



JOHNNY CARSON PARK
SITE REDEVELOPMENT

Designed by: Rooted in Design

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LD4: Environmental Analysis & Planning ARCH X 472.9 | Winter 2023

Instructor: Emily Gabel-Luddy

JOHNNY CARSON PARK HISTORICAL CONTEXT

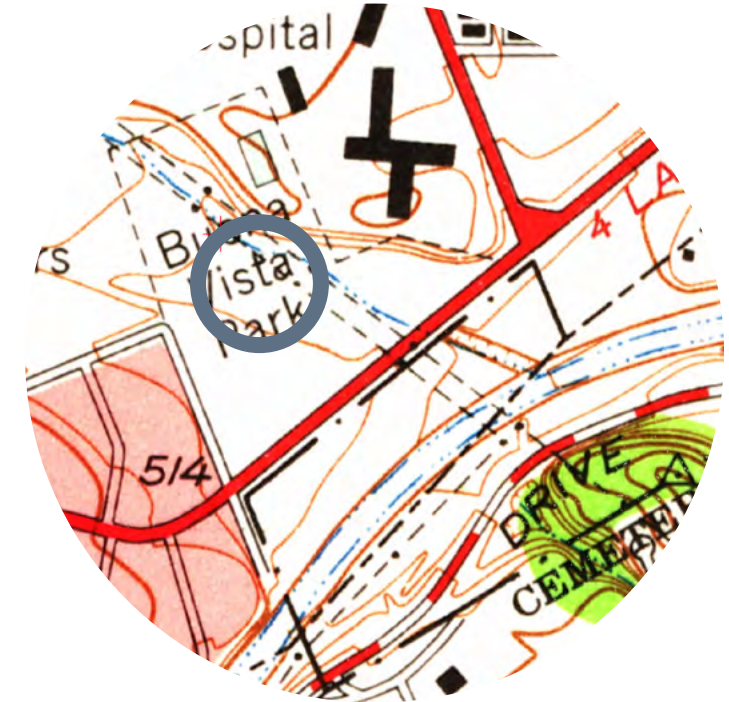


The original people of Los Angeles, the Tongva, defined their world as Tovaangar. Tovaangar supported about 5,000 people in nearly 100 villages. JCP was closest to the village of Kaweenga.

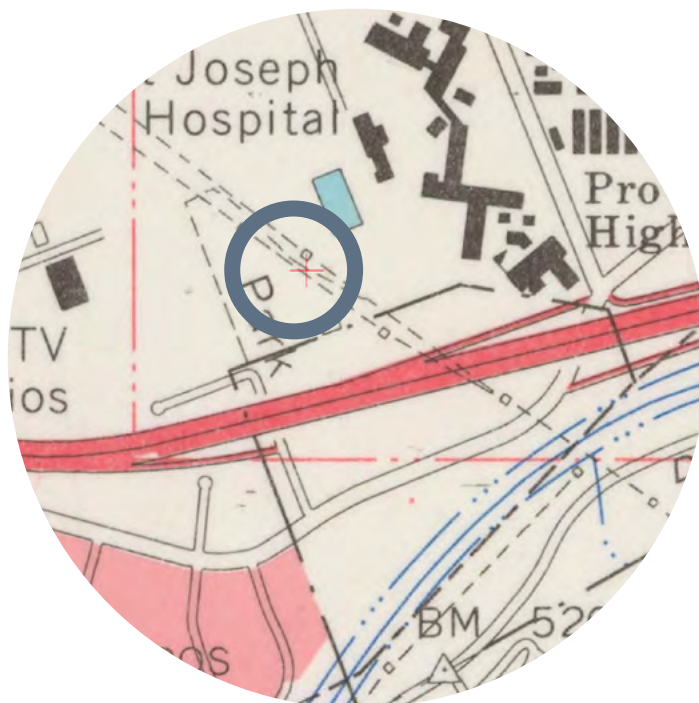


1926

The following four images show the progression of the park from open farmland to urban public park.



1953



1966



1976



Present Day

SITE HISTORY



July 8, 1911, the City of Burbank was incorporated, named after David Burbank who established a sheep ranch there. This year also marked the completion of the Pacific Electric Railroad from Los Angeles to the newly incorporated Burbank. As industries grew, so did Burbank, these main industries included aviation, farming, and entertainment.



The first city seal adopted by Burbank featured a cantaloupe, which was a crop that helped save the town's life when the land boom collapsed.



1940s - A view of Buena Vista Park with Griffith Park in the background is seen here. The city of Burbank purchased 51 acres for a future park development in an effort to beautify the LA River area in 1942.

In 1943 the site was officially named Buena Vista park and was noted for its wandering trails, small stream and a large casting pool. Eventually, some portions of the 51 acres of land were deemed unusable for park uses and thus were sold to St. Joseph hospital and NBC throughout the 40s and 50s. Then in the early 60s the construction of the Ventura Freeway further encroached onto the acreage.

In 1992, the park was renamed after Johnny Carson to honor the host of NBC's 'Tonight Show'. The renaming of the former Buena Vista Park was set to coincide with Mr. Carsons's retirement from the very popular show.



Burbank is often called the "media capital of the world" in reference to the numerous media entertainment companies that are headquartered or have significant production facilities in Burbank.

In 2016 Johnny Carson park was re-opened and re-imagined to better serve the community. The renovation project was partially funded by the Bureau of Reclamation, Land Water and Conservation Fund, and the State of California Natural Resource Agency River Parkways.



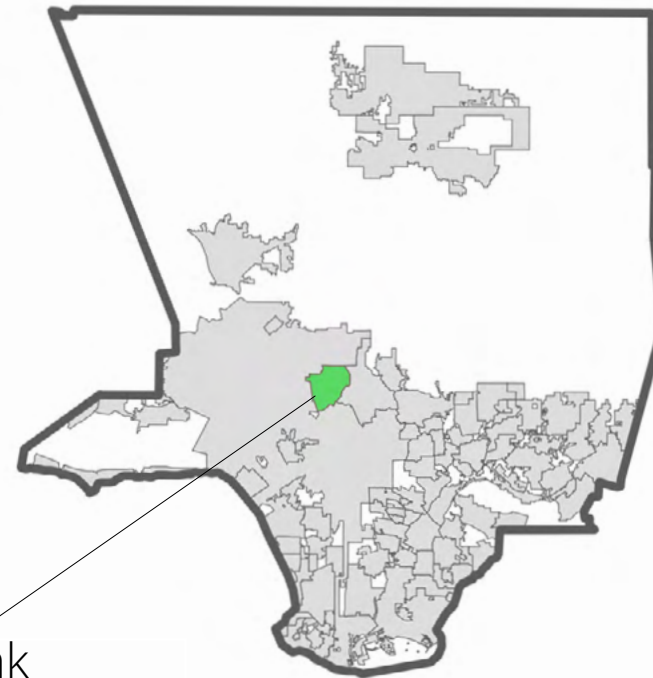
In 1978 the modern seal was adopted. This new seal showed City Hall beneath a banner, an airplane that symbolizes the city's aircraft industry, a strip of film and stage light to represent motion picture production and the bottom portion depicts the sun rising over the Verdugo Mountains.

SITE LOCATION

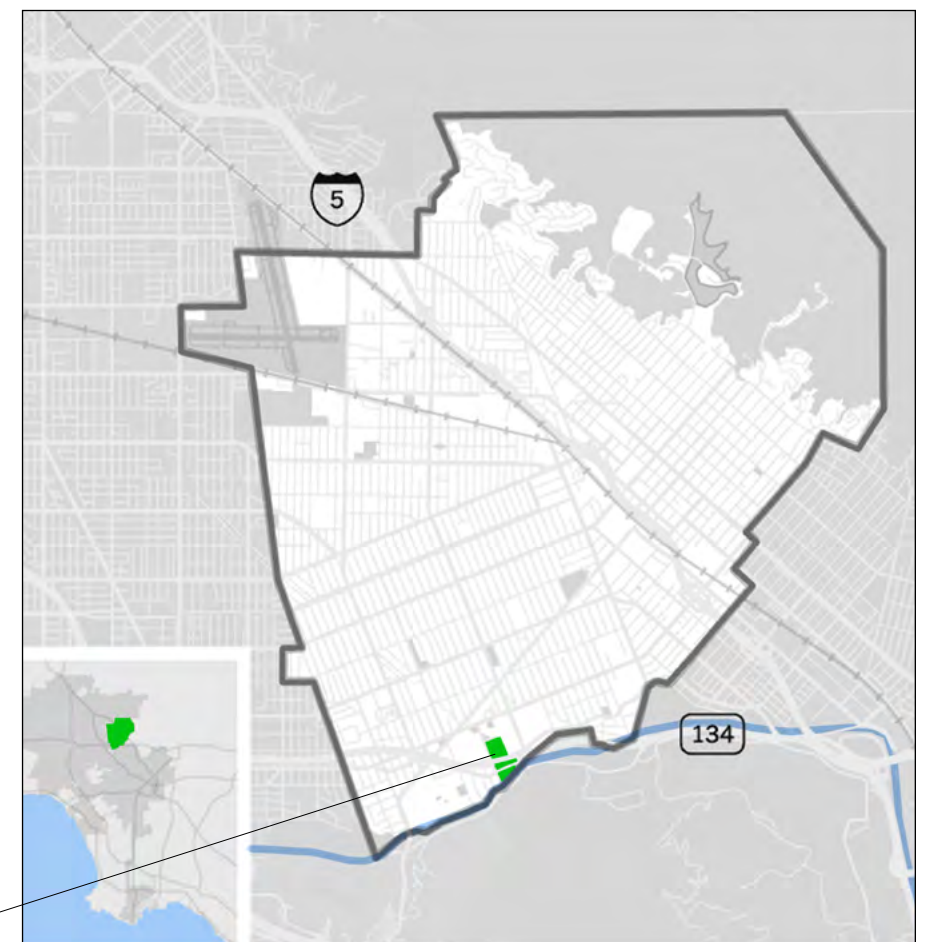
State of California



LA County



City of Burbank



Johnny Carson Park

The 17.6 acre Johnny Carson Park is located at the corner of Riverside Drive and Bob Hope Drive in the City of Burbank, California. This park is adjacent to Burbank Studios and Walt Disney Studios, and is close to Griffith Park.

It was formerly known as Buena Vista Park but was renamed in 1992 to honor the host of NBC's "Tonight Show". The renaming of the former Buena Vista Park site was set to coincide with Mr. Carson's retirement from the Tonight Show and it sits directly across the street from NBC Studios, where Johnny taped decades of his popular show. After a renovation and revitalization, the park was re-opened and re-dedicated in 2016.

PROJECT GOALS & OBJECTIVES



FUTURE THINKING

- Mitigate the effects of climate change by incorporating urban cooling design elements
- Develop infrastructure for alternative modes of transportation (ie biking, walking, electric vehicle, bus)
- Improve storm water runoff and groundwater infiltration to restore water tables



ACCESS

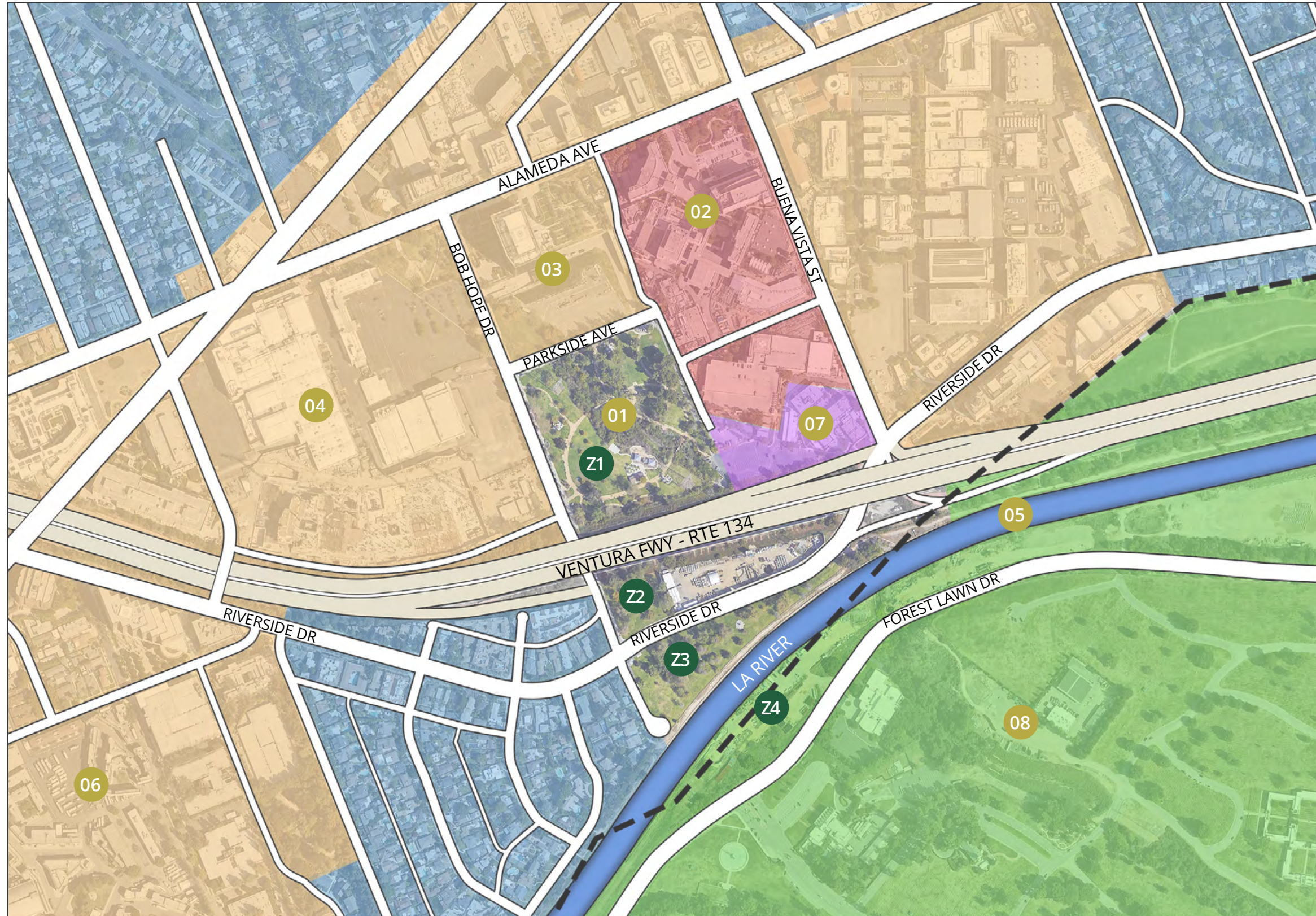
- Improve interaction with the LA River
- Develop public transit hubs that improve access to park and green spaces
- Improve access points and pedestrian safety around park



CONNECTION

- Build stronger connections between Johnny Carson Park and surrounding businesses and residential areas
- Develop spaces that cater to Burbank's residents and businesses
- Better connect various zones of the park to create a cohesive space

CONTEXT MAP



MAP LEGEND

- Commercial
- Medical
- Residential
- Open Space
- Education
- Burbank City Boundary Line

PLACES OF INTEREST

- | | |
|--|--|
| 01 Johnny Carson Park | 05 LA River |
| 02 Providence Medical Center | 06 Warner Bros Studio |
| 03 The Pointe | 07 Providence High School |
| 04 Burbank Studios | 08 Forest Lawn Memorial Park |

SITE ZONES

- | | |
|---|---|
| Z1 Zone 1 | Z3 Zone 3 |
| Z2 Zone 2 | Z4 Zone 4 |

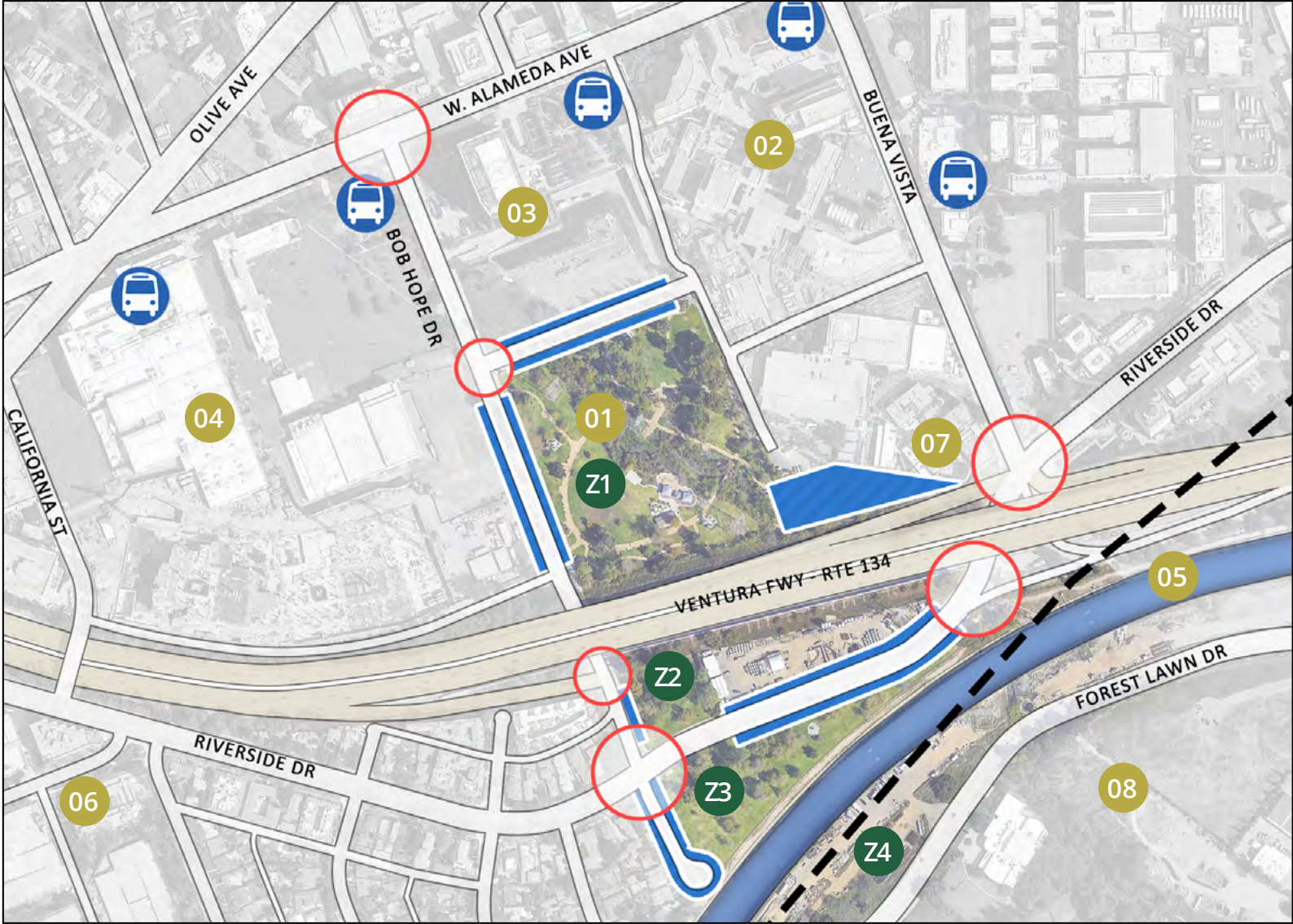


SITE ANALYSIS: VEHICULAR CIRCULATION



VEHICULAR CIRCULATION

- Primary Vehicular Circulation
- Secondary Vehicular Circulation
- Tertiary Vehicular Circulation



PUBLIC TRANSIT & TRAFFIC

- Public Parking
- High Traffic Intersections
- Public Transit Stops



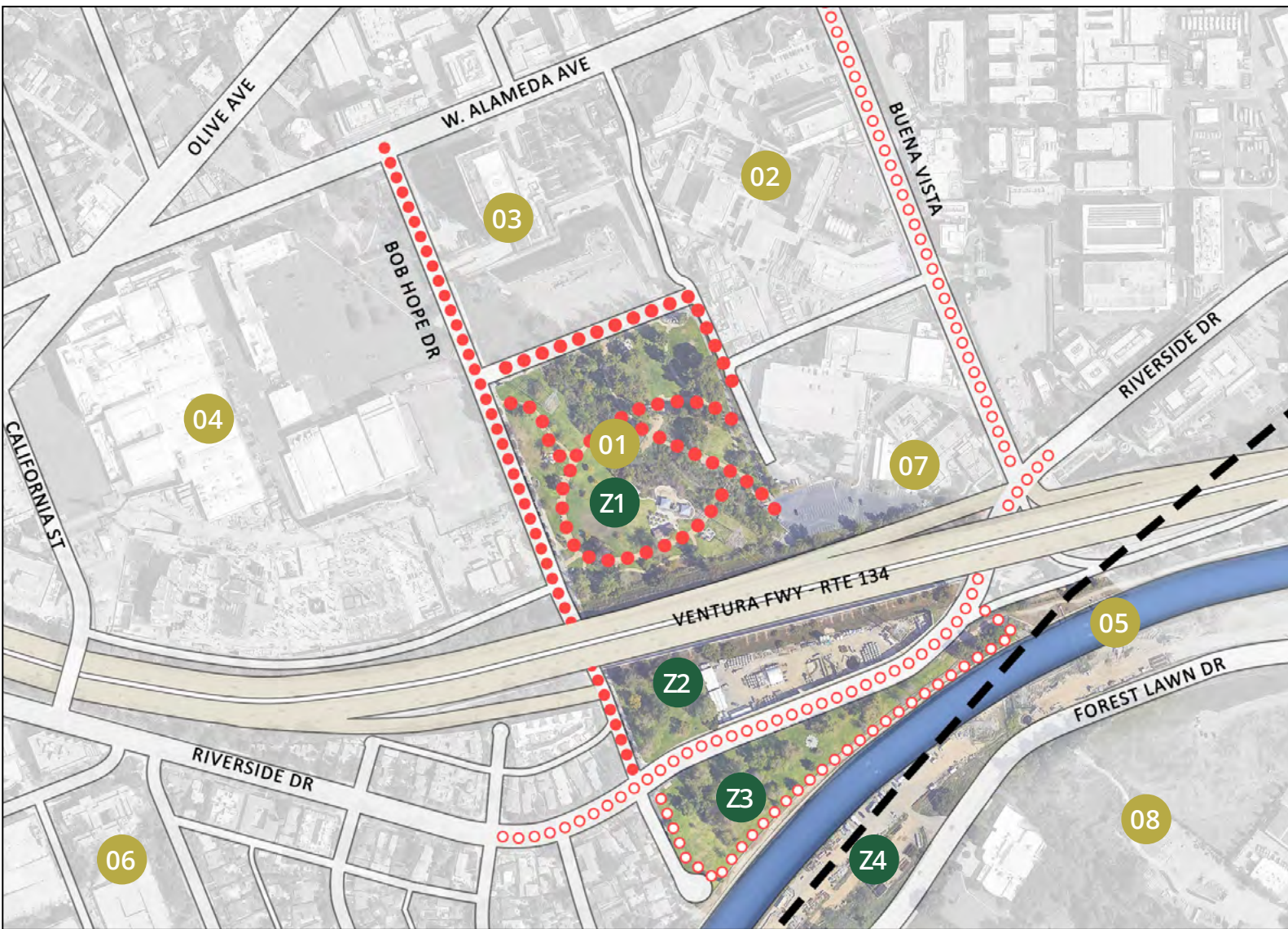
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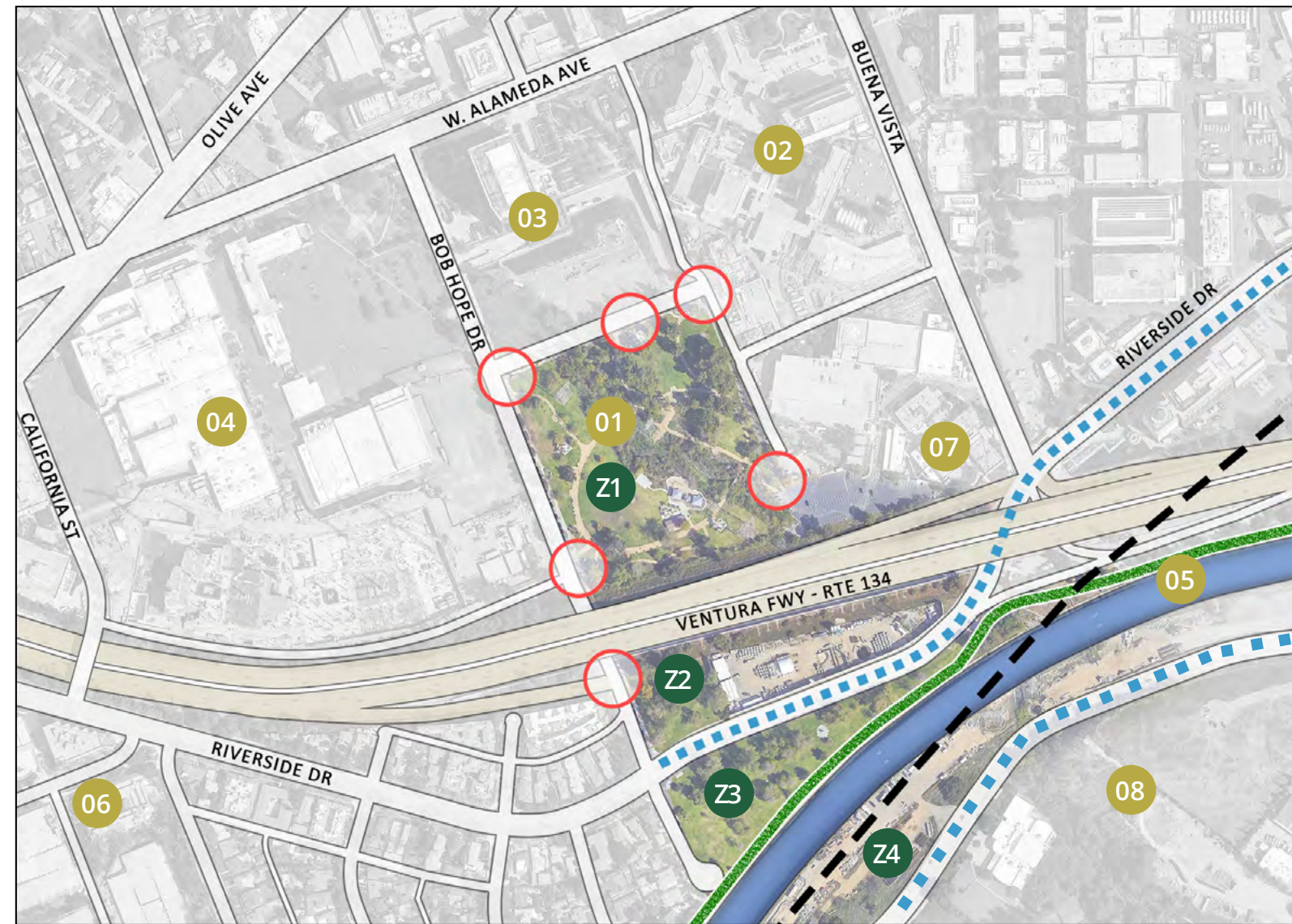
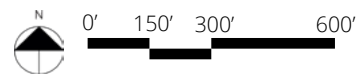
- | | |
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SITE ANALYSIS: PEDESTRIAN CIRCULATION



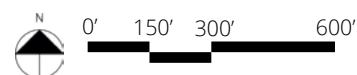
PEDESTRIAN CIRCULATION

- Primary Pedestrian Circulation
- ○ ○ ○ Secondary Pedestrian Circulation



SITE ACCESS/ OTHER CIRCULATION

- Park Access Point
- ■ ■ ■ Bike Circulation
- Equestrian Circulation



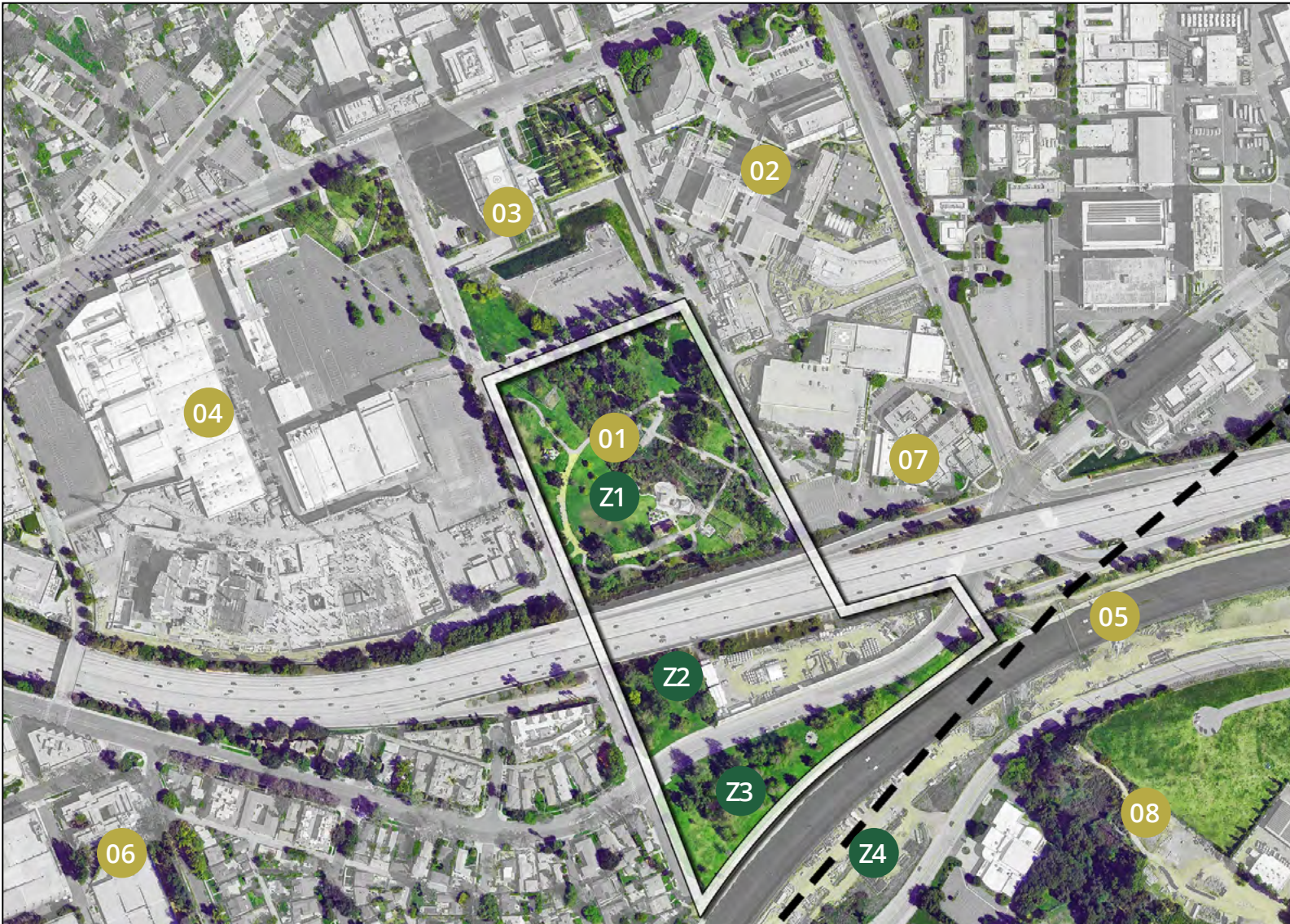
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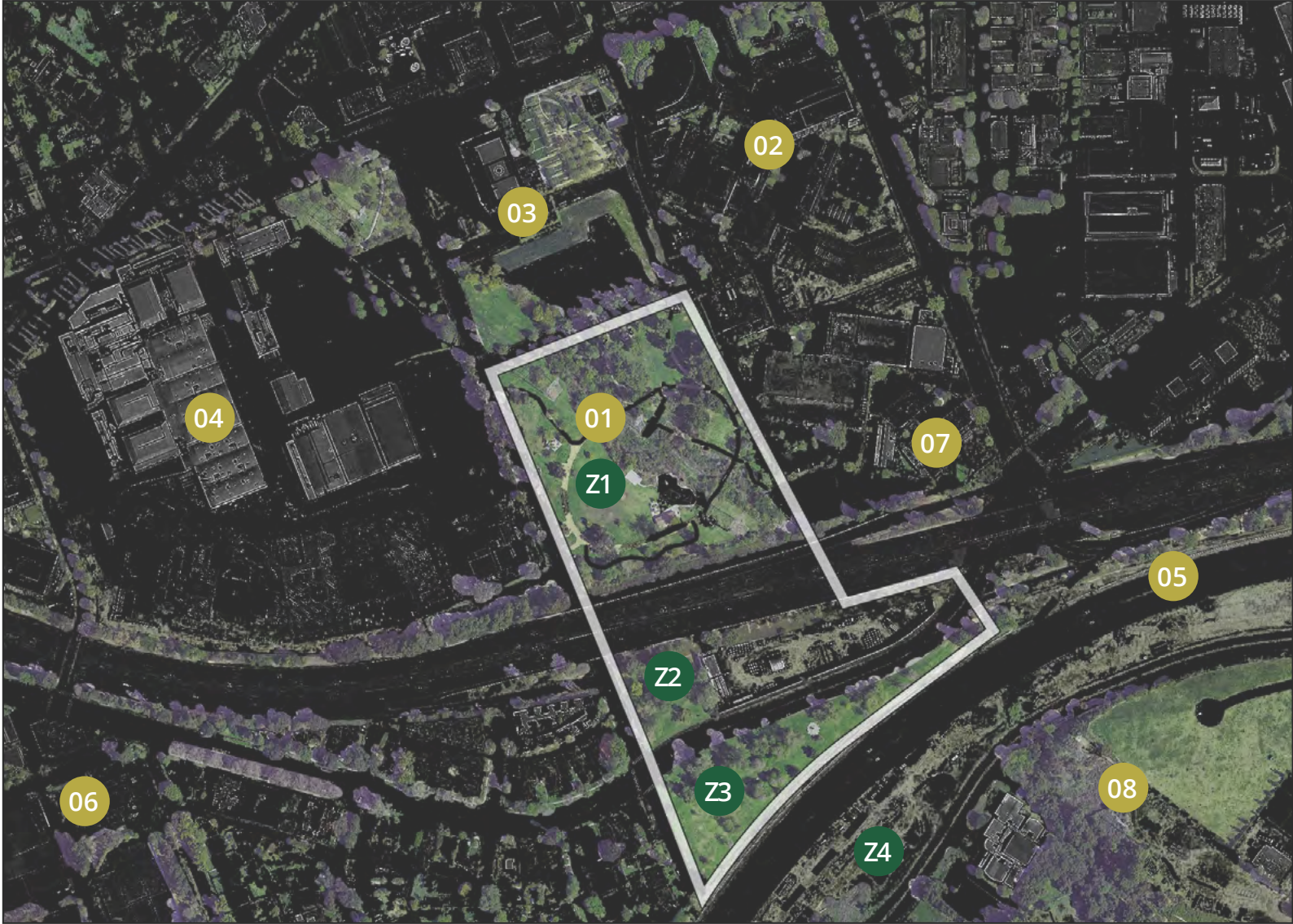
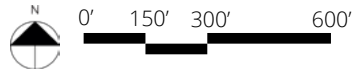
SITE ZONES

- | | |
|------------------|------------------|
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SITE ANALYSIS: SURFACE MATERIALS



TREE CANOPY & GREEN SPACE



PAVED SPACE



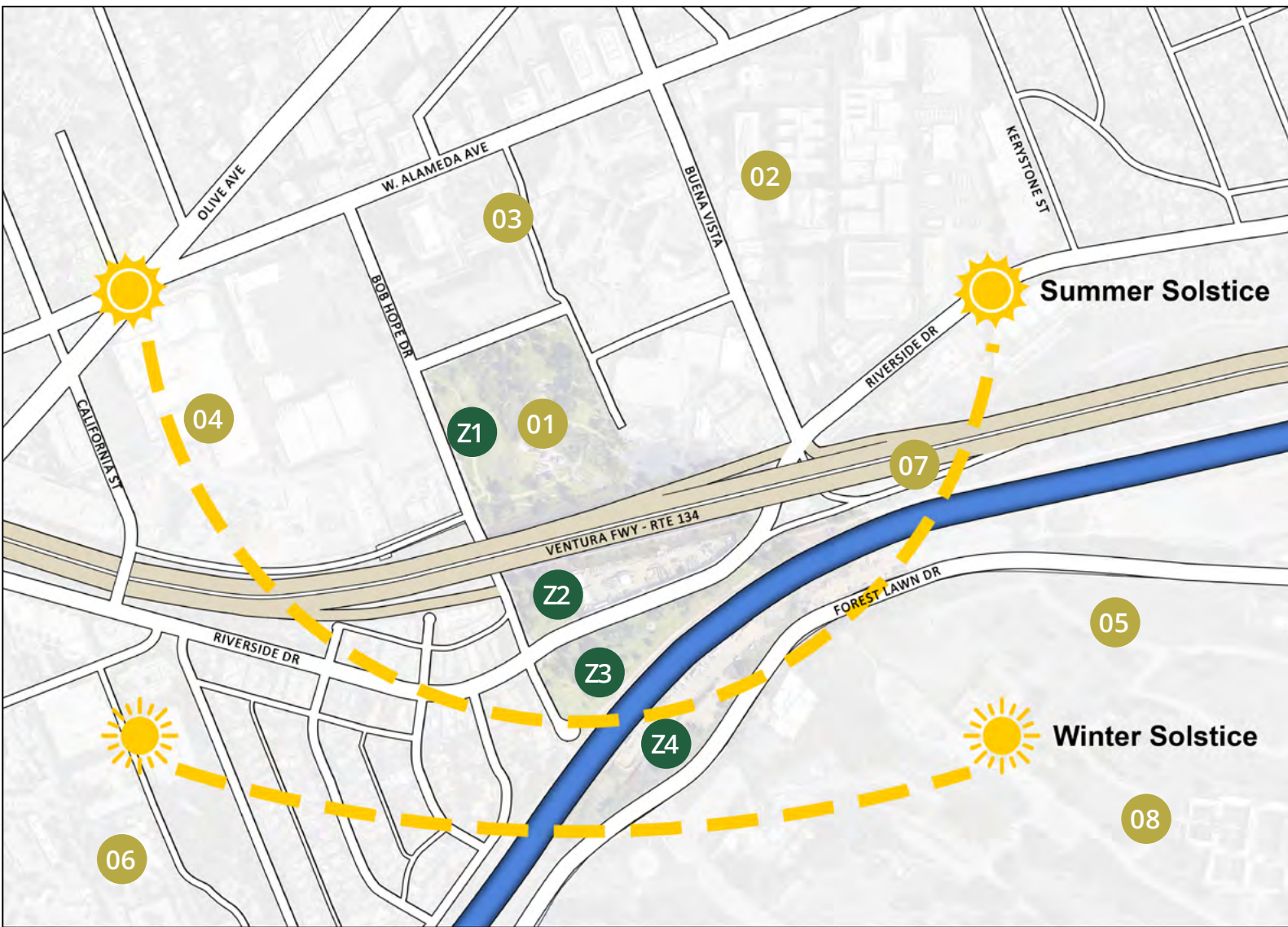
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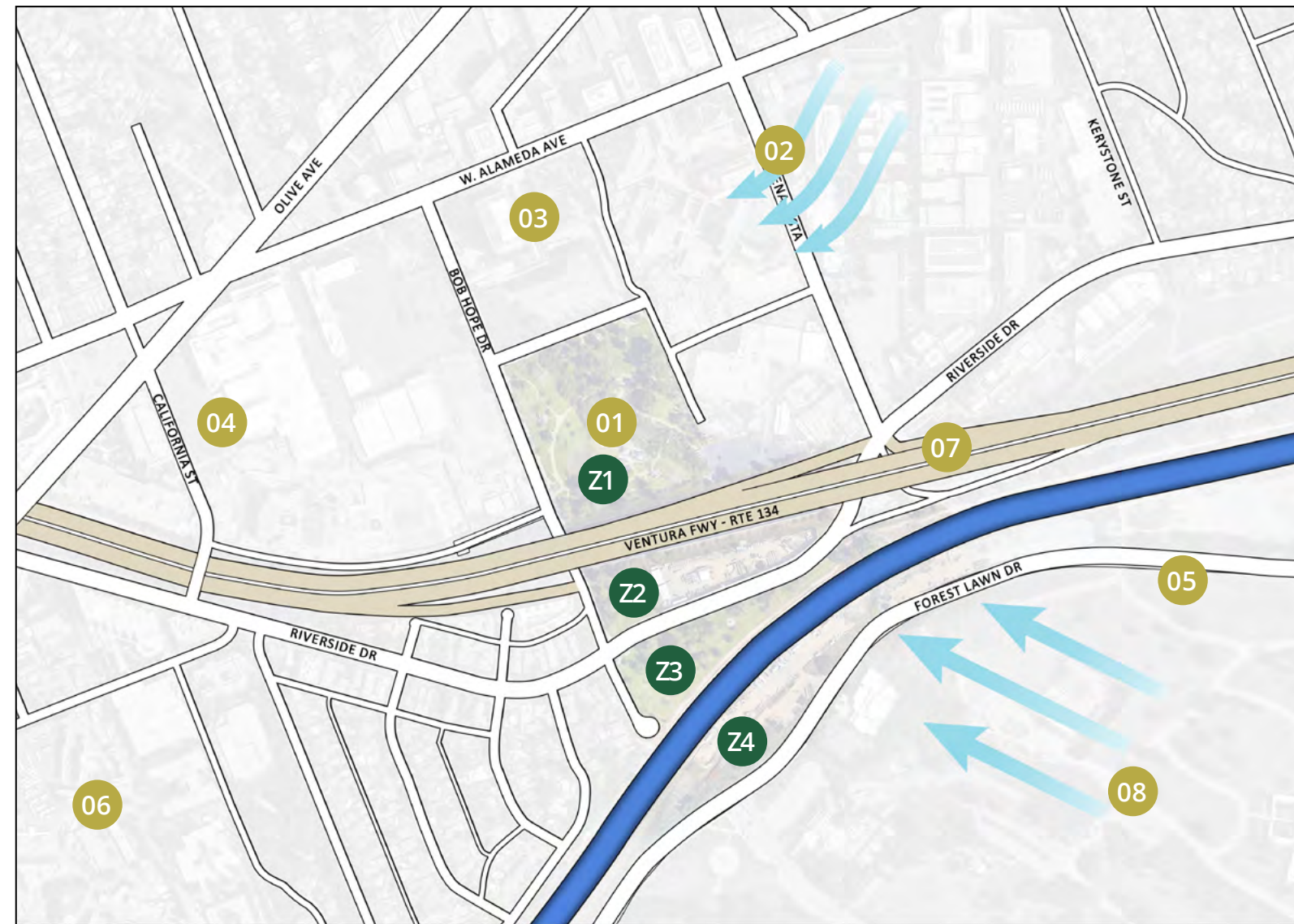
SITE ZONES

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SITE ANALYSIS: ENVIRONMENTAL FACTORS



Sun Path



Prevailing Winds



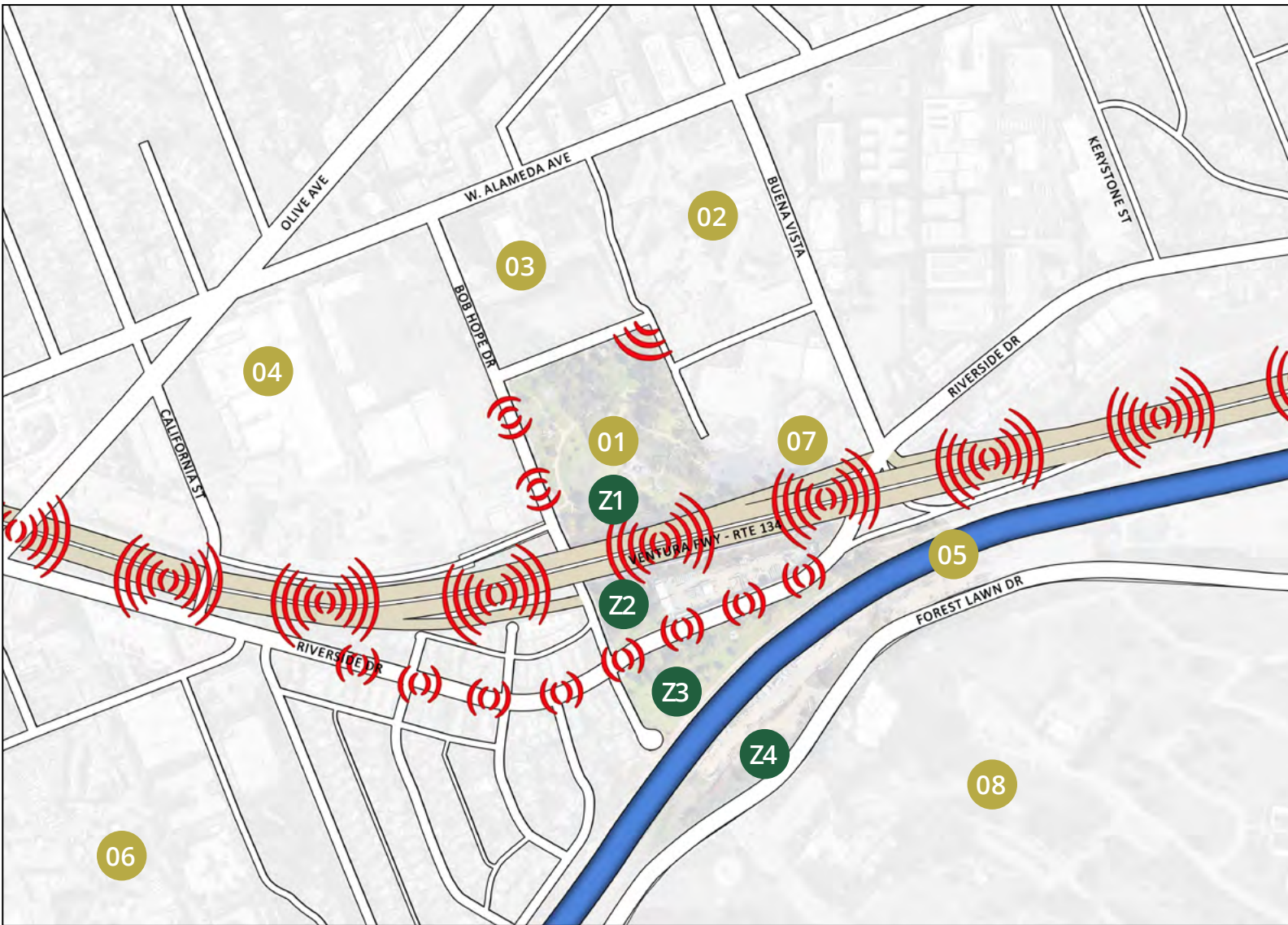
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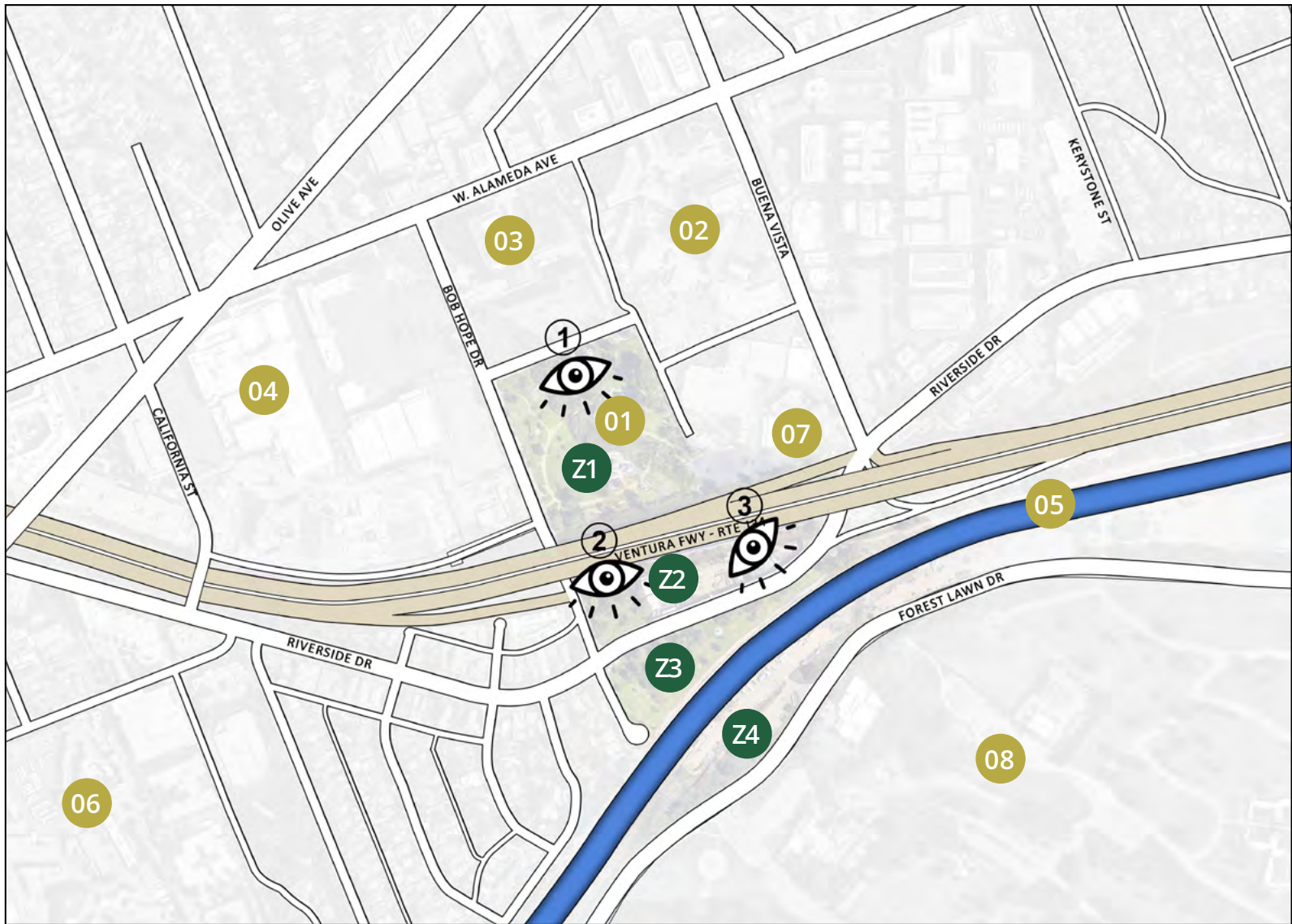
- | | |
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SITE ANALYSIS: SENSORY EXPERIENCE



NOISE

1. Primary noise pollution coming from 134 freeway running adjacent to site
2. Significant noise from hospital affecting NE corner for Johnny Carson Park
3. Some street and traffic noise from Riverside Ave and Bob Hope Drive



VIEWS

1. Primary views across the park and to Griffith Park Mountains
2. Griffith Park Mountains and Forest Lawn Memorial Park
3. Views of the LA River

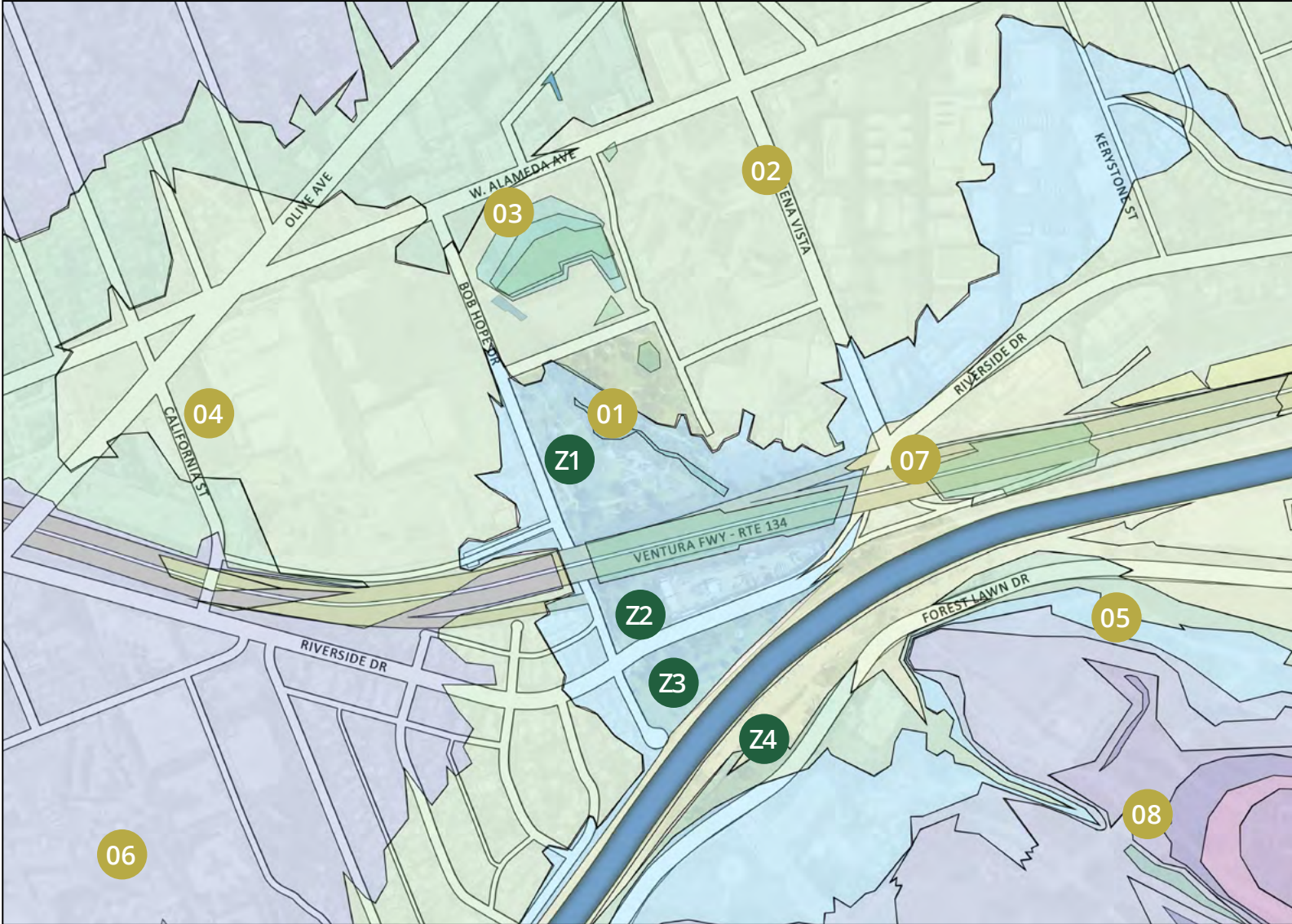
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SITE ZONES

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SITE ANALYSIS: TOPOGRAPHY & DRAINAGE



CONTOURS

- 500-520'
- 520-540'
- 540-560'
- 560-580'



STORM WATER & DRAINAGE

- Storm Pipes
- Flow Path
- Drainage subareas
- Drainage Basins
- Storm Drain Inlets
- Storm Flow Direction



PLACES OF INTEREST

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SITE ZONES

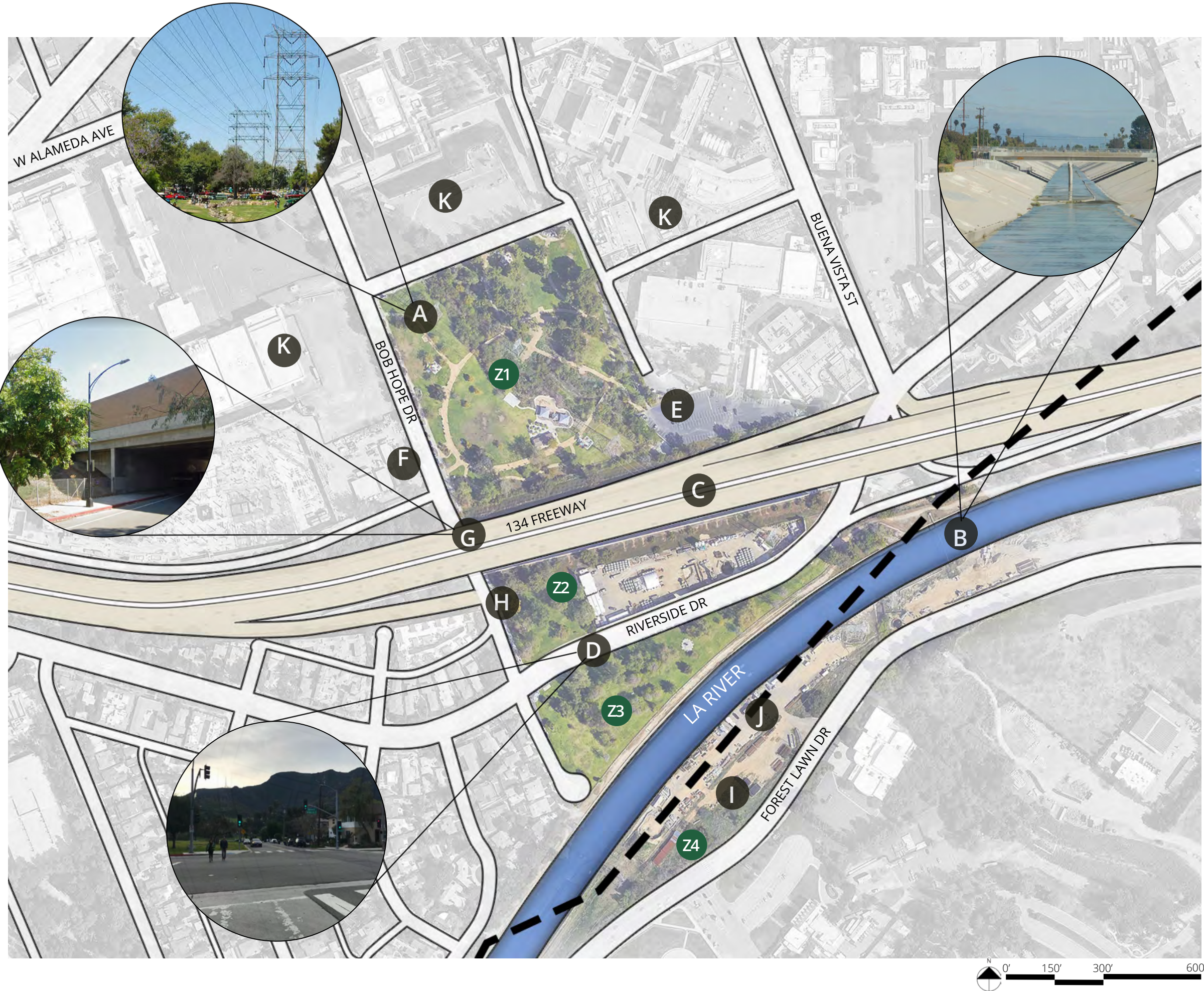
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SITE CONSTRAINTS

- A** Obstructive power lines that are necessary but infringe on tree heights and require municipal and vehicle access.
- B** LA River- large concrete structure is unattractive and eliminates infiltration, thus impacting groundwater recharge.
- C** The 134 Freeway has been abandoned and needs to be re-imagined.
- D** Riverside Street is a high traffic area with poor pedestrian access and safety.
- E** Public parking is limited for Johnny Carson Park.
- F** Noise pollution from surrounding streets and urban life.
- G** Poor and unsafe pedestrian connection point between zones 1 and 2. Unclear (and potentially unsafe) access points and poor visibility make the area difficult to navigate by foot.
- H** Little to no public transit access, especially on the south side of the park.
- I** Climate change and global warming are creating more extreme weather events. Additionally, it is hotter, drier, and there is limited sun protection in zones 3 and 4.
- J** Jurisdictional boundaries: unclear where Burbank ends and Los Angeles begins.
- K** Poor connection between Johnny Carson Park and surrounding area/ buildings.

SITE ZONES

- Z1** Zone 1 **Z3** Zone 3
- Z2** Zone 2 **Z4** Zone 4



SITE OPPORTUNITIES



- A** Improve and increase bike access: bike paths, bike safety, dedicated bike lanes and bike streets.
- B** Increase access to and engagement with LA River. Develop riverfront and pedestrian access.
- C** Reclaim the abandoned highway as a green way to engage the community, increase usage, and provide alternative transportation.
- D** Install EV Charging to accommodate CA's new zero-emissions vehicle regulations.
- E** Develop multi-use outdoor recreation space: dog park and community center.
- F** Increase tree canopy/ vegetation for heat mitigation.
- G** Create new views and vistas points. Design a plaza in zone 4 to attract more visitors and connect Forest Lawn Drive to the memorial park.
- H** Improve public transit on south side of park by building a transit station & expanding bus route.
- I** Connect zone 3 to zone 4 to incorporate new river access.
- J** Improve connection between site and surrounding area and businesses. Opportunity for healing gardens for the hospital, outdoor dining and meeting spaces for entertainment studios & more.
- K** Improve connection between zones 1 and 2 (under the highway) by establishing a safer and more open/ visible connection point.
- L** Improve water flow, runoff, and convergence of JCP stream to LA river.
- M** Add amenities for equestrian usage and a better connection to the Los Angeles Equestrian Center.

SITE ZONES

Z1 Zone 1	Z3 Zone 3
Z2 Zone 2	Z4 Zone 4



INSPIRATION IMAGES



INSPIRATION IMAGES



KEY FEATURES



THE 818 GREENWAY

While Los Angeles has some magnificent parks, on average the city features very little park space per resident. The access to parks and associated recreational programs can offer important public health benefits, including increased physical activity and decreased chronic disease - as well as other positive health and environmental impacts. The 818 is a linear park and trail system developed for ecological, transportation, and recreational use. The existing structure will be cut down to half its width and that material will be used in other areas of the park, such as the gabions. This greenway adds one mile of multi-use trails and biking systems within the park boundaries, and extends out/ connects to the city of Burbank.



RIVER NATURALIZATION

By naturalizing the LA river, we are creating the opportunity to recover the ecological integrity of a degraded watershed. By reestablishing the processes needed to support the natural ecosystem within the watershed, we'll be able to replenish the groundwater tables and create more ecological diversity. By restoring vegetation and a healthy riparian zone, we'll provide multiple ecosystem services including filtration of water entering water bodies (improving water quality for human and aquatic species), flood attenuation, greenhouse gas sequestration, erosion prevention, and wildlife habitat. Should flooding occur, the banks will provide overflow into the surrounding area to infiltrate and slow the flow of water, further protecting the residents of Burbank.

Climate-ready riparian plantings near the river's edge will help ensure bank stabilization, in addition to providing a wildlife habitat. Re-purposing concrete from park construction to use in gabion structures on the south side of the river is an eco-friendly solution for waterway stabilization. The natural voids between the stone will allow vegetation to become established over time.



FORWARD THINKING CONNECTIONS

As we look to the future, we have an opportunity to plan for and respond to the ever increasing need for eco-friendly transportation alternatives. By providing a shaded place where visitors can not only charge their electric vehicles, but also escape the heat, grab a bite, or participate in recreation, we can ensure that the community will be served in more ways than one. A designated ride share pick up and drop off point, and dedicated bike, pedestrian, and electric trolley lanes will provide safe access for all visitors. Visibility and night lighting will also enhance safety around the provided amenities.

SITE PLAN

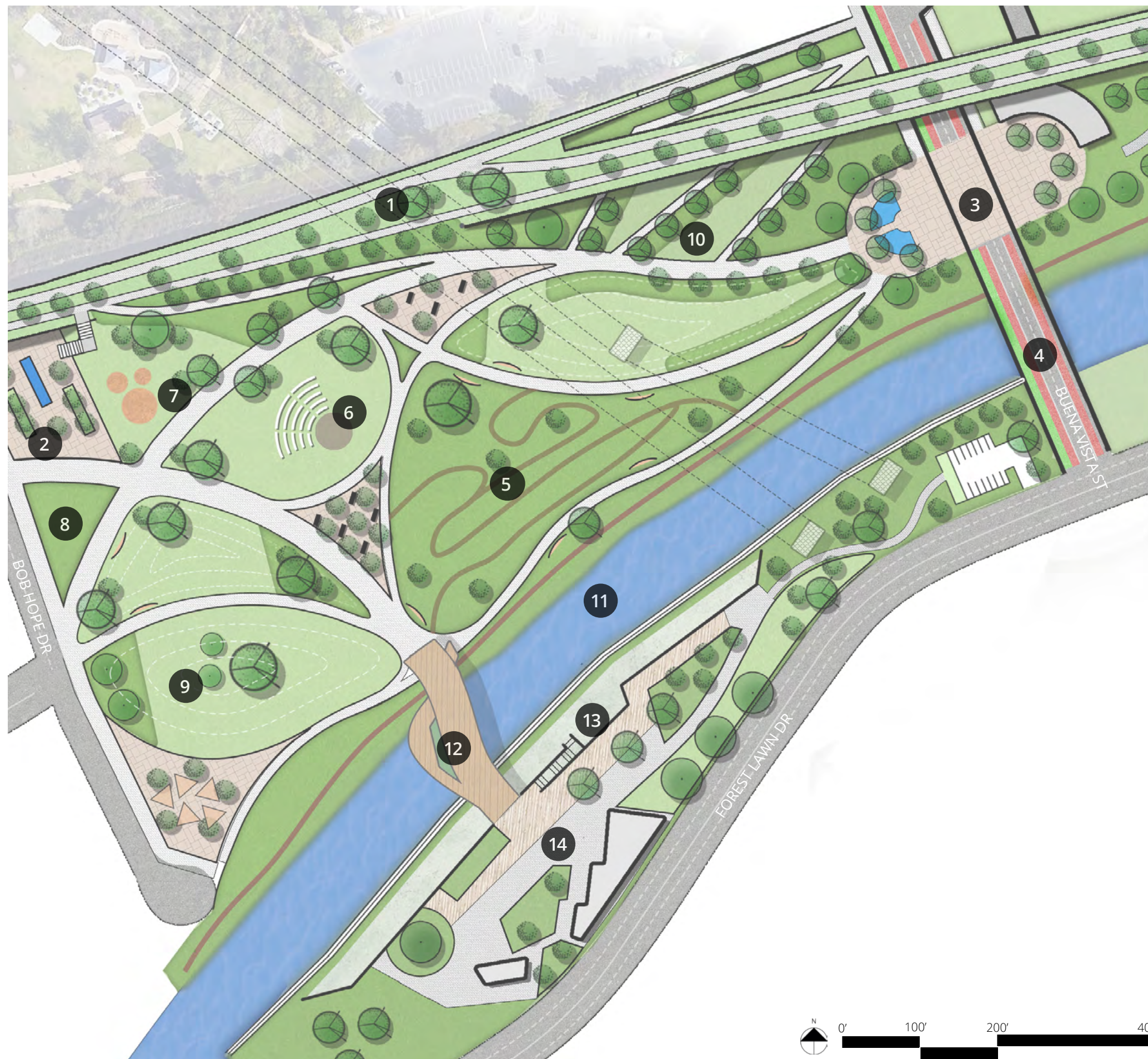
SITE LEGEND

- A** The 818: An Elevated Greenway
- B** West Entrance Plaza
- C** East Entrance Plaza
- D** Bridge Connection, Buena Vista Dr.
- E** California Native Garden Walk
- F** Amphitheater
- G** Playground
- H** Sensory Garden
- I** Picnic Areas
- J** Small and Large Dog Park
- K** Naturalized LA River
- L** Pedestrian and Bike Bridge
- M** River Walk
- N** Elevated Pavilion
- O** Vehicle and Bike Parking



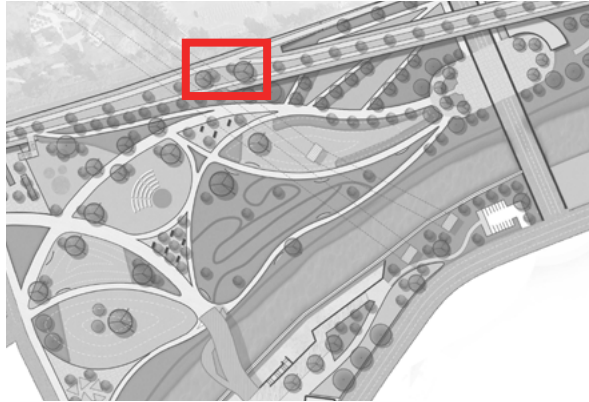
PROGRAM ELEMENTS

SITE LEGEND



- 1 **The 818** is an elevated greenway/ park with designated lanes for bicycles and pedestrians. The 818 offers green spaces, view points, seating, facilities, bike amenities, and a series of ADA compliant on/off ramps to provide multiple access points to surrounding areas.
- 2 The **West Entrance Plaza** is the main entrance for visitors. It features an open welcoming plaza, a water feature, restroom facilities, and has direct access from Buena Vista Drive.
- 3 The **East Entrance Plaza** is transit focused with a ride share drop off point, public transit stop, bicycle parking, and EV charging under the 818.
- 4 The **Buena Vista Street Bridge** features main entrance access, dedicated bike, vehicular, and electric trolley lanes, and a connection to Forest Lawn Drive.
- 5 **CA native Garden Walk** provides hiking trails and passive recreation among climate appropriate species that provide interest year-round.
- 6 An **Amphitheater** for community gatherings and events.
- 7 A nature-inspired custom **playground** is easily accessible and close to park amenities for families.
- 8 **Sensory Garden** for children and adults.
- 9 **Picnic Areas** with grassy knolls provide places for social gathering and passive recreation with large canopies for heat mitigation.
- 10 Shaded **dog park** for small and large dogs is easily accessible for local residents.
- 11 A **naturalized river** to restore the groundwater table with riparian planting for bank stabilization. Eco-friendly gabions allow for waterway stabilization on the south bank.
- 12 **Bridge** to the pavilion includes bike lanes, a lookout point, and pedestrian access to the native garden walk.
- 13 The **River Walk** allows visitors to enjoy being closer to the river, enhancing the enjoyment of the water and opportunities for exercise or sitting/ gathering.
- 14 The **South Side Pavilion** houses a cafe, showcases local art and serves as a place for the community. A local farmer's market is held on weekends.

ENLARGEMENT 818 GREENWAY



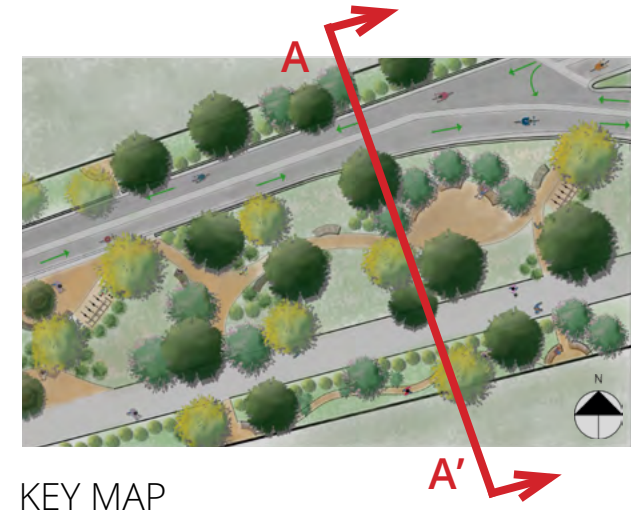
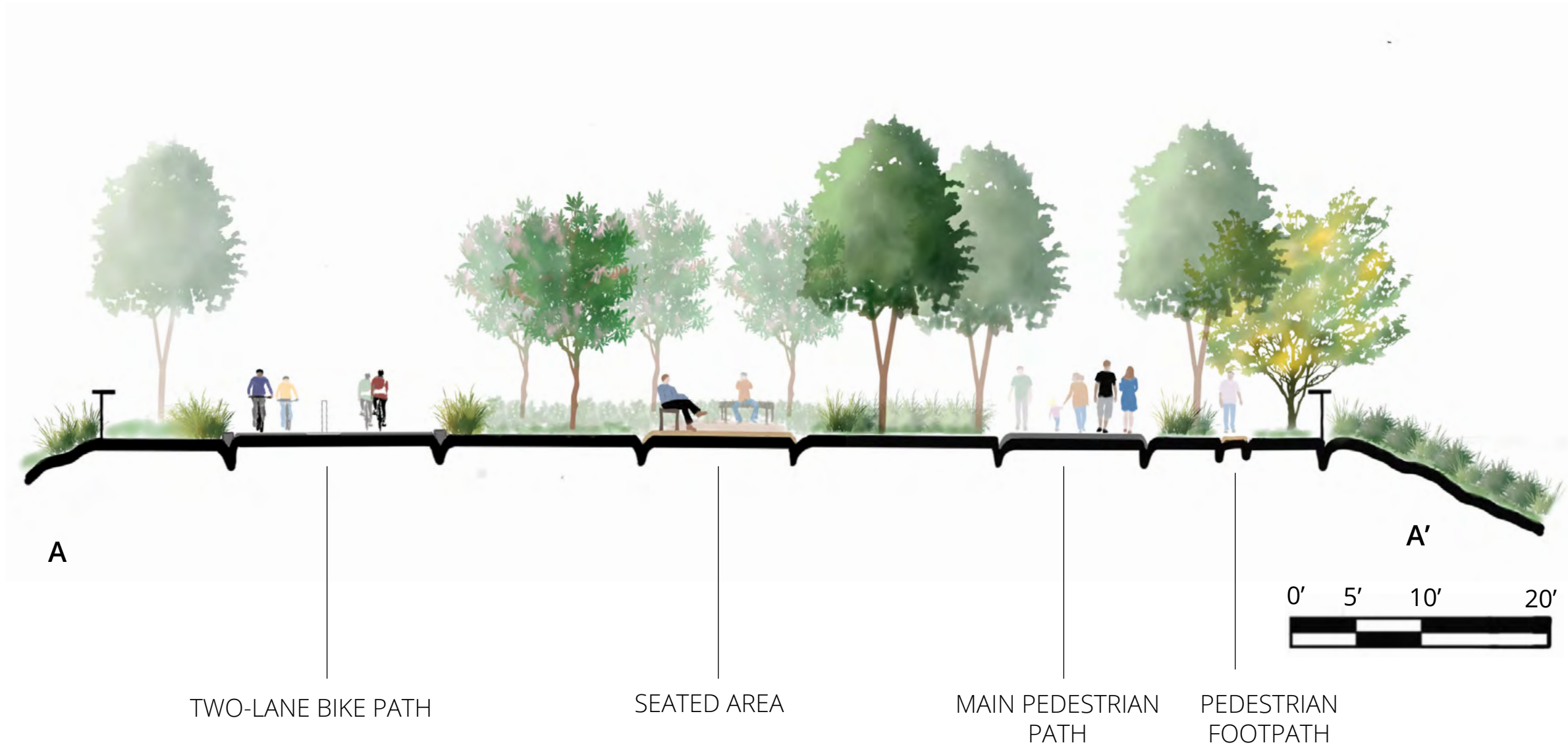
KEY MAP

An elevated greenway offering park space, a paved pedestrian walking path, smaller pedestrian footpaths, and a two-way bike lane. The 818 extends beyond the site limits and serves as an alternative transportation route for Burbank residents and visitors.

LEGEND

- A** On-ramp intersection with bike path
- B** Bike racks and bike tool station
- C** Paved pedestrian path
- D** Shaded seating alcoves

SECTION/ ELEVATION 818 GREENWAY



PERSPECTIVE 818 GREENWAY





KEY MAP

SITE DETAILS: IMPROVED BICYCLE CIRCULATION




BICYCLE ACCESS BEFORE RE-DESIGN

-  Dedicated Bike Lanes
-  Bike-friendly Roads







BICYCLE ACCESS AFTER RE-DESIGN

-  Bike Park Access
-  New Dedicated Bike Lanes and Circulation

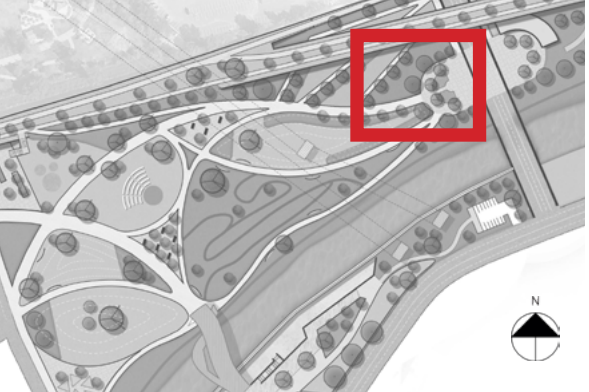
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SITE ZONES

- | | |
|--|--|
|  Zone 1 |  Zone 3 |
|  Zone 2 |  Zone 4 |

ENLARGEMENT ENTRY PLAZA

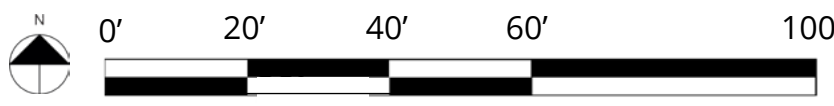


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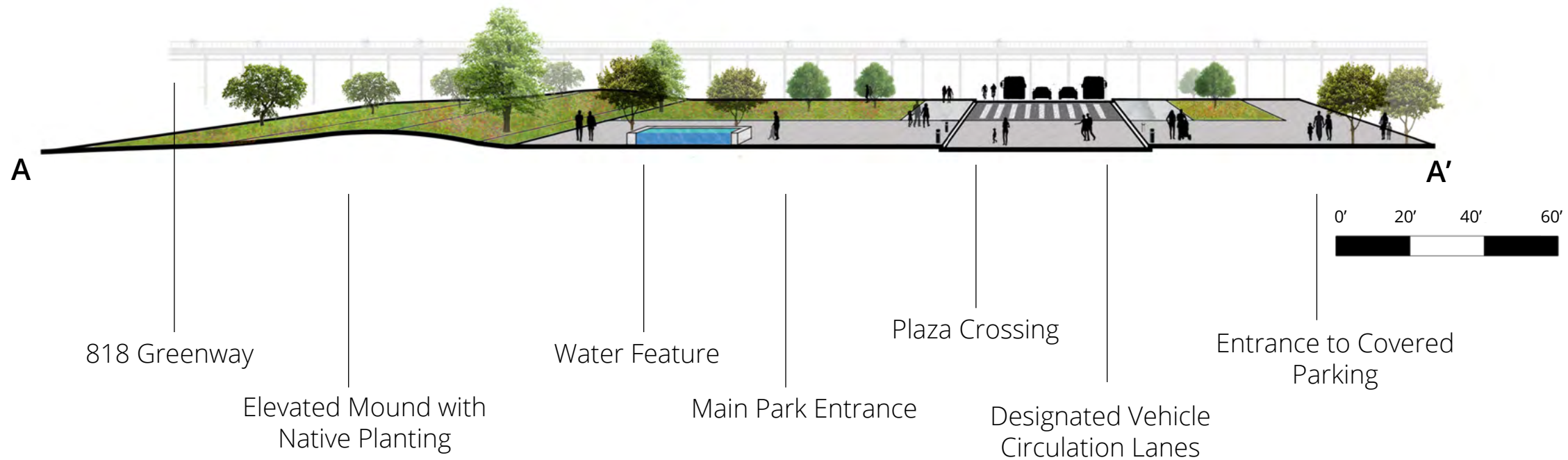
Main Plaza entrance on the east side of the park leading to primary site circulation and the Buena Vista Drive bridge extension.

LEGEND

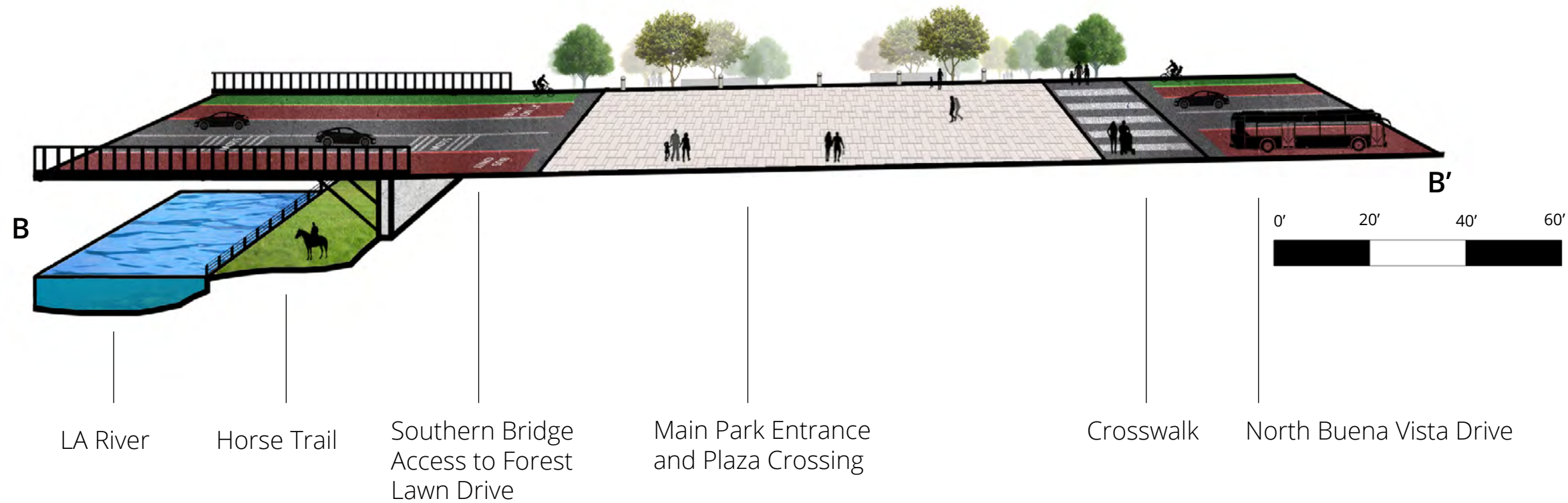
- A** Water Feature
- B** 818 Overpass
- C** Buena Vista Bridge Connection
- D** Native Garden



SECTION/ ELEVATION ENTRY PLAZA



KEY MAP



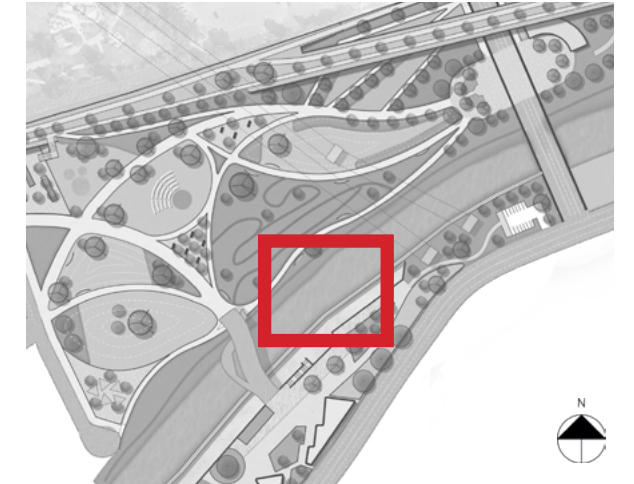
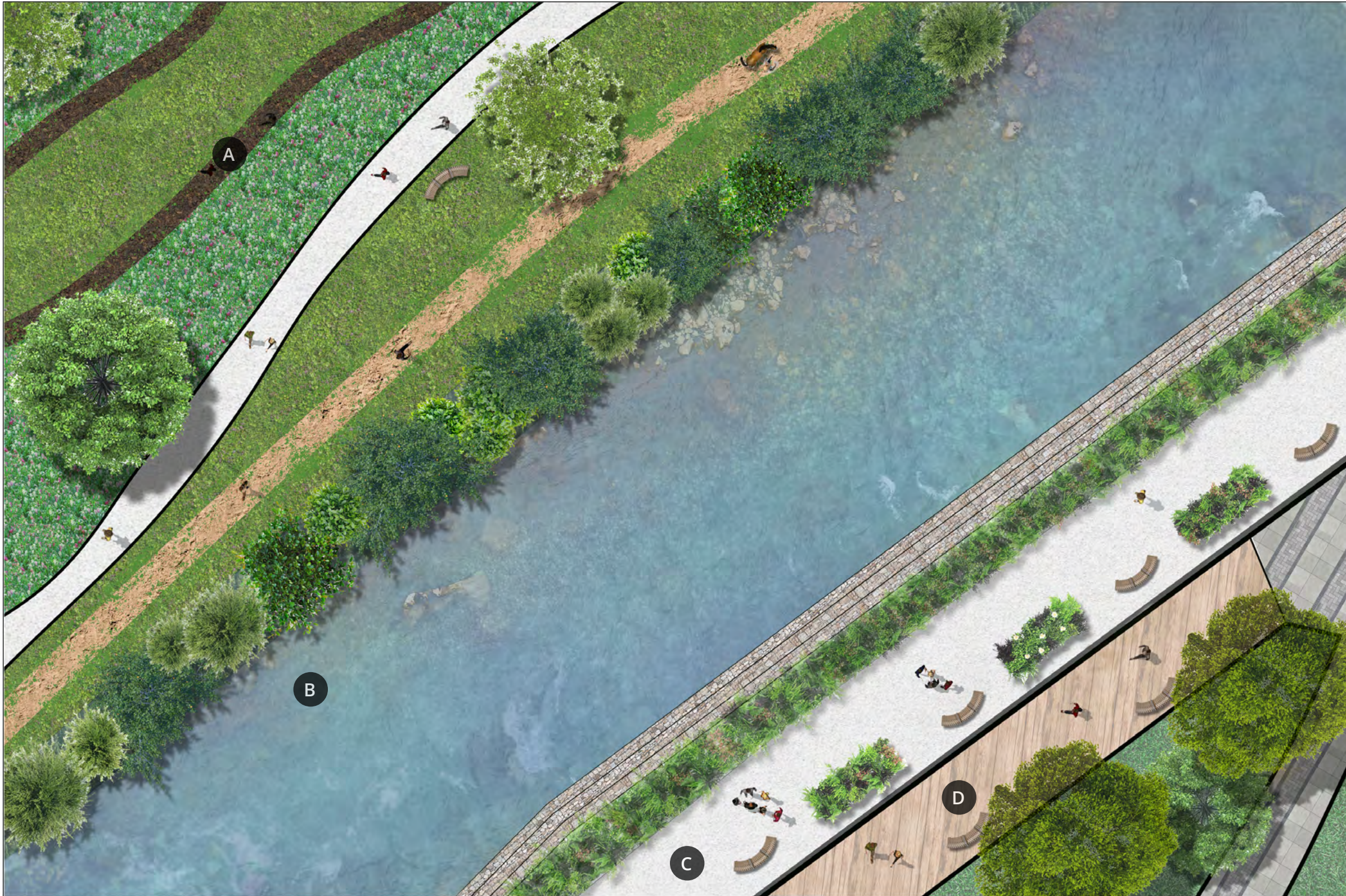
KEY MAP

PERSPECTIVE ENTRY PLAZA



KEY MAP

ENLARGEMENT RIVERFRONT



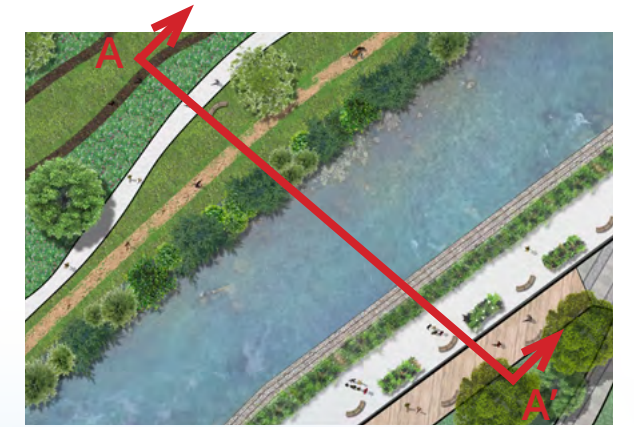
KEY MAP

The CA native Garden walk leads to a riverside walk/horse trail. A riparian planting buffer edges the naturalized river. Across the river is a gabion wall and lower river walk with stairs leading to the upper pavilion.

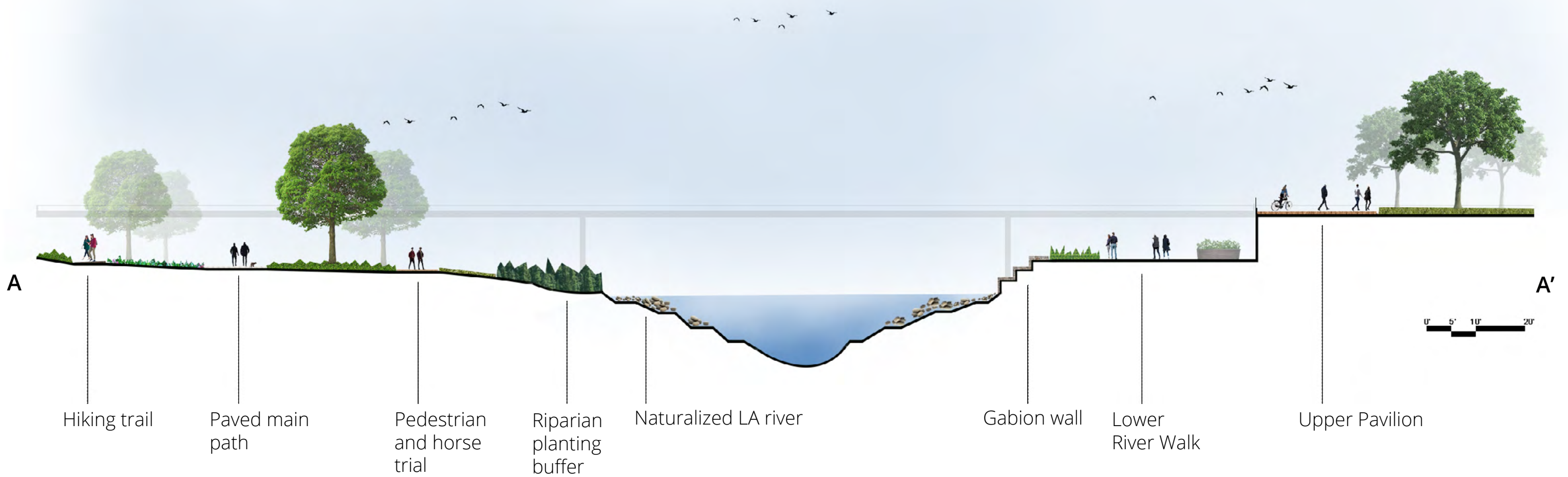
LEGEND

- A** CA Native Garden
- B** Naturalized LA river
- C** Lower River Walk
- D** Upper Pavilion

SECTION/ ELEVATION RIVERFRONT



KEY MAP



PERSPECTIVE RIVERFRONT



KEY MAP

PLANT PALETTE MEADOWS AND GARDENS

TREES



Parkinsonia florida



Agonis flexuosa



Pinus canariensis



Chilopsis linearis



Raphiolepis 'Majestic Beauty'

PLANTS AND SHRUBS



Artemisia californica



Salvia spathacea



Arctostaphylos glauca



Muhlenbergia rigens



Monardella viminea



Andropogon gerardii



Uniola paniculata

INSPIRATION



PLANT PALETTE RIPARIAN

TREES



Salix alba



Populus fremontii



Bauhinia x blakeana



Eriobotrya japonica

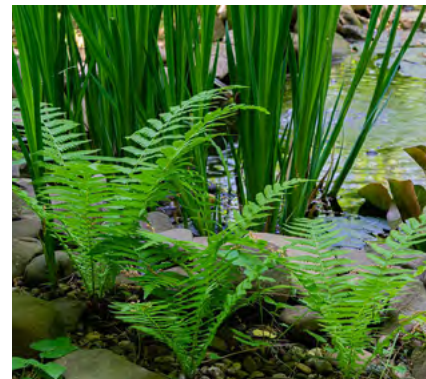


Geijera parviflora

PLANTS AND SHRUBS



Cyperus papyrus



Matteuccia struthiopteris



Iris pseudacorus



Carex divulsa



Fatsia japonica

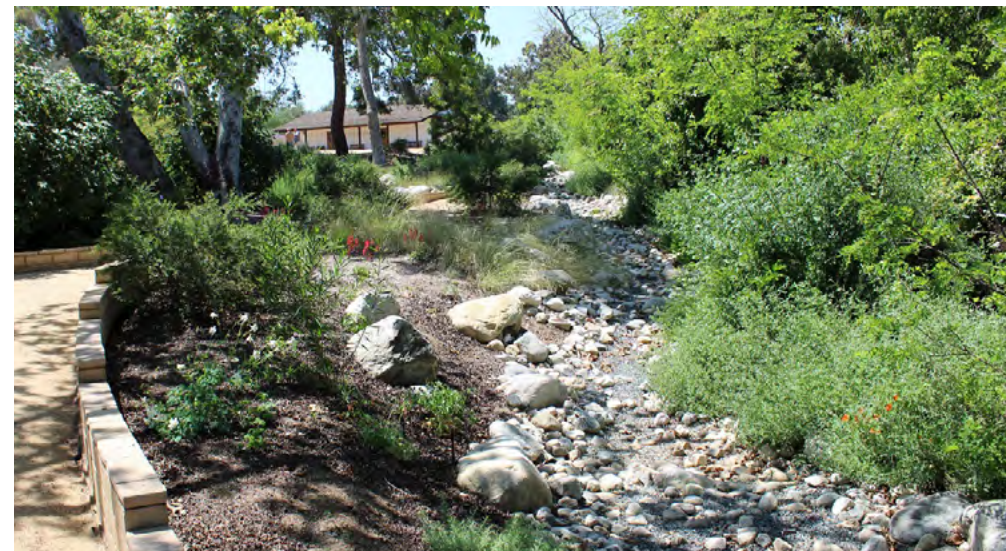


Viburnum davidii

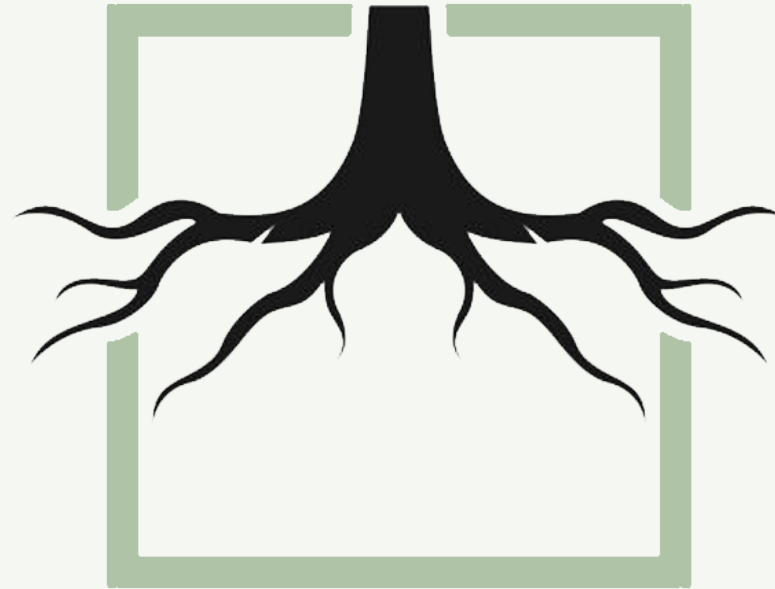


Alocasia odora

INSPIRATION



THANK YOU



ROOTED IN DESIGN

EST. 2023