

thousand oaks civic arts plaza

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thousand oaks civic arts center

Site Overview

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Goals & Objectives

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Existing Trees
Sun / Shadow
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- 1 – Boulder Civic Area
- 2 – Oakland Museum of California
- 3 – Tobin Performing Arts Center Area

Concept Development

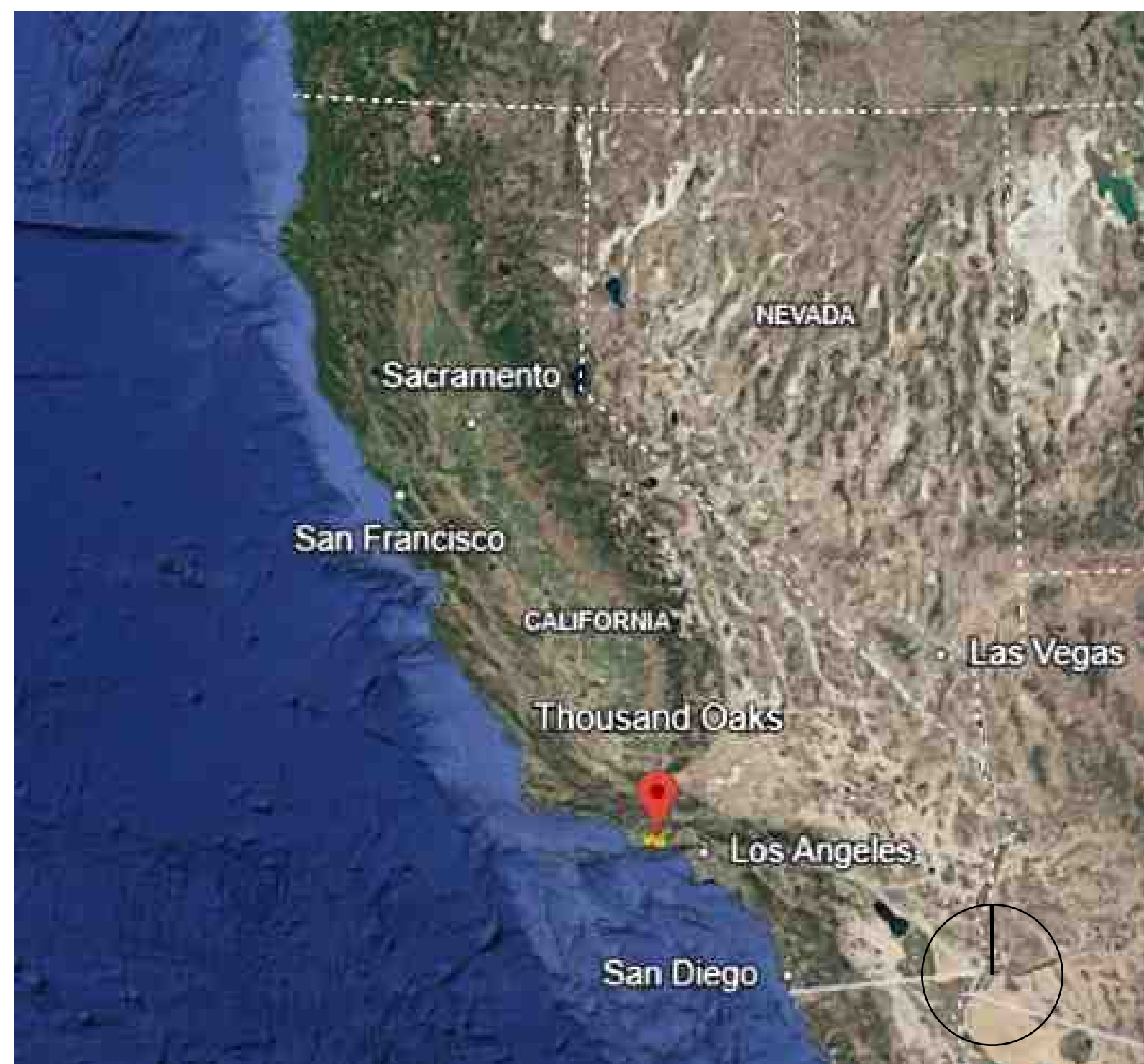
Space Seeking
Program Areas
Topo Study
Perspective Sketches
Mood Boards
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Site Design

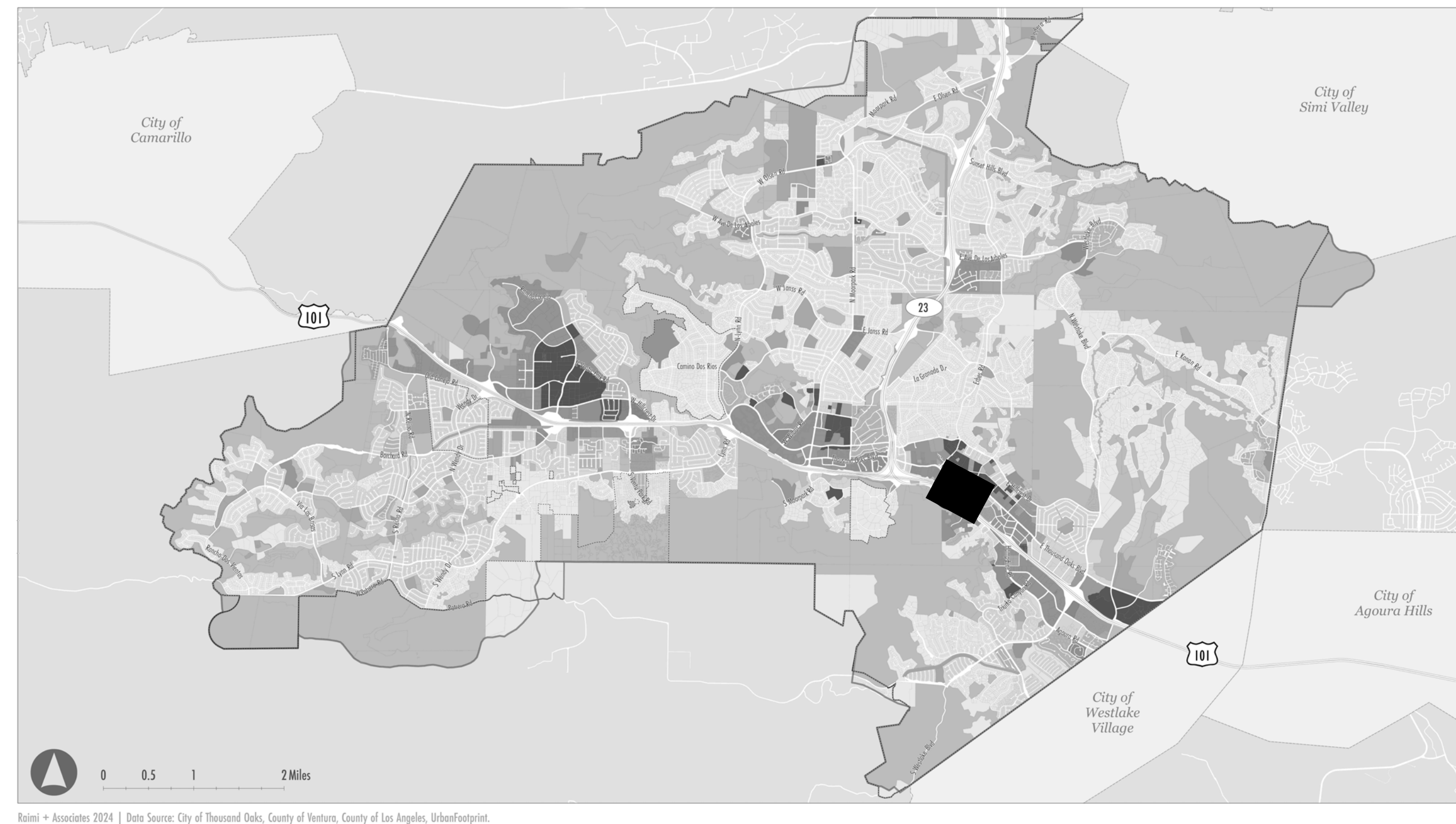
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Some images augmented by: Sketchup AI Render, Copilot AI, Gemini AI



California



City of Thousand Oaks



Civic Arts Plaza Frontage



The original site was a zoo that was hired out for movie production and was open for the public from 1926 until 1969. Owner Louis Goebel rented out and sold exotic animals to other zoos as well. This is a map showing various site attractions. In the 70's local skateboarders marauded the deserted animal enclosures, and re-purposed the site as a skateboard park. The City of Thousand Oaks acquired the site and opened the Civic Arts Plaza in 1994.

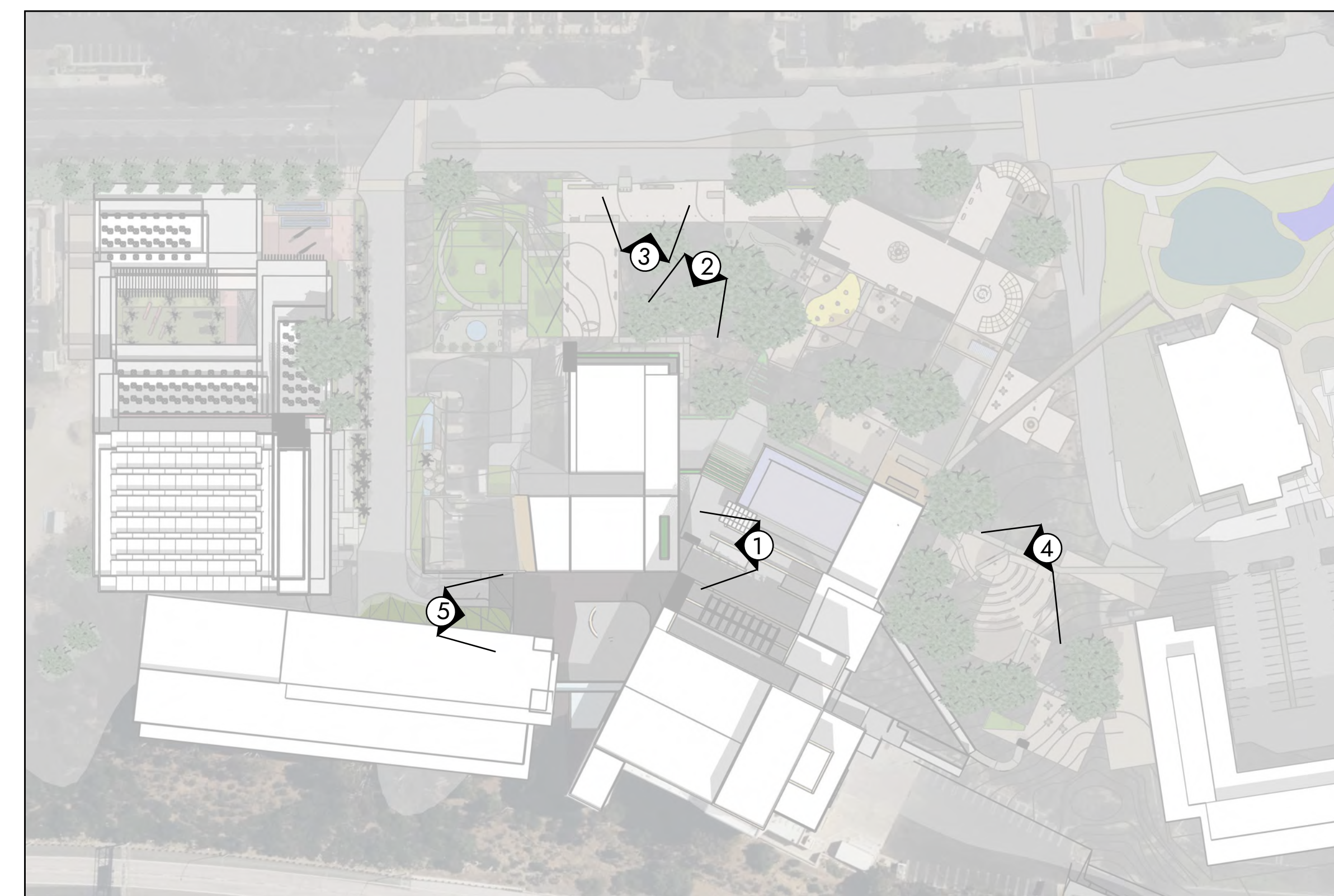


Civic Arts Plaza



The structures on the Thousand Oaks Civic Arts Plaza site shield visitors from the Ventura Freeway (Highway 101). The open lawn area is largely open to pedestrian traffic from Thousand Oaks Blvd. The ground level elevations vary around the site. Second floor entry is at 14 feet; The Fred Kavli Theatre entry is on the third floor at 30 feet elevation. The grounds around the Civic Arts Plaza could accommodate gathering areas and pedestrian activation to a larger degree, and that is what my proposal aims to do. The frontage area is largely mulch, which could support a variety of hardscape and softscape.

GOAL: Create a walkable civic area with gathering spaces, arts programming, outdoor dining, and strong connections between City Hall, the Civic Arts Plaza, and surrounding destinations.





context

- Site Boundary
- Downtown Thousand Oaks Core
- Civic Arts Plaza Plan Boundary
- Multi-Family/High-Density Nbhd
- Multi-use Commercial
- Green Space / Park areas
- Commercial Neighborhood

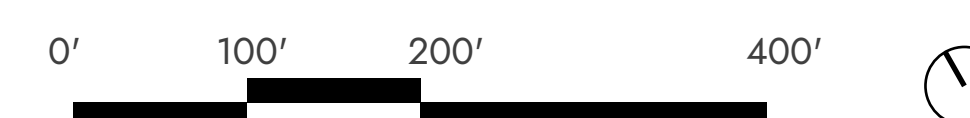
points of interest

- A) City Hall
- B) Fred Kavli Theatre
- C) Janet & Ray Scherr Forum Theatre
- D) First Floor Entrance
- E) Loading Area
- F) The Lakes Mall
- G) Parking for the Lakes Mall
- H) Gardens of the World
- I) Westside Parcel
- J) Open Space on Civic Arts Plaza
- K) Parking for Civic Arts Plaza

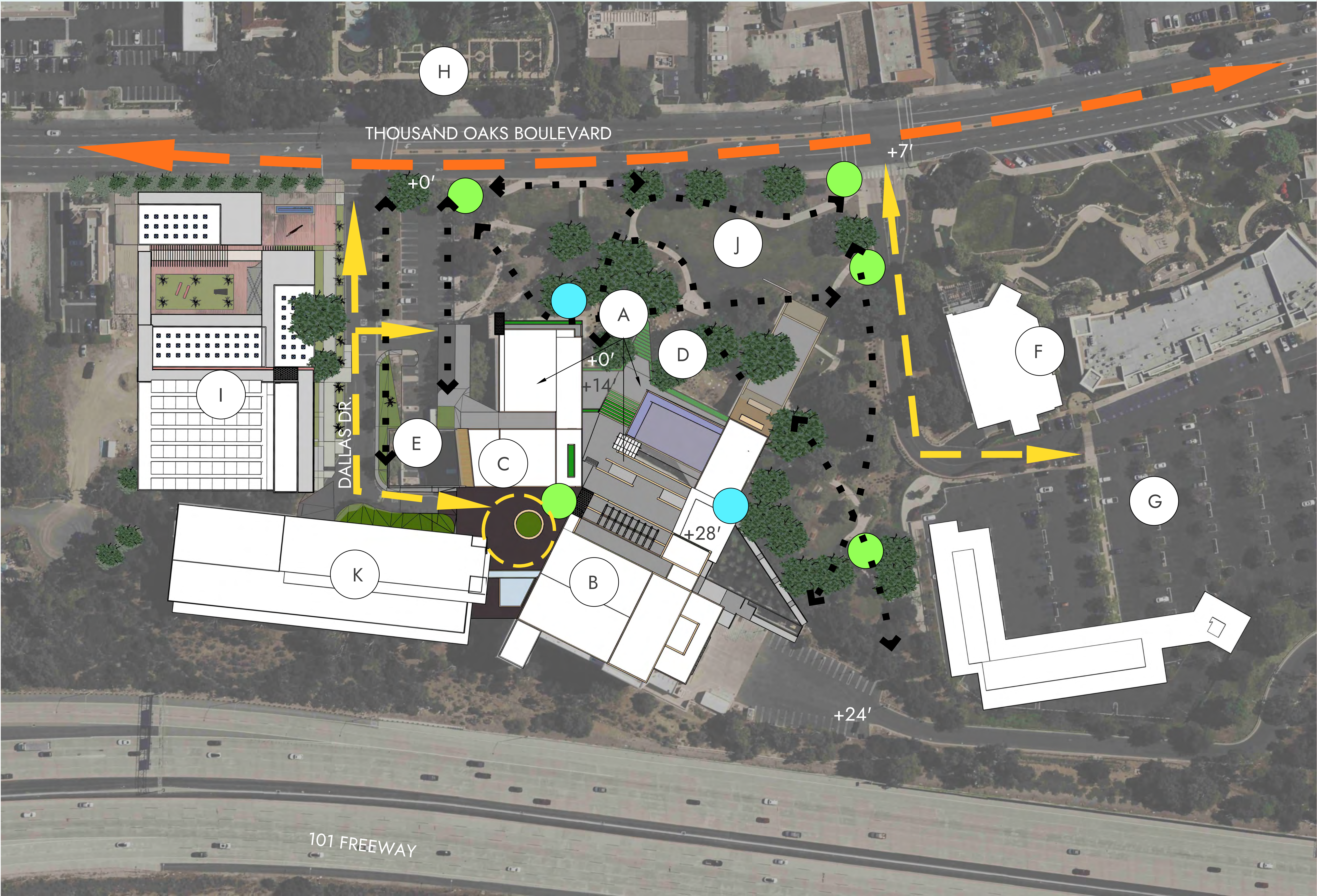
figure-ground



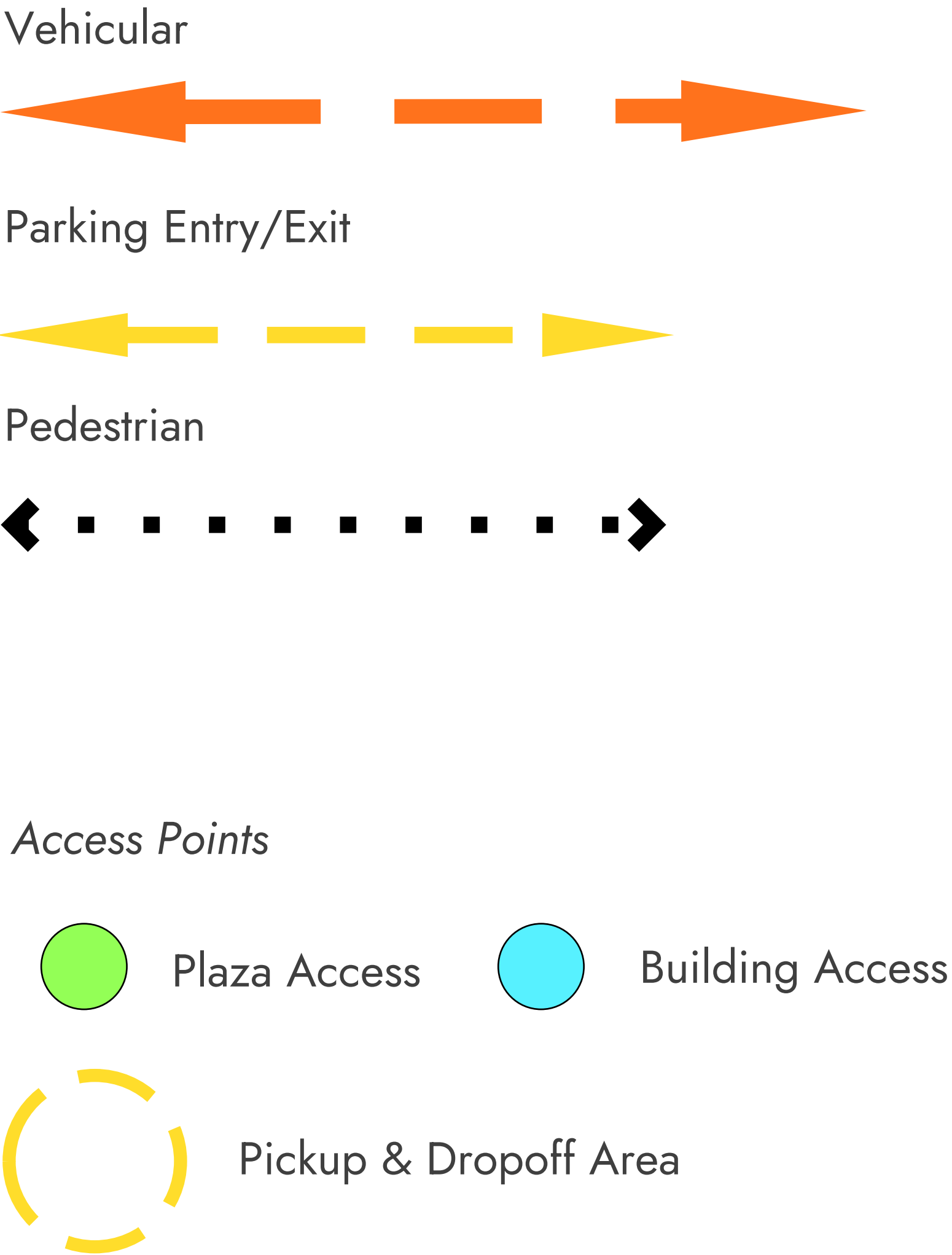
- Site Boundary
- Downtown Thousand Oaks Core
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- Multi-Family/High-Density Nbhd
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site analysis

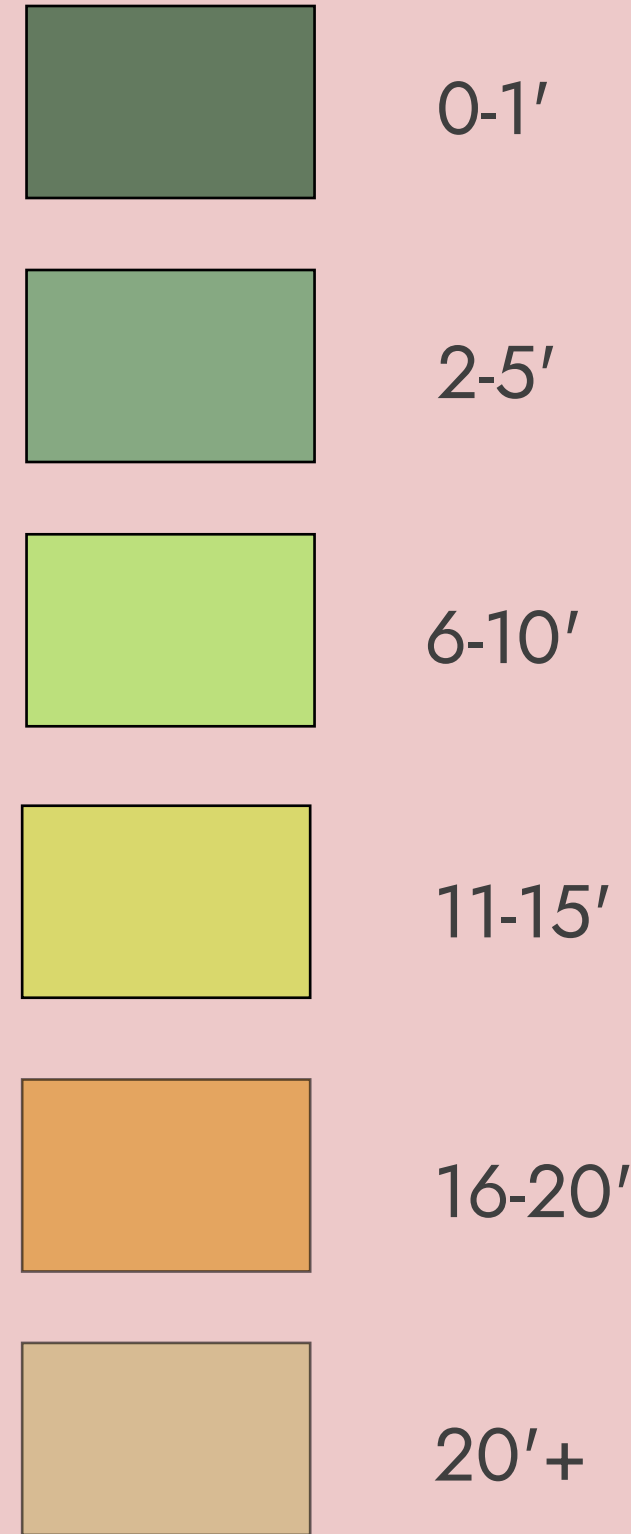


circulation



points of interest

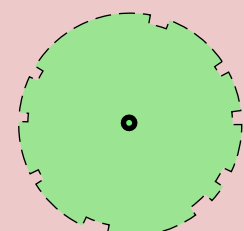
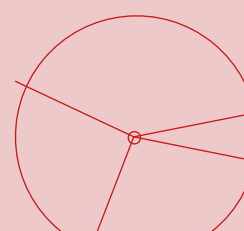
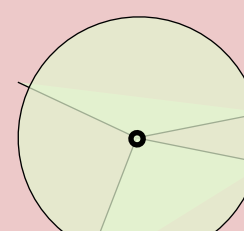
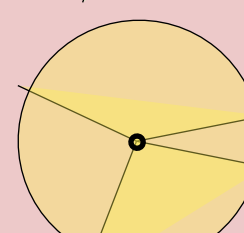
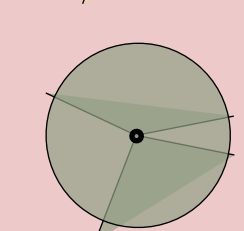
- A) City Hall Offices
- B) Fred Kavli Theatre
- C) Janet & Ray Scherr Forum Theatre
- D) First Floor Entrance
- E) Loading Area
- F) The Lakes Mall
- G) Parking for the Lakes Mall
- H) Gardens of the World
- I) Westside Parcel
- J) Open Space on Civic Arts Plaza
- K) Parking for Civic Arts Plaza



site analysis



tree canopy

-  protected oak trees
-  oak removal
-  oak
-  sycamore
-  conifers



Spring Equinox (March 21)



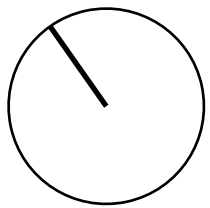
Summer Solstice (June 21)



Autumn Equinox (Sep 21)

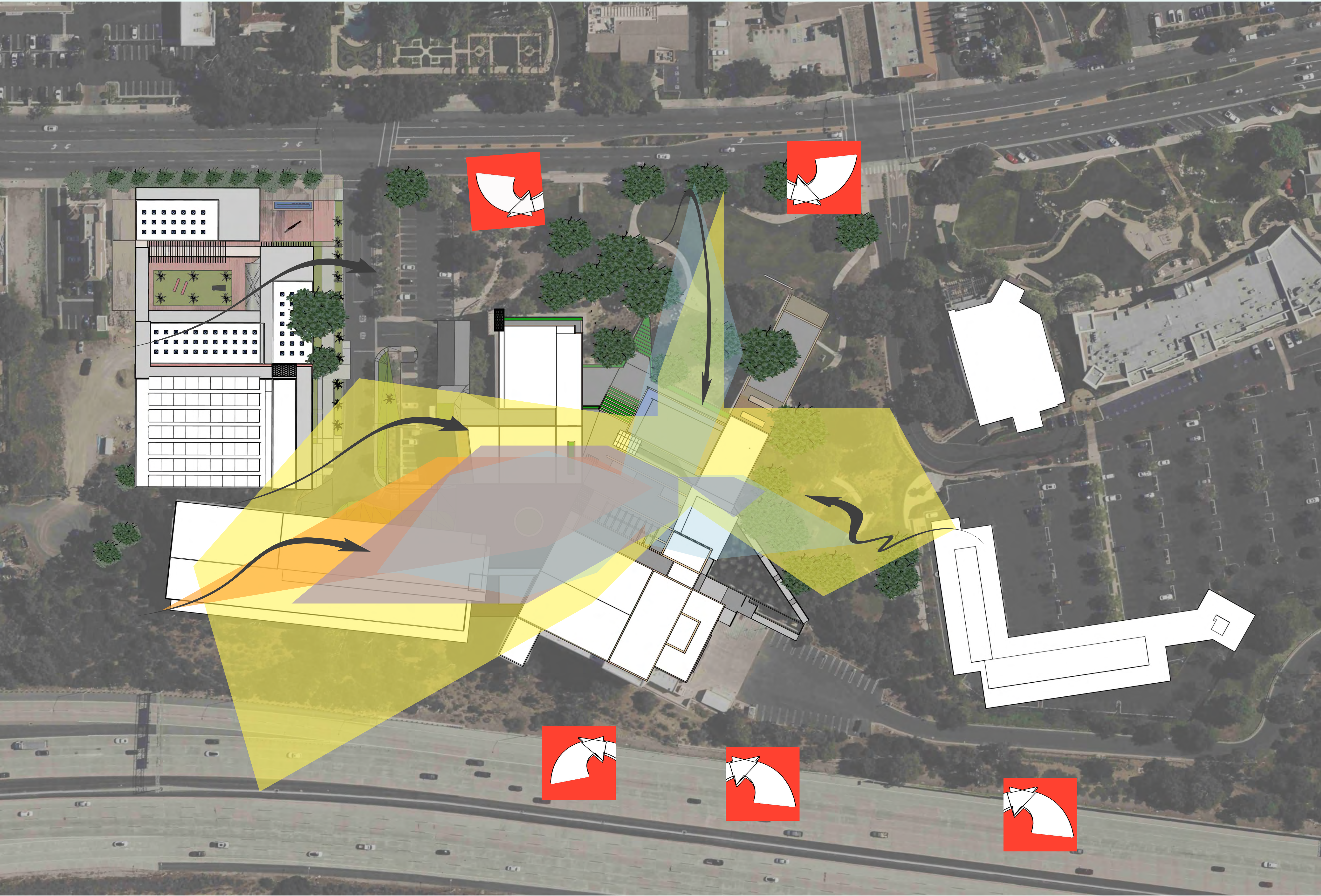


Winter Solstice (Dec 21)



Full sun northwest
Mostly shaded south by existing trees and future building
Partial shaded afternoon by buildings and trees in North

site analysis

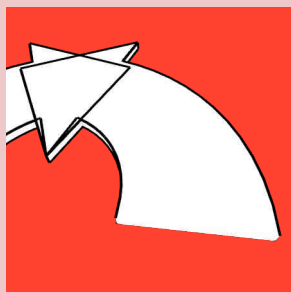


wind & noise

WNW & West Prevailing Winds

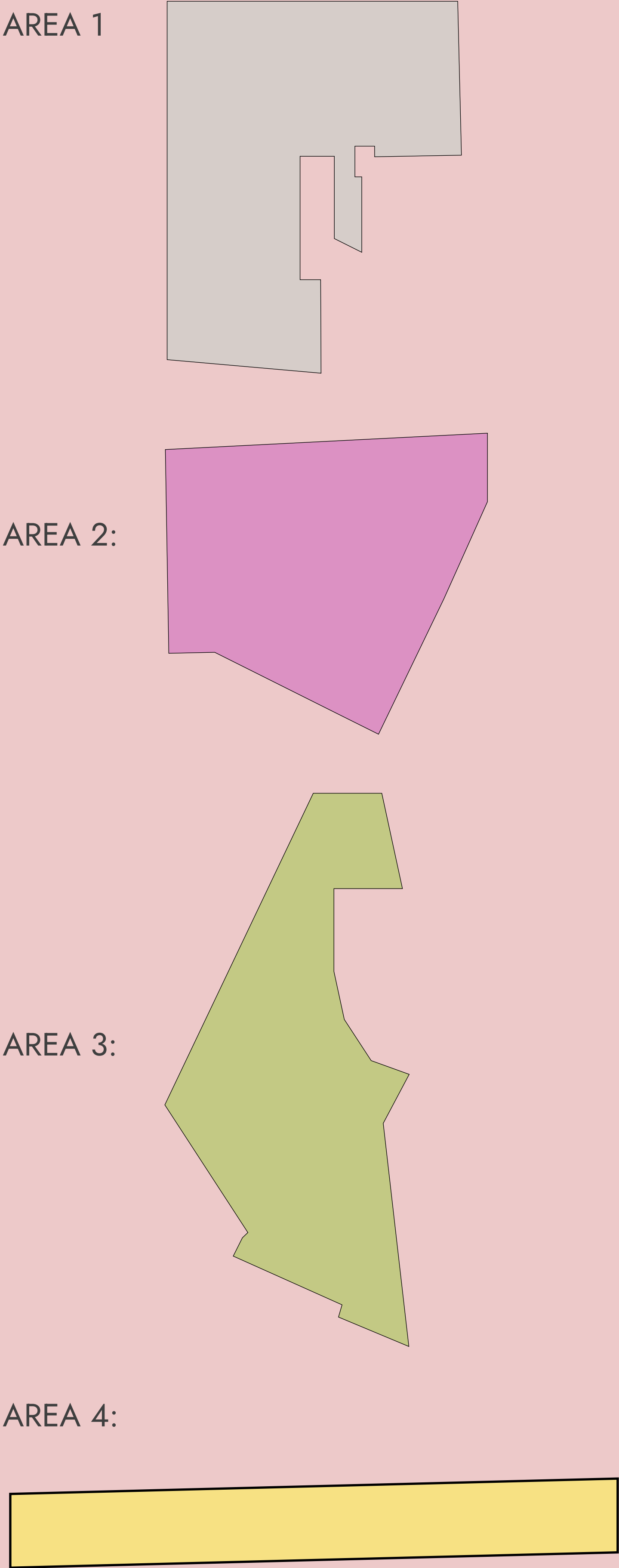
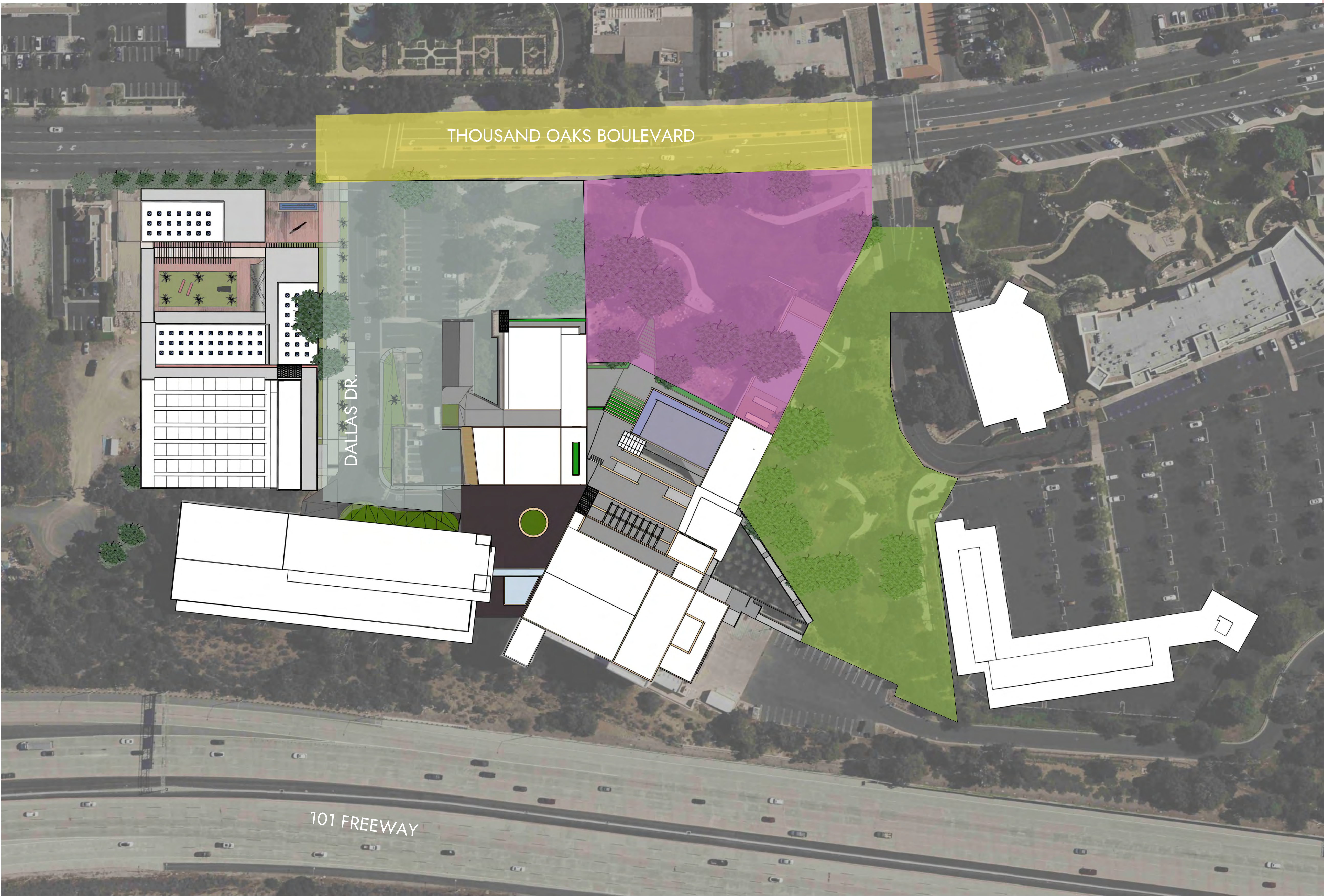
-  March Average Distribution (%)
-  Summer Average
-  September Average
-  December Average

windalert.com

-  Noise Source

site analysis

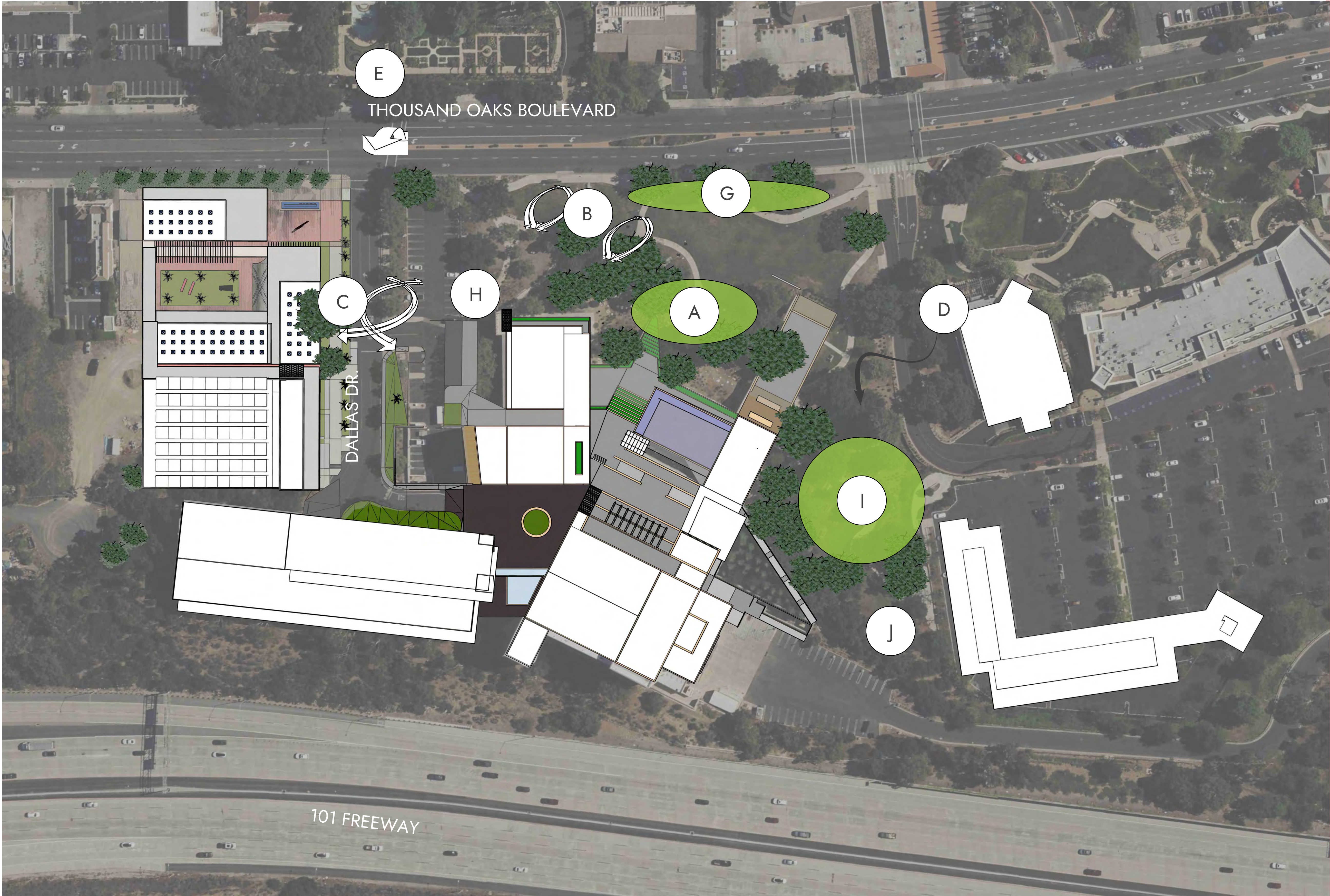
design areas



Areas 1, 2 & 3 focus on on-site connections to existing and surrounding buildings.
Area 4 focuses on primary crosswalk connections for the current and future pedestrian traffic from the public streets, the Lakes Shopping Center and the existing parking structure.
Designs avoid "path only" systems to accommodate program goals, primarily: events, gatherings, fairs, and individual visits.



site analysis



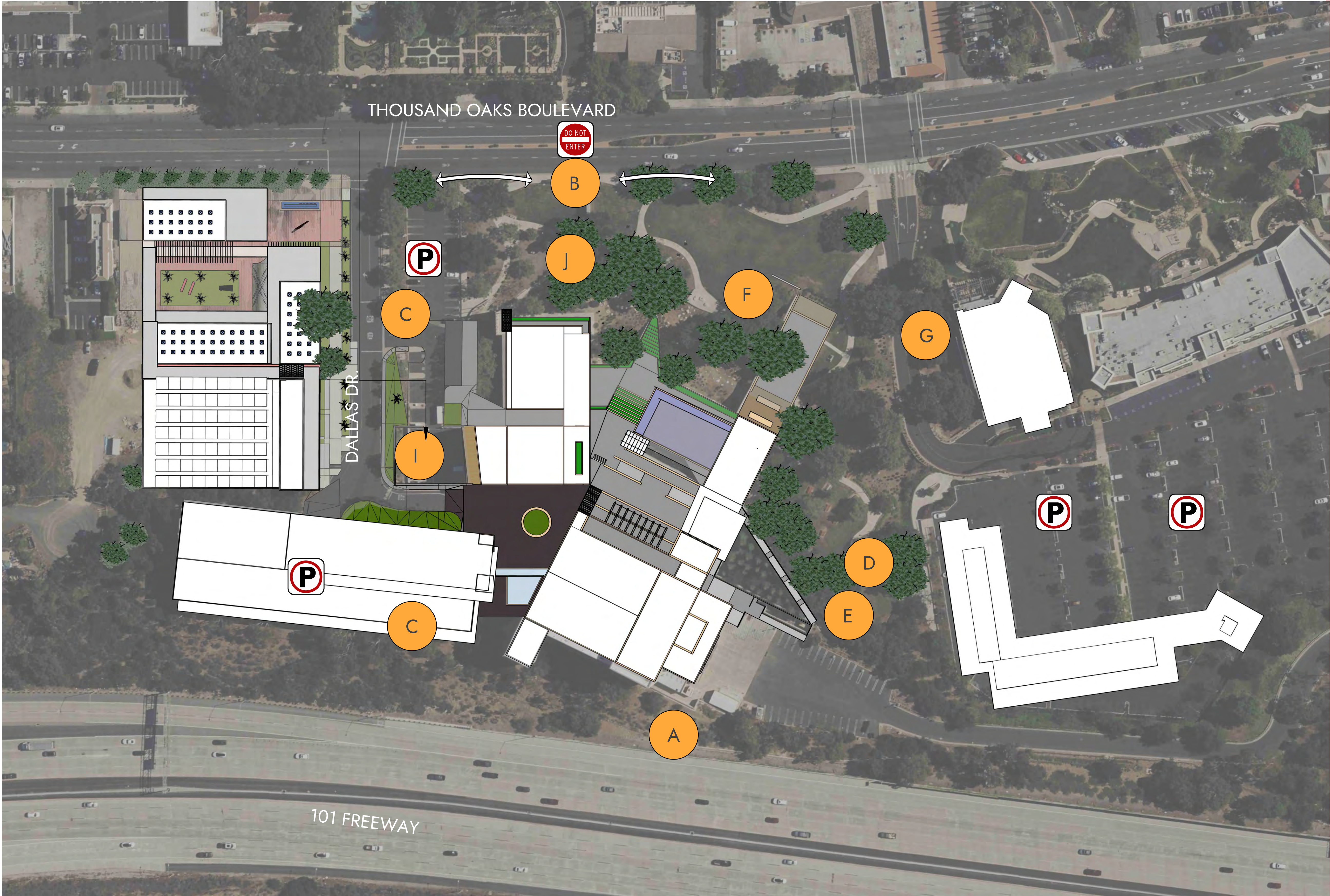
opportunities

- A) Space making for community events and to act as "front door" to city hall ("town square")
- B) Public gathering spaces along Thousand Oaks Blvd.
- C) Westside parcel commercial additions activate surrounding area
- D) Connection and visibility from the Lakes Mall
- E) Connection to the Gardens of the World
- F) Mature oak trees establish gathering points
- G) Activate the Paseo area by creating more attractive gathering areas
- H) Bicycle connection and parking could be improved
- I) Amphitheater space could be added
- J) Public art: provide more space for public sculpture or painting



site analysis

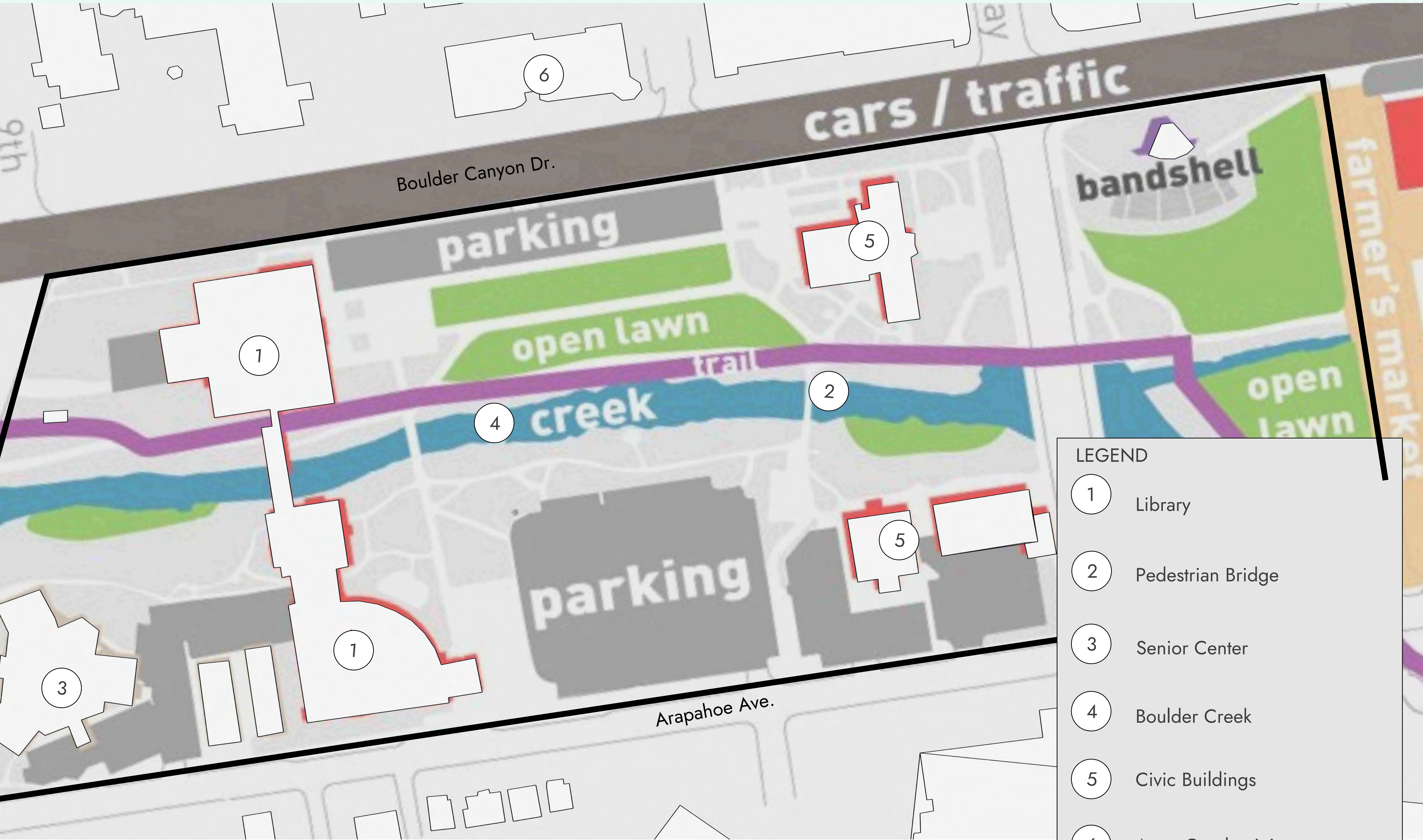
constraints



- A) 101 FWY edge: Ambient noise levels exceed 65 dBa
- B) Th. Oaks Blvd acts as ped/traffic barrier
- C) Car-oriented site design
- D) Site vegetation highly disturbed by prior grading activities
- E) 30-40' elevation change on site
- F) Retention of existing oak trees
- G) The Lakes entrance is pedestrian barrier
- H) Limited development over 30-foot-wide drainage easement (over the Paseo)
- I) Loading zone requires access from Dallas Dr.
- J) Irrigation constraints limit planting

Boulder Civic Area

case study #1



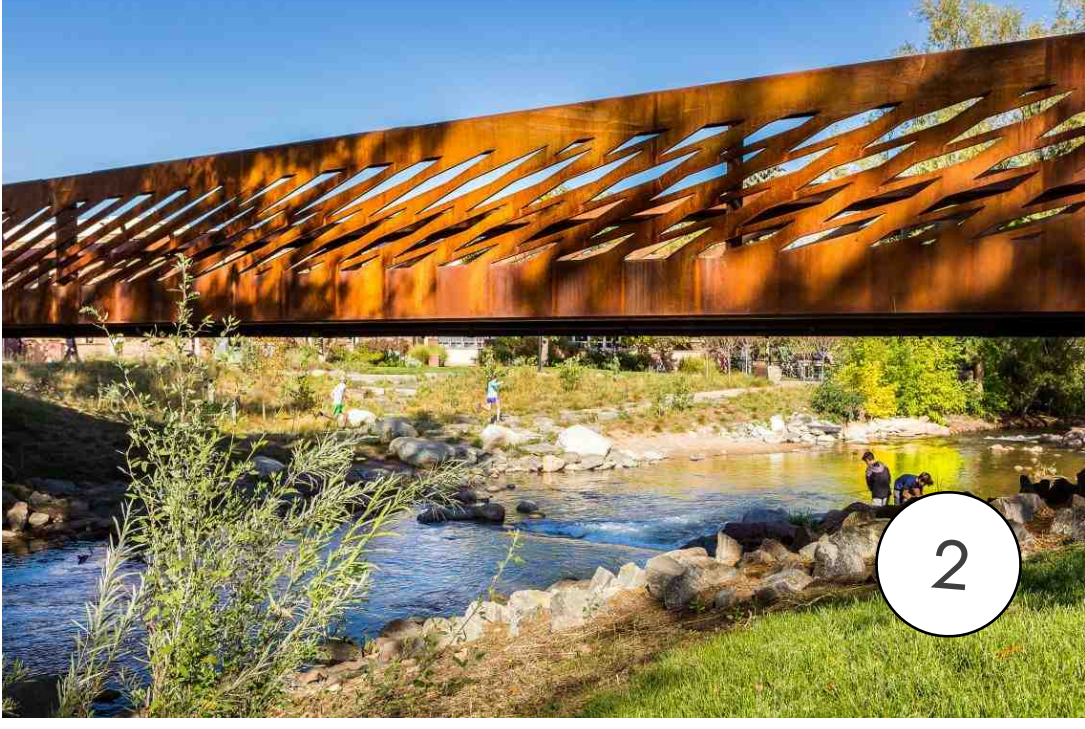
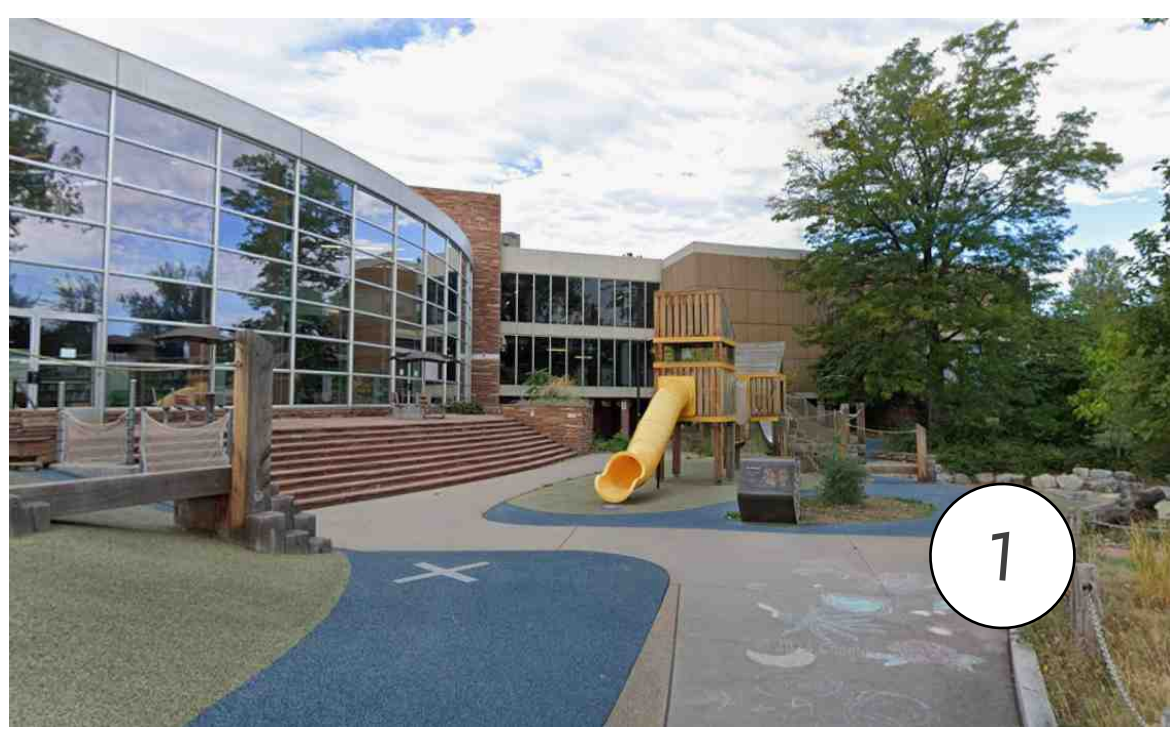
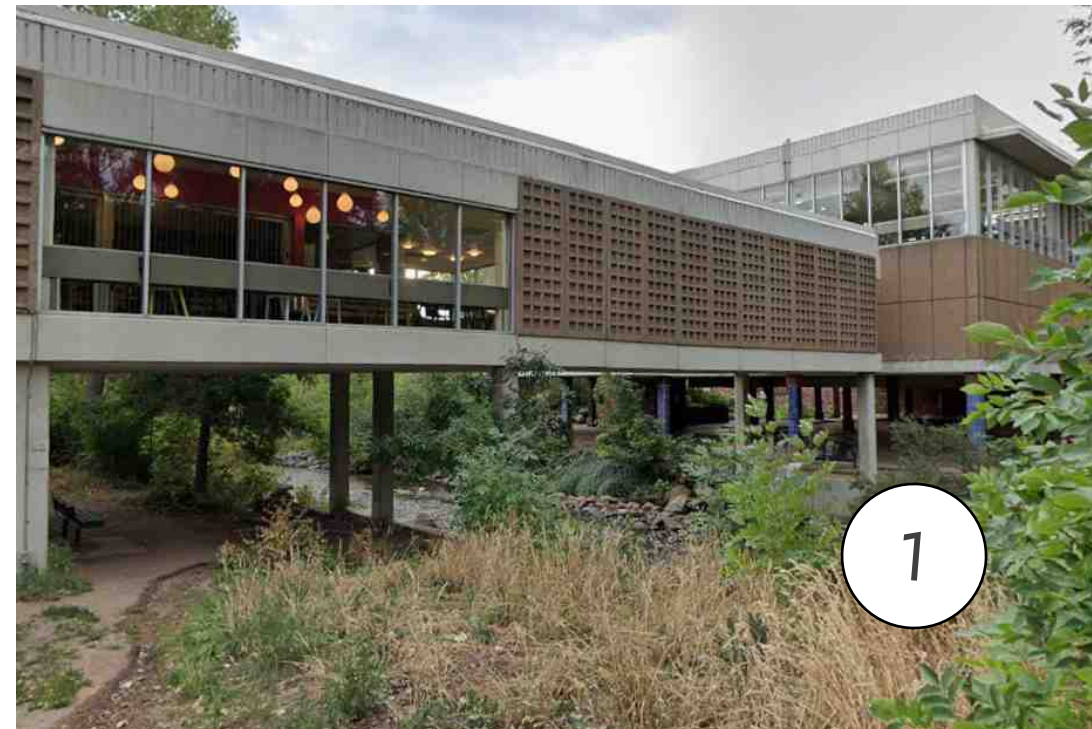
LEGEND

- 1 Library
- 2 Pedestrian Bridge
- 3 Senior Center
- 4 Boulder Creek
- 5 Civic Buildings
- 6 Arete Condominiums

- Location
Boulder, CO
- Designers
Atlas Lab, TLS Landscape Arch. (Erik Prince)
for the City of Boulder
- Size
~20 acres
- Completion
2018
- Type of Site
Public Park & Civic Spaces
- Amenities and Features
Library
Open Space & Gardens
Senior Center
- Surroundings
Museum of Contemp. Art ●
Sculpture Park ●
Boulder High School ●
DuShanbe Teahouse ●
Highland City Club ●



Atlas Lab: <https://atlaslab.com/work/boulder-civic-area-master-plan/>



Oakland Museum of California

case study #2



Location
Oakland, CA

Designers
Kevin Roche (architect), Dan Kiley (landscape)

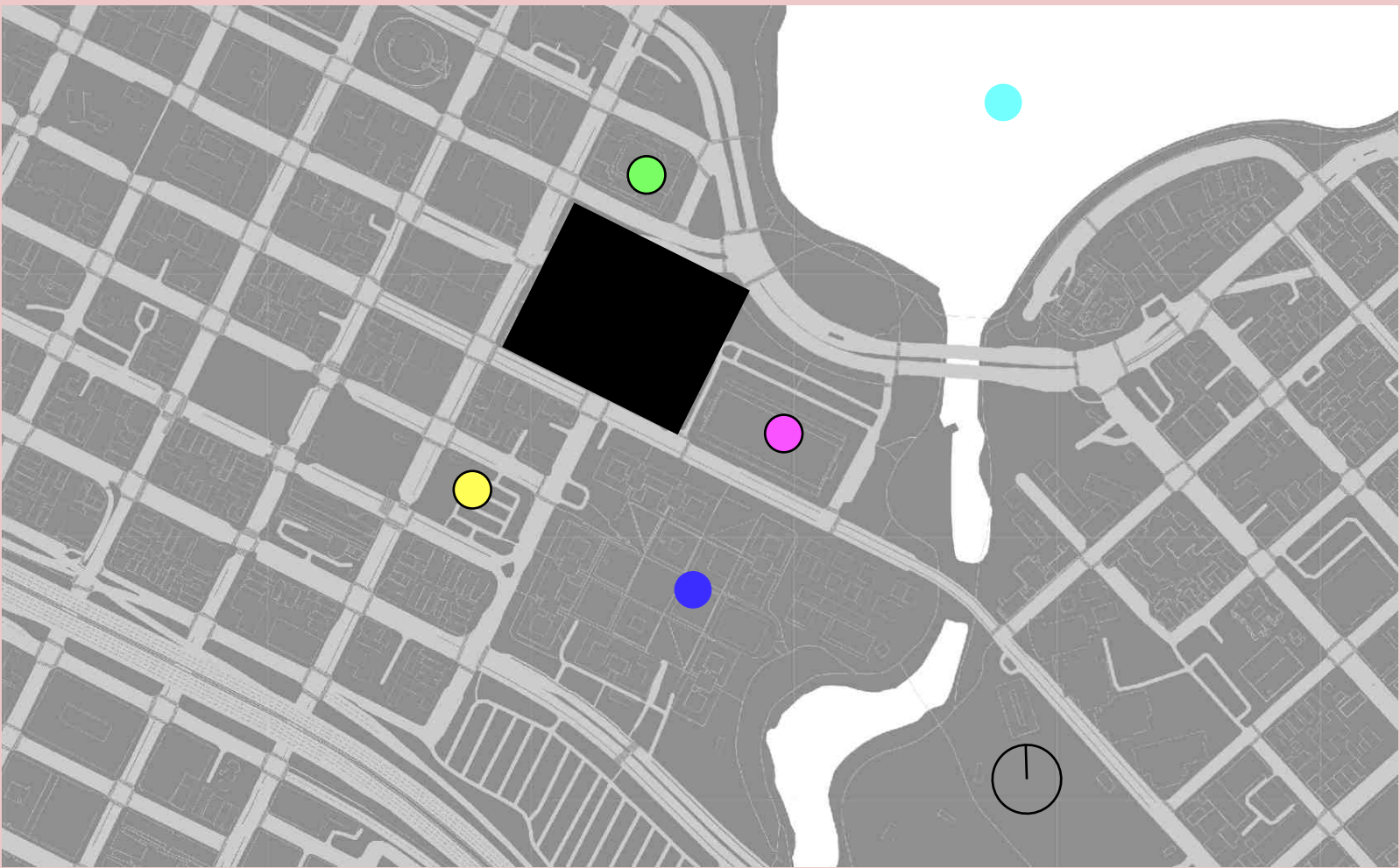
Size
7.7 acres

Completion
First opened 1969. Major renovation 2010

Type of Site
Museum, Public Park

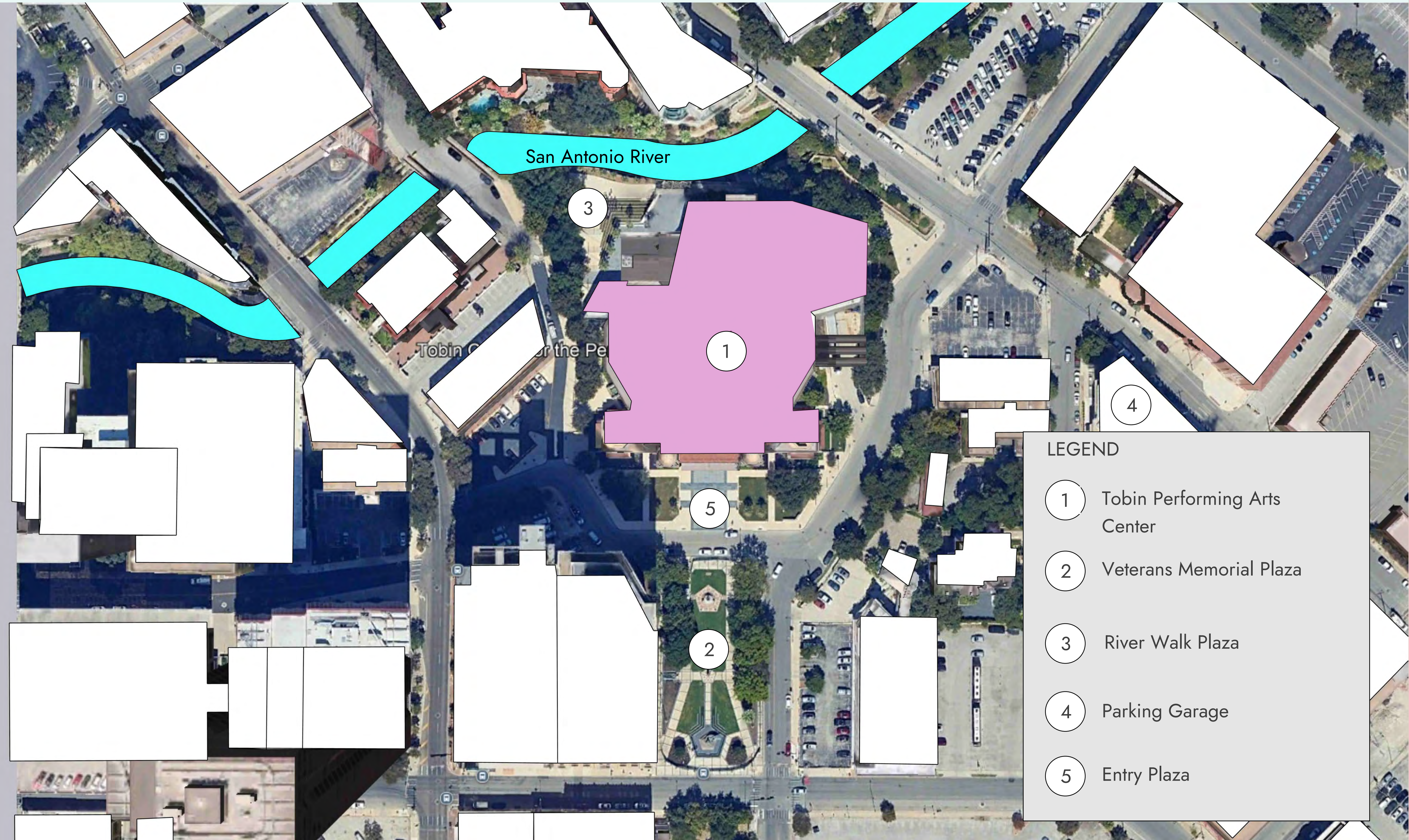
Amenities and Features
Museum
Gardens
Multi-use Space
Cafe
Children's Classrooms

Surroundings
County Building ● Public transit ●
Lake Merritt ●
Laney Community College ●
Theatre ●



Tobin Performing Arts Center Area

case study #3



Location
San Antonio, TX

Designers
LMN Architects + Marmon Mok Arch.

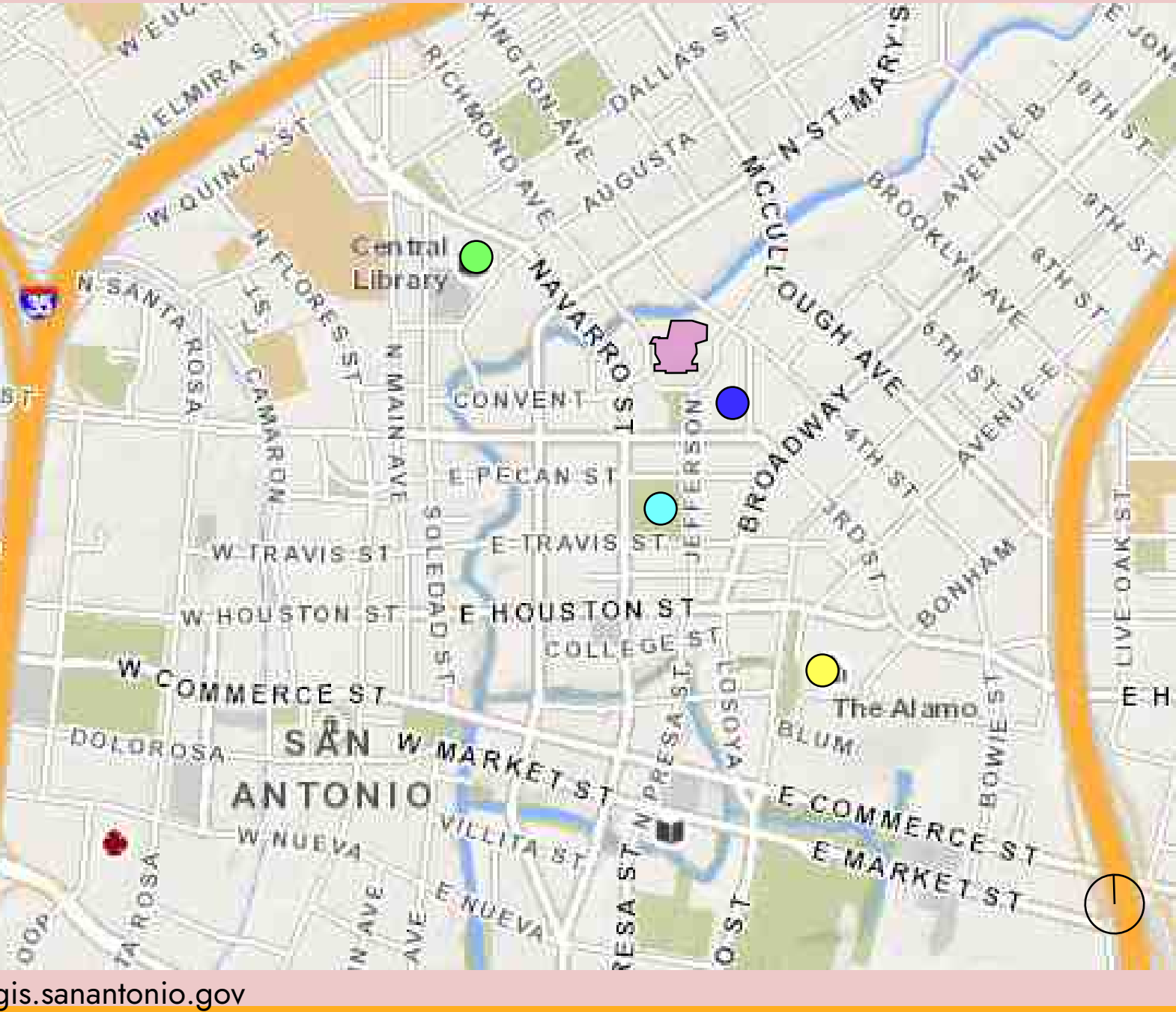
Size
~9 acres

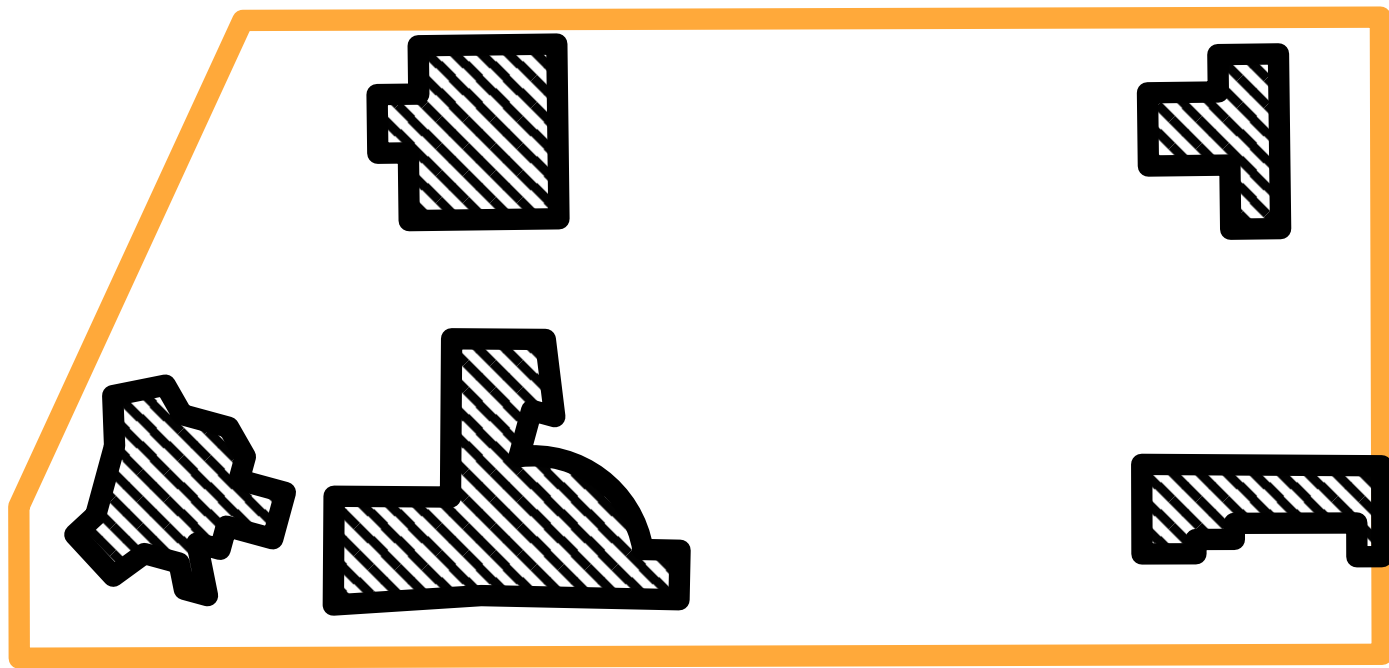
Completion
2014

Type of Site
Civic + Municipal + Performing Arts

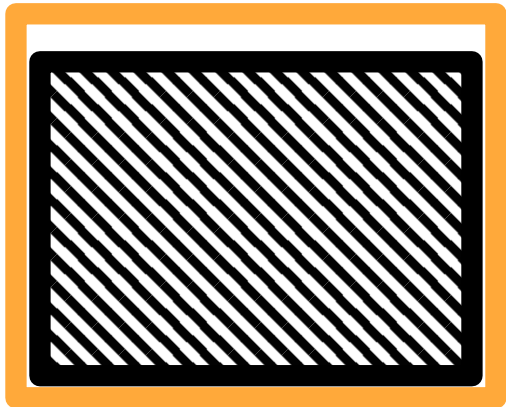
Amenities and Features
Performing Arts
River Walk
Memorial Plaza

Surroundings
The Alamo ●
San Antonio Public Library ●
Travis Park ●
Maverick Carter Historic Museum ●





Boulder Civic Area
(study portion)



Oakland CA Museum



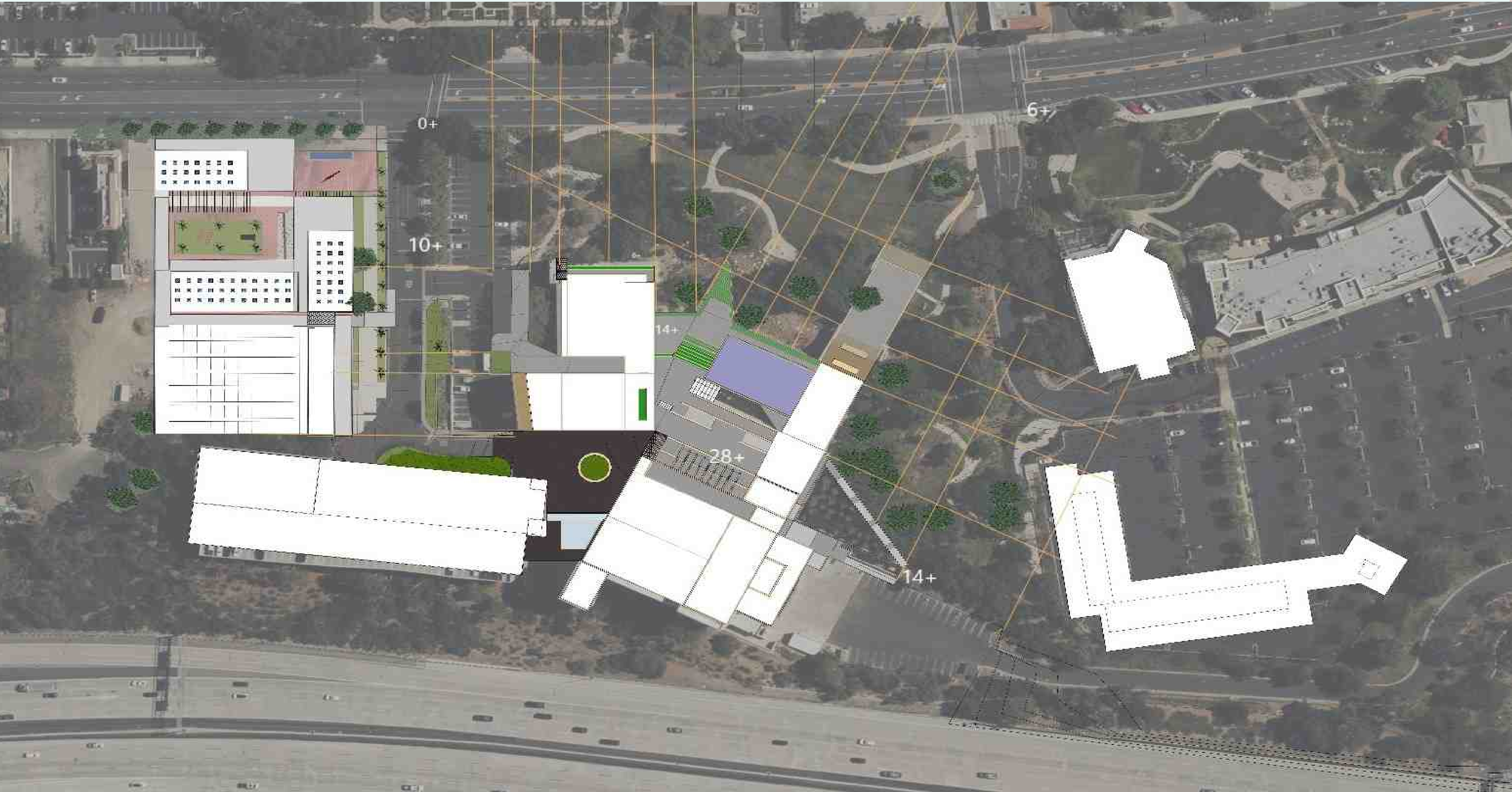
Tobin Performing
Arts Center



Thousand Oaks Civic Arts Plaza

- Study Area
- Building



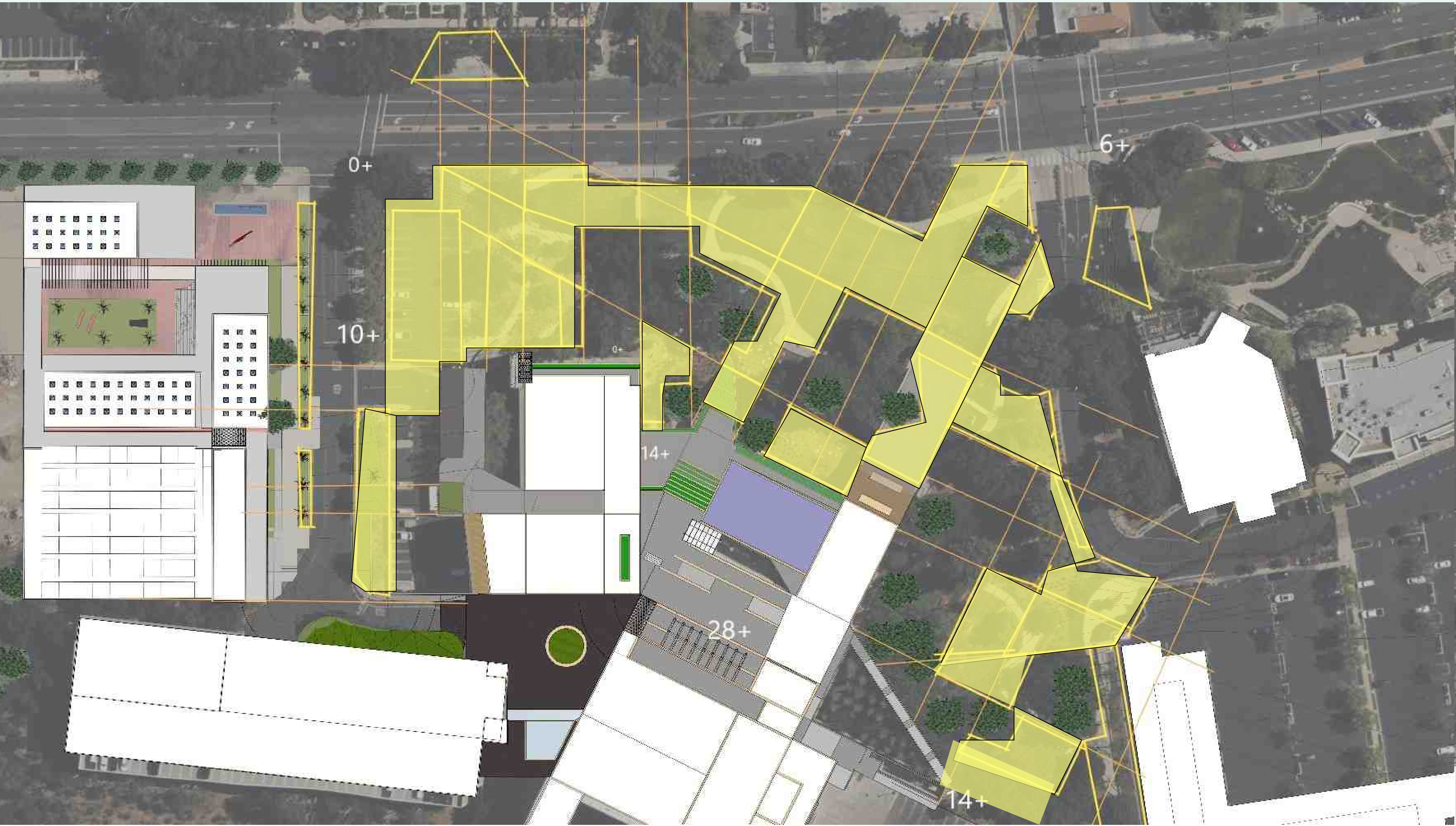


The space-seeking phase of the site concept design involved pulling "regulating lines" tangential to the building footprints of the Civic Arts Plaza. This step helped visualize how the site could be navigated as a pedestrian from the adjoining streets and buildings, such as the West Parcel (museum area) and The Lakes Mall. One particular challenge involved finding elevations on the plaza and The Lakes sites that could accommodate a pedestrian bridge.

What emerged from this step of the exercise are the large areas not occupied by existing oak trees and smaller connective spaces that could provide as connectors or small rooms where people could spend a while admiring a view or immersed in their personal work. The elevations indicated on the site are references that become important in defining the program specifics of each area and the navigation to and from the program areas.

concept development

usable areas



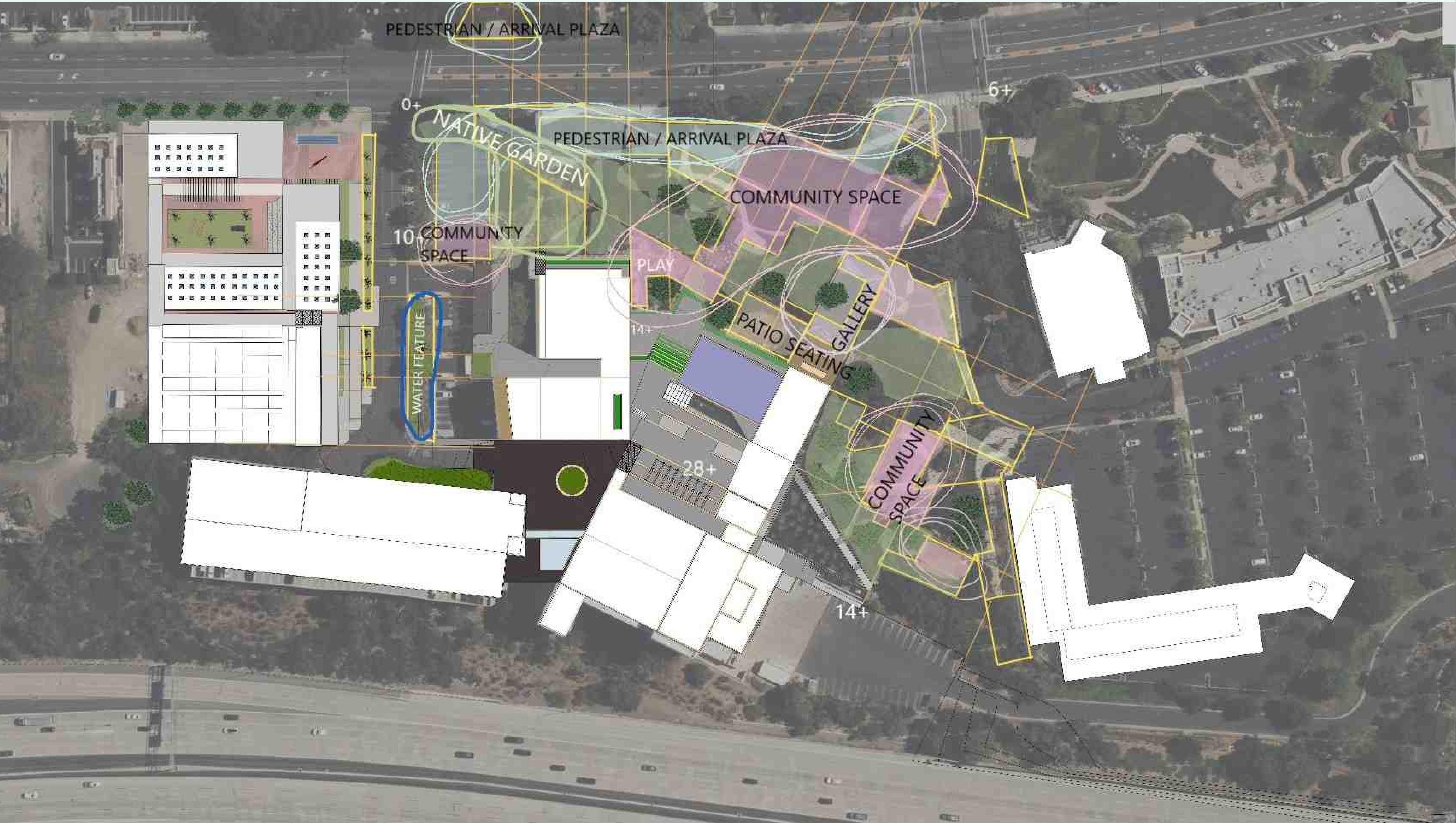
- Regulating Lines
- Usable Limits
- Usable Area

For improved visual clarity, the yellow areas are the final sum of usable spaces that could be identified in the space-seeking exercise. Within Sketchup, I used the regulating lines to subdivide the various spaces.

As noted in the RFP from 2018, there are elements of the hardscape that could be improved around the theatre entry roundabout and the narrow city hall entrance, however these were not key considerations of the overall planning process because the focus was on pedestrian entry into the site from Thousand Oaks Blvd, Dallas Drive, and The Lakes Mall.

concept development

program areas



Pedestrian Arrival and Plazas
Paved Walkways with Bollards
Planters
Shade and Cooling Structures
Bus Stop Beautification

Community Multi-Use Space
Open Forum and Sports Rink with Seat Walls
Paved Area with Sculptures
Play Structures
Shaded Areas for Dance/Yoga
Ping Pong and Chess Tables

Native Garden
Native Garden at North Entry
Existing Protected Oaks and Sycamores
Succulents

Water Feature
Greywater System for Native Plants & Trees
Improved Entry Experience / Dropoff Experience

Patio Seating & Gallery
Passive space for viewing play or open area
Picnic tables
Sculpture and public art

The initial decisions around program areas were general inclinations based on the surveys conducted in the RFP in the city’s planning phase. As the designer, drawing from my memory of the many public places I know or entered on foot was the most important and decisive factor in the design of the community space toward Thousand Oaks Blvd.

From my memories I was able to build a list of features I wanted to see implemented throughout, in order to activate the public areas in the site frontage. Once this 2-D document was uploaded into Sketchup, I was able to accommodate the various features whether modeling them from scratch in Sketchup using reference images or downloading them into my model from 3-D Warehouse.

concept development

topo overlay



- Pedestrian Arrival and Plazas
 - Paved Walkways with Bollards
 - Planters
 - Shade and Cooling Structures
 - Bus Stop Beautification
- Community Multi-Use Space
 - Open Forum and Sports Rink with Seat Walls
 - Paved Area with Sculptures
 - Play Structures
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 - Ping Pong and Chess Tables
- Native Garden
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 - Existing Protected Oaks and Sycamores
 - Succulents
- Water Feature
 - Greywater System for Native Plants & Trees
 - Improved Entry Experience / Dropoff Experience
- Patio Seating & Gallery
 - Passive space for viewing play or open area
 - Picnic tables
 - Sculpture and public art

Overlaying the existing site contours was a "reality check" that provided the limitations to consider such that my vision for the site could become reality, rather than succumb to the physical conditions of the site. An initial step, once in Sketchup was to pull lines from various elevations to see what sort of ramps might be needed. Not all of this work was needed, but it was a useful warmup for the eventual necessity to make areas accessible by persons of varying ability.

Mood Board



Multi-function covered structure in primary colors, tilted to direct drainage.

Company: Metalco.



All Hallows Guild Amphitheater, Washington National Cathedral Gardens. Referenced for scale and style.

Photo Credit: allhallowsguild.org



Neustadt Central Bus Station. Attractive passage and planting to and from bus station.

Photo Credit: landezine.com



Parque Mexico: effective multi-use area for decades with arcade walkway surrounding its Lindbergh Forum.

Photo Credit: Protoplasmakid

plant palette

🌳 Deciduous & Shade Trees

- Valley Oak (*Quercus lobata*)
- Red Oak (*Quercus rubra*)
- Turkey Oak (*Quercus cerris*)
- Palo Verde (*Parkinsonia aculeata*)

🌲 Evergreen Trees & Conifers

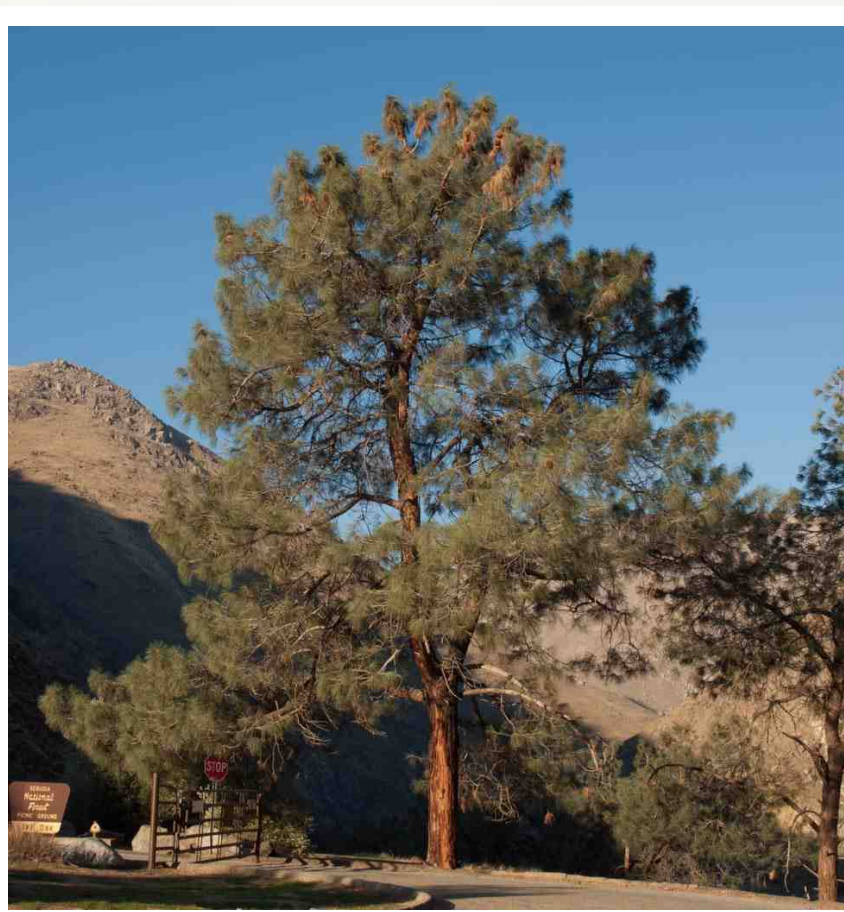
- Coast Live Oak (*Quercus agrifolia*)
- Coulter Pine (*Pinus coulteri*)
- Monterey Pine (*Pinus radiata*)
- Bay Laurel Tree (*Laurus nobilis*)

💚 Shrubs, Succulents & Perennials

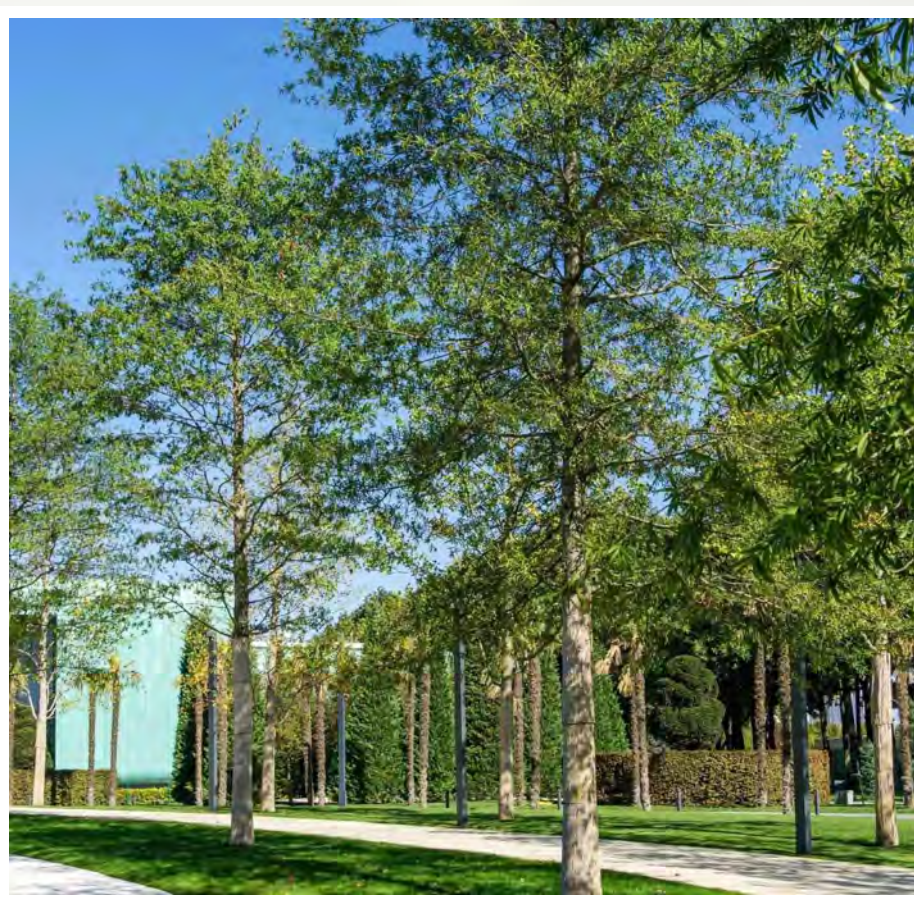
- Ceanothus (*Ceanothus spp.*)
- Yucca (*Yucca filamentosa*)
- California Poppy (*Eschscholzia californica*)
- English Lavender (*Lavandula angustifolia*)



Palo Verde



Coulter Pine



Valley Oak



Ceanothus

Common Name	Botanical Latin Name	Category	Height	Water	USDA Zone
Coast Live Oak	Quercus agrifolia	Tree	25 - 75'	Low	8 - 10
Valley Oak	Quercus lobata	Tree	40 - 100'	Low-Mod	7 - 9
Red Oak	Quercus rubra	Tree	60 - 75'	Moderate	3 - 8
Turkey Oak	Quercus cerris	Tree	50 - 90'	Low-Mod	6 - 9
Palo Verde	Parkinsonia aculeata	Tree	15 - 30'	Very Low	8 - 11
Coulter Pine	Pinus coulteri	Tree	40 - 80'	Very Low	7 - 9
Monterey Pine	Pinus radiata	Tree	50 - 100'	Low-Mod	7 - 10
Bay Laurel Tree	Laurus nobilis	Tree/Shrub	12 - 40'	Low-Mod	8 - 10
Ceanothus	Ceanothus spp.	Shrub	3 - 12'	Low	8 - 10
Yucca	Yucca filamentosa	Succulent	2 - 6'	Very Low	5 - 10
California Poppy	Eschscholzia californica	Perennial	1 - 1.5'	Low	6 - 10
Lavender	Lavandula angustifolia	Perennial	2 - 3'	Low	5 - 9

Image Sources

- <https://www.gardenia.net/wp-content/uploads/2023/05/quercus-agrifolia-780x520-webp>
Source: www.gardenia.net
- <http://plantsexpress.com/cdn/shop/products/Valley-Oak-Tree-2.jpg?v=1684529098>
Source: plantsexpress.com
- <https://www.gardenia.net/wp-content/uploads/2023/05/Quercus-rubra-780x520-webp>
Source: www.gardenia.net
- <https://www.woodlandtrust.org.uk/media/3812/turkey-oak-autumn-ashton-court-bristol-alamy-cbgn8-steve-taylor.jpg?width=1110&height=624&v=1dc2bf4d20b1af0>
Source: www.woodlandtrust.org.uk
- <https://thehorticult.com/wp-content/uploads/2012/10/RMB1632-e1357092019424.jpg>
Source: thehorticult.com
- <https://www.conifers.org/pi/pi/c/coulteri09.jpg>
Source: www.conifers.org

Image Sources

- <https://www.conifers.org/pi/pi/r/radiata03.jpg>
Source: www.conifers.org
- https://www.hedgesdirect.co.uk/media/catalog/product/cache/2/07e23213cf636ccdef205098ct3c8a3/b/a/bay-laurel-_laurus-nobilis_-_leaves-and-flower_5.jpg
Source: www.hedgesdirect.co.uk
- https://www.gardenia.net/wp-content/uploads/2023/03/20601370_mOptimized-1.webp
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- <https://cdn.mios.cms.futurecdn.net/sd1qlo75vMGJivUpCrz9-415-80.jpg>
Source: www.gardeningknowhow.com
- <https://gardenspath.com/wp-content/uploads/2022/06/How-to-Grow-California-Poppies-Feature.jpg>
Source: gardenspath.com
- <https://www.diggingdog.com/images/plants/medium/LavandulaPurpleBouquet.jpg>
Source: www.diggingdog.com



Coast Live Oak; plantsexpress.com

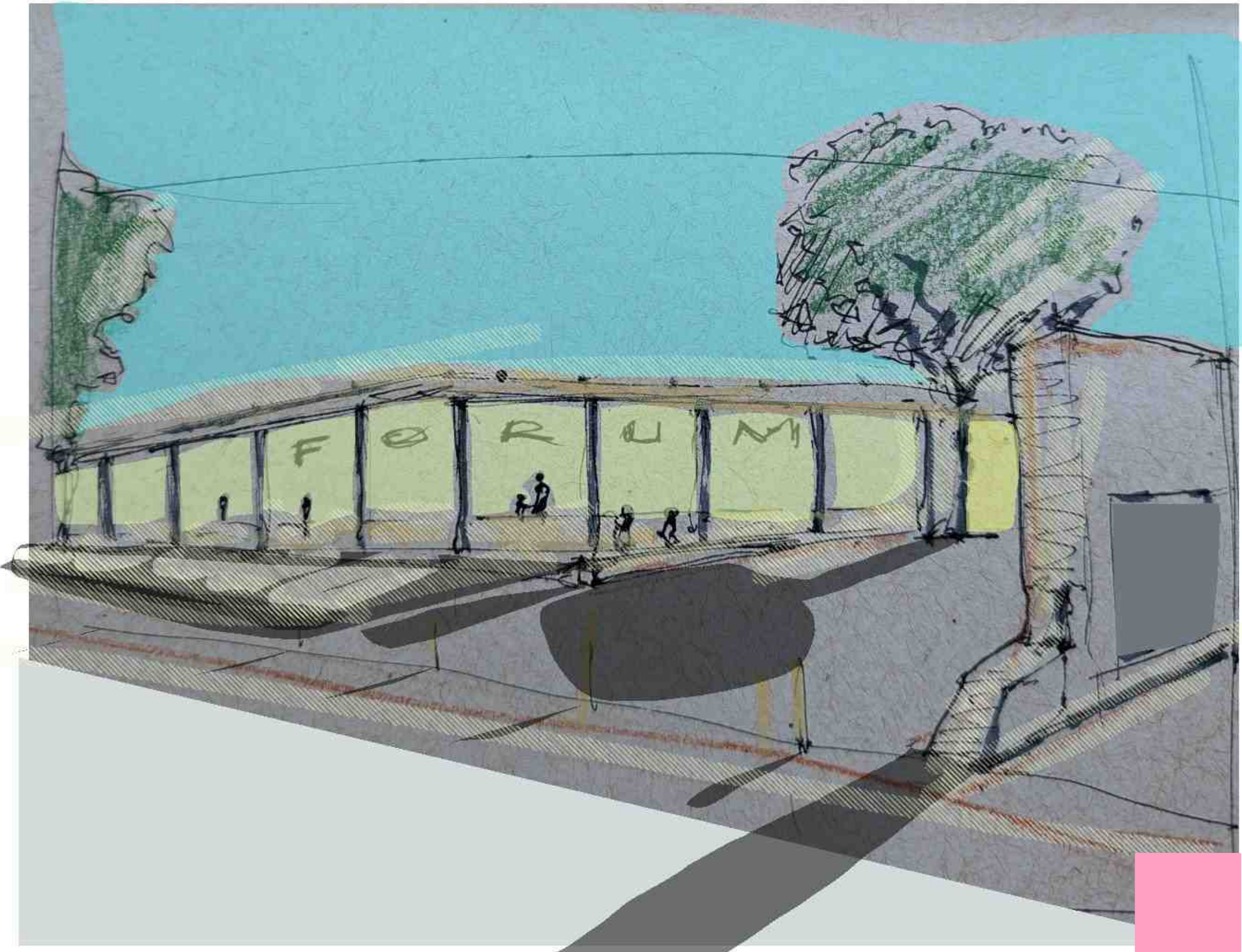
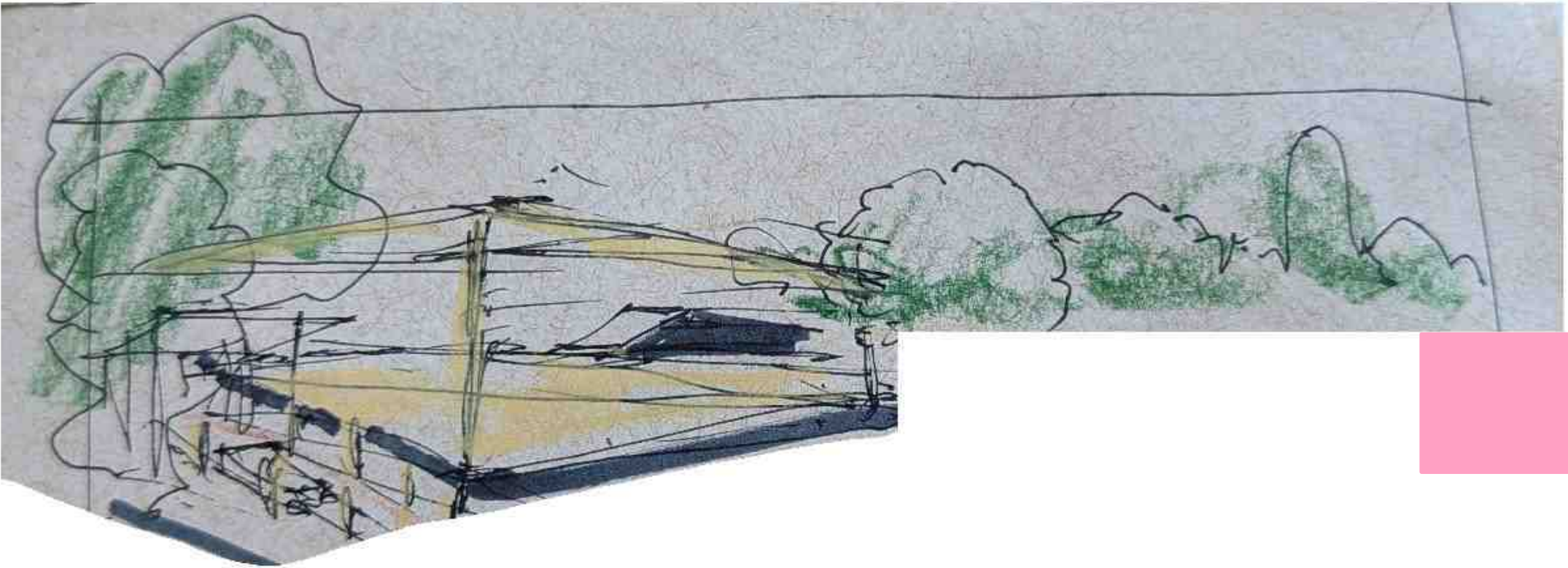
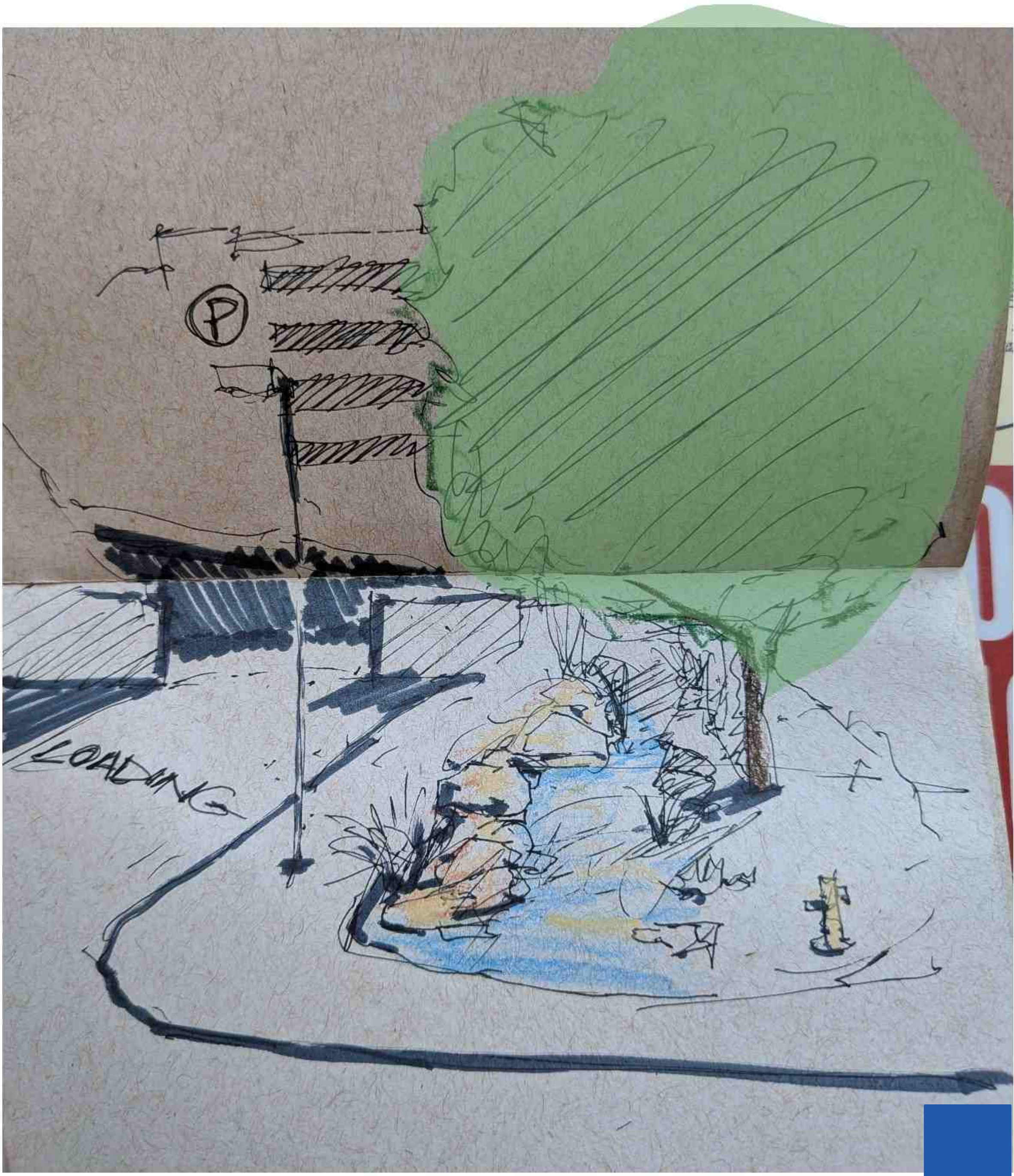


- Native Garden
- Native Garden at North Entry
- Existing Protected Oaks and Sycamores
- ADA path
- Manzanita screen in distance before loading zone



perspective sketches

water, forum, site



community multi-use space, plan view

Community Multi-Use Space
Open Forum and Sports Rink with Seat Walls
Paved Area with Sculptures
Play Structures
Shaded Areas for Dance/Yoga
Ping Pong and Chess Tables

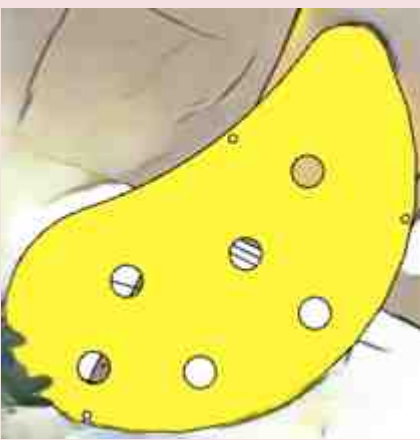
Water Feature
Greywater System for Native Plants & Trees
Improved Entry Experience / Dropoff Experience



site plan



LEGEND



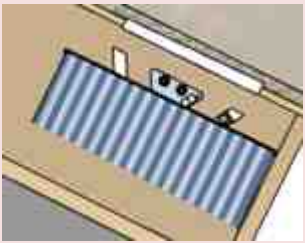
Shade Structure



Splash Pad



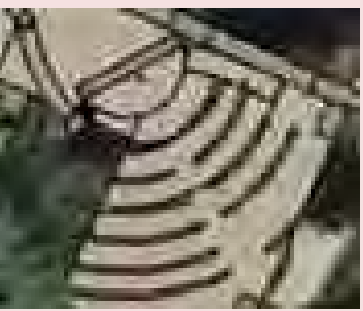
Seating for 4



Cafe



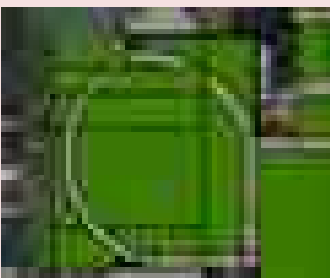
Flex Seating



Amphitheatre



Water Feature



Native Garden & Walkway

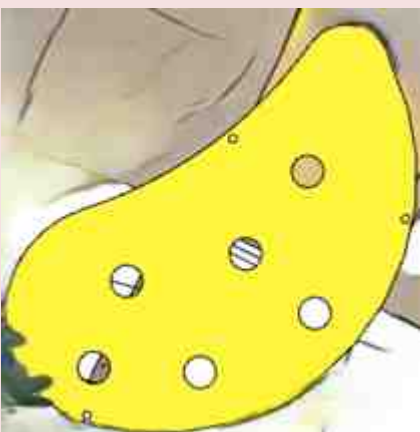


Bridge to the Lakes





LEGEND



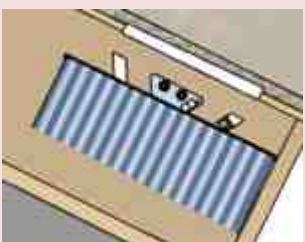
Shade Structure



Splash Pad



Seating for 4



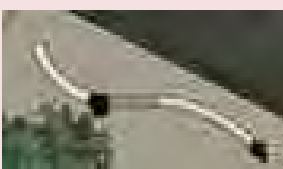
Cafe



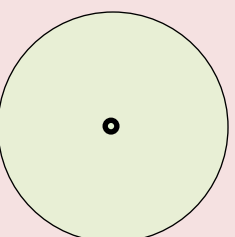
Planter Bed



Ramp

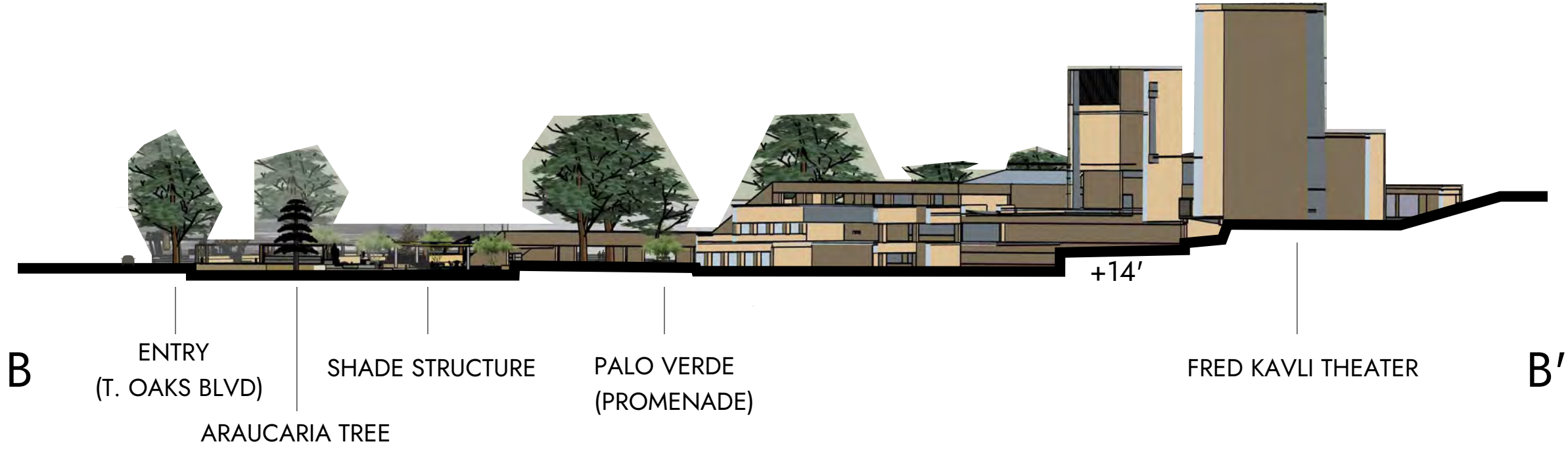


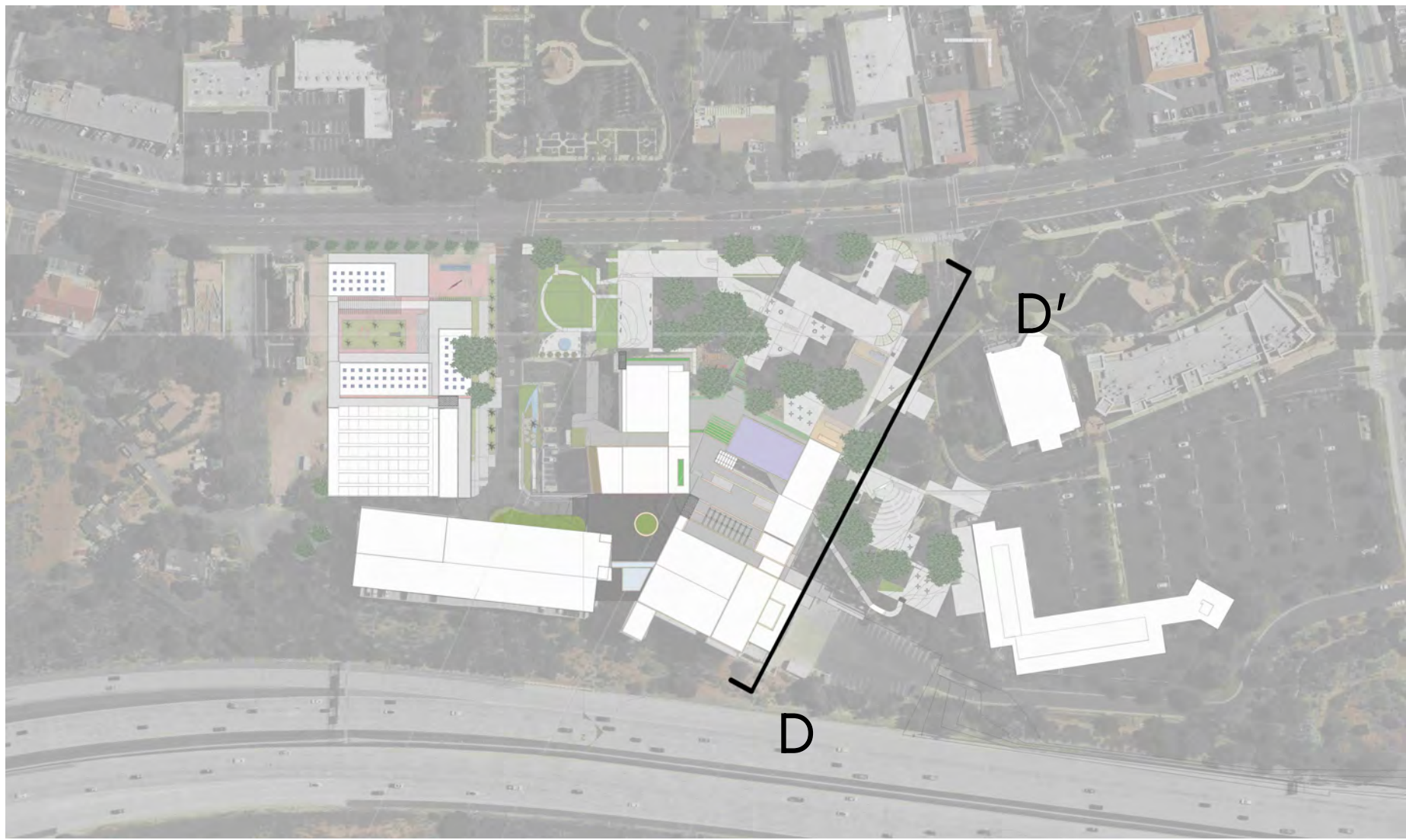
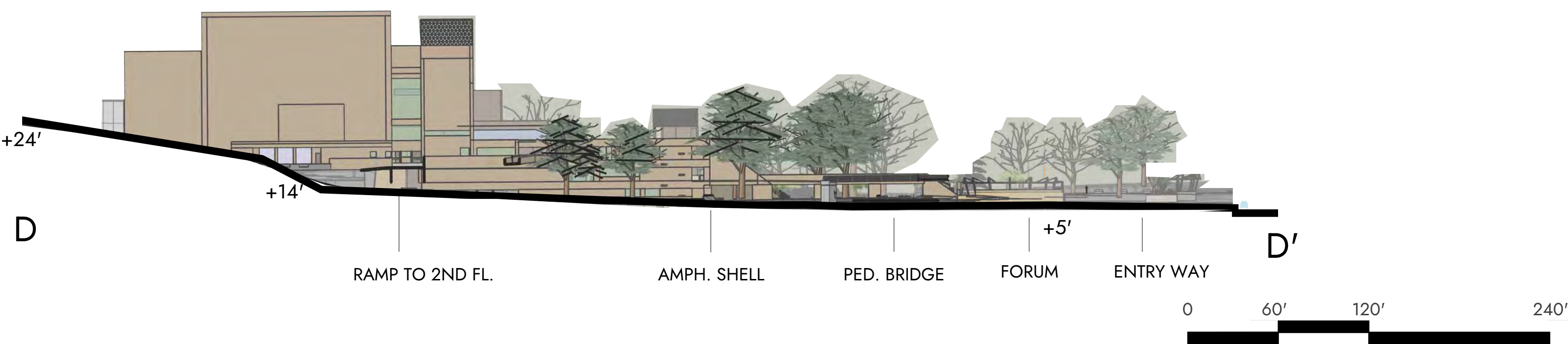
Flex Seating

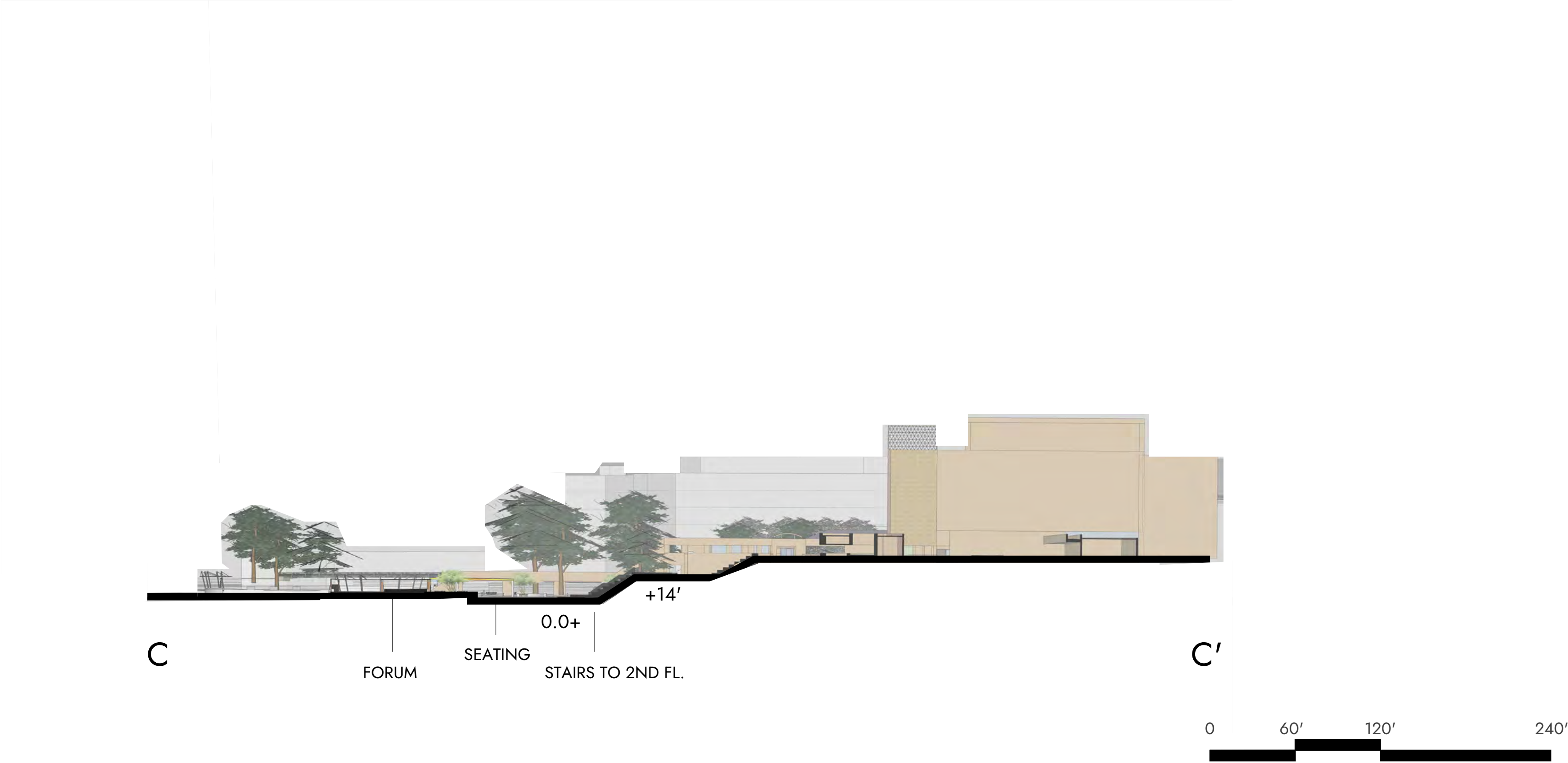


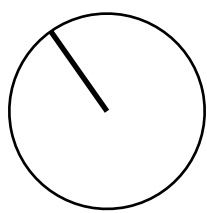
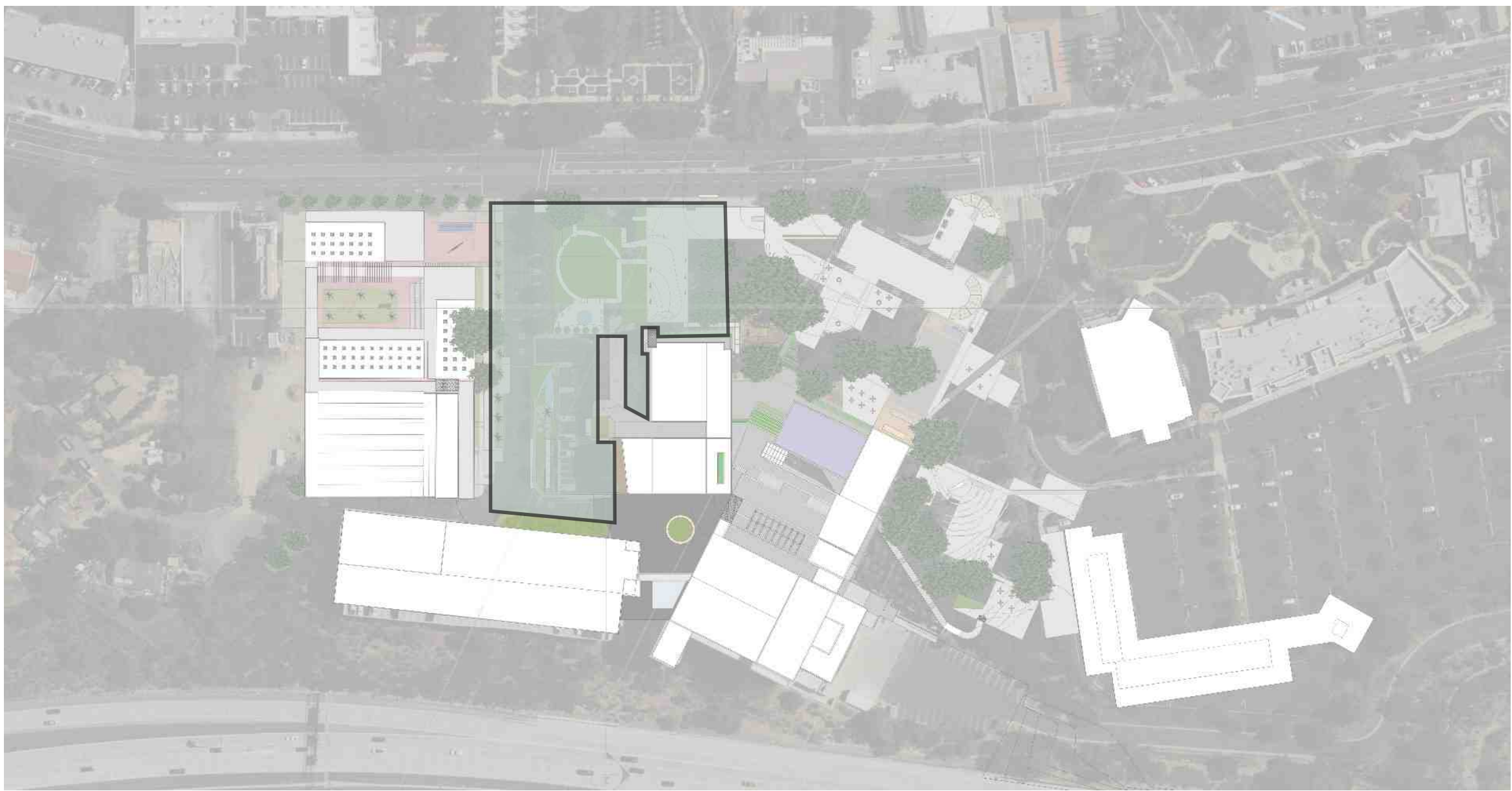
Small Tree e.g. Palo Verde

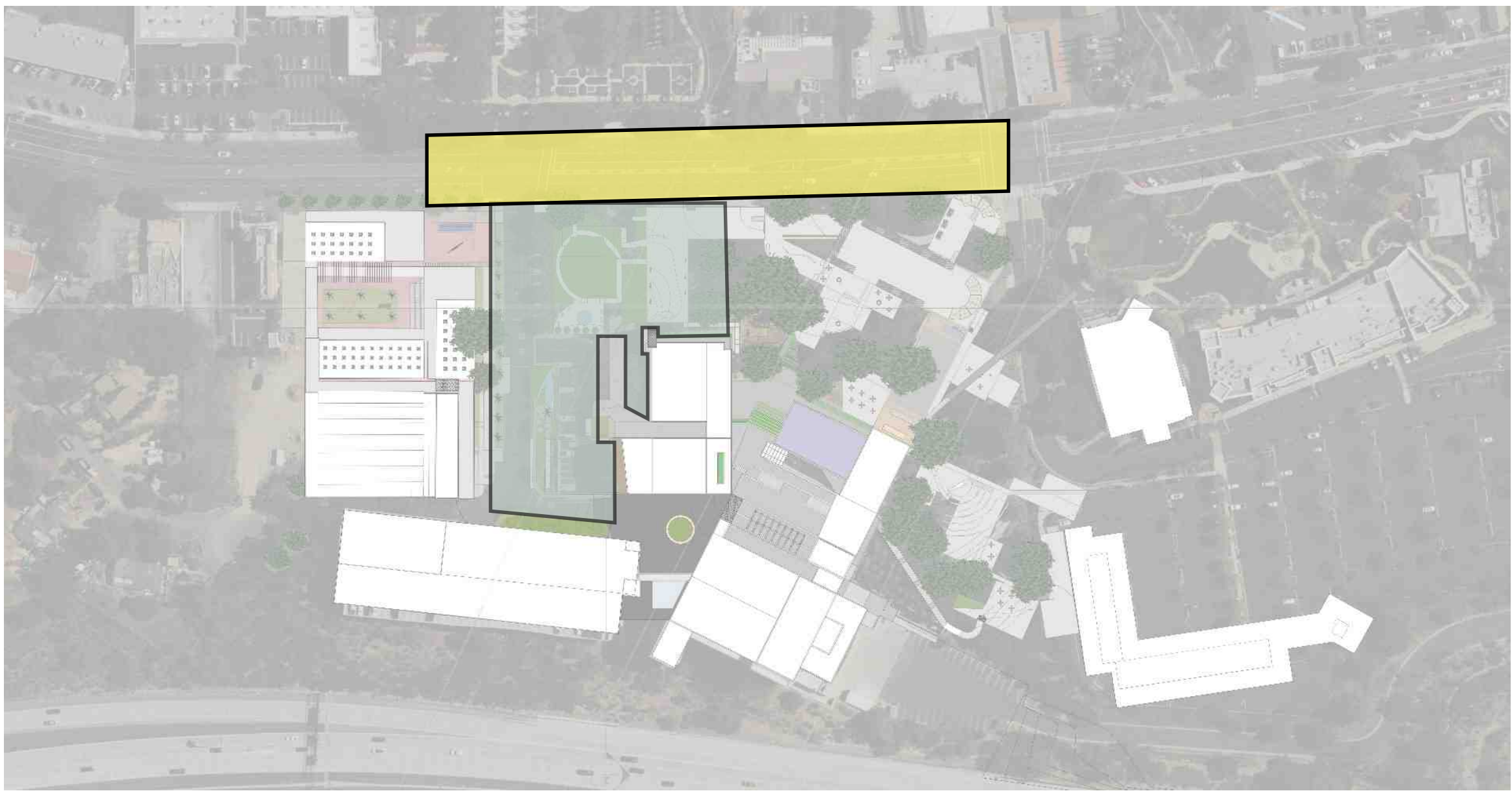


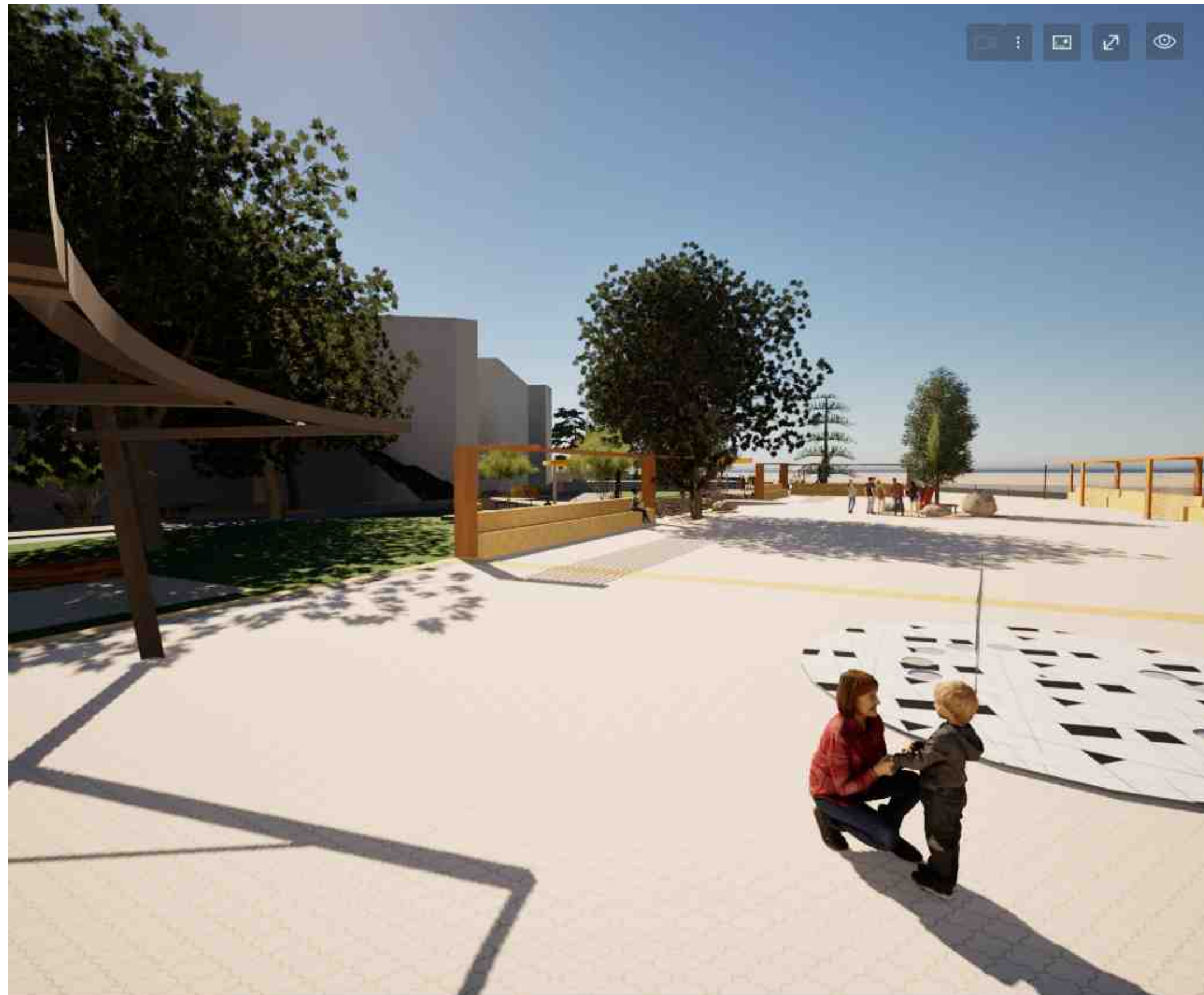
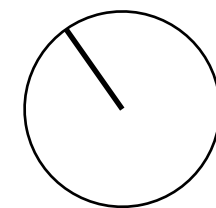




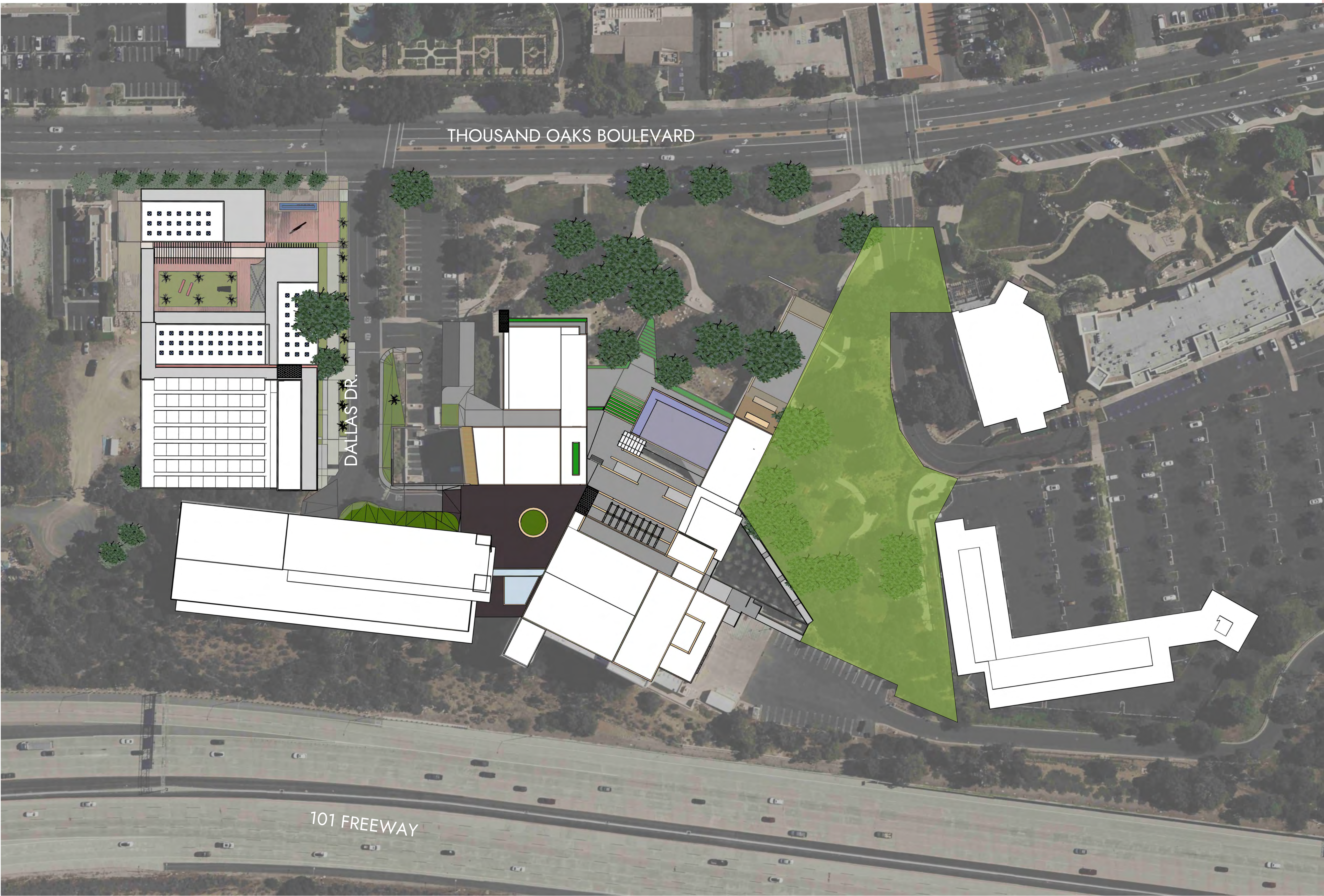












Areas 1, 2 & 3 focus on on-site connections to existing and surrounding buildings.
Area 4 focuses on primary crosswalk connections for the current and future pedestrian traffic from the public streets, the Lakes Shopping Center and the existing parking structure.
Designs avoid "path only" systems to accommodate program goals, primarily: events, gatherings, fairs, and individual visits.



