

LANDSCAPE DESIGN 3
ARCH-X 471.2F

THOUSAND OAKS CIVIC ARTS PLAZA



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INSTRUCTOR - FRANCISCO BEHR

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PROJECT OVERVIEW

The City of Thousand Oaks is in the process of redeveloping its downtown core. It is searching for an identifiable space, a cultural hub for the local community and the wider Conejo Valley. There are many existing sites within the Downtown Core Master Plan that will be a part of this larger vision. One of these sites is the Civic Arts Plaza. It sits in the middle of an exciting moment for Thousand Oaks and can act as a unifier to the adjacent and future development projects.

This is a conceptual project envisioning a new, more engaging, and identifiable downtown for Thousand Oaks with the Civic Arts Plaza at its core.

GOALS AND OBJECTIVES



Establish a **regional hub for culture, arts, and events** for Thousand Oaks and the wider Conejo Valley.

Develop a **flexible program** that encourages a **diversity in usage** and appeals to people of all ages, interests, and abilities.

Build a ‘town square’ that can accommodate **meeting and gathering** spaces as well as spaces for **passive recreation** and reflection.



Strengthen physical ties between the Civic Arts Plaza with surrounding and future spaces.

Improve access for people of all abilities, providing a more attractive and **comfortable environment** for pedestrians.

Encourage use of alternative forms of transit to the site by making it **friendlier for cyclists** and more **accommodating for alternative transport**.

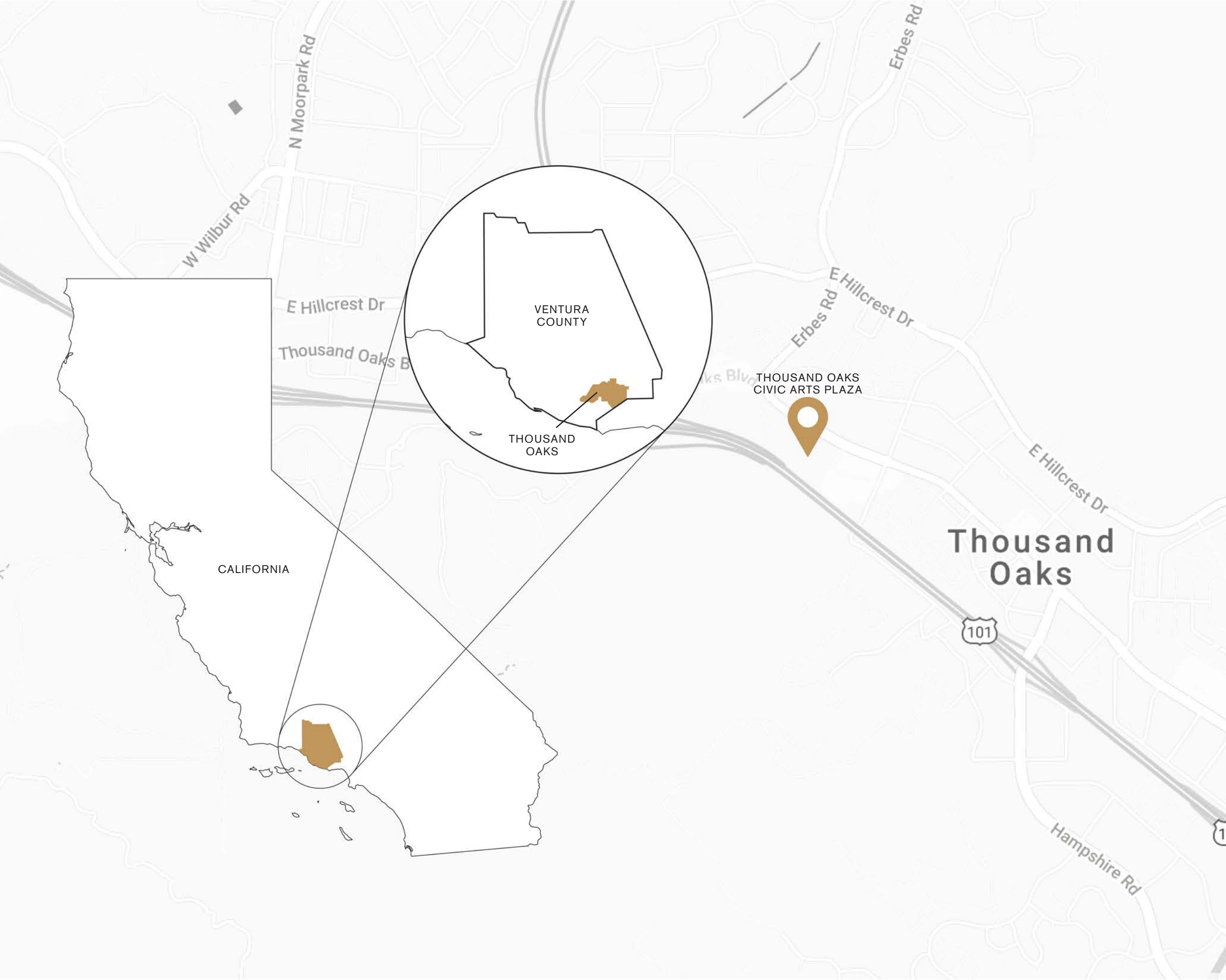


Preserve and protect all existing oak trees on site.

Build a **resilient ecosystem** focusing on native and indigenous plants that will flourish in the **region’s climatic conditions**.

Consider the **future of urban mobility** into the edge conditions and circulation of the site.

LOCATION



The City of Thousand Oaks is located in the Conejo Valley within Ventura County. It sits on land originally inhabited by the Chumash people as far back as 10,000 years ago.

Thousand Oaks is about 12 miles east of the Pacific Ocean and 40 miles from downtown Los Angeles. It is currently the second largest city in Ventura County with an estimated population of 126,813 people (2019).

The region has a Mediterranean climate with hot, dry summers and mild winters and moderate rainfall.

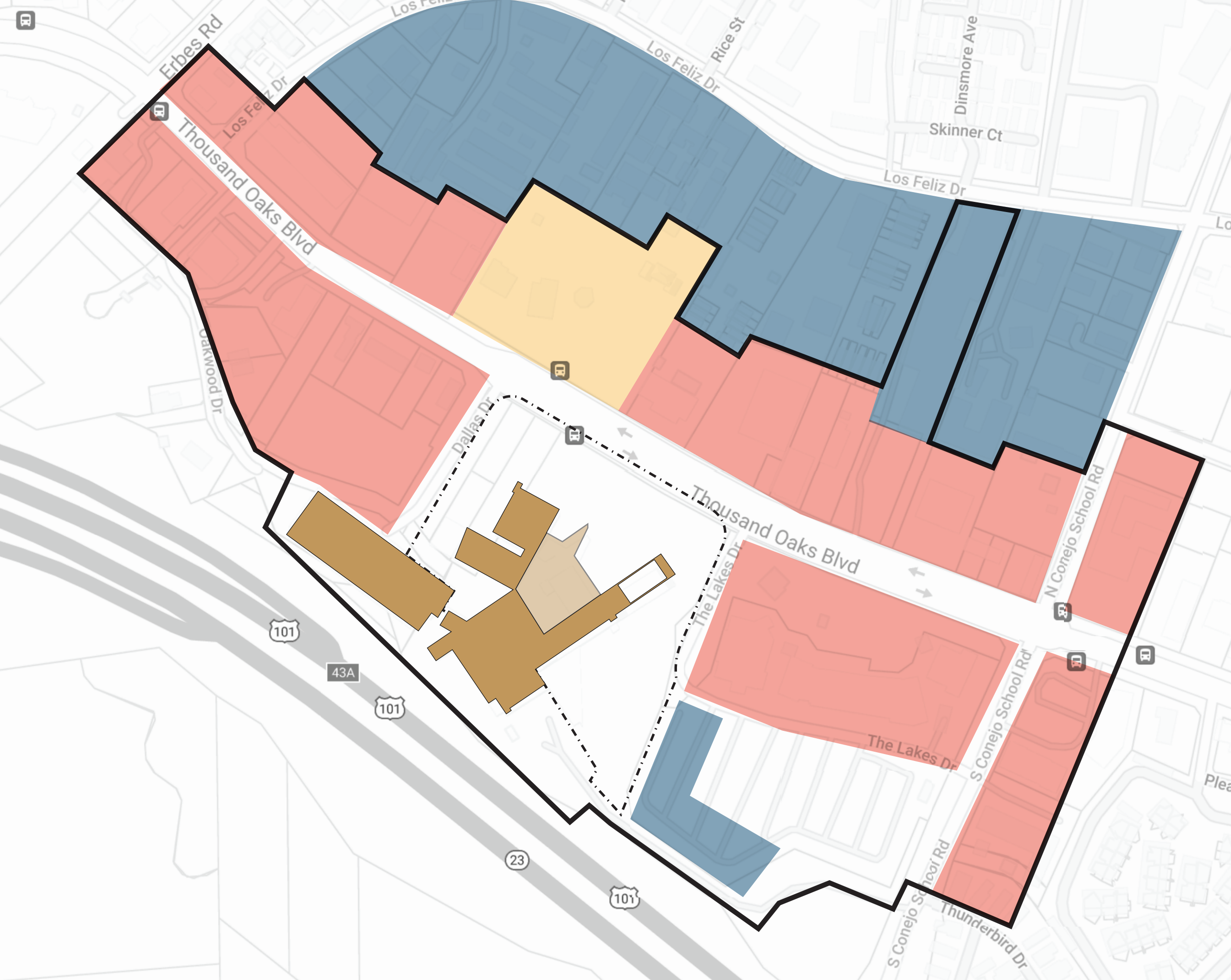
The Civic Arts Plaza is located just off of Hwy 101 and S. Conejo Valley School Rd. It is a dominant part of the city's new downtown core design plan.

CONTEXT

The Downtown Core Master Plan straddles Thousand Oaks Blvd between Erbes Rd and Conejo School Rd. The area spans 68 acres, 27.5 of which is owned by the City.

Some of the current main attractions are the Civic Arts Plaza (also home to City Hall and theatres), Gardens of the World (botanical garden), and The Lakes shopping center. There are also other retail, office, and residential sites within this area.

- Downtown Core Master Plan Boundary
- Limit of Work
- Thousand Oaks Civic Arts Plaza
- Gardens of the World
- Commercial
- Residential





THE SITE

THOUSAND OAKS CIVIC ARTS PLAZA

LOCATION
2100 E. Thousand Oaks Blvd.
Thousand Oaks, CA 91362

CLIENT
City of Thousand Oaks

SIZE
5.3 acres

The Thousand Oaks Civic Arts Plaza is a 440,00 sq ft building. It is home to City Hall, the 1800 seat Kavli Theatre, the 450 seat Scherr Forum Theatre/City Council chambers, and 87,00 sq ft of office space. Adjacent to the building, on the site, is a 5 story parking garage with 750 spaces.

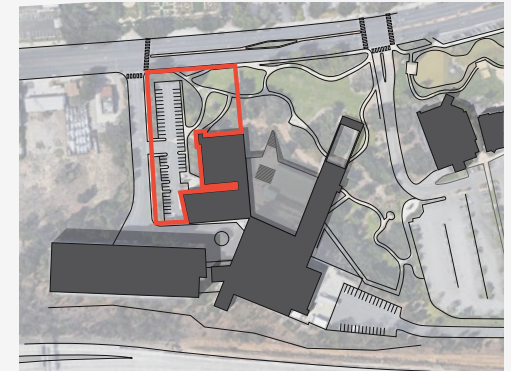
BUILDING LEGEND

- | | |
|------------------------|-------------------------|
| 01 City Hall (offices) | 07 2nd Floor Entrance |
| 02 Forum Theater | 08 1st Floor Entrance |
| 03 Kavli Theater | 09 The Lakes (shopping) |
| 04 Parking Structure | 10 Courtyard |
| 05 Rooftop Terrace | 11 Future Apartments |
| 06 3rd Floor Entrance | 12 Future Museum |

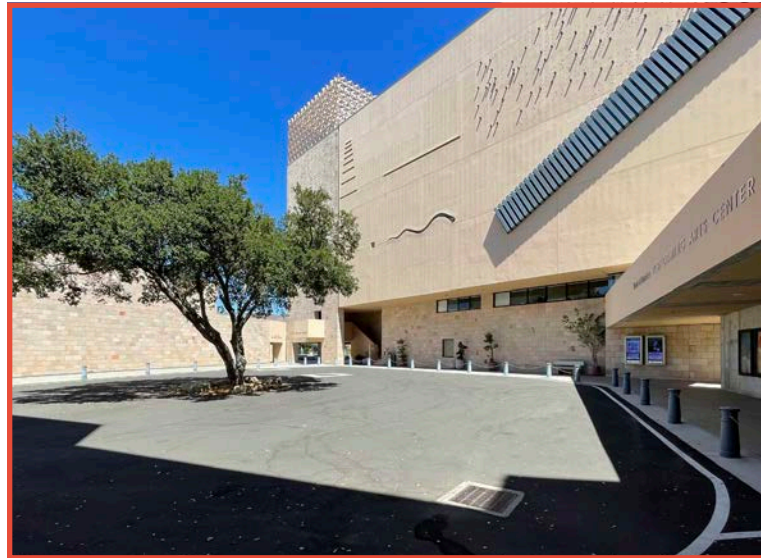


SITE PHOTOS

ZONE 1



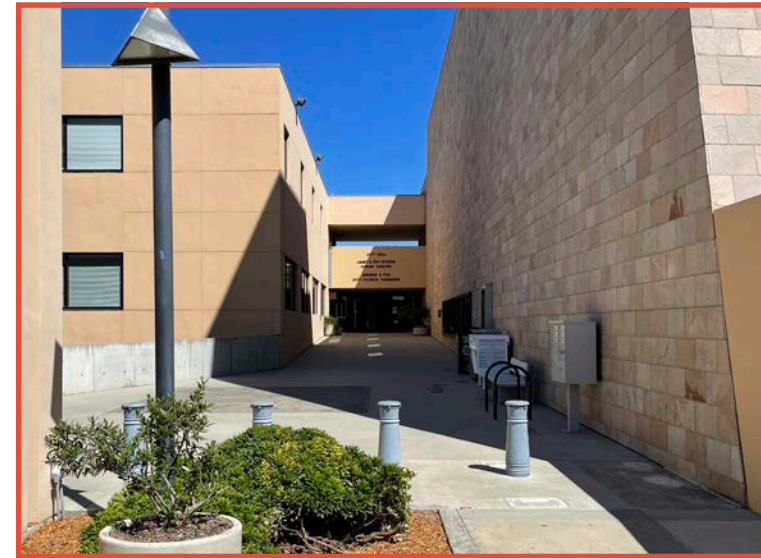
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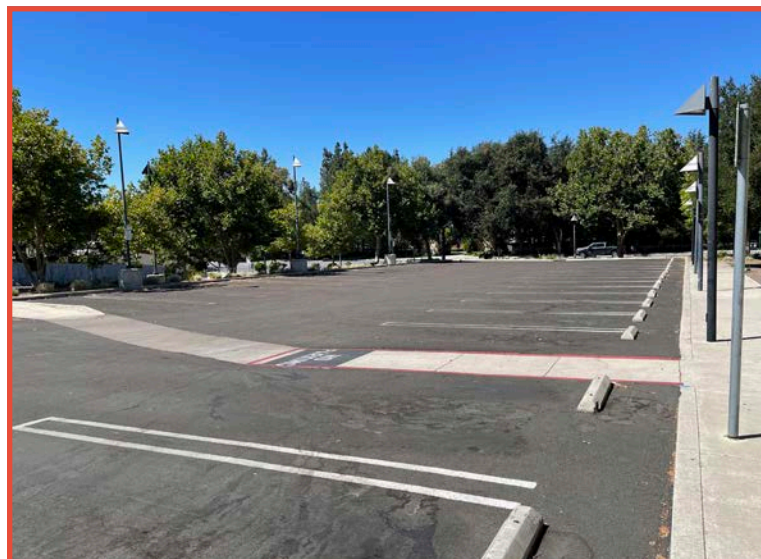
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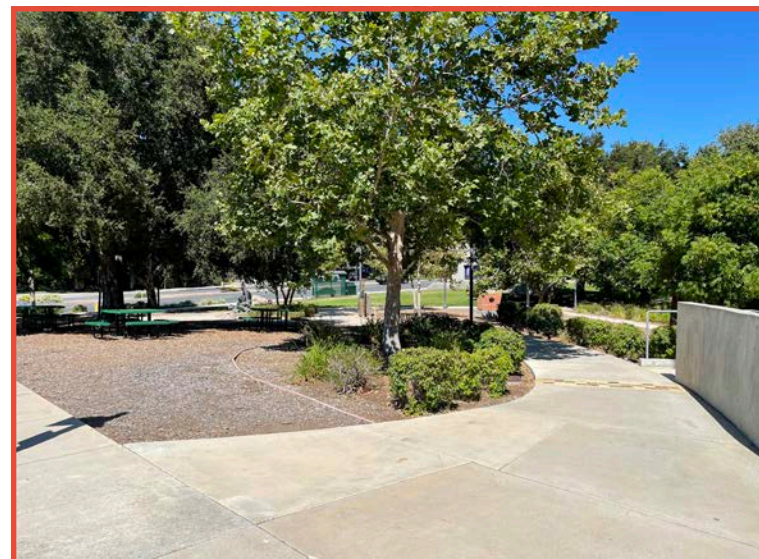
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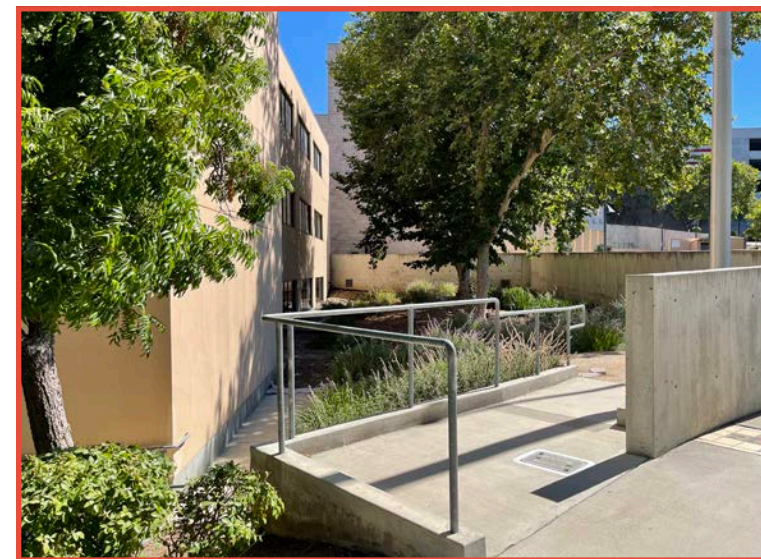
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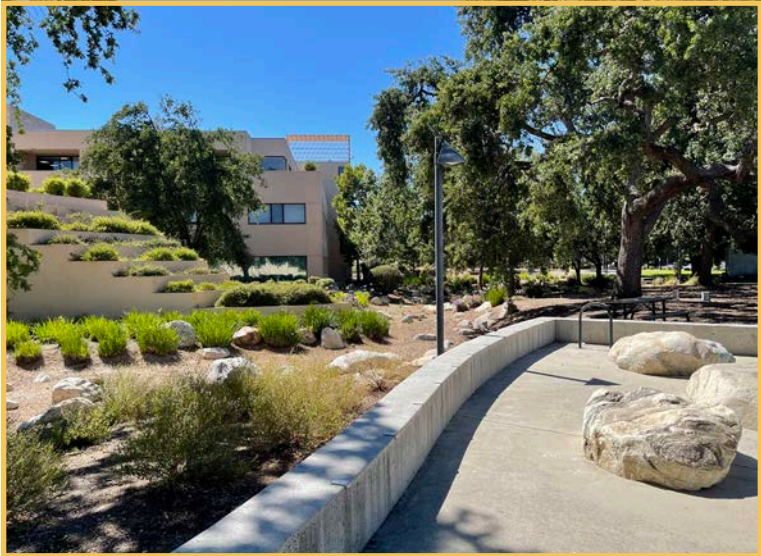
ZONE 1

- Western side of the site
- Currently occupied by large surface parking lot that may be removed
- Bordered by Dallas Dr and Thousand Oaks Blvd
- Adjacent to future museum to be built across Dallas Dr
- Dallas Dr currently serves as the only access to the parking garage
- Building entrances to City Hall offices, second floor, and third floor roof terrace

- 01 Third floor drop-off zone
- 02 Slope up Dallas Drive to parking garage
- 03 Second floor entrance corridor
- 04 Existing surface parking lot
- 05 Transition space from parking lot to the current site
- 06 Access to City Hall entrance and lowest point on the site

SITE PHOTOS

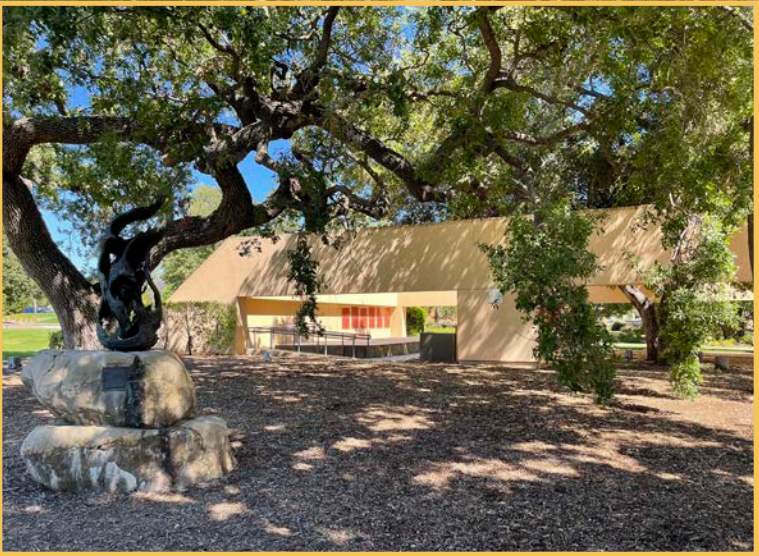
ZONE 2



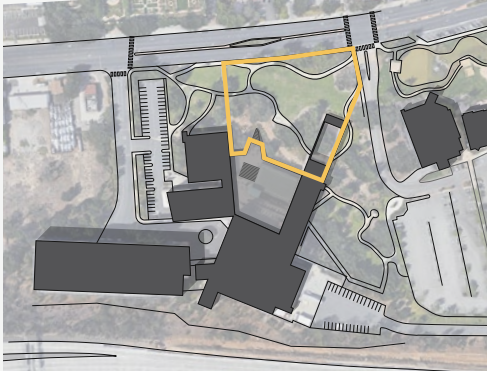
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06

ZONE 2

- Most frontal part of the site
- Open to Thousand Oaks Blvd and the entrance to The Lakes Dr.
- Defined by large open space and dried river bed that is situated near the building
- Many large oak trees oriented in a couple of clusters
- Building forms a courtyard open to the sky
- New front building entrance to first floor
- Existing terraced planting structure may be converted into stairs to second and third floor roof terraces

- 01 Terraced planting structure/dried river bed
- 02 Courtyard interior view
- 03 Courtyard exterior view
- 04 Current slope of open lawn area
- 05 Future front entrance courtyard
- 06 Looking down from third floor to second floor terrace and dried river bed

SITE PHOTOS

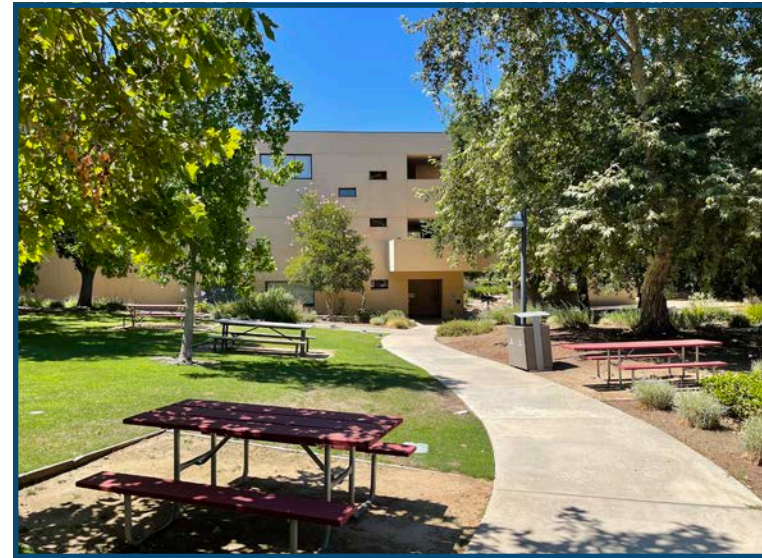
ZONE 3



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02



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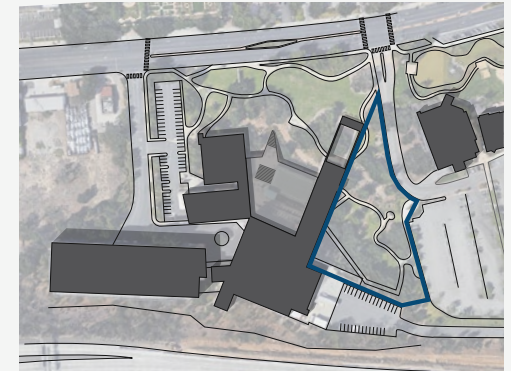
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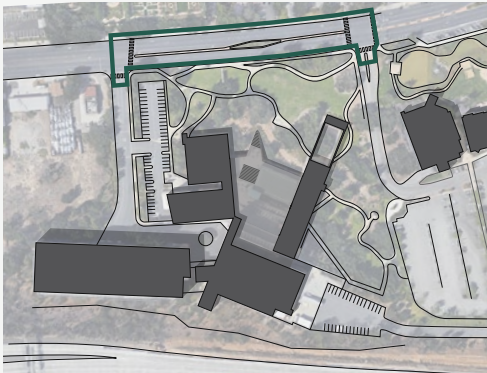
ZONE 3

- Eastern/Southeastern side of the site
- Bordered by The Lakes Dr and parking lot
- Adjacent to The Lake shopping center and future residential building
- Defined by the most drastic change of elevation of the three zones and large number of oak trees
- Building entrances to the first floor and third floor roof terrace via pedestrian bridge (to remain)

- 01 View into site from East entrance
- 02 View along side of building to ped bridge
- 03 Path to first floor entrance
- 04 Oak woodland conditions
- 05 Pedestrian bridge impact on site
- 06 Walkway coming off of ped bridge

SITE PHOTOS

ZONE 4



NTS

ZONE 4

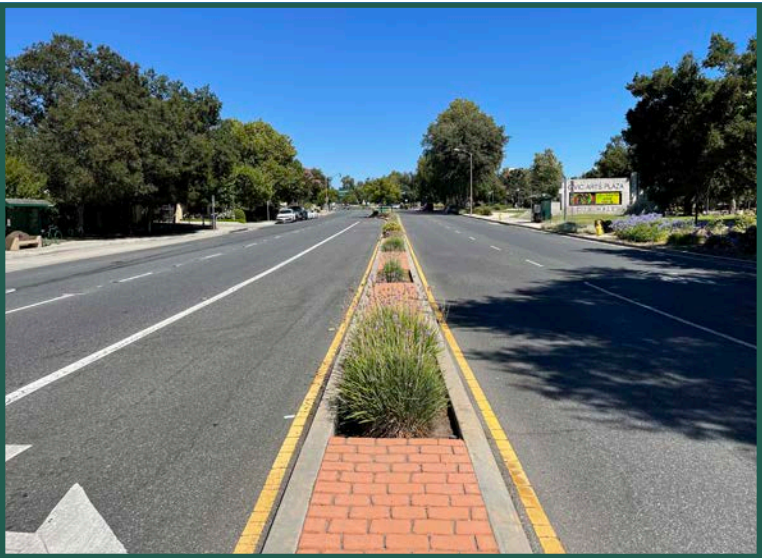
- Thousand Oaks Blvd and front edge of the Civic Arts Plaza
- High traffic street
- Opportunities to make the site edges more friendly and comfortable for pedestrians and alternative forms of transportation
- Connection point to site adjacencies (Gardens of the World, future museum, The Lakes shopping center, restaurants, etc)



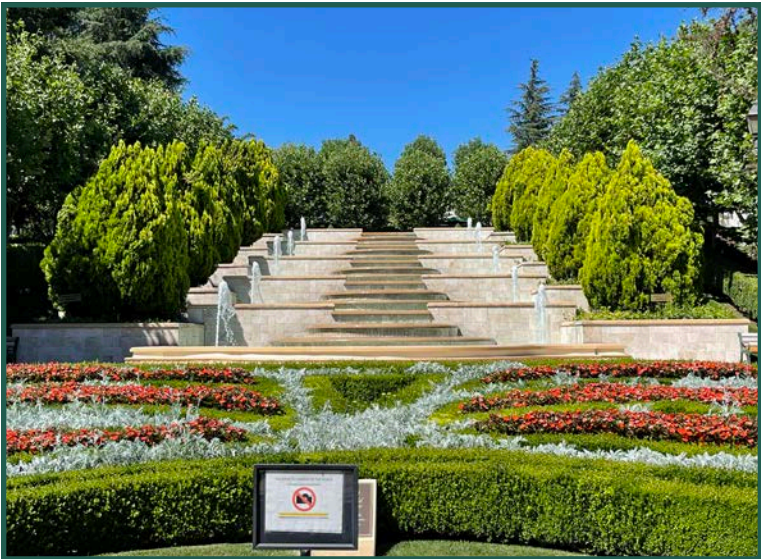
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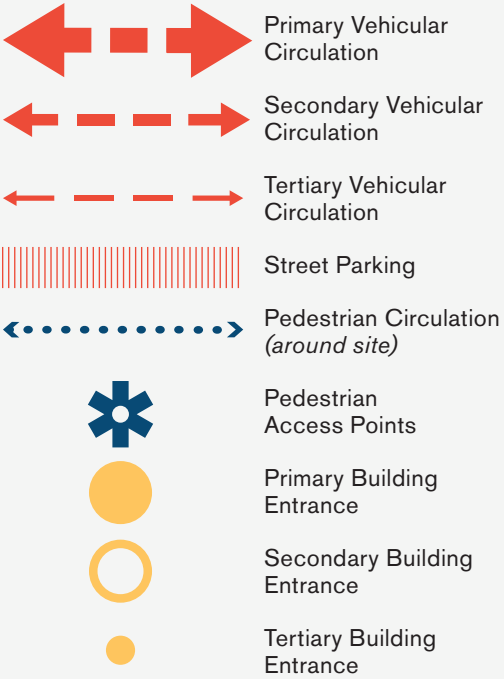


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SITE ANALYSIS

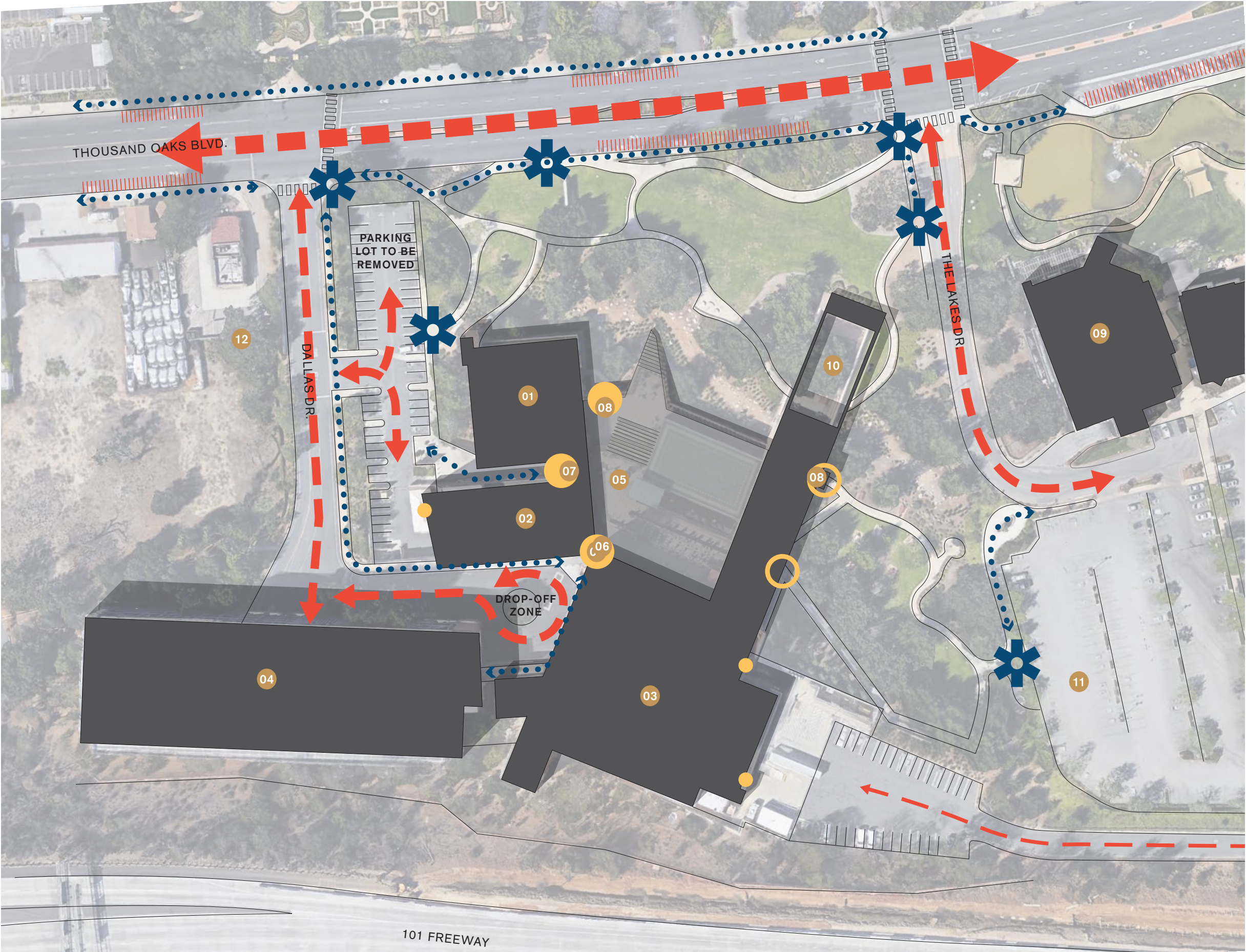
CIRCULATION

- Current pedestrian experience can be enhanced to make a more comfortable and inviting experience
- Opportunity to eliminate street parking to improve edge conditions
- Existing surface parking lot to be removed
- Current site entries are not very apparent



BUILDING LEGEND

- | | |
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SITE ANALYSIS

SENSORY EXPERIENCE



Vehicular Noise



Sun Paths



Wind Patterns



Strategic Views

BUILDING LEGEND

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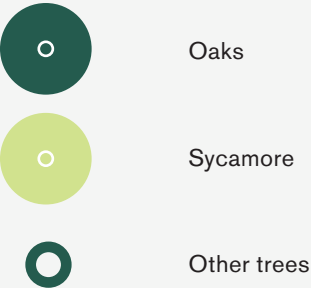
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SITE ANALYSIS

TREE PLAN



- It is important that the existing oak trees are protected and remain wherever possible
- Tree canopy may be added along edges to provide a more comfortable experience for pedestrians on and around the site



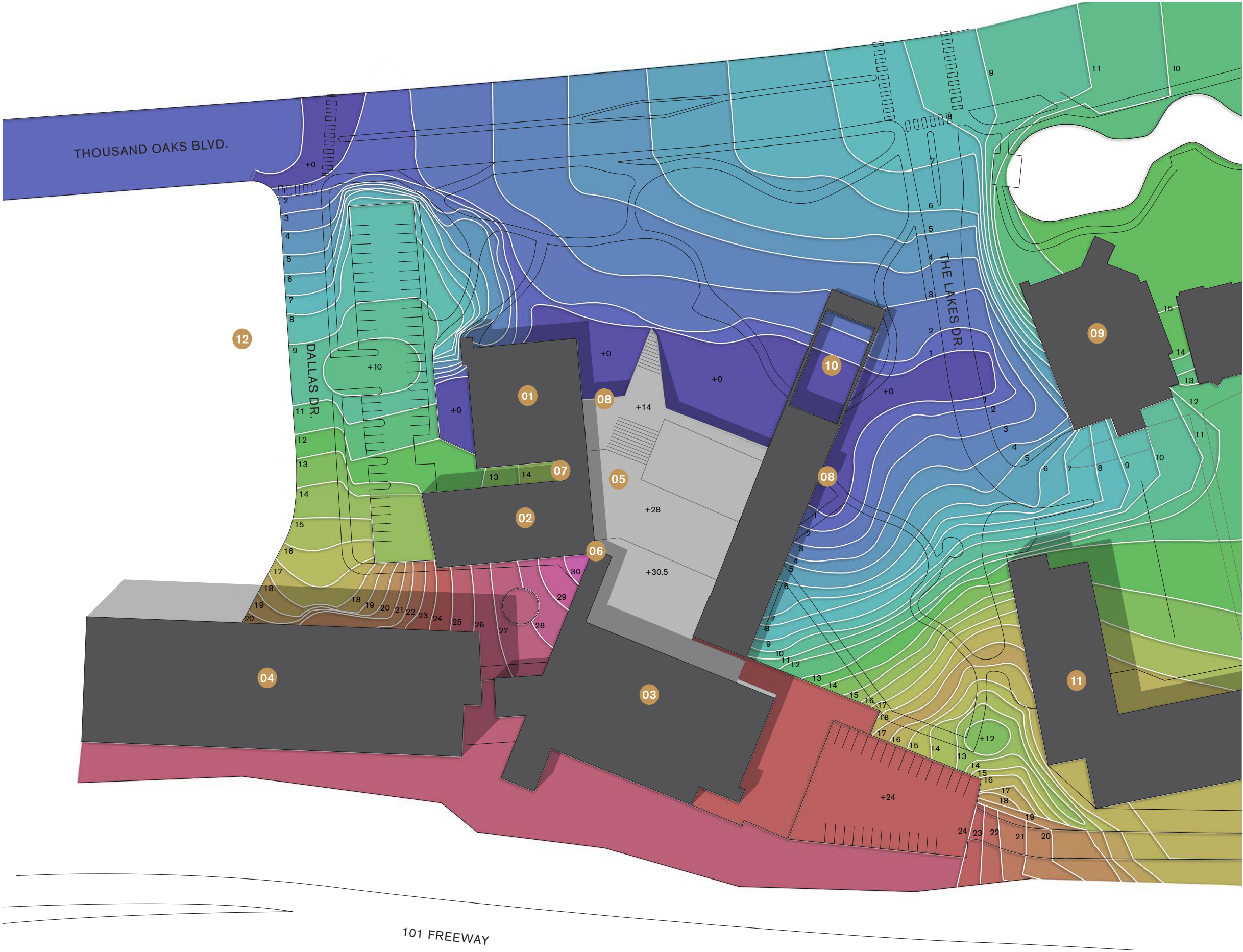
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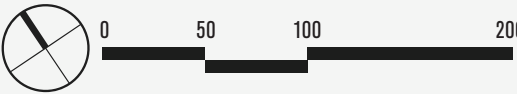
TOPOGRAPHY



- Existing elevation changes are greatest on the site's Northwest and Southeast ends
- Opportunity to terrace part of the Southeast slope

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SITE ANALYSIS

ELEVATION AS IT RELATES TO BUILDING FLOOR LEVELS



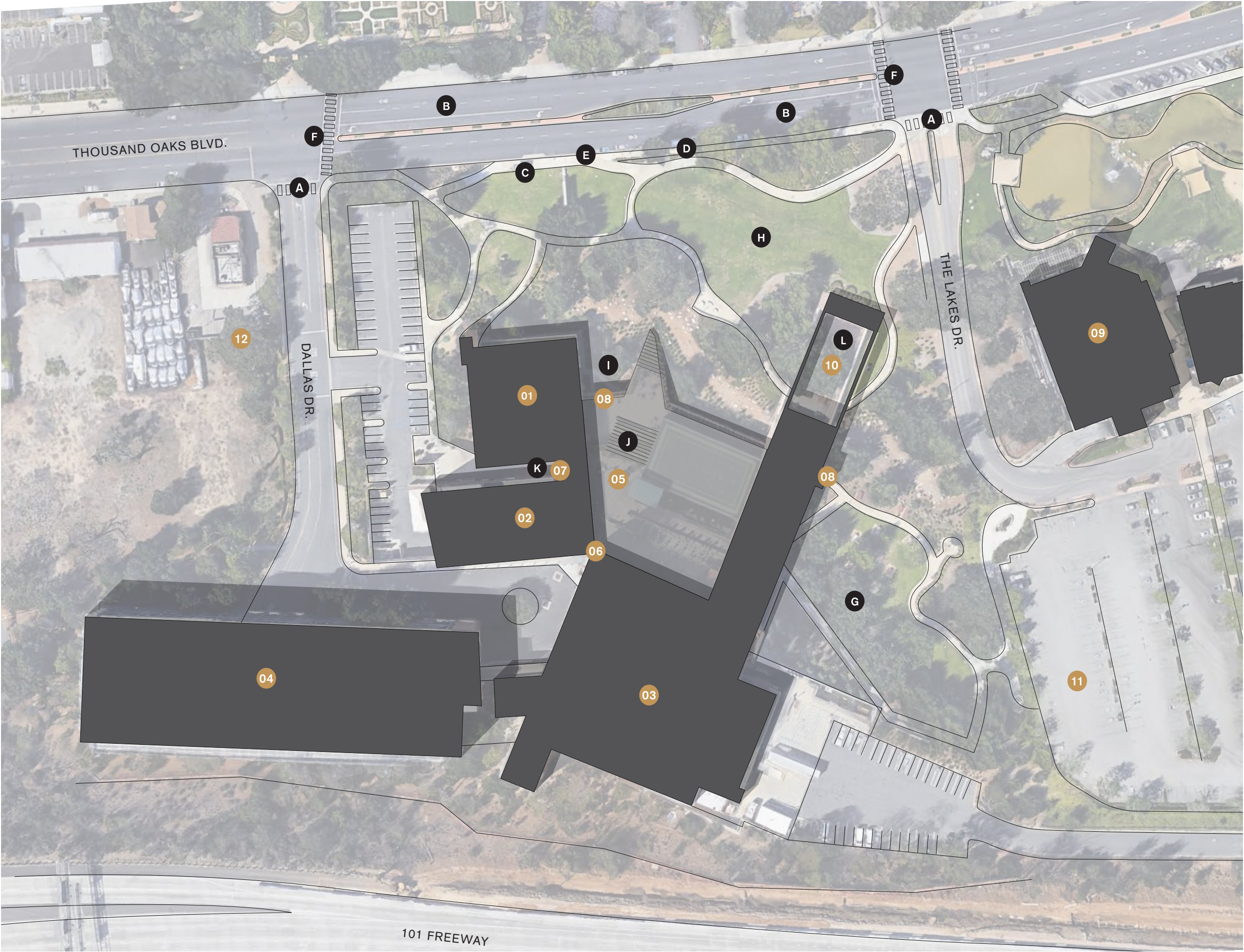
- Primary Building Entrance
- Secondary Building Entrance
- Tertiary Building Entrance

BUILDING LEGEND

- 01 City Hall (offices)
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SITE CONSTRAINTS



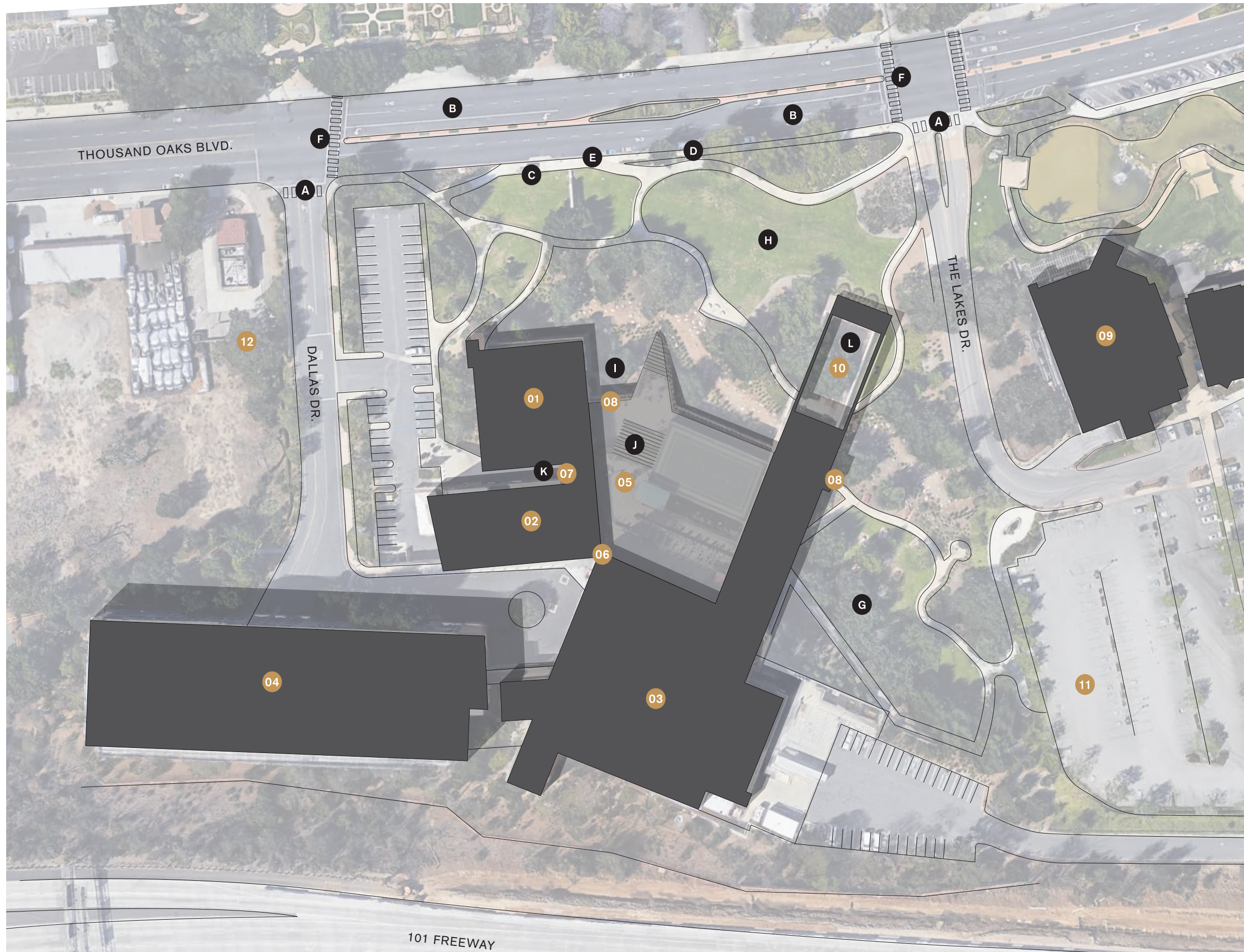
- A Minimal connection to adjacent sites
- B High traffic volume/speed on Thousand Oaks Blvd
- C Small transit hub
- D Sidewalks are too narrow for proposed usage
- E Inconsistent tree canopy/lack of shade for pedestrians
- F Thousand Oaks Blvd is not easy to cross/physical barrier
- G Protected Oak Woodland
- H Turf is not climate friendly and looks rough
- I New front main entrance is hidden
- J Terrace access is not intuitive
- K Second floor main entrance is hidden
- L Unused courtyard

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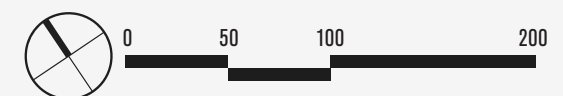
SITE OPPORTUNITIES



- A** Create more prominent physical connections to adjacencies
- B** Employ traffic slowing methods for ped safety
- C** Increase transit hub to incorporate alt forms of transit
- D** Widen sidewalks to be ped and cyclist friendly
- E** Incorporate more trees to provide shade for peds
- F** Bridge the gap between the sidewalk and right of way
- G** Shaded picnic area
- H** Future open space plaza for events/gatherings
- I** Space for a feature entrance
- J** Convert planters to stairs with integrated seating/plants
- K** Installation to draw attention to this entrance
- L** Contemplative/quiet space

BUILDING LEGEND

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CASE STUDY 1

CANAL CORRIDOR, KING'S CROSS

LOCATION

King's Cross, London, UK

CLIENT

Argent King's Cross Limited Partnership

DESIGN

Townshend Landscape Architects
Bell Philips Architects
Dan Pearson Studio

COMPLETION

2018

SIZE

5.16 acres

FEATURES

The park runs through the heart of the King's Cross development and activates the space along the Regent's Canal.

It is made up of a series of designed spaces that connect to each other and the surrounding community, making it a highly used and engaging area.

Improving access and a focus for biodiversity were a key goals.



CASE STUDY 2



PLACID LAND

LOCATION
Chongqing Zhaomushan District, Hong Kong

CLIENT
Hong Kong Land Holdings Limited

DESIGN
LISM Landscape Design

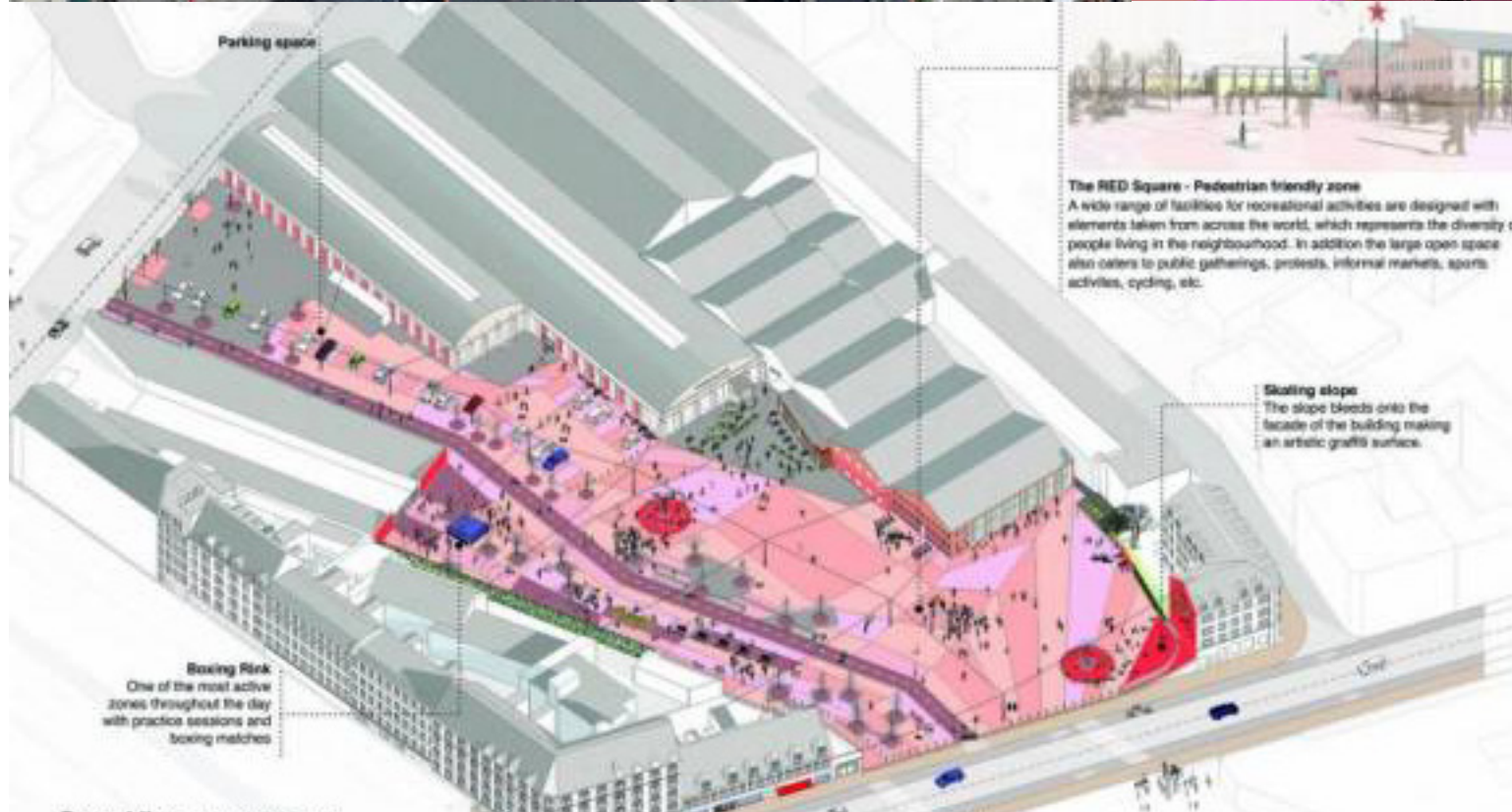
COMPLETION
2019

SIZE
6.5 acres

- FEATURES**
- Creates a sense of identity through its creative use of materials on the ground plane and structures throughout the site
 - Fronted by a busy street similar to the Civic Arts Plaza



CASE STUDY 3



SUPERKILEN PARK

LOCATION
Copenhagen, Denmark

CLIENT
City of Copenhagen, Realdania

DESIGN
Bjarke Ingels Group (BIG)

COMPLETION
2012

SIZE
7.34 acres

- FEATURES**
- Connects an area of the city that was divided by major streets
 - Prioritizes pedestrian and cycling, making it safer for people, considering different forms of mobility
 - Engages the community by knitting spaces together
 - A broad spectrum of ppl coming together to have an experience in their town, a more democratic space

SPACE SEEKING STUDY 1/3

REGULATING LINES



- Regulating lines were created informed by the existing architecture's footprint to help better connect it with the site and dissect the space in to smaller spaces on a more human scale.
- Based on these regulating lines, new smaller zones started to be defined.

BUILDING LEGEND

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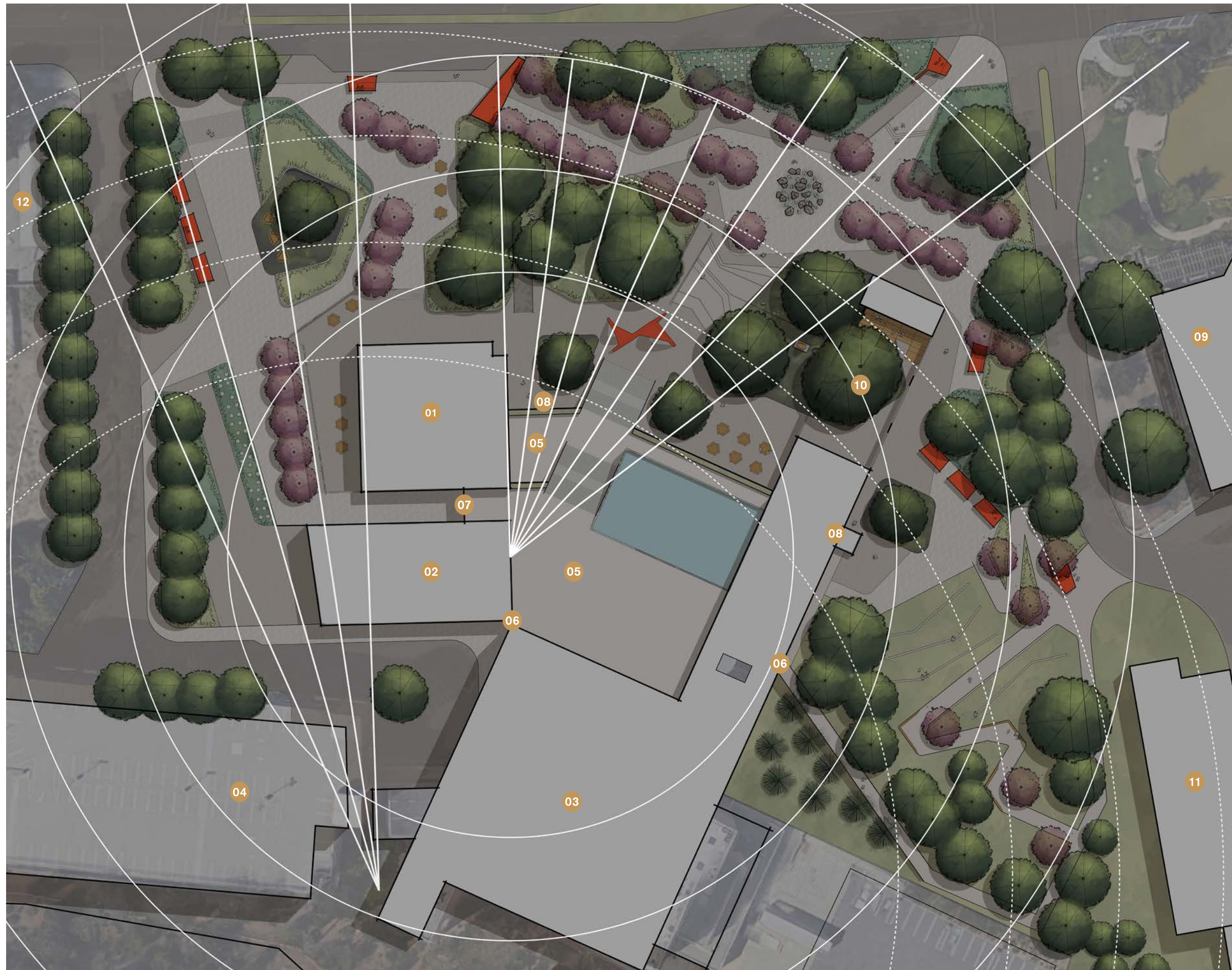
SPACE SEEKING STUDY 2/3

- Smaller spaces begin to form within the new, smaller zones produced by the regulating lines.
- These smaller spaces help to inform design decisions, how to navigate changes in elevation, and placement for programming.

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SPACE SEEKING STUDY 3/3

UNDERLYING GEOMETRY



- To further help define spaces a study was done to define the underlying geometry on the site. This study shows two radial formations informed by the architecture on the site.

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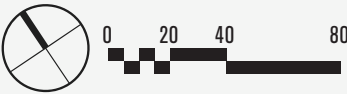
CONCEPT DIAGRAM

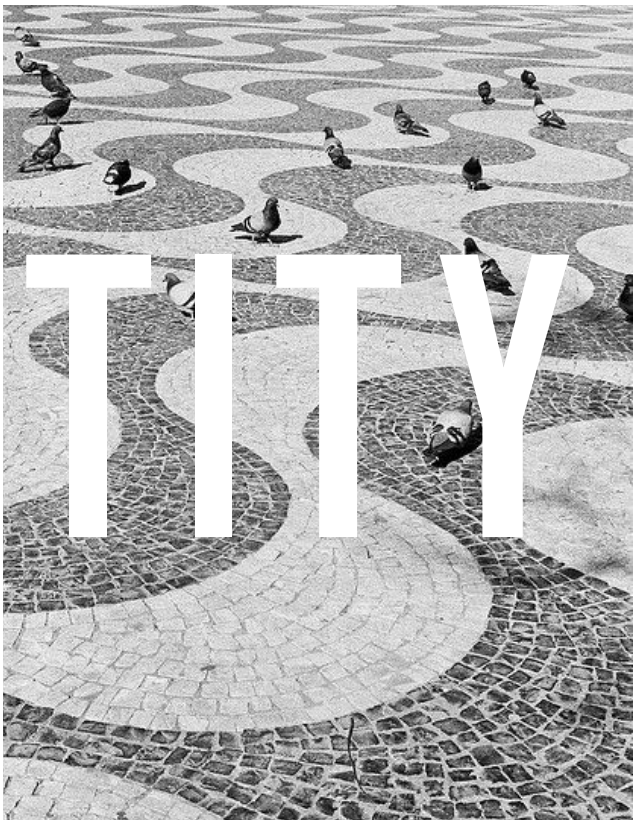
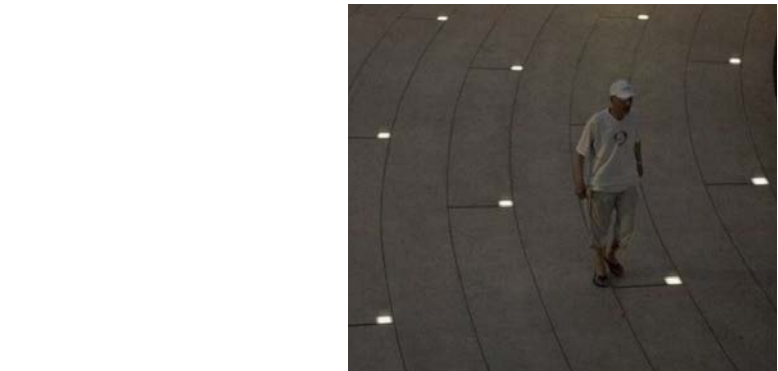
- The front edge of the site will become more open, anticipating heavier pedestrian circulation as the downtown core develops. Bringing the circulation into the site and off the street will make for a more comfortable experience and will encourage circulation through the site.
- The area on the western side of the site will accommodate more flexible programming for events like farmers markets, performances, art fairs, etc.
- The current bus stop area will be expanded to encourage alt forms of transit (ride share drop offs, bike racks, etc).
- A town square will be built of the front of the building with visibility from the street.
- The southeast side of the property will be transformed into a more formal entrance for the future residential building and visitors from The Lakes shopping center.
- Areas with a heavier oak presence will accommodate more naturalized planting and passive recreation.

Pedestrian Connection Points

BUILDING LEGEND

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MOOD BOARD

IDENTITY

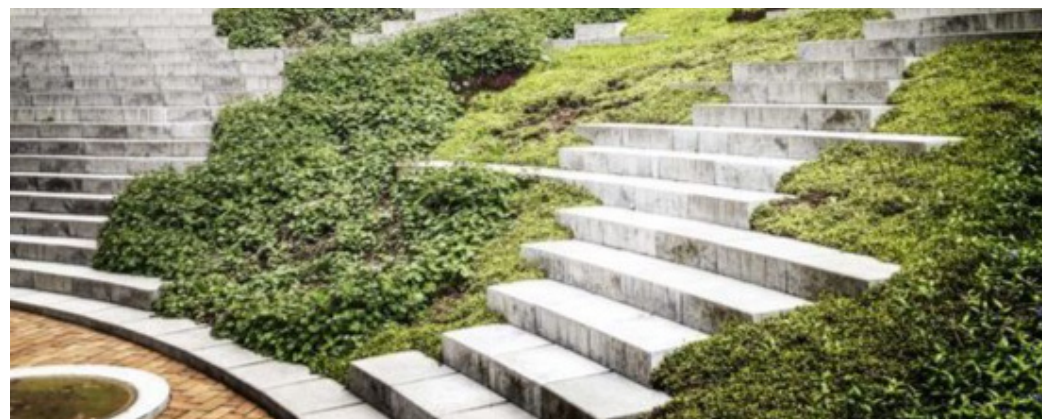
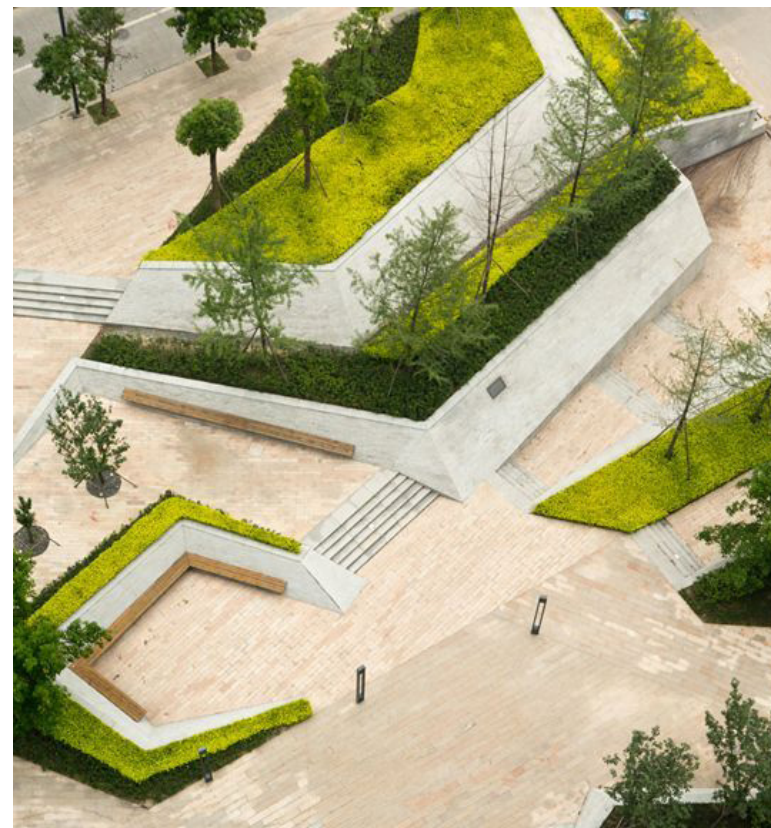
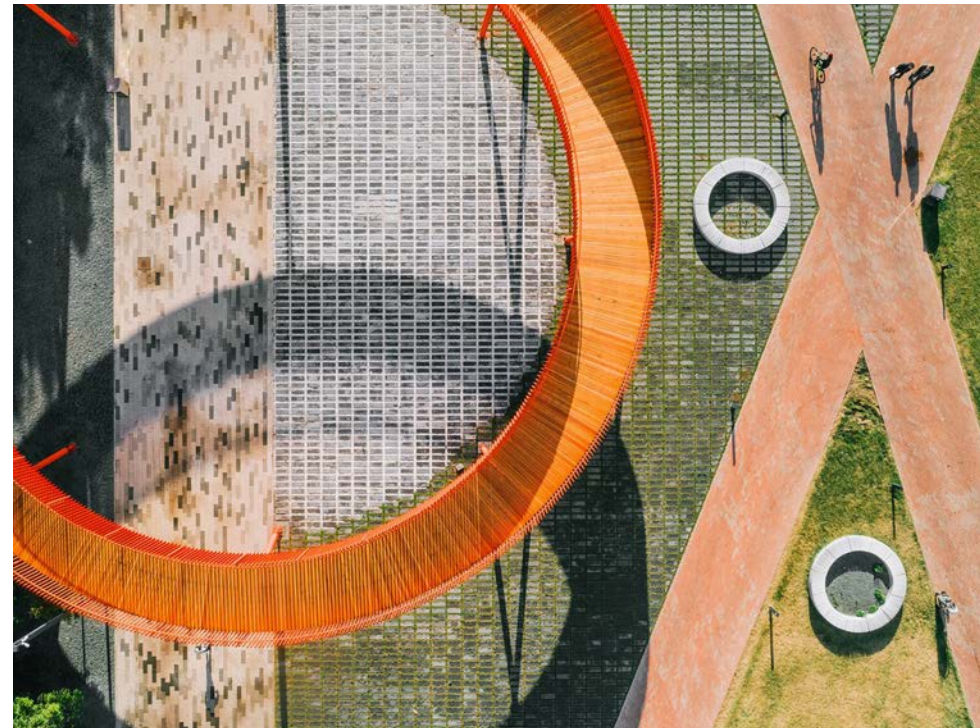
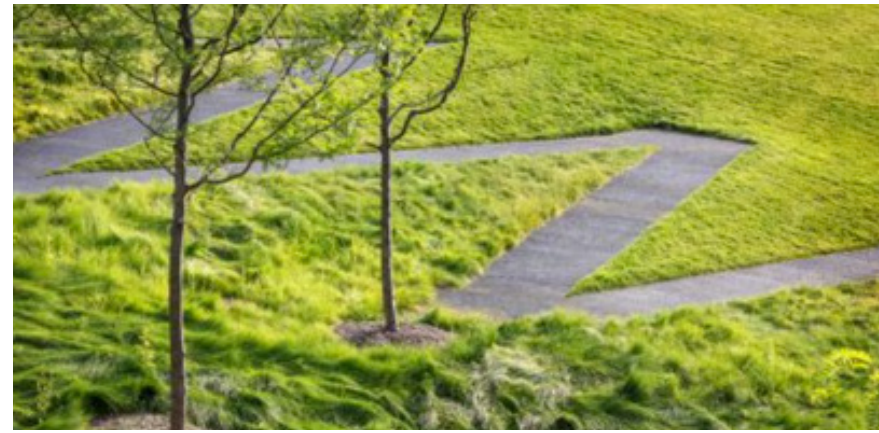
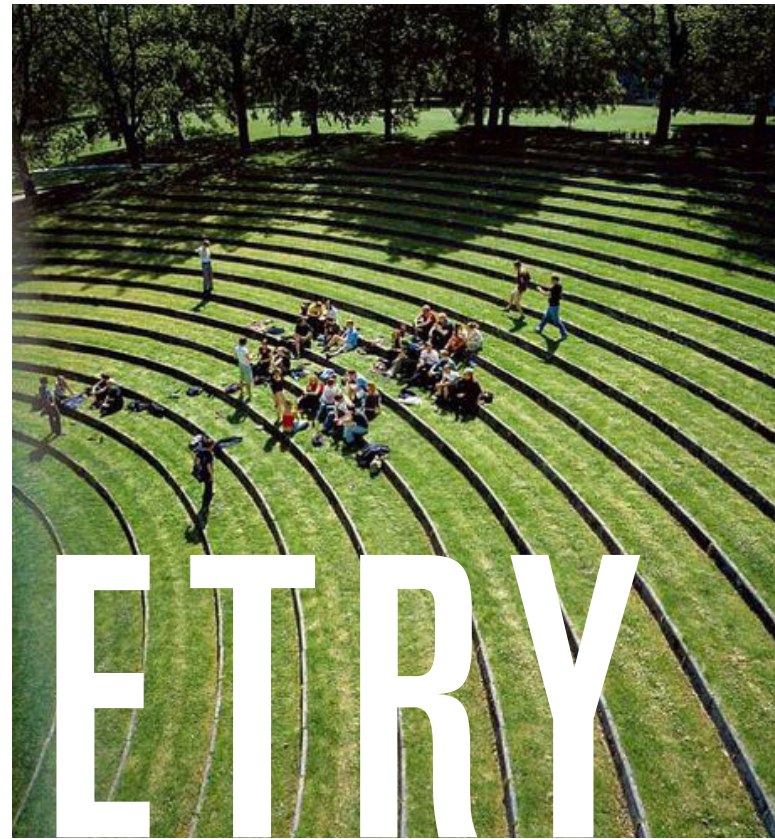
The City of Thousand Oaks is searching for an identifiable downtown core, a cultural hub from the local community and the wider Conejo Valley.

The Civic Arts Plaza sits in the middle of an exciting moment in Thousand Oaks' downtown redevelopment and can uniquely act as a unifier to surrounding development projects.

Developing something that is uniquely 'Downtown Thousand Oaks' can materialize through a visual language strategically carried through the site and into connections with surrounding sites. This may be done through unique material applications, colors, structures, lighting, etc.

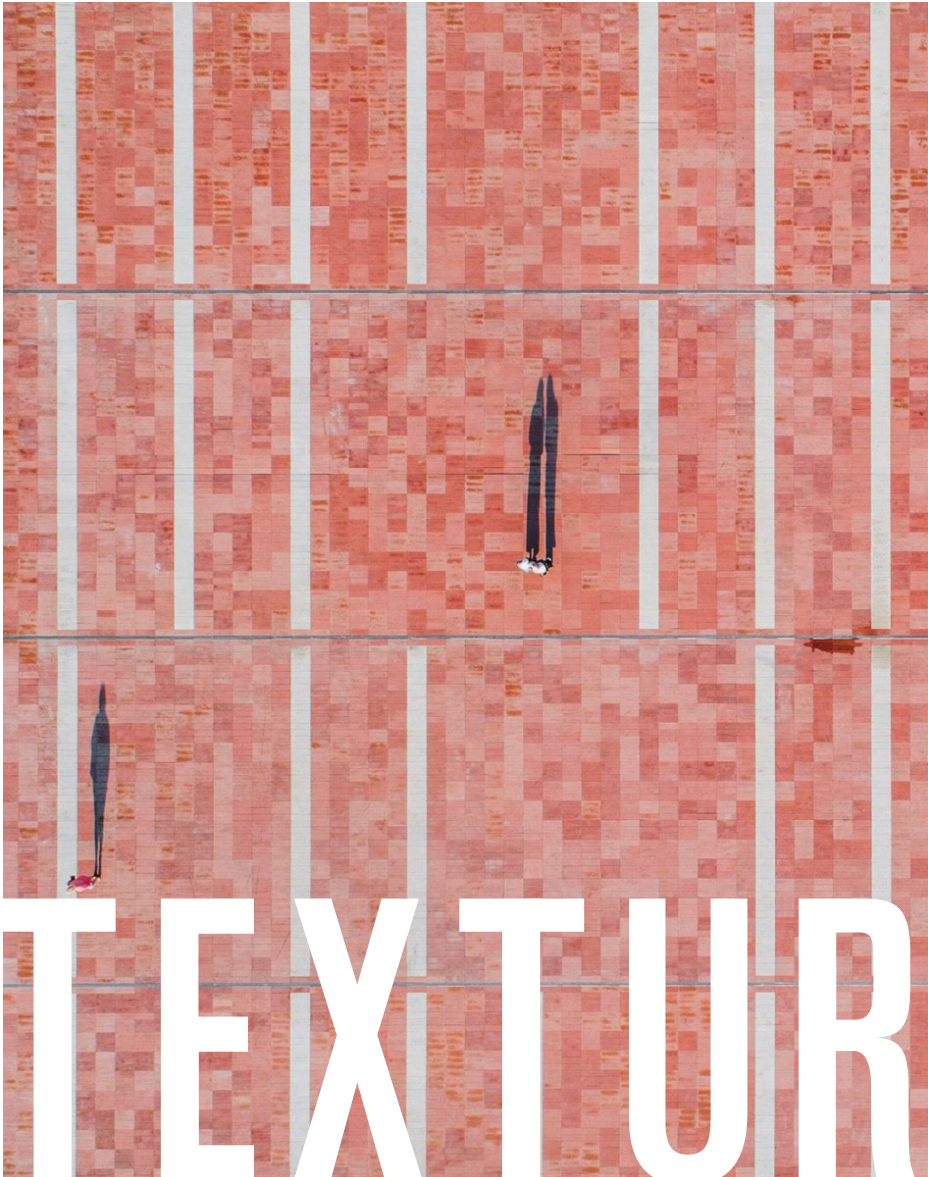
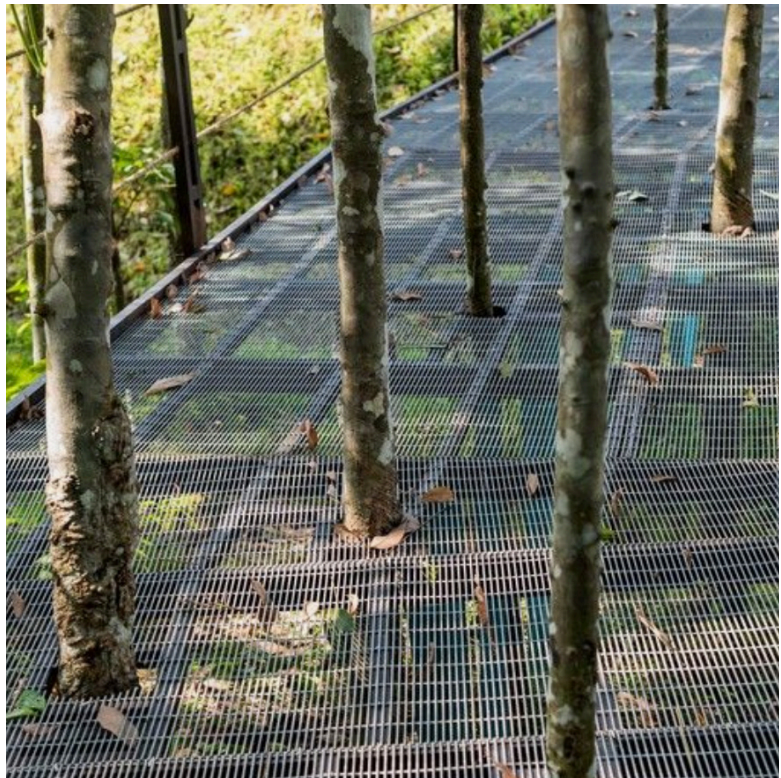
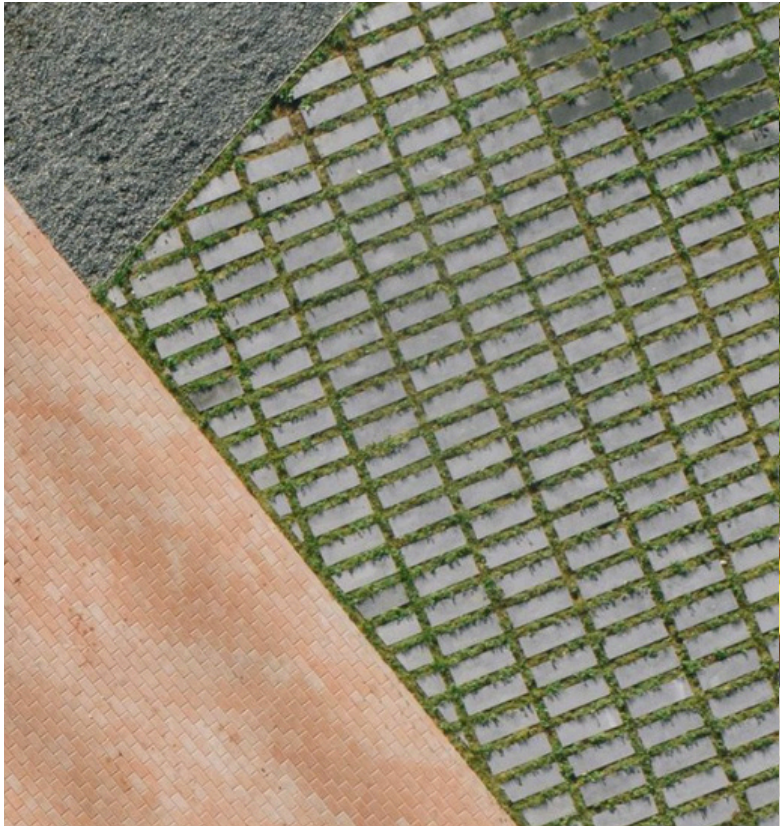
MOOD BOARD

GEOMETRY



Embrace the building's geometry to better tie it to the site.

Work against the building's geometry to create positive tensions and create visual interest.



MOOD BOARD HARDSCAPE

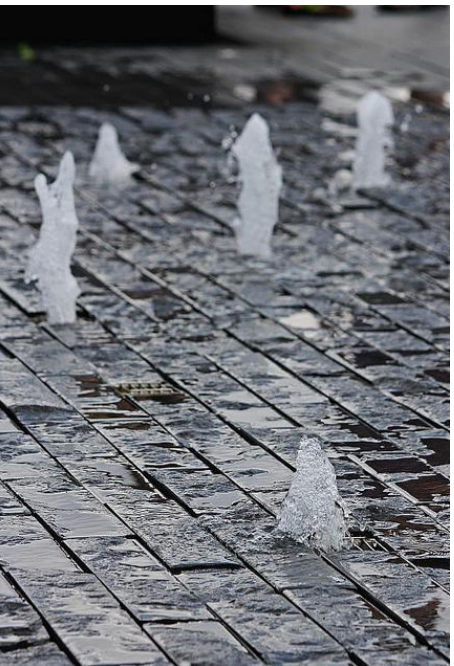
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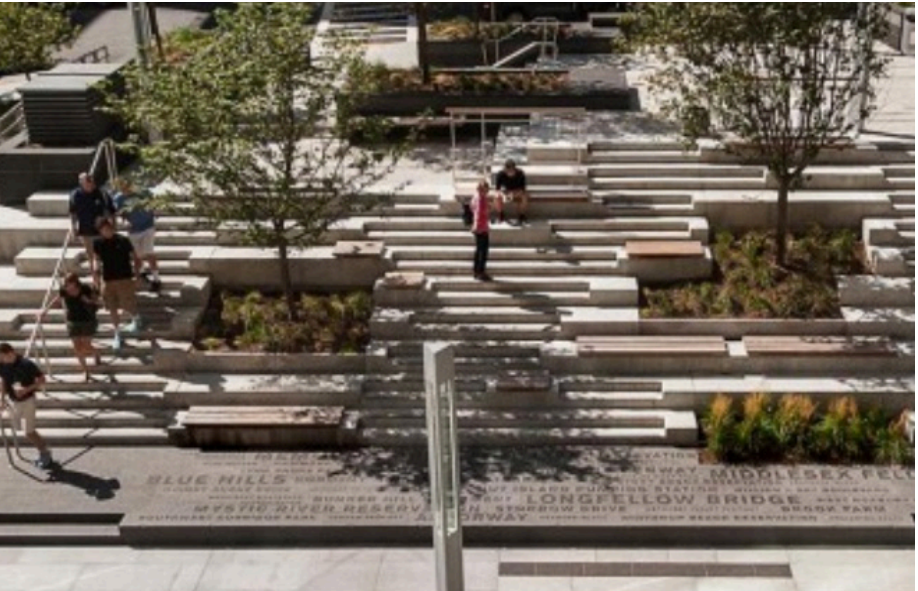
Material shifts will help create visual interest in the ground plane.

Metal mesh surfaces will be used to protect the areas around some of the oaks and allow for foot traffic without the risk of compacting the soil.

Lighting within the ground plane will provide outdoor ambiance after performances.

A low profile water feature will provide both visual texture and white noise from the traffic on Thousand Oaks Blvd.





MOOD BOARD HARDSCAPE

Function follies will help create a visual identity on the site, serving as points of entry, sheltered seating, and informative kiosks.

More artistic hardscaping will not only be sculptural but will also be used to protect the land around the oaks and serve as more decorative bollards near areas of vehicular circulation.

Natural materials, such as boulders, will contrast nicely with the more geometric forms on the site.



MOOD BOARD PLANTS



Leymus Condensatus
Giant Wild Rye



Muhlenbergia rigens
California Deer Grass



Achillea Millefolium
White Yarrow



Pacific Coast Hybrids
Iris



Frangula Californica
Coffeeberry



Clematis Lasiantha
Chaparral Clematis



Eriogonum Grande v. Rubescens
Red Buckwheat



Heuchera 'Rosada'
Rosada Coral Bells



Dudleya Pulverulenta
Chalk Dudleya



Cercis Occidentalis
Western Redbud



Carpenteria Californica
Bush Anemone



The plant palette will be appropriate for the region's climatic conditions as well as the unique conditions of the site and it's many oak trees.

Flowering plants will provide seasonal interested throughout the year.

Grasses such as the Giant Wild Rye and Deer Grass will be planted in masses to enhance the graphic nature of the new site layout.

- California Native
- Drought Tolerant
- Planting Under Oaks
- Fragrant

ILLUSTRATIVE PLAN



- | | |
|----------------------------------|-------------------------------|
| A West Entry Gate | G East Entry Plaza |
| B Town Square | H West Entry Plaza |
| C Terraced Picnic Lawn | I Sheltered Seating |
| D Stairs to Roof Terraces | J Expanded Transit Hub |
| E Sculpture Garden | K Information Kiosk |
| F Water Feature | L Loading Dock Access |

BUILDING LEGEND

- | | |
|-------------------------------|--------------------------------|
| 01 City Hall (offices) | 07 2nd Floor Entrance |
| 02 Forum Theater | 08 1st Floor Entrance |
| 03 Kavli Theater | 09 The Lakes (shopping) |
| 04 Parking Structure | 10 Courtyard |
| 05 Rooftop Terrace | 11 Future Apartments |
| 06 3rd Floor Entrance | 12 Future Museum |



ZONE 1

WEST ENTRANCE

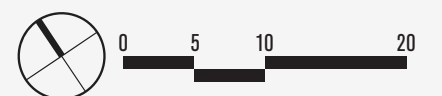


ZONE 1 is now a more formal West entrance to the site. As people enter they are greeted by a system of follies that use shapes that are sympathetic to the ground plane. The West Entry Gate (A) is the largest of the follies on the site, serving as the ceremonial entrance as well as covered bike storage. Additional follies in this zone are used as sheltered seating and a bus shelter (C). ZONE 1 is also defined by it's elevation change. An upper terrace (D) leads back to the second floor building entrance while the lower terrace (E) leads to the City Hall entrance as well as the new front building entrance on the first floor.

- | | |
|--------------------------------|--------------------------------|
| A West Entry Gate | G Metal Mesh Surface |
| B Bike Racks | H Artistic Hardscaping |
| C Sheltered Seating | I Oak Woodland Walk |
| D Upper Terrace Seating | J Oak Woodland Planting |
| E Lower Terrace Seating | K City Hall Courtyards |
| F Native Plant Terraces | L Loading Dock Access |

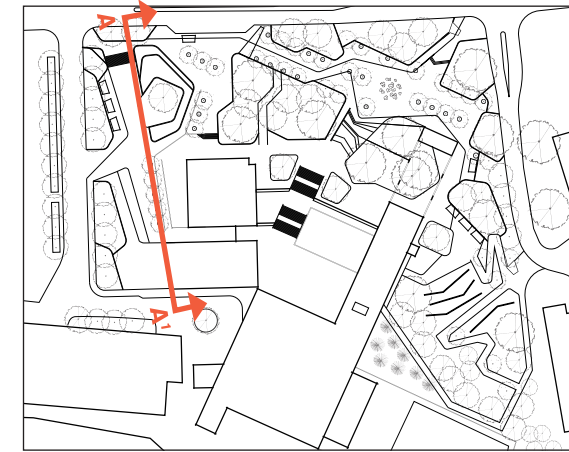
BUILDING LEGEND

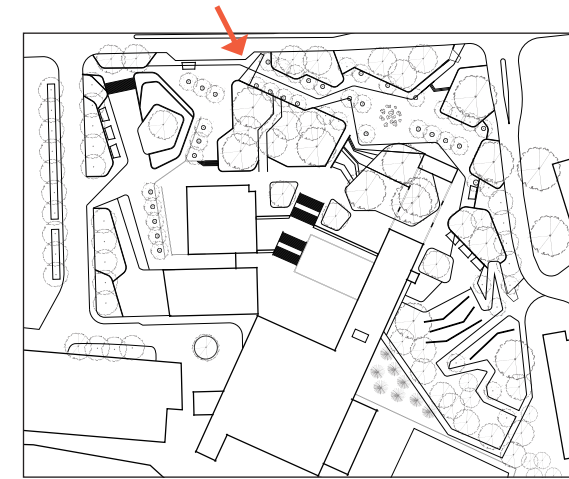
- | | |
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ZONE 1

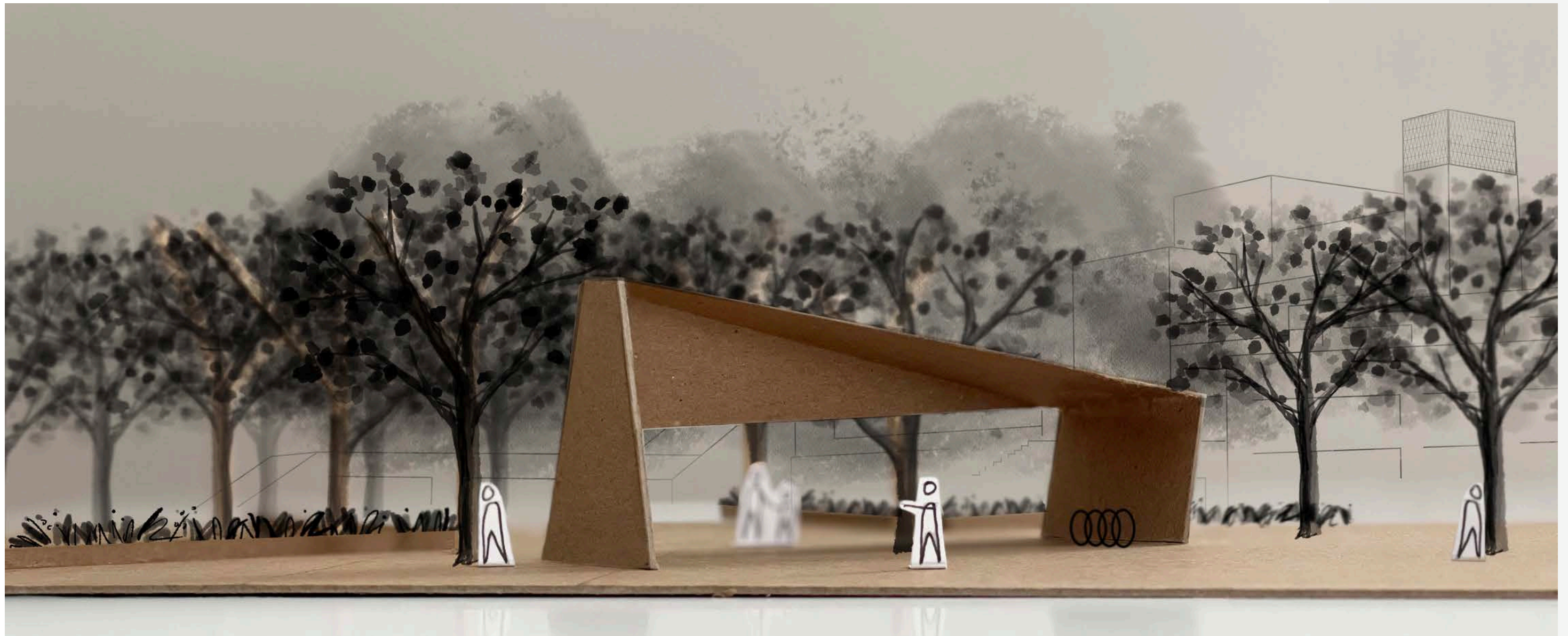
SECTION/ELEVATION





ZONE 1

PERSPECTIVE STUDY
West Entry Gate



TOWN SQUARE



L - Artistic Hardscaping

ZONE 2 is the Town Square, punctuated with flowering trees that guide the eye through the space. The more organic ground plane shifts through the space as if it were an arroyo carved out by water.

- A** East Entry from The Lakes
- B** Information Kiosk
- C** Boulder Water Feature
- D** Sculpture Garden
- E** Oak Woodland Walk
- F** Metal Mesh Surface
- G** Sheltered Seating
- H** Picnic Table Seating
- I** Terraced/Lounge Seating
- J** Stairs to Roof Terraces
- K** Walk-through Sculpture
- L** Artistic Hardscaping

BUILDING LEGEND

- 01 City Hall (offices)
- 02 Forum Theater
- 03 Kavli Theater
- 04 Parking Structure
- 05 Rooftop Terrace
- 06 3rd Floor Entrance
- 07 2nd Floor Entrance
- 08 1st Floor Entrance
- 09 The Lakes (shopping)
- 10 Courtyard
- 11 Future Apartments
- 12 Future Museum





ZONE 2

DETAILS



A - Integrated Tree Seating



B - Oak Woodland Walk

A naturalized planting area under the cluster of oaks not only protects the trees but also serves as an oak woodland walkway (B), bringing visitors up close to and under the tree canopy, through the woodland, and to the front entrance of the building.

BUILDING LEGEND

- | | |
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ZONE 2

DETAILS



A - Terraced/Lounge Seating



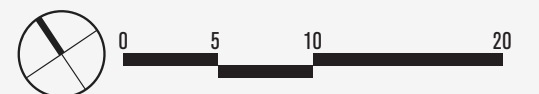
B - Metal Mesh Surface

A metal mesh surface (B) provides an opportunity to open up pedestrian circulation closer to the oak trees without compacting the soil around their footprints. The mesh material also offers a more translucent surface, giving plants an opportunity to grow through and soften the edges a bit. Lighting can also be installed under the metal mesh to provide ambiance in the evenings.

Terraced/lounge seating is constructed in the open courtyard, giving visitors a quiet space for reflection under the oak canopy..

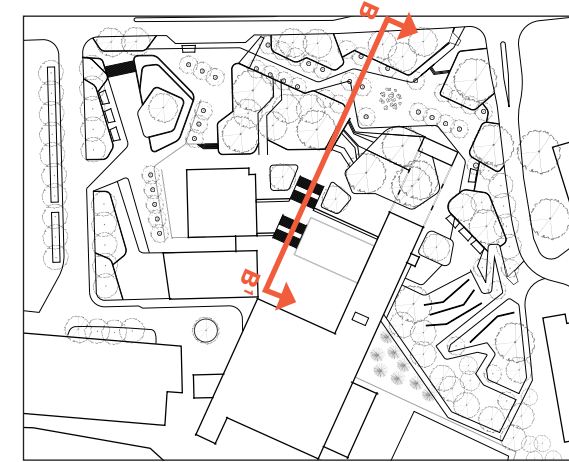
BUILDING LEGEND

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ZONE 2

SECTION/ELEVATION



B

B'

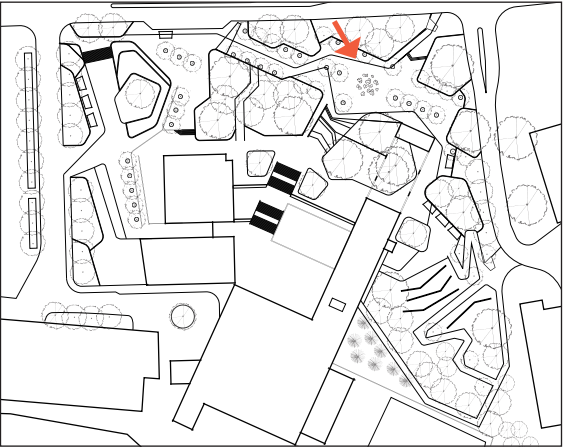
ARTISTIC
HARDSCAPING

NATIVE OAK
WOODLAND
PLANTING

BOULDER
WATER FEATURE

SCULPTURE
GARDEN

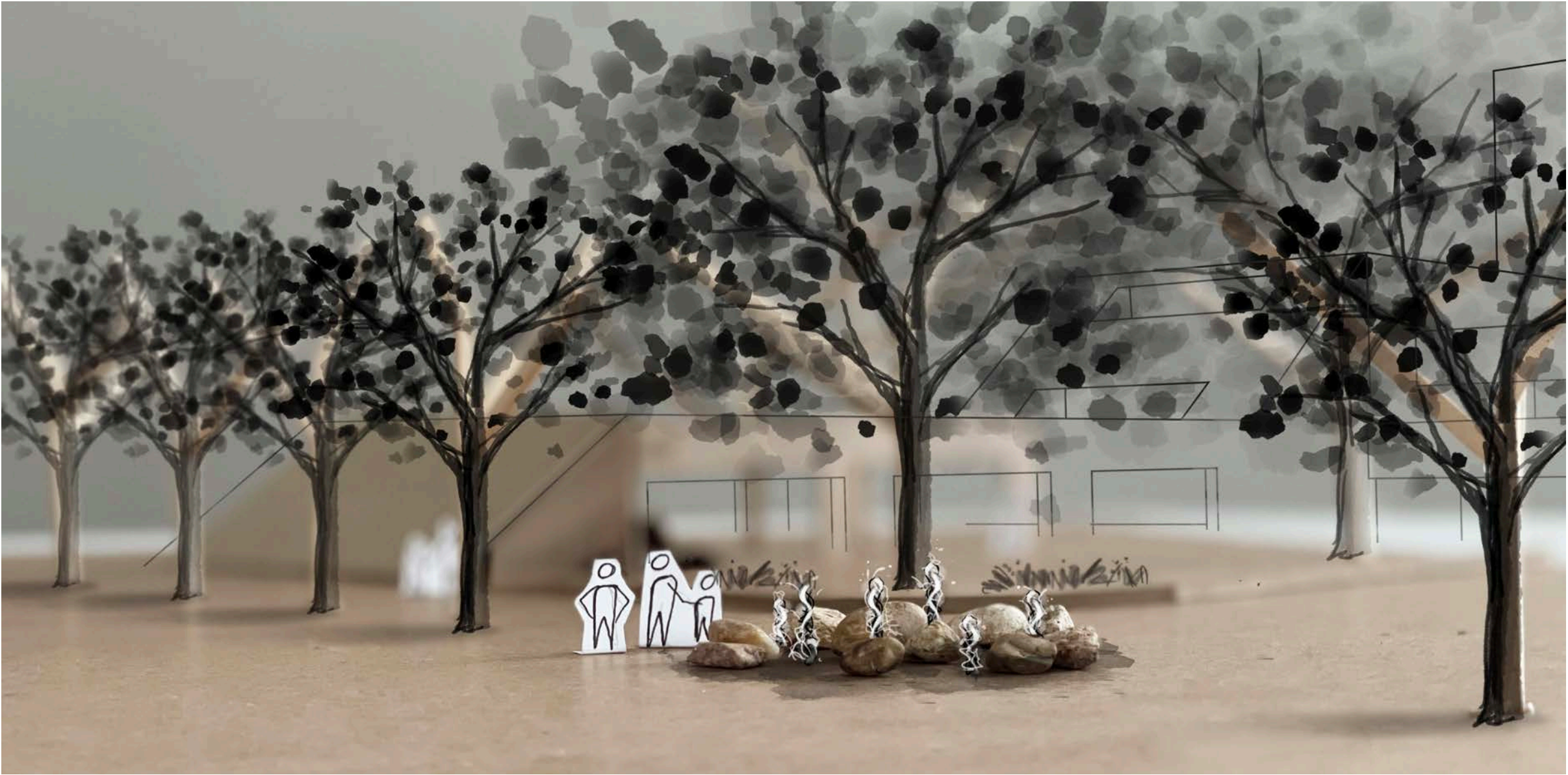
STAIRS TO
ROOF TERRACES

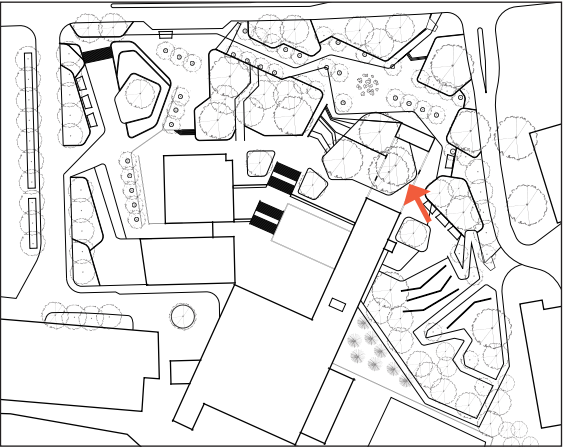


ZONE 2
PERSPECTIVE STUDY
Water Feature

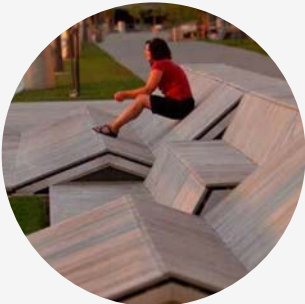


Surface Water Feature





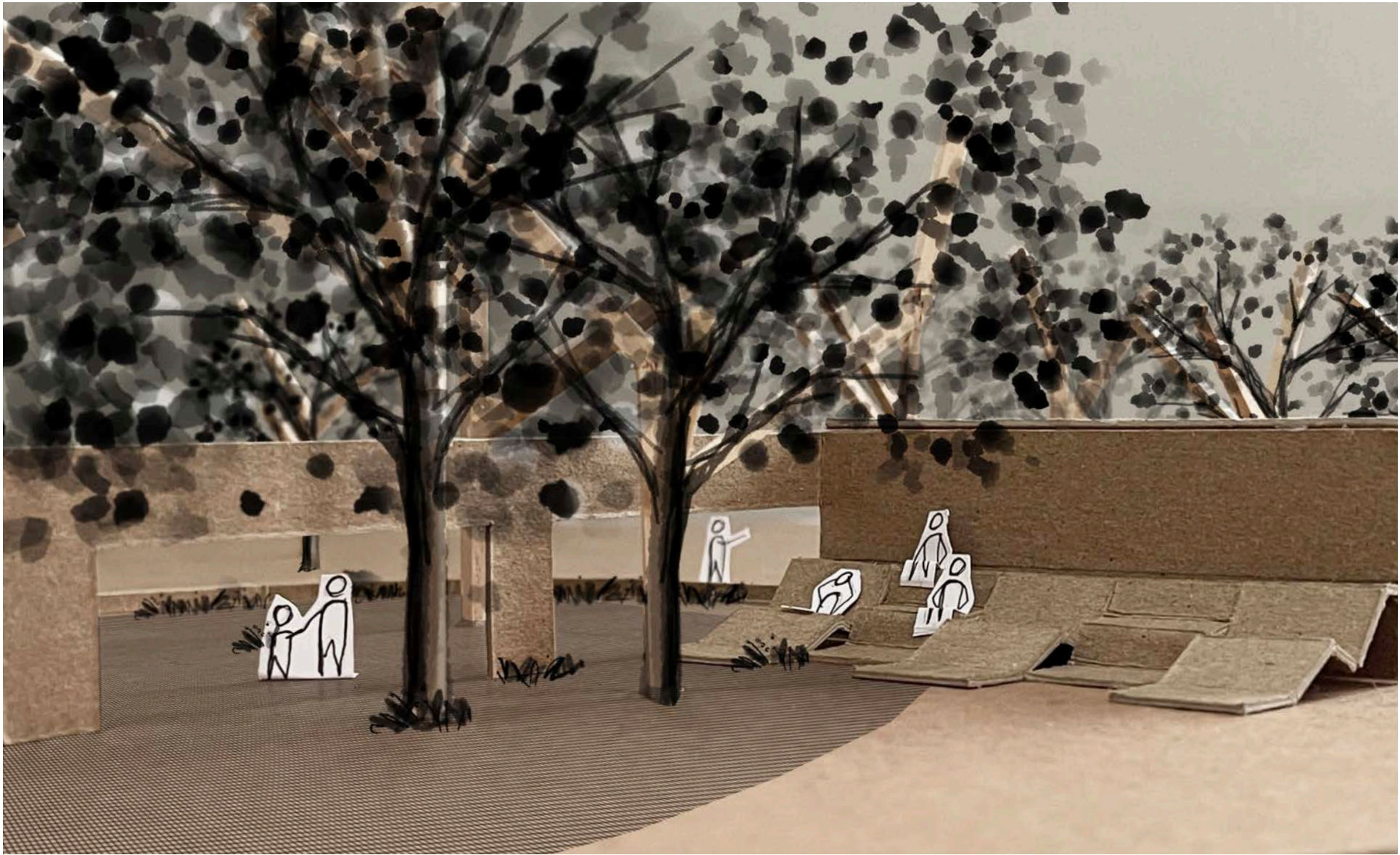
ZONE 2
PERSPECTIVE STUDY
Terraced/Lounge Seating



Terraced/Lounge Seating



Metal Mesh Surface





ZONE 3

TERRACED LAWN AND EAST ENTRY



Terraced Picnic Lawn

ZONE 3 is the new East Entry to the site from the future residential development and The Lakes parking lot.

- | | |
|-----------------------------------|--------------------------------|
| A New East Entry | G Sheltered Seating |
| B Information Kiosk | H Ramp to Third Floor |
| C Ramp to East Entry Plaza | I East Entry Plaza |
| D Terraced Picnic Lawn | J Oak Woodland Planting |
| E Seat wall | K Turf |
| F Sloped Walkway | L Metal Mesh Surface |

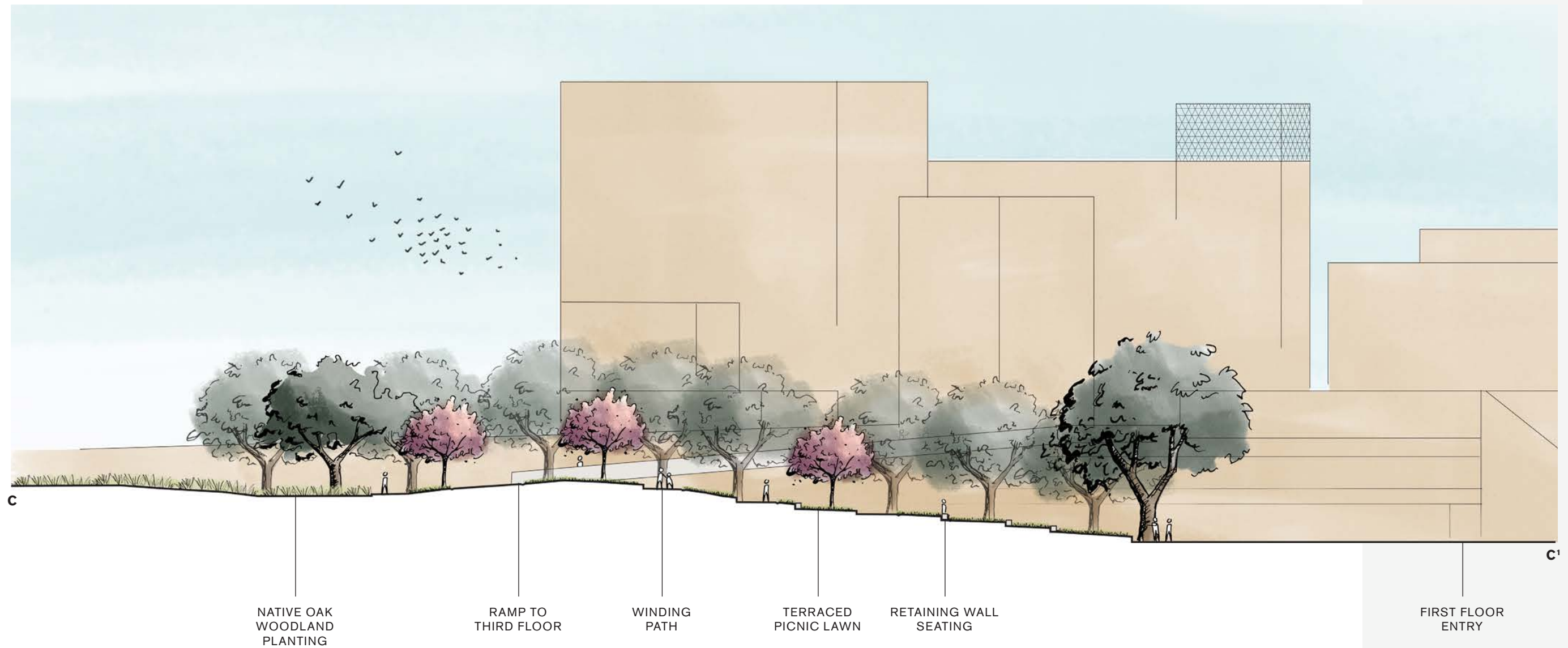
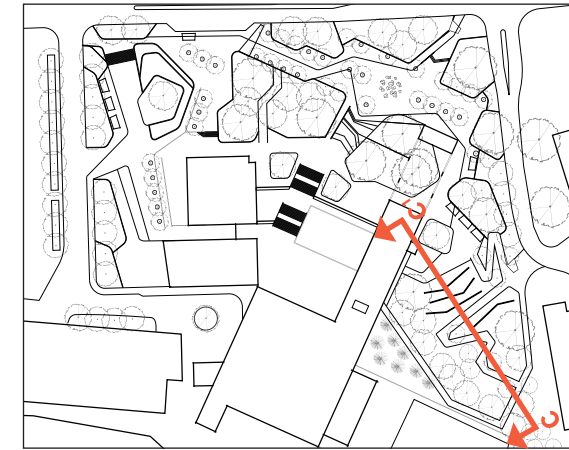
BUILDING LEGEND

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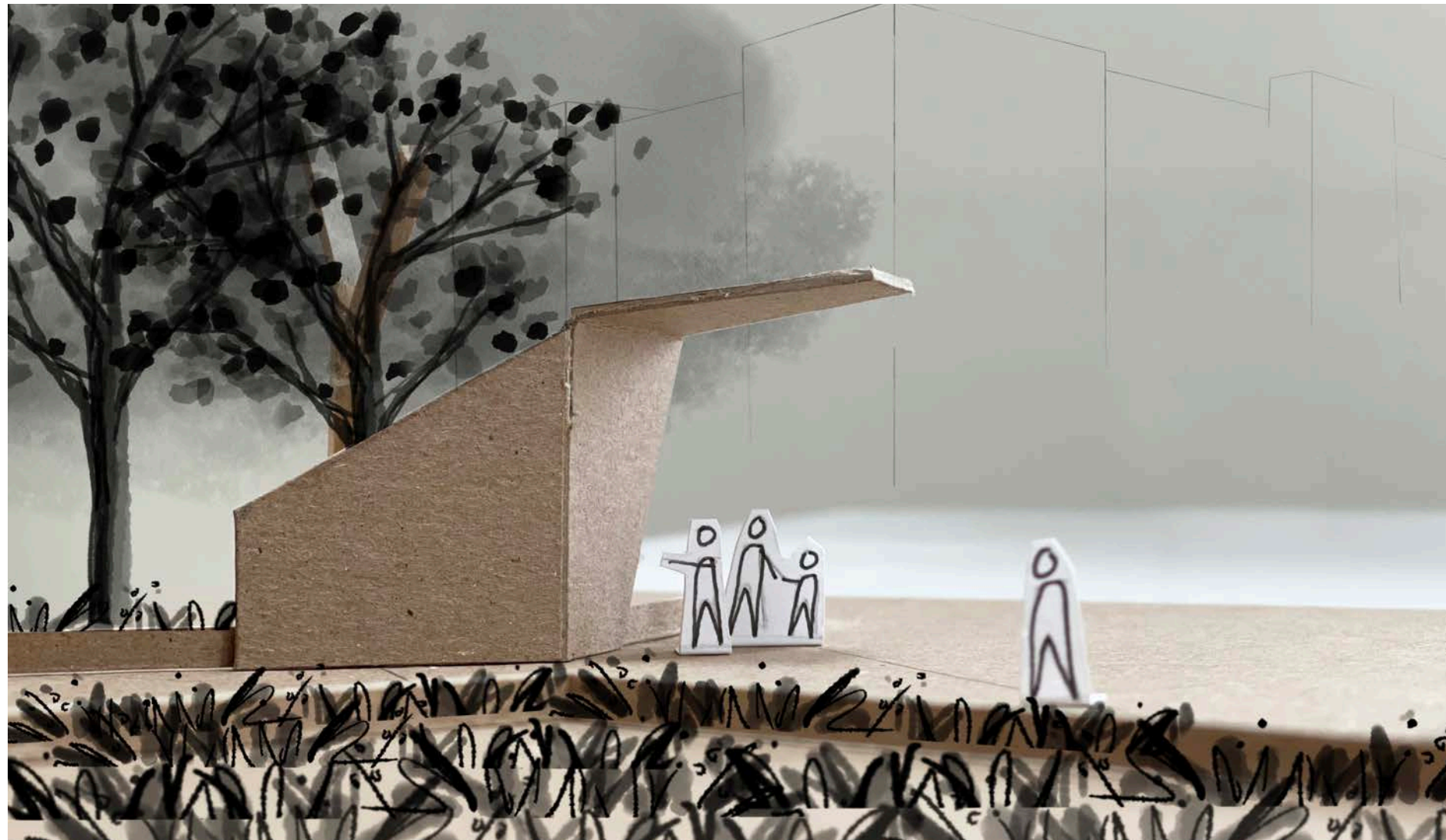
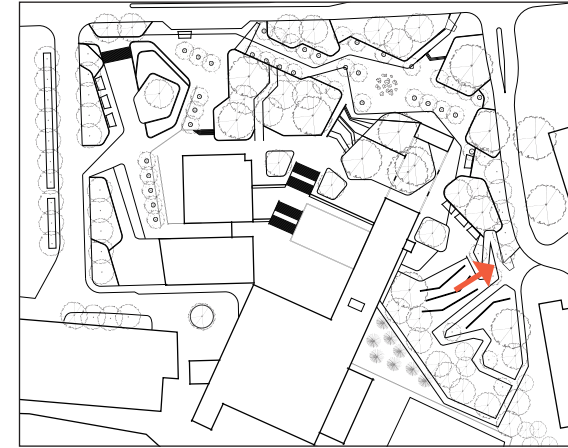
ZONE 3

SECTION/ELEVATION



ZONE 3

PERSPECTIVE STUDY
Information Kiosk



LANDSCAPE DESIGN 3
ARCH-X 471.2F

THANK YOU

DESIGNER - BRENNAN GROH
INSTRUCTOR - FRANCISCO BEHR