



ANGEL'S KNOLL

Intertwining the Hill with the vibrancy & diversity of Los Angeles.

Alyssa Leal Moffitt
LD7 Spring 2021
Brief, Reynolds, Spulecki

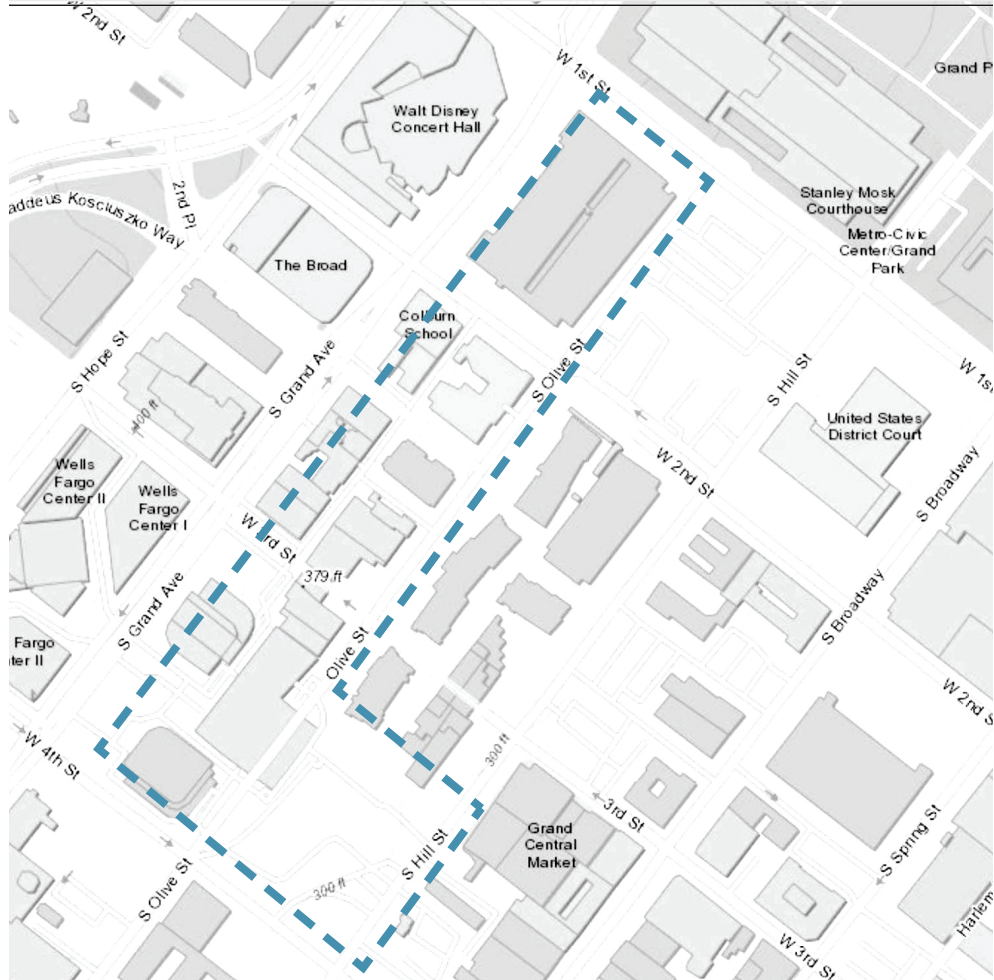
ANGEL'S KNOLL IN BUNKER HILL DOWNTOWN LOS ANGELES

Intertwining the Hill with the vibrancy & diversity of Los Angeles.

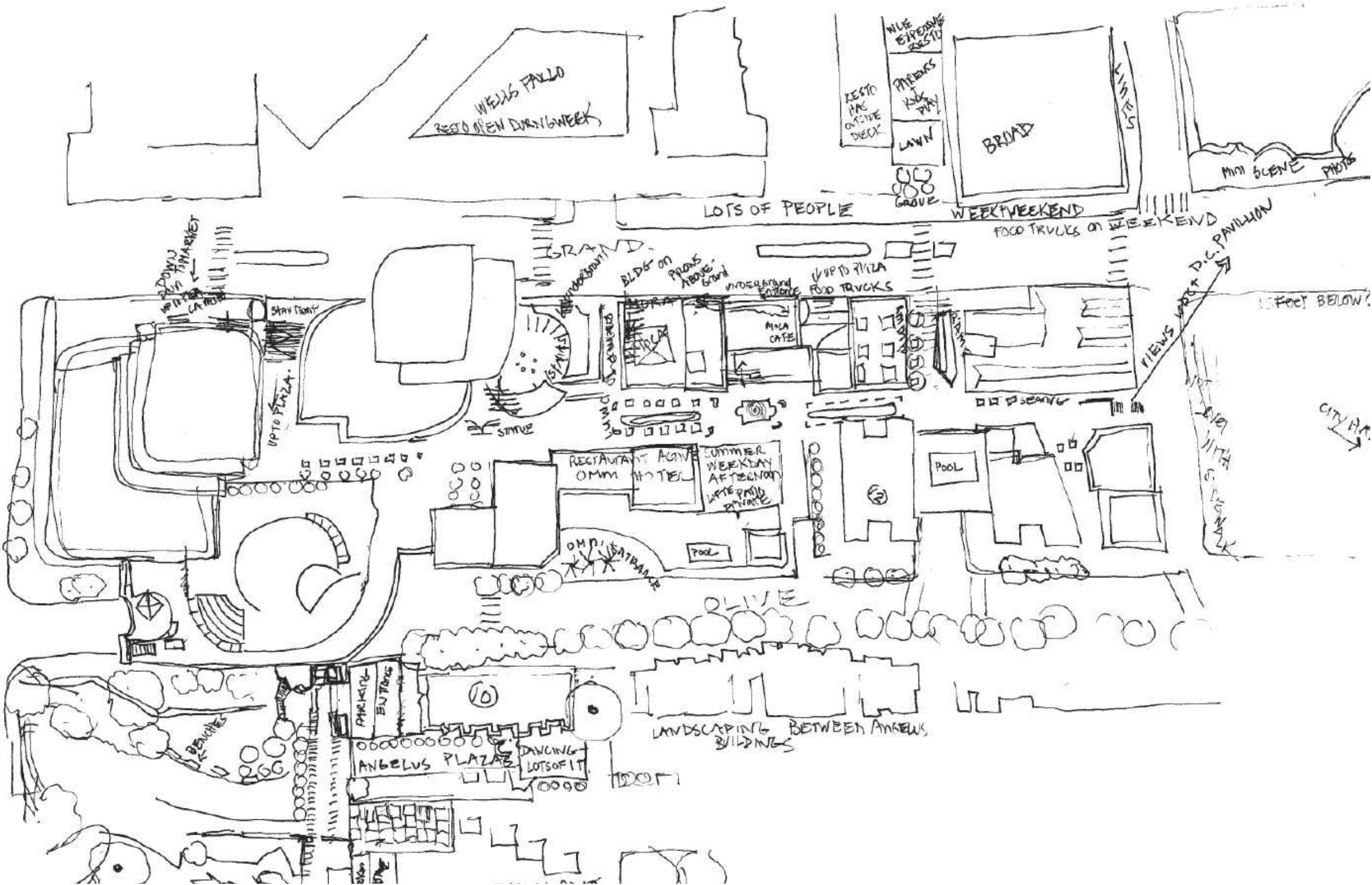
TABLE OF CONTENTS

- Location.....5
- Site Location (with Sketches).....6
- Relevant Site Analysis.....10
- Precedents & Inspiration.....22
- Master Plan Narrative.....27
- Users.....25
- Master Plan Process & Diagrams.....28
- Big Idea Concept “The Vine”34
- Angel’s Knoll Concept Diagram.....48
- Process Drawings.....52
- Illustrative Plan Drawing58
- Axonometric Drawings.....60
- Enlargements & Vignettes.....62
- Materials.....81
- Appendix (Site Precedents & Group Site Analysis, Credits & Bibliography).....86 (not included for Student Show)

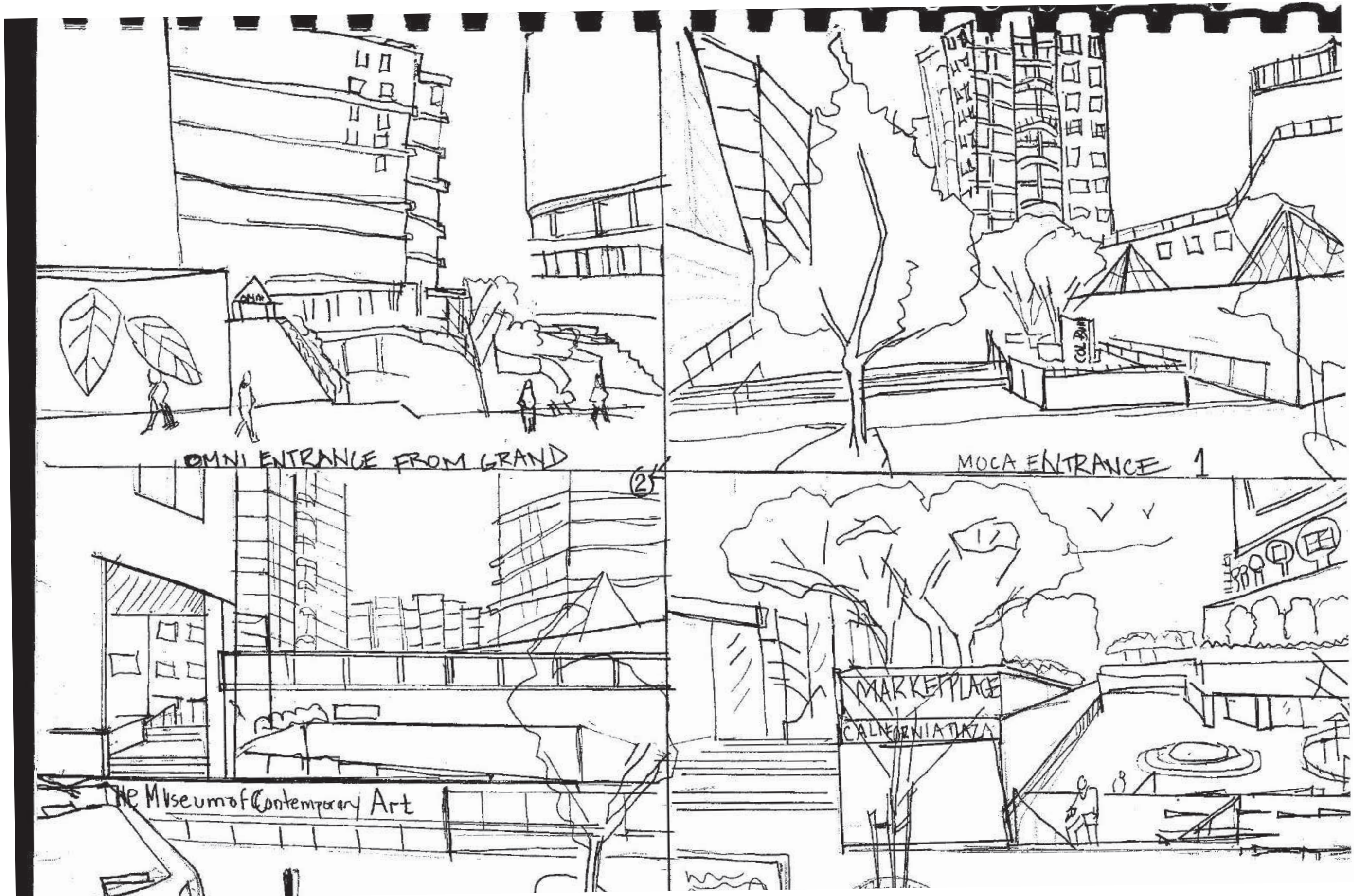
LOCATION



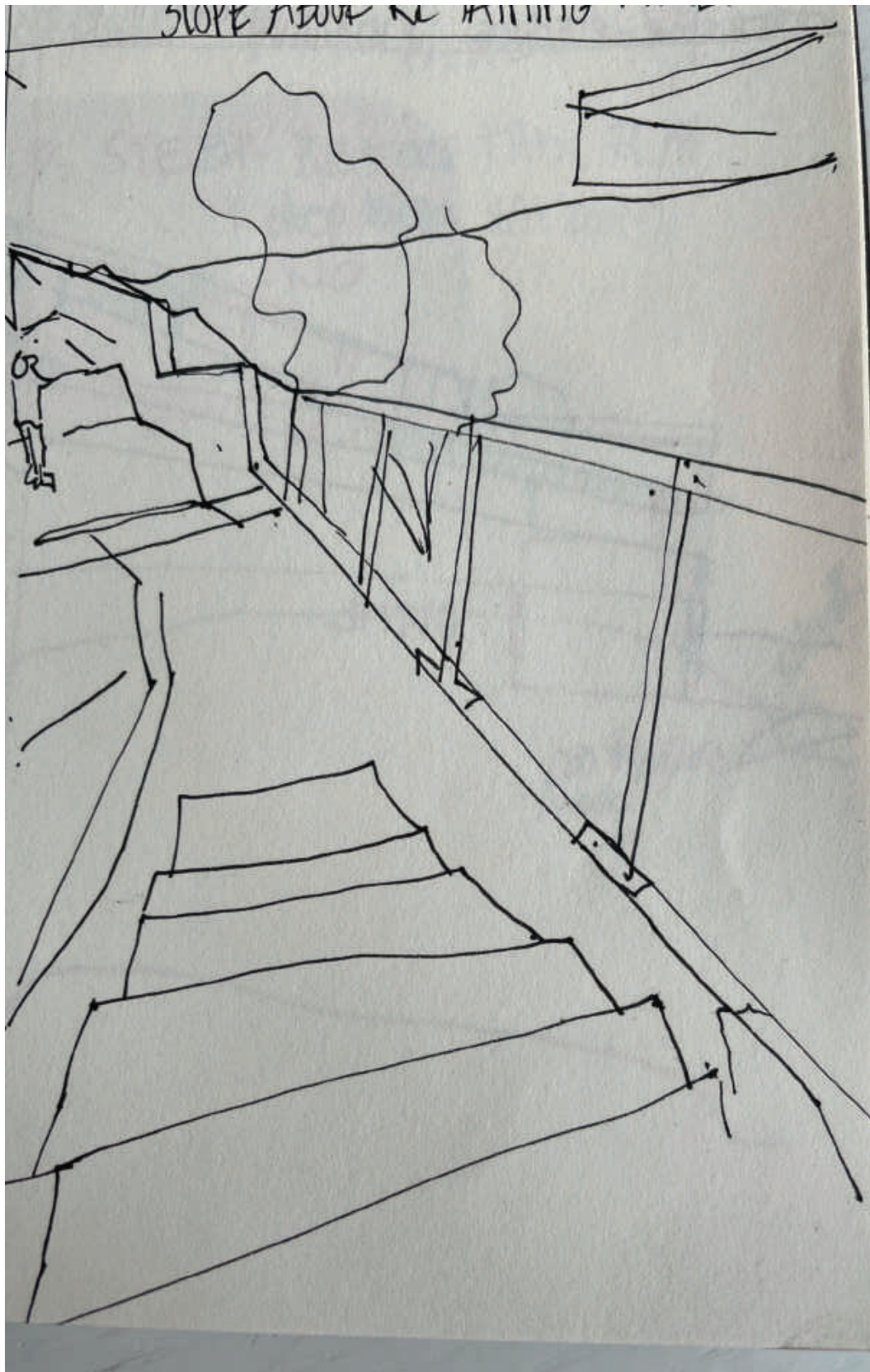
SITE VISIT: SKETCHES & OBSERVATIONS



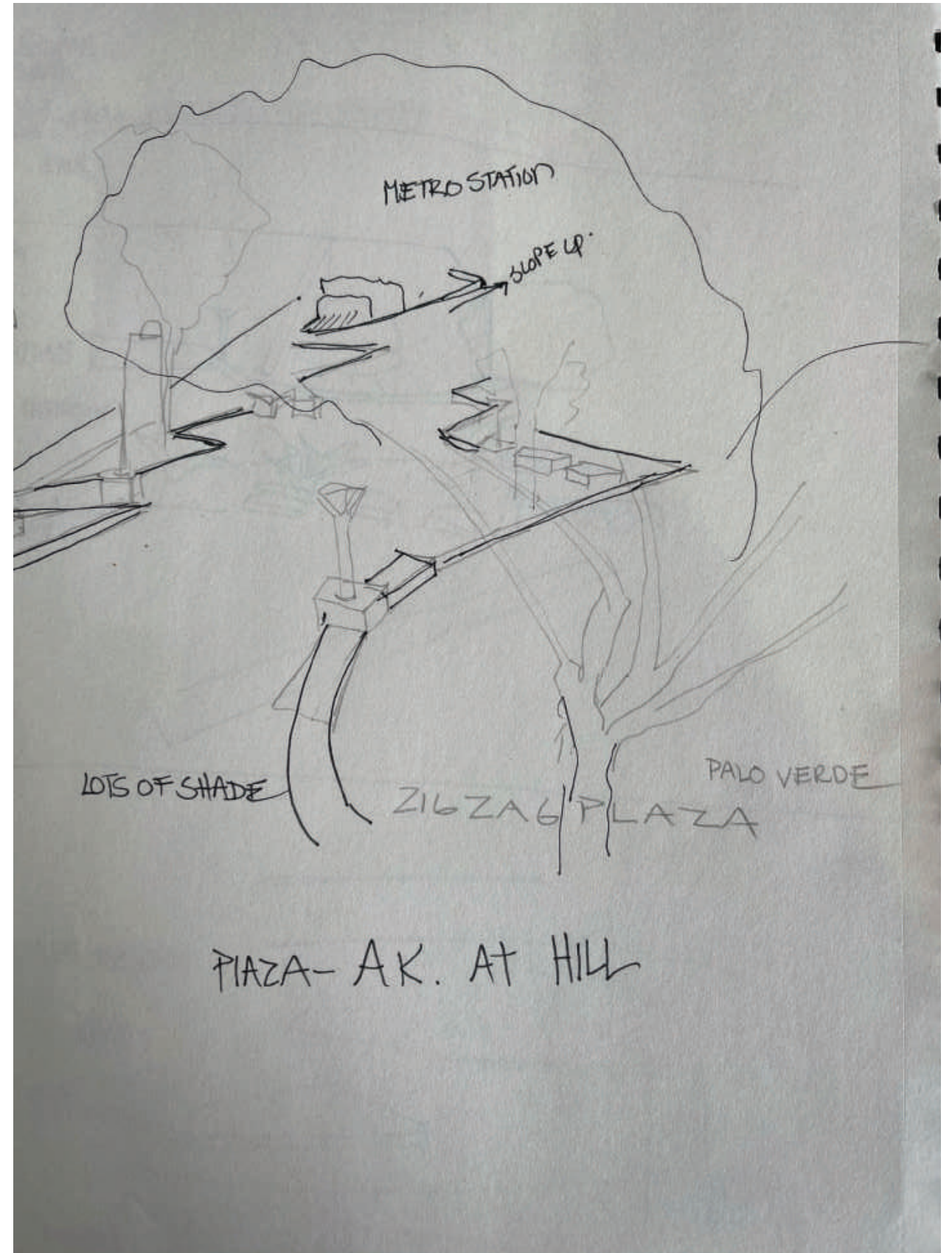
Sketch from first site visit: usage, tree canopy, views



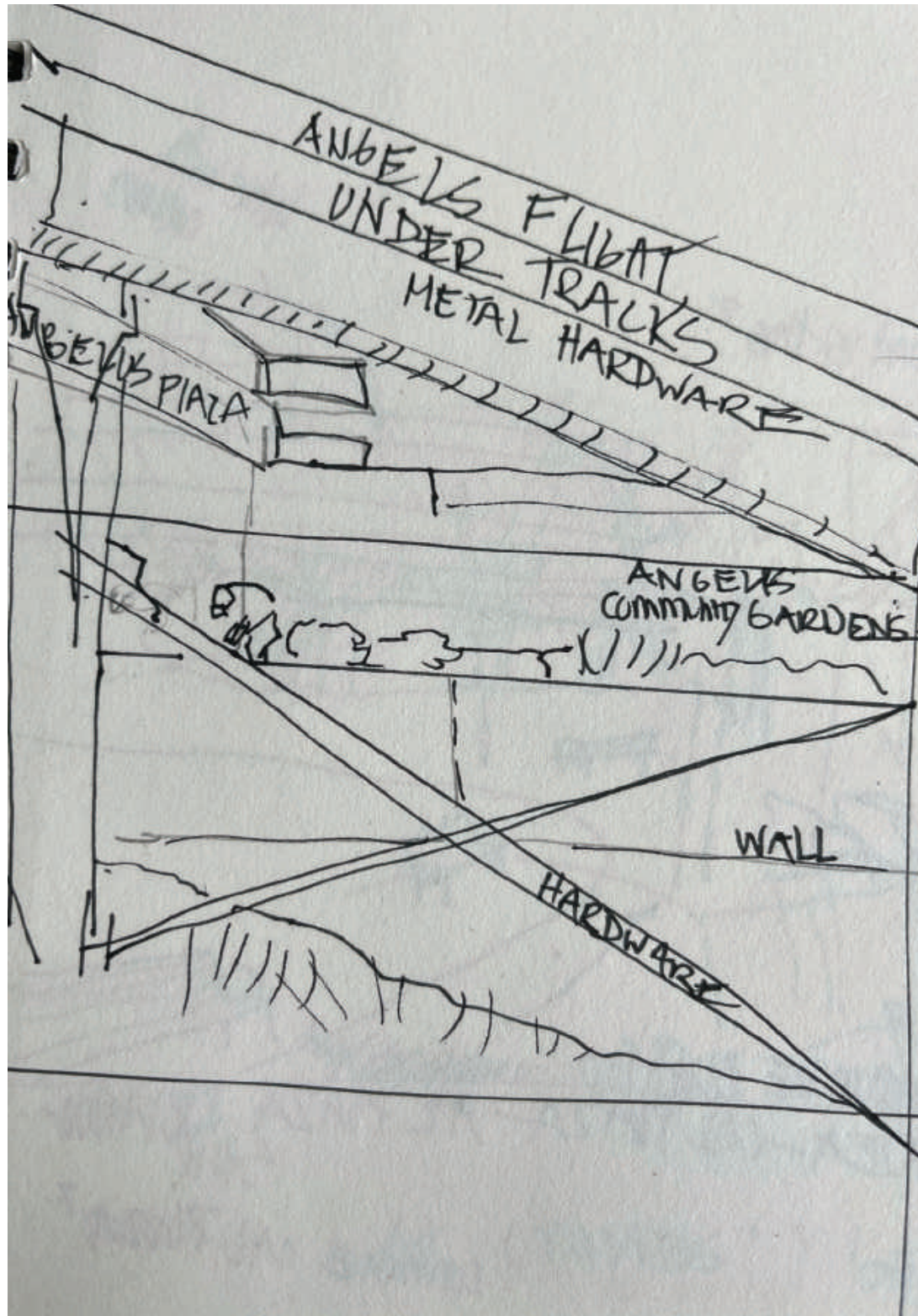
Entrances into Cal Plaza



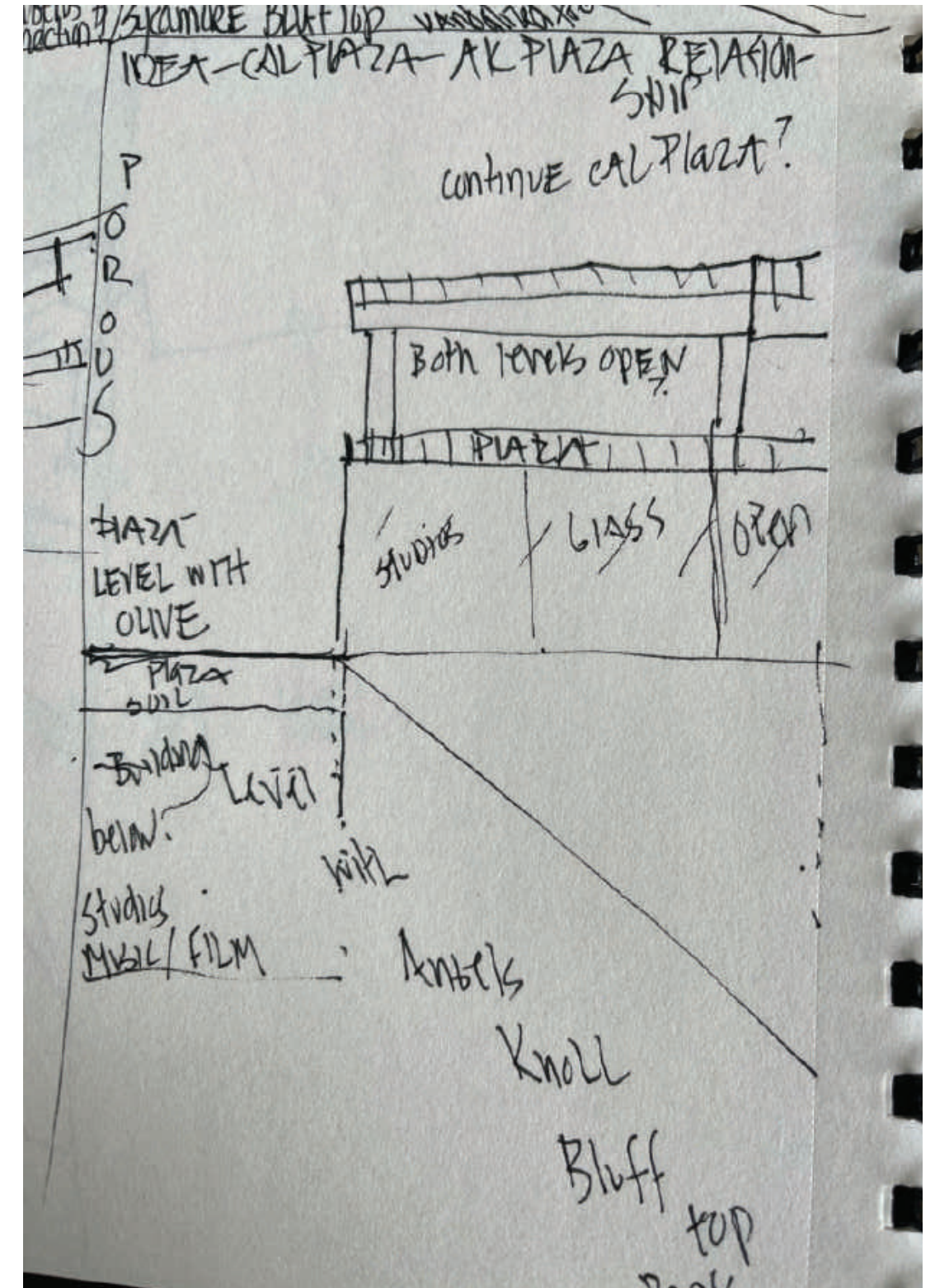
Steep Staircase (exercise stairs)



Sketch from second visit: zig zag park in Angel's Knoll Plaza



Exploring connections Angelus Plaza and Angel's Knoll



Cal Plaza, Olive Street and possible connections

ANALYSIS: Plaza System

A series of disconnected public plazas are remnants of discontinued plans.



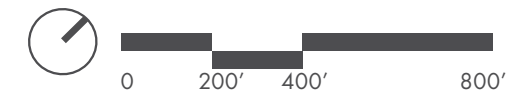
- Plazas-above street level
 - 1 Manulife Plaza
 - 2 Arco Plaza
 - 3 Union Bank Plaza
 - 4 Westin Bonaventure Hotel Plaza
 - 5 Ketchum YMCA Plaza
 - 6 Citigroup Plaza
 - 7 LA Hotel Plaza
 - 8 World Trade Center
 - 9 Bank of America Plaza
 - 10 Bunker Hill Towers Plaza
 - 11 Walt Disney Concert Hall Roof Garden
 - 12 LA Department of Water & Power
 - 13 California Plaza
- Plazas- street level
 - 1 Figueroa Court Yard
 - 2 Olive Grove by Walter Hood
- Pedways
- Atrium
 - 1 Wells Fargo Atrium- demolished

Calvin Hamilton Pedways

In 1970, the Concept for the Los Angeles Plan was presented by Calvin Hamilton, the City Planner Director. Elevated walkways above the streets called pedways were the first step of a plan that called for dense commercial developments and a "People Mover" system that would transport people above the street level. The plan was adopted in 1974 but was abandoned in 1981 when federal funding was eliminated. In 1981 the MacGuire Partners' A Grand Avenue Plan, also not realized, inspired Lawrence Halprin plazas like the Bunker Hill Stairs.

Mike Davis in his book, *The City of Quartz* mentions the Bunker Hill Pedways among a list of "tropes in an architectural language warning off the underclass Other."

The plazas offer a pleasant tour of artwork and gardens above the street level.



ANALYSIS: Plaza Photos



MANULIFE PLAZA 1
<https://www.warnerconstructors.com/portfolio/manulife-plaza/>



ARCO PLAZA: Herbert Bayer, "Double Ascension," 1973 2
<https://www.kcrw.com/culture/shows/art-talk/hidden-in-plain-sight-great-art-in-downtown-la>
 City National Plaza, Los Angeles



UNION BANK PLAZA 3
 designed by Garrett Eckbo. Photo by Adrian Scott Fine / courtesy of The Cultural Landscape Foundation.

PUBLIC ART/PRIVATE PLAZA

The plazas of Downtown Los Angeles offer a series of outdoor sculpture gardens in the sky. The designs are often distinctly midcentury modern, and like the Department of Water and Plaza, have a mix message of a plaza of water next to a drought tolerant demonstration garden.

The plazas are off the beaten path- above street level and out of view, they are often eerily empty. The roof garden at Walt Disney Concert Hall is an exception due to its popularity with tourists. It is also lush and its paths meander through different landscapes. This is distinctly different from the majority of the mid century plazas with the grand, exposed spaces.

Two beautiful spaces; Garrett Eckbo's Union Bank Plaza and Lawrence Halprin's Wells Fargo atrium are being remodeled.



BANK OF AMERICA PLAZA 9
<https://www.ideelart.com/magazine/public-art-chicago>



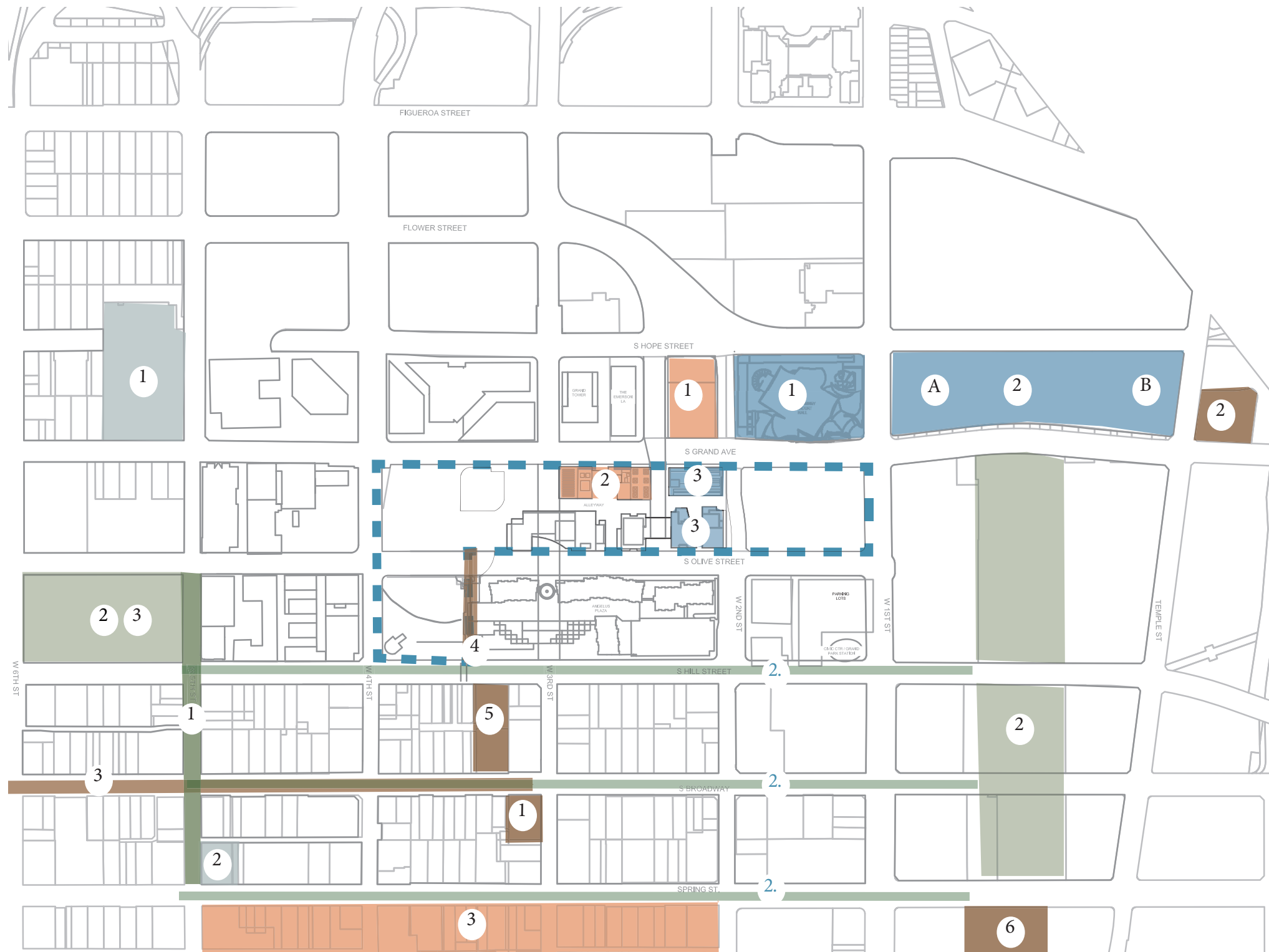
WALT DISNEY CONCERT HALL ROOF GARDEN PLAZA 11
 Photo by Steve Hoge
https://www.flickr.com/photos/steve_hoge/9280181028/in/photostream/



WATER & POWER PLAZA 12
 Photo by Alex Thamer.

ANALYSIS: Cultural Adjacencies

Activation will draw from connections to street and community.



- Music**
 - 1 Walt Disney Concert Hall
 - 2 Music Center:
 - a Dorothy Chandler Pavilion,
 - B Mark Taper Forum,
 - C Ahmanson Theater
 - 3 Colburn School of Music
- Art**
 - 1 The Broad
 - 2 MOCA
 - 3 The Art Walk
- Libraries**
 - 1 Los Angeles Central Public Library
 - 2 The last Bookstore
- Historic Monuments**
 - 1 Bradbury Building
 - 2 Our Lady of the Angels
 - 3 Historic Theater District
 - 4 Angel's Flight
 - 5 Grand Central Market
 - 6 City Hall
- Community Events**
 - 1 Farmers Market- Saturdays
 - 2 Protest Paths
 - 3 Family Events-Pershing Square



GRAND CENTRAL MARKET 5
<https://abc7.com/business/grand-central-market-to-extend-hours-during-summer/1335099/>



SUMMER MUSIC PERSHING SQUARE 3
 photo by Gary Leonard http://www.ladowntownnews.com/arts_and_entertainment/best-of-entertainment/article_de1c9c3e-0ec7-11e4-83d4-0019bb2963f4.html



DTLA ART WALK 3
 photo by Reed Davis
<http://reeddavisphotography.blogspot.com/2013/09/dtla-art-walk.html>

STREET LIFE/HIGH LIFE

Areas of downtown Los Angeles that offer family programs like Pershing Square, or street life, like the Art Walk, the Historic Theater District and the Downtown Art Walk, are lively and diverse. The historic Grand Central Market is dynamic, open year round and offers a broad variety of food from around the world. People from different parts of the city often find themselves sitting together at large tables. Like New York City, the density creates a familiar, friendly atmosphere.

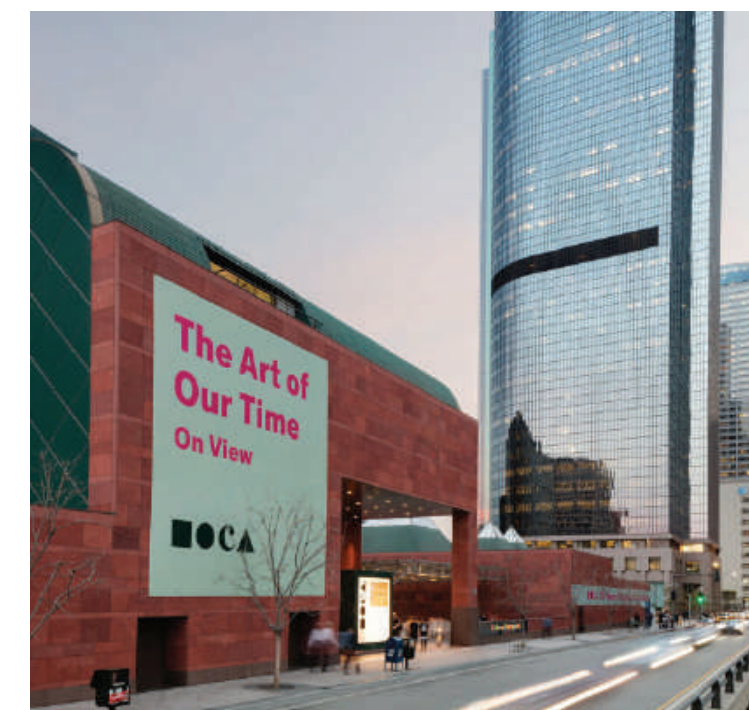
The high art of Grand Avenue, with the world class symphony at Disney Concert Hall, the Opera, and Red Cat are associated with premium price tickets and do not draw the broad crowds that the events attract below Bunker Hill. MOCA and the Broad do not offer art programming or showings that are typically family friendly and if food trucks are not present, the dining choices are mostly high end.



WALT DISNEY CONCERT HALL 1
 by Serge Ramelli
https://500px.com/photo/252591561/Walt-Disney-concert-Hall-by-night-by-Serge-Ramelli/?utm_medium=pinterest&utm_campaign=nativeshare&utm_content=web&utm_source=500px

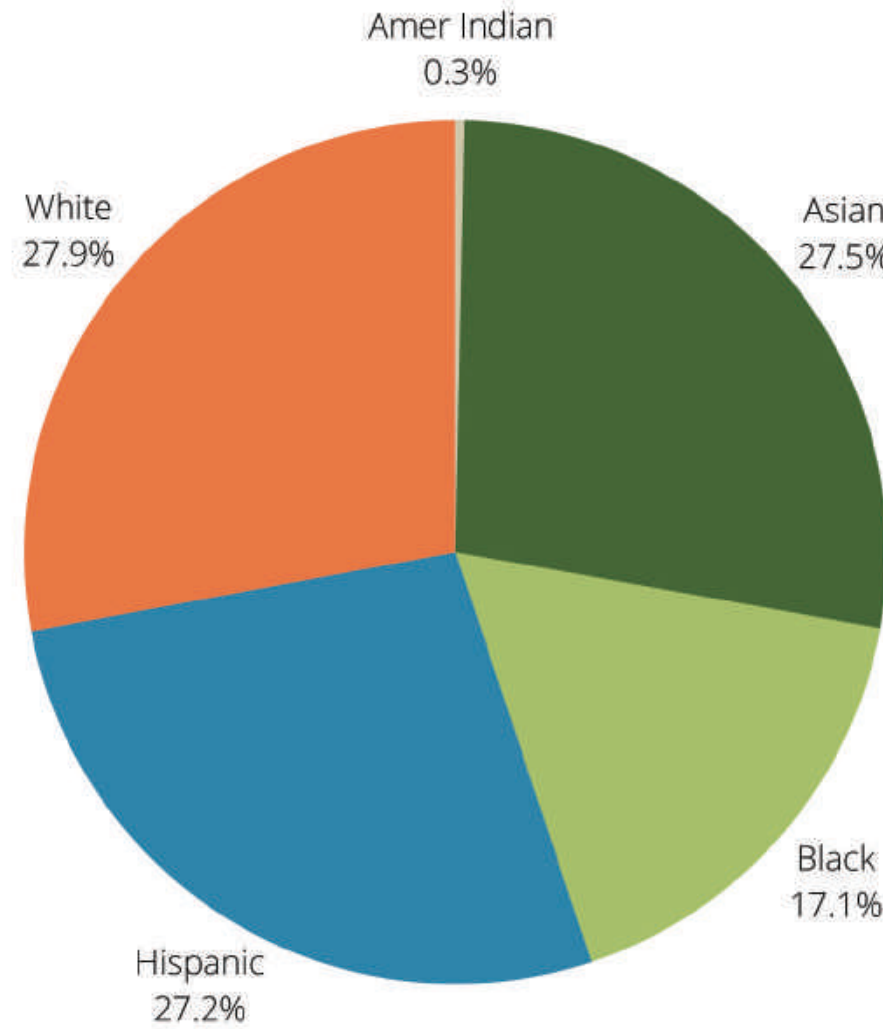
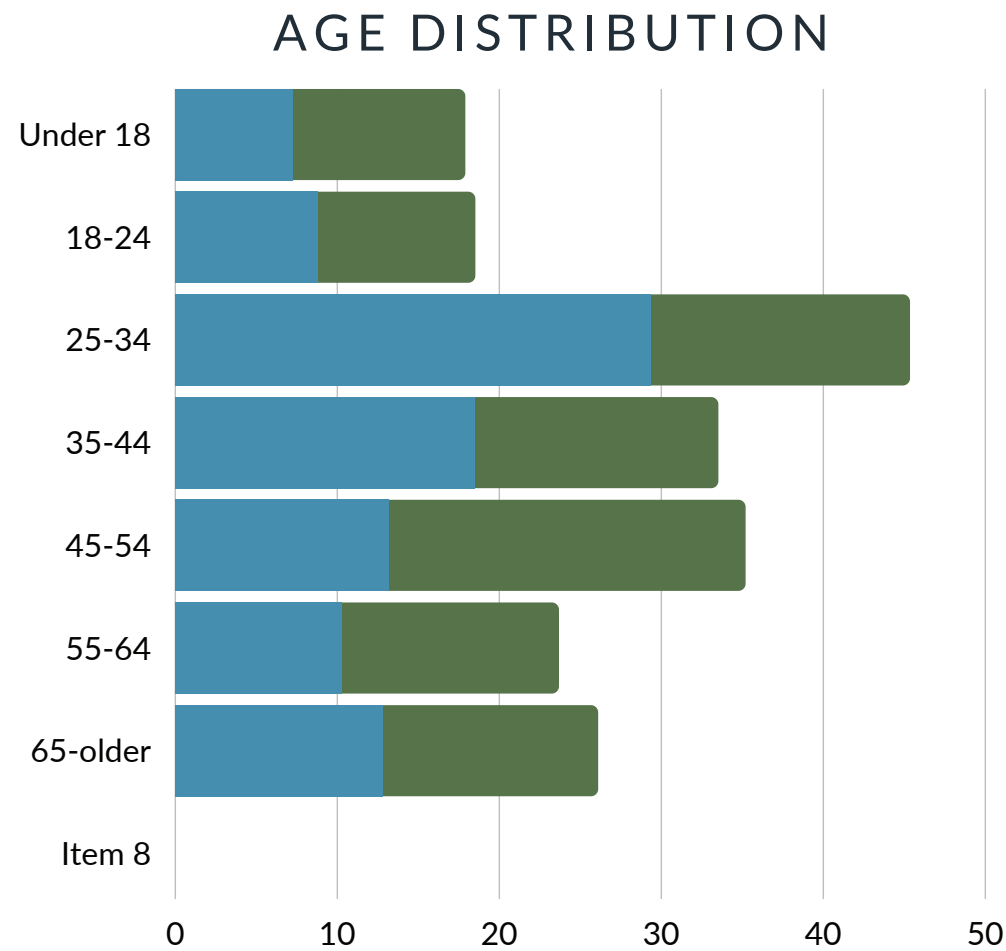


BROAD MUSEUM 1
<https://laedc.org/2016/09/21/broad-museum-economic-impact-analysis/>



MOCA GRAND 2
<https://www.discoverlosangeles.com/things-to-do/museum-of-contemporary-art-los-angeles>

DTLA is more diverse than LA County with a age distribution focused on 25-34 year olds.



POPULATION

The total LA County population in 2017 was 10,105, 686. DTLA had .05% of that population with a total of 50,818. LA County saw population growth between 2010-2017, however during the pandemic there has been a small exodus of people able to work remotely. Population counts were not available for DTLA and other neighborhoods for 2021.

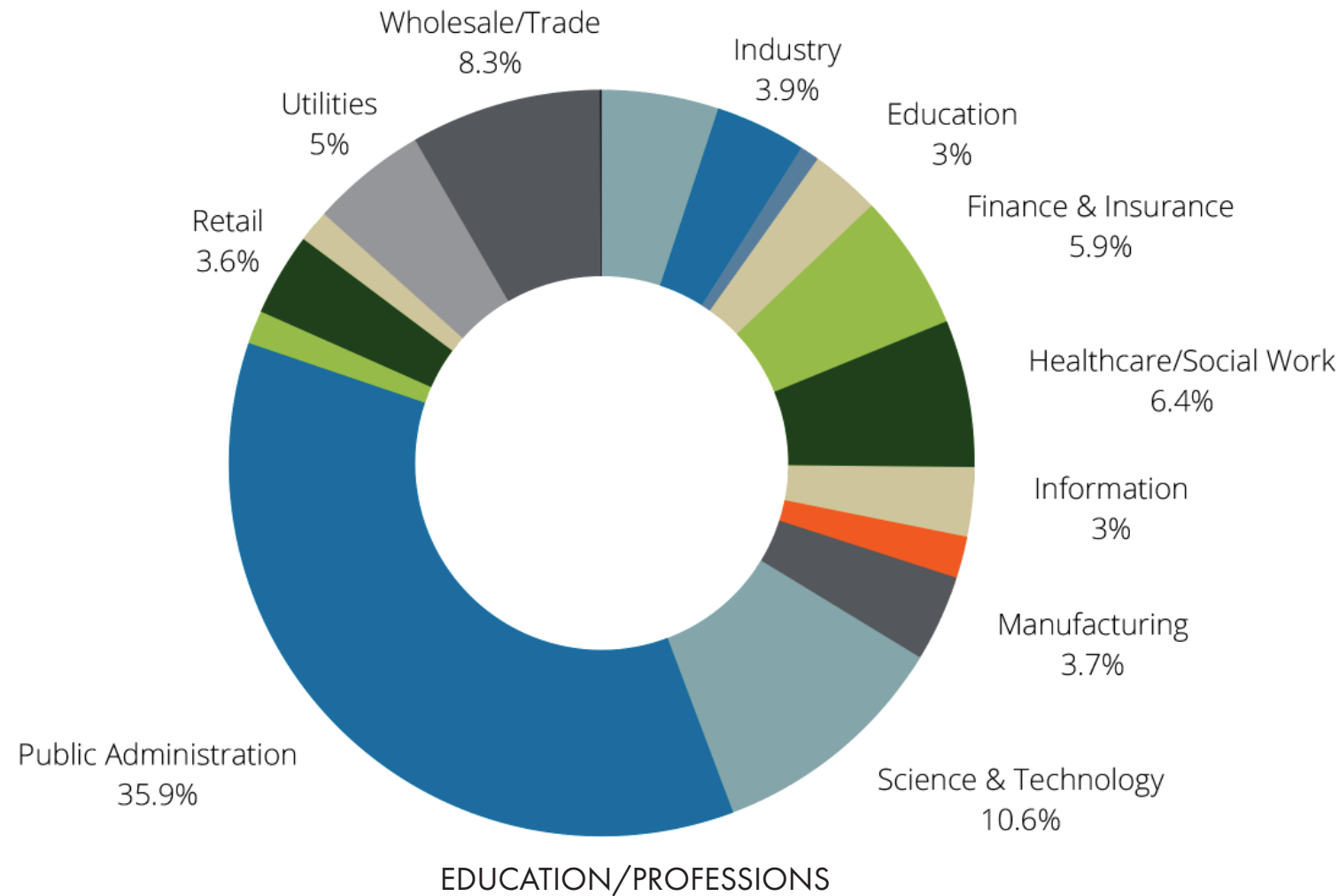
Age distribution DTLA compared to LA is highest between ages 25-34 but lower for under 18 and between the ages of 45-64. This supports anecdotal observations that professionals move out of DTLA to raise a family.

Though DTLA has a higher percentage of White and Asian and less Hispanic population, diversity is more evenly represented, especially with the Black population that is 17% Downtown though only 8.7% in LA County.

2017

NEIGHBORHOOD DATA FOR SOCIAL CHANGE PLATFORM (MYNEIGHBORHOODDATA.ORG)

The majority of the population is college educated and are professionals but with many unhoused people.

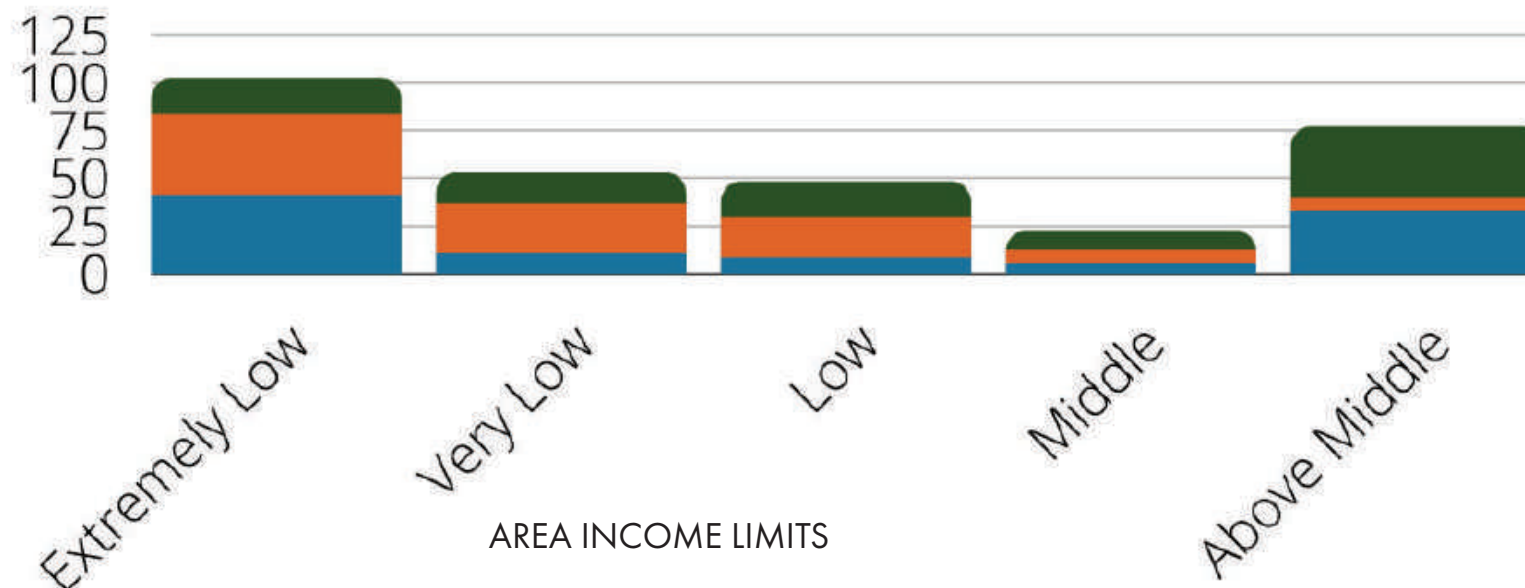


ECONOMICS

Area income limits for LA County are evenly distributed between the categories with the majority falling in the Above Middle Income level. However, DTLA has parallels with Historic South Central in a majority of incomes falling within the Very Low category. DTLA has equal levels of income falling in the Very Low and Above Middle Income level.

In 2015, a majority was in the public administration profession at nearly 36%. This was followed by science and technology careers and wholesale/trade. This work division is reflected in the landscape with a high concentration of public service buildings and several wholesale neighborhoods nearby.

The unhoused population of DTLA is parallel to that of LA County. In 2020, the unhoused count was 8,281. This is nearly 17% of the DTLA population in 2018. The count was canceled in 2021 due to the pandemic but is potentially higher.



ANALYSIS: History of Bunker Hill

Since the arrival of the Spanish Missionaries in 1769, Los Angeles has inspired reinvention, erasing the past to create a new story. The largest Tongva Gabrieleno village of Yaanga¹ was located in downtown Los Angeles. ¹ Soon after the founding of Pueblo de Los Angeles September 4, 1781, the indigenous began to lost their lands and were enslaved to pay off fines for being homeless. ²

In 1867, Prudent Beaudry and Stephen Mott bought and developed Bunker Hill. They created a exclusive neighborhood of Victorian houses for prominent citizens of LA. The hill was graded for the first time. The resulting grid created streets impassable by street car. In 1901 Angel's Flight was built to bring residents up the 33% grade.

In the 1920's, many of the wealthy residents left for Beverly Hills and Pasadena. By the 1930's, the old Victorian homes became tenement houses for new immigrants and workers and Bunker Hill was the densest in the city and a favorite film noir filming location.

In the 1950's, the newly formed CRA began a slum clearance project on Bunker Hill to remove 7000 poor residents and the Victorian houses to sell the land to public and private developers. The Bunker Hill Redevelopment Project of 1958 included the middle class Bunker Hill apartments. A promised public park within the inward turning apartment complex and the affordable housing to replace that lost by demolishment of the tenements never materialized. ⁷

"The Hill was viewed as a cancer whose spread could only be prevented through removal," writes Stephen Jones in *The Bunker Hill Story: Welfare, Redevelopment and the Housing Crisis in Post-war Los Angeles* ⁷

The 1960's to the present day are marked by a series of partially executed master plans that were abandoned during economic downturns and coinciding with local displacement of poor Angelenos. The plans are similar in an attempt to create a utopia of high rise buildings and sleek apartments for the wealthy with disconnected public plazas that serve more as calling cards for prominent banks than lively public spaces.



The Tongva are the Indigenous people who inhabited the Los Angeles Basin and the Southern Channel Islands, an area covering approximately 4,000 square miles. There are 31 known sites believed to have been Tongva villages, each having had as many as 400 to 500 huts. Yaanga village was one of the largest and was located in present-day Los Angeles, along the Los Angeles river .

http://3.bp.blogspot.com/-4zAtR-rkDhM/TWlYn-g_ZI/sa.com/historic

Pre-European Colonization and Displacement

- Pre-European: Downtown was the location of Yaanga, the largest Tongva Village
- 1769: Spanish missionaries arrive
- 1781: El Pueblo de Los Angeles founded by 11 families and built with indigenous labor ³

"Los Angeles has its slave mart, as well as New Orleans and Constantinople. Only the slave at Los Angeles was sold fifty-two times a year as long as he lived." —Horace Bell ³

1800s

Silver and Land

- 1865: Silver discovered at Cerro Gordo, 275 miles from Los Angeles. ⁶
- Victor Beaudry extends credits to all miners and fore-closes on most of Cerro Gordo mines. ⁵
- 1867: Victor Beaudry's brother, Prudent Beaudry, buys land from Hill St to Olive, 4th to 2nd and develops it. The 3rd Street Tunnel was built in 1901 and more tunnels were created with the advent of the automobile that further isolated the hill from the rest of downtown. ⁴



The Cerro Gordo Silver Mines are now a collection of abandoned mines located in the Inyo Mountains, in Inyo County, near Lone Pine, California

photo credit: LCGS Russ - Own work, CC BY 3.0, <https://commons.wikimedia.org/w/index.php?curid=9872153>

Bunker Hill history is a cycle of displacement, development, disinvestment, redevelopment.

1900s-1930s

Above and Beyond The Urban Fabric

- 1901: Angel's Flight built to bring residents home from the bottom of the 33% grade.
- 1920-30s: Pacific Electric Railway is built and wealthy residents move to Pasadena and Beverly Hills. Houses are subdivided and Bunker Hill becomes most crowded neighborhood.
- Post WWII: Pasadena Freeway built. The Hill's population increases 19%. Houses deteriorate and there is increase in crime. Bunker Hill becomes favorite film noir location.



IM Pei model of Bunker Hill's redevelopment from 1970.
Los Angeles Public Library photo collection

1960s-1970s

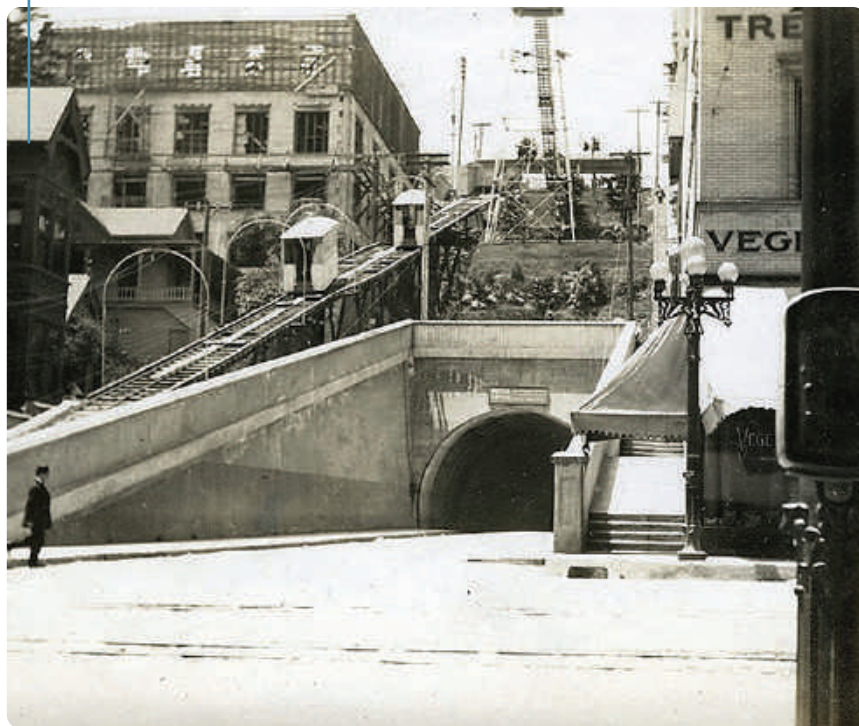
Demolish and Build

- 1960: I.M. Pei's modernist master plan of large grassy plazas and separated uses... of the urban renewal principals of the era.
- 1973: Wells Fargo Center built. Futuristic elevation of the pedestrian above the street.
- 1976: Bunker Hill is graded to prepare for California Plaza.
- 1978: Robert MacGuire III "A Grand Avenue" Plan unveiled.

1940s-1960s

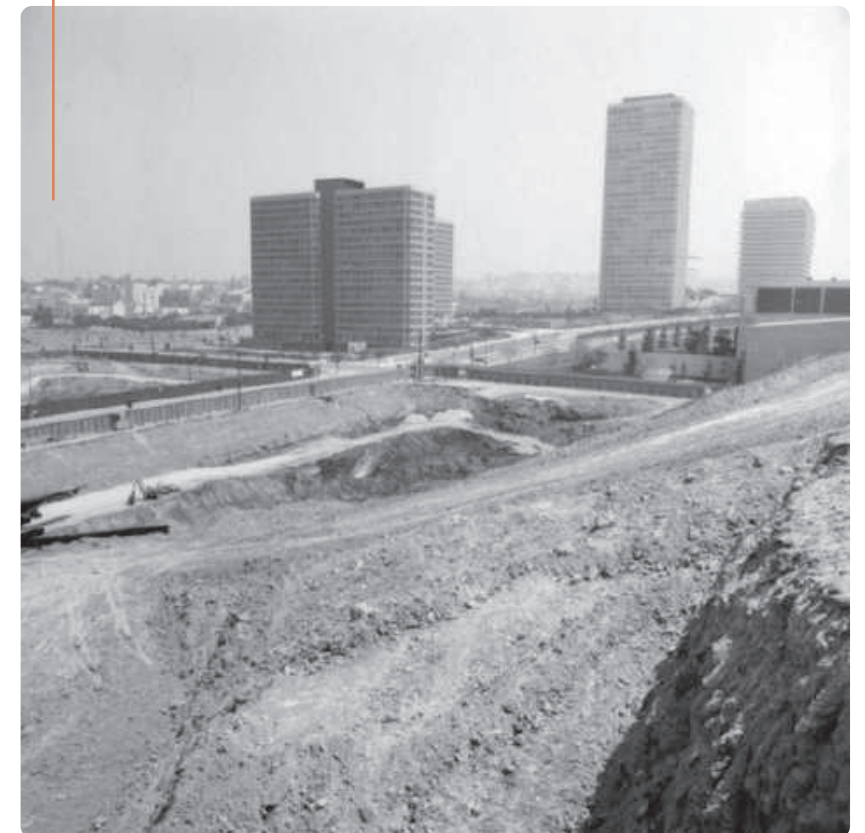
Redevelop and Displace

- 1945 California Community Redevelopment Law and creation of CRA-LA
- 1955: Slum Clearance Project. Bunker Hill considered a high crime area and health hazard. CRA wins a law suit against residents. Displacement of families and removal of low income residents from area.
- 1959 Bunker Hill Renewal Plan. CRA plan allows city to clear land and sell to private and public development.



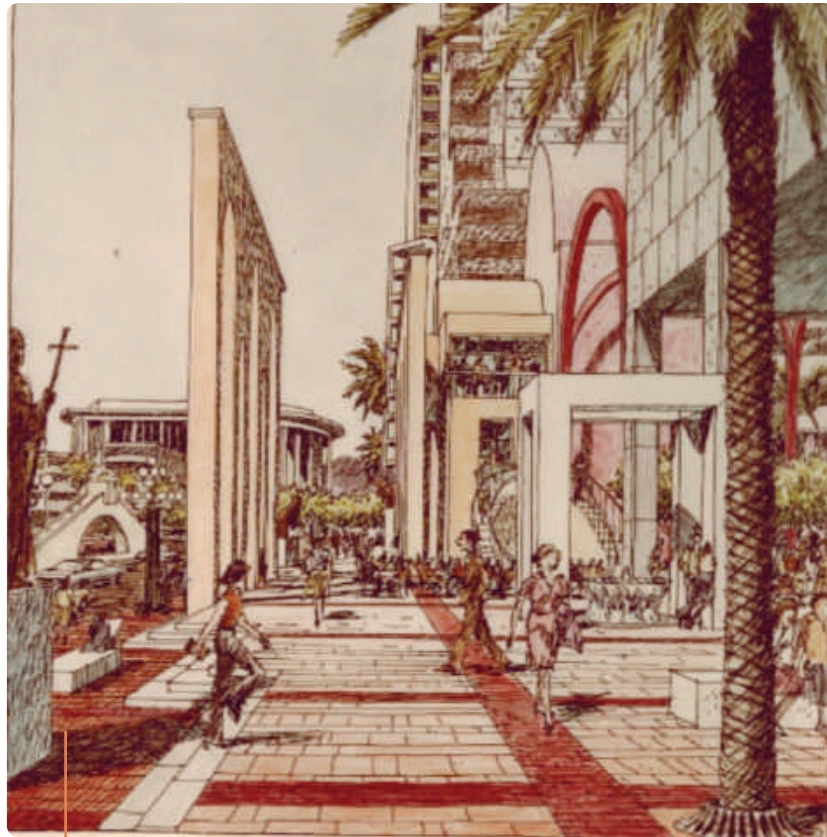
Angel's Flight, 1930's

[https://waterandpower.org/museum/Early_City_Views%20\(1925%20+\)_8_of_8.html](https://waterandpower.org/museum/Early_City_Views%20(1925%20+)_8_of_8.html)



1971 Bunker Hill flattened.

Los Angeles Public Library photo collection



CARLOS DINIZ: A GRAND AVENUE



CARLOS DINIZ: THE OMNI HOTEL

1990s

Economic Turmoil

- 1991: Walt Disney Concert Hall conceived.
- 1998: Colburn School built.
- 1999: Vacancy rate for downtown skyscrapers highest in nation at 26%.

*"By the early 1990s, 2.7 million people in Los Angeles County lacked health insurance. People often faced a choice between paying for health care or for housing, and as a result frequently found themselves homeless."*⁹

1980s

A New Building a Year

- 1983: One California Plaza built.
- 1986: Arata Isozaki designs MOCA

Over three-quarters of the new jobs created during the 1980s were at minimum-wage levels. Loss of over 100,000 jobs in manufacturing, film and defense jobs lead to poverty rate in LA County growing from 8% in 1969 to 14% in 1987.

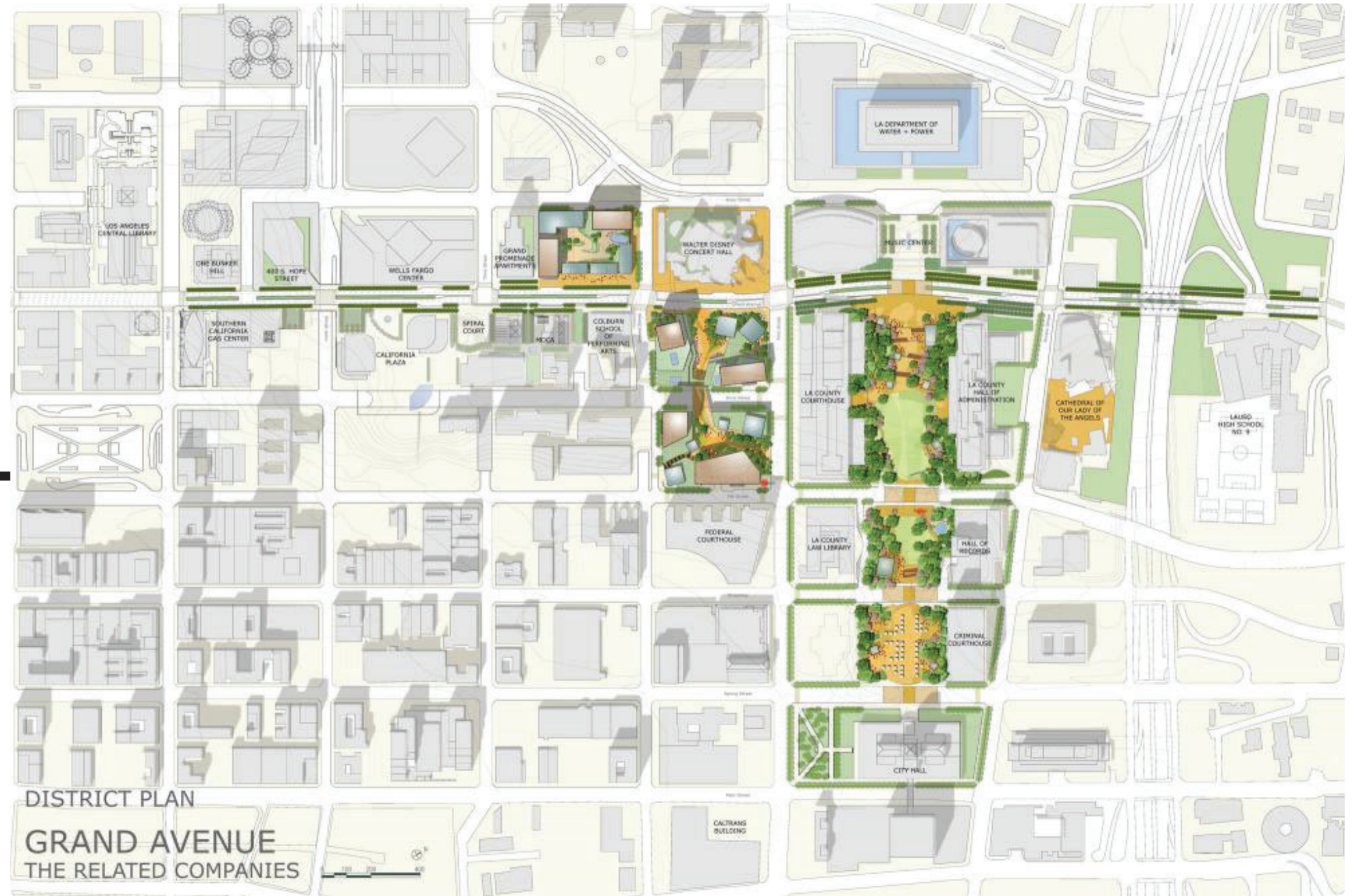


photo credit: NBC News

<https://www.nbcnews.com/news/us-news/typhus-zone-rats-trash-infest-los-angeles-skid-row-fueling-n919856>



photo credit: Allan Spulecki



Related Company's Grand Avenue Project — an effort to restore shops and more people to Bunker Hill with a mixed use development comprised of retail, residential, hotels and restaurants. Designed by Gehry Partners

2000s

Ups and Downs

- 2003: Walt Disney Concert Hall is built. Design engaged directly with the street, with entrances and restaurants opening directly onto Grand Avenue.
- 2004: Lowest office vacancy rate for 4th quarter of 2004 at 16% versus 19% in 2003
- 2012: Grand Park built, connecting Music Center with City Hall. Designed by Rios Clementi Hale.
- 2015: The Broad, designed by Diller, Scofidio + Renfro opened September 2015, activating Grand Avenue with long lines and food trucks.
- 2020: Covid-19 causes loss of 13,709 jobs in Downtown Los Angeles (16.2%). Many professional jobs are virtual. Outdoor spaces vital.
- Between 1995 through 2003, the city lost ten SRO hotels with a net loss of 1,087 units, including five properties with 982 units from 2000-2003.

In Los Angeles County alone, 58,936 people were homeless in 2019. ¹¹

PHOTOS: CURRENT SITE CONDITIONS



Lower/Upper Cal Plaza Connection, Olive below and Angel's Knoll's Southeast corner



View from Grand Central Market



Zig Zag Parklet looking to Cal Plaza from Hill Original Bunker Hill wall remnant.



From Grand Central Market looking Southwest



Southeast Corner Near Hill. Slope Conditions



Looking south from Cal Plaza. Views and old growth trees along a path. Staircase and fencing.

SITE ANALYSIS RESPONSE

PEDWAYS & PLAZAS: Connecting to and extending system from Cal Plaza to Hill Street.

ADJACENCIES

Drawing vibrancy from Central Market (& need for more seating) and blending programming with Bunker Hill art establishments.

Providing hike within the urban canopy for all through ADA accessible pedways & elevators on plazas.

Non-ADA secondary trail for more rigorous hiking.

SERVICES

METRO Creating job access for the recently unhoused through the non profit job agency at former station location. Visitor's center in same building. (METRO station has moved across the street).

GREEN SPACE:

Responding to needs for green space and urban canopy, connecting to nearby parks to create a downtown green necklace.

DEMOGRAPHICS:

Natural playground, artist Work Live Lofts and avant garde programming responds to younger, creative DTLA population.

HYDROLOGY:

Stormwater collection via creek & stormwater fountain utilizes open space to retain and reuse water on site.

HISTORY:

Multi income housing to avoid historic displacement, outdoor history museum recognizes Bunker Hill's rich yet complicated past.

CASE STUDIES

PROJECT NAME: Miyaki Greendo

ARCHITECTS: Keita Nagata

LOCATION: Takamatsu, Japan

WHY: layered housing with gardens

SIZE: 7222.5 sq. feet

WEBSITE: <https://www.designboom.com/architecture/keita-nagata-architectural-element-miyawaki-green-do-apartment-takamatsu-japan-13-12-2016/>

WHAT I LOVE: In wondering about the possibility of offering low income, affordable worker housing and a public green park on Angel's Knoll without too much expense, I sought a design that offered layered roof gardens. This design is incredibly organic and is embedded into the existing landscape.

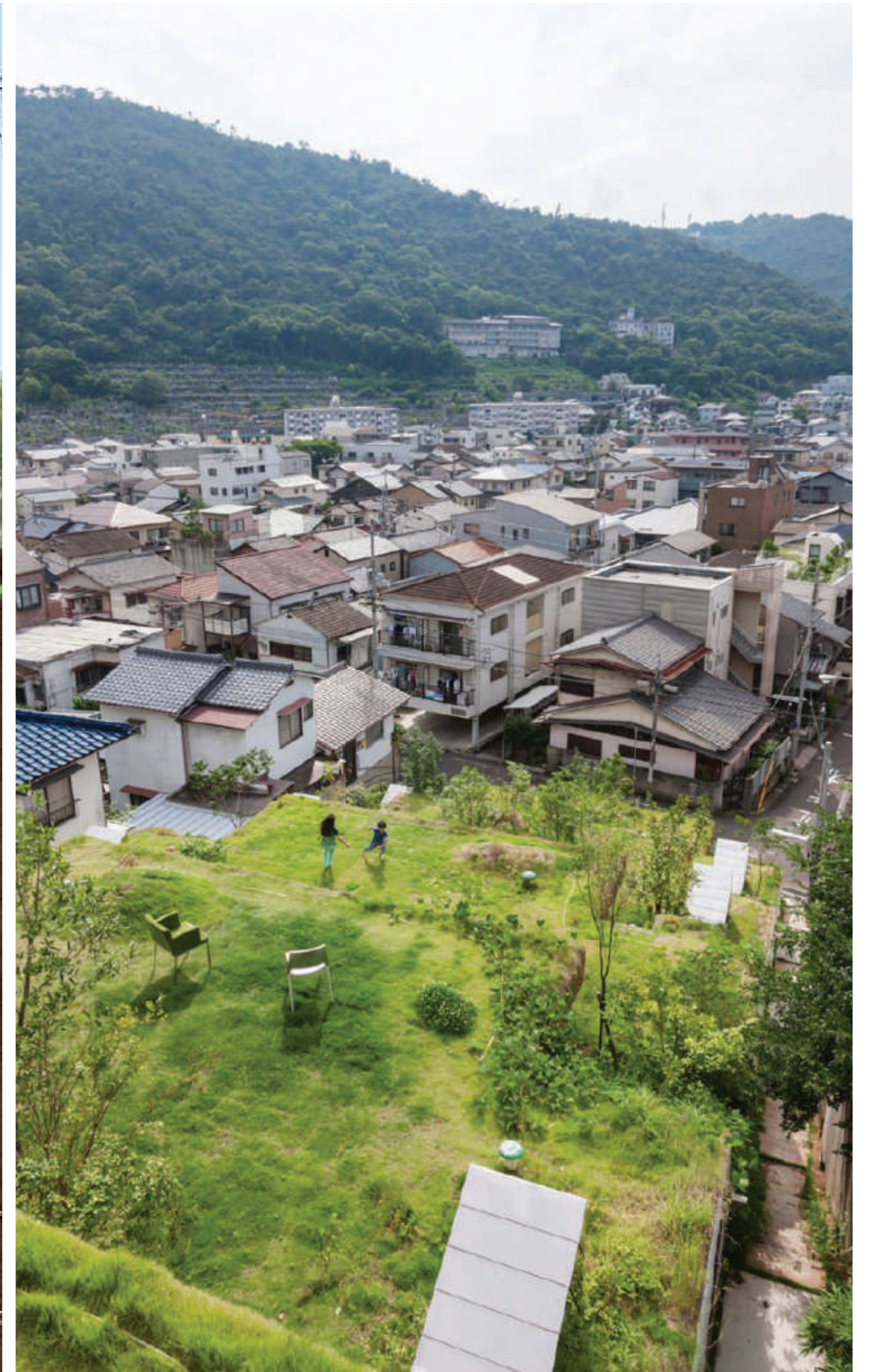
'Usually green roofs separate actual ground soil and soil for the roof – so the natural ecosystem can not be continued,' Nagasaka told Designboom. 'However, the architect has designed a plan which has a continuation between the ground and roof to create a new ecosystem.'

The houses in turn are thermally insulated from the earth and from the roof terraces.

WHY IT IS RELEVANT: It is a short, steep hill very much like Angel's Knoll within an urban context.

WHAT DOESN'T WORK: These terraces are private-belonging to the apartment tenants. It would be complex to reinterpret this design to offer public green space. There would also have to be access to a lobby for elevator access to California Plaza for ADA purposes.





ALM / RINKER HILL

CASE STUDIES

PROJECT NAME: Sky Terrace

ARCHITECTS: SCDA Architects

LOCATION: Singapore

WHY: theater and green terraced paths, multi use, intergenerational

SIZE: 8 acres (park area)

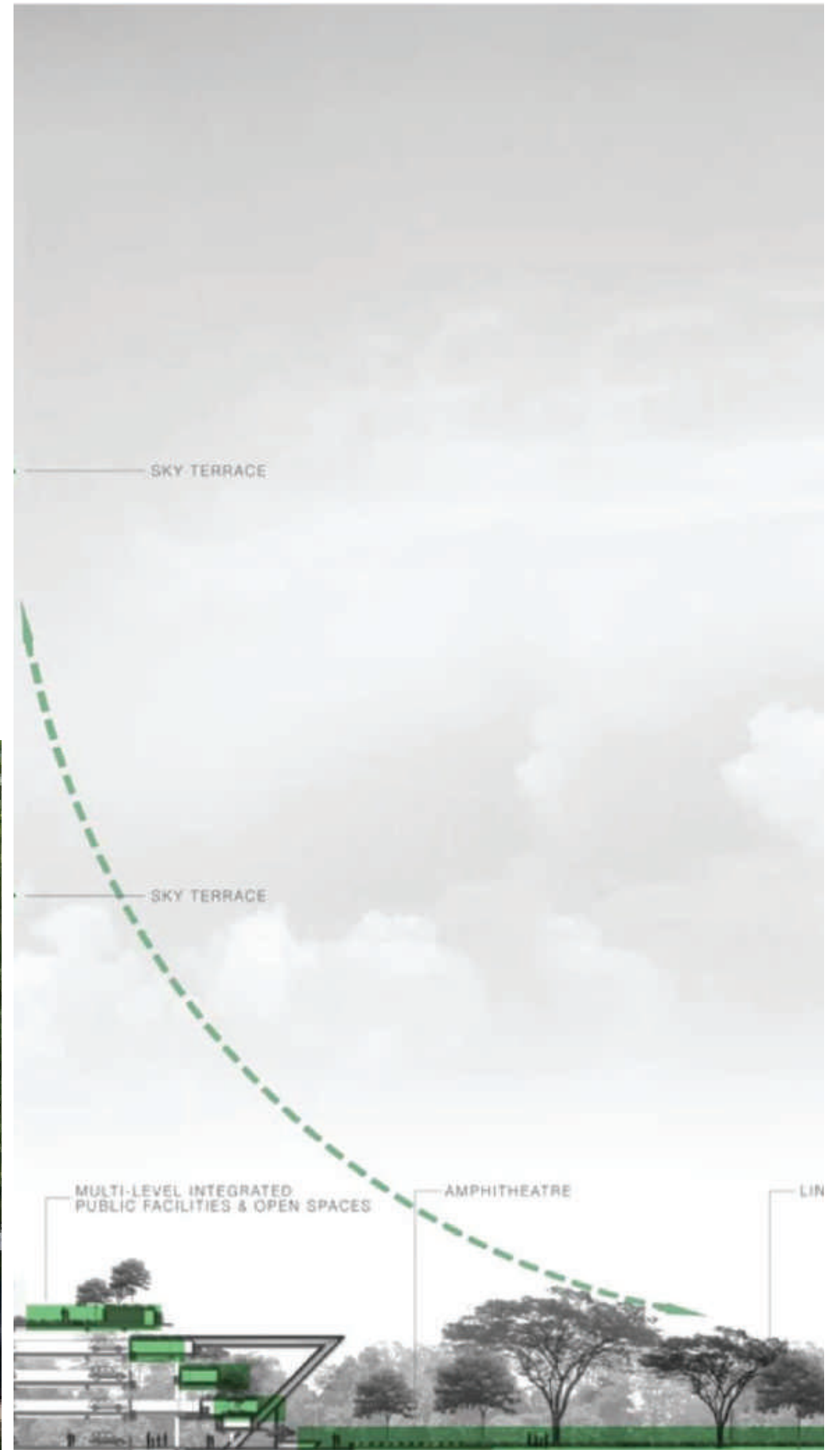
WEBSITE: <https://www.designboom.com/architecture/scda-architects-skyterrace-dawson-singapore-06-17-2014/>

WHAT I LOVE: The vertical greenery resembles the hanging gardens of Babylon and draws the eye upward. The wood terraced ramp offers “elevator free leisure”

WHY IT IS RELEVANT: It offers inspiration on connectivity from Grand Avenue to Hill. The terraces/ramps are also compact and leave room for park amenities while still offering retail/living space as a revenue base. The model of the building is multi generational to allow families to live in the same building with elders without living in the same unit.

WHAT DOESN'T WORK: The design involves a skyscraper which would be disruptive to the skyline on Grand Avenue. Parking may not be necessary and may not be ideal at this location as there is parking at the Music Center, Walt Disney Concert Hall, and on nearby streets.





INSPIRATION



The natural landscape of DTLA is a terrain of steep hills, seasonal creeks and an ever changing landscape. Photo Alyssa Leal



The childhood joy of rolling down hills. La Brea Tar Pits. Photo by Alyssa Leal



Tango dancing on Bethesda Terrace, Central Park, in the summer evening, g. (Upper plaza)



DTLA Street Life- "The Whole World is Here." Photo by Alyssa Leal

MASTER PLAN: THE VINE

The Vine

Bunker Hill is a juxtaposition of rich history and constant reinvention that illustrates the Los Angeles Downtown experience. The Vine intertwines the vibrant street life of the Historic Theater and Art District with the high culture of Grand Avenue to create a dynamic ambiance to Live, Work, Play and Explore.

The Vine defines the meandering central path that leads one on a sequence of spaces - from the elevated garden walk of Angel's Knoll, to a mosaic of intimate and grand spaces on California Plaza to Grand Avenue as a new promenade that celebrates city street life.

Angel's Knoll is a treetop village of artist lofts with public terraces, bringing the Art Walk to the Hill. The original wall tells the story of Bunker Hill through an outdoor museum within a shady, street side dining plaza where one can enjoy Grand Central Market fare. The famous film noir Angel's Knoll bluff top park is preserved as are several old growth trees, with an added natural playground to serve local families. An elevated ADA pedestrian path allows everyone to experience the original topography of Bunker Hill while passing through a series of art plazas. This path pays homage to Downtown's unique pedways and plazas of the 1960's and offers a green adventure from Hill Street to Cal Plaza.

California Plaza is reinvented as a city within a city. Through adaptive reuse, One California Plaza becomes a mixed income, mixed use residential building surrounded by sculpture and interactive art plazas, lively cafes, art galleries, an orchard and introspective gardens at one's doorstep. A choice of paths offers residents, workers, and visitors a choice of prospect or refuge.

The south side of Grand Avenue is closed off to become Grand Walk; dedicated to pedestrians, bicyclists and skateboarders that invites food trucks, people watching and intermingling. The interior path through Cal Plaza offers art & botanical installations, fountains, and seating for introspection. To the far east side a pedestrian bridge across 2nd Street leads to a holistic live work residence within a civic park. The residence on Hill offers multiple amenities to support the lives of young and multi-generational families with a supermarket, retail, and commercial space. A rooftop community garden, preschool and K-5 elementary school create a complete city within a city and ensure that families can fully participate in their children's daily lives.

The pinnacle of the civic park is a Grand Amphitheater with sweeping views of the most stunning Angeleno skyline.

From Angel's Knoll to Concert Park, Bunker Hill finally offers a complete neighborhood to Live, Work, Play and Explore within four intertwined blocks.

USERS

USERS:

LOCAL COMMUNITY:

- Residents
- Children
- Families
- Senior Citizens
- Students
- Teachers
- Artists
- Musicians
- Workers
- Small business owners
- Art gallery owners
- Walt Disney Concert Hall
- The Colburn School
- Food Truck Vendors
- Cottage industry entrepreneurs

Visitors:

From the local area and from abroad



PROCESS: BIG IDEA

Principles-

- Social equity
- Sustainable design
- Universal design
- Economic and environmental sustainability
- Placemaking
- Respect for and connection to historic context

Programs-

Angel's Knoll:

- Outdoor Eating/Seating (Civic)
- Outdoor Pocket Museum (Education)
- Residential(artist + low income) housing
- Grocery Store (Economic)
- Playground (Civic)
- Water Feature
- Wayfinding Landmarks
- ADA access points
- Community Outreach Center (Community Service)
- Urban Forest
- Amphitheater (Civic)

Development Site:

- PreK -K5 School (Education)
- Playground (Civic)
- Event Space (Civic)
- Outdoor Eating Seating (Civic)
- Cafe/Restaurants (Economic)
- Open Flex Space/Linear space for markets (Civic)
- Water Feature
- Wayfinding Landmarks
- Community Outreach Center (Community Service)
- Open Lawn Space for Physical Activity (Civic)
- Urban Forest
- Amphitheater (Civic)

Cal Plaza Alleyway:

- Repurpose Cal Plaza 1 to residential
- Cafe/Restaurants (Economic)
- Kiosks (Economic)
- Grocery Store (Economic)
- Promenade (Civic)
- Water Feature
- Art installations in conjunction with MoCA (Education)
- Wayfinding Landmarks

Connections:

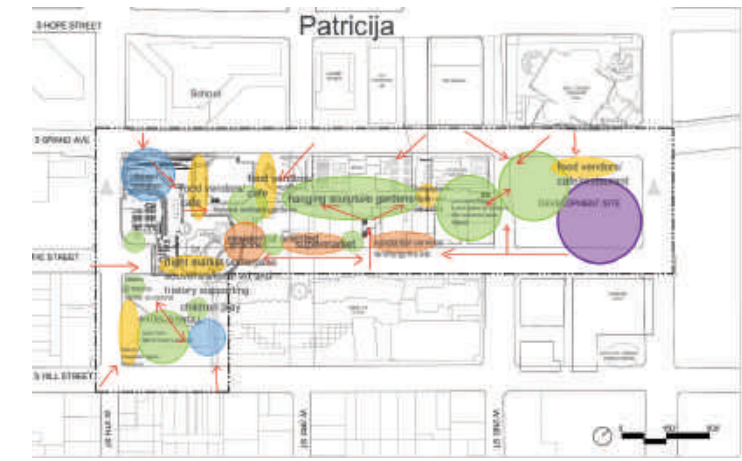
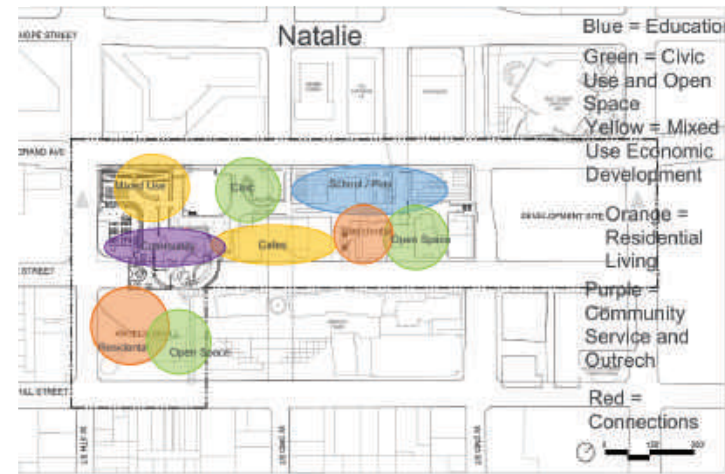
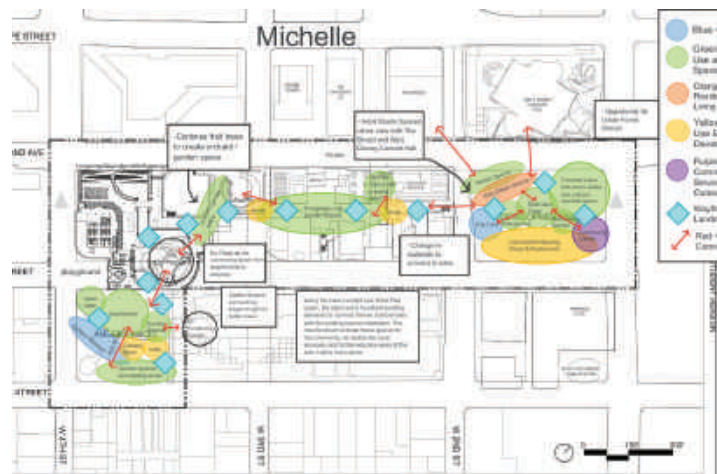
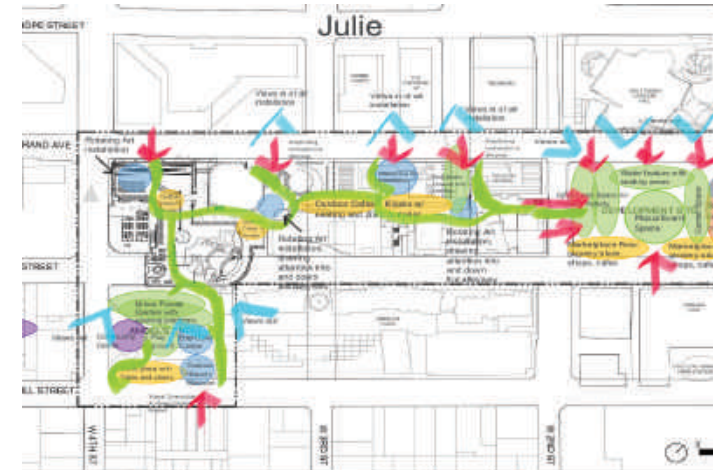
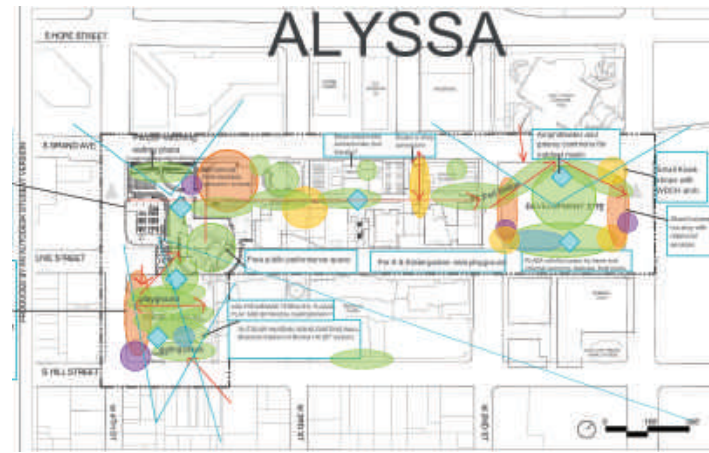
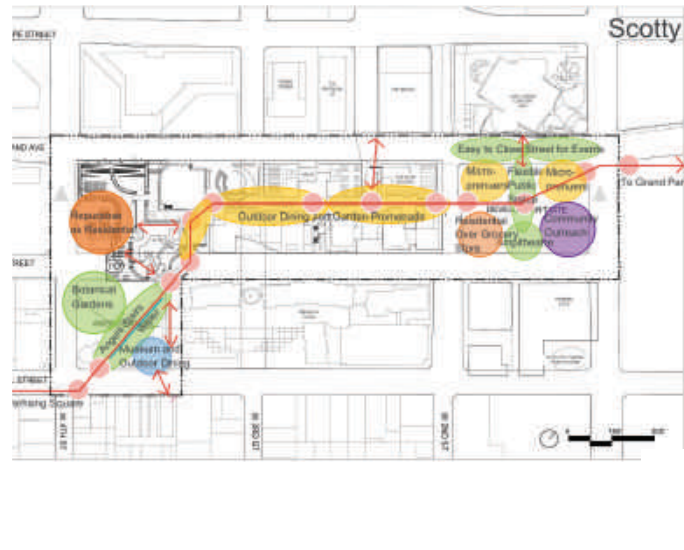
- Connection from Pershing Square to Grand Park through our site
- Wayfinding Landmarks

Goals-

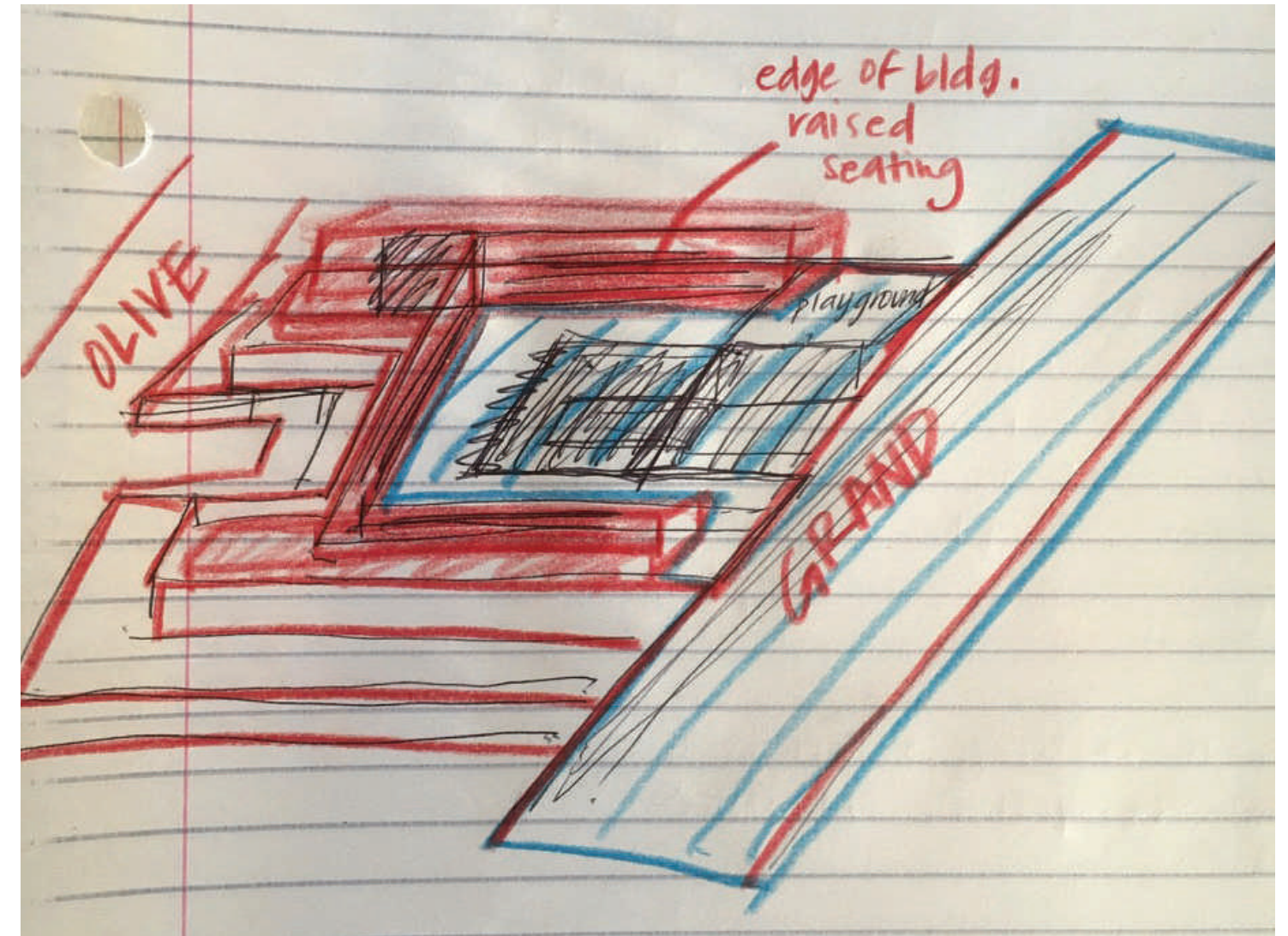
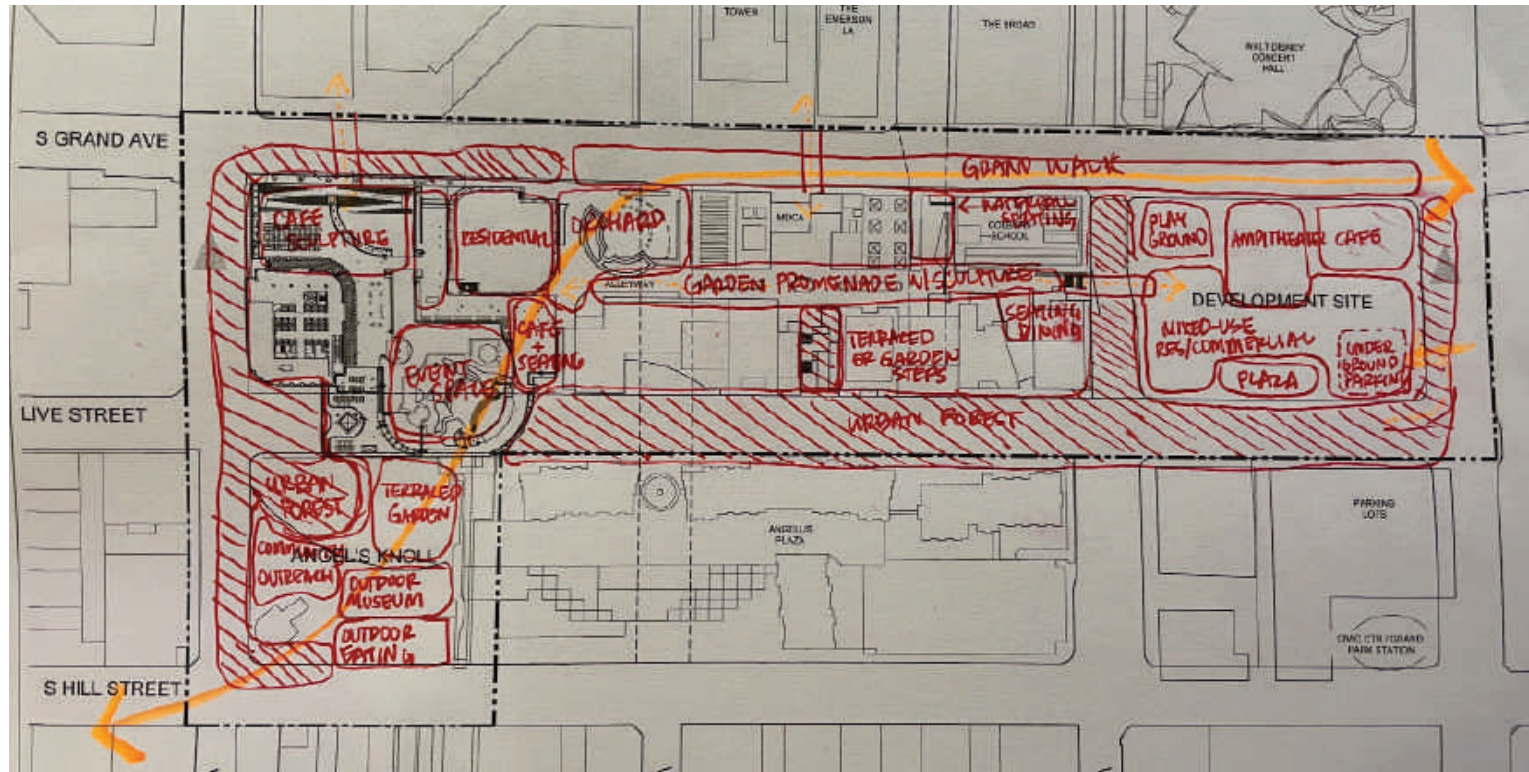
- Egalitarian amenities
- Strong connections within site and to the adjacent communities
- Improve access and linkages
- Landmarks and wayfinding
- Making the site a destination
- Grand scale and informal spaces
- Respond to the needs of the community
- Be reflective of the nearby institutions
- Incorporate art and culture

"Big Idea":
Live work play learn

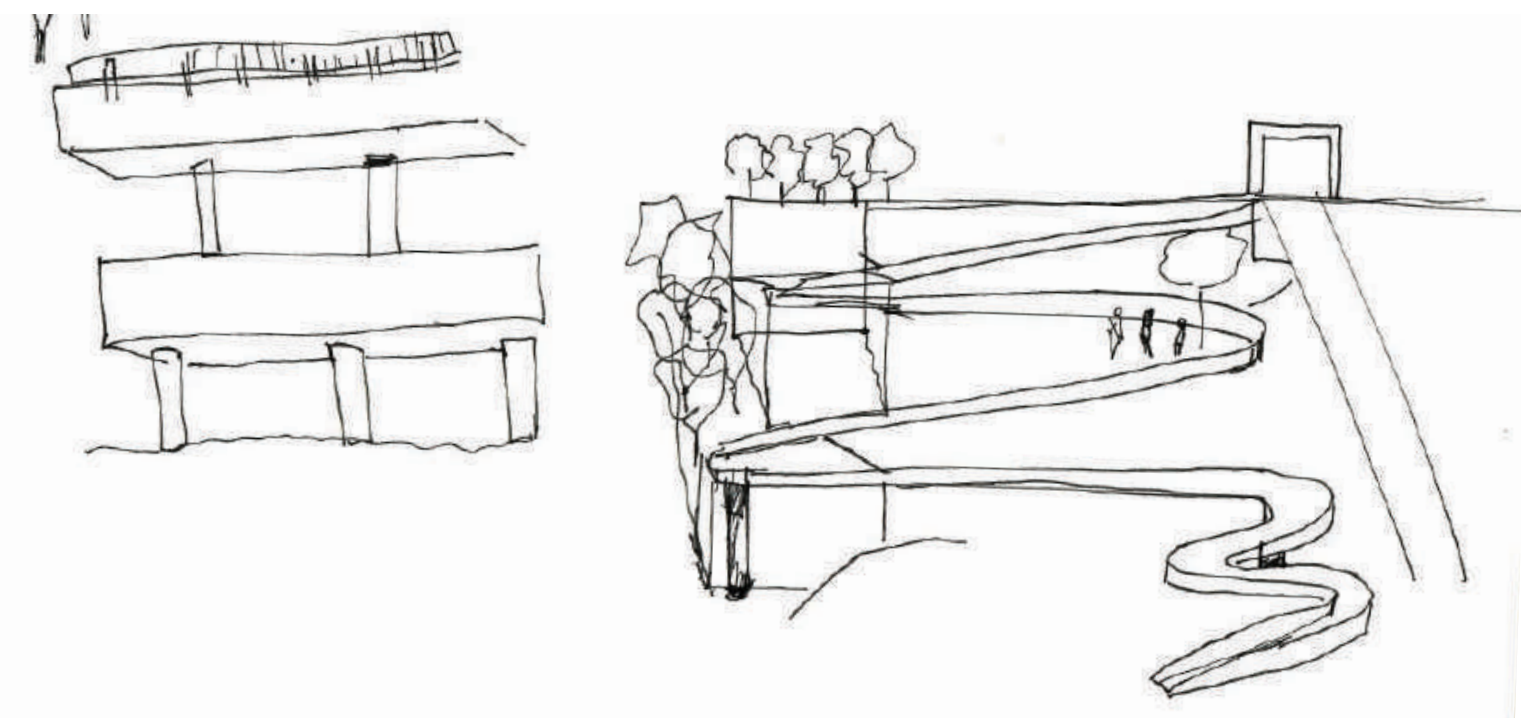
PROCESS: BIG IDEA



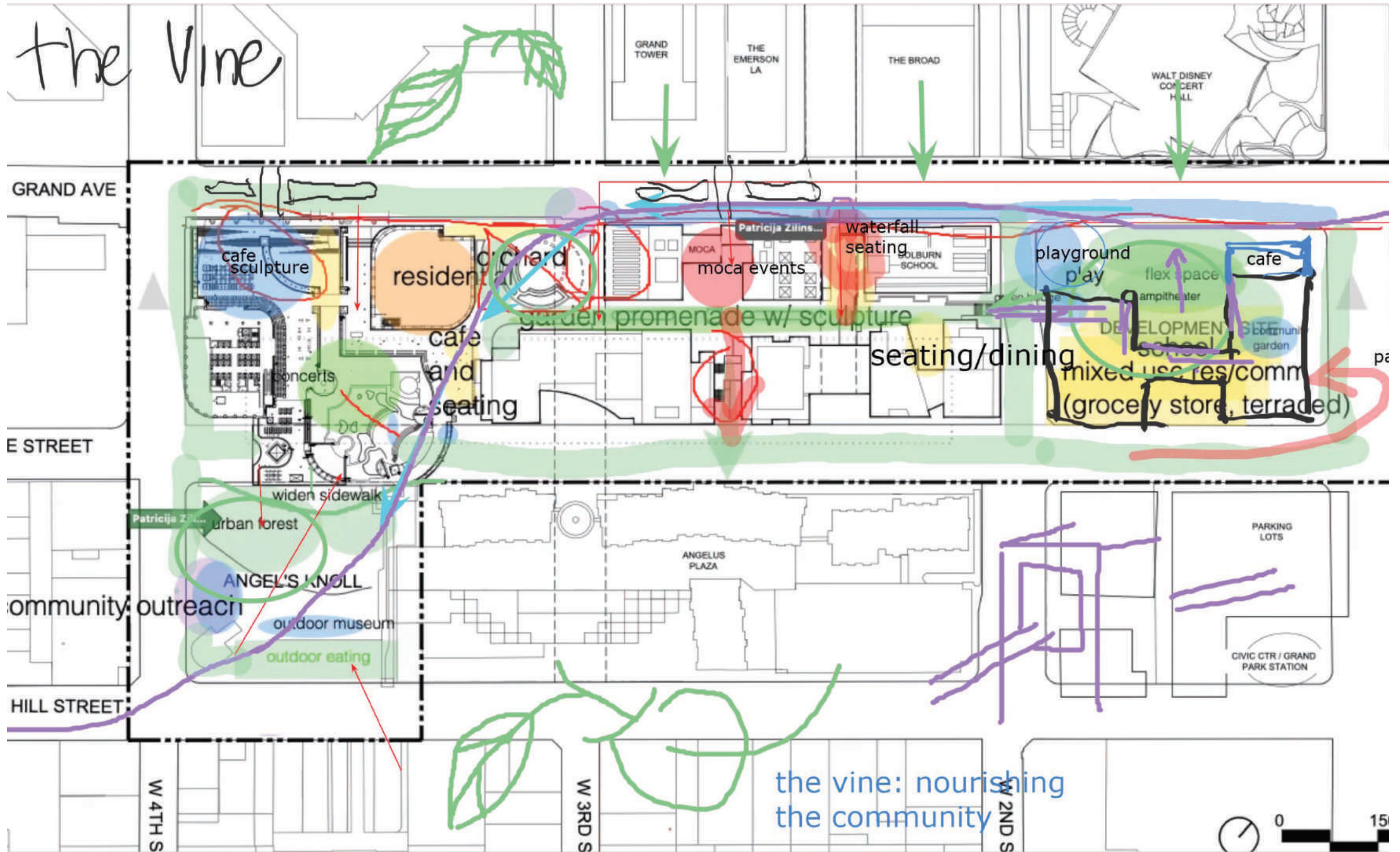
SKETCHES



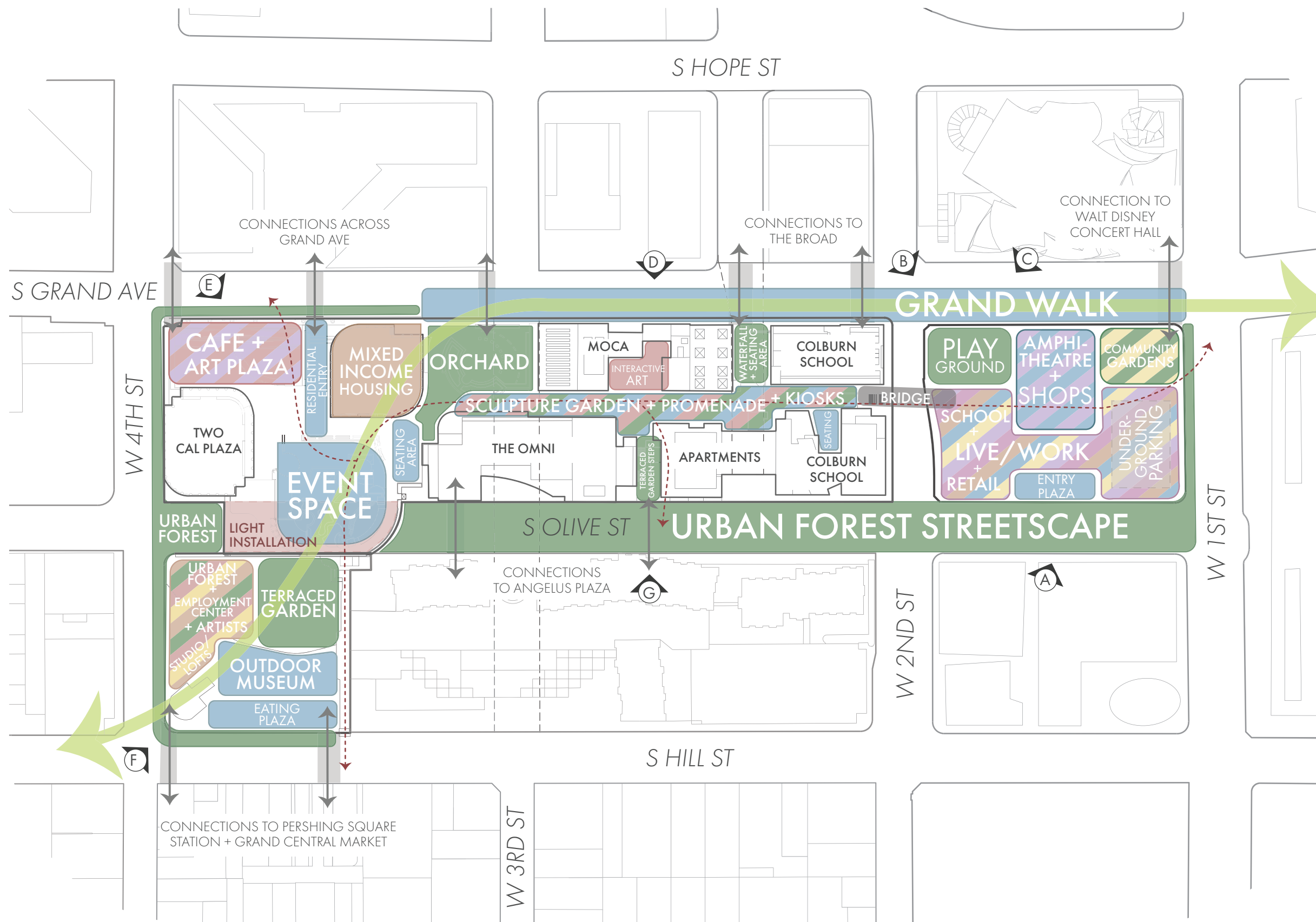
Sketches, clockwise from top left:
 Michelle Tiet sketch of masterplan
 top right: Rlvkah Spolin sketch of development building relationship with Grand and Olive
 bottom left: Alyssa Moffitt sketch of elevated pathway on Angel's Knoll



The Vine



MASTER PLAN PROGRAM DIAGRAM

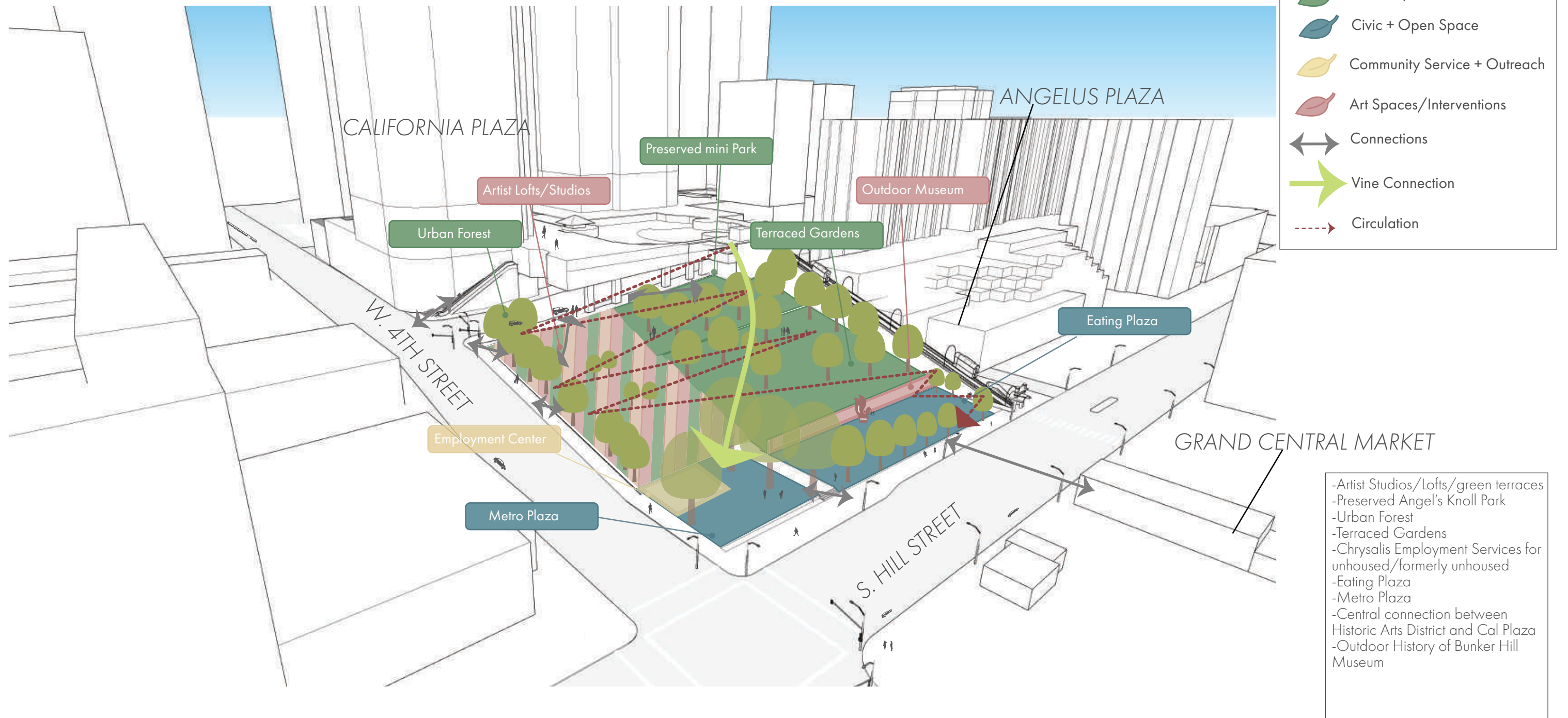


LEGEND

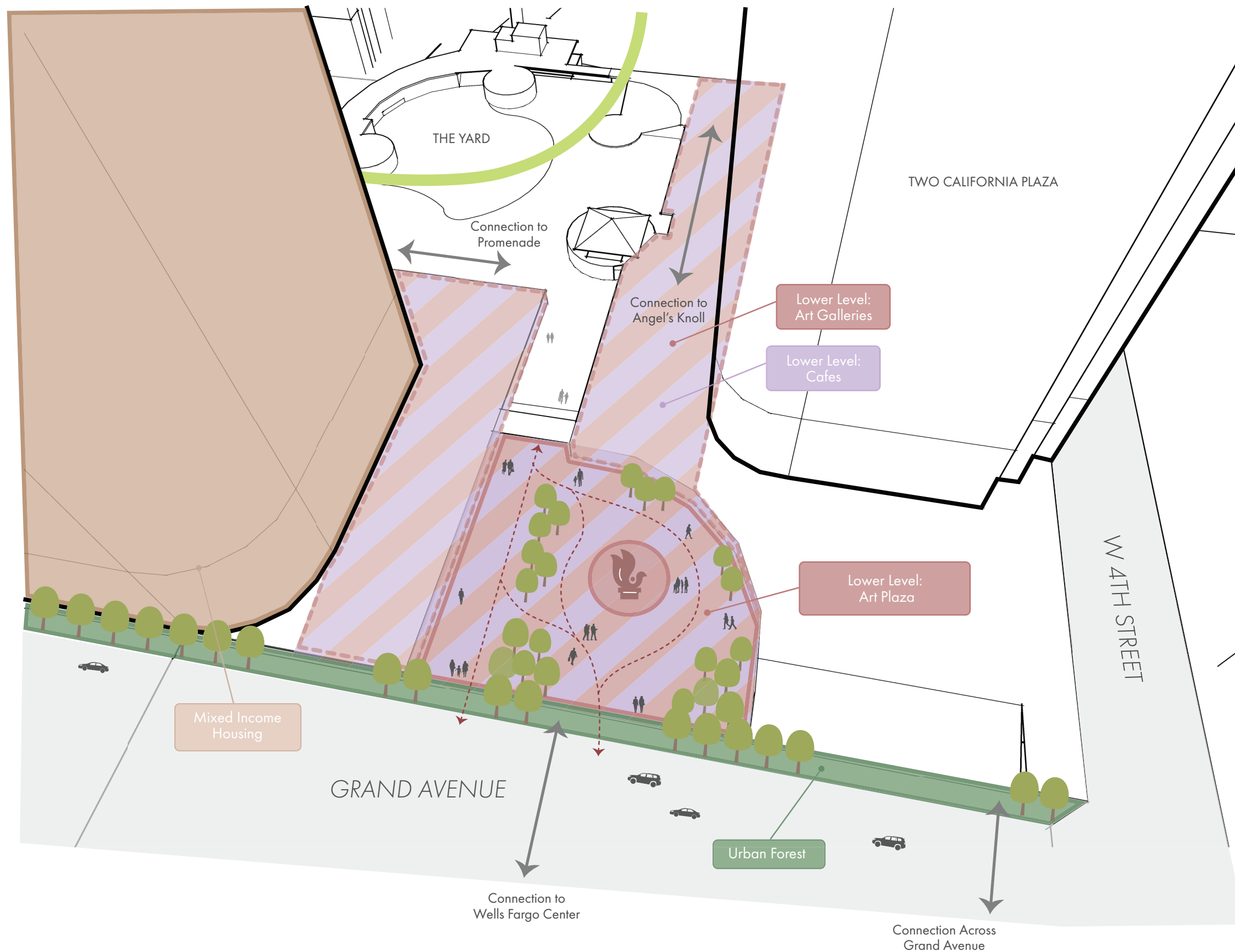
- Education (Purple leaf icon)
- Residential Living (Brown leaf icon)
- Green Space (Green leaf icon)
- Civic + Open Space (Blue leaf icon)
- Community Service + Outreach (Yellow leaf icon)
- Commercial (Purple leaf icon)
- Art Spaces/Interventions (Red leaf icon)
- Parking (Grey leaf icon)
- Connections (Double-headed arrow icon)
- Vine Connection (Green arrow icon)
- Circulation (Dashed red arrow icon)



ANGEI'S KNOLL



CAL PLAZA- GRAND AVENUE EDGE LOOKING WEST- LOWER LEVEL



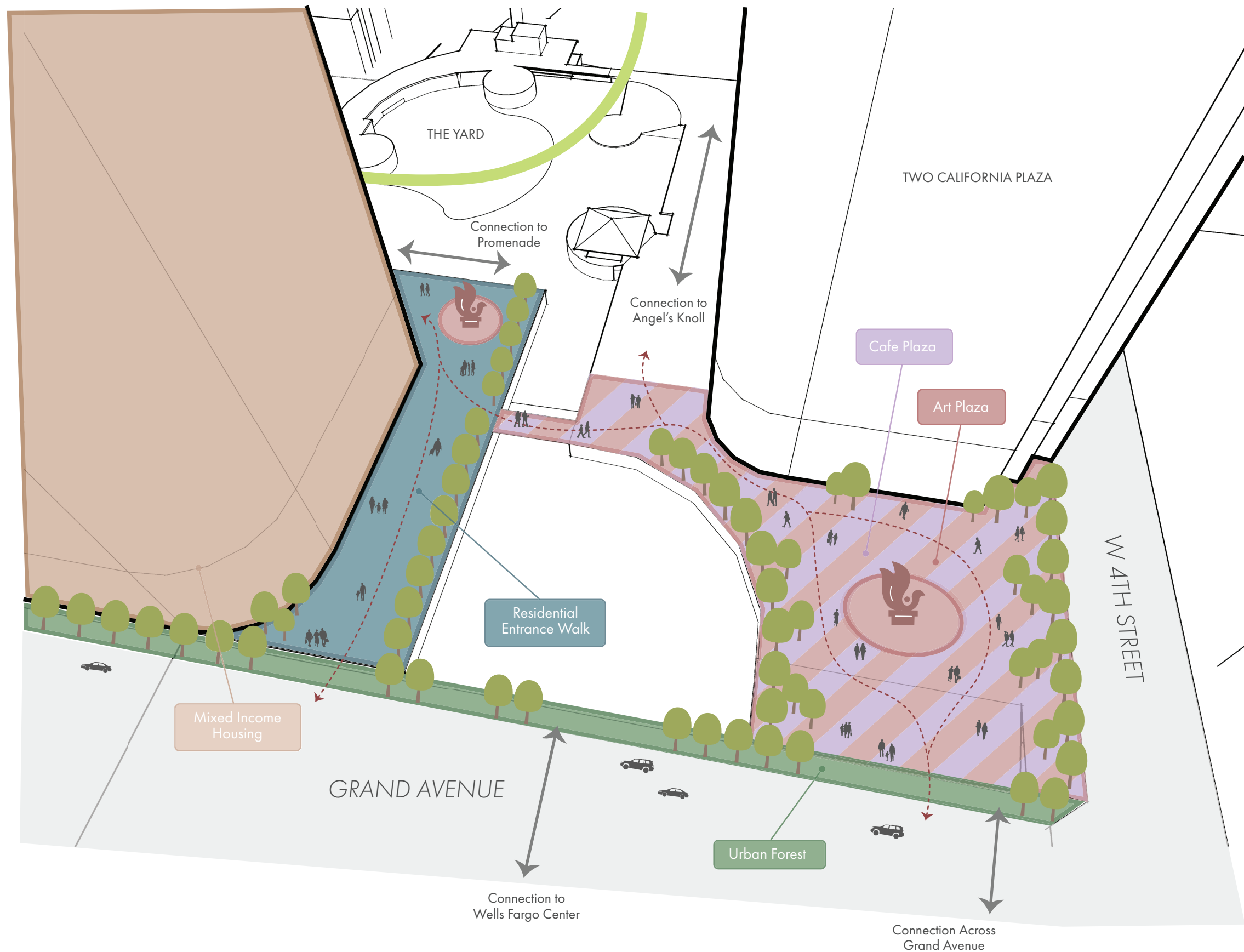
LEGEND

- Residential Living
- Green Space
- Commercial
- Art Spaces/Interventions
- Connections
- Vine Connection
- Circulation
- Sculpture

PROJECT ELEMENTS:

- Art Installations
- Art Galleries
- Focal Points
- Entrance
- Dining
- Seating
- Shade Trees
- Planting
- Connections to Angel's Knoll
- Connections to the Promenade
- Connections across Grand Avenue

CAL PLAZA- GRAND AVENUE EDGE LOOKING WEST- UPPER LEVEL



LEGEND

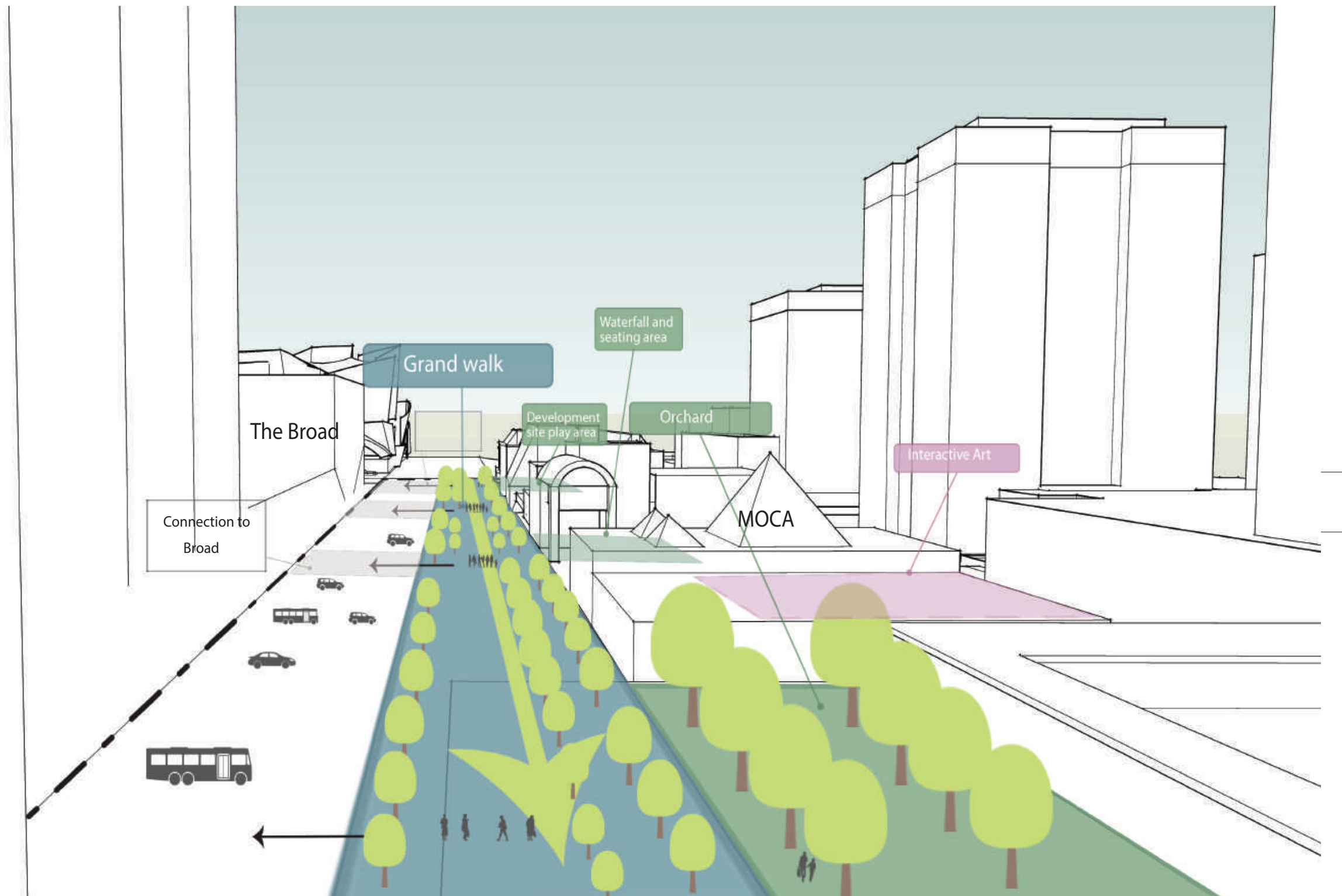
- Residential Living
- Civic + Open Space
- Green Space
- Commercial
- Art Spaces/Interventions
- Connections
- Circulation
- Sculpture

Vine Connection





PROJECT ELEMENTS:

- Art Installations
- Focal Points
- Entrance
- Dining
- Seating
- Shade Trees
- Planting
- Connections to Angel's Knoll
- Connections to the Promenade
- Connections across Grand Avenue

GRAND WALK



LEGEND

-  Green Space
-  Mixed-Use
-  Art Spaces/Interventions
-  Vine Arrow






PROJECT ELEMENTS

- Food vendors cafes
- Activated Grand Ave for pedestrians and/or bicyclists
- Wayfinding landmarks
- Clear connections to the Broad and Disney Hall
- Green barrier from Grand Ave
- Promenade with water features
- Shaded seating



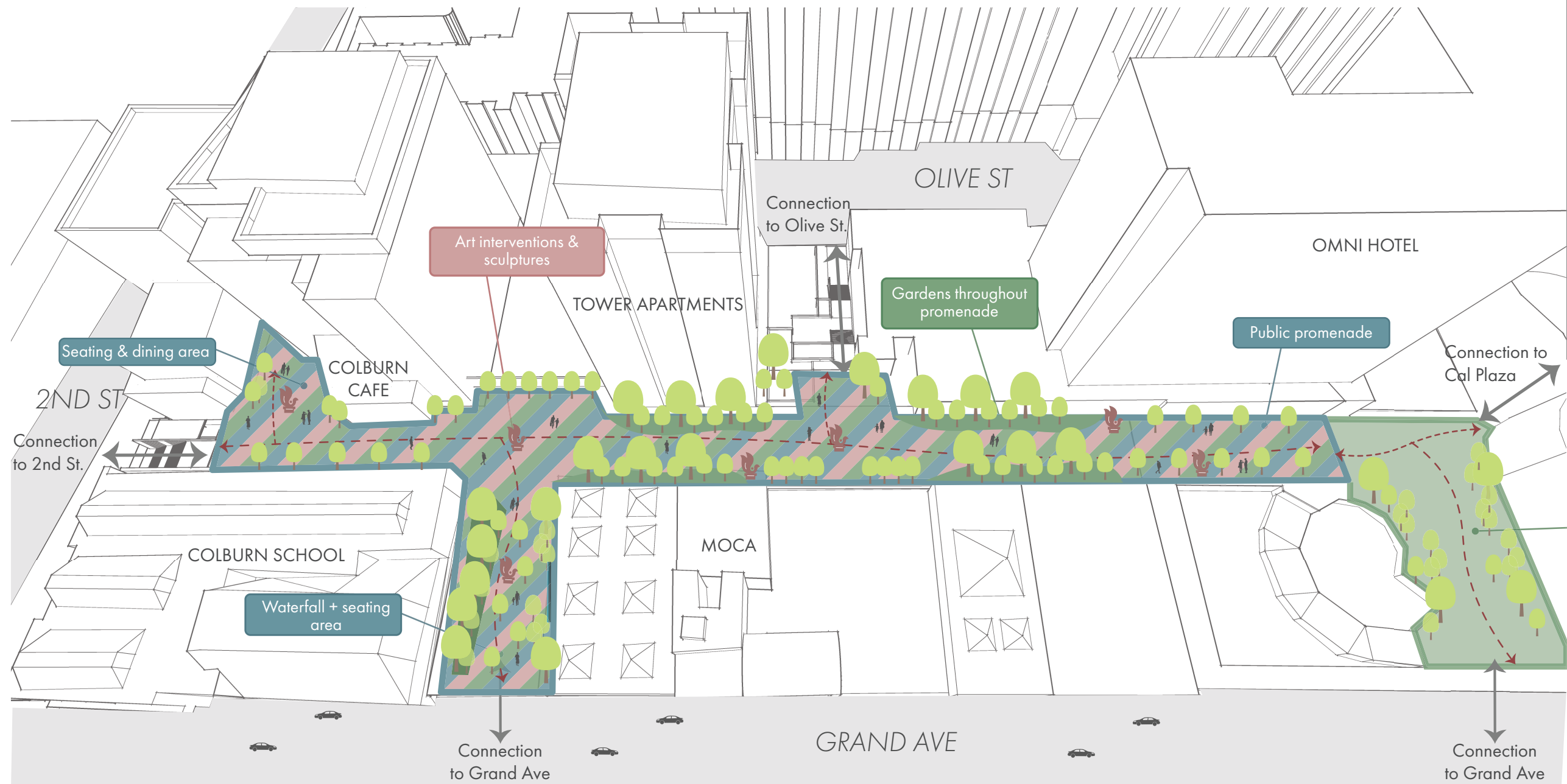
SCULPTURE GARDEN PROMENADE & ORCHARD

LEGEND

-  Green Space
-  Civic + Open Space
-  Art Spaces/Interventions
-  Connections
-  Circulation






PROJECT ELEMENTS

- Art installations/sculptures
- Waterfall
- Gardens
- Kiosks
- Outdoor seating
- Outdoor dining
- Orchard
- Connection to orchard
- Connection to bridge
- Connection to Grand Ave.



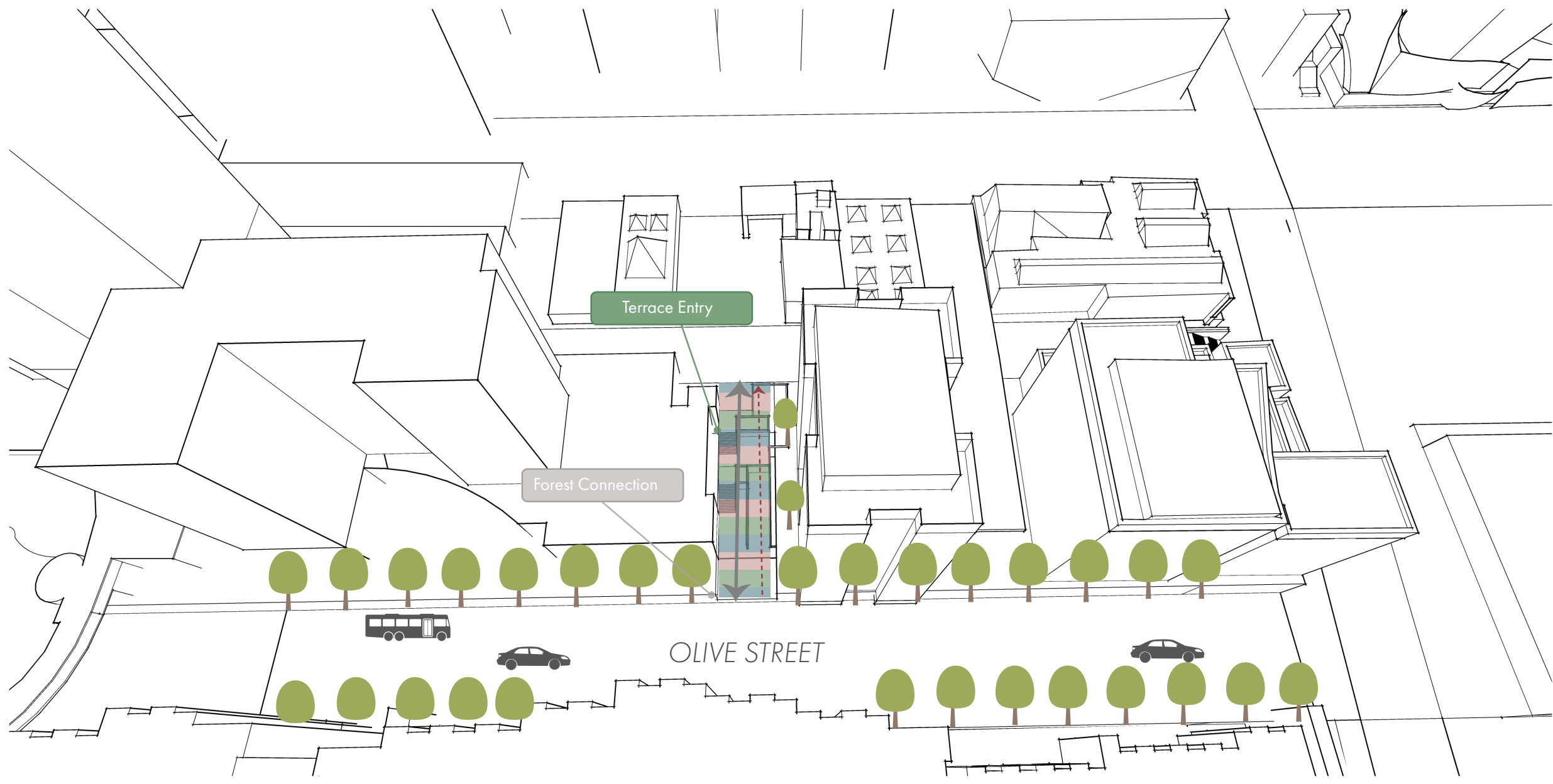
OLIVE STREET AND CONNECTION TO PROMENADE

LEGEND

-  Art Spaces/Interventions
-  Green Space
-  Civic + Open Space
-  Connection
-  Circulation

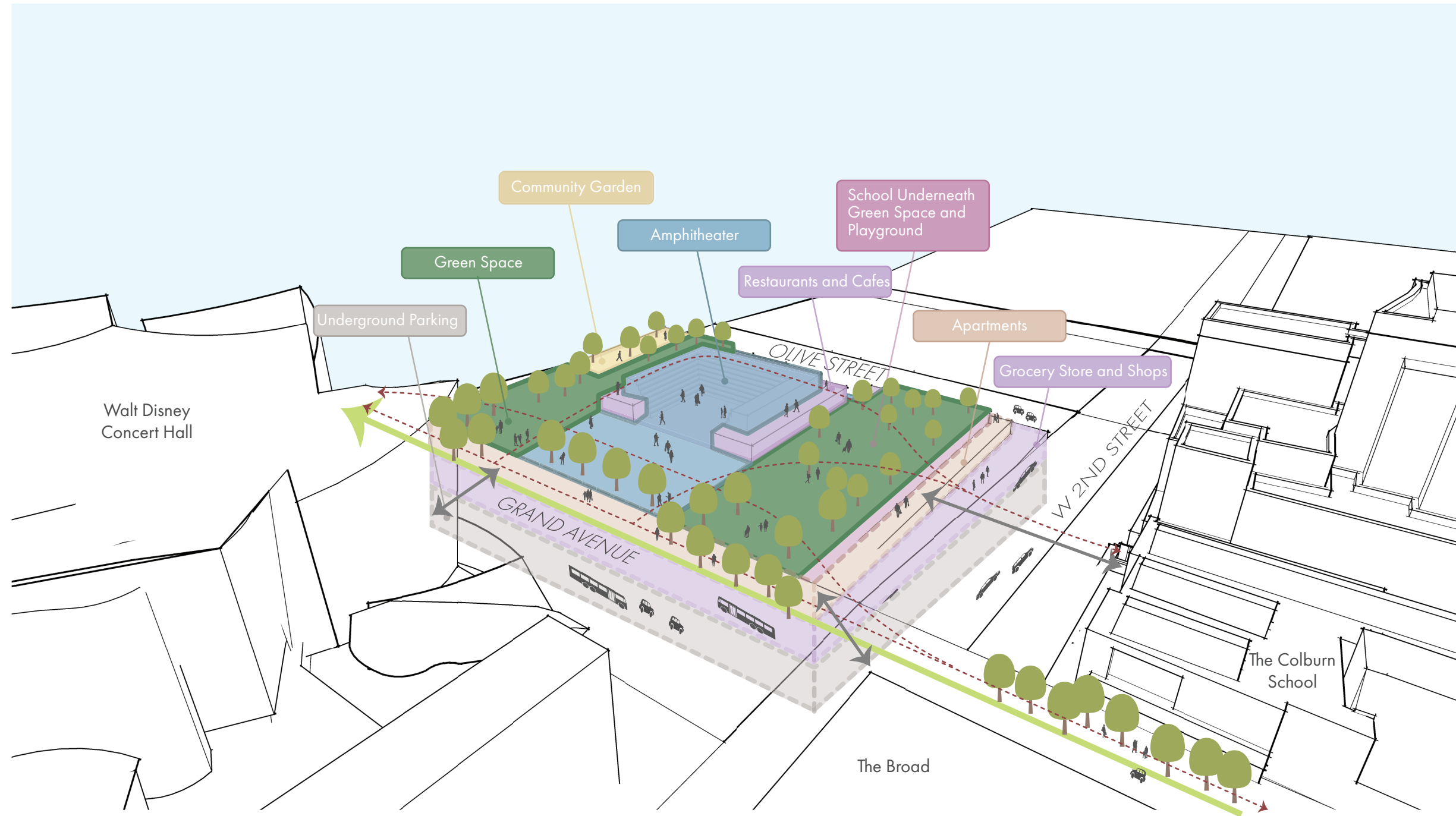
PROJECT ELEMENTS:

- Art Installations
- Focal Points
- Entrance
- Seating
- Shade Trees
- Planting
- Connections to Olive Street
- Connections to the Promenade



 N.T.S.

DEVELOPMENT SITE LOOKING EAST



LEGEND

- Education
- Residential Living
- Green Space
- Civic + Open Space
- Community Service + Outreach
- Commercial
- Parking
- Connections
- Vine Connection
- Circulation

PROJECT ELEMENTS

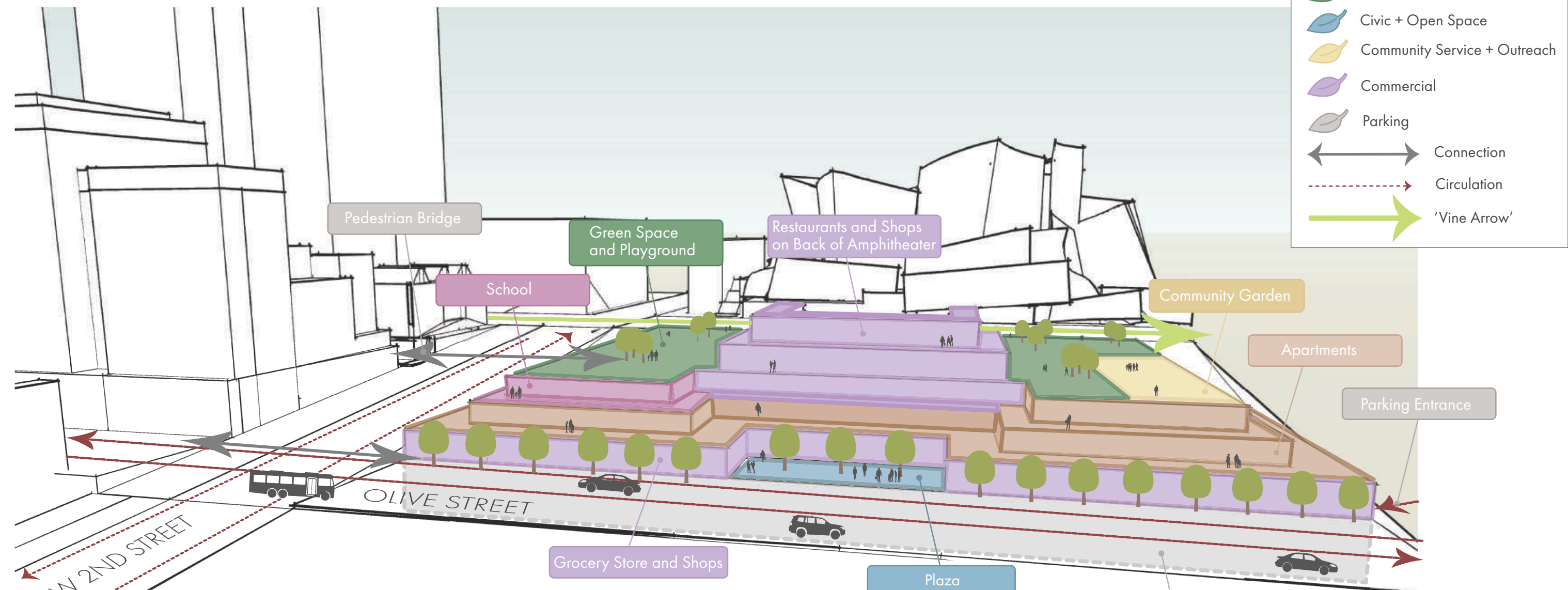
- Amphitheater
- 2 Main Entry Plazas
- Restaurants and Cafes
- Grocery Store and Shops
- Apartments
- Preschool and K-5 School
- Playground
- Green Space
- Community Garden
- Underground Parking
- Plaza Connection at Olive Street
- Plaza Connection at Grand Avenue
- Bridge Connection to the Promenade

N.T.S.

DEVELOPMENT SITE - LOOKING NORTHWEST

LEGEND

-  Education
-  Residential Living
-  Green Space
-  Civic + Open Space
-  Community Service + Outreach
-  Commercial
-  Parking
-  Connection
-  Circulation
-  'Vine Arrow'



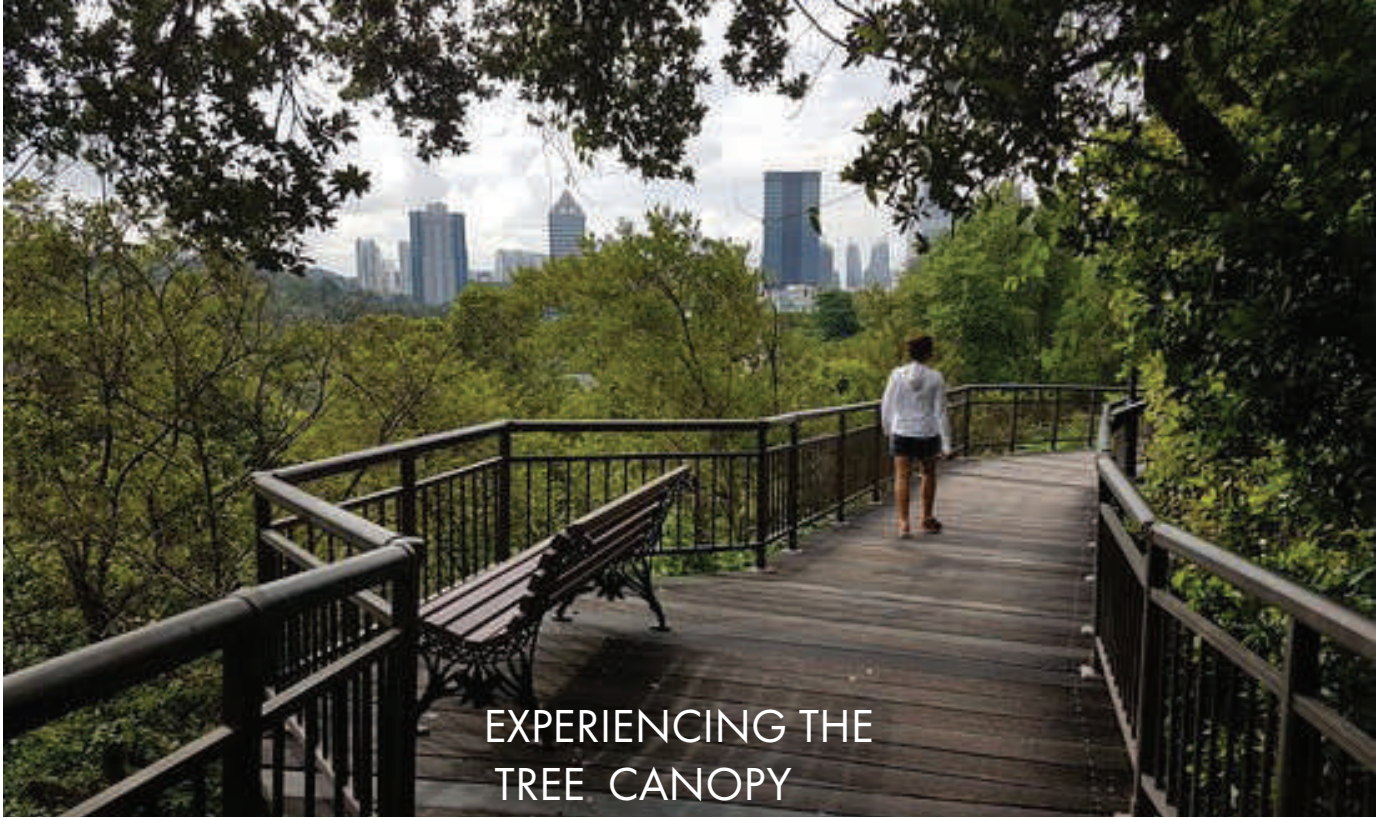
- PROJECT ELEMENTS**
- Amphitheater
 - 2 Main Entry Plazas
 - Restaurants and Cafes
 - Grocery Store and Shops
 - Apartments
 - Preschool and K-5 School
 - Playground
 - Green Space
 - Community Garden
 - Underground Parking
 - Plaza Connection at Olive Street
 - Plaza Connection at Grand Avenue
 - Bridge Connection to the Promenade

ANGEL'S KNOLL : THE GRAFTING

ARTIST LOFTS & PLAZAS, TREE TOP PEDWAY, URBAN FOREST & GATEWAY DINING PLAZA



BUILDINGS INTEGRATED INTO THE SLOPE

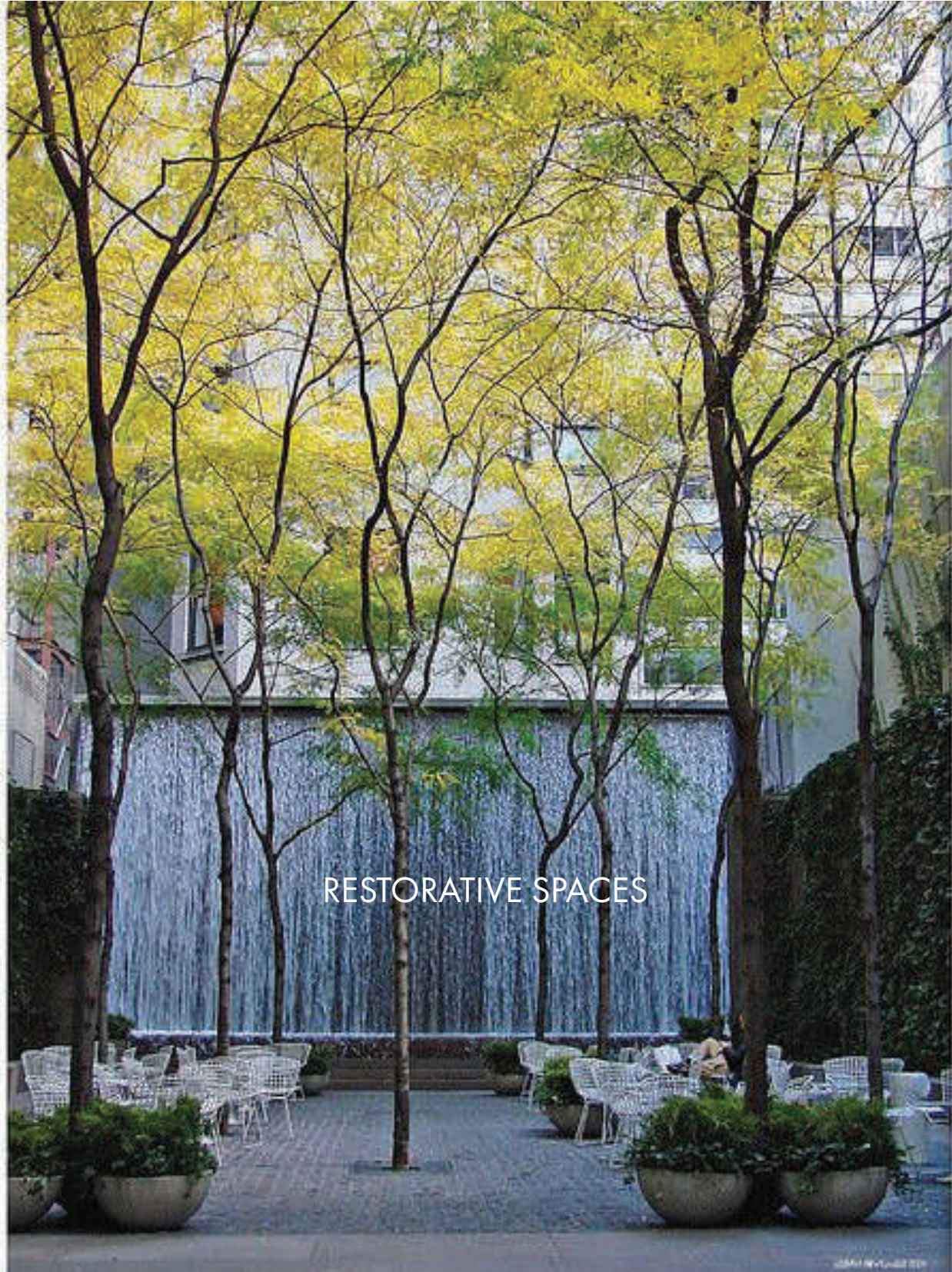


EXPERIENCING THE TREE CANOPY



PUBLIC DINING PLAZA

(ONE) CALIFORNIA PLAZA: CORDON & LEAVES
ADAPTIVE REUSE MIXED USE & MIXED INCOME RESIDENTIAL/COMMERCIAL
CAFES, SCULPTURE GARDENS, GRAND ENTRANCES, INTROSPECTIVE GARDENS



GRAND-~~AVENUE~~ WALK: CORDON & LEAVES

HALF STREET CLOSURE, BIKE, SKATE & PEDESTRIAN BOULEVARD, FARMERS MARKET, EVENT STAGE.

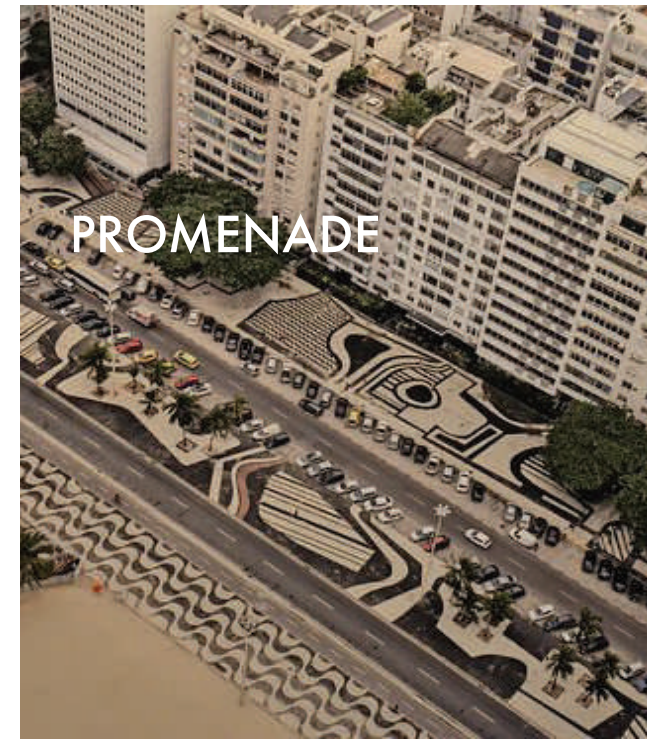


RESIDENCE ON HILL: CORDON & LEAVES

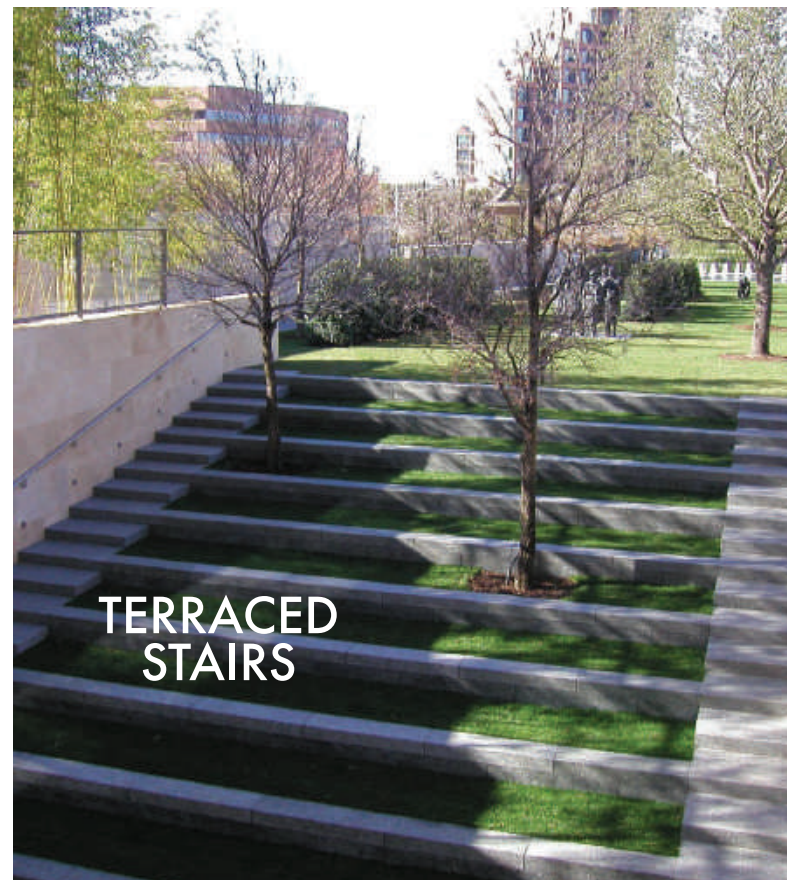
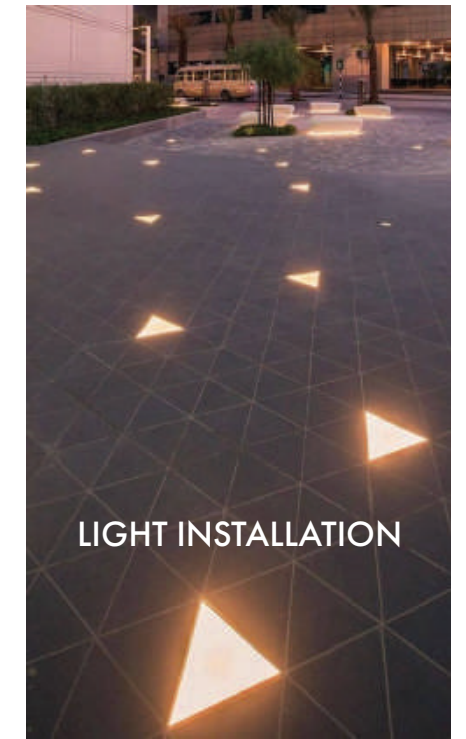
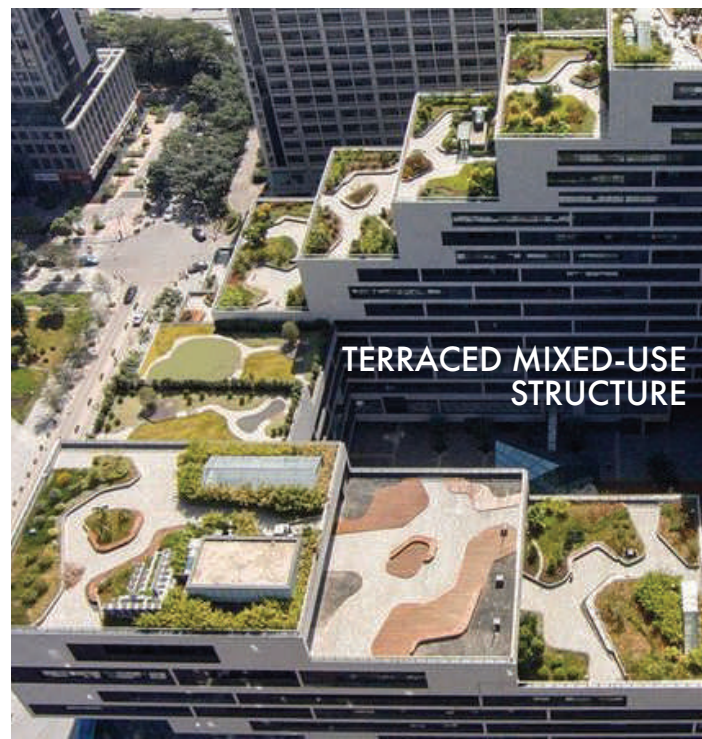
CITY WITHIN A CITY: CIVIC PARK, AMPHITHEATER, RESIDENTIAL LIVING, SCHOOL, SHOPPING, COMMERCIAL SPACE, COMMUNITY GARDENS, PLAYGROUND.



INSPIRATION IMAGES

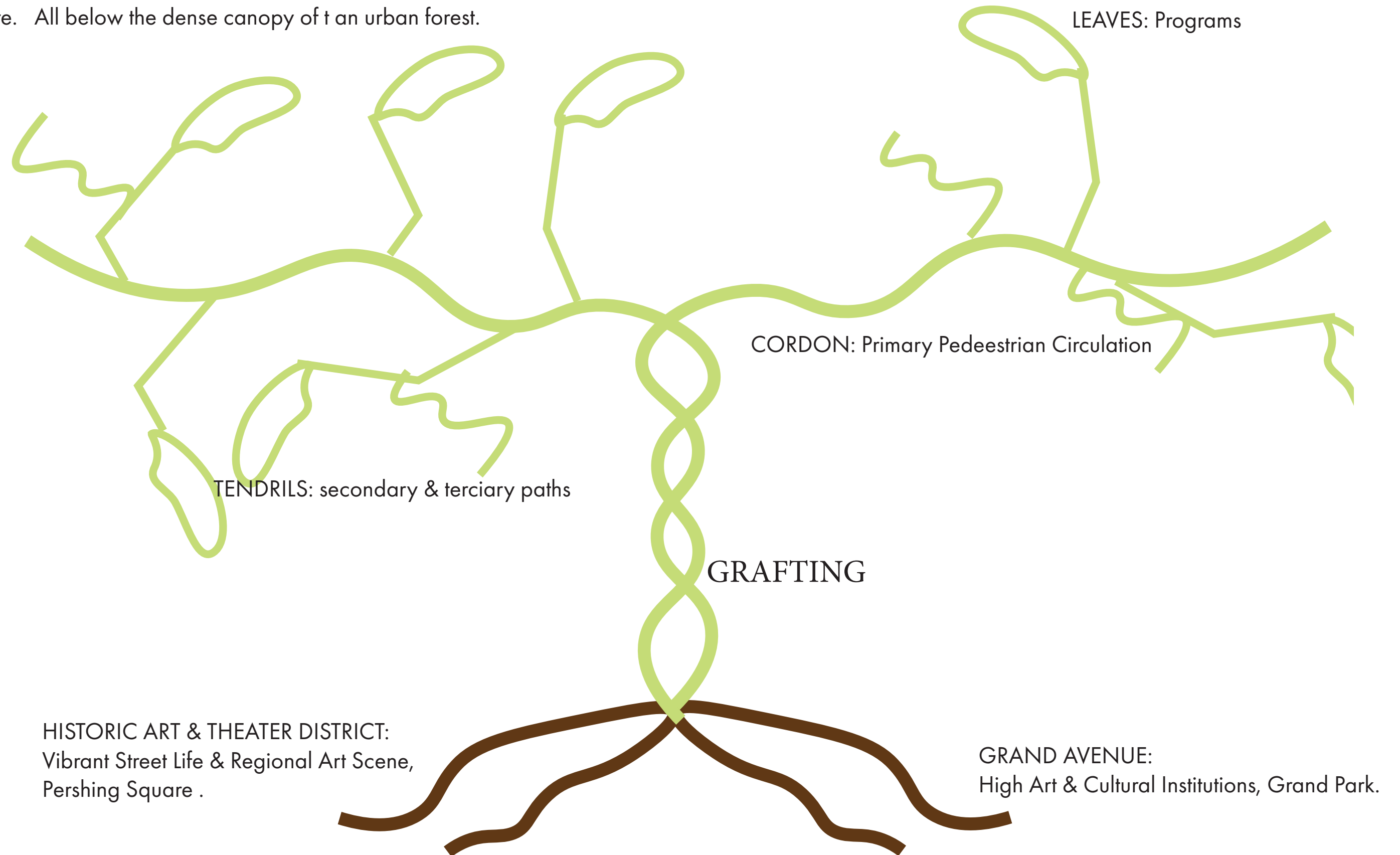


INSPIRATION IMAGES



BIG IDEA DIAGRAM: MASTER PLAN

The Vine intertwines the vibrant street life of the Historic Theater and Art District with the high culture of Grand Avenue to create a dynamic ambiance to Live, Work, Play and Explore. All below the dense canopy of an urban forest.



BIG IDEA DIAGRAM: ANGEL'S KNOLL

TENDRILS= SECONDARY & TERTIARY
CIRCULATION= (NON ADA) HIKING
PATH & RELM TERRACED STAIRCASE

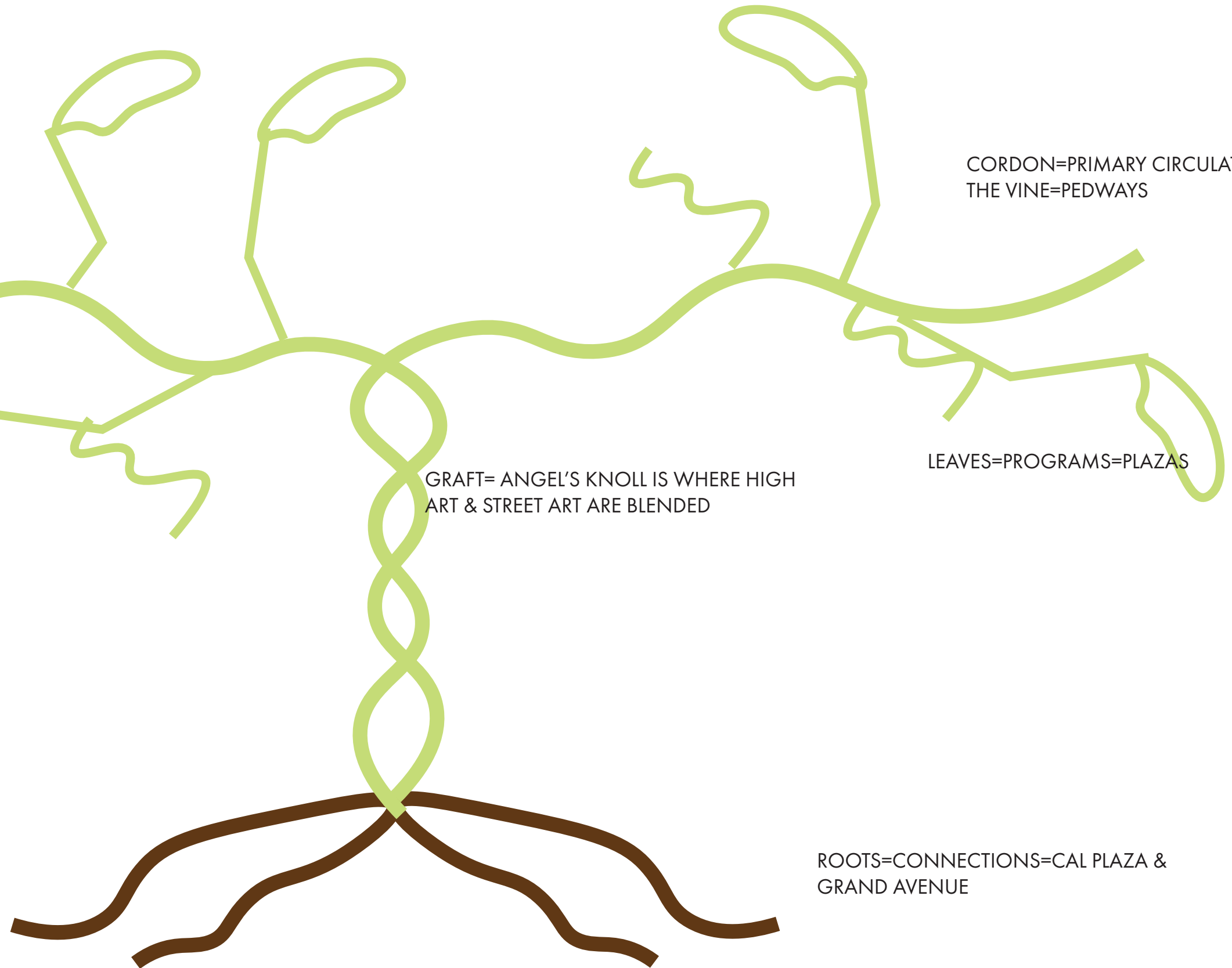
CORDON=PRIMARY CIRCULATION OF
THE VINE=PEDWAYS

LEAVES=PROGRAMS=PLAZAS

GRAFT= ANGEL'S KNOLL IS WHERE HIGH
ART & STREET ART ARE BLENDED

ROOTS=CONNECTIONS=HISTORIC
THEATER DISTRICT + CENTRAL MARKET

ROOTS=CONNECTIONS=CAL PLAZA &
GRAND AVENUE



CONCEPT & INSPIRATION

Social fabric, people watching, social life of parks, enjoying nature.



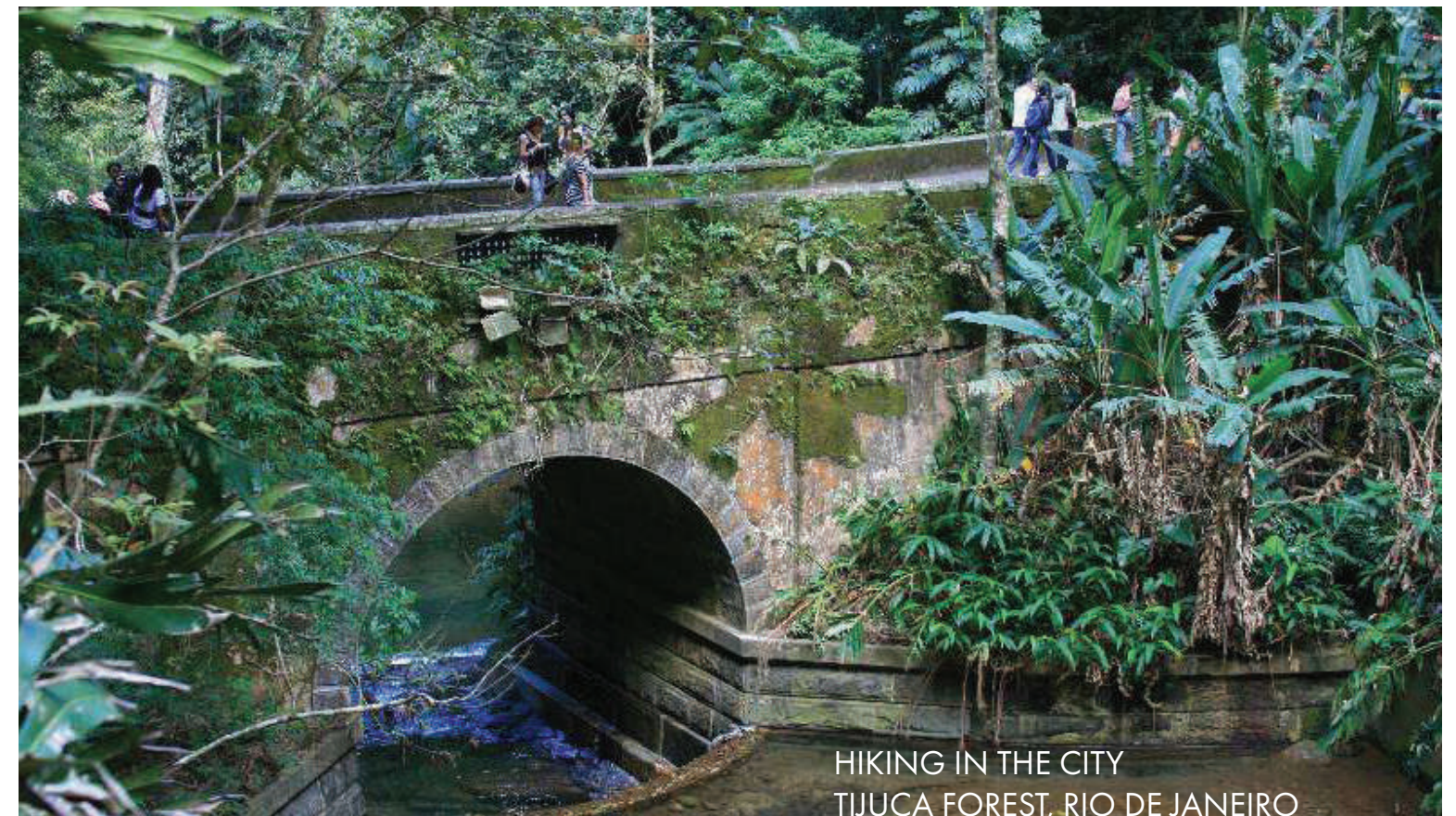
Kew Gardens Tree top walk (photo from Kew Garden's website), Zaha Hadid building (photo from Architect's Journal, UK).
Social life on the High Line (Alberto Alfredo Landi)



ROOFS AS GROUND PLANE



DENSE URBAN FOREST & PEDWAYS



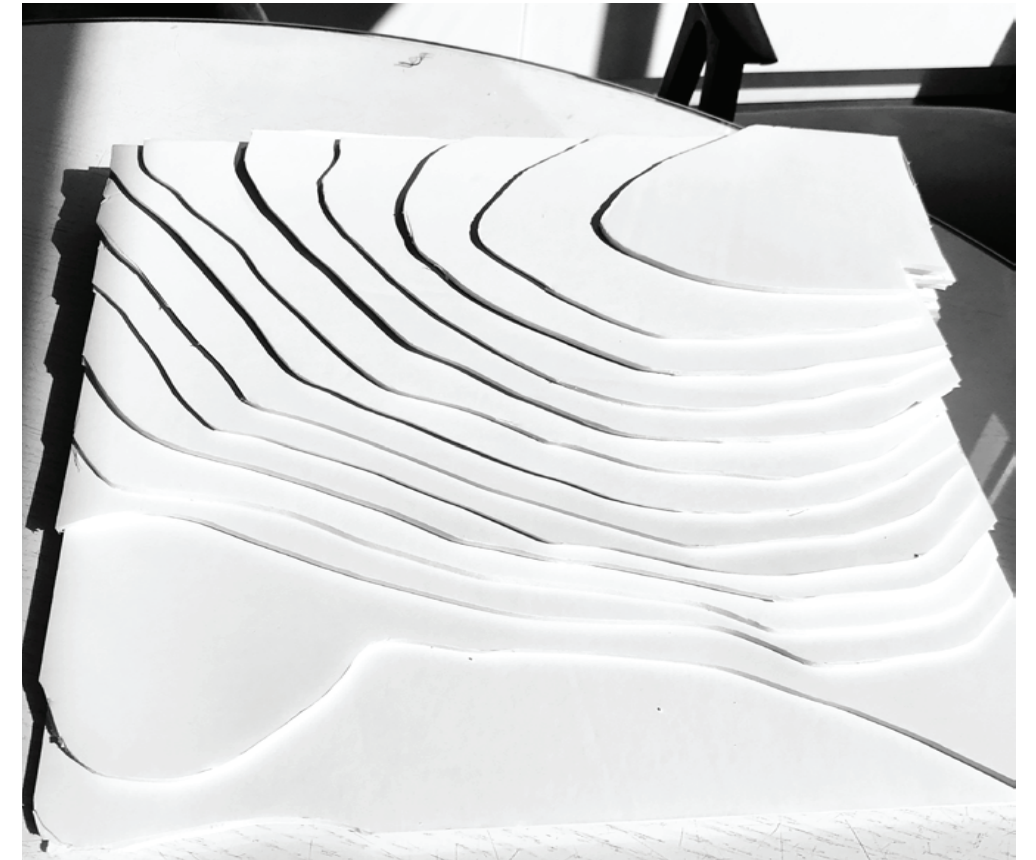
HIKING IN THE CITY
TIJUCA FOREST, RIO DE JANEIRO

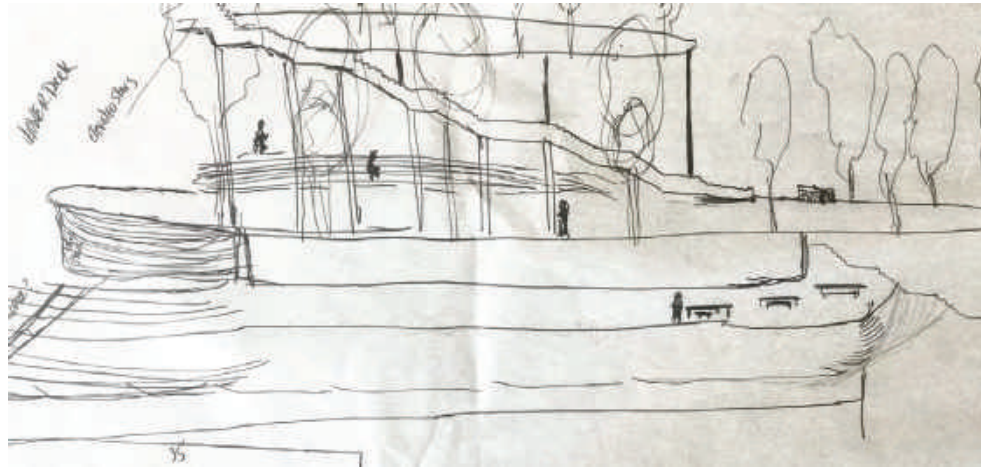
Possibilities: Life on roofs. Urban forest and all its risks & wonders, in the city.

IN LD3, before I worked in Autocad, I created a foamcore model to test ideas on a series of plazas with a grand red staircase connecting them. I drew several iterations and worked out the grading details (before taking Grading & Drainage).

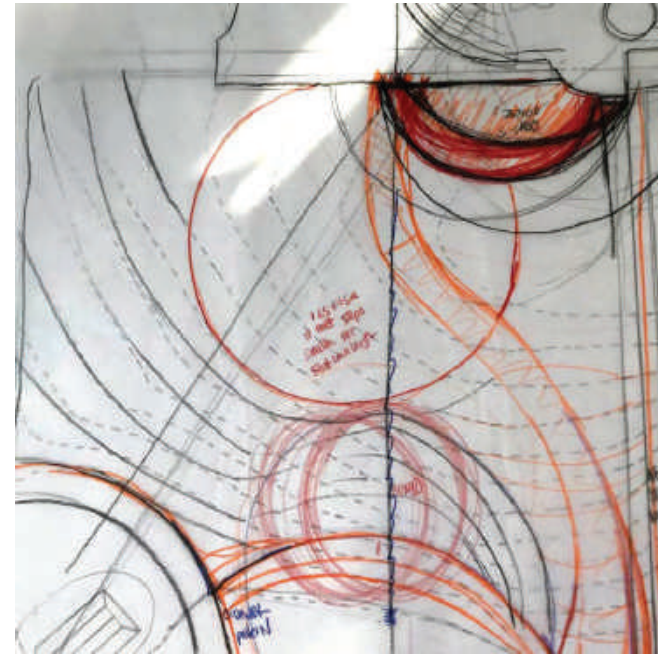
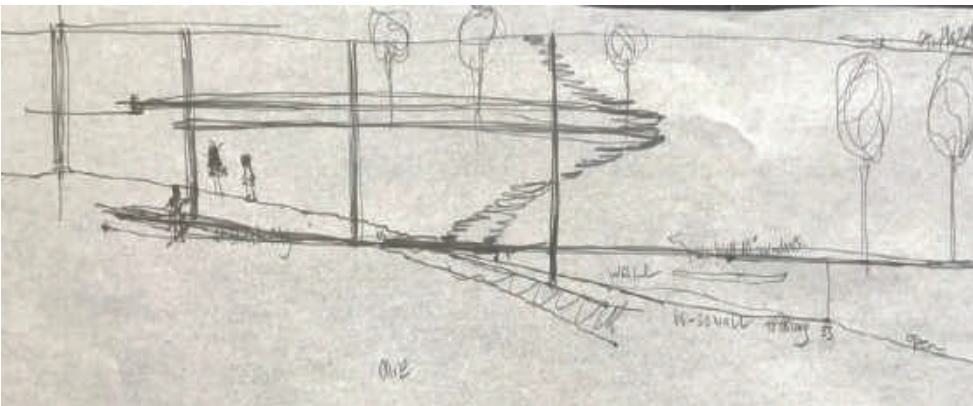
This time around I was in the process of moving and had to rely on quick napkin sketches and then Auto-cad, Rhino, Sketchup and Concepts on the ipad.

From previous experience I knew that the topography was a primary element of the design. Also, as the last physical remnant of the original Bunker Hill, it could be valuable to retain the topography - at least visually, to create that connection with Bunker Hill's ecological history.

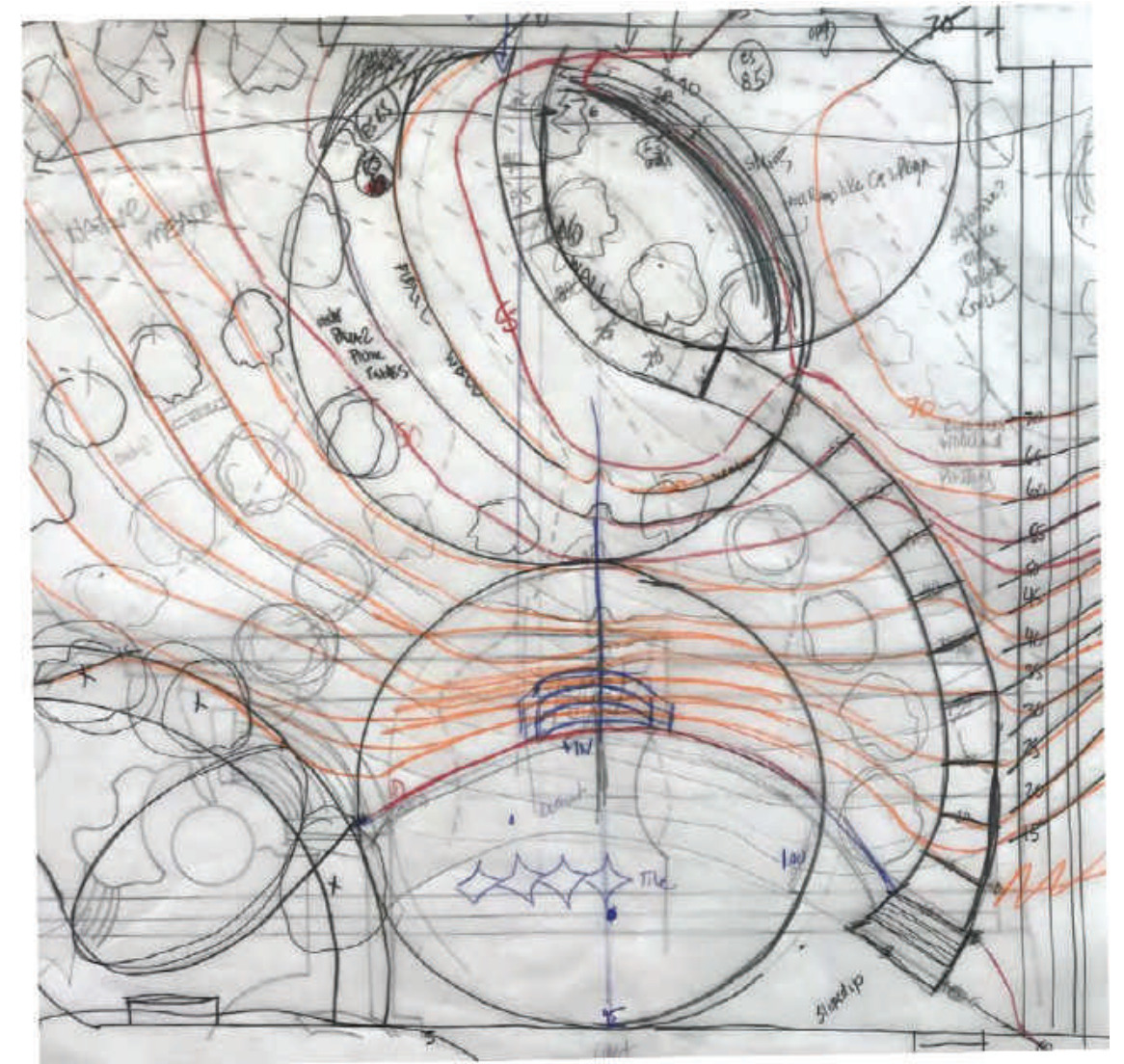




Early rough drafts of sections.

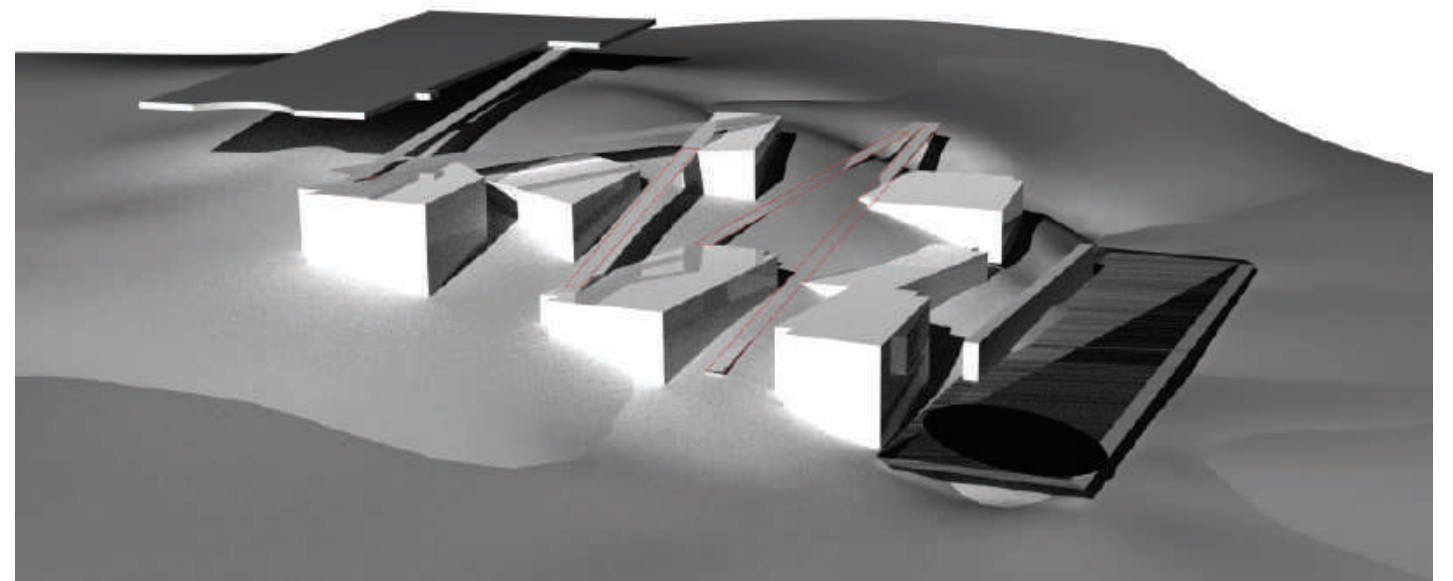
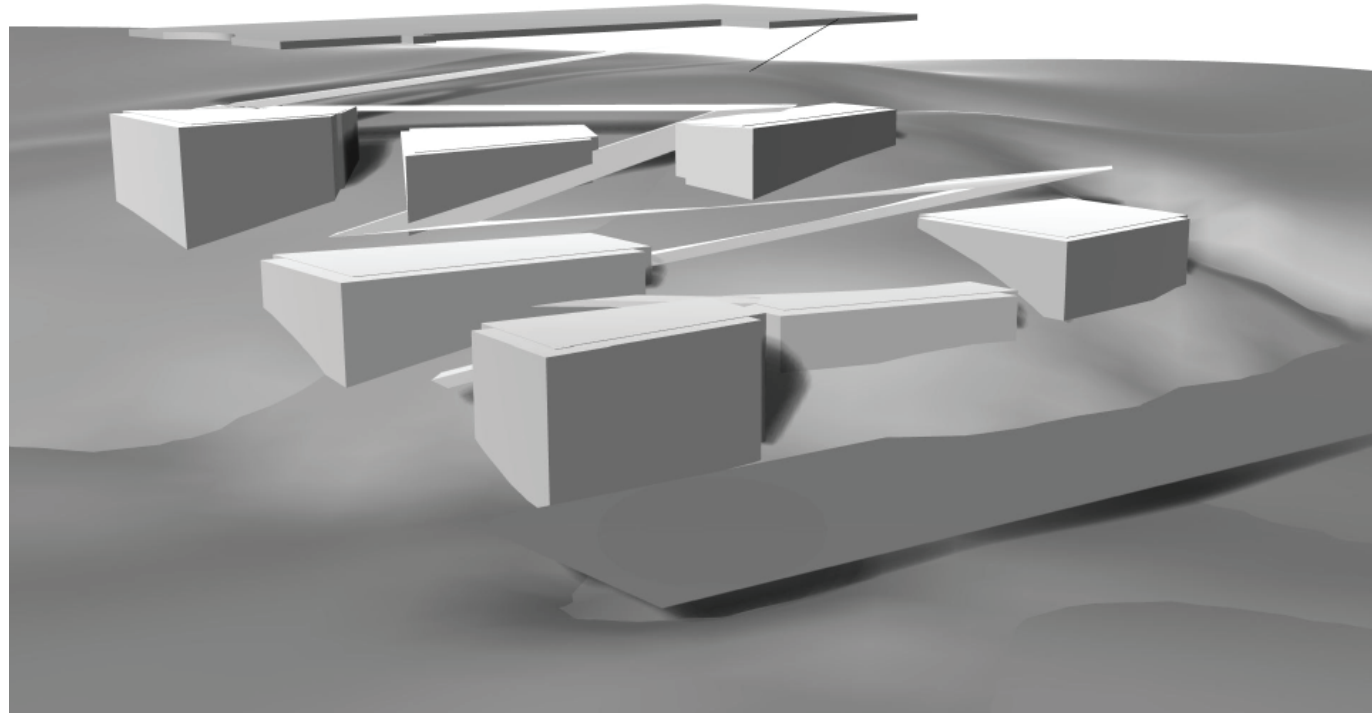
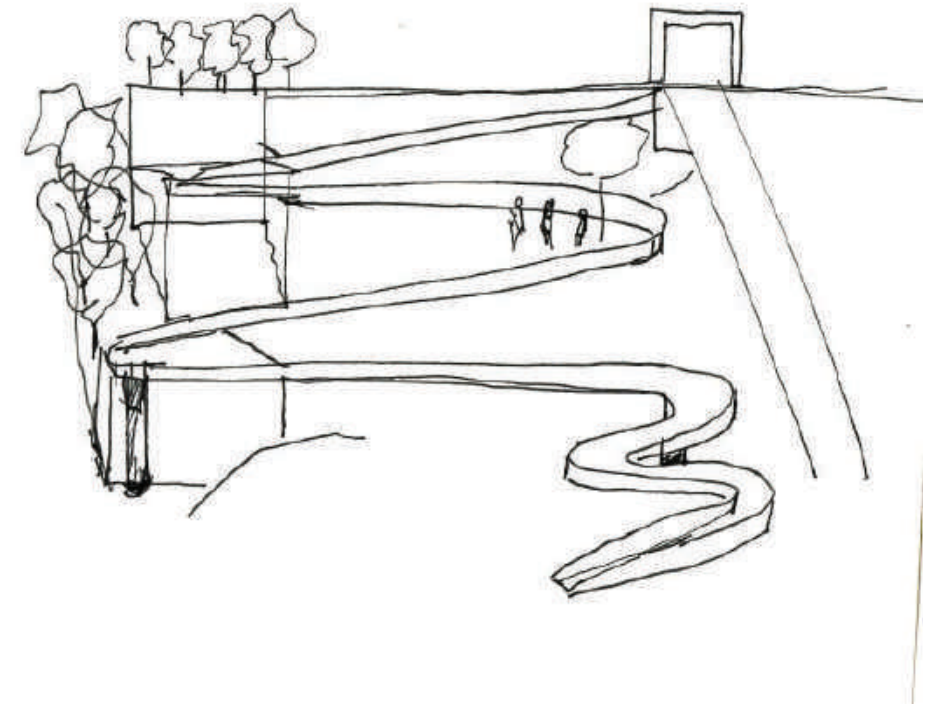
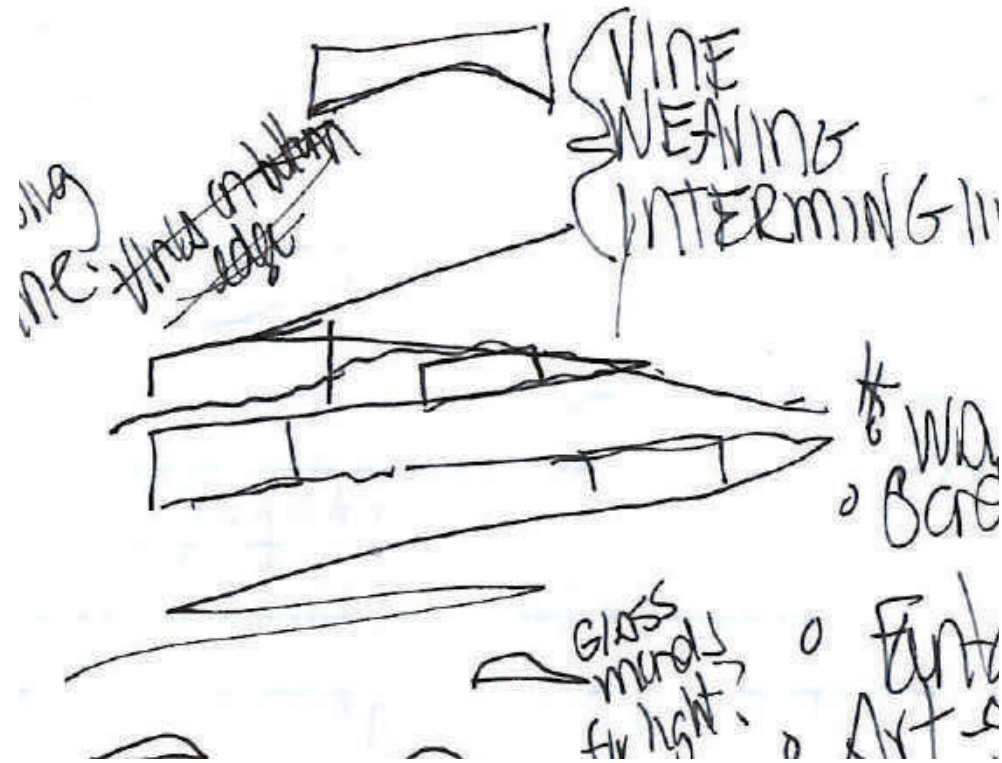
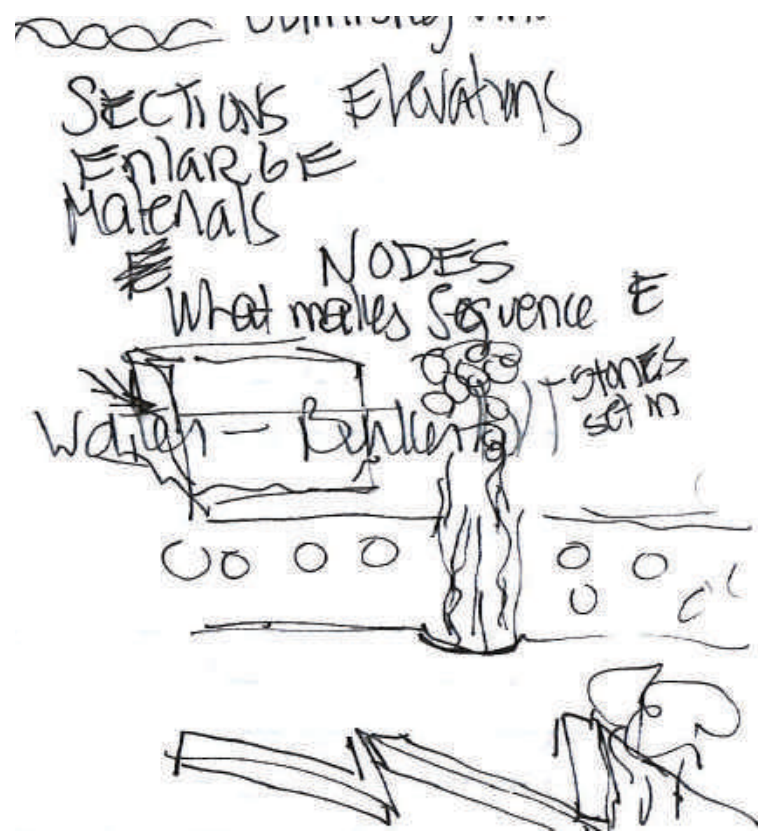


Moving the stairs around, curves changing to accommodate accommodation; opportunities arise as new spaces are created from the stairs.

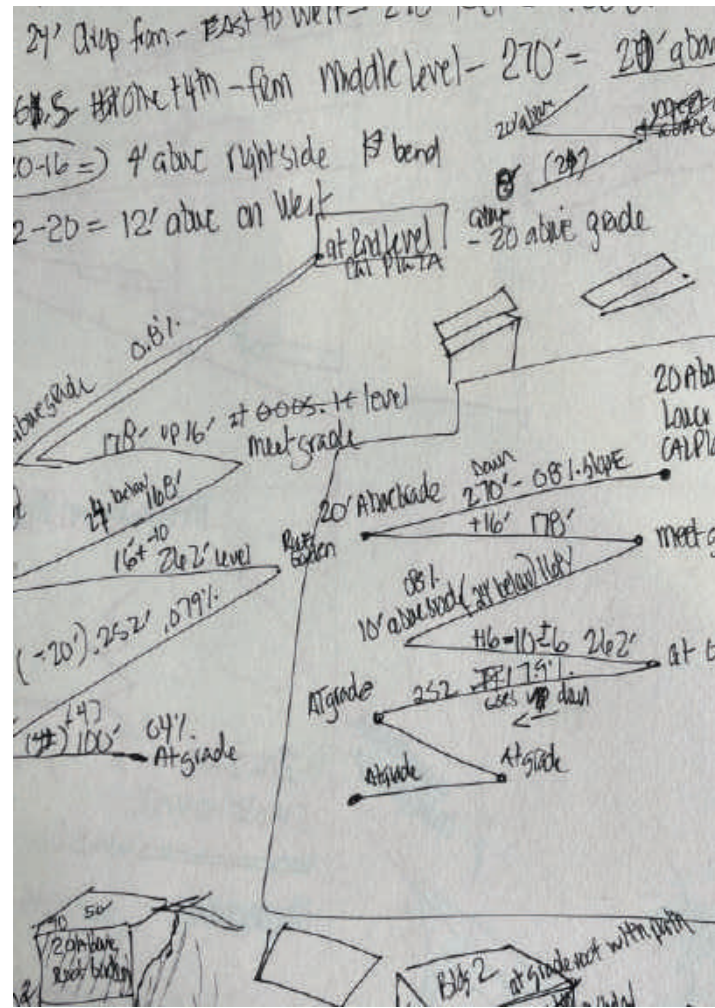


Many quick, rough drafts of stairs, tree placement, possible hardscape..

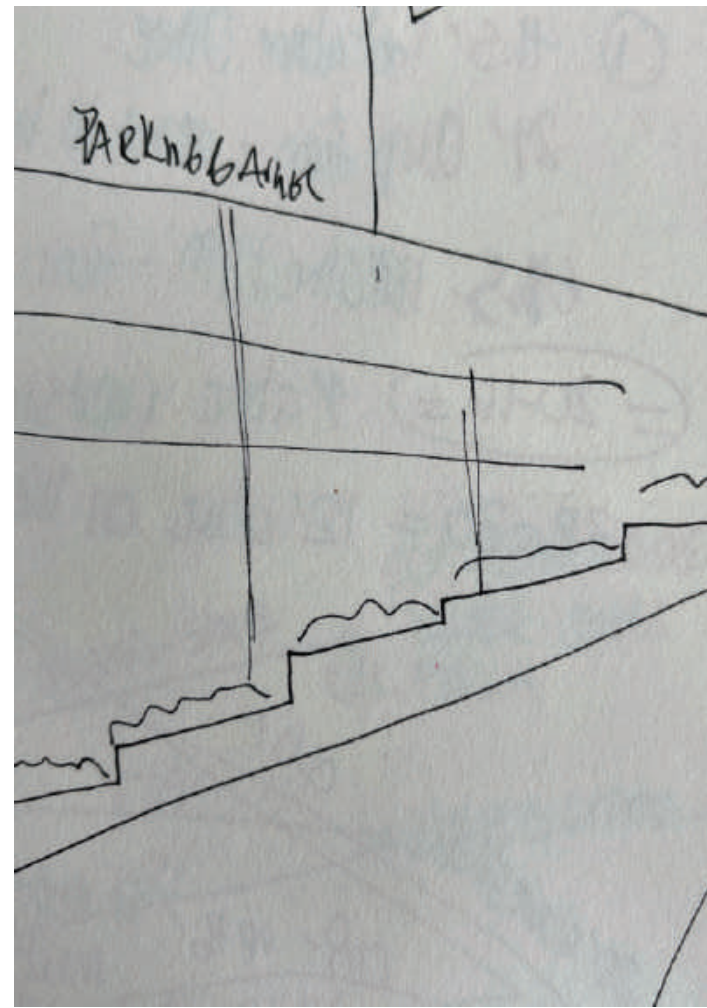
PROCESS: HAND SKETCHES, MODELS, IPAD SKETCHES



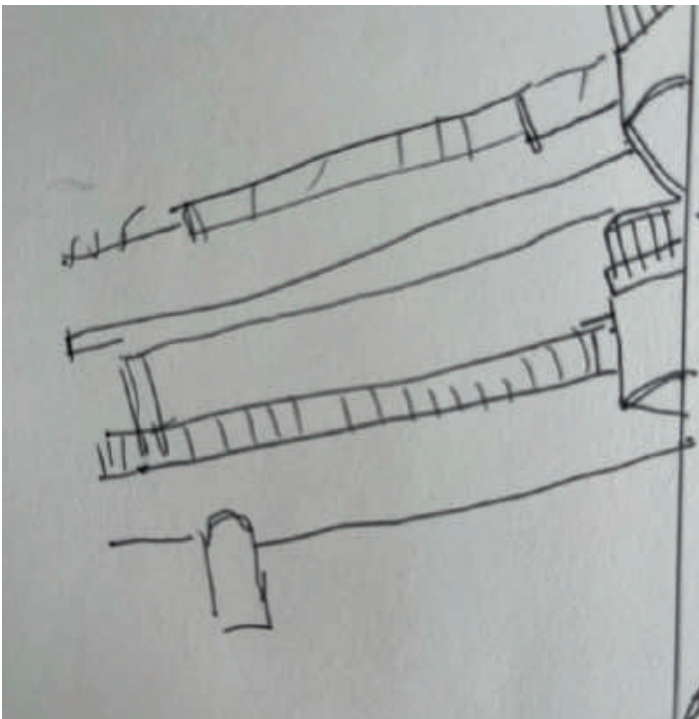
NAPKIN SKETCHES, RHINO MODELING



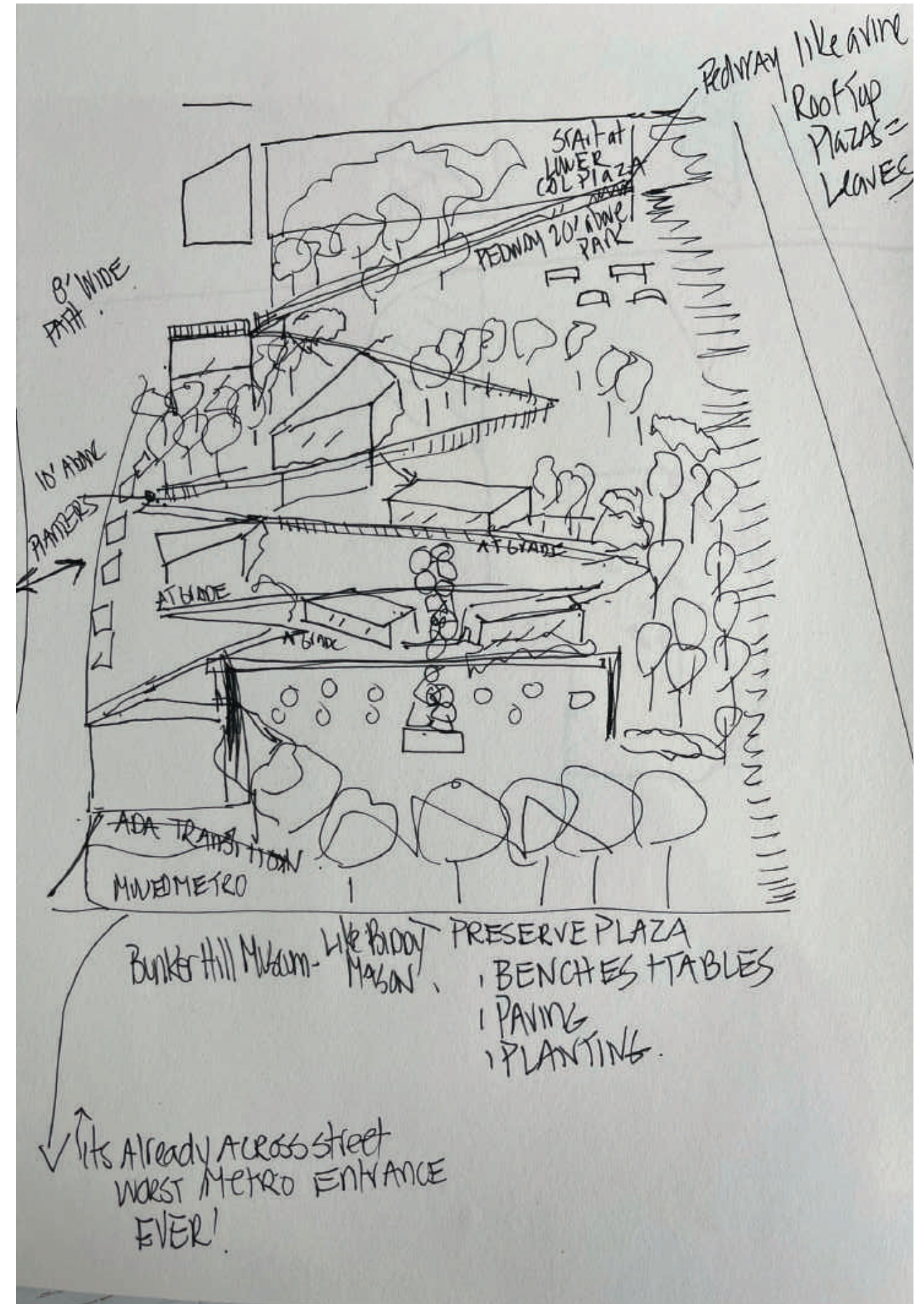
KEEPING TRACK OF ELEVATIONS ON CAD TO SKETCH UP MODEL.



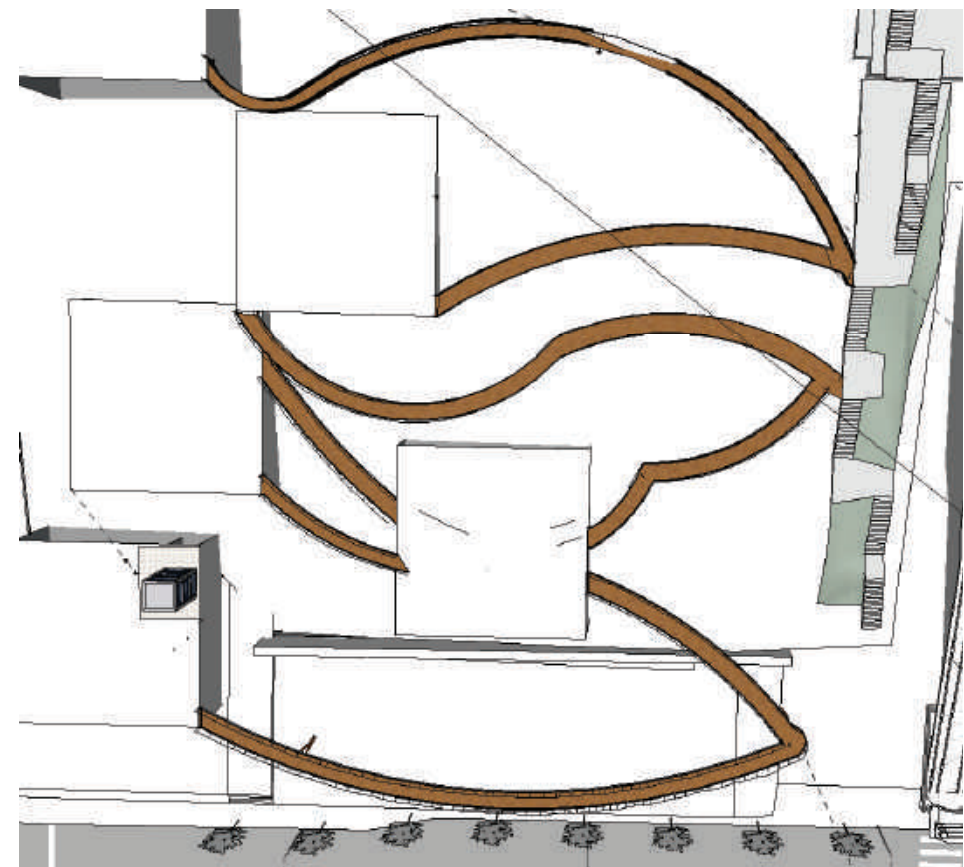
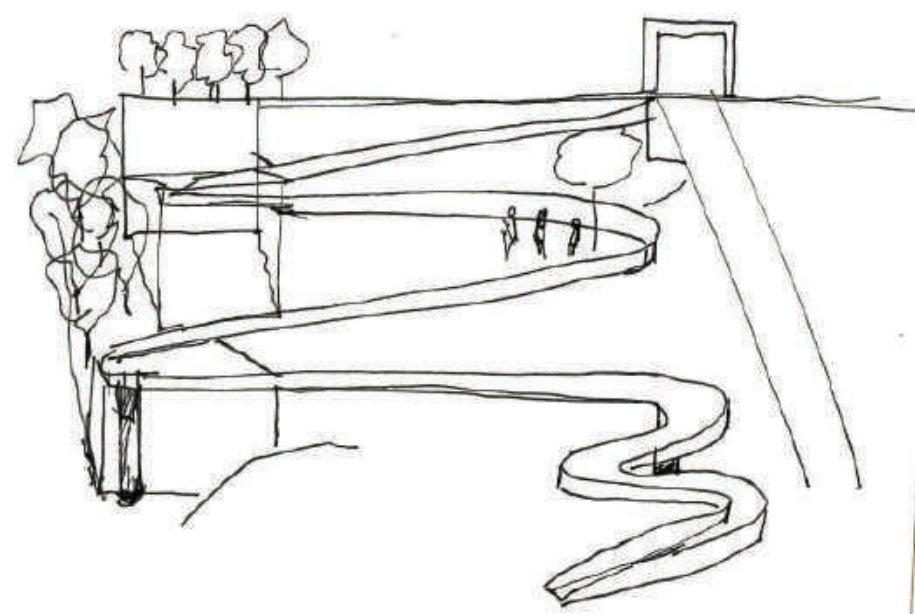
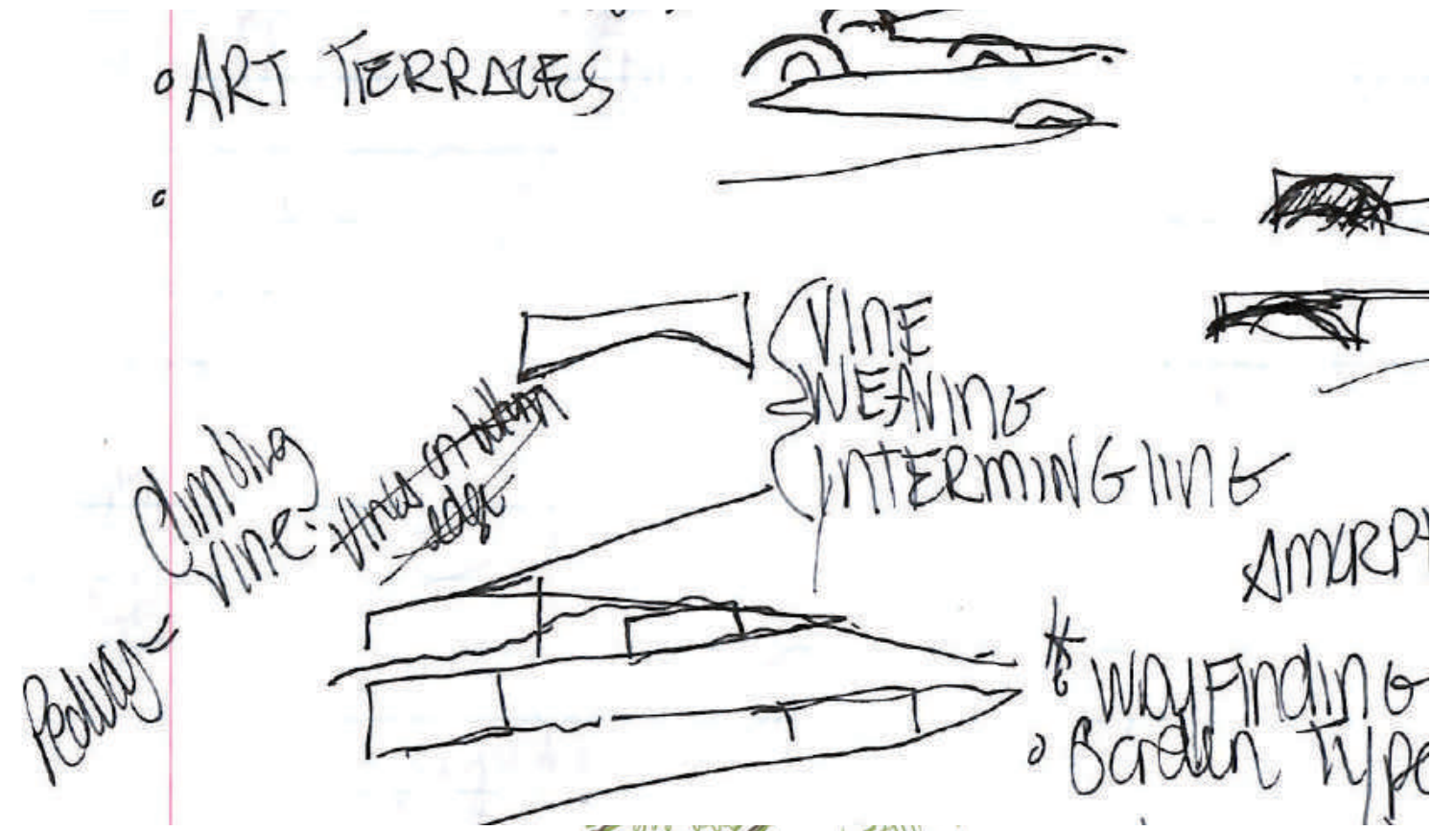
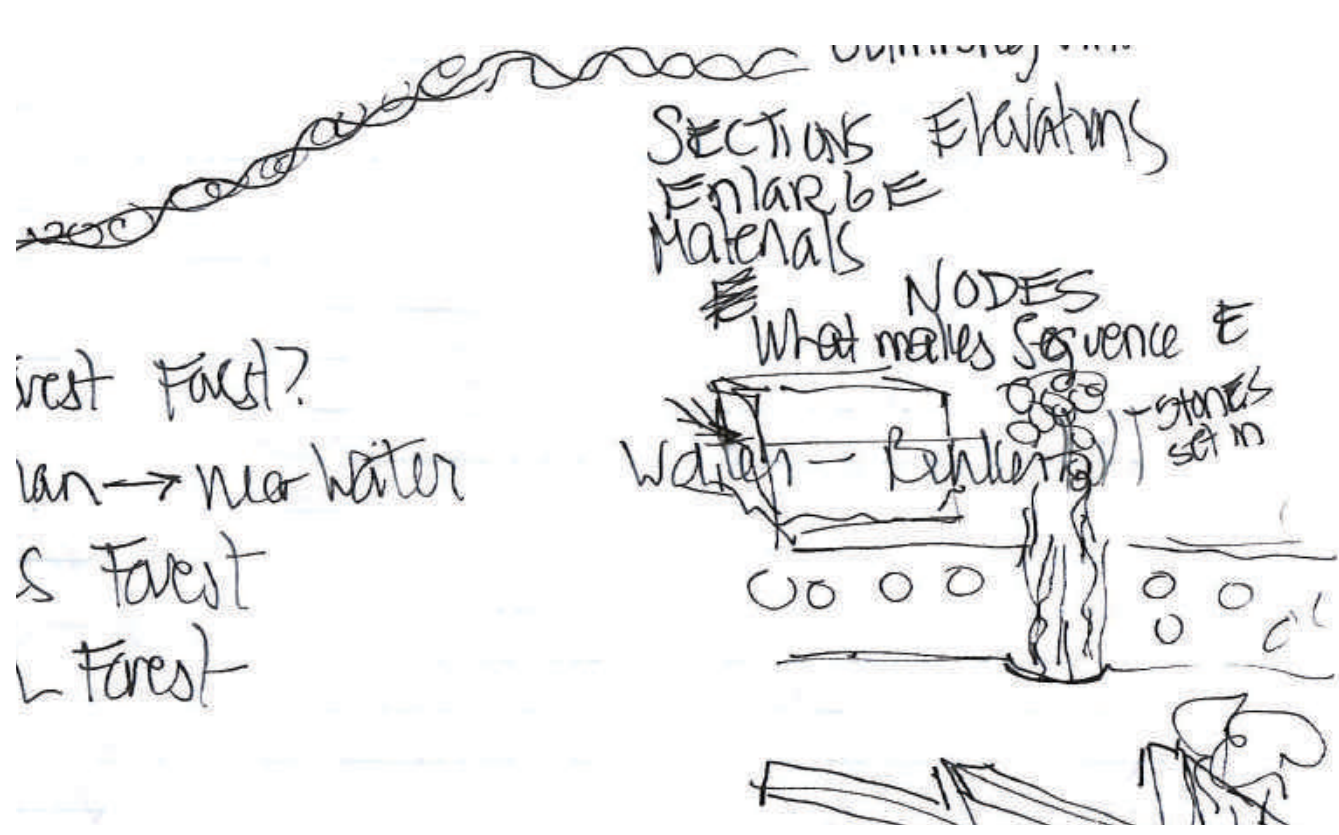
ON SITE: MAKING NOTES OF PATTERNS IN THE LANDSCAPE: PAVERS ON 4th STREET



THE POINT OF CONNECTION FOR PEDWAY AT CAL PLAZA

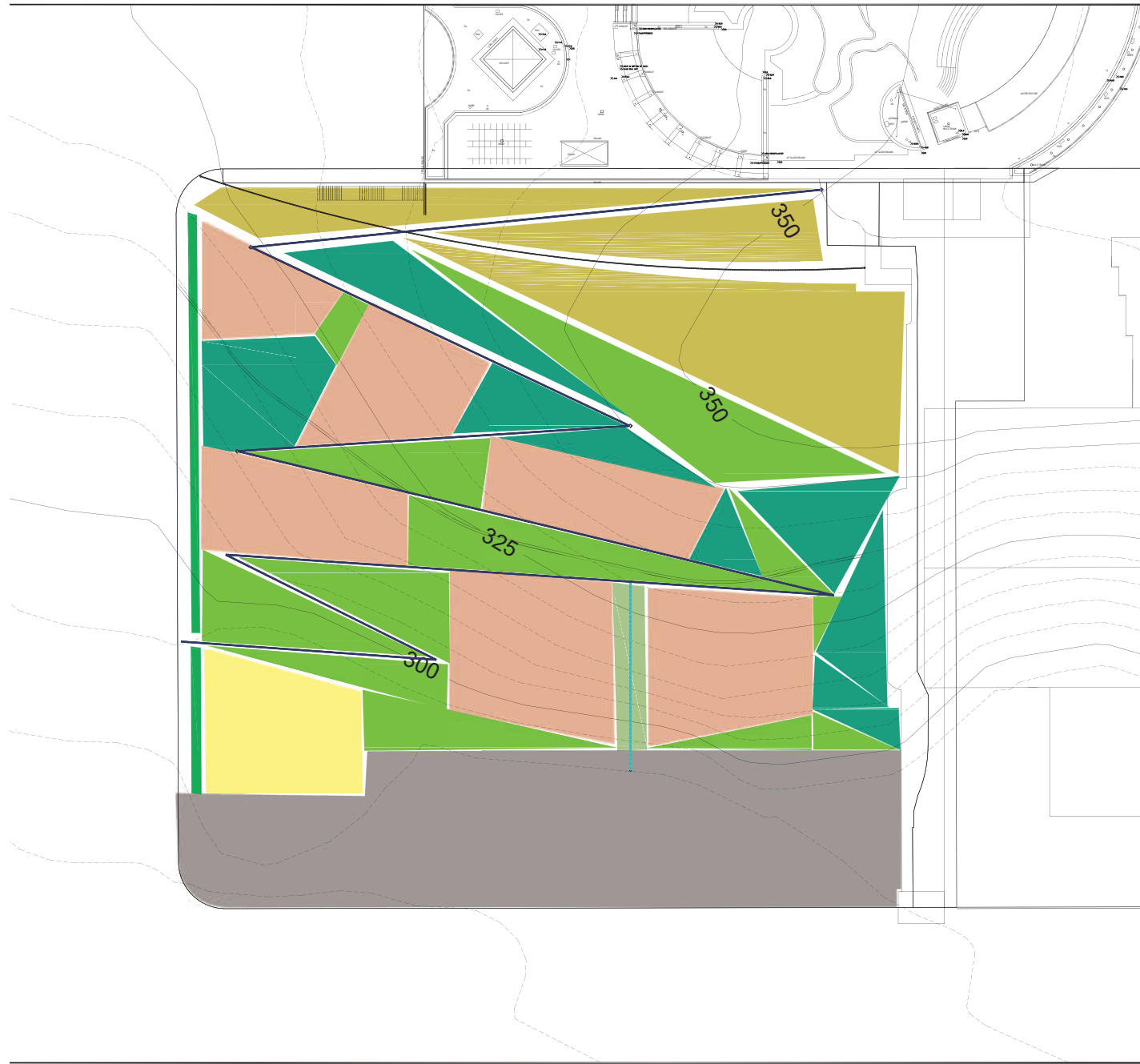


PROCESS: HAND SKETCHES, MODELS, IPAD SKETCHES

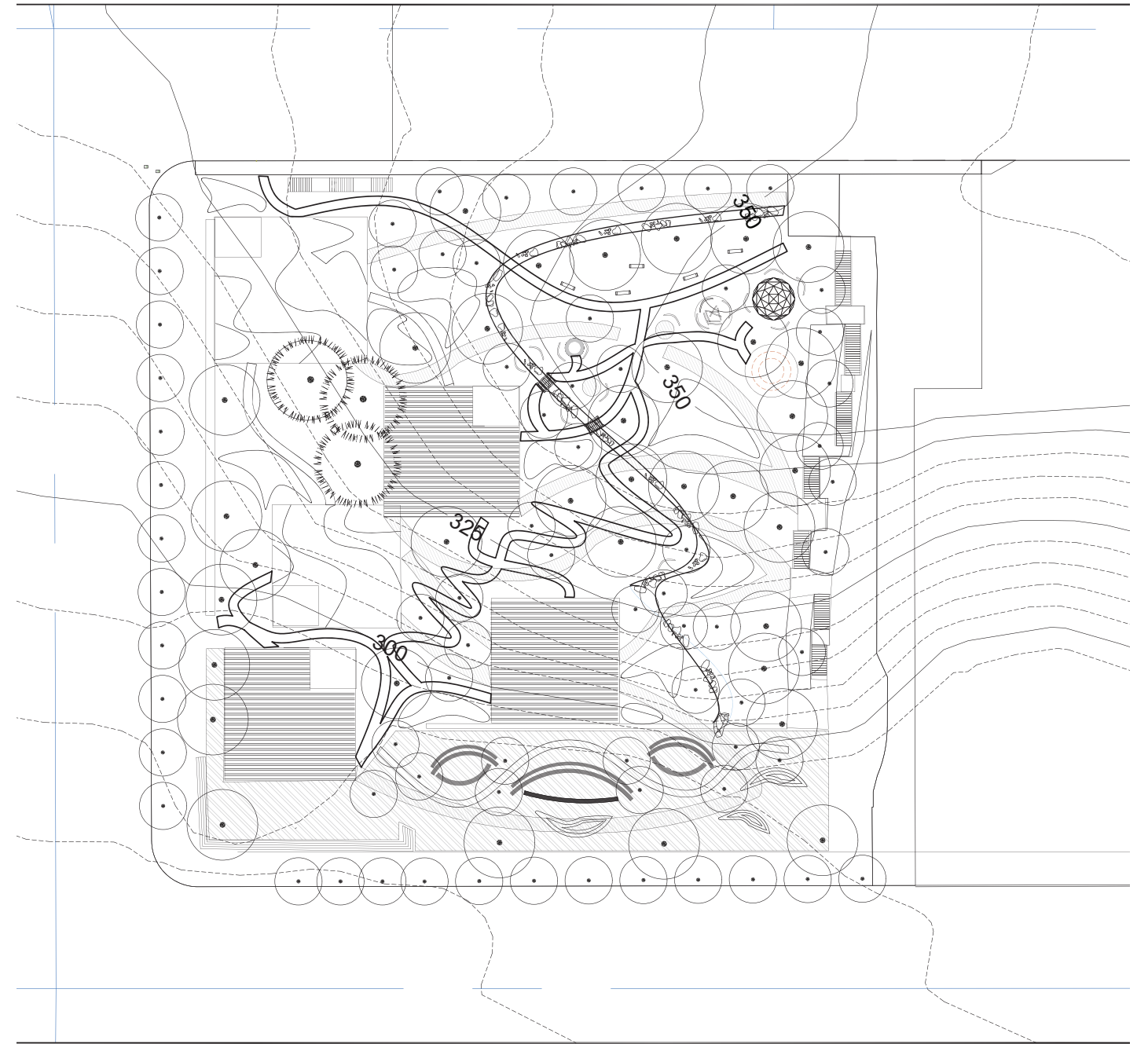


INSPIRATION FROM OTHERS & REFINEMENT OF PEDWAY FROM ZIGZAG TO LEAF SHAPE (linking main and visitor center in mysis building.)

PROCESS: AUTOCAD FOR ELEVATIONS W/MODEL

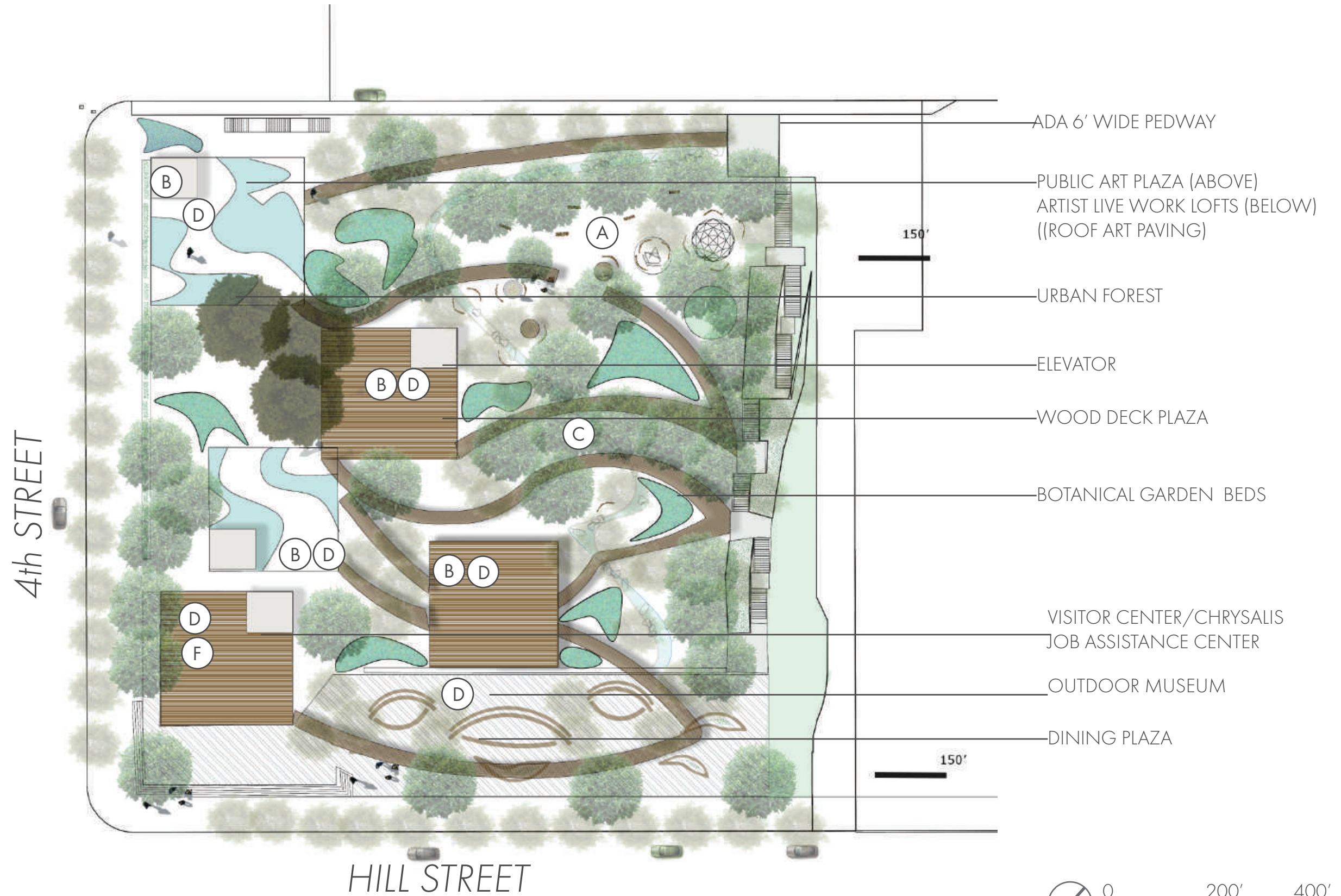


RESPONSE TO BIG IDEA & TOPO: THE VINE PATH & PROGRAMMING



RESPONSE TO TOPOGRAPHY: PEDWAY, HIKING PATH, CREEK PATH

PLAN: PEDWAY, CANOPY & PLAZAS



PLAN: GROUND PLANE

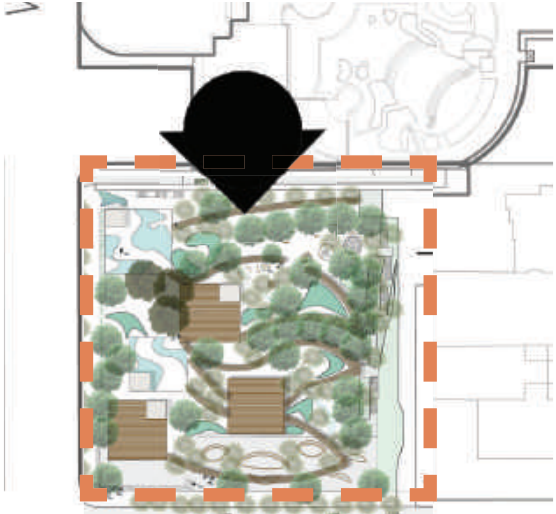


59

LD7

Spring 2021

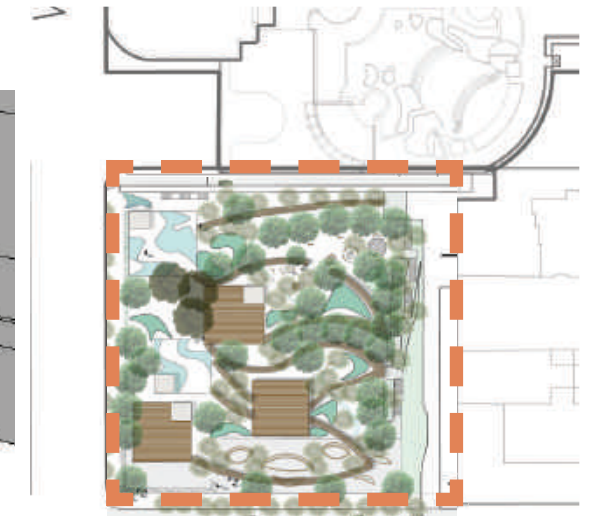
AXO: VIEW FROM CAL PLAZA TO HILL



KEY MAP



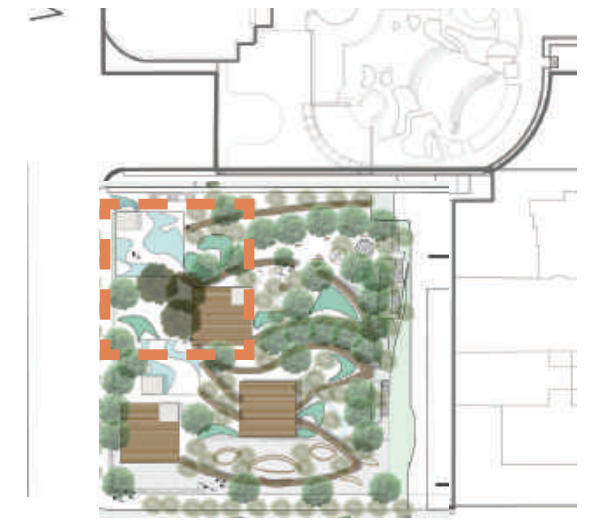
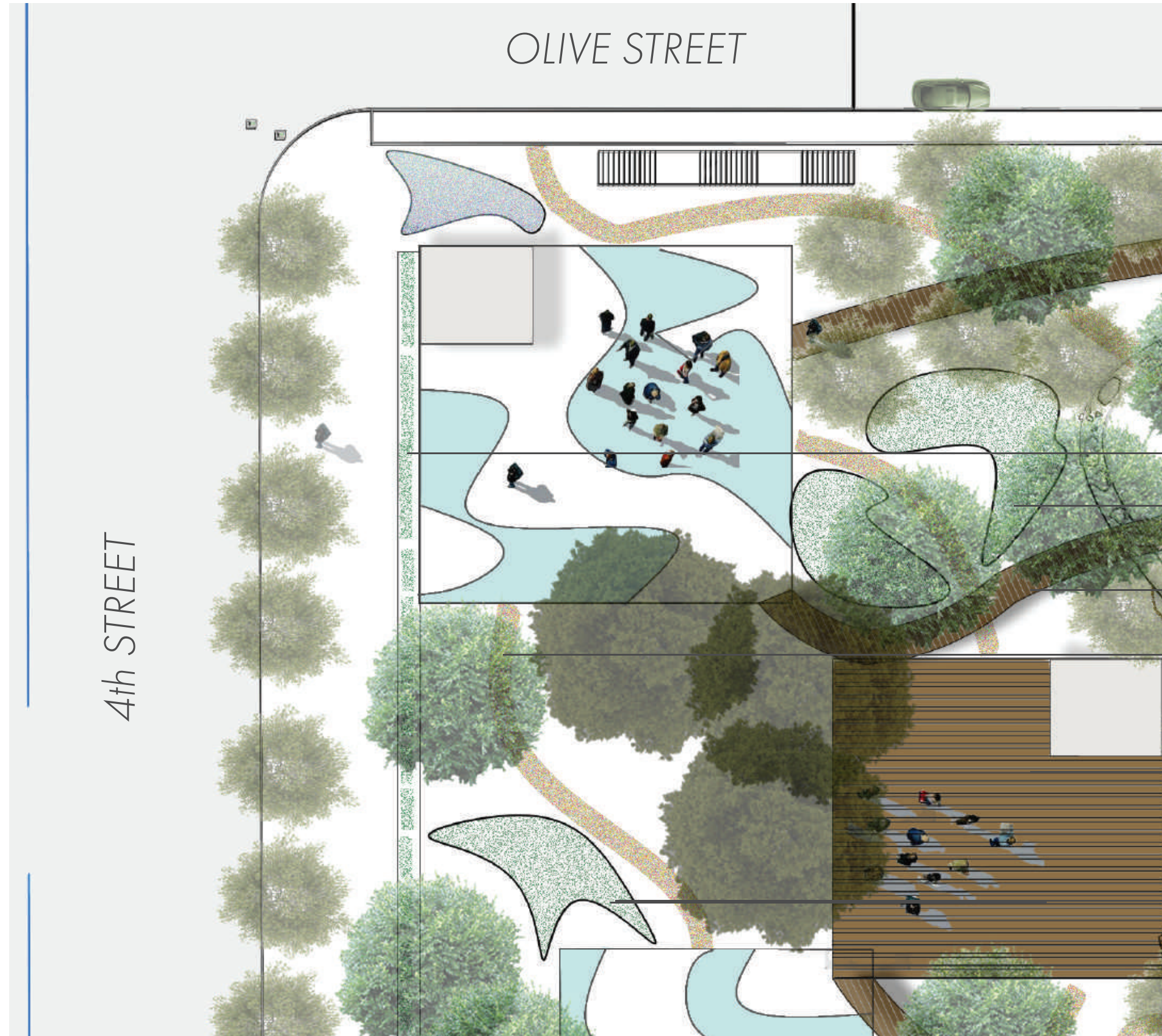
AXO: NORTHWEST TOWARDS CAL PLAZA



KEY MAP



ENLARGEMENT: PEDWAYS & ARTIST PLAZAS



KEY MAP

PLANTER EDGE

SHADE ENTRY PLANTINGS

PEDWAY (VINE)

MULCH PATHWAY (TENDRIL)

DRY GARDENS IN PLANTERS

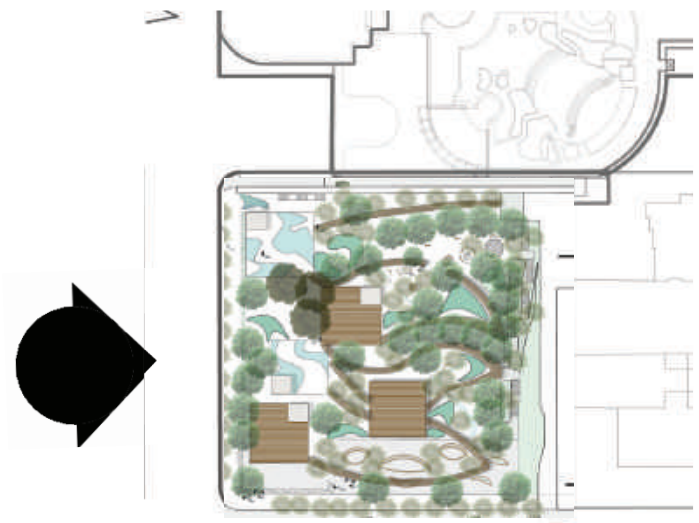
ENTRY PLANTING

4th STREET

OLIVE STREET



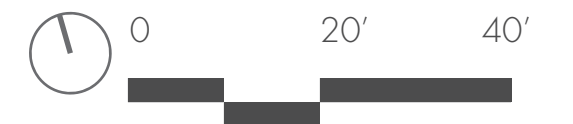
EAST PERSPECTIVE: FROM 4TH TO 3RD



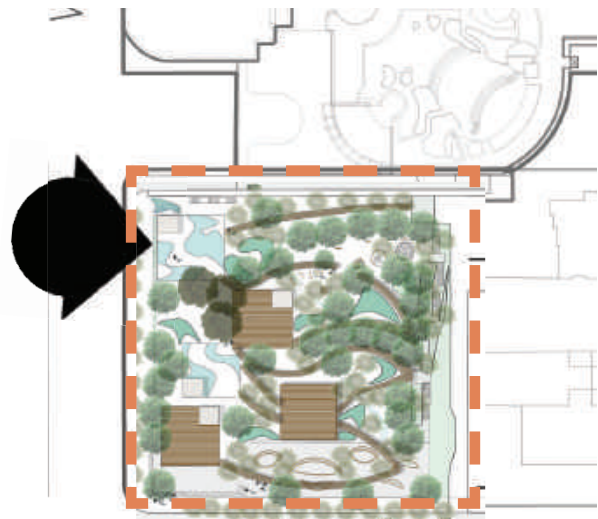
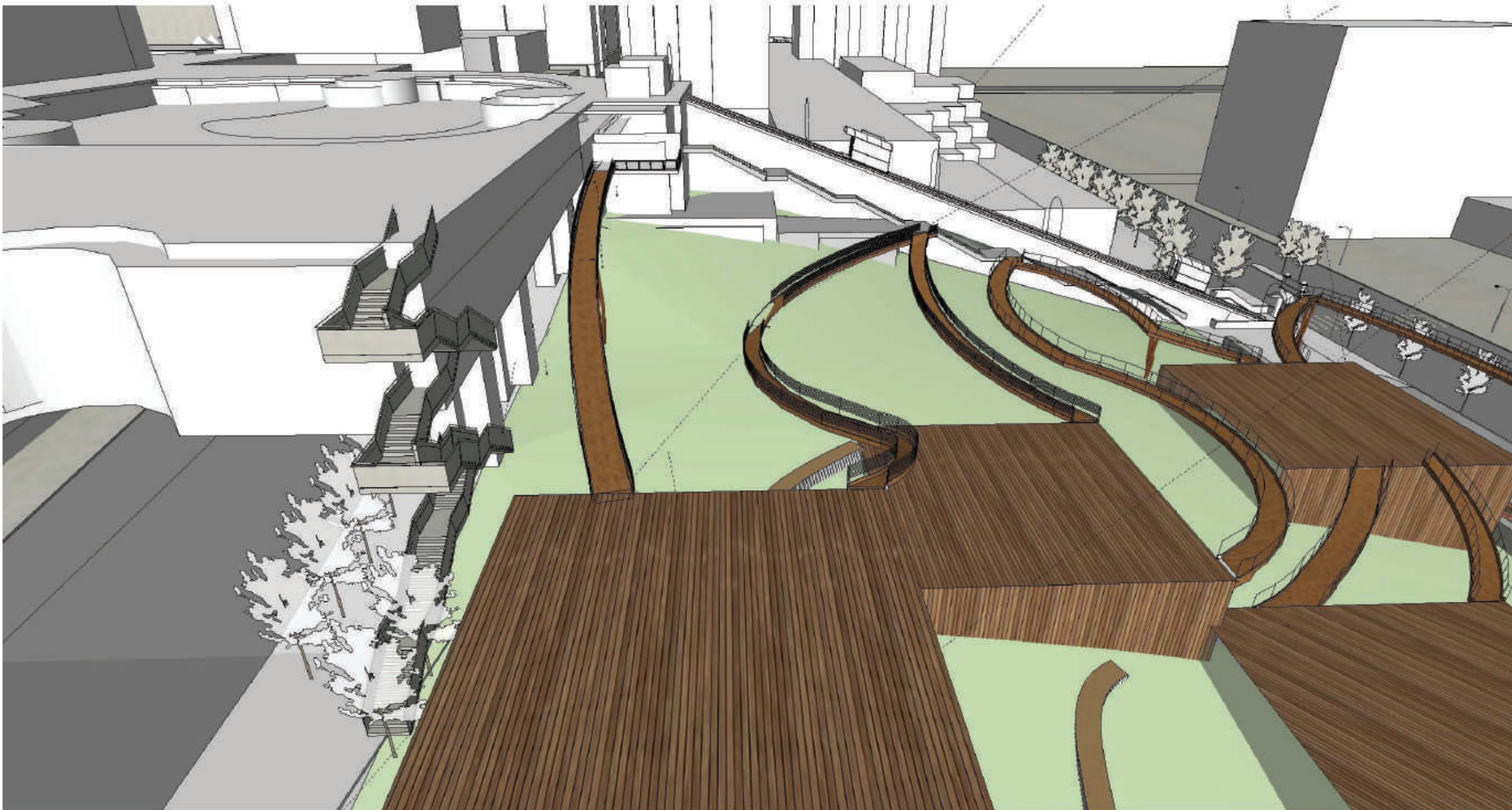
KEY MAP



SECTION



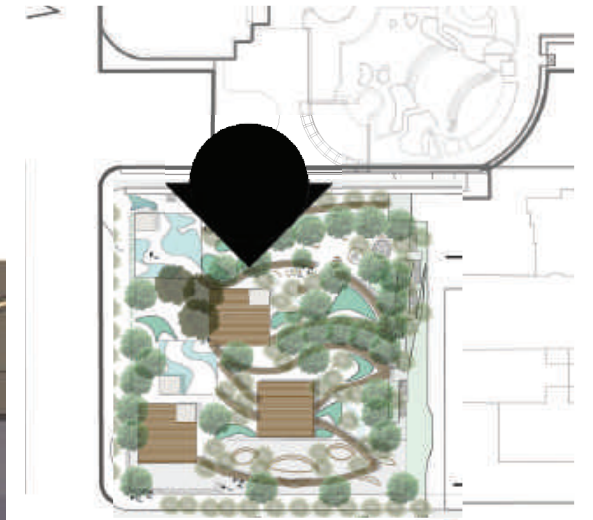
AXO: RELATIONSHIP CAL PLAZA-PEDWAYS



KEY MAP



VIGNETTES: CIVIC LIFE ON THE PLAZAS



INSPIRATION: PROGRAMS



ARRIBA AT THE HIGH LINE

PHOTO BY LIZ LIGNON



MARCHING BAND

FROM HIGH LINE WEBSITE



AVANT GARDE PERFORMANCE

PHOTO BY JULIANNE PREVETTE



OUTDOOR PUBLIC DINNER PARTIES & CONVERSATION

HIGH LINE SUPPER CLUB BY LIZ LIGNON



PUBLIC DANCE PARTY

HIGH LINE WEBSITE



INTERACTIVE ART

JESUS SOTOS 'PENETRABLE', LACMA



OUTDOOR GALLERIES

VELENJE SLOVENIJA, SLOVENIA. VISITSLOVENIA.COM



ART WORKSHOPS
BARRIO ART MOBILE

SELF HELP GRAPHICS, LA



STENCIL MAKING CLASS
BARRIO ART MOBILE

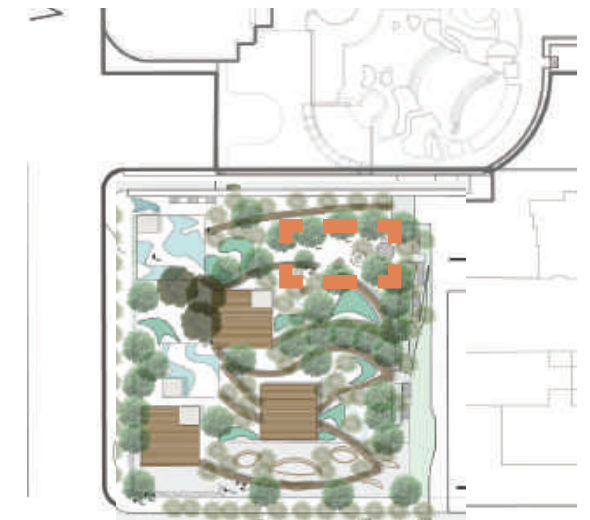
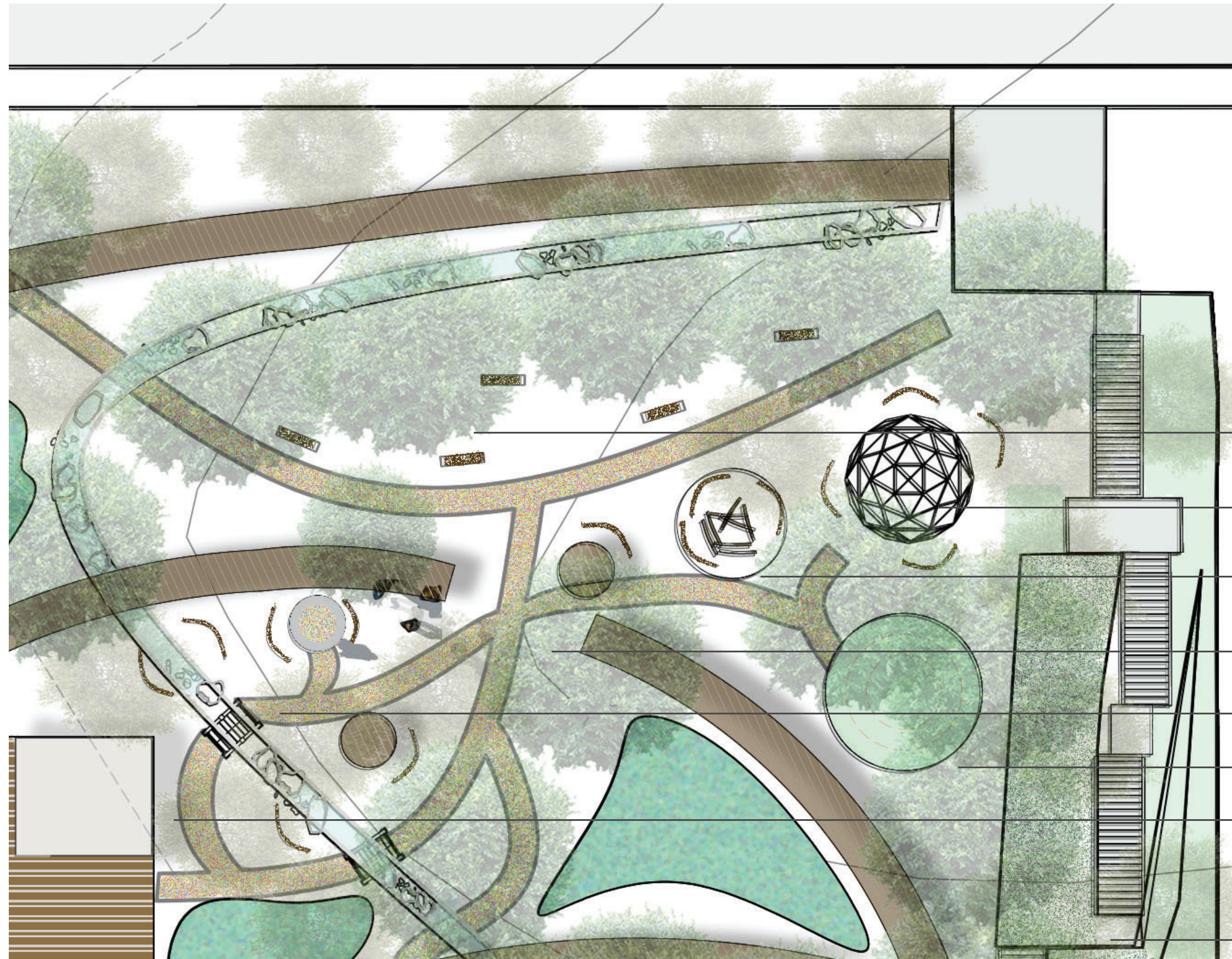
SELF HELP GRAPHICS, LA



PEOPLE WATCHING & SUNBATHING

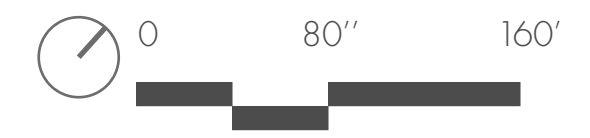
PHOTO BY JEFF DOBBINES

ENLARGEMENT: NATURAL PLAYGROUND

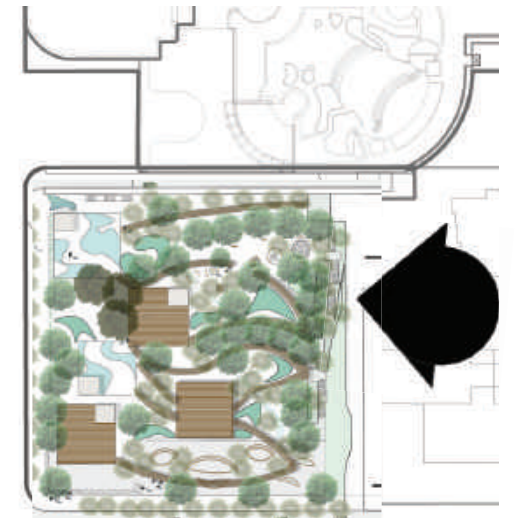


KEY MAP

- PRESERVED ORIGINAL PARK WITH SEATING & VIEWS
- AP DOME WITH LOG SEATING
- NATURAL BUILDING MATERIALS
- FREE PLAY WOOD DECKS
- SAND PIT
- GRASS CRATER
- BRIDGE OVER SEASONAL CREEK
- (RELM) STAIRS WITH LANDSCAPED TERRACE



VIGNETTES: NATURAL PLAYGROUND



KEY MAP

INSPIRATION: NATURAL PLAYGROUNDS



<https://www.kiddomag.com.au/do/sas-10-best-adventure-and-nature-playgrounds/>
<https://natureplaysa.org.au/places-to-go/playgrounds/#:~:text=%20SA%E2%80%99s%2016%20best%20>

adventure%20and%20nature%20playgrounds,Adelaide%20can%20rejoice%20with%20the%20opening...%20More%20 tect's Journal, UK.
Social life ont eh High Line (Alberto Alfredo Landi)

MATERIALS: NATURAL PLAYGROUND



FUN WITH LOGS



NETS & LOG NETWORK



GRASS MOUNDS

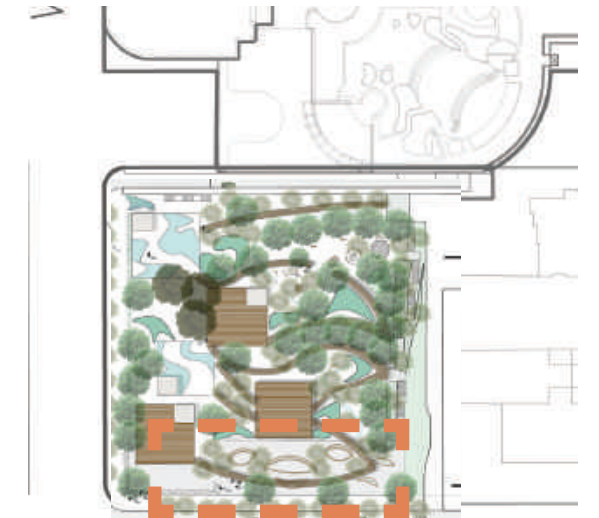


BALANCING

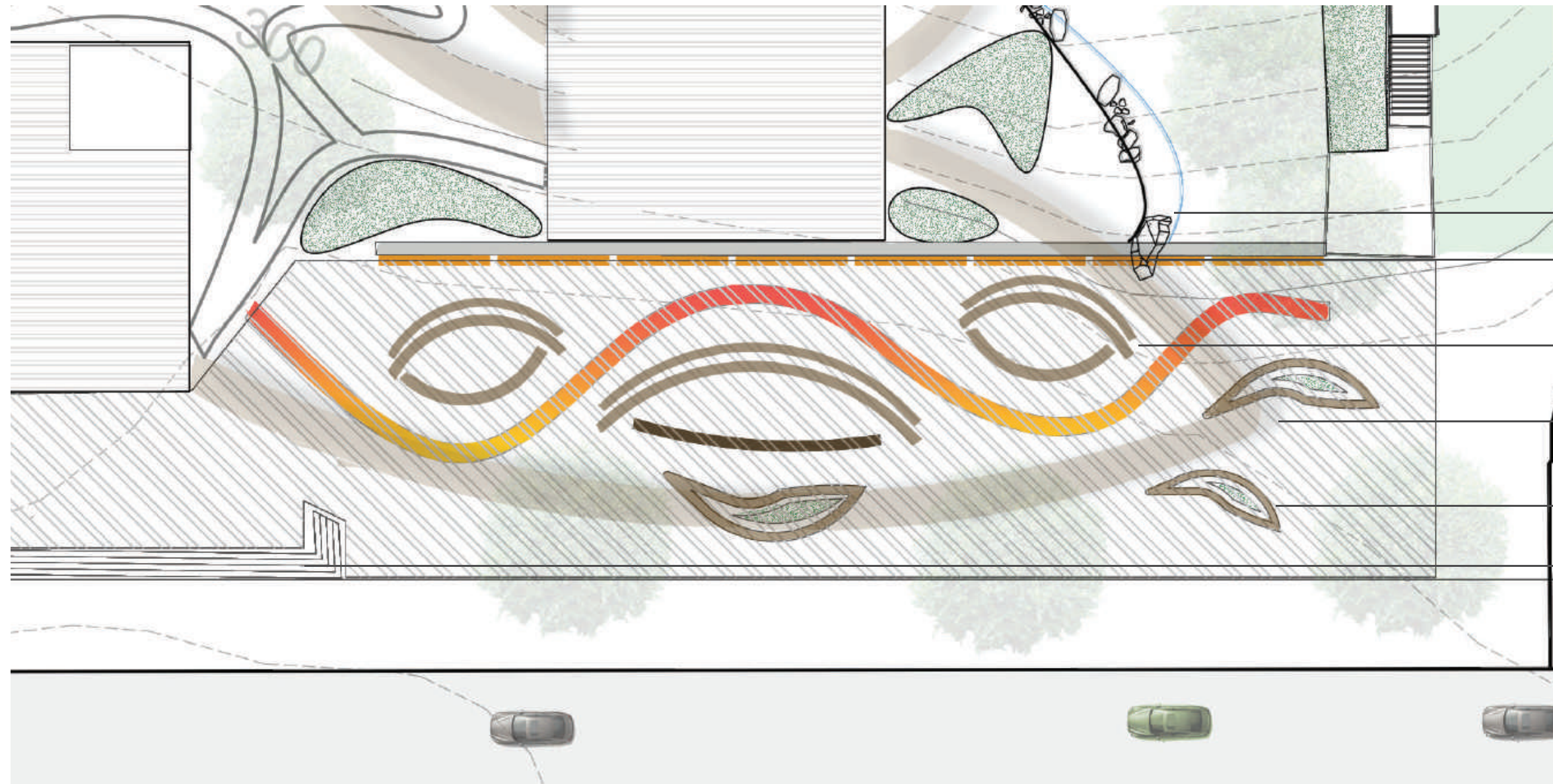


MESSY MATERIALS & WOOD SIGNS

ENLARGEMENT: DINING PLAZA & MUSEUM



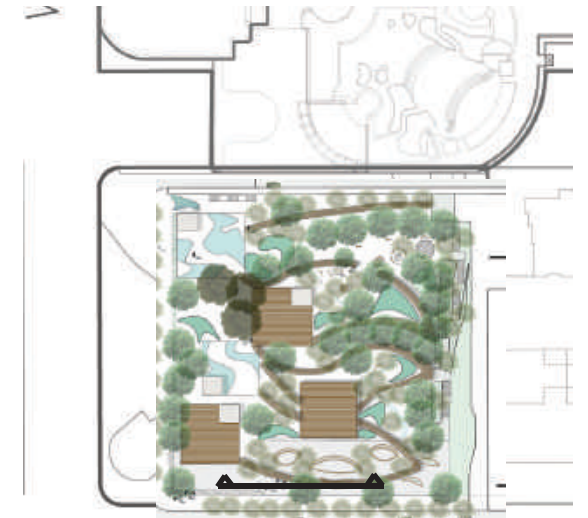
KEY MAP



- DRY CREEK TO "CLIFF" FOUNTAIN
- OUTDOOR BUNKER HILL MUSEUM WALL
- PICNIC TABLES AND SEATING
- PAVING PATTERN TO FRONT OF VISITOR CENTER/JOB CENTER
- PLANTERS WITH SEATING
- STAIRS AND RAMP TO ENTRANCE



SECTION: DINING PLAZA



KEY MAP



PEDWAY & PLAZA SYSTEM

LOFT BUILDINGS

PICNIC TABLES AND SEATING

PAVING PATTERN TO FRONT OF VISITOR CENTER/JOB CENTER

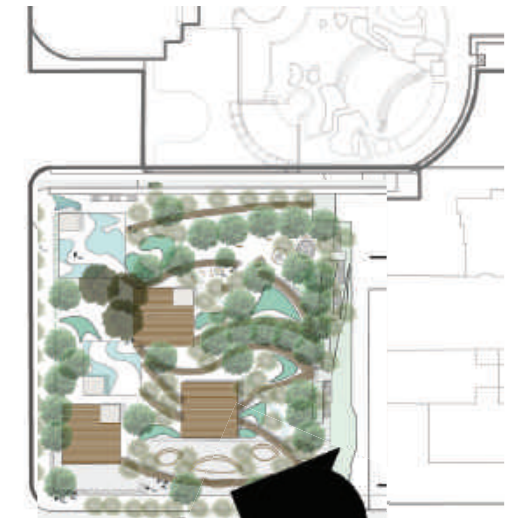
MUSEUM WALL

OLIVE TREES

PLANTER WITH SEATING



VIGNETTES: DINING PLAZA & MUSEUM



KEY MAP

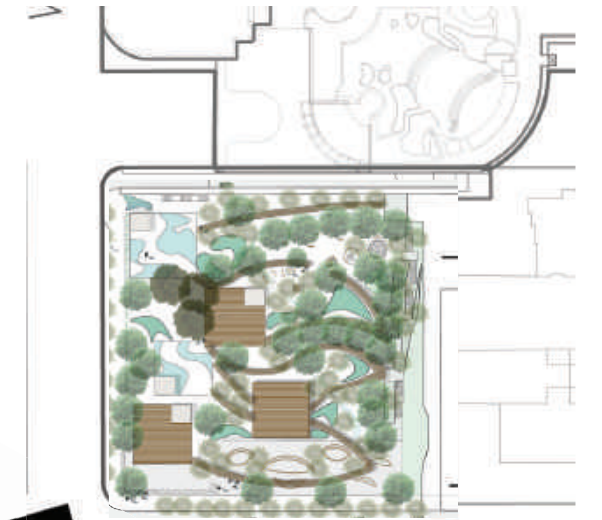
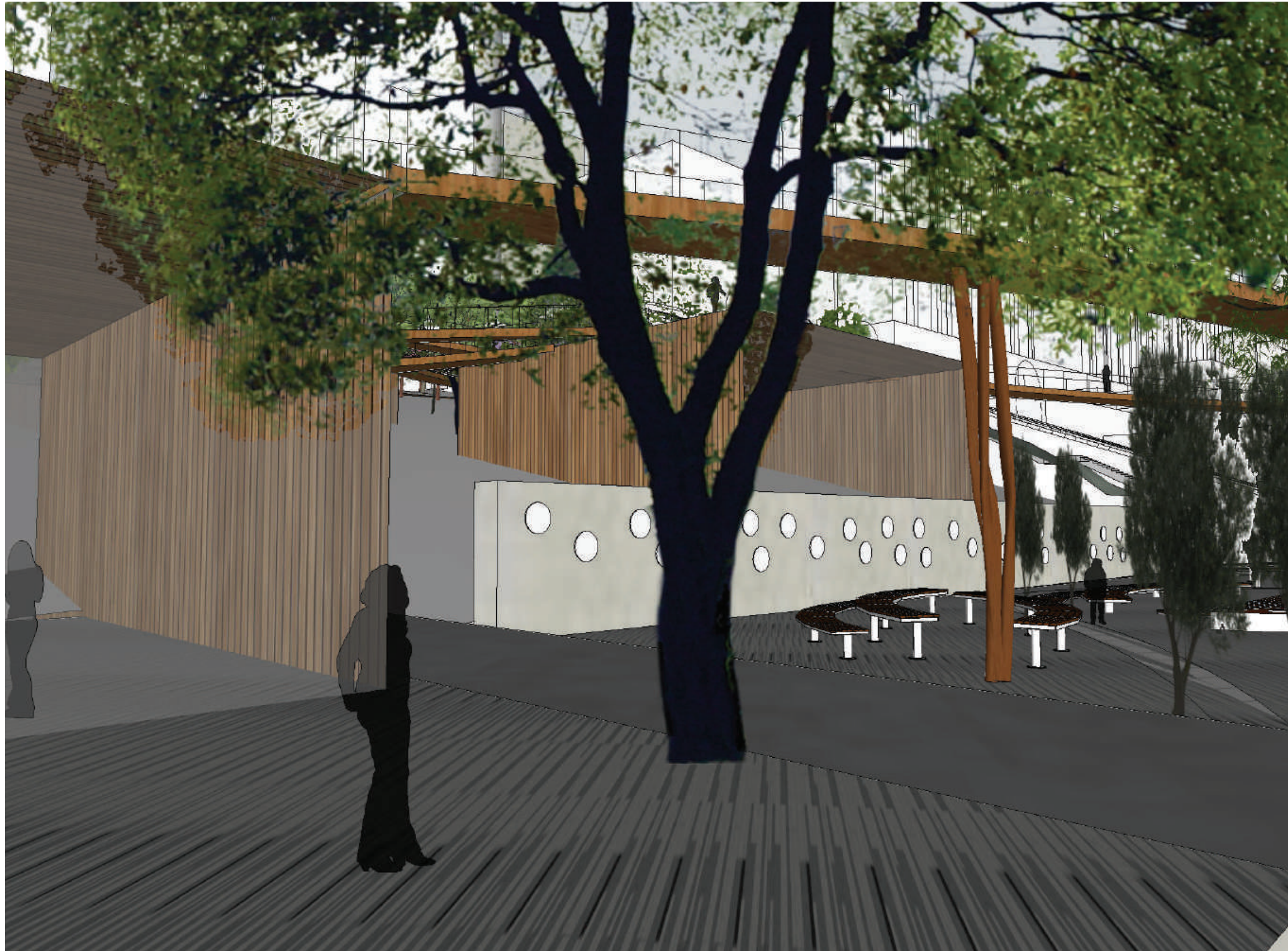
VIGNETTES: VIEW FROM CENTRAL MARKET



VIGNETTE: BUNKER HILL OUTDOOR MUSEUM

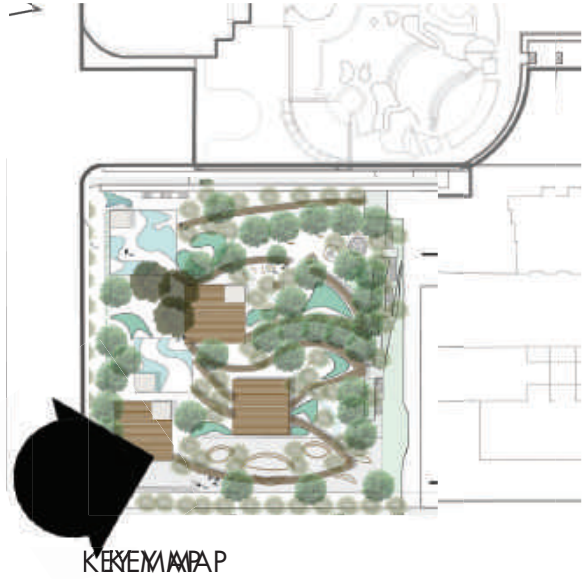


VIGNETTES: VISITOR'S CENTER & CHRYSALIS

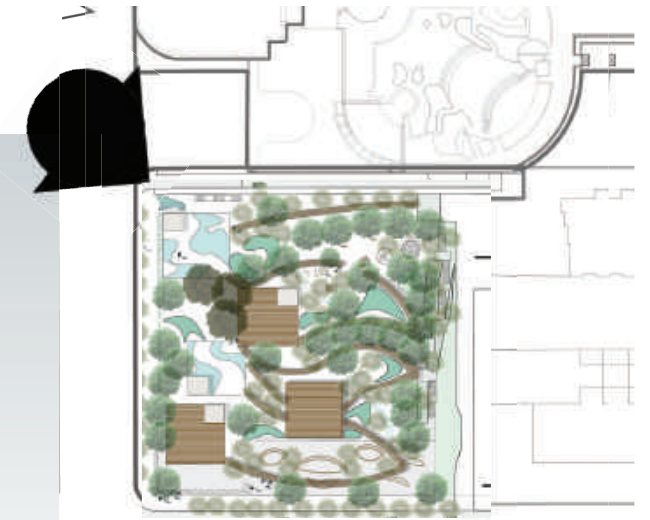
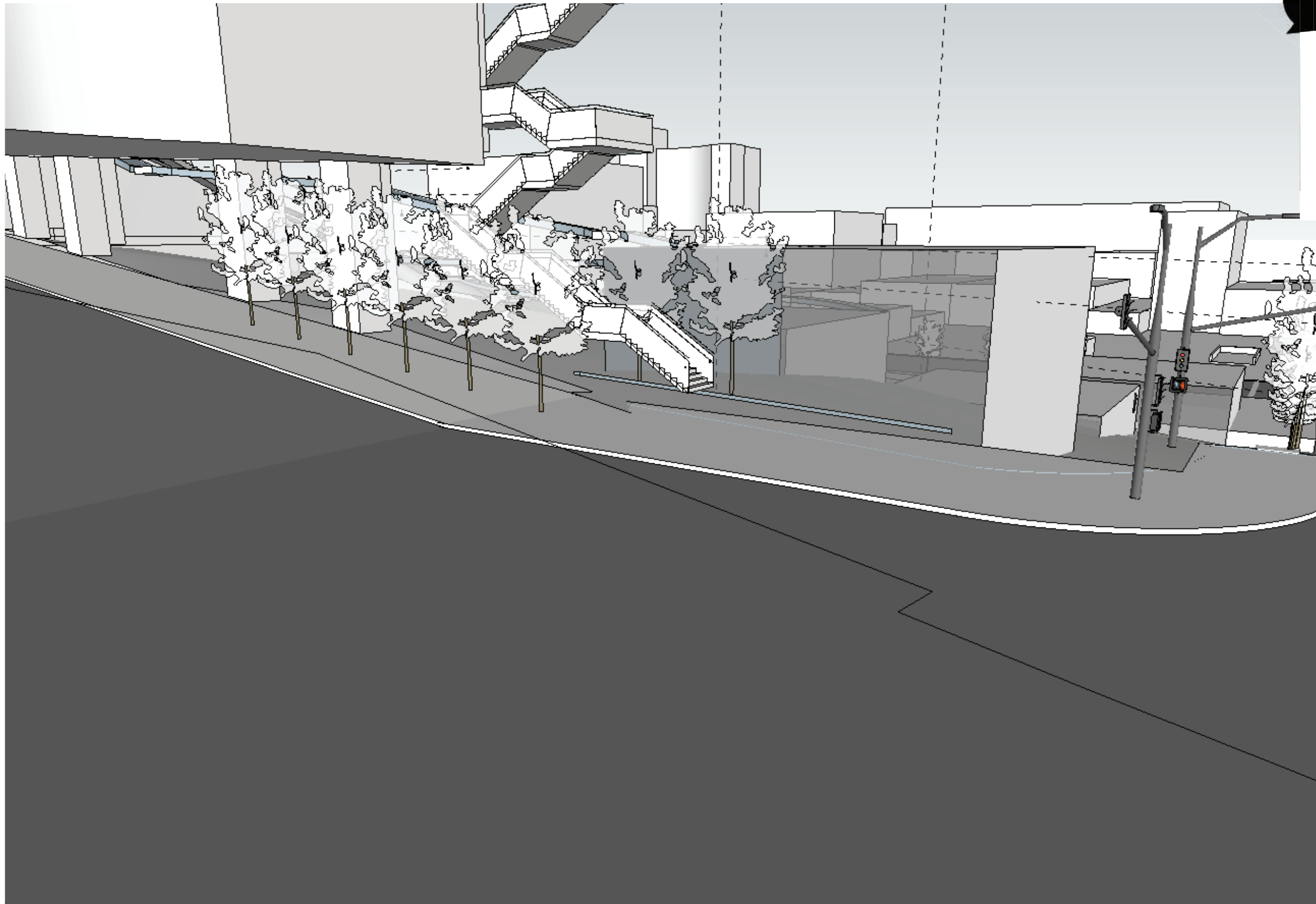


KEY MAP

PERSPECTIVE VIEW: PLINTH AND PEDWAY

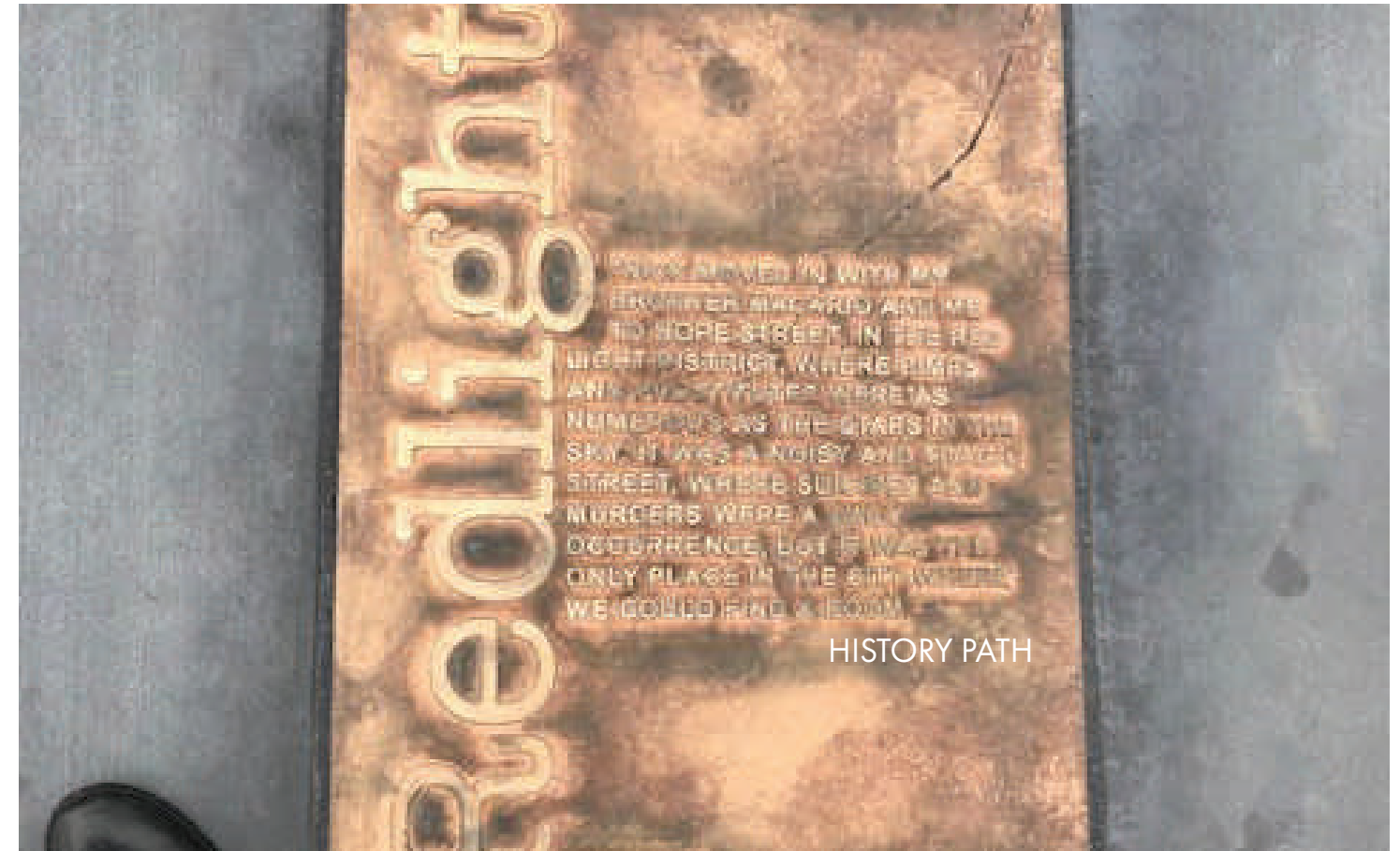


PERSPECTIVE: OLIVE AVENUE ENTRANCE TO ARTIST'S LOFTS



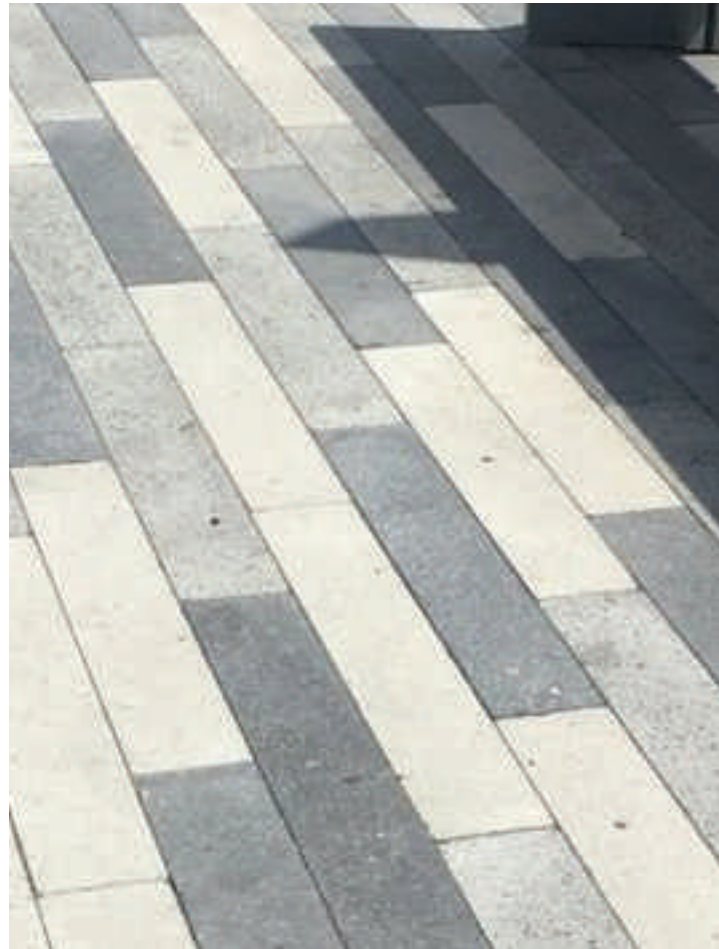
KEMMAPP

INSPIRATION: BUNKER HILL OUTDOOR MUSEUM



ABOVE, TOP RIGHT PHOTOS BY ALYSSA LEAL MOFFITT
Stuyvessant Falls still from Youtube. <https://www.youtube.com/watch?v=dCUfkNKnSNs>

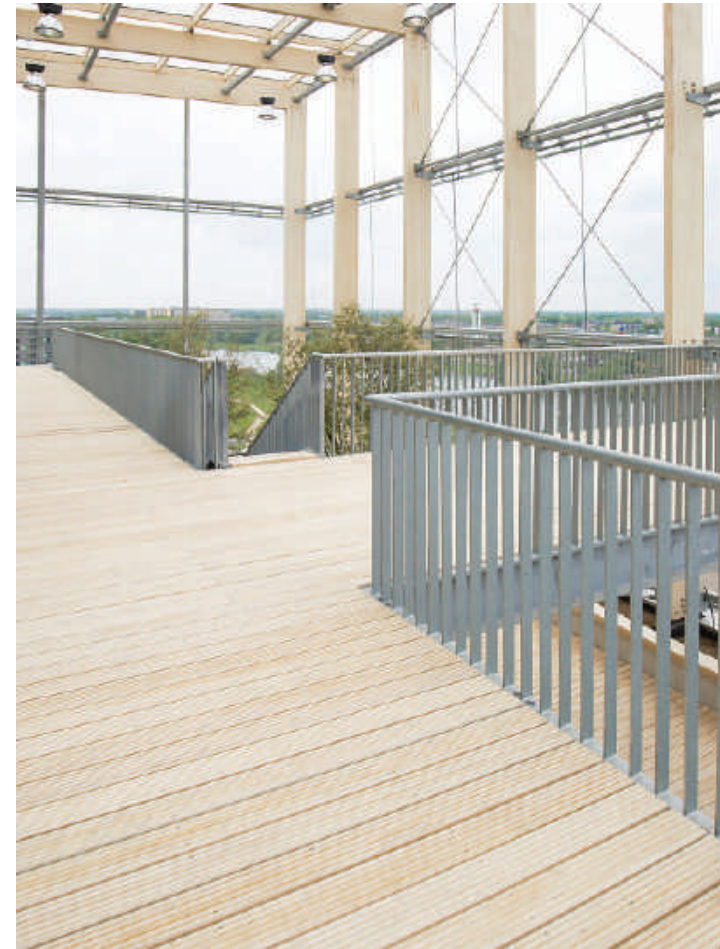
MATERIALS: PAVING



DINING PLAZA & VISITOR CENTER
ON DIAGONAL



BURLE MARX PLAZAS



PLAZA DECKING
ACCOYA DECKING SUSTAINABLE



HISTORY TILES

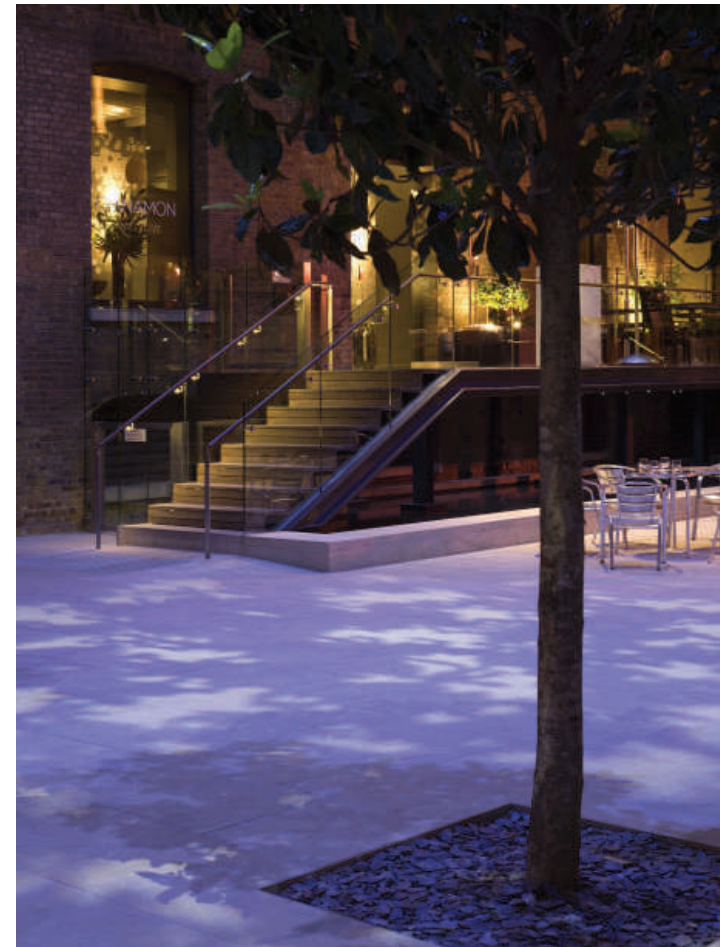
MATERIALS: LIGHTING



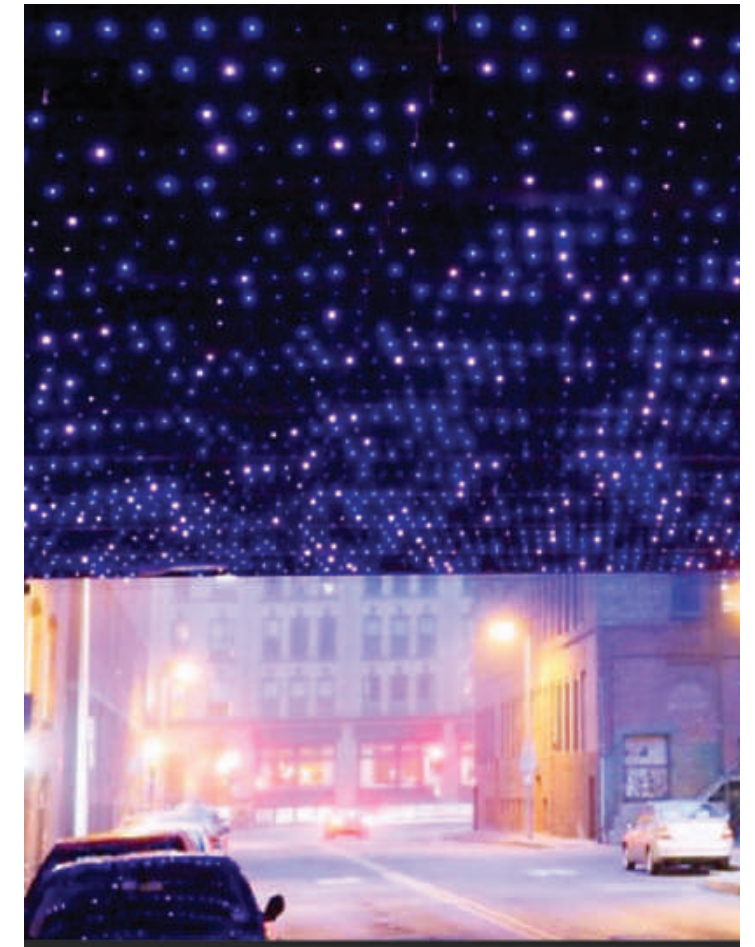
LIGHTING UNDER PAVERS & BENCHES



PEDWAYS
UPLIT TREES ILLUMINATE THE PATH



PLAZA
DOWNLIGHT TO CAST SHADOWS

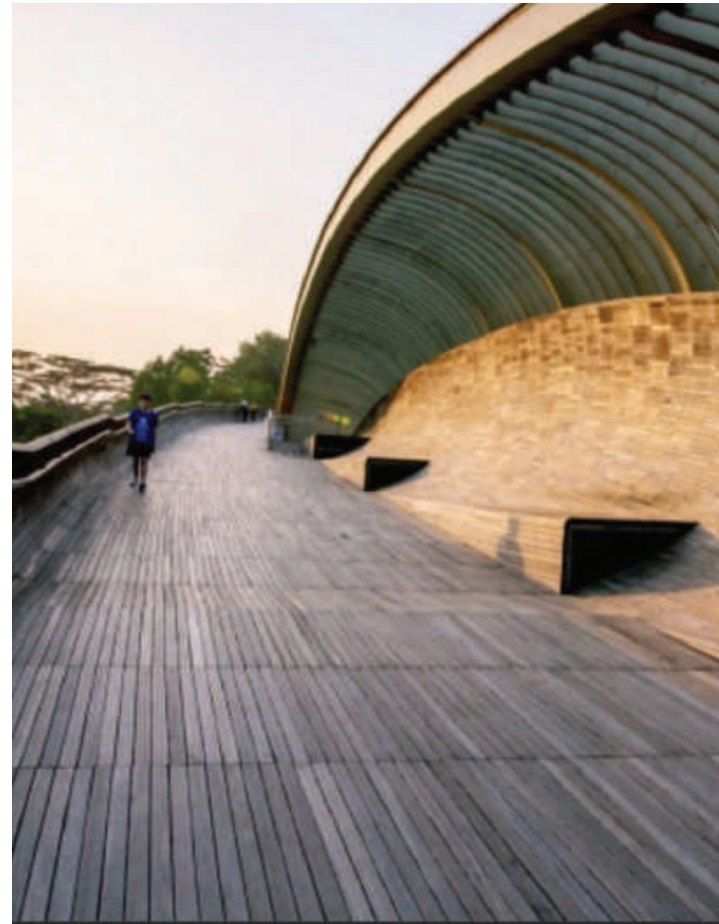


STARRY NIGHT UNDER THE PEDWAY

MATERIALS: SEATING



DINING PLAZA
CURVED SEATING WITH PLANTERS



PEDWAYS
INTEGRATED WITH SIDES



PLAZA



PLAZA EDGE SEATING WITH PLANTERS
<https://www.pinterest.ie/pin/268316090276534253/>

MATERIALS: PLANTING

DINING PLAZA



DRACAENA DRACO
DRAGON TREE



ALOE HERCULES
HERCULES ALOE



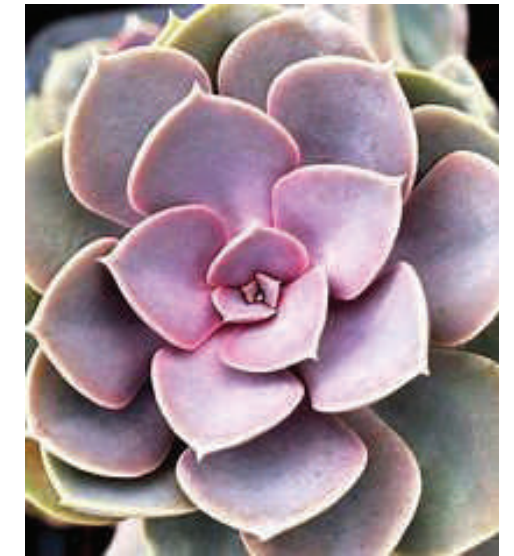
HESPERALOE PARVIFLORA
HUMMINGBIRD YUCCA



DUDLEYA PULVERENTA
CHALK LIVE FOREVER



SENECIO TALLINOIDES
BLUE CHALKSTICKS

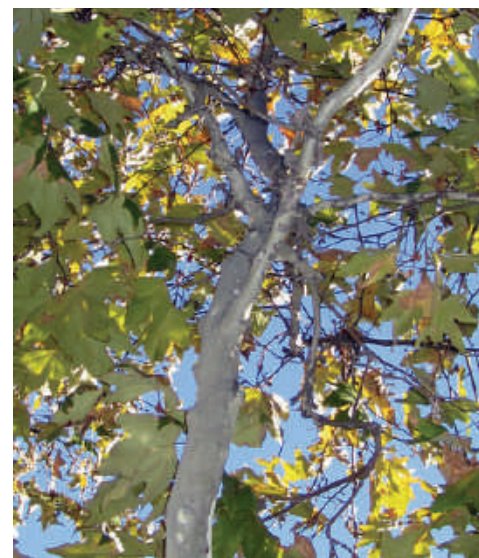


ECHEVERIA
'PERLE VON NURNBERG'

URBAN FOREST



QUERCUS AGRIFOLIA
CALIFORNIA LIVE OAK



PLATANUS RACEMOSA
CALIFORNIA SYCAMORE



QUERCUS SUBER
CORK OAK



PINUS CANARIENSIS
CANARY ISLAND PINE



JACARANDA MMOSIFOLIA
JACARDANDA
[sets/72157626863801924/](https://www.etsy.com/sets/72157626863801924/)



UMBELLULARIA CALIFORNICA
CALIFORNIA BAY LAUREL

MATERIALS: PLANTING

PEDWAYS



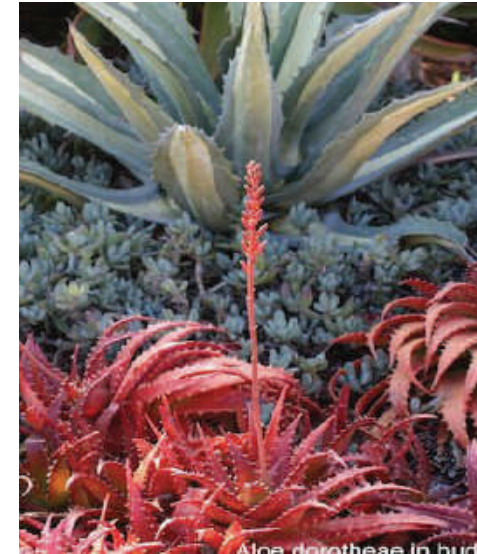
BAUHINIA YUNANENSIS
YUNAN BAUHINIA VIINE'
PEDWAY, OVER WALL



YUCCA ROSTRATA 'SAPPHIRE
SKIES'



KALANCHOE BEHERENSIS
ELEPHANT'S EAR KALANCHOE
Photo from Isabel Marant Garden, by Judy
Kameon



ALOE DOROTHEA
SUNSET ALOE



AGAVE ATTENUATA 'NOVA
NOVA FOXTAIL AGAVE



FURCRAEA FOETIDA
MEDIOPICTA
MAURITIUS HEMP

HILL PLANTERS



ARTEMISIA CALIFORNICA
'MONTARA'
MOUNDING CALIFORNIA
SAGEBRUSH



SALVIA SONOMENSIS
CREEPING SAGE



SALVIA APPIANA
WHITE SAGE



LEYMUS CONDENSATUS
'CANYON PRINCE'
CANYON PRINCE WILD RYE



PHORMIUM 'YELLOW WAVE'
YELLOW WAVE FLAX



HELIOCHRYSUM PETIOLARE
'LIMELIGHT'
LIMELIGHT LICORICE PLANT

APPENDIX CASE STUDIES

PROJECT NAME: Chapultepec Elevated Park

ARCHITECTS: Frente Architecture & RVDG Architecture

LOCATION: Mexico City, Mexico

WHY: Activated elevated plaza

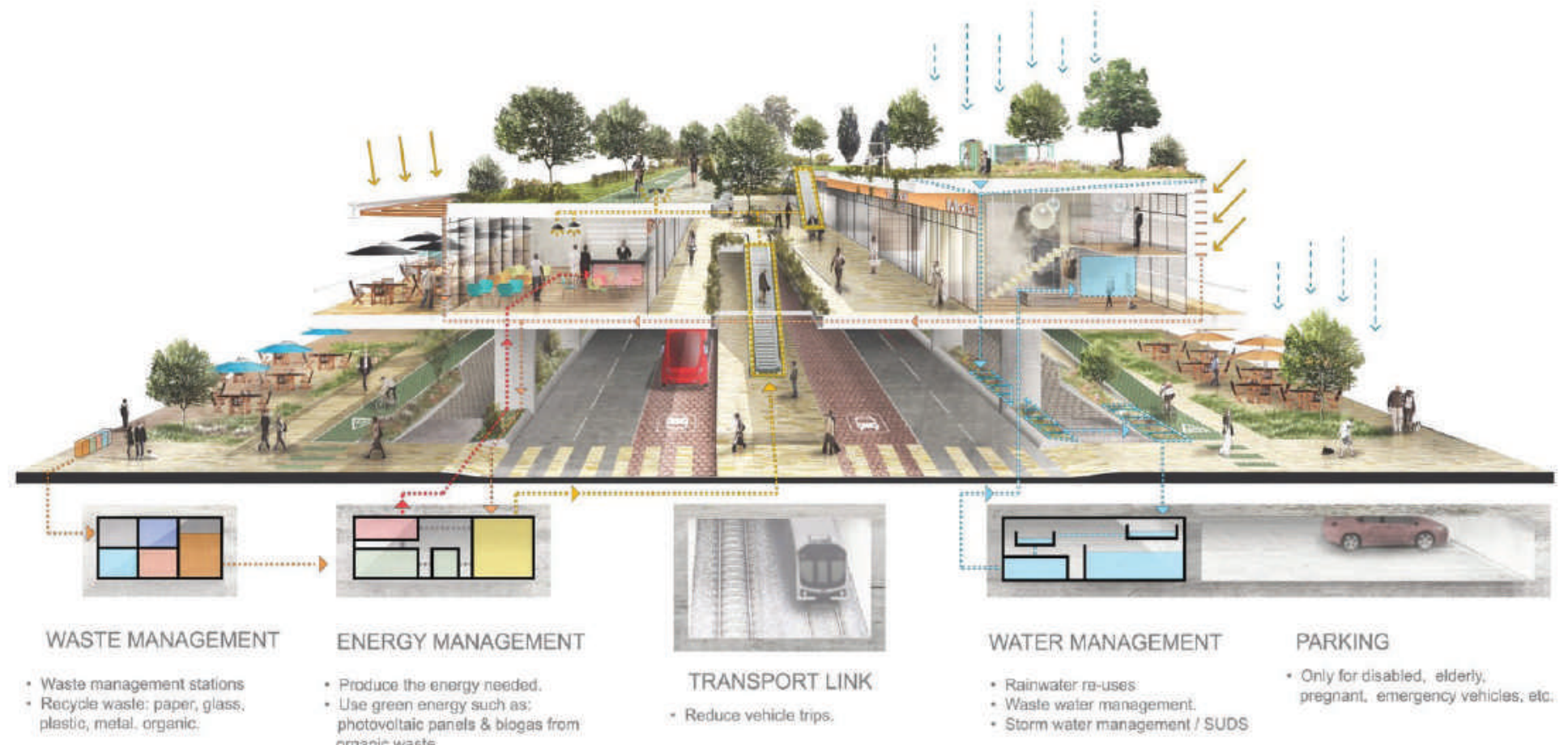
SIZE: 6 city blocks

WEBSITE: <https://www.archdaily.com/770861/mexico-parque-elevado-chapultepec-proyecto-catalizador-para-generar-comunidad-en-la-ciudad-de-mexico>

WHAT I LOVE: There is a visual connectivity between the different levels with openings and stairways intermixed between street/metro level, mid level commerce and upper level green space. In the layout it is similar to the Century City Mall but “the programming is more similar to a Latin American urban street with social services for old and young mixed with residential, egalitarian choices in retail and dining and green spaces intermixed. The programming recognizes the diversity of the urban context and addresses the needs of all.”

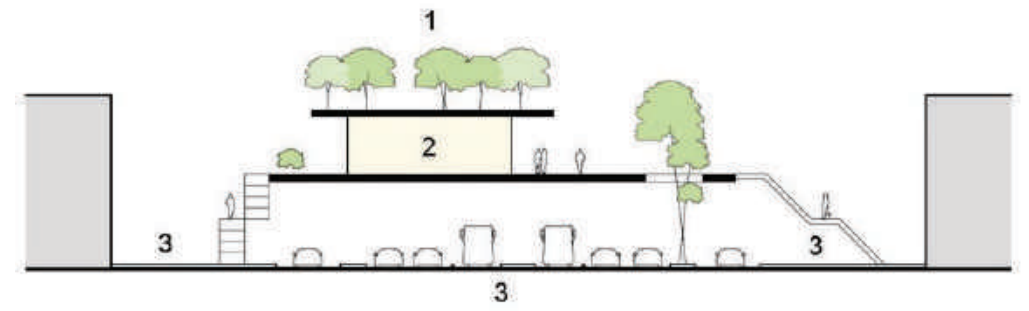
WHY IT IS RELEVANT: It has a similar structure to California Plaza which has wide open, unactivated spaces. The creation of an urban forest on structure also inspires ideas on how to use the plaza for ecological services (carbon sequestration, possible stormwater capture) while also creating a purposal destination that will then generate public life. The designs on Grand Avenue are stunning but suffer from ignoring the economic diversity of Los Angeles and thereby starve the Avenue of vibrancy.

WHAT DOESN'T WORK: Without changing the structure of California Plaza, we cannot offer multiple levels of entry from Olive and we cannot create openings for light to the retail area below. But with possible infill or rethinking programming and landscape based design (as opposed to structure) like creating tree spaces and inviting entries, and connective programming from Angel's Knoll and the new development on Grand, California Plaza could be



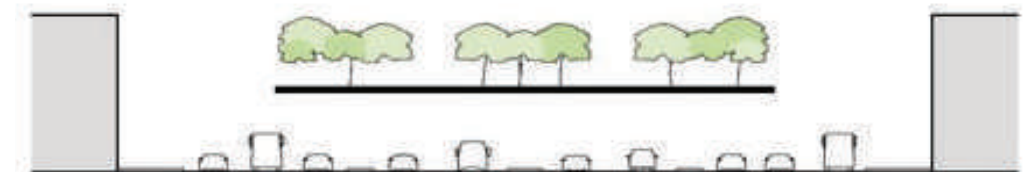


PROPOSAL



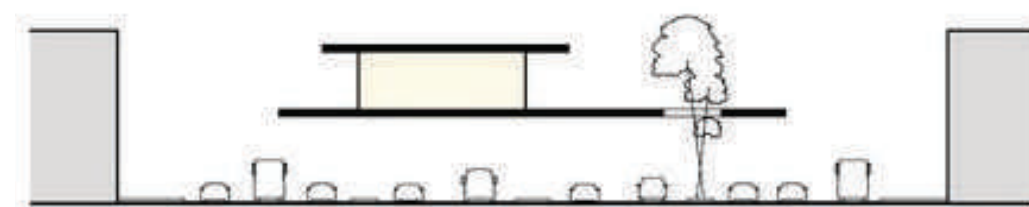
1. Recreative and Cultural Area 2. Commerce of all Kinds 3. Street for All

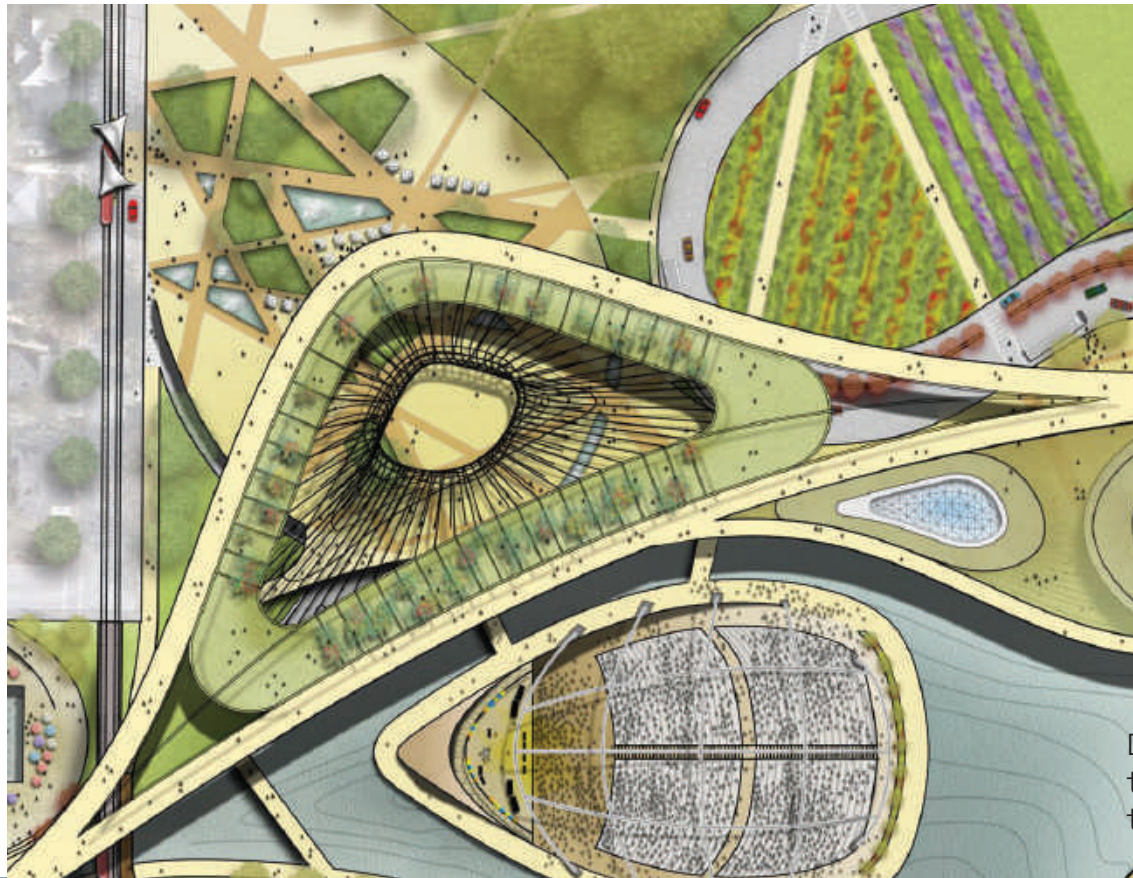
Park and Culture



Public Space

Commerce





Designed by NEXT Architects, the unique Dafne Schippers Bridge, who collaborated with Rudy Uytenhaak Architectenbureau, Arup and Bureau B+B landscape architects, to create a unique design that focused on the needs of the community. The bicycle bridge also serves as a roof garden for the school.



Diller Scofidio+Renfro competition design for park on First and Broadway utilizes walkable buildings and parabolics that roll towards City Hall.



Weiss Manfredi/Olin's St Sylvan St Sylvan, Washington Monument. Grass amphitheater. Roof gardens.

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RECOMMENDED READS

- 1) "USC Libraries Digital Collections." n.d. Digitallibrary.usc.edu. Accessed April 10, 2021. [brary.usc.edu/cdm/search/](http://digitalli-</div><div data-bbox=)

- 2) "Los Angeles Is Quickly Becoming a Place Exclusively for the White and Rich." 2017. Knock LA. November 7, 2017. <https://knock-la.com/los-angeles-is-quickly-becoming-a-place-exclusively-for-the-white-and-rich-c585953e0614/>.

PHOTO SOURCES

- 1) "USC Libraries Digital Collections." n.d. Digitallibrary.usc.edu. Accessed April 10, 2021. <http://digitallibrary.usc.edu/cdm/search/>
- 2) Crisis on the Streets: Homelessness in Los Angeles County – Bedrosian Center (usc.edu)
- 3) Climbing LA: Walk #11: Downtown Los Angeles

PHOTO CREDITS

PAGE 4

Building on Slope: Miyawagi Greendo Apartments by Keita Nagata Architecture, Designboom online magazine.

Experiencing the Tree Canopy: The Southern Ridges, Singapore, Pedestrian Bridge, firststopsingapore.com.

Public Dining Plaza: Dilworth Park, Philadelphia, PA by Kieran Timberlake Architecture.

PAGE 5

Restorative Spaces: Samuel Paley Park, Alexander Zykof via Flickr
(other 2 photos, see page 9 & 10)

PAGE 6

Streets for People: Public Square. Reclaiming the Street. <https://vimeo.com/222721632>
Pedestrian boulevard design for Passeig de St Joan, Barcelona by Lola Domenech.

PAGE 7

Layered Living & Public Amphitheater: Sky Terrace, Dawson, Singapore by SCDA Architects, from Designboom Magazine Online

Community Garden: Wuhan Rooftop Garden, by 5+ Design, LA. Inhabitat Magazine <https://inhabitat.com/a-lush-public-park-grows-on-the-roof-of-a-luxury-wuhan-mall/wuhan-north-pavilion-5design-6/>

PAGE 10

Pedestrian Bridge: CF Toronto Eaton Centre Pedestrian Bridge. Toronto Canada, By Willkenson Eyre

Terraced Mixed Use Structure: Shenye TaiRan Building, Shenzhen, China by Zhubo Design

Waterfall Wall: Teardrop Park, New York City, by Michael Van Valkenburgh Associates, Inc.

Light Installation: Khalifa University, ABU DHABI, UAE by Umayya Lighting

Interactive Art Plaza: PLAYOHO Art Pavilion, Hong Kong by Ricci Wong Cheuk-Kin
Photographer Ricci Wong

Terraced Stairs: The Nasher Sculpture Center, Dallas, Texas by Peter Walker

Grand Walk + Skate Park. Shenwan Street Park, Shenzhen, China By Aube Conceptio. Photographer, Tianpei Zeng IMAGE CREDITS:

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PAGE 57 MATERIALS: NATURAL PLAYGROUND

Natural play equipment: <https://natureplaysa.org.au/places-to-go/playgrounds/#:~:text=%20SA%E2%80%99s%2016%20best%20>

Natural Materials adventure and nature playgrounds, Adelaide can rejoice with the opening... More tect's Journal

PAGE 67 MATERIALS: PAVING

Acker Stones at Victoria Gardens. From Acker Stones website www.ackerstone.com
Burle Marx. On Pinterest. <https://www.pinterest.com/pin/471541023480518332/>
Accoya Decking <https://www.accoya.com/projects/>
Historic Bricks near Chinatown. Photo by Alyssa L Moffitt

Special Thanks to Pamela Brief, ASLA, Patrick Reynolds, ASLA, and Alan Spulecki for guiding us through this mini-capstone process and providing a complex but rich learning experience.

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