



# PUBLIC HOUSING RE-IMAGINED

## TRANSFORMING A LOS ANGELES PUBLIC HOUSING PROJECT INTO A LIVABLE NEIGHBORHOOD

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<https://www.lacinservanyc.org/architectural-style/modern/p18-22>

## PROJECT INFORMATION

**Title:** Public Housing Reimagined: Transforming a Los Angeles Public Housing Project into a Livable Neighborhood

**Designed by:** Karen Stasevich

**Class:** Capstone Studio Summer 2021

**Instructors:** 1. Jim Pickel, 2. Meg Rushing Coffee, 3. Pamela Brief

**University of California - Los Angeles Extension**

**Landscape Architecture Program - Class of 2021**

## PERSONAL STATEMENT

Five years ago, if you'd asked me if I'd ever considered becoming a landscape architect, my answer would have been a look of surprise. My education and work experience was in politics and policy -- I liked solving problems with words and I never saw myself entering a design profession at all.

My career started with an undergraduate degree double majoring in Political Science and Middle Eastern Studies at the University of Michigan, and then led to the pursuit of a graduate degree studying the Middle East in Beirut, Lebanon, focusing on refugees and conflict. If I think back on it, my time spent living in Lebanon, a notoriously fragmented country where public spaces have been deliberately erased and the natural world has been nearly wiped out by decades of dysfunction and development, taught me just how integral these spaces are to the fabric of society and in healing individual human heart.

Now at the end of the program, I'm equipped with new tools for problem solving. This Capstone project addresses

what I consider to be one of the greatest problems facing my generation -- the housing crisis. Forget home ownership, just affording a quality place to rent in American cities is now out of reach for a large percentage of Americans. This is not just a problem for people who can no longer afford a place to live. When people are forced to the margins of our cities and communities, it disrupts the very mechanics of how our communities work.

As landscape architects, we play a role in mitigating inequality by how we design the public realm, the spaces in between the haves and have nots. By designing livable communities with a holistic approach that integrates rather than excludes various socio economic groups, we help to redistributed the things that contribute to a higher quality of life regardless of income.





## PROJECT STATEMENT

**This project seeks to capitalize on one of the City's most valuable assets – underutilized land it already owns in a central location – to address the present housing crisis.**

To this end, it will transform William Mead Homes, a sprawling WWII-era public housing project into a vibrant, connected, and affordable mixed-use neighborhood. Landscape architecture principles will be implemented to transition between public, private, commercial, and green spaces, creating a livable community in the heart of Los Angeles.

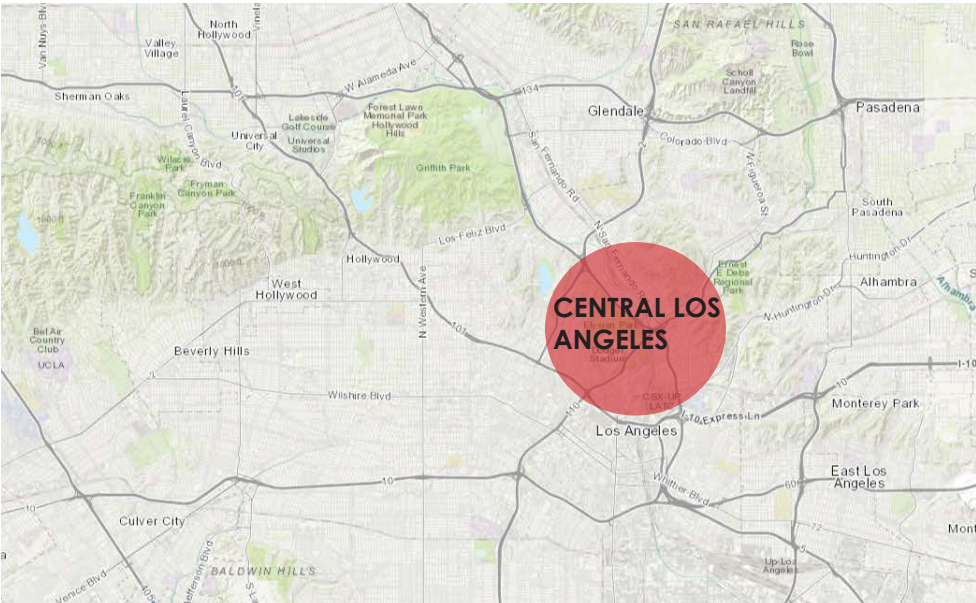
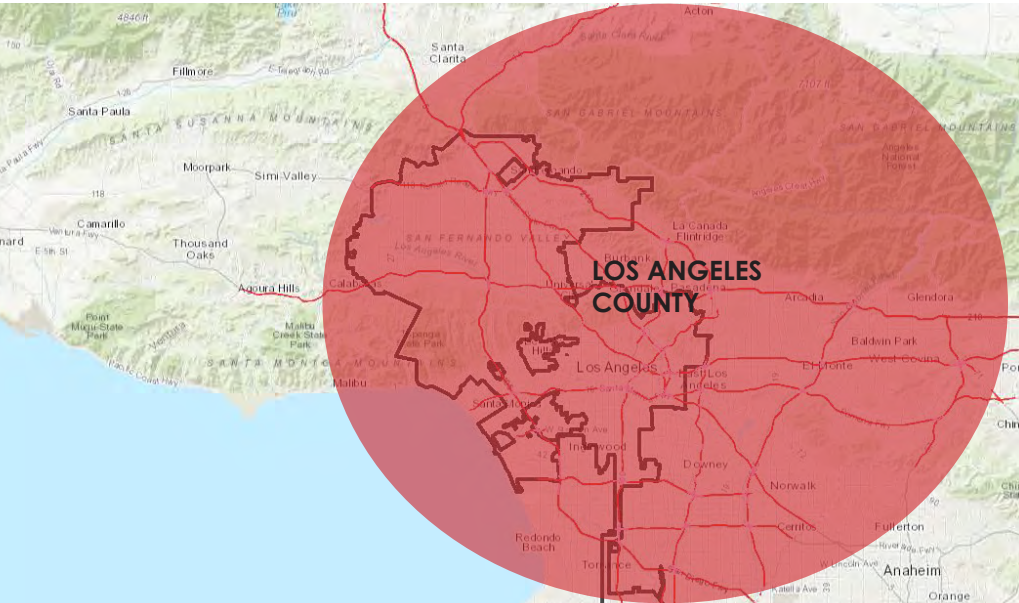


# PROJECT INTRODUCTION





# LOCATION





# SITE PROFILE



**Location:** 1300 Block of North Main Street, Chinatown, Los Angeles, CA

**Size:** 15.2 original William Mead Homes + adjacent Kelite Factory property + 4,177.63' of streetscape = 25 acres proposed site

**Owner:** Housing Authority of the City of Los Angeles

## JURISDICTIONS

**Community Plan Area:** Central City North

**Specific Plan Area:** Cornfield Arroyo Seco

**Area Planning Commission:** Central

**Neighborhood Council:** Historic Cultural North

**Council District:** 1 Gil Cedillo

**Census Tract #:** 2003, 2005, 2006, 2007, 2008, 2009, 2012

**LADBS District Office:** Metro

## PARCELS

① 5409011900

② 5409011901

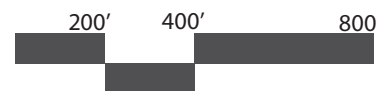
③ 5409012902

④ 5409012903

⑤ 5409010032

 Proposed Site

 Proposed Street Enhancement



# SITE HISTORY

## WORLD WAR II ERA HOUSING & INDUSTRY



Library of Congress 1909 map of the area from the SP Railway Yard south to North Main Street and Dogtown.

The 1937 Housing Act allowed for the construction of the first public housing in the United States. In 1941, President Roosevelt approved a \$1,862,100 U.S. Housing Authority loan to the City of Los Angeles for construction of William Mead Homes, which in total cost \$2.1 million to build. The 15 acres of land for the project was purchased by the Los Angeles Housing Authority from Consolidated Steel Corporation for \$20,000 an acre. Over 100 dwellings were demolished to make way for the project, which was completed in 1942.

With the U.S. entering WWII, William Meads Homes' first residents were defense workers who worked at nearby factories.



The site of William Mead Homes, pre-development.



William Mead Homes under construction in 1942.



# SITE HISTORY / EARLY DAYS AT WILLIAM MEAD HOMES



At the end of the war, it became subsidized housing. The site was named after William Mead, a real estate developer and early advocate of affordable housing.



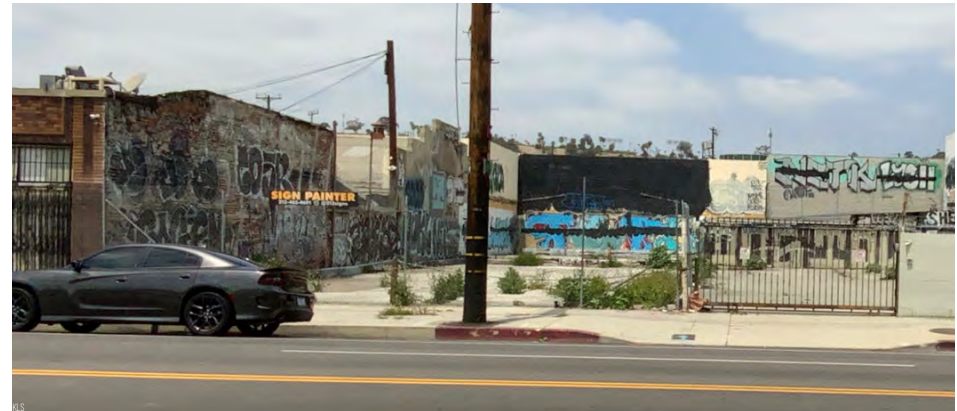
# SITE HISTORY / CONTAMINATION & NEGLECT



Before it was a WWII factory site, the plot of land that is now William Mead Homes was an oil refinery and storage facility run by Amalgamated & southern Refining Co., a predecessor of ChevronTexaco Corp. The site was also briefly used as a dump site for hazardous waste.

In 1994, sparked by concerns from former residents about high rates of cancer caused by the site's industrial past, the site was tested for contamination. Polycyclic aromatic hydrocarbons (PAHs) and lead, byproducts of refining oil, were found at 19 times what the state considers to be a safe level. Thousands of residents may have been exposed, including families who grew their own food and children playing on the contaminated grounds.

After discovering the environmental toxins, the state waited over 6 years to begin cleanup. In 2000, \$1.5 million, 46,000 tons of tainted soil were removed. Over 114 families had to be relocated for six months. In 2003, HACLA sued the company for more than \$4 million to recoup the cost of cleaning up the site.

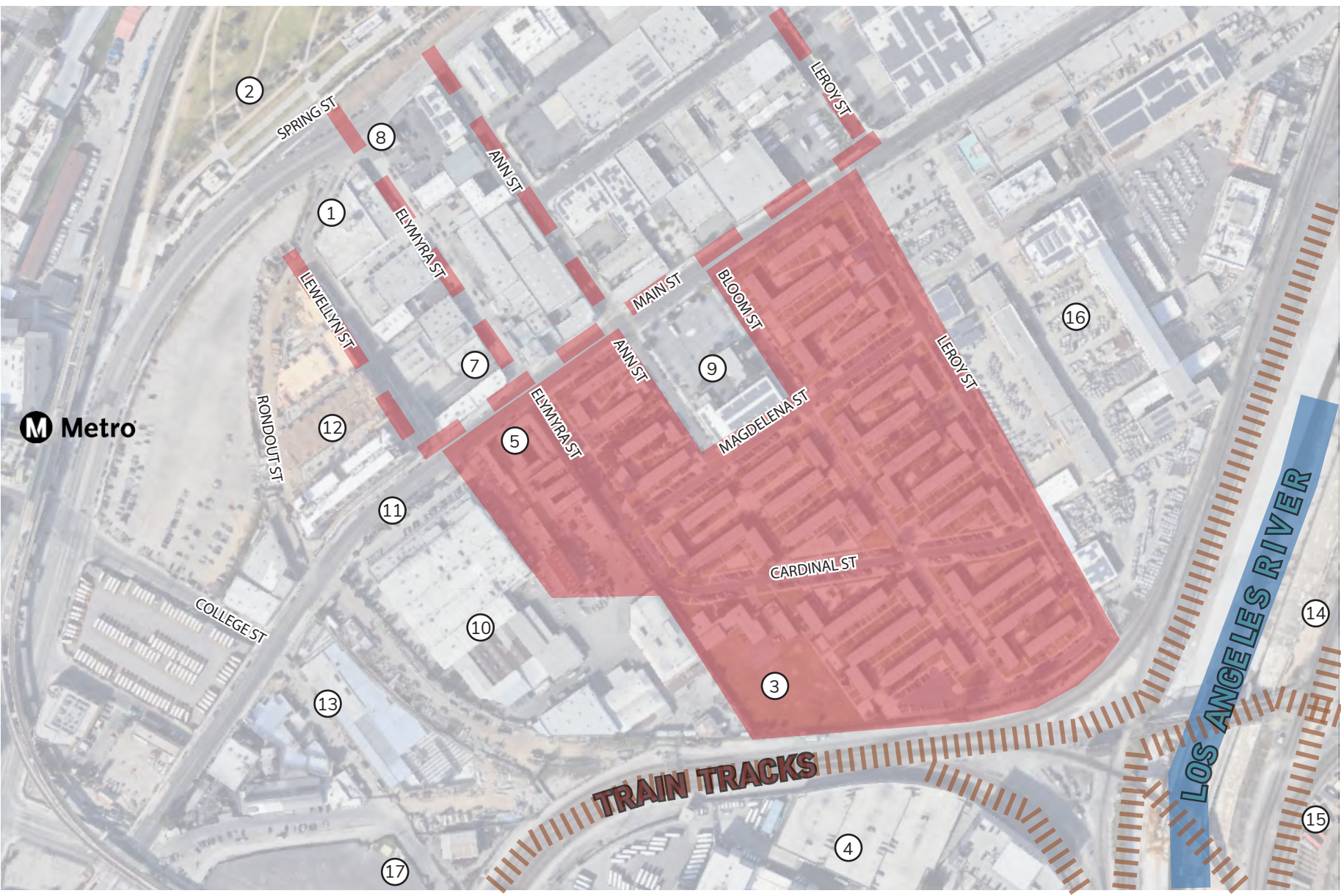


The early nickname for the area, "Dog Town," comes from the site's historical proximity to a dog pound, but today the name Dog Town that is graffitied all over the many concrete walls refers to the area's dominant street gang.

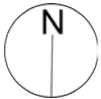
Today, William Mead Homes exists as an isolated island in a blighted neighborhood of vacant lots and warehouses. And yet, like everywhere else in Los Angeles, the creep of gentrification is at its doorstep, infiltrating the few blocks that separate "Dogtown" from the more prosperous Chinatown and Downtown. Will the people who call William Mead Homes "home" be left behind?



# SITE AREA MAP



- ① Highland Park Brewery
- ② LA State Historic Park
- ③ Boys & Girls Club
- ④ LA County Jail
- ⑤ Kelite Building
- ⑥ LA River
- ⑦ Aikido Center of LA
- ⑧ Nick's Cafe
- ⑨ Ann St Elementary
- ⑩ Existing Shopping Center
- ⑪ Chimney Coffeehouse
- ⑫ Luxury Apartments
- ⑬ California Drop Forge
- ⑭ San Antonio Winery
- ⑮ Railyard
- ⑯ LADWP
- ⑰ New Transitional Housing



Proposed Site

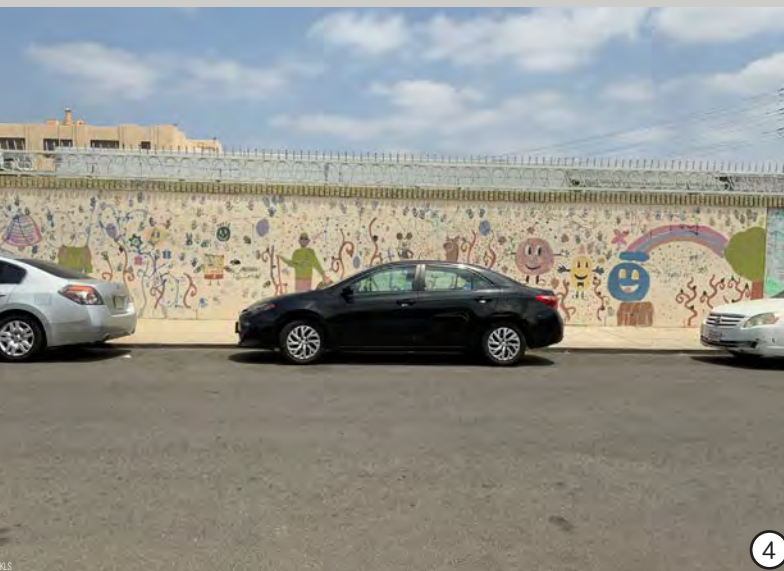
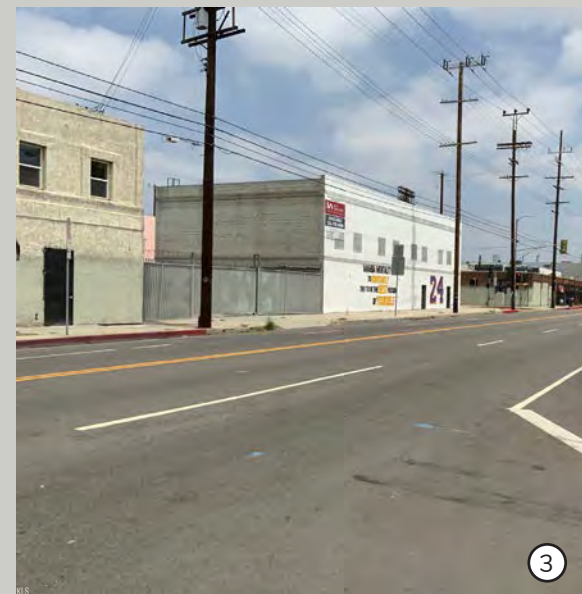


Proposed Street Enhancement



# CURRENT CONDITIONS

## EXTERIOR: CUTOFF BY WALLS, WAREHOUSES, TRAIN TRACKS & ABANDONED BUILDINGS



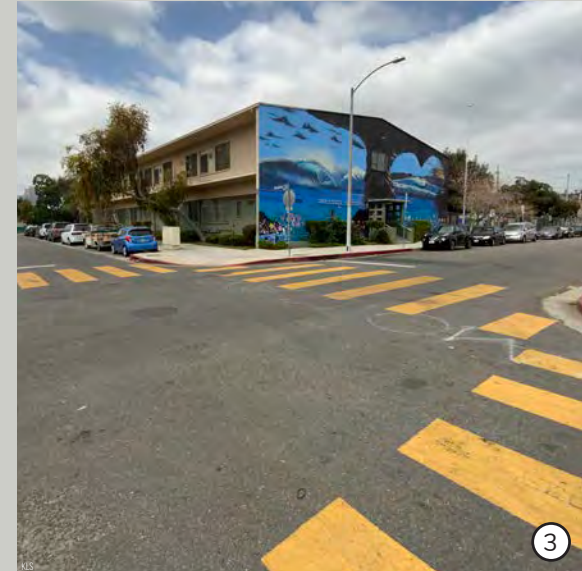
## KEY MAP





# CURRENT CONDITIONS

INTERIOR: OUTDATED BUILDINGS, CARS, TURF, CONCRETE, EXPOSED, UNUSED

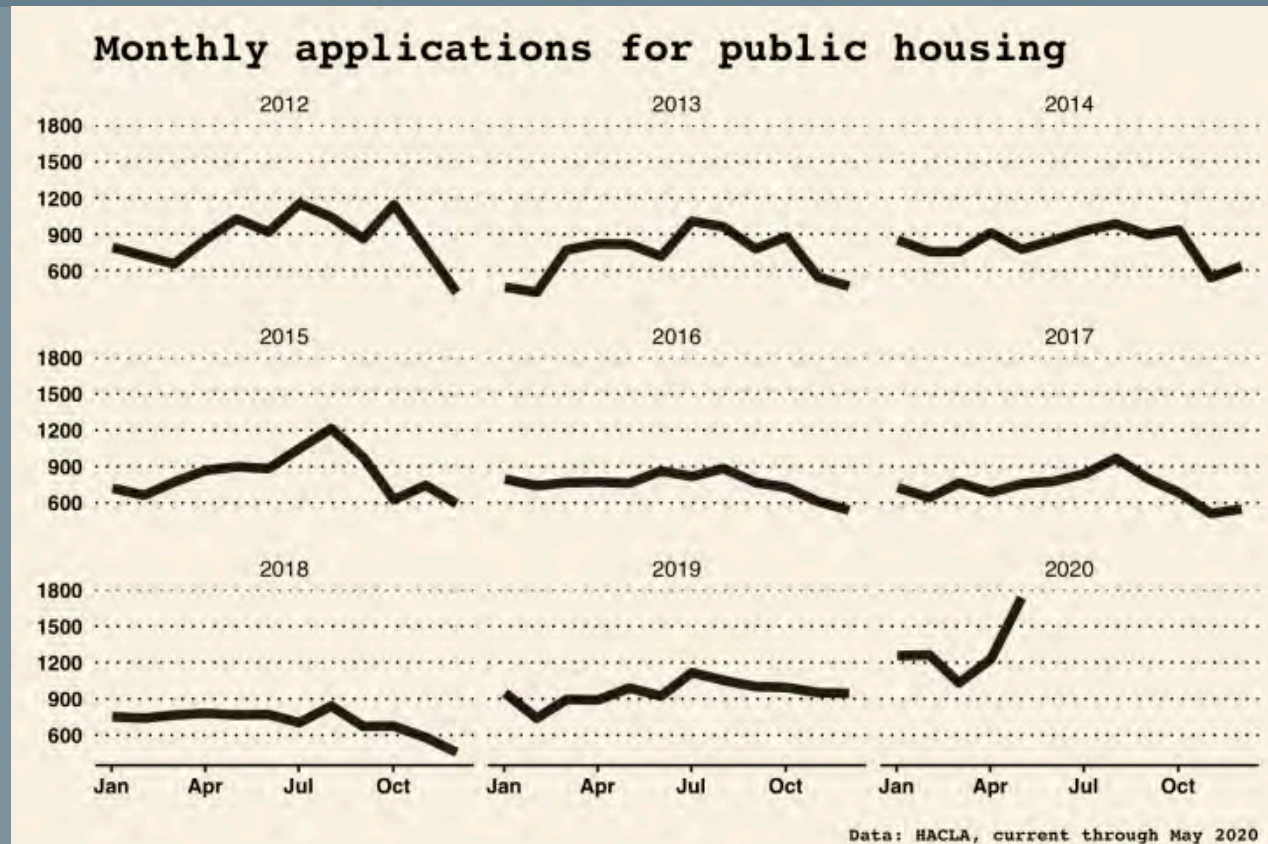


KEY MAP





## JUSTIFICATION



There are 14 public housing developments in Los Angeles, most of which are located in South LA, with a few in Boyle Heights, Chinatown, Pacoima, and San Pedro. Most were built in the 1940s, spurred by the 1937 Housing Act. In total, they account for 6,518 units that are reserved for tenants who qualify for subsidized housing. The need for public housing is greater than ever. According to the Housing Authority for the City of Los Angeles (HACLA), in February of 2020, there were 45,384 people on the wait list for public housing.

That was before the pandemic.



# JUSTIFICATION

## DENSIFYING AND REVITALIZING NEIGHBORHOOD

Changes are happening in Mission Junction. In addition to a newly reopened park and growing nightlife, new luxury and transitional housing have just moved in and there's real potential for this to be a real mixed income neighborhood. Studies show that mixed income neighborhoods can actually uplift those who are struggling financially. That is, if they can take advantage of the area's new-found prosperity too, with newly accessible amenities, jobs, goods, and services. Since William Mead is owned by the Housing Authority, it's insulated from the threat of greedy developers and gentrification.

### New Luxury Apartments



### New Parks



### New Transitional Housing



### Public Events



### New Businesses





# USERS



LOW INCOME ANGELENOS



COMMUNITY BASED ORGANIZATIONS



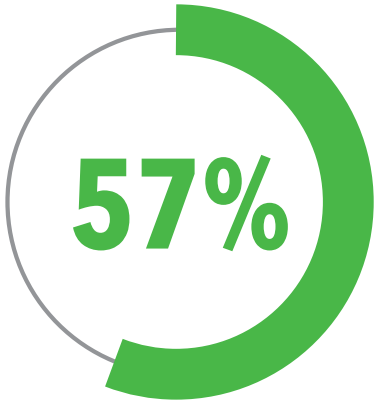
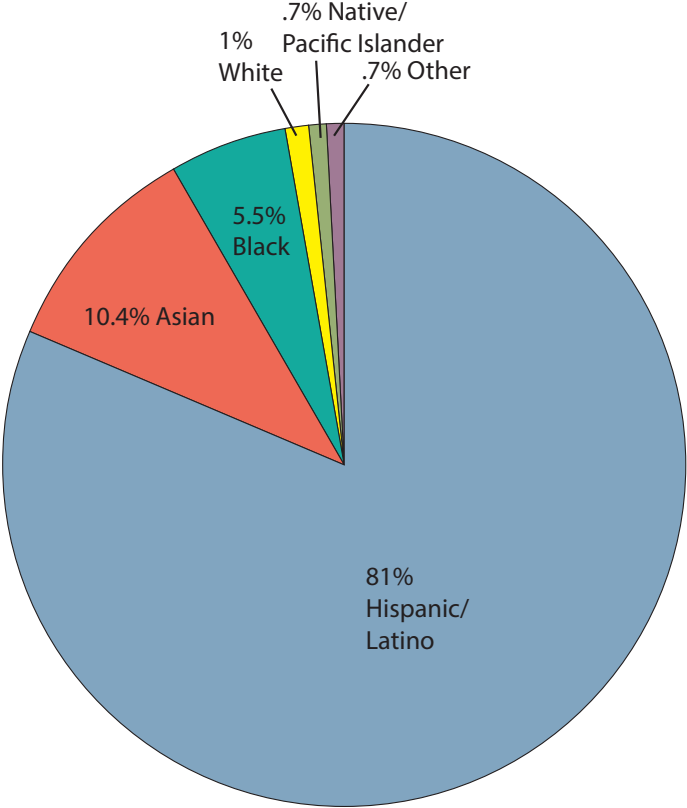
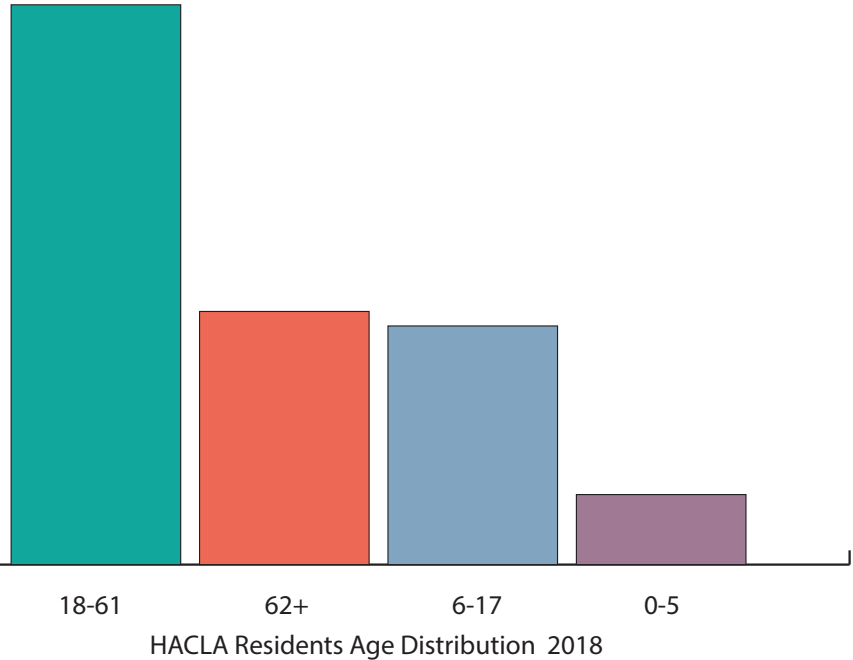
VISITORS



# ANALYSIS

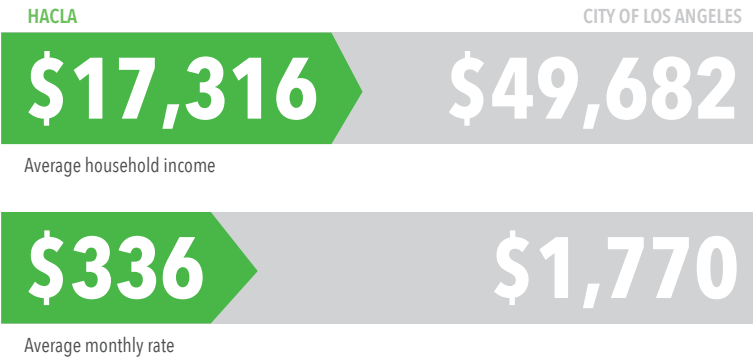
## DEMOGRAPHICS

### HACLA Clients and William Mead Residents



Percentage of public housing units have at least one child in the household.

### HACLA Properties Compared to City of Los Angeles:



42,323 individuals with disabilities

# SITE ALTERNATIVES





# SITE ALTERNATIVES

## ALTERNATIVE 1: IMPERIAL COURTS

- Located in Watts
- 498 units, similar size as William Mead
- Built in 1944



## ALTERNATIVE 2: NICKERSON GARDENS

- Located in Watts
- 1066 units, twice as large as William Mead
- Built in 1955



### Similarities to William Mead Homes

- Landlocked by freeways and railroads
- Barracks-style layout of 2 and 3 story buildings with huge swaths of turf in between
- HACLA properties
- Similar demographics
- Buildings are in need of updating

# SITE ALTERNATIVES PUBLIC TRANSIT ACCESS COMPARISON

One of the main reasons why I chose this site in particular, is that it's very centrally located in comparison to other public housing projects in the city. It's walkable to Chinatown and Downtown, and only a few blocks away from the Gold Line Metro Station. The LA River borders the site on its South East side, which is significant because the site was identified as a future connection point to the LA River Path.



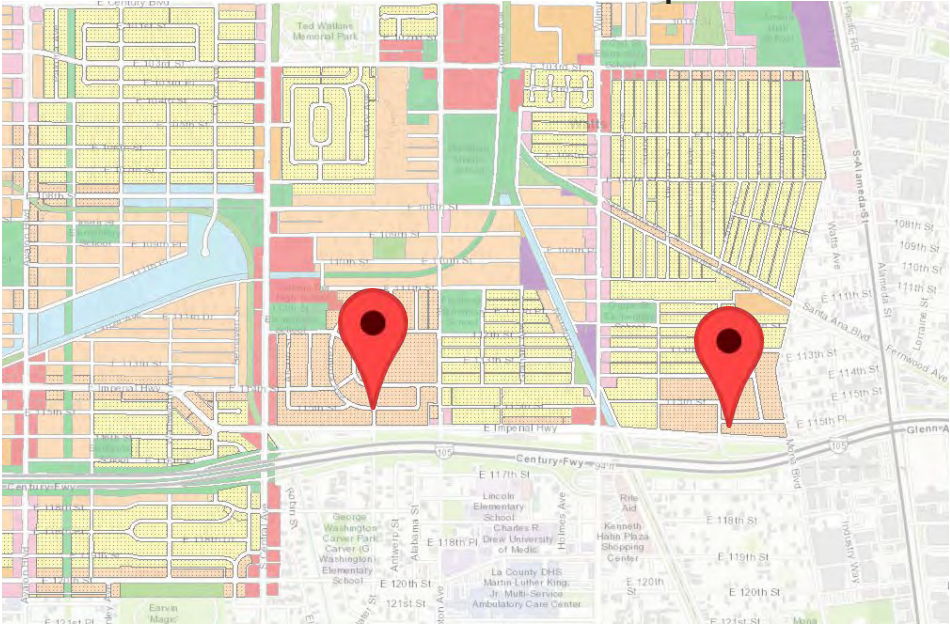


# SITE ALTERNATIVES

## LAND USE COMPARISON

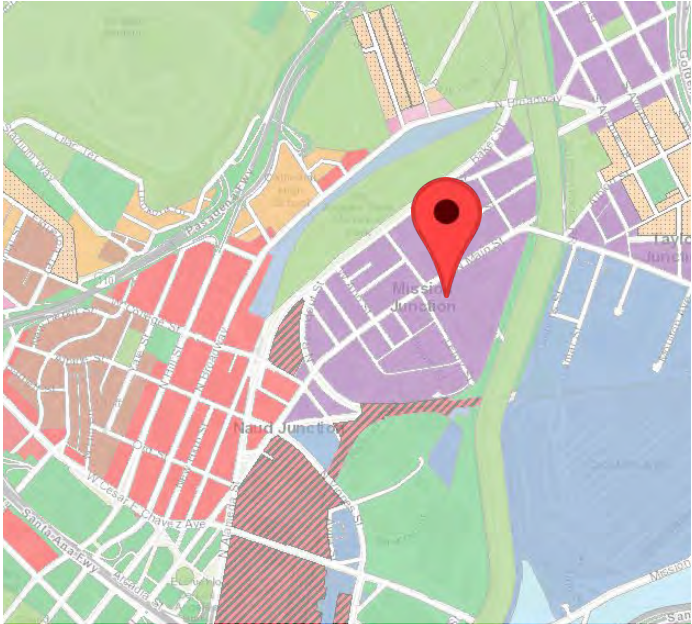
Nickerson Gardens

Imperial Courts

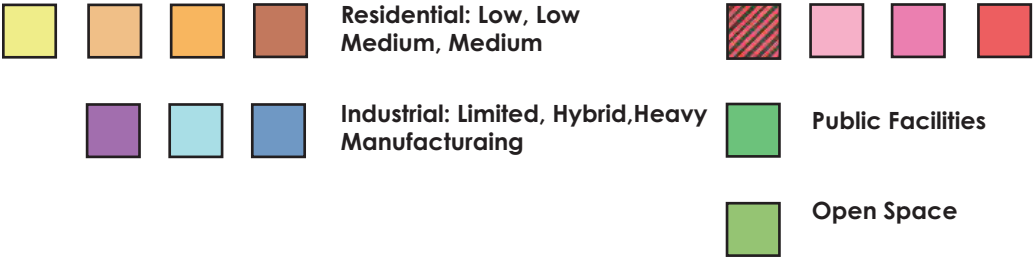


- MOSTLY LOW DENSITY RESIDENTIAL
- VERY LITTLE OPEN SPACE & PUBLIC FACILITIES
- VERY LITTLE COMMERCIAL
- BORDERS THE CITY OF LYNWOOD - MULTIPLE JURISDICTIONS

William Mead Homes



- MEDIUM DENSITY RESIDENTIAL
- HEAVILY COMMERCIAL/RETAIL
- LIMITED INDUSTRIAL - FUTURE REDEVELOPMENT
- LOTS OF PUBLIC FACILITIES AND OPEN SPACE



# PRECEDENTS



Three case studies of neighborhood revitalization efforts involving mixed use development and affordable housing were examined. With similar goals of providing high quality affordable housing, pedestrian oriented/mixed modal transportation, and public amenities/commercial space, these projects backup the design methodology with real-world examples.



# PRECEDENT 1 / JORDAN DOWNS - LOS ANGELES, CALIFORNIA



## Info

- Background: HACLA-owned public housing project located in Watts. It was originally built in the 1940s for WWII factory workers and converted into public housing in 1950s. The original site was 34 acres, 512 homes, 111 buildings.
- Redesign: Collaboration between BRIDGE Housing Corp., The Michaels Organization, Primestor Development and the Housing Authority of the City of Los Angeles. Cost: \$1 billion, 3 phases, began 2017
- The Jordan Downs Master Plan is an in-progress redevelopment of the site, increasing public housing units while adding mixed-use, mixed-income, and open space to the neighborhood. Redevelopment included former factory site and remediation of contaminated soil.

## Takeaways

- **Project Justification & Likelihood of Success:** Another HACLA property with similar population and outdated housing, the Jordan Downs Master Plan shows there is a desire for these kinds of projects and provides a road map.
- **Size and Relationship of Priority Project Elements:** Jordan Downs provides blueprints for neighborhood configurations, including desirable size ratios of residential/commercial/open space, and how these spaces should be oriented in relation to one another and connected.

### Stacked Flat Apartments, with Ground Floor Stoop-Accessed Units or Ground Floor Retail

**Description:** The stacked flat apartment type is characterized by 3 to 5-story elevator buildings wrapped around a courtyard. Upper level apartment access is from shared entries or a lobby oriented to a public sidewalk or the courtyard, which should be private. Ground floor units are accessed directly from public streets or the courtyard. Ground floors should incorporate stores, residential units, live-work units, offices, and services. Parking is provided within a common garage screened from view by building uses.

1. Stacked flat apartments with parking below grade or in wrapped parking podium.
2. Community service and local retail use opportunities at ground floor.
3. Courtyard provides common open space and recreation opportunities.
4. Ground floor uses allowed: At public right-of-way: residential uses, live-work uses, retail uses, office uses, community services, management office; At courtyard: residential uses, live-work uses, management office, residence common uses, parking podium with courtyard above.
5. Entrance frequency: At least one every 85 feet.
6. Entry elements: Recessed entries.
7. Maximum elevation of first inhabited residential level: 48 inches above adjacent sidewalk; excludes commercial and common uses.
8. Skyline and roof forms: Sloped roofs (4:12 slope max.) and flat roofs.
9. Minimum height for ground floor retail: 15'





# PRECEDENT 2 / KAKA'AKO - HONOLULU, HAWAII



## Info

- 29 acre Master Plan by BCH, completed in 2018
- Mixed income, mixed use, multi-modal neighborhood development in Honolulu owned by the Kamehameha Schools. Built to be "Honolulu's epicenter for local culture, food, shopping, and innovative events"

## Takeaways

- **Hierarchy of Open Spaces & Neighborhood Integration:** Wove new Kaka'ako neighborhood into existing context through a hierarchy of openspace - streetscape, pedestrian connections, pocket parks, plazas, and regional parks - to ensure a continuity of experience.
- **Street Level Activation:** Implemented complete street concepts with buildings developed so that residential/commercial/retail uses face streets and screen ground level parking to keep street-level pedestrian environment alive. Stepped buildings/variable facades bring scale down to human level while allowing for higher building development.
- **Placemaking:** Good example of using murals, public art, nodes of activity





# PRECEDENT 3 43 GREEN - CHICAGO, ILLINOIS



## Info

- **Background:** 43 Green is a multiphase, mixed-use, mixed-income, transit-oriented development in the Bronzeville Neighborhood of Chicago.
- Habitat Company, P3 Markets, Landon Bone Baker Architects
- 6,000 sq. ft. of ground floor retail its residential component is 50:50 affordable and market rate, with about 100 total units in a variable height complex of 6-10 stories. The site is adjacent to a rail line and a large public park. \$100 million community investment.

## Takeaways

- **TOD:** A good example for reduced reliance on and space for personal motor vehicles.
- **Street Activation:** Example of how to use variable building heights and placement of commercial & residential community spaces (terraces, balconies) to activate street-level.
- **Affordable:** Good example of designing for housing affordability, including size and mixed income configurations.

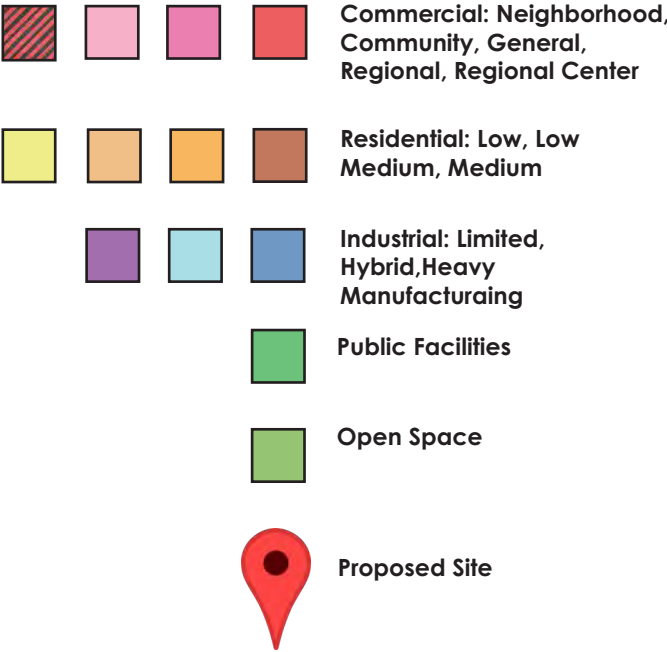
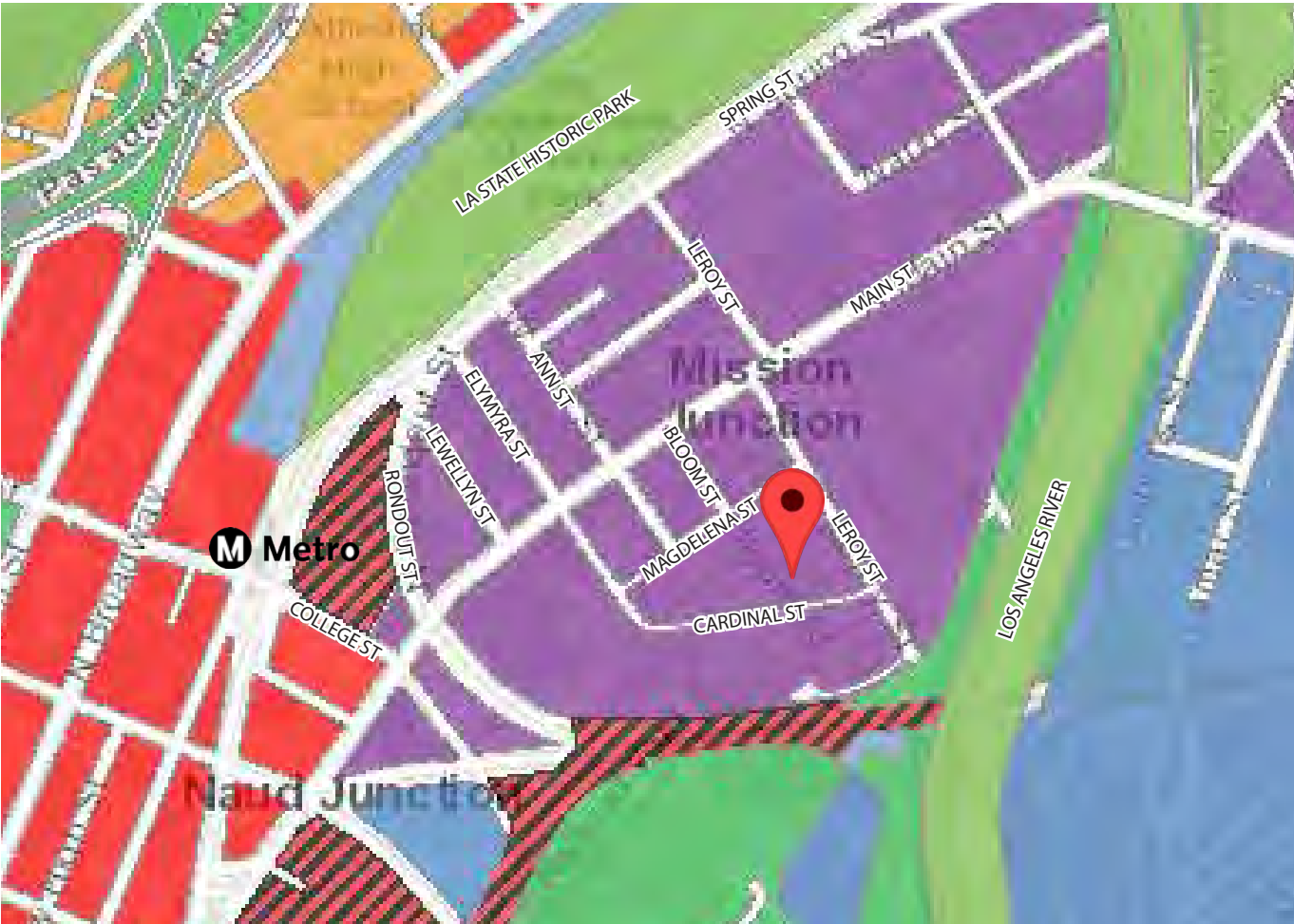
# INVENTORY





# LAND USE

William Mead Homes is isolated from vibrant Chinatown, Downtown, and public places like LA State Historic Park and Elysian Park/Dodger Stadium. It's cut-off by a sea of warehouses, but like most centrally located neighborhoods of Los Angeles, development is changing the surroundings. A luxury apartment building, retail, and a few popular restaurants have already moved into the dense industrial zone pictured below.



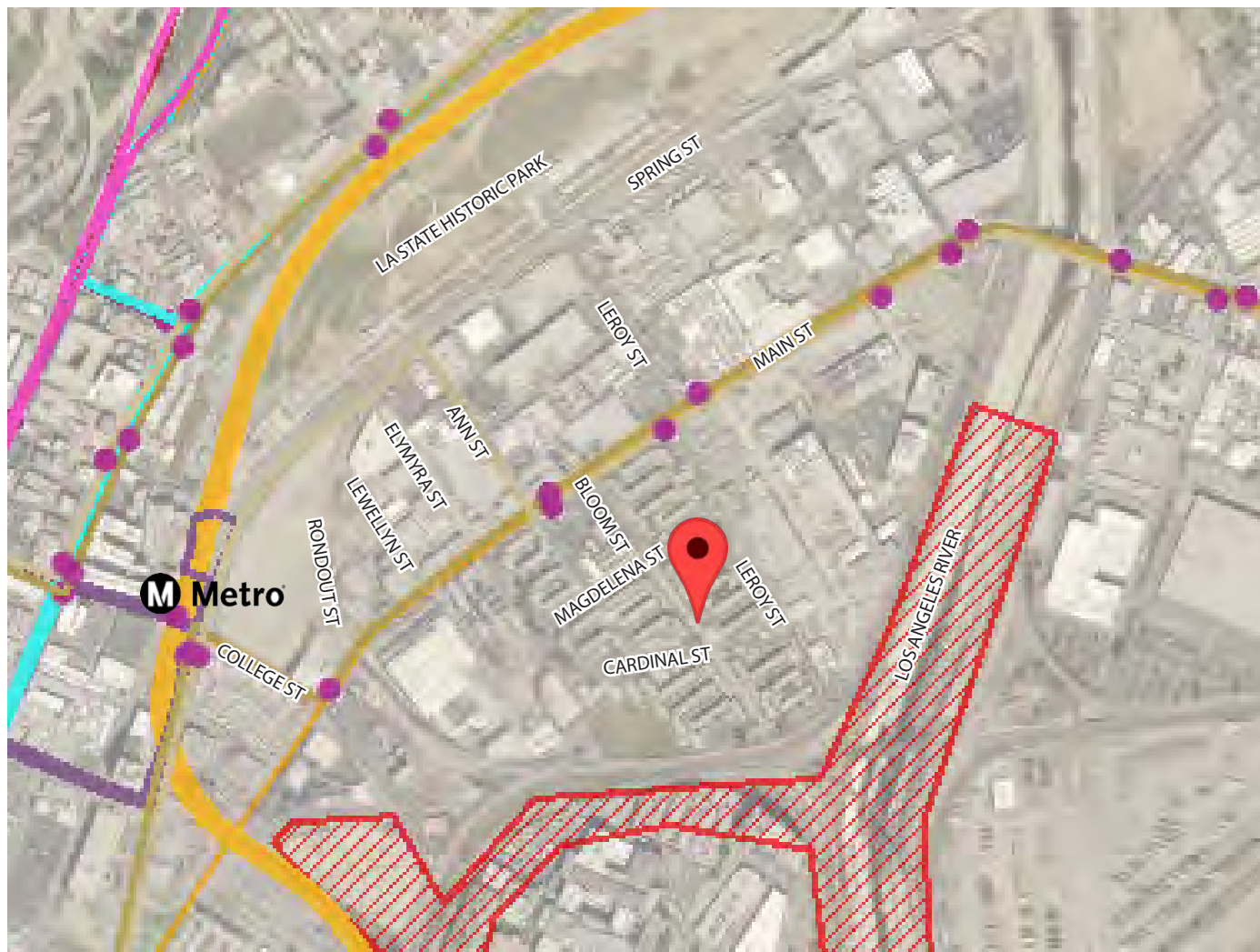
# ANALYSIS

## VEHICULAR CIRCULATION

Streets within William Mead Homes are classified as residential and frequency of use/speed are very low. The streets in the "warehouse wasteland" between William Mead Homes and LA State Historic Park are either residential or tertiary roadways that are slow speeds and also low-use. These streets are candidates for pedestrian oriented improvements.







### Community DASH Stops



### Community DASH Routes

Multiple Symbols

### Metro Rail Lines Stops

- Blue Line
- Expo Line
- Gold Line
- Green Line
- Purple Line
- Red Line

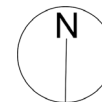
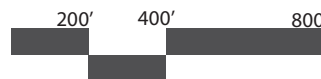
### Metro Rail Lines

- Blue Line
- Expo Line
- Gold Line
- Green Line
- Purple Line
- Red Line

### Metro Bus Lines

- Metro Express
- Metro Local and Limited
- Metro Rapid
- Metro Shuttles and Circulators
- Metro Orange Line
- Metro Silver Line

### Metro Transit Projects Polygons

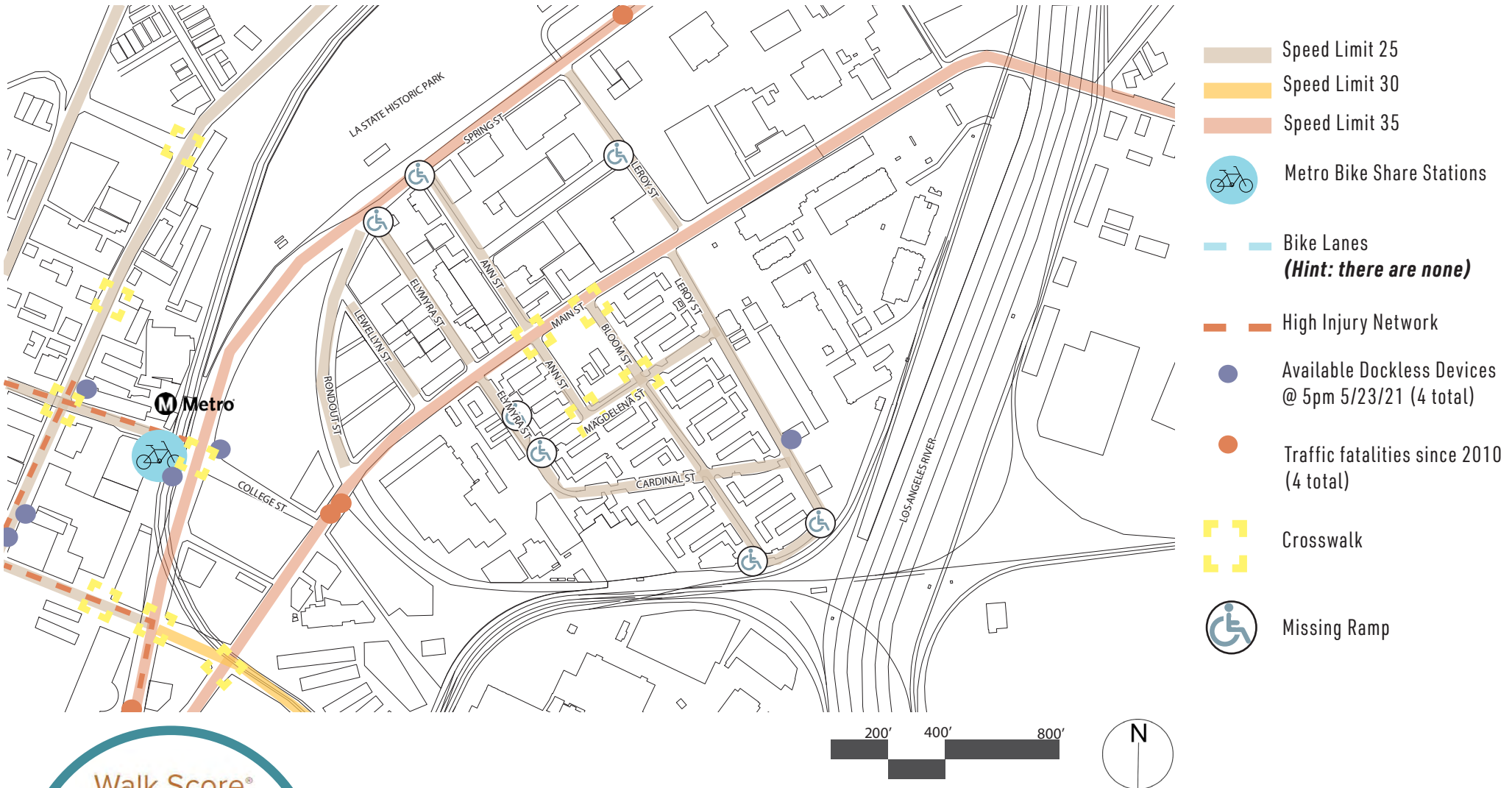


Public transit options near William Mead Homes is very good, although the pedestrian experience getting to and from leaves a lot to be desired. Notably, both Union Station and the Metro Gold Line Station are only a few blocks away, and Main Street has many DASH stops. Plans for future Metro projects will only make it easier to get around without a personal vehicle.

# ANALYSIS

## ACTIVE TRANSIT CONDITIONS

### CROSSWALKS, BIKE ROUTES, BIKE/SCOOTER SHARES, VEHICLE SPEED LIMITS



#### Walk Score®

91 Walker's Paradise

82 Excellent Transit

55 Bikeable

This stellar Walk Score -- ripped from the Zillow page of the luxury Lewellyn Apartments that recently opened across the street from William Mead Homes -- is somewhat misleading. While the distance to public transit, shops, restaurants, parks, and other attractions is quite short, the experience on the roads and sidewalks for anyone not using a car leaves something to be desired. The streets are hot, treeless, and exposed. There is no infrastructure for microtransit users. Sidewalks are narrow and often lack ADA ramps at the curb. Better connections for active transit is

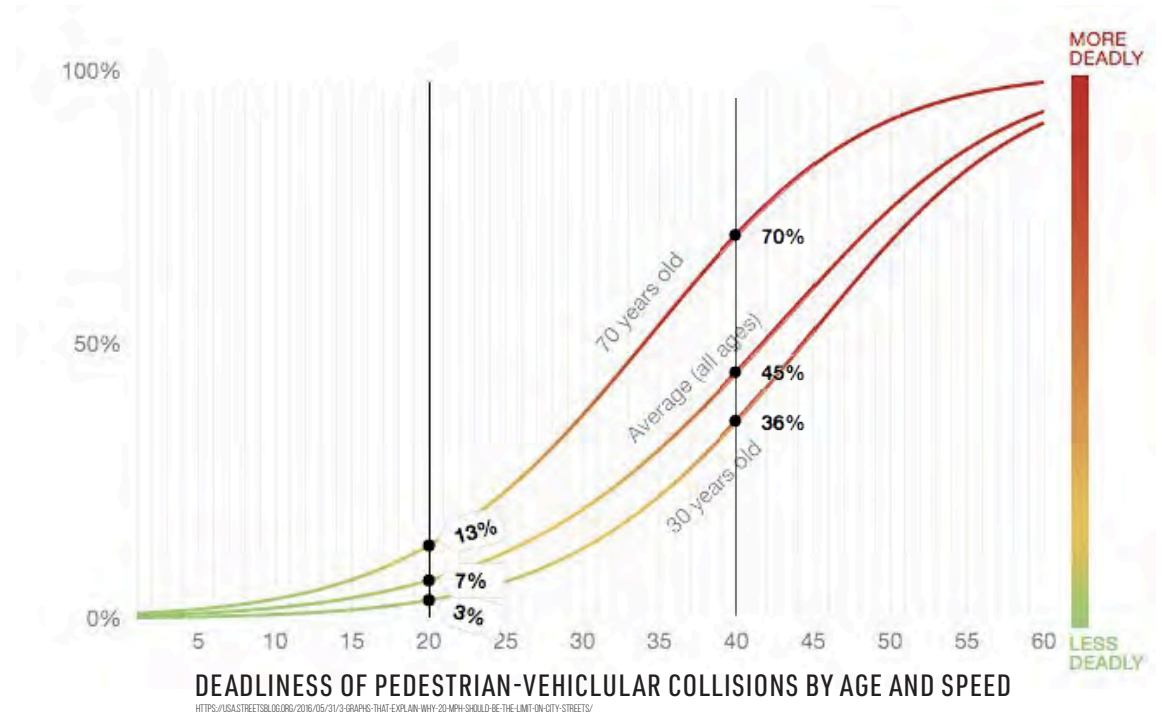




Main Street, pictured here, is 56' across and has a speed limit at 35 mph. However, observed vehicle speeds frequently exceed this limit.

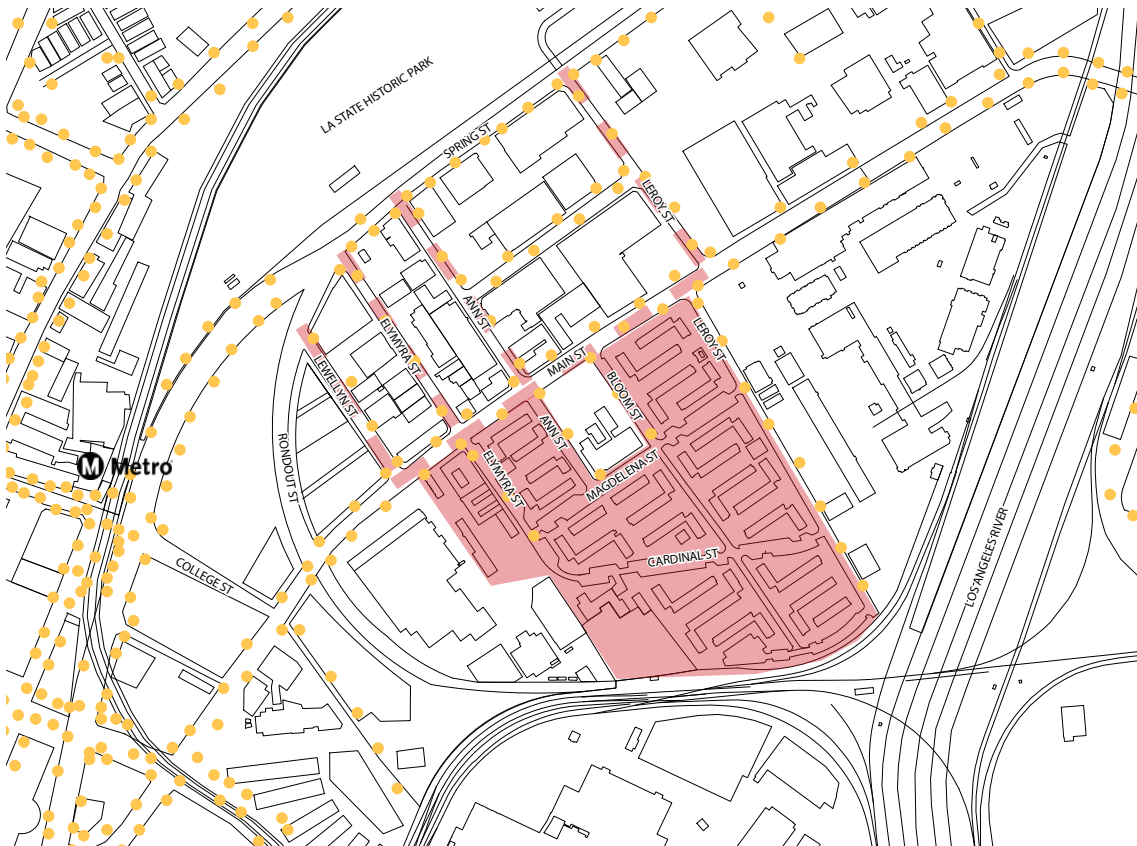
### Slower speed limits

- Reduce frequency of incident, injury, and death
- Improve pedestrian/cyclist comfort on streets and sidewalks
- Incentivize active transit by decreasing time saved by driving
- Reduce air and noise pollution



# ANALYSIS

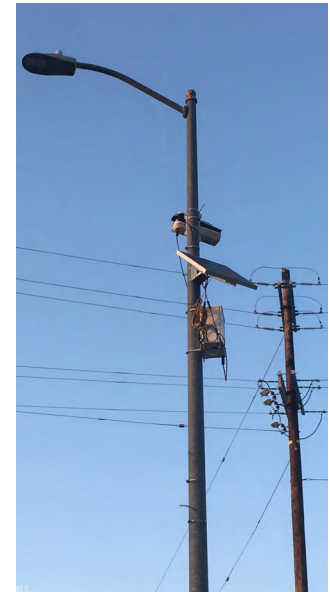
## LIGHTING & NIGHTTIME CONDITIONS



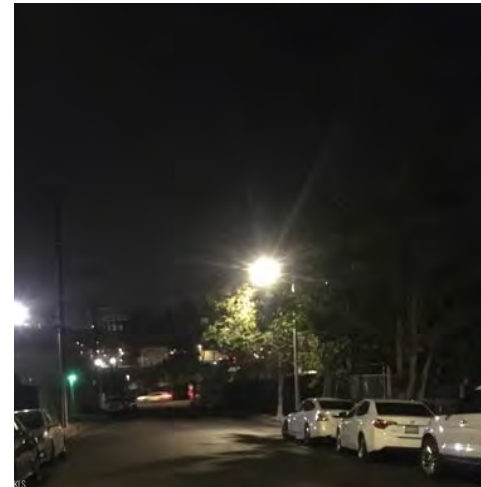
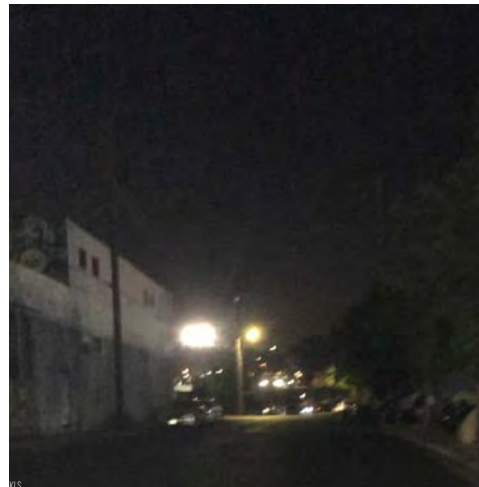
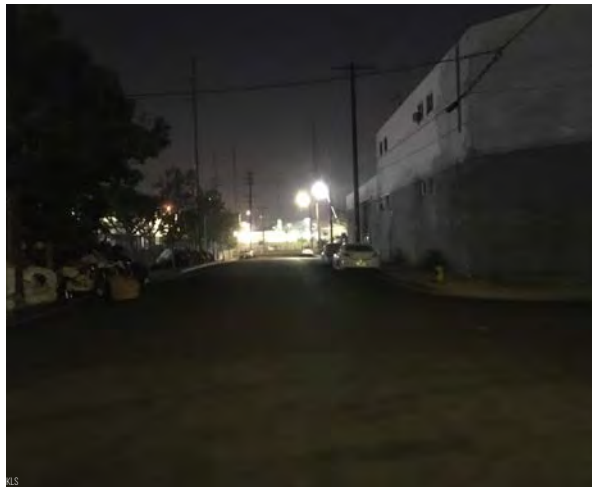
Street lighting in and around the site is comparatively more sparse than in neighboring areas. This is exacerbated by the industrial character of the neighborhood, which leaves the surrounding areas deserted after dark. Vacant/abandoned buildings are also present, inviting unwanted activity.

This decreases perception of safety, thereby decreasing walkability and disconnecting the site from the comparatively bustling nighttime scene in Chinatown, the Metro Gold Line Station, LA State Historic Park, etc.

- Project Area
- Light Fixture



Typical streetlight in site area



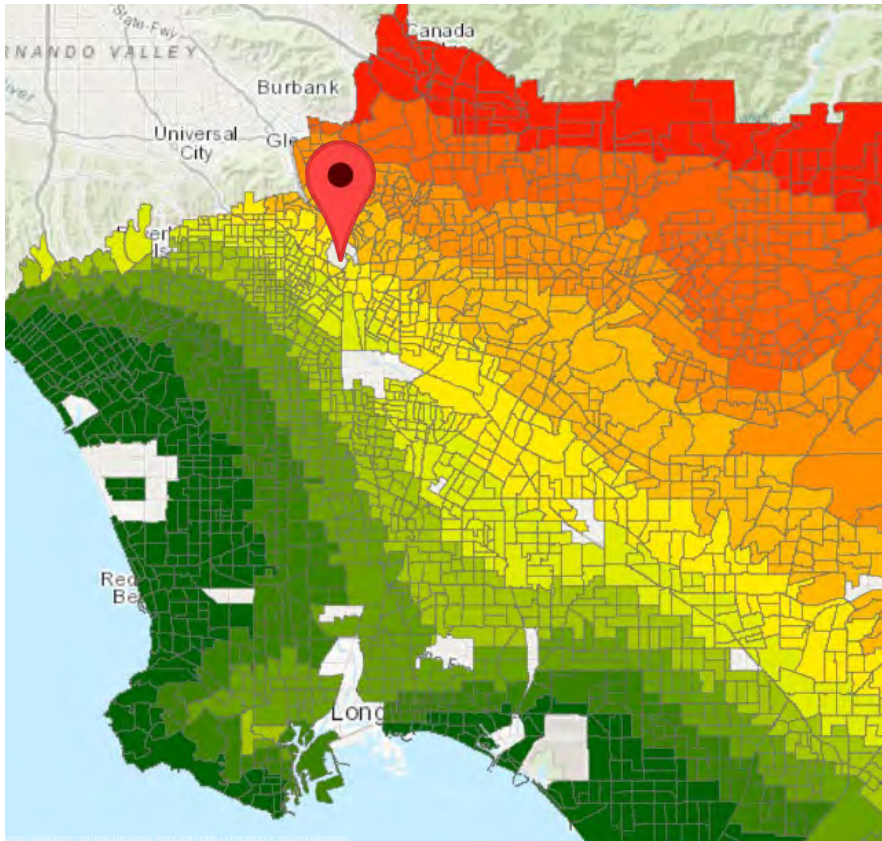
These photos taken on May 23, 2021 at 8:30pm show the streets of Leroy, Ann, and Elmyra. The streets are dark, with no lit windows or people in sight. This makes for a poor pedestrian experience at night, even if only for a few blocks from the Metro, LA State Historic Park, or Chinatown.



# ANALYSIS

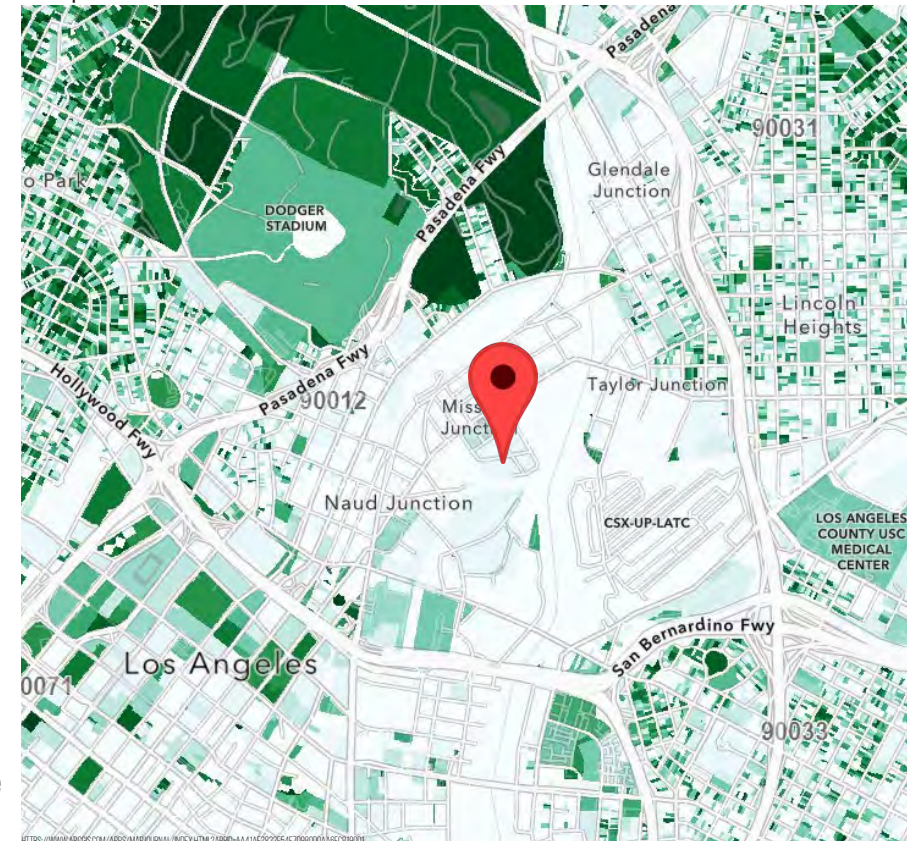
## URBAN HEAT ISLAND EFFECT & TREE CANOPY

Hard urban surfaces (asphalt, concrete, buildings) that absorb heat and trap it in the environment, making it hotter during the day and radiating heat after sundown. Thanks to the site's industrial surroundings, this is very much the case at William Mead Homes.



**Urban Heat Index of site:**  
**9,486.79**

Trees, on the other hand, provide cooling shade, reflect the sun's rays, and release water vapor into the ambient environment. This helps to create a pleasant pedestrian experience. Unfortunately, the site and its surroundings are notably tree-poor.

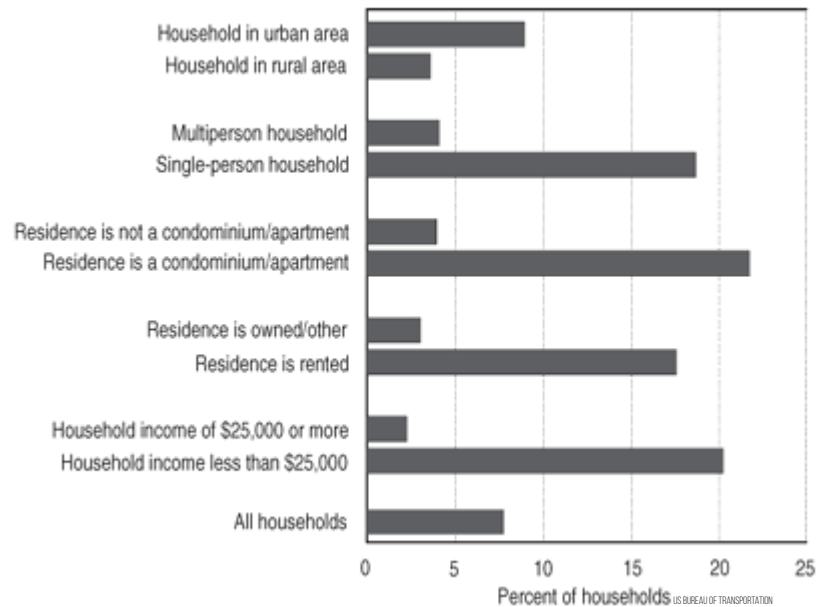


**Average Tree Canopy Coverage for LA County: 18%**  
**Site Average: 5%**  
**.25 Mile Radius Average: <1%**



# TRANSIT ORIENTED DEVELOPMENT

## Car Ownership & Household Wealth



Walkability and public transit access has big implications for the necessity of car ownership, which is pretty expensive, especially in LA and especially if you're on a budget. A lot of low-income people don't have access to a reliable vehicle, so it would be ideal if they didn't need one at all. Los Angeles Transit Oriented Communities guidelines suggest that in a transit oriented development, parking shall not exceed 0.5 spaces per unit. This suggests that much of the street parking in the project area can and should be removed.




Chinatown Gold Line Station



Los Angeles Union Station



## UPSHOT



The site is well-positioned to become a livable neighborhood, however it's currently missing key elements that will need to be present in order for the project to succeed.

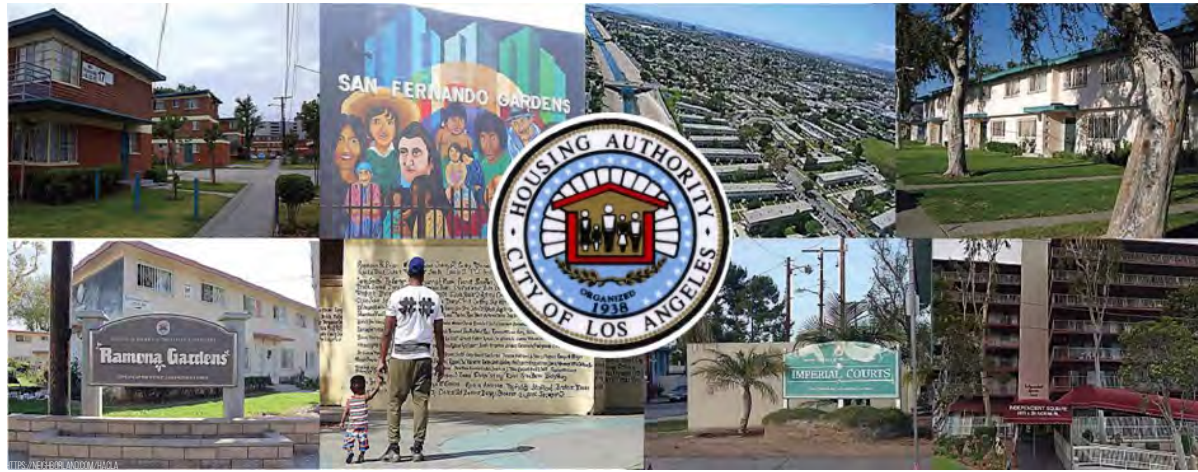
# PROJECT GOALS & OBJECTIVES





# BUILD HOPE VISION PLAN

IN 2019, HACLA RELEASED ITS 25-YEAR PLAN FOR EXPANDING HOUSING AND ECONOMIC DEVELOPMENT



**Improve & increase affordable housing stock; improve the affordable housing model**

**Strategy:** Optimize density, mitigate displacement

**Improve economic and social outcomes for affordable housing residents**

**Strategy:** Create spaces for residents to work, learn, socialize, & access services

**Expand HACLA's role in the broader communities it serves**

**Strategy:** Increase community use of HACLA sites, services, programs, and amenities; integrate HACLA sites into the community

**Strengthen partnerships, innovation, & organizational flexibility**

**Strategy:** create funding opportunities on HACLA properties, partner with organizations that share HACLA's goals

**Revitalize communities & enhance livability;**

**Strategy:** Improve connections between HACLA sites and their surroundings, and the sites' environment

# RESIDENT SURVEY

## WILLIAM MEAD HOMES COMMUNITY WORKSHOP



### Open Space

Improved parks & playgrounds, designated skating area, a walking track, more trees, better lighting & security, farmers markets

### Arts & Culture, Entertainment

Dance, sports, music, theater & art classes, music, community & cultural events, a library, restaurants/cafes, supermarket, a community center, supermarkets, shopping, laundry, salon

### Economic, Social Services, & Education

Job training, computer lab, financial literacy, language/citizenship, after-school programs, legal aid, special education, life skills, child care

### Transportation

Bike lanes, better bus frequency & reliability, better parking, senior/ADA friendly transportation, lower cost transportation

### Health

Outdoor exercise equipment, a community garden, elderly & disabled services, nutrition programs, health & mental health services



## Neighborhood Revitalization

The new Mission Junction. Provide spaces for local businesses and organizations that provide goods and services needed by residents and the surrounding community.

## Provide More Public and Affordable Housing

Increase height and density of buildings to provide 2x the current units of public housing, plus reserved median income housing for a socio-economically integrated neighborhood

## Environmental Justice

Implement strategies to clean toxins out of the former industrial site, provide access to healthy food, and shade equity.

Create public spaces  
Plaza, park, residential common areas

Connect to Surroundings  
Pedestrian oriented streetscape, continuous tree canopy, wayfinding, placemaking, active transit

# PROGRAM

## Create More Public Housing



- DOUBLE HOUSING
- SHARED COMMON SPACE
- ROOFTOP TERRACES

## Neighborhood Revitalization



- PLACEMAKING & IDENTITY: THE NEW MISSION JUNCTION
- MARKETPLACE
- GROUND FLOOR MIXED USE

## Environmental Justice



- COMMUNITY ORCHARD
- EDIBLE GARDENS
- URBAN FOREST
- NATURE PLAYGROUND

## Create public spaces



- RIVERFRONT NATURE PARK
- DOG PARK BEER GARDEN

## Connect to Surroundings



- PEDESTRIAN ORIENTED STREETS
- ACTIVE TRANSIT INFRASTRUCTURE



# ANALYSIS



# SITE ANALYSIS



1  
Main Street--No shade, pedestrian amenities, or streetscape. All warehouses, lots of vacant/for sale



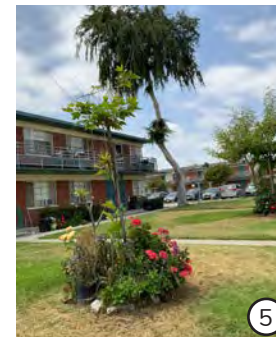
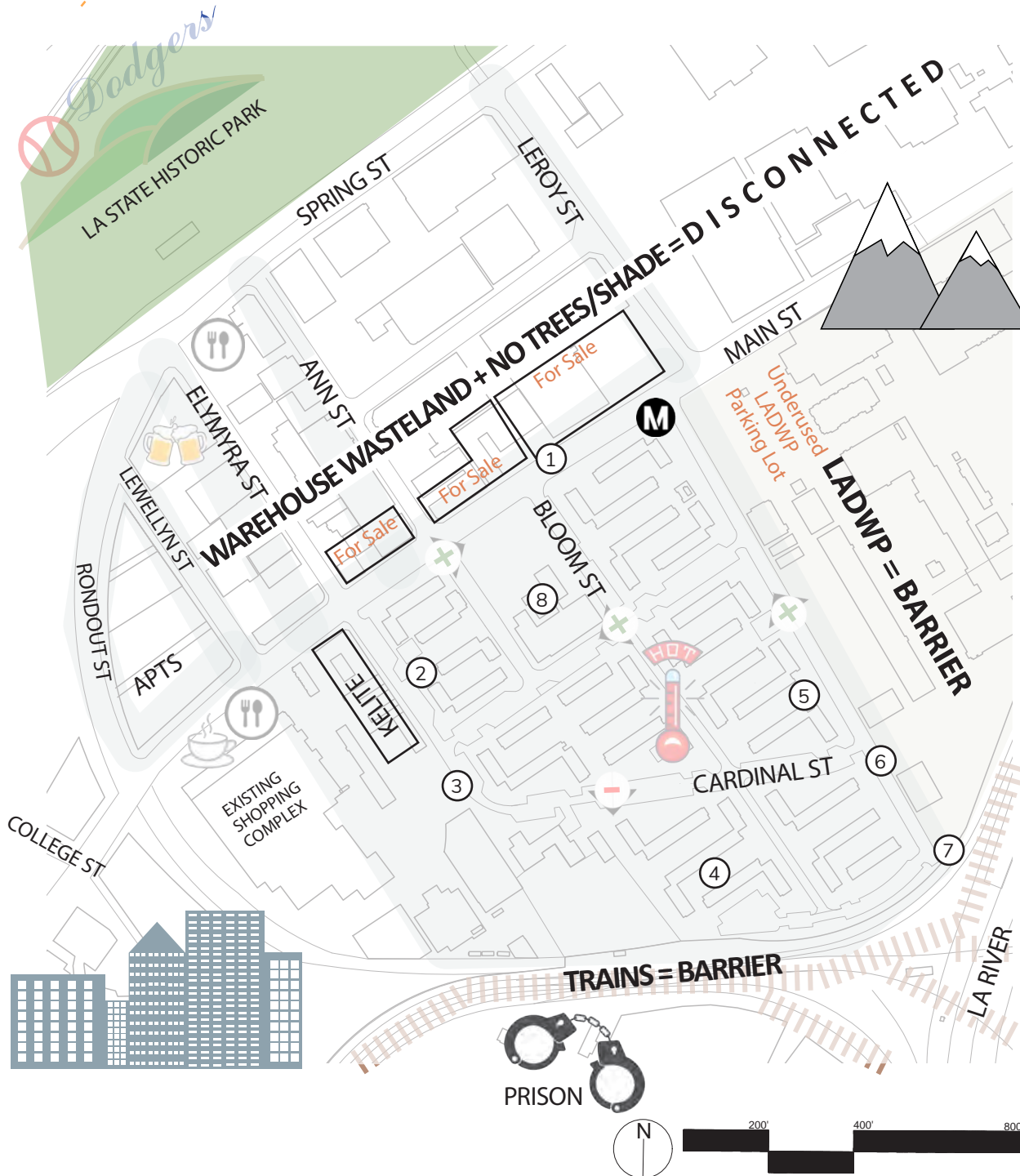
2  
EMPTY PLAYGROUND on a Saturday afternoon -- no shade or amenities



3  
Wall and fence block access to shopping complex.



4  
Housing area is sprawling and exposed -- unused, all turf and empty clothes lines.



5  
Typical landscaping on site. No planters = rogue planting



6  
LADWP campus blocks access along NE side of site.



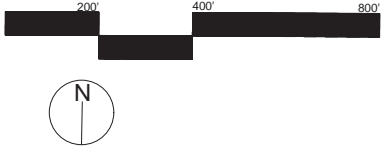
7  
Closest connection to LA River blocked by railroads, 6' grade change between sidewalk and ridge behind fence.



8  
School no buffer from streets



**S**





## LA River



Future connection to LA River -- public park location & revitalization opportunity

## Original Apartments



Preserve some 3-story buildings, re-use materials -- add historic character to site

## Kelite Building



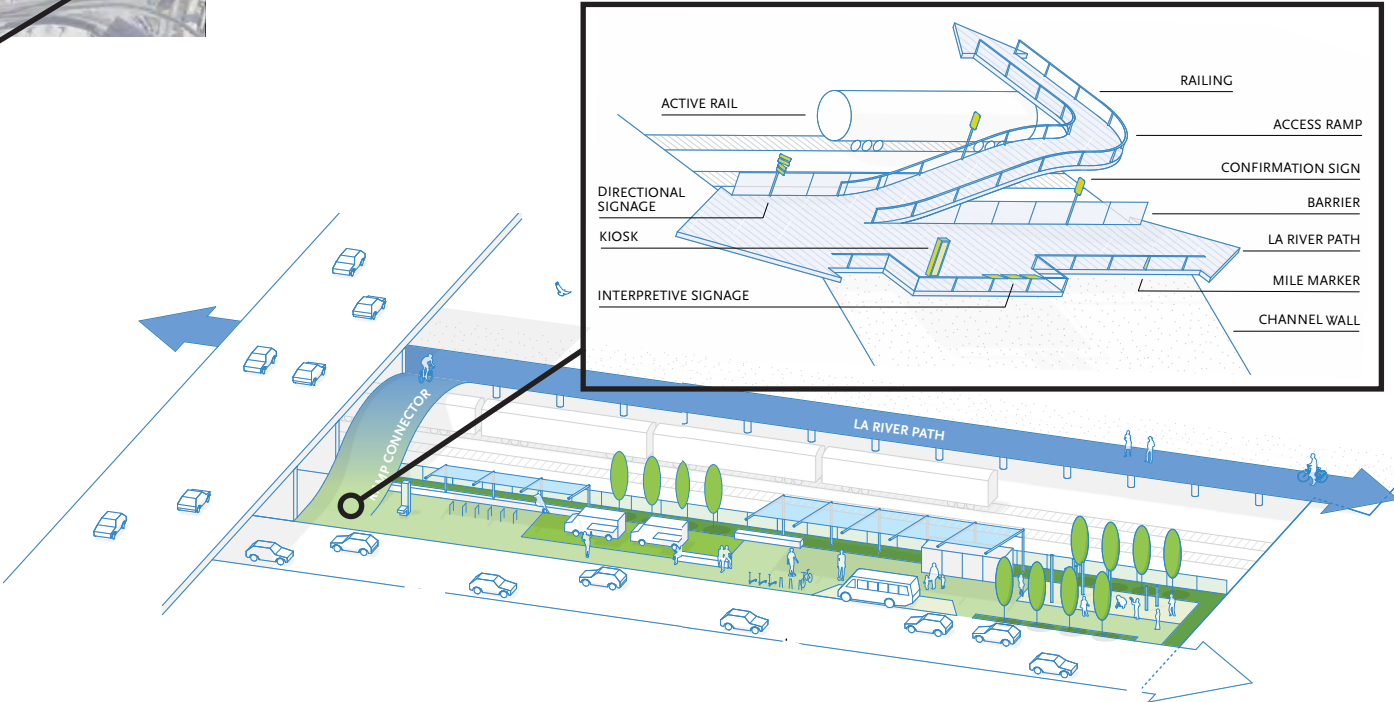
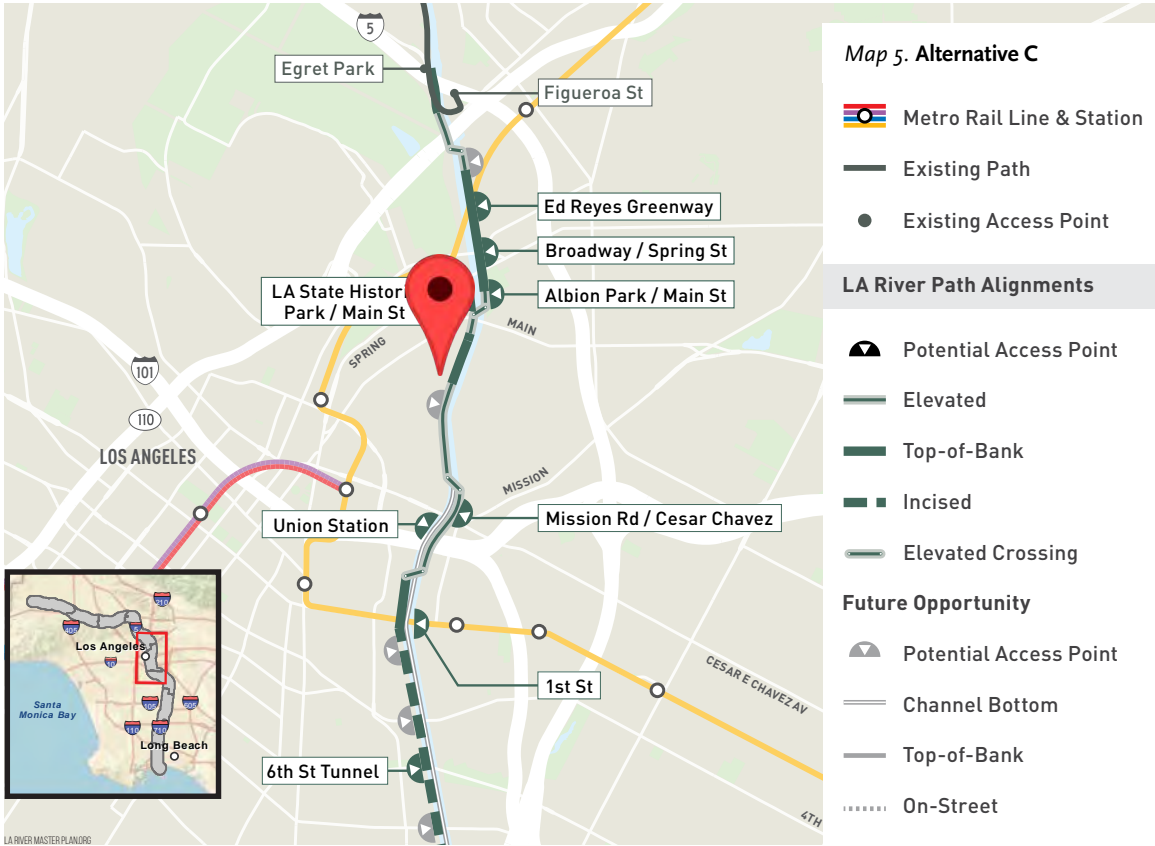
Cool historic factory, re-use as artisan market





# LOS ANGELES RIVER REVITALIZATION

William Mead Homes is identified in Metro's LA River Path Conceptual Design Report as a future access point to the LA River Bike Path.





## THE KELITE FACTORY

The Kelite Factory is adjacent to William Mead Homes across Elmyra Street. Kelite was an industrial cleaning and metal finishing company, used by the Navy in WWII. This building was the company headquarters, although it wasn't occupied by Kelite until after the war. It was bought by Allied Chemical and became Allied-Kelite, subsequently changing hands many more times. It has been vacant since 1994, when the company was bought out by MacDermid Corp.

It is eligible for the National Register of Historic Places as an excellent example of an industrial loft with Art deco-style elements. It was built in 1924 and its features that are characteristics of that time period include vertical orientation, symmetrical organization, smooth stucco cladding, raised parapet, Art Deco detailing, large industrial sash windows, and a canopied main entrance.

Although it has been abandoned for many years, the "bones" of the building appear to be in good condition. It has unique building features that would make it conducive to the proposed purpose of a public market and centerpiece of activity. Catwalks bridge sections of the building through the open air overlooking Elmyra Street. Its huge windows and rooftop boast gorgeous skyline views, and there is a courtyard hidden in the middle of the building.











## Ann Street Elementary



School in middle of site, put in amenities for children/families.

## LADWP Campus



A huge LADWP facility blocks access to the site on the NW border with high walls.

## Railroads



Cuts off site from river - over/underpass necessary. Prison buffer.



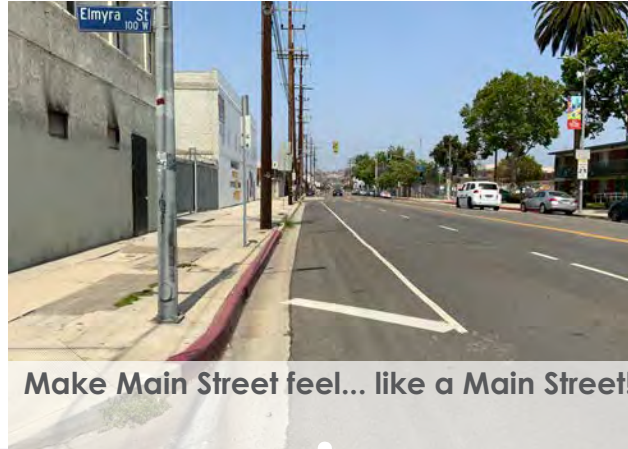


## Low Traffic Connectors



Pedestrian oriented street treatment:  
Llewellyn, Elmyra, Ann, & Leroy 1-way

## Main Street



Make Main Street feel... like a Main Street!

## Interior Loop



Retain Elmyra St., Cardinal St., & Leroy for  
1-way loop





**DESIGN** /

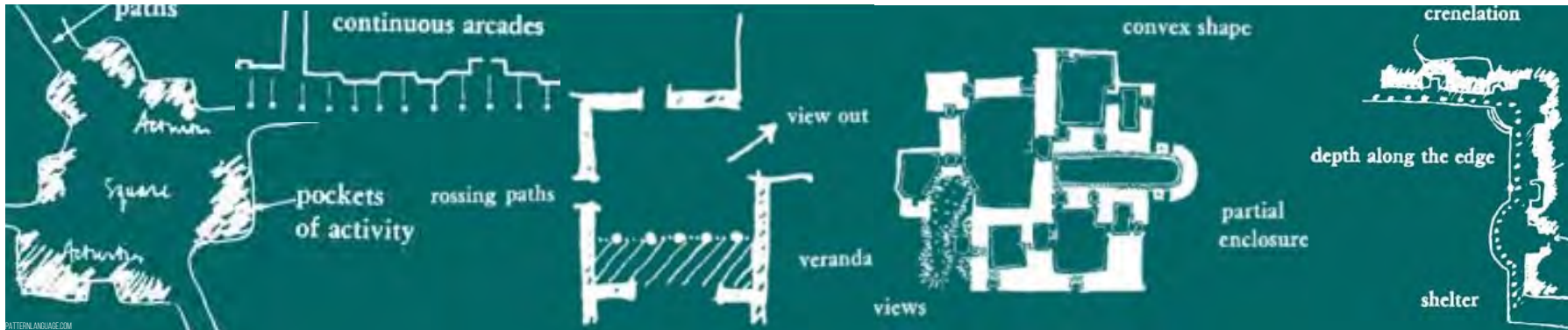
# METHODOLOGIES

## PATTERN LANGUAGE

Pattern Language provided a template for how buildings and elements should be arranged to make sure spaces are comfortable, activated, and well-used. The patterns guided the transition from public, to semi-public, to semi-private, and private spaces. The patterns served as a visual checklist or template for configuring buildings and program elements on the site.

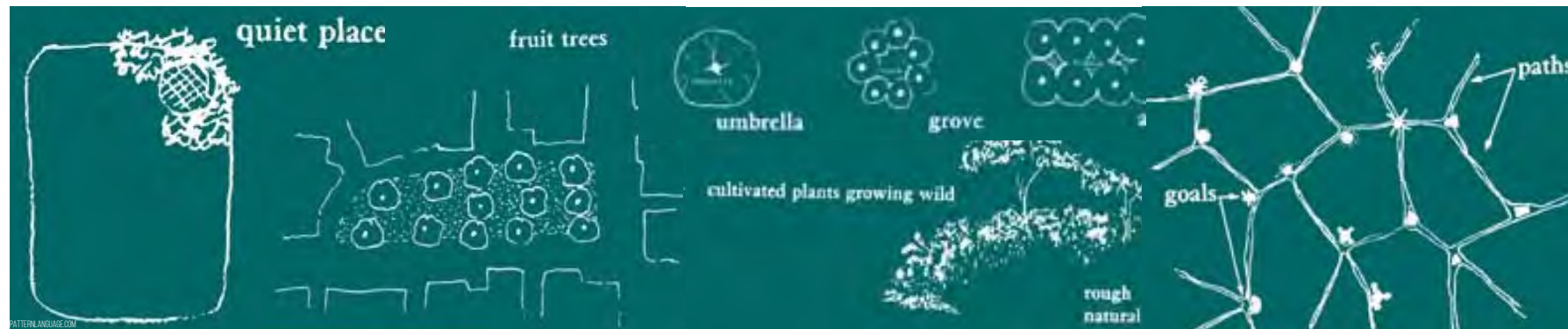
### BUILDING CONFIGURATION

**Outdoor spaces which are merely “left over” between buildings will, in general, not be used:** 106 Positive Outdoor Space, 124 Activity Pockets, 69 Public Outdoor Room, 160 Building Edges, 119 Arcades, 115 Courtyards Which Live, 120 Paths and Goals



### OUTDOOR SPACES

**Arrange the gardens, and the places in the gardens:** 169 Terraced Slope, 170 Fruit Trees, 171 Tree Places, 172 Garden Growing Wild, 173 Garden Wall, 174 Trellised Walk, 175 Greenhouse, 176 Garden Seat, 177 Vegetable Garden, 178 Compost





# METHODOLOGIES PEDESTRIAN ORIENTED DESIGN

Creating a more complete neighborhood is central to this project's goals. I will utilize Pedestrian Oriented Design guidelines in my design ensure that this goal is met. Pedestrian-oriented design encourages a dense mix of land uses including compact residential and commercial areas, smaller block sizes, design features that prioritize pedestrian safety, and local amenities such as parks, street trees and public art. These are things I will seek to include in my design.



Buildings and Trees



Gateway Treatments



Shared Streets



Materials and Appearance



# DESIGN METAPHOR A SIMPLE MACHINE

## COMMUNITIES ARE LIKE MACHINES.

WHEN A KEY PART IS MISSING, BROKEN, OR NEGLECTED, THEY FAIL. BUT WHEN ALL THE PARTS WORKING TOGETHER, THEY FLOURISH.

I derived my project metaphor from the site's industrial history, and also from the idea that communities are like machines, with parts that break and require maintenance, or else they don't work. My project relies on Pattern Language to identify the broken or missing parts in order to repair this machine and get it up and running again.





# CONCEPTS

## PRELIMINARY CONCEPTS

Concept 1  
LA STATE HISTORIC PARK



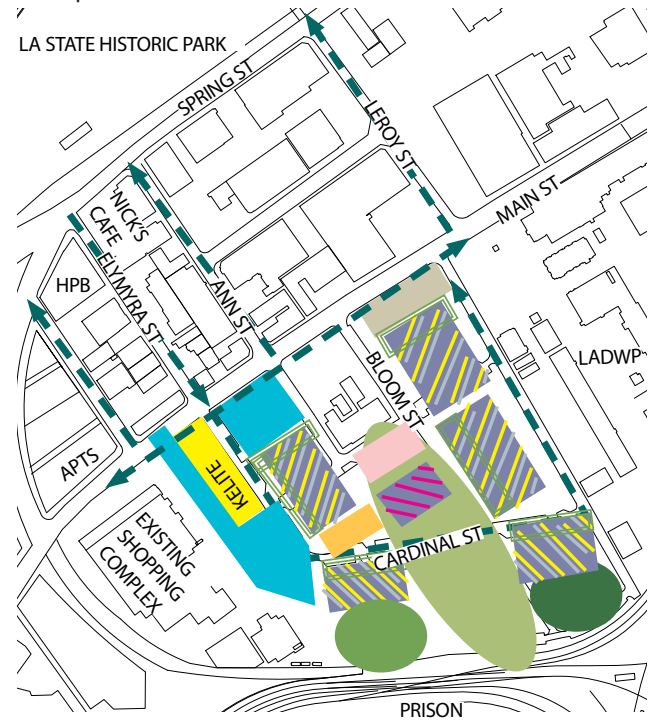
This concept has an inner and an outer vehicular loop. Public space is centered in the middle, with the plaza connecting from the Kelite factory to the center. The community center is more public and connected to the public park along the river.

Concept 2  
LA STATE HISTORIC PARK



This concept retains a vehicular loop on Ann Street, Cardinal Street, and Bloom Street. Park space is concentrated on the back side of the site, while plaza space is at the center. Orchards are located between residential buildings and food gardens are on building terraces.

Concept 3  
LA STATE HISTORIC PARK

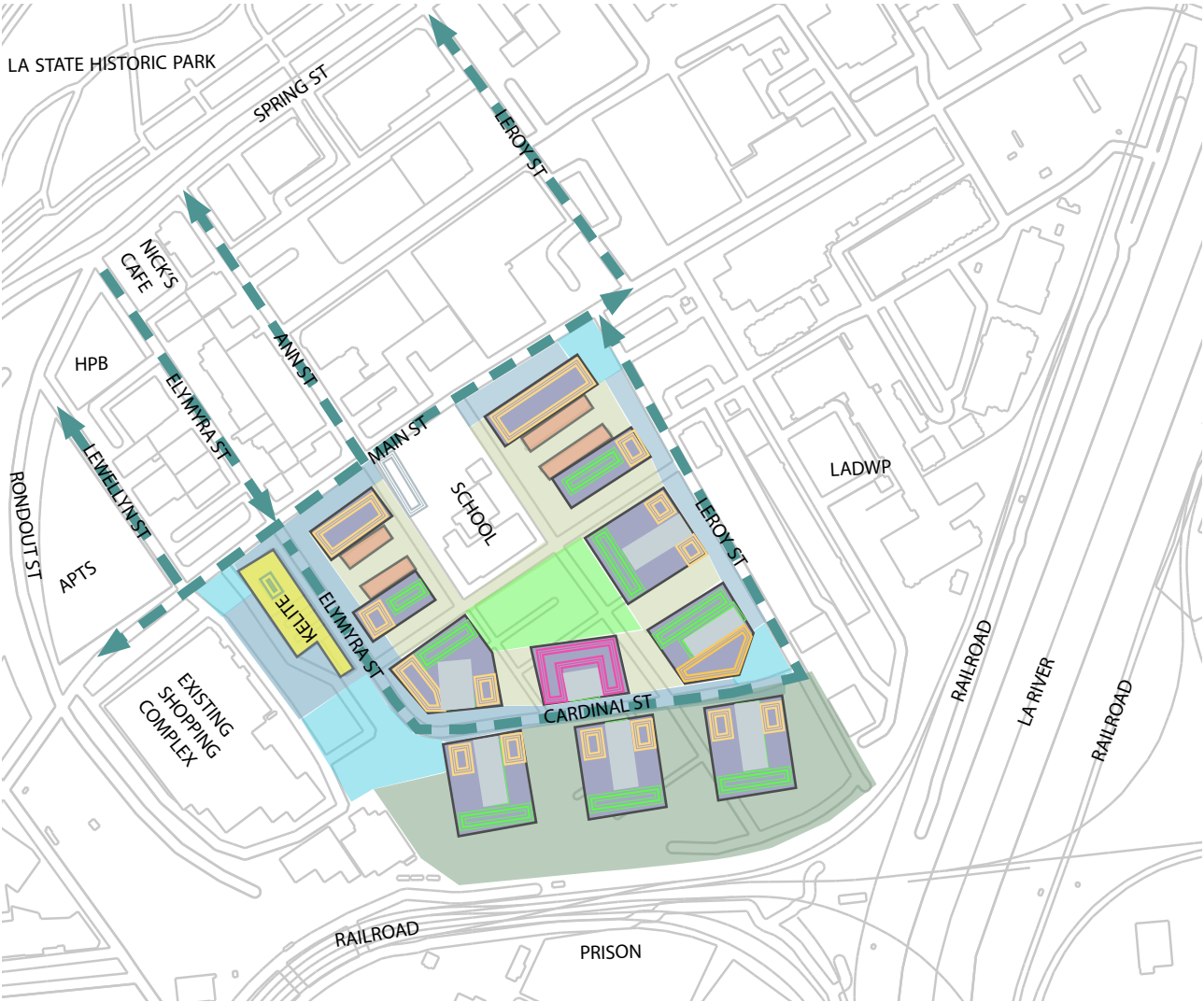


This concept retains an outer vehicular loop from Elmyra Street to Cardinal Street, exiting on Leroy Street. Park space transitions beginning from the school with a nature playground, to the back of the site.



# DEVELOPMENT

## CONCEPT DEVELOPMENT



A bit more refined, this version expresses the building shapes and levels a bit better, allowing for a better idea of how what's going on inside the buildings relates to the outside. After much debate, it was decided to retain 4 of the historic William Mead Homes buildings.

This concept chooses the outer vehicular loop with mixed use concentrated on the street facing ground level of each building. Semi-public elements make up the core of the site, creating a center for residents with a community park and Public spaces revolve around the outside and the vehicle loop, starting at the Kelite factory with a large outdoor plaza connecting to the public park at the back of the site.

Public

Commercial

Mixed

Al Fresco Retail Streetscape

Public Plaza

Public Green

Pedestrian Oriented Streets

Semi-Public

Housing

Common House

Historic Buildings

Terrace / Courtyard

Semi-Public Green

Community Park

Parking





# DEVELOPMENT PROCESS & INSPIRATION



Early images depicting activity around the Kelite Market. Inside holds a green courtyard and an artisan marketplace, while outside a food truck alley transitions to plaza space. Transitions between the existing shopping complex, the Kelite Market, mixed use streetscape, and residential areas were examined in more detail, with various strategies for controlling or encouraging foot traffic.



# DEVELOPMENT

## PROCESS & INSPIRATION



These images represent some of the process and inspiration for developing the residential areas. More passive elements like small groupings of trees, raised vegetable beds, and orchard trees were used to signal transitions from public to semi-public residential spaces.



To the left, an elevation looking toward the Kelite factory between two original William Mead Homes buildings attached to new residential additions. Utilizing the outdoor gathering space between the buildings is a main priority in this area.



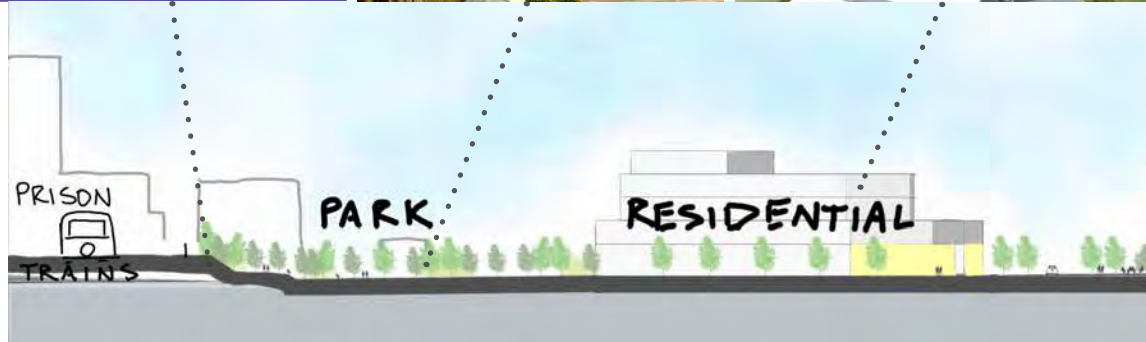
# DEVELOPMENT PROCESS & INSPIRATION



This section and inspiration show early ideas for the community park at the center of the site. The task was once again how to transition from public to semi-public spaces using different elements to control the flow of traffic.



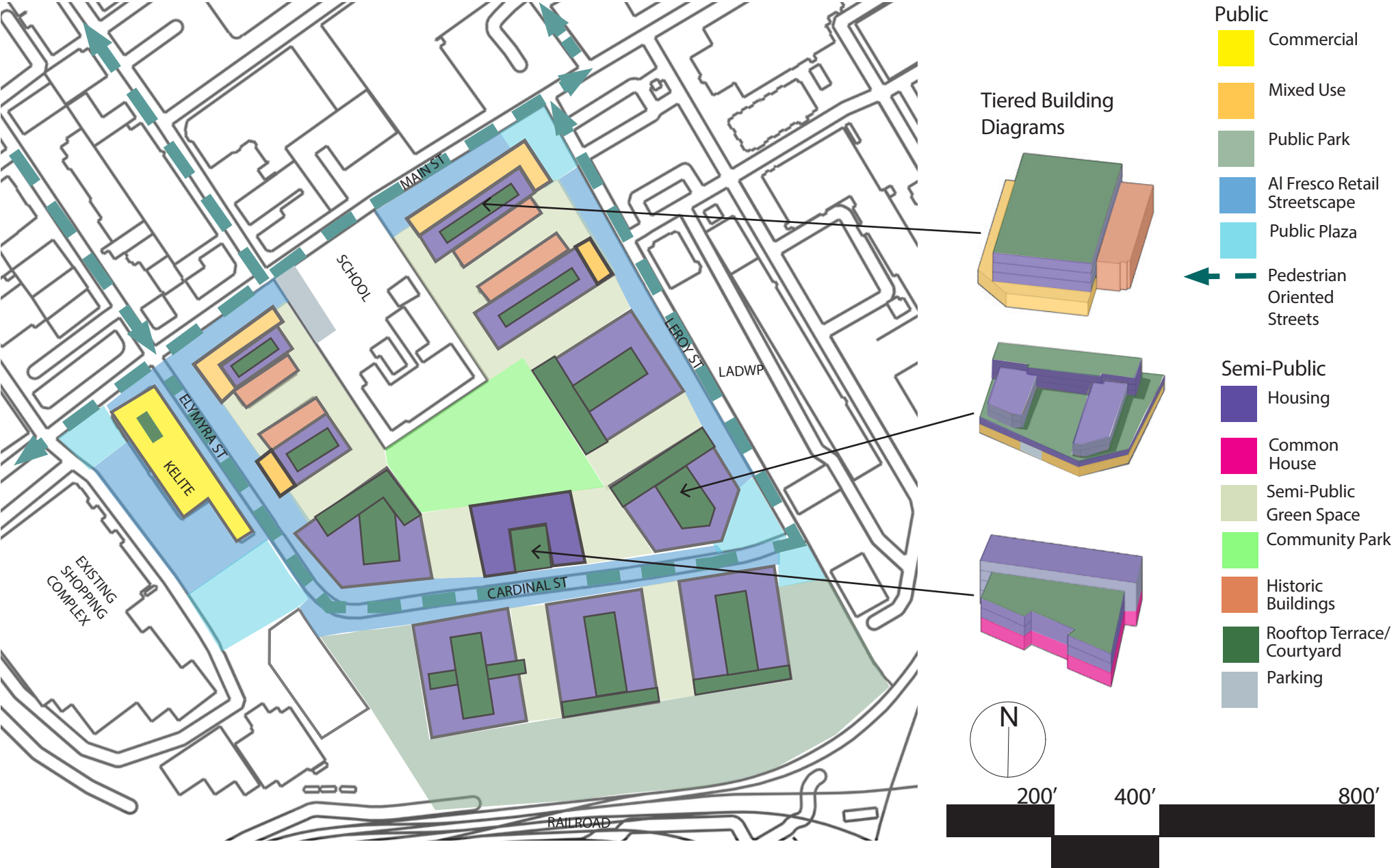
This section examines the transition from residential space to public park at the back of the site. The park gains a view of the passing trains with a little change in elevation.



# DESIGN CONCEPT

## FINAL CONCEPT

In the final design concept, it is important to note activities on each level of the buildings which relate to the outdoor spaces. The site is made up of different types of public spaces: semi-public, the heart of the residential activity at the center; commercial spaces distributed along Main Street the vehicular loop; and public green or open spaces that start with the green streets leading into the site and lead around the site and to all of the major public open spaces.





# FINAL DESIGN



# MASTER PLAN

## The Neighborhood of Mission Junction



- ① Main Street Gateway Plazas
- ② Mission Junction Market
- ③ Mission Junction Plaza
- ④ The Other Dogtown Skate Park
- ⑤ Dogtown Dog Park & Beer Garden
- ⑥ Railside Trails Public Park
- ⑦ The Quarry Amphitheater
- ⑧ Arboreal Meadow
- ⑨ Boardwalk
- ⑩ The Loop
- ⑪ The Yard Community Park
- ⑫ Community Center
- ⑬ Orchards and Edible Gardens
- ⑭ Residential Gathering
- ⑮ Rooftop Terraces





# ENLARGEMENT Gateway Plazas



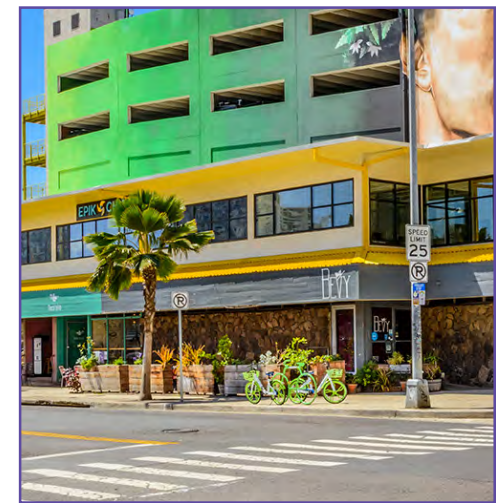
- ① Frontage Zone
- ② Pedestrian Zone
- ③ Amenity Zone
- ④ Corten Steel Planters
- ⑤ Bus-Bike Lane
- ⑥ Corten Steel "Rails" Sculpture
- ⑦ Metro Bus Stop
- ⑧ One-Way Vehicle Loop



<https://northwestarkansas.org/blog/rail-yard-park-comes-to-downtown-rogers/>

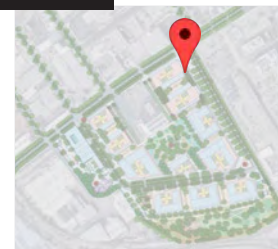


<https://www.externalworksindex.co.uk/entry/148445/EverEdge/Bespoke-corten-steel-planters/>



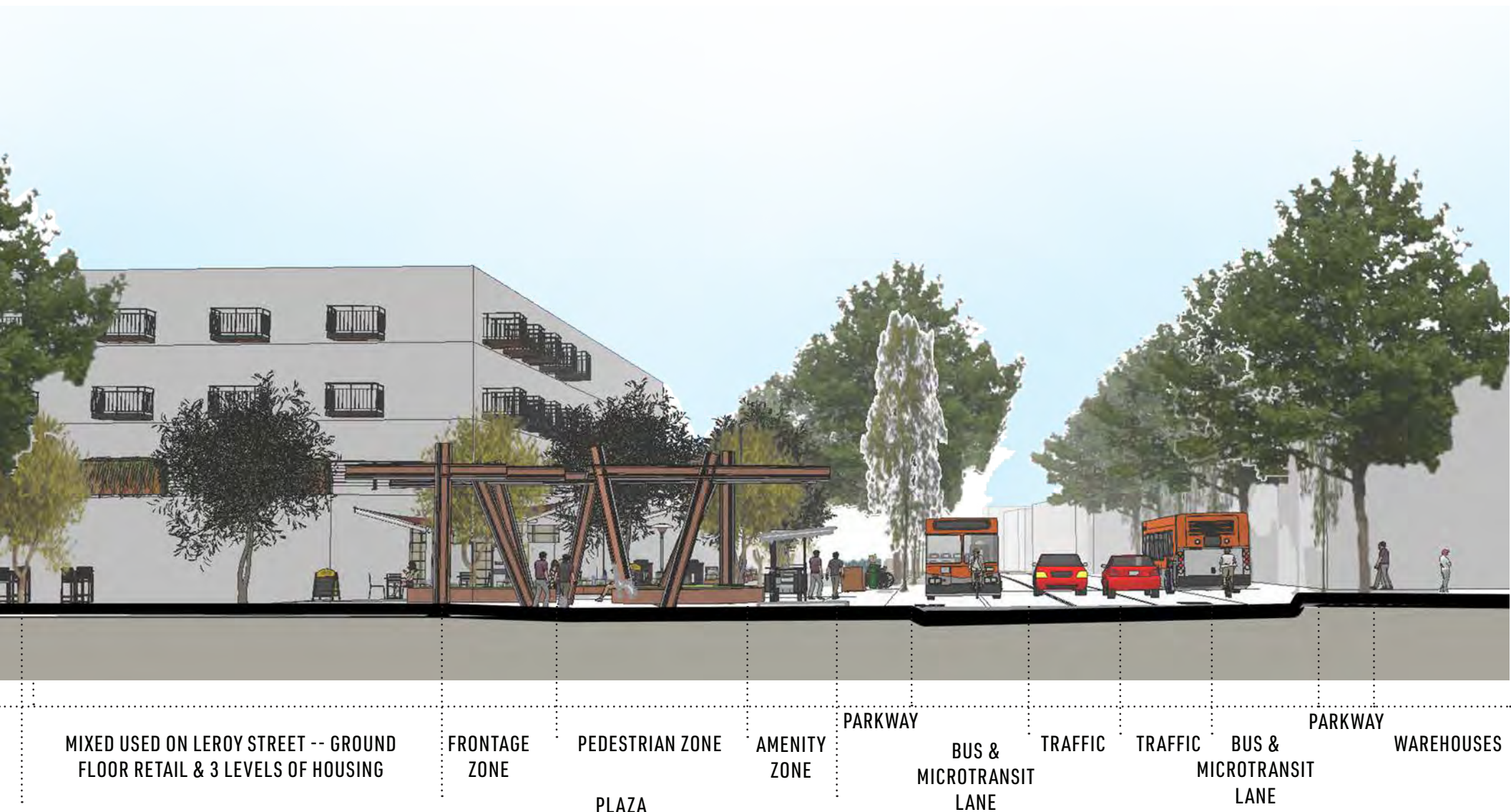
<https://saltatkaako.com/contact-us/>

The two Gateway Plazas -- one at Elmyra & Main and the other pictured above at Leroy & Main -- are intended to be distinct entrances to the site. At this plaza, I created corten steel train track sculptures to help define it. The other plaza at Elmyra features a classic railroad water tower displaying a mural. These areas are designed to activate and anchor Main Street, with business frontage zones containing tables & signage, pedestrian zones, and amenity zones with bike racks, trash cans, & street signs.





# SECTION Gateway Plazas

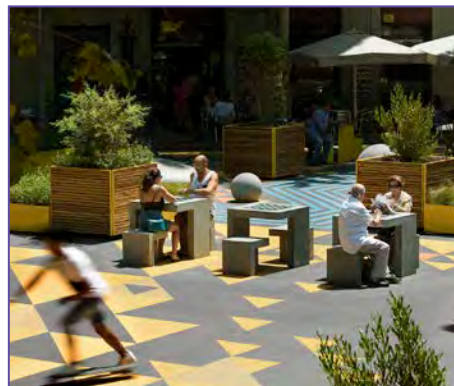




# PERSPECTIVE / Gateway Plaza at Leroy Street



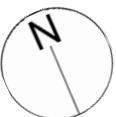
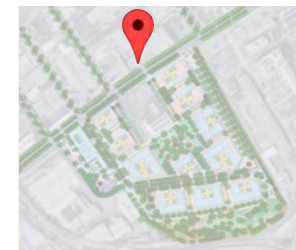
<https://mymichiganbeach.com/blog/kalamazoo-mi>



<https://inhabitat.com/superblock-of-sant-antoni-reclaims-barcelona-streets-for-pedestrians/>



<https://www.smartertravel.com/shopping-in-philadelphia/>

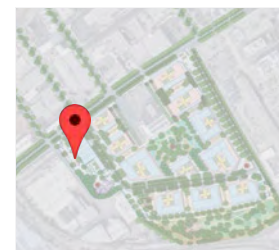
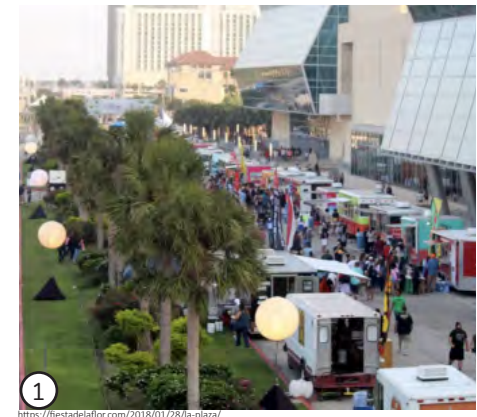




# ENLARGEMENT Market Alley

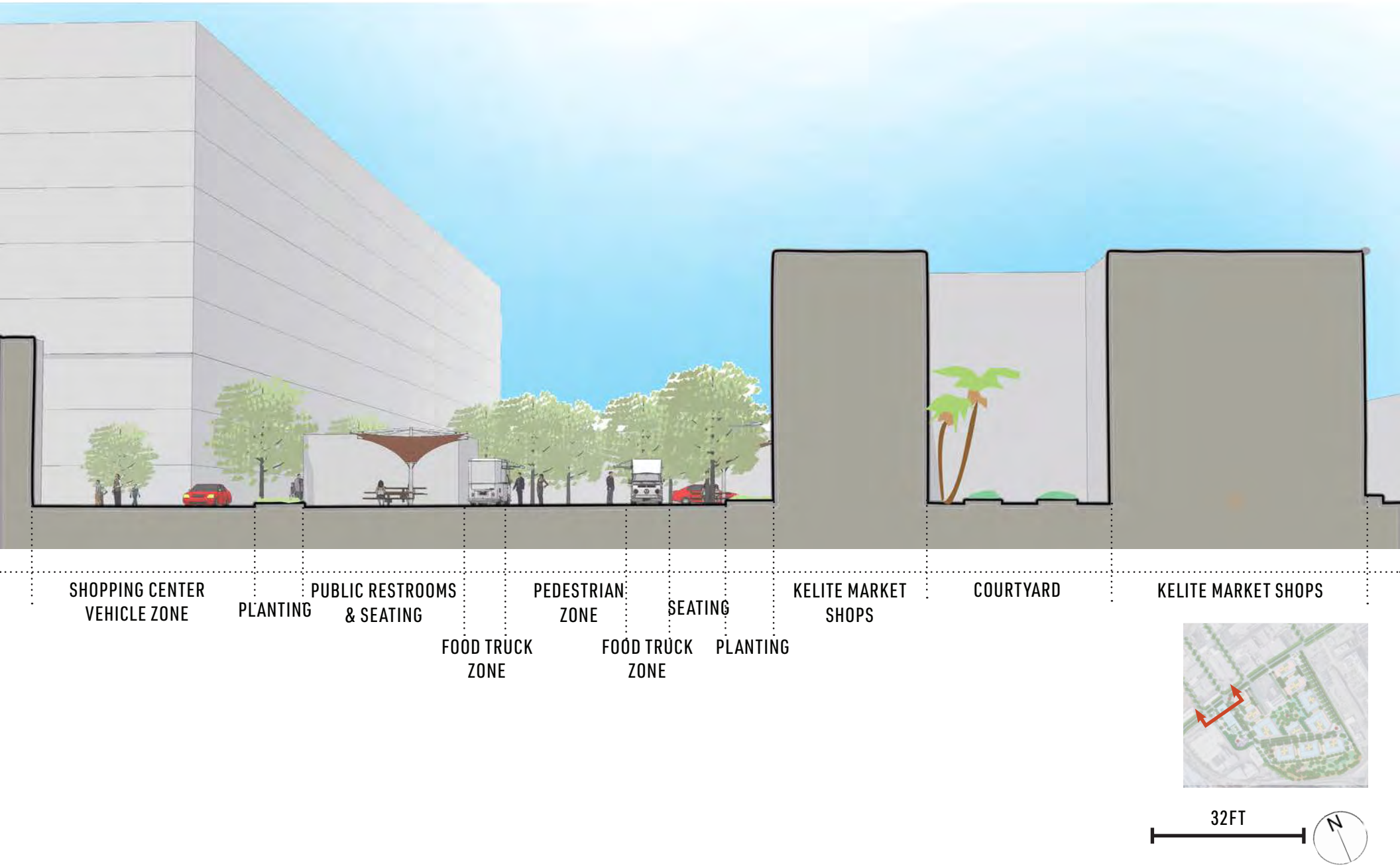


- ① Food Trucks
- ② Public Restrooms
- ③ Shaded Seating
- ④ Kelite Factory Market
- ⑤ Connection to Existing Shopping Center
- ⑥ Walkway
- ⑦ Courtyard



This is an important part of the site because it connects the site to the existing shopping center, creating an outdoor food court where many of LA's wonderful food trucks can cater to visitors. There's a public restroom and shaded seating, and here you can see part of the courtyard that is the hidden jewel within the Kelite Factory Marketplace









<https://thedisplayoutlet.com/products/triangle-shade-sail-patio-shade-22x22x22>



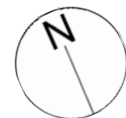
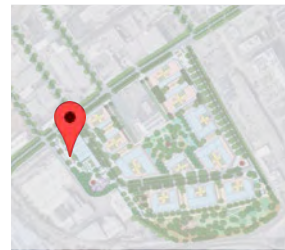
<https://www.freep.com/story/sports/nfl/lions/2020/04/10/detroit-lions-pay-lunch-henry-ford-hospital-workers-coronavirus/5130195002/>



<https://www.freep.com/story/entertainment/dining/2017/06/11/detroit-fleet-food-truck-bar-ferndale/384284001/>



<https://maxfaqs.wordpress.com/2011/07/28/rail-and-switch-review/>







Thymus lanuginosus



Anigozanthos Landscape Lilac



Anigozanthos Gold Velvet



Anigozanthos Bush Diamond



Anigozanthos Bush Gold



Anigozanthos Bush Garnet



Festuca mairei



Hymenoleptus parviflora



Echium aemonum



Echium candicans



# ENLARGEMENT Railside Trail Park - The Quarry



- ① BBQ Area
- ② Bonfire Circle
- ③ Earthen Amphitheater
- ④ Corten Steel Swings
- ⑤ Boardwalk and Train Overlook
- ⑥ Chapparal & CA Natives
- ⑦ Decomposed Granite



<https://www.phillymag.com/news/2018/06/14/philadelphia-rail-park-open/>

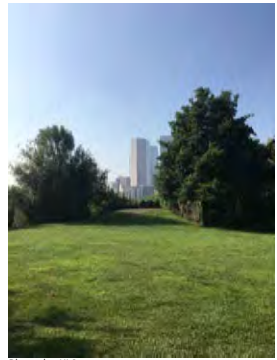
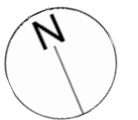
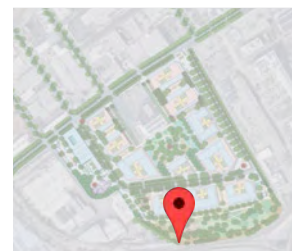


Photo by KLS



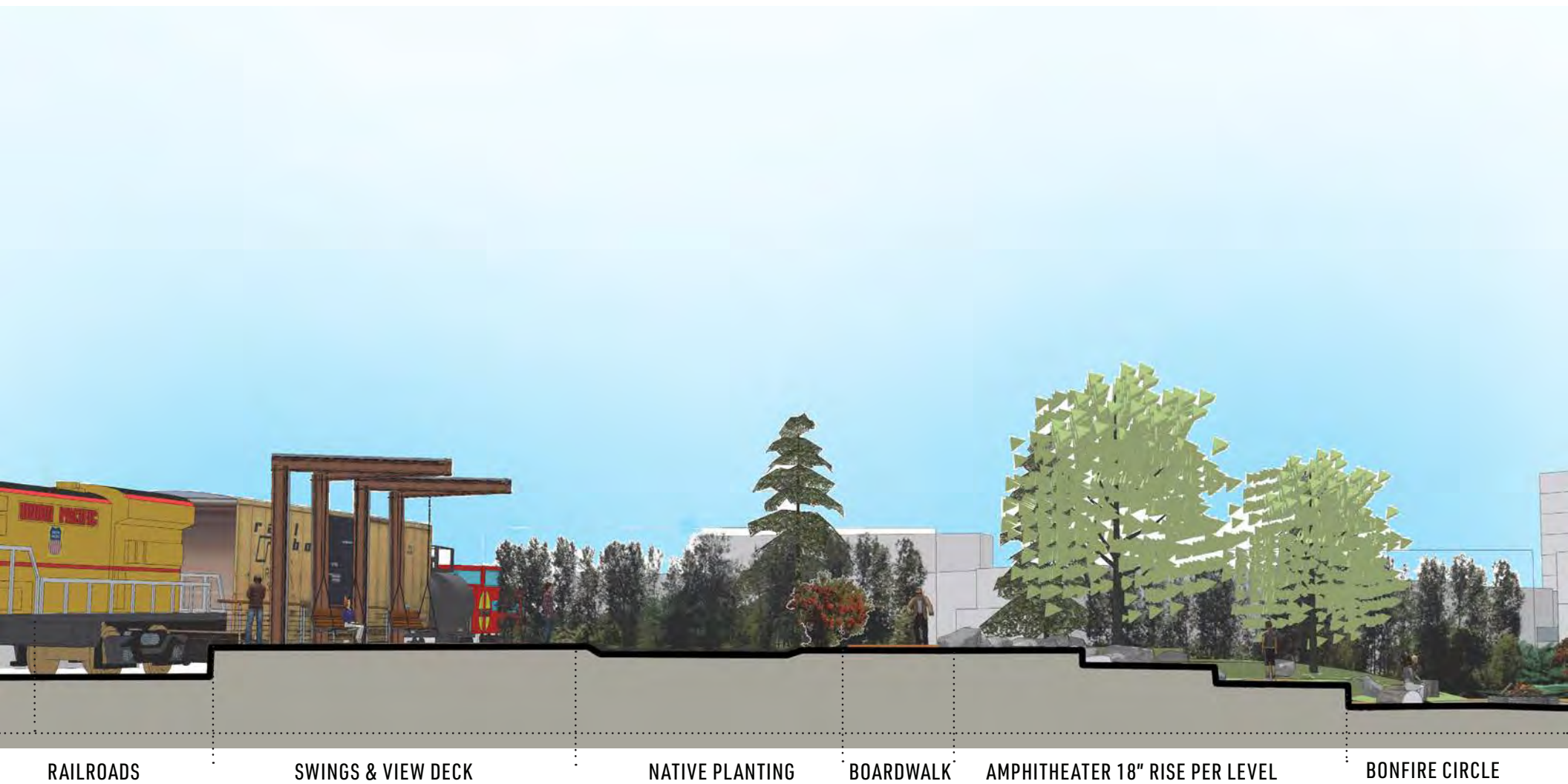
<https://urbanomnibus.net/2016/09/planning-the-radschnellweg/?printpage=true>



This view of the Railside Trail Park shows The Quarry, which is a low-rise earthen amphitheater that can be used for things like performances, movie nights, and nature lectures. This view also shows how the paths of the park zigzag back and forth, recreating the feel of long nature trail, smelling like the Santa Monica Mountains.



# SECTION / Railside Trail Park - The Quarry



This section shows how I used this area to create a little elevation change in what is a very flat site. The quarry rises gradually in order to meet the boardwalk for a slightly elevated view of the trains and river, with a barrier to keep people from getting too close to the trains. The boardwalk's view deck features giant corten steel swings to sit and enjoy the views.





# PERSPECTIVE / Railside Trail Park - The Quarry



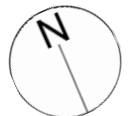
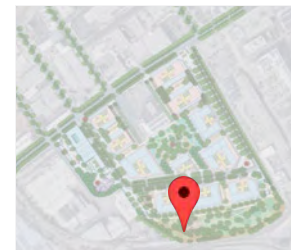
<https://mrca.ca.gov/parks/park-listing/marsh-park/>



<https://www.phillymag.com/news/2018/06/14/philadelphia-rail-park-open/>



Photo by KLS







*Populus fremontii*



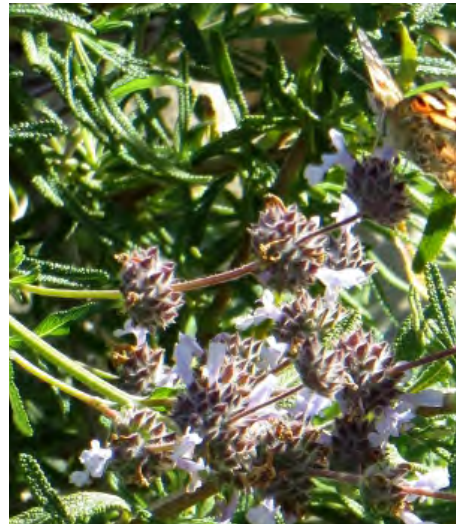
*Cedrus deodora*



*Artemisia californica*



*Quercus agrifolia*



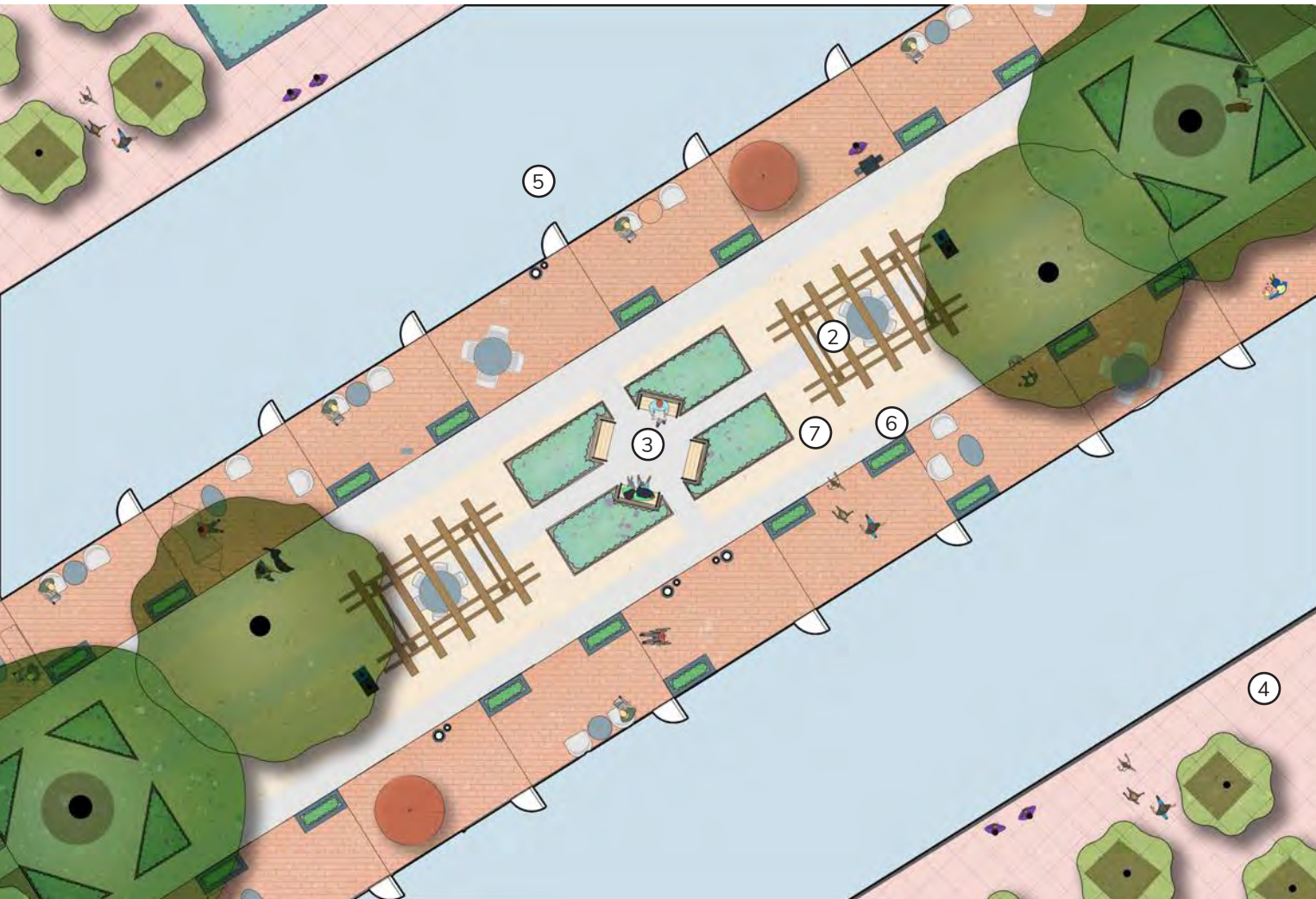
*Salvia mellifera*



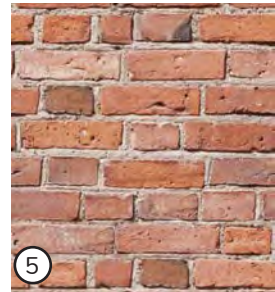
*Carex pansa*



# ENLARGEMENT Residential Gathering Spaces

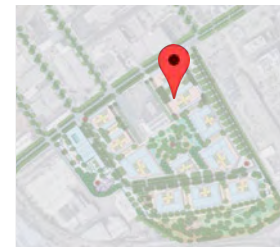


- ① Private Patios
- ② Dining Pergola
- ③ Garden Seating
- ④ New Housing & Rooftop Terrace
- ⑤ Original 3-Story Buildings
- ⑥ Paved Path
- ⑦ Decomposed Granite



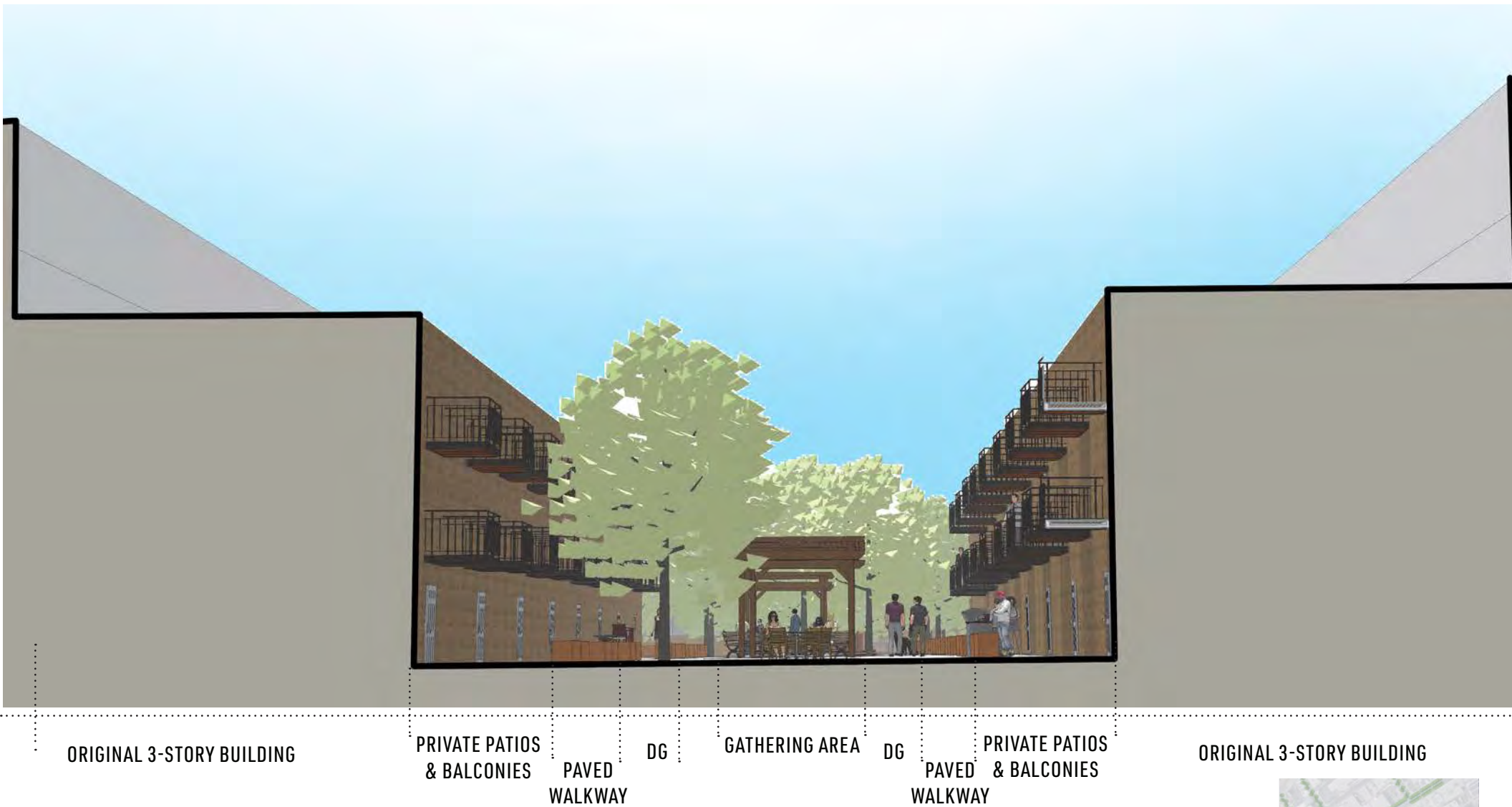
<https://www.rentcafe.com/apartments/ca/san-diego/meadowbrook2/default.aspx>

There are courtyards between all of the residential buildings that create generous outdoor gathering spaces. While they are all fairly similar, this one is special because it's one of two where I retained the original brick apartments. The historic buildings connect to new additions, and on top of those are rooftop terraces shown here. Each apartment has either a small patio or balcony, and communal spaces run between them.





# SECTION / Residential Gathering Spaces



ORIGINAL 3-STORY BUILDING

PRIVATE PATIOS  
& BALCONIES

PAVED  
WALKWAY

DG

GATHERING AREA

DG

PAVED  
WALKWAY

PRIVATE PATIOS  
& BALCONIES

ORIGINAL 3-STORY BUILDING

I chose 4 3-story buildings to retain in order to best serve my goal of increased housing density, and I tore down the 2-story ones that did not serve that purpose. I replaced the wide swaths of grass with small gathering spaces featuring pergolas, seating, and gardens. Bricks from the demolished buildings will get reused in the hardscape around the site, in walls, walkways, and planters.





# PERSPECTIVE / Residential Gathering Spaces



<https://www.pinterest.com/ezrak/corten-steel-patio/>



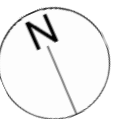
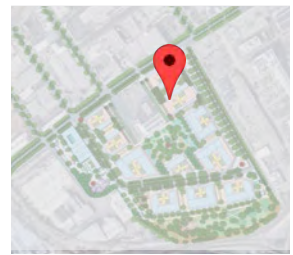
<https://www.afsc.org/newsroom/south-la-community-farm-celebrates-first-year>



<https://www.npr.org/sections/thesalt/2017/06/13/532142377/this-art-group-installs-pick-your-own-fruit-parks-around-los-angeles>



<https://lmdevpartners.com/>

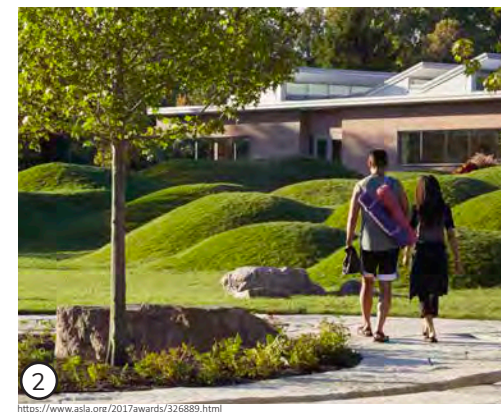




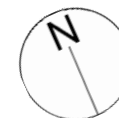
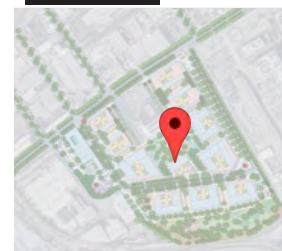
# ENLARGEMENT The Yard Community Park



- ① Shipping Container Playhouses
- ② Grassy Hills
- ③ Logs, Stumps & Boulders
- ④ Fitness circuit
- ⑤ Ann Street Elementary
- ⑥ Gardens
- ⑦ Tower Pavilion
- ⑧ New Residence

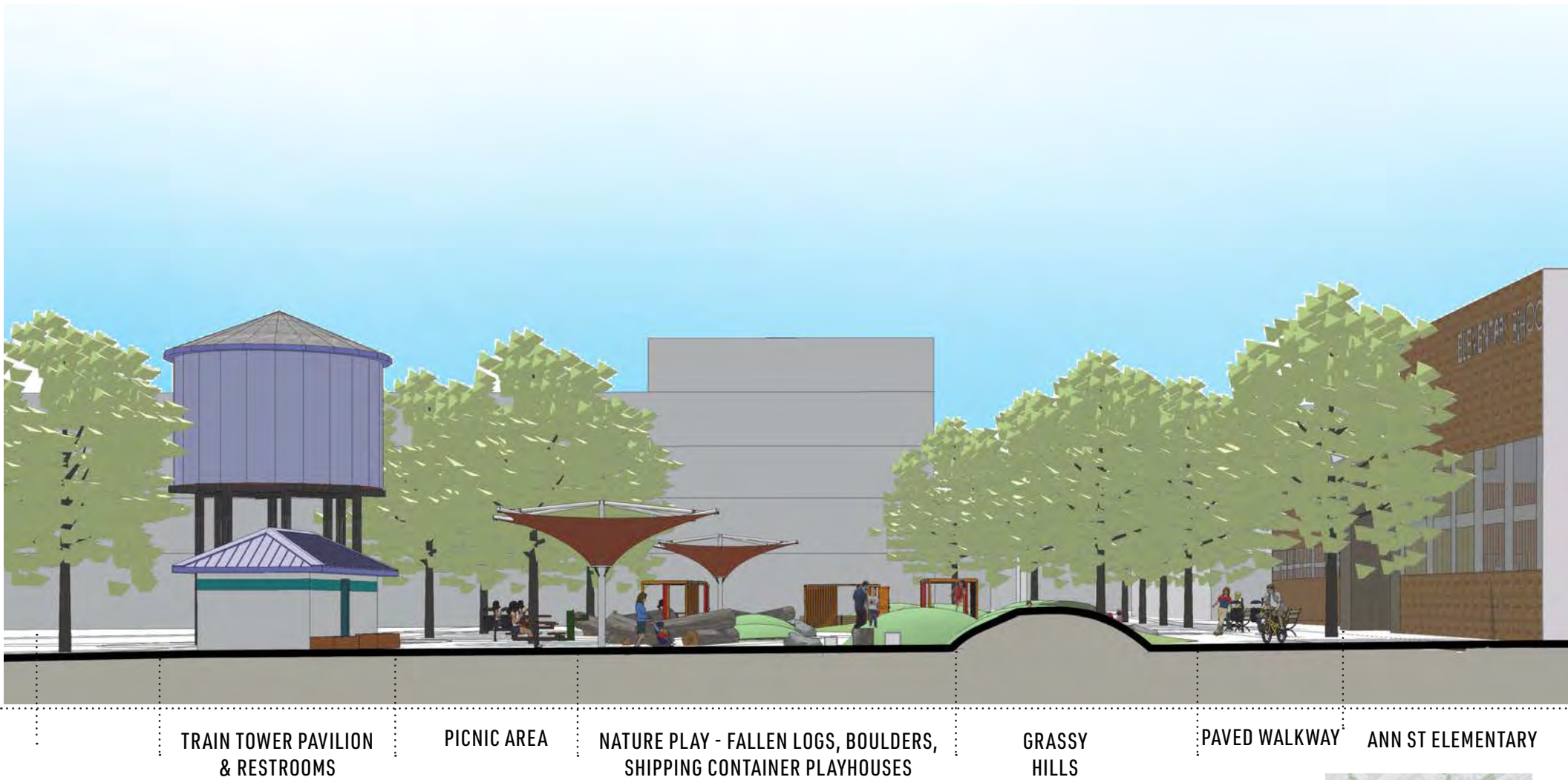


The residential community park, a.k.a. The Yard, is surrounded by the community center, school, and residential buildings and is really the heart of the neighborhood. 4 quadrants featuring a nature playground, a fitness circuit, and gardens that revolve around a pavilion that resembles a train water tower. To break up the flat terrain, I was inspired by these rolling mounds at the Chicago Botanic Gardens.





# SECTION The Yard Community Park



This section shows how The Yard connects to Ann Street Elementary and the residential buildings. At the center are restrooms and the pavilion which might be a great place for residents to throw a birthday party. The playground features grassy mounds and logs for climbing, as well as open playhouses made from colorful shipping containers.

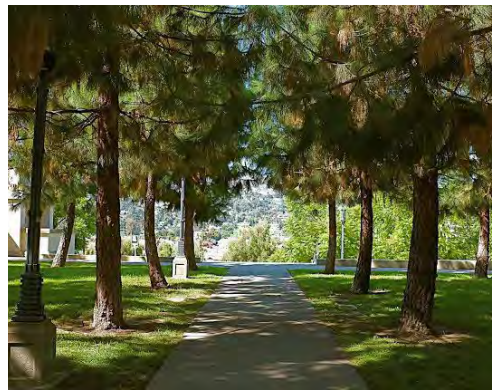




# PERSPECTIVE / The Yard Community Park



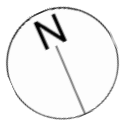
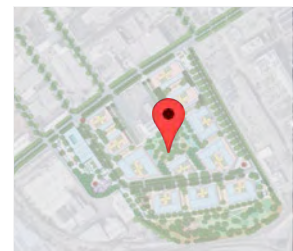
<https://gloutdoorfitness.com/accessible-chest-press/>



<https://www.ikealocalguide.com/los-angeles/barnsdall-art-park>



<https://studio1515napa.com/blog/california-native-plants>







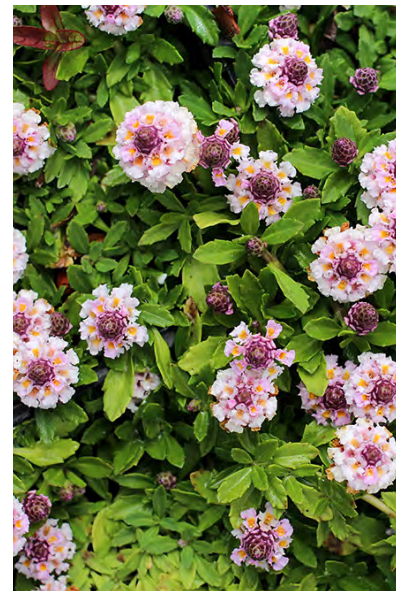
Platanus racemosa



Cercis occidentalis



Coreopsis gigantea



Lipia nodiflora



Agrostis pallens



Achillea millefolium



Ceanothus 'Julia Phelps'



Muhlenbergia capillaris



An aerial photograph of a city block in Los Angeles, overlaid with a colorful architectural rendering of a proposed development. The rendering shows several multi-story buildings with blue and pink facades and yellow cross-shaped patterns on their roofs. The buildings are arranged in a grid-like fashion, with green spaces and trees interspersed between them. The surrounding city is shown in a faded, grayscale-like tone, highlighting the proposed development.

# THE NEIGHBORHOOD OF MISSION JUNCTION

AN AFFORDABLE LIVE, WORK, PLAY COMMUNITY IN THE HEART OF  
LOS ANGELES

## ACKNOWLEDGMENTS

It's been a wild ride through 4 years of this program! I truly had no idea what I was getting myself into at the beginning and my expectations were turned upside down on the first day of Design Graphics 1. Along the way, I was continuously impressed by the skill of my instructors, their dedication to their students, and the earth (I like to think that we all have that one in common).

The other students in my cohort were equally as important in my education -- I've never learned as much from my peers as I did in this program. You were all frequently inspiring and consistently broadened my view of the possibilities for my future by sharing your own work and experience.

Thank you!



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