 Landscape Architecture: Nelson Byrd Woltz LA
 Completion: 2009
 Size: 2.9 acres

- Sculpture Garden
- Botanic Garden
- Sitting, Dining
- 550 ft Arching Limestone Wall
- 1100 ft Meander Granite Seat Wall
- Fountains
- Play Fountains

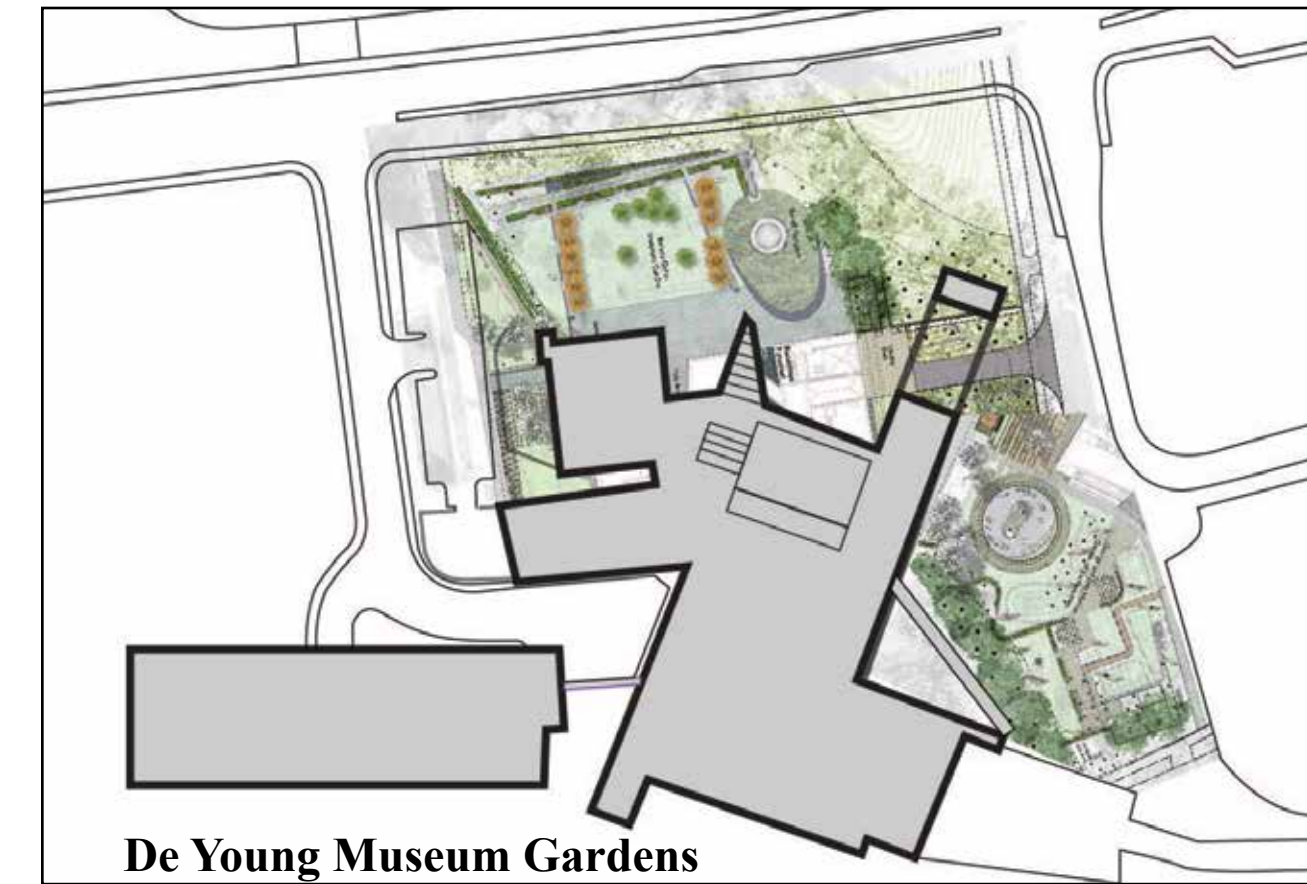


Student: Anna Asnis
 Instructor: Francisco Behr



Redevelopment of Civic Arts Plaza
 2100 Thousand Oaks Blvd, Thousand Oaks, CA 91362

CASE STUDIES SIZE COMPARISON OVERLAYS.

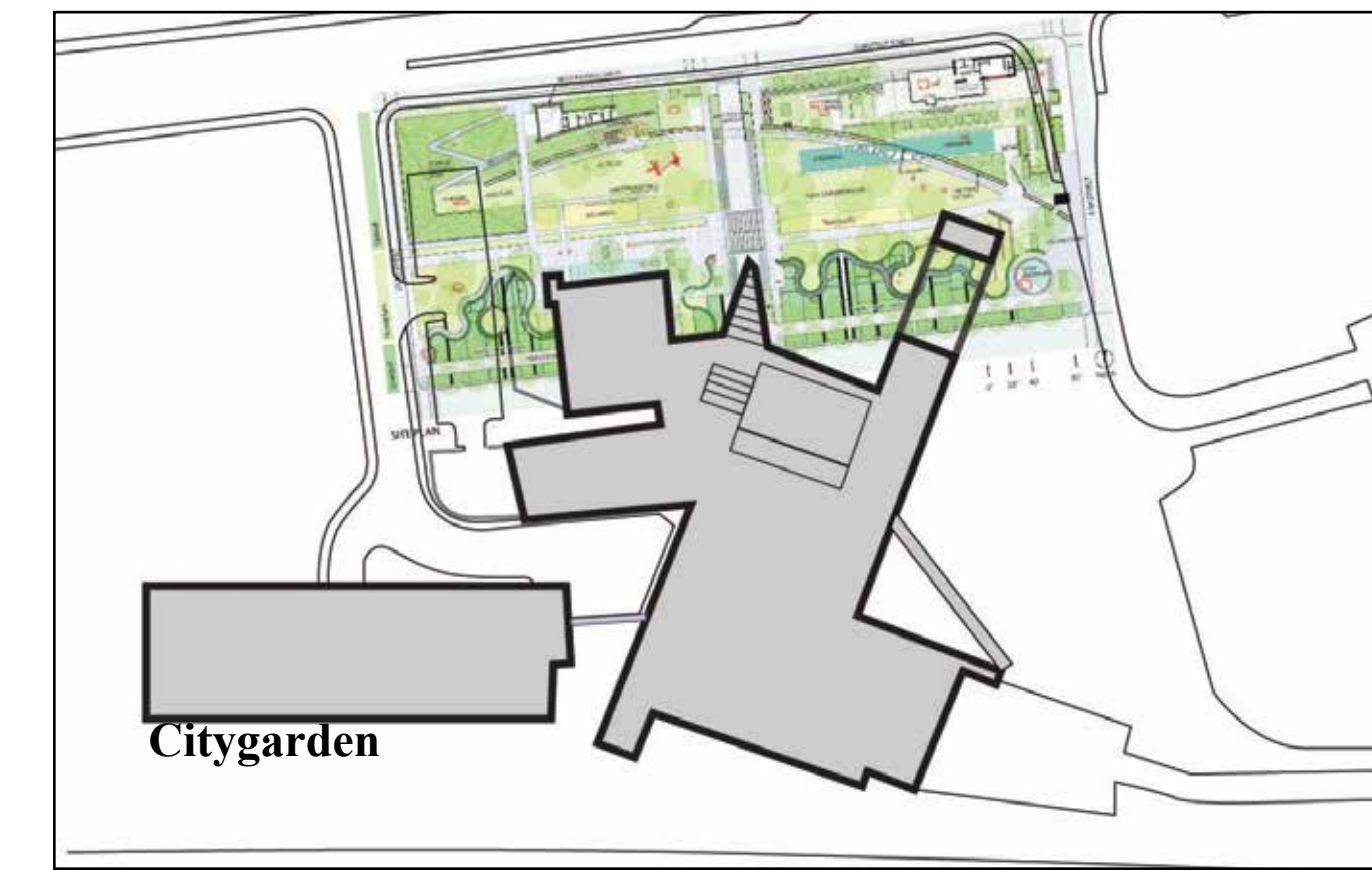


De Young Museum Gardens



Pacific Plaza

The Plans from three public spaces from Case Studies were scaled to match Civic Center Plaza scale. Then these plans were nestled one by one in the area of Civic Center Plaza to see how case studies elements fit into the existing space.



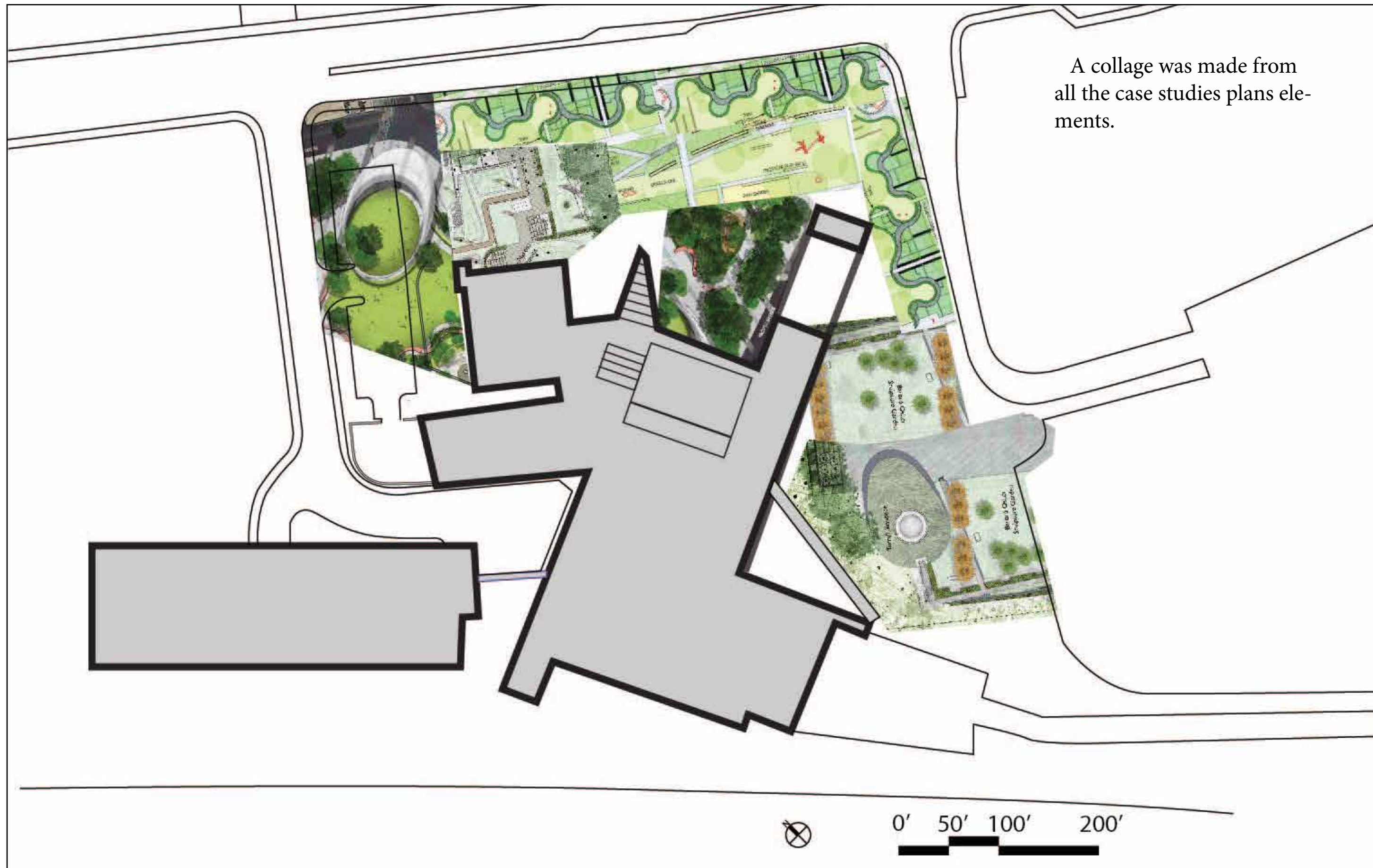
Citygarden

Class: Landscape Design 3, Spring 2021
 UCLA Extension, Landscape Architecture Program

Student: Anna Asnis
 Instructor: Francisco Behr

Redevelopment of Civic Arts Plaza
 2100 Thousand Oaks Blvd, Thousand Oaks, CA 91362

CASE STUDIES COLLAGE .



A collage was made from all the case studies plans elements.

0' 50' 100' 200'

Redevelopment of Civic Arts Plaza
2100 Thousand Oaks Blvd, Thousand Oaks, CA 91362



DESIGN DEVELOPMENT

The next pages show the process of design development.

Class: Landscape Design 3, Spring 2021
UCLA Extension, Landscape Architecture Program

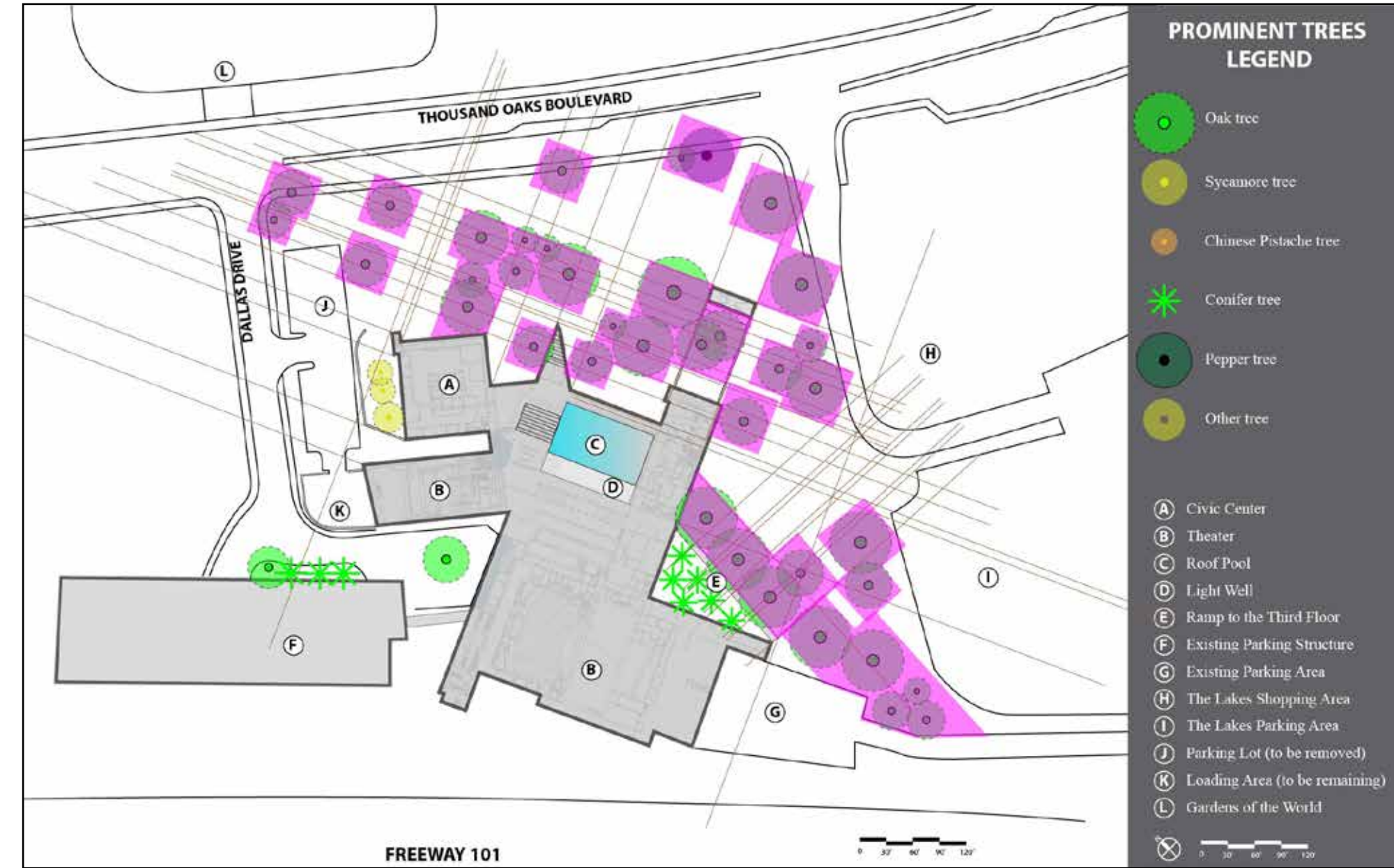
Student: Anna Asnis
Instructor: Francisco Behr

Redevelopment of Civic Arts Plaza
2100 Thousand Oaks Blvd, Thousand Oaks, CA 91362

DESIGN DEVELOPMENT.

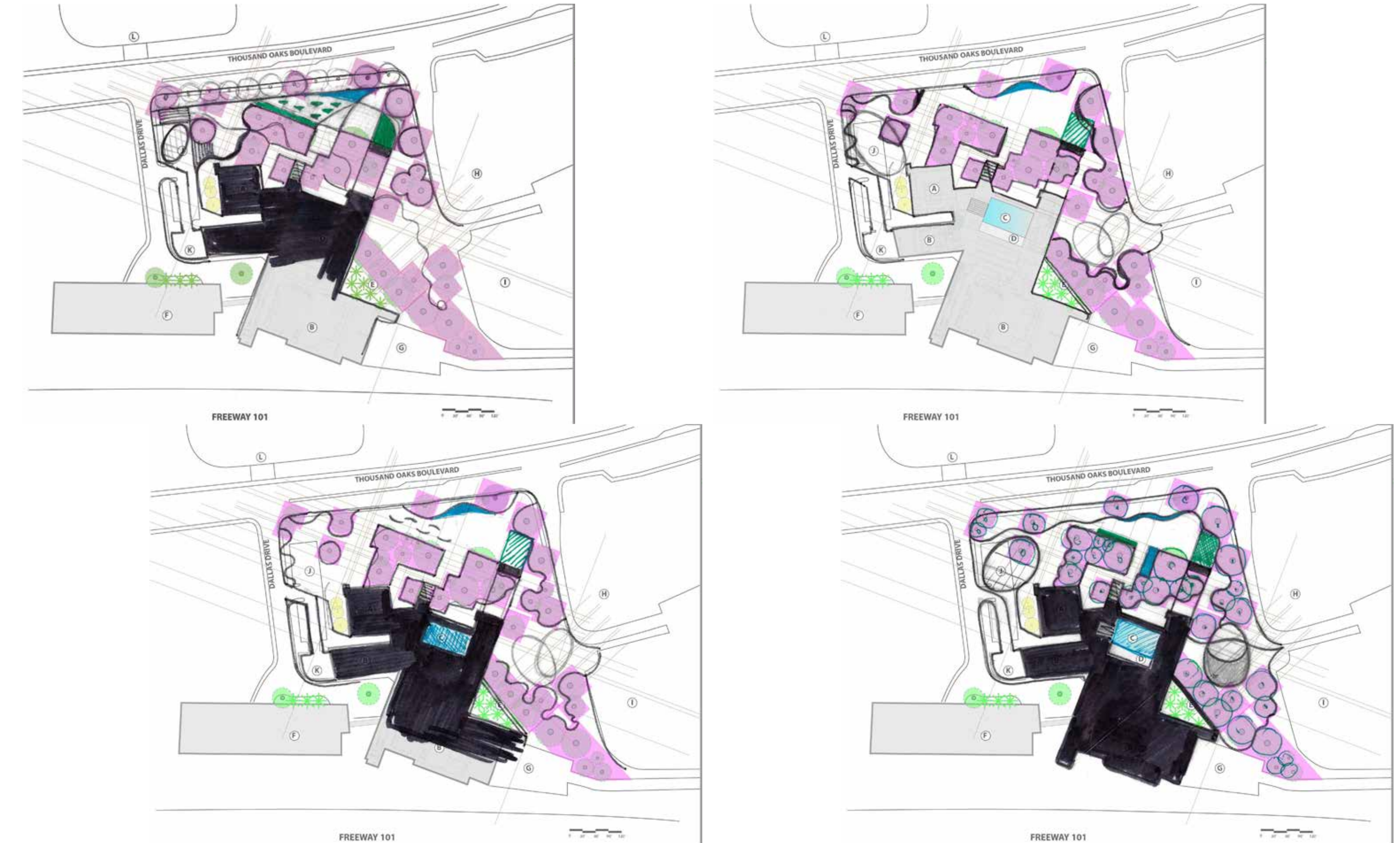


SPACE SEEKING STUDIES



Space seeking studies. Different Guide Lines are created based on key building elements. Major Oak trees are highlighted in order to create hardscape elements between them preserving major roots.

DESIGN DEVELOPMENT. Early design development. Generation of forms.



DESIGN DEVELOPMENT. Preliminary design of key elements. Inspiration and ideas from other public places.



Redevelopment of Civic Arts Plaza
2100 Thousand Oaks Blvd, Thousand Oaks, CA 91362

BUBBLE DIAGRAM. Designation of spaces and connections between them.



Class: Landscape Design 3, Spring 2021
UCLA Extension, Landscape Architecture Program

Student: Anna Asnis
Instructor: Francisco Behr

Redevelopment of Civic Arts Plaza
2100 Thousand Oaks Blvd, Thousand Oaks, CA 91362

MASTER PLAN

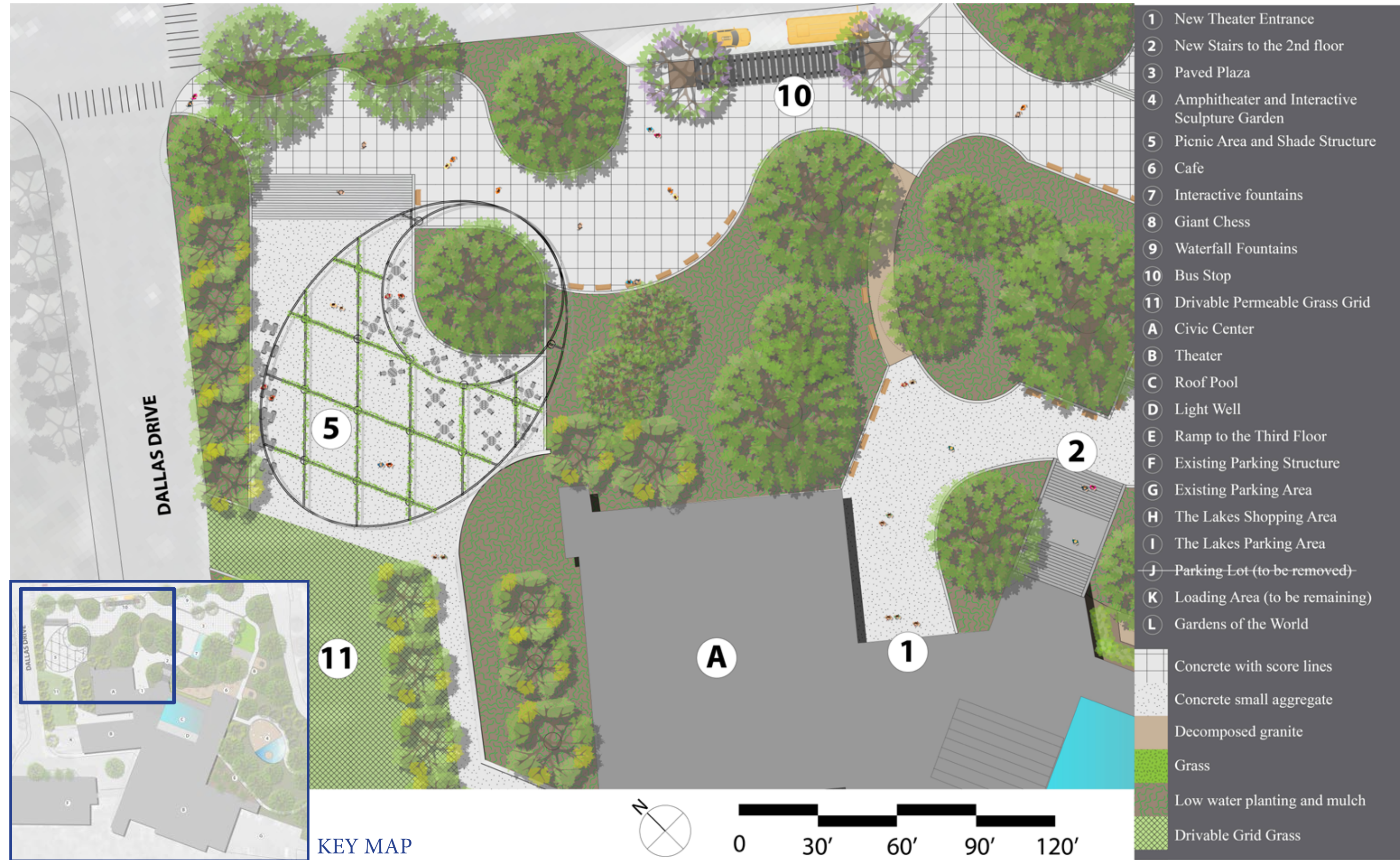
The next pages show developed Plan View, Enlargements of some areas of the plan view, Elevations and 3D images of the proposed design.

ILLUSTRATIVE PLAN. Proposed New Plan for Civic Center Plaza with key elements call outs.



ENLARGEMENT 1.

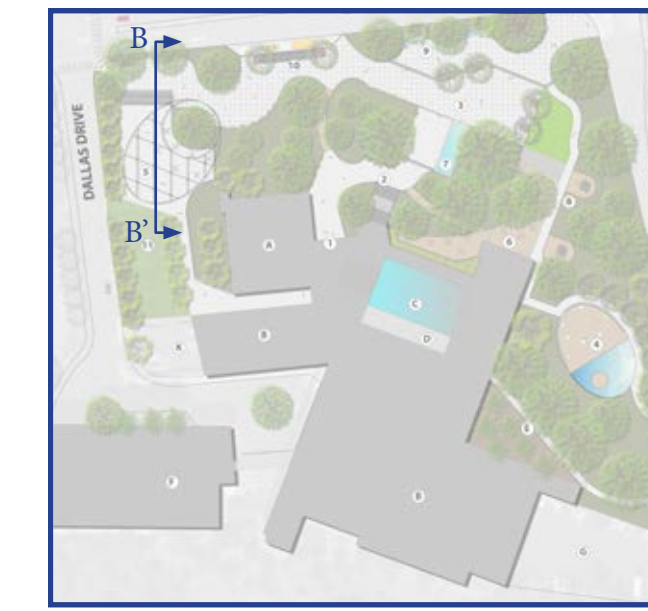
Northern corner enlarged plan.



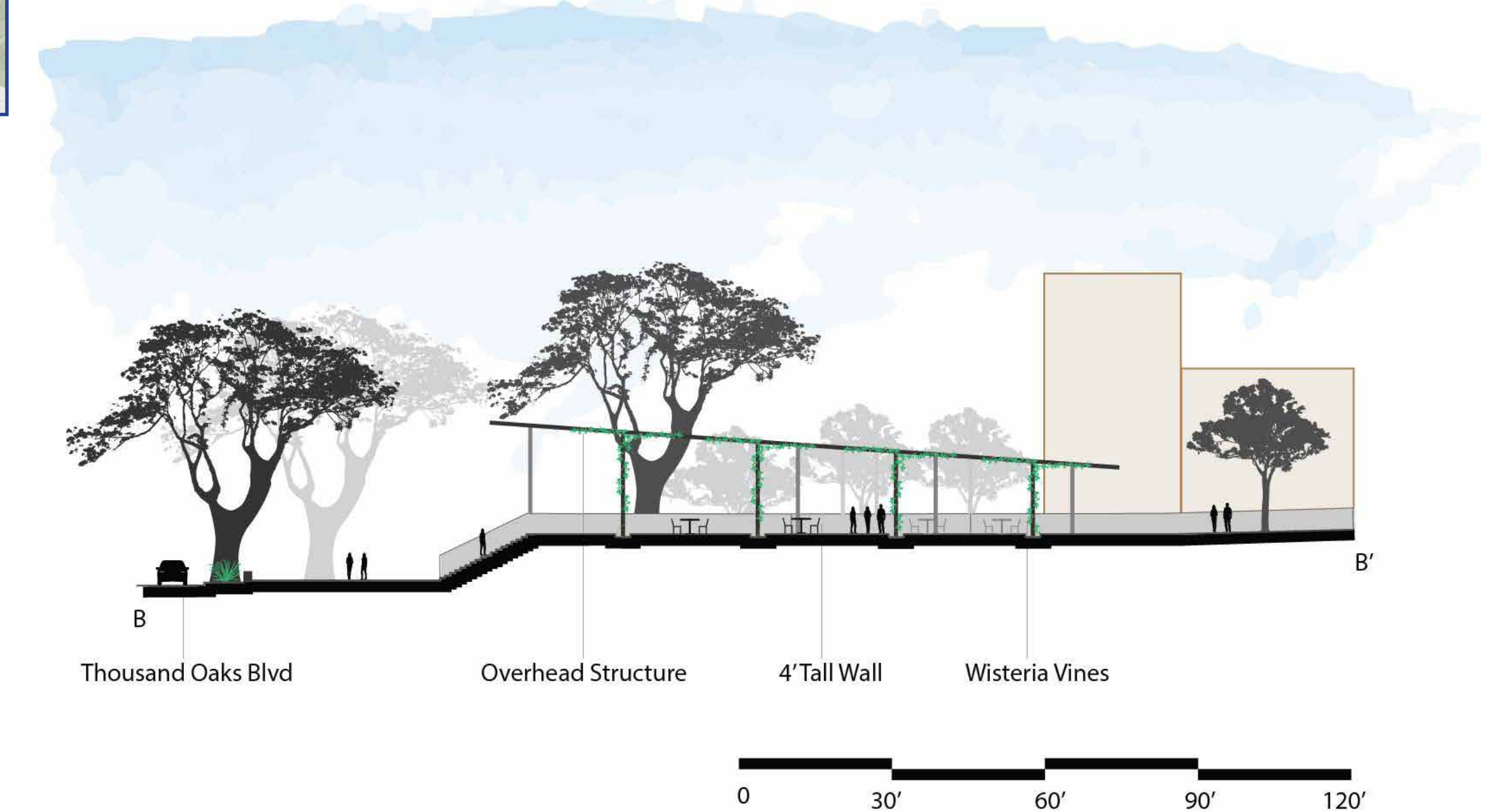
KEY MAP

ELEVATION BB'

Northern corner elevation.



KEY MAP

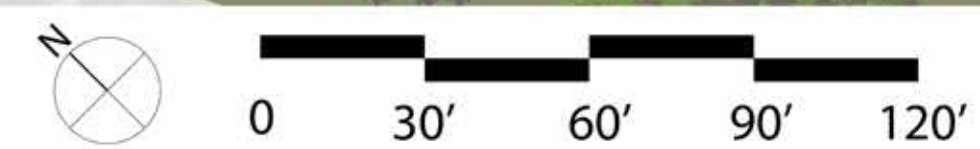
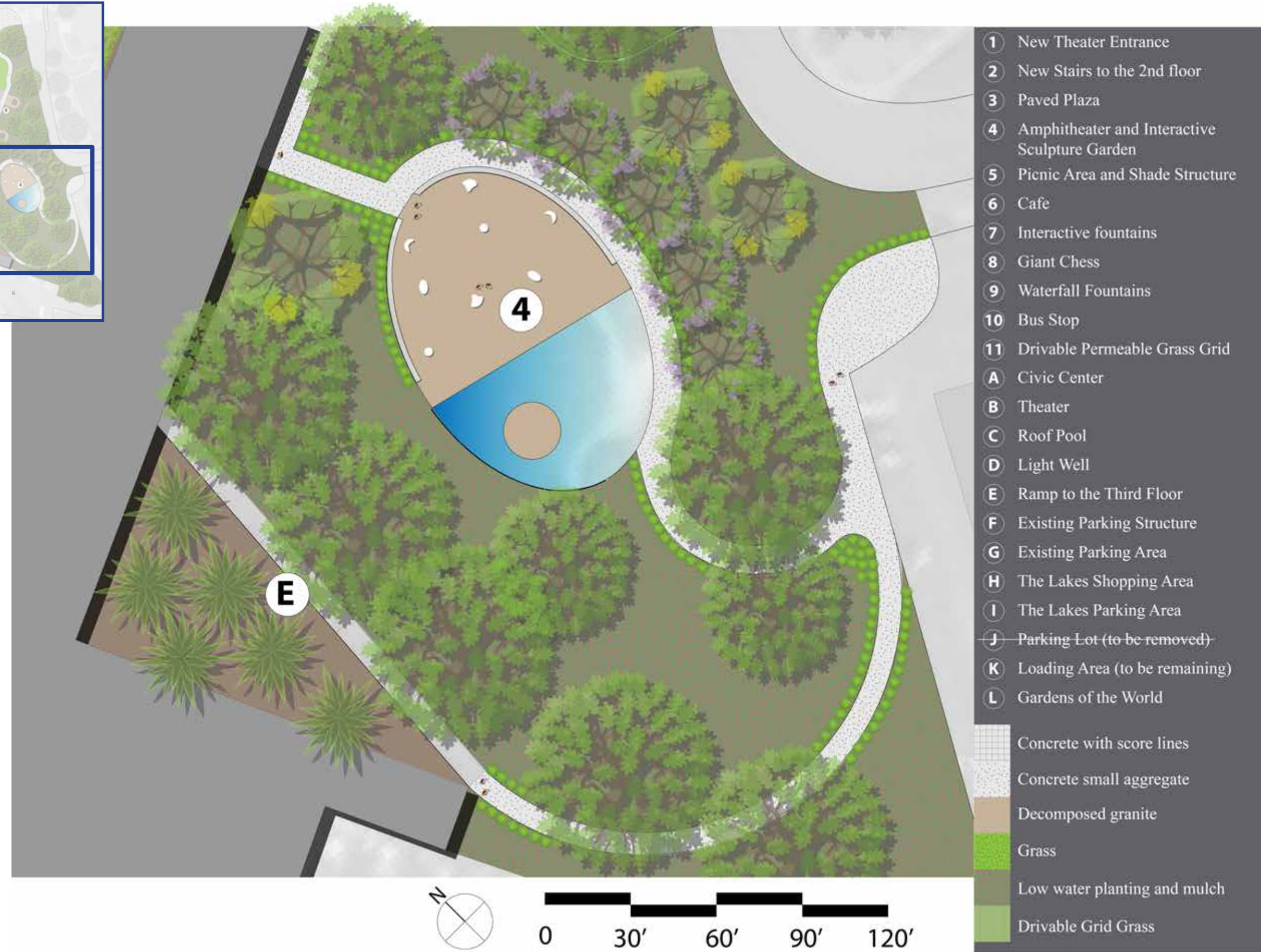


ENLARGEMENT 2.

Southern corner enlarged plan.



KEY MAP



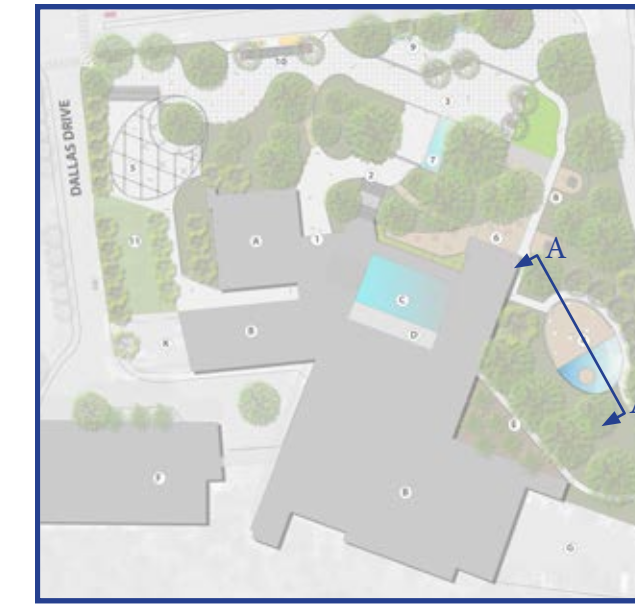
Redevelopment of Civic Arts Plaza
2100 Thousand Oaks Blvd, Thousand Oaks, CA 91362

Student: Anna Asnis
Instructor: Francisco Behr

Class: Landscape Design 3, Spring 2021
UCLA Extension, Landscape Architecture Program

ELEVATION AA'

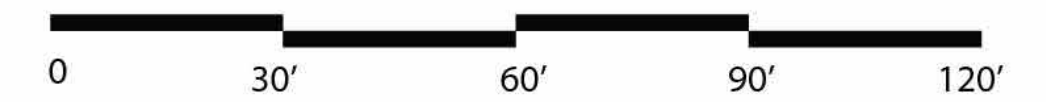
Southern corner elevation.



KEY MAP



Amphitheater 18" Tall Wall Sculpture

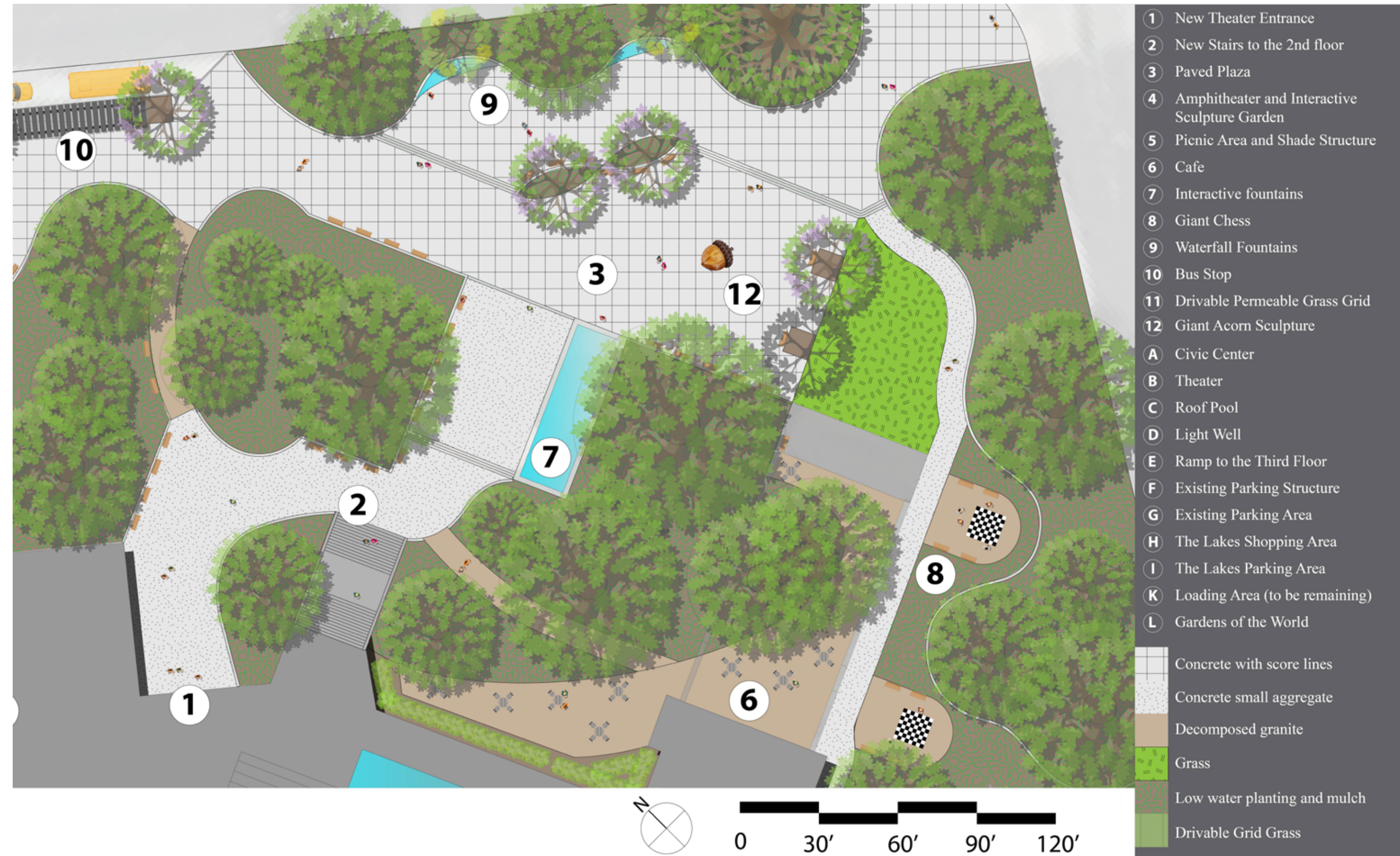


Class: Landscape Design 3, Spring 2021
UCLA Extension, Landscape Architecture Program

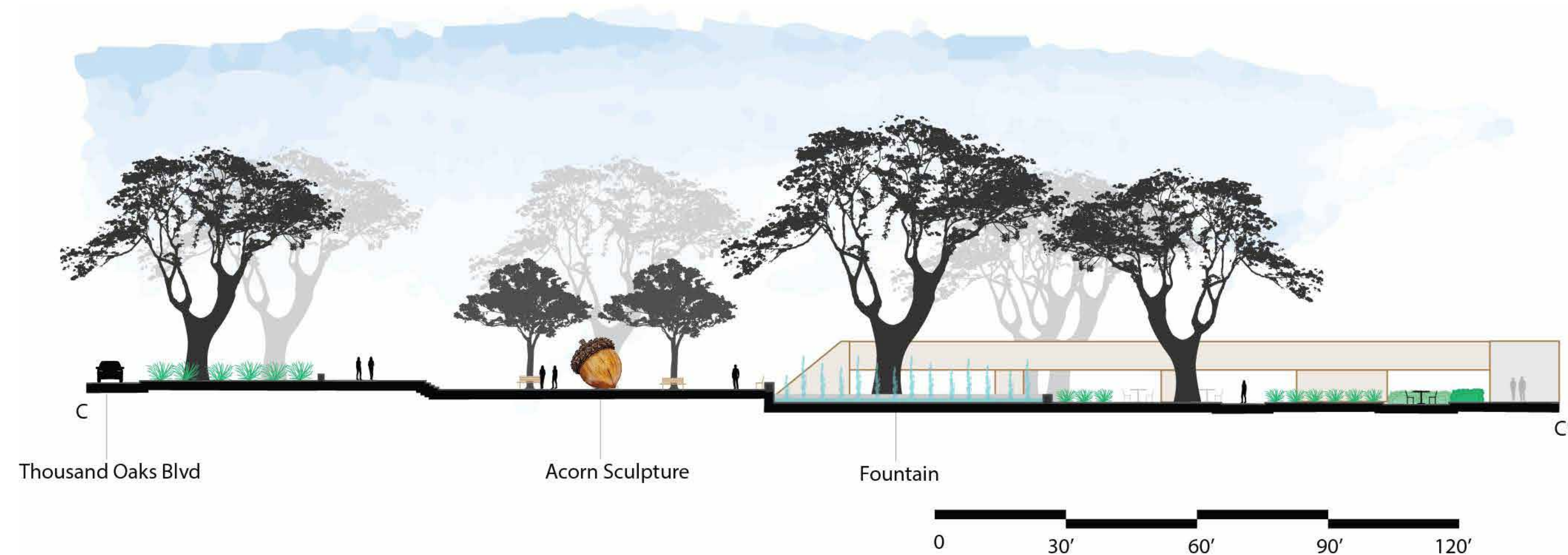
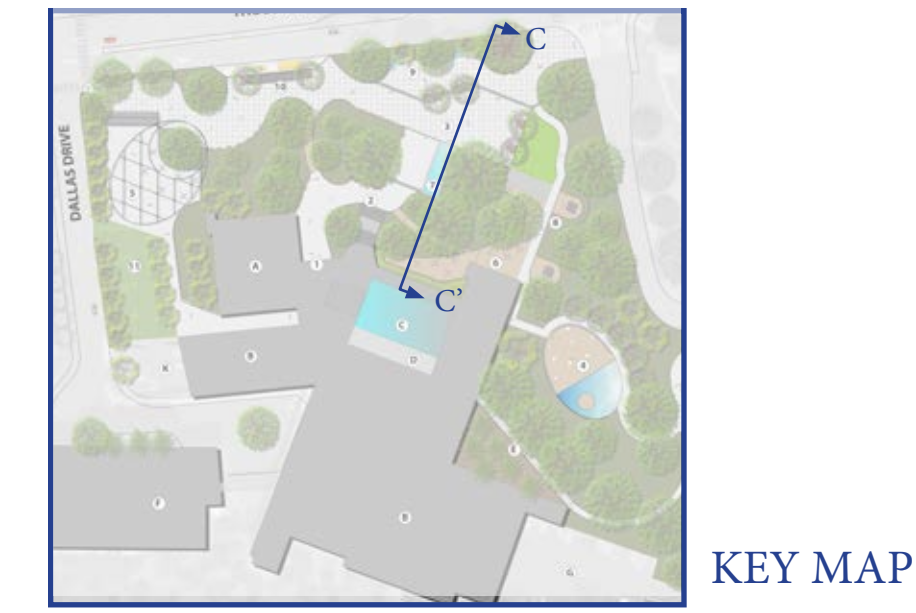
Student: Anna Asnis
Instructor: Francisco Behr

Redevelopment of Civic Arts Plaza
2100 Thousand Oaks Blvd, Thousand Oaks, CA 91362

ENLARGEMENT 3. Central Plaza enlarged plan.



ELEVATION CC' Central Plaza elevation.



3D ILLUSTRATIONS



KEY MAP

These are 3D shots of the small gathering area under the overhang structure with wisteria vines.



3D ILLUSTRATIONS



KEY MAP

These are 3D shots of the Amphitheater and Interactive Sculpture Garden area.



MASTER PLAN ANALYSIS.



MASTER PLAN ZONES ANALYSIS

ZONE 1
 Parking area which can be removed and replaced with people friendly place.
Master Plan:
 New gathering area is created with shade structure, movable table and chairs, drivable grass pavers. This area can be used for Taco Truck nights, Farmer's market, civic center employees lunch etc.

ZONE 2
 Big open space in the center and lots of mature trees near the building. Location of the new theater entrance.
Master Plan:
 -New Theater Entrance
 -New Paved Plaza with Acorn Sculpture
 -Quiet Cafe Area
 -Giant Chess Play Area
 -Two different Fountains

ZONE 3
 Underutilized open space with mature oaks surrounding it. A ramp to the upper level is located here. New Apartment building connection to the park will be here.
Master plan:
 -Amphitheater
 -Interactive Sculpture Garden

ZONE 4
 Thousand Oaks boulevard and pedestrian crosswalks that connect Plaza to the Lakes, the Gardens of the World and all future NW developments.
Master Plan:
 - Bus stop has new drive in zone, which can be used for taxi drop off as well.
 - Side walk is eliminated and a new wide promenade is created inside the plaza, separating pedestrians from traffic.

- 1 New Theater Entrance
 - 2 New Stairs to the 2nd floor
 - 3 Paved Plaza
 - 4 Amphitheater and Interactive Sculpture Garden
 - 5 Picnic Area and Shade Structure
 - 6 Cafe
 - 7 Interactive fountains
 - 8 Giant Chess
 - 9 Waterfall Fountains
 - 10 Bus Stop
 - 11 Drivable Permeable Grass Grid
 - 12 Giant Acorn Sculpture
- A Civic Center
 B Theater
 C Roof Pool
 D Light Well
 E Ramp to the Third Floor
 F Existing Parking Structure
 G Existing Parking Area
 H The Lakes Shopping Area
 I The Lakes Parking Area
 K Loading Area (to be remaining)
 L Gardens of the World

- Concrete with score lines
- Concrete small aggregate
- Decomposed granite
- Grass
- Low water planting and mulch
- Drivable Grid Grass

INSPIRATIONS

Things to do in the park



Giant Sculpture inspirations



Amphitheater



Fountains



Wisteria Overhead structure inspirations



THANK YOU!

I would like to thank Francisco Behr for provided guidance during this project and for sharing his vast knowledge of Landscape Architecture. I am also grateful for my husband Ilya who always supports me in all my endeavors.

Anna Asnis.

