Bunker Hill Streetscape Plan

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LD7-Spring 2021
Brief/Reynolds/Spulecki

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MASTERPLAN: Narrative

Water: A Precious Resource

The narrative of our masterplan encapsulates the history of Water in LA - both on our site itself, and Los Angeles as a whole.

From drought, to floods, to desert and to snow, the history of water in Los Angeles is dramatic. Perhaps the most relevant piece of our story is the increasing scarcity of water here itself - growing every year with climate change. It is an increasingly precious resource. We hope to highlight this preciousness and invaluable quality, as a celebration of its importance and proper memorialzation of its geological narrative.

The view of the original Municipal Water District building from the high point of the site is remarkable; the long length of the site and multiple points of connection provide rich opportunity for continuous water imagery and metaphor.

The nearby LA River is an important part of the history of LA's water and its landscape, and is also inherent to our narrative.

Conceptual Narrative of Water

Through design features, materials and words, the experience of moving through our site will represent connection to water on a literal and conceptual level.

Literal water features are not the only material display of the water narrative - sculptural elements, textures, graphics, patterns, lighting and other such building techniques will be used to tell our narrative, artfully. Not only will this add depth and variety in the experience of the site, it also recognizes that water should not be used carelessly - it is a restrained approach to use of a scarce resource.

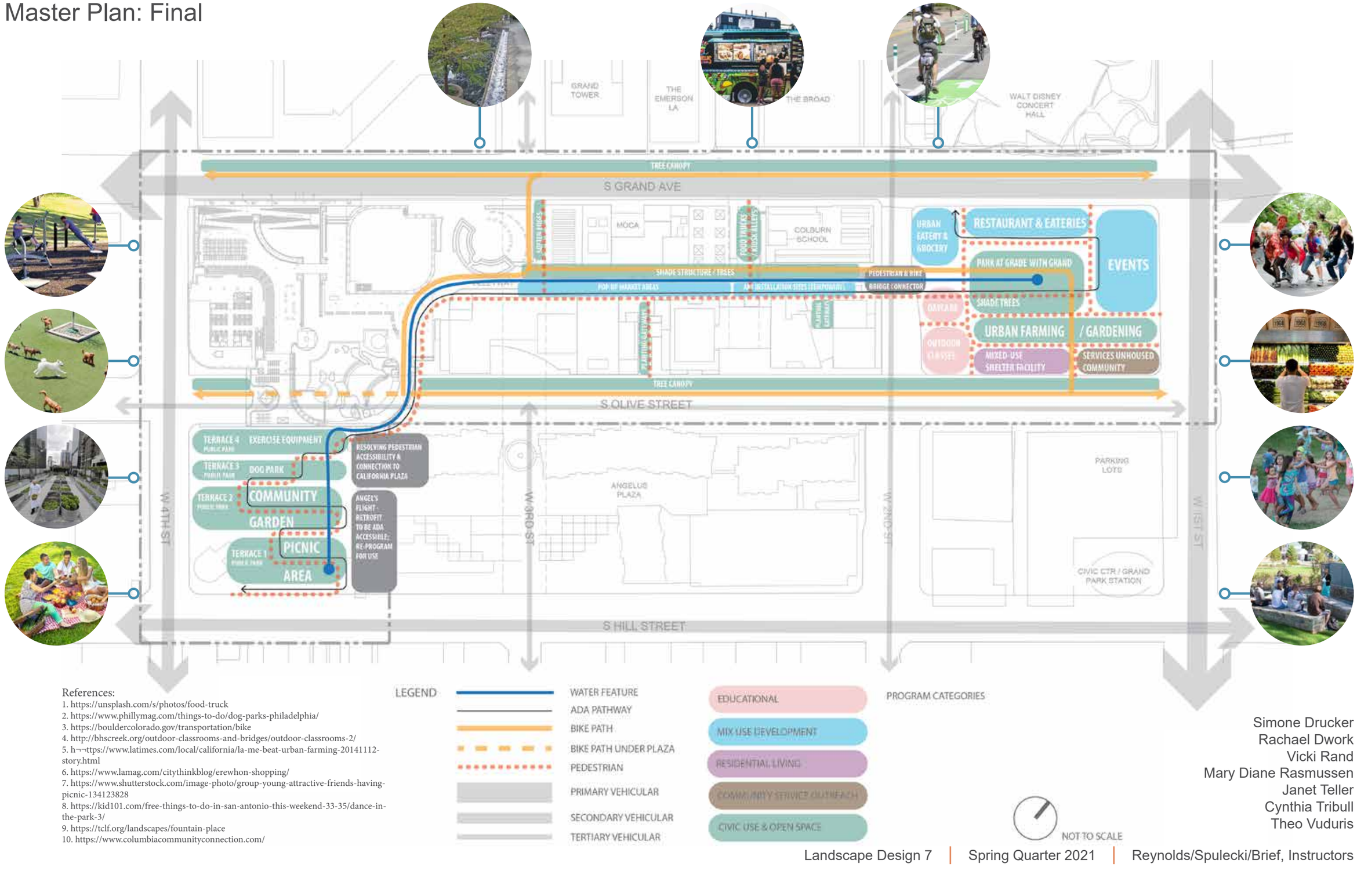
Water as A Point of Connection

Water has historically brought communities and civilizations together, through the ages. The LA River, while strangled by concrete and aggressive planning, still represents a fertile ground for the people of Los Angeles, and will continue to do wo with the forthcoming redevelopment. Our site will use the water metaphor - flowing from end-to-end and through all major social spaces of our site - as a powerful element that brings people together.

Water's Natural & Manmade Behaviors

In Los Angeles, water flows both in natural ways and through a wide range of man-made infrastructure. From above-ground aqueducts, to underground tunnels, it moves through a variety of conditions. These constructs created by man, as well as the natural streams, rivers and wetlands can all be sources of inspiration to draw from when designing the site. Historically, an ancient stream bed ran nearby our site on what is now 5th street, an important historical linkage to consider.

Master Plan: Final



References:
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2. https://www.phillymag.com/things-to-do/dog-parks-philadelphia/
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9. https://tclf.org/landscapes/fountain-place
10. https://www.columbiacommunityconnection.com/

LEGEND

- WATER FEATURE
- ADA PATHWAY
- BIKE PATH
- BIKE PATH UNDER PLAZA
- PEDESTRIAN
- PRIMARY VEHICULAR
- SECONDARY VEHICULAR
- TERTIARY VEHICULAR

PROGRAM CATEGORIES

- EDUCATIONAL
- MIX USE DEVELOPMENT
- RESIDENTIAL LIVING
- COMMUNITY SERVICE OUTREACH
- CIVIC USE & OPEN SPACE

NOT TO SCALE

Simone Drucker
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Janet Teller
Cynthia Tribull
Theo Vuduris

STREETSCAPE: Narrative

Our group's big idea of water and it's dynamic capabilities, evolved from an 1849 Survey of Los Angeles, by Edward Ord. On this map, we discovered an arroyo that formerly ran through the landscape close to Bunker Hill. It originated at what is now Echo Park Lake, and flowed downstream to a ravine east of the site where it emptied into modern-day Pershing Square.

When I looked at our site as a whole, I pondered the physicality of water in our local Southern California landscape and how it traverses our dramatic topography. Points of interest and activities that are iconic to our local culture Los Angeles are dependent on the availability and quality of our water whether it's fresh or from the sea. Whether it's the quantity of precipitation, quality of runo entering our oceans, or the availability of drinking water snow melt or groundwater recharge, water is a precious resource in whatever physical form.

As other interpretations of water evolved in my group members' areas of study, became fascinated with how water moves from the highest to lowest points in the LA River Watershed and the di erent ecosystems that depend on its existence at various points along the course. After multiple visits to the space, I started to think of Grand Avenue as our surface and any element at that grade to be "above sea level." Anything lower in elevation to Grand Ave would be under the surface of the water or "below sea level."

This led me to consider tide pool ecosystems o the coast in Palos Verdes or Laguna and the fluctuation of water within these systems as further inspiration. Plantings that resemble under water meadows of Sea Grass or coral reeds could exist as the topography slopes downward onto Olive Street and underneath California One Plaza.

Initially, we had more whimsical aspirations, but given the formality of Bunker Hill in downtown Los Angeles, we decided our individual spaces should develop with a more contemporary approach. Sun exposure and visibility were two primary concerns I wanted to design for in the streetscape to improve the pedestrian experience. Incorporating bike lanes , increasing accessibility to enhancing way-finding were also important design goals.

Master Plan: Concept - The Nucleus

/Notes

• In this concept, I was inspired by the physical location of Bunker Hill and how the locailty influences the thrououghfare and aestethic of downtown. I viewed the site itself as the nuclues to the atom which is downtown LA with a piece of the site serving as the proton, electron, and neutron.

• The "Electron" of the site, or piece with portion with a negative charge would be a quieter, passive space that includes areas to relax and eat on Angels Knoll and the California Plaza. I see this area of the site being more active in the daytime until Grand Central Market closes at 9pm. After businesses close, the residents could use the park to appreciate the skyline or relieve their dogs.

• The "Neutron" of the site is the alleyway itself. This area is meant to serve as flexible space that absorbs both active and passive qualities of the space. By day local workers and tourists are enjoying the resturaunts and sunshine, while at night, they can enjoy pop up festivals or outdoor biergartens/lounges that activate what is now void.

• The "Proton" would encompass the lot at 2nd and Grand and pedestrianize Grand Ave from 3rd to 1st. This creates a front lawn to the Walt Disney Concert Hall and opens opportunities for street performances and commercial activity. The lot could be an flexible outdoor space used for events or nighttime destination with interactive scupture or furniture.

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Master Plan: Concept - Vista Art Play

/Notes

- In this concept, I divided the site into 3 sections - vista, art, and play. Each section could have programming to support themeing, but is overall unified by a multi-layer tree canopy.

- I see a great opportunity to connect the Walt Disney Concert Hall, MOCA, and Colburn School through interactive art and sculpture that stretches from the alley way over a foot bridge that connects to the lot at 2nd and Grand.

- The "Play" section could be a terraced park with interactive installations that relate to sound, music, or Disney.

- The "Art" section that contains most of the alley could be a sculpture garden that ties in music with contempory art. Kiosks could serve as in-fill development that serve food and beverages day or night.

- The "Vista" section evelops the California Plaza with Angel's Knoll and draws pedestrians from Grand Central Market for an opportunity to appreciate the LA skyline from the upper elevations.

- Blue lines denote potential bike path options

- Dotted line represents interior pedestrian circulation

- Green lines denote tree canopy

INSPIRATION

References

1. Ord Survey, Edward E.C. Ord, 1849.
2. Howard and Folsom Northbound
3. Graham Coreil-Allen - Baltimore, MD
4. "City Thread" - SPORTS - Chattanooga, TN
5. Delonix regia on Rothchild Blvd - Tel Aviv, Israel. Image via: Visit Tel Aviv
6."El gigante dormido" - Montse Galbany / Miguel Ángel Cuartero
7. Las Ramblas - Barcelona, Spain. Image via: Cali to Catalunya

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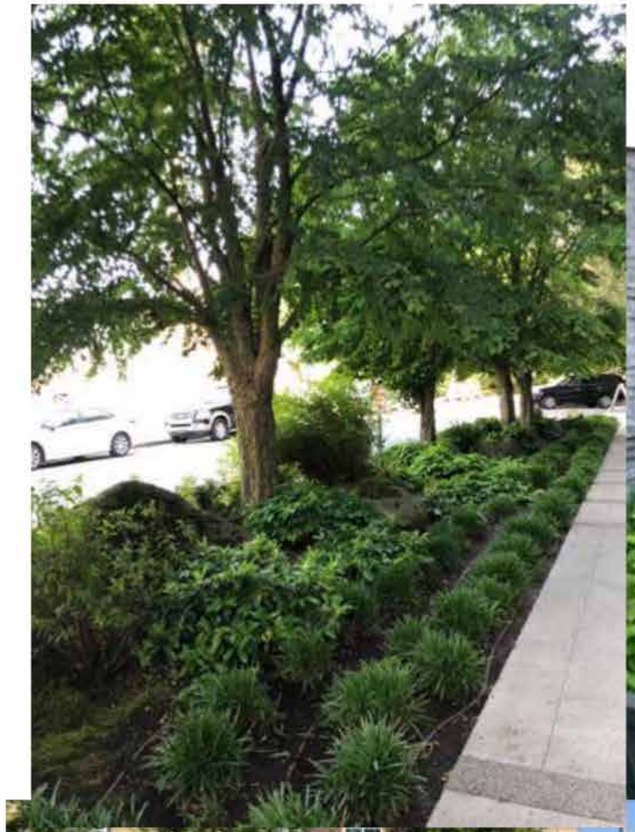
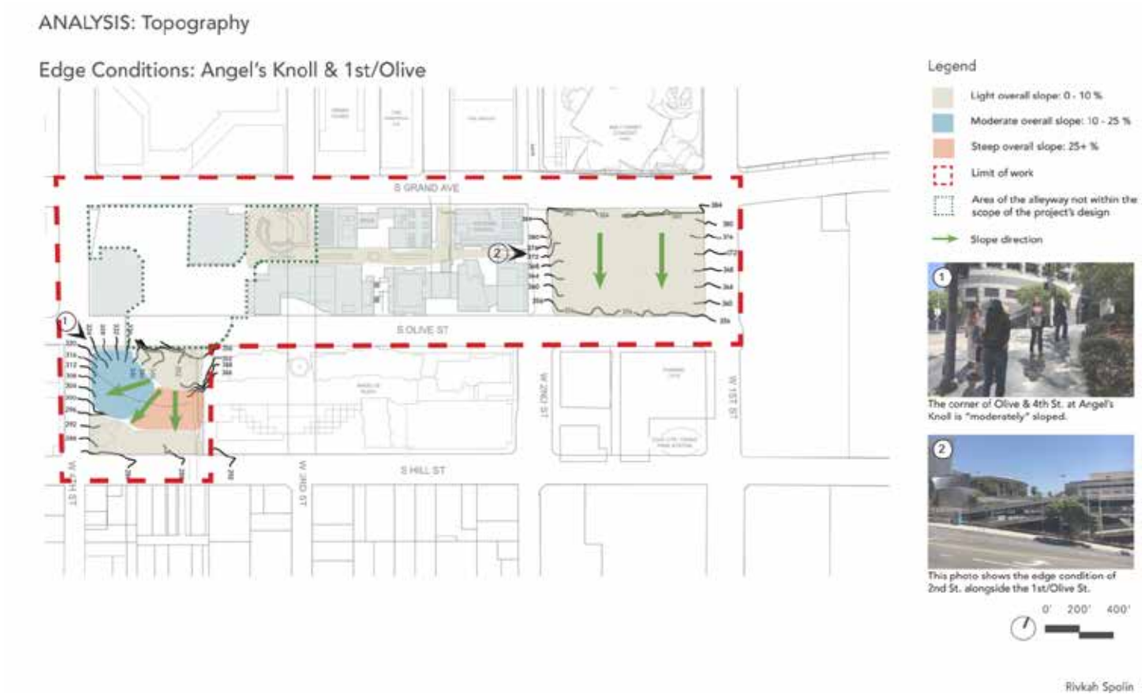
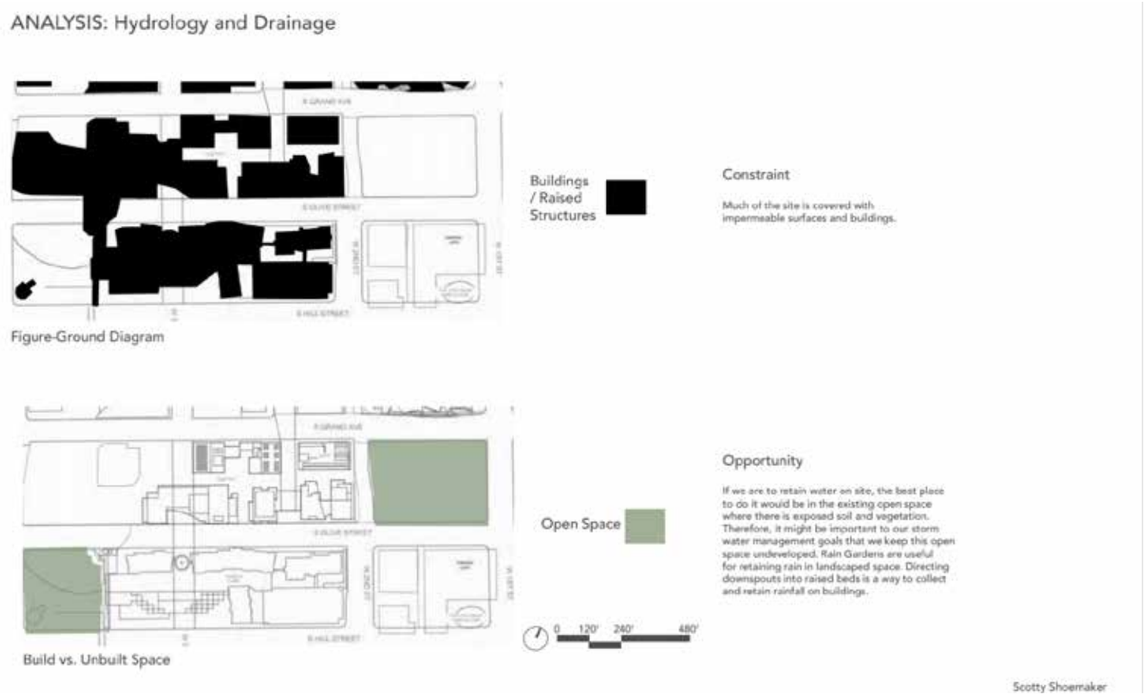


PRECEDENT

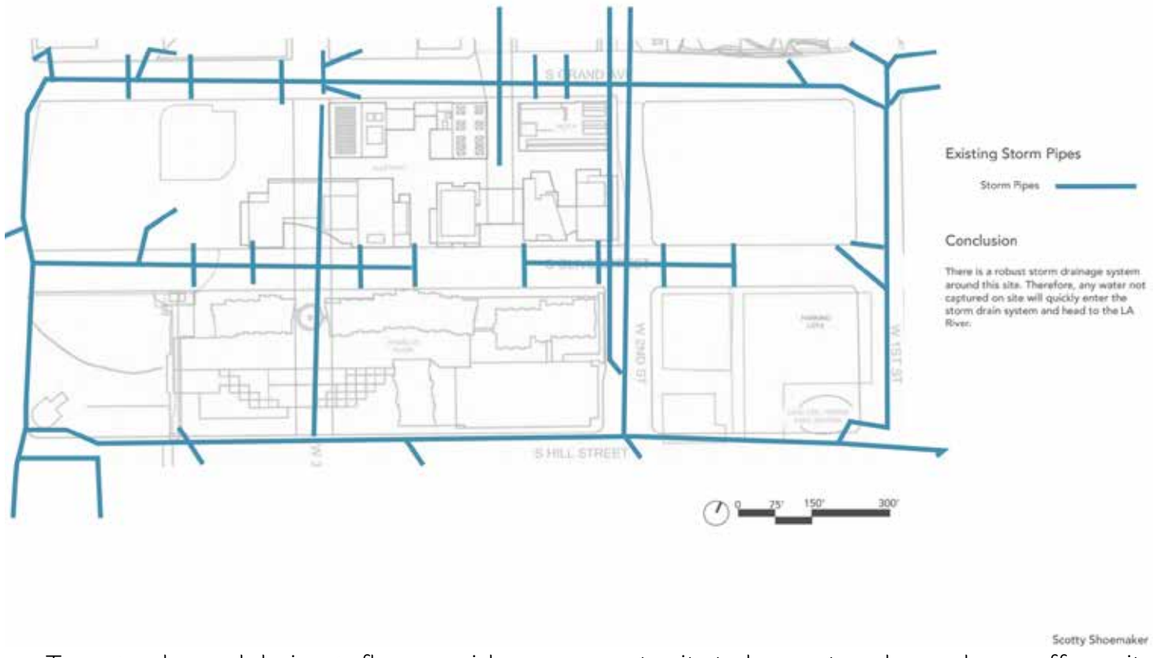
I was personally inspired by built examples in Tel Aviv, Barcelona, San Francisco, and Seattle. The extensive shade canopy that runs along the Las Ramblas pedestrian corridor and the incorporation of street art throughout Barcelona strongly activates public spaces and encourages interaction. I enjoyed the central bike path and colorful canopy that decorates Rothschild Blvd in Tel Aviv, Jerusalem. Habima Square, that is adjacent to Rothschild Blvd in downtown Tel Aviv has a similar eclectic collection of architecture similar to Bunker Hill. It is also an important thoroughfare for tra□c circulation and protest as Grand Avenue is to Los Angeles. From San Francisco, I studied the directions they are heading in-terms of urban roadways and how to reclaim sidewalks for public life. Seattle is also heading in a similar direction, but with more empathy towards stormwater management. Although stormwater management was not a design parameter for our class, I wanted to challenge myself to consider how water would be handled on a streetscape with such drastic changes in elevation as well as for environments built on-structure.



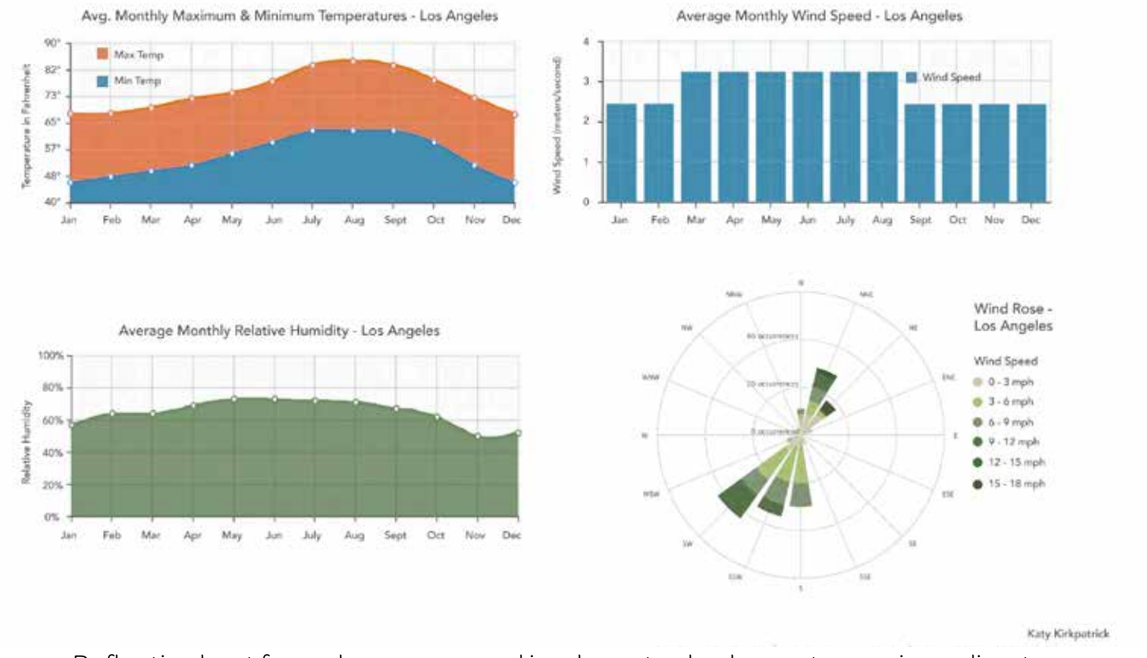
Dramatic shifts in topography were an important element to consider



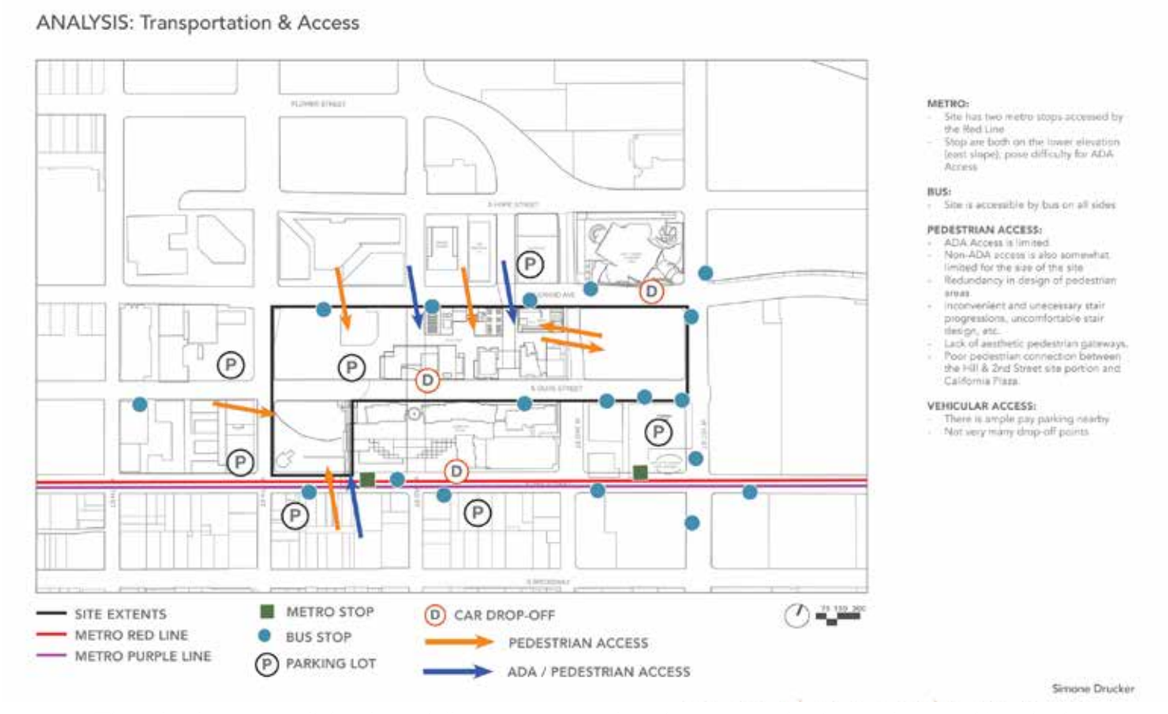
Attention to structural systems and weight distribution is critical between Olive and Grand



Topography and drainage flow provides an opportunity to harvest and recycle runoff on-site



Reflective heat from skyscrapers and inadequate shade creates a micro-climate



The site is accessible via public transportation, but stops lack seating and/or shelter

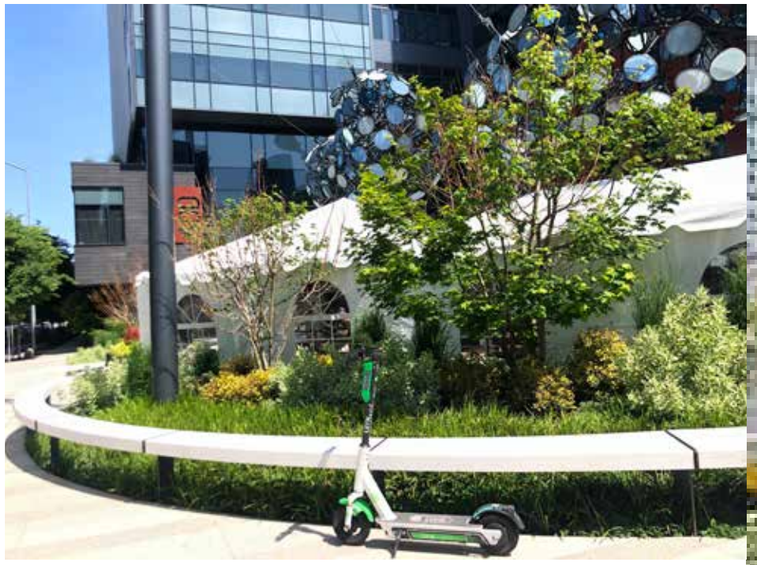
The lack of established bike lanes concerns cyclists and deters use

Vistas and framed views exist for pedestrians traveling in and outside the site

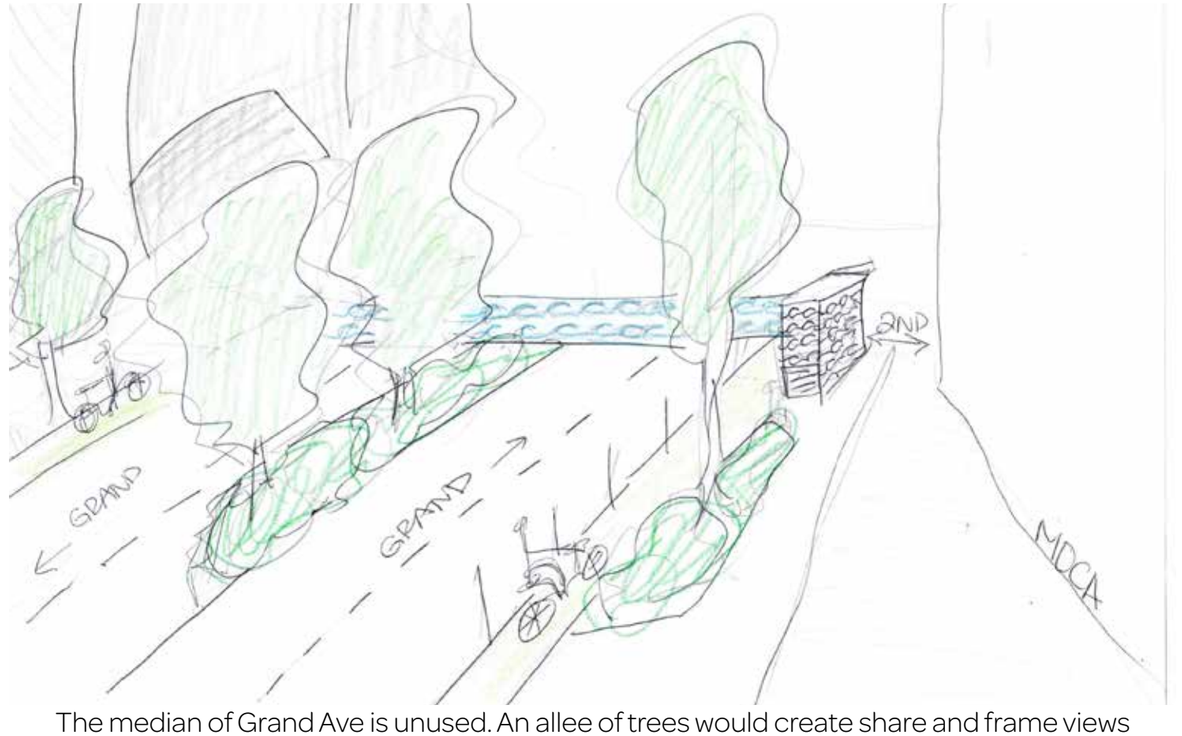
Art, fountains, and architecture serve as focal points and give character to the site

PROCESS

My design process was primarily guided by my analysis, Crime Prevention through Evvironmental Design, the Urban Street Stormwater Guide by NACTO, the LA Street Tree Guide, and the USDA Assessment of the Los Angeles Urban Forest.
Selection of plants entirely under 3 feet next to roadways and planting on structure was a constraint, but my using my inspiraiton from the coastal tide pools and sea grass meadows I planned for environments that provide value to both humans and local wildlife.
I began by digitally sketching over photos I personally took of the site. First, I wanted to explore what was possible.
Then I experimented with other forms that my classmates used in their areas but adapted them to the tone of the streetscape be repeating species of trees and elements in the hardscape.



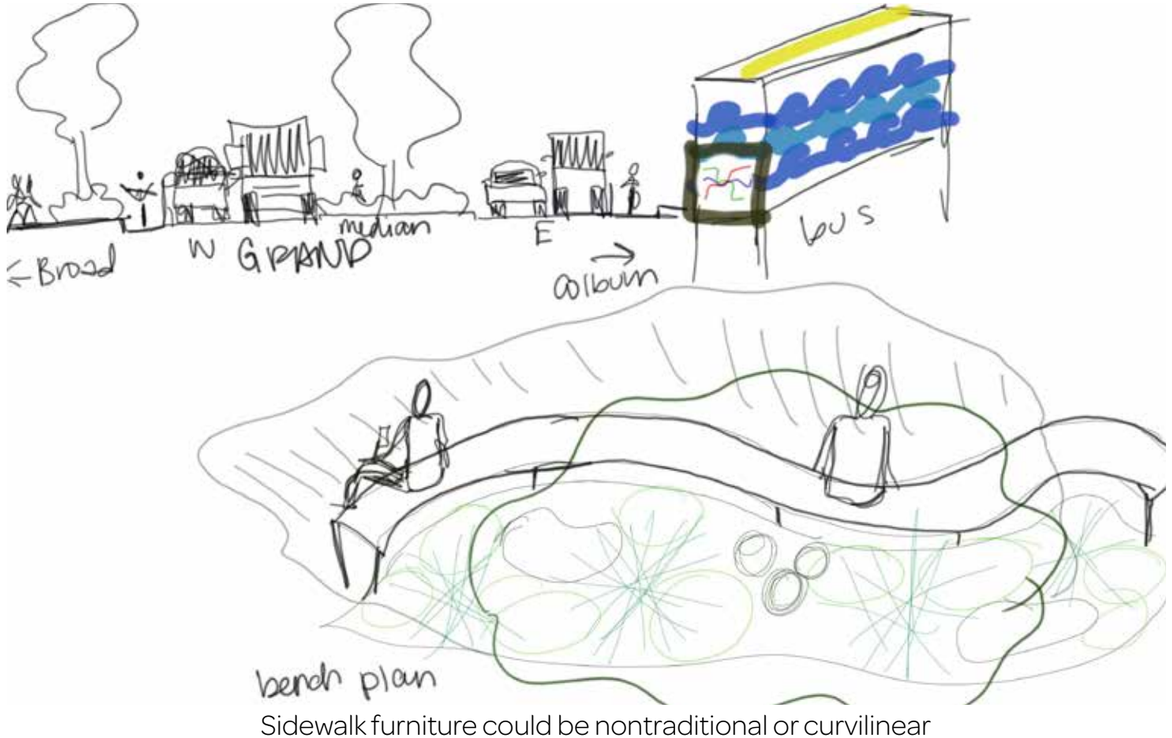
Crosswalks could be enhanced with art to create interest and slow traffic



The median of Grand Ave is unused. An allee of trees would create share and frame views

Existing street parking lane on Olive St better serve as protected bike lane

The Olive St tunnel is poorly lit. A creative lighting design would make it more interesting



Sidewalk furniture could be nontraditional or curvilinear

Sidewalks should be widened on Grand Ave to support more pedestrian activity

Plazas could incorporate more art as sculpture or building materials

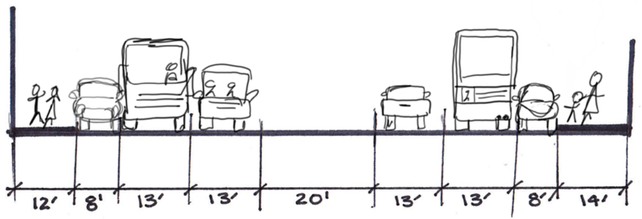
Slope planting could harvest and treat stormwater runoff


Enhanced Crosswalks
Grand Bikeway
Sea Urchin Tree
CAL Drop Plaza
Water Drop Sculptures
AECOM Building
Bioluminescence Light Tunnel Installation
Olive Bikeway
Angel's Knoll Park
Allee of Carrotwood
Stormwater Retention Curb Planting
Pershing Square Metro Entrance
WELLS FARGO
GRAND TOWER
EMERSON
BROAD
WALT DISNEY CONCERT HALL
GRAND AVE
MOCA
PEDESTRIAN CORRIDOR
OMNI
OLIVE ST
HILL ST
4TH ST
3RD ST
2ND ST
1ST ST
Allee of Carrotwood and Red-Flowered Moort
Allee of Jacaranda
Stream Hardscape Mosaic
MOCA Way
12GO Park North
Pedestrian Bridge
12GO Park South
Enhanced Crosswalks
Allee of Chinese Elm
Civic Center/Grand Park Metro Entrance
0
50'
100'

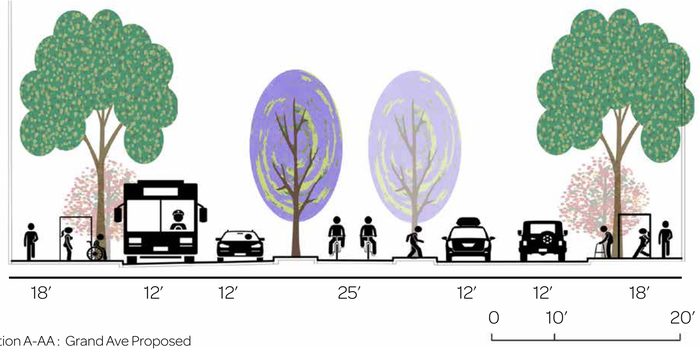
ENLARGEMENTS

A	GRAND AVE
B	OLIVE ST
C	CAL DROP PLAZA
D	MOCA CREEK

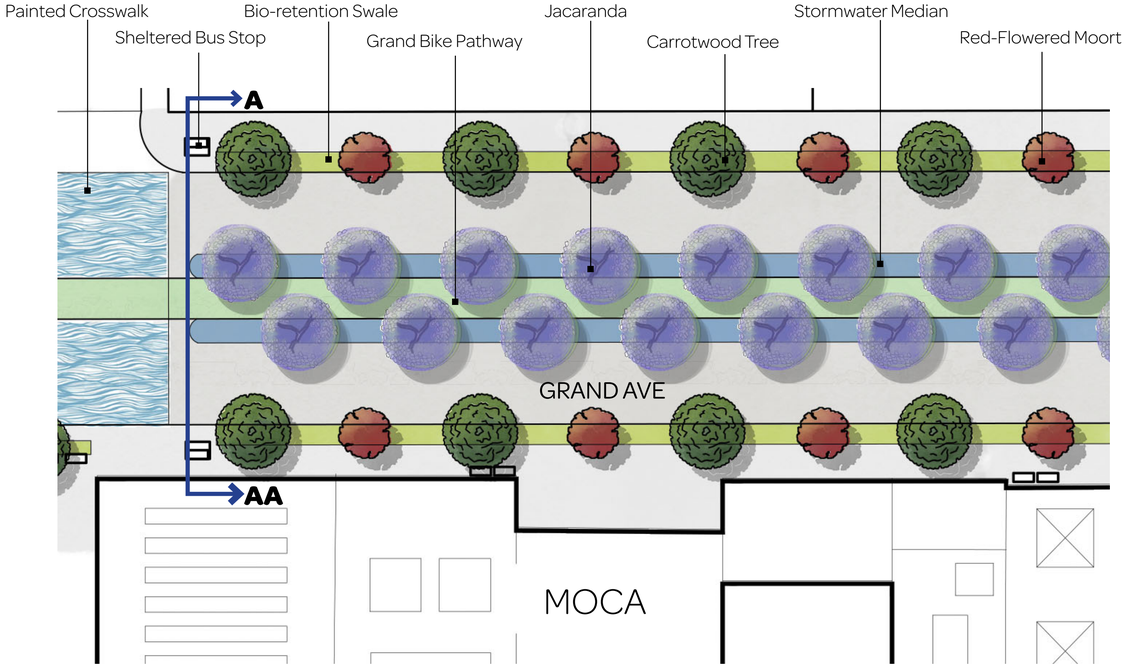
0 50′ 100′



Section A-AA : Grand Ave Existing



Section A-AA : Grand Ave Proposed

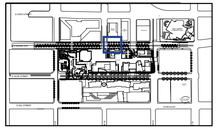


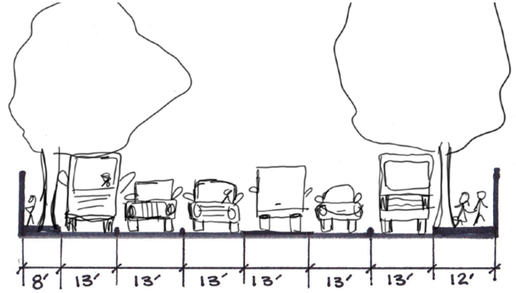
Protected Bike ways and dense canopy increase interest and accessibility

Perspective of painted crosswalk and Grand Bikeway looking southwest from The Broad.

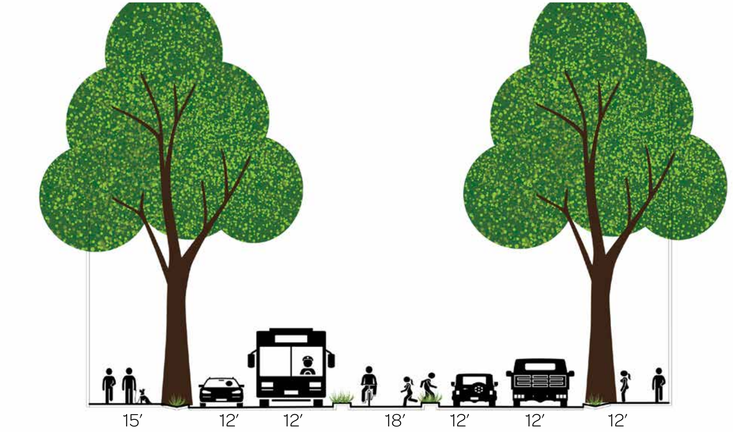
PLANTING

0 10' 20'

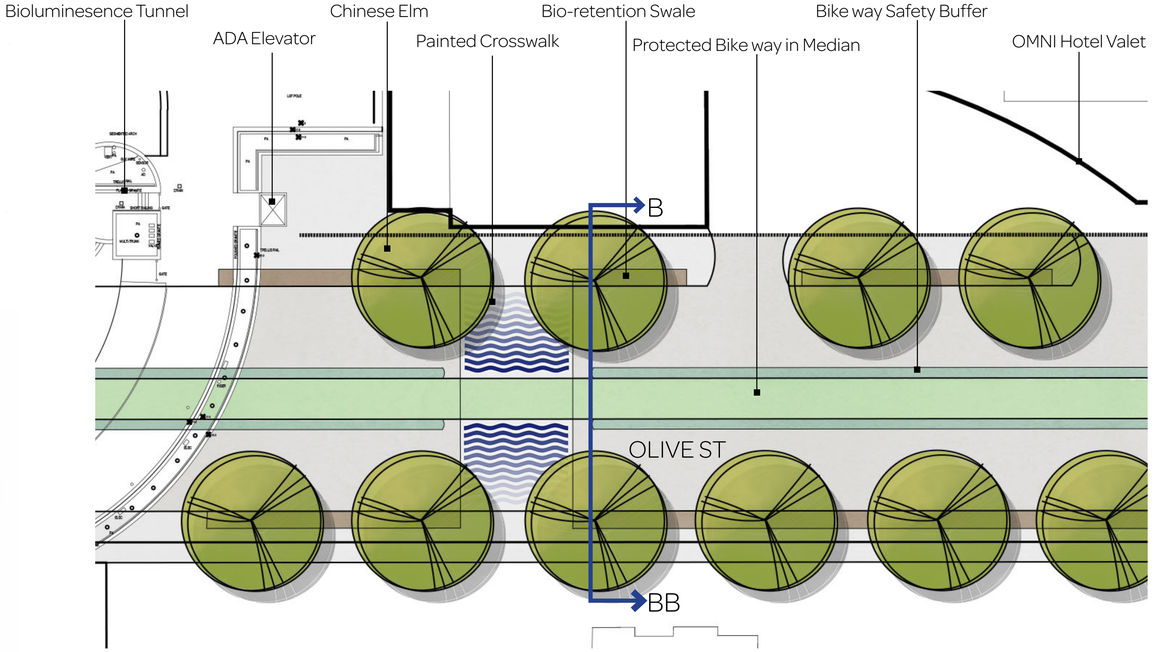




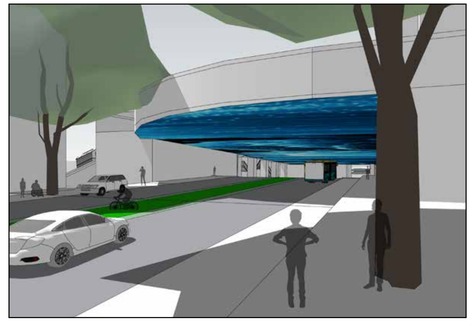
Section B-BB : Olive St Existing



Section B-BB : Olive St Proposed

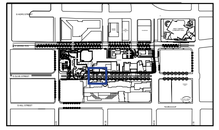


Replacing the Ficus with Chinese Elms will increase sidewalk longevity and habitat

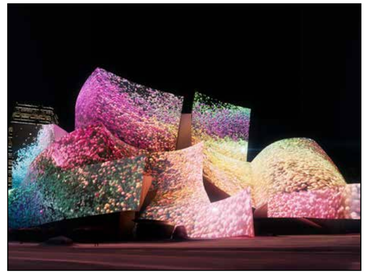


Perspective looking west from the Omni Valet at the Bioluminesence Tunnel.

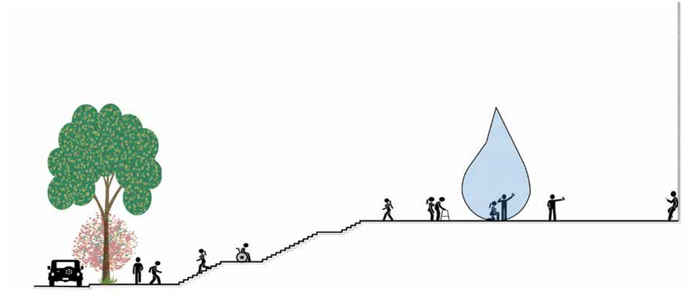
PLANTING



0 10' 20'

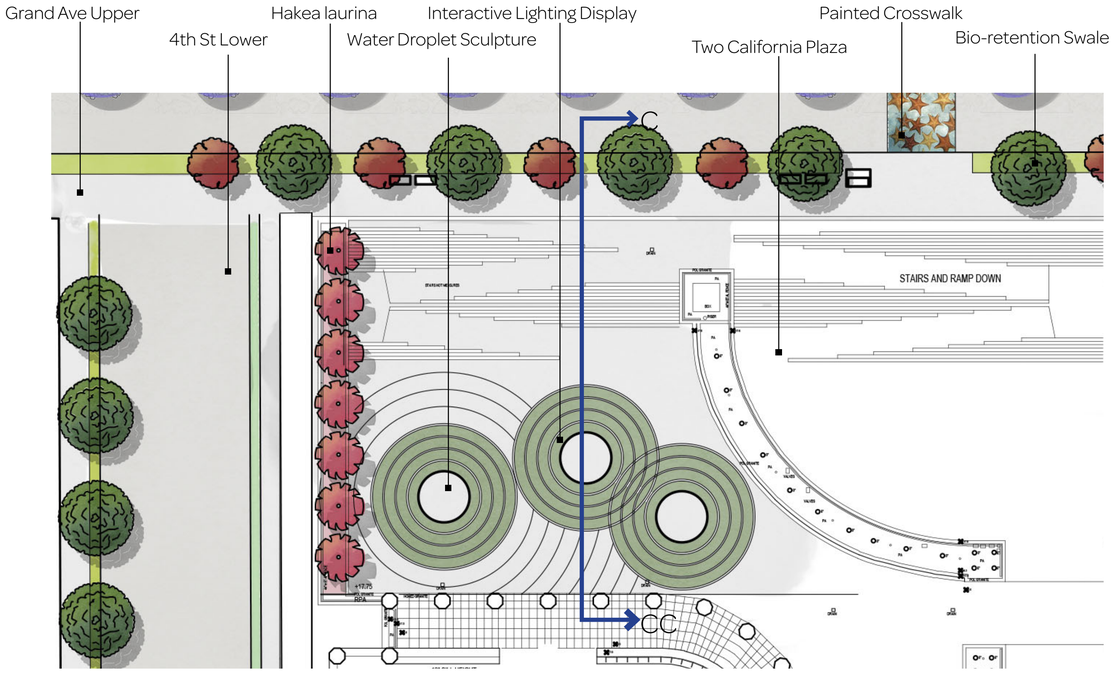


INSPIRATION

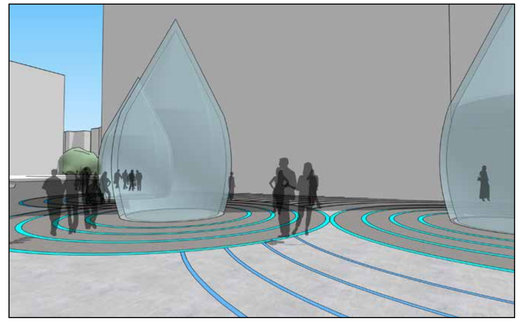


Section C-CC : CAL Drop Plaza Proposed

0 10′ 20′



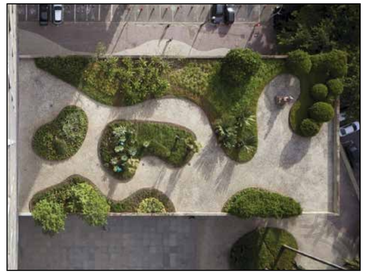
Interactive art provide focal points and interaction with the built landscape



Perspective of CAL Drop Plaza and Water Droplet Sculptures

PLANTING

0 10′ 20′



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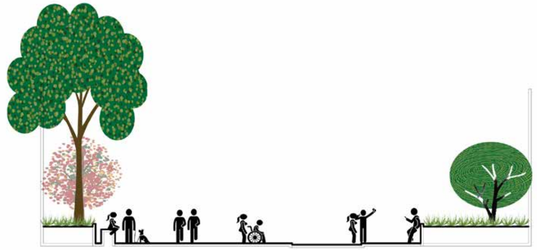
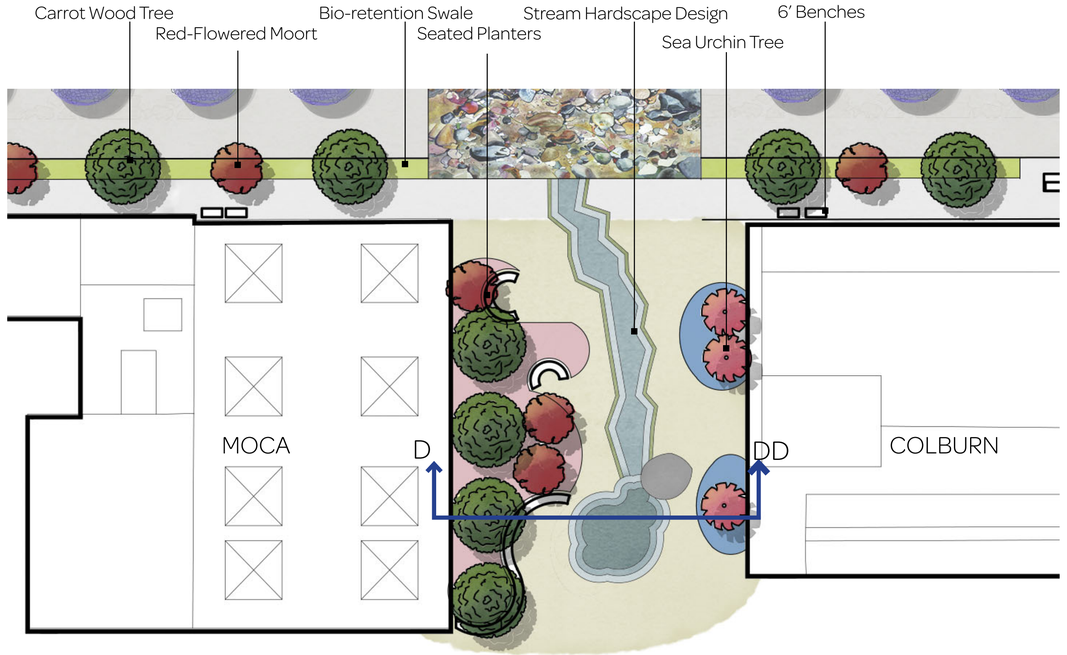
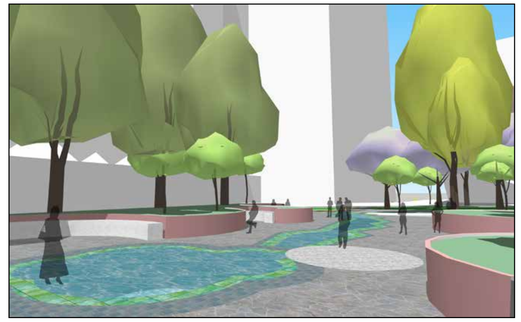


Section D-DD : MOCA Way Proposed

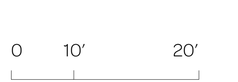


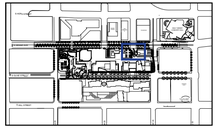
Mosaics and unique plants draw visitors into the museums and pedestrian corridor



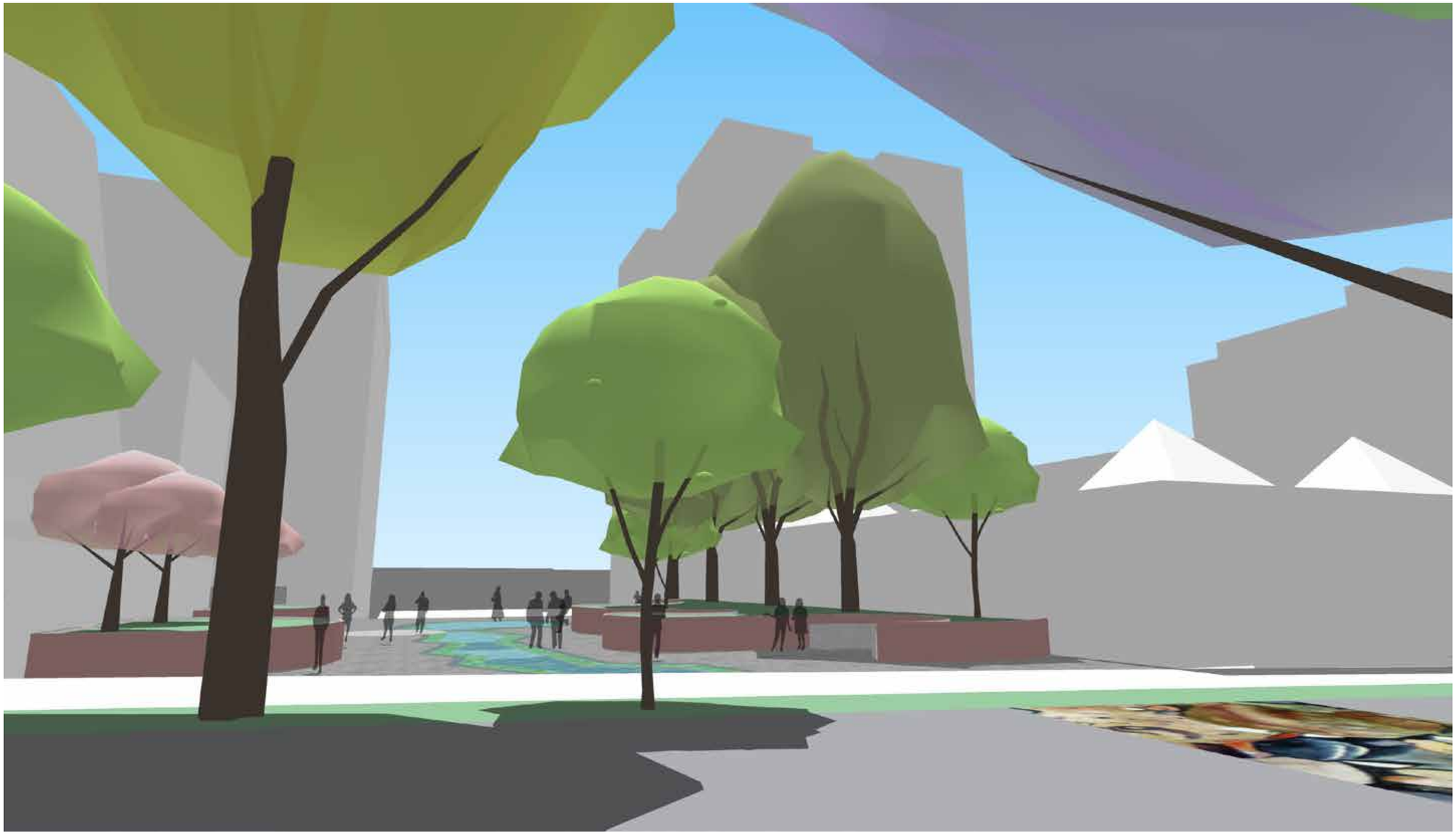
Perspective of MOCA Creek Connection

PLANTING

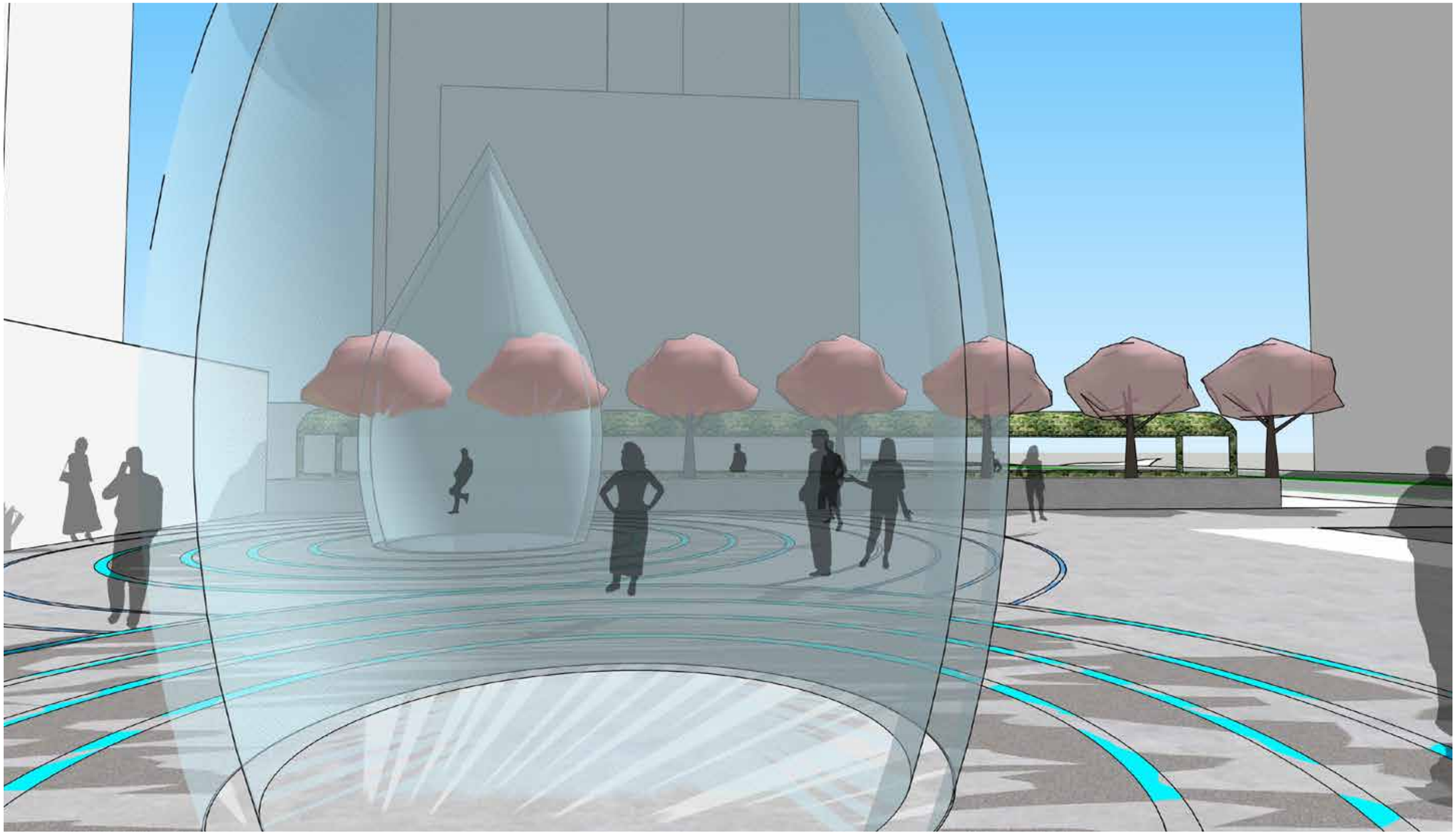




EXTRA PERSPECTIVES



MOCA Creek looking South from Grand Ave in front of The Broad



CAL DROP PLAZA looking East from within the plaza sculpture display

PLANTING PALETTE

TREES

CHINESE ELM
Ulmus parvifolia

CARROTWOOD TREE
Cupaniopsis anacardioides

RED-FLOWERED MOORT
Eucalyptus nutans

SEA URCHIN TREE
Hakea laurina

SHRUBS

ASSORTED AGAVE

LEUCADENDRON

LOMANDRA (< 3')

SALVIAS (< 3')

ALOES

CANYON PRINCE WILD RYE
Leymus condensatus

BANSKIA

GROUNDCOVER

CEANOTHUS
'CENTENNIAL'

KURAPIA
Phyla nodiflora

BLUE FESCUE
Festuca glauca

BLUE CHALKSTICKS
Curio repens

CREEPING BOOBIALLA
Myoporum parvifolium

BOUGAINVILLEA

MATERIALS

HARDSCAPE

POURED CONCRETE

AGGREGATE

MOSAICS

LED GROUND LIGHTING

FURNITURE

STREET BENCHES

TRASH + RECYCLING BINS

BOLLARDS + BUFFER PLANTERS

BIKE RACKS


WELLS FARGO
GRAND TOWER
EMERSON
BROAD
WALT DISNEY CONCERT HALL
Enhanced Crosswalks
Grand Bikeway
Sea Urchin Tree
CAL Drop Plaza
Water Drop Sculptures
AECOM Building
Bioluminescence Light Tunnel Installation
Olive Bikeway
Angel's Knoll Park
Allee of Carrotwood
Stormwater Retention Curb Planting
Pershing Square Metro Entrance
Allee of Carrotwood and Red-Flowered Moort
Allee of Jacaranda
Stream Hardscape Mosaic
MOCA Way
12GO Park North
Pedestrian Bridge
12GO Park South
Enhanced Crosswalks
Allee of Chinese Elm
Civic Center/Grand Park Metro Entrance
GRAND AVE
MOCA
PEDESTRIAN CORRIDOR
OMNI
OLIVE ST
HILL ST
4TH ST
3RD ST
2ND ST
1ST ST
0
50′
100′

RESOURCES

- https://www.pewtrusts.org/en/research-and-analysis/articles/2020/05/20/seagrass-protections-can-lead-to-big-wins-for-our-ocean-people-and-governments
- https://www.scubadivermag.com/ocean-conservation-trust-opens-unique-seagrass-lab-at-national-marine-aquarium/
- https://baynature.org/article/how-to-tidepooling/
- https://travelcostamesa.com/blog/2018/explore-ecotourism-in-orange-county
- https://www.calacademy.org/press/releases/coastal-bioblitz-to-provide-a-living-snapshot-of-sea-life-along-california%E2%80%99s-epic
- https://www.montereybayaquarium.org/globalassets/mba/images/habitats/asilomar-tide-pool-tr17-0851.jpg?format=webp&quality=70
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- https://www.pngkey.com/detail/u2q8o0a9e6t4r5e6_sea-waves-png-transparent/
- https://www.pelicanhillmagazine.com/stories/living-treasures/
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- https://theculturetrip.com/europe/spain/articles/the-history-of-la-rambla-of-barcelona-in-1-minute/
- https://sjbcitiesprogram.wordpress.com/tag/tropical-streetscape-design/
- https://i1.wp.com/www.sunfirenurseries.com/wp-content/uploads/2016/06/bougainvillea-vanilla-ice.jpg?fit=3473%2C3473
- https://i.pinimg.com/originals/15/7c/8c/157c8ce4510c3017baf-55d89ab212282.jpg
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Site Analysis | Landscape Design 7 | Spring Quarter 2021 | Reynolds/Spulecki/Brief, Instructors

LD 7: ADVANCED DESIGN STUDIO ANALYSIS BOOK

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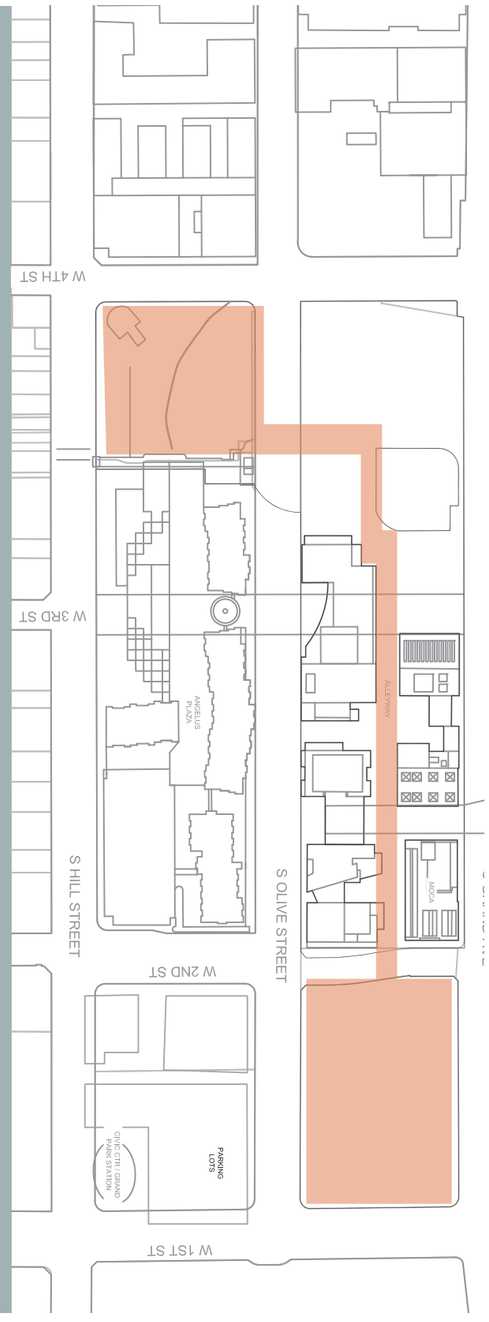

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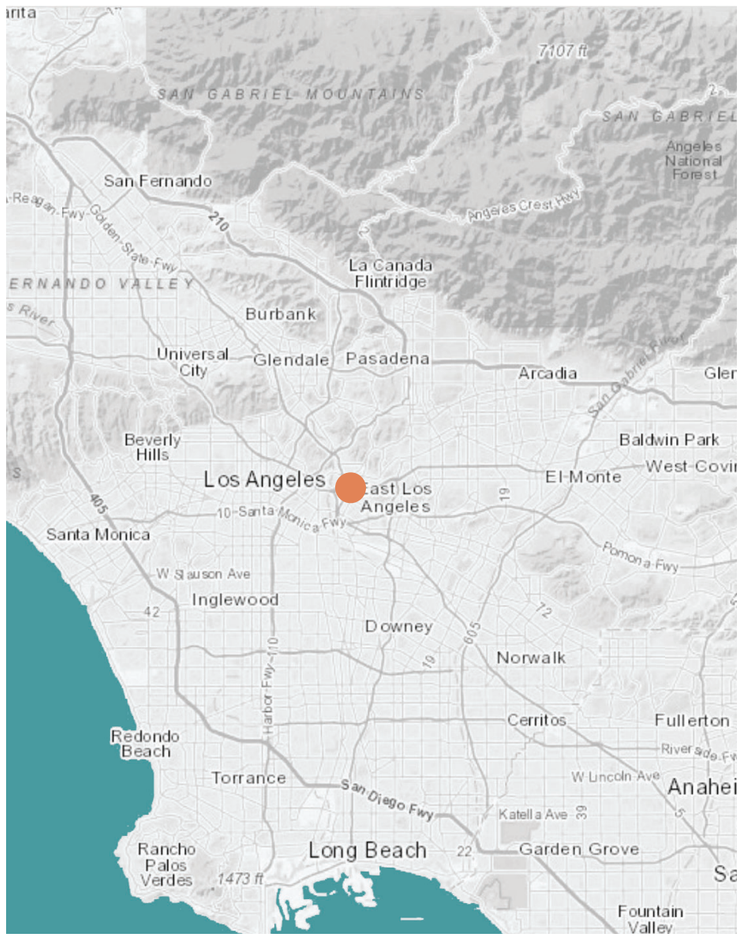

Alyssa Leal Moffitt

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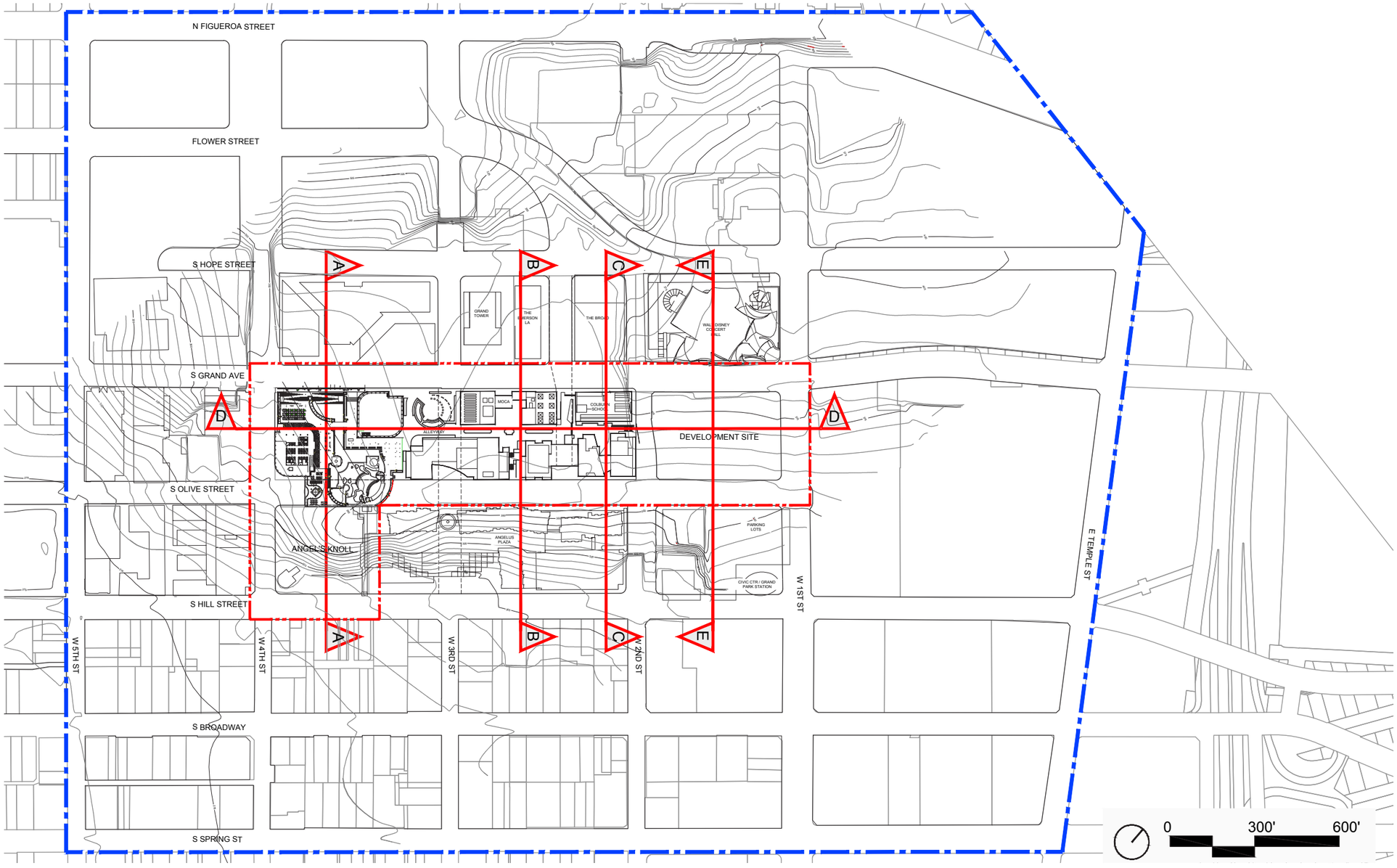
SITE PLAN : STUDY BOUNDARIES



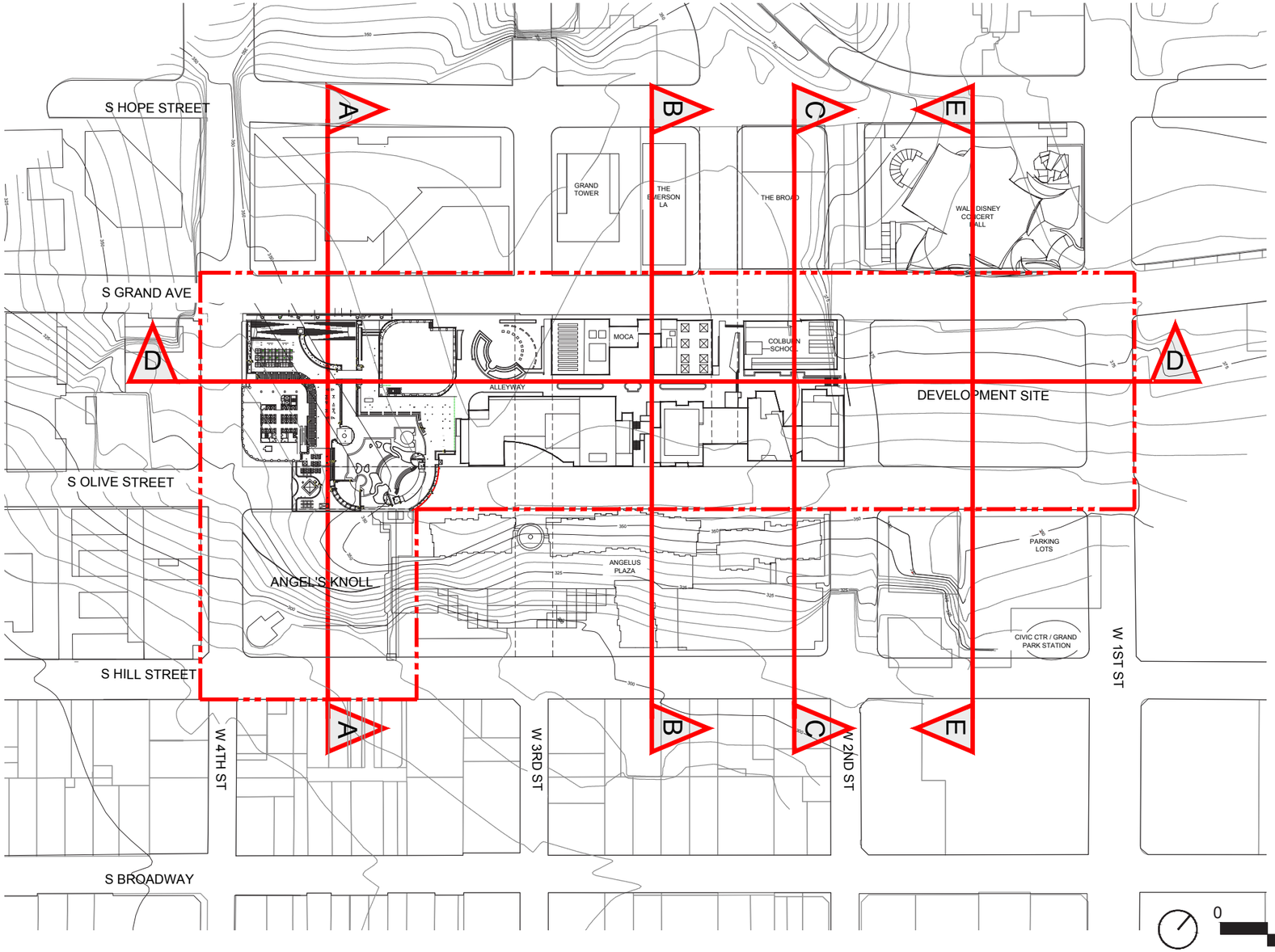
Legend

Site Extents

Site Design Boundaries

Nathalia Gouveia

SITE PLAN : LIMIT OF WORK



Legend

Site Design Boundaries

X Section Cuts

Nathalia Gouveia

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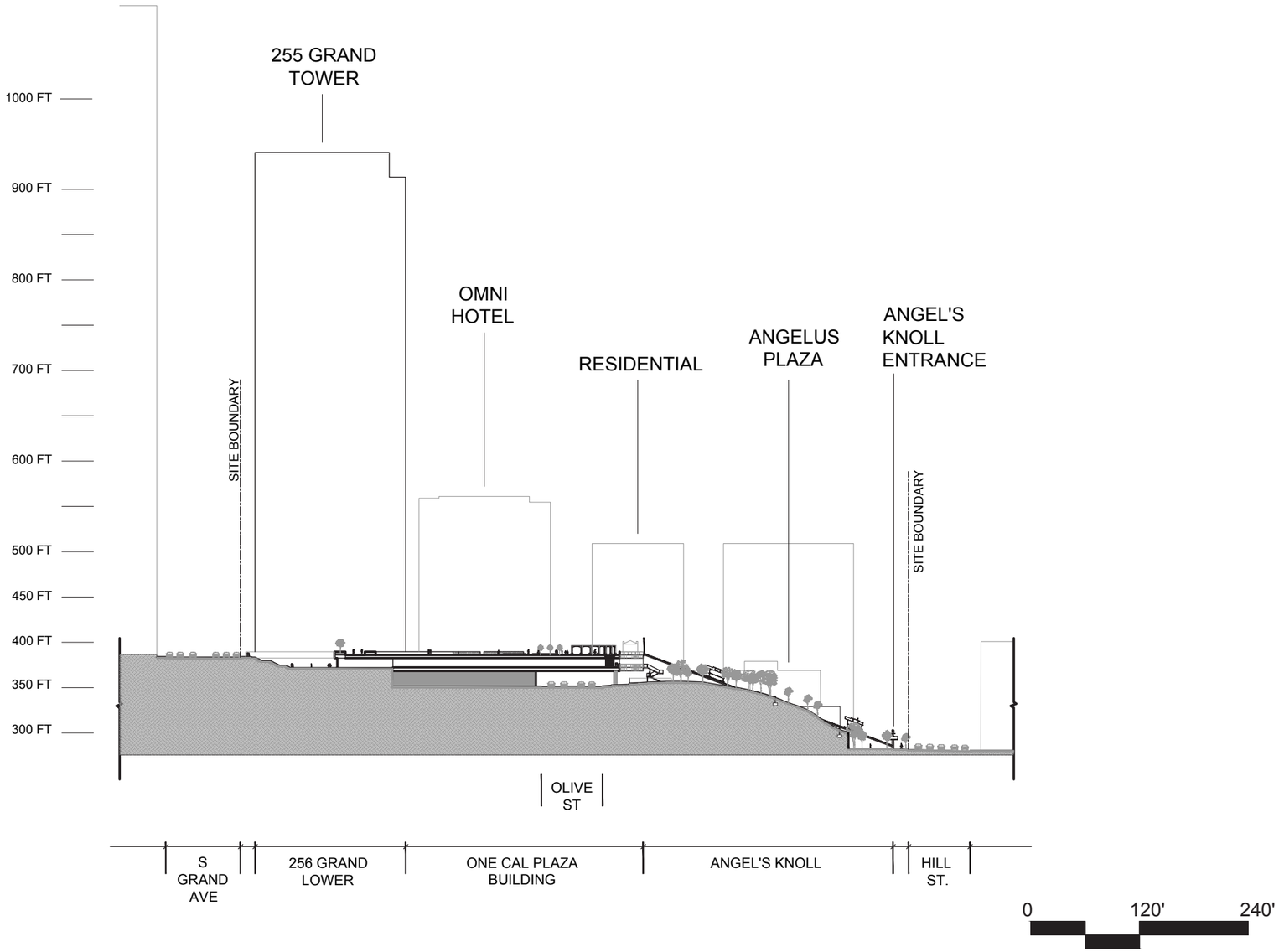
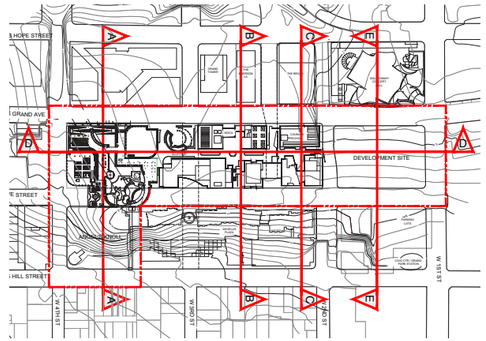
SECTION/ELEVATION AA

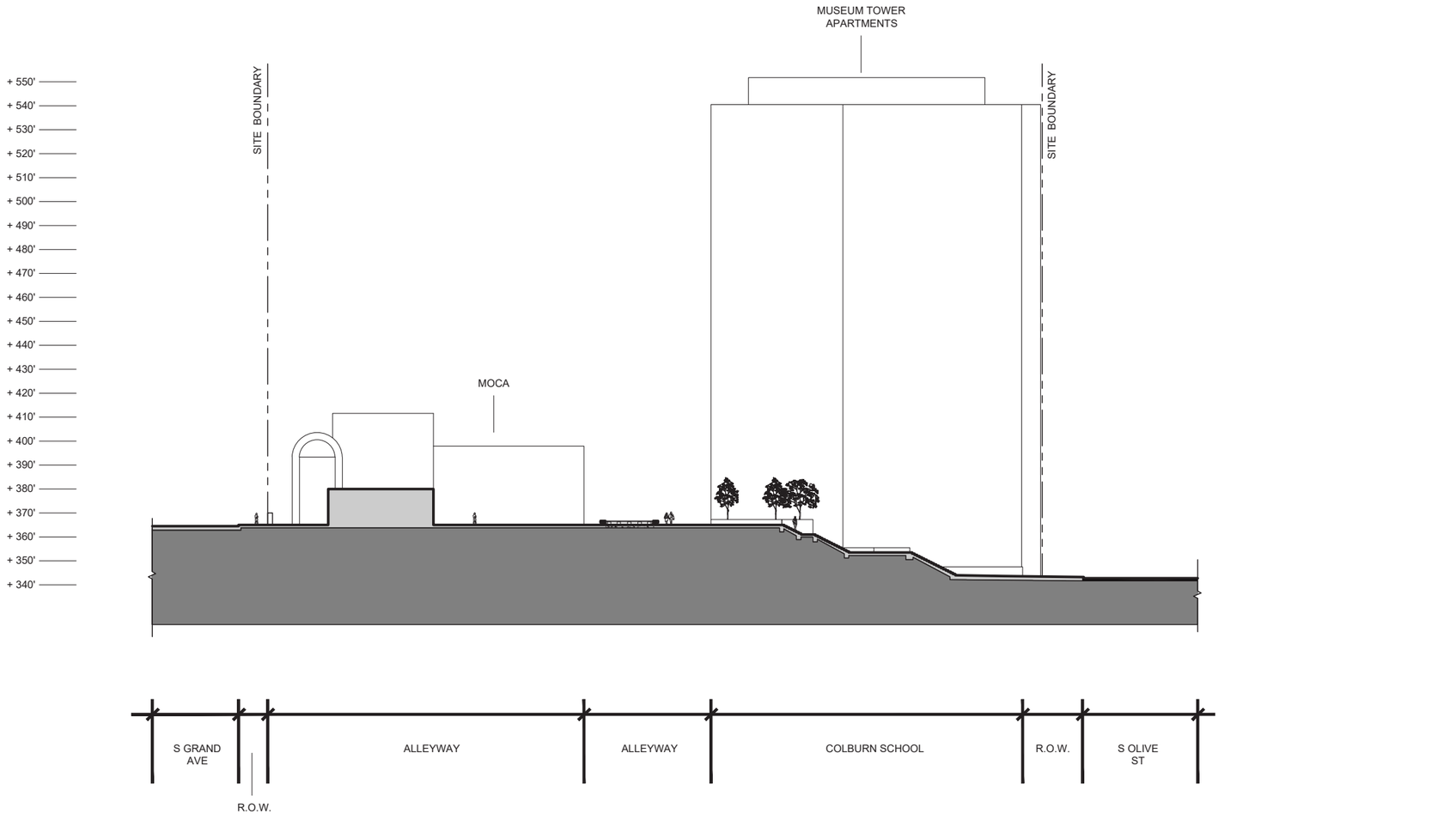


Key Map



Nathalia Gouveia

SECTION ELEVATION BB



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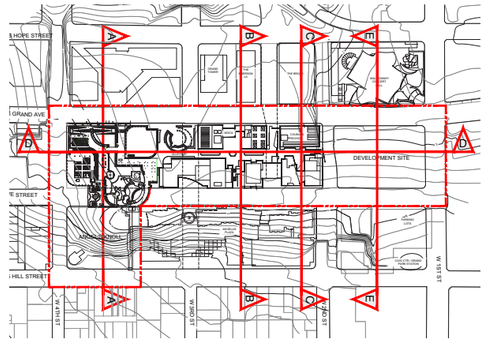

Michelle Tiet

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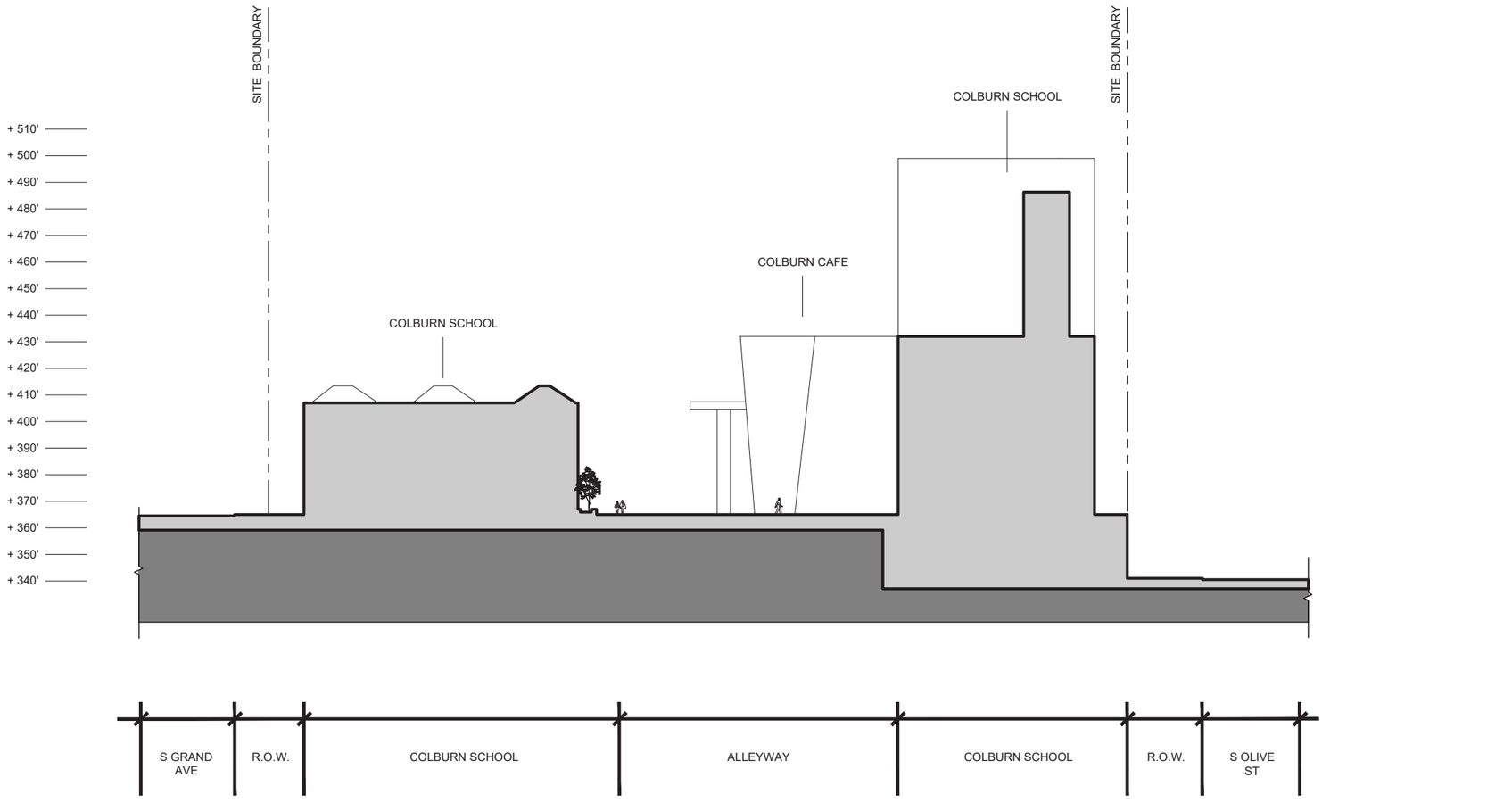
SECTION ELEVATION CC



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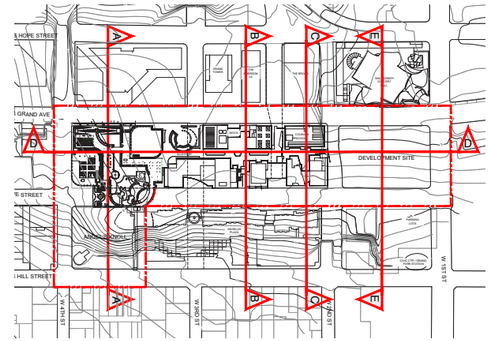
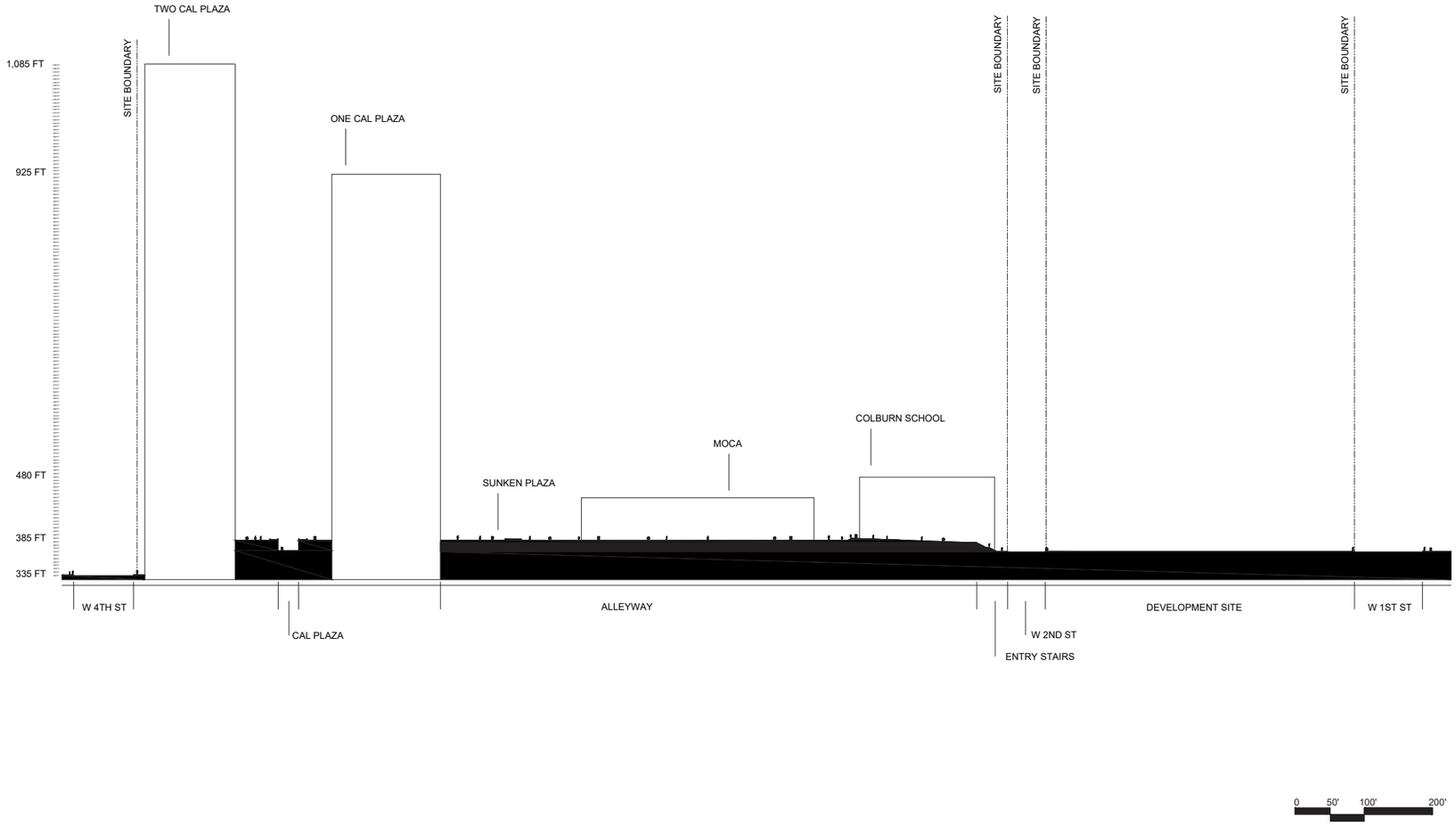


Michelle Tiet

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

SECTION ELEVATION DD



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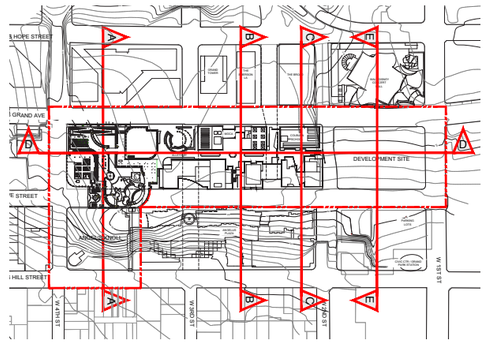

Theo Vuduris

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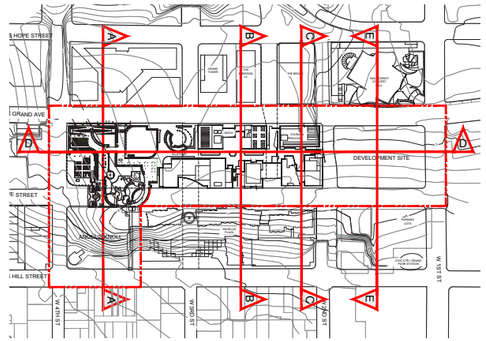
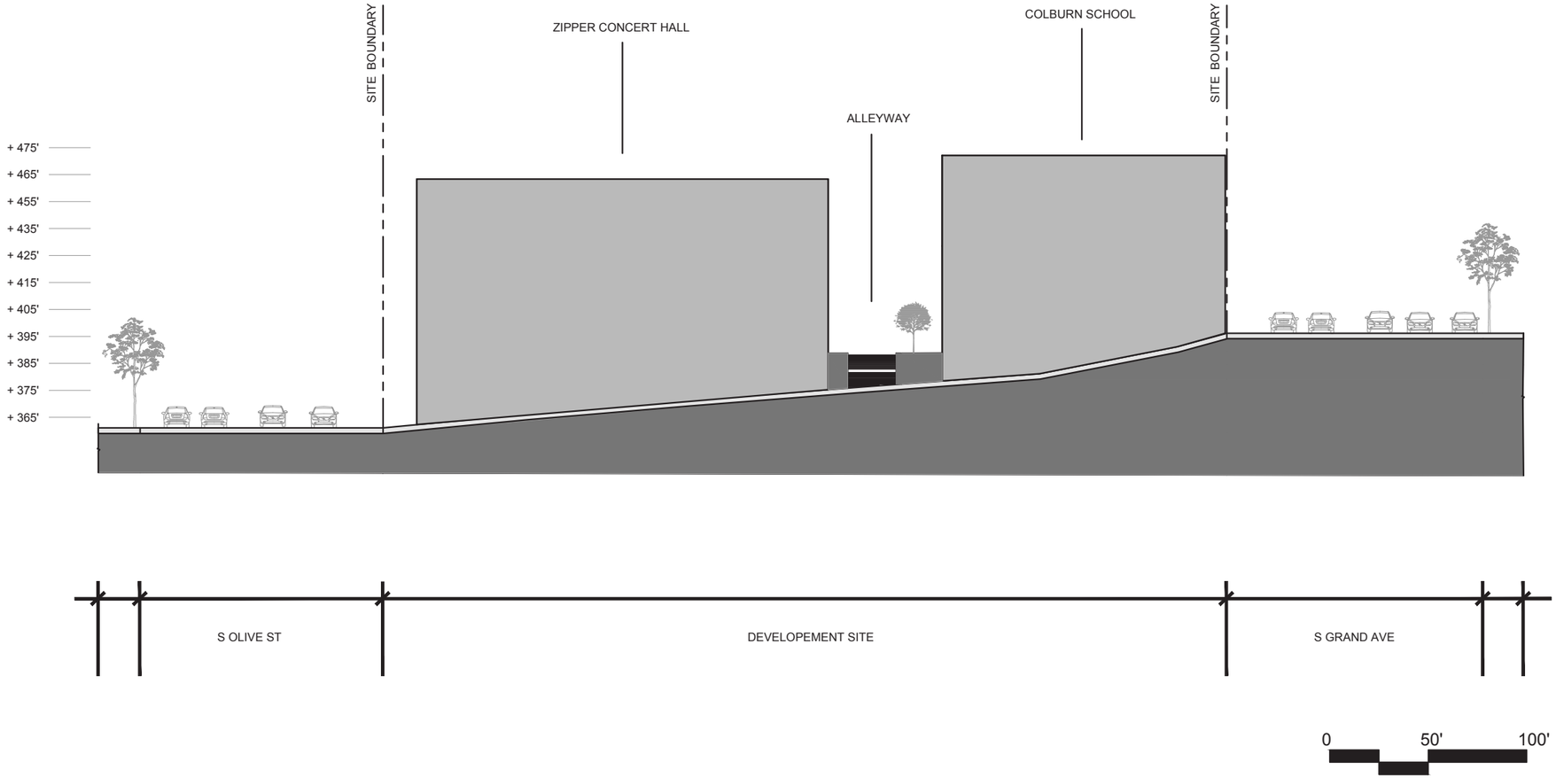
SECTION ELEVATION EE

Key Map





Thomas Plaggemeier

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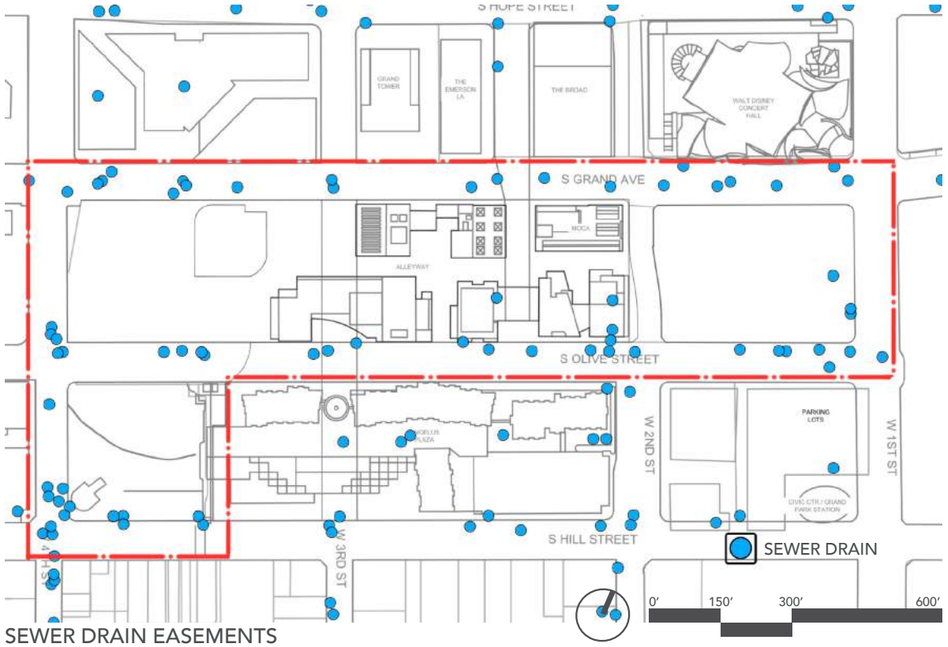
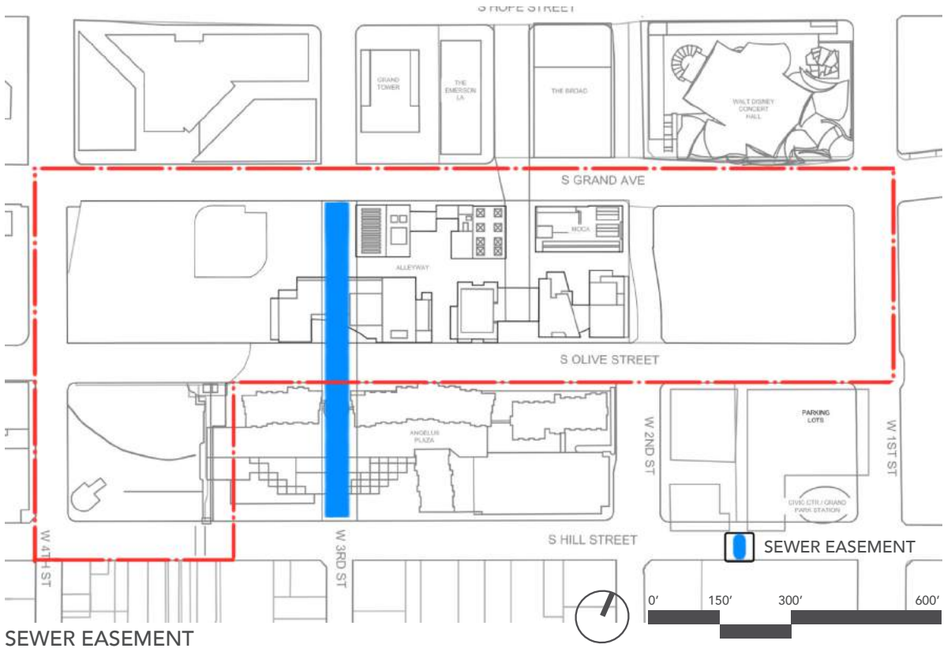
ANALYSIS: Easements

Notes:

The blue lines and circles below represent the City of Los Angeles easements on the project site.



SEWER DRAIN EASEMENTS
Source: GEOHUB.LACITY.ORG



SEWER EASEMENT
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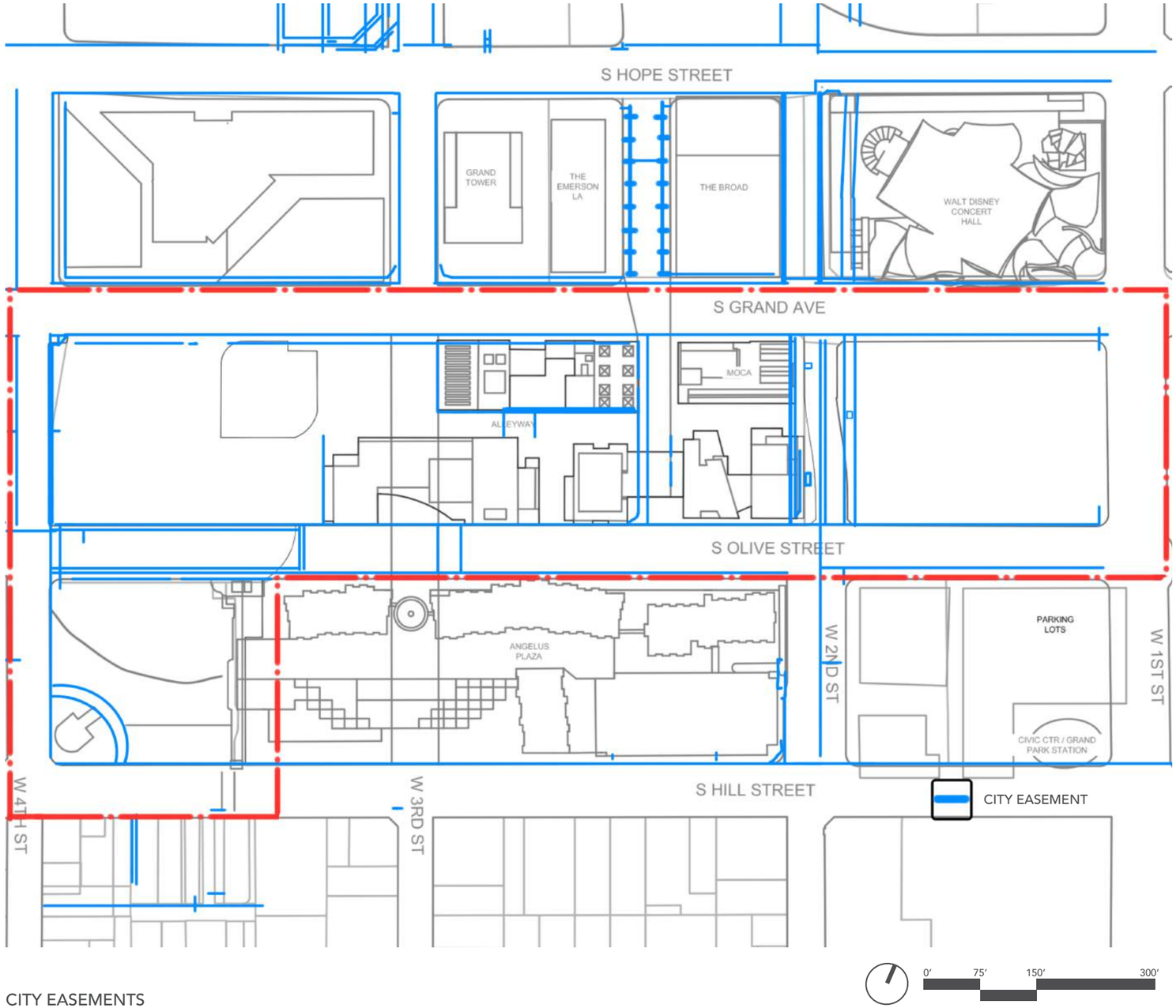


CITY EASEMENTS
Source: GEOHUB.LACITY.ORG

Cynthia Tribull

ANALYSIS: Street Width, Acreage and Total SF Area

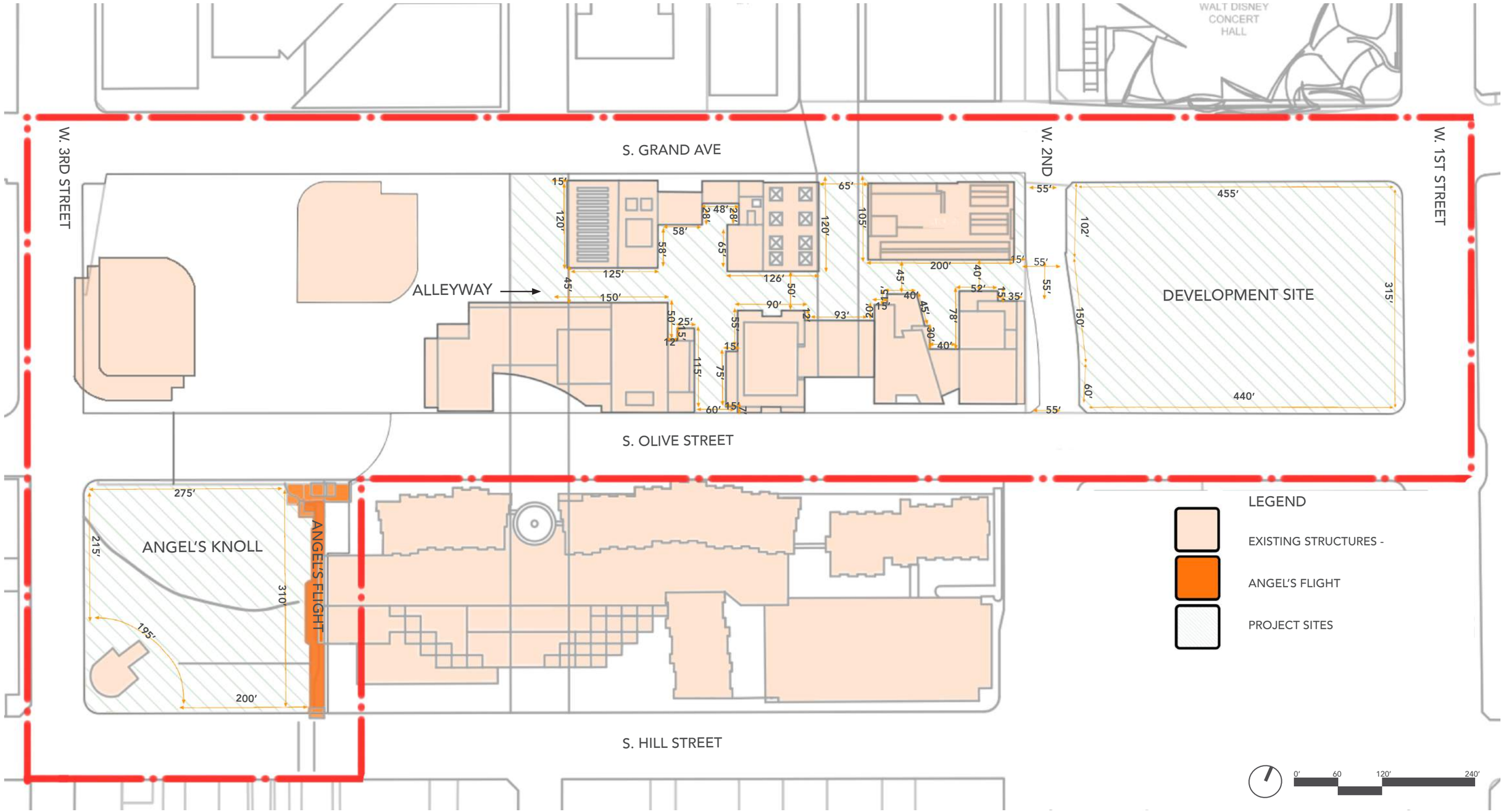
Notes: Streets around the project site are located below and above ground. The streets range from 55′ to 100′ wide. There are two large sites on the project. Angel's Knoll is located next to Angel's Flight and is approximetly 2 acres and the Development Site is approximately 1.2 acres. The alleyway to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

Cynthia Tribull

ANALYSIS: Dimensions

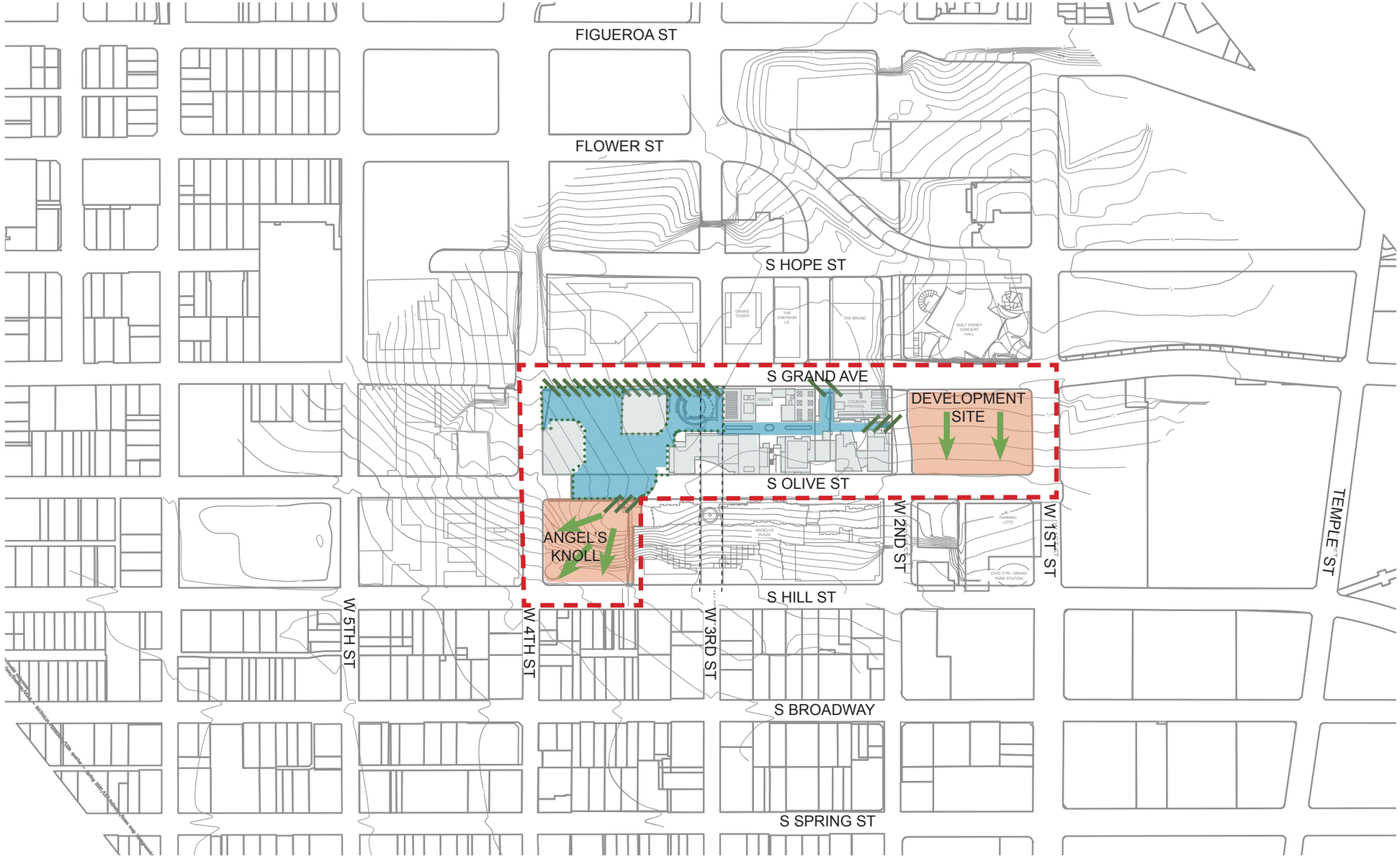
Notes:

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.



Cynthia Tribull

ANALYSIS: Topography



Legend

- Bookend sites
- Alleyway
- Limit of work
- Area of the alleyway not within the scope of the project's design
- Street level connection thresholds
- Stair connection thresholds
- Slope direction

Notes

- Each contour line represents a 5′ change
- Both sites slope to the south-east
- The alleyway has awkward stair connections to the bookend sites
- Angel's Knoll slopes 72′ top to bottom
- 1st & Olive slopes 30′ top to bottom

Angel's Knoll, located on the western portion of the site, slopes a total of approximately 72′ from north to south, leveling out on the bottom with the help of a retaining wall.

1st & Olive, on the eastern portion of the project, and opposite the Walt Disney Concert Hall, is a site that slopes roughly 30′ from Grand Ave. to Olive St.

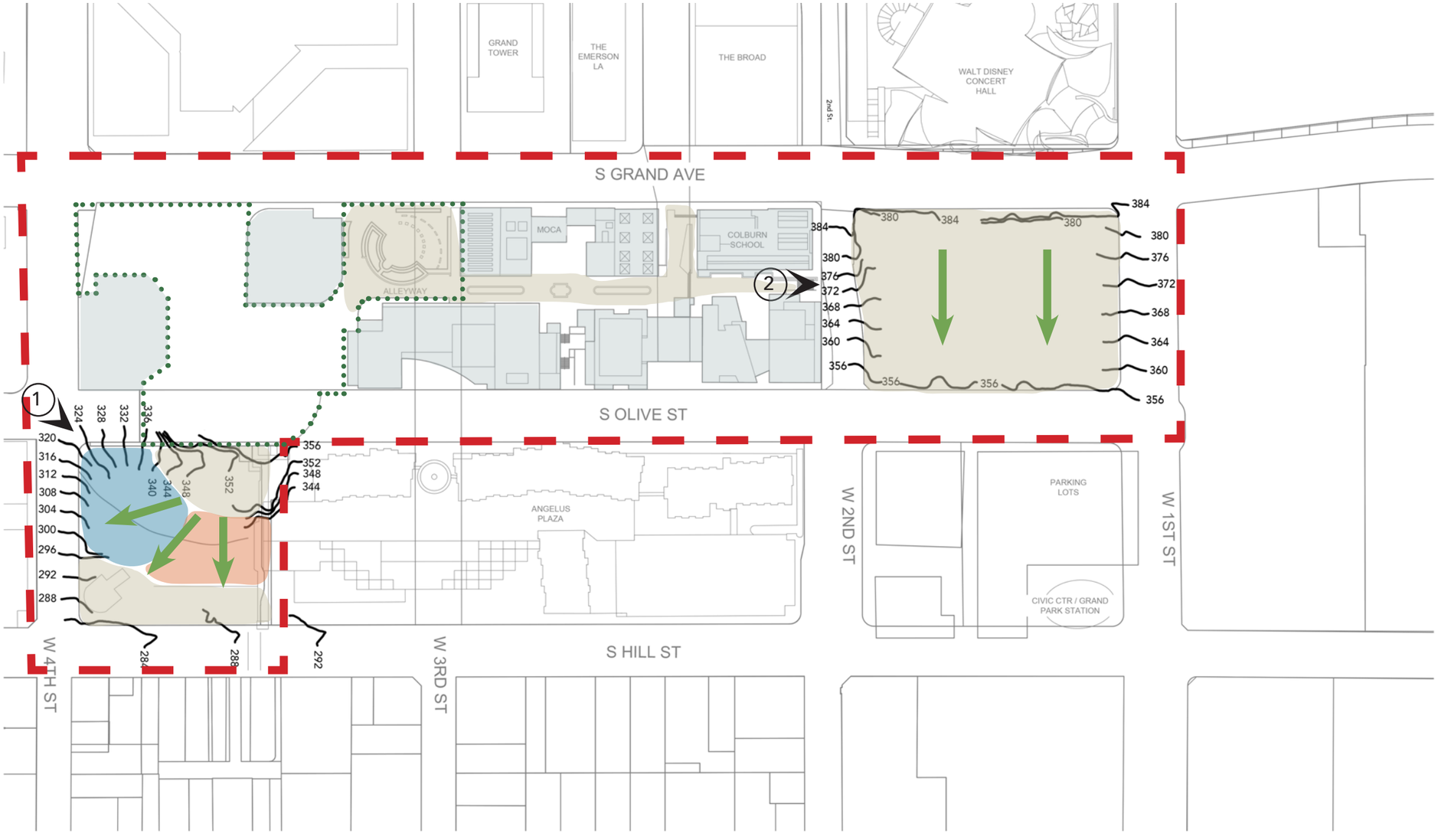
The connection thresholds from the alleyway to these bookend sites are stairs.

0′ 200′ 400′

Rivkah Spolin

ANALYSIS: Topography

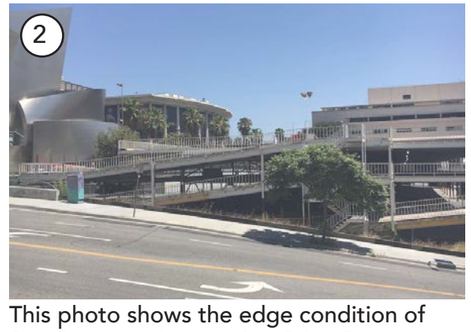
Edge Conditions: Angel's Knoll & 1st/Olive



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.

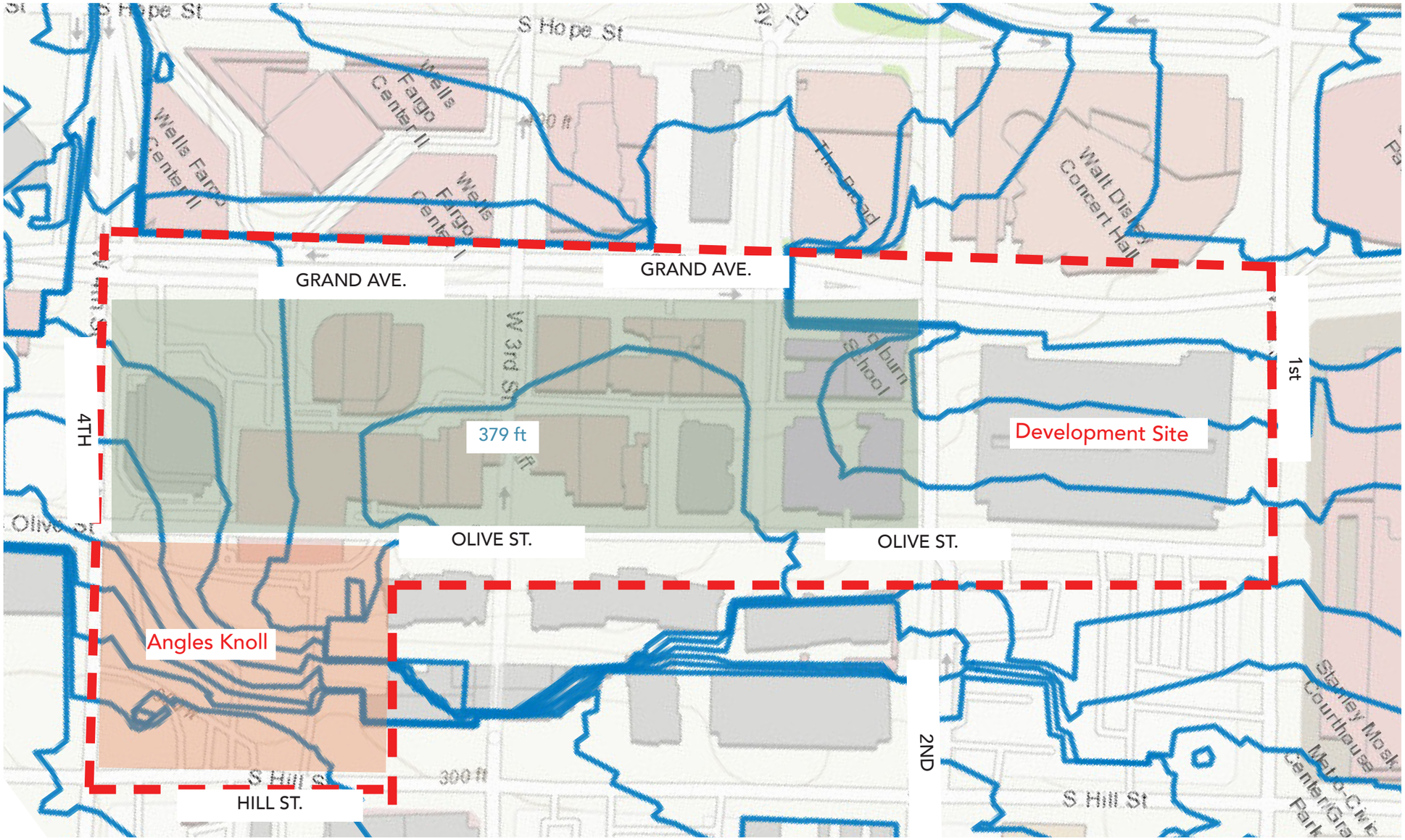


This photo shows the edge condition of 2nd St. alongside the 1st/Olive St.

0' 200' 400'

Rivkah Spolin

ANALYSIS: Slope



Not To Scale

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

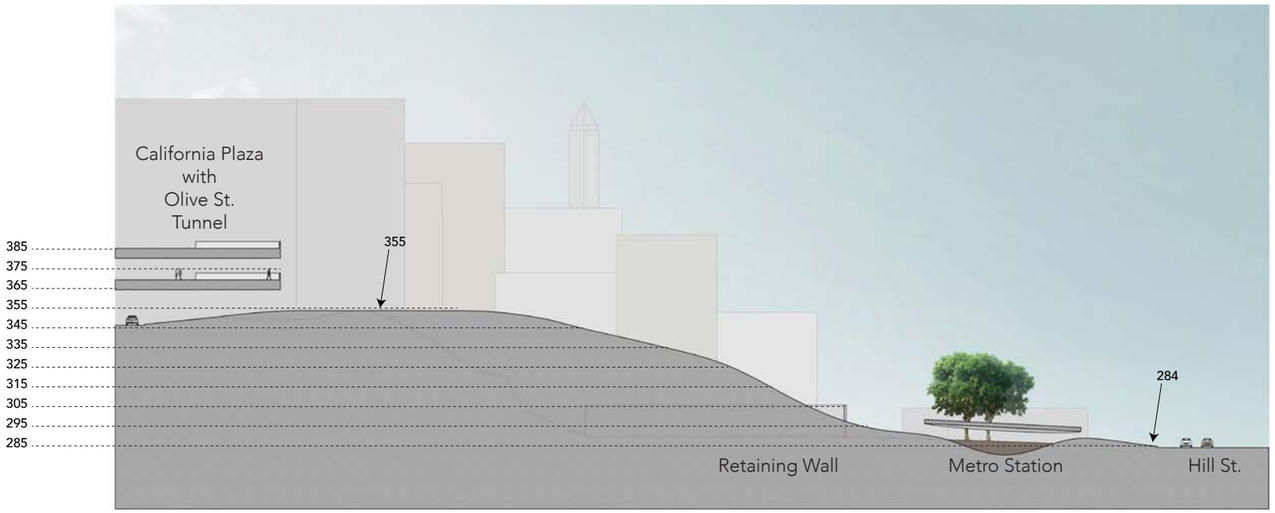
Distance between 4th to 2nd: 1,330.00'
Highest point: 2nd @ 360.00'
Lowest point: 4th @ 340.00'

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

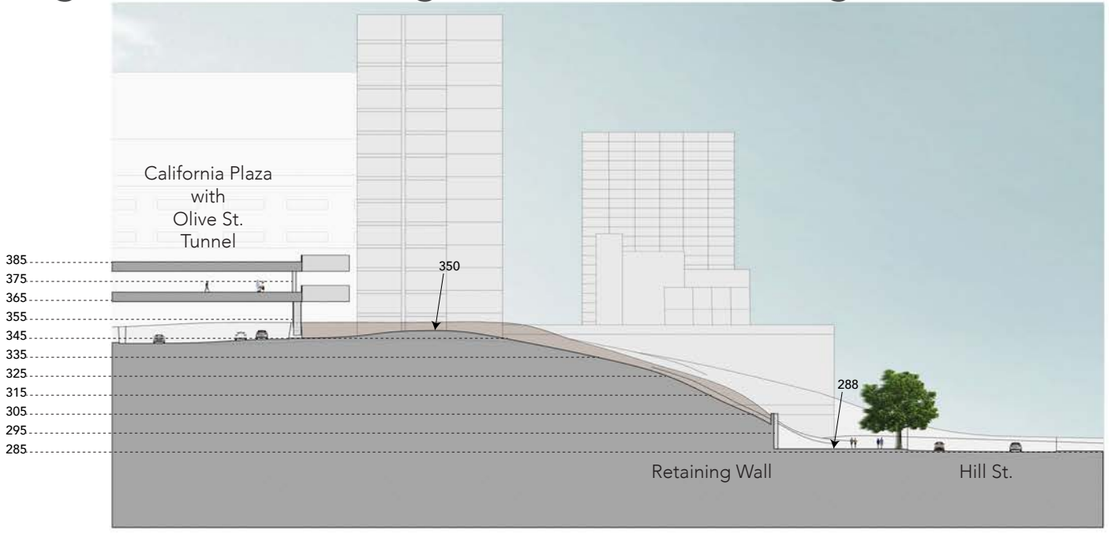
Natalie Taftian

ANALYSIS: Topography

Angel's Knoll: Existing Section AA, Looking East



Angel's Knoll: Existing Section BB, Looking Northeast

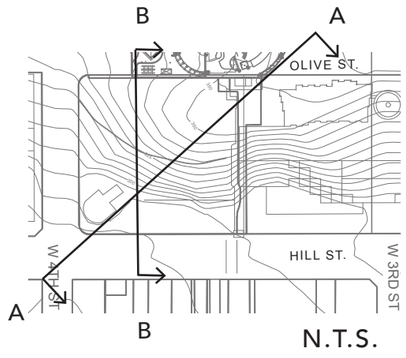


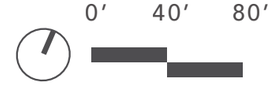
Notes

- 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.





Rivkah Spolin

ANALYSIS: Topography

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

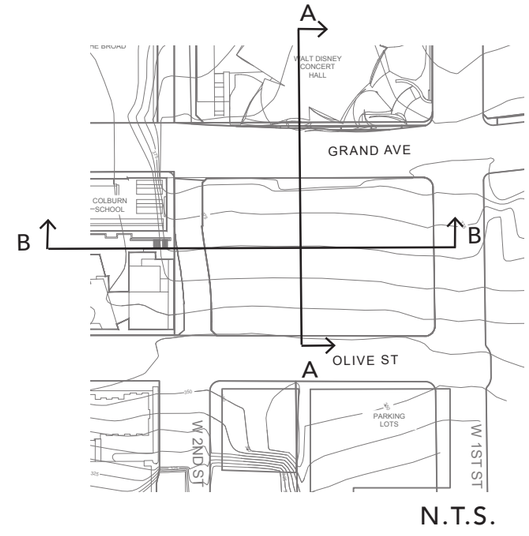
1st/Olive Site: Existing Section BB, Looking Northwest

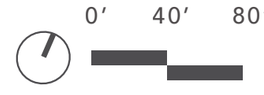
Notes

- 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.

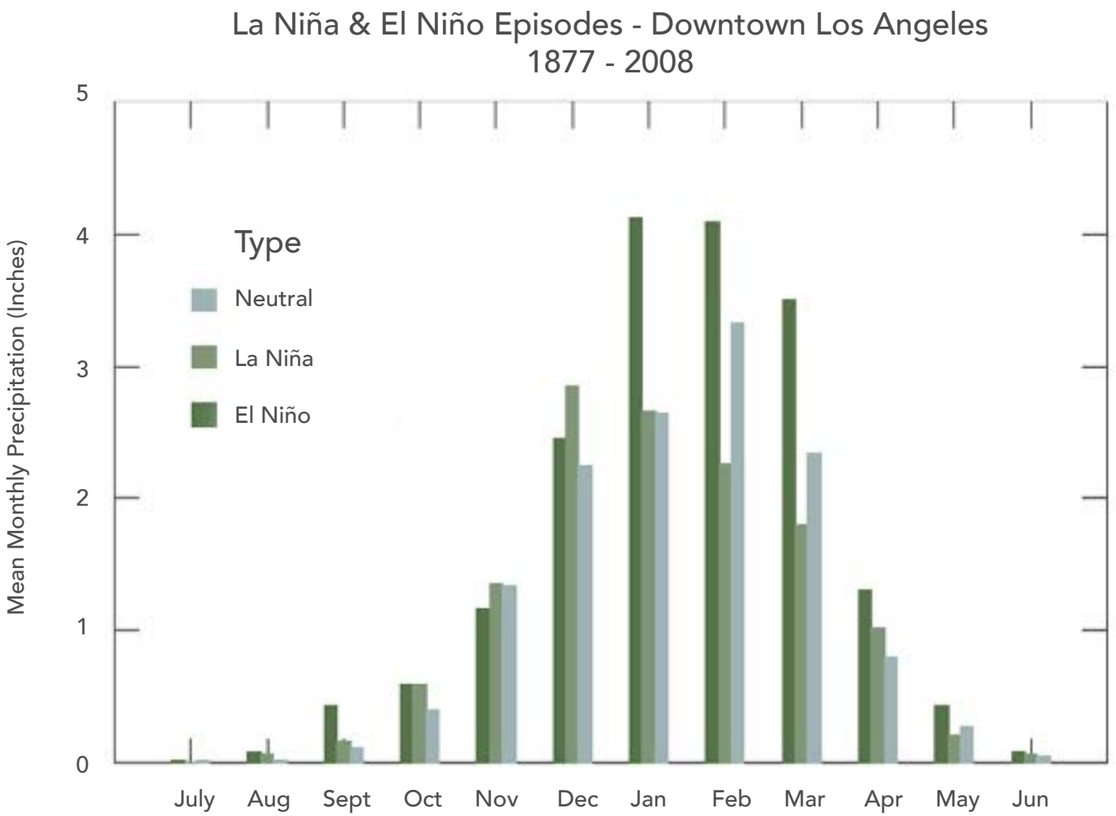
A strong connection to the central alleyway is lacking, as evidenced by Section BB. A staircase (shown on the left side of the section) is the current means of entry.

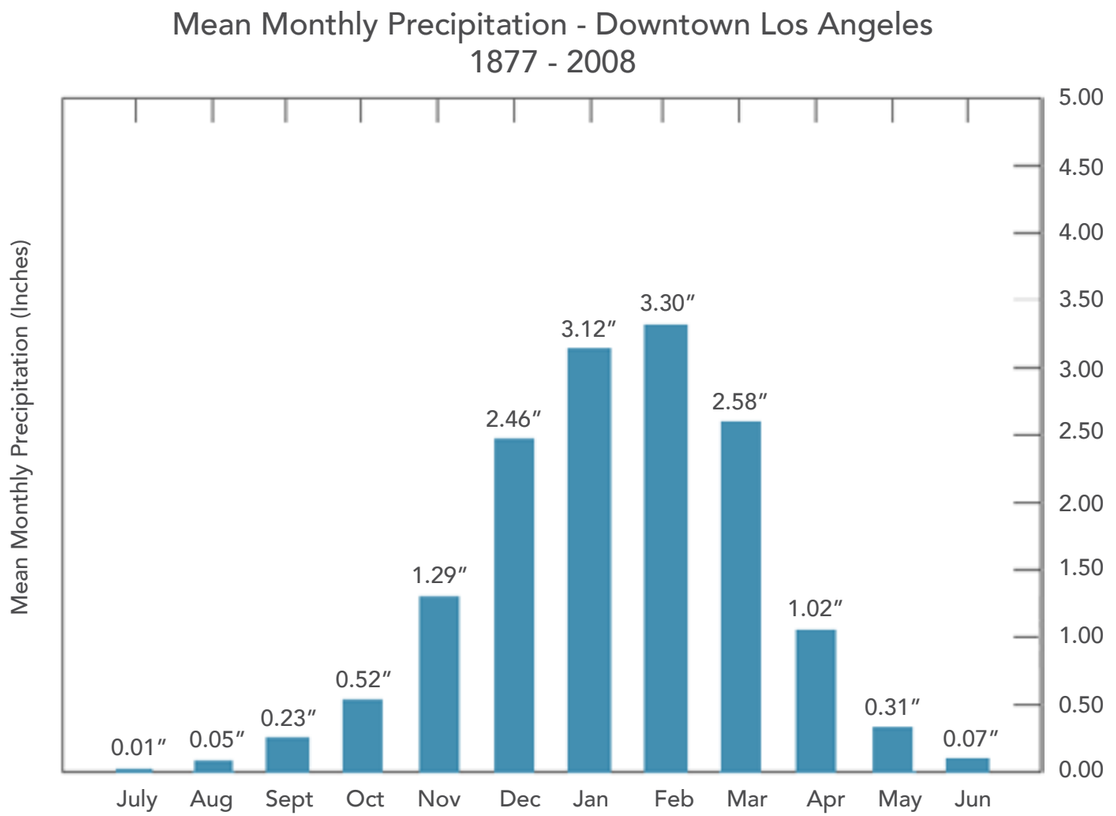




Rivkah Spolin

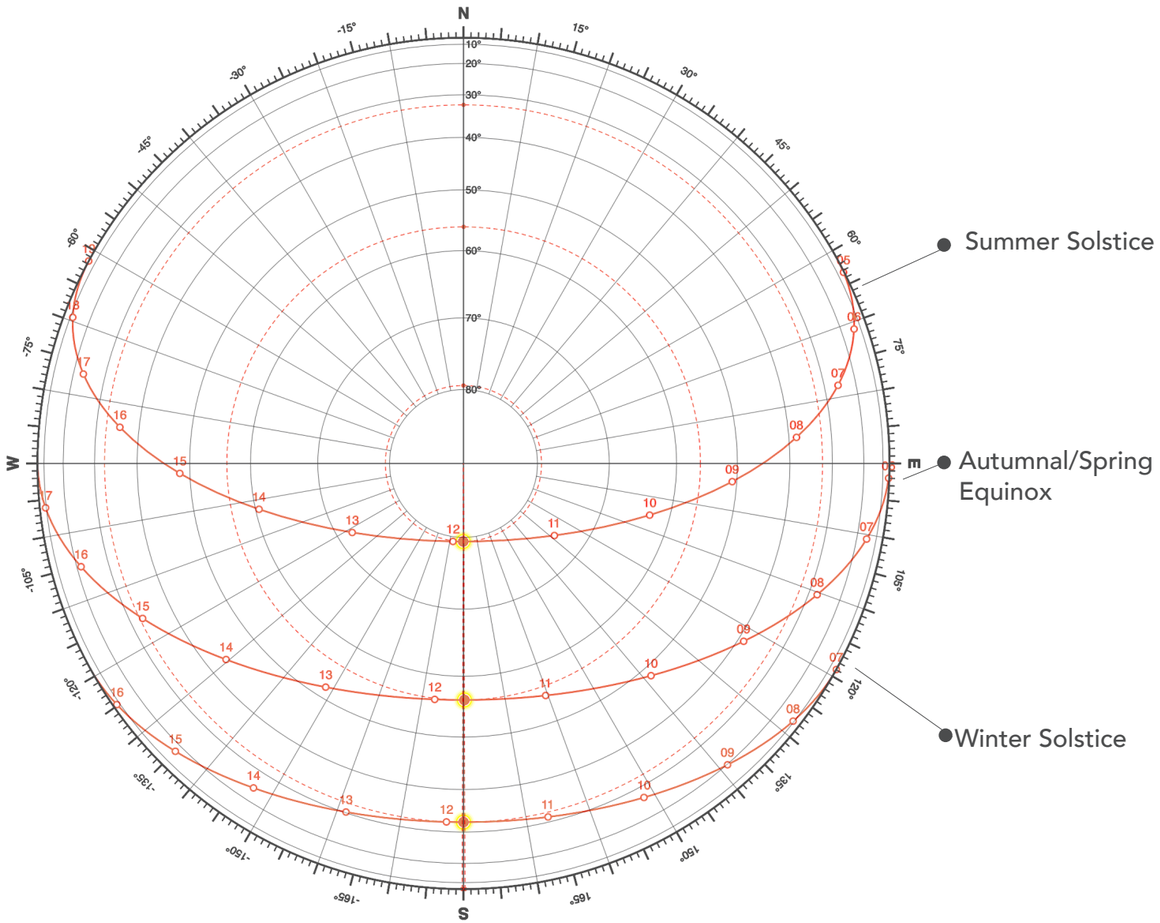
ANALYSIS: Precipitation



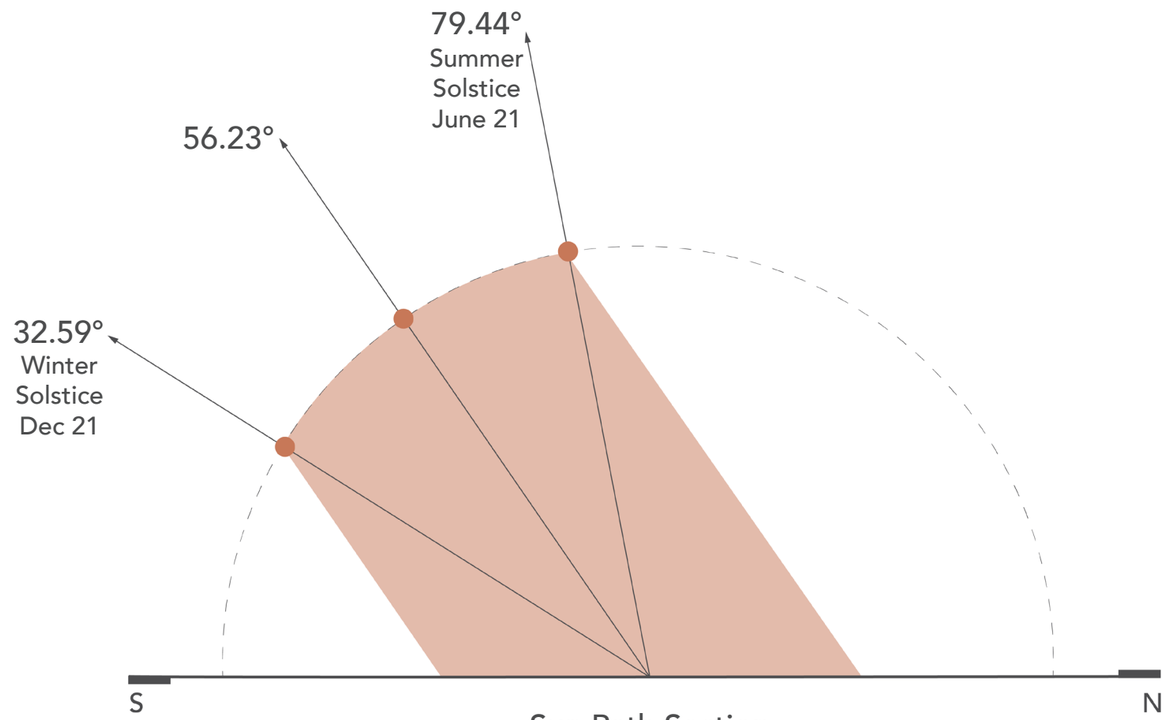


Katy Kirkpatrick

ANALYSIS: Sun Path



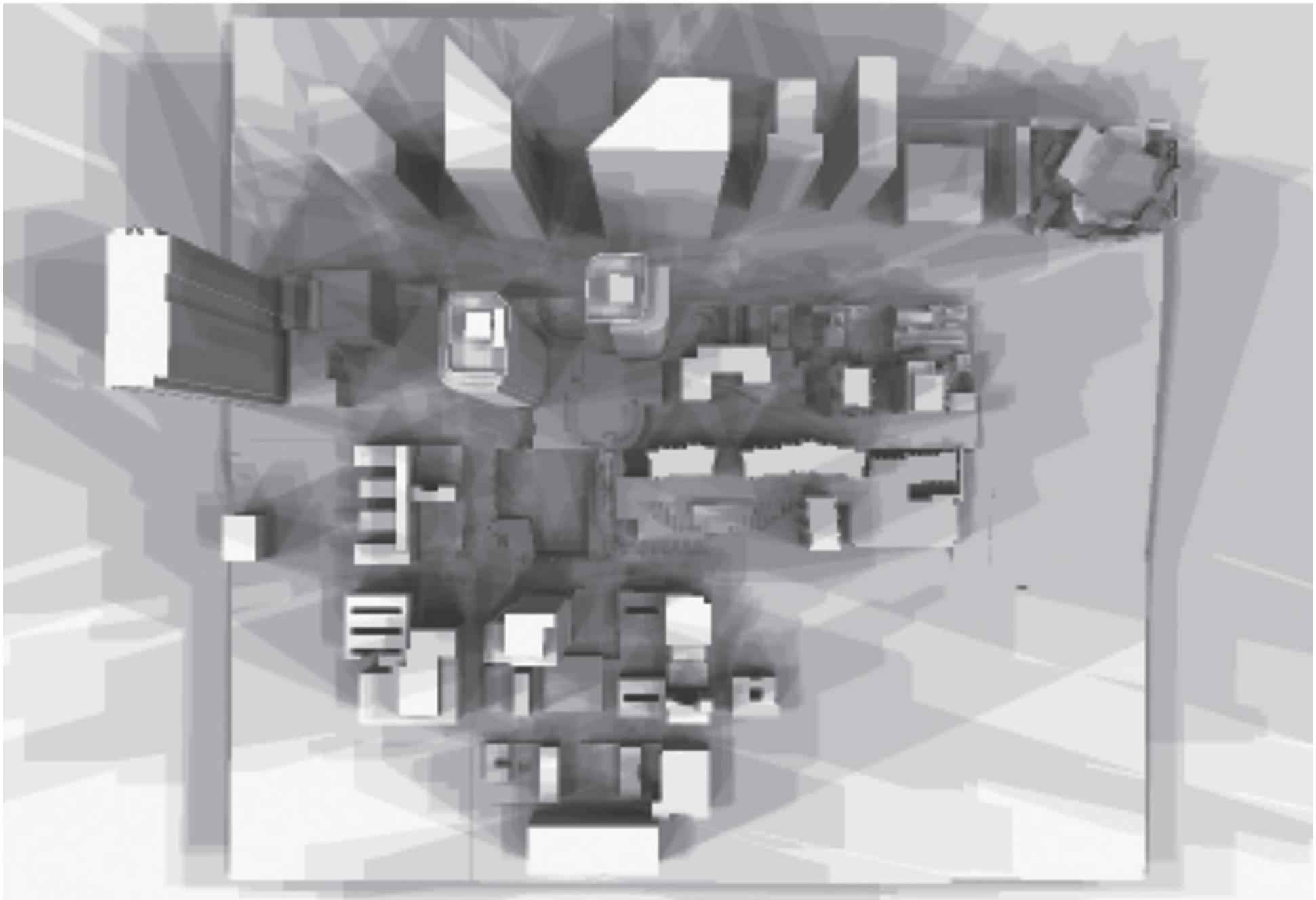
Sun Path Diagram - Plan
-Los Angeles-



Sun Path Section
-Los Angeles-
Maximum Solar Angle Shown

Katy Kirkpatrick

ANALYSIS: Shade



Legend

Hours of Daylight

13.5

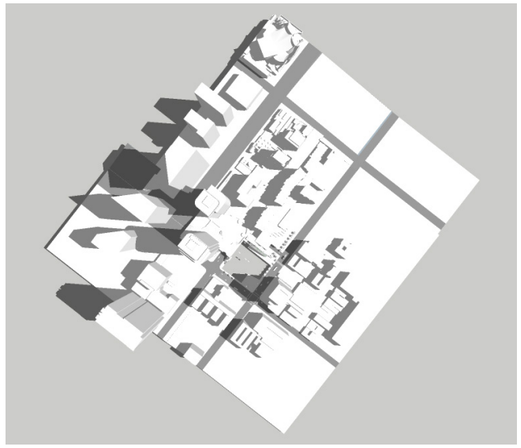
8

4

0

ANALYSIS: Seasonal Shade

Summer Solstice - Jun 21



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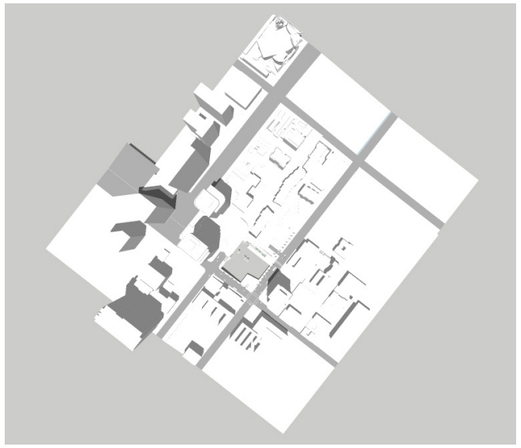

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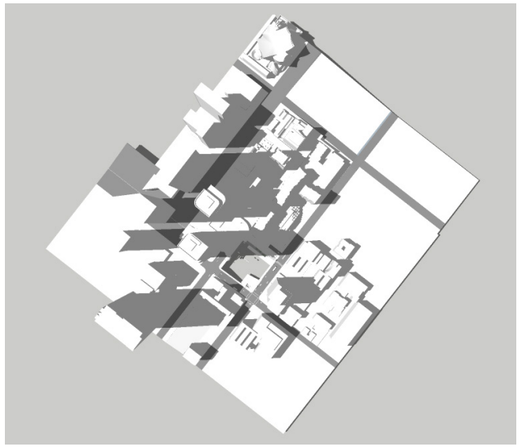

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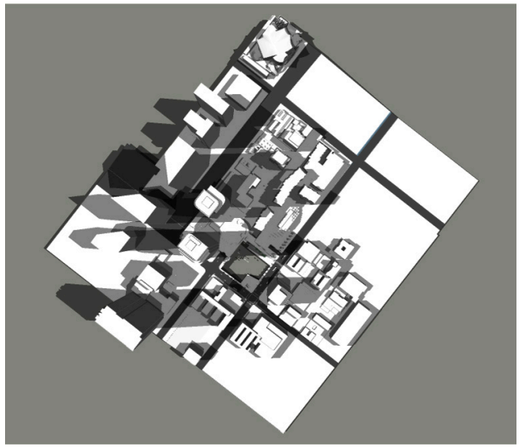
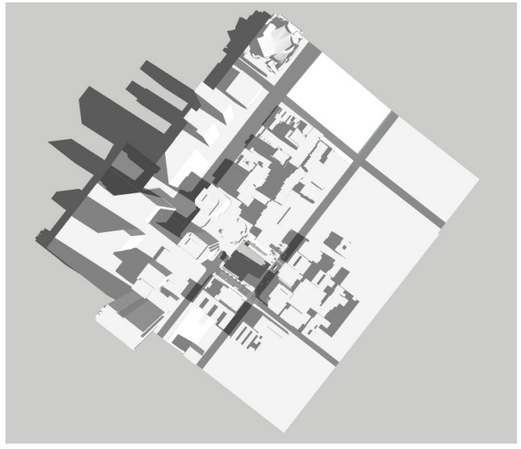


Combined

Autumnal/Spring Equinox



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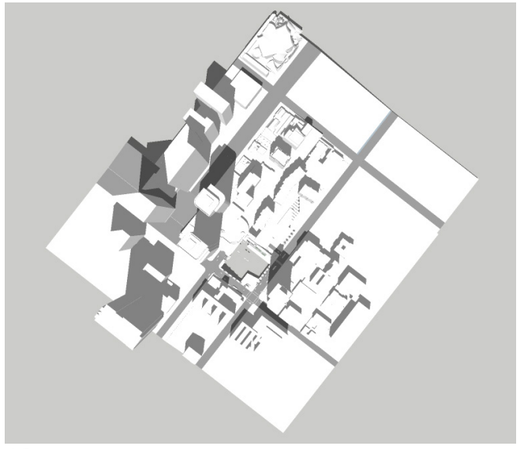

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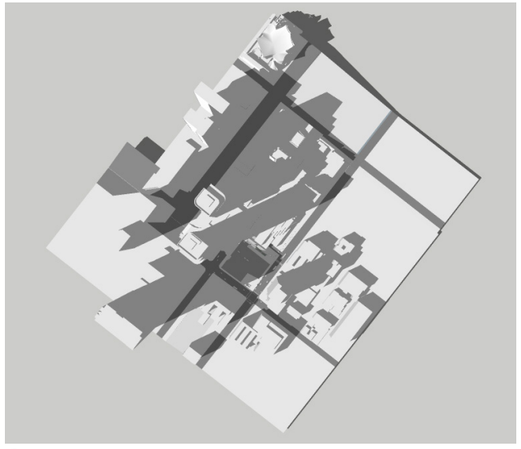

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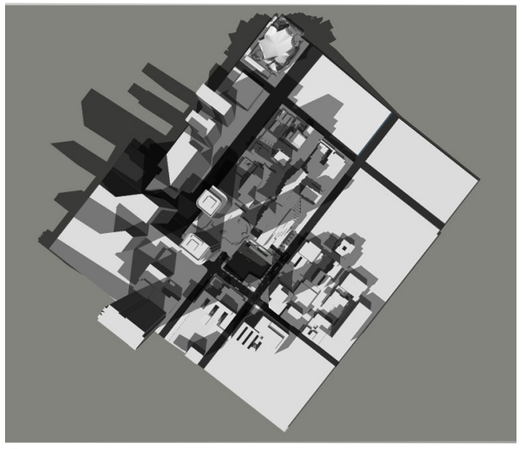

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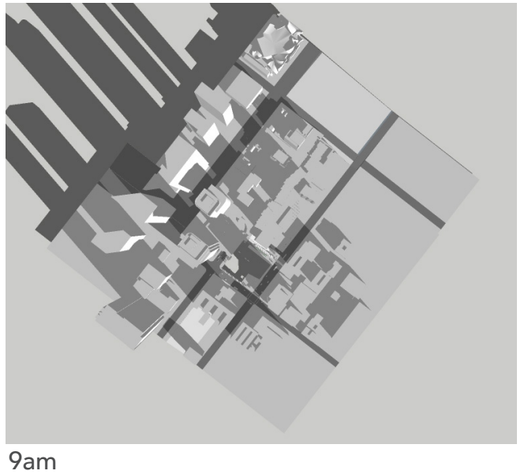
Winter Solstice - Dec 21



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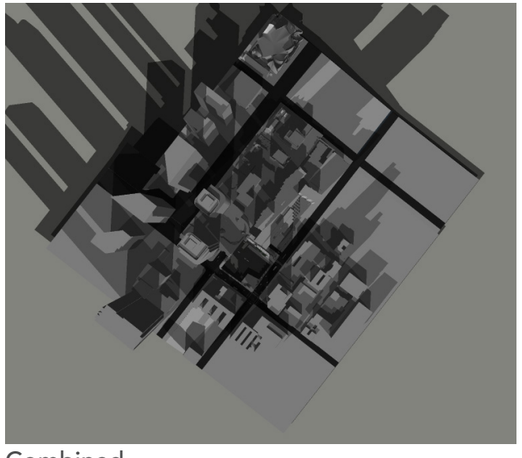
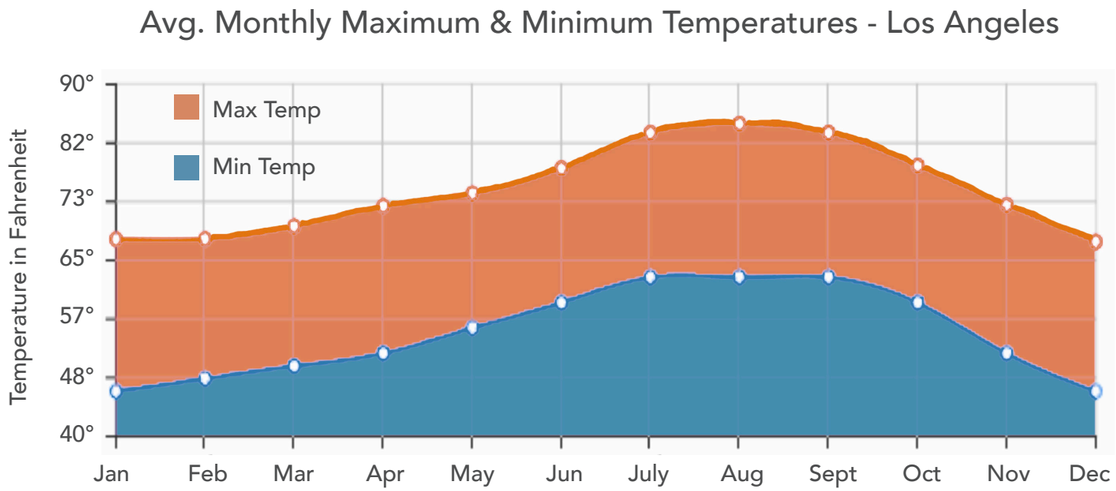
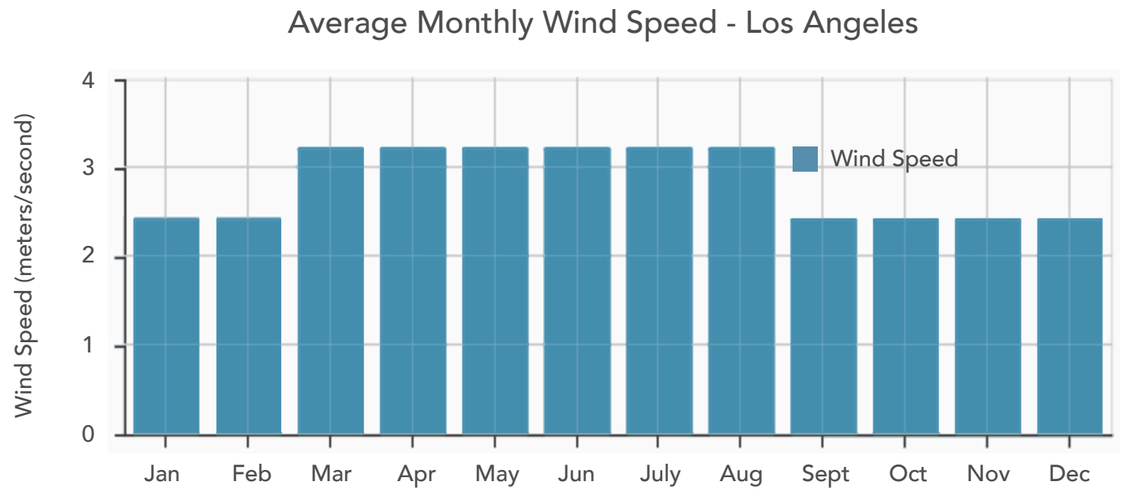


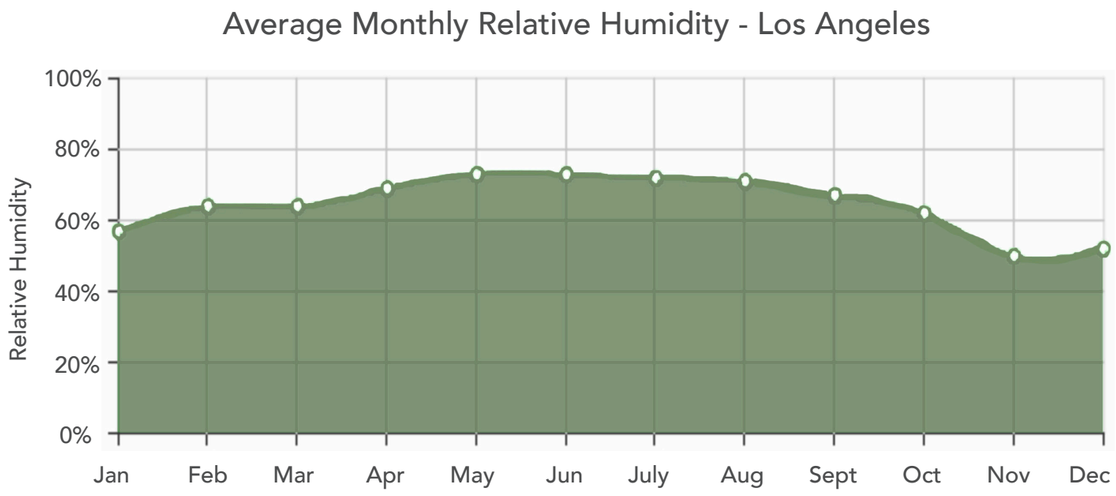
Combined

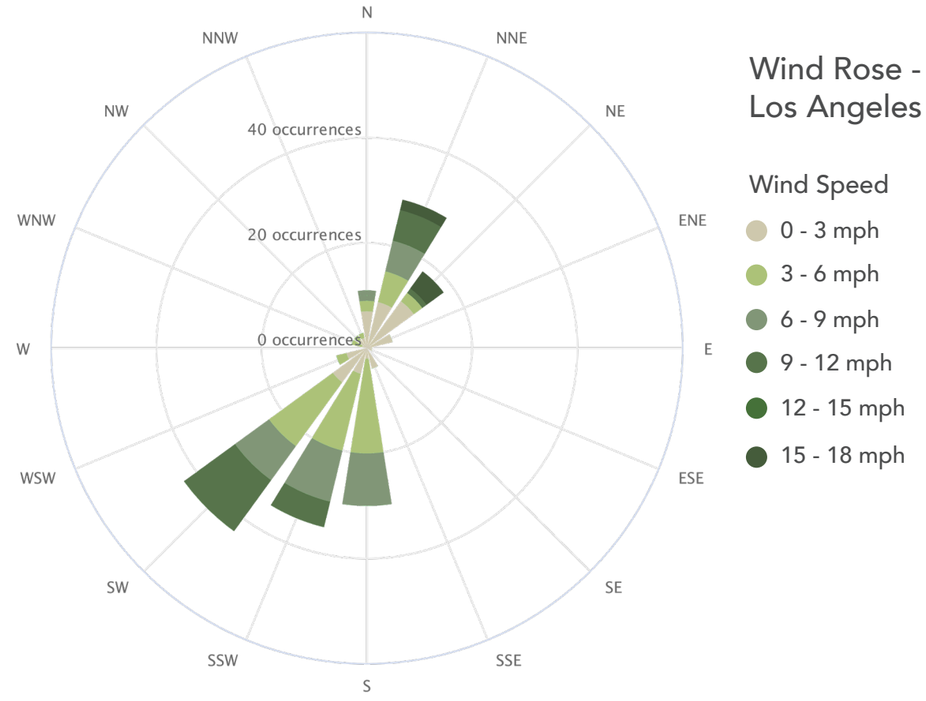
Katy Kirkpatrick

ANALYSIS: Climate



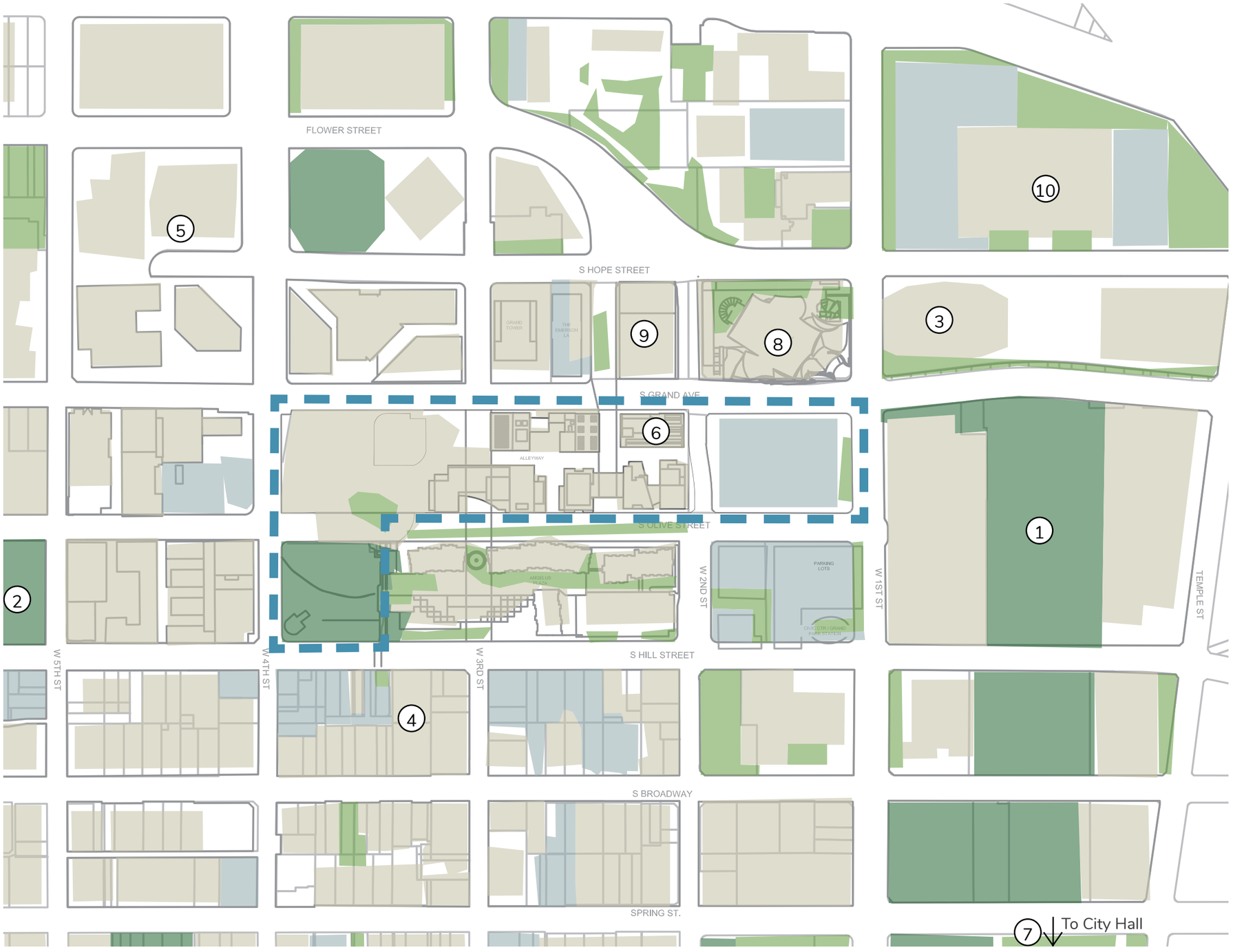






Katy Kirkpatrick

ANALYSIS: Coverage



Legend

- Structure/Building
- Asphalt/Parking
- Informal Softscape (streetscapes, planting)
- Formal Softscape (parks, parklets, green plazas)
- Site

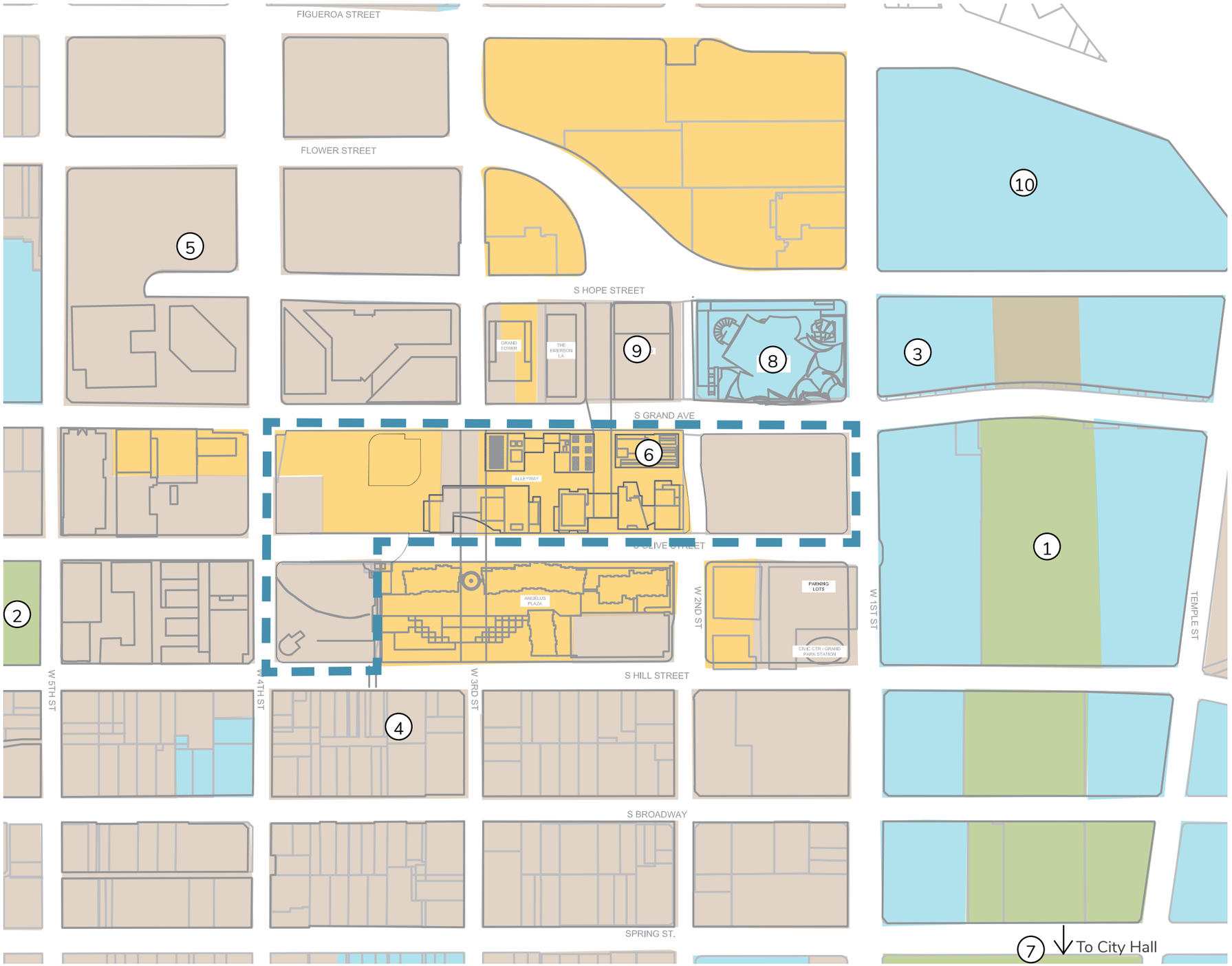
Places

1. Civic Center / Grand Park
2. Pershing Square
3. Dorothy Chandler Pavilion
4. Grand Central Market
5. Central Library
6. MOCA
7. City Hall
8. Walt Disney Concert Hall
9. The Broad
10. LADWP

200’ 400’ 800’

Karen Stasevich

ANALYSIS: Zoning



Legend

- Commercial - ADP, C1 C1.5, C2, C4, C5, CR, CW, LASED, WC
- Multiple Dwelling - R2, RD, RMP, RW2, R3, R4, R5
- Public Facility - PF
- Open Space - OS
- Site

Places

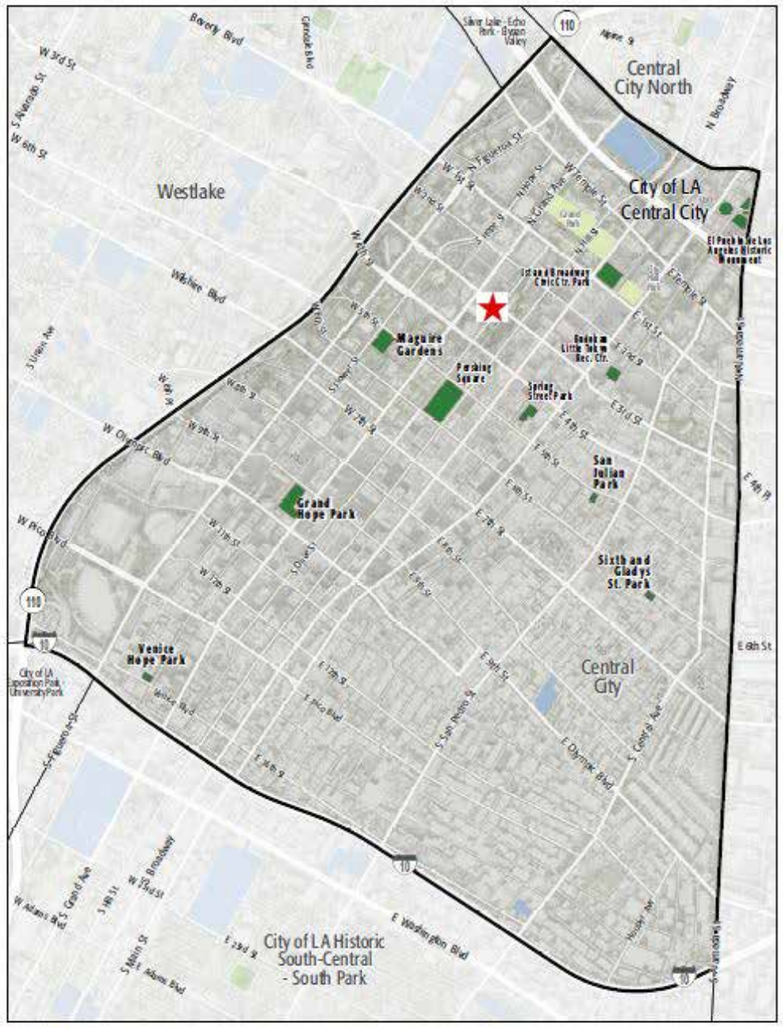
1. Civic Center / Grand Park
2. Pershing Square
3. Dorothy Chandler Pavilion
4. Grand Central Market
5. Central Library
6. MOCA
7. City Hall
8. Walt Disney Concert Hall
9. The Broad
10. LADWP

200’ 400’ 800’

Karen Stasevich

ANALYSIS: Open Greenspace

STUDY AREA BASE MAP



CITY OF LA CENTRAL CITY

- Existing Park
- Existing School
- Existing Park Outside Study Area
- Other Open Space
- ★ Project Site

PARK METRICS

Park Land: Is there enough park land for the population

15 PARK ACRES within study area

37,968 POPULATION

0.4 PARK ACRES PER 1,000

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 OF A PARK

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

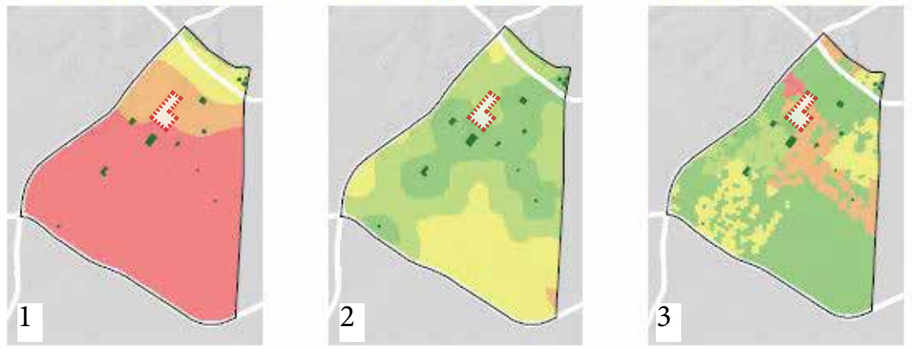
Sixth and Gladys St. Park (0.34 Acres)
0.06 park acres per 1,000

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

ANALYSIS: Open Greenspace

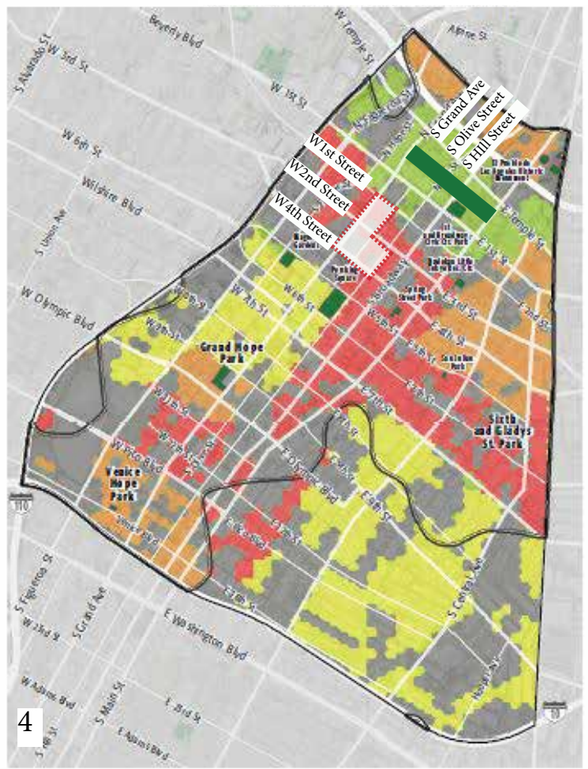
WHERE ARE PARKS MOST NEEDED?

PARK ACRE NEED + DISTANCE TO PARKS + POPULATION DENSITY



= PARK NEED

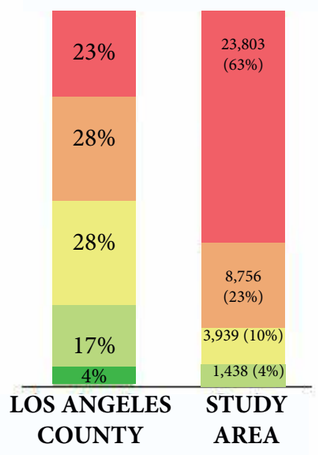
*Calculated using the following weighting: (20% x Park Acre Need) + (20% x Distance to Parks) + (60% x Population Density)



PARK NEED CATEGORY

- Very High
- High
- Moderate
- Low
- Very Low
- No Population
- Area within 1/2 mile walk of a park
- Project Site
- Adjacent Parks

HOW MANY PEOPLE NEED PARKS?



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/

ANALYSIS: Open Greenspace

AMENITY QUANTITES AND CONDITIONS

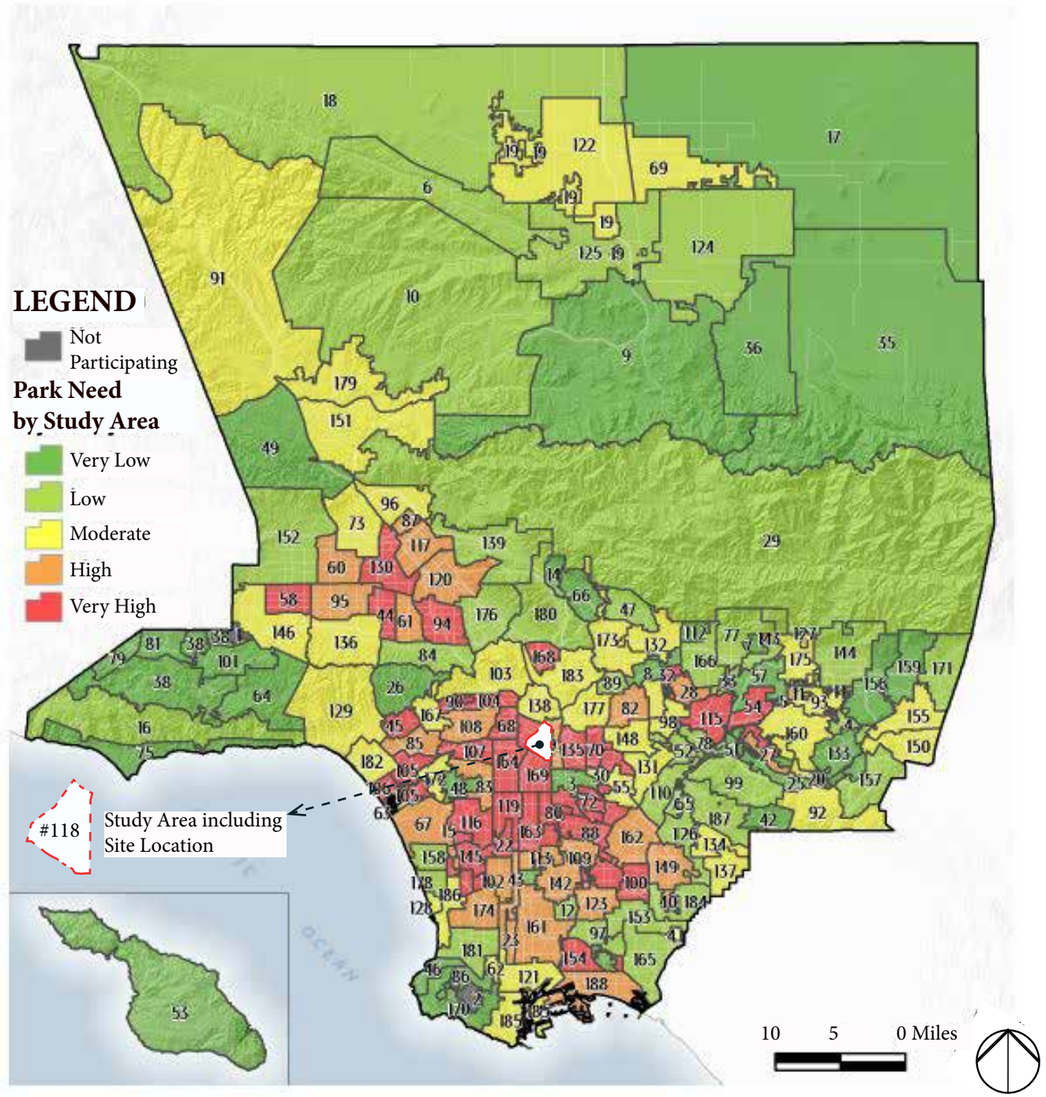
Park Name	Condition	General Infrastructure Condition	Open Lawn/Turf Area	Amenities: Tennis Courts	Basketball Courts	Baseball Courts	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Swimming Pools	Splash Pads	Dog Parks	Gymnastics	Community Rec Centers	Senior Centers	Restrooms	Total
1st and Broadway Civic Center Park	Good																			0
	Fair																			0
	Poor																			0
Budokan Little Tokyo Recreation Center	Good																			0
	Fair																1			1
	Poor																			0
El Pueblo de Los Angeles Historic Monument	Good																			0
	Fair																			0
	Poor																			0
Grand Hope Park	Good																			0
	Fair								1			1								2
	Poor																			0
Maguire Gardens	Good																			0
	Fair																			0
	Poor																			0
Pershing Square	Good											2								2
	Fair																1			1
	Poor																			0
San Julian Park	Good																			0
	Fair																			0
	Poor										2									2
Sixth and Gladys St. Park	Good										1	1								2
	Fair				1				1											2
	Poor																			0
Spring Street Park	Good											1								1
	Fair																			0
	Poor																			0
Venice Hope Park	Good																			0
	Fair											1								1
	Poor																			0
Totals:	Good			0	0	0	0	0	0	0	1	4	0	0	0	0	0	0	0	5
	Fair			0	1	0	0	0	2	0	0	2	0	0	0	0	2	0	0	7
	Poor			0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	2

AMENITY CONDITIONS SUMMARY

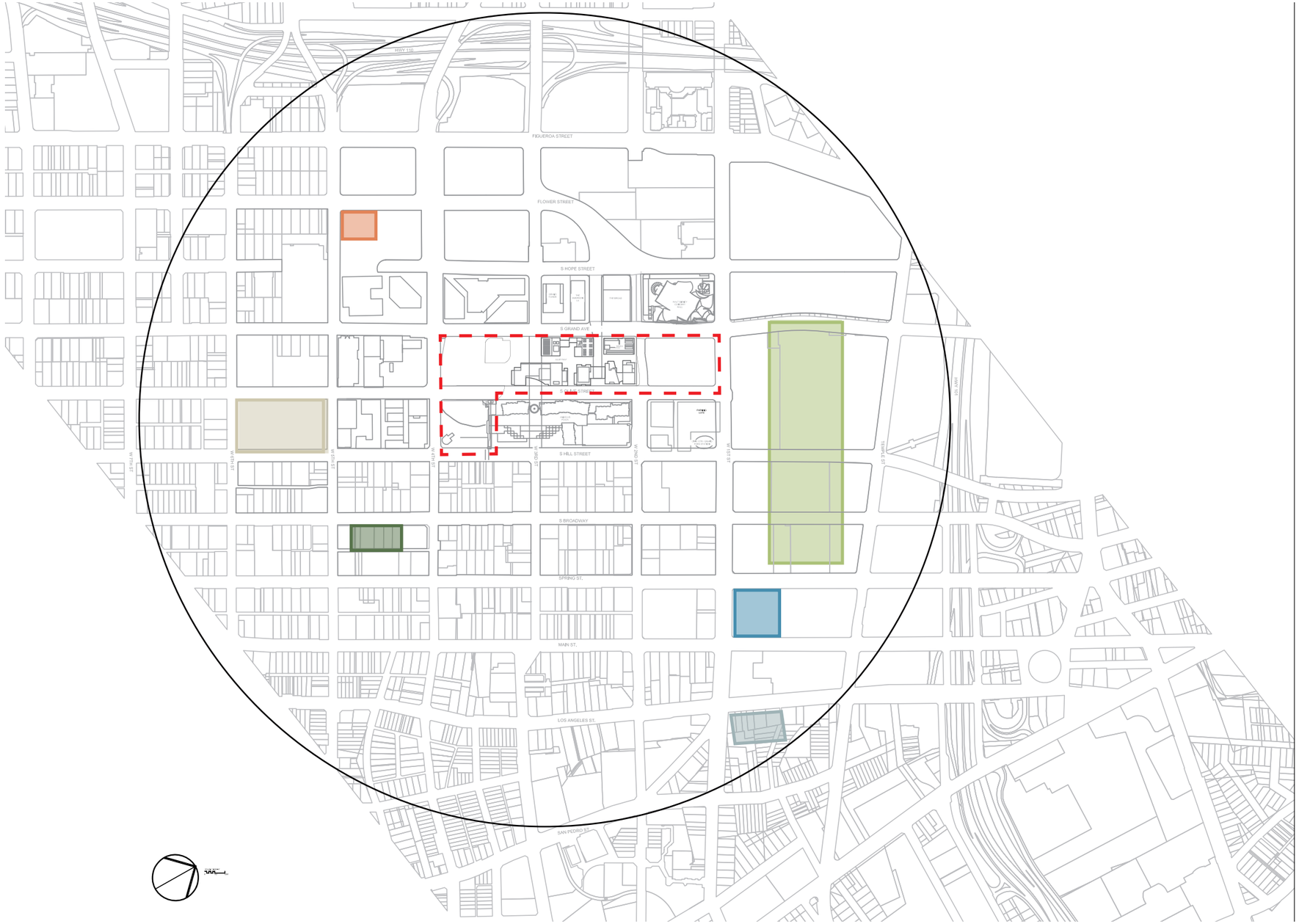
PARK NEEDS FRAMEWORK: COUNTYWIDE ASSESSMENT OF NEED

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



ANALYSIS: Open Greenspace



Legend

- 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
- Limit of work
- 1/2 mile radius around the site

Janet Teller

ANALYSIS: Open Greenspace

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

Grand Park: The Park for Everyone - 12 Acres

Dog run, Picnic tables, Playground, Restrooms, Splashpad, Starbucks, Event Lawn, The Front Lawn of City Hall

Pershing Square: Outdoor Concert and Event Center - 4.4 Acres

Sit, Talk, Meet Up And Relax In The Middle Of The Town Hard-Scape's And Grass Areas That Offer An Area For Concerts, Gatherings, Political Rallies And Public Celebrations.

City Hall Park Center - 1.3 Acres

Turf, Fountain, Monuments

Spring Street Park - 0.7 Acres

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

Kyoto Garden - 0.57 Acres

Double Tree Hilton Hotel Rooftop Garden, Waterfalls, Pools, Manicured Landscapes, Views,Events

ANALYSIS: Hydrology and Drainage

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.

Scotty Shoemaker

ANALYSIS: Hydrology and Drainage

View of Angels Knoll Slope

2018 Image of The Grand Lot

Photos

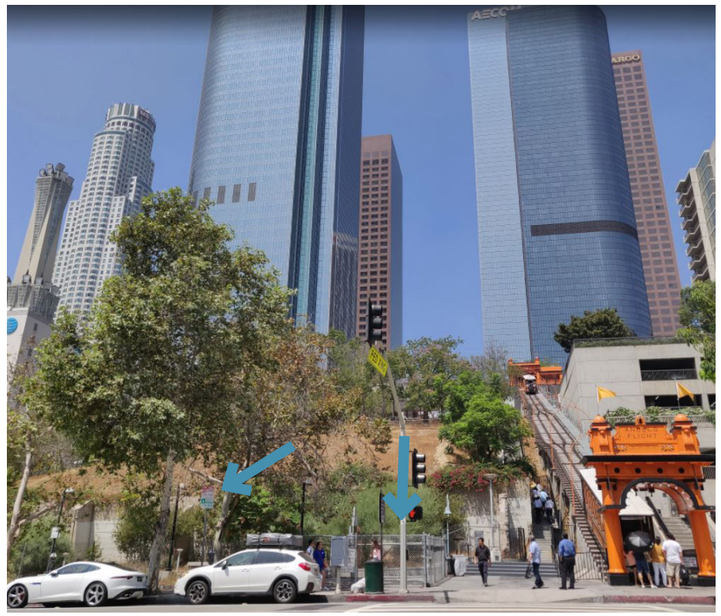
These photos are meant to show the general flow of water on different areas of the site.

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

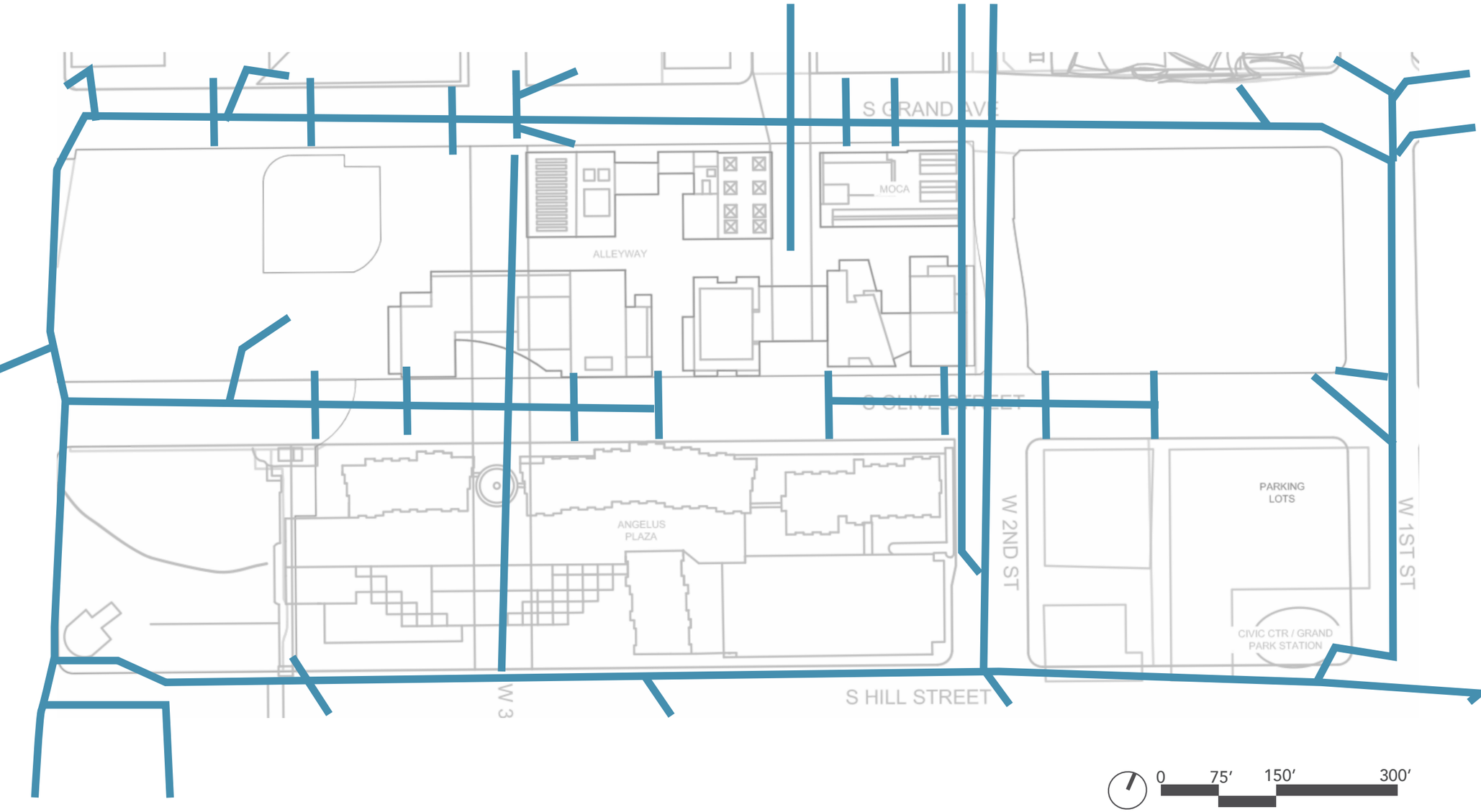
View from Top of Angels Knoll

Connecting Walks Built on Structure and Served by Area Drains



Angels Knoll from Hill Street

ANALYSIS: Hydrology and Drainage



Existing Storm Pipes

Storm Pipes

Conclusion

There is a robust storm drainage system around this site. Therefore, any water not captured on site will quickly enter the storm drain system and head to the LA River.

Scotty Shoemaker

ANALYSIS: Hydrology and Drainage

Sources: Mapzen, OpenStreetMap, LADWP

Los Angeles River Watershed

This neighborhood of Downtown Los Angeles is part of the Los Angeles River watershed.

Therefore all stormwater from this area eventually makes it way to Long Beach and the Pacific Ocean.

Conclusion

It is essential for the health of the LA River and the Pacific Ocean near Long Beach, that we retain as much water as possible on site.

Site

LA River

LA River Watershed

Scotty Shoemaker

ANALYSIS: Hydrology and Drainage

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.

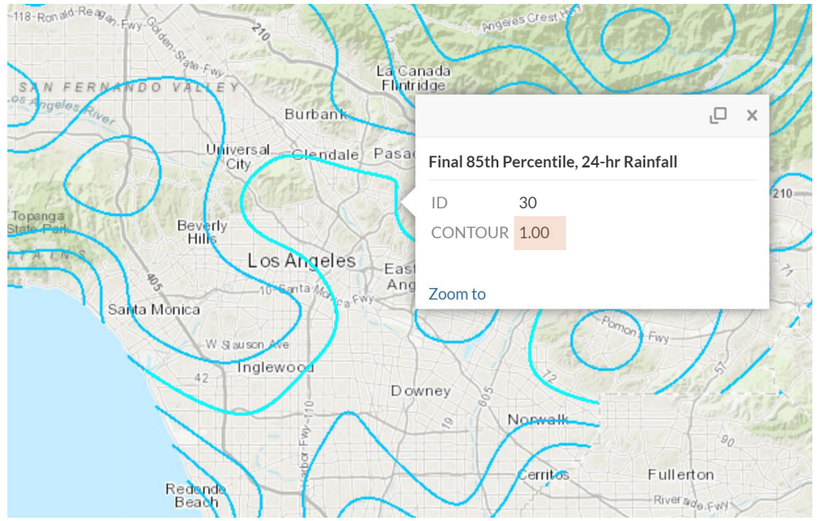
h. Clearly show driveway/access road drainage and provide BMPs for treatment of driveway flows. Provide elevations, cross sections, or slopes as applicable.

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

ANALYSIS: Hydrology and Drainage

Figure-Ground Diagram

Buildings / Raised Structures

Constraint

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

Build vs. Unbuilt Space

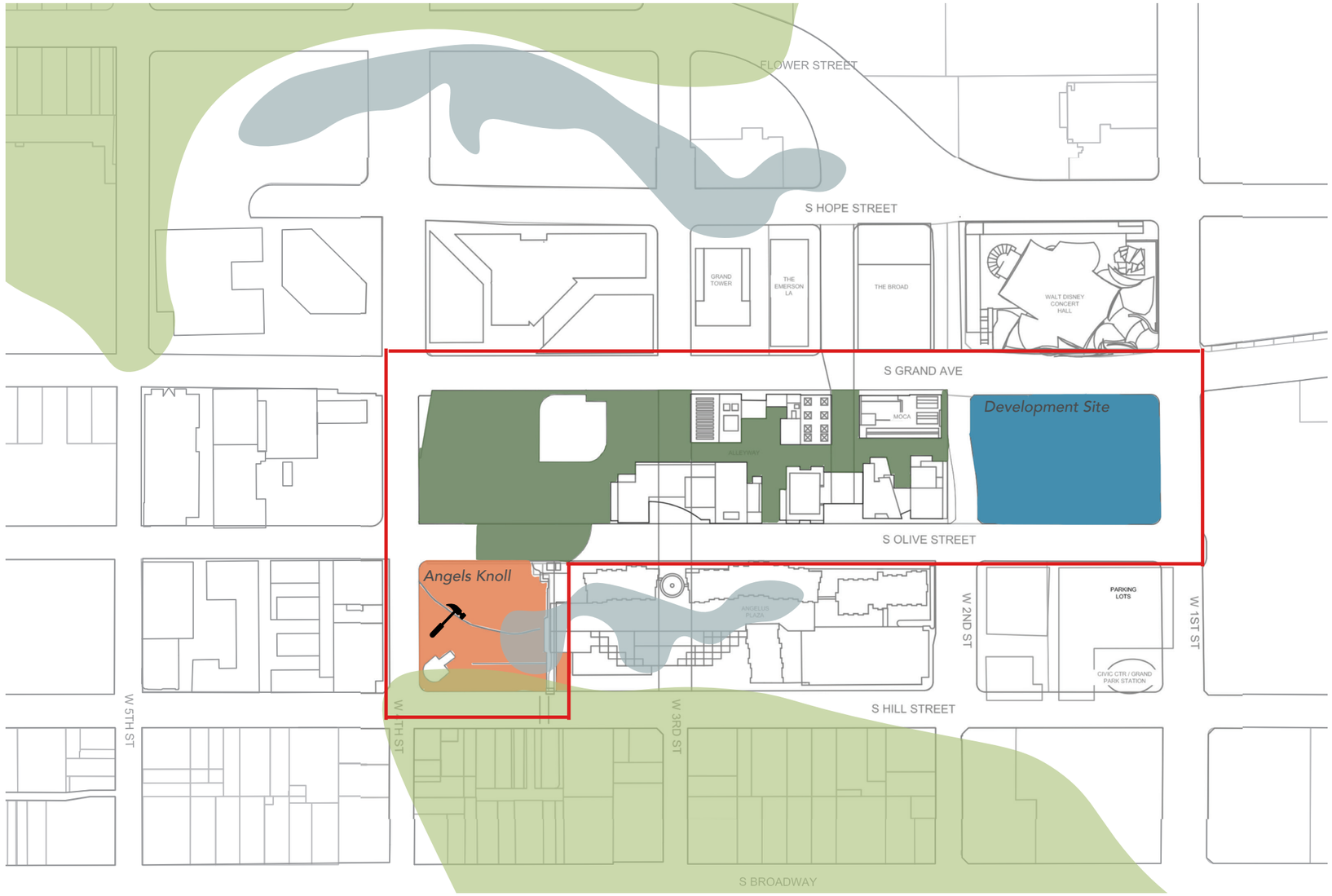
Open Space

0 120′ 240′ 480′

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.

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′			*artificial fill*	*sandy silt to clay*	*low*
13′			*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′

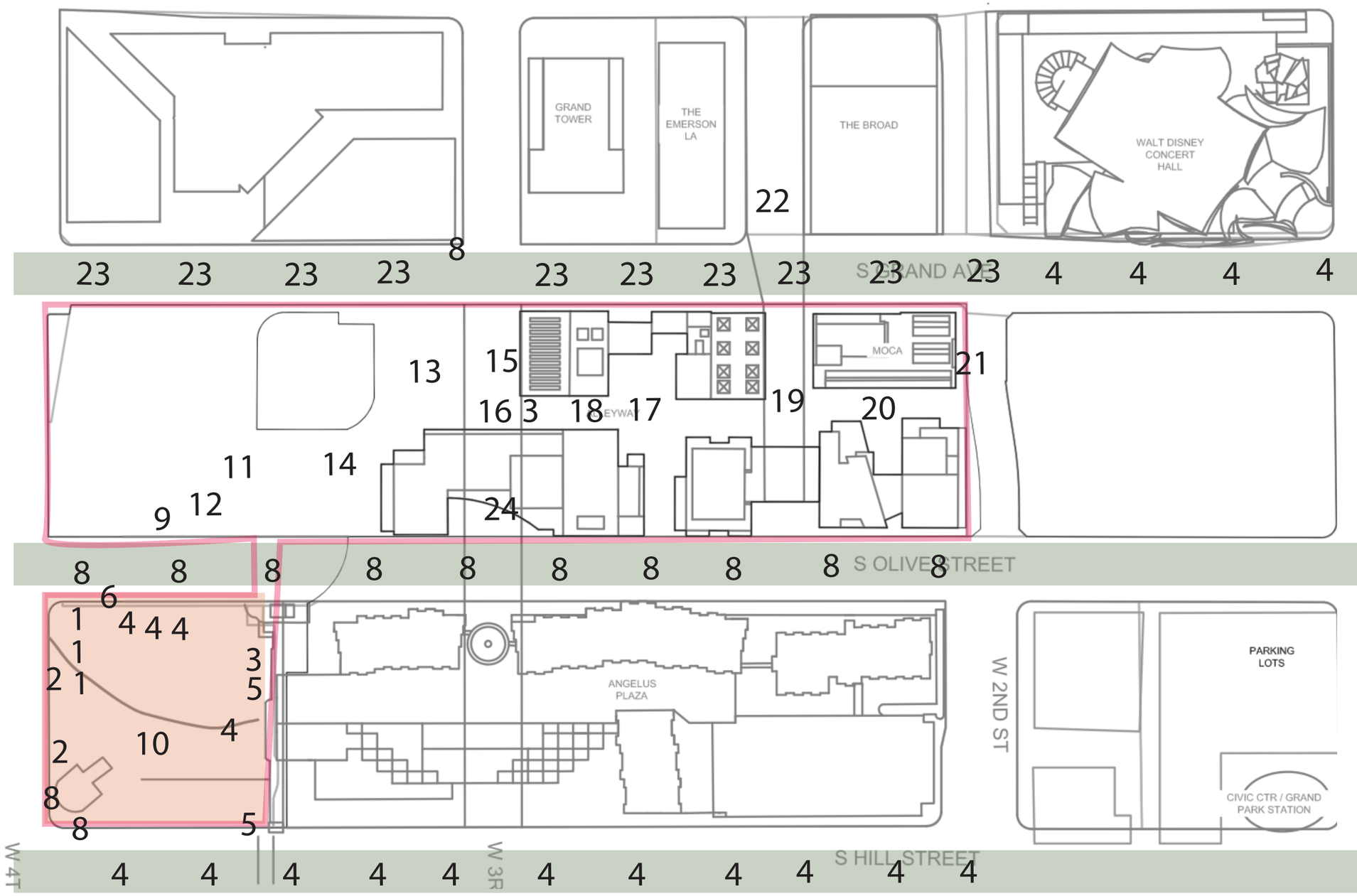
Liquefaction Zone
a seismic occurrence when there is:
» shallow groundwater
» low density, fine, clean sandy soils
» strong ground motion

Landslide Zone
generally occur in/on
» loosely consolidate wet soil
» rocks on steep sloping terrain

200 400 800

Amelia Snyder

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

Cristina Arredondo, Gus Koven

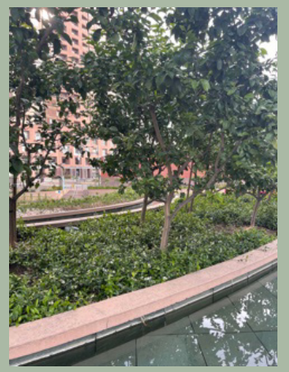
ANALYSIS: Vegetation Inventory

TREES

11 Lagerstroemia indica

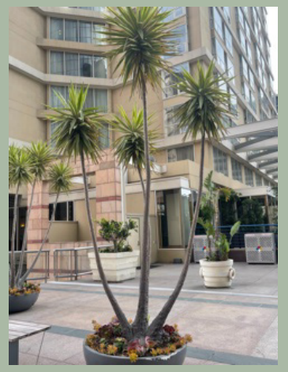
1 Ceiba speciosa

13 Dracaena marginata



13 Ficus sp

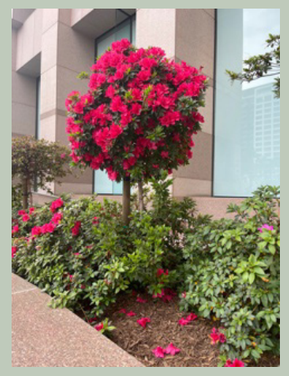
13 Syagrus romanzoffiana



16 Yucca aloifolia

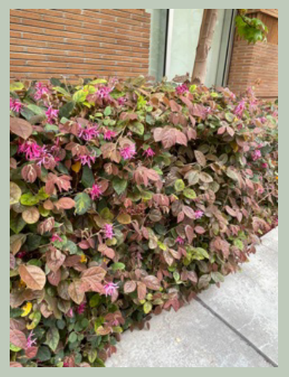
SHRUBS

19 Podocarpus sp

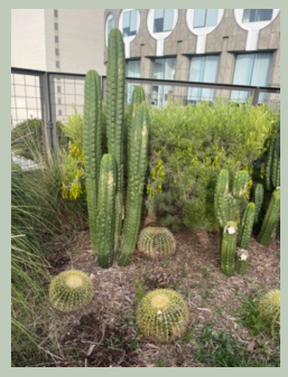


13 Rhododendron indicum

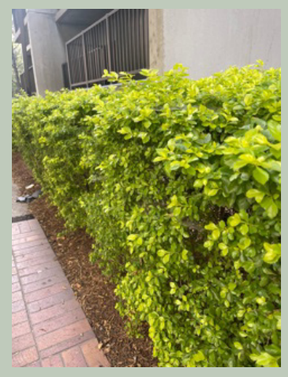
20 Zantedeschia sp



20 Loropetalum chinense



11 Cacti



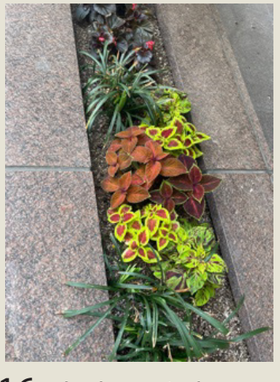
14 Ficus hedge

SHRUBS

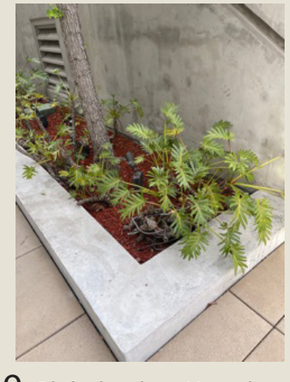
15 Succulents

17 Agave

9 Muhlenbergia and Parkinsonia



16 shade tropicals



19 Philodendron Xanadu

14 Chlorophytum comosum

Cristina Arredondo, Gus Koven

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

USDA Hardiness Zone: 10b
Sunset Zone: 22

Vegetation Inventory photos:

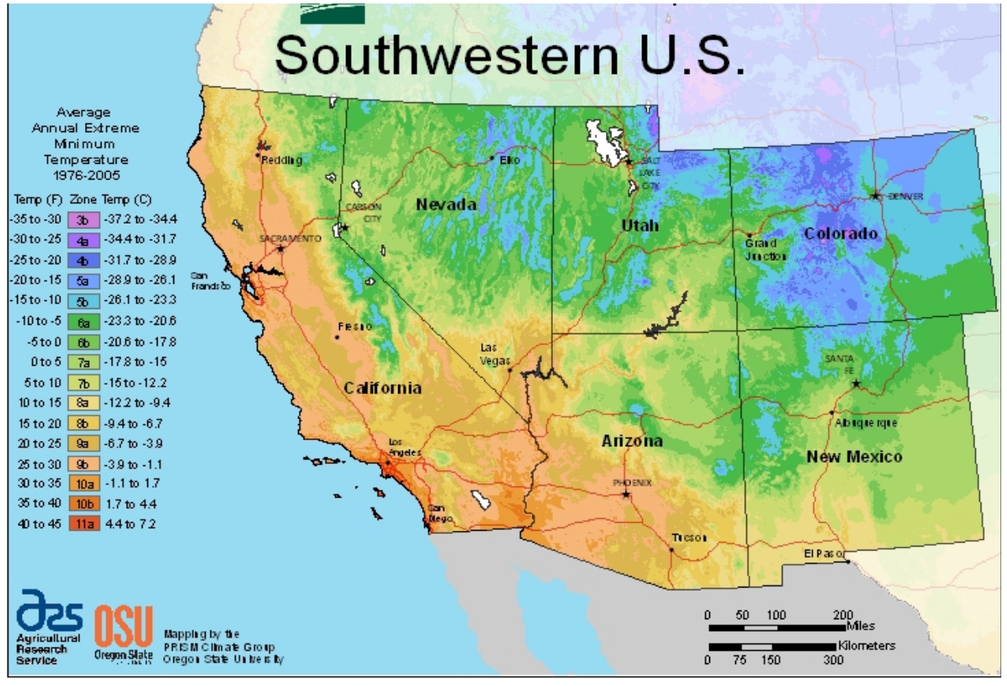
https://www.google.com/maps/d/u/0/edit?mid=1PcGQK3ZczQU_bVPrOL4wPeJvfZgmaj1q&usp=sharing

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.

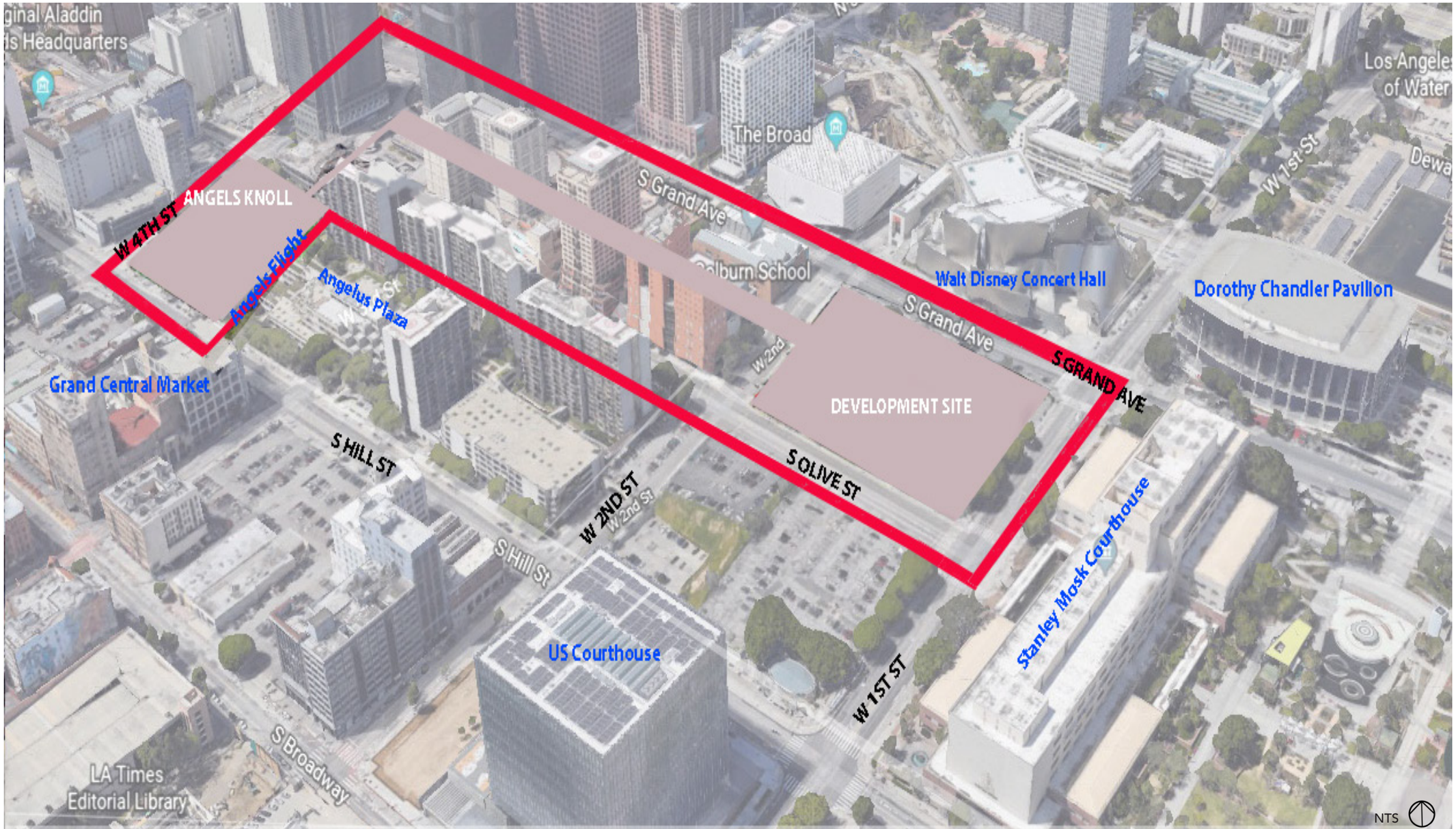


Cristina Arredondo, Gus Koven

ANALYSIS: LANDSCAPE DESIGN 7

LD-3 SITE DEVELOPMENT FOR ANGELS KNOLL & VACANT PARKING LOT (2018)

ANALYSIS: LANDSCAPE DESIGN 7



LD-7 SITE DEVELOPMENT FOR ANGELS KNOLL & DEVELOPMENT SITE (2021)

ANALYSIS: LANDSCAPE DESIGN 7

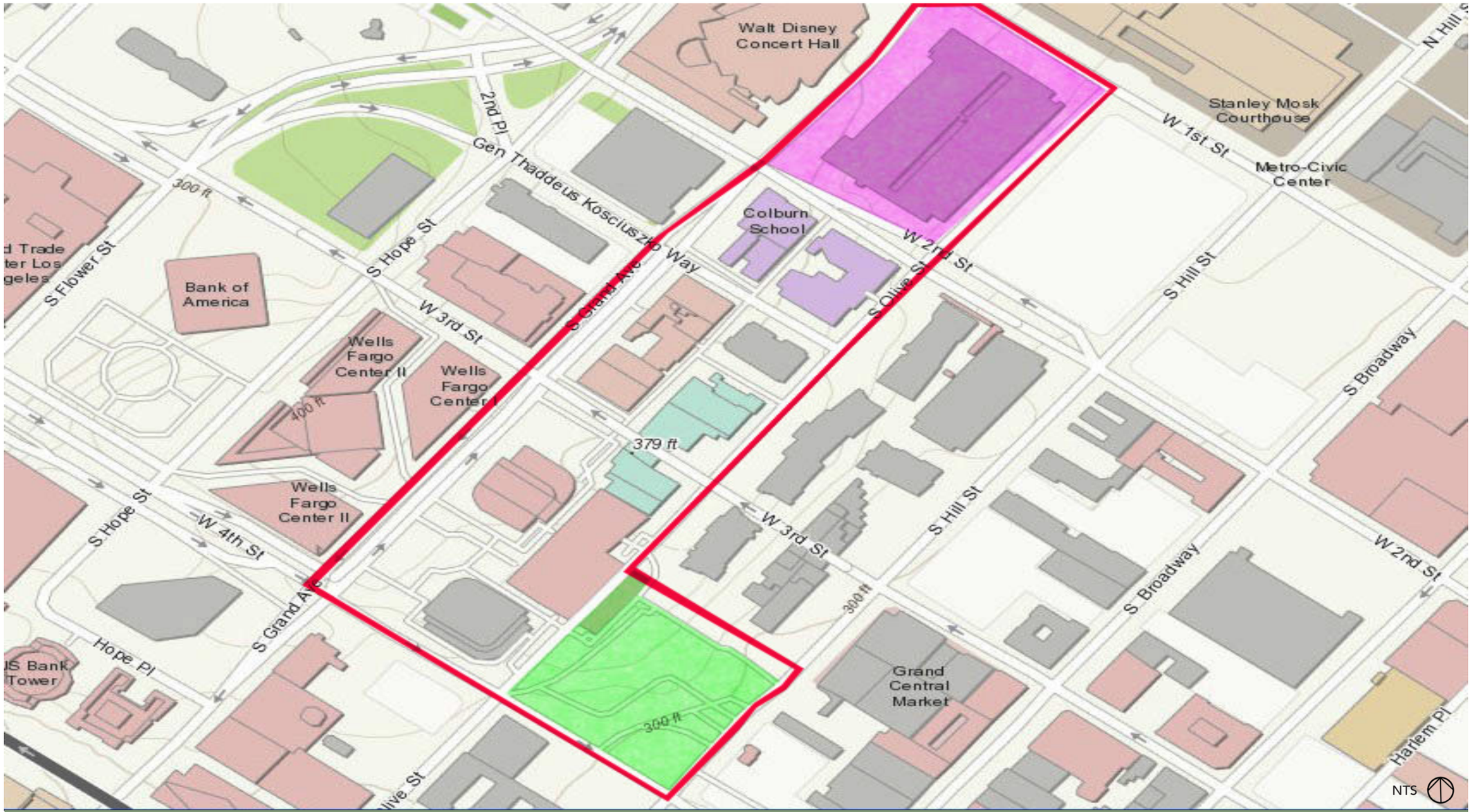
SITE PHOTOS

Mary Diane Rasmussen

ANALYSIS: LANDSCAPE DESIGN 7

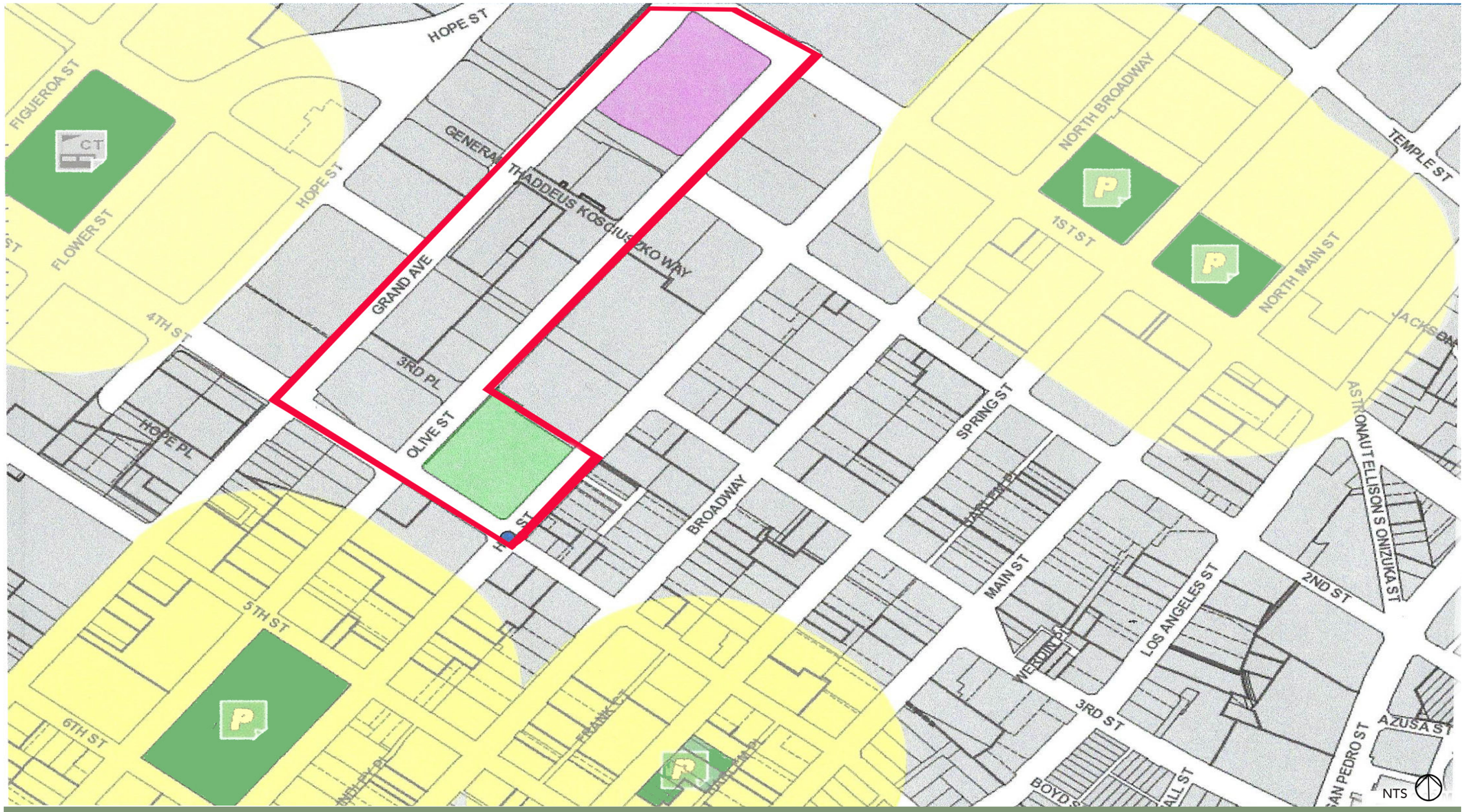
CIRCULATION (2018)

ANALYSIS: LANDSCAPE DESIGN 7



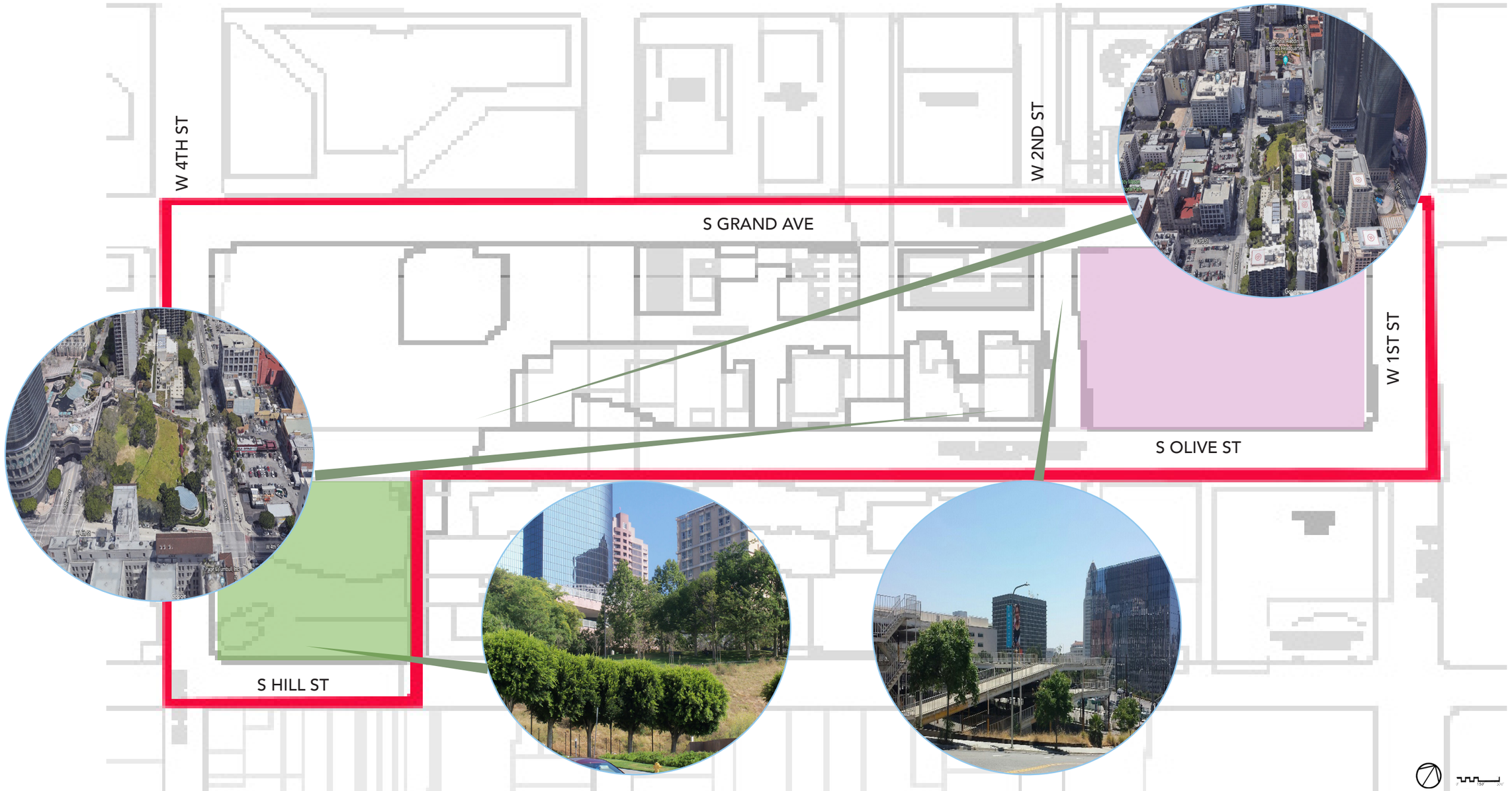
LAND USE AND ADJACENCIES (2018)

ANALYSIS: LANDSCAPE DESIGN 7



NEARBY PARKS (2018)

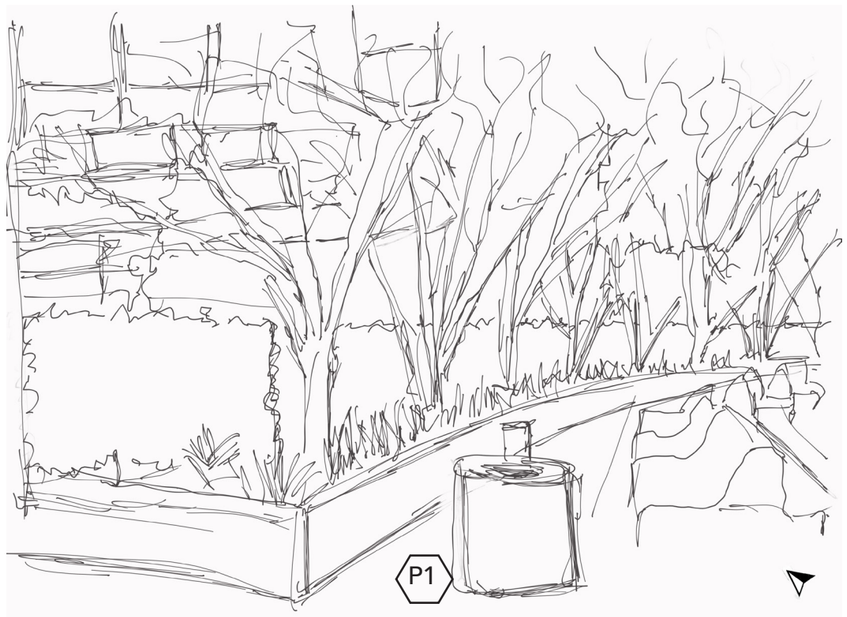
ANALYSIS: LANDSCAPE DESIGN 7

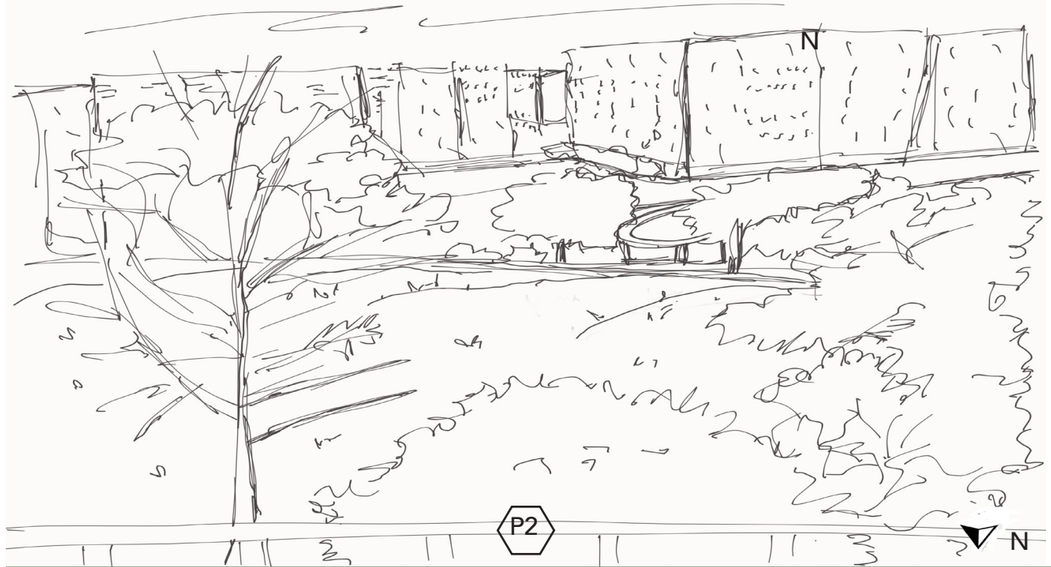


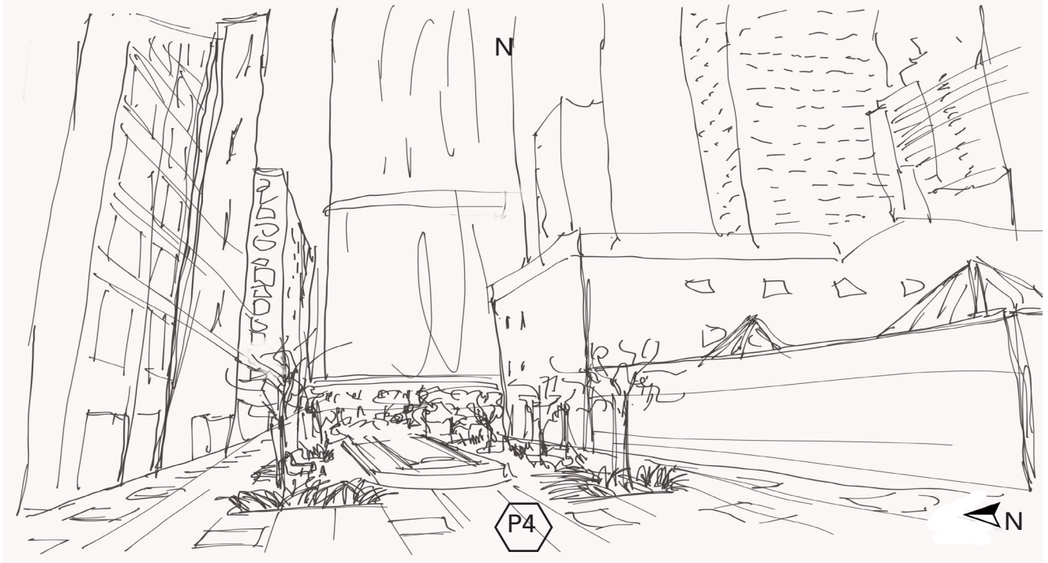
VIEWS (2018)

Mary Diane Rasmussen

ANALYSIS: LANDSCAPE DESIGN 7







CURRENT VIEWS

Mary Diane Rasmussen

ANALYSIS: History

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

Since the arrival of the Spanish Missionaries in 1769, Los Angeles has inspired reinvention, erasing the past to create a new story. The largest Tongva Gabrieleno village of Yaanga[1] was 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 as well as 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.[7]

"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*.[7]

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_ZI/sa.com/historic

1800s

Silver and Land

- 1865: Silver discovered at Cerro Gordo, 275 miles from Los Angeles.
- Victor Beaudry extends credits to all miners and forecloses on most of Cerro Gordo mines.
- 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.

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 [3]

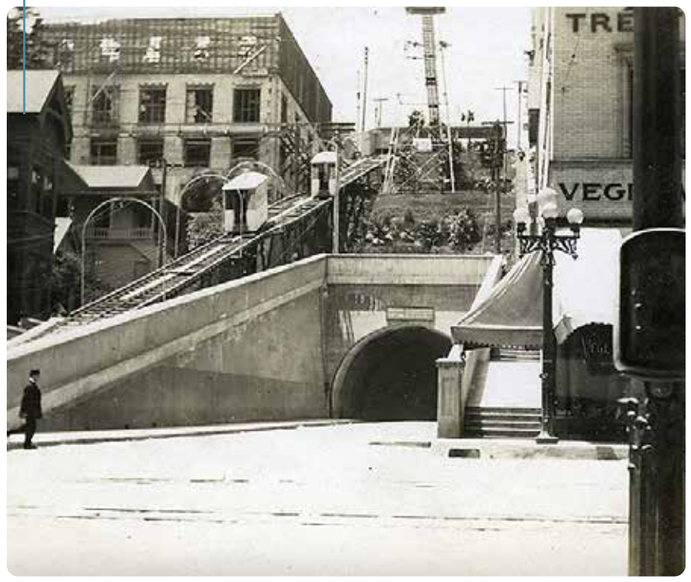
"Los Angeles has its slave mart, as well as New Orleans and Constantinople. Only the slave at Los Angeles was sold fifty-two times a year as long as he lived." —Horace Bell [3]

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.wikimedia.org/w/index.php?curid=9872153

1900s-1930s

Above and Beyond The Urban Fabric

- I901: 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.



Angel's Flight, 1930's
https://waterandpower.org/museum/Early_City_Views%20(1925%20+)_8_of_8.html

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

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.

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.

1971 Bunker Hill flattened
Los Angeles Public Library photo collection

ANALYSIS: Architecture

CARLOS DINIZ: A GRAND AVENUE

CARLOS DINIZ: THE OMNI HOTEL

1980s

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.

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."

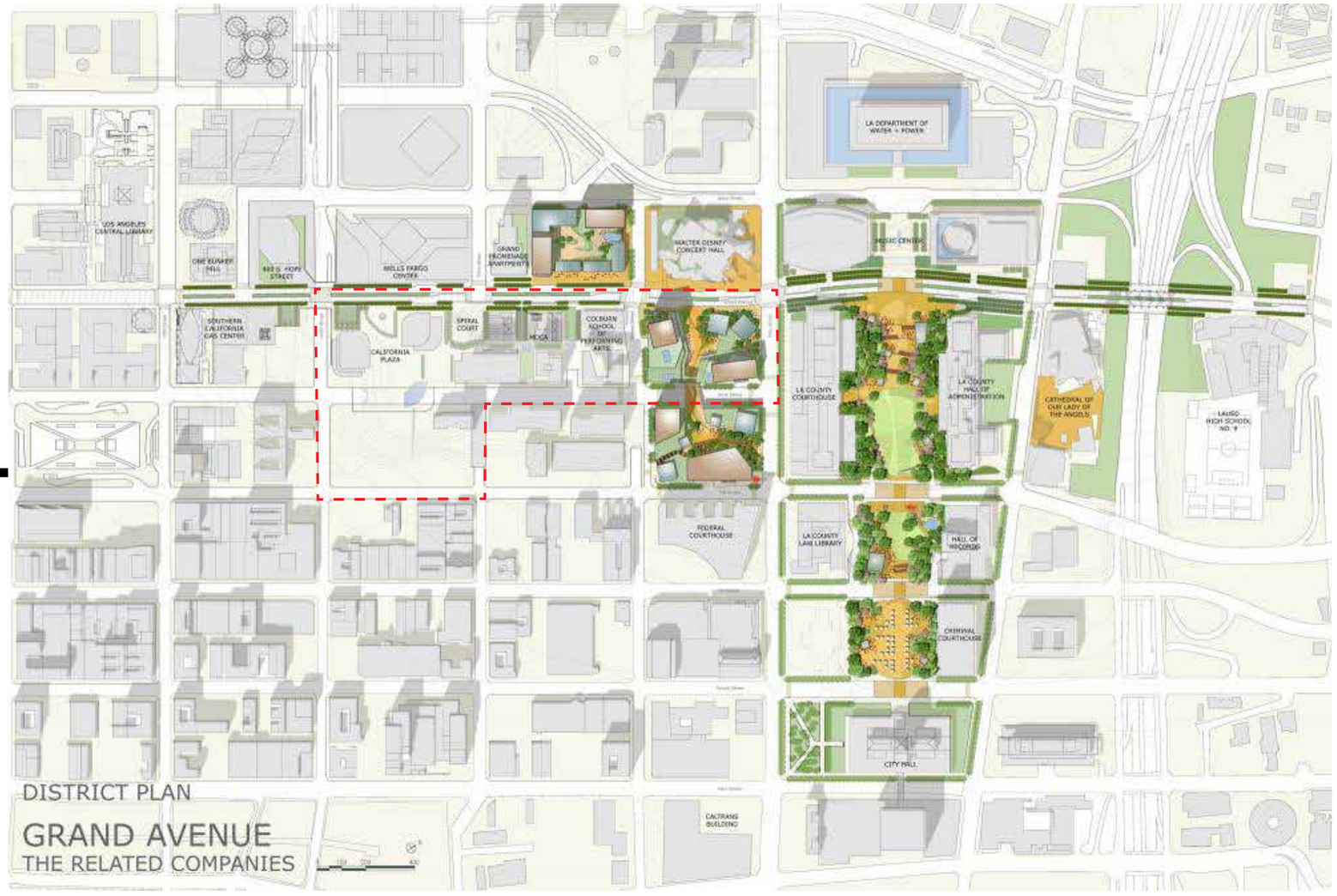
photo credit: NBC News
https://www.nbcnews.com/news/us-news/typhus-zone-rats-trash-infest-los-angeles-skid-row-fueling-n919856

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% verus 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.

In Los Angeles County alone, 58,936 people were homeless in 2019. [11]



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

The built envrionment of Los Angeles has an amazing legacy. Well-known for the great post-war Mid-century architecture, there are also many built examples of pre-war Beaux Arts and Moderne styles. The transformation of downtown's once elegant, then dilapidated, Victorian mansions of the 1800s on Bunker Hill made way for the architectural Modernism that defines this great city now.

In 1980, The Maguire Partners proposed the idea of *A Grand Avenue* — a linear spine that was designed by Lawrence Halprin and Charles Moore which envisioned a collection of parks and civic spaces that would be both people-oriented and activity-generating. The proposal was not completely realized but it was a foundation for the work where Halprin collaborated with architects and artists on four unique public spaces built along Hope Street. Moving north to south these spaces include the Crocker Court (now Wells Fargo Court), Bunker Hill Steps, Library Square (now Maguire Gardens), and Grand Hope Park. Halprin's impressions about the Southern California landscape and its unique cultural history are expressed in his Postmodern design and in his use of water which is subtle, reflective of the drier climate compared to his more known projects in Northern California and Oregon.

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

13—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

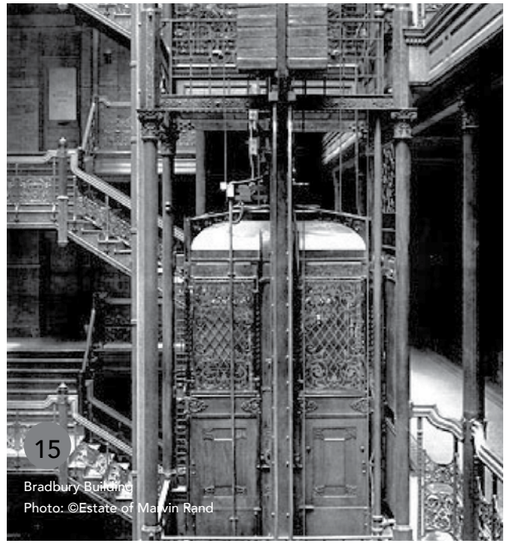
18—Union Bank Plaza
445 South Figueroa Street
1968 – Garett Eckbo, Landscape Architect

Historical | Open Space | Cultural | Municipal | Commercial

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

Vicki Rand

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



15
Bradbury Building
Photo: ©Estate of Marvin Rand

17
Union Station
Photo: LA Conservancy

3
Los Angeles Central Library
Photo: Wayne Lorentz

13
Grand Park
Photo: © RIOS, Inc.

9
Walt Disney Concert Hall
Photo: Vicki Rand

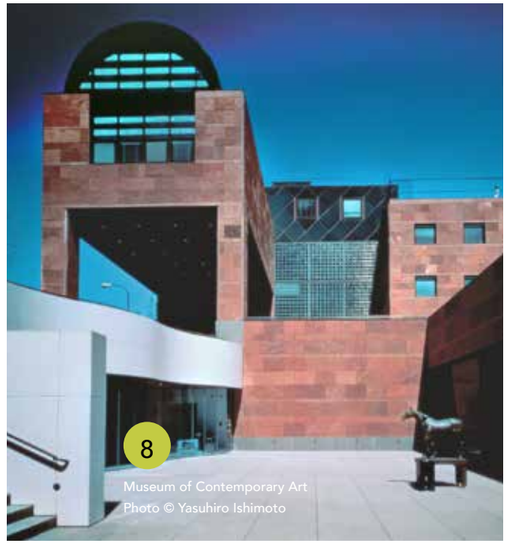
16
Caltrans District 7
Photo: Ruth Wallach

12
Cathedral of Our Lady of the Angels
Photo: Rafael Moneo

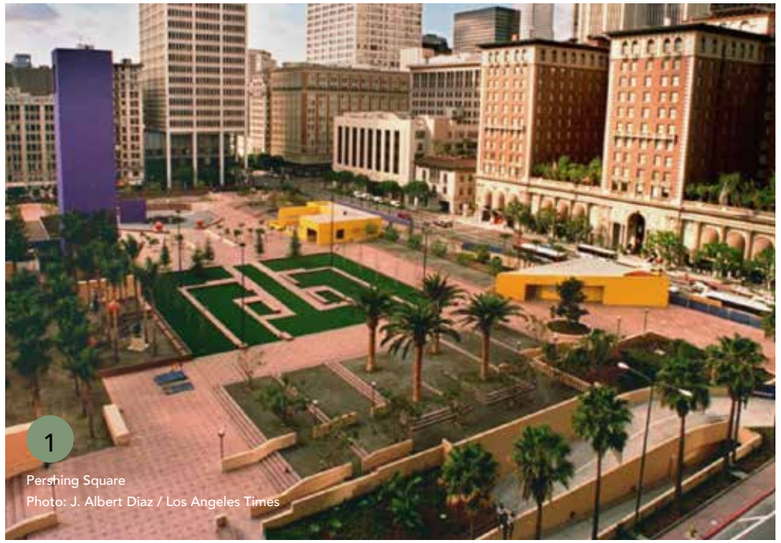
4
Maguire Gardens
Photo: Alan Ward

5
Bunker Hill Steps
Photo: Charles Birnbaum

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



8
Museum of Contemporary Art
Photo © Yasuhiro Ishimoto

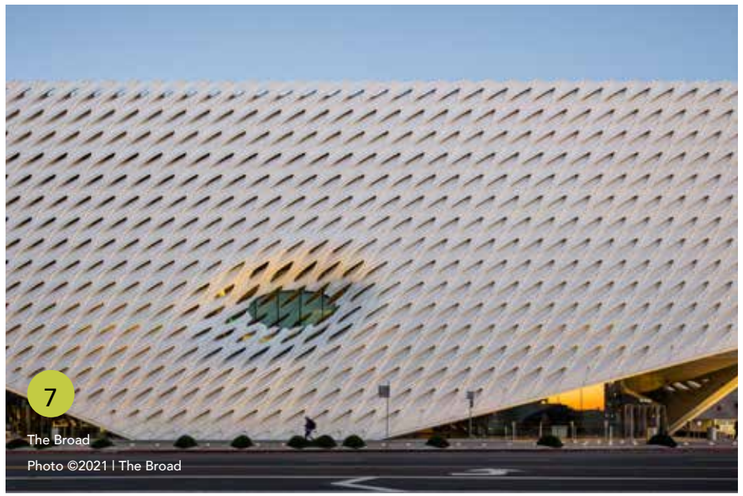


1
Pershing Square
Photo: J. Albert Diaz / Los Angeles Times

6
Bonaventure Hotel
Photo © 2021 Portman Architects

4
Maguire Gardens
Photo: Lauren Roberts

10
Music Center
Photo: ©Estate of Marvin Rand



7
The Broad
Photo ©2021 | The Broad

11
Los Angeles Dept of Water and Power
Photo: Julius Schulman © J. Paul Getty Trust. Getty Research Inst.

2
Grand Hope Park
Photo: Jessica Hodgdon/L.A. Conservancy

18
Union Bank Plaza
Photo: L.A. Conservancy

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

Alyssa Leal Moffitt

ANALYSIS: Cultural Adjacency Photos

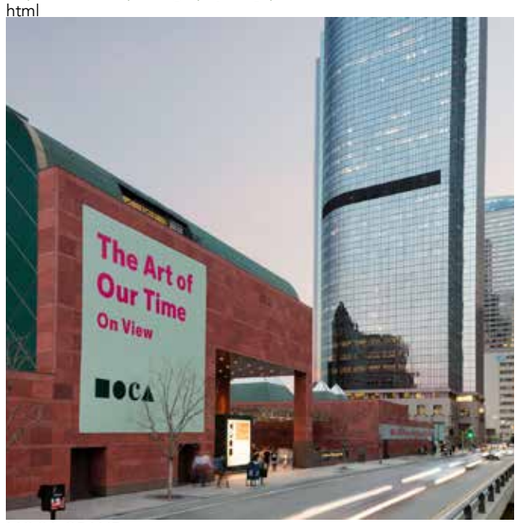
GRAND CENTRAL MARKET
https://abc7.com/business/grand-central-market-to-extend-hours-during-summer/1335099/

WALT DISNEY CONCERT HALL
by 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

BROAD MUSEUM
https://laedc.org/2016/09/21/broad-museum-economic-impact-analysis/

DTLA ART WALK
photo by Reed Davis
http://reeddavisphotography.blogspot.com/2013/09/dtla-art-walk.html



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 level.

Alyssa Leal Moffitt

ANALYSIS: Plazas

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

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

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

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

WATER & POWER PLAZA
photo by Alex Thamer.

WALT DISNEY CONCERT HALL ROOF GARDEN PLAZA
Photo by Steve Hoge
https://www.flickr.com/photos/steve_hoge/9280181028/in/photostream/

PUBLIC ART/PRIVATE PLAZA

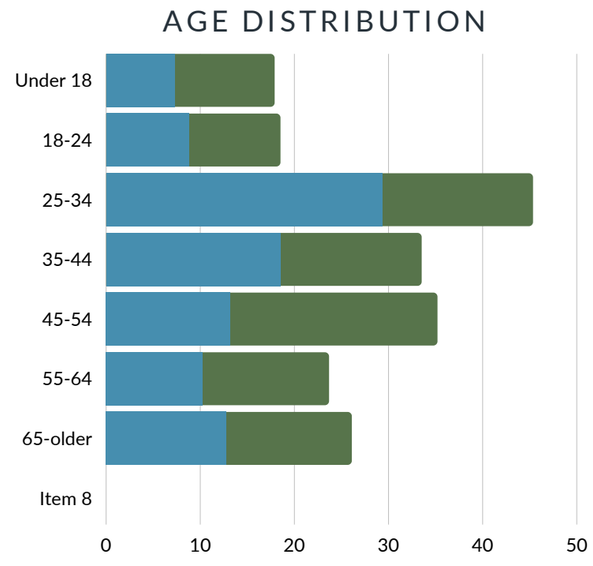
The plazas of Downtown Los Angeles offer a series of outdoor sculpture gardens in the sky. The designs are often distinctly midcentury modern, and like the Department of Water and Plaza, have a mix message of a plaza of water next to a drought tolerant demonstration garden.

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.

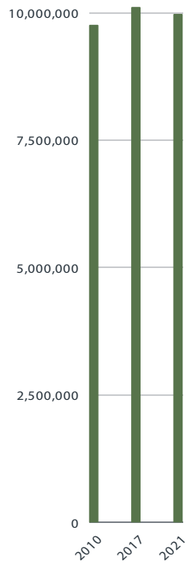
Two beautiful spaces; Garrett Eckbo's Union Bank Plaza and Lawrence Halprin's Wells Fargo atrium are being remodeled.

ANALYSIS: Demographics

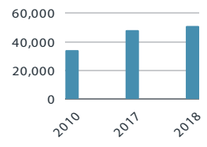
DTLA is more diverse than LA County with a age distribution focused on 25-34 year olds.



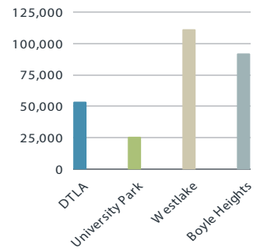
NEIGHBORHOOD DATA FOR SOCIAL CHANGE PLATFORM (MYNEIGHBORHOODDATA.ORG)



LA COUNTY



DTLA



2019

LA COUNTY

DTLA

HISTORIC SOUTH CENTRAL

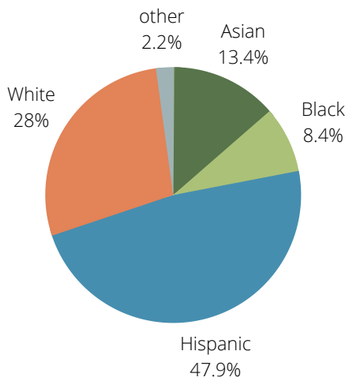
POPULATION

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.

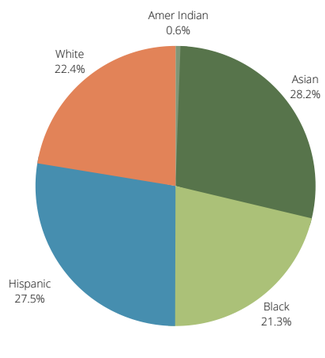
Age distribution DTLA compared to LA is highest between ages 25-34 but lower for under 18 and between the ages of 45-64. This supports anecdodal observations that professionals move out of DTLA to raise a family.

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.

AGE DISTRIBUTION



LA COUNTY 2010



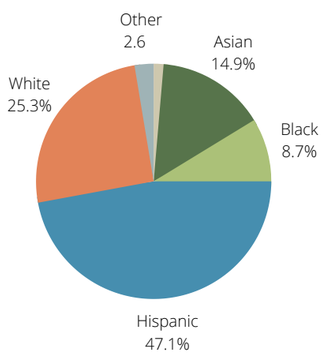
DTLA 2010

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

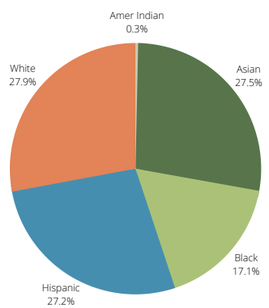
2010

TOTAL POPULATION

RACE & ETHNICITY DTLA



LA 2019



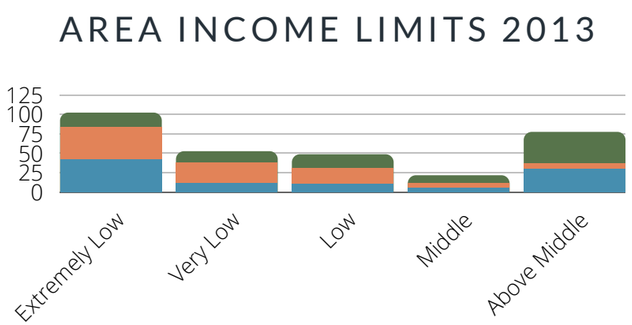
DTLA 2017

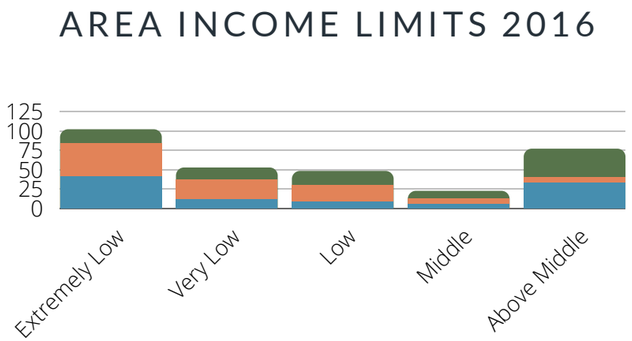
2010/2019

Alyssa Leal Moffitt

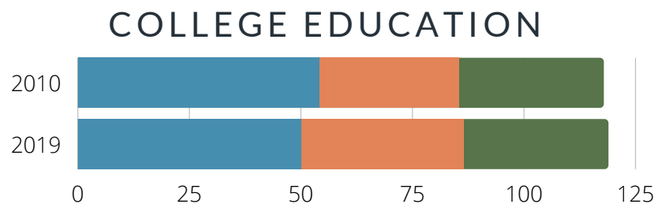
ANALYSIS: Demographics

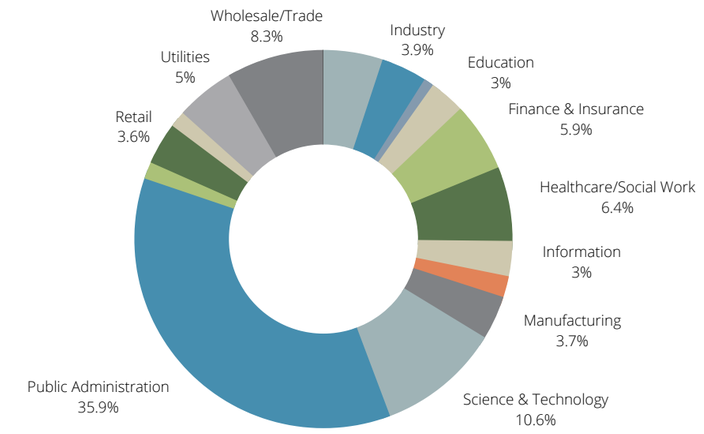
The population is majority college educated and professionals but with many unhoused people.





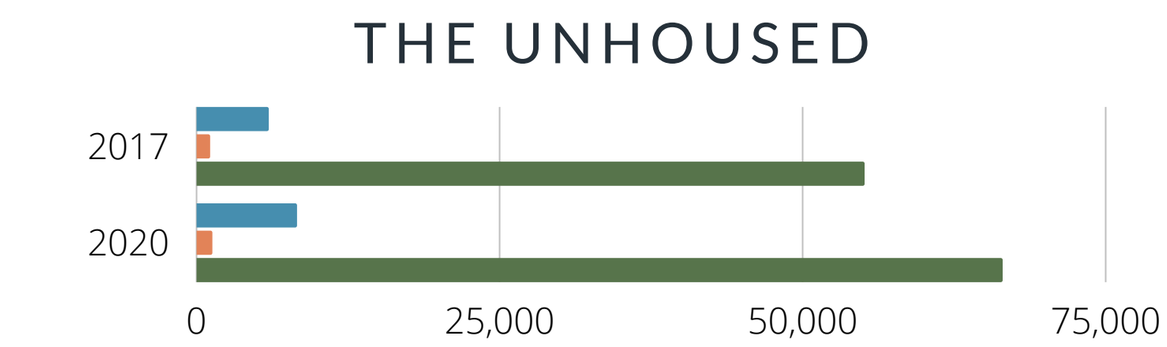
AREA INCOME LIMIITS





PROFESSIONS 2015 (LATEST DATA)

EDUCATION/PROFESSIONS



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

THE UNHOUSED

LA COUNTY

DTLA

HISTORIC SOUTH CENTRAL

ECONOMICS

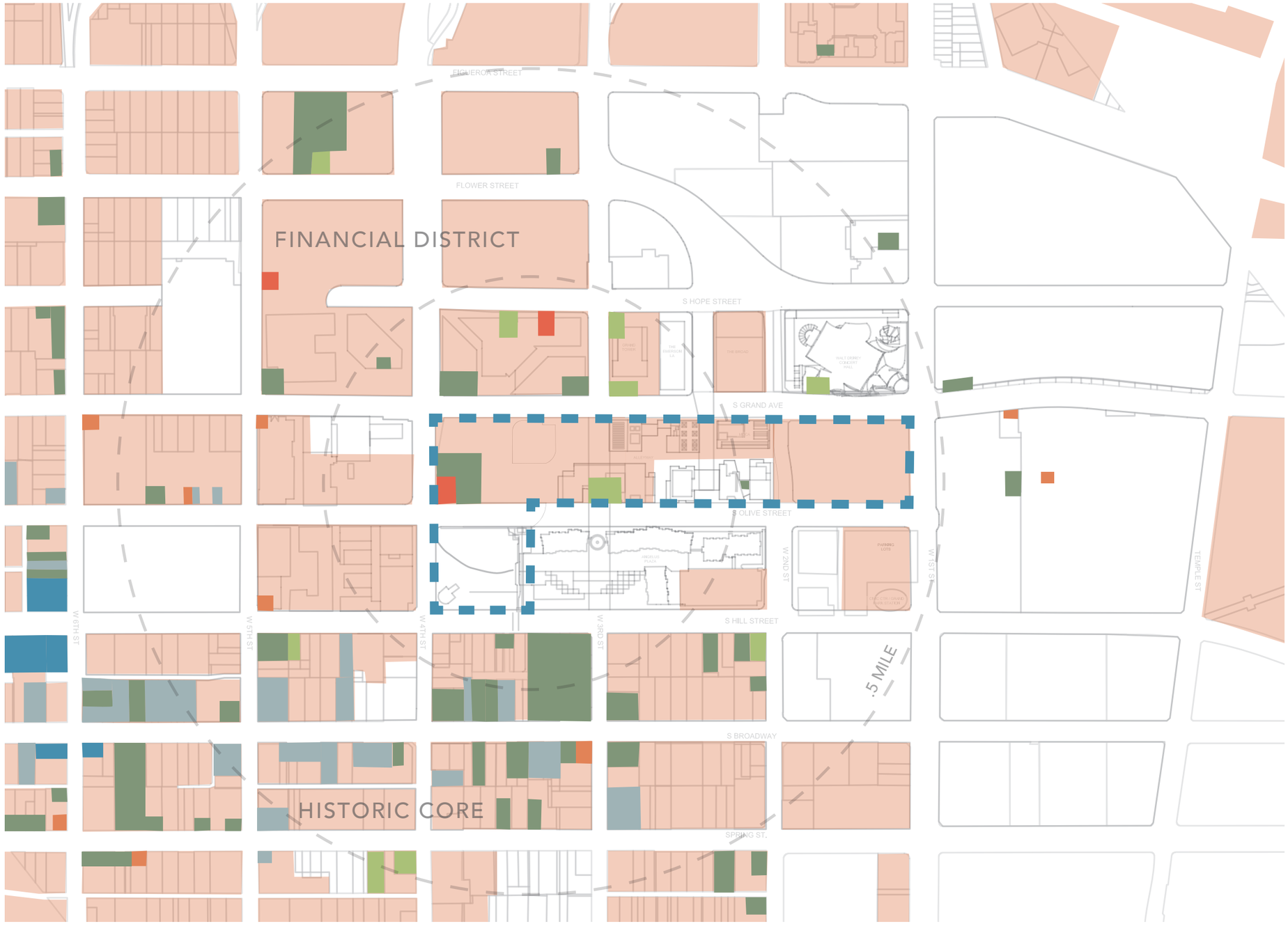
Area income limits for LA County are evenly distributed between the categories with the majority fallling in the Above Middle Income level. However, DTLA has parallels with Historic South Central in a majority of incomes falling within the Very Low category. DTLA has equal levels of income falling in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

Alyssa Leal Moffitt

ANALYSIS: Human Uses - Retail Typology



Legend

- Food + Drink: Casual $-$$
  i.e. Subway, Guisados, Grand Central Market
- Food + Drink: High End $$$-$$$$
  i.e. Otium, Perch, Noe Restaurant
- Coffee:
  i.e Starbucks, Blue Bottle
- Shops $-$$
  i.e Discount, Clothing, Book, Cigar Shops
  Rite Aid, T-Mobile
- Shops $$$-$$$$
  i.e. Jewelry Shops
- Site
- Commerical Zone

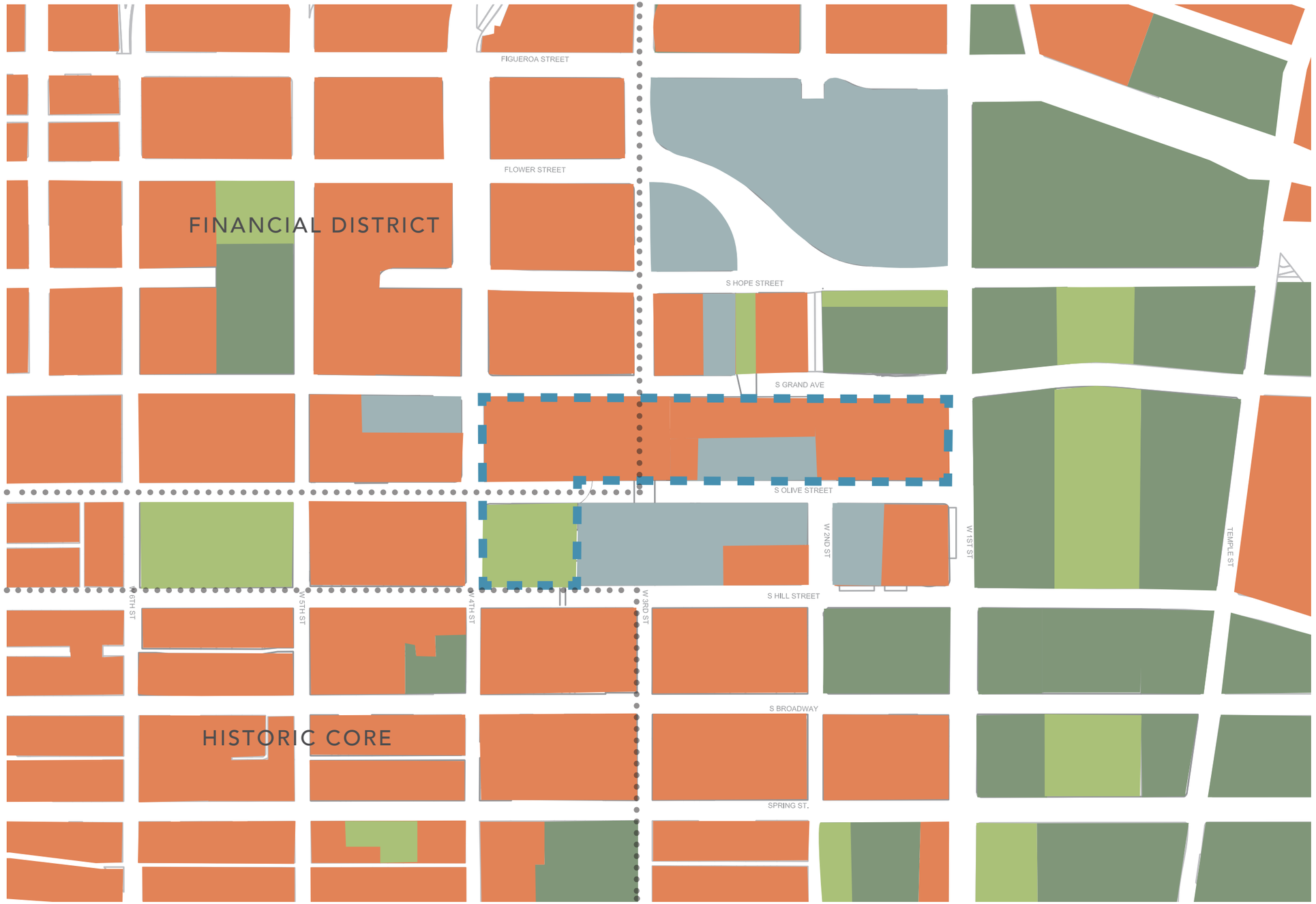
Retail is concentrated in the Historic Core. Casual restaurants and shops can be food here along with the beginning of the Jewelry District. Most high end restaurants can be found in the Financial District. There are close to no restaurants or shops northeast of the site where governmental buildings, many parking lots, and Grand Park can be found.

0 200′ 400′ 800′

Julie Ho

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

ANALYSIS: Human Uses - Zoning



Legend

Commercial
i.e. Office Buildings, Banks, Retail Stores, Restaurants, Theatres, Gyms

Residential
i.e. Multi-family buildings, High Rise Condominiums

Open Space
i.e. Parks, Gardens

Public Facilities
i.e. City Hall, Library, Courthouse, LAPD Headquarters, VA Clinic, Federal Buildings

Site

Districts Boundaries

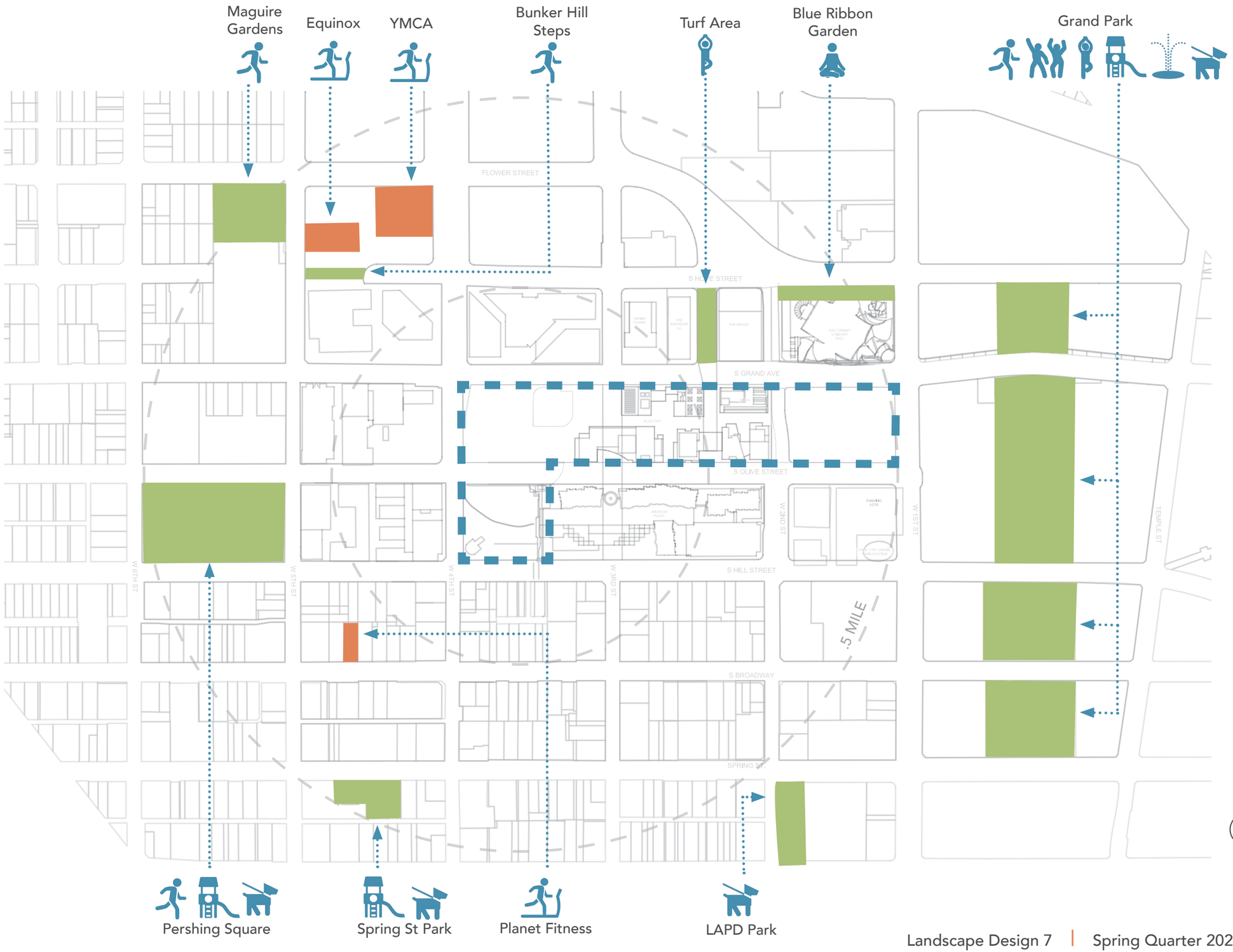
The site is surrounded by mostly commerical and public facilities zoning. The site is partially within the Financial District and adjacent to the bustling Historic Core District.

0 200′ 400′ 800′

Julie Ho

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

ANALYSIS: Adjacent Physical Activity Opportunities



Legend

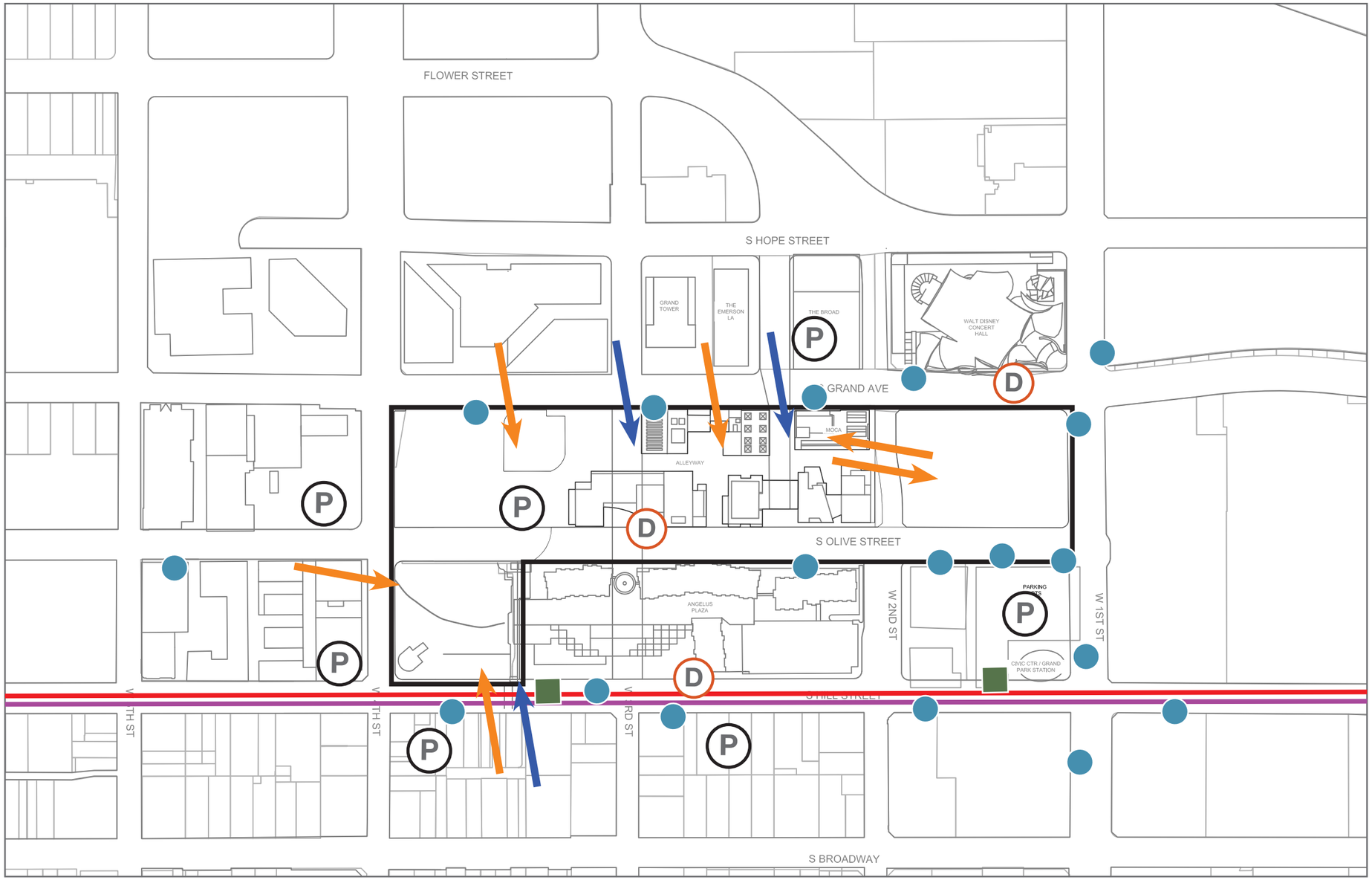
- Running
- Yoga
- Meditation
- Dance
- Playground
- Splashpad
- Dog Park
- Gym
- Outdoor
- Indoor
- Site

There are some nearby opportunities for physical activity, although the variety in amenities is limited. Grand Park has the most options. Other outdoor spaces include smaller pocket parks or spaces between buildings. A few indoor gyms are in the area as well.

0 200′ 400′ 800′

Julie Ho

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

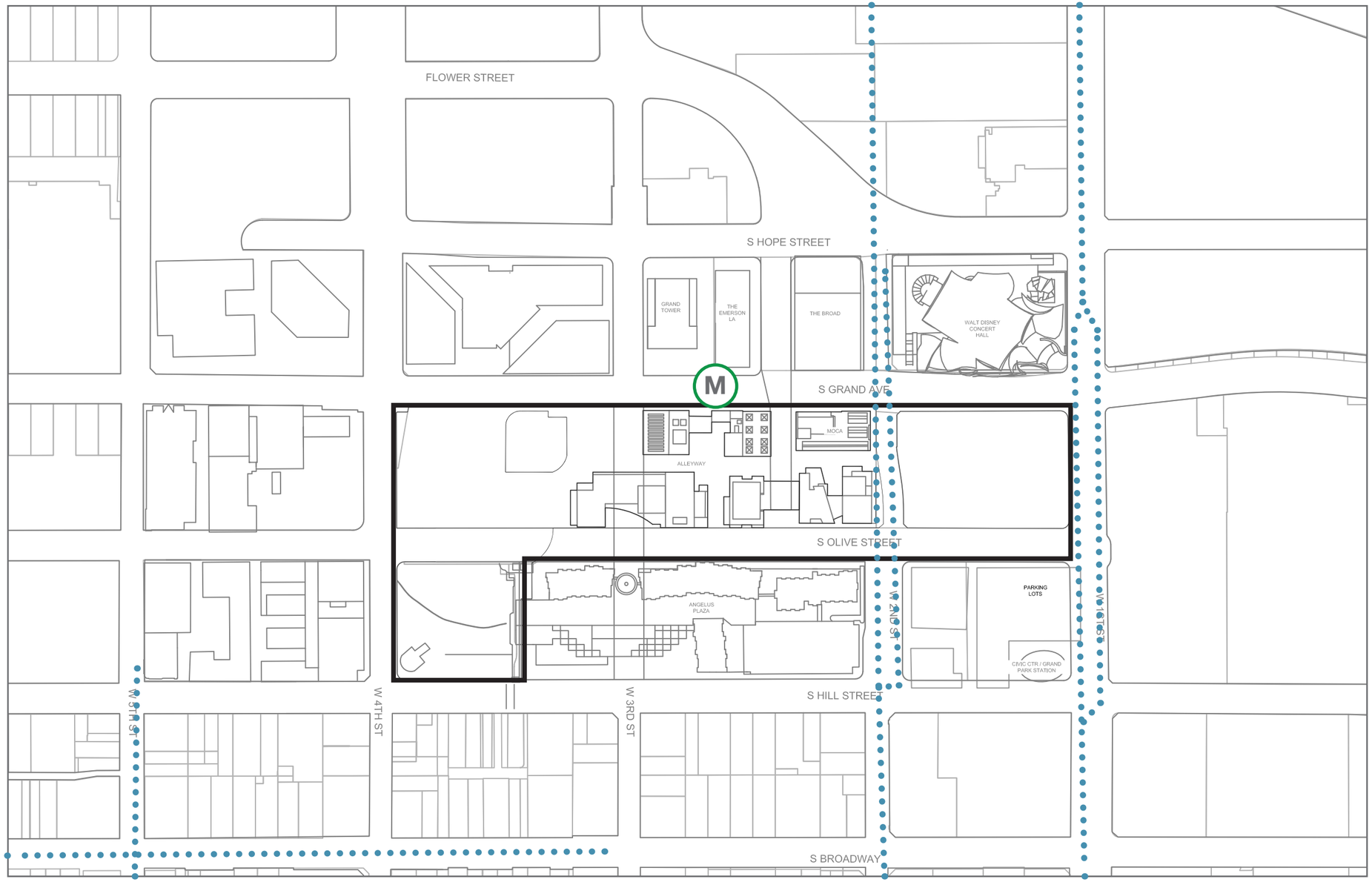
BUS:
- Site is accessible by bus on all sides

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

Simone Drucker

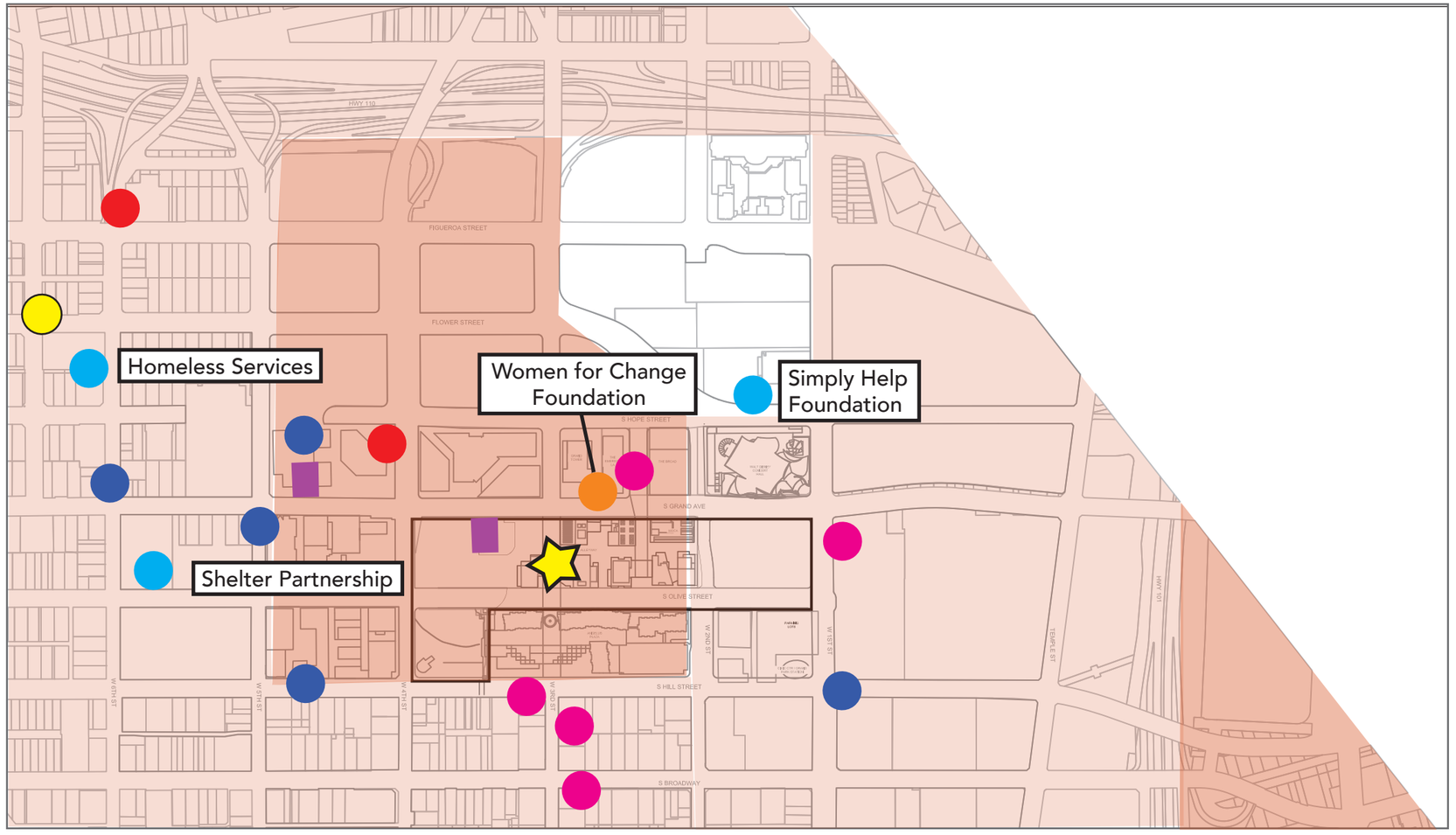
ANALYSIS: Bicycle Access



- 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

Simone Drucker

ANALYSIS: Human Health Effects



SENIOR HOUSING

AFFORDABLE HOUSING

HOMELESS SERVICES

VETERANS SERVICES

FOOD BANK

HEALTHCARE

MENTAL HEALTH SERVICES

POVERTY-LEVEL OVERLAY:

30-40% of Population

25-29% of Population

20-25% of Population

150 300 600

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

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.

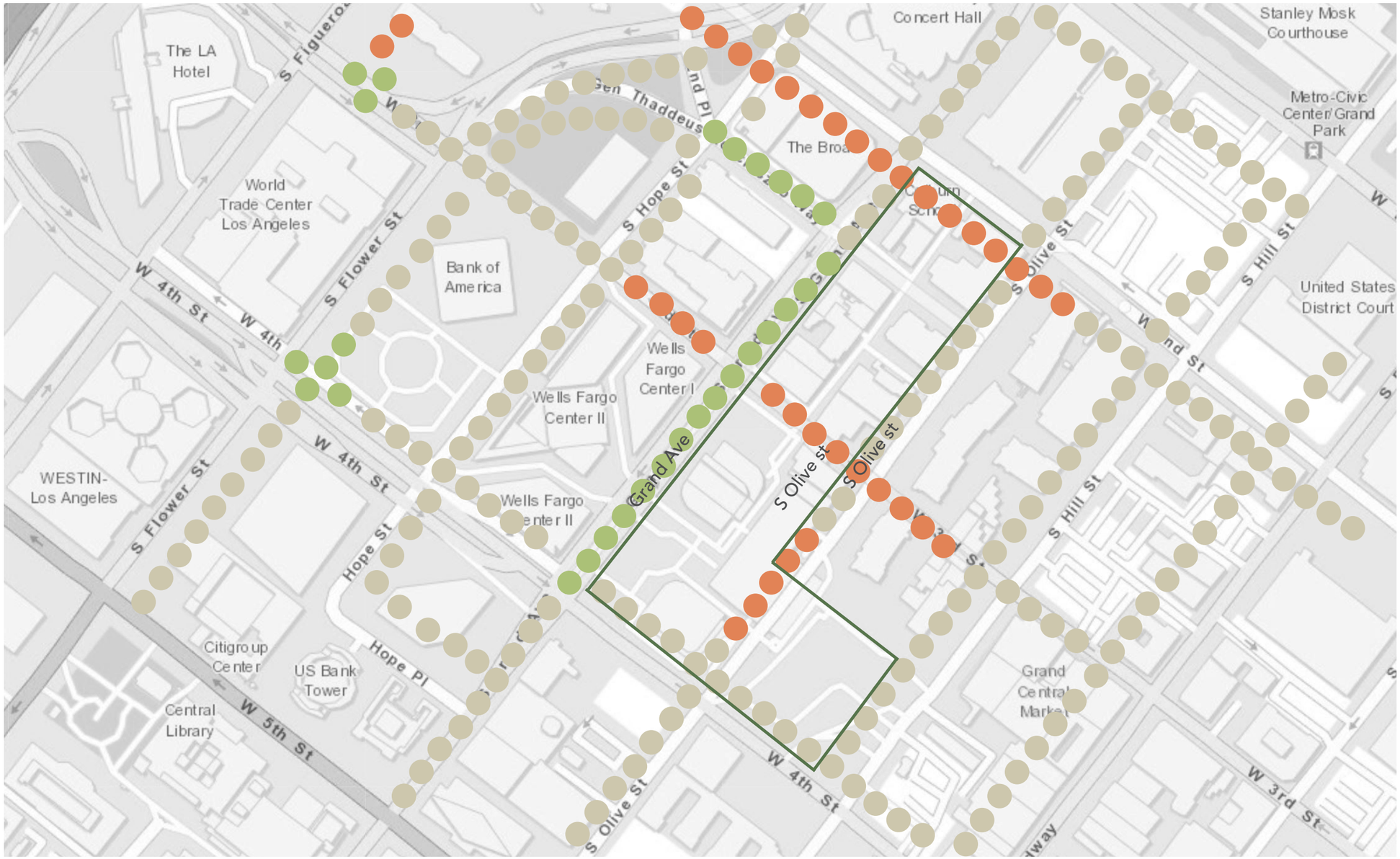
Freeways are located to the Northwest and Northeast.

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 site.
- South and East sides lacking light.
- Brighter areas are correlated with less crime activities.

Patricija Zilinskaite

ANALYSIS: Utilities

Street Sewage system

- Sewer pipe system
- Property line

- Site is not crossed by the sewer lines in an unusual way.

Patricija Zilinskaite