

The background of the entire page is a photograph of several large, pointed agave leaves. The leaves are a pale, muted green color and have a serrated edge with small, dark spines. They are arranged in a fan-like pattern, pointing upwards and outwards from the bottom left towards the top right. The lighting is soft and even, highlighting the texture of the leaves.

Capstone Design Project Book

BROWNFIELD REDEVELOPMENT: **INTERWEAVING URBAN GREEN SPACES**

THEO VUDURIS

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Thank you to all my instructors, Program Director, Program Manager, and my classmates for their guidance, help, and inspiration through my three years of studies in the UCLA Extension Landscape Architecture Program. And last, my husband, family, and friends for all their love and support.

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PROJECT TITLE & STATEMENT

Brownfield Redevelopment: Interweaving Urban Green Spaces

The redevelopment of a contaminated brownfield site into a neighborhood park will create greater recreational opportunities in an underserved community, while also increasing the biodiversity of the area.



Lynwood is a working-class community located south of Los Angeles. Despite the city's high population of families – with 20 schools in the vicinity – it is home to only two parks of scale. This absence of parkland is exacerbated by numerous industrial sites: a living example of the remnants of environmental discrimination in this city, where nearly 9 out of ten residents self-identify as Hispanic.

Reclaiming one of these sites as a neighborhood park will serve a variety of important social and environmental goals: in addition to improving community health with playgrounds, exercise stations, and sports venues, the new park will allow for greater social cohesion and economic growth – with a community center and plaza, as well as a coffee shop and picnic areas where residents and visitors can gather and socialize. From an environmental perspective, the use of drought-tolerant plants will improve biodiversity, and over time phytotechnology will further improve the ecology of the site. Finally, the park and surrounding area will encourage a better pedestrian atmosphere, with curb extensions, better street markings and aesthetically pleasing vegetation.

PROJECT JUSTIFICATION

Everyone should have the right to live in a healthy environment and environmental justice is one of the aspects of landscape architecture that has spoken to me personally throughout this program. The fight against environmental discrimination must continue in diverse communities, many of which don't always have their voices heard. It's society's duty – and ours, – to fight for everyone to live in a healthy environment, and have:

- 1) fair treatment by environmental laws, and
- 2) equal access to the community planning process.

The redevelopment of a contaminated brownfield site into a neighborhood park will create greater recreational opportunities in an underserved community, while also enhancing the biodiversity of the area.

“Very High” Park Need

According to Los Angeles County's Park & Recreation Needs Assessment, the City of Lynwood has high levels of park need. The proposed site is listed in a “very high” need area, and is surrounded by industrial and commercial properties, the 105 Freeway and numerous high-traffic streets. The resulting park will provide families and children with a place for outdoor recreational activities, as well as the opportunity to connect with nature – including the students at a nearby elementary school, which is a mere 733 feet north of the site.



Revitalize Community

This project aligns with the City of Lynwood's stated desire to balance the establishment of open urban green spaces with the goal of creating transit-oriented communities, capitalizing on Lynwood's location near the Metro Green Line Station. The city convened community engagement meetings in 2015 and 2016, which helped the City's better understand the needs of the community while also communicating this overall green space plan.



Advance Environmental Justice

Environmental Justice is defined as promoting public health, safety, and welfare, while maintaining the balance between development and the environment. The project will serve as a step toward advancing this important principle, by better balancing environmental imperatives against the overall industrial nature of the area.

The Great Migration of the 1920s saw millions of Black Americans leave the Jim Crow South for Northern cities in search of a better life for their families – with a second Great Migration of the 1940s leading millions more west, including Southern California. This population shift was especially notable in LA County, where the Black population grew exponentially from 63,700 in 1940 to more than three quarters of a million in 1970.

But instead of being welcomed with open arms, these newcomers found discrimination on every corner – even without the Jim Crow laws they left behind. Racist housing covenants drove the growing Black population into South Los Angeles, including Compton / Lynwood area, with the resulting segregation leading to underinvestment in these communities – in schools, housing, and notably green space and parkland. Though the demographics of these communities have changed in the decades since the two Great Migrations – with more than 85% of today's Lynwood residents self-identifying as Hispanic or Latinx – those inequalities persist today.

At the same time, manufacturing flourished in the area throughout the mid-20th Century, with industrial facilities frequently cited in South Los Angeles areas, such as the nearby area now known as the Goodyear Tract. Though these facilities were major job creators, they also further worsen the lack of parkland and recreational space – leading to a variety of negative effects, including:

- **Environmental** (from higher surface temperatures and ground level ozone). Air quality remains the poorest in disadvantaged communities along the region’s major freeway corridors.
- **Health** (the well-documented impacts on physical and mental health from a lack of green space). Although Los Angeles ranks fifth among big cities with more than 30,000 acres of parkland, about 56% of its park acres are in the inaccessible mountainous acres. Only 30% of the City’s 4 million residents live within one quarter mile of a park compared with 80% and 90% in Boston and New York, respectively. In Los Angeles predominately white neighborhoods enjoy 31.8 acres of park space for every 1,000 people, compared with 1.7 acres in African American neighborhoods and 0.6 acres in Latino neighborhoods.
- **Lower property values** (limiting the accumulation of generational wealth). Disadvantage communities, such as portions of South Los Angeles, San Fernando Valley, Westlake, and Lincoln Heights held low values before the 2007-2009 recession and were hit harder than more affluent neighborhoods in West Los Angeles.
- **Poorer child development outcomes** when there is none or limited outdoor spaces for kids to play. There are 2 parks over 9 acres each and 20 schools in Lynwood.

To summarize all the above, reclaiming former industrial sites – many of which qualify as brownfields – is one way to correct this persistent inequality and move toward greater environmental justice, with positive impacts anticipated on health, property values, local environment, and child development.



DESIGN METHODOLOGY

The design methodology for my project is based on the following books:

People Places, Design Guidelines for Urban Open Spaces, Edited by Clare Cooper Marcus and Carolyn Francis.

Urban Plazas - Two types of downtown plazas are used in my design with respect to their relationship to the street, style and function. The Street Plaza, small open space next to a street with widening of the sidewalk, furnished with seating blocks or bollards, and used for brief periods of time for sitting, waiting and watching. The corner sun pocket, a building footprint designed to open up to a small plaza where streets meet and there is access to the sun and it is used usually during peak hours for lunch, sitting and viewing.

Neighborhood Parks - The design of an urban park to fill the need to be in a natural setting and be able to have human contact. The greenery of the park will provide the users the chance to be in nature in the middle of a busy urban setting while have the chance to relax and be in a sanctuary. Design guidelines of rich and varied aesthetic environment with plants of different colors, forms and heights will provide not only the need of the users to be in a natural setting but will increase the biodiversity of the area and attract wildlife. Human contact, overt socializing, where people will be able to socialize by going to the park with others or going to the park with the hope to meet others. Also, covert socializing will be accomplished by people going to the park alone and just sit on a bench adjacent to a path and watch other people unobstructed.

A Pattern Language, Towns, Buildings, Construction, by Christopher Alexander, Sara Ishikawa, Murray Silverstein, with Max Jacobson, Ingrid Fiksdahl-King, and Shlomo Angel

Architecture Form, Space, & Order, by Francis D.K. Ching
Division 200 Standards and Guidelines, Section 210 Spatial Standards

Time-Saver Standards For Landscape Architecture, by Charles W. Harris and Nicholas T. Dines
Division 200 Standards and Guidelines, Section 210 Spatial Standards

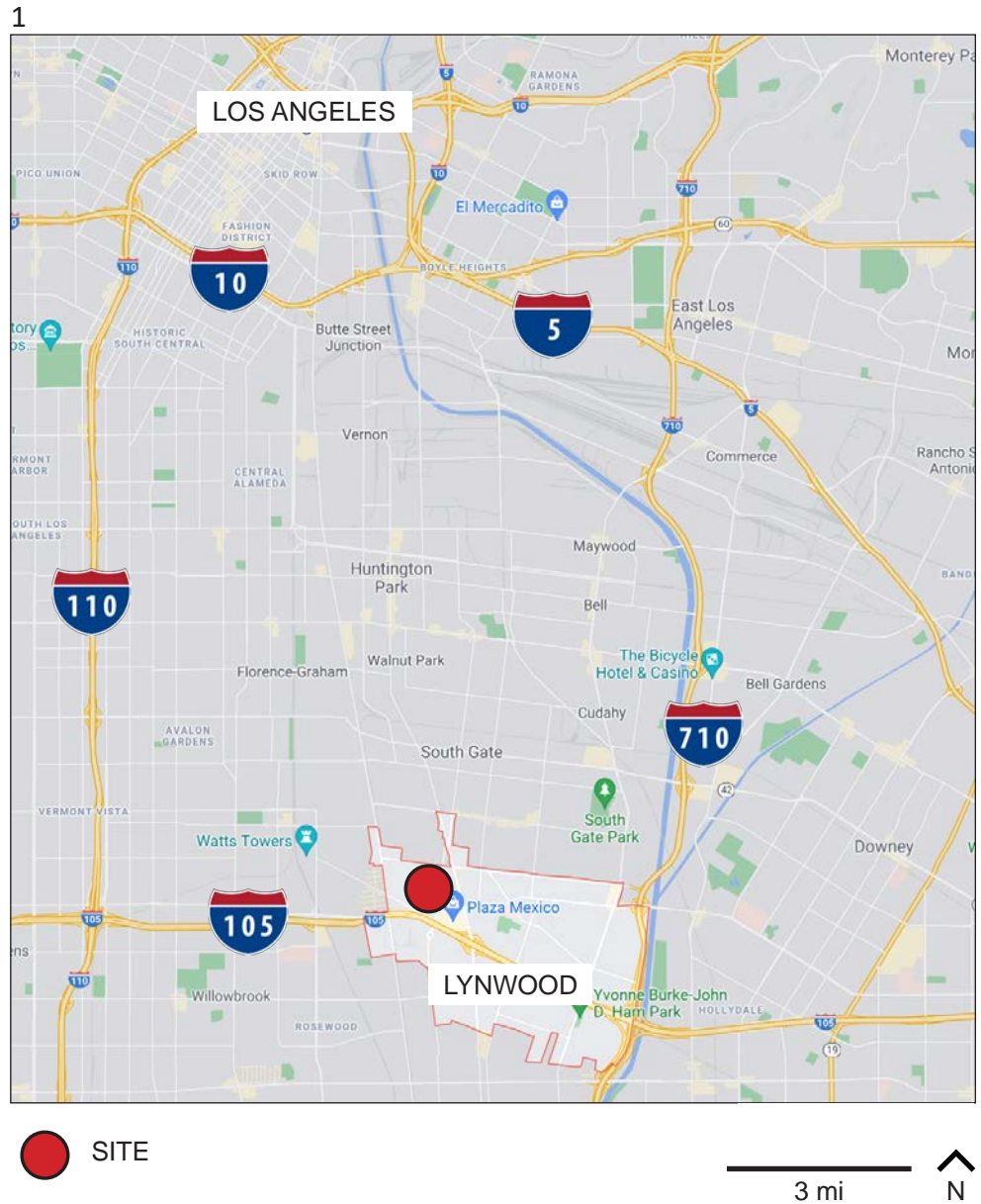
Site Analysis, by Edward T. White
Division 200 Standards and Guidelines, Section 210 Spatial Standards



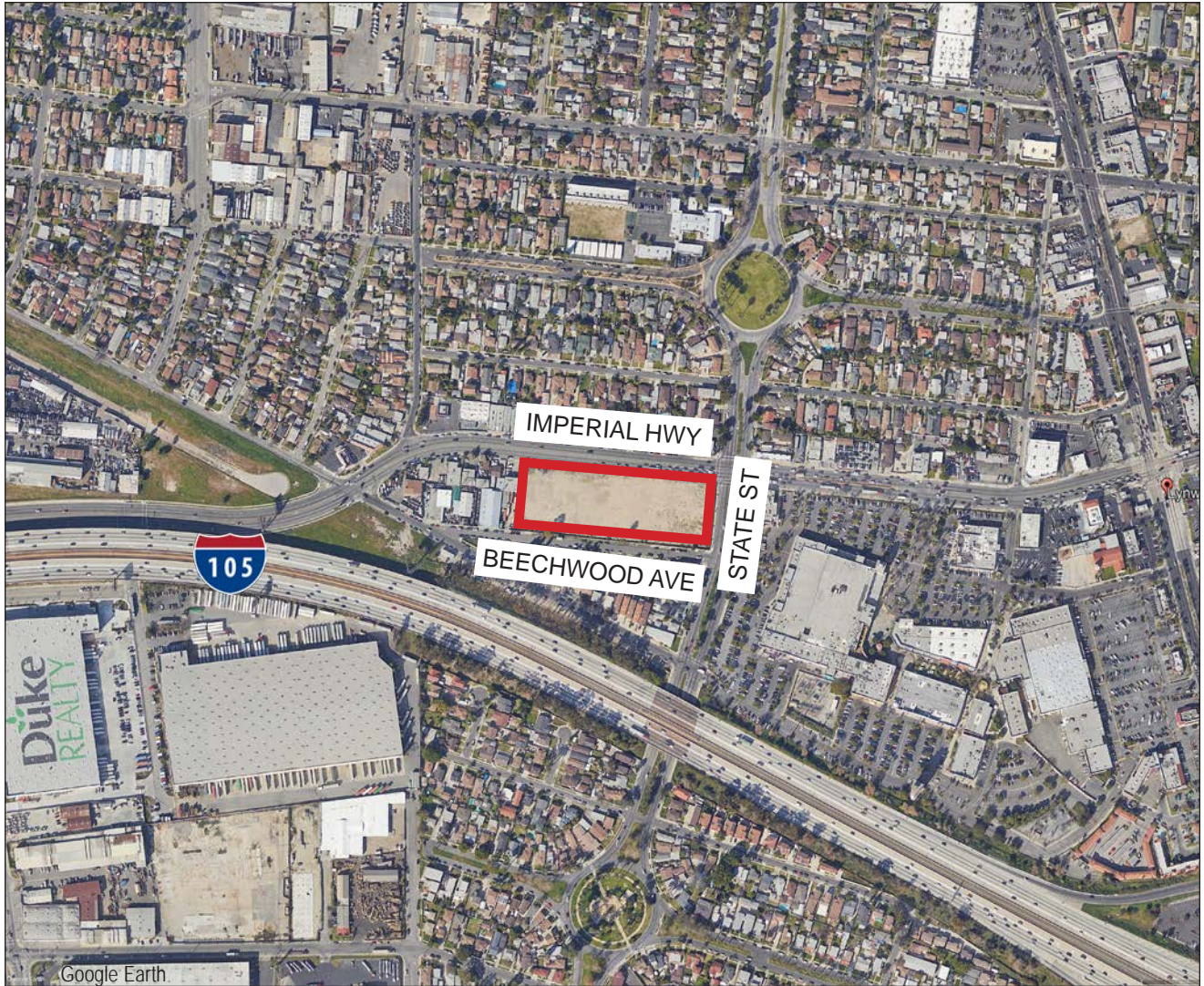
LOCATION

The Site is located in the city of Lynwood, in Los Angeles County, California. Lynwood is about 9 miles south of Los Angeles. Cities next to Lynwood are South Gate, Downey, Compton and Willowbrook.

Site address:
3000 E Imperial Hwy, Lynwood, CA



1
Vicinity map



— SITE BOUNDARY

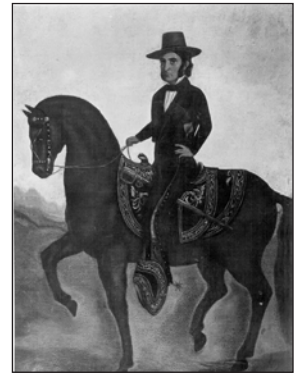
600 ft



2
Site map

LYNWOOD HISTORY

- 1810 Don Antonio Maria Lugo, mayor of Los Angeles from 1816-1819, received a grant by the King of Spain to a 29,514-acre tract of land, including current Lynwood, which he named Rancho San Antonio.



- 1902 The land changed hands several times over the years with a portion of it (400 acres) ending up with Charles H. Sessions, who ran a dairy and creamery and named it “The Lynwood Dairy and Creamery”, after his wife Miss Lynne Wood.



- 1905 Pacific Electric Railroad line ran from Los Angeles to Santa Ana, passing directly through the middle of Lynwood. P.E. Depot on the corner of Long Beach Blvd. and Fernwood Avenue still exists today.



- 1961 Deemed an “All-American City”, thousands of WWII vets and their families moved for a new home. Affordable housing, nearby factory jobs, and big-name stores made Lynwood seem like the ideal place for white, blue-collar workers.



- 1980 Substantial increase in Lynwood’s black residents as the white population declined. In 1994, Ms. Parks was celebrated by Lynwood students who commemorated her historic protest that helped inspire the Montgomery bus boycott.



- 1990 The construction of the Century Freeway (I-105) served to completely transform Lynwood socially, economically, and geographically but sliced the city of Lynwood in two, demolishing homes and crippling property values.



- 2002 The Hispanic population makes up Lynwood’s largest demographic at around 89%. Plaza Mexico is a multi-purpose retail and cultural center for the Mexican American community and visitors of Lynwood.



DEMOGRAPHICS

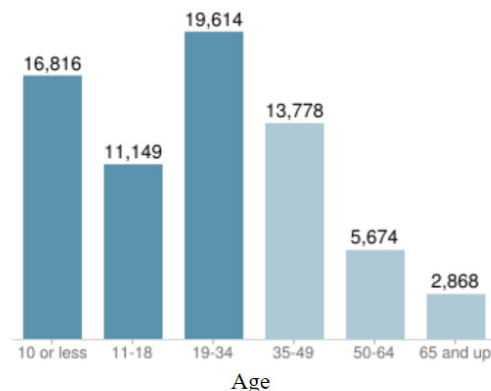
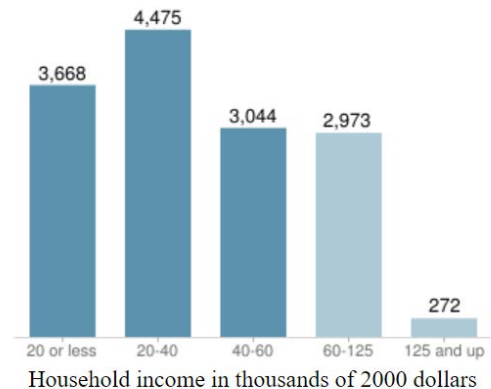
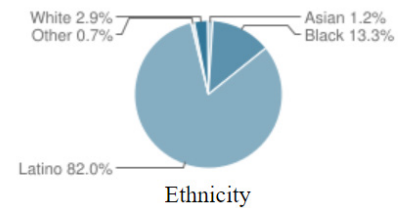
Lynwood, is a working-class community of about 70,000 people, with a high poverty rate and young population, both higher than the national averages. Lynwood's population has changed quite a lot of the years but today, nearly 9 out of 10 residents self-identify as Hispanic, with the remainder largely Black.

Ethnicity - The percentages of Latino and black people are high for the county. Moderately diverse for Southeast but not especially diverse for the county.

Ancestry and immigration - Mexican (68.1%) and Salvadoran (2.9%) are the most common ancestries. 30,475 (43.6%) of residents are foreign born, about average for Southeast but high for the county. Mexico (84.0%) and El Salvador (7.8%) are the most common foreign places of birth.

Income - \$48,518 median household income (2008 dollars), about average for Southeast but low for the county. In Los Angeles County, Panorama City, Canoga Park and Highland Park have the most similar household incomes. The percentages of households that earn \$20,000 to \$40,000, \$40,000 to \$60,000, and \$20,000 or less are high for the county.

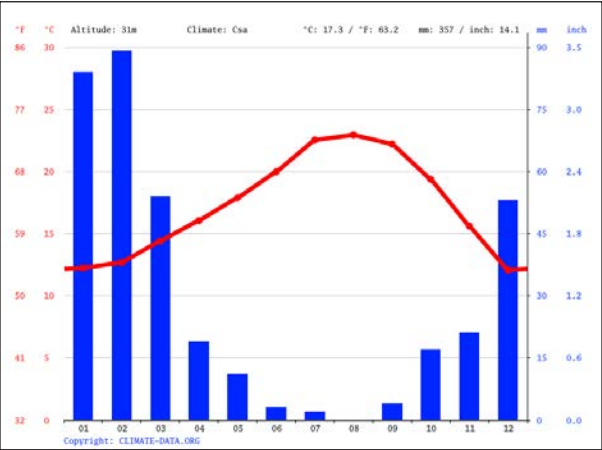
Age - The median age is 23, young for Southeast and young for the county. In Los Angeles County, Vernon, Watts and Bell have similar median ages. The percentages of residents ages 10 or younger, 11 to 18, and 19 to 34 are among the county's highest.



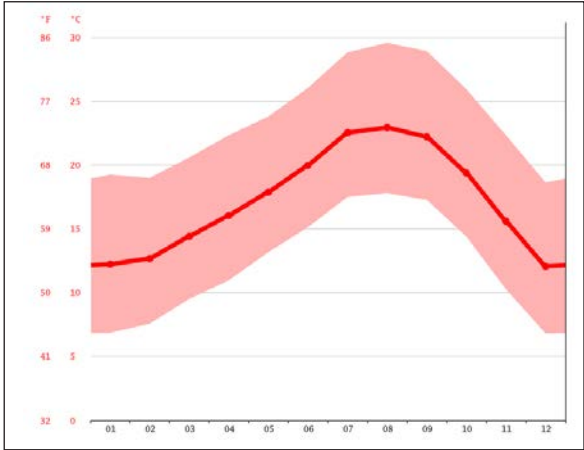
CLIMATE

Lynwood is about 101 feet above sea level and the climate is warm and temperate. It rains more often in the winter than summer. The average temperature is 63.2 F and precipitation is about 14.1 inches per year. The driest month is August, with no rainfall at all. Most of the precipitation here falls in February, averaging 3.5 inch. The warmest month is August, with an average temperature of 73.3 °F. December is the coldest month, with temperatures averaging 53.7 °F.

1



2



3

	January	February	March	April	May	June	July	August	September	October	November	December
Humidity(%)	62%	65%	66%	60%	62%	64%	63%	62%	62%	61%	58%	63%
Rainy days (d)	4	5	4	2	1	0	0	0	1	2	2	4
avg. Sun hours (hours)	7.6	7.6	8.3	9.0	9.1	10.2	11.3	10.8	9.5	8.3	7.9	7.4

1

Precipitation

2

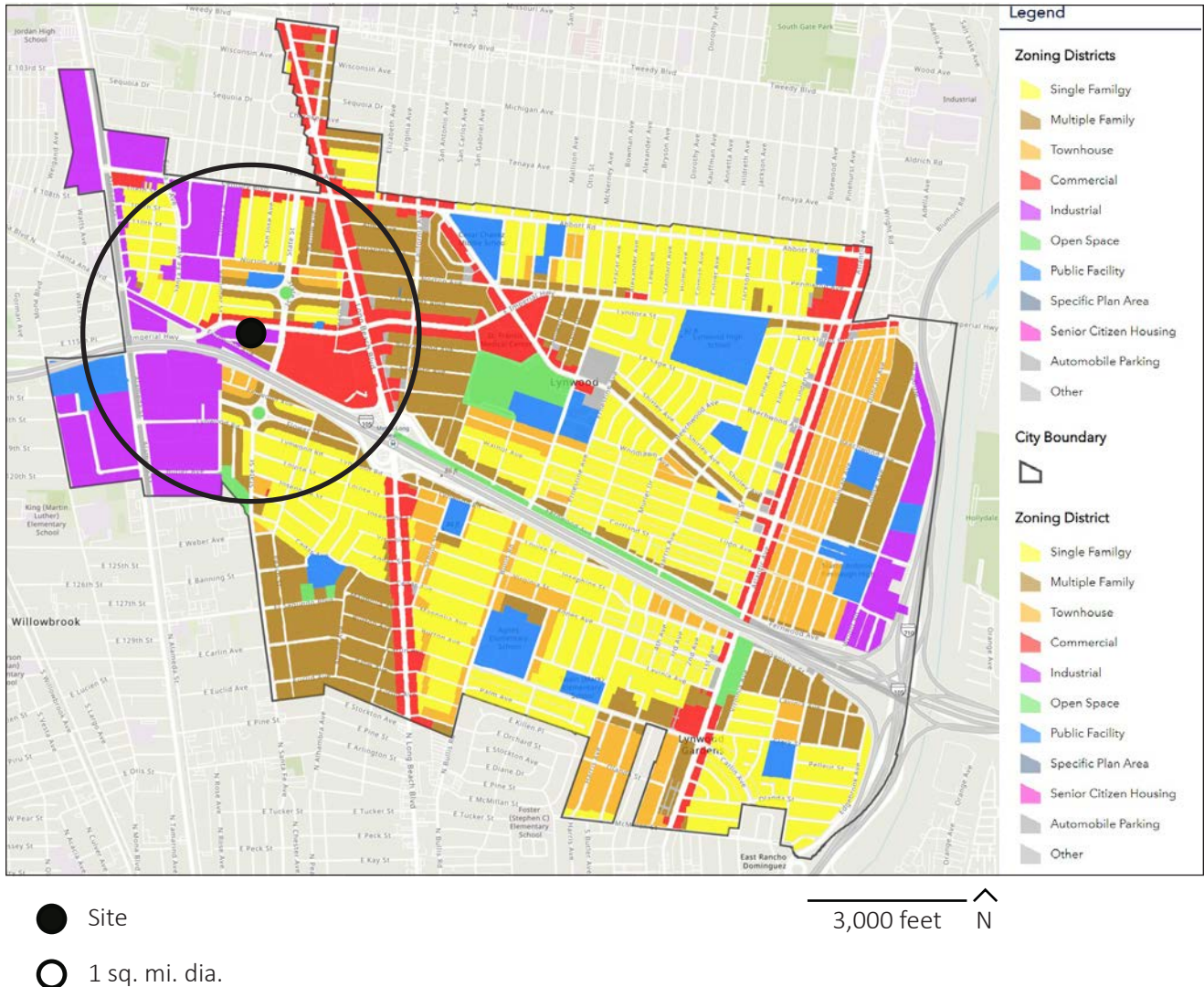
Temperature

3

Humidity- reaches the highest 66% in March.
Rainy days- a maximum of 5 in February.
Sun hours- average daily are maximum 11.3 in July.

ZONING & LAND USE

1



1

In one square mile diameter area where the site is located there is a mixture of residential, industrial and commercial land use areas.

PARK ANALYSIS

There are 20 public schools in Lynwood – serving more than 14,000 students – but only two parks of nine or more acres each. Too little green space has numerous, well-documented impacts on children’s health, social skills and academic achievement.

- Site
- Existing Park
- Existing School
- Other Open Space
- Park Outside Lynwood



1
City of Lynwood

The two parks in Lynwood of nine or more acres each, are:

Lynwood Park - 23 Acres

11301 Bullis Rd, Lynwood, CA 90262

Programs:

Concession Stand

3 Natural Grass Baseball Fields

3 Natural Grass Soccer Fields

2 Outdoor Basketball Courts

Outdoor Fitness Zone- 22 Pieces of Exercise Equipment

2 Playgrounds

5 Picnic Shelters

Public Restrooms

Skate Park

4 Tennis Courts

Approximately 1-Mile Walk-Path

2



Yvonne Burke-John D. Ham Park - 9 Acres

11832 Atlantic Ave, Lynwood, CA 90262

Programs:

Concession Stand

5 Exercise Stations

1 Natural Grass Baseball Field

1 Outdoor Basketball Court

2 Picnic Areas with Charcoal Grills

1 Playground

Public Restrooms

$\frac{3}{4}$ -Mile Walk-Path

3



2

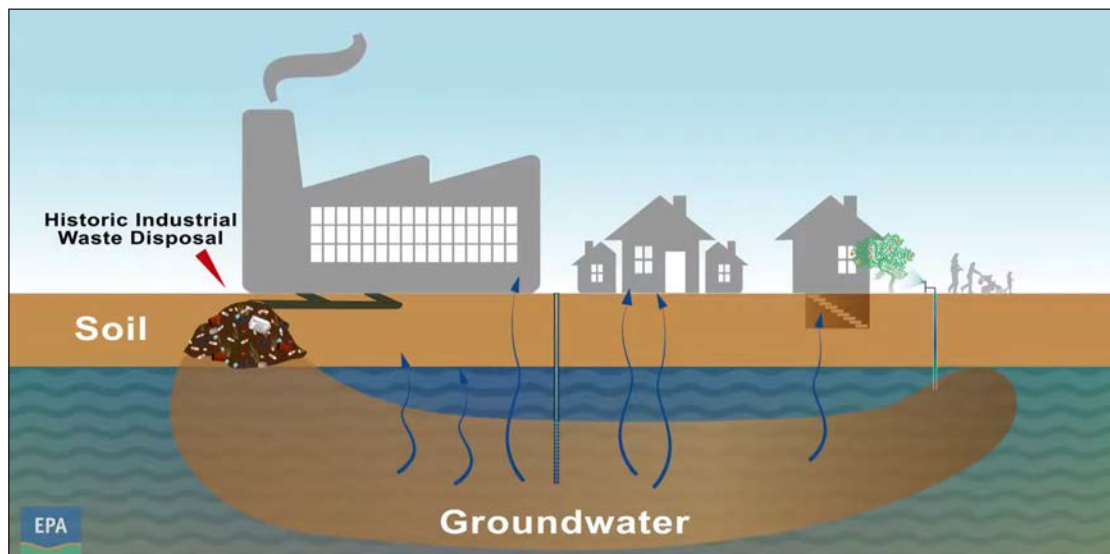
Lynwood Park

3

Yvonne Burke-John D.
Ham Park

BROWNFIELD CONTAMINATION

Contamination in groundwater, soil, and soil vapor. Previous site operations from 1930s to 2000s included past manufacturing of heat controls, aerospace parts, and furniture.



Primary solvents or volatile organic compounds (VOCs)

- Trichloroethylene (TCE)
- Benzene
- Toluene
- Ethylbenzene
- Xylenes

Total Petroleum Hydrocarbons

- A large family of several hundred chemical compounds that originally come from crude oil used to make petroleum products.

Metals

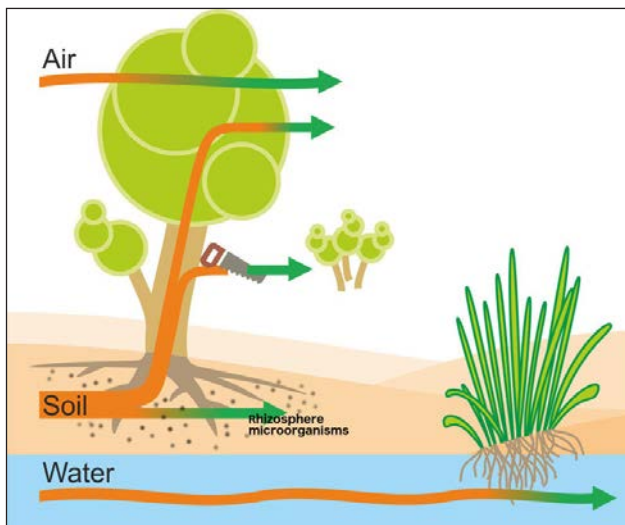
- Lead
- Cadmium
- Chromium

BROWNFIELD REMEDIATION

Clean up and environmental investigations were completed in 2014 according to The Department of Toxic Substances Control (DTSC). Going forward, agave and its companion nitrogen-fixing plants, like acacia and mesquite, and poplar trees will be planted through out the site to continue soil remediation through Phytotechnology and store in the ground atmospheric carbon dioxide.

PHYTOTECHNOLOGY

Use of plants to remediate or contain contaminants in soil, groundwater, surface water or sediments, from a site like, brownfield, gas station, dry cleaners, etc.



ADVANTAGES

- Socially Desirable
- Low Cost

DISADVANTAGES

- Site specific - organic vs inorganic pollutants
- Not Fast - requires 10 years or more
- Needs monitoring and Phyto Specialist

NEIGHBORHOOD

1

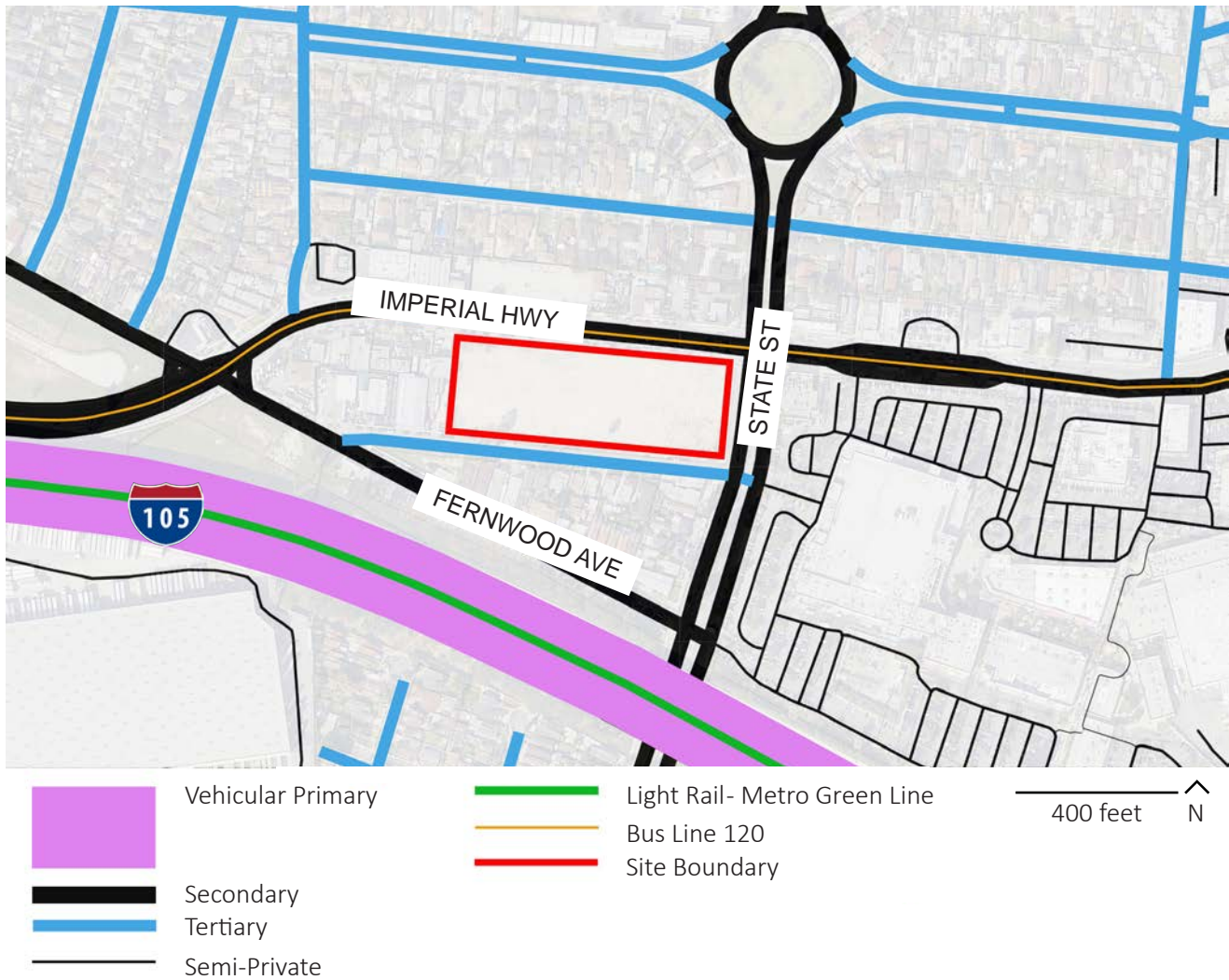


1

A mixture of residential, industrial and commercial land use areas

TRANSPORTATION

1

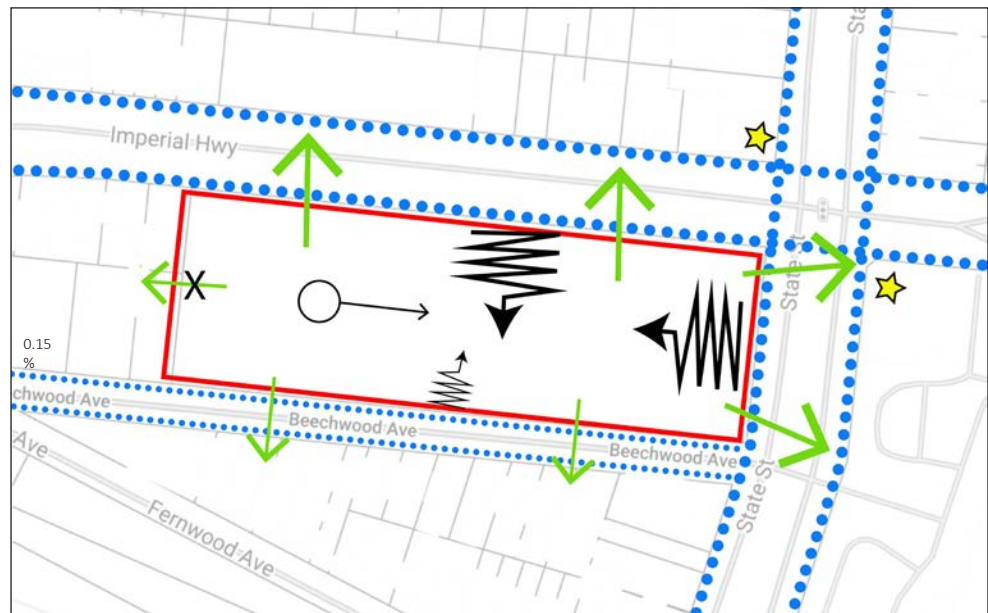


1

Vehicular circulation and
Public Transit

SITE INVENTORY

The site is a flat, vacant lot. It's closed to the public, and there are no significant features, structures, or any trees on the site.




NTS  N


 Site Boundary


 Pedestrian Primary


 Pedestrian Secondary


 Bus Stop


 Slope 0.015%

 Noise of higher level from cars travelling in five lanes total on Imperial Hwy and same lanes on State St.

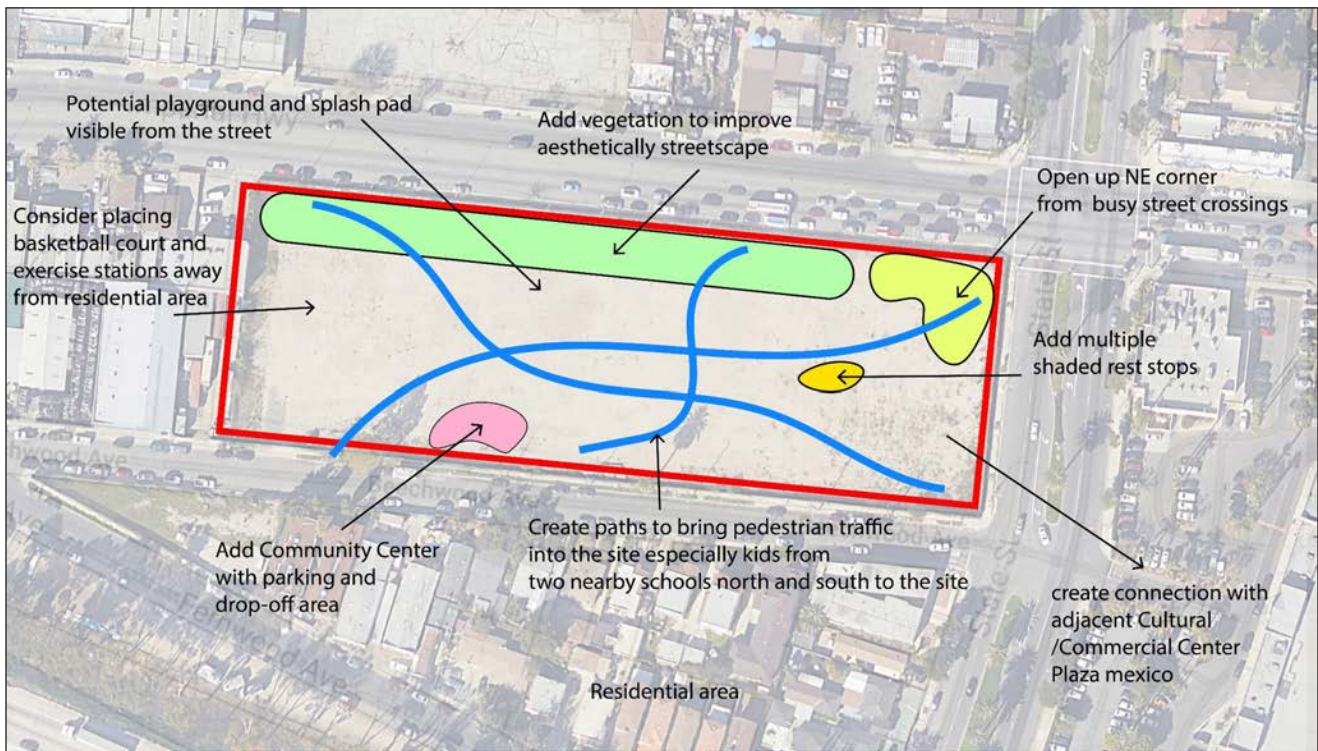
 Views from the site to busy with traffic streets and commercial properties.

 Views from the site to more quiet street and more pleasant adjacent houses.

 Views are blocked from buildings adjacent to the site.

 Noise of lower level from cars traveling in two lanes total on Beechwood Ave.

SITE ANALYSIS



CONSTRAINTS

STREET SCAPE



BUSY STREETS AND
INTERSECTION



SUN AND HEAT EXPOSURE



TOPOGRAPHY - FLAT SITE



NO VIEWS



OPPORTUNITIES

ADD VEGETATION TO ENHANCE THE STREET SCAPE

CREATE PATHWAYS TO BRING PEDESTRIANS AWAY
FROM SIDEWALKS AND INTO THE SITE

ADD SHADE STRUCTURES AND TREES

CREATE MOUNDS OF DIFFERENT ELEVATIONS,
NATURALIZE SITE & CREATE HABITATS

DIRECT VIEWS WITHIN THE SITE

SITE IMAGES

1



2



3



4



1

North side on Imperial Highway, looking east.

2

North side on Imperial Highway, looking southwest.

3

Northeast side, corner of Imperial Highway and State Street, looking south.

4

Northwest side on Imperial Highway, looking southwest.

5



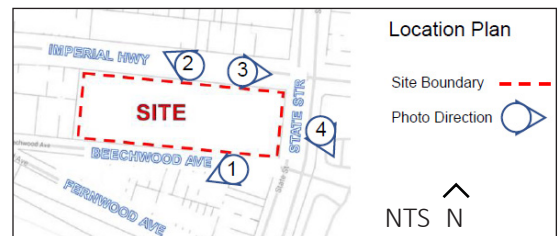
6



7



8



5

South side on Beechwood Avenue, looking south.

6

North side, Imperial Highway, looking west.

7

Intersection of Imperial Highway and State Street.

8

Plaza Mexico entrance on State Street.

GOALS AND OBJECTIVES

I developed four project goals:

- 1) create a healthier community through recreational activities,
- 2) enhance the area’s social and economic growth with places to gather and socialize,
- 3) increase the biodiversity and clean the environment with agave and other companion plants, and
- 4) reintegrate into the community with safer pedestrian street crossings.

HEALTHY COMMUNITY

1



- Playground and Splash Pad
- Basketball Court
- Exercise Stations
- Open Space for Free Play
- Walking Paths

SOCIAL & ECONOMIC GROWTH

2



- Open Space
- Food and Coffee Shop
- Picnic Areas and Overlook
- Community Center
- Plaza

1
Basketball court

2
Picnic areas

INCREASED BIODIVERSITY & CLEAN ENVIRONMENT

3



- Agave and Companion Plants
- Drought-Tolerant Plants

REINTEGRATING INTO THE COMMUNITY

4



- Curb Extensions
- Improved Street Markings
- Vegetation for Aesthetics

3

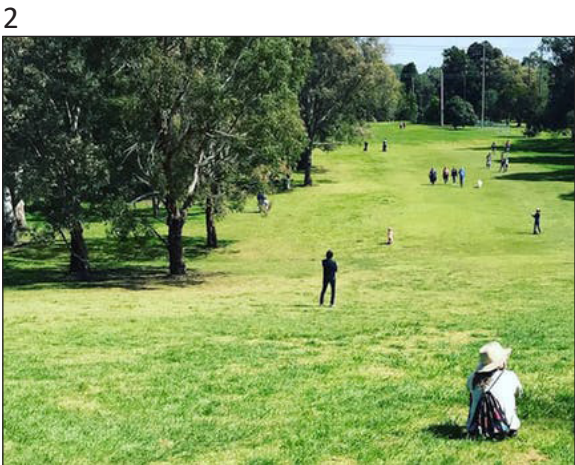
Agave gardens

4

Street markings

PROGRAM ELEMENTS

	SQ FT
Playground	5,152
Splash Pad	531
Basketball Court	4,600
Exercise Stations	2,923
Overlook	1,435
Agave Gardens	16,552
Open/Event Space	14,842
ADA Walking Paths	
Community Center	6,790
Plaza	2,794
Coffee Shop	2,303
Restrooms	1,172
Benches	
Shade Structures	
Picnic Areas	4,500
3 Parking Lots	7,500
Drop off Area	847



1
Exercise stations

2
Open space

STAKEHOLDERS

Who are the people that will be most impacted and interested in this project? The stakeholders are the users of the park, kids, families, seniors, and they are mainly residents, visitors, and shoppers in the area. The clients are the City of Lynwood and the property owner, in potential partnership.



-
- | | | | | |
|-------|---------|----------------|------------------|--|
| 1 | 2 | 3 | 4 | 5 |
| Users | Clients | Property Owner | Local Businesses | Government entities
(State & Local) |

CASE STUDY 1 - RICARDO LARA LINEAR PARK

3850 Fernwood Avenue, Lynwood, CA
Size 5.25 acres

This linear park is in a nearby neighborhood in Lynwood along the I-105 freeway and has become a popular gathering space for outdoor activities and events. Ricardo Lara Park has transformed the landscape around the freeway, that has divided and isolated the community, with programs that offer environmental and recreational benefits.

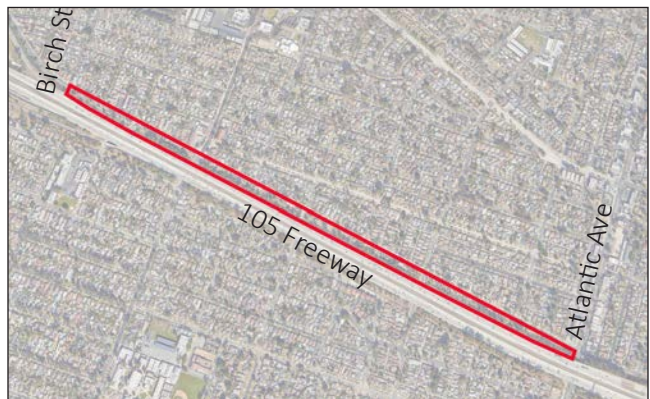
Similar Programs

- 2 Children's Playgrounds
- Community Art Work along the Walking Trail
- Community Garden with 20 Garden Beds
- 2 Dog Parks: One for Small Dogs; One for Big Dogs
- 3 Exercise Stations
- Pavilion with Benches
- 1-Mile Walking Trail – Spans 5 Blocks

1



2



— Site

1,200 feet N

1
Playground

2
Site Map

3



4



5



3
Ricardo Lara Linear Park

4
Bioswale and Seating
area

5
Community Garden

CASE STUDY 2 - EVERGREEN PARK

3500 E Fourth Plain Blvd, Vancouver, WA

Size 4 acres

Evergreen Park is adjacent to 4th Plain Boulevard, a business district in Fourth Plain neighborhood in Vancouver, a mixed residential and commercial area. The Park is part of an initiative to revitalize the area and bring people into the business district.

Similar Programs

- Benches and picnic tables
- Gazebo
- Open lawn area
- Playground with swings
- Walking paths

1



2



— Site

400 feet N

1

Evergreen Park

2

Site Map

3



4



5



3
Park Clean-ups

4
Playground

5
Movie Night

CASE STUDY 3 - CUMBERLAND PARK

592 South First Street, Nashville, TN 37213

Size 6.5 acres

Located on the Cumberland River's east bank, Cumberland Park transforms decades of industrial and commercial land into a family-focused urban public park. Inspired by the diverse geology of Tennessee, the landscape provides all the ingredients needed for fun with water, light, stone, rolling grass, trees, ridges, and valleys through fun and educational play.

Park benefits

- preserve floodplain function
- restore native riparian buffer
- reduce unshaded pavement by 60%
- increase native plant biodiversity 100%
- utilize regional materials and manufacturers to stimulate local economy
- capture an estimated 1,000,000 gallons of storm water annually to be reused as irrigation

1



2



— Site

300 feet N

1

Cumberland Park

2

Site Map

3



4



5



6



7



3

Open Space

4

Event Space

5

Climbing Wall

6-7

Green Maze with live
plants and Splash Pad

CASE STUDY 4 - BRYANT PARK

At 42 street and 6th Avenue, Manhattan, NY
Size 5.8 acres

From a Potter's Field in the 1800s and after a number of redesigns, today Bryant Park in midtown Manhattan has become a beloved park that offers relaxation in a busy urban center. Also, the central lawn accommodates different events throughout the year, from summer evening movie nights, to an ice-skating rink in the winter.

Design takeaways

- Revitalized urban public space
- Focus on human factors
- Open, visible, inviting edges
- Active recreation
- Movable seating
- Increased access points

1



2



— Site

400 feet N

1

Side Entrance

2

Site Map

3



4



5



3
Ice Skating Ring

4
Promenade

5
The Lawn

DESIGN METAPHOR & EXPRESSIONS

The agave plant has been carrying for the people and the people have been carrying for the plant for thousands of years. The majority of the population in Lynwood are of Hispanic ethnic group and agave is used as a design metaphor of reconnecting the land with the people of the region. The agave symbolizes the revitalization of the land and redevelopment of the brownfield into a green space, a park for the community:

- Symbol of fertility and revitalization
- Long lasting relationship with people
- Reconnect the land with the people

1



2



1

Agave tequilana, commonly called blue agave (agave azul) or tequila agave.

2

Farmer (jimador) cutting-off the agave leaves with a coa, a flat-bladed knife at the end of a long wooden pole. The remaining central pineapple or pina is then chopped and cooked in preparation for the mezcal or tequila production.

AGAVE'S REGENERATIVE POWER

Agaves will be used not only metaphorically and but literally as an additional source of cleaning up the pollution from the environment. Agaves and companion nitrogen-fixing trees, such as mesquite, huizache, desert ironwood, wattle, and varieties of acacia:

- Thrive in arid regions, require little to no irrigation
- Regenerate soil
- Draw down massive amounts of carbon
- Can Help Reverse Global Warming

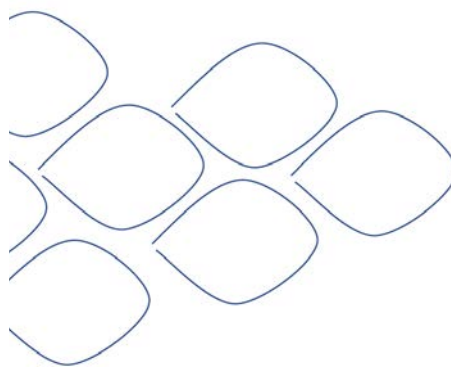
Agaves can draw down and store above ground the dry weight equivalent of 30-60 tons of CO₂ per 2.47 acres.

New, agave-based agroforestry and livestock feeding model developed in Guanajuato, Mexico promises to revitalize campesino/small farmer livestock production while storing massive amounts of atmospheric carbon above ground.

3



4



3

At Via Organica, outside San Miguel de Allende, Guanajuato, Mexico, a Mexican non-profit organization whose mission is to promote organic agriculture and the protection of the planet, harvesting pencas or agave leaf to produce fermented silage for livestock.

4

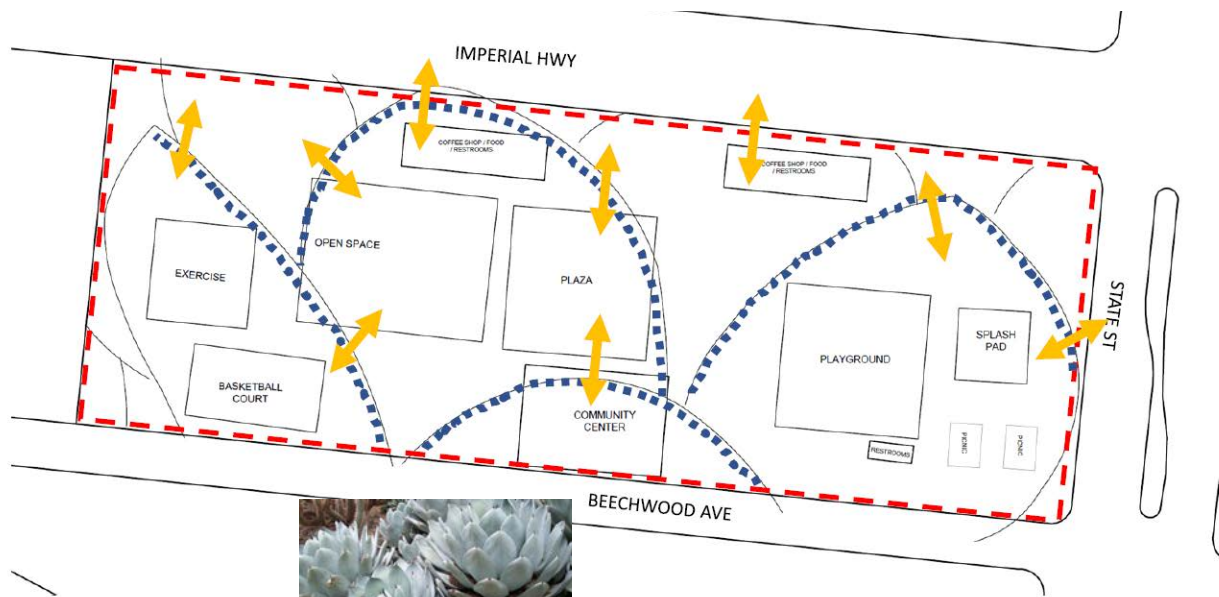
The different patterns of the agave leaves will be used as a design form on the site.

CONCEPT ONE - YOUNG AGAVE

Activate edges adjacent to busy streets of Imperial Hwy and State St. Place coffee shops and food options to attract pedestrians and place kids play area to attract kids and families from the Commercial and Cultural Center Plaza Mexico.



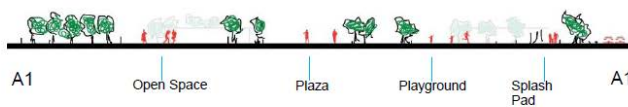
60 ft. N



INSPIRATION – YOUNG AGAVE

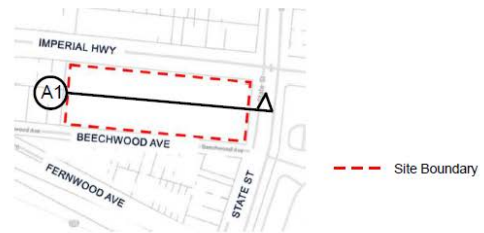
Primary Pedestrian
 Primary Connections <-->
 Site Boundary - - - -

60 ft. N



SECTION / ELEVATION A1 A1

100 ft. N

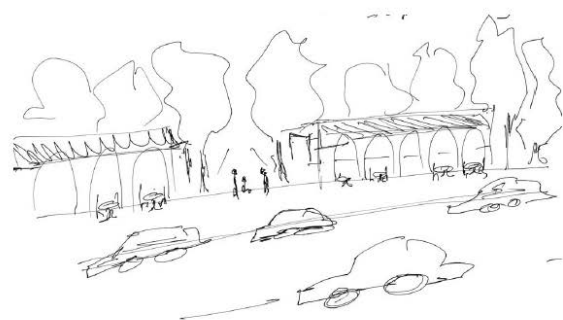


LOCATION PLAN

NTS N



ENTRANCE ON STATE STR



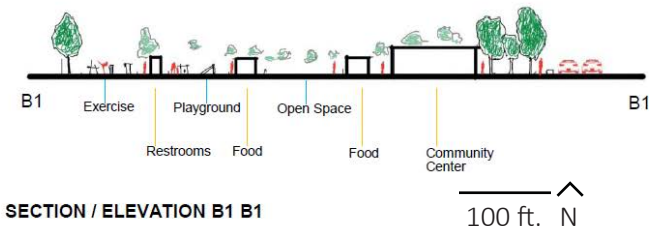
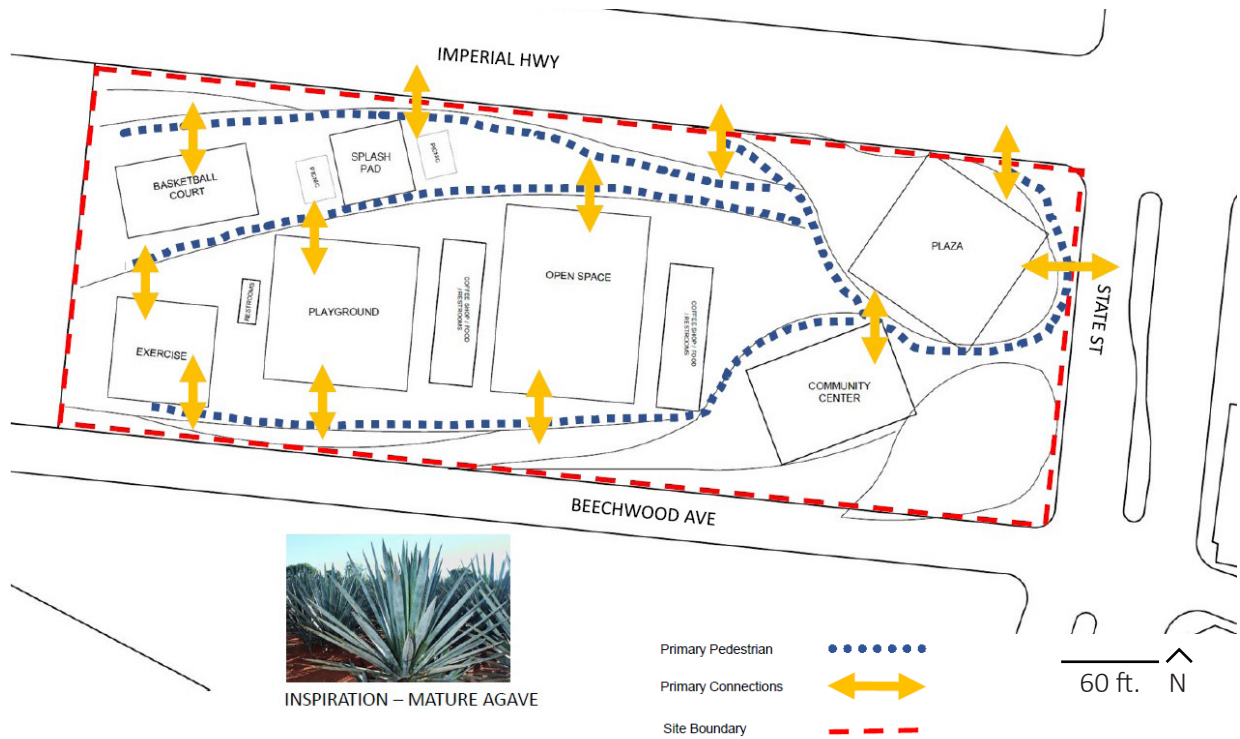
COFFEE SHOPS ON IMPERIAL HWY

CONCEPT TWO - MATURE AGAVE

Entertainment and coffee shops and food options take the central stage of the site and the Plaza is the formal entrance to the site allowing a comfortable pedestrian experience from the busy intersection between Imperial Hwy and State St.



60 ft. N

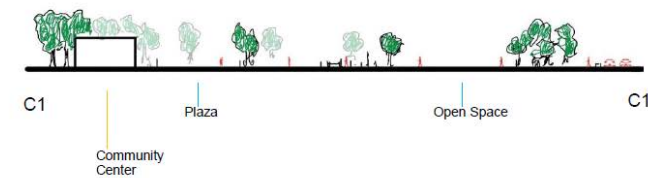
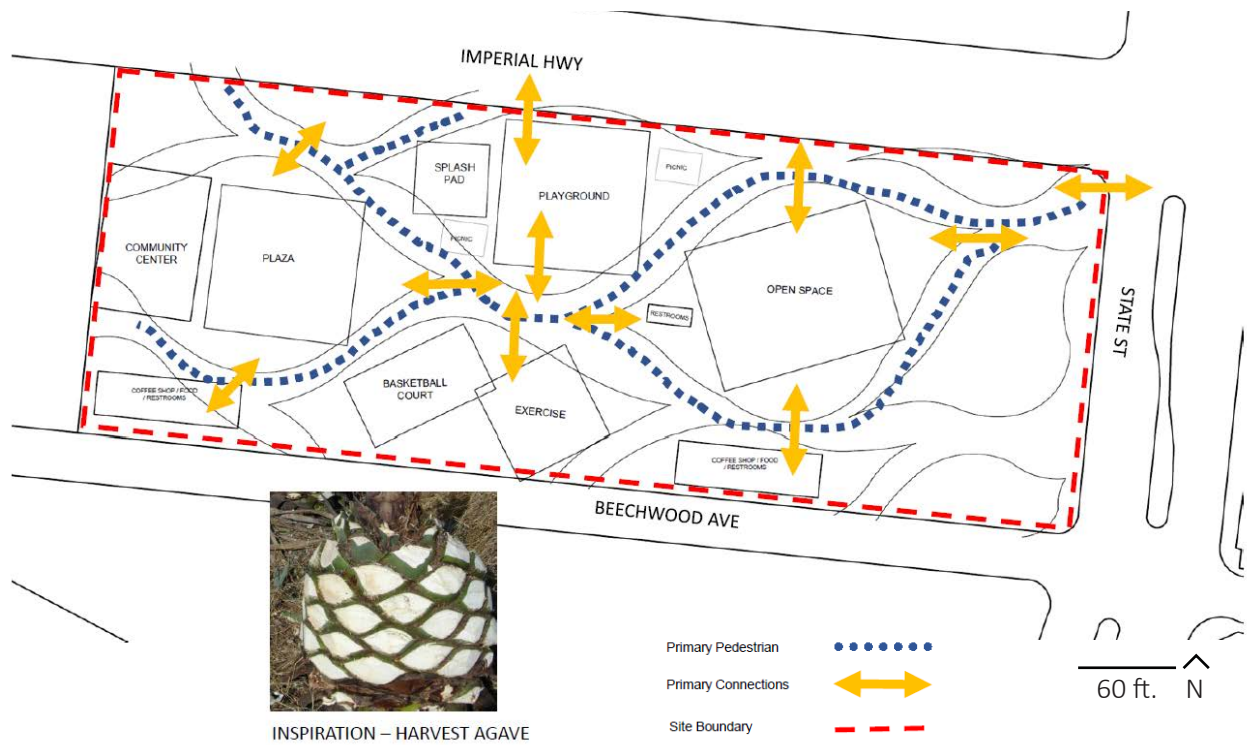


CONCEPT THREE - HARVEST AGAVE

A more visible open space for cultural and entertainment events is placed in the northeast side of the site. More vegetation on the north side to reduce traffic noise.

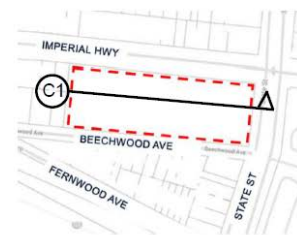


60 ft. N



SECTION / ELEVATION C1 C1

100 ft. N



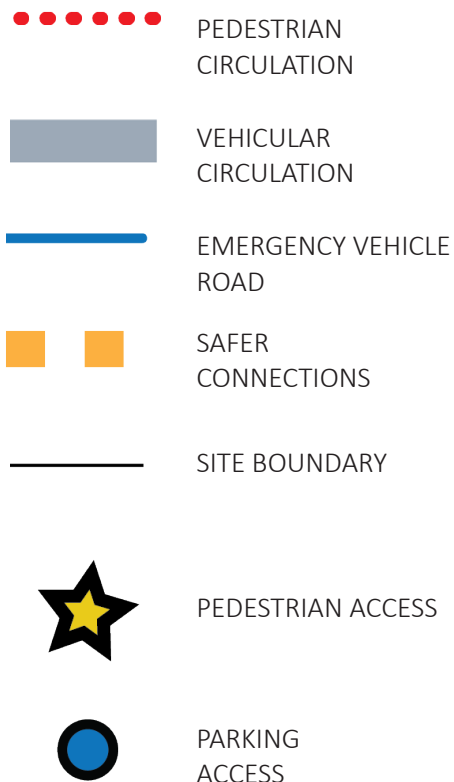
LOCATION PLAN

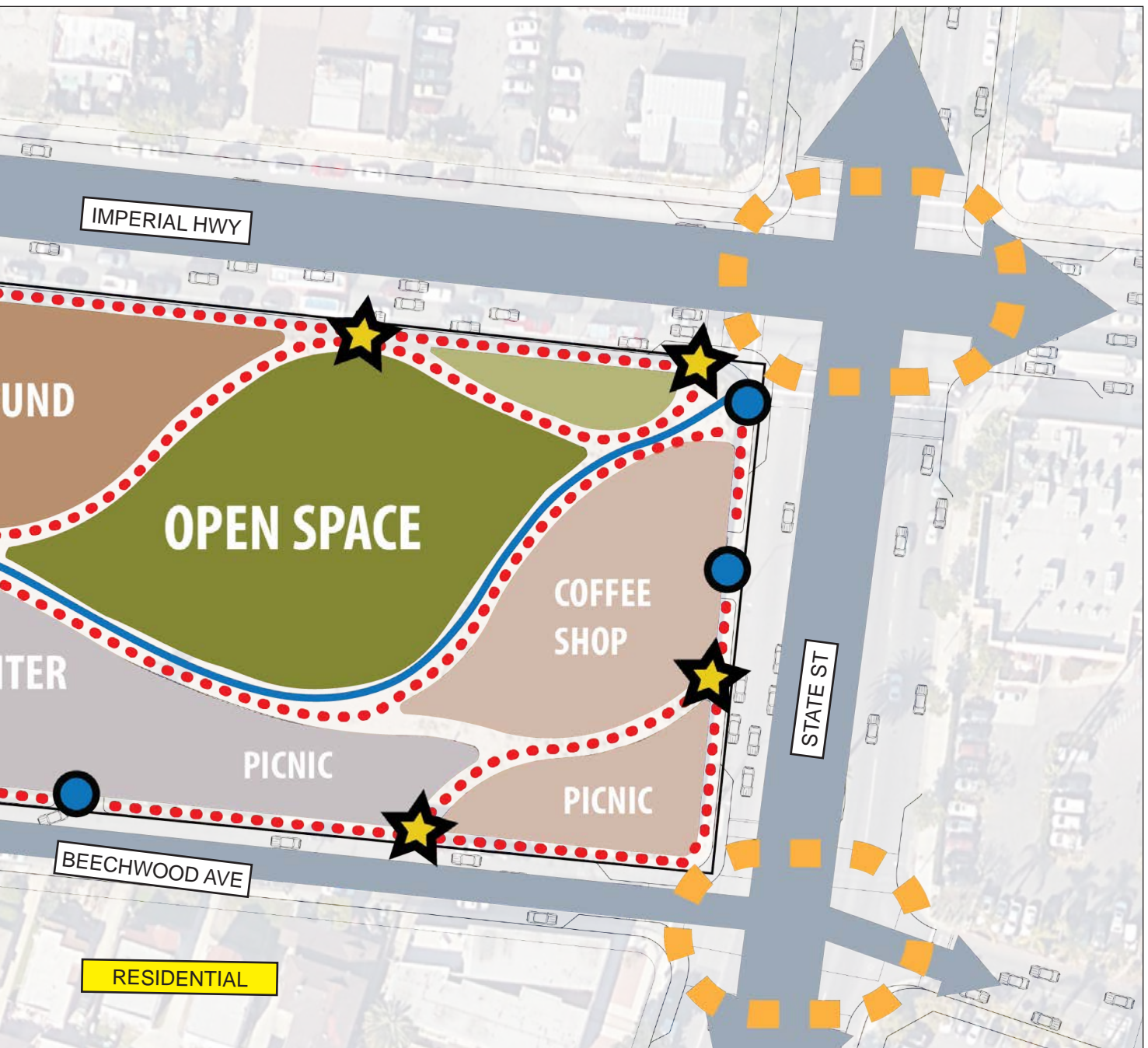
NTS N



FINAL CONCEPT

Final concept shows the park's programs based on site analysis and design metaphor. The more active areas are to the north, adjacent to Imperial Highway, with the more passive areas to the south by the residential neighborhood. To maximize access there are eight Park pedestrian entrances – one with an emergency vehicle road – and multiple parking areas.





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N

DETAILS

CONCEPTUAL DESIGN PLAN

The conceptual design plan shows the active areas – specifically the playground, recreation, and open space areas – and the more passive areas, the Community Center, and food and drink area which includes a coffee shop and picnic areas, in the southeast part of the park.

- ① PLAYGROUND
- ② RECREATION
- ③ OPEN SPACE
- ④ COMMUNITY CENTER
- ⑤ FOOD & DRINK
- ⑥ AGAVE GARDENS
- ⑦ MAIN ENTRANCE
- ⑧ CONNECTIONS



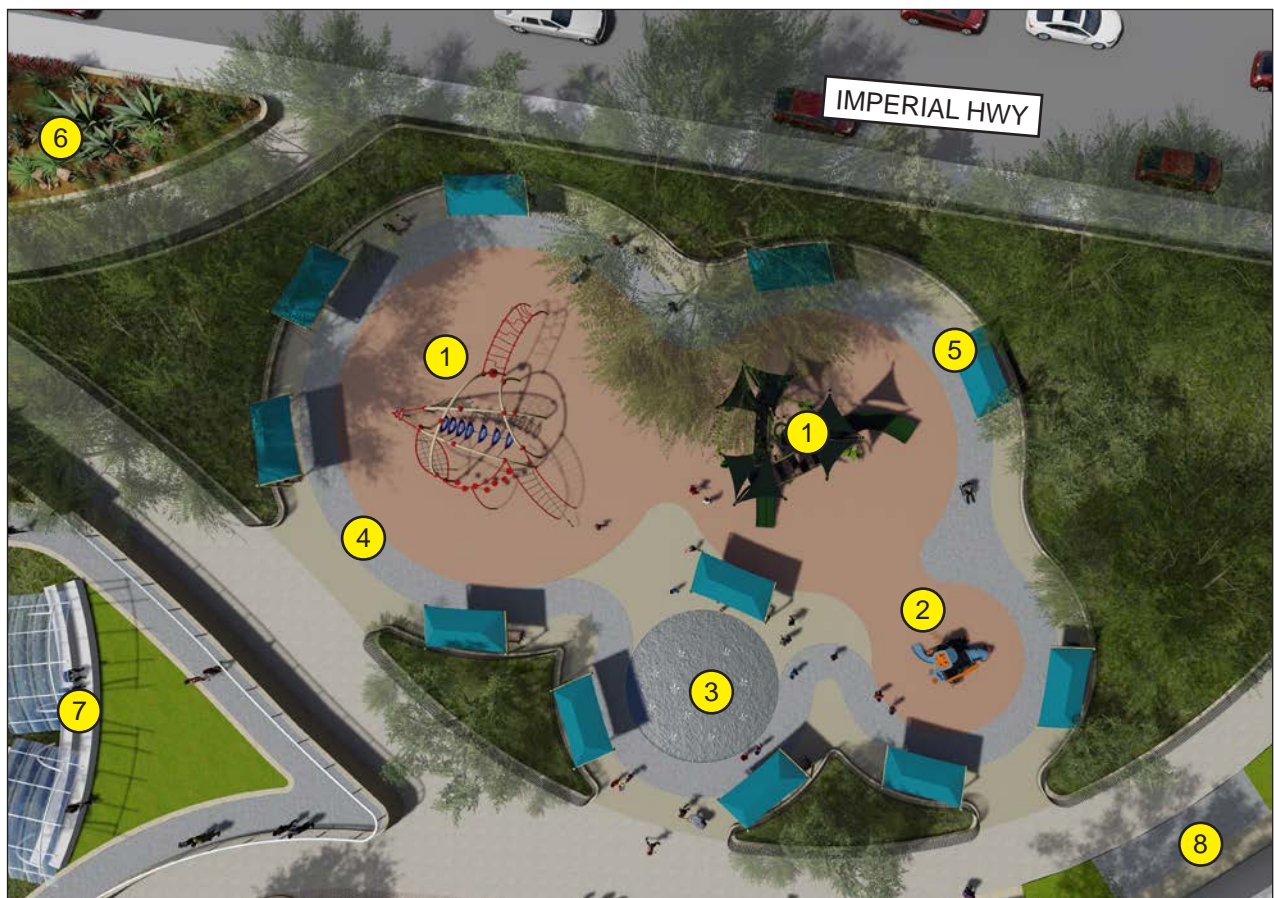


200 FT

↑
N

PLAYGROUND

The playground, is a dynamic space where kids can engage in unstructured play. There are four play elements: two structures for 5 to 12 years old, one for kids 2 to 5 years old, and one splash pad for all kids – and maybe some adults! Parents and their friends can keep an eye on their kids from nearby shaded benches that surround the playground and splash pad. Because the playground is adjacent to the street, it's protected by a 4-foot double fence. Also, there is an eight feet wide sidewalk between the Imperial Hwy and the park.



SCALE 1" = 40'

80 FT



① PLAY STRUCTURE FOR 5-12 YEARS OLD

② PLAY STRUCTURE FOR 2-5 YEARS OLD

③ SPLASH PAD

④ ADA PATH

⑤ SEATING AREA

⑥ AGAVES - 3 FEET RAISED BED

⑦ OVERLOOK

⑧ RESTROOMS

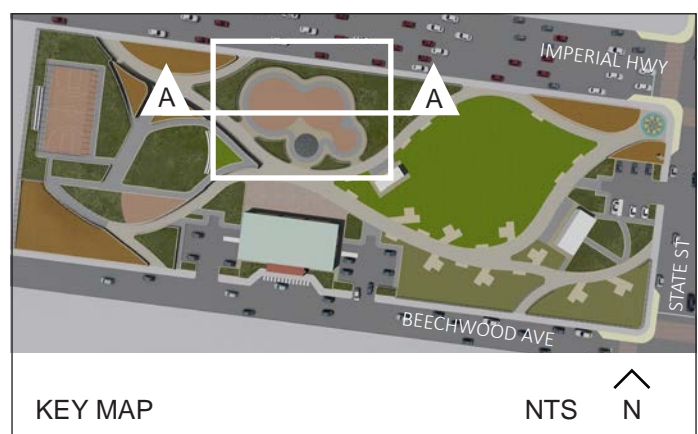
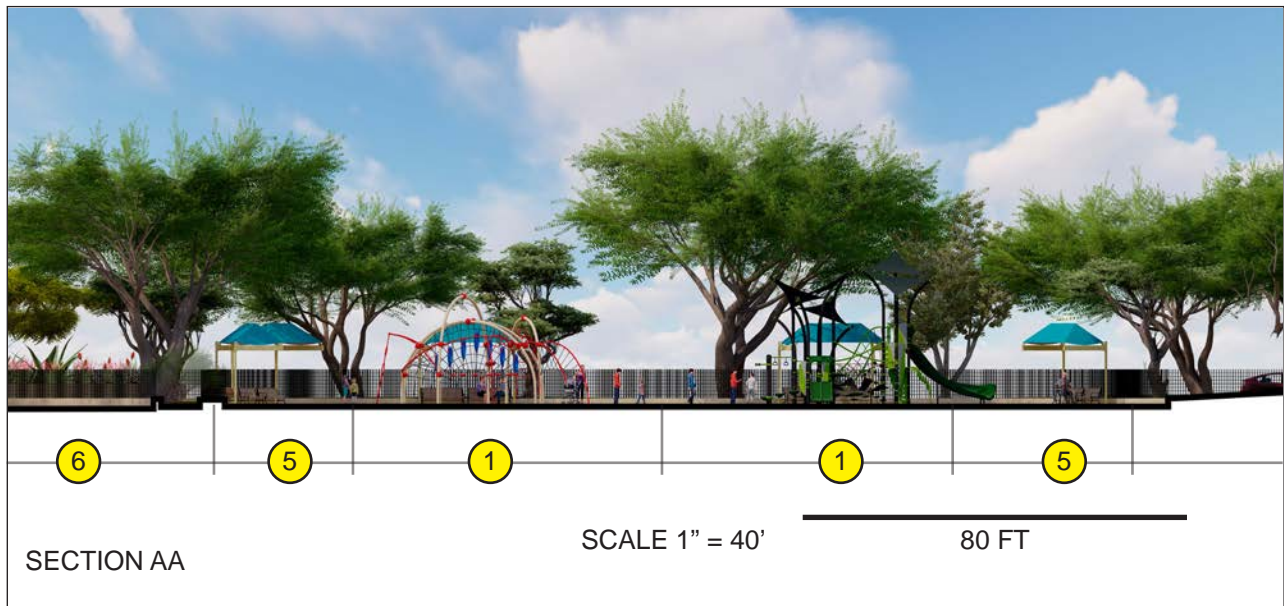
Inspirations



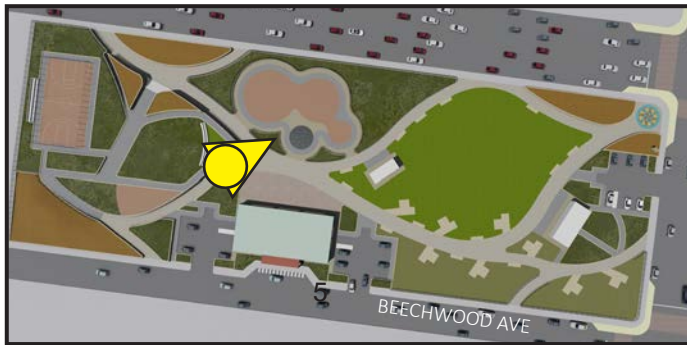
Splash Pad - Nature Inspired



Mexican Mural



PLAYGROUND



KEY MAP

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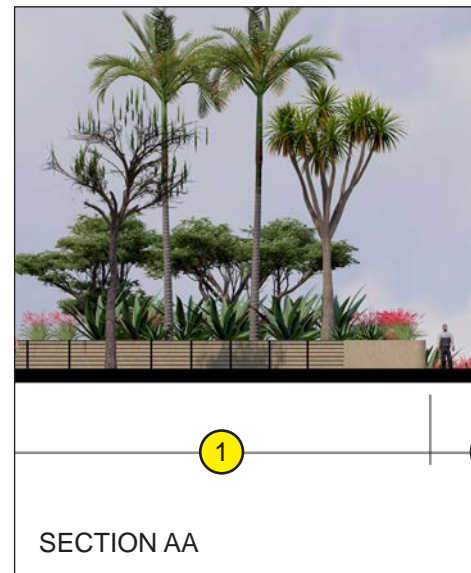
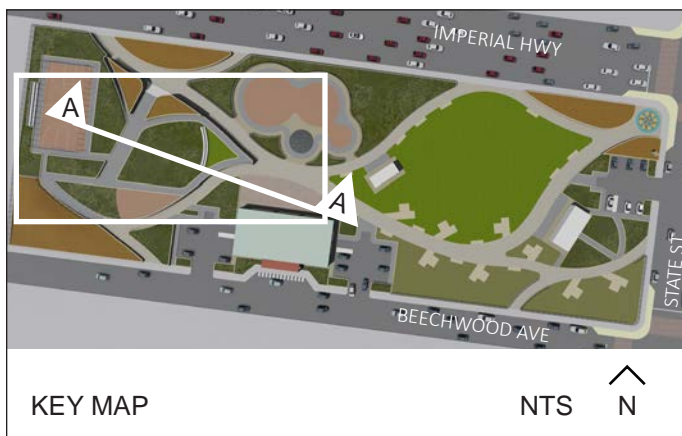
This view shows what the playground and splash pad might look like from a bench, next to one of the three entrances to the area. An American Disabilities Act (ADA) accessible path, wraps around all play structures.

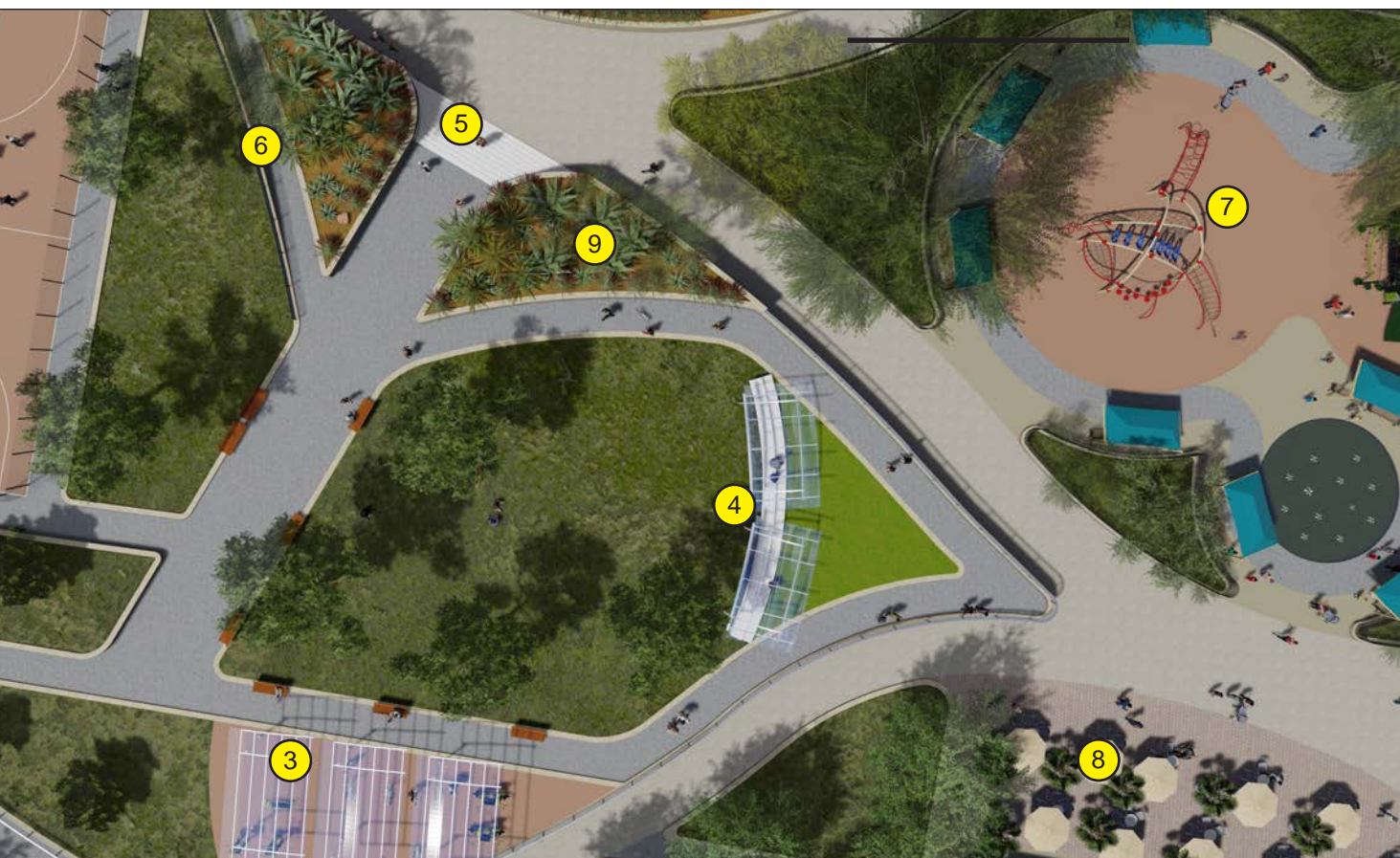


RECREATION

In addition to play, a healthier community means more exercise, and for this there is a beautiful recreation space in the northwest part of the park, my favorite space in the park. It is five feet higher than the rest of the park – and it is accessible from a staircase and two ADA compliant ramps at the north and south sides. There is a basketball court with benches, an exercise area, an overlook with views of the park, shade structures, plenty of open space for relaxation, and walking paths throughout.

- ① BASKETBALL COURT
- ② VIEWING BENCHES
- ③ EXERCISE STATIONS
- ④ OVERLOOK
- ⑤ STAIRS
- ⑥ RAMP
- ⑦ PLAYGROUND
- ⑧ COMMUNITY CENTER PLAZA
- ⑨ AGAVES





SCALE 1" = 40'

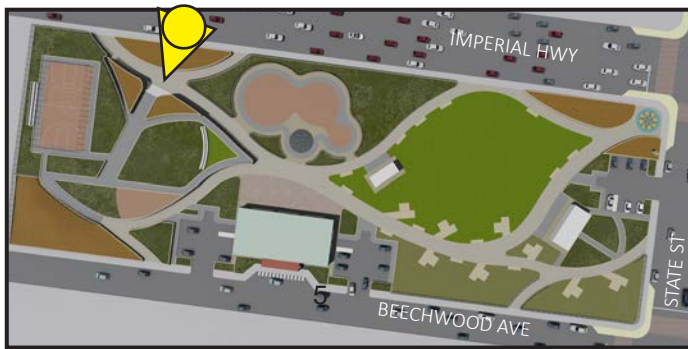
80 FT



SCALE 1" = 40'

80 FT

RECREATION



KEY MAP

NTS



This is the staircase that leads to the recreation area. To the left and right are some of the agave beds that are planted throughout the park; together with their companion plants, they'll help further clean the soil and the environment.

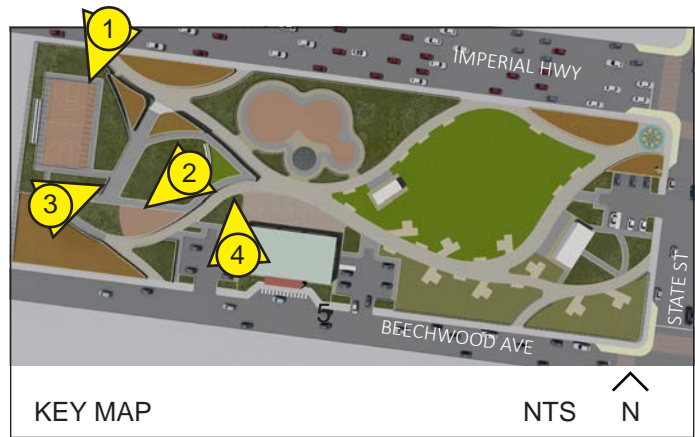
Just an interesting side note about agaves: they can draw down and store the dry weight equivalent of 30-60 tons of CO₂ per two and a half acres.



Detail slides of the recreation area. There is so much to do here, exercise, observe from the overlook what's happening in the rest of park, or just do nothing, and stare up at the sky...



- 1 BASKETBALL COURT
- 2 EXERCISE STATIONS
- 3 REST AREA
- 4 OVERLOOK



OPEN SPACE

Across the recreation area and next to the playground, is the open space, framed by large trees and accessible from every side. There are walking paths all around, and a 16-foot-wide emergency road that stretches from the east to the west sides of the park. Restrooms are strategically placed between the open space and playground areas. There is also a coffee shop and a set of picnic tables to the south.

- ① MAIN ENTRANCE
- ② AGAVE GARDENS
- ③ PARKING - ADA
- ④ SERVICE ROAD 16 FT WIDE
- ⑤ COFFEE SHOP
- ⑥ PICNIC AREAS
- ⑦ OPEN SPACE
- ⑧ RESTROOMS
- ⑨ PLAYGROUND



KEY MAP

NTS 



Inspiration



Walking Paths - Forsyth Park



SCALE 1" = 40'

80 FT



OPEN SPACE

The open space is so diverse and can be used for free play, picnics, or more organized events like farmers markets, movie nights or even small concerts. Surrounding benches provide an opportunity to sit down and relax, or visitors can just lay right down on the lawn.



KEY MAP

NTS





FOOD & DRINK

The Food & Drink area below the Open Space includes a coffee shop, with ADA accessible parking, as well as ADA accessible picnic tables everywhere under the trees.

This area is across from Plaza Mexico, a cultural and shopping center, and I hope the park's visibility and especially food, will help attract visitors from Plaza Mexico.

Also, the pedestrian street crossings are improved by placing curb extensions that shorten the crossing path. Street paving is placed on the crossings to make the pedestrian crossing more visible and safer for both drivers and pedestrians.

- ① PICNIC AREA - ADA
- ② OPEN SPACE
- ③ COFFEE SHOP
- ④ PARKING - ADA
- ⑤ SERVICE ROAD 16 FT WIDE
- ⑥ CURB EXTENSION
- ⑦ PEDESTRIAN CONNECTION TO PLAZA MEXICO

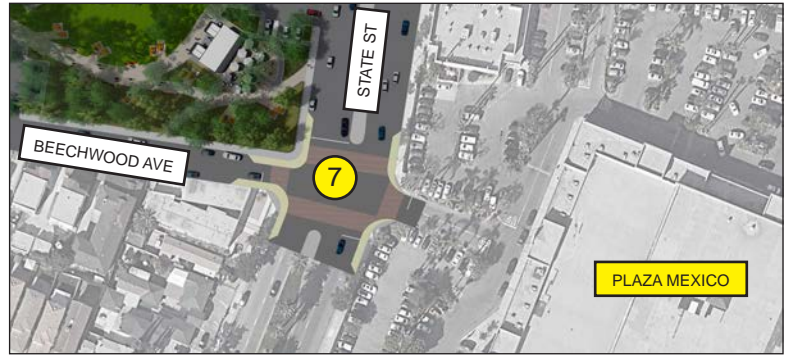


KEY MAP

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N



View of Food & Drink area with pedestrian connection to Plaza Mexico entrance and Google aerial image.



SCALE 1" = 40'

80 FT



FOOD & DRINK



KEY MAP

NTS



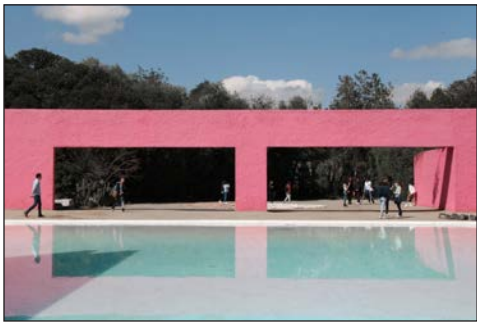


The Food & Drink area is such a welcoming space to sit down and have a picnic or just stroll down the path. The benches that line the path make it easy to visit alone and enjoy some quiet time but also feel connected with other visitors.

COMMUNITY CENTER

The Community Center, is another program element that can help improve the sense of community for the neighborhood and the City as a whole. This is a place for social, educational, and entertaining opportunities for people from all ages. There are ADA-accessible parking lots on both sides of the Community Center that are also serving the picnic area and the recreation area.

Inspiration



Architecture - Luis Barragan

- 1

COMMUNITY CENTER
- 2

PLAZA
- 3

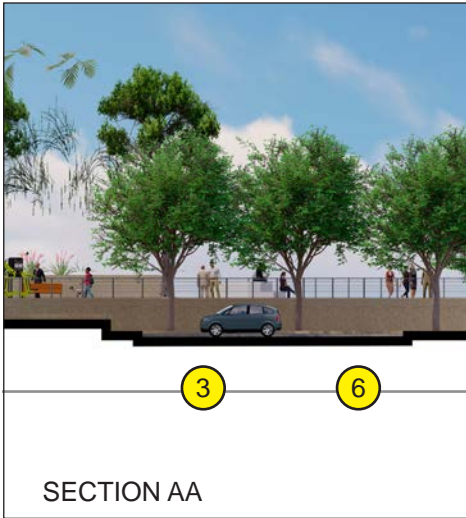
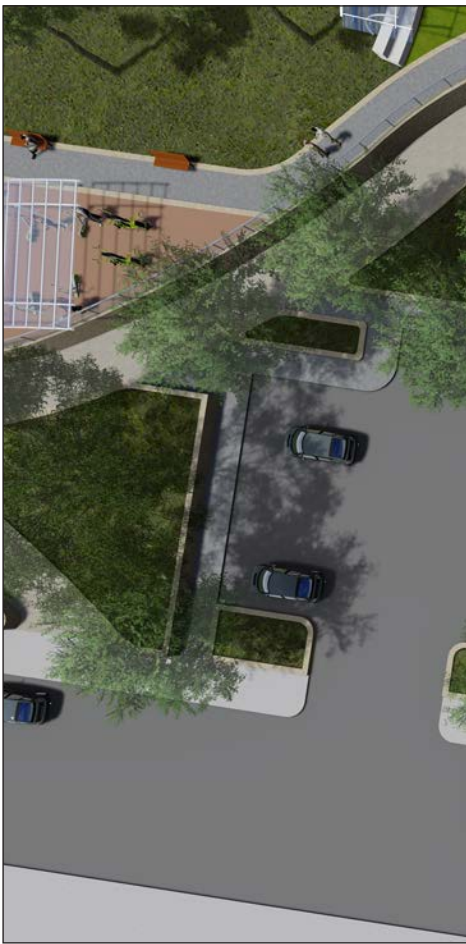
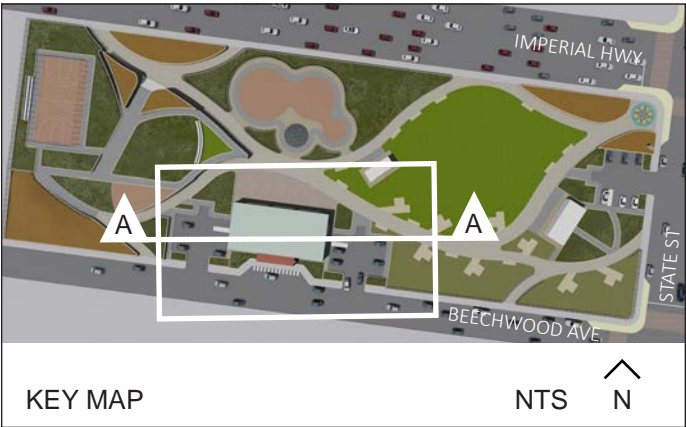
PARKING - ADA
- 4

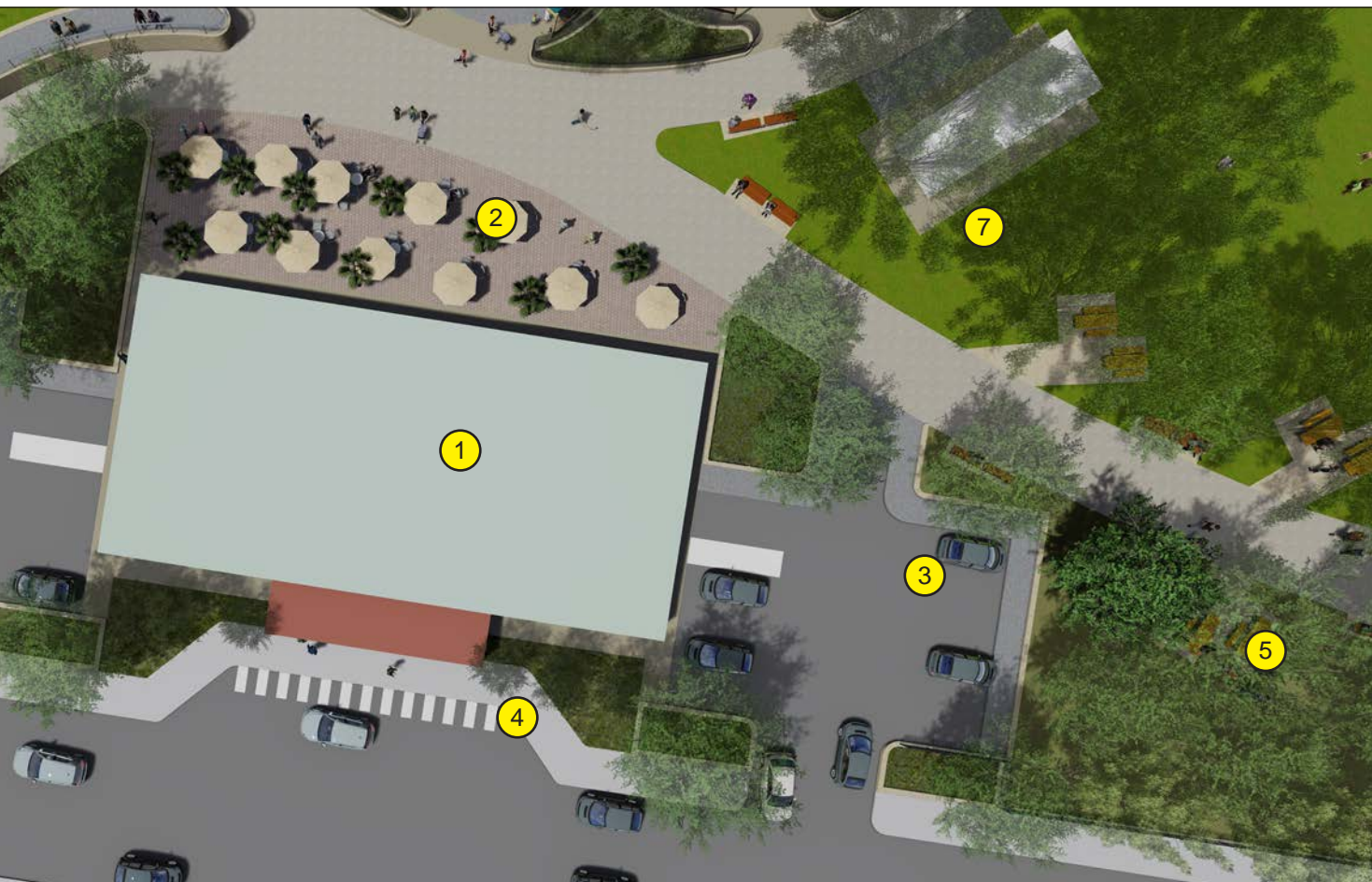
DROP OFF AREA
- 5

PICNIC AREA
- 6

RECREATION
- 7

OPEN SPACE





SCALE 1" = 40'

80 FT



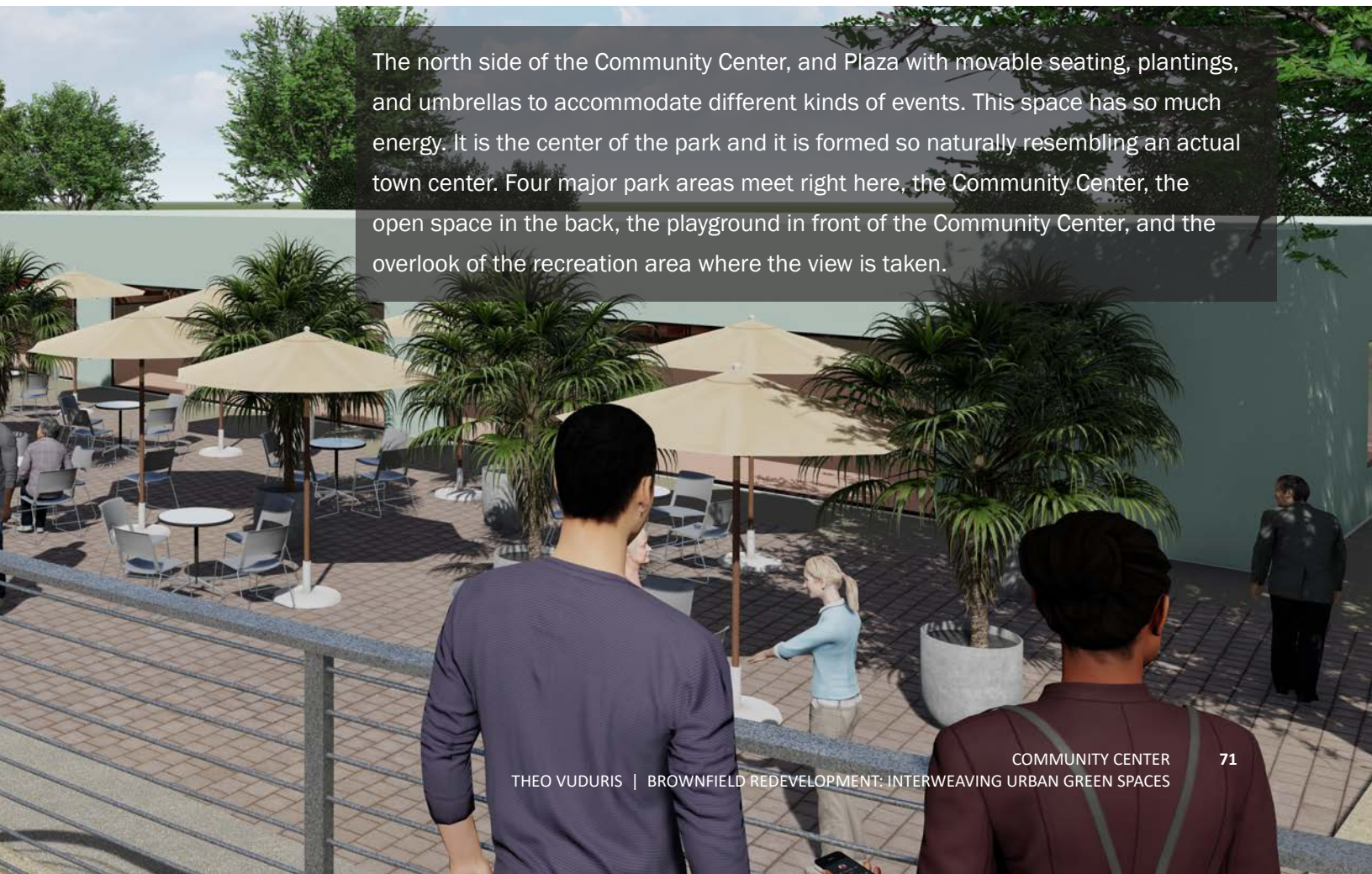
SCALE 1" = 40'

80 FT

COMMUNITY CENTER

The entrance of the Community Center from the street, Beechwood Ave, with accessible passenger loading zone which includes a vehicle pull-up space and access aisle. Also, visible are the two parking lots on each side of the Community Center.



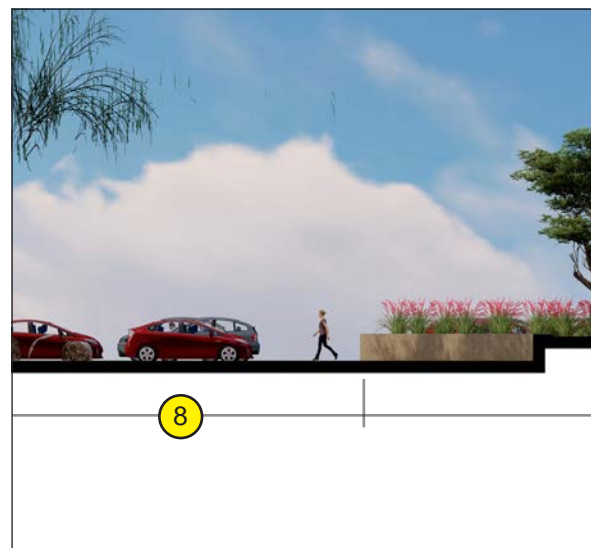
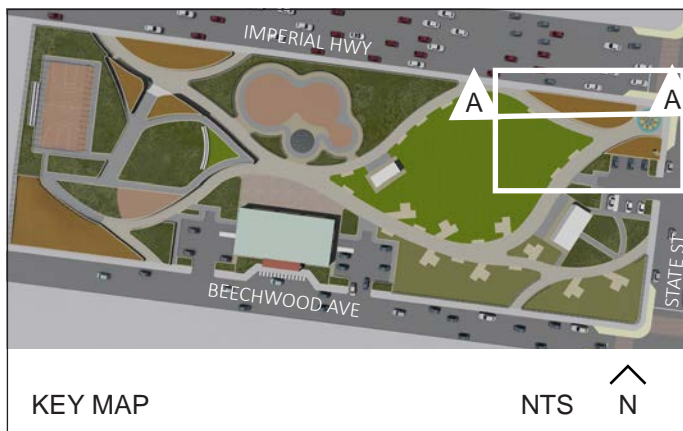


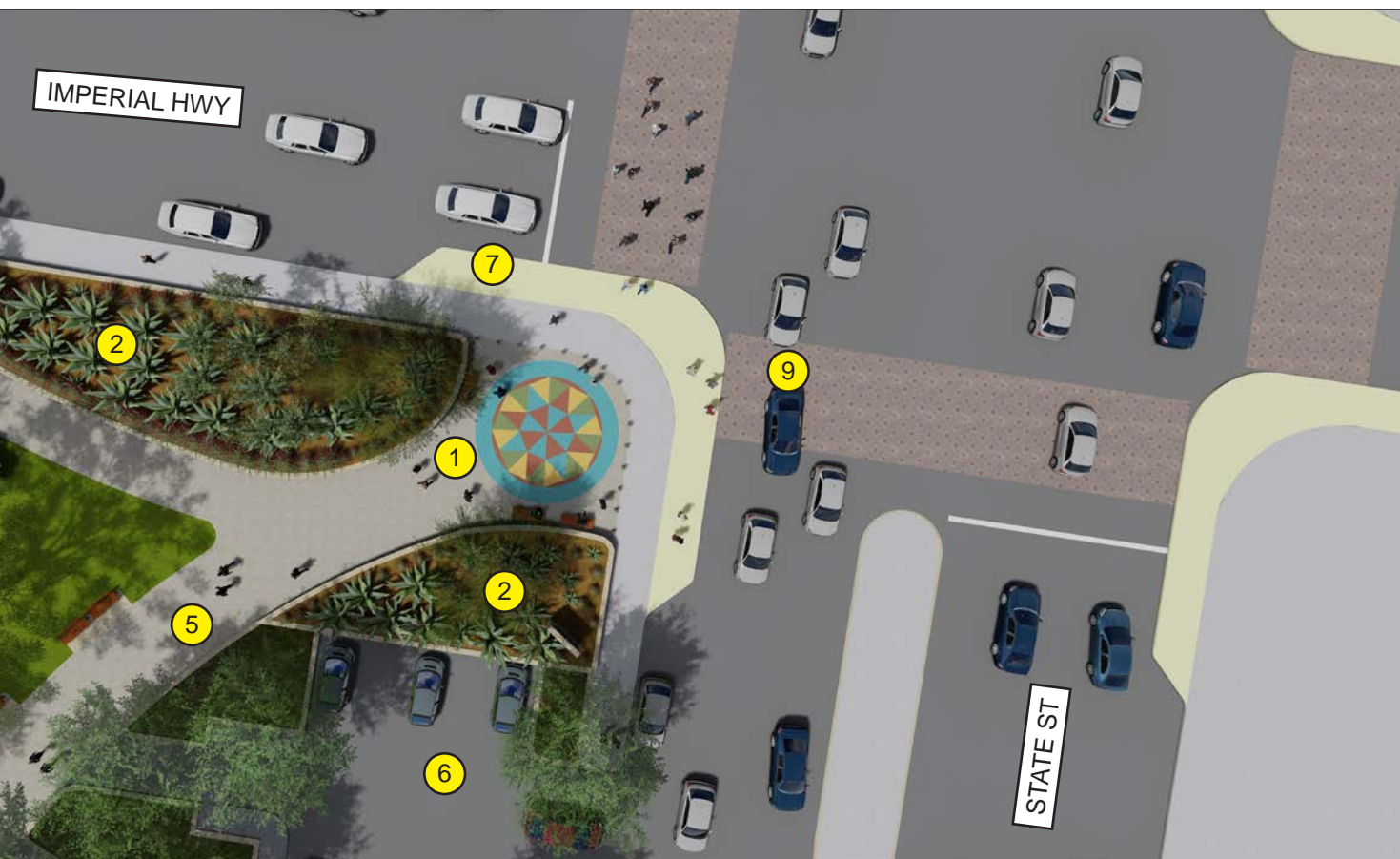
The north side of the Community Center, and Plaza with movable seating, plantings, and umbrellas to accommodate different kinds of events. This space has so much energy. It is the center of the park and it is formed so naturally resembling an actual town center. Four major park areas meet right here, the Community Center, the open space in the back, the playground in front of the Community Center, and the overlook of the recreation area where the view is taken.

MAIN ENTRANCE

The main entrance is one of eight pedestrian entrances to the park, not including those from the three parking lots. This area is vibrant with activity from Imperial Highway and State Street, and busy pedestrian crossings. We can also see the emergency vehicle access road, which begins at this entrance and extends to the other end of the park.

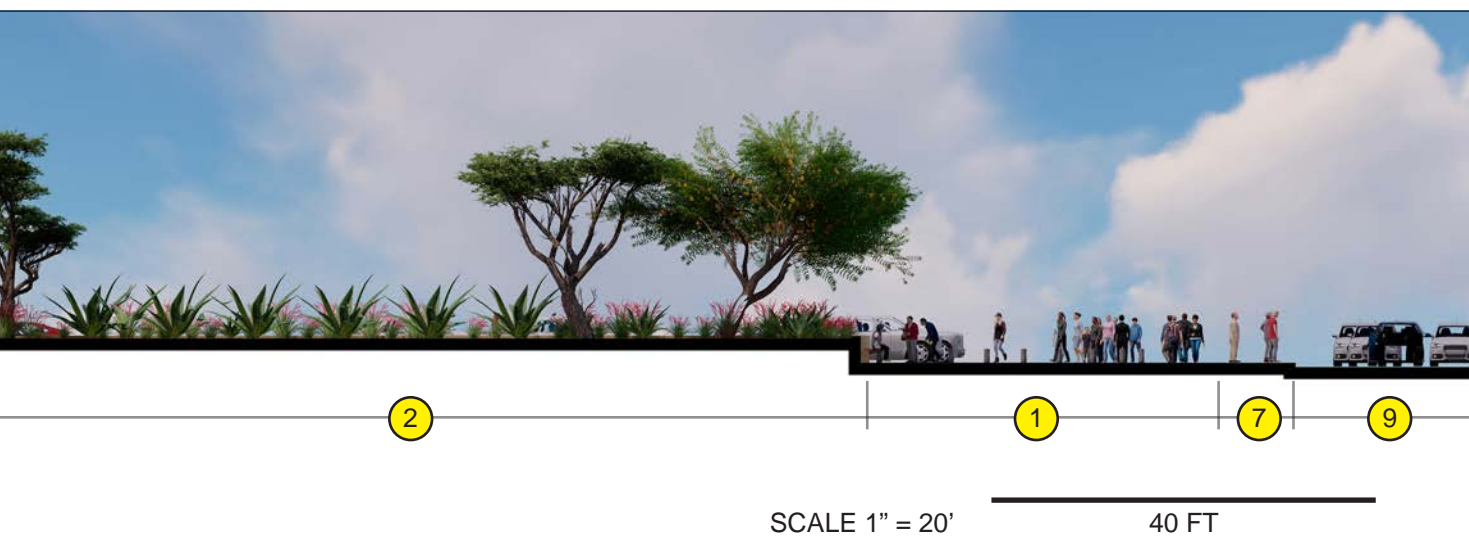
- ① MAIN ENTRANCE
- ② AGAVE GARDENS
- ③ BENCHES
- ④ OPEN SPACE
- ⑤ SERVICE ROAD 16 FT WIDE
- ⑥ PARKING - ADA
- ⑦ CURB EXTENSION
- ⑧ ENTRANCE NEAR OPEN SPACE
- ⑨ STREET PAVING & PEDESTRIAN CROSSING TO BUS AND METRO





SCALE 1" = 40'

80 FT



SCALE 1" = 20'

40 FT

MAIN ENTRANCE

This closer look of the main entrance shows the stylized paving, inspired by an agave rosette, as well as a park sign to welcome visitors, located in one of the agave and companion plant beds placed throughout the park. Warm reds, browns and terra cotta colors in brick and concrete materials are all influenced by the large Hispanic population in Lynwood. Bollards prevent any unauthorized vehicular access.





KEY MAP

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PLANT PALETTE

The following are some of the plants to be used in the agave gardens to clean the soil and air through phytotechnology and plants to be used throughout the park. Categories of plant water needs are provided from Water Use Classification of Landscape Species (WUCOLS) or other sources, like, California Native Plant Society (CALSCAPE).

Zones for Lynwood, CA 90262

U.S. Department of Agriculture (USDA) Plant Hardiness Zone 10b

Sunset Zone 22



Populus trichocarpa
BLACK COTTONWOOD

Native to California & Alaska

Tree height 100 feet & width 30 feet

WUCOLS Moderate/Medium



Ebenopsis ebano
TEXAS EBONY

Native to Texas & Mexico

Tree height 40 feet & width 40 feet

WUCOLS Low



Prosopis glandulosa var. torreyana
MESQUITE

Native to southwestern U.S. & Mexico

Tree height 35 feet & width 35 feet

WUCOLS Low



Acacia stenophylla
SHOESTRING ACACIA

Native to Australia

Tree height 30 feet & width 20 feet

WUCOLS Low



Chilopsis linearis
DESERT WILLOW

Native to California, Texas & Mexico

Tree height 30 feet & width 20 feet

WUCOLS Very Low



Agave americana 'Mediopicta Alba'
CENTURY PLANT

Native to Mexico

Succulent height 4 feet & width 6 feet

WUCOLS Very Low



Agave deserti
DESERT AGAVE

Native to California

Succulent height 3 feet & width 3 feet

CALSCAPE Irrigation Very Low

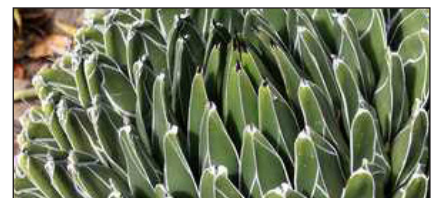


Agave parryi var. truncata
ARTICHOKE AGAVE

Native to Mexico

Succulent height 3 feet & width 4 feet

San Marcos Growers Irrigation Low



Agave victoriae-reginae
QUEEN VICTORIA AGAVE

Native to Mexico

Succulent height <1 foot & width 2 feet

San Marcos Growers Irrigation Low



Cordia Parvifolia
LITTLE-LEAF CORDIA

Native to southwestern U.S. & Mexico
Shrub height 6 feet & width 6 feet
WUCOLS Low



Anisacanthus thurberi
CHUPAROSA

Native to southwestern U.S. & Mexico
Shrub height 5 feet & width 5 feet
WUCOLS Low



Calliandra eriophylla
FAIRYDUSTER

Native to California
Shrub height 3 feet & width 3 feet
WUCOLS Very Low



Leucophyllum candidum 'Silver Cloud'
VIOLET SILVERLEAF

Native to southern Texas & Mexico
Shrub height 5 feet & width 5 feet
WUCOLS Low



Penstemon palmeri
PALMER'S PENSTEMON

Native to California
Perennial height 3.5 feet & width 2 feet
WUCOLS Low



Verbena rigida
SAND PAPER VERBENA

Native to South America
Perennial height 2 feet & width running
WUCOLS Low



Melampodium leucanthum
BLACKFOOT DAISY

Native to Texas, Arizona & Mexico
Perennial height 1 foot & width 2 feet
WUCOLS Low



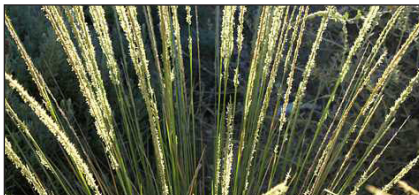
Clematis lasiantha
CHAPARRAL CLEMATIS

Native to California & Baja California
Vine height 15 feet
WUCOLS Very Low



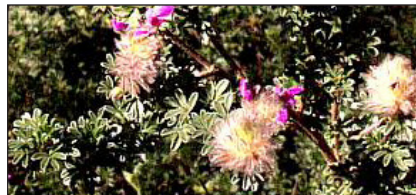
Sporobolus airoides
ALKALAI SACATON

Native to California
Grass height 4 feet & width 2 feet
WUCOLS Low



Muhlenbergia dubia
PINE MUHLY

Native to southwestern U.S.
Grass height 3 feet & width clumping
WUCOLS Low



Dalea greggii
TRAILING INDIGO BUSH

Native to southwestern U.S.
Groundcover height <1 foot & width 4 feet
WUCOLS Low



Helichrysum argyrophyllum
GOLDEN GUINEA EVERLASTING

native to south Africa
Groundcover mat-forming growth habit
Annie's Annuals Irrigation Low

CONCLUSION

This park is much needed in a neighborhood and city where the amount of green space is out of balance with a lot of otherwise heavy industrial land use. Redeveloping a brownfield into a vibrant public space, a series of small green spaces interwoven like the leaves of an agave, will give back to the community some of what they desperately need:

- Recreational opportunities for a **healthier community**,
- Gathering spaces for food, entertainment, and educational activities for **social and economic growth**,
- A landscape with trees and gardens for **more biodiversity** and **cleaner environment**, and
- Improved safer pedestrian crossings for **reintegrating into the community**.



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SOURCES

Page	Source
1 & 86	https://unsplash.com/photos/SU47qRlapkw
4	Google Maps
5	https://www.culturespotmc.com/stories/exploring-montgomery/montgomery-parks-kid-friendly-historical-landmarks-perfect-for-august-visits/ https://lacountyparkneeds.org/final-report/ http://lynwood.ca.us/development_compliance_enforcement_services/building_safety_planning/ https://www.kcet.org/history-society/the-great-migration-creating-a-new-black-identity-in-los-angeles https://www.kcet.org/history-society/a-southern-california-dream-deferred-racial-covenants-in-los-angeles https://en.wikipedia.org/wiki/Lynwood,_California https://ulidigitalmarketing.blob.core.windows.net/ulidcnc/2011/12/20180109_Goodyear-Tract-TAP_WEB.pdf http://www.crala.org/internet-site/Projects/CD9/GoodYearIndustrialTract.cfm https://www.lacitiesan.org/san/faces/home/portal/s-lsh-es/s-lsh-es-si/s-lsh-es-si-b/s-lsh-es-si-b-bss/s-lsh-es-si-b-bss-medsss;jsessionid=d2dtRY5sg3thEKoYKkdugUUFFBndImo_tzP1XqXc61i38AeQKuU!1100403579!-1708335573?_adf.ctrl-state=rju5t066k_1&_afLoop=14022258216035298&_afWindowMode=0&_afWindowId=null#!%40%40%3F_afWindowId%3Dnull%26_afLoop%3D14022258216035298%26_afWindowMode%3D0%26_adf.ctrl-state%3Drju5t066k_5 https://la.curbed.com/2016/5/23/11746802/los-angeles-park-poor http://rftgf.org/PP/pdf-presentations/CityStudies/LosAngeles.pdf?ml=5&mlt=rhuk_milkyway&tmpl=-component#:~:text=Increased%20Property%20Values&text=The%20authors%20found%20that%20for,values%20rose%20by%200.07%20percent. https://lacountyparkneeds.org/wp-content/uploads/2016/05/Executive-Summary.pdf
6	https://www.americanprogress.org/issues/green/reports/2021/06/22/500618/implementing-bidens-justice40-commitment-combat-environmental-racism/
7	https://www.verywellhealth.com/what-is-environmental-health-4158207
9	https://www.shutterstock.com/video/clip-25294358-new-york-september-2011-central-park-people
10	Google Maps
11	Google Earth
12	http://lynwood.ca.us/galleries/lynwood-centennial-origin-story/ https://calisphere.org/item/26d9341360bc35a1239056006cec37be/ https://www.pinterest.com/pin/431149364308378224/ https://news.psu.edu/story/388539/2019/11/06/campus-life/post-world-war-ii-and-eager-penn-state-education http://lynwood.ca.us/galleries/black-history-month-in-the-city-of-lynwood/ http://johnhumble.com/the-freeways/ https://www.dronegenuity.com/projects/lynwood-california-retail/
13	https://maps.latimes.com/neighborhoods/neighborhood/lynwood/
14	https://en.climate-data.org/north-america/united-states-of-america/california/lynwood-15913/#climate-table
15	http://lynwood.ca.us/development_compliance_enforcement_services/building_safety_planning/

Page	Source
16	https://lacountyparkneeds.org/wp-content/root/FinalReportAppendixA/StudyArea_109.pdf https://www.nrpa.org/parks-recreation-magazine/2017/may/how-kids-learn-in-nature/ http://lynwood.ca.us/recreation_community_services/facilities-directory/
17	Google Maps
18	https://www.youtube.com/watch?v=GyaXbaPCS-Q https://dtsc.ca.gov/wp-content/uploads/sites/31/2017/11/3000_East_Imperial_CU_Approval_of_Response_Actions_Eng.pdf https://www3.epa.gov/region1/eco/uep/tph.html
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21-25	Google Earth https://snazzymaps.com/style/8097/wy Diagrams designed in Adobe Illustrator
26	https://www.spsp.org/news-center/blog/schild-irresponsible-athletes-team-success http://www.ontarioparks.com/parksblog/family-picnic/
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40-47	<p>Concept diagrams and sections were created using GoogleEarth as background image, Autocad, and Adobe Illustrator.</p> <p>https://images.search.yahoo.com/search/images;_ylt=Aw9lqv1E0FhJ5gAlWNXNyoA;_ylu=Y29sb-wNncTEEcG9zAzEEdnRpZAMEc2VjA3BpdnM-?p=Agave+parryi+var.+truncata.png&fr2=piv-web&-type=E210US1250G91543&fr=mcafee#id=89&iurl=https%3A%2F%2Fi.pinimg.com%2Foriginals%2F61%2Fc5%2F55%2F61c55503cfe298da2ae82db555a5cea6.jpg&action=click http://www.arrogante-tequila.com/arrogante-tequila-production-highlands-agave.html https://www.mezcalistas.com/pinas/ </p>
46-47	Final Concept diagram was created using GoogleEarth as background image, Autocad, and Adobe Illustrator.
48-49, & 78	Conceptual Design Plan was created using GoogleEarth as background image, Autocad, Rhino, and Lumion.
50-75	Plan enlargments, sections and renderings were created using GoogleEarth as background image, Autocad, Rhino, and Lumion.
51	https://www.anaheim.net/916/Parks-Facilities https://www.pinterest.com/pin/763430574306326005/
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76	https://ucanr.edu/sites/WUCOLS/ https://www.plantmaps.com/90262 https://www.sunsetwesterngardencollection.com/climate-zones/zone/los-angeles-region Populus trichocarpa https://selectree.calpoly.edu/tree-detail/1138 Ebenopsis ebano https://selectree.calpoly.edu/tree-detail/1089 Prosopis glandulosa var. torreyana https://calscape.org/loc-California/Prosopis-glandulosa-(Honey-Mesquite)?srchcr=sc61416a3764da3 https://www.wildflower.org/gallery/result.php?id_image=23914 https://selectree.calpoly.edu/tree-detail/1143 Acacia stenophylla https://selectree.calpoly.edu/tree-detail/1513 Chilopsis linearis https://selectree.calpoly.edu/tree-detail/345 Agave americana ‘Mediopicta ‘Alba’ https://www.smgrowers.com/products/plants/plantdisplay.asp?plant_id=61 https://www.etsy.com/listing/855054493/white-stripe-agave-rare-agave-americana Agave deserti https://calscape.org/Agave-deserti-(Desert-Agave) Agave parryi var. truncata https://www.smgrowers.com/products/plants/plantdisplay.asp?plant_id=2808 Agave victoriae-reginae https://www.smgrowers.com/products/plants/plantdisplay.asp?plant_id=3523

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77	<p><i>Cordia Parvifolia</i> https://cals.arizona.edu/yuma/plant_index/cordia_parvifolia.htm https://mswn.com/plants/cordia-parvifolia-little-leaf-cordia/ http://powo.science.kew.org/taxon/urn:lsid:ipni.org:names:275019-2</p> <p><i>Anisacanthus thurberi</i> https://www.wildflower.org/plants/result.php?id_plant=anth2 http://www.tumamoc.org/Fireflyforest/anisacanthus-thurberi.html</p> <p><i>Calliandra eriophylla</i> https://calscape.org/loc-California/Calliandra-erriophylla-(Fairyduster)?srchcr=sc61416a3764da3</p> <p><i>Leucophyllum candidum</i> 'Silver Cloud' http://www.public.asu.edu/~camartin/plants/Plant%20html%20files/leucophyllumcandidum.HTML http://www.txsmartscape.com/plant-search/plant-details.php?id=952</p> <p><i>Penstemon palmeri</i> https://theodorepayne.org/nativeplantdatabase/index.php?title=Penstemon_palmerii https://calscape.org/loc-California/Penstemon%20palmeri%20(Palmer's%20Penstemon)?newsearch=1 https://www.gardenia.net/plant/penstemon-palmeri</p> <p><i>Verbena rigida</i> https://www.smgrowers.com/products/plants/plantdisplay.asp?plant_id=4261</p> <p><i>Melampodium leucanthum</i> https://www.wildflower.org/plants/result.php?id_plant=mele2</p> <p><i>Clematis lasiantha</i> https://calscape.org/Clematis-lasiantha-(Chaparral-Clematis)</p> <p><i>Sporobolus airoides</i> https://calscape.org/Sporobolus-airoides-(Alkali-Sacaton)</p> <p><i>Muhlenbergia dubia</i> https://www.smgrowers.com/products/plants/plantdisplay.asp?plant_id=3116</p> <p><i>Dalea greggii</i> - Trailing Indigo Bush https://www.smgrowers.com/products/plants/plantdisplay.asp?strSearchText=dalea&plant_id=2391&page=</p> <p><i>Helichrysum argyrophyllum</i> Golden Guinea Everlasting https://www.anniesannuals.com/plants/view/?id=3766 http://pza.sanbi.org/helichrysum-argyrophyllum https://www.emerisa.com/plant/helmog4-h-49/helichrysum-argyrophyllum-moes-gold</p>

