

The Looping Bowtie Parcel Master Plan

UCLA LD6: Concept Development / Instructor: Steven Chavez

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Site Address: The Bowtie Parcel G1, 2899-2853 Kerr St, Los Angeles, Ca 90039

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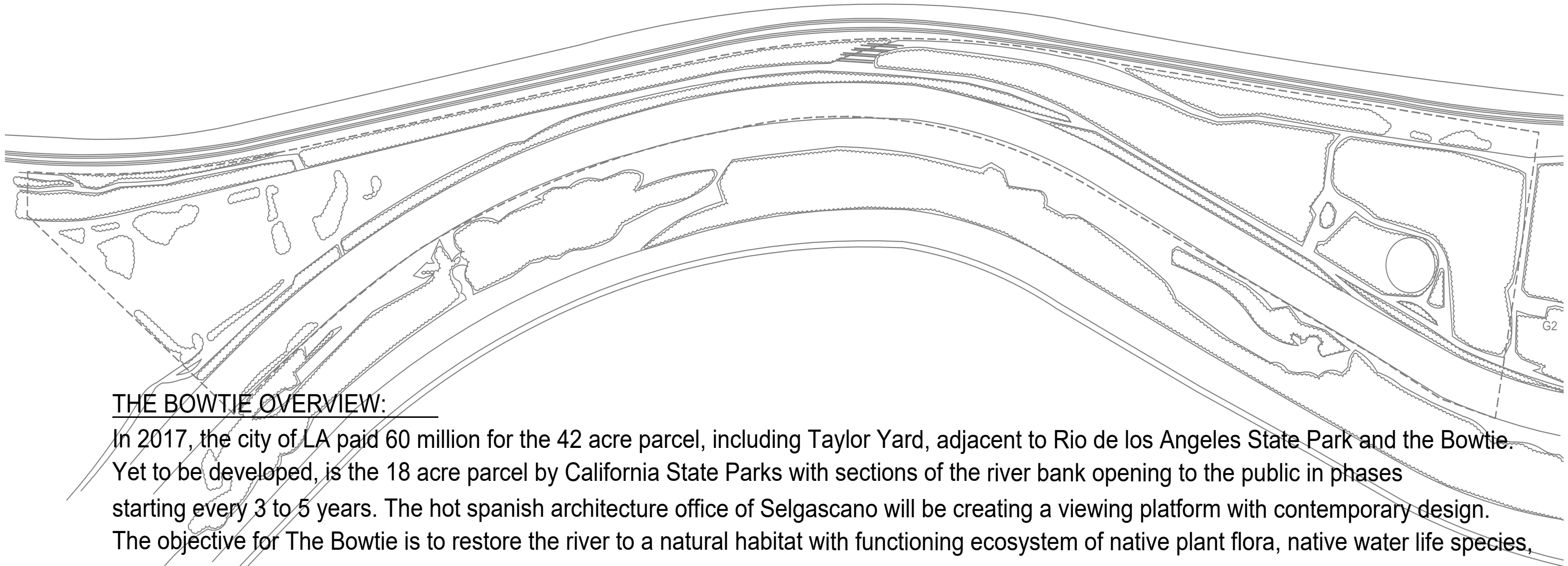
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OVERVIEW AND HISTORY



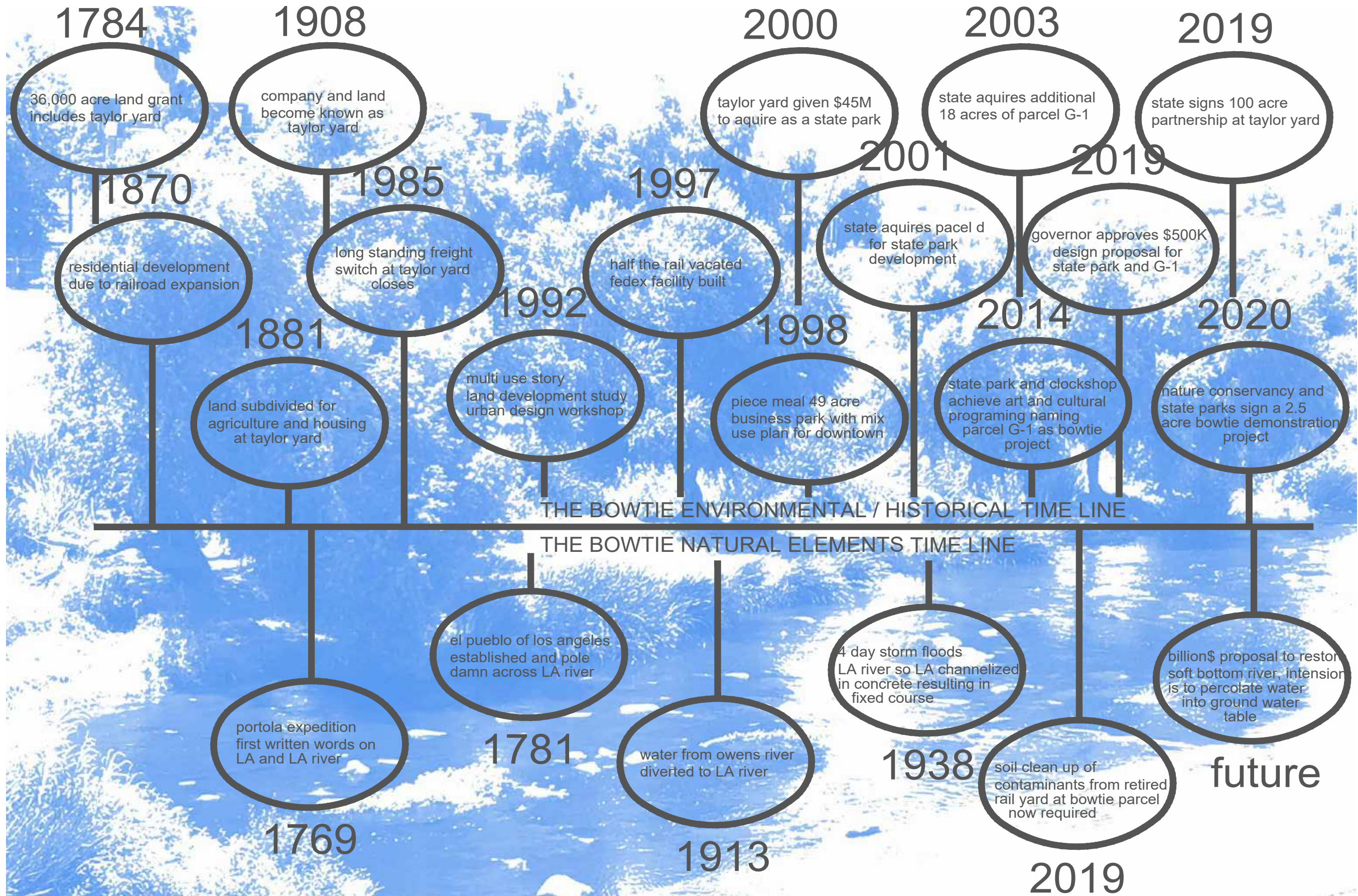
THE BOWTIE OVERVIEW:

In 2017, the city of LA paid 60 million for the 42 acre parcel, including Taylor Yard, adjacent to Rio de los Angeles State Park and the Bowtie. Yet to be developed, is the 18 acre parcel by California State Parks with sections of the river bank opening to the public in phases starting every 3 to 5 years. The hot spanish architecture office of Selgascano will be creating a viewing platform with contemporary design. The objective for The Bowtie is to restore the river to a natural habitat with functioning ecosystem of native plant flora, native water life species, and native plantings for wildlife to reside with in, focusing on nature and passive recreation.

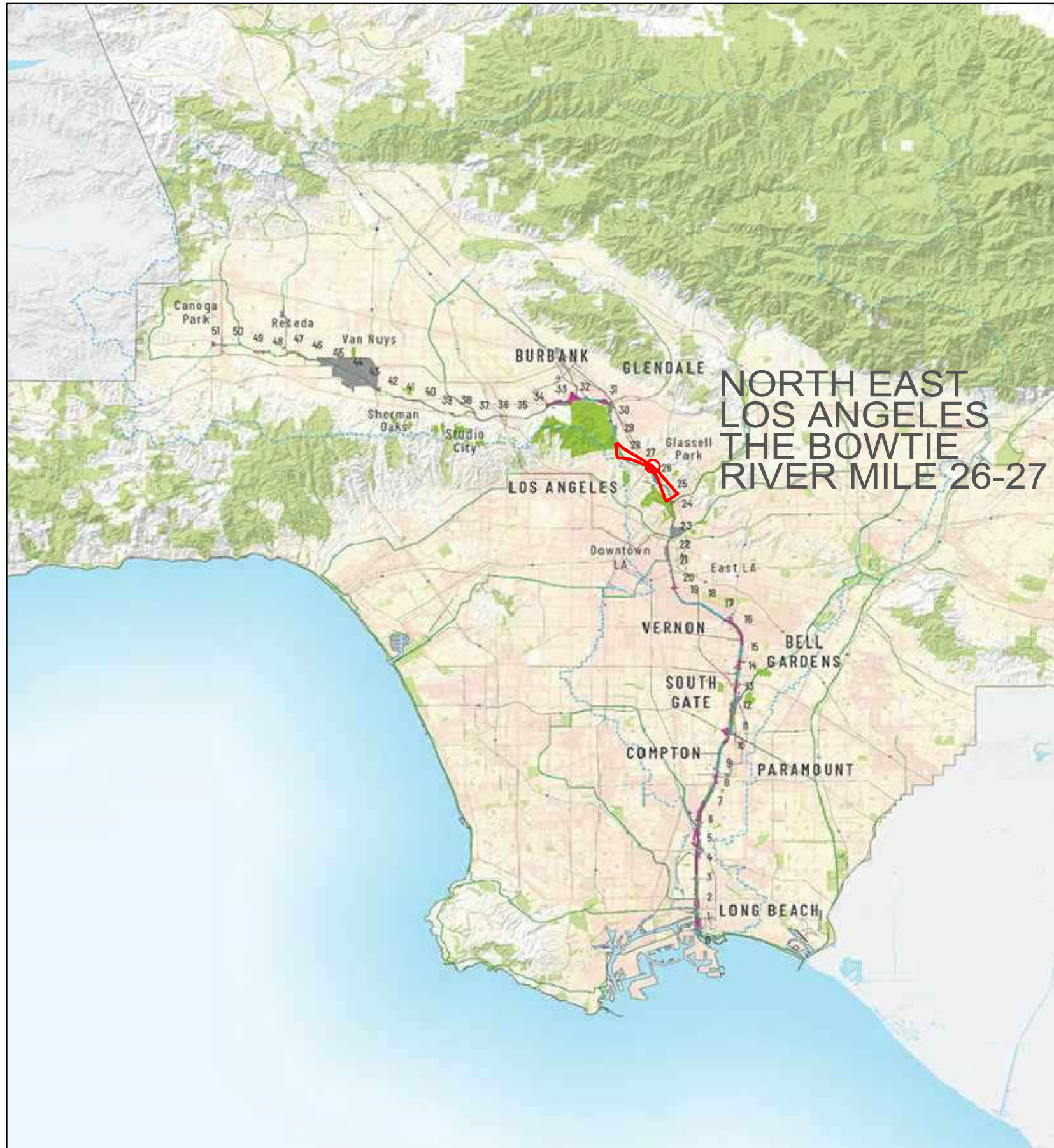
The Bowtie is currently 18 acres of undeveloped industrial land along the Los Angeles River in the city's northeast, which will one day be restored into vibrant greenspace that will bring back native wildlife and plants. The bowtie-shaped parcel is already in discussion for being a brownfield that was a former headquarters of Southern Pacific Railroad and will require remediation of the contaminated soils.

Local community residents advocate for a vision to revitalize 100 acres of the area into park space. In 2003, the California State Parks Department bought the Bowtie property to preserve the land for nature conservation and support efforts to restore the Los Angeles River. When complete, the Bowtie will be part of neighboring Rio de Los Angeles State. This area of the Los Angeles River is an important part of the river's ecosystem, one of the only places where the river has a "soft bottom", meaning it does not have a concrete bed and is still in its natural state. When completed, the park will provide native habitat that will help bring wildlife back to the LA River.

SITE HISTORY TIMELINE



VICINITY MAP



“If forested parks are the ‘lungs of the city’ as Landscape Architects have claimed, healthy riparian (stream) systems are the ‘kidneys of the city.’”
by LID Design Manuel

EXISTING SITE IMAGES



ENTRY TO BOWTIE



RIVER CORRIDOR



SOFT BOTTOM LA RIVER



TRAIN TRACKS



EXISTING
SITE PHOTOS

BOWTIE PARCEL G1



CLOCKSHOP
ART WORK



ACROSS THE
RIVER CHANNEL

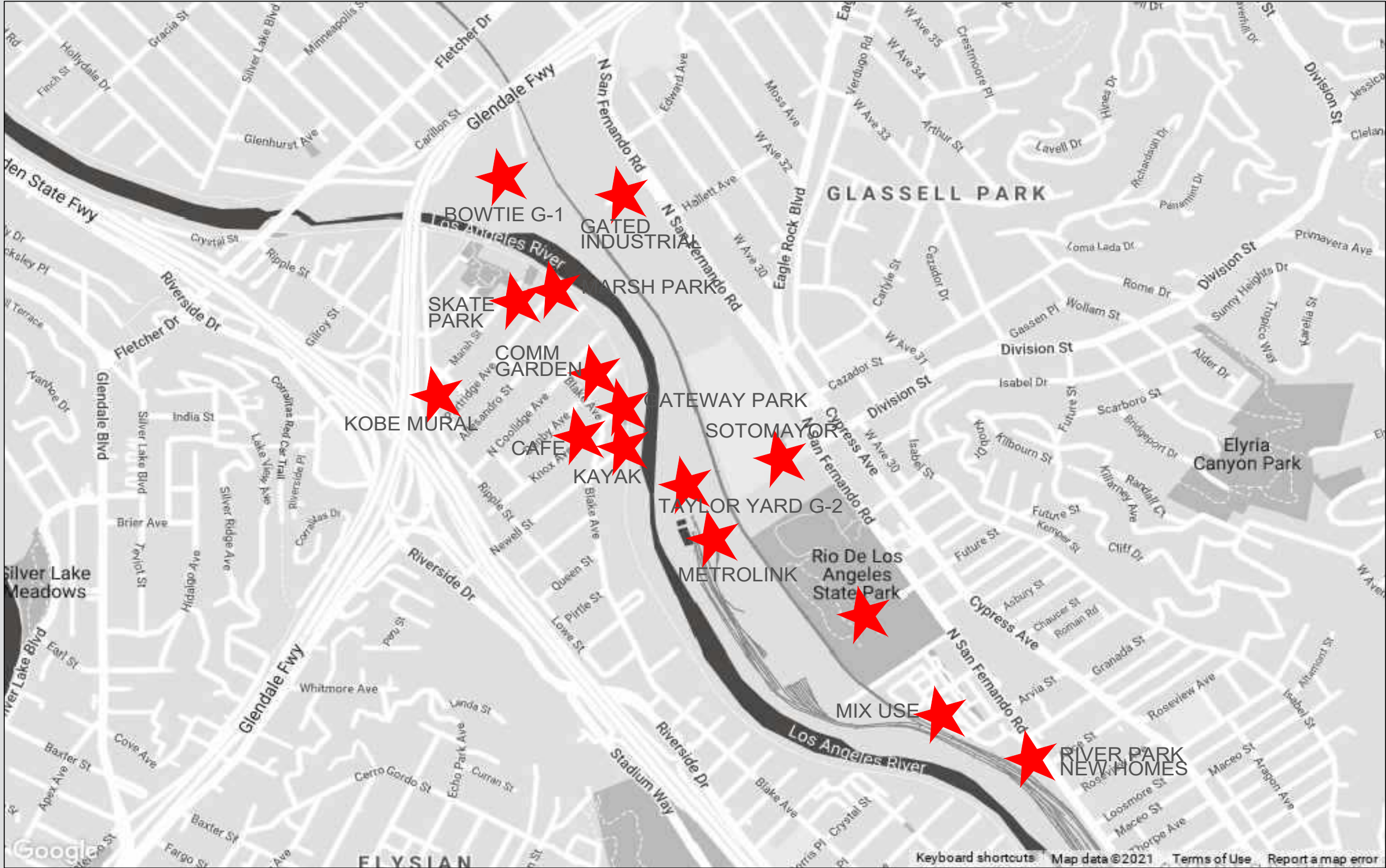


POWER LINES
ALONG RIVER



OUTSIDE VICINITY MAP

OUTSIDE VICINITY TO BOWTIE PARCEL G-1



OUTSIDE VICINITY IMAGES



industrial



sotomayor
gated

rio de los angeles
state park



metrolink



mix use



frog town bike path

OUTSIDE VICINITY TO
BOWTIE PARCEL G1

marsh park



outdoor dining



elysian
community
garden



frog town architect



skate park



kobe mural

la river view from
frog
town



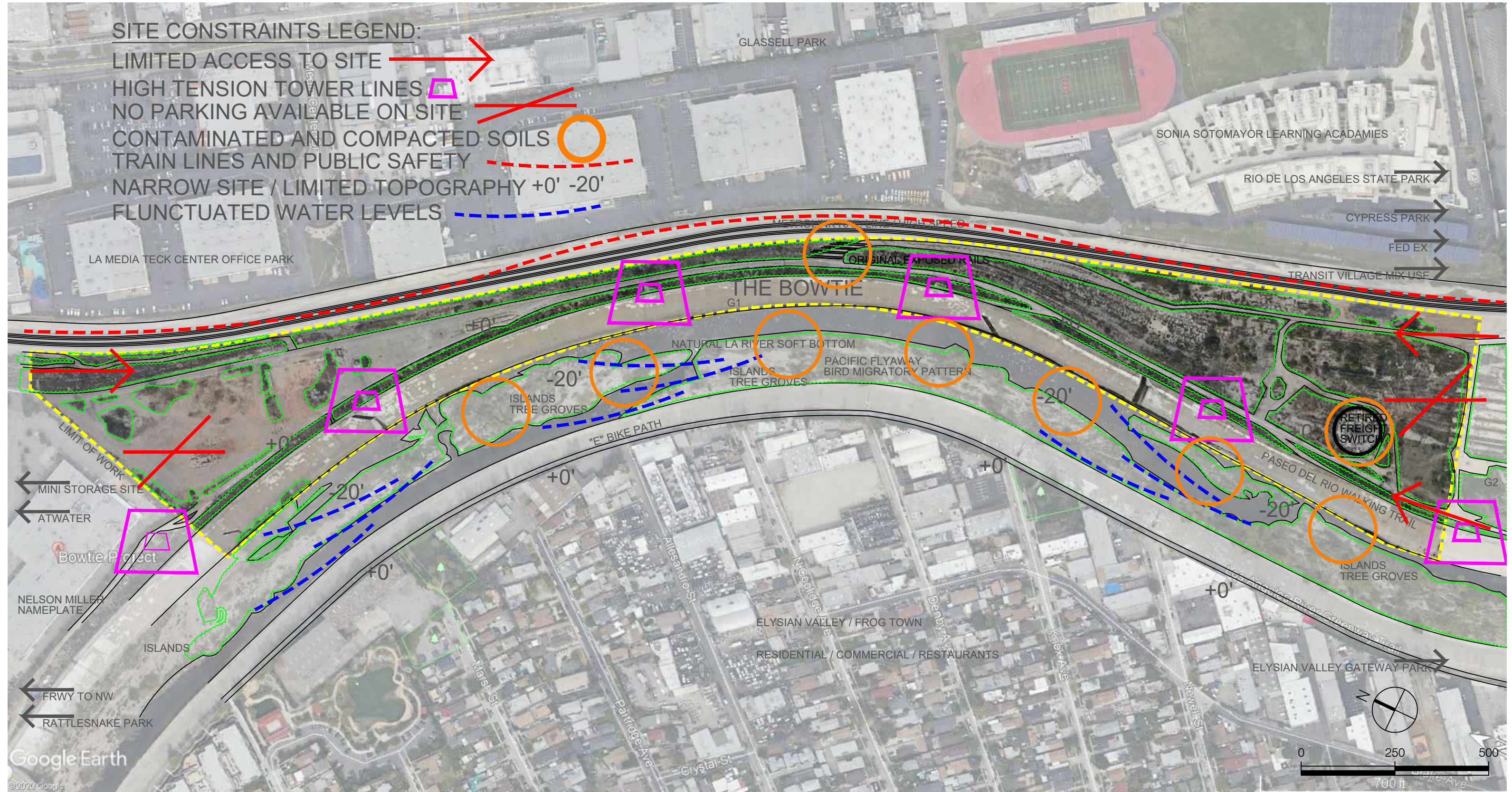
SITE INVENTORY



SITE ANALYSIS



SITE CONSTRAINTS



SITE CONSTRAINT IMAGES

LIMITED ACCESS



WEAK CONNECTIONS BETWEEN THE BOWTIE PARCEL AND THE CITY COMMUNITY, STORE FRONTS AND RIVER

HIGH TENSION TOWER LINES



BURY NOISE AND CANCEROUS RADIO ACTIVE ENERGY WAVES

NO PARKING



WITH LIMITED VEHICLE ACCES TO PROPERTY AND NO EXISTING PARKING STALLS

CONTAMINATED COMPACTED SOILS



WEAK CONNECTIONS BETWEEN THE BOWTIE PARCEL AND THE CITY COMMUNITY, STORE FRONTS, AND RIVER

SITE CONSTRAINTS

BOWTIE PARCEL G1

TRAIN LINES



PUBLIC SAFETY AND KEEP ESSENTIAL CONNECTION TO CITY

NARROW SITE LIMITED TOPO



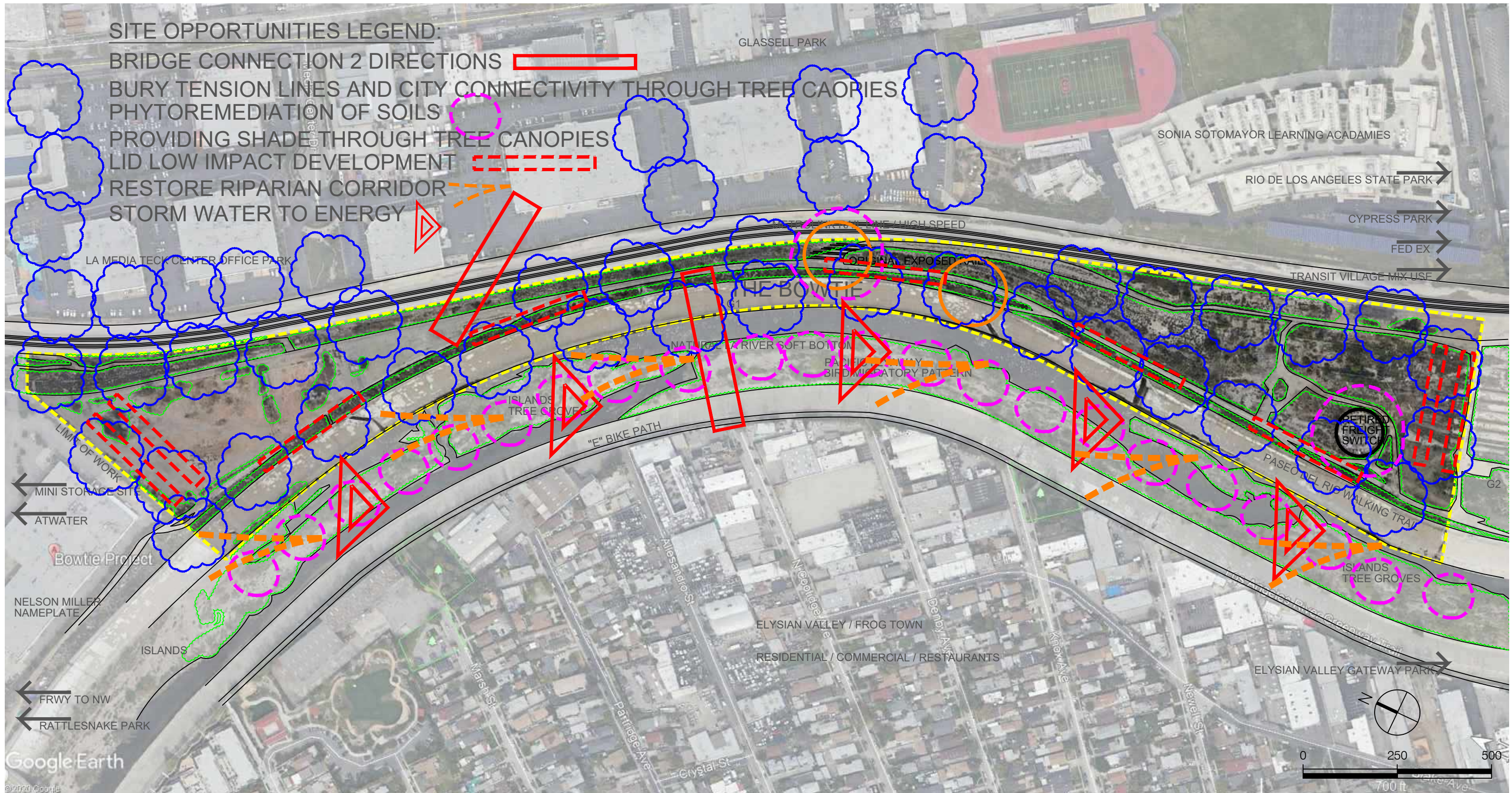
NARROW SITE REQUIRES STATEGIC DESIGN FLAT SITE SUGGESTS NEW MOUNDING, TOPO, AND TERRACING ADDED TO SITE

FLUNCTUATED WATER LEVELS



SOFT BOTTOM RIVER WITH FLUNCTUATED WATER LEVELS AND ANTICIPATED 100 YR FLOOD

SITE OPPORTUNITIES



SITE OPPORTUNITIES IMAGES



BRIDGES 2 DIRECTIONS

COUNTER ACT
NARROWNESS
OF SITE
CONNECT TO THE
COMMUNITIES

BURY TENSION LINES CITY CORRIDOR CONNECTIVITY



TREES PROVIDE SHADE
AND ADD CANOPIES
WHERE TENSION LINES
USED TO BE AND
COOL THE INNER CITY
AND LESSEN THE
HEAT ISLAND EFFECT



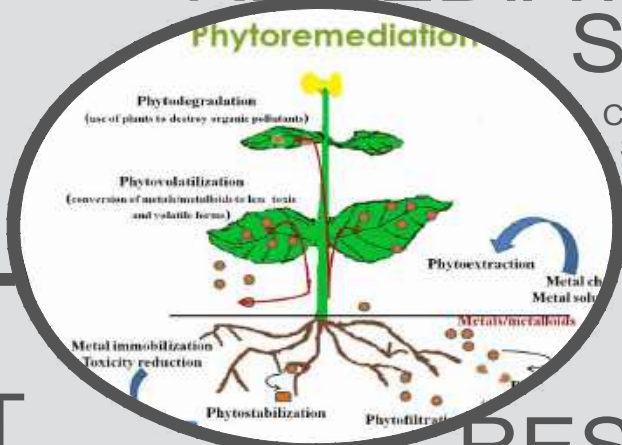
PROVIDING SHADE

HEALTHY TREES ARE ESSENTIAL
COMPONENTS OF GREEN
INFRASTRUCTURE AND
URBAN FORESTRY
FUNCTION AS CARBON SINKS



SITE OPPORTUNITIES
BOWTIE PARCEL G1

PHYTO- REMEDICATION SOILS



CLEAN CONTAMINATED
SOILS AND
OPTIMISE
FEEDBACK BETWEEN
ENVIRONMENTS

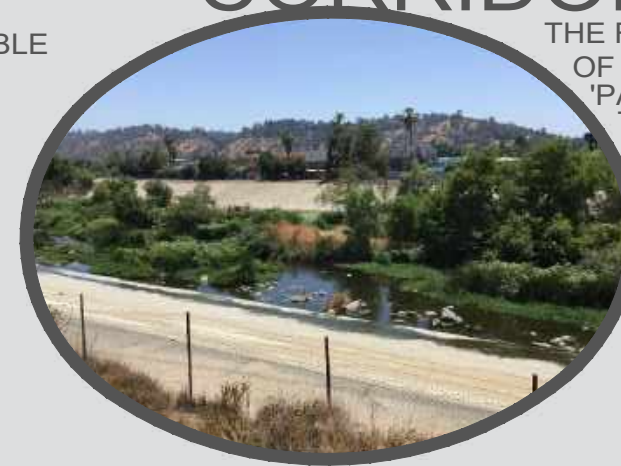
LID LOW IMPACT DEVELOPMENT

PERMEABLE SURFACES
WATER INTO GROUND TABLE
BIOSWALES
NATIVE PLANTINGS



RESTORE RIPARIAN CORRIDOR

THE RIVER IS PART
OF THE
'PACIFIC FLYWAY'
THE MIGRATORY
ROUTE FOR
BIRDS THAT
PASS ALONG
THE
LA RIVER



STORMWATER TO ENERGY

PRODUCTION OF
ELECTRIC POWER
IS ONE OF THE
LARGEST
USES OF
WATER
IN THE US



PRECEDENT CASE STUDY 1: LOUISVILLE WATERFRONT PARK



splash park



adventure playground



big four bridge



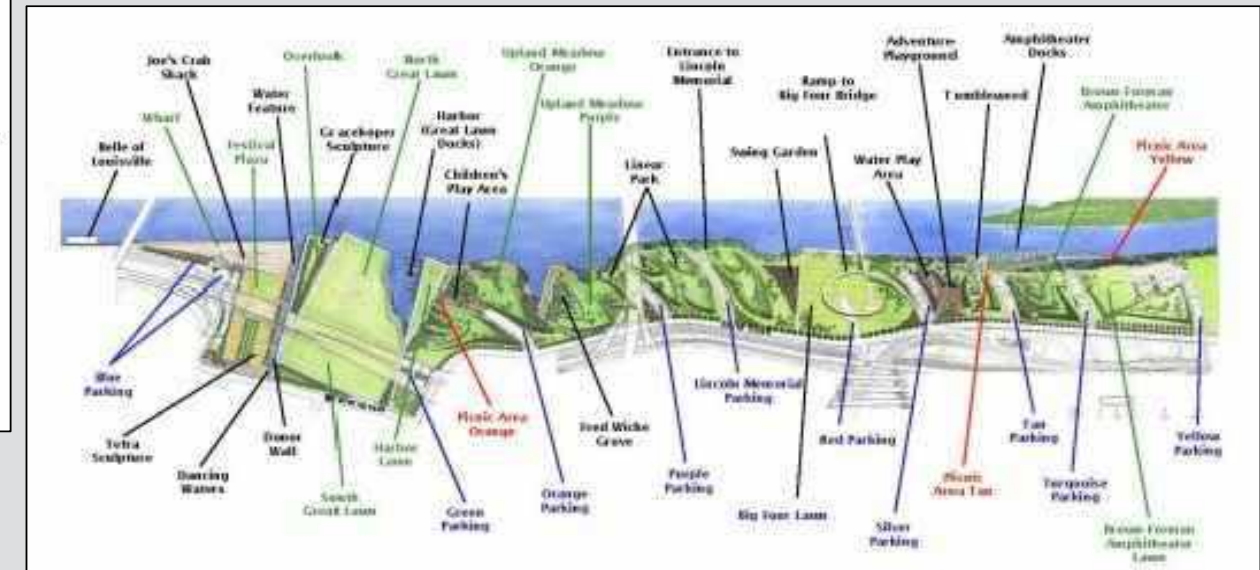
the big four bridge crosses the ohio river connecting waterfront park to jeffersonville, indiana the bridge LED lighting system can be rented to your color choice



big four bridge connection



connect to louisville waterfront



park setting and amenities

CASE STUDY 1

LOUISVILLE WATERFRONT PARK
 DESIGNED BY HARGREAVES ASSOCIATES - \$95MIL PROJECT
 MUNICIPAL PARK - DOWNTOWN LOUISVILLE, KENTUCKY - 85 ACRES - BUILT 1999
 CONSTRUCTED FROM 1994 UNTIL 2012



ILLUSTRATIVE PLAN

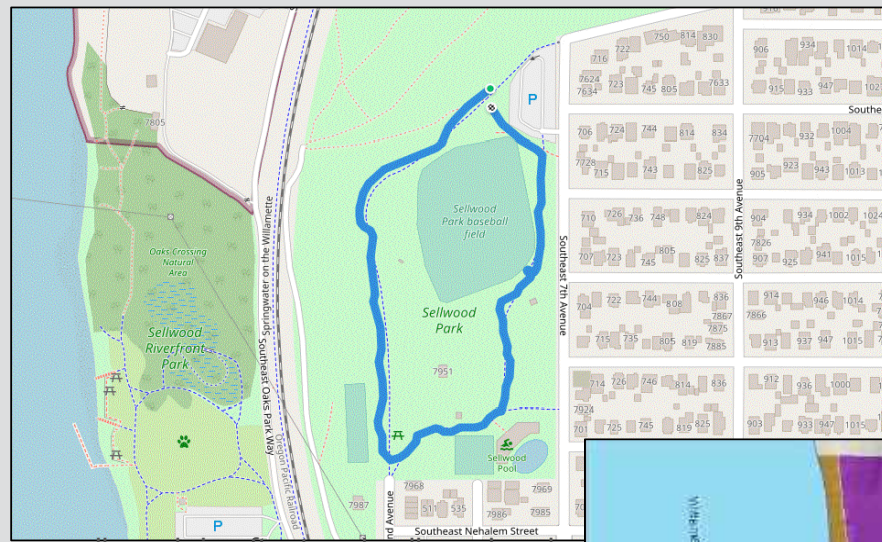
successful park and design:

1. 1.5 million pedestrians across bridge each year
2. colorful night beacon in louisville city
3. harbor docks, amphitheater docks, river paddle sports
4. picnic lawns and viewing garden sculptures

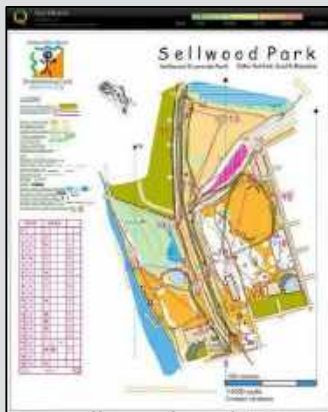


12 foot tall lincoln statue
 lincoln's scripture enscribed into steps

PRECEDENT CASE STUDY 2: SELLWOOD RIVERFRONT PARK



sellwood riverfront and sellwood park



sellwood park across the street

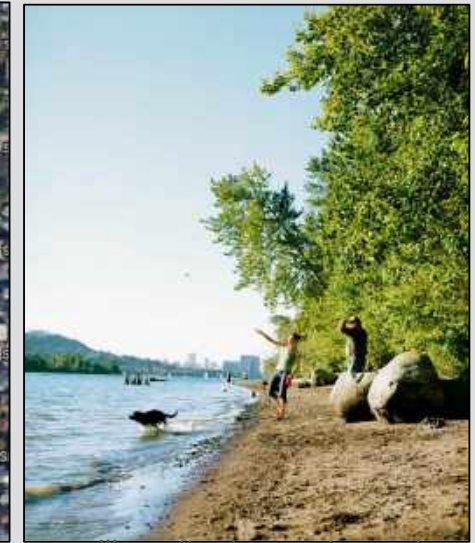


parks and recreation territories



successful park and design:

1. a boatdock on the willamette river
2. south end with boat launches, parking lot, restrooms, large grassy area suitable for picnics and lawn games
3. north end with native plant wetland and riparian zone featuring marsh plants and willows
4. active recreation constitutes a formal path winding through the wetland, home to frogs and dragonflies
5. community favorite as an off leash dog park with direct access to the river



willamette river water park



native plant wetland and formal winding path



willamette river boat dock

CASE STUDY 2

SELLWOOD RIVERFRONT PARK

PORTLAND PARKS AND RECREATION - OPEN 5AM TO MIDNIGHT - CREATED IN 1969

7.6 ACRE RIVER FRONT CITY PARK IN SOUTHEAST PORTLAND, OREGON

FORMERLY A MILL SITE OVERGROWN WITH HIMALAYAN BLACKBERRIES

A \$1.4 BILLION DOLLAR SEWER AND STORM WATER PROGRAM NOW HAS THE RIVER SAFE FOR SWIMMING



water play on the shore



leisurely activities by the water



successful dog park



access to the river water

PRECEDENT CASE STUDY 3: EAST RIVER WATERFRONT ESPLANADE



bar seating



dog run



seating with plantings



south pier 15



located north of battery park and swest of brooklyn bridge



2 mile east river water front esplanade

successful park and design:

1. create a true urban park
2. city's working piers and to integrate green space with all the anomalies or a crowd urban fabric
3. will house cultural, community, commercial programs, swimming pool, meeting spaces, stores open year round
4. opening a 2 mile long stretch of river front property spanning from battery park north to east river park
5. better regulated and more-accessibly seating areas
6. foster community and maritime activities and will reopen public real estate
7. esplanade revamped with benches, furniture, new paving, plantings, lighting, and railings
8. pier 15 at top of maiden lane topped by a roof garden with trees and plantings to sit surrounded by water
9. sustainable design elements including efficient lighting, recycled materials, rainwater harvesting for green spaces
10. basketball courts, bocce ball, dog run, open exercise to the public
11. a continuous 2 way bike lane with 24 hour lighting



community connections



water front design with green scape

CASE STUDY 3

EAST RIVER WATERFRONT ESPLANADE

DESIGNED BY SHoP ARCHITECTS AND OWNED BY THE CITY OF NEW YORK

LOWER MANHATTAN TO ENJOY THE WATERFRONT

\$165MIL - 2 MILE STRETCH ALONG THE WATERS EDGE FROM TIP OF LOWER MANHATTAN

TO EAST RIVER PARK NORTH OF MANHATTAN BRIDGE

FORMERLY MANHATTAN INTERACTED WITH THE EAST RIVER BY LOOKING DOWN FROM THE DECK OF THE BROOKLYN BRIDGE



rain water harvesting for green scapes

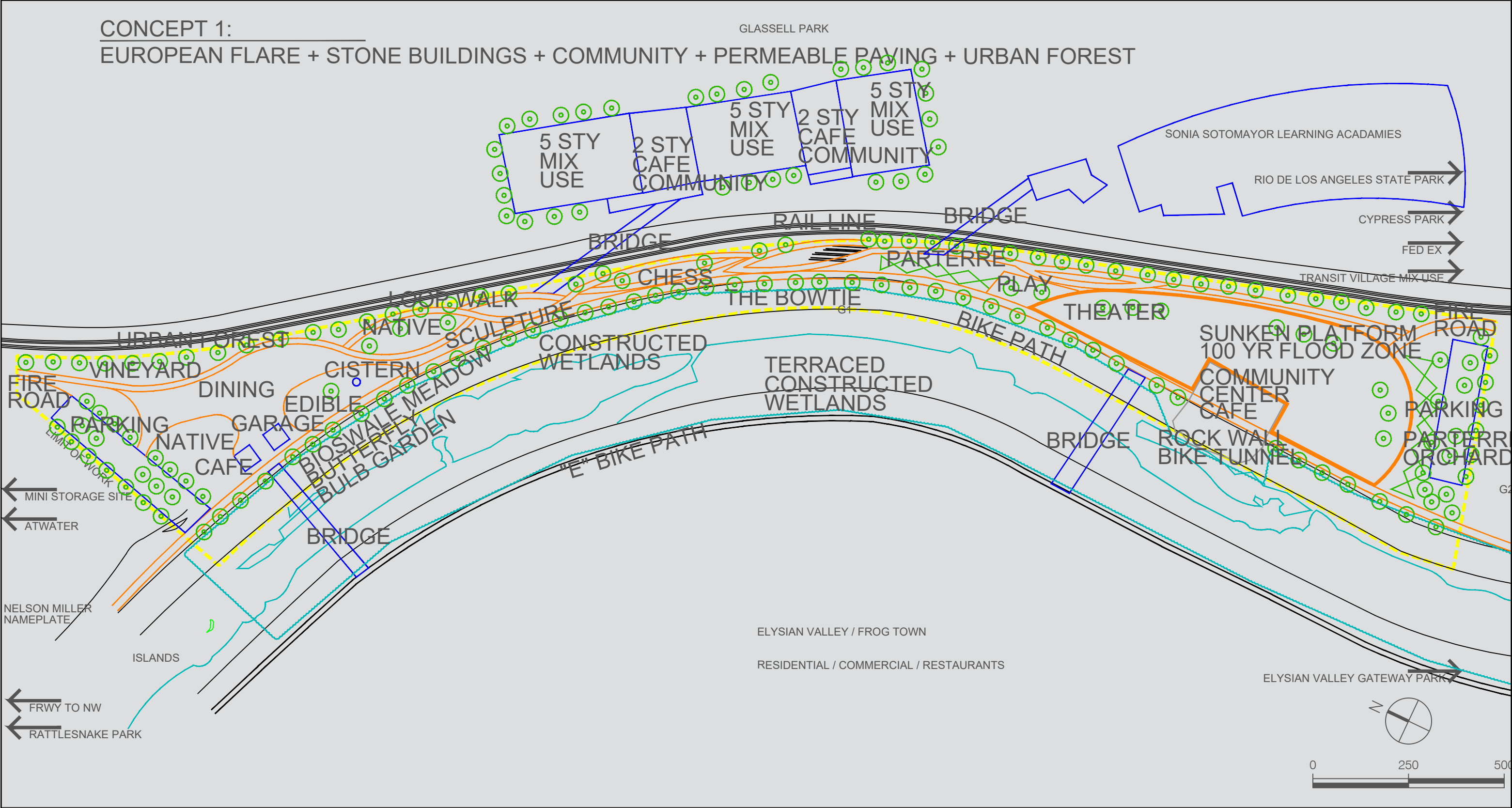


ramp to new seating and design



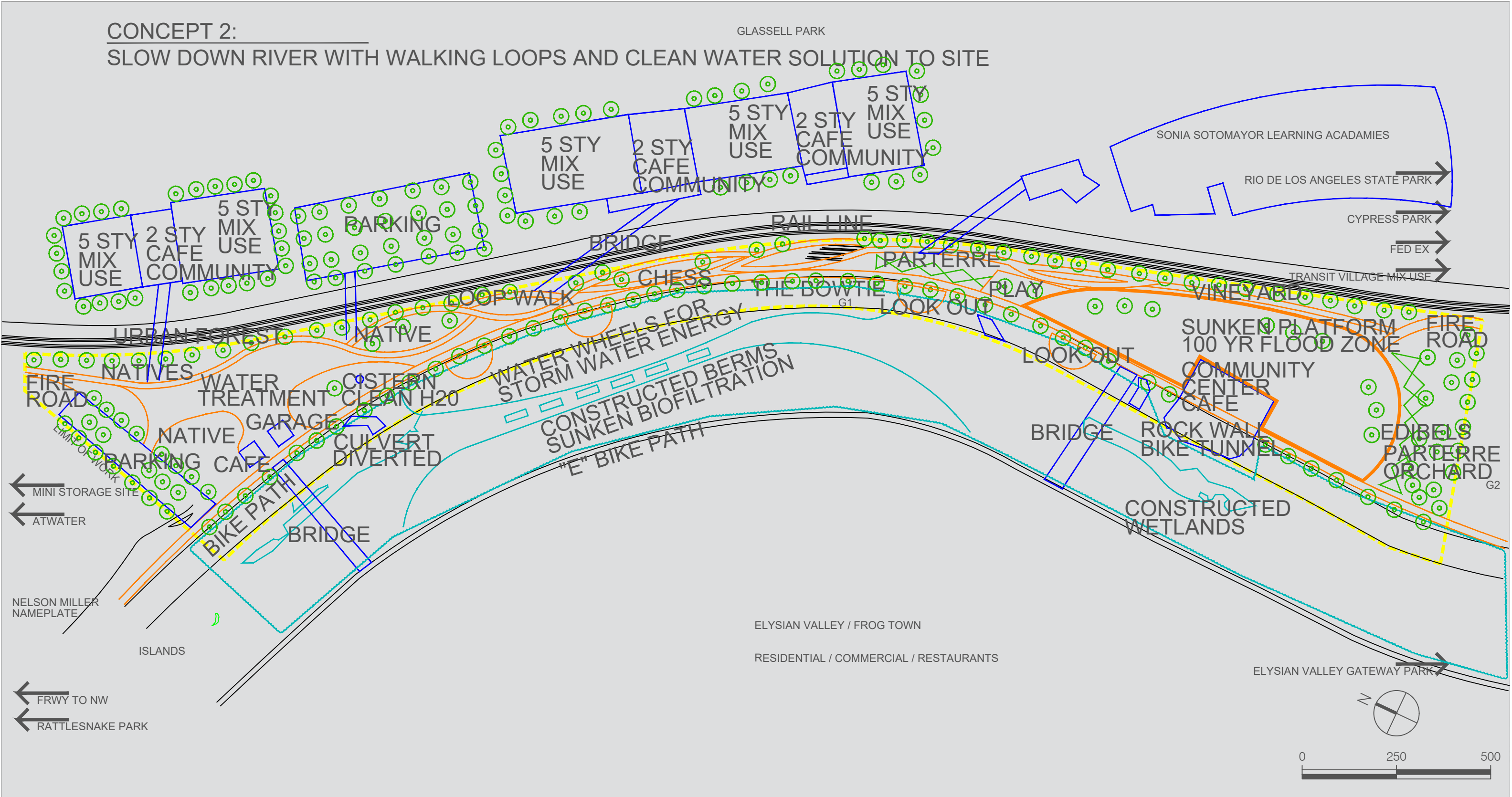
roof garden on pier 15

DESIGN ALTERNATIVE 1

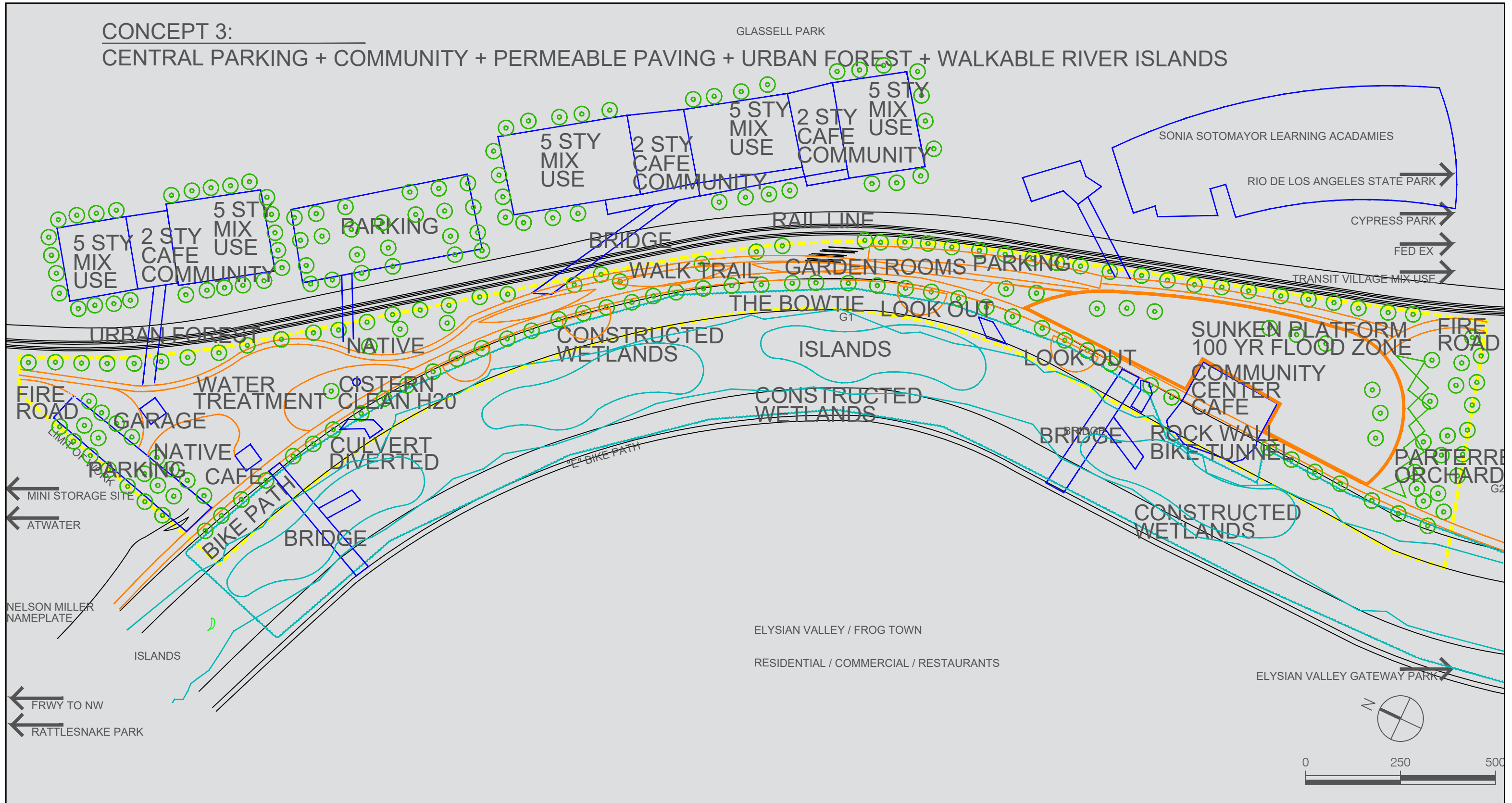


DESIGN ALTERNATIVE 2

CONCEPT 2:
SLOW DOWN RIVER WITH WALKING LOOPS AND CLEAN WATER SOLUTION TO SITE



DESIGN ALTERNATIVE 3



INSPIRATION IMAGES

permeable paving



bridge at night



blue accents



white stone buildings



fall foliage



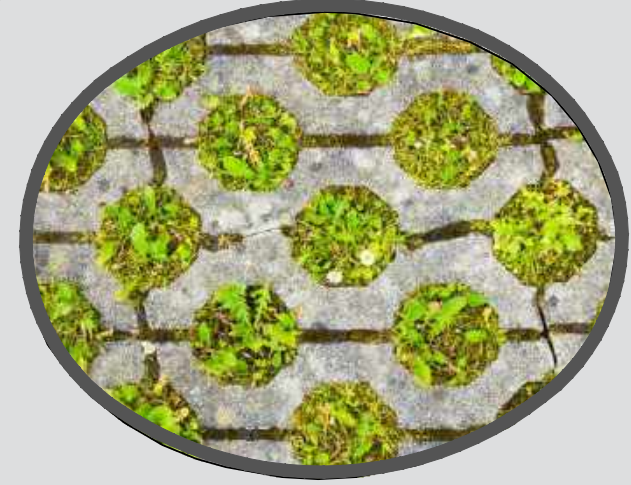
floral store fronts



rock tunnel



water infiltration



INSPIRATION IMAGES
BOWTIE PARCEL G1



little italy



ferris wheel

LID INFLUENCES

LID promotes the use of pervious surfaces and networked plant communities to remediate pollution and peak flow to run off storm water

permeable paving



collect underground water and filtrate through the site's elevation change ending at the cistern with cleaned storm water

painted steel cistern



turbine in river to create storm water energy



water wheel in river

100 yr flood zone

Germany plaza ready for a 100 yr flood Zollhallen, G



sustainable native plantings

natives increase bio diversity and promote healthy microbial communities



LID INFLUENCES

BOWTIE PARCEL G1



Healthy trees are essential components of green infrastructure and urban forestry. Shade trees planted along hard surfaces reduce the heat island effect and improve air quality. Besides functioning as carbon sinks, trees also reduce storm water runoff through interception, evapotranspiration, throughfall, and flow attenuation. Trees help create a sense of place, reduce noise and glare, and provide a safety barrier for pedestrians from traffic, which is why neighborhood value is increased by their presence.



healthy urban forest sequestration



direct water flow to collect and infiltrate storm water into the ground

rain garden

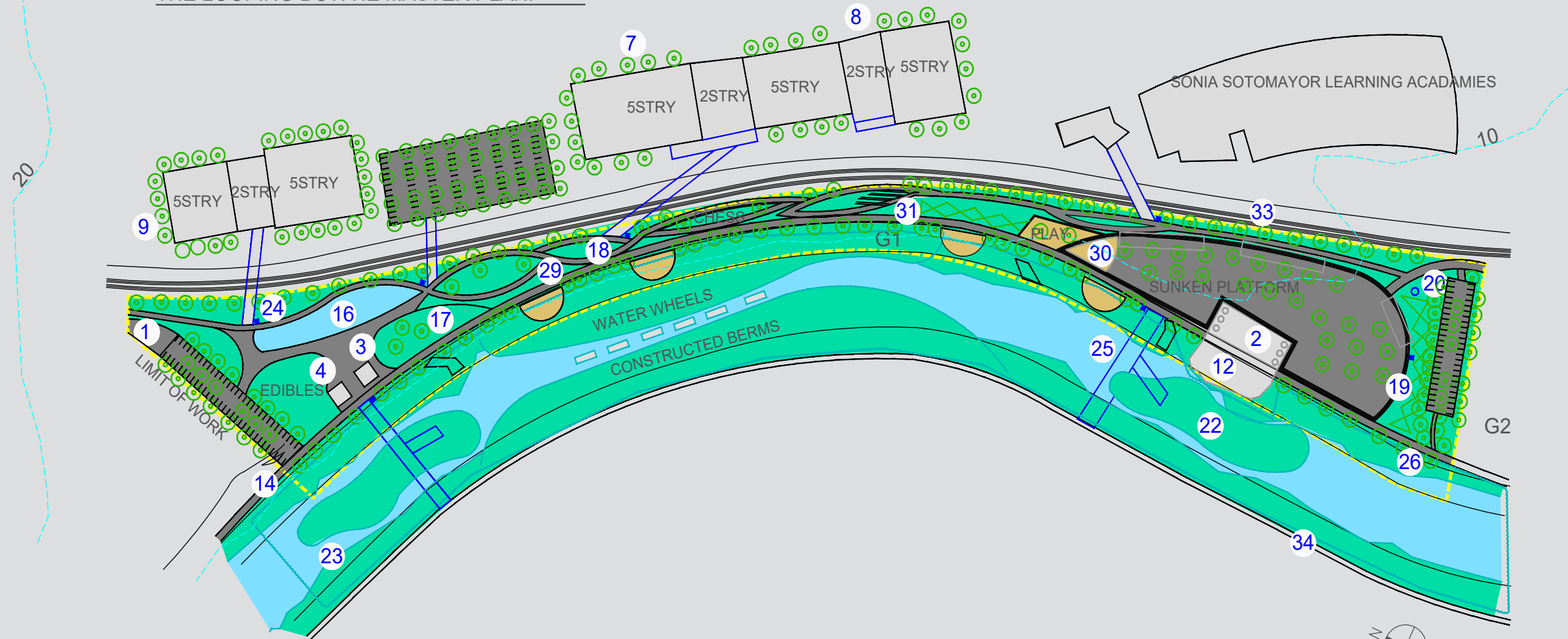


THE LOOPING BOWTIE MASTER PLAN STATEMENT

With proper LID, Low Impact Development, this new ecosystem on the river front will thrive with bustling people, community center gatherings and reconstructed wetlands with functioning biodiversity. The onset of restoring the native ecosystem to the 26-27th Mile of the LA River, deserves the attention of viewers and passerbys, through bike riding and walking loops. Outdoor activities consist of eateries with storefronts adorned with hanging flower baskets, outdoor play gardens for both adults and the young, includes night time activities adorned with night lighting on cobalt steel bridges and ceremonial flags placed on bridge handrails through out events. The new LID management plan uptakes underground water and filters it through the site's grade, resulting in fruit orchards and grape vines grown from the sites cleaned and maintained storm water. The entire site is permeable paving, to allow for ground water infiltration through the rainy season. The Looping Bowtie is adorned with low water flowering and evergreen natives, pursuant to the idea of riparian relief for the native wildlife that thrives on the river front. A continuous bioswale, along the bike path and river ridge, is a rain garden with flowering bulbs, perennial and butterfly garden. Stop at the wood lookouts, projecting over the flowing river water and look down stream to the water turbines producing storm water energy from over sized steel water wheels. Enjoy the 1.9 mile looping bowtie walking trails. Steel bridges connect all outside communities and the 3 story community center is built on a rock climbing wall, with a tunneled bike trail, running through the facade.

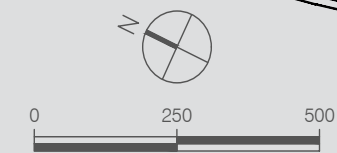
THE LOOPING BOWTIE MASTER PLAN

THE LOOPING BOWTIE MASTER PLAN:

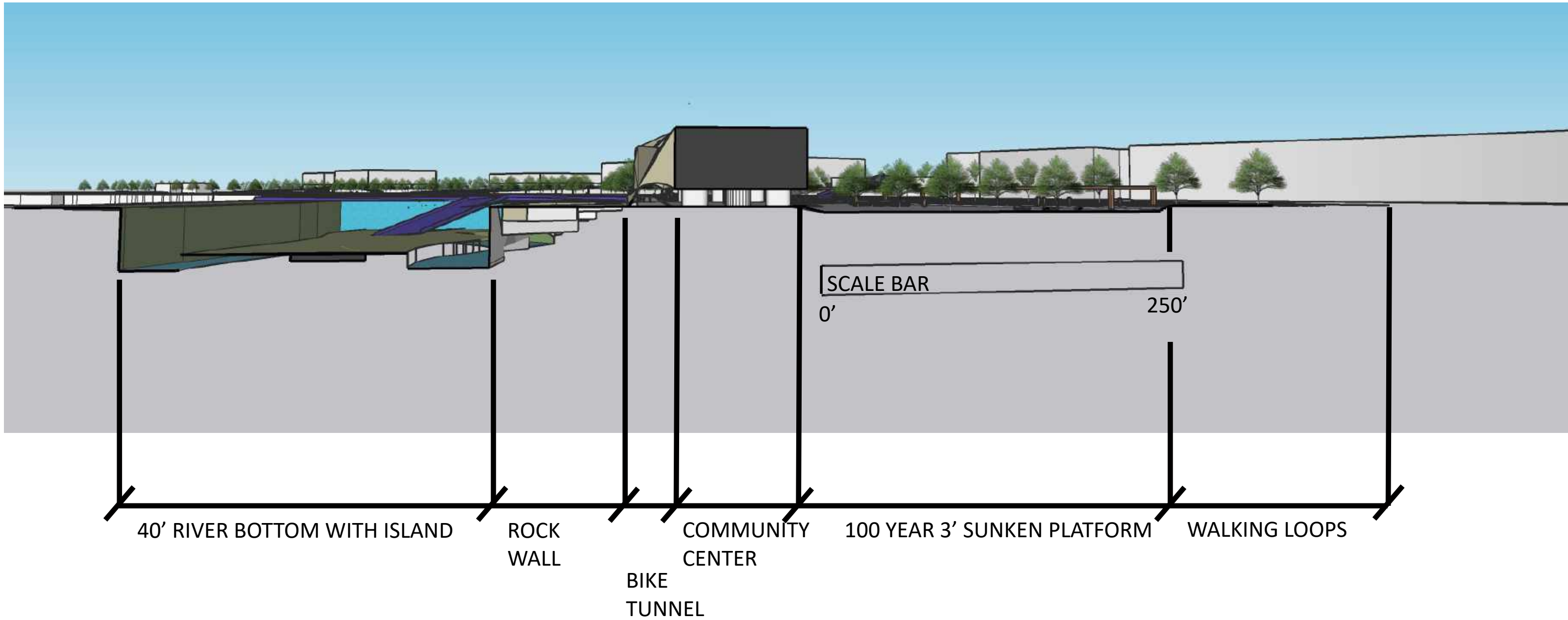


THE LOOPING BOWTIE MASTER PLAN LEGEND:

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> 1 FIRE ROAD 2 VISITOR CENTER / CAFE / SCIENCE ROOM / 3 STRY 58,650 SF
FIRST STRY ON STILTS 3 MAINTENANCE BLDG 2,500 SF 4 CAFE WITH RESTROOM 2,500 SF 5 ON SITE PARKING FOR 60+47 AUTOMOBILES 6 OFF SITE PARKING FOR 80 AUTOMOBILES 7 SOCIAL HOUSING / MIX USE / 5 STRY / 1 STRY COMMERCIAL 8 COMMUNITY CENTER / CAFE / BRIDGE CONNECTION 2 STRY 9 URBAN FOREST 10 PERMEABLE PAVING ENTIRE SITE 11 -3' 100 YR FLOOD SUNKEN PLATFORM
PERMEABLE PAVING WITH GRASS BETWEEN 12 3 STRY ROCK WALL TO RIVER W/ BIKE TUNNEL
ROCK CLIMBING WALL | <ul style="list-style-type: none"> 13 WALKING LOOPS 1.9 MILES 14 20' WIDE BIKE PATH 15 PARTERRES WITH NATIVE & TRADITIONAL PLANTS 16 WATER BASIN CLEANING GROUND WATER 17 PHASE 1 PLANT CLEANSING OF GROUND WATER
NATIVE PLANTINGS AT HIGHEST ELEVATIONS 18 PHASE 2 PLANT CLEANSING OF GROUND WATER
NATIVE PLANTINGS AT MEDIUM ELEVATIONS 19 PHASE 3 CLEANSED CYCLIC WATER TO PLANTS
LOWEST ELEVATION / FRUIT TREES / GRAPES 20 CISTERN WITH PUMPED CLEAN WATER TO TOP ELEVATION 21 CONSTRUCTED WETLAND BERMS
WATER WHEELS FOR STORM WATER ENERGY 22 ISLANDS WITH BRIDGES FOR OUTDOOR CLASSROOMS 23 CONSTRUCTED WETLANDS 24 8 DRINKING FOUNTAINS 25 STEEL BRIDGES IN COBALT BLUE
CEREMONIAL BLUE FLAGS AT EVENTS LINE THE RAILINGS 26 BIOSWALE / MEADOW / BUTTERFLY AND BULB GARDEN
TOP RIDGE OF BOW TIE SIDE OF RIVER 27 PLAY 28 3' TALL CHESS GAME 29 SCULPTURE GARDEN 30 OUTDOOR THEATER 31 EXISTING EXPOSED RAIL LINES IN GROUND PLANE | <ul style="list-style-type: none"> 32 EDIBLE GARDEN / GRAPE VINES 33 RAIL LINE 34 EXISTING BIKE PATH FROG TOWN 35 GARDEN SHADE STRUCTURES 36 SEAT BENCHES ALONG WALK WAYS 37 OUTDOOR DINING 38 WOOD LOOK OUT ON RIVER |
|--|---|--|

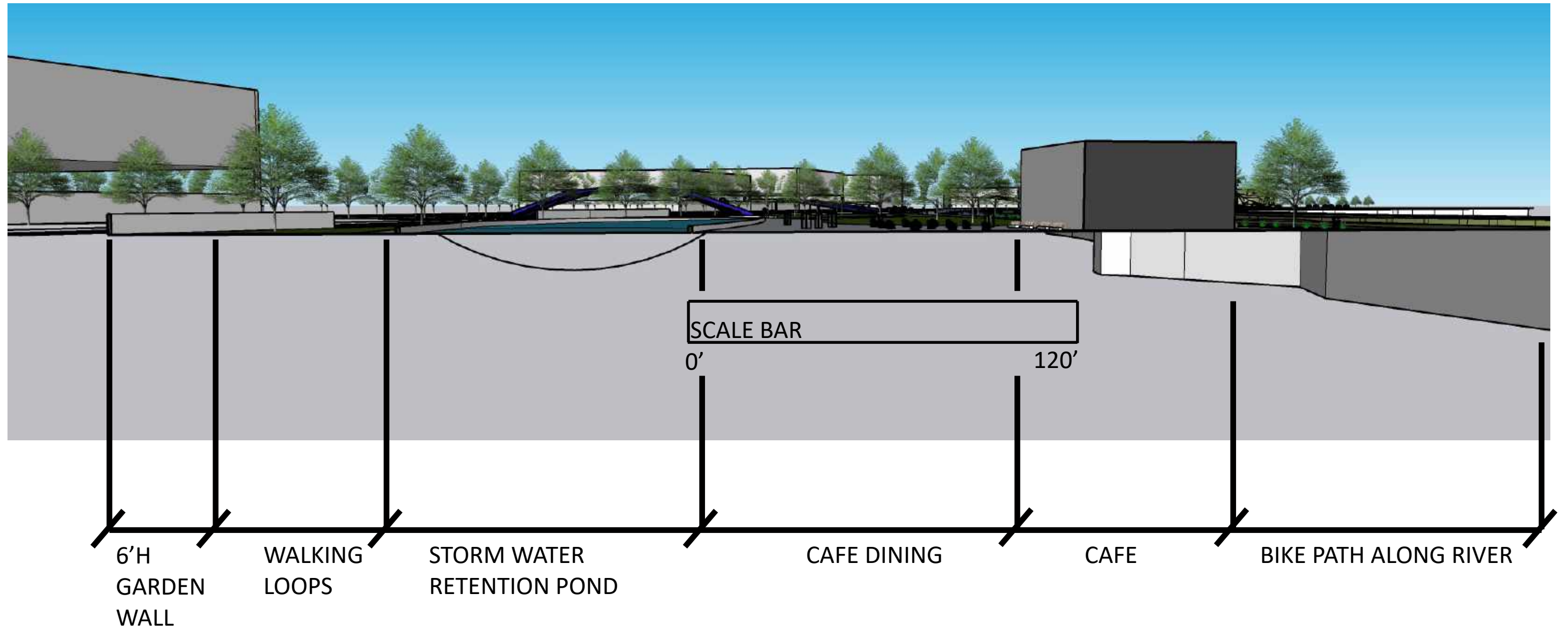


SITE SECTION 1



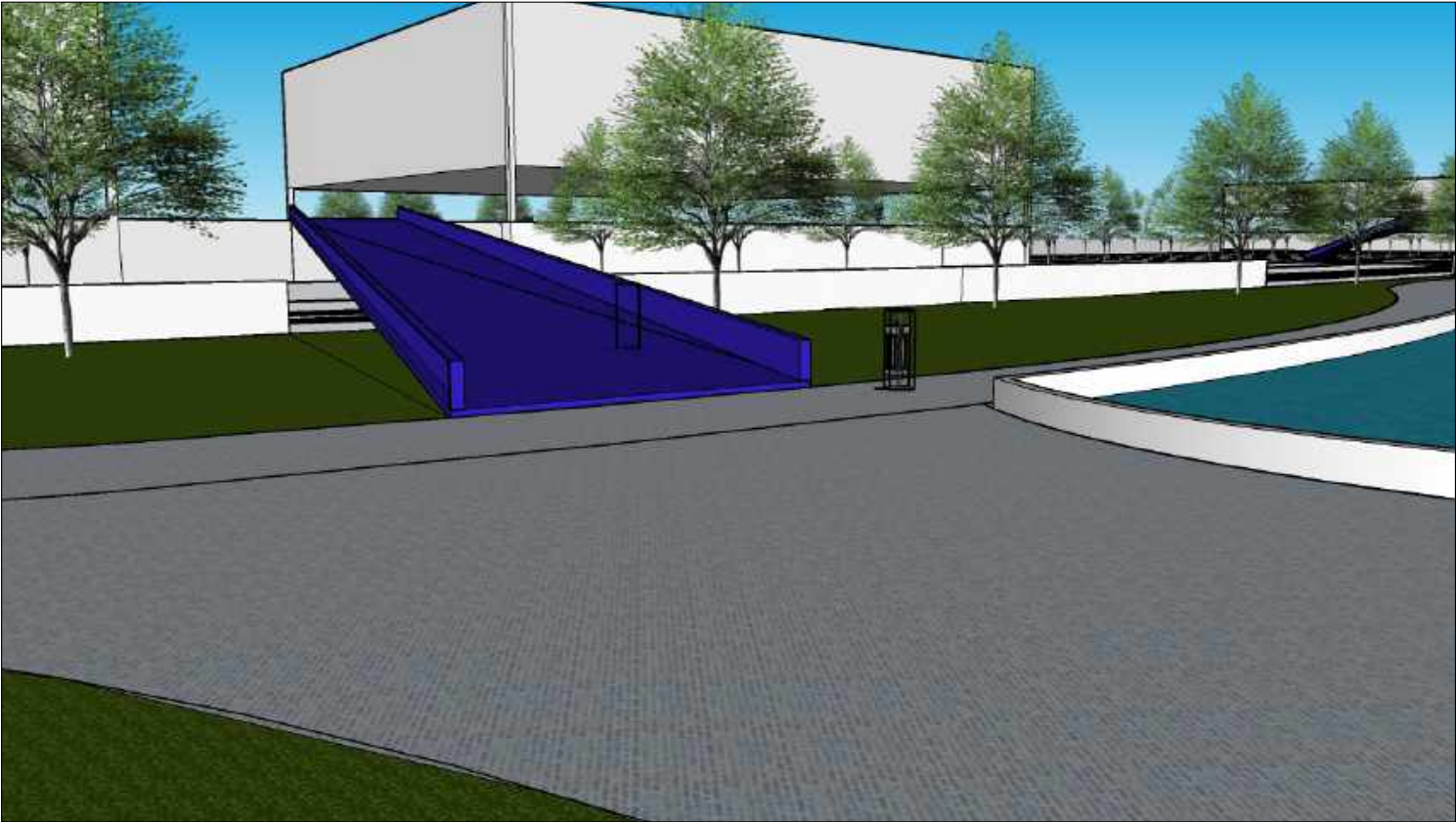
SECTION 1 CUT

SITE SECTION 2



SECTION 2 CUT

PERSPECTIVES



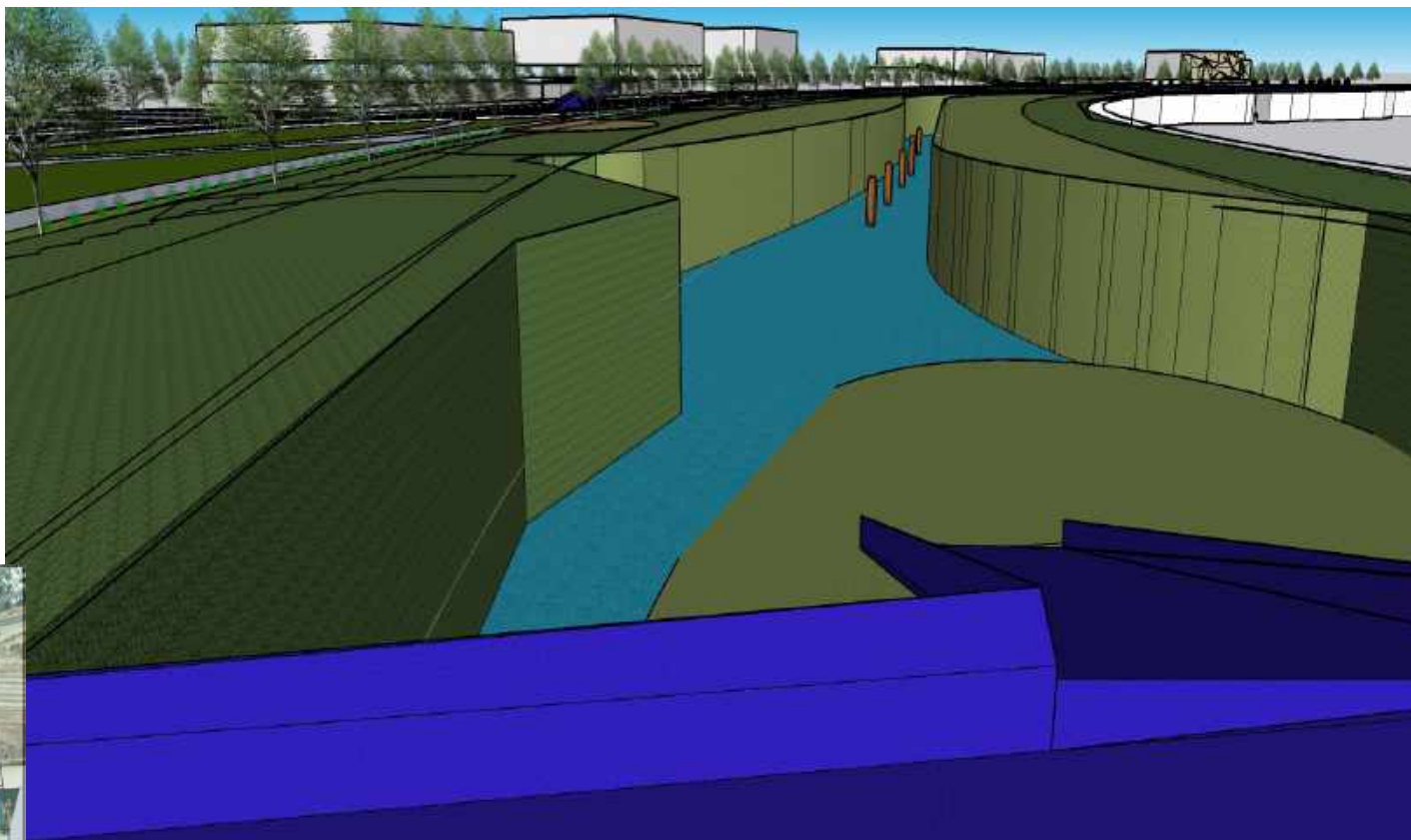
1. URBAN HOUSING BRIDGE TO WATER RETENTION COURTYARD



2. CAFE GARDEN



3. ENTRY TO PARK AND PARKING LOT



4. OUTDOOR CLASSROOM ISLAND AND WATER WHEELS



KEY MAP

PERSPECTIVES



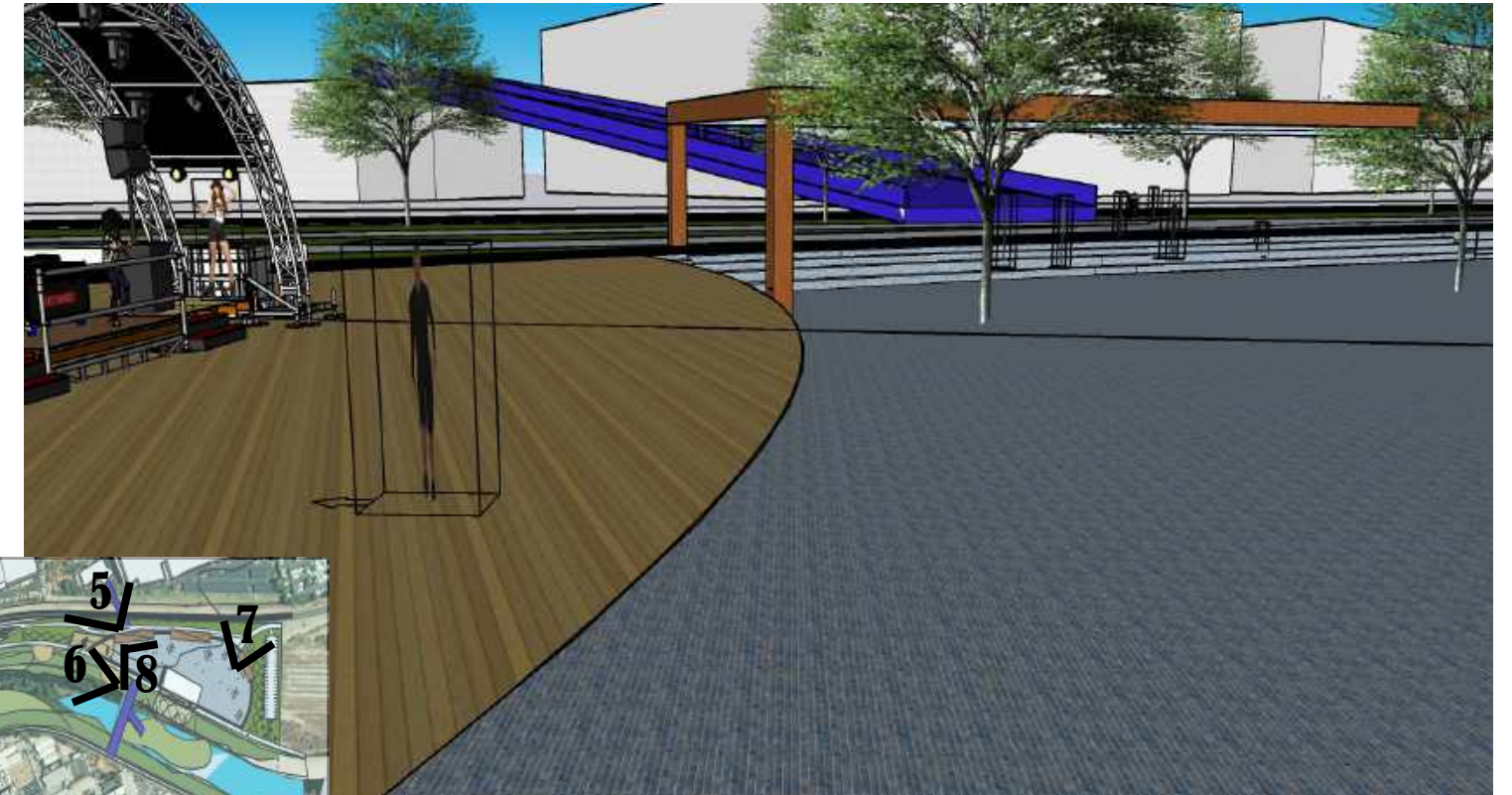
5. 100 YEAR FLOOD ZONE PERMEABLE PAVER COURTYARD



6. BIKE TUNNEL & BRIDGE TO FROG TOWN



7. COMMUNITY CENTER & CAFE COURTYARD



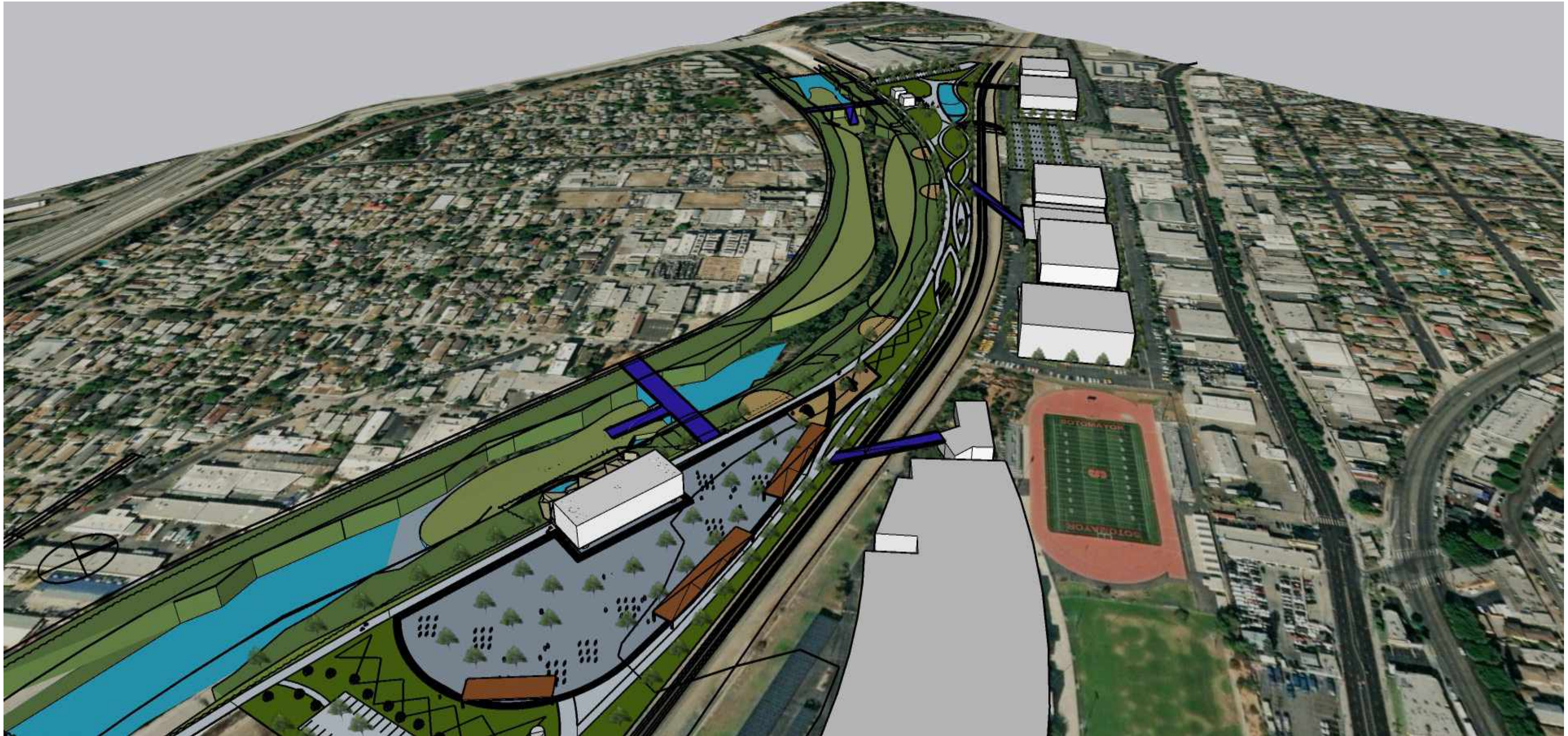
8. OUTDOOR STAGE AND BRIGE TO SOTOMAYOR SCHOOL



KEY MAP

WALKTHROUGH VIDEO

<https://www.youtube.com/watch?v=TqMTwaZQpNs>



RISTIN WILSON