



THOUSAND OAKS CIVIC ARTS CENTER

THOUSAND OAKS, CALIFORNIA

TOM GALASSI | LANDSCAPE DESIGN 3 | FRANCISCO BEHR | SPRING 2026

CONTENT

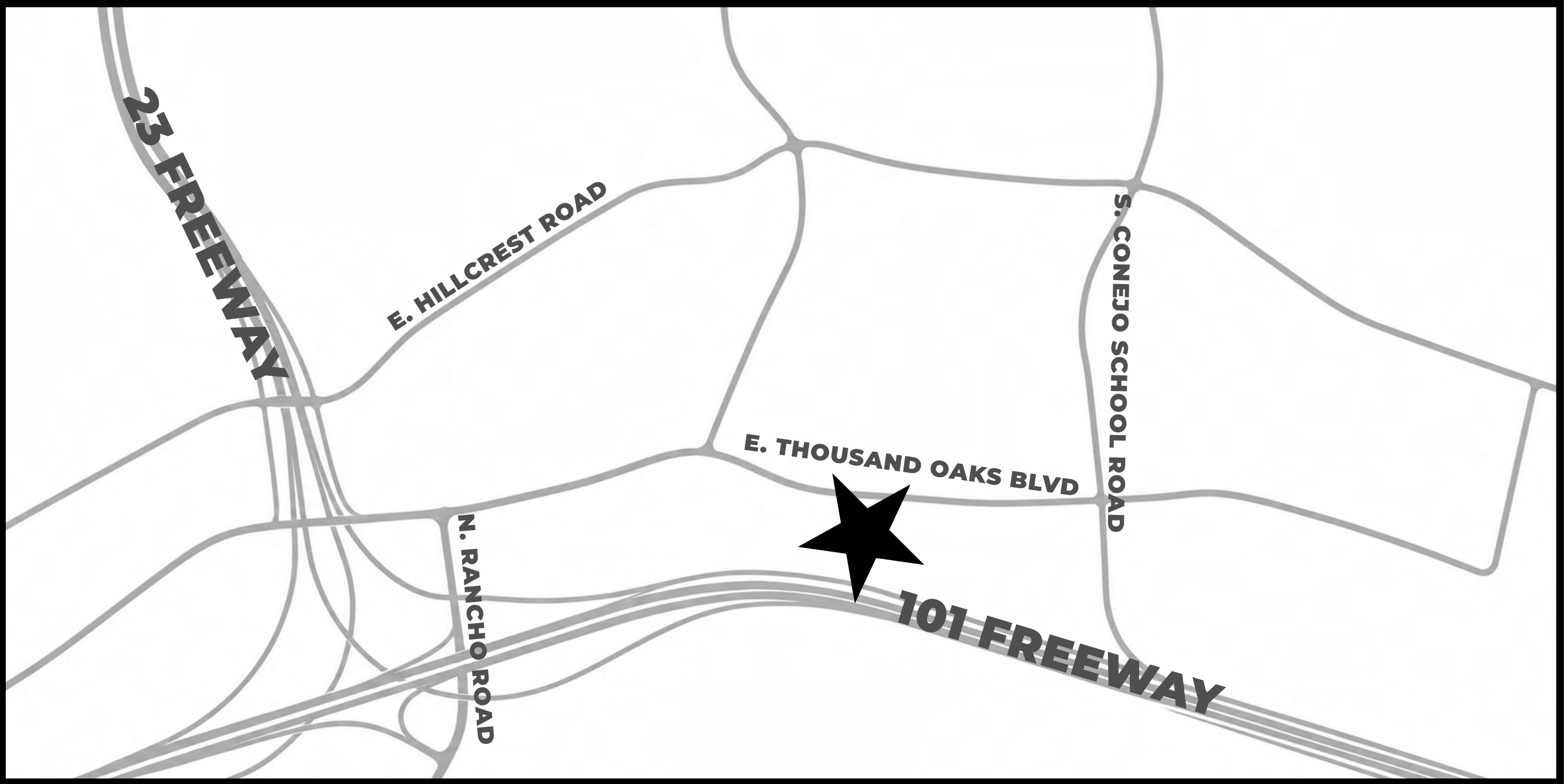
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LOCATION

The Thousand Oaks Civic Center is in Ventura County, California, in the heart of Thousand Oaks. It is situated along Thousand Oaks Boulevard, and just north of the US-101 Freeway. The Civic Center is surrounded mainly by commercial businesses and some residential neighborhoods.



THOUSAND OAKS, CA



2100 East Thousand Oaks Boulevard, Thousand Oaks, CA 91362

SITE HISTORY



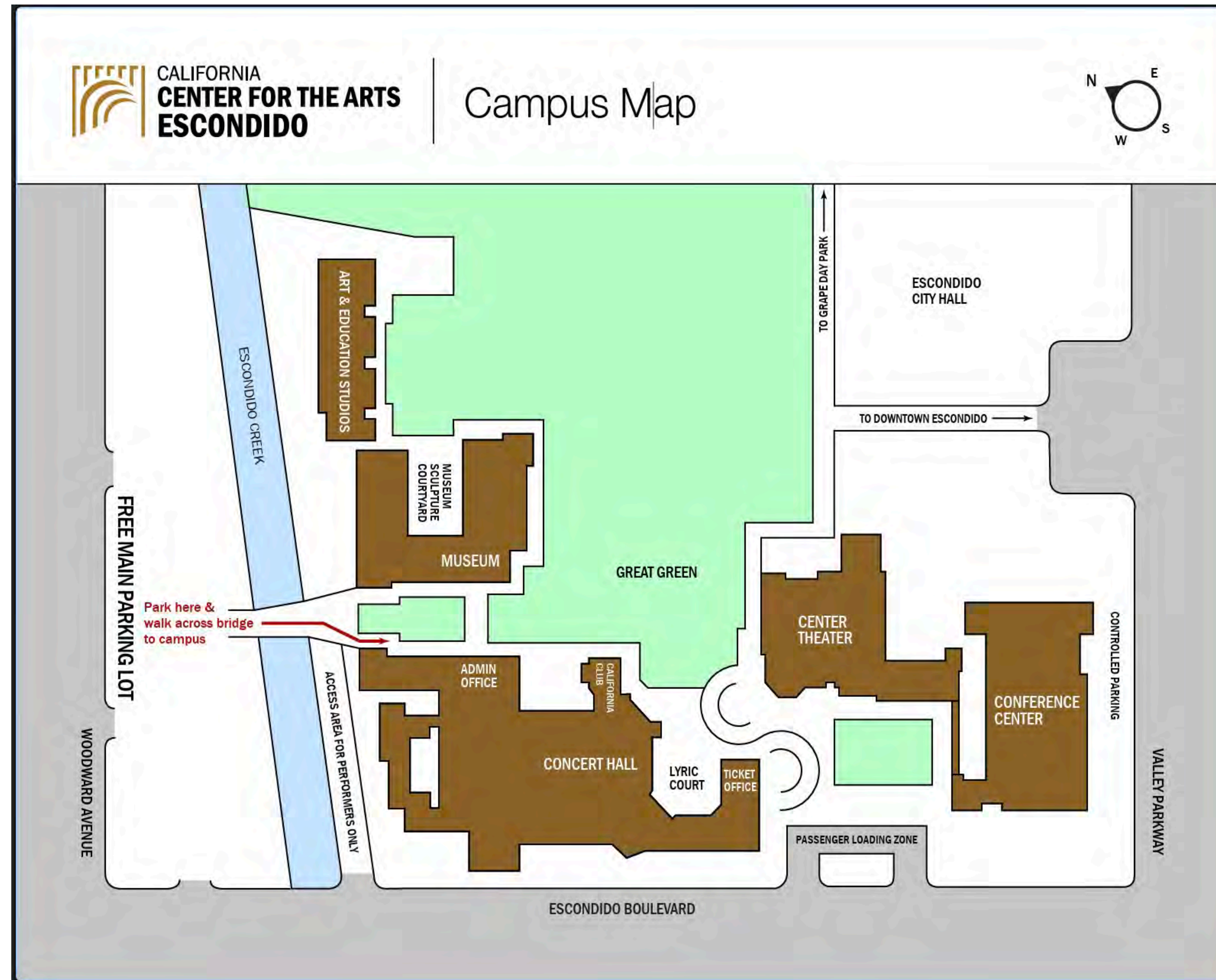
The Thousand Oaks Civic Center site has a long and interesting history that reflects the evolution of the Conejo Valley itself. Long before the area was developed, it was home to the Chumash people, who lived throughout the region and relied on nearby Arroyo Conejo as an important source of water and resources. As settlers arrived in the late 1800s, the land became part of the growing agricultural community that would eventually become Thousand Oaks.

Perhaps the most famous chapter in the site's history began in 1926 when it became home to Goebel's Lion Farm, later known as Jungleland USA. The attraction housed and trained exotic animals for movies and television, making it a popular destination and a unique part of Southern California history. Many of Hollywood's famous animal stars lived and trained there, and the facility remained in operation until 1969.

Following the closure of Jungleland, the property sat largely undeveloped for several years. As Thousand Oaks continued to grow, the city identified the site as an ideal location for a civic and cultural center. In 1994, the Civic Arts Plaza and City Hall opened, creating a central gathering place for government services, community events, and the performing arts.

Today, the Civic Center serves as the heart of Thousand Oaks. What was once Chumash land, then ranchland, and later a famous animal park has been transformed into a civic destination that brings together culture, government, and public space. The site's layered history adds a unique character and sense of place that continues to shape its identity today.

CASE STUDIES



Moore Ruble Yudell
Architects and Planners
LOCATION: Escondido, CA
SIZE : 12 Acres

The California Center for the Arts in Escondido and the Thousand Oaks Civic Arts Plaza share a remarkably similar DNA as multi-venue “civic arts” hubs established to be the cultural hearts of their respective cities. Both opened in 1994.

Architecturally, they are both large-scale, multi-acre sites that integrate municipal government offices (City Hall) with diverse performance spaces. This comparison becomes even more relevant when considered alongside the California Center for the Arts in Escondido, which integrates civic administration, a concert hall, a museum, and art studios within a single civic district, with a Children's Museum located directly across the street.

Rather than operating as isolated facilities, the campus is organized as a network of complementary uses. This generates sustained activity and strengthens pedestrian presence.

This configuration creates not a singular building or site, but an anchor within a larger cultural ecosystem.



Full Civic Center Master Plan Vision

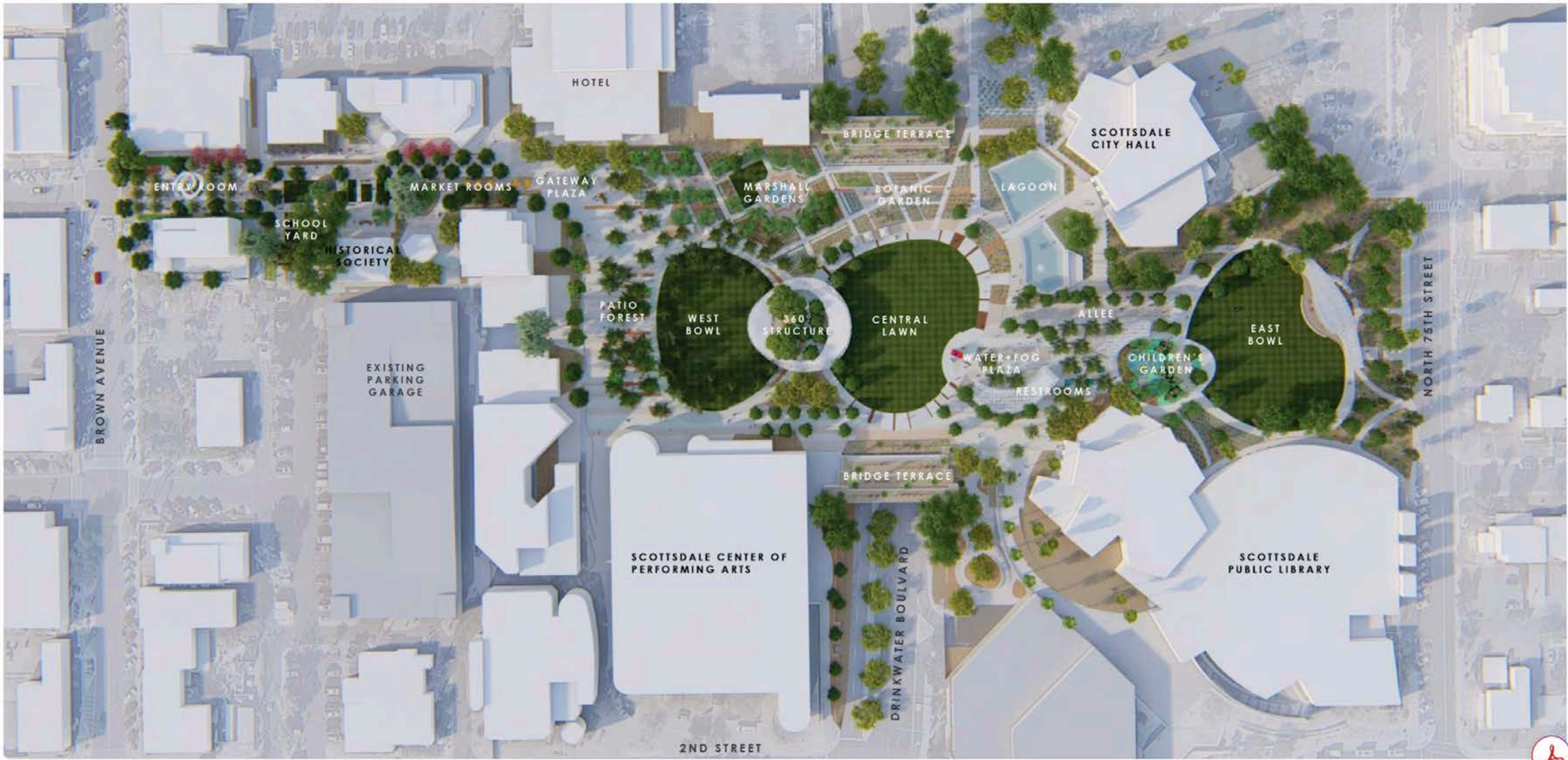
SCALE: 1"=200'



SMITHGROUP | Completed 2023
LOCATION: Sunnyvale, CA
SIZE : 26 Acres

The Sunnyvale Civic Center serves as a relevant precedent for the Thousand Oaks Civic Center due to similarities in climate, civic programming, and suburban context. Both campuses integrate civic buildings, plazas, and open spaces while preserving mature trees and adapting to a Mediterranean climate.

The Sunnyvale Civic Center site is more pedestrian-oriented and demonstrates strategies for organizing public space, circulation, and ecological preservation. This can inform the continued evolution of the Thousand Oaks Civic Center as it transitions toward a more active civic destination.



Dig Studio | Completed 2023
LOCATION: Scottsdale, Arizona
SIZE : 24 Acres

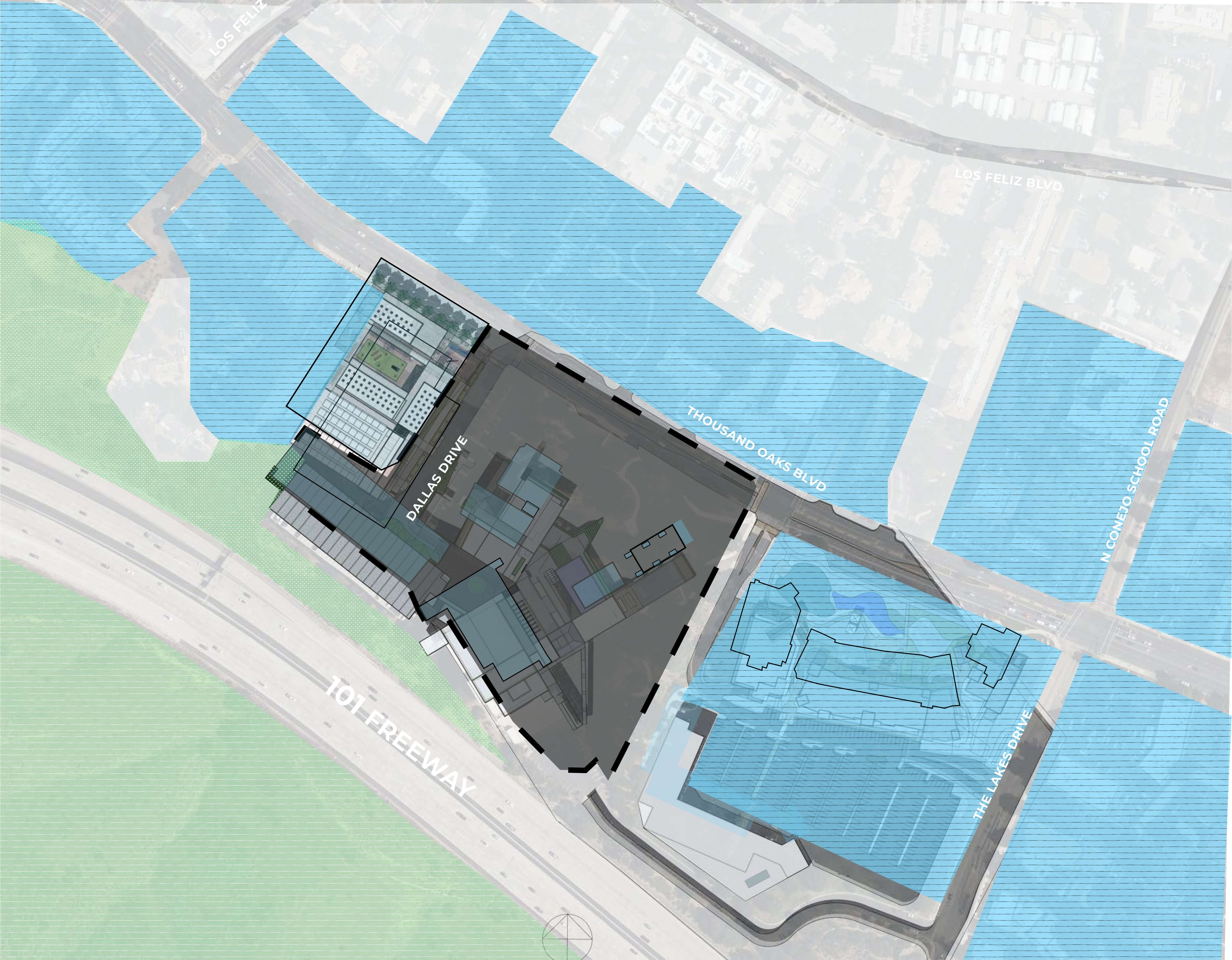
The Scottsdale Civic Center was designed with the landscape and public open space as the main focus. The 24-acre site connects City Hall, a library, museums, and performing arts venues through plazas, lawns, walking paths, and gathering spaces.

The redesign creates a civic space that works for both everyday use and large community events, making the area more active, welcoming, and connected for the public.

This distributed landscape framework creates a campus-like civic environment, allowing for flexible public use and multiple entry points.

While the Thousand Oaks Civic Center was originally designed around large civic buildings and easy car access, the recently renovated Scottsdale Civic Center reflects a more modern approach that prioritizes walkability, flexible public spaces, and landscape-focused design.

SITE ANALYSIS

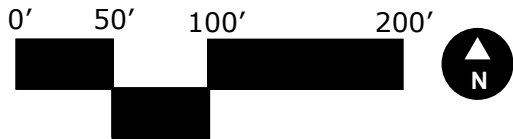


LAND USE LEGEND

- SITE BOUNDARY
- RESIDENTIAL ZONING
- COMMERCIAL ZONING
- OPEN SPACE

EXISTING FEATURES LEGEND

- A** CITY HALL
- B** FORUM THEATER
- C** FRED KAVLI THEATER
- D** TIERED OUTDOOR AREA
- E** OUTDOOR COURTYARD
- F** PARKING STRUCTURE
- 1** THE LAKES
- 2** PROPOSED PROJECT
- 3** RESIDENTIAL (PROPOSED)
- 3** GARDENS OF THE WORLD





ZONES

ZONE 1

Western zone, includes surface parking lot, loading zone, Dallas Drive and the Main entrance to the Civic Center. Southwest side faces parking structure. This is the main transportation corridor to get to the Civic Center.

ZONE 2

The largest and most central of the zones. Has largest area facing Thousand Oaks Boulevard. Includes majority of the representative "Arroyo" (represented by dry swale running along civic center structure).

Has many existing mature Oaks, grassy area and walking paths. Includes Outdoor stage area on Southeastern portion of zone.

ZONE 3

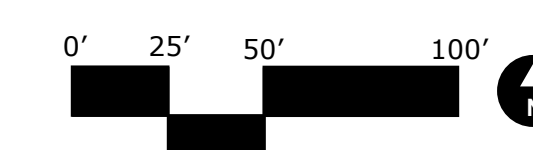
Southeastern zone of site. Area has mature Oaks, walking paths and a bridge that brings you to the Southeastern Entrance to the Civic Center. Adjacent to The Lakes Drive and The Lakes shopping area.

ZONE 4

Encompasses section of Thousand Oaks Boulevard that runs along Zone 1. Main vehicular access route at parking and the entrance to the Civic Center. Pedestrian sidewalks flank the North and south sides of the boulevard. Crosswalks on West side of this zone allows access to The Gardens of the World, East side crosswalk leads to commercial buildings.

EXISTING FEATURES LEGEND

- | | |
|------------------------------|---------------------------------|
| A CITY HALL | 1 THE LAKES |
| B FORUM THEATER | 2 PROPOSED PROJECT |
| C FRED KAVLI THEATER | 3 RESIDENTIAL (PROPOSED) |
| D TIERED OUTDOOR AREA | 3 GARDENS OF THE WORLD |
| E OUTDOOR COURTYARD | |
| F PARKING STRUCTURE | |





VIEW FROM ABOVE LOADING DOCK
DALLAS DRIVE ON LEFT



DALLAS DRIVE PARRALEL TO SITE
ENTRANCE TO CITY HALL TO THE RIGHT



VIEW SOUTH TOWARDS LOADING DOCK
ENTRANCE TO CITY HALL ON LEFT



DROP OFF AREA AT ENTRANCE TO THEATER
PARKING STRUCTURE IN DISTANCE



IN FRONT OF DALLAS DRIVE
ENTRANCE TO CITY HALL IN DISTANCE
LOADING DOCK TO RIGHT



VIEW NORTH FROM LOADING DOCK
THOUSAND OAKS BLVD IN DISTANCE



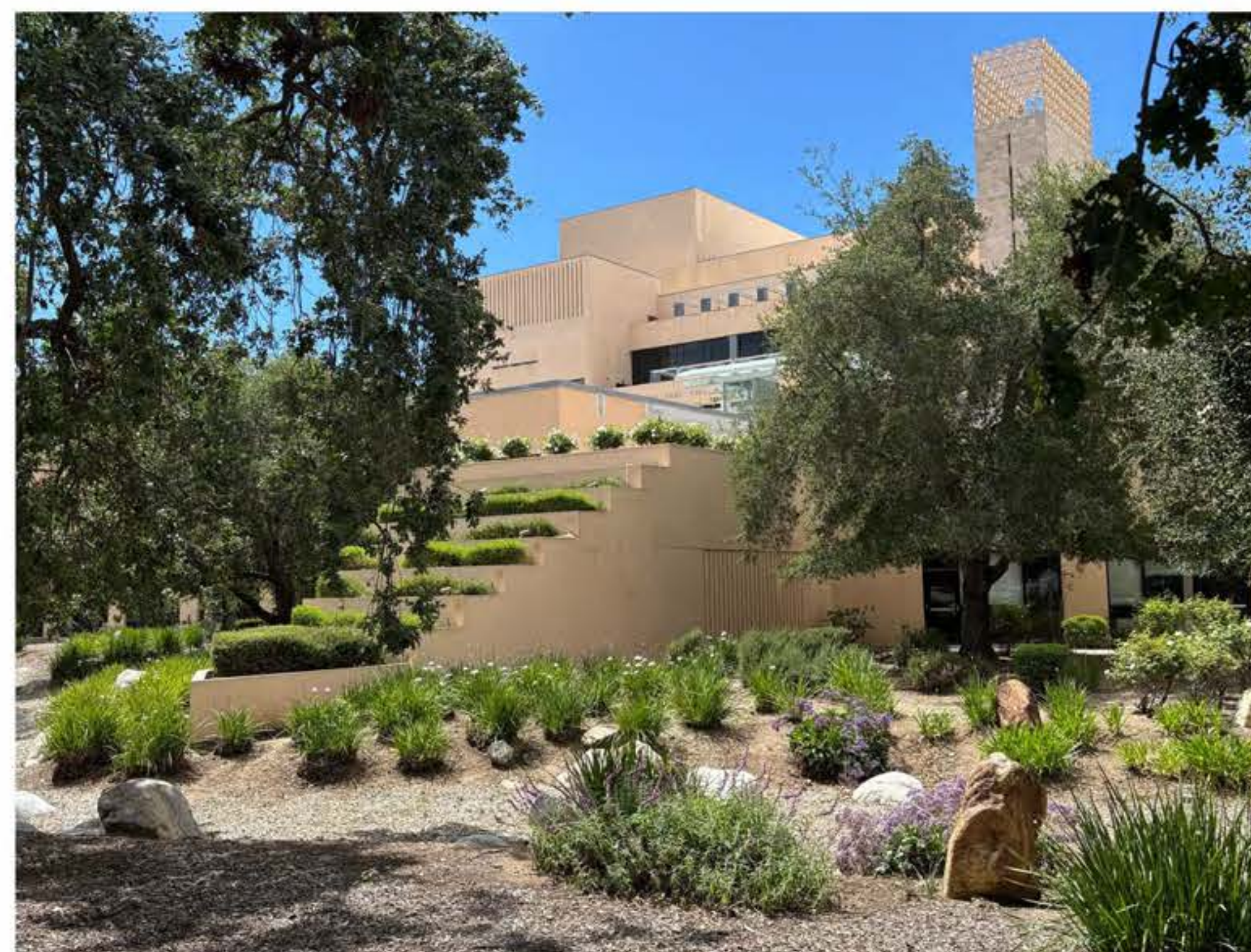
VIEW FROM THE LAKES OVER THE LAKES DRIVE



SECOND FLOOR PLANTER
FRED KAVLI THEATER IN BACKGROUND



VIEW NORTH OVER DEFUNCT ROOFTOP WATER
FEATURE WITH THE SANTA MONICA MOUNTAINS
IN THE BACKGROUND



VIEW LOOKING SOUTH AT MAIN ENTRANCE AREA
OF CIVIC CENTER. THOUSAND OAKS BLVD BEHIND
VIEW POINT.



VIEW EAST ACROSS FRONT AREA OF CIVIC CENTER
THOUSAND OAKS BLVD ON THE LEFT



THE COURTYARD OF THE OAKS STAGE



VIEW ACROSS OPEN SPACE ON EAST SIDE OF CIVIC CENTER. PARKING LOT AND THE LAKES IN THE DISTANCE



VIEW ACROSS OPEN SPACE ON EAST SIDE OF CIVIC CENTER. PARKING LOT AND THE LAKES IN THE DISTANCE (CONTINUED).



ACCESS RAMP FROM CIVIC CENTER DOWN TO LOWER AREA ON EAST SIDE OF GROUNDS.



VIEW LOOKING SOUTH OF EXISTING PICNIC AREA. CIVIC CENTER ON THE RIGHT (not in image).



VIEW TO THE EAST FROM ACCESS RAMP. ENTRANCE AND PARKIGN AREA IN DISTANCE.



ACCESS RAMP LEADING UP TO CIVIC CENTER



VIEW ACROSS THOUSAND OAKS BLVD FROM THE GARDENS OF THE WORLD ENTRANCE



VIEW FROM CORNER OVER THOUSAND OAKS BLVD TOWARDS THE GARDENS OF THE WORLD ENTRANCE



CROSSWALK ACROSS THOUSAND OAKS BLVD



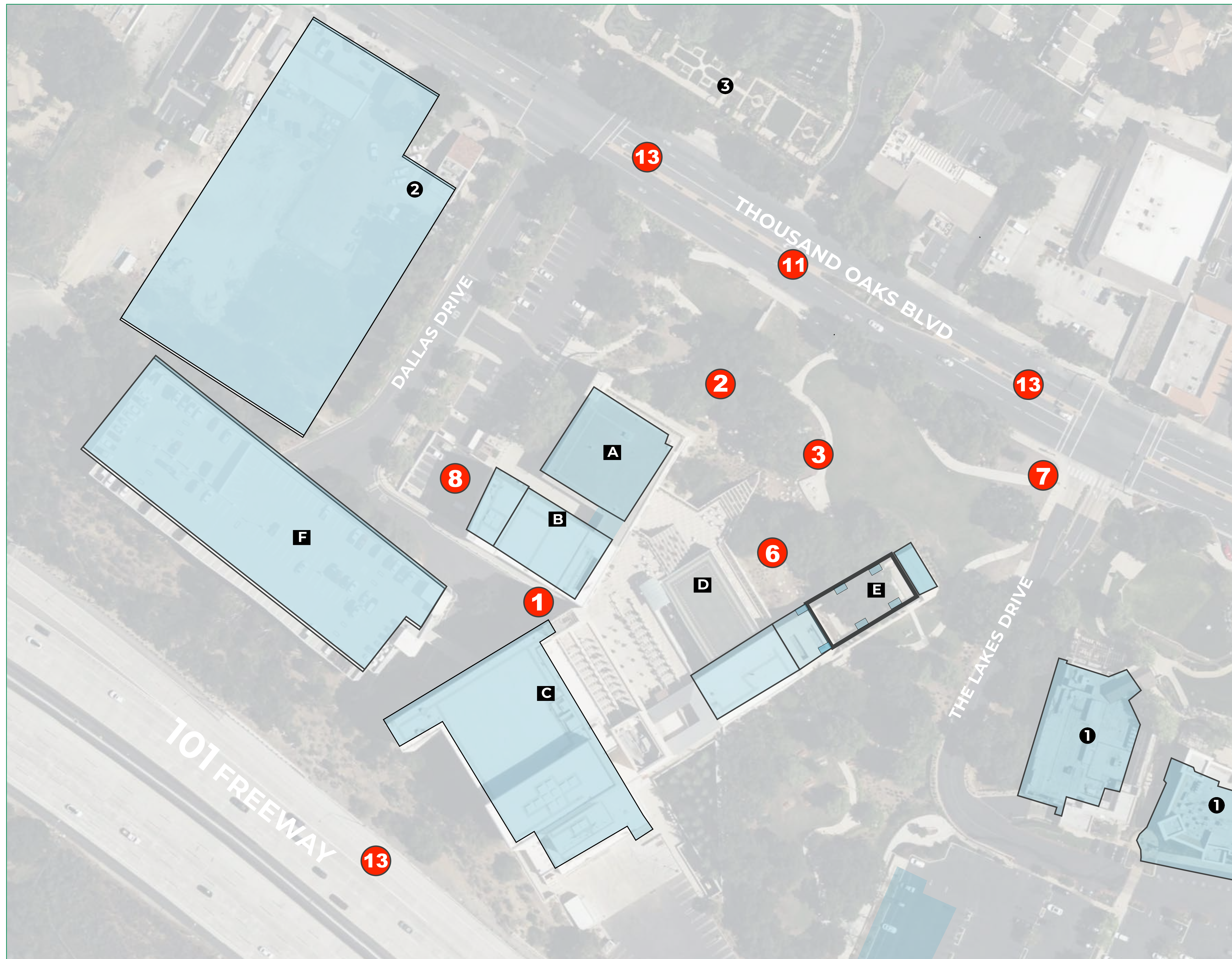
VIEW LOOKING EAST DOWN THOUSAND OAKS BLVD. CIVIC CENTER SITE ON RIGHT SIDE.



VIEW LOOKING EAST DOWN THOUSAND OAKS BLVD. CIVIC CENTER SITE ON RIGHT SIDE (CONT'D).



VIEW LOOKING EAST DOWN THOUSAND OAKS BLVD FROM CENTER MEDIAN



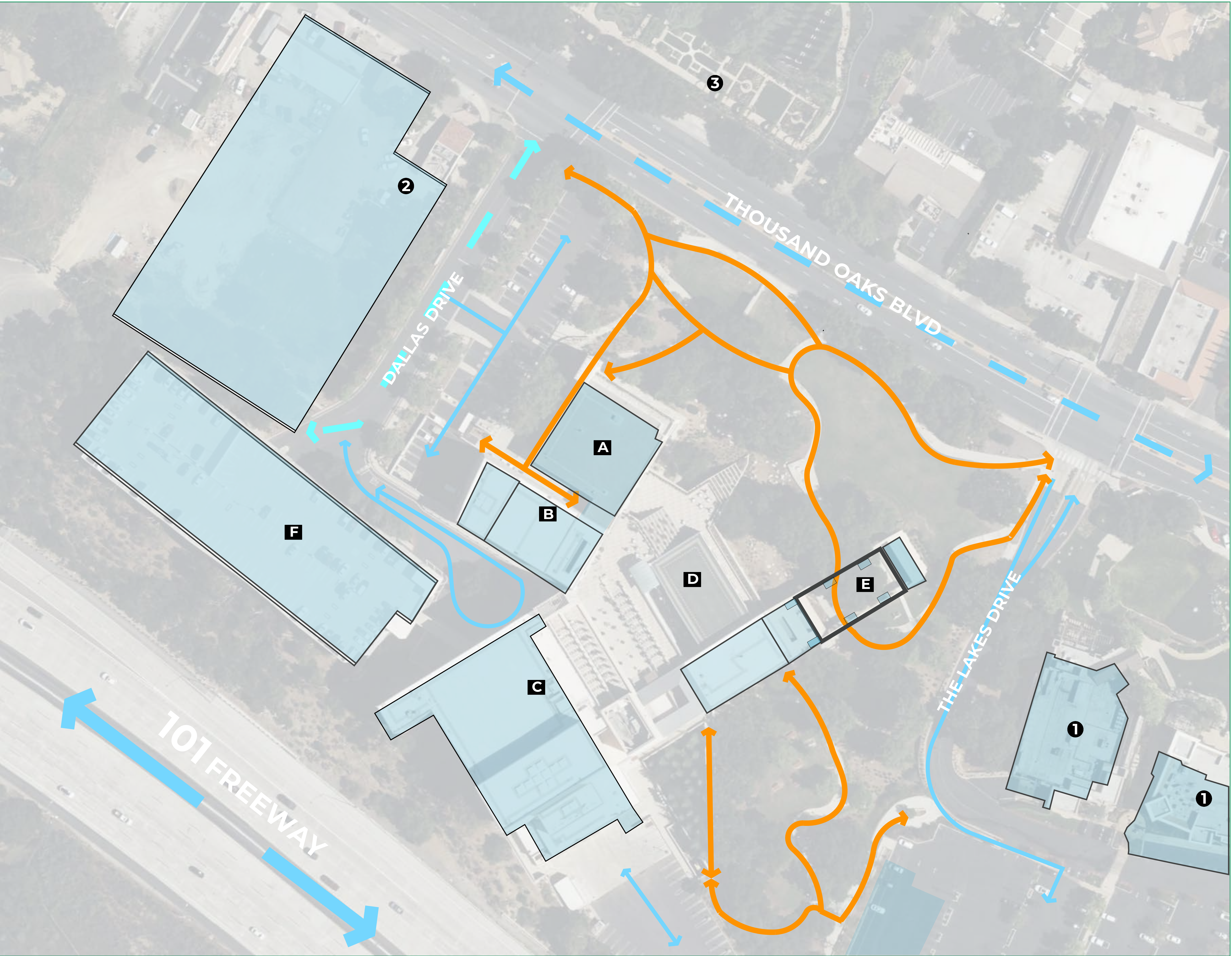
CONSTRAINTS

- 1** Unclear Main Entrance
- 2** Protected Mature Trees
- 3** Unclear Circulation Hierarchy
- 4** Hidden Side Entrance
- 5** Insufficient Wayfinding
- 6** Challenging Site Grading
- 7** Weak Connection to *The Lakes*
- 8** Visible Service Dock
- 9** Hot Dry Climate
- 10** No Connection Through Site
- 11** Fast Boulevard Traffic
- 12** Lack of City Center vibe
- 13** Noise
(101 Freeway & Thousand Oaks Blvd)



OPPORTUNITIES

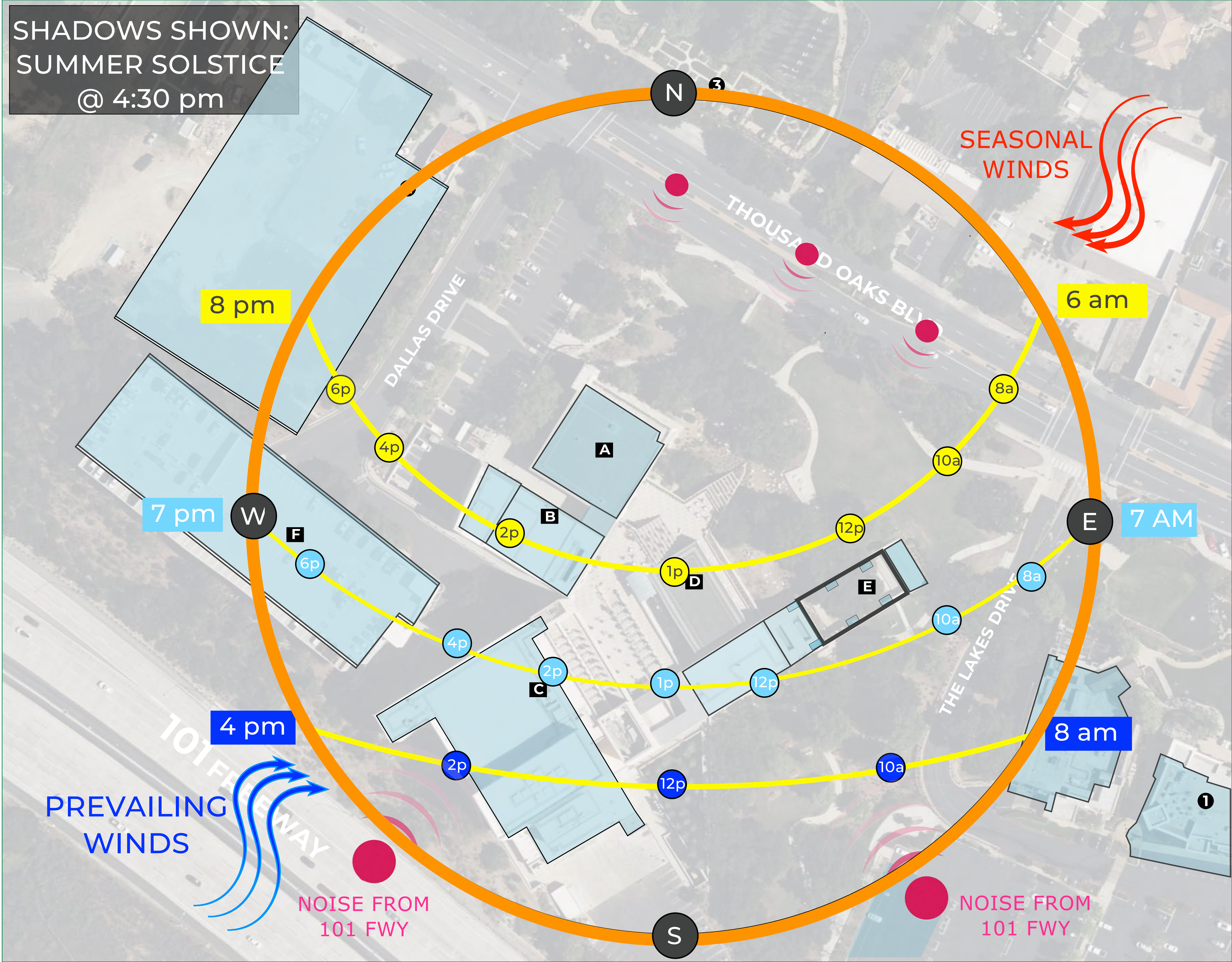
- 1** Mature Oaks
- 2** Connection to *The Lakes*
- 3** Incorporate Site Grading
- 4** Noise Abatement Measures
- 5** Improve Building Access / Entrances
- 6** Ample On-Site Parking
- 7** Large Open Space
- 8** City Center Potential



CIRCULATION LEGEND



SHADOWS SHOWN:
SUMMER SOLSTICE
@ 4:30 pm



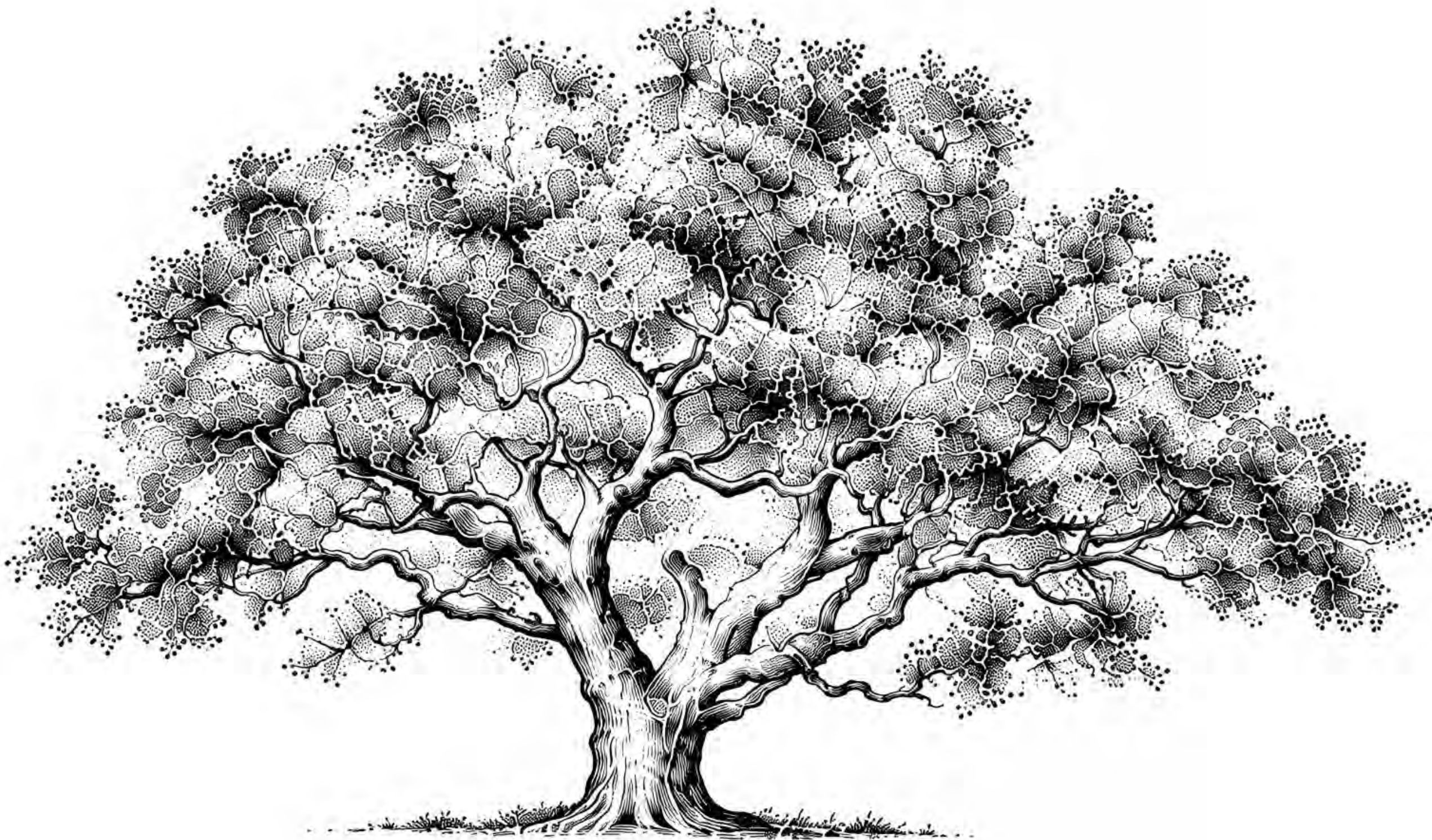
- 8a SUMMER SOLSTICE
- 8a EQUINOX
- 8a WINTER SOLSTICE

- PREVAILING WINDS
- SEASONAL WINDS
- NOISE

SITE DESIGN

Community feeling for the residents of Thousand Oaks

The design creates a central gathering place for the residents of Thousand Oaks, fostering community connections and civic pride. Through welcoming public spaces, flexible event areas, and everyday amenities, the civic center becomes a destination where people can come together, celebrate, and engage with their community. ,



Hollywood Bowl Approach

The design embraces a “Hollywood Bowl” attitude, where the experience begins long before the event starts. Flexible gathering spaces encourage residents and visitors to picnic, socialize, and meet before performances, creating a lively and welcoming civic environment that fosters community interaction.

ADA Accessible

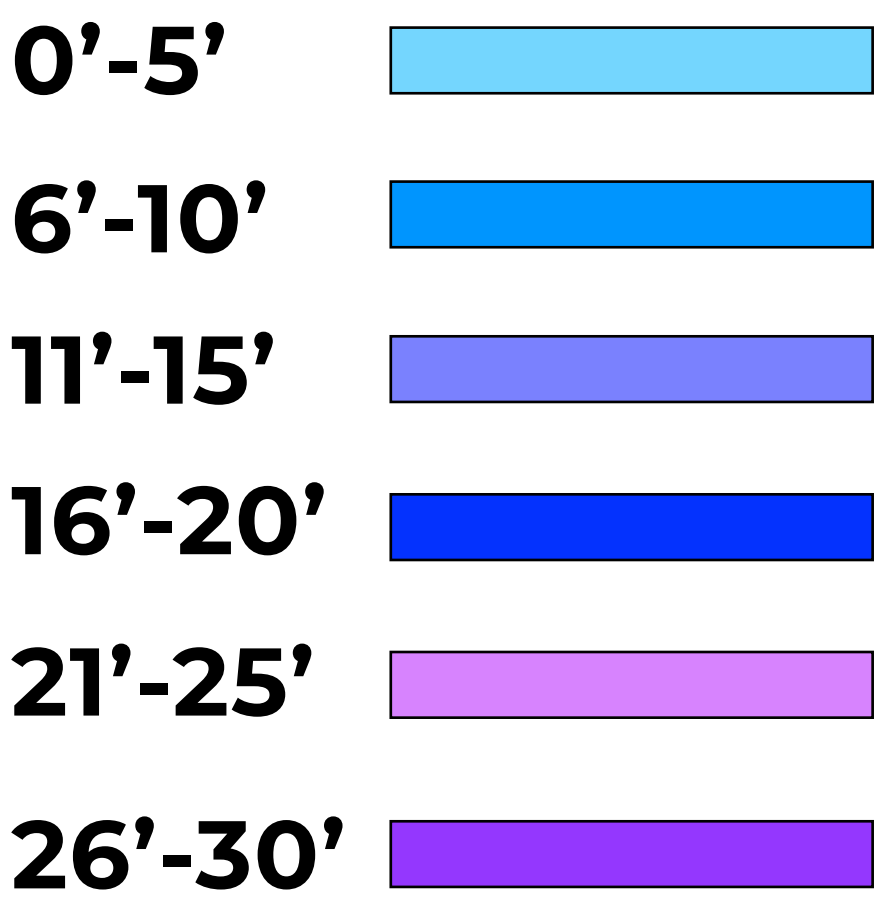
Universal access is integrated throughout the site, ensuring that all visitors can comfortably navigate and experience the civic center. Thoughtfully designed pathways, ramps, and public spaces create an inclusive environment that welcomes everyone.

DESIGN GOALS

Large Plaza Areas

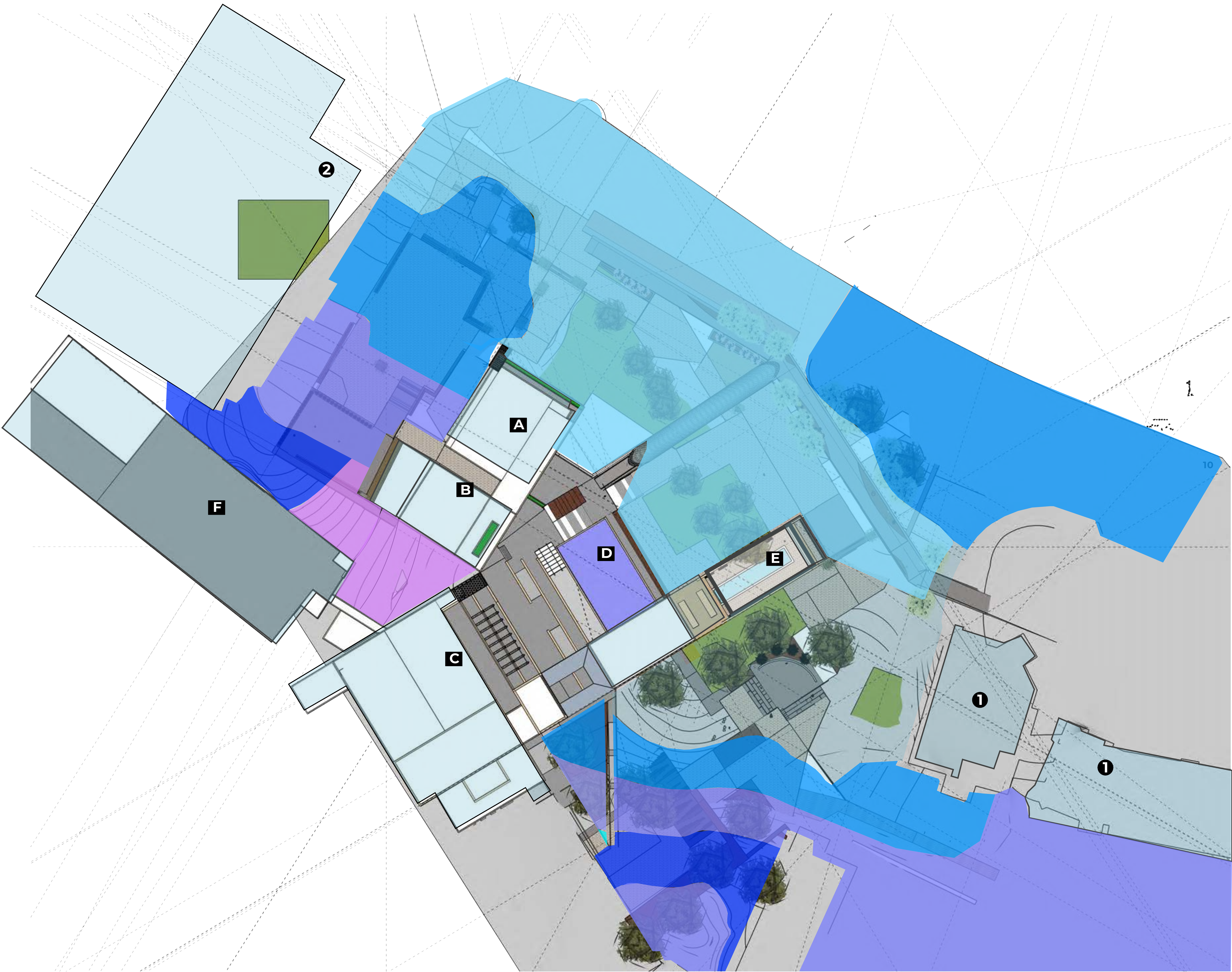
The civic center is a significant public landmark, and the surrounding open spaces should reflect its scale. Large plazas and gathering areas provide room for events, community activities, and everyday use while creating a strong civic presence.

CONTOUR LEGEND

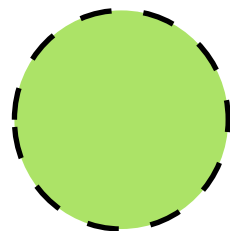


EXISTING FEATURES LEGEND

- | | |
|------------------------------|---------------------------------|
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| F PARKING STRUCTURE | |

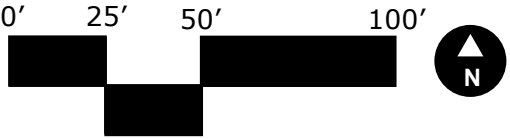


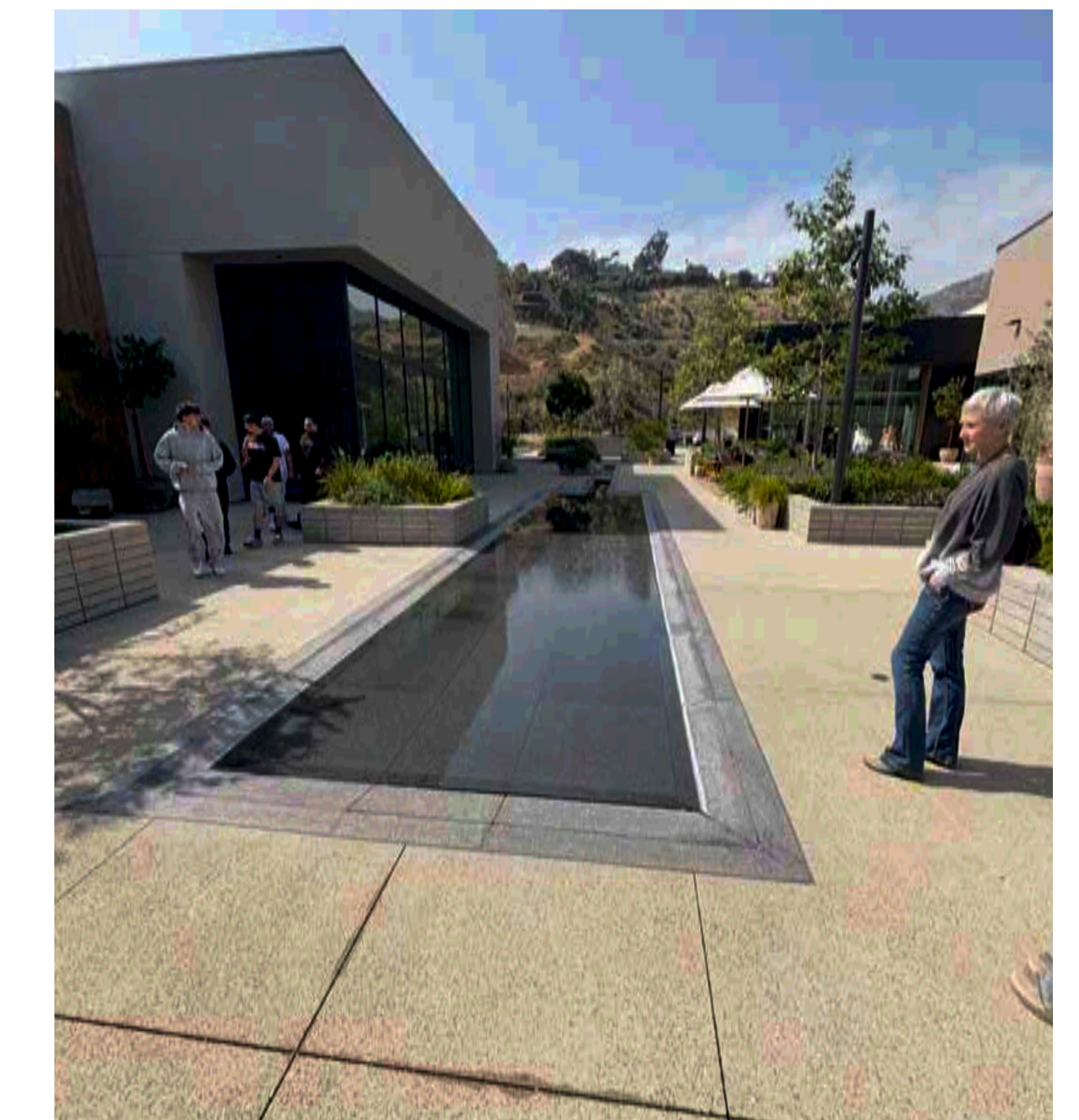
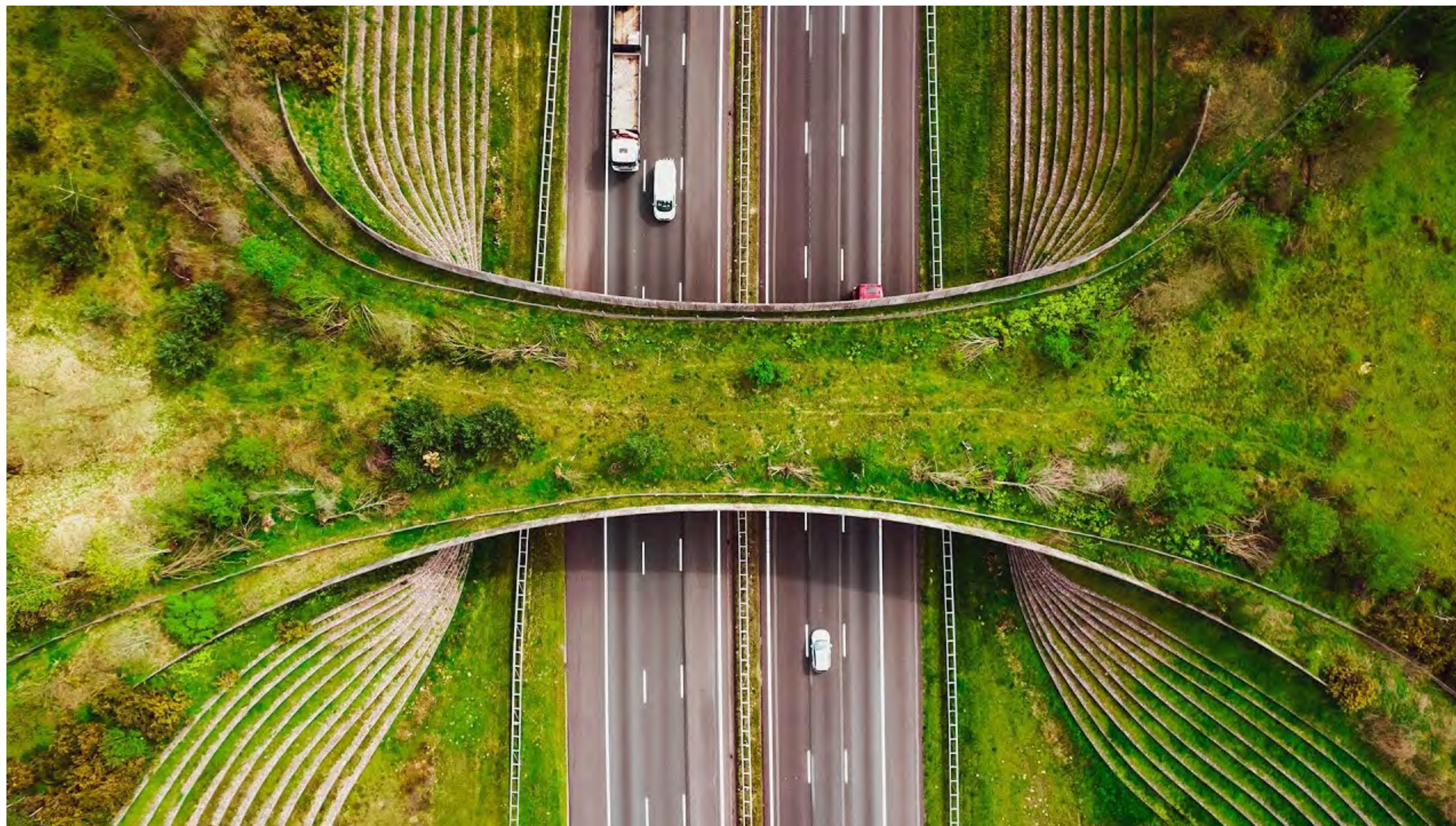
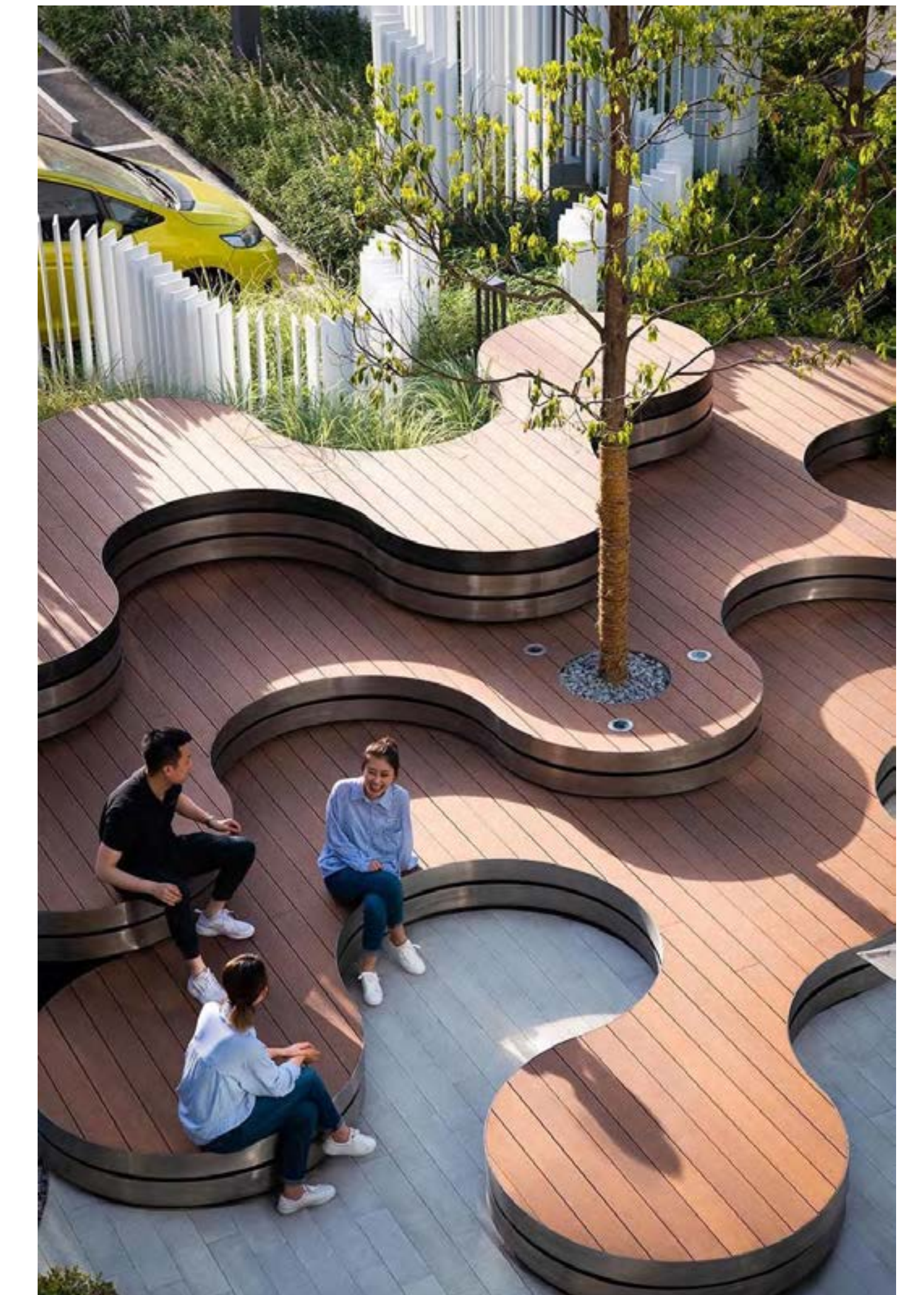
SPACE SEEKING LEGEND

-  OAK TREE
-  OAK TREE PROTECTION ZONE
-  SPACE FOR DEVELOPMENT
-  REGULATING LINE

EXISTING FEATURES LEGEND

- | | |
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SITE DESIGN

INSPIRATION

THOUSAND OAKS CIVIC ARTS CENTER

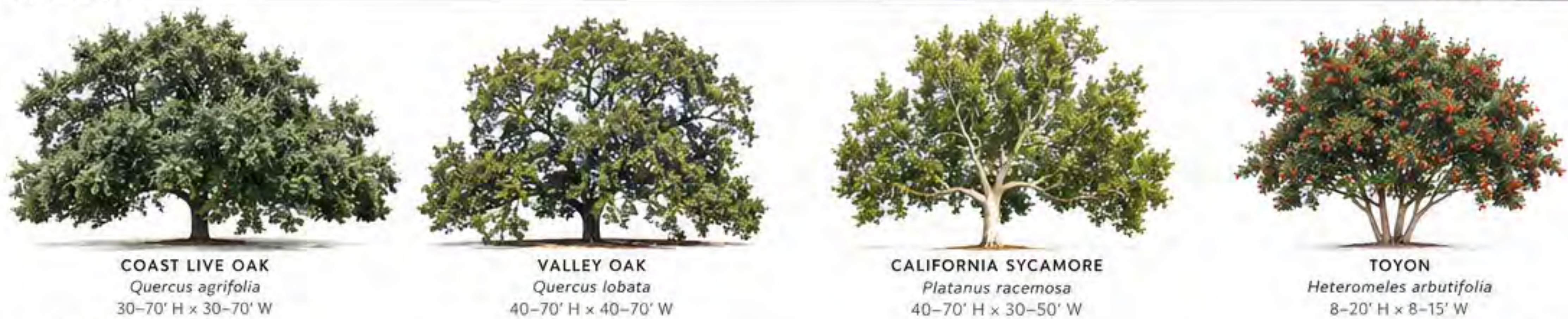
THOUSAND OAKS CIVIC CENTER

CALIFORNIA NATIVE PLANT PALETTE

NATIVE LANDSCAPES
HEALTHY COMMUNITIES
A MORE RESILIENT TOMORROW
PEOPLE / PLACES / NATURE

TREES

FULL SUN  SHADE TOLERANT



NATIVE PLANTS
STRONGER PLACES

A resilient, beautiful, and
biodiverse landscape for
Thousand Oaks.

SHRUBS

FULL SUN  PART SUN  PART SHADE  SHADE 



PERENNIALS + GROUNDCOVERS

FULL SUN  PART SUN  PART SHADE  SHADE 



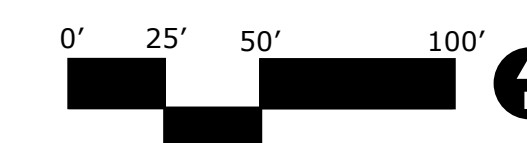
GRASSES + SEDGES

FULL SUN  PART SUN  PART SHADE  SHADE 



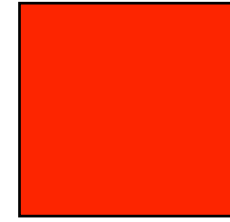
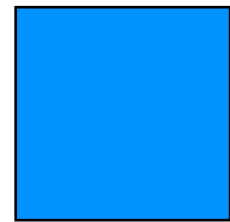
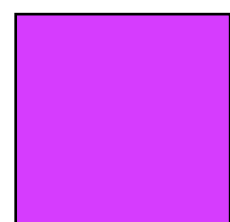
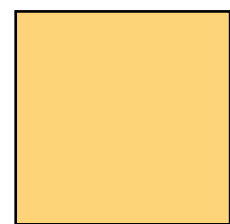
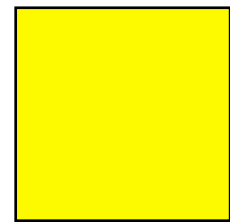
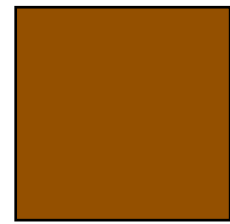
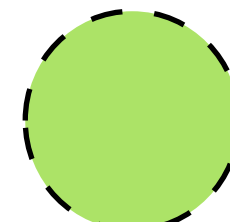
Rooted in Place.
Growing for the Future.

THOUSAND OAKS CIVIC CENTER



CONCEPTUAL SITE PLAN

A MORE DETAILED LOOK

- 
CIVIC CENTER MAIN ENTRANCE
 A more pronounced main entrance to the Civic Arts Center. Two bridge entrances draws in visitors to enter on the 2nd Level.
- 
THE GRAND PLAZA
 Larger size open space allowing for larg gatherings.
- 
EXTERIOR ENTRANCES
 Prominent open plaza entrances designed as transitional areas allowing visitors to know they are entering the civic center.
- 
THE LAKES CROSSING
 Bridge similar in style to the Annenberg Wildlife crossing funneling pedestrians effortlessly into and out of the civic center grounds.
- 
THE DECK
 Deck area created above loading dock used for gatherings and concessions for performances. Deck also is a circulation route to get from upper level of grounds to lower level via stairs.
- 
BUS AREA
 Bus area located at bottom of walking ramp for easy access.
- 
AMPHITHEATRE
 Amphitheater built into sloping hillside for smaller, casual events such as musical performances, community gatherings, etc. This area also contains a play area and picnic tables
- 
FLEX SPACE/DRIVABLE SURFACE
 Plaza area with multiple uses. Can be used by food trucks during events, Farmers Markets and still allow access for deliveries to theater.
- 
OAK TREE



THE BIG PICTURE

A conceptual plan with broad strokes.

1. THE FLEX ZONE

A multi-use area that allows for events needing vehicular access. This includes events such as farmers markets, food trucks, et. Also includes the entrance to the theatre loading dock. Also included in this zone is "The Deck", (an area above the loading dock), used for small gatherings or parties.

2. THE GREAT PLAZA

The largest open area of the site. The Great plaza includes the main entrance to the Civic Center, a ramp with ADA access to leading to "The Crossing", a modern styled bridge connecting the ADA ramp to the Civic Center. This area includes a reflecting pool, and The Apex, a deck with amazing views of the Santa Monica Mountains.

3. THE SOCIAL ZONE

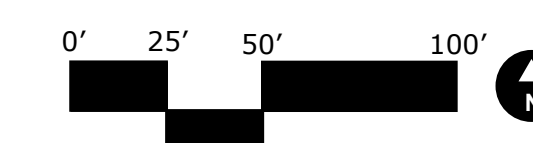
With parking adjacent to this area, and access to "The Lakes", this area has been confused as the main entrance to the Civic Center. Capitalizing on that, a larger, more prominent entrance has been added, bringing you to a few amenities. An Amphitheatre for performances, meetings, assemblies, etc.

4. THE BLVD

The busy Thousand Oaks Blvd is located here. The sound here is mitigated with the adjacent ramp.

EXISTING FEATURES LEGEND

- | | |
|------------------------------|---------------------------------|
| A CITY HALL | 1 THE LAKES |
| B FORUM THEATER | 2 PROPOSED PROJECT |
| C FRED KAVLI THEATER | 3 RESIDENTIAL (PROPOSED) |
| D TIERED OUTDOOR AREA | 3 GARDENS OF THE WORLD |
| E OUTDOOR COURTYARD | |
| F PARKING STRUCTURE | |



THE FLEX ZONE



THE GRAND PLAZA

WALKWAY/RAMP

OPEN SPACE

THE HIGH LINE

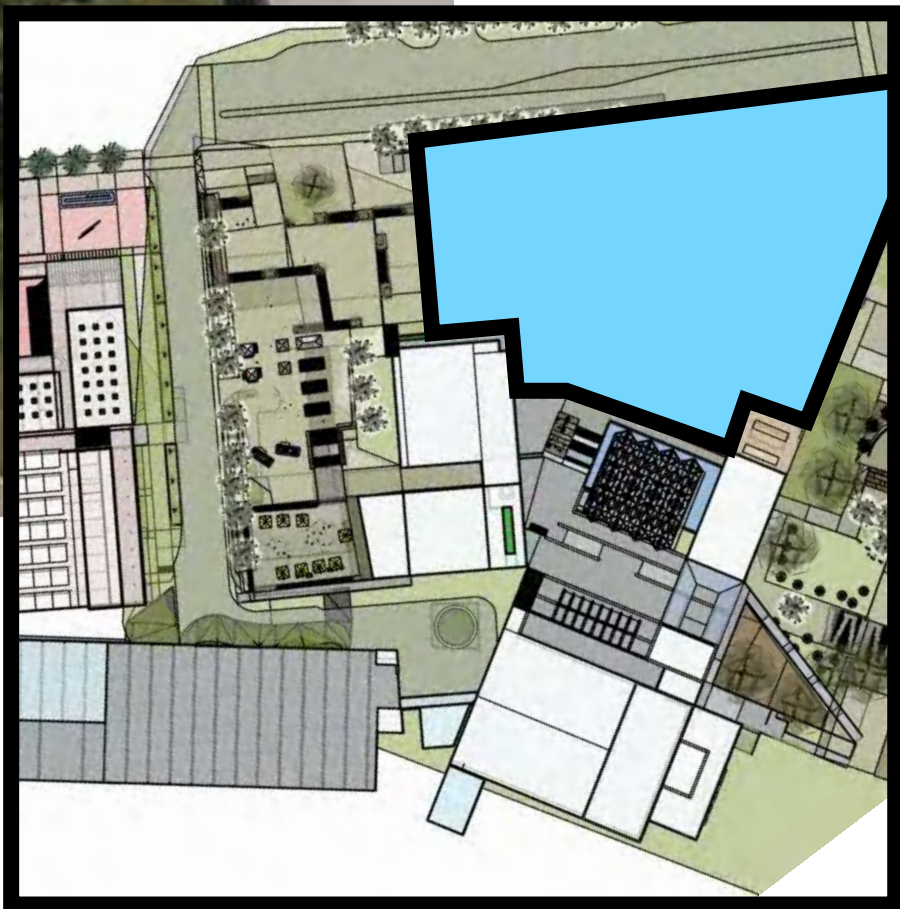
BRIDGE

RAMP FROM
THE LAKES

REFLECTING POOL

ACCESS POINT

THE APEX
(Deck with a View)



THE SOCIAL ZONE



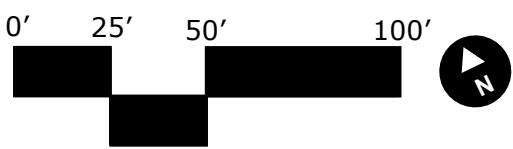
AMPHITHEATER

ACCESS POINT

KIDS AREA

STRAMP

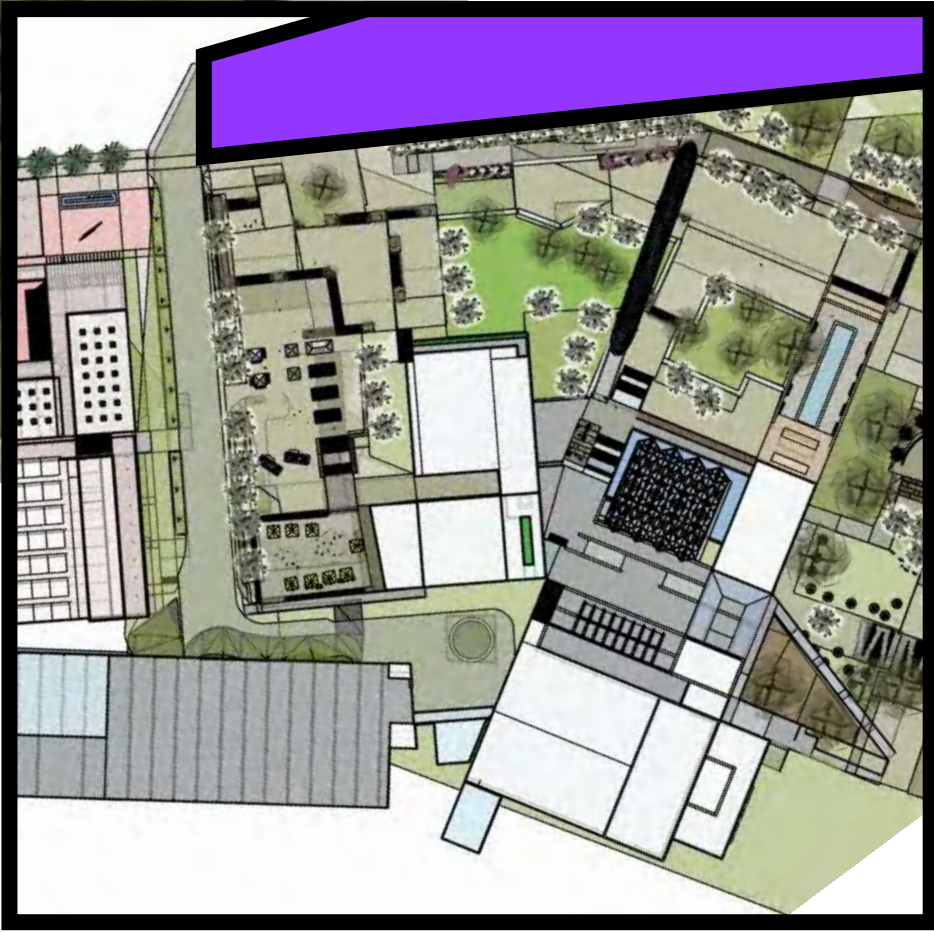
RAMP TO
CIVIC CENTER
(EXISTING)



THE BLVD

ACCESS POINT
BUS STOP

THOUSAND OAKS
BOULEVARD
SHADE TREES
FOR BUS STOP



SITE DESIGN



SITE DESIGN

AERIAL VIEW OF DESIGN

THOUSAND OAKS CIVIC ARTS CENTER

THE FLEX ZONE

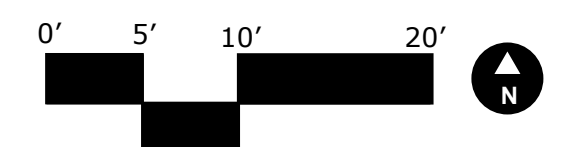
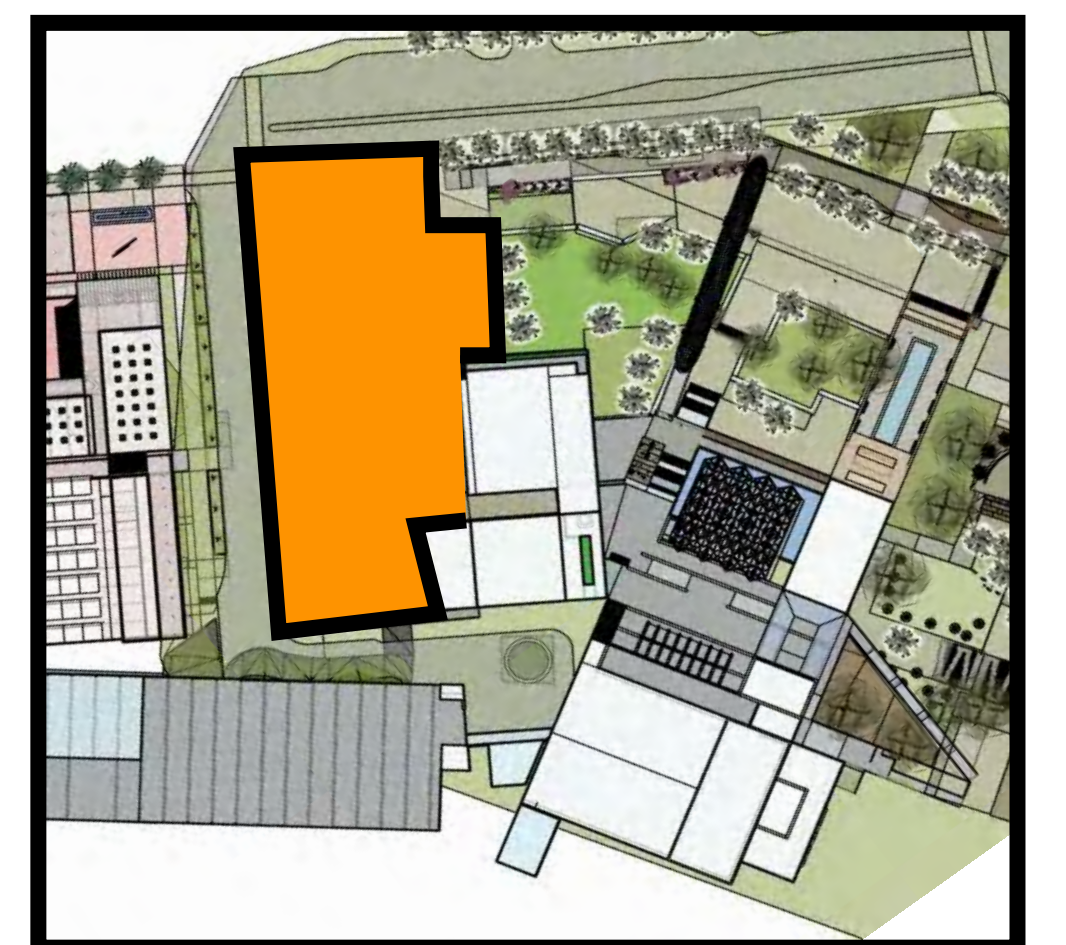


FLEX SPACE

STAIRS AT ENTRANCE

GRAND STAIRCASE

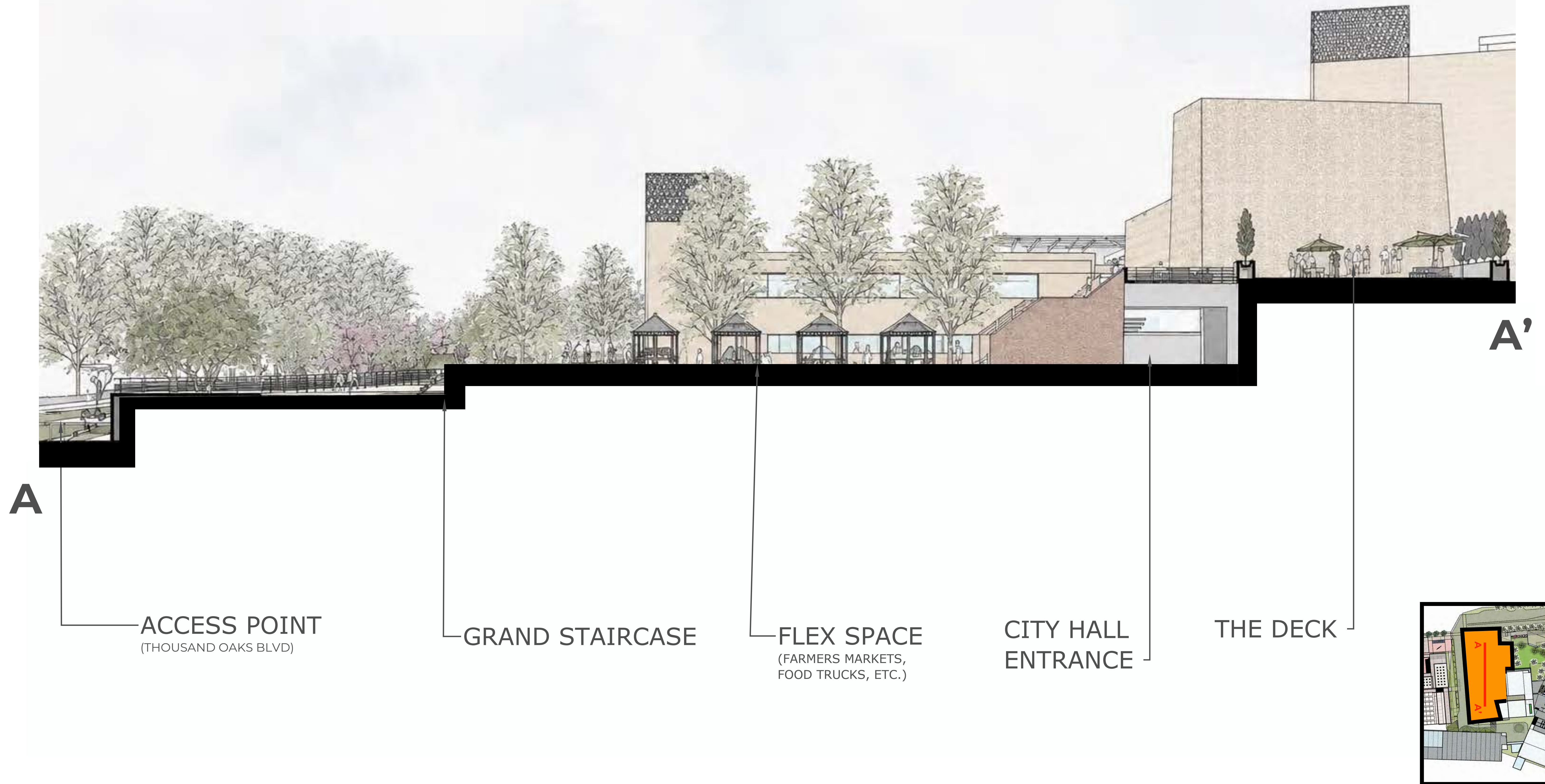
PLANTER



THE FLEX ZONE

ENLARGEMENT

THOUSAND OAKS CIVIC ARTS CENTER



THE FLEX ZONE

SECTION

THOUSAND OAKS CIVIC ARTS CENTER



THE FLEX ZONE

FLEX SPACE + ENTRY + GRAND STAIRCASE + THE DECK

THOUSAND OAKS CIVIC ARTS CENTER

THE GRAND PLAZA



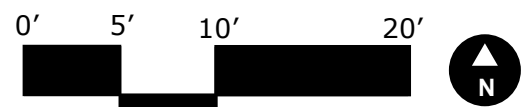
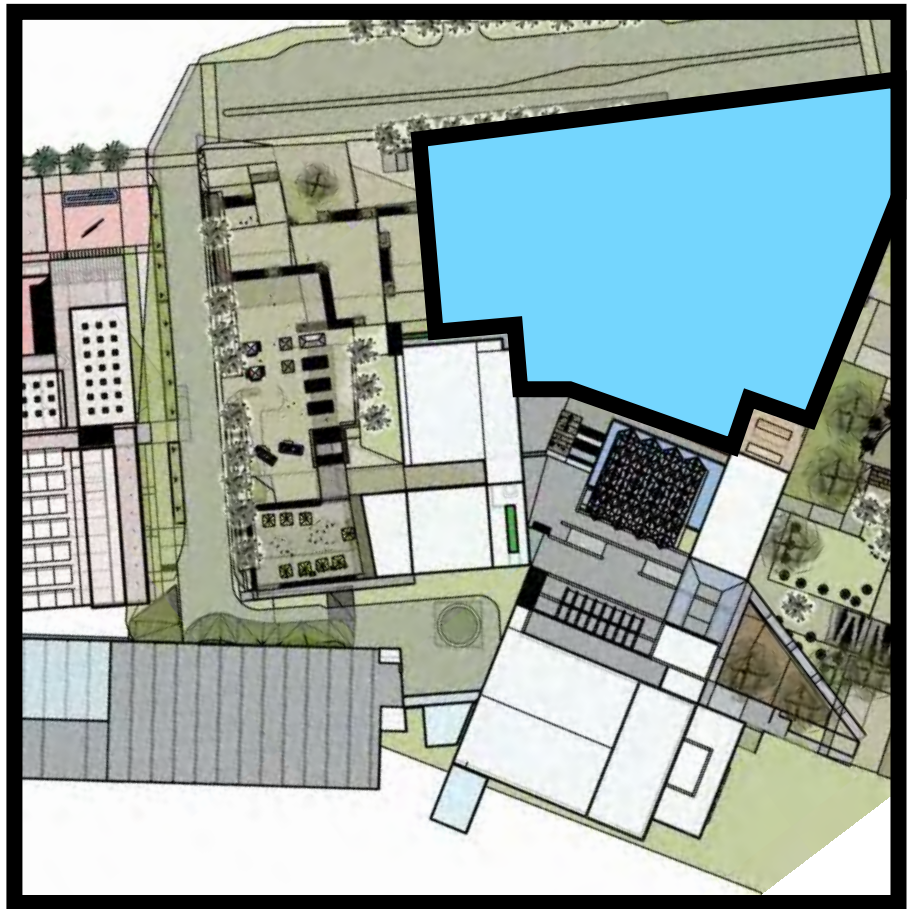
THOUSAND OAKS BLVD

BRIDGE

ADA CROSSING

THE APEX

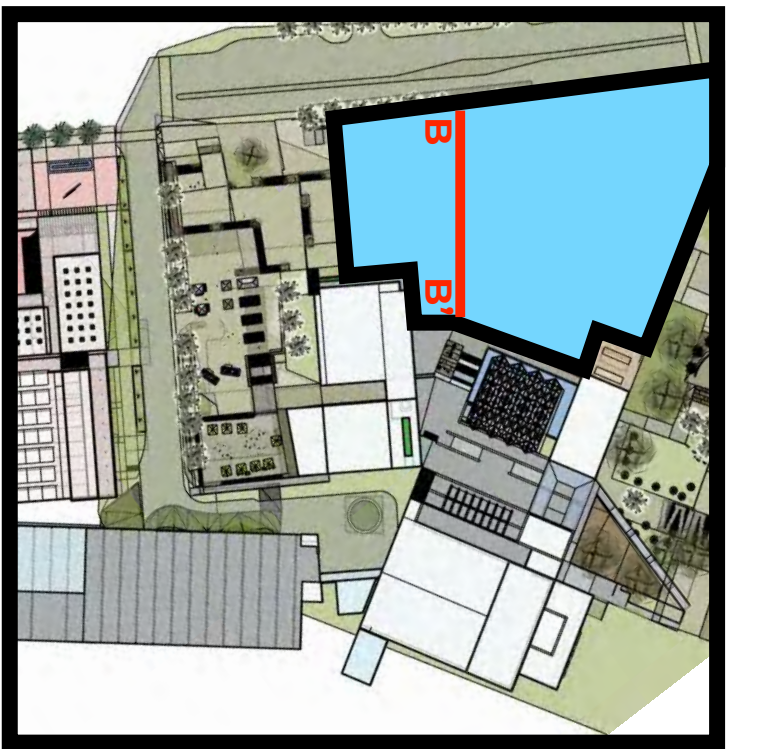
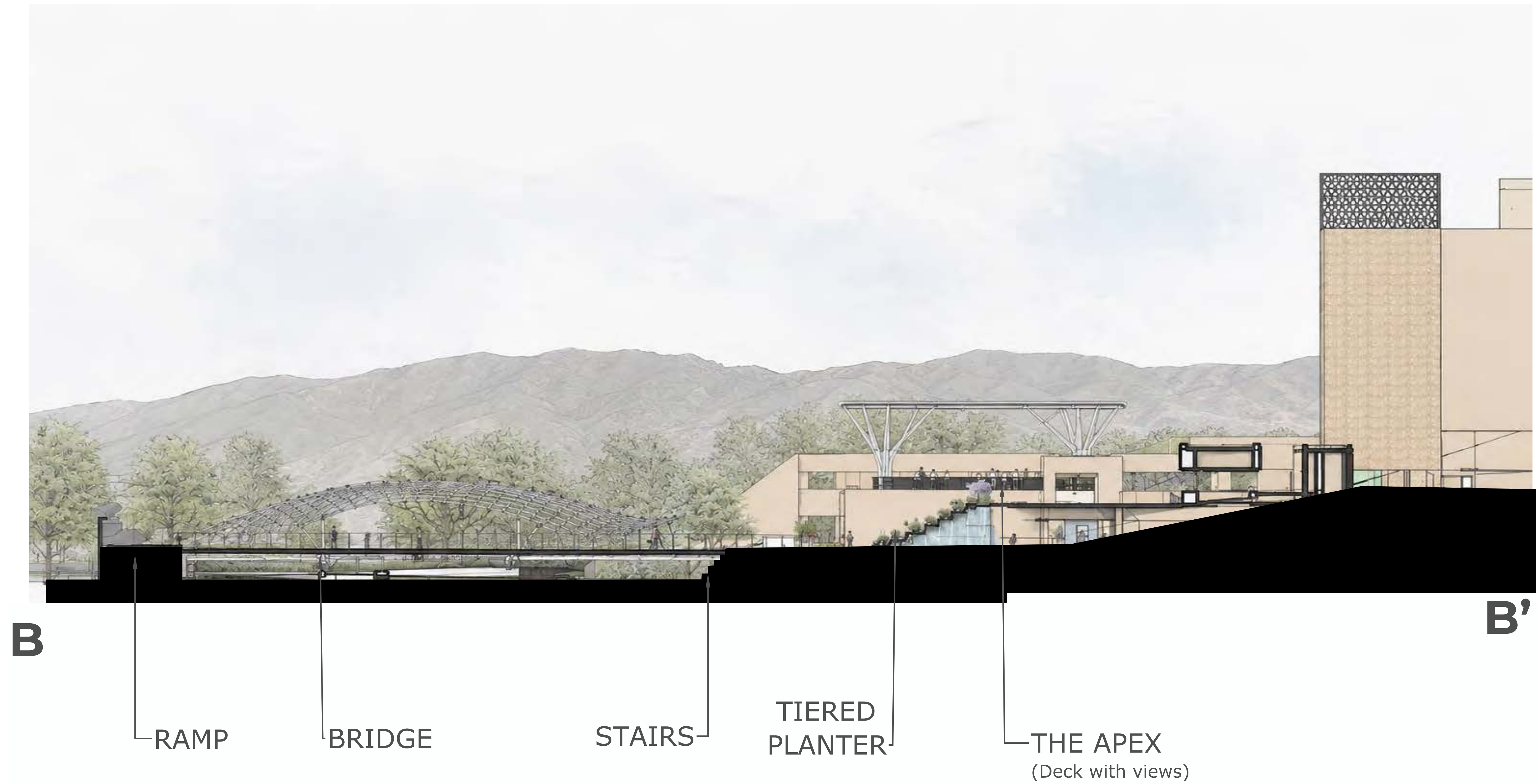
REFLECTING POOL

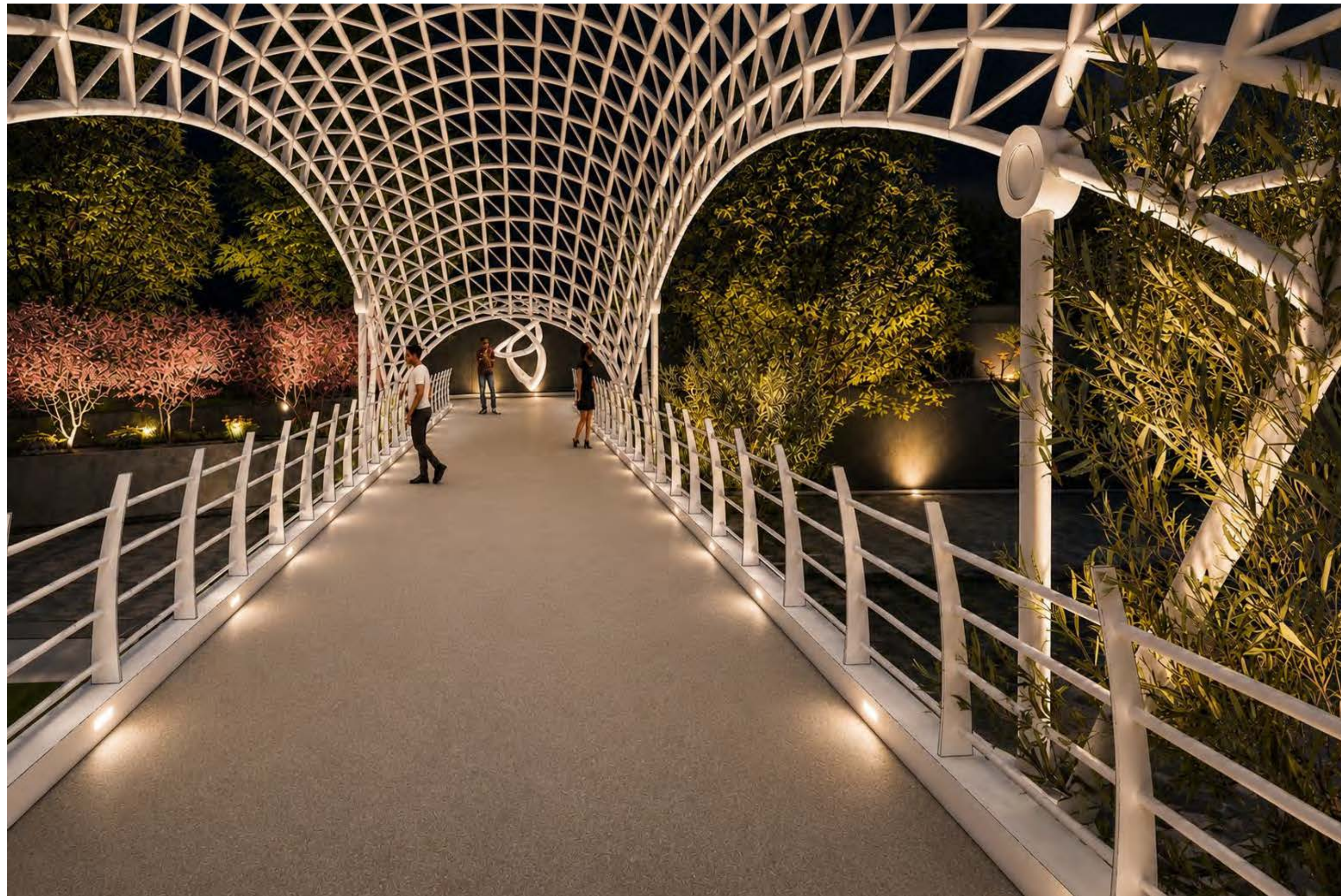


THE GRAND PLAZA

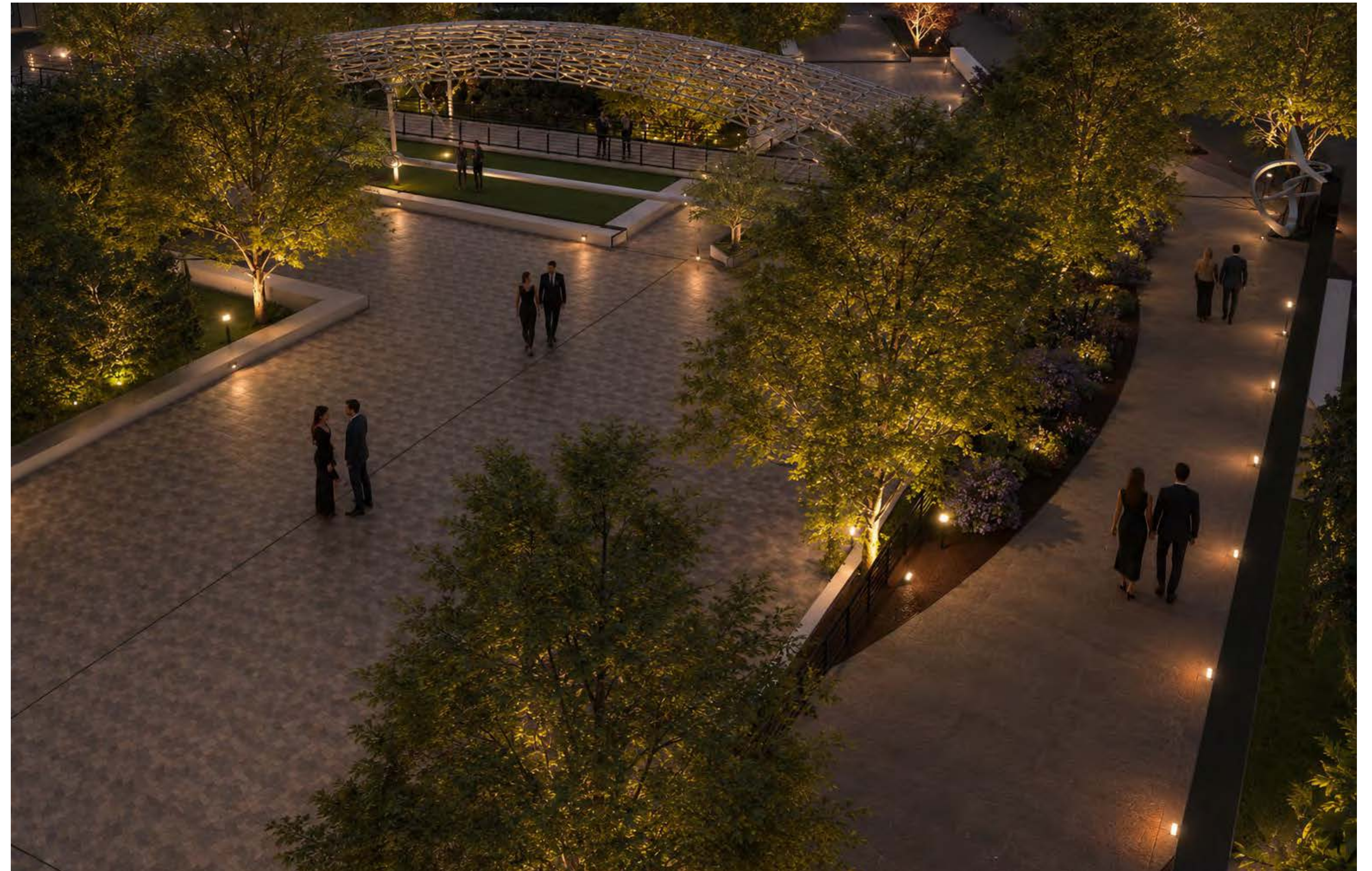
ENLARGEMENT • THE BRIDGE

THOUSAND OAKS CIVIC ARTS CENTER





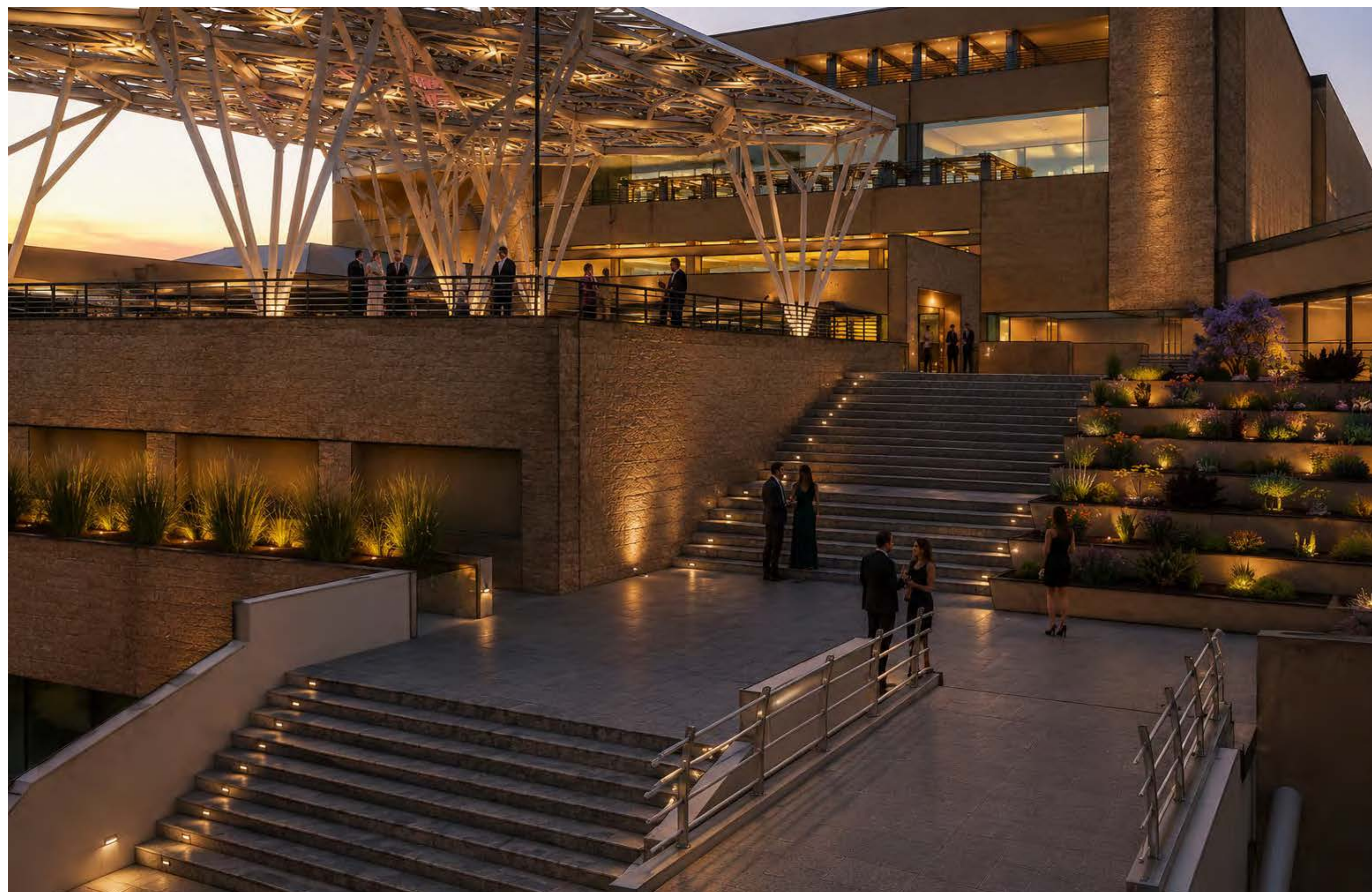
THE BRIDGE



THE HIGH LINE



BRIDGE + ADA RAMP
FROM THE LAKES



THE APEX VIEWING DECK

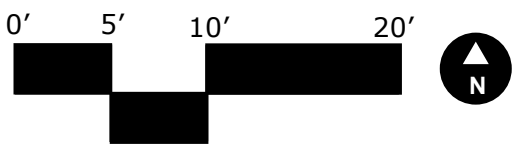
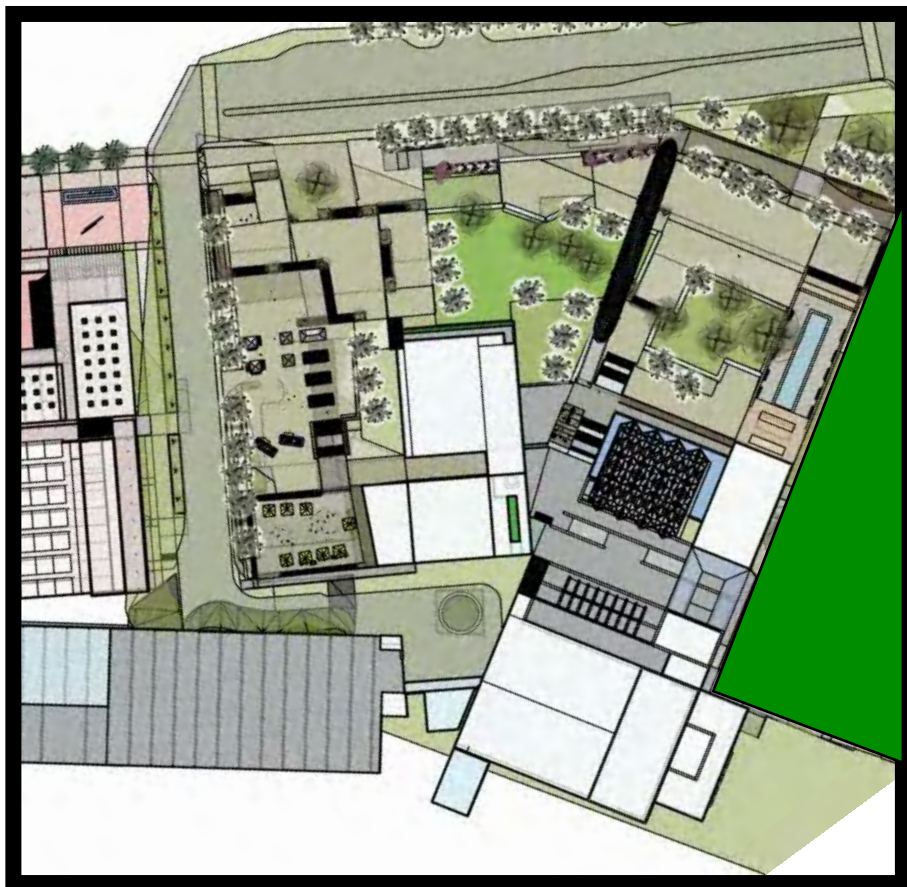


THE REFLECTING POOL

THE SOCIAL ZONE



- AMPHITHEATER
- ADA ACCESSIBLE VIEWING AREA
- KIDS PLAY AREA
- STRAMP





C

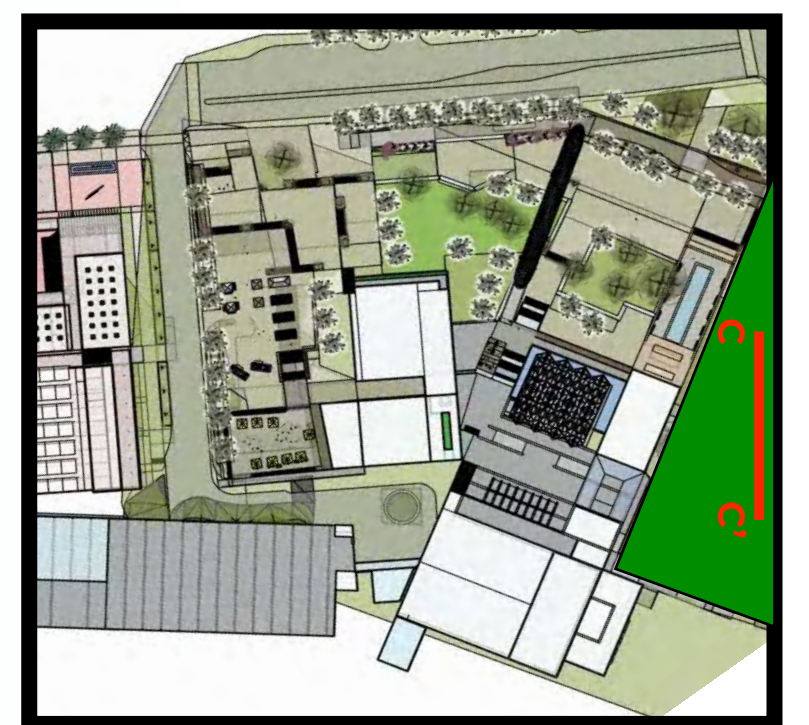
C'

AMPHITHEATRE

ADA ACCESSIBLE
VIEWING AREA

KIDS PLAY AREA

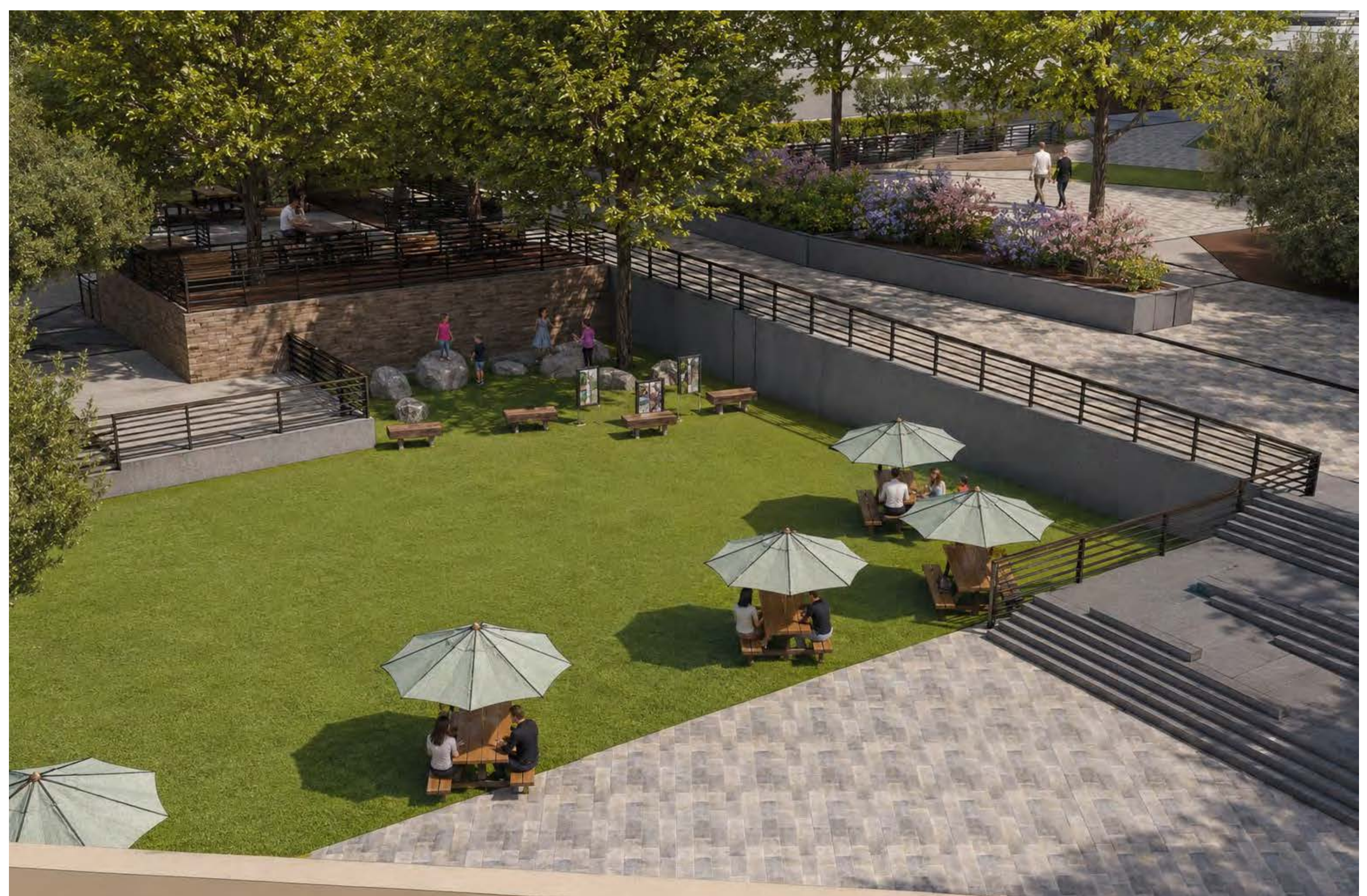
STRAMP



THE SOCIAL ZONE

SECTION

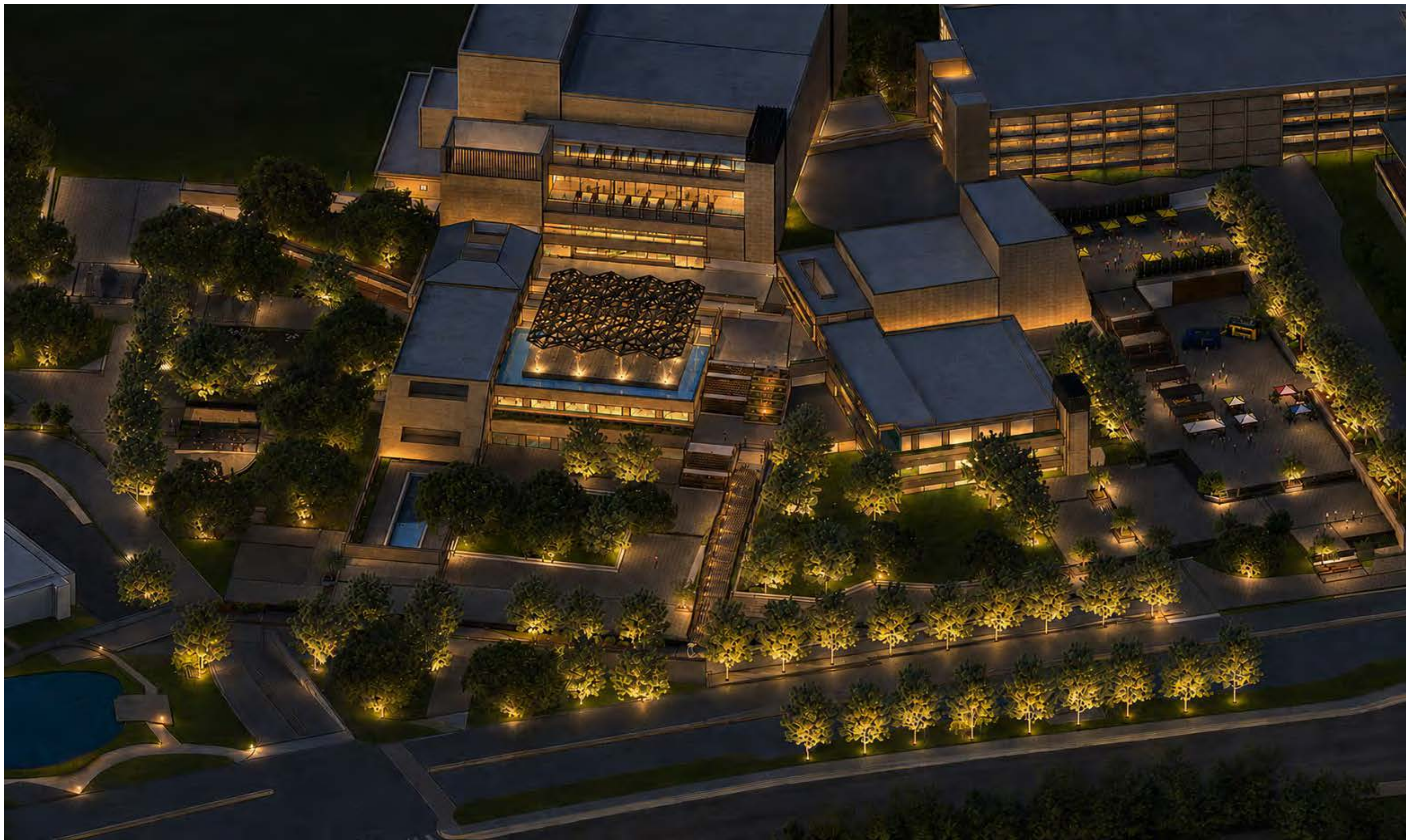
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THE SOCIAL ZONE

AMPHITHEATER + ACCESS POINT + STRAMP + KIDS AREA

THOUSAND OAKS CIVIC ARTS CENTER



THANK YOU.