

CLA LD6: CONCEPT DEVELOPMENT / INSTRUCTOR: STEVEN CHAVEZ

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# THE BOWTIE PARCEL MASTER PLAN

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# OVERVIEW AND HISTORY

When you first visit the Bowtie Project in Los Angeles, CA, it looks like a forgotten piece of land on the corner of the Los Angeles River. However, the project is a post-industrial, California State park that happens to fall among a beautiful part of the Los Angeles river. The park is an 18 acre stretch of land that is involved with Clockshop, “a multidisciplinary arts organization based in Frogston that sponsors art installations and events” (Los Angeles Times). As you stroll through the park, you find multiple art installations and benches for the public to interact with. You also find a large amount of high-tension electrical wires, signs for gas lines, an eclectic amount of vegetation.

According to the Los Angeles Times, the birds that you hear when you visit the site are osprey, long-necked stilts, herons, cormorants, hawks and varieties of ducks and geese. Across the river is a trendy Los Angeles district, Frogtown then Silverlake and Echo Park.

The most fascinating experience of the park is the beauty of the Los Angeles River. It's one of the few locations in Los Angeles where the river is full with mature trees, animals, and water flowing. It is obvious that the public comes to be near the river due to the food and drink liter that they leave behind. Bowtie has the potential to be a wonderful natural experience for artists and nature lovers in the Los Angeles community due to its large amount of space, proximity to the river, and security of being a California State Park.





# HISTORY TIMELINE

**PRE-1700s:** The Tongva occupy the region for centuries.

**1784:** 36,000-acre land grant made to Jose Maria Verdugo, includes area that becomes Taylor Yard.

**1870s:** Residential development spreads out from downtown Los Angeles due to expansion of railroads and Silver Lake Dam.

**1876:** Southern Pacific Railroad line is completed.

**1913:** Water from the Owens River is diverted to Los Angeles.

**1925:** Taylor Yard becomes a major rail yard facility.

**1938:** Los Angeles River floods during a four-day storm. In response, Los Angeles River is channelized in concrete, resulting in fixed course.

**1985:** Taylor Yard closes its long-standing purpose as a freight switching facility.

**1992:** Parcel B developed as Metrolink maintenance facility. Intensive public outreach about the future of Taylor Yard is conducted.

**1992-93:** Several studies are completed such as: Multi-Use Study on the Los Angeles River at Taylor Yard prepared for the Los Angeles County Department of Public Works; Taylor Yard Development Study prepared for the Los Angeles County MTA; and the Taylor Yard Planning and Urban Design Workshop prepared by the American Institute of Architects.

**1997:** Over half of the rail is vacated, resulting in development of the FedEx facility on Parcel E.

**1998:** Legacy Partners proposes a 49-acre business park at the northern end of Taylor Yard. No master plan was ever implemented, and the property was sold piecemeal. River Through Downtown Conference produces a mixed-use plan for the site.

**2000:** Parcel D is proposed for warehouse development. Community opposed development and 'Coalition for a State Park at Taylor Yard' is formed, led by The River Project. Proposition 12, the Statewide Park Bond bill, is passed. Governor Gray Davis approves \$45 million to acquire Taylor Yard as a state park.

**2001:** State acquires Parcel D for State Park development.

**2002:** The California Coastal Conservancy completes a feasibility study on the opportunities and potential uses at Taylor Yard's Parcel G-2.

**2003:** State acquires an additional 18 acres at Parcel G-1.

**2014:** California State Parks and Clockshop partner to activate Parcel G-1 with art and cultural programming and name it The Bowtie Project.

**2019:** Governor Gavin Newsom approves California state budget that includes \$500K for an initial design proposal for the new State Park at Parcel G-1.

<https://clockshop.org/project/the-site/>

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*Flooding of the Los Angeles River*



*Cementing of the Los Angeles River*



*Bowtie river project*



# SITE INVENTORY PLAN



Contextual Map



Vegetation Map



Power lines







# CONSTRAINTS





# OPPORTUNITIES





# CASE STUDY 1: PRESQU'ÎLE ROLLET PARK

## Background:

- Designed by Atelier Jacqueline Osty
- Located in France
- 30 acres
- Previously a former port and industrial wasteland
- Program - Redevelopment of the Seine's bank as part of the project Seine Ouest-Rive Gauche, within the eco-district Flaubert

## Successes:

- Resorted nature in the city by creating biodiversity through their planting of 100.000 young plants constituting a forest mound which contains the polluted soil and a rainwater management
- Were able to incorporate the railway tracks, which are embedded in the site, into the design
- Reconnects the city with the river
- Transformed the quality of life for locals

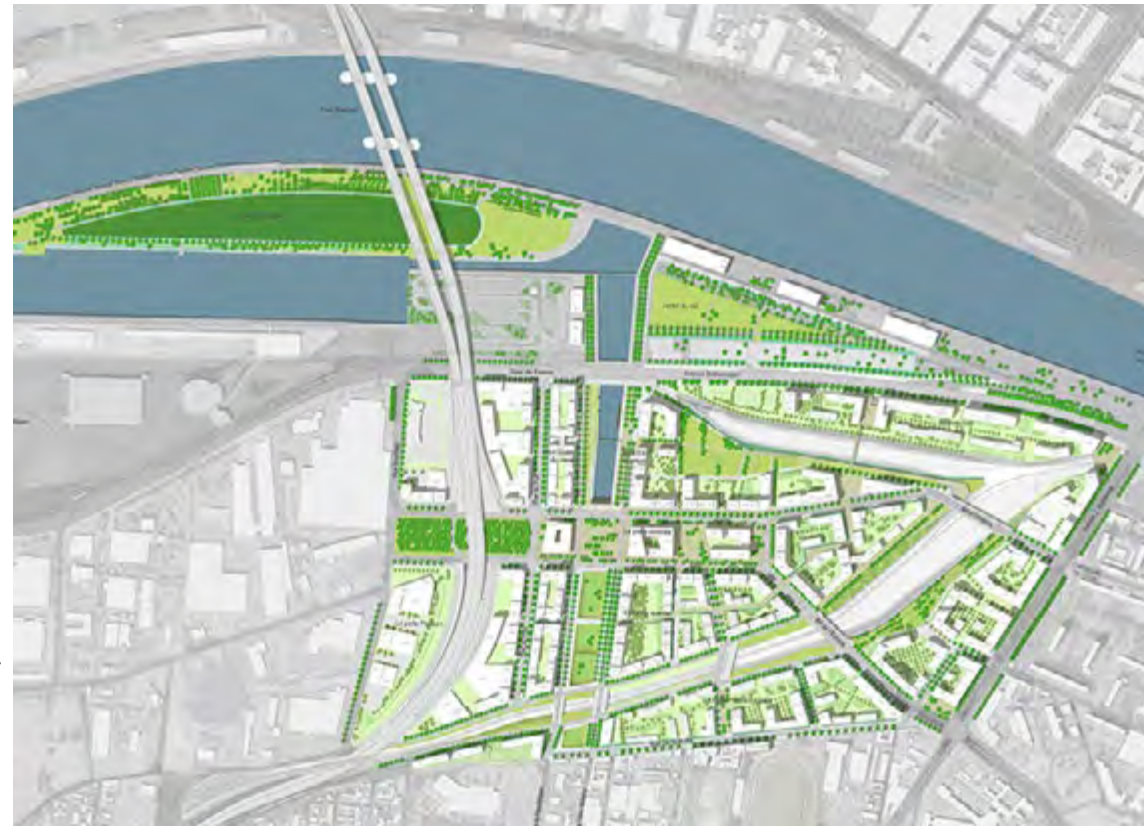
## Suggestions for Change:

- Incorporate more community opportunities like art installations and events
- Have more systems of sustainable design: storm water management, water filtration, energy creation through wind-panels, sun panels

Better lighting design - add interesting architectural lighting design and elements



Source: <http://landezine.com/index.php/2014/06/presquile-rollet-park-atelier-jacqueline-osty-associes/>





# CASE STUDY 2 ERIE STREET PLAZA

## Background:

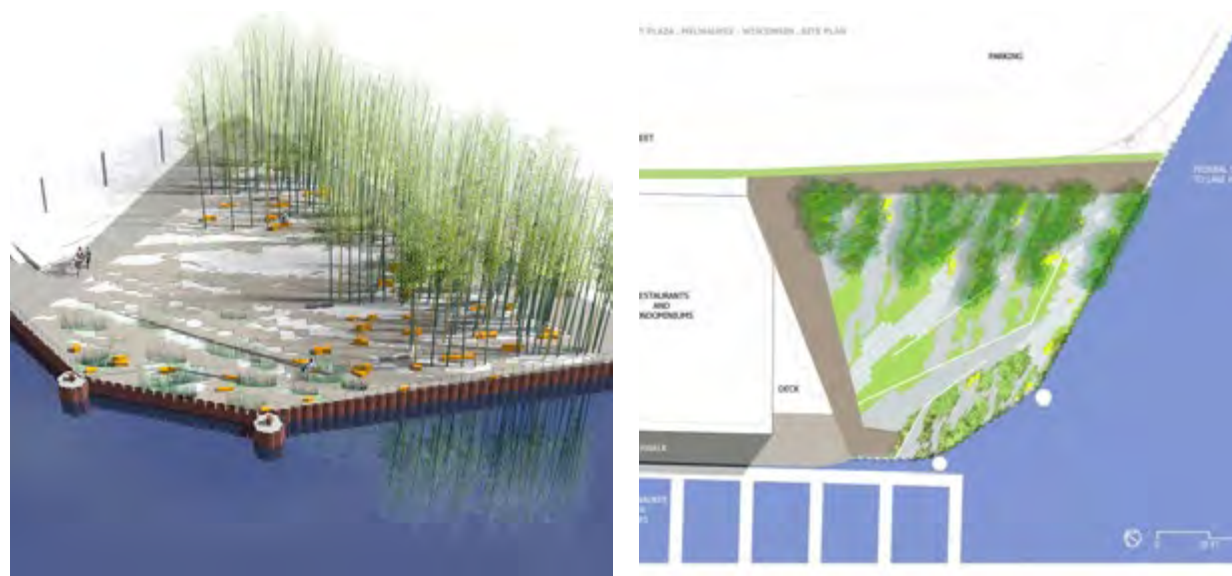
- Designed by Stoss
- Located in Milwaukee
- 3 mile - pedestrian and bicycle corridor
- Completed 2012
- Program: connects downtown Milwaukee to the emerging and redeveloping Third Ward and Beerline Districts, and to the lakefront beyond

## Successes:

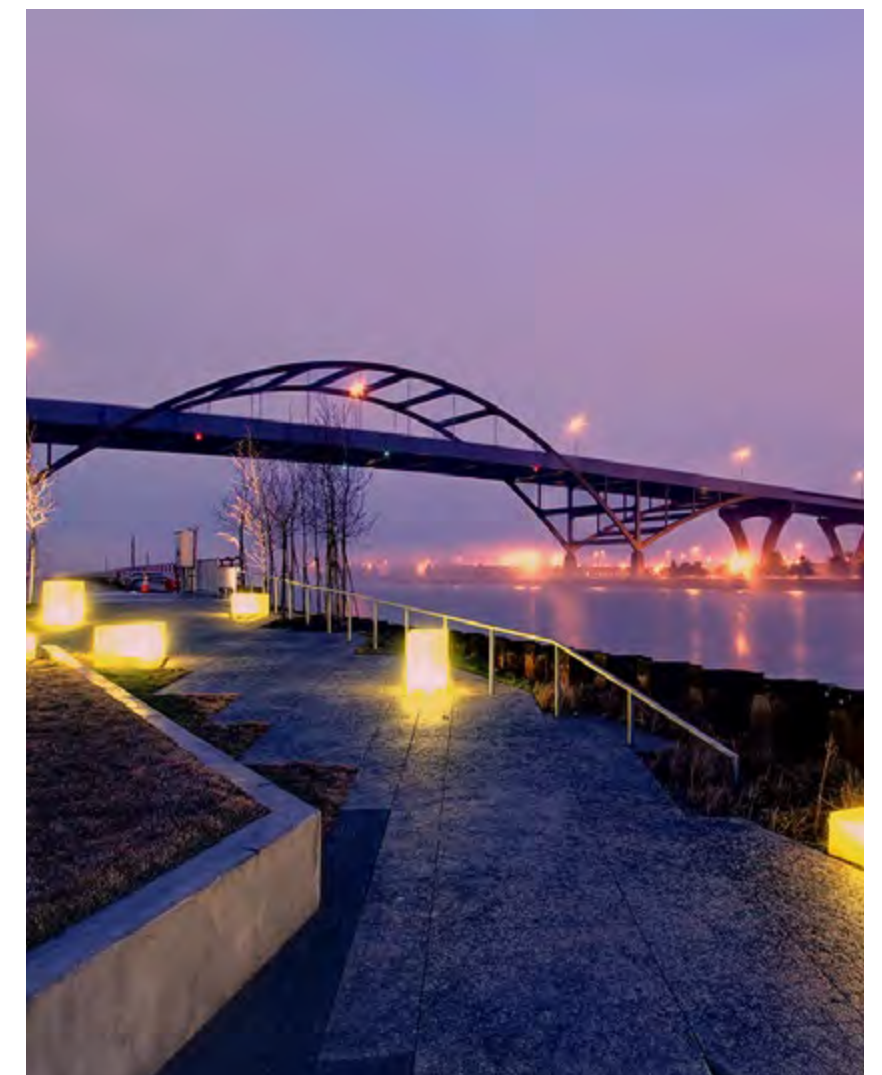
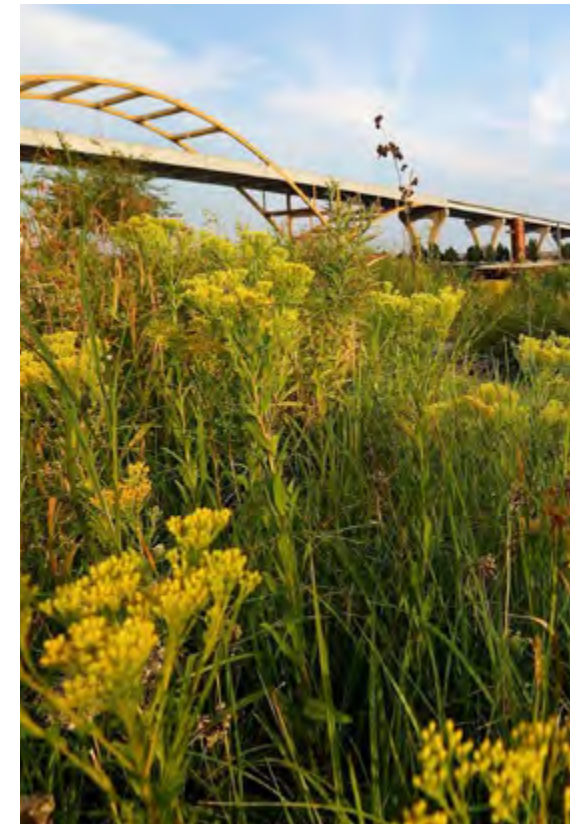
- The ecopark activates and registers environmental cycles of stormwater by collecting runoff to support a reconstituted marsh/wetland, serves to re-charge the groundwater tables, and utilizes river water for irrigation.
- Socially, the plaza is designed to accommodate a wide array of potential activities, including art festivals, gatherings, concerts, movies, weddings, festivals, farmer's markets, and winter carnivals, as well as less intense, every-day activities like boat-watching, fishing, sunbathing, and simply hanging out.
- Luminous fiberglass seats prevalent throughout the park serve to act as nodes of density as lighting conditions change towards nightfall.

## Suggestions for Change:

- Overhead structures - the site is located in an area with extreme temperatures, so structures to block the various elements would be useful
- An area for water activities, passive and active areas



Source: <http://landezine.com/index.php/2019/07/erie-street-plaza-by-stoss/>





# CASE STUDY 3: BUFFALO BAYOU PROMENADE

## Background:

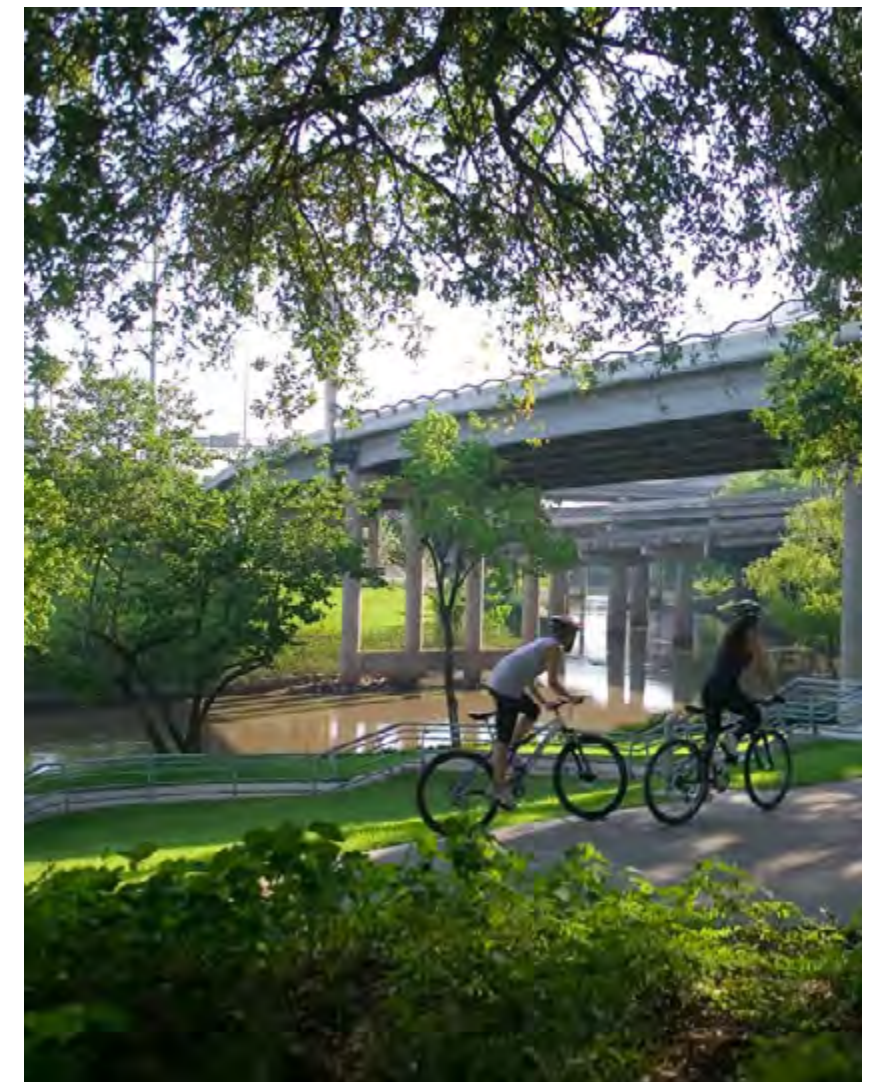
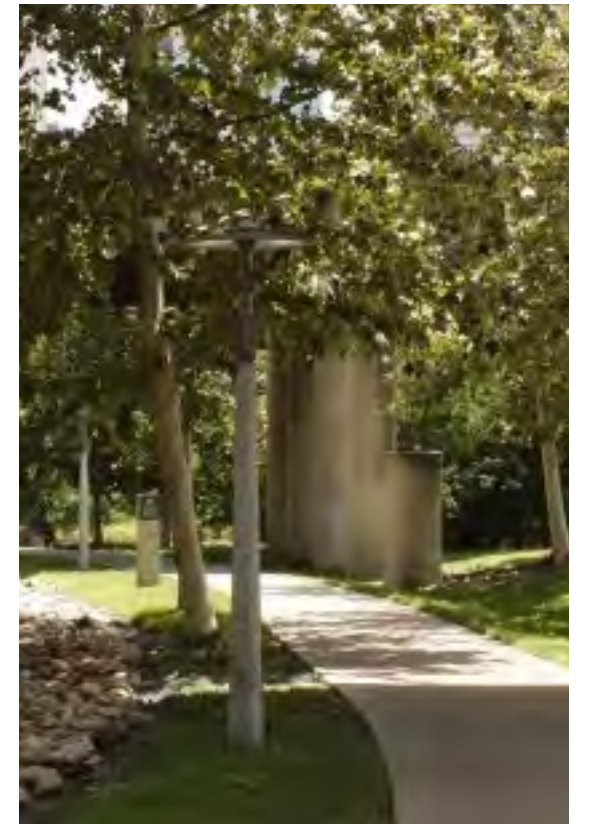
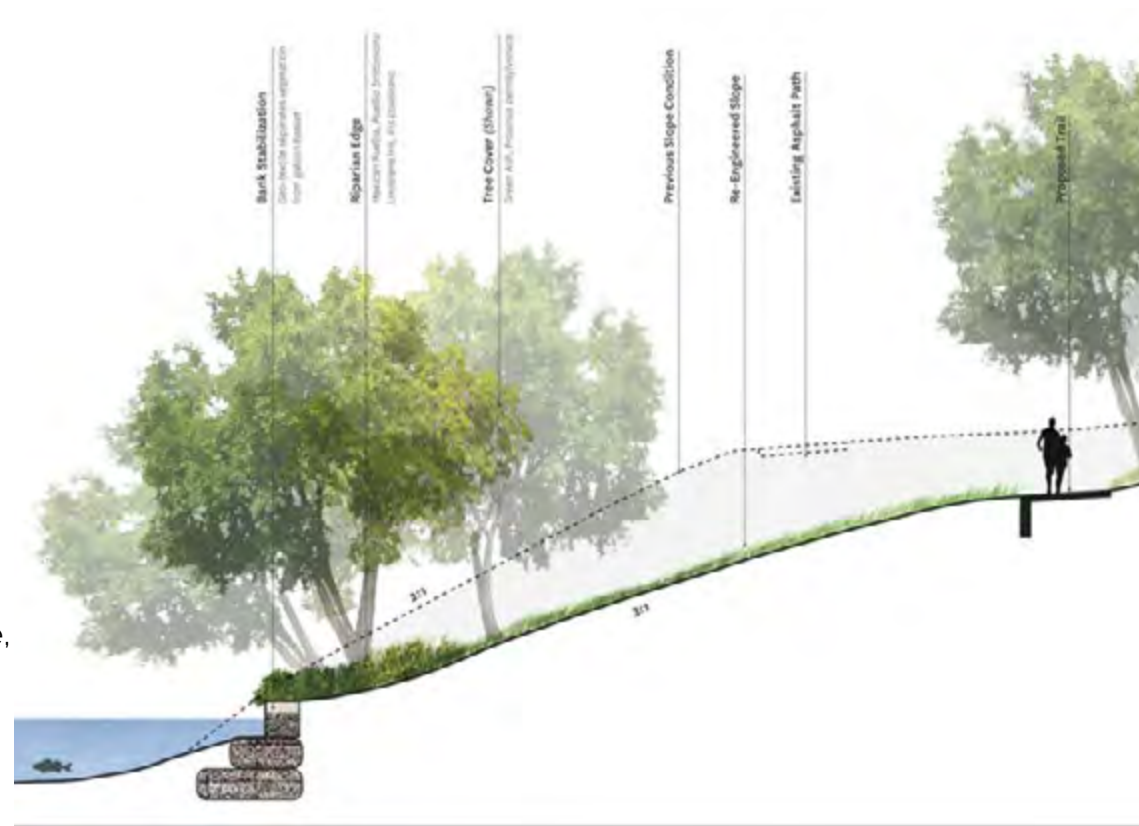
- Designed by SWA Ground
- Located in Houston, Texas
- 20 acre project
- Challenging urban conditions: overhead freeways and utilities, steep slopes, limited access and critical flood water elevations

## Successes:

- Features naturalization of gently sloping banks, extensive native landscaping, hike and bike trails, public art, dramatic artistic lighting, 12 new street-to-bayou entryways, stairs and ramps reconnecting people to the bayou, a major north-to-south pedestrian bridge, way-finding, and interpretive signage.
- The natural channel and the soil along the banks of the bayou were stabilized through the use of gabions and the anchoring of 14,000 tons of rock and recycled concrete
- Installed nearly 300,000 plants - native perennials, groundcovers and trees
- The lighting system provides glowing orbs that follow the monthly phases of the moon; lights are blue when the new moon occurs and gradually shift to white as the full moon emerges
- This new public space provides national prominence conducive to commercial, recreational, cultural, and civic vitality.

## Suggestions for Change:

- Areas for learning and community engagement
- Restroom, art installations, different types of gardens



<http://landezine.com/index.php/2015/09/buffalo-bayou-promenade-by-swa>



# CASE STUDY : ARIEL SHARON PARK, ISRAEL

## Background:

- Designed by Starr White House
- 2,000 acres of undeveloped land, with a 125 mountain landfill
- Shutdown in 1998
- 3 times the size of central park

## Successes:

### 1. Preserving the waste:

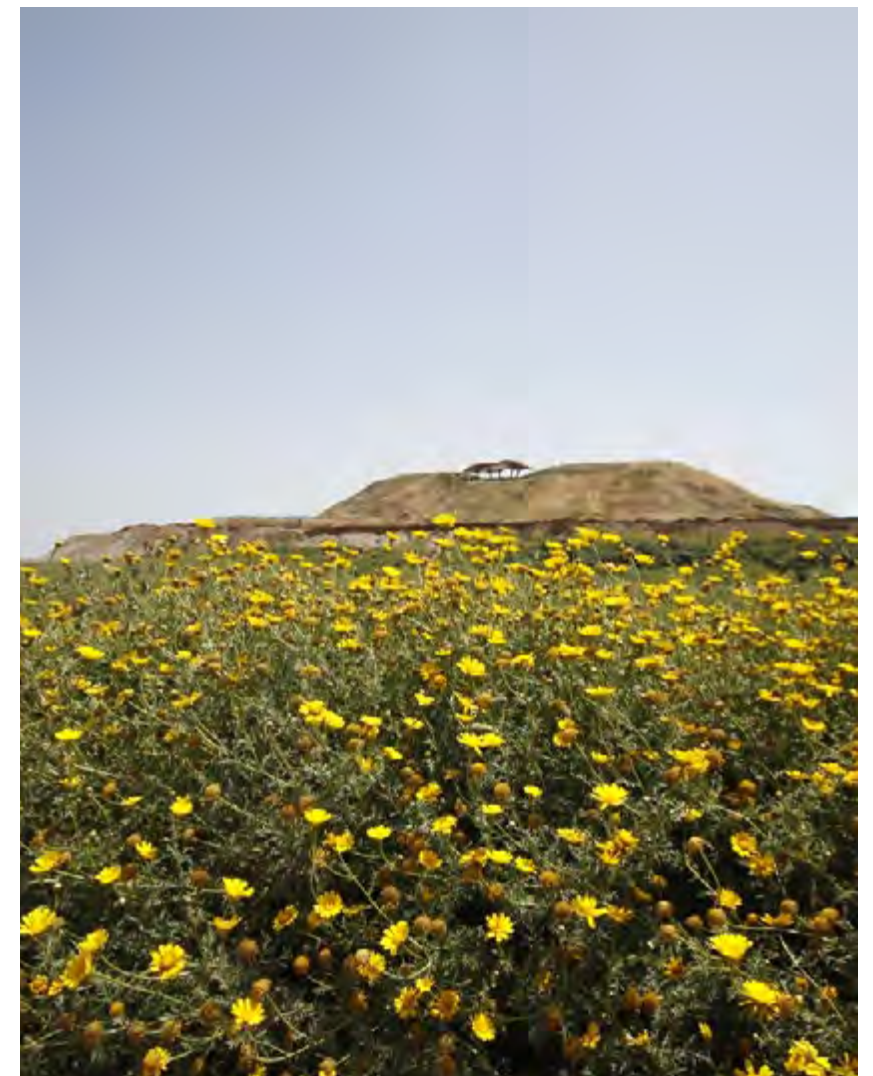
- The three plateaus of the refuse heap and the oases are sealed with a combination of natural and syn-thetic materials, and the biogas is safely extracted and utilized
- Water is still seeping from the tip and gets collected and treated in separate 'green sedimentation tanks'.
- A layer of gravel made of recycled construction waste, and clean soil cover the plateaus and the inner slopes of the mountain,

### 2. Establishing the vegetation:

- On the steep slopes - a drought resistant, low maintenance, garden
  - Stormwater is collected in a underground reservoir during the rainy season
  - Rainwater collection pools between the bio-plastic and soil layers will provide a source for the irrigation system for trees.
  - Designed an innovative "bio-plastic" layer covered with gravel and a meter of soil to protect wildflowers and vegetation from the underlying methane and other contaminants
- 
- 3 different recycling facilities - waste separation center, green waste facility that produces useable mulch, and a site that recycles building materials
  - Cafe, museum and areas for families to picnic

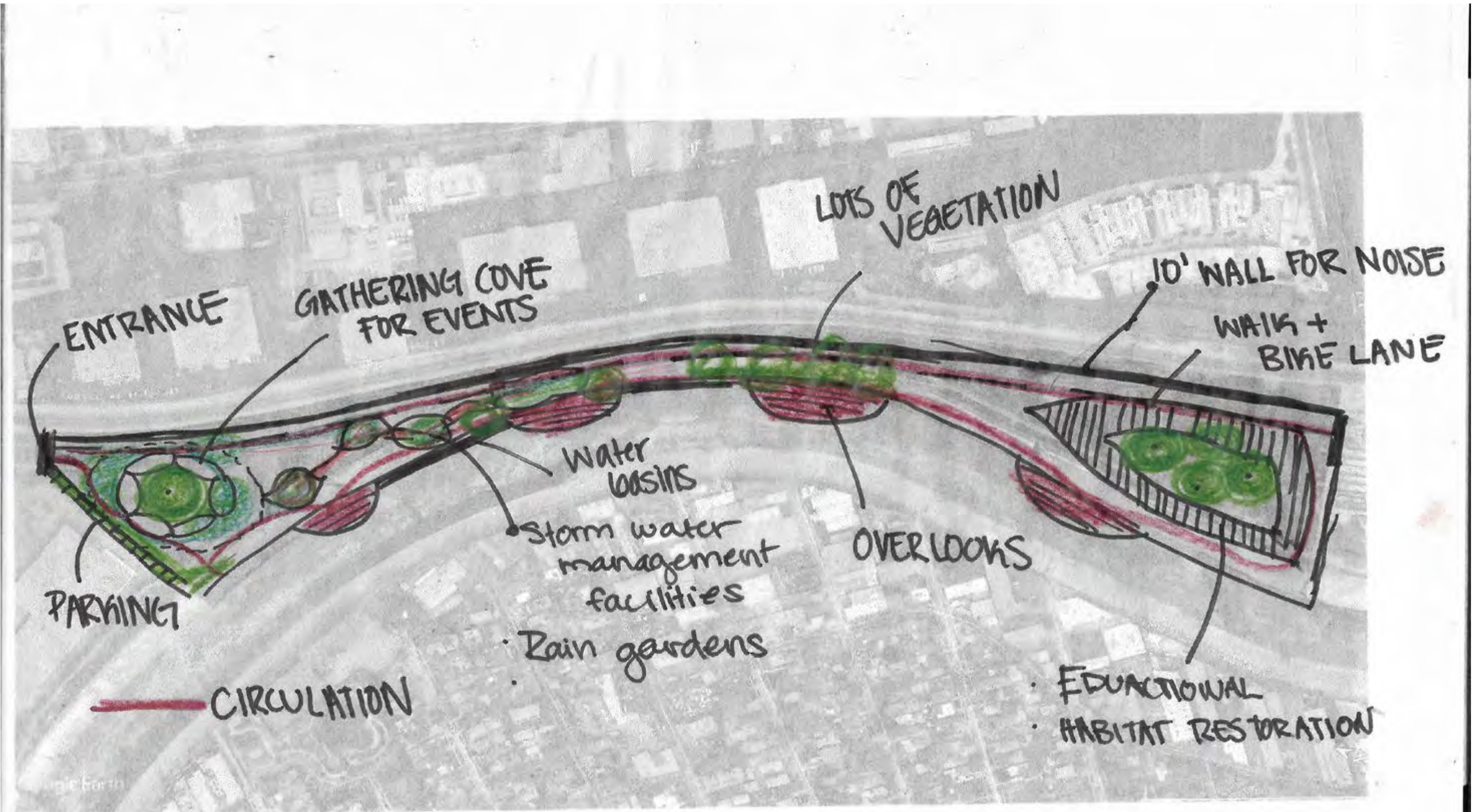
<https://core.ac.uk/reader/228596558>

<https://dirt.asla.org/2015/03/10/the-mountain-of-crap-becomes-a-park/>



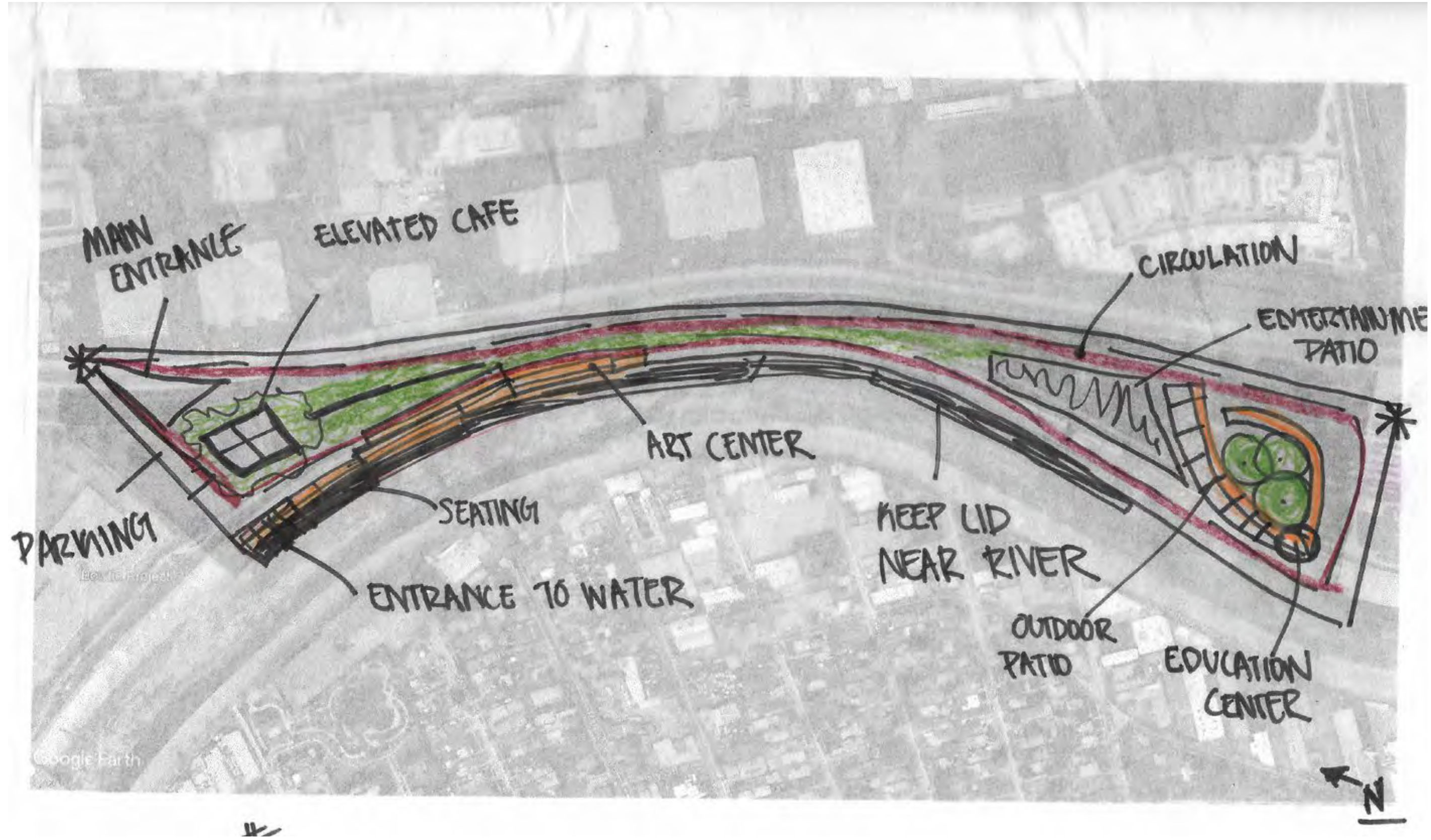


# CONCEPTUAL DESIGN 1



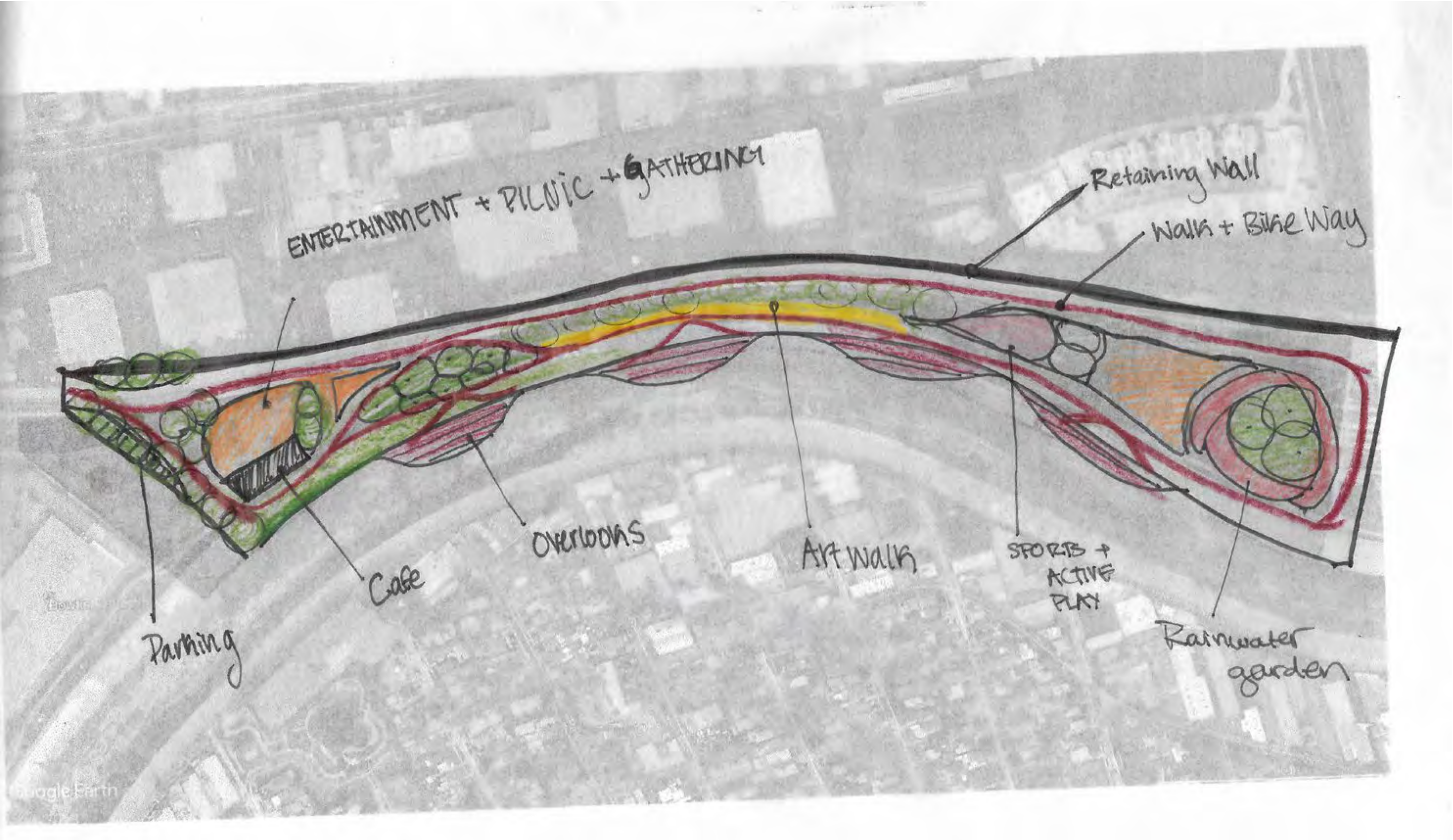


CONCEPTUAL DESIGN 2





CONCEPTUAL DESIGN 3



# MASTERPLAN STATEMENT

The Bowtie Parcel has the opportunity to serve the community of Los Angeles with a place of rest, recovery, and become a parcel for the people. In order to create greater connectivity with the community, we've added four access points: one to the local high school, and three connecting the site to its neighboring communities across the river. We've replaced the permeable pavement along the river with bioswales to capture the major water drainage throughout the site. Rain gardens are spread throughout the site, along with low impact development capture and reuse systems.

The design is divided into three main sections, all which are directed towards bringing people and the community together. Section A, west side, has a community center, entertainment space, cafes, dog park, sun garden, and art walk. It is close to the driveway, so accessibility to major events is easy for all ages and body-able individuals. The site uses a grove of trees and greenery to transition to Section B in the center.

Section B is focused towards giving to the environment. It starts at the access point added from the local high school. We have a habitat restoration building where students and individuals can learn about the local habitat in the area, and what we need to do to restore their livelihood. We have also designed three separate gardens: one for children, and two for urban gardening.

Section C is geared towards active play, outdoor recreation, and large open green spaces. The transition from B starts with the square grass patches. Each path can be used as a meeting point for individuals, play areas, and lounging on the ground. Then we have covered and uncovered patio space. There is an outdoor water feature which is interactive for children, and acts as a fountain. The 3 circled open space can be used for movie nights in the park, large play areas, and entertainment. We have two professional sized basketball courts, another cafe, and two different playgrounds. One playground is ADA friendly, and the other for all able-bodied children. A second parking lot and driveway welcomes groups at the second main entrance of the park.

As we move towards the river, you will find five main viewing points with stairs that transition to the river, and meet with a large landing. Each landing comes close to the water, but far enough to avoid flooding.

Overall, the site is designed to be a source of gathering for the community, and sustainability for the environment.



# MASTERPLAN



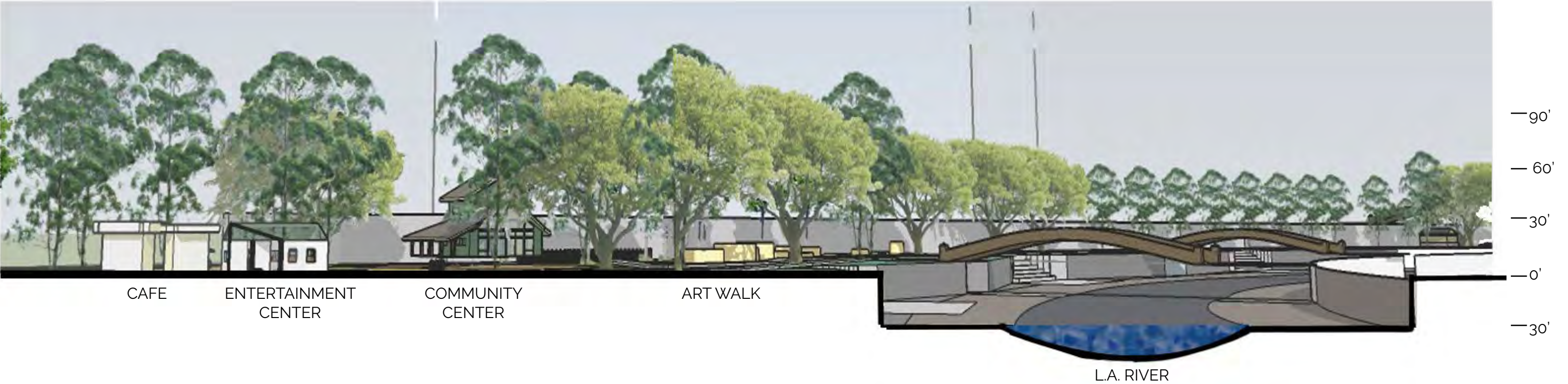


SECTION EAST





SECTION WEST





# PERSPECTIVES - EAST SIDE





PERSPECTIVES - WEST SIDE





EAST - GRASS FIELD





EAST - FACING RIVER





EAST - ACTIVE AREA





EAST - CHILDREN'S PLAY AREA





# EAST - WATER FEATURE & SHADED PATIOS





# EAST - HABITAT RESORATION & GARDENING





# WEST - AREA WALK & COMMUNITY CENTER





WEST - ENTERTAINMENT SPACE





# WEST - MAIN ENTRANCE





# WEST - BIOSWALE AND RIVER VIEWPOINT





PHOTOCOLLAGE





# WALKTHROUGH

