

# THE VINE: A PROPOSAL FOR DOWNTOWN LA

*Rivkah Spolin*

*Landscape Design 7 | UCLA Extension | Spring 2021 | Reynolds/Spulecki/Brief*

*Part of a Master Plan Group Project*

Alyssa L. Moffitt, Julie Ho, Natalie Taftian, Nathalia Gouveia,  
Michelle Tiet, Patricija Zil, Rivkah Spolin & Scotty Shoemaker



# SITE INTRODUCTION

Downtown LA is more than just a hub for businesses and government institutions; it is home to many cultural venues (museums, theatres, and sports arenas to name a few) as well as many Angelenos. It is also an area that sees countless tourists daily. As with most downtown areas of large cities, Downtown Los Angeles is seen as the “center” of the city and typically presented as its shining beacon. With this in mind, Downtown Los Angeles has seen numerous redevelopment plans in the last several decades, all with the goal to enliven and enrich the area as a desirable place to both live and visit. It is within this framework and need that the design proposal for the dumbbell site exists.

The site, consisting of two “bookend” lots and a large connecting raised pedway called “The Alleyway,” is located within the northern corner of Downtown Los Angeles and positioned near the intersection of the 101 and 110 Freeways as well as metro stops. The two dumbbell sites, Angel’s Knoll and The Development Site, are both located on underutilized and/or abandoned lots that have enormous potential to contribute to the overall success of the vision for Downtown Los Angeles. The site is also near buildings and monuments of note, such as the Grand Central Market, Angel’s Flight, the Bradbury Building, City Hall, Stanley Mosk Courthouse, the (former) Los Angeles Times building, Walt Disney Concert Hall, The Broad, and The Museum of Contemporary Art. Nearby public parks include Pershing Square (to the southwest) and Grand Park (to the northeast).

During this final studio course at UCLA Extension before Capstone (or Thesis), the class as a whole completed a site analysis, which is attached as an appendix to this booklet. The class was then broken into master plan groups, wherein each group employed the site analysis in order to arrive at a master plan design proposal for the entire site. Thereafter, each student designed a portion of the overall site, much like a professional studio.

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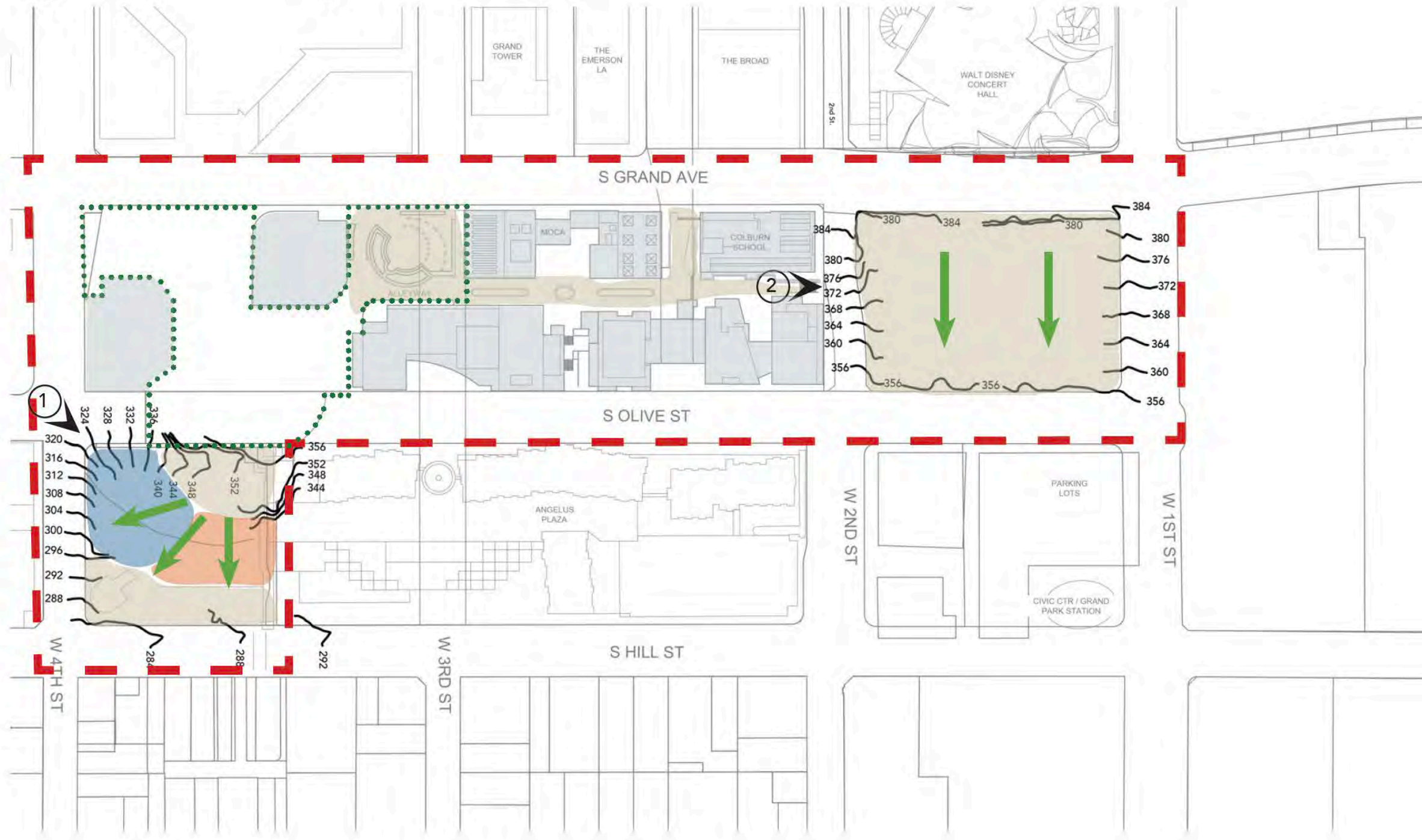
# EXECUTIVE SITE ANALYSIS



*The main site analysis topics that were most influential in the Master Plan Proposal*

# ANALYSIS: Topography

## Edge Conditions: Angel's Knoll & 1st/Olive

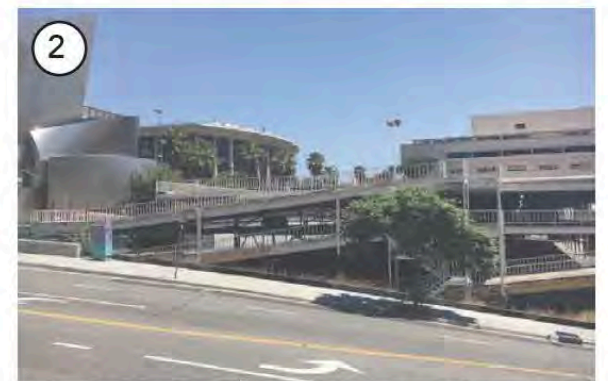


### Legend

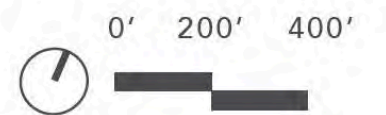
- Light overall slope: 0 - 10 %
- Moderate overall slope: 10 - 25 %
- Steep overall slope: 25+ %
- Limit of work
- Area of the alleyway not within the scope of the project's design
- Slope direction



The corner of Olive & 4th St. at Angel's Knoll is "moderately" sloped.



This photo shows the edge condition of 2nd St. alongside the 1st/Olive St.



The topography, especially at Angel's Knoll and the development site, informed how we designed and programmed for the ground plane as well as the structures that could be built to complement.

# ANALYSIS: Open Greenspace



- Legend**
- Maguire Gardens - 1.64 Acres
  - Pershing Square - 4.44 Acres
  - Spring Street Park - 0.81 Acres
  - City Hall Park Center - 1.3 Acres
  - Grand Park - 12 Acres
  - Kyoto Garden - .057 Acres
  - Limit of work
  - 1/2 mile radius around the site



We saw an opportunity to connect to the various existing greenspaces downtown, creating a green linkage from Pershing Square to Grand Park through our urban forest concept.

# 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

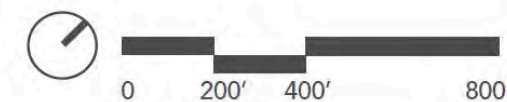
## Calvin Hamilton Pedways

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."

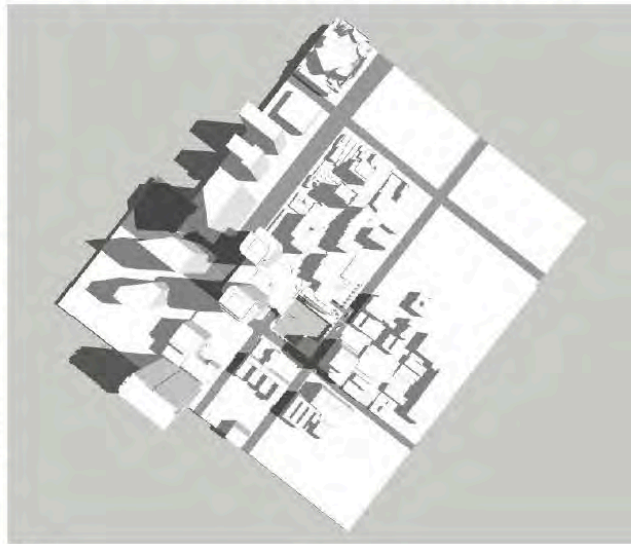
The plazas offer a pleasant tour of artwork and gardens above the street level.

Thoughtful connections were made to integrate our site with the larger existing pedway plaza system of downtown Los Angeles.

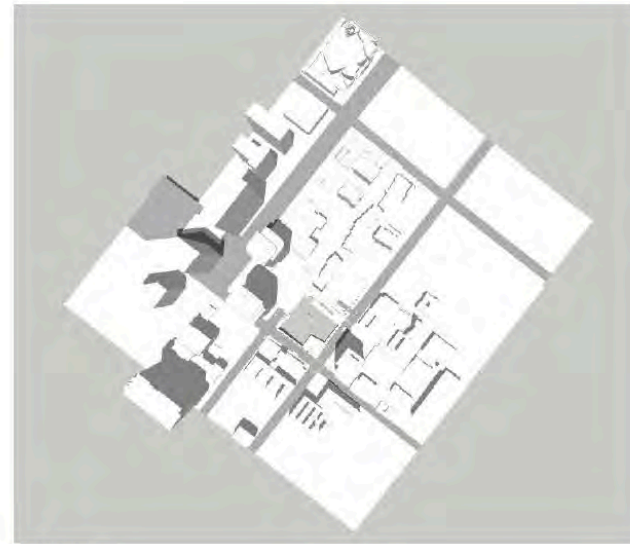


# ANALYSIS: Seasonal Shade

Summer Solstice - Jun 21



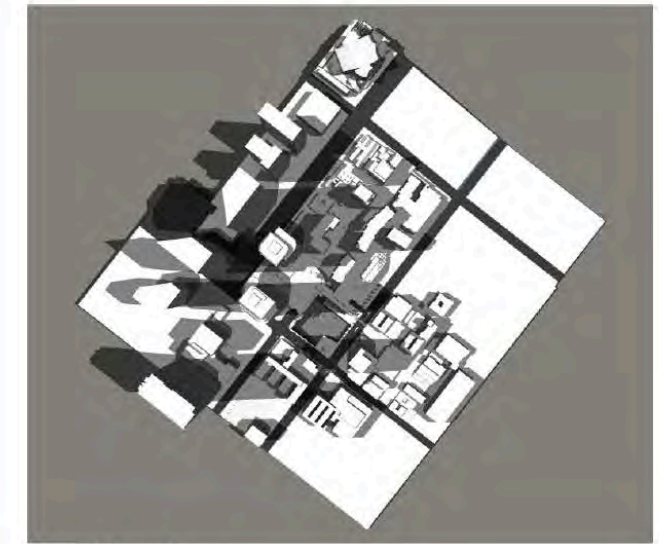
9am



12pm

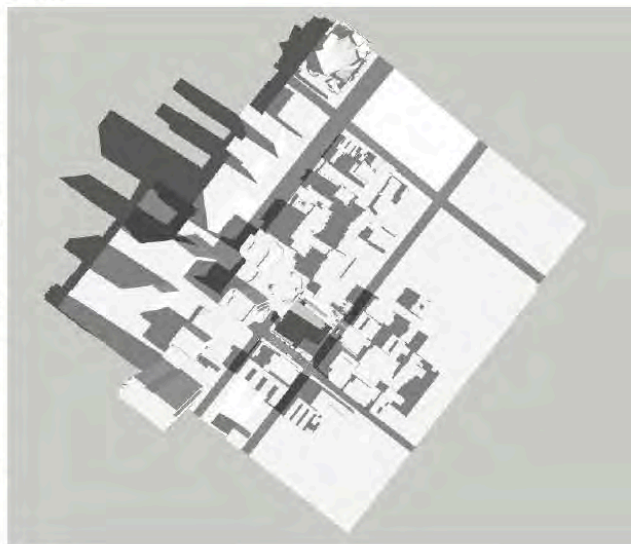


3pm



Combined

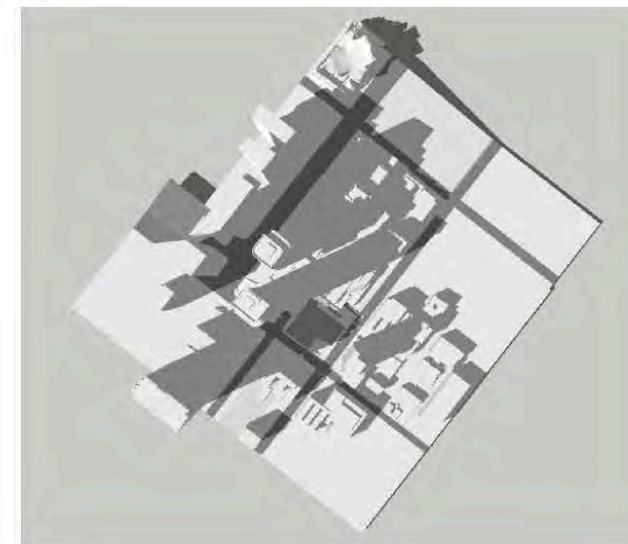
Autumnal/Spring Equinox



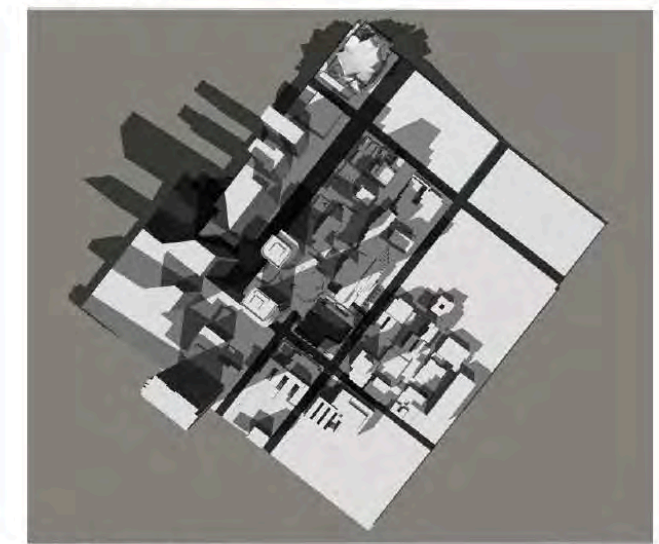
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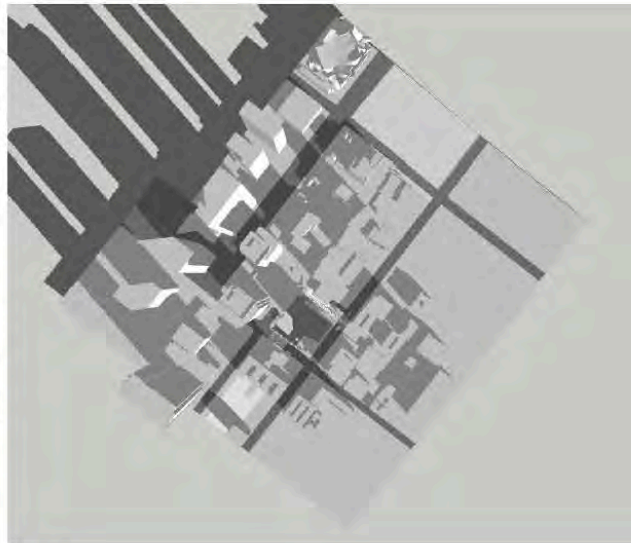


3pm



Combined

Winter Solstice - Dec 21



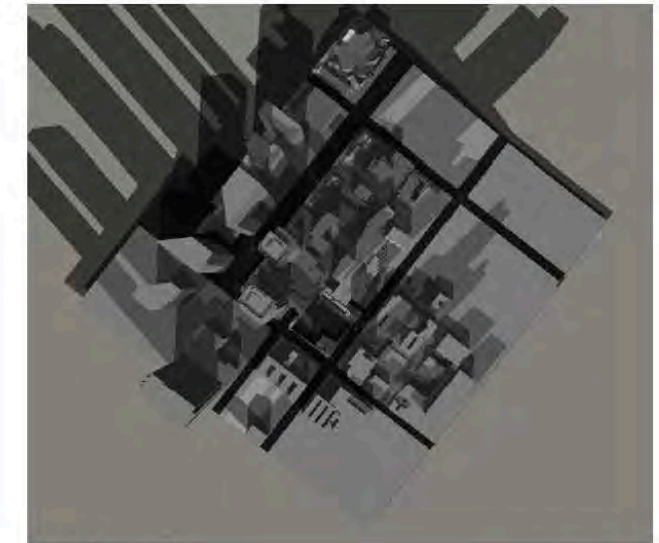
9am



12pm



3pm



Combined



Shade analysis informed the programming and location of our urban forest concept.

Seasonal Shade Site Analysis: Katy Kirkpatrick

Rivkah Spolin



# ANALYSIS: CIVIC & COMMUNITY SERVICES



## Legend

- MEDICAL
- WORSHIP
- CHILDCARE
- HOMELESS
- BANK
- VETERINARIAN
- EDUCATION
- DINING
- MARKET
- ENTERTAINMENT
- HOTEL
- GOVERNMENT
- POST OFFICE
- FIRE STATION
- POLICE STATION

A lack of supermarkets in the area informed the programming of our farmer's market, community gardens, and orchard.

# 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 Coburn 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

We found many opportunities to create connections and collaborate on programming with the various adjacent cultural institutions.

# ANALYSIS: Human Uses - Retail Typology

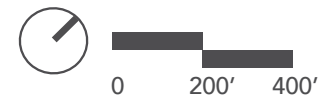


## Legend

- Food + Drink: Casual \$-\$  
i.e. Subway, Guisados, Grand Central Market
- Food + Drink: High End \$\$\$-\$\$\$\$  
i.e. Otium, Perch, Noe Restaurant
- Coffee:  
i.e Starbucks, Blue Bottle
- Shops \$-\$  
i.e Discount, Clothing, Book, Cigar Shops  
Rite Aid, T-Mobile
- Shops \$\$\$-\$\$\$\$  
i.e. Jewelry Shops
- Site
- Commerical Zone

Retail is concentrated in the Historic Core. Casual restaurants and shops can be found here, along with the beginning of the Jewelry District. Most high end restaurants can be found in the Financial District.

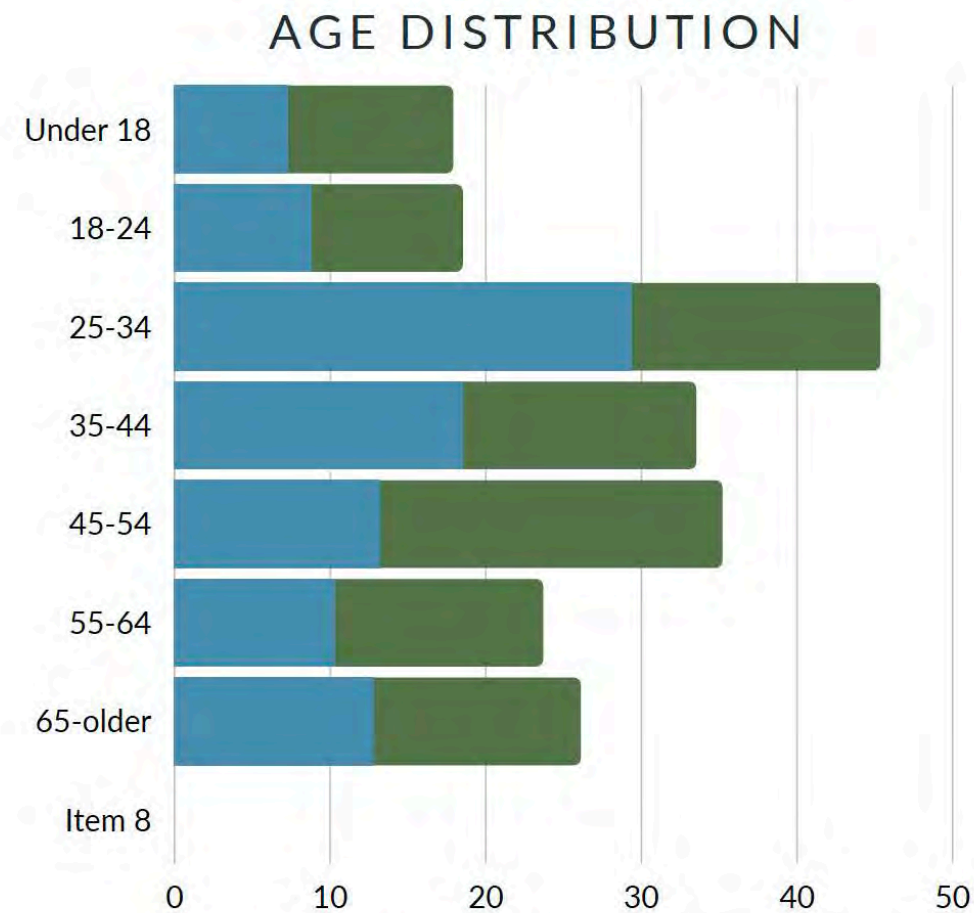
There are close to no restaurants or shops towards the Civic Center District where governmental buildings, parking lots, and Grand Park can be found. There is an opportunity to include retail shops and restaurants towards the development site as there is a real lack of amenities north-east of the site.



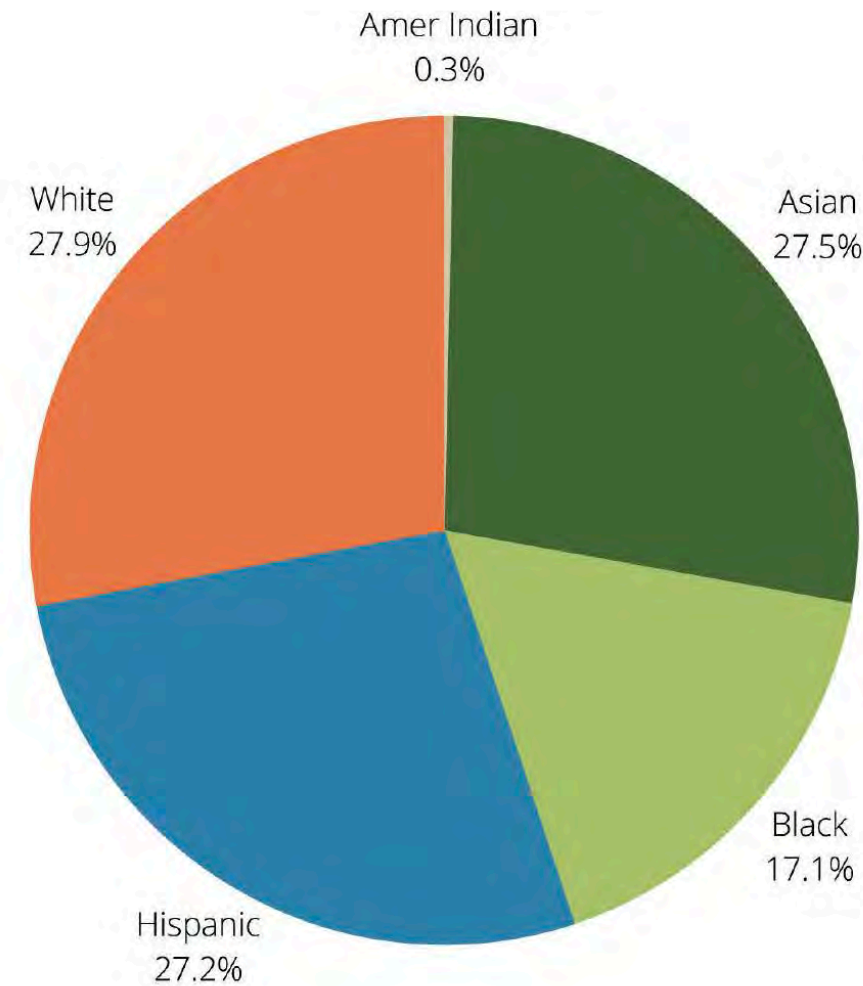
Retail typology informed the opportunities and locations of new food and retail amenities for the site.

# ANALYSIS: Demographics

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



NEIGHBORHOOD DATA FOR SOCIAL CHANGE PLATFORM (MYNEIGHBORHOODDATA.ORG)



2017

- LA COUNTY
- DTLA
- HISTORIC SOUTH CENTRAL

## 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.

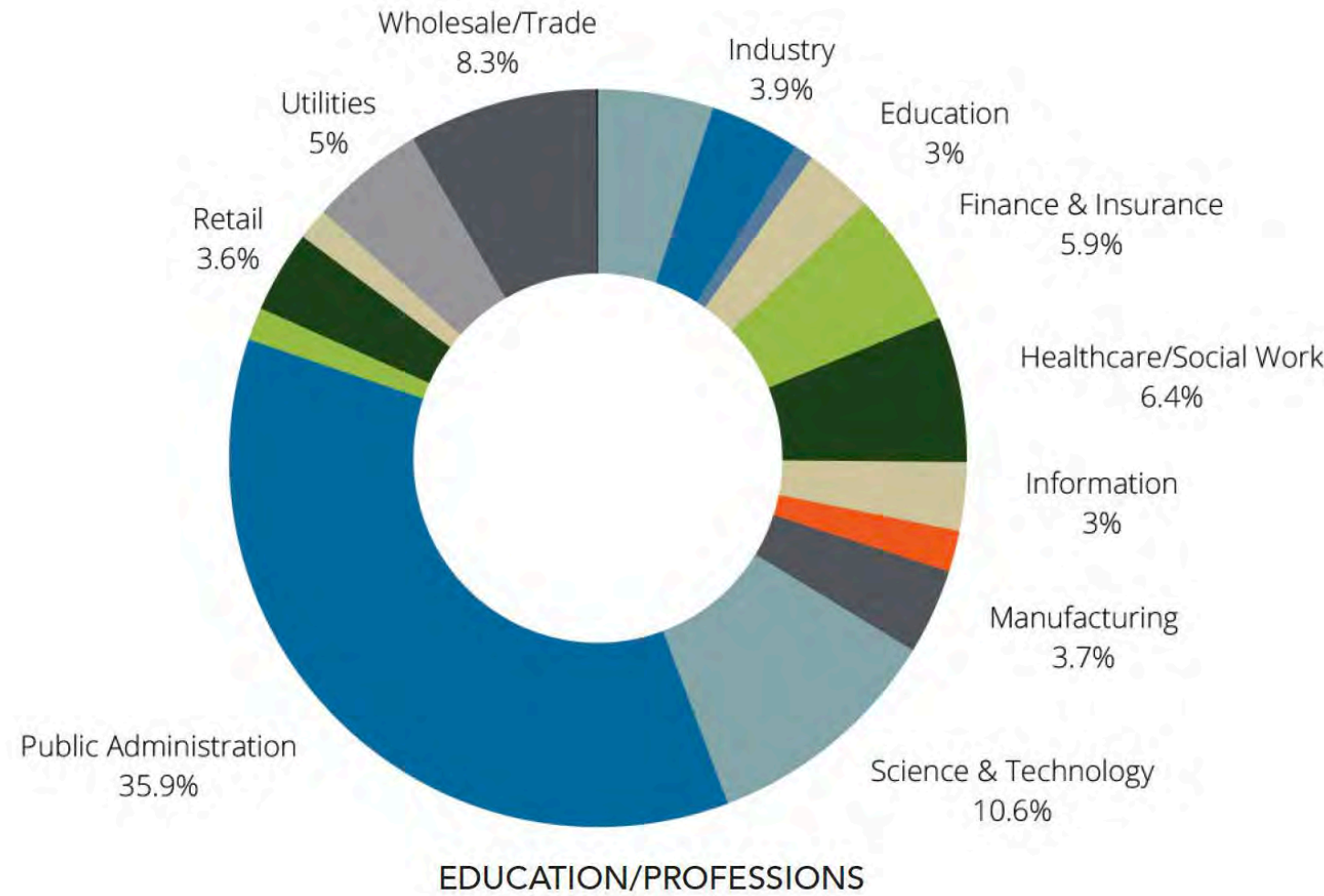
The demographics of the area informed our programming opportunities, including the addition of new housing and community service centers.

Demographics Site Analysis: Alyssa L. Moffitt

Rivkah Spolin

# ANALYSIS: Demographics

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

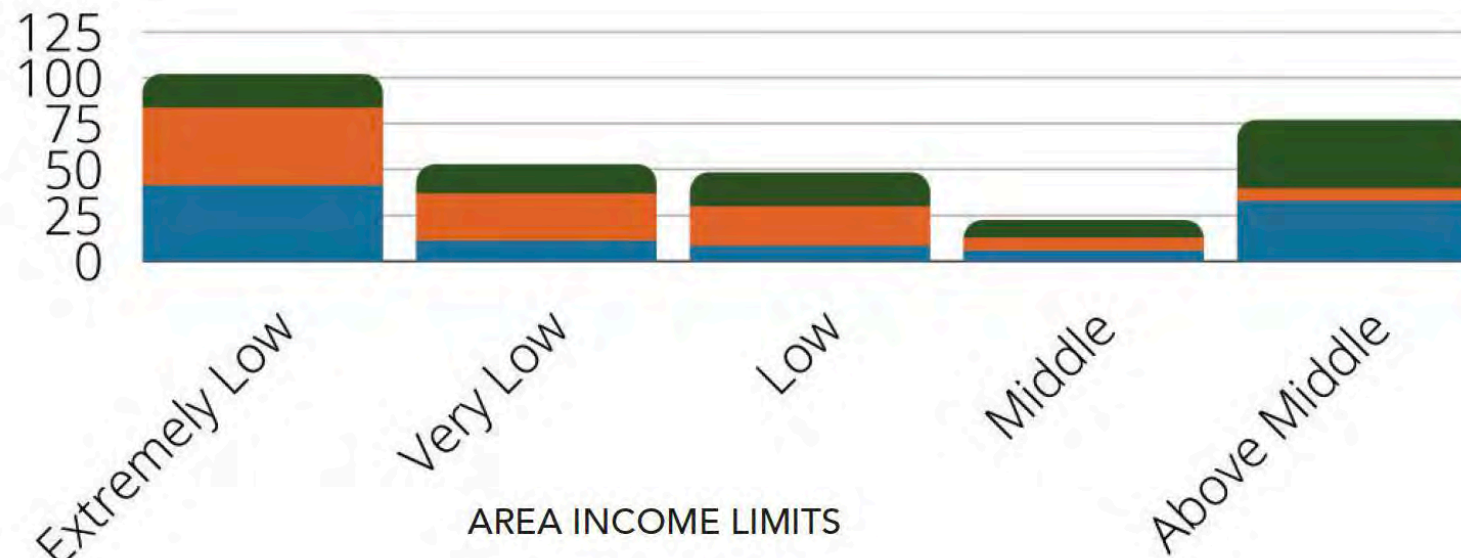


## ECONOMICS

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.



# MASTER PLAN: THE VINE



*Intertwining Live, Work, Play and Exploration  
in Downtown Los Angeles*

*Master Plan Group Project*

Alyssa L. Moffitt, Julie Ho, Natalie Taftian, Nathalia Gouveia,  
Michelle Tiet, Patricija Zil, Rivkah Spolin & Scotty Shoemaker

# MASTER PLAN NARRATIVE

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 film noir Angel's Knoll blufftop park is preserved as are several old growth trees. 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.

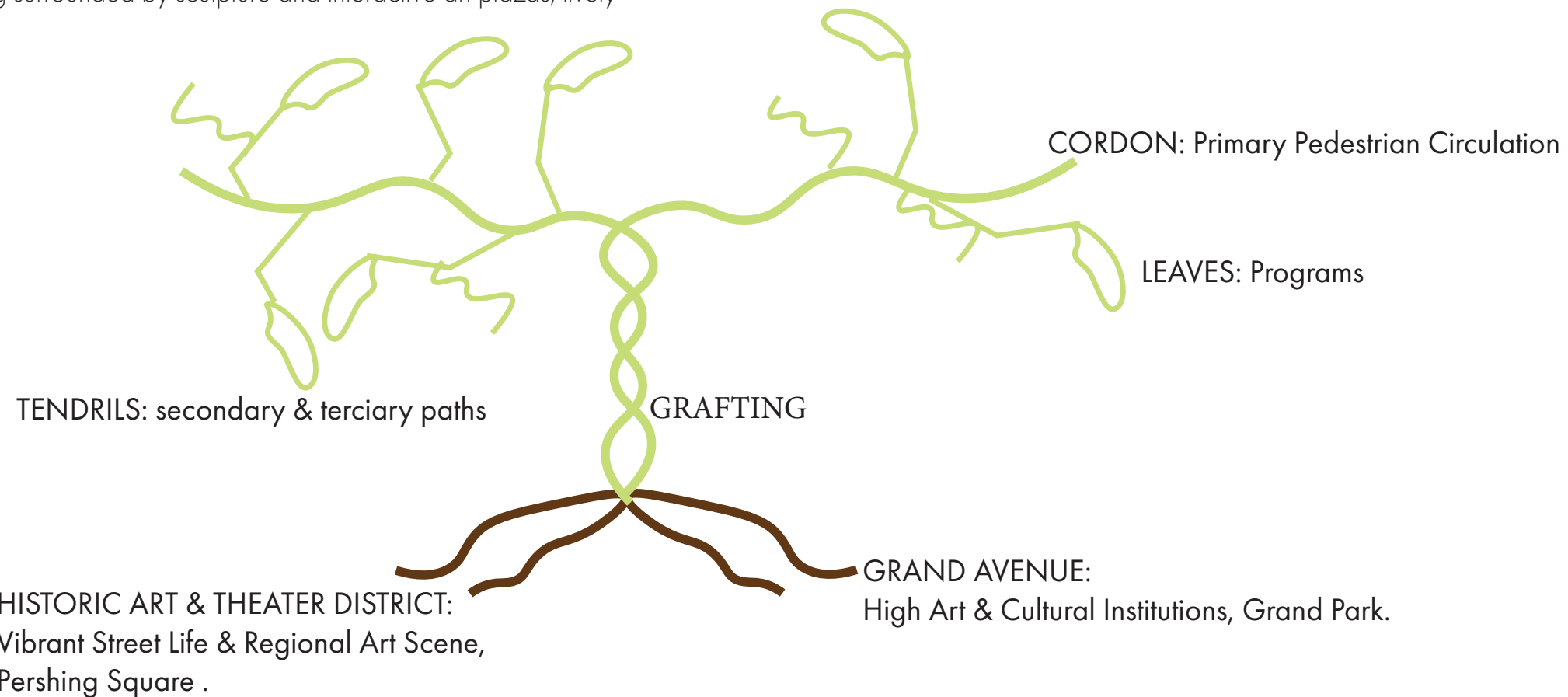
California Plaza is reinvented as a city within a city. Through adaptive reuse, One California Plaza becomes a mixed income, mixed use residential building surrounded by sculpture and interactive art plazas, lively

cafes, art galleries, 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 multigenerational 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.



Master Plan Narrative and Graphic: Alyssa L. Moffitt

Rivkah Spolin

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# PROCESS: BIG IDEA

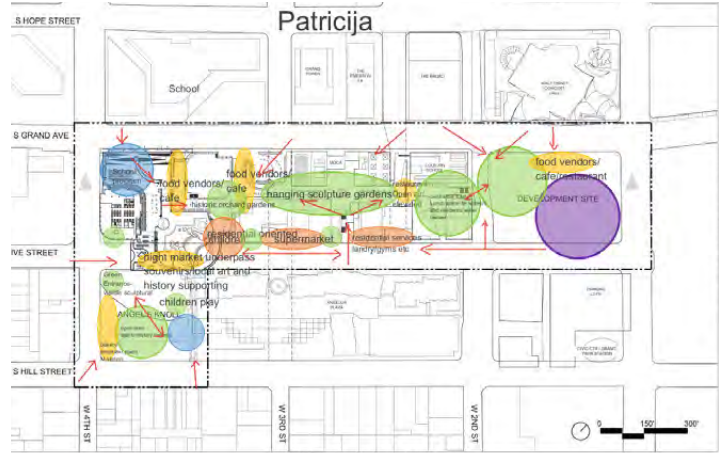
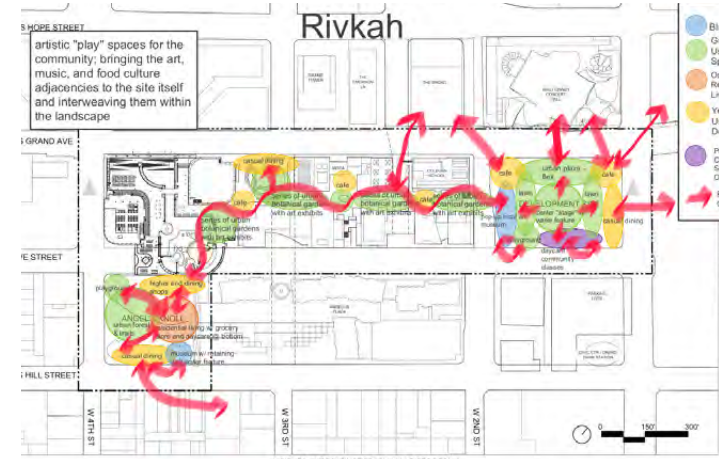
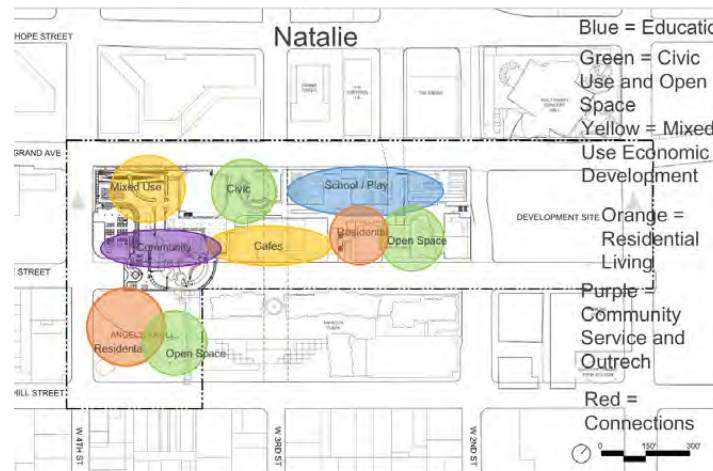
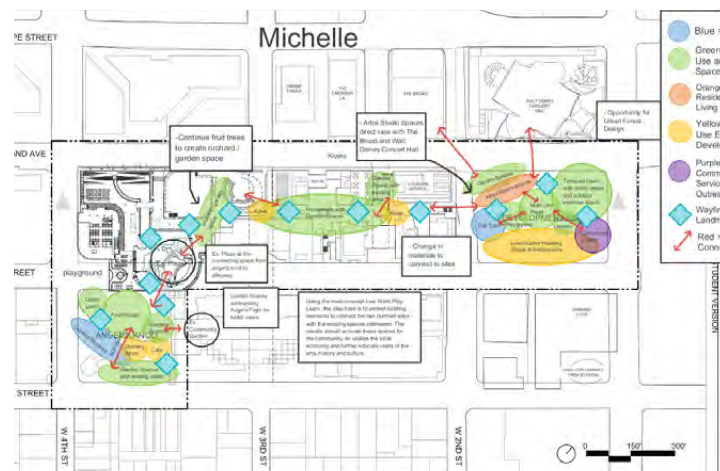
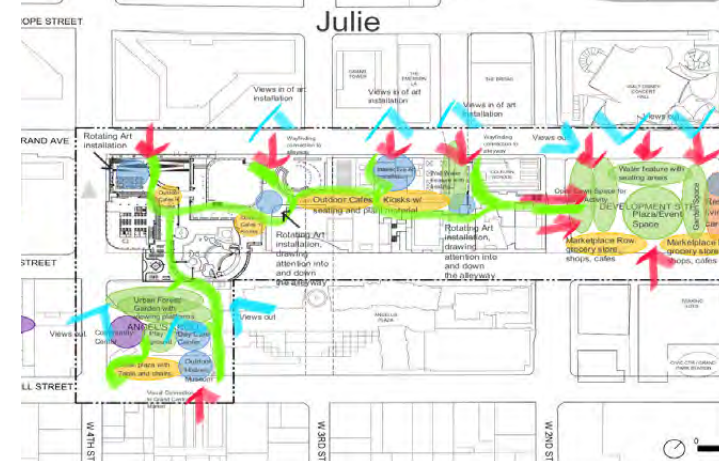
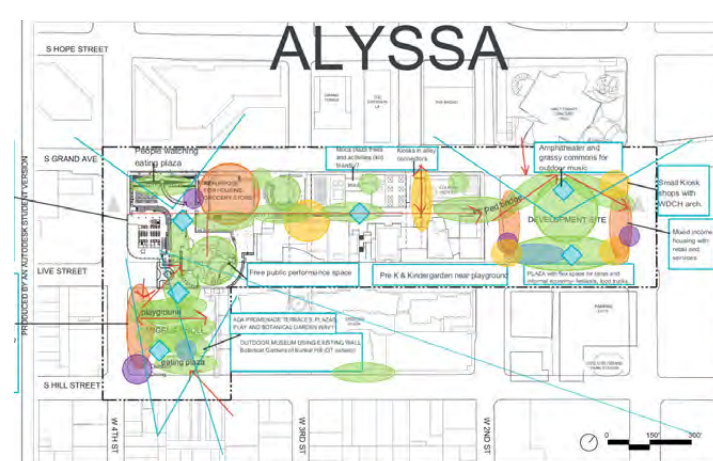
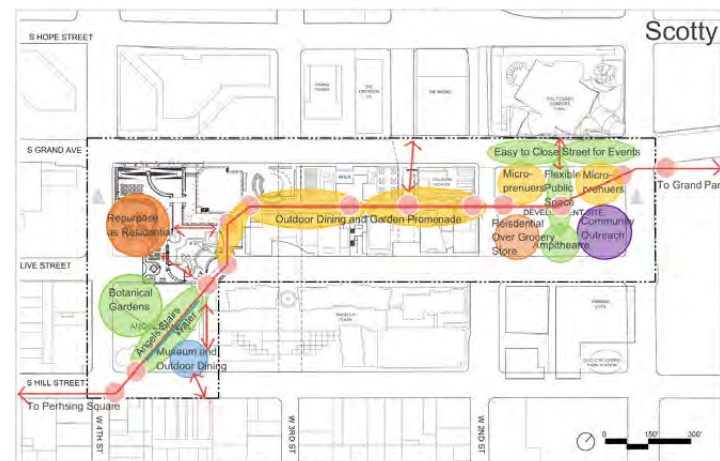
The Master Plan for the site being a group project, each teammate explored possible program placement opportunities and connections individually. Later, the team met collectively to discuss our individual bubble diagrams (see below) as well as our overlapping principles, goals, and programs as well as projected users of the master plan design (see pages 16 and 17).

After our individual attempts at a master plan concept, we came together to combine our ideas and create one in unison: what came to be "The Vine" (see page 18). This overarching idea represented our design metaphor: a "vine" that draws from the roots of the community and grows leaves, or program spaces, off of a

main stem/cordon, here being the main pedestrian corridor.

Sketches then helped reconcile connections, as seen on page 19, in which steep slopes were investigated in 3D. A final master plan diagram and its overall "vine" connection was also proposed (page 19), culminating in the Master Plan Program Diagram on page 20.

At this point, each team member chose a portion of the overall site to design further; I designed a portion of the Development Site across from Walt Disney Hall. My individual design proposal begins on page 24.



Initial Bubble Diagrams: Alyssa L. Moffitt, Julie Ho, Natalie Taftian, Nathalia Gouveia, Michelle Tiet, Patricija Zil, Rivkah Spolin & Scotty Shoemaker

Rivkah Spolin



# PROCESS: PRINCIPLES, GOALS, PROGRAMS

## Principles-

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

## 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

## 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

Principles, Goals, and Programs: Alyssa L. Moffitt, Julie Ho, Natalie Taftian, Nathalia Gouveia, Michelle Tiet, Patricija Zil, Rivkah Spolin & Scotty Shoemaker

Rivkah Spolin

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# PROCESS: 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:

- Local area
- Abroad

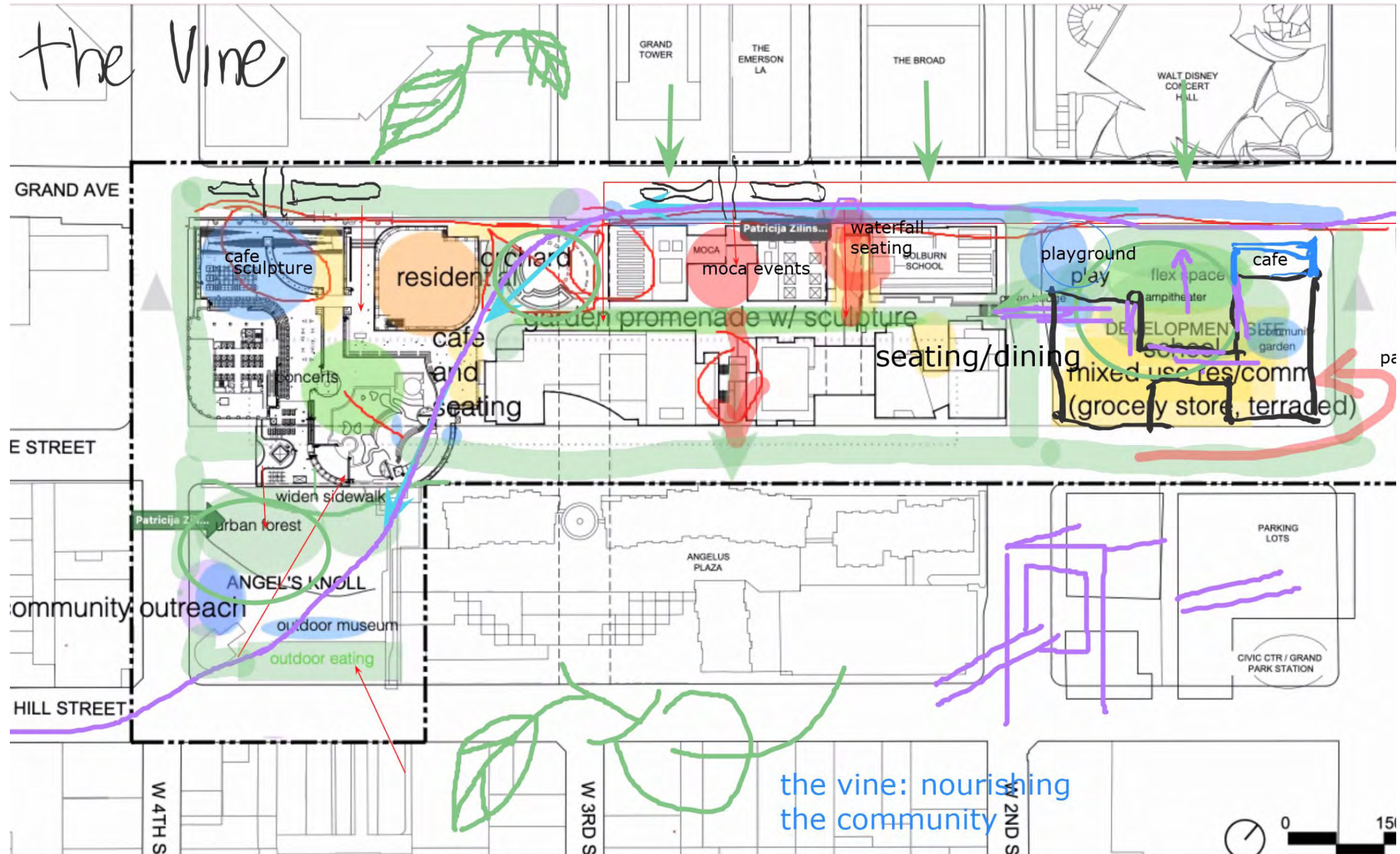


Photo credits: Top left, Families First, top right, Jen Cyk photography, middle right, Artist Brooke Harker for los angeles splashmag, bottom left, A vendor at the Guatemalan Market photo by Christina Gandolfo for Los Angeles Magazine

Users Compilation: Alyssa L. Moffitt

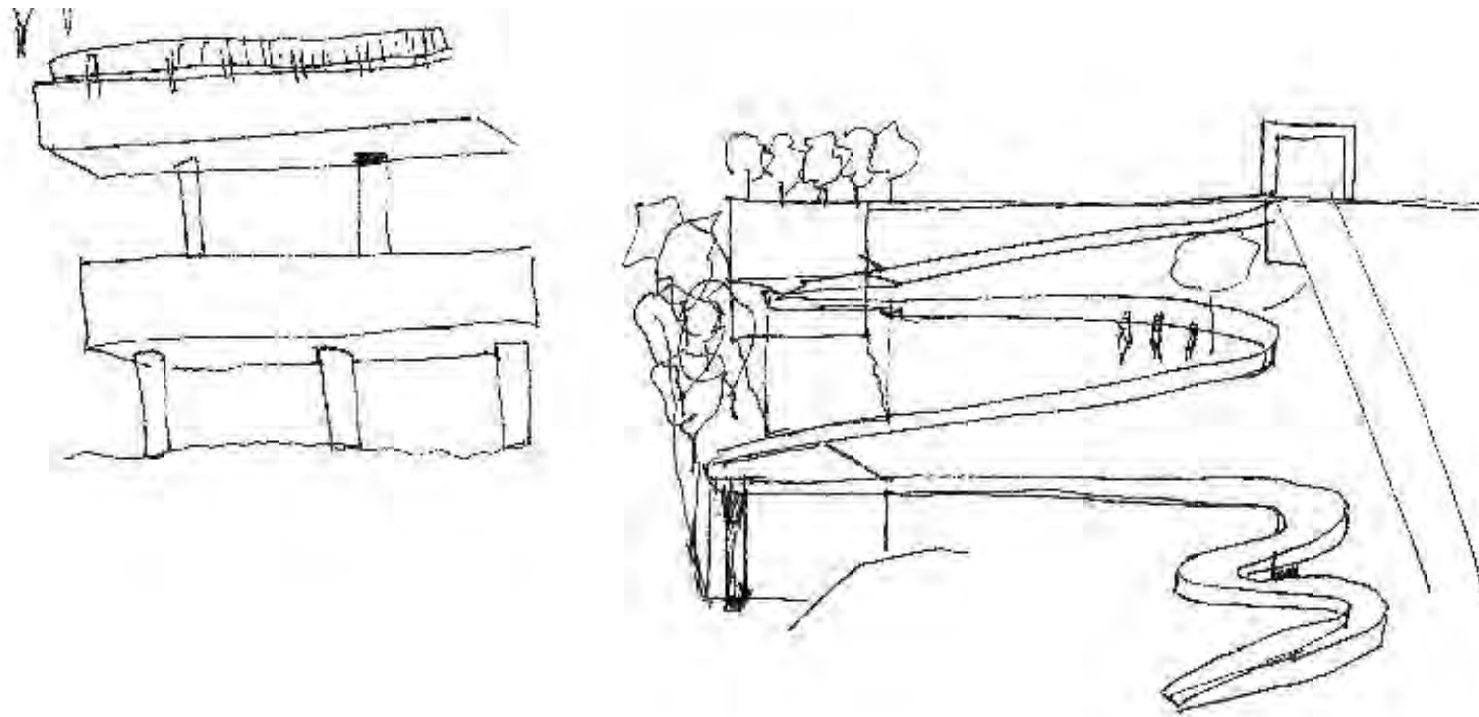
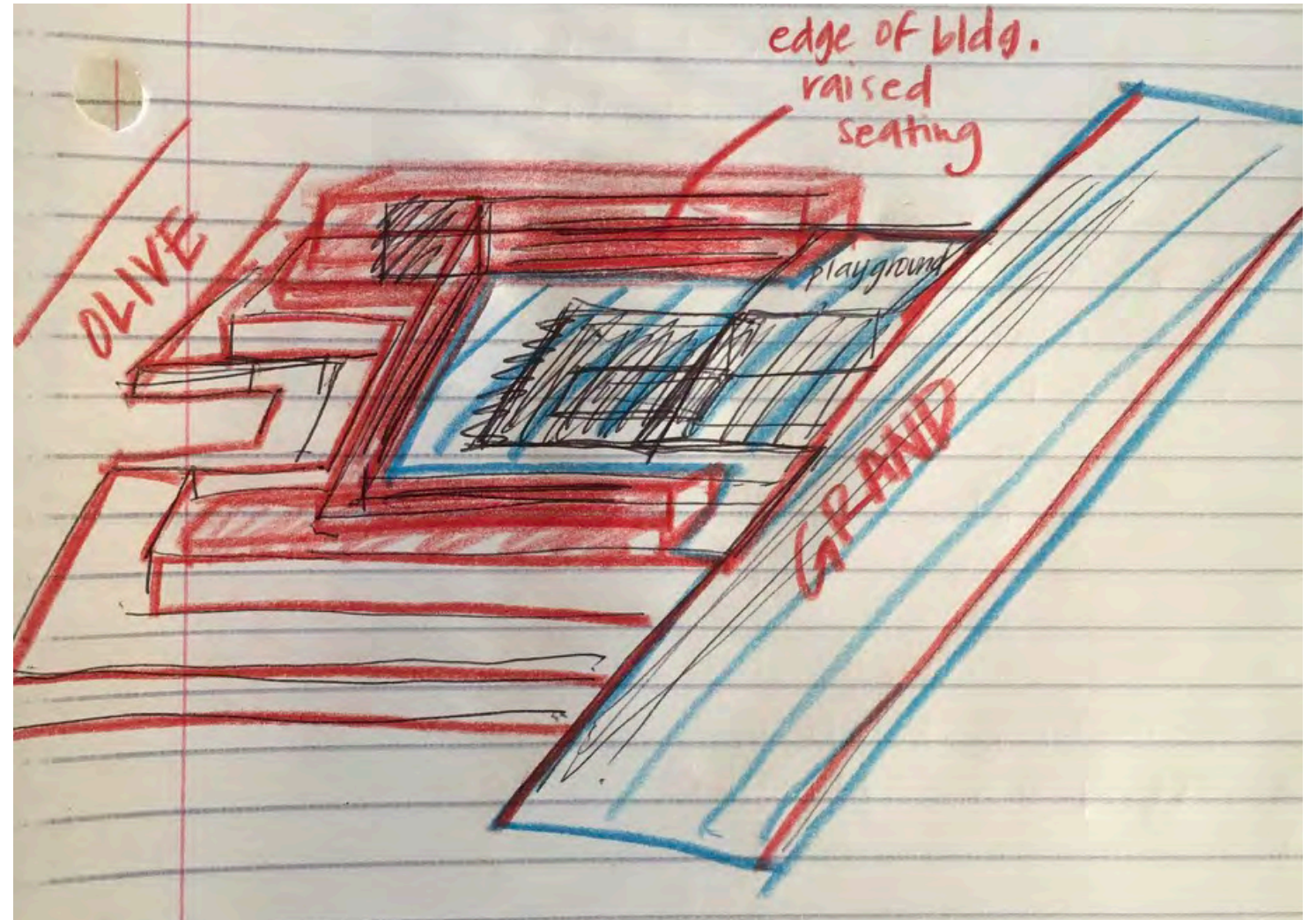
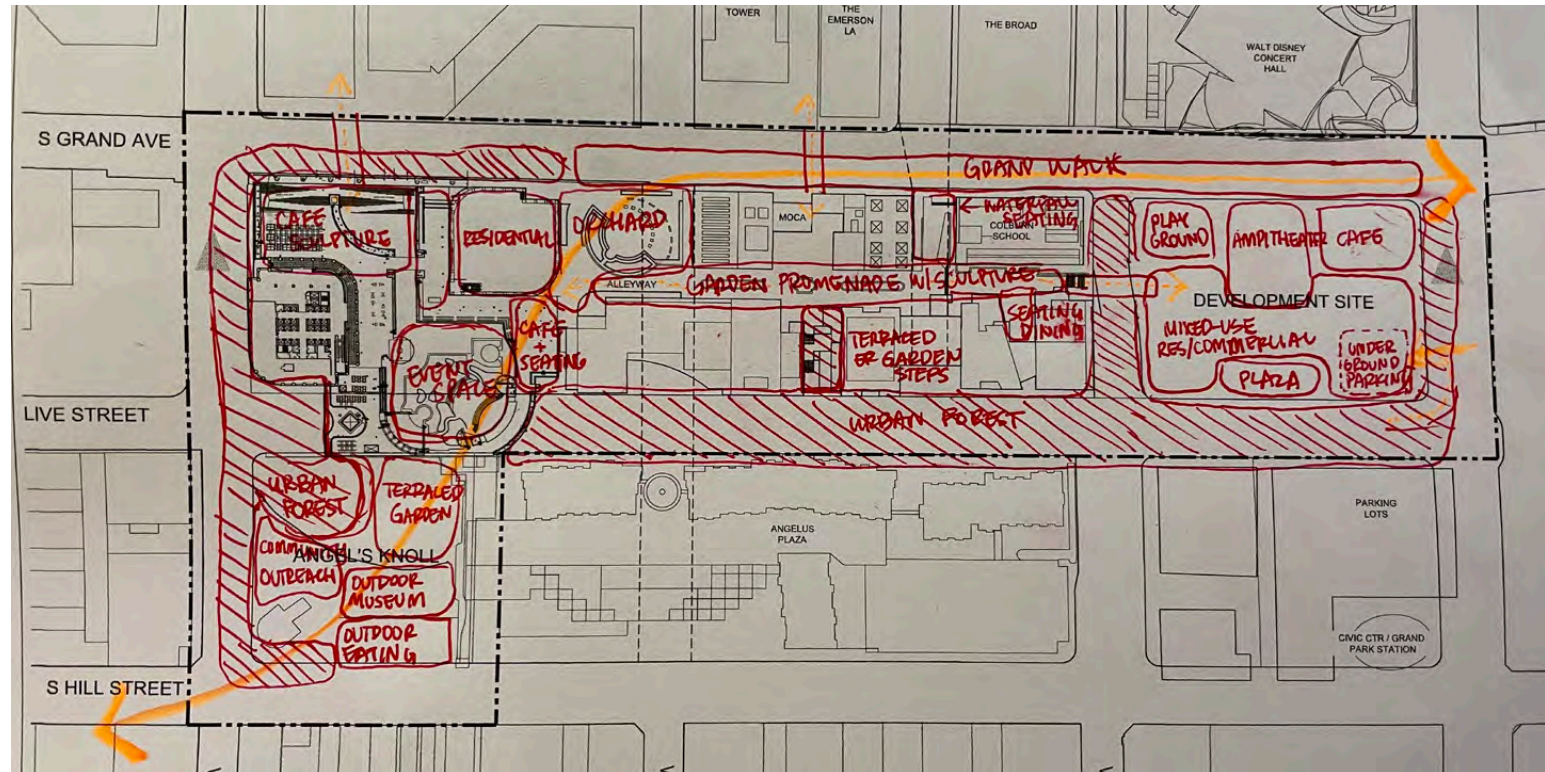
Rivkah Spolin

# PROCESS: MASTER PLAN BUBBLE DIAGRAM



Final Master Plan Bubble Diagram: Alyssa L. Moffitt, Julie Ho, Natalie Taftian, Nathalia Gouveia, Michelle Tiet, Patricija Zil, Rivkah Spolin & Scotty Shoemaker

# PROCESS: SKETCHES

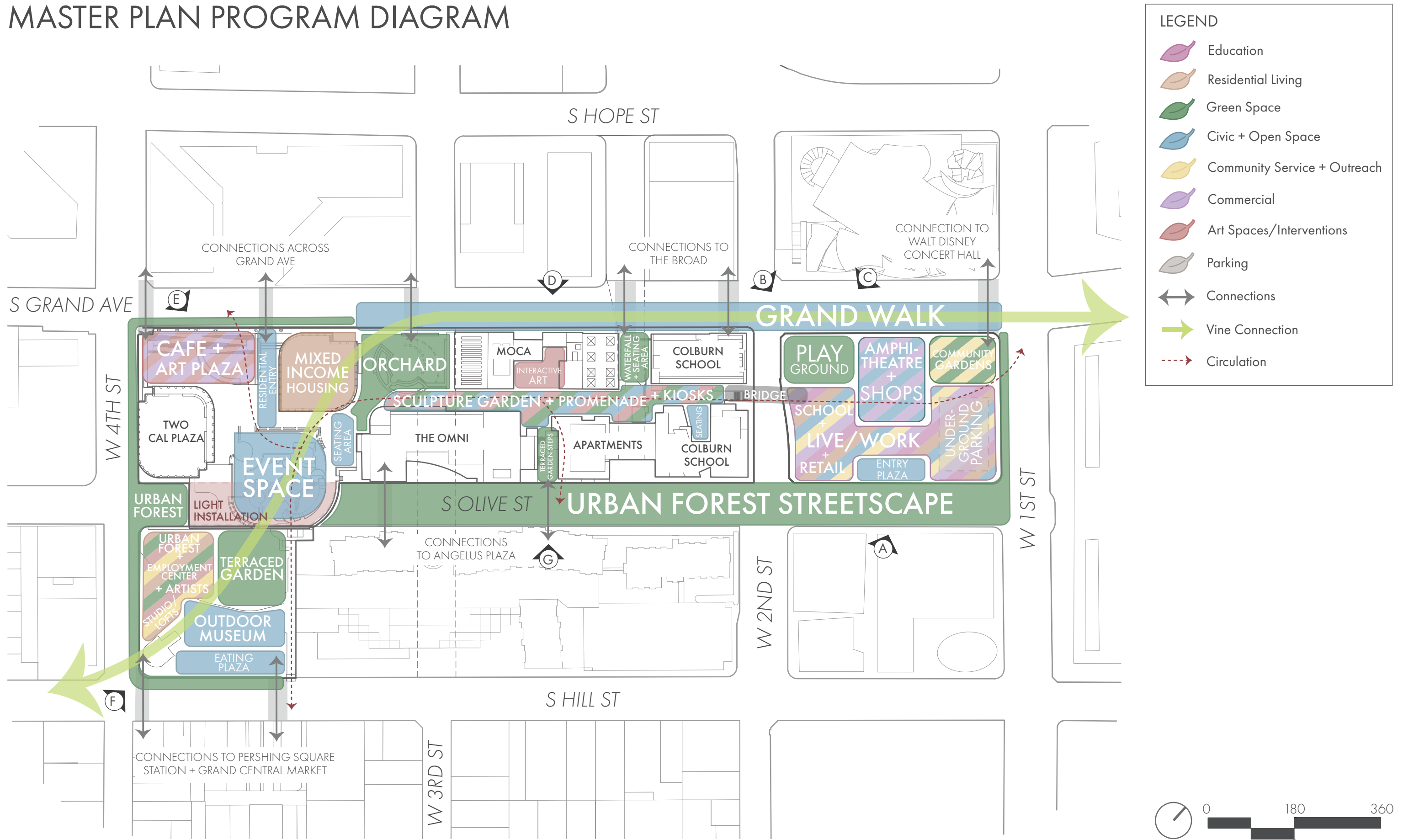


Sketches, clockwise from top left: Michelle Tiet sketch of masterplan  
 top right: Rivkah Spolin sketch of development building relationship with Grand and Olive  
 bottom left: Alyssa Moffitt sketch of elevated pathway on Angel's Knoll

Master Plan Concept Sketches: Michelle Tiet, Alyssa L. Moffitt, and Rivkah Spolin

Rivkah Spolin

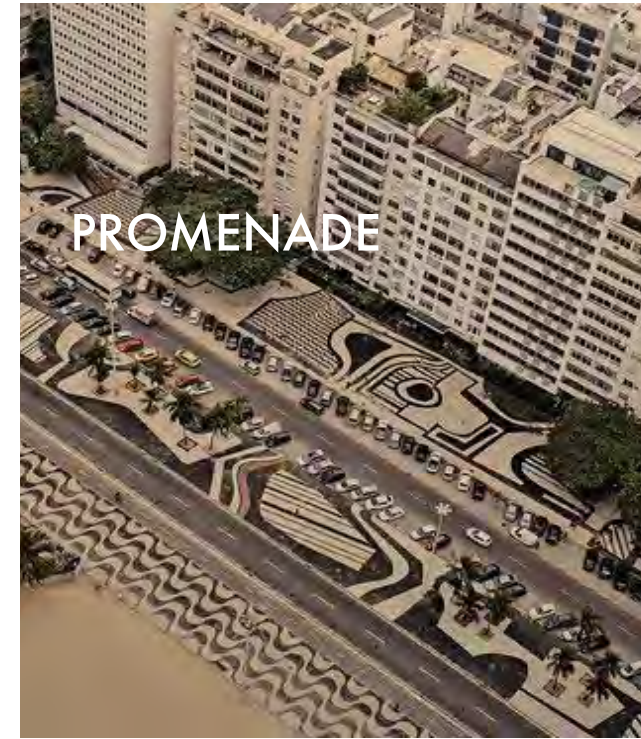
# MASTER PLAN PROGRAM DIAGRAM



Master Plan Program Diagram: Michelle Tiet



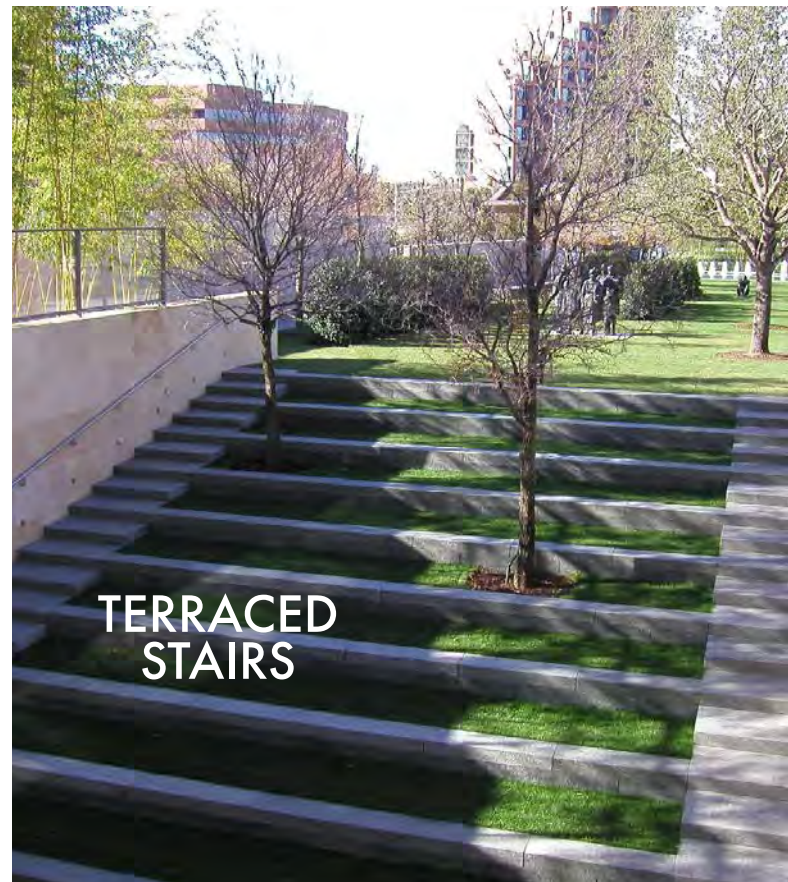
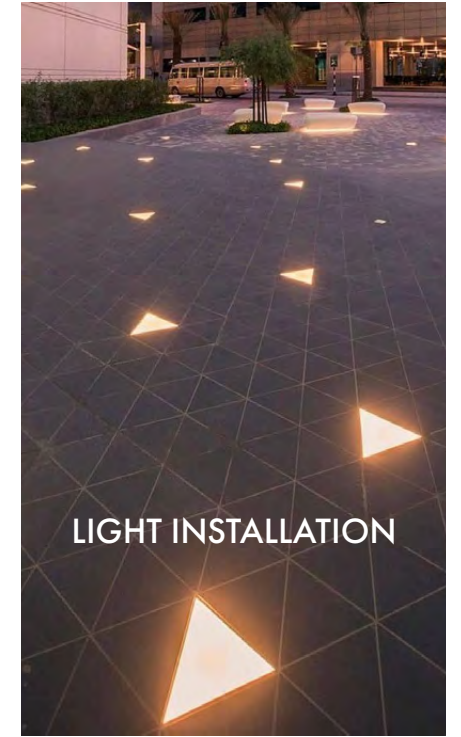
# INSPIRATION IMAGES



Inspiration Images Compilation: Michelle Tiet

Rivkah Spolin

# INSPIRATION IMAGES



# PHOTO CREDITS

## PAGE 9

Urban Forest: KLCC Park in Kuala Lumpur, Malaysia by Roberto Burle Marx (<https://www.ilsedile.it/dotazione-pro-capite-di-verde-in-puglia-non-supera-i-10-metri-quadri-per-abitante/foreste-urbane/>)

Terraced Gardens: Esplanade Paul Grimault, France by Agence APS

Promenade: Copacabana Beach Boardwalk Rio de Janeiro, Brazil, by Roberto Burle Marx

Sculpture Garden: "Urban Forest" Office, Munich, Germany by Herzog & de Meuron. Photo courtesy of Herzog & de Meuron

Seating Areas: Open Space in Hafencity, Hamburg, Germany by WES & Partner Landschaftsarchitekten

Interactive Art: Bridgeline Neighborhood Park, Shanghai China by Lab D+I. Photographer, Bin Lu

Wayfinding Art Elements: Steam Mill Lane, Darling Square in Sydney Australia by ASPECT Studios (<https://www.archdaily.com/938456/darling-square-aspect-studios>)

Orchard + Seating Areas: Planters with Seating by Street Design (<http://street-design.com/s11/24ptype.html>)

Light Installation: Khalifa University in Abu Dhabi by UMaya (<https://umayalighting.com/projects/khalifa-university>)

## 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

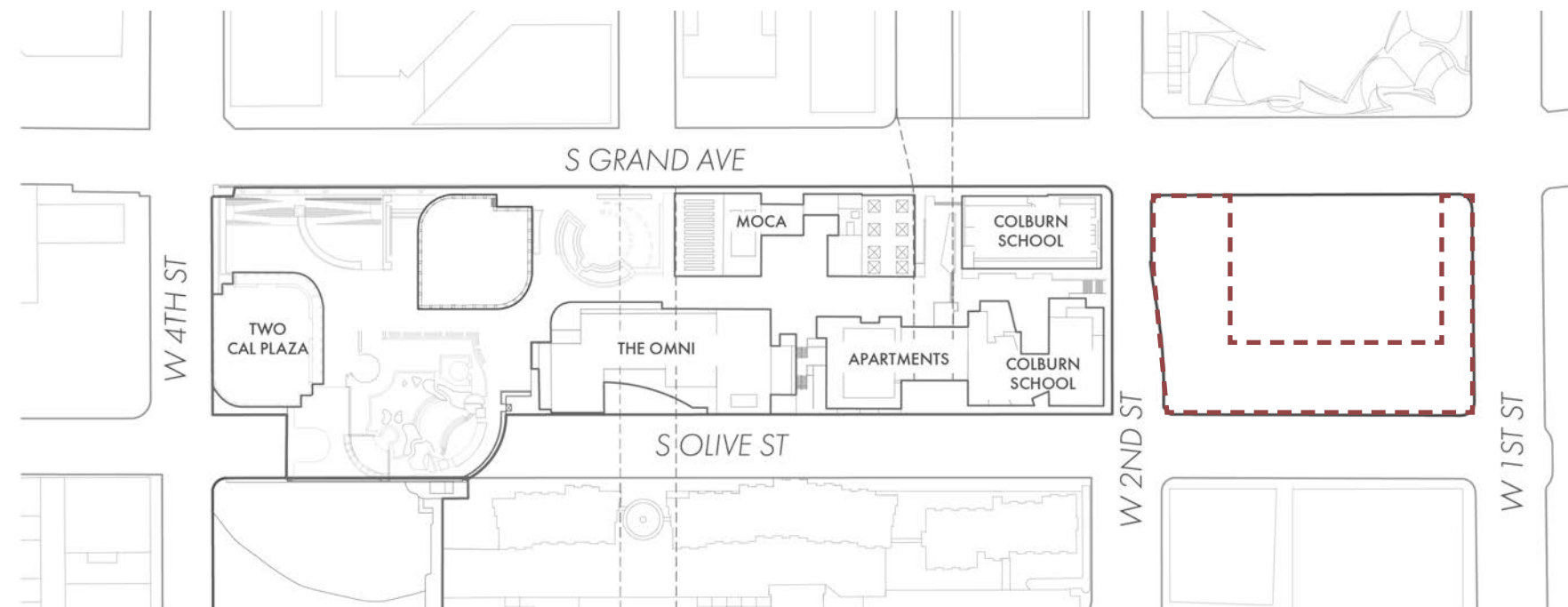
Terraced Stairs: The Nasher Sculpture Center, Dallas, Texas by Peter Walker

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



# DEVELOPMENT SITE: part 1/2

*An extension of the urban forest, interactive playground, and weaving garden promenade situated on top of a terraced building*



DESIGNED BY  
Rivkah Spolin

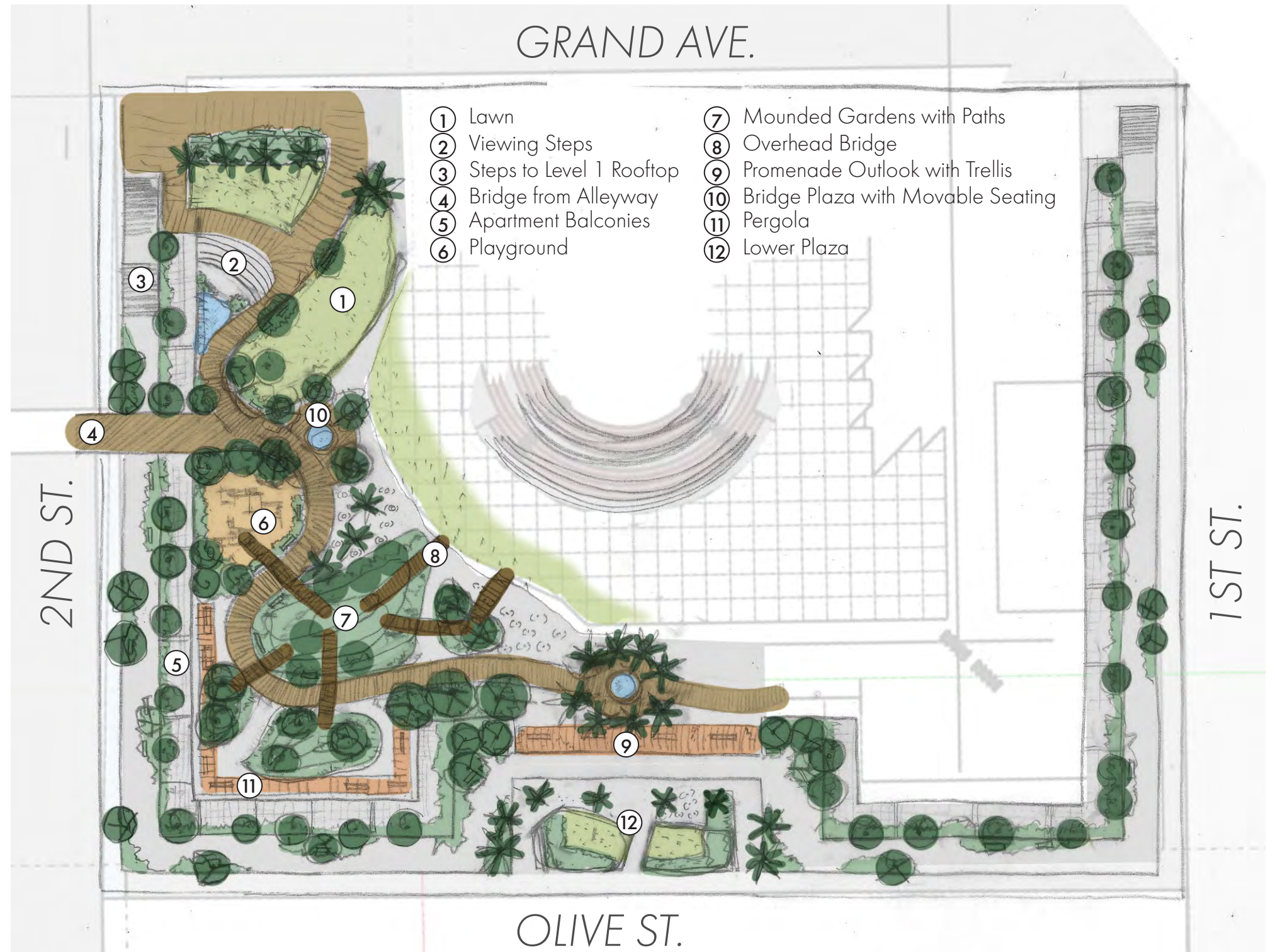
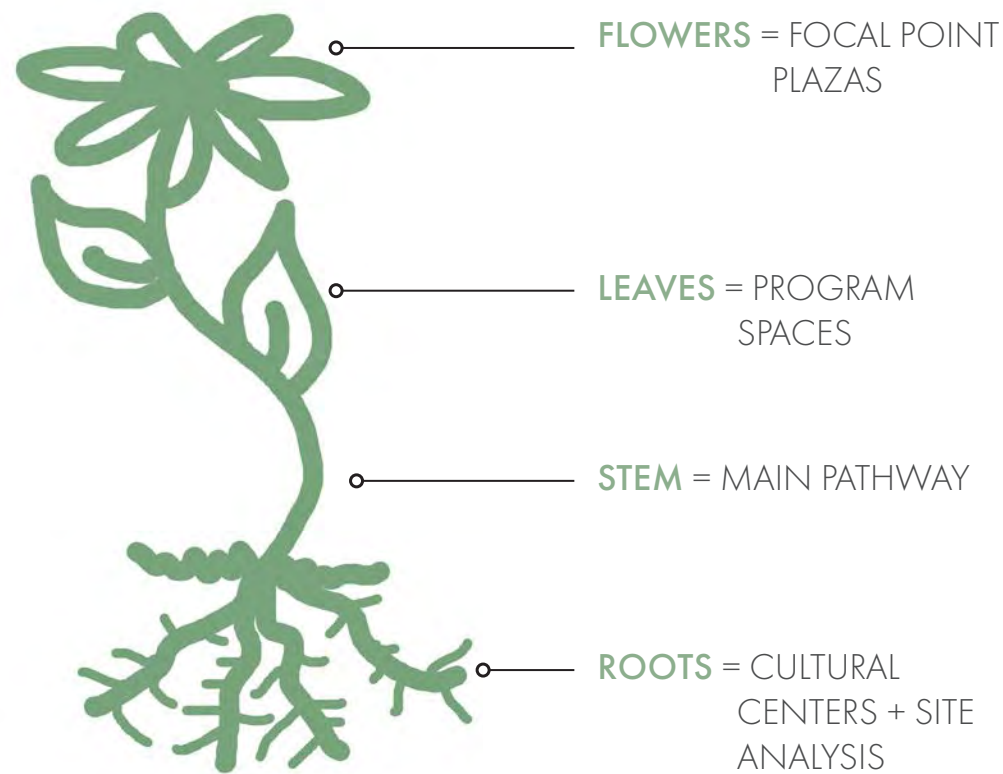
# DESIGN NARRATIVE & FINAL CONCEPT SKETCH

The design draws from the site analysis and adjacent cultural institutions, or the **ROOTS** of "The Vine."

- Steep topography
- Cultural institutions and lack of connections
- Need for programming and mixed-use spaces

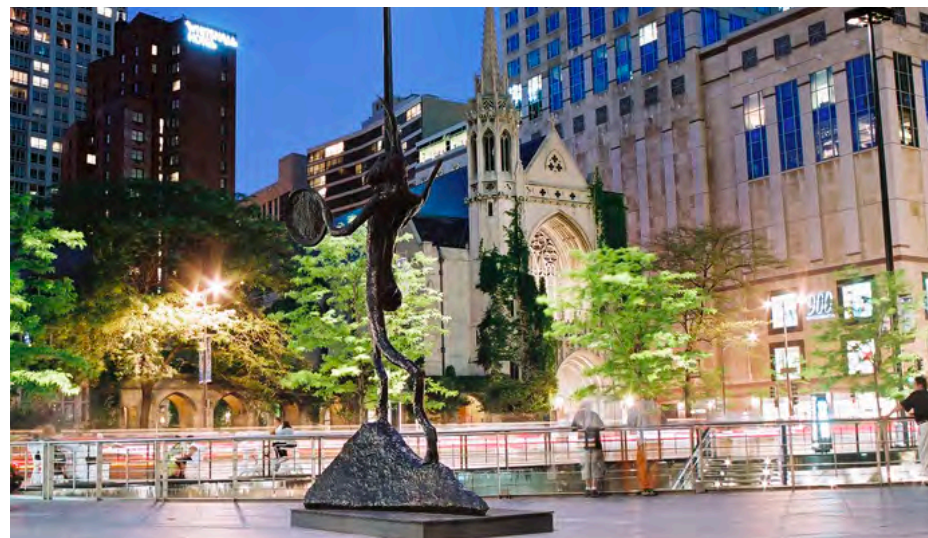
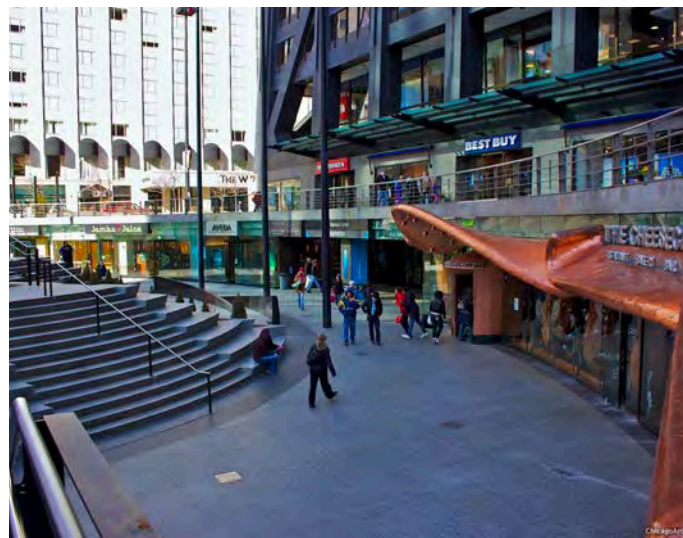
Along a **STEM**, or main pathway are a series of program **LEAVES** that quench downtown LA's thirst for open green space and intertwine them with opportunities for play.

It ultimately centers on **FLOWERS** - or focal points for reflection and growth - in the form of plazas, spaces for social gathering and community.



# PROCESS

## PRECEDENT STUDY 1: JOHN HANCOCK BUILDING PLAZA, CHICAGO, IL



Location: Chicago, IL  
Designer: Jacobs/Ryan Associates  
Year: 1994  
Award: 2003 Merit Award from the Illinois Chapter of ASLA

### Successes:

- Upper plaza connects to busy street; lower plaza attracts people
- Fountain is visual focus and masks city noise
- Comfortable and varied seating
- Grade change is an opportunity

### Failures:

- Material choices outdated
- Handicap access is only provided from a nearby building
- Lack of smaller, intimate spaces
- Need visual connection from the upper street

# PROCESS

## PRECEDENT STUDY 2: MAMILLA CENTER, JERUSALEM, ISRAEL



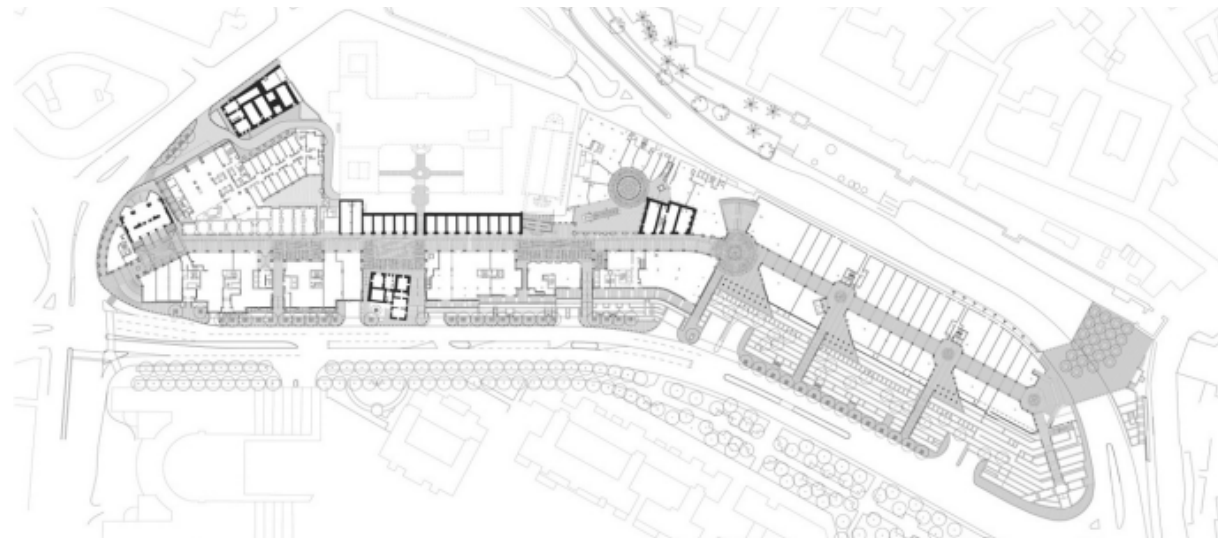
Location: Jerusalem, Israel  
Designer: Safdie Architects  
Year: 2008  
Size: 28 acres

### Successes:

- Active pedestrian promenade
- Connects the Israeli and Jordanian sectors of Jerusalem
- Mixed-use spaces
- Frames views
- Terracing follows the topography
- Large plaza/promenade on top
- Diverse programming (e.g. Jerusalem light show)

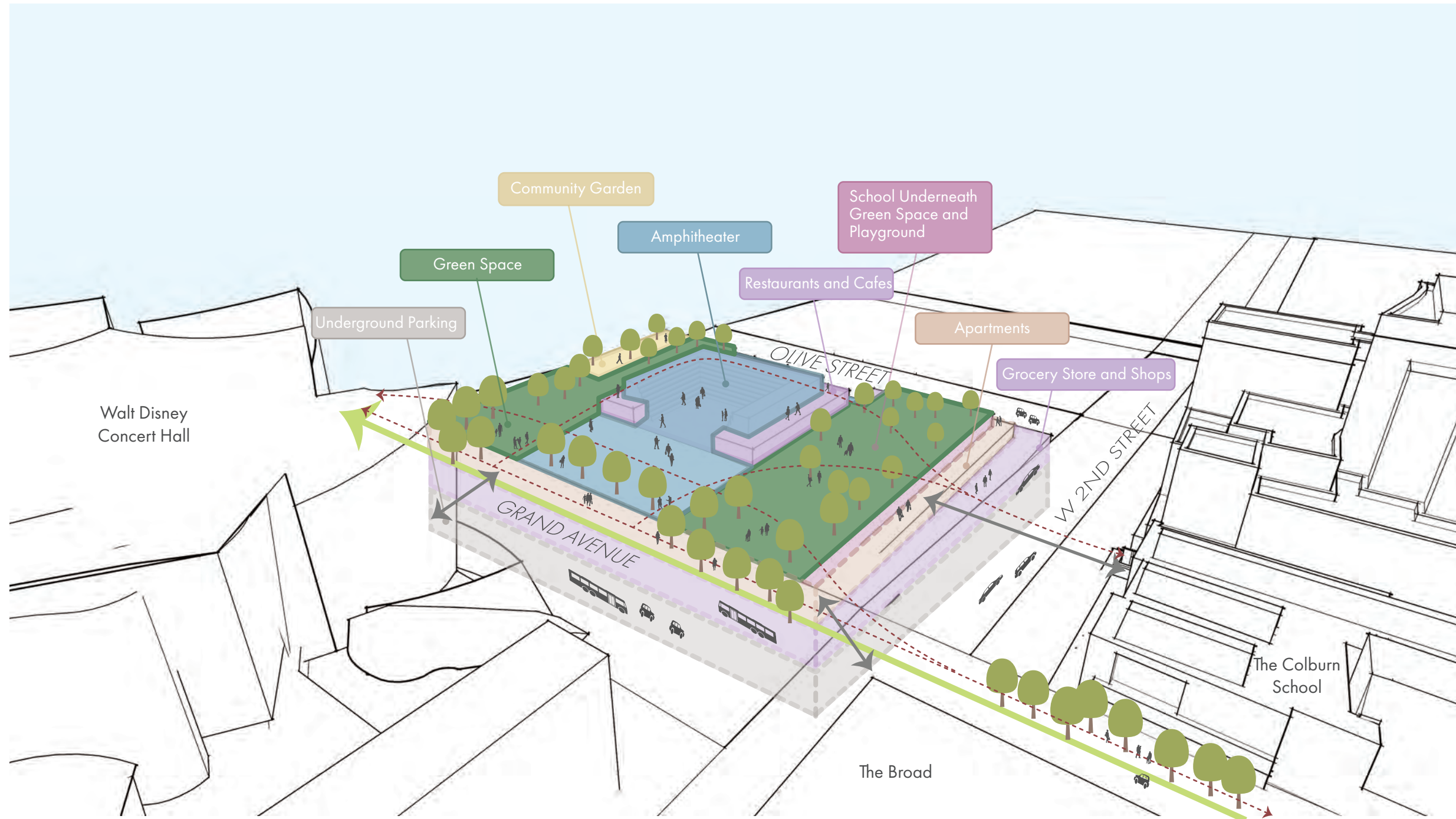
### Failures:

- Needs better ramp signage
- Needs more shade
- Needs more diverse shops to attract wider audience



# PROCESS

## DEVELOPMENT SITE LOOKING EAST



### LEGEND

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

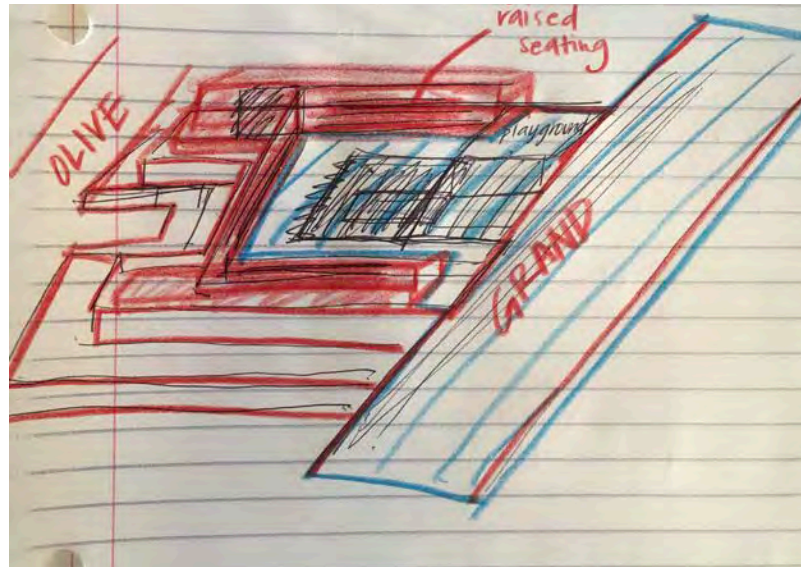
### PROJECT ELEMENTS

- 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

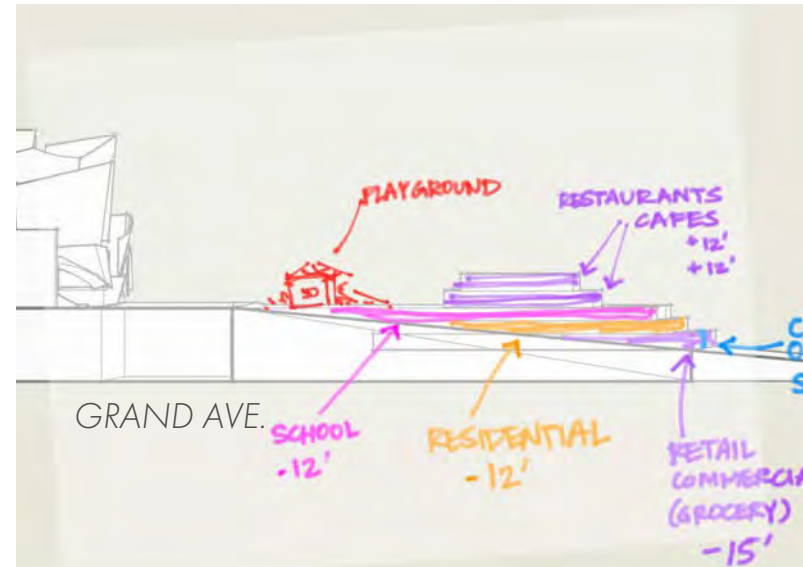
 N.T.S.

# PROCESS

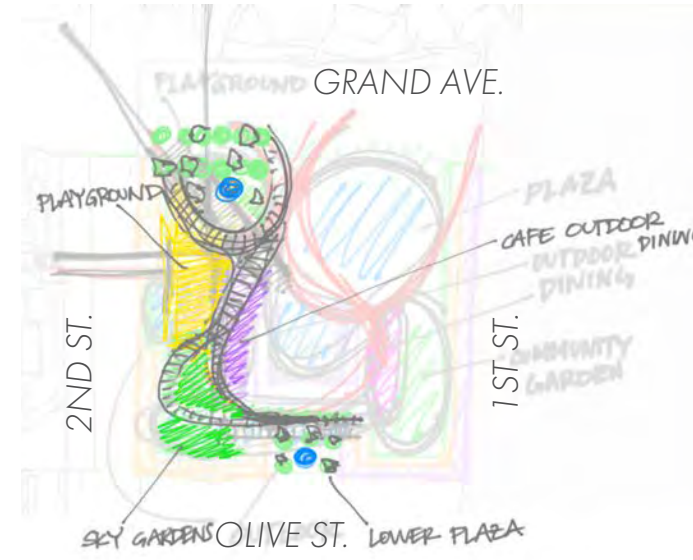
- Stacking programs to resolve topography, bridge connections, and fill with needed programs (addressing the **ROOTS**)



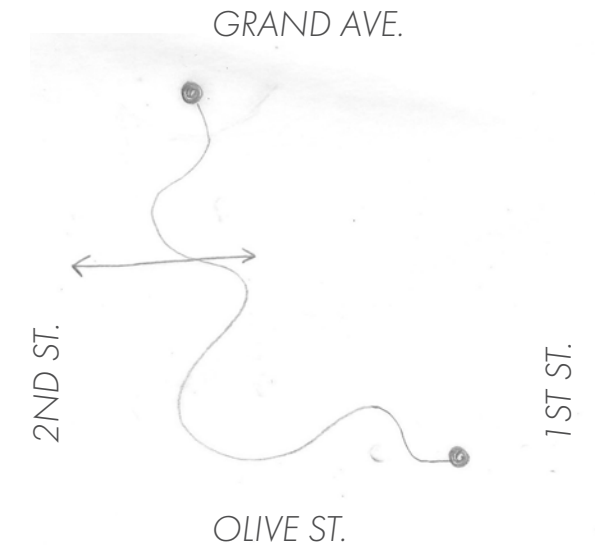
- Working out the number of terraced building levels and the height for each according to site's topography



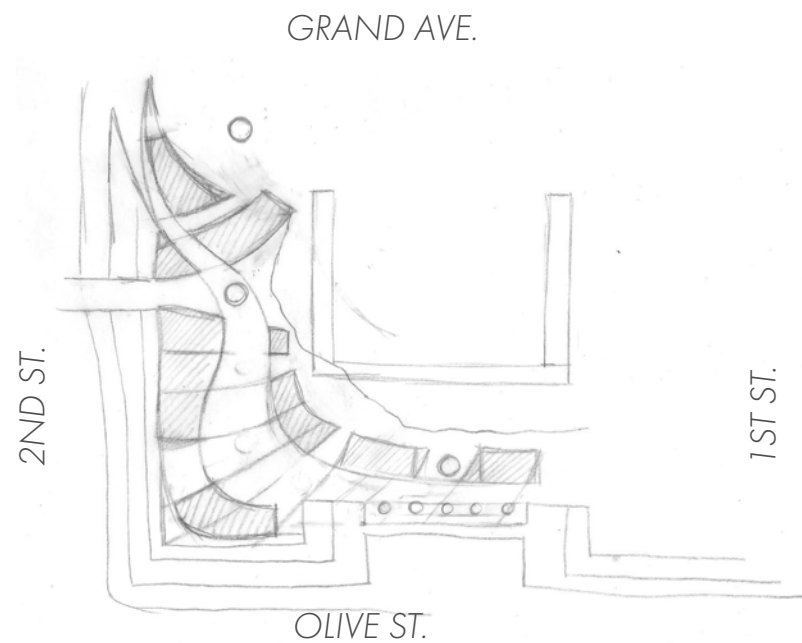
- Connecting to Alleyway and The Vine
- Grabbing the corners
- Promenade along Olive St. on top level
- Fitting with a curved aesthetic
- FLOWERS**/focal points at key locations



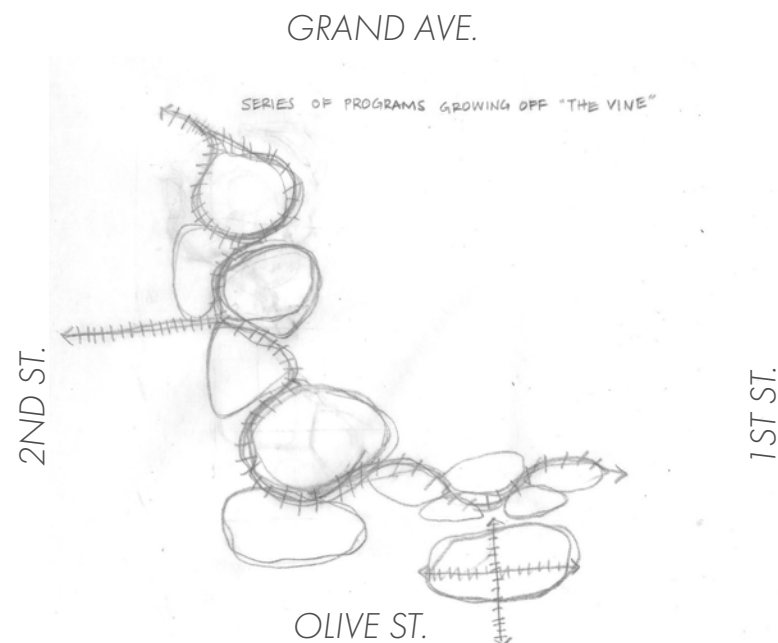
- Going back to the basics: nodes and connections (the **STEM**)



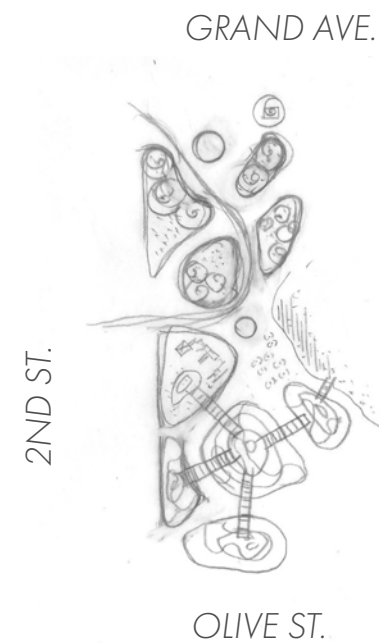
- Exploration of "The Vine" and "The Wave"



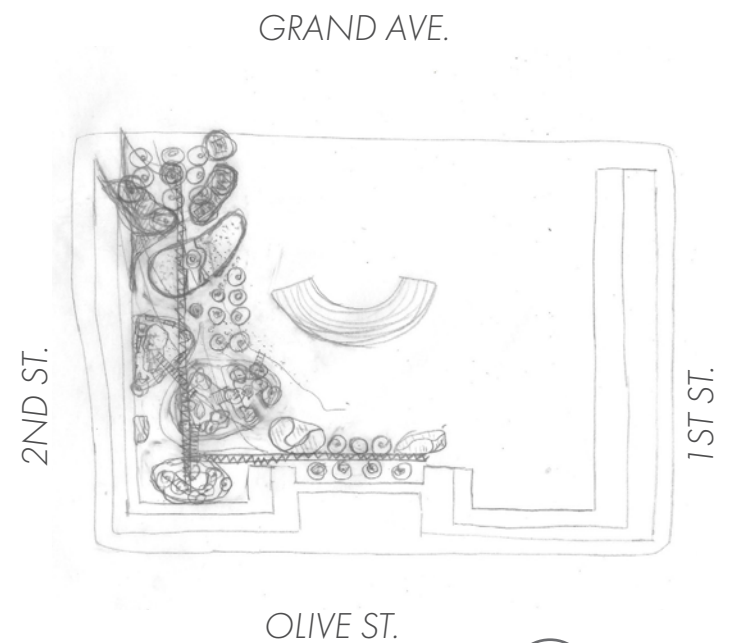
- Series of programs growing off "The Vine": **LEAVES**
- Interstitial space



- Programs as **LEAVES**



- Connecting the (**FLOWER**) focal points: along Grand Walk & Promenade



# PROCESS



## Learning Outcomes:

- Layering of the programs and what happens on each terrace
- Sidewalks are too narrow
- School needs more outside space
- Need to show depth of planted area; deeper areas for trees will be part of structural components of the building



# FINAL ILLUSTRATIVE PLAN

THE BROAD

WALT DISNEY CONCERT HALL

DOROTHY CHANDLER PAVILION

GRAND AVE.

THE COLBURN SCHOOL

BRIDGE TO ALLEYWAY

2ND ST.

1ST ST.

OLIVE ST.



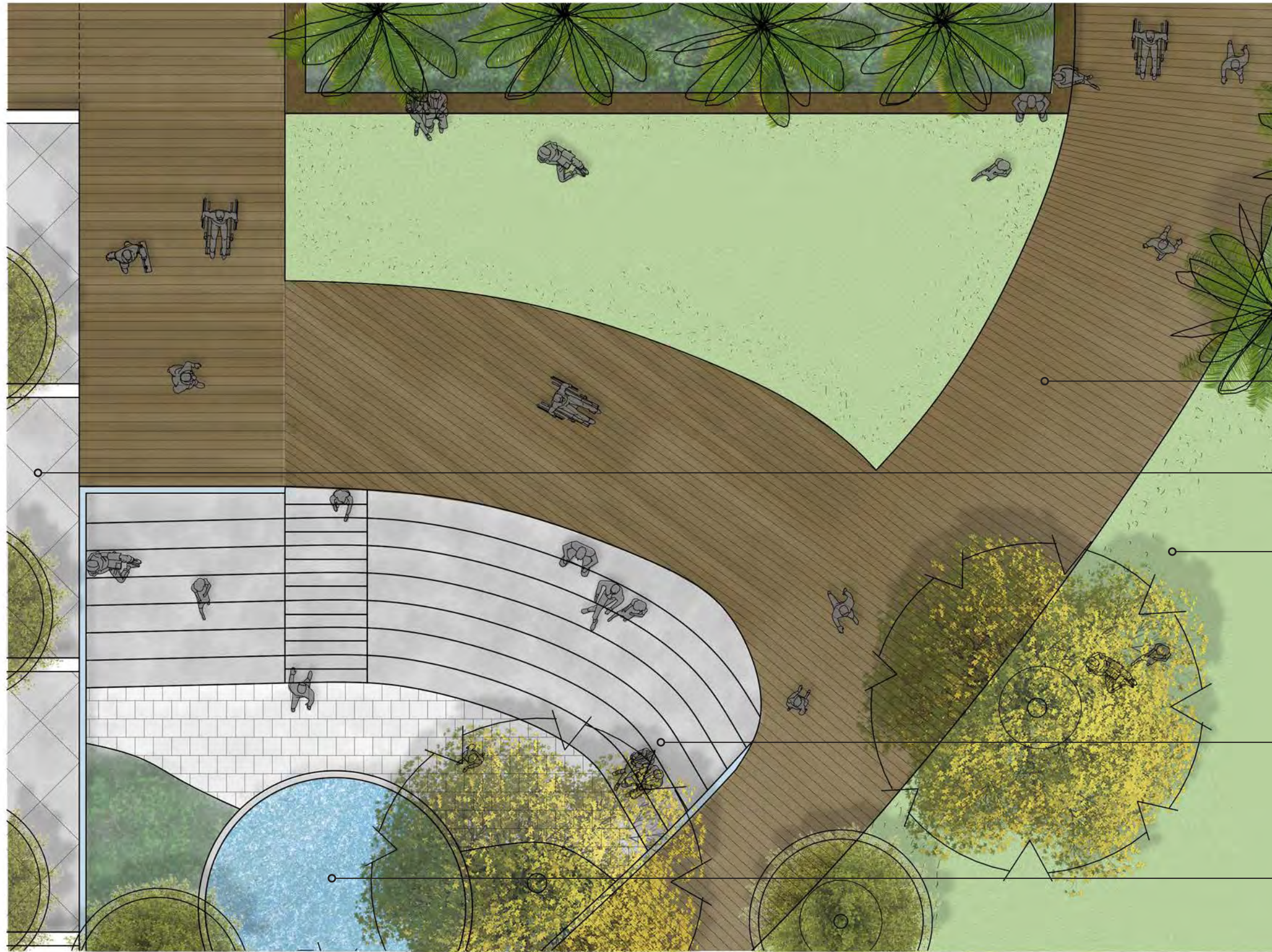
## PROGRAM ELEMENTS

- A Education
- B Residential Living
- C Green Space
- D Civic + Open Space
- E Mixed-Use
- F Community Service + Outreach
- G Commercial
  
- D 1 Main Path Extending "The Vine"
- C 2 Lawn
- D 3 Viewing Steps
- D 4 Bridge from Alleyway
- B 5 Apartment Balconies
- A 6 School Balconies
- C 7 Mounded Gardens with Trails
- D 8 Overhead Bridge
- D 9 Promenade Plaza
- D 10 Bridge Plaza
- D 11 Pergola
- A 12 Playground
- D 13 Lower Plaza





# ENLARGEMENT A



Main Path (STEM)

Apartment Balcony (LEAF)

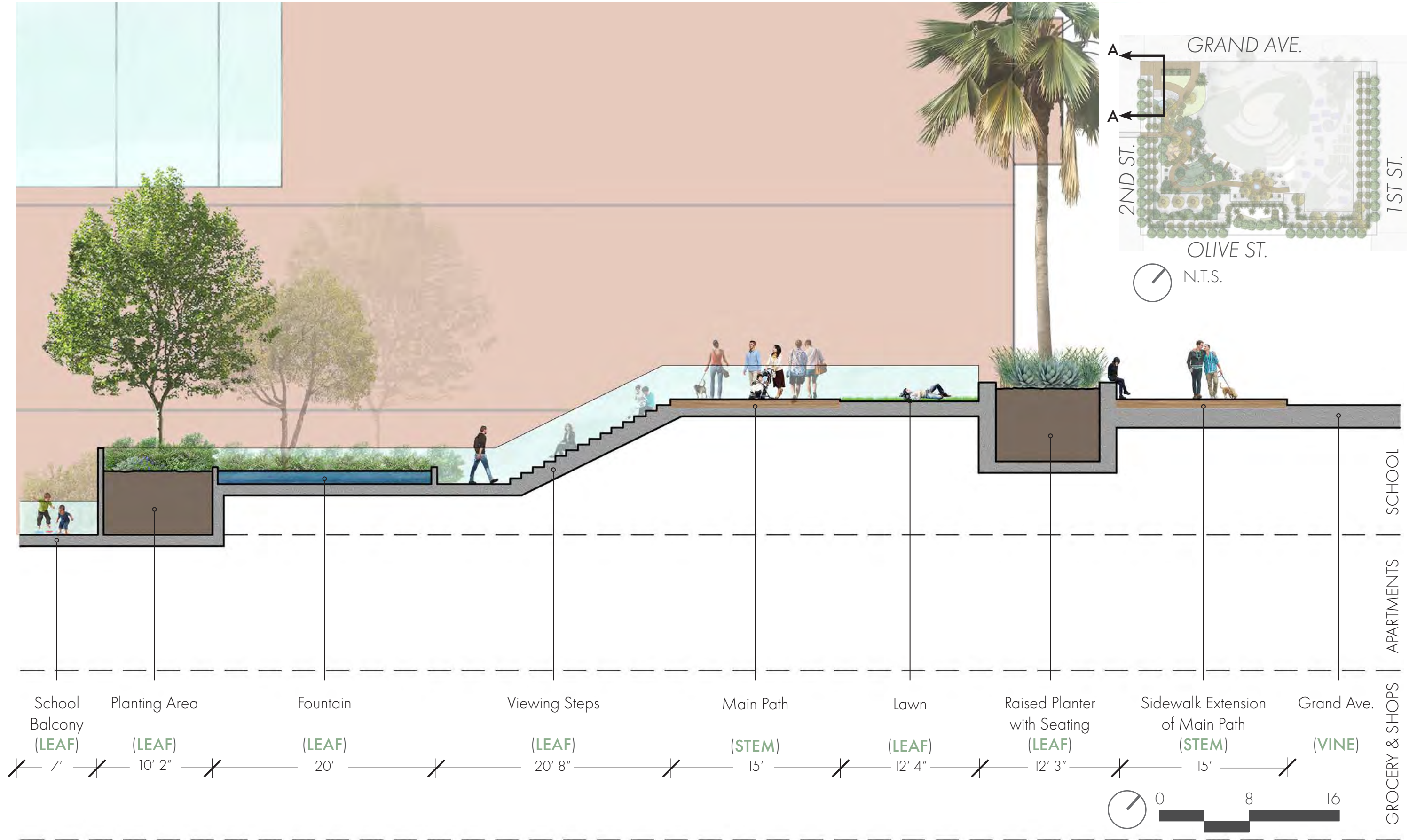
Lawn (LEAF)

Viewing Steps (LEAF)

Fountain (LEAF)



# SECTION AA - LOOKING WEST



# ENLARGEMENT B

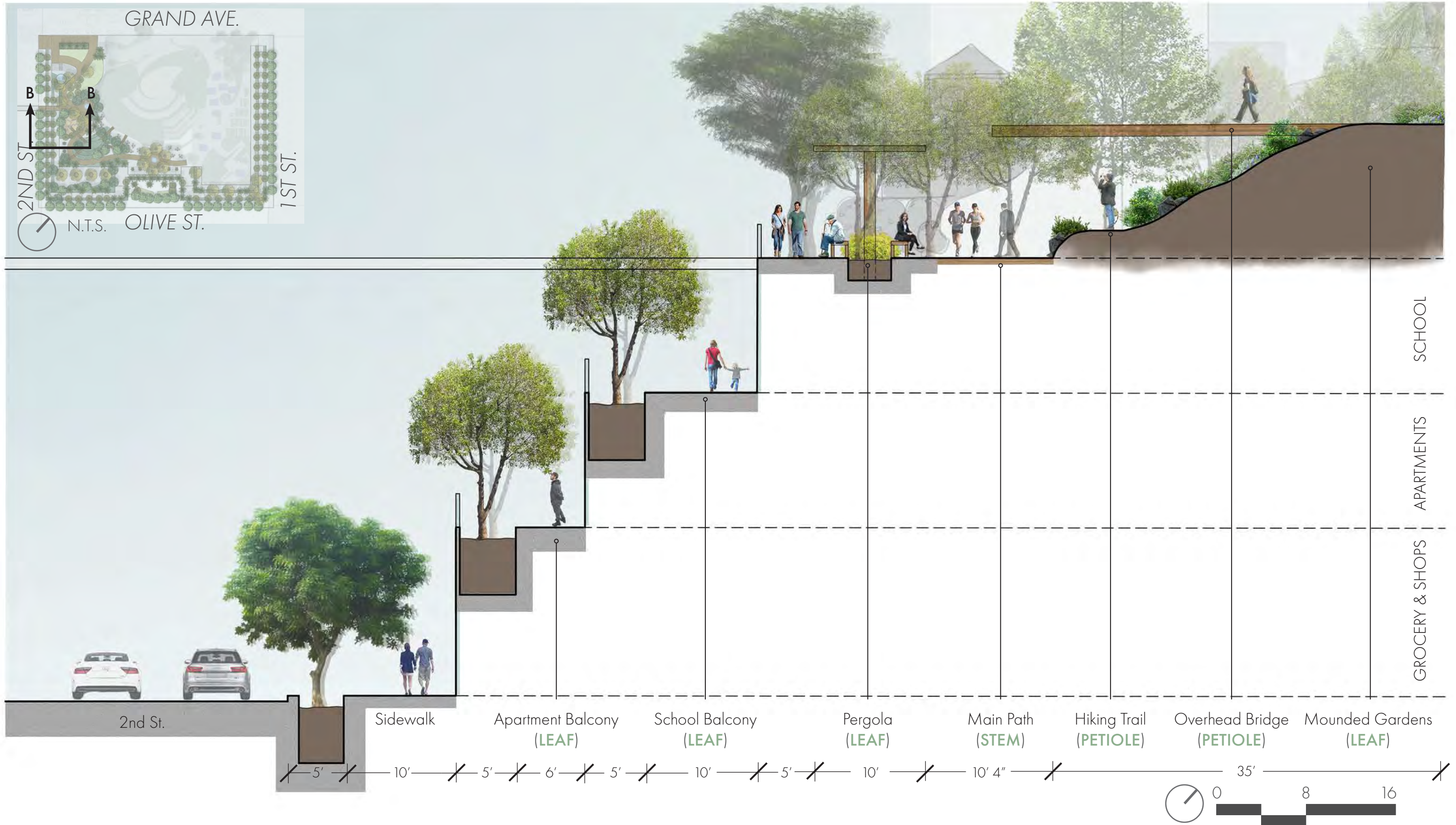


N.T.S.

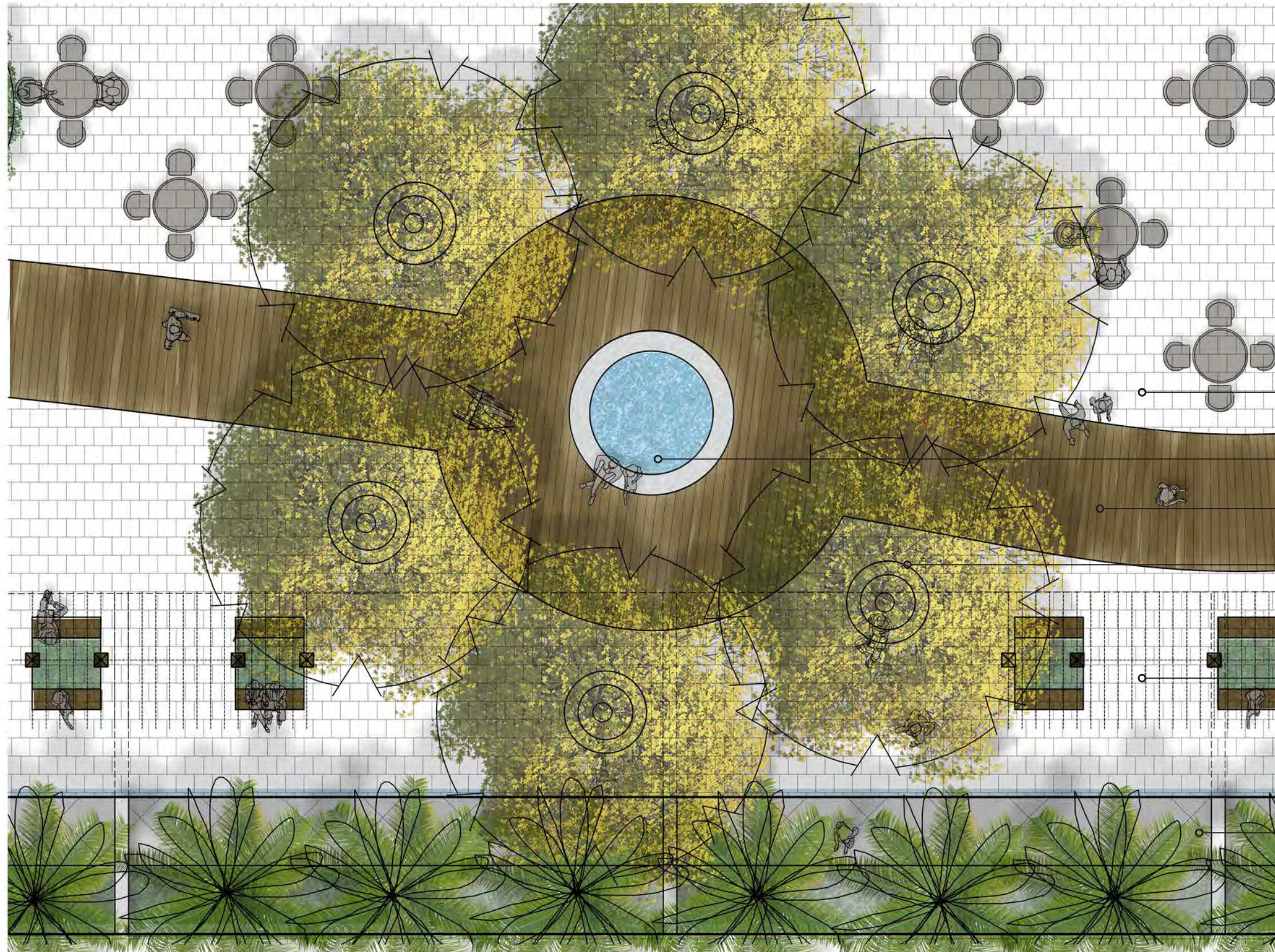
- Interactive Playground (**LEAF**)
- Overhead Bridge (**PETIOLE**)
- School Balcony (**LEAF**)
- Apartment Balcony (**LEAF**)
- Main Path (**STEM**)
- Pergola (**LEAF**)
- Mounded Gardens with Hiking Trails (**LEAF**)



# SECTION BB - LOOKING NORTH



# ENLARGEMENT C

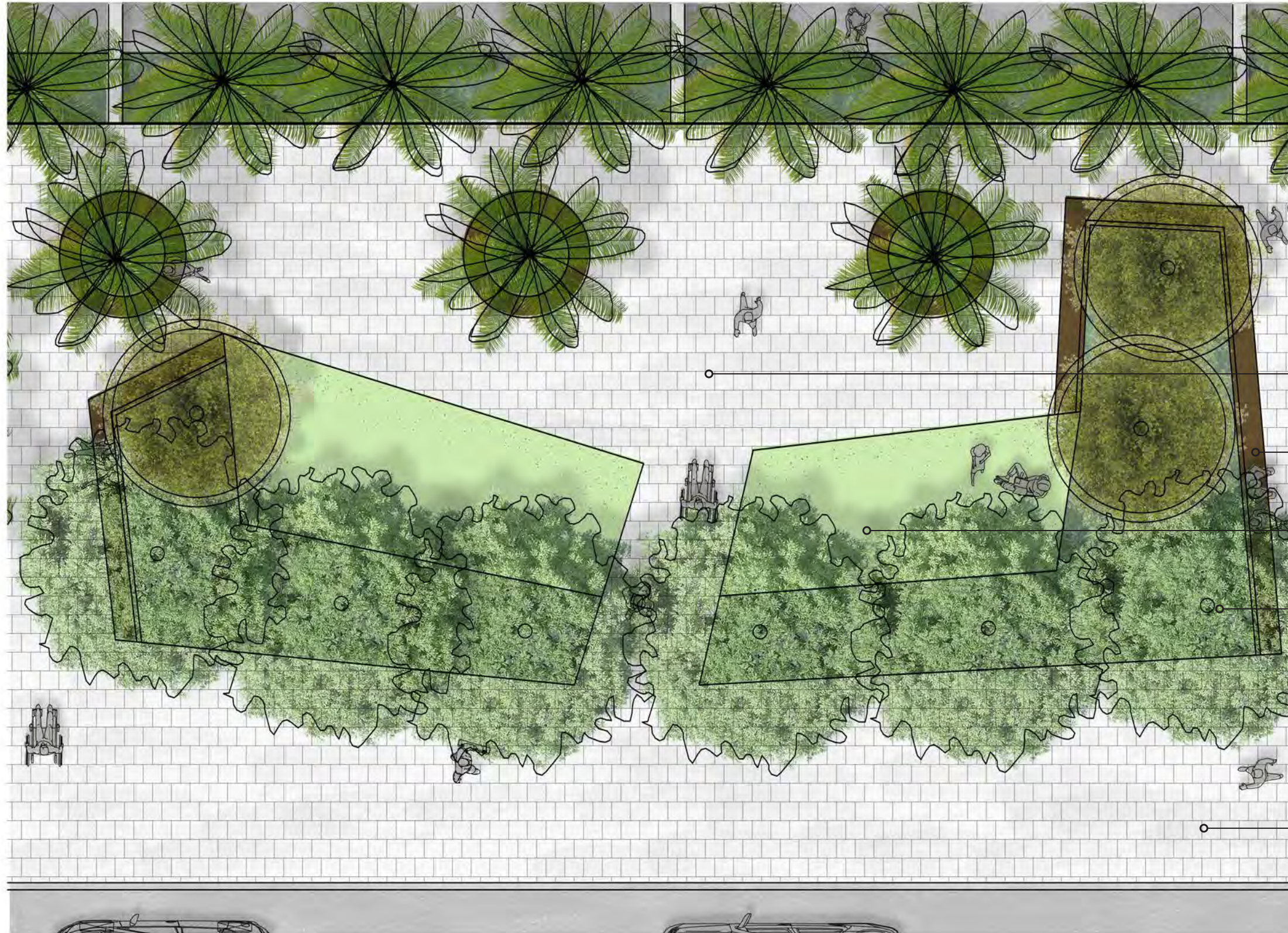


N.T.S.

- Promenade Plaza with Movable Seating (**SEPALS**)
- Fountain (**PISTIL + STAMEN**)
- Main Path (**STEM**)
- Ring of Trees with Seat Wall (**PETALS**)
- Pergola (**LEAF**)
- School Balcony (**LEAF**)



# ENLARGEMENT D



- Lower Plaza (**SEPALS**)
- Edge Seating (**SEPALS**)
- Lawn (**PISTIL + STAMEN**)
- Ring of Trees (**PETALS**)
- Sidewalk Extension



# MATERIALS

## GROUND MATERIALS



STONE PAVERS

Plazas



UNFINISHED IPE WOOD

Main Pathway



BERMUDA GRASS &  
PERENNIAL RYE GRASS MIX

Lawn Areas



DECOMPOSED GRANITE

Hiking Trails on Mounds



RUBBERIZED FLOORING

Playground

## SITE ELEMENTS REFERENCES



IPE AND STEEL BENCH

Pergola, Playground, along Main  
Pathway



UNFINISHED WOOD  
PERGOLA WITH STEEL POSTS

Pergola



ANGLED PLANTING BED

Lower Plaza



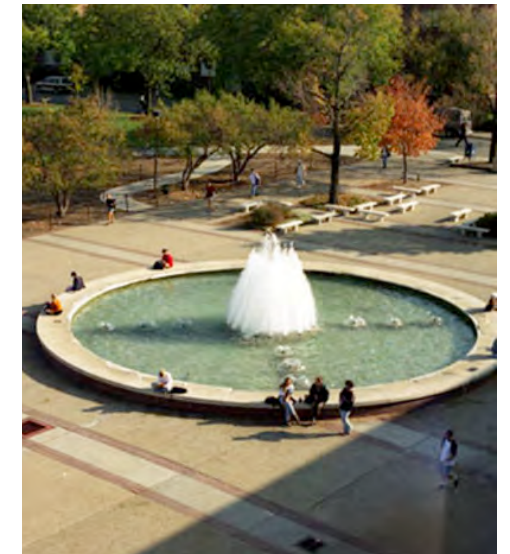
RAISED PLANTING BED WITH  
SLAT SEATING

Entry Planter along Grand Ave.



MOUNDS CONCEPT

Mounds



FOUNTAIN

Bridge Plaza, Promenade Plaza

# MATERIALS: PLANTING

## TREES



FRUITLESS OLIVE  
*Olea europaea* 'Swan Hill'

Promenade Plaza Ring of Trees



PEPPERMINT TREE  
*Agonis flexuosa*

Bridge Plaza Ring of Trees



NATCHEZ CRAPE MYRTLE  
*Lagerstroemia indica x fauriei*  
'Natchez'

Apartment Balcony



CALIFORNIA FAN PALM  
*Washingtonia filifera*

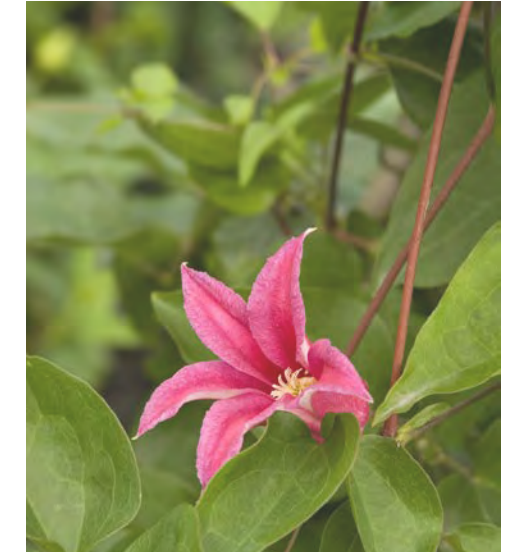
Where Shown on Illustrative Plan



BRISBANE BOX  
*Lophostemon confertus*

School Balcony, Playground,  
Mounds

## VINE



PRINCESS DIANA CLEMATIS  
*Clematis texensis* 'Princess Diana'

Pergola

## SHRUBS



RAY OF LIGHT FOXTAIL AGAVE  
*Agave attenuata* 'Ray of Light'

Planting along Grand Ave.,  
Playground



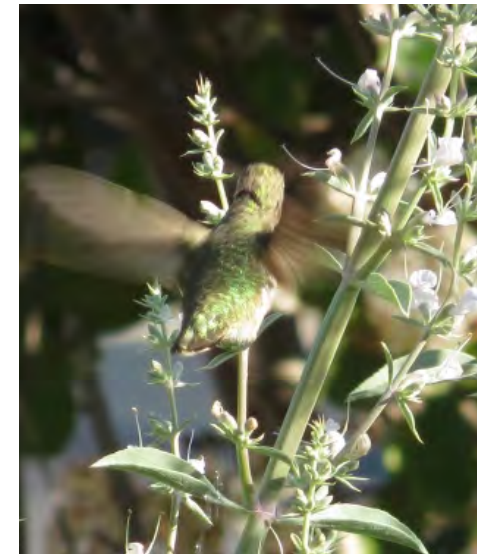
BLUE OAT GRASS  
*Helictotrichon sempervirens*

Planting along Grand Ave.,  
Playground



PACIFIC MIST MANZANITA  
*Arctostaphylos* 'Pacific Mist'

Mounds, Playground



COMPACT WHITE SAGE  
*Salvia apiana* var. *compacta*

Mounds



COMMON YARROW  
*Achillea millefolium*

Mounds, Playground

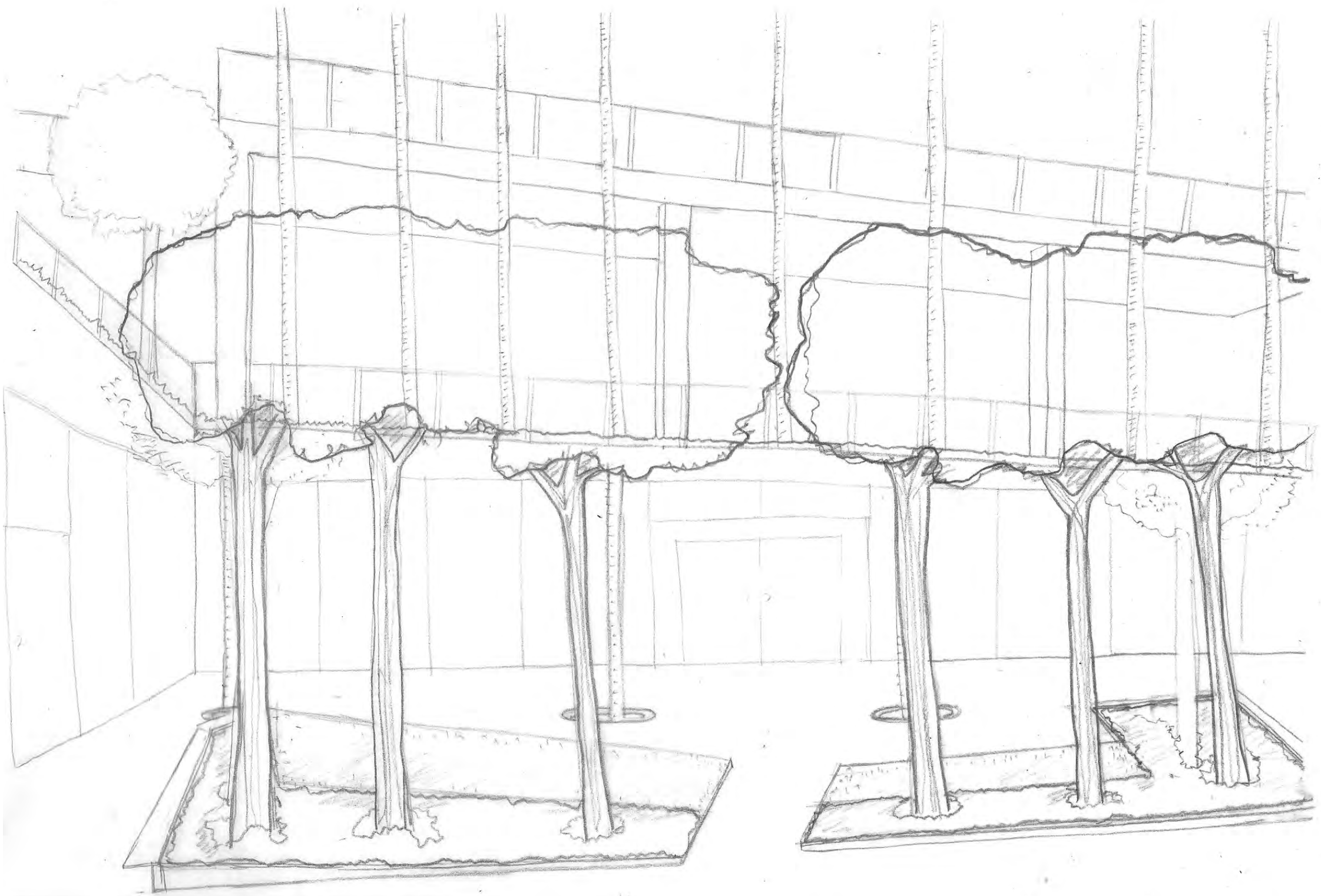


MEXICAN SAGE  
*Salvia leucantha*

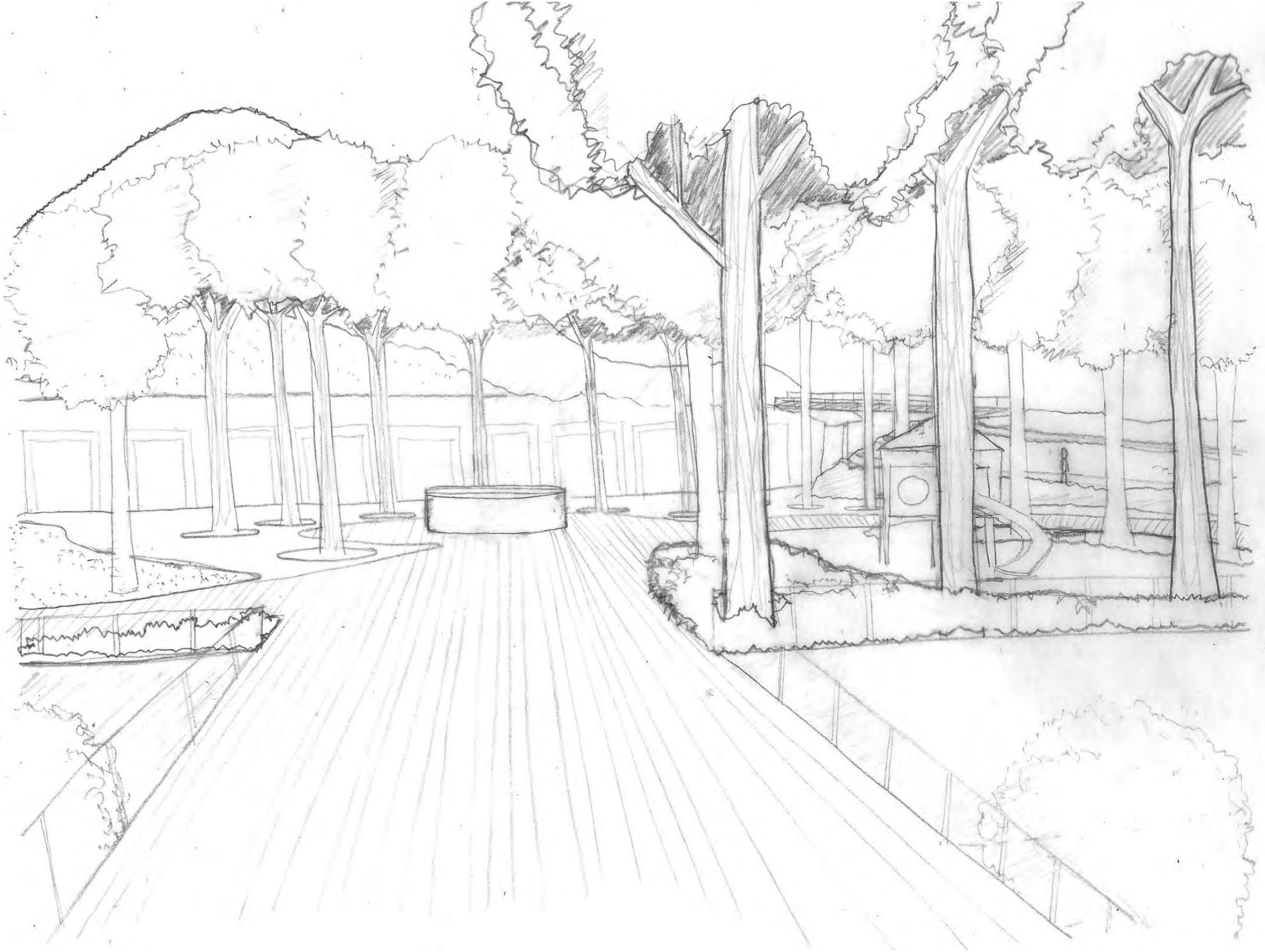
Playground



# VIGNETTE 1: LOWER PLAZA



# VIGNETTE 2: BRIDGE PLAZA



# VIGNETTE 3: "STEM, LEAF, AND FLOWER"



# SOURCES: DEVELOPMENT SITE: PART 1/2

## Page 26:

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**\*Note: All illustrative plan images have been superimposed with other group members' images in the background:**

Patricija Zil: "The Grand Walk"

Natalie Taftian: "Bridge to Alleyway"

Scotty Shoemaker: "Development Site Part 2 of 2"