



CIVIC CENTER PLAZA

Thousand Oaks

Redesign Proposal



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1 CALIFORNIA + VENTURA COUNTY



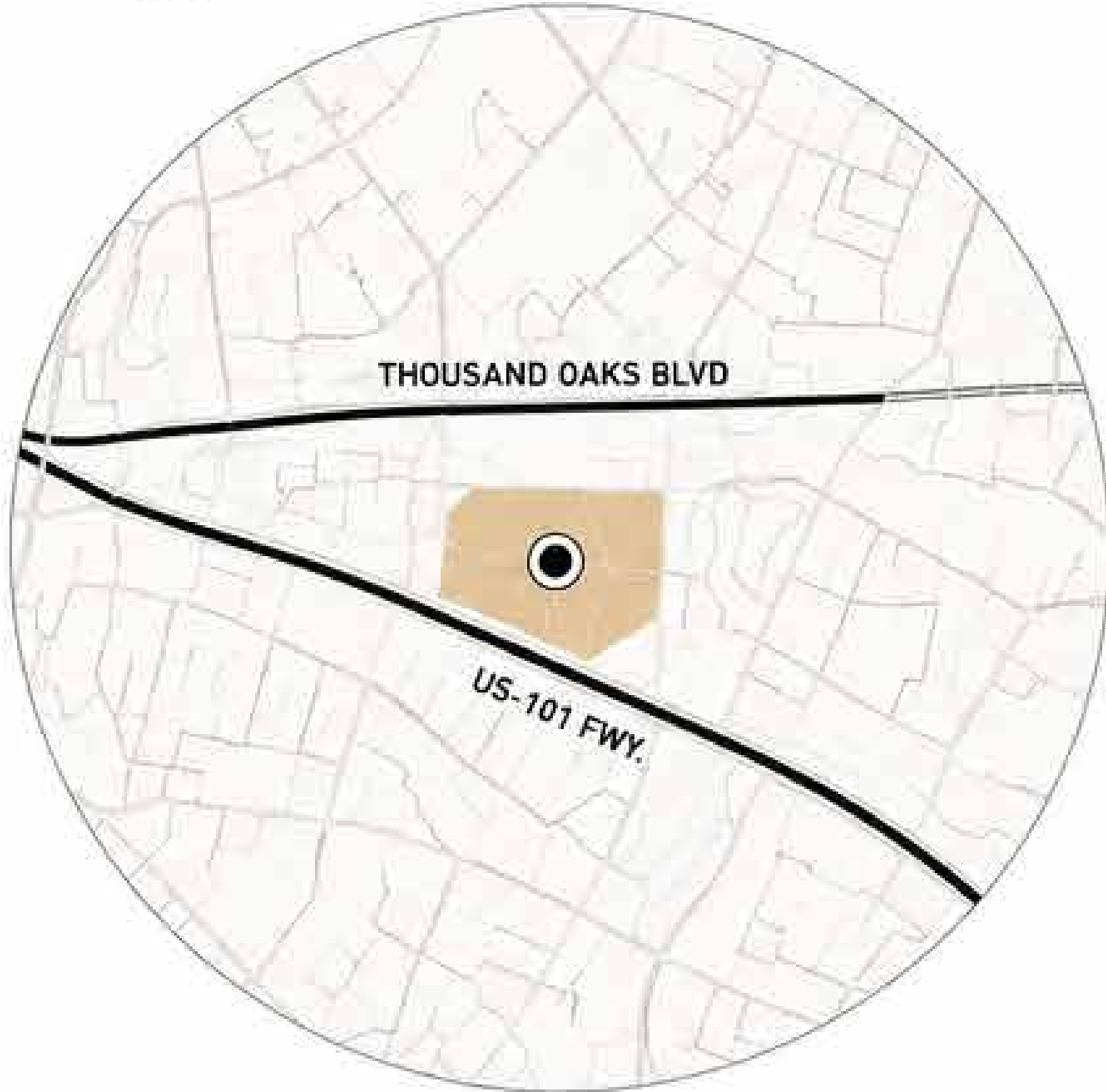
Located in Southern California along the scenic Coast.
Situated in the heart of Ventura County—between Los Angeles and Santa Barbara counties.

2 THOUSAND OAKS TO LOS ANGELES



Approximately 45 miles northwest of downtown Los Angeles.
Conveniently connected via US-101 and CA-23.

3 SITE CONTEXT



Located on the Civic Center Campus along Thousand Oaks Boulevard, adjacent to US-101.
Surrounded by civic, cultural, commercial, and residential uses.

PROJECT INFORMATION

	Project Name:	Thousand Oaks Civic Center & Plaza
	Location:	Thousand Oaks, California
	County:	Ventura County
	Study Area:	Civic Center Campus (approx. 17 acres)
	Project Type:	Civic Campus + Public Open Space
	Context:	Civic, Cultural, Commercial & Residential

KEY FACTS



Population
129,000+
(City of Thousand Oaks)



Median Age
41.4
(City of Thousand Oaks)



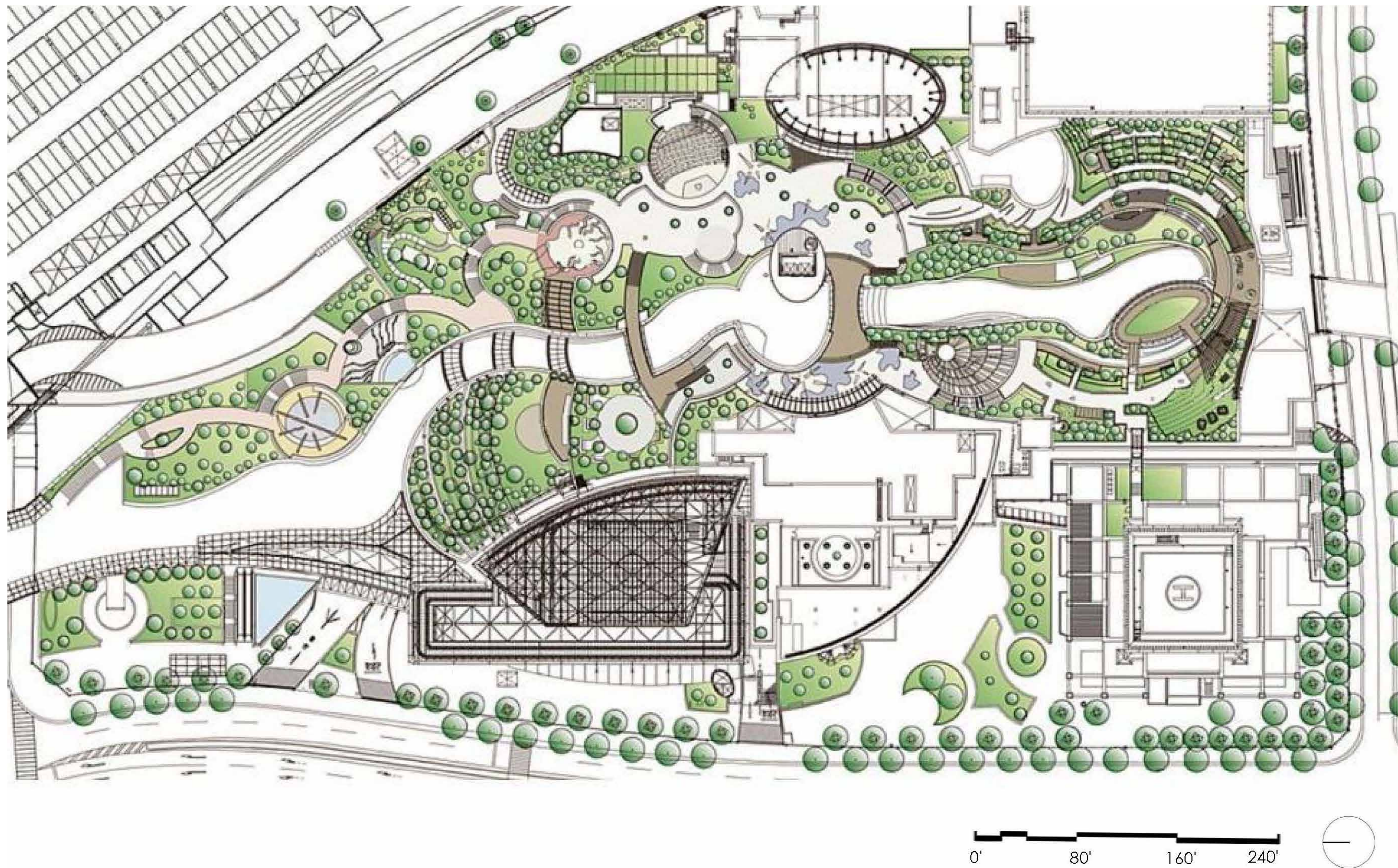
Major Employers
Government, Healthcare,
Education, Retail,
Technology



CASE STUDIES

INSPIRATION | STRATEGY | APPLICATION





PROJECT INFORMATION

Design Firm: The Jerde Partnership

Client: Nankai Electric Railway

Location: Osaka, Japan

Size: 8.33 acres

Project Type: Mixed-use, residential, open/ public space

Completion: Phase I: 2003; Phase II 2007

SPATIAL PROGRAM

- Terraced Garden Zones
- Amphitheater & Event Space
- Water Features
- Passive Recreation Areas
- Outdoor Dining And Food Amenities
- Retail And Entertainment
- Multi-Level Pedestrian Circulation
- Community Garden Plots

DESIGN

- 8 Level public park
- Canyon as a form generator (primary axis)
- Layered planting design creates unique ecological zones and microclimates
- Sloped terraces, berms, and landforms create illusion of climbing through natural landscape
- Water features reinforce the canyon concept
- Indoor/ outdoor integration
- Multi-scale gathering places - event plazas, intimate garden rooms, etc. Support wide range of social activities



Birds Eye



Bridged Walkways



Ampitheatre



PROJECT INFORMATION

Design Firm: PwL Partnership Landscape Architects Inc
 Client: BC Pavilion Corporation
 Location: Vancouver, BC
 Size: 14 acres
 Project Type: Convention Center, Public Waterfront Park, Civic Plaza, Mixed-use, Public Open Space
 Completion: April 2009

SPATIAL PROGRAM

- Living Roof & Native Habitat
- Waterfront Promenade
- Public Plazas & Event Spaces
- Viewing Terraces
- Food & Dining
- Multi-modal Circulation
- Marine Habitat & Sustainable Infrastructure

DESIGN

- Building over water - extends the convention center onto the harbor to maximize public space
- Landscape as infrastructure - the living roof performs ecological functions including habitat creation and stormwater management
- Layered public experience - multi-level public spaces guide circulation, create gathering opportunities, and capture iconic waterfront and mountain views
- Contextual integration - connects downtown to the waterfront by extending the city's pedestrian network through the site



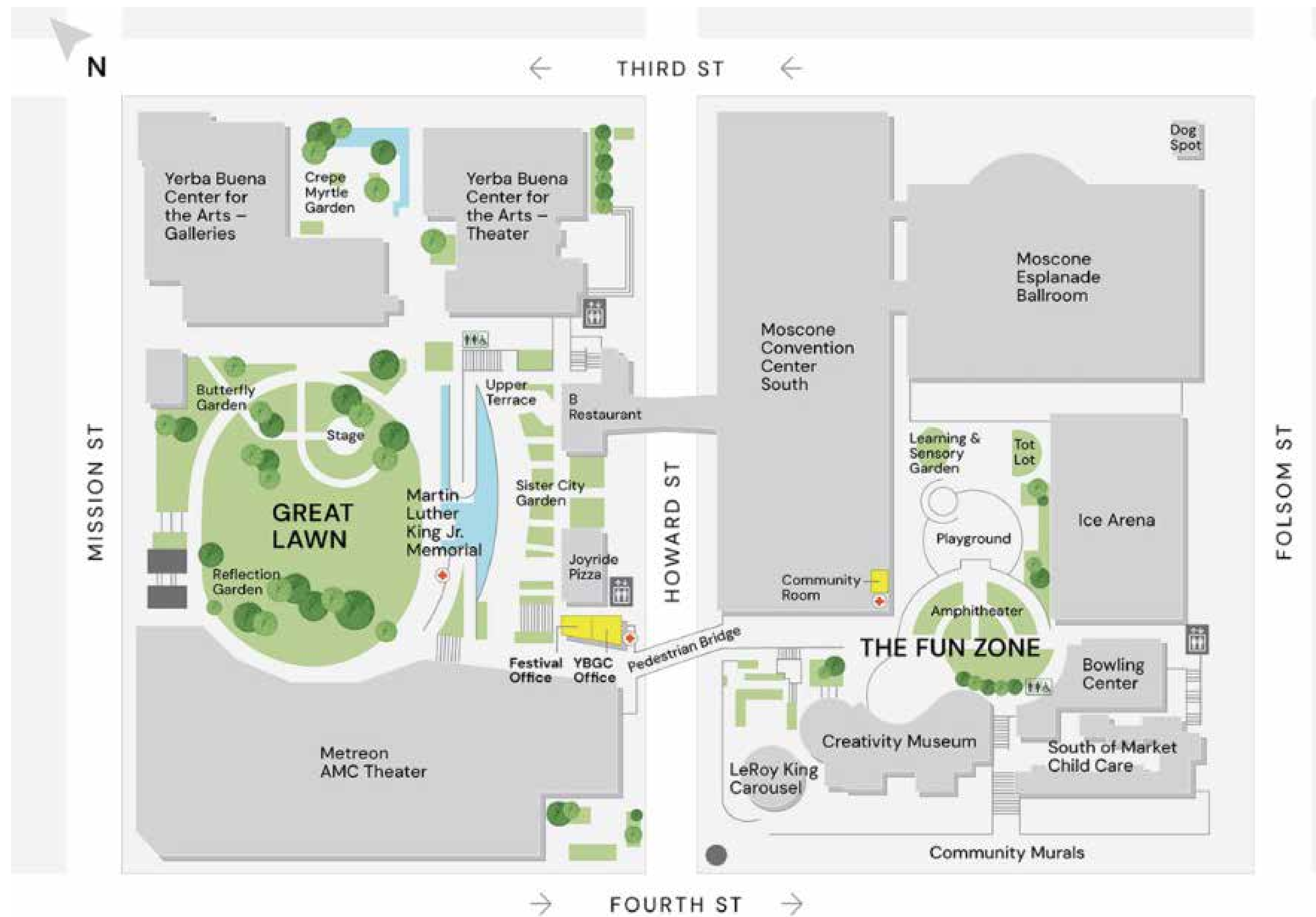
Aerial View



Terraced Walkways



Flexible Plaza/ Events Space



PROJECT INFORMATION

Design Firm: Hargreaves Associates

Client: San Francisco Revelopment Agency

Location: San Francisco (South of Market District)

Size: 6 acres

Project Type: Urban Park, Cultural District, Rooftop Garden, Civic Open Space

Completion: North Garden - 1993; South Garden - 1998

SPATIAL PROGRAM

- Park Over Infrastructure
- Topographic Manipulation
- Layered Public Realm
- Indoor/Outdoor Integration
- Cultural Placemaking
- Multi-Level Connectivity
- Landscape As Urban Connector

DESIGN

- Great lawn & passive recreation - expansive central lawn
- Public plazas & event spaces - flexible plazas to accommodate events throughout the year
- Themed gardens & water features - distinct spaces for gathering and contemplation
- Children's play & family amenities - interactive play and education spaces supporting families
- Pedestrian connections & rooftop open space - ramps, terraces, bridges, and pathways connect surrounding streets



Event Lawn



Water Feature



Childrens Play & Family Amenity

SITE ANALYSIS

CONNECT | ACTIVATE | RESTORE





LEGEND

- Site
- Art Museum (Future)
- Gardens
- Mixed Use
- Residential
- 10 Minute Walk Radius
- Core Downtown Area

LEGEND

- | | |
|-----------------------------------|-------------------------------|
| 1 Apartments and Commercial Space | 6 Civic Arts Plaza |
| 2 Oak Leaf Square Shopping | 7 Open Space |
| 3 Gardens of the Worlds | 8 Theater |
| 4 Future Museum | 9 The Lakes Shopping & Dining |
| 5 Civic Arts Plaza Parking | 10 The Lakes Open Space |

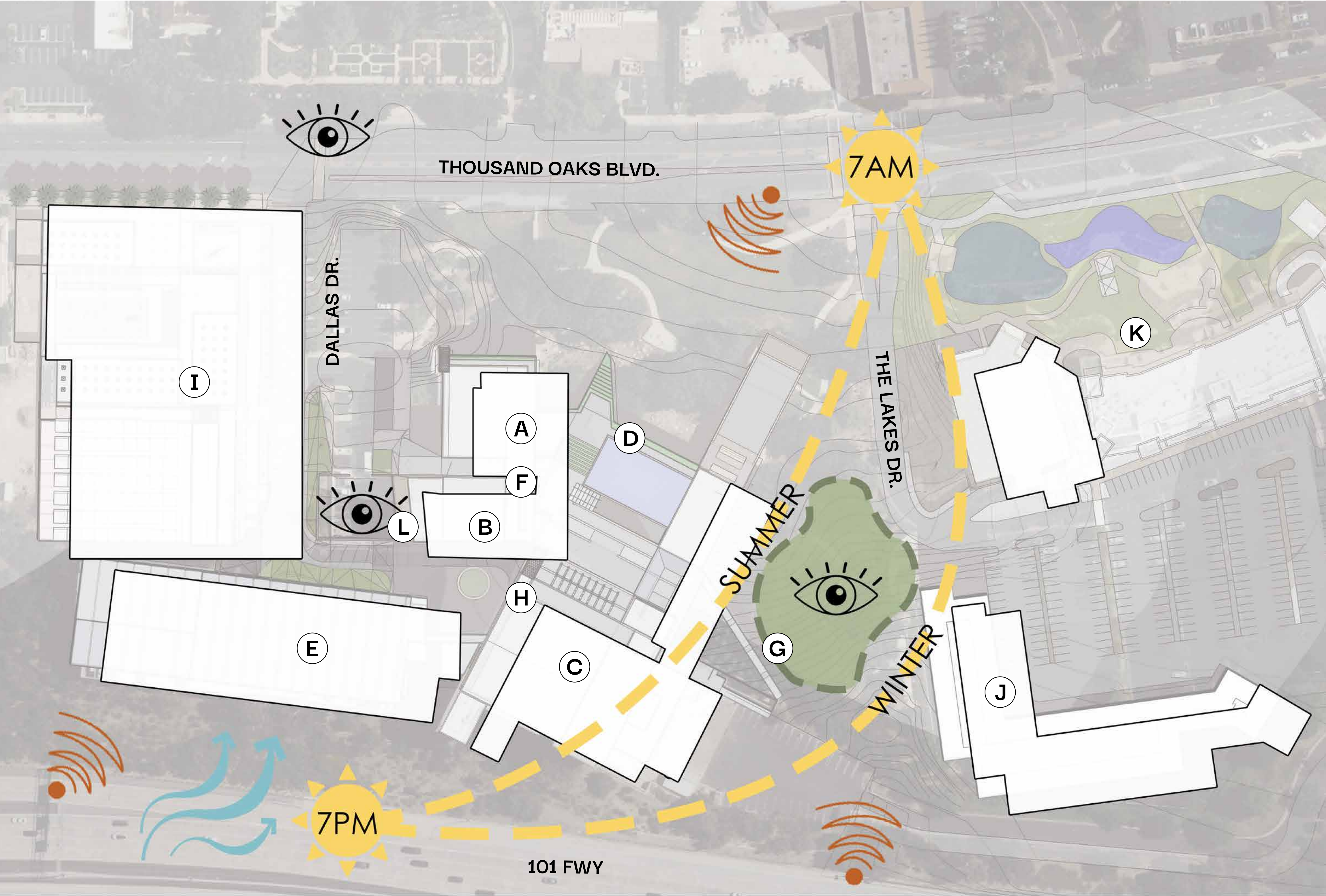


LEGEND

- Primary Vehicular Circulation
- Secondary Vehicular Circulation
- Primary Pedestrian Circulation
- Secondary Pedestrian Circulation
- Pedestrian Access Point
- Bus Stop

SITE LEGEND

- | | |
|-----------------------|---------------------------|
| City Hall Offices | Pedestrian Bridge |
| Forum Theater | Drop Off |
| Kavli Theater | Future Museum |
| Rooftop Terrace | Future Apartment Building |
| Parking Structure | The Lakes Shopping Center |
| Second Level Entrance | Loading Dock |



LEGEND

- SOUTHERN EXPOSURE
South and south-west facing spaces receive the greatest afternoon sun and heat gain.
- PREVAILING SW WINDS
Seasonal breezes enter primarily from the southwest, offering opportunities for passive cooling.
- TRAFFIC NOISE
Traffic from the 101 FWY and Thousand Oaks Blvd. influence the southern and western edges of the site.
- VIEWS
Positive views toward Gardens of the World and oak grove. Negative views towards parking areas, loading dock, and freeway.
- EXISTING TREE CANOPY
Mature oak trees provide valuable shade, microclimate benefits, and visual screening.

SITE LEGEND

- | | |
|--------------------------------|------------------------------------|
| A City Hall Offices | G Pedestrian Bridge |
| B Forum Theater | H Drop Off |
| C Kavli Theater | I Future Museum |
| D Rooftop Terrace | J Future Apartment Building |
| E Parking Structure | K The Lakes Shopping Center |
| F Second Level Entrance | L Loading Dock |



Spring Equinox 9:30 AM



Summer Solstice 9:30 AM



Winter Solstice 9:30 AM



Spring Equinox 4:30 PM



Summer Solstice 4:30 PM



Winter Solstice 4:30 PM



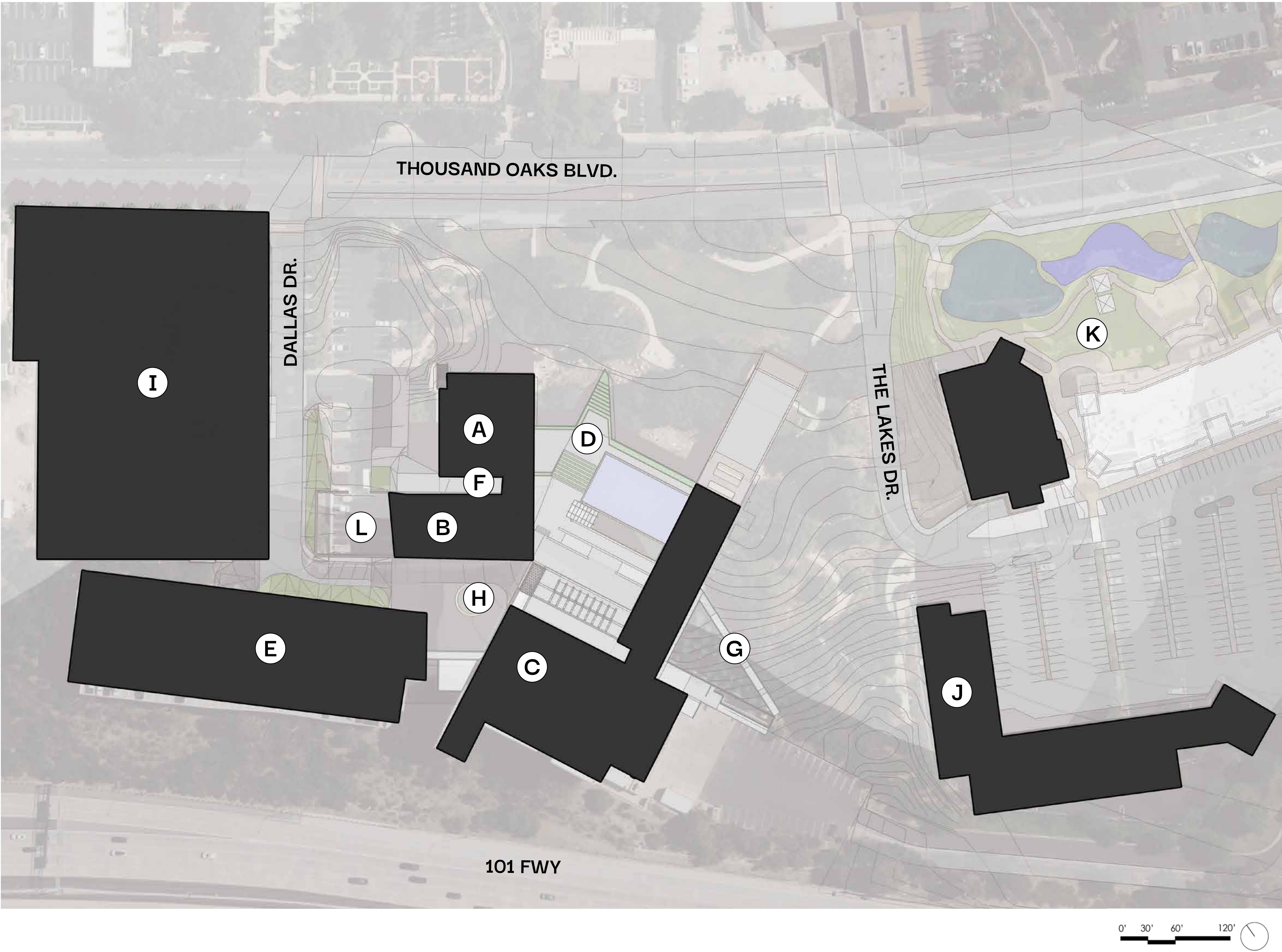
LEGEND

- OAK TREE
Mature oaks provide extensive shade, define outdoor spaces, and contribute to the civic character of the campus.
- SYCAMORE TREES
Sycamores create a continuous canopy along Dallas Dr. offers shade and a strong linear edge.
- PINE GROUPINGS
Pines add year-round structure and frame key view corridors and open spaces.
- FLOWERING ACCENTS
Flowering trees add seasonal color and soften hard edges and transitions throughout the campus.



SITE LEGEND

- | | |
|-------------------------|-----------------------------|
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OBSERVATIONS

FRAGMENTED ARRANGEMENT

Buildings function as isolated objects rather than defining cohesive outdoor spaces.

OPEN SPACE DOMINATED

The campus is characterized by large areas of open space with opportunities for stronger spatial definition.

WEAK STREET EDGE

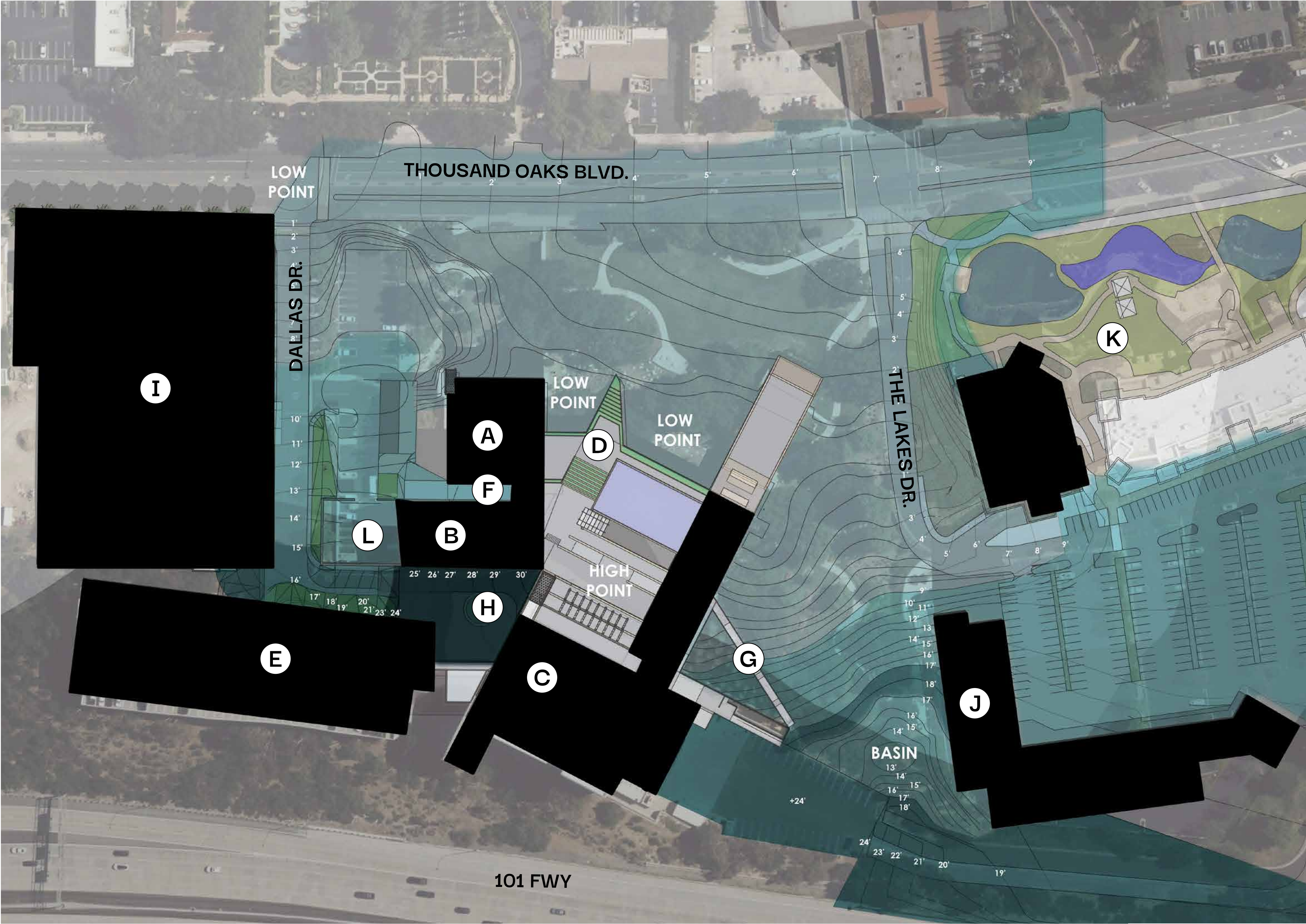
Building setbacks and parking reduce the civic presence along Thousand Oaks Boulevard.

DISCONNECTED OUTDOOR ROOMS

Existing open spaces lack a clear hierarchy and relationship to adjacent buildings

SITE LEGEND

- | | |
|----------------------------------|--------------------------------------|
| (A) City Hall Offices | (G) Pedestrian Bridge |
| (B) Forum Theater | (H) Drop Off |
| (C) Kavli Theater | (I) Future Museum |
| (D) Rooftop Terrace | (J) Future Apartment Building |
| (E) Parking Structure | (K) The Lakes Shopping Center |
| (F) Second Level Entrance | (L) Loading Dock |



LEGEND

- 0' - 9'
Lowest elevations where runoff naturally collects and drainage begins to converge.
- 10' - 16'
Gentle transitional slopes connecting the street frontage to the central campus.
- 17' - 24'
Moderate terrain supporting the primary civic buildings and outdoor gathering spaces.
- 25' - 30'
Highest elevations defining arrival areas and overlooking the site's lower landscape.

SITE LEGEND

- | | |
|---------------------------|-------------------------------|
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STUDY AREAS

ZONE 1 - City Hall & Parking

Serving at the primary arrival to City Hall, this zone is dominated by surface parking and service access. While it functions efficiently for vehicles, the expansive paved frontages creates a weak civic presence with few opportunities for pedestrian activity or public gathering.

ZONE 2 - Civic Lawn

Located along Thousand Oaks Boulevard, the Civic Lawn seerves at the site's primary open space and pedestrian corridor. Despite its prominent location, it lacks a strong identity and feels more like a passage than a destination, limiting its role as the civic front lawn.

ZONE 3 - The Oaks

Characterized by a mature oak grove and sloping terrain, this zone provides a shaded buffer between the Civic Center and adjacent development. Existing pedestrian connections offer access to nearby destinations, while the natural landscape establishes a quieter, more contemplative character.

ZONE 4 - Streetscape

The streetscape forms the public edge of the Civic Center along Thousand Oaks Boulevard. Although highly visible and supported by transit access, the corridor offers limited cues

SITE LEGEND

- | | |
|---------------------------|-------------------------------|
| (A) City Hall Offices | (G) Pedestrian Bridge |
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City Hall Parking Lot
Main arrival sequence is dominated by parking and vehicular circulation. Limited signage and a lack of pedestrian-focused design weaken the civic identity and sense of arrival.



City Hall Entrance
Access is provided via an elevated walkway, creating an indirect and understated approach. The entrance lacks visual prominence and an inviting pedestrian sequence.



Kavil Theater Drop Off
The drop off-functions efficiently for vehicles but reads as a service entry rather than a civic destination. Expansive building facades and limited visibility diminish the arrival experience.



Loading Dock
The loading dock occupies a highly visible location adjacent to City Hall. Its industrial character detracts from the public realm and interrupts the civic streetscape.



Surface Parking
Expansive paving prioritizes vehicles while offering little pedestrian structure or landscape identity. Minimal screening reinforces the site's inward-facing character.



Parking Garage
The garage provides essential parking capacity but presents a utilitarian edge. Its scale and inactive frontage contribute little to the arrival experience.

OBSERVATIONS

- **Identity:** The primary civic arrival is dominated by surface parking and service functions, creating an environment that prioritizes vehicles over people.
- **Connectivity:** Vehicular circulation is efficient, but pedestrian routes to City Hall and the theater are indirect and lack a clear hierarchy.
- **Experience:** Expansive paving, minimal shade, and limited gathering space create an arrival sequence that feels functional rather than civic.
- **Role:** As the principal gateway to the Civic Center, this zone has the greatest opportunity to establish a stronger sense of arrival and public identity.

ZONE 1 - City Hall & Parking

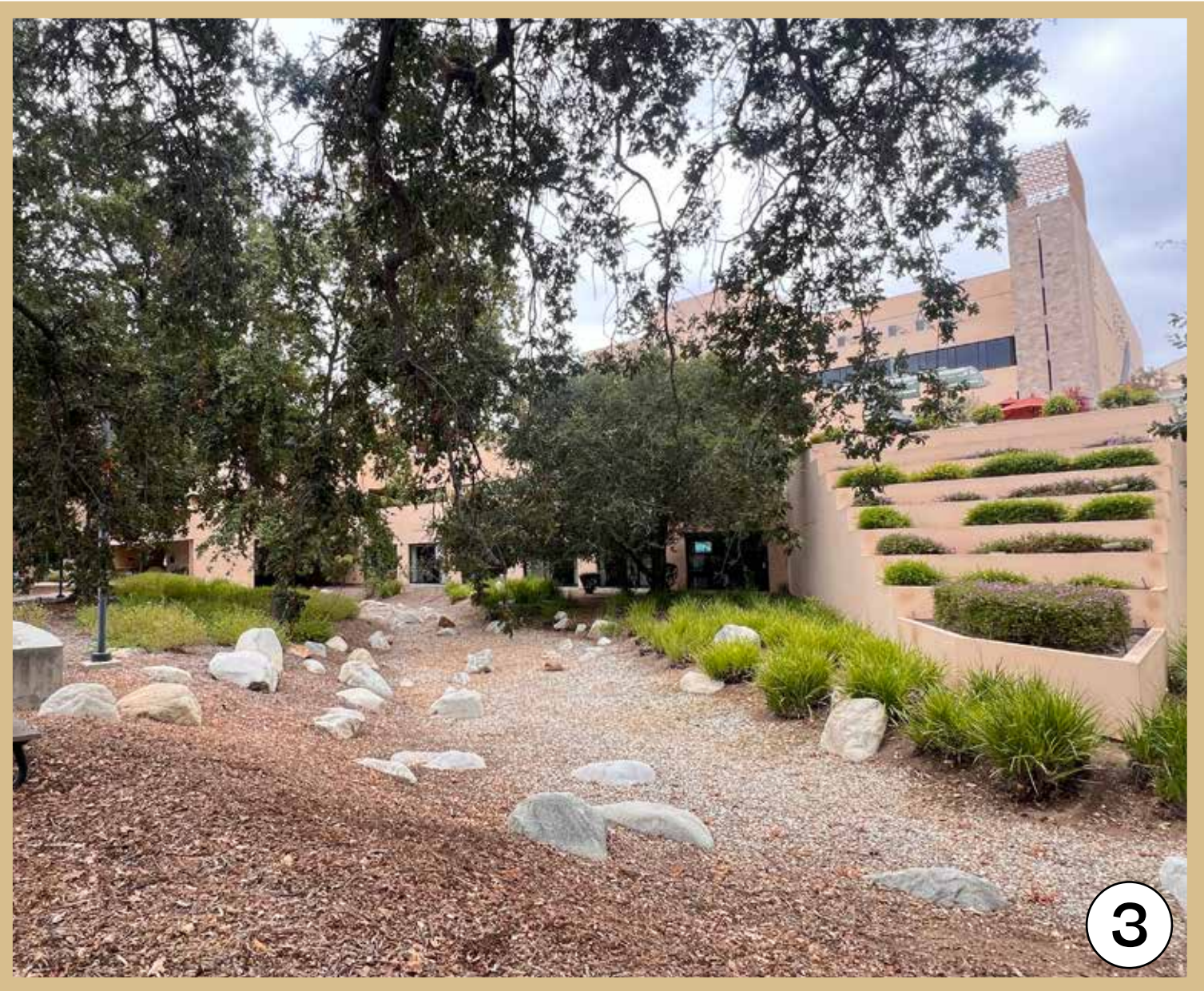




Streetscape Arrival
The Civic Lawns begins at Thousand Oaks Blvd. but limited signage and subtle entry sequence make the civic open space easy to overlook



City Hall Entrance
An indirect approach and understated entry diminish the arrival experience. The building lacks a strong visual relationship with the surrounding open space.



Terraced Garden and Swale
Layered planting, grading, and stormwater features add visual interest but feel disconnected from the site's primary circulation and gathering spaces.

OBSERVATIONS

- **Identity:** The Civic Lawn serves as the site's central open space but lacks a distinct identity as the Civic Center's primary gathering place.
- **Connectivity:** Existing pathways connect surrounding civic buildings, yet the relationships between gardens, plazas, and open spaces feel fragmented.
- **Experience:** Mature trees, terraces, and landscape features create a pleasant setting, but limited programming and amenities reduce everyday use.
- **Role:** This zone has the potential to become the social and civic heart of the site by strengthening connections and supporting flexible public activities.



Civic Lawn
The lawn has been replaced with gravel, leaving the space without a defined program or comfortable area for everyday use and community events.



Outdoor Theater
An adaptable open space framed by mature trees, yet the absence of supporting amenities and defined programming limits its daily activity.



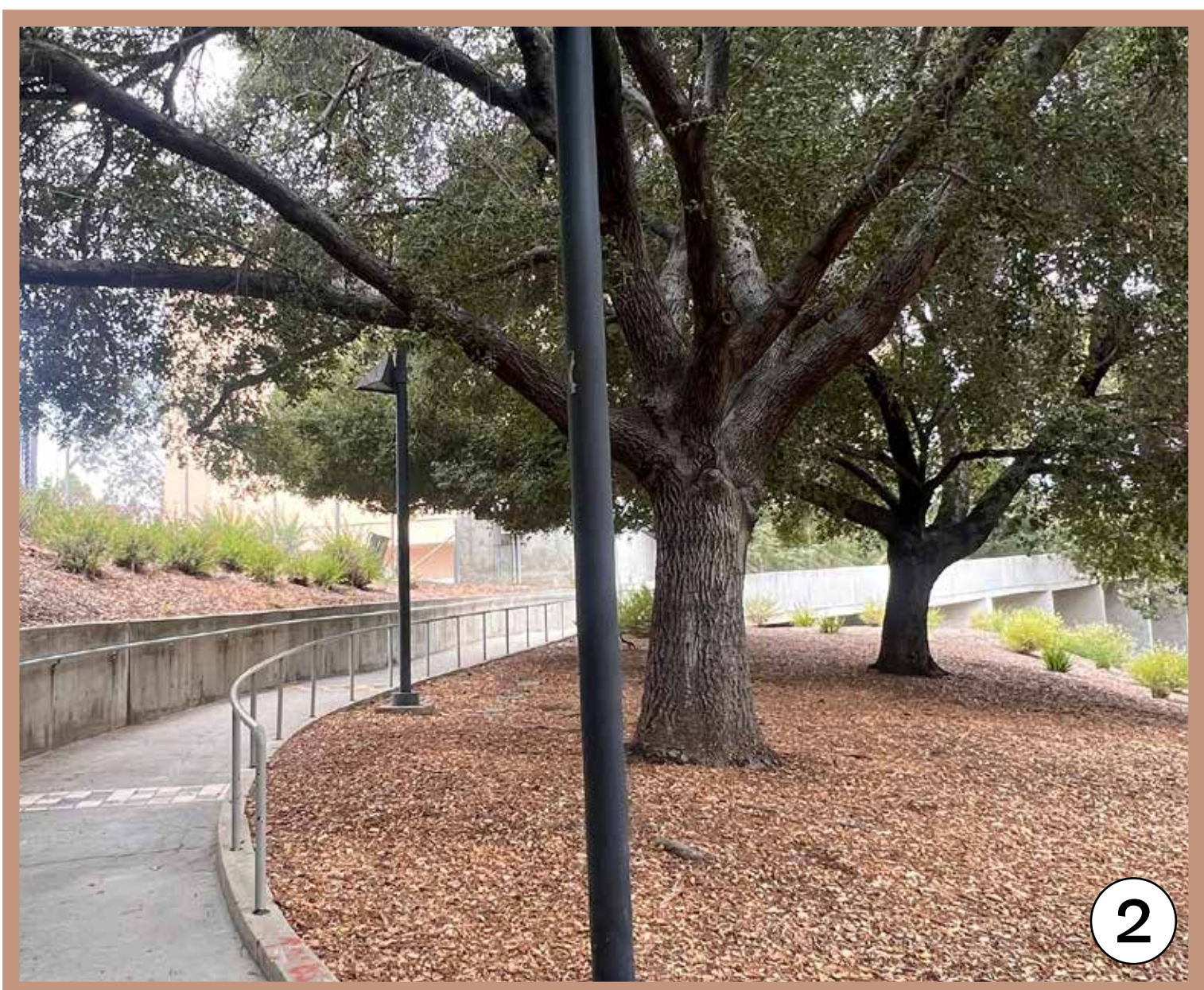
Tiered Planters
Terraced seating and planters provide structure and overlook the boulevard, but the space remains underutilized and lacks a clear connection to adjacent civic activities.

ZONE 2 - Civic Lawn





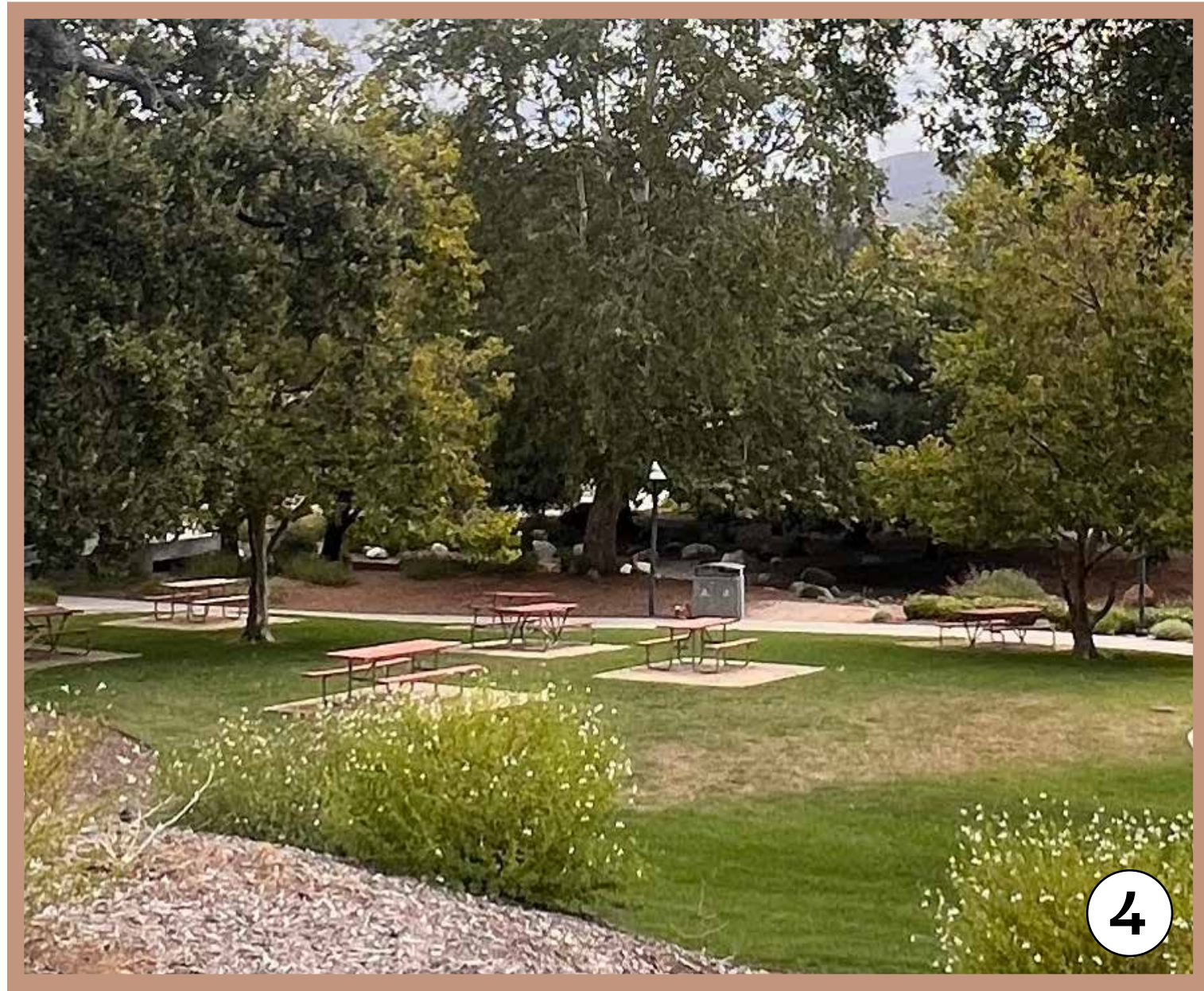
Mature Oaks
Established live oaks define the character of this zone, providing shade, habitat, and a strong sense of place. The dense canopy also creates a visual and acoustic buffer.



Elevated Ramp & Bridge
An accessible pedestrian connection links the upper and lower site elevations. The alignment minimizes impacts to mature trees and offer opportunities for enhanced views and interpretive experiences.



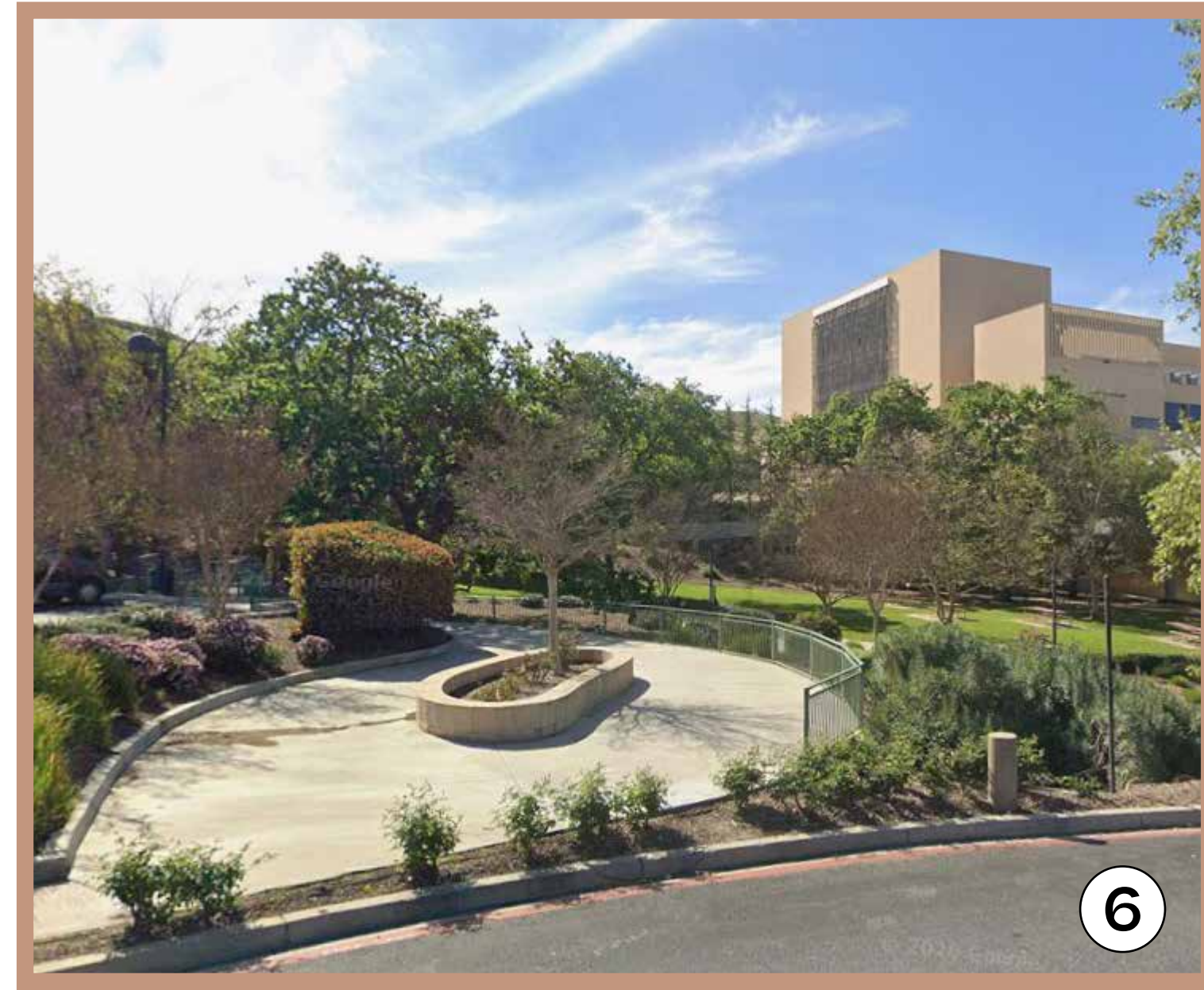
Pedestrian Bridge
The elevated bridge provides an important connection across the site but functions primarily as a circulation route. Limited seating, planting, and moments of pause reduce the overall pedestrian experience.



Picnic Area
Shaded by mature trees, this gathering space offers comfortable seating for small group activities. Existing amenities support passive use while reinforcing the natural character of the landscape.



Bioswale
A planted bioswale manages stormwater while introducing nature vegetation and seasonal interest. This ecological feature strengthens the site's environmental function and complements the surrounding woodland.



Lakes Drive Frontage
Landscape creates a soft, welcoming edge along Lakes Drive through layered planting and topography. While visually attractive, the entrance remains understated.

OBSERVATIONS

- **Identity:** A mature oak woodland establishes the site's strongest natural character, providing shade, habitat, and a distinct sense of place.
- **Connectivity:** Accessible bridges and pathways navigate changes in topography while preserving existing trees and connecting adjacent destinations.
- **Experience:** Naturalized planting, quiet gathering spaces, and layered landscapes create a comfortable environment for passive recreation and reflection.
- **Role:** As the ecological anchor of the Civic Center, this zone reinforces the site's environmental identity while providing opportunities for education and passive enjoyment.

ZONE 3 - The Oaks

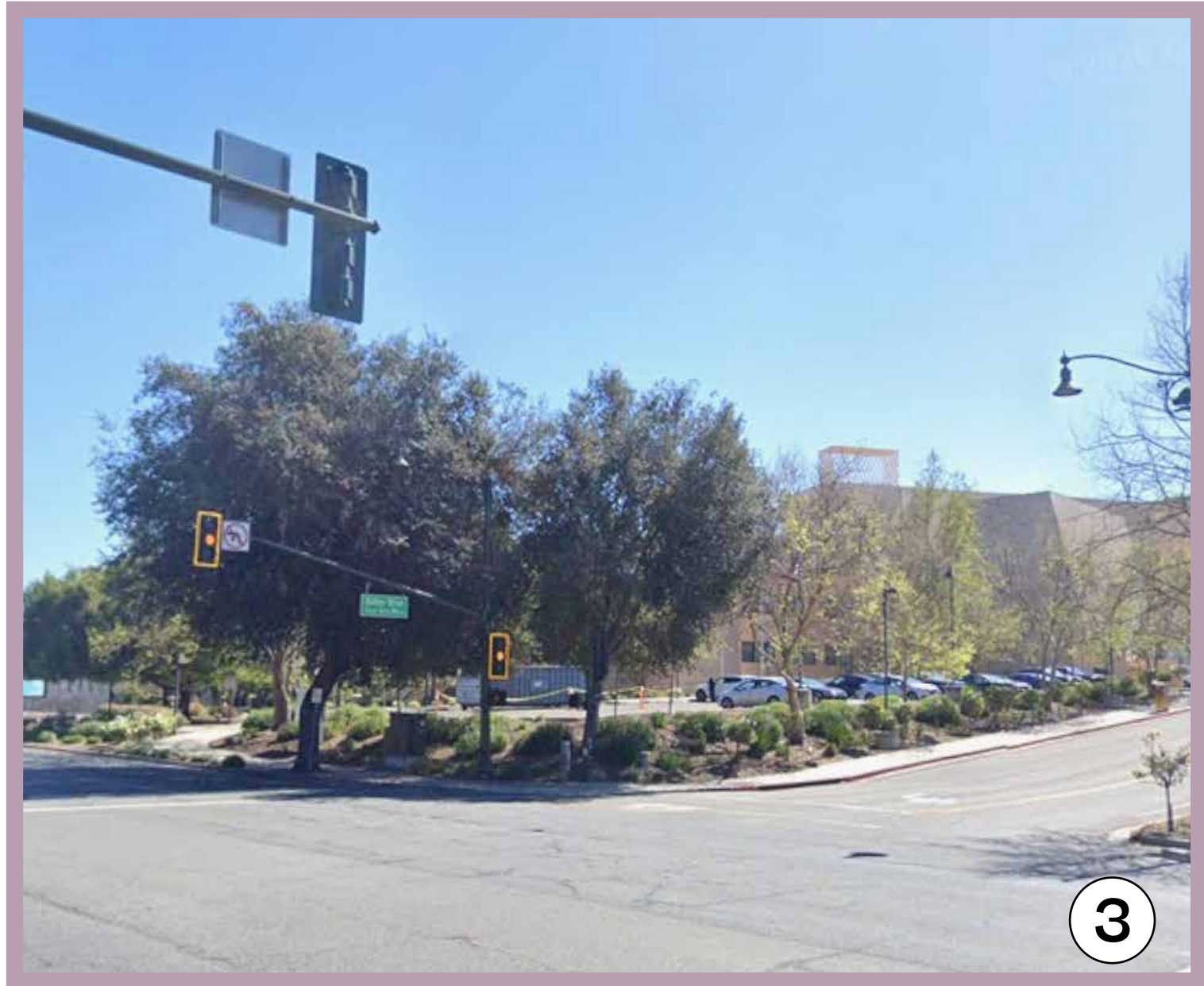




The Civic Center Entry
The existing monument sign and transit stop establish a visible point of arrival, yet the entry remains understated. Limited wayfinding and landscape cues provide little indication of the Civic Center beyond the roadway.



Pedestrian Crossing - Garden
A signalized crossing connects the Civic Center to Gardens of the World, but the pedestrian experience lacks continuity and a clearly defined arrival sequence between destinations.



Street Corner Gateway
This highly visible intersection frames the Civic Center and Gardens of the World. Mature trees soften the streetscape but also partially screen views into the site, limiting its civic presence.



View From The Lakes
Open views across Lakes Drive establish a visual connection. The Civic Center lacks signage and pedestrian direction once on site.



Pedestrian Crossing - Commercial
Pedestrian access links the Civic Center with nearby retail and dining destinations.

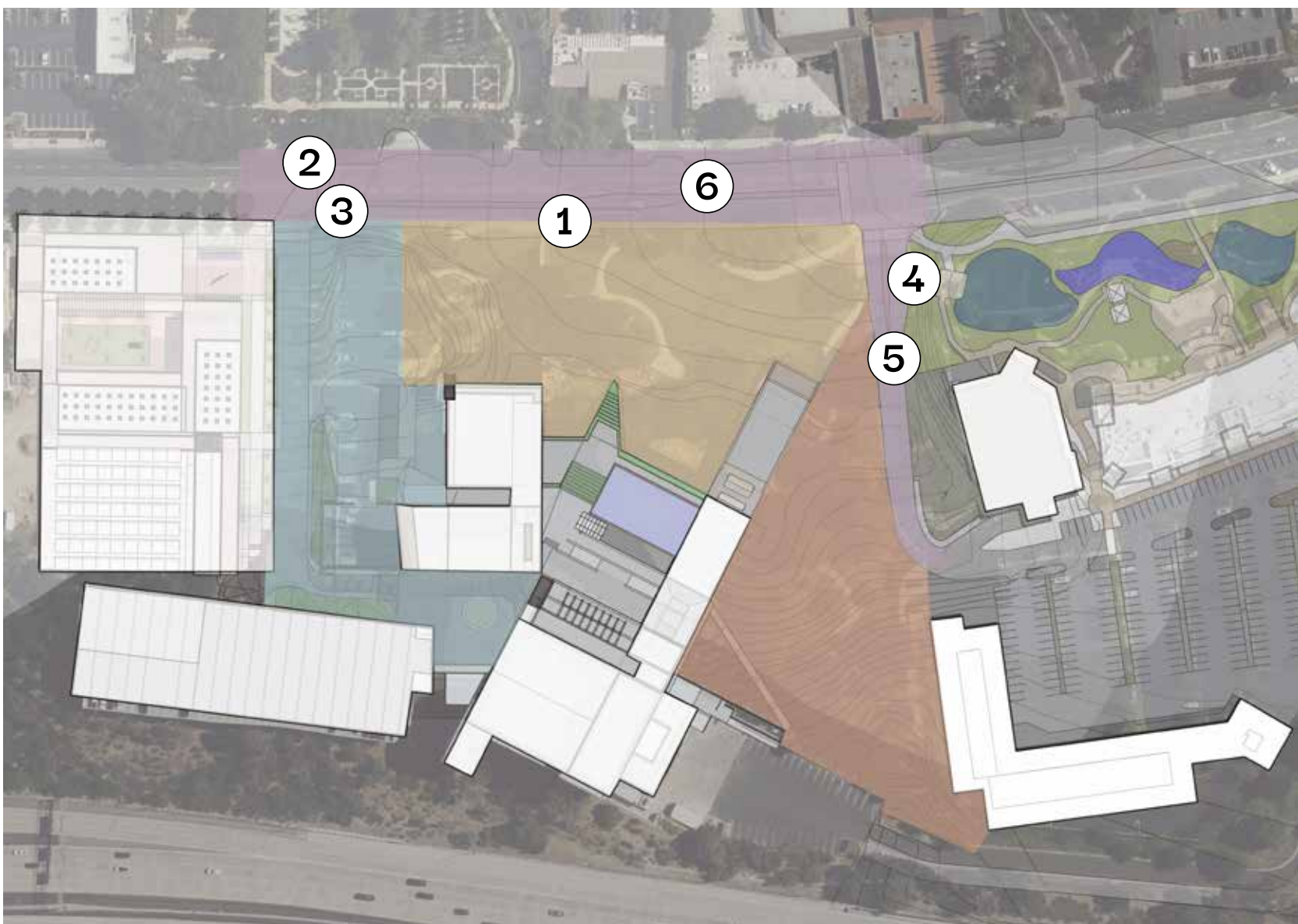


Thousand Oaks Blvd. Frontage
A mature tree canopy creates an attractive boulevard edge and contributes to pedestrian comfort. While the landscape softens the corridor, the Civic Center remains visually understated from the street.

OBSERVATIONS

- **Identity:** The streetscape forms the Civic Center’s public face, yet its civic presence is understated and lacks a memorable gateway.
- **Connectivity:** Transit access and signalized crossings connect the site to surrounding civic and commercial destinations, although wide roadways interrupt the pedestrian experience.
- **Experience:** A mature tree canopy enhances comfort and visual quality, while limited wayfinding and broad intersections reduce the sense of arrival.
- **Role:** As the primary interface between the Civic Center and the city, this corridor offers the greatest opportunity to strengthen visibility, orientation, and pedestrian connections.

ZONE 4 - Streetscape



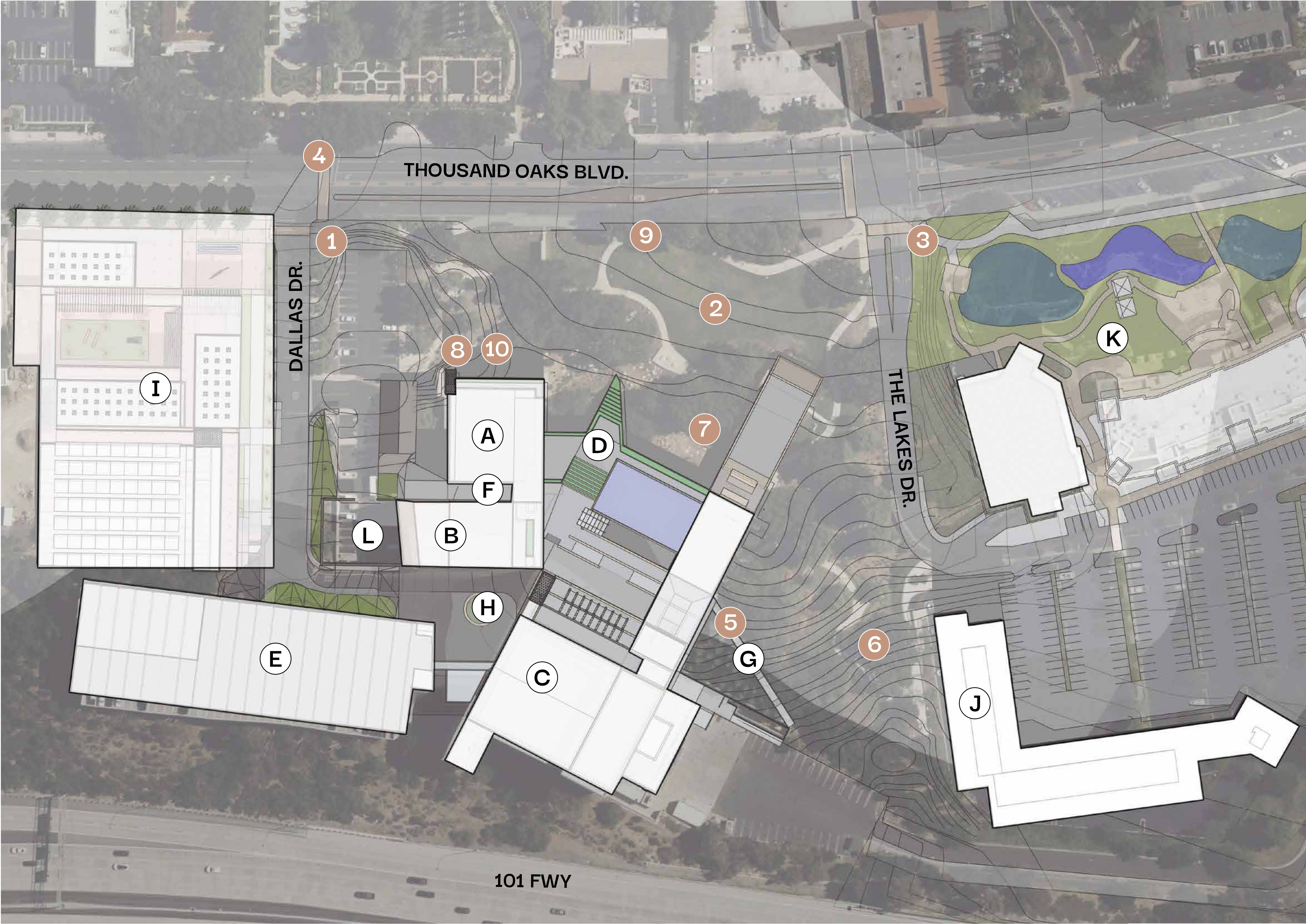


EXISTING SITE CONSTRAINTS

- 1 **Weak civic arrival:** primary entry lacks a clear gateway and pedestrian-focused approach.
- 2 **Vehicle-dominated frontage:** parking lots and multiple drive lanes limit pedestrian presence and civic character.
- 3 **Limited wayfinding:** building entrances are understated and difficult to locate from surrounding streets.
- 4 **Fragmented open spaces:** landscape areas feel disconnected and lack a unified identity or circulation.
- 5 **Underutilized public areas:** existing terraces, lawn, and theater lack amenities and programming.
- 6 **Protected oak grove:** mature live oaks must be preserved snad she development opportunities.
- 7 **Topographic barriers:** steep slopes create accessibility challenges and limit development areas.
- 8 **Poor connections:** pedestrian links to adjacent civic destinations and across streets are incomplete.
- 9 **Service areas in public view:** loading dock and service areas are highly visible from key public routes.
- 10 **Adjacent roadway impacts:** noise and fast-moving traffic from the freeway affect comfort and site edge quality.

SITE LEGEND

A	City Hall Offices	G	Pedestrian Bridge
B	Forum Theater	H	Drop Off
C	Kavli Theater	I	Future Museum
D	Rooftop Terrace	J	Future Apartment Building
E	Parking Structure	K	The Lakes Shopping Center
F	Second Level Entrance	L	Loading Dock



SITE OPPORTUNITIES

- 1 **Create a Civic Gateway:** Establish a welcoming arrival sequence and strengthen civic identity.
- 2 **Activate the Civic Lawn:** Transform th lawn into a flexible community gathering space.
- 3 **Strengthen Connections to The Lakes:** Enhance the primary pedestrian crossing and strengthen connectivity.
- 4 **Connect to Gardens of the World:** Create a seamless pedestrian connection to adjacent public gardens.
- 5 **Multi-level Connectivity:** Use terraces, ramps, overlooks, and stairs to create an interconnected network that embraces the site’s topography.
- 6 **Preserve & Celebrate the Oak Grove:** Celebrate the mature oaks while enhancing ecological function
- 7 **Flexible Event Space:** Reimagine the amphitheater for year-round community programming.
- 8 **Integrate Indoor & Outdoor Spaces:** Blur the relationship between civic buildings and the landscape through connected plazas, terraces and gathering spaces.
- 9 **Enhance the Streetscape:** Improve pedestrian, bicycle, transit, and vehicle circulation while reinforcing connections to the surrounding downtown destinations.
- 10 **Activate the Civic Core:** Support markets, festivals, dining, and everyday public life.

SITE LEGEND

A	City Hall Offices	G	Pedestrian Bridge
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CONCEPT DEVELOPMENT

GOALS | STRATEGIES | VISION



Our goals guide the transformation of the Thousand Oaks Civic Center into a vibrant, connected, and resilient civic destination that strengthens community identity and enhances the quality of life for all.

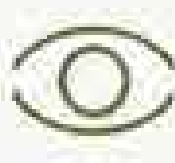
01

CREATE A CIVIC GATEWAY

Establish a welcoming and recognizable civic destination that reflects Thousand Oaks.

Establish a new City Hall entry sequence

Reinforce civic identity through placemaking

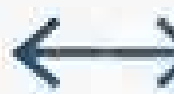
Improve visibility and wayfinding

Create memorable arrival experiences

02

RECONNECT THE CIVIC CENTER

Strengthen physical and visual connections across the Civic Center and to surrounding destinations.

Improve pedestrian crossings and linkages

Connect to The Lakes and Gardens of the World

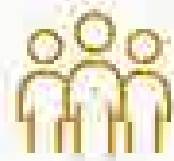
Create multi-level connectivity

Integrate indoor and outdoor spaces

03

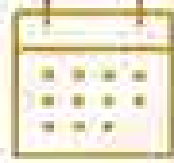
ACTIVATE THE PUBLIC REALM

Design flexible spaces that support community life and programming year-round.

Create multi-functional gathering spaces

Support markets, festivals, performances, and community events

Encourage spontaneous social interaction

Accommodate seasonal and everyday use

04

CELEBRATE THE LANDSCAPE

Preserve and enhance the natural systems that define the site and connect us to nature.

Preserve mature coast live oaks

Respond to and integrate existing topography

Expand ecological planting and habitat

Design circulation as connected public spaces rather than isolated paths

05

SUPPORT A WALKABLE DOWNTOWN

Position the Civic Center as the social and cultural heart of a vibrant downtown.

Strengthen pedestrian, bicycle, and transit connections

Enhance multi-modal circulation and access

Link the Civic Center to surrounding downtown destinations

Support a thriving, mixed-use downtown future

DESIGN VISION

Transform the Thousand Oaks Civic Center into an interconnected civic landscape that strengthens community identity, celebrates the existing oak woodland, and creates flexible public spaces that connect people, culture, and downtown.



CONNECTED PLACES

+



VIBRANT EXPERIENCES

+



NATURAL SYSTEMS

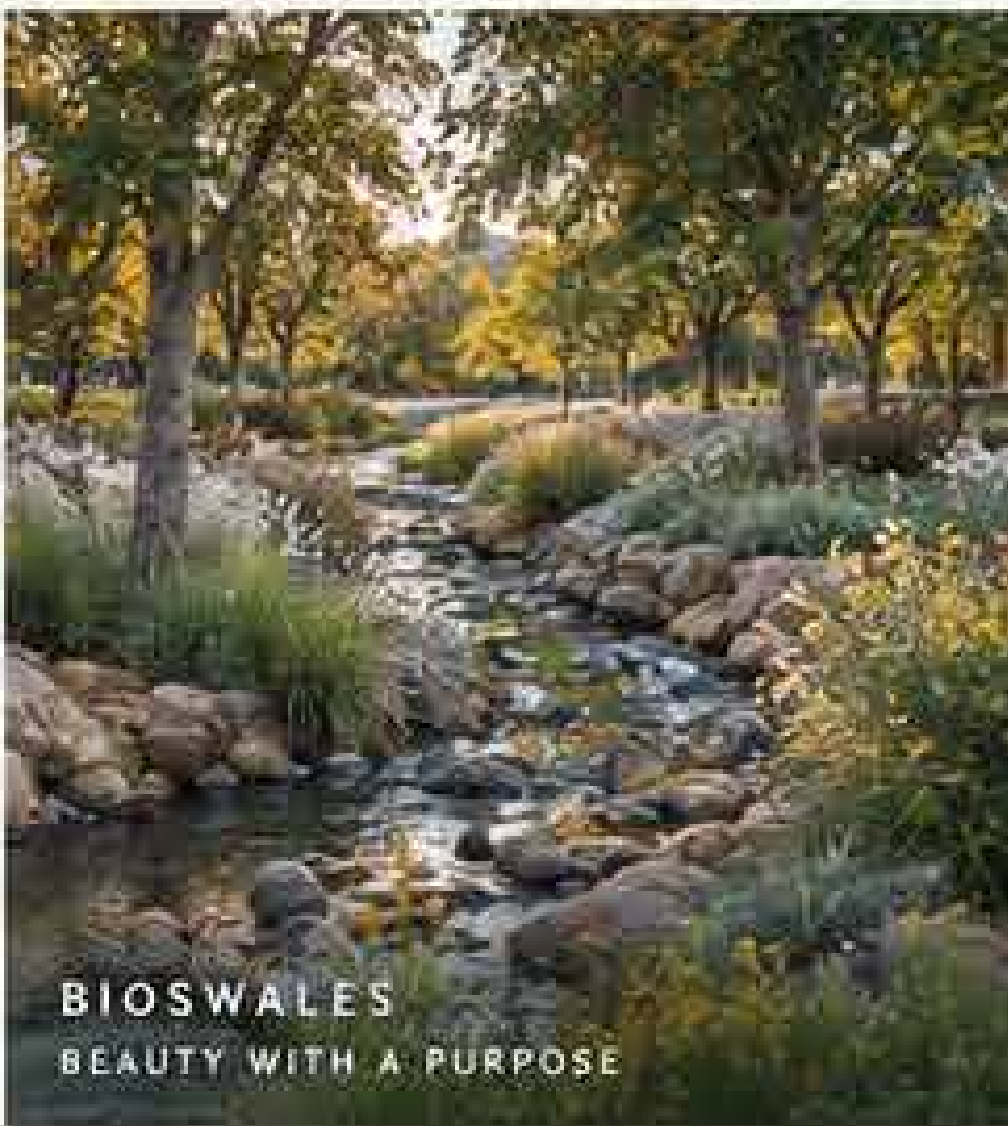
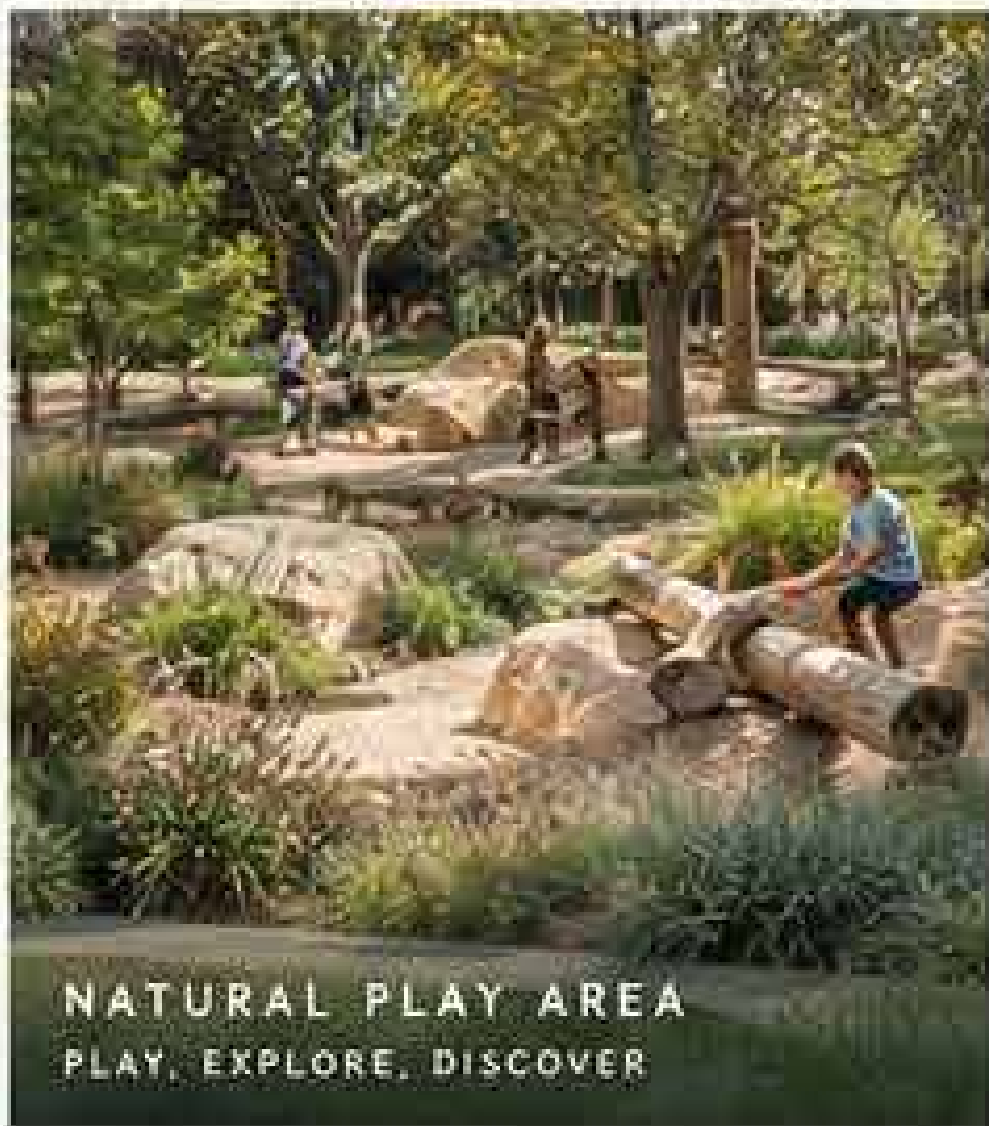
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DOWNTOWN CONNECTIONS

=

A THRIVING CIVIC HEART FOR ALL



**ROOTED
IN PLACE**

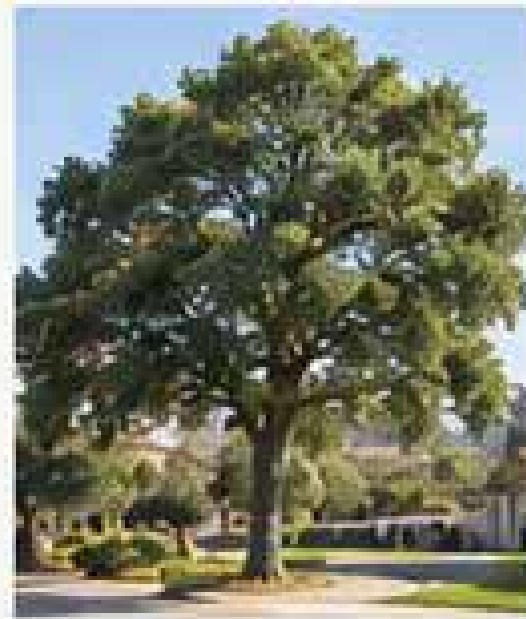
NATIVE PLANTS
NATURAL SYSTEMS
PEOPLE + COMMUNITY
ART + CULTURE
A MORE RESILIENT TOMORROW





TREES

SHADE | HABITAT | STRUCTURE



Coast Live Oak
Quercus agrifolia

- Native
- Low Water
- Shade



Valley Oak
Quercus lobata

- Native
- Low Water
- Shade



California Sycamore
Platanus racemosa

- Native
- Moderate Water
- Riparian / Habitat



Western Redbud
Cercis occidentalis

- Native
- Low Water
- Seasonal Interest



Toyon
Heteromeles arbutifolia

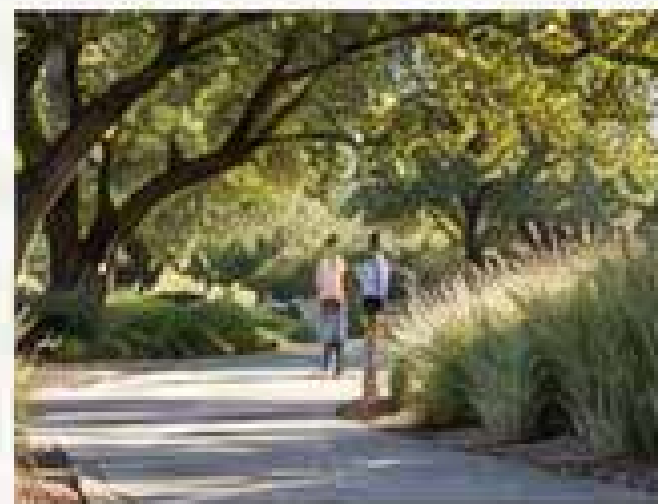
- Native
- Very Low Water
- Habitat / Berries

CONCEPT IMAGERY

TEXTURE | COLOR | SEASONAL INTEREST



NATURAL CHARACTER



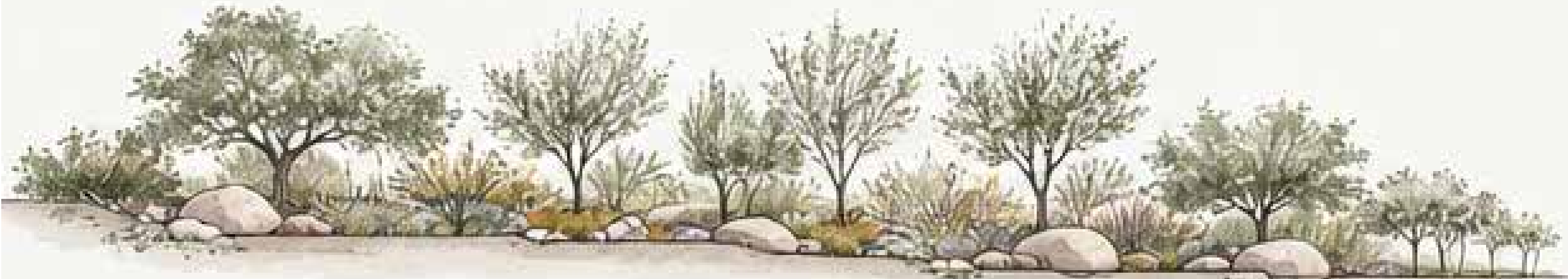
LAYERED PLANTING



DROUGHT ADAPTED



HABITAT SUPPORT



"Inspired by
the land that
surrounds us."

SHRUBS & SUBSHRUBS

EVERGREEN FOUNDATION | LOW MAINTENANCE



California Lilac
Ceanothus thyrsiflorus

- Native
- Very Low Water
- Evergreen



Cleveland Sage
Salvia clevelandii

- Native
- Low Water
- Pollinator



White Sage
Salvia apiana

- Native
- Very Low Water
- Architectural Foliage



Black Sage
Salvia mellifera

- Native
- Very Low Water
- Evergreen



Lemonade Berry
Rhus integrifolia

- Native
- Very Low Water
- Habitat / Berries



Coyote Bush
Baccharis vanessiae

- Native
- Very Low Water
- Screening



Coffeeberry
Frangula californica

- Native
- Very Low Water
- Habitat / Berries



California Buckwheat
Eriogonum fasciculatum

- Native
- Very Low Water
- Pollinator



Chaparral Currant
Ribes indecorum

- Native
- Low Water
- Habitat



Creeping Sage
Salvia sonomensis

- Native
- Very Low Water
- Groundcover

GRASSES, PERENNIALS & ACCENTS

MOVEMENT | TEXTURE | SEASONAL COLOR



Deer Grass
Muhlenbergia rigens

- Native
- Very Low Water
- Structural



California Gray Rush
Juncus potens

- Native
- Low Water
- Bioswale / Riparian



Purple Three-Awn
Aristida purpurea

- Native
- Very Low Water
- Texture / Movement



Yarrow
Achillea millefolium

- Native
- Low Water
- Pollinator



California Fuchsia
Epilobium canum

- Native
- Very Low Water
- Seasonal Color



LOW TO VERY LOW
WATER ONCE ESTABLISHED



SUPPORTS POLLINATORS
& WILDLIFE

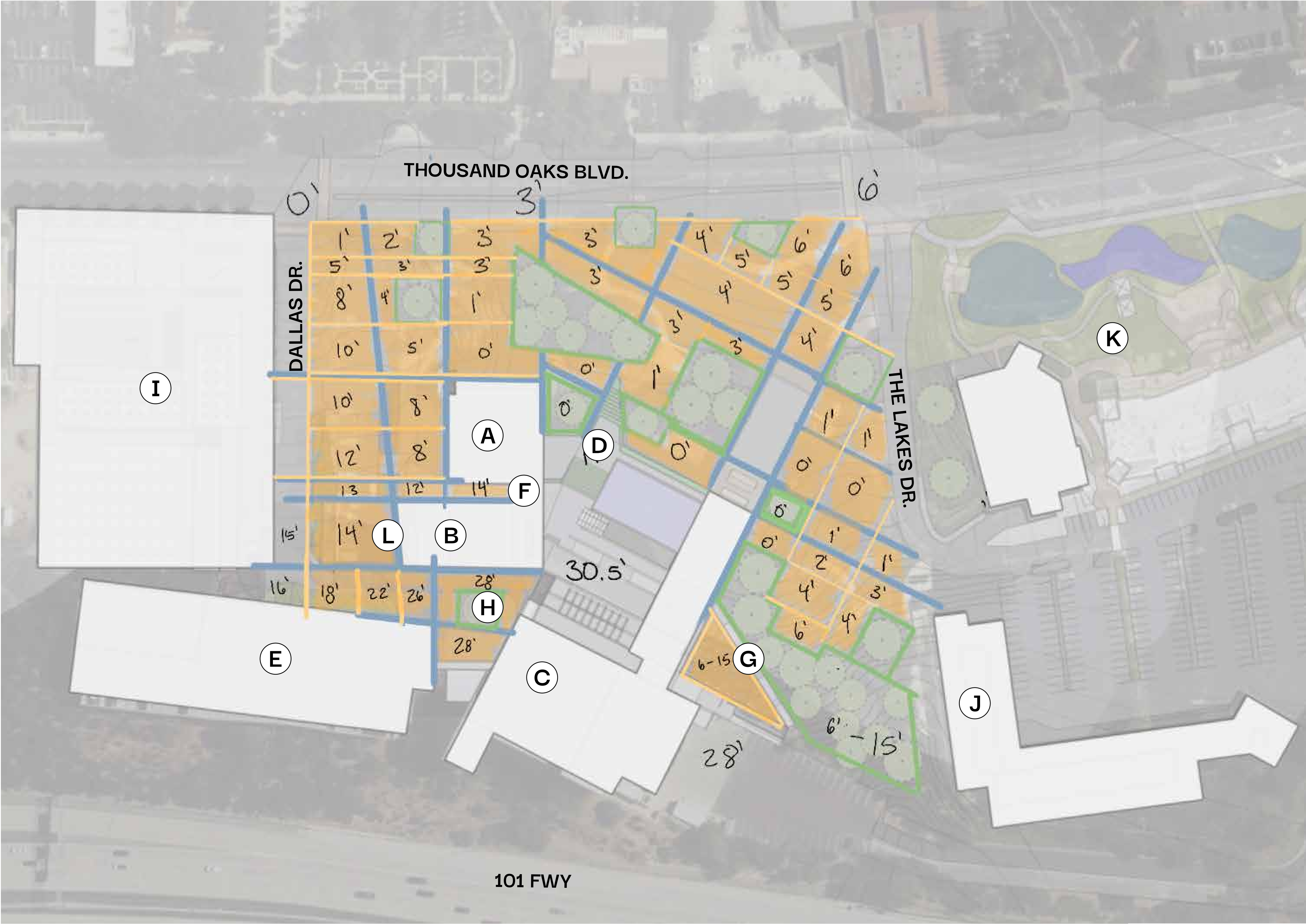


CALIFORNIA NATIVE



ADAPTED TO
THOUSAND OAKS CLIMATE



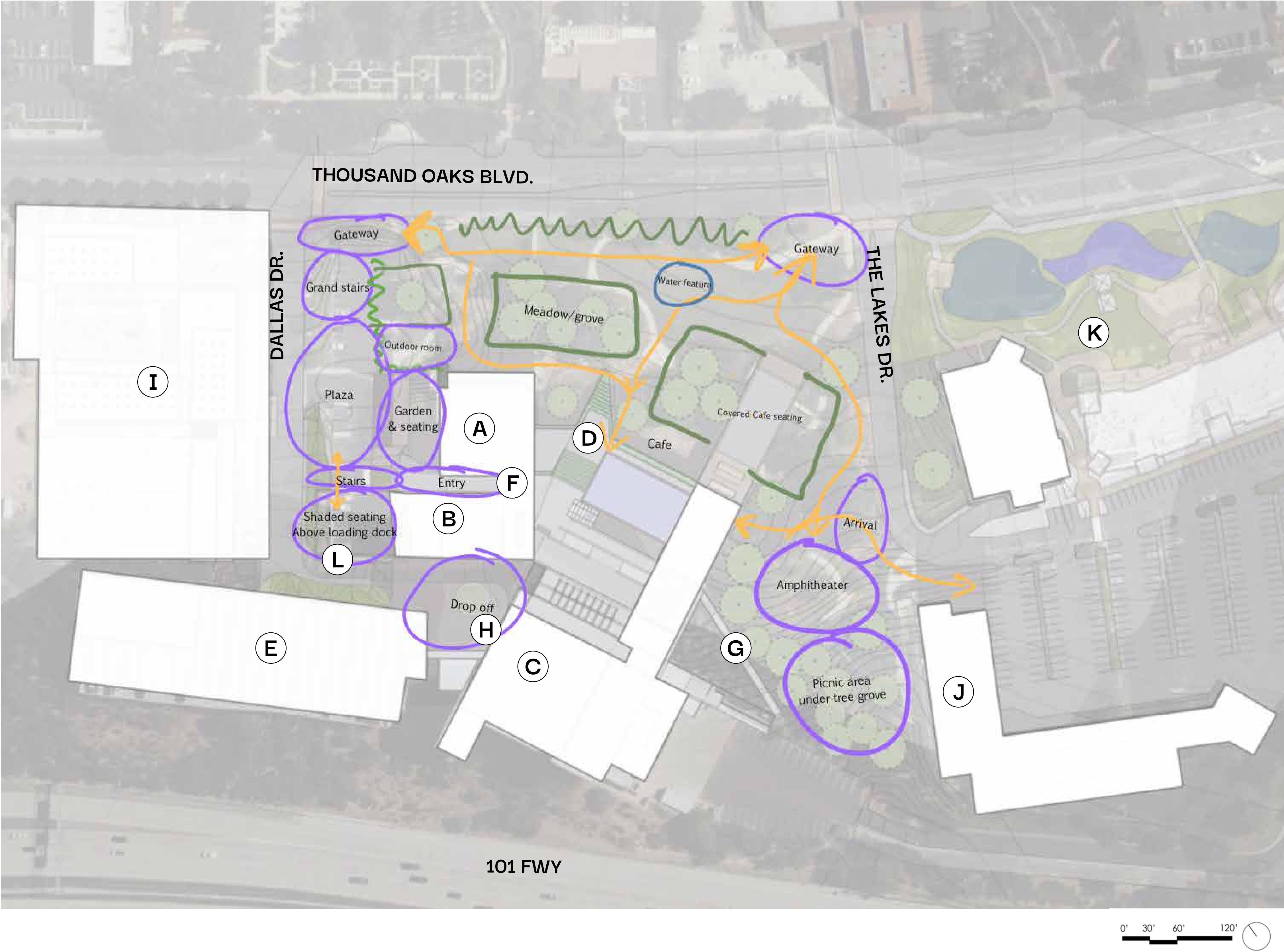


LEGEND

- Regulating Lines
- Protected Zones
- Programmable Spaces

SITE LEGEND

- | | |
|-------------------------|-----------------------------|
| A City Hall Offices | G Pedestrian Bridge |
| B Forum Theater | H Drop Off |
| C Kavli Theater | I Future Museum |
| D Rooftop Terrace | J Future Apartment Building |
| E Parking Structure | K The Lakes Shopping Center |
| F Second Level Entrance | L Loading Dock |



GOALS & OBJECTIVES

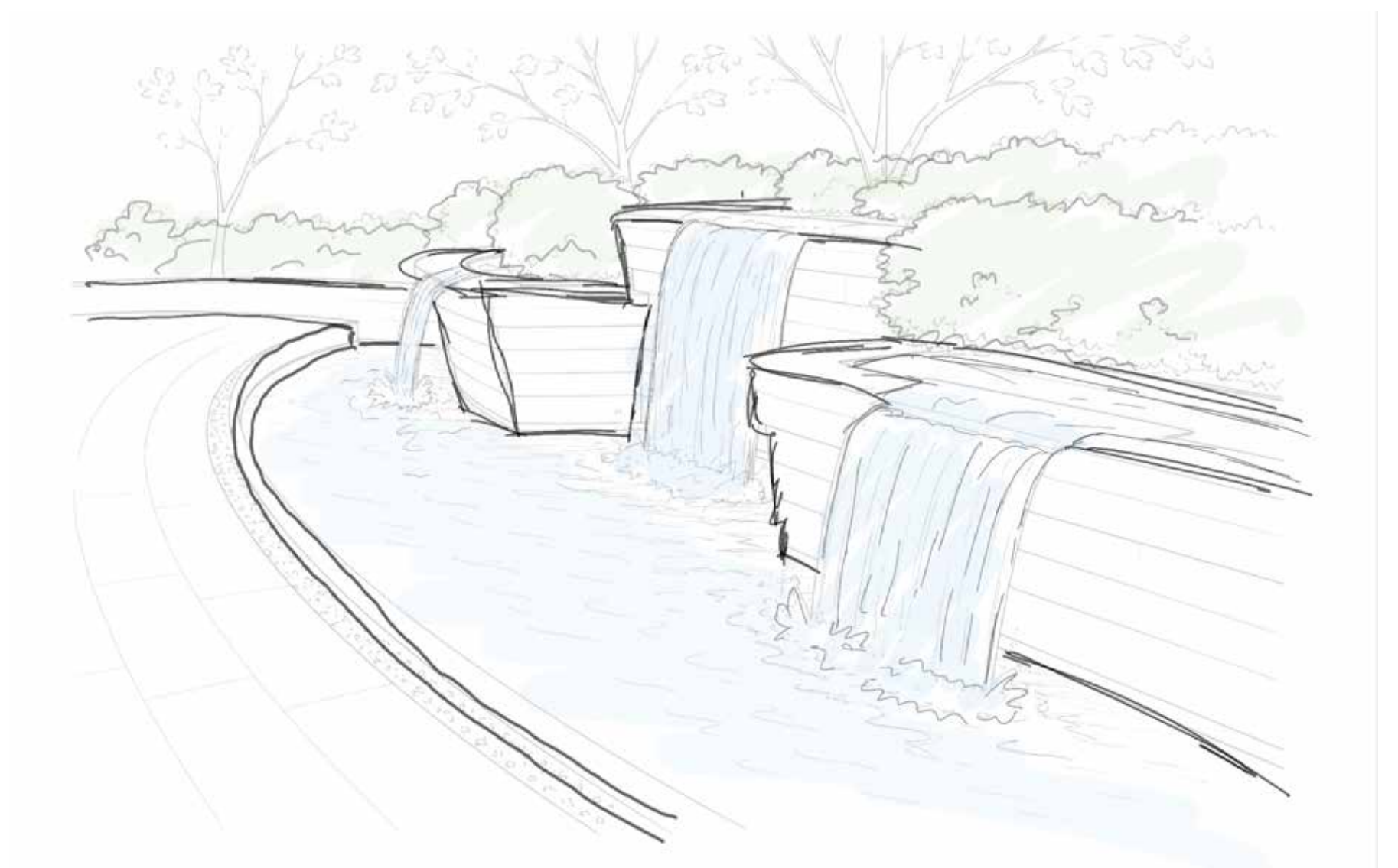
- **Identity:** Create a memorable civic gateway that establishes a welcoming and recognizable civic destination that reflects Thousand Oaks. The streetscape forms the Civic Center’s public face, yet its civic presence is understated and lacks a memorable gateway.
- **Connectivity:** Reconnect the civic center by strengthening physical and visual connectors across the Civic Center and to surrounding destinations.
- **Experience:** Activate the public realm by designing flexible spaces that support community life and programming year-round.
- **Natural Systems:** Preserve and enhance the natural systems that define the site and connect us to nature.
- **Support a Walkable Downtown:** Position the Civic Center as the social and cultural heart of a vibrant downtown.

SITE LEGEND

(A) City Hall Offices	(G) Pedestrian Bridge
(B) Forum Theater	(H) Drop Off
(C) Kavli Theater	(I) Future Museum
(D) Rooftop Terrace	(J) Future Apartment Building
(E) Parking Structure	(K) The Lakes Shopping Center
(F) Second Level Entrance	(L) Loading Dock

CONCEPT SKETCHES

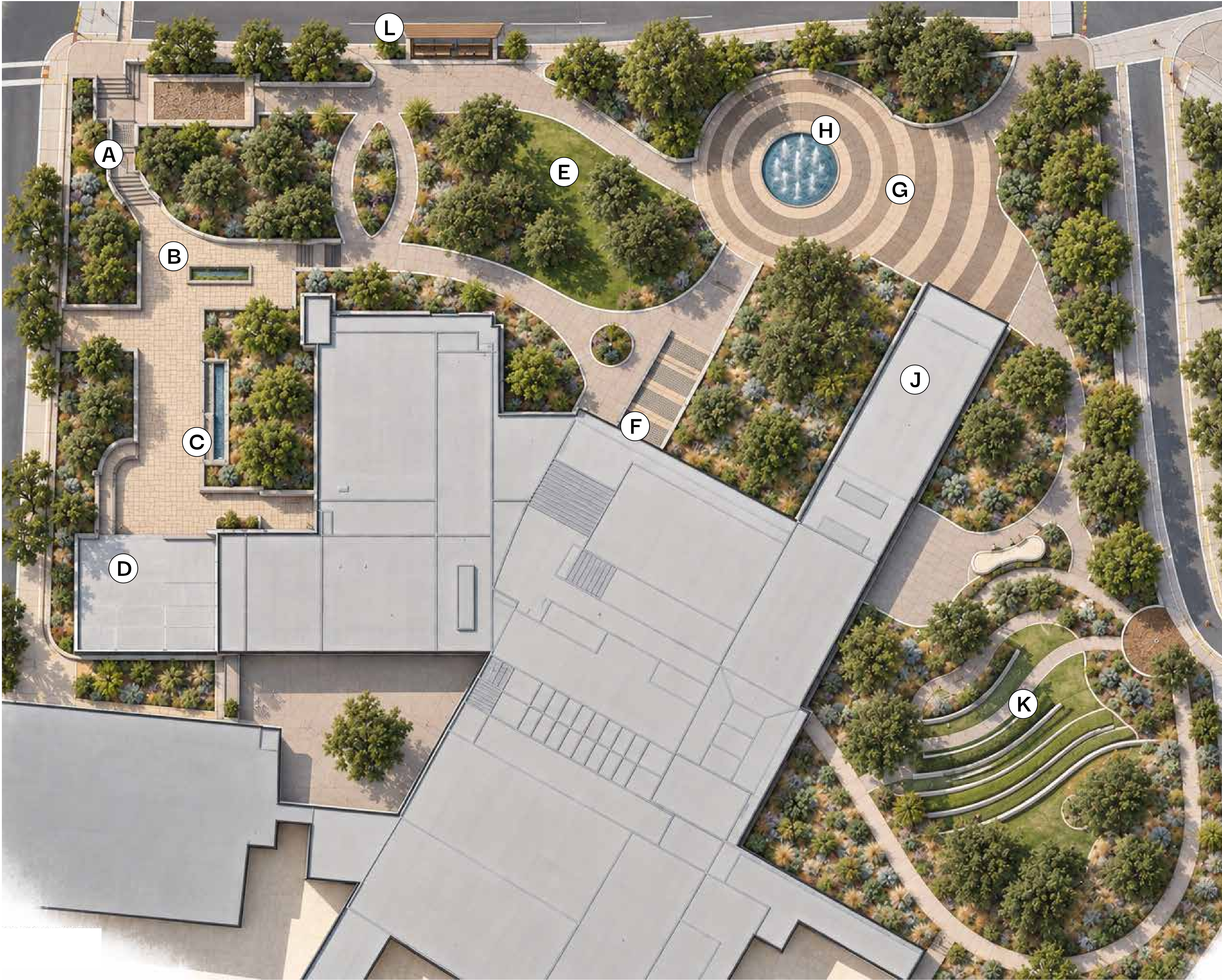
CONCEPT DEVELOPMENT



SITE DESIGN

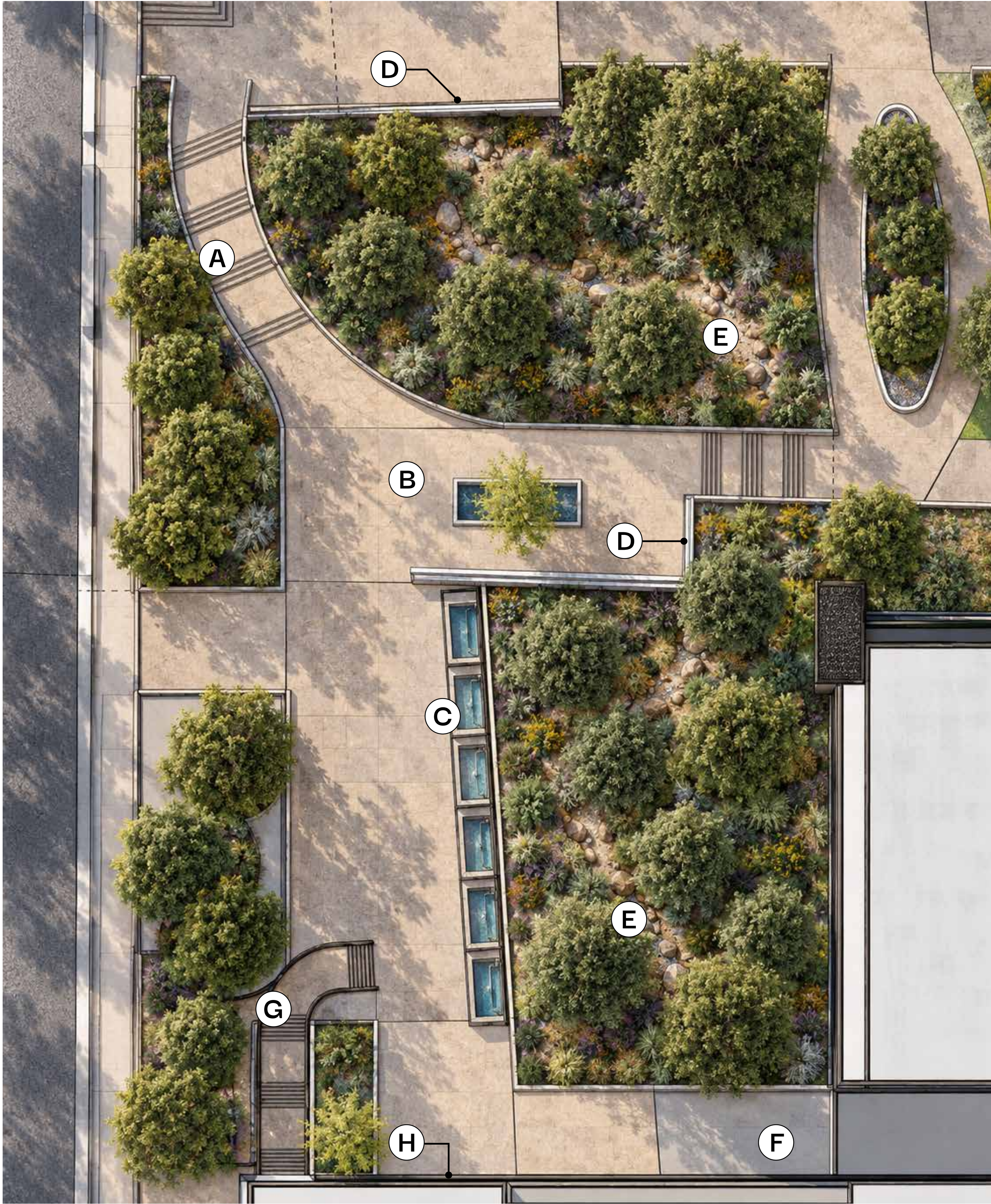
GATHER | EXPERIENCE | CONNECT



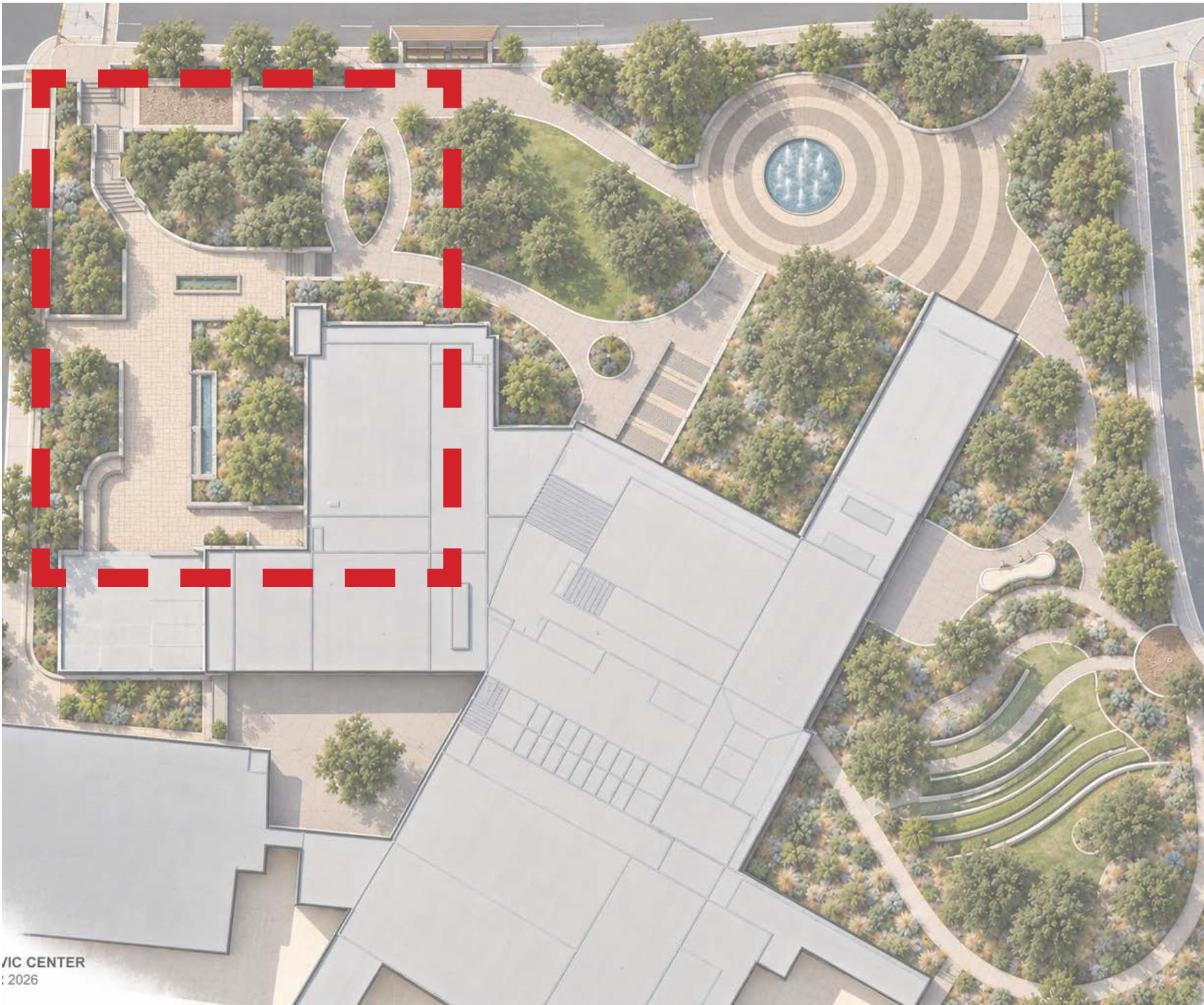


SITE LEGEND

- | | |
|--------------------------|-------------------------|
| (A) Grand Stairs | (G) Civic Plaza |
| (B) Arrival Plaza | (H) Splash Pad |
| (C) Tiered Water Feature | (I) Future Museum |
| (D) Rooftop Terrace | (J) Covered Picnic Area |
| (E) Oak Meadow | (K) Amphitheater |
| (F) Main Entrance | (L) Bus Stop |

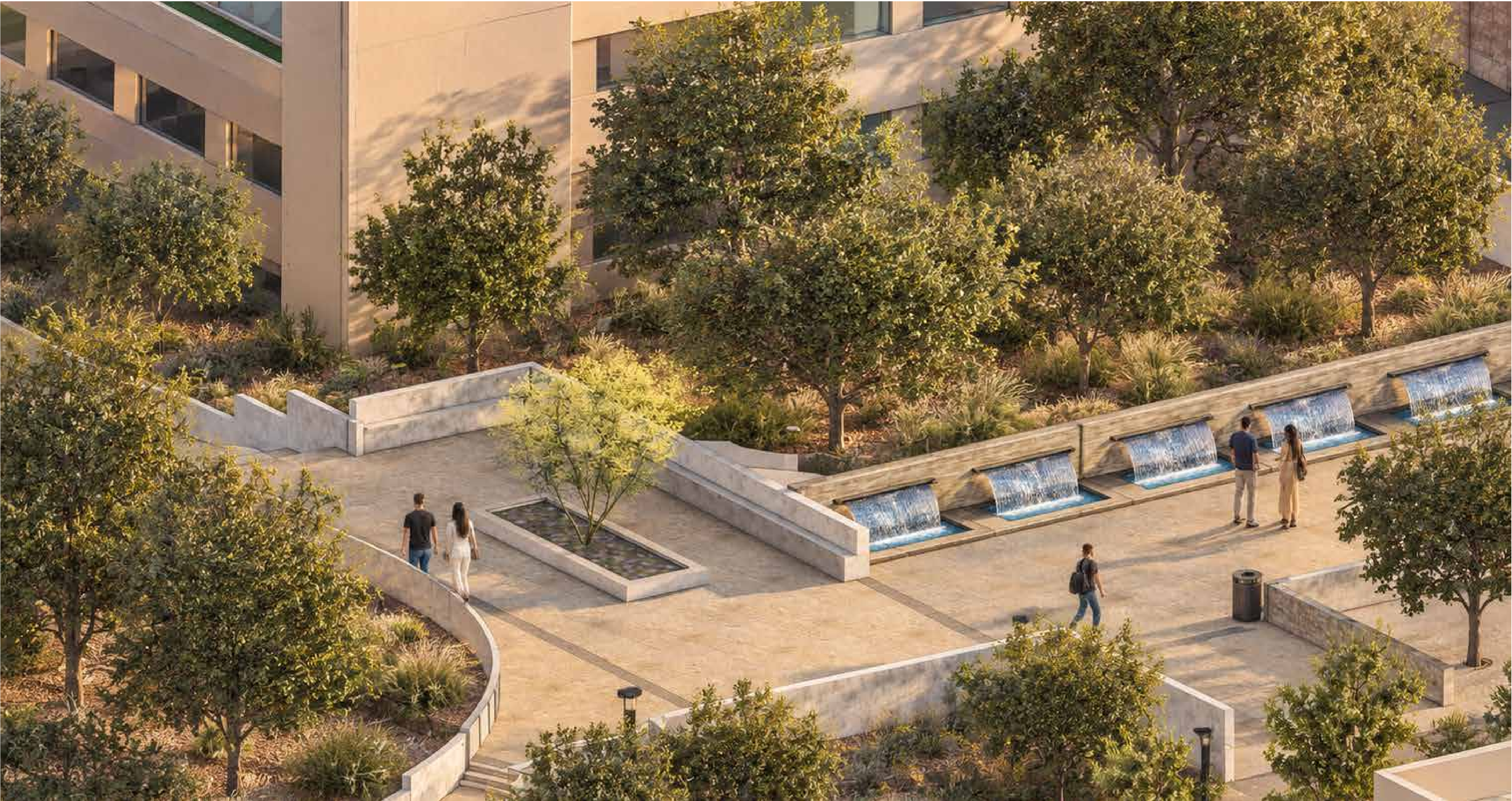


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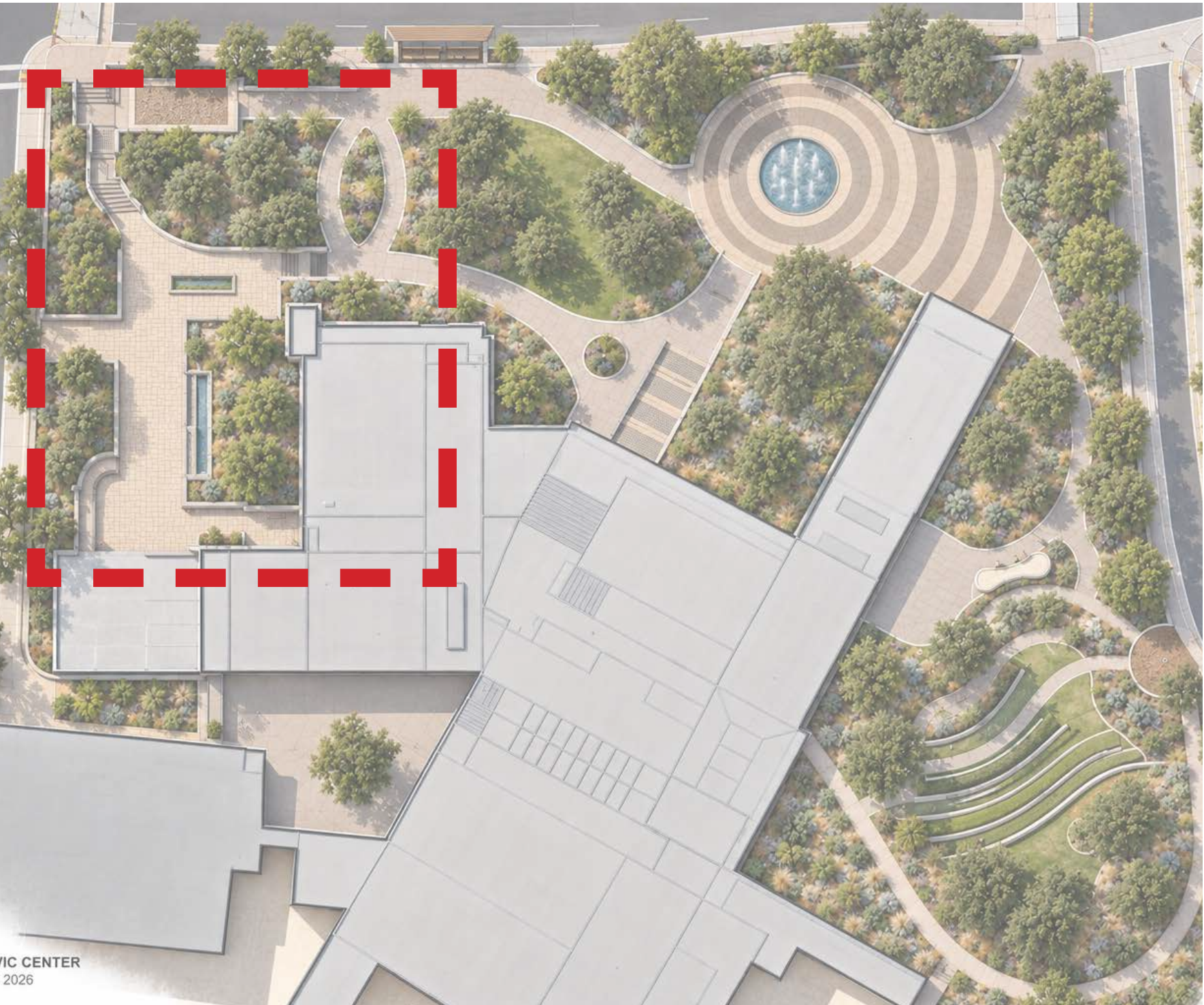


SITE LEGEND

- | | |
|--------------------------------|---------------------------------------|
| A Grand Stairs | G Stairs to Second Level Patio |
| B Arrival Plaza | H Loading Dock Gate |
| C Water Feature | |
| D Integrated Seat Walls | |
| E Natural Bioswales | |
| F City Hall Entrance | |



KEYMAP

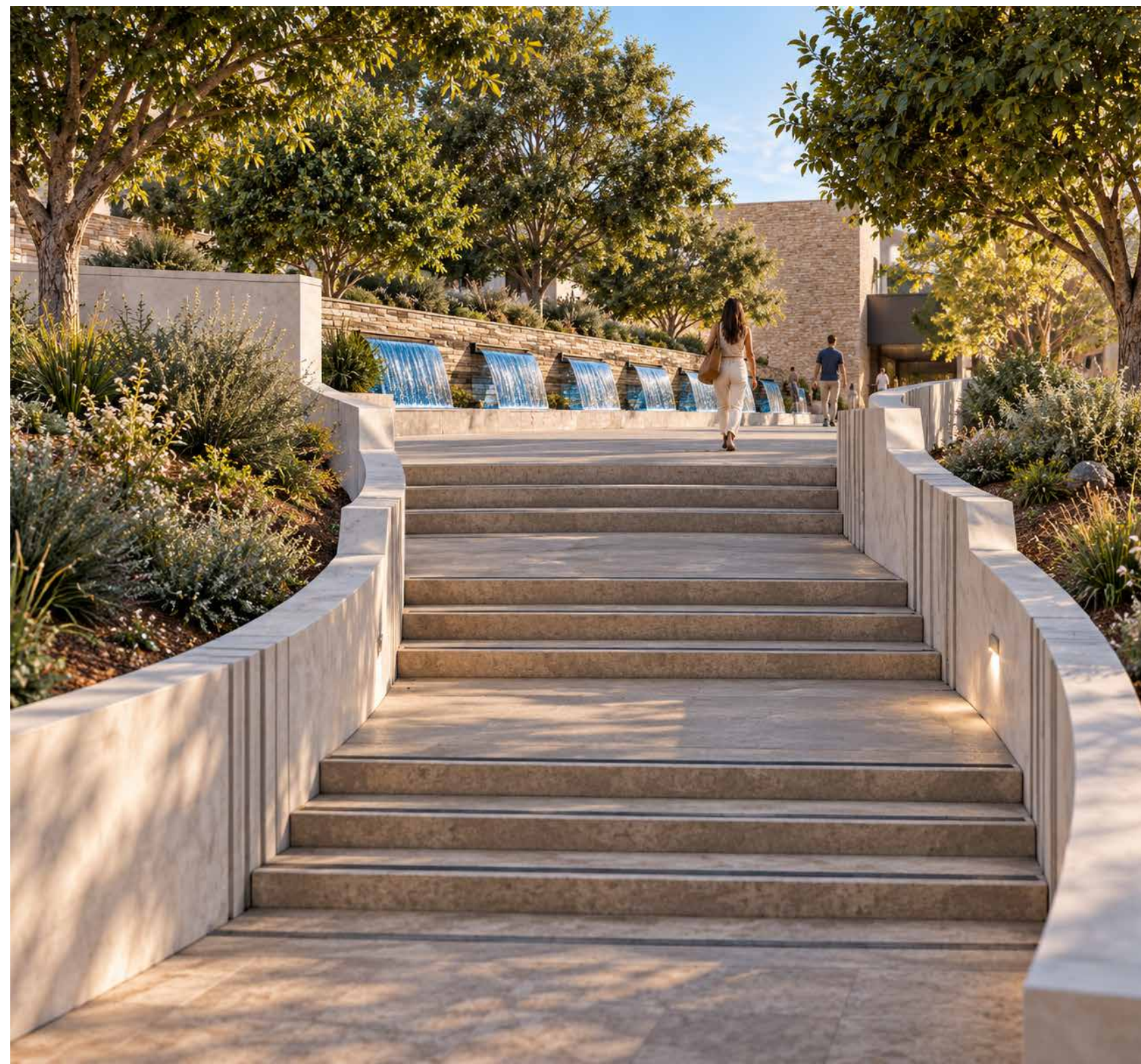
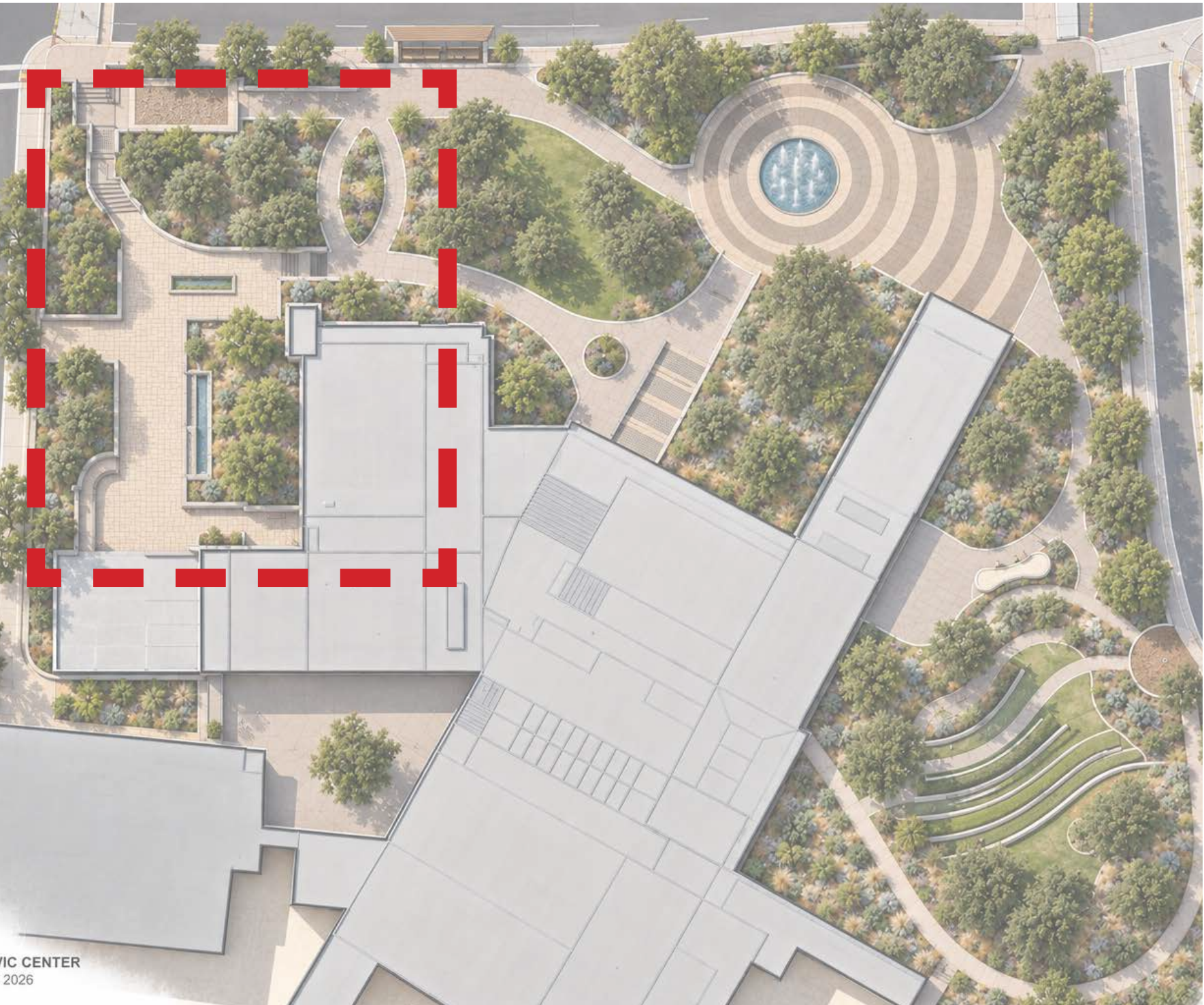


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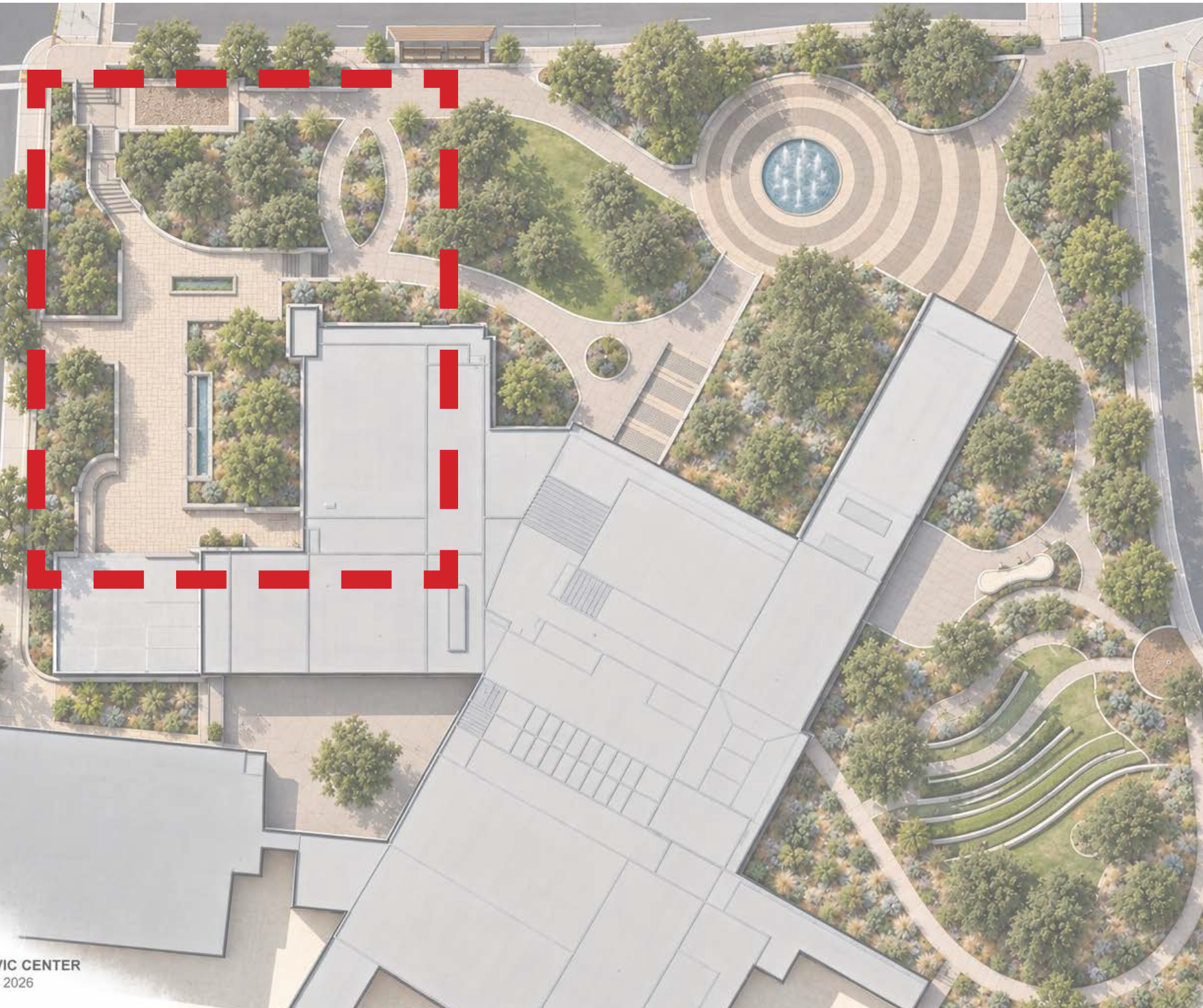


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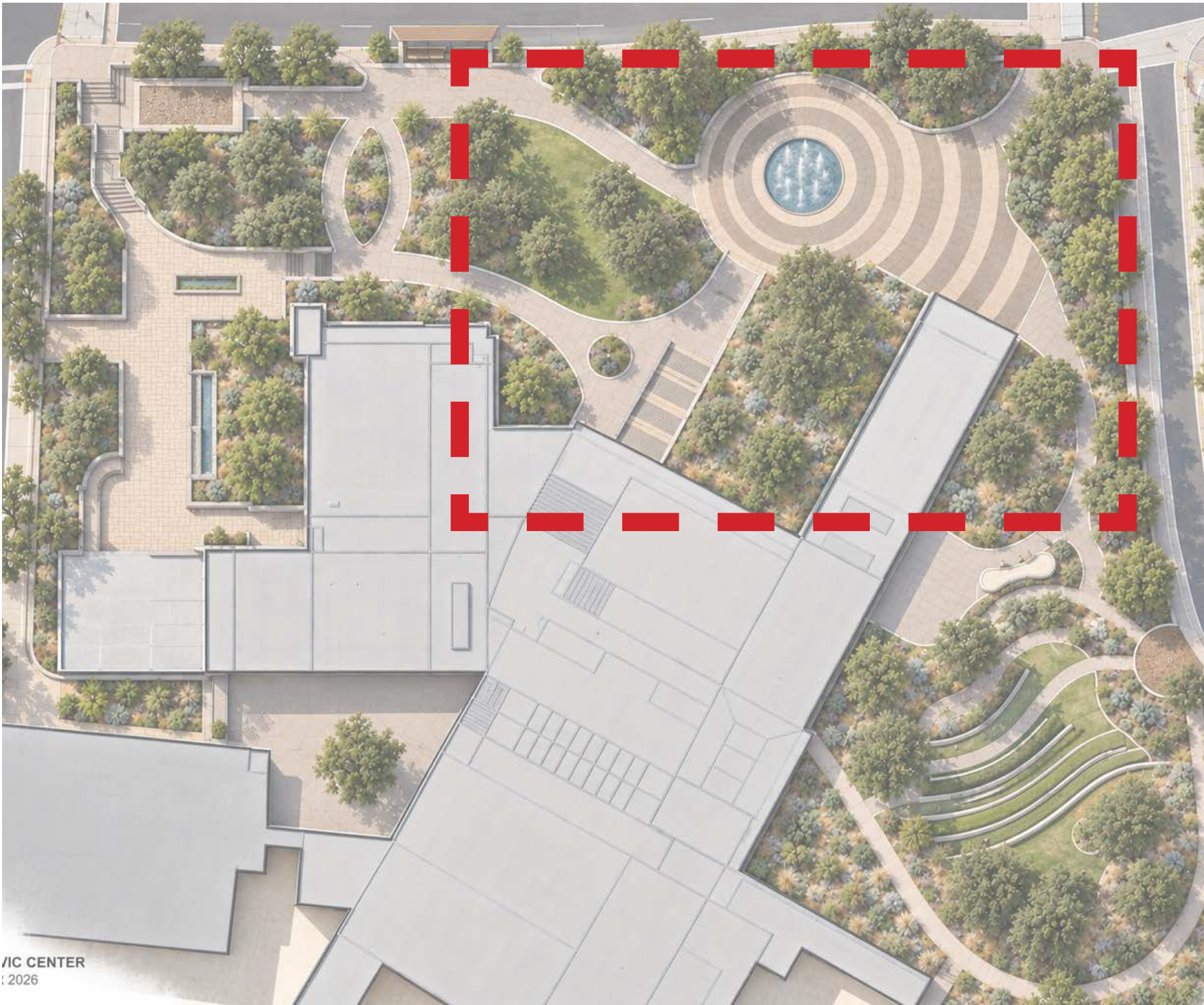


KEYMAP





KEYMAP

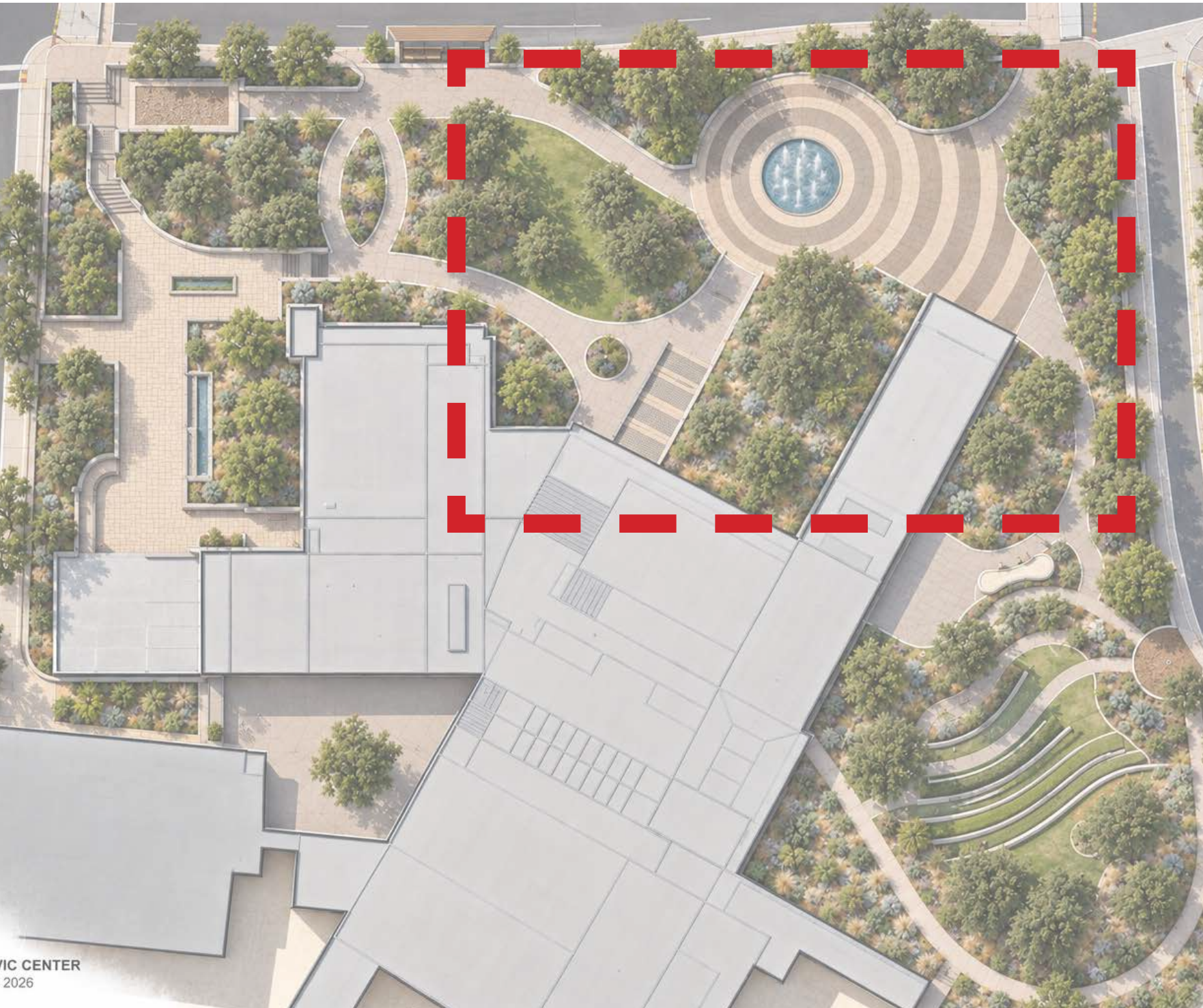


SITE LEGEND

- | | |
|----------------------------|--|
| (A) Stairs to Second Level | (G) Raised Planters with Integrated Seating |
| (B) Arrival Plaza | (H) Oak Lawn with Mixed Low Water Usage Planting |
| (C) Water Feature | |
| (D) Enclosed Plaza | |
| (E) Picnic Area | |
| (F) Bus stop | |



KEYMAP

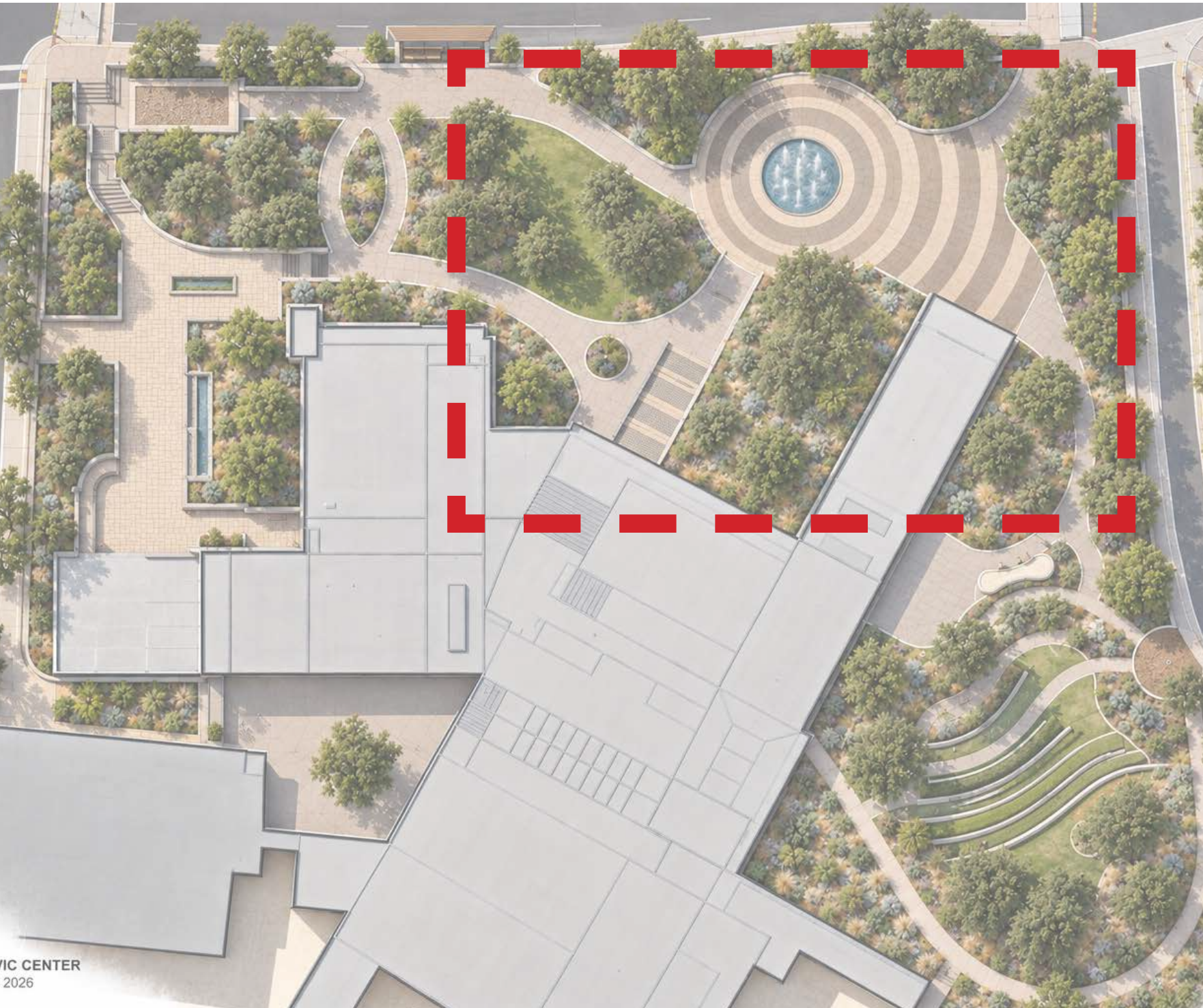


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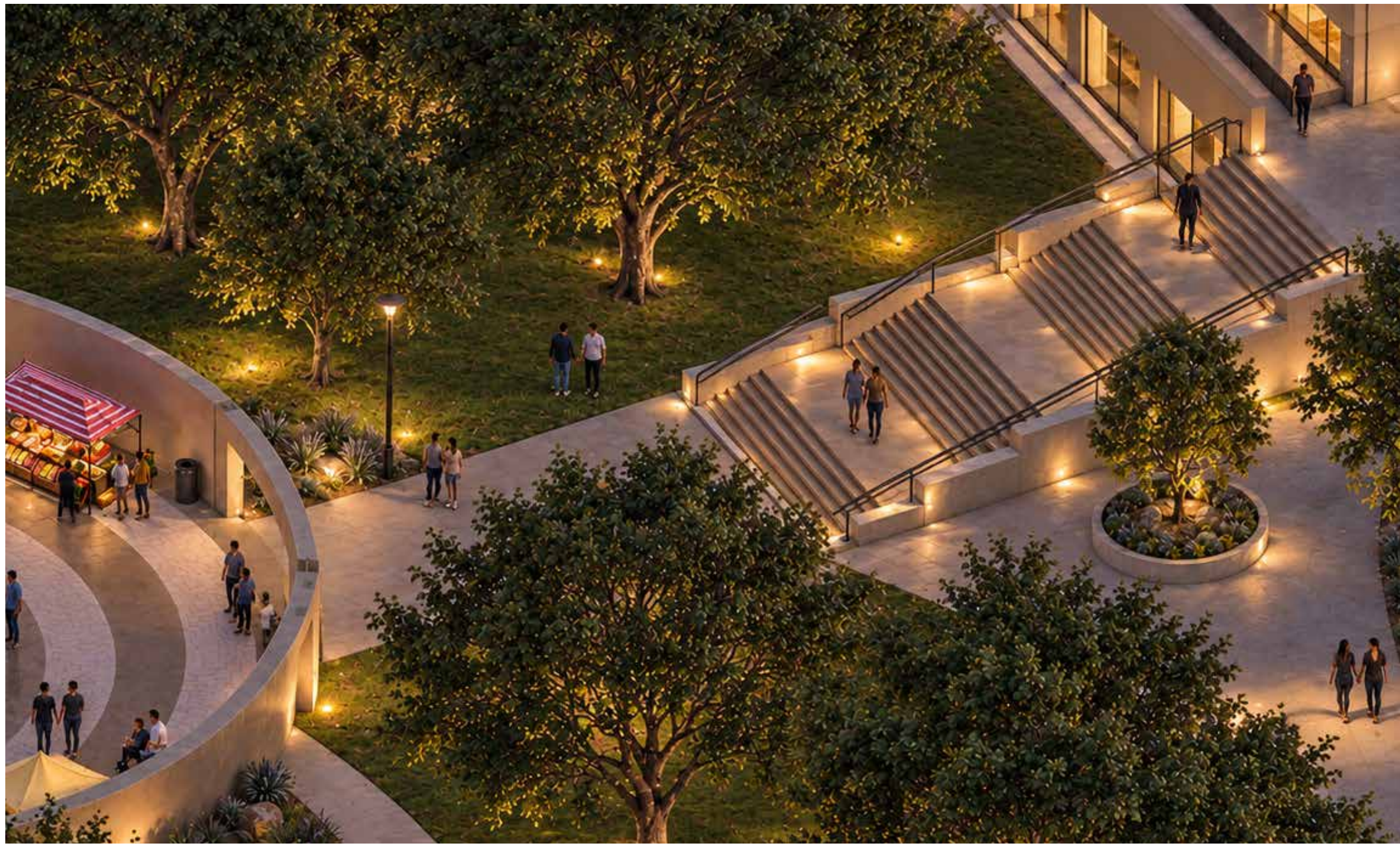


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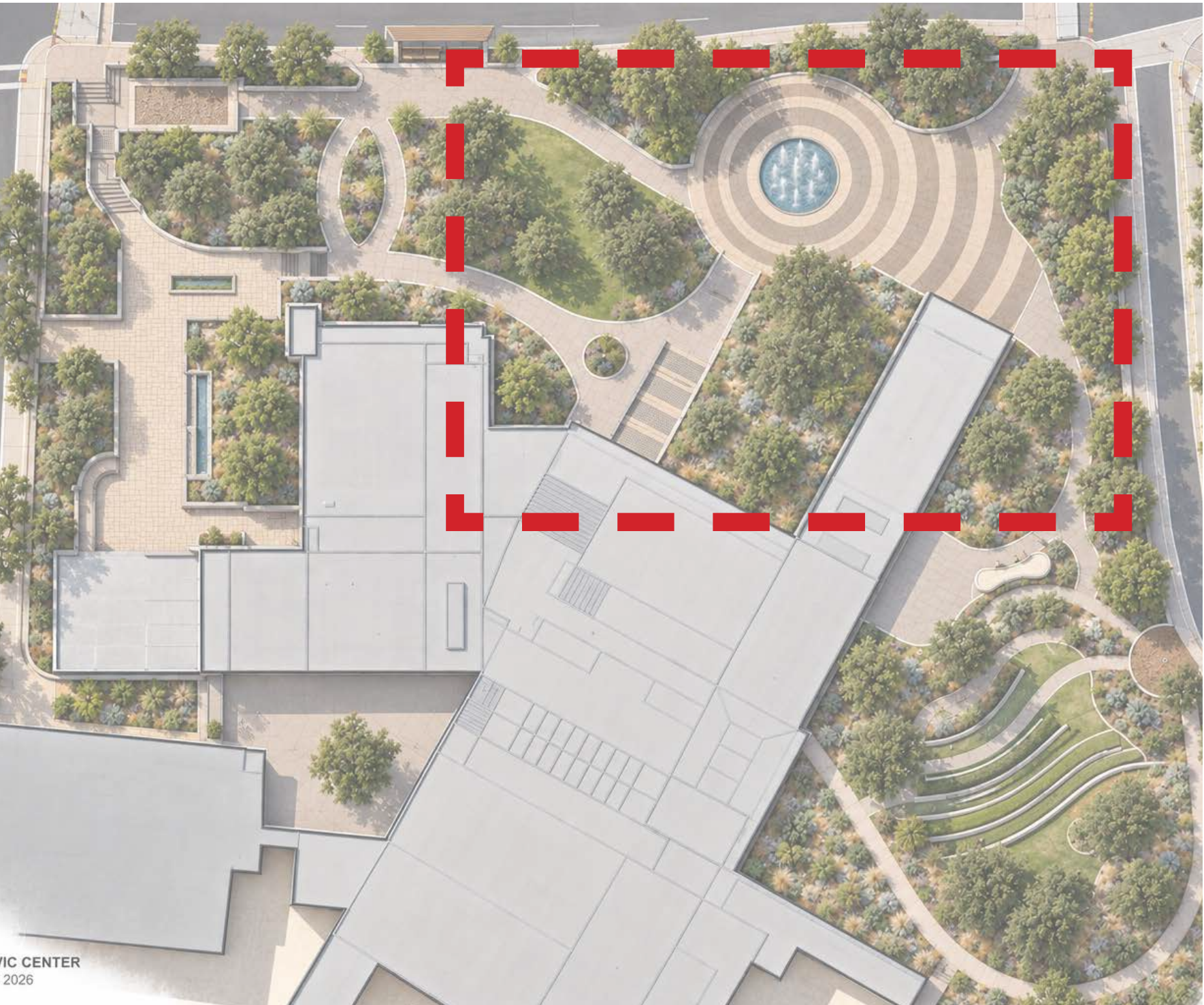


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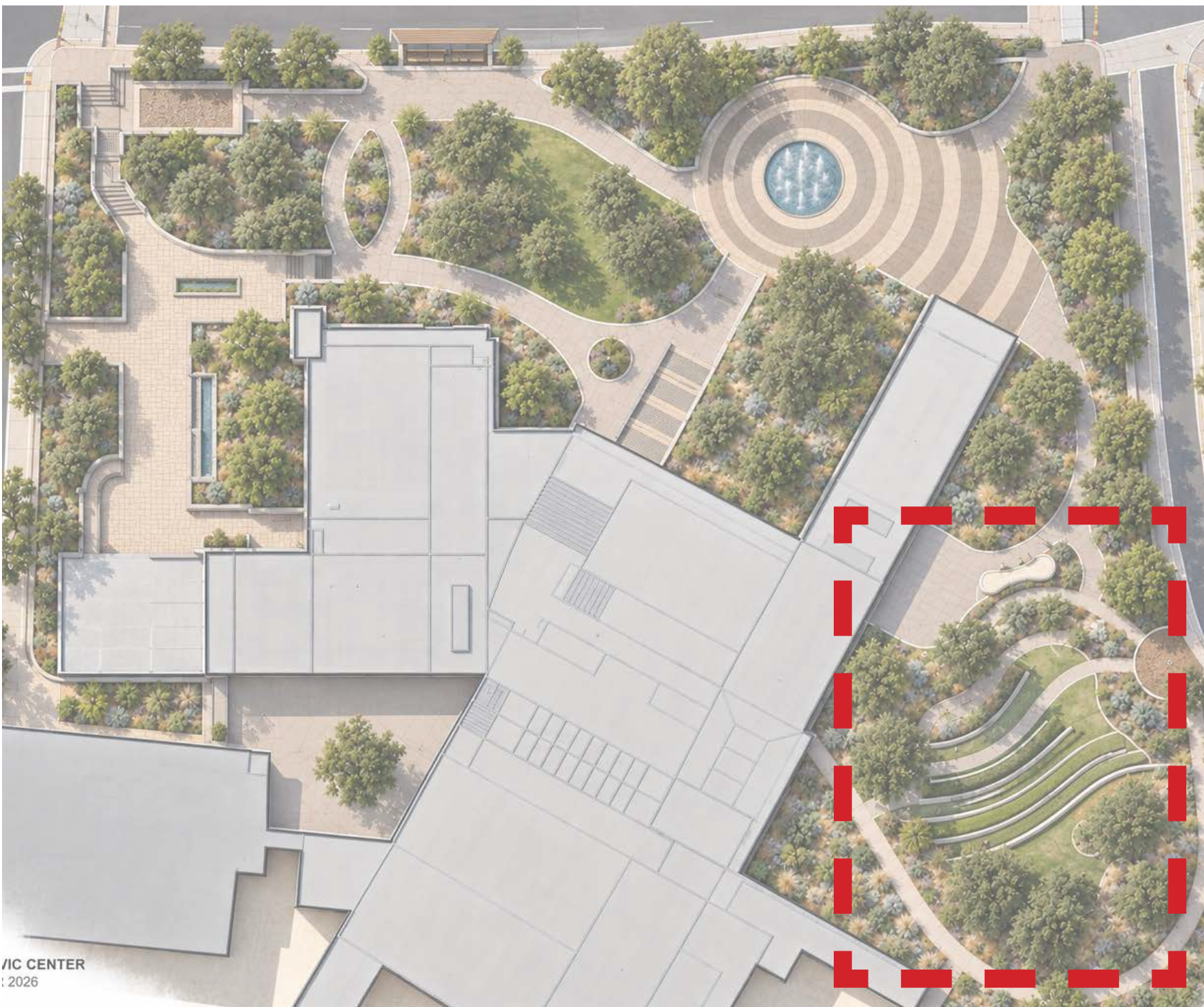


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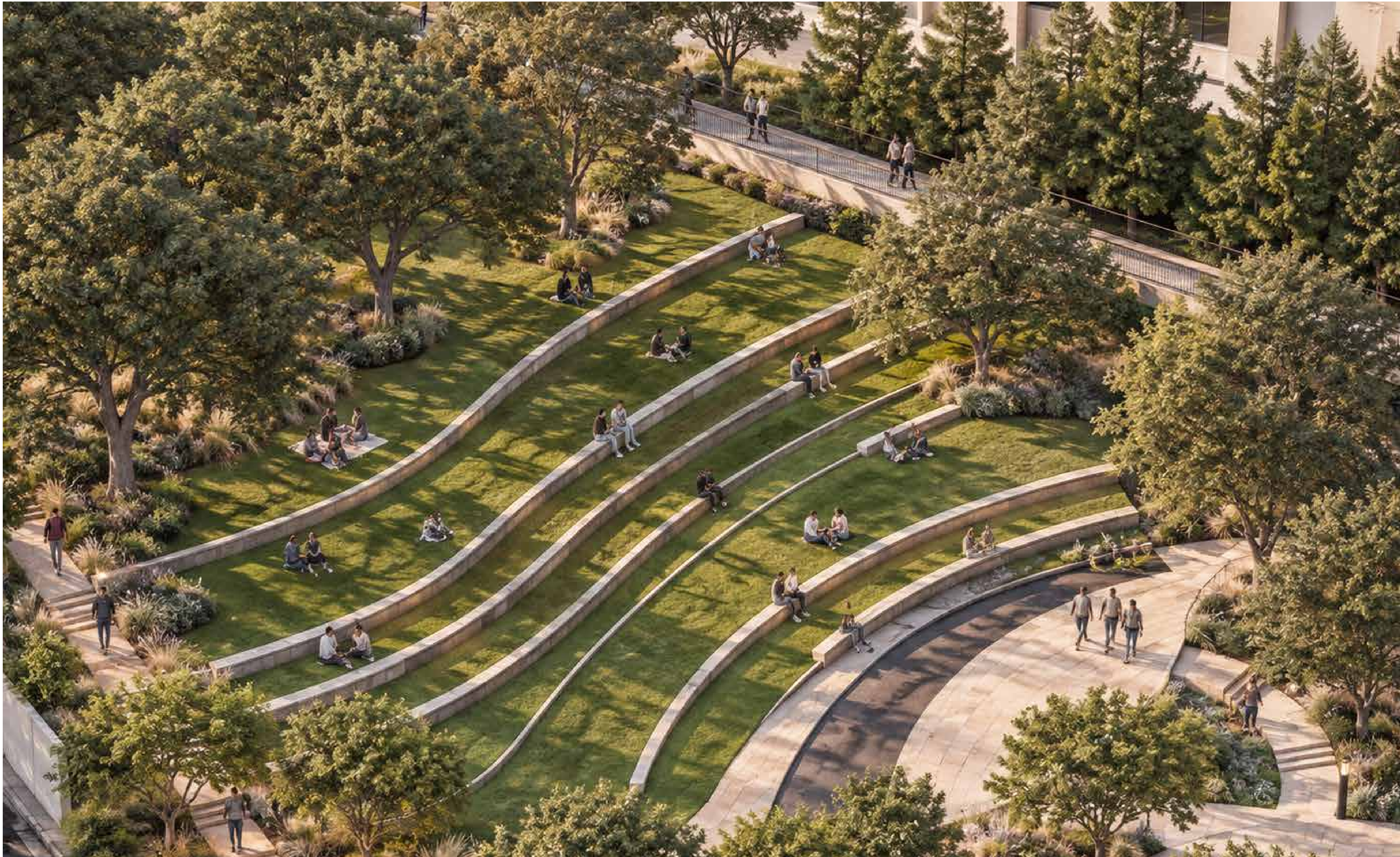


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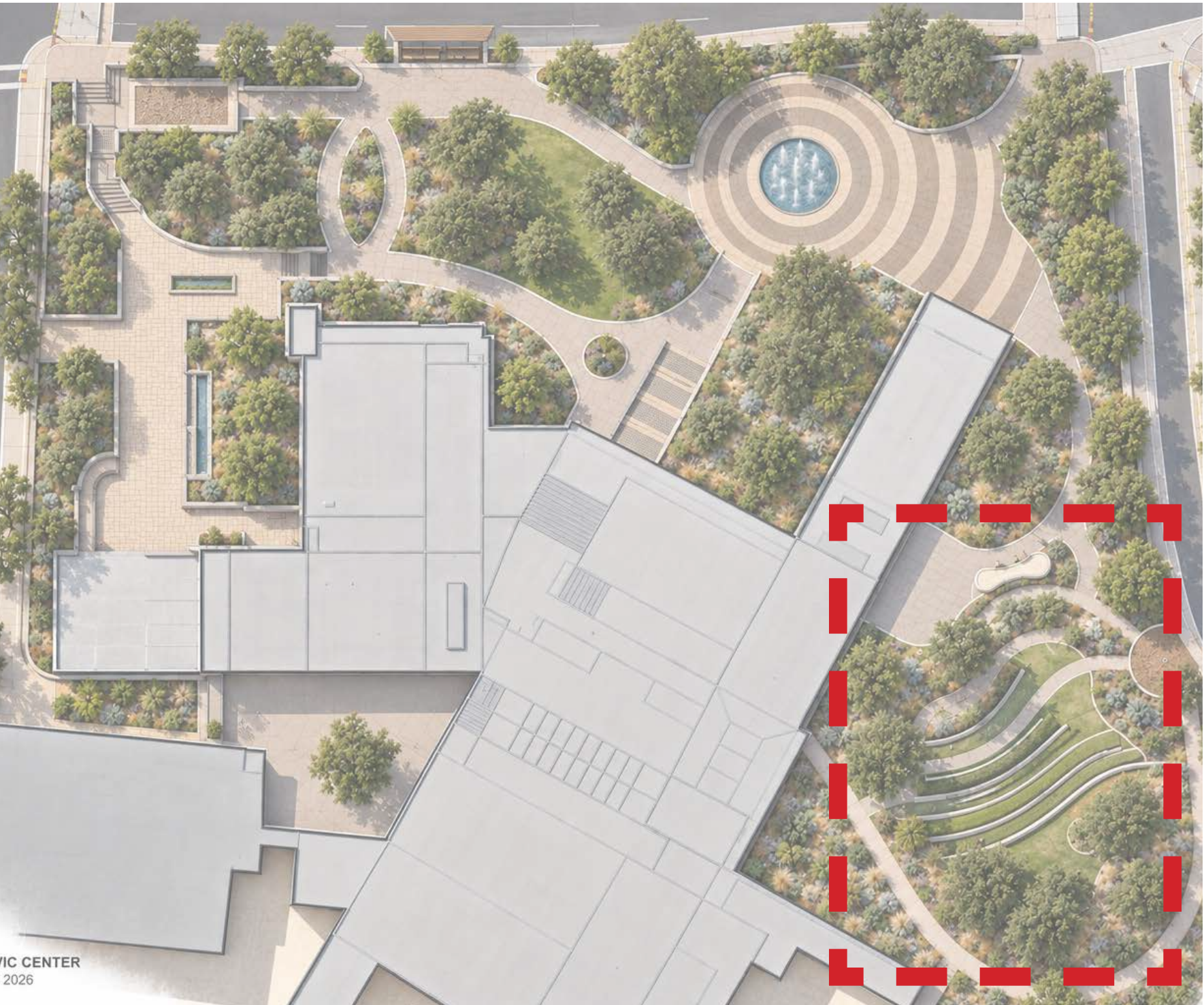


SITE LEGEND

- | | |
|--|---|
| (A) Entry Landing Wayfinding Signage | (E) Bridge |
| (B) Ampitheater Seating | (F) Raised Planters with Integrated Seating |
| (C) Stage | |
| (D) Oak Lawn with Mixed Low Water Usage Planting | |



KEYMAP

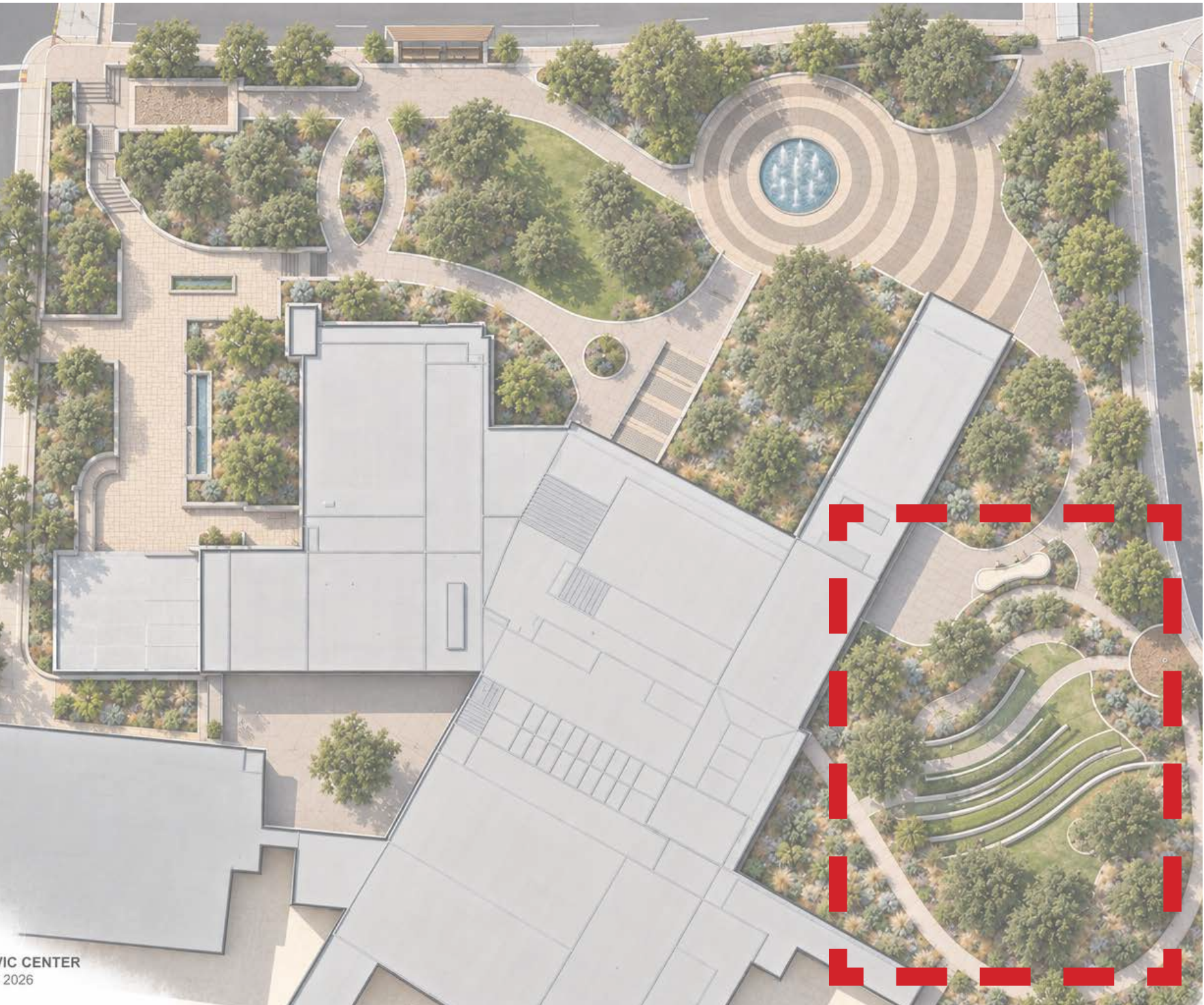


BEFORE





KEYMAP



BEFORE



KEYMAP

