# THE VINE

LIVE, WORK, PLAY, EXPLORE

UCLA EXTENSION
LANDSCAPE DESIGN 7 - SPRING 2021
INSTRUCTORS: PATRICK REYNOLDS, ALLAN SPULECKI, PAMELA BRIEF
JULIE HO

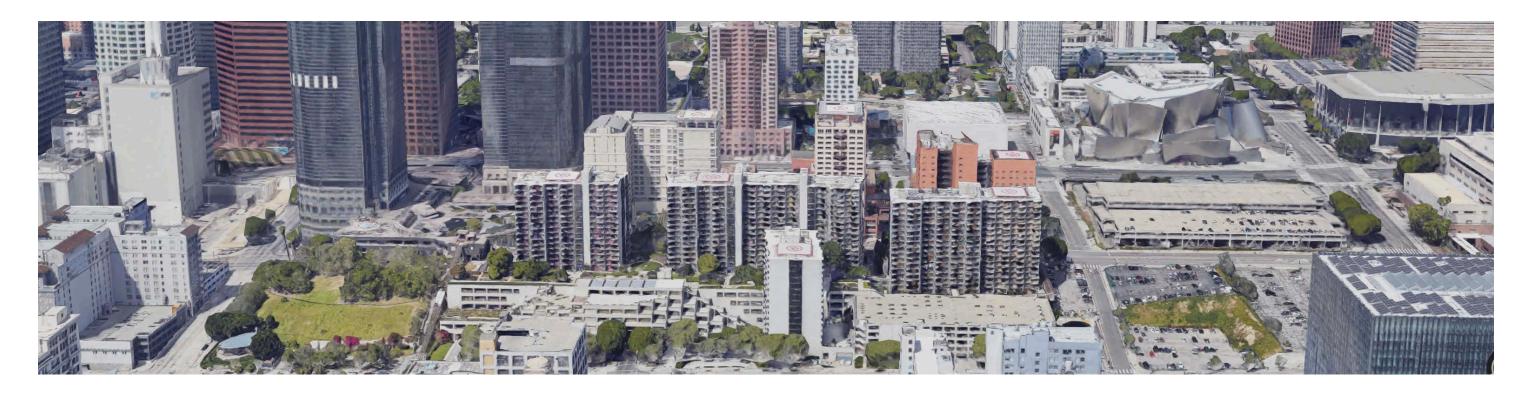
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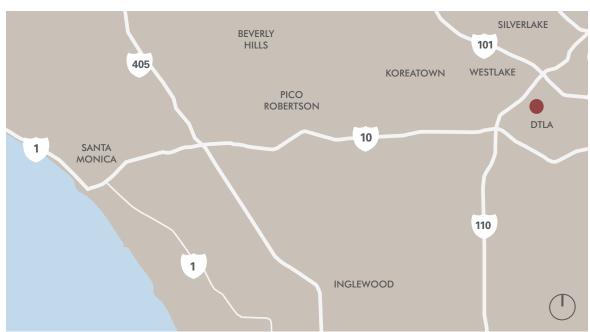
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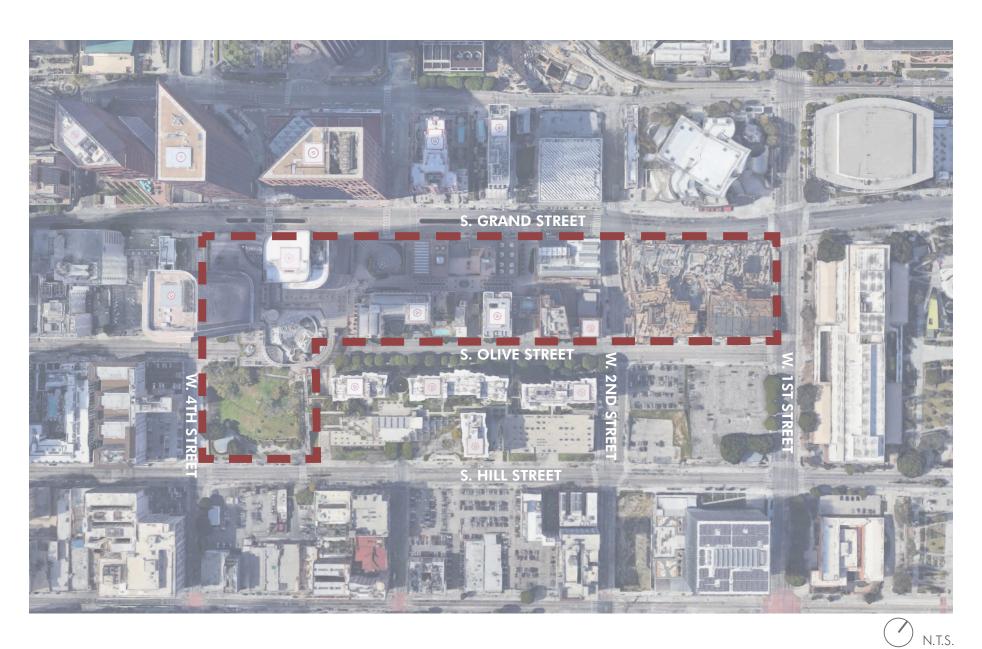


### LOCATION



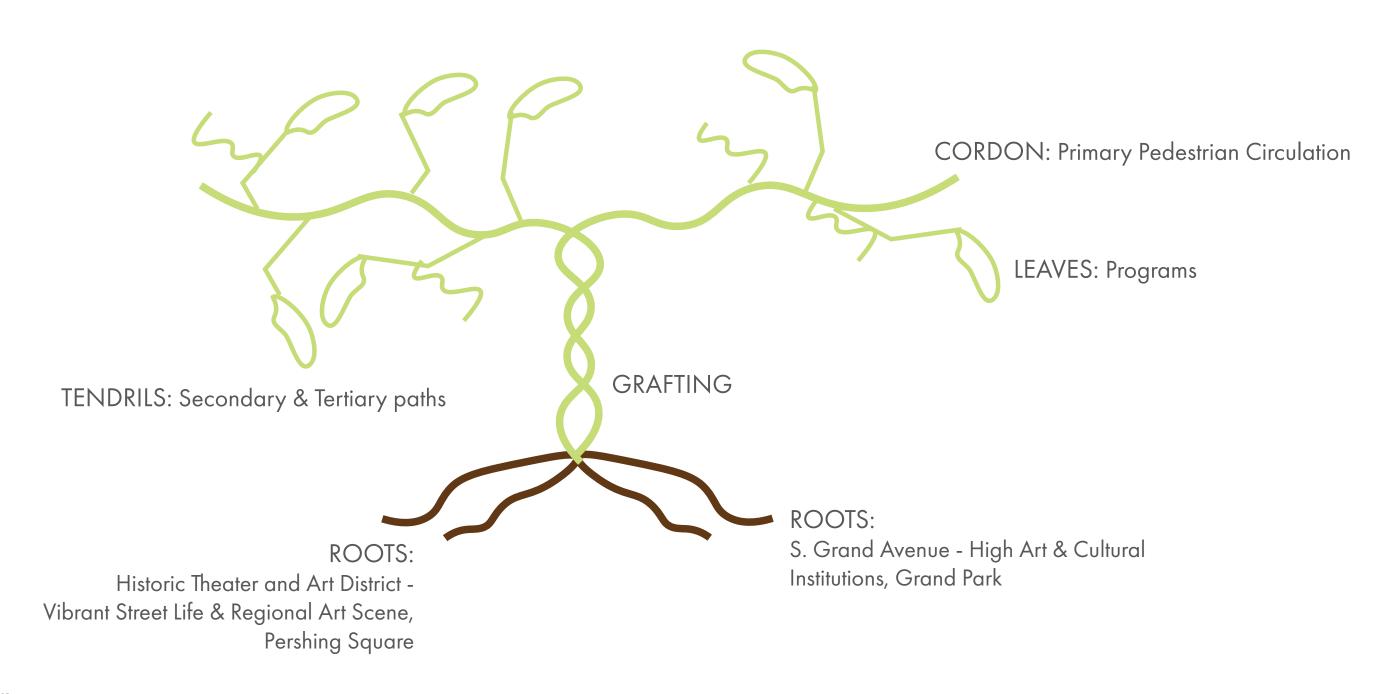


The site is located in the downtown neighborhood of Bunker Hill in Los Angeles, CA. Downtown Los Angeles is surrounded by freeways 110, 101, and the 5 allowing many accessible routes to the neighborhood.



Bunker Hill is a cultural hub of downtown Los Angeles. Landmarks include Disney Concert Hall, MOCA, the Cathedral of Our Lady of the Angels, the Colburn School of Music, The Broad, Grand Central Market, and The Los Angeles Central Library. It is home to many corporate headquarters as well.

Bunker Hill is a juxtaposition of rich history and constant reinvention that illustrates the Los Angeles Downtown experience. "The Vine" intertwines the vibrant street life of the Historic Theater and Art District with the high culture of Grand Avenue to create a dynamic ambiance to Live, Work, Play and Explore. All below the dense canopy of an urban forest.



By: Alyssa Moffitt

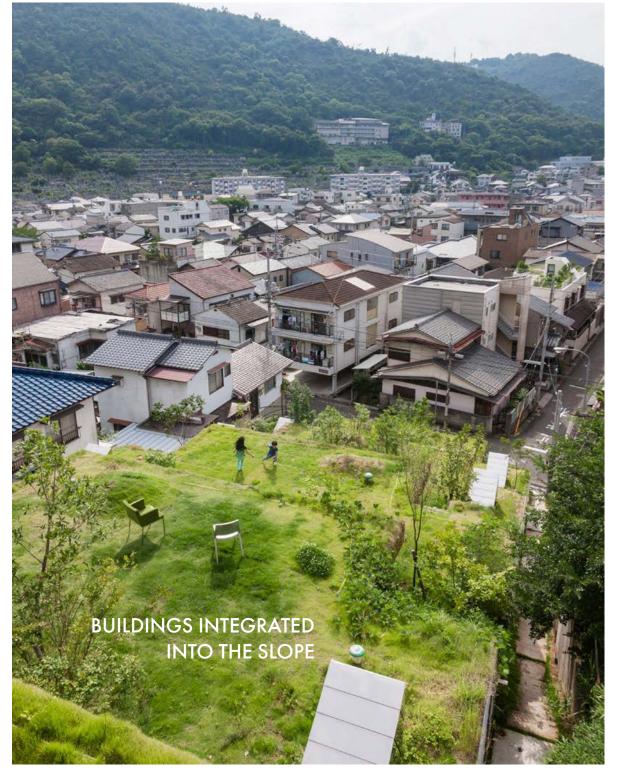
### ANGEL'S KNOLL: THE GRAFTING

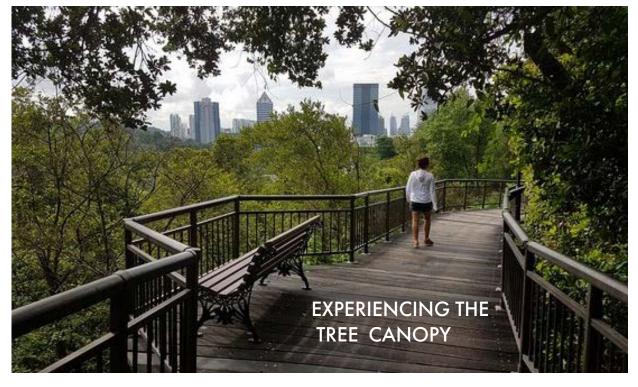
#### ARTIST LOFTS & PLAZAS, TREE TOP PEDWAY, URBAN FOREST, GATEWAY DINING PLAZA

Angel's Knoll is a treetop village of artist lofts with public terraces, bringing the Art Walk to the Hill.

The original wall tells the story of Bunker Hill through an outdoor museum within a shady, street side dining plaza where one can enjoy Grand Central Market fare.

The film noir Angel's Knoll blufftop park is preserved as are several old growth trees. An elevated ADA pedestrian path allows everyone to experience the original topography of Bunker Hill while passing through a series of art plazas. This path pays homage to Downtown's unique pedways and plazas of the 1960's and offers a green adventure from Hill Street to Cal Plaza.





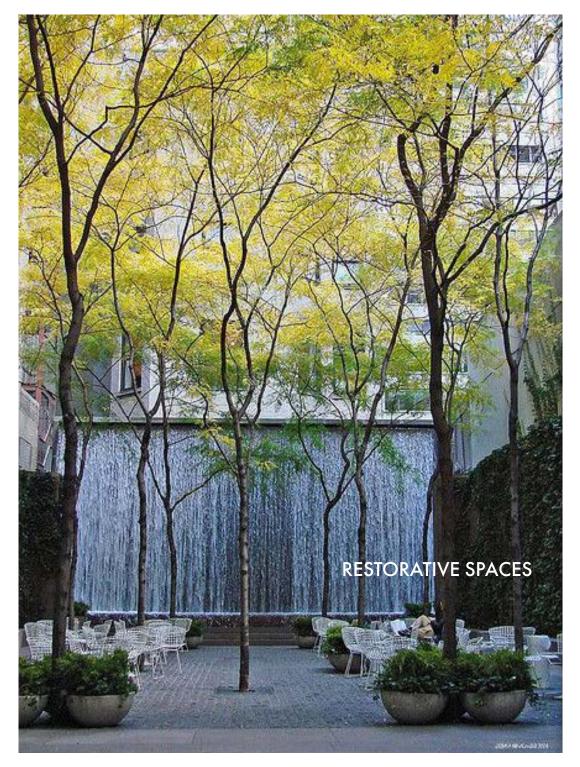


By: Alyssa Moffitt

### (ONE) CALIFORNIA PLAZA: CORDON & LEAVES

ADAPTIVE RE-USE MIXED USE & MIXED INCOME RESIDENTIAL/COMMERCIAL, CAFES, SCULPTURE GARDENS, GRAND ENTRANCES, INTROSPECTIVE GARDENS

California Plaza is reinvented as a city within a city. Through adaptive reuse, One California Plaza becomes a mixed income, mixed use residential building surrounded by sculpture and interactive art plazas, lively cafes, art galleries, and introspective gardens at one's doorstep. A choice of paths offer residents, workers, and visitors a choice of prospect or refuge.







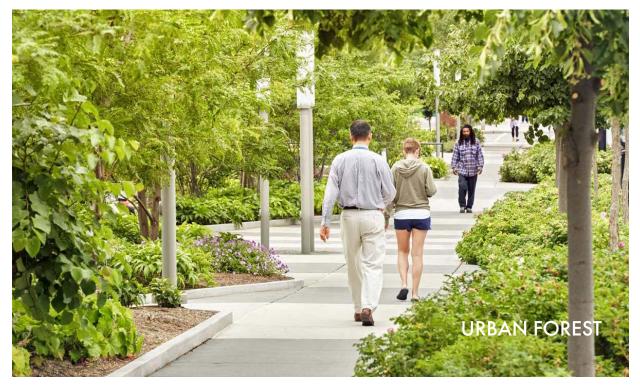
By: Alyssa Moffitt

### GRAND-AVENUE BOULEVARD: CORDON & LEAVES

HALF STREET CLOSURE, BIKE FRIENDLY, PEDESTRIAN BOULEVARD, FARMERS MARKET, EVENT STAGE

The south side of Grand Avenue is closed off to become Grand Boulevard; dedicated to pedestrians, bicyclists and skateboarders that invites food trucks, people watching and intermingling.





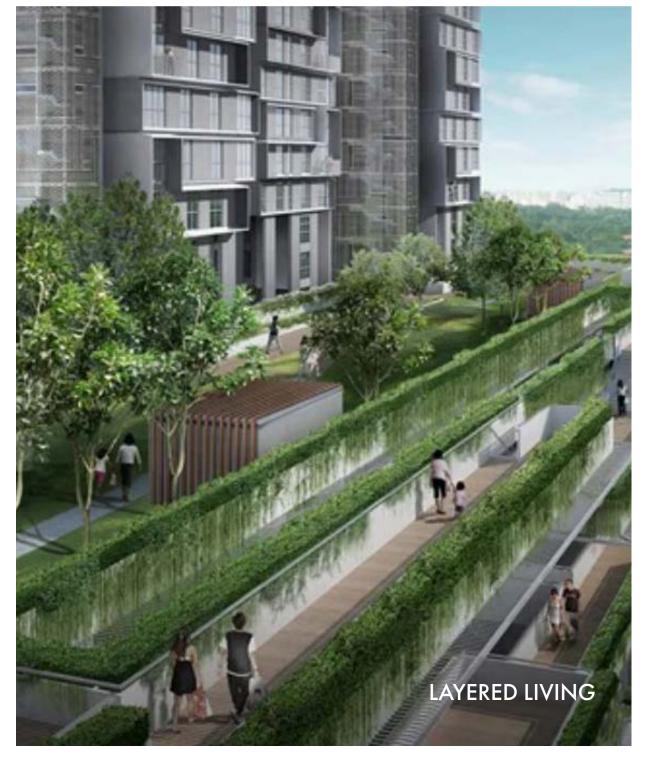


By: Alyssa Moffitt

### **RESIDENCE ON HILL: CORDON & LEAVES**

CIVIC PARK, AMPHITHEATER, RESIDENTIAL LIVING, SCHOOL, SHOPPING, COMMERCIAL SPACE, COMMUNITY GARDENS, PLAYGROUND

To the far east side a pedestrian bridge across 2nd Street leads to a holistic live work residence within a civic park. The Residence on Hill offers multiple amenities to support the lives of young and multi-generatioal families with a supermarket, retail, and commercial spaces. A rooftop community garden, pre-school and K-5 elementary school create a complete city within a city and ensure that families can fully participate in their children's daily lives. The pinnacle of the civic park is a Grand Amphitheater with sweeping views of the most stunning Angeleno skyscape.







By: Alyssa Moffitt

# MASTERPLAN: PRINCIPLES, GOALS, + PROGRAMMING

My masterplan group (Alyssa L. Moffitt, Julie Ho, Michelle Tiet, Natalie Taftian, Nathalia Gouveia, Patricija Zil, Rivkah Spolin & Scotty Shoemaker) collaborated together to determine the site's principles, goals, and programming opportunities based off of the site analysis.

### Principles-

Social equity
Sustainable design
Universal design
Economic and environmental sustainability
Placemaking
Respect for and connection to historic context

### Goals-

Egalitarian amenities
Strong connections within site and to the adjacent communities

Improve access and linkages
Landmarks and wayfinding
Making the site a destination
Grand scale and informal spaces
Respond to the needs of the community
Be reflective of the nearby institutions
Incorporate art and culture

"Big Idea": Live work play learn

### Programs-

Angel's Knoll:

-Outdoor Eating/Seating (Civic)

-Outdoor Pocket Museum (Education)

-Residential(artist + low income) housing

-Grocery Store (Economic)

-Playground (Civic)

-Water Feature

-Wayfinding Landmarks

-ADA access points

-Community Outreach Center

(Community Service)

-Urban Forest

-Amphitheater (Civic)

Development Site:

-PreK -K5 School (Education)

-Playground (Civic)

-Event Space (Civic)

-Outdoor Eating Seating (Civic)

-Cafe/Restaurants (Economic)

-Open Flex Space/Linear space for markets (Civic)

-Water Feature

-Wayfinding Landmarks

-Community Outreach Center

(Community Service)

-Open Lawn Space for Physical

Activity (Civic)

-Urban Forest

-Amphitheater (Civic)

Cal Plaza Alleyway:

-Repurpose Cal Plaza 1 to residential

-Cafe/Restaurants (Economic)

-Kiosks (Economic)

-Grocery Store (Economic)

-Promenade (Civic)

-Water Feature

-Art installations in conjunction with

MoCA (Education)

-Wayfinding Landmarks

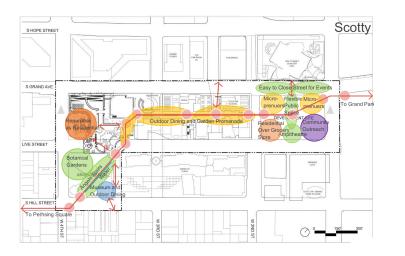
Connections:

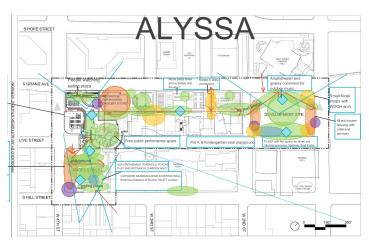
-Connection from Pershing Square to Grand Park through our site

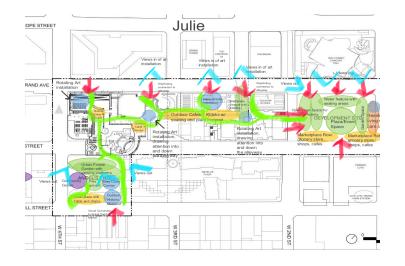
-Wayfinding Landmarks

### MASTERPLAN: PROCESS

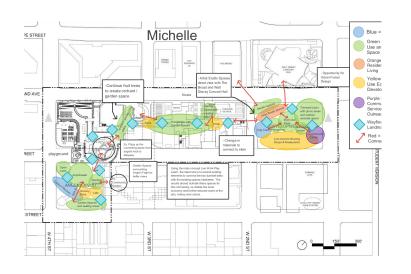
We each sketched out our own ideas of possible programming for the site and where they would be located. We then shared our ideas with each other with the goal of uniting our similar and complementary ideas into one master plan.

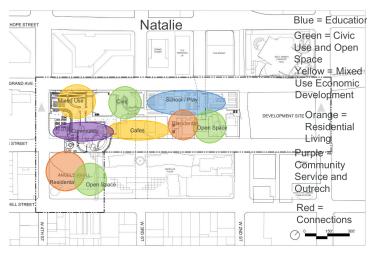


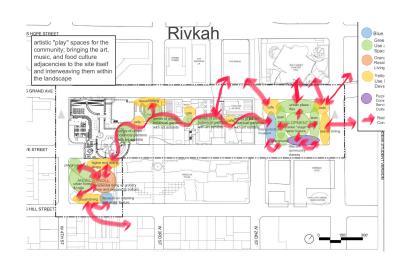


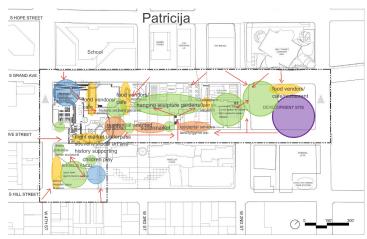






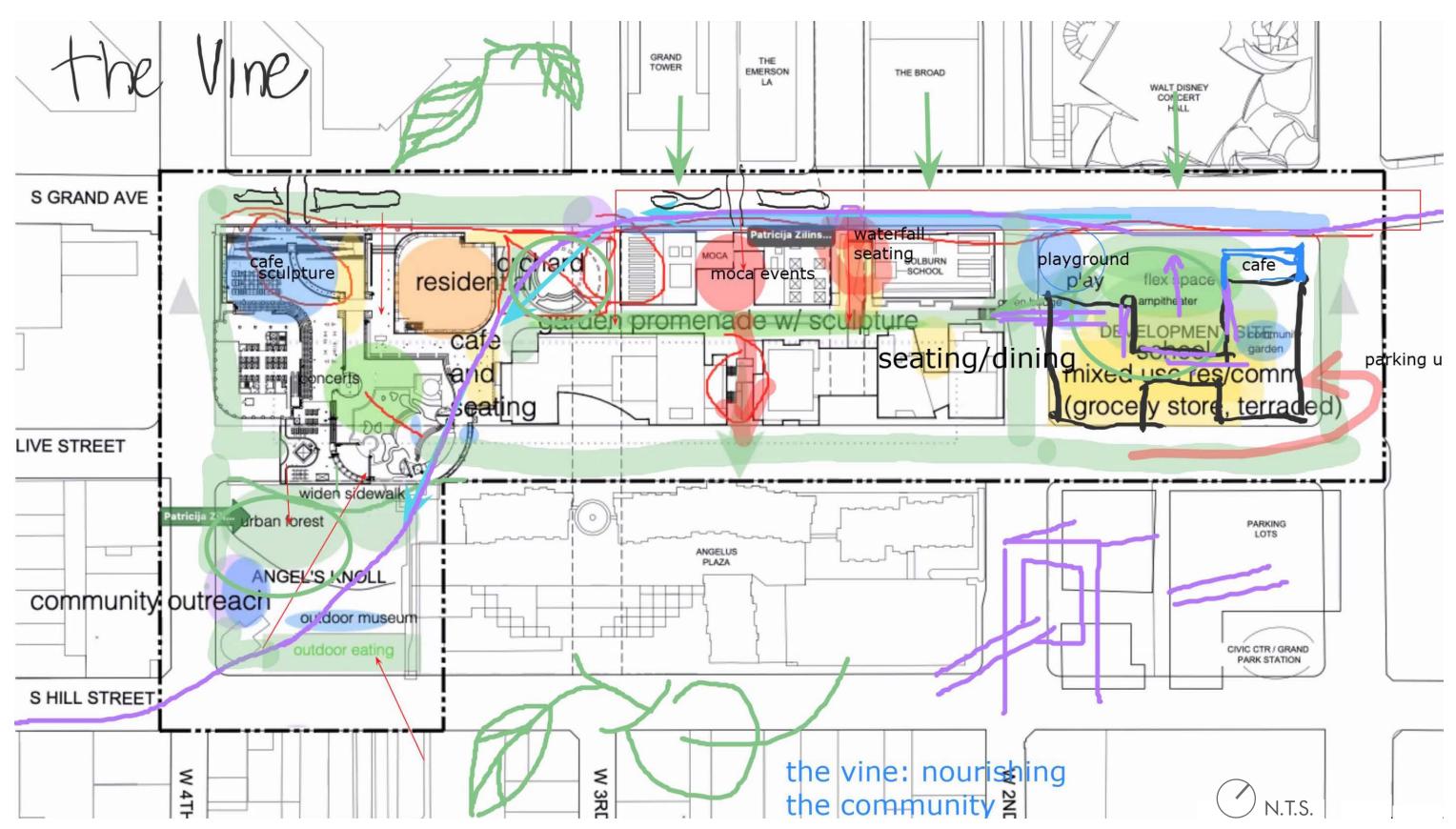






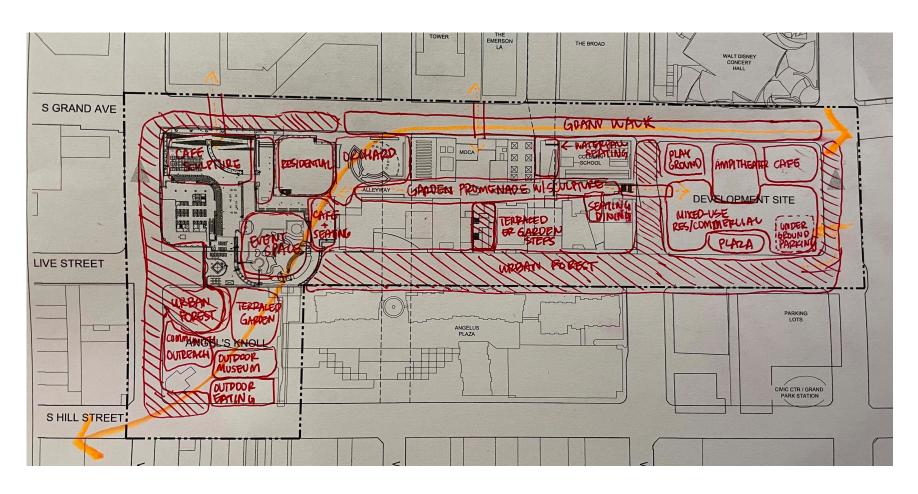
By: Alyssa L. Moffitt, Julie Ho, Michelle Tiet, Natalie Taftian, Nathalia Gouveia, Patricija Zil, Rivkah Spolin & Scotty Shoemaker

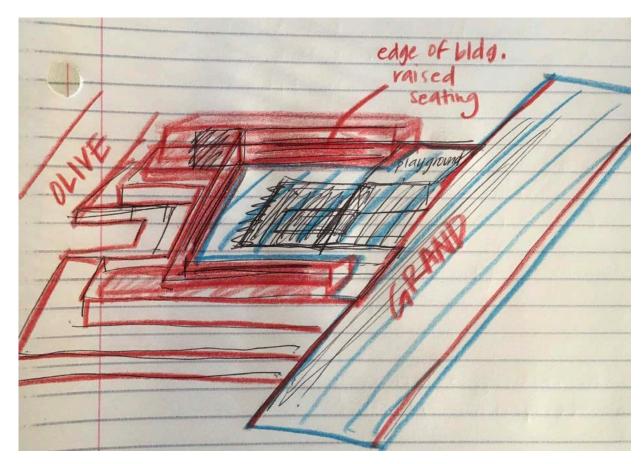
### MASTERPLAN: PROCESS



By: Alyssa L. Moffitt, Julie Ho, Michelle Tiet, Natalie Taftian, Nathalia Gouveia, Patricija Zil, Rivkah Spolin & Scotty Shoemaker

## MASTERPLAN: PROCESS SKETCHES

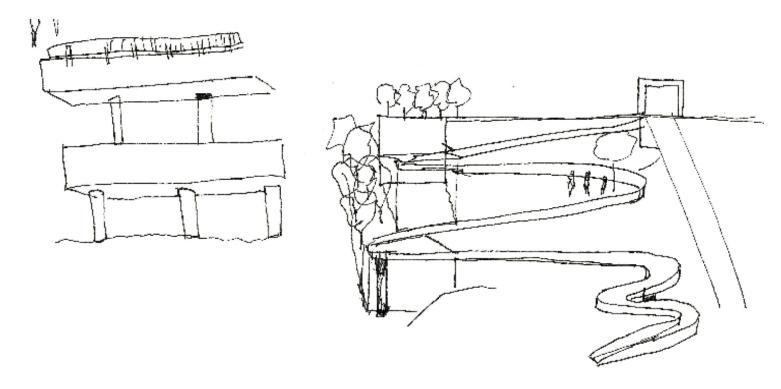




Michelle Tiet sketch of masterplan top left:

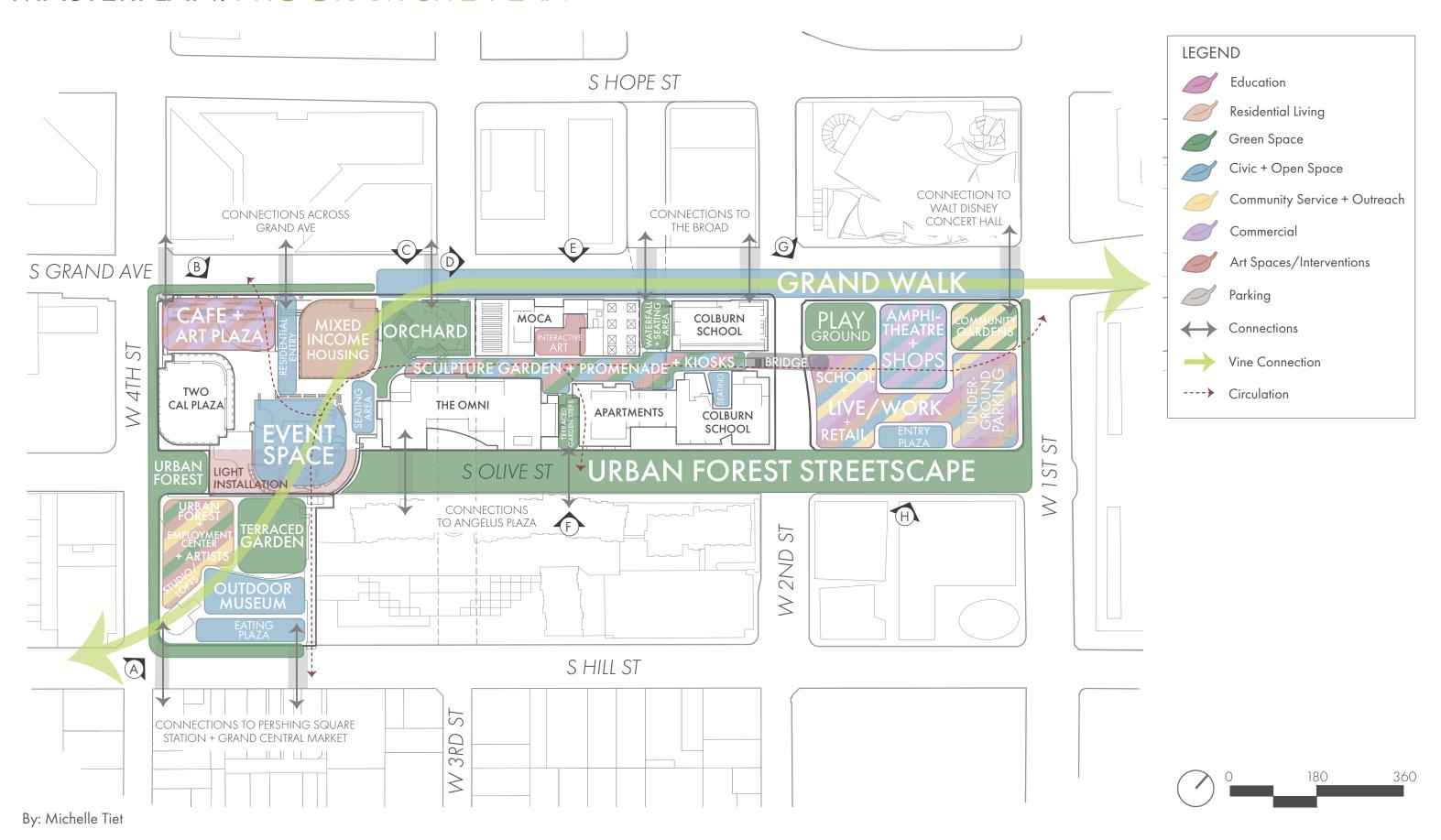
Rivkah Spolin sketch of development building relationship with Grand and Olive Alyssa Moffitt sketch of elevated pathway on Angel's Knoll top right:

bottom right:

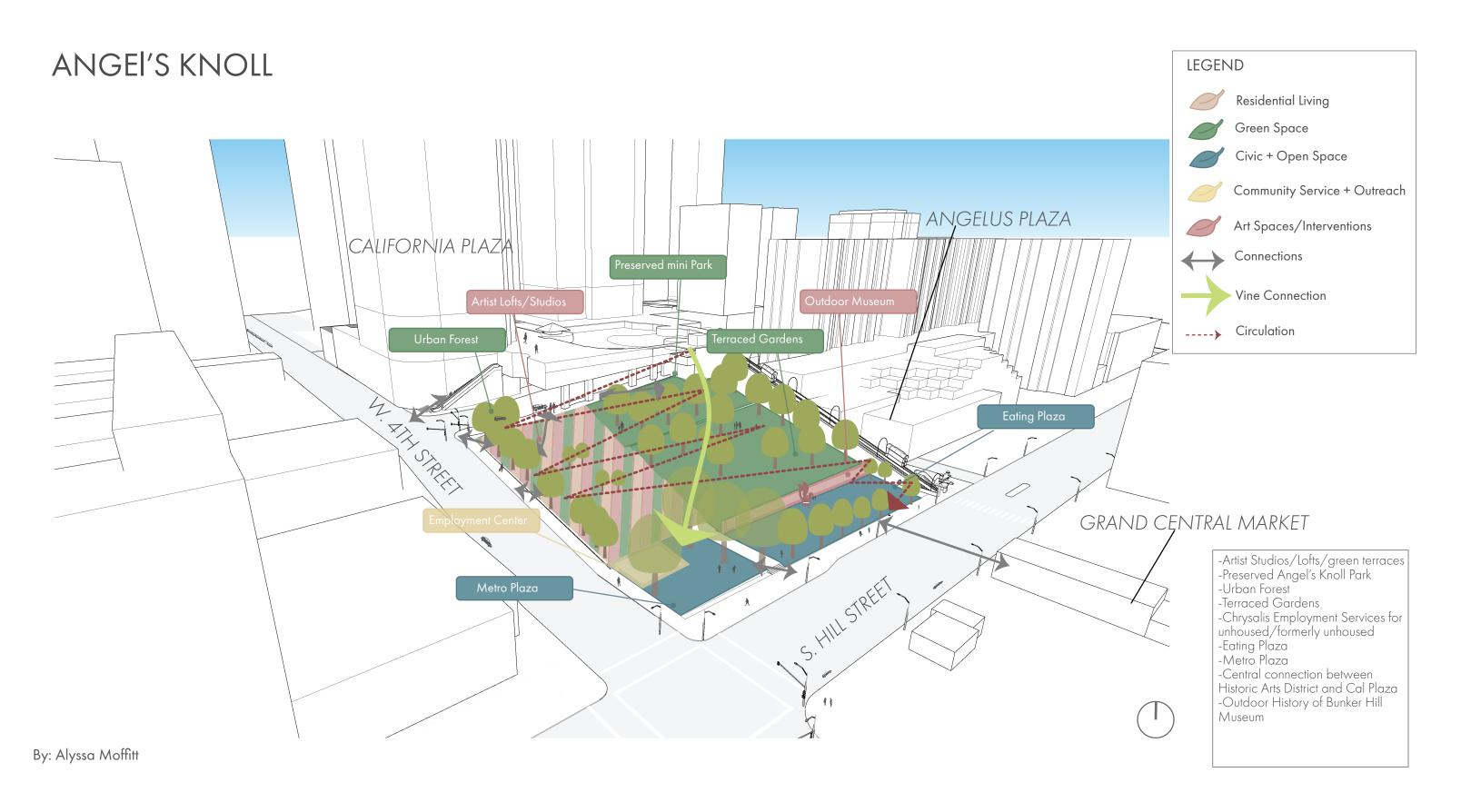


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### MASTERPLAN: PROGRAM SITE PLAN

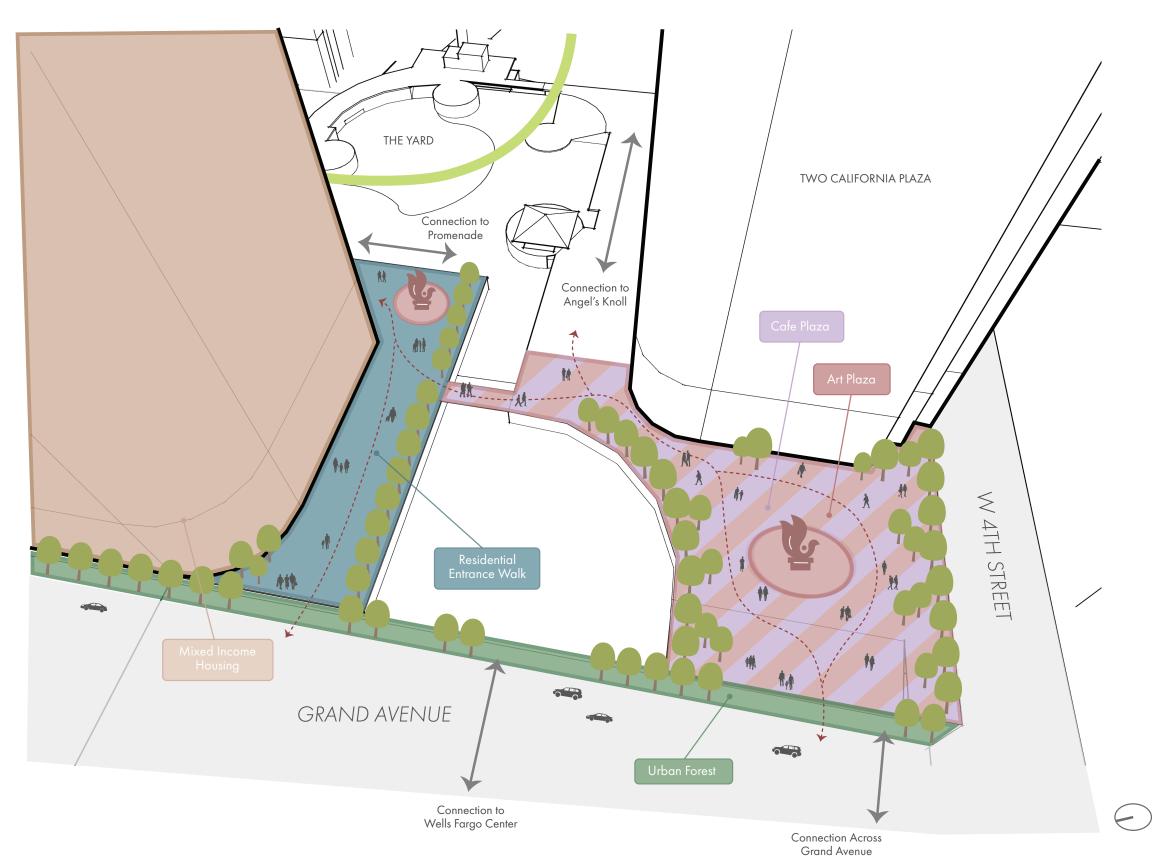


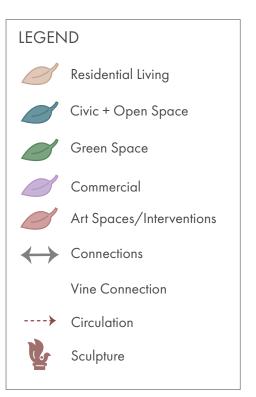
### MASTERPLAN: PROGRAM - VIEW A



### MASTERPLAN: PROGRAM - VIEW B

### CAL PLAZA- GRAND AVENUE EDGE LOOKING WEST- UPPER LEVEL





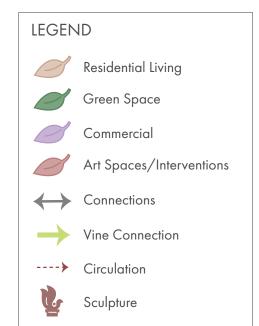
#### **PROJECT ELEMENTS:**

- -Art Installations
- -Focal Points
- -Entrance
- -Dining
- -Seating
- -Shade Trees
- -Planting
- -Connections to Angel's Knoll
- -Connections to the Promenade
- -Connections across Grand Avenue

### MASTERPLAN: PROGRAM - VIEW B

### CAL PLAZA- GRAND AVENUE EDGE LOOKING WEST- LOWER LEVEL



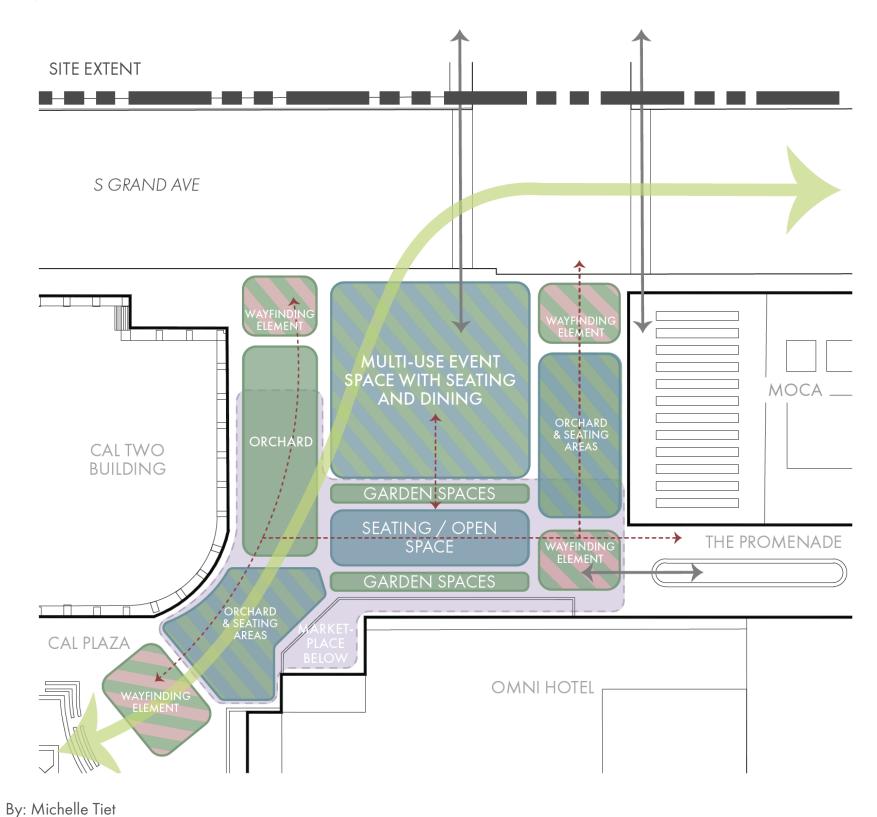


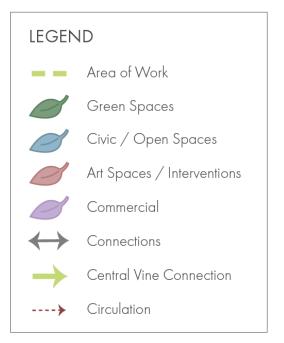
#### **PROJECT ELEMENTS:**

- -Art Installations
- -Art Galleries
- -Focal Points
- -Entrance
- -Dining -Seating
- -Shade Trees
- -Planting
- -Connections to Angel's Knoll
- -Connections to the Promenade
- -Connections across Grand Avenue

## MASTERPLAN: PROGRAM - VIEW C

### CAL MARKETPLACE

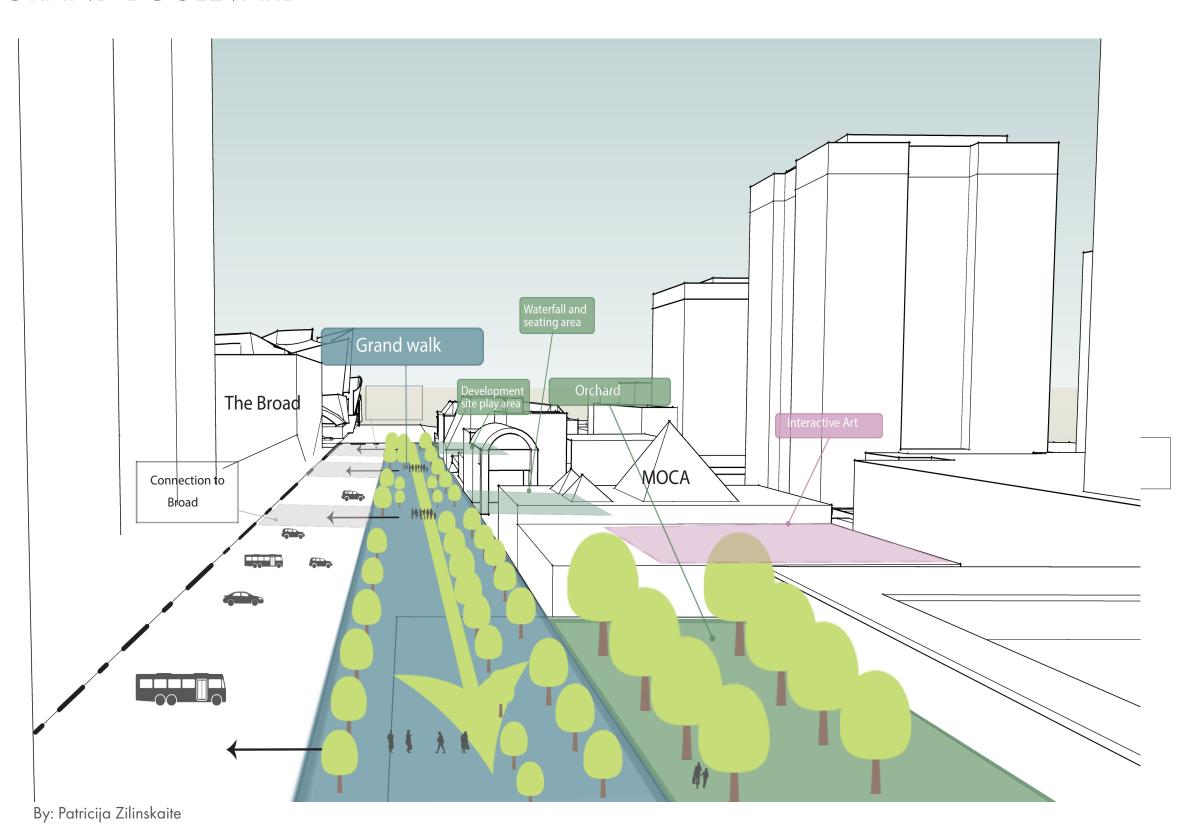


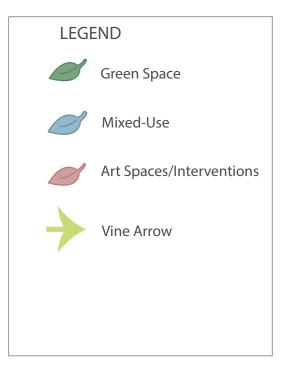




## MASTERPLAN: PROGRAM - VIEW D

### GRAND BOULEVARD





#### PROJECT ELEMENTS

Food vendors cafes

Activated Grand Ave for pedestrians and/or bicyclists

Wayfinding landmarks

Clear connections to the Broad and Disney Hall

Green barrier from Grand Ave

Promenade with water features

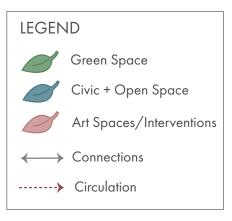
Shaded seating

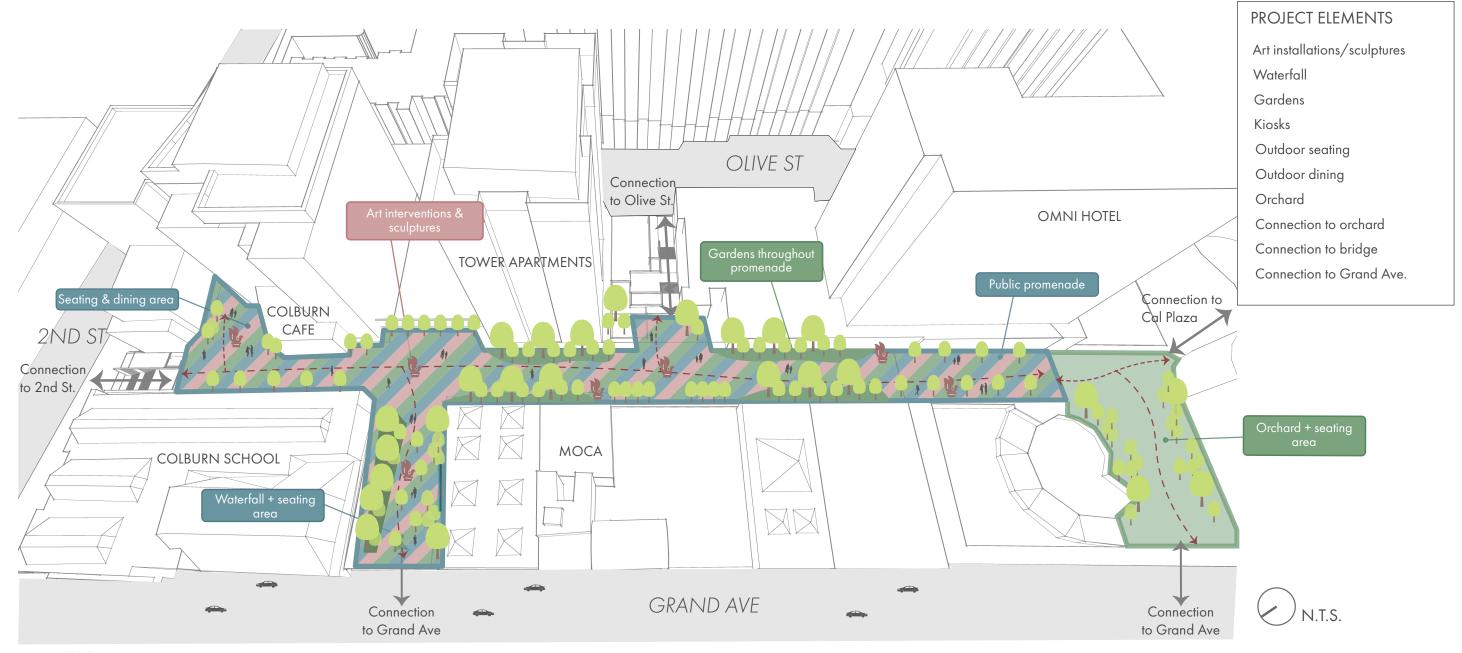


I.T.S.

## MASTERPLAN: PROGRAM - VIEW E

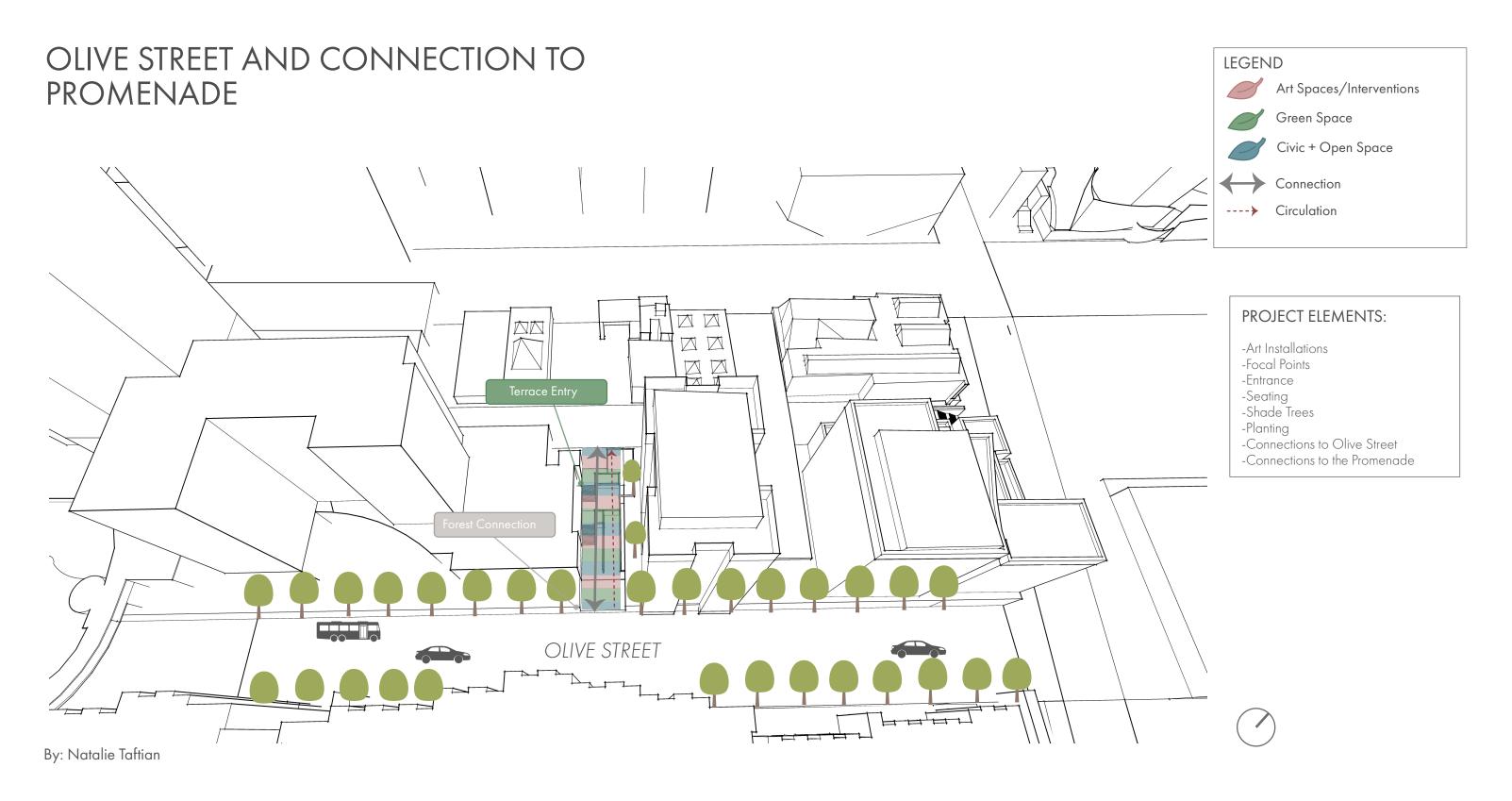
### SCULPTURE GARDEN PROMENADE





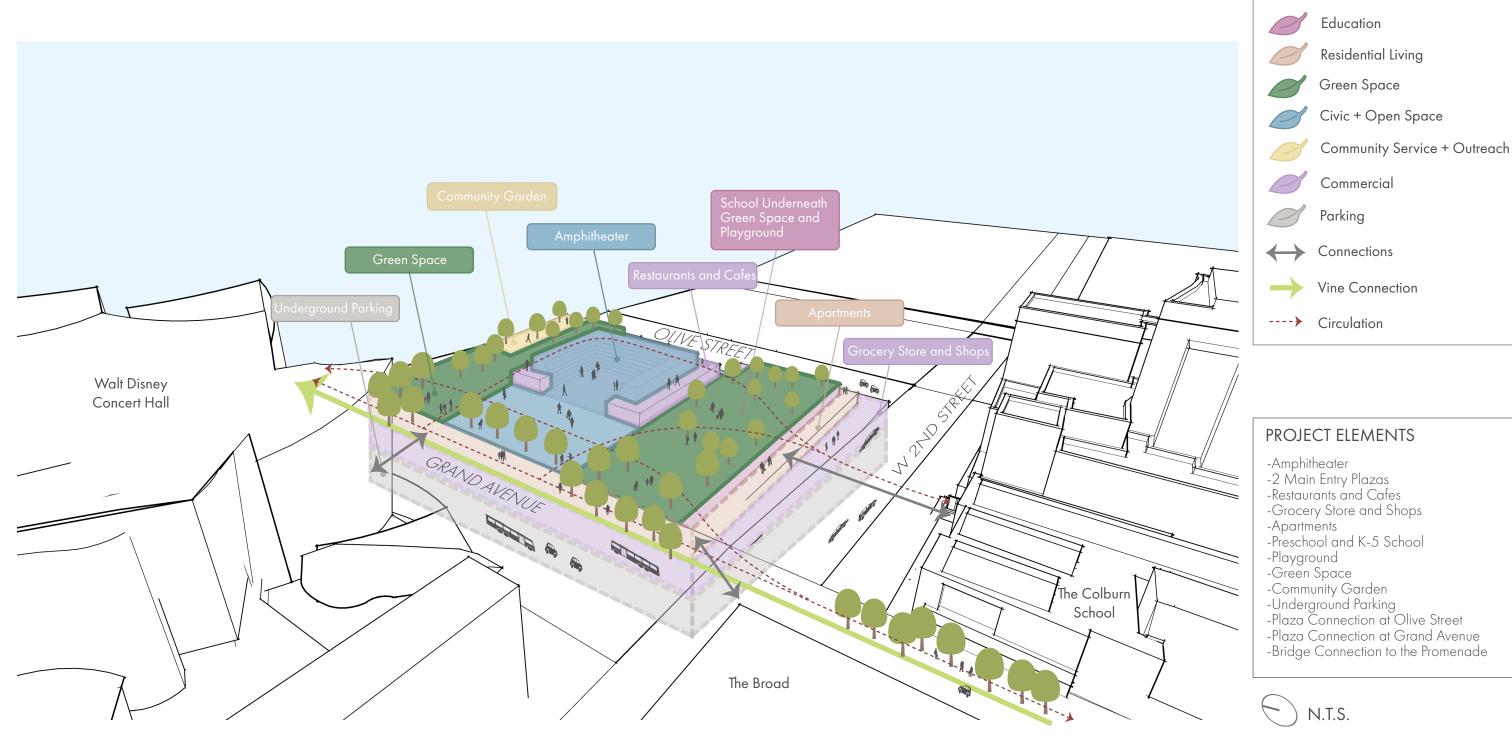
By: Nathalia Gouveia

## MASTERPLAN: PROGRAM - VIEW F



## MASTERPLAN: PROGRAM - VIEW G

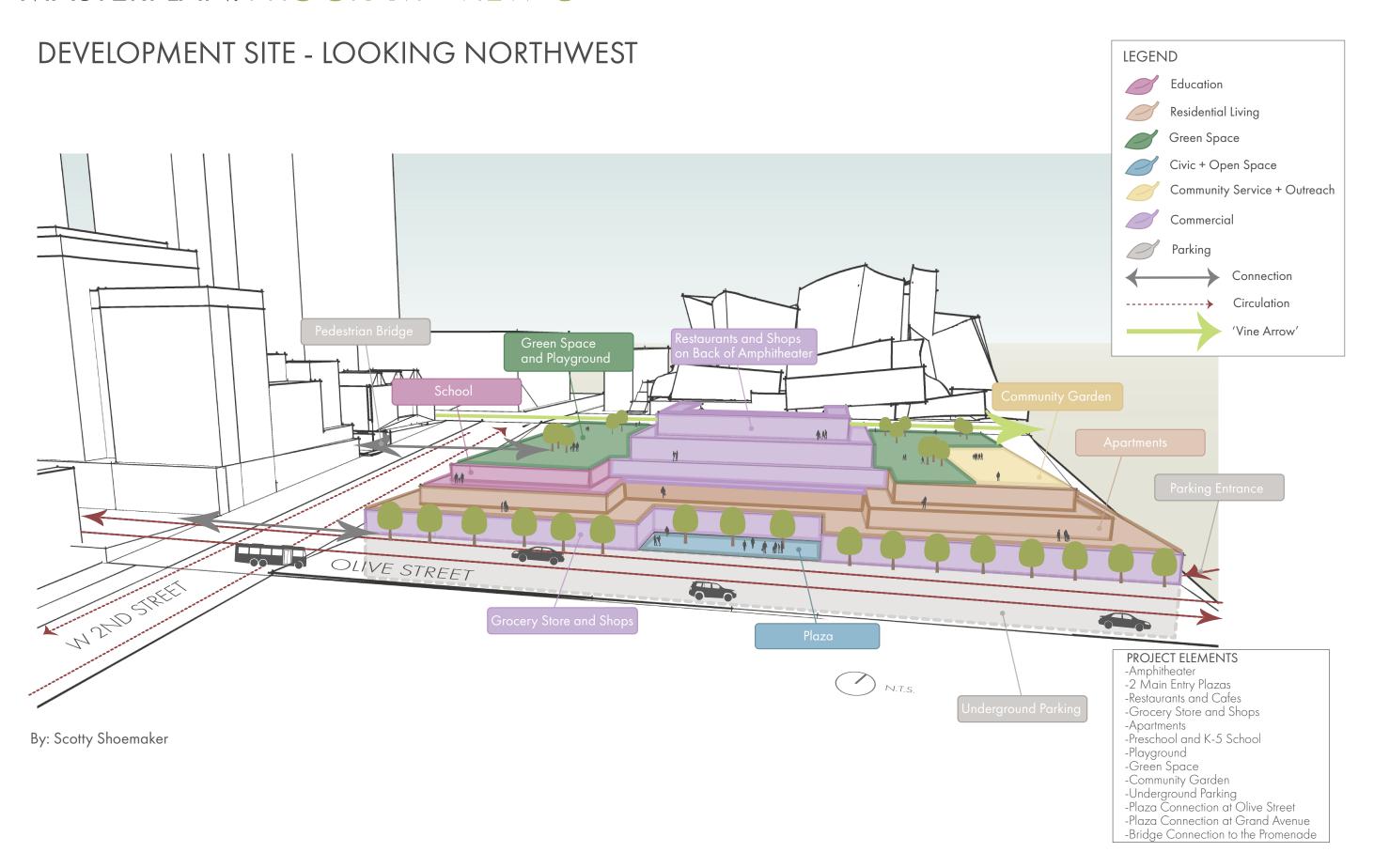
### DEVELOPMENT SITE LOOKING EAST



LEGEND

By: Rivkah Spolin

### MASTERPLAN: PROGRAM - VIEW G

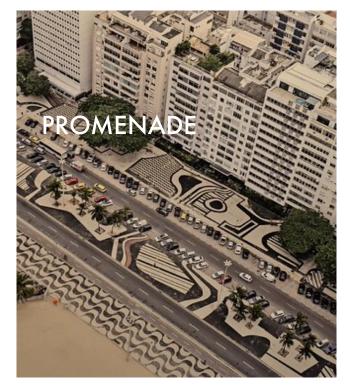


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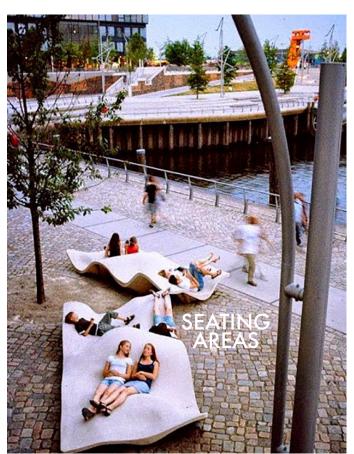
## INSPIRATION IMAGES



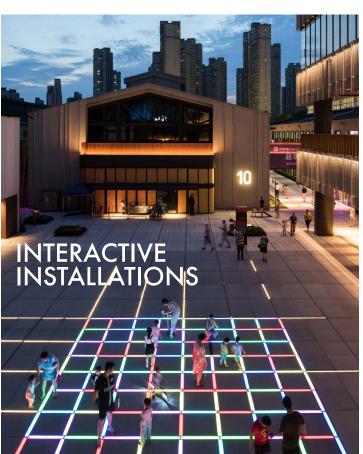


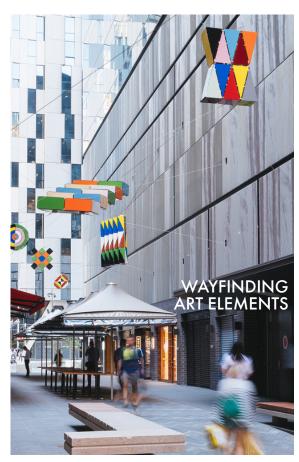








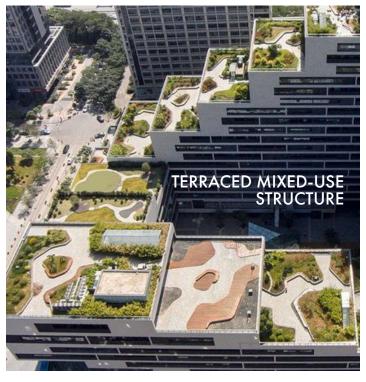


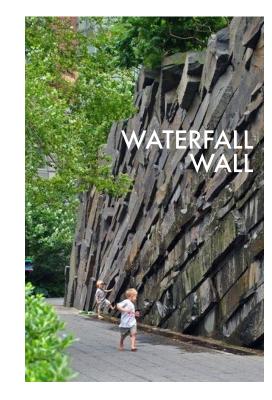




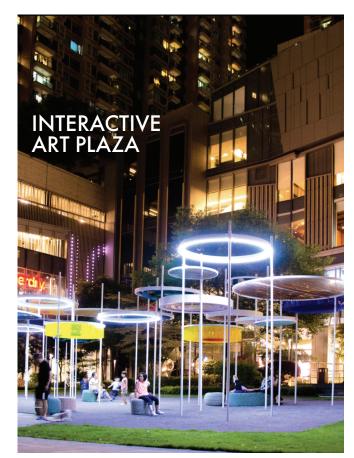
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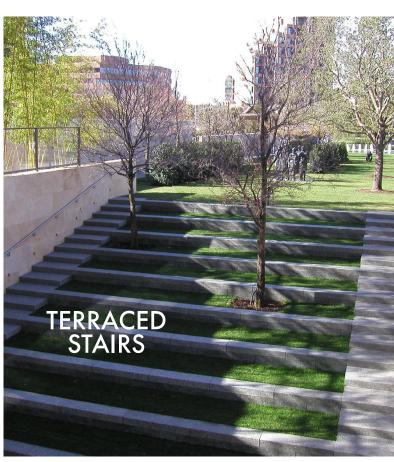


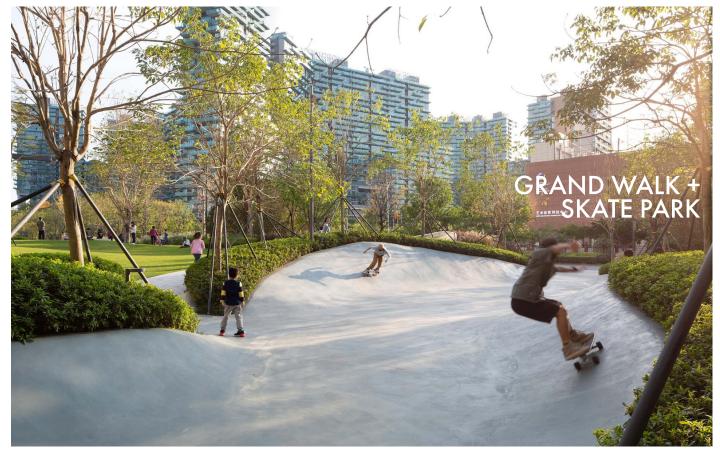












### **USERS**

### LOCAL COMMUNITY:

- Residents
- Children
- Families
- Senior Citizens
- Students
- Teachers
- Artists
- Musicians
- Workers
- Small business owners
- Art gallery owners
- Walt Disney Concert Hall
- The Colburn School
- Food Truck Vendors
- Cottage industry entrepreneurs

### **VISITORS:**

From the local area and from abroad

#### Photo credits:

Top left: Families First, Top right: Jen Cyk photography, middle right: artist Brooke Harker for Los Angeles Splashmag, bottom right: a vendor at the Guatemalan Market photo by Christina Gandolfo for Los Angeles Magazine









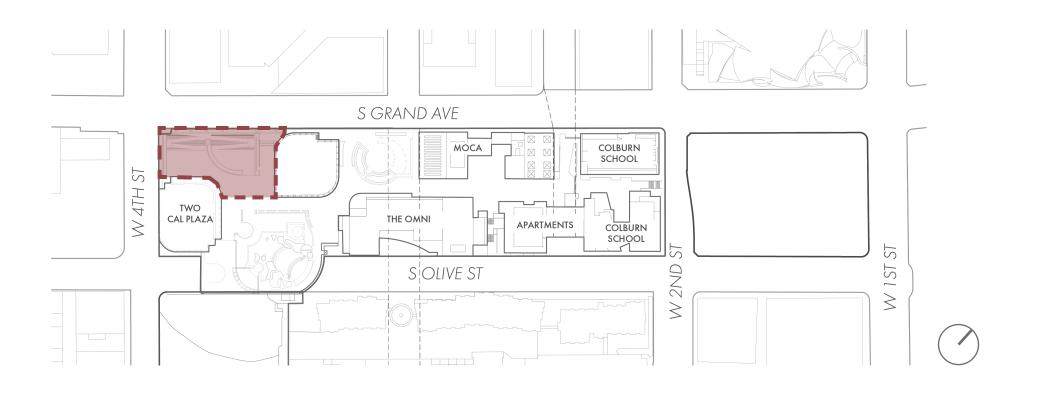






# CAL PLAZA

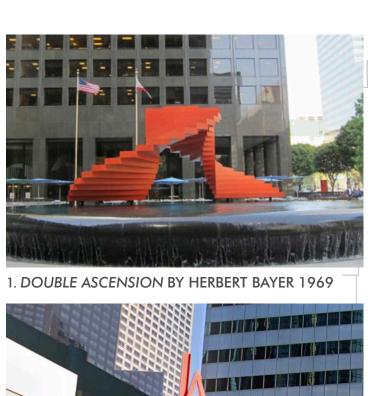
an outdoor art destination amongst an urban forest



### CONCEPT DEVELOPMENT: ART PLAZAS + PEDWAYS ADJACENCIES

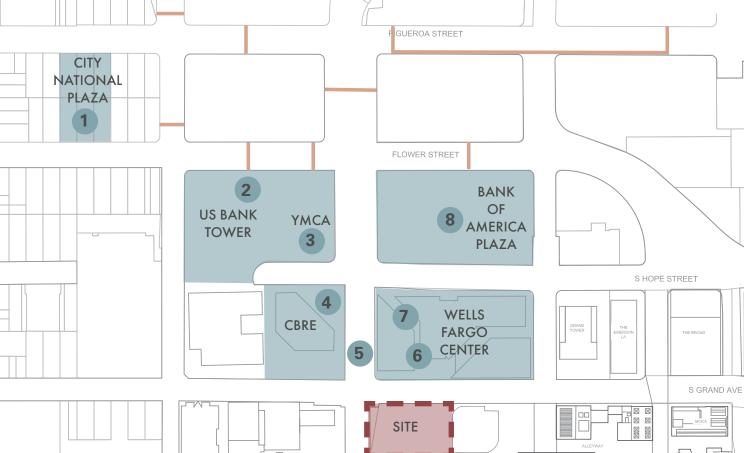
4. ULYSSES

BY ALEXANDER LIEBERMAN, 1988



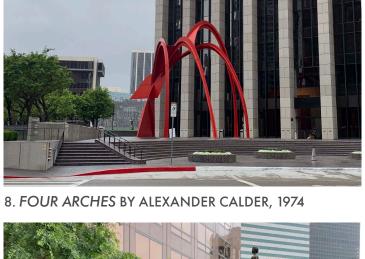


3. MIND, BODY, SPIRIT BY GIDON GRAETZ, 1986 THREE GRACES BY JULIE MACDONALD, 1963











7. CROCKER FOUNTAIN FIGURES BY ROBERT GRAHAM, 1983



6. NIGHT SAIL BY LOUISE NEVELSON, 1985

### CONCEPT DEVELOPMENT: PROGRAMMING









Residential Living

Civic + Open Space

Green Space

Commercial

Art Spaces/Interventions

Connection

Circulation

Sculpture

ART INSTALLATIONS/ FOCAL POINTS

DINING

SHADE TREES + SEATING

WAYFINDING ELEMENTS





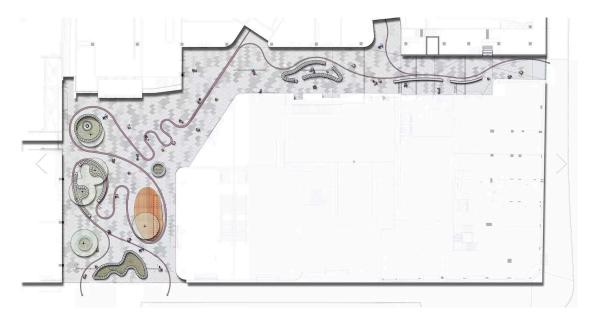
### CONCEPT DEVELOPMENT: PRECEDENTS





PLAYOHO Art Pavilion by Ricci Wong Cheuk-Kin Hong Kong 2017

- •Interactive sculpture within an urban plaza
- •Including light elements for evening viewing
- Adjacent planting and lawn areas for visitors to slow down, rest and have a moment of play



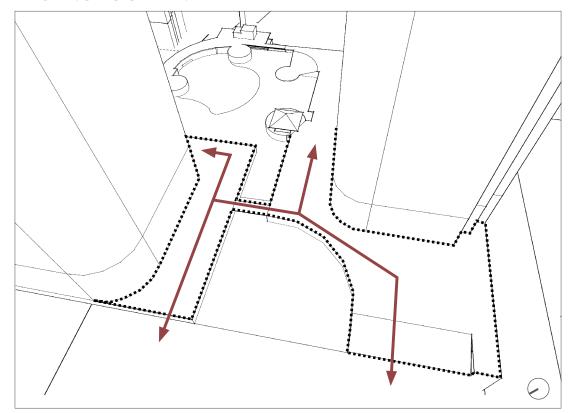


Raine Square by Realm Studios Perth, Australia 2018

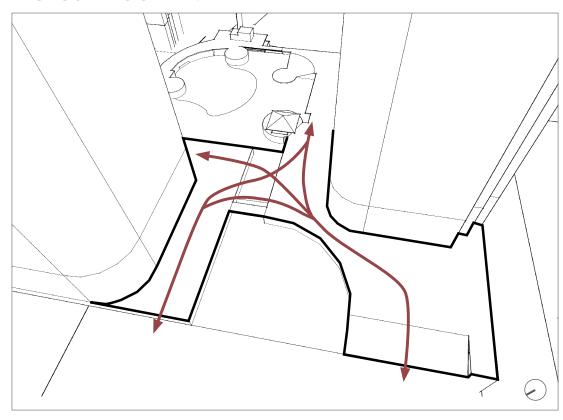
- •A plaza within an urban space
- •Using paving to create visual flow and as a wayfinding device
- •Combining seating and planting elements in a narrative form

### CONCEPT DEVELOPMENT: SPACE PLANNING

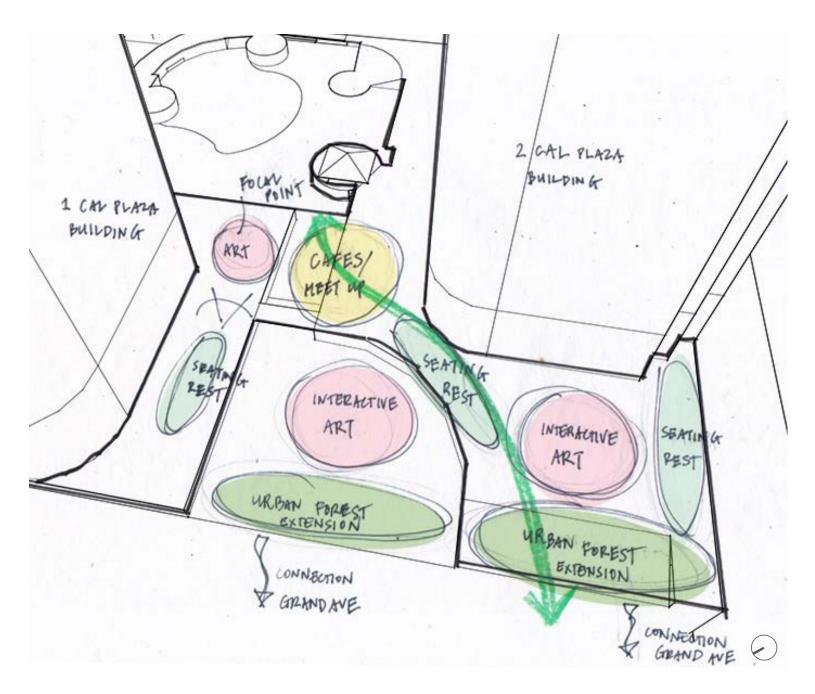
#### **EXISTING FOOTPRINT**



#### PROPOSED FOOTPRINT



CONNECTIONS: attracting pedestrians from S. Grand Ave into the site to further explore ADJACENCIES: integrate into the adjacent art plaza system to enrich the DTLA art walk experience SERVICES: offer art and dining opportunities as well as spaces to rest and gather SEASONAL SHADE: provide a tree canopy for a dense urban environment

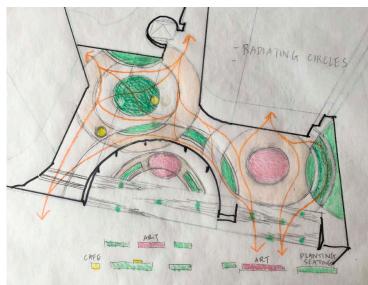


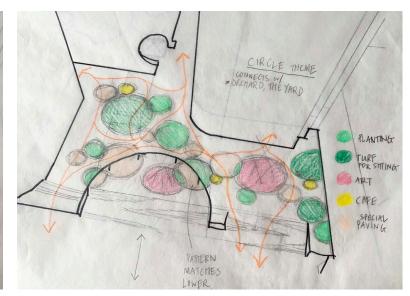
### SCHEMATIC DESIGN: EXPLORATION

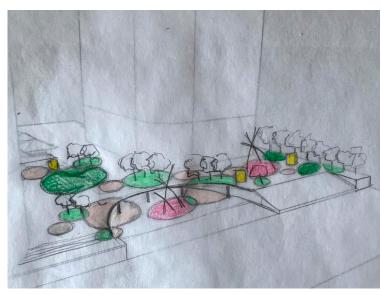
#### **CIRCLES**

Taking inspiration from existing circular themes on the site, I explored the idea of using the circle to create different spaces and forms.



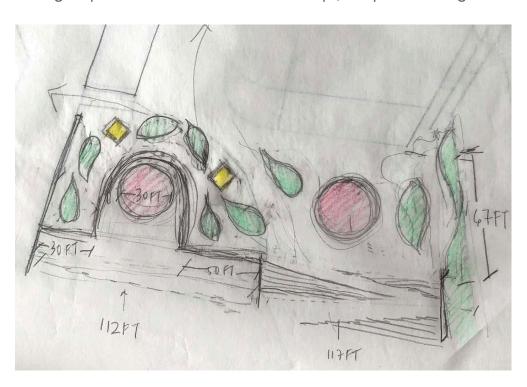




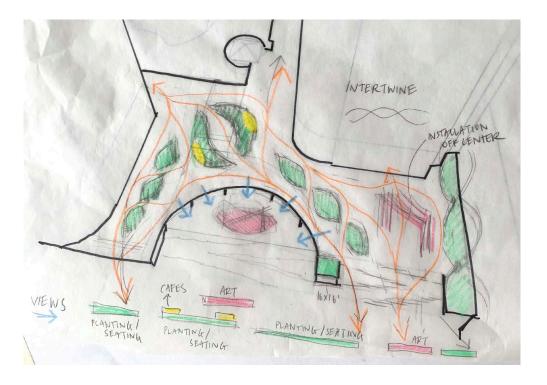


#### INTERTWINING VINES + LEAVES

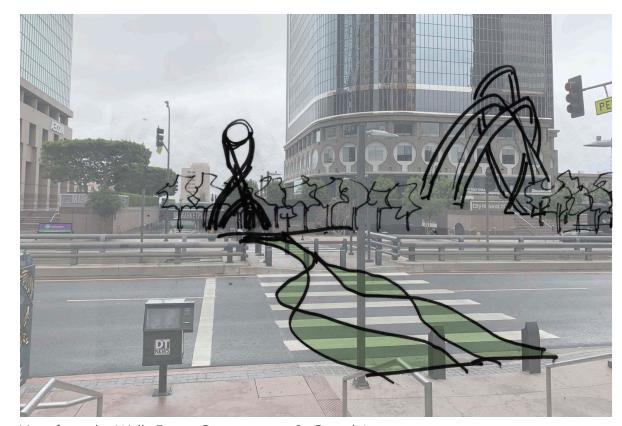
Taking inspiration from our "Vine" concept, I explored using leaf shapes to create forms and curvilinear vine-like circulation patterns.







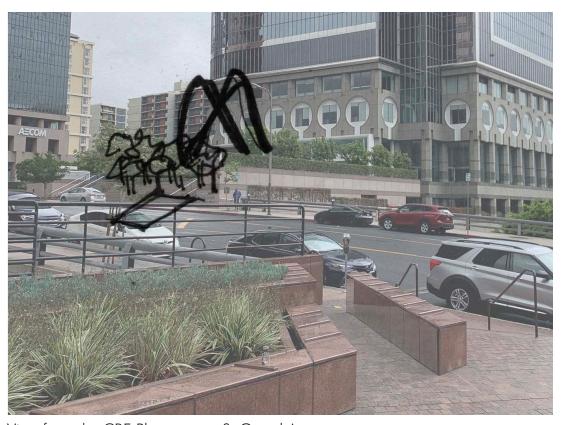
# SCHEMATIC DESIGN: SKETCHES



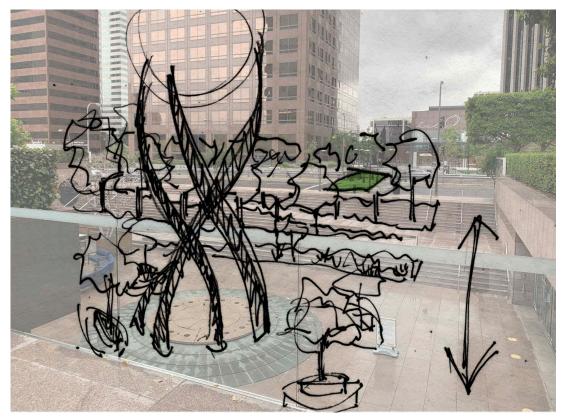
View from the Wells Fargo Center across S. Grand Avenue



Upper level stramps



View from the CBE Plaza across S. Grand Avenue



Lower level plaza

### DESIGN NARRATIVE

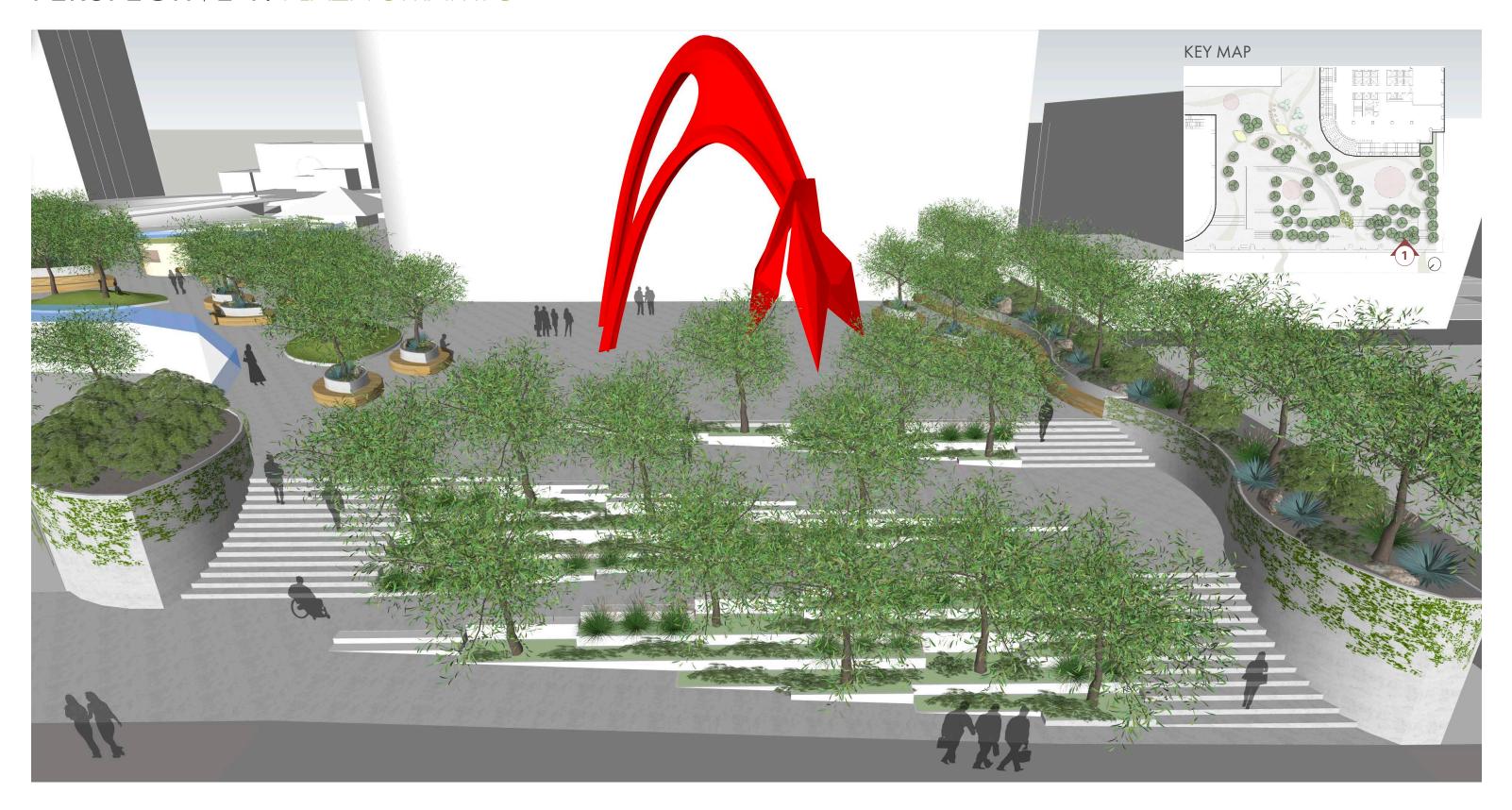


Building off of the masterplan's big idea of "The Vine", my site's design narrative is drawing the existing art and cultural "roots" across S. Grand Ave into the site and connecting to the main vine by pathways or "tendrils". These tendrils have "leaf" offshoots - large leaves represent the programming locations and the smaller leaves represent places to rest and relax.

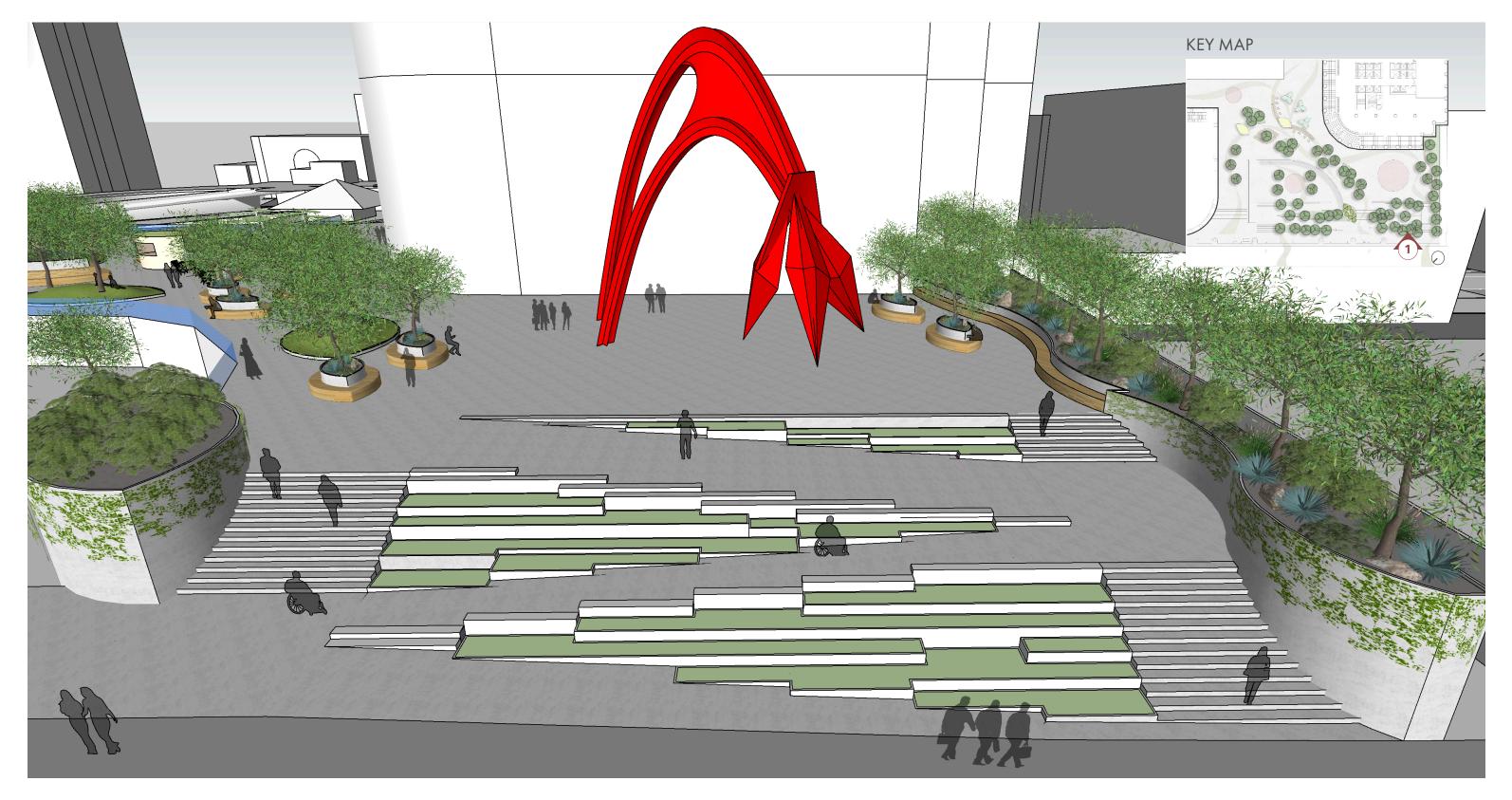
### SITE PLAN



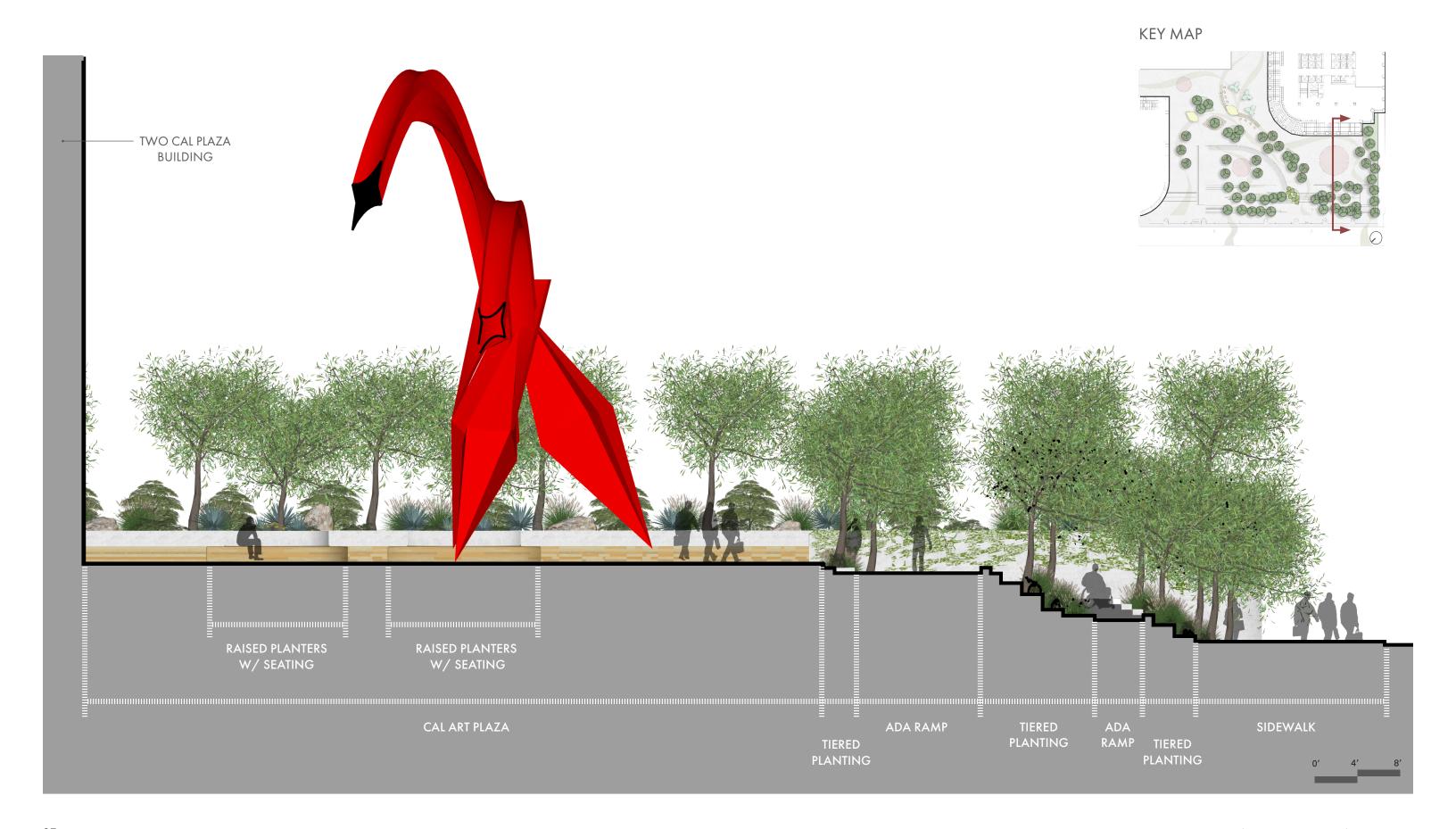
# PERSPECTIVE 1: PLAZA STRAMPS



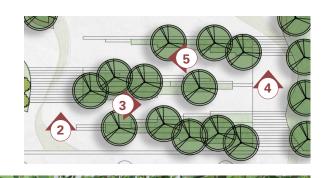
# PERSPECTIVE 1: PLAZA STRAMPS (without planting)



# SITE SECTION: UPPER ART PLAZA + STRAMPS - LOOKING SOUTHWEST



# PERSPECTIVE 2-5: STRAMPS WALK











# PERSPECTIVE 6: UPPER ART PLAZA



# PERSPECTIVE 7: UPPER PLAZA WALKWAY



# PERSPECTIVE 8: UPPER PLAZA WALKWAY



# ENLARGEMENT: CAFE COURT

ART /FOCAL FEATURE

PLANTED SITTING MOUND

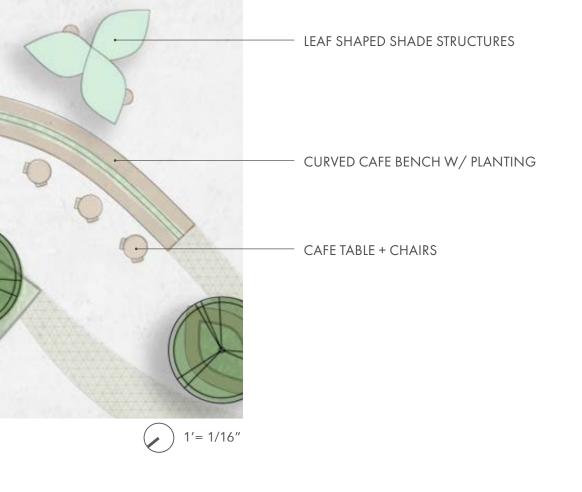
CAFE

RAISED PLANTER W/ -

#### KEY MAP



WAYFINDING LEAF PATTERNED PAVING



# PERSPECTIVE 9: CAFE COURT



# PERSPECTIVE 10: CAFE COURT



# MATERIALS



TWO TONED PATTERNED PAVING BRUSHED CONCRETE + CUSTOM STONE PAVER BANDS



CUSTOM LEAF SHAPED STONE PAVERS



SLATTED WOOD BENCHES



EXPOSED AGGREGATE CONCRETE GLASS BALCONY RAILING RAISED PLANTERS + WALLS



# **PLANTING**

#### STRAMPS + UPPER PLAZA



Olea europaea Olive tree



Muhlenbergia emersleyi Bull grass



Arctostaphylos edmundsii 'Carmel Sur' Carmel Sur manzanita



Lobelia laxiflora Mexican bush lobelia



Galvezia speciosa Island snapdragon



Calystegia macrostegia California morning glory

#### RAISED PLANTERS



Agonis flexuosa Peppermint tree



Eriogonum umbellatum Sulphur buckwheat



Agave bracteosa Spider agave

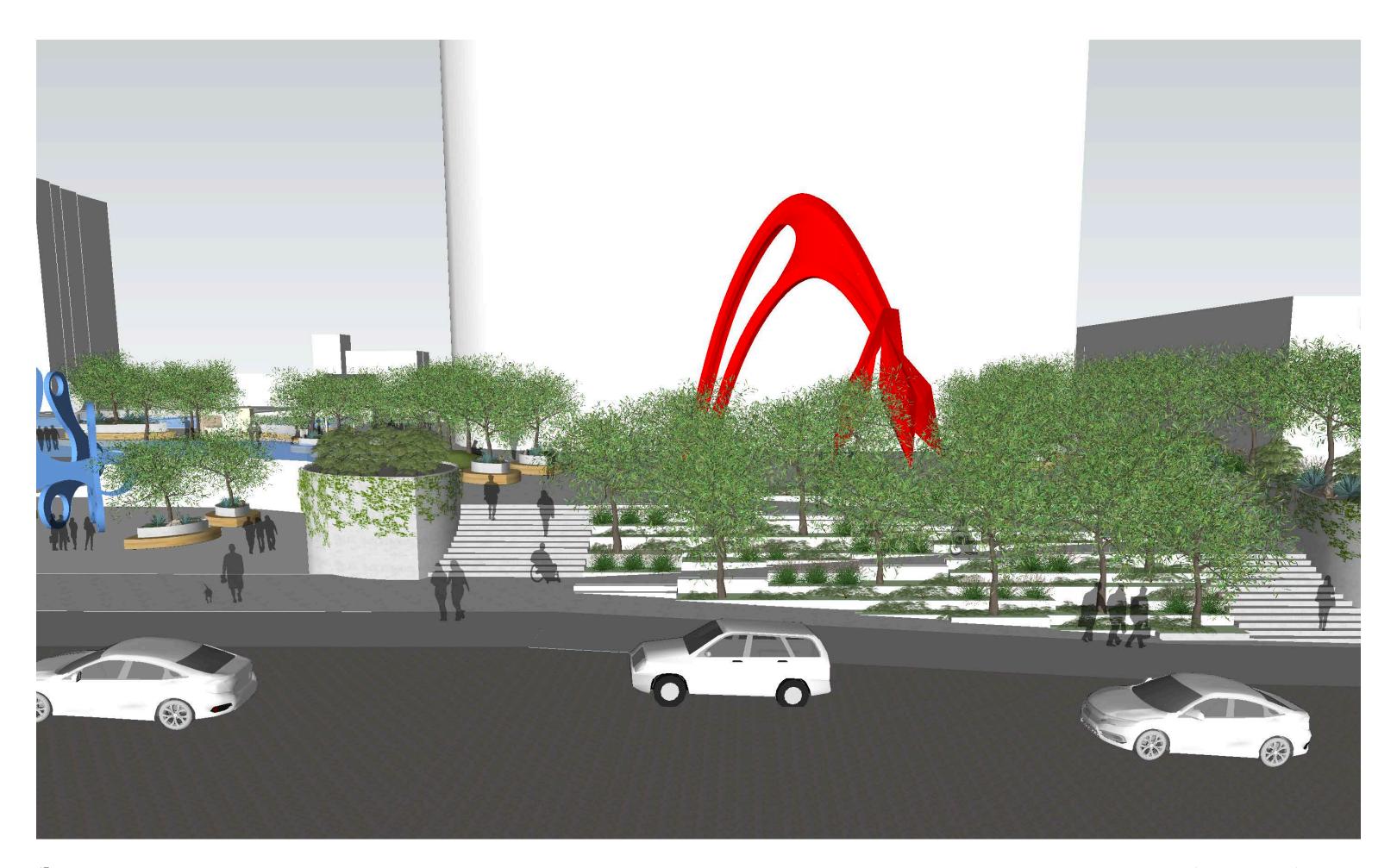


Artemisia 'Powis Castle' Powis Castle artemisia

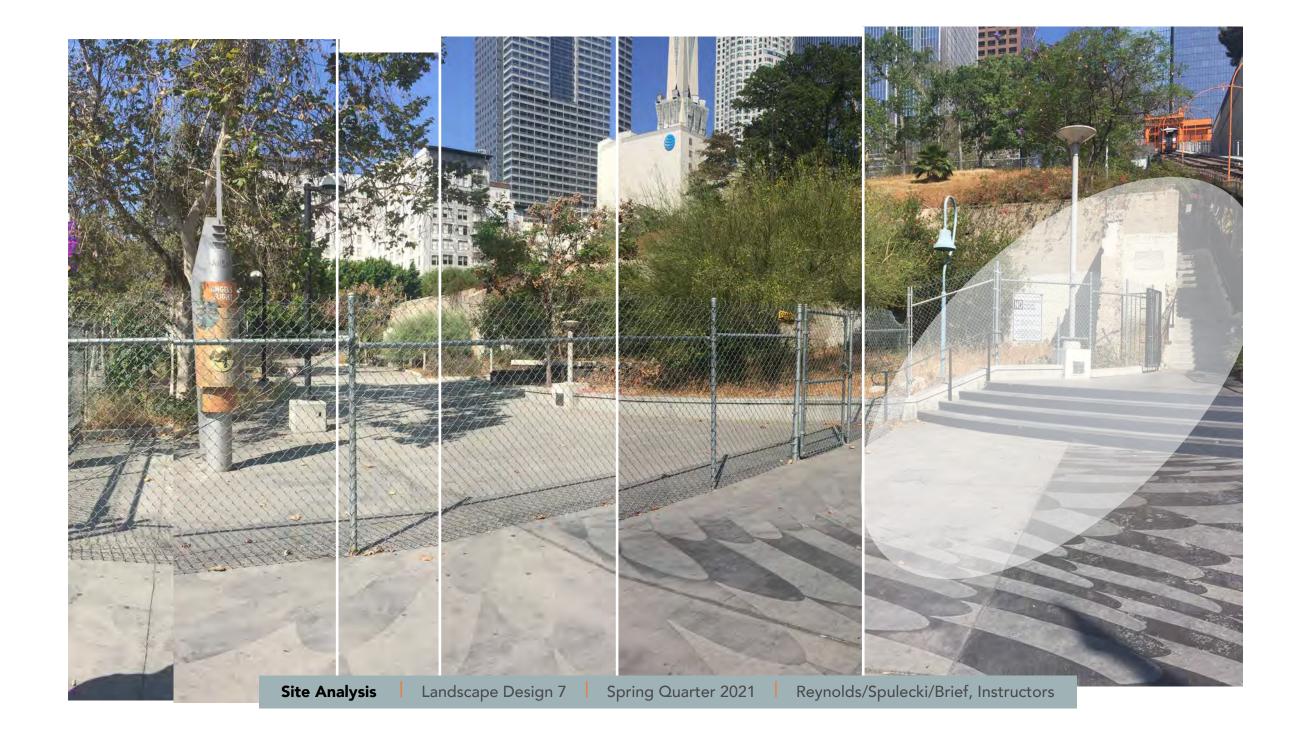
#### PLANTING MOUNDS



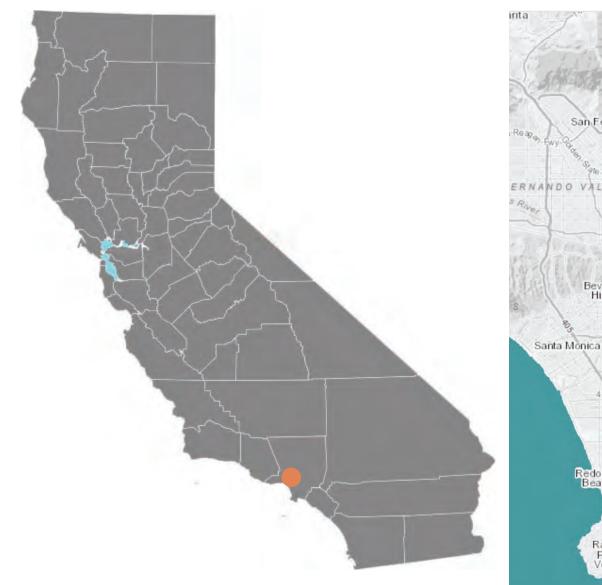
Carex praegracilis California field sedge

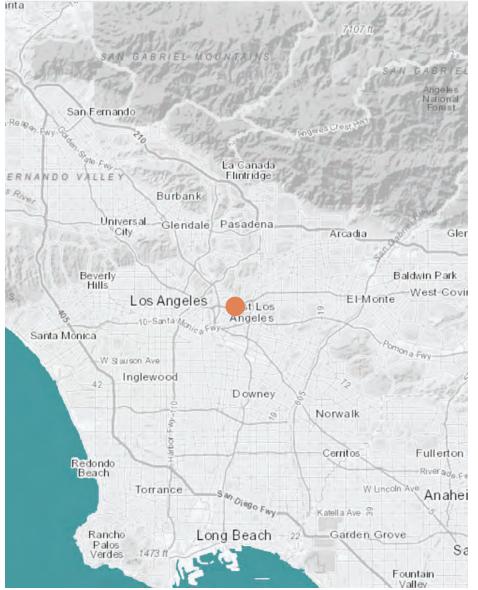


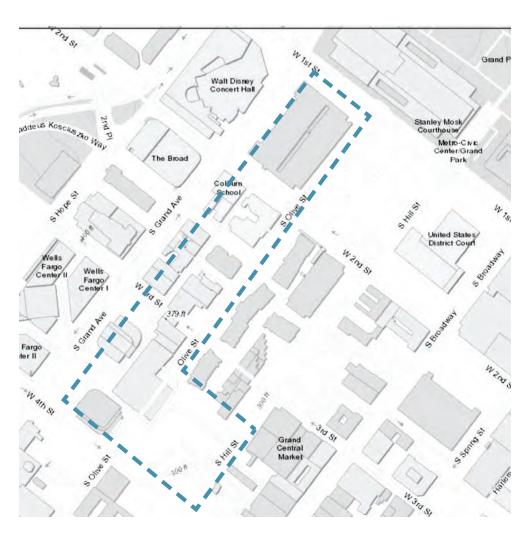
**APPENDIX** 



## LOCATION





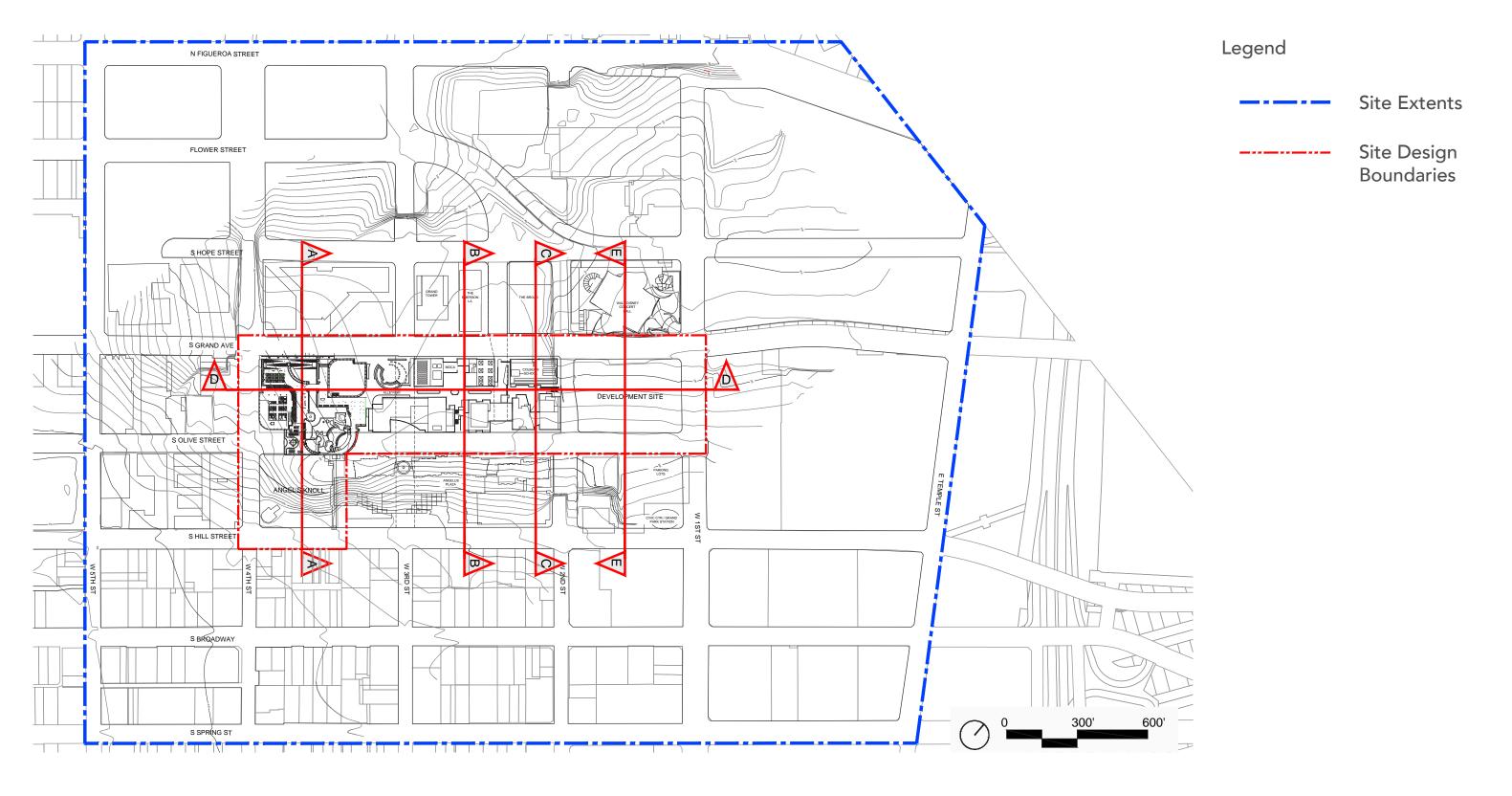


#### LD 7: ADVANCED DESIGN STUDIO ANALYSIS BOOK

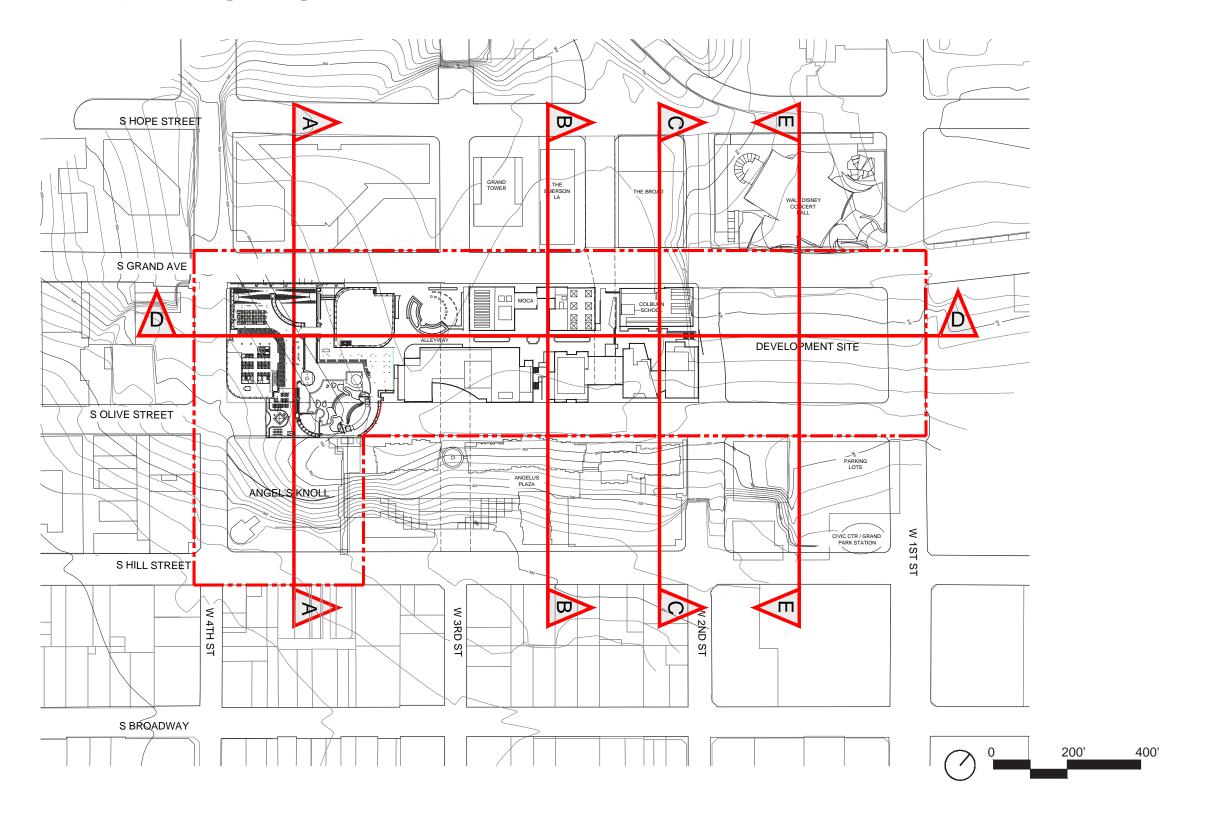
#### **TABLE OF CONTENTS**

#### **GROUP 1** Nathalia, Michelle, Tommy and Theo CAD BASE MAPS SECTION ELEVATIONS SKETCH UP MODEL VIEWS TS HT4 W **GROUP 2** Tim, Tommy and Vicki LAYOUT PRESENTATION **GROUP 3** Cynthia, Katy, Karen, Natalie, and Rivkah ZONING COVERAGE MEASUREMENTS AND EASEMENTS W 3RD ST SLOPE AND WIND ANALYSIS TOPOGRAPHY **GROUP 4** Amelia, Christina, Gus, Janet, Mary Diane, and Scott **OPEN GREEN-SPACE** HYDROLOGY/DRAINAGE SOILS VEGETATION SITE SKETCHES AND ANALYSIS REVIEW **GROUP 5** Alyssa, Julie, Rachel, Simone, Patricija, and Vicki TRANSPORTATION AND ACCESS AND HUMAN HEALTH PHYSICAL ACTIVITY, ZONING AND RETAIL TYPOGRAPHY HISTORY **CULTURAL ADJACENCIES** SURROUNDING ARCHITECTURE TS TS! W

#### SITE PLAN: STUDY BOUNDARIES



#### SITE PLAN: LIMIT OF WORK



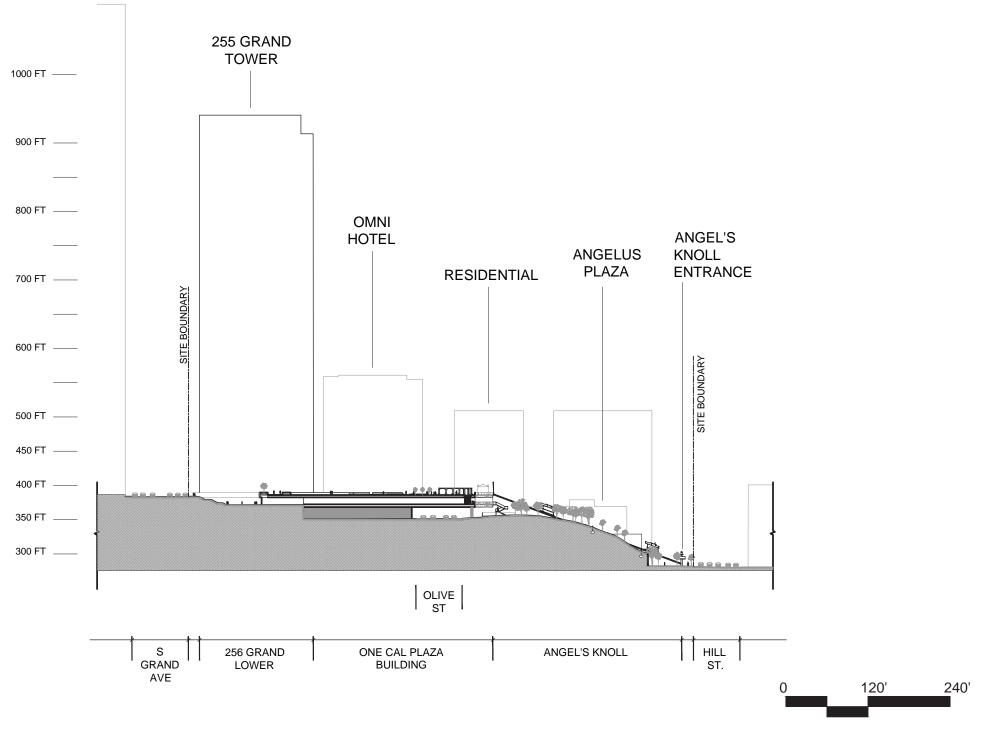
Legend

Site Design Boundaries



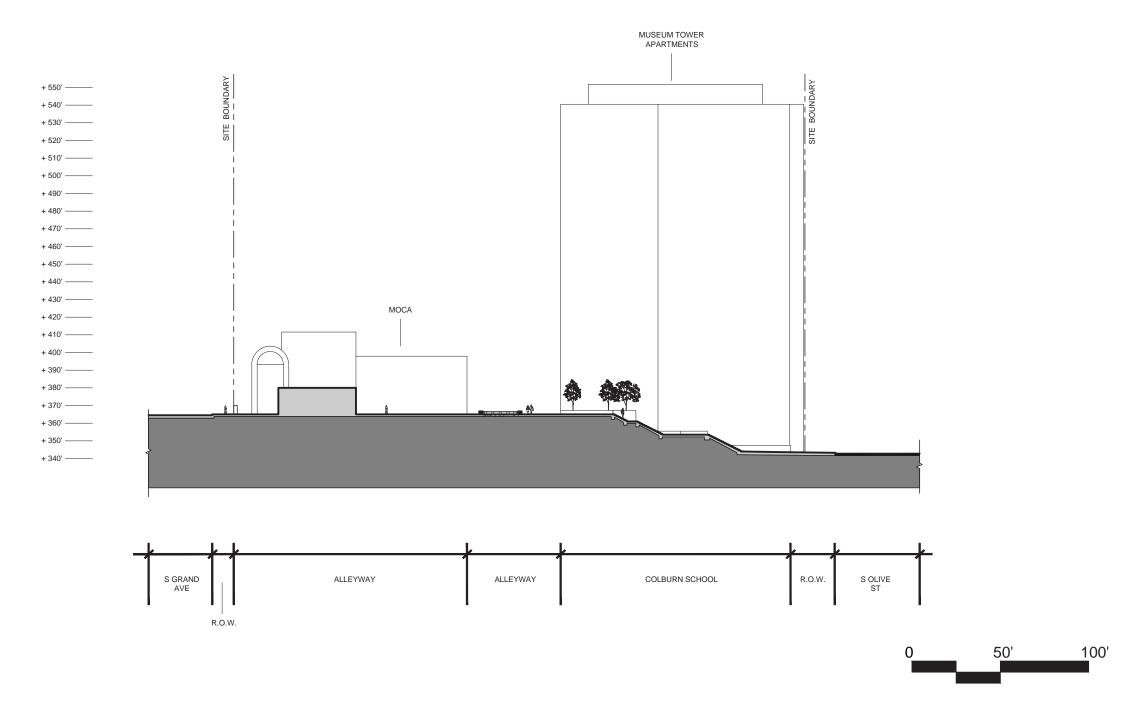
**Section Cuts** 

#### SECTION/ELEVATION AA

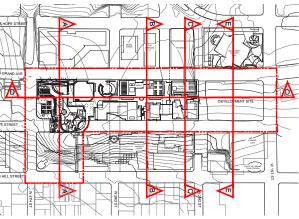


Кеу Мар

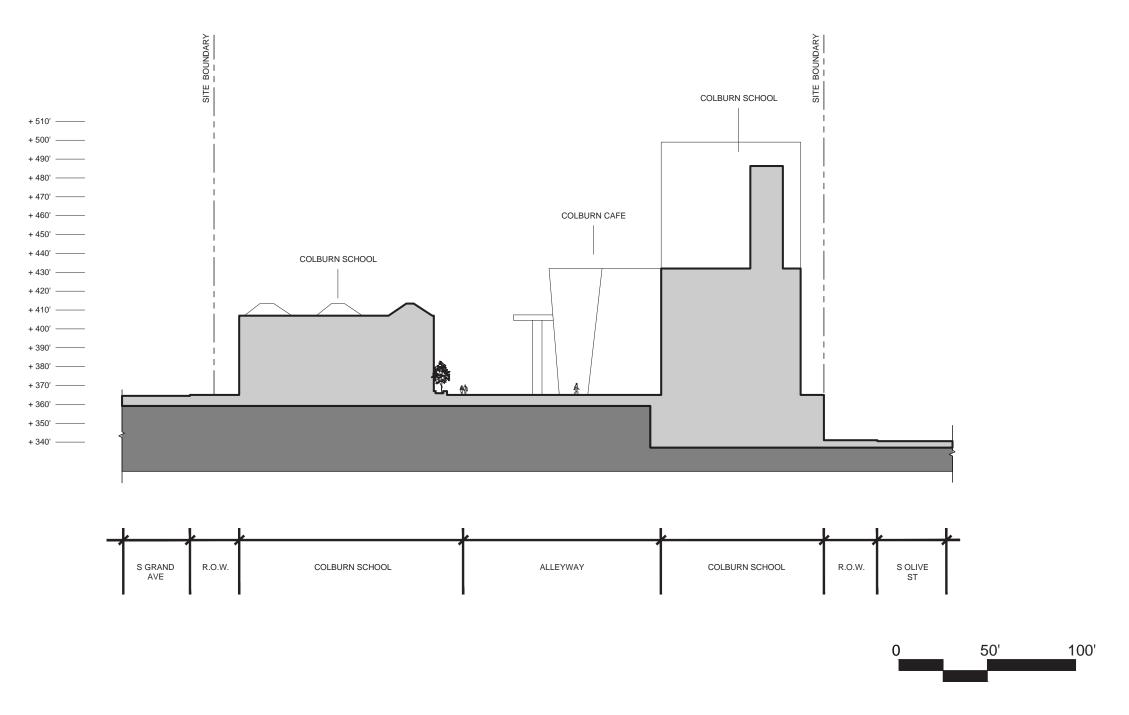
### SECTION ELEVATION BB



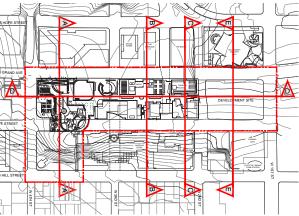




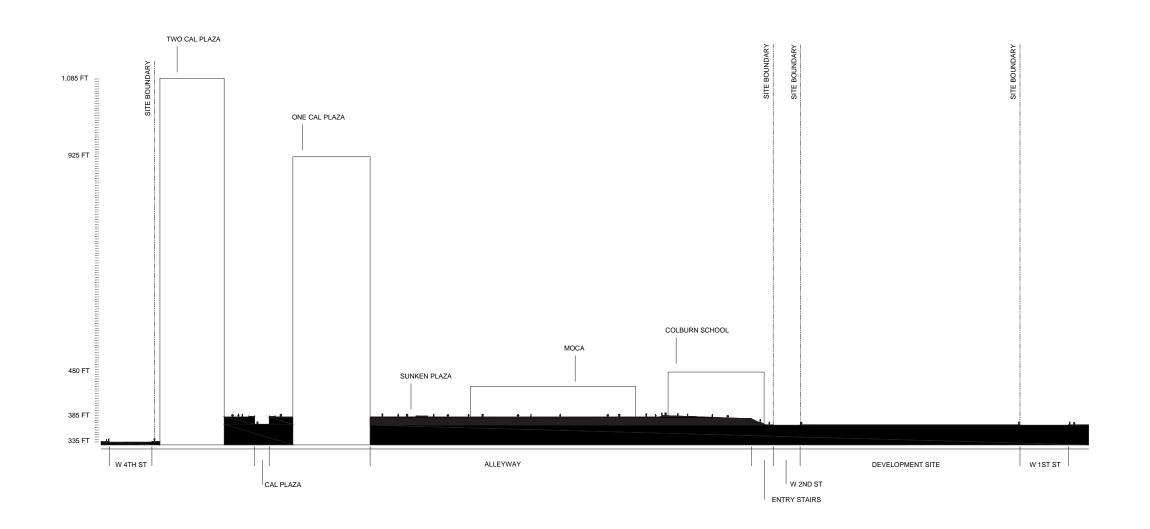
### SECTION ELEVATION CC



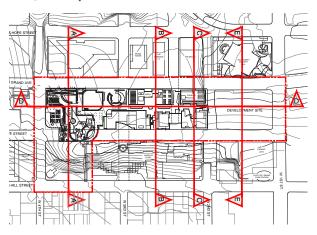




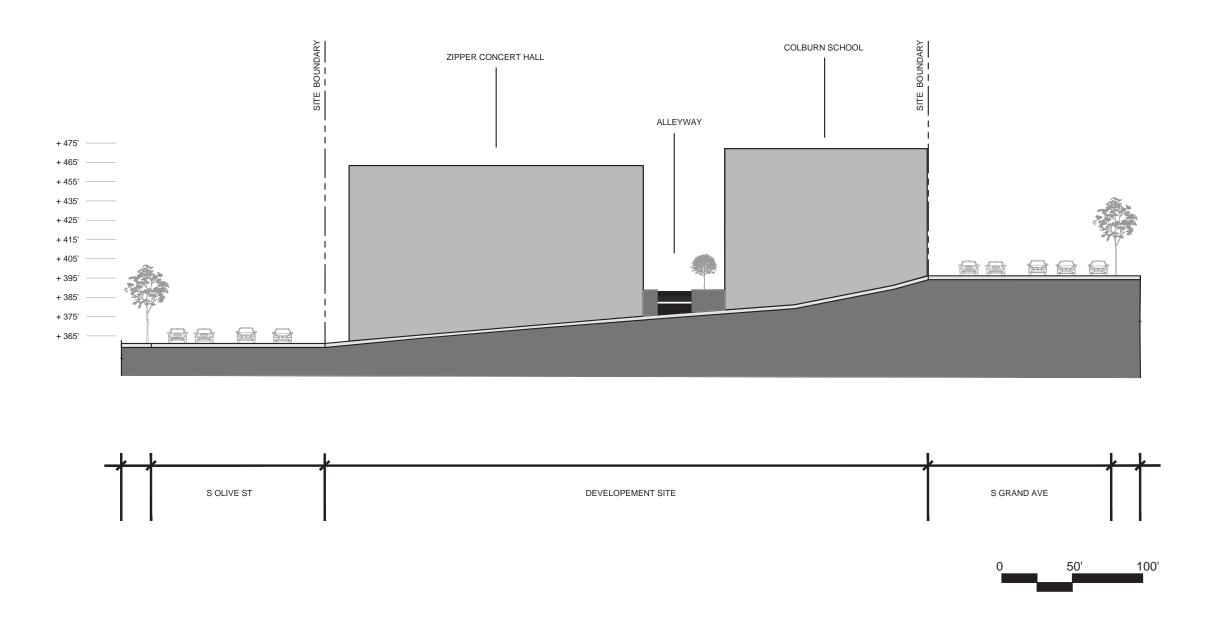
### SECTION ELEVATION DD



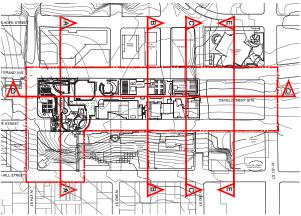
#### Кеу Мар



### SECTION ELEVATION EE

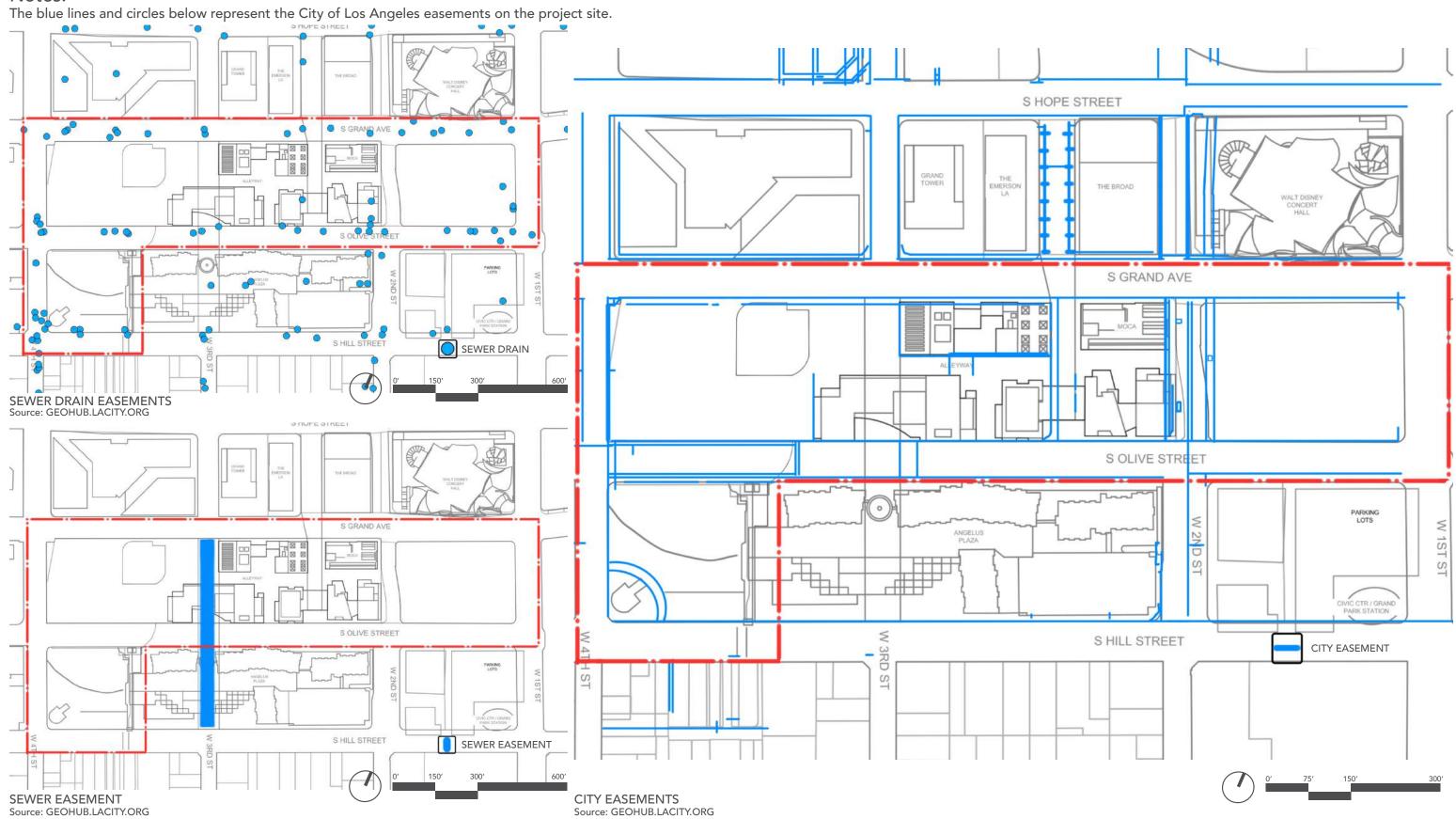


#### Кеу Мар



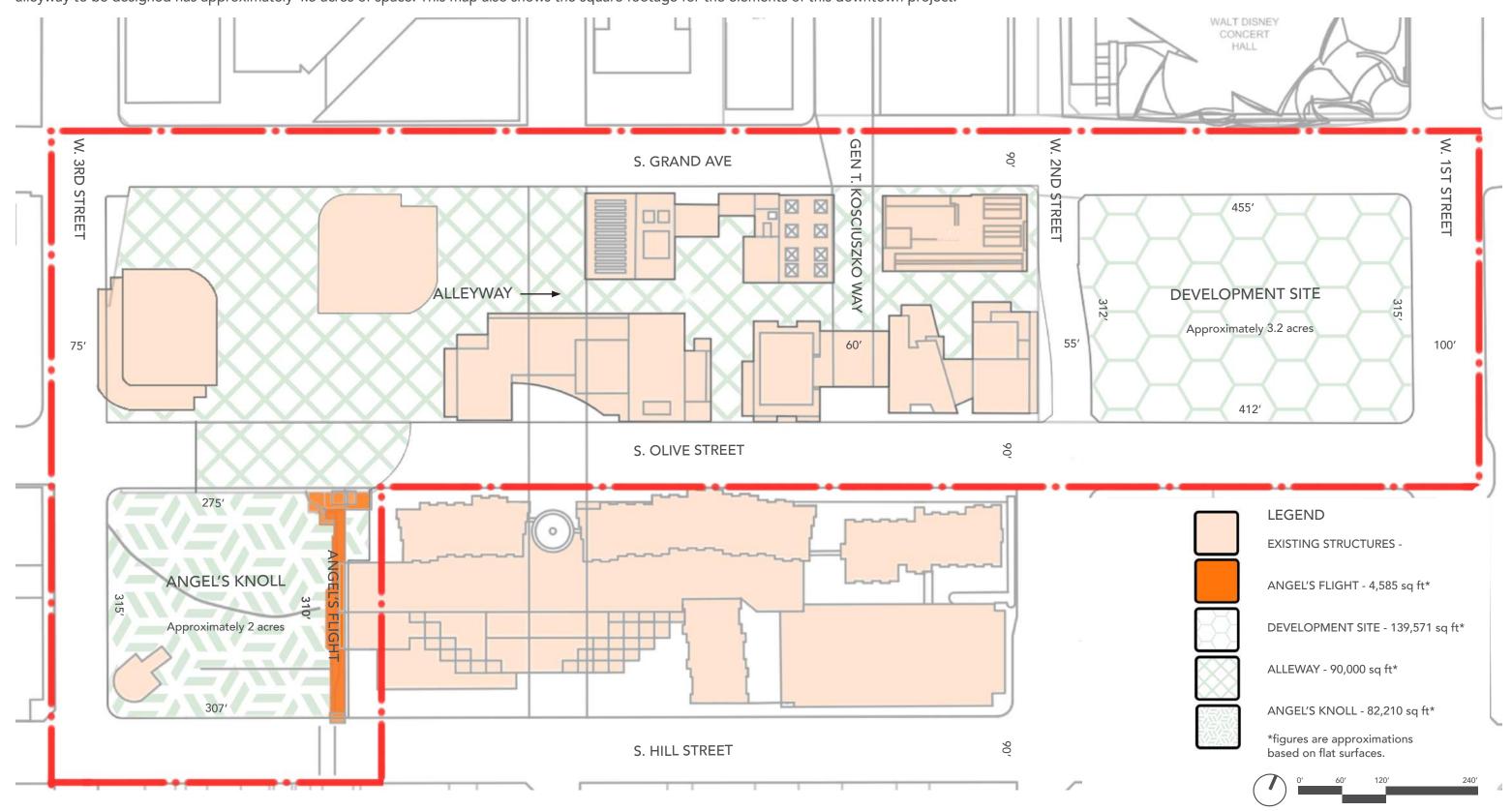
#### **ANALYSIS: Easements**

#### Notes:



#### ANALYSIS: Street Width, Acreage and Total SF Area

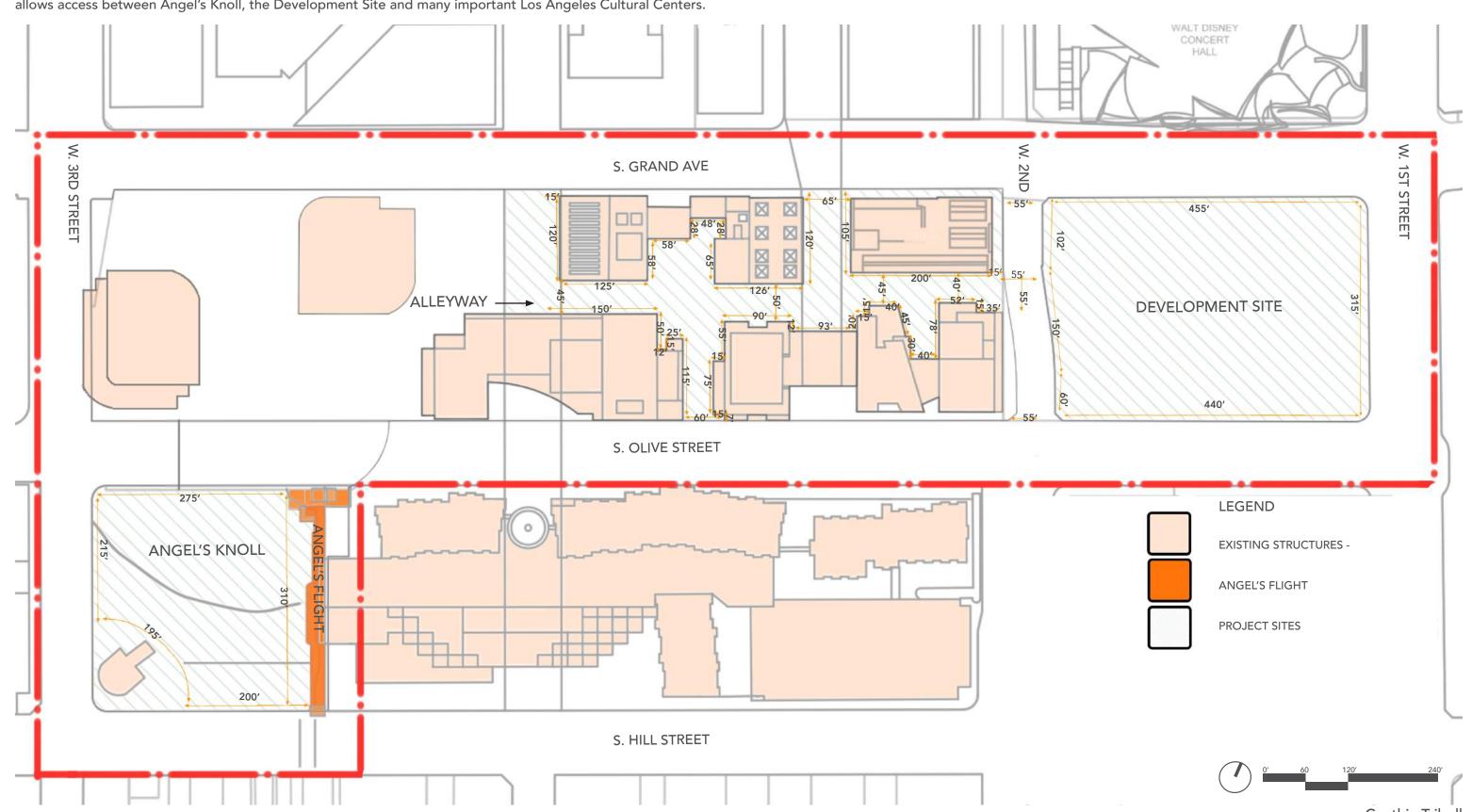
Notes: Streets around the project site are located below and above ground. The streets range from 55' to 100' wide. There are two large sites on the project. Angel's Knoll is located next to Angel's Flight and is approximetly 2 acres and the Development Site is approximately 1.2 acres. The alleyway to be designed has approximately 4.5 acres of space. This map also shows the square footage for the elements of this downtown project.



#### **ANALYSIS: Dimensions**

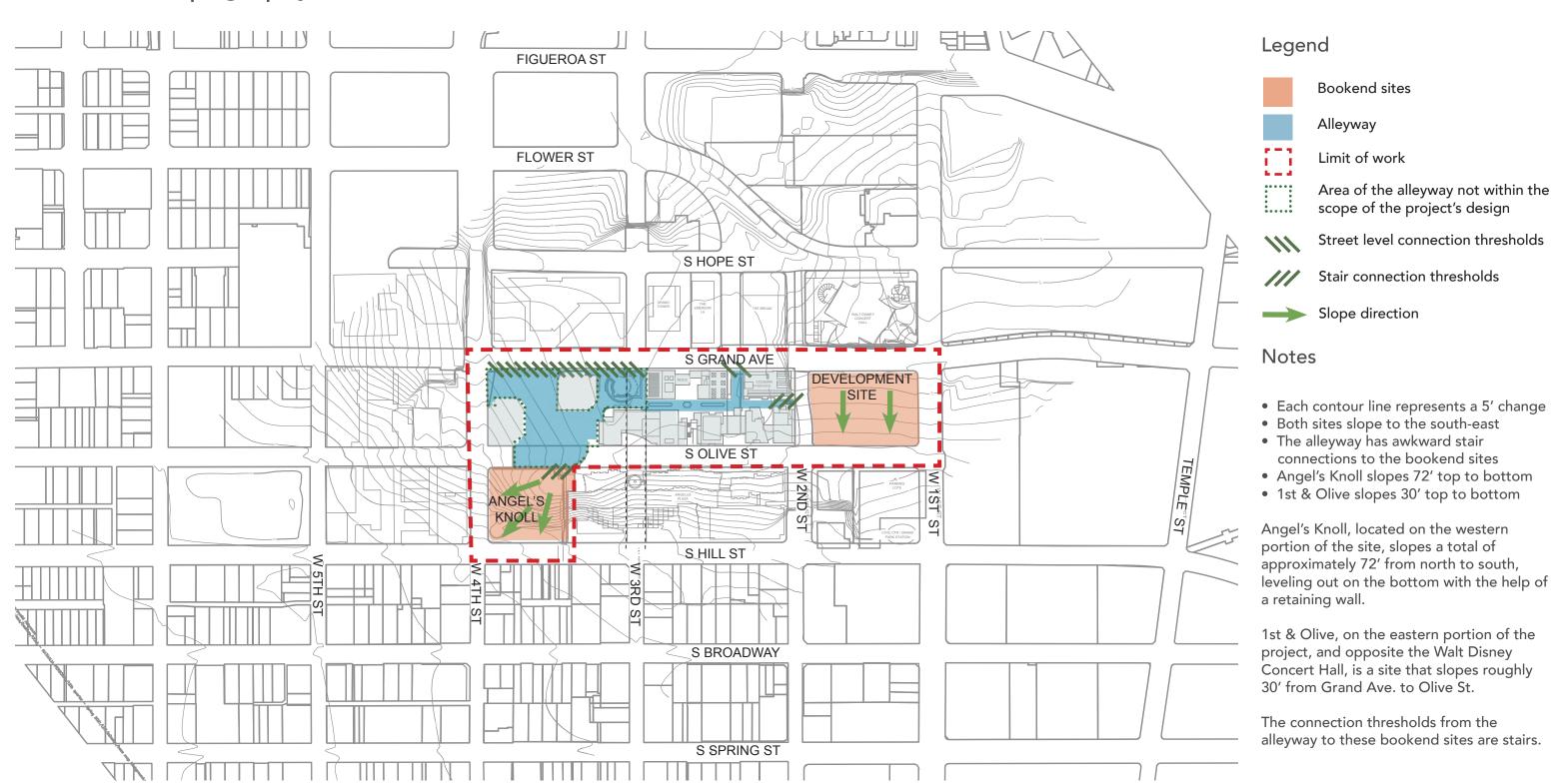
#### Notes:

The alleyway links the two sites. It is approximately 1.2 acres and has 5 points of access for entry. This walkway allows access between Angel's Knoll, the Development Site and many important Los Angeles Cultural Centers.



Reynolds/Spulecki/Brief, Instructors

#### **ANALYSIS:** Topography



# **ANALYSIS:** Topography

# Edge Conditions: Angel's Knoll & 1st/Olive THE EMERSON LA THE BROAD S GRAND AVE S OLIVE ST 1ST W 3RD ST S HILL ST

#### Legend

Light overall slope: 0 - 10 %

Moderate overall slope: 10 - 25 %

Steep overall slope: 25+ %

Limit of work

Area of the alleyway not within the scope of the project's design

Slope direction

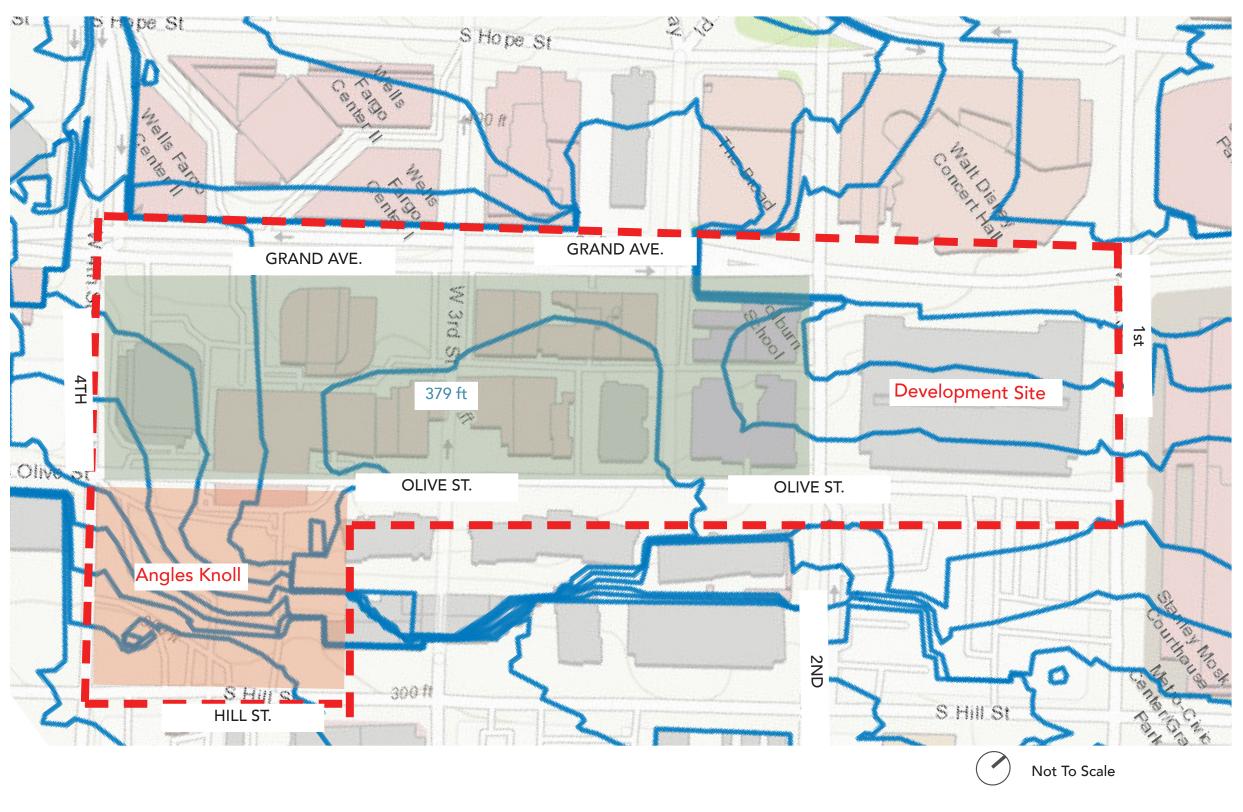


The corner of Olive & 4th St. at Angel's Knoll is "moderately" sloped.



This photo shows the edge condition of 2nd St. alongside the 1st/Olive St.

## **ANALYSIS: Slope**



Area 1



Distance between Hill to Olive: 380.00' Highest point: Hill @ 350.00' Lowest point: Olive @ 280.00'

70/380 = **18% Grade** 

Area 2

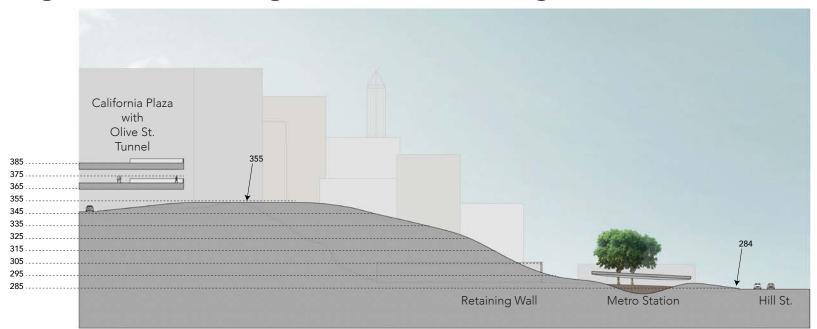


Distance between 4th to 2nd: 1,330.00' Highest point: 2nd @ 360.00' Lowest point: 4th @ 340.00'

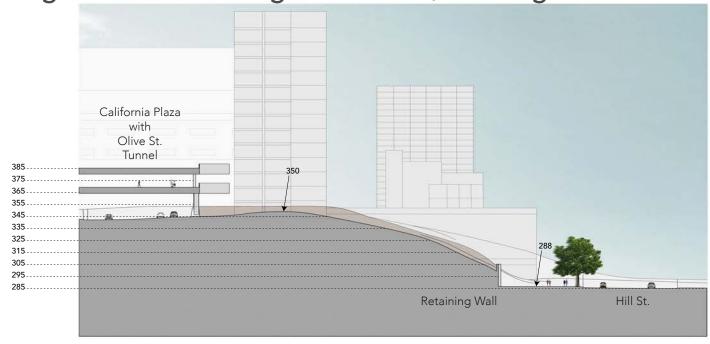
20/1,330 = **1.5% Grade** 

## **ANALYSIS:** Topography

#### Angel's Knoll: Existing Section AA, Looking East



## Angel's Knoll: Existing Section BB, Looking Northeast

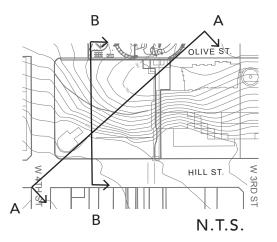


#### **Notes**

- Slopes approximately 72' diagonally
- An approximately 18' retaining wall exists near Hill St.
- The central alleyway lacks a strong connection to the site
- The first level of Cal Plaza is approx. 16.5' above the top of Angel's Knoll

This heavily sloped site has a grade change of approximately 72' from its top at Olive St. and to its bottom, at Hill St. A portion of the site has a retaining wall, creating a flatter surface near Hill St.

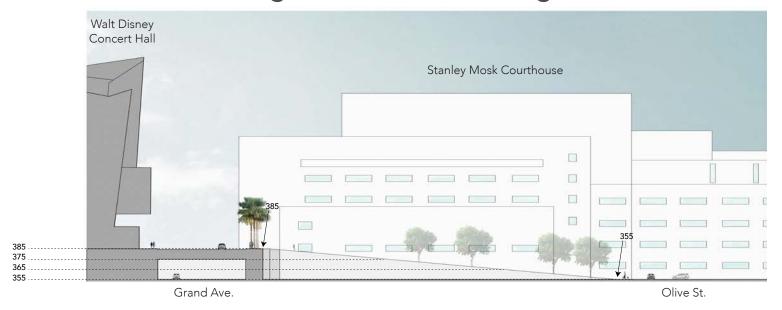
A metro station also exists at the lower corner, where Hill St. and 4th St. meet, as shown in diagonal Section AA.



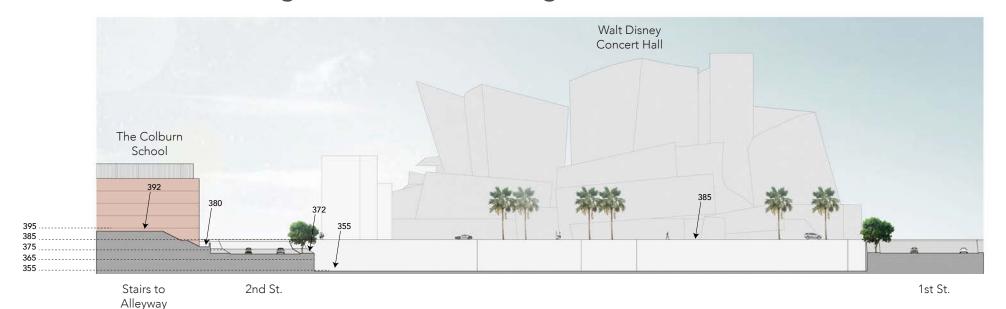


## **ANALYSIS:** Topography

#### 1st/Olive Site: Existing Section AA, Looking Northeast



### 1st/Olive Site: Existing Section BB, Looking Northwest

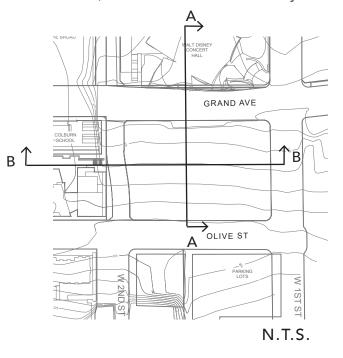


#### Notes

- Slopes approximately 30' from Grand Ave. to Olive St.
- A staircase to the alleyway is located across 2nd St., approximately 12' higher than the Development Site edge at 2nd St.

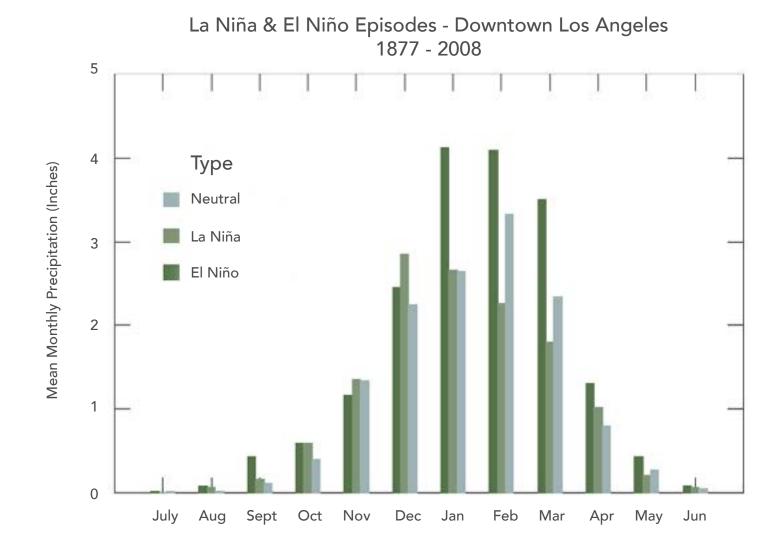
Potential views of the adjacent cultural buildings are even more apparent through a section analysis.

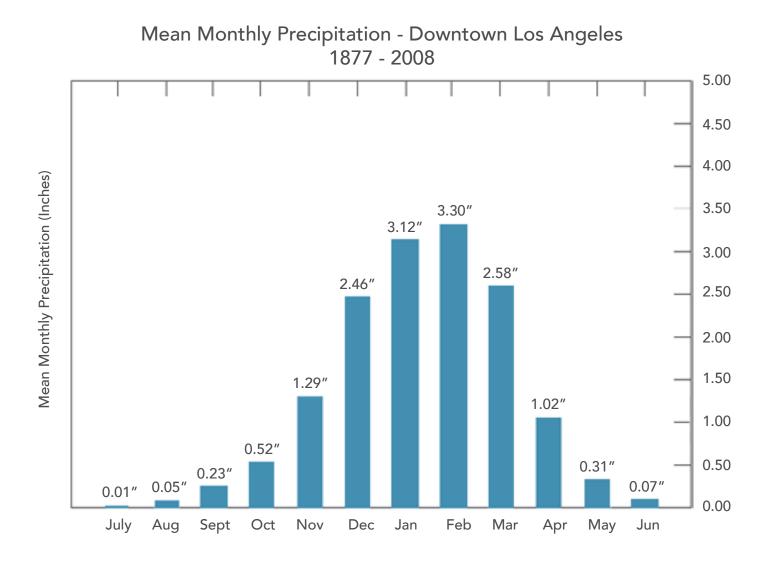
A strong connection to the central alleyway is lacking, as evidenced by Section BB. A staircase (shown on the left side of the section) is the current means of entry.



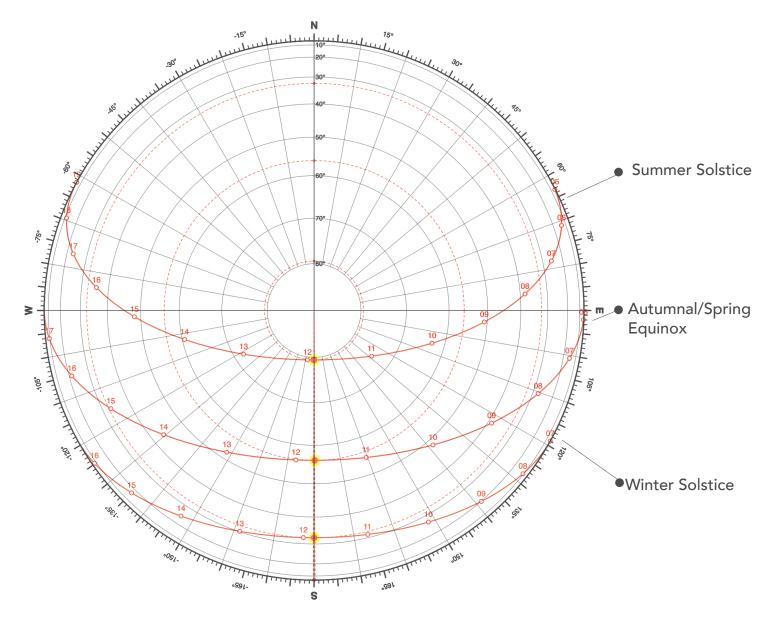


# **ANALYSIS: Precipitation**

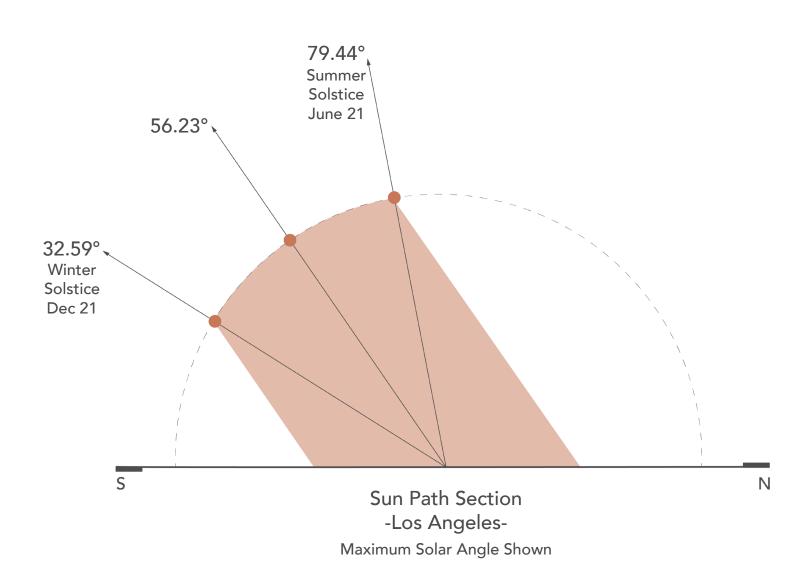




#### **ANALYSIS: Sun Path**



Sun Path Diagram - Plan -Los Angeles-

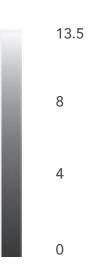


## **ANALYSIS: Shade**

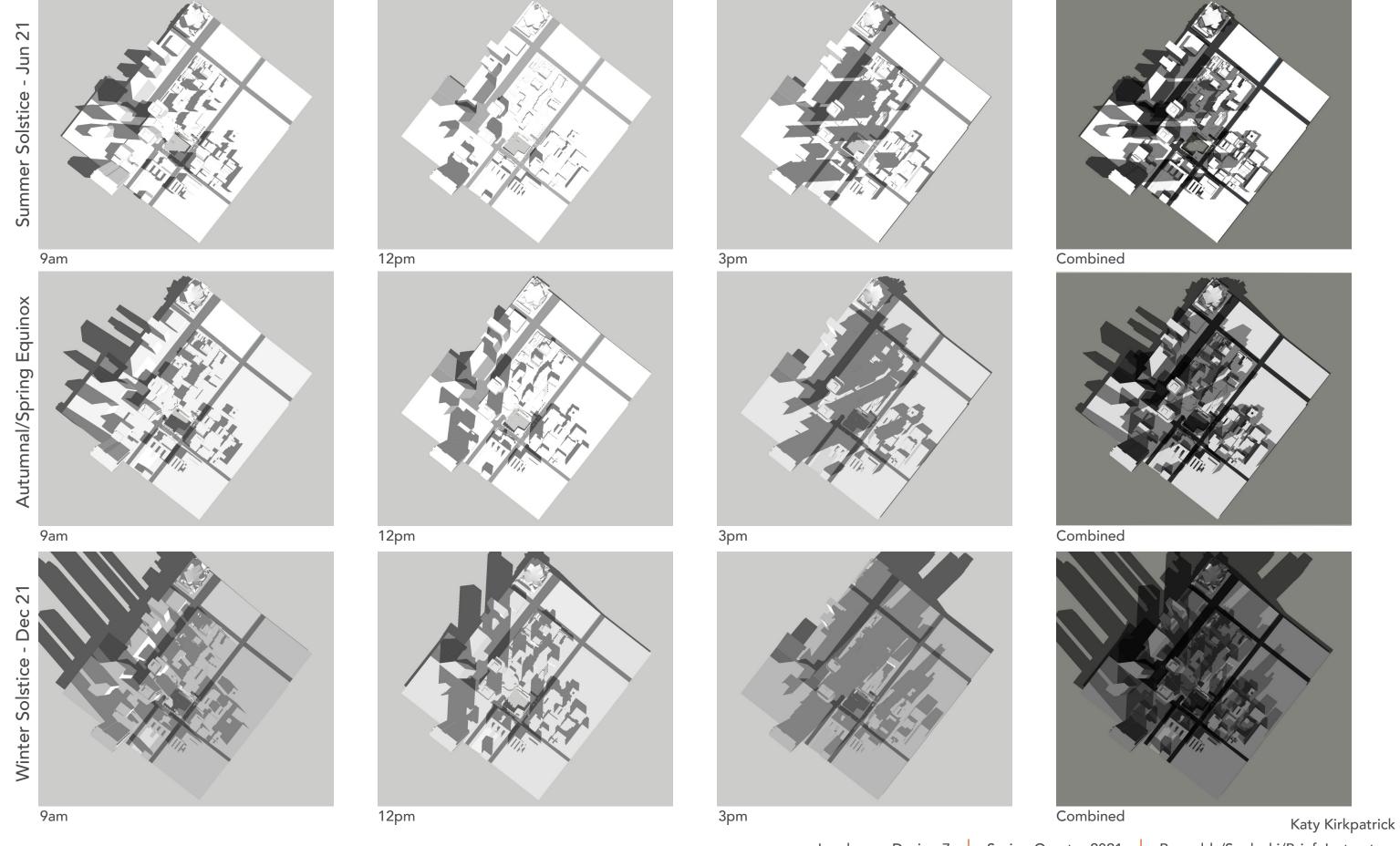


Legend

Hours of Daylight



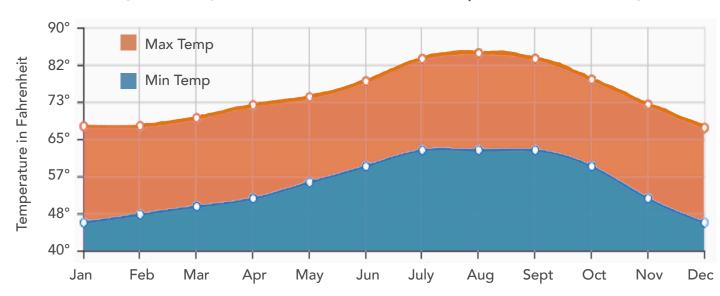
## **ANALYSIS: Seasonal Shade**



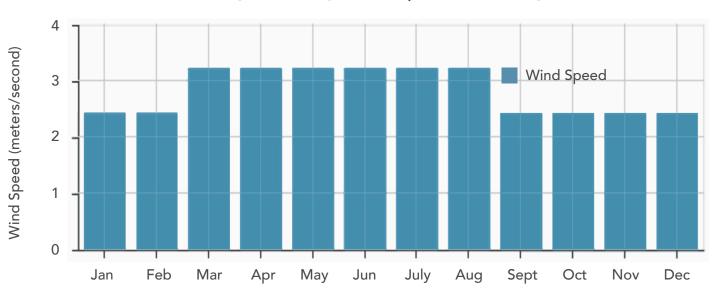
Landscape Design 7 | Spring Quarter 2021 | Reynolds/Spulecki/Brief, Instructors

#### **ANALYSIS: Climate**

Avg. Monthly Maximum & Minimum Temperatures - Los Angeles

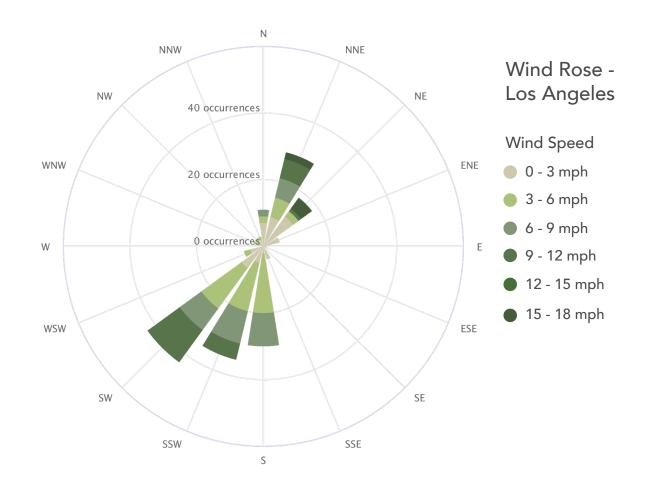


Average Monthly Wind Speed - Los Angeles



Average Monthly Relative Humidity - Los Angeles

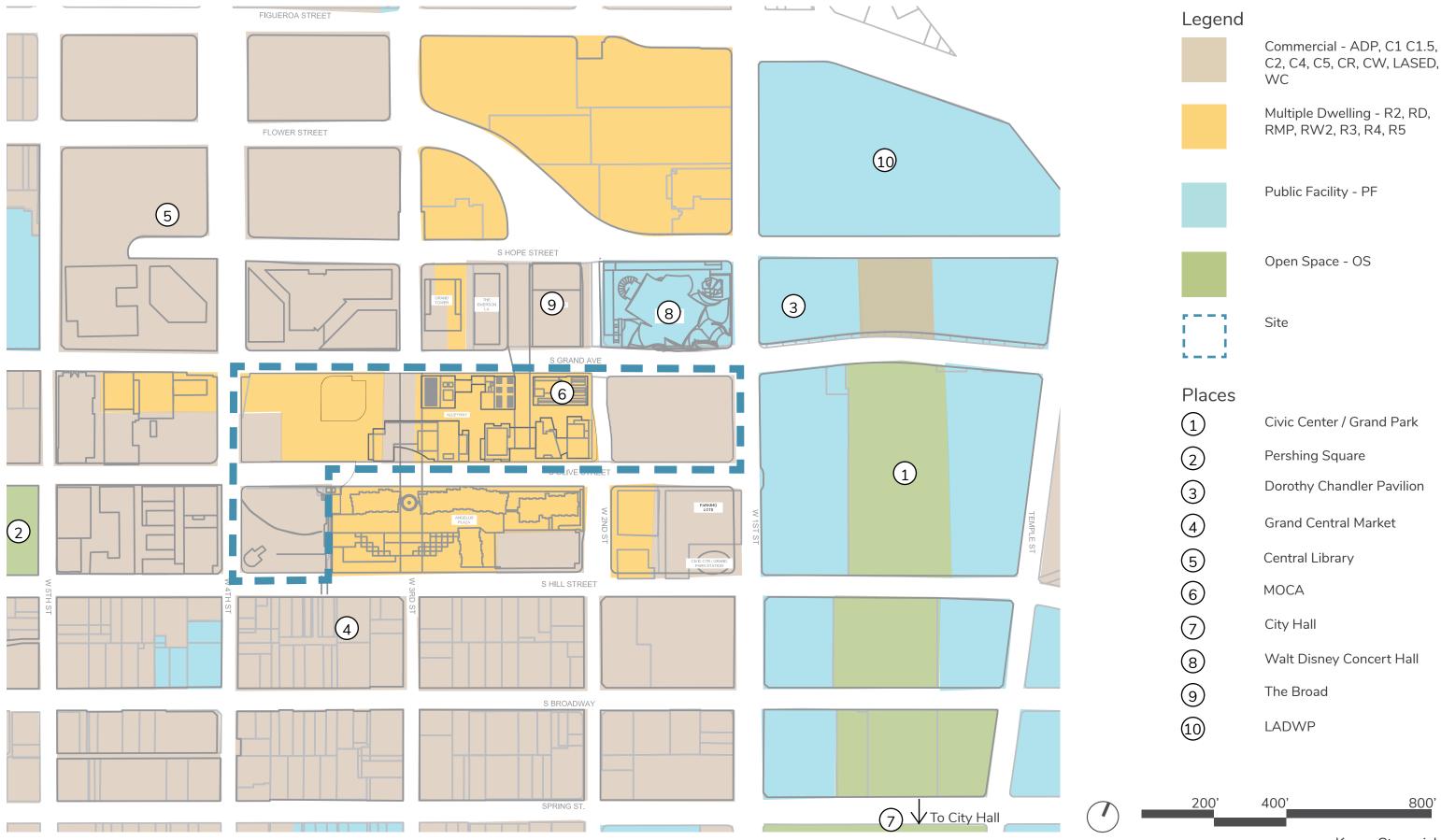




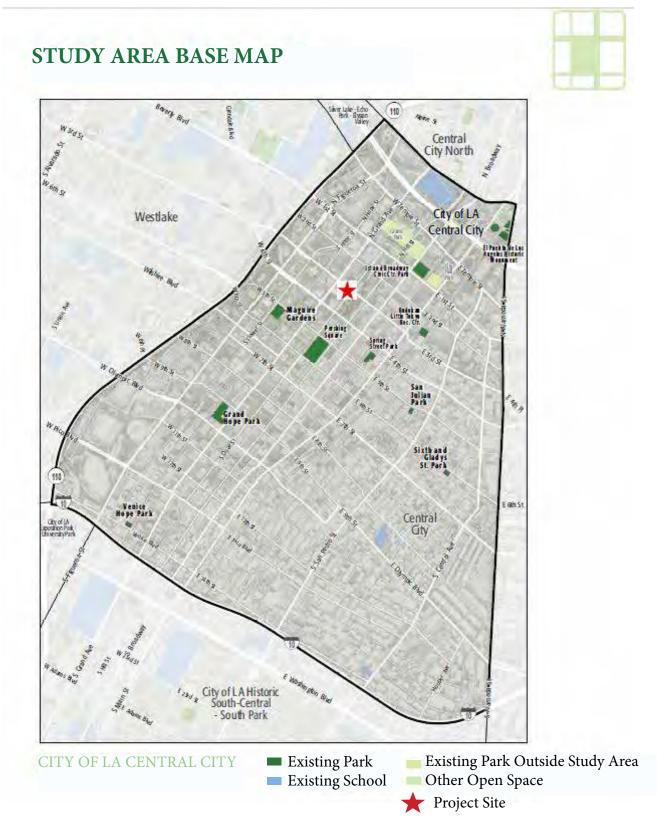
### **ANALYSIS:** Coverage



# **ANALYSIS: Zoning**



Karen Stasevich



## PARK METRICS



## Park Land: Is there enough park land for the population

15 PARK ACRES within study area

37,968  $0.4^{PARK}$ 

The county average is 3.3 park acres

Park Accessibility:
Is park land located where everyone can access it?

92%

OF THE POPULATION LIVING WITHIN 1/2 MILE

## **PARK PRESSURE**

## How much park land is available to residents in the area around each park?

1st and Broadway Civic Center Park (1.96 Acres) 0.81 park acres per 1,000

El Pueblo de Los Angeles Historio Monument (2.03 Acres)

0.33 park acres per 1,000

Maguire Gardens (1.64 Acres) 0.4 park acres per 1,000

San Julian Park (0.29 Acres) 0.37 park acres per 1,000

Spring Street Park (0.81 Acres) 0.74 park acres per 1,000

Budokan Little Tokyo Recreation Center (0.79 Acres) 0.35 park acres per 1,000

Grand Hope Park (2.31 Acres) 0.3 park acres per 1,000

Pershing Square (4.44 Acres) 1.08 park acres per 1,000

Sixth and Gladys St. Park (0.34 Acres) 0.06 park acres per 1,000

Venice Hope Park (0.36 Acres) 0.1 park acres per 1,000



## Observations:

- 1 The site is located in the orange showing a HIGH need for Park Acerage
- 2 The site is located in the light green showing a LOW need for Distance to Parks. To the North/Northwest of the site, the area is considered to have a Very Low Park Need, most likely due to Grand Park located in the Civic Center between S Grand Avenue and N Spring Street. To the Southeast, it is considered to be in the Moderate Park Need Category, probably due to Maquire Gardens, Pershing Square and Grand Hope Park.
- 3 The site is located in the orange showing a HIGH Population Density
- 4 The site location is in the red shaded area for Los Angeles County in the Very High PARK NEED CATEGORY

All information on this page comes from: https://navigatela.lacity.org/

# AMENITY QUANTITES AND CONDITIONS

	Condition	General İnfrastructure Condition	Open Lawn/Turf Area	Amenities																
Park Name				Tennis Courts	Basketball Courts	Baseball Courts	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Swimming Pools	Splash Pads	Dog Parks	Gymnastics	Community Rec Centers	Senior Centers	Restrooms	Total
1st and Broadway Civic	Good															_		9,		0
Center Park	Fair		)- ET :	11.5			214	11.0	11.0	6.19	2 5			100	111	7	1- 7		19.6	0
conter run	Poor																			0
Budokan Little Tokyo	Good												-							0
Recreation Center	Fair	0	9 11	111				EIF	113					17		2	1		23.3	1
	Poor																			0
rin il i v	Good								110											0
El Pueblo de Los Angeles Historic Monument	Fair						111		11.0				1							0
Historic Monument	Poor		1														-			0
	Good		100														313			0
Grand Hope Park	Fair								1			1								2
	Poor						1.7							7.1					7	0
	Good		-		0.1						1 -		-				1.13			0
Maguire Gardens	Fair		-							1				-					1	0
	Poor	1.32	1 3 1											1.1						0
7	Good											2					7			2
Pershing Square	Fair																1			1
	Poor																			0
	Good					11.11														0
San Julian Park	Fair				1					TI						10.		11.7		0
	Poor					-	-	1-1	-	7	2				15.	F 1	11	7 1		2
	Good										1	1								2
Sixth and Gladys St. Park	Fair				11			-	11		5.7		100		-					2
	Poor				1			E.									13			0
	Good					14.7				1		1								1
Spring Street Park	Fair	i i			= 1			主节	1	100							1	HI		0
	Poor			1	pi il	1	1	1	-	11 4 7						17.1	H I	111		0
	Good																			0
Venice Hope Park	Fair					( E		54	-	44		1	1=1	J-T	-			1.1		1
The second second second	Poor								-											0
		Good		0	0	0	0	0	0	0	1	4	0	0	0	0	0	0.	0	5
<b>Totals:</b>	Fair			0	1	0	0	0	2	0	0	2	0	0	0	0	2	0	0	7
1		Poor		0	0	0	0	0	0	0	2	0	.0.	0	0	.0.	0	0	0	2

### AMENITY CONDITIONS SUMMARY



Recreation Center

Grand Hope Park







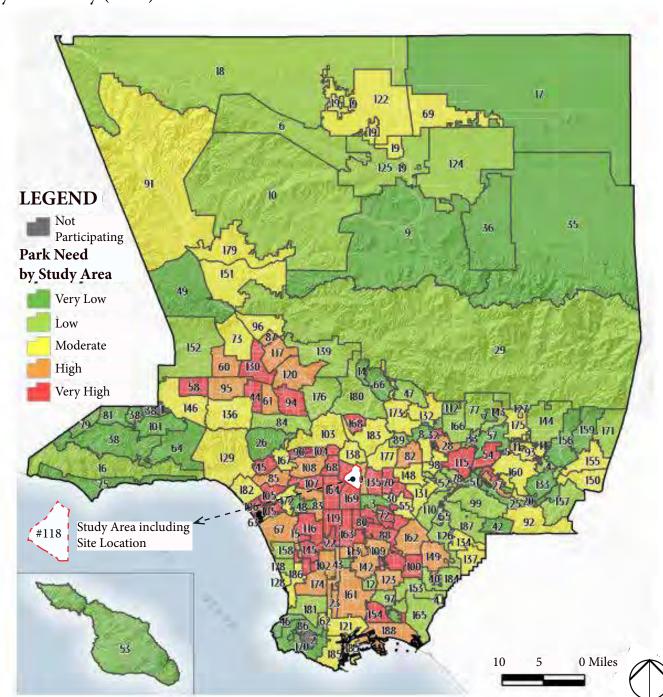




## PARK NEEDS FRAMEWORK: COUNTYWIDE ASSESSMENT OF NEED

The results of the analysis of the park metrics were used to determine an overal park need level for each Study Area.

City of LA City (#118) has a VERY HIGH Park Need





Maguire Gardens - 1.64 Acres

Pershing Square - 4.44 Acres

Spring Street Park - 0.81 Acres

City Hall Park Center - 1.3 Acres

Grand Park - 12 Acres

Kyoto Garden - .057 Acres

1/2 mile radius around the site

Below is information on the open greenspaces within a 1/2 mile radius of the project site. Each location has something to offer the neighborhood but none of them link or connect to the site. Each has an immediate adjacency that is well served by the open space. None of them direct people or bring life to the project site. The issue may be drastic change in elevation, availabilty of transportation or parking or the disjointed nature of the downtown area. Whateve the reason, or reasons, may be, the neighborhood is park poor and the few that are in the area do not help populate the project site.

Project Site - 15.2 Acres



Maguire Gardens - 1.64 Acres
Benches, fountains, miniture replica of the Liberty Bell,
surrounded by historic Central Library









Great Lawn, Playground, Benches, Fountain, Dog Walking, Art Displays during Downtown Art Walk, Paved Path for Children on Bicycles, Adults with Strollers and Pedestrians.





Starbucks, Event Lawn, The Front Lawn of City Hall





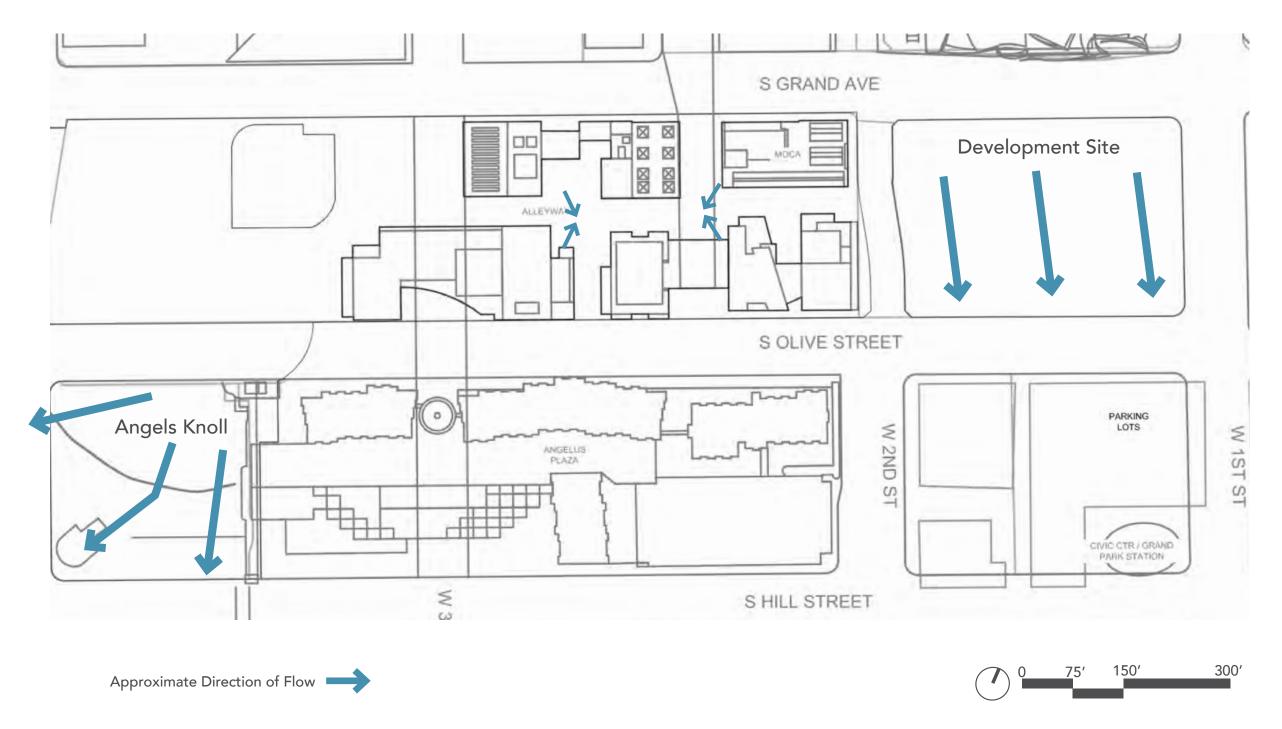
City Hall Park Center - 1.3 Acres
Turf, Fountain, Monuments





Kyoto Garden - 0.57 Acres Double Tree Hilton Hotel Rooftop Garden, Waterfalls, Pools, Manicured Landscapes, Views, Events





# Analysis of Drainage Based on Topography Maps

Angels Knoll is dome shaped with no noticeable ravines or swales. Therefore water that falls on the highest point will disperse and flow off in three directions.

The Grand lot is a standard sheet flow from NW to SE.

The connecting walk between the two is built on structure and serviced by center area drains.

## Conclusion

The dominant slope is from the NW to the SE and the majority of water will flow this way. The site, especially Angels Knoll, is steep and water will flow quickly.



View of Angels Knoll Slope



View from Top of Angels Knoll



2018 Image of The Grand Lot



Connecting Walks Built on Structure and Served by Area Drains

## Photos

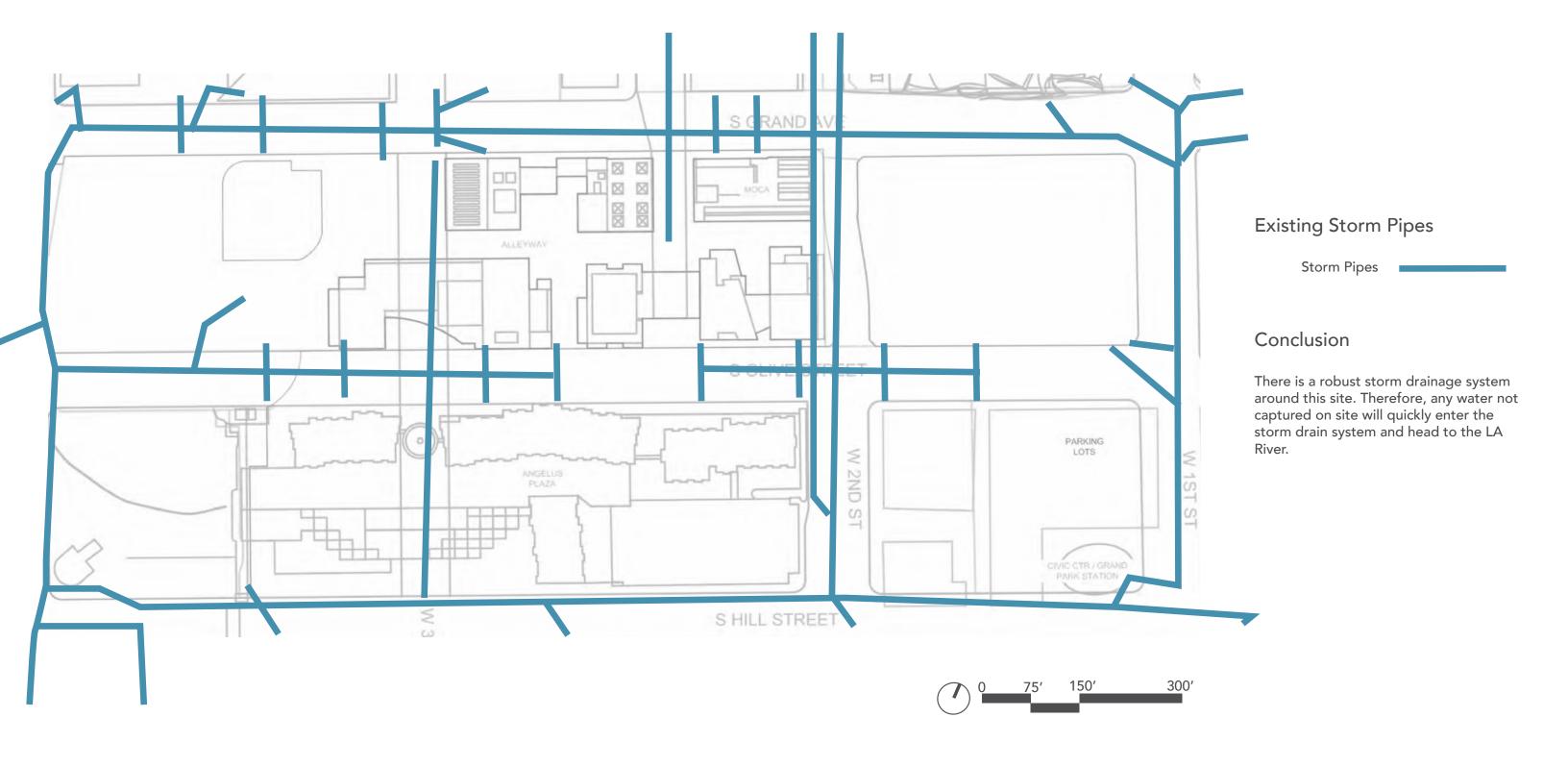
These photos are meant to show the general flow of water on different areas of the site.

It is important to note that much of the connecting walk between Angels Knoll and The Grand Lot (as well as the connected plazas) are built on structure and are primarily served by center area drains.

Approximate Direction of Flow



Angels Knoll from Hill Street





## Los Angeles County Low-Impact Development (LID) Requirements for Non-Residential Projects

- a. New Development and Re-Development Projects must control runoff through infiltration, bioretention, and/or rainfall harvest and use. Project must retain onsite the Stormwater Quality Design Volume (SWQDv) as defined by the greater of the following:
  - i. The 0.75-inch, 24 hour rain event or
  - ii. The 85th percentile, 24-hour rain event, as determined from the Los Angeles County 85th percentile precipitation isohyetal map (www.dpw.lacounty.gov/wrd/hydrologygis)
- b. Bioretention and biofiltration systems shall meet the design specifications provided in Appendix E LID manual. (available at http://dpw.lacounty.gov/ldd/web/). Biofiltration systems shall be entirely open-bottom.
- c. When evaluating the potential for onsite retention, each projects must consider the maximum potential for evapotranspiration from green roofs and rainfall harvest and reuse for both indoor and outdoor use.
- d. To demonstrate technical infeasibility, it must be shown that a project site cannot reliably retain 100 percent of the SWQDv onsite. Technical infeasibility may result from the following:
  - i. The infiltration rate of saturated in-situ soils less than 0.3 inch per hour.
  - ii. Seasonal high ground water is within 5 to 10 feet of the surface.
  - iii. Locations within 100 feet of a ground water well used for drinking water.
  - iv. Brownfield development sites where infiltration poses a risk of pollutant mobilization.
  - v. Locations with potential geotechnical hazards.
- e. When technical infeasibility has been demonstrated the site must biofiltrate using the following equation for volume required:

Bv = 1.5 \* [SWQDv Rv] Where: Bv = Biofiltration volume

SWQDv = Stormwater runoff as defined in 85 A

Rv = Volume reliably retained onsite (amount infiltrated)

Show volumes and flow rates on plans as applicable.

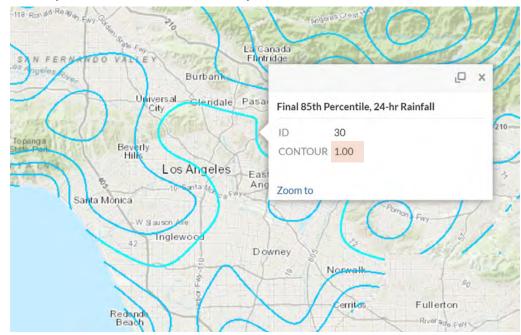
Note: For additional alternative compliance measures see Regional Water Quality Control Board Order No. R4-2012-0175 section VI.D.7.c.iii (http://www.waterboards.ca.gov/losangeles/water\_issues/programs/stormwater/municipal/index.shtml)

- f. Project sites that outlet to natural drainage systems that are subject to hydromodification shall be in compliance with LA LID manual, Section 8 (available at http://dpw.lacounty.gov/ldd/web/).
- g. The plans must show complete construction details, materials, manufacturer, model number, dimensions, location, structures, slopes, construction notes, specifications, cross sections, elevations, GPS x-y coordinates for each BMP, and setbacks from property lines needed to construct proposed LID BMPs. BMPs should be designed as not to adversely impact building foundations, pavement, slope stability, or an adjacent property.
- h. Clearly show driveway/access road drainage and provide BMPs for treatment of driveway flows. Provide elevations, cross sections, or slopes as applicable.
- i. Submit and obtain approval from Environmental Programs Division, Industrial Waste Unit. An annual operating permit may be required. Environmental Programs Division (EPD), Industrial Waste Unit - 900 S. Fremont, Alhambra, Annex Building, 3rd floor, (626) 458-3517. Please contact EPD for required fees and minimum submittal requirements. Please note: prior to obtaining approval from EPD the location and the design flows for all BMPs must be shown on plans and approved by Building and Safety. (This may apply to non-residential projects that propose proprietary filters, drywells, or hydrodynamic separators)

j. Pre-treatment BMPs are required.

https://dpw.lacounty.gov/bsd/lib/fp/Building/Residential/Accessory%20Dwelling%20Units/LID%20Requirements%20for%20Residential%20Projects.pdf

## Los Angeles County 85th Percentile Precipitation Isohyetal Map





## Conclusion: Must retain the first 1-inch of rain during a 24 hour rain event





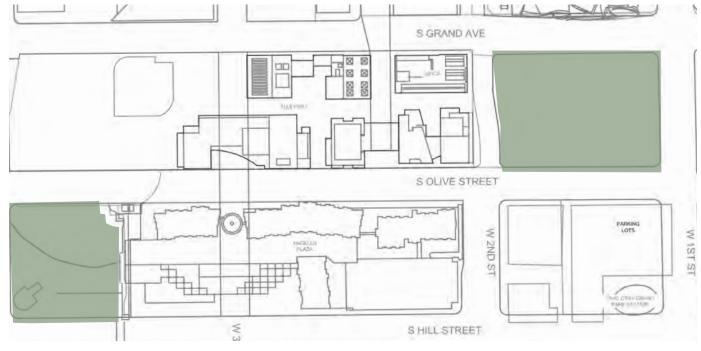
Figure-Ground Diagram



Open Space

## Constraint

Much of the site is covered with impermeable surfaces and buildings.



Build vs. Unbuilt Space

## Opportunity

If we are to retain water on site, the best place to do it would be in the existing open space where there is exposed soil and vegetation. Therefore, it might be important to our storm water management goals that we keep this open space undeveloped. Rain Gardens are useful for retaining rain in landscaped space. Directing downspouts into raised beds is a way to collect and retain rainfall on buildings.

480'

## **ANALYSIS: Soils**



- » The native top soils have been completely altered by decades of development. It is now a mixture of sand, silt, clay, with construction debris and low permeability. It should be amended or excavated.
- » Below the fill, an alluvium deposit of sand, silt, and gravel. **This native** floodplain deposit is rich and fertile, with good permeability.
- » Sedimentary bedrock forms in cut slopes and terraces as deep, massive structures made up of clayey siltstone. Because of it's poor permeability, groundwater pools until it finds younger sediments to infiltrate.
- » Angels Knoll is located in a liquefaction and landslide zone, therefore specific guidelines are mandated to ensure soil stability before construction. **Steep** slopes increase potential for both liquefaction and landslide if soils are left exposed.
- » Closest active fault line: 4.4 miles (Hollywood Fault). The site is not within range of the earthquake fault hazard zone.

## Notes/Legend/Callouts

**Soil Sample Chart** 

Ft.	-	Soil Layer	Soil Type	Permeability
- 3' - -13'-		artificial fill	sandy silt to clay	low
-40'-		alluvium	silty sand, sand with gravel	medium
40 -		bedrock of the Fernando Formation	clayey siltstone	poor

## > Possible Paleontological Resources

» potential to disturb undiscovered fossils if excavations exceed 100'

## On Structure Landscape

- » lightweight fill & drainage media
- » soil weight: approx. 100 lbs per cu ft
- » medium permeability.
- » soil depth: <1' to 5'

## **Liquefaction Zone**

a seismic occurrence when there is:

- » shallow groundwater
- » low density, fine, clean sandy soils
- » strong ground motion

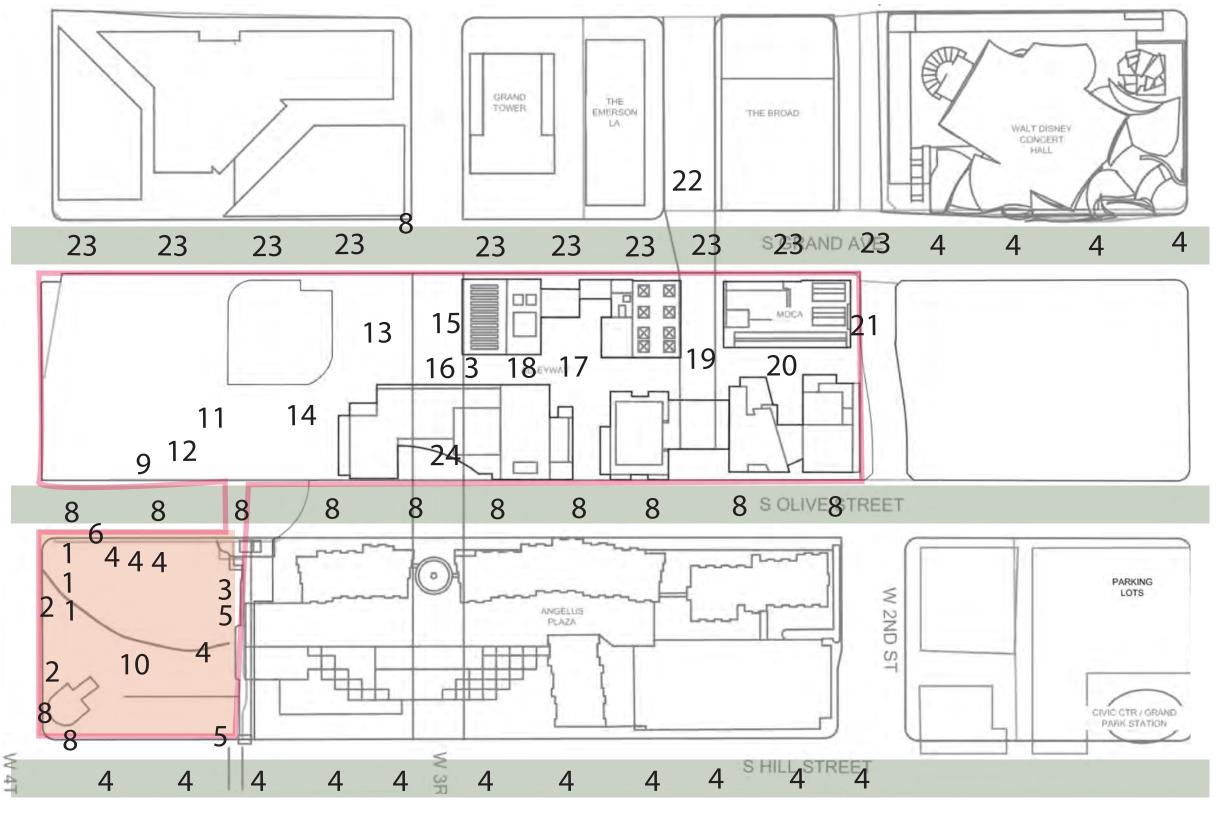
## **Landslide Zone**

generally occur in/on

- » loosely consolidate wet soil
- » rocks on steep sloping terrain



# **ANALYSIS: Vegetation Inventory**



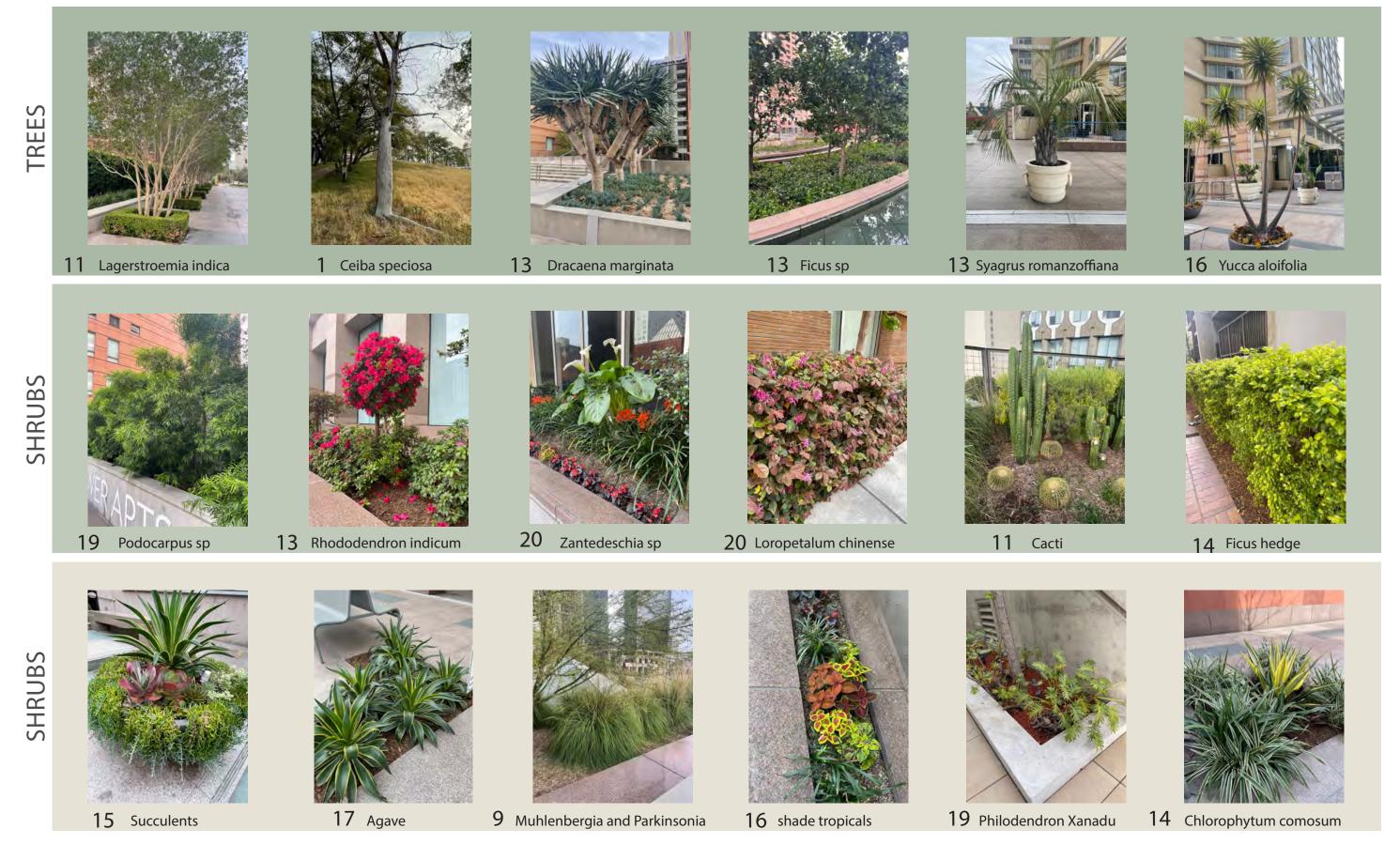
Plants in poor condition

Street trees

## **LEGEND**

- 1. Ceiba speciosa
- 2. Ulmus parvifolia
- 3. Syagrus romanzoffiana
- 4. Platanus x acerifolia
- 5. Jacaranda mimosifolia
- 6. Ceratonia siliqua
- 7. Carissa macrocarpa
- 8. Ficus microcarpa 'Nitia'
- 9. Dry Sunny Garden: Yucca rostrata, Kroenleinia grusonii, Cereus, Muhlenbergia rigens, Parkinsonia x'Desert Museum'
- 10. invasive grass
- 11. Dry Sunny Garden: Lagerstroemia indica, Lophostemon confertus, Agave sp, Aloe striata, Sesleria autumnalis, Sporobolus airoides, Crassula falcata, Dietes grandiflora, Olea europaea
- 12. turfgrass
- 13. Potted ornamental shade plants: Buxus microphylla, Dracaena Marginata, Ficus sp, Azalea sp, Rhododendron indicum, Hibiscus sp, Brunfelsia pauciflora, Furcraea foetida 'Mediopicta', Agave, Echeveria sp, Senecio radicans 14. Potted ornamental shade plants:
- Strelitzia reginae, Trachelospermum jasminoides, Camelia sp, Ficus sp, 15. Succulent garden: Agave americana,
- other Agave sp, Echeveria sp, Crassula ovata
- 16. Tropical Shade Ornamentals in planters: Plectranthus scutellarioides, Agave sp, Clivia miniata, Zantedeschia sp, Furcraea foetida 'Mediopicta', Chlorophytum comosum, Yucca aloifolia
- 17. Agave sp
- 18. Ficus sp
- 19. Dry Architectural garden: Dracaena marginata, Podocarpus sp, Senecio, Agave attenuata, Senecio mandraliscae, Lagerstroemia indica
- 20. Indirect sunlight plants: Loropetalum chinense, Howea forsteriana, Rosa, liquidambar styraciflua
- 21. Camelia sp
- 22. Garden of mature Olea europaea
- 23. Pistacia chinensis
- 24. Phoenix dactylifera

# ANALYSIS: Vegetation Inventory



# **ANALYSIS: Vegetation Inventory**

# List of California Native Los Angeles Approved Street Trees

Calocedrus decurrens, incense cedar

Celtis occidentalis, common hackberry

Cercis occidentalis, western redbud

Chilopsis linearis, desert willow

x Chitalpa tashkentensis, chitalpa

Lyonothamnus floribundus asplenifolius, ironwood

Pinus torreyana, Torrey pine

Platanus racemosa, California sycamore

Prunus ilicifolia, hollyleaf cherry

Quercus agrifolia, coast live oak

Quercus engelmannii, Engelmann oak

Quercus lobata, valley oak

Umbellularia californica, California bay

## Vegetation Inventory photos:

https://www.google.com/maps/d/u/0/edit?mid=1PcGQK3ZczQU\_bVPrOL4wPeJvfZgmaj1g&usp=sharing

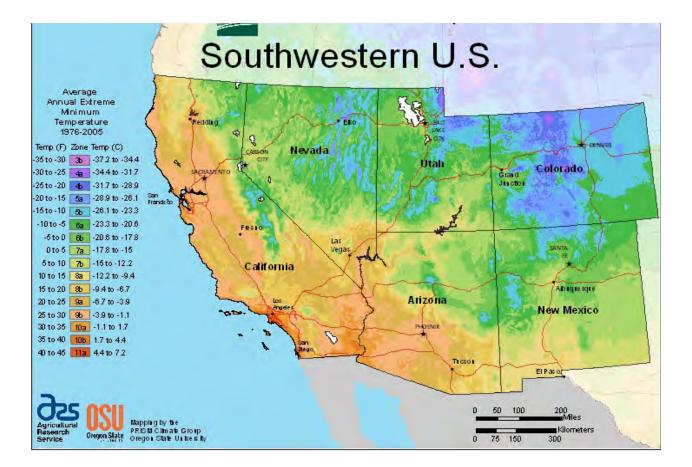
## Summary of Site Vegetation

Most of the plant material located on the site includes ornamental shrubs and grasses along with succulents, agaves, and cactus. Typical trees found on the site are Ficus, Platanus acerifolia and Jacarandas. The plant material in the plaza between the buildings is well maintained and in good condition, but many of the trees in the open space at Angel's flight are in poor condition and the slope is covered with invasive grasses.

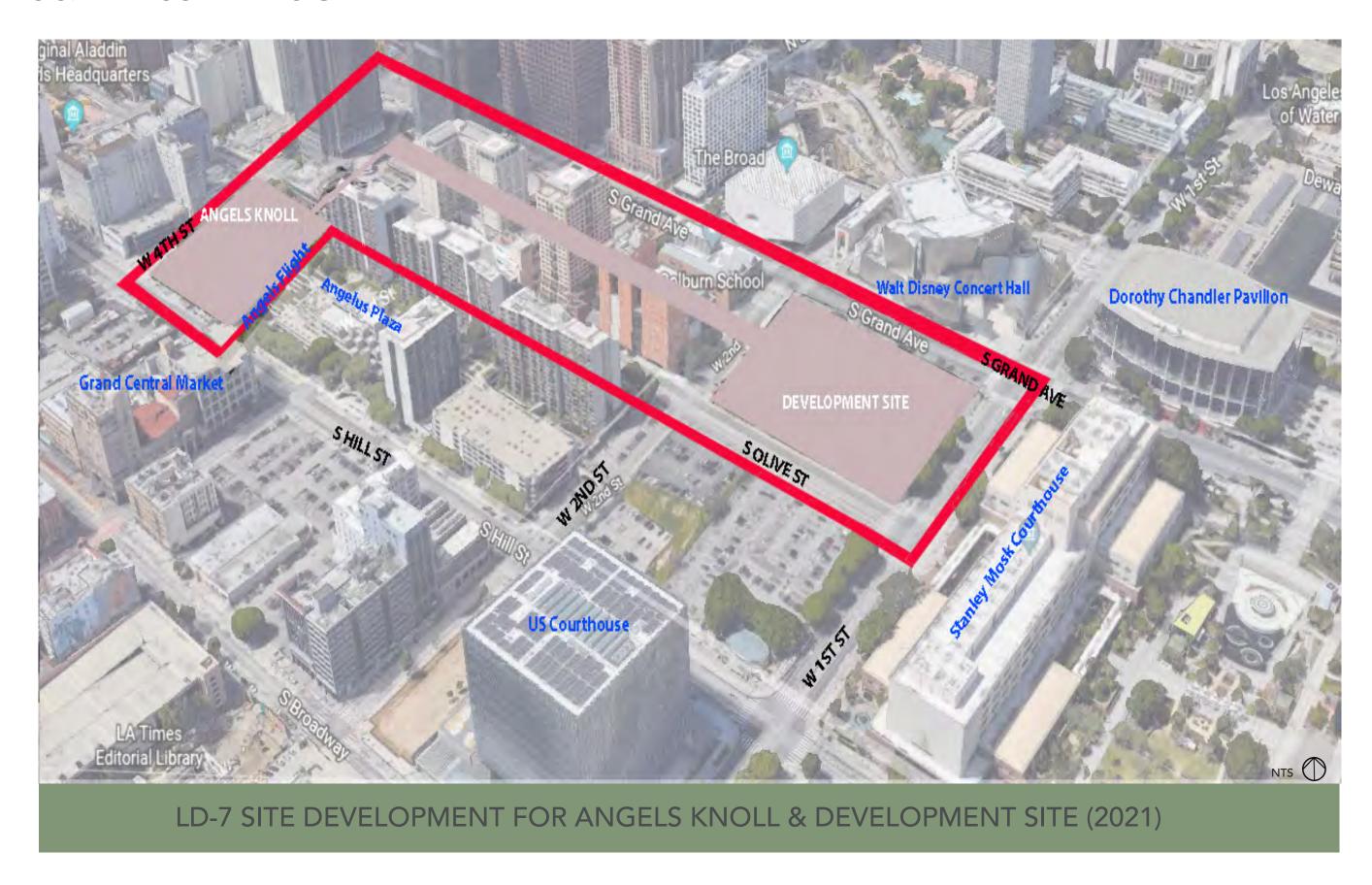
While the plant material found on site does offer aesthetic design features, more specifically at California Plaza, it doesn't necessarily provide any benefits for the users of the space nor does it offer any significant influence in biodiversity. Most of the vegetation is located in large concrete pots as well as small to medium sized boxed planters. Also, the lay out of vegetation is merely used to highlight specific walkways such as ramps and large planters that are used to separate the open space in seating areas and businesses.

Implementing more cohesive varieties of plant material such as natives can create a great impact on users and biodiversty by reducing water and pollution improving air quality.

USDA Hardiness Zone: 10b Sunset Zone: 22

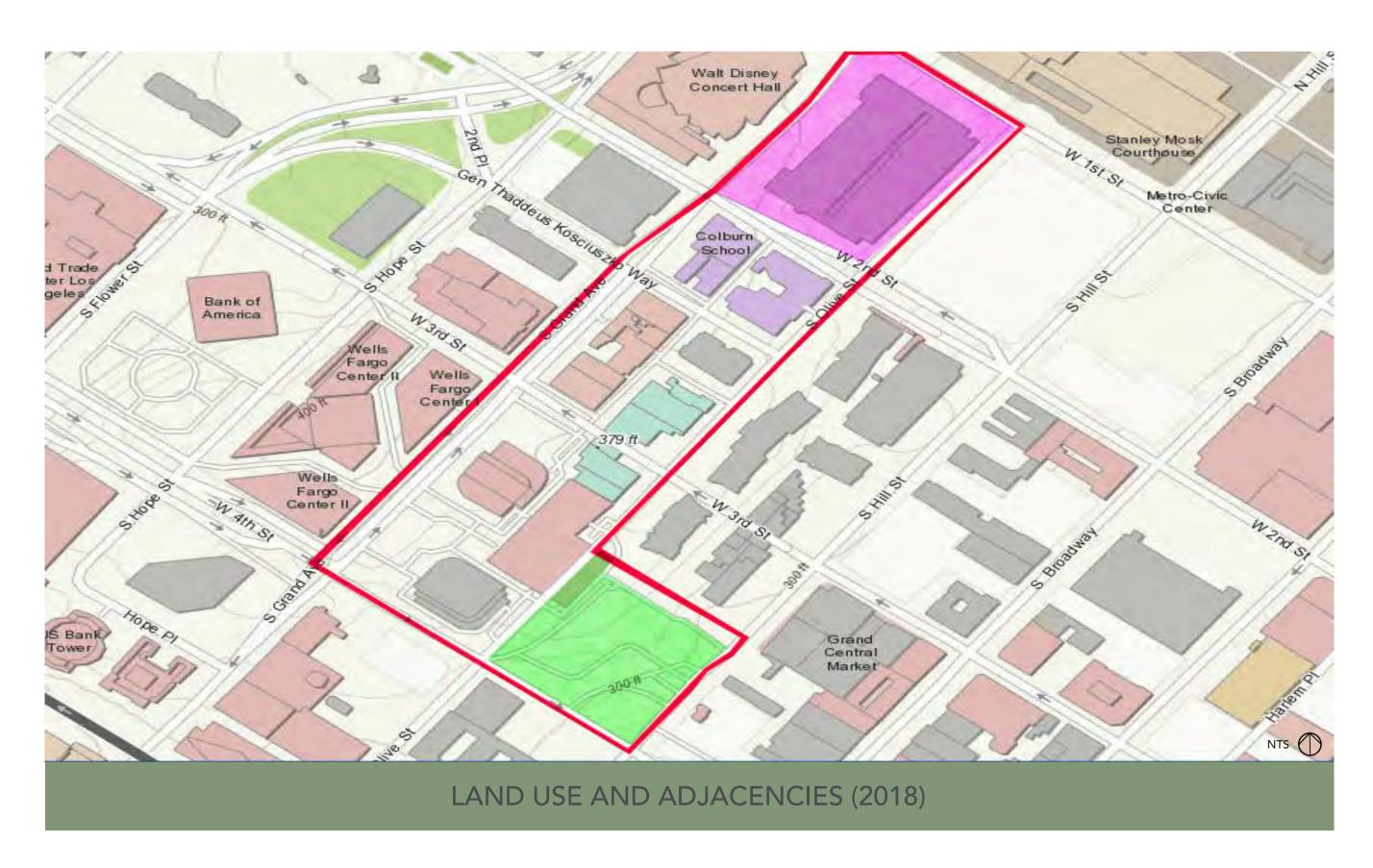


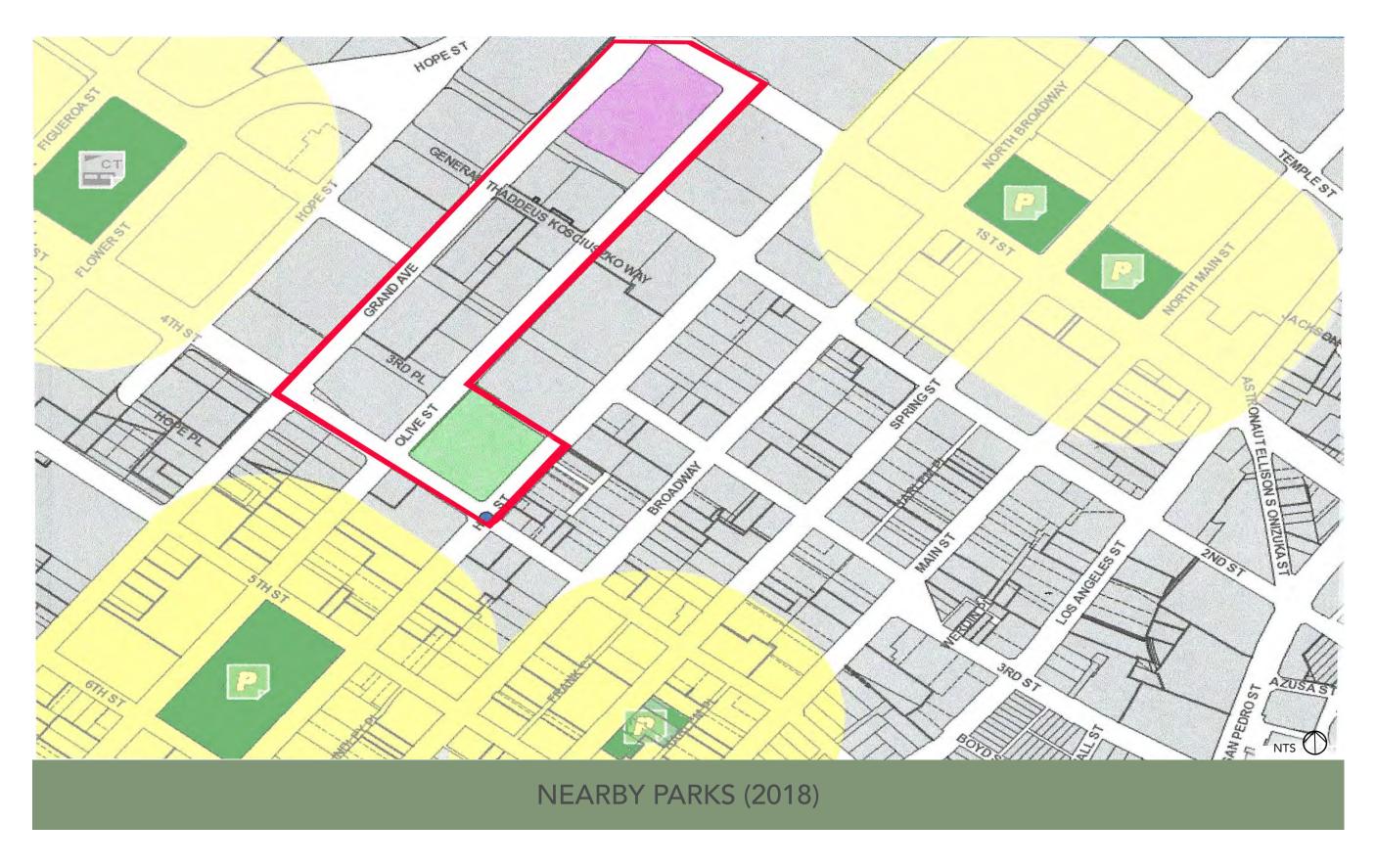


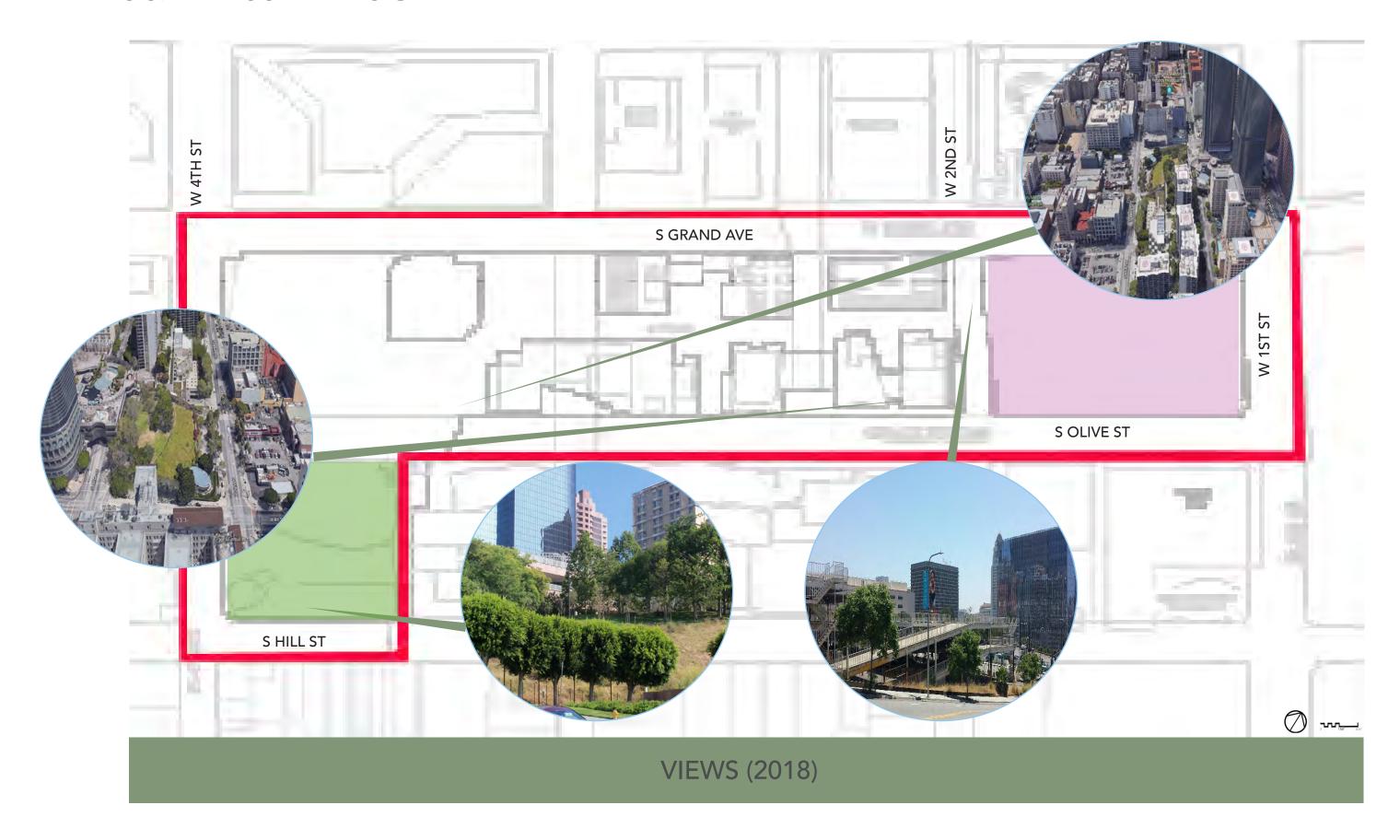














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# **ANALYSIS: History of Bunker Hill**

Since the arrival of the Spanish Missionaries in 1969, Los Angeles has inspired reinvention, erasing the past to create a new story. The largest Tongva Gabrieleno village of Yaanga¹was located in downtown Los Angeles. ¹ Soon after the founding of Pueblo de Los Angeles September 4, 1781, the indigenous began to lost their lands and were enslaved to pay off fines for being homeless. ²

In 1867, Prudent Beaudry and Stephen Mott bought and developed Bunker Hill. They created a exclusive neighborhood of Victorian houses for prominent citizens of LA. The hill was graded for the first time. The resulting grid created streets impassable by street car. In 1901 Angel's Flight was built to bring residents up the 33% grade.

In the 1920's, many of the wealthy residents left for Beverly Hills and Pasadena. By the 1930's, the old Victorian homes became tenement houses for new immigrants and workers and Bunker Hill was the densest in the city and a favorite film noir filming location.

In the 1950's, the newly formed CRA began a slum clearance project on Bunker Hill to remove 7000 poor residents and the Victorian houses to sell the land to public and private developers. The Bunker Hill Redevelopment Project of 1958 included the middle class Bunker Hill apartments. A promised public park within the inward turning apartment complex and the affordable housing to replace that lost by demolishment of the tenements never materialized. <sup>7</sup>

"The Hill was viewed as a cancer whose spread could only be prevented through removal," writes Stephen Jones in The Bunker Hill Story: Welfare, Redevelopment and the Housing Crisis in Postwar Los Angeles <sup>7</sup>

The 1960's to the present day are marked by a series of partially executed master plans that were abandoned during economic downturns and coinciding with local displacement of poor Angelenos. The plans are similar in an attempt to create a utopia of high rise buildings and sleek apartments for the wealthy with disconnected public plazas that serve more as calling cards for prominent banks than lively public spaces.



The Tongva are the Indigenous people who inhabited the Los Angeles Basin and the Southern Channel Islands, an area covering approximately 4,000 square miles. There are 31 known sites believed to have been Tongva villages, each having had as many as 400 to 500 huts. Yaanga village was one of the largest and was located in present-day Los Angeles, along the Los Angeles river.

http://3.bp.blogspot.com/-4zAtR-rkDhM/TWLrYn-g\_Zl/sa.com/historic

### 1800s

## –Silver and Land

- 1865: Silver discovered at Cerro Gordo, 275 miles from Los Angeles. <sup>6</sup>
- Victor Beaudry extends credits to all miners and forecloses on most of Cerro Gordo mines.<sup>5</sup>
- 1867: Victor Beaudry's brother, Prudent Beaudry, buys land from Hill St to Olive, 4th to 2nd and develops it. The 3rd Street Tunnel was built in 1901 and more tunnels were created with the advent of the automobile that further isolated the hill from the rest of downtown.<sup>4</sup>

## **Pre-European**

## Colonization and Displacement

- Pre-European: Downtown was the location of Yaanga, the largest Tongva Village
- 1769: Spanish missionaries arrive
- 1781: El Pueblo de Los Angeles founded by 11 families and built with indigenous labor<sup>3</sup>

"Los Angeles has its slave mart, as well as New Orleans and Constantinople. Only the slave at Los Angeles was sold fifty-two times a year as long as he lived." —Horace Bell <sup>3</sup>



The Cerro Gordo Silver Mines are now a collection of abandoned mines located in the Inyo Mountains, in Inyo County, near Lone Pine, California

photo credit: LCGS Russ - Own work, CC BY 3.0, https://commons.wiki-media.org/w/index.php?curid=9872153

# Bunker Hill history is a cycle of displacement, development, disinvestment, redevelopment.

### 1900s-1930s

## Above and Beyond The Urban Fabric

- 1901: Angel's Flight built to bring residents home from the bottom of the 33% grade.
- 1920-30s: Pacific Electric Railway is built and wealthy residents move to Pasadena and Beverly Hills. Houses are subdivided and Bunker Hill becomes most crowded neighborhood.
- Post WWII: Pasadena Freeway built. The Hill's population increases 19%. Houses deteriorate and there is increase in crime. Bunker Hill becomes favorite film noir location.



IM Pei model of Bunker Hill's redevelopment from 1970. Los Angeles Public Library photo collection

### 1960s-1970s

## Demolish and Build

- 1960: I.M. Pei's modernist master plan of large grassy plazas and separated uses... of the urban renewal principals of the era.
- 1973: Well's Fargo Center built. Futuristic elevation of the pedestrian above the street.
- 1976: Bunker Hill is graded to prepare for California Plaza.
- 1978: Robert MacGuire III "A Grand Avenue" Plan unveiled.



Angel's Flight, 1930's https://waterandpower.org/museum/Early\_City\_ Views%20(1925%20+)\_8\_of\_8.html

### 1940s-1960s

## -Redevelop and Displace

- 1945 California Community Redevelopment Law and creation of CRA-LA
- 1955: Slum Clearance Project. Bunker Hill considered a high crime area and health hazard. CRA wins a law suit against residents. Displacement of families and removal of low income residents from area.
- 1959 Bunker Hill Renewal Plan. CRA plan allows city to clear land and sell to private and public development.



1971 Bunker Hill flattened.
Los Angeles Public Library photo collection



**CARLOS DINIZ: A GRAND AVENUE** 



**CARLOS DINIZ: THE OMNI HOTEL** 

### 1990s

## -Economic Turmoil

- 1991: Walt Disney Concert Hall conceived.
- 1998: Colburn School built.
- 1999: Vacancy rate for downtown skyscrapers highest in nation at 26%.

"By the early 1990s, 2.7 million people in Los Angeles County lacked health insurance. People often faced a choice between paying for health care or for housing, and as a result frequently found themselves homeless."

## 1980s

# L A New Building a Year

- 1983: One California Plaza built.
- 1986: Arata Isozaki designs MOCA

Over three-quarters of the new jobs created during the 1980s were at minimum-wage levels. Loss of over 100,000 jobs in manufacturing, film and defense jobs lead to poverty rate in LA County growing from 8% in 1969 to 14% in 1987.



photo credit: NBC News

https://www.nbcnews.com/news/us-news/typhus-zone-rats-trash-infest-los-angeles-skid-row-fueling-n919856

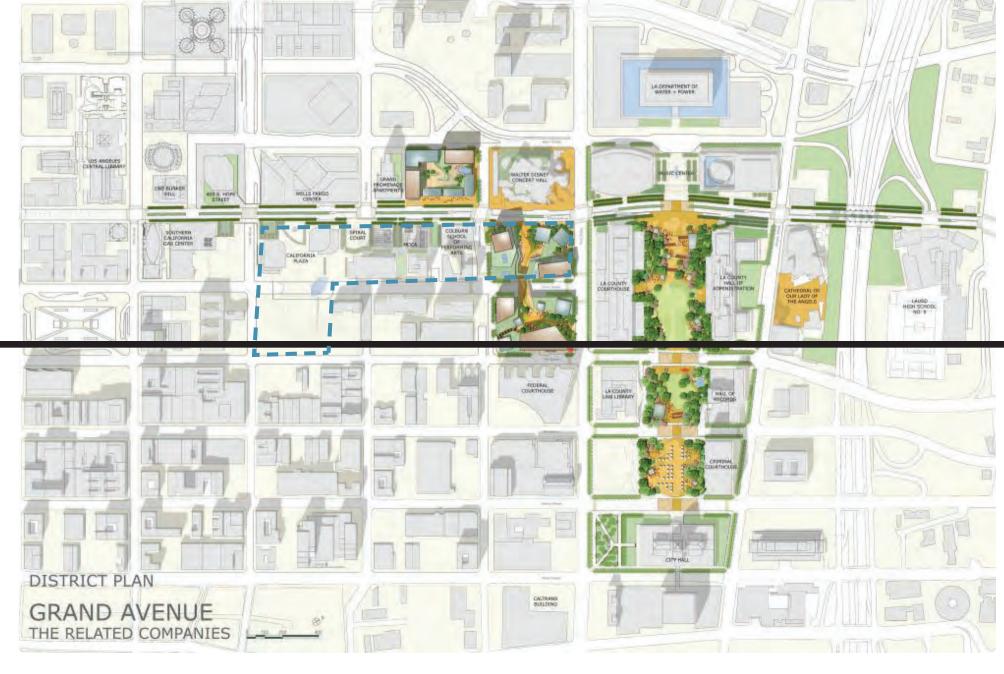


photo credit: Allan Spulecki

### 2000s

## Ups and Downs

- 2003: Walt Disney Concert Hall is built. Design engaged directly with the street, with entrances and restaurants opening directly onto Grand Avenue.
- 2004: Lowest office vacancy rate for 4th quarter of 2004 at 16% versus 19% in 2003
- 2012: Grand Park built, connecting Music Center with City Hall. Designed by Rios Clementi Hale.
- 2015: The Broad, designed by Diller, Scofidio + Renfro opened September 2015, activating Grand Avenue with long lines and food trucks.
- 2020: Covid-19 causes loss of 13,709 jobs in Downtown Los Angeles (16.2%). Many professional jobs are virtual. Outdoor spaces vital.
- Between1995 through 2003, the city lost ten SRO hotels with a net loss of 1,087 units, including five properties with 982 units from 2000-2003.



Related Company's Grand Avenue Project — an effort to restore shops and more people to Bunker Hill with a mixed use development comprised of retail, residential, hotels and restaurants. Designed by Gehry Partners

## **ANALYSIS: Architecture**

about the Southern California landscape and its unique cultural history

are expressed in his Postmodern design and in his use of water which is

in Northern California and Oregon.

subtle, reflective of the drier climate compared to his more known projects



### 1—Pershing Square

532 S. Olive Street

1886 – Originally La Plaza Abaja

1918 – Renamed Pershing Square

### 2—Grand Hope Park (part of the Open Space Network)

919 S. Grand Avenue

1993 – Lawrence Halprin, Landscape Architect

### 3—Central Library \*

630 W. 5th Street

1925 - Bertram Grosvenor Goodhue, Architects

### 4—Maguire Gardens (part of the Open Space Network)

Flower Street, Adjacent to Central Library 1988 – Lawrence Halprin, Landscape Architect

## 5—Bunker Hill Steps (part of the Open Space Network)

727 W. 5th Street

1990 – Lawrence Halprin, Landscape Architect

### 6—Bonaventure Hotel ★

404 S. Figueroa

1974-1976 - John Portman, Architect

### 7—The Broad

221 South Grand Avenue

2015 - Diller Scofidio + Renfro, Architects

### 8—MOCA

250 S. Grand Avenue

1979 – Arata Isozaki, Architect

### 9—Disney Concert Hall★

111 S. Grand Avenue

1991-2003 – Frank O. Gehry and Associates, Architect

### 10—Music Center ★

135 N. Grand Avenue

1967 – Welton Becket, Architect

### 11—LADWP\*

111 N. Hope Street

1965 – Albert C. Martin, Architect

### 12—Cathedral of Our Lady of the Angels

555 W. Temple

2002 – Rafael Moneo, Architect

### 3—Grand Park

200 N. Grand Avenue

2012 – Rios Clementi Hale Studios, Landscape Architects

### 14—City Hall

200 N. Spring Street

1926-1928 – Austin, Parkinson and Martin, Architects

### 15—Bradbury Building\*

304 S. Broadway

1891-1893 – Sumner P. Hunt, George Herbert Wyman, Architects

### 16—Caltrans District 7★

100 S. Main Street

2001-2004 - Thom Mayne/Morphosis, Architects

### 17—Union Station★

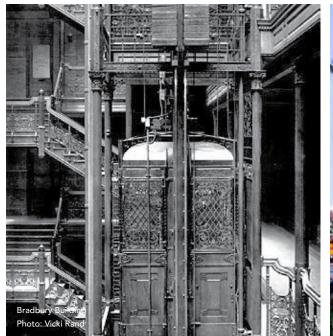
800 N. Alameda

1939 – John Parkinson, Frank Donald D. Parkinson, Architects

★ Listed as significant architecture of the Los Angeles built environment by the Society of Architectural Historians www.sah-archipedia.org



# Los Angeles — world-class city with world-class architecture





















Vicki Rand

Site Analysis Landscape Design 7 Spring Quarter 2021 Reynolds/Spulecki/Brief, Instructors

# **ANALYSIS: Cultural Adjacencies**

# Activation will draw from connections to street and community.



Music LA Philharmonic Walt Disney Concert Hall Music Center:
Dorothy Chandler Pavilion Mark Taper Forum, Ahmanson Theater Coburn School of Music

### Art

The Broad MOCA The Arts District

### Libraries

Los Angeles Central Public Library

### Historic Monuments

Bradbury Building Our Lady of the Angels Historic Theater District

Community Events Farmers Market- Saturdays Protest Paths Family Events-Pershing Square

# **ANALYSIS: Cultural Adjacency Photos**



GRAND CENTRAL MARKET

https://abc7.com/business/grand-central-market-to-extend-hours-during-summer/1335099/



WALT DISNEY CONCERT HALL

hy Serge Ramelli

https://500px.com/photo/252591561/Walt-Disney-concert-Hall-by-night-by-Serge-Ramelli/?utm\_medium=pinterest&utm\_campaign=nativeshare&utm\_content=web&utm\_source=500px



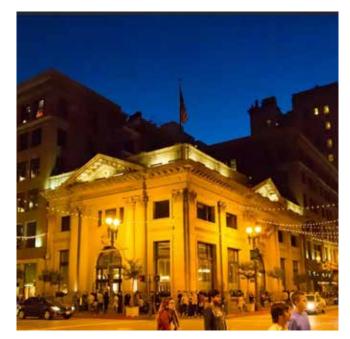
SUMMER MUSIC PERSHING SQUARE

photo by Gary Leonard http://www.ladowntownnews.com/arts\_ and\_entertainment/best-of-entertainment/article\_de1c9c3e-0ec7-11e4-83d4-0019bb2963f4.html



https://laedc.org/2016/09/21/broad-museum-economic-im-

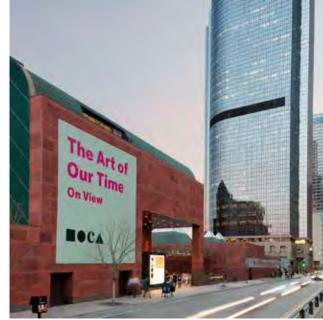
pact-analysis/



DTLA ART WALK

photo by Reed Davis

http://reeddavisphotography.blogspot.com/2013/09/dtla-art-walk.



MOCA GRAND

https://www.discoverlosangeles.com/things-to-do/museum-of-contemporary-art-los-angeles

## STREET LIFE/HIGH LIFE

Areas of downtown Los Angeles that offer family programs like Pershing Square, or street life, like the Art Walk, the Historic Theater District and the Downtown Art Walk, are lively and diverse. The historic Grand Central Market is dynamic, open year round and offers a broad variety of food from around the world. People from different parts of the city often find themselves sitting together at large tables. Like New York City, the density creates a familiar, friendly atmosphere.

The high art of Grand Avenue, with the world class symphony at Disney Concert Hall, the Opera, and Red Cat are associated with premium price tickets and do not draw the broad crowds that the events attract below Bunker Hill. MOCA and the Broad do not offer art programming or showings that are typically family friendly and if food trucks are not present, the dining choices are mostly high end.

# ANALYSIS: Plaza System

A series of disconnected public plazas are remnants of discontinued plans.



### Plazas-above street level

Manulife Plaza Arco Plaza Union Bank Plaza Westin Bonaventure Hotel Plaza Ketchum YMCA Plaza Citigroup Plaza Bank of America Plaza World Trade Center Plaza Bunker Hill Towers Plaza LA Hotel Plaza

Plazas- street level Figueroa Court Yard Olive Grove by Walter Hood

### **Pedways**

Atriums

Wells Fargo Atrium- demolished

## Calvin Hamilton Pedways

In 1970, the Concept for the Los Angeles Plan was presented by Calvin Hamilton, the City Planner Director. Elevated walkways above the streets called pedways were the first step of a plan that called for dense commercial developments and a 'People Mover" system that would transport people above the street level. The plan was adopted in 1974 but was abandoned in 1981 when federal funding was eliminated. In 1981 the MacGuire Partners' A Grand Avenue Plan, also not realized, inspired Lawrence Halprin plazas like the Bunker Hill Stairs.

Mike Davis in his book, The City of Quartz mentions the Bunker Hill Pedways among a list of "tropes in an architectural language warning off the underclass Other."

The plazas offer a pleasant tour of artwork and gardens above the street

### **ANALYSIS: Plazas**



BANK OF AMERICA PLAZA https://www.ideelart.com/magazine/public-art-chicago



UNION BANK PLAZA designed by Garrett Eckbo. Photo by Adrian Scott Fine / courtesy of The Cultural Landscape Foundation.



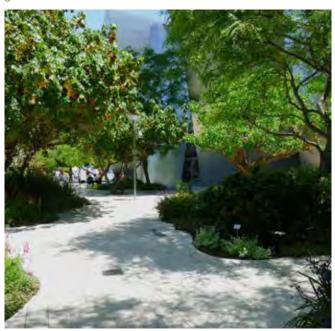
https://www.warnerconstructors.com/portfolio/manulife-plaza/



WATER & POWER PLAZA photo by Alex Thamer.



ARCO PLAZA: Herbert Bayer, "Double Ascension," 1973 https://www.kcrw.com/culture/shows/art-talk/hidden-in-plain-sightgreat-art-in-downtown-la



WALT DISNEY CONCERT HALL ROOF GARDEN PLAZA https://www.flickr.com/photos/steve\_hoge/9280181028/in/photostream/

### PUBLIC ART/PRIVATE PLAZA

The plazas of Downtown Los Angeles offer a series of outdoor sculpture gardens in the sky. The designs are often distinctly midcentury modern, and like the Department of Water and Plaza, have a mix message of a plaza of water next to a drought tolerant demonstration garden.

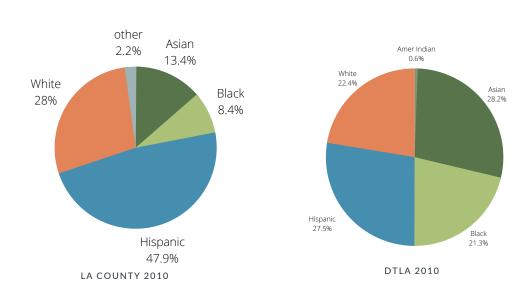
The plazas are off the beaten path- above street level and out of view, they are often eerily empty. The roof garden at Walt Disney Concert Hall is an exception due to its popularity with tourists. It is also lush and its paths meander through different landscapes. This is distinctly different from the majority of the midcentury plazas with the grand, exposed spaces.

Two beautiful spaces; Garrett Eckbo's Union Bank Plaza and Lawrence Halprin's Wells Fargo atrium are being remodeled.

# **ANALYSIS:** Demographics

### AGE DISTRIBUTION Under 18 18-24 25-34 35-44 45-54 55-64 65-older Item 8 50 20 30 40 NEIGHBORHOOD DATA FOR SOCIAL CHANGE PLATFORM (MYNEIGHBORHOODDATA.ORG)

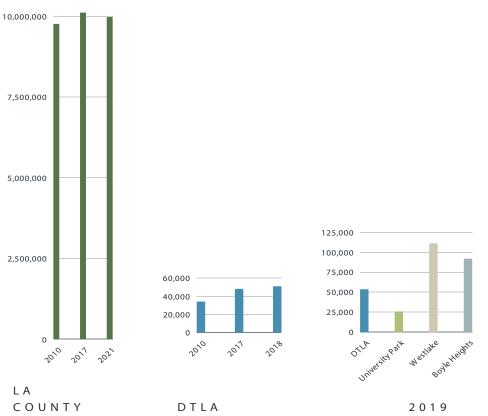
**AGE DISTRIBUTION** 



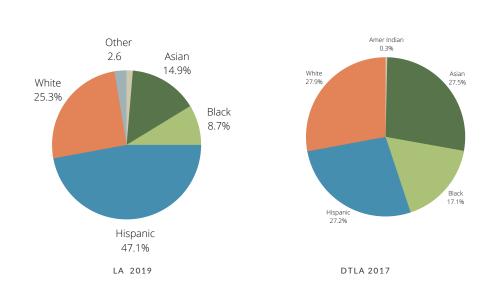
U.S. CENSUS BUREAU QUICKFACTS: LOS ANGELES COUNTY, CALIFORNIA

2010

# DTLA is more diverse than LA County with a age distribution focused on 25-34 year olds.



TOTAL POPULATION RACE & ETHNICITY DTLA



2010/2019

LA COUNTY

DTLA

HISTORIC SOUTH CENTRAL

### **POPULATION**

LA County saw population growth between 2010-2017, however during the pandemic there has been a small exodus of people able to work remotely. Population counts were not available for DTLA and other neighborhoods for 2021.

Age distribution DTLA compared to LA is highest between ages 25-34 but lower for under 18 and between the ages of 45-64. This supports anecdodal observations that professionals move out of DTLA to raise a family.

Though DTLA has a higher percentage of White and Asian and less Hispanic population, diversity is more evenly represented, especially with Black population that is 17% Downtown though only 8.7% in LA County.

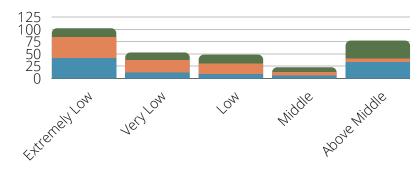
Reynolds/Spulecki/Brief, Instructors

### **ANALYSIS:** Demographics

### AREA INCOME LIMITS 2013

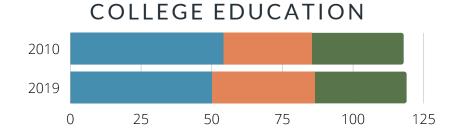


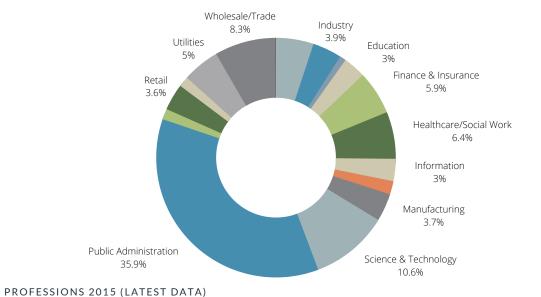
### AREA INCOME LIMITS 2010



AREA INCOME LIMITS

# The population is majority college educated and professionals but with many unhoused people.





**EDUCATION/PROFESSIONS** 

# LA COUNTY

#### DTLA

HISTORIC SOUTH CENTRAL

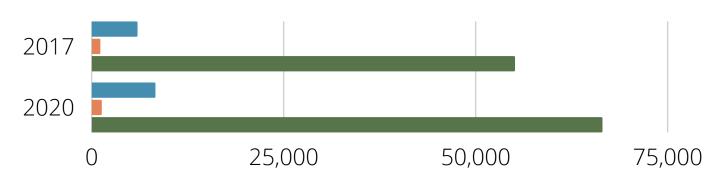
#### **ECONOMICS**

Area income limits for LA County are evenly distributed between the categories with the majority fallling in the Above Middle Income level. However, DTLA has parallels with Historic South Central in a majority of incomes falling within the Very Low category. DTLA has equal levels of income falling in the Very Low and Above Middle Income level.

In 2015, a majority was in the public administration profession at nearly 36%. This was followed by science and technology careers and wholesale/trade. This work division is reflected in the landscape with a high concentration of public service buildings and several wholesale neighborhoods nearby.

The unhoused population of DTLA is parallel to that of LA County. In 2020, the unhoused count was 8,281. This is nearly 17% of the DTLA population in 2018. The count was cancelled in 2021 due to the pandemic but is potentially higher.

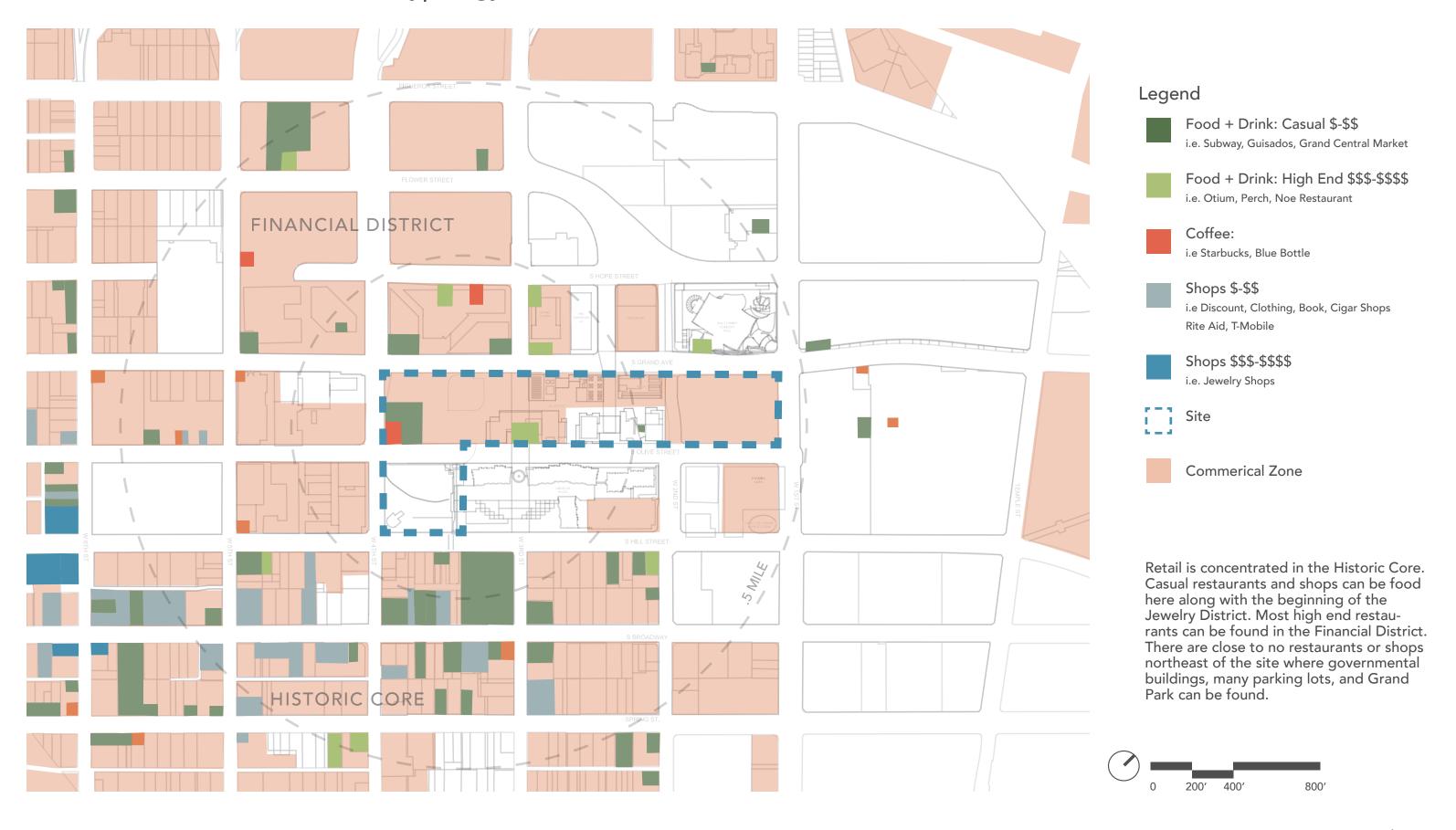
## THE UNHOUSED



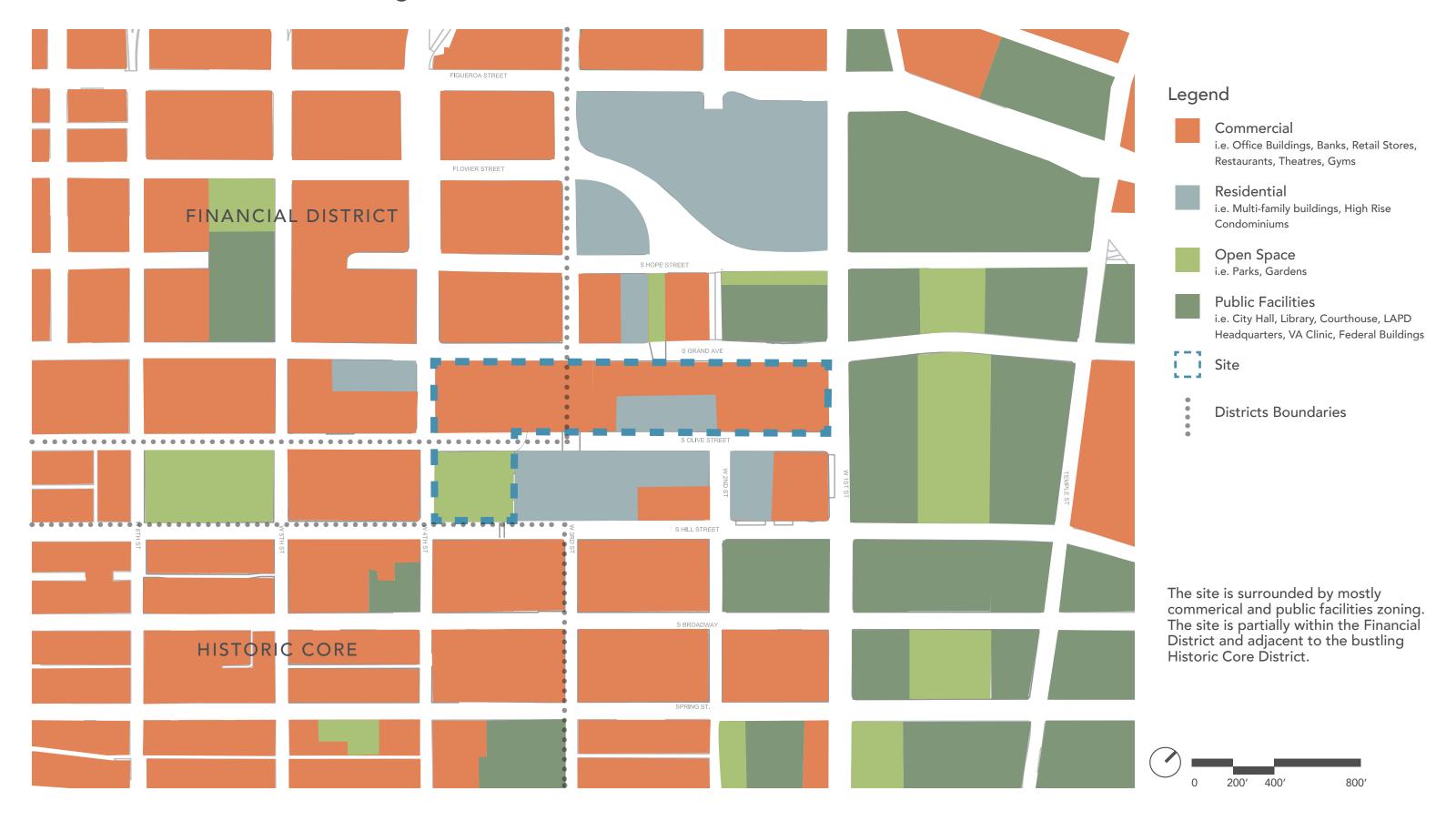
TOTAL UNHOUSED IN DTLA WAS 8,281 IN 2020. HOMELESS COUNT WAS CANCELLED IN 2021 DUE TO PANDEMIC

THE UNHOUSED

# ANALYSIS: Human Uses - Retail Typology



# ANALYSIS: Human Uses - Zoning



# ANALYSIS: Adjacent Physical Activity Opportunities

Pershing Square

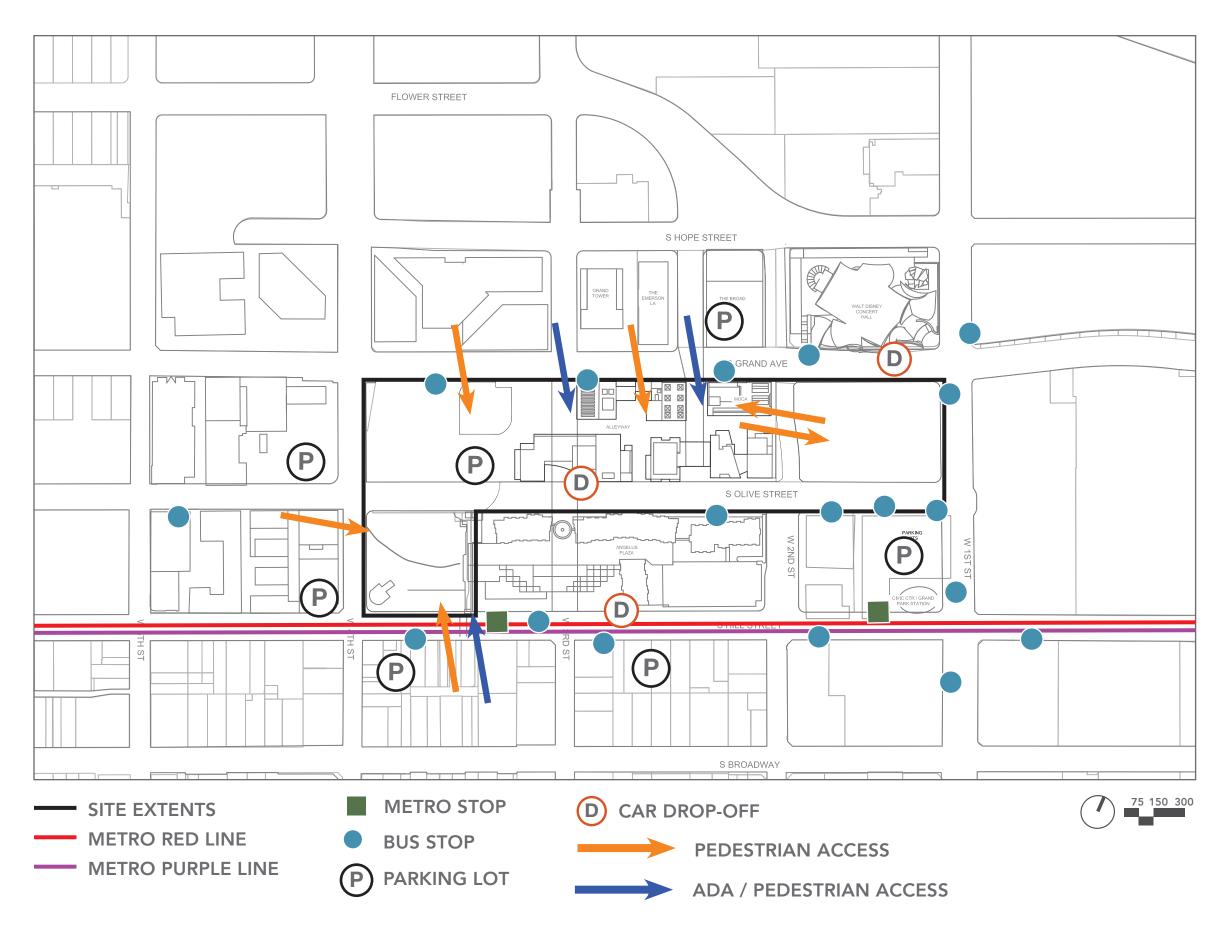


LAPD Park

**Planet Fitness** 

Spring St Park

# **ANALYSIS: Transportation & Access**



#### **METRO:**

- Site has two metro stops accessed by the Red Line
- Stop are both on the lower elevation (east slope), pose difficulty for ADA Access

#### **BUS:**

- Site is accessible by bus on all sides

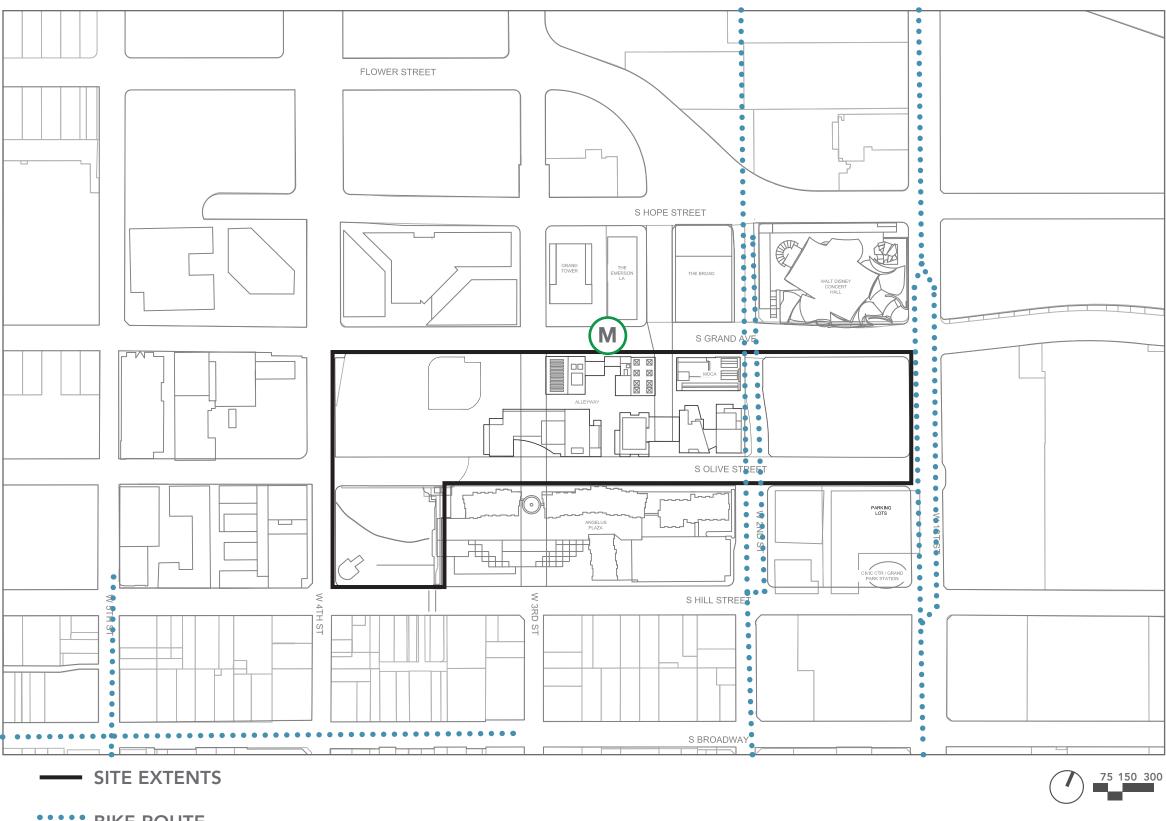
### **PEDESTRIAN ACCESS:**

- ADA Access is limited
- Non-ADA access is also somewhat limited for the size of the site
- Redundancy in design of pedestrian areas
- inconvenient and unecessary stair progressions, uncomfortable stair design, etc.
- Lack of aesthetic pedestrian gateways.
- Poor pedestrian connection between the Hill & 2nd Street site portion and California Plaza.

#### **VEHICULAR ACCESS:**

- There is ample pay parking nearby
- Not very many drop-off points

# ANALYSIS: Bicycle Access

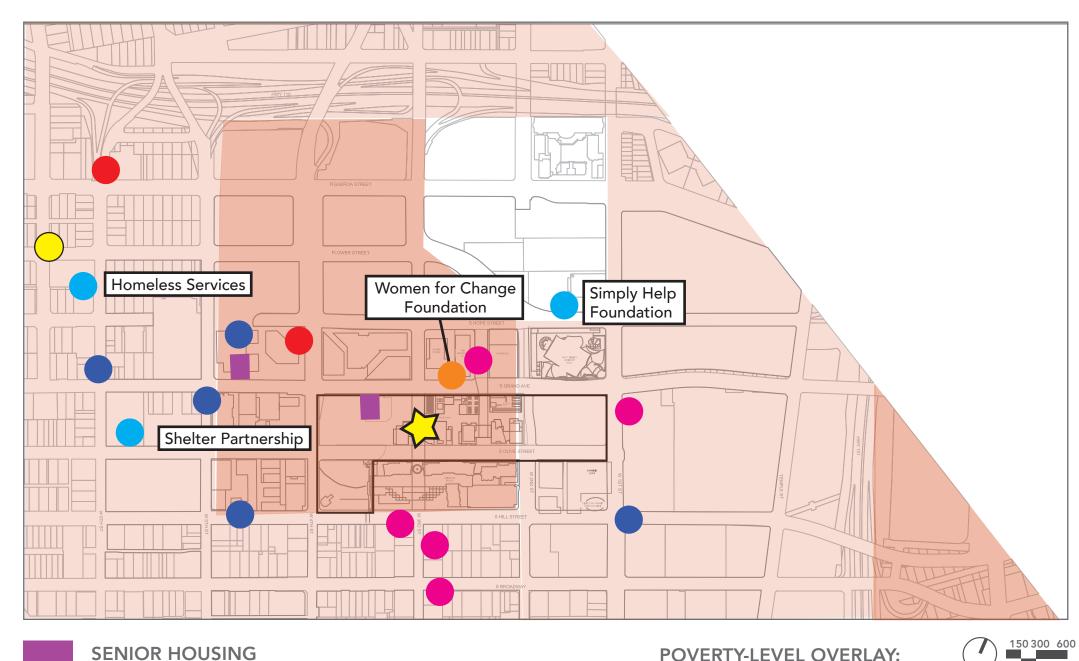


- Bike routes intersect site at one junction, near the Hill & 2nd Lot
- Other bike roads are blocks away from the site
- Safe bicycle parking could not recall seeing any
- One Metro bike share station, but no connecting bike lanes
- The steep hill is an issue for bicycle safety and accessibility
- Several bike routes are abruptly discontinued at or near the site location

**BIKE ROUTE** 

METRO BIKE SHARE

### **ANALYSIS: Human Health Effects**



**SENIOR HOUSING** 

AFFORDABLE HOUSING

**HOMELESS SERVICES** 

**VETERANS SERVICES** 

### **POVERTY-LEVEL OVERLAY:**



30-40% of Population



25-29% of Population



20-25% of Population

DOWNTOWN LOS ANGELES RANKS HIGHEST IN THE COUNTY FOR NUMBER OF UNHOUSED PEOPLE PER SQUARE MILE, AT **OVER 3,000 PER SQUARE MILE.** 

**FOOD BANK** 

**HEALTHCARE** 

**MENTAL HEALTH SERVICES** 

### **CONSIDERATIONS:**

- What is it like to live or work in this part of the city 40+ hours per week?
- What are the physical and mental health consequences, positives or negatives about this site?
- Accessibility for ADA and elderly
- Microclimate: Heat island, need for shaded social areas
- Pedestrian and Cyclist safety
- Pollution: Changes day-to-day, solutions for dynamic air quality
- Mental health benefits from public space & aesthetics - Physical movement opportunities from residents of all ages, workers
- Access to affordable, healthy food

**AIR POLLUTION SOURCES:** The site is within 1/2 mile of both the 110 and 101 FWYS.

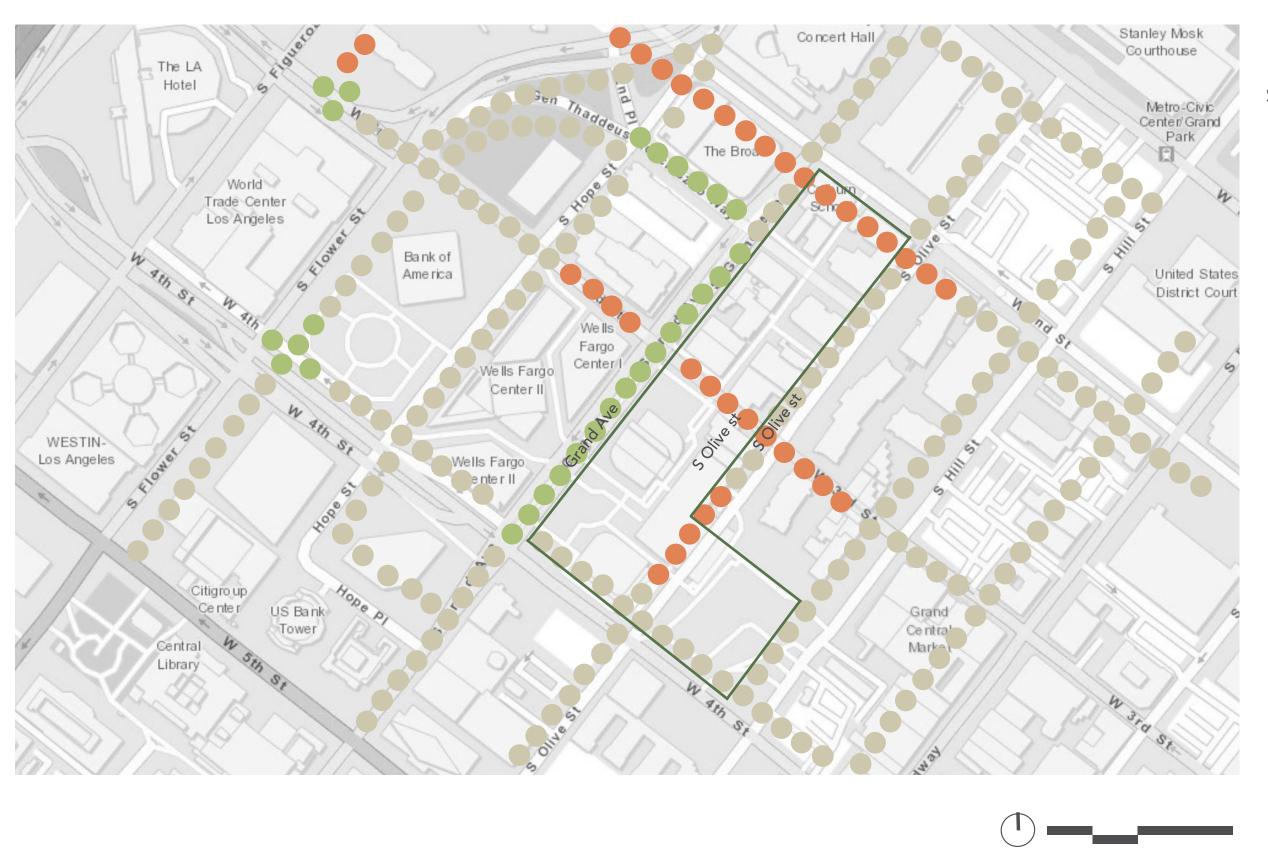
Freeways are located to the Northwest and Northeast.

BAD AIR DAYS: In 2020, there were 157 Bad Air Days in DTLA

### **DESPITE THE PANDEMIC LOCK-DOWN, 2020 WAS** THE WORST YEAR ON **RECORD FOR CALIFORNIA** AIR QUALITY.

- Increased temperatures due to global warming and worsened ozone effect, in addition to more frequent fires, are main causes.
- Sporadic cool weather patterns can trap soot closer to the ground (walking level).

### **ANALYSIS: Utilities**



### **Street Lighting**

- Street light <50'apart
- Street light 50-110' apart
- Street light 110-130' apart
- Property line

- Grand Ave is best lit street adjacent to West side of the
- South and East sides lacking
- Brighter areas are correlated with less crime activities.

# **ANALYSIS: Utilities**



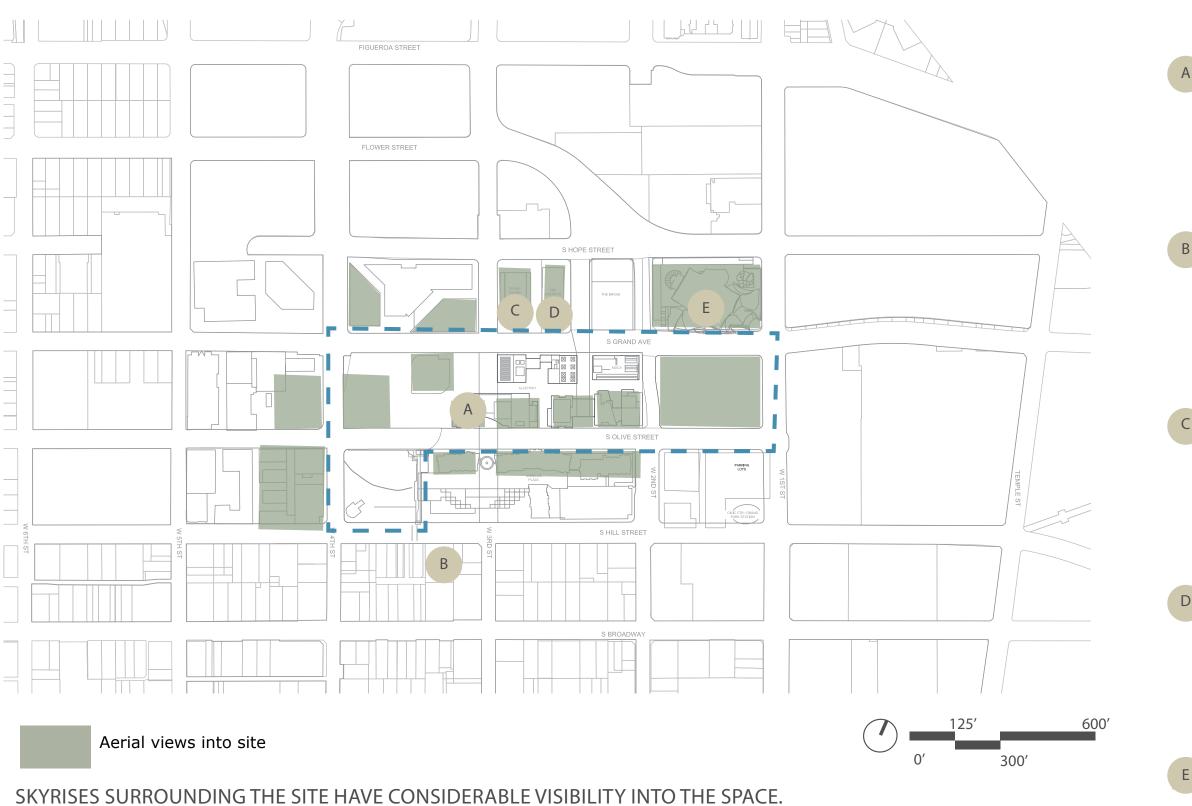
### **ANALYSIS: CIVIC & COMMUNITY SERVICES**



COMMUNITY AND CIVIC SERVICES ARE ABUNDANT, BUT ACCESS TO SUPERMARKETS ARE LIMITED.

Legend

### **ANALYSIS: AERIAL VIEWS**





California Plaza from AECOM building



Base of Angel's Flight Railway from Grand Central Market





View from The Emerson Apartments



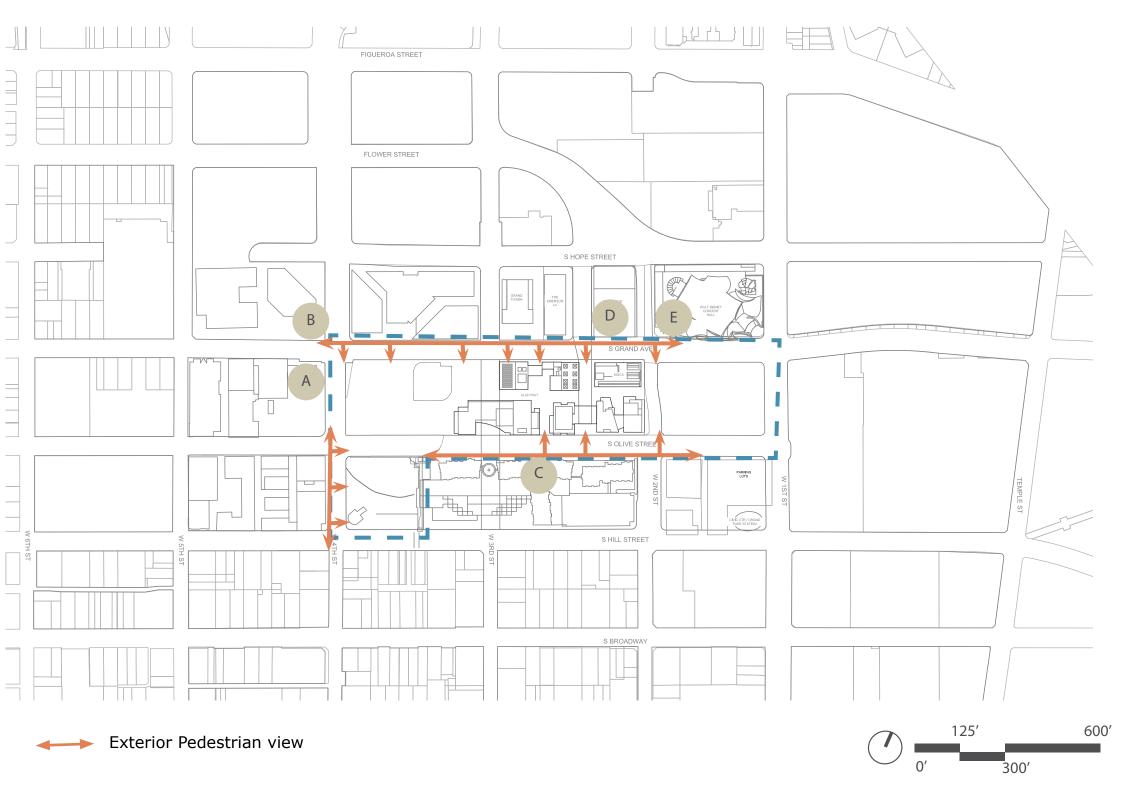
View from Disney Concert Hall

### **ANALYSIS: INTERIOR VIEWS**



RACHAEL DWORK

### **ANALYSIS: EXTERIOR VIEWS**







Angel's Knoll from 2nd St



View up Grand from 2nd St and Grand Ave



Stairway to alley from Olive St

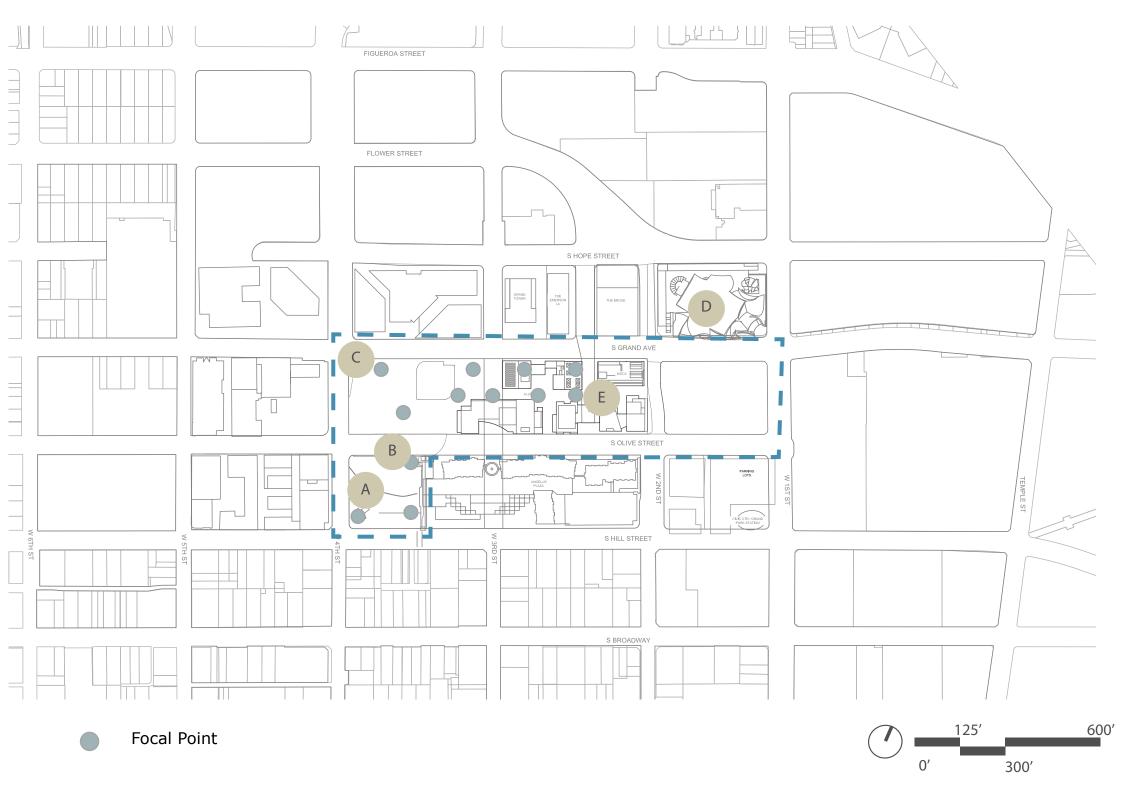


Open space between Colburn School and MOCA



MOCA Gallery from the Broad

### **ANALYSIS: FOCAL POINTS**



ART, FOUNTAINS, AND ARCHITECTURE SERVE AS FOCAL POINTS AND GIVE CHARACTER TO THE SITE.



Angel's Knoll from California Plaza



Top of Angel's Flight Railway



View of High Rises



Disney Concert Hall



Water feature in alley

### **ANALYSIS: VIEW OPPORTUNITIES**



Angel's Knoll from California Plaza



Void in skyline between AECOM and Two California Plaza



View of alley from retail below

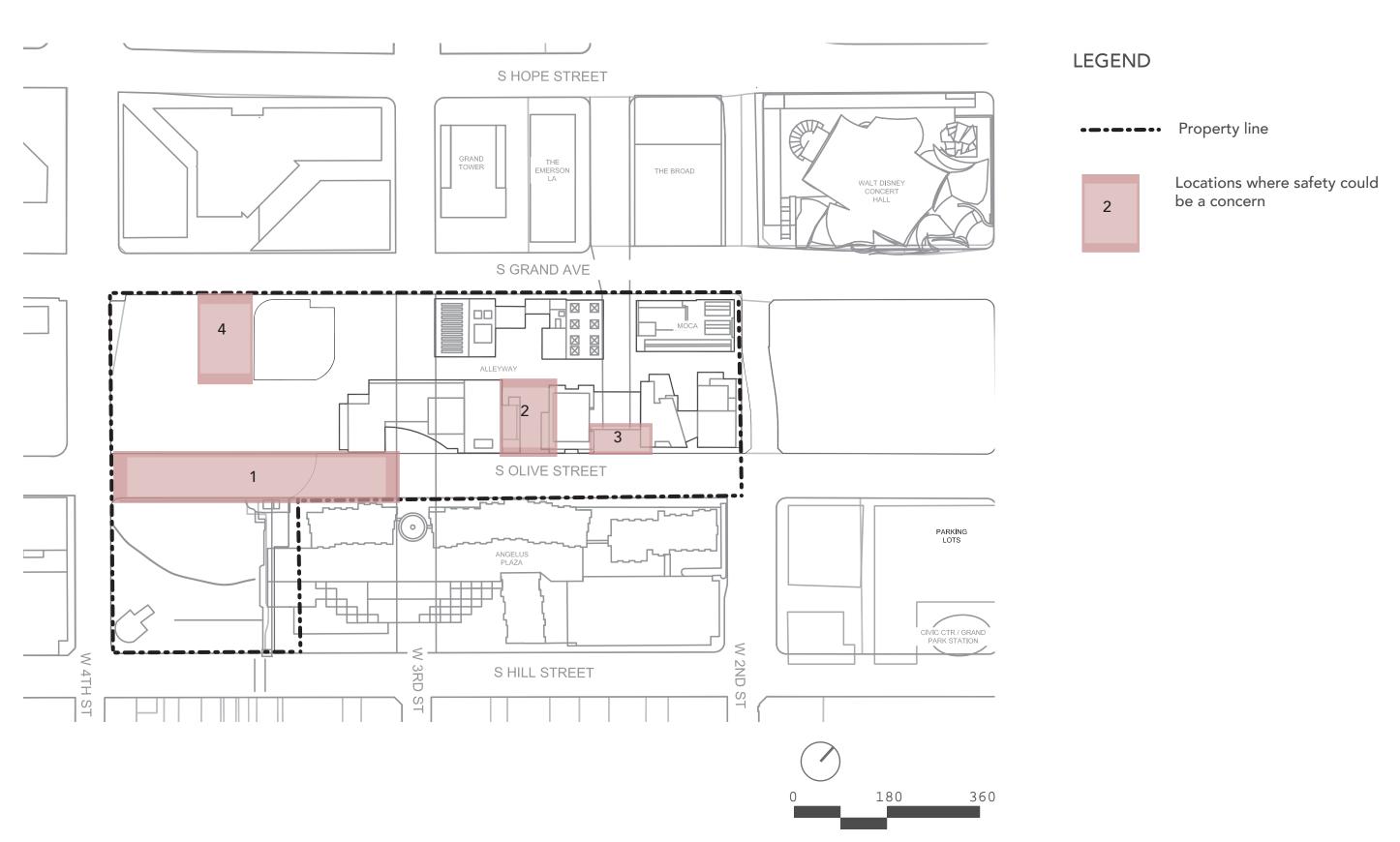


Olive Street tunnel under California Plaza



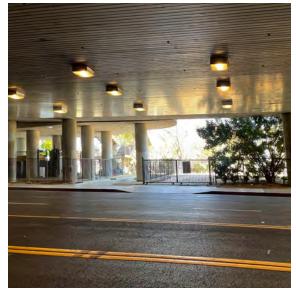
Courtyard in front of Colburn School

# ANALYSIS: Feelings of Unsafety



# ANALYSIS: Feelings of Unsafety

1



 Underpass from Olive towards Hill street at night seems dark and dangerous. Especially when Angel's Knoll is closed.



 Low lit maintenance entries with overheads create an illusion of enclosed space that does not feel safe. 2



• Changes in elevation around the site create pockets and passages that are dark and hidden.



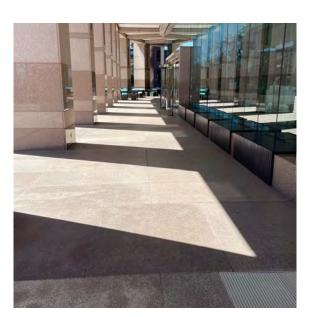
• Stairway entering the upper level of the site from Olive going North, has poorly lit evelator.

3



• Sidewalk next to the tunnel on Olive street lacking clear crosswalk.

4



• Enclosed passage does not serve a function and is dark and enclosed at night.

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Public Dining Plaza: Dilworth Park, Philadelphia, PA by Kieran Timberlake Architecture.

#### PAGE 6

Restorative Spaces: Samuel Paley Park, Alexsander Zykof via Flickr

(other 2 photos, see page 23 & 24)

#### PAGE 7

Streets for People: Public Square. Reclaiming the Street. https://vimeo.com/222721632

Pedestrian boulevard design for Passeig de St Joan, Barcelona by Lola Domenech.

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Layered Living & Public Amphitheater: Sky Terrace, Dawson, Singapore by SCDA Architects, from Designboom Magazine Online

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Urban Forest: KLCC Park in Kuala Lumpur, Malaysia by Roberto Burle Marx (https://www.ilsedile.it/dotazione-pro-capite-di-verde-in-puglia-non-supera-i-10-metri-quadri-per-abitante/foreste-urbane/)

Terraced Gardens: Esplanade Paul Grimault, France by Agence APS

Promenade: Copacabana Beach Boardwalk Rio de Janeiro, Brazil, by Roberto Burle Marx

Sculpture Garden: "Urban Forest" Office, Munich, Germany by Herzog & de Meuron. Photo courtesy of Herzog & de Meuron

Seating Areas: Open Space in Hafencity, Hamburg, Germany by WES & Partner Landschaftsarchitekten

Interactive Art: Bridgelife Neighborhood Park, Shanghai China by Lab D+I. Photographer, Bin Lu

Wayfinding Art Elements: Steam Mill Lane, Darling Square in Sydney Australia by ASPECT Studios (https://www.archdaily.com/938456/darling-square-aspect-studios)

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Pedestrian Bridge: CF Toronto Eaton Cenre Pedestrian Bridge. Toronto Canada, By WIlkenson Eyre

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Terraced Stairs: The Nasher Sculpture Center, Dallas, Texas by Peter Walker

Grand Walk + Skate Park: Shenwan Street Partk, Sehnzhen, China By Aube Conceptio. Photographer, Tianpei Zeng IMAGE CREDITS:

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PLAYOHO Art Pavilion by Ricci Wong Cheuk-Kin: https://competition.adesignaward.com/design.php?ID=61886 Photo by Ricci Wong

Raine Square by Realm Studios: https://www.realmstudios.com/raine-square, Photo by Dion Robeson

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Lobelia laxiflora: Photo by Robert Perry

Galvezia speciosa: Photo by Robert Perry

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Agonis flexuosa: Photo by Kimberly Alexander from Plantmaster

Eriogonum umbellatum: Photo by Robert Perry

Agave bracteosa: Photo by Robert Perry

Artemisia 'Powis Castle': Photo by Robert Perry

Carex praegracilis: Photo by Robert Perry

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