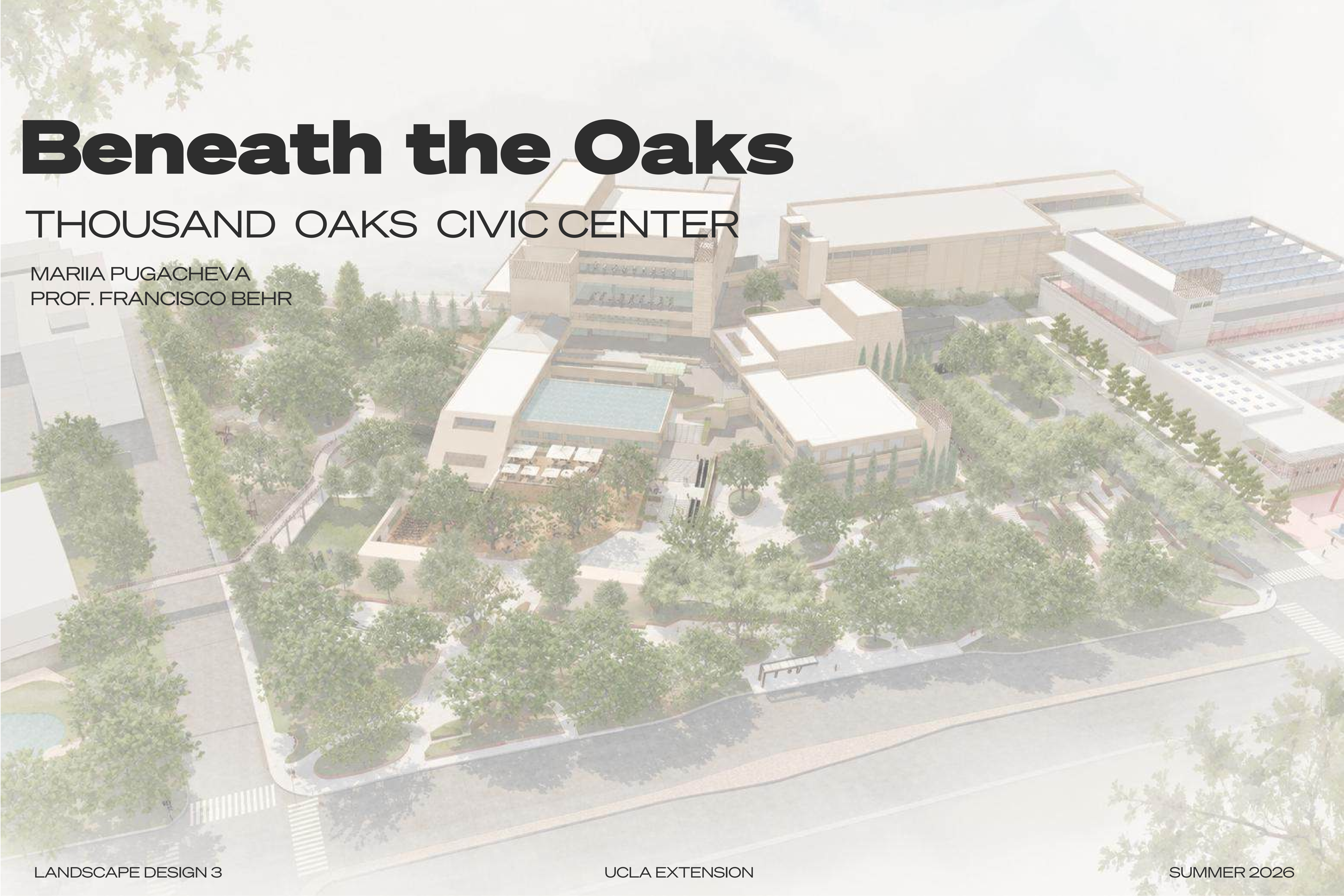




Beneath the Oaks

THOUSAND OAKS CIVIC CENTER

MARIIA PUGACHEVA
PROF. FRANCISCO BEHR

CONTENTS

SITE ANALYSIS

<u>LOCATION</u>	<u>3</u>
<u>CONTEXT DIAGRAM</u>	<u>4</u>
<u>ZONES</u>	<u>5</u>
<u>SITE OBSERVATIONS ZONE 1</u>	<u>6</u>
<u>SITE OBSERVATIONS ZONE 2</u>	<u>7</u>
<u>SITE OBSERVATIONS ZONE 3</u>	<u>8</u>
<u>SITE OBSERVATIONS ZONE 4</u>	<u>9</u>
<u>KEY VIEWS FROM BUILDINGS</u>	<u>10</u>
<u>PEDESTRIAN ACCESS</u>	<u>11</u>
<u>EXISTING TREE CANOPY</u>	<u>12</u>
<u>CONSTRAINTS</u>	<u>13</u>
<u>OPPORTUNITIES</u>	<u>14</u>

SITE DESIGN

<u>INSPIRATION</u>	<u>15</u>
<u>GOALS & OBJECTIVE</u>	<u>16</u>
<u>SPACE SEEKING</u>	<u>17</u>
<u>CONCEPTUAL SITE PLAN</u>	<u>18</u>
<u>GRADING DESIGN DEVELOPMENT</u>	<u>19</u>
<u>GREEN & SHADE NETWORK</u>	<u>20</u>
<u>PLANT PALETTE</u>	<u>21</u>
<u>SITE PLAN</u>	<u>23</u>
<u>ENLARGED SITE PLAN ZONE 1</u>	<u>24</u>
<u>SECTION ELEVATION ZONE 1</u>	<u>25</u>
<u>PERSPECTIVE VIEW ZONE 1</u>	<u>26</u>
<u>ENLARGED SITE PLAN ZONE 2</u>	<u>33</u>
<u>SECTION ELEVATION ZONE 2</u>	<u>34</u>
<u>PERSPECTIVE VIEW ZONE 2</u>	<u>35</u>
<u>ENLARGED SITE PLAN ZONE 3</u>	<u>42</u>
<u>SECTION ELEVATION ZONE 3</u>	<u>43</u>
<u>PERSPECTIVE VIEW ZONE 3</u>	<u>44</u>
<u>AI-ENHANCED VISUALIZATIONS</u>	<u>48</u>

SITE ANALYSIS
LOCATION

The Thousand Oaks Civic Center is located in the heart of Ventura County, along E Thousand Oaks Boulevard, with close access to US-101. Its central location connects the community to regional destinations, natural landscapes, and a network of parks, open spaces, and cultural amenities, making it a key civic and recreational hub for the city and beyond.

CIVIC
CULTURE
COMMUNITY
NATURE
CONNECTION



VIEWS TO
CONEJO VALLEY



REGIONAL CONTEXT

Los Angeles	~ 40 miles
Santa Monica	~ 30 miles
Oxnard	~ 17 miles
Camarillo	~ 12 miles
Simi Valley	~ 14 miles



PEOPLE
PLACES
POTENTIAL

SITE ANALYSIS

CONTEXT DIAGRAM



LEGEND

- SITE
- PROPOSED COMMERCIAL/MUSEUM
- PROPOSED MIXED USE
- COMMERCIAL
- PUBLIC SPACE
- RESIDENTIAL



SITE ANALYSIS

ZONES



LEGEND



ZONE 1



ZONE 2



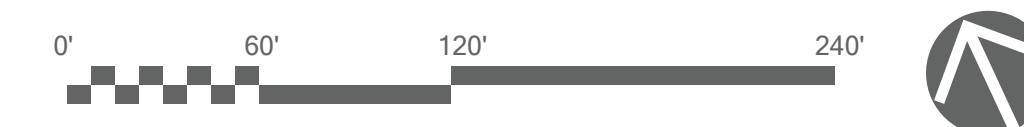
ZONE 3



ZONE 4

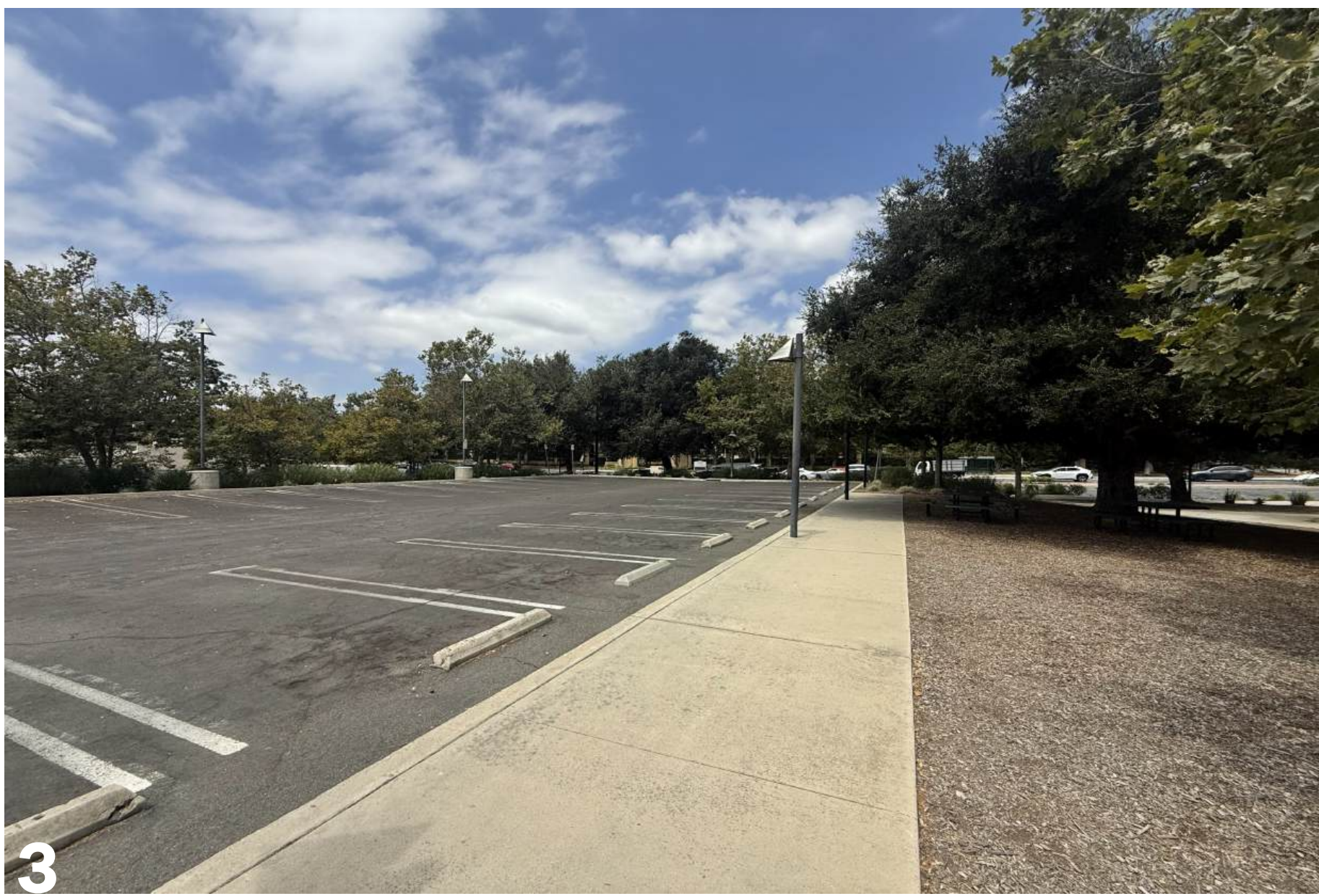
EXISTING & FEATURES LEGEND

- A CITY HALL
- B FORUM THEATER
- C FRED KAVLI THEATER
- D ROOFTOP TERRACE
- E THIRD LEVEL ENTRANCE
- F DROP OFF CIRCLE
- G LOADING DOCK
- H PEDESTRIAN BRIDGE
- I MAIN ENTRANCE
- J MUSEUM (FEATURE)
- K PARKING STRUCTURE
- L APARTMENT BUILDING (FEATURE)
- M THE LAKES SHOPPING CENTER
- N GARDENS OF THE WORLD



SITE ANALYSIS

SITE OBSERVATIONSZONE 1



KEY MAP



SITE ANALYSIS
SITE OBSERVATIONS

ZONE 2



KEY MAP



SITE ANALYSIS

SITE OBSERVATIONS **ZONE 3**

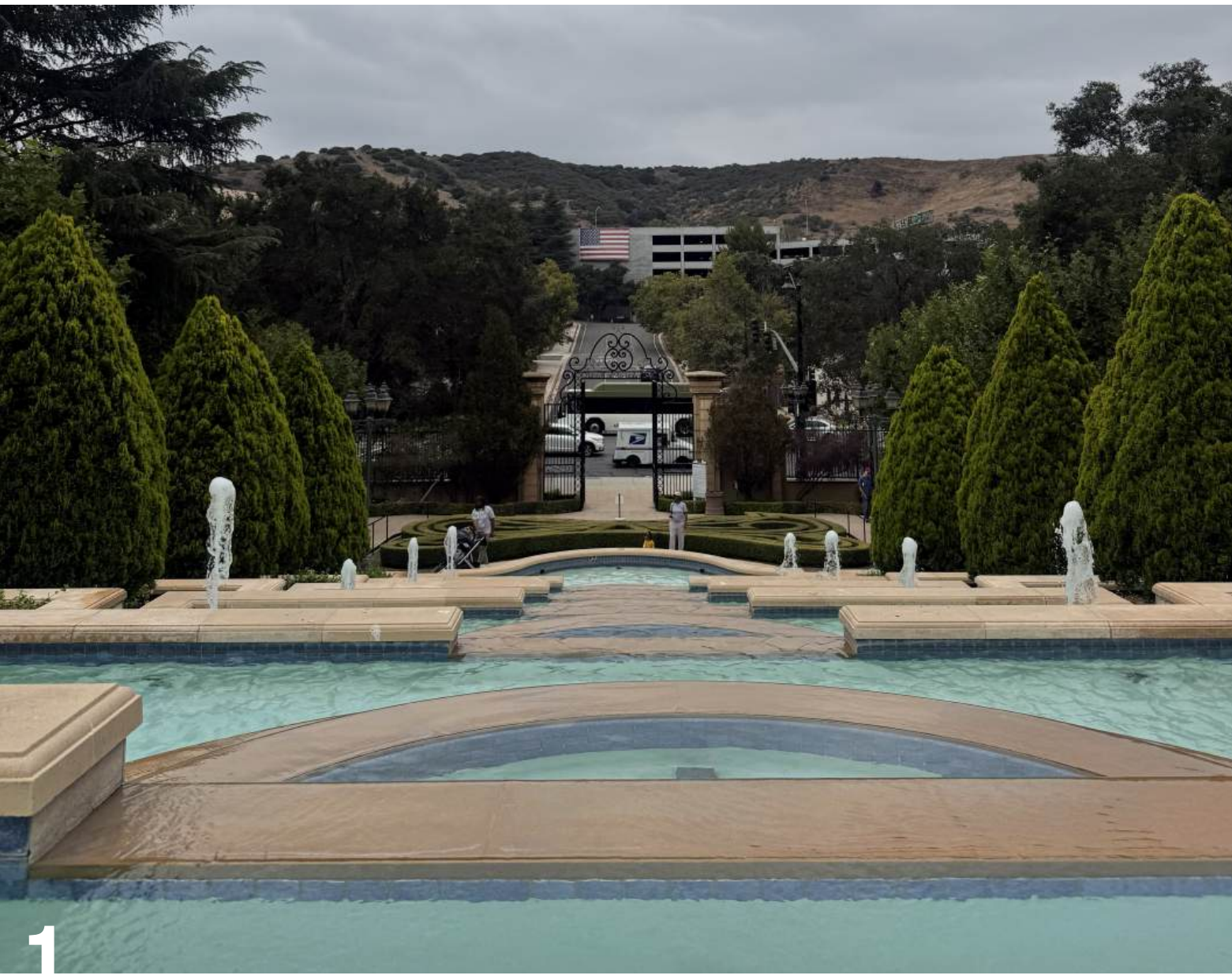


KEY MAP

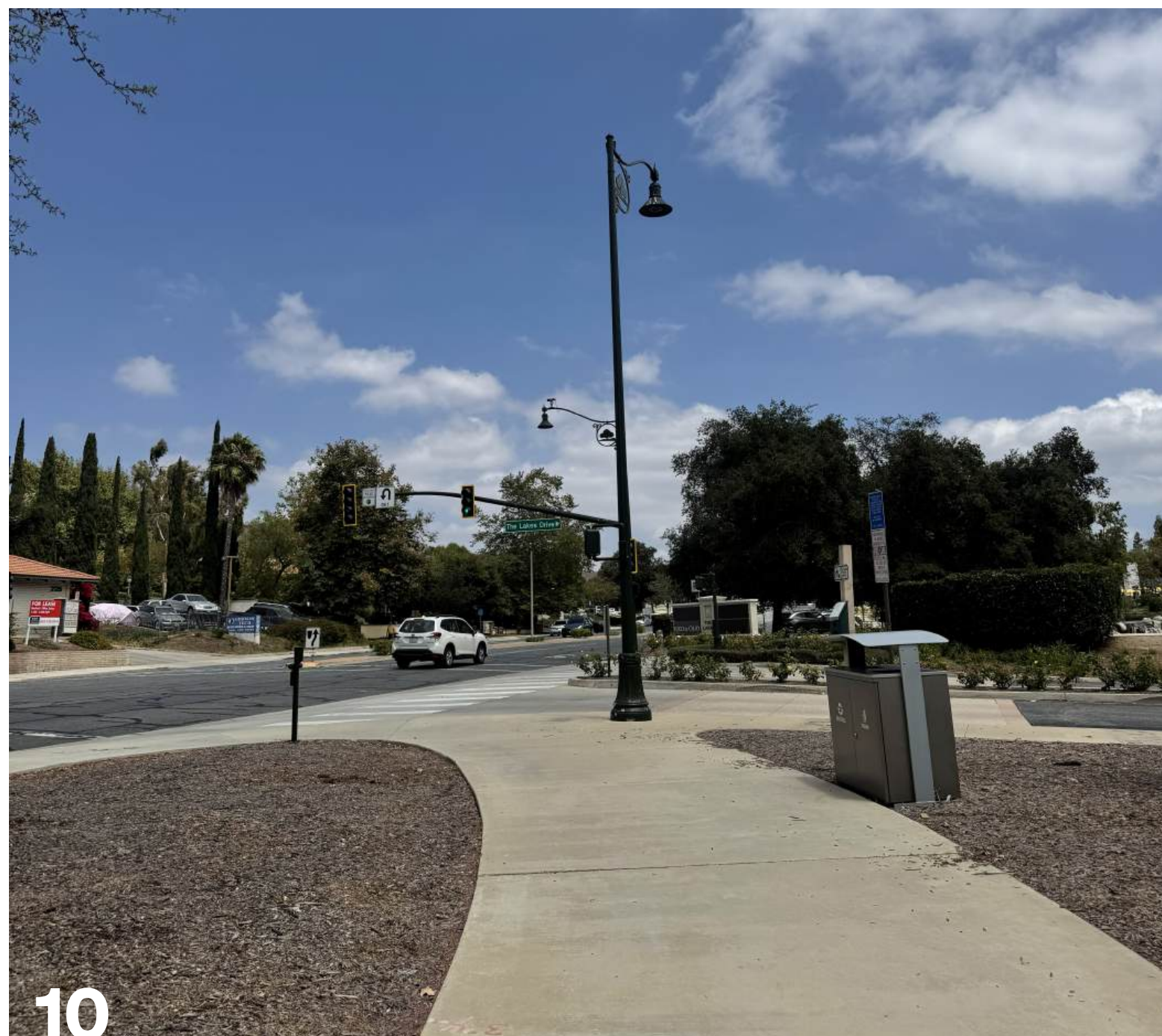
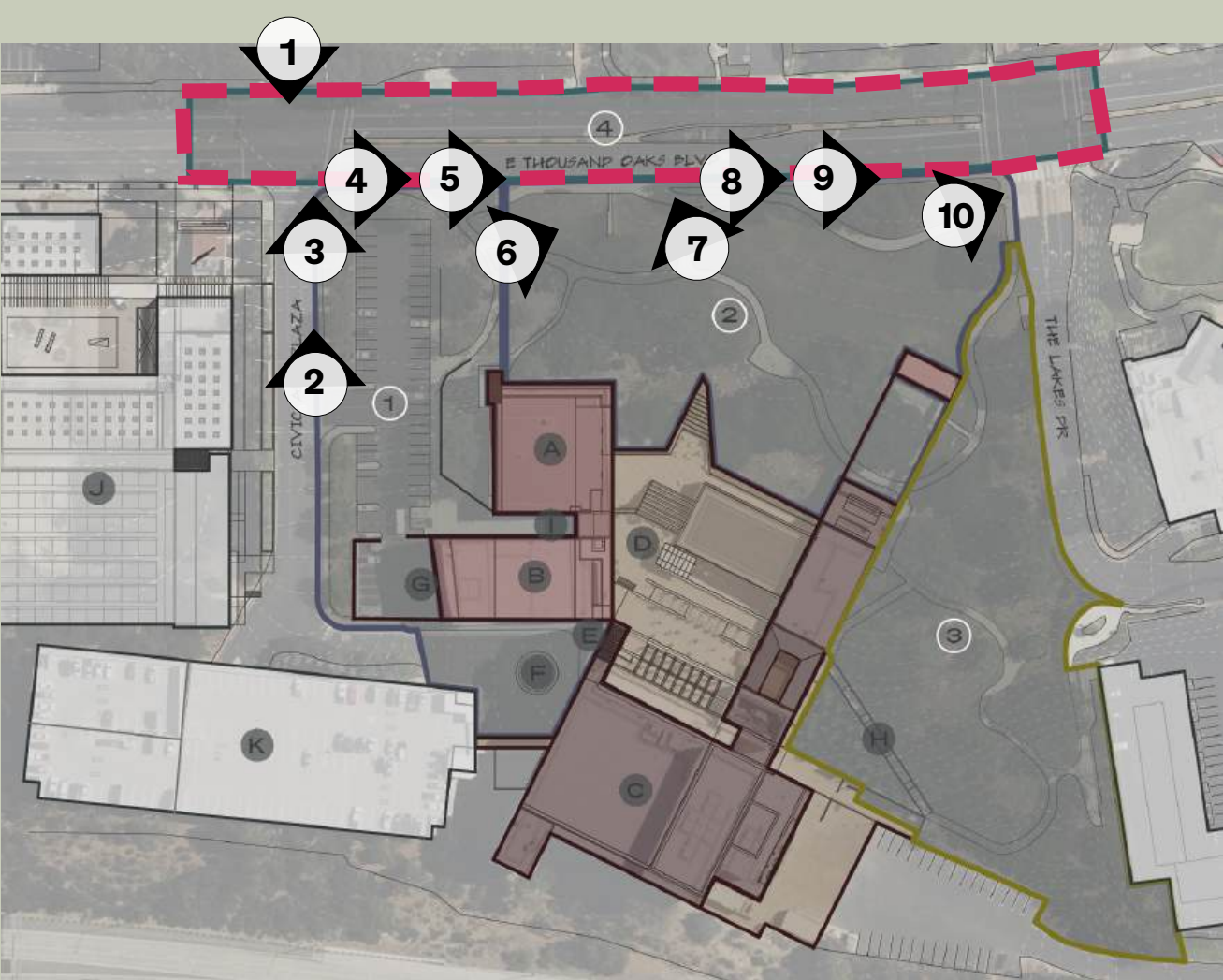


SITE ANALYSIS

SITE OBSERVATIONS **ZONE 4**



KEY MAP



SITE ANALYSIS

SITE OBSERVATIONSKEY VIEWS FROM BUILDINGS



KEY MAP



SITE ANALYSIS

PEDESTRIAN ACCESS



- LEGEND
- PRIMARY SITE ACCESS POINT
- SECONDARY SITE ACCESS POINT
- PRIMARY BILDING ACCESS POINT
- SECONDARY BILDING ACCESS POINT
- SERVICE ACCESS POINT

- EXISTING & FEATURES LEGEND
- CITY HALL
- FORUM THEATER
- FRED KAVLI THEATER
- ROOFTOP TERRACE
- THIRD LEVEL ENTRANCE
- DROP OFF CIRCLE
- LOADING DOCK
- PEDESTRIAN BRIDGE
- MAIN ENTRANCE
- MUSEUM (FEATURE)
- PARKING STRUCTURE
- APARTMENT BUILDING (FEATURE)
- THE LAKES SHOPPING CENTER
- GARDENS OF THE WORLD

SITE ANALYSIS

EXISTING TREE CANOPY



LEGEND

- OAK TREE
- SYCAMORE
- PINE TREE
- DECIDUOUS TREE (OTHER)
- PROTECTION BOUNDARY 5' (OAK TREE)

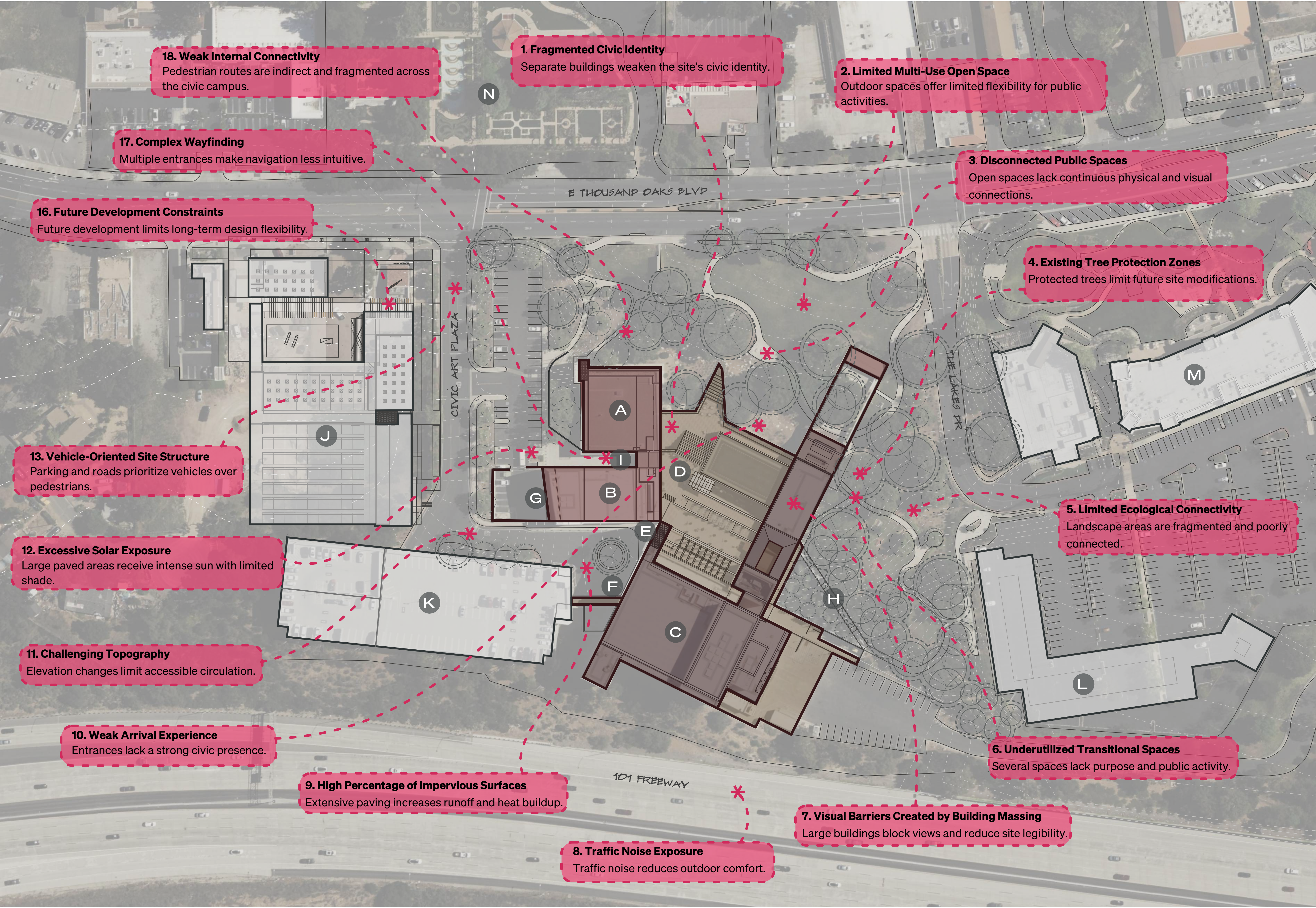
EXISTING & FEATURES LEGEND

- CITY HALL
- FORUM THEATER
- FRED KAVLI THEATER
- ROOFTOP TERRACE
- THIRD LEVEL ENTRANCE
- DROP OFF CIRCLE
- LOADING DOCK
- PEDESTRIAN BRIDGE
- MAIN ENTRANCE
- MUSEUM (FEATURE)
- PARKING STRUCTURE
- APARTMENT BUILDING (FEATURE)
- THE LAKES SHOPPING CENTER
- GARDENS OF THE WORLD



SITE ANALYSIS

CONSTRAINTS



KEY SITE CONSTRAINTS

- Fragmented Public Realm**
Buildings and open spaces function as separate destinations rather than a unified civic campus.
- Weak Sense of Arrival**
The site lacks a clearly defined primary entrance and civic gateway.
- Limited Social Gathering Space**
The site lacks a central outdoor space that encourages social interaction and community gathering.
- Limited Spatial Connectivity**
Building massing, topography, and limited pedestrian connections weaken both internal circulation and integration with The Lakes Shopping Center.

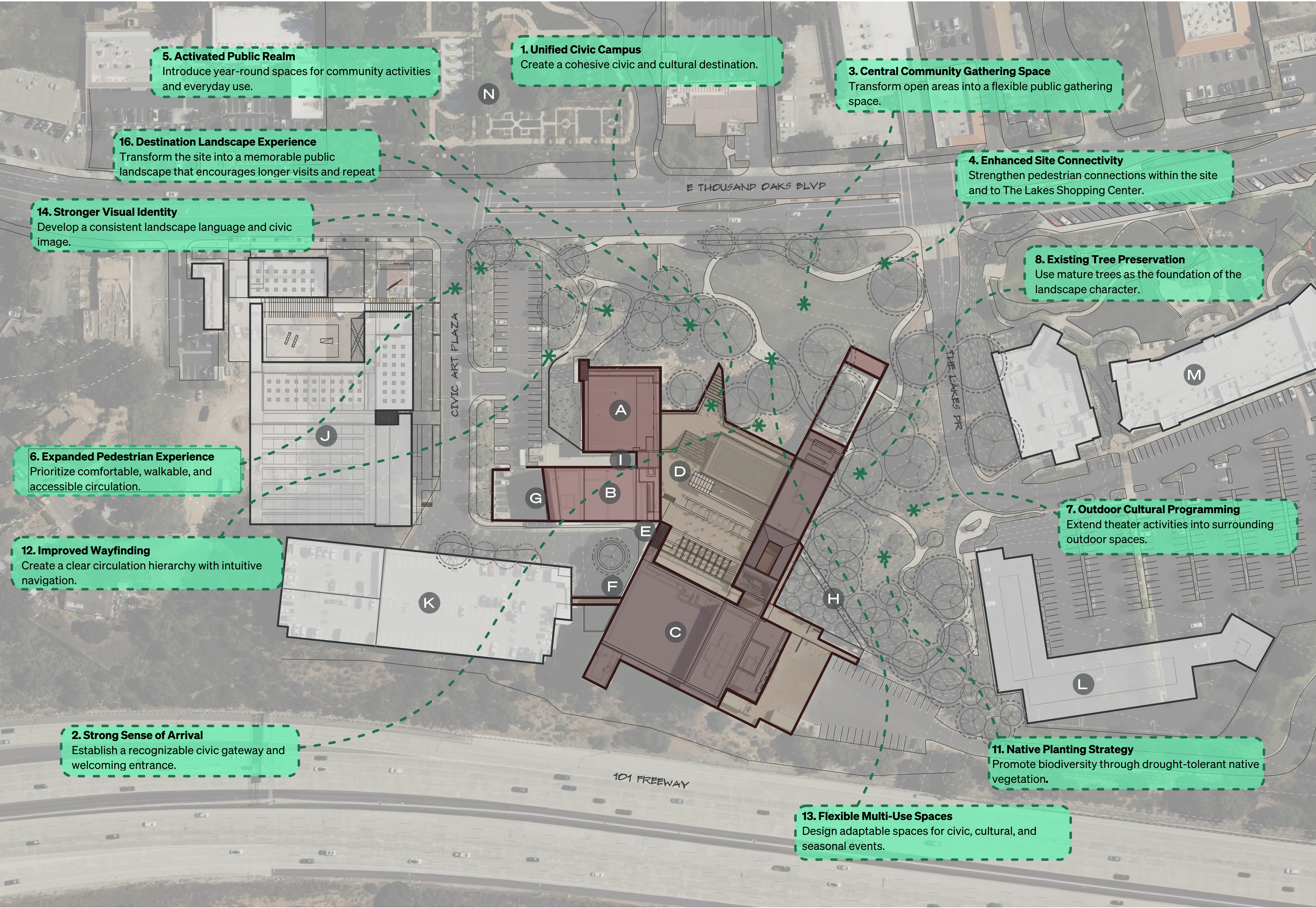
EXISTING & FEATURES LEGEND

- A** CITY HALL
- B** FORUM THEATER
- C** FRED KAVLI THEATER
- D** ROOFTOP TERRACE
- E** THIRD LEVEL ENTRANCE
- F** DROP OFF CIRCLE
- G** LOADING DOCK
- H** PEDESTRIAN BRIDGE
- I** MAIN ENTRANCE
- J** MUSEUM (FEATURE)
- K** PARKING STRUCTURE
- L** APARTMENT BUILDING (FEATURE)
- M** THE LAKES SHOPPING CENTER
- N** GARDENS OF THE WORLD



SITE ANALYSIS

OPPORTUNITIES



KEY SITE OPPORTUNITIES

- **Unified Civic Destination**
Strengthen the site's identity by creating a cohesive civic and cultural campus.
- **Strong Sense of Arrival**
Establish a recognizable gateway with a clear and welcoming main entrance.
- **Vibrant Community Hub**
Transform open spaces into flexible places for social interaction, events, and everyday use.
- **Connected Public Landscape**
Improve pedestrian connections within the site and strengthen links to The Lakes Shopping Center and surrounding destinations.

EXISTING & FEATURES LEGEND

- A CITY HALL
- B FORUM THEATER
- C FRED KAVLI THEATER
- D ROOFTOP TERRACE
- E THIRD LEVEL ENTRANCE
- F DROP OFF CIRCLE
- G LOADING DOCK
- H PEDESTRIAN BRIDGE
- I MAIN ENTRANCE
- J MUSEUM (FEATURE)
- K PARKING STRUCTURE
- L APARTMENT BUILDING (FEATURE)
- M THE LAKES SHOPPING CENTER
- N GARDENS OF THE WORLD



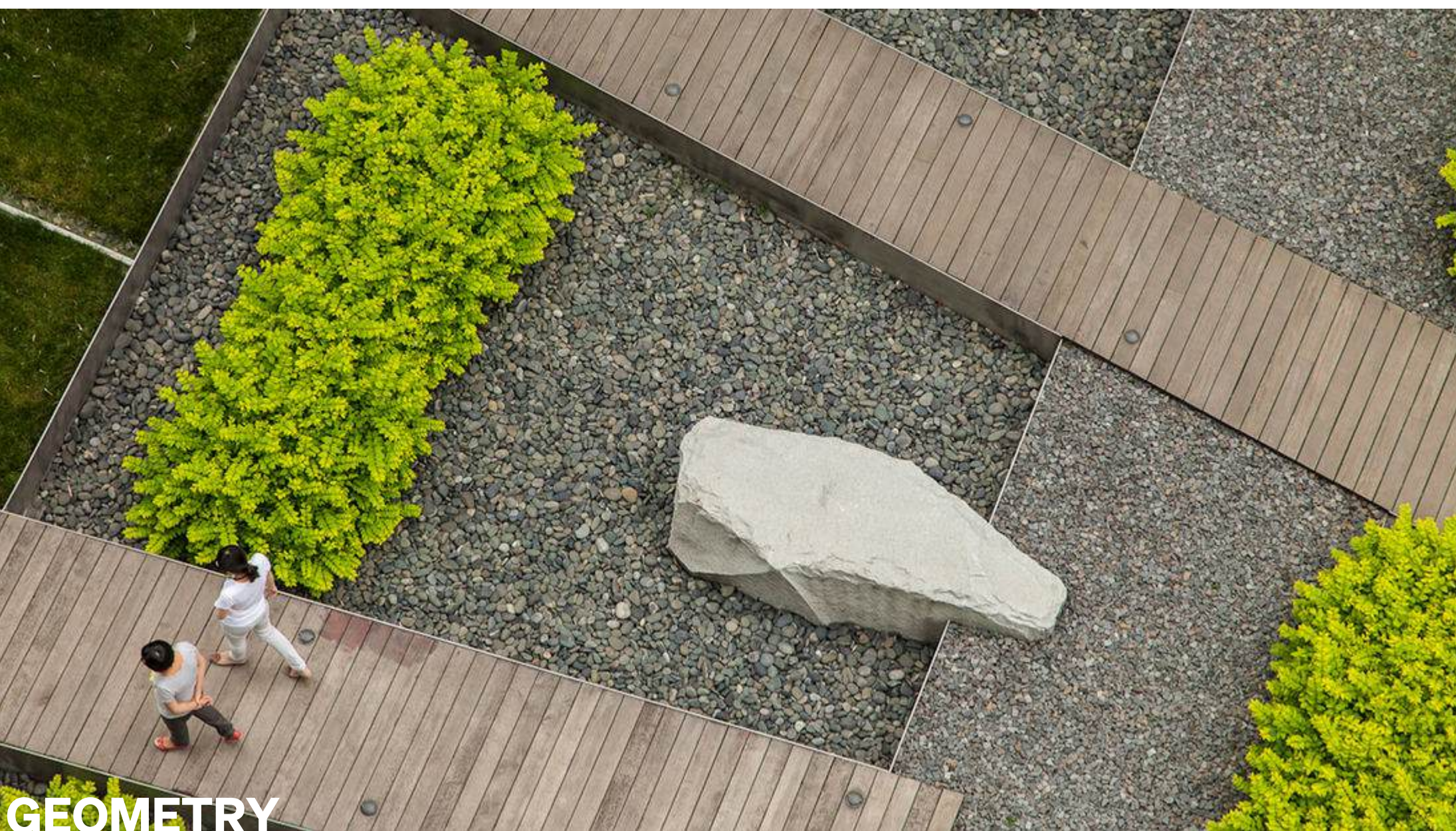
SITE DESIGN
INSPIRATION



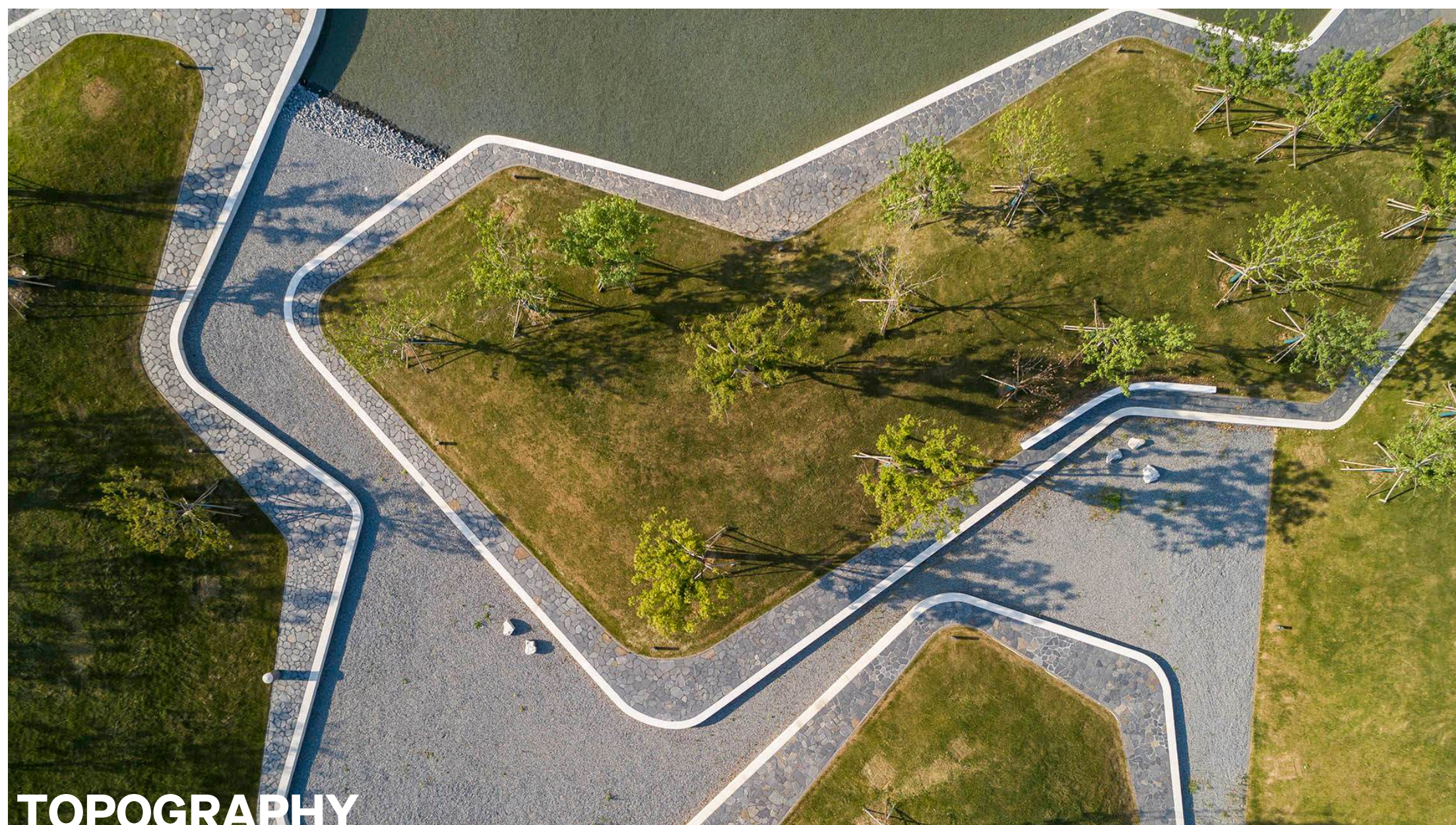
FLOW



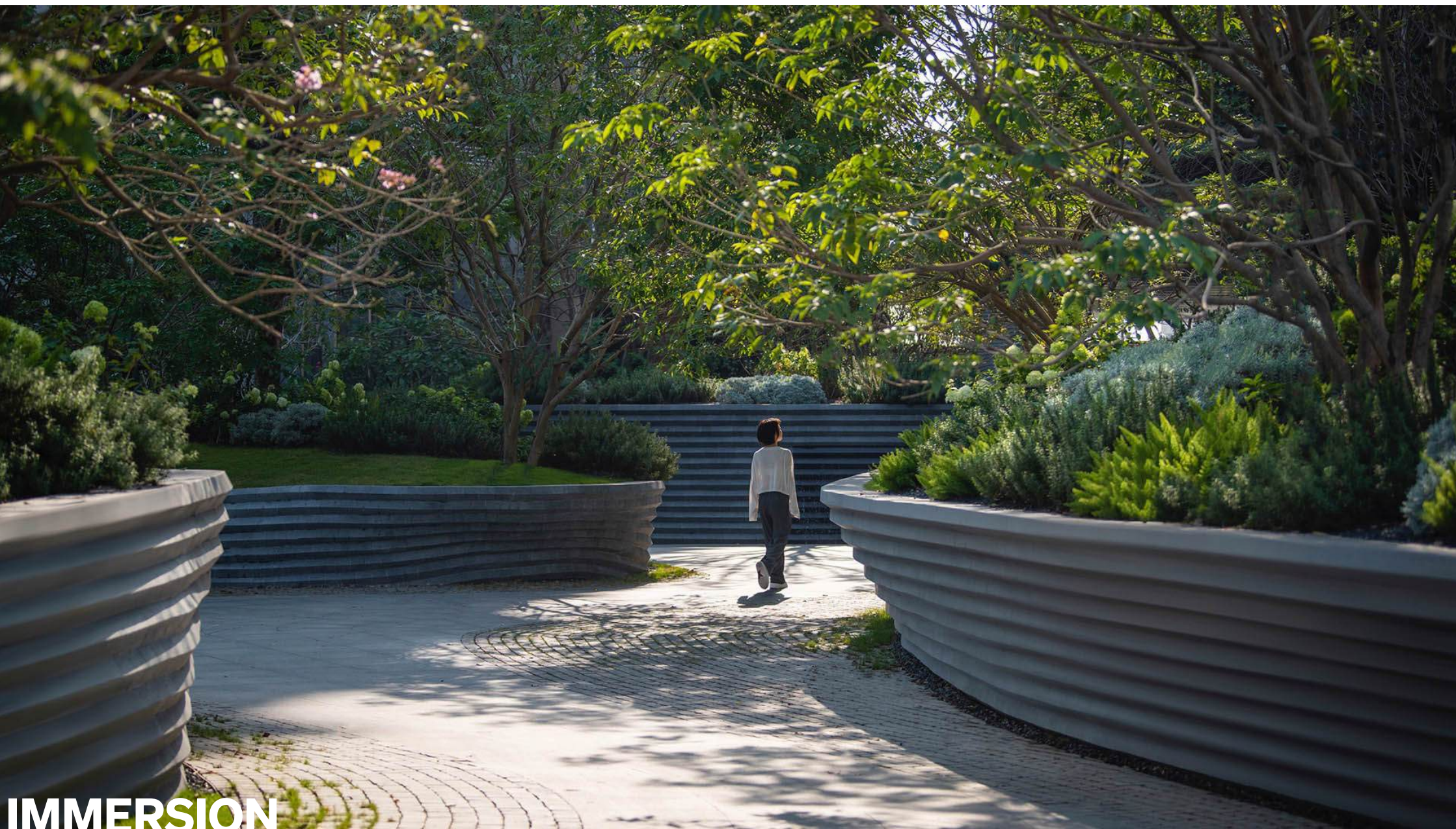
PATH



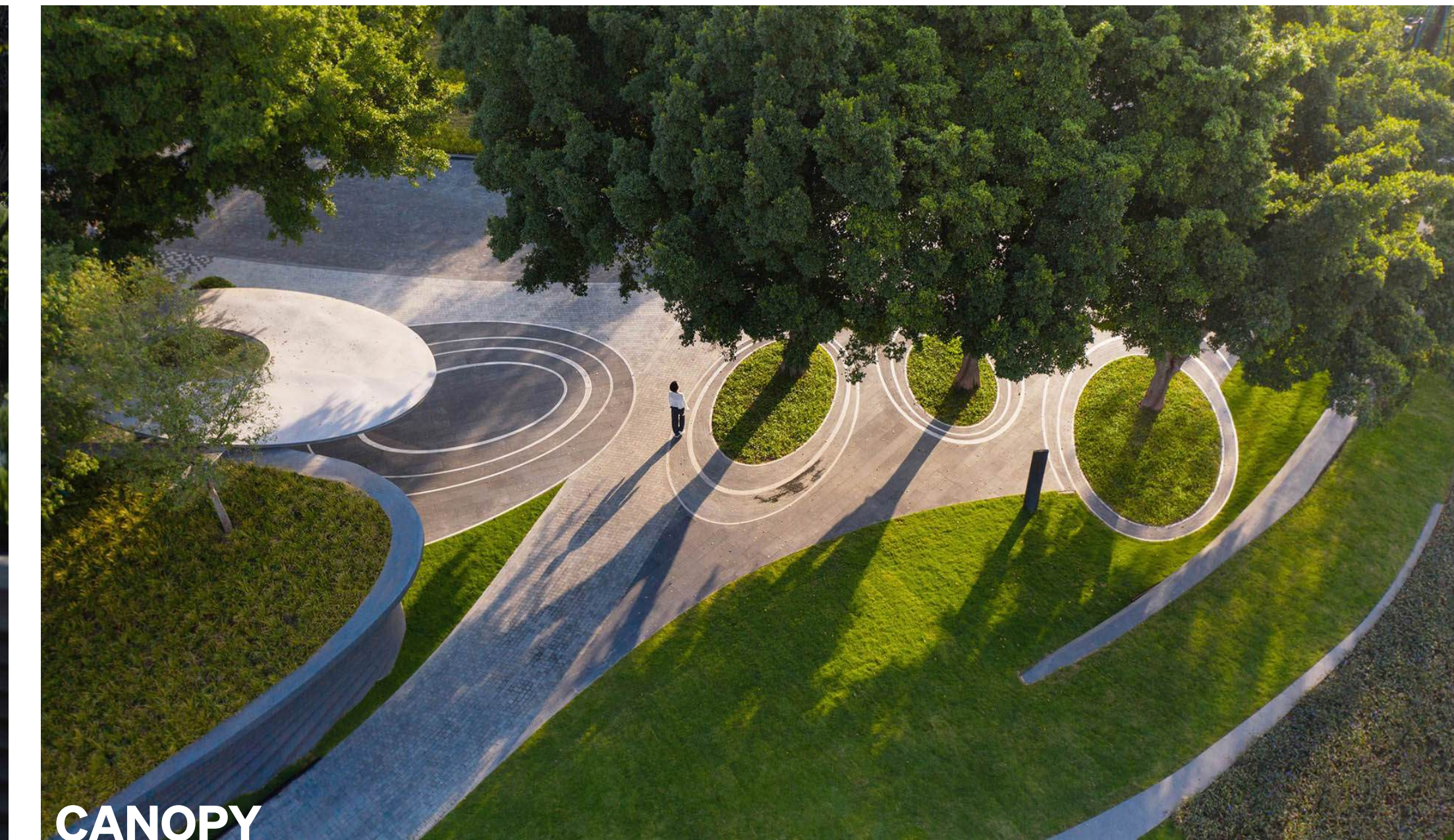
GEOMETRY



TOPOGRAPHY



IMMERSION



CANOPY



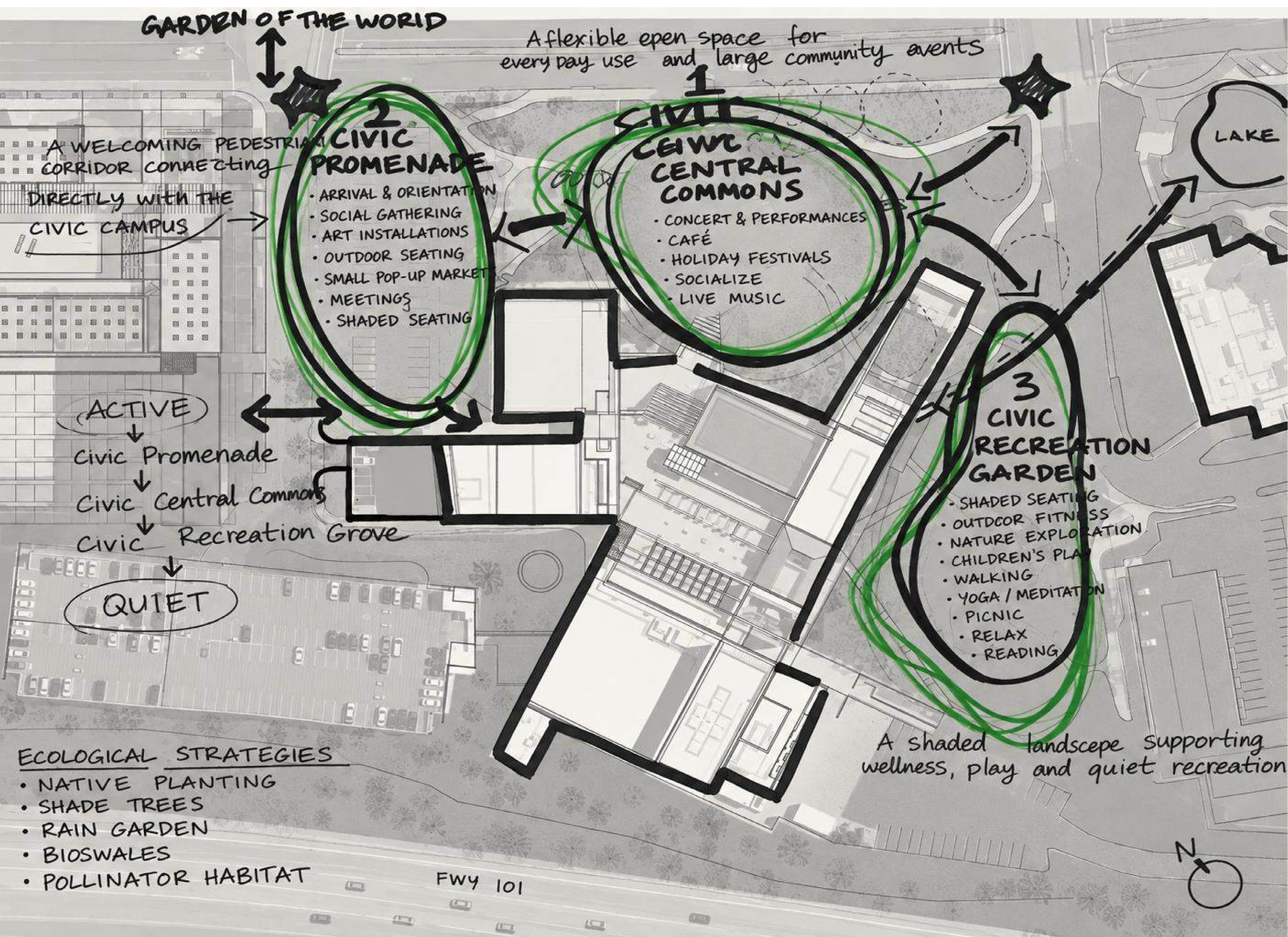
LANDMARK



INTEGRATION

SITE DESIGN

GOALS & OBJECTIVE



GOAL

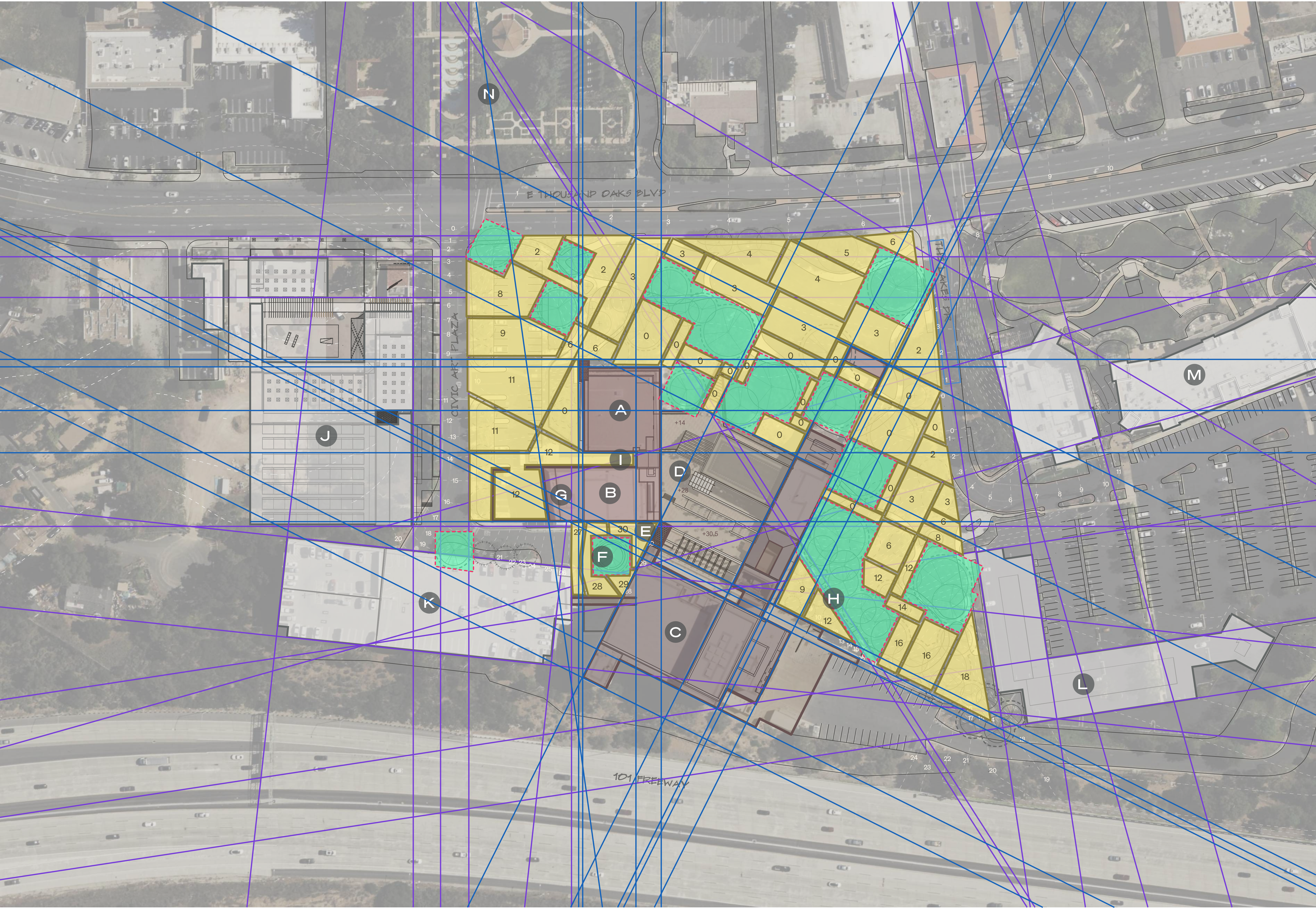
Create a connected civic landscape that supports everyday life, community gatherings, and outdoor recreation. The design strengthens connections between people, nature, and public spaces while creating a welcoming and flexible destination for all users.

OBJECTIVES

- Connect people through a welcoming pedestrian network.
- Create flexible spaces for community events.
- Encourage everyday social interaction.
- Promote health and outdoor recreation.
- Strengthen the identity of the Civic Center.
- Improve accessibility and walkability.
- Increase shade and thermal comfort. Public art
- Integrate sustainable landscape strategies.
- Enhance biodiversity with native planting.
- Create safe and inclusive public spaces.

SITE ANALYSIS

SPACE SEEKING



LEGEND

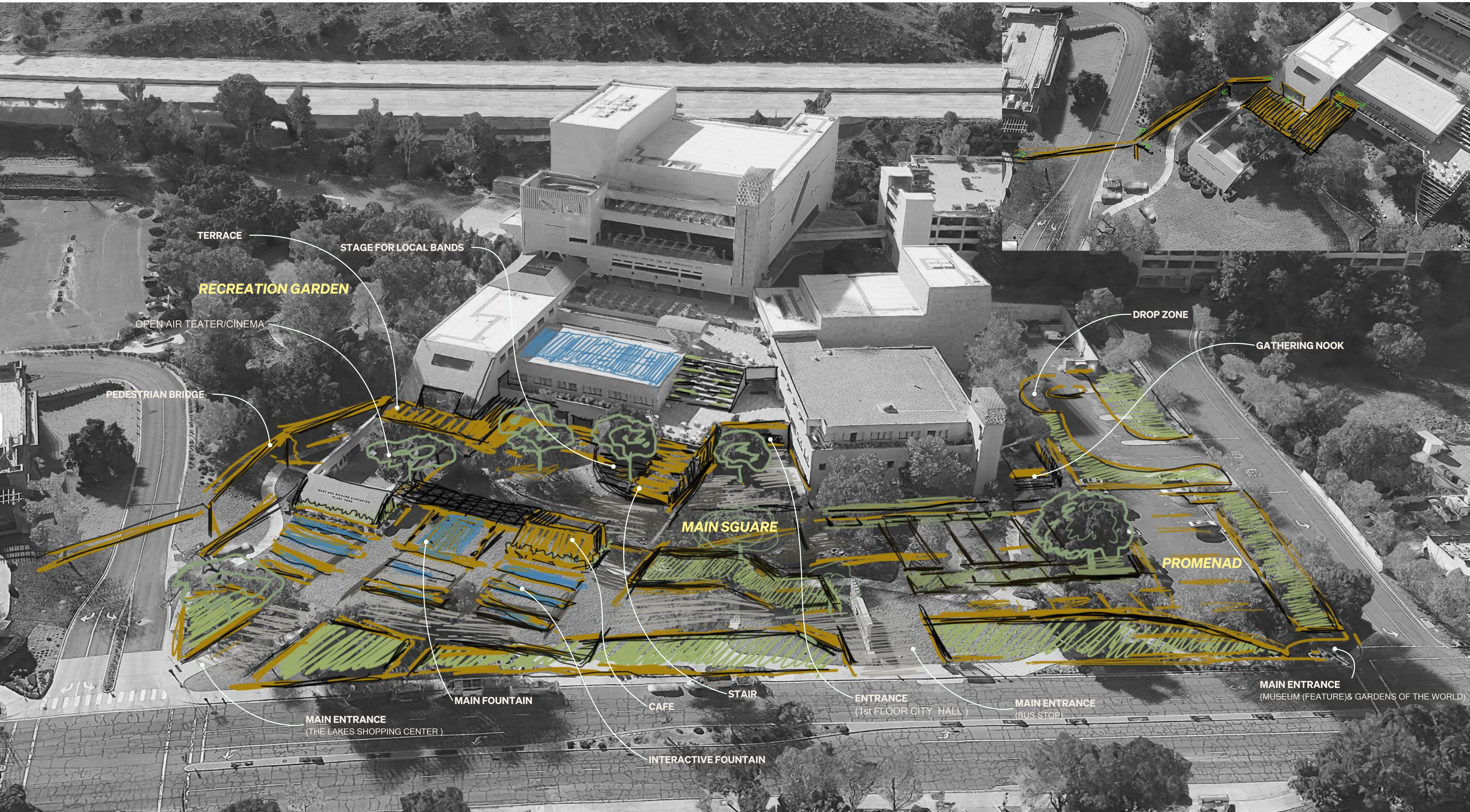
- REGULATING LINE FROM SIYE
- REGULATING LINE FROM CONTEXT
- PROTECTION BOUNDARY 5' (OAK TREE)
- FREE SPACES FOR DESIGN
TOPOGRAPHIC GRADE IN ft.
(ROUGH AVERAGE) PER SPACE

- EXISTING & FEATURES LEGEND
- A CITY HALL
 - B FORUM THEATER
 - C FRED KAVLI THEATER
 - D ROOFTOP TERRACE
 - E THIRD LEVEL ENTRANCE
 - F DROP OFF CIRCLE
 - G LOADING DOCK
 - H PEDESTRIAN BRIDGE
 - I MAIN ENTRANCE
 - J MUSEUM (FEATURE)
 - K PARKING STRUCTURE
 - L APARTMENT BUILDING (FEATURE)
 - M THE LAKES SHOPPING CENTER
 - N GARDENS OF THE WORLD



SITE DESIGN

CONCEPTUAL SITE PLAN



CONCEPT DEVELOPMENT

An early design study illustrating the spatial organization, key connections, and major program elements that shaped the final site design.

STRONGER CONNECTIONS

Strengthens pedestrian connections between key destinations.

ACTIVE CIVIC CORE

Creates a vibrant center for community life.

CONNECTED GREEN SPACES

Links landscape areas into a continuous green network.

DIVERSE COMMUNITY USE

Supports a wide range of community activities.

SITE DESIGN

GRADING DESIGN DEVELOPMENT



DESIGN DEVELOPMENT

SPATIAL ORGANIZATION

Defines a clear hierarchy of civic, social, and recreational spaces.

INTEGRATED TOPOGRAPHY

Uses grade changes to shape distinct spaces and experiences.

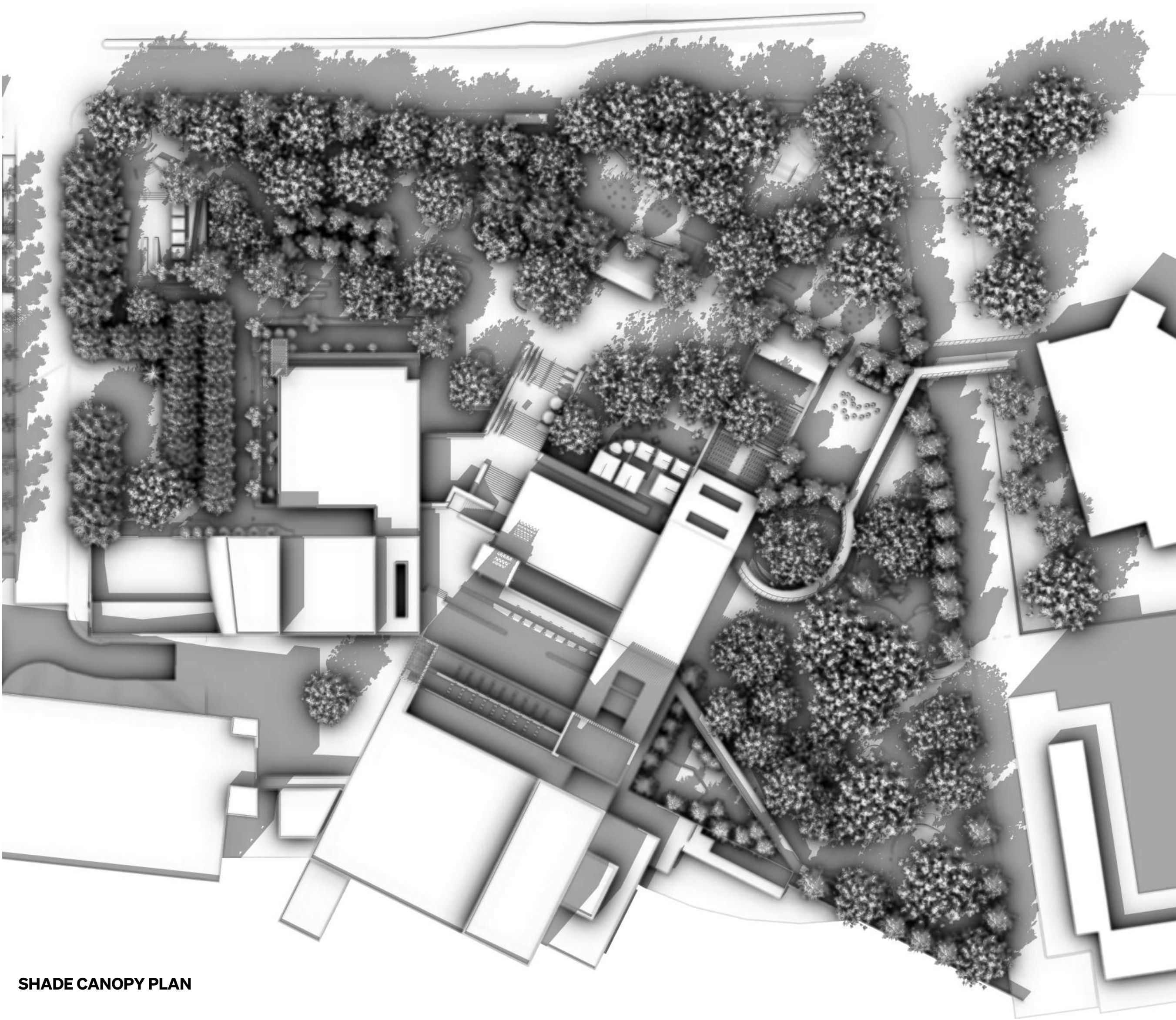
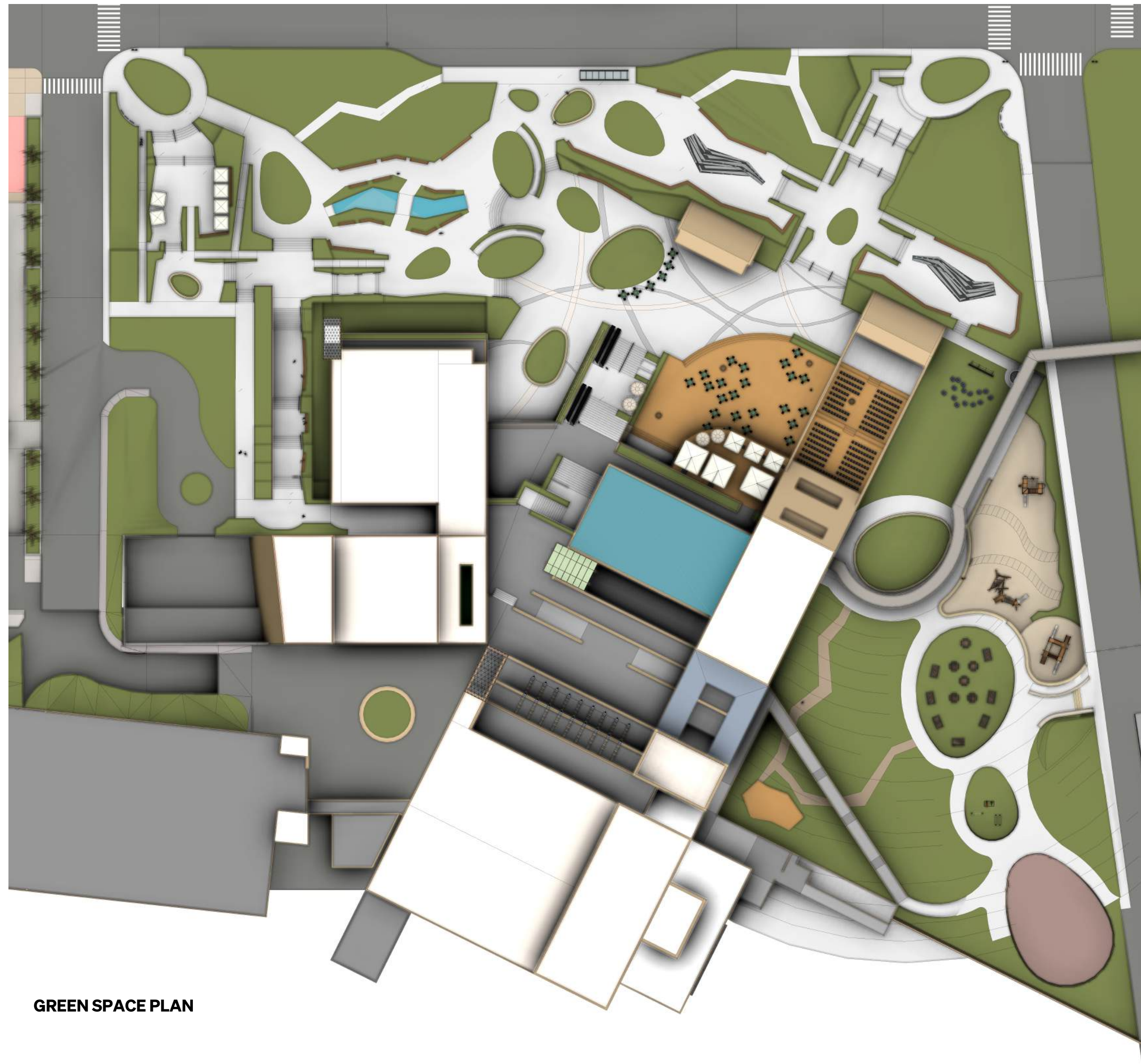
CONNECTED CIRCULATION

Creates continuous pedestrian connections throughout the site.

PROGRAMMED LANDSCAPE

Integrates gathering, recreation, culture, and nature into one cohesive landscape.

SITE DESIGN
GREEN & SHADE NETWORK



GREEN SPACE PLAN

EXPANDED GREEN NETWORK

Green spaces form a continuous landscape network throughout the Civic Center.

NATIVE & CLIMATE-ADAPTED PLANTING

Native and climate-adapted planting creates a resilient, low-water landscape.

CONNECTED LANDSCAPE

Planting connects civic, recreational, and pedestrian spaces into one cohesive landscape.

SHADE CANOPY PLAN

CONTINUOUS SHADE CONNECTION

Tree canopies create a continuous shaded network connecting key destinations across the site.

SHADE WHERE PEOPLE MOVE & GATHER

Strategic tree placement provides shade along major pedestrian routes, gathering areas, and activity zones.

OAK CANOPY AS INFRASTRUCTURE

The oak canopy functions as living infrastructure, improving comfort while defining the character of the Civic Center.

SITE DESIGN

PLANT PALETTE

TREES

SHRUBS

PERENNIALS / POLLINATOR PLANTS

GRASSES / GROUNDCOVERS



Coast Live Oak 🦋 🌿



Valley Oak 🦋 🌿



California Sycamore 🌿



California Buckeye 🦋 🌿



Toyon 🌿 🦋



Bigberry Manzanita 🌿 🦋



Purple Sage 🦋 🌿



Fuchsia-flowered Gooseberry 🦋 🌿



California Coffeeberry 🌿 🦋



Sugar Bush 🌿 🦋



Coyote Brush 🌿 🦋

PLANTING STRATEGY

NATIVE & CLIMATE-ADAPTED
Selected for resilience and low water use.

BIODIVERSITY
Supports local birds, butterflies, and beneficial pollinators.

SEASONAL INTEREST
Provides changing color, texture, and habitat throughout the year.

WILDLIFE VALUE
Creates food and habitat opportunities for local wildlife.

LEGEND

- 🦋 ATTRACTS BUTTERFLIES
- 🌿 ATTRACTS BIRDS
- 🌸 ATTRACTS POLLINATORS

A RESILIENT LANDSCAPE DESIGNED FOR PEOPLE AND WILDLIFE.S

SITE DESIGN

PLANT PALETTE

TREES

SHRUBS

PERENNIALS / POLLINATOR PLANTS

GRASSES / GROUNDCOVERS



Narrowleaf Milkweed **MONARCH**



California Fuchsia



Foothill Penstemon



California Buckwheat



Yarrow



Coyote Mint



Deer Grass



Purple Needlegrass



Idaho Fescue



Clustered Field Sedge

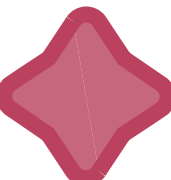
LEGEND

- ATTRACTS BUTTERFLIES
- ATTRACTS BIRDS
- ATTRACTS POLLINATORS

SITE DESIGN
SITE PLAN



ENTRY LEGEND

-  PRIMARY SITE ACCESS POINT
-  PRIMARY BILDING ACCESS POINT
-  SERVICE ACCESS POINT
-  SECONDARY SITE ACCESS POINT
-  SECONDARY BILDING ACCESS POINT

LEGEND

- 1 CIVIC (MARKET) STEPS

2 CIVIC PROMENADE

3 MURAL GATHERING COURT

4 PASSENGER DROP-OFF

5 CIVIC ENTRY WALK

6 SHADED CREEK RETREAT

7 TRANSIT PARK ENTRY
- 8 SEASONAL PLAZA & CHRISTMAS TREE COURT

9 OUTDOOR CAFÉ

10 GRAND CIVIC STEPS

11 OAK GROVE PERFORMANCE DECK

12 OVERLOOK TERRACE

13 LAKESIDE CIVIC PROMENADE

14 OAK HEART

15 INTERACTIVE WATER PLAZAS

16 OPEN-AIR STAGE & PERFORMANCE DECK

17 SUN & CINEMA LAWN
- 18 CHILDREN'S PLAY AREA

19 CIVIC-LAKES PEDESTRIAN BRIDGE

20 PICNIC & OUTDOOR LECTURE AREA

21 OAK CANOPY WALK

22 OAK CANOPY SENSORY GARDEN

23 QUIET WELLNESS DECK

24 OUTDOOR FITNESS AREA

25 OFF-LEASH DOG AREA

26 PUBLIC RESTROOM

EXISTING BUILDINGS & FEATURES LEGEND

- A CITY HALL

B FORUM THEATER

C FRED KAVLI THEATER

D ROOFTOP TERRACE

E THIRD LEVEL ENTRANCE

F DROP OFF CIRCLE

G LOADING DOCK

H PEDESTRIAN BRIDGE

I MAIN ENTRANCE

J MUSEUM (FEATURE)

K PARKING STRUCTURE

L APARTMENT BUILDING (FEATURE)

M THE LAKES SHOPPING CENTER

N GARDENS OF THE WORLD



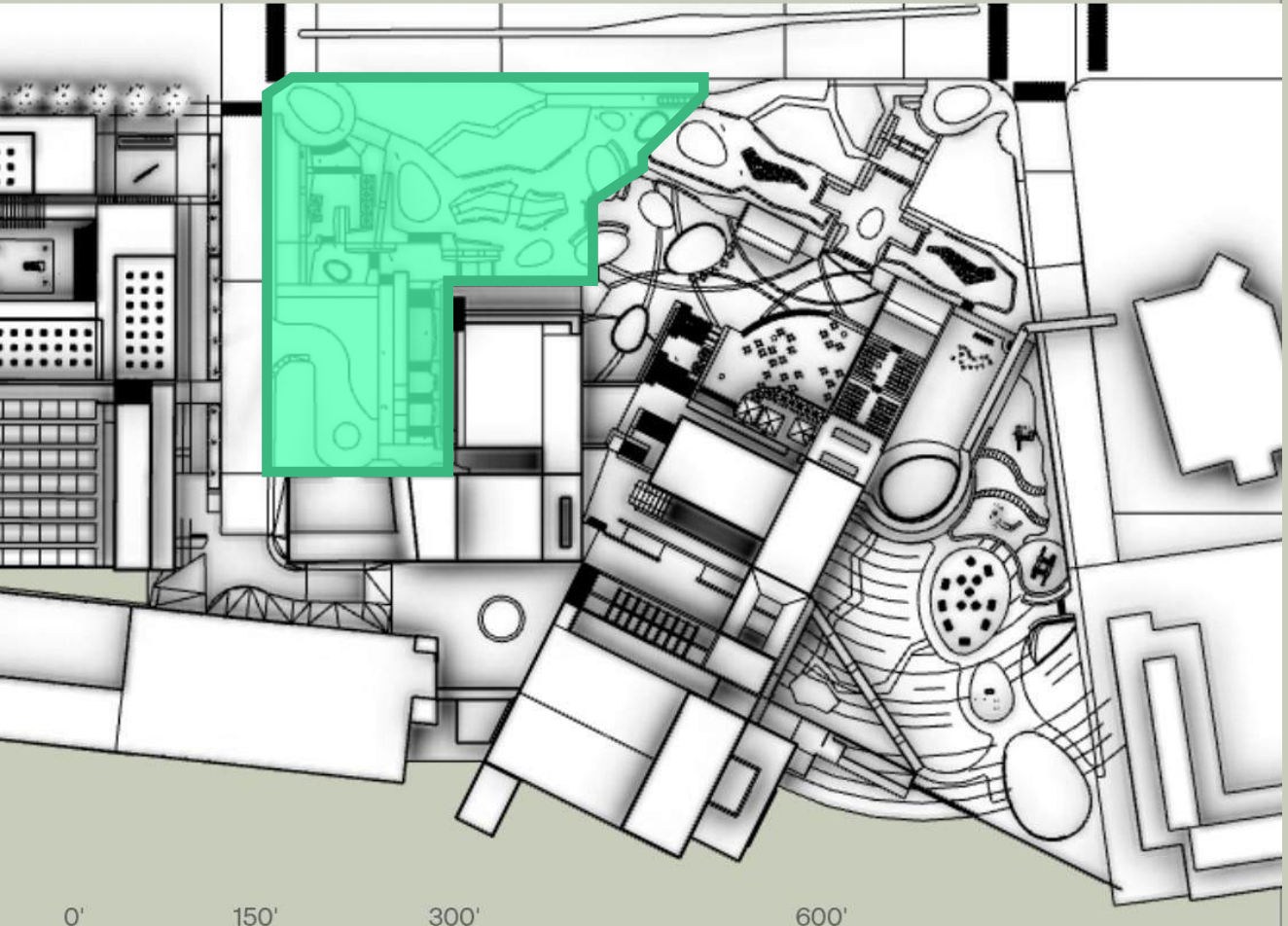
SITE DESIGN

ENLARGED SITE PLAN

ZONE 1



LEGEND



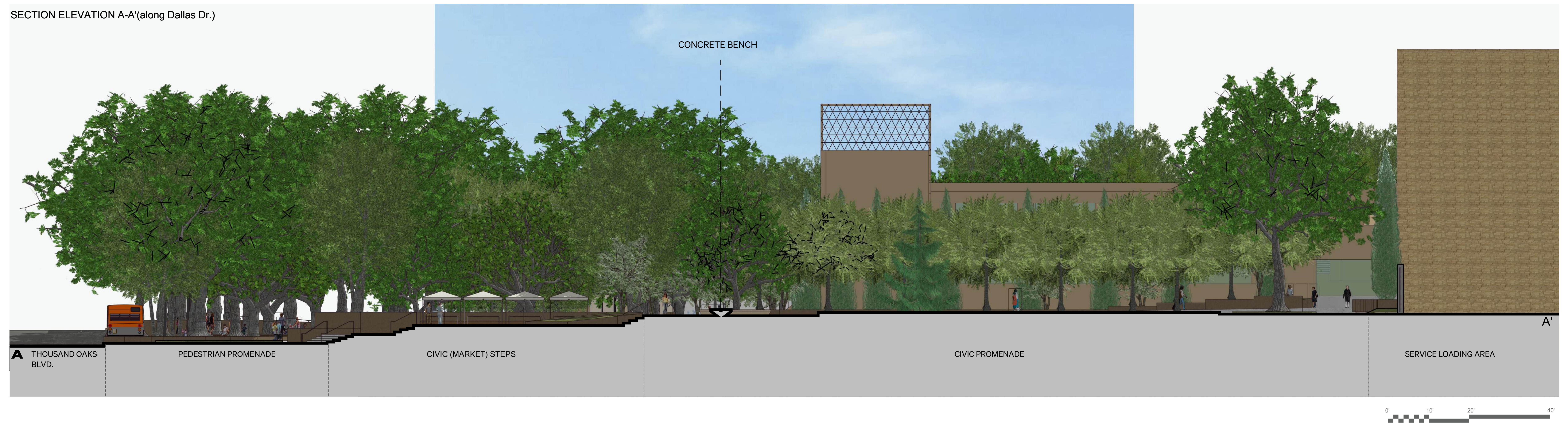
- 1 CIVIC (MARKET) STEPS**
A welcoming civic staircase with integrated seating that transforms into a community market space on weekends.
- 2 CIVIC PROMENADE**
A shaded pedestrian promenade connecting the main civic spaces and guiding visitors toward the Civic Center entrance.
- 3 MURAL GATHERING COURT**
A sunken gathering space with integrated seating and a large mural, connecting the Civic Promenade with the main entrance.
- 4 PASSENGER DROP-OFF**
A dedicated drop-off area providing safe and convenient passenger access to the Civic Center entrance.
- 5 CIVIC ENTRY WALK**
A welcoming pedestrian walk connecting the street crossing to the central civic spaces.
- 6 SHADED CREEK RETREAT**
A tranquil shaded retreat along an artificial creek, offering comfortable seating beneath the tree canopy.
- 7 TRANSIT PARK ENTRY**
A welcoming park entrance integrated with the transit stop, providing direct pedestrian access to the central park area.

SITE DESIGN

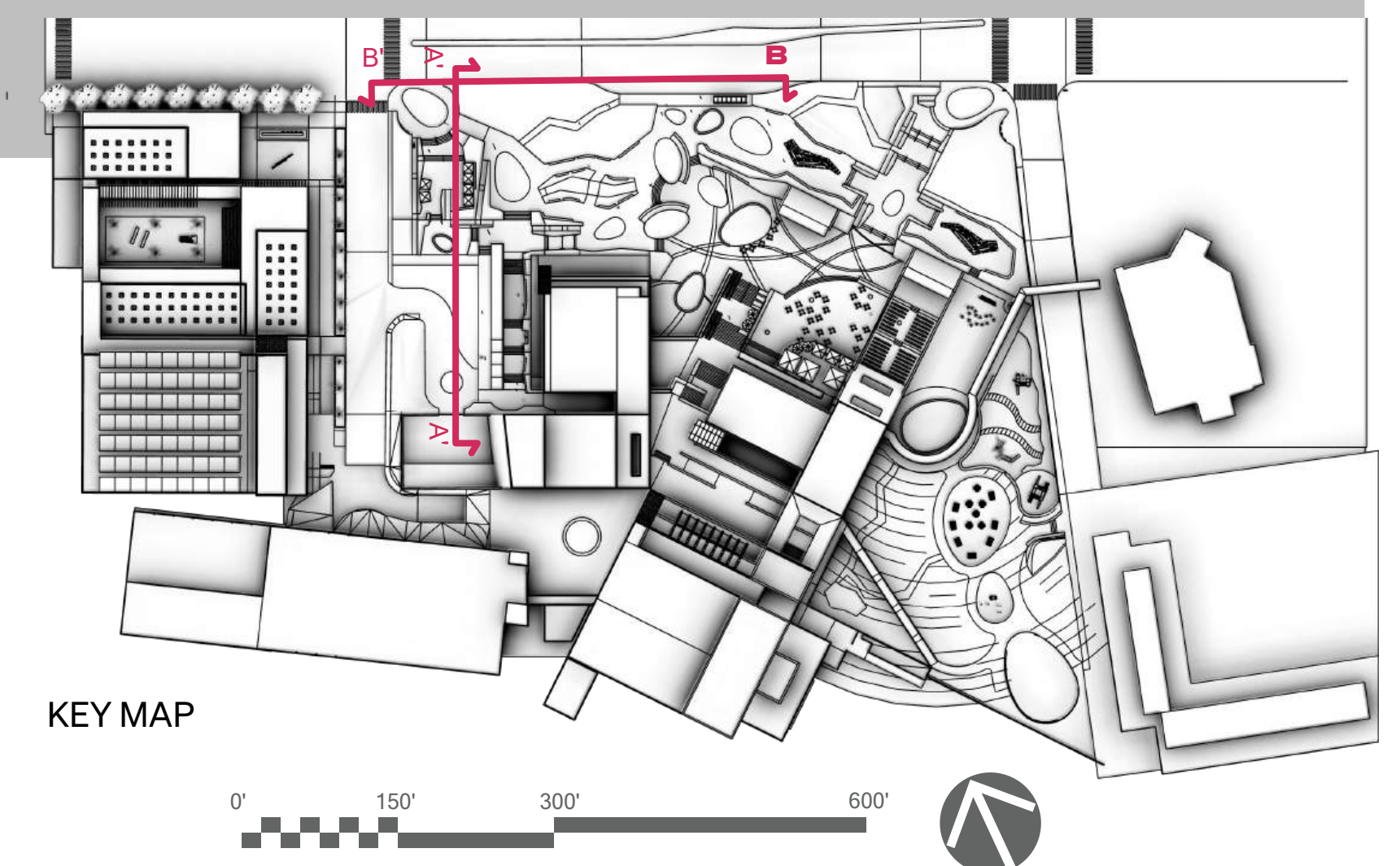
SECTION ELEVATION

ZONE 1

SECTION ELEVATION A-A'(along Dallas Dr.)

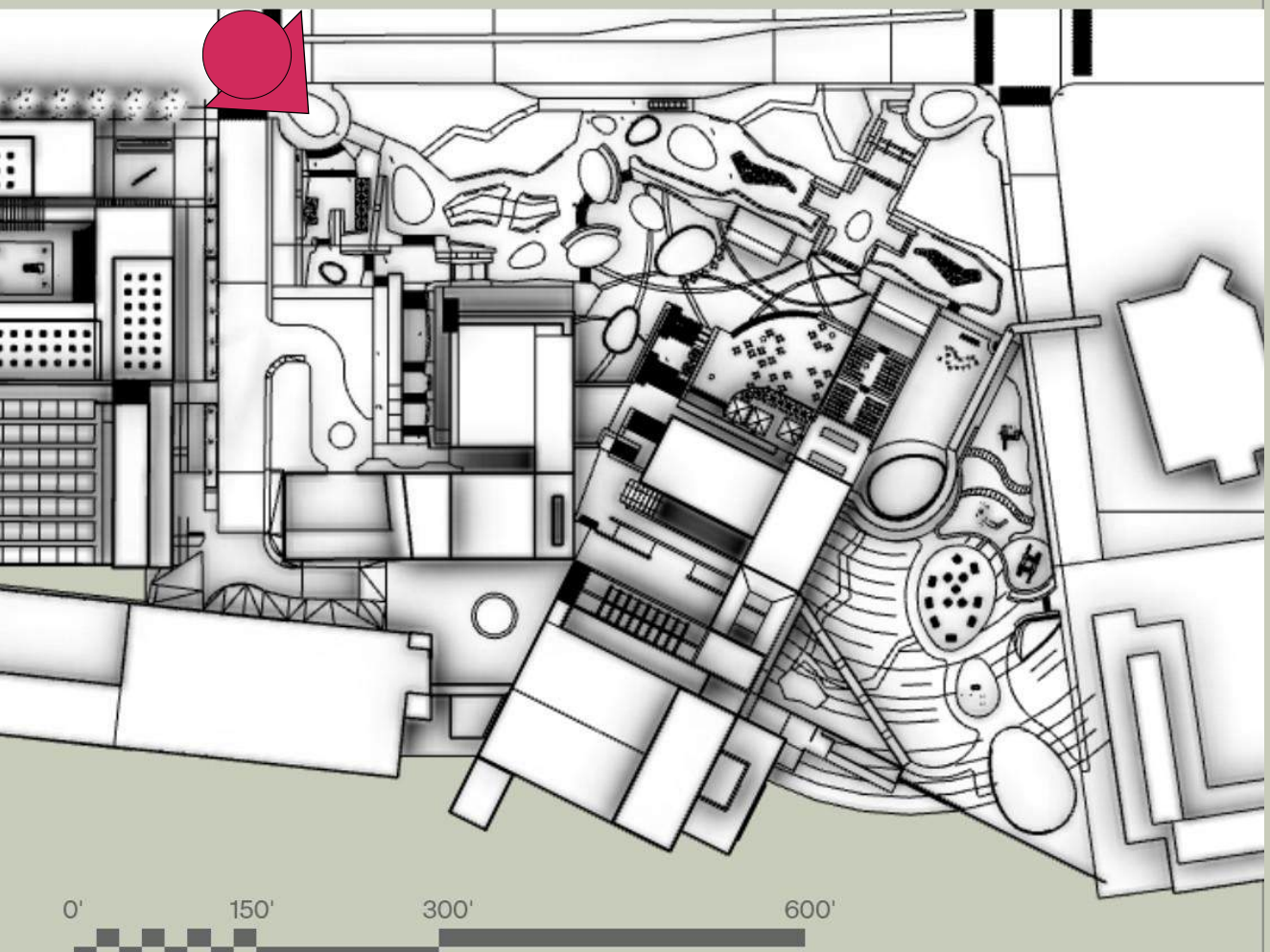


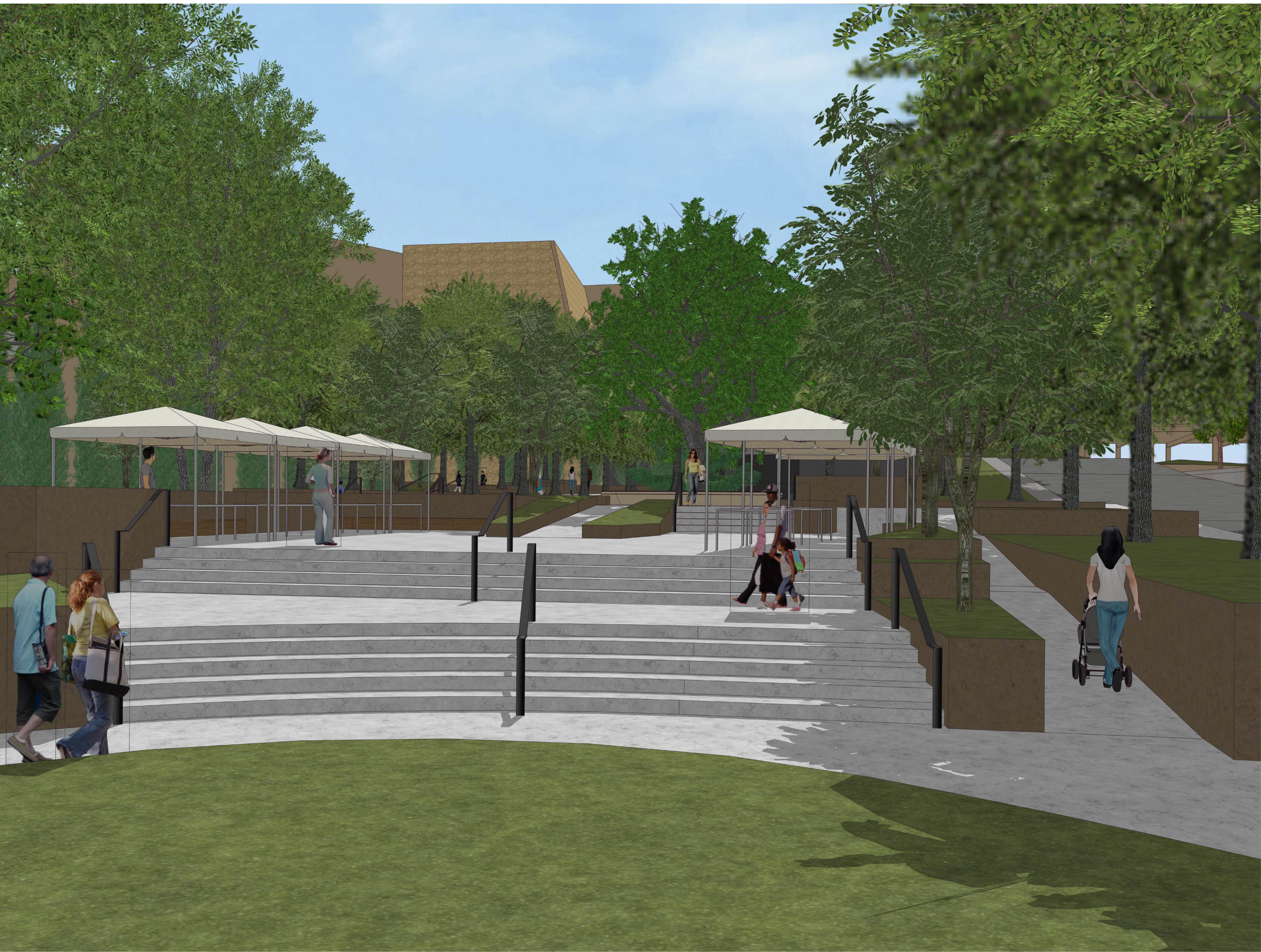
SECTION ELEVATION B-B'(along Thousand Oaks Blvd.)



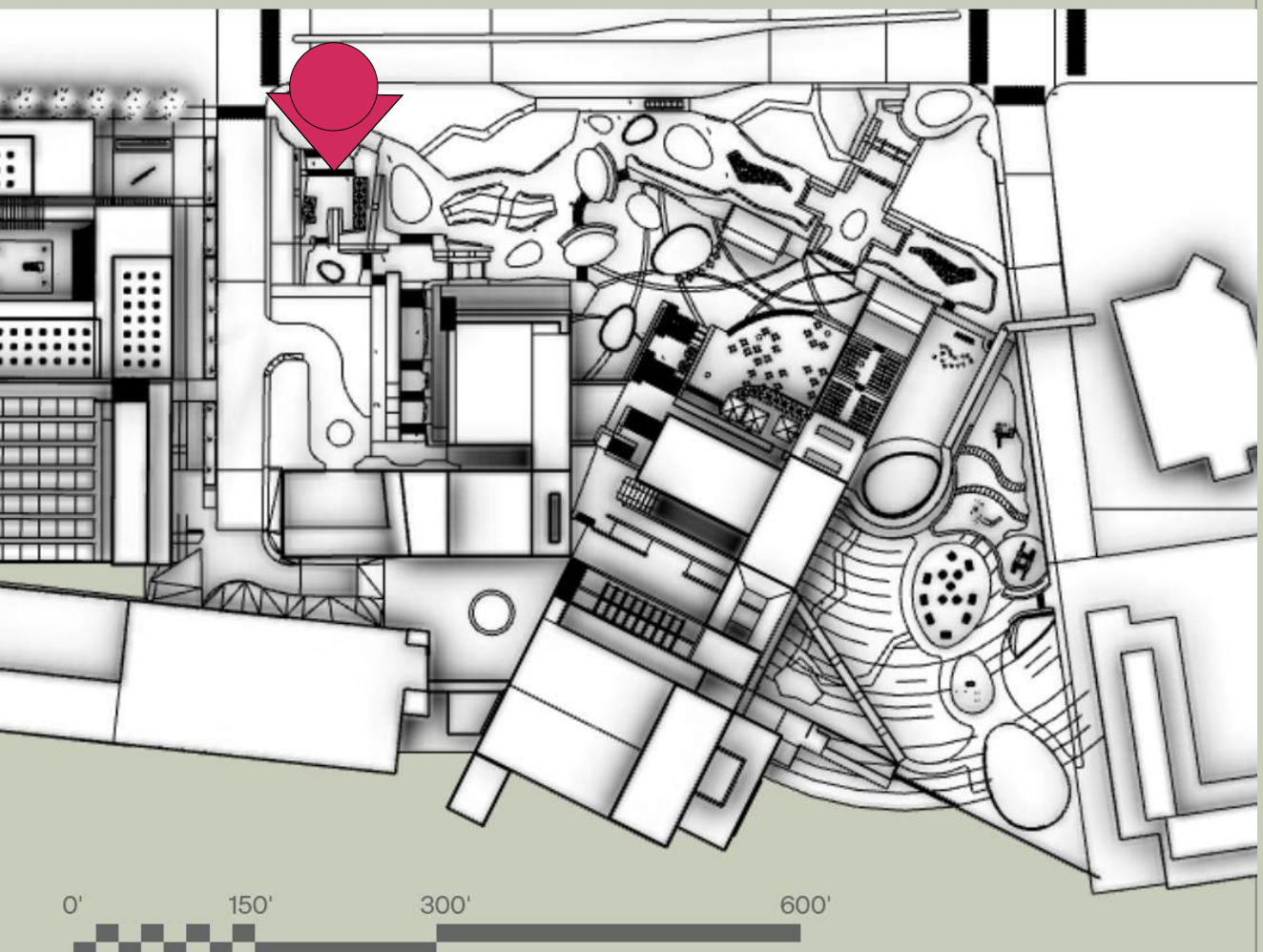


KEY MAP



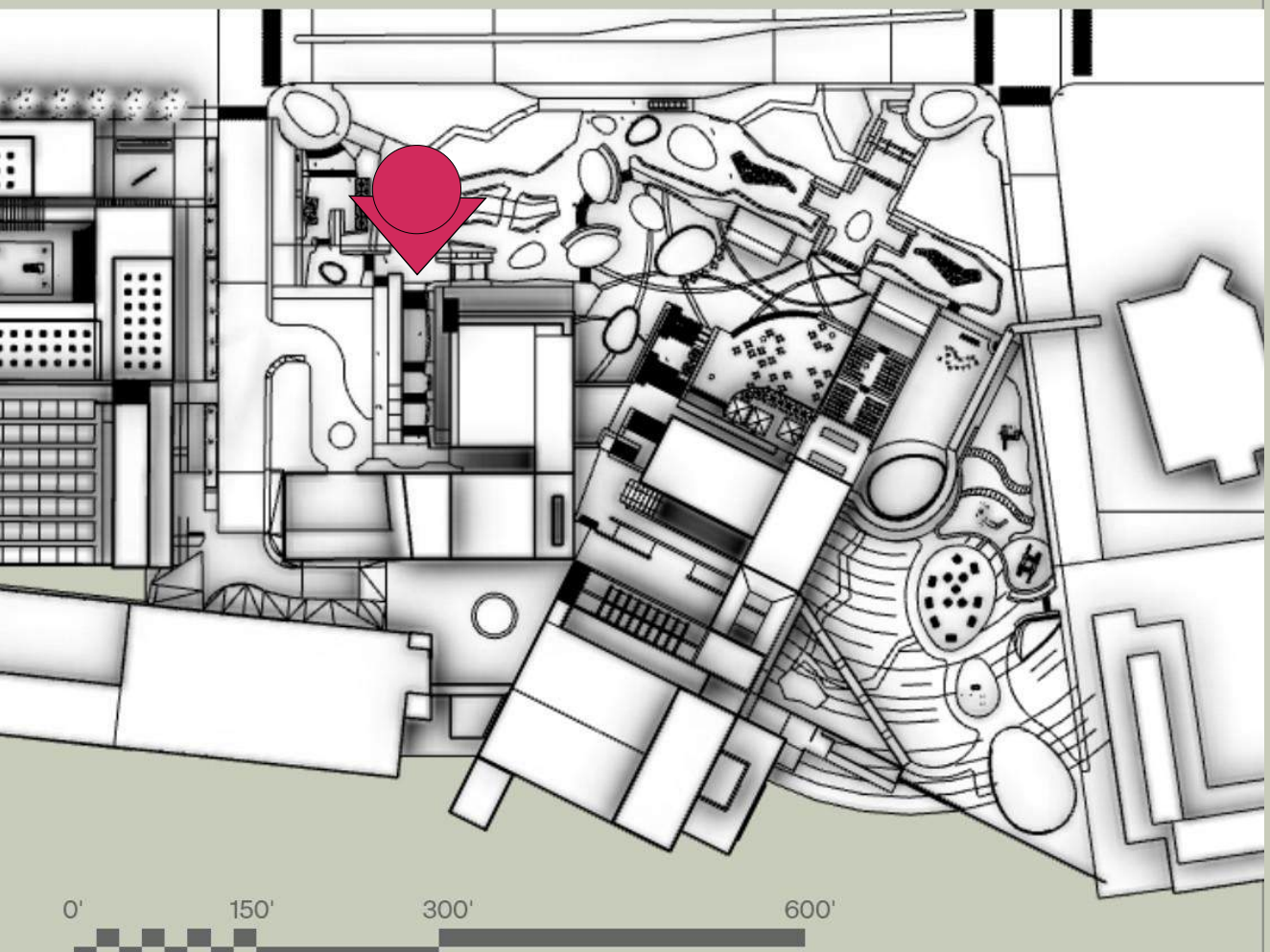


KEY MAP



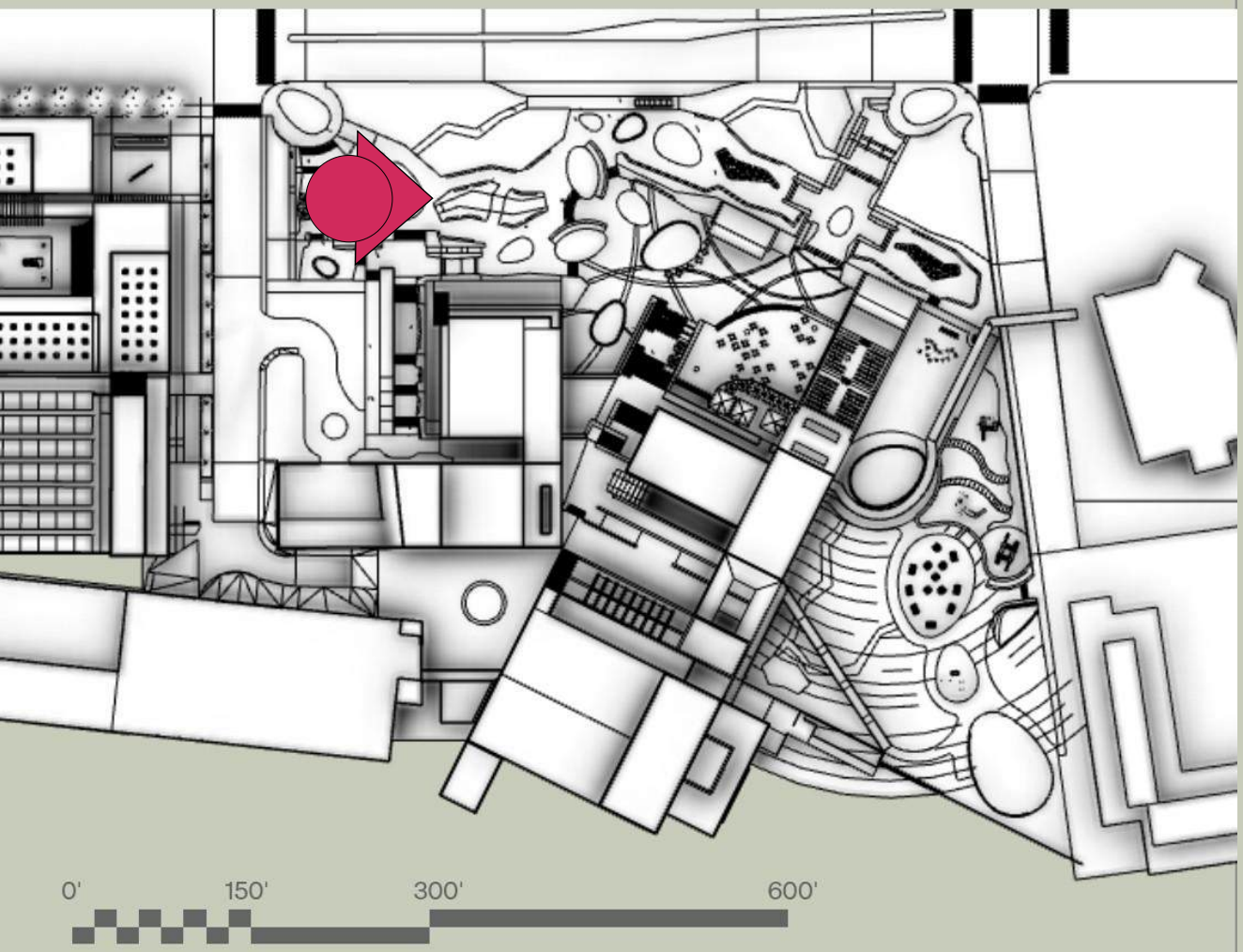


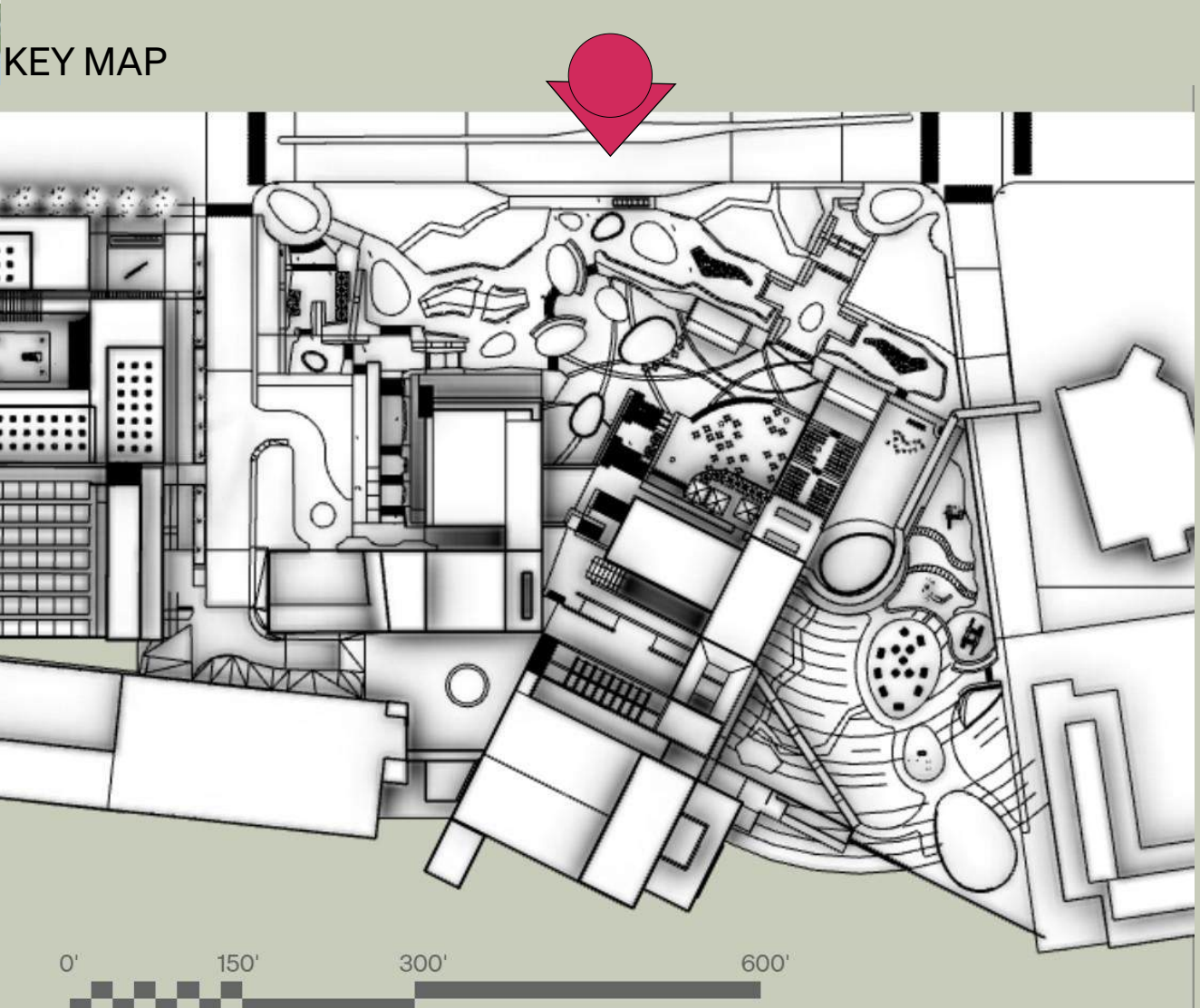
KEY MAP





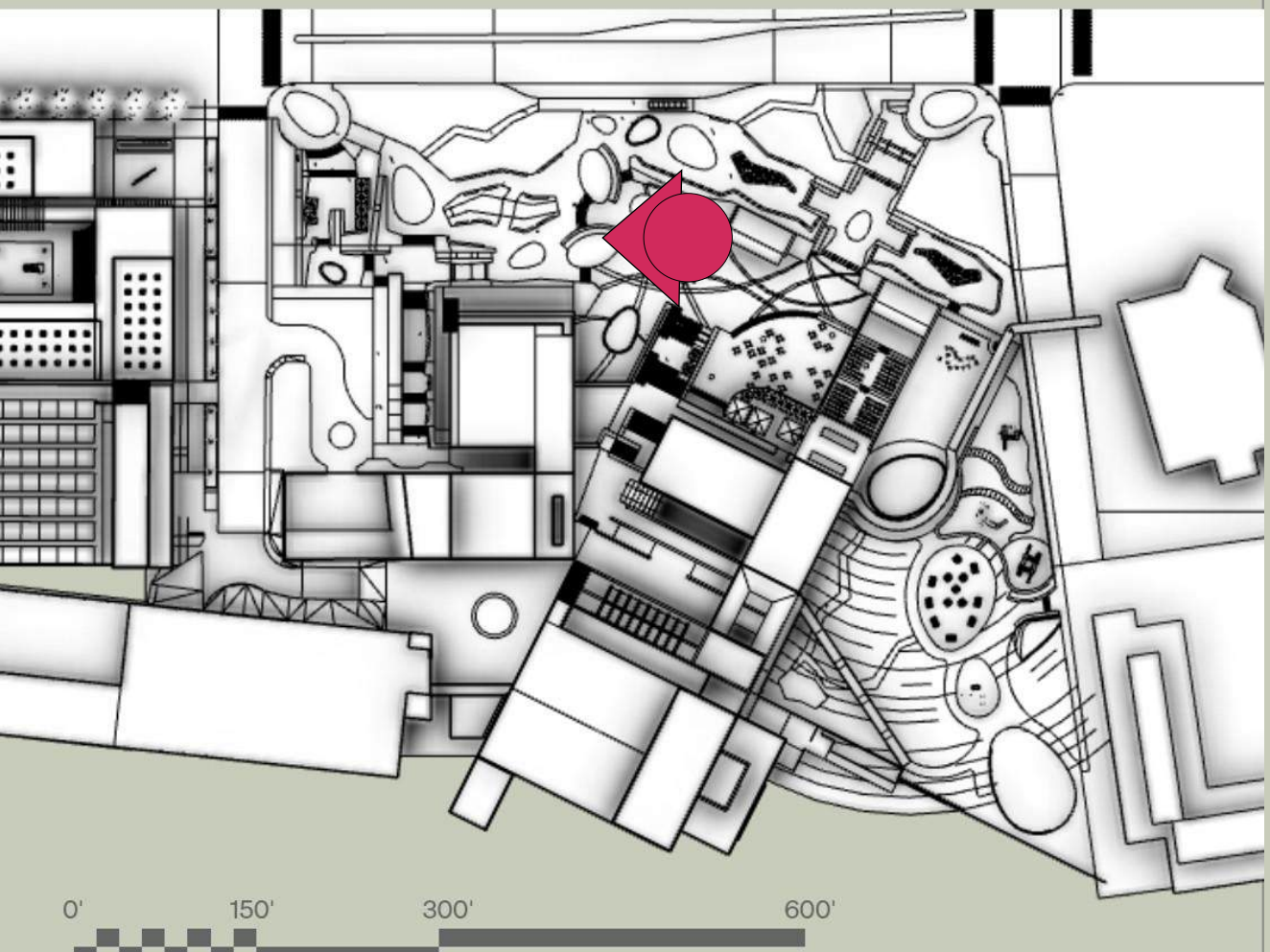
KEY MAP

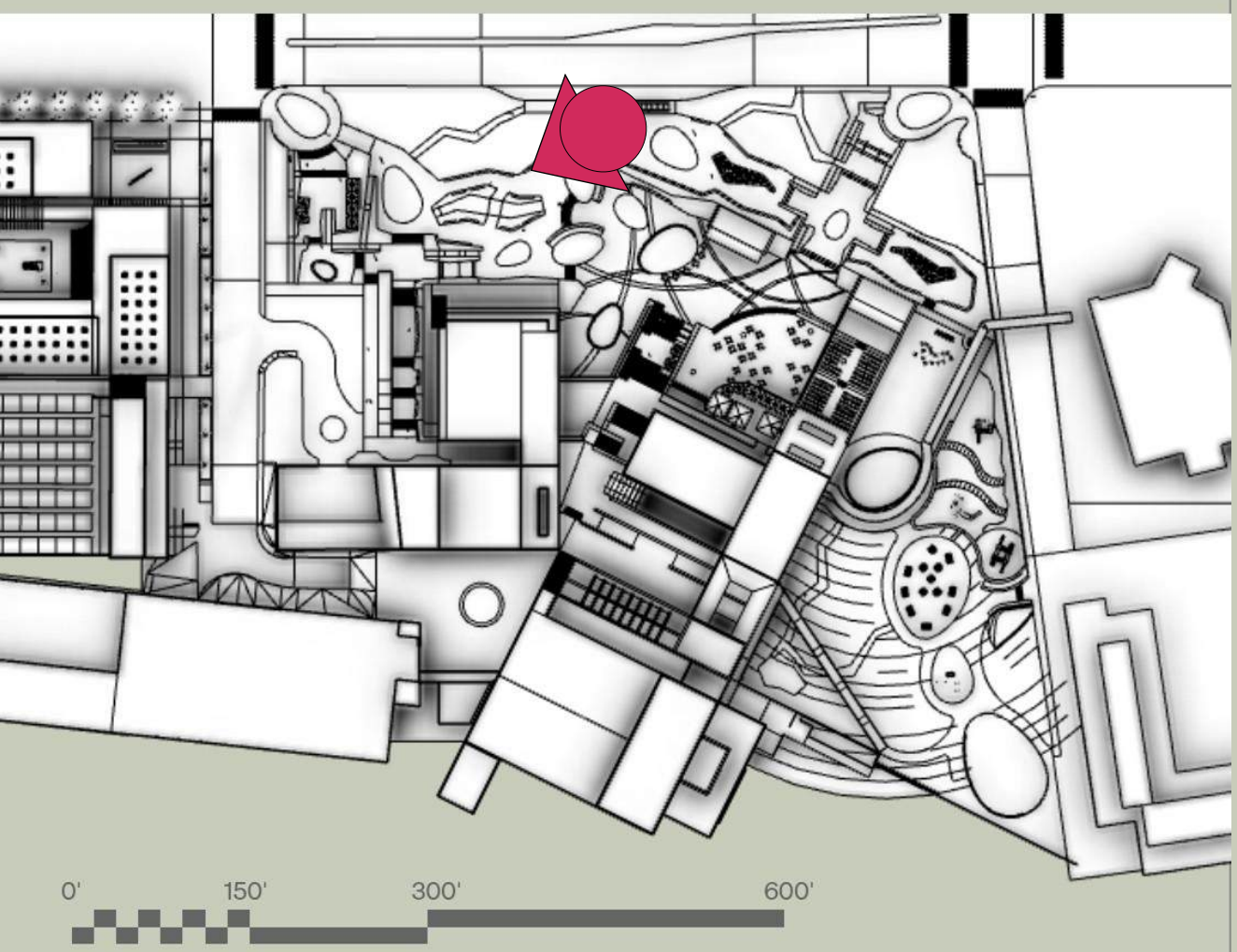






KEY MAP





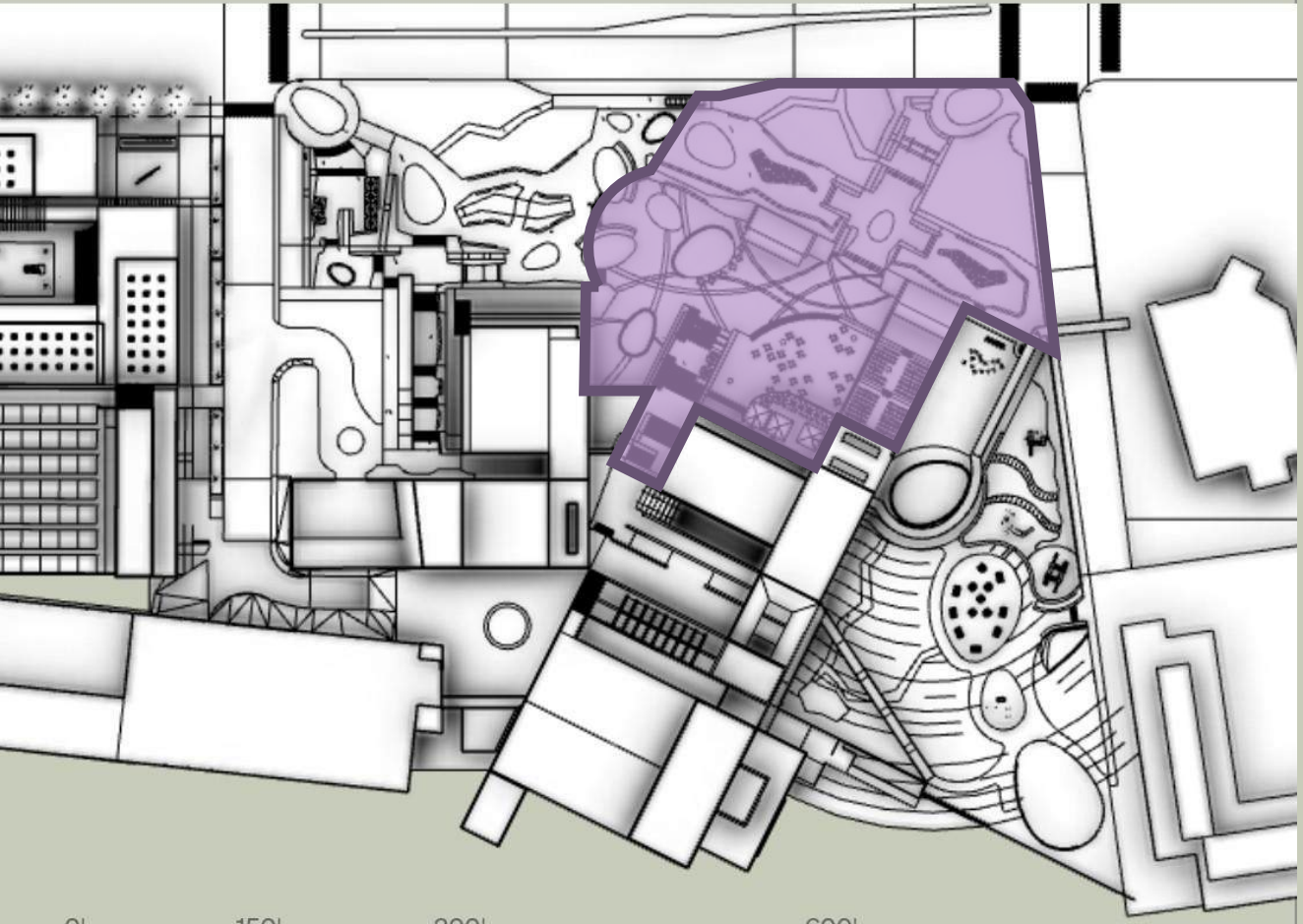
SITE DESIGN

ENLARGED SITE PLAN

ZONE 2



LEGEND



- 8

SEASONAL PLAZA & CHRISTMAS TREE COURT
A flexible civic plaza designed for seasonal installations, community events, and a prominent Christmas tree during the holiday season.
- 9

OUTDOOR CAFÉ
An outdoor café offering shaded seating and a welcoming place to relax, socialize, and enjoy the surrounding civic spaces.
- 10

GRAND CIVIC STEPS
A grand civic staircase with integrated seating and a small landing for tables, creating an inviting transition to the Civic Center entrance.
- 11

OAK GROVE PERFORMANCE DECK

A spacious deck beneath mature oak trees, featuring a stage for local performances and flexible seating for community gatherings.
- 12

OVERLOOK TERRACE
An elevated terrace overlooking the performance deck, offering a comfortable place to gather, relax, and enjoy views of the activity below.
- 13

LAKESIDE CIVIC PROMENADE
A welcoming pedestrian promenade connecting The Lakes with the central civic spaces and creating a direct, walkable approach to the Civic Center.
- 14

OAK HEART
A landmark oak at the heart of the promenade, creating a memorable focal point where key pedestrian paths converge and branch into different directions.
- 15

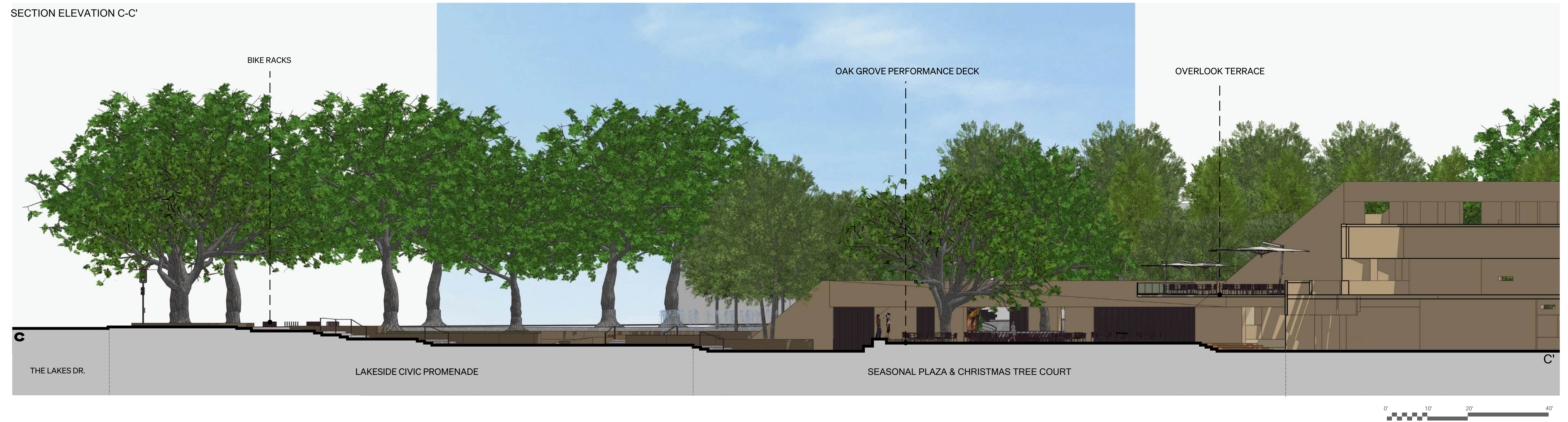
INTERACTIVE WATER PLAZAS
Interactive water plazas with ground-level jets that create a playful feature for children while adding movement and visual interest to the civic space.
- 16

OPEN-AIR STAGE & PERFORMANCE DECK
A flexible open-air performance deck with a dedicated stage and temporary seating for up to 216 people for concerts, performances, and community events.

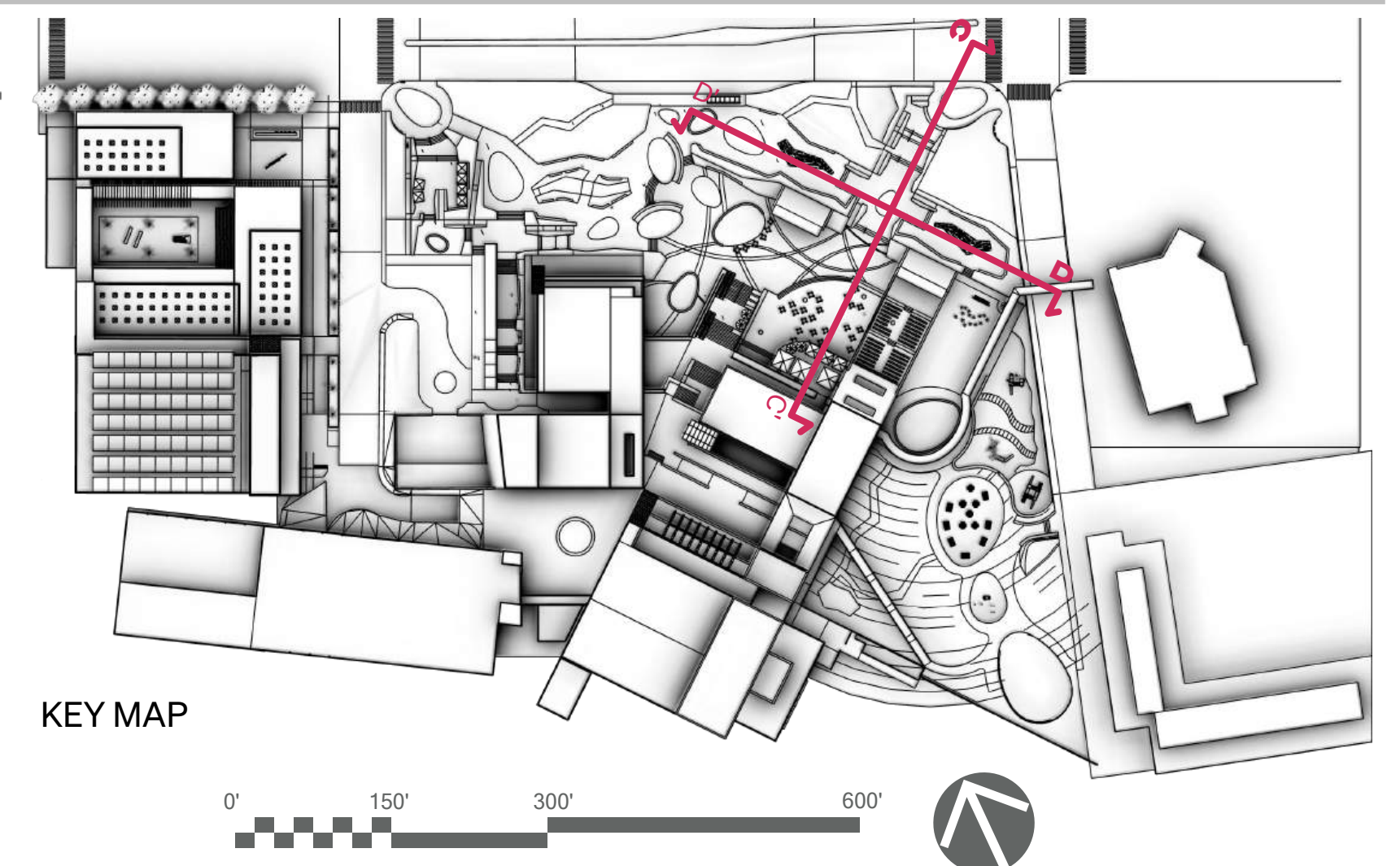
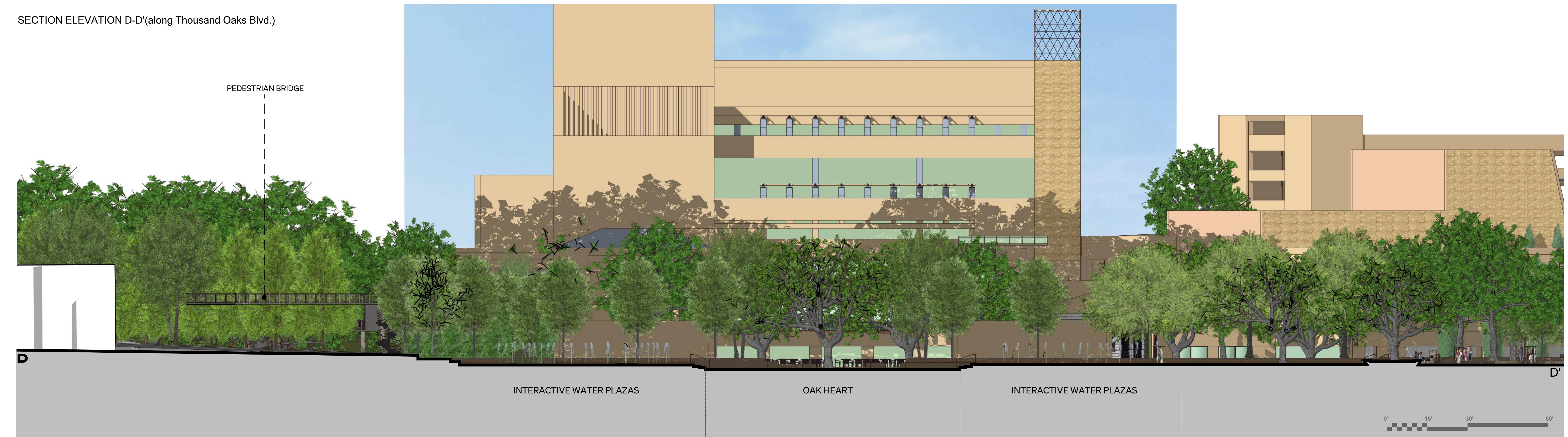


SITE DESIGN
SECTION ELEVATIONZONE 2

SECTION ELEVATION C-C'



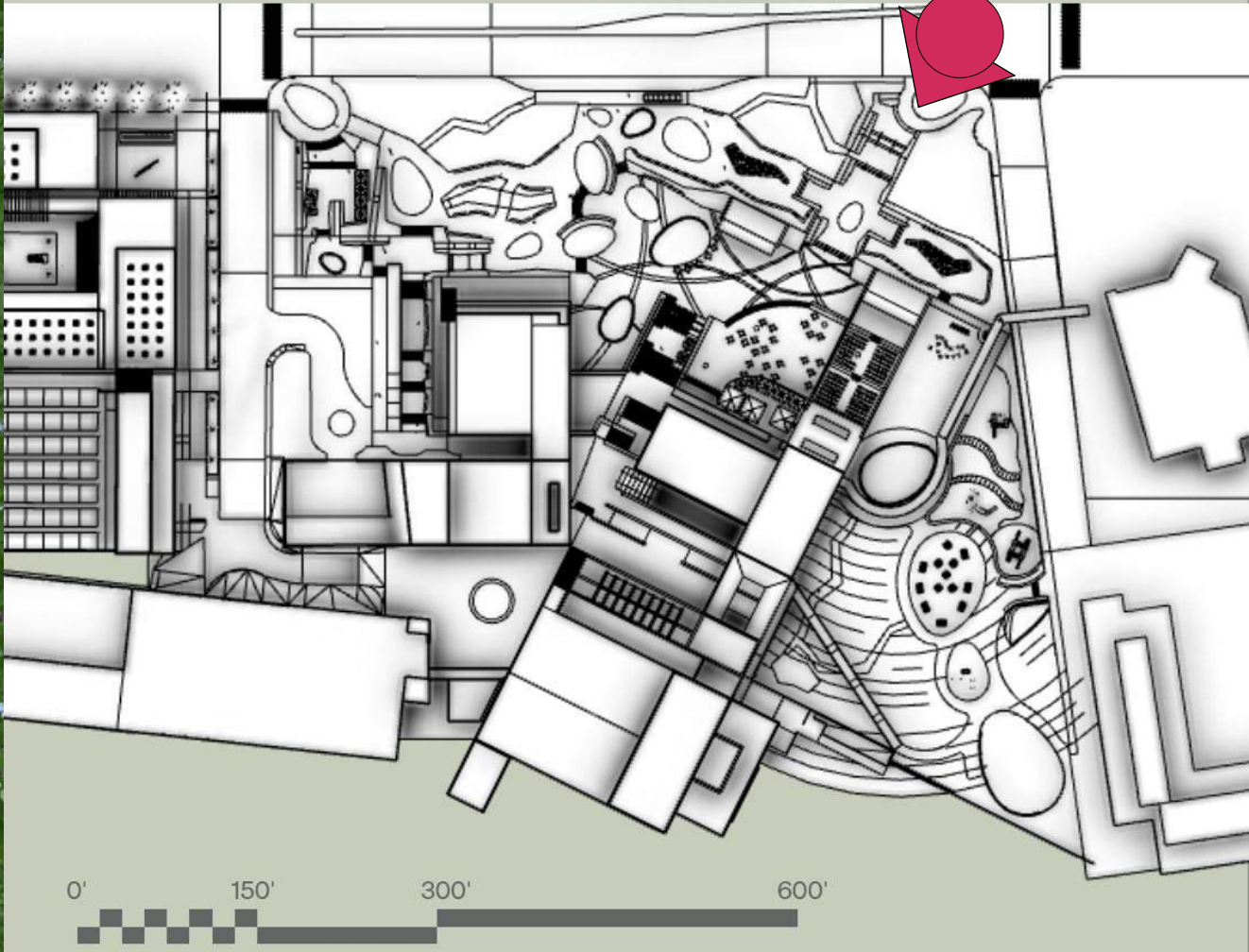
SECTION ELEVATION D-D'(along Thousand Oaks Blvd.)





SITE INFORMATION

Location: Arlington, Virginia, USA



- Children's playground
- Dog parks
- Retail & cafés
- Bike paths
- Public art

DESIGN

- Main Concept: Create a public park that connects people, nature, and the workplace.
- Flexible open spaces for daily use and events.
- Native planting inspired by Virginia ecosystems.
- Strong pedestrian and bicycle connections.
- Landscape integrated with architecture.

RELEVANCE TO THOUSAND OAKS CIVIC CENTER

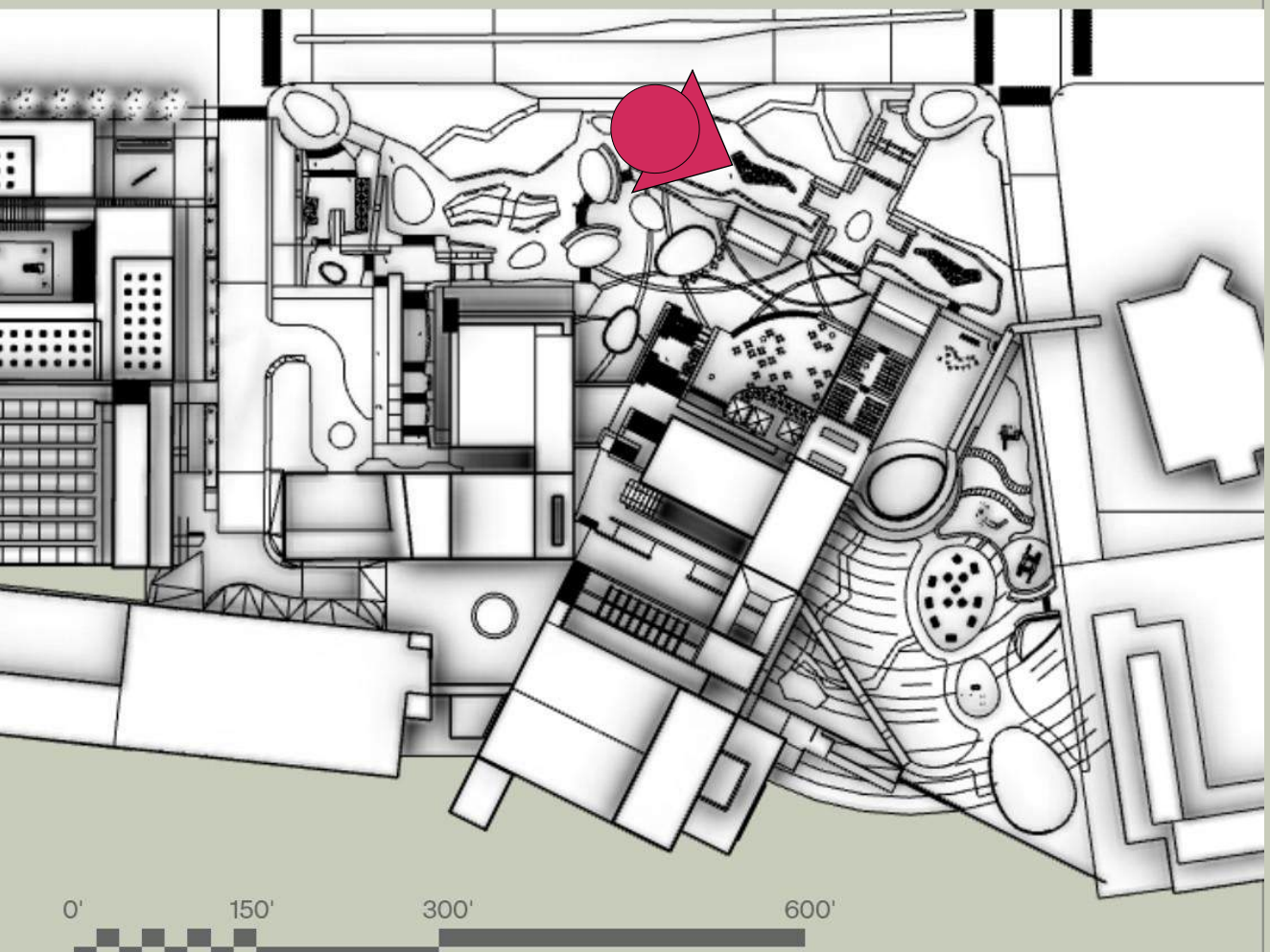
An excellent precedent for creating a civic campus where architecture and landscape work together through flexible public spaces, ecological planting, multimodal circulation, and year-round community programming.

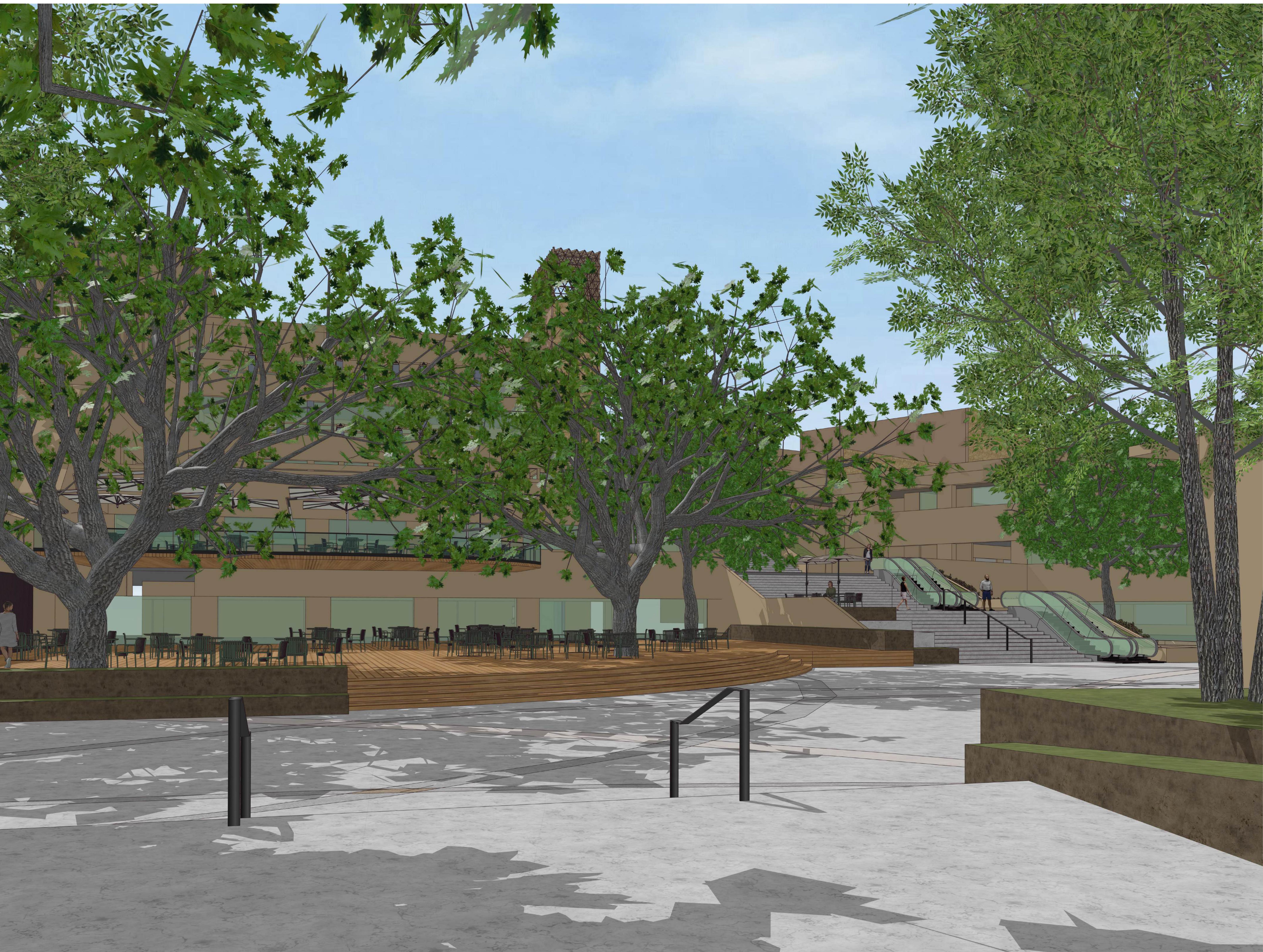
EXISTING & FEATURES LEGEND

- A** CITY HALL
- B** FORUM THEATER
- C** FRED KAVLI THEATER
- D** ROOFTOP TERRACE
- E** THIRD LEVEL ENTRANCE
- F** DROP OFF CIRCLE
- G** LOADING DOCK
- H** PEDESTRIAN BRIDGE
- I** MAIN ENTRANCE
- J** MUSEUM (FEATURE)
- K** PARKING STRUCTURE
- L** APARTMENT BUILDING (FEATURE)
- M** THE LAKES SHOPPING CENTER
- N** GARDENS OF THE WORLD

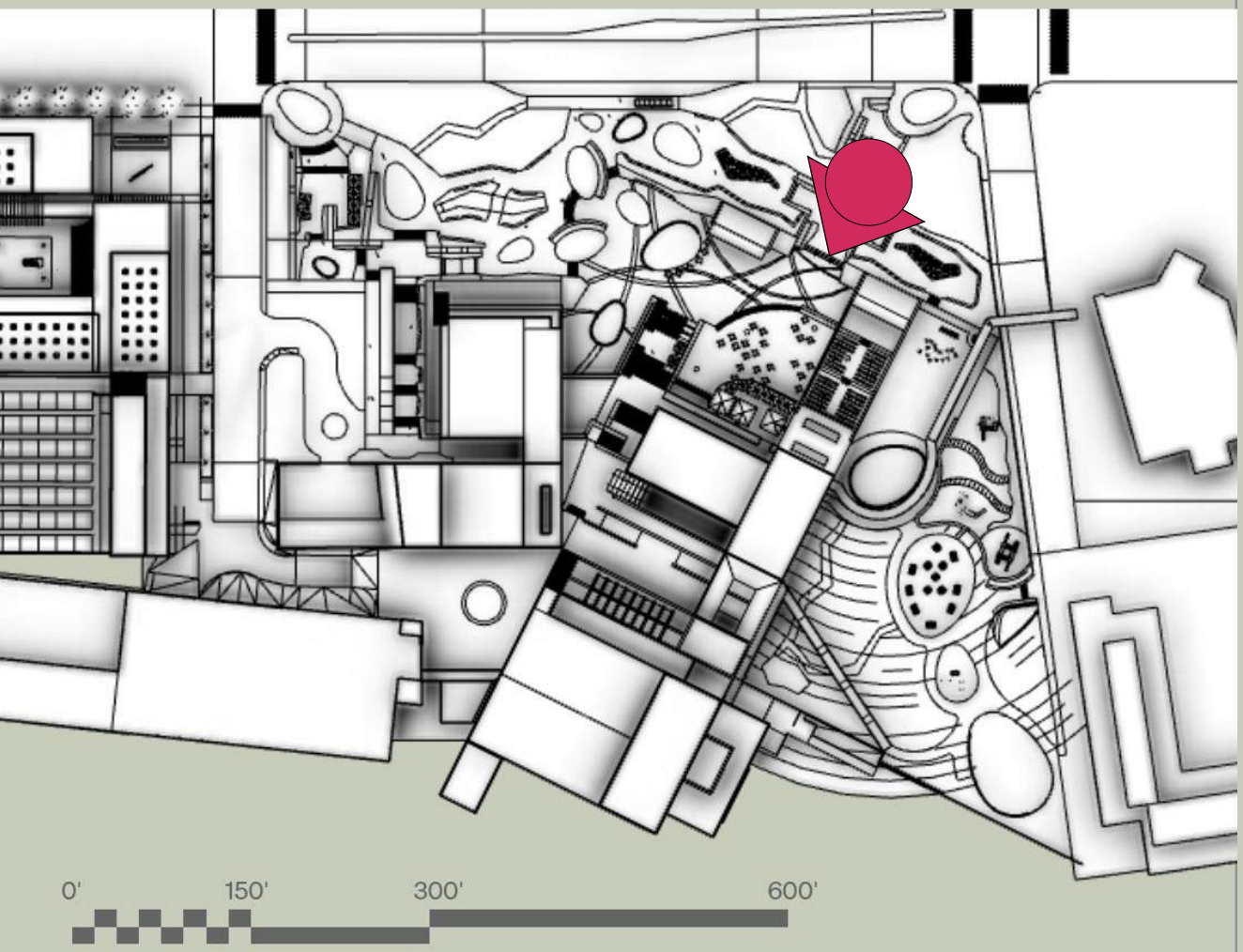


KEY MAP



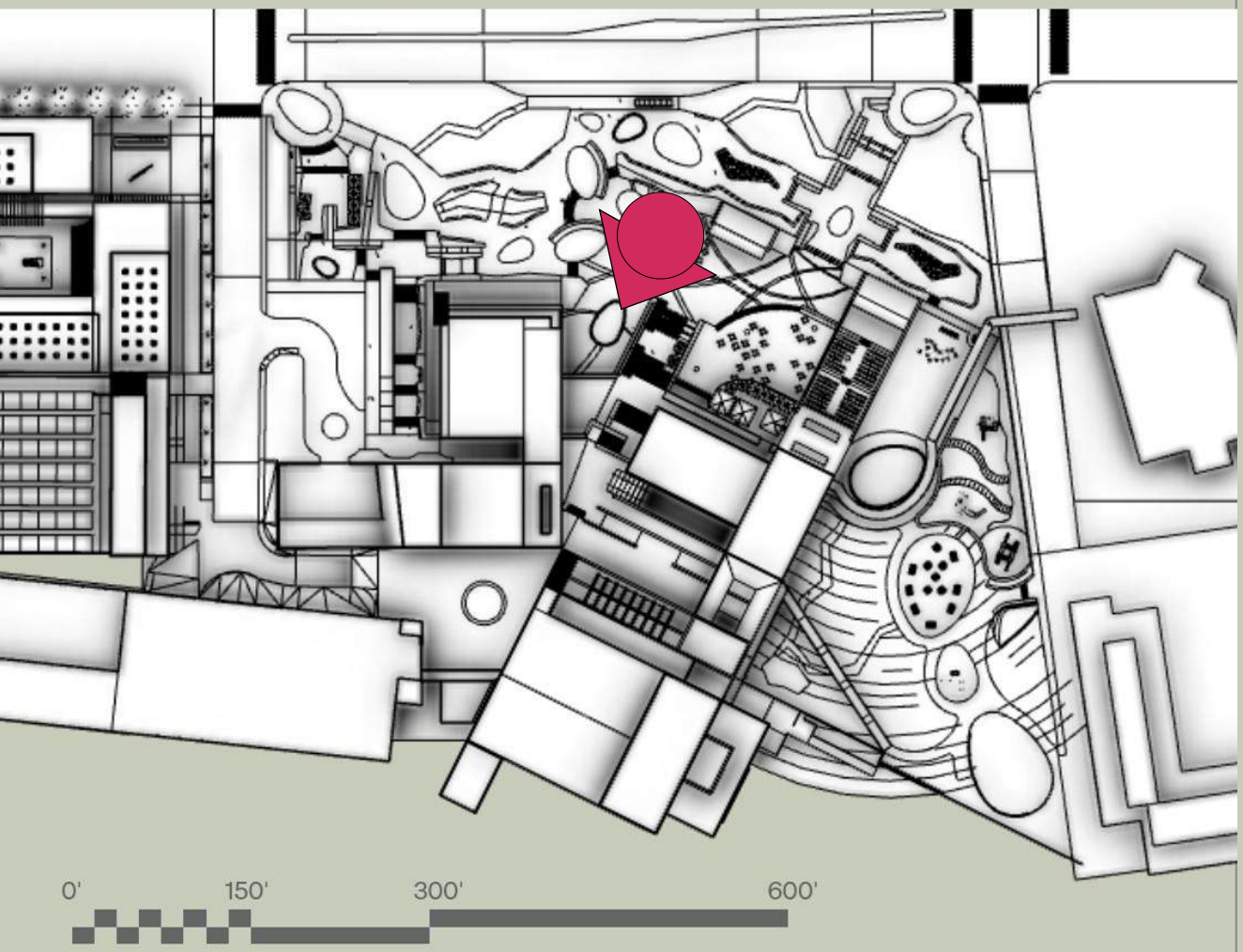


KEY MAP



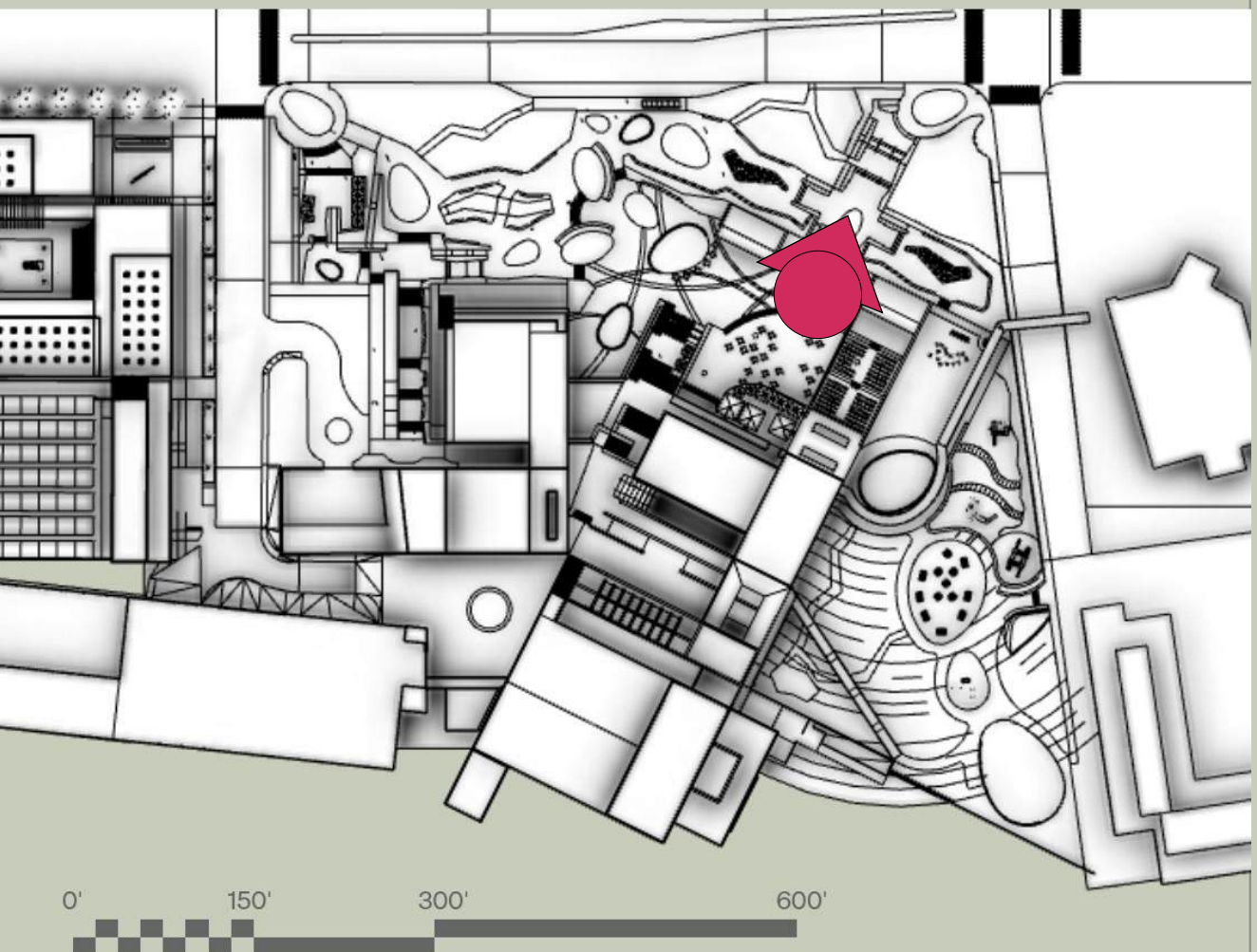


KEY MAP



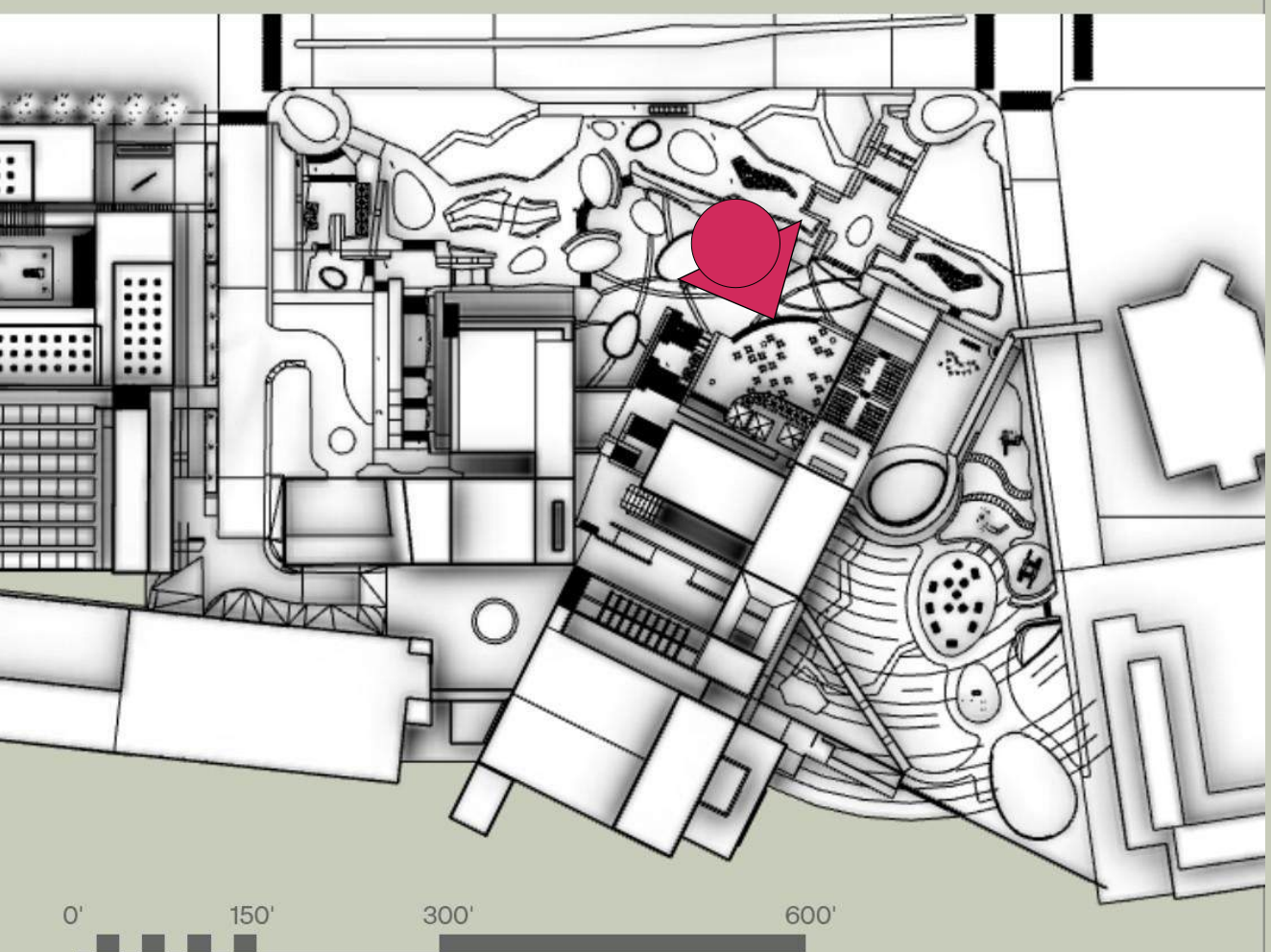


KEY MAP



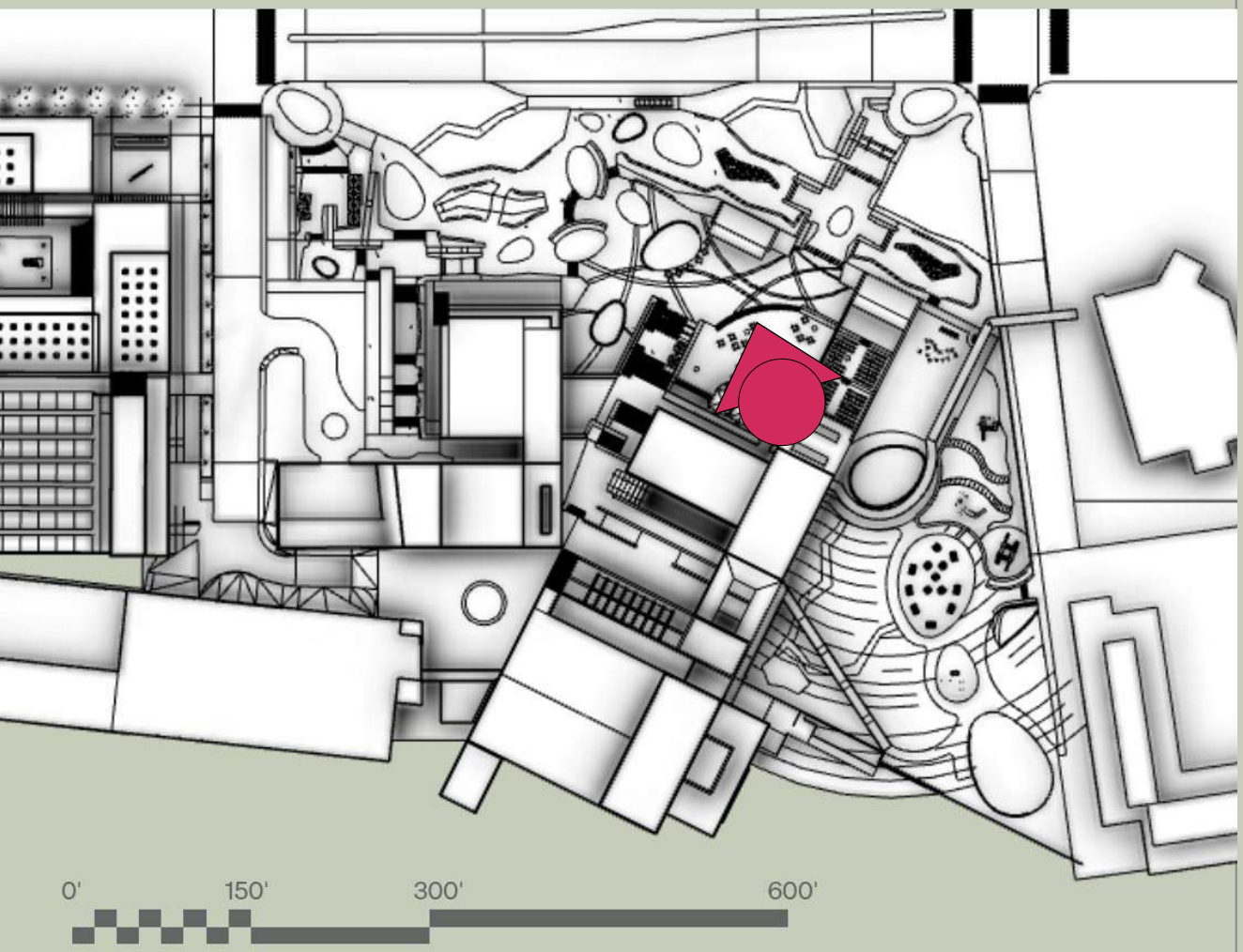


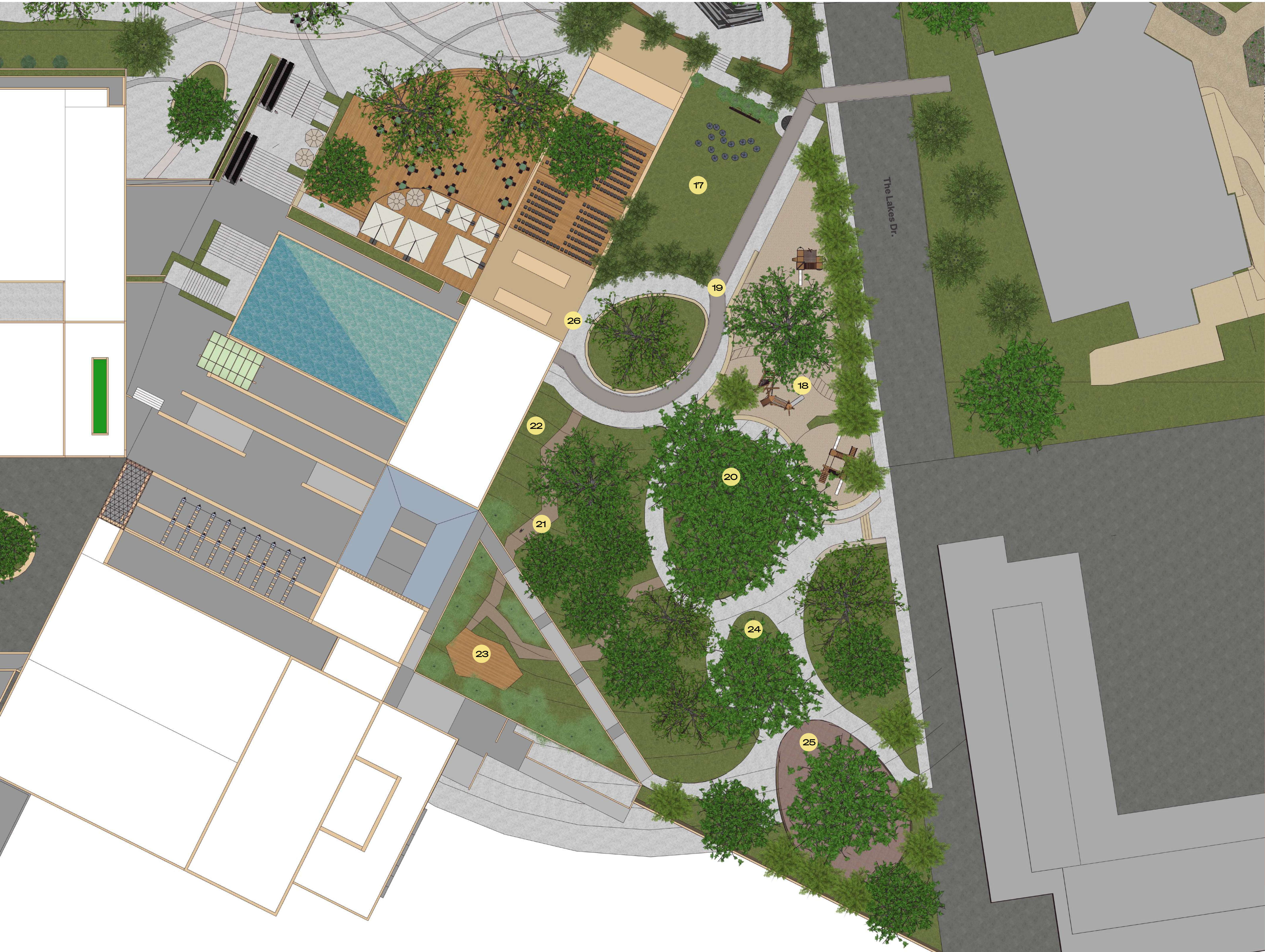
KEY MAP



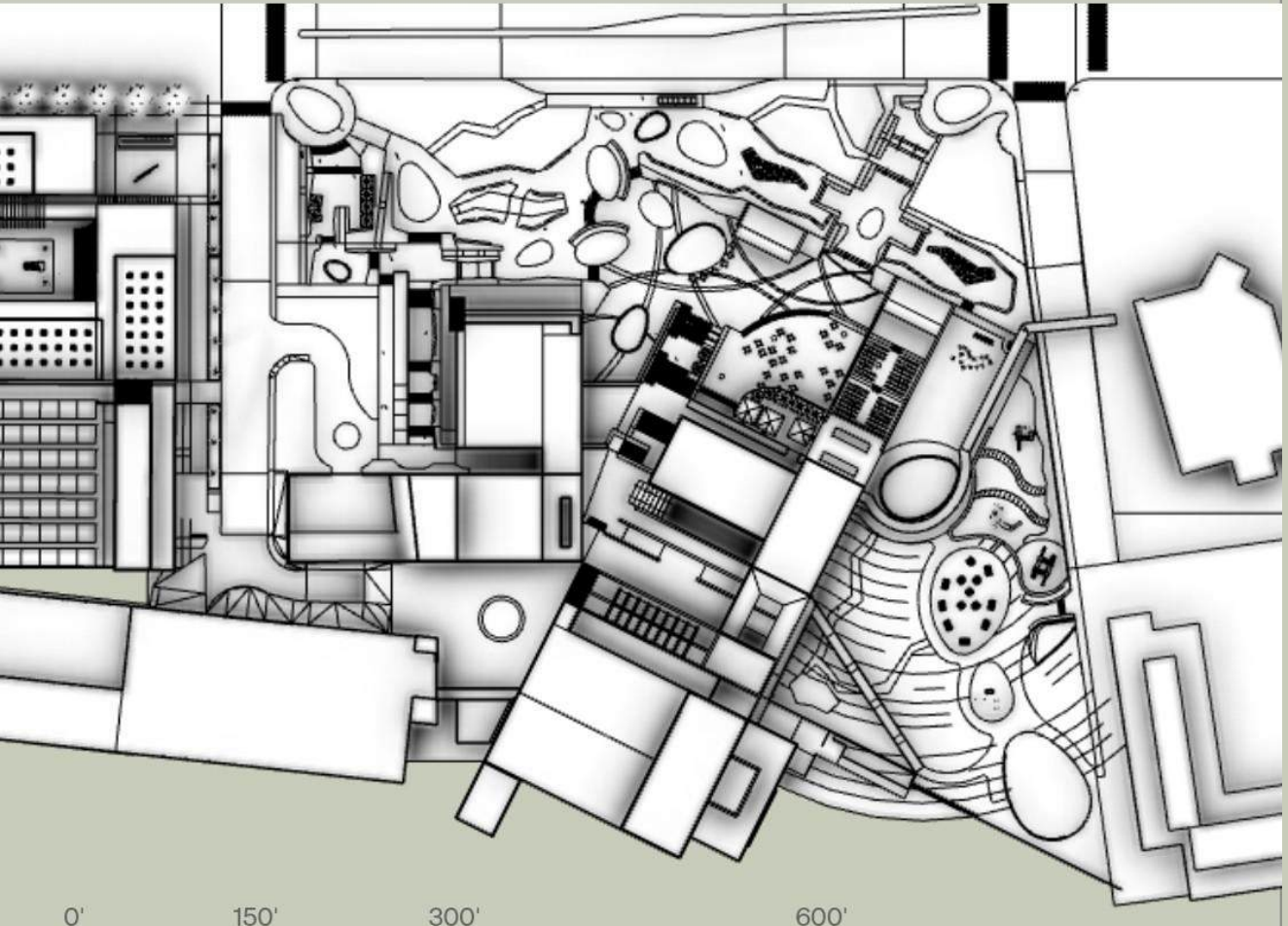


KEY MAP





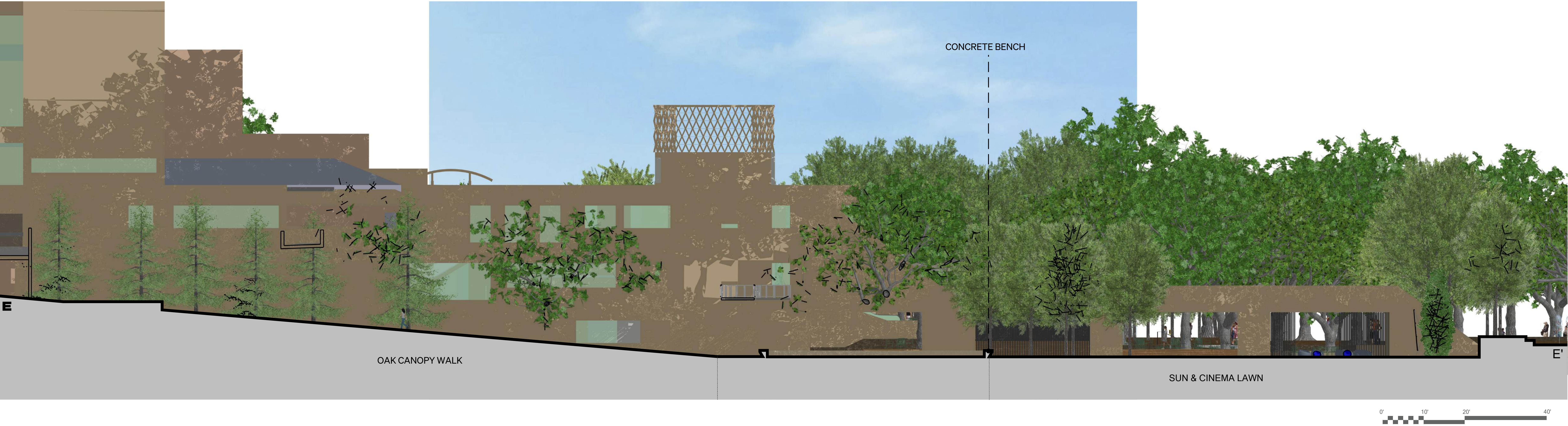
LEGEND



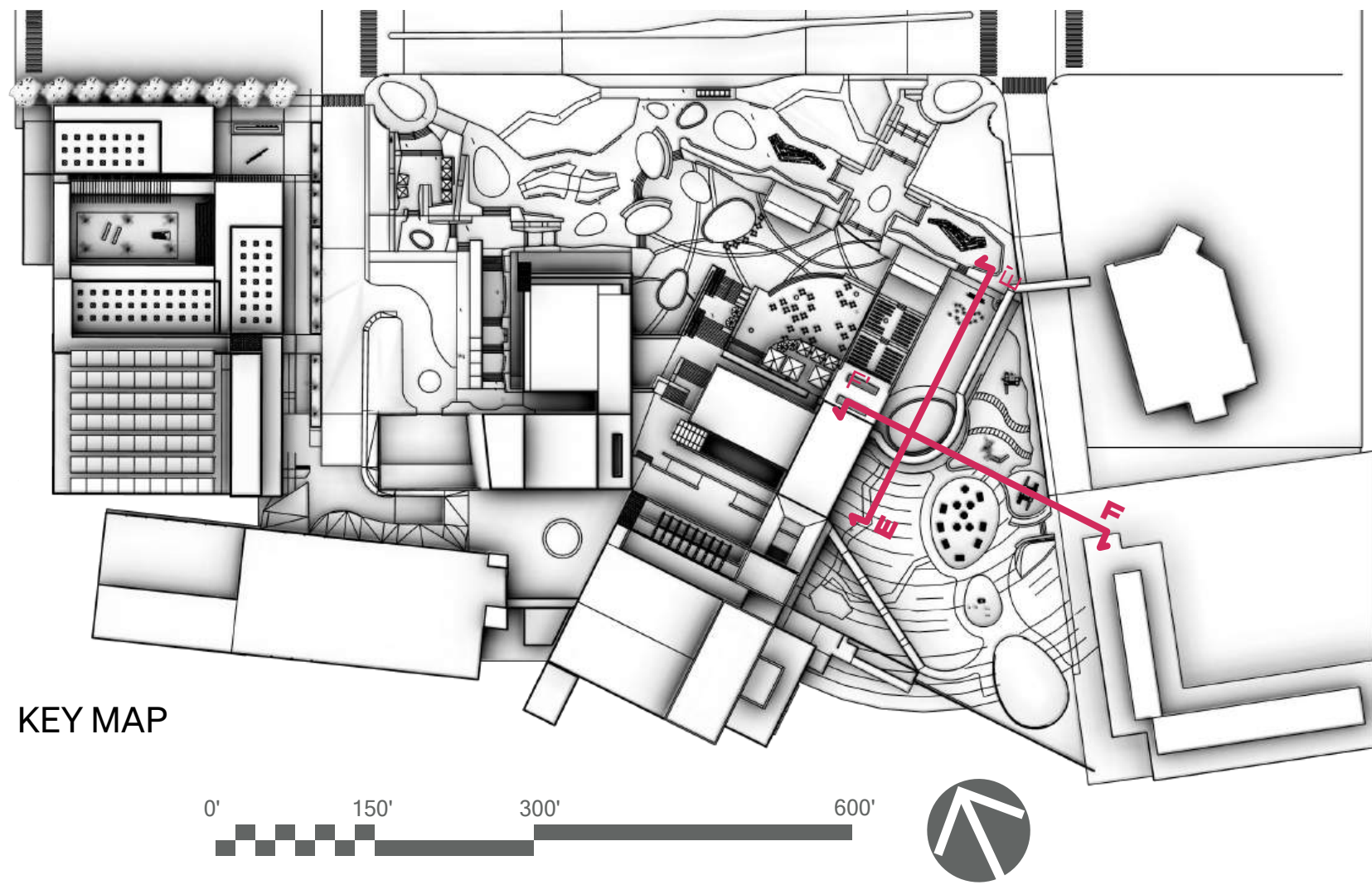
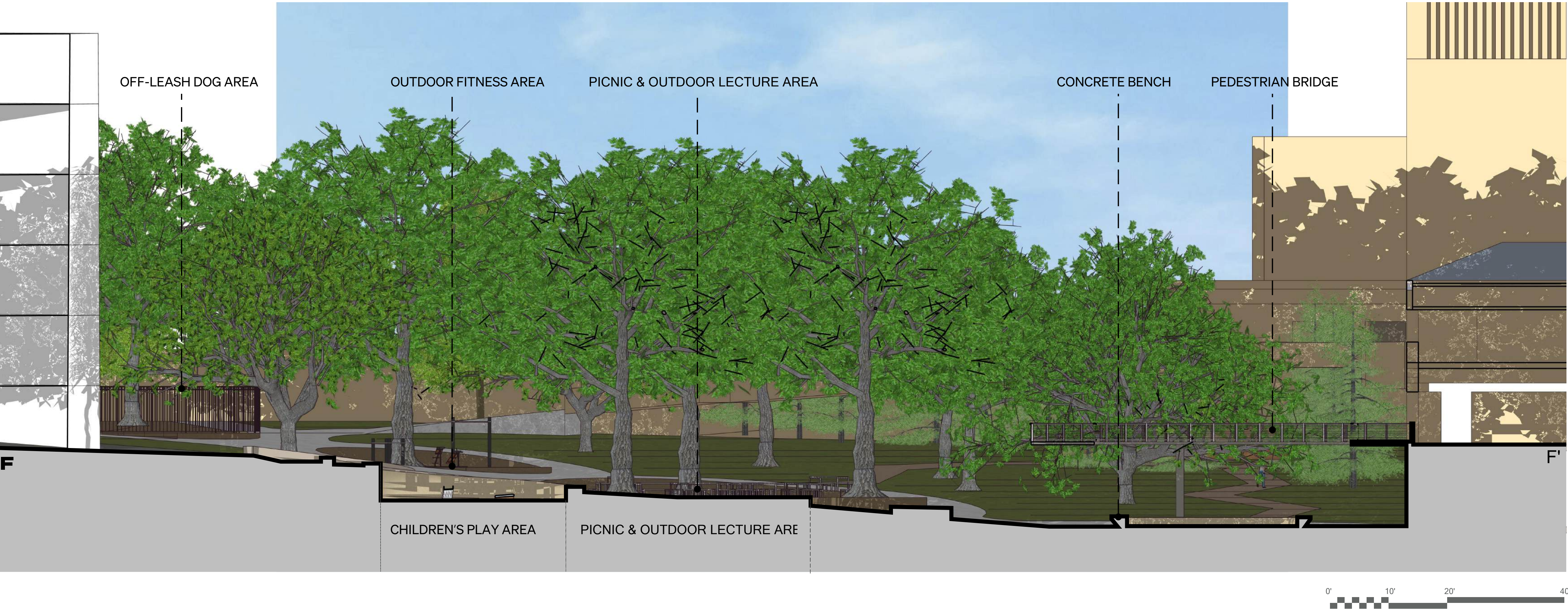
- 17 SUN & CINEMA LAWN**
A sunny open lawn designed for outdoor movies, sunbathing, and flexible recreation, intentionally preserving an open area without tree canopy.
- 18 CHILDREN'S PLAY AREA**
A safe and engaging children's play area with resilient rubber surfacing, designed for active play and social interaction.
- 19 CIVIC-LAKES PEDESTRIAN BRIDGE**
A pedestrian bridge creating a direct and convenient connection between the Civic Center and The Lakes shopping center.
- 20 PICNIC & OUTDOOR LECTURE AREA**
A shaded outdoor area with picnic tables designed for casual dining, community lectures, educational programs, and small group gatherings.
- 21 OAK CANOPY WALK**
A shaded pedestrian path winding beneath mature oak canopies, offering a comfortable and immersive connection through the landscape.
- 22 OAK CANOPY SENSORY GARDEN**
A sensory garden beneath the oak canopy featuring aromatic native plants, inviting visitors to experience the landscape through scent, texture, and seasonal color.
- 23 QUIET WELLNESS DECK**
A peaceful deck beneath the tree canopy designed for yoga, meditation, and quiet relaxation within the landscape.
- 24 OUTDOOR FITNESS AREA**
An outdoor fitness area with exercise equipment set within the landscape, supporting active recreation, wellness, and everyday community use.
- 25 OFF-LEASH DOG AREA**
A secure fenced area where dogs can exercise, play, and socialize freely off-leash within the park.
- 26 PUBLIC RESTROOM**
A conveniently located public restroom serving visitors throughout

SITE DESIGN
SECTION ELEVATIONZONE 3

SECTION ELEVATION C-C'(along The Lakes Dr.)

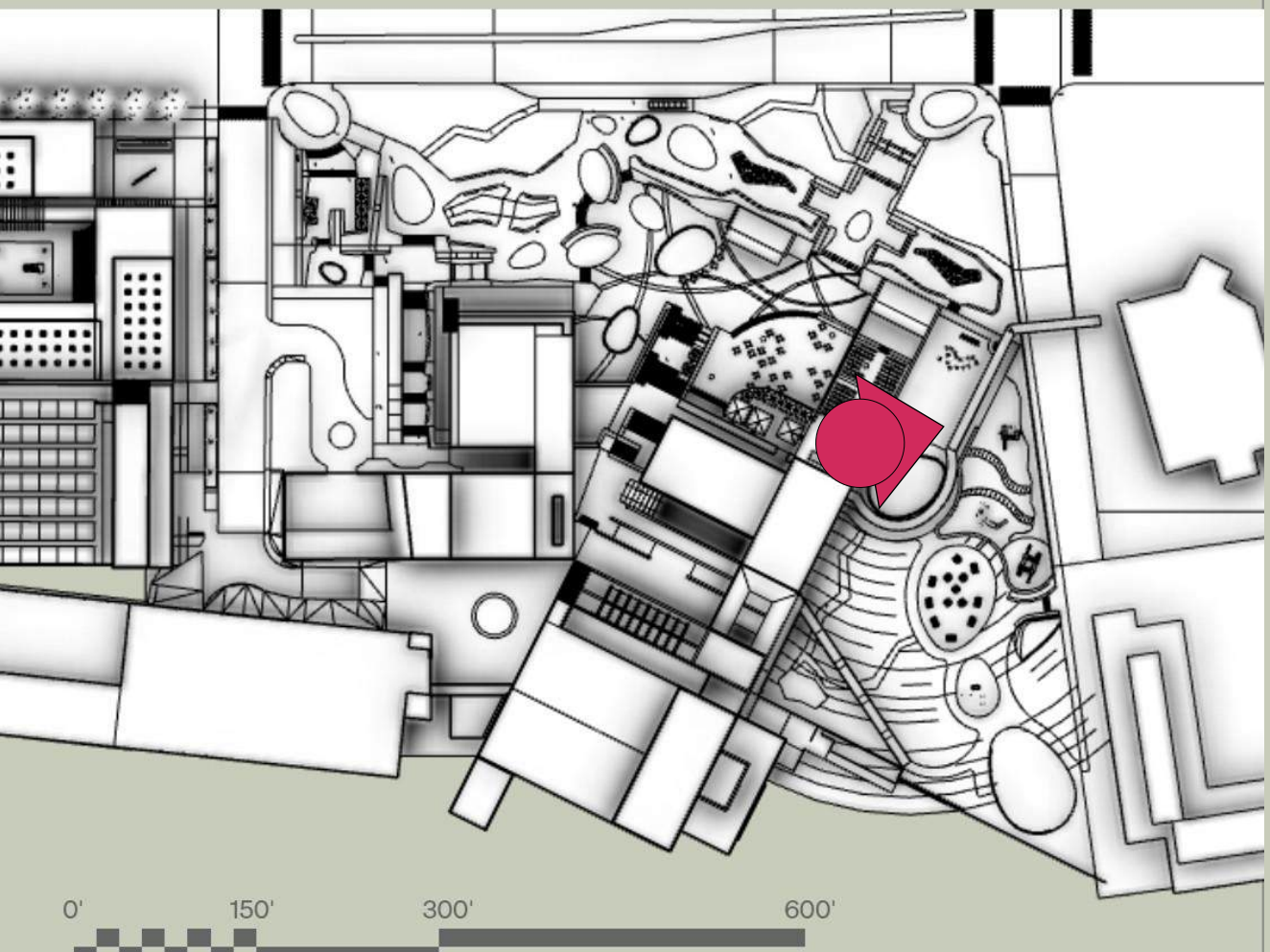


SECTION ELEVATION D-D



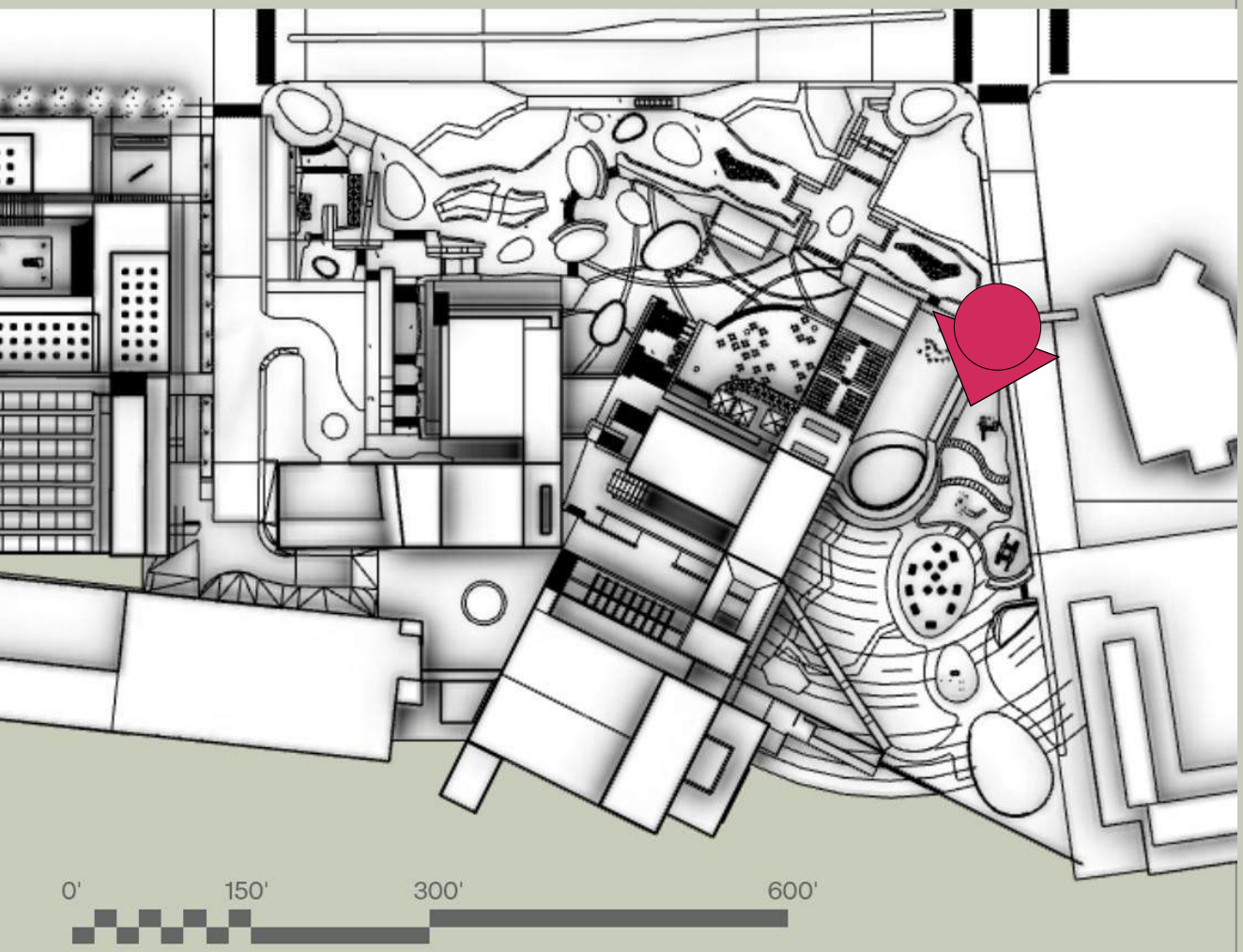


KEY MAP



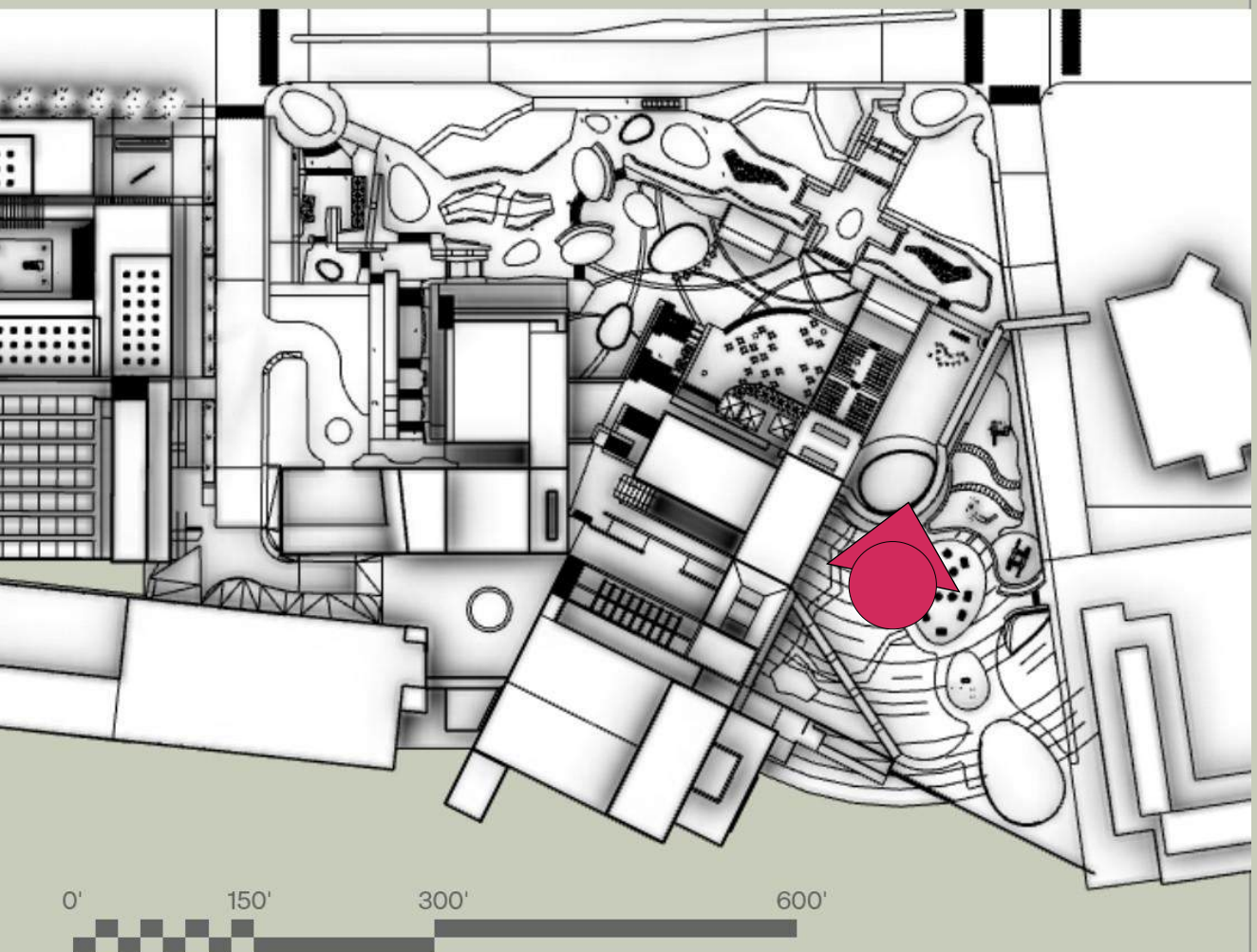


KEY MAP



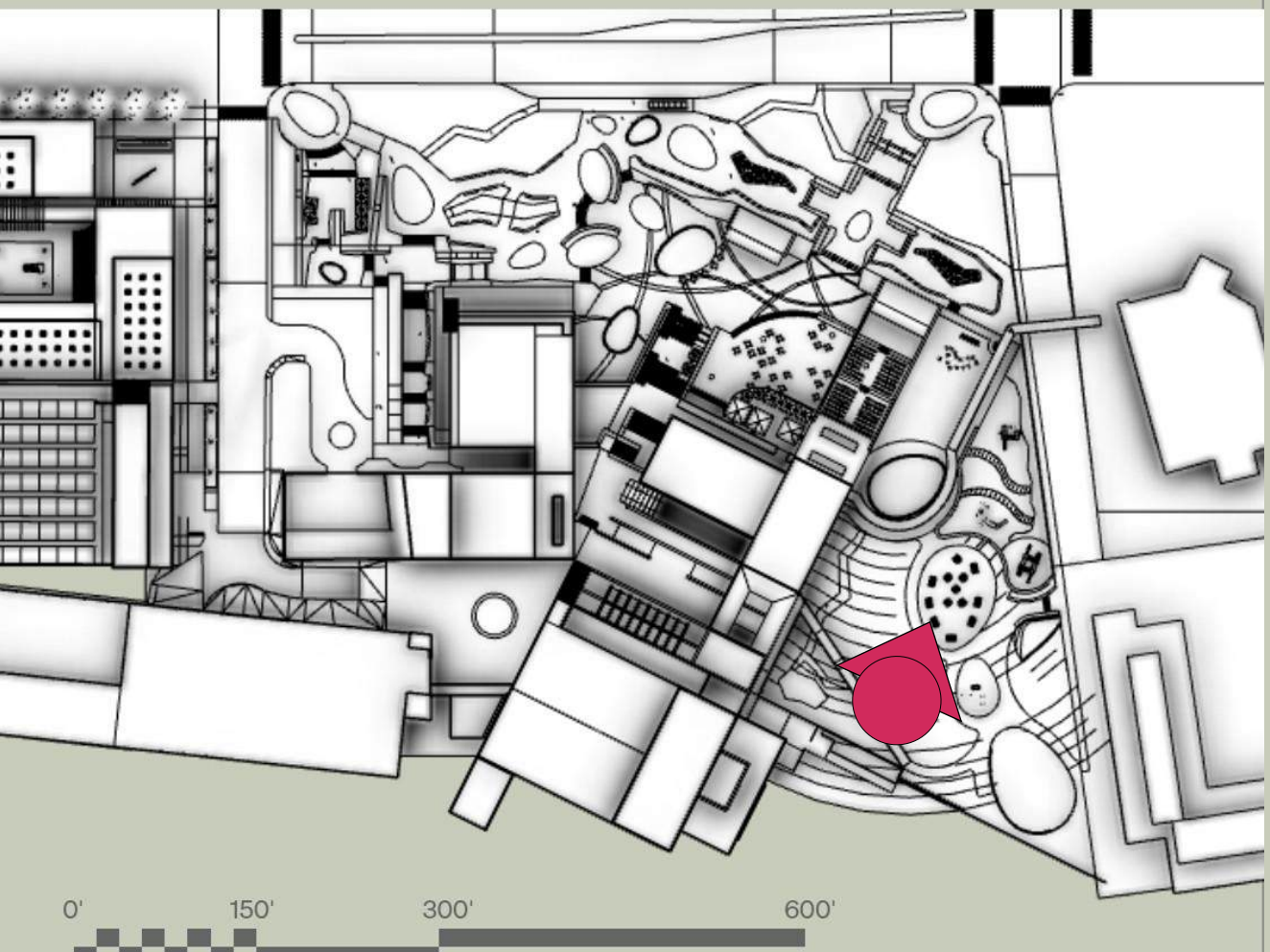


KEY MAP





KEY MAP



SITE DESIGN

AI-ENHANCED VISUALIZATIONS



ZONE 1



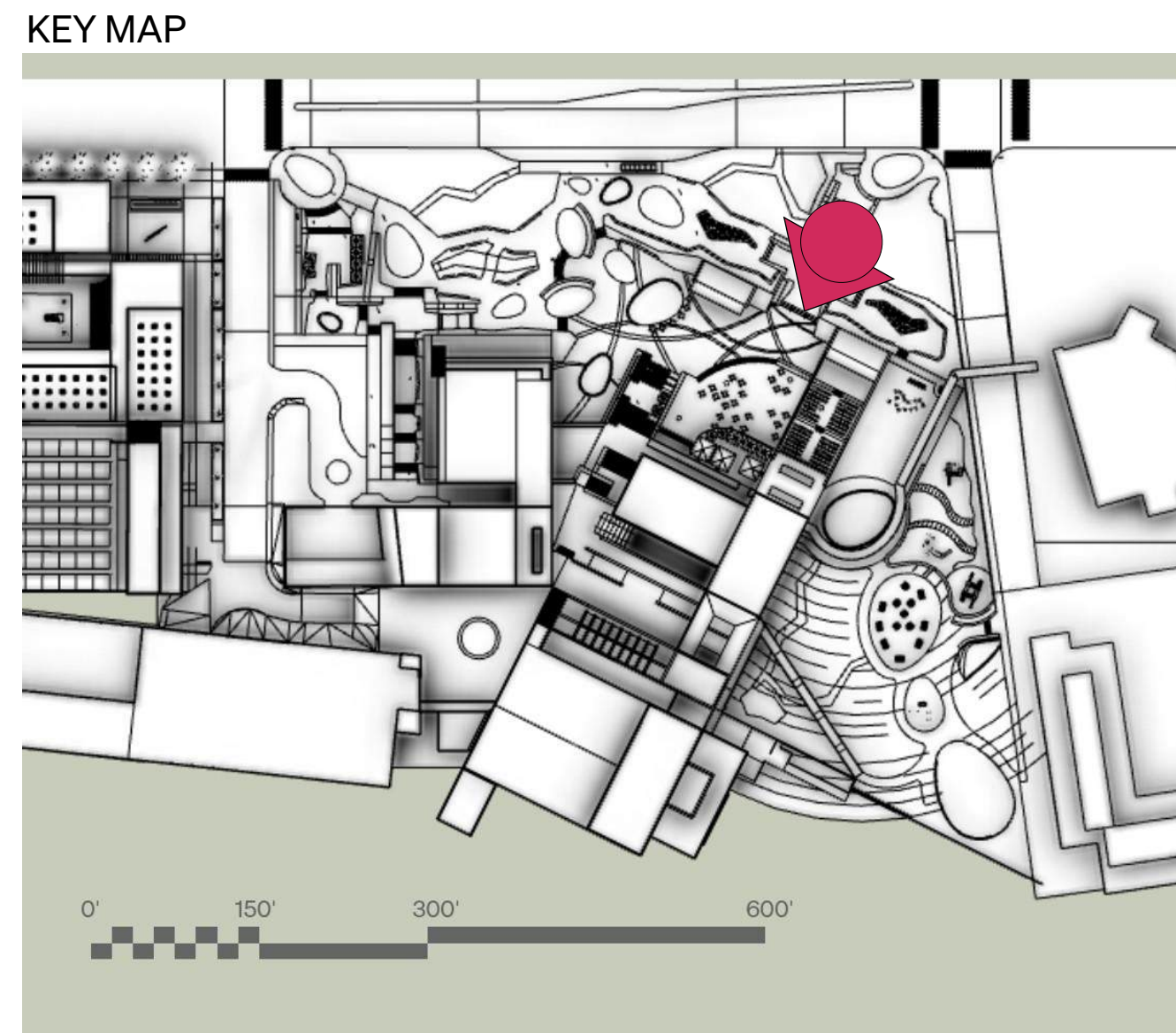
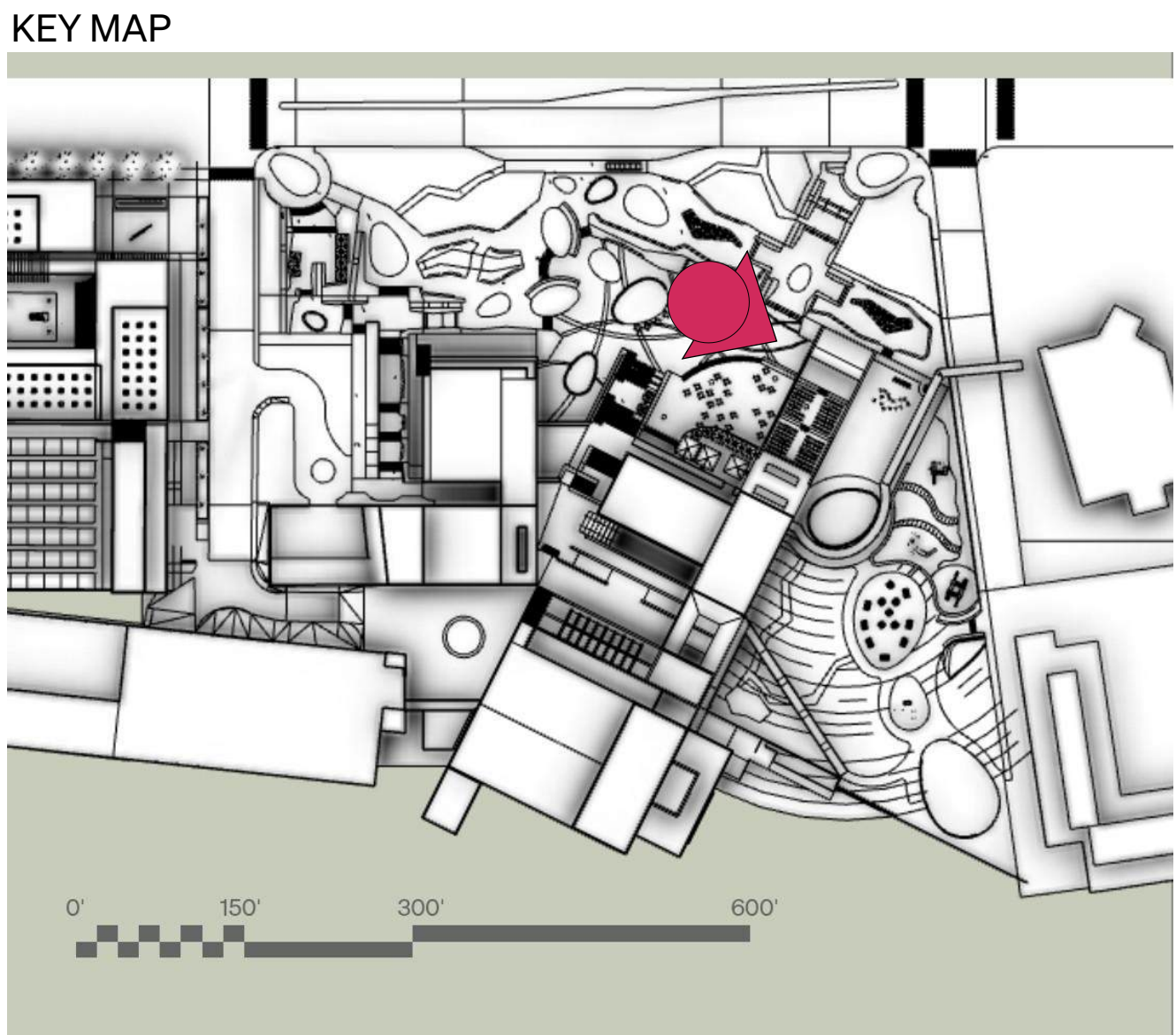
ZONE 1



ZONE 1

SITE DESIGN

AI-ENHANCED VISUALIZATIONS



SITE DESIGN

AI-ENHANCED VISUALIZATIONS

