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# The Bowtie Parcel Master Plan

UCLA LD6: Concept Development / Instructor: Steven Chavez  
Summer 2020

Cynthia Tribull



# TABLE OF CONTENTS

## Pre Design

Overview and History.....2

Site History Timeline.....3

Site Inventory.....4

## Concept Design

Site Analysis Micro.....5

Site Analysis Macro .....6

Site Constraints.....7

Site Opportunities.....8

Precedent Case Study 1.....9

Precedent Case Study 2.....10

Precedent Case Study 3.....11

Soil Remediation Case Study .....12

## Schematic Design

Design Alternative 1.....13

Design Alternative 2.....14

Design Alternative 3.....15

## Design Development

Master Plan Statement.....16

Illustrative Master Plan .....17

Collage of Inspirational Images.....18

Site Section 1.....19

Site Section 2.....20

Perspective 1.....21

Perspective 2.....22

Walkthrough Video.....23



# OVERVIEW AND HISTORY

## BOWTIE PROJECT

In Elysian Park 2.5 miles North of downtown Los Angeles is an 18-acre-long-narrow strip of land curved into a bowtie shape by the eastern bank of the LA River. The property is surrounded by The Repetto Hills to the northeast and the Elysian Park Hills to the southwest. This area was once part of a flood plain for the LA River. In the 1930's the banks of the LA River were encased in concrete to stop its destructive flooding. This land had rich alluvial soil from the floods making it an ideal location for agriculture.

The Tongva Indians are the earliest known settlers of this area. Farmers from Mexico, China and Japan took the area over in the late 1800's after California became a state. J. Hartley Taylor settled his family on the Bowtie Parcel and adjacent parcels of land in about 1890. His family started a local grocery store with their excess produce. The Taylor family's pigeon farm occupied the Bowtie Parcel of land. The Southern Pacific Railroad turned the Taylor Family farm into a busy industrial rail yard switching facility by 1920. The rail yard employed many workers who created homes in nearby communities. The railroad moved the facility to Tejon Pass in 1960 and the area suffered from a loss of jobs. The railroad facility in Taylor Yards was closed in 1985.

The rail yard not only left behind dilapidated buildings, it also left behind contaminated soil in an area of Los Angeles desperate for more outdoor and park space. The Bowtie Parcel was labeled a Brownfield site by the Department of toxic substances Control in 2003 and is not cleared for any type of use. In January of this year testing was done on the site, results have not been released. Covid-19 has infected the world and the state of California does not have extra money for remediation of toxic soil. The future of the Bowtie Parcel is unknown. The project that is presented here is one of possibility and hope in a time of uncertainty.





# SITE HISTORY TIMELINE



Steelhead Trout



Silver Lake Reservoir 1907



Destructive LA River Flooding C. 1930



Train polluting Cajon Pass 1967



Bowtie Parcel 6/2020



LA River c. 1900



LA River c.1900



Water Coming from Owens River into LA



10/2009 remains of 40 rail car roundhouse



Burned Palm Trees in LA River 2014

## ENVIRNOMENTAL TIMELINE

Mild climate and rich natural resources  
Fertile Soil from River flooding

Sycamore, alder, and cottonwood trees, migratory ducks and shore birds, and migrating steelhead trout inhabited area

A watershed that covers 834 square miles from the Santa Susana/San Gabriel Mountains to San Pedro drains into LA River

Early development consisted of agriculture  
A willow pole dam was built across LA River

Extreme drought stops growth of cattle industry in area

Silver lake Dam built and Railroads lead to an increase in residential development

Water from the Owens River is diverted to Los Angeles

Destructive flooding from LA River. Taylor Yards is polluting soil with lead and other toxins and air is with diesel smoke from trains

LA River Banks encased in concrete by the Army Corps of Engineers to stop flooding. Soft bottom not encased in concrete near site able to support wildlife

Trains re-routed through Cajon Pass by Southern Pacific Railroad. Pollution to area stops, but damage is done

Soil and groundwater contamination found. Reminents of concrete buildings and roads left on site

River near site has riparian vegetation, open water, and sand bars, which are supported by year-round flows.

Taylor Yards is designated as a Brownfield site by the Department of toxic substances Control. The Bowtie parcel still has 1/3 of its land not cleared for recreational use

Many palm trees burned down in fire in 2014 or were chopped off due to their height and location under utility lines on Bowtie site

## BOWTIE PARCEL

1700's  
1500 - 1700's

1700's  
1769

1700's  
1771

1781  
1784

1862  
1850

1907  
1881

1913  
1890's

1930s  
1930s

1938 - 1960  
1940s

1960s  
1960 - 1985

1990's  
1992

1990's  
1997 - 1998

2003  
2003

2014  
2020

## CULTURAL TIMELINE

Tongva Indians  
Occupy Region

Portola Expedition,  
first written account  
of Los Angeles River

San Gabriel Mission  
Built

Rancho San Rafael  
land grant made to  
Jose Maria Vergugo

CA admitted to Union

Subdivided area of  
land around Taylor  
Yard into agricultural  
and housing plots

J. Hartley Taylor  
settles family on East  
Bank of LA River and  
sells oats, barley, hogs  
and pigeons

Freight Switching  
facility Built and  
named Taylor Yards

75% of workforce  
at Taylor Yards  
lives in surrounding  
communities

Loss of jobs in area  
due to creation of  
Cajon Pass  
and closure of Taylor  
Yards in 1985

First Community  
Meeting held to  
discuss the future  
of Taylor Yard and  
Metrolink develops  
parcel of land

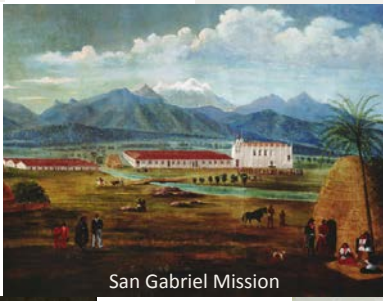
Fedex and LA Media  
and Tech Center  
developed on parcels  
near Bowtie

The 18 acre bowtie  
parcel was purchased  
by the State of CA

Taylor Yard Bikeway  
and pedestrian bridge  
broke ground



Tongva Indians



San Gabriel Mission



Taylor Family Pigeon Farm



Taylor Family Grocery Store



A building in LA Media and Tech Center



Captain Gasper de Portola



CA admitted to Union 1850

GRAND ADMISSION CELEBRATION



40 rail car roundhouse c. 1930



Metrolink Maintenance Yard



Rendering of Bike and pedestrian bridge to be completed in 2021



# SITE INVENTORY

## PHYSICAL ATTRIBUTES

**SOILS**  
Top of parcel is covered by hardened dirt and slabs of concrete to a depth of approximately 7 feet. Underneath this material lies sands, silty sands, and discontinuous clayey sands from 7 feet bgs to 35 feet bgs. Below 35 feet bgs sediments transition from coarse sand to cobble, with some clay and silt zones of less than 5 feet thickness between 60 feet bgs and 70 feet bgs. The Taylor Yard Multi-Objectives Feasibility Study identified a number of wet and dry season contaminants of potential concern to the soil. They include bacteria, aluminum, ammonium, chloride, cadmium, cyanide, sulfate, nitrates, copper, lead, and zinc.

**TOPOGRAPHY**  
Approximately 300’ is highest elevation on site. Flat terrain with no high degree of slope is found. The aspect is

**HYDROLOGY**  
Many storm drains traverse the site underground. Groundwater levels are relatively high during the wet season and low during the dry season. Based on data collected in 1999 and 2000, the general groundwater flow direction beneath the Taylor Yard complex is to the south-southeast with an average hydraulic gradient across the site of 0.0021 foot per foot (SCC 2002). The site depth to groundwater on Parcel G ranges from 20 feet below ground surface (bgs) to 35 feet bgs

**PHYSICAL GEOGRAPHY**  
REGIONAL CONTEXT - Property is located along the 52-mile LA river which runs from the San Gabriel Mountains to the Pacific Ocean. The region of the parcel is Surrounded by natural hills and man made boundries. located between the Elysian Park Hills on the southwest and the Repetto Hills to the northeast. It is physically bounded to the north by State Route 2 (SR 2), on the east by San Fernando Road, on the south by Interstate 5 (I-5), and on the west by the Los Angeles River.

LOCAL CONTEXT - This densely populated region has few open spaces and parks for its population. The parcel has about 4,000’ of LA river frontage that will allow linkage to the existing wildlife corridor and an emerging network of open space along the LA River.

**GEOLOGY**  
LANDFORMS - Utility lines are physical obstructions

SEISMIC HAZARDS -According to the California Division of Mines and Geology (CDMG) Official Map of Seismic Hazard Zones Map, Los Angeles Quadrangle (released March 25, 1999), the Taylor Yard complex, including the Park parcels, is located in an area of liquefaction potential. This is due to the high water table and soils conditions under the site. The Raymond Fault lies approximately 0.75 mile to the northwest, while the Elysian Park Fault lies to the southwest. The Newport-Inglewood Fault lies approximately 12 miles southwest, while the Sierra Madre Fault Zone is located approximately 12 miles northeast. The Park is not located within an Alquist-Priolo Special Studies Zone

**CLIMATE**  
SOLAR ACCESS (SUN AND SHADE STUDIES) - Mediterranean climate, with warm, dry summers, and mild winters. Few trees and no tall buildings to give shade to the site.

WIND - Prevailing winds come from the South West and Santa Ana winds flow from the South East.During visit winds were felt from South East.

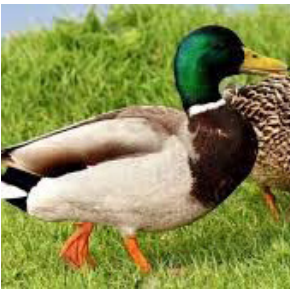
FOG POCKETS - area converts the sun’s heat into water vapor and produces cloud cover. Surrounded by hills and only 10 miles inland from the Pacific Ocean, the Los Angeles Basin avoids the extreme temperatures found in the inland desert. During the warmer months, a temperature inversion persists, trapping moist marine air below 1,300 feet and creating the haze layer for which Los Angeles is well known.

RAIN - approximately 15 inches a year, with most falling between November and April. The summer months from the end of April through October average less than an inch of rain per month.

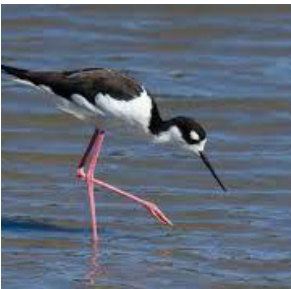
## BIOLOGICAL ATTRIBUTES

**VEGETATION** - Ruderal habitat. Plants observed on 6/26/20 - CA Buckwheat (Eriogonum fasciculatum), Peruvian Pepper Tree (Schinus terebinthifolia), Deerweed (Acmispon glaber), Mexican Fan Palm (Washingtonia robusta), Tree- of-Heaven (Ailanthus altissima), Fountain Grass (Pennisetum setaceum), Australian Blackwood (Acacia melanoxylon), Fig Tree ‘Ischia’ (Ficus carica ‘Ischia’), Castor Bean (Ricinus Communis), Ash Trees, Mulefat Thickets (Baccharis salicifolia) and CA Yerba Santa (Eriodictyon californicum). The invasive Fountain Grass has taken over. Many Mexican Fan Palms below the power lines have been chopped in half and looked like they were burned. Plants identified by Gus on site are Salvia leucophylla, Salvia mellifera, Salvia apiana, Eriodictyon trichocalyx, Eriogonum fasciculatum, Baccharis sarothroides, Acacia redolens ‘Low Boy’, Ficus carica, Ricinus communis, Nicotiana glauca, Salix lasiolepis var. lasiolepis, and Typha dominguinis.

**WILDLIFE** - BIRDS - black-necked stilts (Himantopus mexicanus), coots (Fulica americana), a sora (Porzana carolina), pintails (Anas acuta), cinnamon teals (Anas cyanoptera) and mallards (Anas platyrhynchos). In addition, native bird species have been observed using the disturbed coastal sage scrub and raptors have been observed flying over site but not on site.  
REPTILES, AMPHIBIANS and MAMMALS - side-blotched lizard  
Pacific tree frog, Botta’s pocket gopher (Thomomys bottae), striped skunk (Mephitis mephitis), Beecheys’ ground squirrel (Spermophilus beecheyi), coyote (Canis latrans), black rat (Rattus rattus), and house mouse (Mus musculus)  
HABITATS AND CORRIDORS FOR ENDAGERED OR THREATENED SPECIES  
In 2001, a screening-level ecological risk assessment (SCLERA) was conducted. The SCLERA indicates that wildlife may be at risk if exposed to the contaminated soils and that further evaluation is necessary to determine the level of impact to birds, soil invertebrates, microorganisms, and aquatic organisms



Mallard



Black-necked stilts



Pacific Tree Frog



Side-Blotched Lizard



Beecheys’ ground squirrel



Striped Skunk



CA Buckwheat



Mexican Fan Palm



Fountain Grass

## CULTURAL ATTRIBUTES

**LAND USE**  
PRIOR LAND USE - Native American communities, fertile farmland, and contaminating railroad operations  
LAND USE ON ADJOINING PROPERTIES - Adjoining properties are zoned for Industry. There is a fedex building, Sotomayor Learning Academies, LA Media Tech Center Office Park, Mini-storage site, Nelson Miller Inc. (engineering, design and manufacturing group), Metrolink Maintenance Facility, several auto body shops, and Train Tracks

**LEGAL**  
POLITICAL BOUNDARIES - Parcel is located in the 28th district of Congressman Adam Schiff.  
LAND OWNERSHIP - CA State Parks owns parcel  
The Coalition for a State Park at Taylor Yard is a collective group of community interest groups that support the development of Parcels D and G-1 as a Park. They are involved in community outreach efforts.  
LAND USE AND REGULATIONS - Site is deemed a “State Recreation Area”. Prior to development for recreational use or any use, it must be determined that the soil contamination levels are within acceptable limits.

**UTILITIES**  
Five telecommunication lines run along the active rail line parallel to Parcel. LADWP overhead power transmission lines run along the northern levee of the Los Angeles River along the western edge of Parcel. The lines are supported by steel-frame towers and are spaced 600 to 800 feet apart with several footings on Parcel.

**CIRCULATION**  
INGRESS EGRESS - A gate limits access to the parcel from Casitas Avenue, there are no bridges or other legal entrances or exits into property.

PEDESTRIAN CONNECTIONS - people can walk to property from nearby businesses and residential neighborhoods.

STREET FUNCTION - collector road is Casitas - arterial roads - San Fernando Road, Eagle Rock Boulevard, Figueroa Street, and Fletcher Drive

FREEWAYS - I-5, SR 2, and the Pasadena Freeway (SR 110)

BUS SERVICE - intersection of San Fernando Road and Fletcher Avenue forming the hub of a number of routes connecting downtown Los Angeles, Glendale, Sylmar, and El Monte.

LIGHT RAIL - Metro Gold Line, located at Avenue 26 (Avenue 26 Station), approximately 1.3 miles south of the site, and at French Avenue just off of Figueroa Street (French Station), approximately 1.3 miles southeast.  
PARKING - there are no designated parking areas for public use at the unit.

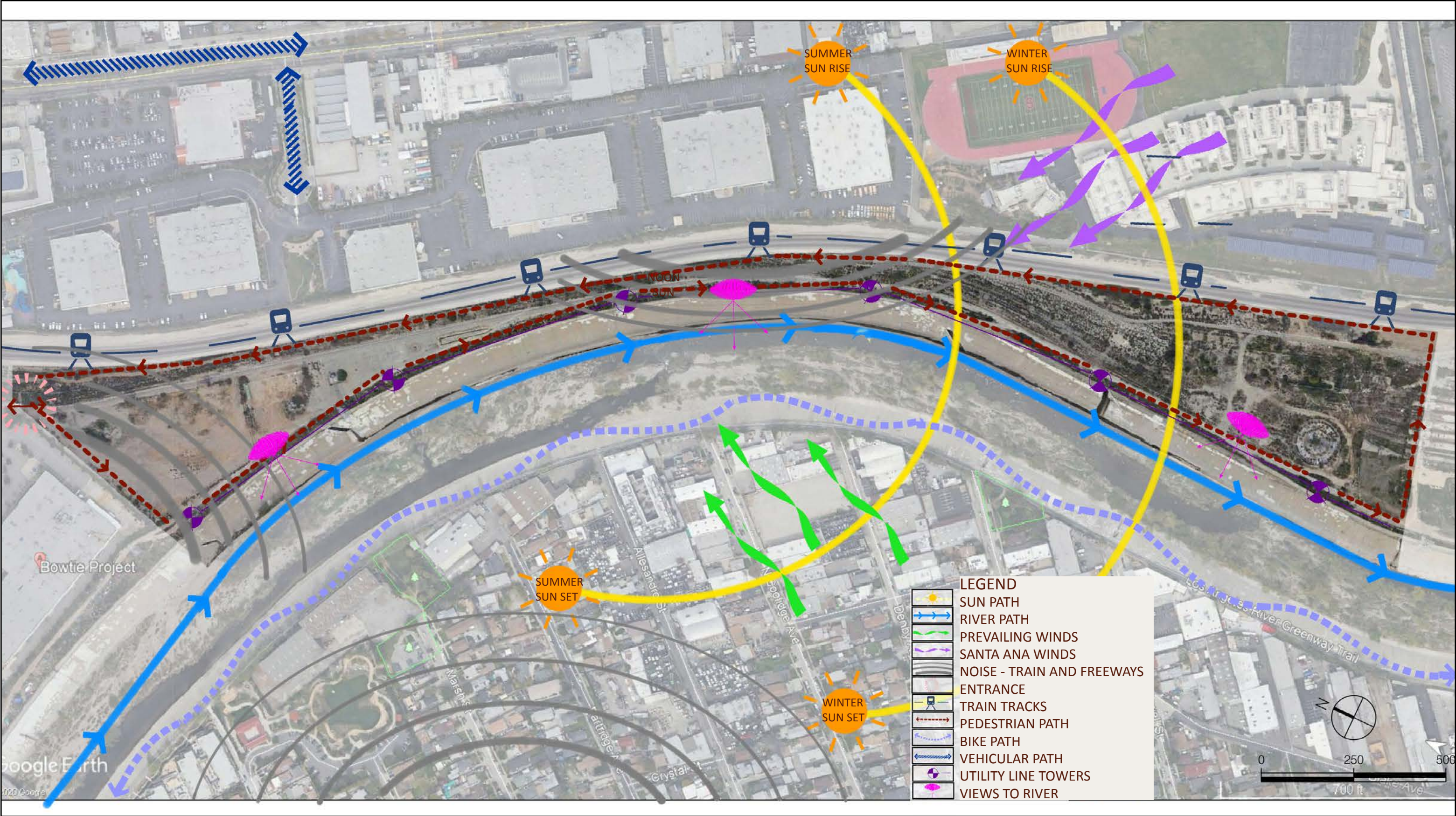
TRAFFIC VOLUME - LA Freeways that surround site are known for congestion and traffic. Collector roads near site have very few cars.

**HISTORIC**  
No historic buildings, landmarks or archaeological sites are located on parcel.

**SENSORY**  
VISIBILITY - The whole parcel is visible from all areas due to low density plantings and lack of structures on site.  
VISUAL QUALITY - Site looks like wasteland, abundant trash, invasive dry Fountain Grass, graffiti, broken concrete slabs and old roads.  
NOISE - Train and traffic noise, bird and water sounds  
ODORS - fragrant smell in middle of parcel from CA Yerba Santa



# SITE ANALYSIS MICRO





# SITE ANALYSIS MACRO





# SITE CONSTRAINTS





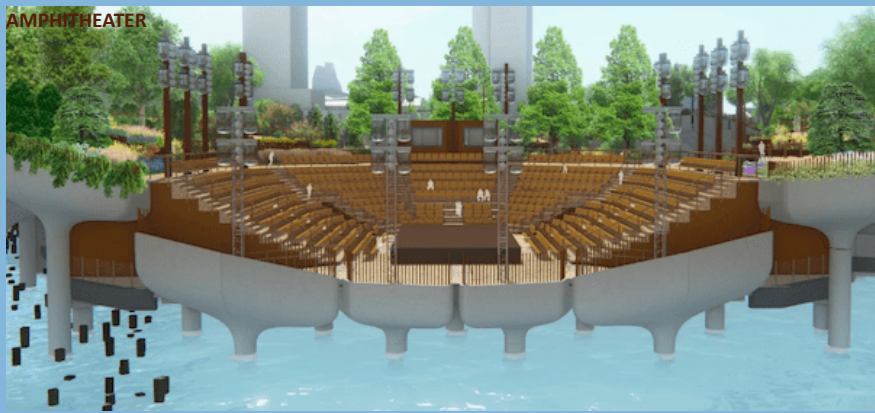
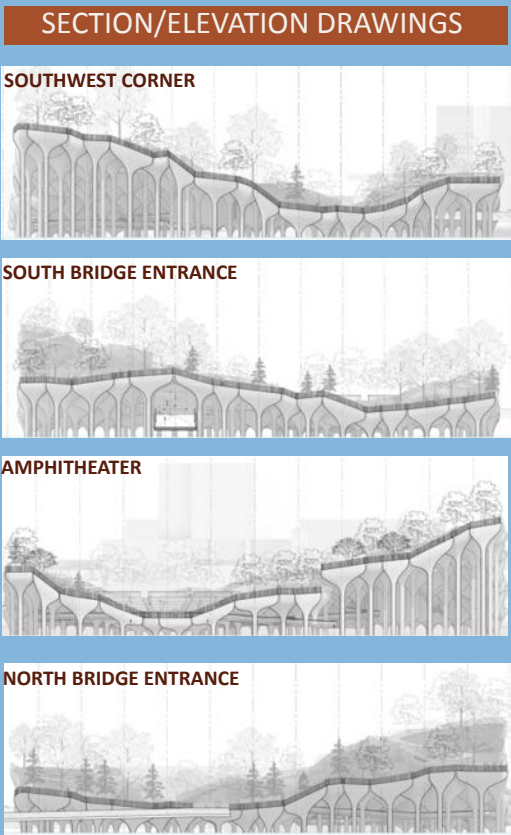
# SITE OPPORTUNITIES





# PRECEDENT CASE STUDY 1: LITTLE ISLAND, MANHATTAN, NEW YORK

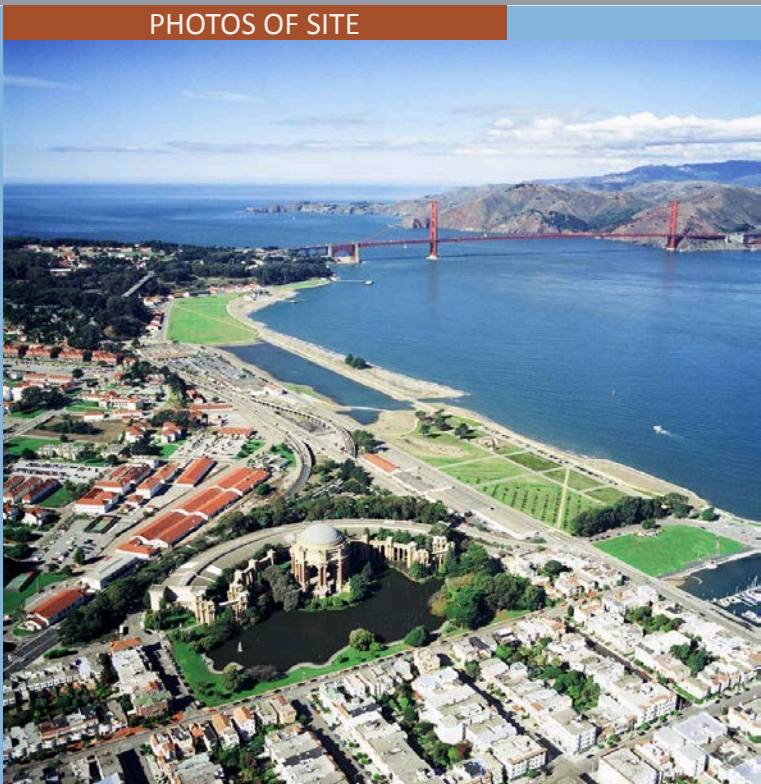
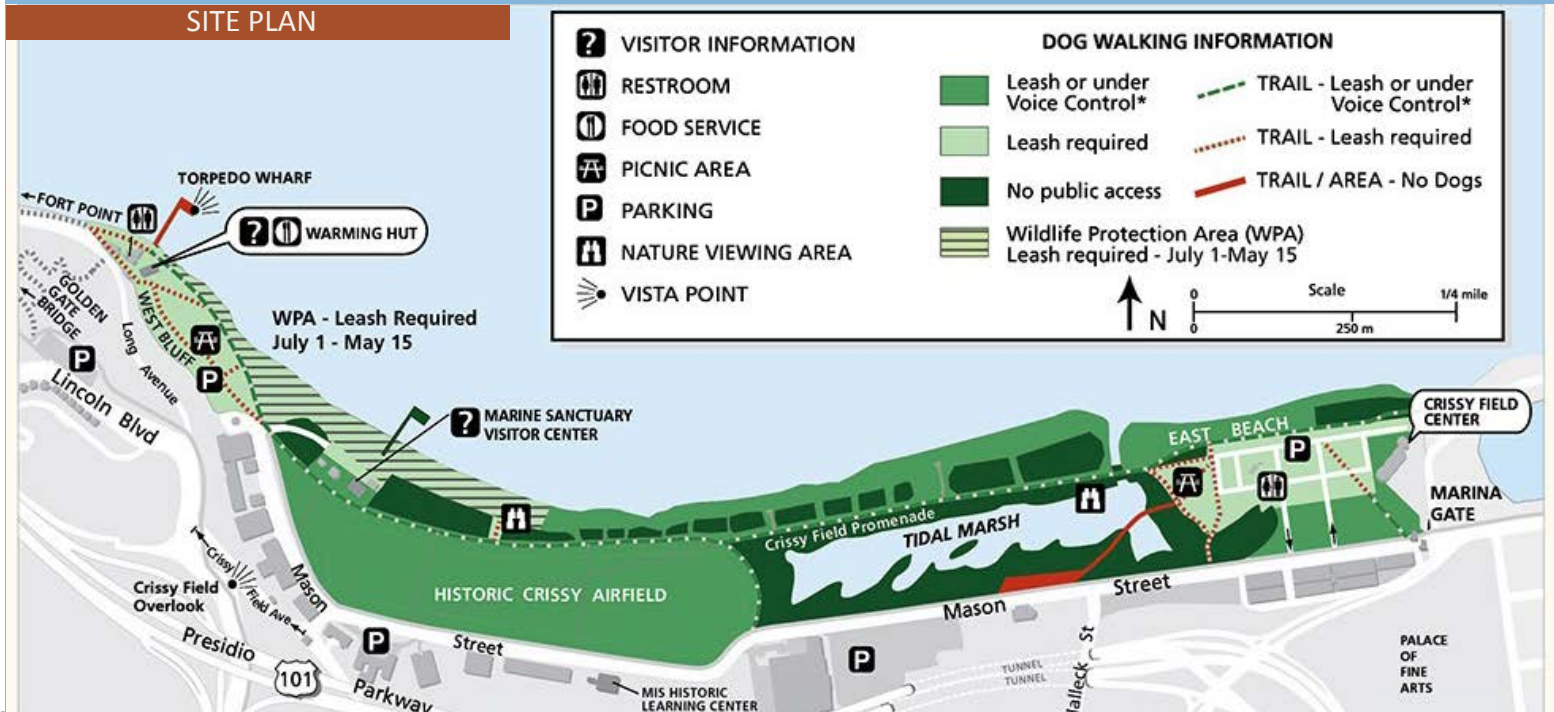
DESIGNER: HEATHERWICK STUDIO AND MNLA  
PROJECT TYPE: PARK/OPEN SPACE, WATERFRONT DEVELOPMENT  
LOCATION: PIER 54 IN CHELSEA, MANHATTAN, NEW YORK  
CLIMATE: HUMID SUBTROPICAL CLIMATE, COLD WINTERS AND HOT, MOIST SUMMERS  
SIZE: 2.5 ACRES  
BUDGET: \$250 MILLION PUBLIC SPACE BUILT WITH PRIVATE FUNDS FROM BARRY DILLER  
COMPLETED: SCHEDULED FOR SPRING 2021  
HISTORY: IN 2012 HURRICANE SANDY DESTROYED PIER 54  
ENVIRONMENTAL: MARITIME BOTANIC GARDEN  
SOCIAL: BUILT FOR PEOPLE OF ALL AGES FOR ALL SEASONS  
ECONOMIC: PROJECT WILL MAKE AREA MORE DESIRABLE AND INCREASE TOURISM  
DESCRIPTION: Rolling hills, walking paths, lawns, an amphitheater and over 100 species of trees, shrubs and grass. 135 tulip shaped concrete pods will support the “floating leaf”.  
IMPROVEMENTS: difficult to predict before opening how design interventions work on site.





# PRECEDENT CASE STUDY 2: GOLDEN GATE PROMENADE AT CRISSY FIELD, SF, CA

DESIGNER:	HARGREAVES JONES
PROJECT TYPE:	PARK/OPEN SPACE, WATERFRONT REDEVELOPMENT, WETLAND, CREATION/RESTORATION
LOCATION:	PRESIDIO DISTRICT IN SAN FRANCISCO, CA
CLIMATE:	MEDITERRANEAN, CAN BE VERY WINDY
SIZE:	100 ACRES
BUDGET:	\$25 MILLION
COMPLETED:	2001
HISTORY:	Native Ohlone people populated area through the late 17th century, turned into a military installation in the 19th century, decommissioned and transferred to the National Park Service in 1994.
ENVIRONMENTAL:	Remediated approximately 38,000 cu yds of contaminated soil on-site through low temperature thermal desorption, saving \$7.6 million in off-hauling costs. 45 acres of asphalt airstrip, roadway, and rubble were removed and recycled for use beneath new pathways and parking areas. Restored 40 acres of habitat consisting of 22 acres of vegetated dune and dune swale habitat and 18 acres of tidal marsh, allowing fresh and salt water to merge at Crissy Field for the first time in 100 years.
SOCIAL:	Attracts 1.2 million annual visitors including hikers, bikers, windsurfers, paragliders, dogwalkers, school children and families from around the Bay Area and across the globe.
ECONOMIC:	Catalyzes funding for ongoing maintenance; for example, a \$2.5 million donation and matching grant was secured in 2016 for resurfacing the Crissy Field promenade and enhancing amenities.
IMPROVEMENTS:	Crissy Field Next Campaign began in 2018. Improvement plans are increased seating, improved biking path, themed play areas, fishing area, trees for wind protection, restrooms, and sea level rise adaptation.



FUTURE PLANS/IMPROVEMENTS	



# PRECEDENT CASE STUDY 3: LA RIVER GREENWAY TRAIL, STUDIO CITY, CA

DESIGNER: MIA LEHRER + ASSOCIATES  
PROJECT TYPE: PARK/OPEN SPACE, BIKE PATH, DOG WALK, VEGETATED SWALE, PART OF 51-MILE LA RIVER  
LOCATION: RADFORD AVENUE TO COLDWATER CANYON (cut into 3 sections) IN STUDIO CITY, CA  
CLIMATE: MEDITERRANEAN, CAN BE VERY HOT AND DRY  
SIZE: 1.5 MILES LONG ALONG BOTH SIDES OF LA RIVER  
BUDGET: UNKNOWN, PAID FOR BY CITY PROP K PARKS FUNDING BUILT BY THE DEPARTMENT OF RECREATION AND PARKS, WORKING WITH THE BUREAU OF ENGINEERING.  
COMPLETED: 2019, BUILT BY THE DEP. OF RECREATION AND PARKS, WITH THE BUREAU OF ENGINEERING.  
HISTORY: LA RIVER RAN FREE UNTIL 1960 WHEN IT WAS CHANNELIZED TO STOP FLOODING  
ENVIRONMENTAL: RESTORE NATIVE HABITAT AND ECOSYSTEM AND SWALES TO CATCH POLLUTED WATER BEFORE IT DRAINS INTO RIVER  
SOCIAL: CONNECTS THE VALLEY TO DOWNTOWN LOS ANGELES  
ECONOMIC: PROJECT HAS ENCOURAGED NEW DEVELOPMENT IN THE AREA, NEW APARTMENT BUILDINGS, THE SPORTSMAN LODGE PROJECT, AND HARVARD WESTLAKE COMMUNITY CENTER  
IMPROVEMENTS:  
1. THE 3 SEGMENTS OF THE GREENWAY ARE SEPARATED BY BUSY STREETS AND IT IS VERY DANGEROUS TO CROSS THESE ROADS. THE CITY NEEDS TO ADD UNDER OR OVER CROSSINGS TO LINK THESE 3 SEGMENTS.  
2. THERE ARE MANY HOMELESS LIVING IN THE GREENWAY NEAR LAUREL CANYON. THIS PART OF THE RIVER DOES NOT HAVE HOURS LIMITING USE, LOCKABLE GATES, LIGHTING AND THERE ARE MORE SHADED FLAT AREAS THAT ENCOURAGE "CAMPING".  
3. RESTROOM FACILITIES  
4. MORE SEATING AREAS  
5. BETTER MAINTENANCE OF PLANTS AND GARBAGE





# SOIL REMEDIATION CASE STUDY: ALBION RIVERSIDE PARK, LOS ANGELES, CA

DESIGNER:	TETRA TECH AND THE BUREAU OF ENGINEERING (BOE) ARCHITECTUAL DIVISION
PROJECT TYPE:	RECREATION/EDUCATION: MULTIPURPOSE ATHLETIC FIELDS, BASKETBALL COURTS, WALKING PATHS, FITNESS EQUIPMENT, PLAYGROUND AND PICNIC AREA. PART OF 51-MILE LA RIVER
LOCATION:	1739 N. ALBION STREET, LOS ANGELES, CA 90031, SOUTH OF BOWTIE PROJECT IN LINCOLN HEIGHTS
CLIMATE:	MEDITERRANEAN, CAN BE VERY HOT AND DRY
SIZE:	6 ACRES ADJACENT TO THE LA RIVER
BUDGET:	PROPOSITION O:\$21,516,400 PROPOSITION 84:\$5,000,000 PROPOSITION K - LA FOR KIDS PROGRAM:\$684,355
COMPLETED:	MARCH 30, 2019
HISTORY:	THE SITE WAS USED FOR RESIDENTIAL, METAL PIPES MANUFACTURING, BREWERY OPERATIONS, AUTOMOTIVE REPAIR, ICE CREAM MANUFACTURING, MILK AND MILK PRODUCTS STORAGE AND DISTRIBUTION. THERE IS A RAILROAD SPUR AND A FORMER WELDING BUILDING AREA ONSITE
ENVIRONMENTAL:	PAST ACTIVITIES AND NATURAL PETROLEUM HYDROCARBONS KNOWN TO BE PRESENT IN THE GROUNDWATER AND GEOLOGICAL FORMATIONS MAKE IT NECESSARY TO DO REMEDIAL ACTIONS. PROJECT USES LID, GREEN INFRASTRUCTURE, AND BMP MEASURES TO IMPROVE THE WATER QUALITY OF STORMWATER PRIOR TO DISCHARGEING INTO THE LA RIVER.
SOCIAL:	CREATES VISUAL LINAGES TO THE LA RIVER, IMPROVES WATER QUALITY AND CREATES RECREATIONAL AMENITIES FOR THE COMMUNITY
ECONOMIC:	PROJECT HAS ENCOURAGED NEW DEVELOPMENT IN THE AREA
H2O IMPROVEMENTS	TREATING AND INFILTRATING ONSITE RUNOFF, DIVERT STORMWATER, AND DRY WEATHER FLOWS FROM AN EXISTING STORM DRAIN, WITH DIVERTED FLOWS TREATED AND INFILTRATED OR UTILIZED WITHIN THE PARK IMPROVES ACCESS TO THE RIVER. THE LANDSCAPE FEATURES WATER-WISE PLANTINGS AND A SMART IRRIGATION SYSTEM
SOIL IMPROVEMENTS	2 ENVIRONMENT SITE ASSESSMENTS REVEALED CONTAMINANTS. CREWS EXCAVATED AND REMOVED 60.5 TONS OF MATERIAL THAT CONTAINED ASBESTOS AND 16,168 TONS OF CONTAMINATED SOIL

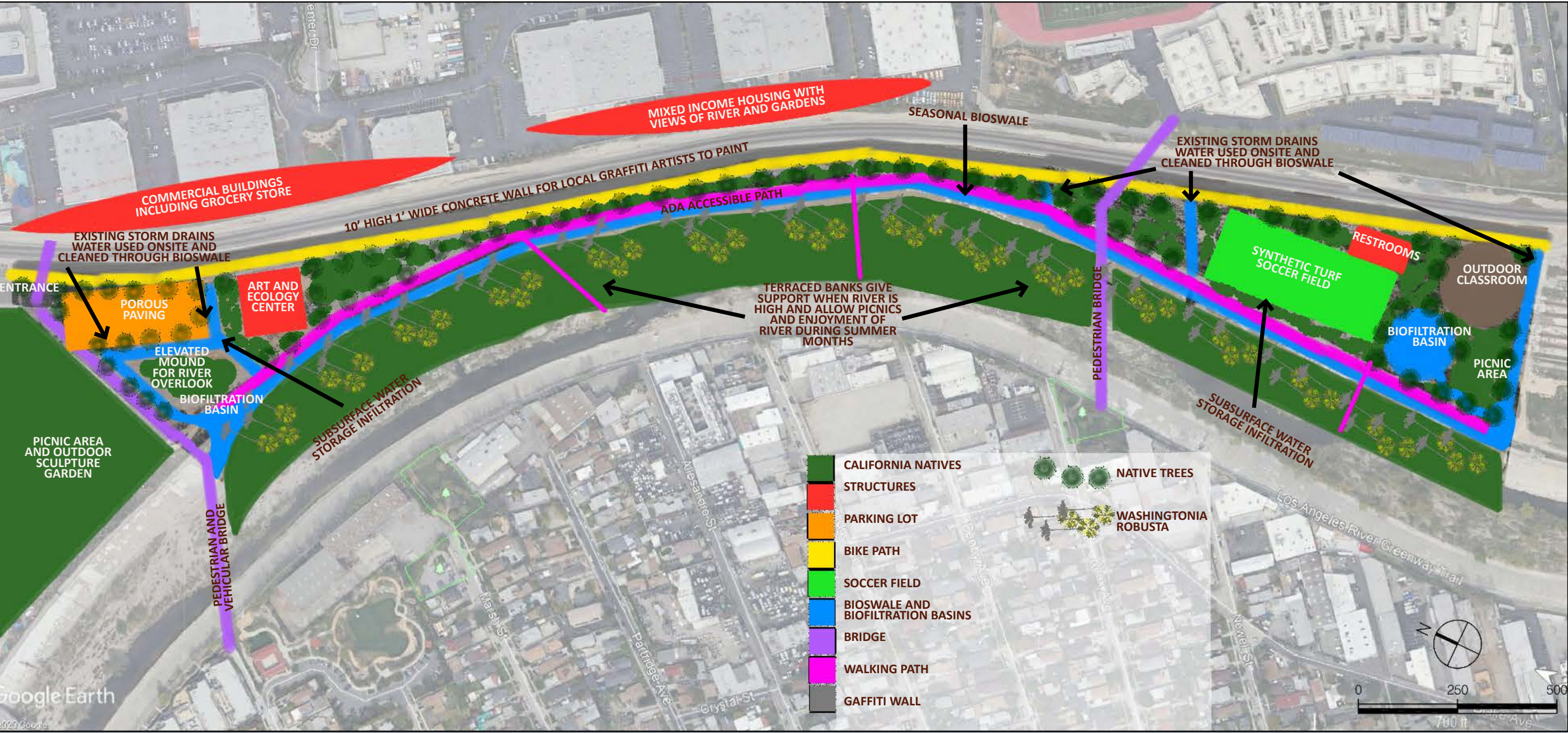




# DESIGN ALTERNATIVE 1: ART AND ECOLOGY

THIS DESIGN ALTERNATIVE: ART AND ECOLOGY EMPHASIZES ALLOWING LOCALS TO CONTINUE USING THE SITE FOR ARTISTIC EXPRESSION AND HAVING A CENTER FOR THE COMMUNITY TO GATHER AND GAIN EDUCATION ON THE TOPICS OF ART AND ECOLOGY. THIS PROJECT WILL IMPROVE THE WATER QUALITY OF THE LA RIVER, IMPROVE THE SOIL, EDUCATE THE NEIGHBORHOOD ON THE EFFECTS OF ENVIRONMENTAL TOXINS AND INCREASE INVOLVEMENT AND INTERACTION AMOUNG COMMUNITY MEMBERS. THE PARK WILL BE ACCESSIBLE FROM FROGTOWN AND THE SOTOMAYER SCHOOL. THE RIVER BANK WILL BE TERRACED WITH RETAINING WALLS. AREAS FOR PICNICS WITH GRASS AND PALM TREES WILL BE CREATED FOR VISITORS TO ENJOY THE LA RIVER. THE PARK WILL BE MAINTAINED PROTECTED AND NURTURED BY THE EYES AND HARD WORK OF ITS MANY VISITORS.

\*ALL DESIGN ALTERNATIVES WILL INCLUDE DIVERTING STORMWATER FROM THE 5 LOCAL STORM DRAINS AND EMPLOYING HYDRODYNAMIC SEPARATION DEVICES ON THE DISCHARGE OF THE PUMP STATIONS BEFORE CONVEYING THE WATER THROUGH A SERIES OF BMPs. THE BMPs COULD INCLUDE BIOSWALES, NATIVE PLANTS, TREE LINED BERMS, PERMEABLE PAVEMENT FOR PARKING AREA, SUBSURFACE IRRIGATION. THE METHOD OF SOIL REMEDIATION NECESSARY WILL BE DETERMINED BY THE AMOUNT OF CONTAMINATION FOUND ON THE SITE. METHODS UNDER CONSIDERATION ARE PHYTOREMEDIATION, THERMAL DESORPTION, BURYING THE BAD SOIL UNDER MOUNDS, OR COMPLETE REMOVAL OF SEVERAL THOUSAND TONS OF SOIL. CURRENT PLANS INCLUDE "DAYLIGHTING" THE STORMWATER DRAIN ON THE NORTH EDGE OF THE PROPERTY FROM THE EXISTING PIPELINE AND WILL DIVERT WATER ONTO THE PROPERTY THROUGH A NATURAL ARROYO THAT WILL MEANDER ALONG THE NORTH BOUNDRY

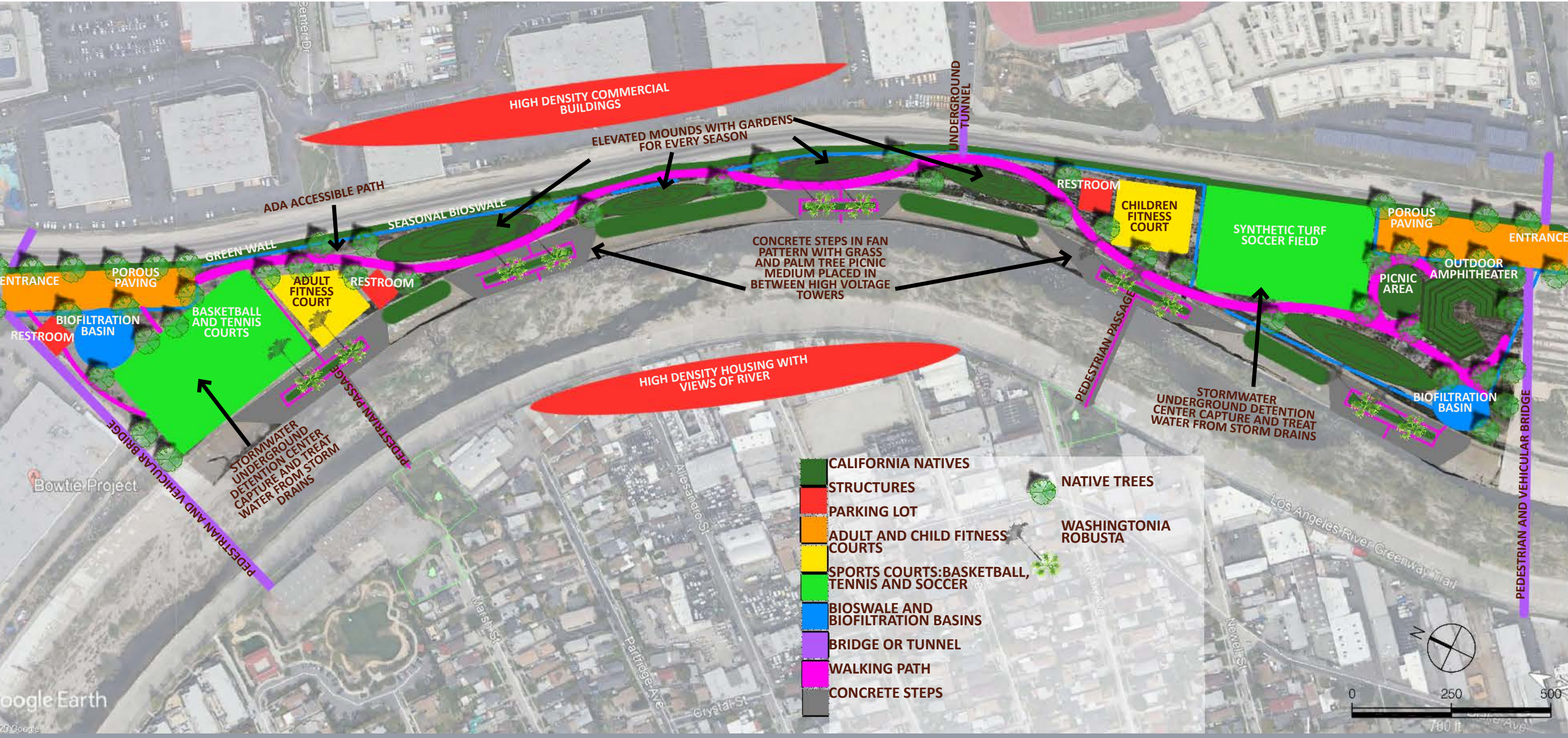




# DESIGN ALTERNATIVE 2: SPORTS AND NATURE

THIS DESIGN ALTERNATIVE: SPORTS AND NATURE HAS ELEMENTS FOR ALL AGES. PHYSICALLY ACTIVE RESIDENTS WILL ENJOY THE SPORTS FACILITIES AND UNIQUE INTERACTIVE RIVER EXPERIENCE. OTHER PEOPLE WILL ENJOY THE VIEWS AND THE MEANDERING PATH THROUGH MOUNDS AND MEADOWS THAT WILL HIGHLIGHT THE DIFFERENT SEASONS. THIS PATH IS MEANT TO SLOW THE VISITOR TO INCREASE THEIR AWARENESS OF THE NATURAL BEAUTY OF THIER SURROUNDINGS. THERE ARE PASSAGeways THROUGH THE RIVER FOR VISITORS TO EXPERIENCE THE RIVER “UP CLOSE”. THEOCCUPANTS OF THE HIGHER DENSITY HOUSING AND COMMERCIAL AREAS BY THE SITE WILL APPRECIATE THE PARK AS AN OPPORTUNITY TO BE IN THE FRESH AIR AND ENJOY THE PLANTINGS WHILE VIEWING THE LA RIVER.

\*ALL DESIGN ALTERNATIVES WILL INCLUDE DIVERTING STORMWATER FROM THE 5 LOCAL STORM DRAINS AND EMPLOYING HYDRODYNAMIC SEPARATION DEVICES ON THE DISCHARGE OF THE PUMP STATIONS BEFORE CONVEYING THE WATER THROUGH A SERIES OF BMPs. THE BMPs COULD INCLUDE BIOSWALES, NATIVE PLANTS, TREE LINED BERMS, PERMEABLE PAVEMENT FOR PARKING AREA, SUBSURFACE IRRIGATION. THE METHOD OF SOIL REMEDIATION NECESSARY WILL BE DETERMINED BY THE AMOUNT OF CONTAMINATION FOUND ON THE SITE. METHODS UNDER CONSIDERATION ARE PHYTOREMEDIATION, THERMAL DESORPTION, BURYING THE BAD SOIL UNDER MOUNDS, OR COMPLETE REMOVAL OF SEVERAL THOUSAND TONS OF SOIL.





# DESIGN ALTERNATIVE 3: SOMETHING FOR EVERYONE

THIS DESIGN ALTERNATIVE, SOMETHING FOR EVERYONE, IS DESIGNED FOR ALL AGES. THIS PARK IS FOR BICYCLISTS, WALKERS/RUNNERS, VOLLEYBALL PLAYERS, BOCCE BALL LOVERS, DOG WALKERS, ARTISTS, BASKETBALL PLAYERS, TAI CHI/YOGA ENTHUSIASTS, SKATEBOARDERS, AND PEOPLE WHO WANT TO PICNIC AND SOCIALIZE IN AN OUTDOOR ENVIRONMENT. THIS PARK WILL BE THE “LIVING ROOM” FOR THE PEOPLE WHO WILL LIVE IN THE NEW HIGH DENSITY HOUSING ON BOTH SIDES OF THIS PARK. THE PARK WILL STRETCH ACROSS THE RIVER ON A STRUCTURE SUPPORTED BY CEMENT PYLONS. THE RIVER WILL BE NATURALIZED ZONES AND BEFORE THE ELECTRICAL TOWERS TO AVOID FLOODING AND ALLOW VIEWS. THERE WILL BE TERRACED STEPS DOWN TO THE RIVER ON THE SOUTHERN MOST SECTION OF THE PARCEL.

\*ALL DESIGN ALTERNATIVES WILL INCLUDE DIVERTING STORMWATER FROM THE 5 LOCAL STORM DRAINS AND EMPLOYING HYDRODYNAMIC SEPARATION DEVICES ON THE DISCHARGE OF THE PUMP STATIONS BEFORE CONVEYING THE WATER THROUGH A SERIES OF BMPs. THE BMPs COULD INCLUDE BIOSWALES, NATIVE PLANTS, TREE LINED BERMS, PERMEABLE PAVEMENT FOR PARKING AREA, SUBSURFACE IRRIGATION. THE METHOD OF SOIL REMEDIATION NECESSARY WILL BE DETERMINED BY THE AMOUNT OF CONTAMINATION FOUND ON THE SITE. METHODS UNDER CONSIDERATION ARE PHYTOREMEDIATION, THERMAL DESORPTION, BURYING THE BAD SOIL UNDER MOUNDS, OR COMPLETE REMOVAL OF SEVERAL THOUSAND TONS OF SOIL.

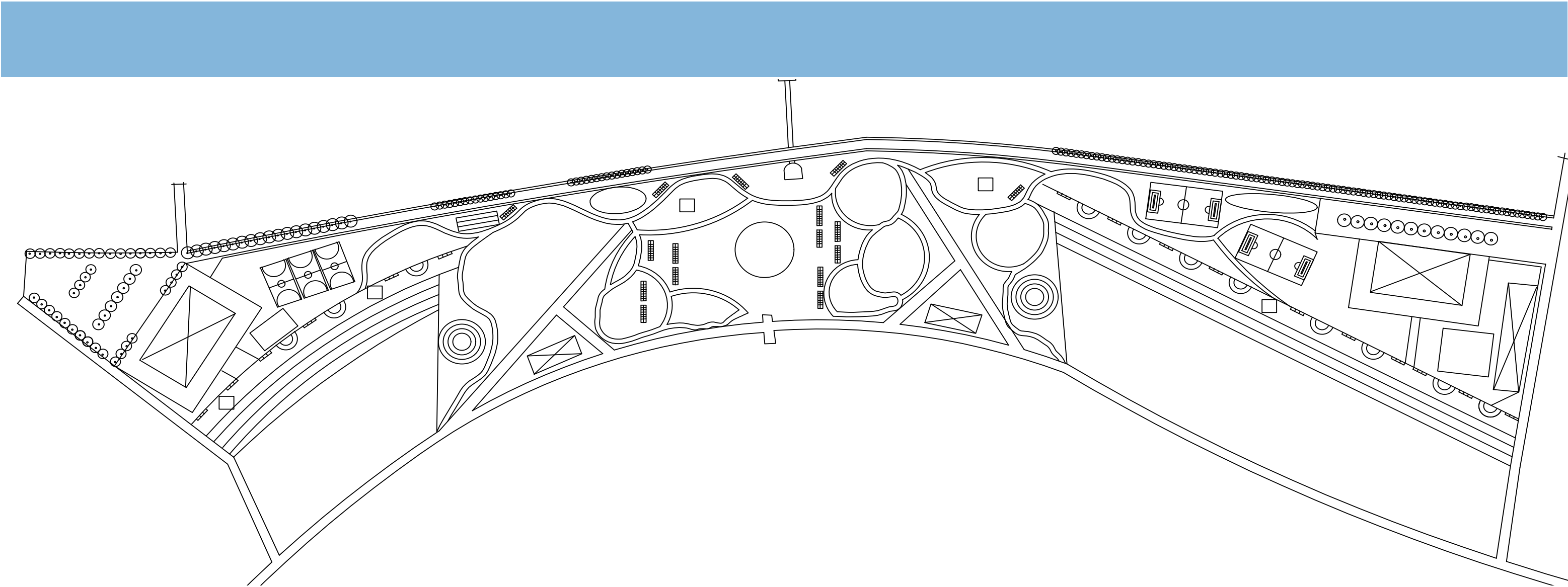




# MASTER PLAN: ROOM FOR EVERYONE

ROOM FOR EVERYONE IS DESIGNED FOR THE NEW DIVERSE POPULATION THAT WILL BE LIVING AND WORKING IN THE HIGHER DENSITY AREAS OF GLASSSELL PARK, CYPRESS PARK AND ELYSIAN VALLEY. THIS PARK IS FOR BICYCLYSTS, WALKERS/RUNNERS, BOCCE BALL LOVERS, DOG WALKERS, ARTISTS, BASKETBALL PLAYERS, TAI CHI/YOGA ENTHUSIASTS, SKATEBOARDERS, AND PEOPLE WHO WANT TO PICNIC AND SOCIALIZE IN AN OUTDOOR ENVIRONMENT. IT WILL BE THE “**LIVING ROOM**” FOR THE PEOPLE IN NEARBY NEIGHBORHOODS. THE PARK WILL STRETCH ACROSS THE RIVER ON A STRUCTURE SUPPORTED BY **CEMENT PYLONS**. THERE WILL BE **TERRACED STEPS** DOWN TO THE RIVER ON THE SOUTHERN AND NORTHERN SECTION OF THE PARCEL. THERE ARE TWO LARGE OUTDOOR **AMPHITHEATER/** SEATING AREAS THAT BRING VISITORS AN UP CLOSE SAFE VIEW OF THE RIVER AND A LARGE ARTIST **VIEWING STRUCTURE** IN THE CENTER OF THE PARK. TO PROTECT PEOPLE FROM THE TRAIN AN ALTERNATING GREEN AND CONCRETE WALL WILL BE CREATED. THE CONCRETE WALL CAN BE USED BY **GRAFFITI ARTISTS FOR COMPETITIONS**. THE **BLACK NECK STILTS** WILL FLOCK TO THIS AREA BECAUSE THE CLEANER RIVER WATER WILL CONTAIN MORE AQUATIC INVERTEBRATES FOR THEM TO CONSUME.

THIS DESIGN WILL DIVERT STORMWATER FROM SAN FERNANDO ROAD, EAGLE ROCK BLVD. AND CASITAS AVE. WHICH FLOWS THROUGH 5 LOCAL STORM DRAINS TO BE USED **ONSITE FOR IRRIGATION OR INFILTRATED INTO THE GROUNDWATER**. AN UNDERGROUND STORMWATER DETENTION SYSTEM IN THE CENTER OF THE PARCEL WILL COLLECT THE WATER AND USE A HYDRODYNAMIC SEPARATION DEVICE ON THE DISCHARGE OF THE PUMP STATIONS BEFORE CONVEYING THE WATER THROUGH A SERIES OF BMPs. THE BMPs INCLUDE A BIOSWALE, NATIVE PLANTS, PERMEABLE PAVEMENT FOR PARKING AREA, AND SUBSURFACE IRRIGATION. THE PONDING/SISTERN AREA PROVIDES A TEMPORARY STORAGE LOCATION FOR RUNOFF PRIOR TO ITS EVAPORATION OR INFILTRATION. THIS PROJECT WILL IMPROVE WATER QUALITY IN THE LA RIVER AND HELP REPLENISH LOCAL GROUNDWATER SUPPLIES. THE METHOD OF **SOIL REMEDIATION** WILL BE DETERMINED BY THE AMOUNT OF CONTAMINATION FOUND ON THE SITE. METHODS UNDER CONSIDERATION ARE PHYTOREMEDIATION, THERMAL DESORPTION, BURYING THE BAD SOIL UNDER MOUNDS, OR COMPLETE REMOVAL OF SEVERAL THOUSAND TONS OF SOIL.





# ILLUSTRATIVE MASTER PLAN: ROOM FOR EVERYONE



- |                               |                       |                                  |                               |   |                     |                              |                              |
|-------------------------------|-----------------------|----------------------------------|-------------------------------|---|---------------------|------------------------------|------------------------------|
| 1 ENTRANCE                    | 5 COMMUNITY CENTER    | 9 BASKETBALL COURTS              | 13 PICNIC AREA                | 17 MIXED USE, HIGH DENSITY RESIDENTIAL AND COMMERCIAL BUILDINGS | 21 TAI CHI AND YOGA | 25 SKATE PARK                | 29 PLAYGROUND                |
| 2 PARKING LOT                 | 6 STEEL-FRAMED TOWERS | 10 BIKE PATH                     | 14 FISHING AND KAYAK BUILDING | 18 ART/GRAFFITI CENTER  | 22 CAFE             | 26 STEPS TO RIVER            | 30 DAYCARE/PRE-SCHOOL CENTER |
| 3 BIOSWALE                    | 7 OUTDOOR GYM COURT   | 11 AMPHITHEATER WITH RIVER VIEWS | 15 DOG PARK                   | 19 TUNNEL   | 23 SECRET GARDEN    | 27 PARKING LOT               |                              |
| 4 GREEN AND 10' CONCRETE WALL | 8 STEPS TO RIVER      | 12 BOCCE BALL COURTS             | 16 VIEWING STRUCTURE          | 20 UNDERGROUND WATER DETENTION CENTER                           | 24 SOCCER FIELDS    | 28 CHILDREN'S CENTER AND GYM |                              |



# COLLAGE OF INSPIRATIONAL IMAGES



CHRISSEY FIELD SAN FRANCISCO FITNESS COURT



LAYFAETTE PARK SAN FRANCISCO PLAYGROUND



LITTLE ISLAND NEW YORK AMPHITHEATER  
LITTLEISLAND.ORG



OLIN DESIGN IN COLUMBUS OHIO VETERANS WAR MEMORIAL  
<https://www.theolinstudio.com>



LA RIVER PROPOSAL BY WSP  
<https://www.dezeen.com/2017/07/10/video-los-angeles-river-revitalisation-la-usa-mini-living-movie/>



OLIN DESIGN WASHINGTON DC 11TH STREET BRIDGE PARK  
<https://www.theolinstudio.com>

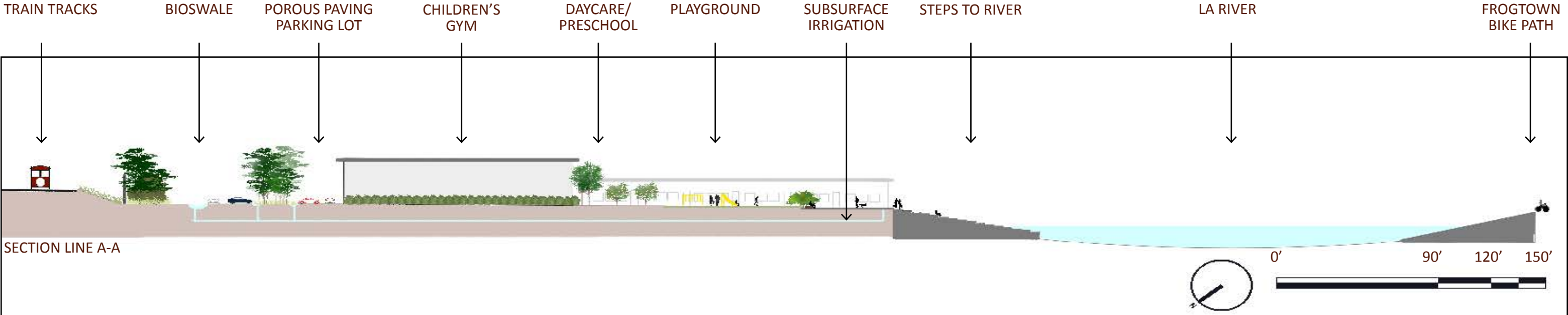
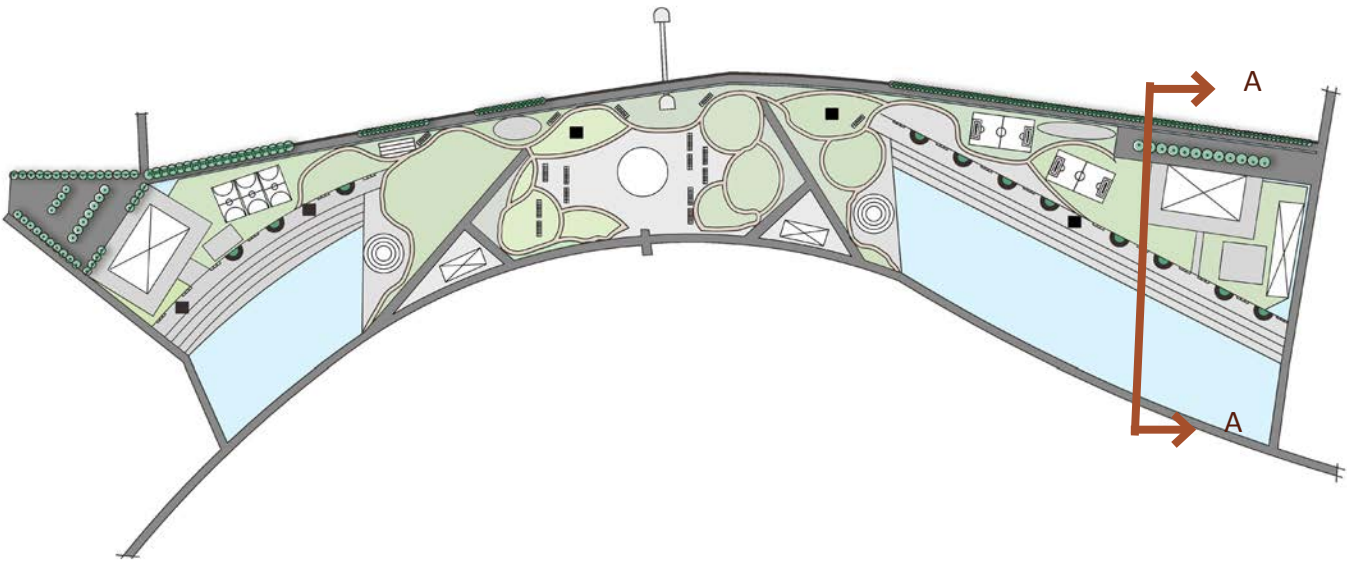


FREEDOM TUNNEL TUNNEL IN NEW YORK  
<https://viewing.nyc/take-a-virtual-walk-through-the-incredible-graffiti-filled-191st-st-subway-tunnel-in-washington-heights/>



# SITE SECTION 1

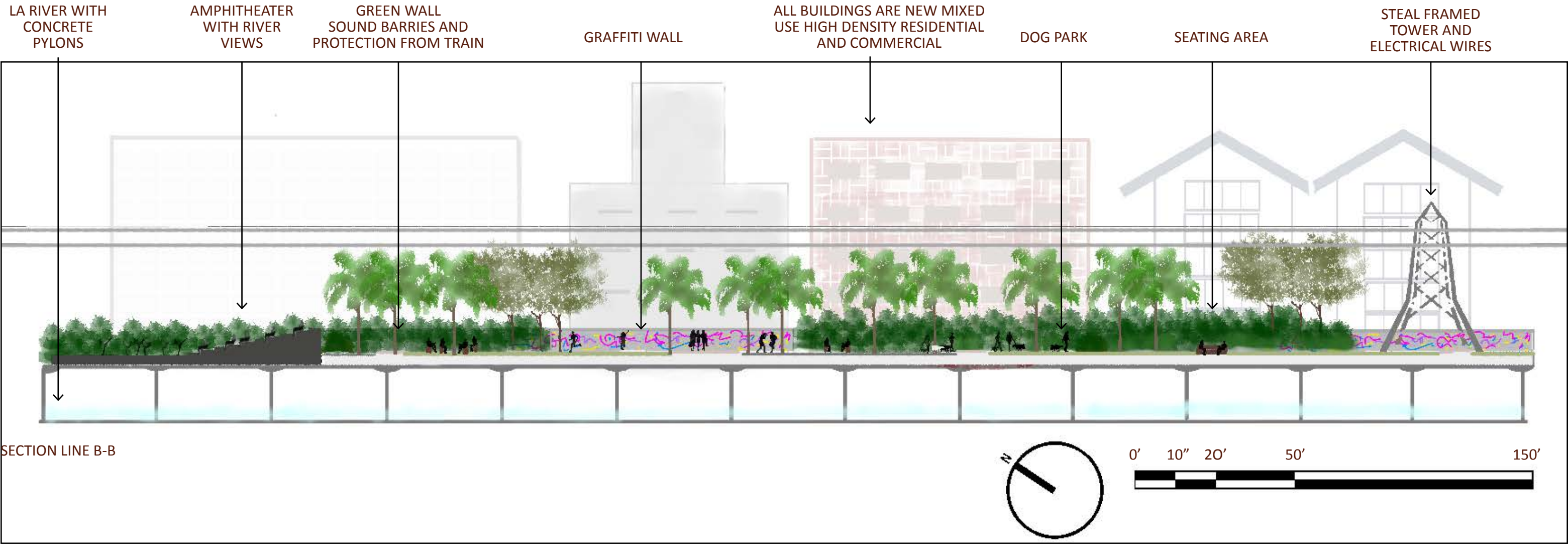
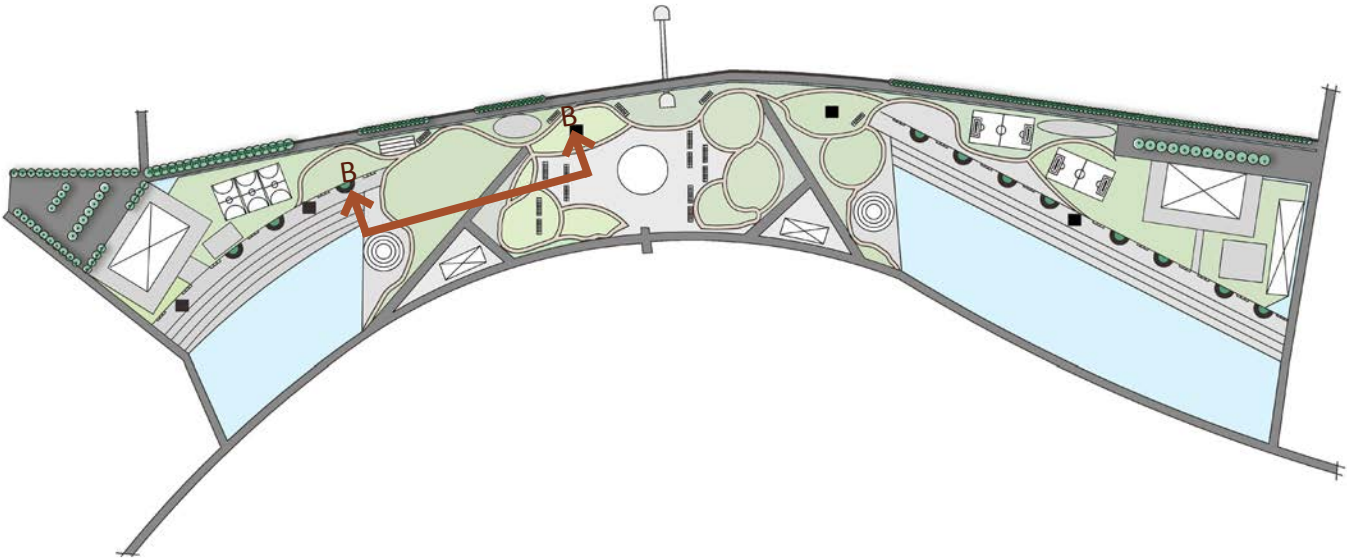
SECTION MAP LEGEND





# SITE SECTION 2

SECTION MAP LEGEND

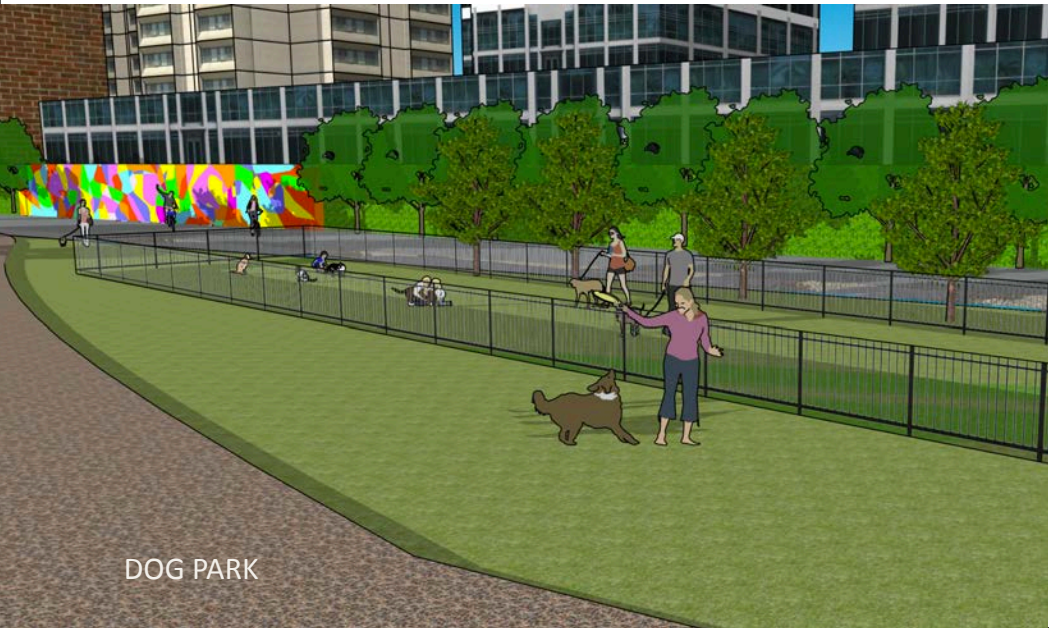




# PERSPECTIVES PAGE 1



BOCCE BALL COURTS



DOG PARK



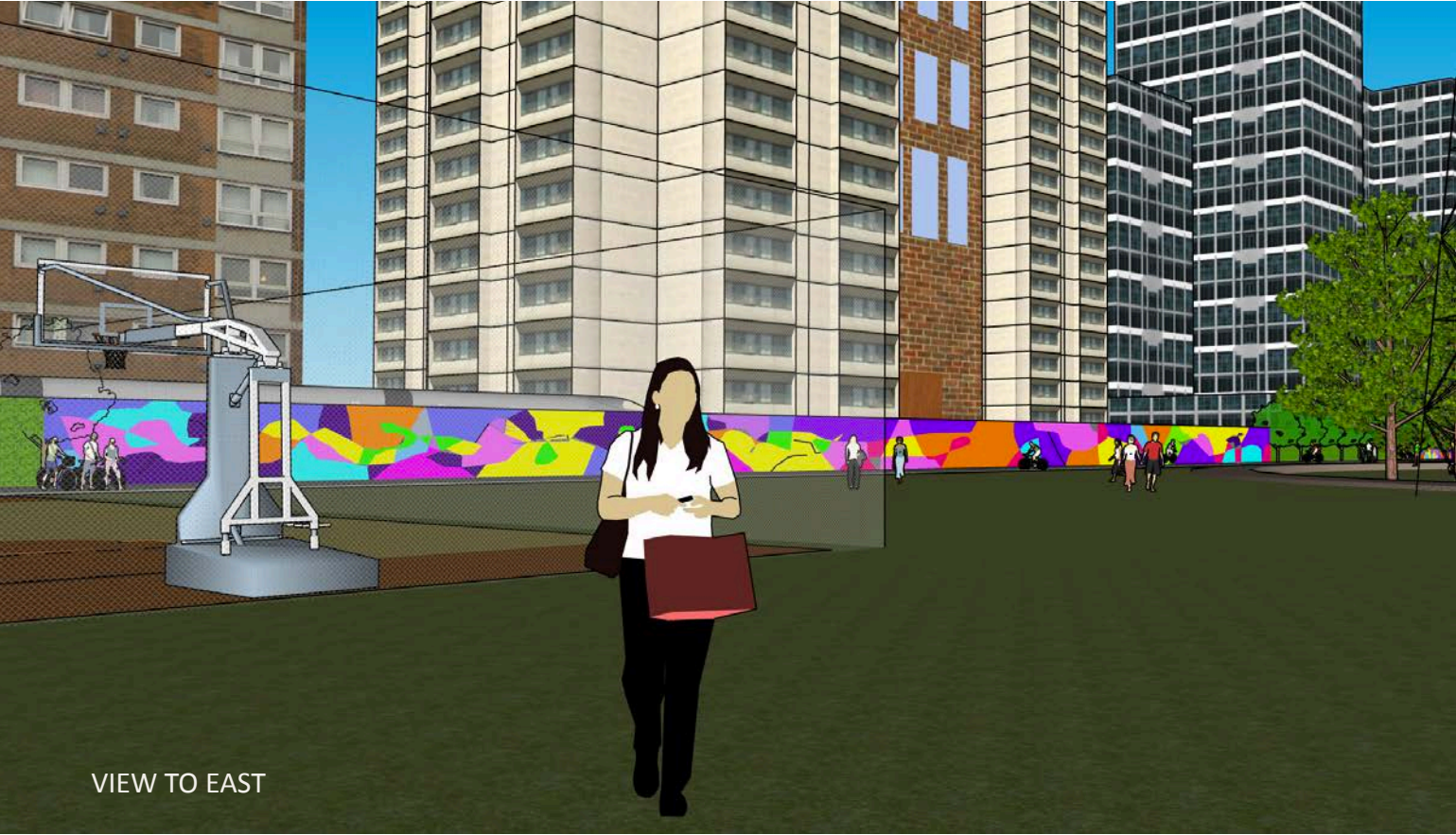
AMPHITHEATER



VIEW TO BASKETBALL COURTS  
AND OUTDOOR GYM



# PERSPECTIVES PAGE 2





# WALKTHROUGH VIDEO





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Cynthia Tribull

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