

# THOUSAND OAKS CIVIC ARTS PLAZA REDEVELOPMENT

Jacqueline Wee

LD3 Spring 2021 | Francisco Behr

# Table of Contents

|                                     |           |
|-------------------------------------|-----------|
| <b>PROJECT OVERVIEW .....</b>       | <b>1</b>  |
| Background .....                    | 3         |
| Goals and Objectives .....          | 4         |
| <b>SITE ANALYSIS .....</b>          | <b>5</b>  |
| Context .....                       | 6         |
| Project Areas .....                 | 7         |
| Key Conditions .....                | 8         |
| Opportunities and Constraints ..... | 10        |
| Analysis Diagrams .....             | 12        |
| <b>CASE STUDIES .....</b>           | <b>19</b> |
| Case Studies by Site .....          | 20        |
| Size Comparison Studies .....       | 25        |
| <b>CONCEPT DEVELOPMENT .....</b>    | <b>26</b> |
| Space Seeking .....                 | 27        |
| Program Bubble Diagram .....        | 28        |
| Plan Progression .....              | 29        |
| Sketches .....                      | 30        |
| <b>SITE DESIGN .....</b>            | <b>31</b> |
| Illustrative Plan .....             | 32        |
| The West Side .....                 | 37        |
| Main Entry .....                    | 41        |
| Four Corners .....                  | 45        |
| The Street .....                    | 49        |
| Plantings .....                     | 51        |

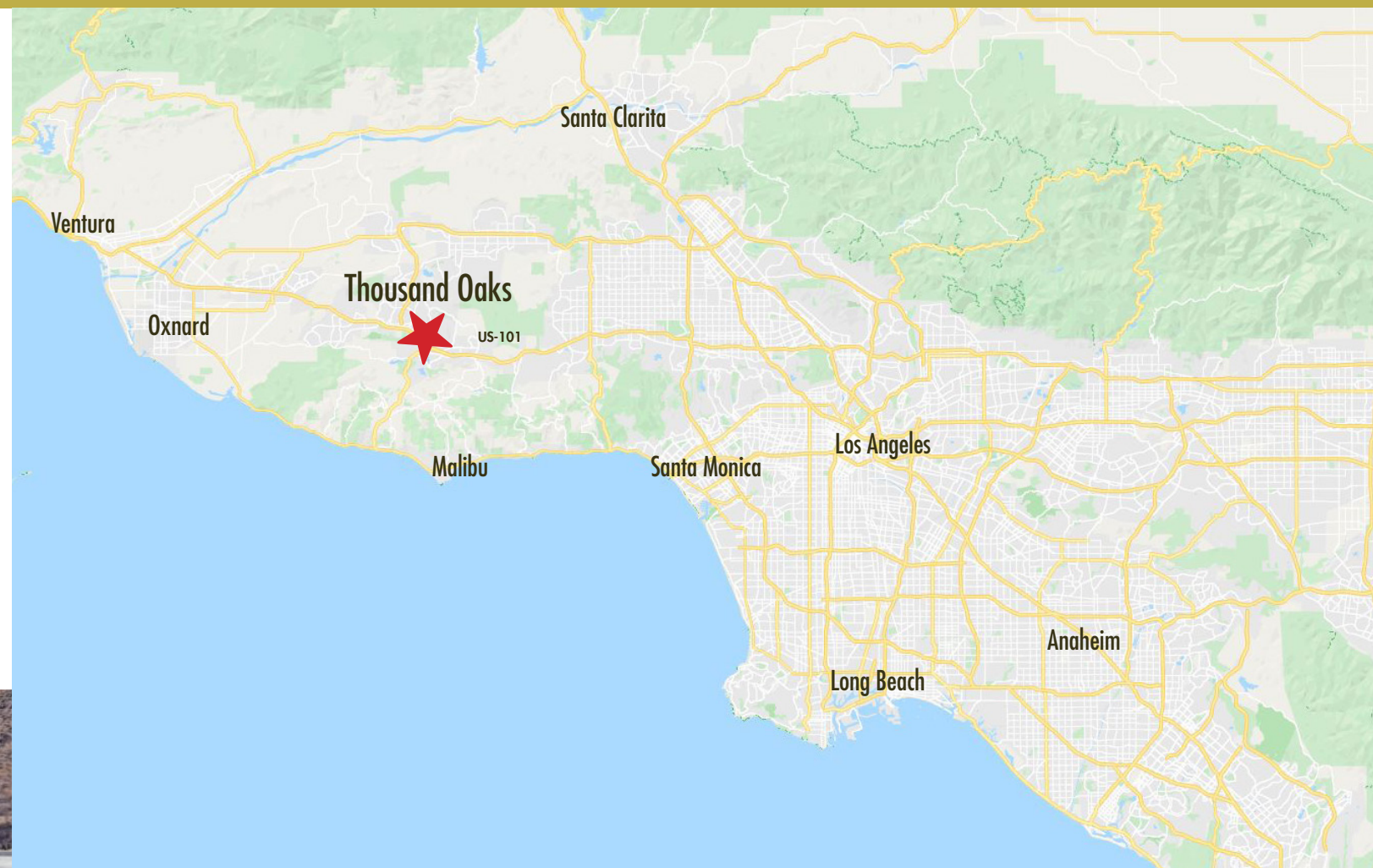


# Background

## THE CITY OF THOUSAND OAKS

According to the most recent 2019 census, the city of Thousand Oaks has an estimated population of 126,813, making it the second-largest city in Ventura County, California. Despite this, the city lacks a cohesive downtown area. In 2017, Thousand Oaks's City Council established a committee to develop and oversee the formation of a thriving and vibrant downtown, and in 2018 released the Downtown Core Master Plan.

The crux of the Downtown Core Master Plan involves improving the area surrounding the Civic Arts Plaza, which houses both City Hall and a performing arts center.



## THE CIVIC ARTS PLAZA

**TOTAL SITE AREA** 44,000 ft<sup>2</sup> (10 ac)

**PROJECT AREA** 24,000 ft<sup>2</sup> (5.5 ac)

The Civic Arts Plaza was designed by architect Antoine Predock and constructed in 1994. It contains two theaters—the 1,800-seat Kavli Theater and 480-seat Scherr Forum Theater—and City Hall offices.

Although the Civic Arts Plaza complex sustains regular use, the major issue that must be remedied before it can successfully become a bustling downtown fixture is its poor connection to its surroundings. The building is oriented at an angle to the street, and access to the building is not easily discernible. Additionally, the area between the street and building consists primarily of paths and lawn space. This limiting configuration is not conducive to hosting a variety of recreational activities that could make the plaza a thriving and inclusive entertainment hub for a diverse range of the population.



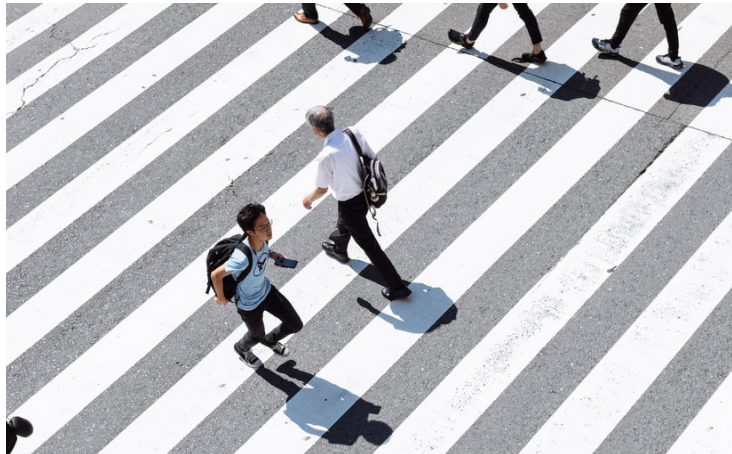
THOUSAND OAKS CITY LIMITS

# Goals and Objectives

The Civic Arts Plaza redevelopment project is guided by one overarching vision. To achieve this vision, a series of more manageable goals and objectives were established.

## THE VISION

A vibrant entertainment hub for a diverse range of Thousand Oaks' population.



### GOALS

#### Reconnect the Civic Arts Plaza to its surroundings

For a thriving downtown vision, the Plaza's street-level presence and pedestrian connections must be improved.

### OBJECTIVES

- Safer street crossings for pedestrian access
- A prominent visual marker to improve the Plaza's street presence
- A proper main entrance to the building
- Pathways that bring people into the site and away from street traffic
- Hierarchical pathways to assist pedestrians with navigating around the site



#### Develop an environment where people want to spend their time

The site must support all kinds of uses, from the casual day-to-day to the large-scale special event.

- Flexible spaces that can host a wide range of types and sizes of gatherings
- Features that are amenable to all age groups
- Separate areas for the general public and people who work on-site
- Strategies for programming events



#### Cultivate an appreciation for California's local flora

As a major outdoor public space, the Plaza provides an excellent opportunity to educate the general population about important environmental issues.

- A design that incorporates existing oak trees
- Attractive, seasonal plantings using oak tree-compatible plants
- Educational content about California's unique native plant communities

# Site Analysis

The following analysis diagrams were used to develop a deeper understanding of the site and surrounding areas.

# Site Context




-  SITE
-  COMMERCIAL
-  MIXED USE
-  RESIDENTIAL - High Density
-  RESIDENTIAL - Medium, Low Density
-  PARKS/OPEN SPACES
-  CITY-OWNED LAND
-  10-MINUTE WALK RADIUS

## Notable Properties

- 1** Thousand Oaks Civic Arts Plaza
- 2** The Lakes Shopping Center
- 3** Proposed Mixed-Use Residential Complex
- 4** 1710 on the Boulevard  
(Recently Completed Mixed-Use Residential Complex)
- 5** Gardens of the World
- 6** Westside Property

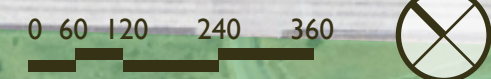
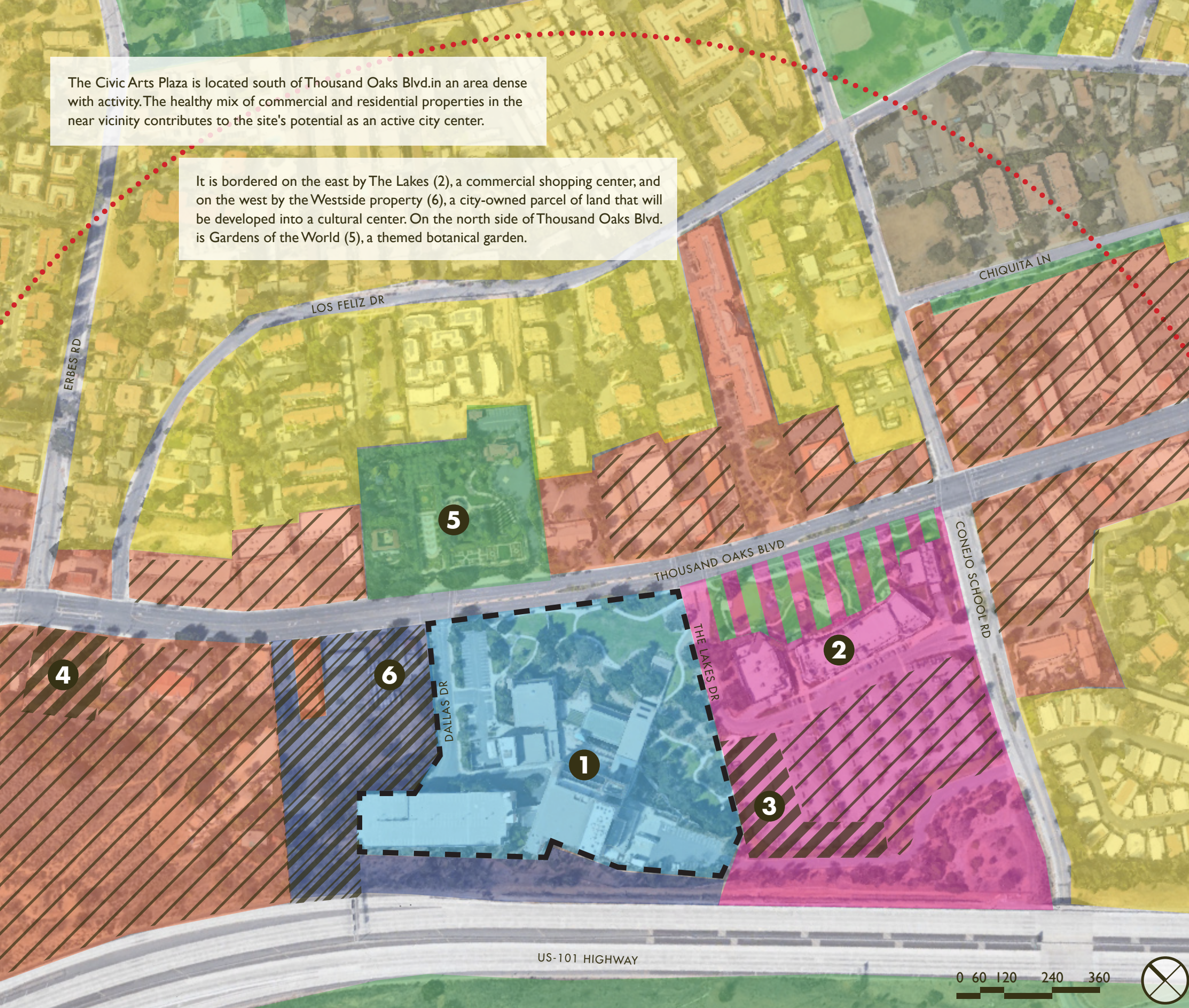
## Susceptibility to Change

As the Downtown Core Master Plan develops, it is expected that the existing primarily commercial properties along Thousand Oaks Blvd. will be redeveloped to promote more pedestrian-friendly activity.

-  **Redevelopment in process**
-  **Redevelopment likely short-term**
-  **Redevelopment likely long-term**

The Civic Arts Plaza is located south of Thousand Oaks Blvd. in an area dense with activity. The healthy mix of commercial and residential properties in the near vicinity contributes to the site's potential as an active city center.

It is bordered on the east by The Lakes (2), a commercial shopping center, and on the west by the Westside property (6), a city-owned parcel of land that will be developed into a cultural center. On the north side of Thousand Oaks Blvd. is Gardens of the World (5), a themed botanical garden.



# Project Areas

The site has been split into four areas to help manage information.

## AREA 1

Area 1 contains an existing parking lot to be removed, the current main entrance to the civic center, and it borders Dallas Dr., which leads to the parking structure. Access to the loading area must be preserved.

## AREA 2

Area 2 will contain the new main entry to the civic center. Other notable features include an open space free of trees and a few smaller spaces created by the shape of the building.

## AREA 3

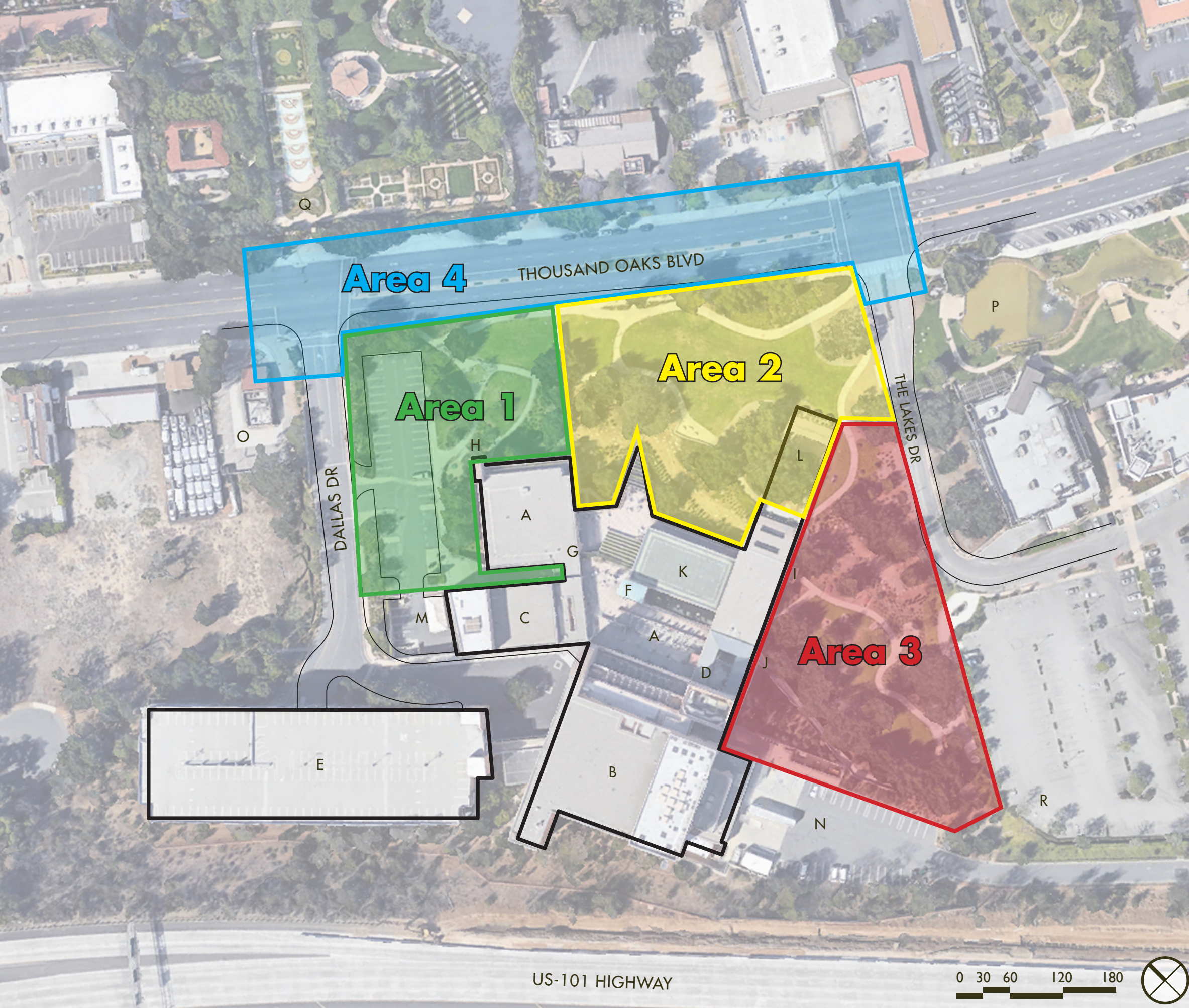
Area 3 inclines gradually and then more steeply as it approaches the 101 freeway to the south. It borders a large parking lot behind The Lakes shopping center, and a new design must be flexible enough to accommodate a connection to an eventual residential building planned for that space.

## AREA 4

Area 4 encompasses the sidewalk across Thousand Oaks Blvd. and the intersections at Dallas Dr. and The Lakes Dr. Safer intersections must be designed both to promote pedestrian crossing and connect the site better to its surrounding context.

## LEGEND

- |  |                                 |
|--|---------------------------------|
| A City Hall Offices (1ST-2ND FL.)      | J East Entry Ramp (3RD FL.)     |
| B Kavli Theater: 1,800 seats (3RD FL.) | K Fountain (3RD FL.)            |
| C Forum Theater: 450 seats (2ND FL.)   | L Outdoor Room                  |
| D Box Office (3RD FL.)                 | M Loading Area (2ND FL.)        |
| E Parking Garage                       | N Loading Area (3RD FL.)        |
| F Elevator                             | O Westside Property             |
| G City Hall Offices Stairwell          | P The Lakes Shopping Center     |
| H North Stairwell                      | Q Gardens of the World          |
| I East Stairwell                       | R Proposed Residential Building |



# Key Conditions

These photos point out areas that will require special consideration in the design process.



**1 Existing main entry:** tucked away and not very prominent



**2 Lower grade:** entrance is on the second level, but there are first-floor windows near the entrance

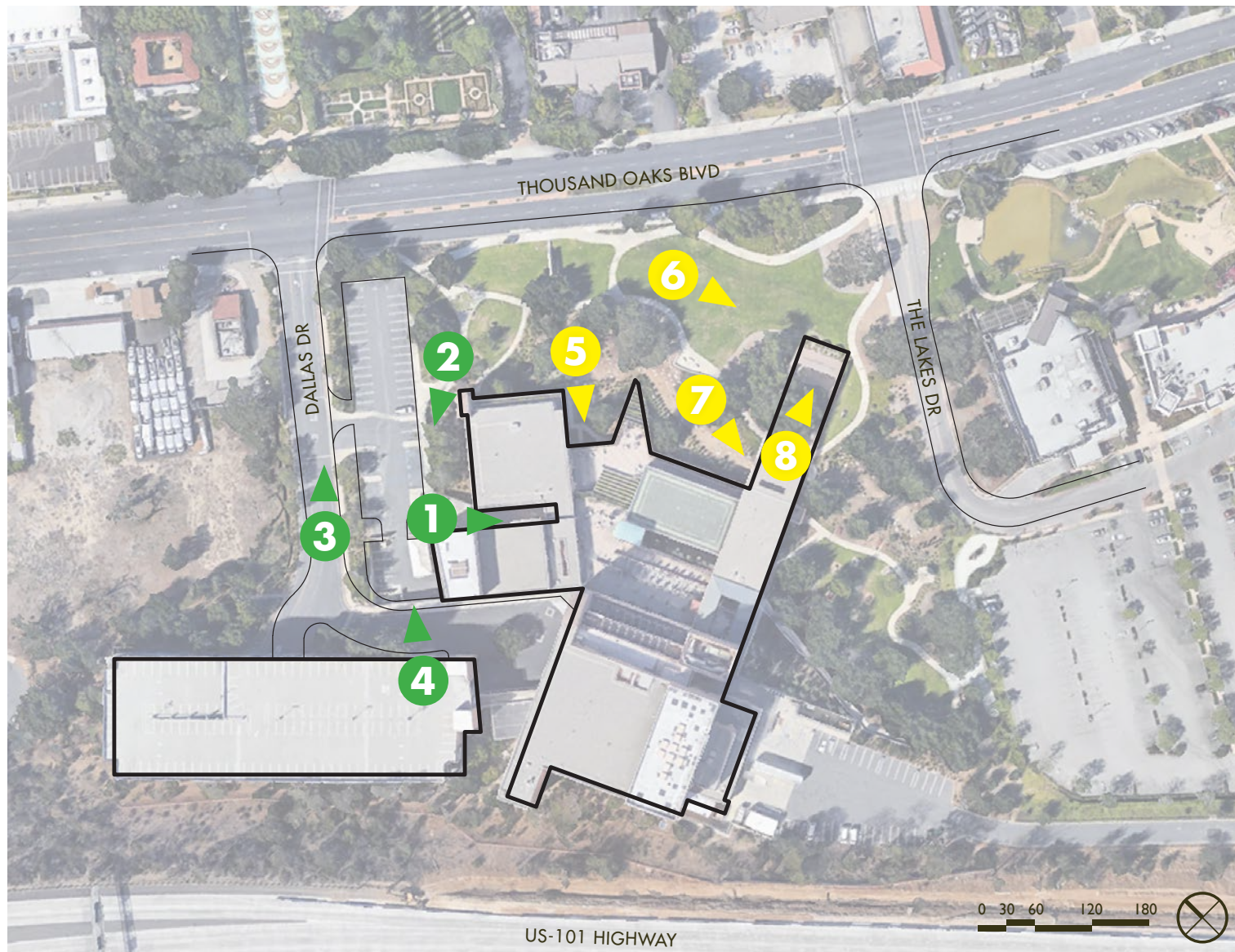


**3 Loading zone:** area used for theater deliveries



**4 Parking access:** area where the site meets the road elevation and where vehicles come in to access the loading zone (photo 3)

AREA 1



**5 New entry:** new street-level entry will be here; walls of building form an enclosure



**6 Tunnel:** area underneath is heavily shaded

AREA 2



**7 Open space:** unobstructed area with no trees



**8 Outdoor room:** originally meant as a performance area, but trees now obstruct view of stage



# Key Conditions

These photos point out areas that will require special consideration in the design process.



**9 Back entrance:** connected to The Lakes parking lot and eventual new residential development



**10 Stairwell:** building entrance with a second-floor balcony



**11 Upward slope:** site gradually slopes upwards in the back (toward the 101 freeway)

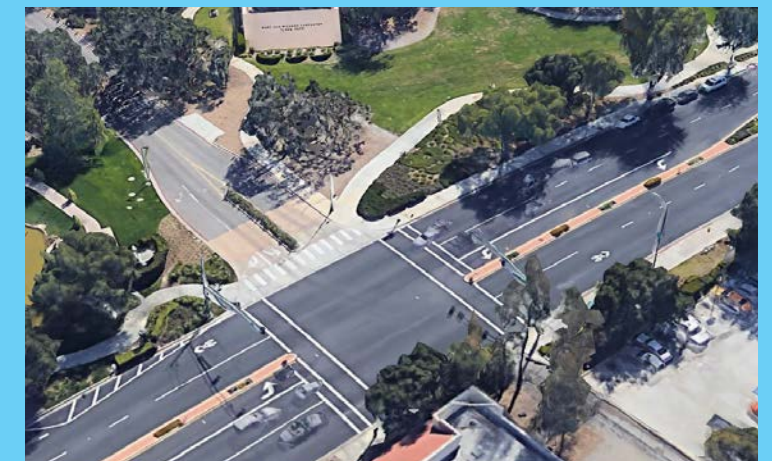


**12 Entrance ramp:** leads to outdoor area on building's third floor; relatively steep grade; large existing oak trees

AREA 3

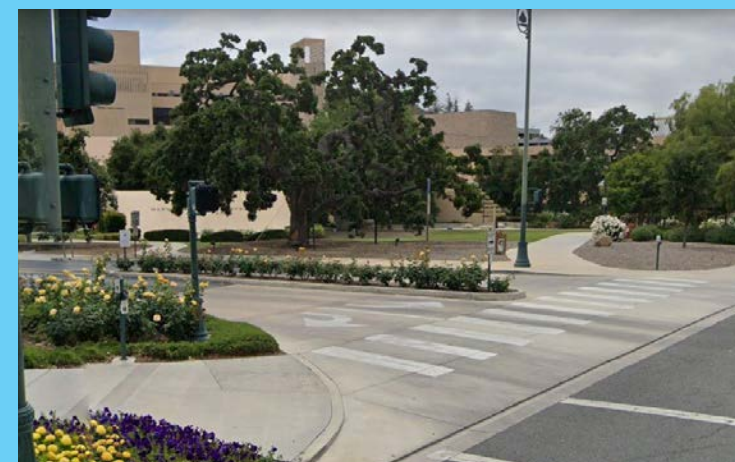


**13 Dallas Dr. intersection:** wide intersection across Thousand Oaks Blvd; only one crosswalk



**14 The Lakes Dr. intersection:** wide intersection with many lanes in all directions

AREA 4



**15 The Lakes Dr. intersection:** crosswalk coming from The Lakes shopping center is narrow; divider feels intrusive



**16 Street presence:** existing street sign is underwhelming; building sits far in from street

# Opportunities

Existing features on site that can be taken advantage of.

- 1 Existing Parking Lot:** Can be removed because parking structure contains ample parking
- 2 Planter:** Can be converted into a grand staircase entrance from street
- 3 Outdoor Room:** Enclosed area with open roof and two large oak trees.
- 4 First-floor Windows:** Attractive viewing area
- 5 Intersections:** Can be made safer for pedestrians
- 6 Higher Grade:** Can add pedestrian-friendly connection to The Lakes retail area
- 7 Sunken Area:** Attractive space for viewing from ground level windows
- 8 Oak Grove:** Cool, shady area under oak trees
- 9 Open Space:** Unobstructed area, good for plaza
- 10 Building Nook:** Can convert into an entrance courtyard
- 11 Courtyard:** Can be converted into a plaza or valet/dropoff spot
- 12 Connection Point:** Leads to the back of The Lakes parking area. A better connection can be made to the eventual residential complex.
- 13 Creek Area:** Dry creek bed lined with trees, can be incorporated as a design feature
- 14 Ramp:** Support legs create interesting spaces underneath

## LEGEND

- |  |                                 |
|--|---------------------------------|
| A City Hall Offices (1ST-2ND FL.)      | J East Entry Ramp (3RD FL.)     |
| B Kavli Theater: 1,800 seats (3RD FL.) | K Fountain (3RD FL.)            |
| C Forum Theater: 450 seats (2ND FL.)   | L Outdoor Room                  |
| D Box Office (3RD FL.)                 | M Loading Area (2ND FL.)        |
| E Parking Garage                       | N Loading Area (3RD FL.)        |
| F Elevator                             | O Westside Property             |
| G City Hall Offices Stairwell          | P The Lakes Shopping Center     |
| H North Stairwell                      | Q Gardens of the World          |
| I East Stairwell                       | R Proposed Residential Building |



# Constraints

Existing features on site that pose design challenges.

- 1 Existing Oaks:** Can't develop the ground plane near their drip lines.
- 2 Steep Grade:** Developing a pathway through this area could be challenging
- 3 Loading Area:** Access needs to be maintained for occasional vehicular use
- 4 Freeway Noise:** Particularly severe on the south side of the site
- 5 Dallas Dr. Intersection:** The only entry point for vehicles to the site
- 6 Grade Change:** Gradual upward slope along Dallas Dr. The transition between the site edge and the street will have to take into account this grade change.
- 7 Parking Structure:** Visitors will likely park in existing structure to access site
- 8 High Speeds:** High volume of traffic on Thousand Oaks Blvd. going 35+ MPH
- 9 Connection Point:** Pedestrians from The Lakes shopping center will most likely enter the site through this intersection.
- 10 Ramp:** Access point to the third floor of the building. Has a large footprint over the back of the site.
- 11 Sunken Area:** Lower grade must be maintained to preserve first-floor window views, but entrance to the building is on the second floor
- 12 Tunnel:** Heavily shaded area where dry creek runs through and existing plants are stunted.

## LEGEND

- |  |                                 |
|--|---------------------------------|
| A City Hall Offices (1ST-2ND FL.)      | J East Entry Ramp (3RD FL.)     |
| B Kavli Theater: 1,800 seats (3RD FL.) | K Fountain (3RD FL.)            |
| C Forum Theater: 450 seats (2ND FL.)   | L Outdoor Room                  |
| D Box Office (3RD FL.)                 | M Loading Area (2ND FL.)        |
| E Parking Garage                       | N Loading Area (3RD FL.)        |
| F Elevator                             | O Westside Property             |
| G City Hall Offices Stairwell          | P The Lakes Shopping Center     |
| H North Stairwell                      | Q Gardens of the World          |
| I East Stairwell                       | R Proposed Residential Building |







# Vehicular Circulation and Access

How vehicles move around, into, and within the site.

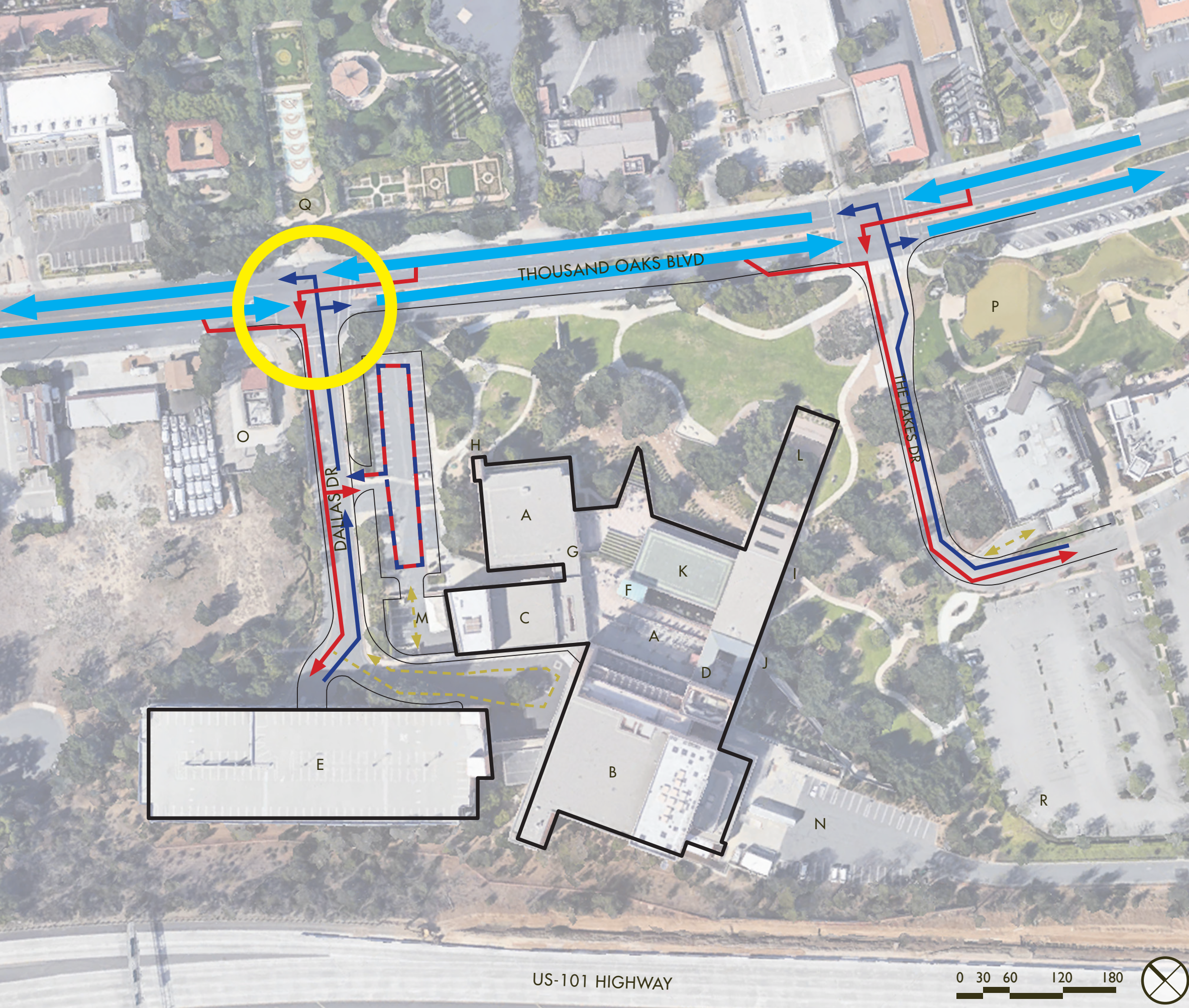
There is a lot of cross-traffic at the intersections, which is dangerous for pedestrians. Access to the loading area (M) must be maintained.

## VEHICULAR CIRCULATION

-  Primary Vehicular Circulation
-  Secondary Vehicular Circulation (Entering)
-  Secondary Vehicular Circulation (Exiting)
-  Maintenance Vehicular Circulation

## VEHICULAR ACCESS

-  Main Vehicular Site Access



## LEGEND

- |  |                                 |
|--|---------------------------------|
| A City Hall Offices (1ST-2ND FL.)      | J East Entry Ramp (3RD FL.)     |
| B Kavli Theater: 1,800 seats (3RD FL.) | K Fountain (3RD FL.)            |
| C Forum Theater: 450 seats (2ND FL.)   | L Outdoor Room                  |
| D Box Office (3RD FL.)                 | M Loading Area (2ND FL.)        |
| E Parking Garage                       | N Loading Area (3RD FL.)        |
| F Elevator                             | O Westside Property             |
| G City Hall Offices Stairwell          | P The Lakes Shopping Center     |
| H North Stairwell                      | Q Gardens of the World          |
| I East Stairwell                       | R Proposed Residential Building |



# Pedestrian Circulation and Access

How pedestrians move around, into, and within the site.

Currently there is a meandering path-heavy system, and ways to get into the building are unclear. The existing main entrance is on the second floor and is accessed through the parking lot.

## PEDESTRIAN CIRCULATION

- Pedestrian Street Circulation
- Primary Pedestrian Site Circulation
- ⋯⋯⋯ Secondary Pedestrian Site Circulation

## PEDESTRIAN SITE ACCESS

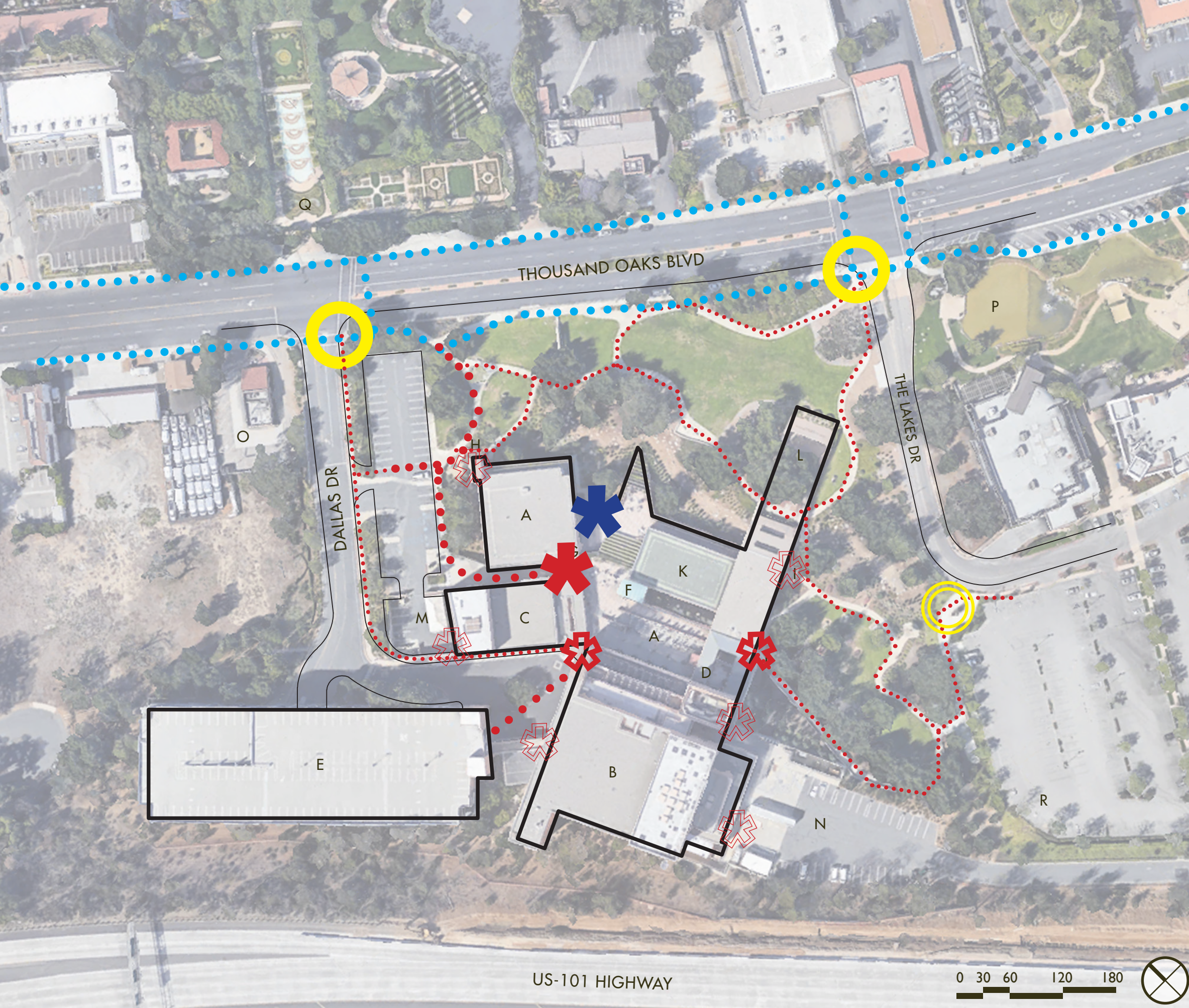
- Primary Pedestrian Site Access
- Secondary Pedestrian Site Access

## BUILDING ACCESS

- ✱ Main Building Entrance
- ✱ Secondary Building Access
- ✱ Tertiary Building Access
- ✱ Proposed Main Building Access

## LEGEND

- |  |                                 |
|--|---------------------------------|
| A City Hall Offices (1ST-2ND FL.)      | J East Entry Ramp (3RD FL.)     |
| B Kavli Theater: 1,800 seats (3RD FL.) | K Fountain (3RD FL.)            |
| C Forum Theater: 450 seats (2ND FL.)   | L Outdoor Room                  |
| D Box Office (3RD FL.)                 | M Loading Area (2ND FL.)        |
| E Parking Garage                       | N Loading Area (3RD FL.)        |
| F Elevator                             | O Westside Property             |
| G City Hall Offices Stairwell          | P The Lakes Shopping Center     |
| H North Stairwell                      | Q Gardens of the World          |
| I East Stairwell                       | R Proposed Residential Building |

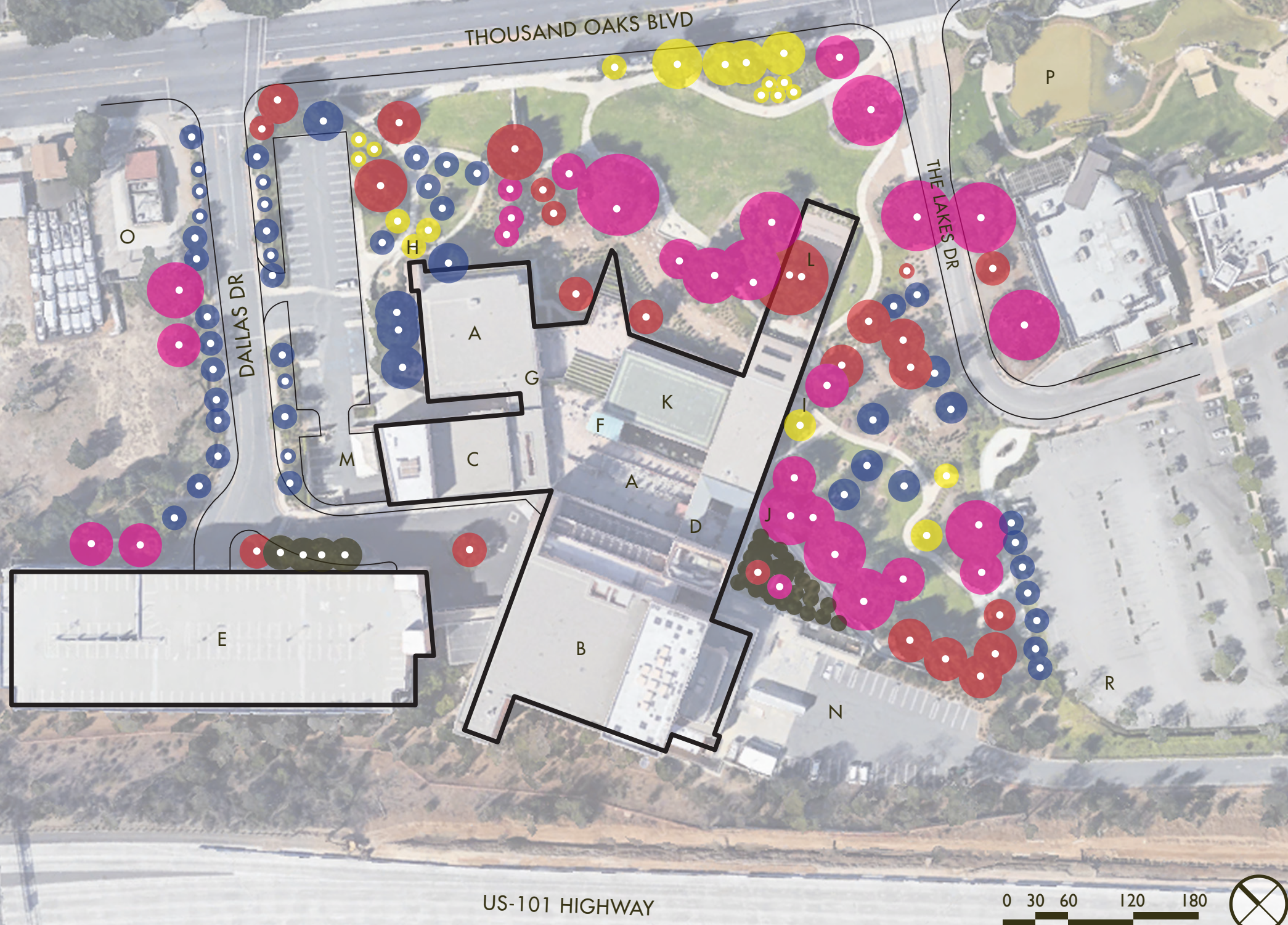


# Existing Trees

The locations and types of existing trees.

The site contains several large specimens of oak trees. The site design will prioritize preserving existing oak trees as best as possible.

- Valley Oak Trees
- Coast Live Oak Trees
- Sycamore Trees
- Conifer Trees
- Other Trees



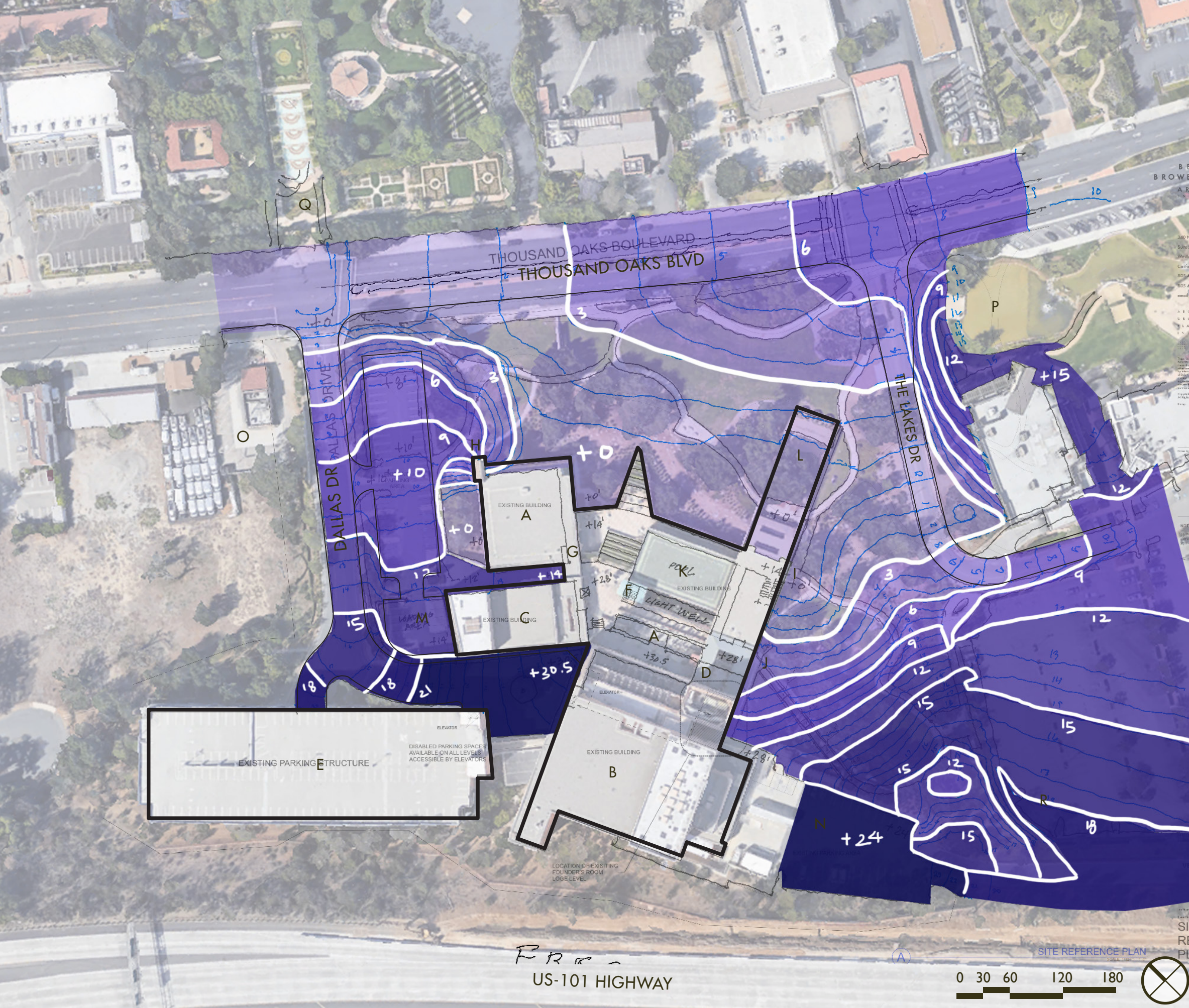
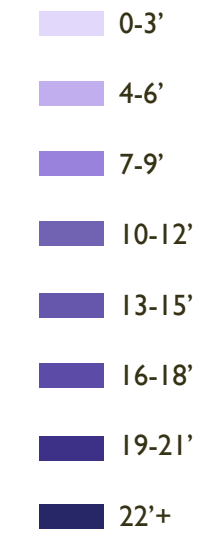
## LEGEND

- |  |                                 |
|--|---------------------------------|
| A City Hall Offices (1ST-2ND FL.)      | J East Entry Ramp (3RD FL.)     |
| B Kavli Theater: 1,800 seats (3RD FL.) | K Fountain (3RD FL.)            |
| C Forum Theater: 450 seats (2ND FL.)   | L Outdoor Room                  |
| D Box Office (3RD FL.)                 | M Loading Area (2ND FL.)        |
| E Parking Garage                       | N Loading Area (3RD FL.)        |
| F Elevator                             | O Westside Property             |
| G City Hall Offices Stairwell          | P The Lakes Shopping Center     |
| H North Stairwell                      | Q Gardens of the World          |
| I East Stairwell                       | R Proposed Residential Building |

# Slopes

Darker colors represent higher elevations, and narrower color bands represent steeper inclines.

The site is relatively flat in the area between the building and Thousand Oaks Blvd. The back area closer to the 101 Freeway is steeper.



## LEGEND

- A City Hall Offices (1ST-2ND FL.)
- B Kavli Theater: 1,800 seats (3RD FL.)
- C Forum Theater: 450 seats (2ND FL.)
- D Box Office (3RD FL.)
- E Parking Garage
- F Elevator
- G City Hall Offices Stairwell
- H North Stairwell
- I East Stairwell
- J East Entry Ramp (3RD FL.)
- K Fountain (3RD FL.)
- L Outdoor Room
- M Loading Area (2ND FL.)
- N Loading Area (3RD FL.)
- O Westside Property
- P The Lakes Shopping Center
- Q Gardens of the World
- R Proposed Residential Building

# Shadows

The shadow patterns at select times of day and seasons of the year. The north part of the site, near Thousand Oaks Blvd, remains sunny throughout the year, and the south part, towards the I01, is usually in shade.

MARCH (SPRING EQUINOX)



8 AM

JUNE (SUMMER SOLSTICE)



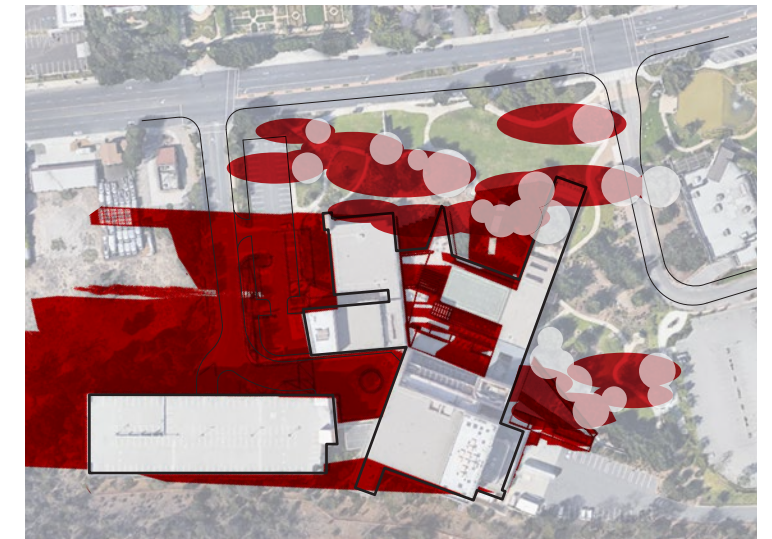
8 AM

SEPTEMBER (FALL EQUINOX)



8 AM

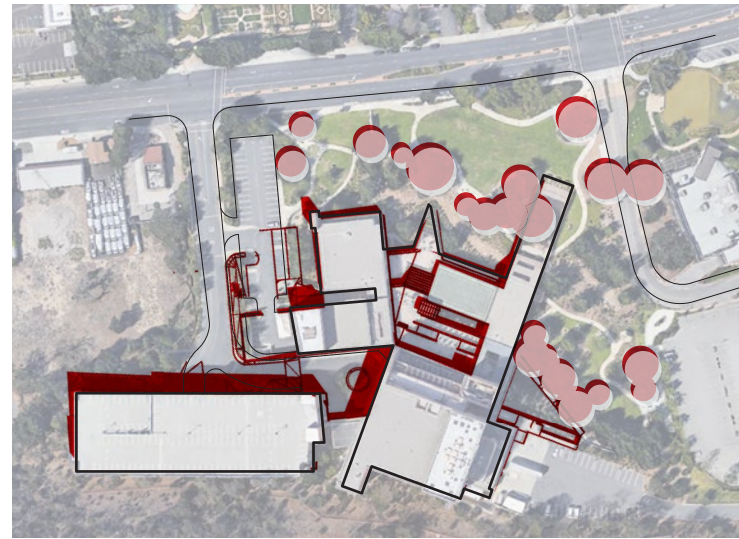
DECEMBER (WINTER SOLSTICE)



8 AM



12 PM



12 PM



12 PM



12 PM



4 PM



4 PM



4 PM



4 PM



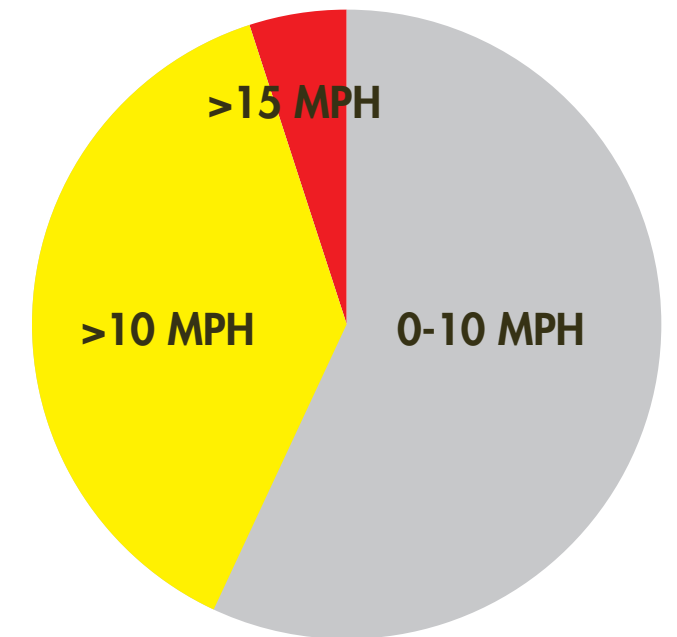
# Wind

The prevailing wind direction is from the northwest, and average wind speeds are mild.

## WIND DIRECTION

-  Prevailing Wind
-  Localized Vortex

## AVERAGE WIND SPEED



## LEGEND

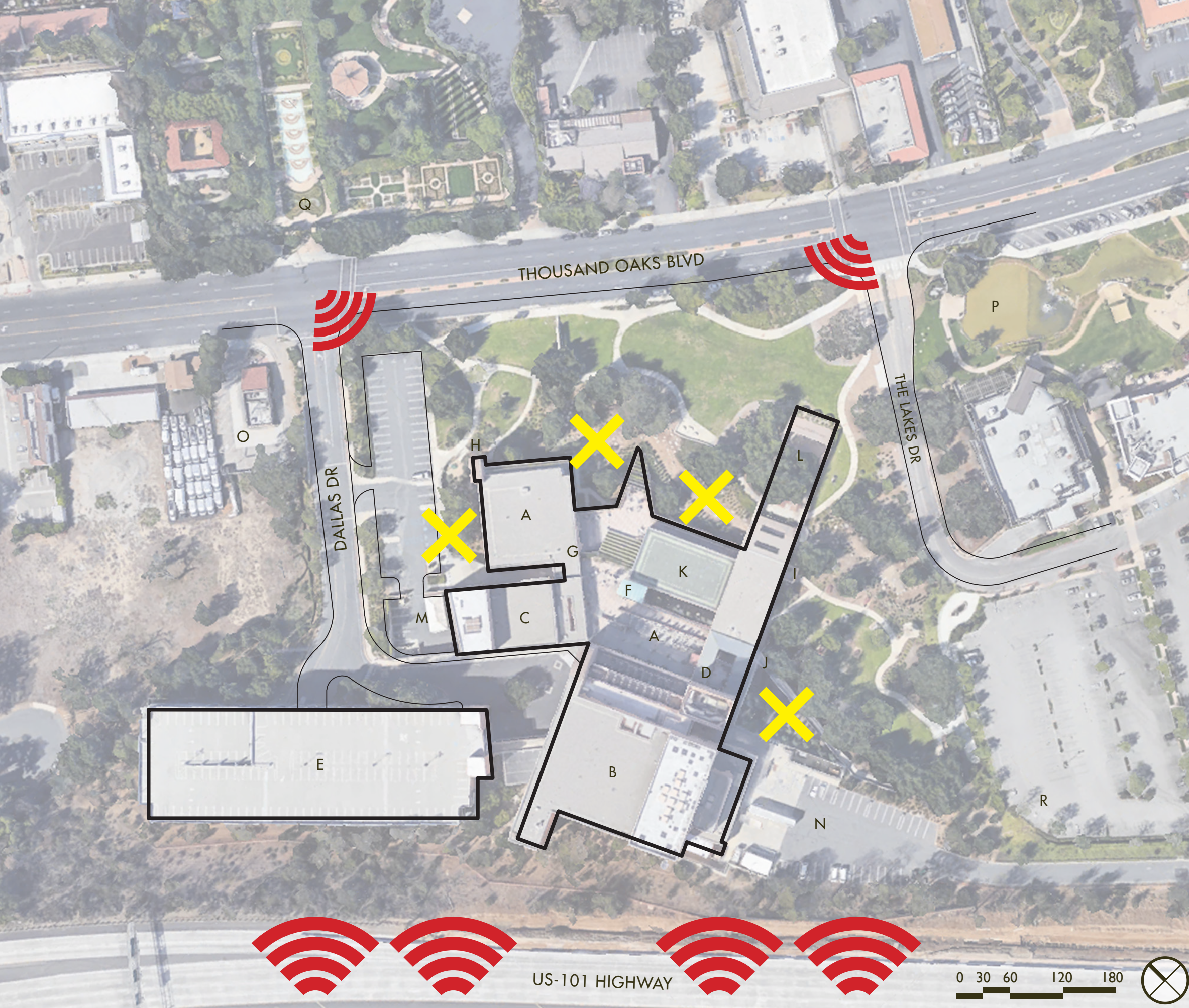
- |  |                                 |
|--|---------------------------------|
| A City Hall Offices (1ST-2ND FL.)      | J East Entry Ramp (3RD FL.)     |
| B Kavli Theater: 1,800 seats (3RD FL.) | K Fountain (3RD FL.)            |
| C Forum Theater: 450 seats (2ND FL.)   | L Outdoor Room                  |
| D Box Office (3RD FL.)                 | M Loading Area (2ND FL.)        |
| E Parking Garage                       | N Loading Area (3RD FL.)        |
| F Elevator                             | O Westside Property             |
| G City Hall Offices Stairwell          | P The Lakes Shopping Center     |
| H North Stairwell                      | Q Gardens of the World          |
| I East Stairwell                       | R Proposed Residential Building |



# Noise

The I01 freeway creates a constant, loud background noise, especially on the south part of the site. Cars on Thousand Oaks Blvd also cause intermittent noise.

-  Sources of Noise
-  Quiet Areas



## LEGEND

- |  |                                 |
|--|---------------------------------|
| A City Hall Offices (1ST-2ND FL.)      | J East Entry Ramp (3RD FL.)     |
| B Kavli Theater: 1,800 seats (3RD FL.) | K Fountain (3RD FL.)            |
| C Forum Theater: 450 seats (2ND FL.)   | L Outdoor Room                  |
| D Box Office (3RD FL.)                 | M Loading Area (2ND FL.)        |
| E Parking Garage                       | N Loading Area (3RD FL.)        |
| F Elevator                             | O Westside Property             |
| G City Hall Offices Stairwell          | P The Lakes Shopping Center     |
| H North Stairwell                      | Q Gardens of the World          |
| I East Stairwell                       | R Proposed Residential Building |



# Case Studies

Places of similar size and function to the Civic Arts Plaza were selected for reference. Their features, relative sizes of spaces, and the ways they are used were then analyzed to inform the site design process.

# Dilworth Park • Philadelphia, PA

**FIRM** OLIN

**YEAR COMPLETED** 2014

**AREA** 120,249 ft<sup>2</sup>

**CONTEXT** Public space adjacent to City Hall

“As Philadelphia’s Center Square, it is designed as a high-quality gateway to public transit and as a civic place with on-going programming, amenities, and activities that benefit the public.”

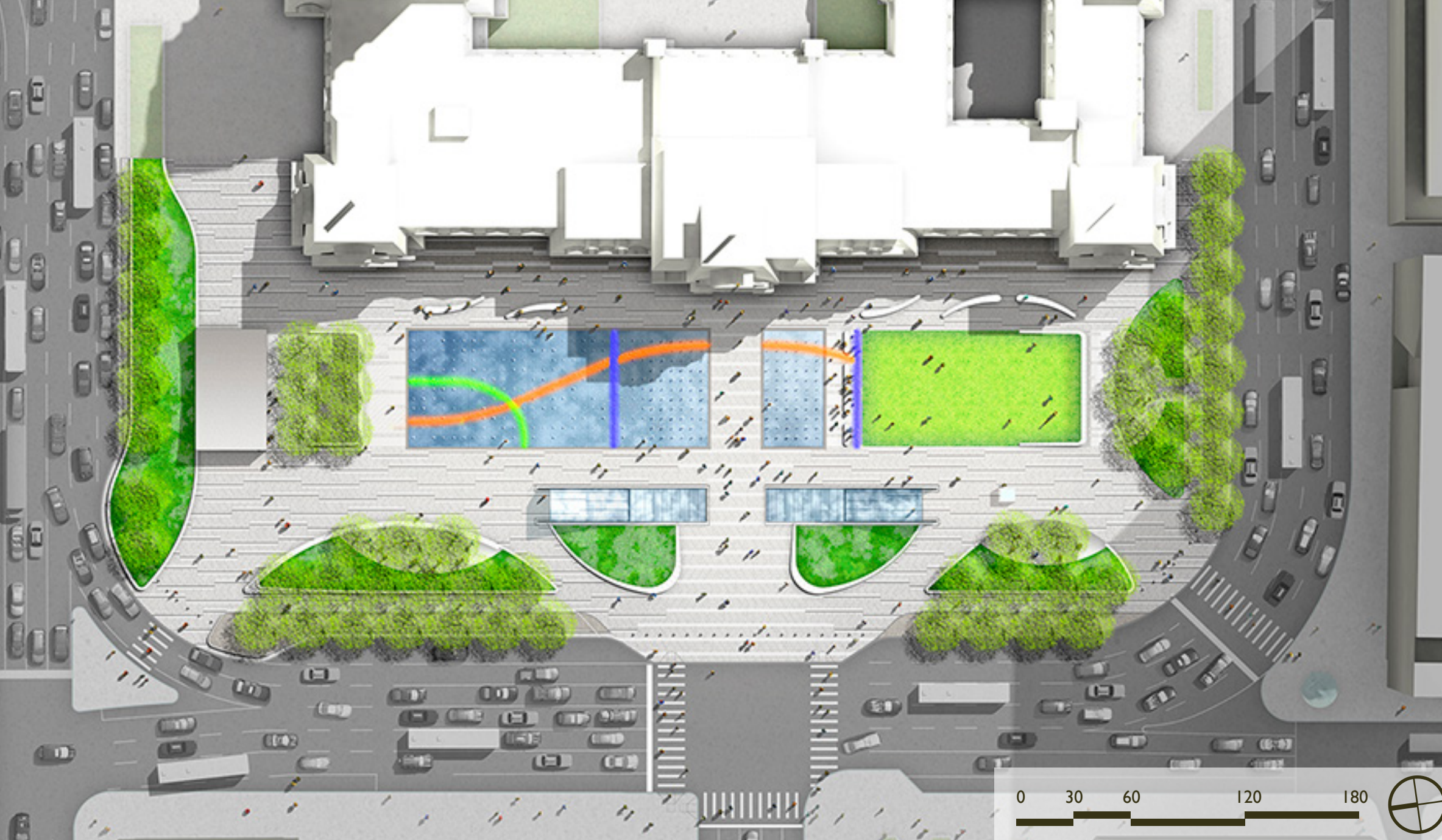
—Center City District Parks

### FEATURES

- Plaza/fountain: 13,997 ft<sup>2</sup>
- Terrace: 3,374 ft<sup>2</sup>
- Lawn: 7,037 ft<sup>2</sup>
- Universally accessible
- Connects to underground public transit
- Floor lighting tied to subway activity
- Free WiFi

### EVENTS

- Winter ice skating rink and cabin (plaza)
- Wintergarden festival (lawn)
- Summer roller skating rink (plaza)
- Lunchtime musical performance (plaza)
- Happy hour (terrace)
- Outdoor fitness classes (plaza)
- Movie screening (lawn)
- Pop-up market (plaza)



Events such as seasonal ice skating and pop-up markets take place on plaza.



Interactive water feature coincides with the plaza and can be controlled in sections to allow for flexible programming.



Cafe and terrace sit adjacent to plaza and can be incorporated into events.

# Shenwan Street Park • Shenzhen, China

**FIRM** AUBE Conception

**YEAR COMPLETED** 2019

**AREA** 119,624 ft<sup>2</sup>

**CONTEXT** Neighborhood park

“The Park not only meets local residents’ needs for sports and interactions, but also sets up an example in urban ecology and vitality.”

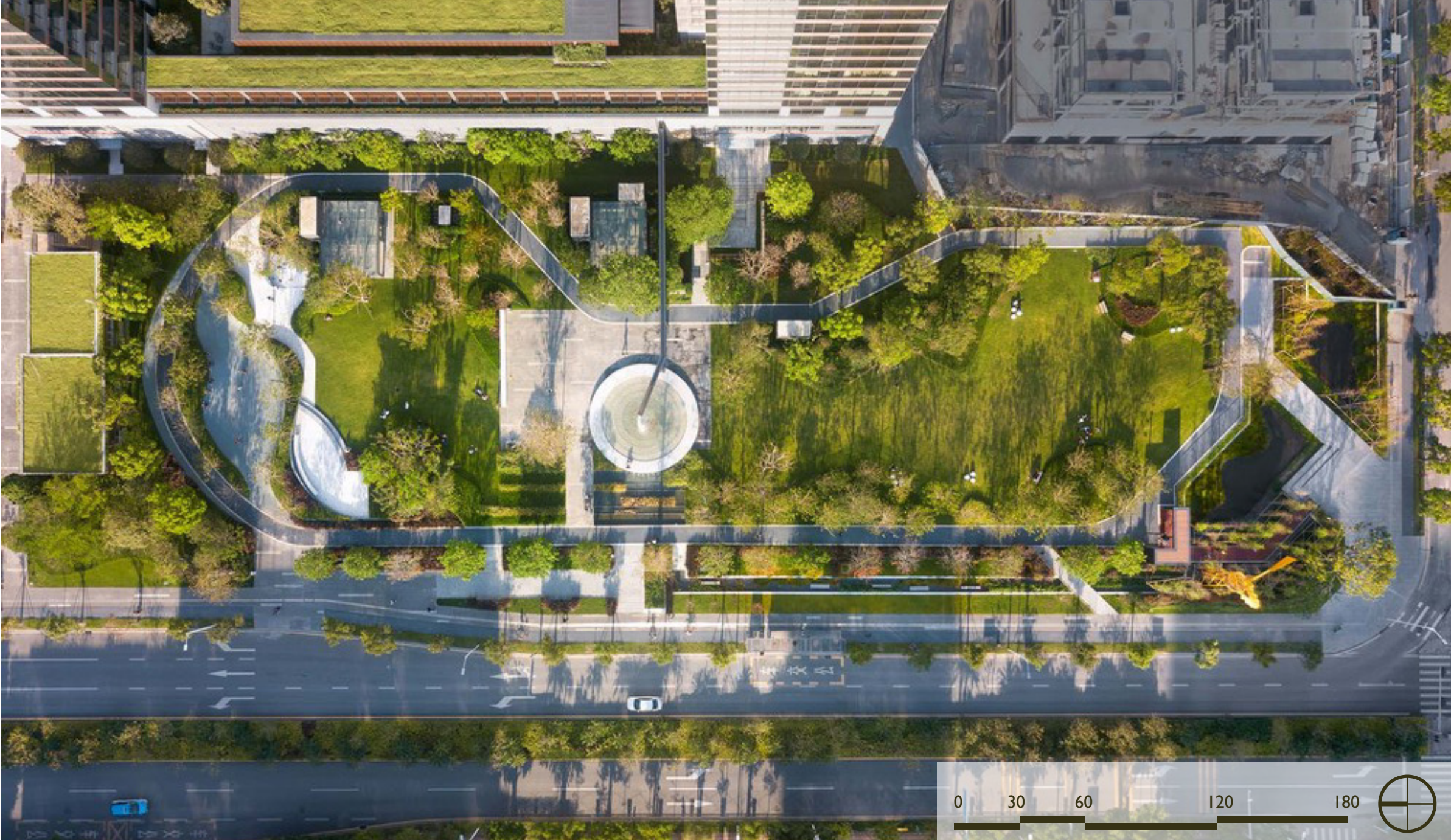
—AUBE Conception

**FEATURES**

- Lawn: 6,773 ft<sup>2</sup> + 19,237 ft<sup>2</sup>
- Water feature: 1,932 ft<sup>2</sup>
- Plaza: 2,554 ft<sup>2</sup>
- Skate park: 2,359 ft<sup>2</sup>
- Walking path
- Sand pit
- Wind-powered rainwater recycling water feature
- Water ripple night lighting
- Adjacent to transit hub with metro entrance, bus parking, bicycle parking

**EVENTS**

- Most likely used primarily for active and passive recreation



Walking and jogging path along the park's perimeter

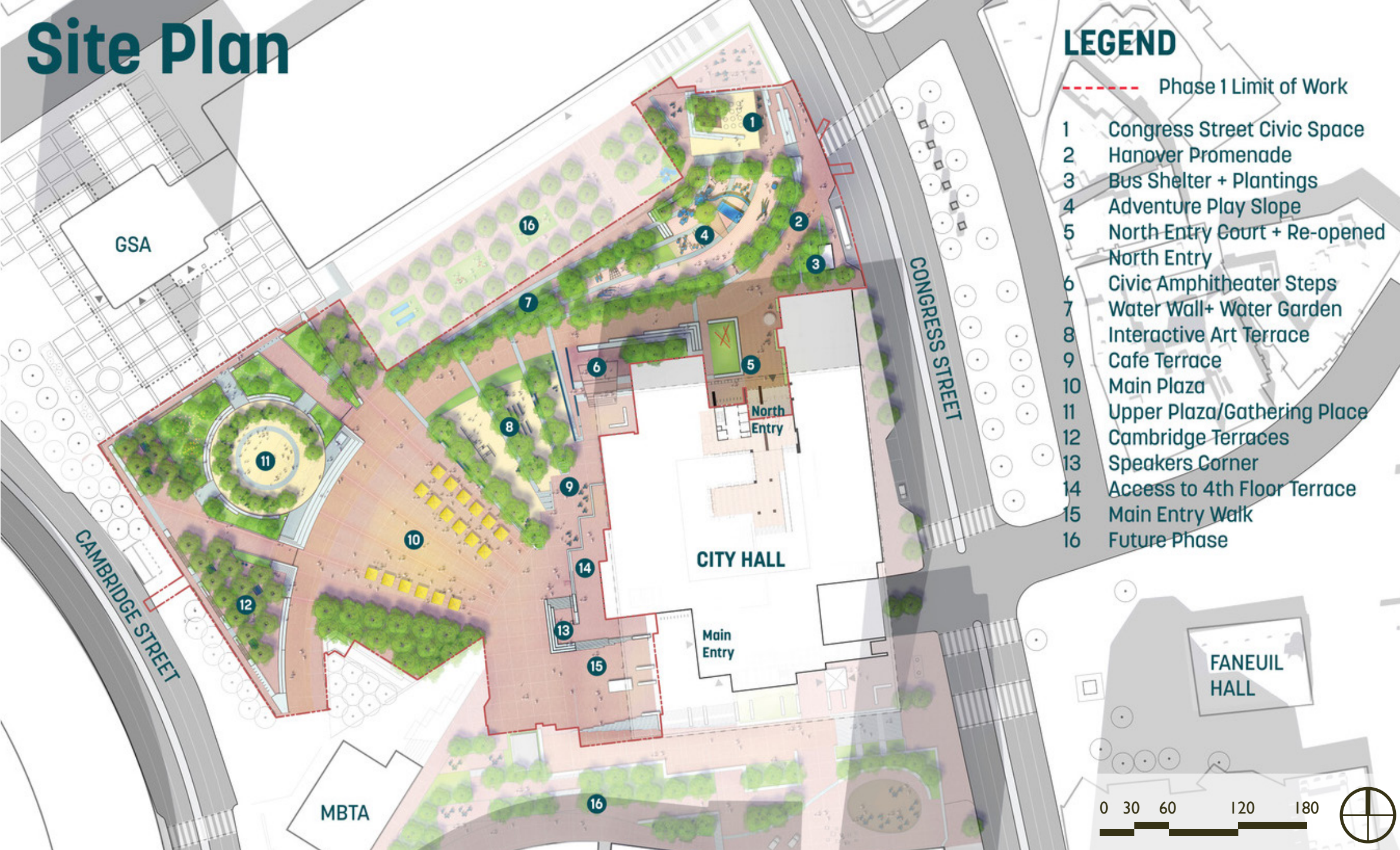


Interactive water feature is part of the park's rainwater recycling system.



Rippled lighting effect makes site welcoming in the evening as well.

# Site Plan



## LEGEND

- Phase 1 Limit of Work
- 1 Congress Street Civic Space
- 2 Hanover Promenade
- 3 Bus Shelter + Plantings
- 4 Adventure Play Slope
- 5 North Entry Court + Re-opened North Entry
- 6 Civic Amphitheater Steps
- 7 Water Wall+ Water Garden
- 8 Interactive Art Terrace
- 9 Cafe Terrace
- 10 Main Plaza
- 11 Upper Plaza/Gathering Place
- 12 Cambridge Terraces
- 13 Speakers Corner
- 14 Access to 4th Floor Terrace
- 15 Main Entry Walk
- 16 Future Phase

## Boston City Hall Plaza • Boston, MA

**FIRM** Sasaki

**YEAR COMPLETED** In-progress

**AREA** 171,146 ft<sup>2</sup>

**CONTEXT** Public space adjacent to City Hall

“This renovation will turn our seven-acre space into a welcoming, accessible space for all, featuring new civic spaces for events to areas for families to enjoy together. Creating a new People’s Plaza will help us achieve our goals of making one of Boston’s most-used public spaces better for all residents.”

—Mayor Marty Walsh

### FEATURES

- Plaza: 22,248 ft<sup>2</sup> (for 10-12k people)
- Amphitheater: 3,430 ft<sup>2</sup>
- Cafe terrace: 4,150 ft<sup>2</sup>
- Interactive art area: 9,012 ft<sup>2</sup>
- Playground: 6,242 ft<sup>2</sup>
- New tree plantings
- Increased permeable paving

### EVENTS (PRIOR TO RENOVATION)

- Winter holiday festival
- Music festival
- Seasonal ice skating rink
- Beer garden
- Farmers’ market



New design contains one large gathering space and several smaller spaces to accommodate various types of events.



Destination play space is integrated into 14’ elevation change.



Speaker’s corner takes advantage of elevated building entrance for important civic events.

# ANU Kambri Public Domain • Canberra, Australia

**FIRM** ASPECT Studios

**YEAR COMPLETED** 2019

**AREA** 129,685 ft<sup>2</sup>

**CONTEXT** Bridges Australia Natuional University campus and greater city

“The Kambri cultural precinct offers a new educational, physical, creative and social experience in a village setting. In time, this contemporary community space hopes to bring the spirit of placemaking and gathering to the ANU.”

—Kambri at ANU

**FEATURES**

- Lawn: 19,646 ft<sup>2</sup>
- Amphitheater: 14,431 ft<sup>2</sup>
- Dining area: 4,717 ft<sup>2</sup>
- Pedestrian corridor
- Outdoor gallery
- Terraced creek edge
- Retail lane

**EVENTS**

- Music festival (amphitheater)
- Film festival (amphitheater)
- Weekly music performances (lawn)
- Public art installations (pedestrian corridor)
- Farmers’ market (pedestrian corridor)
- Outdoor yoga sessions (lawn)



The amphitheater hosts various performing arts events and movie screenings.



Exhibition Avenue, an outdoor gallery that runs along the main pedestrian corridor



The lawn hosts informal events such as yoga sessions and music jams.

## De Young Museum Gardens • San Francisco, CA

**FIRM** HOOD Design

**YEAR COMPLETED** 2005

**AREA** 244,622 ft<sup>2</sup>

**CONTEXT** Museum gardens within large public park

“The outdoor environment of the new de Young features a public sculpture garden and terrace beneath a cantilevered roof; a children’s garden; and landscaping that creates an organic link between the building and the surrounding environment on all four sides...creating a museum that is permeable, open, and inviting to the public.”

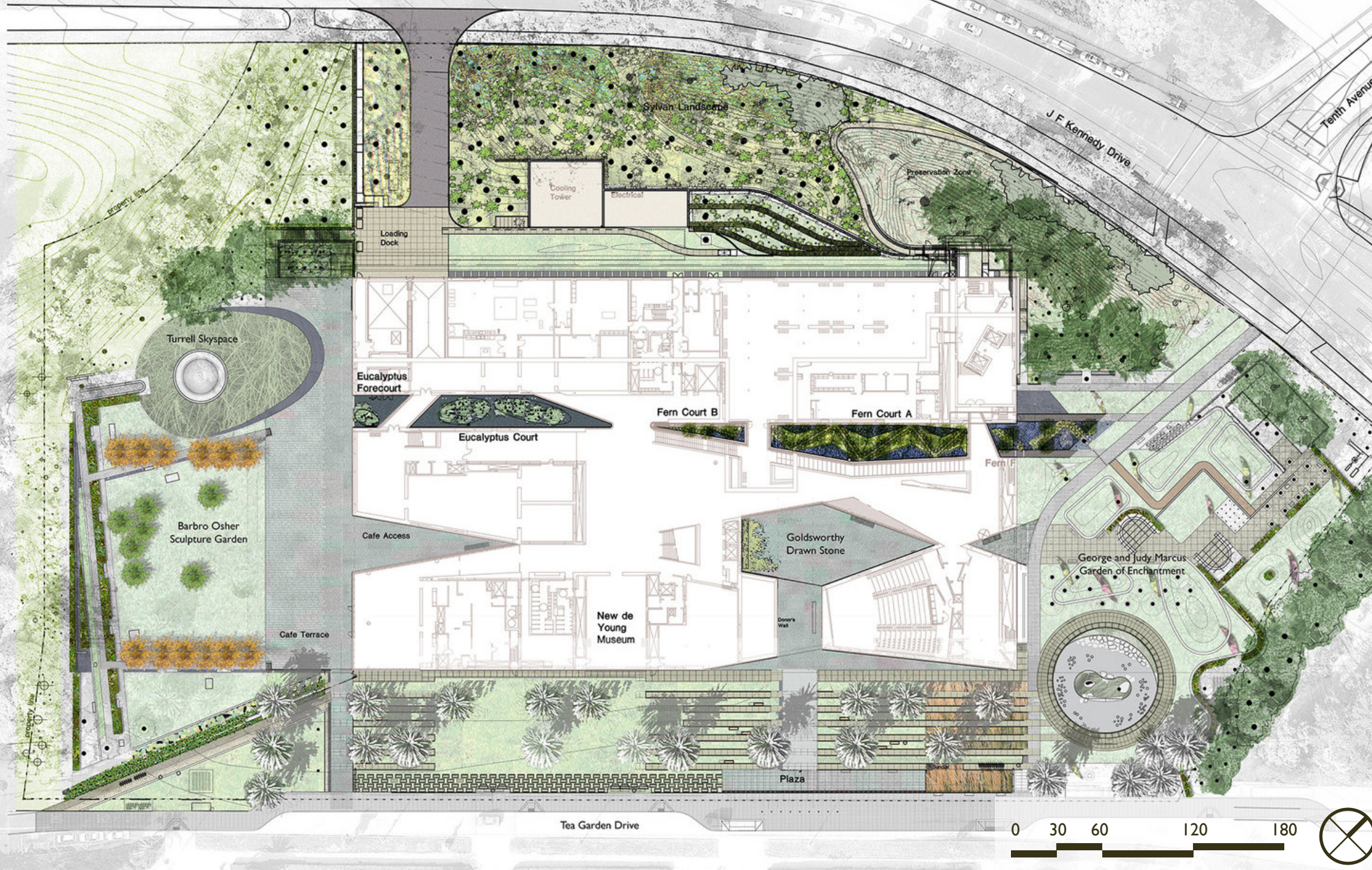
—de Young Museum

### FEATURES

- Sculpture garden (lawn): 16,382 ft<sup>2</sup>
- Entry plaza: 1,827 ft<sup>2</sup>
- Water feature: 3,678 ft<sup>2</sup>
- Terrace/Plaza: 9,730 ft<sup>2</sup>
- Children’s garden (Garden of Enchantment): 47,500 ft<sup>2</sup>
- Interior courtyard gardens

### EVENTS

- Primarily private events such as weddings and corporate functions (terrace)



Public art in the sculpture garden



Terrace and sculpture garden are adjacent to cafe.



Children’s garden contains open spaces and playful enclosures.



# Space Comparisons

The selected case studies were overlaid onto the Plaza's site plan to develop a better understanding of how small or large their features (programmed areas, walkways, etc.) are.



ANU Kambri Public Domain • Canberra, Australia



De Young Museum Gardens • San Francisco, CA



Boston City Hall Plaza • Boston, MA



Dilworth Park • Philadelphia, PA

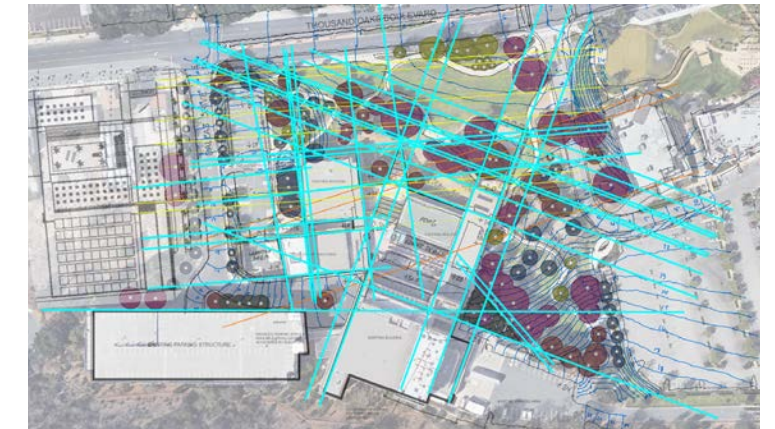
# Concept Development

The following section contains exercises and sketches used throughout the design process that helped develop the final site plan.

# Space Seeking Exercise

This exercise uses the lines of the building (edges, doorways, windows, etc.) and tree canopies to develop areas of usable space that are sensitive to the building's geometry.

1. Regulating lines applied to building edges



2. Defined spaces identified using regulating lines



3. Rough connections between spaces placed



## LEGEND

- |  |                                 |
|--|---------------------------------|
| A City Hall Offices (1st-2nd FL.)      | J East Entry Ramp (3rd FL.)     |
| B Kavli Theater: 1,800 seats (3rd FL.) | K Fountain (3rd FL.)            |
| C Forum Theater: 450 seats (2nd FL.)   | L Outdoor Room                  |
| D Box Office (3rd FL.)                 | M Loading Area (2nd FL.)        |
| E Parking Garage                       | N Loading Area (3rd FL.)        |
| F Elevator                             | O Westside Property             |
| G City Hall Offices Stairwell          | P The Lakes Shopping Center     |
| H North Stairwell                      | Q Gardens of the World          |
| I East Stairwell                       | R Proposed Residential Building |

# Program Bubble Diagram

A preliminary pass at fitting in program elements based on available space and logical adjacencies.

## ENTRY POINTS

Entrances will funnel people into the site and prove a sense of “crossing from outside to inside.”

## LARGE EVENTS

This area will contain spaces such as a plaza, lawn, and seating terrace for large-scale events such as festivals and farmers’ markets. It should be easily accessed from all directions so that people parking in any of the surrounding areas will be able to attend events.

## SMALLER EVENTS

This area will be a transition space between the Civic Arts Plaza and Westside property (O). Events from the Westside property can make use of these spaces. Attendees can park in the main parking structure to access this area.

## INTERACTIVE PLAY

This area is adjacent to the eventual residential property to be built on The Lakes’ parking lot. Program elements should be amenable to casual individual and family use.

## GARDENS

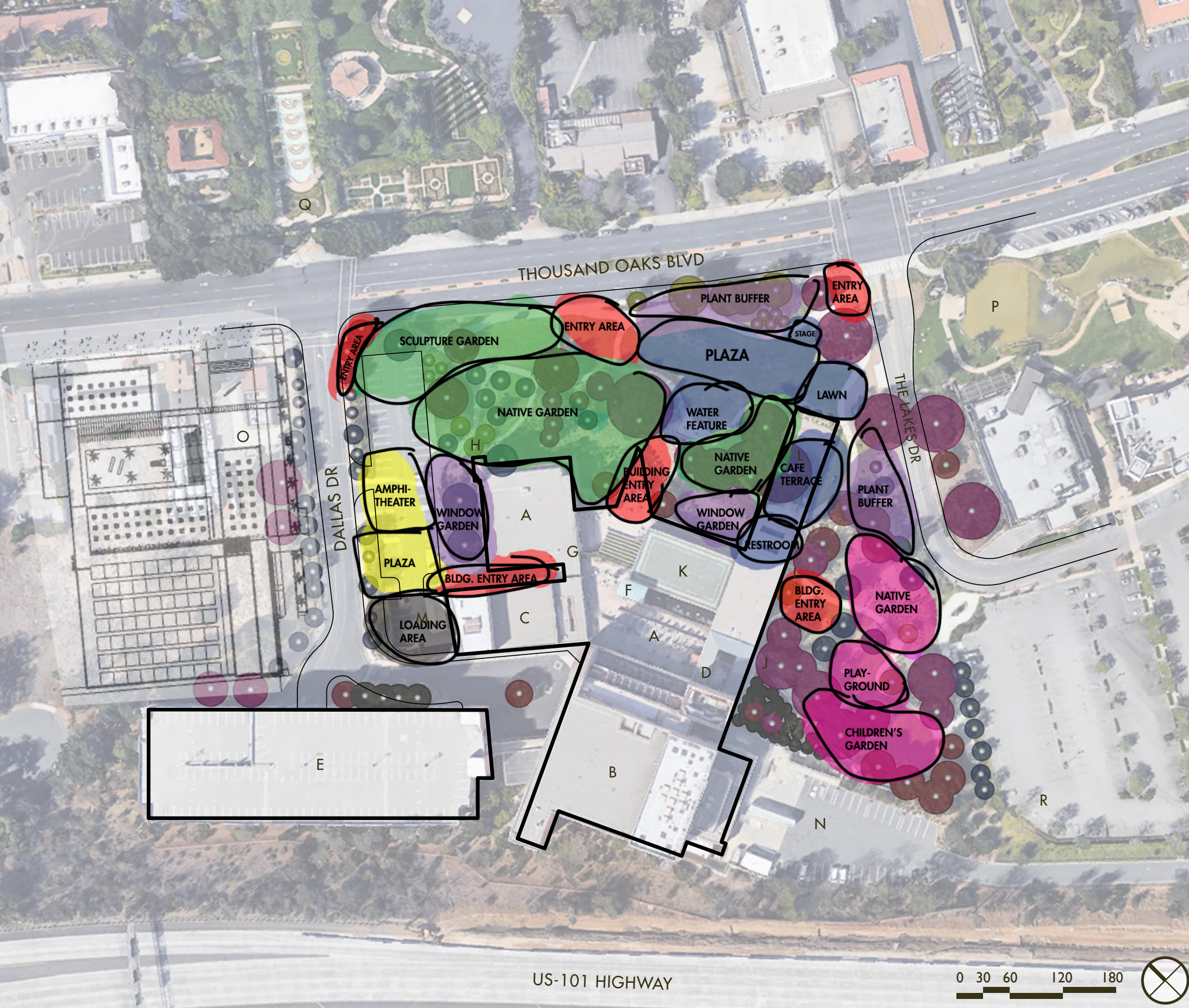
These areas contain many oak trees to be preserved. Gardens should feature native plantings that are compatible with the oak trees.

## BUFFERS

Towards the edges of the site, plant buffers keep site visitors away from the street and noise, and toward the inside, they provide a separation between the general public and people who work at the Plaza.

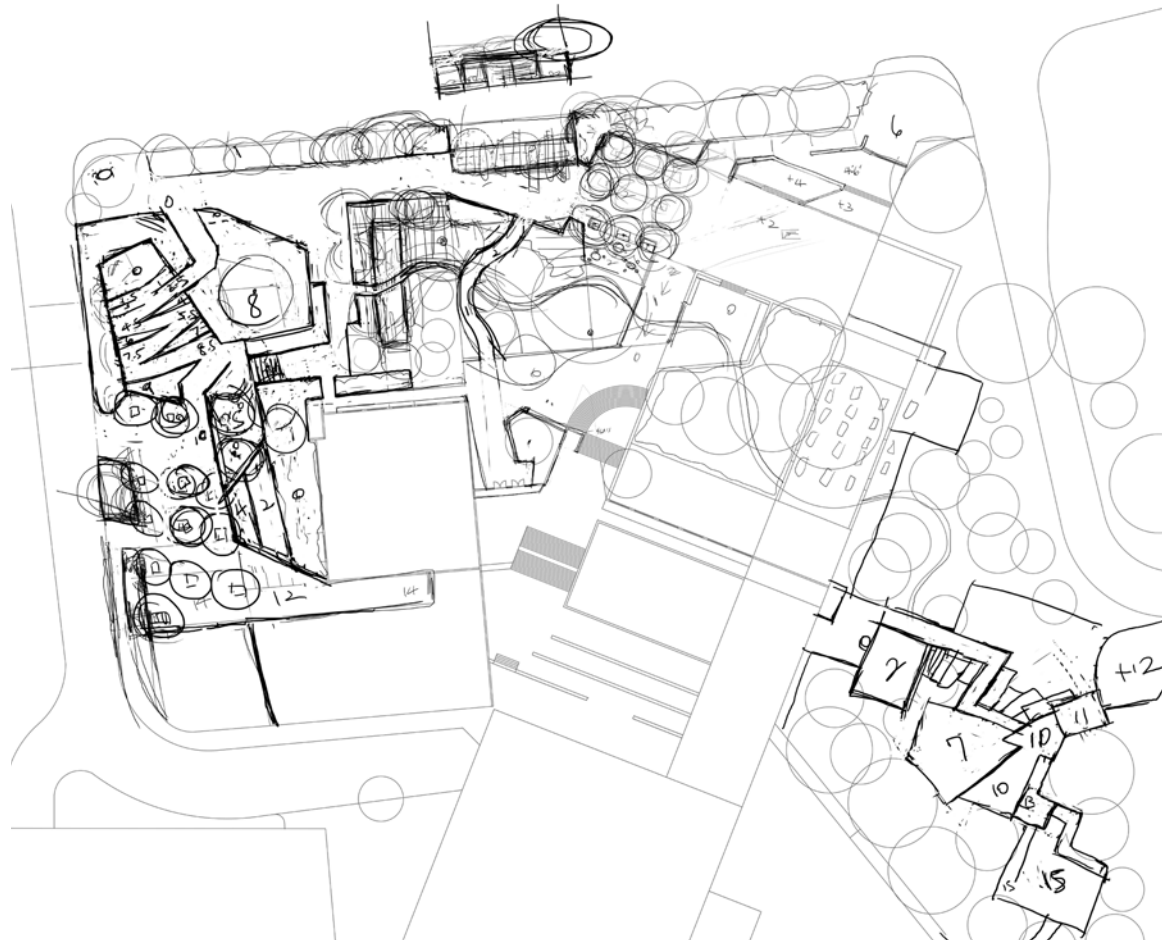
## LEGEND

- |  |                                 |
|--|---------------------------------|
| A City Hall Offices (1ST-2ND FL.)      | J East Entry Ramp (3RD FL.)     |
| B Kavli Theater: 1,800 seats (3RD FL.) | K Fountain (3RD FL.)            |
| C Forum Theater: 450 seats (2ND FL.)   | L Outdoor Room                  |
| D Box Office (3RD FL.)                 | M Loading Area (2ND FL.)        |
| E Parking Garage                       | N Loading Area (3RD FL.)        |
| F Elevator                             | O Westside Property             |
| G City Hall Offices Stairwell          | P The Lakes Shopping Center     |
| H North Stairwell                      | Q Gardens of the World          |
| I East Stairwell                       | R Proposed Residential Building |



# Plan Progression

The progression of the site design through a sequence of tighter drawings and then looser drawings, which were then tightened up and then drawn loosely on again.



1. An earlier rendition of the site plan using hand drawing over spaces defined by the regulating lines exercise



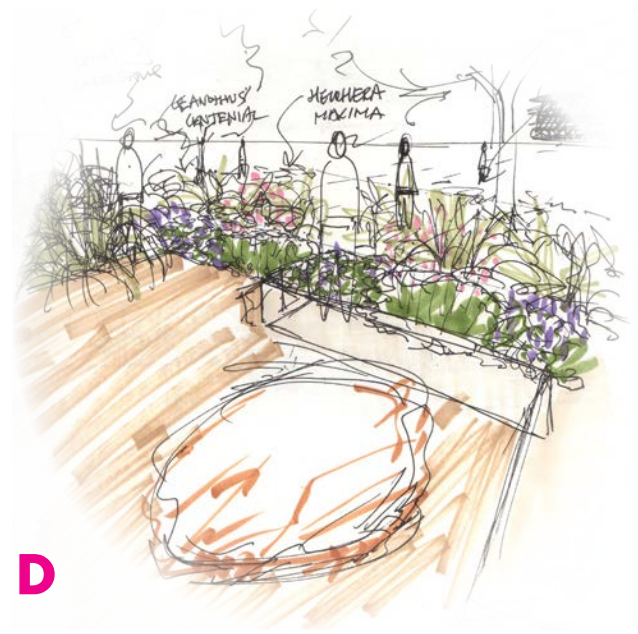
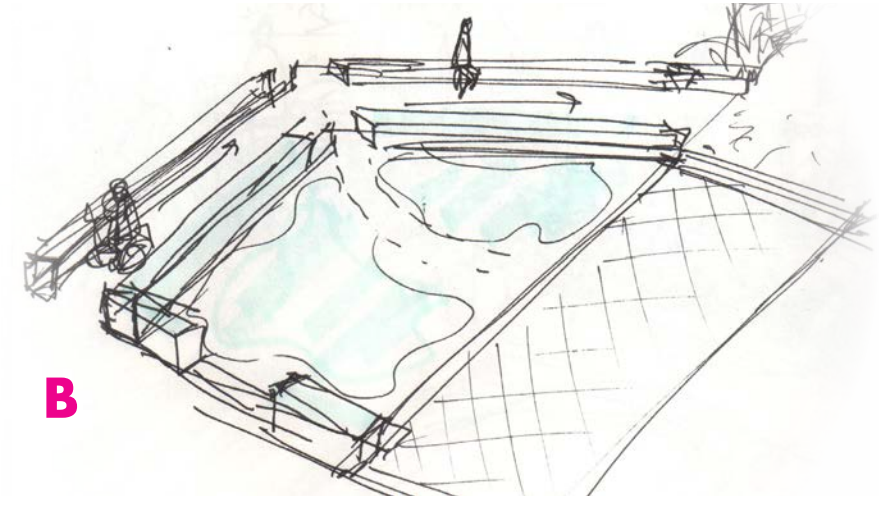
2. Tightened up drawing with color added to help define the floor plane. More exploration drawing on top



3. Finding more simplified geometry to unify fragmented areas

# Sketches

Early enlargement and perspective sketches were used to develop a better understanding of select spaces of the site.



# Site Design

# Illustrative Plan

- 1** Site Entrances
- 2** Transportation Hub
- 3** Main Entry Courtyard
- 4** New Stairs
- 5** Plaza
- 6** Water Feature
- 7** Lawn
- 8** Stage
- 9** Amphitheater
- 10** Side Entry Plaza
- 11** Garden Sitting Area
- 12** Picnic Area
- 13** Restroom
- 14** Oak Deck
- 15** Ripple Lawn
- 16** Loading Zone





# Program Areas

An overview of how program elements of the new site design are arranged.

- SITE ENTRY**  
Transition places where people enter the site or building.
- EVENT SPACE**  
Areas that can host events and larger gatherings but can still be used regularly for casual daily activity.
- REST SPACE**  
More intimate areas for individuals and smaller group gatherings.
- DINING SPACE**  
Formal picnic area with tables and benches.
- PLAY SPACE**  
Interactive areas that are attractive on their own but allow for more active play.
- BUFFERS**  
Planted spaces that protect the privacy of City Hall workers.
- PROTECTED SPACE**  
Areas with native oaks that are enhanced with plantings but otherwise left relatively untouched.



# Pedestrian Circulation

How pedestrians move around, into, and within the new site.

There are now more options for pedestrians and clearer hierarchy of the pathways.

## PEDESTRIAN CIRCULATION

- Primary Pedestrian Street Circulation
- Primary Pedestrian Site Circulation
- ⋯⋯⋯ Secondary Pedestrian Site Circulation
- ⋯⋯⋯ Tertiary Pedestrian Site Circulation

## PEDESTRIAN SITE ACCESS

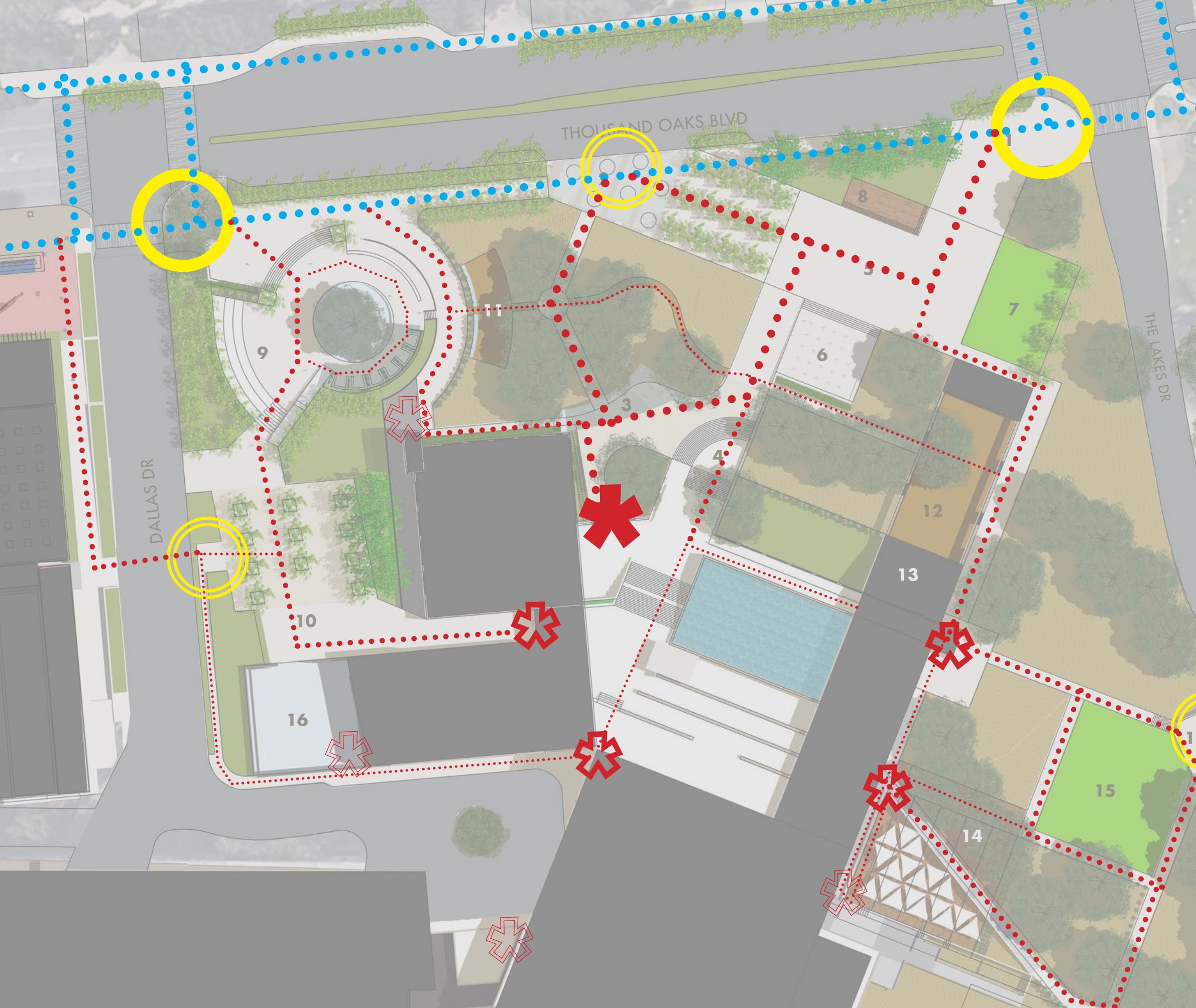
- Primary Pedestrian Site Access
- Secondary Pedestrian Site Access

## BUILDING ACCESS

- ✱ Main Building Entrance
- ✱ Secondary Building Access
- ✱ Tertiary Building Access

## LEGEND

- |                               |                               |
|-------------------------------|-------------------------------|
| <b>1</b> Site Entrances       | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub   | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs           | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                | <b>13</b> Restroom            |
| <b>6</b> Water Feature        | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                 | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                | <b>16</b> Loading Zone        |








# Vehicular Circulation

How vehicles move around, into, and within the site.

The existing parking lot was removed, and intersections were narrowed to improve the pedestrian experience. A route through the main plaza has been added for special events such as seasonal features or pop-up markets.

## VEHICULAR CIRCULATION

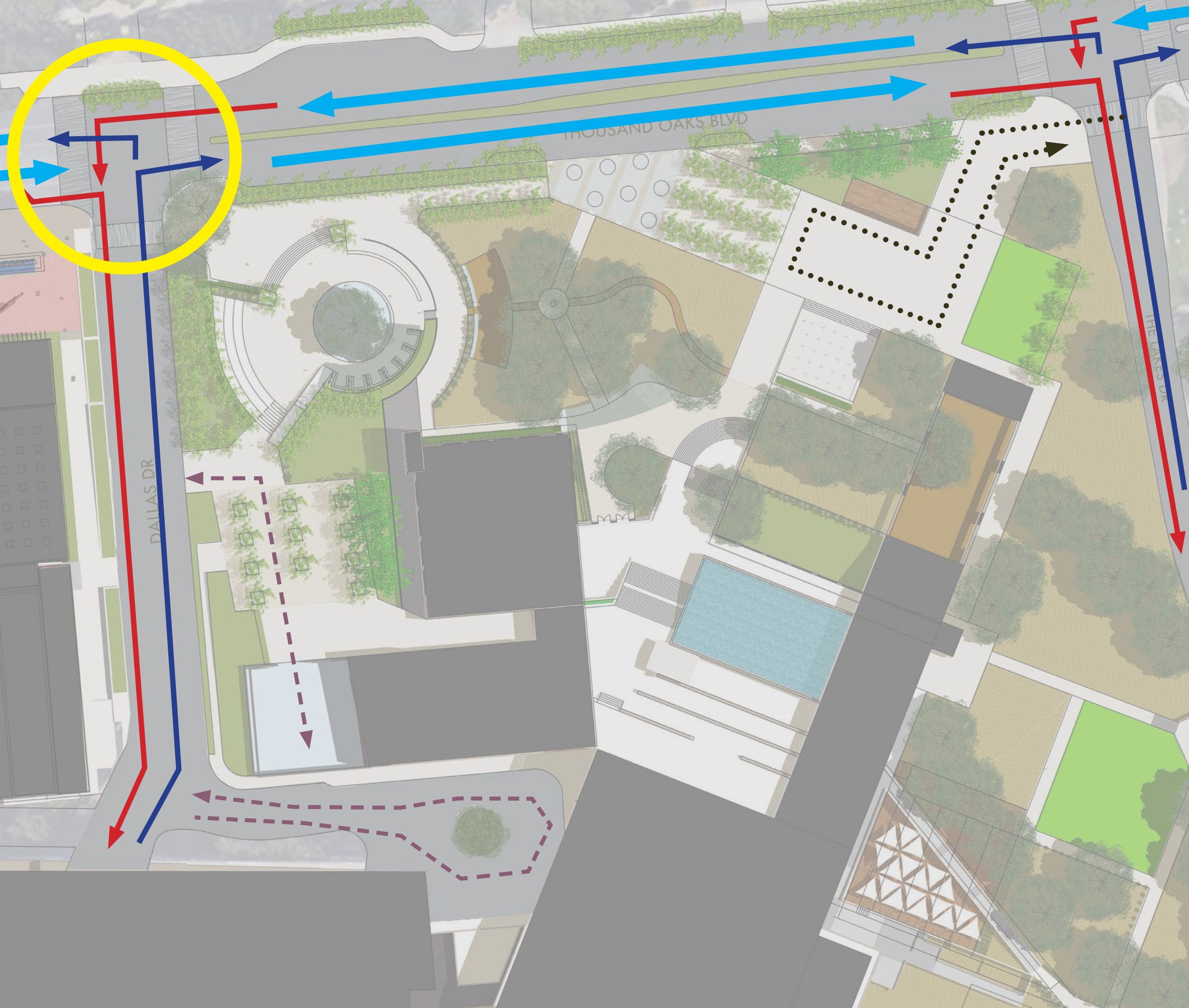
-  Primary Vehicular Circulation
-  Secondary Vehicular Circulation (Entering)
-  Secondary Vehicular Circulation (Exiting)
-  Maintenance Vehicular Circulation
-  Special Event Vehicular Circulation

## VEHICULAR ACCESS

-  Main Vehicular Site Access

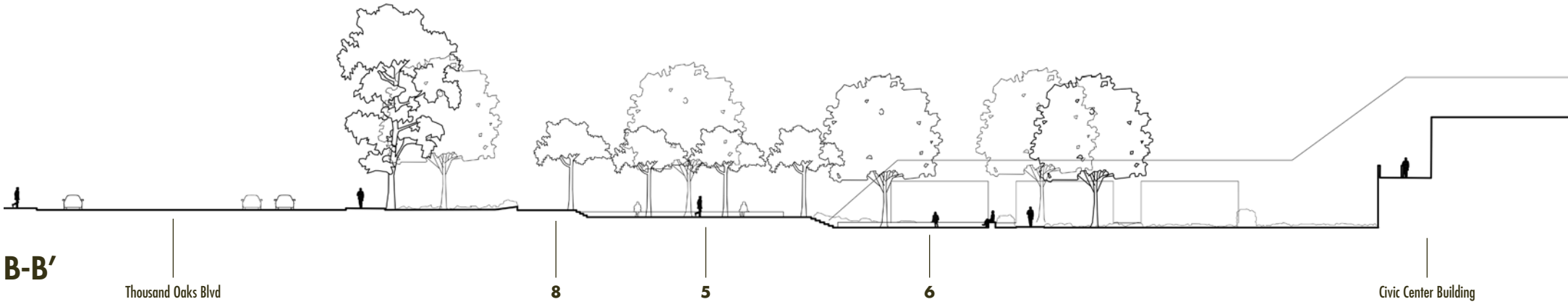
## LEGEND

- |                               |                               |
|-------------------------------|-------------------------------|
| <b>1</b> Site Entrances       | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub   | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs           | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                | <b>13</b> Restroom            |
| <b>6</b> Water Feature        | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                 | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                | <b>16</b> Loading Zone        |

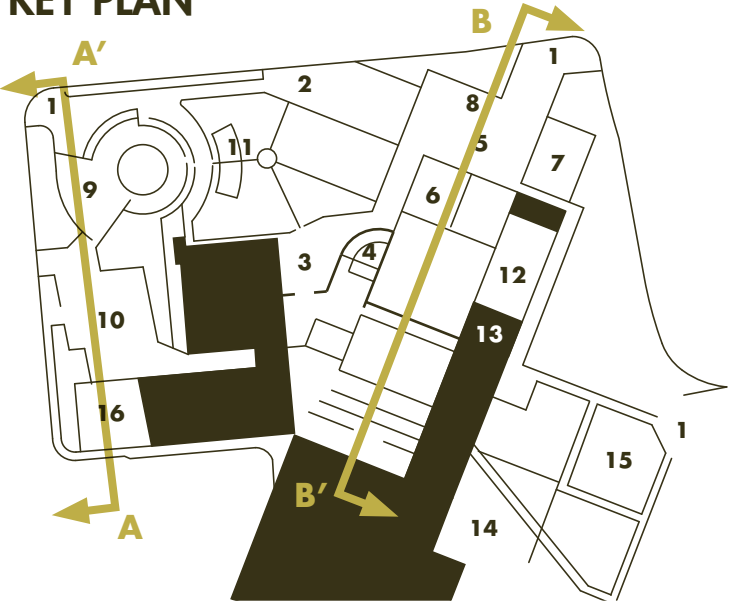


# Section-Elevations

These sections illustrate the grade change across the site from Thousand Oaks Blvd. to the building.



## KEY PLAN



## LEGEND

- 1** Site Entrances
- 2** Transportation Hub
- 3** Main Entry Courtyard
- 4** New Stairs
- 5** Plaza
- 6** Water Feature
- 7** Lawn
- 8** Stage
- 9** Amphitheater
- 10** Side Entry Plaza
- 11** Garden Sitting Area
- 12** Picnic Area
- 13** Restroom
- 14** Oak Deck
- 15** Ripple Lawn
- 16** Loading Zone



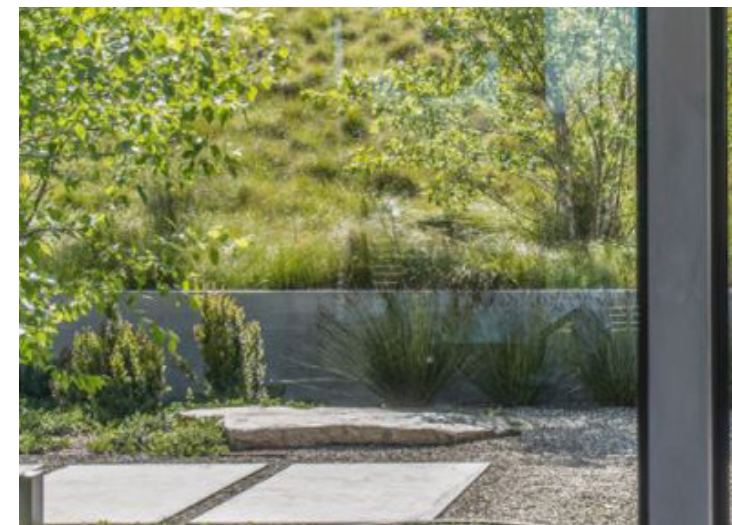
INSPIRATION IMAGES



Seasonal native plantings under oak tree



Minimalist amphitheater steps



Window garden for first-floor City Hall workers

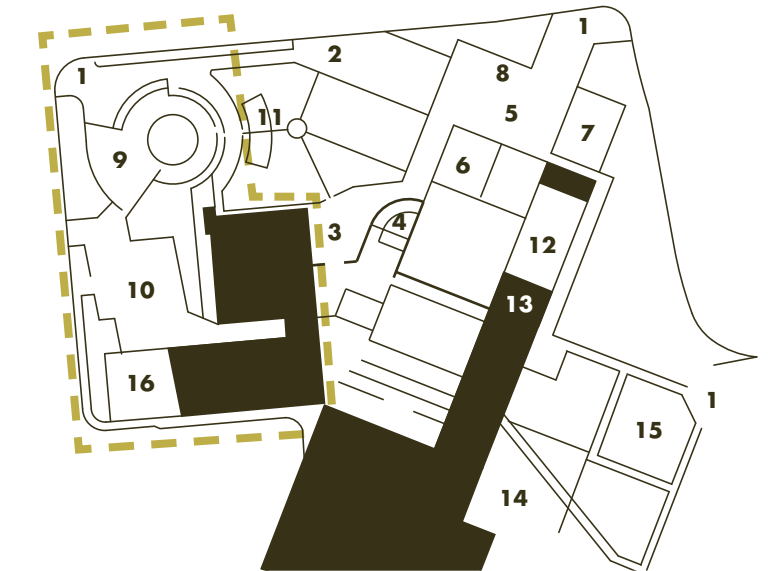


Courtyard with trees that mask the route for loading vehicles

The West Side

The West Side is the area adjacent to the culture center at the Westside Property. It contains spaces that can host smaller events as well as some casual sitting areas.

KEY PLAN



LEGEND

- |   |                               |
|---|-------------------------------|
| <b>1</b> Site Entrances                 | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub             | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard           | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs                     | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                          | <b>13</b> Restroom            |
| <b>6</b> Water Feature                  | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                           | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                          | <b>16</b> Loading Zone        |
| <b>A1</b> Sitting Nooks                 |                               |
| <b>A2</b> Entrance for Loading Vehicles |                               |
| <b>A3</b> Sitting Area with Tables      |                               |
| <b>A4</b> Window Garden                 |                               |

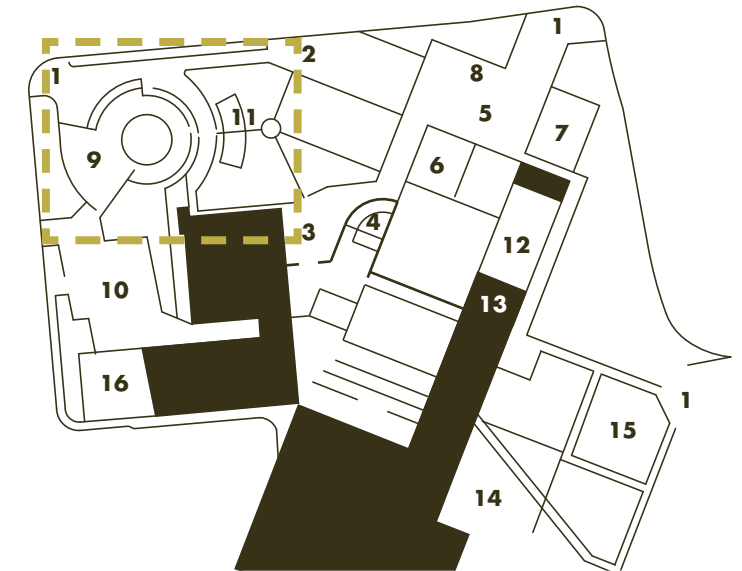
DALLAS DR

THOUSAND OAKS BLVD

# Amphitheater

The amphitheater area is located close to the street to draw in passing visitors. It features a larger event area and also smaller seating nooks along the back.

## KEY PLAN



## LEGEND

- |   |                               |
|---|-------------------------------|
| <b>1</b> Site Entrances                 | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub             | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard           | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs                     | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                          | <b>13</b> Restroom            |
| <b>6</b> Water Feature                  | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                           | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                          | <b>16</b> Loading Zone        |
| <b>A1</b> Sitting Nooks                 |                               |
| <b>A2</b> Entrance for Loading Vehicles |                               |
| <b>A3</b> Sitting Area with Tables      |                               |
| <b>A4</b> Window Garden                 |                               |



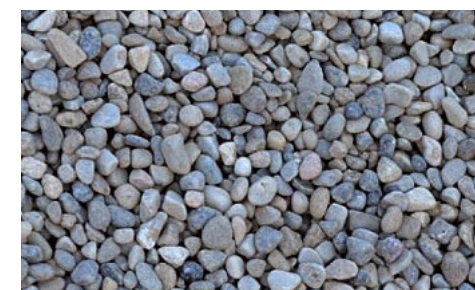
## MATERIALS



**M1** Concrete



**M2** Decomposed Granite



**M3** Pea Gravel

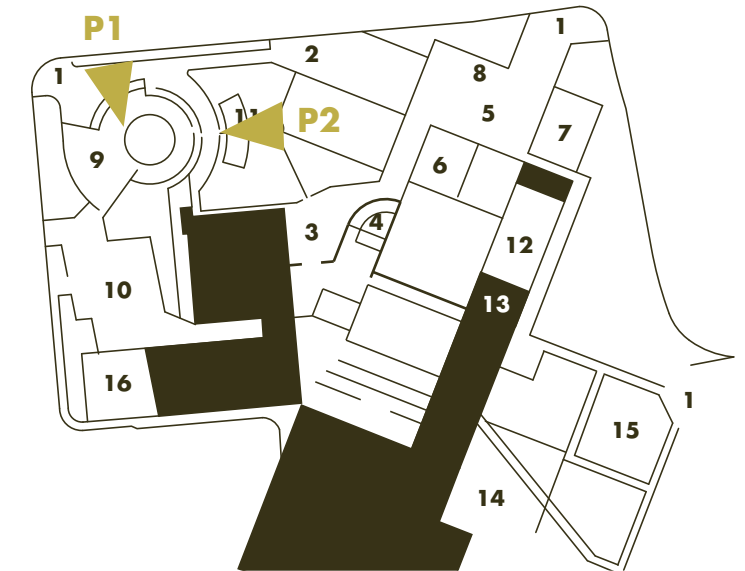


# West Side Views



**P1** Coming up the stairs from the northwest entrance, off the corner of Thousand Oaks Blvd. and Dallas Drive

## KEY PLAN



## LEGEND

- |                               |                               |
|-------------------------------|-------------------------------|
| <b>1</b> Site Entrances       | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub   | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs           | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                | <b>13</b> Restroom            |
| <b>6</b> Water Feature        | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                 | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                | <b>16</b> Loading Zone        |
- 
- |   |
|---|
| <b>A1</b> Sitting Nooks                 |
| <b>A2</b> Entrance for Loading Vehicles |
| <b>A3</b> Sitting Area with Tables      |
| <b>A4</b> Window Garden                 |



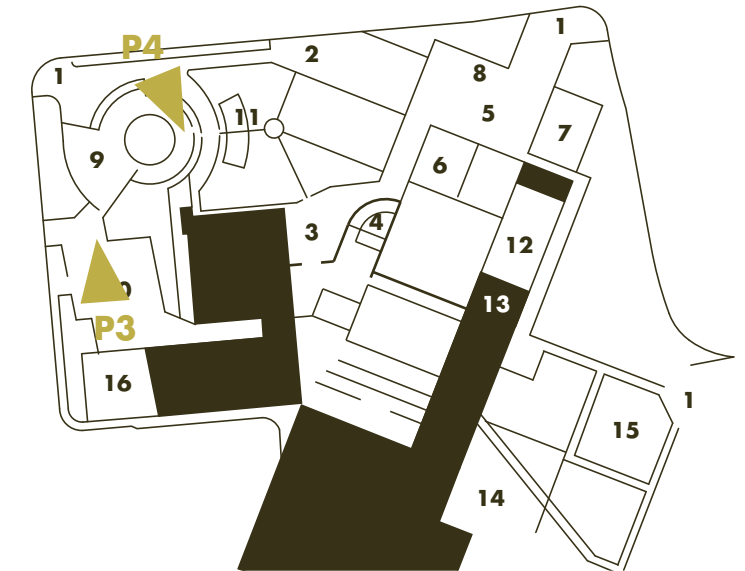
**P2** Crossing through the sitting area in the native garden

# West Side Views



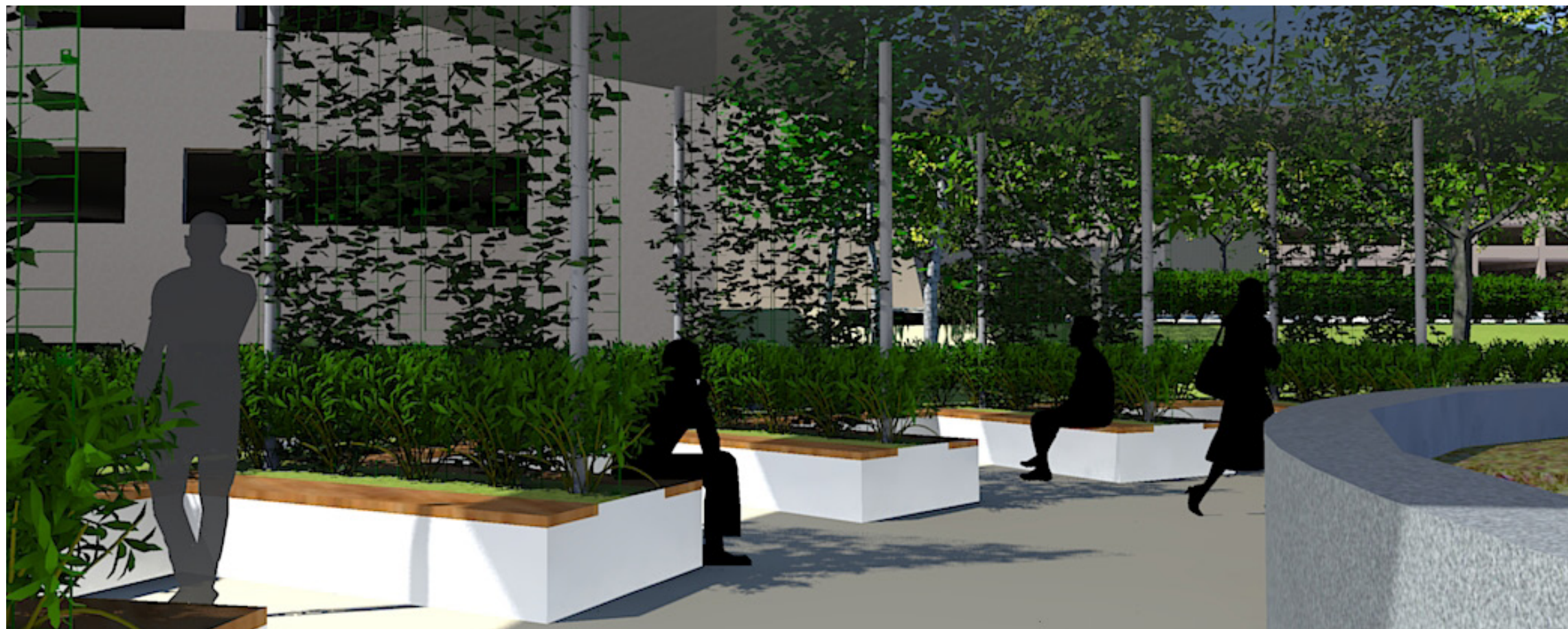
**P3** Looking toward the amphitheater from the side entry plaza

## KEY PLAN



## LEGEND

- |                               |                               |
|-------------------------------|-------------------------------|
| <b>1</b> Site Entrances       | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub   | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs           | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                | <b>13</b> Restroom            |
| <b>6</b> Water Feature        | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                 | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                | <b>16</b> Loading Zone        |
- 
- |   |
|---|
| <b>A1</b> Sitting Nooks                 |
| <b>A2</b> Entrance for Loading Vehicles |
| <b>A3</b> Sitting Area with Tables      |
| <b>A4</b> Window Garden                 |



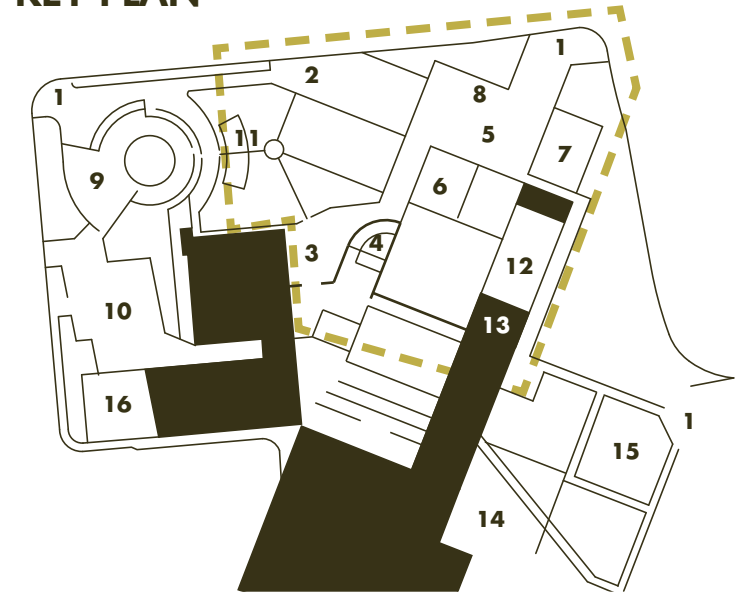
**P4** Passing through the sitting nook area



# Main Entry

The main entry area contains a flexible event space and pathways leading pedestrians from Thousand Oaks Blvd. to the main building entrance and courtyard.

## KEY PLAN



## LEGEND

- |                               |                               |
|-------------------------------|-------------------------------|
| <b>1</b> Site Entrances       | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub   | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs           | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                | <b>13</b> Restroom            |
| <b>6</b> Water Feature        | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                 | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                | <b>16</b> Loading Zone        |



## INSPIRATION IMAGES



Sitting area enclosed by plantings and trees



Open bench around existing oak tree



Splash pad water feature

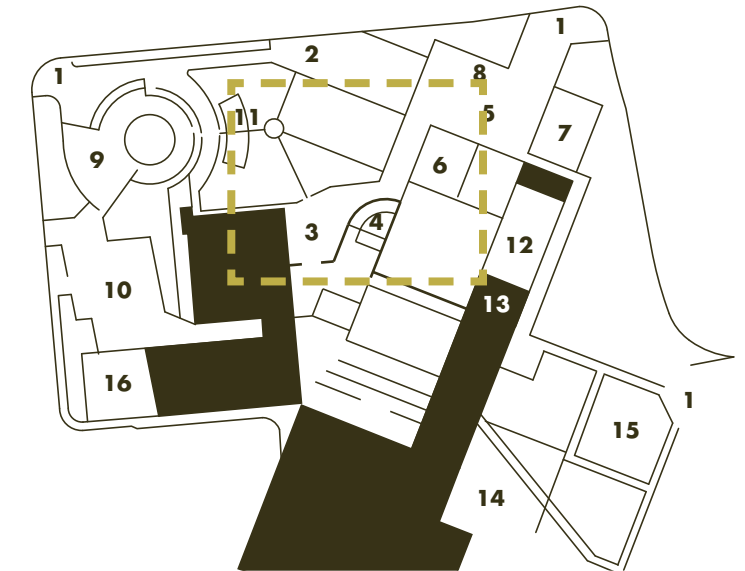


Picnic area in outdoor room

# Main Entry Courtyard

The new main entry and courtyard are accessed through intuitive wider pathways, either from the main plaza or through the native oak tree area.

## KEY PLAN

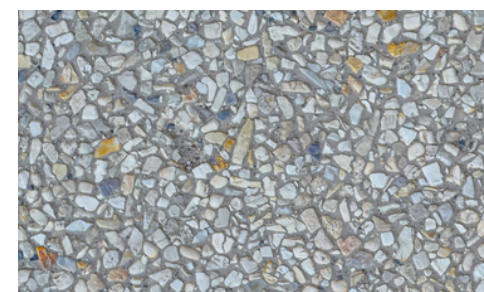


## LEGEND

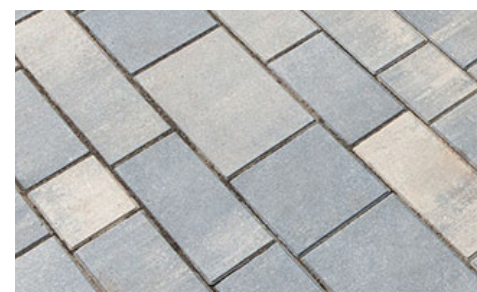
- |                               |                               |
|-------------------------------|-------------------------------|
| <b>1</b> Site Entrances       | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub   | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs           | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                | <b>13</b> Restroom            |
| <b>6</b> Water Feature        | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                 | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                | <b>16</b> Loading Zone        |
- 
- |                                    |
|------------------------------------|
| <b>A1</b> Overhead Structure       |
| <b>A2</b> Sitting Area with Tables |
| <b>A3</b> Window Garden            |
| <b>A4</b> Bench around Oak         |



## MATERIALS



**M1** Exposed Aggregate



**M2** Concrete Pavers



**M3** Concrete



**M4** Decomposed Granite

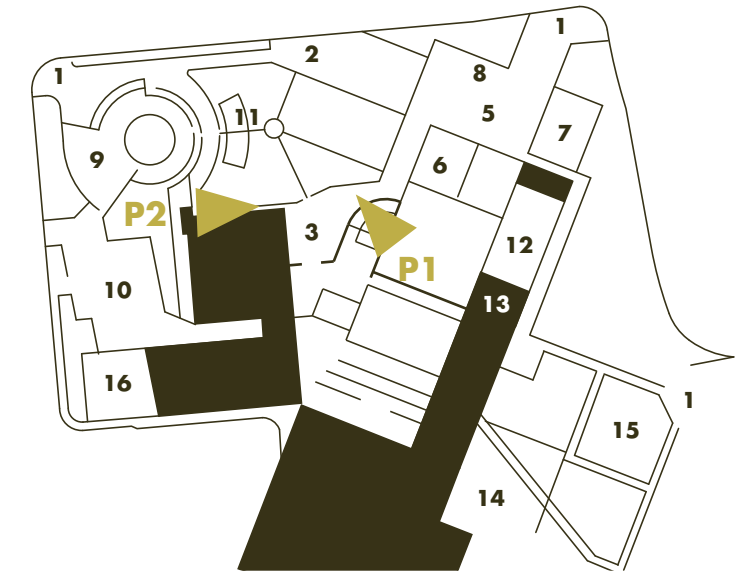


# Main Entry Views



**P1** Looking out at the main entry courtyard from the landing of the new staircase

## KEY PLAN



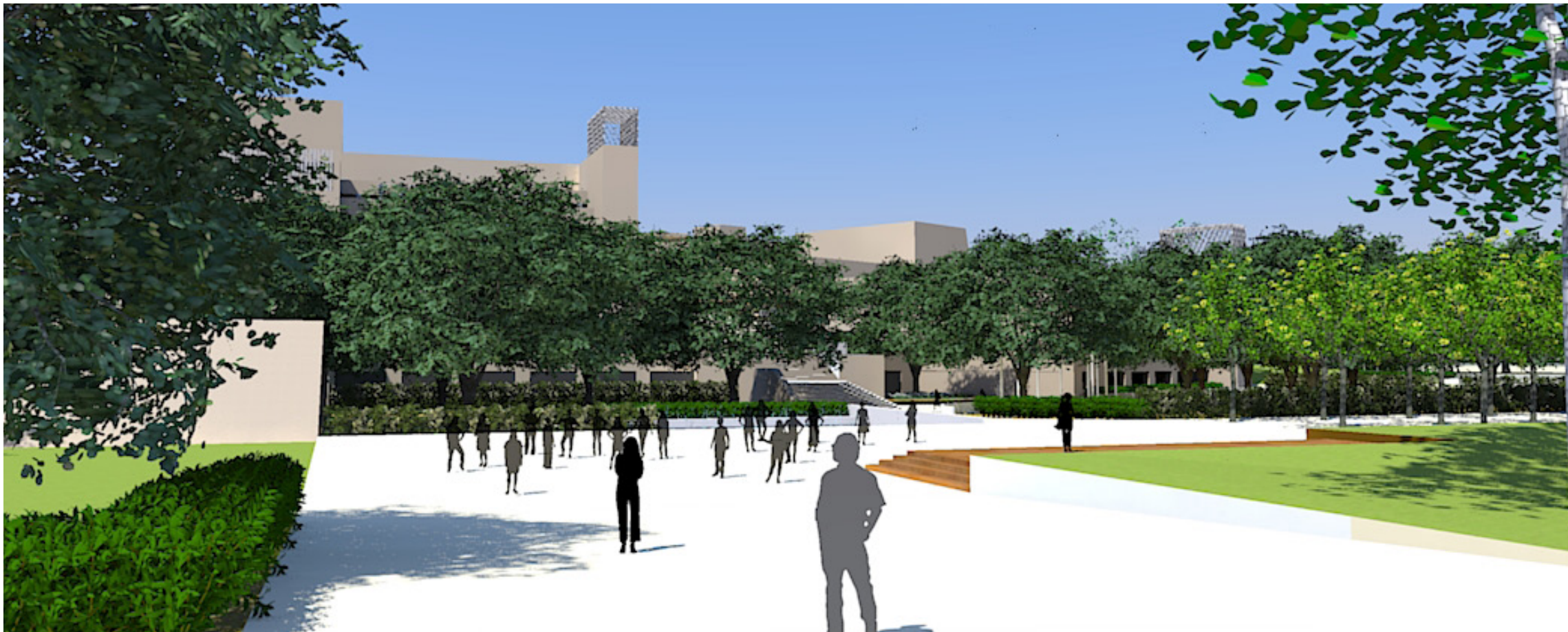
## LEGEND

- |                               |                               |
|-------------------------------|-------------------------------|
| <b>1</b> Site Entrances       | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub   | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs           | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                | <b>13</b> Restroom            |
| <b>6</b> Water Feature        | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                 | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                | <b>16</b> Loading Zone        |
- 
- |                                    |
|------------------------------------|
| <b>A1</b> Overhead Structure       |
| <b>A2</b> Sitting Area with Tables |
| <b>A3</b> Window Garden            |
| <b>A4</b> Bench around Oak         |



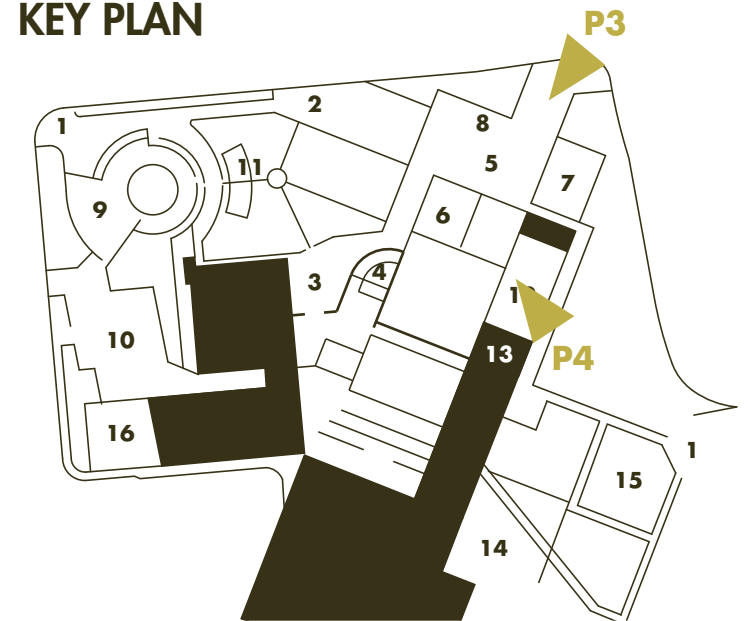
**P2** Walking to the main courtyard along the building

# Main Entry Views



**P3** Entering the main plaza from the corner of Thousand Oaks Blvd. and The Lakes Drive

## KEY PLAN



## LEGEND

- |                                    |                               |
|------------------------------------|-------------------------------|
| <b>1</b> Site Entrances            | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub        | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard      | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs                | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                     | <b>13</b> Restroom            |
| <b>6</b> Water Feature             | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                      | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                     | <b>16</b> Loading Zone        |
| <b>A1</b> Overhead Structure       |                               |
| <b>A2</b> Sitting Area with Tables |                               |
| <b>A3</b> Window Garden            |                               |
| <b>A4</b> Bench around Oak         |                               |



**P4** Walking through the picnic area

INSPIRATION IMAGES



Deck built around existing oak trees



Shade sails let in slivers of light



Mounded lawn area for interactive play



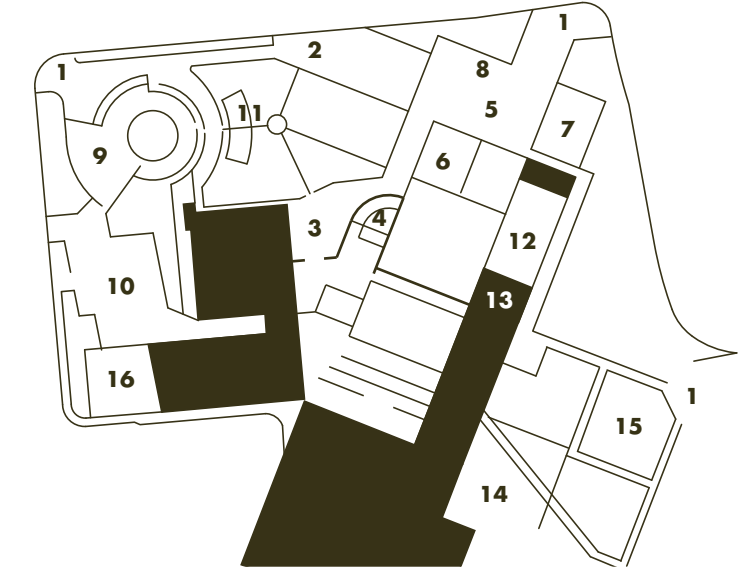
Movable sitting platforms on lower deck



Four Corners

Since this area is close to The Lakes shopping center, it features more intimate spaces that shoppers and members of the future residential complex can use regularly.

KEY PLAN



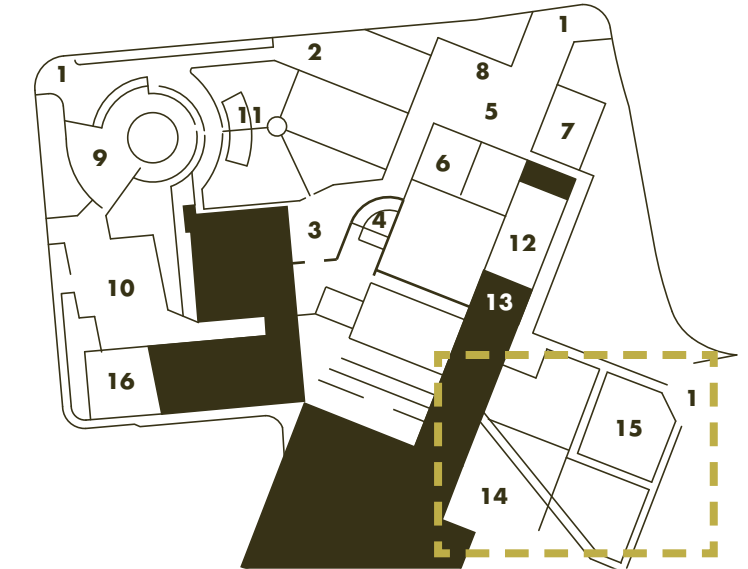
LEGEND

- |                                     |                               |
|-------------------------------------|-------------------------------|
| <b>1</b> Site Entrances             | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub         | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard       | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs                 | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                      | <b>13</b> Restroom            |
| <b>6</b> Water Feature              | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                       | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                      | <b>16</b> Loading Zone        |
| <b>C1</b> Shade Sails               |                               |
| <b>C2</b> Movable Sitting Platforms |                               |
| <b>C3</b> Ramp                      |                               |
| <b>C4</b> Floor Cutout for Trunk    |                               |

# Four Corners

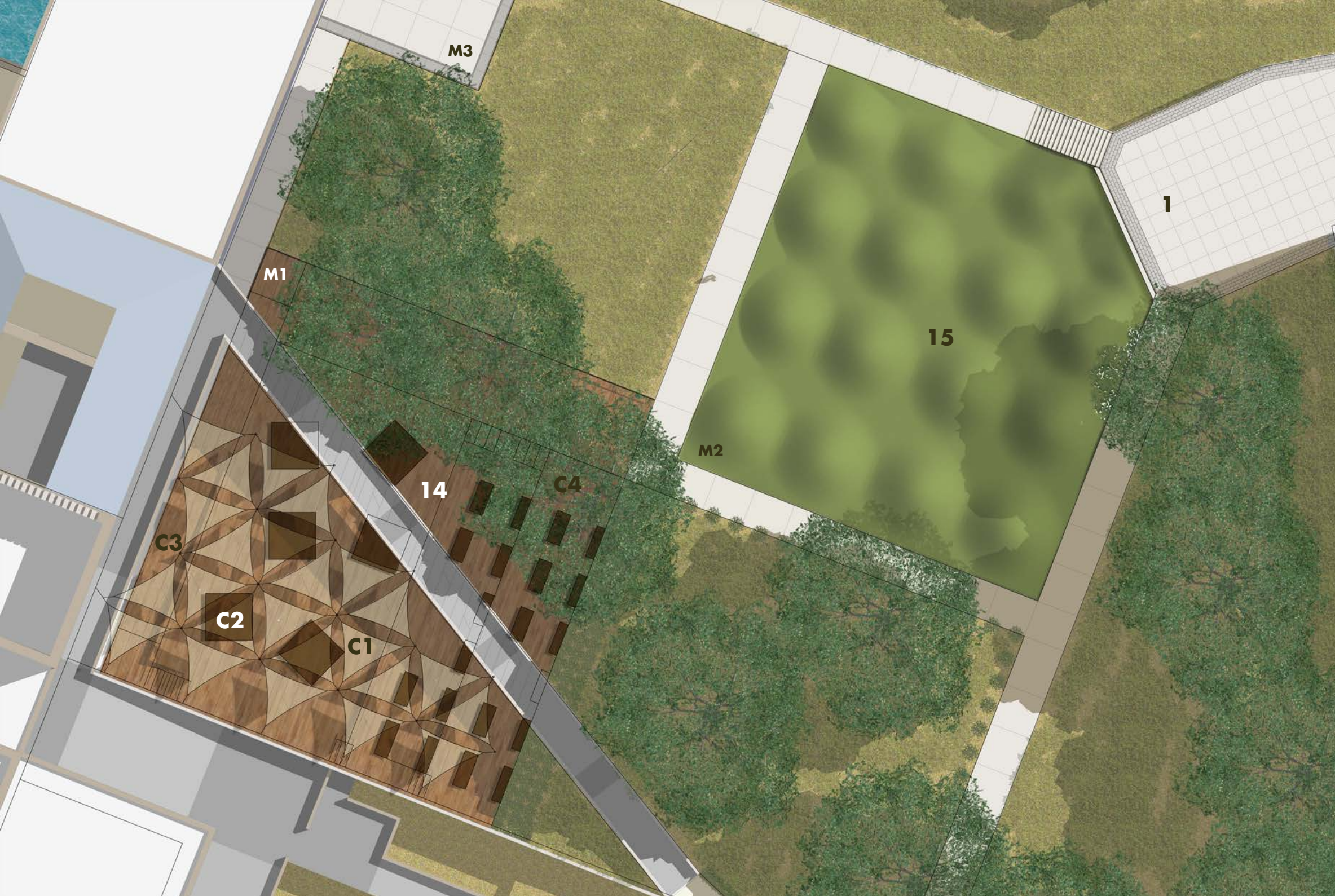
A closer look at the oak deck and ripple lawn.

## KEY PLAN

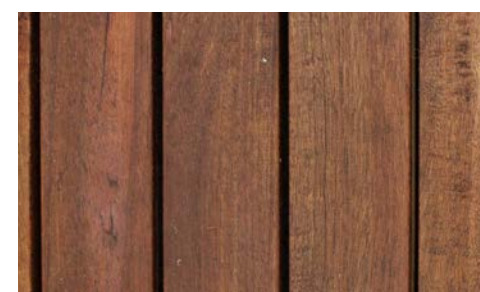


## LEGEND

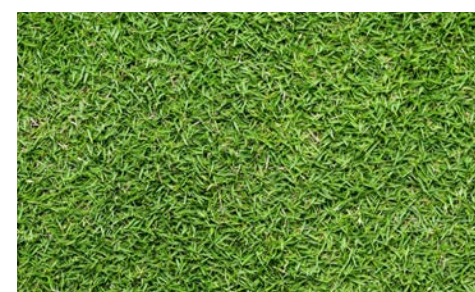
- |                                     |                               |
|-------------------------------------|-------------------------------|
| <b>1</b> Site Entrances             | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub         | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard       | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs                 | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                      | <b>13</b> Restroom            |
| <b>6</b> Water Feature              | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                       | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                      | <b>16</b> Loading Zone        |
| <b>C1</b> Shade Sails               |                               |
| <b>C2</b> Movable Sitting Platforms |                               |
| <b>C3</b> Ramp                      |                               |
| <b>C4</b> Floor Cutout for Trunk    |                               |



## MATERIALS



**M1** Wood



**M2** Grass



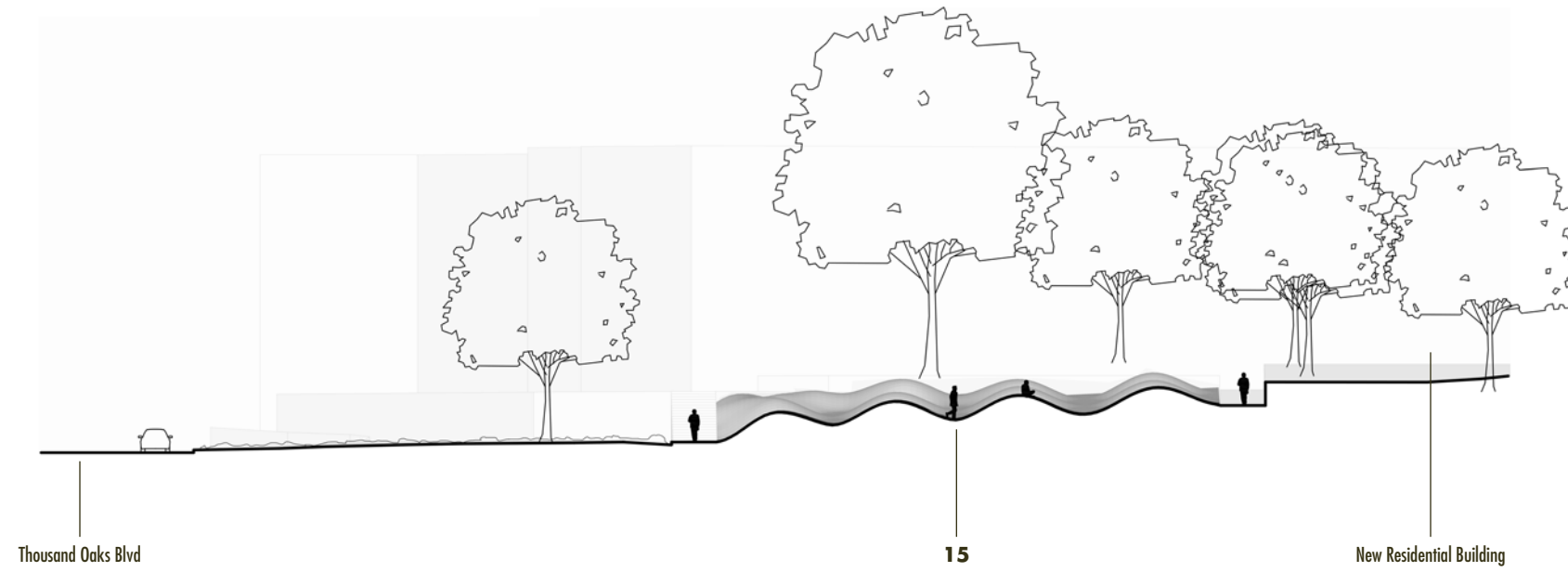
**M3** Concrete



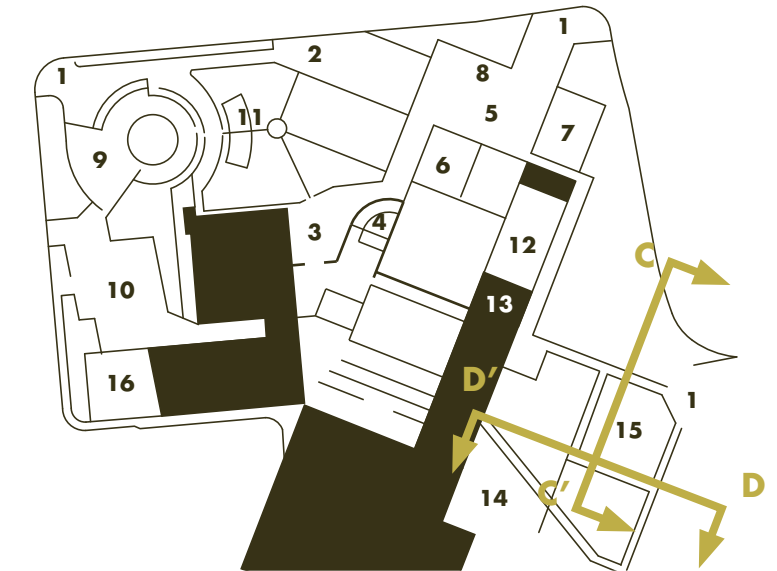
# Section-Elevations

Section cuts showing the grade change through the ripple lawn and the oak deck. The oak deck is built above existing grade to protect the roots of the existing oak trees.

C-C'



## KEY PLAN



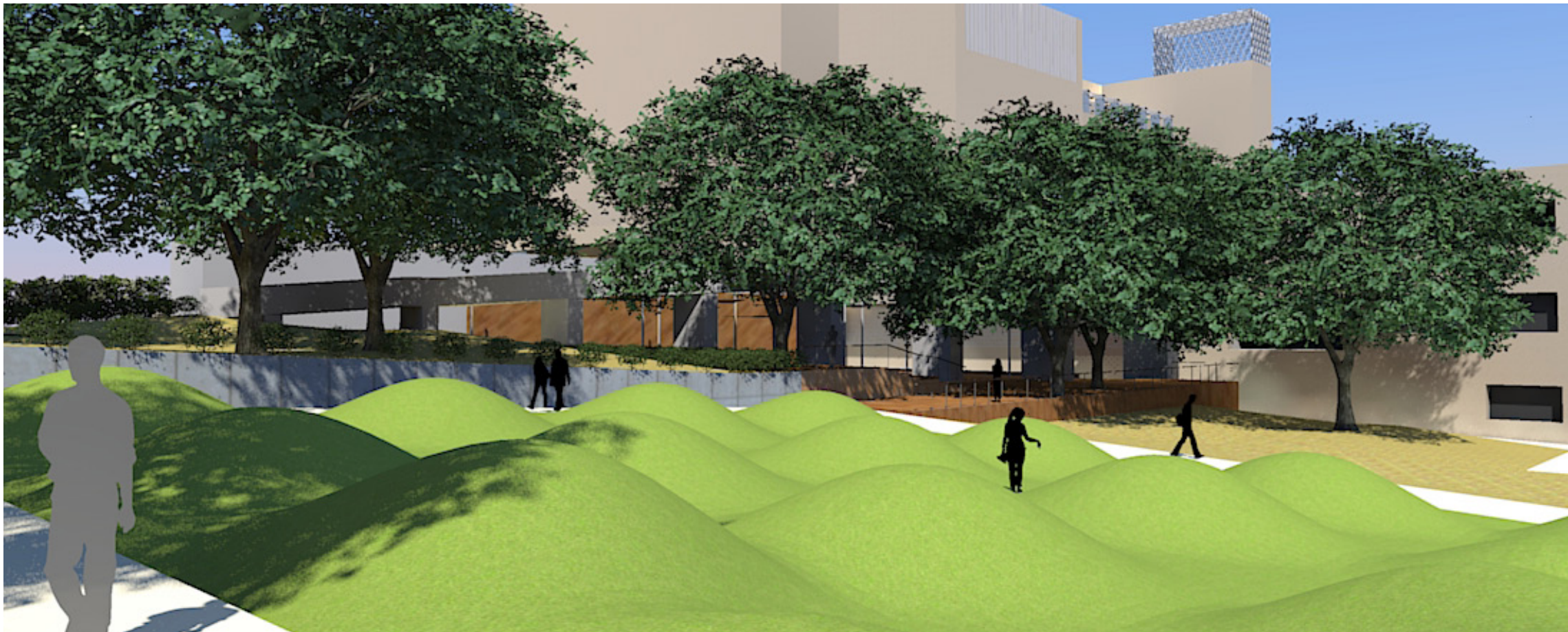
## LEGEND

- |                               |                               |
|-------------------------------|-------------------------------|
| <b>1</b> Site Entrances       | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub   | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs           | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                | <b>13</b> Restroom            |
| <b>6</b> Water Feature        | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                 | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                | <b>16</b> Loading Zone        |
- 
- C1** Shade Sails
  - C2** Movable Sitting Platforms
  - C3** Ramp
  - C4** Floor Cutout for Trunk

D-D'

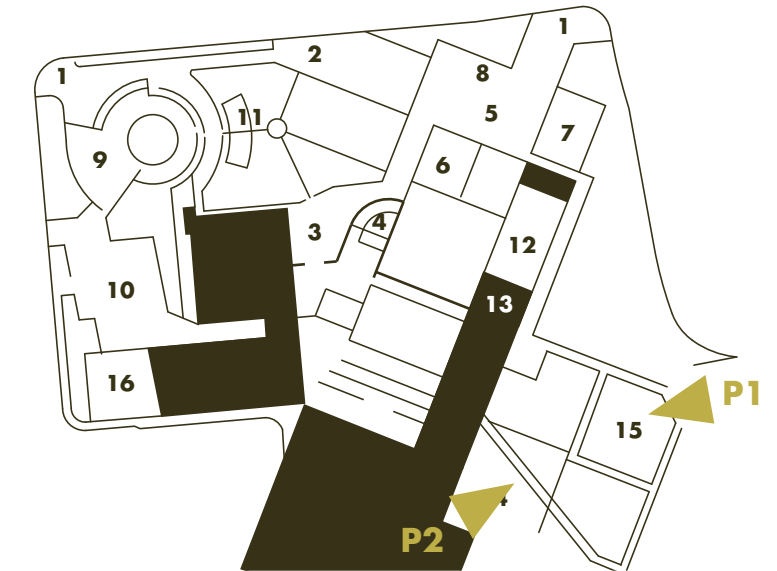


# Four Corners Views



**P1** Looking over the ripple lawn from the entrance behind The Lakes shopping center

## KEY PLAN



## LEGEND

- |                                     |                               |
|-------------------------------------|-------------------------------|
| <b>1</b> Site Entrances             | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub         | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard       | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs                 | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                      | <b>13</b> Restroom            |
| <b>6</b> Water Feature              | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                       | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                      | <b>16</b> Loading Zone        |
| <b>C1</b> Shade Sails               |                               |
| <b>C2</b> Movable Sitting Platforms |                               |
| <b>C3</b> Ramp                      |                               |
| <b>C4</b> Floor Cutout for Trunk    |                               |



**P2** Relaxing on the oak deck

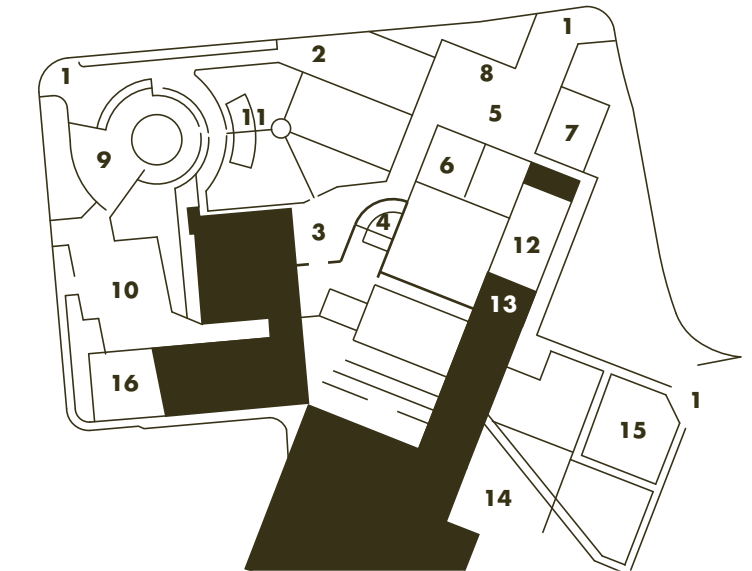




# The Street

The street area deals primarily with improving conditions for pedestrians along Thousand Oaks Blvd.

## KEY PLAN



## LEGEND

- |                               |                               |
|-------------------------------|-------------------------------|
| <b>1</b> Site Entrances       | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub   | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs           | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                | <b>13</b> Restroom            |
| <b>6</b> Water Feature        | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                 | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                | <b>16</b> Loading Zone        |
| <b>D1</b> Curb Extensions     |                               |
| <b>D2</b> Wider Crosswalks    |                               |
| <b>D3</b> Gateway Sign        |                               |

## INSPIRATION IMAGES



Planted curb extensions



Circular benches at the transportation hub



Prominent gateway sign

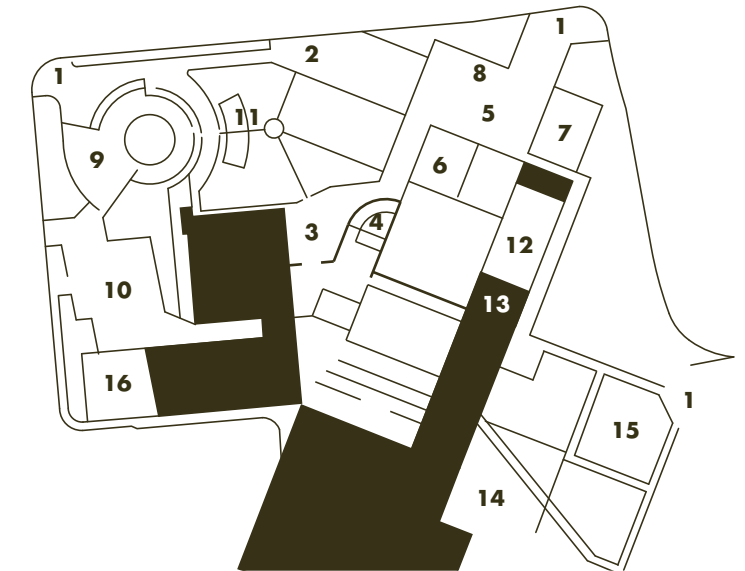


Decorative, laser-cut shade structure

# Elevation

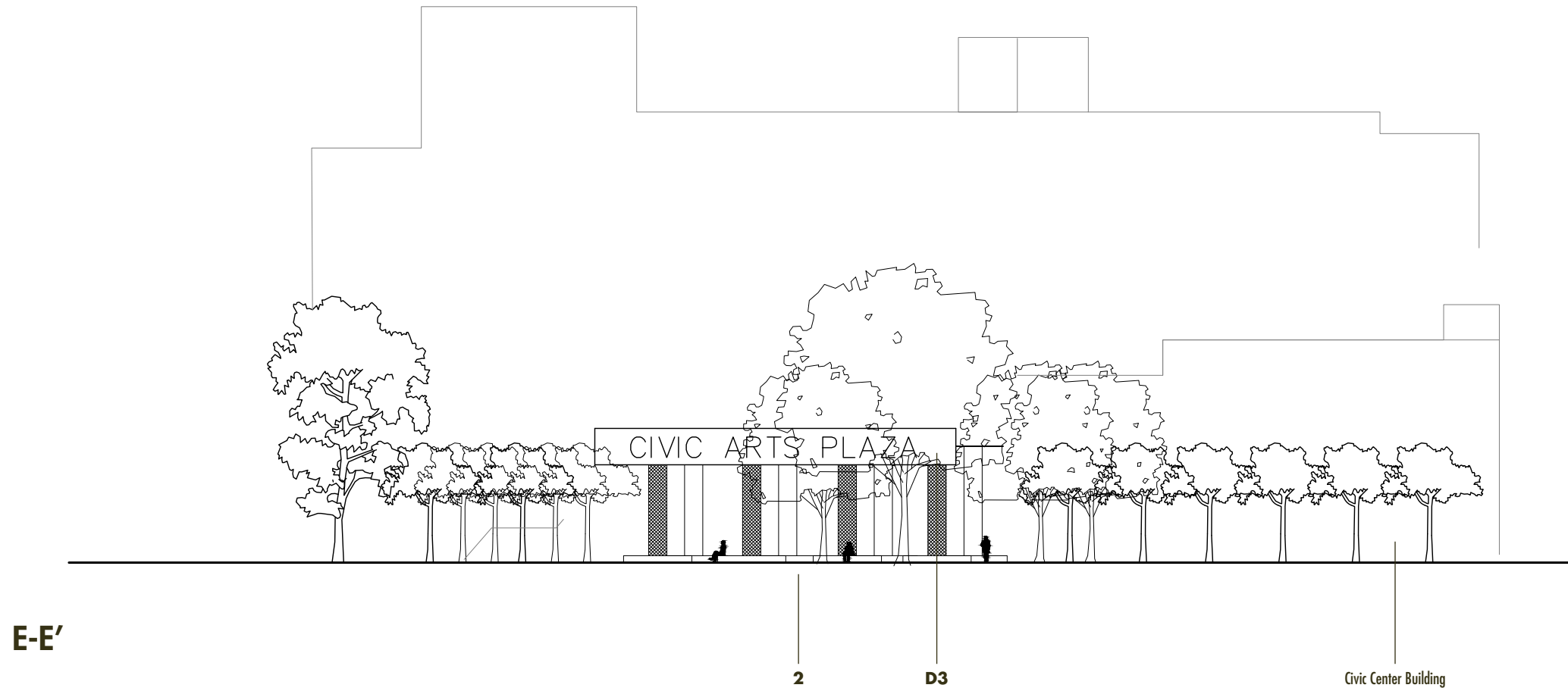
Elevation of the transportation hub with gateway sign feature and waiting area.

## KEY PLAN



## LEGEND

- |                               |                               |
|-------------------------------|-------------------------------|
| <b>1</b> Site Entrances       | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub   | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs           | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                | <b>13</b> Restroom            |
| <b>6</b> Water Feature        | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                 | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                | <b>16</b> Loading Zone        |
- 
- |                            |
|----------------------------|
| <b>D1</b> Curb Extensions  |
| <b>D2</b> Wider Crosswalks |
| <b>D3</b> Gateway Sign     |



## ABOUT THE OAKS

There are two types of oak trees interspersed throughout the site. Valley oaks are deciduous whereas coast live oaks are evergreen. Because coast live oaks are highly sensitive to summer watering, plantings compatible with coast live oaks' more stringent water requirements have been selected.



*Quercus lobata* (Valley Oak)

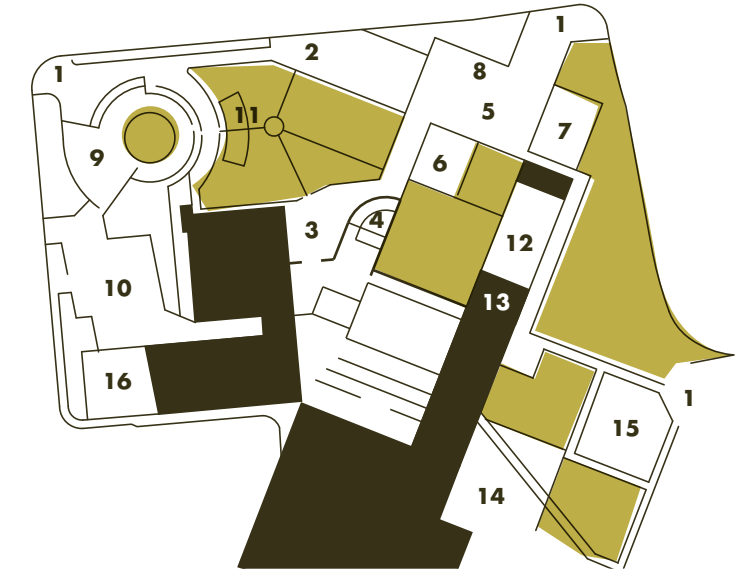


*Quercus agrifolia* (Coast Live Oak)

## Plantings

Several protected oak tree zones exist throughout the site. There are a variety of attractive, compatible plantings that can be used in these areas to create seasonal native gardens that enhance the oaks.

### KEY PLAN



### LEGEND

- |                               |                               |
|-------------------------------|-------------------------------|
| <b>1</b> Site Entrances       | <b>9</b> Amphitheater         |
| <b>2</b> Transportation Hub   | <b>10</b> Side Entry Plaza    |
| <b>3</b> Main Entry Courtyard | <b>11</b> Garden Sitting Area |
| <b>4</b> New Stairs           | <b>12</b> Picnic Area         |
| <b>5</b> Plaza                | <b>13</b> Restroom            |
| <b>6</b> Water Feature        | <b>14</b> Oak Deck            |
| <b>7</b> Lawn                 | <b>15</b> Ripple Lawn         |
| <b>8</b> Stage                | <b>16</b> Loading Zone        |

## PLANTINGS

A selection of shrubs, flowers, and grasses to ensure a plant palette with varied heights, colors, and textures.



*Rhamnus californica* (Coffeeberry)



*Heteromeles arbutifolia* (Toyon)



*Ceanothus* 'Centennial'



*Collinsia heterophylla* (Chinese Houses)



*Heuchera maxima*



*Leymus condensatus* (Giant Wild Rye)

## EDUCATIONAL PLACARDS

Site visitors can learn about native plantings and be inspired to use region-appropriate plants in their own home gardens.

