



Thousand Oaks Civic Arts Plaza

LANDSCAPE DESIGN 3

PREPARED BY : KYLE MASSIE

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LOCATION & HISTORY



The Thousand Oaks Civic Arts Plaza was completed in October 1994 to be a regional performing arts and civic center. The campus includes the 1,800-seat Kavli theatre, and the 394-seat Scherr Forum theatre, which also doubles as the Andrew P. Fox City Council Chambers and Planning Commission venue. Also located on campus is a 750-space 5-level parking structure, an 87,000 square foot office area dedicated to City Hall functions and 10,000 square feet for tenants. It is considered to be located in the downtown core of The City of Thousand Oaks.



The Indigenous Chumash Tribes were the original stewards of the land surrounding Thousand Oaks and the Conejo Valley.



The site was formerly a private zoo and animal training facility called Jungleland USA.

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

Size : 14 Acres

CONTEXT



Legend

-  Civic Arts Plaza Site
-  Gardens of the World
-  The Lakes Shopping Center
-  Commercial / Retail
-  Future Development

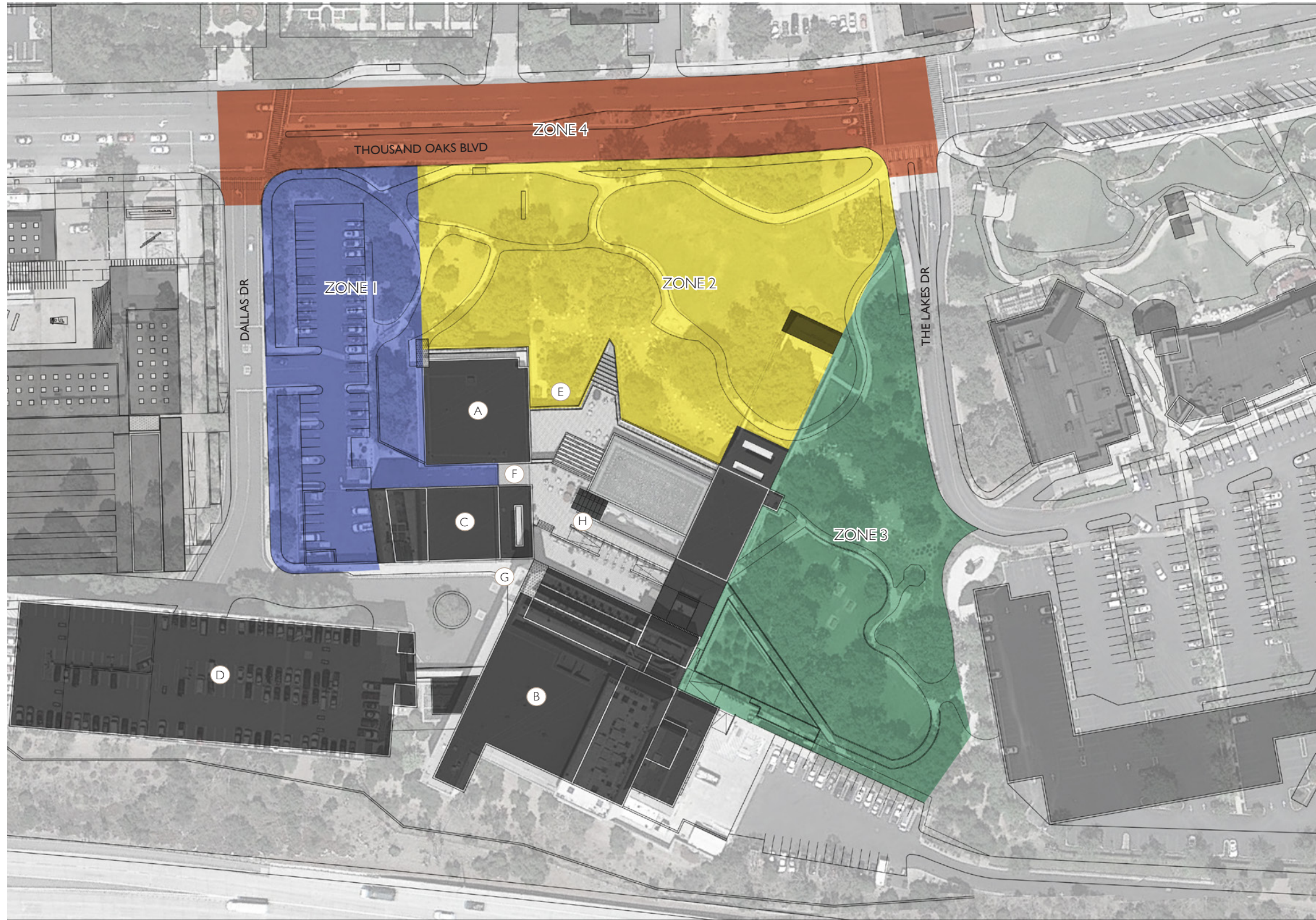
Gardens of the World



The Lakes Shopping Center



SITE ANALYSIS - ZONES



Zone 1

The Northern pedestrian entrance of the Civic Arts Plaza. The main feature of this area is a relatively flattened parking site and delivery entrance. The 3rd floor entrance to City Hall is also located here although it is not easy to access from the large parking structure located at the termination of Dallas Dr.

Zone 2

The Eastern pedestrian entrance of the Civic Arts Plaza and the public transit entrance further towards the North. This zone holds a large amount of protected Oaks as well as sizable swaths of turf which go mostly unused by those on the premises. A dry creek also runs through this area.

Zone 3

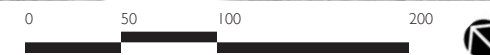
The Southern pedestrian entrance of the Civic Arts Plaza. You can access the building through a ramp which takes you to the 3rd floor terrace. This area also holds a large amount of protected Oaks. A main feature of this zone is the dramatic change in elevation as you head from North to South.

Zone 4

Thousand Oaks Blvd highlights this zone with vehicular entrances at Dallas Dr and The Lakes Dr. This is where you have the public transit stop. Also located here are pedestrian cross walks from the NE side of Thousand Oaks Blvd.

Building Legend

- | | |
|------------------------|-----------------------------|
| (A) City Hall Offices | (E) Main Level Entrance |
| (B) Fred Kavli Theater | (F) Second Level Entrance |
| (C) Forum Theater | (G) Third Level Entrance |
| (D) Parking Garage | (H) Roof Terrace / Fountain |



SITE ANALYSIS - ZONE I



① The Northern pedestrian entrance

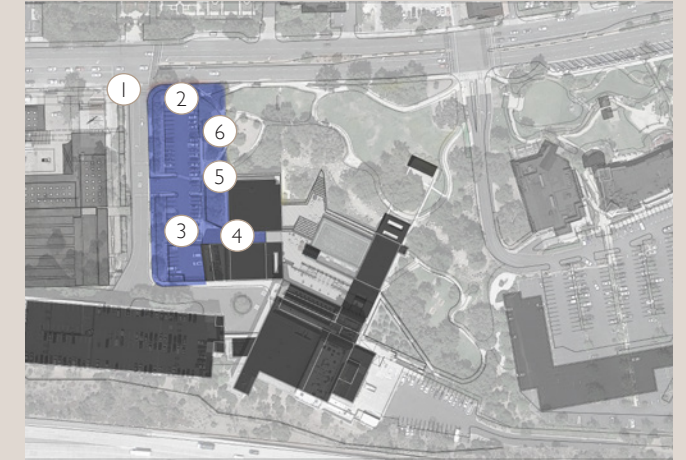


② Parking lot which is a relatively flat elevation



③ Delivery zone which needs to remain accessible

Key Map



Zone I

The Northern pedestrian entrance of the Civic Arts Plaza. The main feature of this area is a relatively flattened parking site and delivery entrance. The 3rd floor entrance to City Hall is also located here although it is not easy to access from the large parking structure located at the termination of Dallas Dr.



④ Hidden entrance to City Hall



⑤ Lower garden space which seems underutilized



⑥ Example of elevation changes as you move East into the plaza

SITE ANALYSIS - ZONE 2



① Eastern pedestrian entrance



② Terraced plantings which can be altered with vertical access to second and third floor



③ Protected Oak area with sparse understory



④ Large swaths of turf throughout



⑤ Dry creek running parallel to building



⑥ Stage area with protected Oaks taking up most of the possible seating space

Key Map



Zone 2

The Eastern pedestrian entrance of the Civic Arts Plaza and the public transit entrance further towards the North. This zone holds a large amount of protected Oaks as well as sizable swaths of turf which go mostly unused by those on the premises. A dry creek also runs through this area.

SITE ANALYSIS - ZONE 3



① Southern pedestrian entrance from The Lakes parking lot



② Elevated walk to the South entrance of the third floor



③ View from South to North and change in elevation

Key Map



④ Protected Oak area with healthy soil and thriving understory planting



⑤ Hidden stair entrance to the second floor terrace



⑥ Vacant understory planting under protected Oaks

Zone 3

The Southern pedestrian entrance of the Civic Arts Plaza. You can access the building through a ramp which takes you to the 3rd floor terrace. This area also holds a large amount of protected Oaks. A main feature of this zone is the dramatic change in elevation as you head from North to South.

SITE ANALYSIS - ZONE 4



① Vehicular entrance and exit at Dallas Dr



② Looking East down Thousand Oaks Blvd from the corner of Dallas Dr



③ Existing public transit stop



④ Looking West down Thousand Oaks Blvd from The Lakes Dr



⑤ Vehicular entrance and exit at The Lakes Dr



⑥ Looking East toward The Lakes shopping center from the corner of Thousand Oaks Blvd and The Lakes Dr

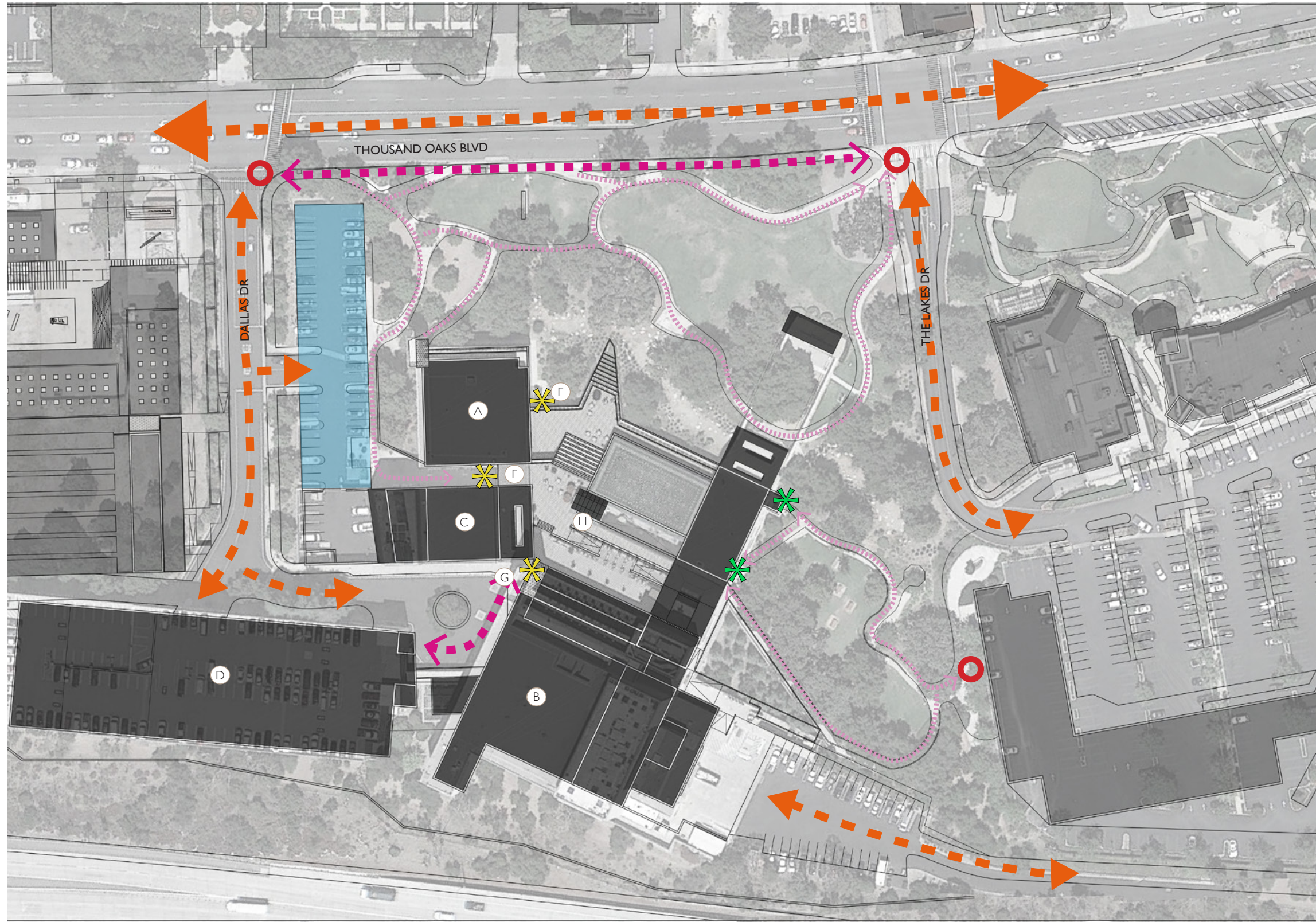
Key Map



Zone 4

Thousand Oaks Blvd highlights this zone with vehicular entrances at Dallas Dr and The Lakes Dr. This is where you have the public transit stop. Also located here are pedestrian crosswalks from the NE side of Thousand Oaks Blvd.

SITE ANALYSIS - CIRCULATION



Legend

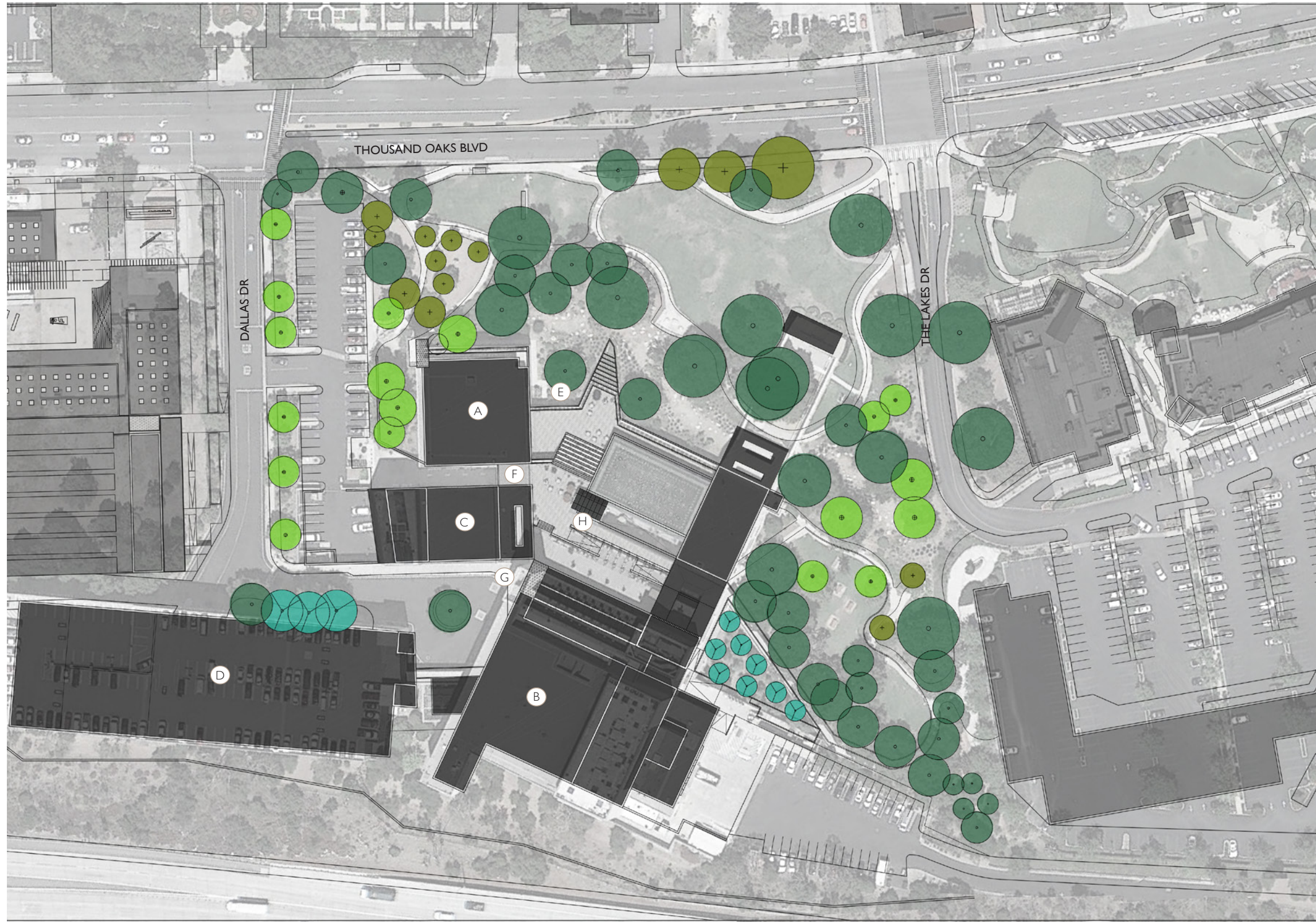
- Primary Vehicular
- Secondary Vehicular
- Primary Pedestrian
- Secondary Pedestrian
- Primary Building Access
- Secondary Building Access
- Existing Parking Lot
- Site Access Point

Building Legend

- A City Hall Offices
- B Fred Kavli Theater
- C Forum Theater
- D Parking Garage
- E Main Level Entrance
- F Second Level Entrance
- G Third Level Entrance
- H Roof Terrace / Fountain



SITE ANALYSIS - TREE CANOPY

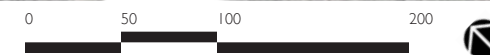


Legend

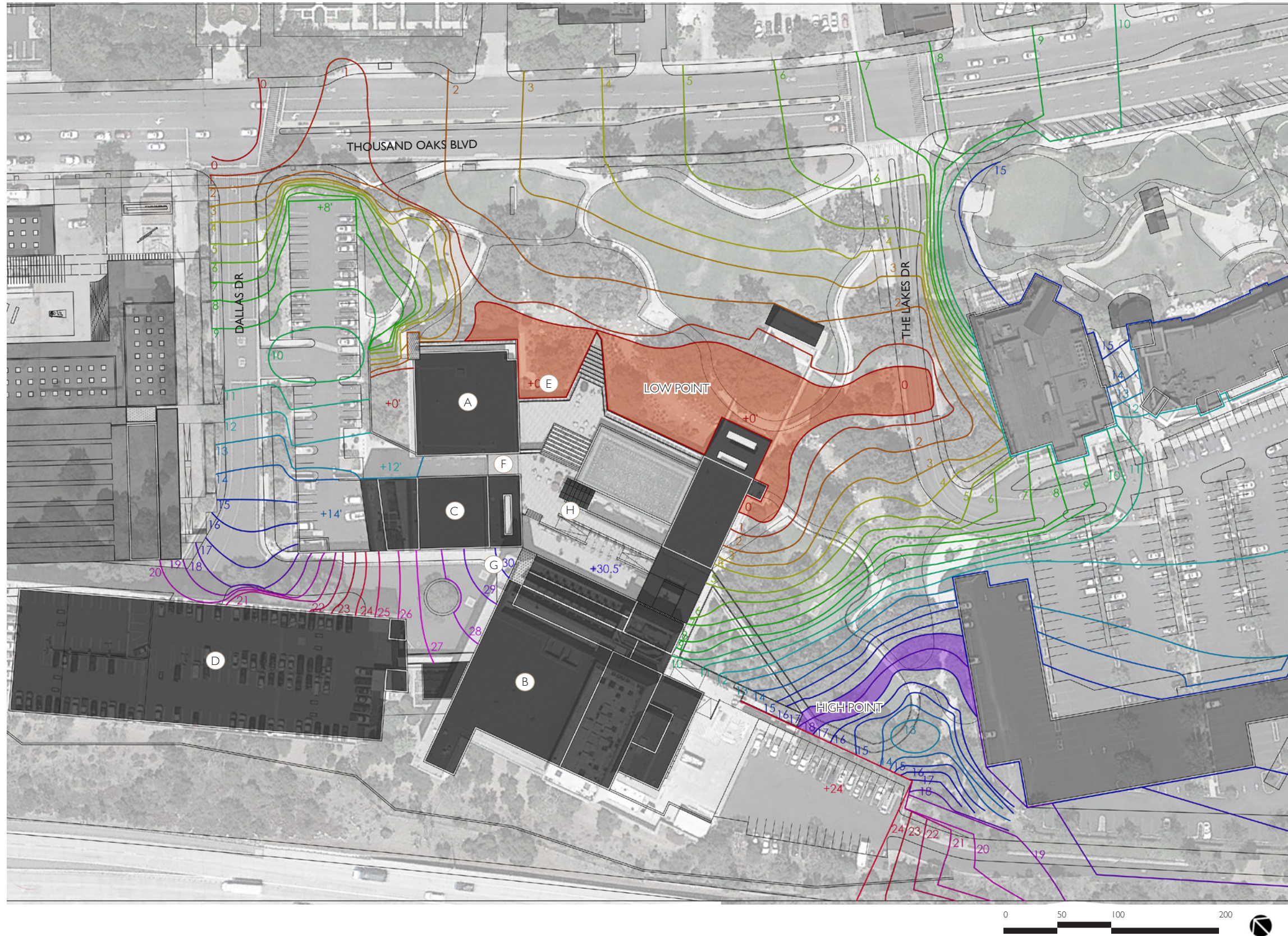
- Protected Oak Tree
- Sycamore Tree
- Conifer Tree
- Other Tree

Building Legend

- | | |
|------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
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SITE ANALYSIS - TOPOGRAPHY



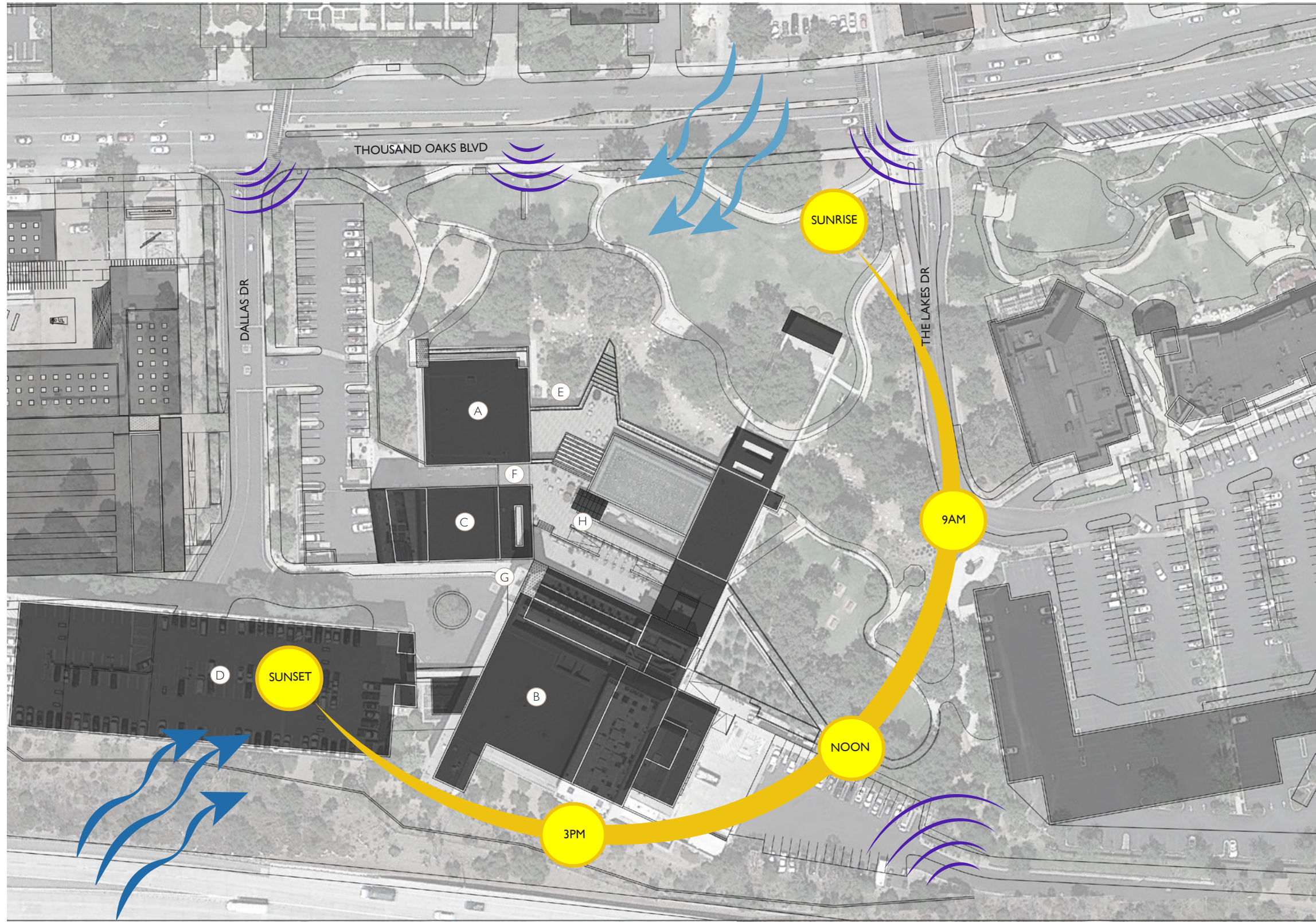
Legend

Topography Plan Contour Interval = 1'

Building Legend

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SITE ANALYSIS - ENVIRONMENT



Legend

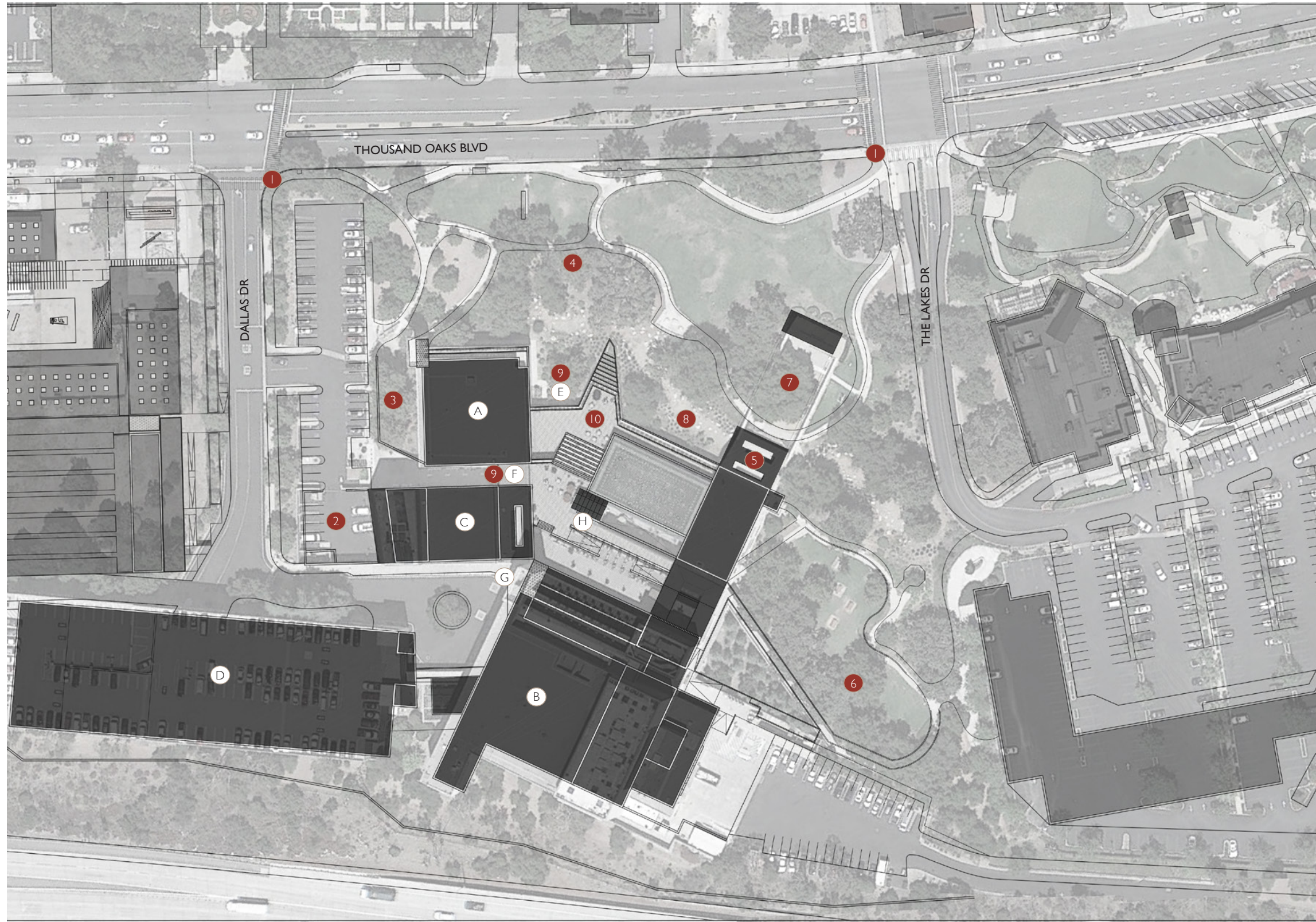
-  Sun Path at Equinox
-  External Noise
-  Prevailing Winds
-  Santa Ana Winds

Building Legend

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SITE CONSTRAINTS



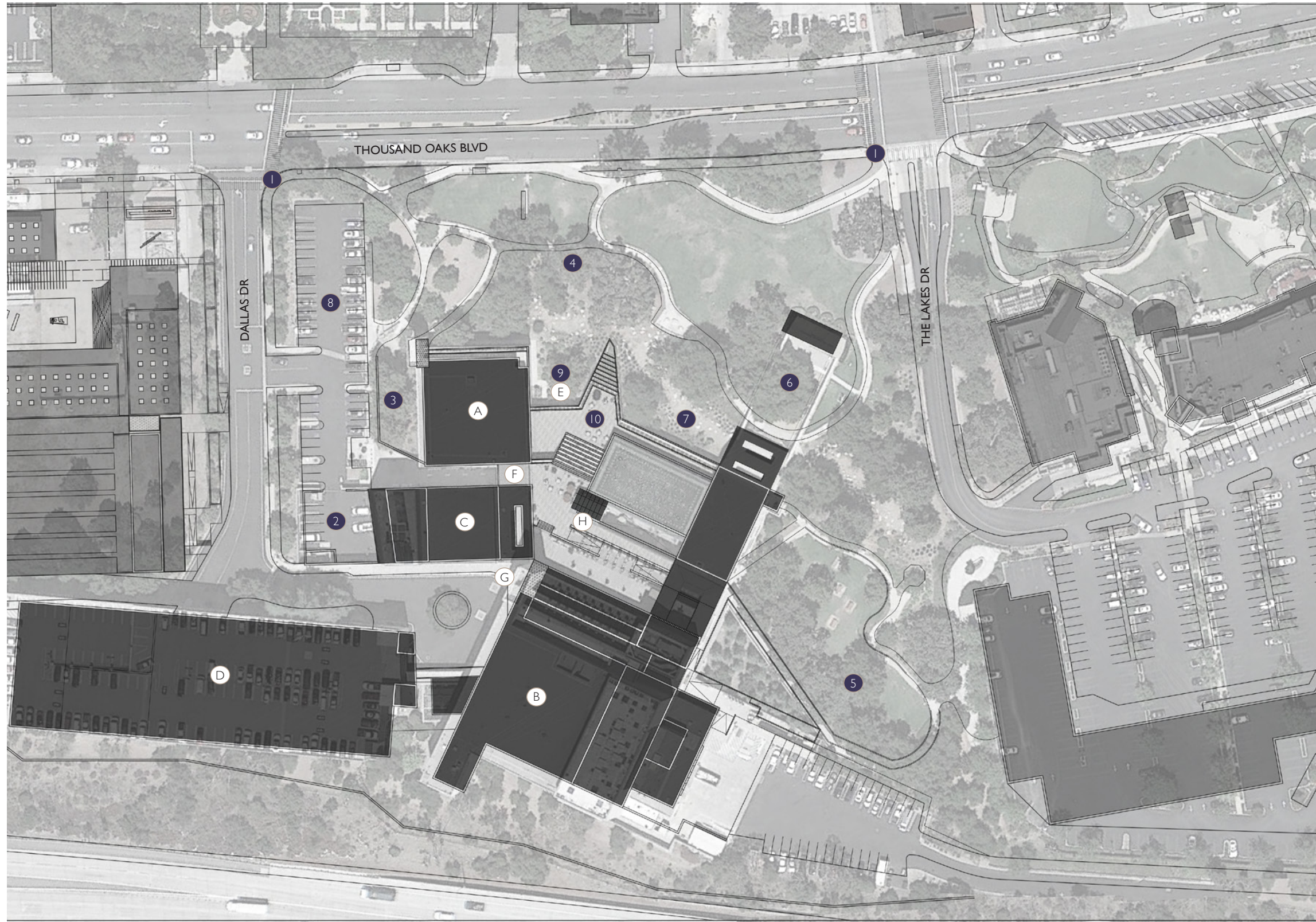
Legend

- 1 Main pedestrian entrances to site do not connect to surroundings or offer wayfinding signage
- 2 Access to delivery area must be maintained
- 3 Under-utilized sunken garden area with steep drop in elevation
- 4 Large areas of protected Oak trees
- 5 Dark and unusable underpass though building
- 6 Dramatic change in elevation at picnic area
- 7 Stage area with no real space for seating because of protected Oaks
- 8 Dry creek no longer serves ecological nor aesthetic purpose
- 9 Building entrances have no wayfinding signage or obvious paths leading in the right direction
- 10 Planted terraces give no access to second and third floor from the landscape

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SITE OPPORTUNITIES



Legend

- 1 Main pedestrian entrances can be designed in a way that addresses external relationships as well as internal relationships to the site
- 2 Approach to delivery area can be redesigned in a way that is open for public use but still accessible when needed
- 3 Sunken garden can be a shaded seating area for employees
- 4 Large areas of protected Oak trees can be converted in to experiential zones via elevated paths
- 5 Dramatic change in elevation at South end can be converted to amphitheater
- 6 Stage area is a perfect place for quite reflective space. An outdoor room underneath the Oaks
- 7 Dry creek can be converted to single elevation at front of building for path and shaded seating area
- 8 Relatively flat topography of parking lot can make for a new grand promenade to City Hall entrance on NW side of building
- 9 Create wayfinding signage or obvious path which leads to the new City Hall entrance at ground level
- 10 A new grand staircase can add vertical circulation from ground floor to terraces

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GOALS & OBJECTIVES

Create a magnetic cultural center for the community of Thousand Oaks

- Continued integration of temporary and permanent public art installations
- Install versatile mixed-use areas and flexible performance space
- Introduce a “Town Square” that can host expanded event programming



Diversify user groups actively enjoying park spaces

- Develop clustered activity areas
- Walk-through discovery and education garden for all ages
- Construct quiet contemplative spaces that feel like home



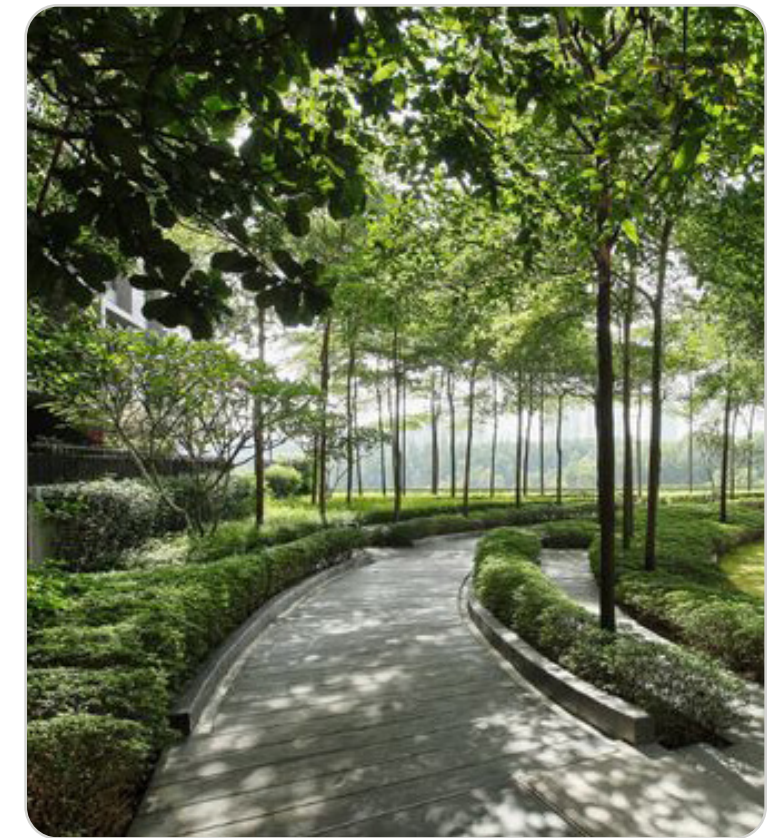
Connect City Hall and civic institutions to the surrounding urban spaces

- Using strong visual and physically inviting connections to encourage pedestrian flow
- Adding vertical circulation to terraces from ground plane resulting in shared programming
- Localized symmetries, providing a sense of direction through the space

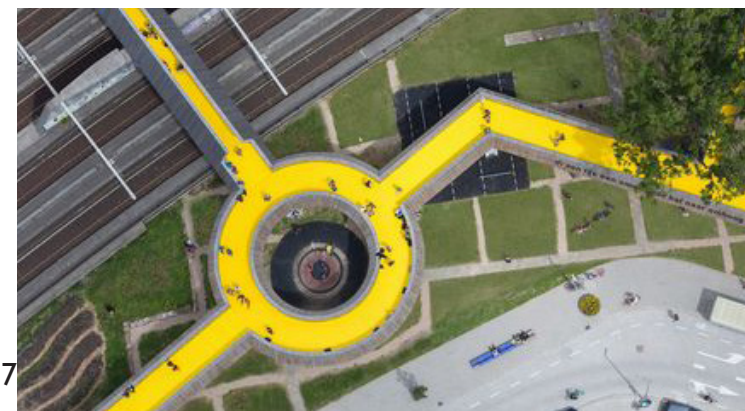
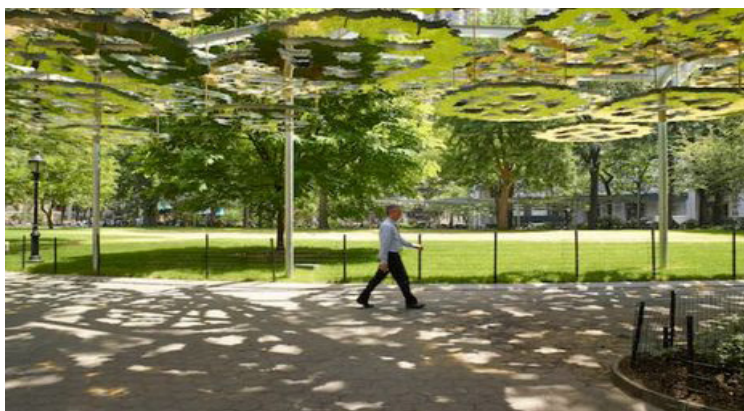
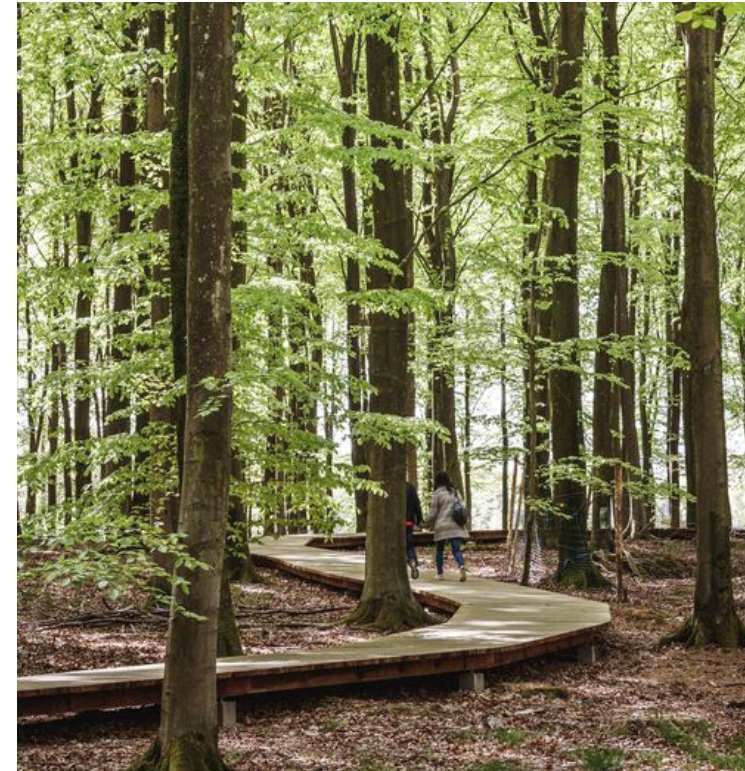
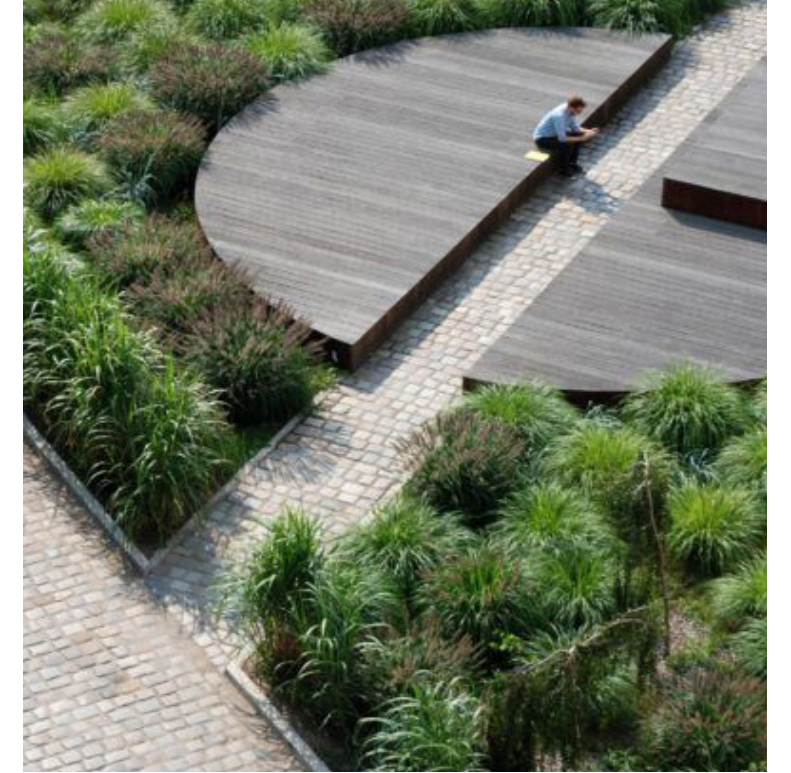
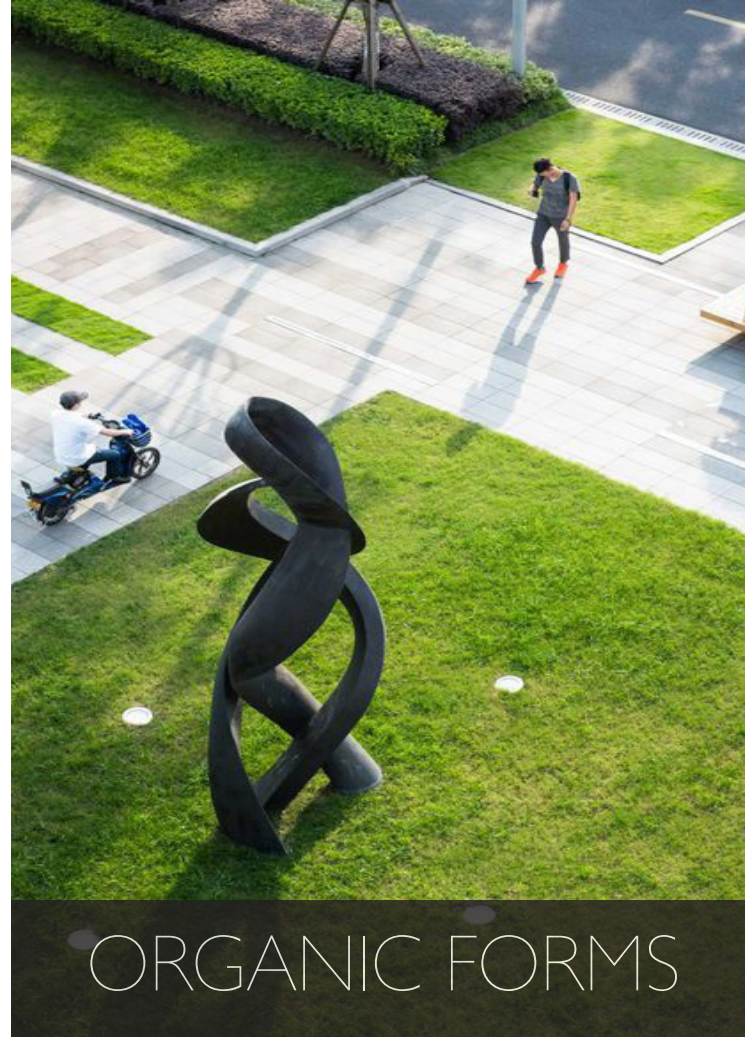


Regenerate the urban forest

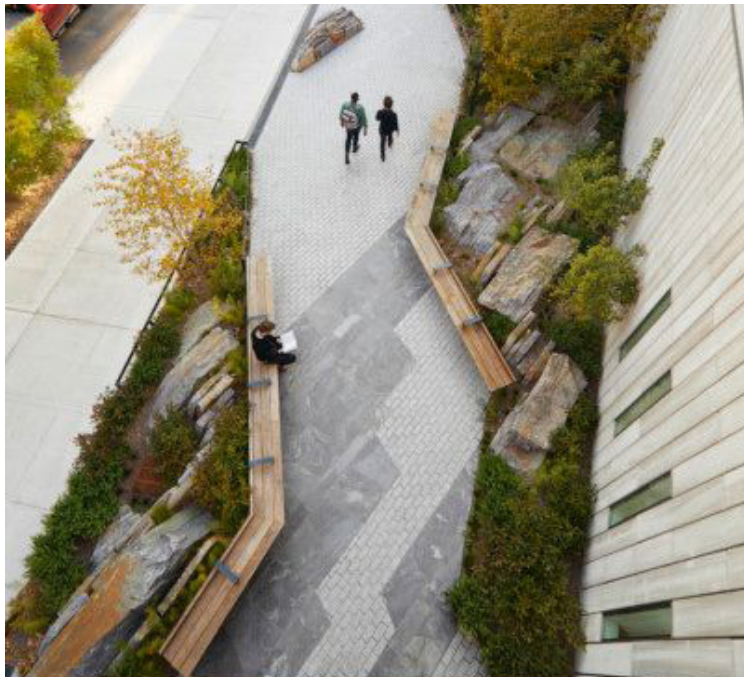
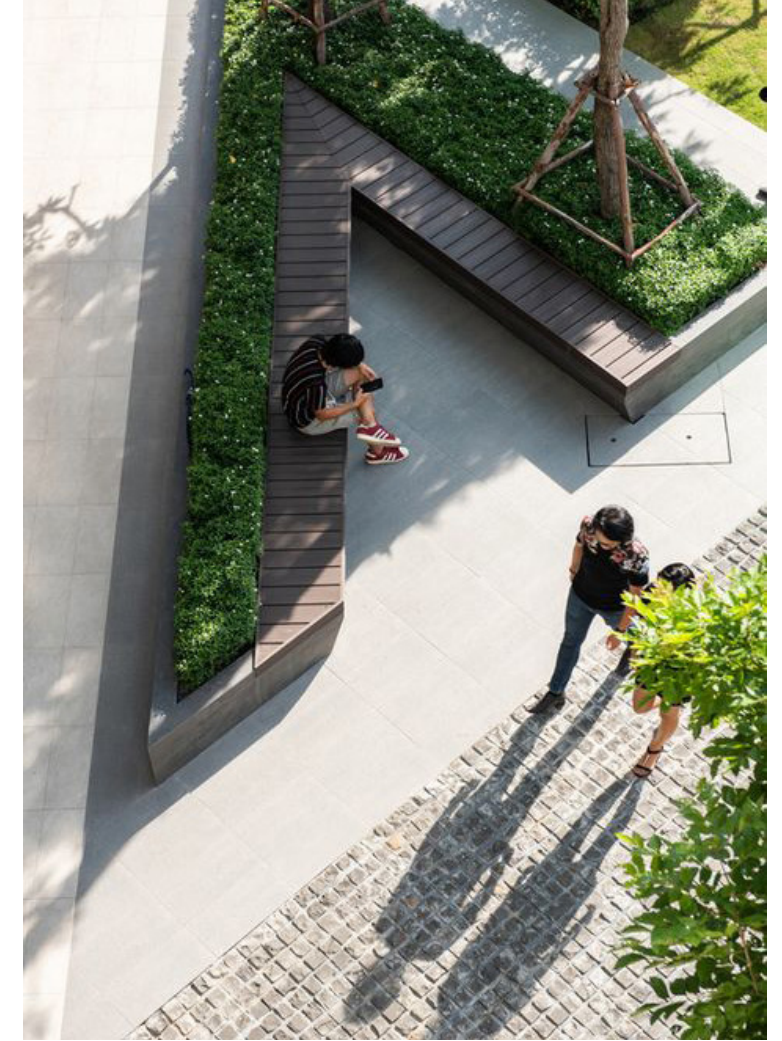
- Planting native species gardens and additional native trees throughout the property
- Sacred Oak Tree preservation on site by designing around canopy drip lines



INSPIRATION



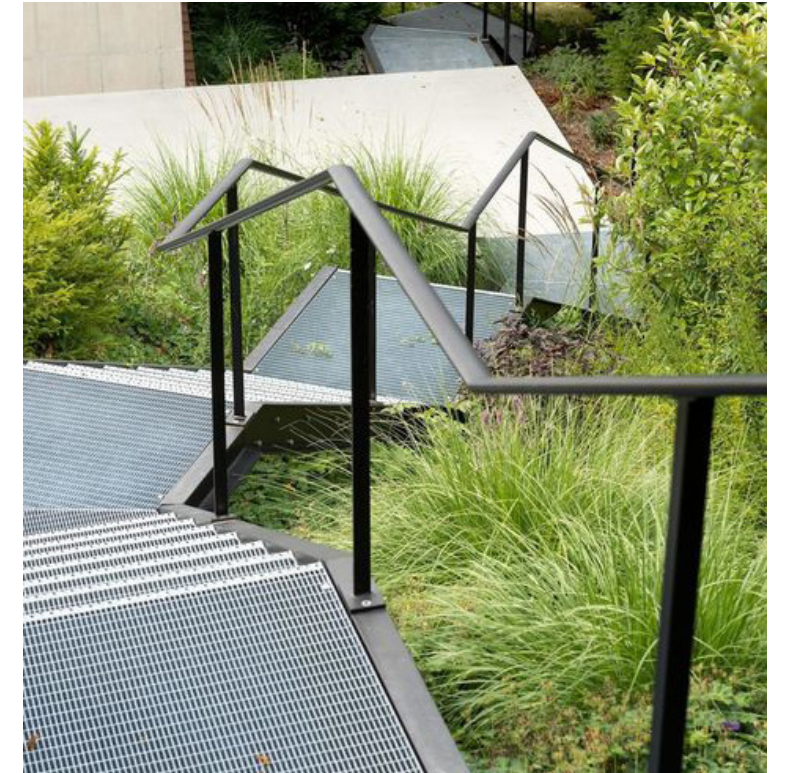
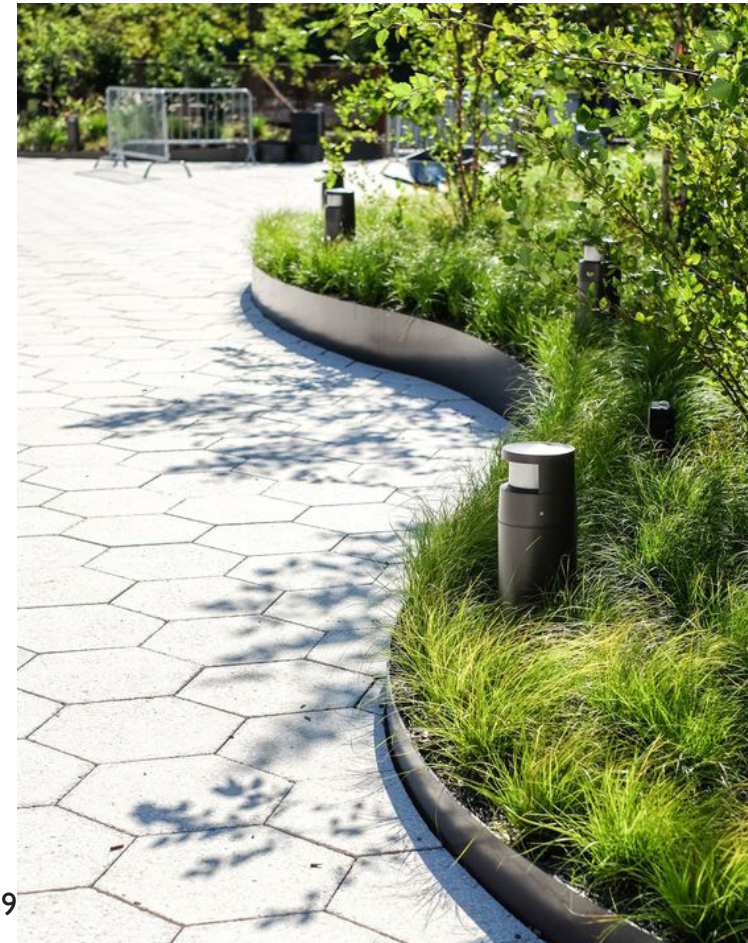
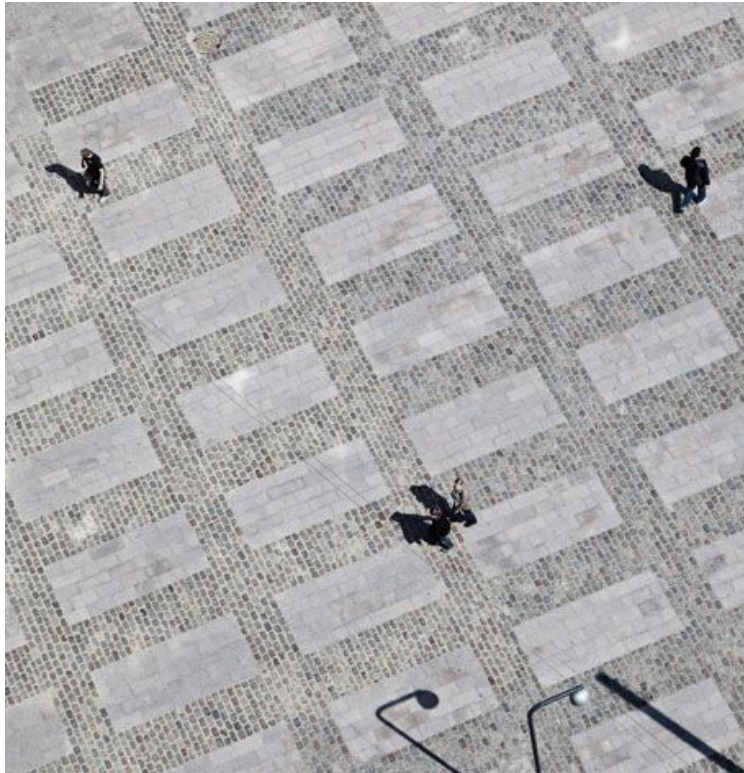
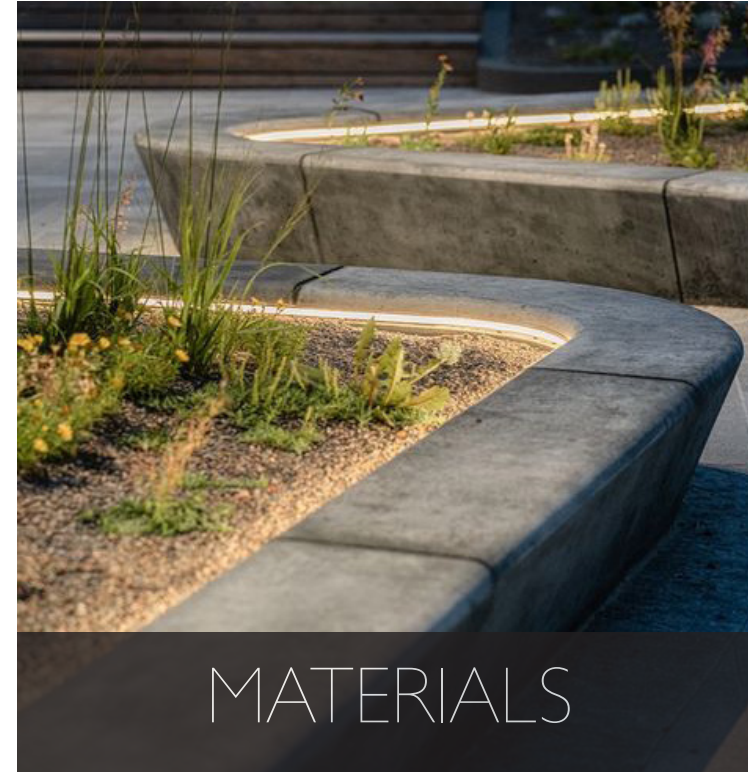
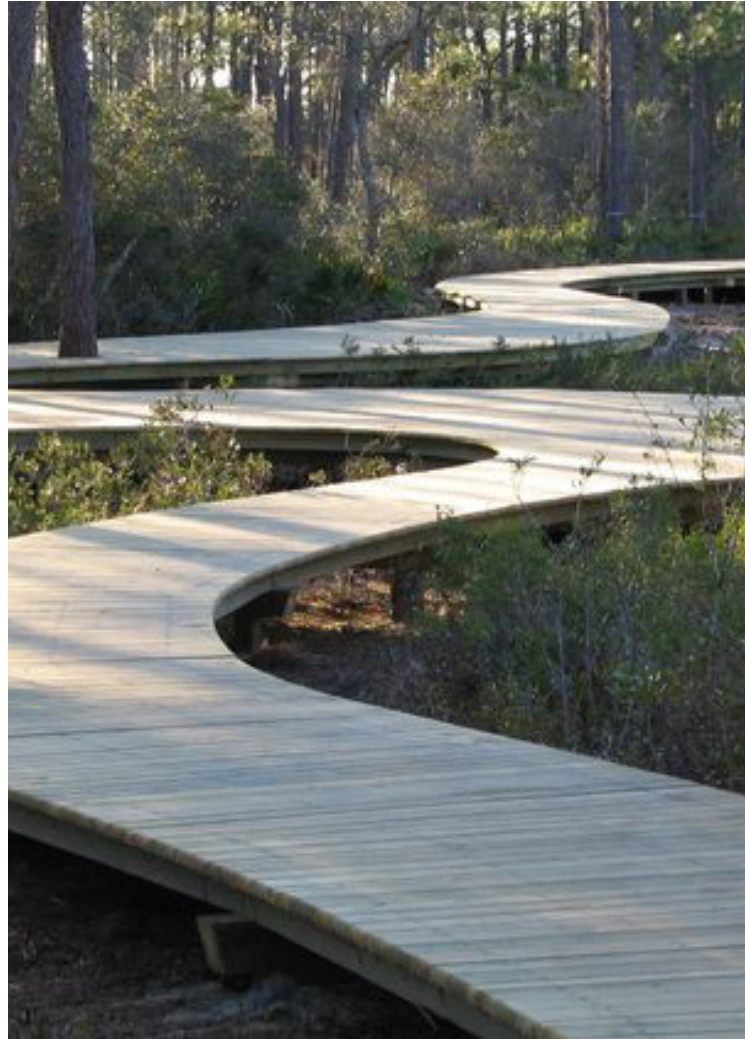
INSPIRATION



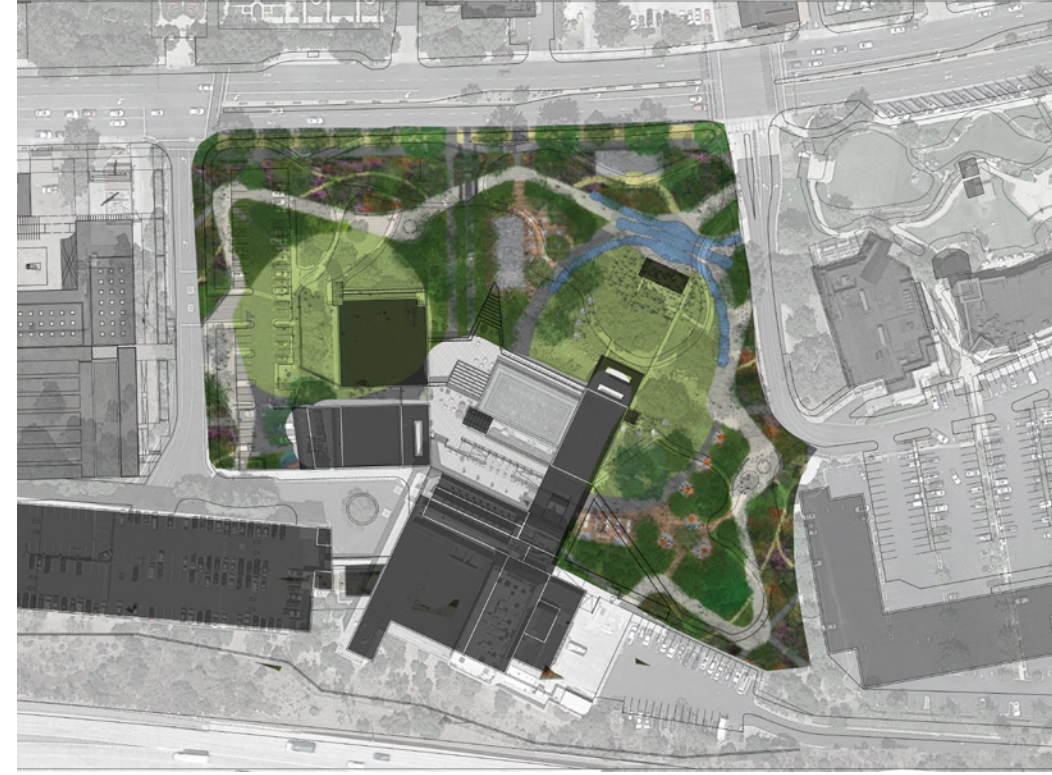
ANGULAR FORMS



INSPIRATION



CASE STUDY I

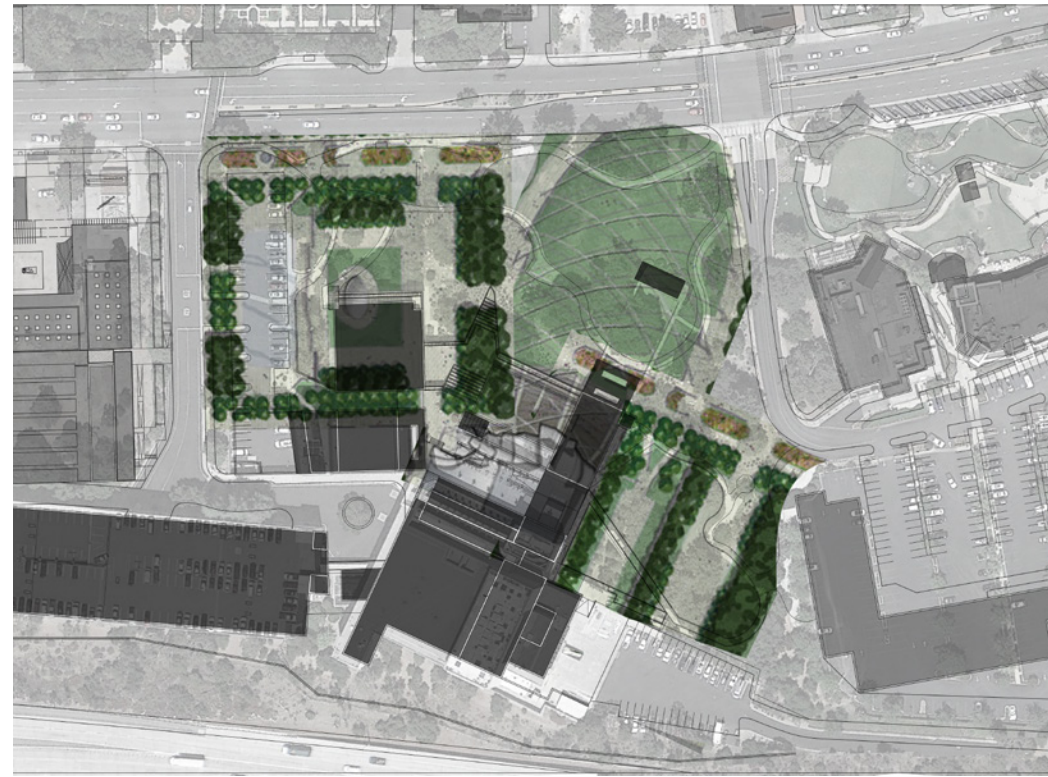


St. James Park - San Jose, CA
Size : 6.8 Acres

Urban parks are for urban people that are diverse in both demographics and interests. Just as there is not only one type of urban person, there is not one type of park that will satisfy all. Yet all interests can be held together, unified by a structure or framework, that supports urban life. St. James Park is a park that accommodates and supports a wide variety of interests and activities, a park that unifies the future with the past, a world class park at the center of a region positioning itself for the future, and a neighborhood transforming itself in the present.



CASE STUDY 2

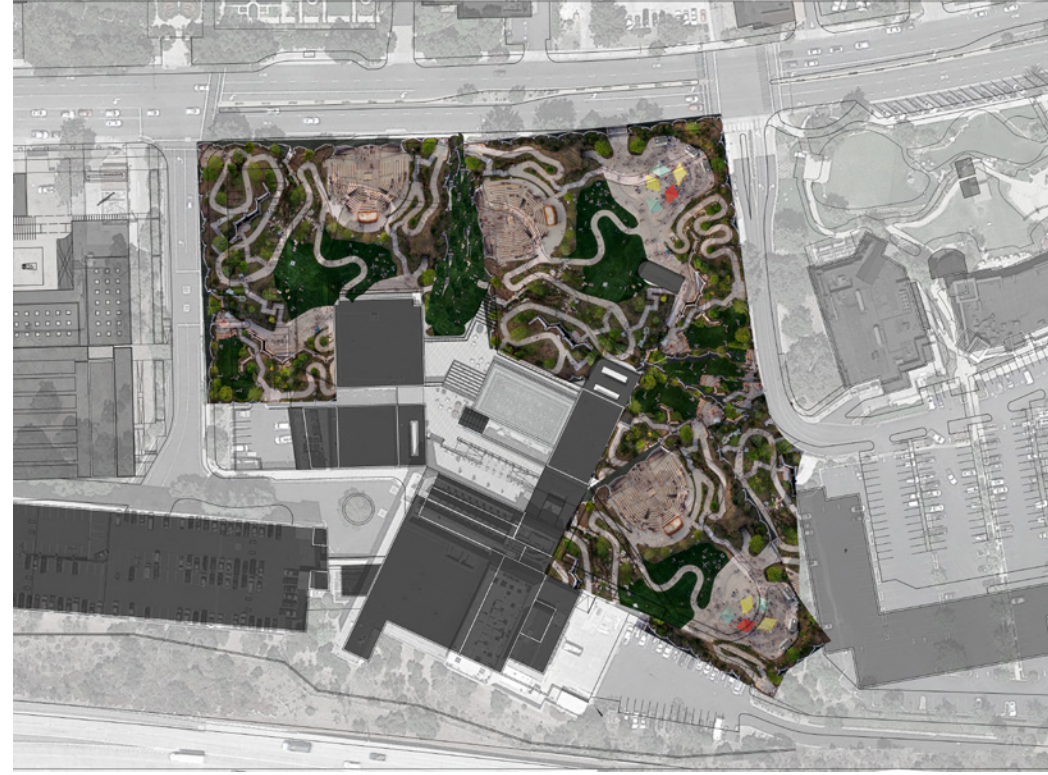
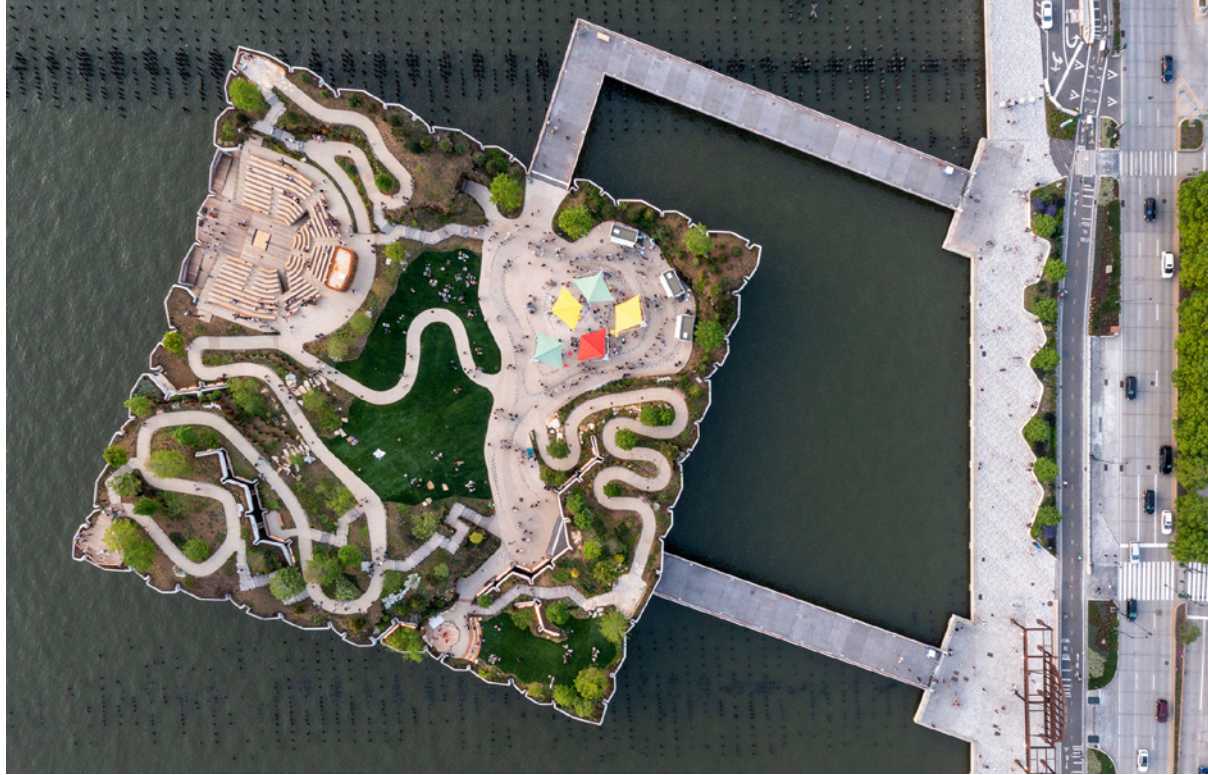


Millennium Park - Chicago, IL
Size : 17 Acres

Constructed above a warren of bus lanes, parking garages, and a rail yard, the 17-acre Millennium Park can be considered the world's largest roof garden. The park, which opened to the public in 2004, revitalized a blighted downtown site and marked the completion of Daniel Burnham's 100-year vision for the area.



CASE STUDY 3

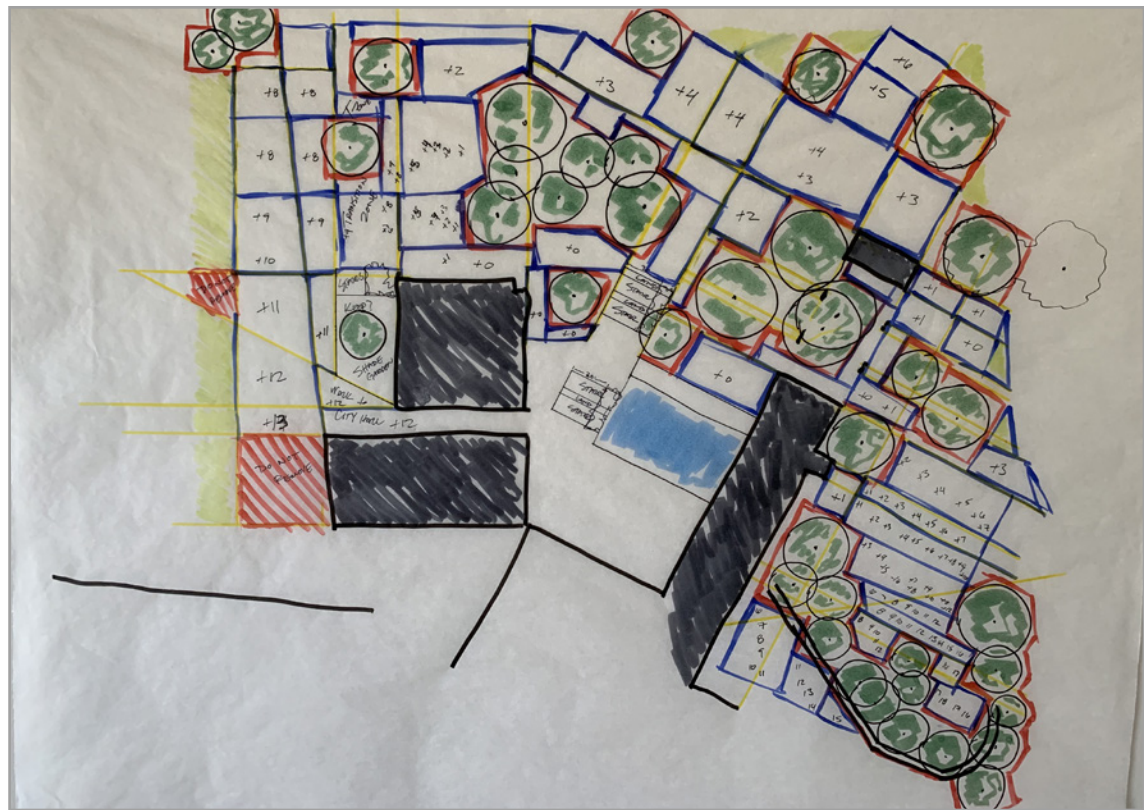
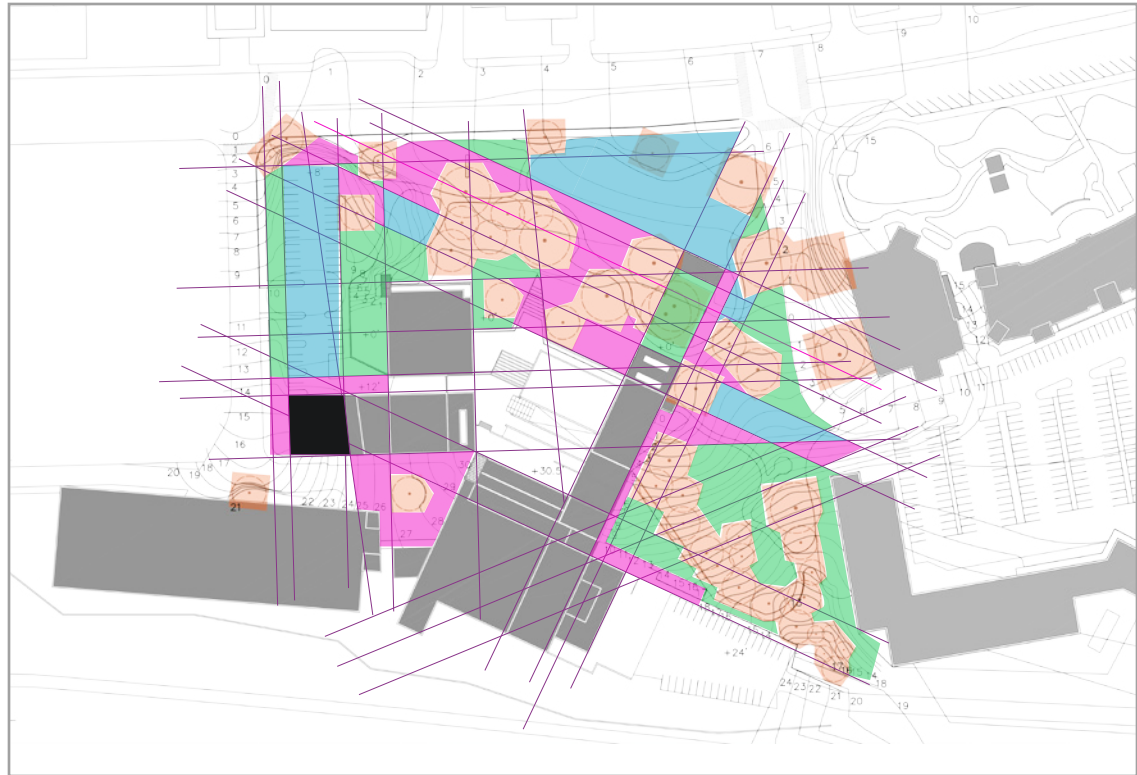


Little Island - New York City, NY Size : 2.4 Acres

The park is located on Manhattan's West Side, close to the southern end of the High Line and connected to Chelsea by two bridges. Over 540 meters of pathways wind through the park, looping past viewpoints and performance spaces, including an amphitheater that frames the water behind the stage. There's also a central space that can hold 3,500 people and a more intimate 200-person spoken-word stage.



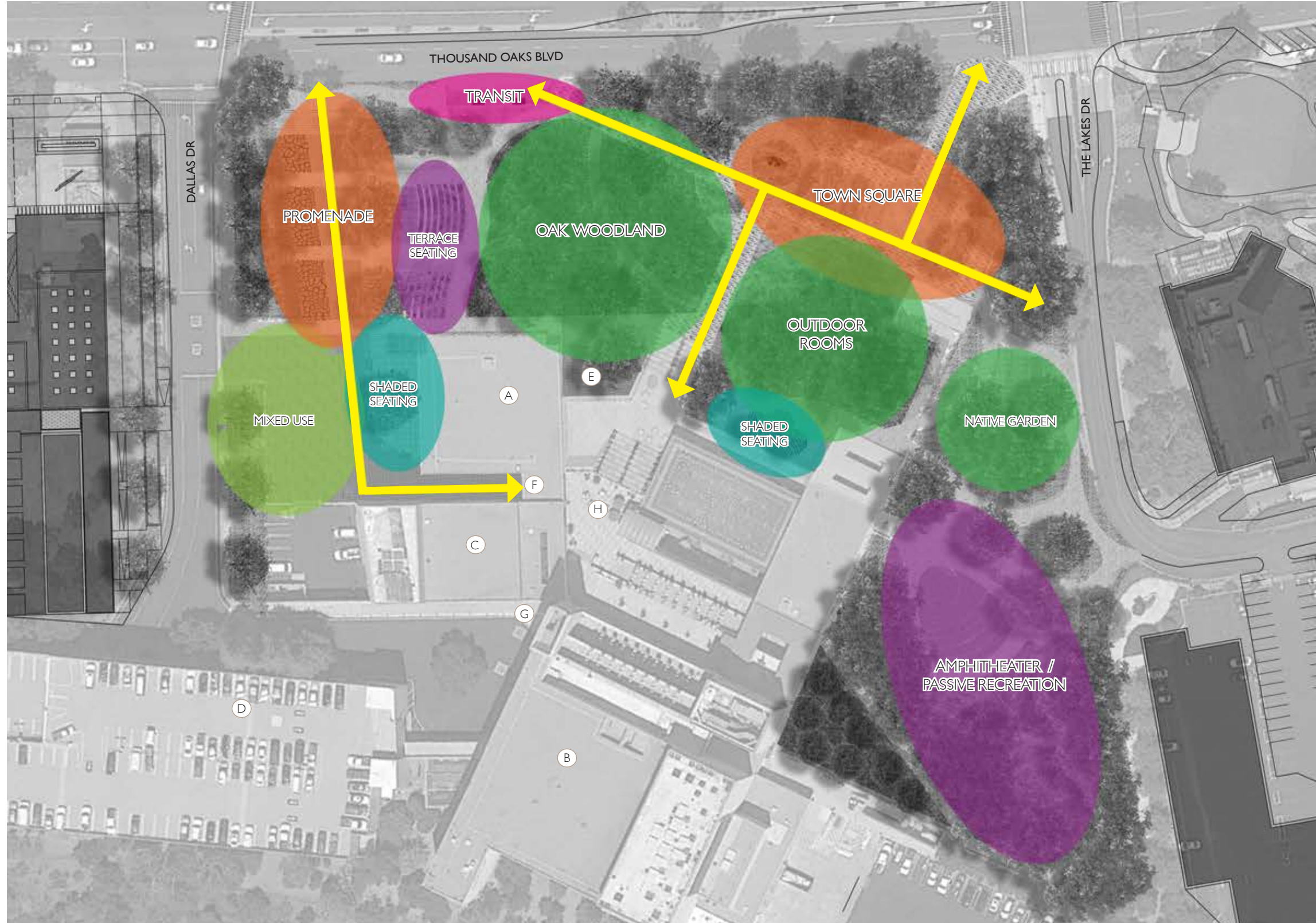
SPACE SEEKING STUDIES



Process

With a site as large as the Thousand Oaks Civic Arts Plaza, it became necessary to break these areas down to manageable sections. Using guiding lines from the edges of the buildings extended outward it became clear that there were areas of localized symmetry and correlations. Using the orientation of each structure - and excluding the protected oak areas - I was then able to break down even smaller areas and even assign them elevations based on the existing topography.









CONCEPT DIAGRAM



Legend

-  Axial Ingress and Egress
-  Communal Gathering
-  Protected Greenspace
-  Passive Recreation
-  Employee Seating
-  Public Transit Stop
-  Delivery Access

Building Legend

- | | |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
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|  Fred Kavli Theater |  Second Level Entrance |
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|  Parking Garage |  Roof Terrace / Fountain |



SITE PLAN



Legend

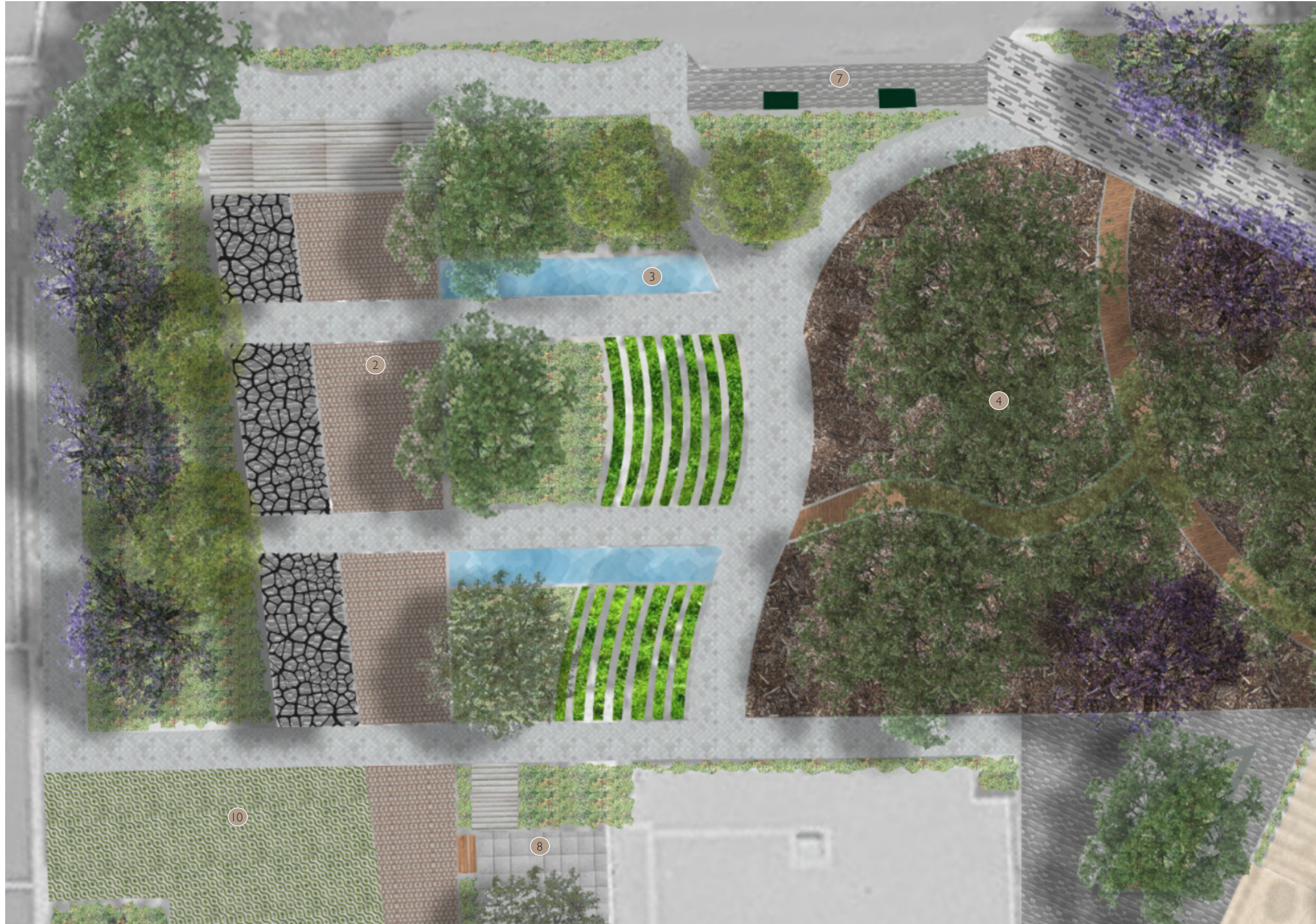
- 1 Town Square - Communal gathering space at the formalized Eastern entrance that can be programmed for mixed use
- 2 Promenade Walk - A formal entrance from the North that heads directly toward City Hall. Includes a shaded walk on the NW side
- 3 Water Features - The water fountain located in the town square can be shut off when needed for various programming. The fountain to the North follows down the terraced steps
- 4 Oak Woodland - A raised wooden walk allows circulation directly through the woodland while not disturbing the ecology
- 5 Discovery Garden - A garden of CA native species that can be programmed for educational use or casually enjoyed by all
- 6 Grand Staircase - Improved vertical circulation from ground floor to terrace levels
- 7 Expanded Transit Stop - Encourage local use of public transit to access site
- 8 Shaded Seating Areas - The sunken garden is shaded by a large Sycamore tree and the area East of the grand staircase has patterned canopies.
- 9 Outdoor Amphitheater - Can be programmed for activities or used as quiet seating during the weekday
- 10 Mixed Use Area - Permeable pavers allow for delivery access but also additional programming on nights and weekends

Building Legend

- | | |
|----------------------|---------------------------|
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ENLARGEMENT - NORTH ENTRANCE



Key Map

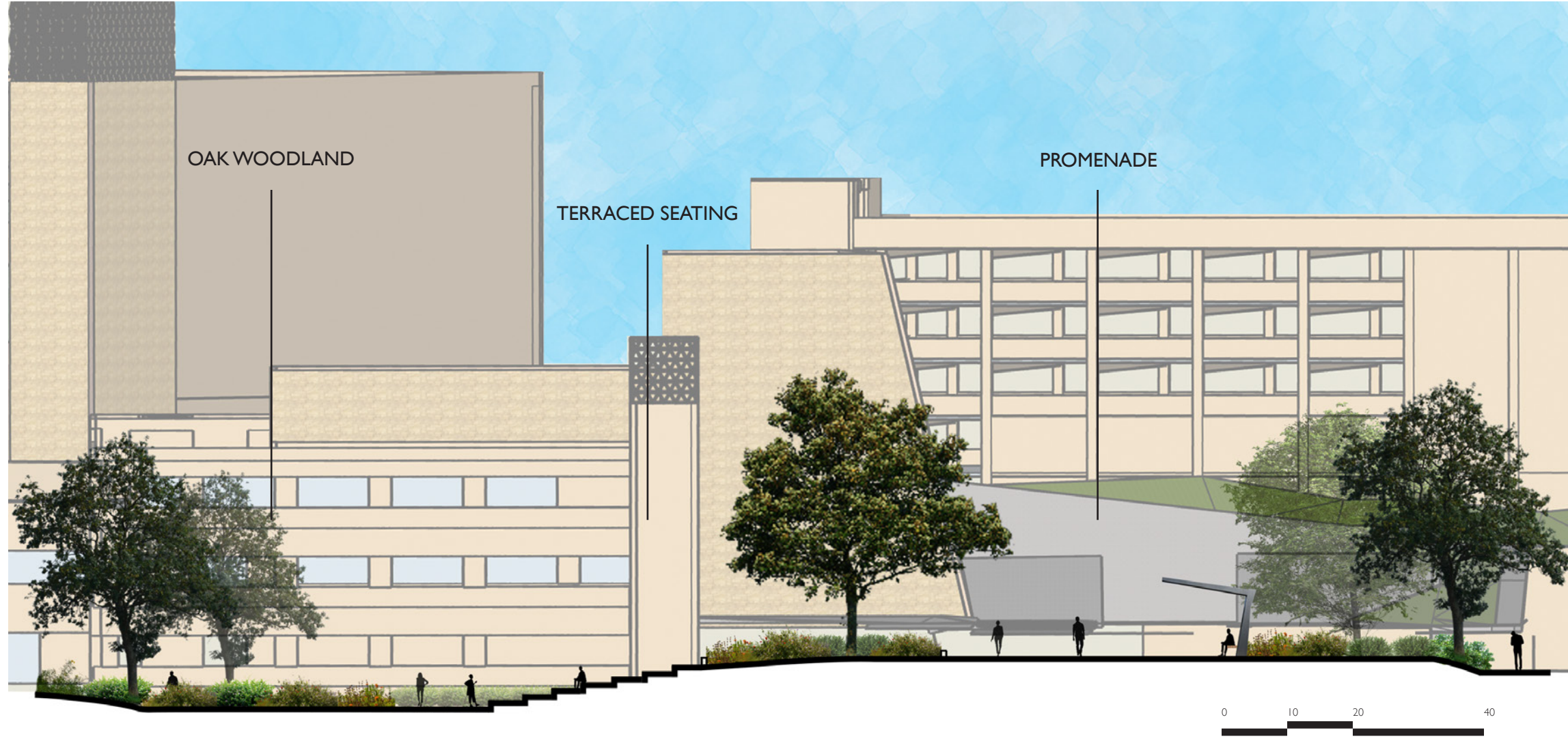


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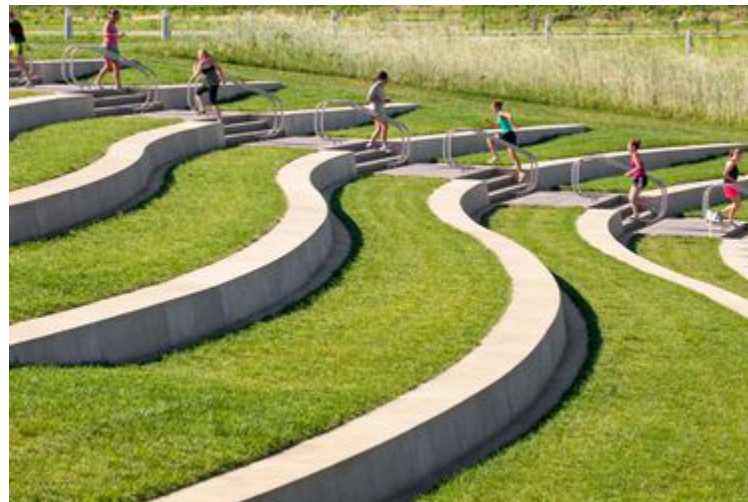
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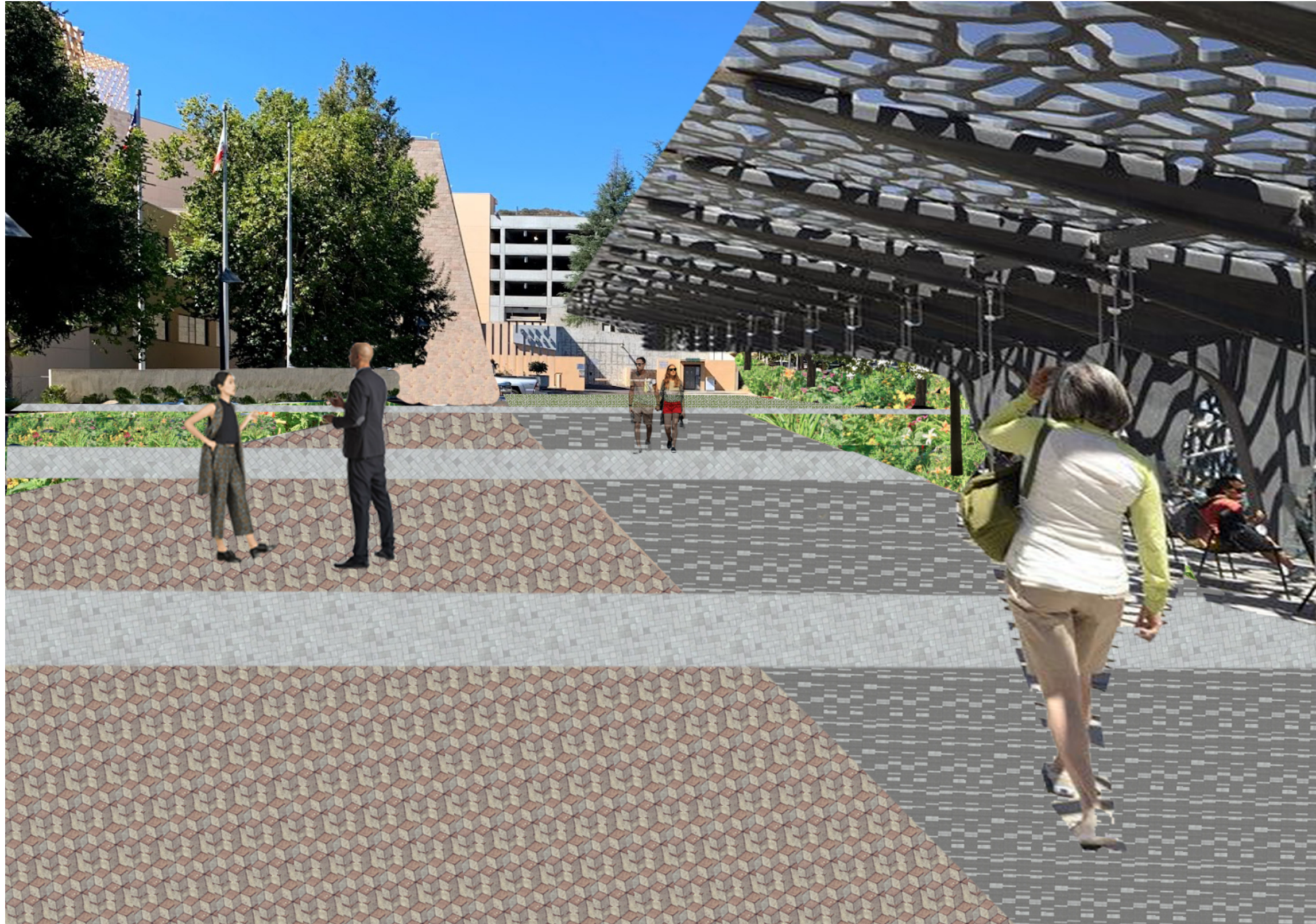
SECTION / ELEVATION A



Key Map



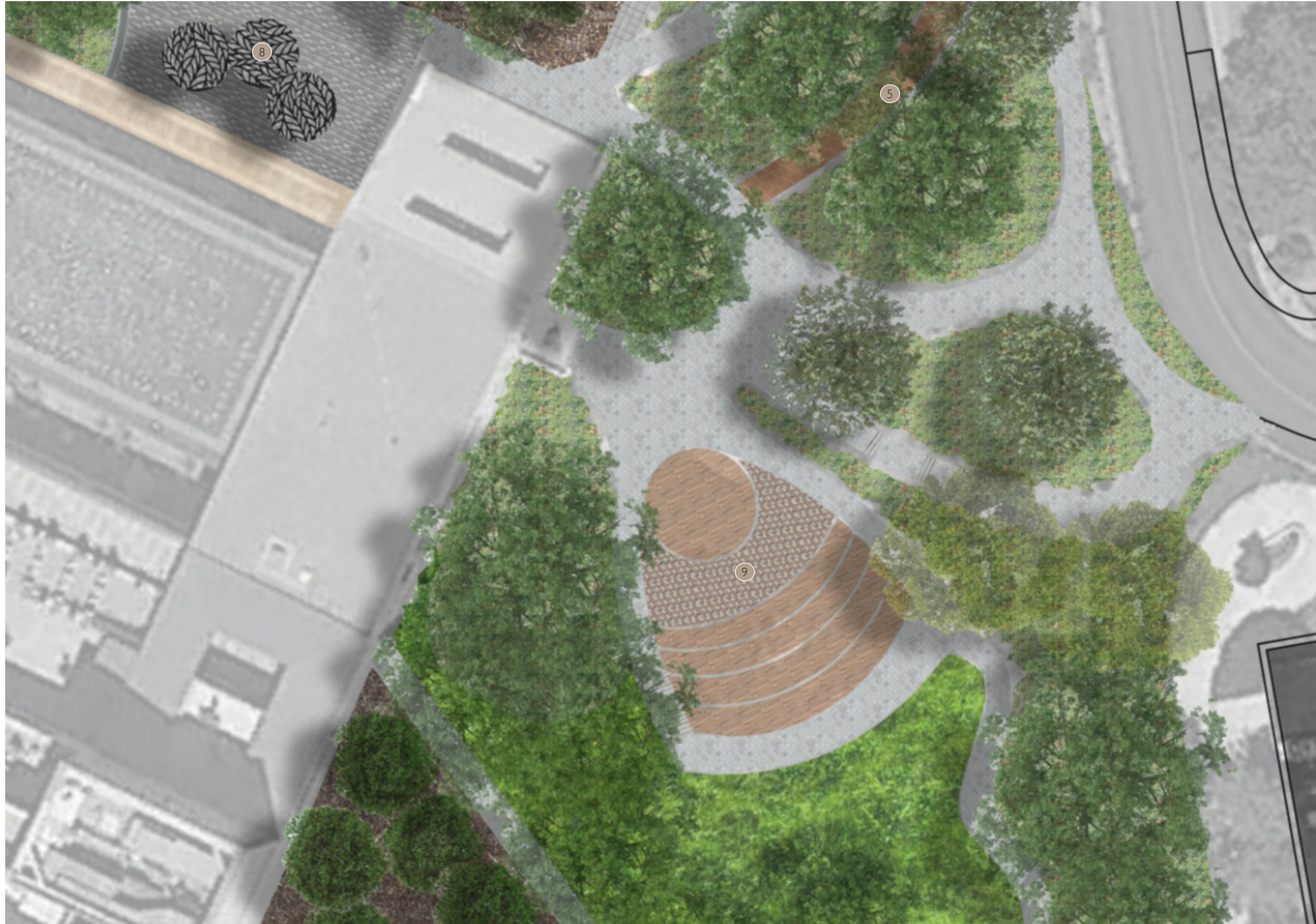
PERSPECTIVE - PROMENADE WALK



Key Map



ENLARGEMENT - SOUTH ENTRANCE



Key Map

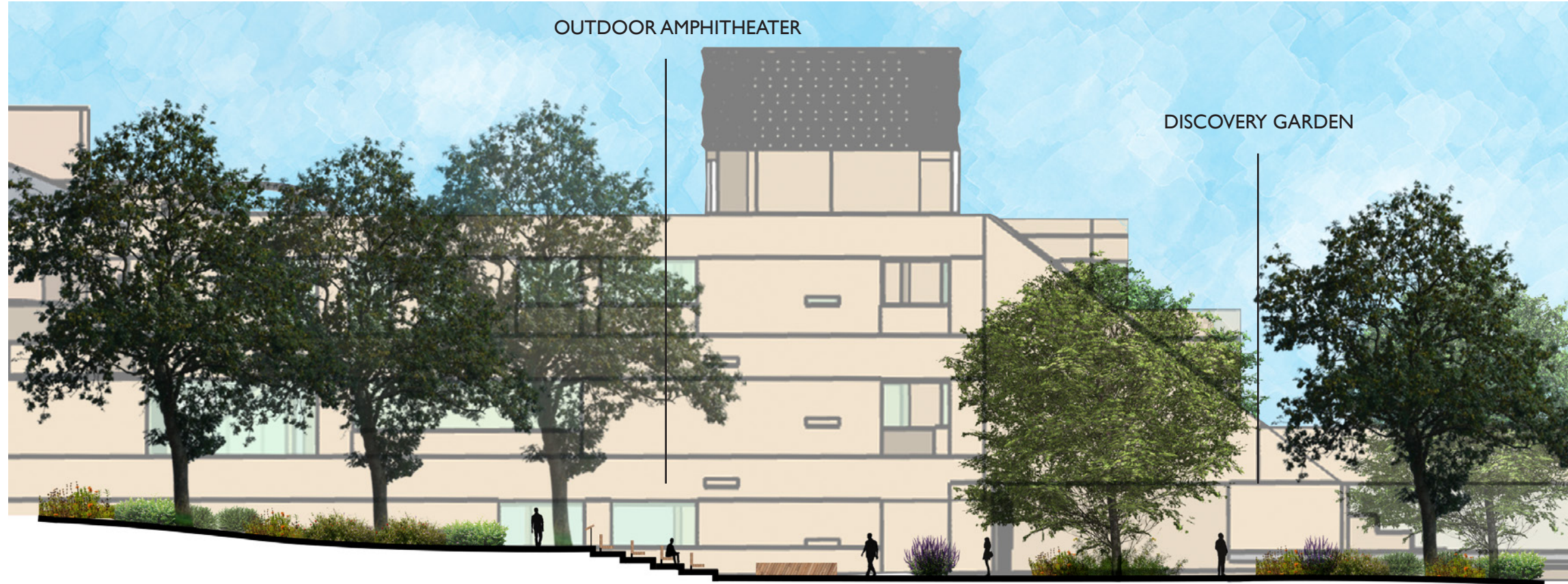


Legend

- 5 Discovery Garden - A garden of CA native species that can be programmed for educational use or casually enjoyed by all
- 8 Shaded Seating Areas - The sunken garden is shaded by a large Sycamore tree and the area East of the grand staircase has patterned canopies.
- 9 Outdoor Amphitheater - Can be programmed for activities or used as quiet seating during the weekday



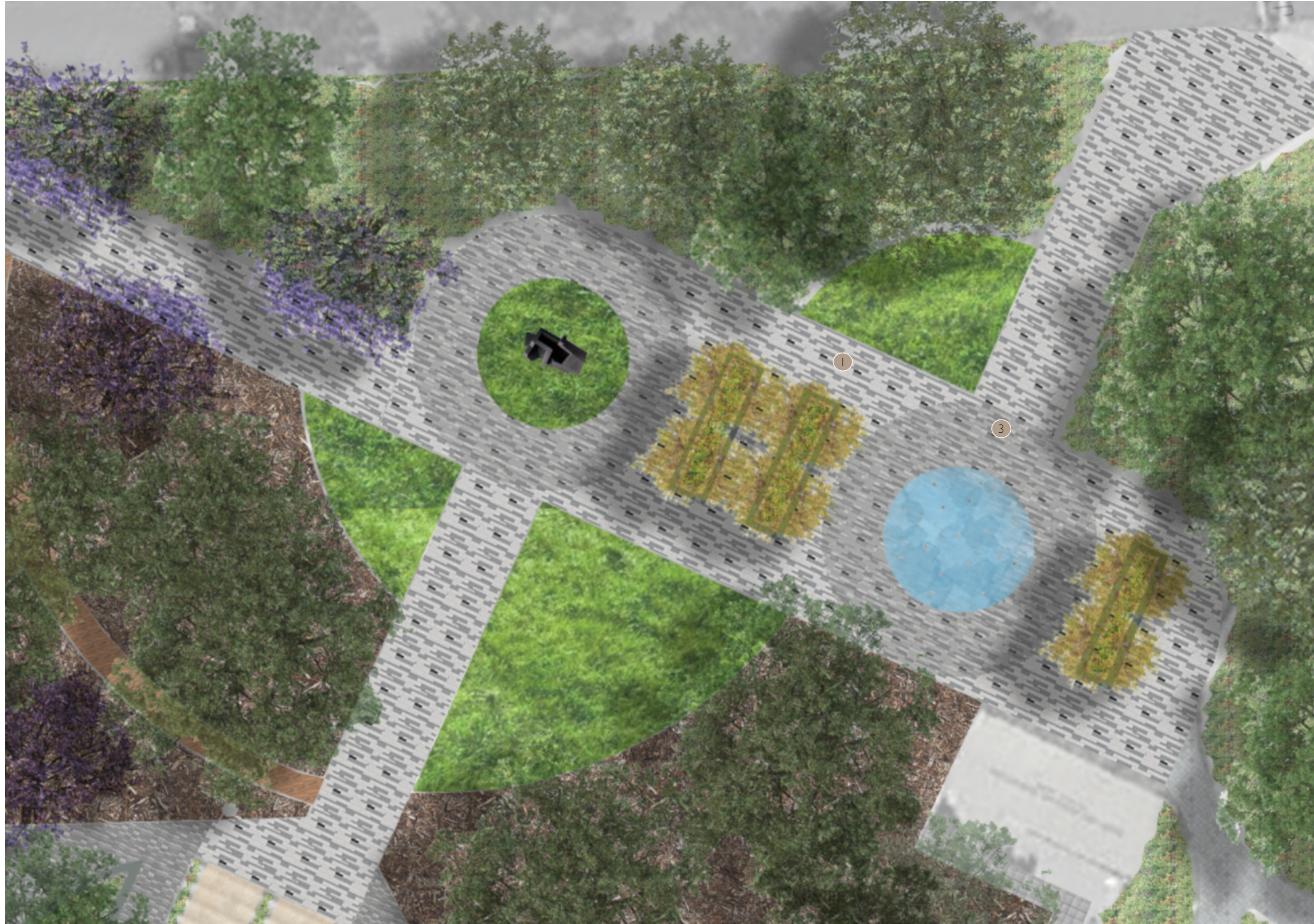
SECTION / ELEVATION B



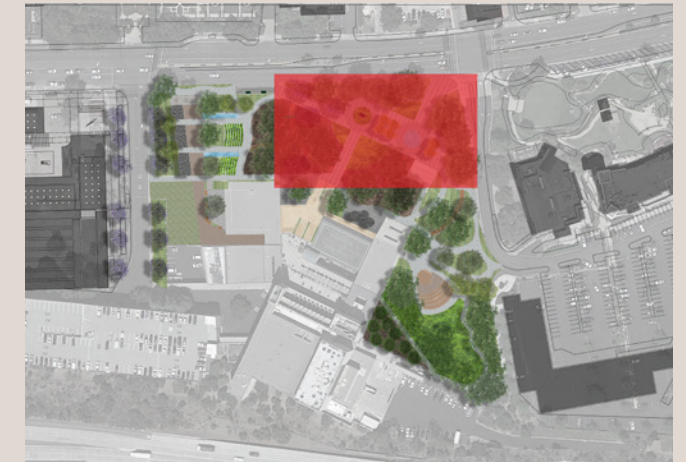
Key Map



ENLARGEMENT - EAST ENTRANCE

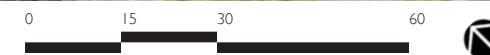


Key Map



Legend

- 1 Town Square - Communal gathering space at the formalized Eastern entrance that can be programmed for mixed use
- 3 Water Features - The water fountain located in the town square can be shut off when needed for various programming. The fountain to the North follows down the terraced steps



PERSPECTIVE - TOWN SQUARE



Key Map



SITE PLAN



Legend

- 1 Town Square - Communal gathering space at the formalized Eastern entrance that can be programmed for mixed use
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Building Legend

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