The Bowtie Parcel Master Plan

Brianna Gorton // UCLA LD6 Concept Development // Instructor: Steven Chavez // Summer 2021

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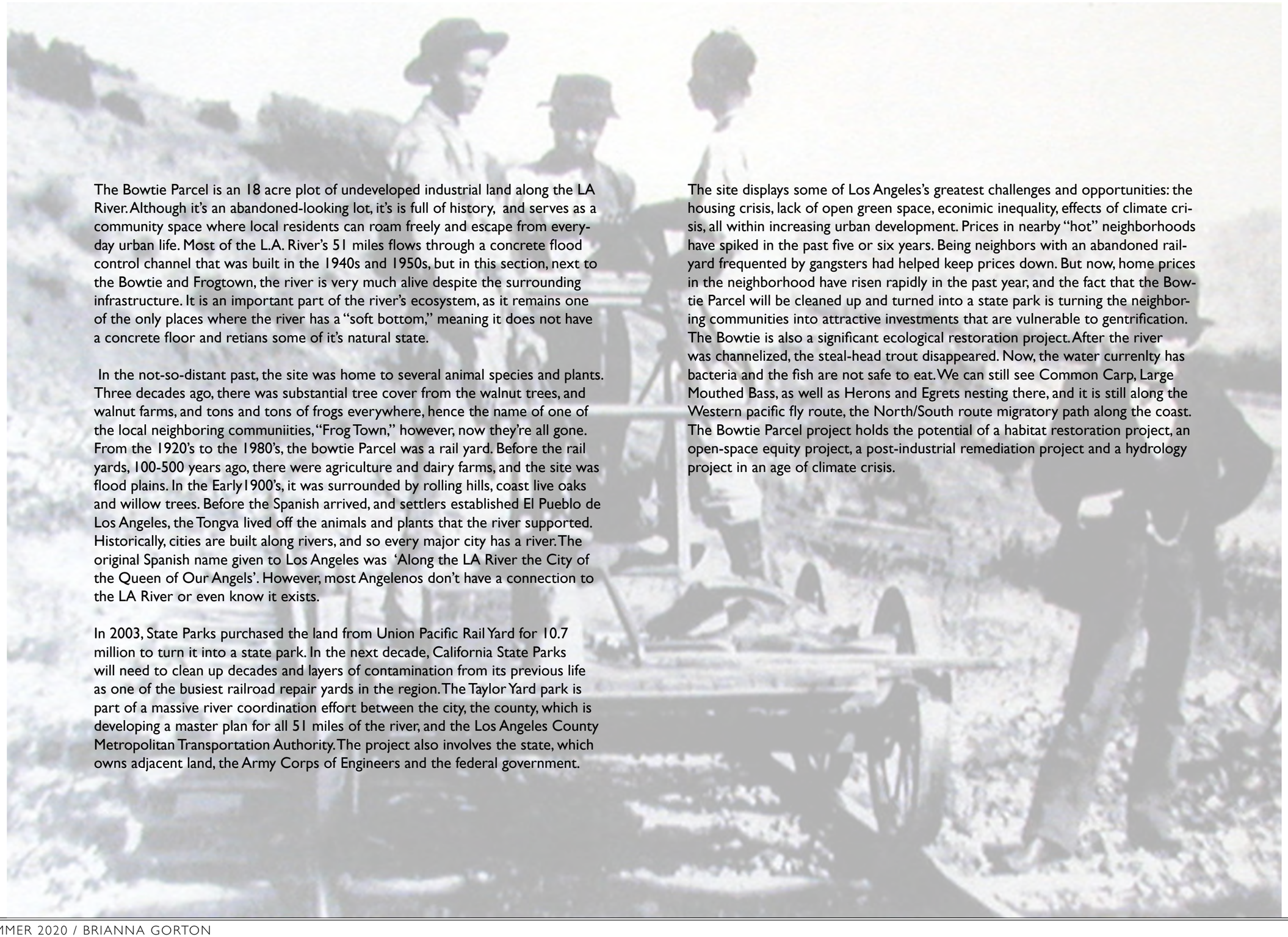
OVERVIEW AND HISTORY



The Bowtie Parcel is an 18 acre plot of undeveloped industrial land along the LA River. Although it's an abandoned-looking lot, it's is full of history, and serves as a community space where local residents can roam freely and escape from everyday urban life. Most of the L.A. River's 51 miles flows through a concrete flood control channel that was built in the 1940s and 1950s, but in this section, next to the Bowtie and Frogtown, the river is very much alive despite the surrounding infrastructure. It is an important part of the river's ecosystem, as it remains one of the only places where the river has a "soft bottom," meaning it does not have a concrete floor and retians some of it's natural state.

In the not-so-distant past, the site was home to several animal species and plants. Three decades ago, there was substantial tree cover from the walnut trees, and walnut farms, and tons and tons of frogs everywhere, hence the name of one of the local neighboring communiities, "Frog Town," however, now they're all gone. From the 1920's to the 1980's, the bowtie Parcel was a rail yard. Before the rail yards, 100-500 years ago, there were agriculture and dairy farms, and the site was flood plains. In the Early1900's, it was surrounded by rolling hills, coast live oaks and willow trees. Before the Spanish arrived, and settlers established El Pueblo de Los Angeles, the Tongva lived off the animals and plants that the river supported. Historically, cities are built along rivers, and so every major city has a river. The original Spanish name given to Los Angeles was 'Along the LA River the City of the Queen of Our Angels'. However, most Angelenos don't have a connection to the LA River or even know it exists.

In 2003, State Parks purchased the land from Union Pacific Rail Yard for 10.7 million to turn it into a state park. In the next decade, California State Parks will need to clean up decades and layers of contamination from its previous life as one of the busiest railroad repair yards in the region. The Taylor Yard park is part of a massive river coordination effort between the city, the county, which is developing a master plan for all 51 miles of the river, and the Los Angeles County Metropolitan Transportation Authority. The project also involves the state, which owns adjacent land, the Army Corps of Engineers and the federal government.

The site displays some of Los Angeles's greatest challenges and opportunities: the housing crisis, lack of open green space, econimic inequality, effects of climate crisis, all within increasing urban development. Prices in nearby "hot" neighborhoods have spiked in the past five or six years. Being neighbors with an abandoned railyard frequented by gangsters had helped keep prices down. But now, home prices in the neighborhood have risen rapidly in the past year, and the fact that the Bowtie Parcel will be cleaned up and turned into a state park is turning the neighboring communities into attractive investments that are vulnerable to gentrification. The Bowtie is also a significant ecological restoration project. After the river was channelized, the steal-head trout disappeared. Now, the water currenlty has bacteria and the fish are not safe to eat. We can still see Common Carp, Large Mouthed Bass, as well as Herons and Egrets nesting there, and it is still along the Western pacific fly route, the North/South route migratory path along the coast. The Bowtie Parcel project holds the potential of a habitat restoration project, an open-space equity project, a post-industrial remediation project and a hydrology project in an age of climate crisis.

SITE HISTORY & TIMELINE

ENVIRONMENT

CULTURE

PRE 1700s-1700

Tongva people tend the land & the native chaparral and coastal sage scrub plant communities, living off the animals and plants the river supported.

The Tongva occupy the region for centuries

1720-1740

1760-1780

1781 - El Pueblo de Los Angeles established. Settlers build a willowpole dam across the LA River

1769 - Portola Expedition records first written words about LA, including the LA River.

1771 - San Gabriel Mission is completed

1800-1820

1835 - Secularization of missions brings first great land rush to split lands into individual rancho grants.

1840-1860

Before rail yards, there was agriculture and dairy farms, Walnut trees and walnut farms.

Pre-Rail Yard, the site was flood plains

1847 - The Treaty of Guadalupe Hidalgo is signed and the Mexican-American War ends. California is ceded over to the United States and S.C. Foster is appointed mayor of LA.

1876 - Southern Pacific Railroad line is completed

1877 - Taylor family settles on east bank of LA River and begins selling farming supplies

1780's - Residential development spreads out from Downtown LA due to expansion of railroads and Silver Lake Dam

1880-1900

Early1900's - surrounded by rolling hills, coast live oaks and willow trees.

1908 - Company land becomes known as "Taylor Yard"

1920-1940

40's and 50's steelhead trout last lived in the waters

Most of the houses are small and colorful, built by Southern Pacific Lines for their workers, so they'd live close by

1925 - Taylor Yard becomes a major rail yard facility

1938 - LA River floods during a 4-day storm. In response, LA River is channelized in concrete resulting in fixed course

1960-1980

3 decades ago there was significant tree cover and frogs Frog Town. 1988 Frogs everywhere. Now, there are no frogs.

1985 - Taylor Yard closes it's long-standing purpose as a freight switching facility

1980's and 1990's - Taylor Yard closed its doors and chain link fences went up to surround it.

2000-2020

Of the native plant of the chaparral and coastal sage scrub there is still Deerweed, coyote brush, mule fat, willows and tall grasses, There are still carp and largemouth bass in the water, as well as herons and egrets nesting there.

2014 - California State Parks & Clockshop partner to activate parcel with art & cultural programming & name it The Bowtie Project

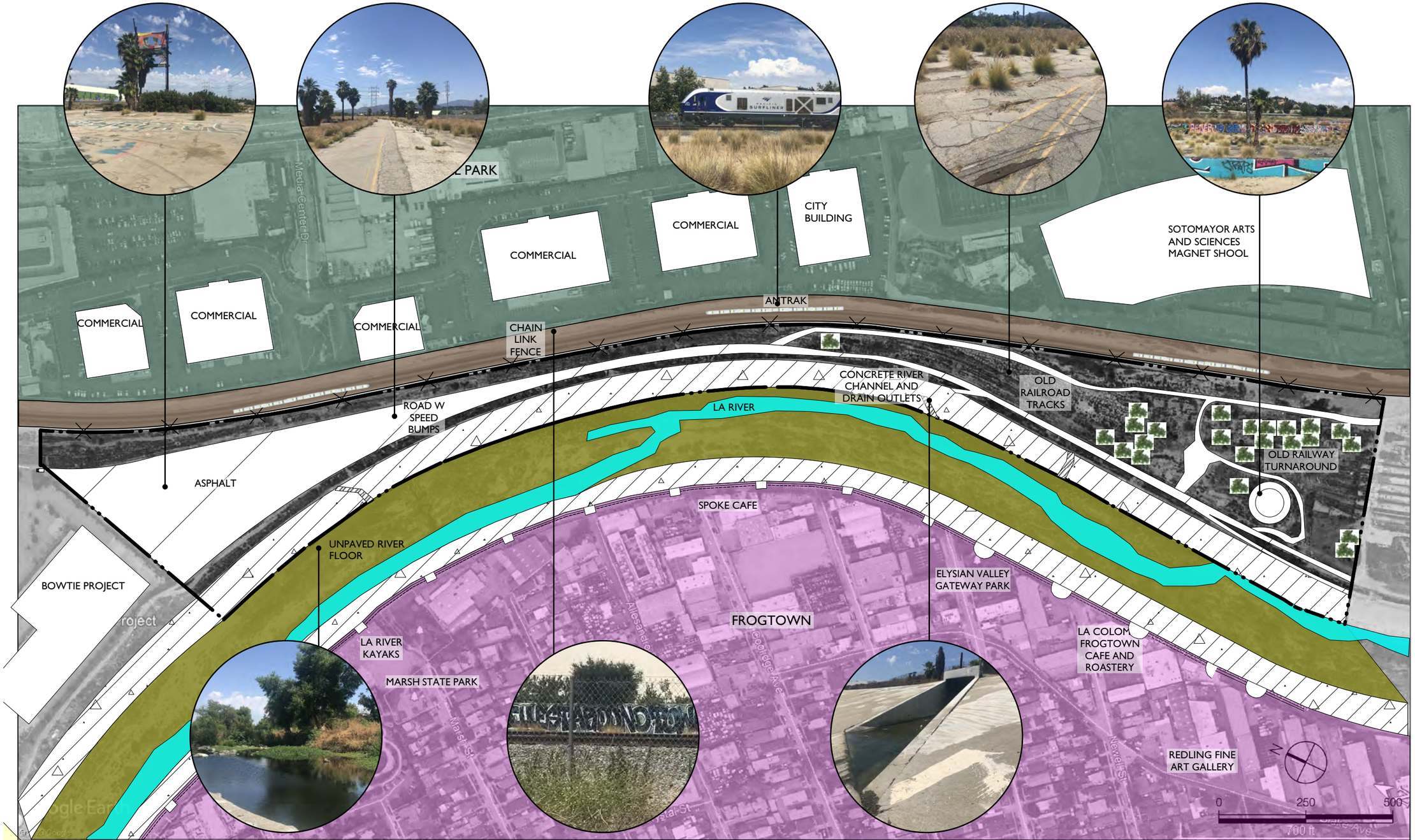
2019 - The City of LA, California State Parks, & The Mountains & Reation & Conservation Authority sign letter of Intent to form the "100-Acre Partnership at Taylor Yard"

2020 - The Nature Conservancy & California State Parks sign agreement to collaborate on 2.5 acre Bowtie Demonstration Project

Current - State Parks will need to clean up decades and layers of contamination from its previous life as one of the busiest railroad repair yards in the region.

Information gathered from Clockshop:
https://clockshop.org/project/bowtie-about/

SITE INVENTORY



LEGEND

- SCOPE OF WORK - 28.5 ACRES
- LA RIVER BIKE PATH
- AMTRAK TRAIN
- CHAIN LINK FENCE
- PAVED
- BUILDINGS IN SITE VIEW
- CONCRETE RIVER CHANNEL
- DAYLIGHT DRAIN
- PALMS

2 FREEWAY

INFO

BOWTIE PARCEL 2899-2853 KERR ST. LOS ANGELES, CA 90039

Sunset Climate Zone 20: Cool Winters in Southern California

EXISTING PLANTS: Palo Verde, Juncus, Black Mustard, Grasses, Willows, Bush Sunflower, Buckwheat, Deerweed, Coyote Brush, Mule Fat

SITE ANALYSIS

SUN PATH
SUMMER SUNRISE

L PARK

Media Center Dr

COMMERCIAL

COMMERCIAL

COMMERCIAL

COMMERCIAL

COMMERCIAL

CITY BUILDING

SOTOMAYOR ARTS AND SCIENCES MAGNET SHOOL

AMTRAK

CHAIN LINK FENCE

ROAD W SPEED BUMPS

CONCRETE RIVER CHANNEL AND DRAIN OUTLETS

OLD RAILROAD TRACKS

LA RIVER

OLD RAILWAY TURNAROUND

ASPHALT

SPOKE CAFE

UNPAVED RIVER FLOOR

BOWTIE PROJECT

ELYSIAN VALLEY GATEWAY PARK

FROGTOWN

Alessandro St

Coolidge Ave

Denby Ave

Knox Ave

Partridge Ave

Crystal St

LA COLOM FROGTOWN CAFE AND ROASTERY

REDLING FINE ART GALLERY

PREVAILING SOUTH WEST WINDS

N

0 250 500

700 ft

2 FREEWAY

LEGEND

SCOPE OF WORK - 28.5 ACRES
LA RIVER BIKE PATH
AMTRAK TRAIN
CHAIN LINK FENCE

PAVED
BUILDINGS IN SITE VIEW
CONCRETE RIVER CHANNEL

DAYLIGHT DRAIN
PALMS
SUMMER SUN PATH
ACCESS POINTS

GOOD VIEWS
BAD VIEWS
NOISE

SUN PATH
SUMMER SUNSET

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SITE CONSTRAINTS

ONLY ONE ACCESS POINT

ELYSIAN NEIGHBORHOOD VULNERABLE TO GENTRIFICATION

VIEWS OF COMMERCIAL BUILDINGS

HIGH SPEED TRAIN AND TRACKS

CONTAMINATED SOIL AND AIR

INVASIVE PLANT SPECIES

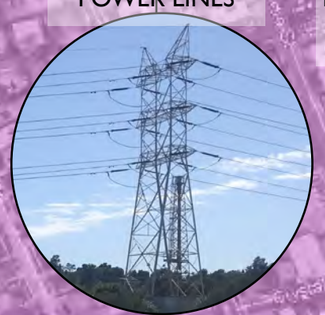
NO PARKING

"THE POCKET" NEIGHBORHOOD VULNERABLE TO GENTRIFICATION

CONCRETE AND ASPHALT PAVING

NO TREE CANOPIES FOR SHADE

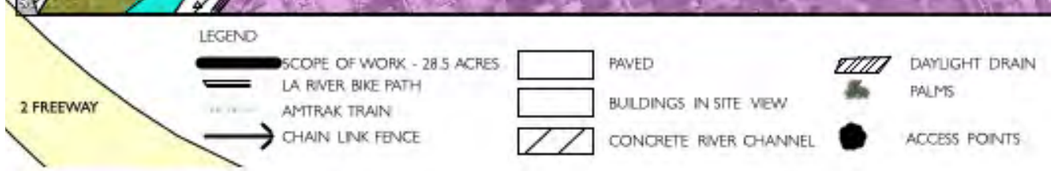
HIGH TENSION POWER LINES



RIVER HAZARD DURING FLOOD EVENTS

FROGTOWN NEIGHBORHOOD VULNERABLE TO GENTRIFICATION

CONCRETE RIVER SIDES AND STORM DRAIN OUTLETS



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SITE OPPORTUNITIES

ONE OF 4 ACCESS POINTS WITH DISTINCT SIGNAGE AND ENTRANCES

COMBAT ELYSIAN NEIGHBORHOOD GENTRIFICATION

ADD SOIL AND LARGE SHRUBS TO CREATE TOPOGRAPHY AND SCREENING

CREATE ACCESSIBLE METRO STATION WITH ACCESS BRIDGE

PLANT NATIVE OAK TREES AND ADD TOPOGRAPHY TO REDUCE SOIL AND AIR CONTAMINATION

REMOVE INVASIVE PLANT SPECIES AND ADD NATIVE PLANTINGS AND HYDROSEED

PLANT LARGE SHADE TREES

ADD PARKING STRUCTURE

REMOVE CONCRETE AND ASPHALT PAVING

ADD WETLAND AND STORM DRAIN MAMAGEMENT

ADD RENEWABLE ENERGY SOURCES

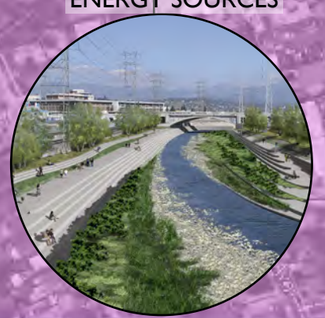
ADD GREEN INFRASTRUCTURE BRIDGES FOR ACCESS

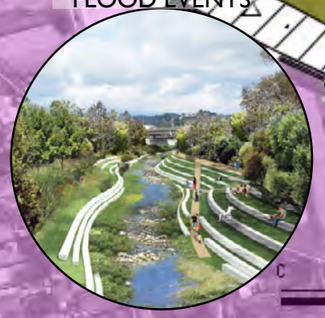
REMOVE CONCRETE RIVER SIDES AND STORM DRAIN OUTLETS

WIDEN RIVER TO ALLOW FOR FLOOD EVENTS

CONNECT TO G-2 PARCEL

COMBAT "THE POCKET" NEIGHBORHOOD GENTRIFICATION





LEGEND

SCOPE OF WORK - 28.5 ACRES
LA RIVER BIKE PATH
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PALMS
ACCESS POINTS

2 FREEWAY

COMBAT FROGTOWN NEIGHBORHOOD GENTRIFICATION

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PRECEDENT CASE STUDY 1 - Detroit West Riverfront Park, Ralph C. Wilson, Jr. Centennial Park Fall 2021

RALPH C. WILSON JR. PARK
Detroit, MI (2018–ongoing)
Brooklyn Bridge Designer, Michael Van Valkenburgh Associates
20 Acres, former newspaper printing facility into green oasis.

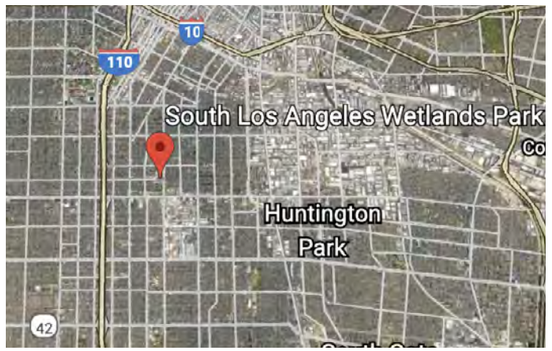
The Ralph C. Wilson, Jr. Foundation is committing $40 million for the new park and $10 million for long-term sustainability along the riverfront. Construction begins in fall 2021.

The transformation will include a tree-lined promenade, a cove with a beach for swimming, a large performance shell, a stone isle for wildlife, and areas for play, nature, and relaxation. Visi tors will now have access to the Detroit River.

"Ralph C. Wilson Jr. Centennial Park in Detroit will increase urban sustainability by reinvigorating a derelict site and enhancing the dynamic interface between river and city. The new 22-acre park will engage the river, breaking down the static sea wall that currently defines the length of the Detroit waterfront. "The Cove" -- a dramatic 1.5-acre inlet framed by two long stone jetties — will make water a central experience of the park. The expanded shoreline increases habitat for vegetation, birds, and aquatic wildlife. A sandy beach, rocky edge, preserved sea wall, and freshwater wetland will provide new experiences of nature in the city for people of varied ages and abilities.

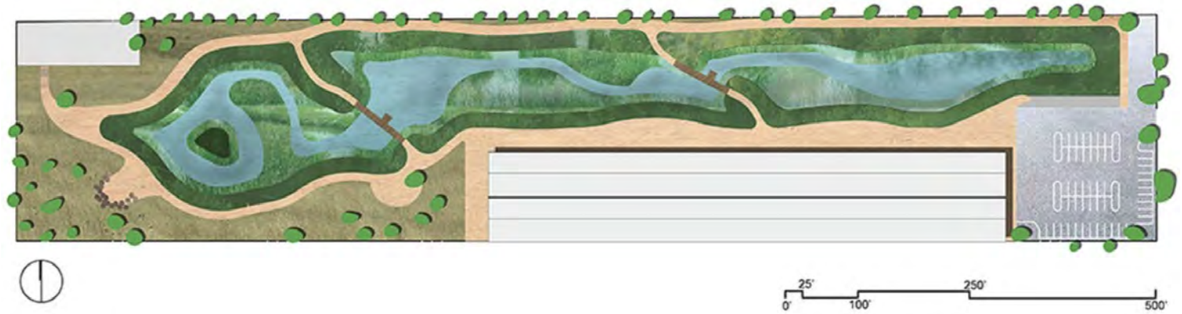
Connectivity is woven into the park's structure, helping to catalyze an emerging constellation of green spaces within southwestern Detroit. Extensive community outreach guided park programming, which will offer a variety of recreational opportunities — including community center programs, nature education, picnic areas, fishing and contemplative river-viewing. The park is also anticipated to have economic benefits, bringing increased activity to nearby businesses. Selected to lead the design in 2018, MVVA will complete the construction documents for Ralph C. Wilson Jr., Centennial Park in early 2020, with anticipated completion of construction in 2023." - Michael Van Valkenburgh Associates

PRECEDENT CASE STUDY II - South LA Wetland Park



Designer: Psomas, Mia Lehrer + Associates
Project Type: Park/Open space
Wetland creation/restoration
Former Land Use: Brownfield
Location: 5413 Avalon Boulevard, Los Angeles, California 90011
Climate Zone: Hot-summer Mediterranean
Size: 9 acres
Budget: $12.4 million
Completion Date:2011

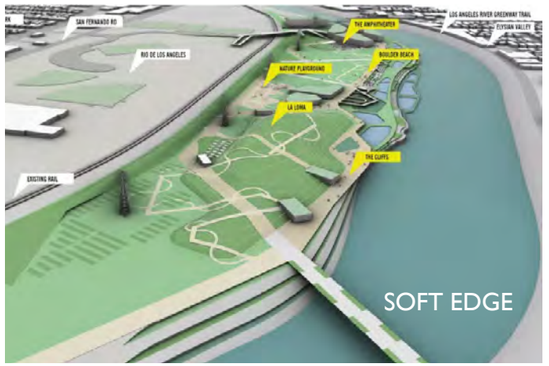
ENVIRONMENTAL BENEFITS:
• Treats up to 14,000 gallons of stormwater runoff from the 525-acre watershed per day. This is sufficient capacity to treat all runoff during the dry season.
• Removes an estimated 100% of oil and grease, 75% of bacteria, 96% of total suspended solids, 41% of nitrate, and 34% of phosphorous from stormwater runoff.
• Generates 8,081 kWh of energy annually, or 66% of the site's total energy use. This saves $1,700 in energy costs each year.
• Sequesters an estimated 1.82 tons of atmospheric carbon annually in trees, the carbon equivalent of driving a single passenger vehicle almost 4,000

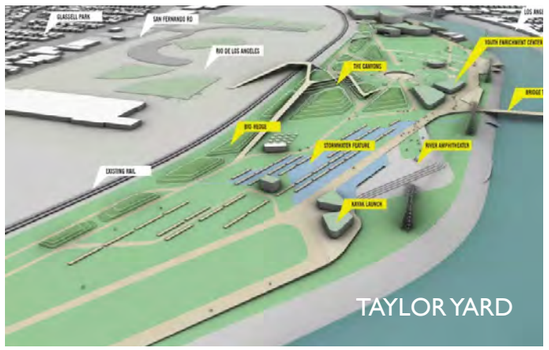


South Los Angeles Wetland Park is a transformation of a former bus yard and brownfield, at the center of a densely populated community, into a functional and attractive California landscape. The park, which is located within the Los Angeles River Watershed, captures and treats urban stormwater runoff through a wetland with riparian and emergent marsh habitat at the center, while addressing environmental justice and social equity by creating a neighborhood-rejuvenating amenity in a historically underserved community. The park was constructed with Proposition O funding, which supports public health and the fulfillment of Federal Clean Water Act requirements. It treats urban runoff from a 525-acre watershed in an innovative way by routing water from the existing traditional piped stormwater management system through a 81,760-sf constructed wetland system. The park serves as a place for the community with a series of trails, boardwalks, observation decks, picnic areas, a natural rock-garden seating area, and educational signage. Storm water arriving by a pipe drain under San Pedro is detoured into a small treatment facility that filters away trash and chemicals, such as oil from city streets. The water then takes a circular trip in an underground pipe around the park before being delivered into the pools, where bacteria naturally cleans up the remaining pollutants. The cleaner water is sent on its way to the Los Angeles River where it makes its way to the ocean.

During a hard rain, this artificial wetland can handle up to 680,000 gallons of stormwater per day.

PRECEDENT CASE STUDY III - Taylor Yard G2 Park Project





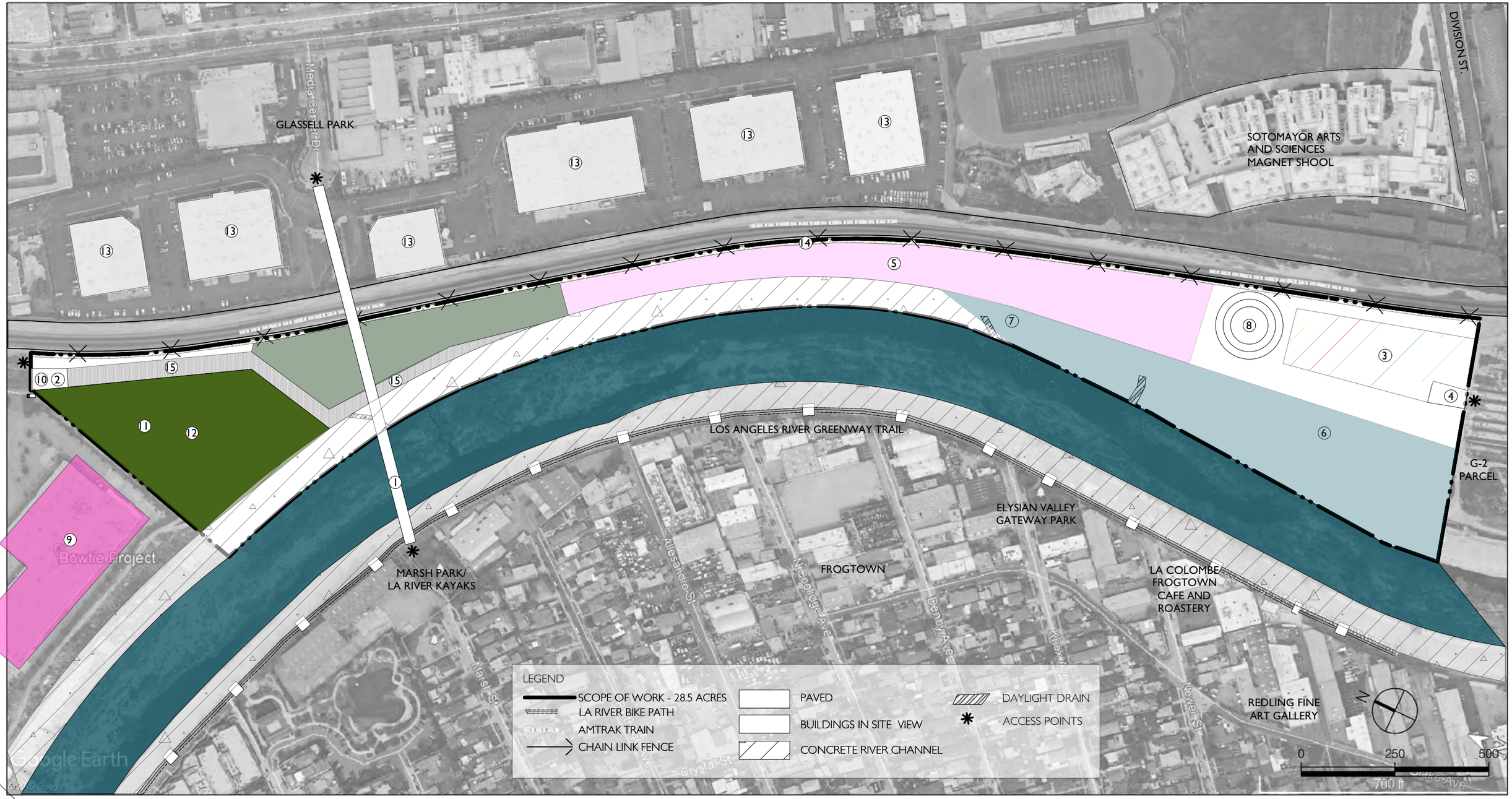
- 2017 City of Los Angeles paid $60 million for the 42-acre parcel.
- Complete remediation and redevelopment of Taylor Yard will take nearly a decade, with sections of the riverbank opening to the public in phases starting in three to five years.
- Because the contaminated industrial site requires soil remediation, the design team looked to create new topographies: soft hills dotted with oaks and sycamores and an overlook inspired by surrounding ridgelines.

SOFT EDGE | PROPOSED SITE FEATURES AND PROGRAM ELEMENTS

- The City of Los Angeles Bureau of Engineering (Engineering) has completed the final draft Taylor Yard G2 River Park Project Implementation Feasibility Report (IFR).
- Santa Monica Mountains Conservancy approved path to link Bowtie parcel to the G2 parcel.
- The paseo is expected to be completed by the end of 2023, according to project documents.

"Concrete removal became an official priority when the U.S. Army Corps of Engineer and the city together endorsed a plan to restore habitat along 11 miles of the river, which specifically calls for widening the channel at Taylor Yard. Although, architect Frank Gehry, who has been working with Los Angeles County to update its river Master Plan, has said several times that he does not believe the concrete can be removed, and has apparently shifted his focus to building parks on platforms over the river. Instead of transforming the river itself, planners could look for opportunities to add parks and habitats around its margins. "Christopher Hawthorne, the city's chief design officer, told the L.A. Times that the city sees G2 as, among other things, "a water reclamation project in a time of climate change." But Winter and River Project see the city's plans so far as a sign that the "the future of Parcel G2 may be diverging" from a vision focused on natural spaces and systems: "the designs they put on the table did not incorporate any scientific information" to indicate how they would affect the river's hydrology or habitat; whereas they do include 4.5 acres of planned buildings. ..Winter points out that building these structures would itself increase the project's carbon budget, at a time when L.A. is positioning itself as a leader on urban climate adaptation. "When you can have ecosystems that reduce rather than create carbon, you want to take advantage of that as much as possible."" - KCET FOLAR and other advocates strongly oppose the yards concept and urges the city to develop the soft edge and island concepts further.

DESIGN ALTERNATIVE 1 - BOULDER BEACH



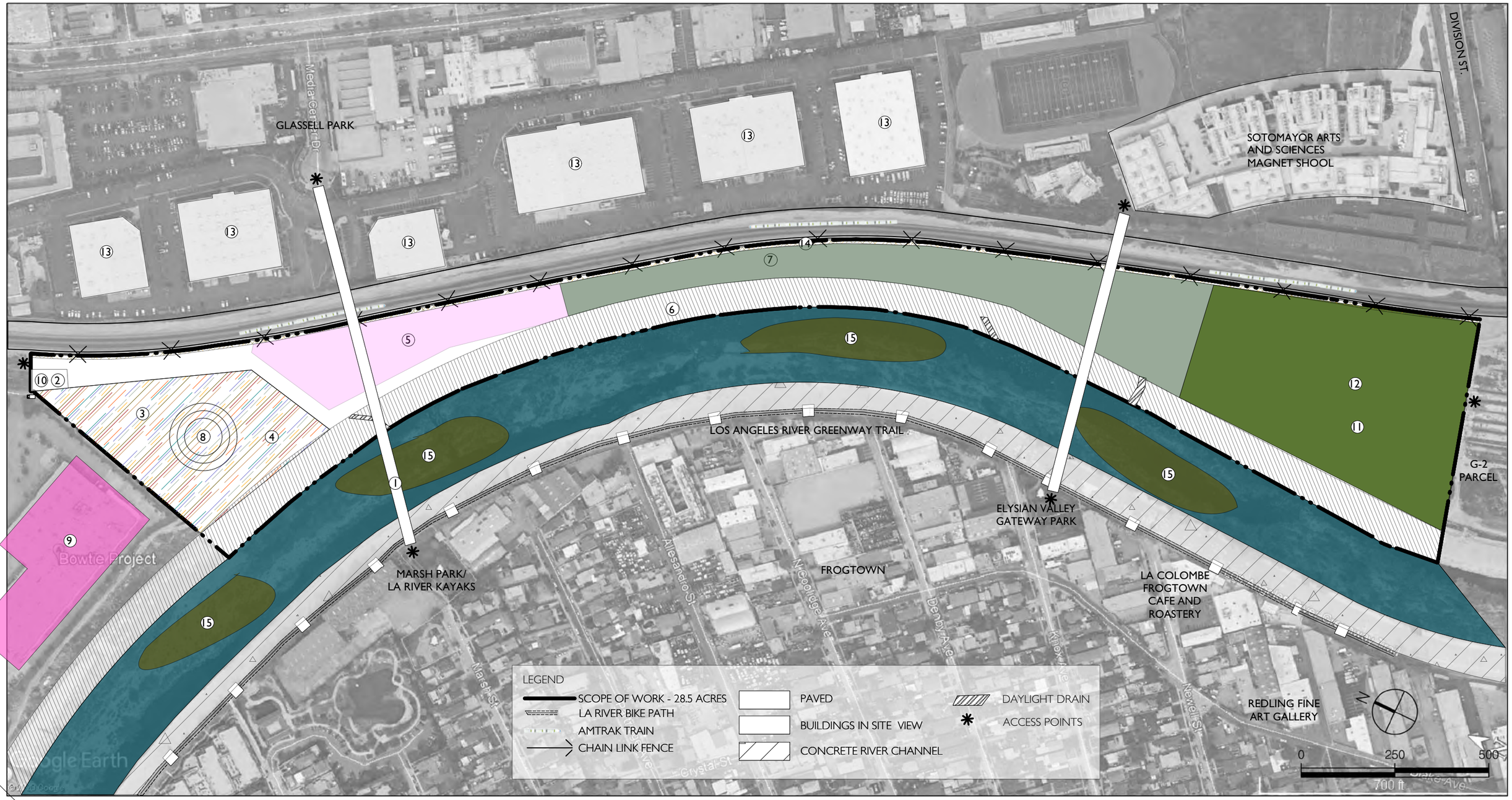
2 FREEWAY

SITE FEATURES

1. GLASSELL/MARSH BRIDGE
2. NATIVE PLANT NURSERY
3. EDIBLE GARDEN/ORCHARD
4. FARM TO TABLE CAFE
5. MEADOW
6. BOULDER BEACH
7. RIVER STEPS
8. AMPHITHEATER
9. PARKING
10. EDUCATION CENTER
11. BIOSWALE
12. WETLAND
13. HOUSING
14. PLANTED/SCREENING
15. VIEWING DECKS

BOWTIE PARCEL 2899-2853 KERR ST. LOS ANGELES, CA 90039
Sunset Climate Zone 20: Cool Winters in Southern California

DESIGN ALTERNATIVE 2 - VIEWING DECKS



SITE FEATURES

1. GLASSELL/MARSH BRIDGE
2. NATIVE PLANT NURSERY
3. EDIBLE GARDEN/ORCHARD
4. FARM TO TABLE CAFE
5. MEADOW
6. VIEWING DOCKS
7. FOREST
8. AMPHITHEATER
9. PARKING
10. EDUCATION CENTER
11. BIOSWALE
12. WETLAND
13. HOUSING
14. PLANTED/SCREENING
15. VIEWING DECKS

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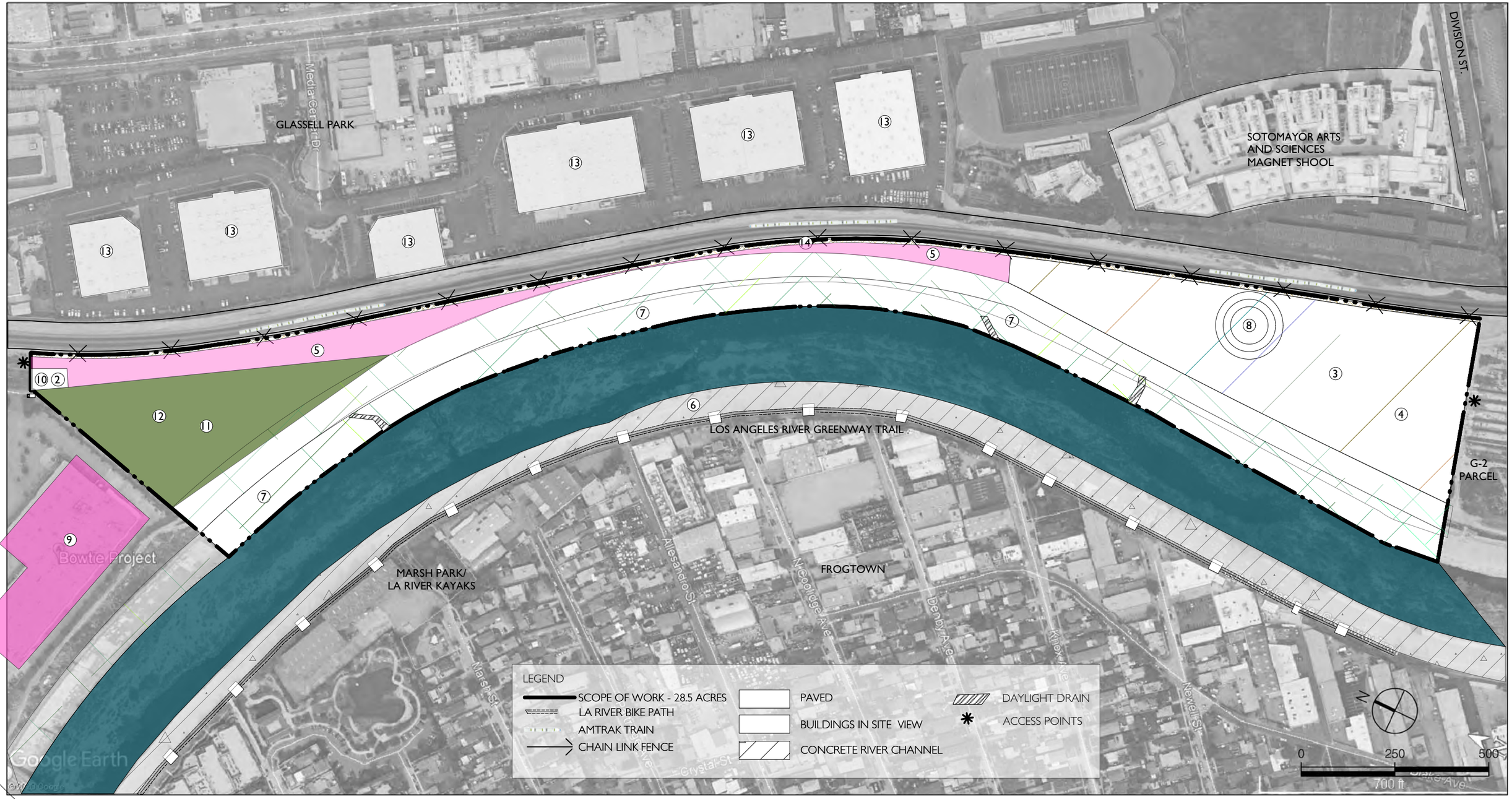
DESIGN ALTERNATIVE 3 - RIVER STEPS



SITE FEATURES

1. GLASSELL/MARSH BRIDGE
2. NATIVE PLANT NURSERY
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5. MEADOW
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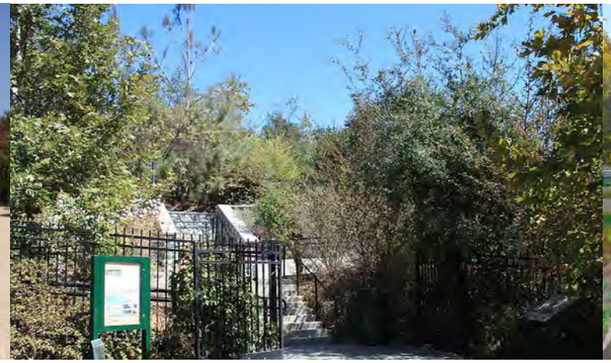
DESIGN INTENT

Bowtie Ecological Refuge is a regenerative, restorative, ecological design project. Empasis is placed on connectivity to the local neighborhoods, which includes a green affordable housing infrustructure, via walking, bicycle and train. The vegetation is comprised of all California native and edible plants, which are irrigated from water runoff from the local streets and water form the LA river, that is cleaned by the wetland and bioswale. The site provides for research, education and community participation in regenerative practices, reversing imapacts of climate crisis, and the ecological value in native/edible plants and the fauna they support.

South LA Wetland Park



Vista Hermosa Natural Park, Entrance

LA River Revitalization Plan

Vista Hermosa Natural Park, Boulders

Vista Hermosa Natural Park, Trails

Vista Hermosa Natural Park, Nature Play

LA River Revitalization Plan, Bridge

Detroit Waterfront Park, Beach

The Trails Cafe, Griffith Park

Nature Play, River Logs

LA Historic Park Connection, River Steps

Austin Bat Bridge

LA River Revitalization Plan, Soft Edges

LA River Revitalization Plan, Soft Edges

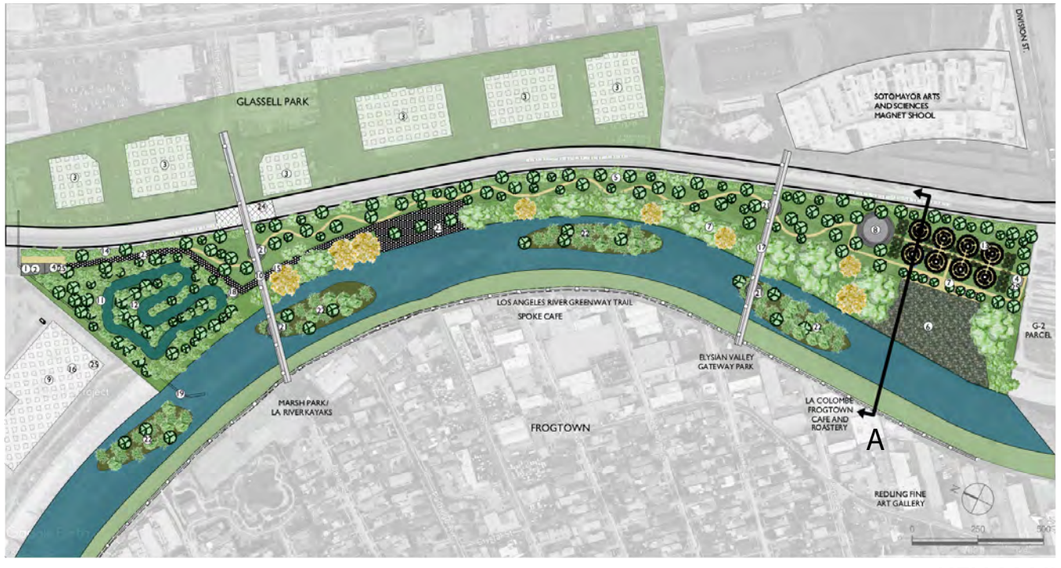
Huntington Gardens, The Ranch

DESIGN - BOWTIE ECOLOGICAL REFUGE

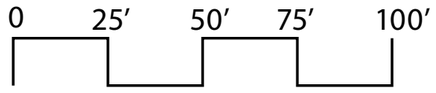
SITE FEATURES

1. EDUCATION/WELCOME CENTER
2. NATIVE PLANT NURSERY
3. AFFORDABLE HOUSING
4. FARM TO TABLE CAFE
5. MEADOW
6. BOULDER BEACH
7. PICNIC AREA
8. AMPHITHEATER
9. ELECTRIC VEHICLE PARKING STRUCTURE
10. GLASSELL/MARSH BRIDGE
11. BIOSWALE
12. WETLAND
13. EDIBLE GARDEN/ORCHARD
14. PLANTED/SCREENING
15. VIEWING DECKS
16. SOLAR PANEL ROOFTOPS
17. ELYSIAN/SOTOMAYOR BRIDGE
18. UNDERGROUND CISTERN FOR SITE IRRIGATION
19. WETLAND INLET PIPE
20. BIKE PATH
21. SPIRAL PEDESTRIAN RAMPS
22. ISLANDS
23. VIEWING DECK
24. TRAIN STATION PLATFORM
25. RESTROOMS

SECTION A

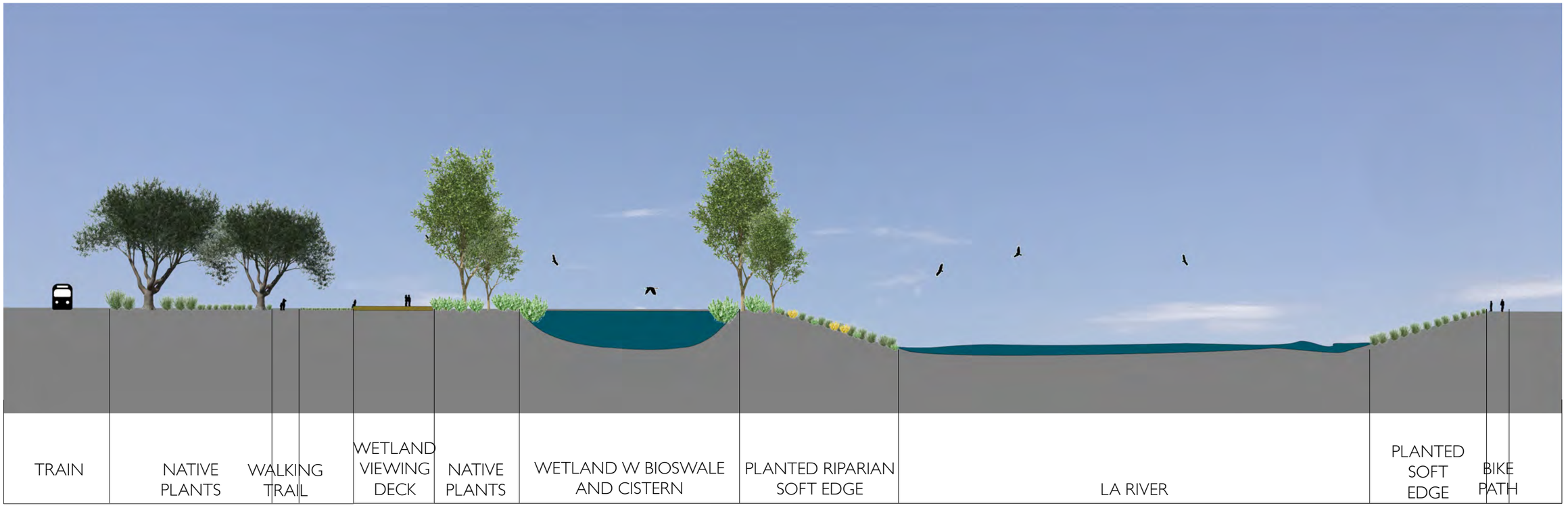


KEY MAP



SCALE: 1" = 50'-0"

SECTION B



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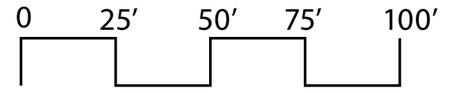

SCALE: 1" = 50'-0"

PERSPECTIVE I - RIVER DECK

PERSPECTIVE II - BOWTIE CAFE AND NURSERY

PERSPECTIVE III - BRIDGE OVERLOOK TO WETLAND

PLEASE VIEW THE WALKTHROUGH VIDEO:
https://www.youtube.com/watch?v=XrGRHRXnYSg