

# THE BOWTIE PARCEL MASTER PLAN

UCLA LD6: Concept Development / Instructor: Steven Chavez

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# OVERVIEW AND HISTORY

The Bowtie Project, recognized as a post-industrial site that was once part of a large rail yard, has a history that dates back to the 1700s where it was once occupied by Tongva Indians for centuries. The San Gabriel Mission was completed around 1771 and El Pueblo de Los Angeles was established 10 years later.

Around the 1800s there was a great land rush to split lands into individual rancho grants and the treaty of Guadalupe Hidalgo was signed with the Mexican-American War coming to an end. Residential development soon spread from downtown Los Angeles due to expansion of railroads and the Silver Lake Dam.

The Southern Pacific Railroad line is then completed and the Taylor family settles on the east bank of the LA River in which the company and land later becomes known as Taylor Yard by 1908. Major changes follow rapidly and by 1940 diesel shops are built along the river to service Southern Pacific's growing fleet of diesel powered engines.

45 years later, the facility closes down while development of the Metrolink maintenance facility created a public outcry. Taylor yard Planning and Urban Design Workshops are then prepared by the American Institute of Architects by 1992 for two years.

By 2000, the property is split into parcels and proposed for various uses. Parcel D is proposed for State Park development while G-1 strikes opportunity and will be soon to follow.

Today, the Bowtie Project, is known as a deserted plot along the Los Angeles river, a 18-acre parcel land that is now owned by the Los Angeles County and designates as a California State park. They are currently operating jointly with the arts collective, Clockshop.

A hiking trail is featured along the G-1 of the Bowtie Parcel that is to be an extension of the Rio de Los Angeles State Park. Native and non-native shrubs are currently thriving along the broken concrete surrounded by contaminated soil from its past use. The Bowtie is located along the West Pacific Flyway which brings migratory birds along the Pacific coast. Few wildlife can be seen from time to time and it is home to a few homeless as well.



# SITE HISTORY TIMELINE

## Cultural Timeline

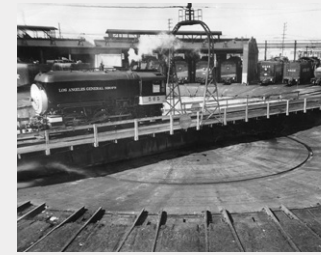


Tongva Indians occupied this land for centuries

Jose Maria Verdugo, a soldier, requested a grant for a 36,000-acre land which includes the Taylor Yard

The Treaty of Guadalupe Hidalgo is signed and the Mexican-American War ends. California is ceded to the U.S. and S.C. Foster is appointed mayor of L.A.

The land and company becomes known as "Taylor Yard"



Taylor Yard becomes a major rail yard facility

Taylor Yard closes

Proposal for 49-acre business park but no master plan was implemented, property was sold piecemeal



C.A. State Parks and Clockshop partner activates Parcel G-1 as art and cultural programming, named The Bowtie Project

1700

1750

1775

1825

1850

1875

1900

1925

1975

2000

2019

Portola Expedition recorded the first land entry and exploration of Los Angeles



Mission properties were secularized and split up lands to private citizens

Taylor family settles on east bank of L.A. River

The Southern Pacific Railroad reroutes from L.A. to Cajon Pass

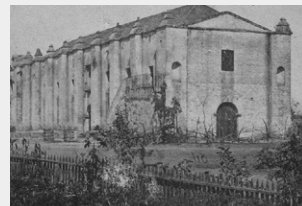


The first Taylor Yard Area Planning and Urban Design Workshop is held

Governor Gray Davis approves \$45 mil. to acquire Taylor Yard as a state park

Parcel G-1 is approved with a budget for initial design proposal

## Environmental Timeline



San Gabriel Mission is completed



Residential development spreads out from downtown due to expansion of railroads and Silver Lake Dam

Water from the Owens River is diverted to Los Angeles



L.A. River is channelized in concrete due to major floods

Parcel B develops as Metrolink maintenance facility

State acquires Parcel D for State Park development

1750

1775

1800

1850

1875

1900

1925

1950

1975

2000

2019

El Pueblo de Los Angeles is established

Southern Pacific Railroad line is completed

Taylor Yard land is subdivided and used for agriculture and housing

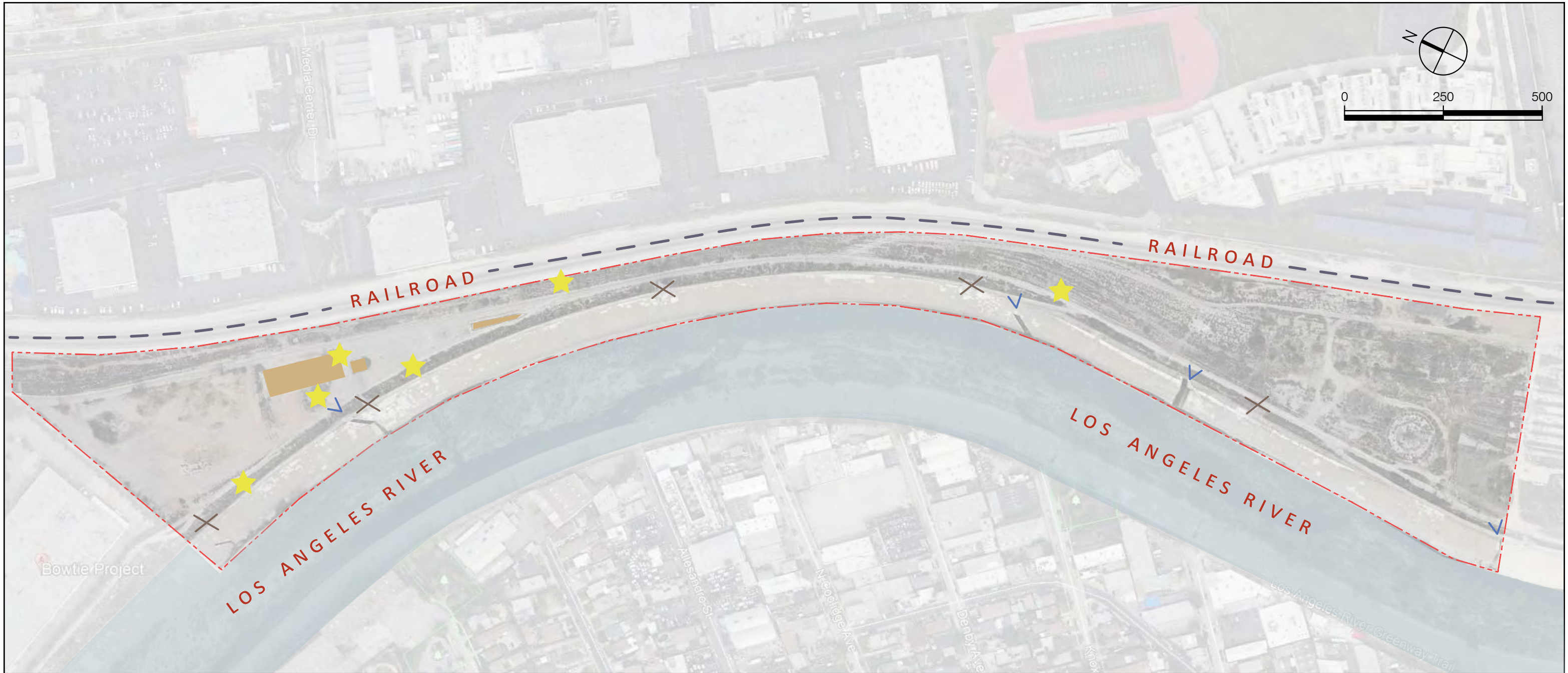
Taylor Yard goes under major development

Diesel Shops are built along river to service growing fleet of diesel powered engines

Over half of the rail is vacated resulting in development of FedEx facility on Parcel E



# SITE INVENTORY



## Legend

Existing Hardscape

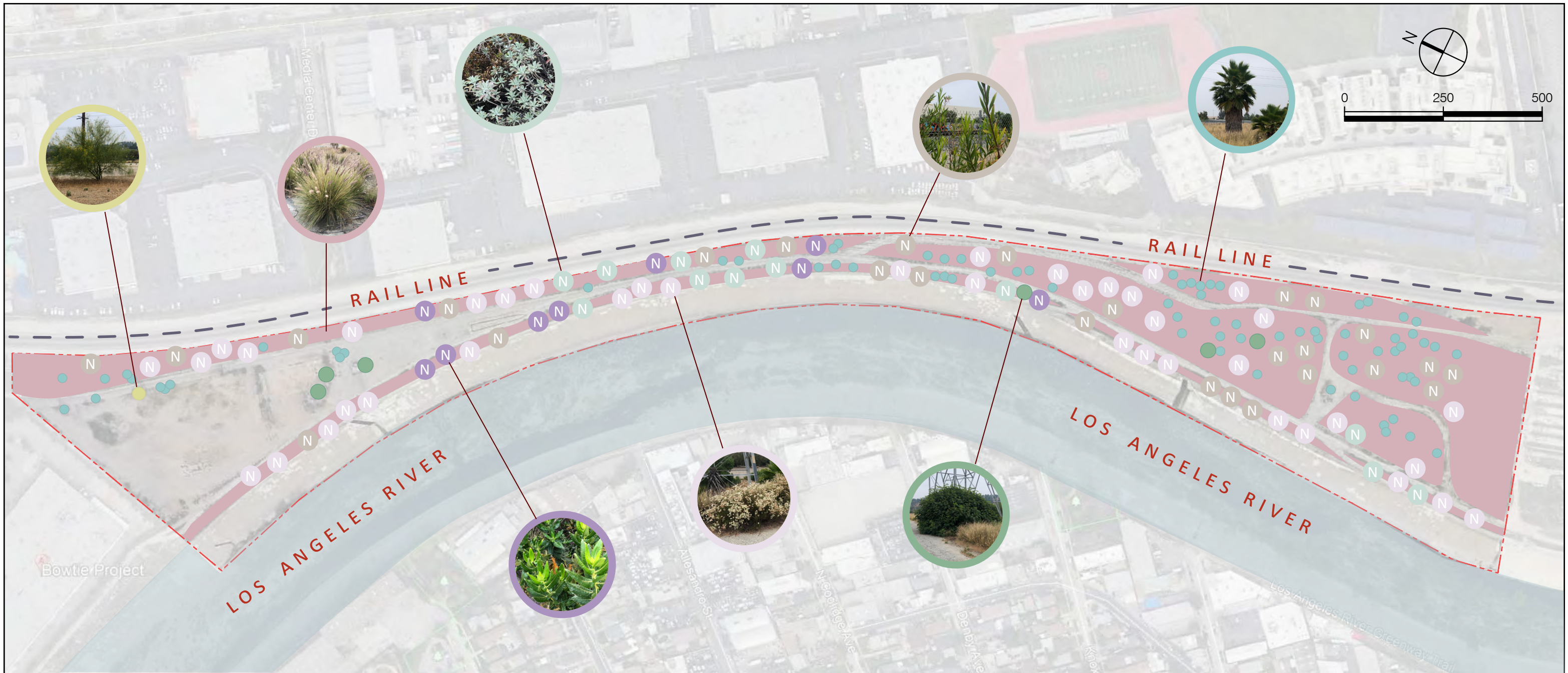
- > Swale
- ★ Installations
- Concrete Pads
- × High Tension Wires

## Notes

- Adjacent railroad track is in operation protected with fence
- Broken fence along river
- High tension wires along side of river
- Cracked asphalt with debris, installations and graffiti throughout property
- Concrete pads in specified areas
- Paved asphalt roads
- Existing drainage swales into the river
- Gravel areas



# SITE INVENTORY



## Legend

Existing Planting

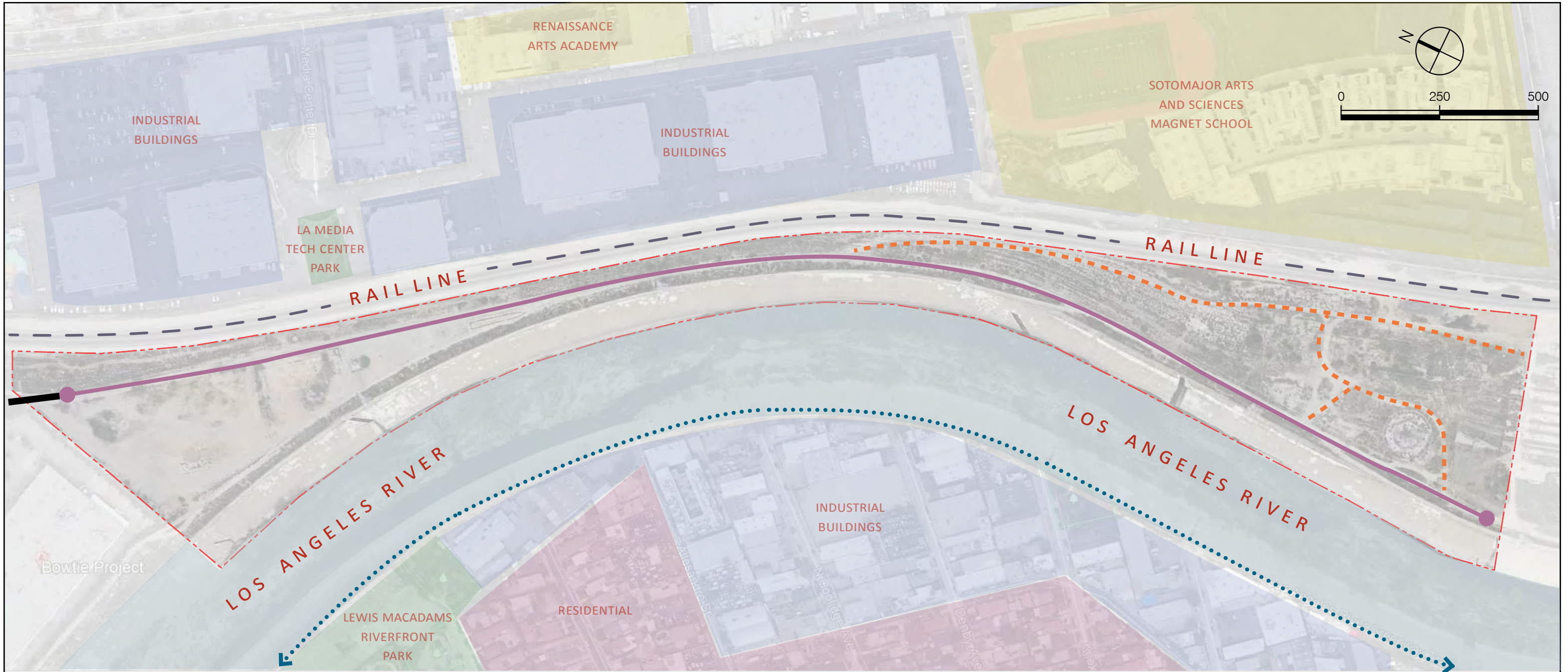
- |   |  |                               |   |
|---|--|-------------------------------|---|
| Washingtonia robusta<br>- Mexican Fan Palm            | Cenchrus setaceus<br>- Rose Fountain Grass       | Salvia apiana<br>- White Sage | Parkinsonia aculeata<br>- Jerusalem Thorn |
| Eriodictyon crassifolium<br>- Thicketleaf Yerba Santa | Eriogonum fasciculatum<br>- California Buckwheat | Ficus carica<br>- Common Fig  | Baccharis salicifolia<br>- Mule Fat       |

## Notes

- Existing Masses of palms, grasses, shrubs and weeds throughout property with habitat
- Mounds of dirt throughout property
- Damaged/burnt palm trees throughout property



# SITE ANALYSIS



## Legend

- - - - - Project Boundary
- Vehicular Traffic
- Main Pedestrian Traffic
- - - - - Secondary Pedestrian Traffic

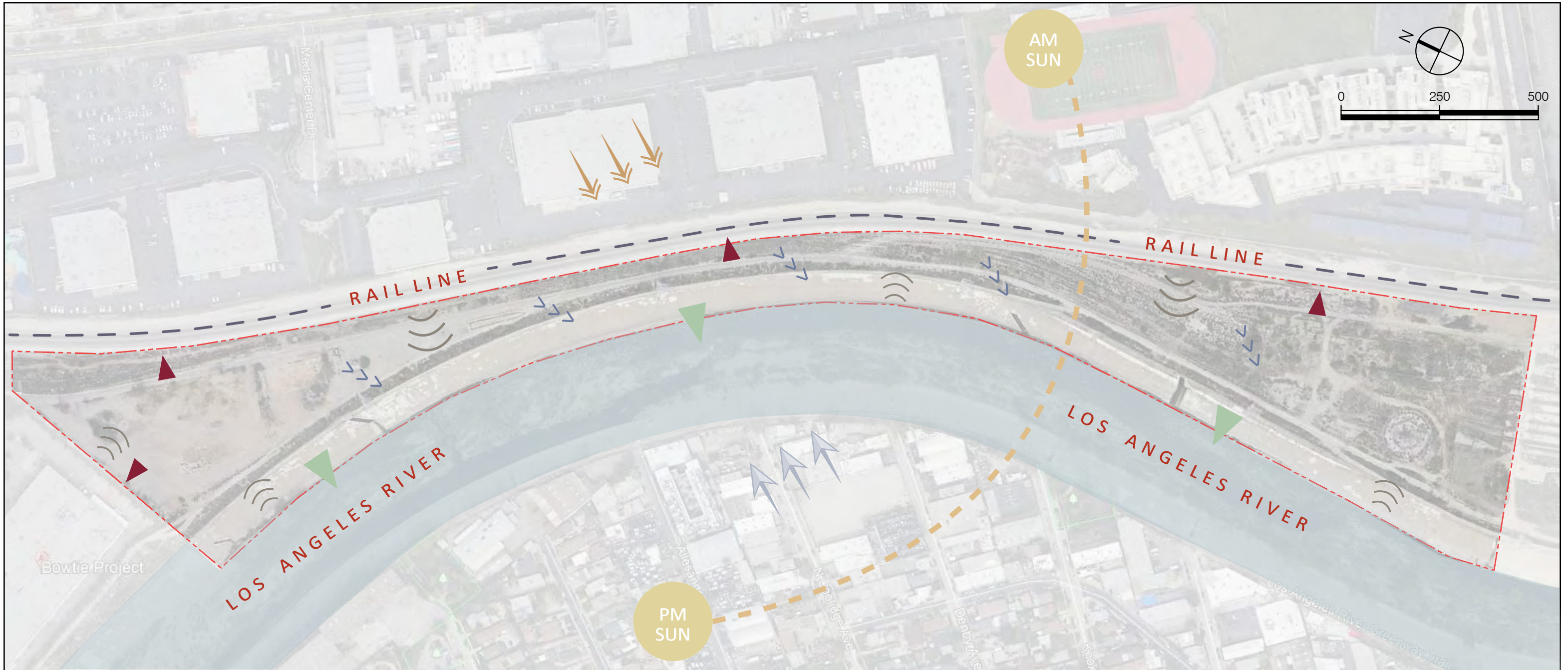
- Bike Path

## Notes

- Glendale Freeway North of property
- Operating railroad track along NE with LA river along SW property



# SITE ANALYSIS



## Legend

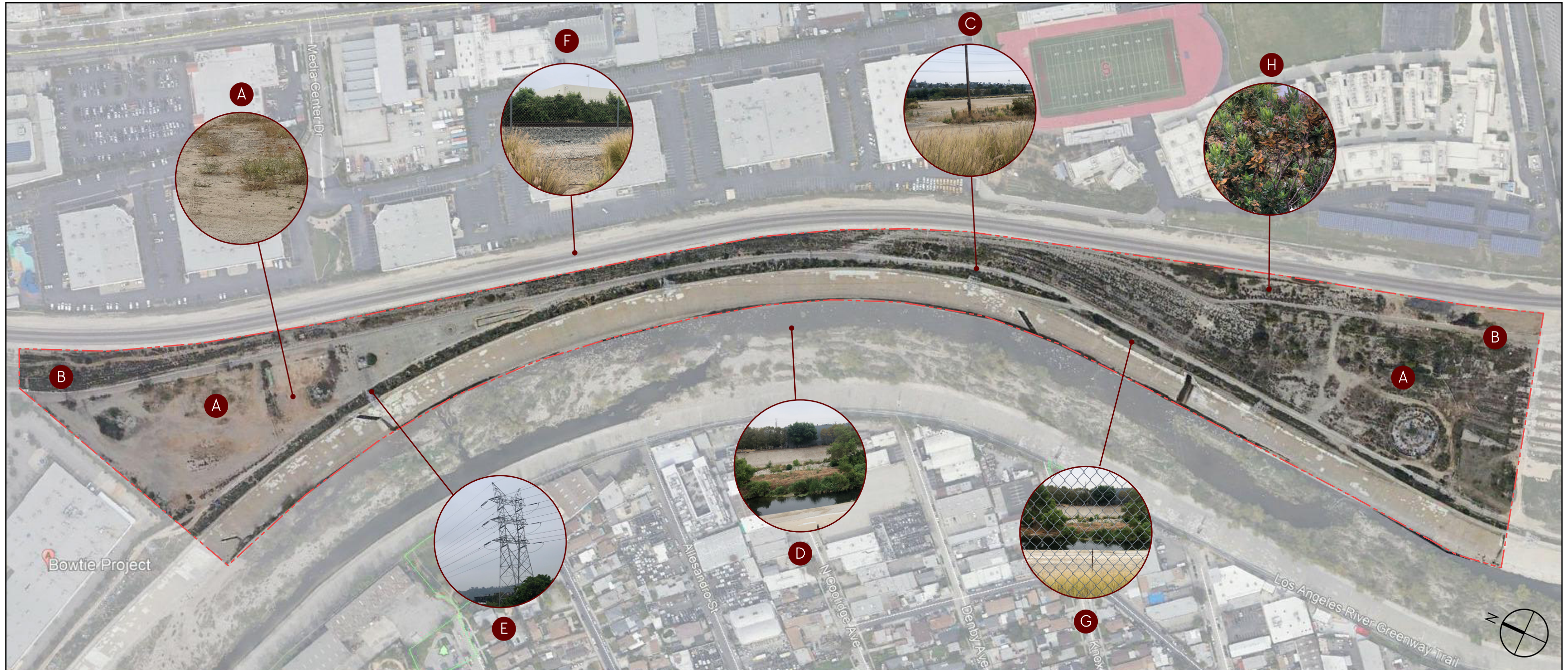
- |  |                   |  |                  |
|--|-------------------|--|------------------|
|  | Good Views        |  | Prevailing Winds |
|  | Bad Views         |  | Seasonal Winds   |
|  | Noise             |  | Sun Orientation  |
|  | Drainage Patterns |  |                  |

## Notes

- Property is in full sun area
- Sunset Climate Zone 20
- Soil is contaminated
- Site drains and slopes into river
- High point at north entry and low point at south property



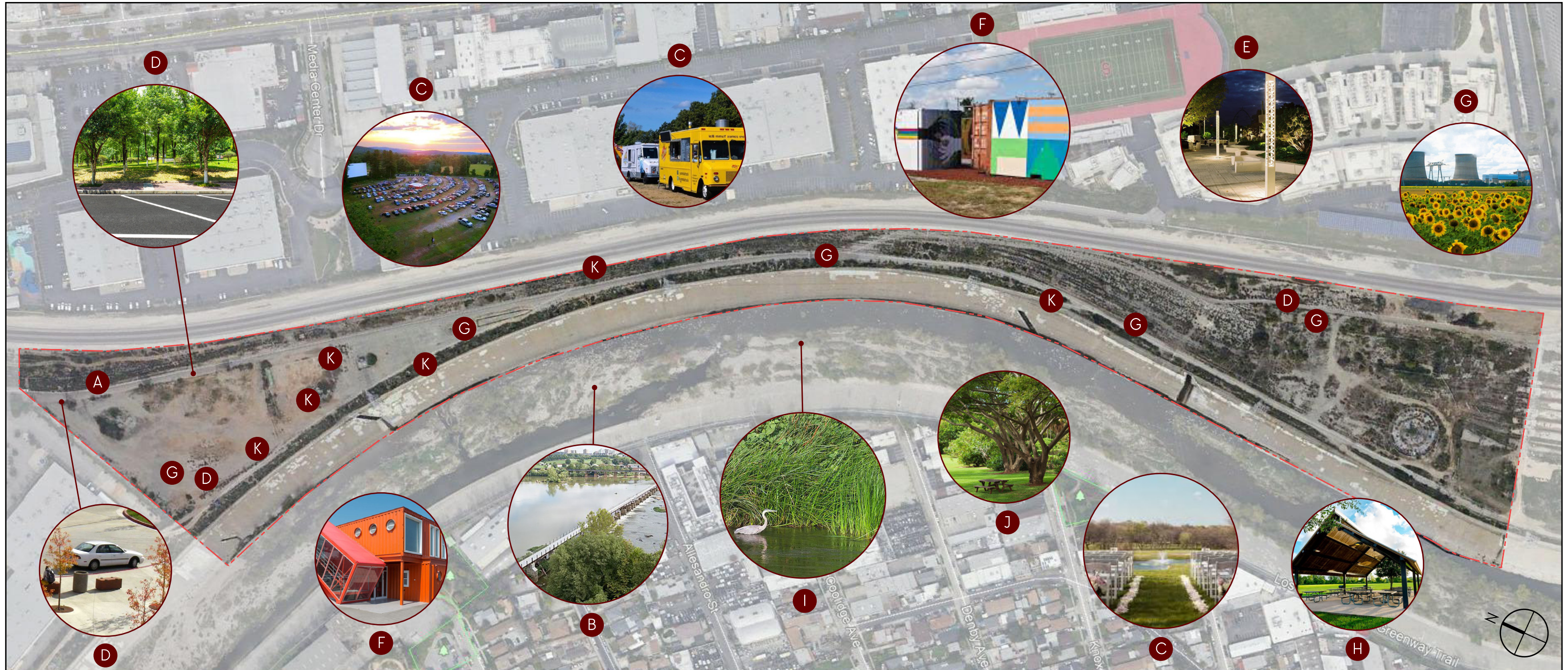
# SITE CONSTRAINTS



- |          |                              |          |                            |          |  |
|----------|------------------------------|----------|----------------------------|----------|--|
| <b>A</b> | Contaminated, Compacted Soil | <b>D</b> | River Hazard during Floods | <b>G</b> | Fencing Along River                            |
| <b>B</b> | No Parking / Limited Access  | <b>E</b> | High Tension Wires         | <b>H</b> | Toxic Existing Plants throughout Site          |
| <b>C</b> | Full Sun / No Shade          | <b>F</b> | Safety Hazard from Train   | <b>I</b> | Air Quality from Freeways, Rail and Industrial |



# SITE OPPORTUNITIES



**A** Pedestrian Access Connections

**B** River Integration / Interaction

**C** Venue Space (Food trucks, Drive-in theater, Weddings)

**D** Parking / Drop-off

**E** Crime Prevention through Design

**F** Educational / Research Center / Art Events using Shipping Containers

**G** Stormwater Cleansing / Phytoremediation

**H** Informal Gathering Spaces

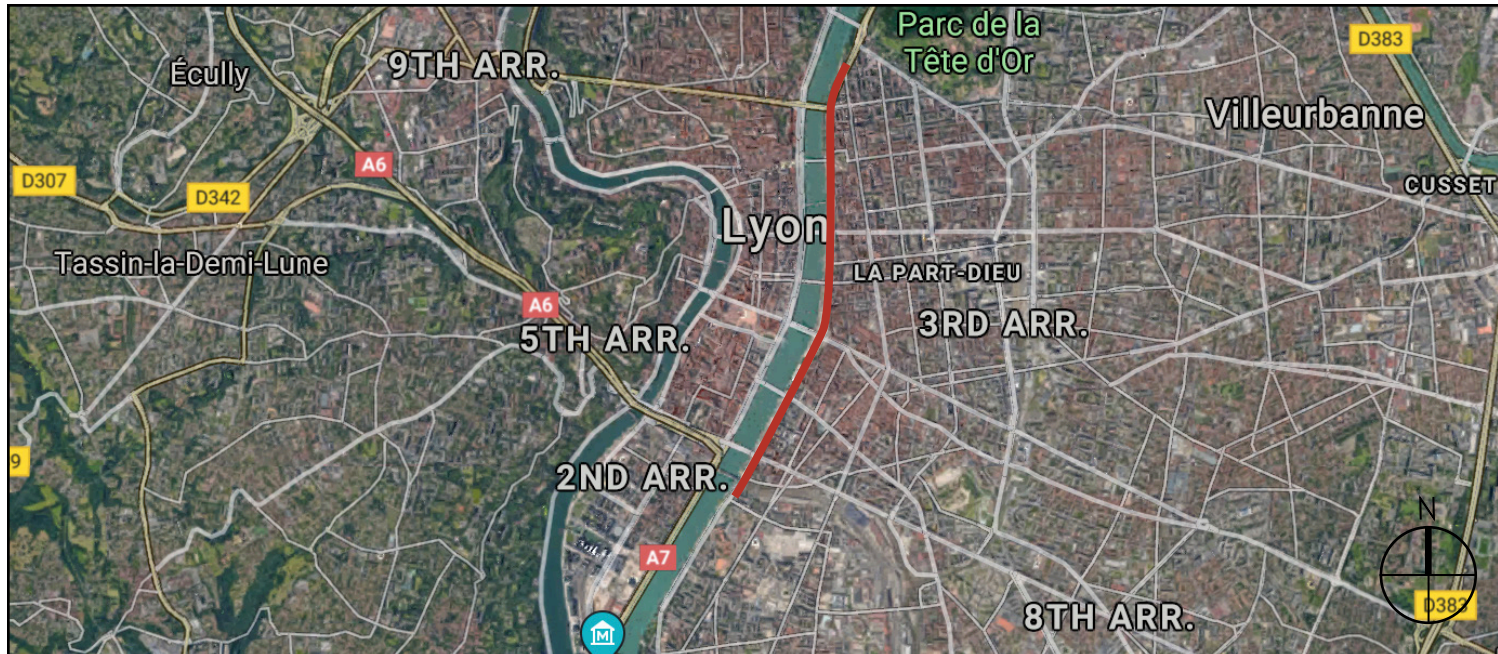
**I** Wildlife / Habitat

**J** Shade through Vegetation / Architecture

**K** Existing Installation Preservation



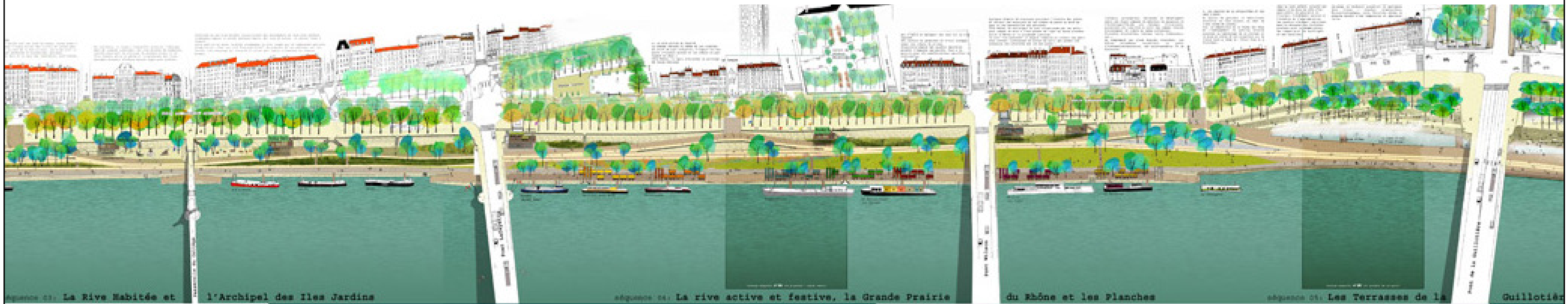
# PRECEDENT CASE STUDY 1: LYON RHÔNE RIVERBANKS



Location and extent of site in Lyon, France along the Rhône River.



Aerial photo of Lyon Rhône riverbanks.



Scenographic view of a part of the left bank of the Rhône River.

## Description

A 3-mile long crescent shaped bank left of the Rhône river lies in the heart of Lyon. The intervention links the two largest parks in the city (Tête d'Or and Gerland Park) and establishes a continuous walkway for pedestrians and cyclists crossing the city. The designers takes into account the periodic rises in the water levels of the river and creates two levels. The upper level is maintained for motorized traffic and the lower level for pedestrians and cyclists. A flowing and dynamic scheme of the weaving of paths was chosen to mimic the geometry of the riverbank.

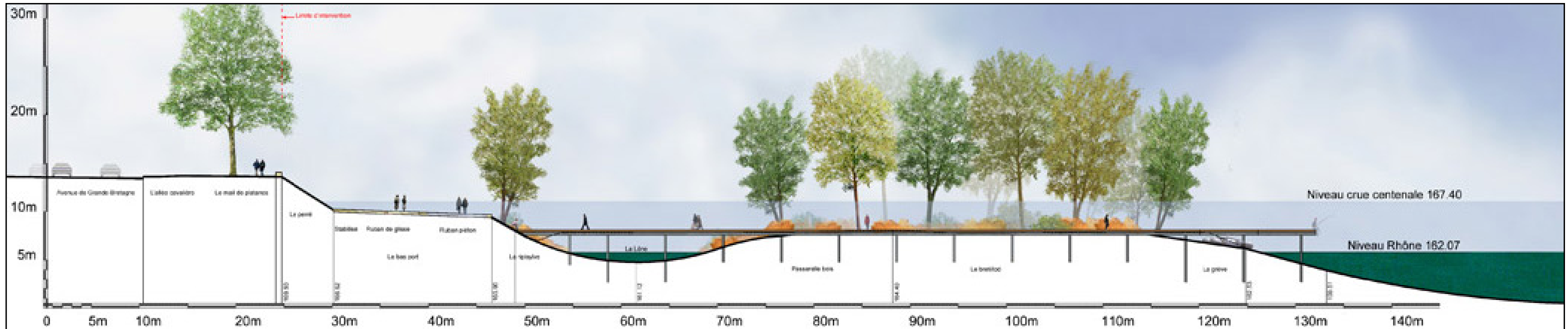
## Goals

- Recreate link between the inhabitants and the river.
- Provide and maintain habitat and native plant species.
- Establish car-free developments, access management, inclusive design and livable communities.

LOCATION: Lyon, France  
 AREA: 24.7 Acres  
 COMPLETION: 2008  
 LANDSCAPE DESIGN: IN SITU Paysages et Urbanisme  
 PHOTOGRAPHY: IN SITU Paysages et Urbanisme  
 CLIENT: Le Grande Lyon



# PRECEDENT CASE STUDY 1: LYON RHÔNE RIVERBANKS



Section cut of the main street to the river showing the regular and flood levels of the riverbank.



Perspective of the upper main street level.



Perspective of the lower level pedestrian walk along the river.



Section perspective cut from the upper main street level to the lower level along the riverbank.

## Lyon Rhône Riverbanks ↔ Bowtie Parcel

- Lyon Rhône Riverbanks' previous space was a dreary, industrial carpark which is similar to the current state of the Bowtie Parcel.
- Successful connection of the city to the river is an inspiration and poses many opportunities for the Bowtie Parcel.
- Encouragement of foot and bike transportation can be a solution to the parking situation at the Bowtie Parcel.



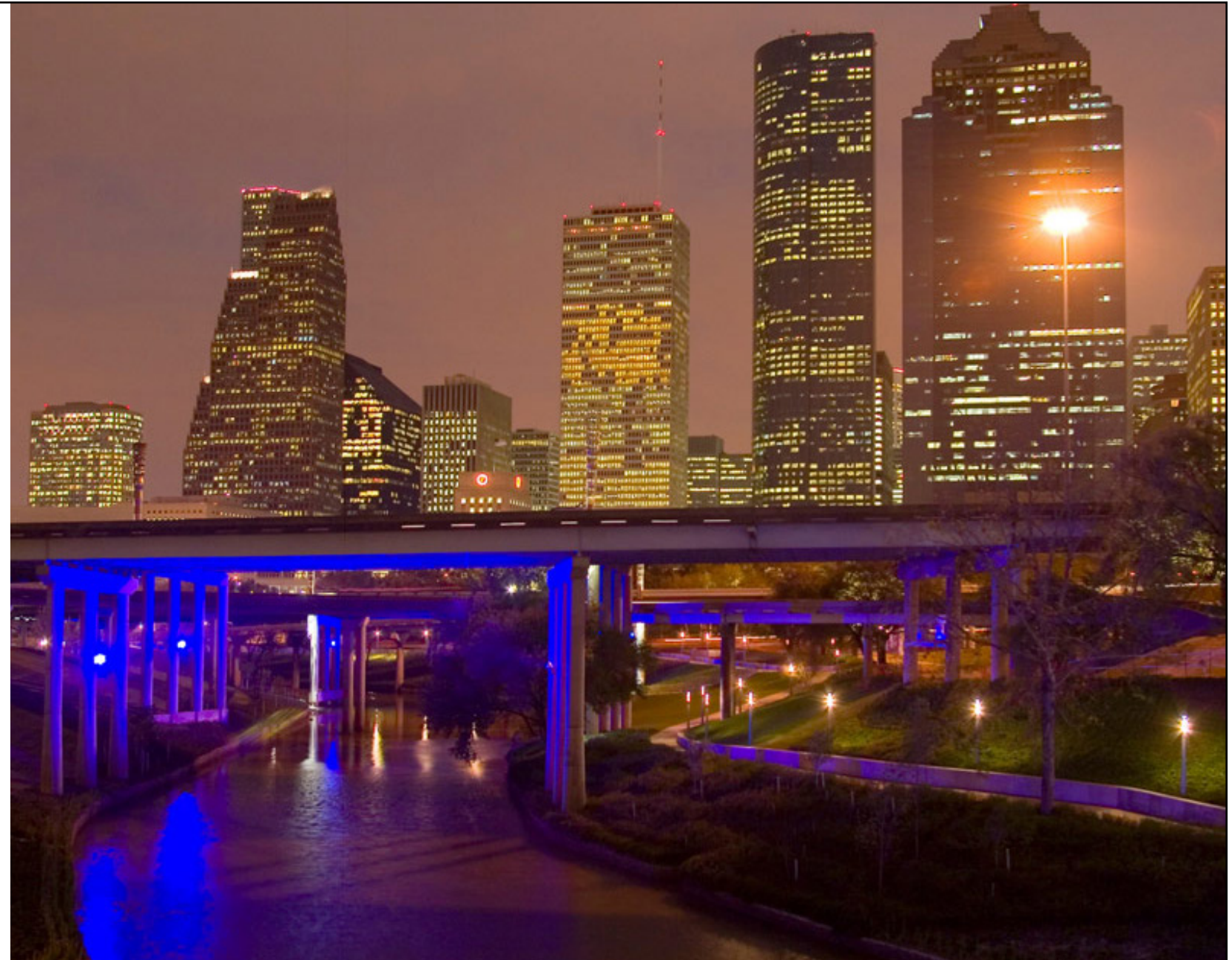




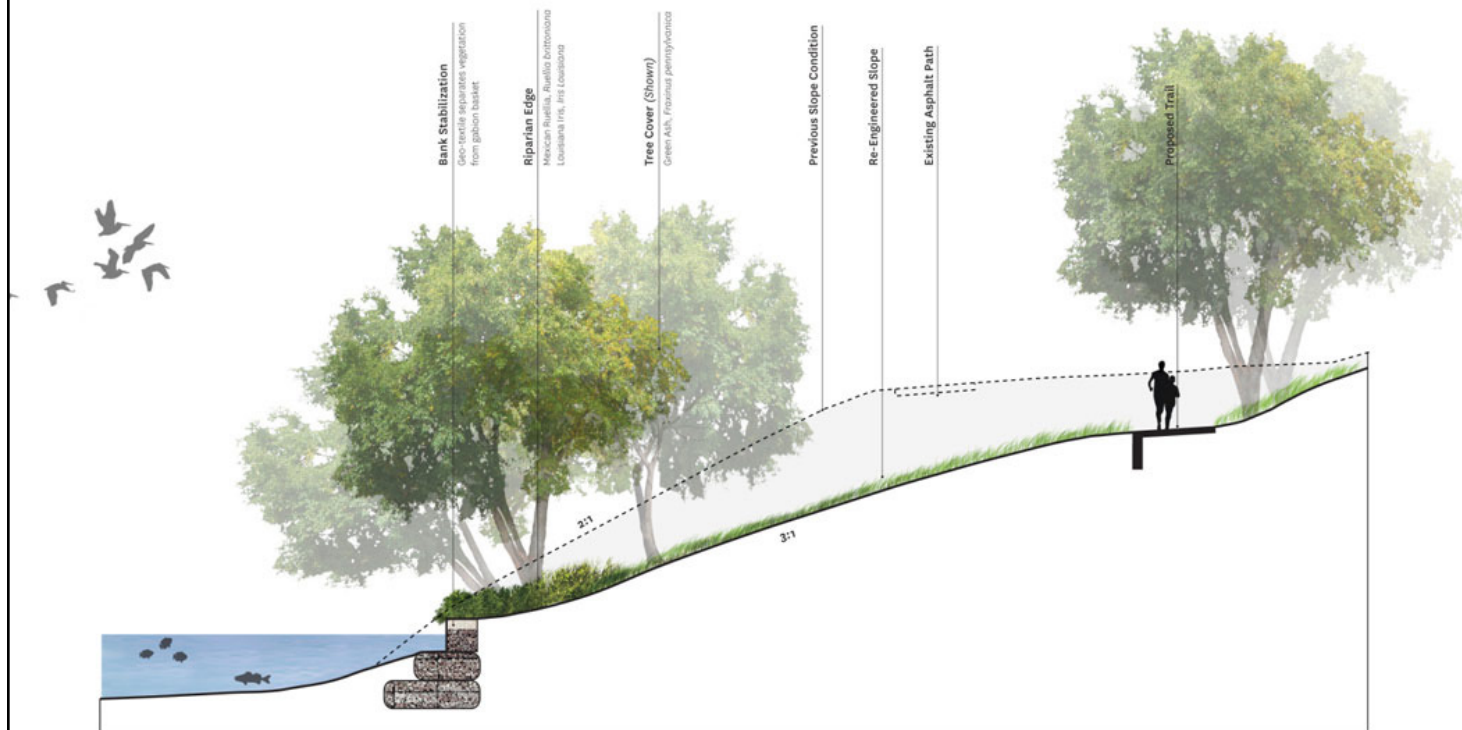
# PRECEDENT CASE STUDY 2: BUFFALO BAYOU PROMENADE



View of the pathway underneath the elevated highways.

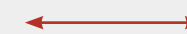


View of the site's lighting system at night.



Section cut of the re-engineered grassy lawn slope and bank stabilization at the edge.

## Buffalo Bayou Promenade



## Bowtie Parcel

- Buffalo Bayou Promenade's previous space was a neglected, intimidating eyesore which is similar to the current state of the Bowtie Parcel.
- Its condition of existing utilities, limited access, invasive plants and critical flood water elevations are similarities to the site as well.
- The pedestrian bridge from the north to south sides of the bayou is a successful connection of the city to the river.
- Successful placement of signs and lighting throughout the site provides safety and way-finding for the users.



# PRECEDENT CASE STUDY 3: ROCHETAILLÉE SAÔNE RIVERBANKS



Location and extent of site in Rochetaillée, France along the Saône River.



Aerial photo of lawn area at Saône Riverbanks.



Plan of entire site along the Saône River.

LOCATION: Rochetaillée, France  
AREA: 14.8 Acres  
COMPLETION: 2013  
LANDSCAPE DESIGN: IN SITU Paysages et Urbanisme  
PHOTOGRAPHY: IN SITU Paysages et Urbanisme  
CLIENT: Le Grande Lyon

## Description

North of Lyon, the site of Rochetaillée stretches across the left bank of Saône River for 1.2 miles. The internal banks are protected from currents and provide open views to Monts d'Or. The designer's philosophy was minimal intervention and restoration. The traffic circulation was reduced and calmed in order to preserve a shared path for pedestrian and cyclists. Meadows and prairies were re-configured to descend gently into the river and large grassy lawns with lounge chairs were formed to provide gathering spaces. Art installations are also marked along the route as well.

## Goals

- Re-establish continuity of promenades on the haul roads.
- Strengthen shored up banks with a strategic use of vegetation.
- Re-configure central space to form large siesta meadows descending the river.
- Feature art installations that intertwine with the landscape.



# PRECEDENT CASE STUDY 3: ROCHETAILLÉE SAÔNE RIVERBANKS



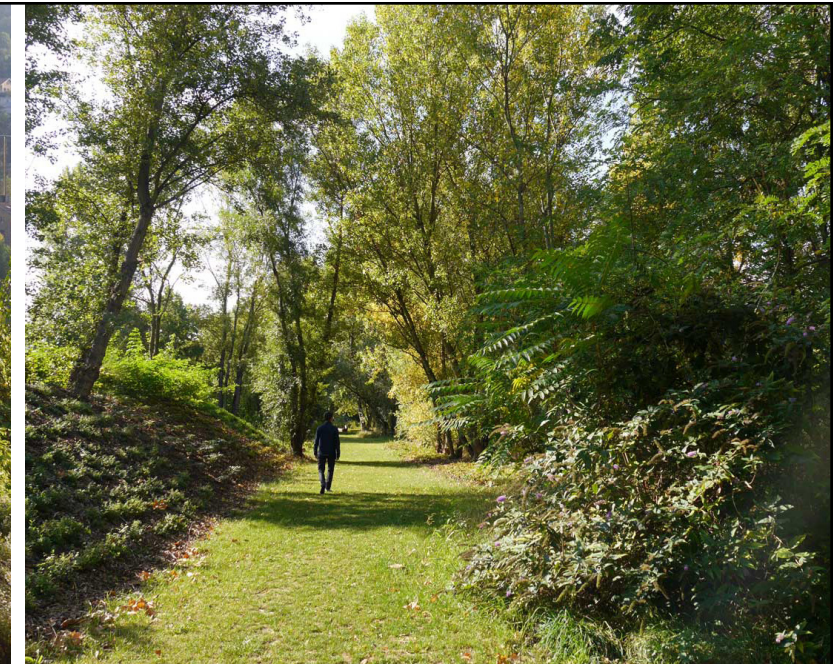
Section and plan view of picnic areas and featured art installation, The stairs to nowhere of Lang and Baumann



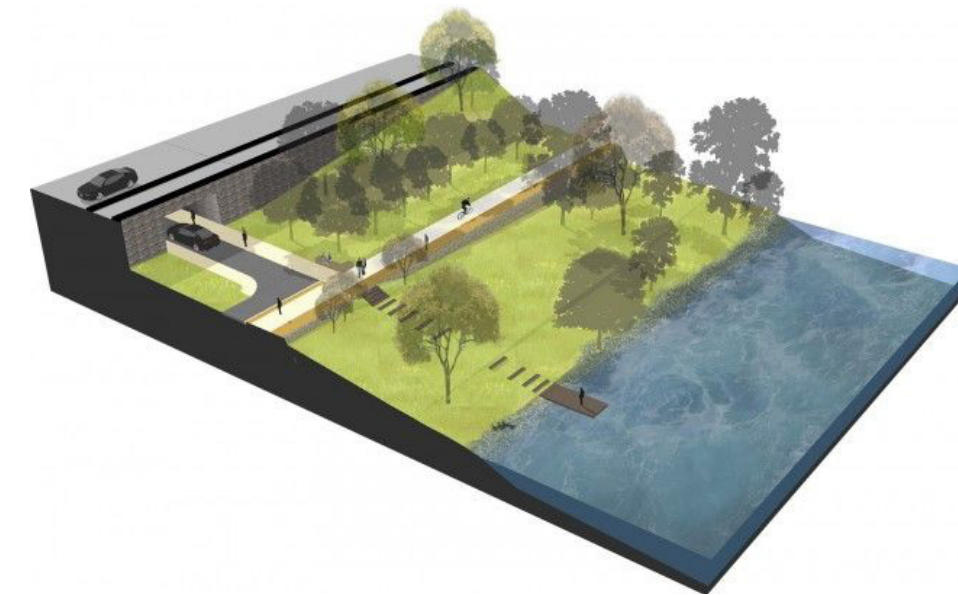
Section and plan view of the prairie.



View of the pedestrian walkway and featured art installation.



View of meadow at the lower level area of site.



3D perspective of a section of the main road to the river.

## Rochetaillée Saône Riverbanks



## Bowtie Parcel

- Rochetaillée Saône Riverbanks' previous space was a desolate which is similar to the current state of the Bowtie Parcel.
- Successful connection of the city to the river is an inspiration and poses many opportunities for the Bowtie Parcel.
- Encouragement of foot and bike transportation can be a solution to the parking situation at the Bowtie Parcel.



# PRECEDENT CASE STUDY 4: PURIFYING PARK DE CEUVEL



Location of site in Amsterdam by the Zeesheldenburrrt docks



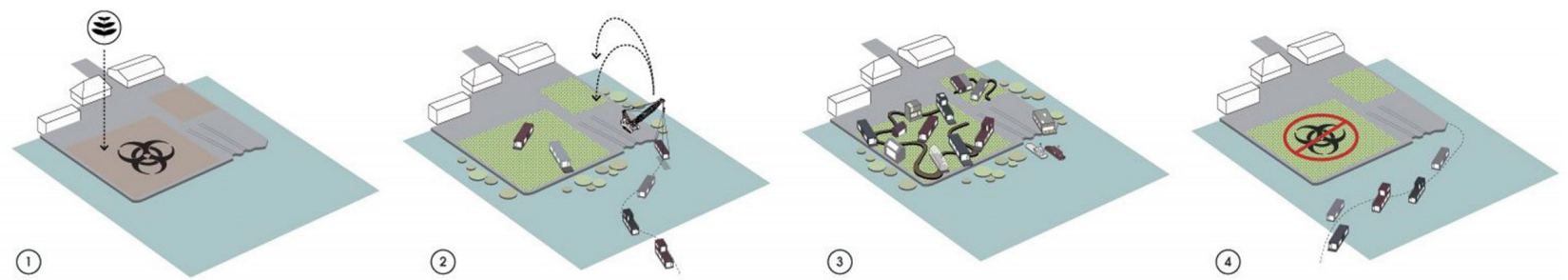
Image of the shipyard completed in 1920 and closed 80 years later.



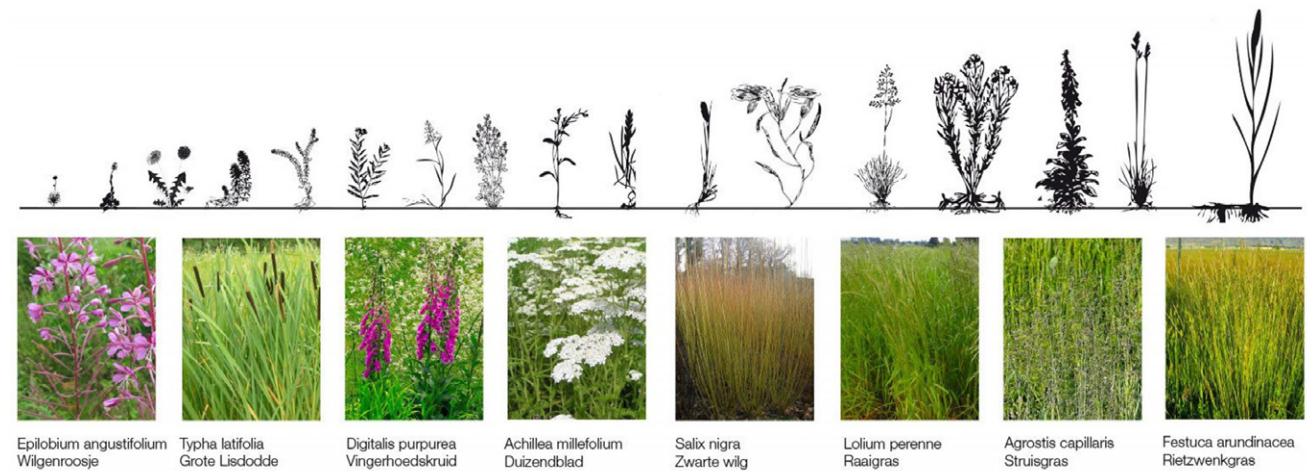
Relocated houseboats that are transformed into creative studios.



Aerial perspective rendering of concept design.



The project's 10 year-process includes using the old houseboats as part of the purifying system and eventually relocating them after the land has been purified.



Plant species used for the project's phytoremediation system.

LOCATION: Amsterdam, Netherlands  
 AREA: 112 Acres  
 COMPLETION: 2014  
 LANDSCAPE DESIGN: Delva Landscape Architects  
 PHOTOGRAPHY: N/A  
 CLIENT: Municipality of Amsterdam, Northwards

## Description

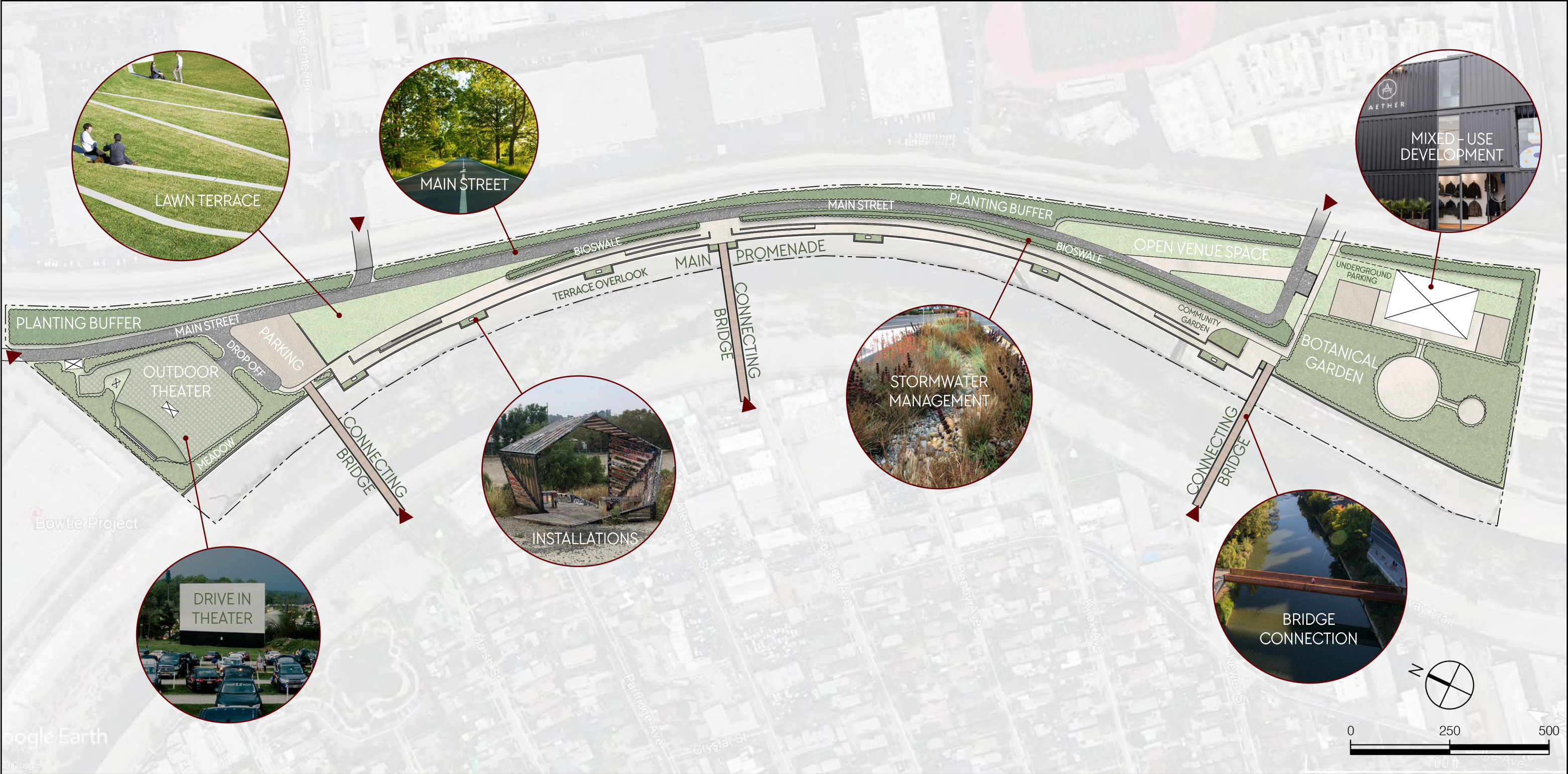
A former shipyard turned into a sustainable workplace for creative and social enterprises. The former industrial plot that contained old houseboats, that have been placed on heavily polluted soil, have been fitted with clean technologies such as sustainable heat system, green roofs, solar cells and wastewater purification. The site also provided phytoremediating plants to work to clean the contaminated soil and water. This organic way of cleaning the soil results in a working landscape using specific plant species selected from for this area. A biomass digester then converts the biomass into energy that is used for the site as well.



View looking out to the docks.



# DESIGN ALTERNATIVE 1: THE BOWTIE PROMENADE



**Concept** The Bowtie Promenade is a lively destination that provides studio/commercial space and recreational amenities for economic benefit. The main promenade is an open air strip with some vendors for users to shop and dine. It also has terrace overlooks that provide featured installations by local artists and lawn terrace areas for picnics. The mixed-use development includes studio space for artists or boutique clothing shop with underground parking. Adjacent is a botanical garden that can be used for wedding and party venues as well. The north side of the property consists of an outdoor theater with lawn pavers that can be used as open venue space such as a drive in theater.



# DESIGN ALTERNATIVE 2: THE KNOLL



**Concept** The Knoll consists of lawn mounds overseeing views of the river and surrounding community with enhancements of habitat and stormwater management. It is a place for users to slow down, relax and enjoy their surroundings. The undulating edge is meant to exaggerate the curvatures of natural rivers. A hiking path runs along the edge of the river as well. Several access points from different areas of the site provides convenient entry points for users and the community. Water infiltration and remediation is considered with phytoremediation and permeable paving throughout site.



# DESIGN ALTERNATIVE 3: THE BOARDWALK



**Concept** The Boardwalk consists of the Main Promenade that are made of terraced seating that goes below the existing grade with two entrances on the north and south end both connecting to its own boardwalk for open venue spaces. The idea is to connect users to the river by creating a riparian edge and also to focus on remediating the contaminated soil on site by elevating the pedestrian surface areas and using plant materials for phytoremediation. This elevated boardwalk will also bring the site out of flood zones. Studio space and research facilities will be a part of the plan to enhance culture, community and education as well.



# MASTER PLAN STATEMENT

The Bowtie Promenade aims to establish a stronger community and connection to the Bowtie Parcel and LA river by extending the experience of the waterfront closer to the river's edge, providing accessibility to the site and preserving existing habitat. The site now has several access points from adjacent properties and a connecting bridge from Frog Town which will provide convenience for the surrounding community.

This site consists of open air space as a venue for various events, gentle knolls with natural shade, picnic and seating areas, new homes for art installations, an arboretum and botanical garden with a conservatory, community gardens, design and research studios and recreational amenities for economic benefit.

The use of low impact developmental design is prevalent throughout and includes permeable paving, infiltration planters, riparian buffer and bioswales. These stormwater approaches will be the solution to help infiltrate, filter, store and evaporate stormwater runoff on site.

The selection of plant material is based on the preservation of existing culture and habitat as well as consideration of soil remediation. With tall groves of California Fan Palms that existed as masses to proposed alleé of California Sycamores to enhance the existing habitat, the plant palette consists of many native and non-native grasses and shrubs, specimen and shade trees, flood tolerant and soil remediating plants as well as color filled perennials.





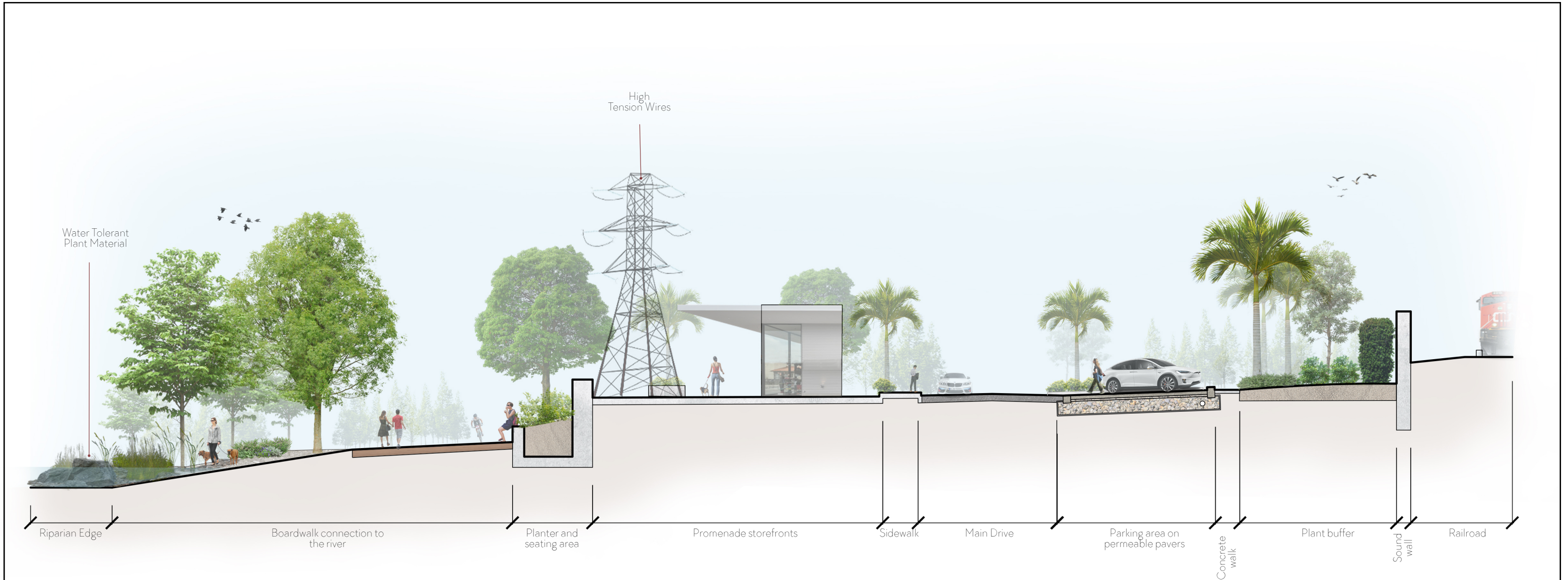
# MASTER PLAN



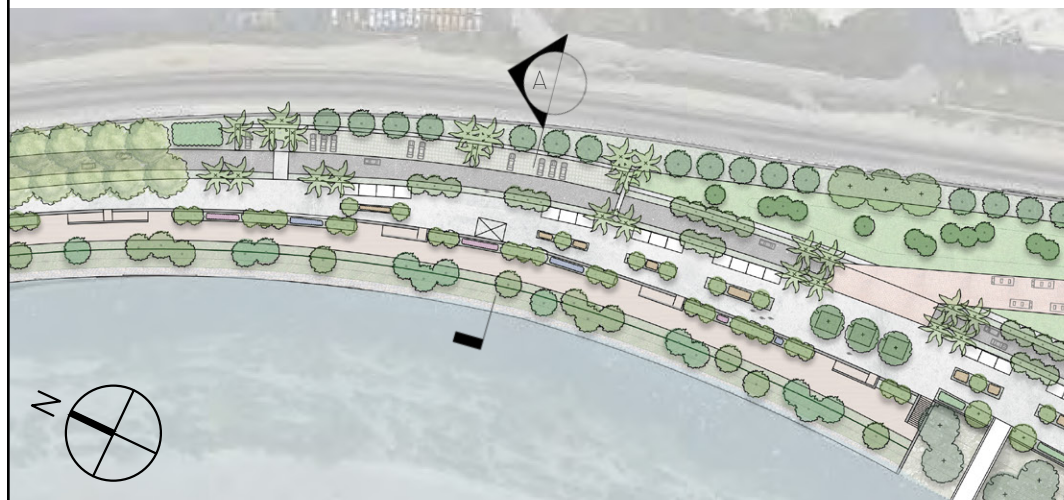
Legend					
<b>A</b> Access points	<b>B</b> Open venue on turf pavers	<b>B5</b> Ride share drop off area	<b>E2</b> Riparian edge with accessibility	<b>H</b> Education, research & design studios	<b>I</b> Arboretum and botanical gardens
<b>A1</b> Masses of palm trees	<b>B1</b> Service parking	<b>C</b> Grassy knoll with deciduous trees	<b>E3</b> Promenade storefronts	<b>H1</b> LID planters	<b>I1</b> Conservatory
<b>A2</b> Wall with plant buffer and vines	<b>B2</b> Public bathroom	<b>D</b> Riparian edge with native plants	<b>F</b> Alleé of sycamore trees	<b>H2</b> Lawn areas with shade trees	<b>I2</b> Overlook
<b>A3</b> Information center	<b>B3</b> Concrete stage with wall	<b>E</b> Main promenade	<b>G</b> Lawn with picnic areas	<b>H3</b> Bioswale	<b>I3</b> Water feature
<b>A4</b> Parking on turf pavers	<b>B4</b> Specimen oak trees	<b>E1</b> Lower pedestrian boardwalk	<b>G1</b> Open venue with permeable pavers	<b>H4</b> Underground parking	<b>I4</b> Community garden



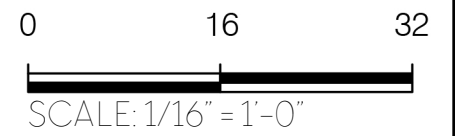
# SECTION A



KEY MAP

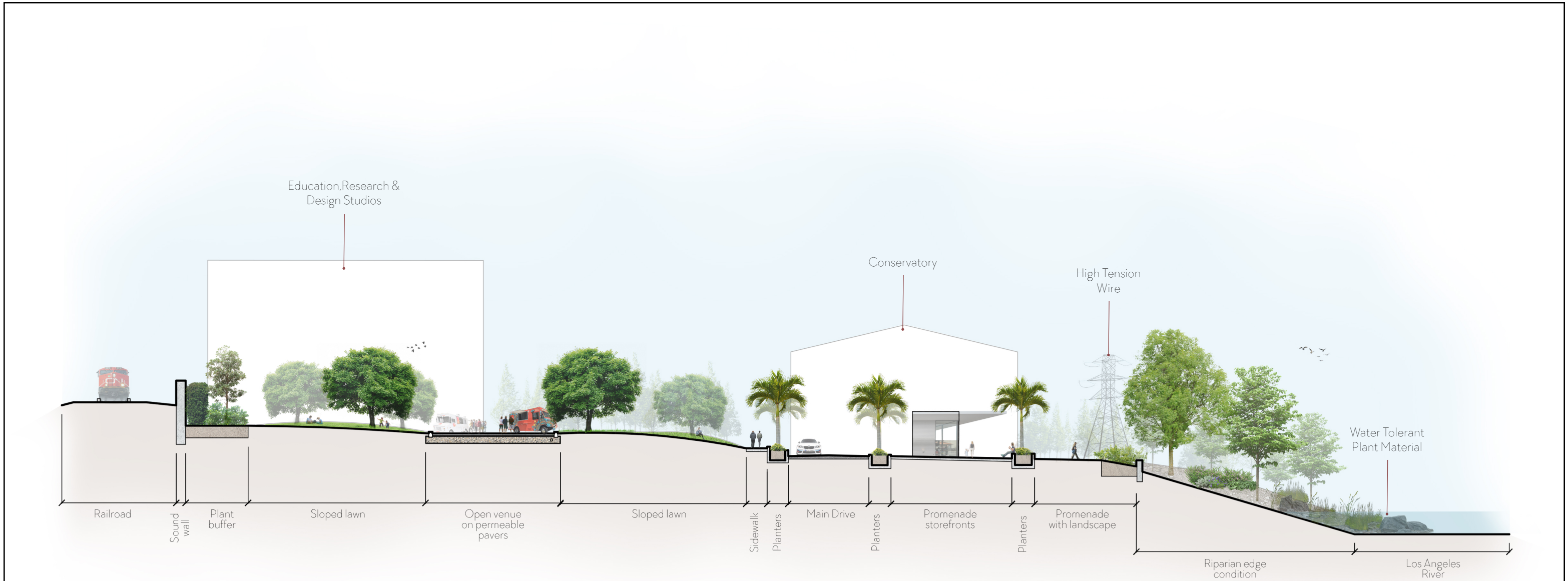


SCALE: NTS





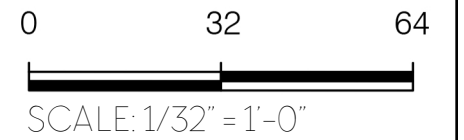
# SECTION B



KEY MAP

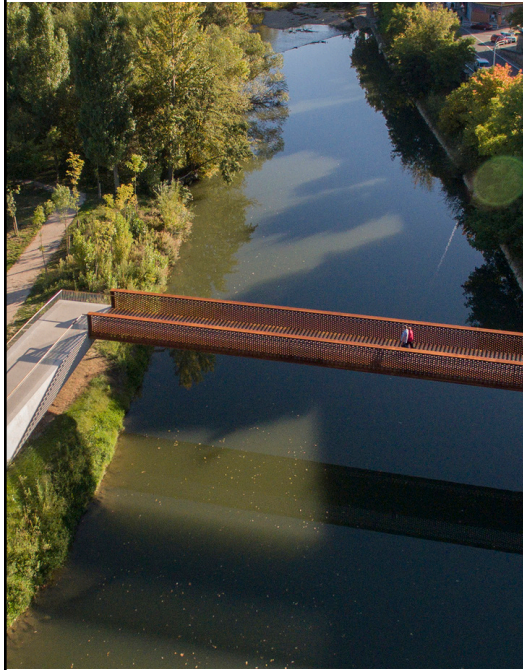


SCALE: NTS

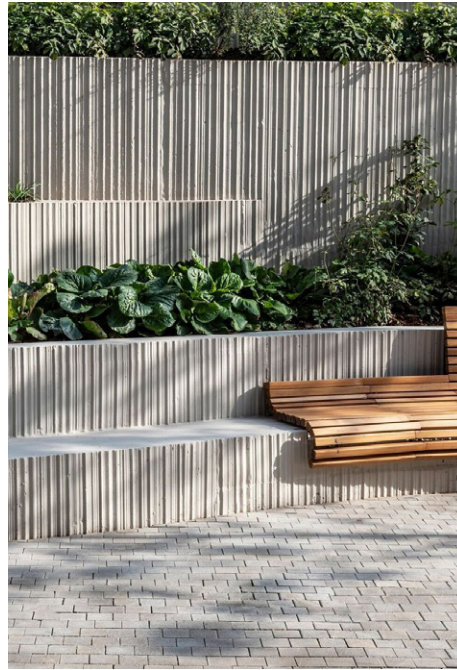




# INSPIRATION IMAGES



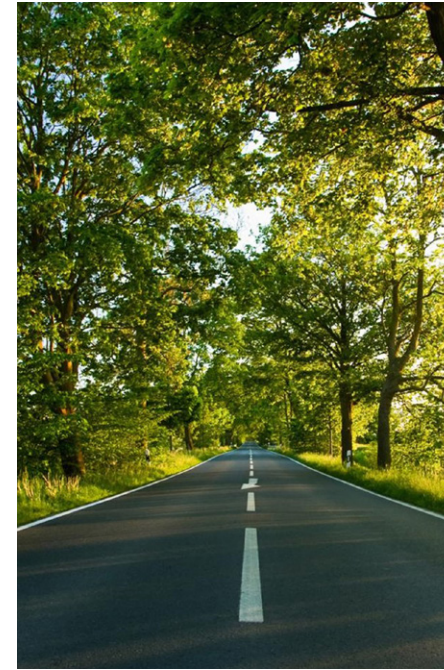
Pedestrian bridge connection



Terraced planters and seating



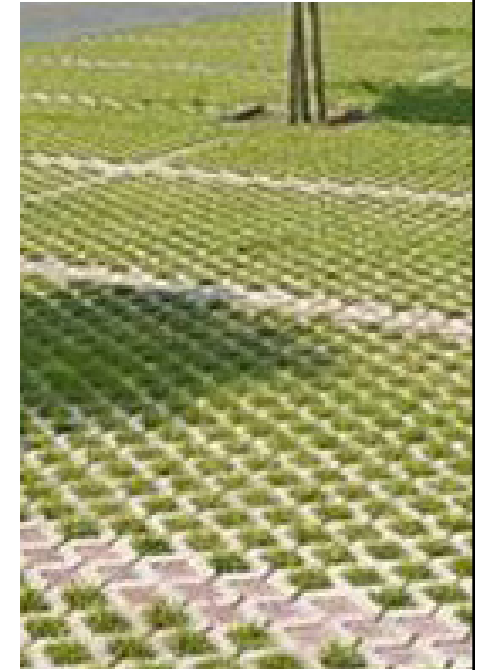
Re-use of shipping containers for structures



Alleé of trees along Main Drive



Conservatory



Turf pavers



Planting material and habitat



Bioswales



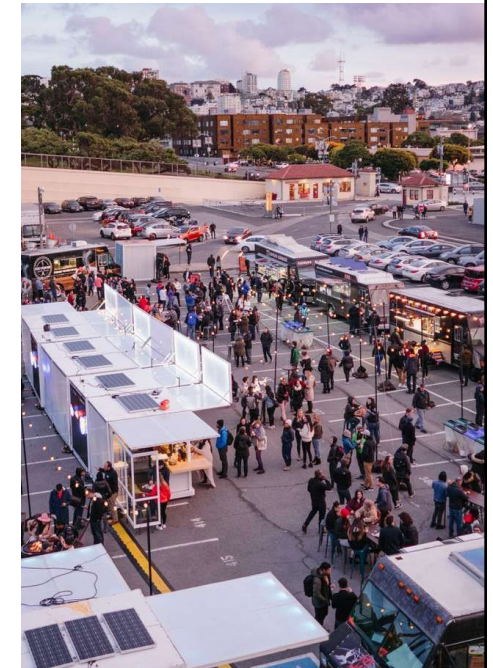
Pedestrian and bike paths



Lawn mounds



California Fan Palms

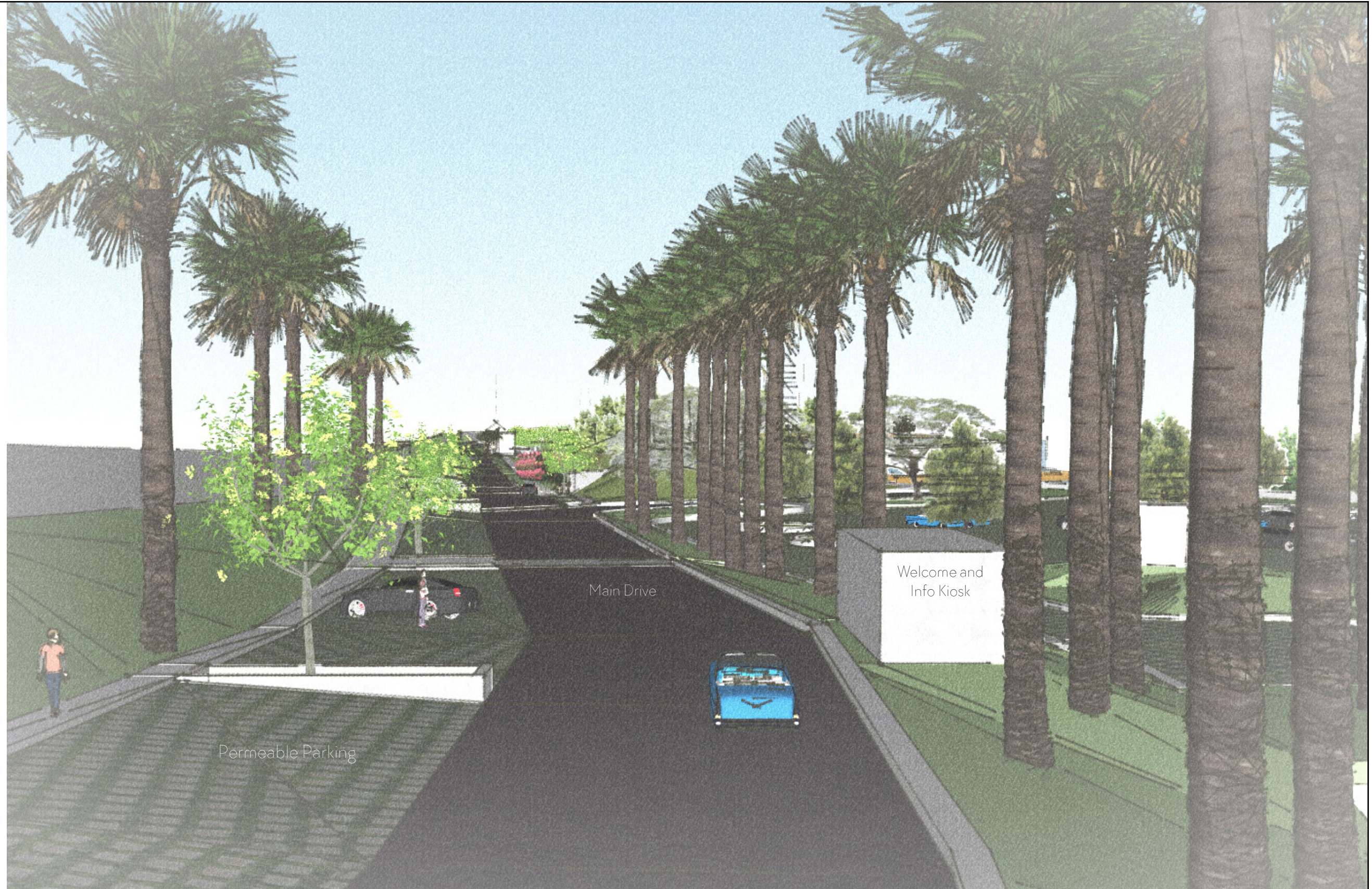


Open venue space



# PERSPECTIVE A

Main Drive from North  
Access Point



KEY MAP



SCALE: NTS

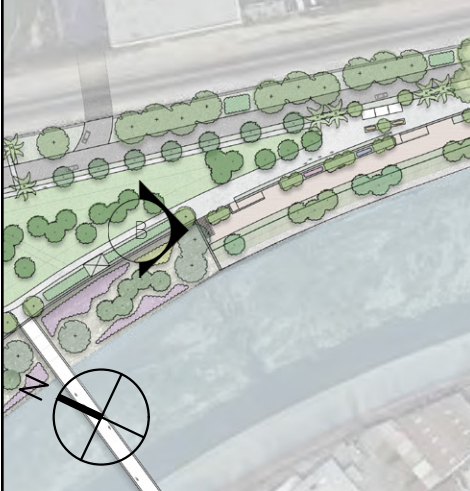


# PERSPECTIVE B

Boardwalk Connection  
to River



KEY MAP



SCALE: NTS



# VIDEO WALKTHROUGH

LINK TO VIDEO

Michelle Tiet