

# The Bowtie Parcel Master Plan

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# TABLE OF CONTENTS

## **Pre Design**

Overview and History.....	2
Site History Timeline.....	3
Site Inventory.....	4

## **Concept Design**

Site Analysis.....	5
Site Constraints.....	6
Site Opportunities.....	7
Precedent Case Study 1.....	8
Precedent Case Study 2.....	9
Precedent Case Study 3.....	10
Precedent Case Study 4.....	11

## **Schematic Design**

Design Alternative 1.....	12
Design Alternative 2.....	13

## **Design Development**

Master Plan Statement.....	14
Inspiration Images.....	15
Master Plan.....	16
Site Section 1.....	17
Site Section 2.....	18
Site Section 3.....	19
Perspective 1.....	20
Walkthrough Video.....	21

# OVERVIEW AND HISTORY

The history of the Bowtie Parcel along the LA River is rich and varied and especially tied to a deep rooted sense of community identity in one of the last un-gentrified areas near downtown Los Angeles. The site is bordered by the Atwater, Glassell Park and Elysian Valley (aka Frogtown) neighborhoods, and is hemmed in by the Amtrack Rail line and the river itself. It has been many years in neglect due to industrialization and the subsequent contamination of the soil and water in the area. However, it is one of the few areas of the river with a soil bottom and is therefore an incredible opportunity for natural restoration of the site.

After being acquired by the California State Park System the parcel has reincarnated as an art installation site and native habitat study zone. It's gorgeous vast site lines, post industrial edginess and proximity to the river's edge with all of its historical drama and natural interest, makes this site uniquely and enticingly very LA. We have an opportunity to develop the site with great sensitivity, so that we may preserve the beauty and the history and the rare spatial quality of this Los Angeles gem.



# SITE HISTORY TIMELINE

Tongva civilization 400-500BC



Channelization of the river in the 1930s



Placement of Railroad next to LA river 1890's



The Bowtie, acquired by California State Parks in 2003

July 2015 passage of a \$1.3-billion plan to revitalize the LA River



Clockshop Bowtie Arts Project 2014



100 Acre Partnership at Taylor Yard Letter of Intent 2019

# SITE INVENTORY



*Eriodictyon californicum*  
Yerba Santa



*Heteromeles arbutifolia*  
Toyon



*Eriogonum*  
California Buckwheat



*Washingtonia robusta*  
Mexican Fan Palm



*Datura wrightii*  
Sacred Datura



*Salvia apiana*  
White Sage



*Pennisetum setaceum*  
Fountain Grass



*Artemisia californica*  
California Sage Scrub



*Salvia mellifera*  
Blask Sage



*Larrea tridentata*  
Creosote Bush



*Otospermophilus beecheyi*  
Ground Squirrel



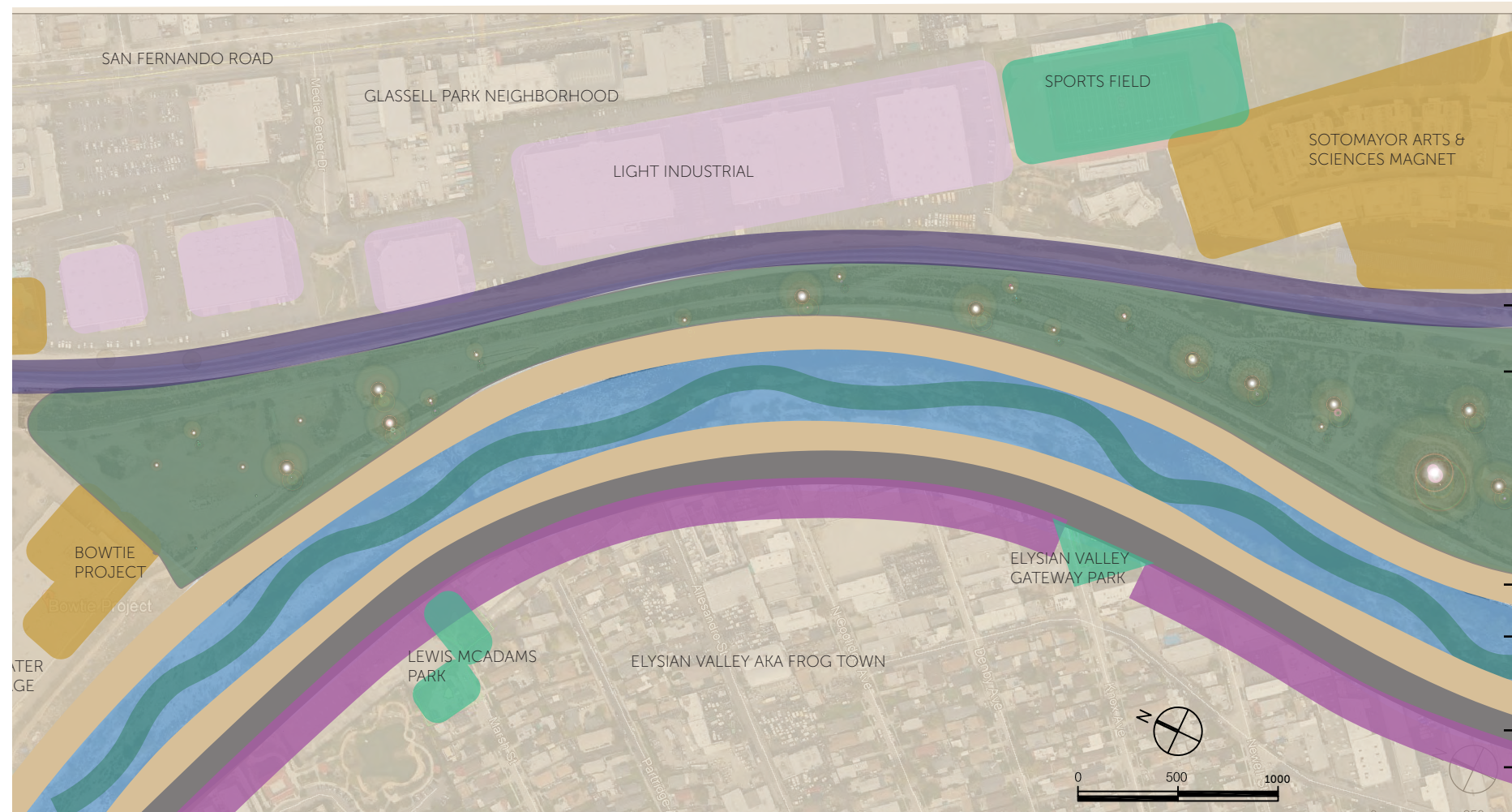
*Canis latrans*  
Coyote



*Sylvilagus audubonii*  
Cottontail Rabbit



Side-blotched Lizard



ACTIVE RAIL LINE

GREEN SPACE, ART  
WORK, ASPHALT, SOIL,  
HIGH TENSION ELEC-  
TRICAL WIRE, CHAIN  
LINK FENCE

CONCRETE RIVER BANK

RIVER, SOIL RIVER BED,  
GREEN SPACE

BIKE PATH

MIXED USE COMMERCIAL  
AND RESIDENTIAL RIVER  
FRONT

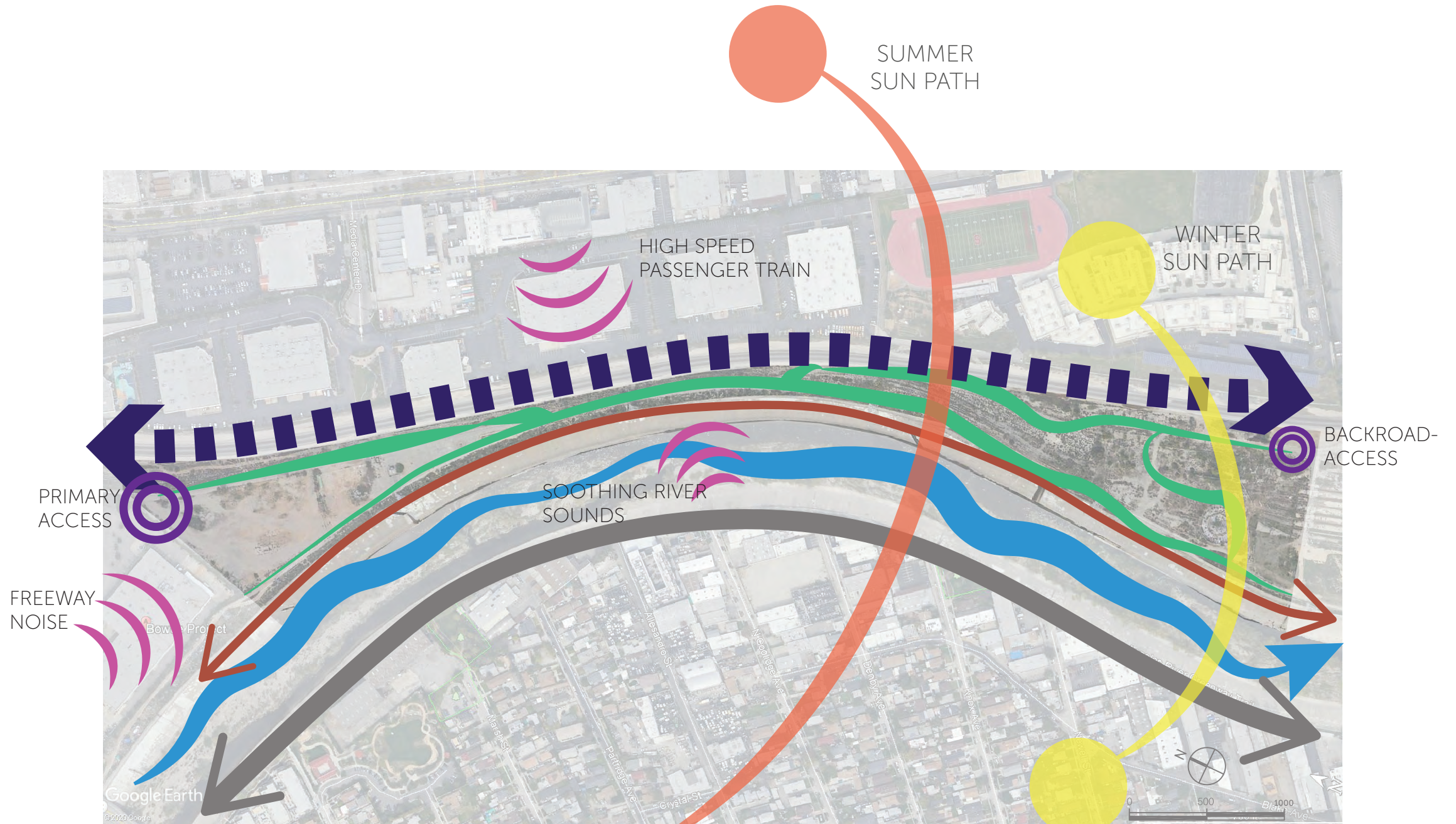


BOWTIE PROJECT ART INSTALLATIONS

# SITE ANALYSIS



IEWS



LOOSE WALKING PATHS



PASSENGER RAIL LINE



INFORMAL BIKE AND JOGGING PATH



BIKE PATH



LA RIVER



PREVAILING WIND

# SITE CONSTRAINTS

If we consider the Bowtie Parcel as a socio-cultural living entity, we perceive that it is both ill from toxicity and isolated from healing by layers of impervious industrial membranes.

The surrounding neighborhoods and adjacent learning institutions, are similarly isolated from the site, unable to benefit from the potential healing that a natural site can provide.

As it happens, the portion of the LA River where the Bowtie resides is one of the few segments of this urban river where the hydrology flows on soil and it's sinuosity is relatively unchecked.

①



③



⑤



②



④



⑥



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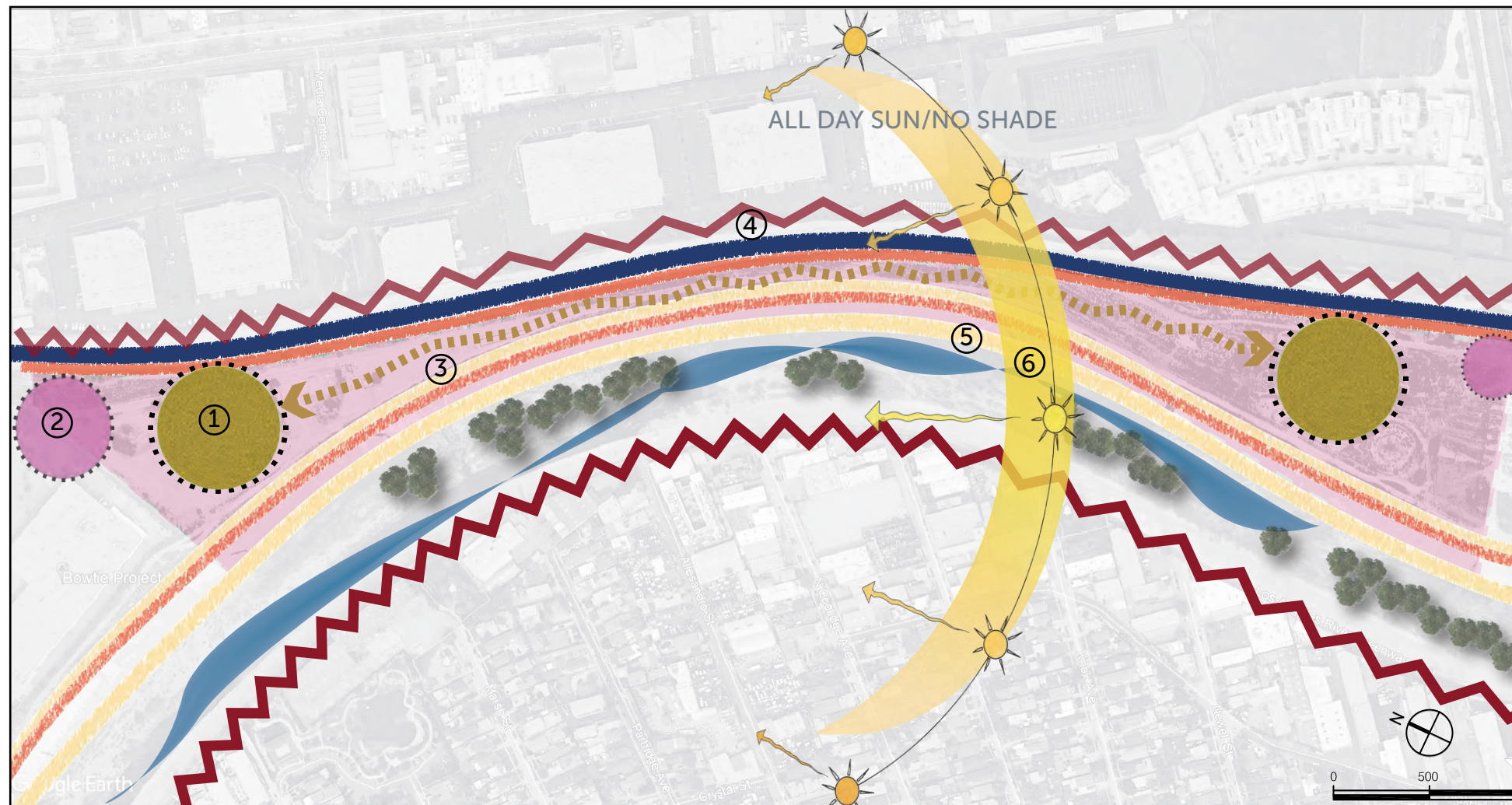
CONTAMINATED & COMPACTED SOIL



LIMITED/NO PARKING AT ACCESS POINTS



LIMIT OF WORK/SITE BOUNDARY



- HIGH SPEED PASSENGER RAIL
- RAIL LINE SAFETY HAZARD
- TOP EDGE CONCRETE BANK & CHAIN LINK FENCE
- HIGH TENSION ELECTRICAL WIRES & STEEP EDGE SAFETY HAZARD
- LOWER EDGE CONCRETE BANK

IMPERVIOUS INDUSTRIAL MEMBRANES

# SITE OPPORTUNITIES

The rich natural and cultural history of the Bowtie site provide inspiration conceptual foundation for design solutions. Mitigating industrial pollution and opening channels of access for both humans and native habitat are clearly warranted.

①



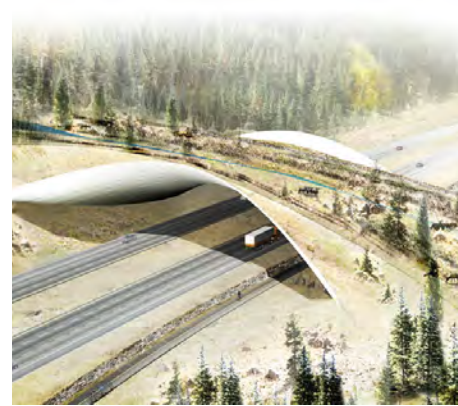
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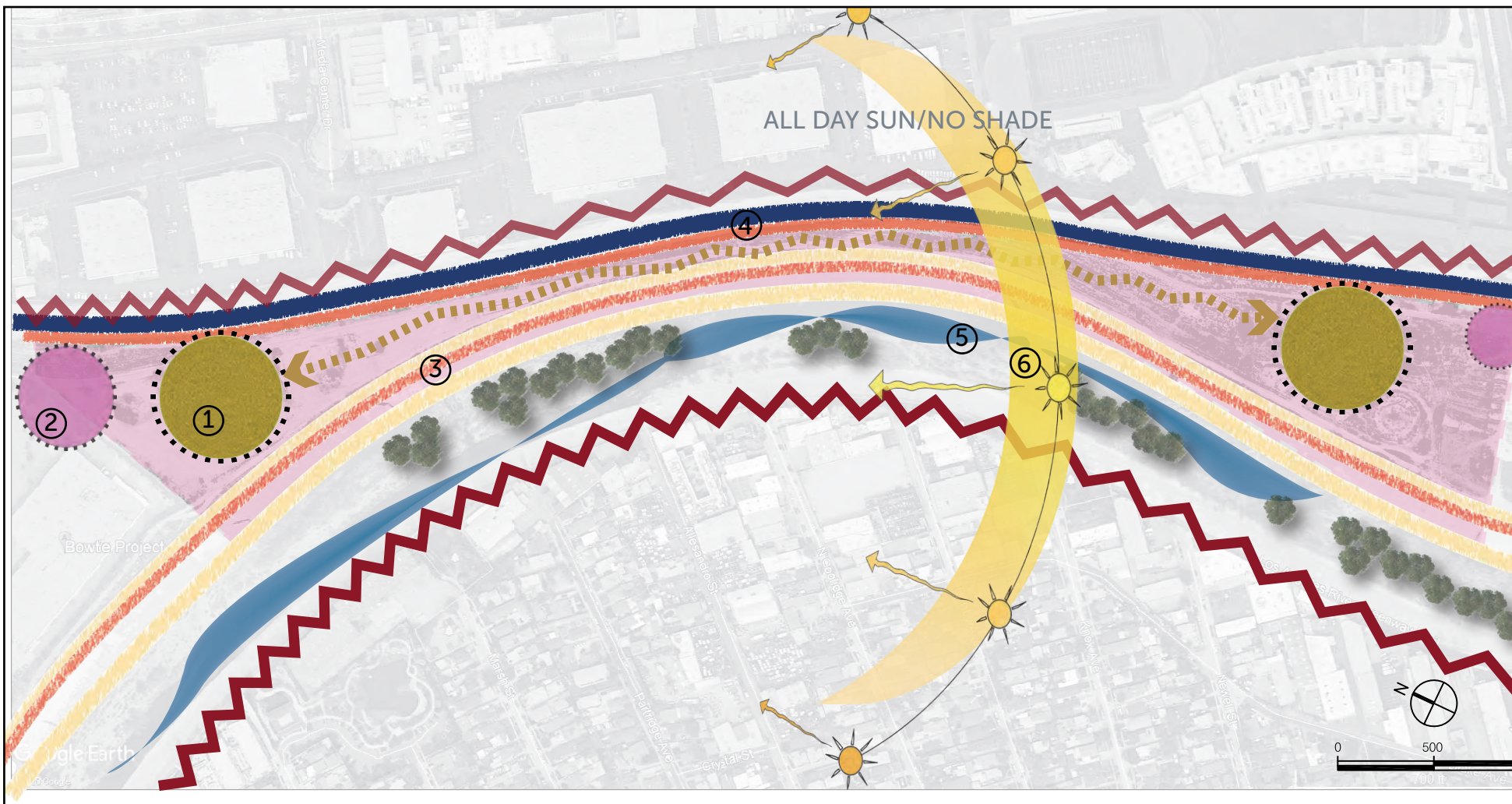
CONTAMINATED & COMPACTED SOIL



LIMITED/NO PARKING AT ACCESS POINTS



LIMIT OF WORK/SITE BOUNDARY



① RESTORE SOIL & WATER CONDITIONS WITH FILTRATION METHODS AND RIPARIAN EDGES

② FORMALIZED 'TRAIL HEAD' PARKING

③ SOFTER, SAFER EDGES TO THE RIVER

④ WILDLIFE & HUMAN BRIDGES TO THE ISOLATED SITE

⑤ IMPROVE RIVER BANK EDGES FOR CLEANER WATER AND HABITAT RESTORATION

⑥ CREATIVE SHADE STRUCTURES

DESIGN & ECOSYSTEM RESTORATION OPPORTUNITIES



# Cheonggyecheon Stream Restoration Project: Seoul, KOREA:

Designer: SeoAhn Total Landscape, Completed 2005

Cheonggyecheon River



Bowtie Parcel of L.A. River



Open at all hours, the linear park is fully integrated into Seoul's urban fabric and is host to hundreds of events and art installations every year



SAFE AT NIGHT

	CHEONGGYECHEON RIVER	BOWTIE PARCEL L.A. RIVER
SCALE	3.6 MILE CORRIDOR	18 ACRE PARCEL
CONTEXT	DETERIORATED INDUSTRIAL FREEWAY ZONE	POST INDUSTRIAL, ISOLATED, CONTAMINATED
GOALS	FLOOD MANAGEMENT, HABITAT RESTORATION, RECREATION, CONNECTIVITY	FLOOD MANAGEMENT, HABITAT RESTORATION, RECREATION, CONNECTIVITY

significant increase in overall biodiversity, a reduction in the urban heat island effect and air pollution, improvement in public transit ridership and the downtown quality of life, and greater economic development in the surrounding area



NATURALIZED EDGES

Cheonggyecheon had deteriorated into an open sewer and was thus paved over with concrete for sanitation reasons



ACCESS, VIEWS, SAFETY



FORMAL & DISCREET PEDESTRIAN BRIDGES



BEAUTIFUL INTERSECTIONS

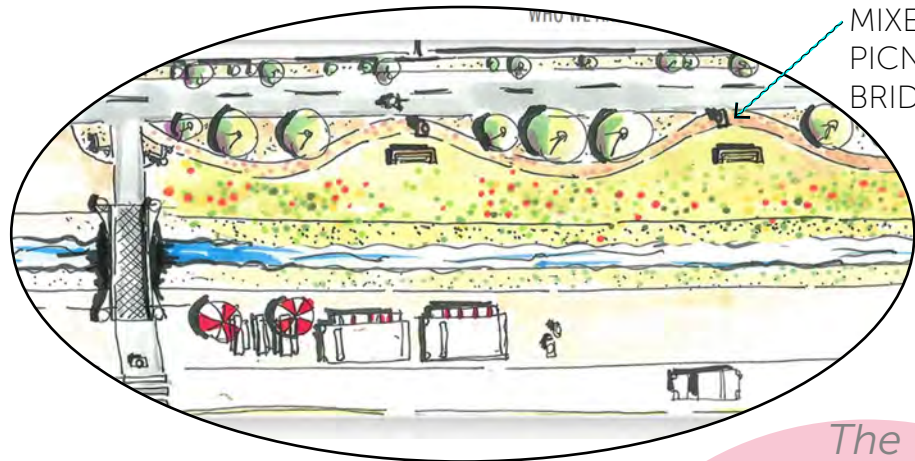
# Middle Rio Grande Revitalization Project : Alameda Drain & Trail : Albuquerque, NM

Designer: Dekker/Perich/Sabatini: Phase 1 Completed 2019, Phase 2 In Progress

Alameda Drain & Trail



Bowtie Parcel of L.A. River



MIXED USE TRAILS,  
PICNIC AREAS,  
BRIDGES

## ALAMEDA DRAIN & TRAIL

**SCALE** 9 MILE CORRIDOR

**CONTEXT** URBAN RESIDENTIAL,  
FARMLAND, LIGHT INDUSTRIAL

**GOALS** FLOOD MANAGEMENT,  
HABITAT RESTORATION,  
RECREATION, CONNECTIVITY

## BOWTIE PARCEL L.A. RIVER

**SCALE** 18 ACRE PARCEL

**CONTEXT** POST INDUSTRIAL, ISOLATED,  
CONTAMINATED

**GOALS** FLOOD MANAGEMENT,  
HABITAT RESTORATION,  
RECREATION, CONNECTIVITY

*"The Rio Grande is a treasure for New Mexico—it contains the economic engine of the State—but also provides for the heritage of New Mexico. We need to protect agriculture, hunters, anglers, outdoor recreation and tourism"*

IMPROVED PARKING



*The average man, woman or child, is in need of a place within walking distance of the city where he can enjoy a breath of fresh air and a sight of a few trees, a few birds, and a little water. -- Aldo Leopold,*



HIKING TRAILS BY THE WATER

*D/P/S generated multiple options for how best to balance the need to keep the drainage way functioning and to allow the public to access the corridor safely. In addition...the...project team also focused on measures to improve water quality, reduce erosion, and combat noxious weeds*



HABITAT RESTORATION



CANTILEVERED OVERLOOK



SHADY PICTURESQUE BIKE TRAILS

# Shanghai Houtan Park: Huangpu River, Shanghai, CHINA:

Designer: Turenscape, Completed 2010

Houtan Park: Huangpu River



Bowtie Parcel of L.A. River



*This brownfield, previously owned by a steel factory and a shipyard, had few industrial structures remaining and the site was largely used as a landfill and lay-down yard for industrial materials*

BOARDWALK ALONG THE RIVER



**HOUTAN PARK**

**SCALE** 34.5 ACRES

**CONTEXT** EXPIRED INDUSTRIAL WASTELAND

**GOALS** FLOOD MANAGEMENT, HABITAT RESTORATION, RECREATION, CONNECTIVITY

**BOWTIE PARCEL L.A. RIVER**

18 ACRE PARCEL

POST INDUSTRIAL, ISOLATED, CONTAMINATED

FLOOD MANAGEMENT, HABITAT RESTORATION, RECREATION, CONNECTIVITY

*"The park was designed as a regenerative living organism that treats polluted river water, mitigates urban flooding, and increases habitat and biodiversity, while celebrating the regional culture and beautifying the riverfront for public use"*

WETLAND MARSH



RIPARIAN EDGES



CREATIVE INDUSTRIAL APPLICATIONS

*"The future of substantial and interesting work for landscape architects lies in redesigning cities in terms of social justice and ecological performance"*  
*'Atlas for the End of the World'*



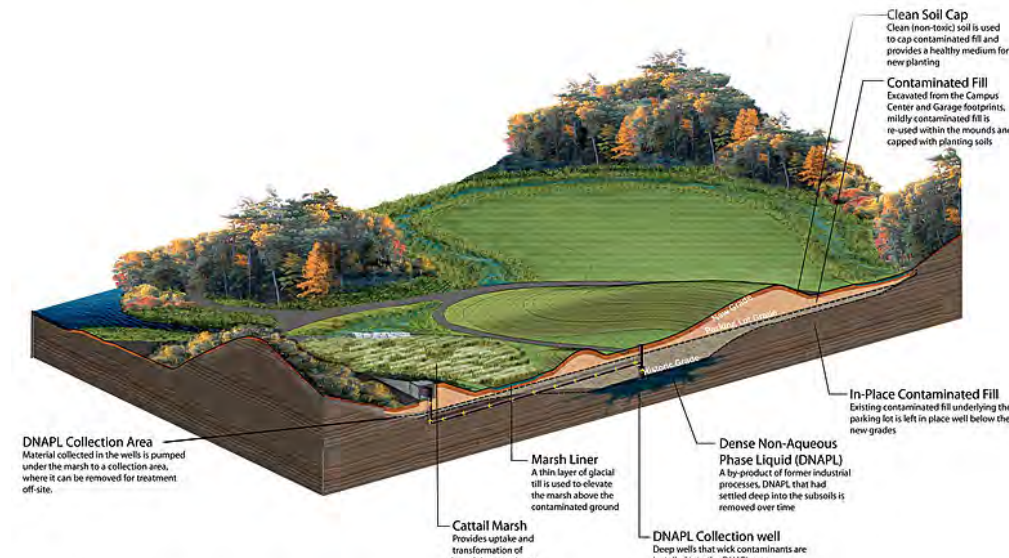
NATIVE PLANT RESTORATION

# ALUMNAE VALLEY RESTORATION Wellesley College, Wellesley, MA:

Designer: Michael Van Valkenburgh & Assoc., Completed (2001–2005)



The restored Alumnae Valley reclaims its place in the natural hydrological system that structures the Wellesley College campus. The reconceptualization of the site includes an understanding of its history, from glacial valley to industrial dumping ground to parking lot.

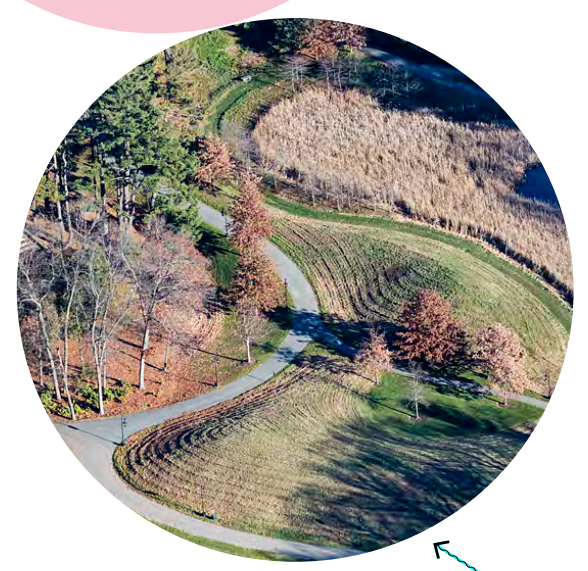
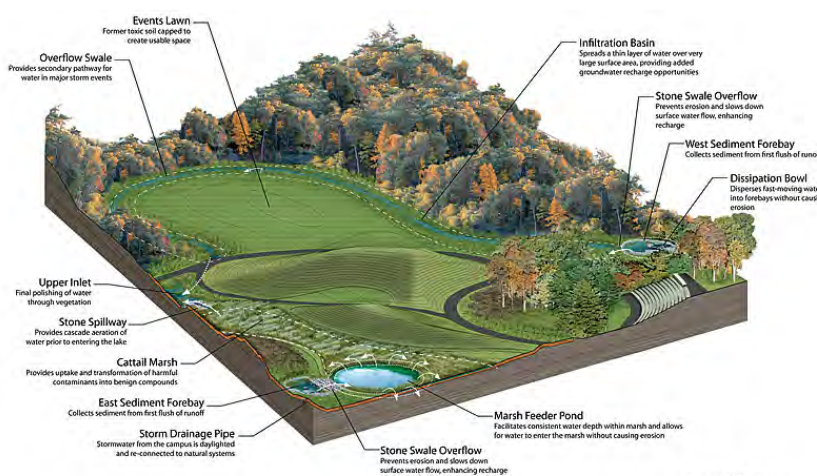


**TOXIC SOIL REMEDIATION STRATEGIES**

1. REMOVE
2. CAP & COLLECT
3. BUILD TOPOGRAPHY

	ALUMNAE VALLEY RESTORATION	BOWTIE PARCEL L.A. RIVER
<b>SCALE</b>	13.5 ACRES	18 ACRE PARCEL
<b>CONTEXT</b>	RETIRED POWER PLANT, NOW LARGE PARKING	POST INDUSTRIAL, ISOLATED, CONTAMINATED
<b>GOALS</b>	CAMPS REDESIGN, TOXIC SOIL REMEDIATION & HYDROLOGY RESTORATION	FLOOD MANAGEMENT, HABITAT RESTORATION, RECREATION, CONNECTIVITY

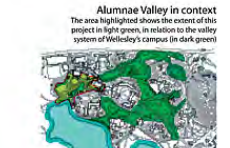
**Brownfield Restoration - Efficiently Dealing With Toxicity**  
A variety of soil remediation techniques are used to treat the contaminated site and restore it as a living system.



Alumnae Valley continues this tradition of challenging landscape orthodoxy.... by allowing the most important experiential and ecological principles it advances to become a living part of the contemporary campus.



**Reconnecting Systems - Using Topography and Hydrology to Treat Surface Water**  
Through ecological restoration techniques and hydrological design, Alumnae Valley is reinstated as part of the glacial topography and ecology that Olmsted cited as Wellesley's unique and valuable legacy.



MOUND TOPOGRAPHY CREATES ORGANIC FORMS & CAPS TOXIC SOIL

NATIVE PLANT RESTORATION

# The Eye

The Eye utilizes the narrowest part of the site as a central point in the design, creating a cantilevered pier that elevates and expands the area and is met from all sides with wide foot and bike path bridges. This area is flanked by a wetland forest on the North side of the site and hardscape sport courts on the South side.

- LID:
- Daylight storm drain on North side to feed and be filtered by wetland forest
  - Mound toxic soil at center of the site and create new elevation to meet the level of the pier.
  - Cap toxic soil on the South side of the site with hardscape sport courts
  - Naturalize river banks



# The Traffic Signal

'The Traffic Signal' creates 2 primary spaces out of the North and South sides of the site with pedestrian bridges reaching out to both sides of the river at both ends. Solar powered merchant stalls line the length of the thinnest central part of the site, alongside a nature path with sitting areas laced throughout.

- LID
- Daylight storm drain and feed wetland forest on North side of the site
  - Cap toxic soil on South side of the site with hard sport courts
  - Remove and remediate soil in the center of the site.
  - naturalize river banks



# The Eye at Bowtie

## Analysis Summary:

- Abandoned
- Post industrial toxicity
- Layers of Impervious Membranes
- Historical Los Angeles Communities threatened by gentrification
- Opportunities for naturalization of the river
- Connection to the G1 Parcel/Taylor Yard
- Recent Connection to experimental art scene

## Concept:

### ***Access - Naturalization & Remediation - A Place for People***

*The Eye at Bowtie* is a lighthouse on the LA River which signifies a the reconciliation of neighborhoods seperated by industrialization and urban development, and acknowledges the recent light that shines on this part of the city and this section of the river.

This concept embraces the industrial history of the Bowtie and this part of Los Angeles; retaining the existing tension wires except for 2 where the Pier and light house are, and mediating the train with simple sound walls and plantings.

The *Pier* and *Lighthouse* are at the center the site, at the narrowest point of the squeeze, and extend into the middle of the river on a cantilevered plaza/pier. 4 foot and bike path bridges meet at the pier, connecting the neighborhoods of Elysian Park (Lewis McAdams Park, and Frog Town Art Center), Mount Washington, Glassel Park and the middle and high schools on the East side. A terra formed foot bridge extends over the rail road, completely opening the site to access from all sides.

2 Community Center buildings flank the entrance to the pier, and allow for multi use programming. The lighthouse is meant to be used when public events are happening, signalling to the surrounding neighborhoods that a community event is beginning. Each bridge would provide bike rental access at the entrance for day or night trips to the pier or to the neighborhoods across the river.

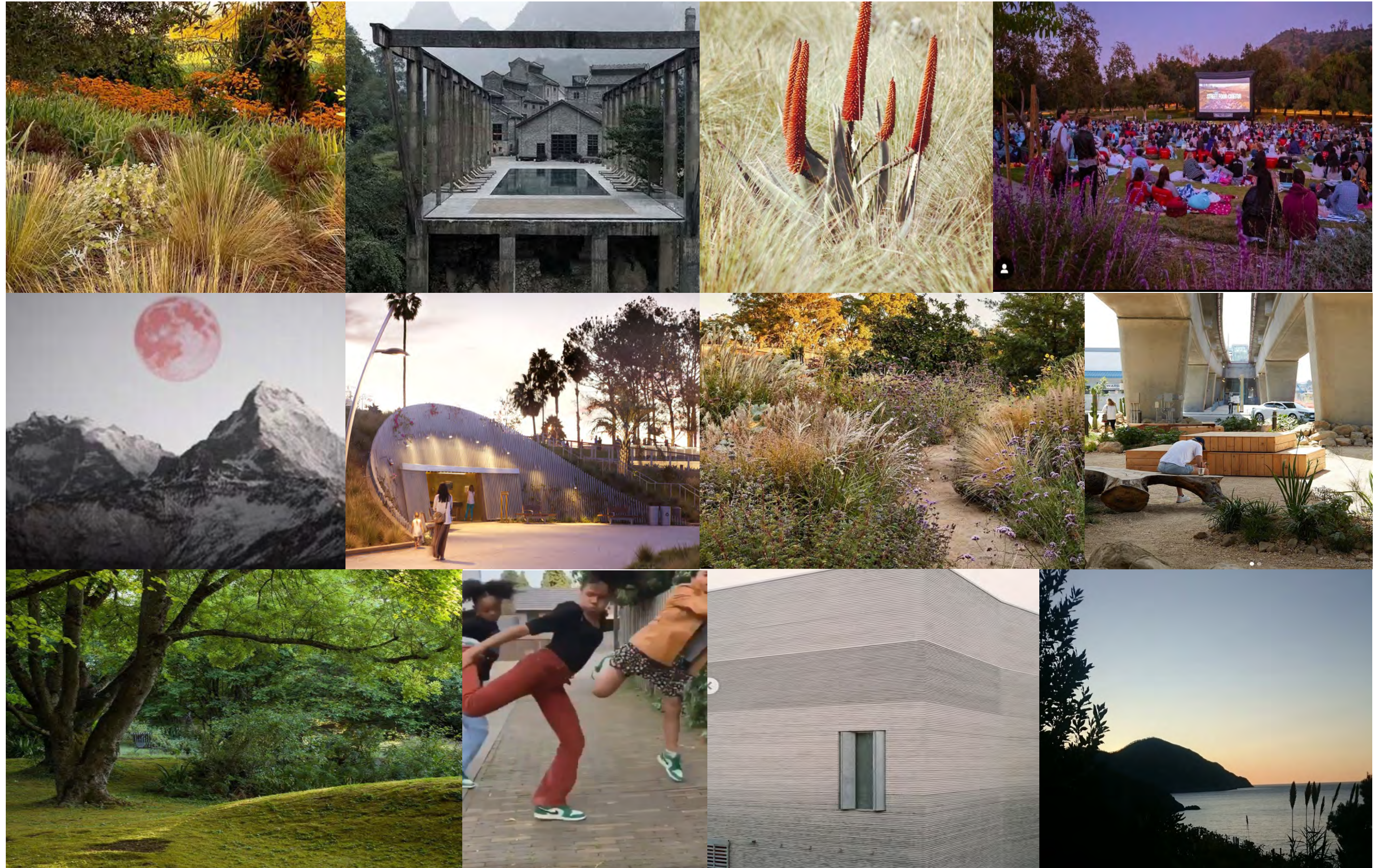
## Low Impact Design:

- Daylight the North water shed tunnel to feed and be filtered by a wetland forest.
- Weir mechanism on a concretized part of the bank cleans the remaining runoff from the watershed before it enters the river and travels downstream to islands and naturalized banks.
- Mounded and planted soil in the center of the site caps and remediates the toxicity and creates access to the rail bridge and Pier.
- Sport courts and a mounded lawn create a toxicity barrier for the South side of the site.
- Native plants, many many trees and the massive lighthouse awning create ample shade.

## Additional Features:

- Solar powered merchant stalls
- Backroad vehicular access and parking throughout the site
- 2 childrens playgrounds
- 2 lawn areas
- Sport courts and a skate park featuring the grafitti turnstile from the railroad early days.

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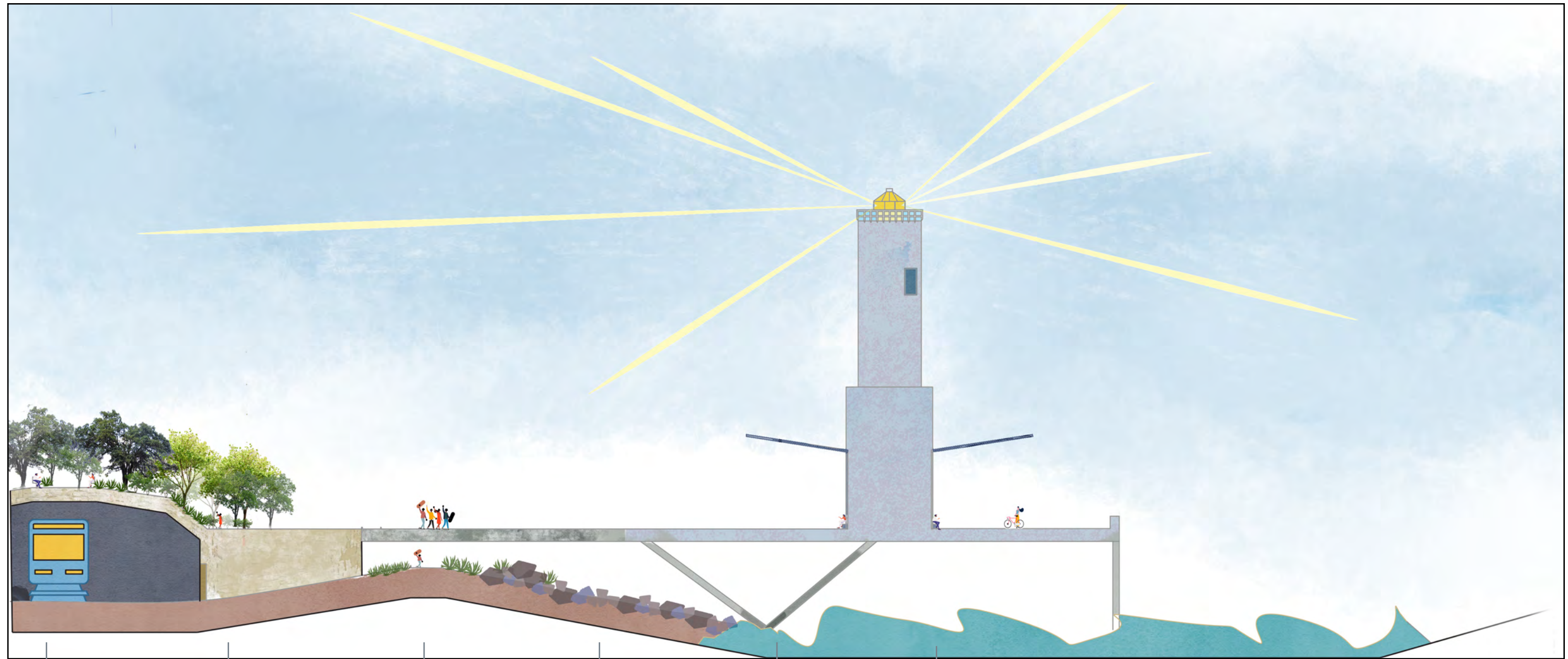




# 'THE EYE AT BOWTIE'

- ① 'THE EYE' LIGHT HOUSE TOWER AND COMMUNITY CENTER
- ② CANTILEVERED PIER
- ③ RIVER ISLANDS
- ④ NORTH LAWN
- ⑤ NORTH PLAYGROUND
- ⑥ NORTH PARKING LOT
- ⑦ WETLAND FOREST
- ⑧ SOLAR POWERED MERCHANT STALLS
- ⑨ 'PLAYGROUND ON THE MOUND'
- ⑩ WEIR REMEDIATION CANNELS
- ⑪ SPORT COURTS AND 'GRAFITTI ROUND SKATE PARK'
- ⑫ SOUTH PARKING LOT
- ⑬ FROG SPOT BRIDGE
- ⑭ LEWIS MCADAMS RIVERFRONT PARK BRIDGE
- ⑮ SAN FERNANDO RD. 'PARK AND WALK/RIDE BRIDGE'
- ⑯ SOTOMAYOR ARTS AND SCIENCES BRIDGE
- ⑰ NATURALIZED RIVER BANKS
- ⑱ MIXED USE NATURE PATHS
- ⑲ TERRAFORM RAIL BRIDGE





SECTION AA  
1/32" = 1'-0"

TERRAFORM RAIL  
BRIDGE

TOP OF THE MOUND/  
PIER ENTRANCE

PATH BENEATH THE  
PIER

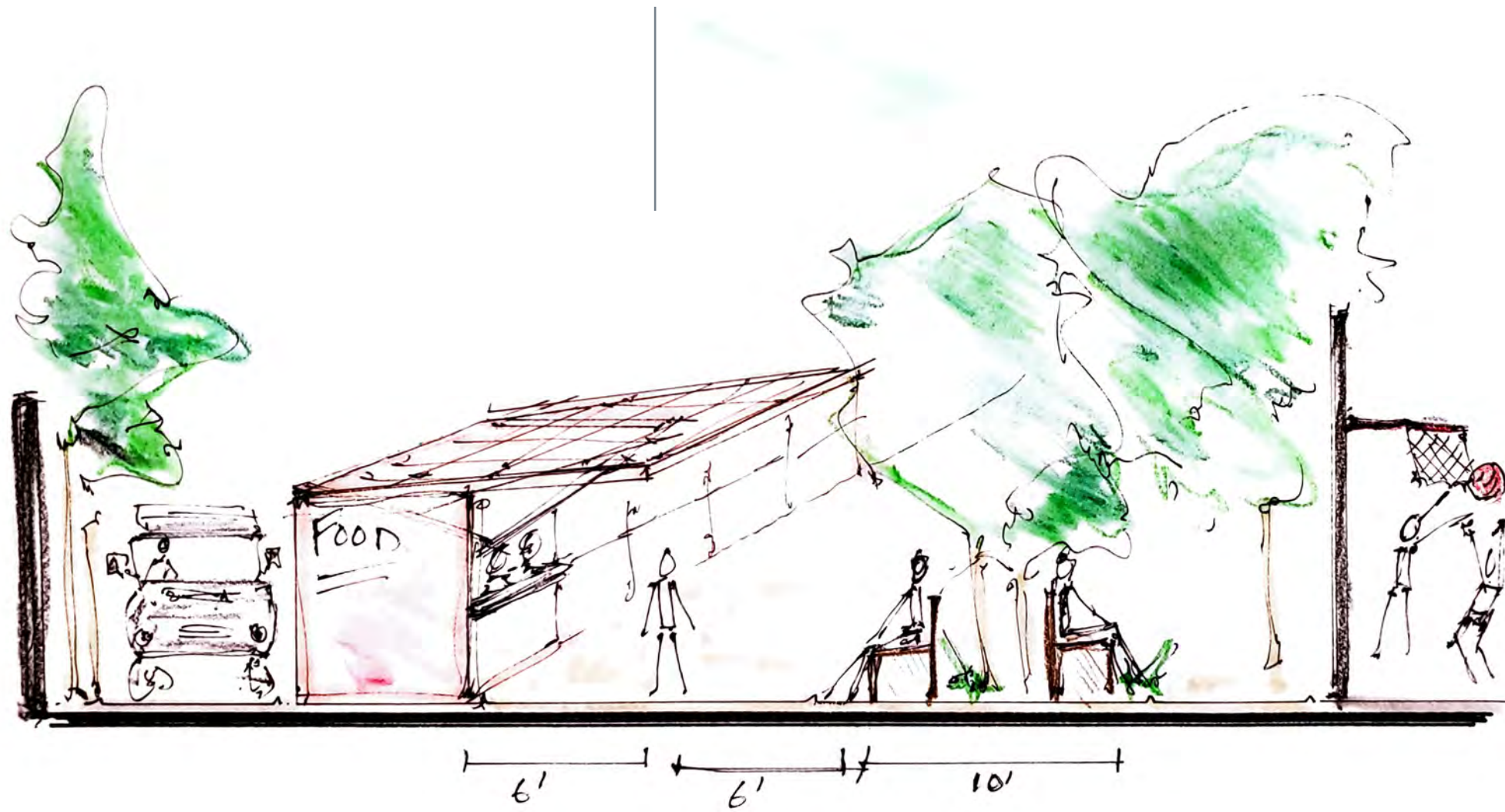
NATURALIZED BANK

CANTILEVERED PIER

'THE EYE AT BOWTIE'  
LIGHT HOUSE



SOLAR POWERED  
STALL ROOFS



SOUND WALL &  
VEHICLE ACCESS

MERCHANT STALLS

SOCIAL DISTANCING

SPORT COURTS

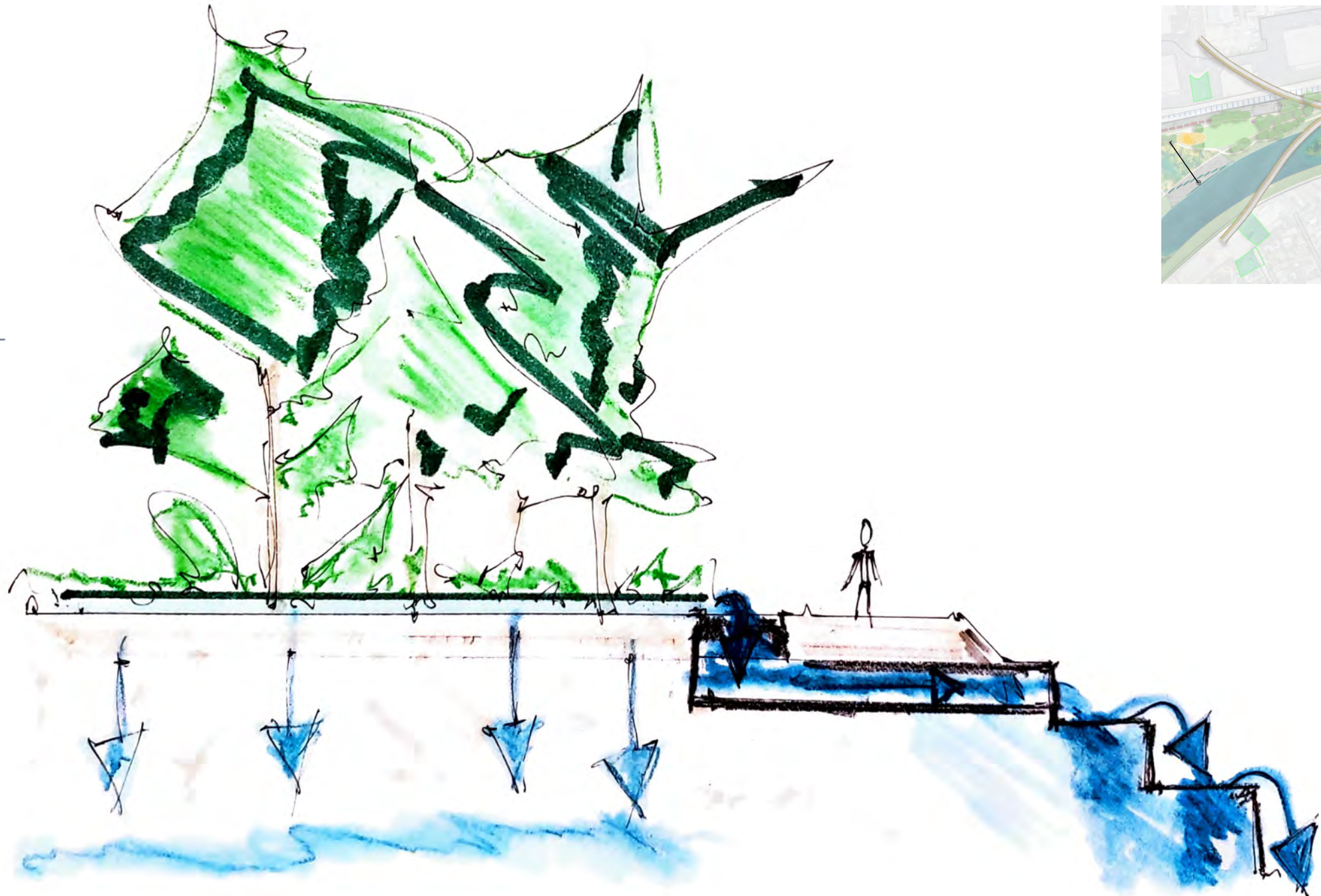
SECTION BB  
NTS





WETLAND FOREST

DAYLIGHT WATER-  
SHED



FILTER & RECHARGE  
GROUND WATER

WEIR DETENTION  
AND FILTRATION

CLEANER WATER IN  
THE RIVER





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