

THOUSAND OAKS CIVIC ARTS PLAZA REDEVELOPMENT PROJECT



GABRIELLE DASHIELL
LANDSCAPE DESIGN 3
SUMMER 2021

PROJECT OVERVIEW



The Thousand Oaks Civic Arts Plaza has a striking architectural design, but the current grounds are under developed and under utilized. The building is difficult to access and the sparse design is not conducive to recreation. In an effort to make this Plaza a more heavily utilized and appreciated space and to revitalize the downtown area of Thousand Oaks, the following design has been developed based on analysis of the site and consideration of the community's needs.

GOALS & OBJECTIVES



COMMUNITY
EVENT SPACE

TO CREATE a space conducive to a thriving community capable of hosting events large and small.



NEIGHBORHOOD
DESTINATION

TO PROVIDE a space for passive outdoor recreation for a range of users.

TO FACILITATE local commerce and bolster Thousand Oaks' community cohesion.



WEEKEND HUB

TO ENHANCE the work environment of Civic Center employees and employees of the surrounding businesses.



EMPLOYEE
FRIENDLY

INSPIRATION



In my search for inspiration, I have focused on naturalized public spaces which invite congregation and can accommodate public events and recreation. Below are some considerations I maintained in my search for inspiration.

OAKS

The mature oaks on the site pose a significant obstacle in the implementation of a new design. I looked for instances in which oaks such as those on the site have been integrated into a landscape and not segregated.

LIGHTING

I want to encourage use of the space at all times of day including early and mid evening, I think that lighting will play a significant role in this goal coming to fruition. I looked for examples of unobtrusive lighting which invite exploration and facilitate evening recreation.

ROOF-LIKE STRUCTURES

The site includes some unusual spaces which could benefit from some sort of permeable overhead covering. I sought inspiration in pergola-like structures which could be implemented in similar ways on this project.

ANGULAR WALLS

The site's main feature, the Thousand Oaks Civic Center is comprised of many unusual and angular design features. I want to reflect these design choices in the design of the landscape.



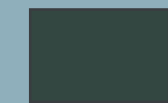
SITE CONTEXT



Project Limits



Gardens of the World



The Lakes Shopping Center



Mixed Use/Residential



Major Roadways

CONTEXT:

The Thousand Oaks Civic Center is situated on Thousand Oaks Boulevard and is bordered on the south by Highway 101. The Lakes Shopping Center and Gardens of the World are two local attractions which bring visitors from the community. The majority of the surrounding area is mixed use/residential. Much of Thousand Oaks consists of single family housing which is spread over a large area. The main mode of transportation in the area is vehicular.



- 1 **Zone 1: Parking lot**
This area is currently used as overflow parking
- 2 **Zone 2: Main Park Area**
- 3 **Zone 3: Hillside**
- 4 **Zone 4: Streetscape**

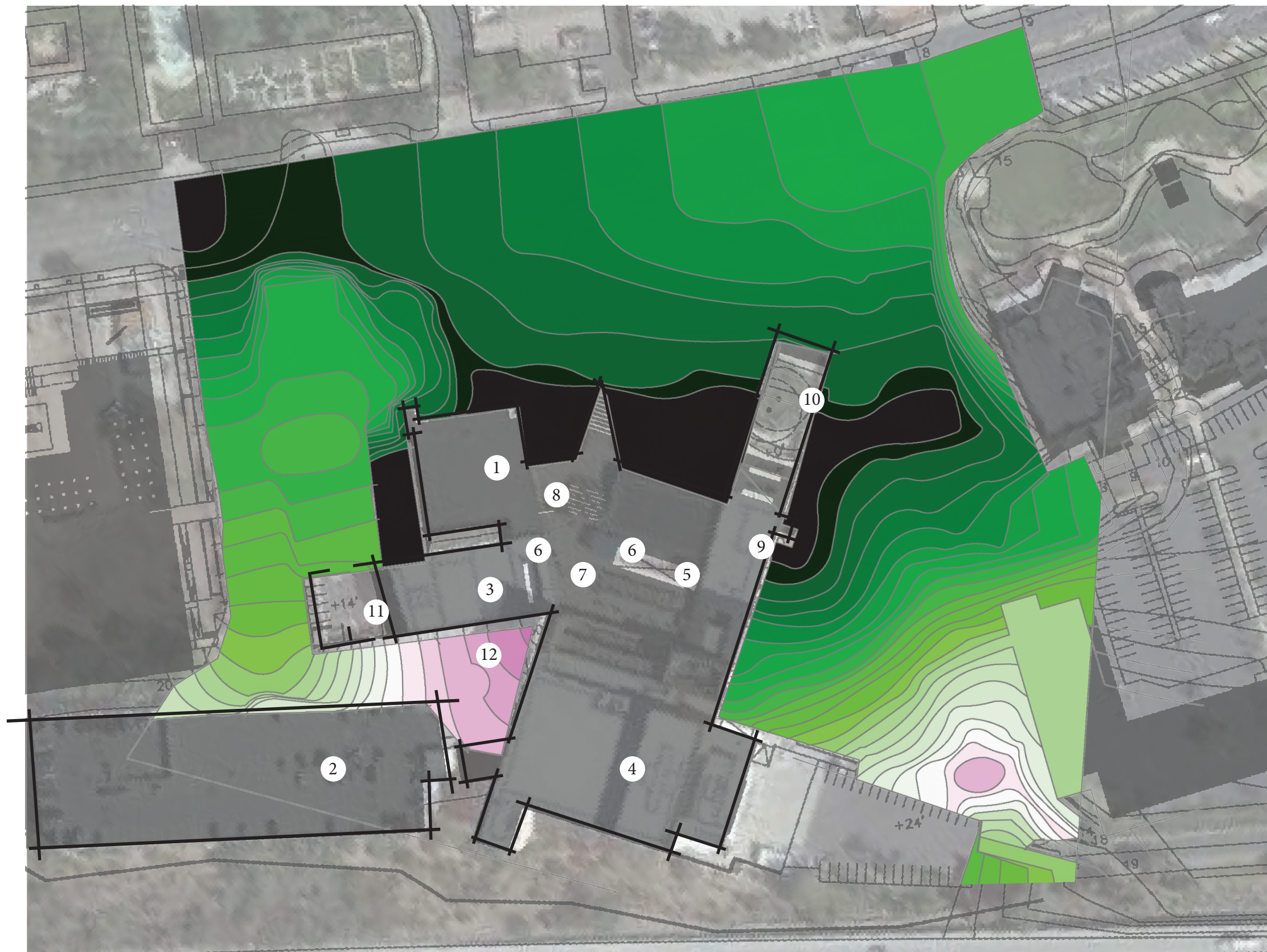
CIVIC ARTS PLAZA FACILITIES


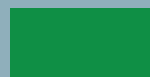
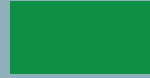


- 1 CITY HALL OFFICES
- 2 PARKING GARAGE
- 3 FORUM THEATRE
- 4 KAVLI THEATRE
- 5 LIGHT WELL
- 6 ELEVATOR LOCATIONS
- 7 INFORMATION DESK (SECOND FLOOR)
- 8 STAIRWELL ACCESS
- 9 MEETING ROOMS
- 10 DEDICATED OAK ROOM (CEREMONIAL)
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- 12 TRUCK/BUS ACCESS



SITE ANALYSIS

TOPOGRAPHY

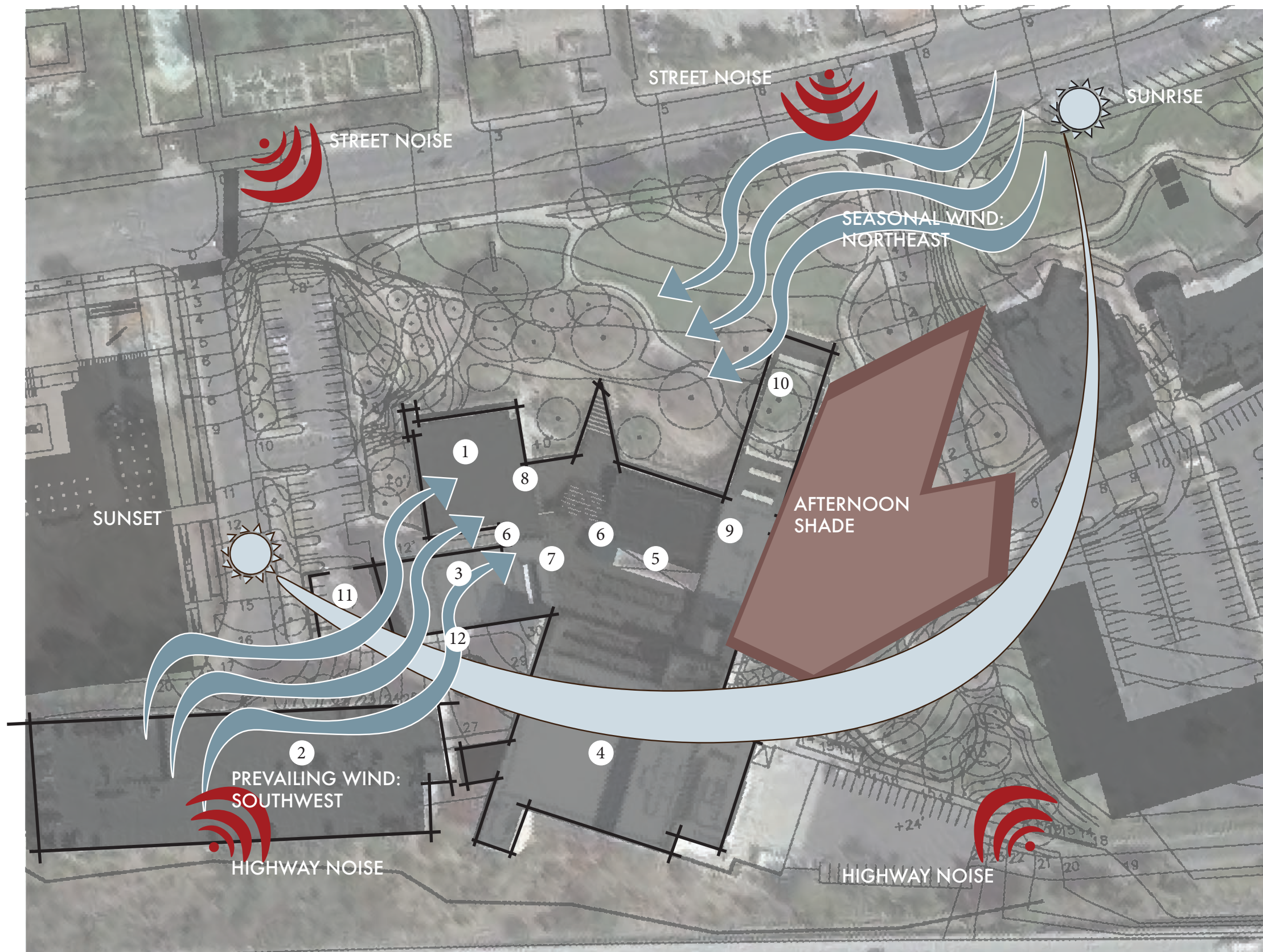


-  Elevation: +0
-  Elevation: +5
-  Elevation: +5
-  Elevation: +15
-  Elevation: +23

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Noise

The site lies just north of Highway 101 and immediately south of Thousand Oaks Boulevard. Both of these facilities inundate the site with noise and also provide passive visibility and exposure of the traveling public to the site.

Sun

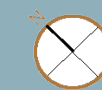
The sunrise to the east illuminates the eastern side of the site in morning and early afternoon. The sunset in the west illuminates the western side of the site and induces the Civic Center to cast a broad shadow over the southeastern corner of the site.

Winds

The prevailing winds for the majority of the year approach the site from the southwest, but annually are reversed during the Santa Ana wind events when strong winds approach the

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- Pedestrian Circulation
- Vehicular Circulation
- Building Entrances

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- A** Sunken space behind retaining wall
- B** Massive oaks with sensitive roots
- C** Semi-enclosed space & tunnel
- D** Steep slope with limited afternoon sunlight
- E** Ample open space
- F** Proximity to The Lakes
- G** Large planted "stairs" adjacent to new entrance
- H** Dry creekbed

CIVIC ARTS PLAZA FACILITIES

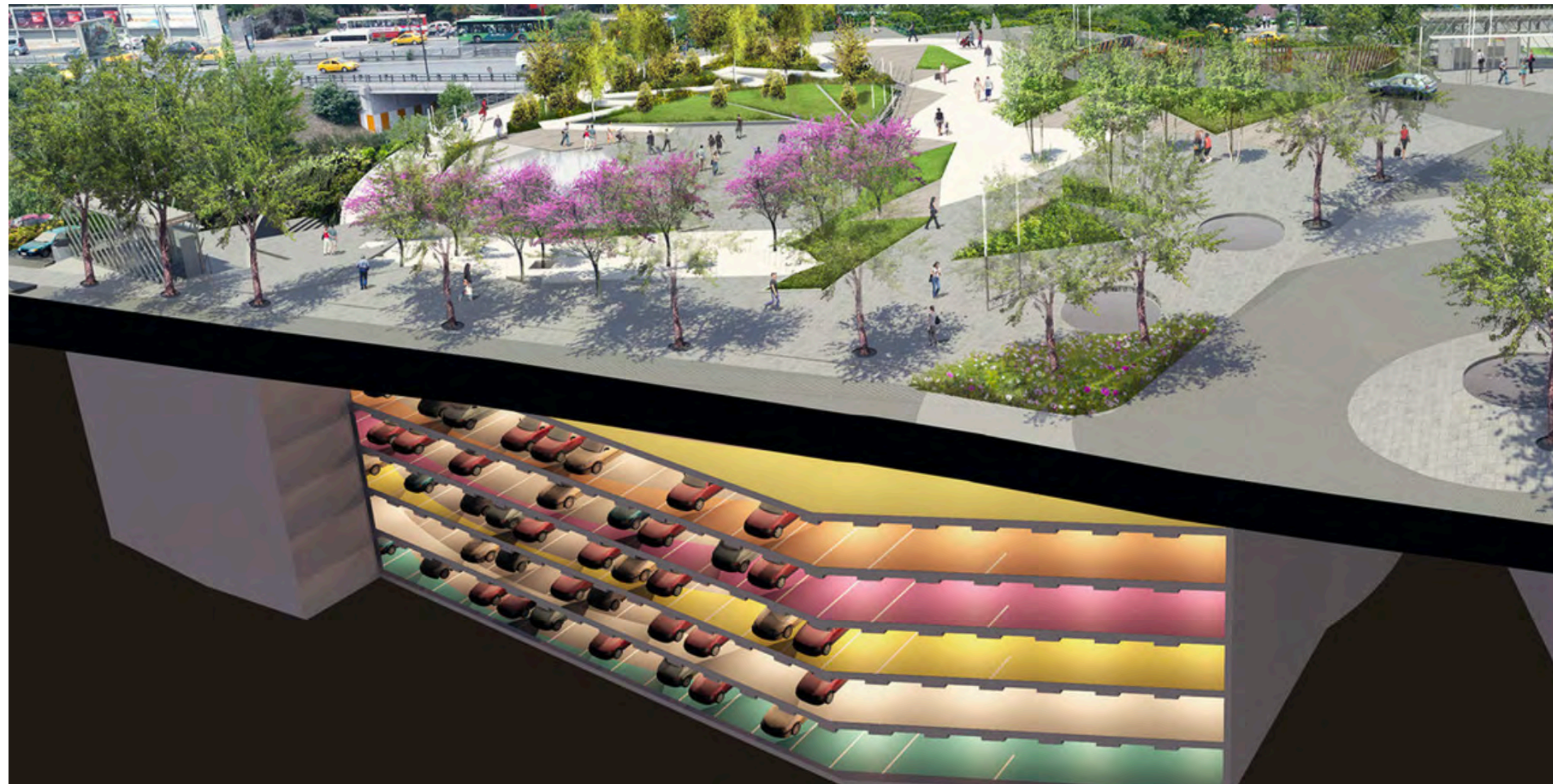
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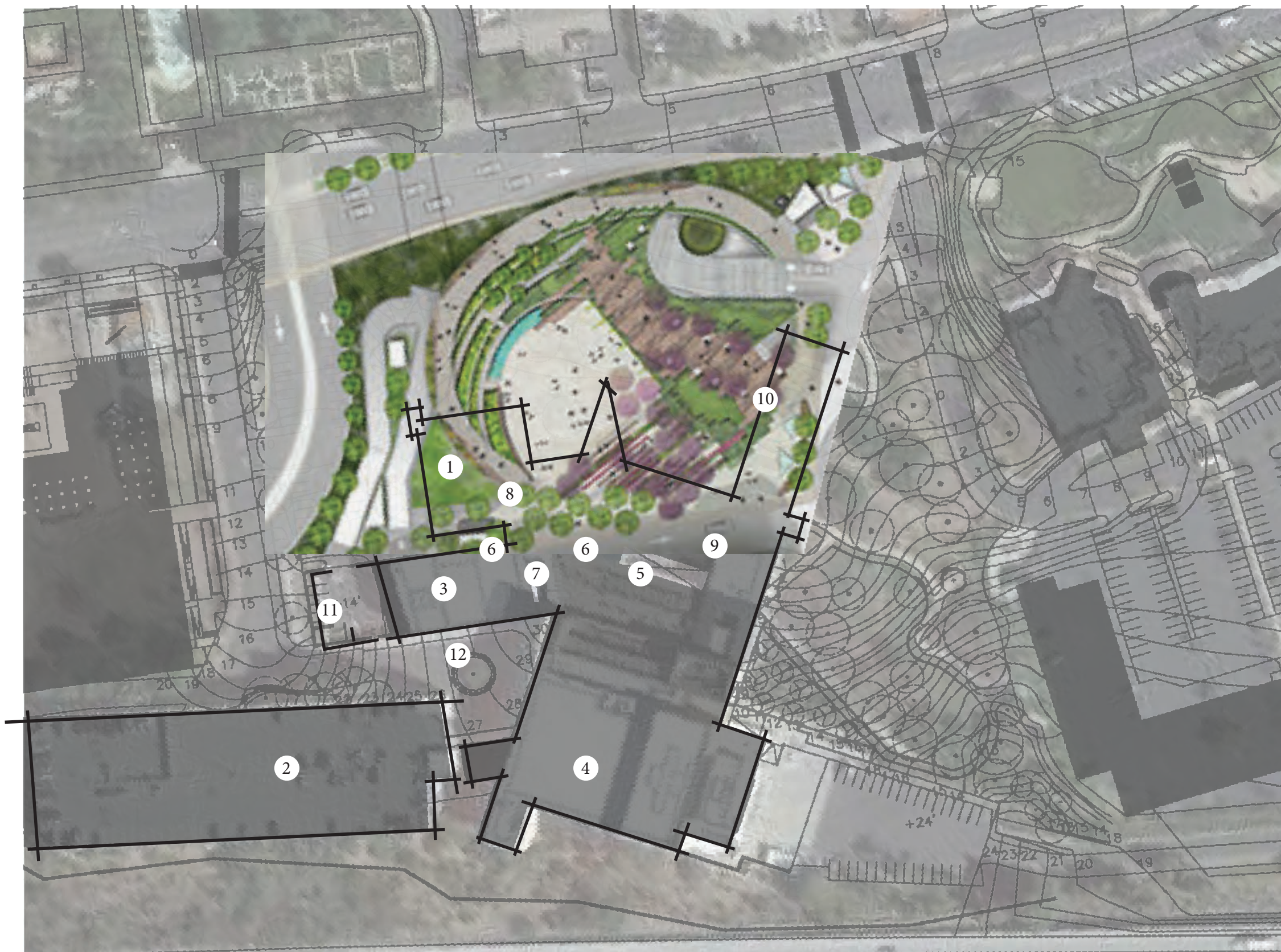


This urban park has been chosen for its location within a dense urban area. It provides an outdoor reprieve for pedestrians and incorporates underground parking for users traveling by car.

It provides ample open space for community events as well as green space for recreation and trees for shade while accommodating the sloping site conditions and allowing for easy access through the site and down the hill.



By overlaying Sishane Park on the Civic Arts Plaza site, an idea of the size and scale of the site was more apparent. This aided in identifying where major elements should lie as well as how large pathways and gathering spaces should be.



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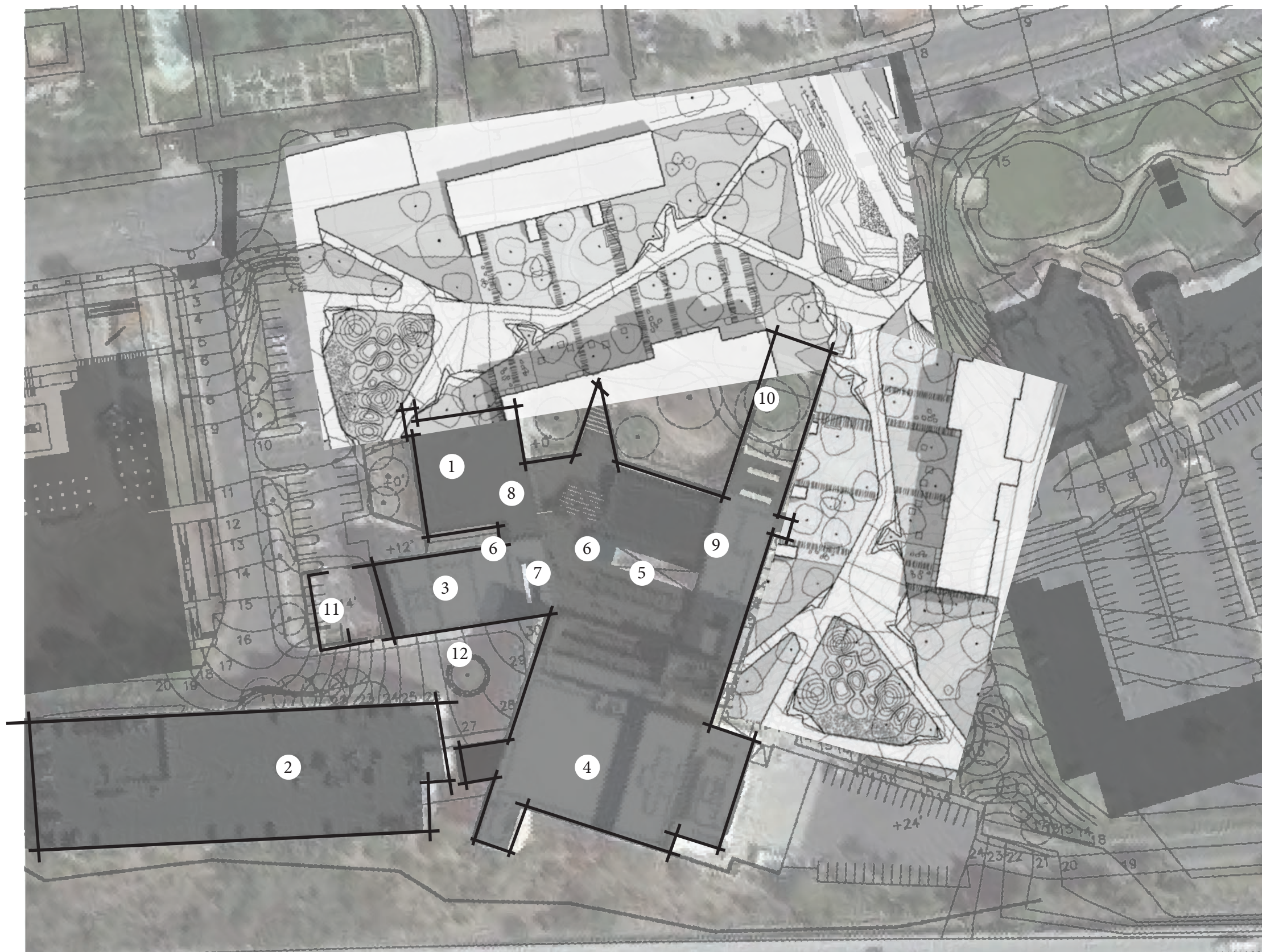
CASE STUDY 2

PROMENADA VELENJE, SLOVENIA

This park's angular paths provide a direct but interesting avenue for pedestrian access to several buildings and facilities. I studied the use of angles and the scale of the pathways at different points in order to create correctly proportioned spaces in my plan.

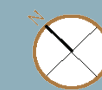


The overlay of Promenada Park allowed for further development of the proposed circulation in the new design. The use of strong, angular pathways in this case study influenced my choices in the final design. The strong geometry of the building requires some similarly strong angles and axes in the pathways and design elements.

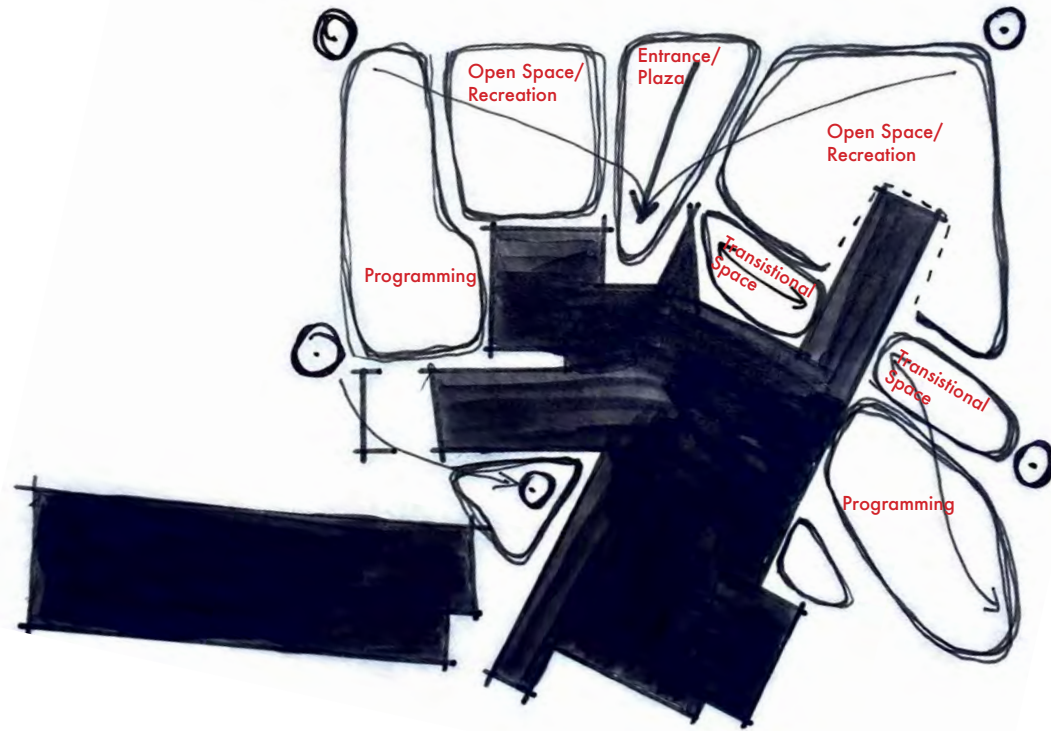


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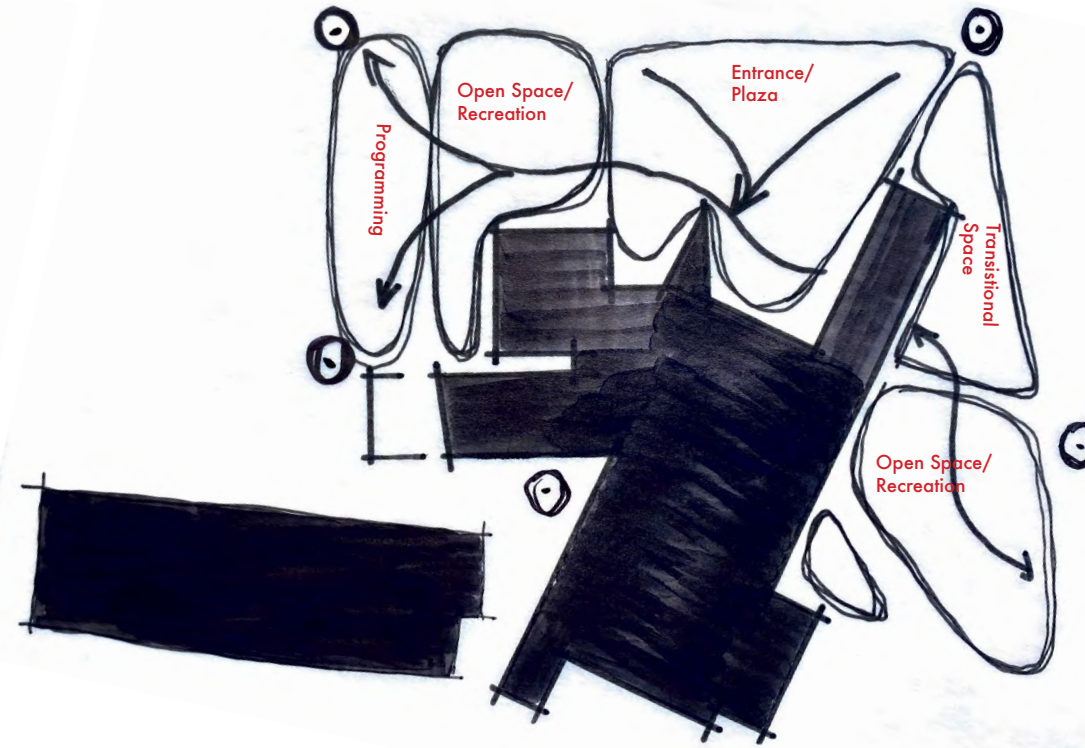
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CONCEPT BUBBLE DIAGRAMS



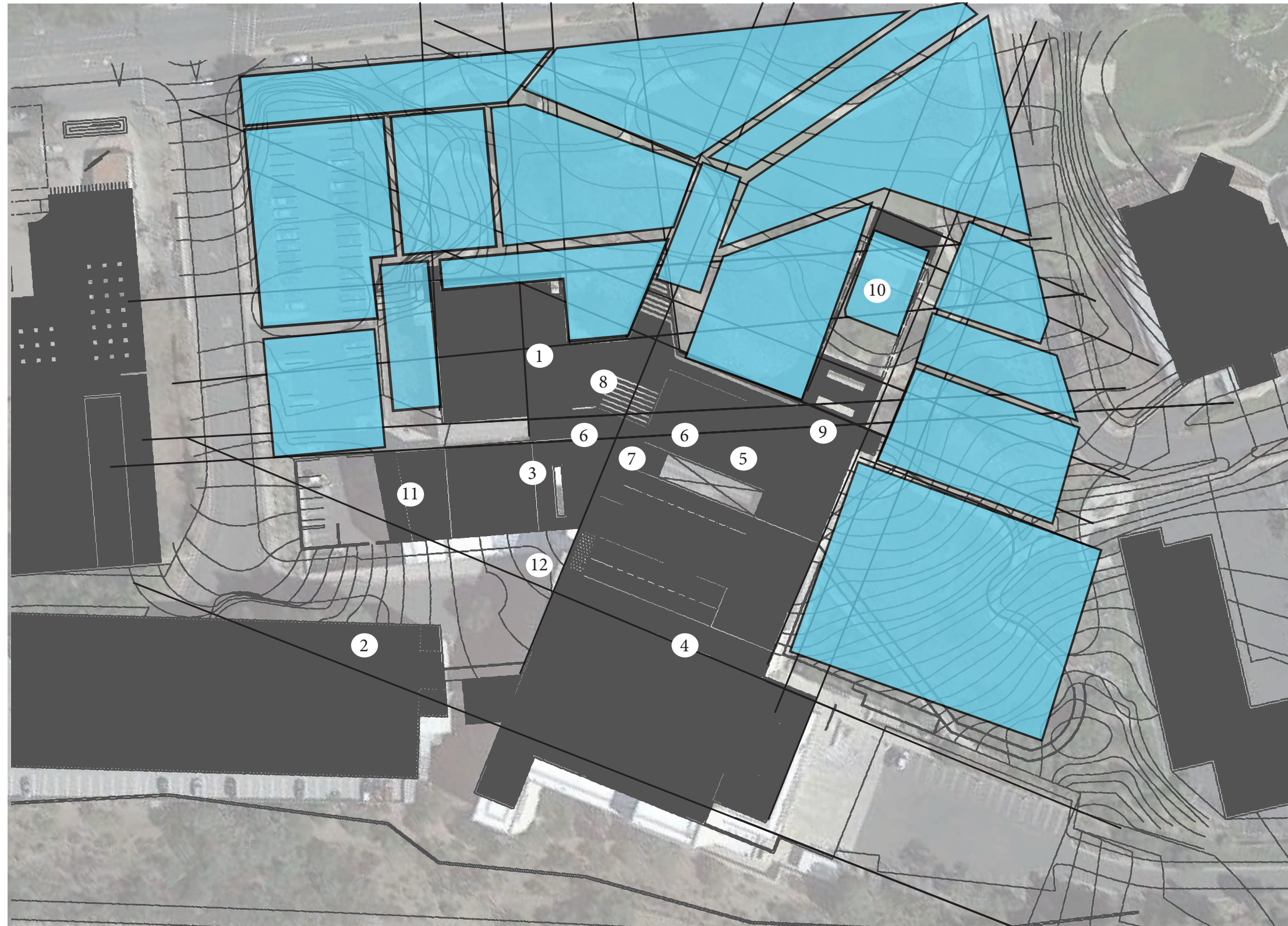
Concept 1



Concept 2

Concept 1: Divides the space into small sections based on extensions of the building geometry. The focal point is the main entrance flanked by two large open spaces to the East and West as well as smaller tertiary spaces to the sides of the building.

Concept 2: Consists of larger, more unified spaces with a large open entrance plaza area surrounded by smaller transitional spaces on the sides of the building.



Using regulating lines derived from the geometry of the Civic Arts Plaza, sections of usable space were identified for design development.

These spaces are limited by the topography of the site, as well as the environmental conditions of each area.

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MATERIALS & DESIGN ELEMENTS



The goal of this design is to create a space which is functional, inviting, and comfortable for a range of users. I set out to use these design elements to create a range of spaces aimed at accomplishing these goals.

GRAND STAIRCASE

The Civic Arts Plaza is lacking a easily identified entrance. The use of a grand staircase in place of the current stair-like planters allows for easy identification of the main entrance as well as a feeling of invitation into the structure.

WOOD & CONCRETE SEAT WALLS

To encourage users to enjoy the space and utilize the facility, seat walls are used throughout the design to both delineate spaces and provide seating.

WATER FEATURES

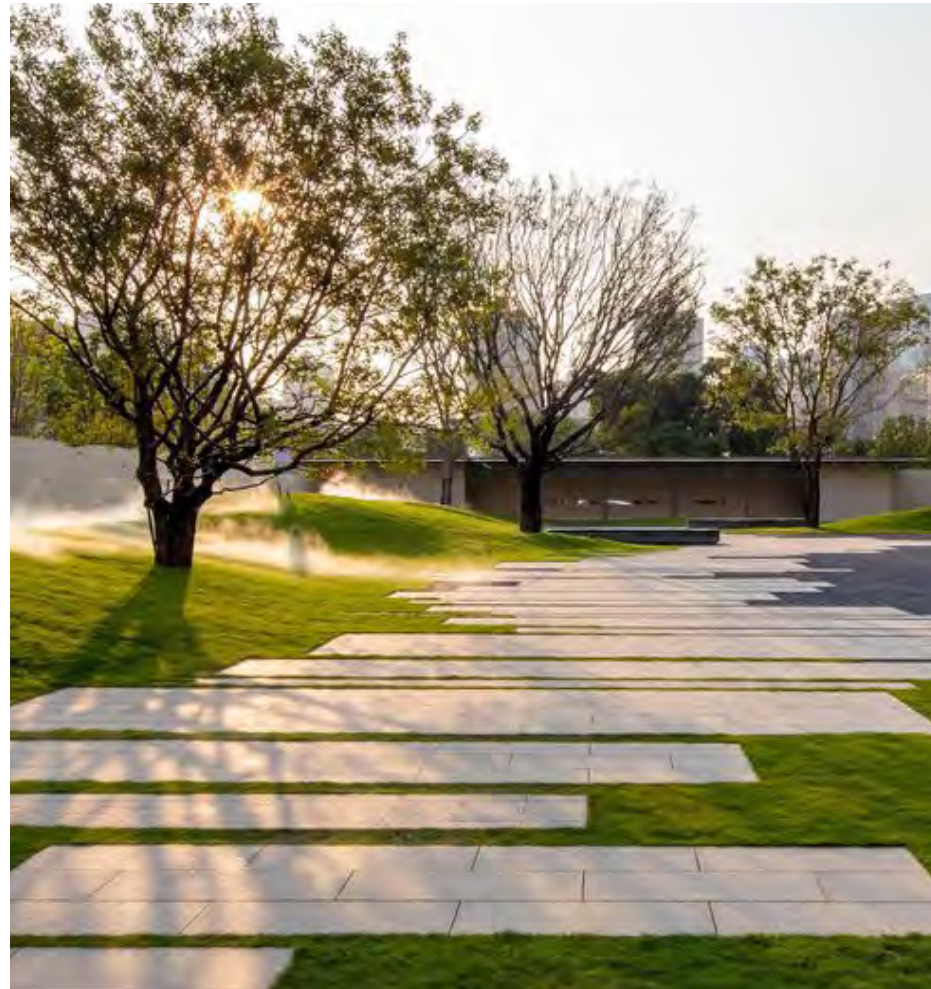
The topography of the site necessitates the use of retaining walls at several locations. This provided an opportunity to use water to add interest as well as additional seating on the low benches enclosing the trough.

PLANTED TRELLISES

To create more intimate spaces, a large trellis system as well as a pergola are used to bring the site down to a human scale and allow for a more intimate experience.



MATERIALS & DESIGN ELEMENTS CONT.



OAK-FRIENDLY PLANTING

Much of the site is covered in established Oak trees. These beautiful trees were maintained in the final design and enhanced with planting which can survive beneath the drip-line of an oak.

TURF/PAVING STRIPS

In order to maintain a large open space for public events, much of the site's facade was designed using an alternating pattern of turf and paving. This technique was used to add visual and textural interest while keeping the space open and flexible.

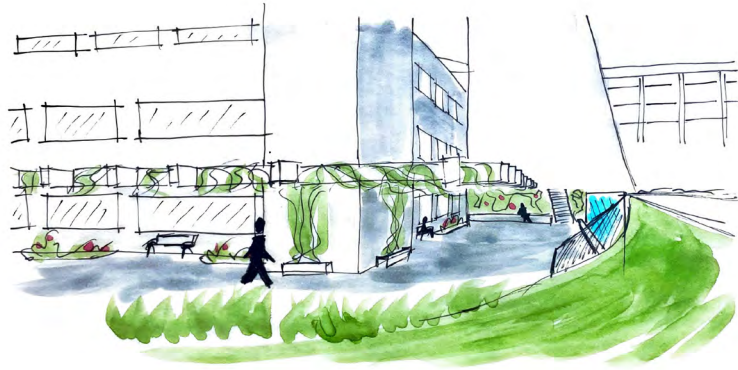
SPLASH PAD

The site leis within a mostly residential area. In anticipation of numerous users of all ages, a splash pad was used to create a visually pleasing and user-friendly play element. This element is proposed on the southeast side of the site where users can find reprieve from the sun and heat.

TREE PROTECTION

As mentioned previously, the site contains numerous oaks. Some of these conflict with the use of the space in an effective manner. By protecting these trees with bench seating, the design aims to facilitate the continued growth of these trees while also allowing for use of the space.

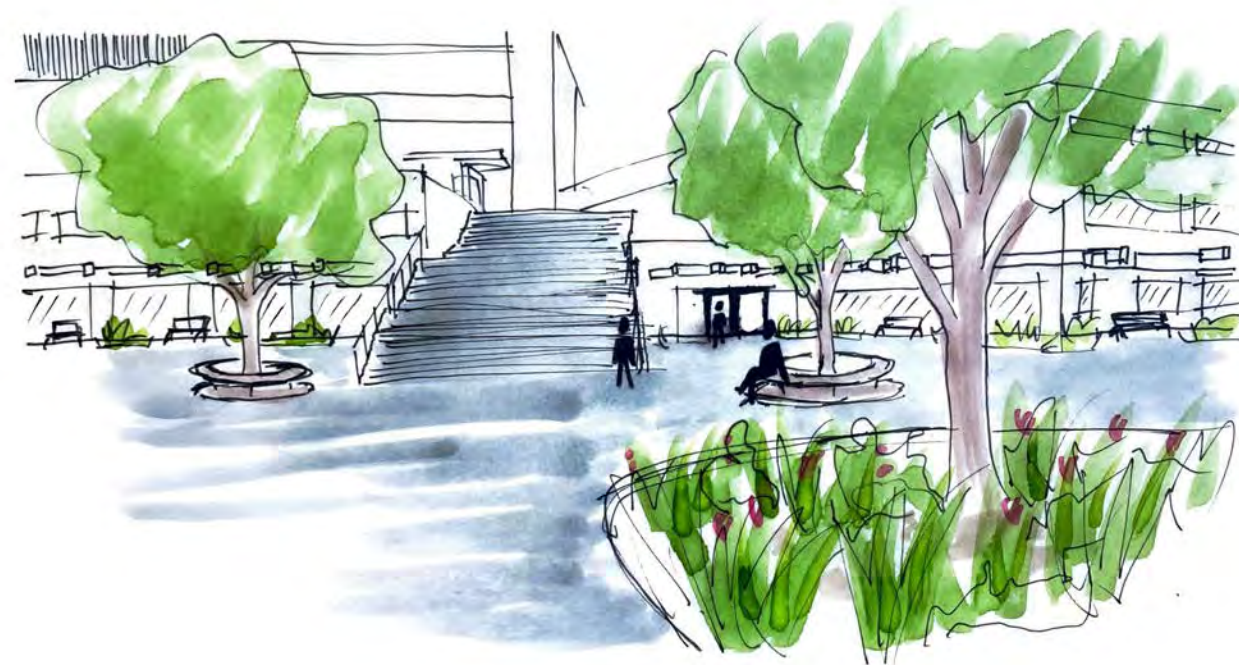
STUDY PERSPECTIVES: CONCEPT DEVELOPMENT



PERSPECTIVE 1



PERSPECTIVE 2

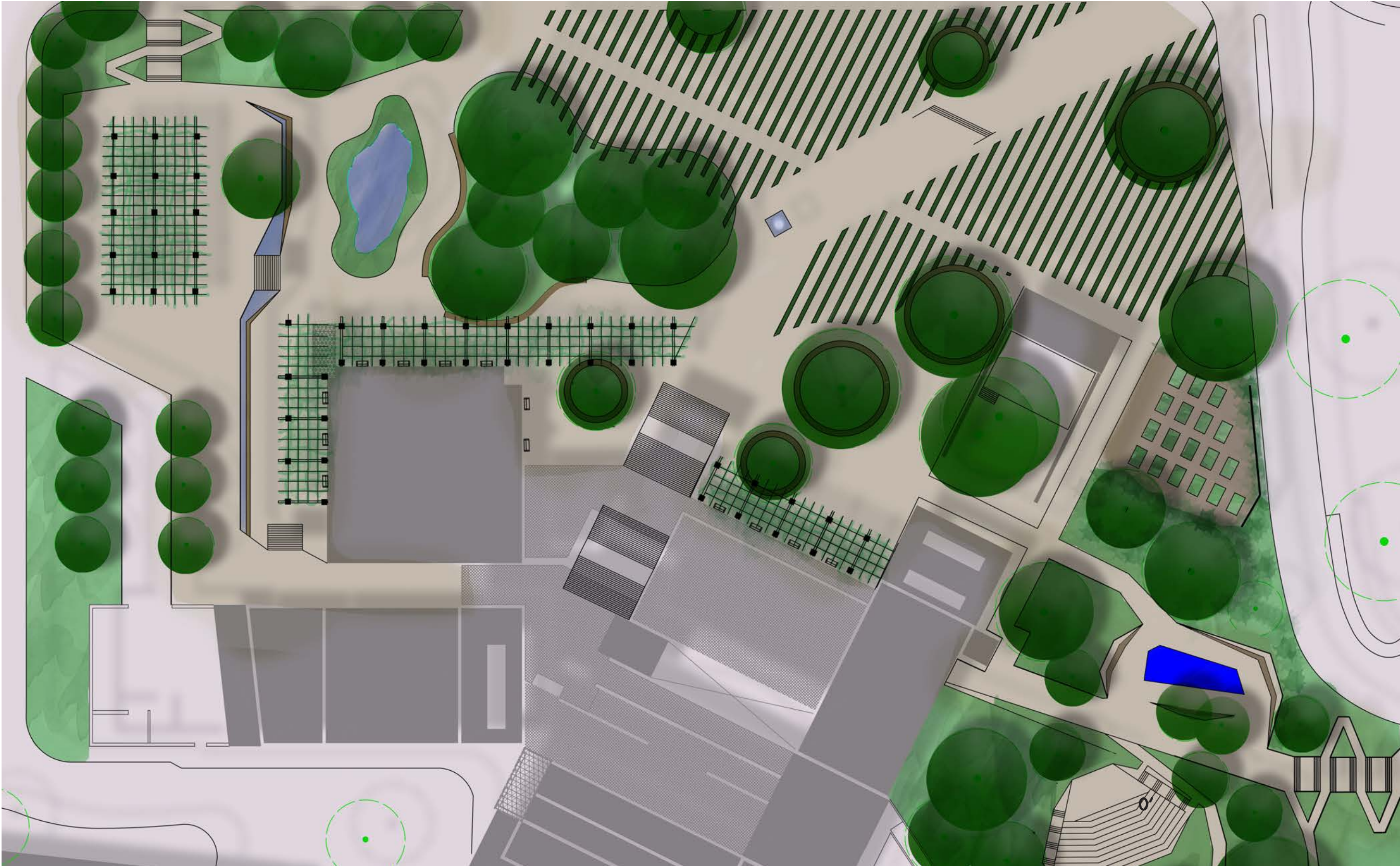


PERSPECTIVE 3

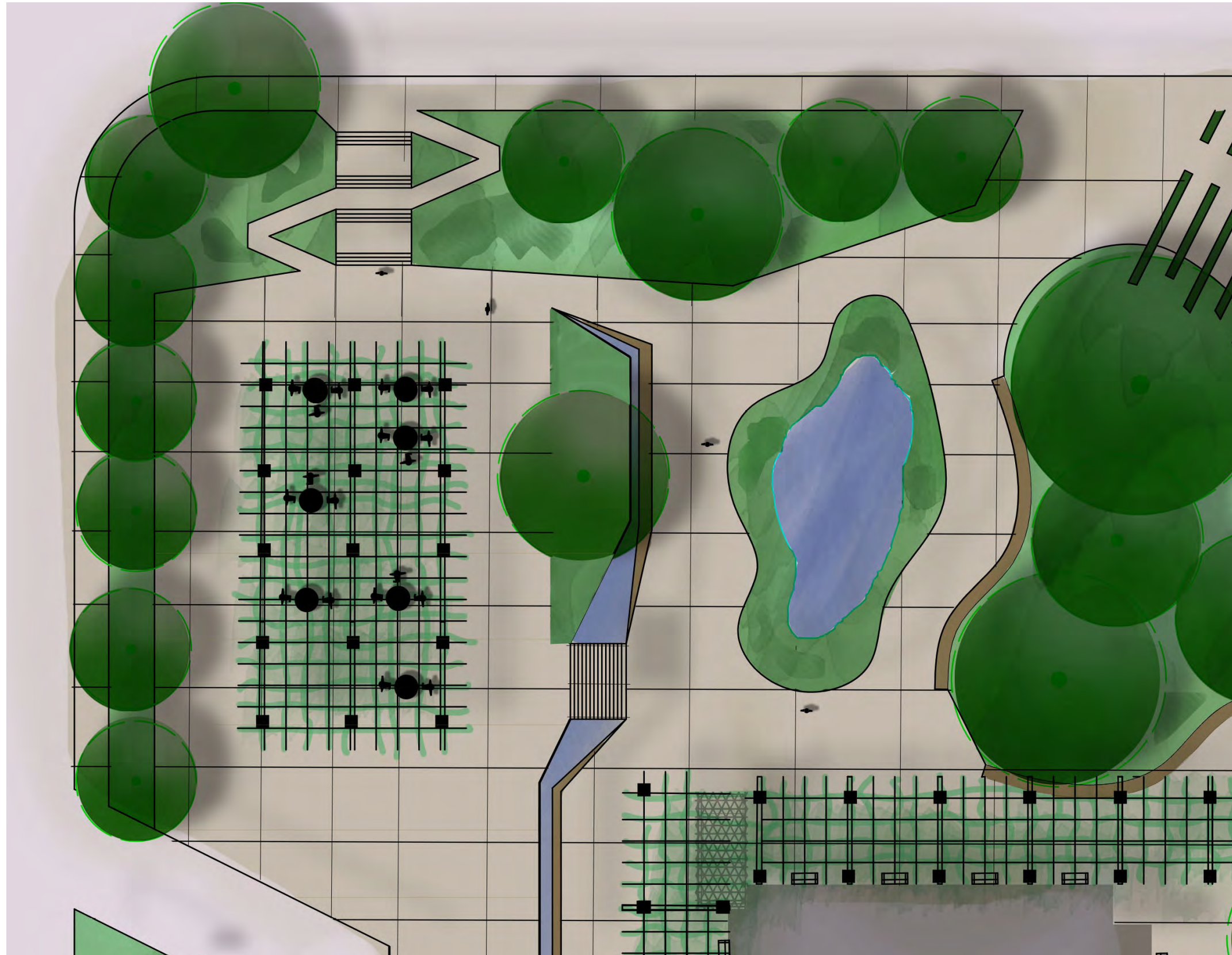
While developing some of my initial design ideas, I sketched several views of the northwest corner of the site. These sketches allowed for further refinement of my design ideas and development of new solutions.



ILLUSTRATIVE PLAN



ENLARGEMENT 1: PATIO AND POND

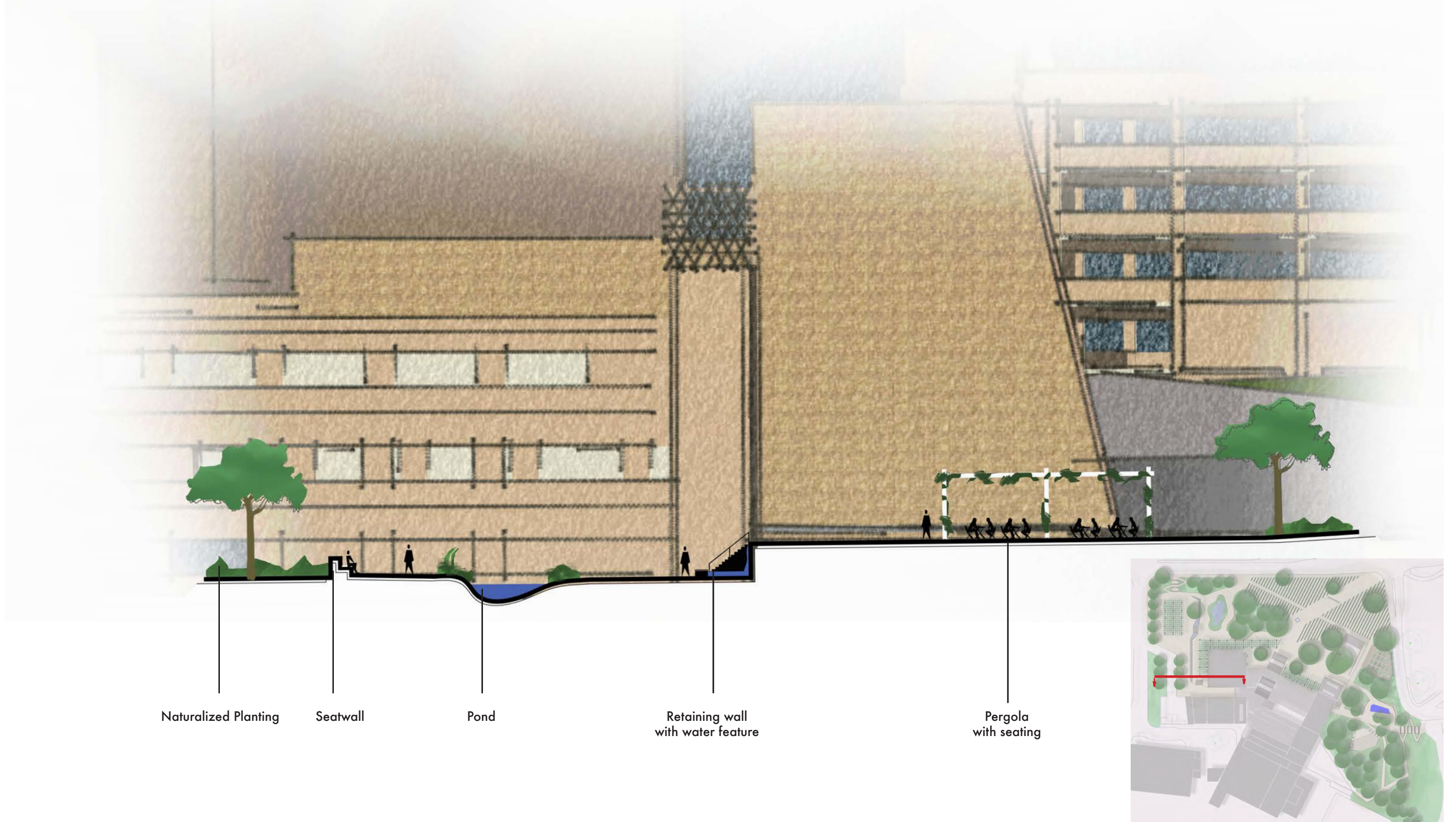


The secondary front pedestrian entrance has been made level and is accessed by a stairway with a weaving ramp path. This allows for the creation of a large outdoor patio with a semi-permeable pergola covering. This pergola is a continuation of the trellis treatment applied to the Civic Arts Plaza. Beneath is a collection of chairs and tables for use by visitors and employees of the Civic Arts Plaza as well as neighboring businesses. The space is separated from the lower part of the site by a retaining wall with a water feature. Below lies a small pond flanked by seating on each side. To the east, the native oaks have been protected in a naturalized planted



0' 15' 30' 60'

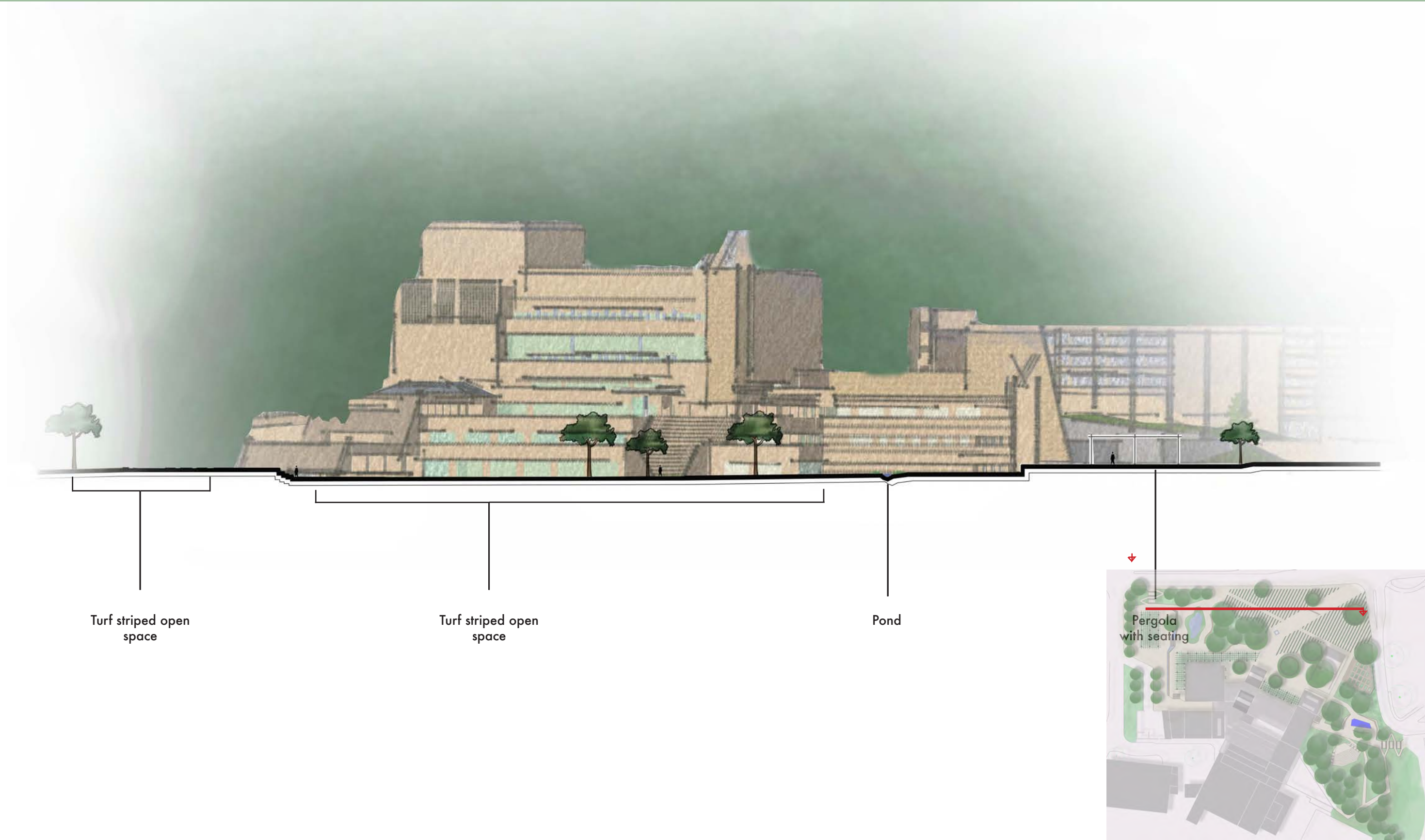
SECTION 1: PATIO AND POND



PERSPECTIVES: PATIO AND POND



SECTION: FACADE



Turf striped open space

Turf striped open space

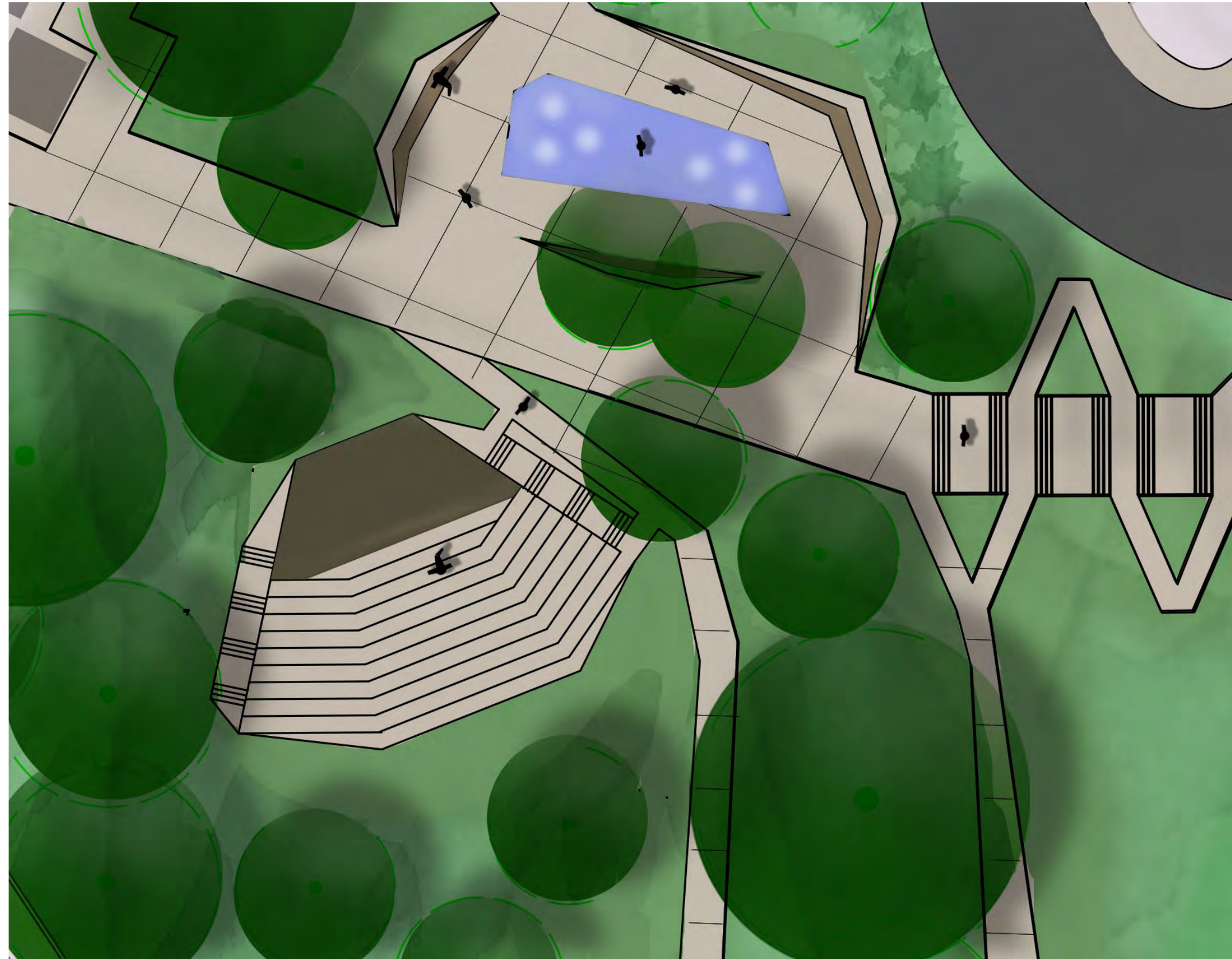
Pond



PERSPECTIVE: FACADE



ENLARGEMENT 2: AMPHITHEATER AND SPLASH PAD



The southeastern side of the site is a shady enclave, tucked away from the main road and shaded by the Civic Arts Plaza. Its steep slope is perfect for the installation of an amphitheater. This structure allows for the use of the steep space. The paths have been re-designed to reflect the angular design of the rest of the site. A splashpad with angular seat walls enclosing it occupies the space at the bottom of the slope allowing for play and relaxation in the shade. The site can also be accessed by the tertiary entrance leading to the parking lot behind the Lakes Shopping Center. Similar to the northwest entrance, the stairs include a sloping ramp allowing for access by a range of users.



SECTION: AMPHITHEATER AND SPLASH PAD



Oak Woodland with groundcover

Paths

Oak Woodland with groundcover

Amphitheater

Stage



PERSPECTIVE: AMPHETHEATER & SPLASHPAD

