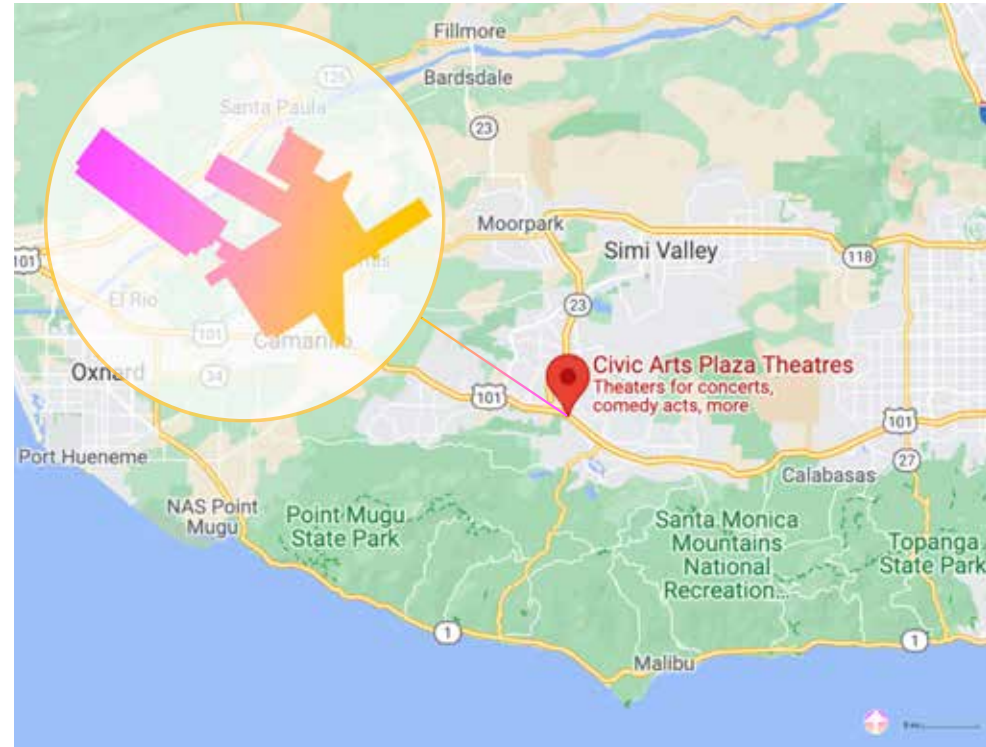
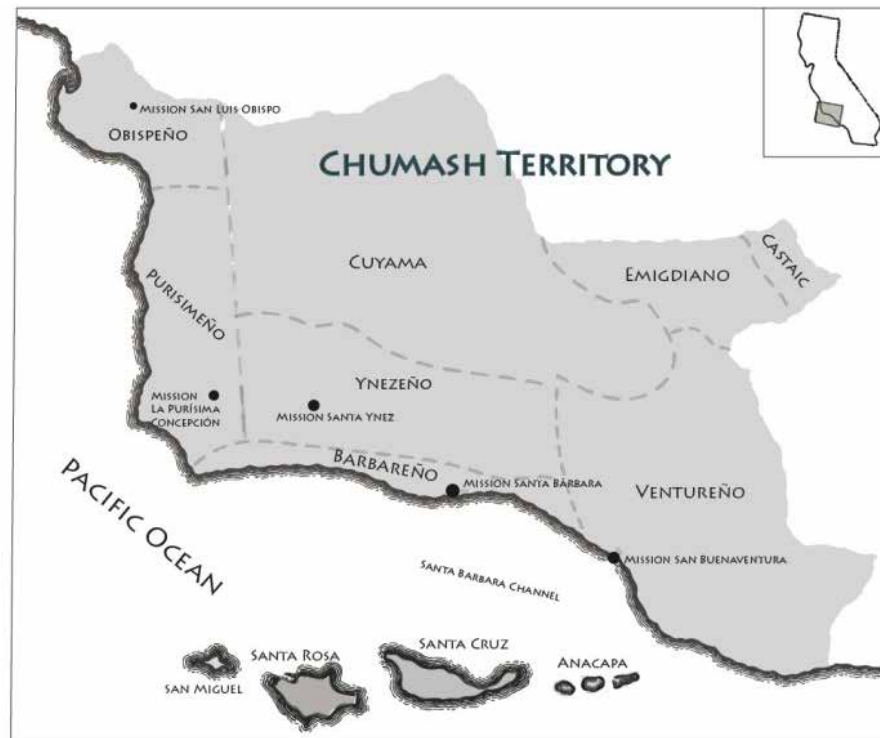




THOUSAND OAKS CIVIC ARTS PLAZA

JINA PARK
Landscape Design 3



The Bank of America Performing Arts Center at the Thousand Oaks Bank of America Performing Arts Center is a 3-acre City complex and one of the largest performing arts centers between Los Angeles and San Francisco, and is funded through a unique public/private partnership between the City of Thousand Oaks and the Alliance for the Arts. It consists of the 1,800-seat Fred Kavli Theatre for the Performing Arts and the 394-seat Janet and Ray Scherr Forum Theatre, which combine outstanding arts and entertainment with state-of-the-art technology and acoustics. Annually, over 300,000 patrons and 50,000 children attend more than 400 performances annually.

The Center's stellar headliners run the spectrum from the contemporary to the classic, in addition to touring Broadway musicals, popular entertainers, award-winning children's programs, international ballet, and modern dance companies, classical symphonic performances, choral ensembles, and more. It also doubles as a fine art gallery for exhibitions by both local and internationally acclaimed artists.

The City of Thousand Oaks is located 12 miles from the Pacific Ocean and 45 minutes from downtown Los Angeles. The combination of ideal location, temperate climate and country setting contribute to a pleasant stay while visiting the Bank of America Performing Arts Center. (source: bapacthousandoaks.com)



Thousand Oaks has evolved from a rural Ventura County settlement into an attractive and desirable Southern California City. This community offers the ideal mixture of commercial, industrial, residential and recreational space in an exceptional location.

The City's history dates to the Chumash Native Americans who dwelled in the Conejo Valley hundreds of years ago. In 1542, the area was discovered by Spanish explorer Juan Rodriguez Cabrillo, who claimed the land for his Spanish king. The area remained virtually unsettled until the early 1800s when the Spanish governor granted 48,671 acres of land grants to loyal soldiers - land which included the Conejo Valley.

By 1961 there were two shopping centers, an industrial park, schools, churches and a four-year liberal arts college in the growing town. On Sept. 29, 1964, the community voted to incorporate and selected the name, City of Thousand Oaks, honoring the abundant, majestic oak trees in the area. In the first years of Cityhood, nearly 20,000 persons lived within the 14.28 square miles of the newly drawn boundaries.

Since incorporation, the City has developed into a quality community, integrating effective planning and citizen involvement. Having grown to 56 square miles with more than 127,000 residents, City officials remain dedicated to offering an envious family lifestyle.

In an effort to maintain its natural environment, more than 15,000 square acres have been designated as "Open Space" containing more than 75 miles of trails. This preserved space allows residents to enjoy the same natural beauty that the Chumash Native Americans first enjoyed hundreds of years ago. (source: toaks.org)

CONTEXT MAP



① *CIVIC ARTS PLAZA



② THE LAKES SHOPPING CENTER



③ GARDENS OF THE WORLD



④ MUSEUM DEVELOPMENT



⑤ RESIDENTIAL DEVELOPMENT



SITE OVERVIEW



CURRENT USES & CONDITIONS

ZONE 1 - Consists of a large outdoor parking area and a walking entrance from the north corner. It also has access to the main second level entrance, as well as building loading dock.

ZONE 2 - A wide open space with a main entrance to the building. There exists a bioswale close to the building with an awkward elevation differences which makes entering the building difficult.

ZONE 3 - Signifant elevation changes, currently filled with picnic tables for lounging and eating. There is a ramp to the third level entrance, and access to The Lakes Shopping Center from the back parking lot area.

ZONE 4 - Thousand Oaks Boulevard is the main road that leads to the site. There is poor walk-way connection to the neighboring facilities, and a narrow sidewalk, which can be awkward and uncomfortable.

BUILDING LEGEND

- | | |
|---------------------------|---------------------------------|
| (A) City Hall Offices | (J) Third Level Entrance |
| (B) Kavli Theater | (K) Parking Lot (to be removed) |
| (C) Forum Theater | (L) Parking Lot (to remain) |
| (D) Rooftop Terrace | (M) The Lakes Shopping Center |
| (E) Rooftop Pool | (N) Future Residential Building |
| (F) Main Entrance | (O) The Lakes Parking Lot |
| (G) Parking Garage | (P) Loading Area (to remain) |
| (H) Second Level Entrance | (Q) Future Commercial Building |
| (I) Ramp to Third Floor | (R) Gardens of the World |

ZONE 1 - parking lot & 2nd floor entrance



ZONE 2 - wide open area, 1st floor main entrance, bioswale



SITE PHOTOS

ZONE 3 - big elevation changes, 3rd floor ramp



ZONE 4 - narrow sidewalk, poor connection to neighbors





SITE CONSTRAINTS

- 1 Easy to miss main entrance
- 2 Small entryway into the site
- 3 Bioswale - unusable space
- 4 Hard to miss ramp connection
- 5 2nd floor terrace hard to access
- 6 Significant elevation
- 7 Small and enclosed stage area
- 8 Poor access to first floor from garage

BUILDING LEGEND

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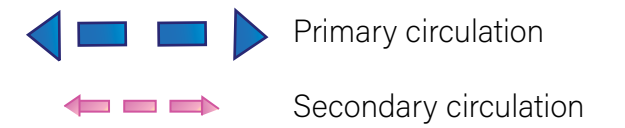
SITE OPPORTUNITIES

- 1 Separate lower level
- 2 Private garden
- 3 Access to second floor
- 4 Bigger entryway
- 5 Gathering space
- 6 Multipurpose space
- 7 Courtyard for work and food
- 8 Possible water feature

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VEHICULAR CIRCULATION



BUILDING LEGEND

- (A) City Hall Offices
- (B) Kavli Theater
- (C) Forum Theater
- (D) Rooftop Terrace
- (E) Rooftop Pool
- (F) Main Entrance
- (G) Parking Garage
- (H) Second Level Entrance
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CIRCULATION & ACCESS

PEDESTRIAN CIRCULATION

- Primary circulation
- Secondary circulation
- Tertiary circulation

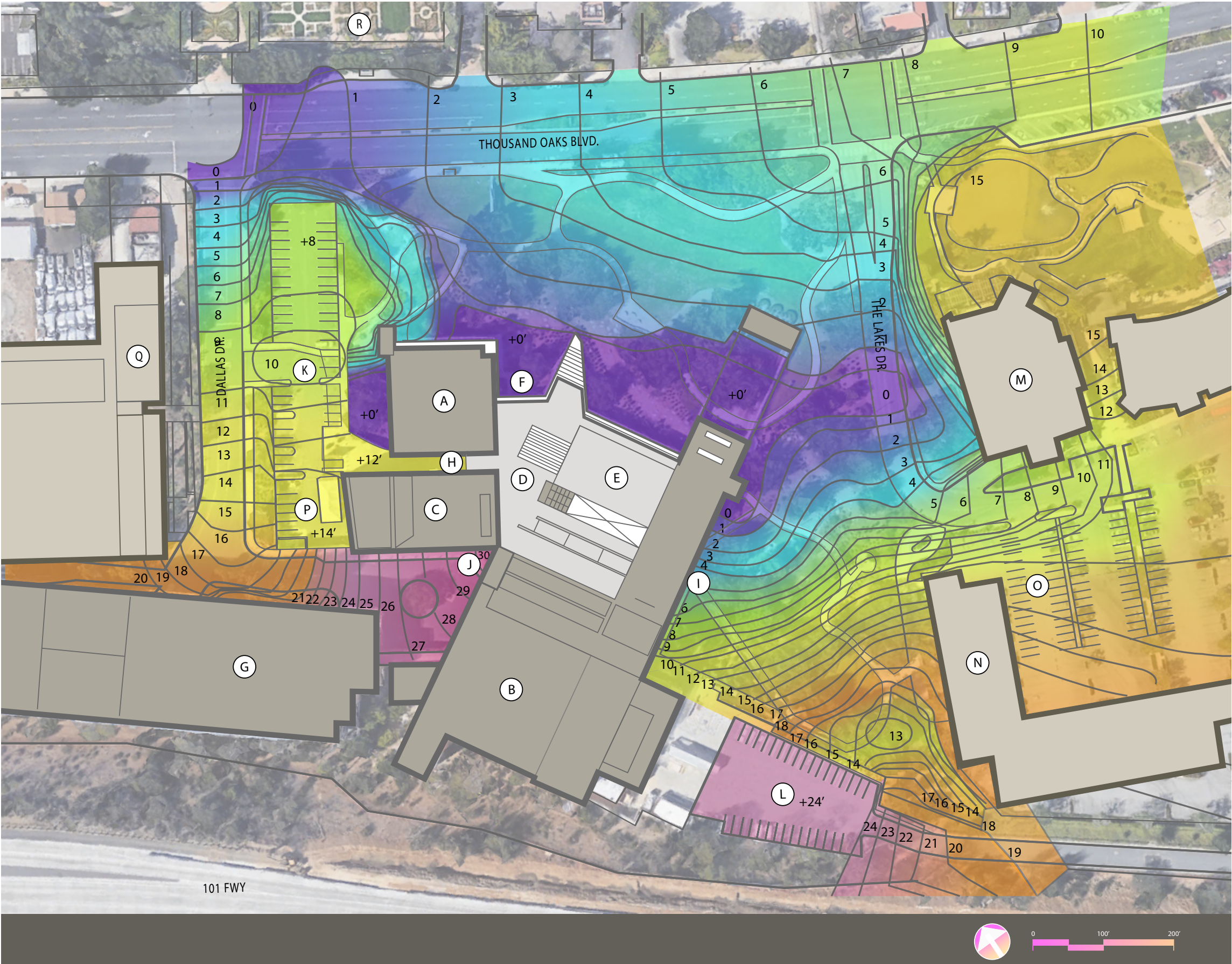
SITE ACCESS

- Primary building access
- Secondary building access
- Tertiary building access
- Main site access

BUILDING LEGEND

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TOPOGRAPHY



BUILDING LEGEND

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EXISTING TREES

- Oaks
- Sycamores
- Evergreens
- Other trees

BUILDING LEGEND

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PROTECTED OAKS



BUILDING LEGEND

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PARK GUELL

Barcelona, Spain



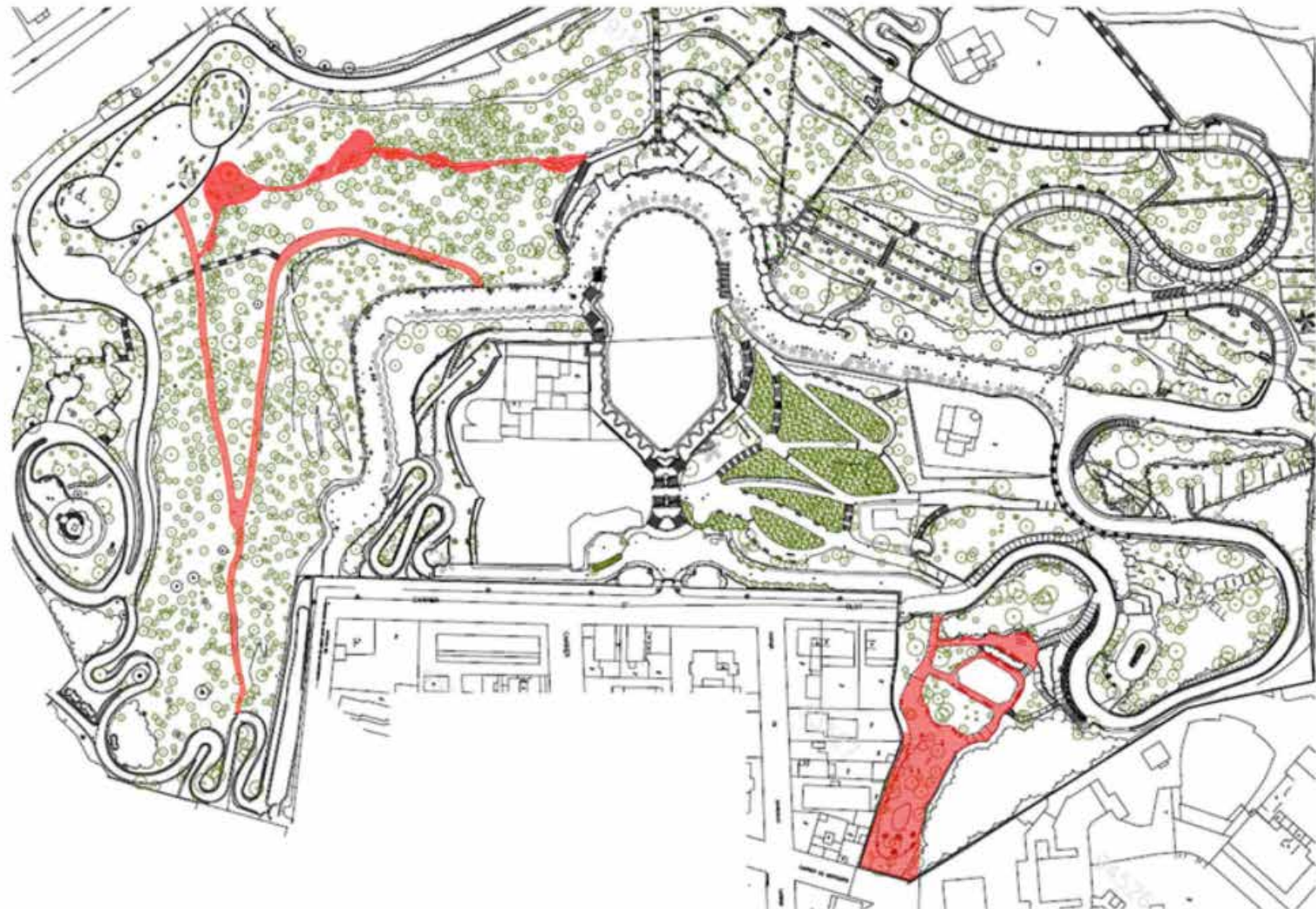
Address: Carrer d'Olot, 78, 08024 Barcelona, Spain

The park was designed by famous Catalan architect Antoni Gaudí, who is Catalonia's greatest representation of modernism. Gaudí is also the architect of many other famous works in the city including the much-visited Sagrada Família and Casa Batlló. Park Güell was commissioned by wealthy entrepreneur Eusebi Güell, who gives the park its name.

This green space measures 17 hectares and includes rounded forms, columns that look like tree trunks, animal figures and geometric shapes. Most of the architectonic elements are decorated with mosaics made from colourful ceramic pieces.

The Dragon Stairway

From the entrance esplanade a twin flight of steps soars up, flanked by two walls with merlons that form terraces under which there are two grottos. The one to the right was used as waiting shelter and is supported by a magnificent conical central column. The stairway is divided into three sections, along which the water from a fountain runs, once supplied from the tank under the hypostyle room. On the first landing are some capricious shapes like goblins, while halfway up the steps is the emblem of Catalonia and further up the dragon, or salamander, covered with decorative tile-shard mosaic which has become the most popular image of the park. On the last flight of steps, sheltered under the hypostyle room, is an odeon (Greek-theatre shaped bench).



LITTLE ISLAND

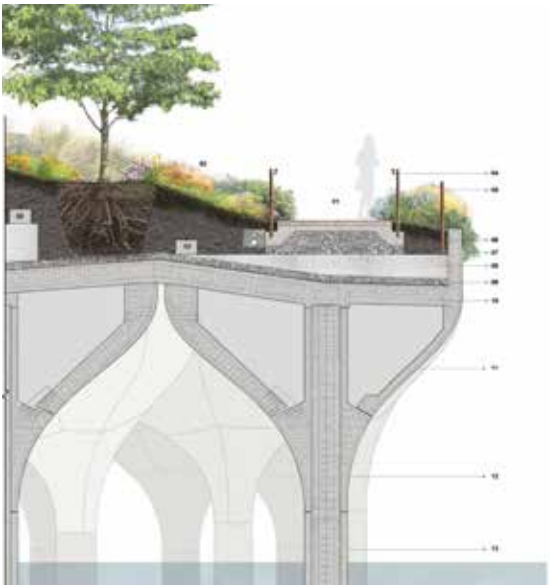
New York, USA



Pier55 in Hudson River Park @ West 13th Street, New York NY 10014

Little Island at Pier 55 (stylized as Little Island @Pier55) is an artificial island park in the Hudson River west of Manhattan in New York City, adjoining Hudson River Park. Designed by Heatherwick Studio, it is near the intersection of West Street and 13th Street in the Meatpacking District and Chelsea neighborhoods of Manhattan. It is located slightly west of the Manhattan shoreline atop Hudson River Pier 55, connected to Hudson River Park in Manhattan by footbridges at 13th and 14th Streets.

Little Island covers 2.4 acres (0.97 ha) and is supported by 132 pot-shaped structures (called “tulips”) suspended above the water, which in turn stand on 280 concrete pilings extending into the riverbed. The tops of the pots range from 15 to 62 feet (4.6 to 18.9 m) above the mean waterline. The installation of the pots was overseen by engineer Arup Group and manufactured in Upstate New York by the Fort Miller Company. The park has various lawns, paths, and plants, which were arranged by landscape architect Signe Nielsen. The plantings and soil were engineered to reduce erosion and were also arranged aesthetically. In addition, Little Island has a small stage and three concession stands, as well as a 687-seat amphitheater.



EVENTS

CONNECT

ARTS & EDUCATION

CELEBRATION



- Create a trade environment for the public, such as food & wine events, art exhibits, children's music concerts, farmers markets, and other fairs.
- Evening events, such as outdoor family movie nights



- Pond and other features to create a natural flow from The Lakes shopping center and less of a disconnect feel.
- A large walkway that connects the Civic Art Center and the Lakes to create easy access without having to walk in the streets.



- Botanical Garden with a greenhouse to provide a learning experience for all visitors throughout the year.
- Provide spaces for art installations and exhibits that also have interactive components.
- Landscape elements that can transform year-round to help create seasonal spaces and events, such as pumpkin patches and holiday events.



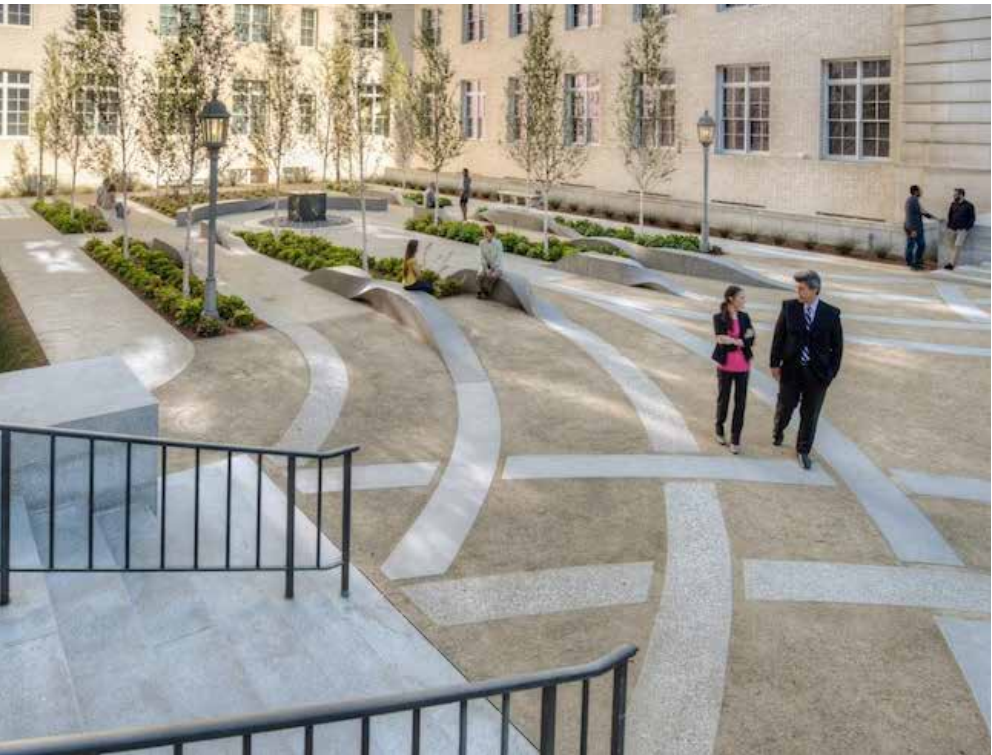
- Amphitheater to provide an array of public and private events that may require a stage and audience, which include performances, poetry readings, and musical gatherings.
- Celebrating diversity and different cultures and relating events throughout the year, such as Cinco de Mayo, Lunar New Year, and other cultural events.

INSPIRATION BOARD

AMPHITHEATER & GARDEN STEPS



COURTYARD & MULTI-PURPOSE SEATING



WATER FEATURES



BOTANICAL GARDEN & TRELLIS



SITE PLAN



FEATURES

- 1 New glass entrance
- 2 New set of grand staircases
- 3 Lower Terrace
- 4 Upper Terrace
- 5 The Fountain
- 6 Amphitheater
- 7 The Promenade
- 8 Grass lawn & steps
- 9 The Courtyard
- 10 Whisteria Walkway
- 11 Upper Hideout
- 12 Curvy Pathways
- 13 Botanical Garden
- 14 Olive Tree Plaza

BUILDING LEGEND

- | | |
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PROPOSED TOPOGRAPHY



FEATURES

- 1 New glass entrance
- 2 New set of grand staircases
- 3 Lower Terrace
- 4 Upper Terrace
- 5 The Fountain
- 6 Amphitheater
- 7 The Promenade
- 8 Grass lawn & steps
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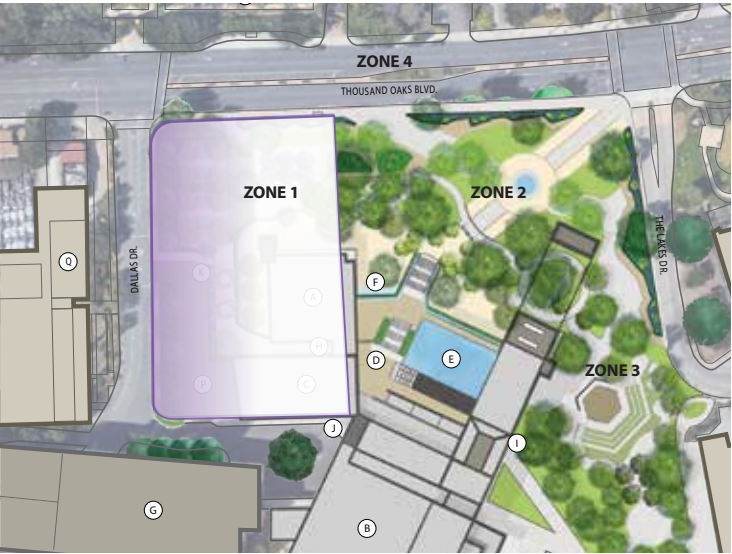
THE COURTYARD STEPS

PERSPECTIVE - ZONE 1

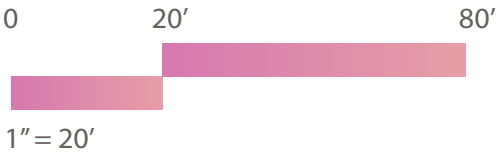
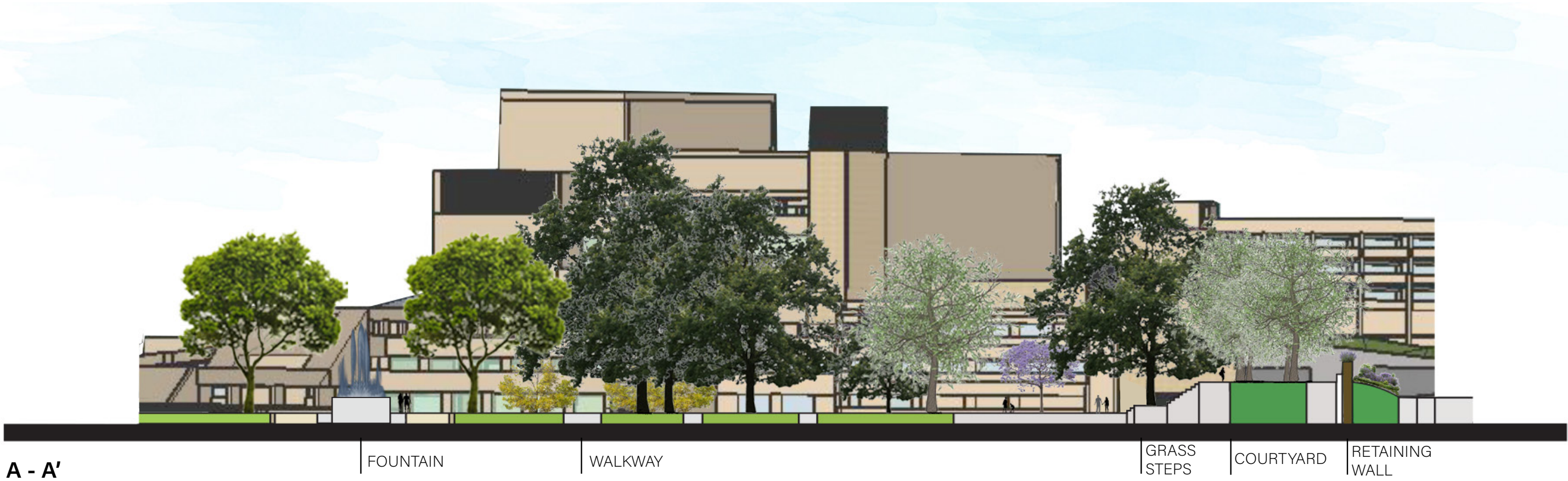
CURRENT CONDITION



KEY MAP



SECTION ELEVATION - ZONE 1 & 2



KEY MAP



LOWER TERRACE

ENLARGEMENT - ZONE 2

CURRENT CONDITION

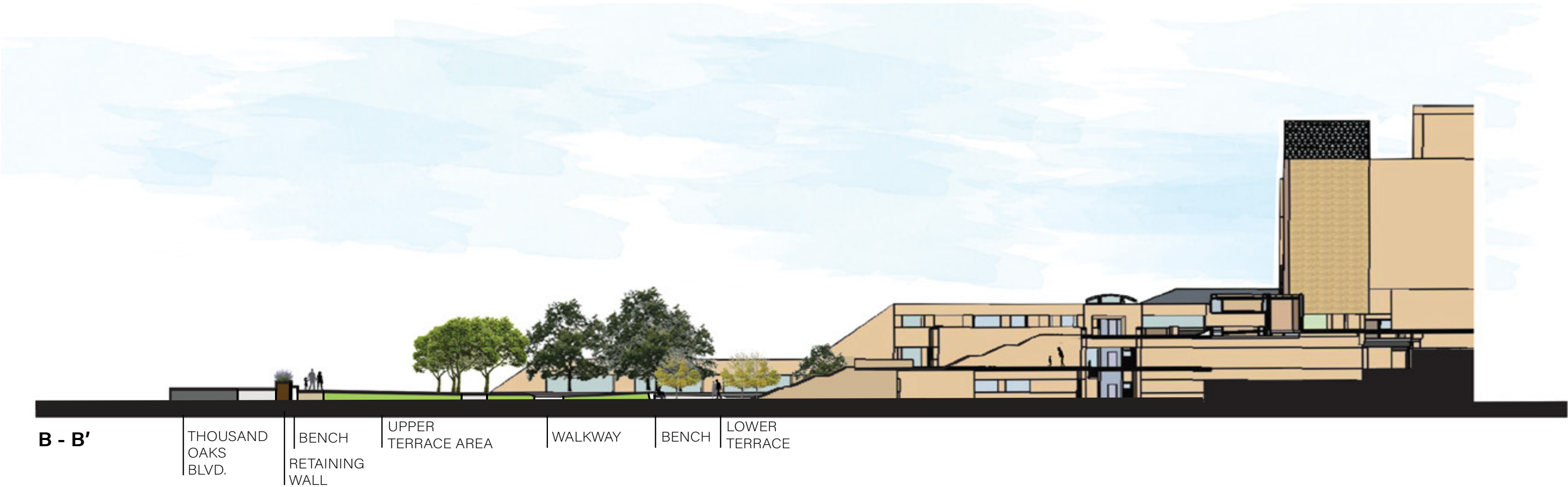


KEY MAP





SECTION ELEVATION - ZONE 2



KEY MAP



CURRENT CONDITION



KEY MAP



SECTION ELEVATION - ZONE 3



0 40' 120'

1" = 40'

KEY MAP



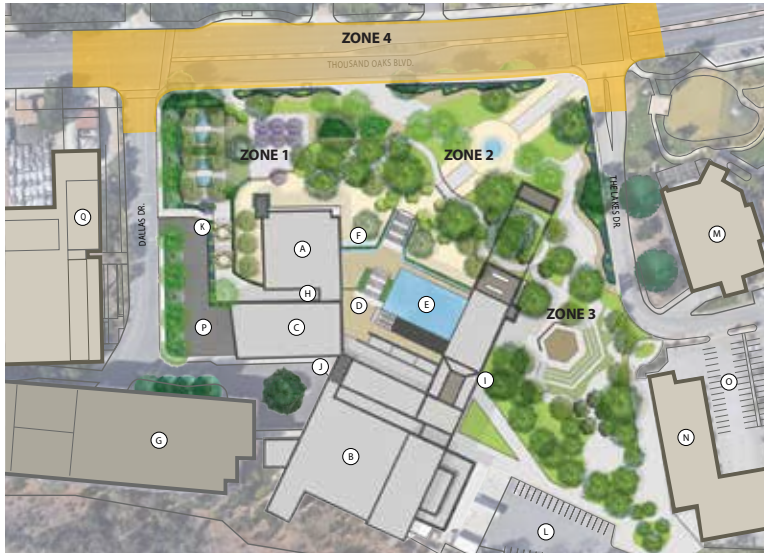
THE PROMENADE

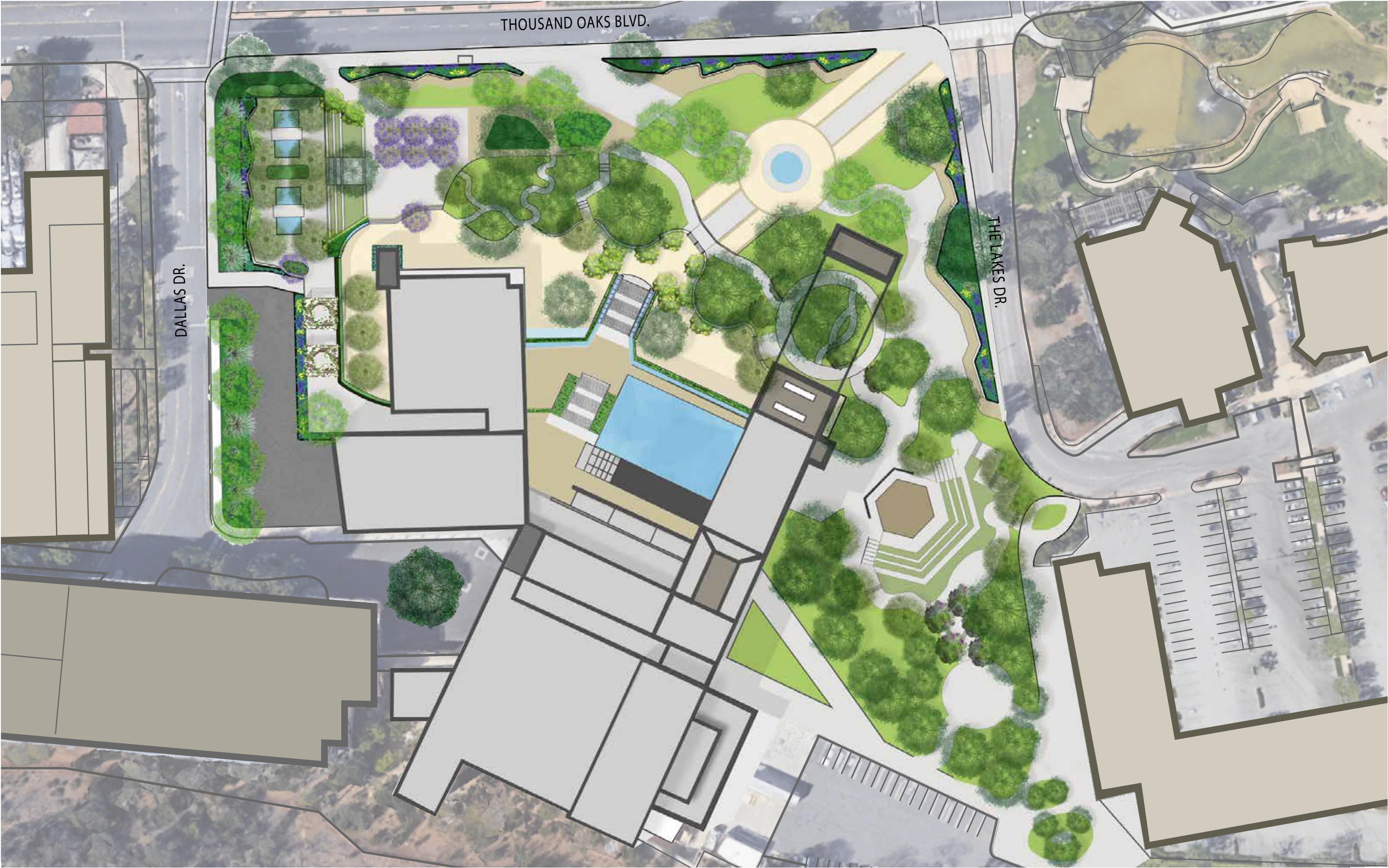
PERSPECTIVE - ZONE 4

CURRENT CONDITION



KEY MAP





THOUSAND OAKS BLVD.

DALLAS DR.

THE LAKES DR.