

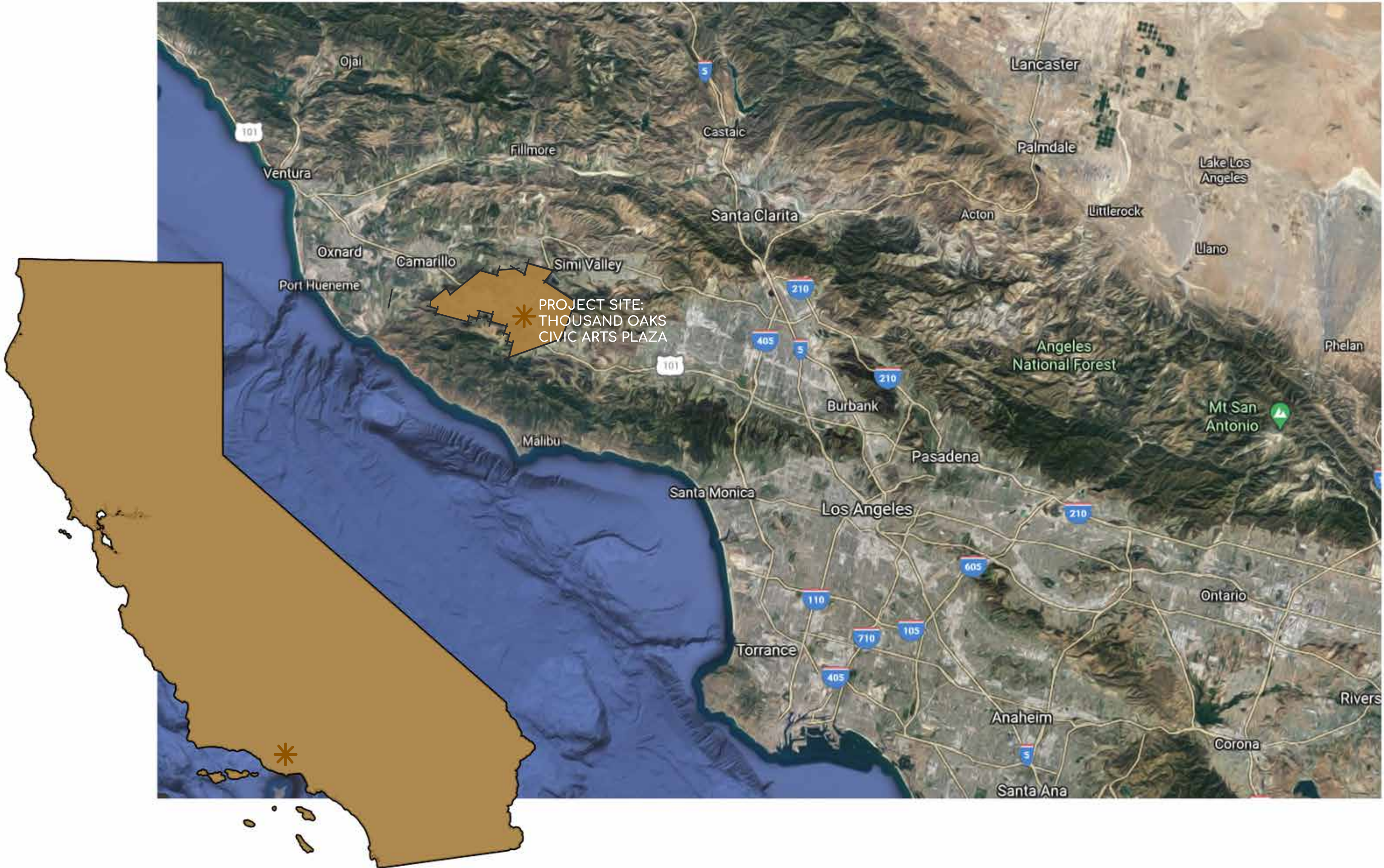


# THOUSAND OAKS CIVIC ARTS PLAZA

CHRISTINA ELDREDGE

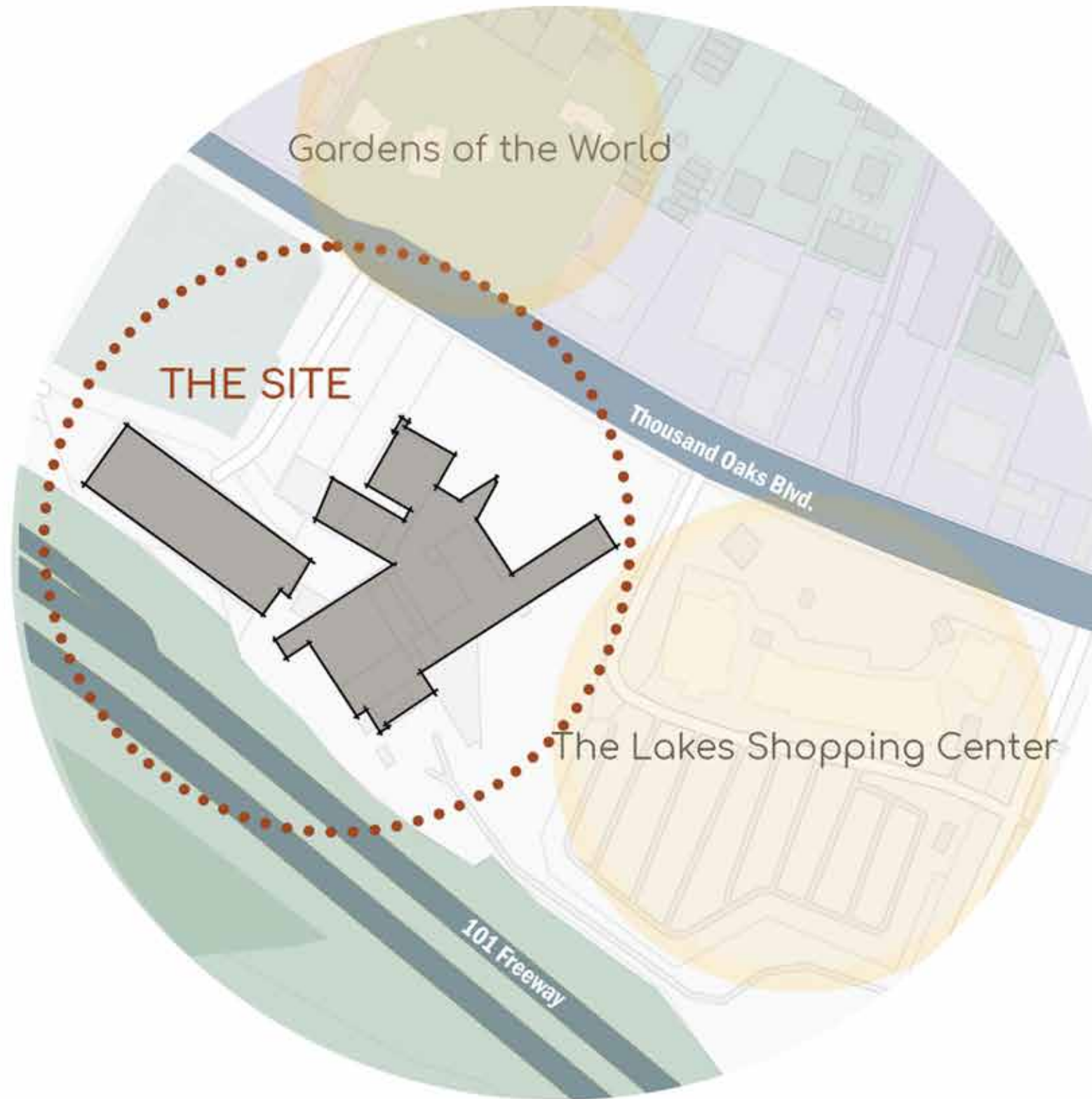


# LOCATION





# CONTEXT

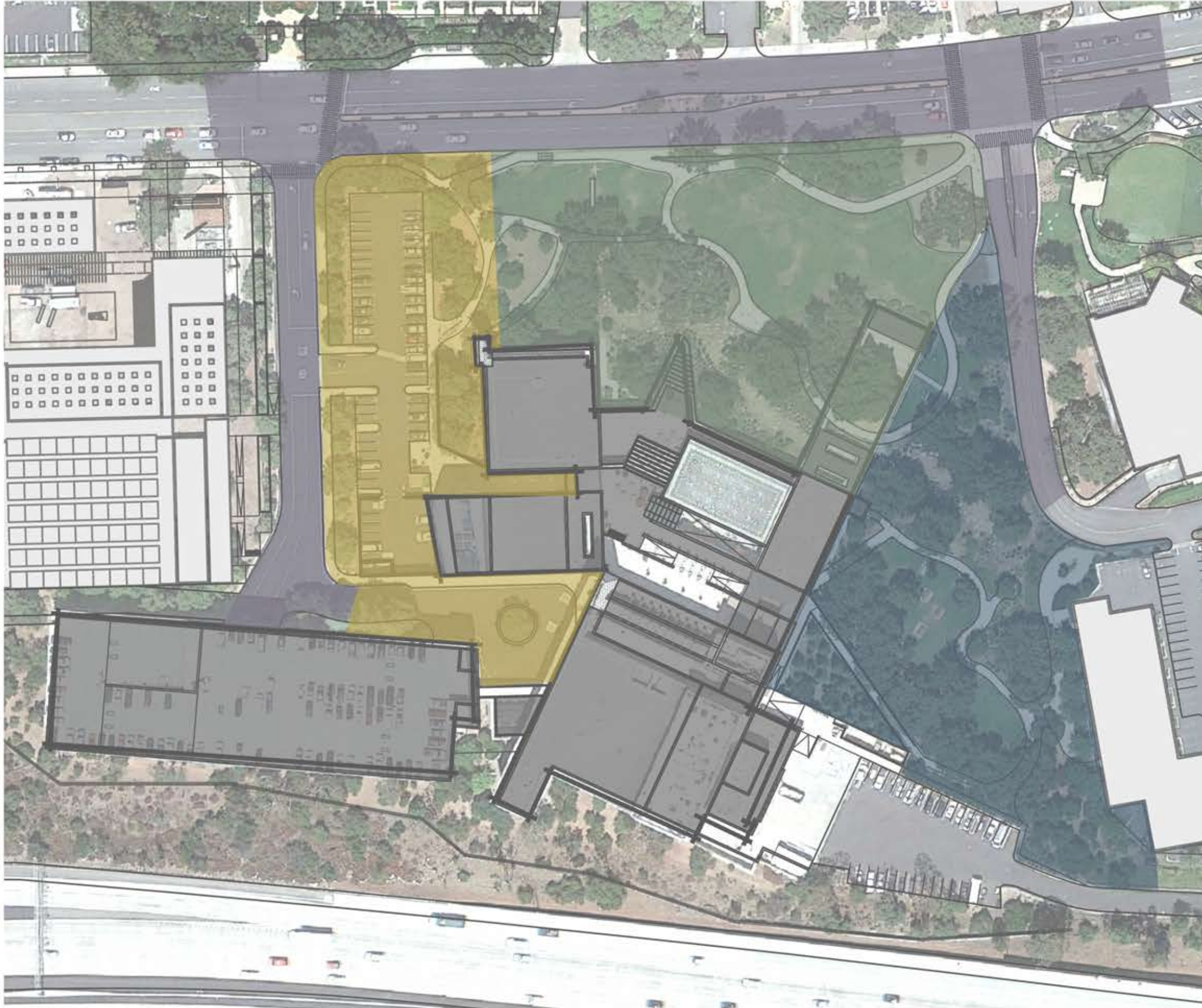


## LEGEND

-  Project Site
-  Significant adjacent locations
-  Residential
-  Commercial
-  Highways/Roads
-  Green space



# SITE OVERVIEW



## ZONE 1

Zone one is primarily Thousand Oaks Blvd. It also includes the two smaller adjacent streets to the site & crosswalks that are meant to connect the site to The Lakes, Gardens of the World, and other adjacent properties.

## ZONE 2

Zone two includes the existing parking lot on the west side of the site. This parking lot will be removed as the parking structure already provides ample parking spaces for the site. This area also includes the main entrance to the site.

## ZONE 3

Zone three is directly in front of the civic center and provides the most open space on the site. It runs along the busy Thousand Oaks Blvd. and will need a buffer area. This zone also has a connection to the second level of the civic center.

## ZONE 4

Zone four is located on the west side of the building. It is adjacent to The Lakes with the potential of improving the connection. This area has the most oak trees & is also the quietest zone. It includes a ramp that goes to the third floor of the civic center.



CASE

STUDIES



# CASE STUDY #1 - WASHINGTON CANAL PARK

OLIN AND STUDIOS ARCHITECTURE  
WASHINGTON DC

Canal Park is a model of sustainability in the form of a social gathering place. The 3 acres of land was formerly a parking lot for buses. The park is inspired by its waterfront heritage showcasing a linear rain garden and three pavilions reminiscent of floating barges. The rain gardens save the city 1.5 gallons of potable water per year. The captured water is used for irrigation, building use and interactive fountains. One pavillion hots a cafe, one serves as a stage, and another offers storage for park amenities.





# CASE STUDY #2- THE HIGHLINE

JAMES CORNER FIELD OPERATIONS (PROJECT LEAD)  
NEW YORK CITY, NEW YORK



The Highline was built with sustainability being the most important design goal. The walkway is an elevated freight train rail that has been transformed into a public park made from repurposed industrial infrastructure. Most of the plants in the park are drought tolerant and also encourage native pollinators and most of the materials are sourced from a 100 mile radius. The pathway connects different parts of the city and takes pedestrians above the streets and away from vehicular traffic.





# CASE STUDY #3 - MYRAID BOTANICAL GARDENS

THE OFFICE OF JAMES BURNETT  
OKLAHOMA CITY, OKLAHOMA

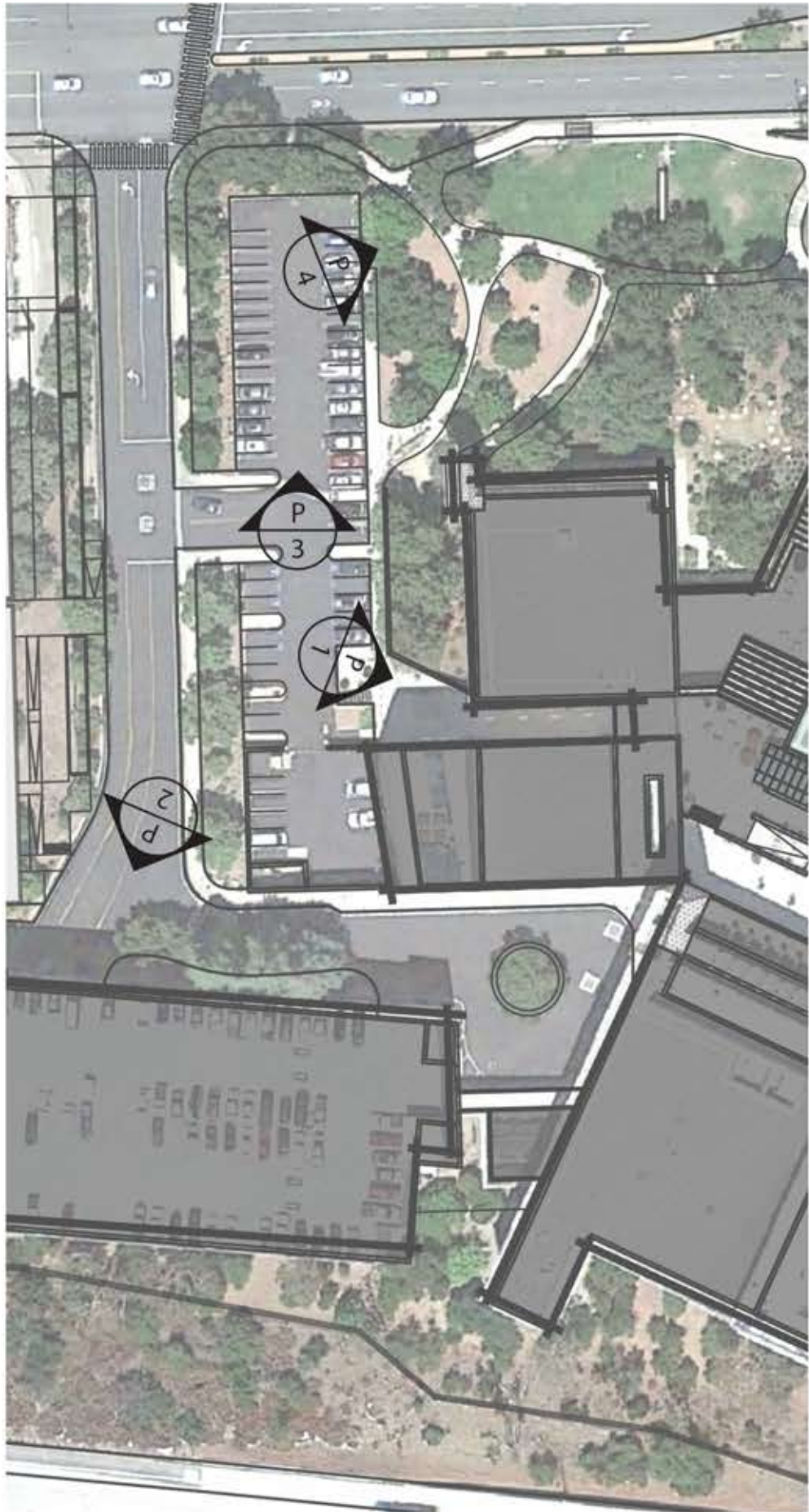


This project transformed a disrepaired 15 acre park into a state-of-the-art green, and highly active destination. The parks goal was to increase the quality of life of Oklahoma City and to bring people of all ages and backgrounds together. The Gardens include an educational children's garden, performance stages, interactive water features, a native plant garden, and more!





# EXISTING SITE PHOTOS - PART I



Entrance to city hall and second level plaza



Large parking garage located at the back of the site



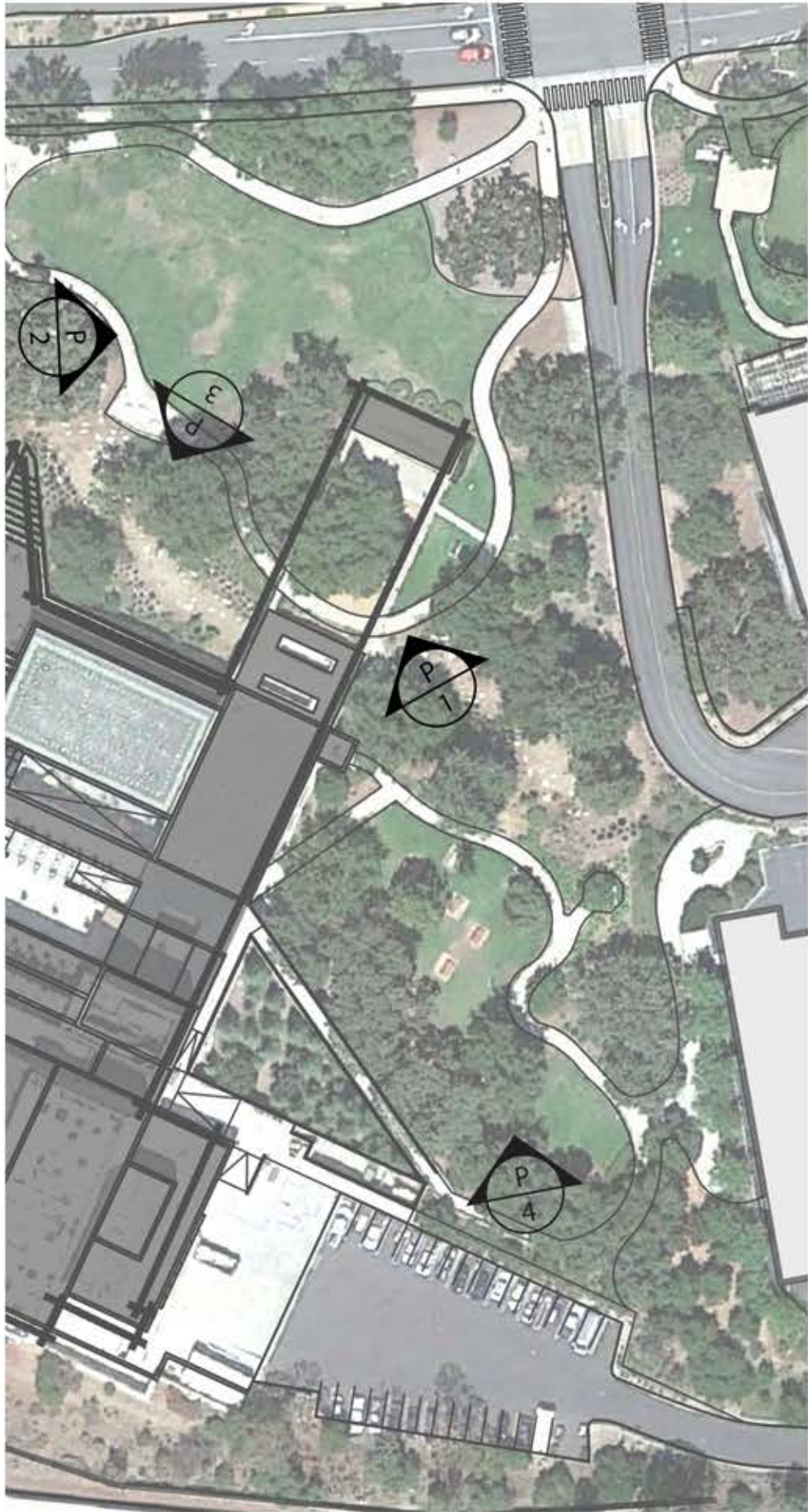
Parking lot to be removed



Oak tree buffer from parking lot looking into site



# EXISTING SITE PHOTOS - PART II



Outdoor room with stage and large oak trees



Large open lawn adjacent to Thousand Oaks Blvd.



Tiered planting area with the potential to add access to second floor



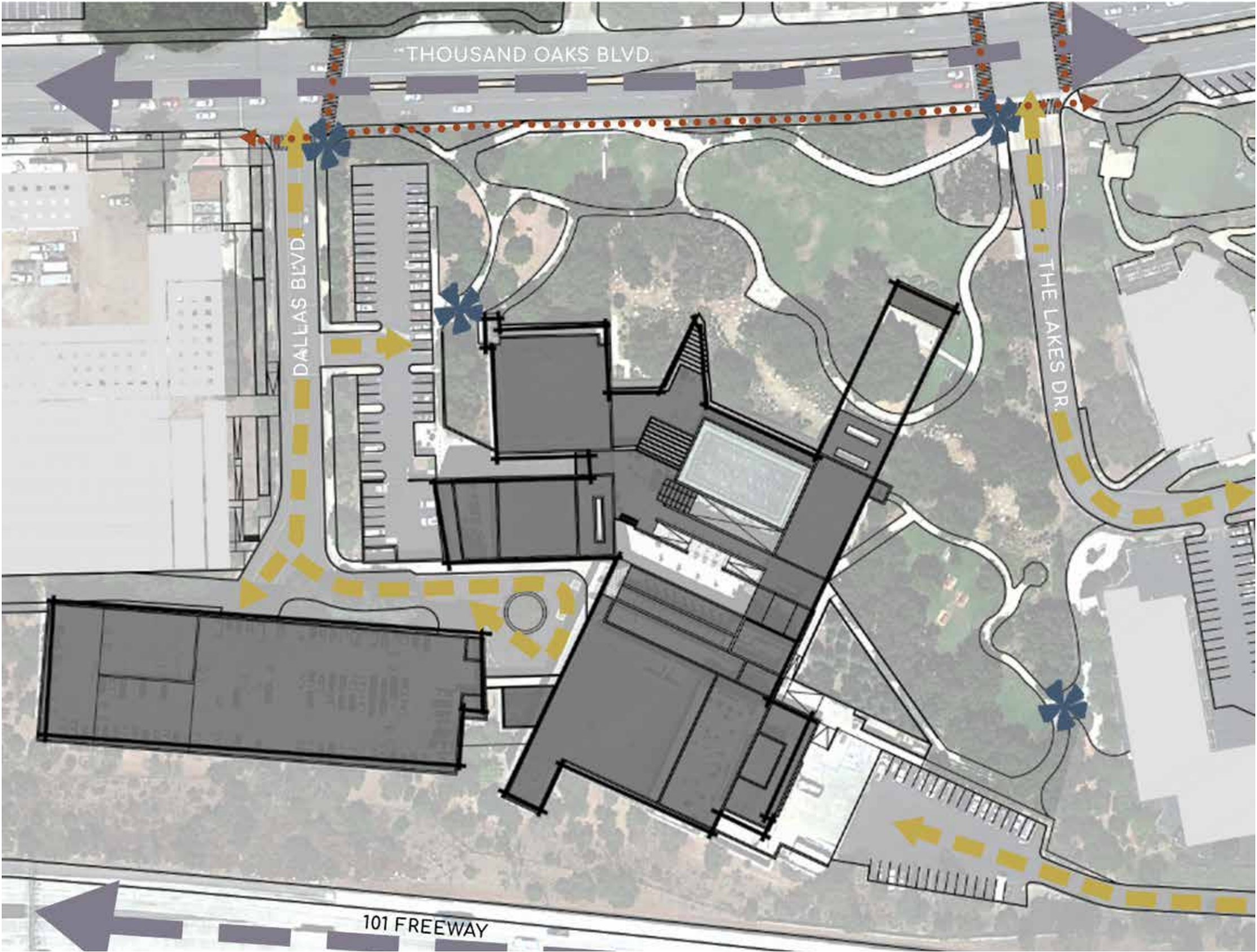
Sloping outdoor space surrounded by oak trees



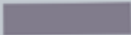
ANALYSIS



# CIRCULATION



## LEGEND



VEHICULAR CIRCULATION -  
PRIMARY



VEHICULAR CIRCULATION -  
SECONDARY



PEDESTRIAN CIRCULATION -  
PRIMARY



ACCESS POINT



# EXISTING TREES



## LEGEND



OAK TREE



SYCAMORE TREE



CONIFER TREE



OTHER TREE



# TOPOGRAPHY

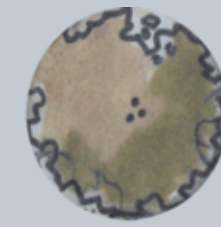




# TREE PROTECTION ZONE



## LEGEND



Existing oak trees



Protected 5' area  
around tree canopy

Tree Protection Zone is an area where construction activities are prohibited or restricted to prevent injury to preserved trees.

The Critical Root Zone is the area of soil extending from the tree trunk where roots required for future tree health and survival are located. In this case it is five feet beyond the outer edge of canopy or 15 feet from trunk.





**LEARN**



**PLAY**



**CONNECT**



**ABOUT LOCAL ARTISTS &  
NATIVE PLANTS**

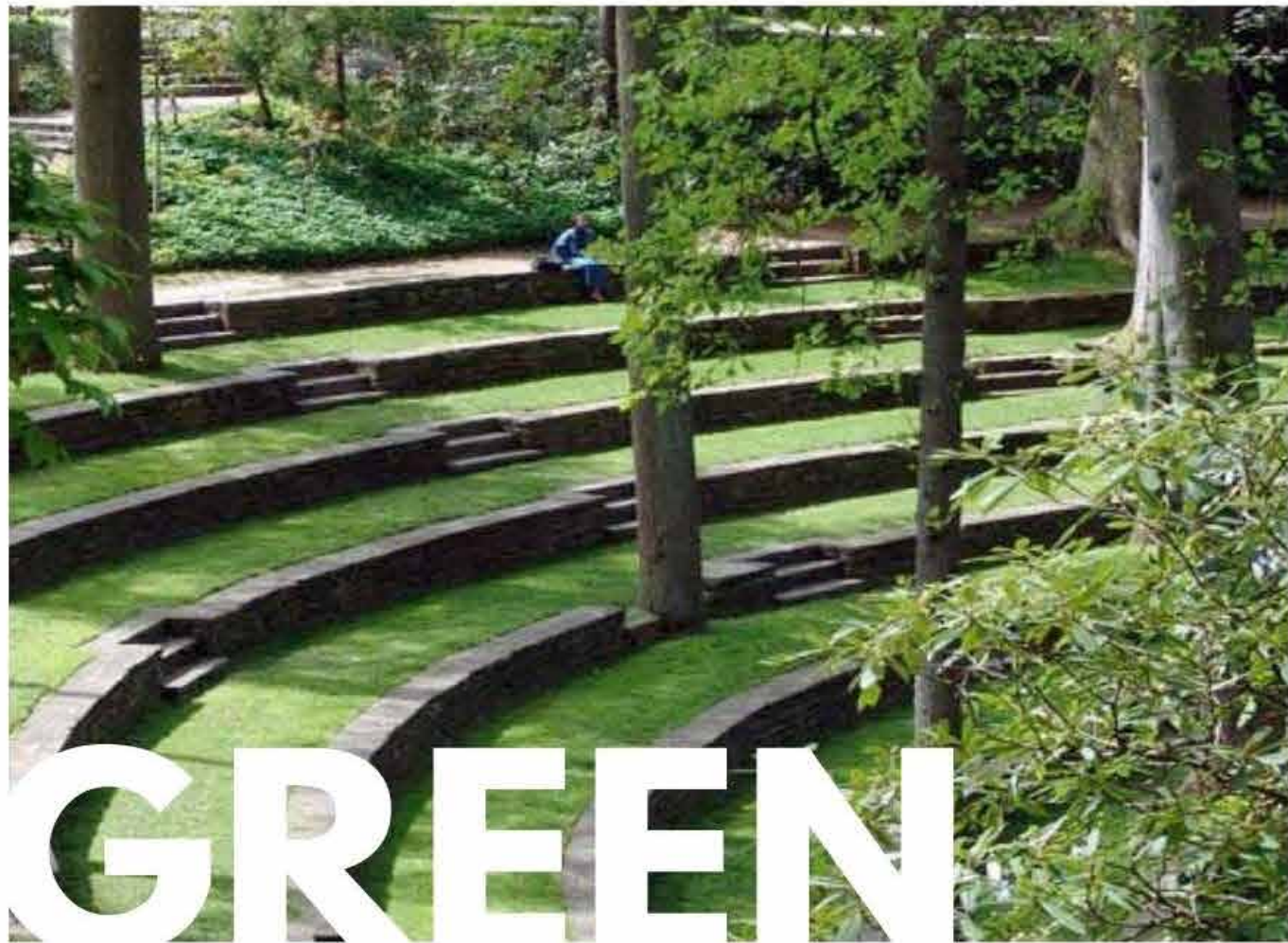


**IN NATURALISTIC WATER  
FEATURES & PLAYGROUNDS**



**THROUGH NEW COMMUNITY  
SPACES**

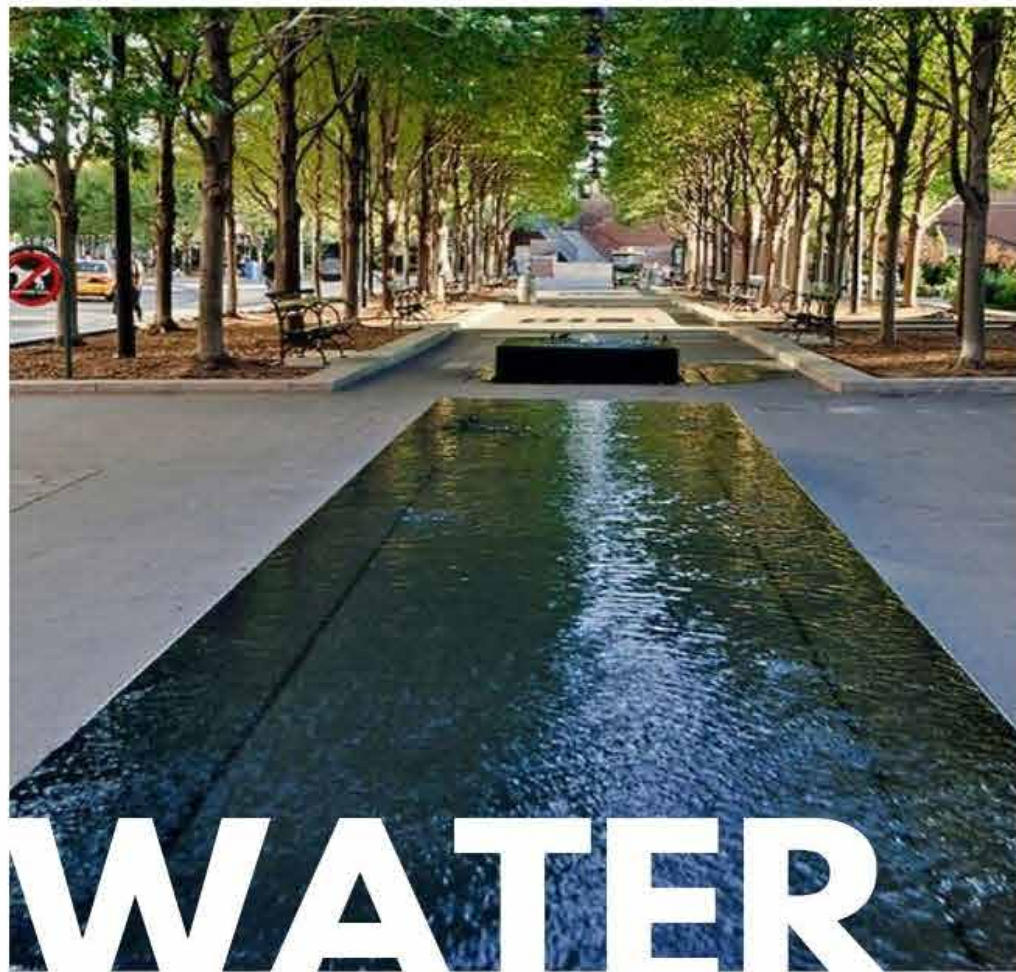
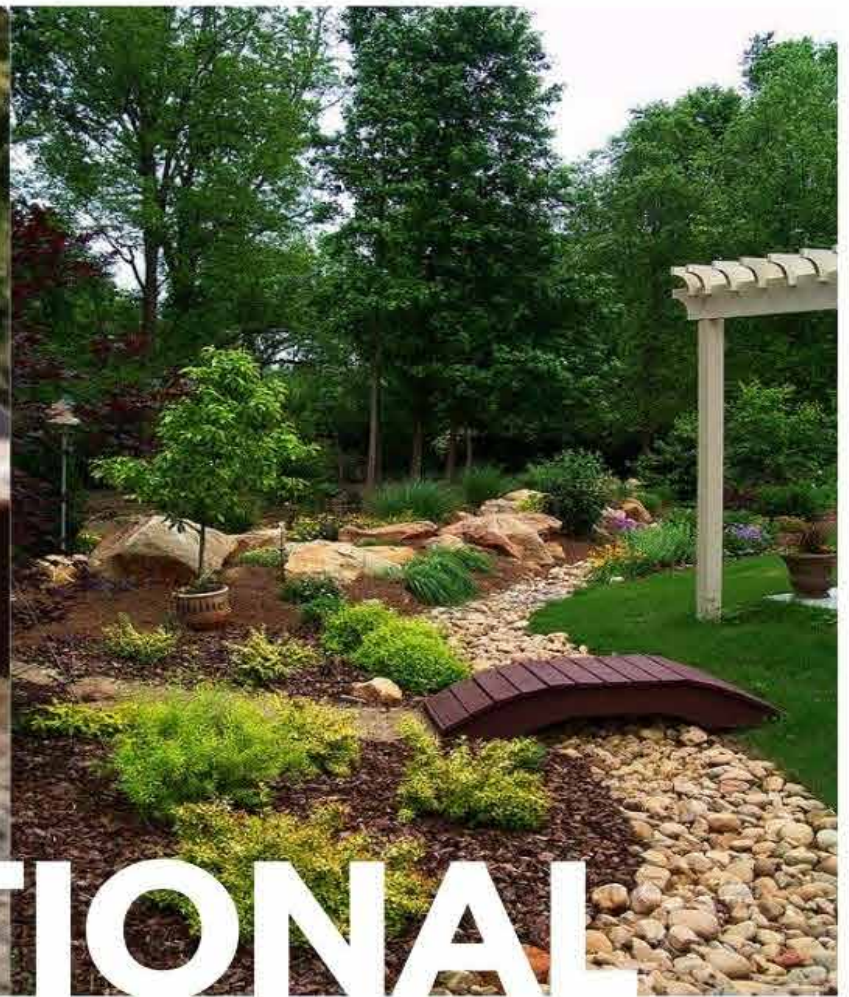




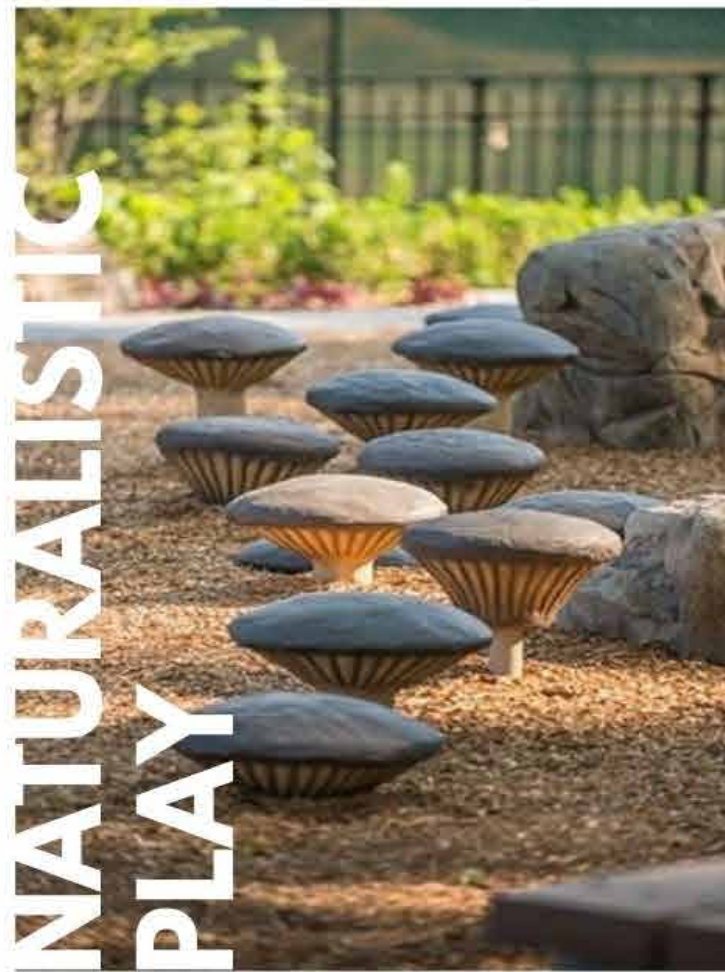
GREEN



EDUCATIONAL



WATER



NATURALISTIC  
PLAY



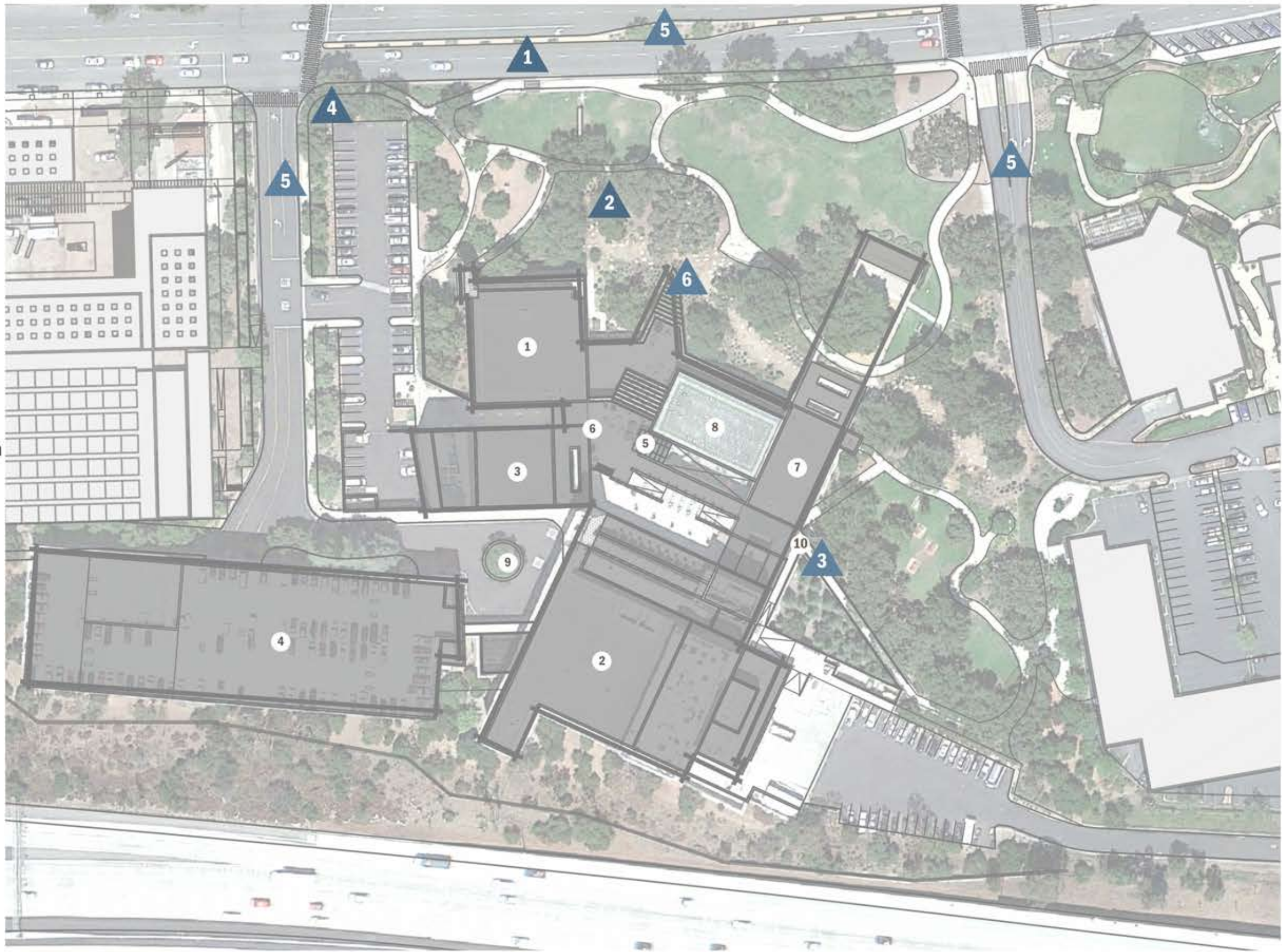
LUSH

© 2013 Adam Wood



# CONSTRAINTS

- 1**  
North edge of the site runs along busy road (Thousand Oaks Blvd.)
- 2**  
Protected oak trees to remain
- 3**  
Outdoor event space & stage not utilized because blockage from trees
- 4**  
Lack of clear or interesting entrance to the site
- 5**  
Poor connection to neighboring sites
- 6**  
Under utilized access to east stairwell



- Site Elements
- 1. City Hall offices- 87,000 sf (entrances on first & second level)
  - 2. Forum Theatre- 22,200 sf (entrance on second level)
  - 3. Kavli Theatre- 99,700 sf (entrance on third level)
  - 4. Parking garage- 231,000 sf
  - 5. Location of elevators (2)
  - 6. Information desk (second level)
  - 7. Meeting rooms (third level)
  - 8. Water feature (third level)
  - 9. Vehicle turn-around (third level)
  - 10. East entry stairwell (first level)





# OPPORTUNITIES

- 1

Add strong buffer to sidewalk to add safety and create a more prominent bus stop
- 2

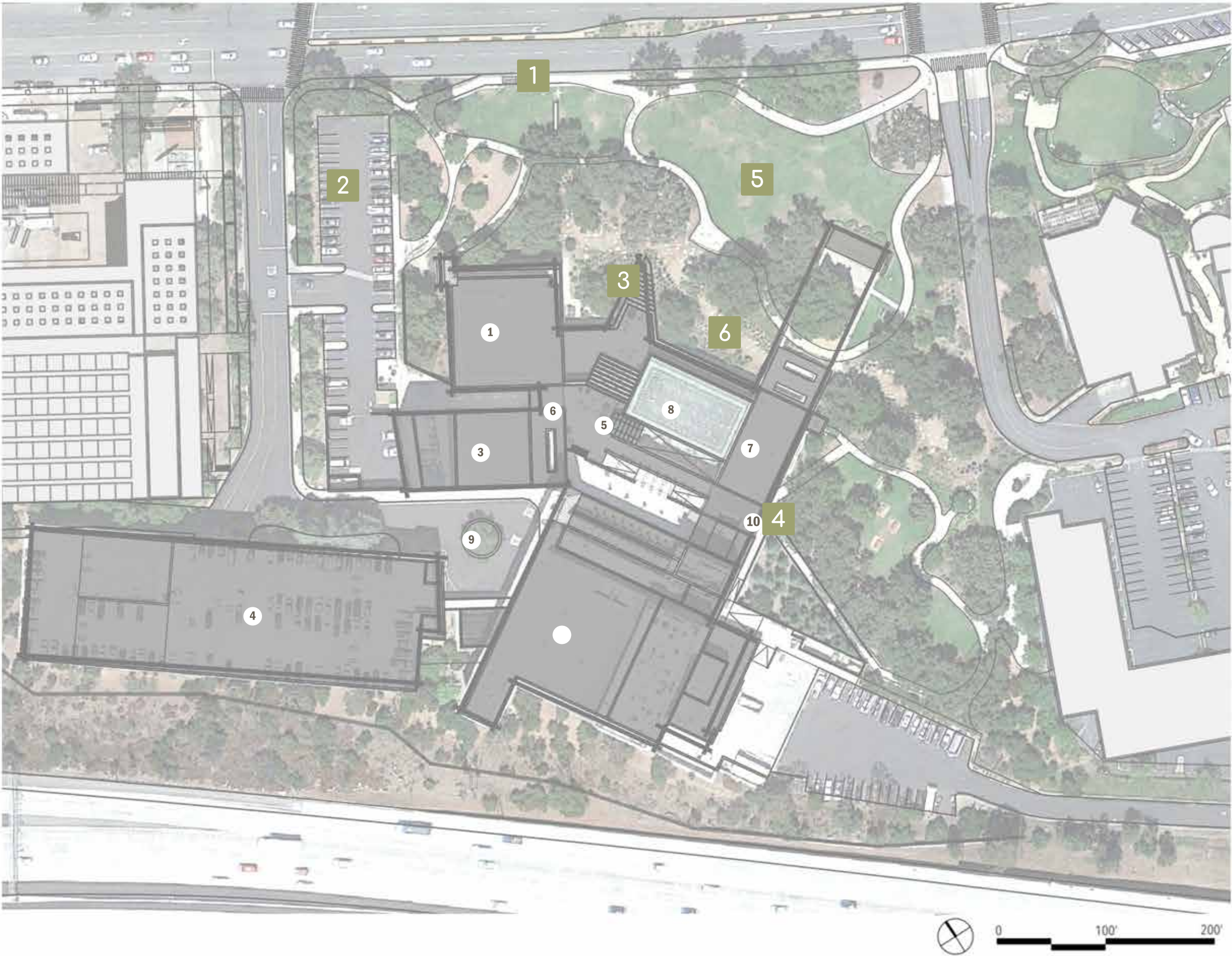
Parking lot removal to allow for a grand entrance to the site
- 3

Tiered planting area can be transformed into steps for access to second & third levels
- 4

East access to be altered to be more widely accessible point for people coming from The Lakes
- 5

Large open space can be reconstructed into event & gathering area
- 6

Existing wash to be transformed into a more formal & informational rain garden



- Site Elements
- 1

City Hall offices- 87,000 sf (entrances on first & second level)
- 2

Forum Theatre- 22,200 sf (entrance on second level)
- 3

Kavli Theatre- 99,700 sf (entrance on third level)
- 4

Parking garage- 231,000 sf
- 5

Location of elevators (2)
- 6

Information desk (second level)
- 7

Meeting rooms (third level)
- 8

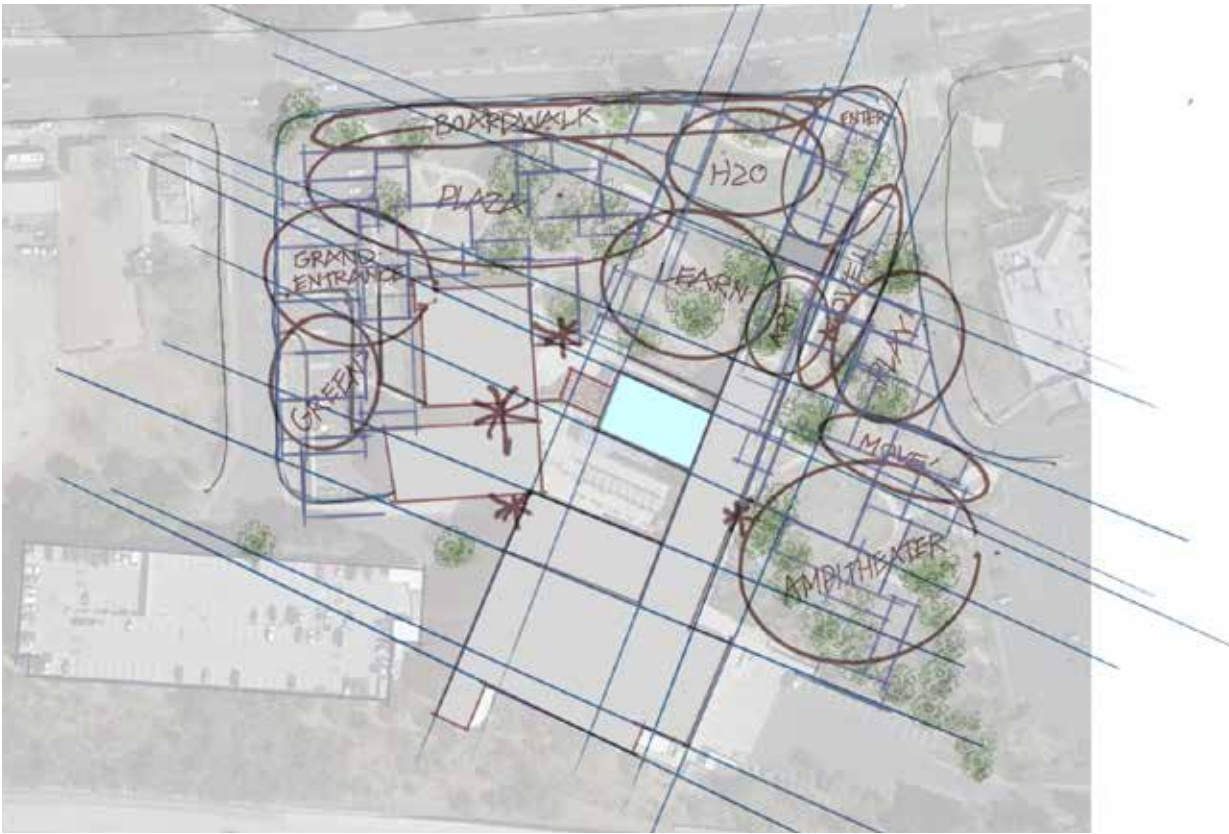
Water feature (third level)
- 9

Vehicle turn-around (third level)
- 10

East entry stairwell (first level)

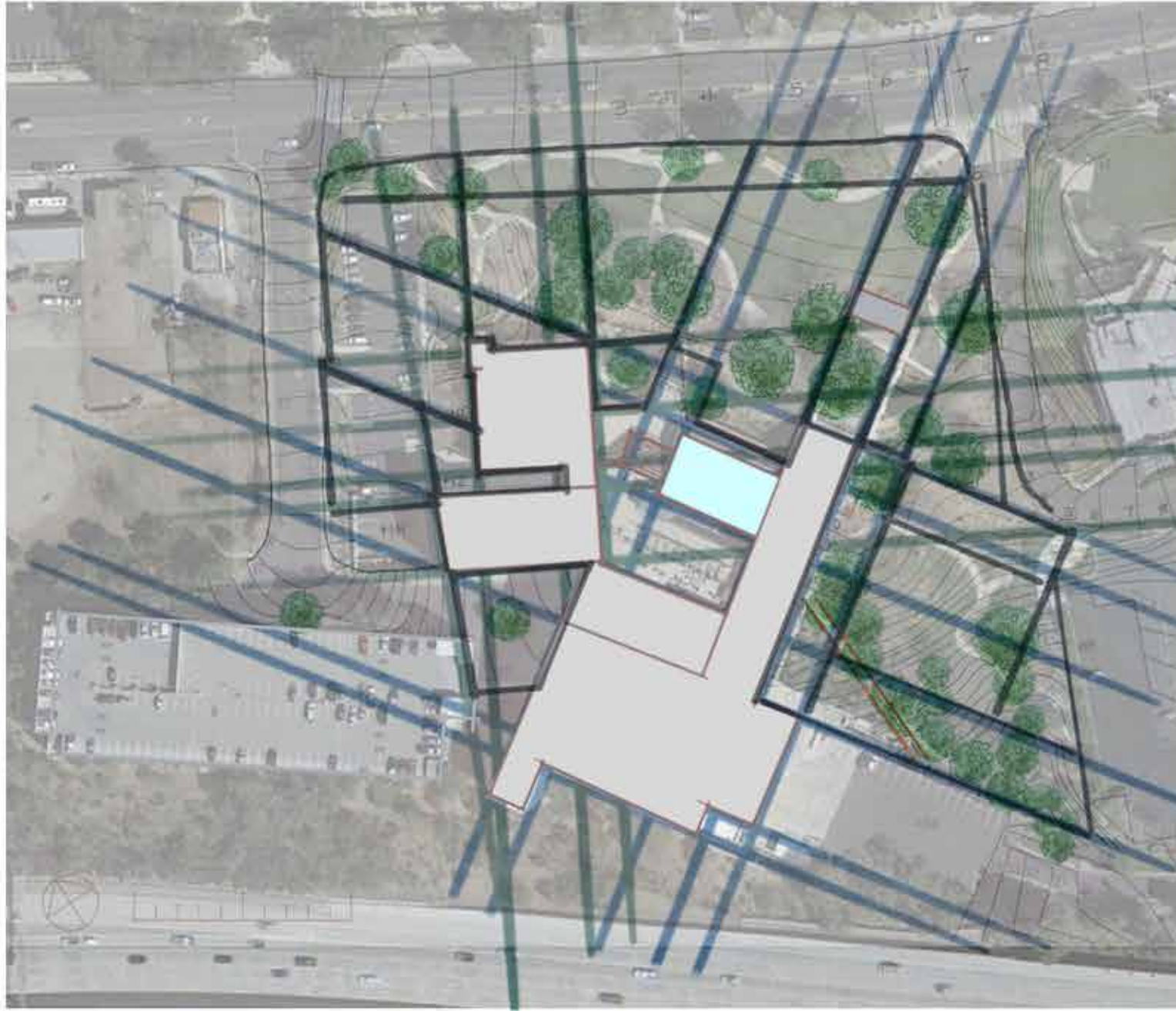


# PROCESS





# SPACE SEEKING STUDY





# ILLUSTRATIVE PLAN





# NEW FEATURES



## NEW FEATURES

1 Car access/Drop-off area

2 Water feature

3 Oak garden overlook

4 Pedestrian walkway

5 Oak woodland paths

6 Interactive water fountain

7 California native garden walkway

8 Sculpture garden

9 Picnic area/rain garden

10 Naturalistic play area

11 Pergola

12 Amphitheater





# BUBBLE DIAGRAM





# NEW PEDESTRIAN CIRCULATION

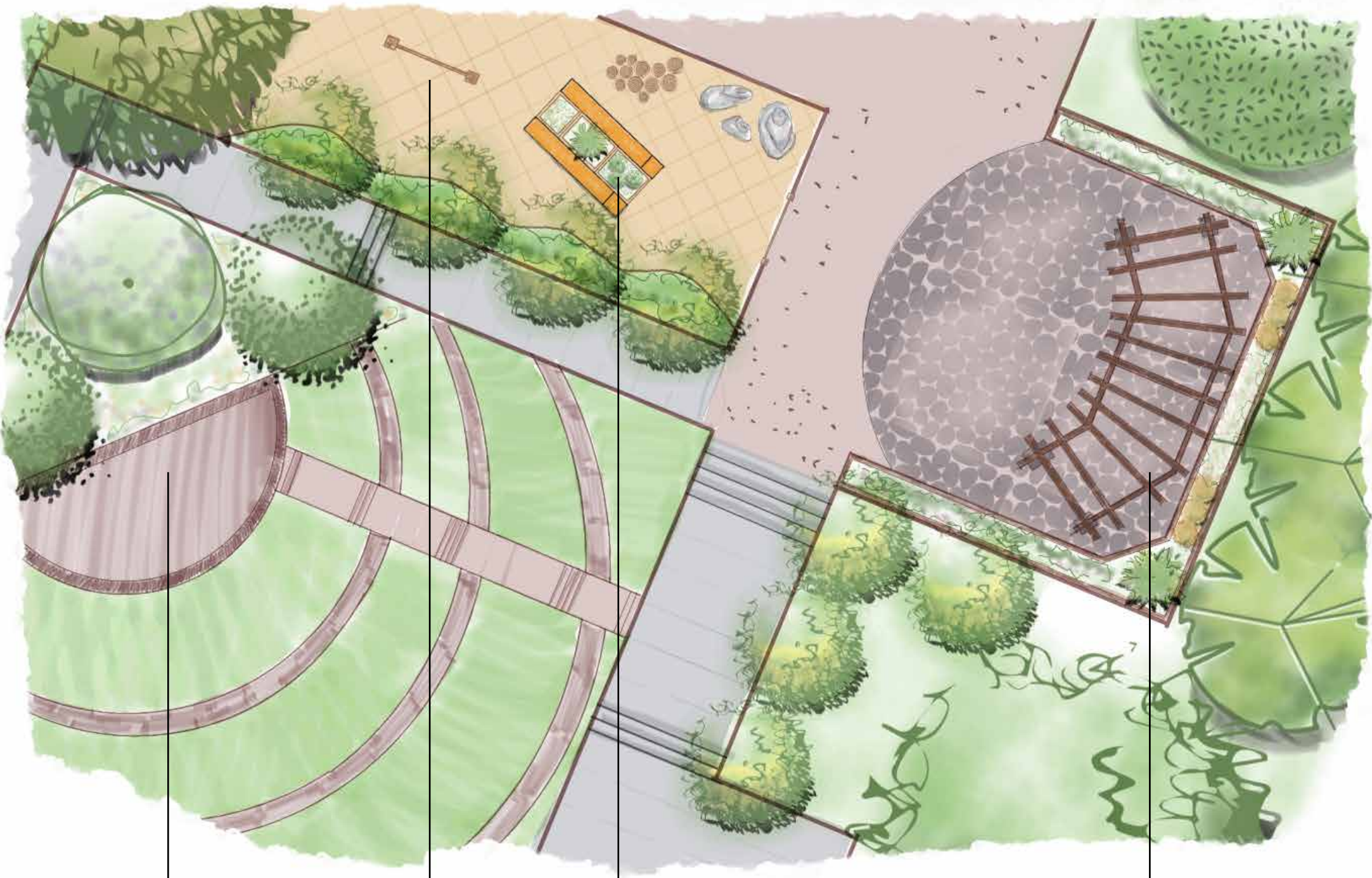


- Site Access Points
- Building Access Points
- Primary Pedestrian Circulation
- Secondary Pedestrian Circulation





# ENLARGEMENT - Amphitheater, Play Area, & Pergola



Stage

Swings

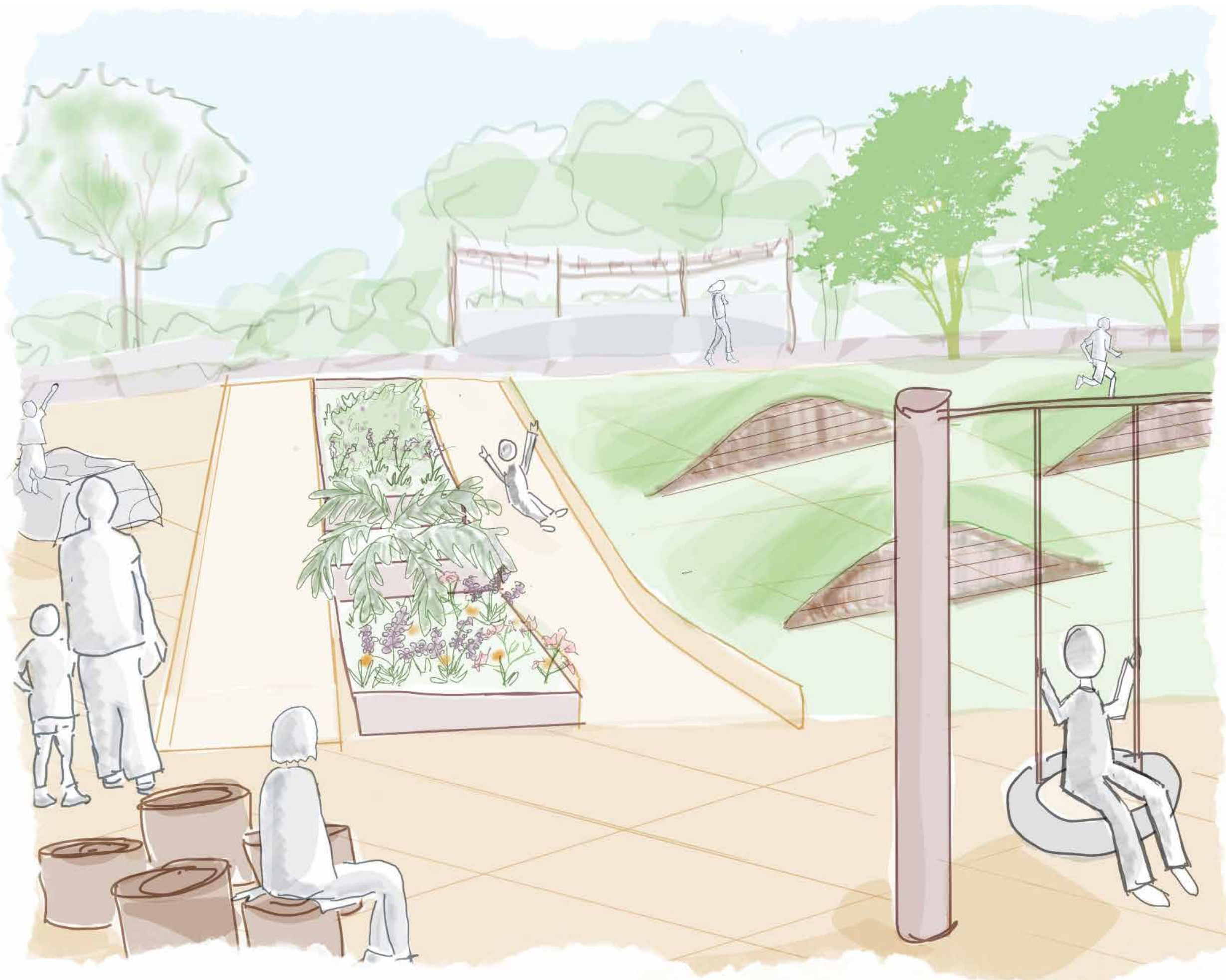
Slide

Pergola



KEY PLAN





Palo Verde Tree  
*Parkinsonia florida*



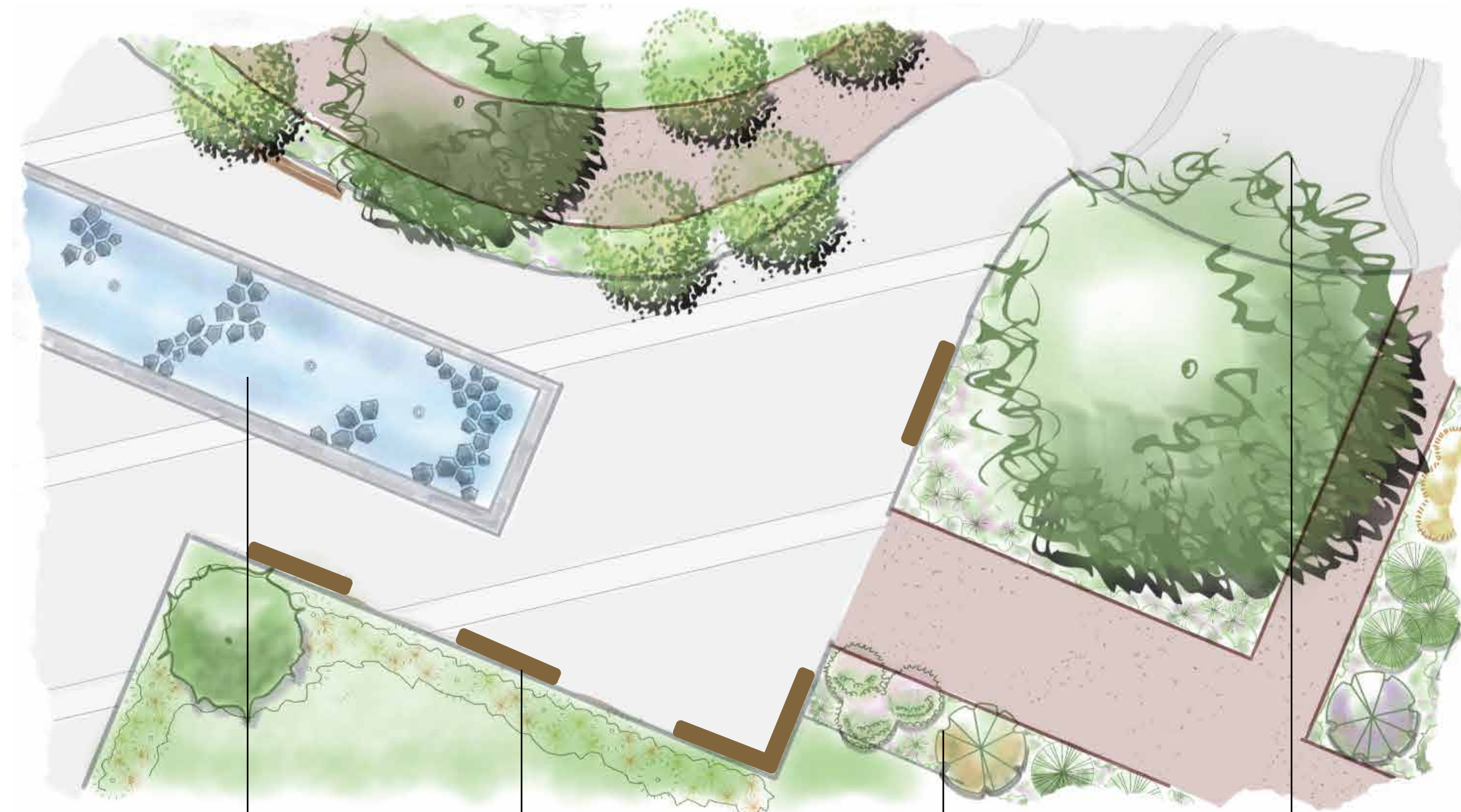
Grass Play Mounds



Tree Stump Steps



# ENLARGEMENT - East Entry Plaza/Garden Walk



Interactive  
Water Feature

Bench

Native Plant  
Garden Walk

East Entrance



KEY PLAN





*Salvia clevelandii*



*Achillea millefolium*



*Abutilon palmeri*



*Dudleya pulverulenta*



# ENLARGEMENT- Picnic Area/Rain & Sculpture Gardens

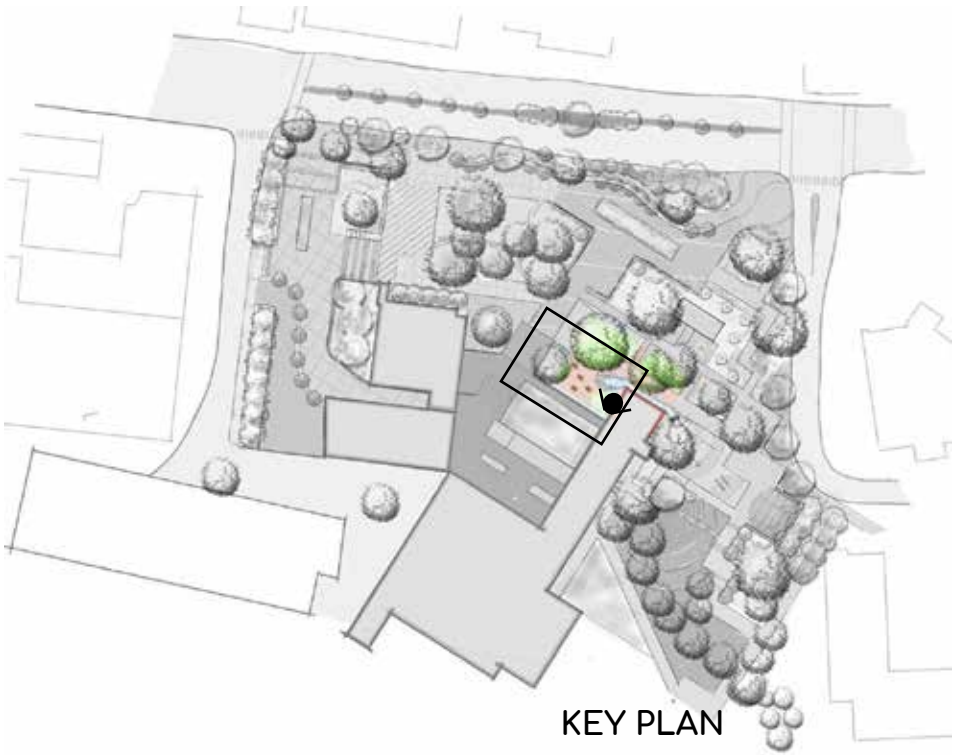


Picnic Area

Rain Garden

Sculpture

Interpretive Sign



KEY PLAN





*Salvia spathacea*



*Carex flacca*



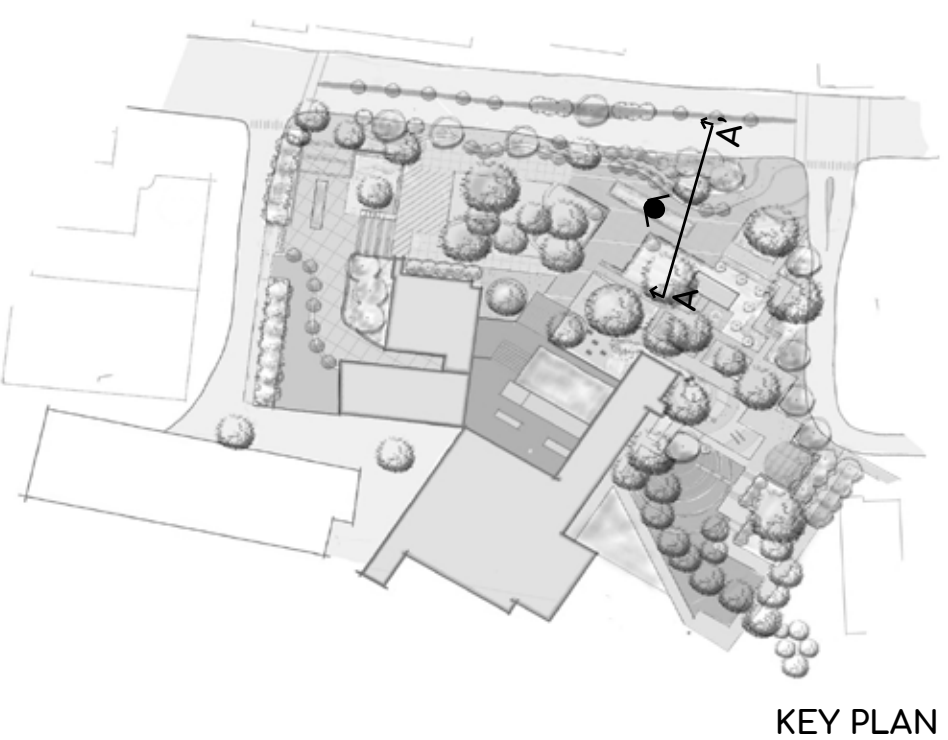
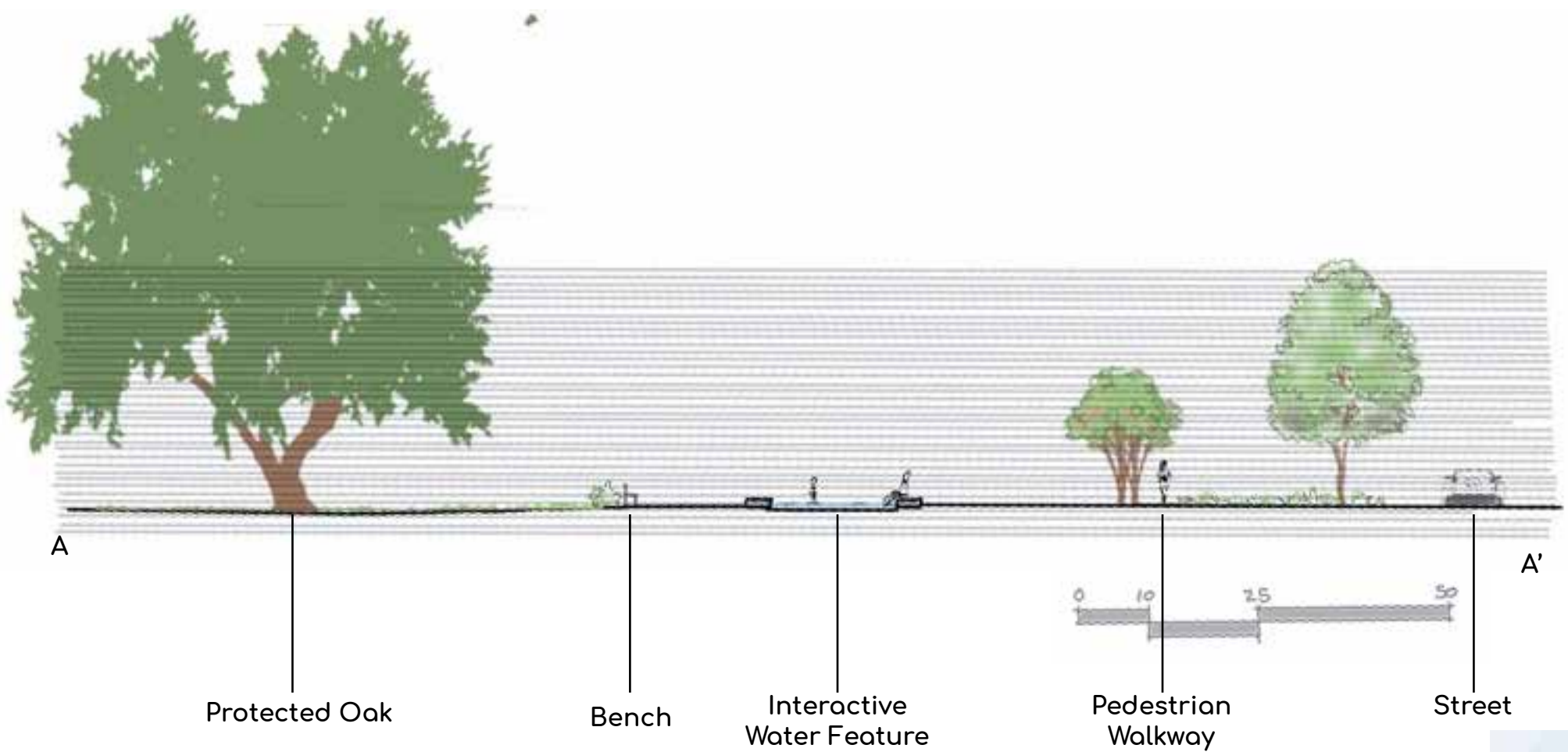
*Liriope spicata*



*Artemisia x 'Powis Castle'*



# SECTION- East Entry Plaza



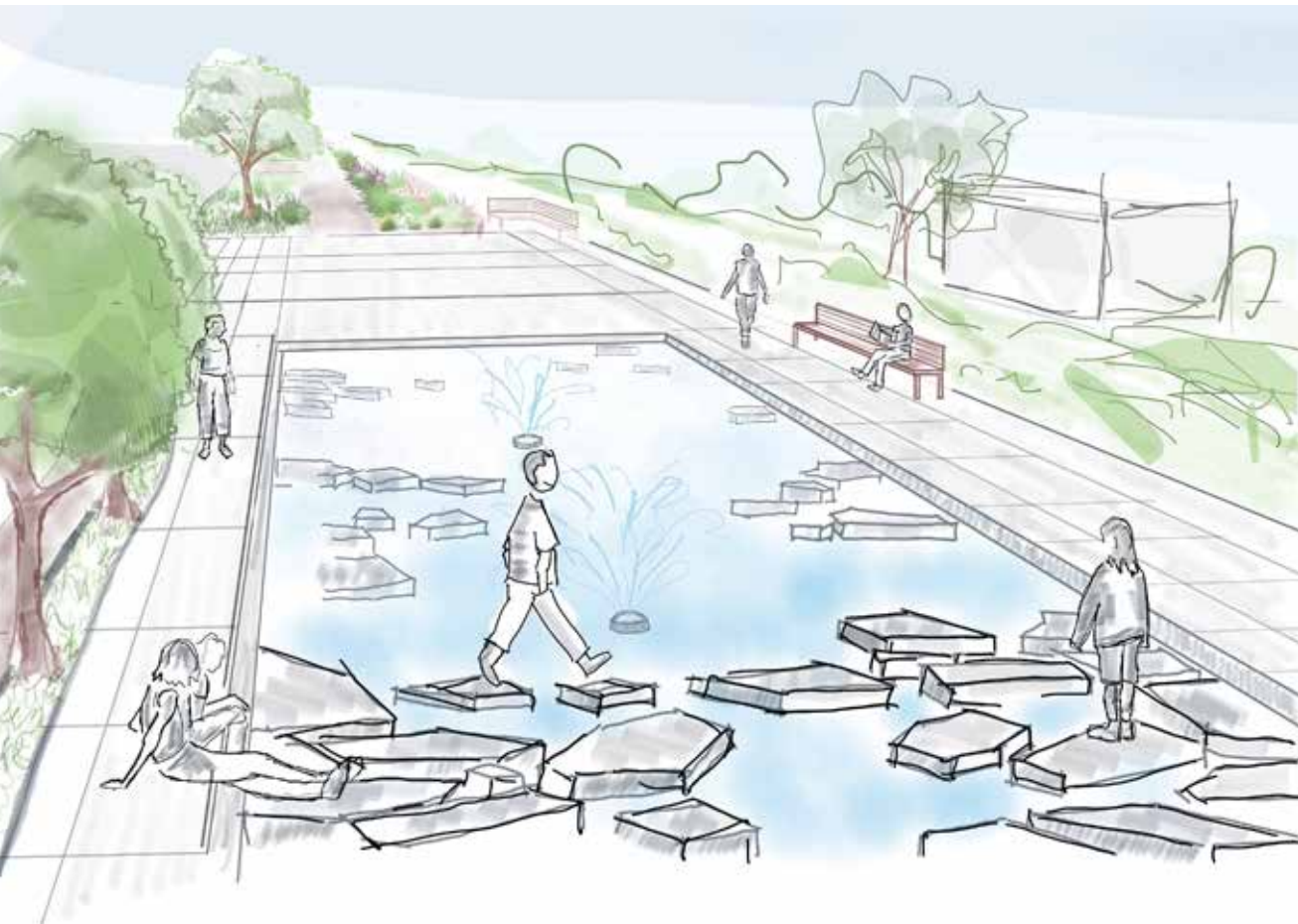
KEY PLAN



Stone Floating Path

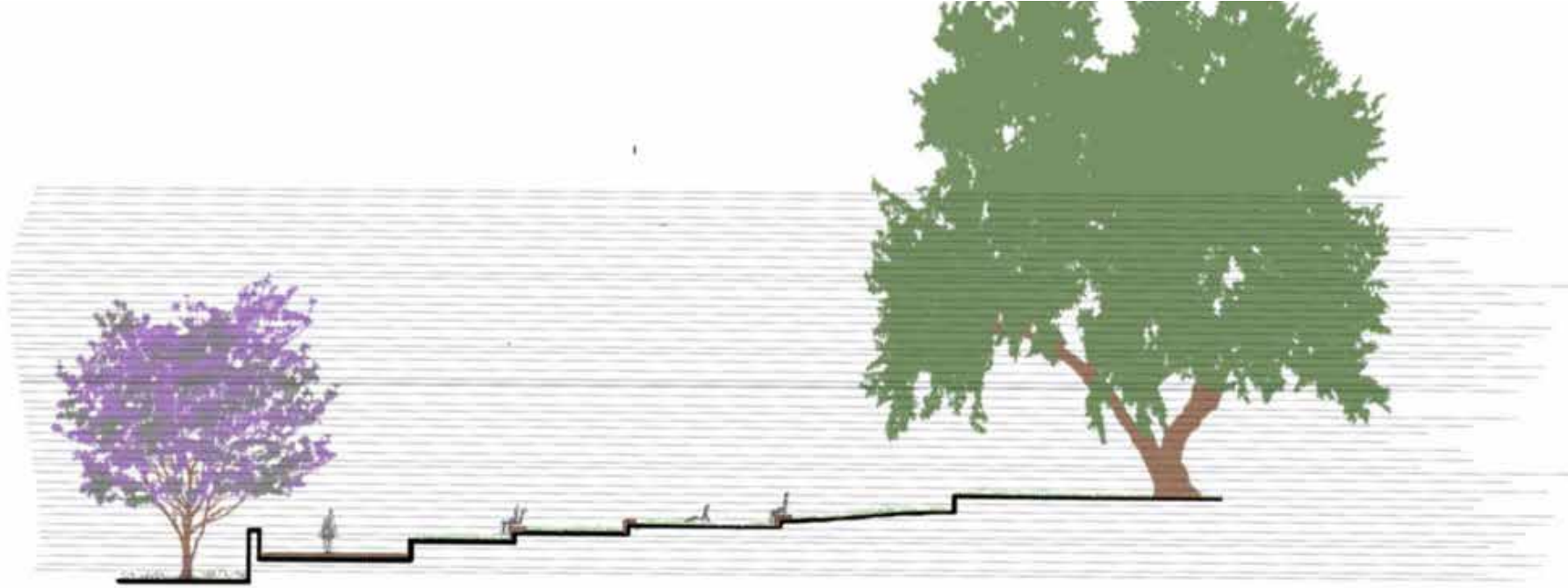


Dwarf Crape Myrtle





# SECTION - Amphitheater



B

B'

Jacaranda Tree

Stage

Amphitheater seating

Protected Oak Tree



KEY PLAN



Jacaranda



Terraced Lawn Seating

