



# ORANGE COUNTY CIVIC CENTER **REVITALIZATION**

LANDSCAPE DESIGN 6 | UCLA EXTENSION LANDSCAPE ARCHITECTURE | SUMMER 2020 | CHARLES WARE, INSTRUCTOR



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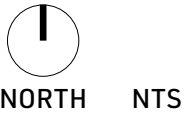
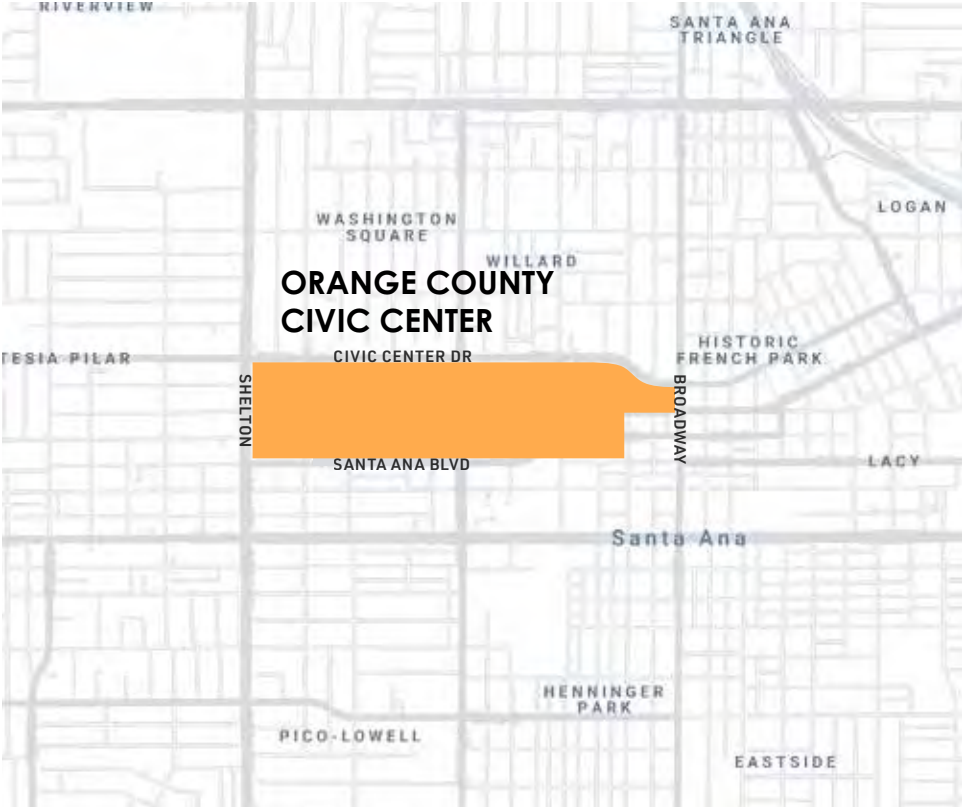
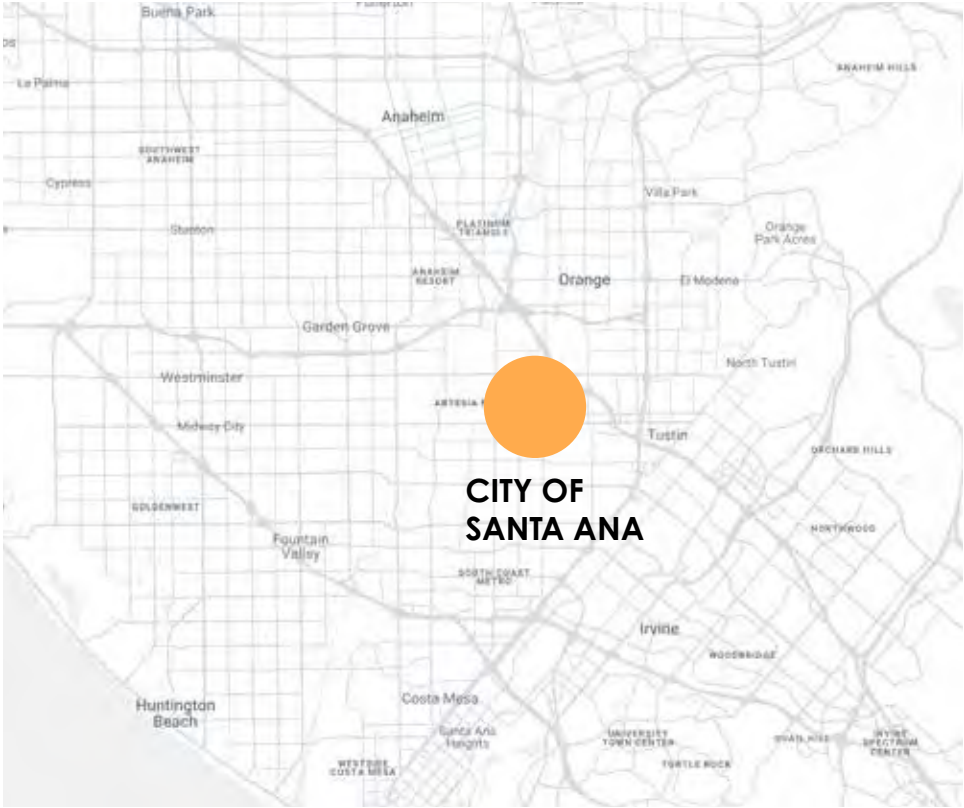
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# LOCATION





# CONTEXT

Civic Center district, with relationships to downtown and neighborhoods.









RARY

HALL OF RECORDS AND FINANCE

# SITE AREA MAP

N BROADWAY

OLD ORANGE COUNTY COURTHOUSE

COUNTY HALL OF ADMINISTRATION

MIDTOWN

HISTORIC  
DOWNTOWN  
SANTA ANA

ARTS DISTRICT

EAGAN FEDERAL COURTHOUSE

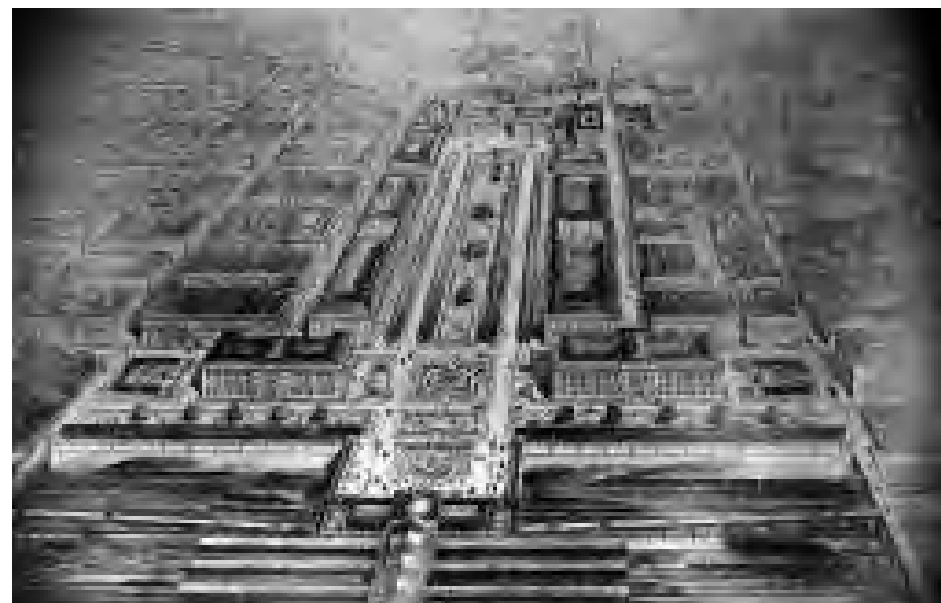
COMMERCIAL DOWNTOWN DISTRICT





## KEY VIRTUES

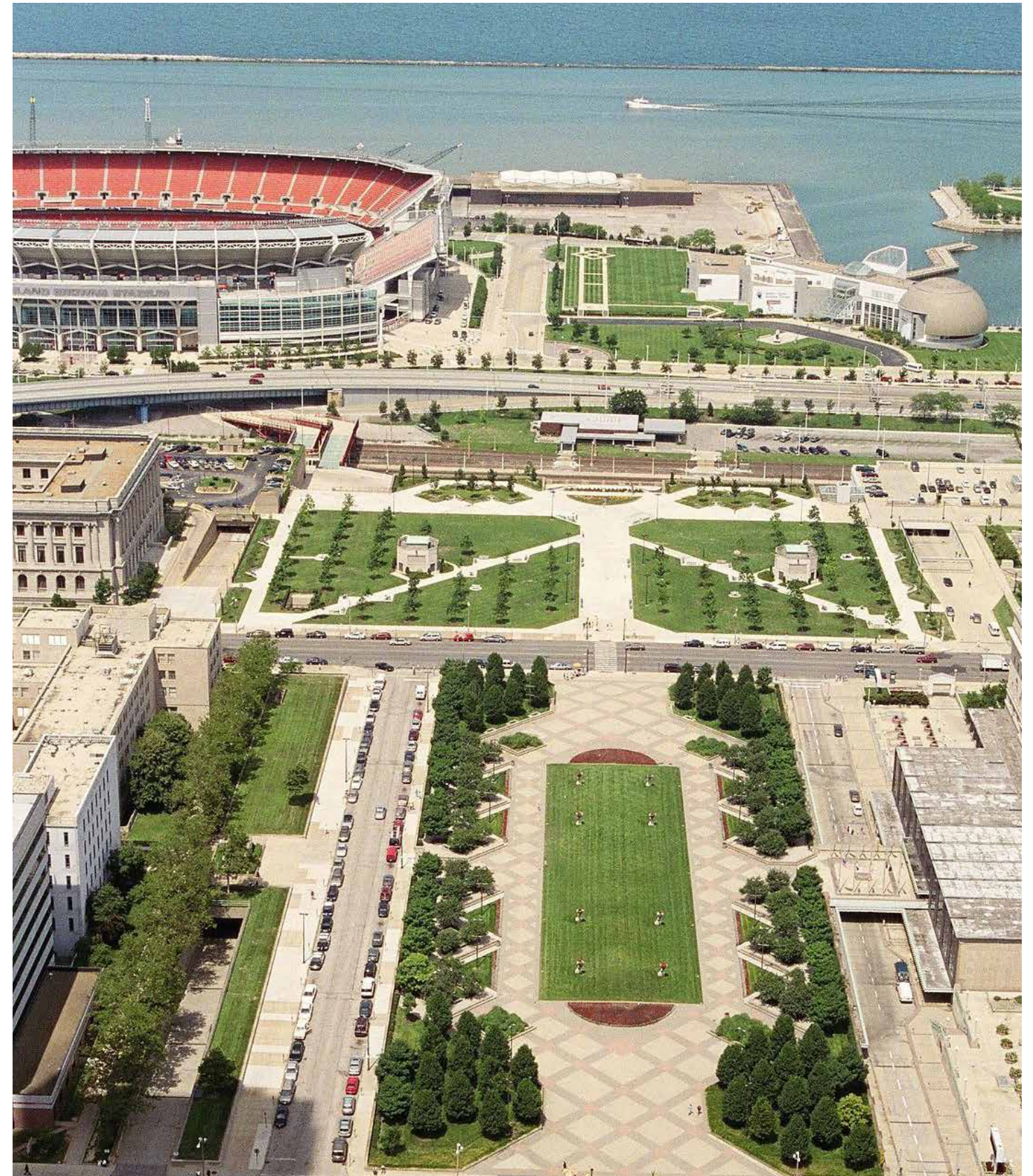
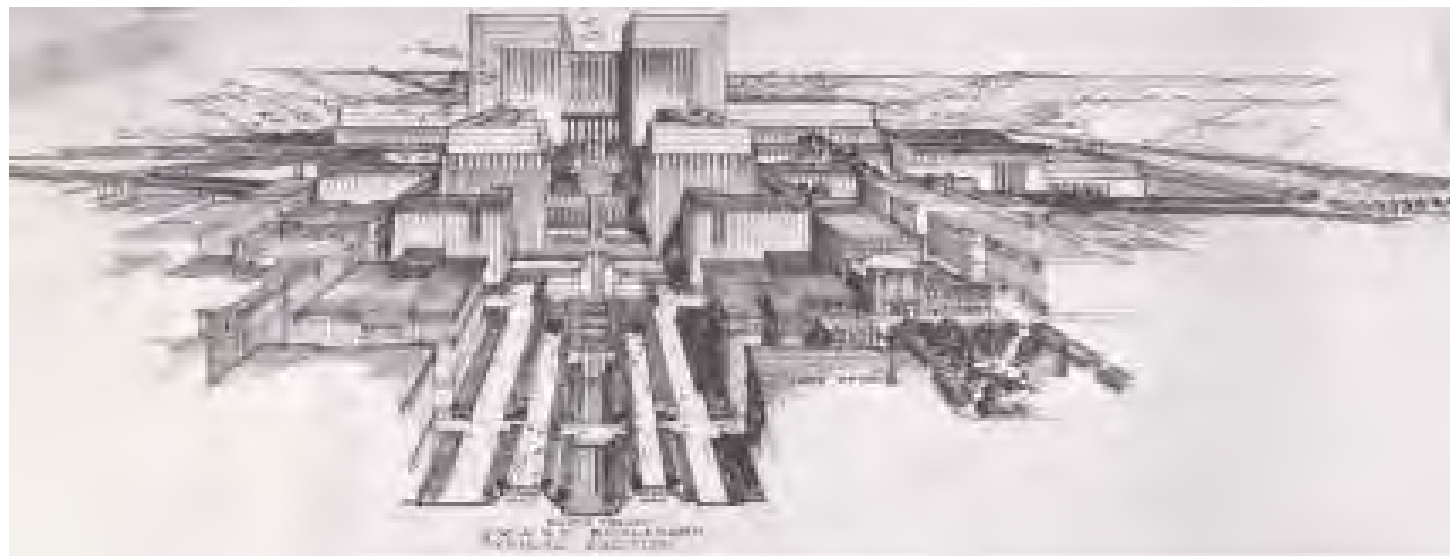
- Organized around central organizing public space
- Compact and consolidated
- Integrated into city fabric, open and accessible
- Accommodates public gatherings and events
- Includes culture and arts
- Reflects unique local identity





## SHORTCOMINGS

- Daytime-Only Activity, Dead Nighttime
- Inadequate Housing/Urban Community
- Inadequate Retail Support Services
- Underdeveloped Private Initiatives
- Large Unwelcoming Outdoor Spaces
- Poor Street Orientation
- Deteriorating Integration with Urban Fabric





## LOS ANGELES: INNOVATION DISTRICT



- Rehabilitate or replace aging facilities
- Improve public realm
- Establish innovation district; guide infill business development
- Incorporate housing, retail and hospitality
- Re-connect to city via improved pedestrian corridors

## SAN FRANCISCO: SUSTAINABILITY DISTRICT



- Establish model sustainable district
- Improve streets and public spaces to broaden use
- Protect cultural landscapes
- Improve earthquake resiliency



# CIVIC CENTER REVITALIZATION

CURRENT EFFORTS

## CLEVELAND: RECONNECT TO FABRIC



- Reconnect City Beautiful framework: civic park spaces, streets, promenades, and lakefront
- Revitalize public space as heart of city
- Facilitate new urban activities

## LONG BEACH: MIXED-USE DISTRICT



- Revitalize civic core
- Replace City Hall, add library, add offices
- Enhance transit access
- Reintroduce street network and reduce block size
- Accommodate large events
- Incorporate residential, retail
- Enhance energy efficiency

## DENVER: MIXED-USE DISTRICT



- Incorporate art and culture
- Infill mixed-use development
- Restore historic elements
- Revitalize public space
- Enhance mobility



# ANALYSIS

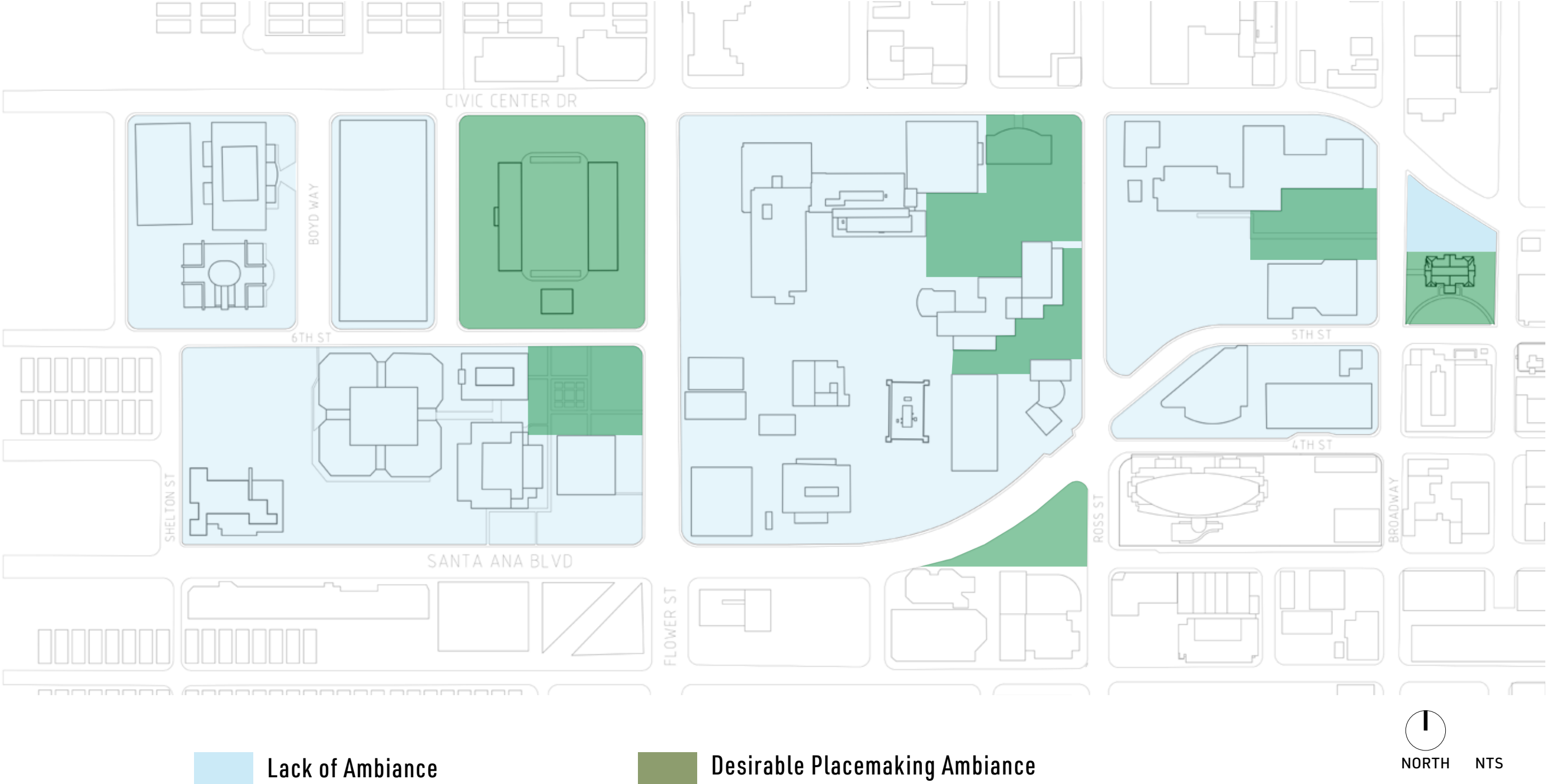




ANALYSIS

AMBIANCE

Unrealized opportunities for placemaking ambiance





# ANALYSIS

## USES AND USERS

### Minimal daily social or recreational use



Annual/Seasonal Event Use

\$ Revenue Generating Use

Youth, Families, City and County



Recreational/Active Use

SALUD Walking Path

Youth, Families, Local Community



Classes/Education

Historical Points/Statues

Youth, Families, City of Santa Ana



Daily Visitors

Court ordered appearances for Orange County, document seekers, homeless



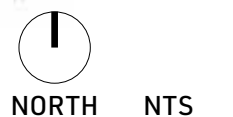
Daily Employees

Government employees, judges, lawyers, security, police



Santa Ana Community Meetings

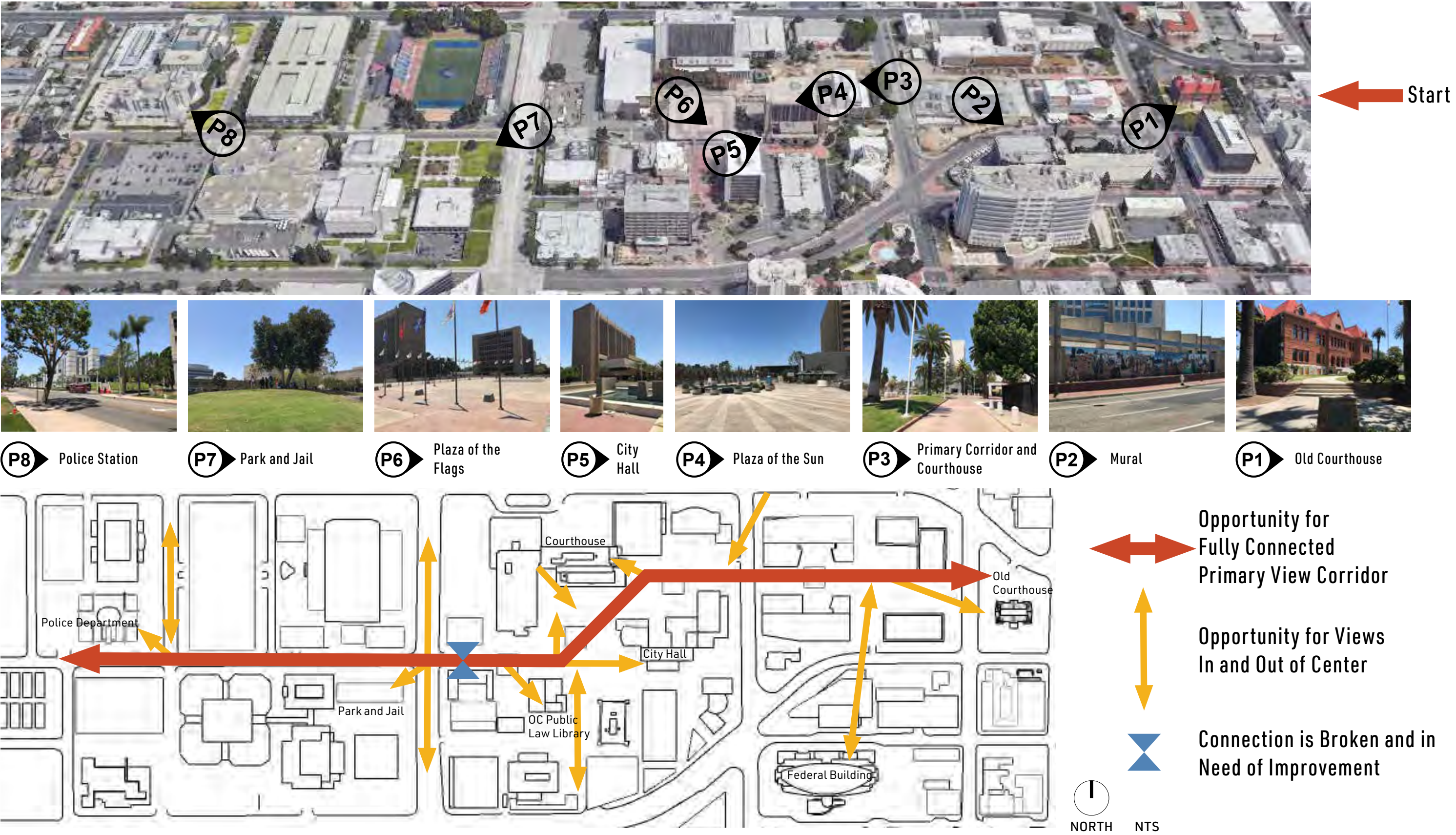
Board members, public attendees





ANALYSIS

VIEWSVIEWS  
Opportunity to design landscape-based scenic quality

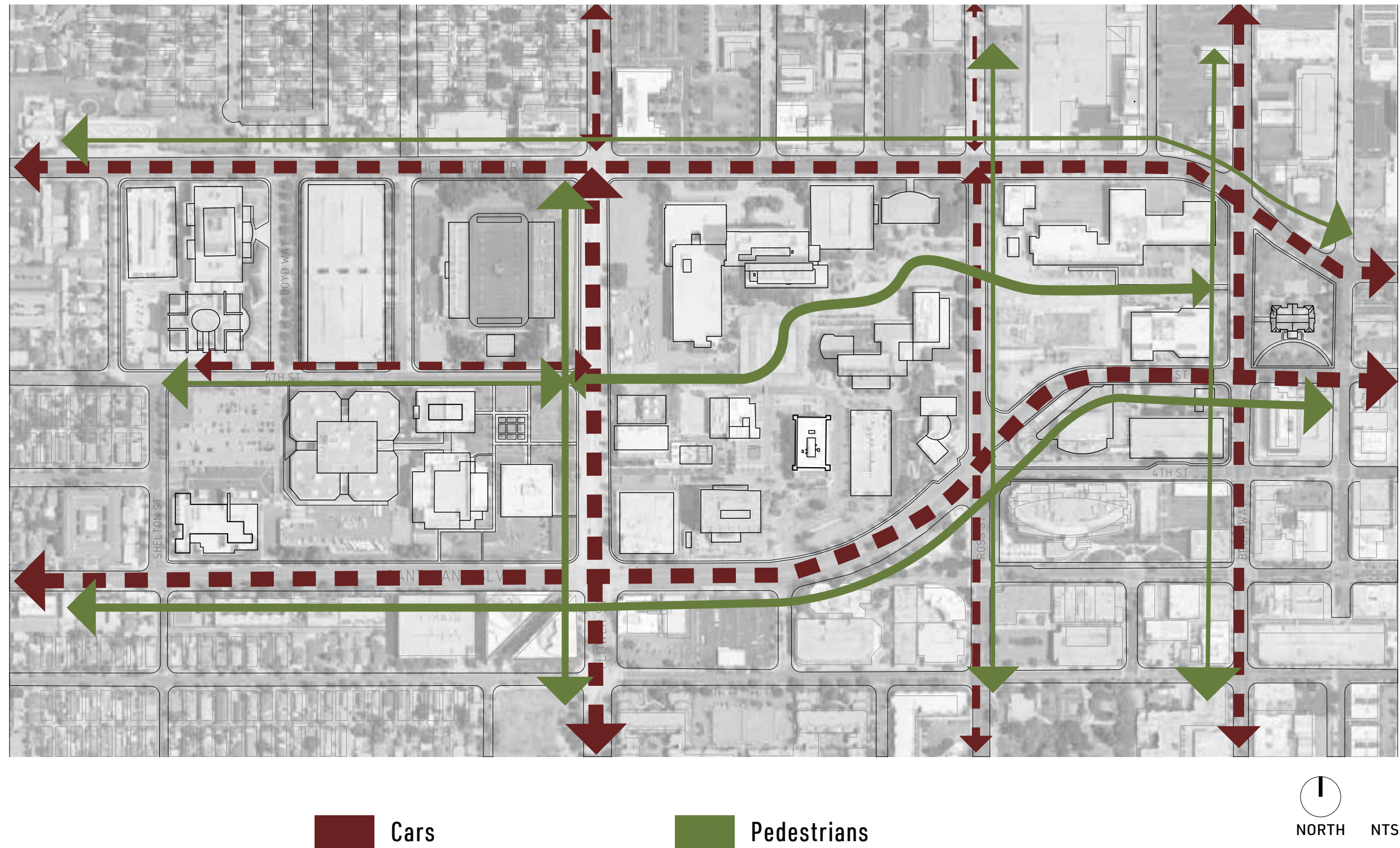




# ANALYSIS

## SITE CIRCULATION, CONNECTIVITY AND URBAN CONTEXT

### Disconnection to adjacent urban districts

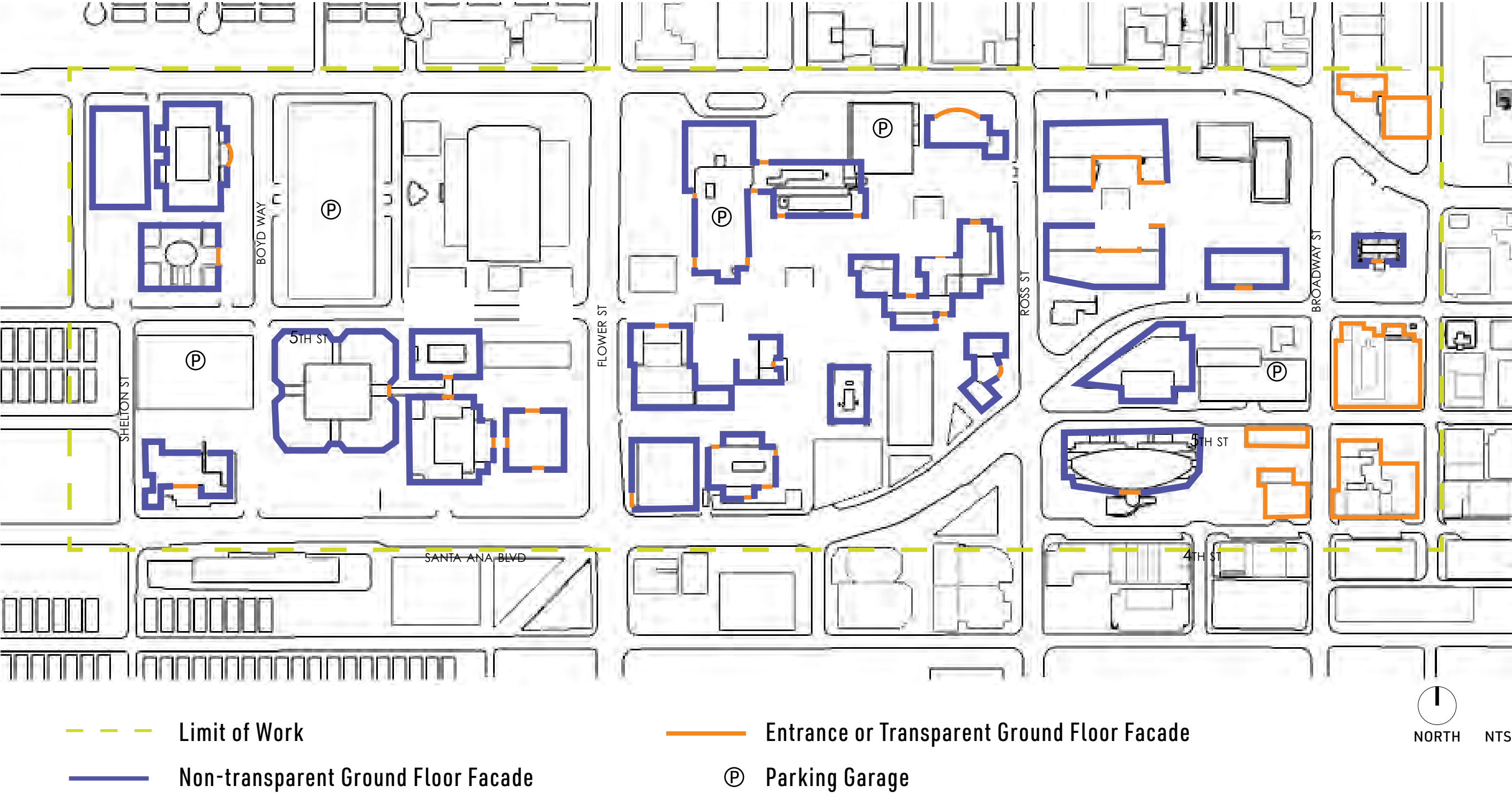




# ANALYSIS

## BUILDING INTERFACE

Non-transparent ground floor facades compromise public space vitality



# ANALYSIS

## TREES AND PLANTS

Opportunity to utilize trees to perform spatial and environmental functions



Lagerstroemia  
Platanus  
Melaleuca

Erythrina  
Jacaranda  
Magnolia

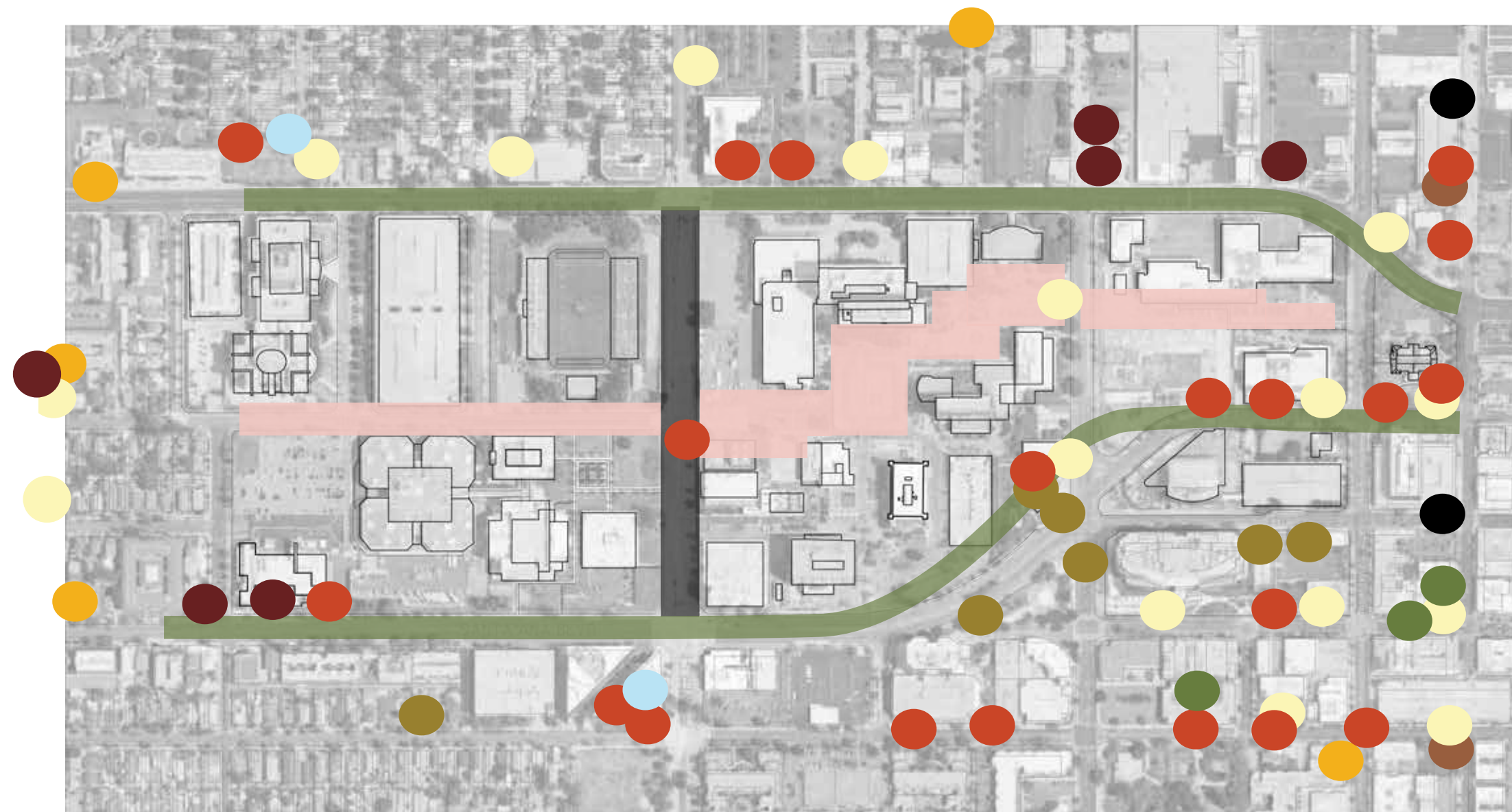
Assorted Palms  
Other



# ANALYSIS

BEHAVIOR: ILLICIT, E.G. HOMELESS ACTIVITIES, CRIME

Primary crime distribution occurs on civic center perimeter and in surrounding areas



Miscellaneous Offenses

Disturbing Peace

Alcohol/Drug Violations

Assault - Deadly Weapon

DUI

Domestic Violence

Burglary

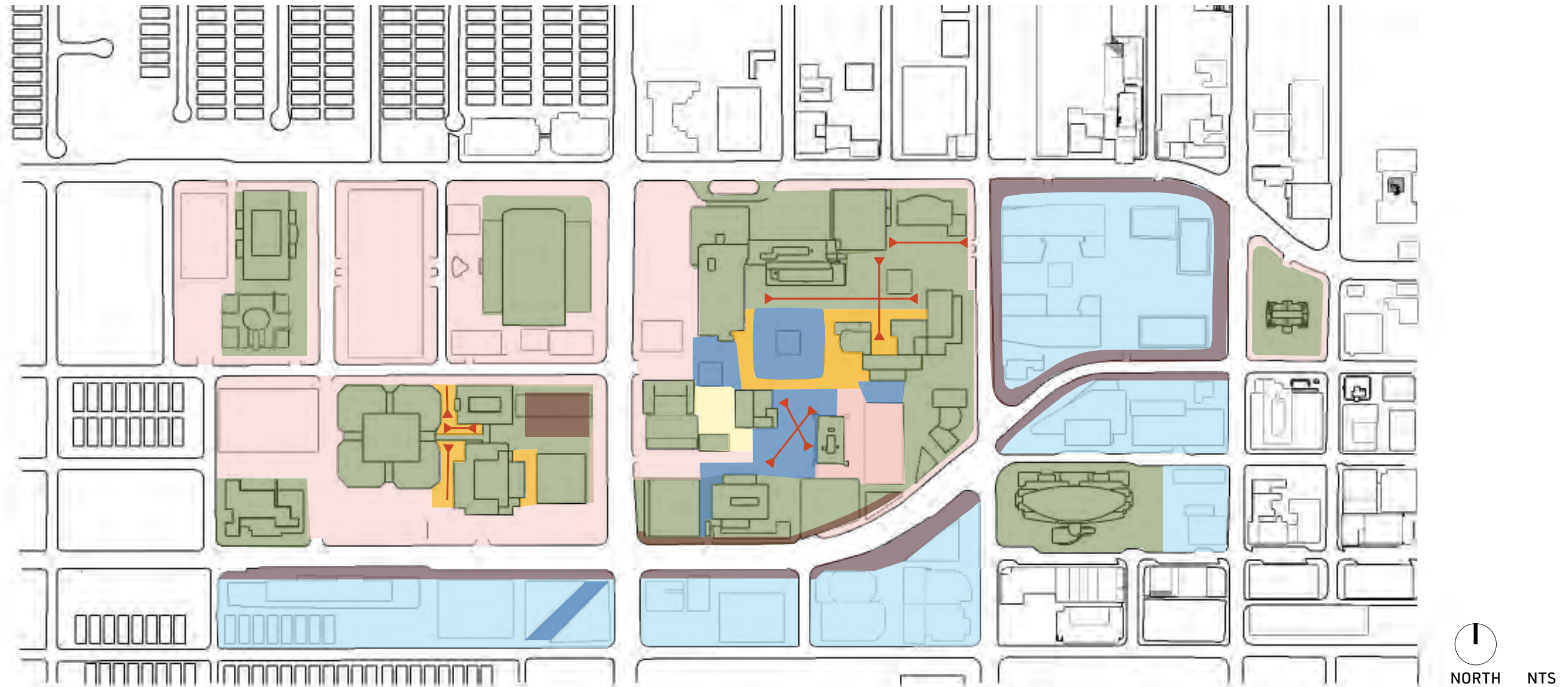
Theft/Larceny

Isolated and Uninviting Area

# ANALYSIS

## CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

Opportunity to create spaces that inspire a sense of safety



### CONSTRAINTS



Site Lines



Concealed Routes



Entrapment



Isolation

### OPPORTUNITIES



Activity Generators



Ownership, Maintenance, Management



Land Use Mix



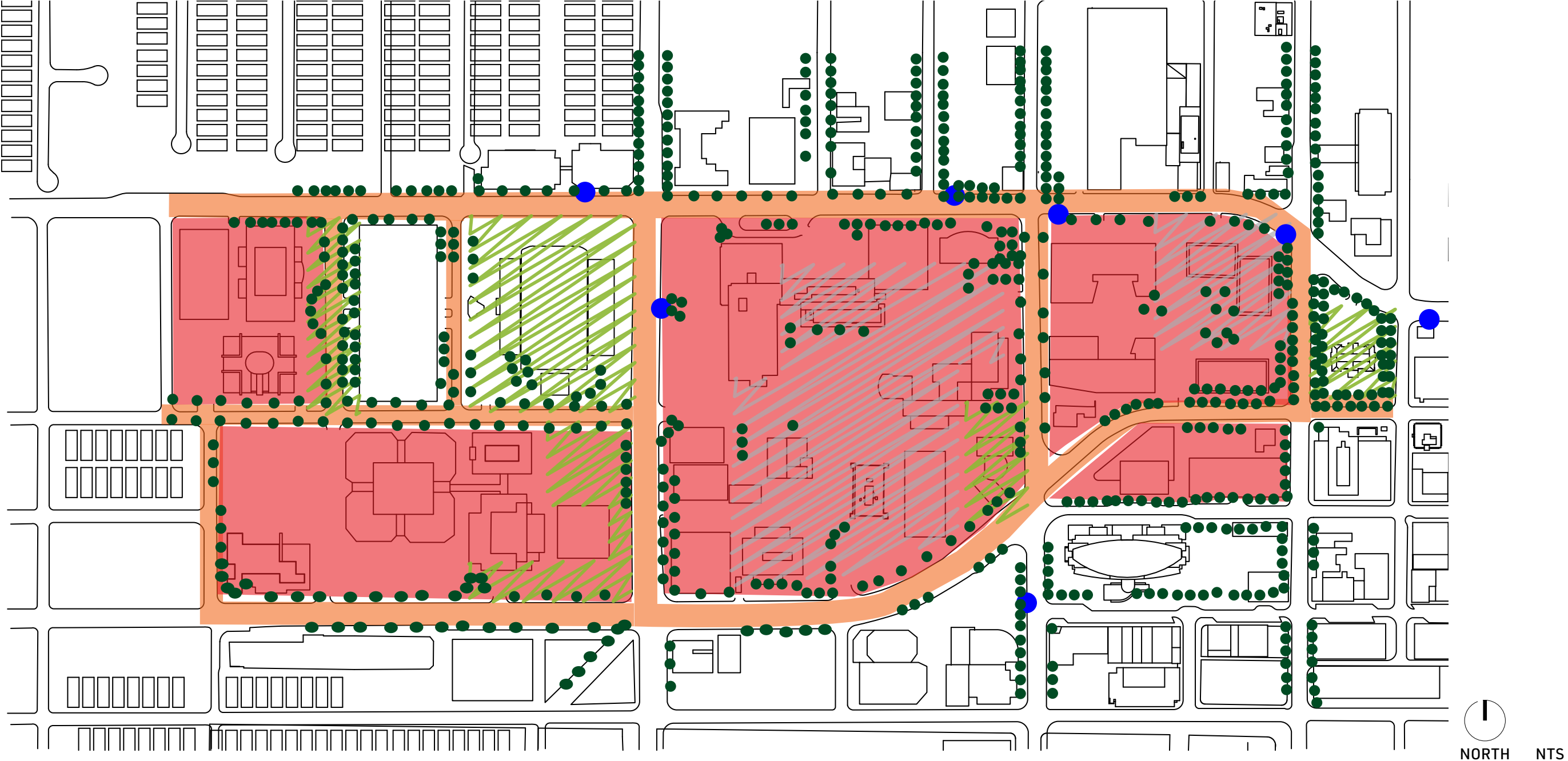
Lighting









# ANALYSIS

## MAINTENANCE AND OPERATIONS

Smarter maintenance saves money, improves security and public use of space

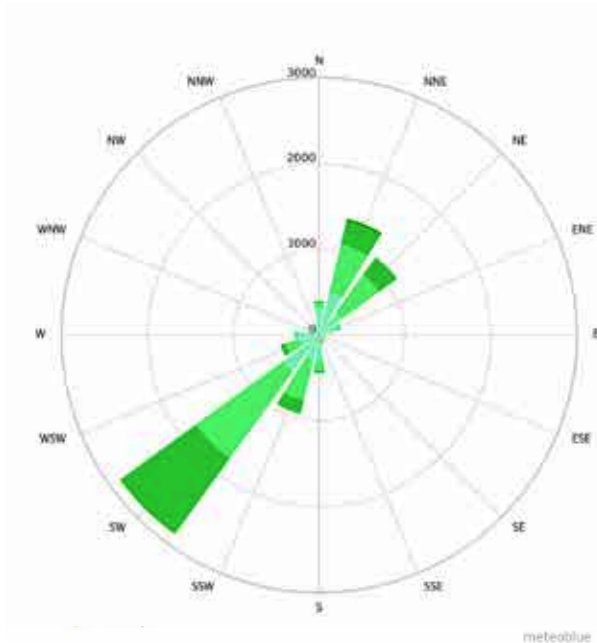


-  **Public Space - Hardscape**  
Public Works  
Total Cost 2019-2020  
(Citywide): \$1,183,320  
(for graffiti abatement)
-  **Bus Shelters**  
Public Works -  
Bus Shelter Program  
Total Cost 2019-2020  
(Citywide): \$150,000
-  **Street Trees**  
Public Works -  
Sanitation  
Total Cost 2019-2020  
(Citywide): \$4,568,960
-  **Public Space -Green**  
Parks and Recreation  
Total Cost 2018-2019  
(Citywide): \$1,784,580
-  **City of Santa Ana**  
Public Works Agency  
Lighting Public Works  
Total Co (Citywide):  
\$3,068,370
-  **OC Civic Center**  
Maintenance and  
Central Utility  
Facility

# ANALYSIS

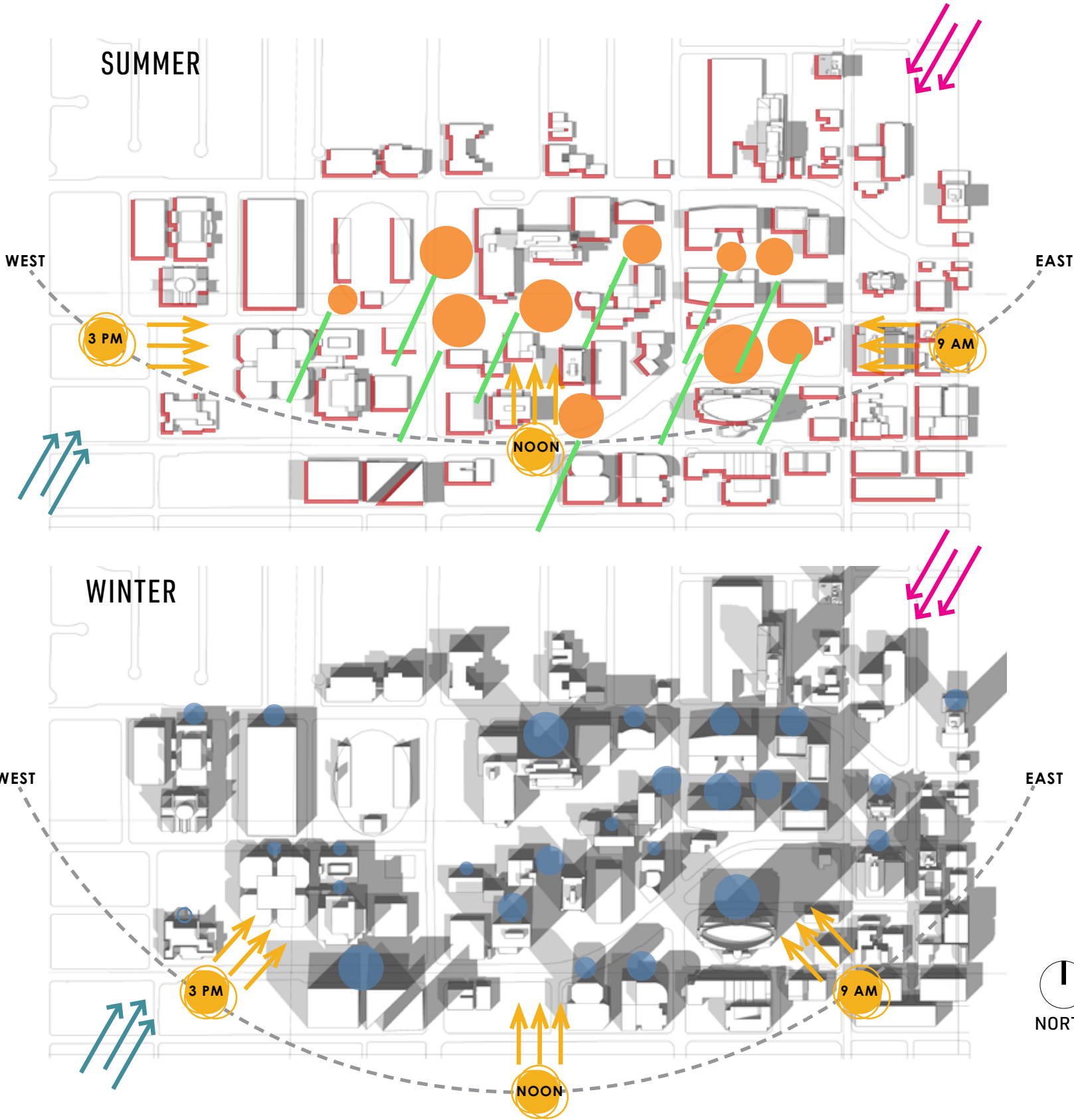
## MICRO-CLIMATE

Hot hardscape conditions require shade and ventilation



Santa Ana Wind Rose Chart: winds predominately from South-West (SW) to North-East (NE) at 12 mph or less.

- Sunny Areas
- Heat Trap Edges
- Shady Areas
- Ventillating Breezes
- Warm Santa Ana Winds from NE
- Cool Prevailing Winds from SW

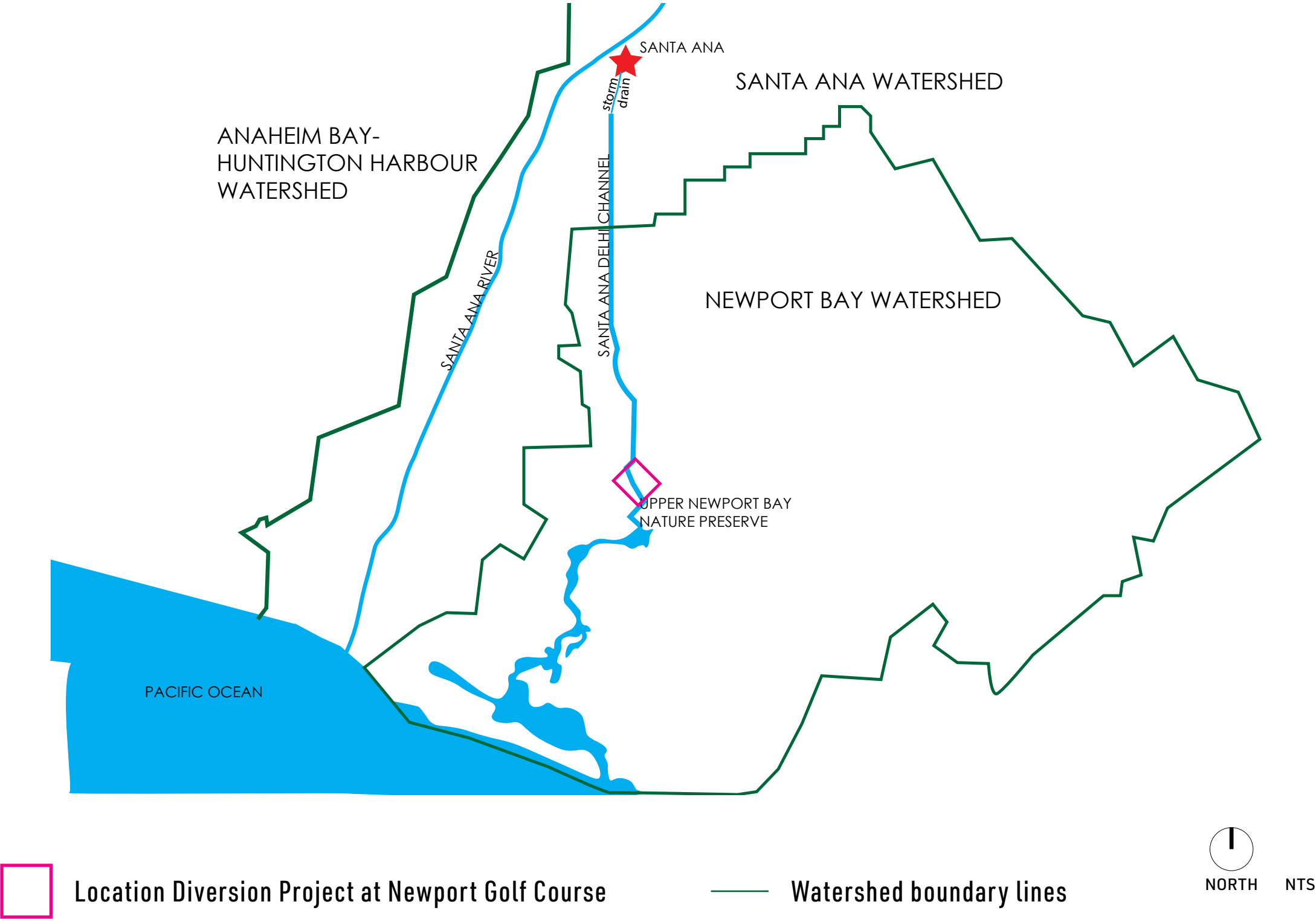




ANALYSIS

WATERSHED

Santa Ana stormwater and non-point runoff impacts coastal ecosystems

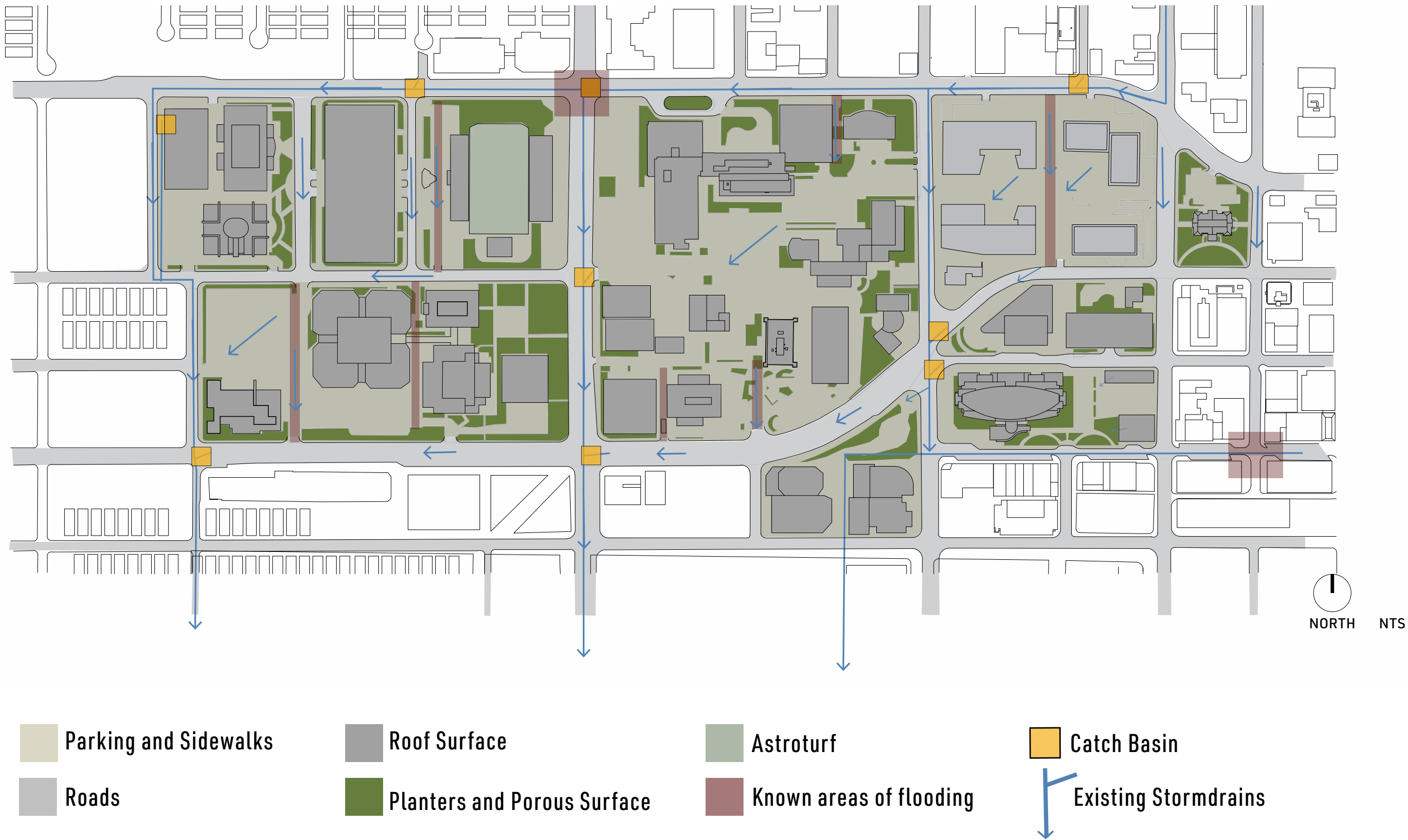




# ANALYSIS

## ROLE OF WATER / HYDROLOGY

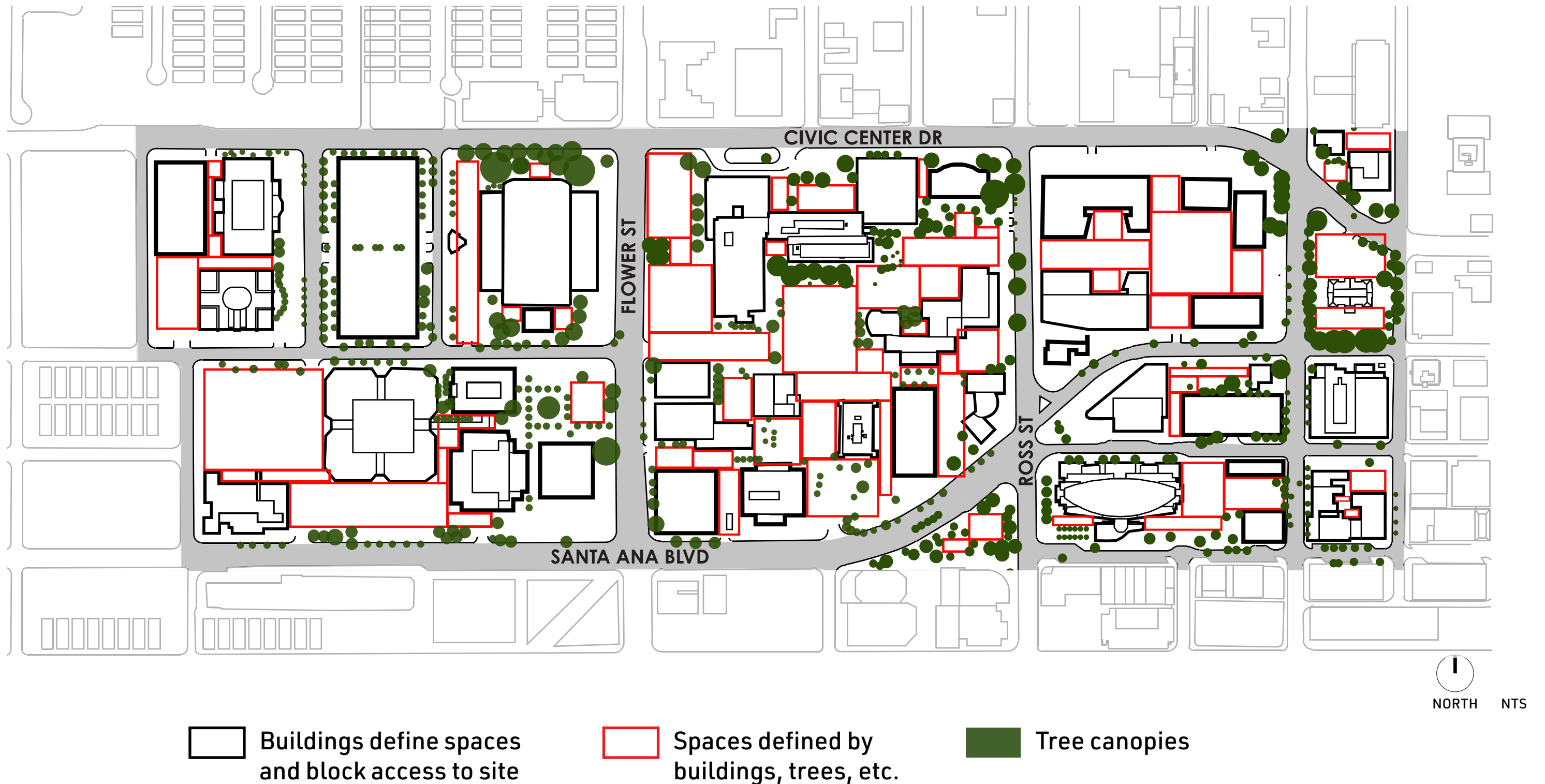
Pervasive impervious surfaces limit sustainable water management practices



# ANALYSIS

## SPATIAL STRUCTURE

Lacks cohesive spatial hierarchy and sequence





# ANALYSIS

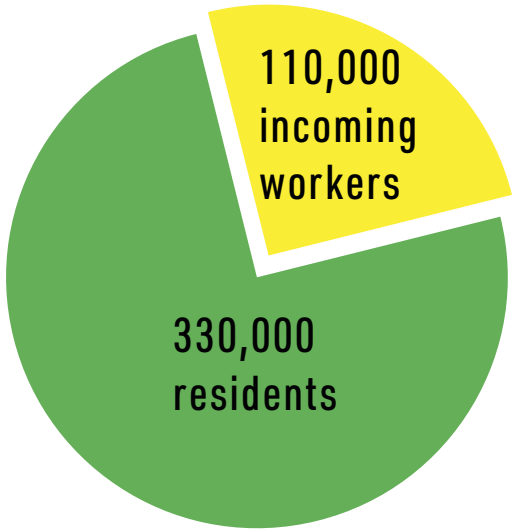
## ECONOMIC DEVELOPMENT

### Opportunity to leverage downtown economic vitality



#### POPULATION AND OCCUPANTS

440,000 DAILY POPULATION



Santa Ana is densely populated and supports many incoming workers in the area, although 71% of Santa Ana workers leave the city for jobs in other areas.



#### CURRENT REVENUE SOURCES

- ON SITE
- Parking (6036 easily accessible parking spaces around the site)
  - Courthouse (weddings and events)

- OFF SITE
- Historic downtown attractions / parking
  - Restaurants and cafes
  - Art walk
  - Galleries
  - Farmer's market (weekly)
  - Movie theaters

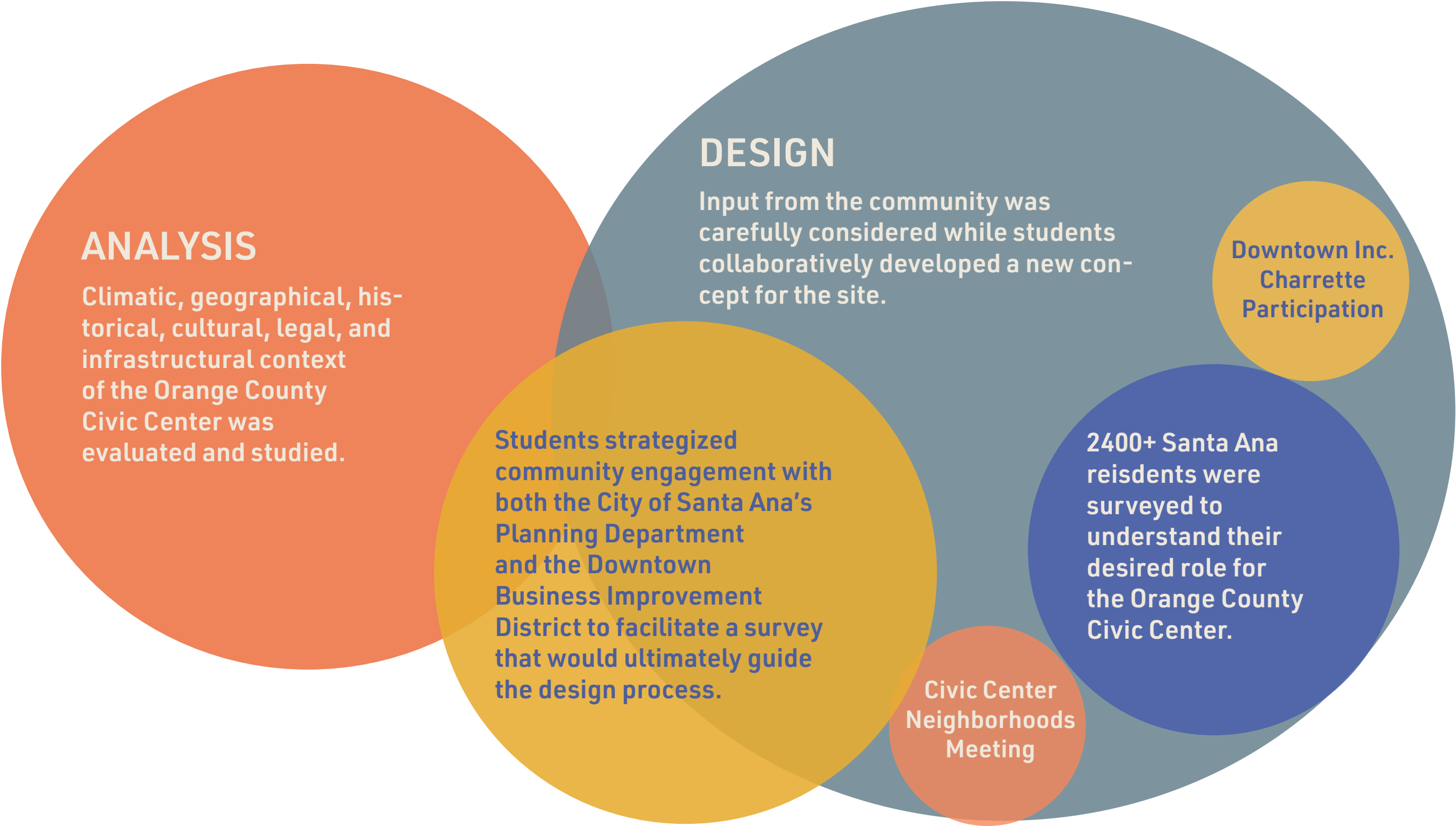
- FUNDING AND PROJECTS
- Active Transportation program (ATP)
  - OC streetcar Project
  - Road maintenance and rehabilitation account
  - Civic center capital project
  - General fund

 Project Boundary

 Santa Ana Historic Downtown District

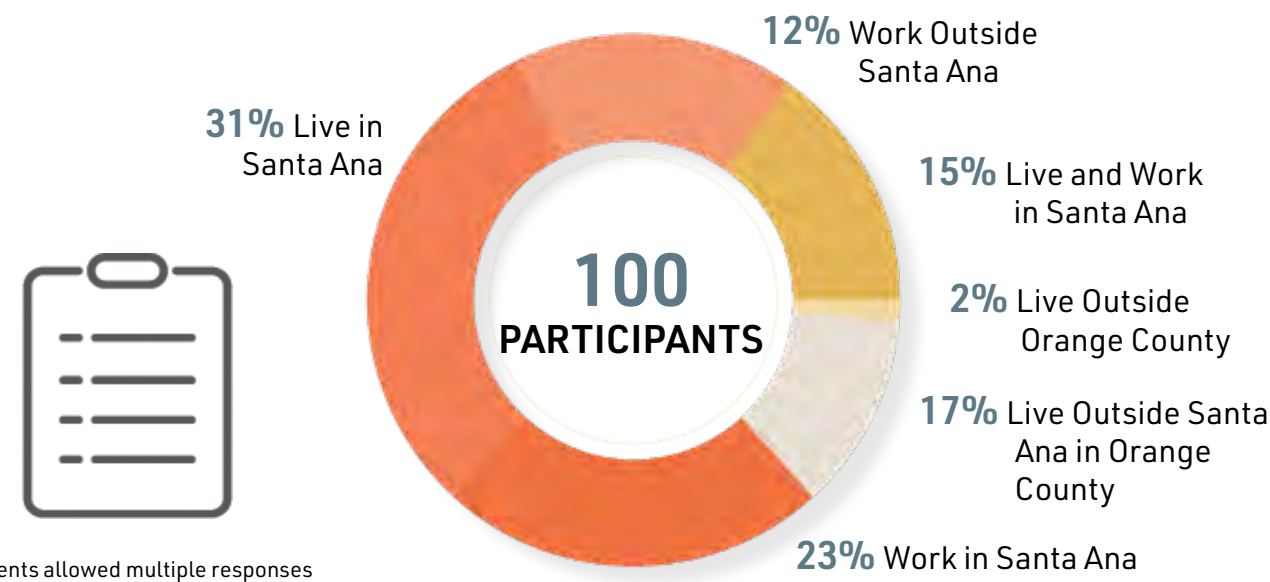
 Current revenue sources (on site)

 Current cohesively operating revenue sources (off site)





# WHO RESPONDED?



\* Respondents allowed multiple responses

## WHAT SHOULD DRIVE A CIVIC CENTER REVITALIZATION PLAN? \*

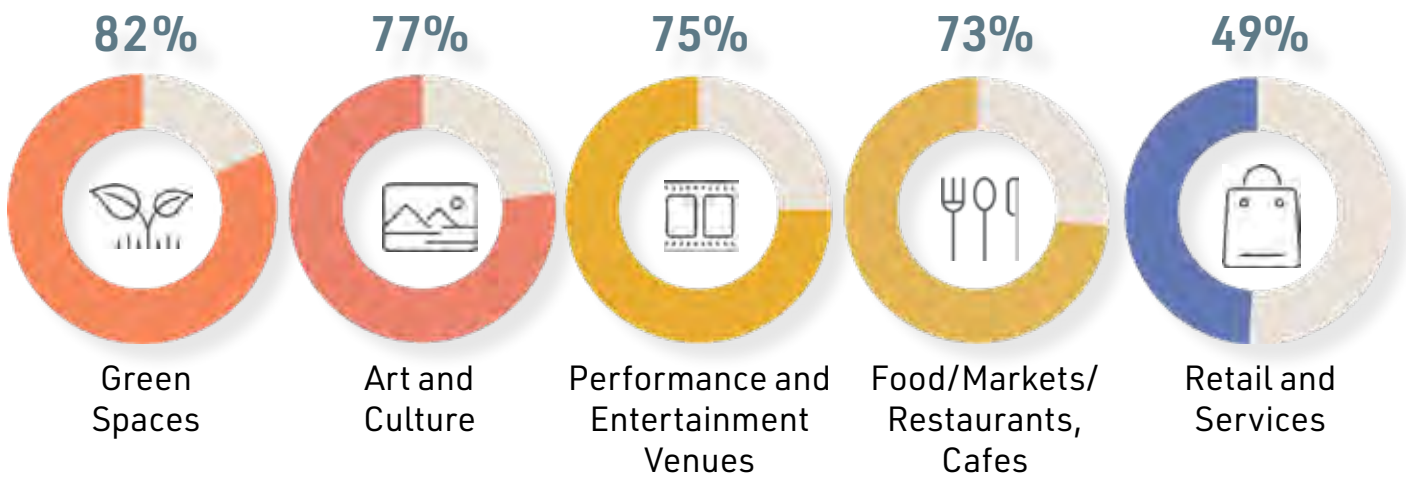
- 71% Public Space Revitalization
- 56% Mixed-Use Redevelopment
- 53% Civic and Cultural Facilities Emphasis
- 48% Activity Programming
- 43% Sustainable Development Practices
- 55% Ethnic Diversity, with a Range of Features that Reflect Santa Ana's Diverse Population



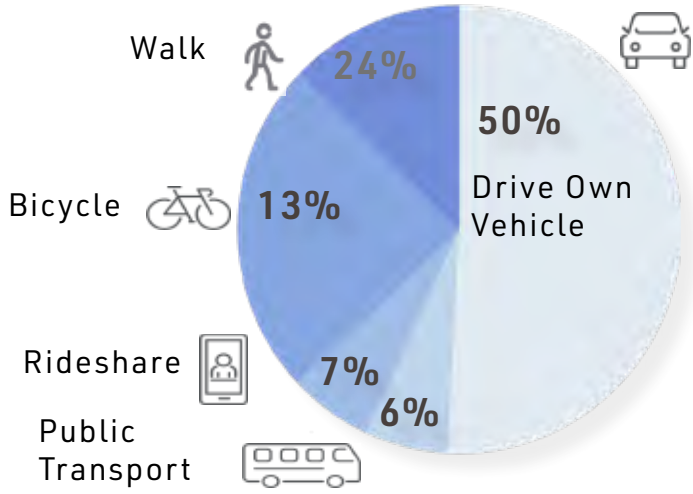
## MOST DESIRED FUTURE ATTRIBUTES \*



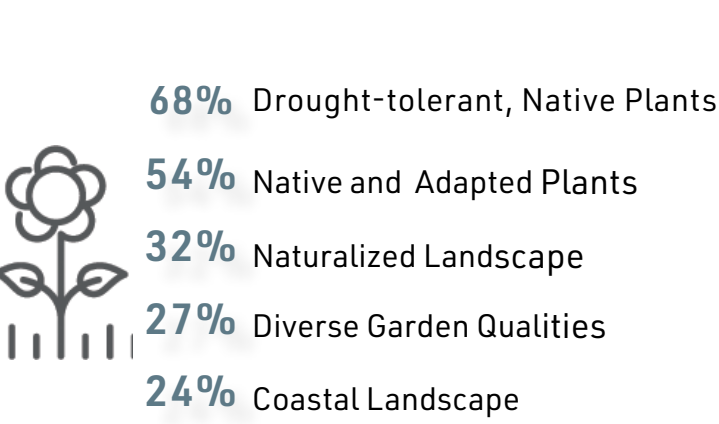
## MOST DESIRED FUTURE USES \*



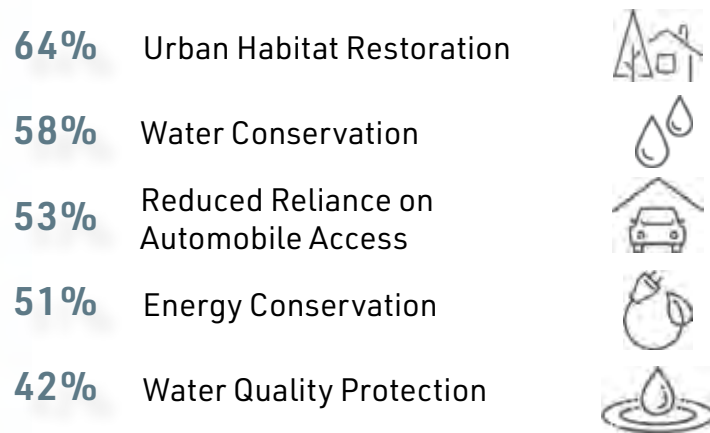
## METHODS OF ACCESS



## MOST VALUED LANDSCAPE\*



## CLEAN ENERGY DESIRES \*

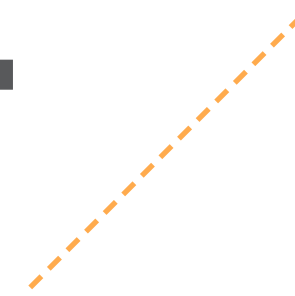


## PREFERRED MANAGEMENT

- 1 Public/Private Partnership
- 2 Nonprofit
- 3 Business Improvement District



# INTENT





## COMMUNITY OF OWNERSHIP



Public space must serve the adjoining local community and they must feel that this is their space, where community-based public life happens.

## REACHING OUT



Public space works best as an interconnected network.



## FLEXIBILITY



Change is all we have. Public space needs evolve and different groups have different needs. Public spaces should accommodate varied needs.

## DIVERSITY



A diverse set of uses yields a diverse set of user groups who may interact.



## CENTERING



A public space without a center is like a man without a head. Centers are where the action is. Centers are the reward. Centers are magnetic.

## CONTAINMENT



People are comforted by boundaries, and some sense of enclosure. People gravitate to rooms and edges.



## AUTHENTICITY



Public space should help you to understand and appreciate where you are in the world.

## ENVIRONMENTAL HEALTH



The planet will be rescued in the public realm. Every project makes a contribution.



# INTENT / DILEMMA

Disconnectedness and a legal system, government focus compromise the viability of the district as the center of urban community.



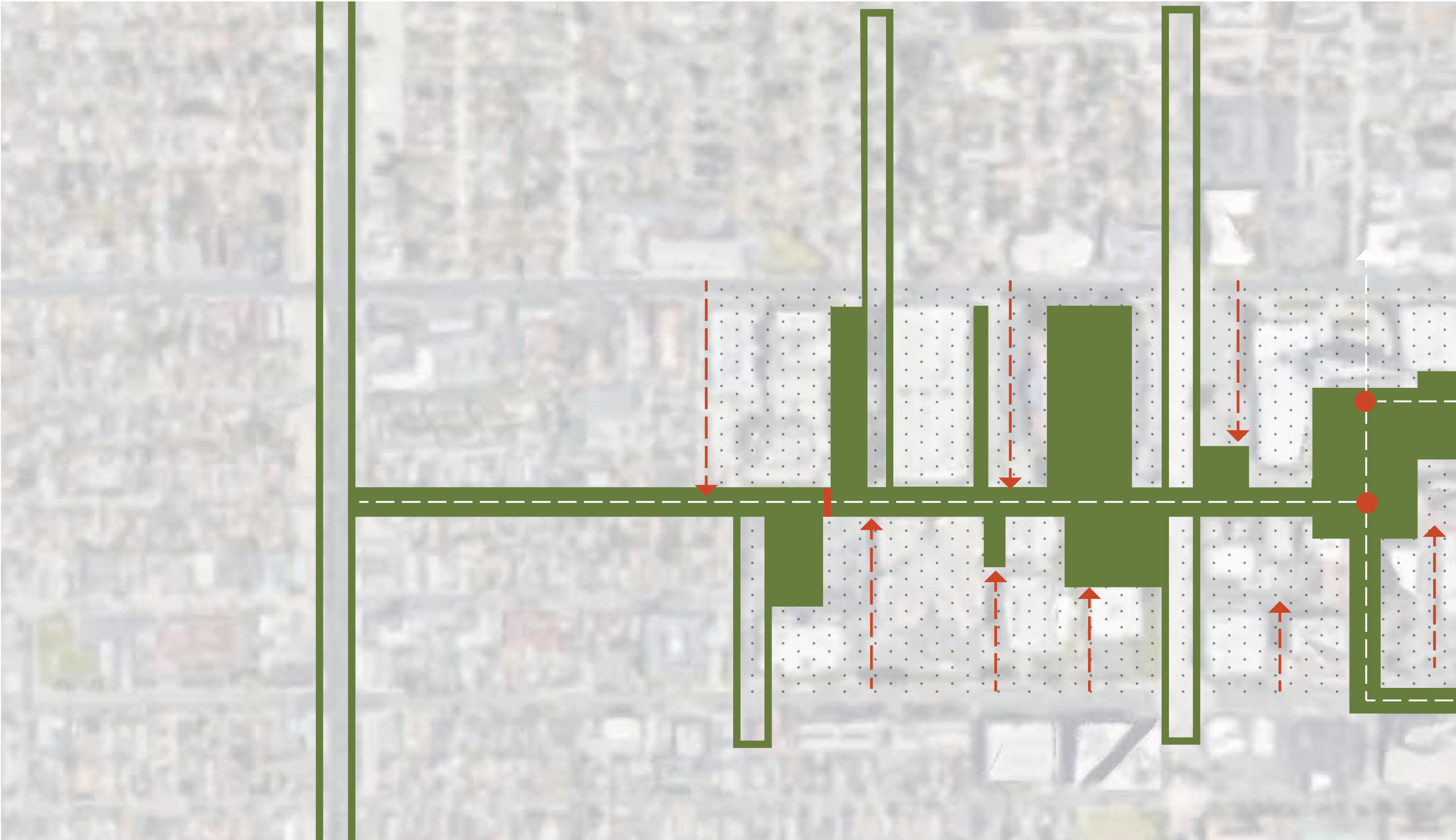


# INTENT / THESIS

By integrating a cohesive mixed-use civic center into the fabric of the city, the district will flourish.







MISSION:

**Give the Civic Center a celebrated  
"Civic Center."**

VISION:

**A grand, cohesive and active green  
space network, visibly rooted in local  
culture and place.**



## ENVIRONMENTAL BEST PRACTICES



- Manage stormwater sustainably
- Improve water quality
- Improve urban habitat
- Mitigate urban heat island
- Reduce energy use

## ECONOMIC VIABILITY



- Enhance economic equity
- Increase revenue
- Create jobs
- Reduce operations and maintenance costs



## COMMUNITY DEVELOPMENT



- Improve recreational and social value
- Enhance health and well-being
- Improve access and equity
- Improve pedestrian safety

## INTEGRAL ART AND CULTURE



- Develop cultural value
- Improve scenic quality and views
- Develop locally authentic public art storyline



# PERFORMANCE OBJECTIVES

## ENVIRONMENTAL BEST PRACTICES

	Baseline Condition	Target Performance	Design Strategies
• <b>Manage Stormwater Sustainably</b>	- All stormwater diverted via storm drains to Delhi channel to Upper Newport Bay or treatment plant then to ocean.	- Treat and store 100% of average annual rainfall. - Reduce potable water usage and costs for irrigation.	- Decrease total acreage of impermeable hardscape. - Utilize landscape-based stormwater management best practices. - Utilize trees for on-site stormwater interception.
• <b>Improve Water Quality</b>	- Low Flow and stormwater runoff during dry season enters Upper Newport Bay and negatively impacts the fragile coastal ecosystem.	- Capture and treat 100% low flow runoff and average annual rainfall for treatment and reuse for onsite irrigation.	- Stormwater capture. - Manage urban runoff. - Phytoremediation.
• <b>Improve Urban Habitat</b>	- Severely lacking tree canopy. - Trees species do not serve local habitat. - Limited plant species diversity.	- Increase tree canopy to at least 60% of site. - Increase the number of trees species and varieties by 400%. - Reduce ambient light levels by 50%.	- Develop new habitat. - Increase habitat quality. - Incorporate water in establishing habitat.
• <b>Mitigate Urban Heat Island</b>	- Average High Temperature in Summer: 85°F.	- Decrease air temperature by 1.8° F. - Decrease temperature under shade by 22° F. - Create shade in 60% of open space.	- Shade trees, shade structures and umbrellas. - Turf grass lawn surface. - Green parking lots. - Green roofs and walls.
• <b>Reduce Energy Use</b>	- No energy reduction practices visible.	- Renewable energy for 100% outdoor lighting, irrigation. - Enhance tree canopy by 400%-500%.	- PV panels on shade structures. - Photovoltaic cells on overhead street lights. - Plant trees along walkways and street corridors.

# PERFORMANCE OBJECTIVES

## ECONOMIC VIABILITY

	Baseline Condition	Target Performance	Design Strategies
• <b>Enhance Economic Equity</b>	- Underdeveloped economic relationship between CC and downtown Santa Ana.	- 100% increase in visitations between CC and downtown. - 50% increase in investment for surrounding neighborhoods. - 5% increase in new business applications.	- Urban connectivity and mobility. - Access to public realm, residential, commercial spaces. - Public transportation, and walking/ bike paths.
• <b>Increase Revenue</b>	- No current opportunities to increase revenue for the city.	- Increase adjoining property value by 60%. - Increase sales tax revenues by 16% (over \$1 million).	- Systems to guide people to engage in activities. - Improved connections to the revenue generating opportunities. - Revenue-generating destinations.
• <b>Create Jobs</b>	- Outdoor jobs focus on maintenance.	- Additional full-time maintenance staff. - Event coordinator. - Numerous part-time park host positions. - Cafe five full-time employees.	- Cafes with outdoor sitting areas. - Ticketed outdoor events. - Food kiosks.
• <b>Reduce Operations and Maintenance Costs</b>	- Old infrastructure facilities cost \$25.8 million to operate. - Antiquated buildings not energy efficient and costly to operate. - Graffiti Abatement Program costs \$1,183,320. - Street Tree Maintenance: \$2,678,885. - \$363,600 revenue from selling Recycled Water	- Attain at least 40% shade coverage of streetscapes from tree canopy. - Retain and reuse on-site at least 25% of wastewater. - Install vegetated green roofs for at least 75% of roof area. - Deter graffiti/vandalism through CPTED principles: 75% wall coverage w/ green landscaping, 75% fence covering with barrier plants, 50% reduction in nighttime dark spots. - Increase recycled water revenue by 25%.	- Shade trees, drought tolerant plants, green roofs. - Use landscape-based stormwater management systems. - Collect and re-use stormwater, irrigation and A/C water. - Drip irrigation systems. - Renewable energy sources.



# PERFORMANCE OBJECTIVES

## COMMUNITY DEVELOPMENT

	Baseline Condition	Target Performance	Design Strategies
• <b>Improve Recreational and Social Value</b>	- Lack of recreational/social activities draws low number of daily visitors.	- Increase area's average park acreage per 1000 residents by 25%. - Increase recreational and spaces for social activities at site by 25%.	- Create programs and spaces for diverse users, specific user groups to be determined.
• <b>Enhance Health and Well-Being</b>	- No existing activities to promote health and well-being.	- All spaces to accommodate both active and passive activities.	- Pathway connections throughout the civic center. - Mixed land use on edges. - Comprehensive lighting.
• <b>Improve Access and Equity</b>	- Limited recreational opportunities in area. - Residents have moderate access to park spaces.	- Establish civic center as park, to enhance walking access by 50%.	- Streetscape design strategies to encourage access by local residents. - Park amenities that meet the needs of existing local residents and employees. - Coordination on affordable housing with local organizations and government offices
• <b>Improve Pedestrian Safety</b>	- 89 pedestrian collisions in Santa Ana 2018. - 48 bicycle collisions in Santa Ana 2018. - 2014-2017 pedestrian deaths increased from 49-68.	- Vision Zero; zero pedestrian deaths per year.	- Speed limit of 25 mph in district. - Comprehensive lighting. - Mid-block pedestrian crossings. - Mid-block pedestrian crossings. - Wayfinding signage for pedestrians. - Paving graphics to visually enhance crosswalks, and/or utilize raised crosswalks. - Decrease crosswalk distance using curb extensions.

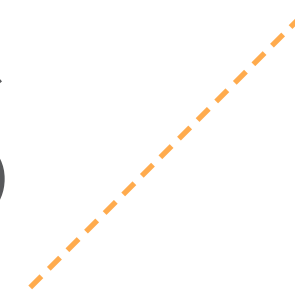
# PERFORMANCE OBJECTIVES

## INTEGRAL ART AND CULTURE

	Baseline Condition	Target Performance	Design Strategies
<ul style="list-style-type: none"> <li>• <b>Develop Cultural and Ethnic Value</b></li> </ul>	<ul style="list-style-type: none"> <li>- No significant cultural sites to attract visitors to CC (except for Old County Courthouse).</li> </ul>	<ul style="list-style-type: none"> <li>- Create a complete network of spaces that integrate community and culture.</li> </ul>	<ul style="list-style-type: none"> <li>- Develop physical and social connections between the neighboring communities and the Civic Center.</li> <li>- Creative placemaking, arts, culture and educational activities.</li> <li>- Authentic places with a sense of community ownership.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Improve Scenic Quality and Views</b></li> </ul>	<ul style="list-style-type: none"> <li>- Baseline: 0</li> <li>- Appearance is generally poor, disconnected, has no cohesion.</li> </ul>	<ul style="list-style-type: none"> <li>- Use Army Core of Engineer's VIA to increase the view desirability from a 0 to a 3.</li> </ul>	<ul style="list-style-type: none"> <li>- Increase vegetation and trees.</li> <li>- Screen existing undesirable views.</li> <li>- Consider terminus views, line of sight, view corridor hierarchy.</li> <li>- Highlight desirable architectural views.</li> </ul>
<ul style="list-style-type: none"> <li>• <b>Develop Locally Authentic Public Art Storyline</b></li> </ul>	<ul style="list-style-type: none"> <li>- No public art storyline that connects the Civic Center to the community.</li> </ul>	<ul style="list-style-type: none"> <li>- National Assembly of State Arts Agencies (NASAA) model to assure that communities receive cultural, civic, economic, and educational benefits from the arts.</li> </ul>	<ul style="list-style-type: none"> <li>- Create destination areas with art as the focus.</li> <li>- Connect artwork to the local community to give them "ownership".</li> <li>- Develop art to "reflect" the community.</li> </ul>



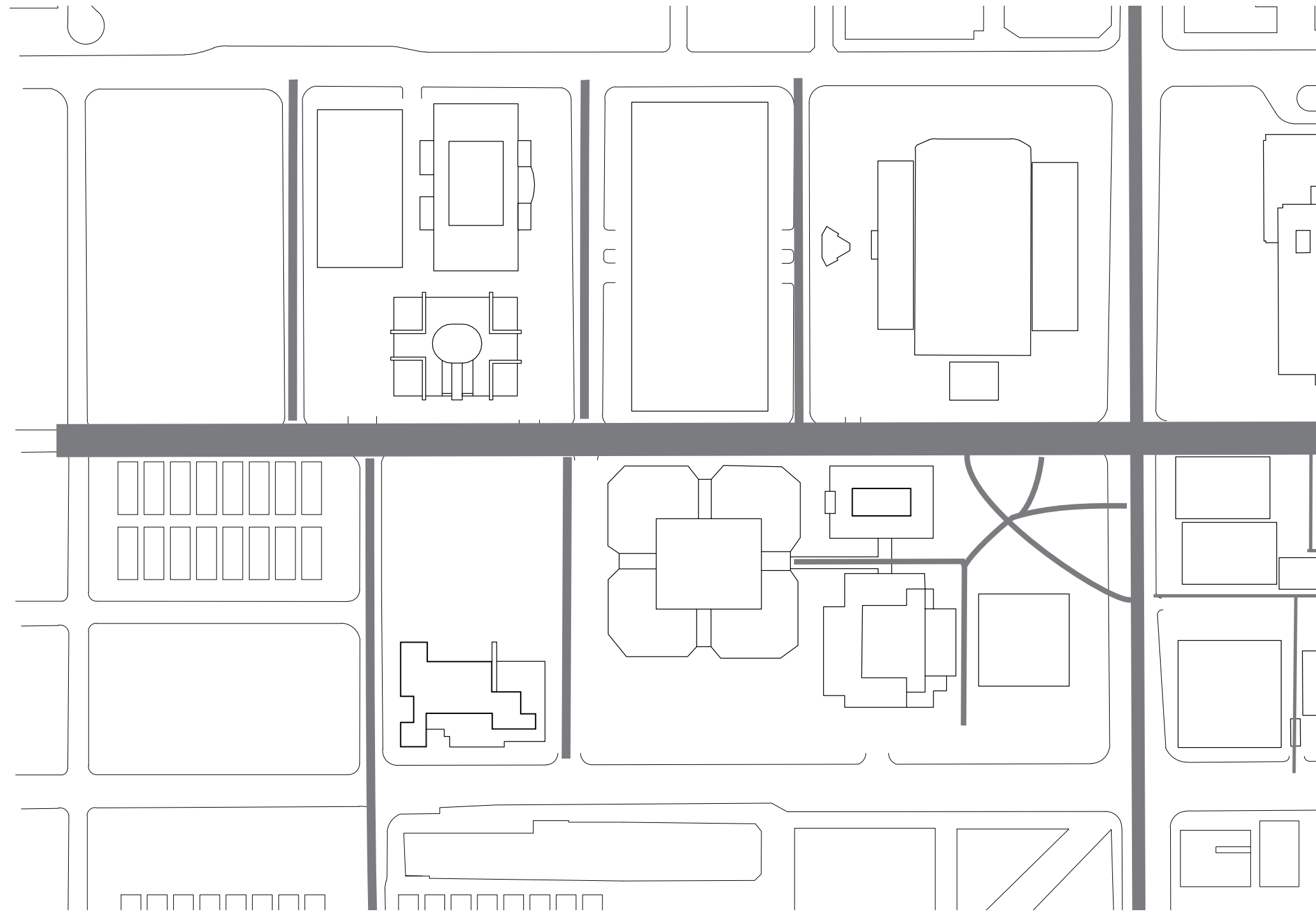
# SYSTEMS



# SYSTEM

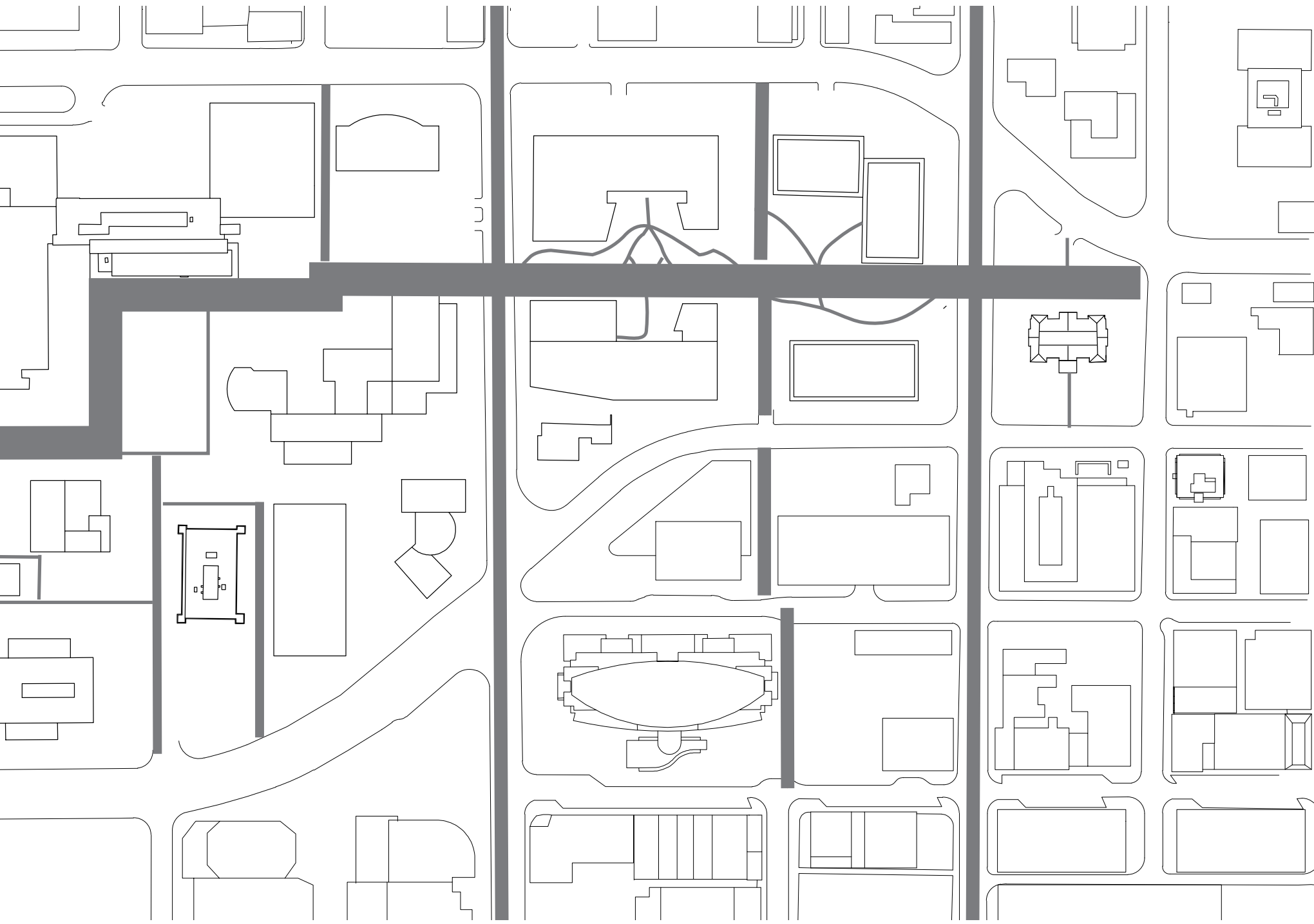
## CIRCULATION HIERARCHY

A clear pedestrian circulation hierarchy connects and unifies a cohesive open space system and links





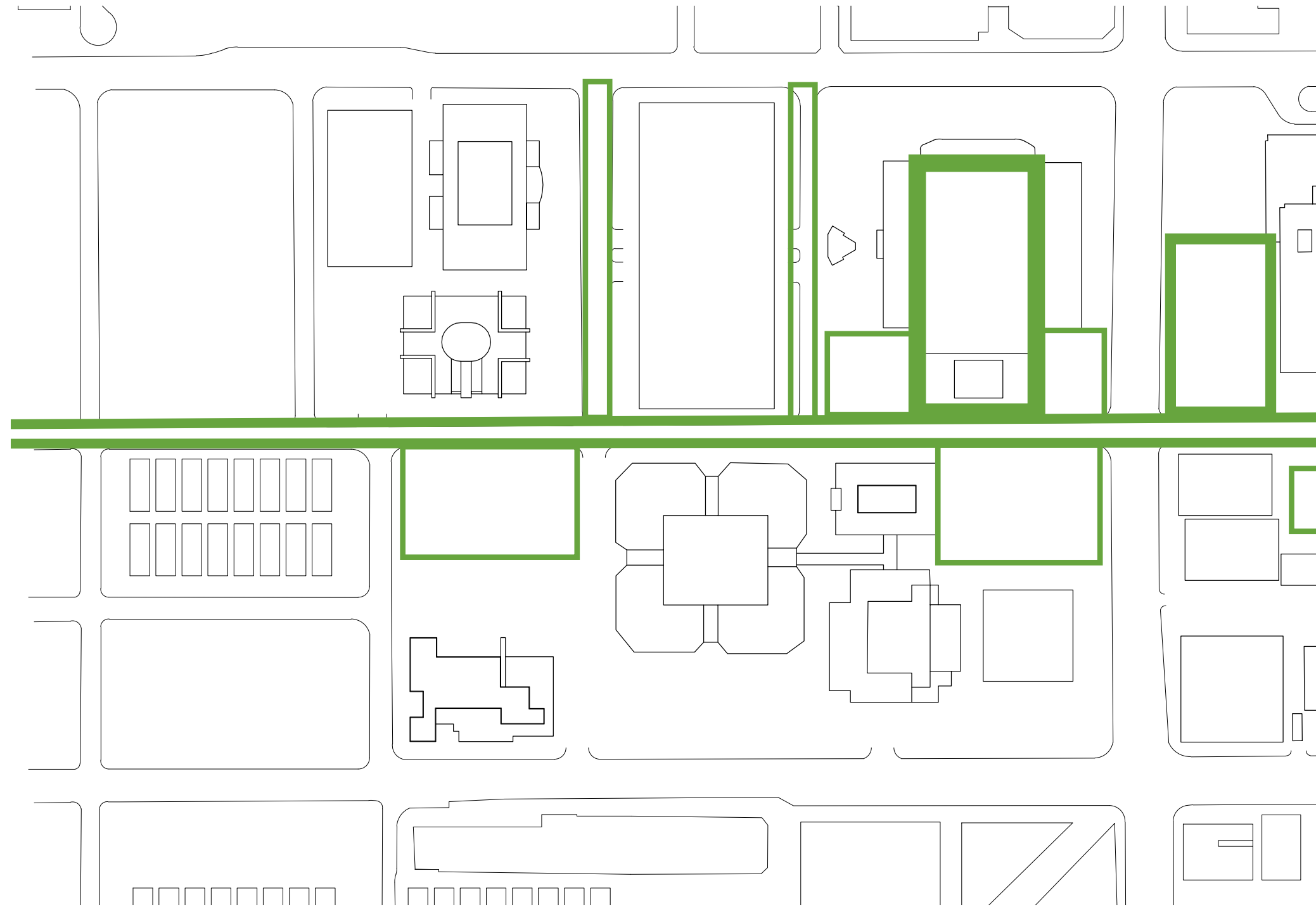
s the Civic Center to the urban fabric.



# SYSTEM

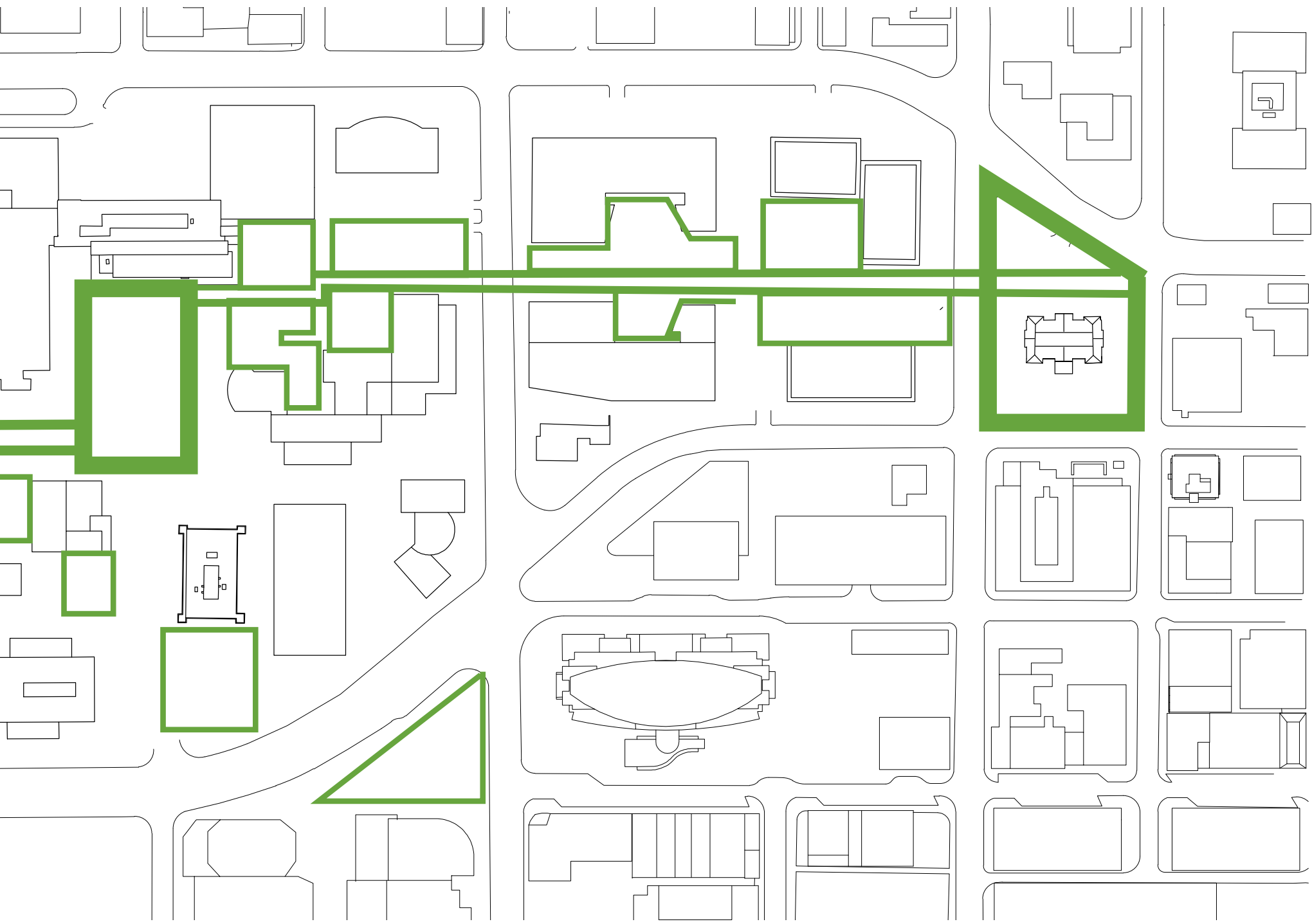
## SPATIAL HIERARCHY

Landscape is used to frame a range of spaces, from intimate to grand, for both daily uses and program





mmmed events.



# SYSTEM

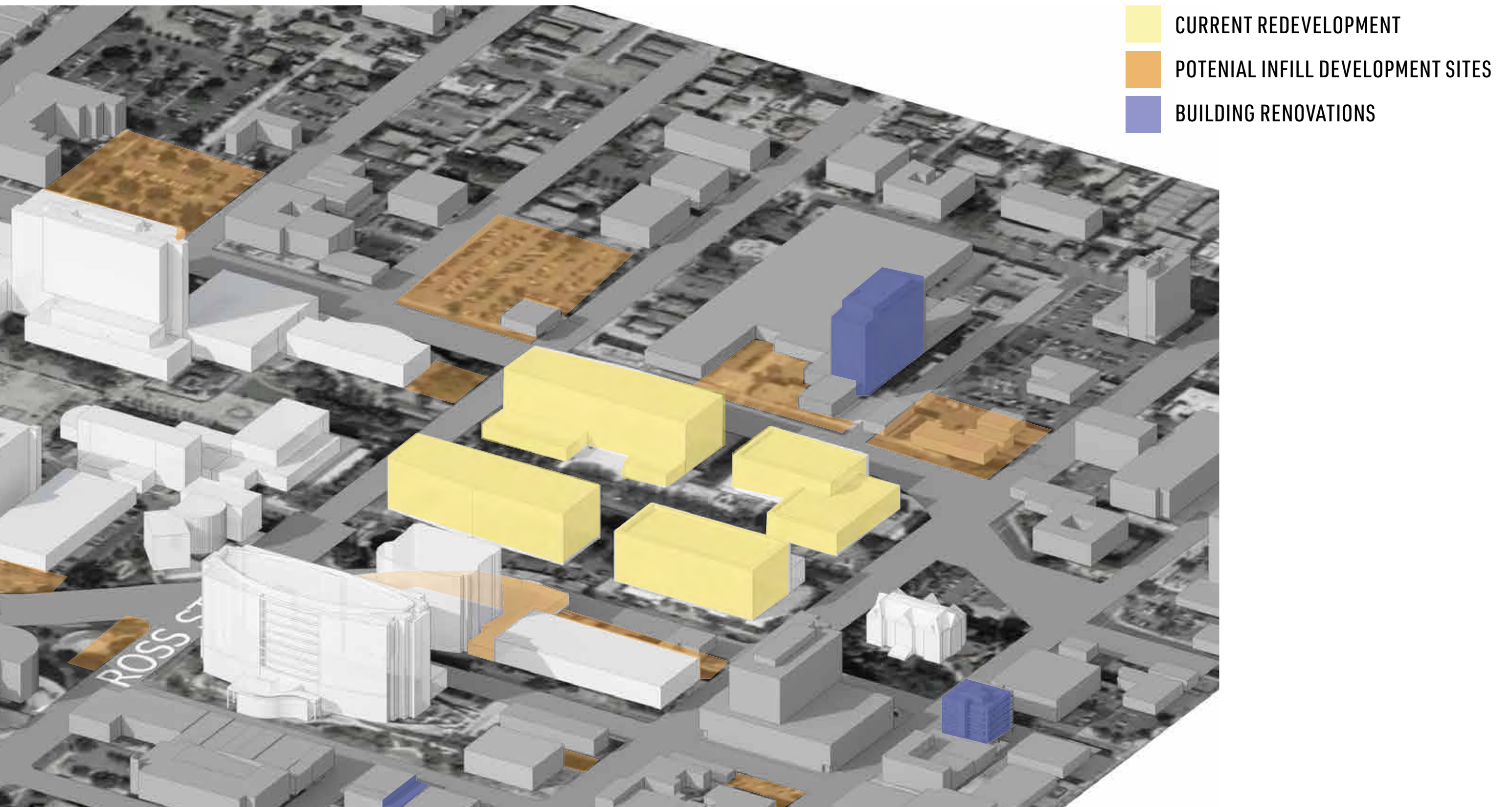
## INFILL

Infill and redevelopment sites are reimagined with housing, businesses and ground floor services to





facilitate a walkable transit-oriented urban community.



# SYSTEM

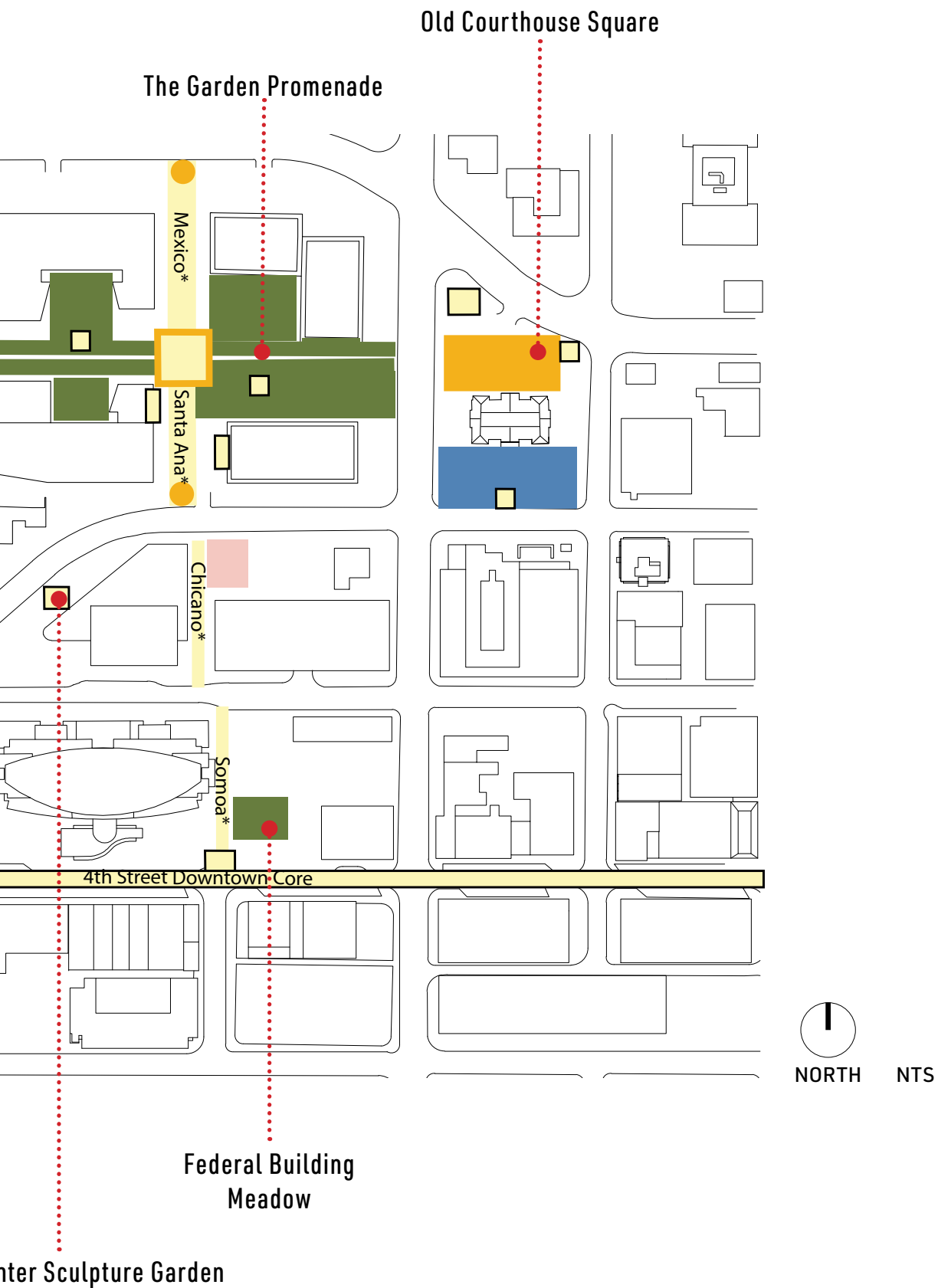
## PROGRAMMING, ART AND CULTURE

Flexible spaces offer a variety of programming, dining, performance and civic spaces, grounded in O





# Orange County's rich ecology, communities, arts and culture.



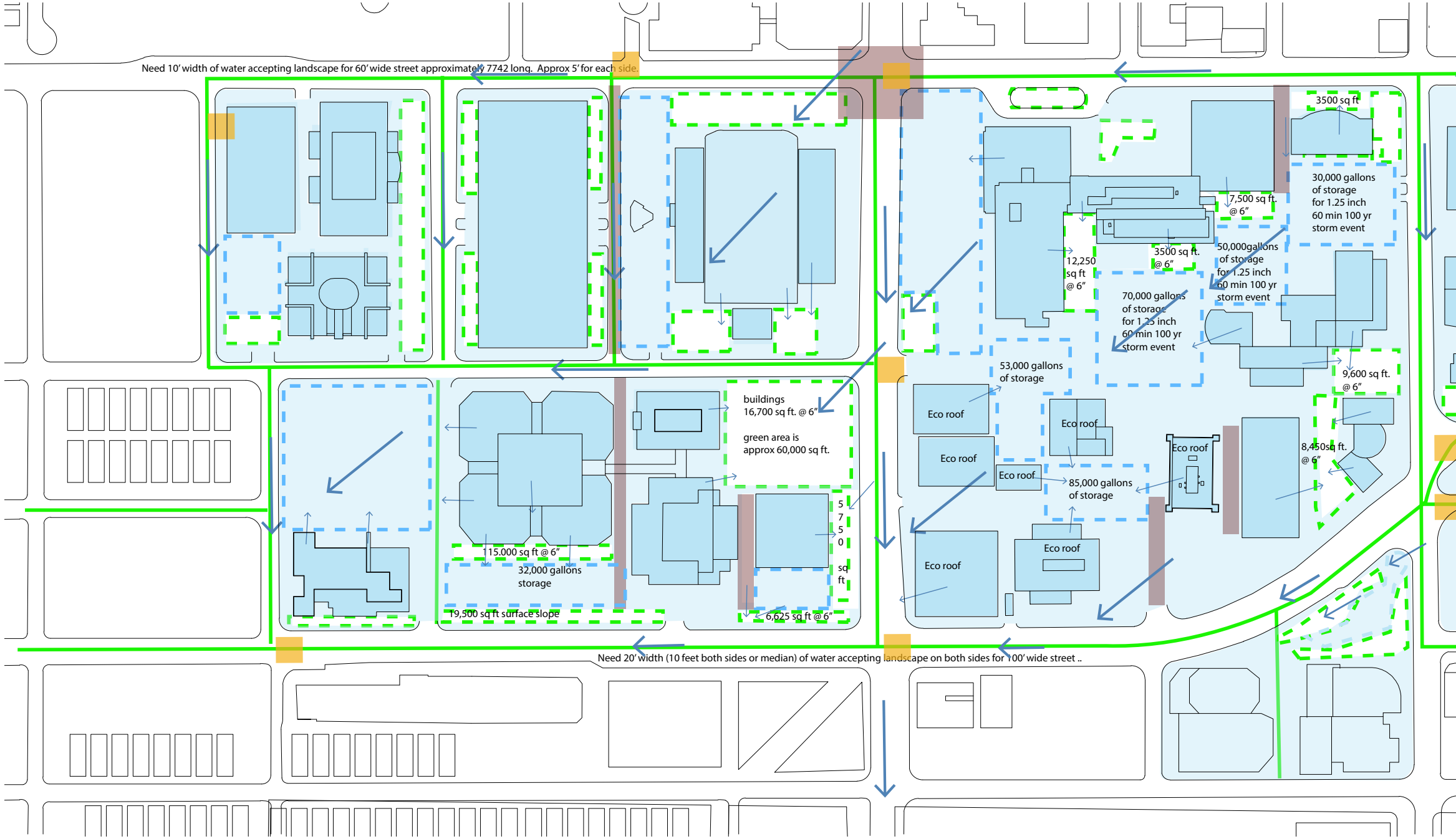
- Visual Arts - sculptures, installations, murals, exhibits, community curated green alleys
- Food - restaurants, food truck pods, cafes, ethnic food kiosks
- Performances - music, dance, festivals, fairs, community events, gatherings
- Ecology - botanical gardens, large rain gardens, riparian corridor, urban forests, green walls, green roofs
- History - historic gardens, California indigenous gardens
- Literature - library gardens, study areas, book fairs, contemplative gardens
- Play - playgrounds

\* Cultural identities of alley installations are flexible and revolving

# SYSTEM

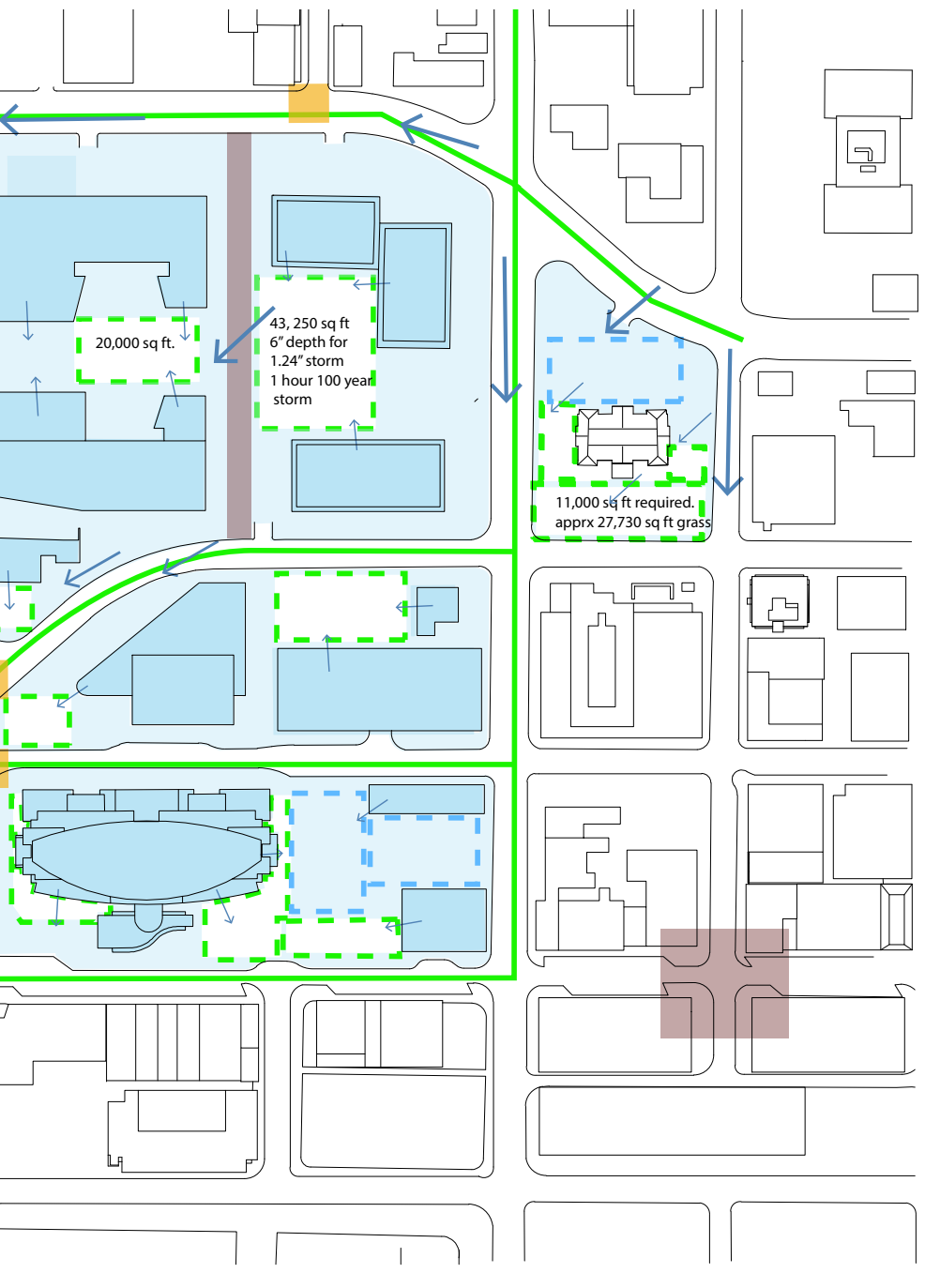
## SUSTAINABLE WATER MANAGEMENT








Capture and Reuse, Filtration and Recharge, Flood Control – Ecological services principles and susta





Sustainable stormwater management drive the overall design.



-  Capture and Reuse, Green Roof
-  Capture and Reuse Space
-  Percolation Ground Plane
-  Linear Filtration and Recharge
-  Filtration and Recharge Space
-  Conveyance Roof
-  Conveyance Runnels
-  Catch Basin Locations
-  Existing Areas of Flooding



# SYSTEM LANDSCAPE-BASED STORMWATER MANAGEMENT

## GREEN ALLEYS



Percolation and Filtration - Prevalent softscape percolating groundplane. High canopy, columnar and potentially pollarded trees to allow for visibility.

## GREEN ROOFS



Capture and Reuse, Wildlife Habitats. Green roofs can eliminate 50-80% stormwater runoff and can be planted with native grasses and meadow plantings that provide wildlife habitat and building insulation.

## STORMWATER FOUNTAINS



Capture and Reuse - Water features that capture, store, and reuse water. During dry periods fountains are replenished with recycled water. Phytoremediation processes can be made visible to the public.

## PERMEABLE PAVERS



Percolation and Filtration - Permeable pavers allow water to filtrate, percolate and filter through the soil.

## GREEN WALLS AND HORIZONTAL PLANTERS



Percolation and Filtration - Horizontal planters and green walls capture and recirculate water and direct water to groundplane planters.



Linear Filtration and Recharge - Rich riparian canopy and understory support regional wildlife habitat.



RUNNELS



Conveyance - Direct runoff from impermeable surfaces to water features and rain gardens enhances the edges of pedestrian pathways.

TREE WELL SWALES



Conveyance - Stormwater and irrigation water ditches in orange groves on site make reference to historic conveyance from the Santa Ana River to historic orchards.

RAIN GARDENS



Filtration and Recharge - More extensive riparian landscapes make reference to the Santa Ana River ecosystems, capture and filter stormwater in the Civic Center watershed and provide wildlife habitat for birds and invertebrates.



Runnels down stairs create sound and interest and reveal the process of stormwater conveyance.



Conveyance - Interconnected tree wells allow retention and conveyance of stormwater throughout the Civic Center.



Depths of rain gardens can vary from 6" to a few feet depending on location and amount of stormwater capture needed for the site.



# SYSTEM

## MACRO LANDSCAPE ECOSYSTEMS

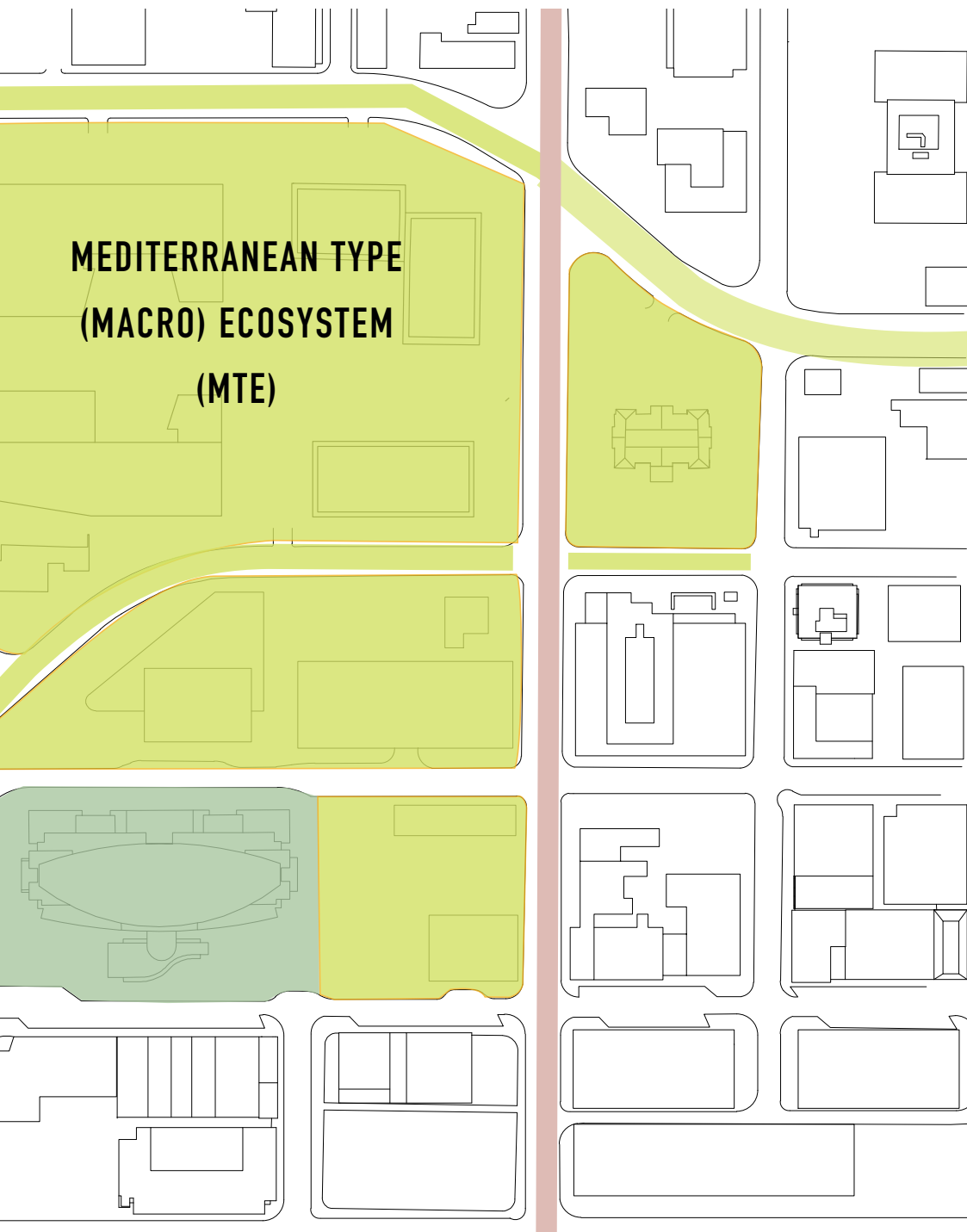
Regional ecosystems are used to inform contemporary civic center landscapes, telling an abstract story



**"Acknowledgement of indigenous land and sustainable land stewardship practices" COMMUNITY INPUT**



story. Imported and adapted landscapes play a role in this storyline.



## MEDITERRANEAN TYPE MACRO ECOSYSTEM

Includes all micro Mediterranean ecosystems. Coastal Live Oak alleé with mixed oaks, lemon scented gum and California fan palm. Gardens with plants from New Zealand, Australia, Chile, South Africa and the Mediterranean.

## LOS ANGELES BASIN ECOSYSTEM

Oak alleé walk has a concentration of California Oaks. Contemplative Forest consists of Torrey pine, Canary pines, Catalina Ironwood and Incense cedar groves. The understory plantings represent the ecosystems of chaparral, coastal scrub, oak meadows and some riparian plantings.

## SANTA ANA RIVER ECOSYSTEMS

Oak alleé is blended with a riparian canopy of valley oaks, California sycamore and cottonwood with an understory of California ash and box elder.

## NORTH SOUTH FLOWERING SOUTH AMERICAN TREES

Broadway Street Tree: Tabebuia

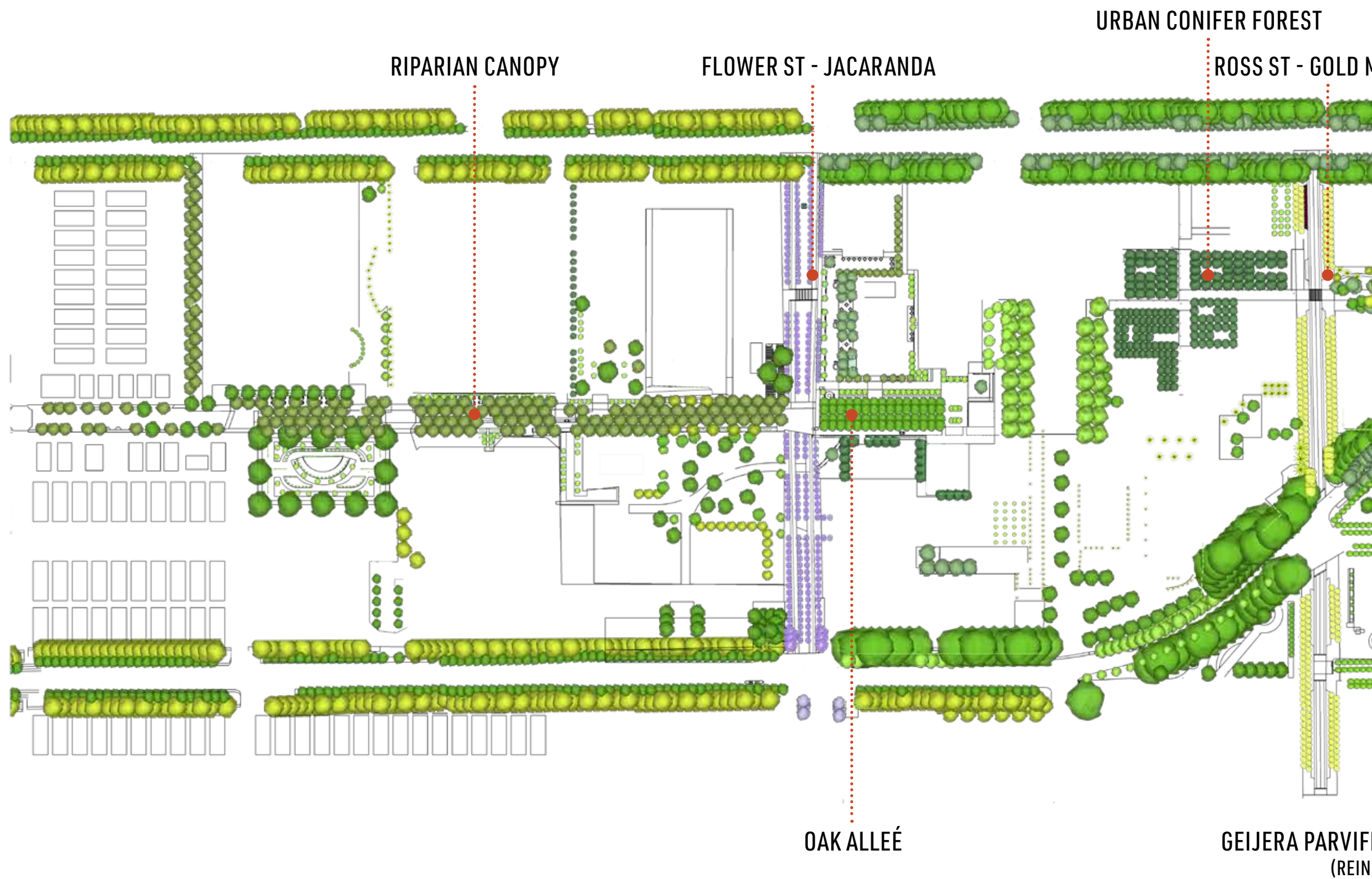
Ross Street: Gold Medallion

Flower Street: Jacaranda

# SYSTEM

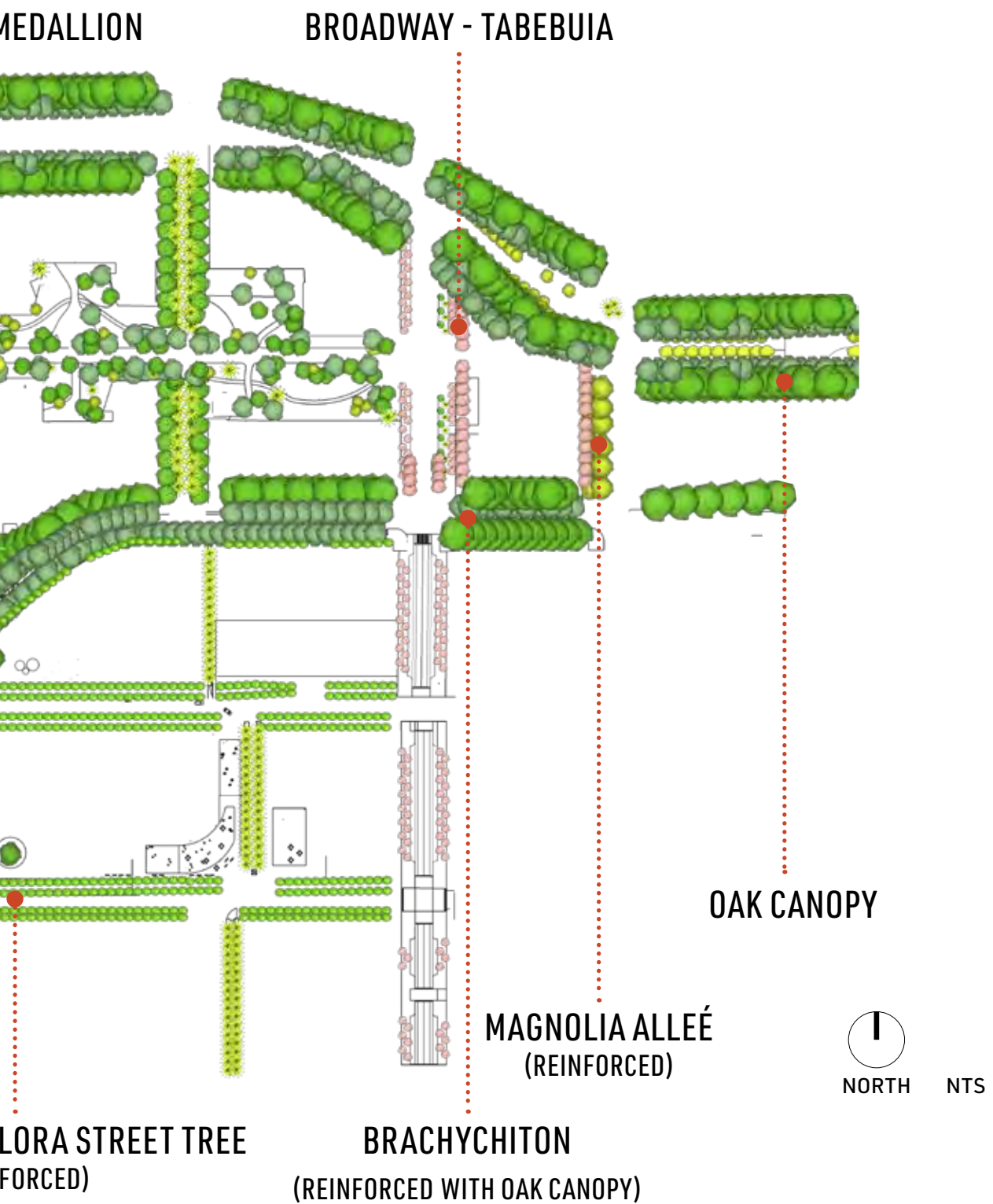
## RESILIENT TREE CANOPY

Mediterranean and California oaks transition to a sycamore dominant canopy, establishing a resilient





nt treescape. Flowering street trees define north-south connections to neighborhoods and downtown.



OAK CANOPY



SYCAMORE CANOPY



LEMON SCENTED GUM



JACARANDA CANOPY



GOLD MEDALLION TREE



TABEBUIA TREE



BOTTLE TREE



HONEY LOCUST TREE



MAGNOLIA

# SYSTEM

## MULTI LEVEL CANOPY AND HABITAT

Tree canopy variance supports urban biodiversity and represents the macro and micro ecosystems of

*Magnolia grandiflora* -

Provides cover for small birds and mammals.

*Olea europea* -

Historical significance.

Mediterranean, biodiverse, drought tolerant plantings with regional historic relevance.

*Quercus agrifolia* -

Provides critical wildlife habitat, preferred by federally endangered least Bell's vireo, federally endangered least tern and provides wintering grounds for over 32 species of birds. Widely planted for wildlife restoration.

*Handroanthus heptaphyllus* -  
Nectar for bees and hummingbirds.



OLD COURTHOUSE SQUARE TO BROADWAY  
Mediterranean with old growth trees preserved

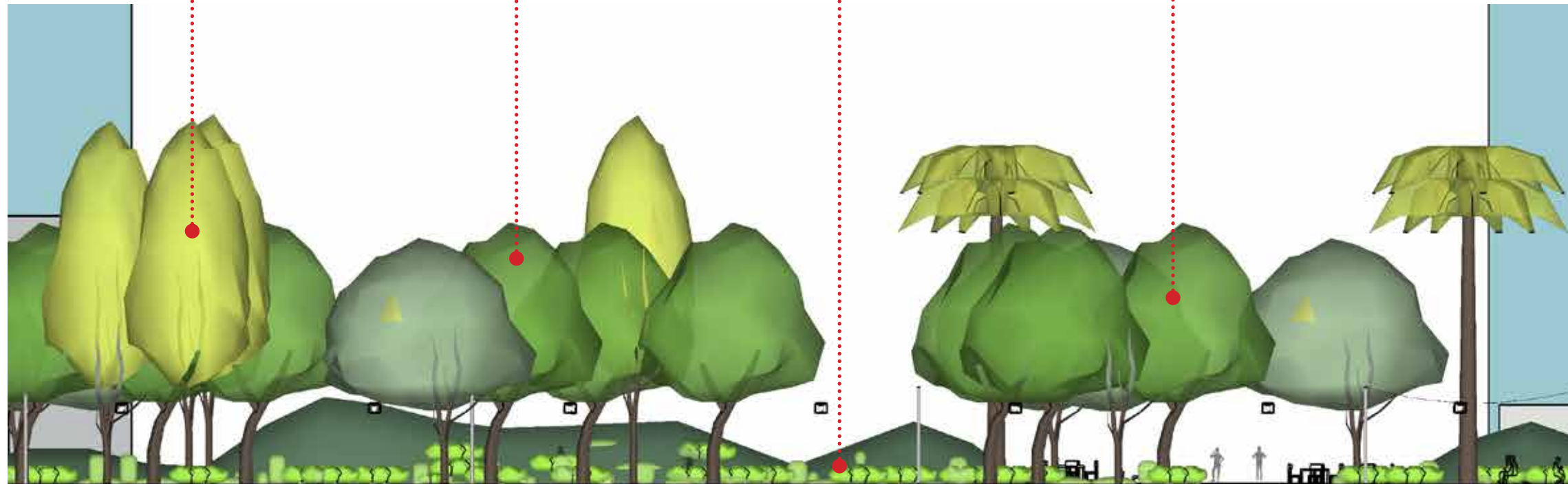


Biodiverse botanical gardens featuring  
Mediterranean, drought tolerant plants from  
Chile, South Africa, New Zealand, Australia,  
the Mediterranean and California.

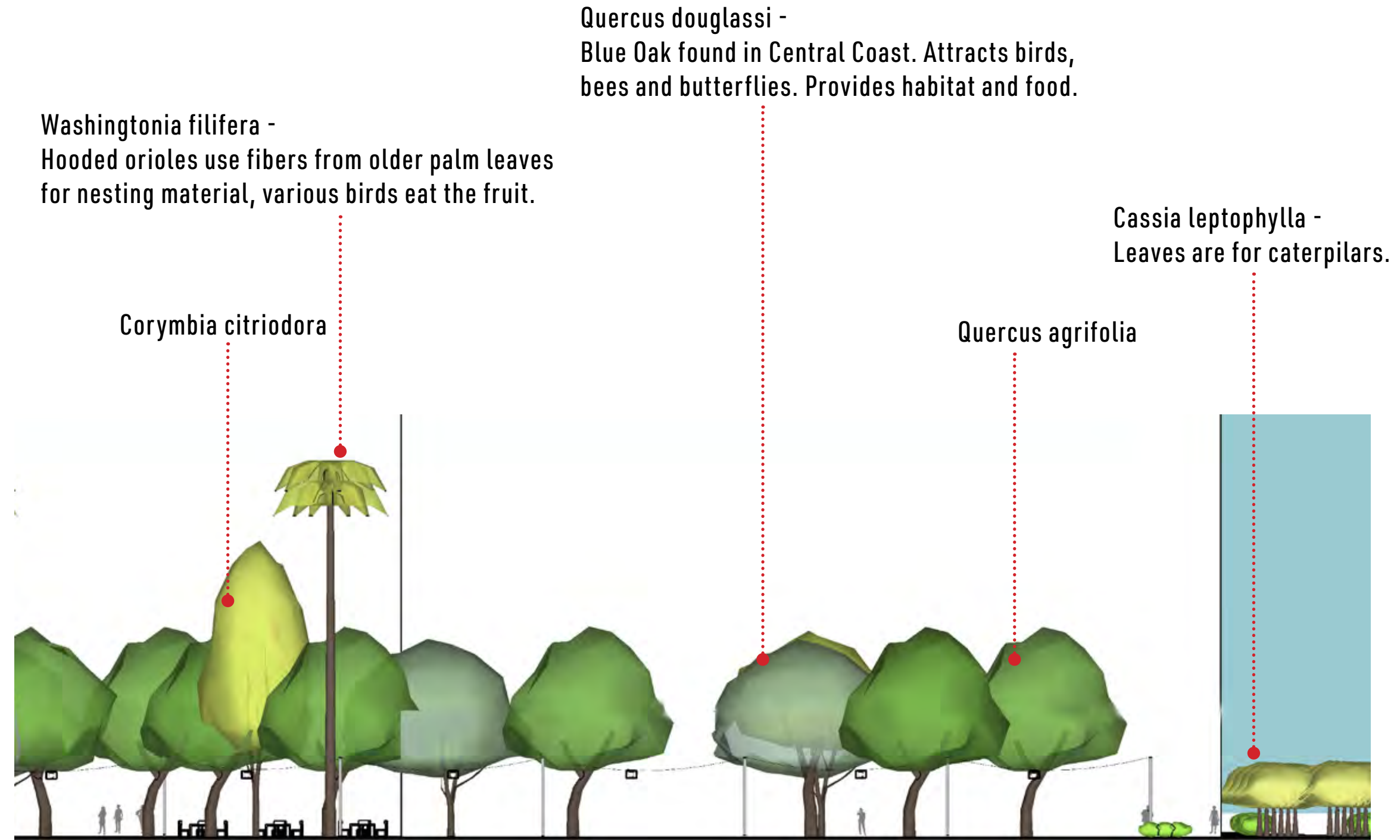
*Corymbia citriodora* -  
Attracts birds and bees.

*Quercus agrifolia*

*Phoenix canariensis*

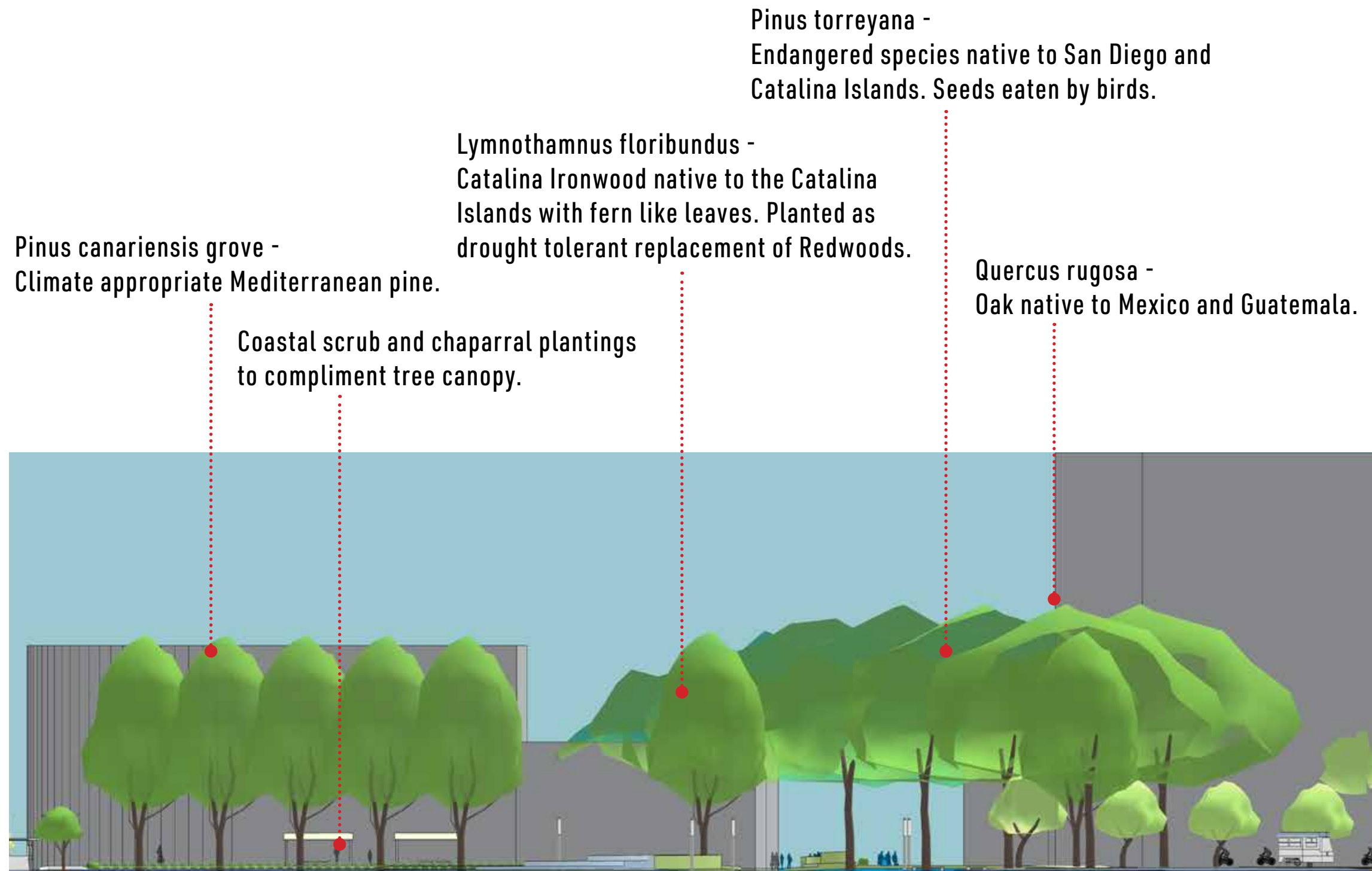


THE GARDEN PROMENADE  
Mediterranean tree canopy

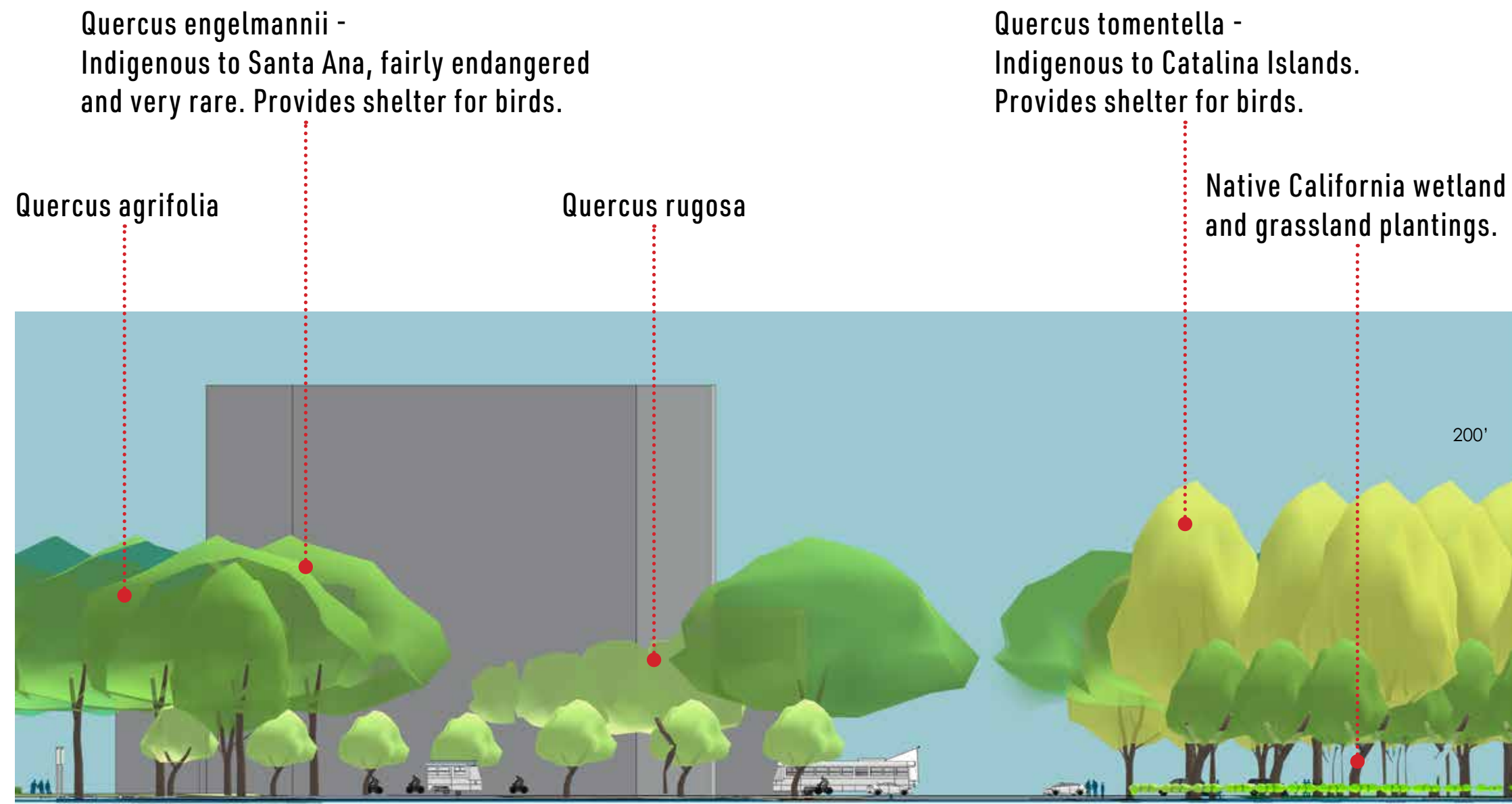


THE GARDEN PROMENADE TO ROSS STREET  
Multi level canopy of California and Mediterranean Oaks





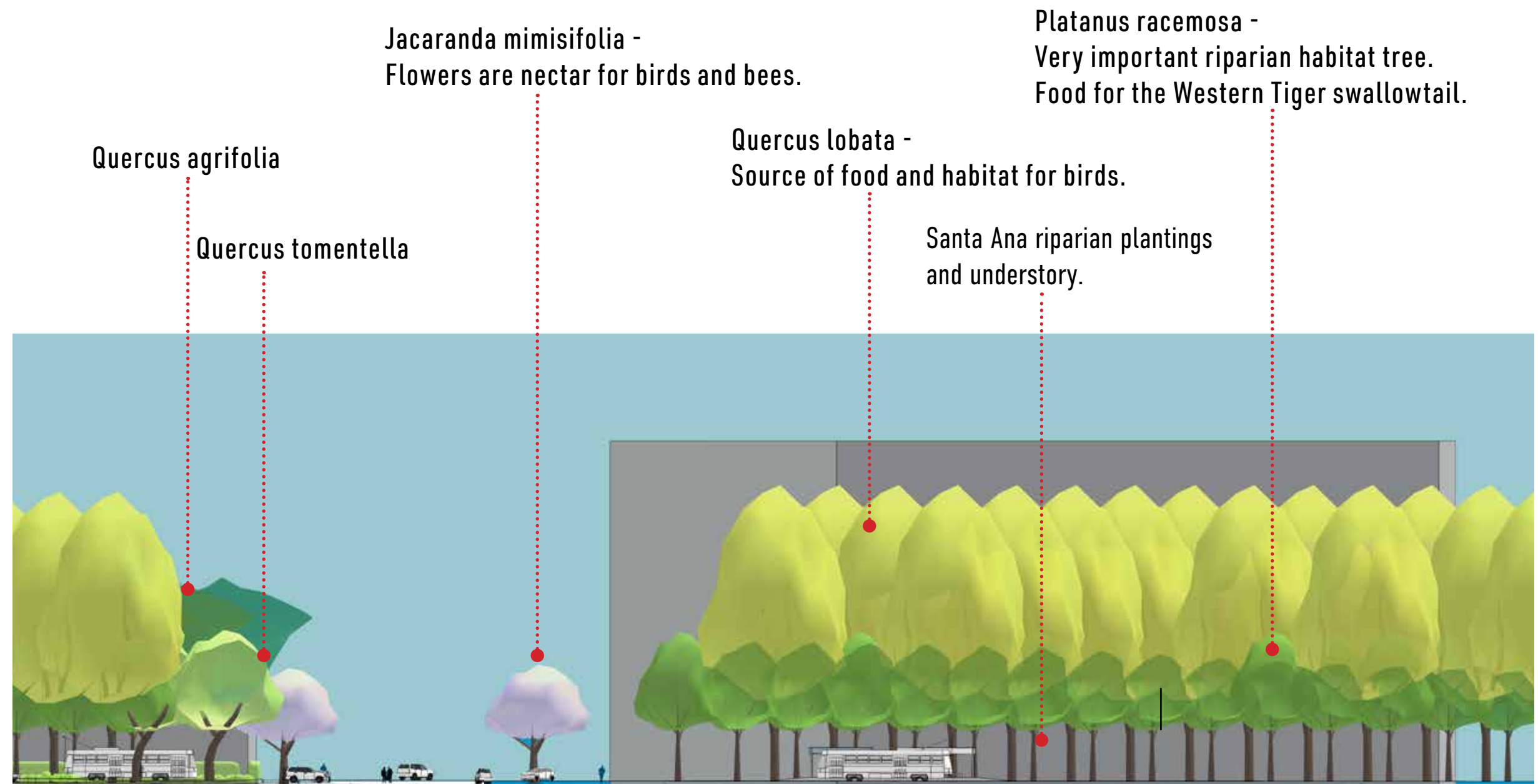
THE CONTEMPLATIVE FOREST  
Pine groves with a focus on LA Basin understory plantings



#### ALLEY AND COMMUNITY LAWN

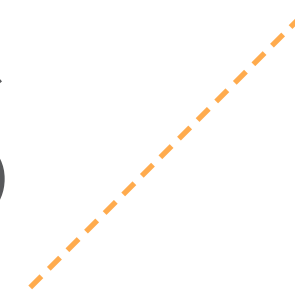
California Oak walk includes the rare and endangered Engelmann oak of the Santa Ana and San Gabriel regions



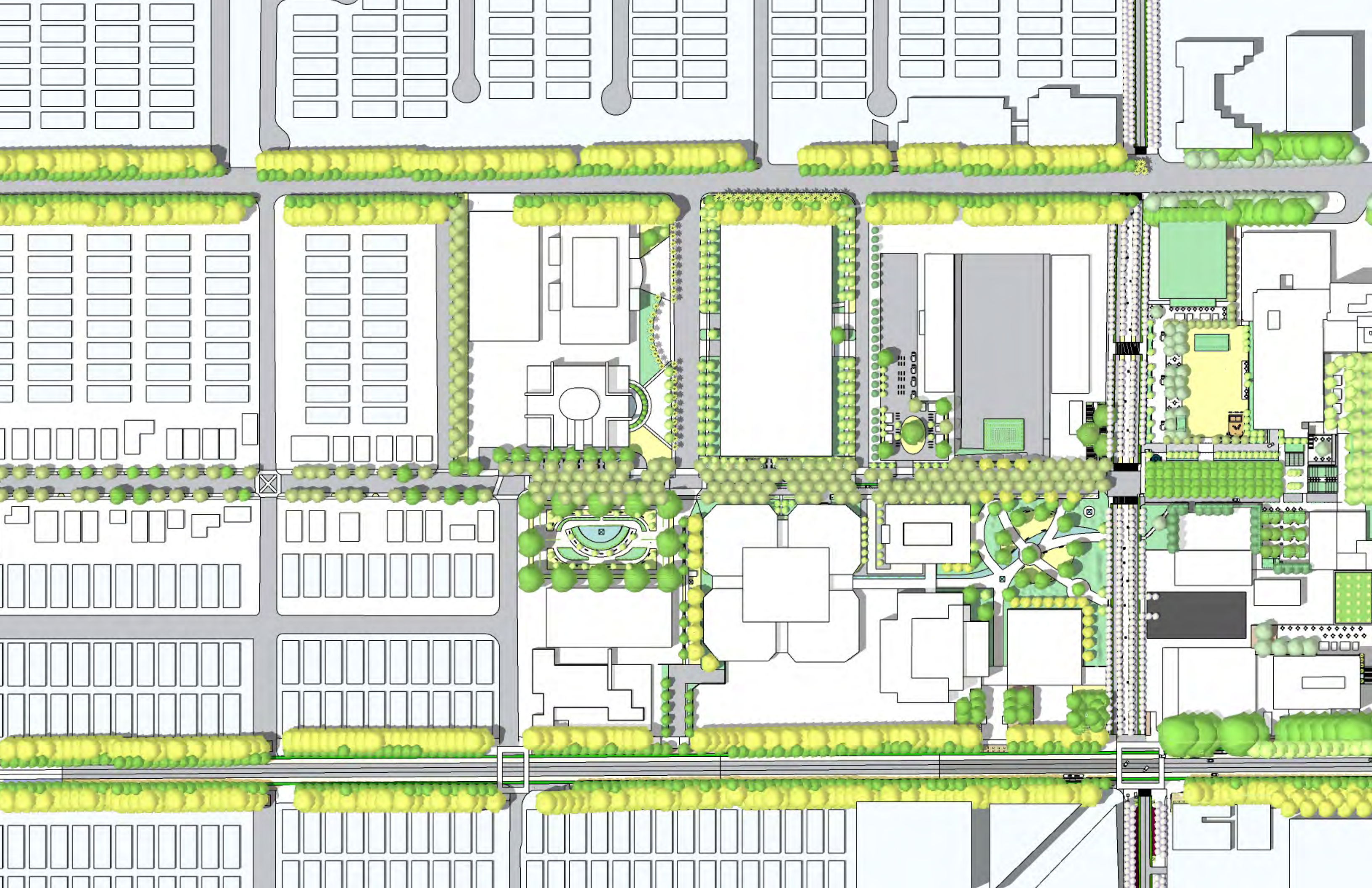


6TH STREET PAVILLION PARK, FLOWER STREET AND 6TH STREET PROMENADE  
California riparian oaks and sycamores provide tree canopy for a series of linear and larger rain gardens

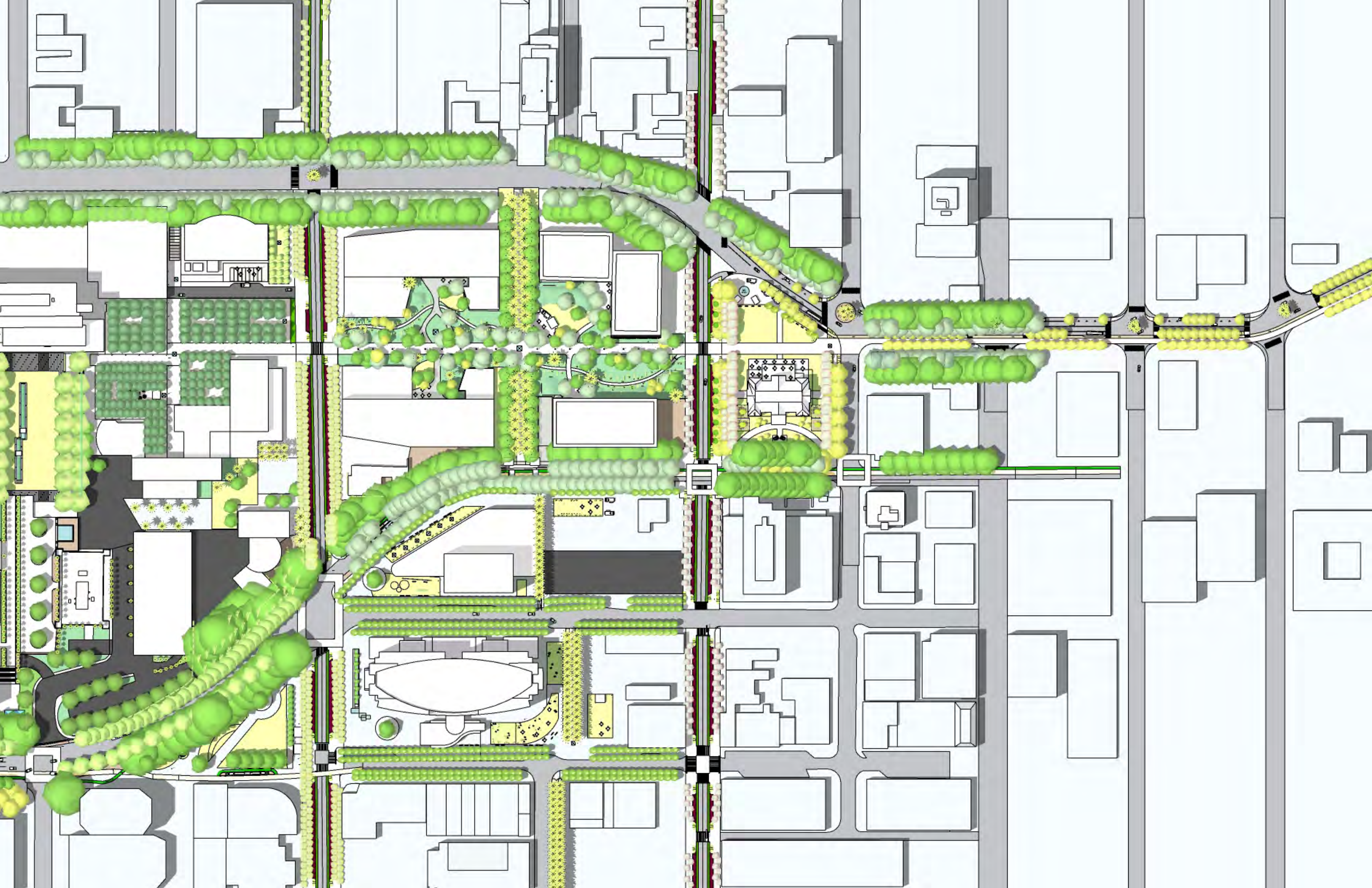
# CONCEPTS





















# CONCEPT

## OLD COURTHOUSE SQUARE

A historic link between the Civic and Transportation Centers



NORTH NTS



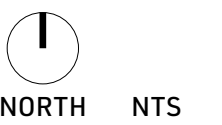
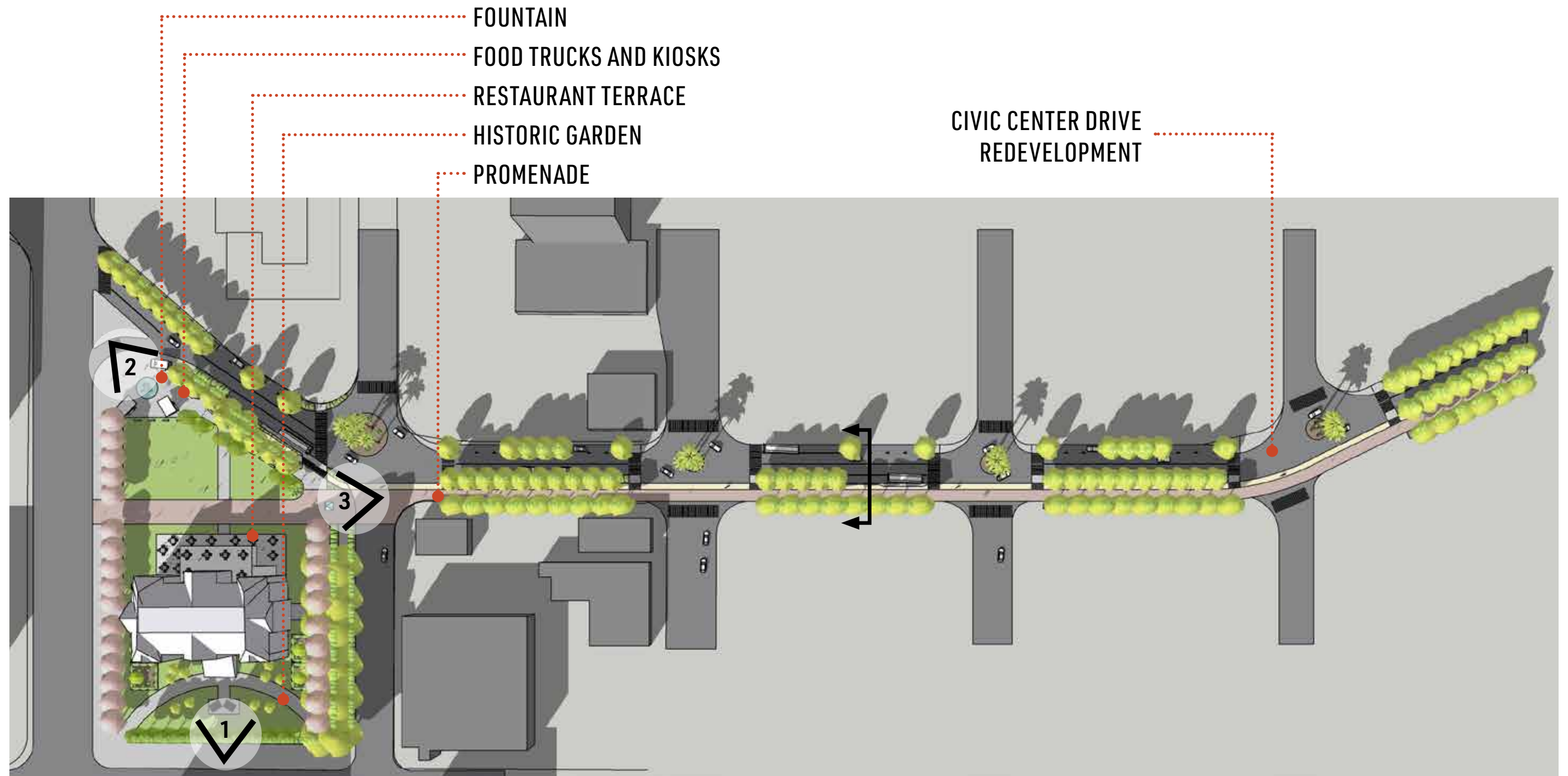


BRYANT PARK RESTAURANT



BRYANT PARK LAWN







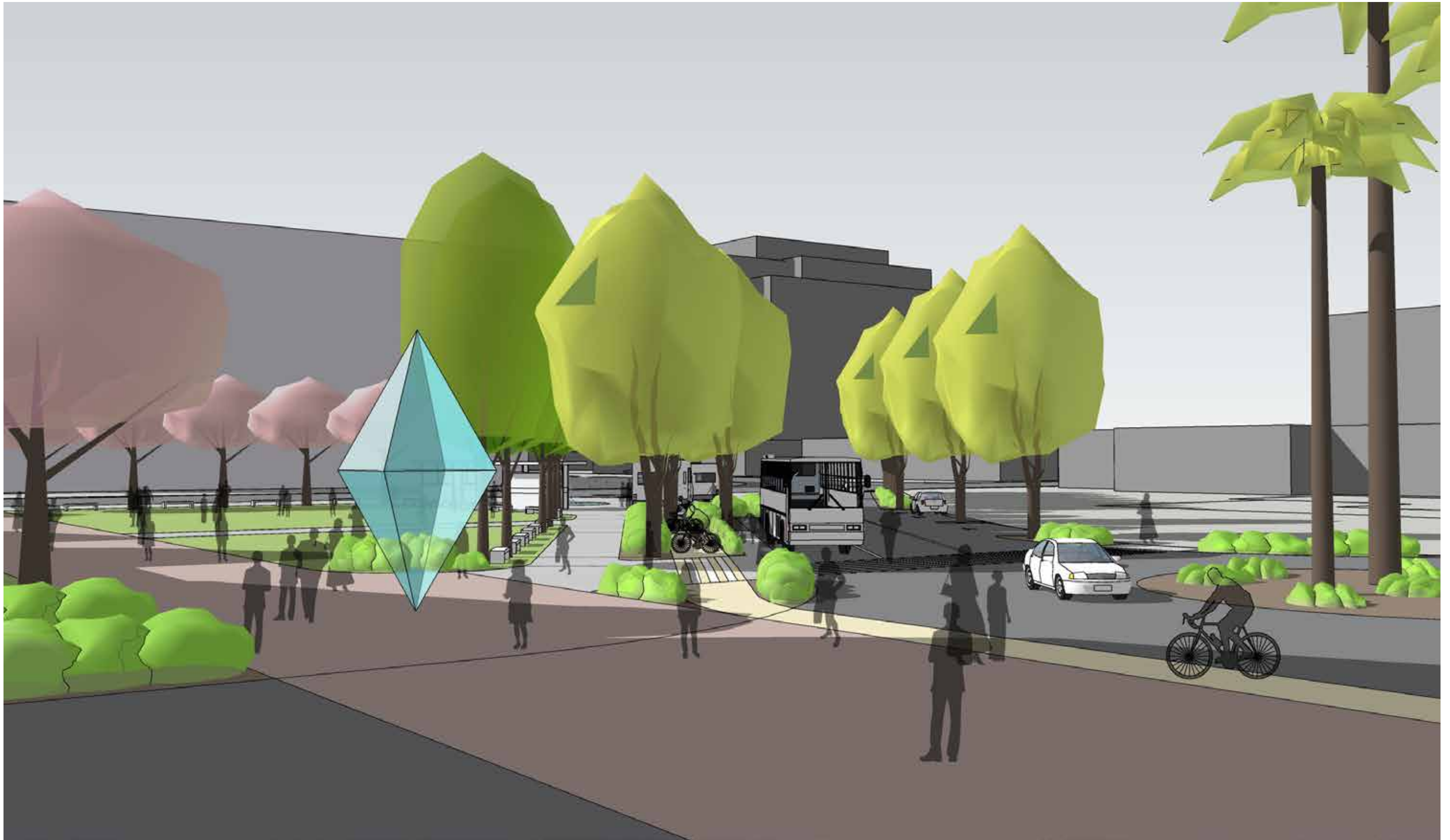


**< 1** HISTORIC GARDEN









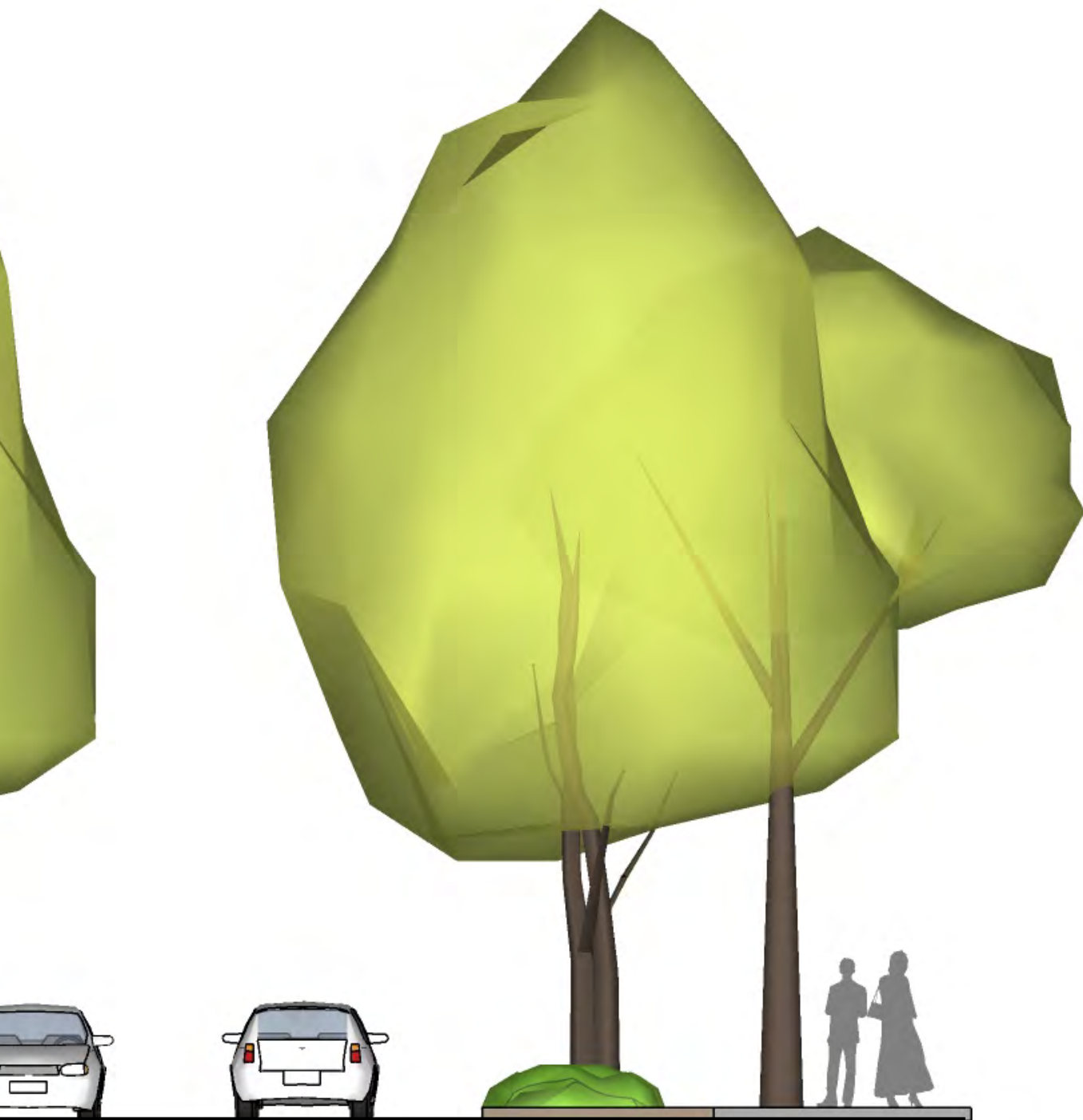
### 3 CIVIC CENTER DRIVE PROMENADE





SECTION: CIVIC CENTER DRIVE REDEVELOPMENT

SIDEWALK 10' - 0"	PROMENADE 12' - 0"	BIKE LANE 6' - 0"	MIX USE: BUS PULL-OUT PLANTING SEATING 9' - 0"	TR
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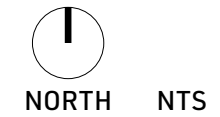


TRAFFIC LANE 11' - 0"	TRAFFIC LANE 11' - 0"	MIX USE: STREET PARKING PLANTING 9' - 0"	SIDEWALK 10' - 0"
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# CONCEPT

## THE GARDEN PROMENADE A Botanic Corridor





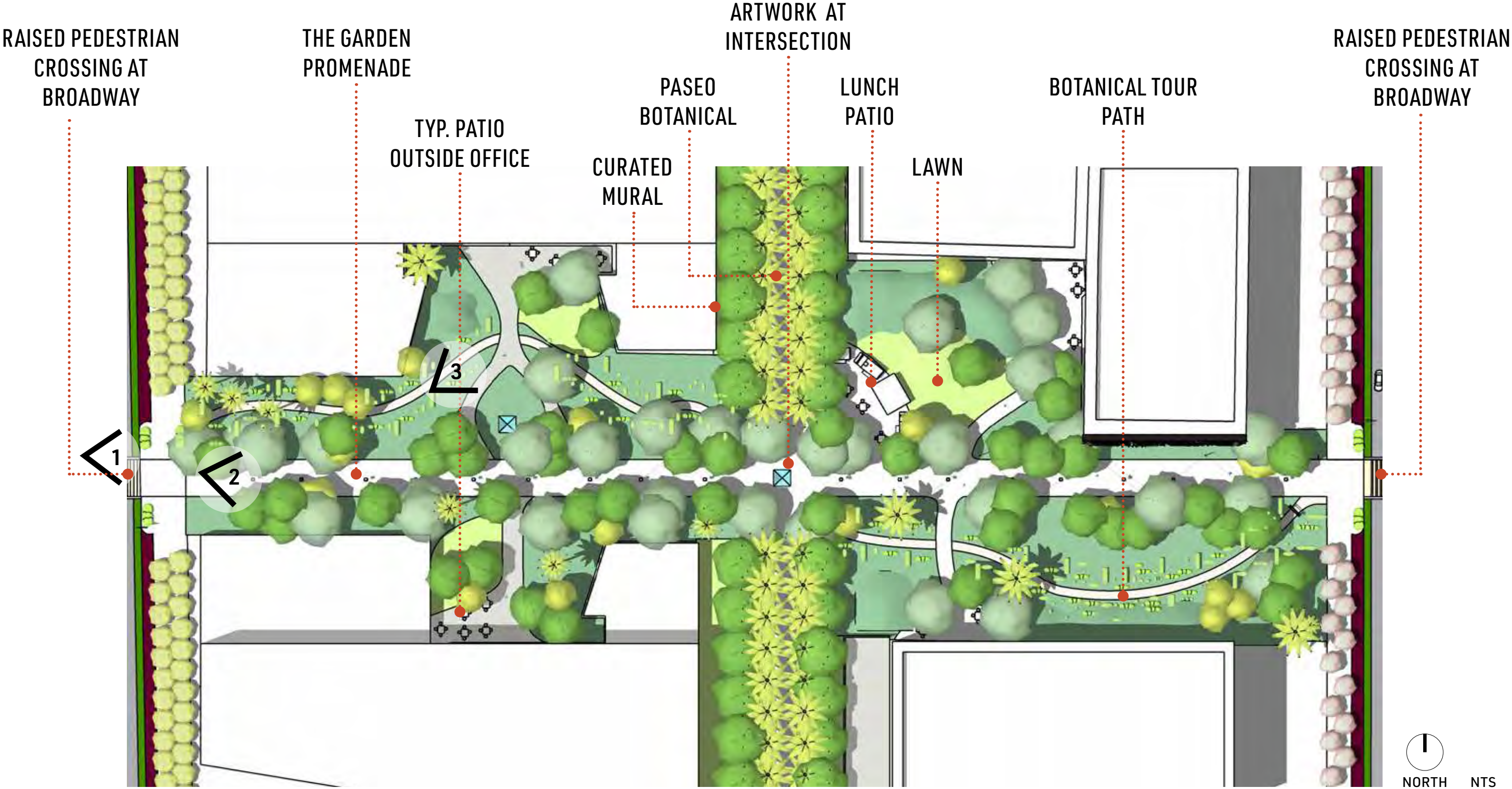


QUEEN ELIZABETH OLYMPIC PARK - FIELD OPERATIONS



MEDITERRANEAN GARDEN PATH - KELLY KILPATRICK







"Green areas with amenities that give people something to do" COMMUNITY INPUT



1 WEST ENTRANCE





## < 2 MAIN PROMENADE



3 LUNCH PATIO



# CONCEPT

CONTEMPLATIVE FOREST  
A space for thought and reflection



NORTH NTS



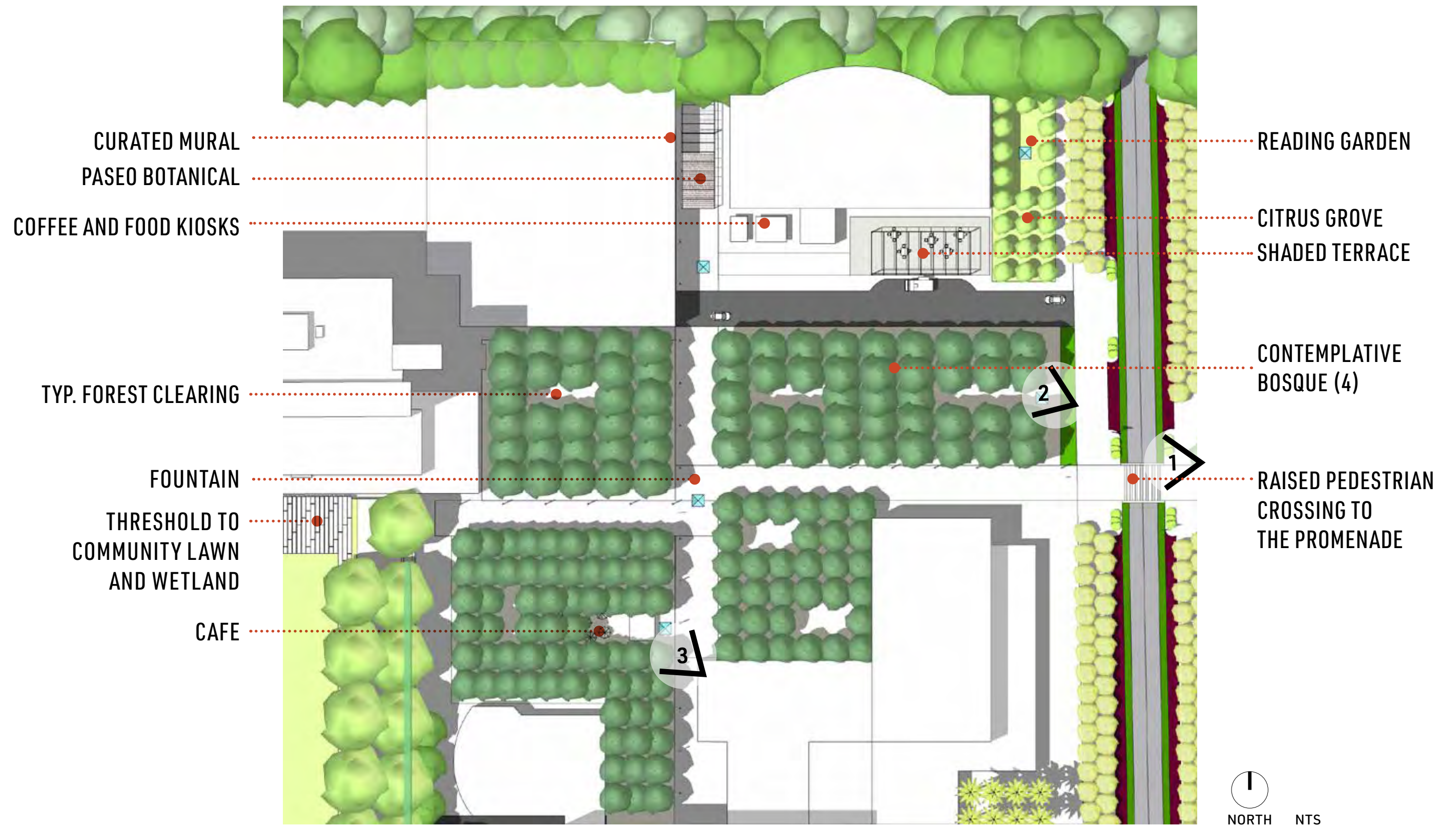


CAFÉ DE POMONE, JARDIN DES TUILERIES, PARIS, FRANCE



BROCHSTEIN PAVILION, THOMAS PHIFER AND PARTNERS







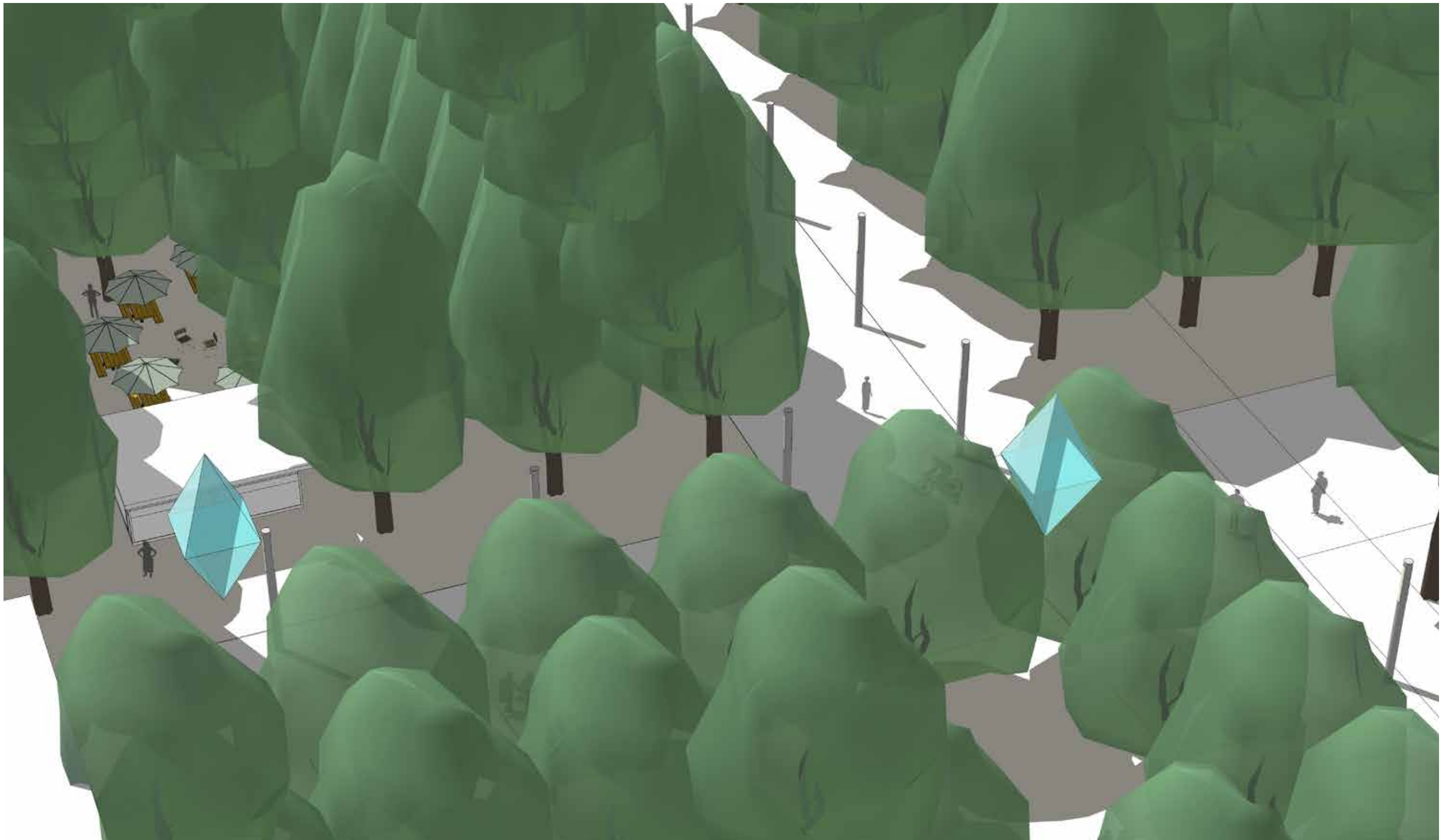
1 PROMENADE ARRIVAL





**"More trees for shade"** COMMUNITY INPUT

## 2 CONTEMPLATIVE BOSQUE



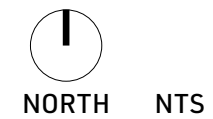
### 3 CAFE AT THE SANTA ANA CITY HALL



# CONCEPT

## COMMUNITY LAWN AND WETLAND

An event and gathering space for the people of Orange County





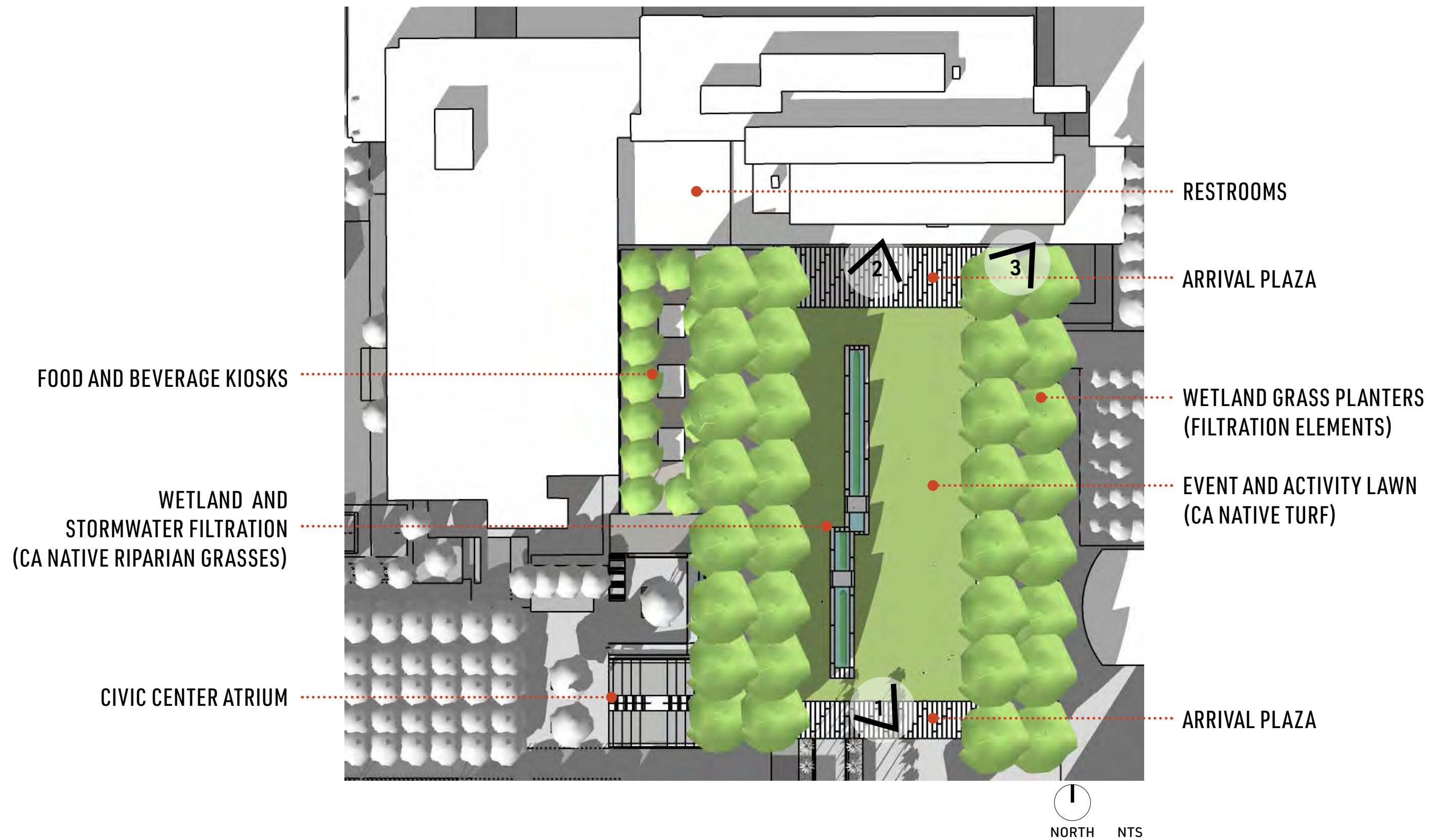


PUBLIC GARDEN – BRUSSELS, BELGIUM

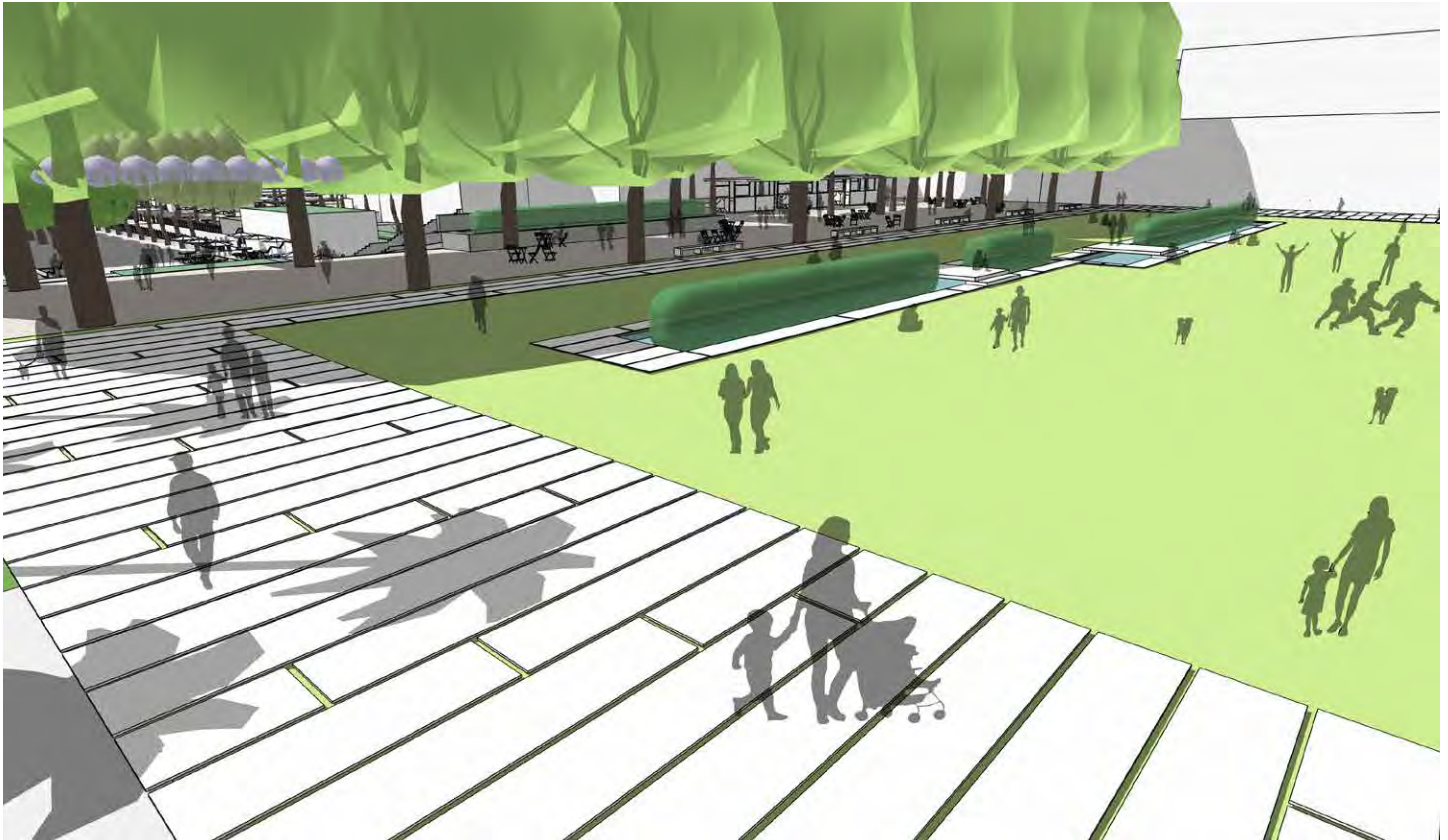


USAQUÉN URBAN WETLAND – BOGOTA









1 SOUTH ENTRANCE FACING WETLAND WATER FEATURE AND CONCESSION AREA IN REAR





**"We lack green space" COMMUNITY INPUT**

## **< 2 SOUTHERN VIEW - GREAT LAWN AND WETLAND FEATURE**





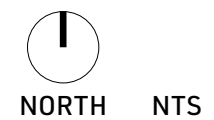
3 ALLEÉ FACING SOUTH



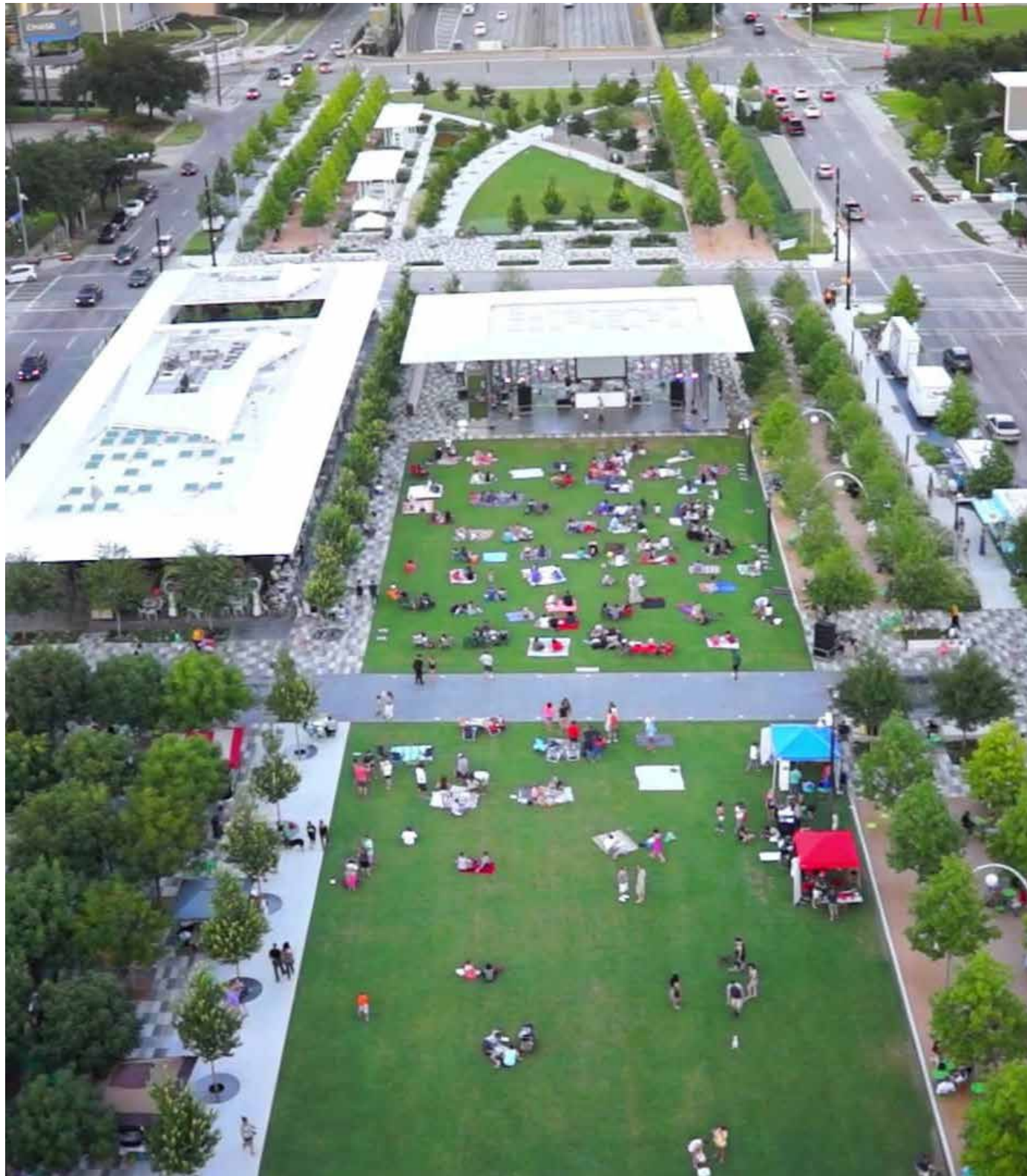
# CONCEPT

## 6TH STREET PAVILION PARK

From everyday activities to signature events – a place for recreation and community





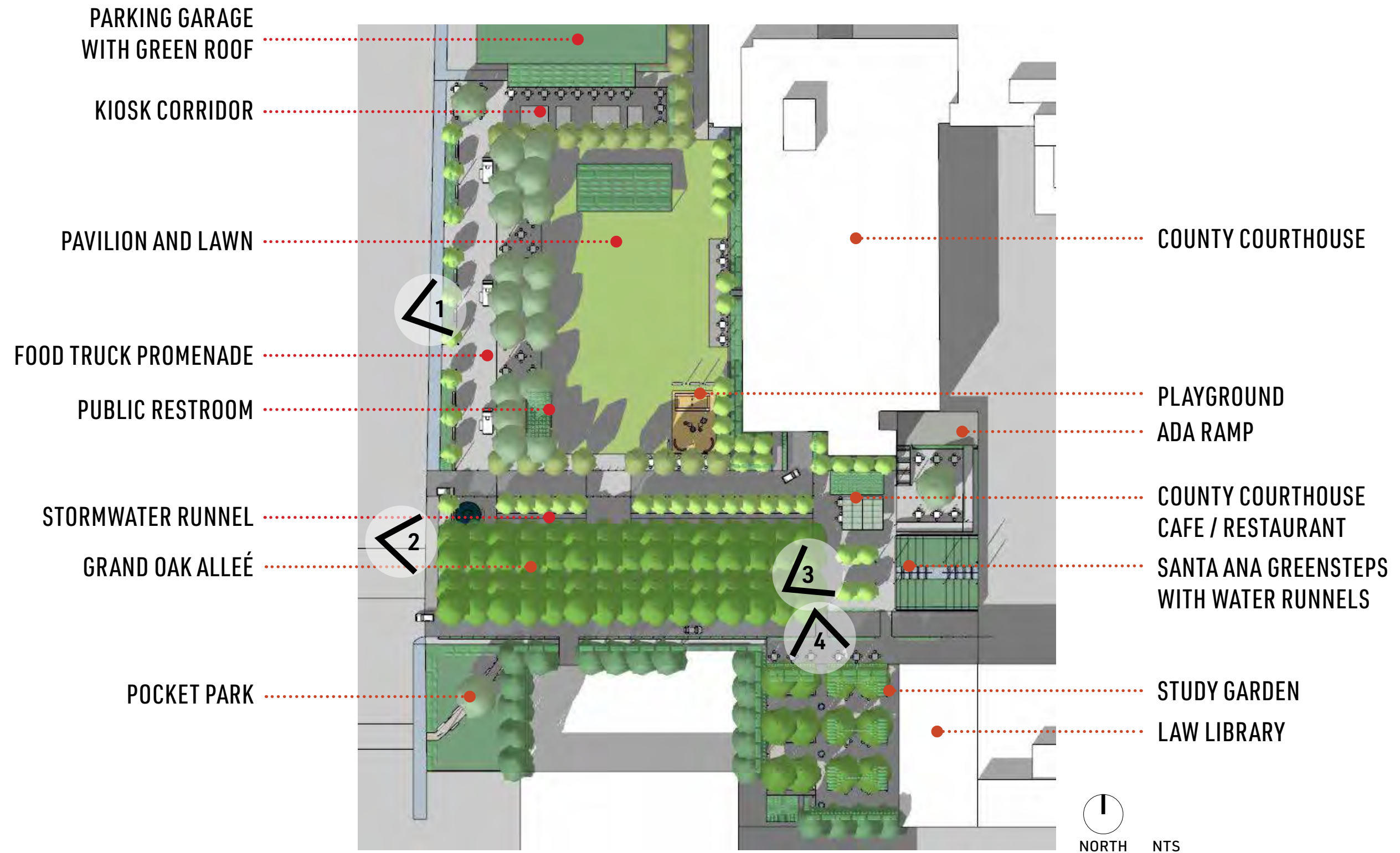


KLYDE WARREN PUBLIC PARK IN DALLAS, TEXAS



CANALSIDE GREEN STEPS AND COWORKING SPACE IN LONDON



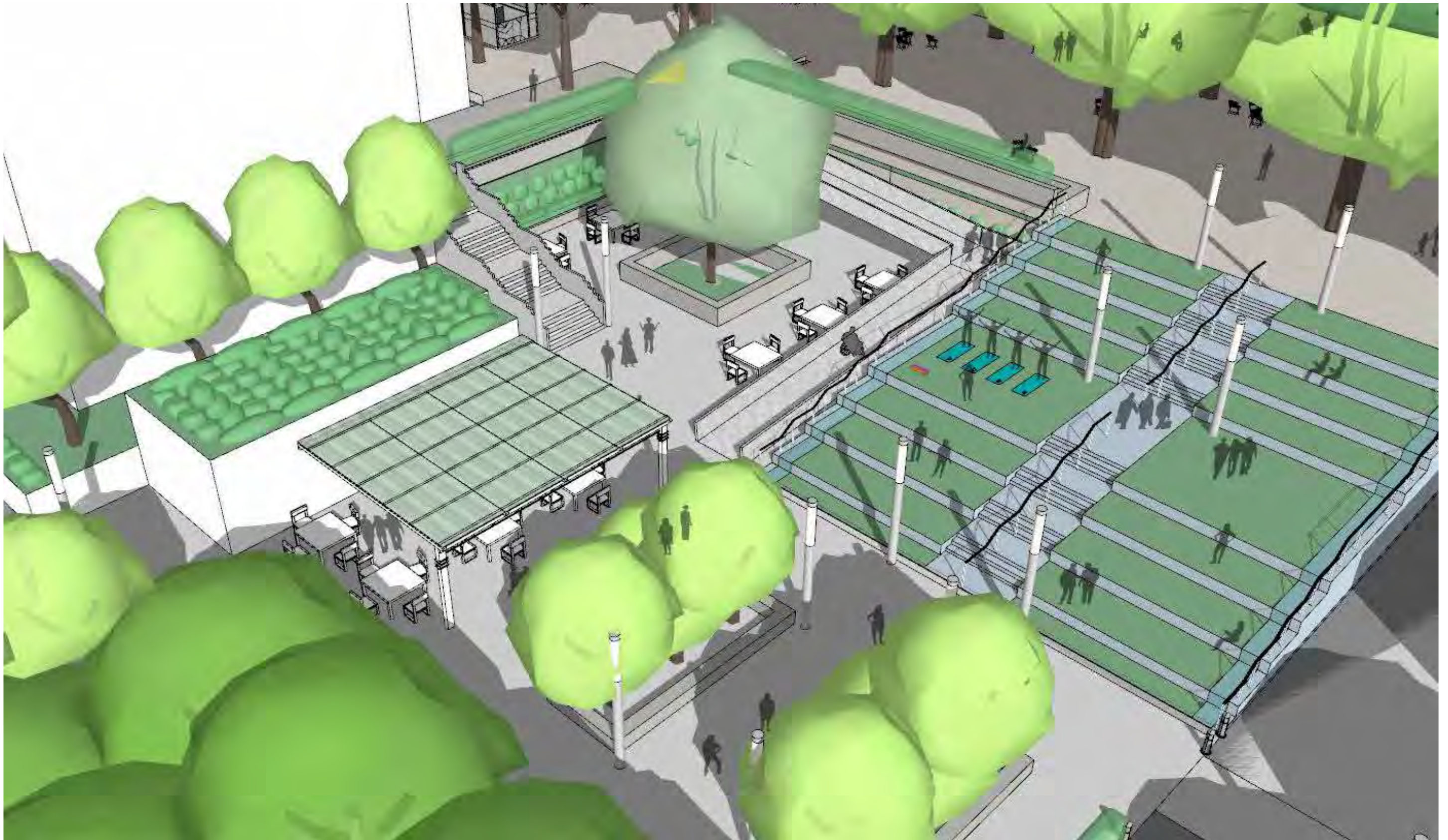






**"A new performing arts center / campus"** COMMUNITY INPUT





## 2 SANTA ANA GREENSTEPS AND COURT CAFE



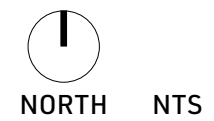


3 GRAND OAK ALLEÉ



# CONCEPT

## 6TH STREET PROMENADE A green corridor with restorative parks







RENDERING OF FUTURE SAN DIEGO 14TH STREET PROMENADE



16TH STREET MALL, DENVER, COLORADO

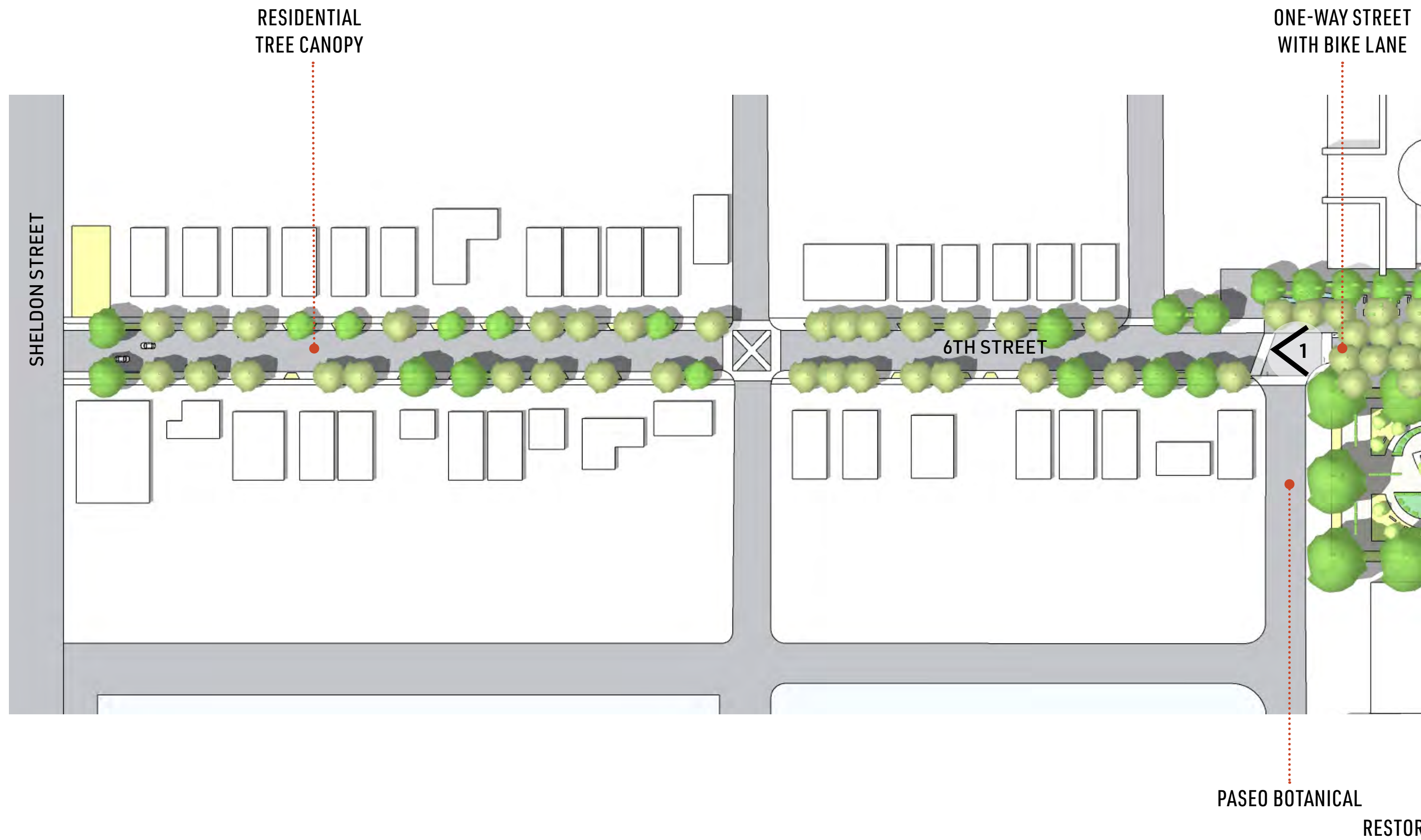


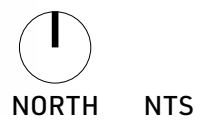
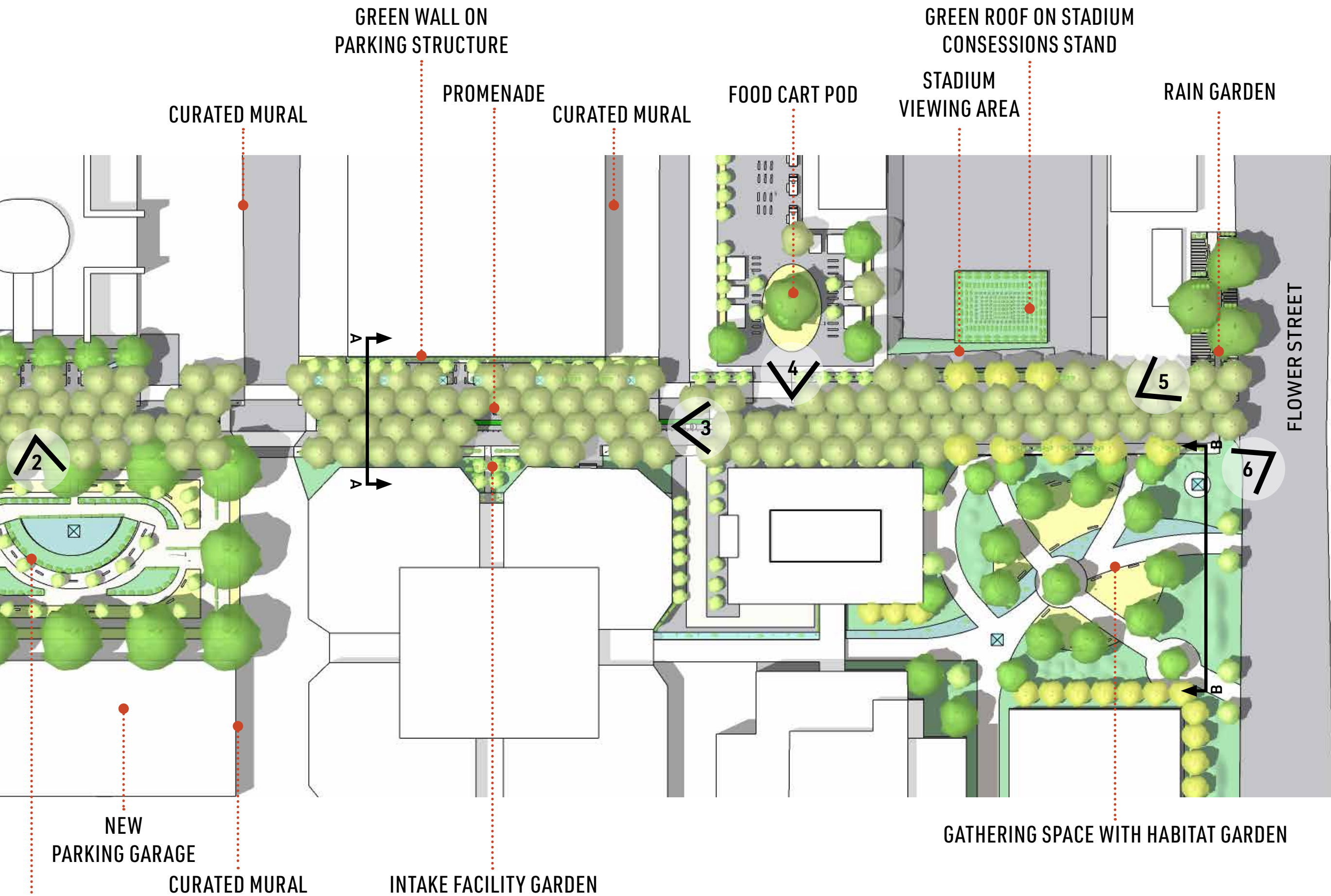
BG'S FOOD CARTEL, BEAVERTON, OREGON



SKY UK HEADQUARTERS BY URBAN





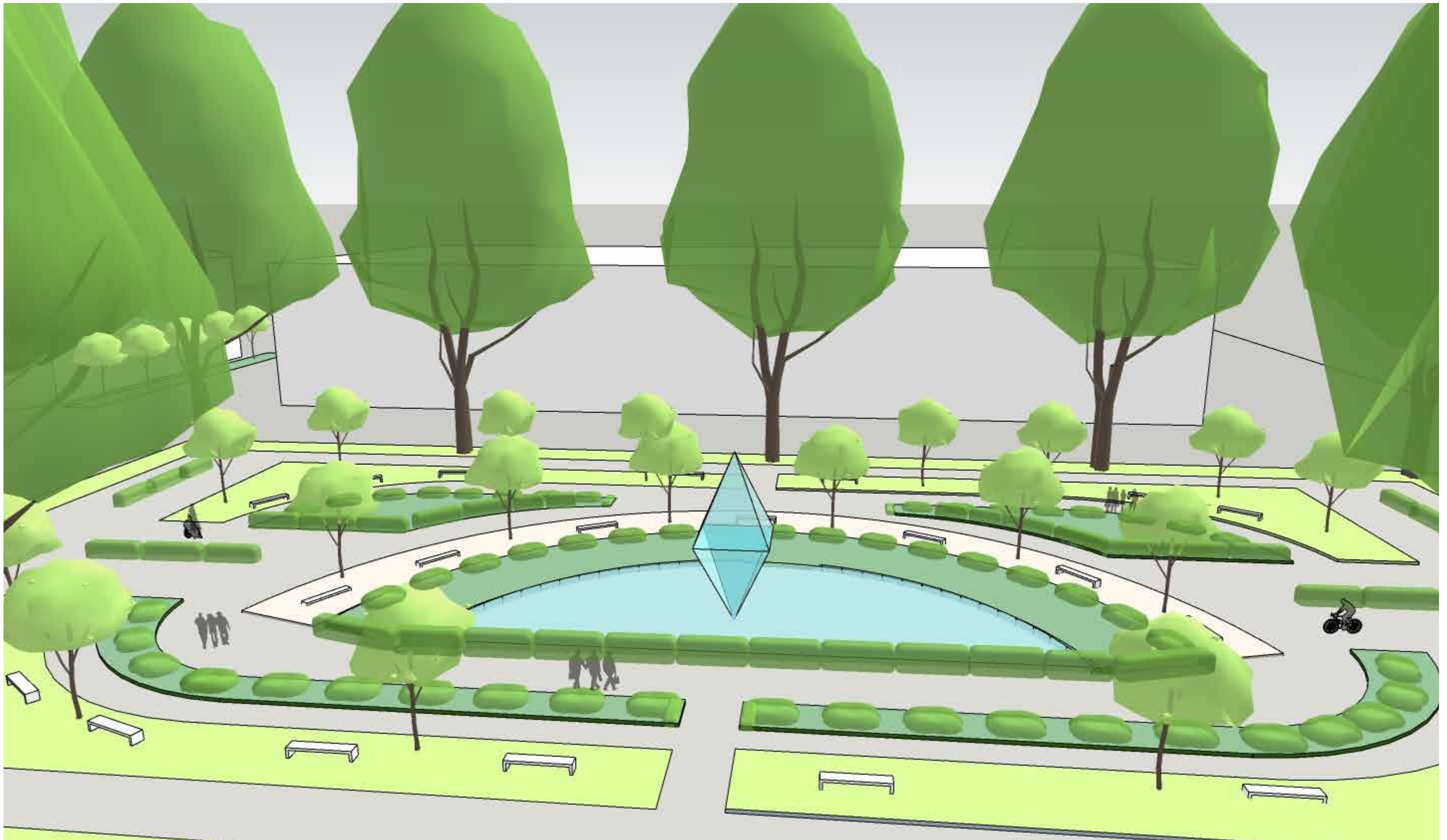






1 SHELDON INTERSECTION





## < 2 RESTORATIVE GARDEN WITH STORMWATER FOUNTAIN



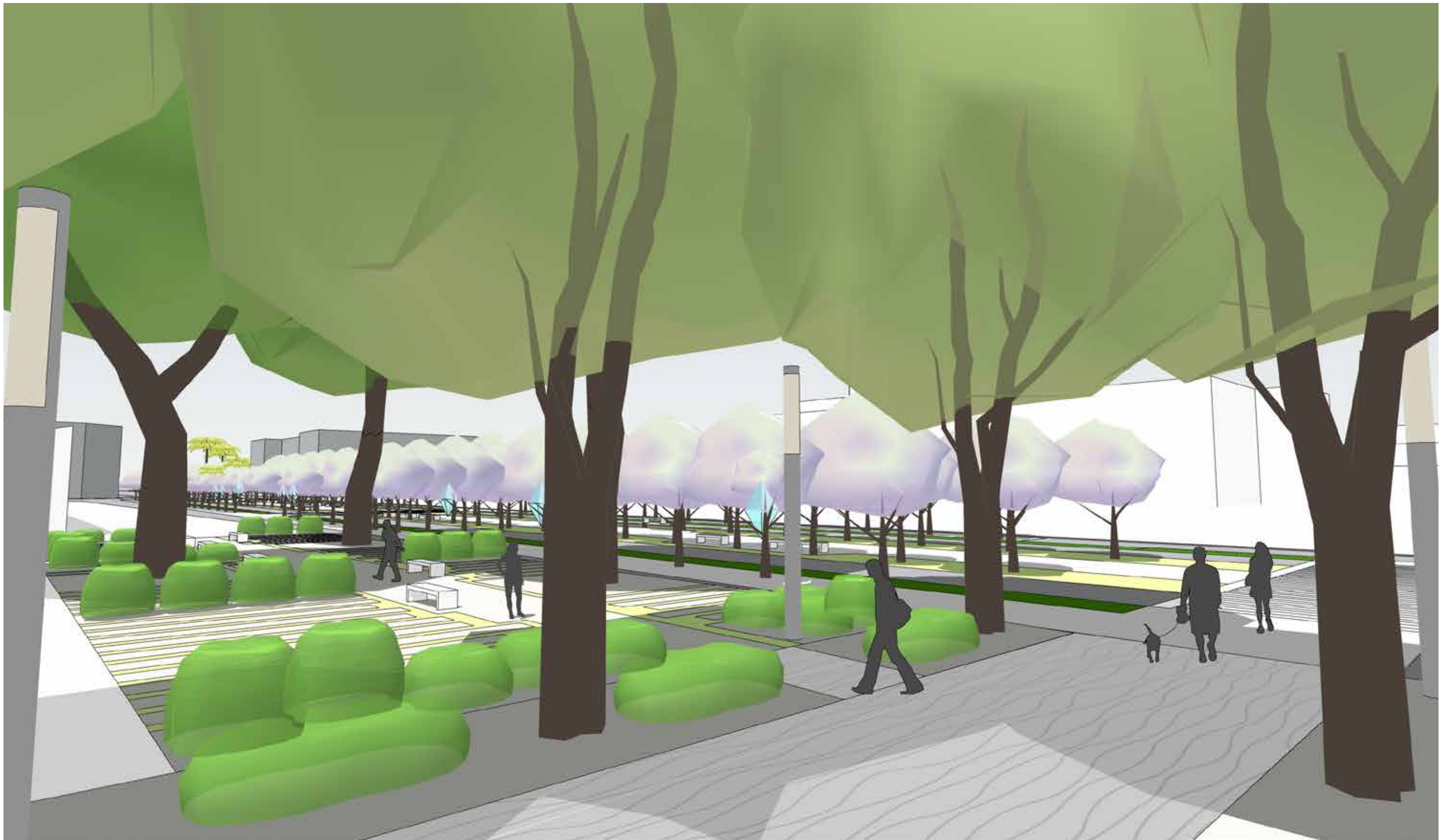


### 3 6TH STREET, TYPICAL CANOPY AND PEDESTRIAN PATHWAYS



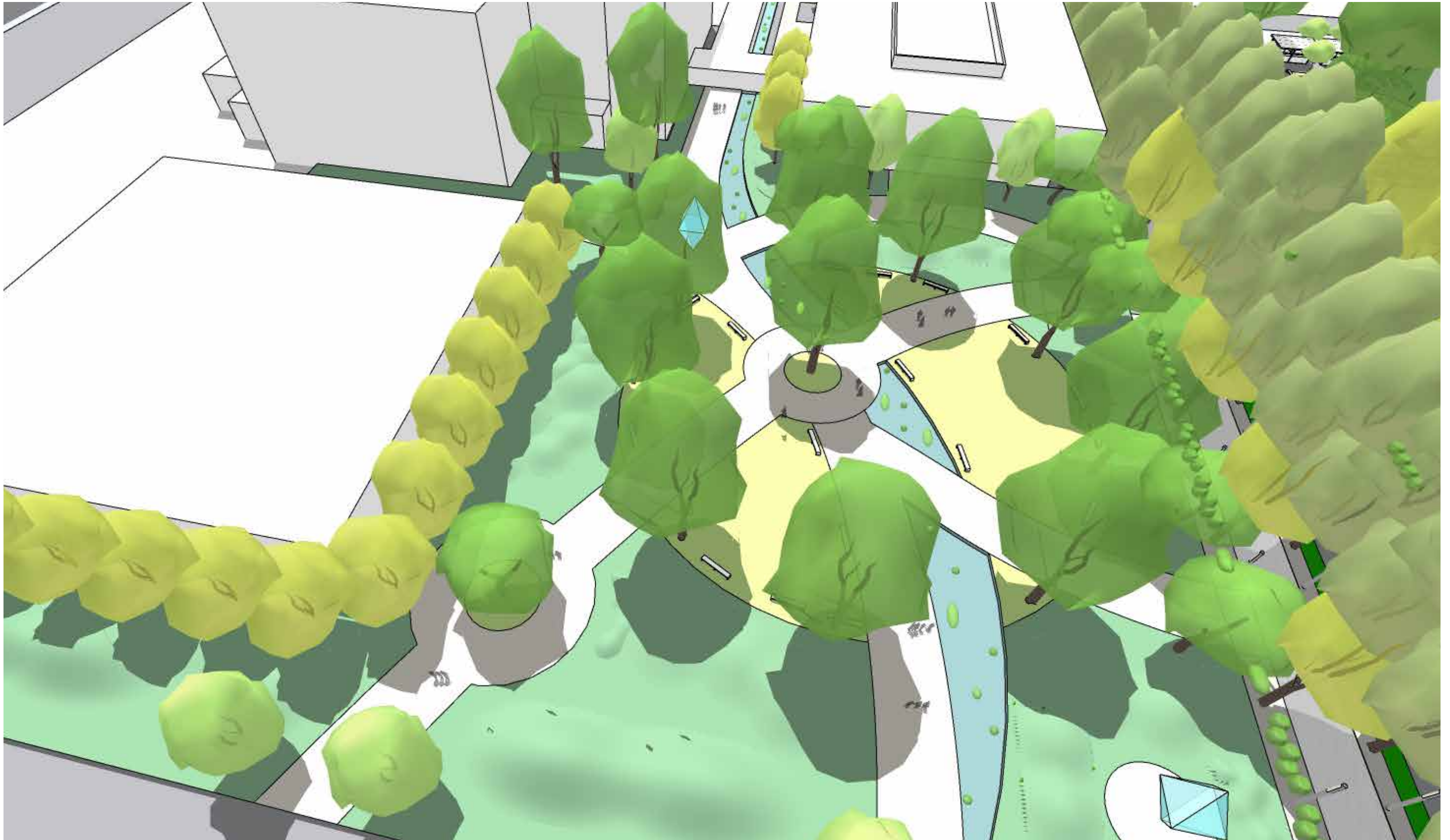
**"Places for people to sit and street vendors to sell"** COMMUNITY INPUT





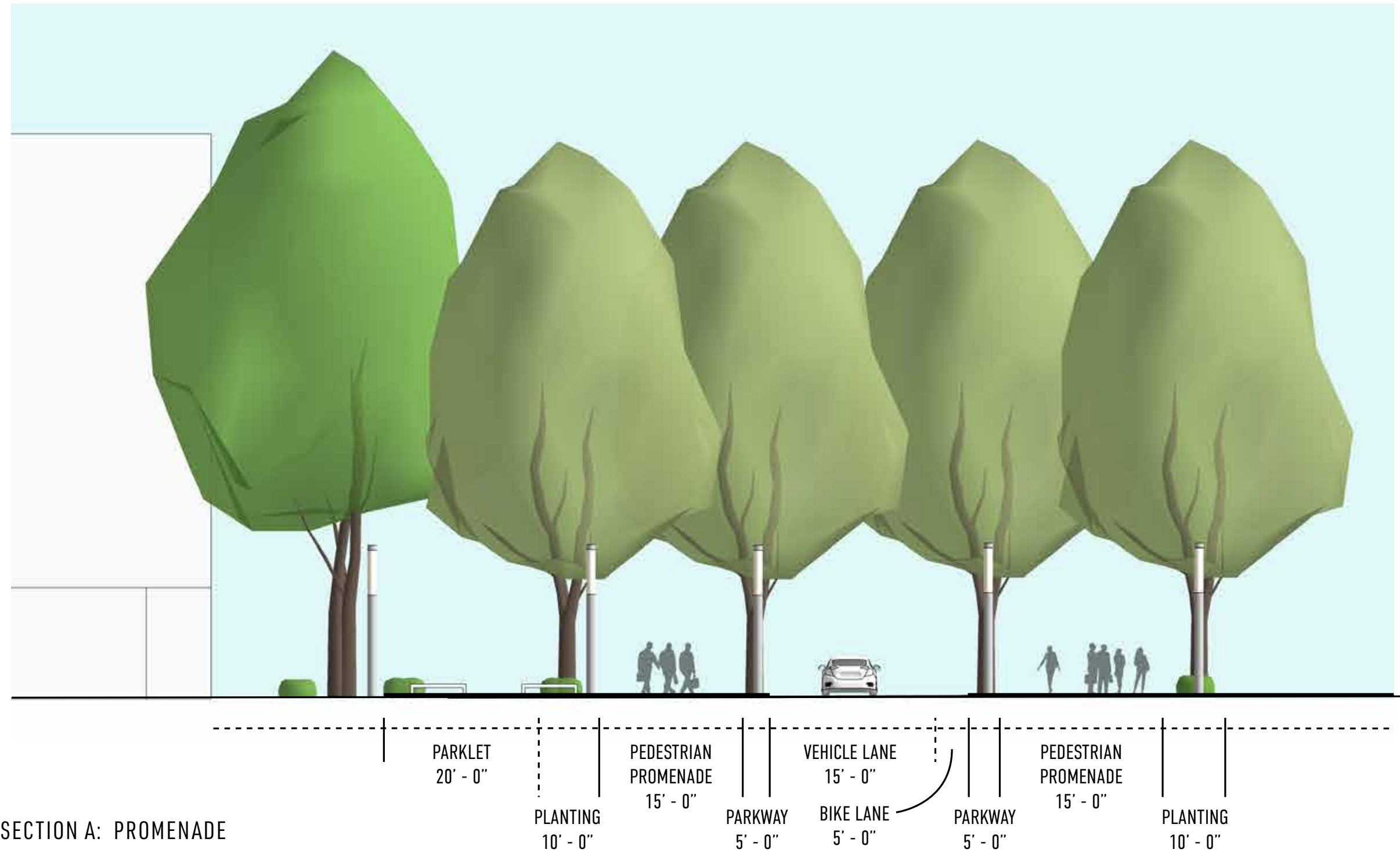
5 RAIN GARDEN AT 6TH STREET AND FLOWER STREET

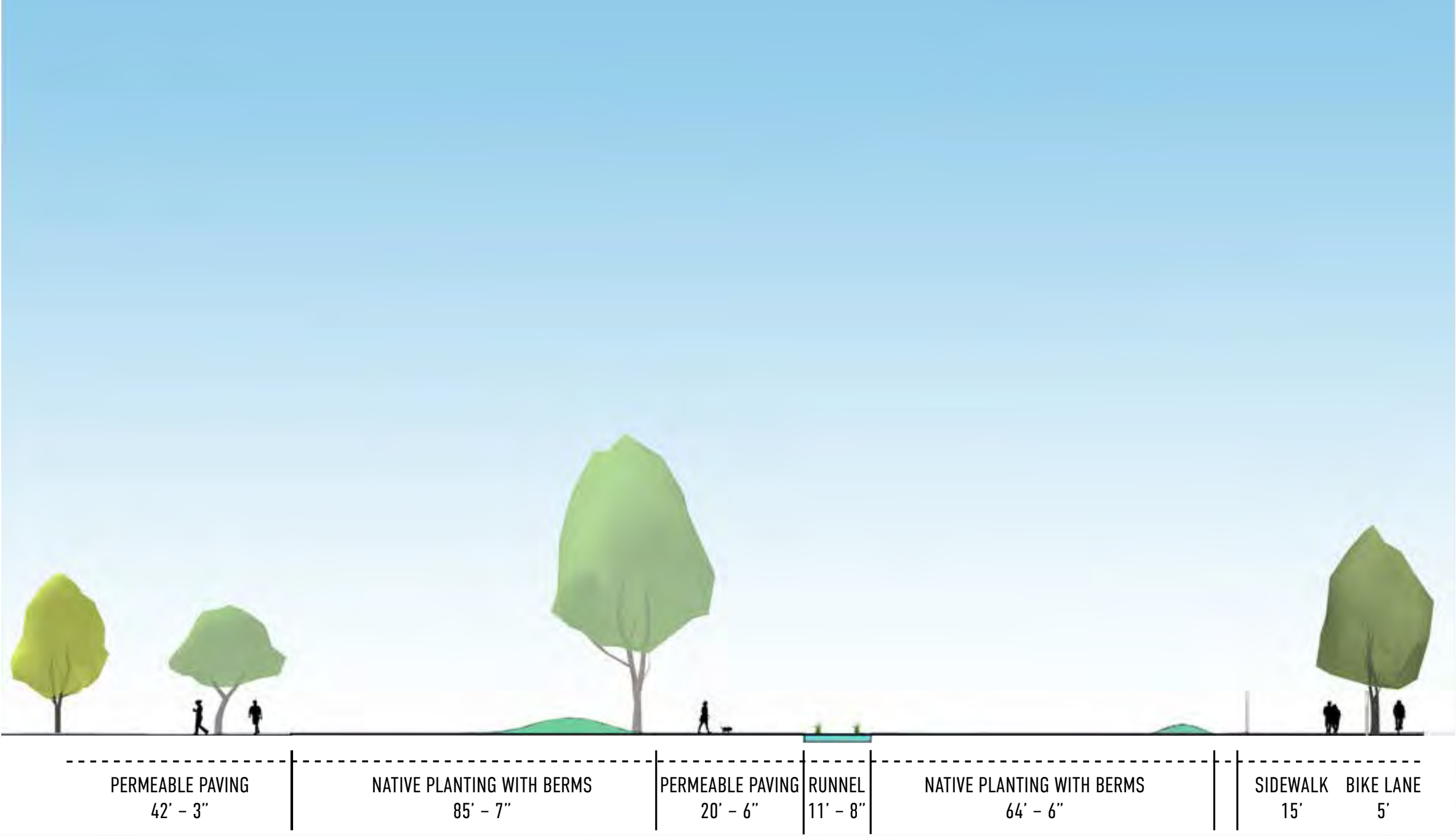




6 GATHERING SPACE WITH HABITAT GARDEN AND RUNNEL





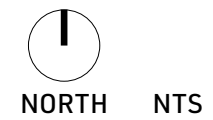


SECTION B: FLOWER STREET PARK



# CONCEPT

## CURATED GREEN ALLEYS Elevating Pedestrian Networks





ROTATING, ETHNICALLY DRIVEN MURALS WILL DECORATE BLANK WALLS AND PARKING GARAGES



AN ARTS DESTINATION. A MUST SEE TOURIST ATTRACTION, ALSO FEATURING ARTIST VILLAGE, FOODS, ENTERTAINMENT



COMMUNITY LAWN AND WETLAND

WASHINGTONIA FILIFERA ALLEÉ

PUBLIC LAW LIBRARY

MENDEZ V WESTMINSTER MURAL

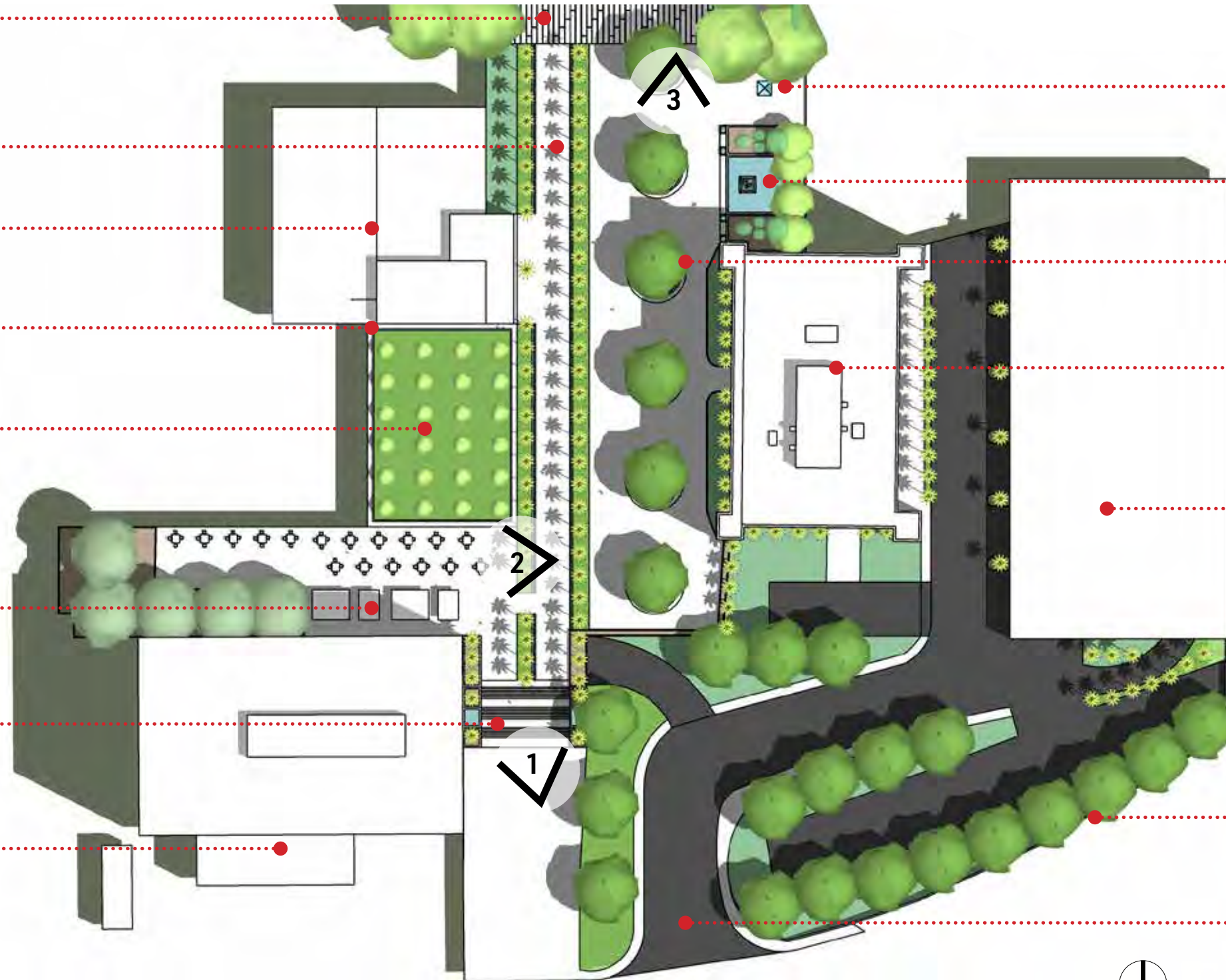
ORANGE GROVE

MARKET BOOTHS

ATRIUM STEPS

SANTA ANA  
FEDERAL BUILDING

CROSS-STREET CONNECTION  
TO DOWNTOWN  
AND 4TH STREET CORRIDOR



ART MARKER

WATER FEATURE

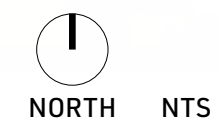
CALIFORNIA NATIVE  
PLANTER BENCHES

CALIFORNIA STATE  
BUILDING

MURAL COVERED  
PARKING GARAGE

STORMWATER  
INFILTRATION ZONE

SANTA ANA BLVD  
ENTRANCE





1 SANTA ANA BLVD ENTRANCE





## 2 MARKET BOOTHS



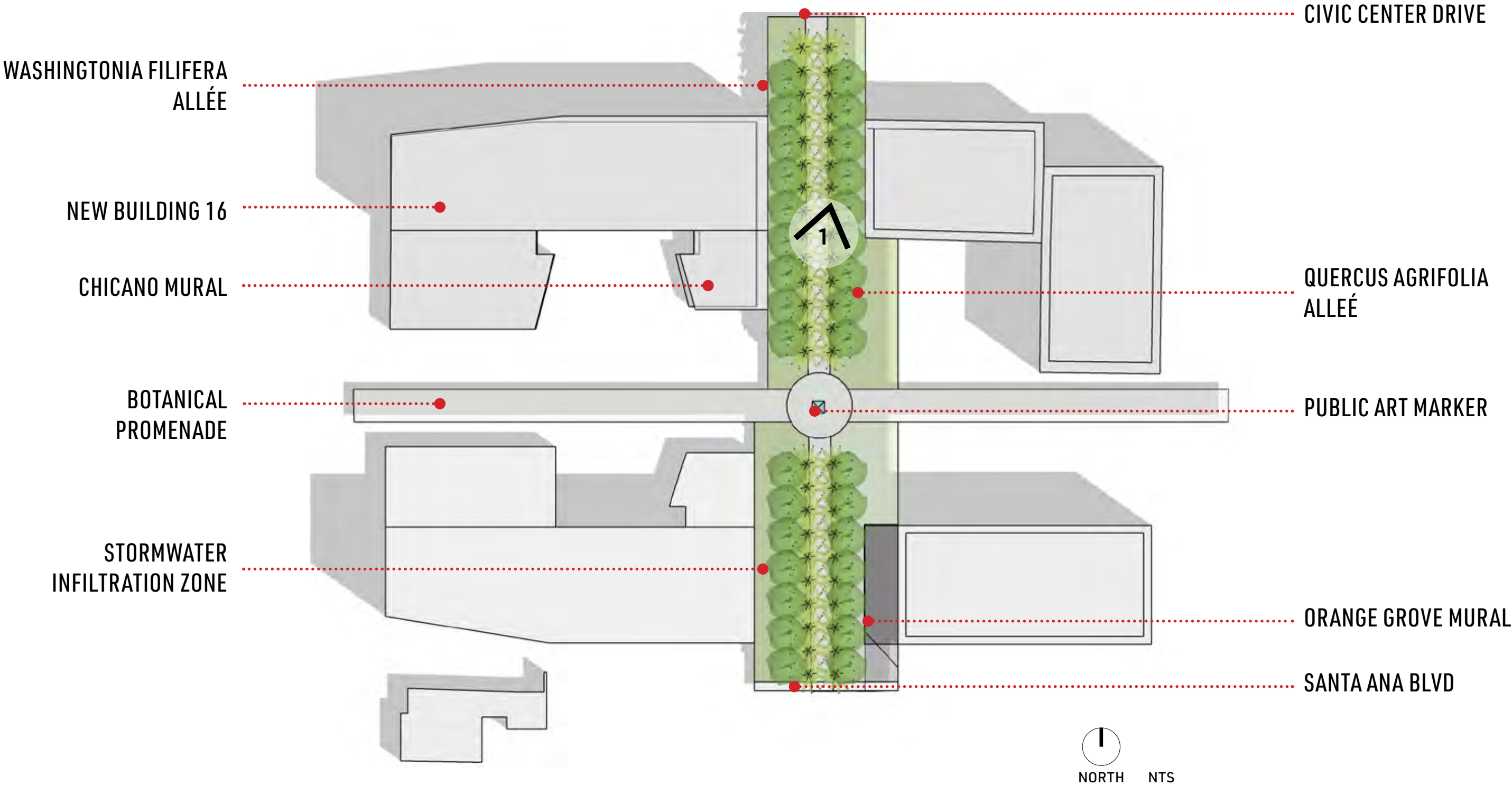


### 3 CALIFORNIA NATIVE PLANTER BENCHES



# CONCEPT

PASEO BOTANICAL  
Alleys assume an identity with rotating, cultural-based murals on display



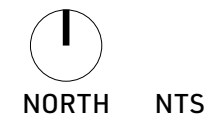


**"Emphasis on cultural!!!"** COMMUNITY INPUT



# CONCEPT

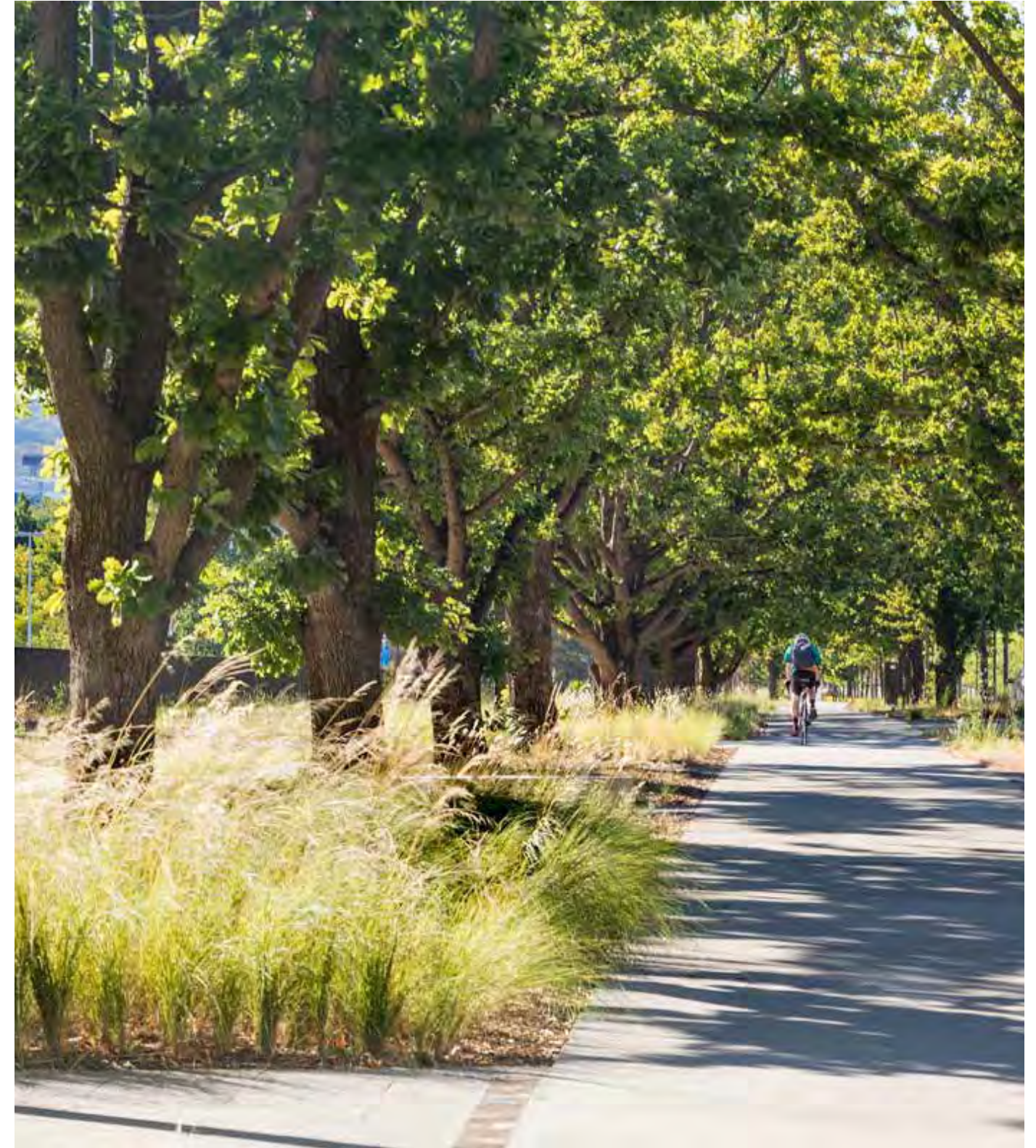
## MULTI MODAL CORRIDORS Complete Streets







MIXED-USE, MULTI-MODAL CORRIDOR



CONTINUOUS CANOPY, MULTI-LAYER



BRACHYCHITON POPULENUS

CORYMBIA CIT



PASEO  
BOTANICAL

STREETCAR  
LANE

WIDENED  
SIDEWALK

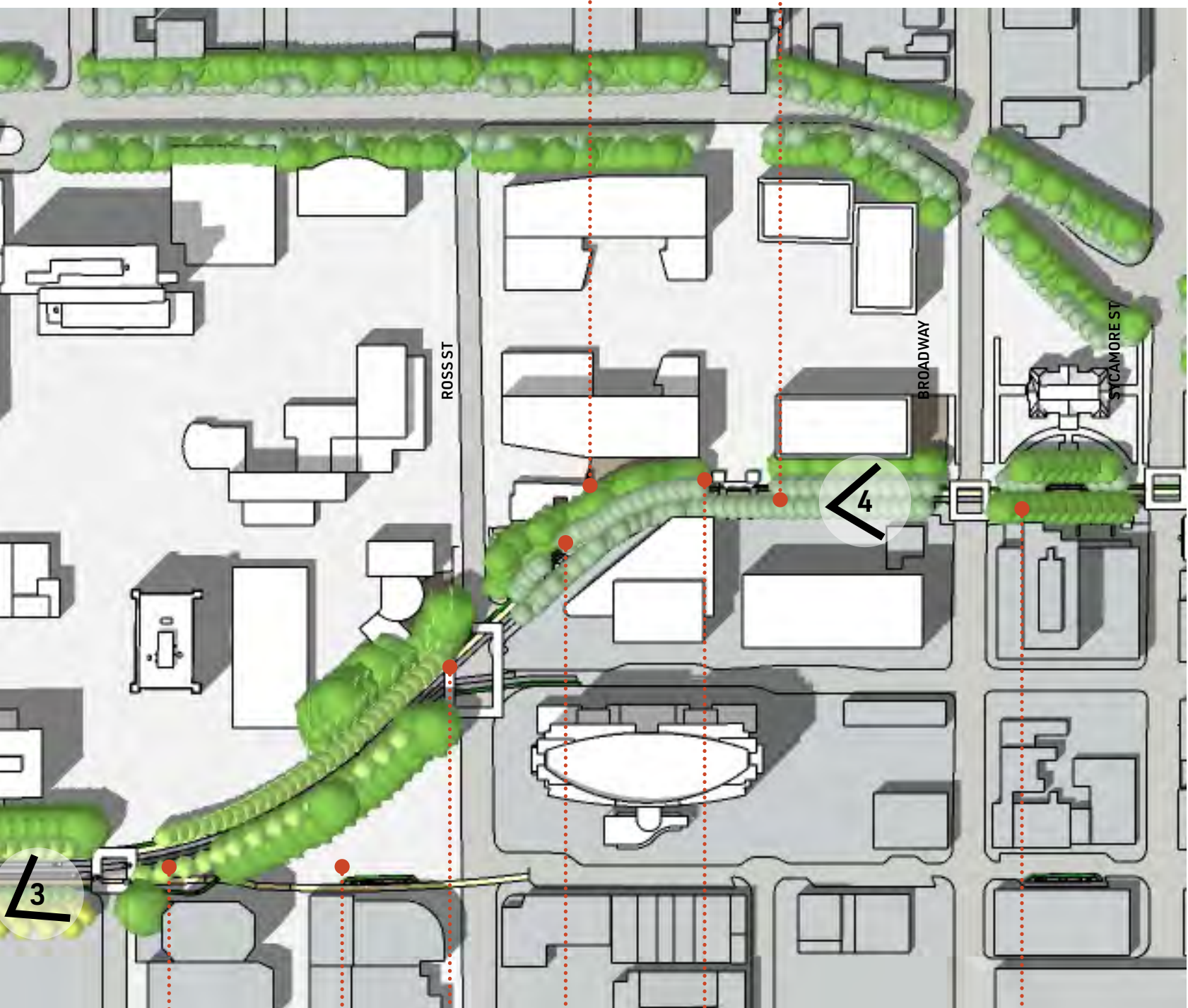
MULTI-LAYERED  
TREE CANOPY

OC STREETCAR STOP-  
FLOWER ST

STREET WIDTH REDUCTION:  
2 LANES EACH WAY

RIODORA

QUERCUS DOUGLASII  
QUERCUS AGRIFOLIA



QUERCUS TOMENTELLA

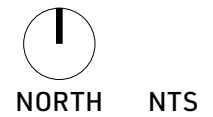
BEGIN ONE-WAY  
TRAFFIC

PASEO  
BOTANICAL

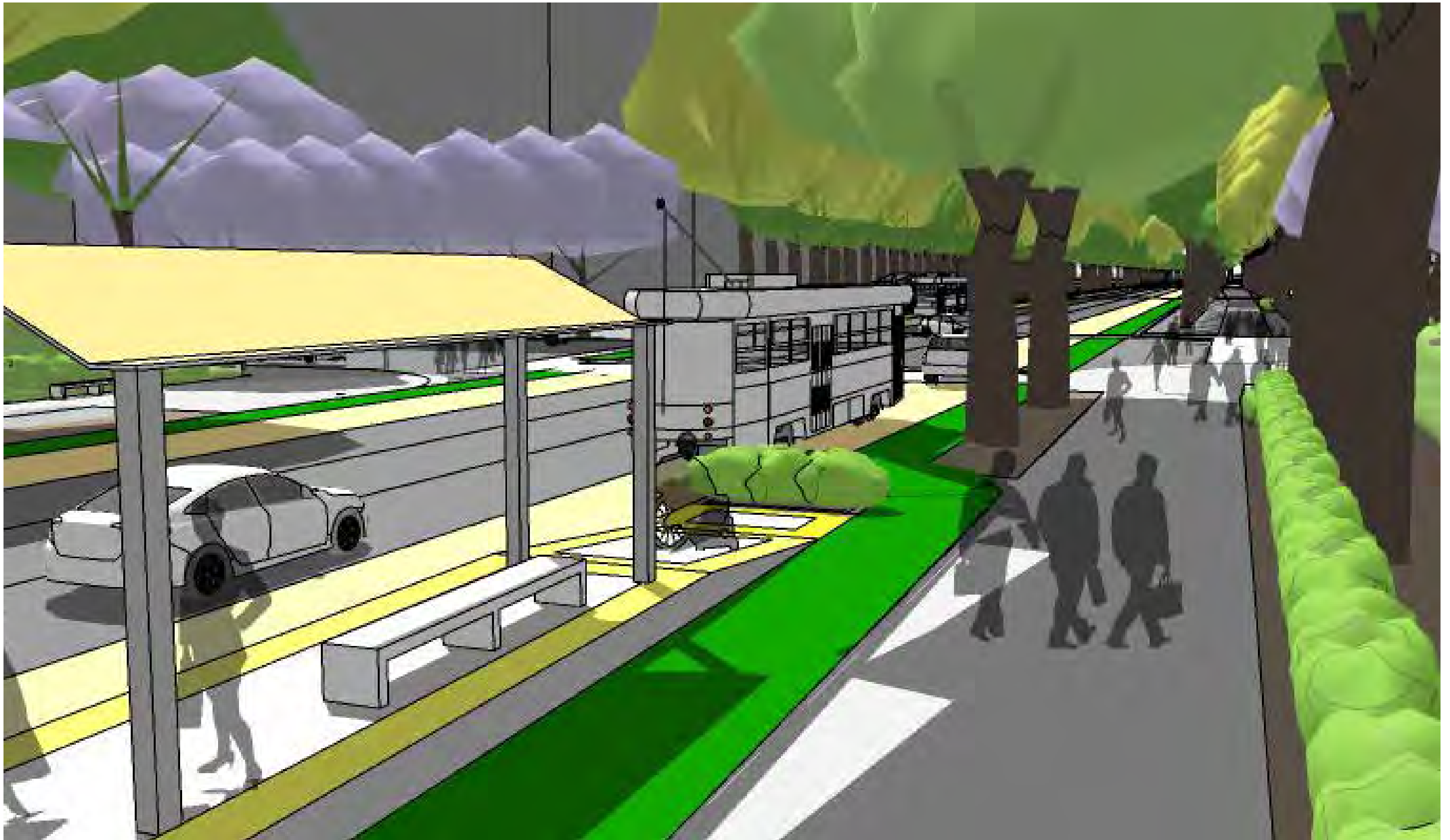
OC STREETCAR STOP -  
ROSS ST

OC STREETCAR STOP -  
SYCAMORE ST

OC STREETCAR STOP -  
SASSCER PARK







1 OC STREETCAR STATION WITH INTEGRAL BIKE LANE AND WIDENED STREETCAR



**"Reimagine the new landscape along the boulevards for the community, not only for the cars driving by"** COMMUNITY INPUT



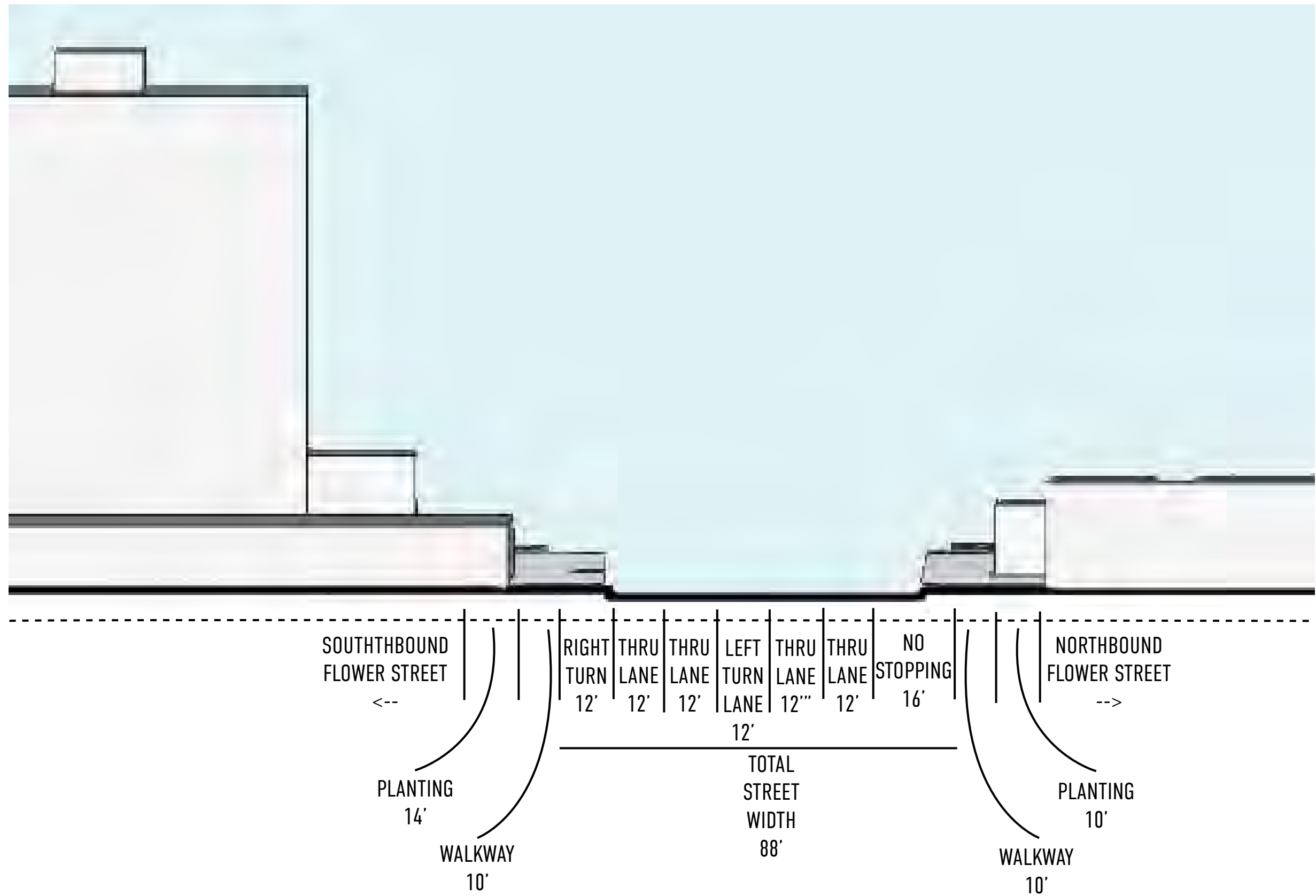


### 3 APPROACHING SASSCER PARK: STREET NARROWING AND MULTI-LAYER STREETSCAPE

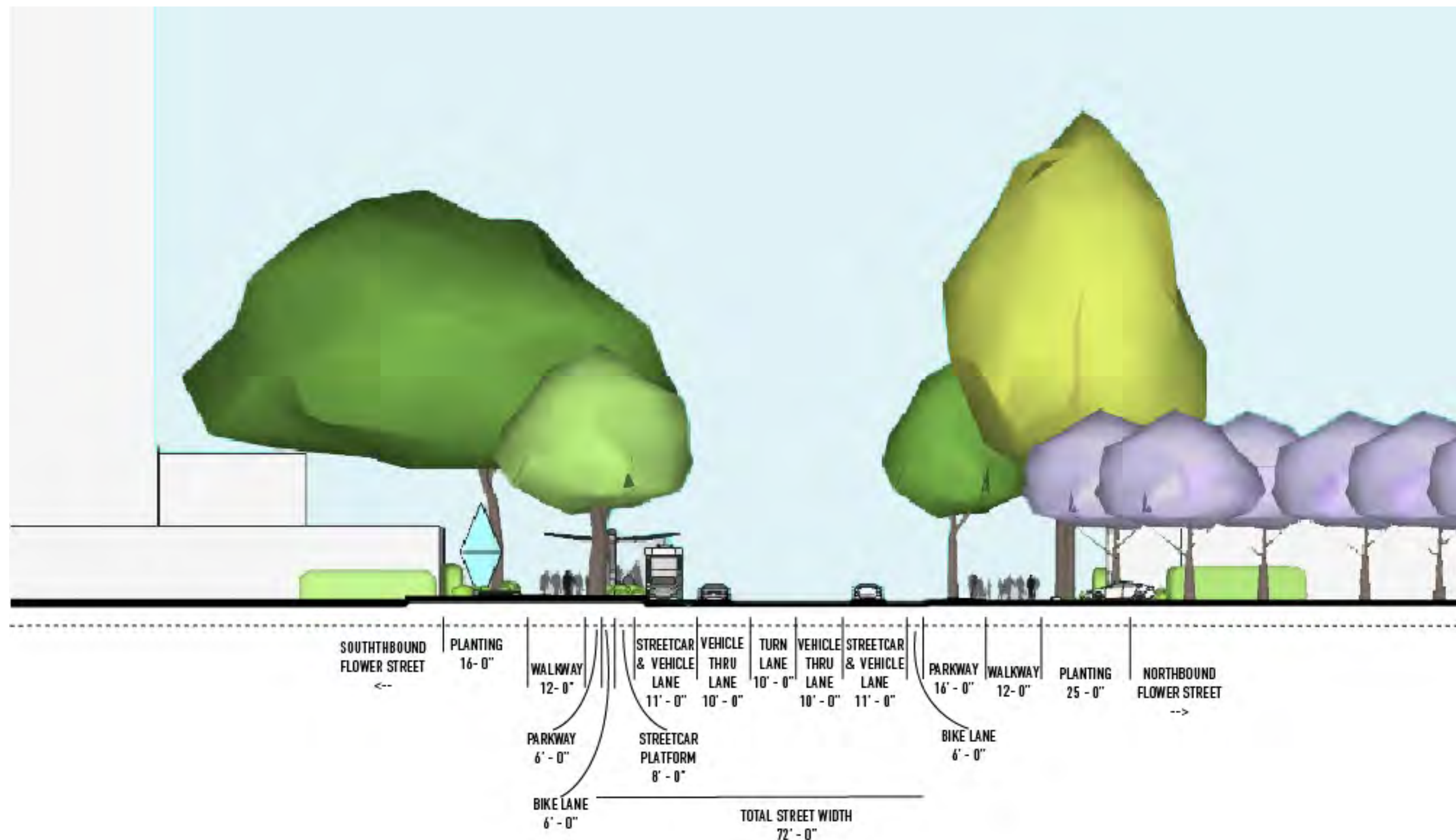


4 OC STREETCAR STOP AT THE OLD COURTHOUSE: BIKE LANE WEAVES BEHIND STREETCAR PLATFORM WHERE A PASSENGER WAITS





SECTION: SANTA ANA BOULEVARD AT FLOWER STREET BEFORE IMPROVEMENTS



SECTION: SANTA ANA BOULEVARD AT FLOWER STREET AFTER IMPROVEMENTS



# CONCEPT

## PEDESTRIAN PRIORITY STREETS

Canopied comfort, charm, safety and multi-modal access establish places for all users





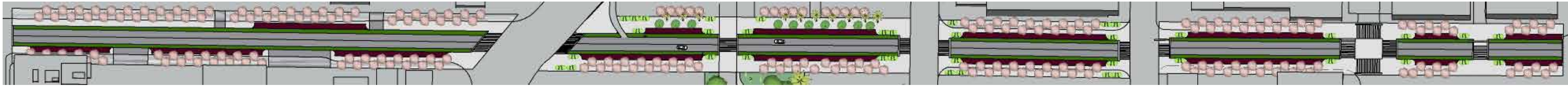
FLOWERING TREE CANOPY



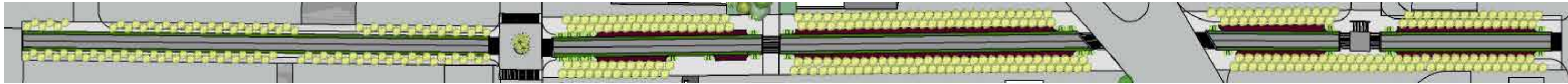
PROMENADE



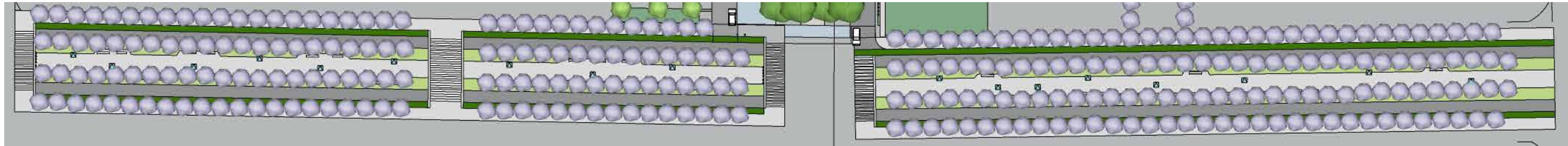




NORTH BROADWAY

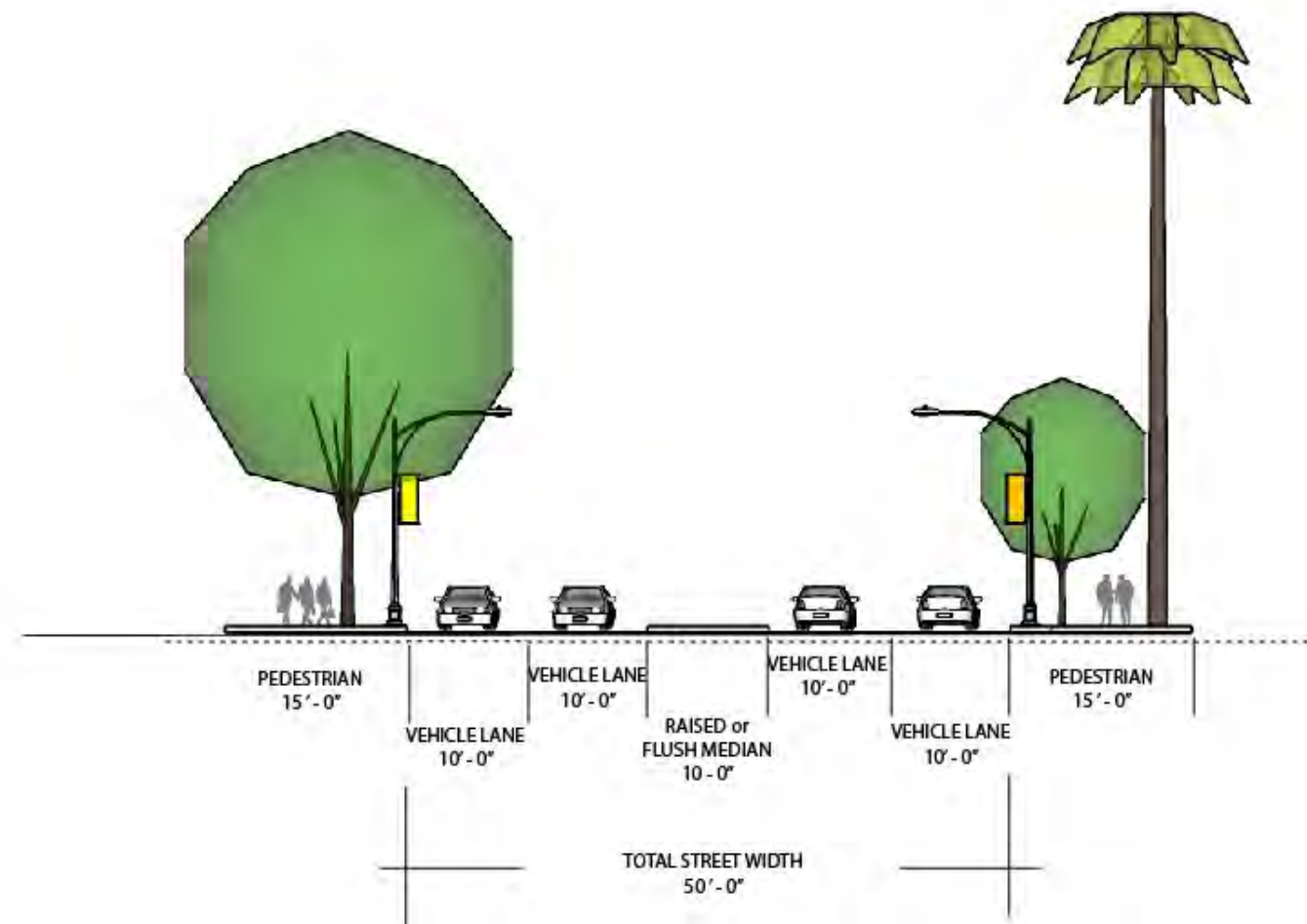


ROSS STREET

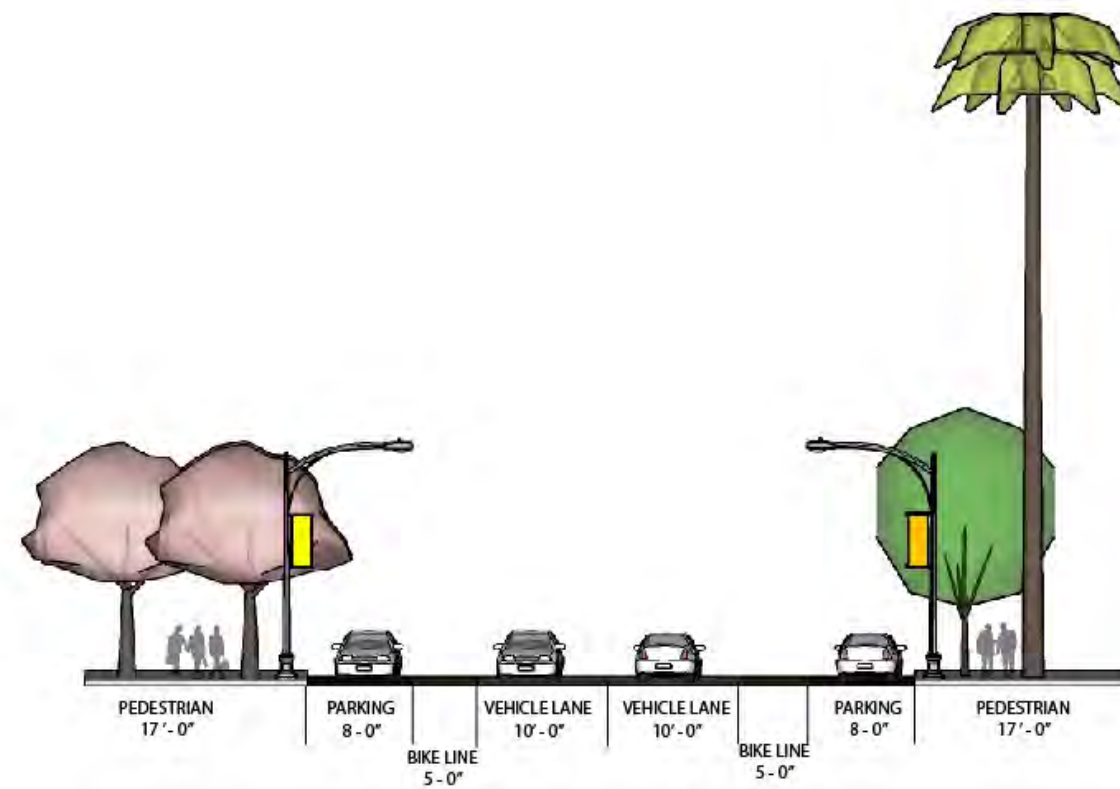


FLOWER STREET





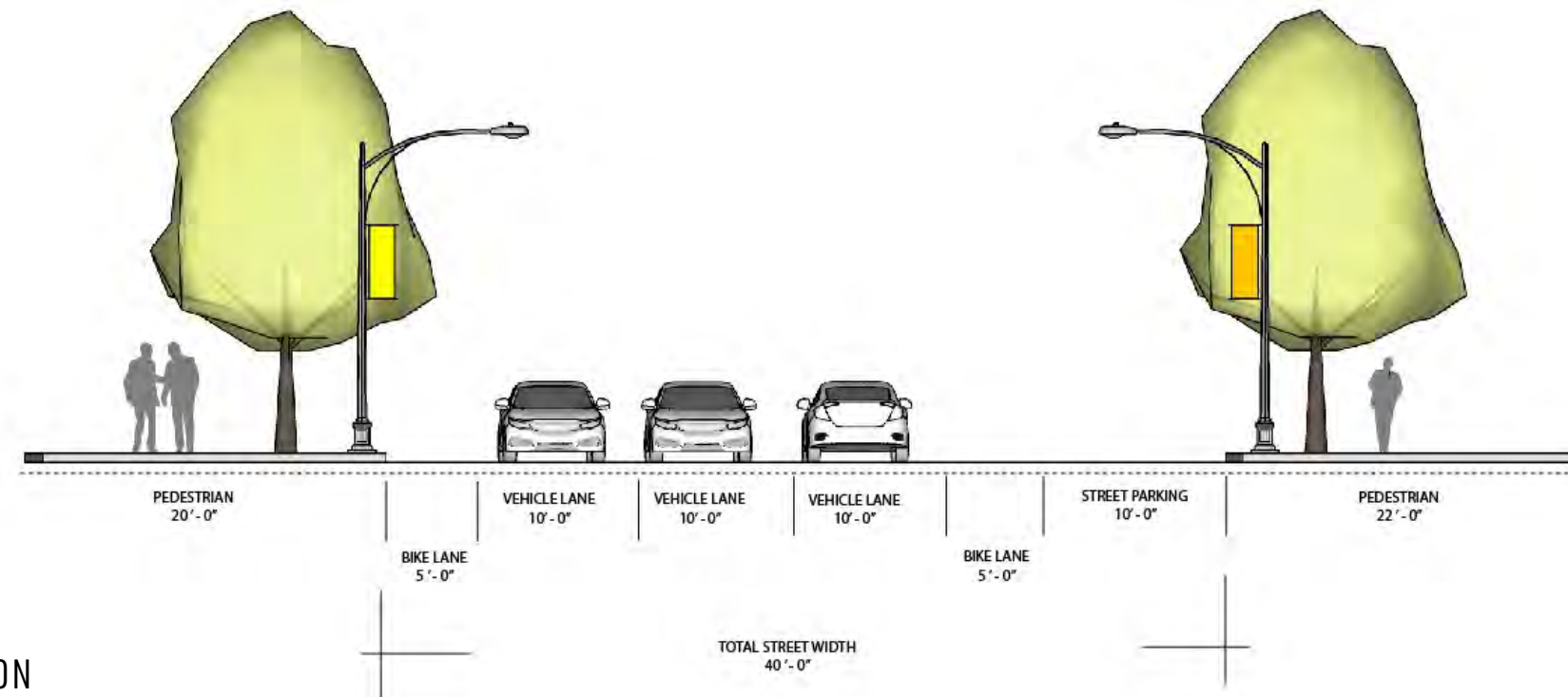
EXISTING NORTH BROADWAY SECTION



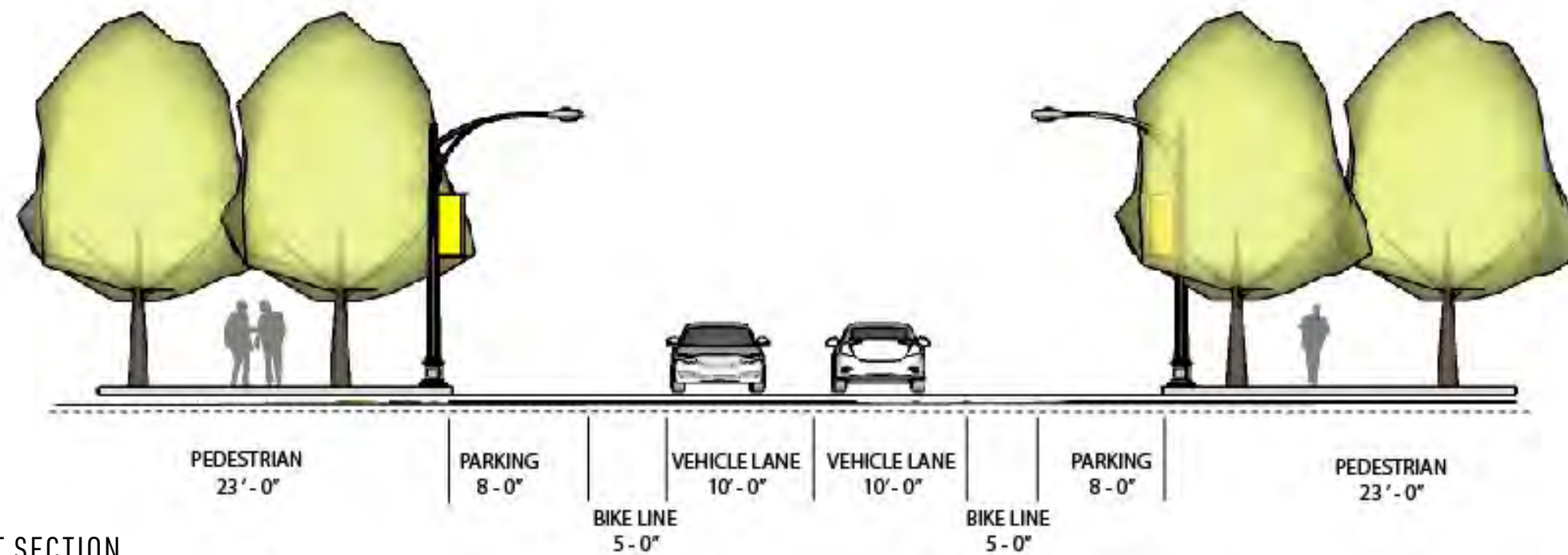
PROPOSED NORTH BROADWAY SECTION







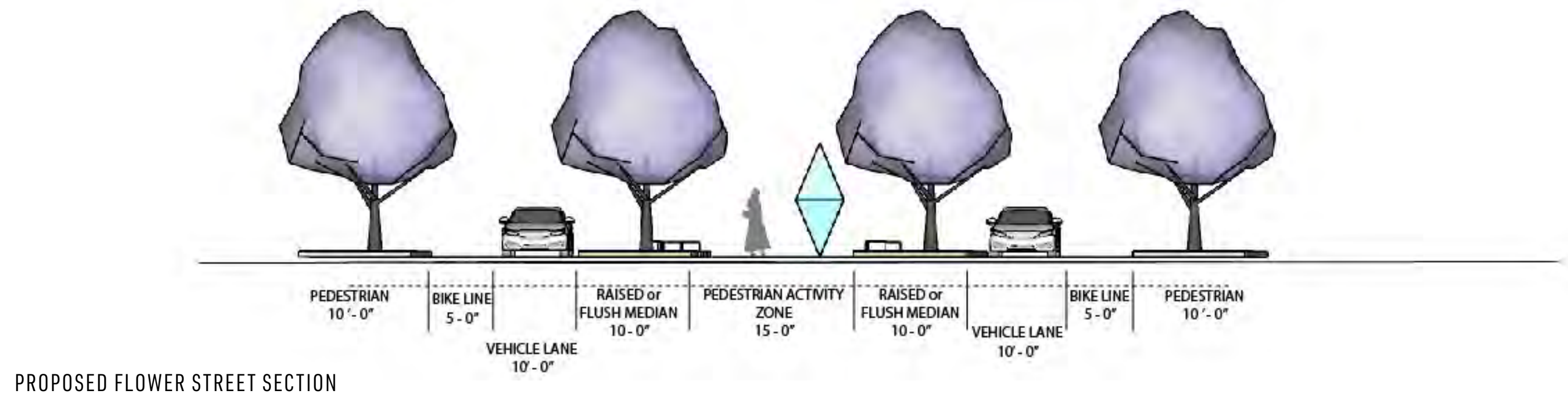
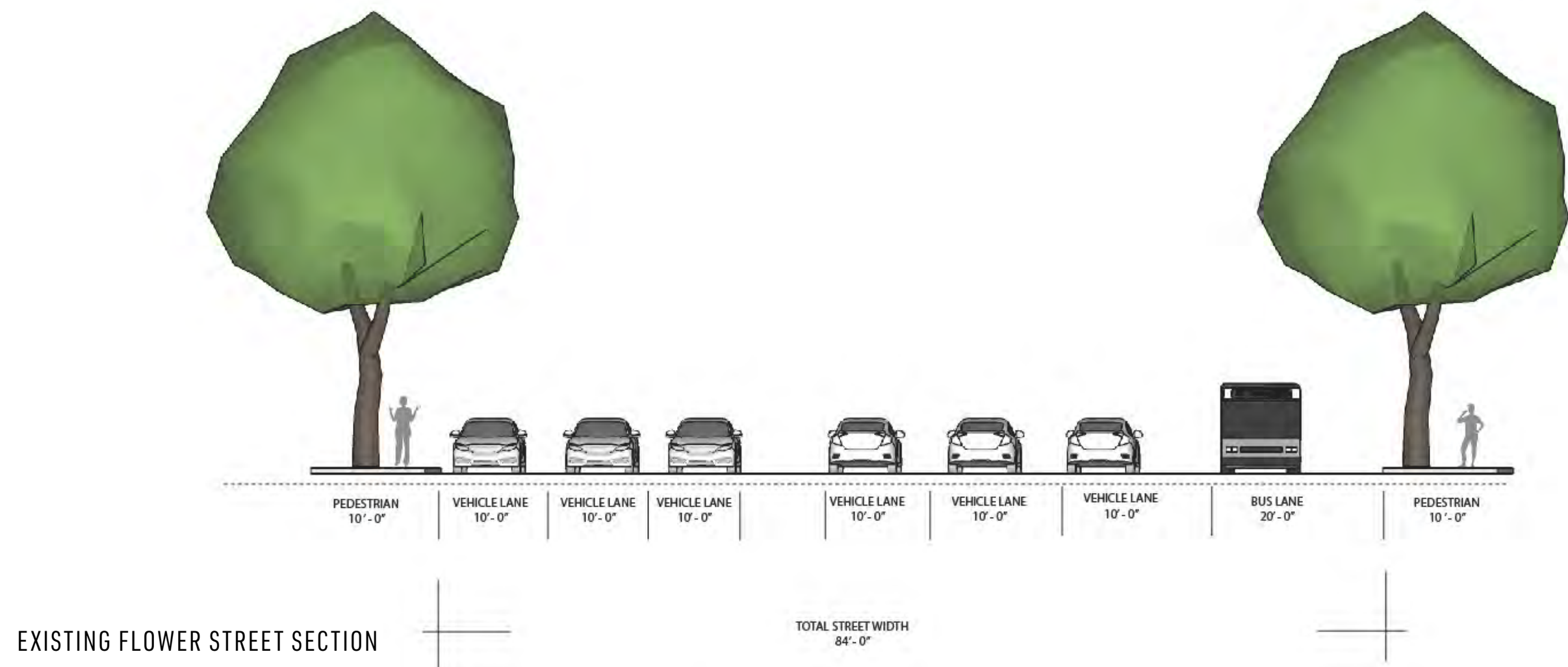
EXISTING ROSS STREET SECTION



PROPOSED ROSS STREET SECTION







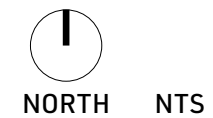




# CONCEPT

## SOUTHEAST BLOCKS

Connectivity network nurtures integration between civic center and downtown





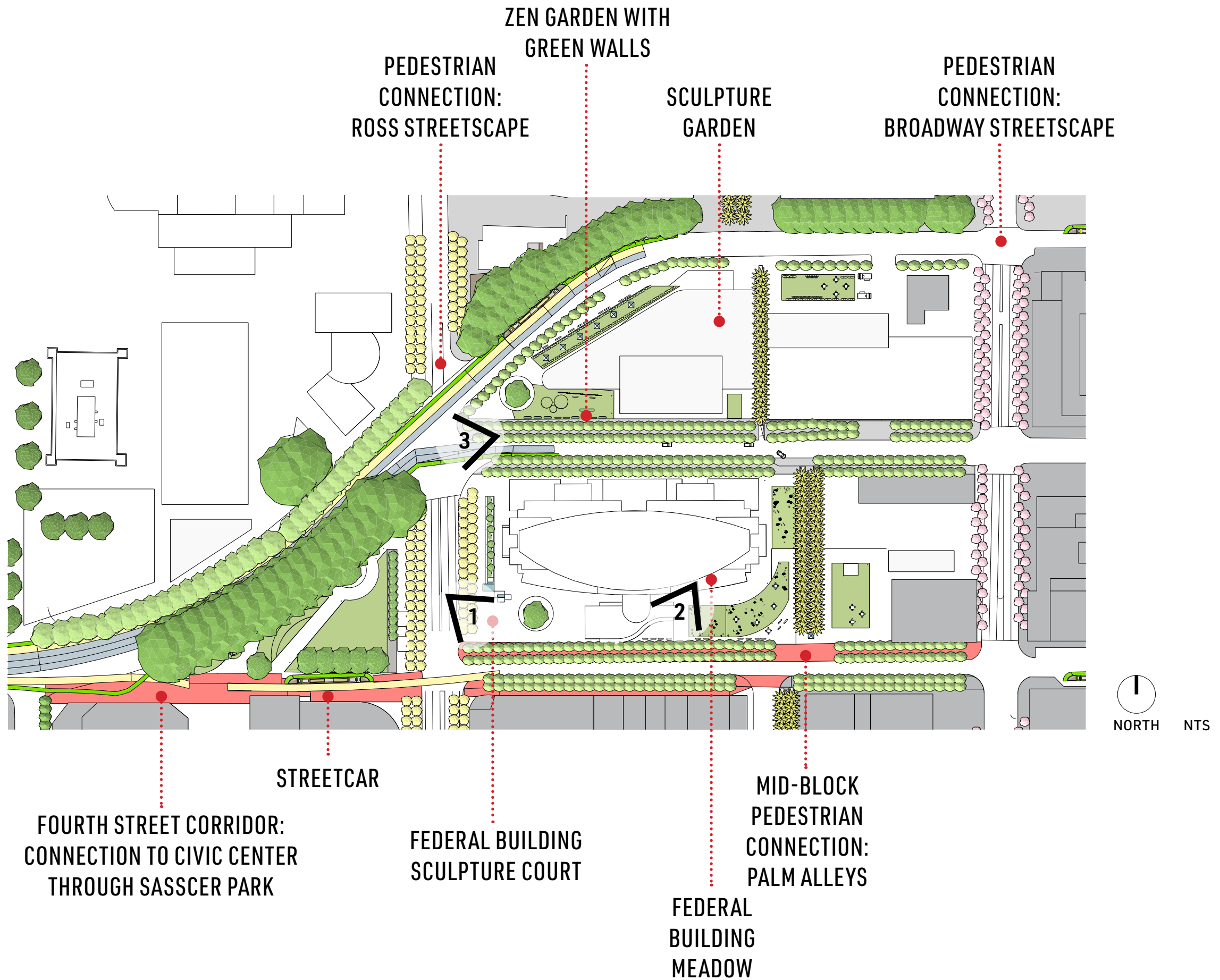


BEIJING CBD CORE AREA URBAN PLAN BUILDING PLAN 2010

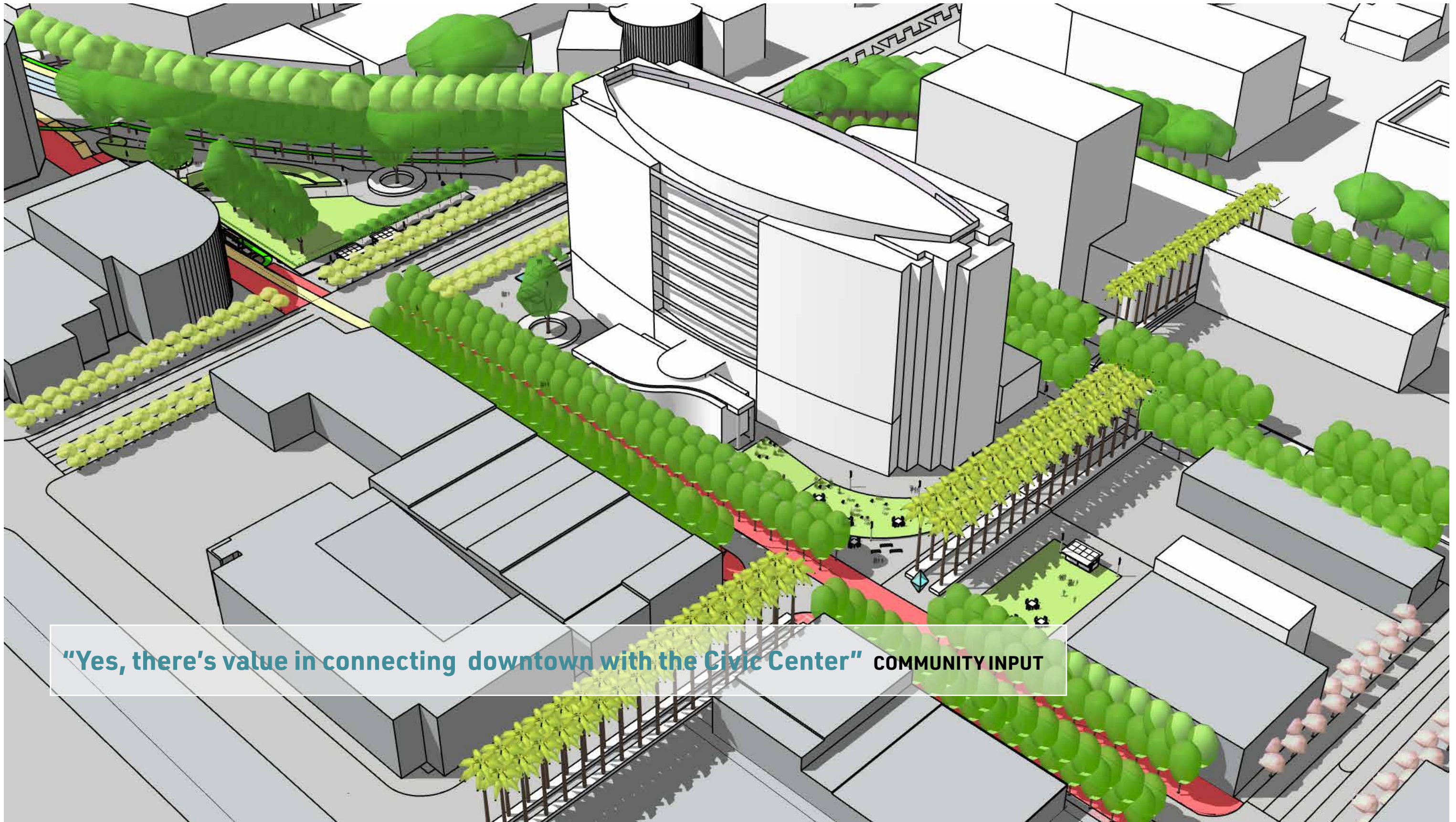


BEIJING CBD CORE AREA URBAN PLAN BUILDING PLAN 2010



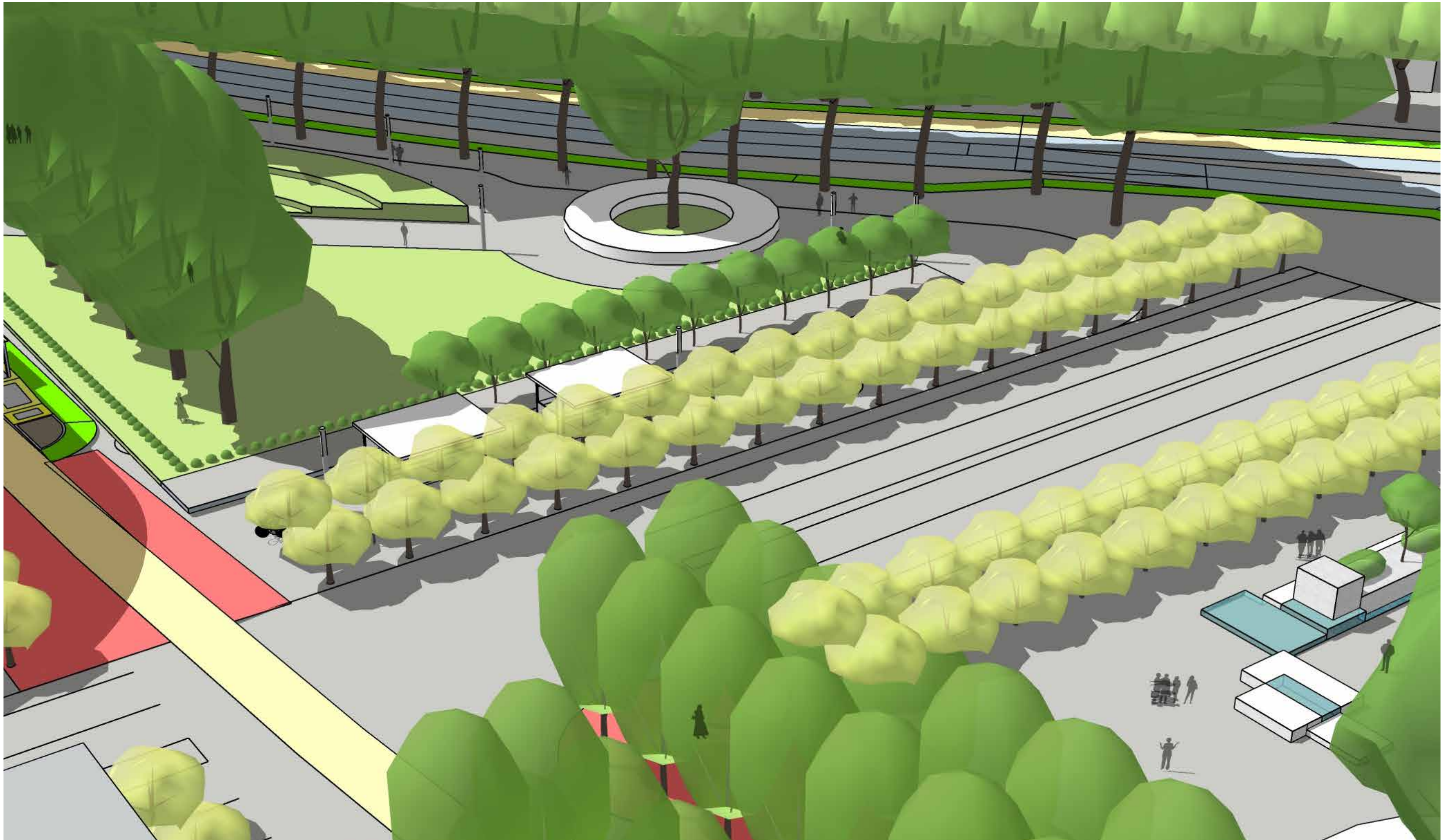






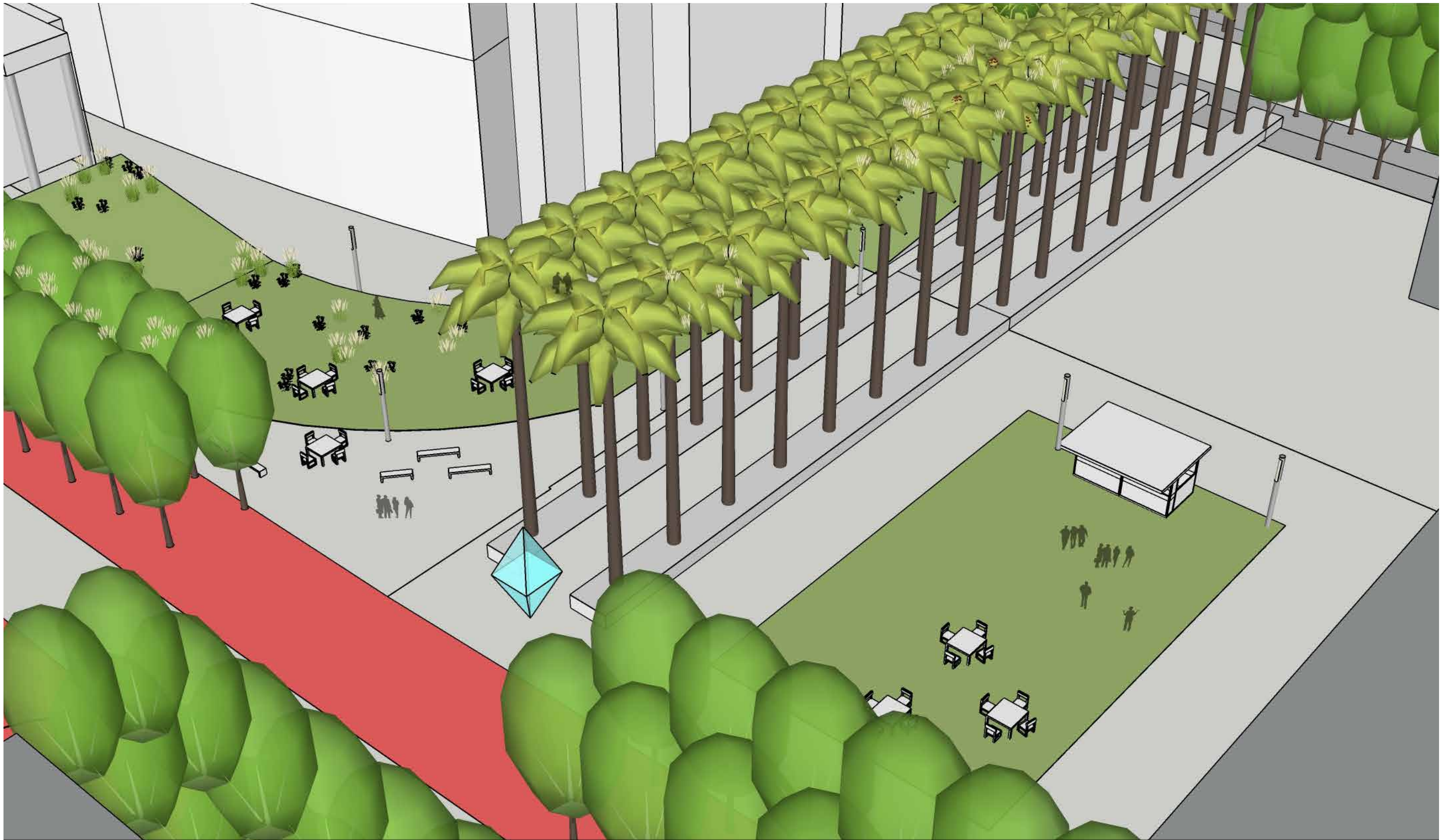
"Yes, there's value in connecting downtown with the Civic Center" COMMUNITY INPUT





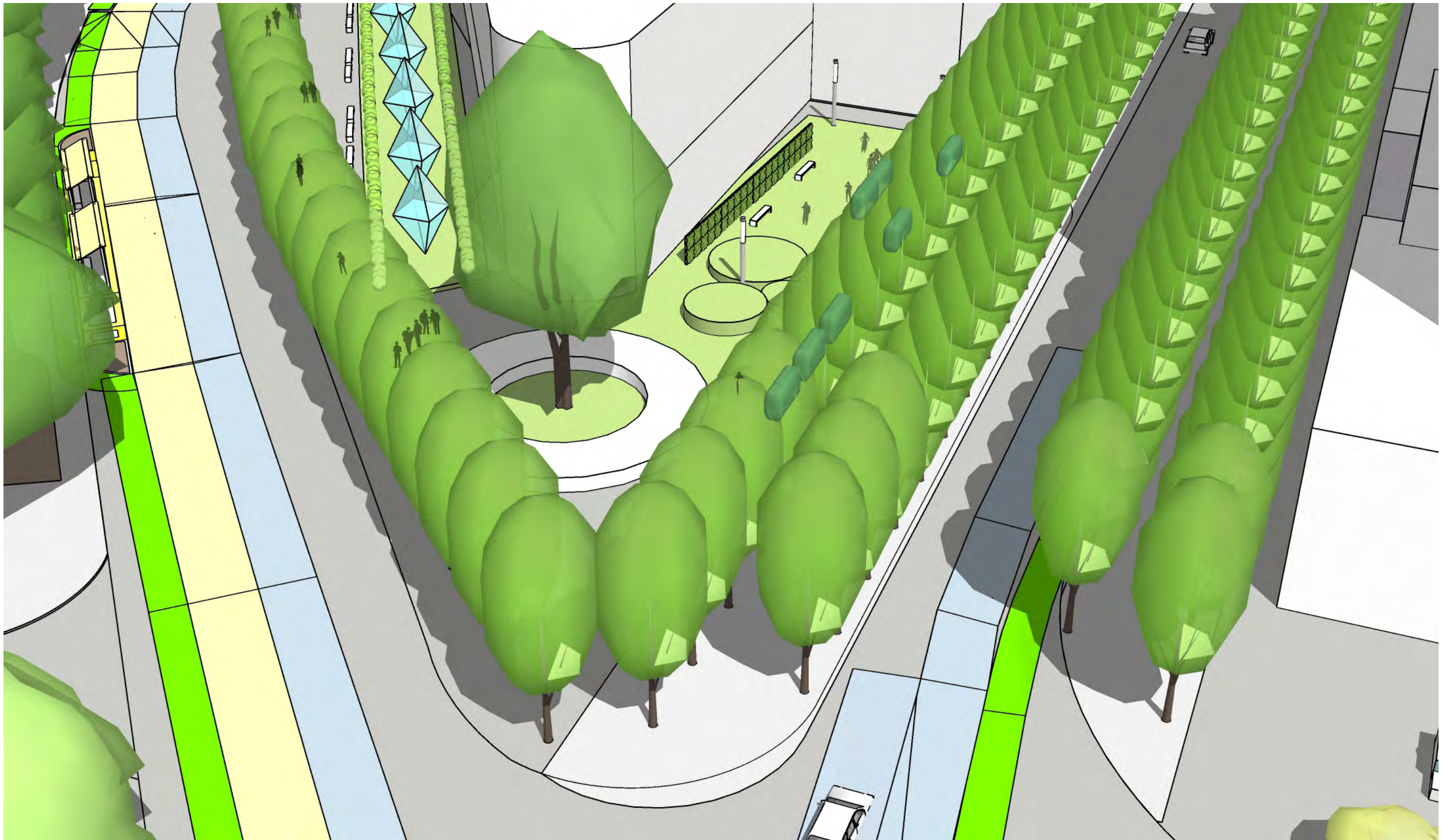
1 FOURTH STREET CORRIDOR: CONNECTION TO CIVIC CENTER THROUGH SASSCER PARK





## MID-BLOCK PEDESTRIAN CONNECTION: PALM ALLEYS

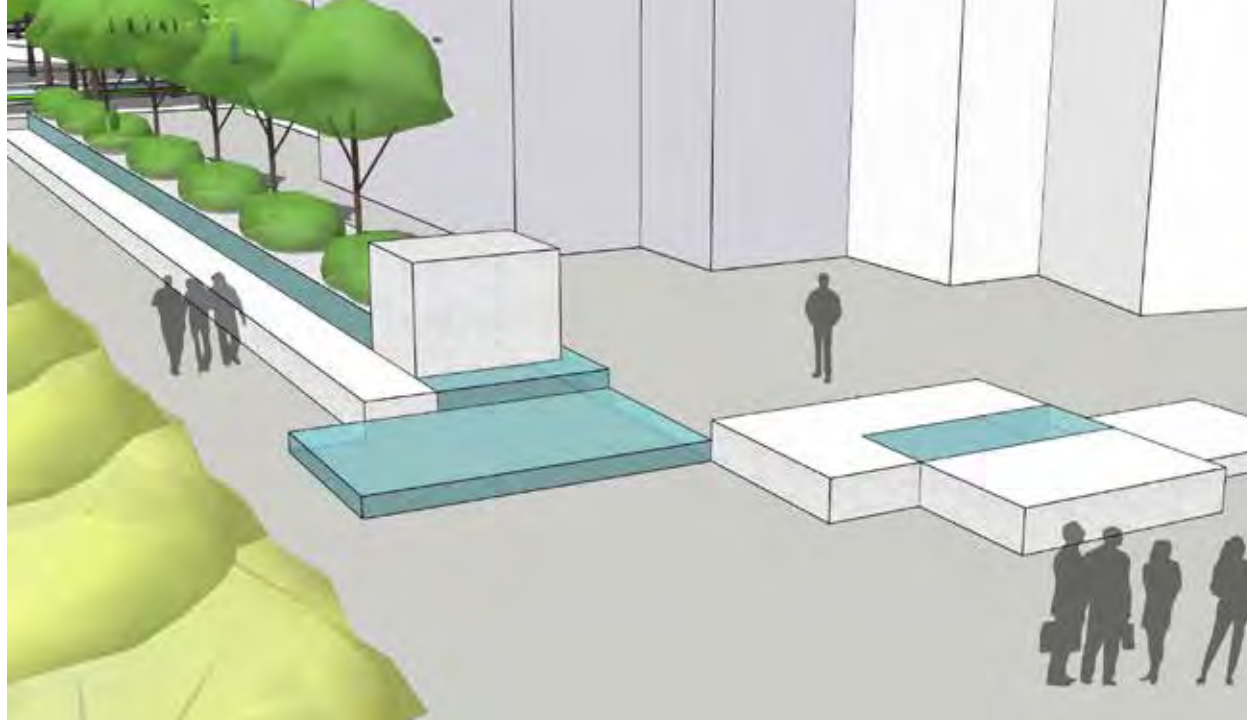




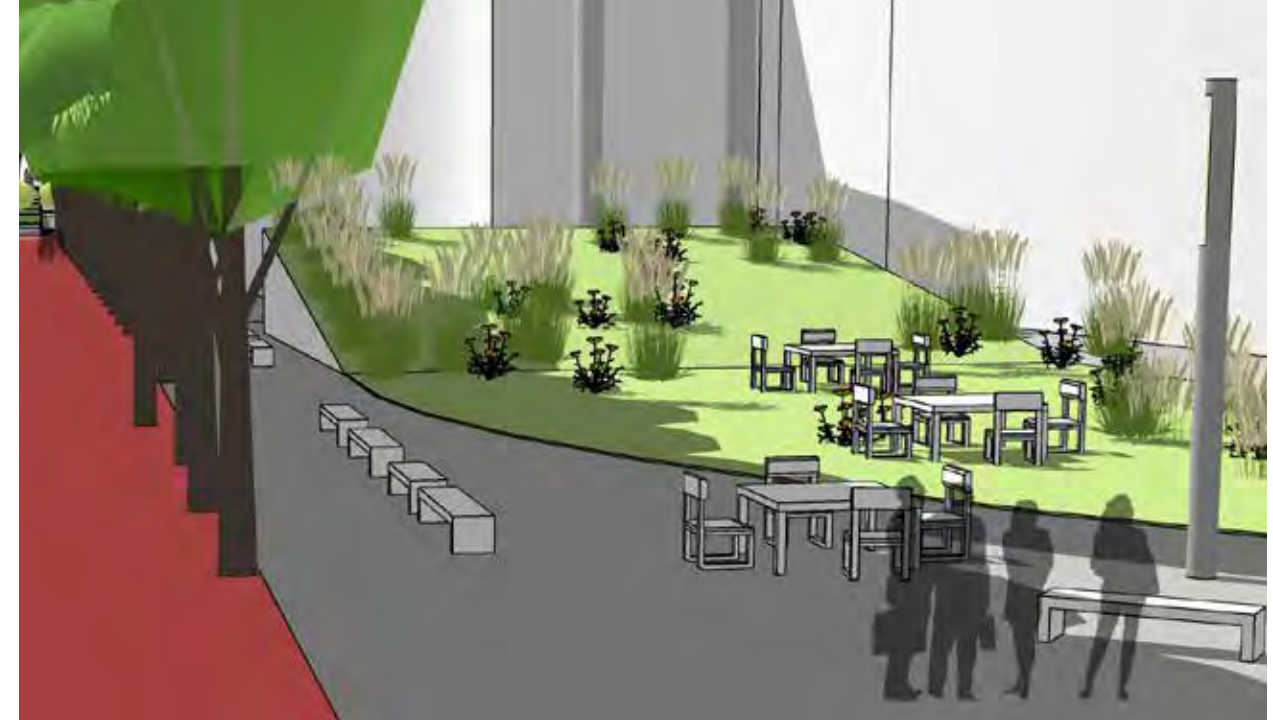
### 3 PEDESTRIAN CONNECTION: ROSS STREETScape



## OPEN SPACE NETWORK



ROSS STREET BIOSWALE FOUNTAIN WITH SEATING



FEDERAL BUILDING MEADOW

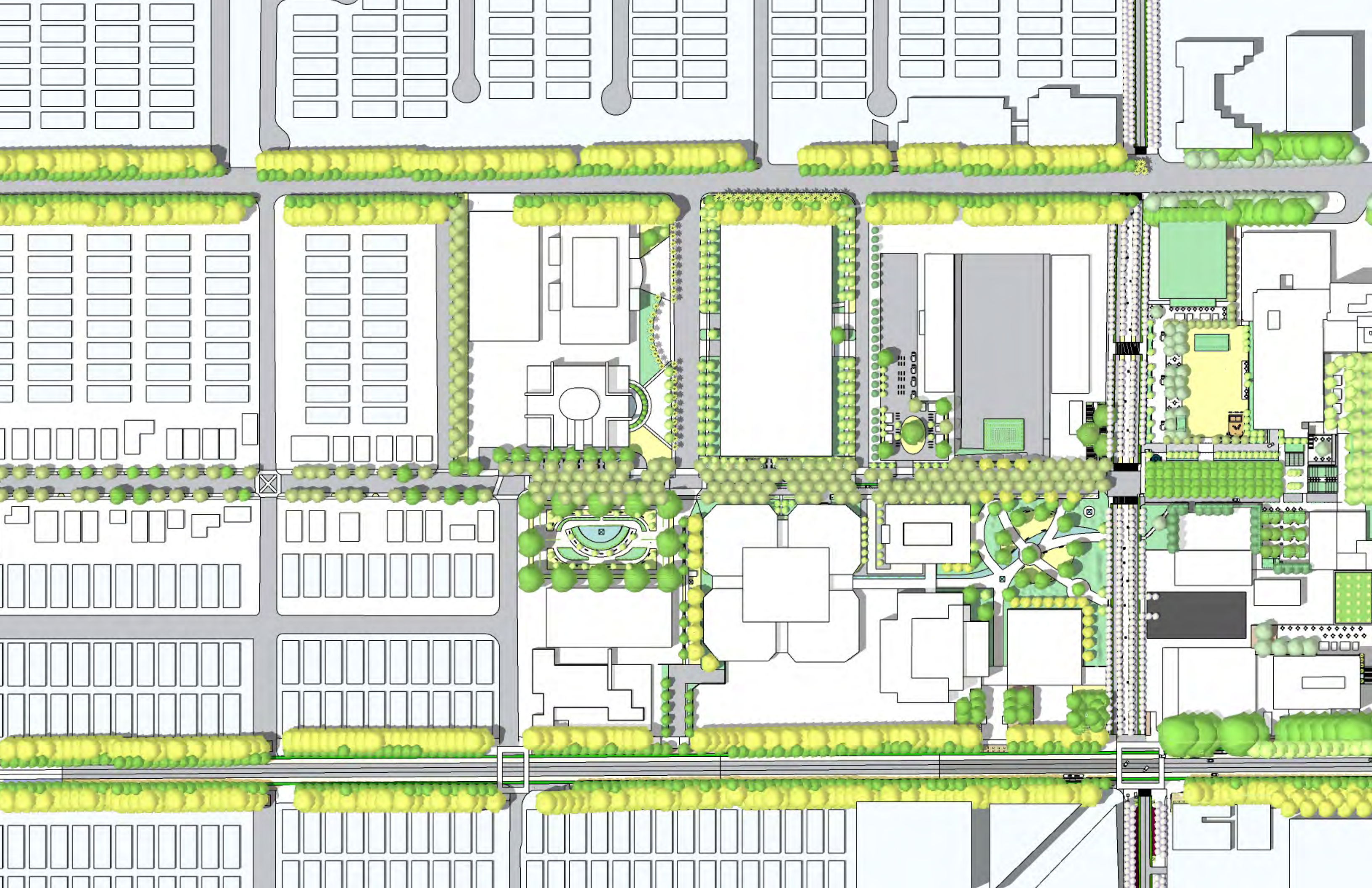


ZEN GARDEN WITH GREEN WALLS

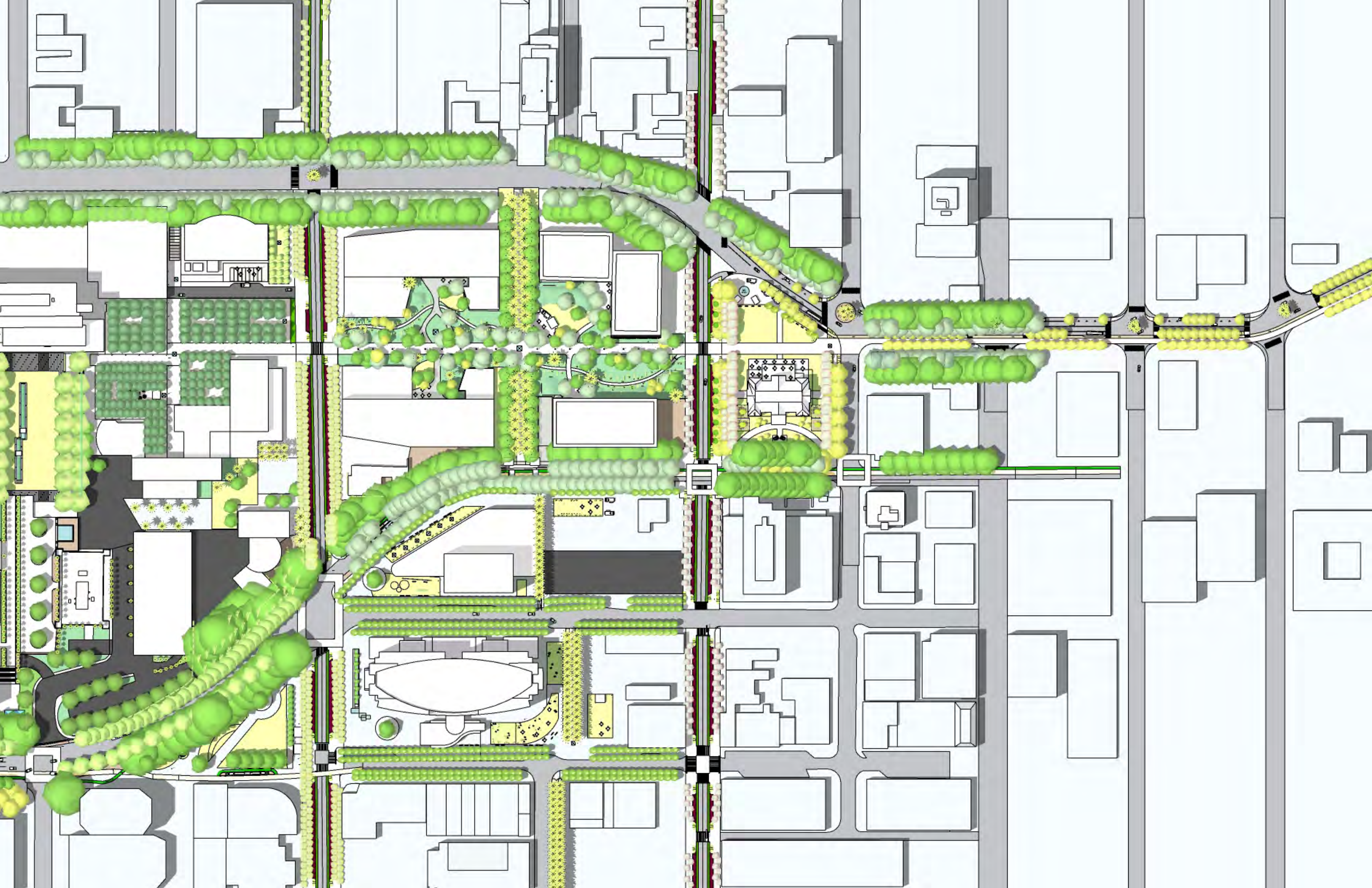


SASSCER PARK AMPITHEATRE



















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*Los Angeles: Innovation District* - IBI Group and Ernst & Young  
*San Francisco: Sustainability District* - KMD Architects  
*Cleveland: Reconnect to Fabric* - GGN Landscape Architecture  
*Long Beach: Mixed-Use District* - SOM  
*Denver: Mixed-Use District* - City and County of Denver

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Site photograph from Google Maps - All other photos ©Scott Shoemaker

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*Community of Ownership: 16th Street Mall Extension, Denver, Colorado* - Design Workshop, Inc.  
*Reaching Out: 16th Street Mall Extension, Denver, Colorado* - Design Workshop, Inc.  
*Flexibility: Mesa Performing Arts Center, Mesa, Arizona* - Design Workshop, Inc.  
*Diversity: Millennium Park, Chicago, Illinois* - Multiple Designers

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*Centering: The Domain, Austin, Texas* - Design Workshop, Inc.  
*Containment: Bryant Park Renovation, New York, New York* - Olin Landscape Architecture  
*Authenticity: Mesa Performing Arts Center, Mesa, Arizona* - Design Workshop, Inc.  
*Environmental Health: Denver Commons, Denver, Colorado* - Design Workshop, Inc.

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*Intent / Dilemma:*  
 Photographs by UCLA students

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*Intent / Thesis:*  
*Millennium Park, Chicago, Illinois* - Multiple Designers  
*Bryant Park Renovation, New York, New York* - Olin Landscape Architecture  
*Grand Park, Los Angeles, California* - Rios Clementi Hale Studios

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*Environmental Best Practices: NE Siskiyou Green Street, Portland, Oregon* - Kevin Robert Perry, ASLA  
*Economic Viability: Proposal for Pershing Square, Los Angeles, California* - Agence Ter  
*Community Development: Lift Ev'ry Voice and Sing Park, Jacksonville, Florida* - Hood Design Studio  
*Integral Art And Culture: High Line, New York, New York* - Field Operations, ©Timothy Schenck

## Pages 60, 61

*Green Alleys: Upper Lawrenceville Community Envisioning, Pittsburgh, Pennsylvania* - Evolve EA  
*Permeable Pavers : The High Line, New York City, New York* - James Corner Field Operations  
*Green Roofs:* ©Saxon Holt  
*Green Walls And Horizontal Planters: Expo Center, Portland, Oregon* - Greenworks, PC  
*Stormwater Fountains: Milwaukee Harbor District, Milwaukee, Wisconsin* - James Wasley  
*Linear Rain Garden: 12th Avenue, Portland, Oregon* - Sustainable Stormwater Management Program  
*Runnels: Park Killesberg, Stuttgart, Germany* - Rainer Schmidt, Landschaftsarchitekten

*Runnels: Bellevue Botanical Garden, Bellevue, Washington* - Olson Kundig Architects  
*Tree Well Swales: Great Mosque, Cordoba, Spain*  
*Tree Well Swales: 12th Avenue, Portland, Oregon* - Sustainable Stormwater Management Program  
*Rain Gardens: Gubei Gold Street, Shanghai, China* - SWA Group  
*Rain Gardens: Vandusen Botanical Garden, Vancouver, BC Canada* - Cornelia Hahn Oberlander, LA

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*Both images: Bryant Park Renovation, New York, New York* - Olin Landscape Architecture

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*Queen Elizabeth Olympic Park, London, England* - Field Operations  
*Tiburon Native Garden, Tiburon, California* - Floradora Garden Design

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*Jardin Des Tuileries, Paris, France* - André Le Nôtre  
*Brochstein Pavillion, Rice University, Houston, Texas* - Office of James Burnett Landscape Architects

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*Public Garden, Brussels, Belgium* - Designer Unknown  
*Usaquén Urban Wetland, Bogota, Columbia* - Obraestudio

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*Klyde Warren Park, Dallas, Texas* - Office of James Burnett Landscape Architects  
*Canalside Green Steps and Coworking Space, London, England*

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*14th Street Promenade, San Diego, California* - MIG  
*BG's Food Cartel, Beaverton, Oregon* - [The Oregonian](#), ©Mark Graves/Staff  
*16th Street Mall, Denver, Colorado* - I.M. Pei & Partners, Hanna/Olin  
*Sky UK Headquarters, London, United Kingdom* - URBAN, ©Edward Denison

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*David Petroni Mural, Jacksonville, Florida* - Art Republic  
*Polk Streetscape Project, San Francisco, California* - Interstice Architects

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*Canadiation Streetcar Systems - Toronto, Canada* - ©John Smatlak  
*Constitution Avenue, Canberra, Australia* - Jane Irwin Landscape Architecture, John Gollings

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*Great Barrington's Main Street Reconstruction Project, Great Barrington, Massachusetts*  
 - Walter Cudnohufsky & Associates  
*Syracuse University Promenade Furnishings, New York, New York* - SRF Consulting

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*Both images: Beijing Core Area Plan, Beijing, China* - Brininstool, Kerwin, + Lynch