



THOUSAND OAKS CIVIC ARTS PLAZA RE-DESIGN
CHAN NGUYEN • LANDSCAPE DESIGN 3 • SUMMER 2021

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BACKGROUND AND SETTING



PROJECT INTRODUCTION



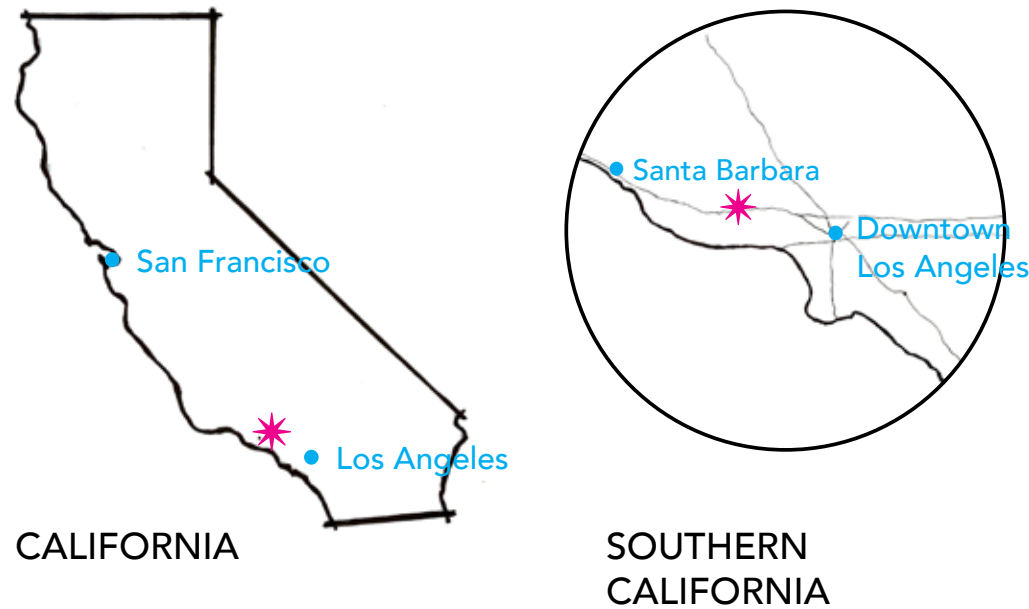
Thousand Oaks Civic Arts Plaza

2100 Thousand Oaks Blvd., Thousand Oaks, CA 91362

- Built in 1994 and designed by architect Antoine Predock
- Roughly 14 -acre site. 209,000 sq. ft. building includes **City Hall** and a **performing arts center**, comprised of the Fred Kavli Theatre (capacity 1800) and the Forum Theatre (capacity 450). The site also includes a 750 space, five-level parking structure.
- As part of the downtown revitalization plan, the City of Thousand Oaks wishes to transform the Civic Arts Plaza frontage into a **vibrant cultural hub for the community**. The re-designed area should include a **town square** and **improved connections** to adjacent properties.
- The proposed plan in this booklet seeks to address those goals and create a variety of social spaces for everyone in the community to enjoy.



LOCATION AND AREA HISTORY



CALIFORNIA

SOUTHERN CALIFORNIA

City of Thousand Oaks

Located in Ventura County, approximately 50 miles southeast of Santa Barbara and 40 miles northwest of downtown Los Angeles.

2019 census data (est.):

Population: 126,813

White, non-Hispanic: 67%

Hispanic: 19%

Asian: 10%

2 or more races: 4%

Black: 1%

Indigenous: < 1%

Median household income: \$109,378

% of persons in poverty: 5.2%

Early Era: Indigenous Land

The area that is now the city of Thousand Oaks was first settled by the **Chumash** people over 11,000 years ago. The Chumash's territory included the northern Channel Islands, the California coast from San Luis Obispo down to Malibu, and inland to the Santa Ynez Mountains.

The Chumash generally lived harmoniously and traded with neighboring indigenous peoples such as the Tongva, Yokut, and Mojave.



Chumash pictographs, circa 500 A.D.



Lynn Ranch, early 20th century



Clark Gable at Jungleland, 1940s

1542-1846: Spanish and Mexican Period

The Chumash's first European contact occurred in 1542, when Juan Cabrillo claimed the area for **Spain**. However, it wasn't until after 1769 when the Spanish formally founded colonies and built missions.

Spanish colonization and evangelism was often very violent and exploitative toward the indigenous people.

Following the Mexican War of Independence, the area briefly became a Mexican territory in 1834 before becoming part of the California Republic in 1846.

1846-Present: California

The early California period was characterized by **ranchos** and farming. In the early 20th century, with the population growth, the large landowners began developing and sub-dividing their ranchos.

In 1926, the site that is now Civic Arts Plaza was **Jungleland**, a private zoo and support facility for Hollywood filmmaking.

In 1969, Jungleland closed and the land was sold to the city of Thousand Oaks. The **Civic Arts Plaza** opened in 1994.

SITE CONTEXT

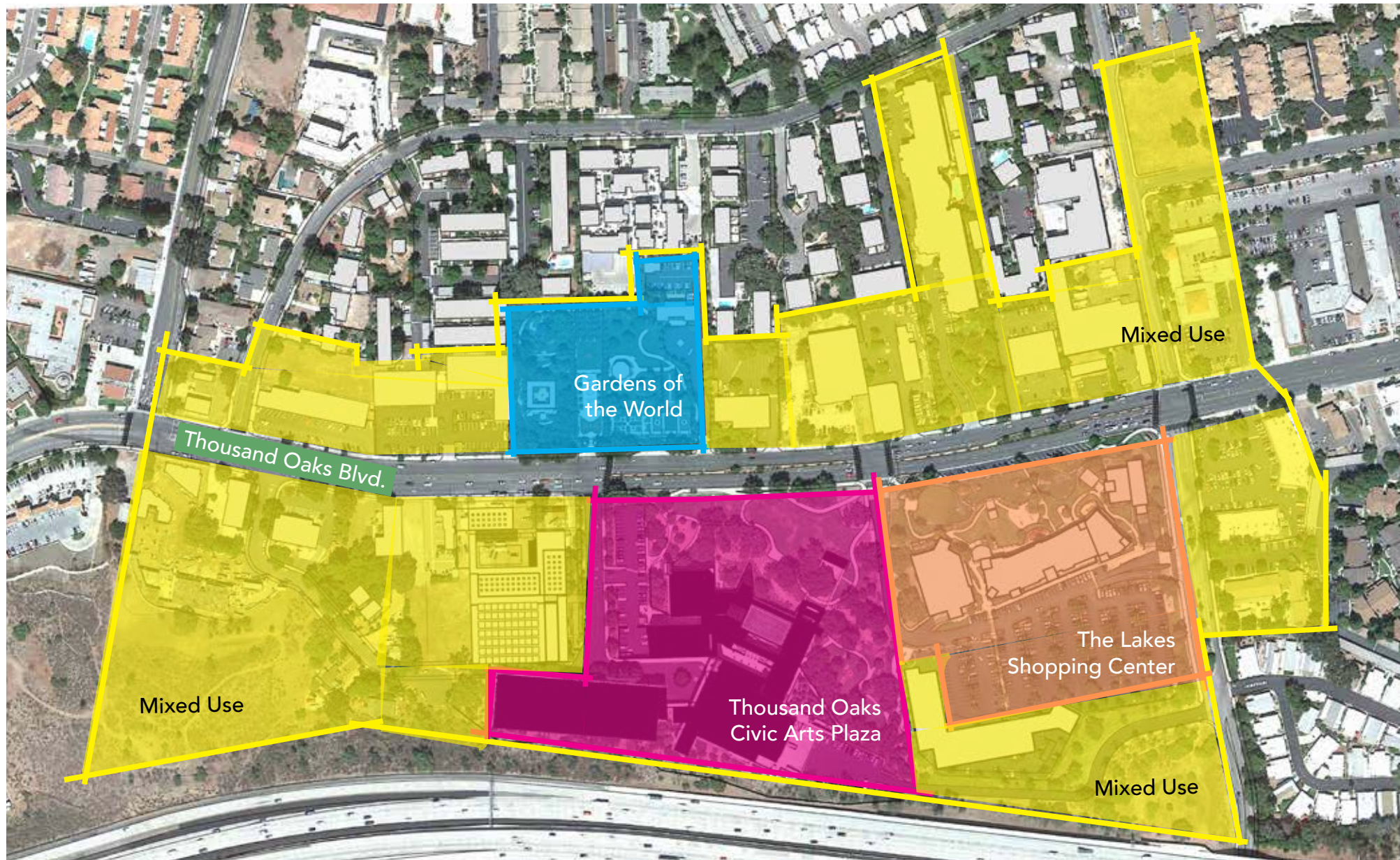
The Downtown Core is a 68-acre area, almost half of which is owned by the City of Thousand Oaks.

Key elements of the area are Civic Arts Plaza, The Lakes shopping center, and Gardens of the World. Other current uses include retail, office, residential (single and multi-family), a museum, and an assisted living facility.

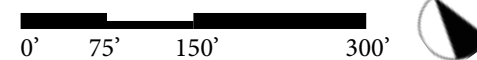
"Downtown will be a **unique destination for people of all ages** from around the Conejo Valley to gather and enjoy diverse shops, restaurants, entertainment, and cultural offerings in an **active, attractive, pedestrian-friendly setting**.

The downtown will become the singular location where **cultural, citywide and public events** happening in the City are expected to take place."

City of Thousand Oaks, Downtown Core Master Plan, May 2018 Draft, page 14



Downtown Core of Thousand Oaks (outlined in yellow)



Thousand Oaks Civic Arts Plaza



The Lakes Shopping Center

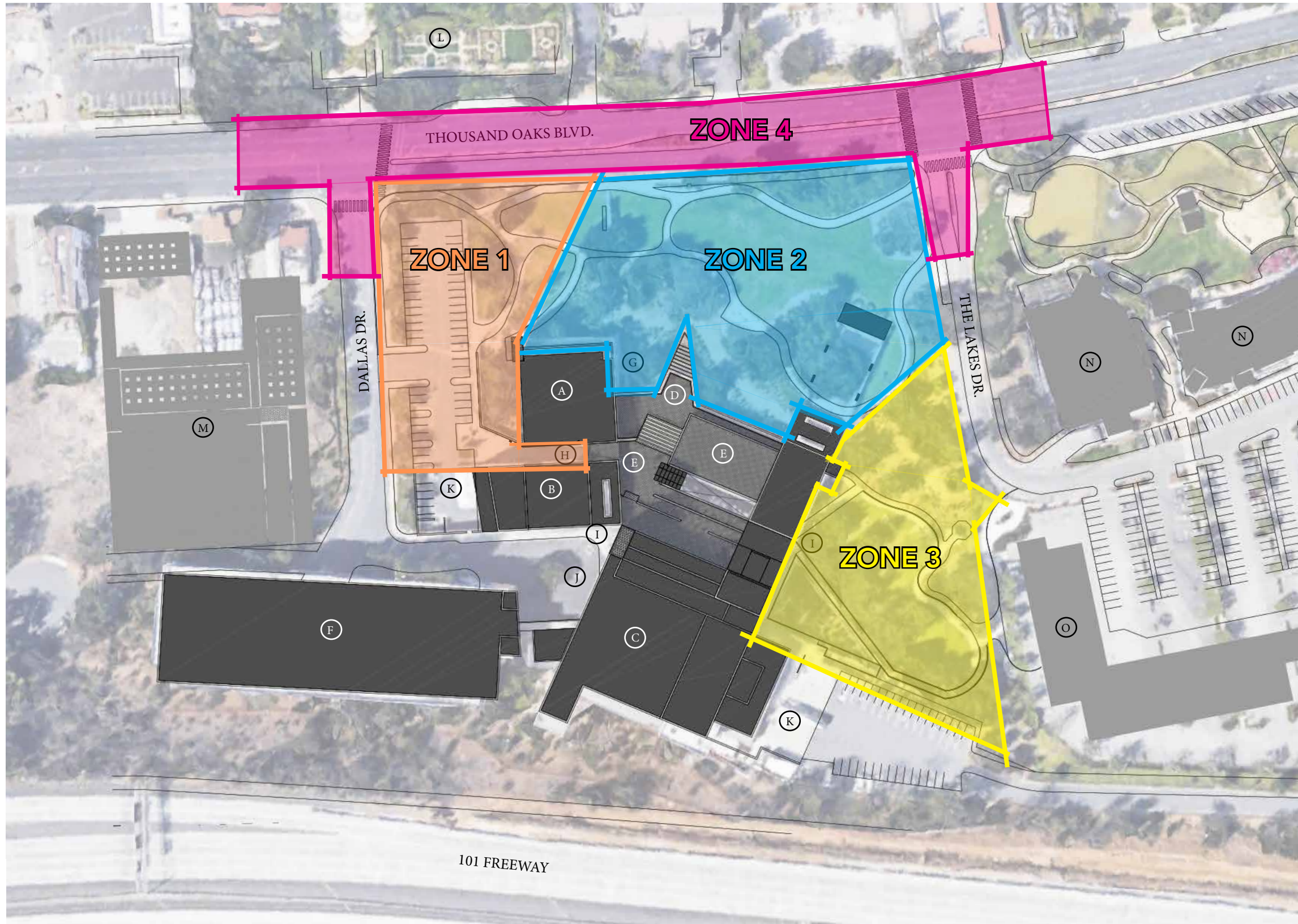


Thousand Oaks Blvd.



Gardens of the World

LIMIT OF WORK



LIMIT OF WORK

The area that may be re-designed for this project is comprised for four zones:

Zone 1: The north side, along Dallas Dr. This zone includes a parking lot, the entrance to City Hall, and the loading area for the Forum Theater.

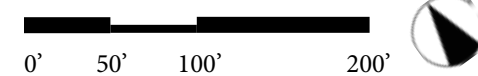
Zone 2: The east side, facing Thousand Oaks Blvd. Relatively flat and open, with many oak trees. This zone includes the future, ground-level entrance to the building.

Zone 3: The southern side, adjacent to The Lakes' parking lot. Sloping, with many oaks and conifers.

Zone 4: Thousand Oaks Blvd and the intersections with Dallas Dr and The Lakes Dr.

BUILDING LEGEND

(A) City Hall	(I) 3 rd Floor Entrances (2)
(B) Forum Theater	(J) Drop-off Roundabout
(C) Kavli Theater	(K) Loading Areas (2)
(D) Terrace - 2 nd Floor	
(E) Terrace & Fountain - 3 rd Floor	Surroundings:
(F) Parking Garage	(L) Gardens of the World
(G) Future 1 st Floor Entrance	(M) Future museum/commercial
(H) 2 nd Floor Entrance	(N) The Lakes Shopping Center
	(O) Future apartment building



ZONE 1: NORTH SIDE / DALLAS DR / ENTRANCE TO CITY HALL



Area between parking lot and building



Entrance to City Hall



Zone 1 Notable Elements:

- Parking Lot (can be removed)
- Entrance to City Hall
- Loading area and drivable access way for Forum Theater



Parking lot at the intersection of Thousand Oaks Blvd and Dallas Dr.



Area adjacent to parking lot



Loading area for Forum Theater. This loading area (and a drivable access way) must remain.

ZONE 2: GREAT LAWN AND OPEN AREA / FACING THOUSAND OAKS BLVD



Terracing; can be converted into a staircase. Future, ground-level entrance will be to right of terracing.



Dry creekbed. Lowest point on site.



Zone 2 Notable Elements:

- Relatively flat and open area with many oak trees
- Location of future, ground-level entrance to the building



Walkway leading to sloped wall.



Inside the oak-shaded courtyard



Walkway leading to future ground-level entrance

ZONE 3: SOUTH SIDE / ADJACENT TO THE LAKES PARKING LOT



Area between The Lakes Dr and oak-shaded courtyard



Clearing among the oaks



Zone 3 Notable Elements:

- Sloping area with many oaks and conifers
- Pedestrian ramp to 3rd floor
- Primary access point for visitors coming from The Lakes parking lot



Pathways between the trees



Pedestrian ramp to 3rd floor of building



Conifers near the pedestrian ramp

ZONE 4: THOUSAND OAKS BLVD AND INTERSECTIONS

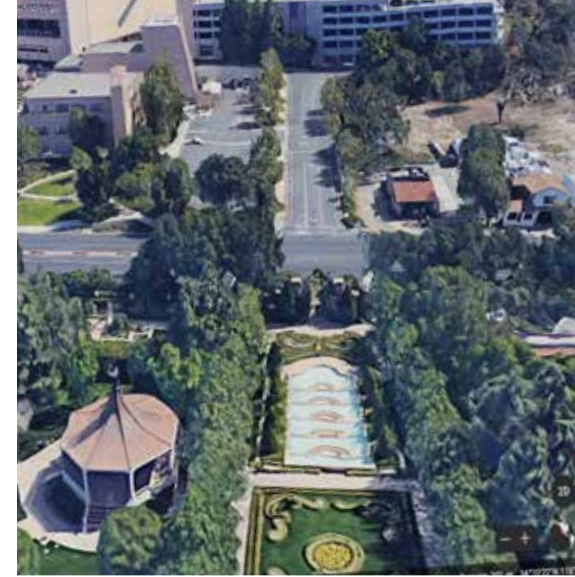


Aerial photos:

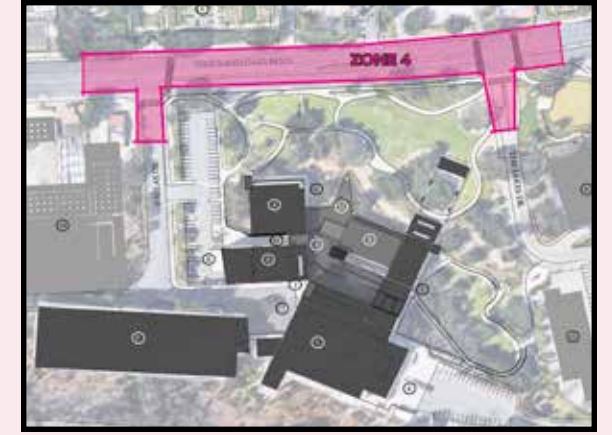
Intersection of The Lakes Dr and Thousand Oaks Blvd.



Looking east down Thousand Oaks Blvd. Street parking and bus stops in each direction.



Above Gardens of the World, and looking south down Dallas Dr toward parking structure.



Zone 4 Notable Elements:

- Busy artery (Thousand Oaks Blvd.) with street parking and bus stops in both directions
- Fast-moving traffic in both directions



Street level photos:

Looking towards towards Civic Arts Plaza, from the intersection of Thousand Oaks Blvd and The Lakes Dr.



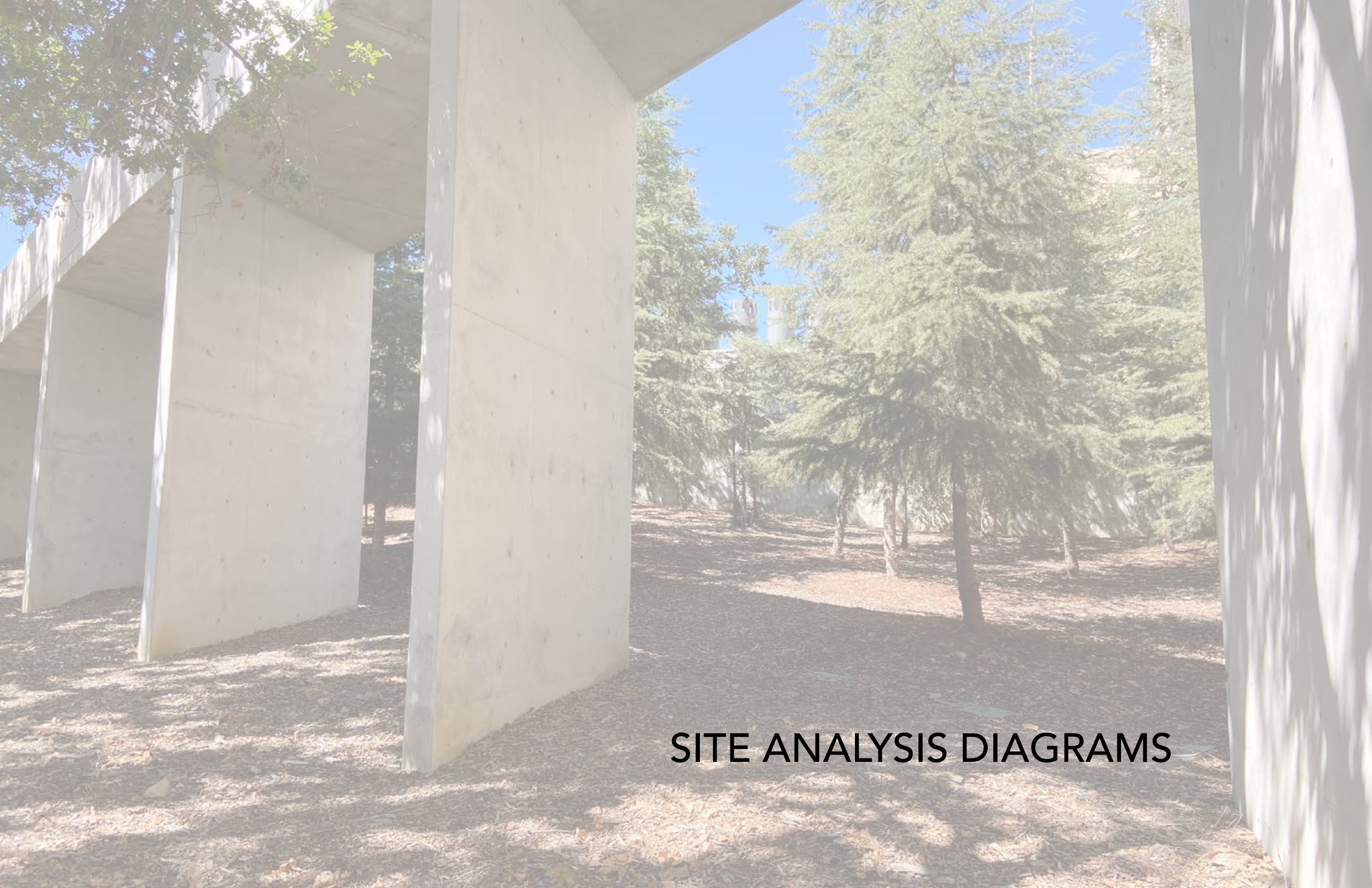
Trees lining the sidewalk along Thousand Oaks Blvd.



Bus stop on southern side of Thousand Oaks Blvd.

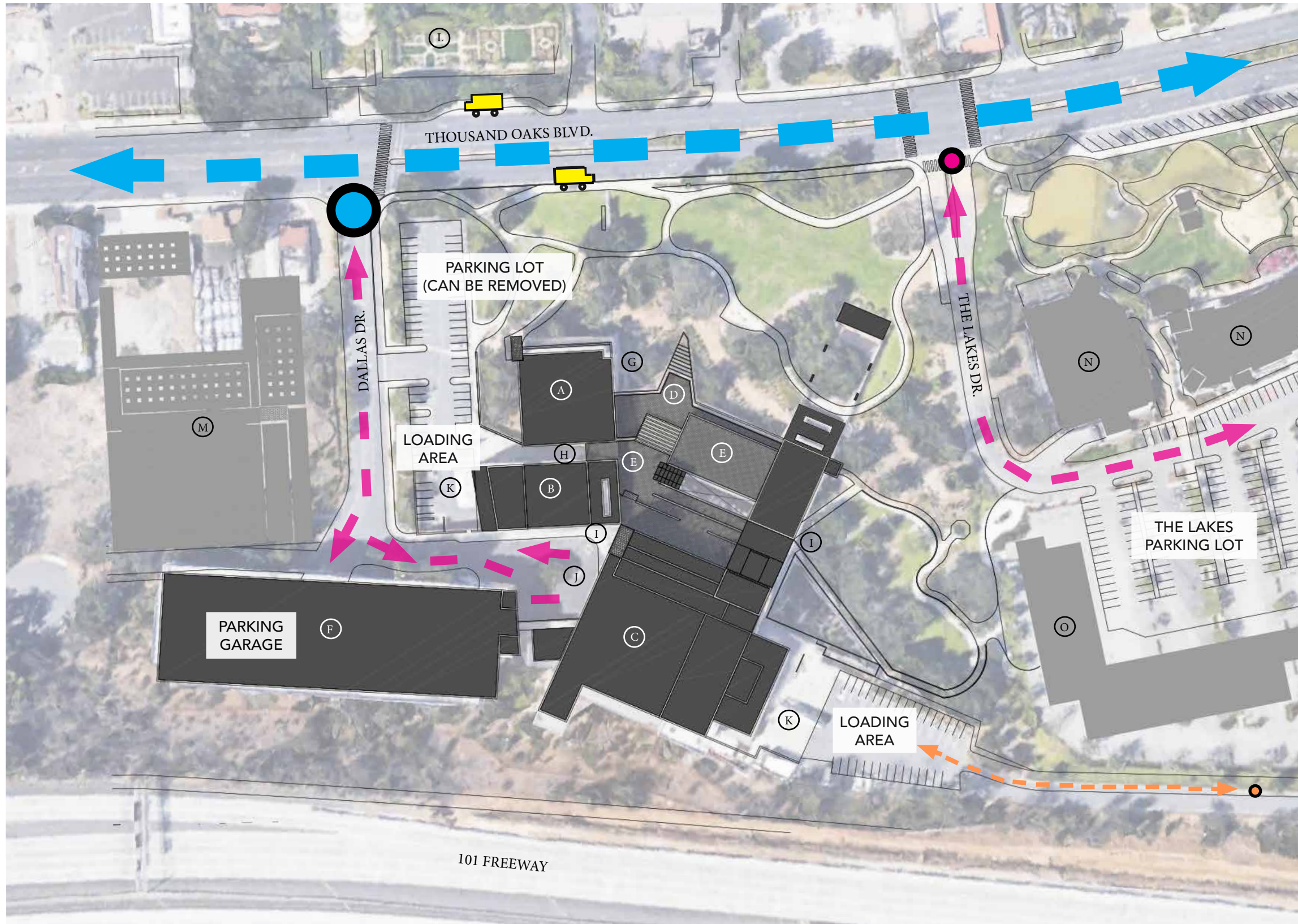


Intersection of Dallas Dr and Thousand Oaks Blvd. Only one crosswalk across Thousand Oaks Blvd.



SITE ANALYSIS DIAGRAMS

SITE ANALYSIS: VEHICULAR CIRCULATION



VEHICULAR CIRCULATION

- Primary Vehicular Circulation
- Secondary Vehicular Circulation
- Tertiary Vehicular Circulation
- Primary Vehicular Access Point
- Secondary Vehicular Access Point
- Tertiary Vehicular Access Point
- Bus Stop

BUILDING LEGEND

City Hall	3 rd Floor Entrances (2)
Forum Theater	Drop-off Roundabout
Kavli Theater	Loading Areas (2)
Terrace - 2 nd Floor	
Terrace & Fountain - 3 rd Floor	
Parking Garage	
Future 1 st Floor Entrance	
2 nd Floor Entrance	
	Surroundings:
	Gardens of the World
	Future museum/commercial
	The Lakes Shopping Center
	Future apartment building

SITE ANALYSIS: PEDESTRIAN CIRCULATION



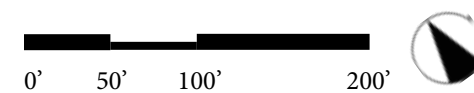
PEDESTRIAN CIRCULATION

(Susceptible to change)

- Primary Pedestrian Circulation
- Secondary Pedestrian Circulation
- Tertiary Pedestrian Circulation
- Primary Pedestrian Access Point
- Secondary Pedestrian Access Point
- Tertiary Pedestrian Access Point

BUILDING LEGEND


- | | |
|--|---|
| A City Hall | I 3 rd Floor Entrances (2) |
| B Forum Theater | J Drop-off Roundabout |
| C Kavli Theater | K Loading Areas (2) |
| D Terrace - 2 nd Floor | |
| E Terrace & Fountain - 3 rd Floor | |
| F Parking Garage | |
| G Future 1 st Floor Entrance | |
| H 2 nd Floor Entrance | |
| | Surroundings: |
| | L Gardens of the World |
| | M Future museum/commercial |
| | N The Lakes Shopping Center |
| | O Future apartment building |



SITE ANALYSIS: SUN, WIND, VIEW, NOISE

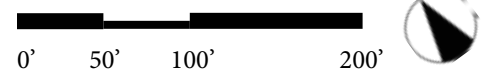


SUN, WIND, VIEWS, NOISE

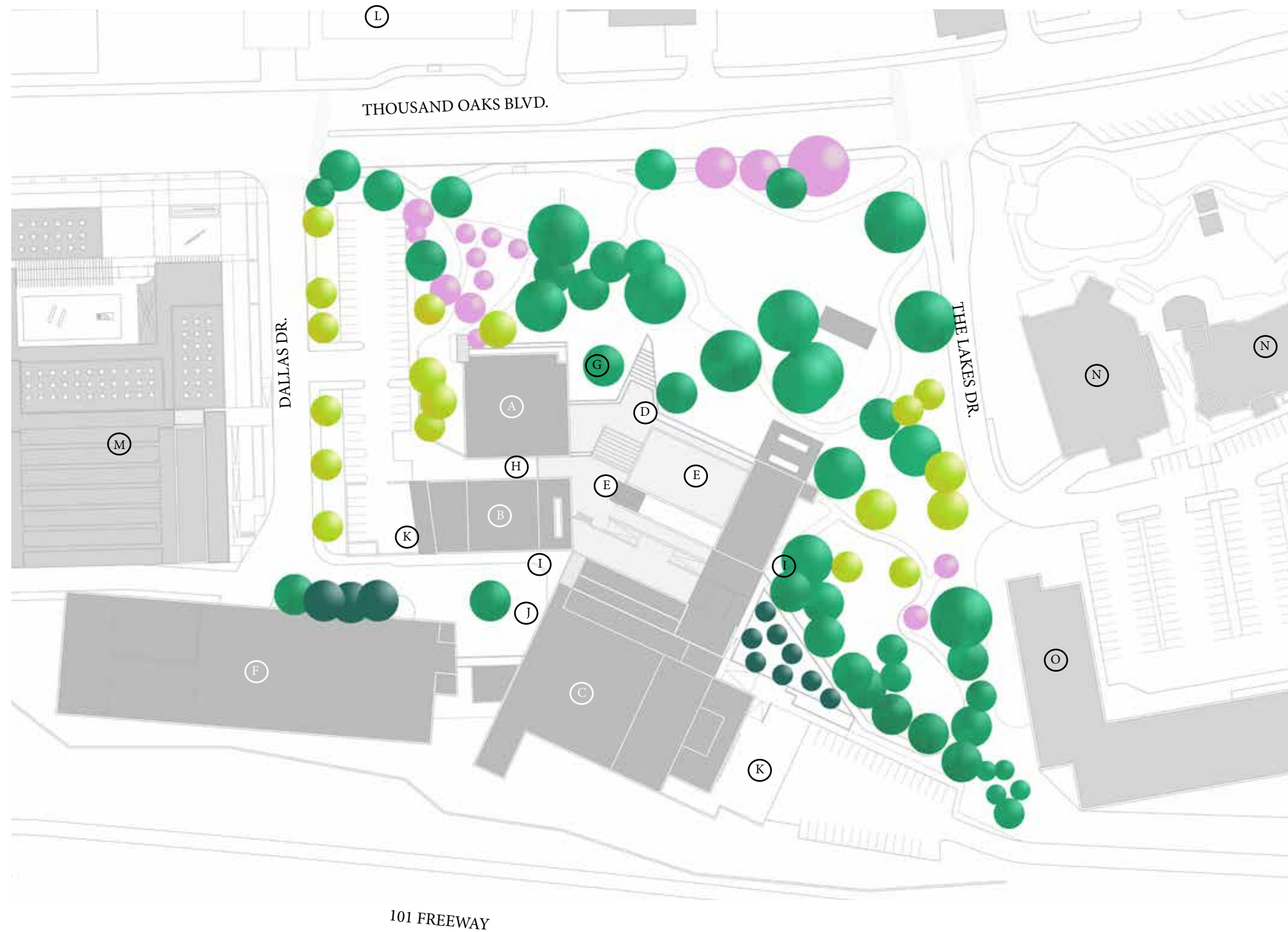
-  Sun Path
-  Prevailing Winds
-  Santa Ana Winds
-  Views
-  Noise

BUILDING LEGEND

- | | |
|--|---|
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SITE ANALYSIS: EXISTING TREES



EXISTING TREES

- Oak
- Sycamore
- Conifer
- Other

BUILDING LEGEND

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



TOPOGRAPHY

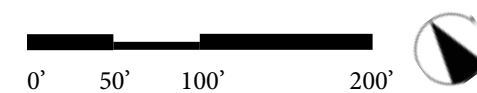
Topographic contours are 1'

+LP = Lowest Point (+0')

+HP = Highest Point (+18')

BUILDING LEGEND

- | | |
|--|---|
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SITE ANALYSIS: CONSTRAINTS



CONSTRAINTS

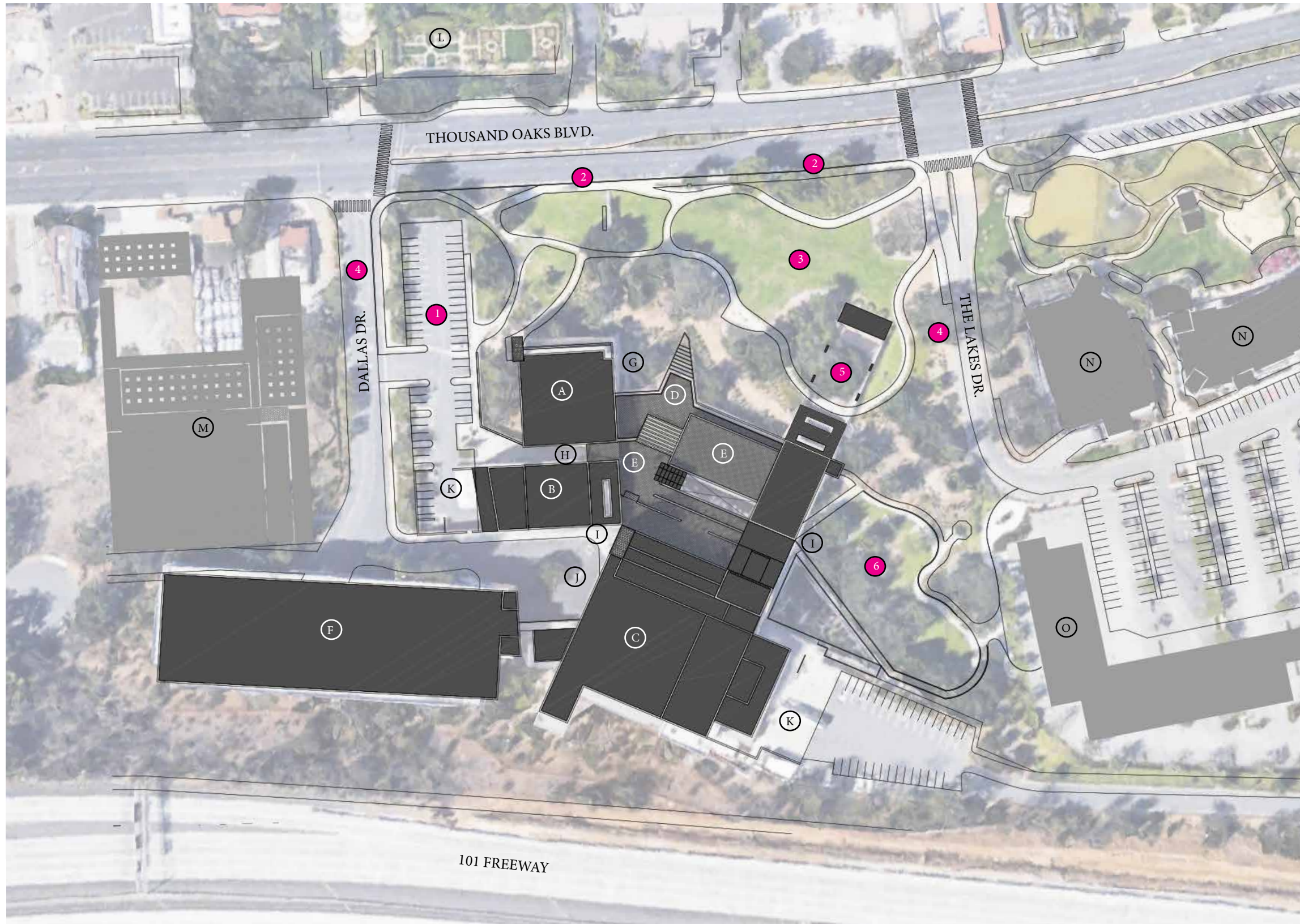
- ① **Busy thoroughfare** with fast-moving traffic
- ② **Narrow sidewalk**, closely lined, in some areas, with oaks
- ③ **Oak trees** located throughout site
- ④ **Oak trees** at both Thousand Oaks Blvd intersections, reducing openness and visibility
- ⑤ **Courtyard** with oaks trees in its center
- ⑥ **Loading area** (with drivable access way) must remain

BUILDING LEGEND

- | | |
|--|---------------------------------------|
| Ⓐ City Hall | Ⓘ 3 rd Floor Entrances (2) |
| Ⓑ Forum Theater | Ⓝ Drop-off Roundabout |
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| Ⓗ 2 nd Floor Entrance | Ⓝ The Lakes Shopping Center |
| | Ⓞ Future apartment building |



SITE ANALYSIS: OPPORTUNITIES

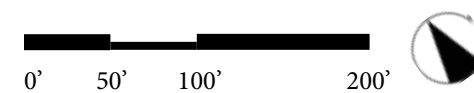


OPPORTUNITIES

- 1 Replace parking lot with a substantial pedestrian entrance and lawn area.
- 2 Improve existing bus stop and create a food-truck and drop-off zones.
- 3 Convert relatively flat and open area surrounded into a town square.
- 4 Create better pedestrian connections with neighboring sites.
- 5 Update oak-shaded courtyard into a cafe, classroom, and/or performance area.
- 6 Transform oak-shaded, relatively-quiet area into a dedicated children's, educational, and/or performance area.

BUILDING LEGEND

- | | |
|--|---|
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CONCEPT DEVELOPMENT AND SITE PLAN



GOALS AND OBJECTIVES

NEXUS

TRANSFORM THE SITE INTO A HUB FOR THE COMMUNITY

⋮

CREATE AN INVITING AND DYNAMIC "TOWN SQUARE" WHERE THE COMMUNITY CAN GATHER, CONNECT, AND RECHARGE

PROVIDE A VARIETY OF SPACES THAT ARE CONDUCTIVE TO BOTH PROGRAMMED EVENTS AND SPONTANEOUS GATHERINGS

TRANSIT

IMPROVE TRANSIT CONNECTIONS TO THE SITE AND LINKAGES TO ADJACENT AREAS

⋮

INCREASE SAFETY, SHADE, AND COMFORT FOR BUS RIDERS IN THE BUS STOP AREA

CREATE A NEW WALKWAY FOR PEDESTRIANS PARALLEL TO THOUSAND OAKS BLVD

CONVERT A PORTION OF THOUSAND OAKS BLVD INTO A PROTECTED 'DROP OFF ZONE'

ADD CROSSWALKS TO ADJACENT AREAS

ENGAGEMENT

CREATE SOCIAL SPACES THAT CAN BE ENJOYED BY ALL AGES YEAR-ROUND

⋮

PROVIDE INCLUSIVE SPACES, SUCH AS A CAFÉ, WATER FEATURES, LAWNS, AND GAMES AREAS WHERE VISITORS CAN SPEND LONG AMOUNTS OF TIME

CREATE FLEXIBLE AREAS THAT CAN ACCOMMODATE A RANGE OF PROGRAMMING, SUCH AS CONCERTS, FARMERS' MARKETS, FOOD TRUCKS, AND BOOK MOBILES

EDUCATION

CREATE INTIMATE SPACES THAT SUPPORT EDUCATIONAL OBJECTIVES AND INCORPORATE AREA HISTORY

⋮

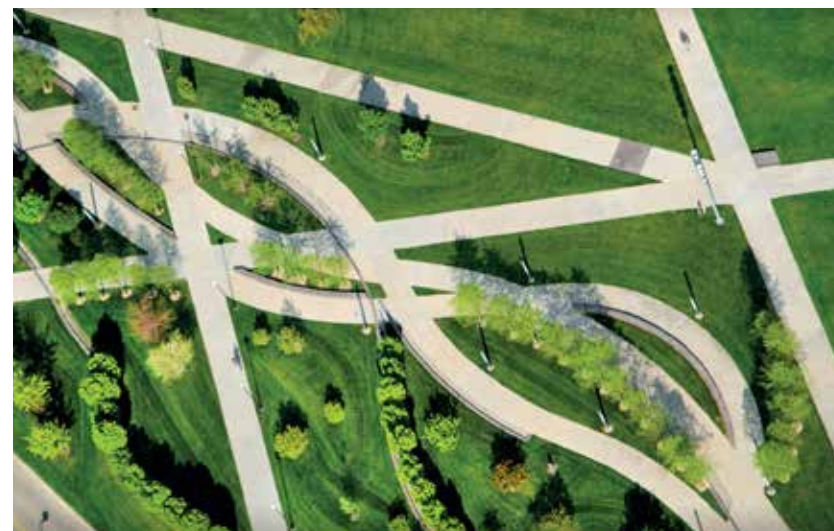
CREATE NATIVE GARDENS AND DEMONSTRATE HOW PLANTINGS BENEATH OAKS CAN BE ACHIEVED

INCORPORATE CHUMASH ELEMENTS INTO SITE'S DESIGN

PROVIDE EDUCATIONAL SPACES, SUCH AS AN OUTDOOR CLASSROOM, READING ROOM, AND AMPHITHEATER.



INSPIRATION: CURVES AND ANGLES



INSPIRATION: SOCIAL SPACES



INSPIRATION: PLANT PALETTE



Ginkgo Biloba



Jacaranda



Bailey Acacia



Canyon Prince Wild Rye



Coastal Wood Fern

TREES



California Pepper



Strawberry



Fairyduster



Boutin Blue Foxtail Agave



Ceanothus Concha

SHRUBS



Wildflower meadow



Catalina Silver Island Snowflake

CASE STUDY 1: KLYDE WARREN PARK (DALLAS)



- | | | |
|--|------------------------------------|-----------------------------------|
| 1 The Botanical Garden | 6 Chase Promenade | 10 The Southwest Porch |
| 2 Children's Park | 7 Hart Boulevard | 11 Moody Plaza |
| 3 Jane's Lane | 8 Nancy Collins Fisher Pavillion | 12 East Lawn |
| 4 Ginsburg Family Great Lawn | 9 Muse Family Performance Pavilion | 13 The Commons presented by Cigna |
| 5 The Dallas Morning News Reading & Games Room | | 14 My Best Friend's Park |
| | | 15 Pearl Lawn |

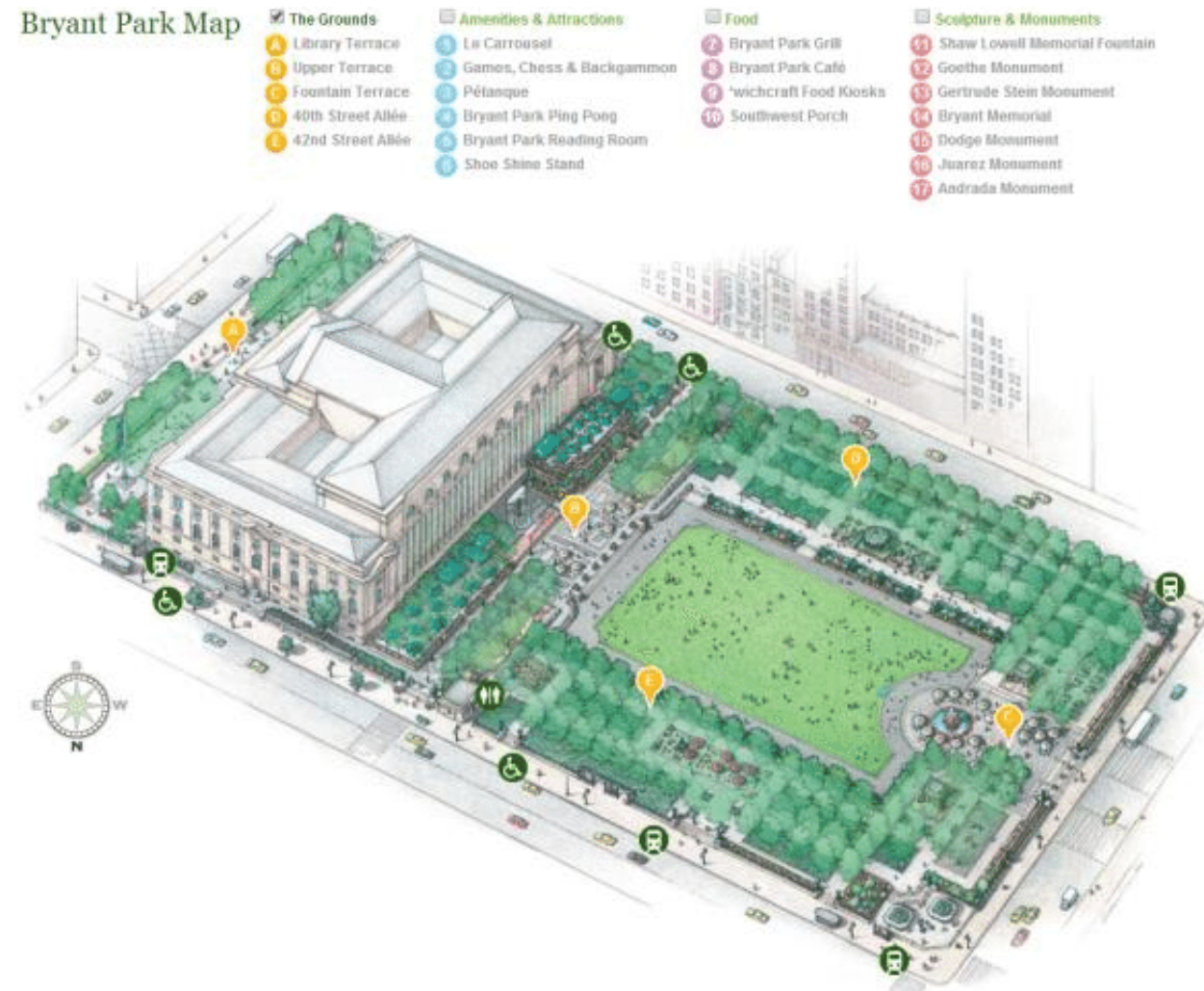


- Opened in 2012. 5 acres.
- Designed by Office of James Burnett.
- Located in downtown Dallas. Park sits above a below-grade section of the 8-lane Woodall Rodgers Freeway, and connects uptown to the arts district.
- Includes children's areas, reading and games spaces, fountain, performance stage, and dog parks.



THOUSAND OAKS CIVIC ARTS PLAZA RE-DESIGN
 CHAN NGUYEN • LANDSCAPE DESIGN 3 • SUMMER 2021

CASE STUDY 2: BRYANT PARK (NEW YORK CITY)



- Last renovated in 1992. 9.6 acres.
- Designed by Olin Studio.
- Located in Manhattan. Adjacent to the New York Public Library and surrounded on all sides by skyscrapers and tall, mixed-use buildings.
- Park has a European feel. Includes wide walkways flanked by London plane trees, classic bistro-style tables throughout, great lawn, carousel, reading and games spaces, and fountain.



CASE STUDY 3: MAIN ST GARDEN PARK (DALLAS)



- Opened in 2009. 1.75 acres.
- Designed by Thomas Balsley Associates Design
- Located in downtown Dallas. Developed as part of a urban core revitalization project for commercial and residential growth. Two city blocks were razed to create the park, which is adjacent to notable buildings such as the Beaux Arts City Hall and the first Hilton Hotel.
- Includes a great lawn, terraced lawn, fountain, cafe, study shelters, dog run, and tot lot.



THOUSAND OAKS CIVIC ARTS PLAZA RE-DESIGN
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CONCEPT DEVELOPMENT: REGULATING LINES

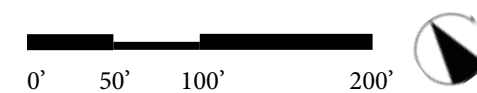


REGULATING LINES

Initial study of lines and angles based off the building architecture (including neighboring buildings).

BUILDING LEGEND

- | | |
|--|---|
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CONCEPT DEVELOPMENT: SPACE-SEEKING STUDY

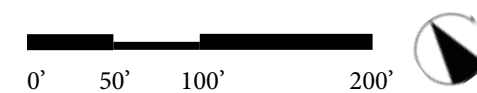
SPACE-SEEKING STUDY

Space-seeking study using regulating lines and existing oak trees to find usable spaces. I also assigned tentative elevations to various usable spaces.



BUILDING LEGEND

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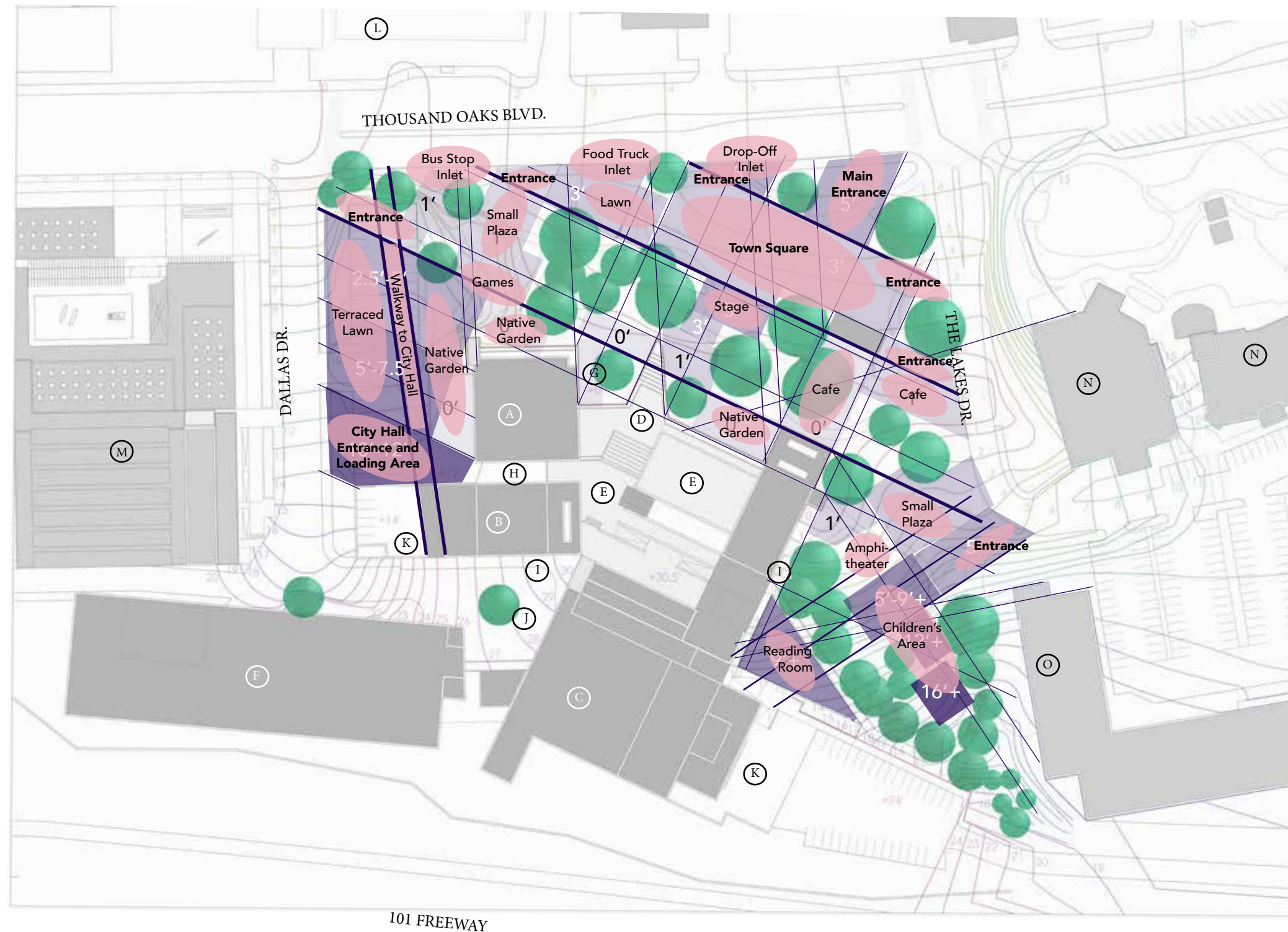


CONCEPT DEVELOPMENT: SPACE-SEEKING STUDY AND CONCEPT BUBBLES

SPACE-SEEKING STUDY AND CONCEPT BUBBLES

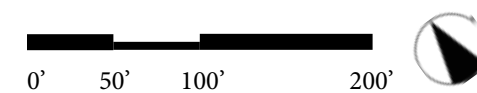
Building on the space-seeking study, I brainstormed programming and uses for the various spaces.

The diagram at left formed the basis of my eventual site design.



BUILDING LEGEND

- | | |
|--|---|
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CONCEPT DEVELOPMENT: PROGRESS

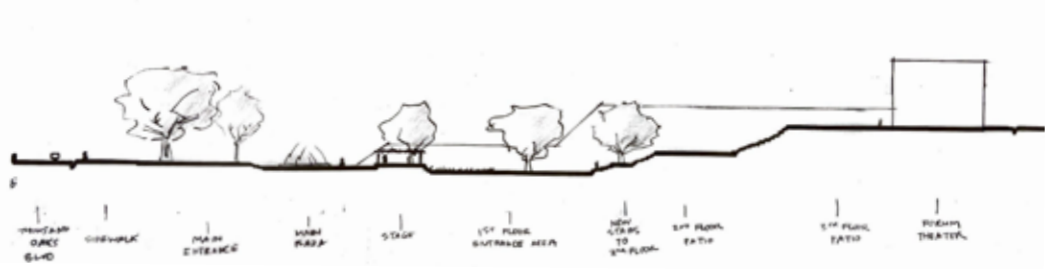


PROGRESS

Early sketches of illustrative plan, section elevations, and perspectives.

Town Square area

Terraced Lawn area



Town Square area



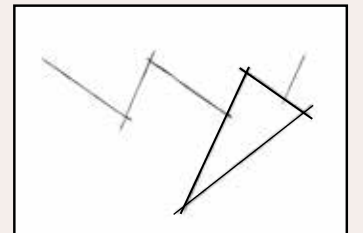
Terraced Lawn area

ILLUSTRATIVE PLAN



ILLUSTRATIVE PLAN

- | | |
|--------------------------------------|------------------------------------|
| 1 Main Entrance | 14 Reading Room |
| 2 Town Square | 15 Elevated paths/decks under oaks |
| 3 Main Stage | |
| 4 New Staircase to 2nd Floor Terrace | |
| 5 Secondary Stage | Transit: |
| 6 Cafe / Outdoor Classroom | 16 Bus stop Inlet |
| 7 Sculptures (4) | 17 Food Truck Inlet |
| 8 Secondary Plaza | 18 Drop-off Inlet |
| 9 Terraced Lawn | 19 Bike Racks (2) |
| 10 Table Games | 20 New Crosswalks (2) |
| 11 Native Gardens | |
| 12 Amphitheater | |
| 13 Replicas of Chumash Aps (3) | |



BUILDING LEGEND

- | | |
|------------------------------------|-------------------------------|
| (A) City Hall | (I) 3rd Floor Entrances (2) |
| (B) Forum Theater | (J) Drop-off Roundabout |
| (C) Kavli Theater | (K) Loading Areas (2) |
| (D) Terrace - 2nd Floor | |
| (E) Terrace & Fountain - 3rd Floor | Surroundings: |
| (F) Parking Garage | (L) Gardens of the World |
| (G) Future 1st Floor Entrance | (M) Future museum/commercial |
| (H) 2nd Floor Entrance | (N) The Lakes Shopping Center |
| | (O) Future apartment building |

AREA DETAIL 1: TOWN SQUARE (ENLARGEMENT)



Key Map

NOTABLE ELEMENTS OF THIS AREA:

- | | |
|--------------------------------------|---------------------|
| 1 Main Entrance | Transit: |
| 2 Town Square | 17 Food Truck Inlet |
| 3 Main Stage | 18 Drop-off Inlet |
| 4 New Staircase to 2nd Floor Terrace | |
| 5 Secondary Stage | |
| 6 Cafe / Outdoor Classroom | |
| 7 Sculptures | |
| 11 Native Gardens | |
| 15 Elevated paths/decks under oaks | |

AREA DETAIL 1: TOWN SQUARE (ENLARGEMENT)



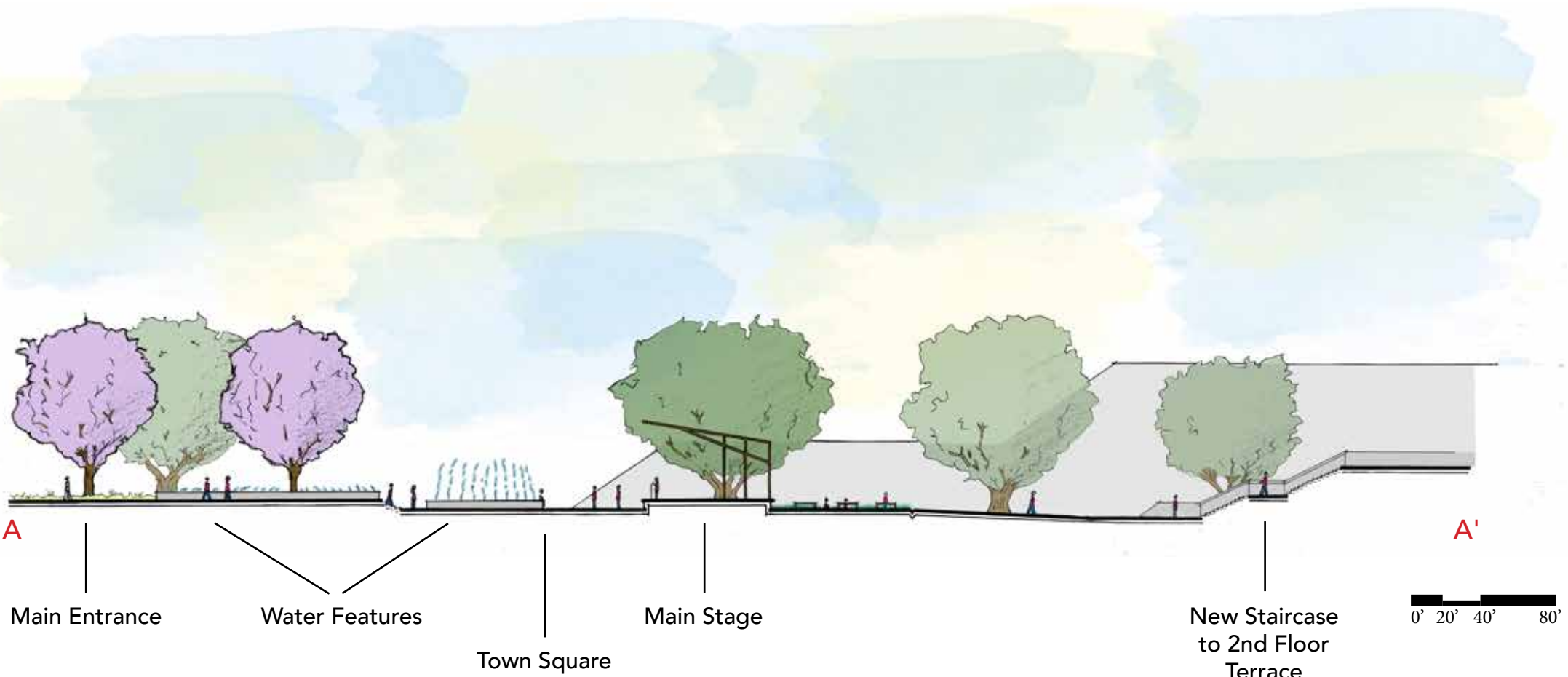
Key Map

NOTABLE ELEMENTS OF THIS AREA:

- | | |
|--------------------------------------|---------------------|
| 1 Main Entrance | Transit: |
| 2 Town Square | 17 Food Truck Inlet |
| 3 Main Stage | 18 Drop-off Inlet |
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AREA DETAIL 1: TOWN SQUARE (SECTION ELEVATION AND PERSPECTIVE)



Fountain



Town Square



Main Stage

AREA DETAIL 2: TERRACED LAWN (ENLARGEMENT)



Key Map

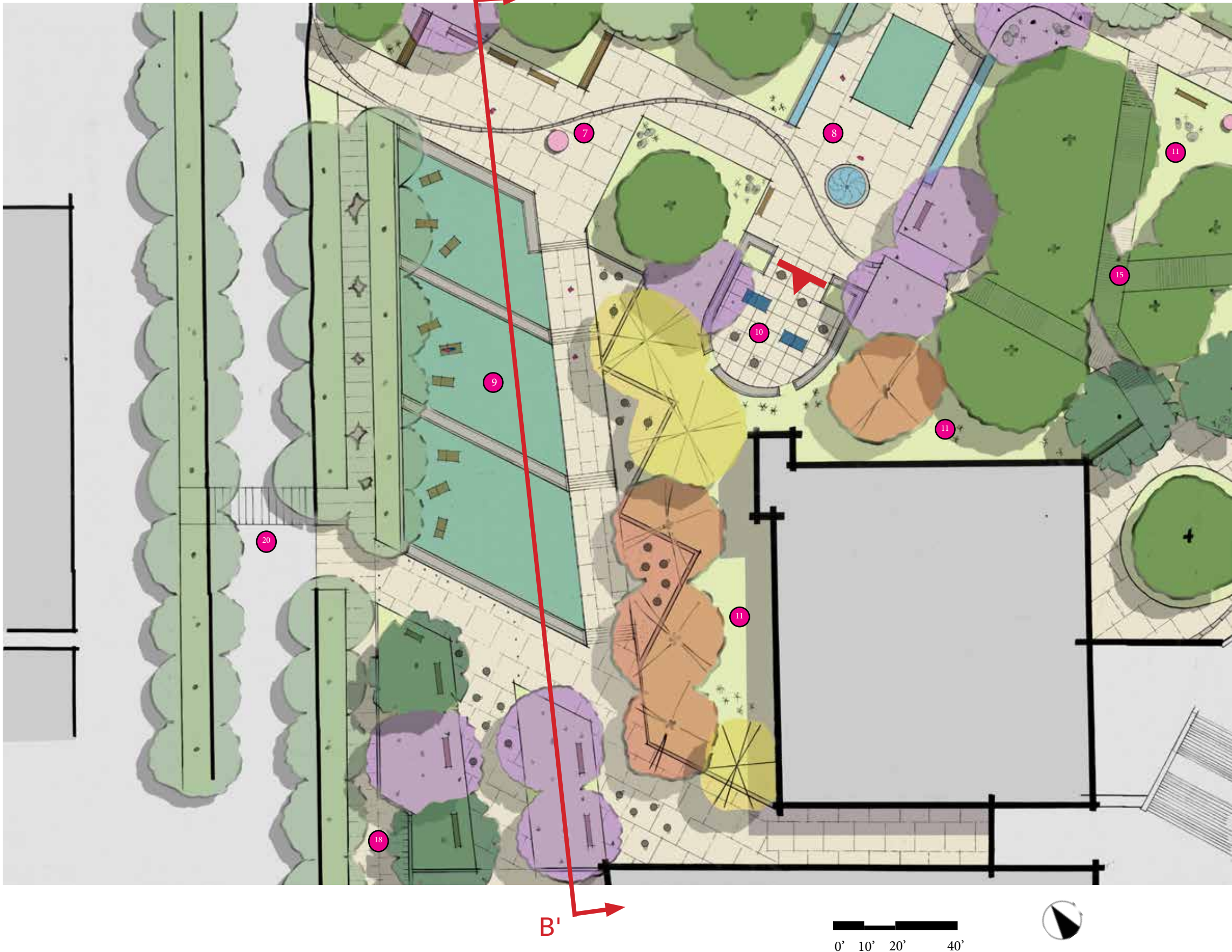
NOTABLE ELEMENTS OF THIS AREA:

- 7 Sculpture
- 8 Secondary Plaza
- 9 Terraced Lawn
- 10 Table Games
- 11 Native Gardens
- 15 Elevated paths/decks under oaks
- Transit:**
- 20 New Crosswalk

0' 10' 20' 40'



AREA DETAIL 2: TERRACED LAWN (ENLARGEMENT)

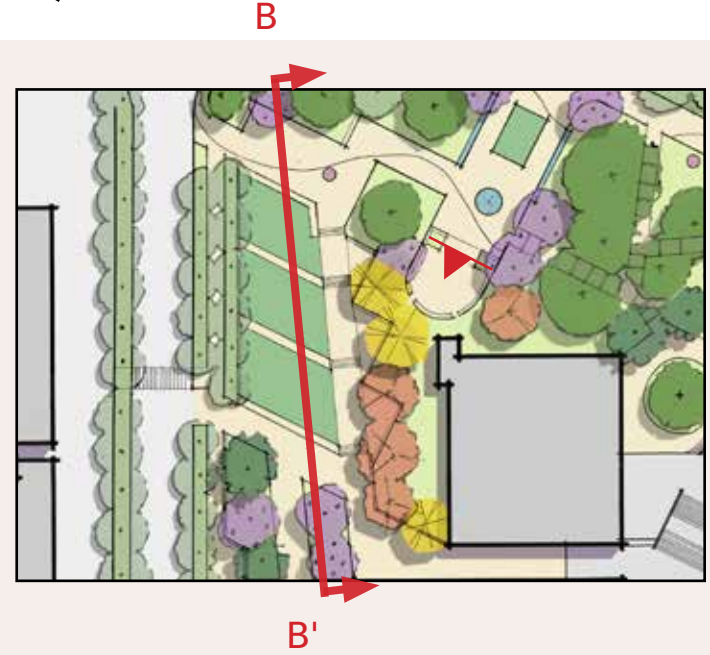
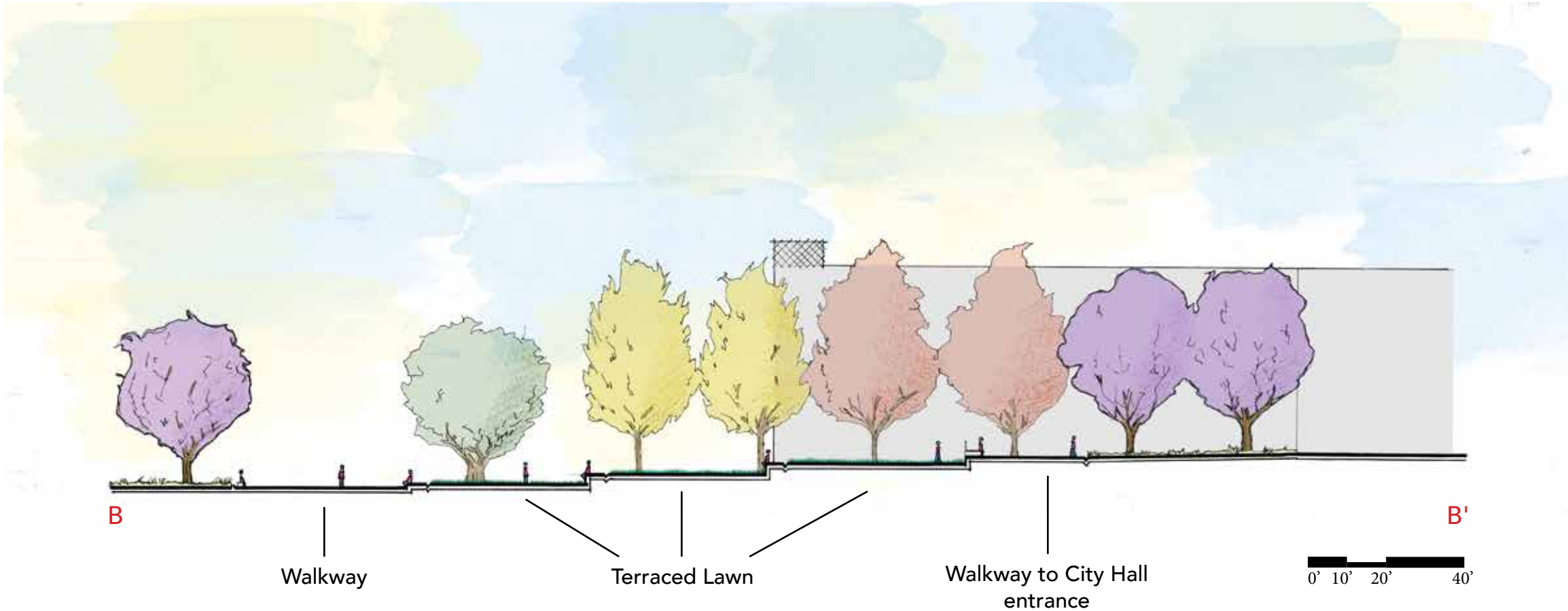


Key Map

NOTABLE ELEMENTS OF THIS AREA:

- 7 Sculpture
- 8 Secondary Plaza
- 9 Terraced Lawn
- 10 Table Games
- 11 Native Gardens
- 15 Elevated paths/decks under oaks
- Transit:**
- 20 New Crosswalk

AREA DETAIL 2: TERRACED LAWN (SECTION ELEVATION AND PERSPECTIVE)



Terraced Lawn

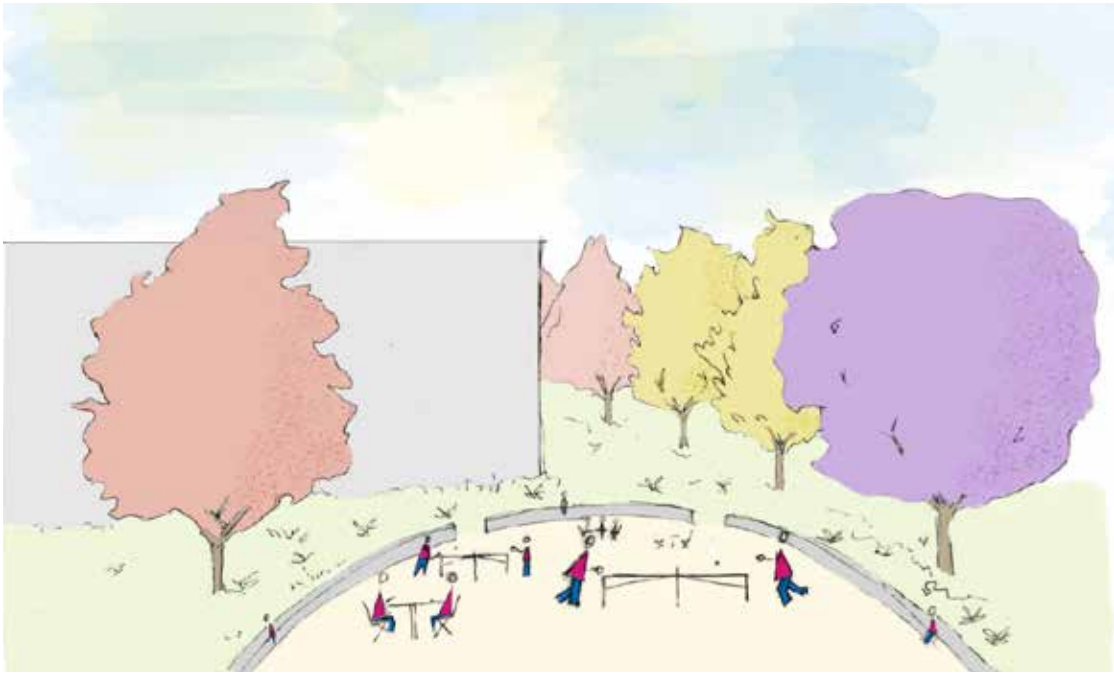


Table Games



Lounge chairs for Terraced Lawn

AREA DETAIL 3: OAK WOODLAND (ENLARGEMENT)



Key Map

NOTABLE ELEMENTS OF THIS AREA:

- 11 Native Gardens
- 12 Amphitheater
- 13 Replicas of Chumash Aps (3)
- 14 Reading Room
- 15 Elevated paths/decks under oaks



AREA DETAIL 3: OAK WOODLAND (ENLARGEMENT)

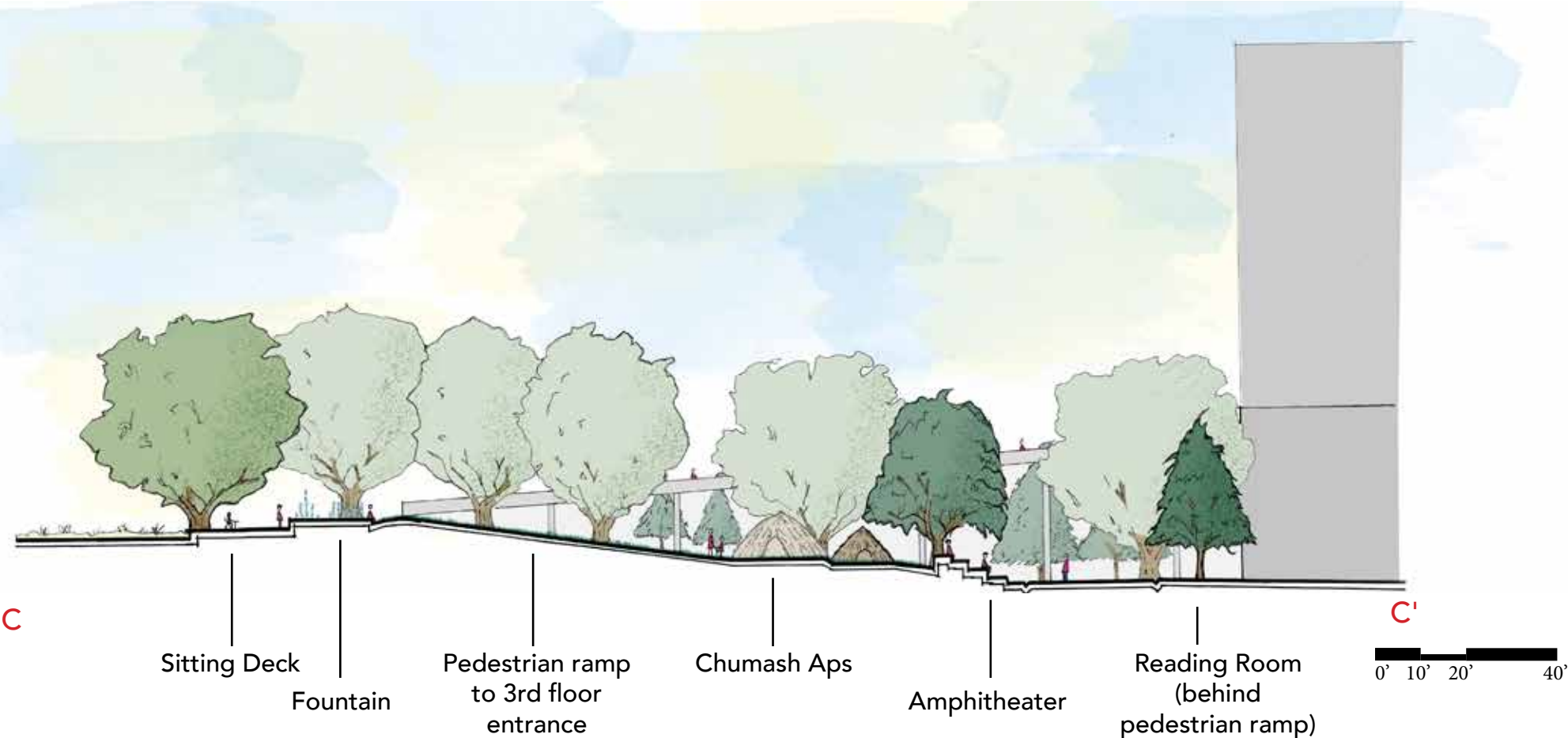


Key Map

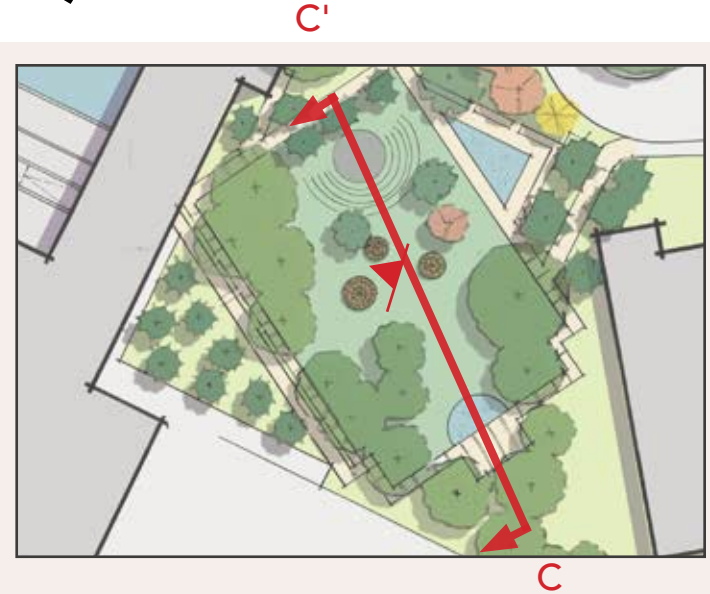
NOTABLE ELEMENTS OF THIS AREA:

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- 12 Amphitheater
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AREA DETAIL 3: OAK WOODLAND (SECTION ELEVATION AND PERSPECTIVE)



Amphitheater



Reading Room



Chumash Ap



Thanks for reading. Special thanks to:

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