THE BOOK: INDIVIDUAL DESIGN

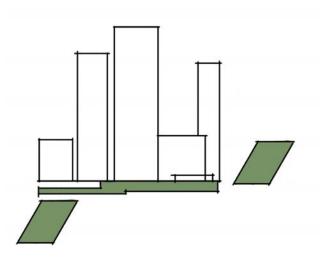
PEDESTRIAN CORRIDOR THEO VUDURIS

LANDSCAPE DESIGN 7: ADVANCED DESIGN STUDIO

SPRING 2021

LANDSCAPE ARCHITECTURE

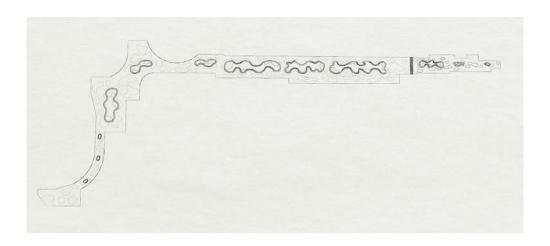
UCLA EXTENSION



A sketch of the site I did when we visited the site the first time with the class. I wanted to have a visual in my mind, of the space. I pictured the site as two big open sloped spaces connected with a long linear space surrounded by very tall buildings.

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- 63 APPENDIX CLASS SITE ANALYSIS
- 145 APPENDIX INDIVIDUAL BIBLIOGRAPHY & PHOTO CREDITS



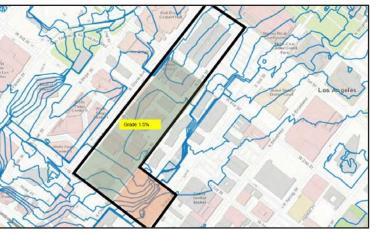
Top view of Pedestrian Corridor individual design

INDIVIDUAL DESIGN

INDIVIDUAL DESIGN: SITE ANALYSIS



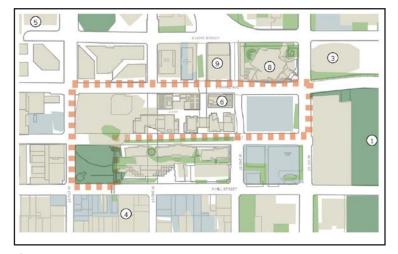
Open Greenspace



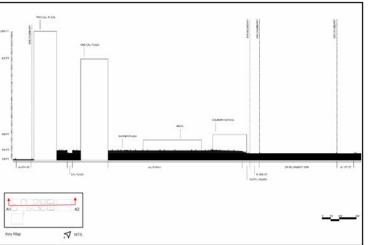
Slope



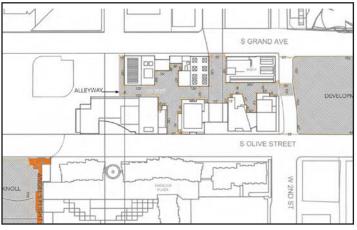
Seasonal Shade



Coverage



Section



Dimensions

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

History

Key components of the Team Site Analysis related to individual design proposal:

Open Greenspace:

A high need for green space in our site and downtown Los Angeles. Design new green spaces and/or improve any existing green spaces.

Coverage:

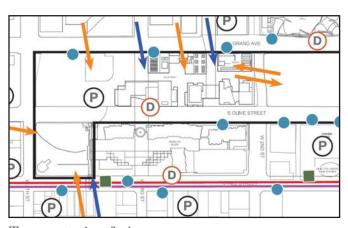
There is more coverage of hard surfaces and buildings than formal (parks, parklets, green plazas) and informal (streetscape planting) softscape.

Topography:

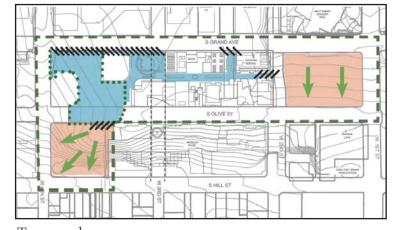
Understanding the overall topography of the site. The Pedestrian Corridor is on an elevated structure. There is pedestrian traffic and numerous entries/exits from nearby buildings and streets that should not be blocked with the redesign of the site.

Slope:

The grade of the Pedestrian Corridor is 1.5%, this allows a lot of flexibilities for the type of programs for the site.



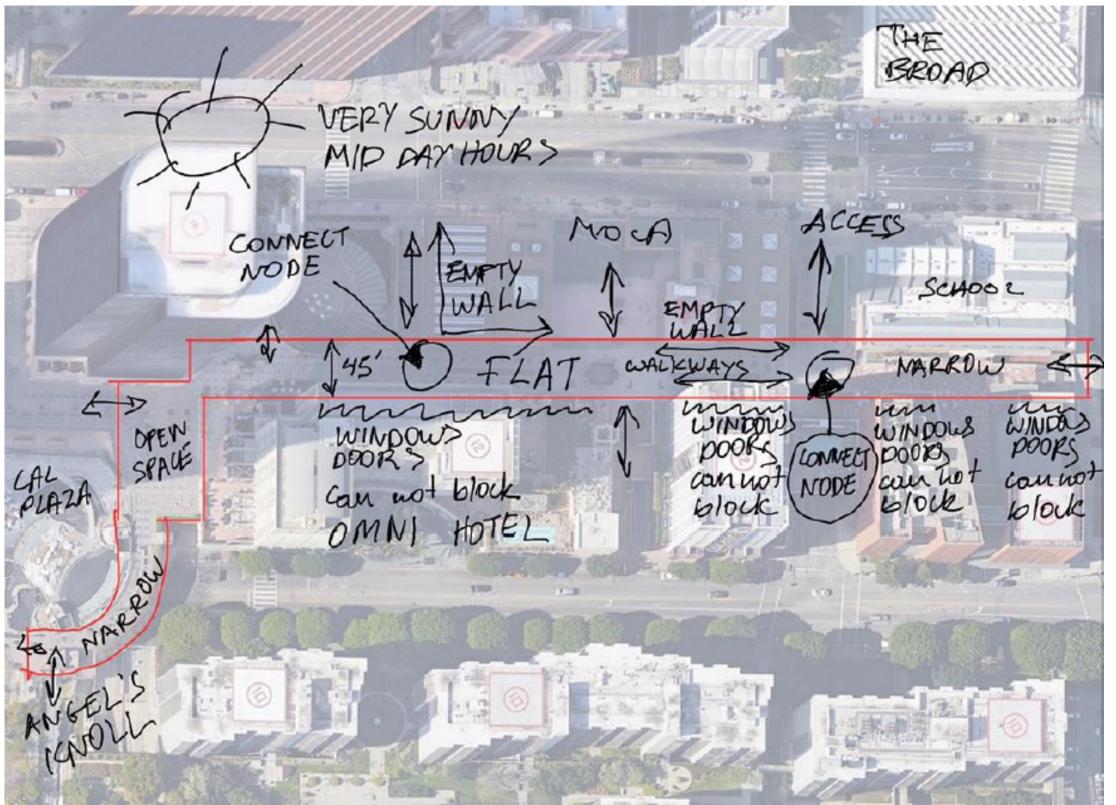
Transportation & Access



Topography

Cultural Adjacencies

INDIVIDUAL DESIGN: SITE ANALYSIS



Opportunities & Constraints

Section:

The section cut along the Pedestrian Corridor, starts from 4th street, above Angel's knoll, all the way to the other end to 1st street, passing the Development site. This is pretty much a flat site.

Cultural Adjacencies:

Opportunities to form partnerships with nearby institutions for program events and draw people into our site from connections to the streets.

Seasonal Shade:

The lack of shade in the Pedestrian Corridor way during mid-day hours is a constraint that will have to be solved with the placement of trees or shade structures.

Dimensions:

Another challenge is the width of the Pedestrian Corridor, 45 feet, that should allow pedestrian traffic both ways, programming, and access to nearby buildings and the neighborhood.

History:

The history of the Tongva people and Colonization provided ideas for the concept of the design.

Transportation & Access:

The site is accessible from all sides and visitors can use many types of transportation to arrive at the site, Metro, bus, car, cycling, and walking.

Full details of the Site Analysis diagrams are in the Appendix Team Site Analysis.



Namba Park, Osaka, Japan

LOCATION Central Business District

SITE SIZE 8.33 acres

OPENED 2003

ARCHITECTS Obayashi Co. Ltd. / The Jerde Partnership

- Mixed-Use Space Urban Park
- Shopping CenterTransit-Oriented





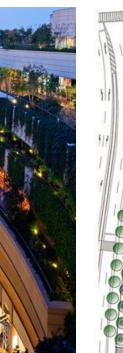




Concept: Canyon coursing through an urban park



Top View







Namba Park, Osaka, Japan

- Multi-Level Terraces
- Rooftop Gardens
- Physical Connections
- Bridges
- Pedestrian Walkways
- Sequence of Spaces
 Links to Railway/Roads
 Connection with Nature







Floating Archipelago, Shenzhen, China

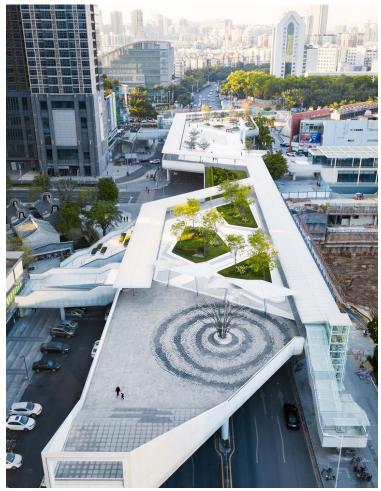
LOCATION Longgang District

SITE SIZE 2.47 acres

COMPLETED 2020

ARCHITECT FCHA

- Footbridges
- Landscape Corridors

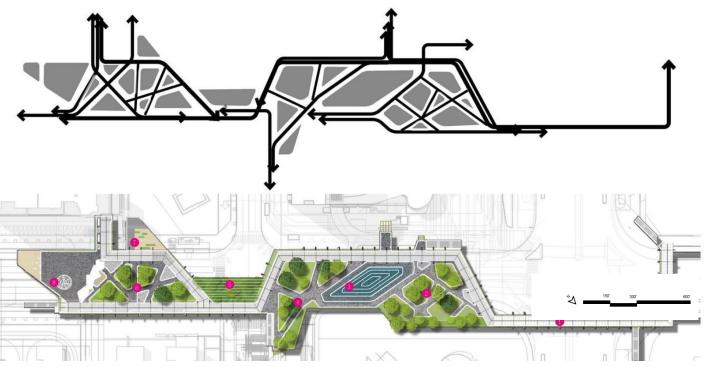




Concept: Sequence of spaces as floating islands.







Illustrative Plan

Floating Archipelago, Shenzhen, China

- Urban Leisure
- Recreation
- Bridge Connections







Piazza Navona, Rome, Italy

LOCATION Pantheon District

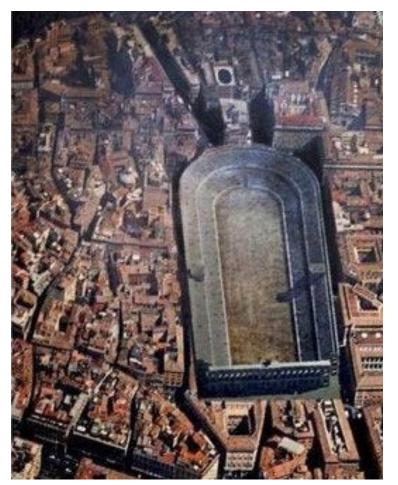
SITE SIZE 3.7 acres approx.

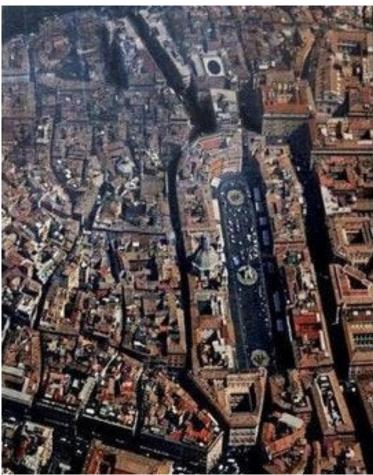
BUILT 15th Century

WORKS BY Gian Lorenzo Bernini and

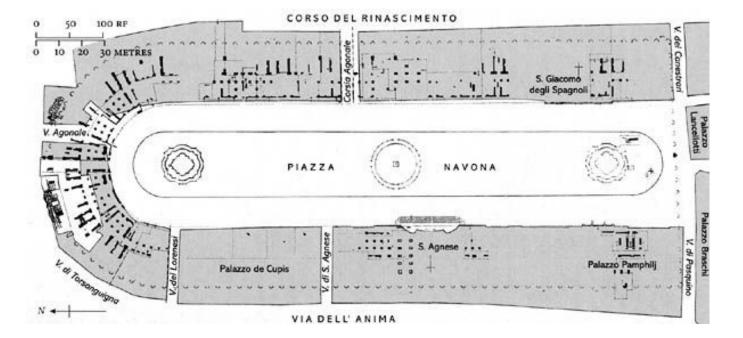
Francesco Borromini







Concept: The baroque-style public square is built on the site where the Stadium of Domitian, founded in 86 AD, once stood.









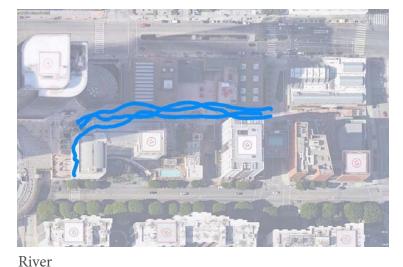
Piazza Navona, Rome, Italy

- Architecture
- History
- Fountains
- Active Edges
- Open space
- Movable Seating
- Variety of Programming.
- Street Performers



INDIVIDUAL DESIGN: CONCEPT



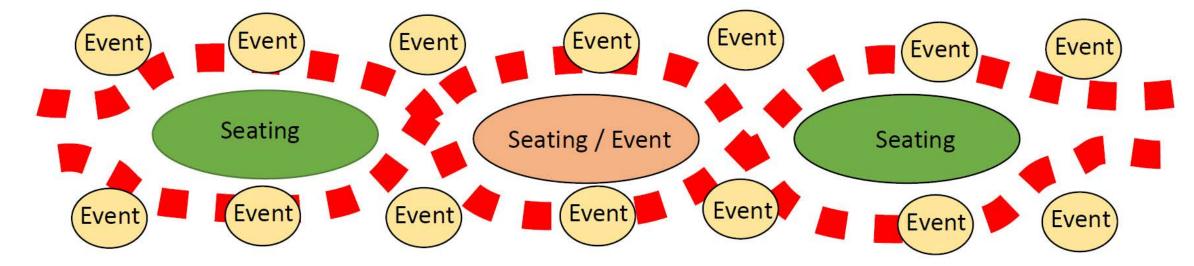








Water, walkway, ADA path, and planting



Seating and event spaces become places of gathering and connection with others

To develop my concept, I started from our groups bid idea which is water and especially the history and importance of LA river in our region. I wanted to build my concept around 1) Water as a valuable resource, 2) water as a Point of connection for people, and 3) Water as it flows in natural ways. A river running through the site, or a river with river islands that are created as the river shifts its

The concept of the site is to create a leisure pedestrian corridor, in the long linear space, with seating areas, pedestrian walkways and spaces for different events on

each side and in between the seating areas.

course.

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INDIVIDUAL DESIGN: CONCEPT











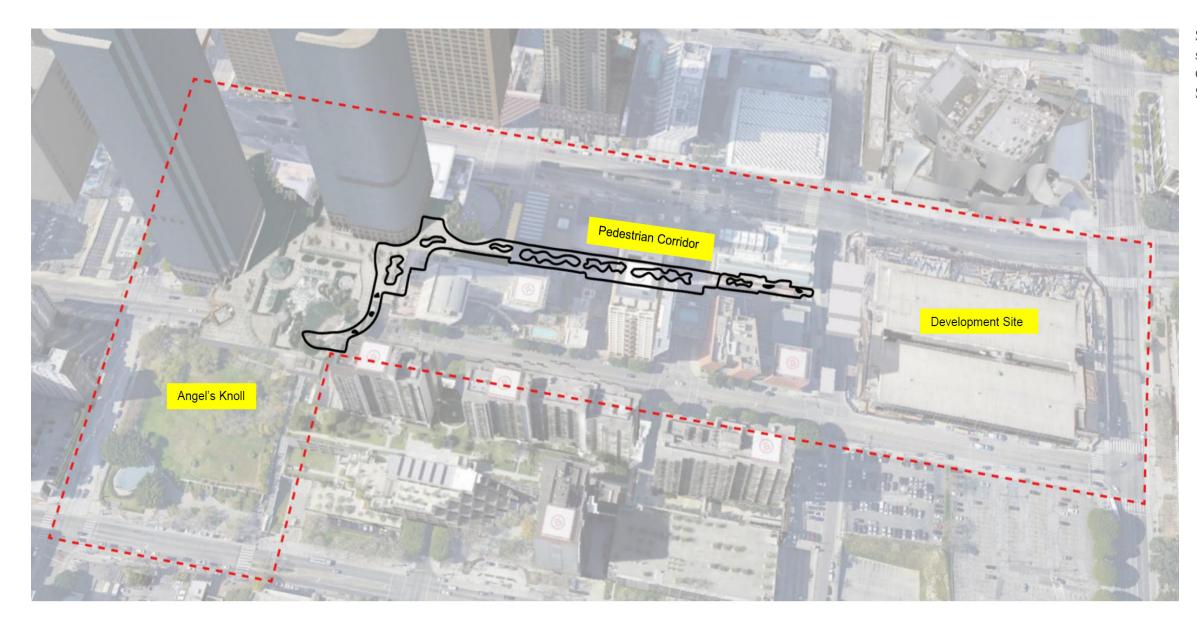


One of the Los Angeles indigenous trees, an ancient sycamore, known in its later years as "El Aliso", once occupied the same symbolic space now captured by the palm tree. This particular Sycamore tree started growing near the western bank of the LA river, in the late 15th century about the same time Columbus arrived in the Americas, and as it matured it became a major site, a gathering place, a sacred burial site, and a meeting place for trading amongst tribes, for the Los Angeles indigenous Tongva people. This tree was located later in the largest Tongva village, the Yaanga village, just few blocks away of our site. It stood there for 400 years.

The amoeba shapes of the sycamore bark were an inspiration to design water features/ponds, planting, and seating areas along the edges.

Another concept idea was to have a river as a more predominant feature with seating and planting areas on each side.

INDIVIDUAL DESIGN: SCHEMATIC DESIGN

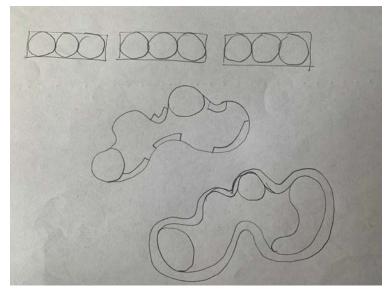


Sketch of the Pedestrian Corridor, as it fits in the actual site, placed on a Google Earth image. The Pedestrian Corridor connects Angel's Knoll and theDevelopment Site.





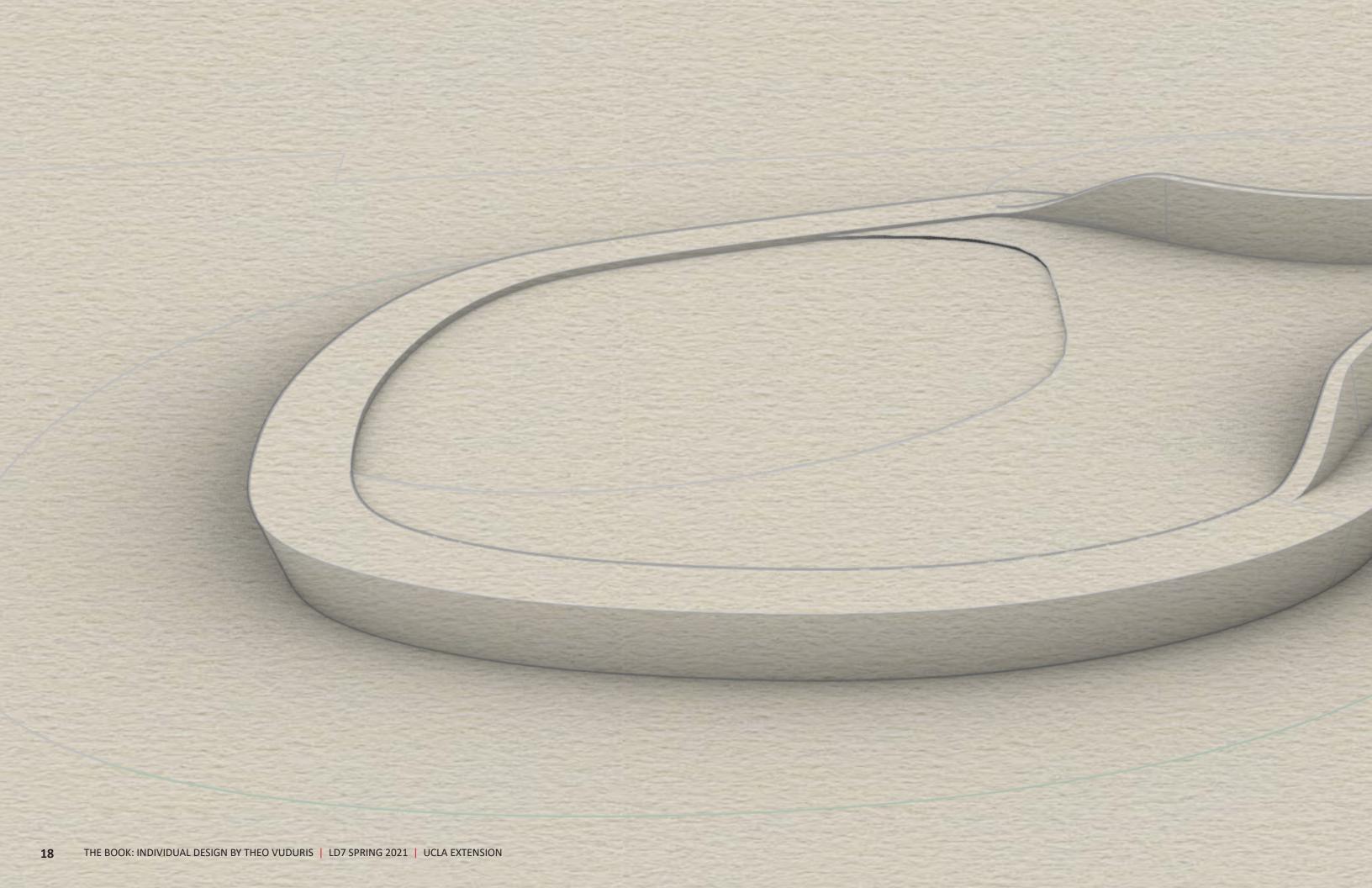
INDIVIDUAL DESIGN: SCHEMATIC DESIGN

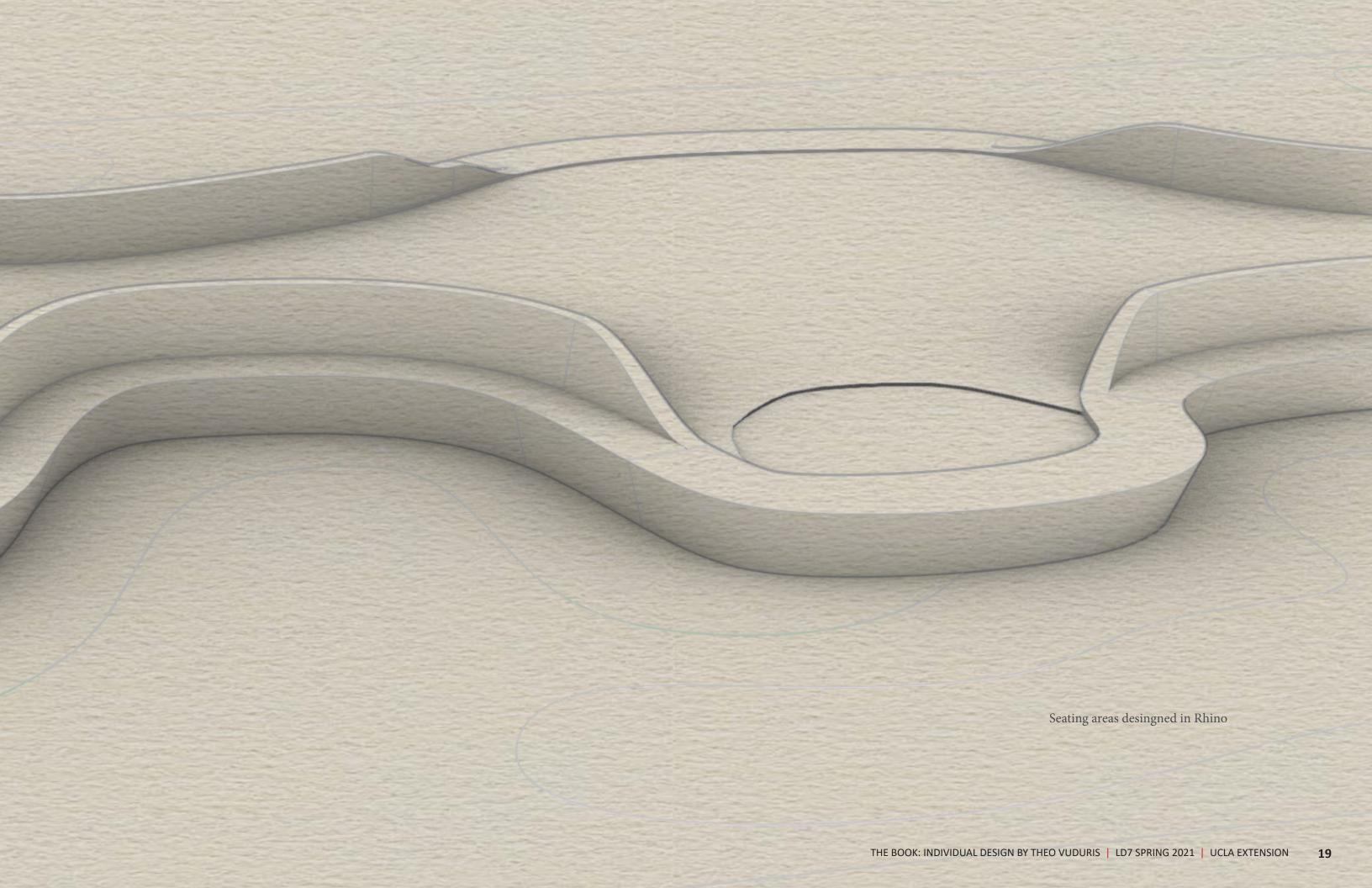


Having to work with a long linear space, I started to divide the space into smaller spaces, allow space for circulation, and design the space with seating, water features and planting areas.

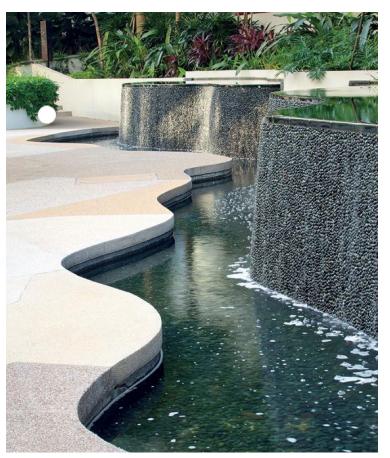


Sketch of the Pedestrian Corridor with shade structures. One idea was to have shade structures to resemble sycamore leaves, of have tall trees instead of the structures.





INDIVIDUAL DESIGN: DESIGN DEVELOPMENT STUDIES



Casa Merah condominium in Singapore



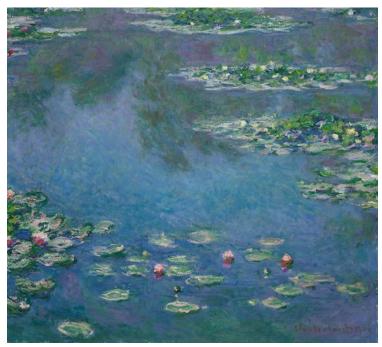
Inspirational images of water features, seating, and

planting areas.

Casa Merah condominium in Singapore



Keller Fountain Park in Portland by Lawrence Harpin



Water Lilies by Claude Monet

INDIVIDUAL DESIGN: DESIGN DEVELOPMENT STUDIES



Cloud Gate, aka "The Bean", in Millennium Park, Chicago, designed by Anish Kapoor.



A four-and-a-half ton bronze sculpture of a silverback mountain gorilla to raise awareness about the endangered species. Bella Abzug Park, Hudson Yards, New York City, artists Gillie and Marc Schattner.



'Prismatica', a public art installation in Montreal, Canada



Mineral roof garden, São Paulo, by Roberto Burle Marx

Inspirational images of art installation and paving patterns.

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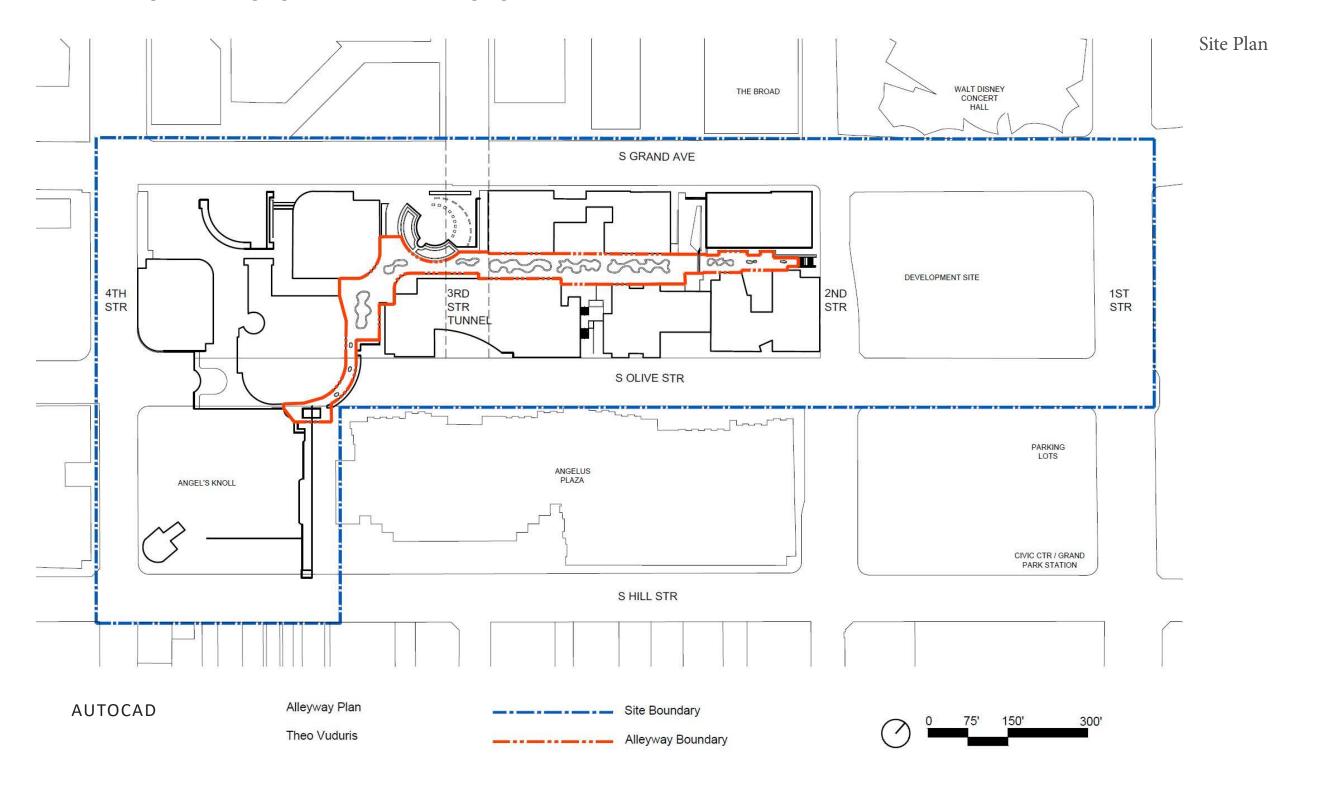


Unon Square, Seattle, Washington

Individual Design Narrative

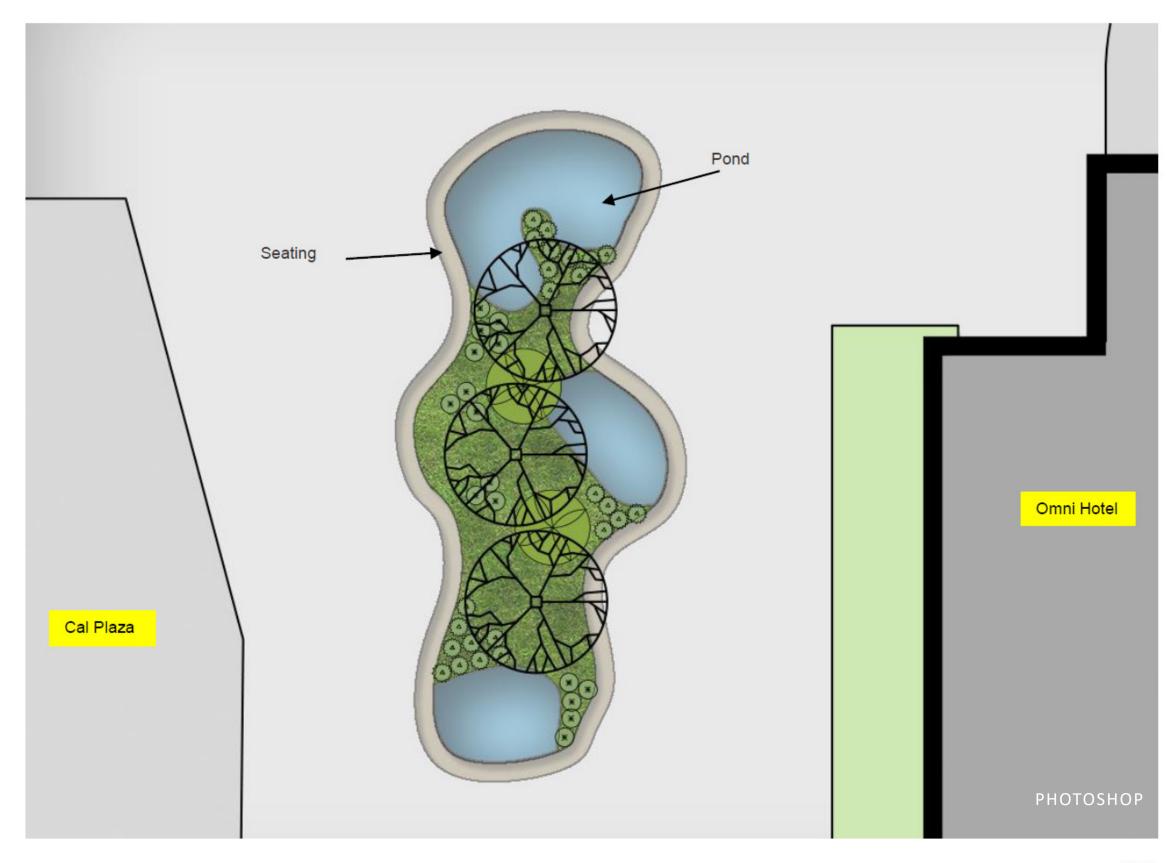
Create a sequence of small public spaces that feel peaceful, relaxing but also are flexible for small public events and diverse programing.

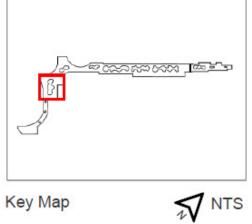
Working with the surrounding context of the site, the tall buildings, I imagine it would feel like walking into a ravine, a gateway, from the busy streets and surrounding downtown area.



Enlargement

Seating area

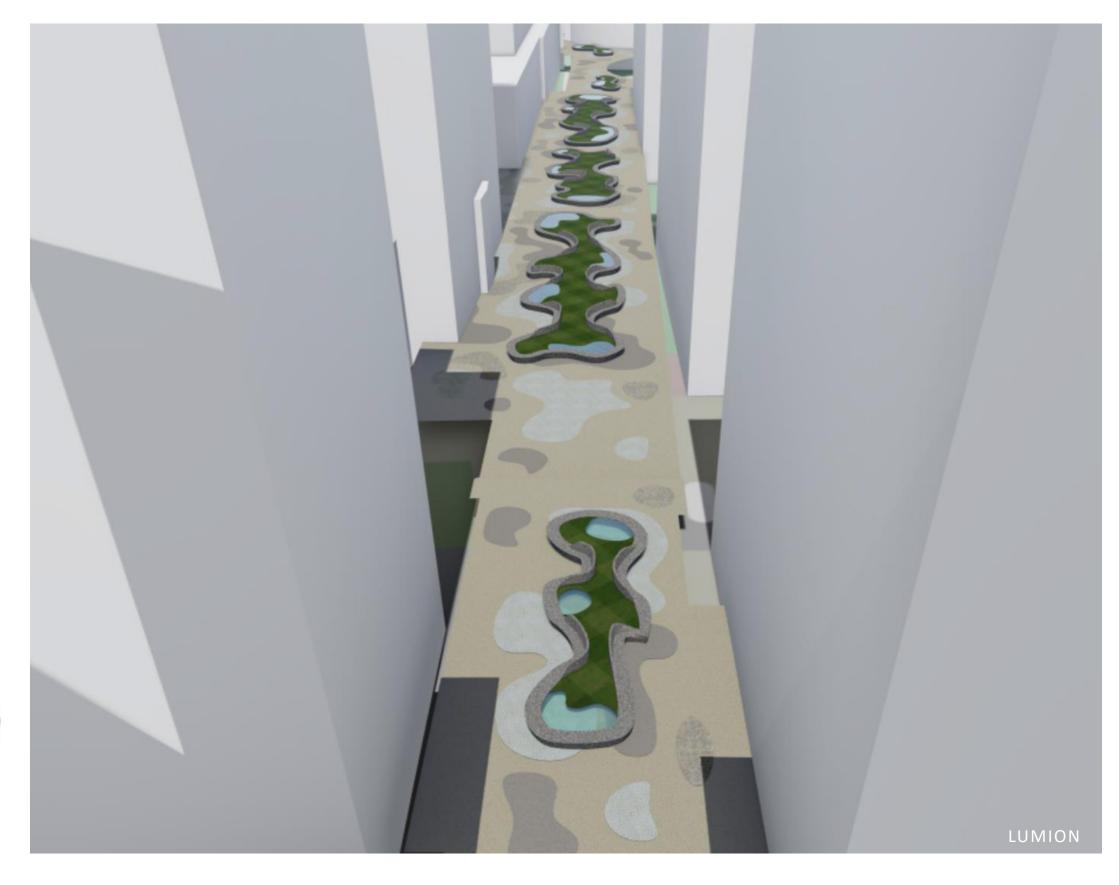


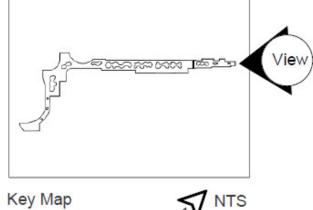


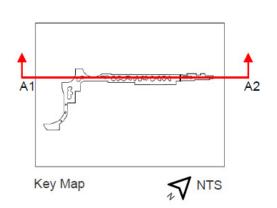
Key Map

Pedestrian Corridor

Sequence of seating areas and the paving pattern of the sycamore bark.



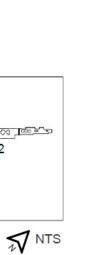






Sections

Two sections of the Pedestrian Corridor. The top is a longer section cut that shows how flat the site is, and the bottom a shorter cut shows the scale of the trees and seating areas.





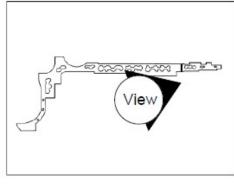
SECTION A1-A2

Key Map

Colburn School

As we are moving through the site, from the Development site, we pass Colburn school. There are small seating areas and low canopy trees





Key Map





Connecting Node - Colburn

This sketch shows one of the connecting nodes of the Pedestrian Corridor with the adjacent alleyway that leads to Grand Avenue.

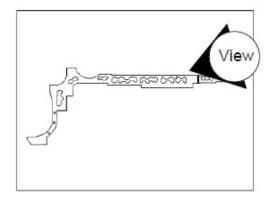
One idea to attract people into our site, is to have food tracks next to Colburn School and use a big sculpture, like a Great Blue Heron, an iconic bird and symbol of the LA River.

I believe such a sculpture like "The Bean" in Chicago will anchor the Pedestrian Corridor and our site in the downtown area, and become another entrance, a tourist attraction and a meeting place.

MOCA & OMNI

Continuing our walk, we get closer to the center of the Pedestrian Corridor, between MOCA and OMNI hotel where there are larger seating areas and trees. The idea is to feel like walking into a ravine by using tall trees and the context of the site, the tall buildings.





Key Map

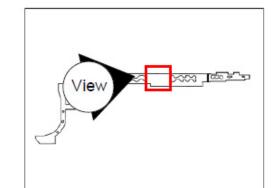




Outdoor Dining

Possible open space for events in the center of the Pedestrian Corridor.





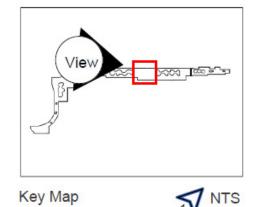
Кеу Мар



Pop-Up Markets

Possible open space for events in the center of the Pedestrian Corridor.

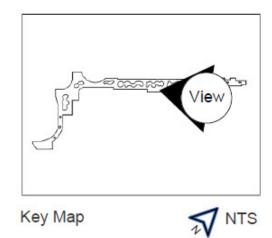




Art Installation

On each path, there is opportunity for art installations. There are two paths, 10 feet each, that run along the Pedestrian Corridor, on each side of the seating areas.



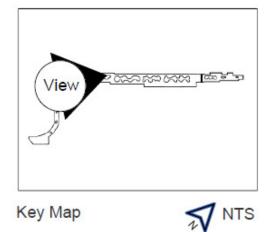


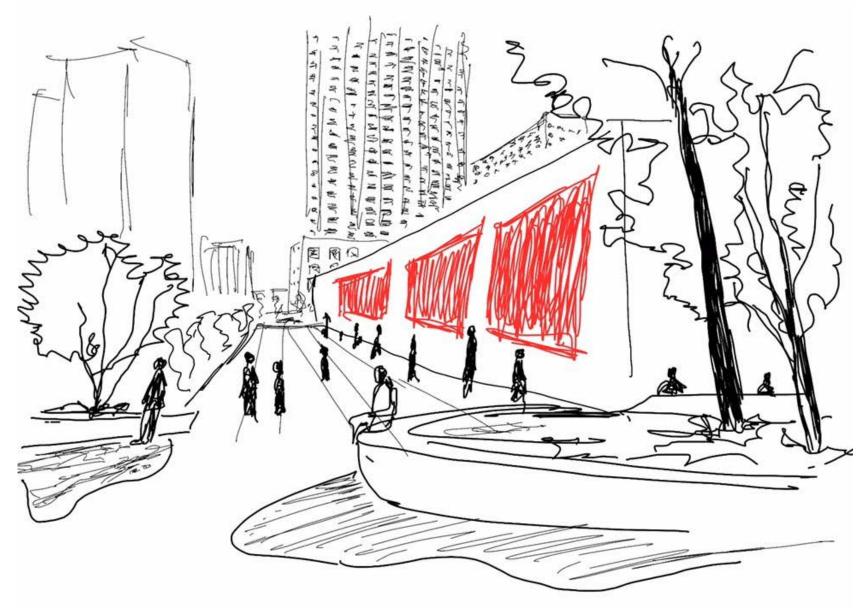
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MOCA & OMNI

Passing the Alleway Center, above 3rd street tunnel, and moving towards Cal Plaza and Angel's Knoll.







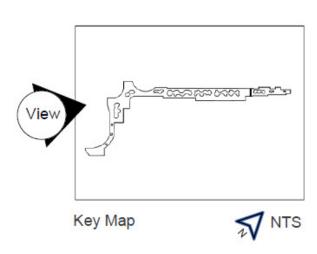
Connecting Node - MOCA

Sketch of another connecting node of the Pedestrian Corridor with the adjacent alleyway next to MOCA that leads to Grand Avenue. The seating and planting areas are visible from Grand Avenue and visitors can see a little bit of the site. Also, this is another opportunity to exhibit art, in digital displays or other form of media on the walls of the adjacent alleyway and attract people into the site.

INDIVIDUAL DESIGN: FINAL DESIGN

Cal Plaza

Moving next to Cal Plaza and in front of the Omni Hotel. Different vegetation and more open space.



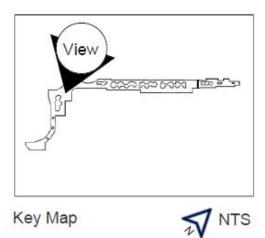


INDIVIDUAL DESIGN: FINAL DESIGN

Cal Plaza

Looking towards Angel's Knoll from Cal Plaza.

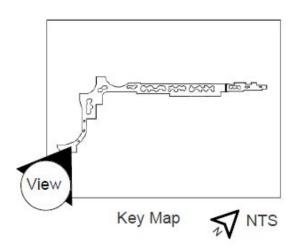




Angel's Knoll

Arriving at Angel's Knoll and looking back towards Cal Plaza.





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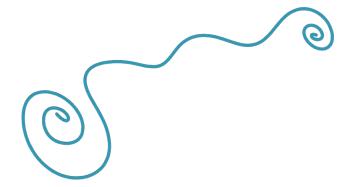
INDIVIDUAL DESIGN: FINAL DESIGN







Materials



The parti represents the "Big Idea" - the flow of the Los Angles River Watershed.

Running through the site from the source at the Development site, through the Pedestrian Corridor and ending at Angel's Knoll. Designed by our team member Vicki Rand.

TEAM MASTER PLAN

TEAM MASTER PLAN: NARRATIVE

Water: A Precious Resource

The narrative of our masterplan encapsulates the history of Water in LA - both on our site itself, and Los Angeles as a whole.

From drought, to floods, to desert and to snow, the history of water in Los Angeles is dramatic. Perhaps the most relevant piece of our story is the increasing scarcity of water here itself - growing every year with climate change. It is an increasingly precious resource. We hope to highlight this preciousness and invaluable quality, as a celebration of its importance and proper memorialzation of its geological narrative.

The view of the original Municipal Water District building from the high point of the site is remarkable; the long length of the site and multiple points of connection provide rich opportunity for continuous water imagery and metaphor.

The nearby LA River is an important part of the history of LA's water and its landscape, and is also inherent to our narrative.

Conceptual Narrative of Water

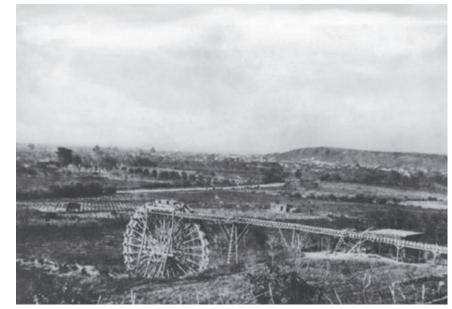
Through design features, materials and words, the experience of moving through our site will represent connection to water on a literal and conceptual level.

Literal water features are not the only material display of the water narrative sculptural elements, textures, graphics,









patterns, lighting and other such building techniques will be used to tell our narrative, artfully. Not only will this add depth and variety in the experience of the site, it also recognizes that water should not be used carelessly - it is a restrained approach to use of a scarce resource.

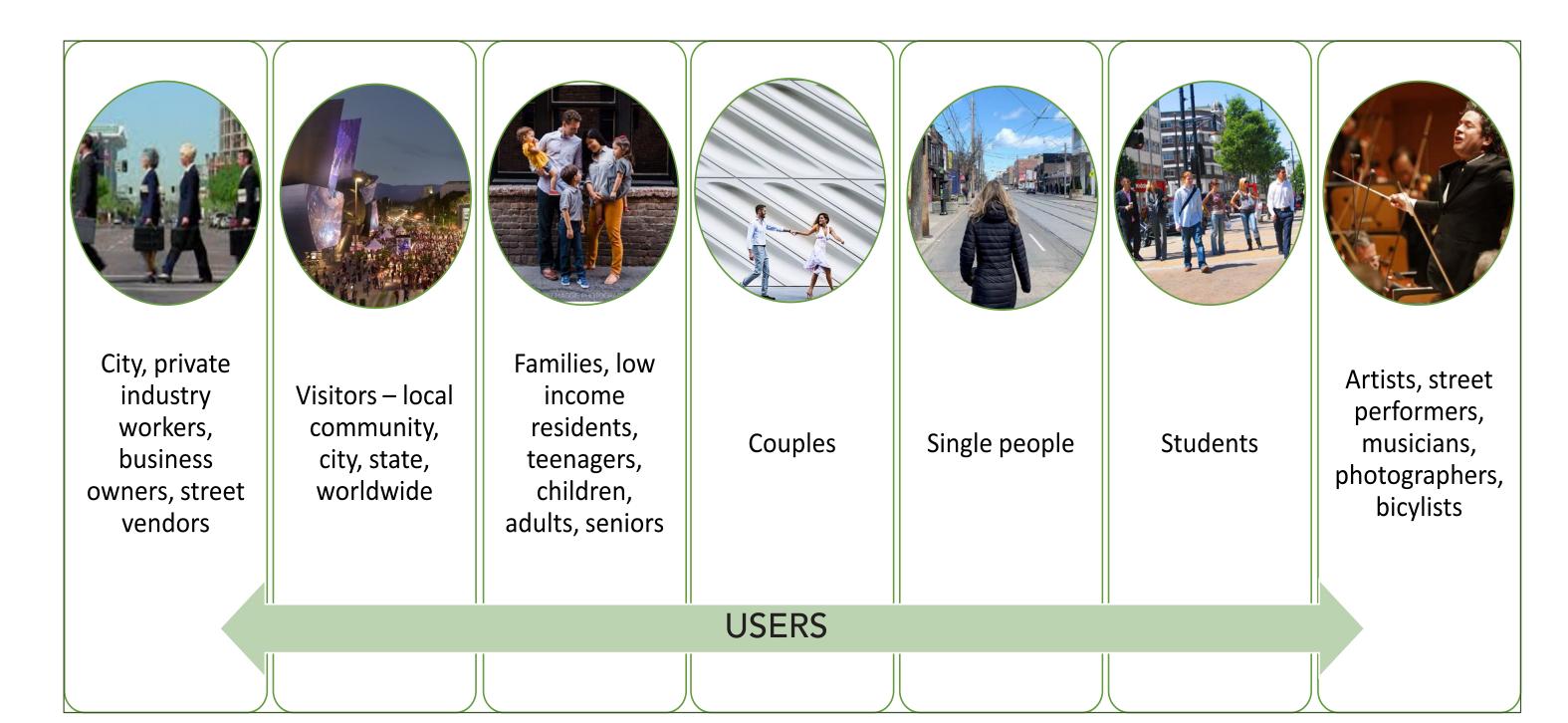
Water as A Point of Connection

Water has historically brought communities and civilizations together, through the ages. The LA River, while strangled by concrete and aggressive planning, still represents a fertile ground for the people of Los Angeles, and will continue to do wo with the forthcoming redevelopment. Our site will use the water metaphor - flowing from end-to-end and through all major social spaces of our site - as a powerful element that brings people together.

Water's Natural & Manmade Behaviors

In Los Angeles, water flows both in natural ways and through a wide range of manmade infrastructure. From above-ground aqueducts, to underground tunnels, it moves through a variety of conditions. These constructs created by man, as well as the natural streams, rivers and wetlands can all be sources of inspiration to draw from when designing the site. Historically, an ancient stream bed ran nearby our site on what is now 5th street, an important historical linkage to consider.

TEAM MASTER PLAN: USERS



TEAM MASTER PLAN: COMMUNITY SERVICES



TEAM MASTER PLAN: INSPIRATION

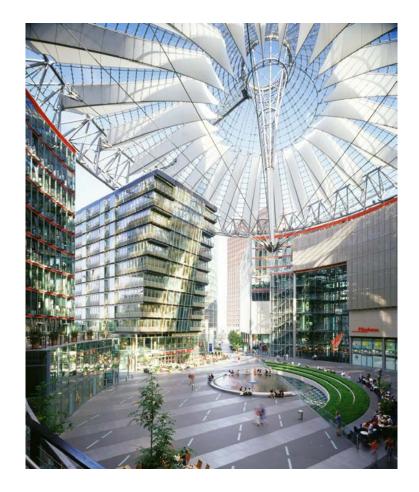


Rachael Dwork

TEAM MASTER PLAN: INSPIRATION



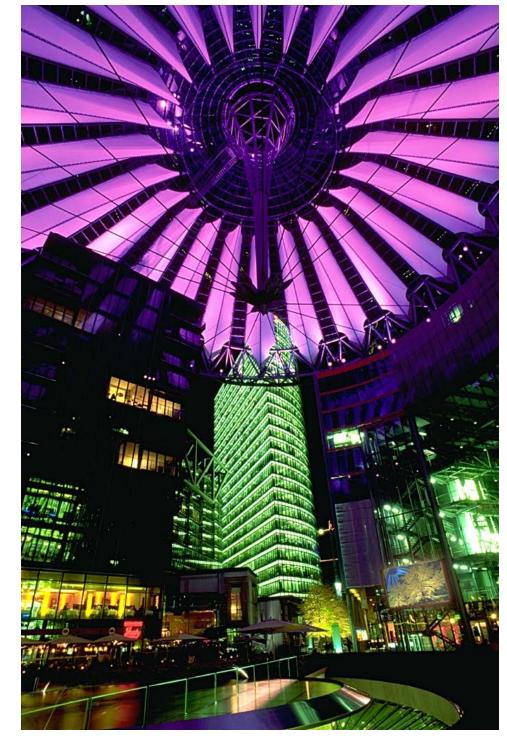
TEAM MASTER PLAN: INSPIRATION









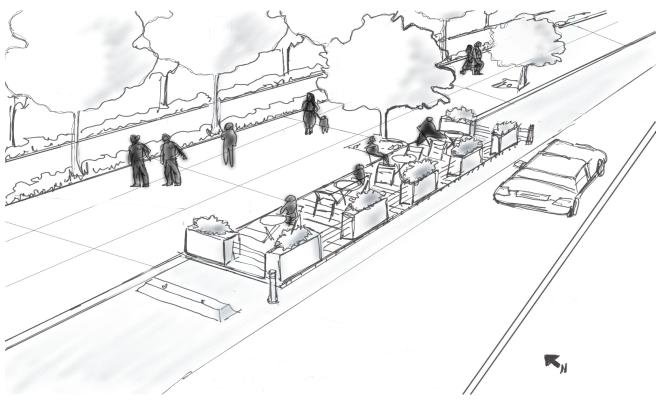


References:

- $1.\ https://www.archdaily.com/173305/flashback-sony-center-berlin-murphy-jahn/5015ecee 28ba0d 1598000214-flashback-sony-center-berlin-murphy-jahn-photo$
- 2. https://en.wikipedia.org/wiki/Potsdamer_Platz
 3. https://commons.wikimedia.org/wiki/File:Sony_Centre,_Berlin_(6111051211).jpg
- 4. https://www.welcome-to-berlin.com/de/entdecke-berlin/berlin-videos
- 5. https://en.wikipedia.org/wiki/Sony_Center

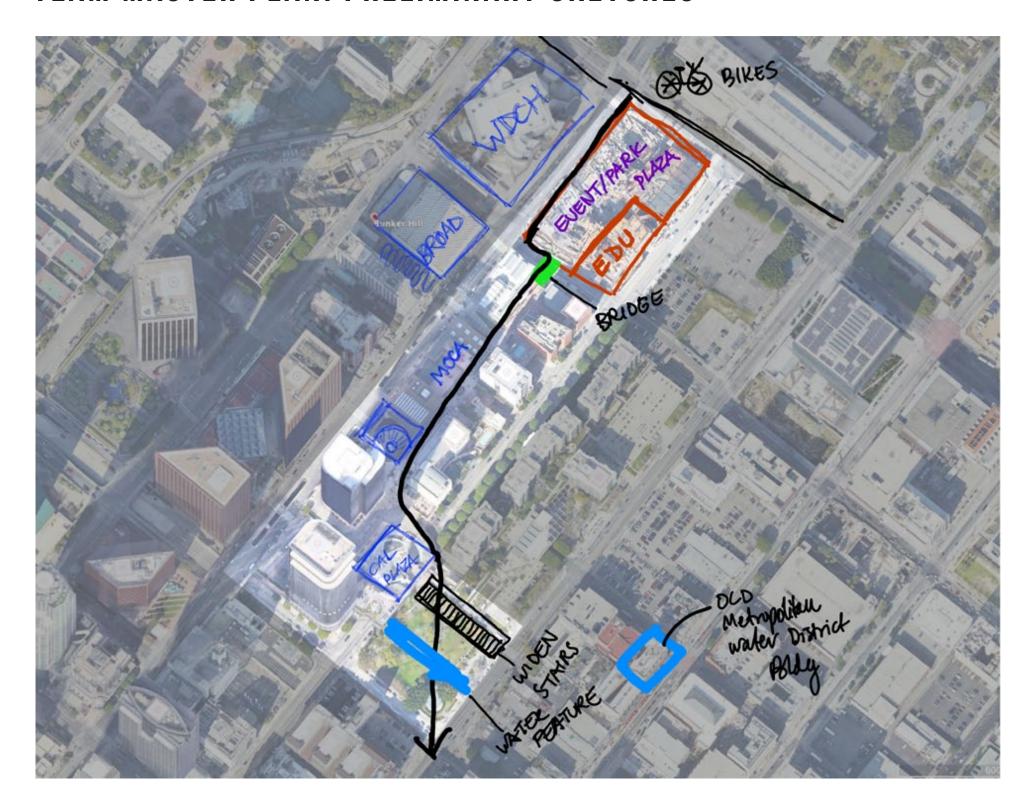
TEAM MASTER PLAN: SKETCHES





HILL ST. PARKLET AT ANGELS KNOLL

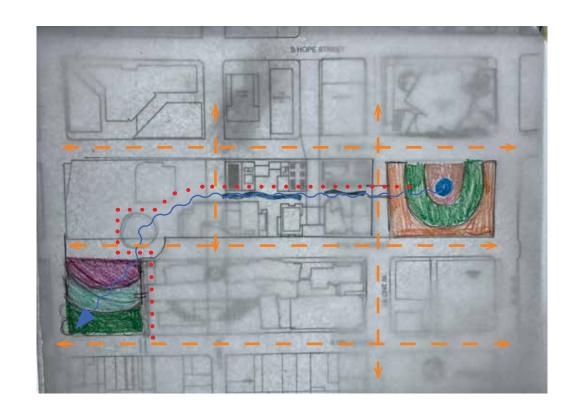
TEAM MASTER PLAN: PRELIMINARY SKETCHES



Notes/ILegend/Callouts

- Increase bicycle access & routes
- Improve pedestrian flow up and down hill at Angel's Knoll
- Consider view of old Metropolitan
 Water district Building
- Incorporate water features at all spaces in the site
- Pedestrian bridge connecting 2nd
 & Olive with the corridor space
- Event-oriented park at 2nd & Olive

TEAM MASTER PLAN: PRELIMINARY SKETCHES





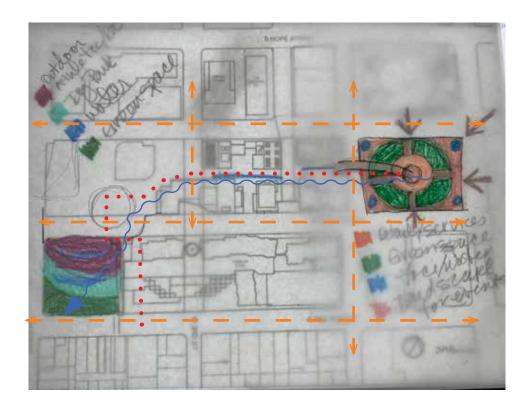




Pedestrian Circulation

Flow of Connecting Water Feature





TEAM MASTER PLAN: CONCEPT - VISTA ART PLAY



/Notes

- In this concept, I divided the site into 3 sections vista, art, and play. Each section could have programming to support themeing, but is overall unified by a multi-layer tree canopy.
- I see a great opportunity to connect the Walt Disney Concert Hall, MOCA, and Colburn School through interactive art and sculpture that stretches from the alley way over a foot bridge that connects to the lot at 2nd and Grand.
- The "Play" section could be a terraced park with interactive installations that relate to sound, music, or Disney.
- The "Art" section that contains most of the alley could be a sculpture garden that ties in music with contempory art. Kiosks could serve as in-fill development that serve food and beverages day or night.
- The "Vista" section evelops the California Plaza with Angel's Knoll and draws pedestrians from Grand Central Market for an opportunity to appreciate the LA skyline from the upper elevations.
- Blue lines denote potential bike path options
- Dotted line represents interior pedestrian circulation
- Green lines denote tree canopy

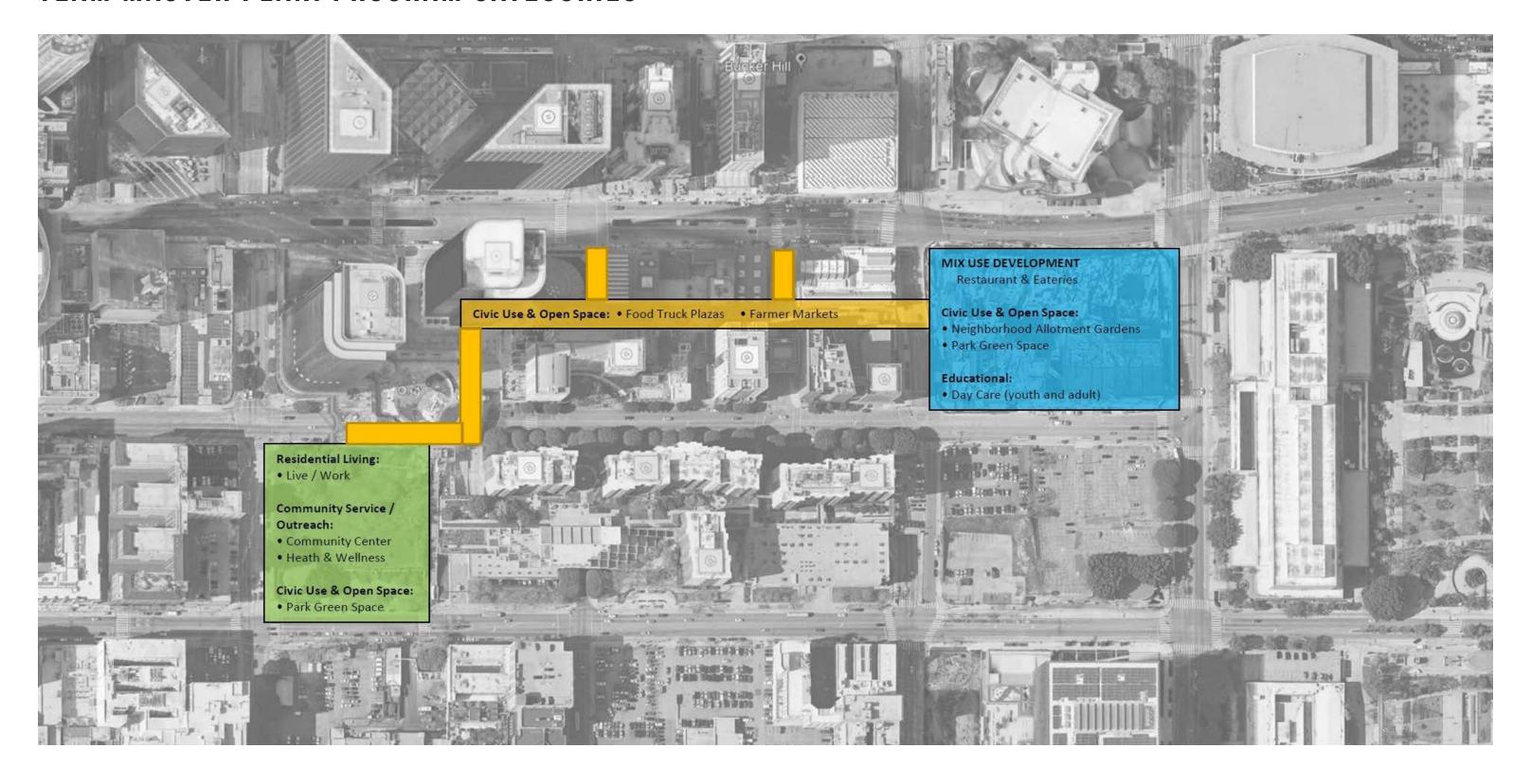
TEAM MASTER PLAN: CONCEPT - THE NUCLEUS



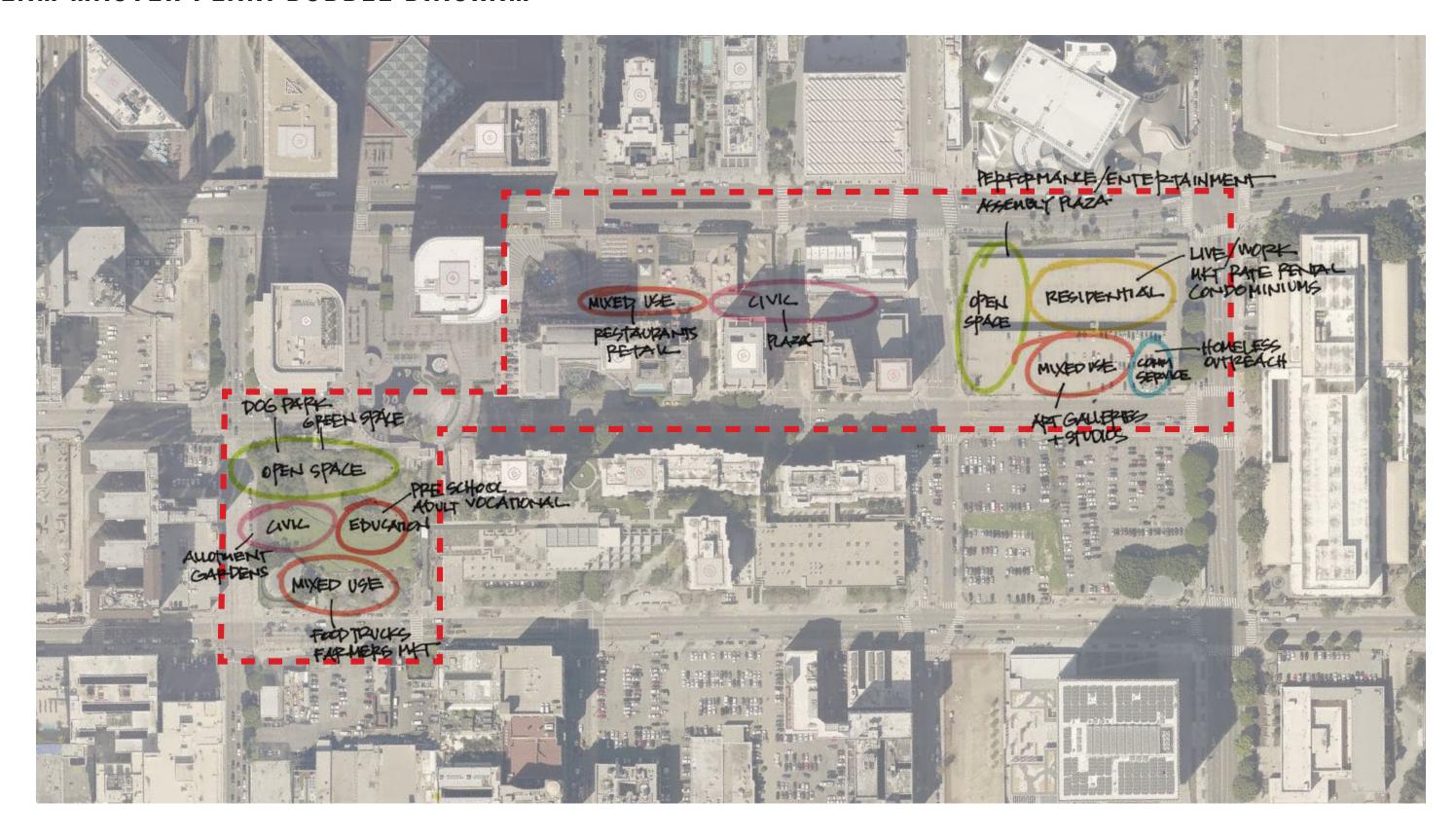
/Notes

- In this concept, I was inspired by the physical location of Bunker Hill and how the locality influences the thrououghfare and aestethic of downtown. I viewed the site itself as the nuclues to the atom which is downtown LA with a piece of the site serving as the proton, electron, and neutron.
- •The "Electron" of the site, or piece with portion with a negative charge would be a quieter, passive space that includes areas to relax and eat on Angels Knoll and the California Plaza. I see this area of the site being more active in the daytime until Grand Central Market closes at 9pm. After businesses close, the residents could use the park to appreciate the skyline or relieve their dogs.
- The "Neutron" of the site is the alleyway itself. This area is meant to serve as flexible space that absorbs both active and passive qualities of the space. By day local workers and tourists are enjoying the resturaunts and sunshine, while at night, they can enjoy pop up festivals or outdoor biergartens/lounges that activate what is now void.
- The "Proton" would encompass the lot at 2nd and Grand and pedestrianize Grand Ave from 3rd to 1st. This creates a front lawn to the Walt Disney Concert Hall and opens opportunities for street performances and commercial activity. The lot could be an flexible outdoor space used for events or nighttime destination with interactive scupture or furniture.

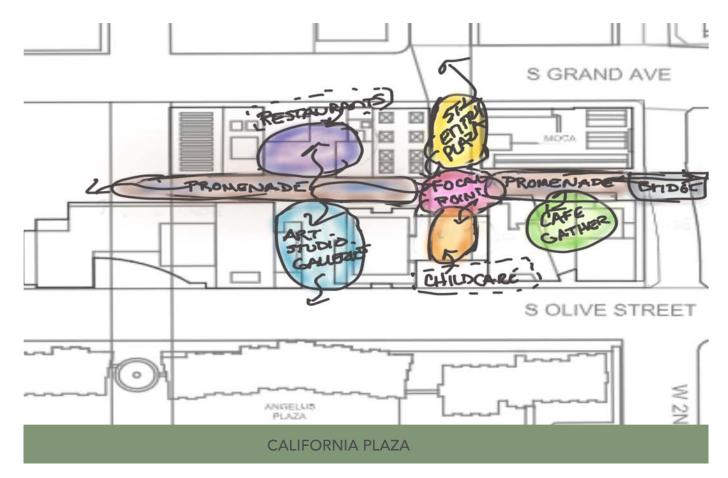
TEAM MASTER PLAN: PROGRAM CATEGORIES

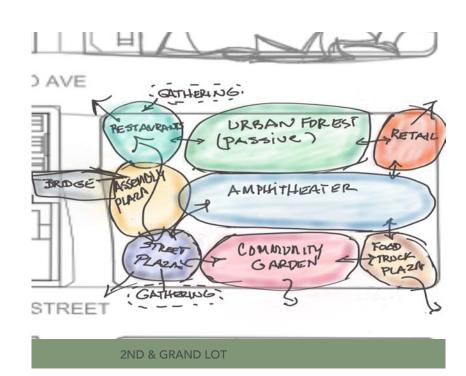


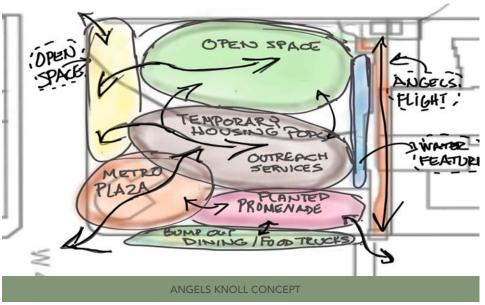
TEAM MASTER PLAN: BUBBLE DIAGRAM



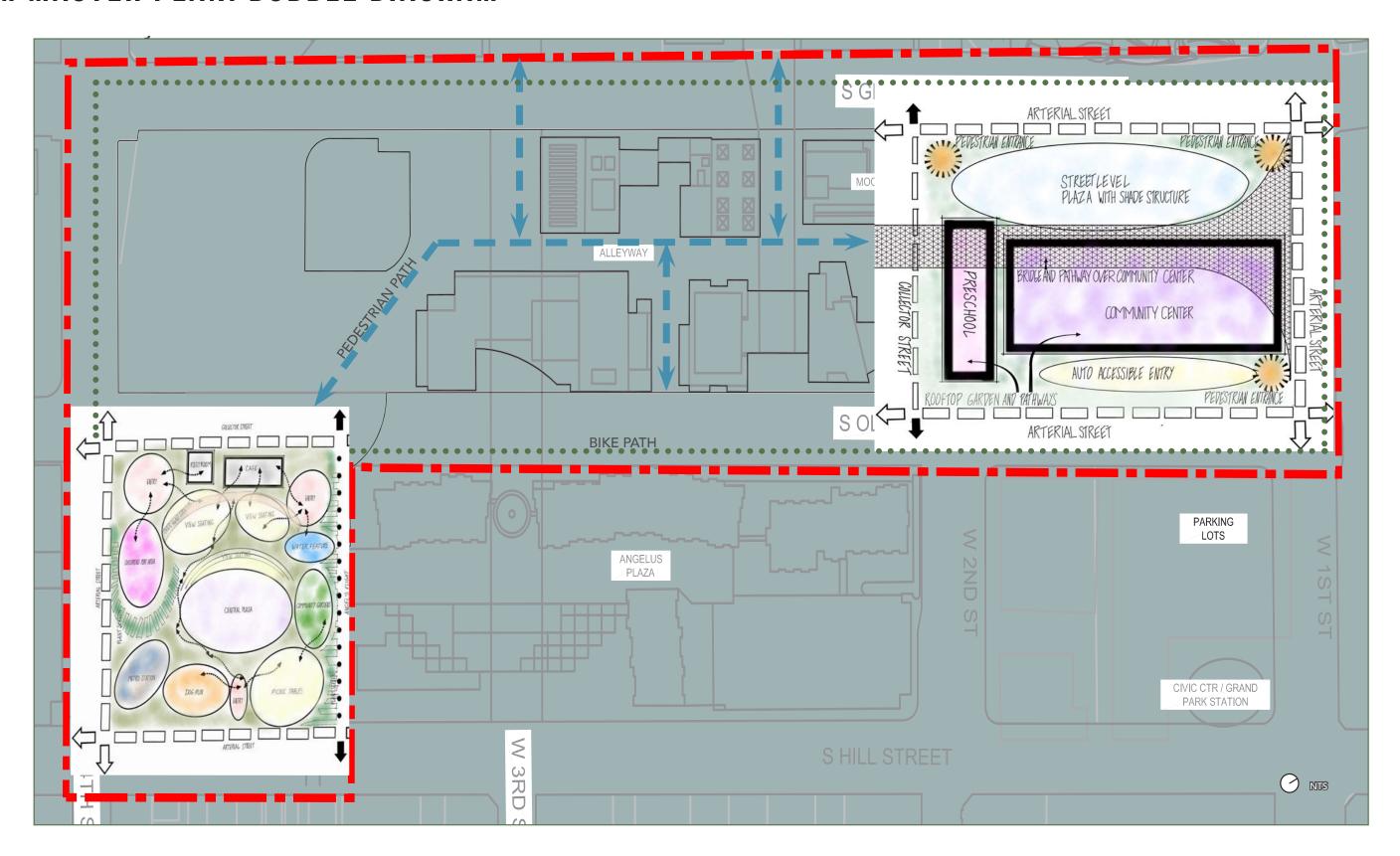
TEAM MASTER PLAN: BUBBLE DIAGRAM



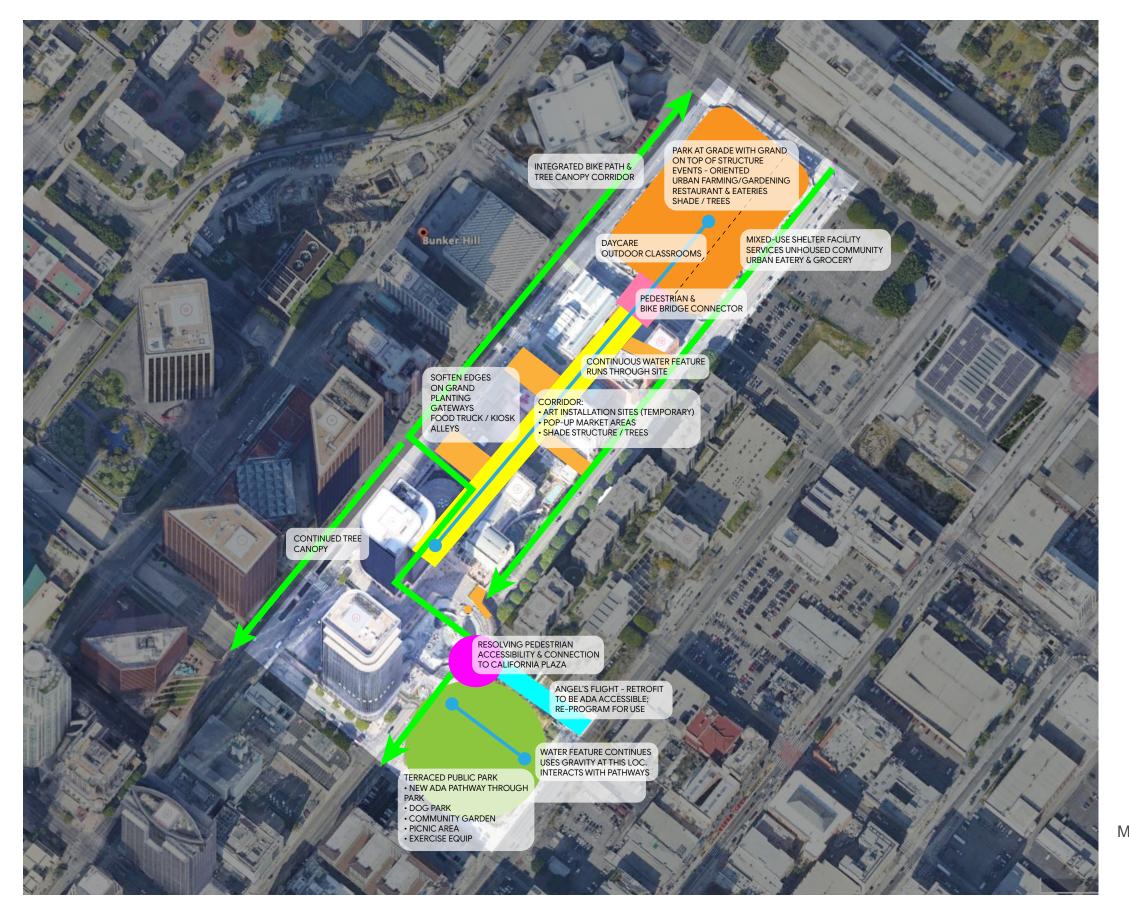




TEAM MASTER PLAN: BUBBLE DIAGRAM



TEAM MASTER PLAN: DRAFT



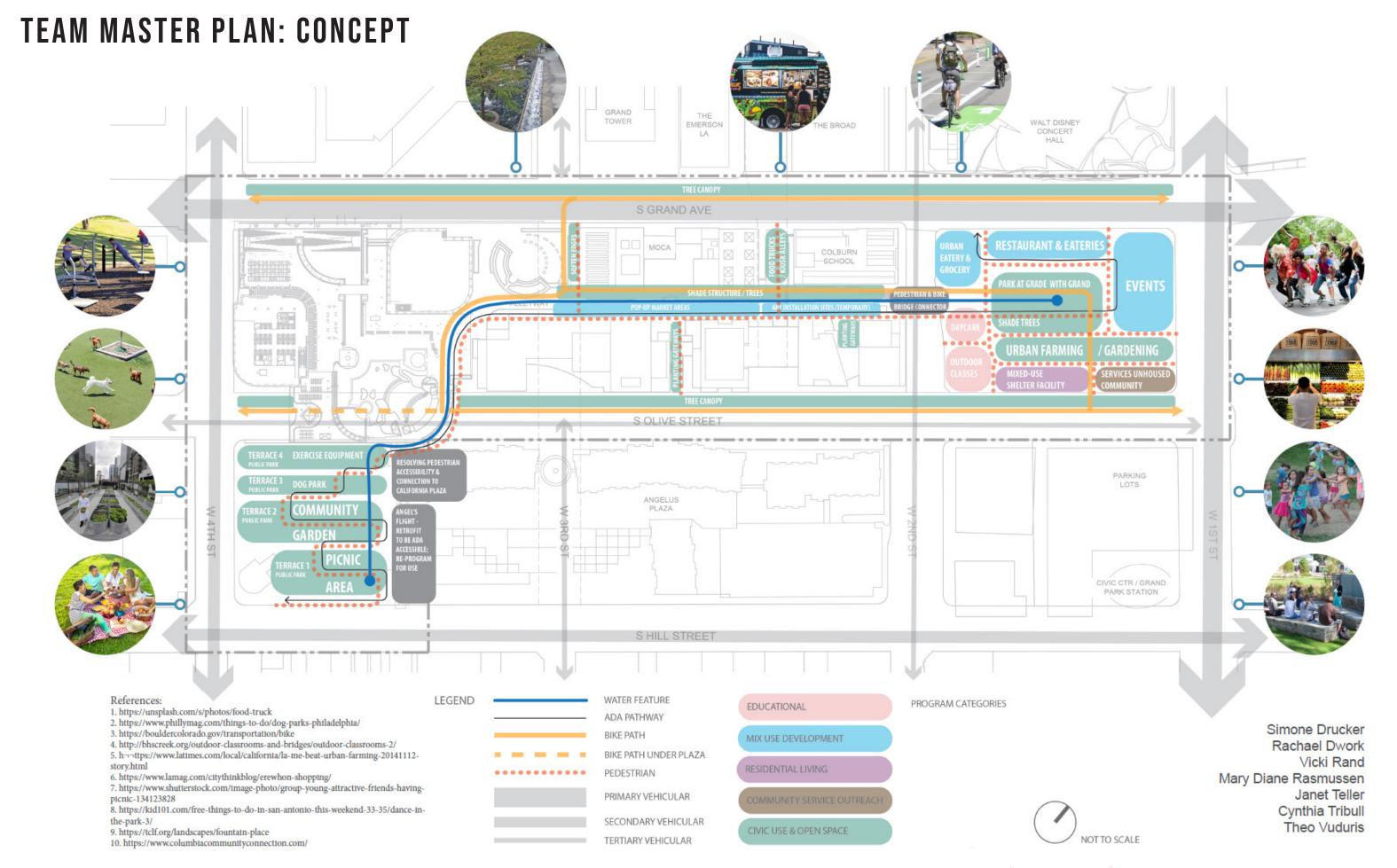
Simone Drucker Rachael Dwork Vicki Rand Mary Diane Rasmussen Janet Teller Cynthia Tribull Theo Vuduris

TEAM MASTER PLAN: DRAFT

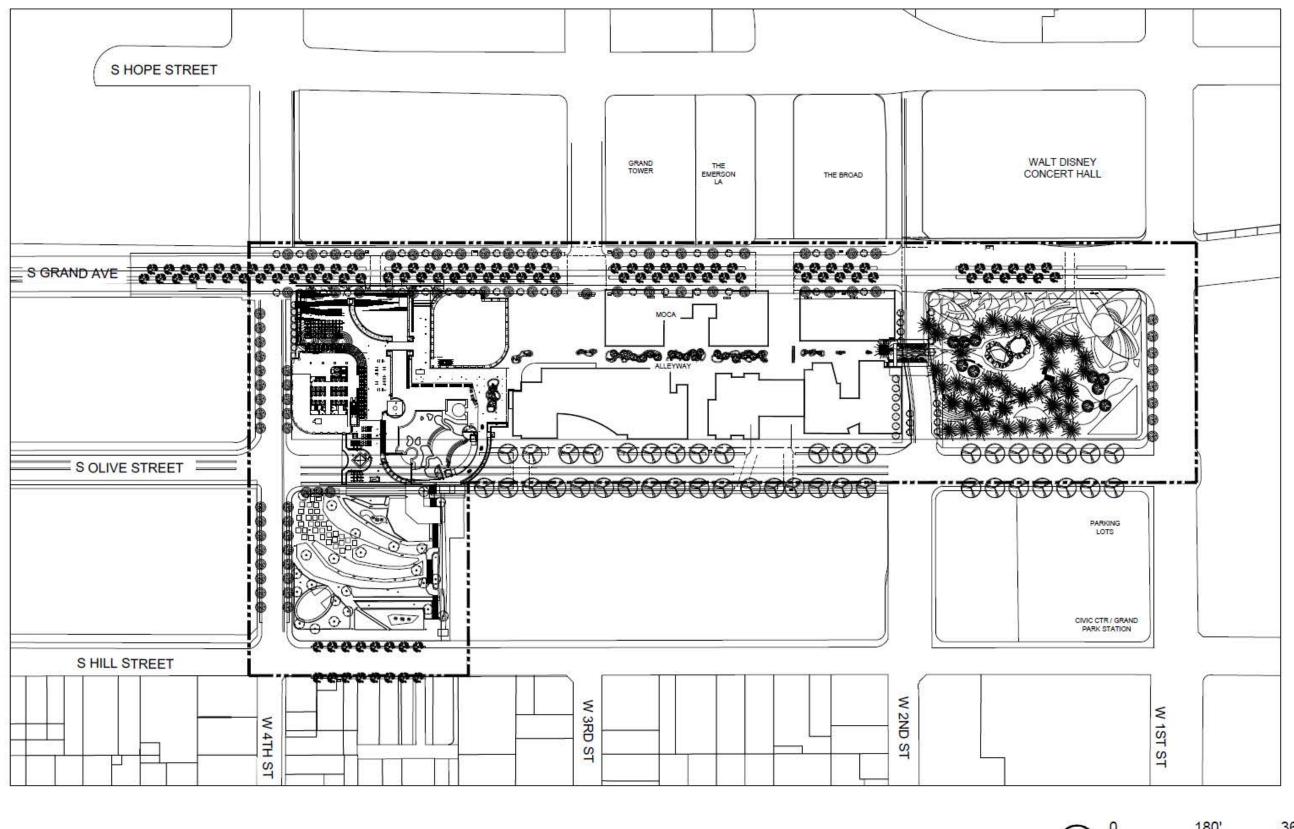


Rachael Dwork Vicki Rand Mary Diane Rasmussen Janet Teller Cynthia Tribull Theo Vuduris

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TEAM MASTER PLAN: SITE PLAN



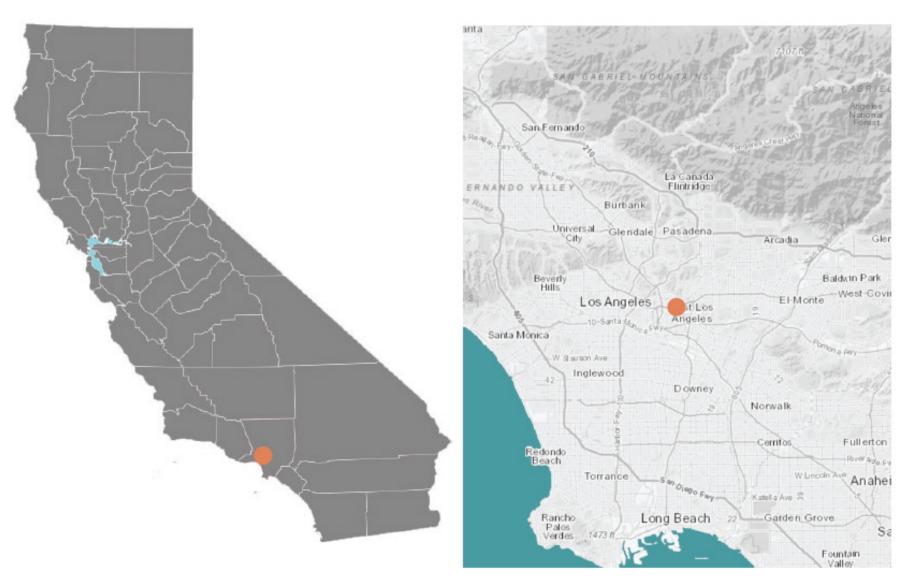
TEAM MASTER PLAN: SITE PLAN

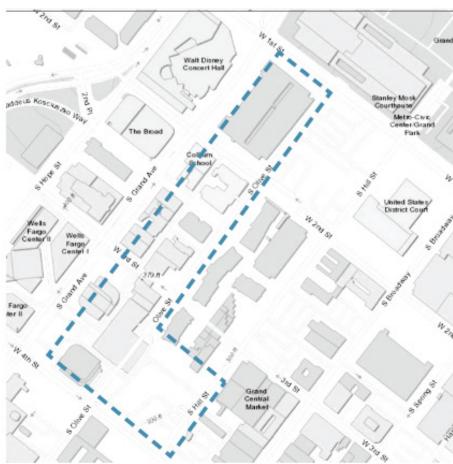




Cover page from Class Site Analysis Book

LOCATION





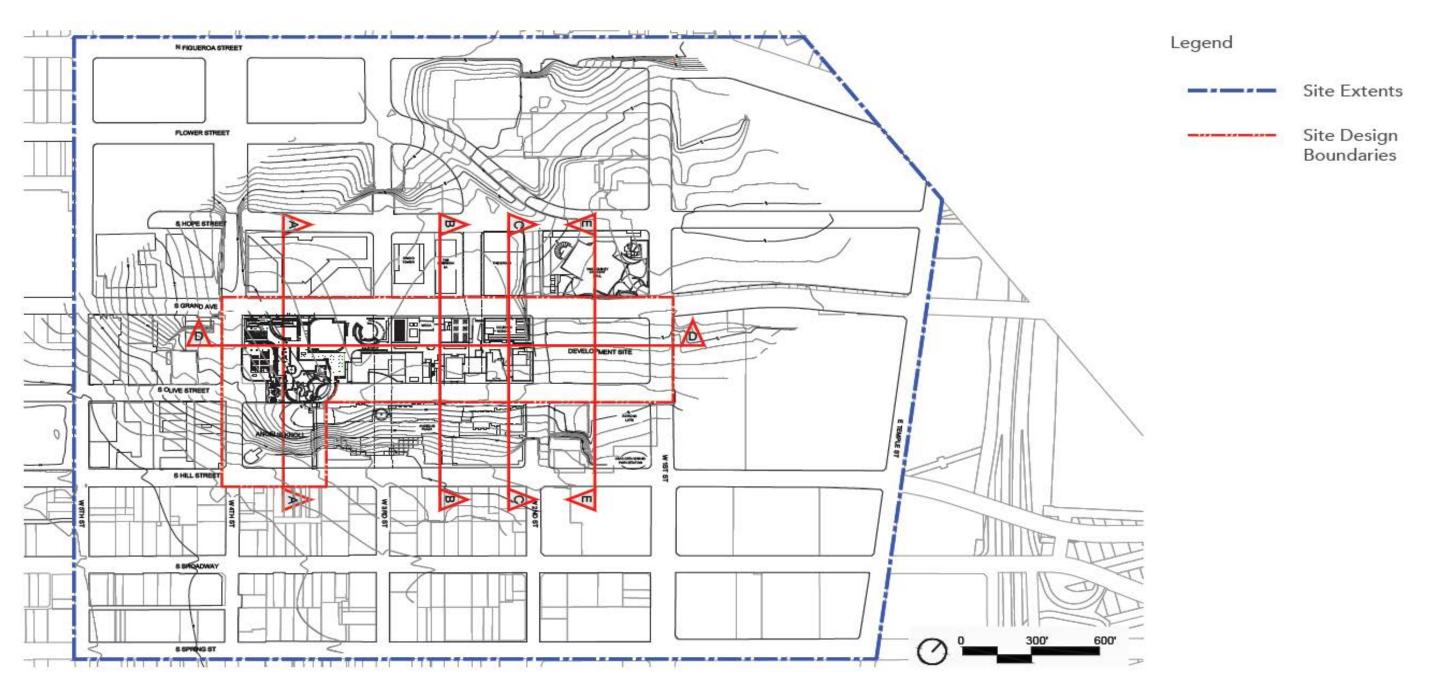
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LD 7: ADVANCED DESIGN STUDIO ANALYSIS BOOK

TABLE OF CONTENTS

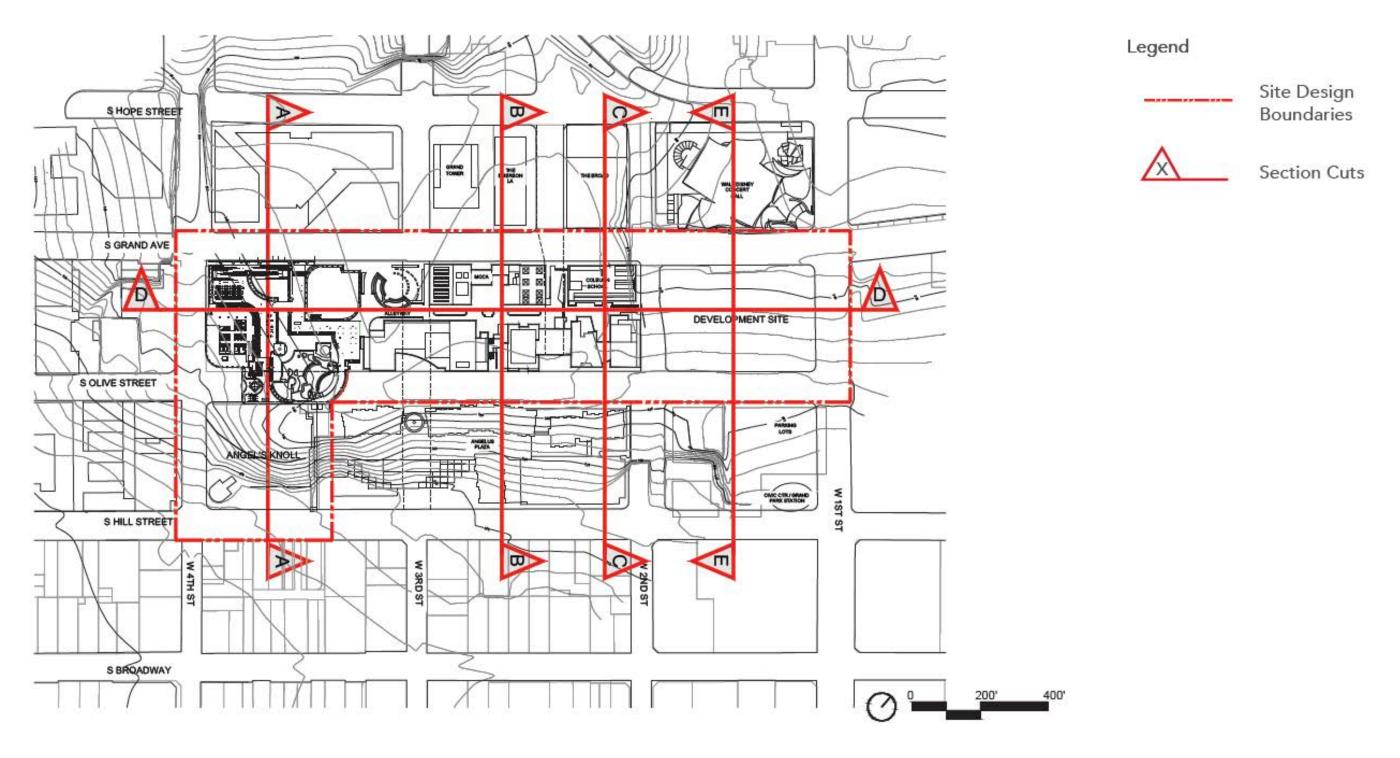


SITE PLAN: STUDY BOUNDARIES

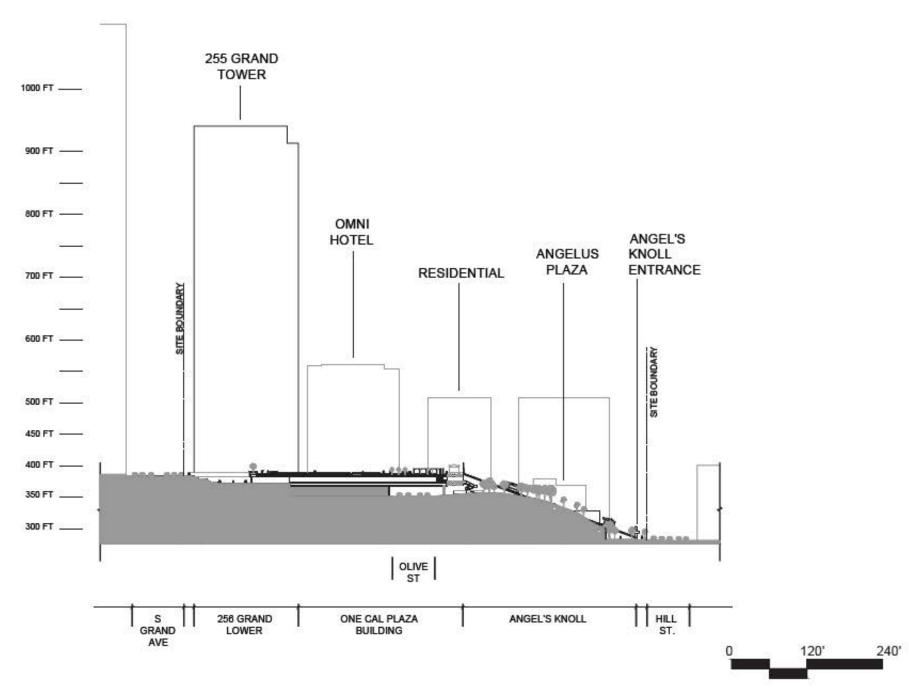


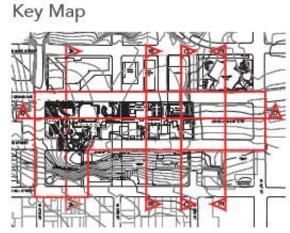
Nathalia Gouveia

SITE PLAN: LIMIT OF WORK

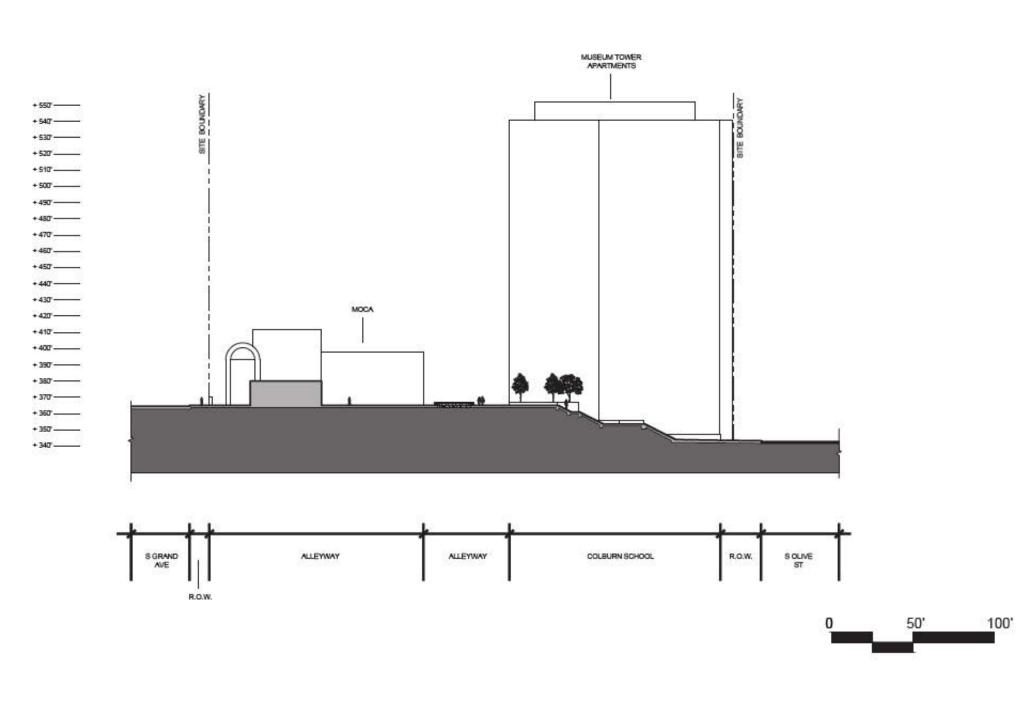


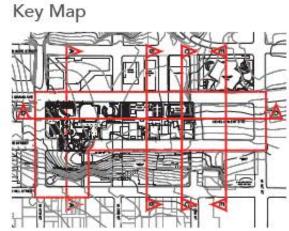
SECTION/ELEVATION AA



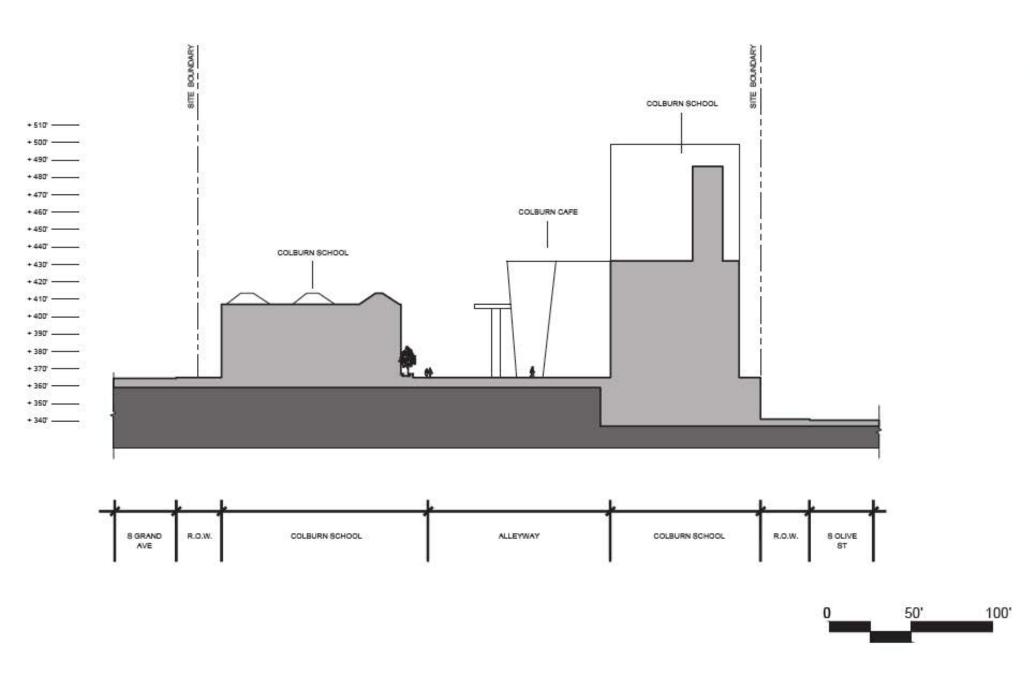


SECTION ELEVATION BB



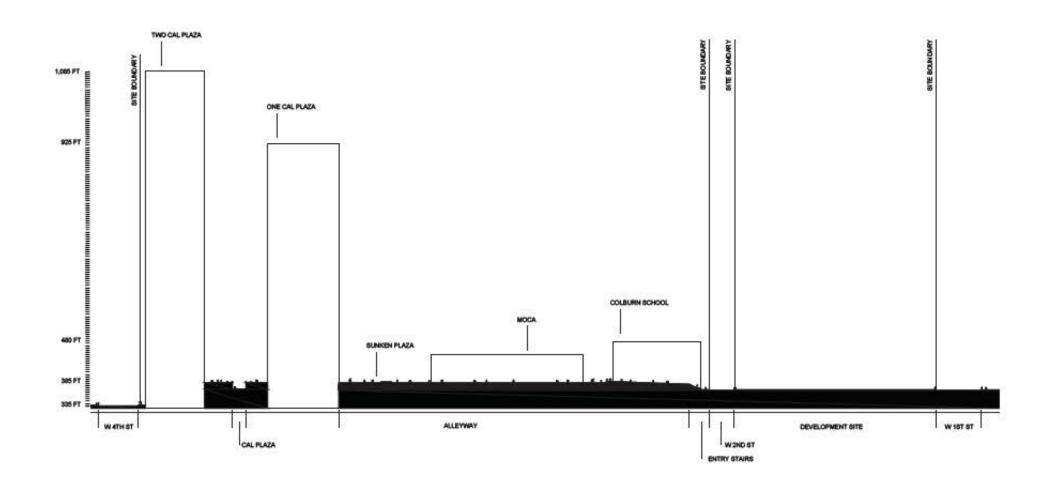


SECTION ELEVATION CC





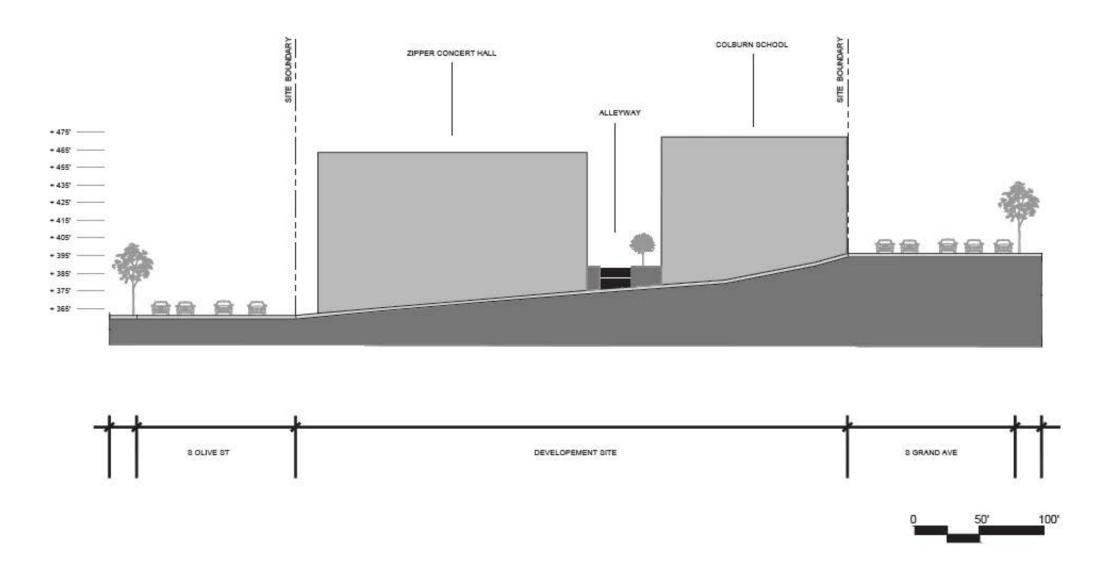
SECTION ELEVATION DD

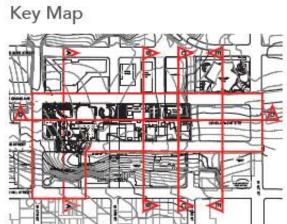


Key Map



SECTION ELEVATION EE





SKETCHUP VIEW 1 PLAN VIEW

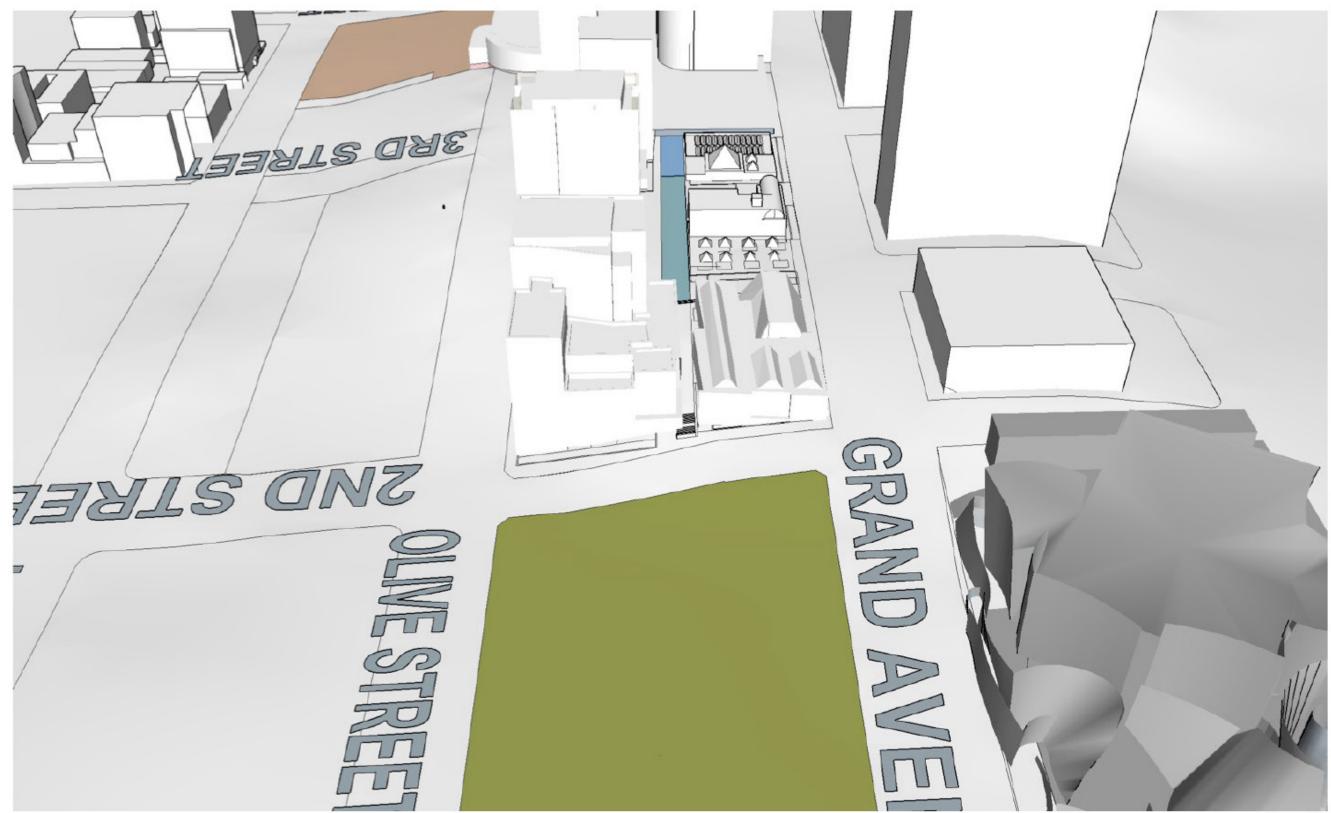


Theo, Thomas, Nathalia

SKETCHUP VIEW 2

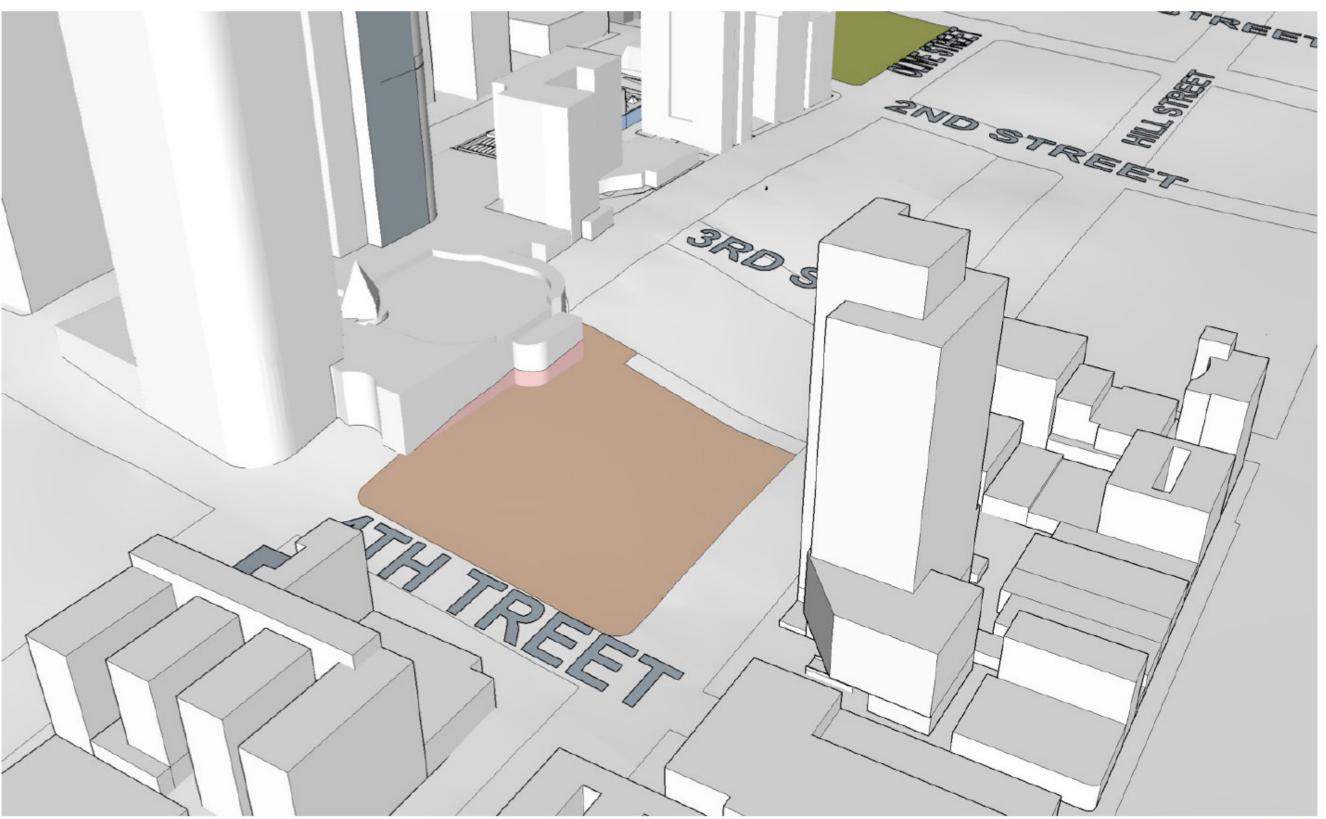


SKETCHUP VIEW 3

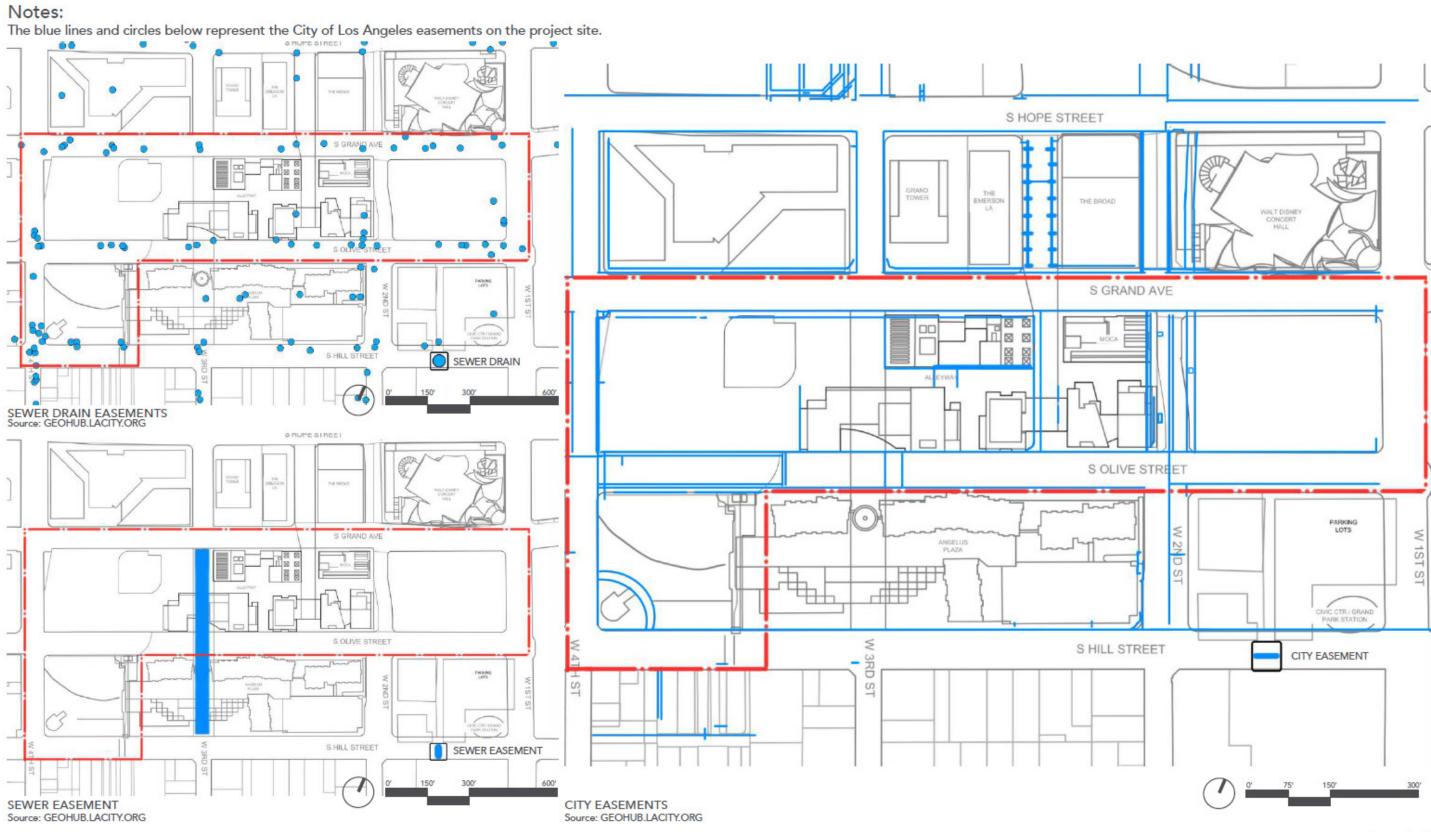


Theo, Thomas, Nathalia

SKETCHUP VIEW 4

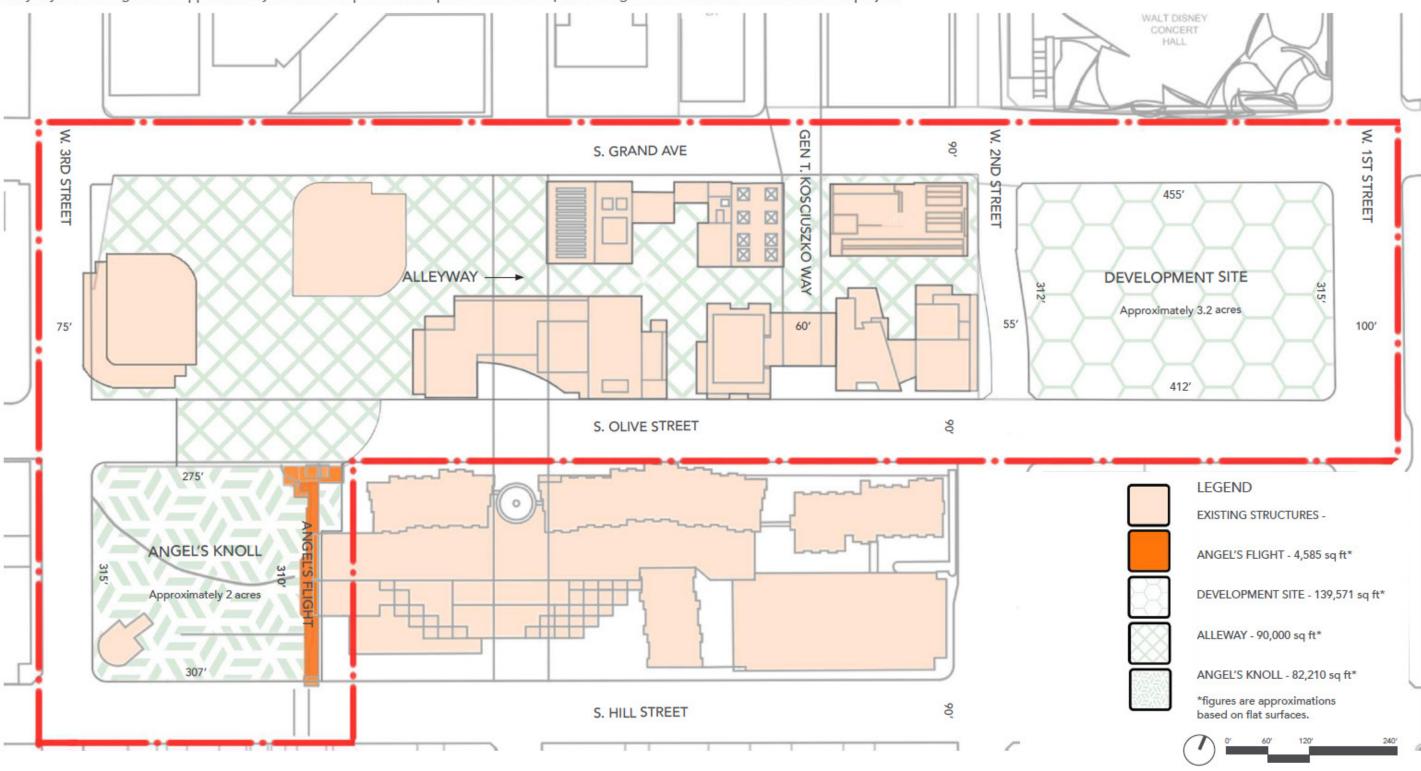


ANALYSIS: Easements



ANALYSIS: Street Width, Acreage and Total SF Area

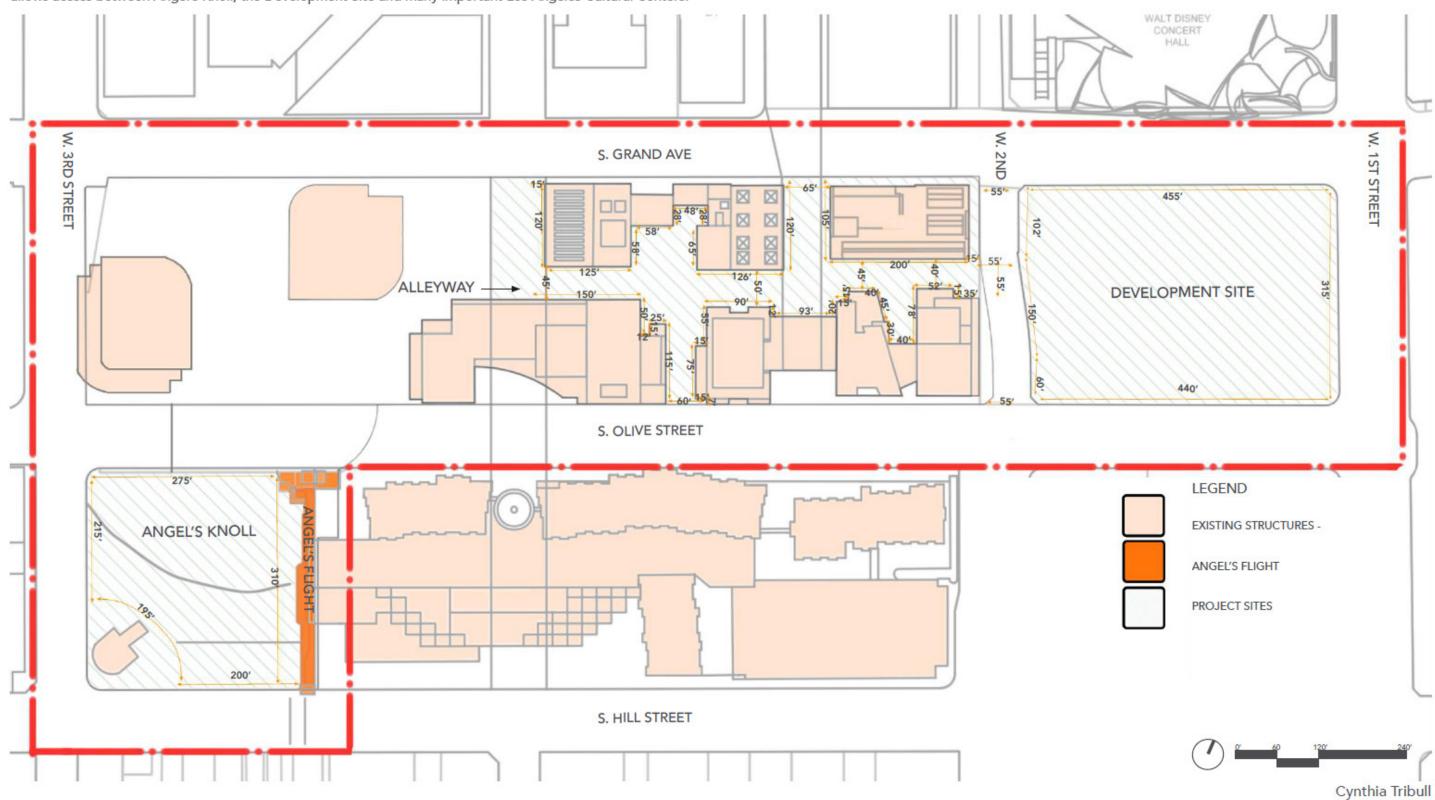
Notes: Streets around the project site are located below and above ground. The streets range from 55' to 100' wide. There are two large sites on the project. Angel's Knoll is located next to Angel's Flight and is approximetly 2 acres and the Development Site is approximately 1.2 acres. The alleyway to be designed has approximately 4.5 acres of space. This map also shows the square footage for the elements of this downtown project.



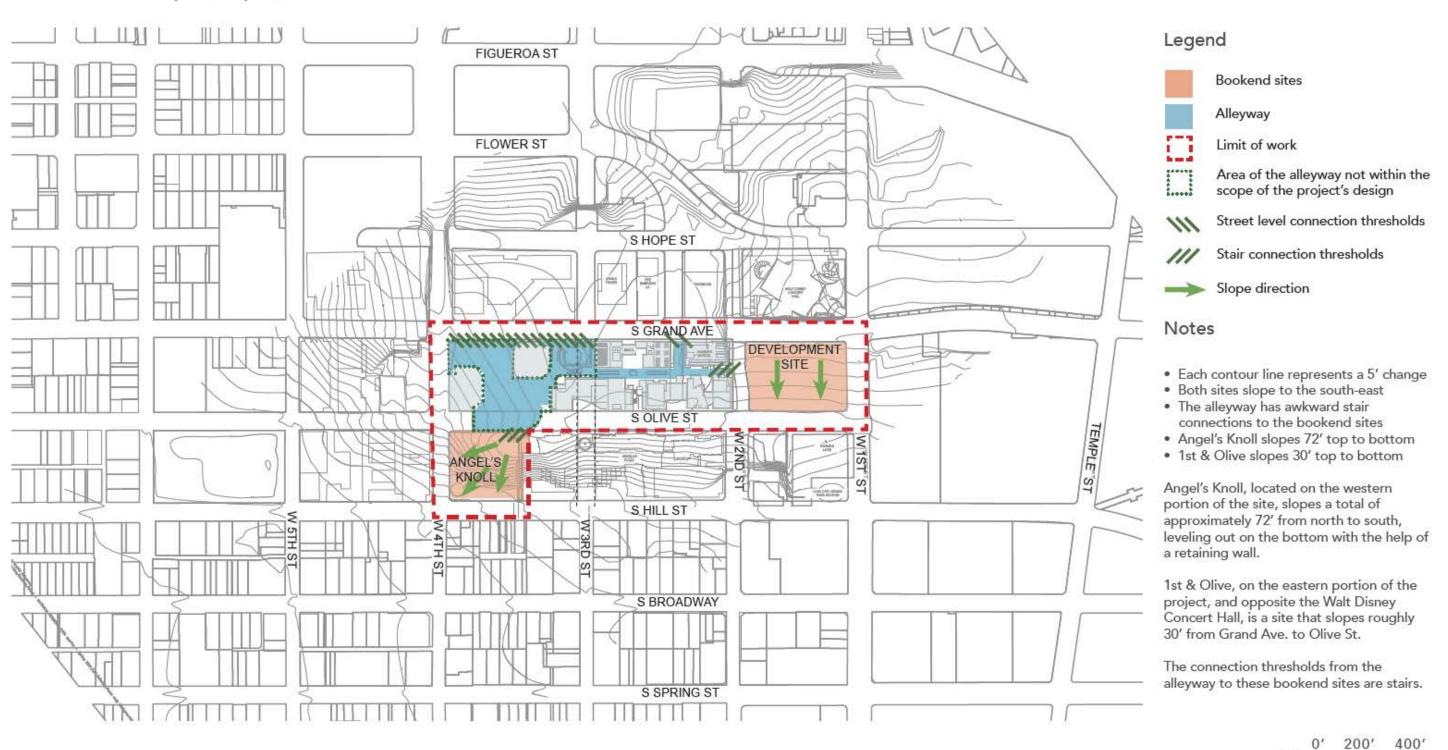
ANALYSIS: Dimensions

Notes:

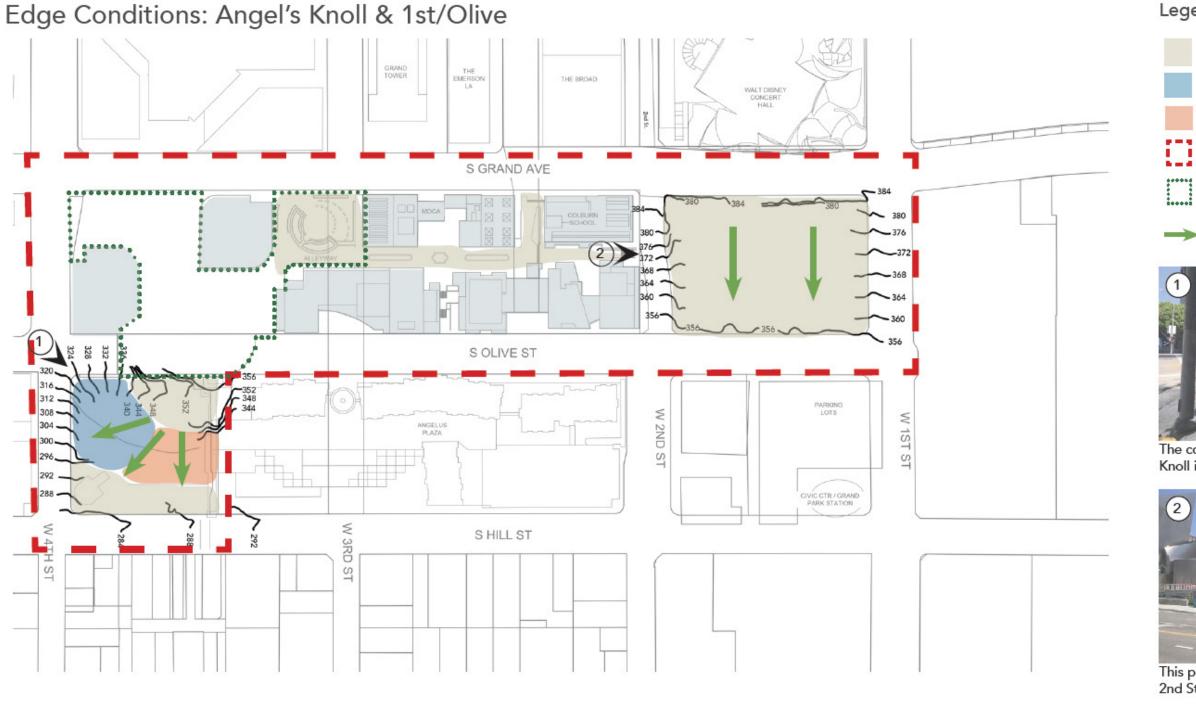
The alleyway links the two sites. It is approximately 1.2 acres and has 5 points of access for entry. This walkway allows access between Angel's Knoll, the Development Site and many important Los Angeles Cultural Centers.



ANALYSIS: Topography



ANALYSIS: Topography



Legend



Moderate overall slope: 10 - 25 %



Limit of work

Area of the alleyway not within the scope of the project's design

Slope direction



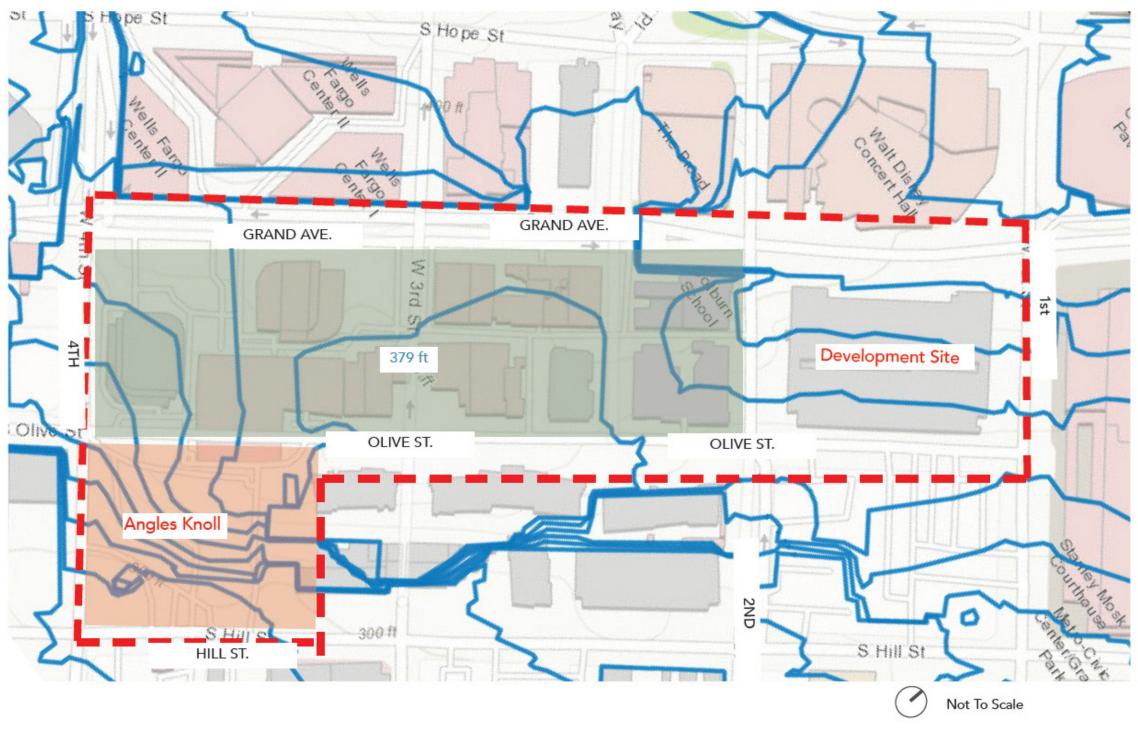
The corner of Olive & 4th St. at Angel's Knoll is "moderately" sloped.



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



ANALYSIS: Slope



Area 1

Distance between Hill to Olive: 380.00' Highest point: Hill @ 350.00' Lowest point: Olive @ 280.00'

70/380 = 18% Grade

Area 2

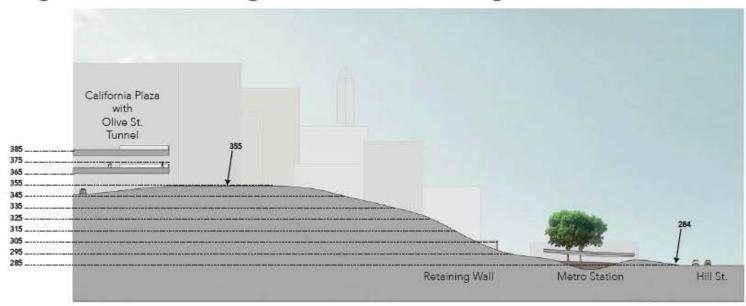


Distance between 4th to 2nd: 1,330.00' Highest point: 2nd @ 360.00' Lowest point: 4th @ 340.00'

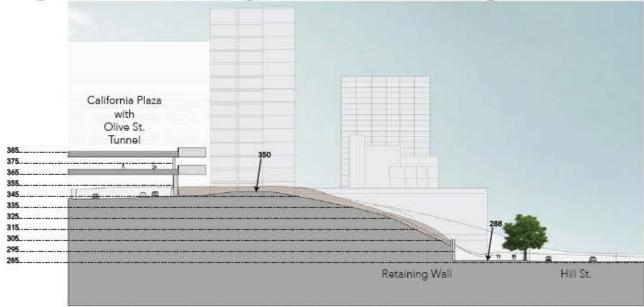
20/1,330 = 1.5% Grade

ANALYSIS: Topography

Angel's Knoll: Existing Section AA, Looking East



Angel's Knoll: Existing Section BB, Looking Northeast

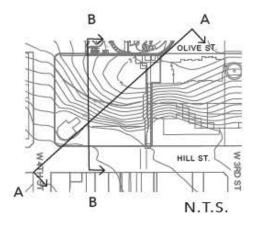


Notes

- · Slopes approximately 72' diagonally
- An approximately 18' retaining wall exists near Hill St.
- The central alleyway lacks a strong connection to the site
- The first level of Cal Plaza is approx.
 16.5' above the top of Angel's Knoll

This heavily sloped site has a grade change of approximately 72' from its top at Olive St. and to its bottom, at Hill St. A portion of the site has a retaining wall, creating a flatter surface near Hill St.

A metro station also exists at the lower corner, where Hill St. and 4th St. meet, as shown in diagonal Section AA.





ANALYSIS: Topography

1st/Olive Site: Existing Section AA, Looking Northeast



1st/Olive Site: Existing Section BB, Looking Northwest

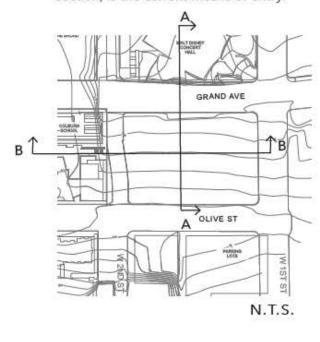


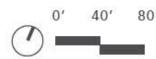
Notes

- Slopes approximately 30' from Grand Ave. to Olive St.
- A staircase to the alleyway is located across 2nd St., approximately 12' higher than the Development Site edge at 2nd St.

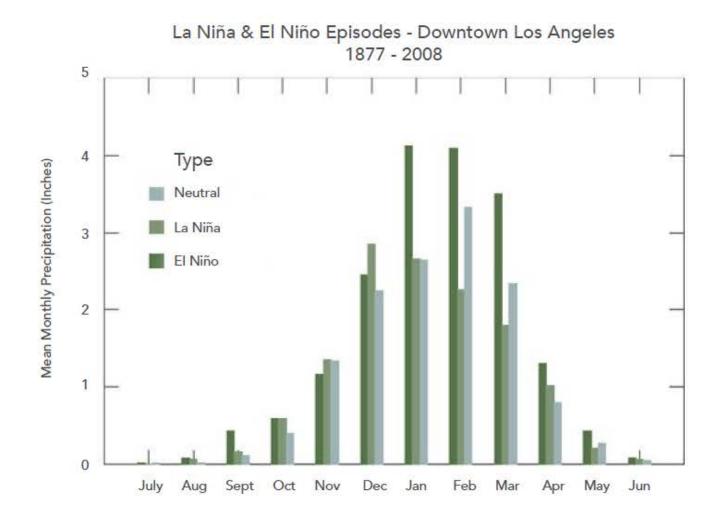
Potential views of the adjacent cultural buildings are even more apparent through a section analysis.

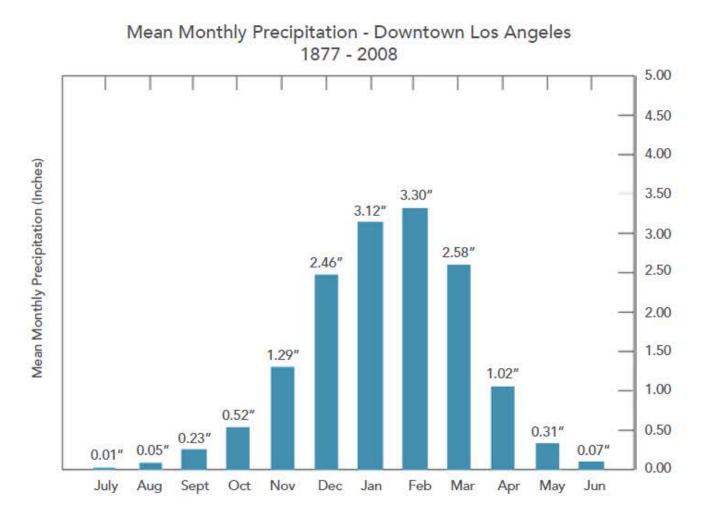
A strong connection to the central alleyway is lacking, as evidenced by Section BB. A staircase (shown on the left side of the section) is the current means of entry.



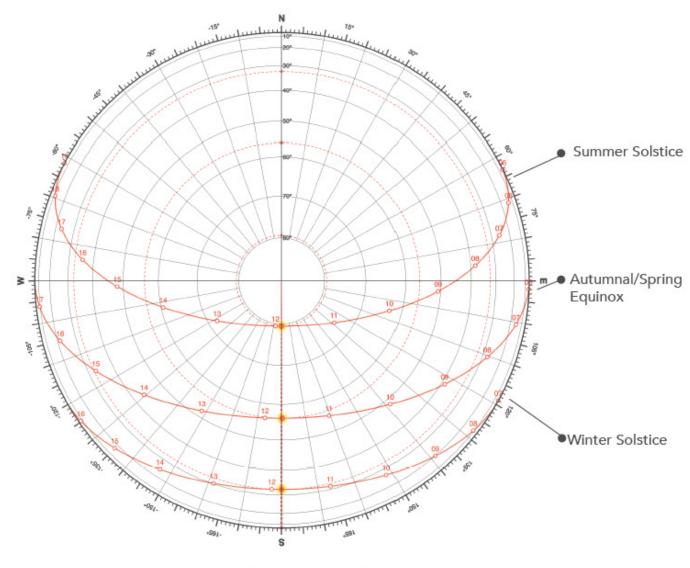


ANALYSIS: Precipitation

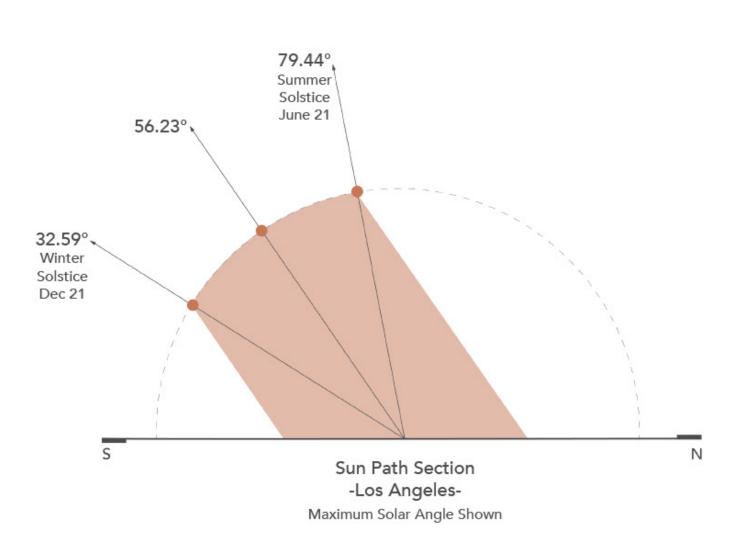




ANALYSIS: Sun Path



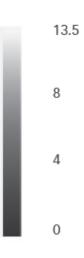
Sun Path Diagram - Plan -Los Angeles-



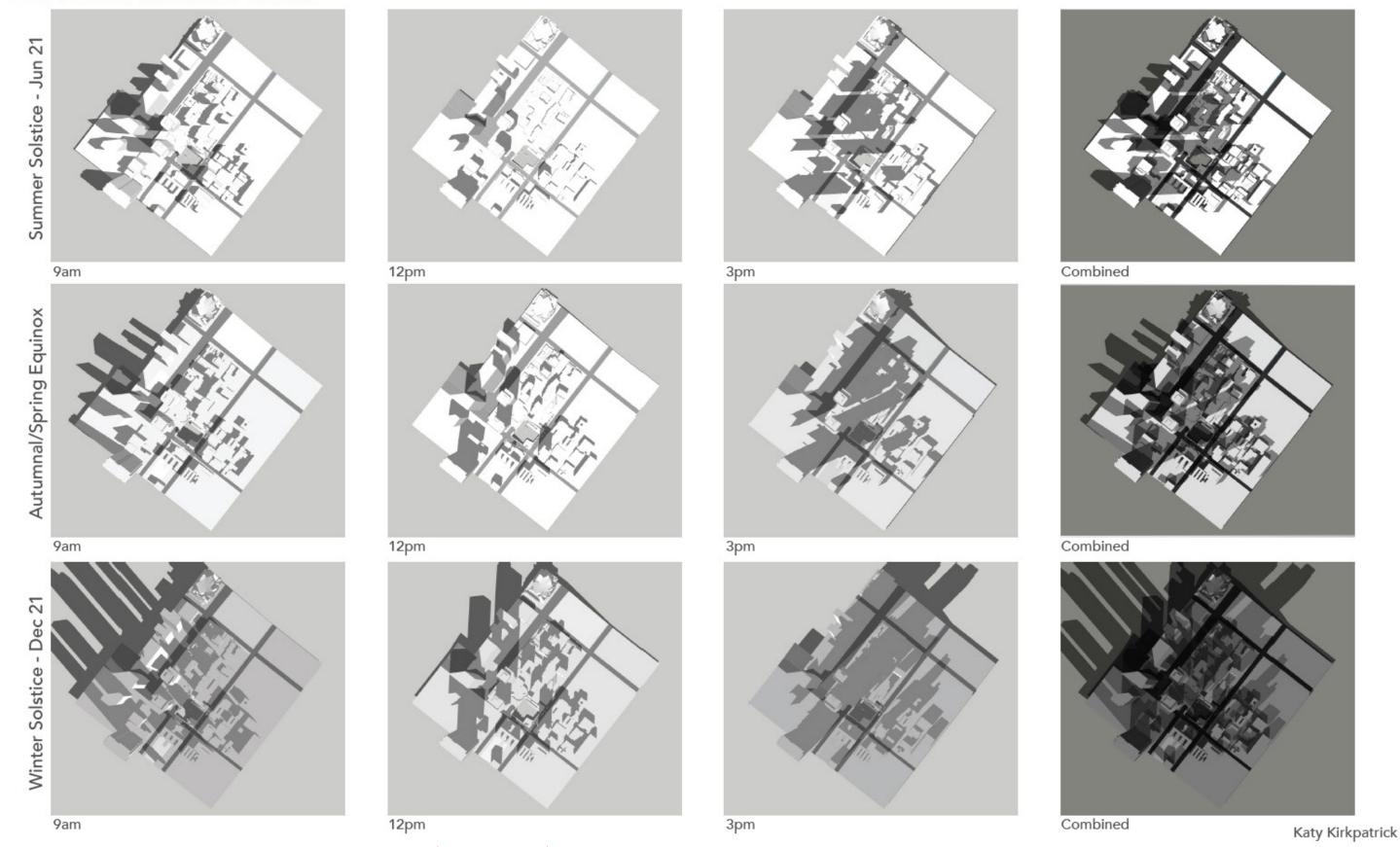
ANALYSIS: Shade



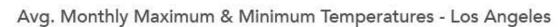
Legend Hours of Daylight

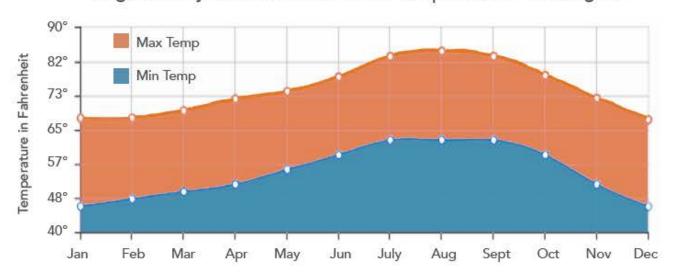


ANALYSIS: Seasonal Shade

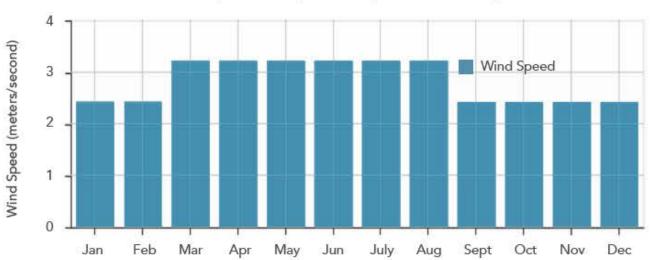


ANALYSIS: Climate



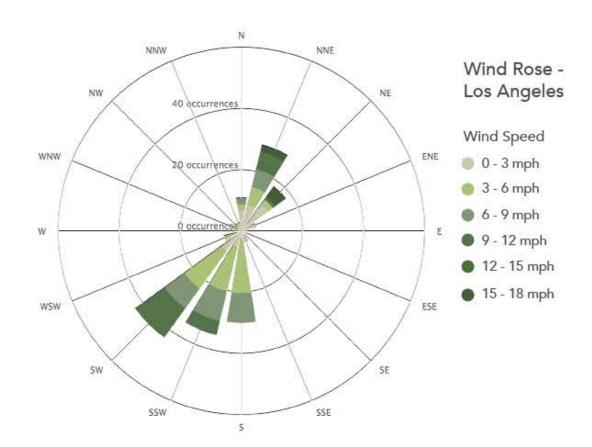


Average Monthly Wind Speed - Los Angeles



Average Monthly Relative Humidity - Los Angeles





Katy Kirkpatrick

ANALYSIS: Coverage



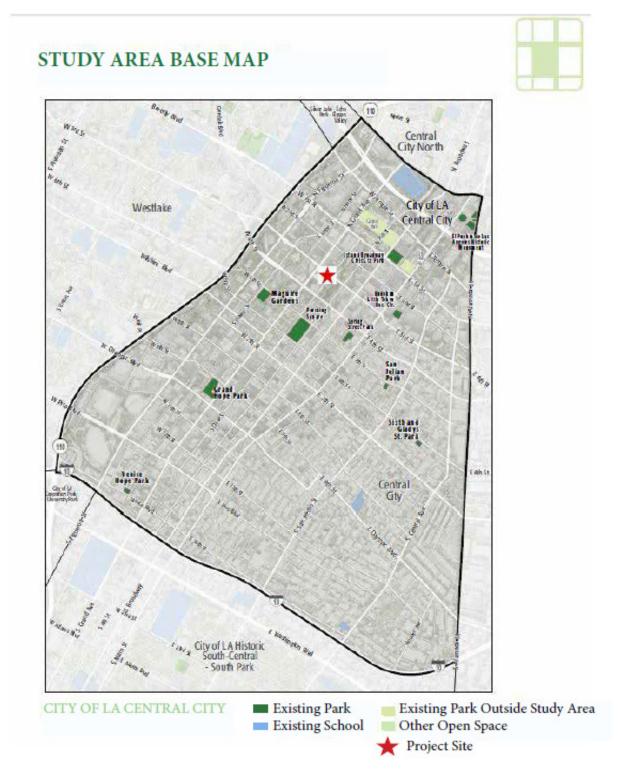
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ANALYSIS: Zoning



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ANALYSIS: Open Greenspace





PARK PRESSURE

Spring Street Park (0.81 Acres)

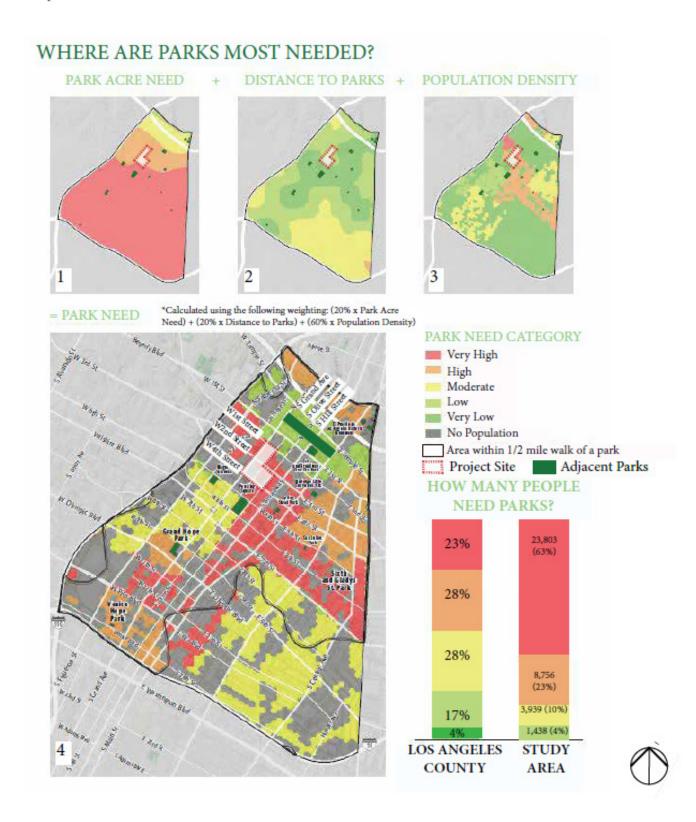
0.74 park acres per 1,000

How much park land is available to residents in the area around each park?

Budokan Little Tokyo Recreation Center (0.79 Acres) 1st and Broadway Civic Center Park (1.96 Acres) 0.81 park acres per 1,000 0.35 park acres per 1,000 El Pueblo de Los Angeles Historio Grand Hope Park (2.31 Acres) 0.3 park acres per 1,000 Monument (2.03 Acres) 0.33 park acres per 1,000 Pershing Square (4.44 Acres) Maguire Gardens (1.64 Acres) 1.08 park acres per 1,000 0.4 park acres per 1,000 Sixth and Gladys St. Park (0.34 Acres) San Julian Park (0.29 Acres) 0.06 park acres per 1,000 0.37 park acres per 1,000

Venice Hope Park (0.36 Acres) 0.1 park acres per 1,000

ANALYSIS: Open Greenspace



Observations:

- 1 The site is located in the orange showing a HIGH need for Park Acerage
- 2 The site is located in the light green showing a LOW need for Distance to Parks. To the North/Northwest of the site, the area is considered to have a Very Low Park Need, most likely due to Grand Park located in the Civic Center between S Grand Avenue and N Spring Street. To the Southeast, it is considered to be in the Moderate Park Need Category, probably due to Maquire Gardens, Pershing Square and Grand Hope Park.
- 3 The site is located in the orange showing a HIGH Population Density
- 4 The site location is in the red shaded area for Los Angeles County in the Very High PARK NEED CATEGORY

All information on this page comes from: https://navigatela.lacity.org/

ANALYSIS: Open Greenspace

AMENITY QUANTITES AND CONDITIONS

	Condition	General Infrastructure Condition	Open Lawn/Turf Area	Amenities																
Park Name				Tennis Courts	Basketball Courts	Baseball Courts	Soccer Fields	Multipurpose Fields	Fitness Zones	Skate Parks	Picnic Shelters	Playgrounds	Swimming Pools	SplashPads	Dog Parks	Symnastics	Community Rec Centers	Senior Centers	Restrooms	Total
1st and Broadway Civic Center Park	Good							7. 10								Ť				0
	Fair		N S	-	1			5	- 3							0.78			13.7	0
	Poor			-			\vdash		-	-					-					0
Budokan Little Tokyo Recreation Center	Good				3 8			1 8						0 1			4 9			0
	Fair									П					\vdash		1			1
	Podr		*					3 8	- 3							9 3				0
El Pueblo de Los Angeles Historic Monument	Good																			0
	Pate		// -						- 5											0
	Poor		_	-											\vdash					0
Grand Hope Park	Good														$\overline{}$	U B			1	0
	Fair					_	-		1.			- 19			\vdash		-			2
	Poor							7 1	- 3					<u> </u>		5 B			6 - 8	0
Magutre Gardens	Good			\top						$\overline{}$					$\overline{}$		$\overline{}$			0
	Fair					- 8		E 12	- 3				2	13		8-18				0
	Poor			-			\vdash			$\overline{}$		$\overline{}$			-					0
Pershing Square	Good				10	- 2		10	- 3		8 0	20	5	81 8		61 13			0	2
	Fair						\vdash			$\overline{}$					-		1			1
	Poor				-			- 3			3-1			9		-10				0
San Jultan Park	Good		1					8 3	3		1			5 3		2.8	3	1	0.0	0
	Fair							0.00	3											0
	Poor			ì		- 8		7	100		2					5-73	2		8 8	2
Sixth and Gladys St. Park	Good								1		1.	ti				y	[], j			2
	Fair				1				10					8 8		8 8	0.0		× ×	2
	Poor								J											0
Spring Street Park	Good		2 -			2			31-3			-11		4 3		3 13	3 3	Š.	8 8	1
	Futr																J			0
	Poor		1			2 3		2 1	3 8					100					0	0
Venice Hope Park	Good																			0
	Fair		9 1			8 8		9 8				1		4		3 (8	0.0	-	3	1
	Poor																			0
Totals:	8 -	Good		0	0	0	0	0	0	0	1	4	0	0	. 0	0	0	0.	0	5
		Fatr		0	1	0	0	0	2	0	.0	2	0	0	0	0	2	0	0	7
	8	Poor		0	0	0	0	0	0	Û	2	0	0	0	.0	0	0	0	0	2

AMENITY CONDITIONS SUMMARY



Recreation Center











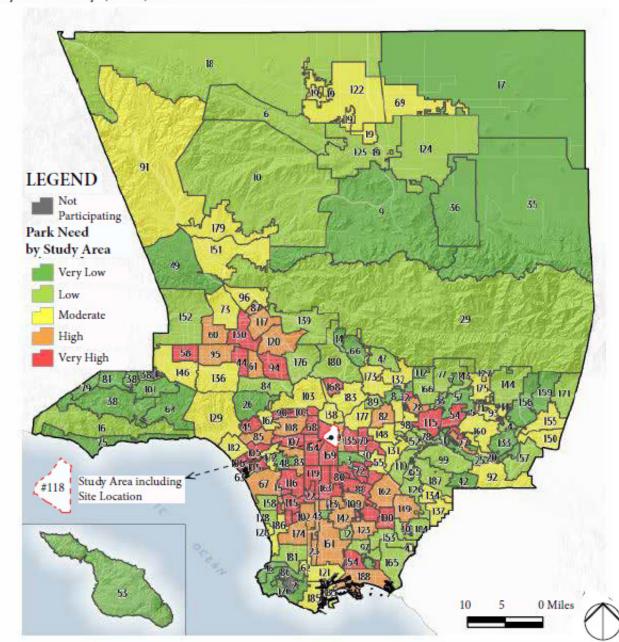


ANALYSIS: Open Greenspace

PARK NEEDS FRAMEWORK: COUNTYWIDE ASSESSMENT OF NEED

The results of the analysis of the park metrics were used to determine an overal park need level for each Study Area.

City of LA City (#118) has a VERY HIGH Park Need



Janet Teller

ANALYSIS: Open Greenspace





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ANALYSIS: Open Greenspace

Below is information on the open greenspaces within a 1/2 mile radius of the project site. Each location has something to offer the neighborhood but none of them link or connect to the site. Each has an immediate adjacency that is well served by the open space. None of them direct people or bring life to the project site. The issue may be drastic change in elevation, availabilty of transportation or parking or the disjointed nature of the downtown area. Whateve the reason, or reasons, may be, the neighborhood is park poor and the few that are in the area do not help populate the project site.

Project Site - 15.2 Acres



Maguire Gardens - 1.64 Acres
Benches, fountains, miniture replica of the Liberty Bell,
surrounded by historic Central Library





Pershing Square: Outdoor Concert and Event Center - 4.4 Acres Sit, Talk, Meet Up And Relax In The Middle Of The Town Hard-Scape's And Grass Areas That Offer An Area For Concerts, Gatherings, Political Rallies And Public Celebrations.





Spring Street Park - 0.7 Acres
Great Lawn, Playground, Benches, Fountain, Dog Walking, Art Displays during Downtown Art
Walk, Paved Path for Children on Bicycles, Adults with Strollers and Pedestrians.









City Hall Park Center - 1.3 Acres Turf, Fountain, Monuments





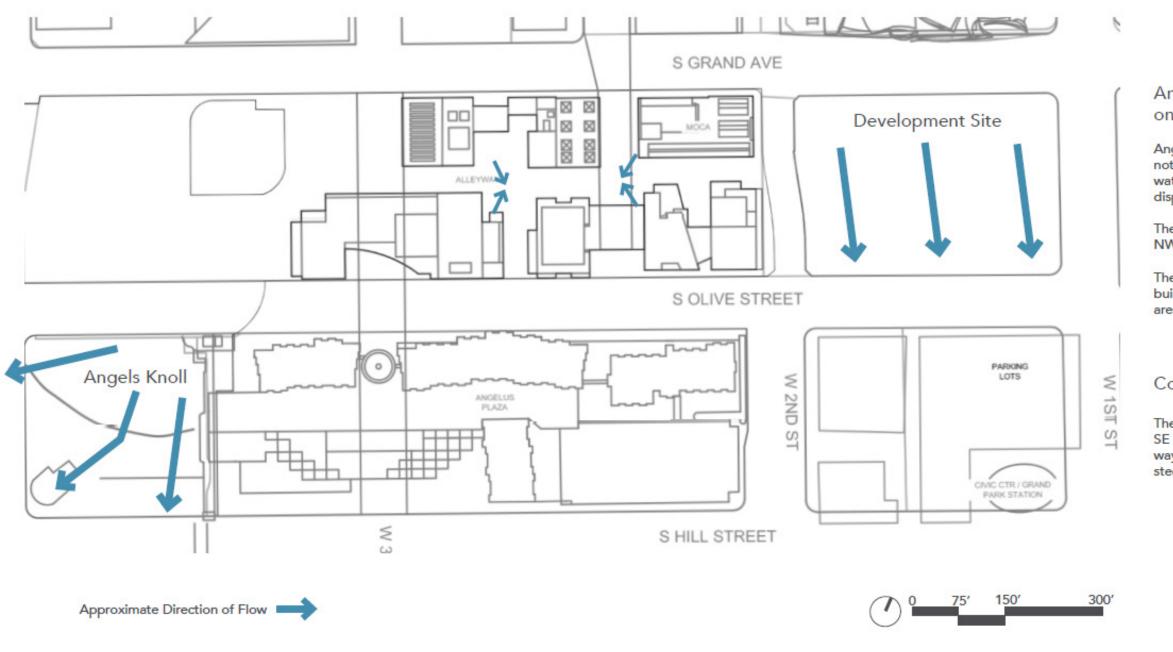
Kyoto Garden - 0.57 Acres

Double Tree Hilton Hotel Rooftop Garden, Waterfalls, Pools, Manicured Landscapes, Views, Events



Janet Teller

ANALYSIS: Hydrology and Drainage



Analysis of Drainage Based on Topography Maps

Angels Knoll is dome shaped with no noticeable ravines or swales. Therefore water that falls on the highest point will disperse and flow off in three directions.

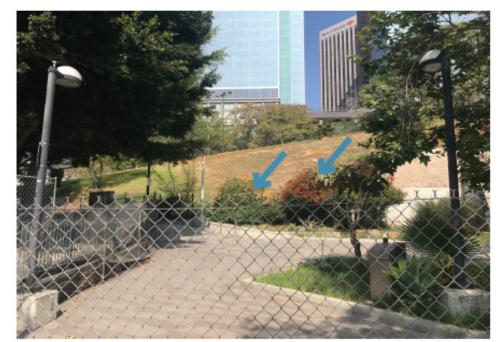
The Grand lot is a standard sheet flow from NW to SE.

The connecting walk between the two is built on structure and serviced by center area drains.

Conclusion

The dominant slope is from the NW to the SE and the majority of water will flow this way. The site, especially Angels Knoll, is steep and water will flow quickly.

ANALYSIS: Hydrology and Drainage



View of Angels Knoll Slope



View from Top of Angels Knoll



2018 Image of The Grand Lot



Connecting Walks Built on Structure and Served by Area Drains

Photos

These photos are meant to show the general flow of water on different areas of the site.

It is important to note that much of the connecting walk between Angels Knoll and The Grand Lot (as well as the connected plazas) are built on structure and are primarily served by center area drains.

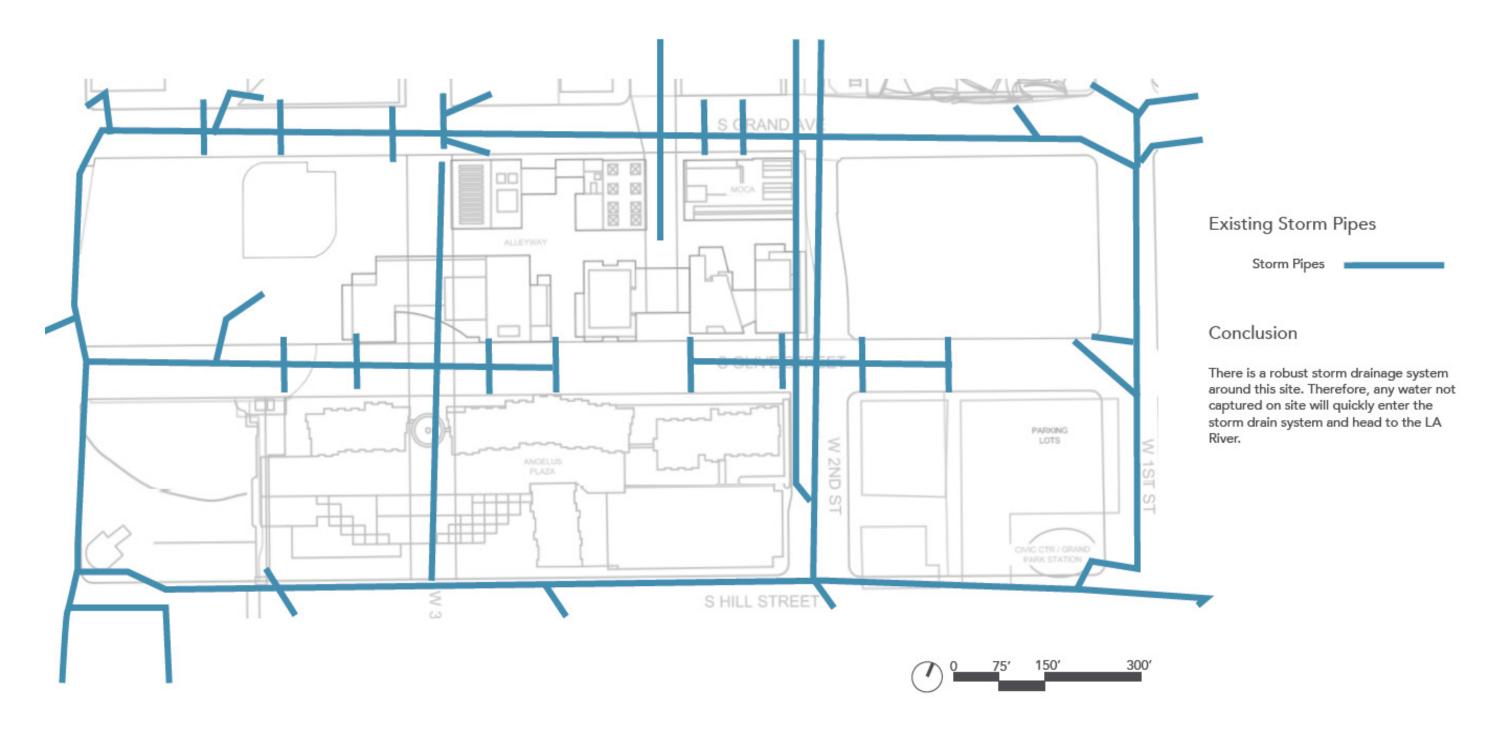
Approximate Direction of Flow



Angels Knoll from Hill Street

Scotty Shoemaker

ANALYSIS: Hydrology and Drainage



ANALYSIS: Hydrology and Drainage



ANALYSIS: Hydrology and Drainage

Los Angeles County Low-Impact Development (LID) Requirements for Non-Residential Projects

- a. New Development and Re-Development Projects must control runoff through infiltration, bioretention, and/or rainfall harvest and use. Project must retain onsite the Stormwater Quality Design Volume (SWQDv) as defined by the greater of the following:
 - i. The 0.75-inch, 24 hour rain event or
 - ii. The 85th percentile, 24-hour rain event, as determined from the Los Angeles County 85th percentile precipitation isohyetal map (www.dpw.lacounty.gov/wrd/hydrologygis)
- Bioretention and biofiltration systems shall meet the design specifications provided in Appendix E LID manual. (available at http://dpw.lacounty.gov/ldd/web/). Biofiltration systems shall be entirely open-bottom.
- c. When evaluating the potential for onsite retention, each projects must consider the maximum potential for evapotranspiration from green roofs and rainfall harvest and reuse for both indoor and outdoor use.
- d. To demonstrate technical infeasibility, it must be shown that a project site cannot reliably retain 100 percent of the SWQDv onsite. Technical infeasibility may result from the following:
 - i. The infiltration rate of saturated in-situ soils less than 0.3 inch per hour.
 - ii. Seasonal high ground water is within 5 to 10 feet of the surface.
 - iii. Locations within 100 feet of a ground water well used for drinking water.
 - iv. Brownfield development sites where infiltration poses a risk of pollutant mobilization.
 - v. Locations with potential geotechnical hazards.
- e. When technical infeasibility has been demonstrated the site must biofiltrate using the following equation for volume required: Bv = 1.5 * [SWQDv Rv] Where: Bv = Biofiltration volume

SWQDv = Stormwater runoff as defined in 85 A

Rv = Volume reliably retained onsite (amount infiltrated)

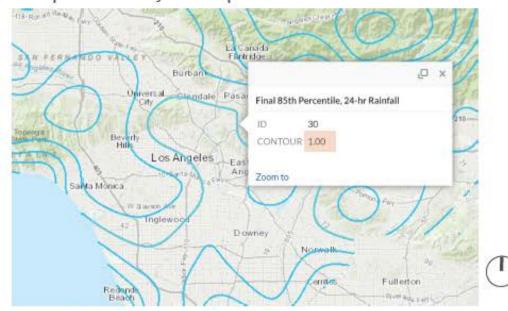
Show volumes and flow rates on plans as applicable.

Note: For additional alternative compliance measures see Regional Water Quality Control Board Order No. R4-2012-0175 section VI.D.7.c.iii (http://www.waterboards.ca.gov/losangeles/water_issues/programs/stormwater/municipal/index.shtml)

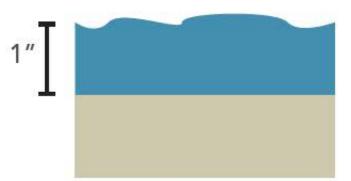
- f. Project sites that outlet to natural drainage systems that are subject to hydromodification shall be in compliance with LA LID manual, Section 8 (available at http://dpw.lacounty.gov/ldd/web/).
- g. The plans must show complete construction details, materials, manufacturer, model number, dimensions, location, structures, slopes, construction notes, specifications, cross sections, elevations, GPS x-y coordinates for each BMP, and setbacks from property lines needed to construct proposed LID BMPs. BMPs should be designed as not to adversely impact building foundations, pavement, slope stability, or an adjacent property.
- h. Clearly show driveway/access road drainage and provide BMPs for treatment of driveway flows. Provide elevations, cross sections, or slopes as applicable.
- i. Submit and obtain approval from Environmental Programs Division, Industrial Waste Unit. An annual operating permit may be required. Environmental Programs Division (EPD), Industrial Waste Unit 900 S. Fremont, Alhambra, Annex Building, 3rd floor, (626) 458-3517. Please contact EPD for required fees and minimum submittal requirements. Please note: prior to obtaining approval from EPD the location and the design flows for all BMPs must be shown on plans and approved by Building and Safety. (This may apply to non-residential projects that propose proprietary filters, drywells, or hydrodynamic separators)
- j. Pre-treatment BMPs are required.

https://dpw.lacounty.gov/bsd/lib/fp/Building/Residential/Accessory%20Dwelling%20Units/LID%20Requirements%20for%20Residential%20Projects.pdf

Los Angeles County 85th Percentile Precipitation Isohyetal Map



Conclusion: Must retain the first 1-inch of rain during a 24 hour rain event



Scotty Shoemaker

ANALYSIS: Hydrology and Drainage

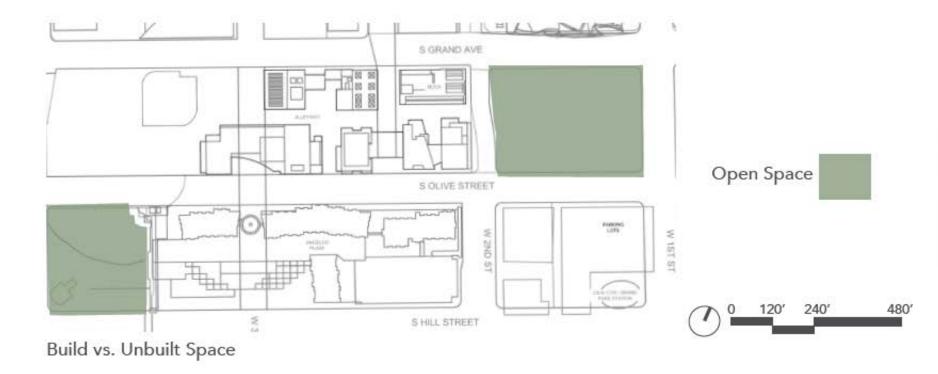


Buildings / Raised Structures

Constraint

Much of the site is covered with impermeable surfaces and buildings.

Figure-Ground Diagram



Opportunity

If we are to retain water on site, the best place to do it would be in the existing open space where there is exposed soil and vegetation. Therefore, it might be important to our storm water management goals that we keep this open space undeveloped. Rain Gardens are useful for retaining rain in landscaped space. Directing downspouts into raised beds is a way to collect and retain rainfall on buildings.

Scotty Shoemaker

ANALYSIS: Soils



- » The native top soils have been completely altered by decades of development. It is now a mixture of sand, silt, clay, with construction debris and low permeability. It should be amended or excavated.
- » Below the fill, an alluvium deposit of sand, silt, and gravel. This native floodplain deposit is rich and fertile, with good permeability.
- » Sedimentary bedrock forms in cut slopes and terraces as deep, massive structures made up of clayey siltstone. Because of it's poor permeability, groundwater pools until it finds younger sediments to infiltrate.
- » Angels Knoll is located in a liquefaction and landslide zone, therefore specific guidelines are mandated to ensure soil stability before construction. Steep slopes increase potential for both liquefaction and landslide if soils are left exposed.
- » Closest active fault line: 4.4 miles (Hollywood Fault). The site is not within range of the earthquake fault hazard zone.

Notes/Legend/Callouts

Soil Sample Chart

Ft.	Soil Layer	Soil Type	Permeability		
3'	artificial fill	sandy silt to clay	low		
13'-	alluvium	silty sand, sand with gravel	medium		
	bedrock of the Fernando Formation	clayey siltstone	poor		

> Possible Paleontological Resources

» potential to disturb undiscovered fossils if excavations exceed 100'

On Structure Landscape

- » lightweight fill & drainage media
- » soil weight: approx. 100 lbs per cu ft
- » medium permeability.
- » soil depth: <1' to 5'

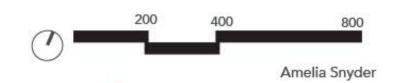
Liquefaction Zone

- a seismic occurrence when there is:
 - » shallow groundwater
 - » low density, fine, clean sandy soils
 - » strong ground motion

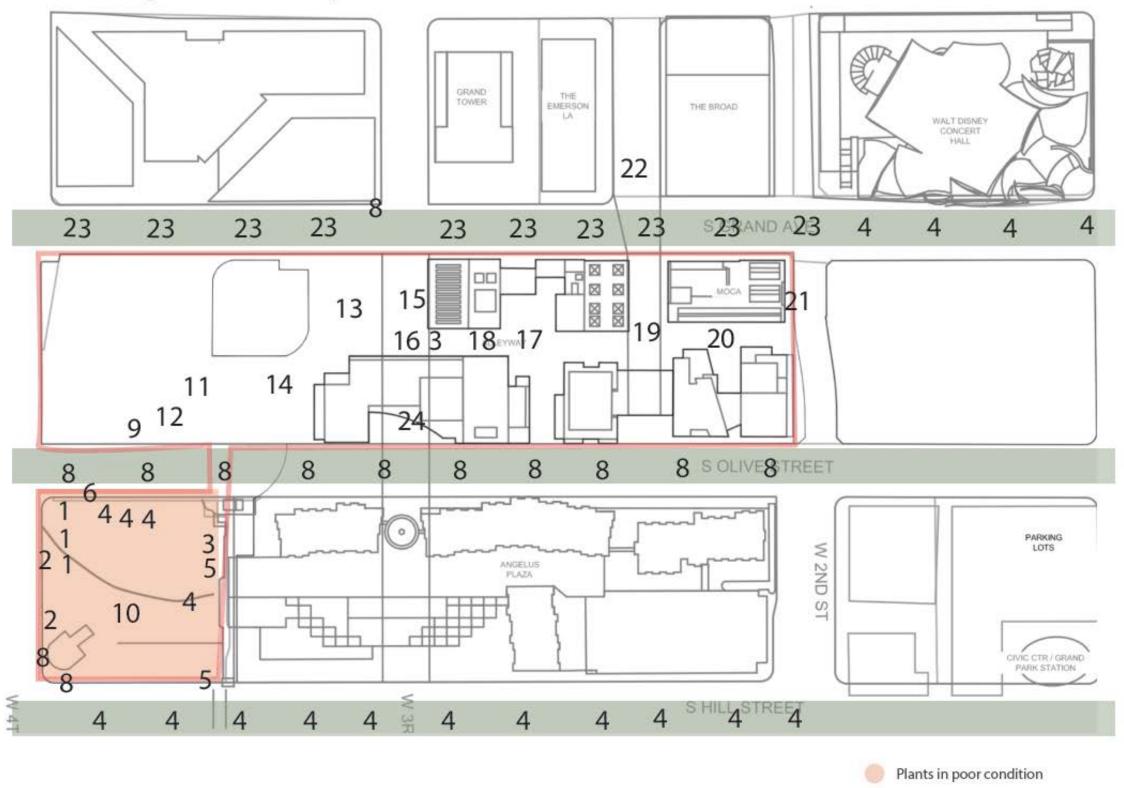
Landslide Zone

generally occur in/on

- » loosely consolidate wet soil
- » rocks on steep sloping terrain



ANALYSIS: Vegetation Inventory



LEGEND

- Ceiba speciosa
- 2. Ulmus parvifolia
- Syagrus romanzoffiana
- Platanus x acerifolia
- Jacaranda mimosifolia
- Ceratonia siligua
- Carissa macrocarpa
- 8. Ficus microcarpa 'Nitia'
- 9. Dry Sunny Garden: Yucca rostrata, Kroenleinia grusonii, Cereus, Muhlenbergia rigens, Parkinsonia x'Desert Museum'
- 10. invasive grass
- 11. Dry Sunny Garden: Lagerstroemia indica, Lophostemon confertus, Agave sp, Aloe striata, Sesleria autumnalis, Sporobolus airoides, Crassula falcata, Dietes grandiflora, Olea europaea 12. turforass
- 13. Potted ornamental shade plants: Buxus microphylla, Dracaena Marginata, Ficus sp, Azalea sp, Rhododendron indicum, Hibiscus sp, Brunfelsia pauciflora, Furcraea foetida 'Mediopicta', Agave, Echeveria sp, Senecio radicans 14. Potted ornamental shade plants: Strelitzia reginae, Trachelospermum jasminoides, Camelia sp, Ficus sp, 15. Succulent garden: Agave americana, other Agave sp, Echeveria sp, Crassula
- 16. Tropical Shade Ornamentals in planters: Plectranthus scutellarioides, Agave sp, Clivia miniata, Zantedeschia sp, Furcraea foetida 'Mediopicta', Chlorophytum comosum, Yucca aloifolia
- 17. Agave sp
- 18. Ficus sp
- 19. Dry Architectural garden: Dracaena marginata, Podocarpus sp, Senecio, Agave attenuata, Senecio mandraliscae, Lagerstroemia indica 20. Indirect sunlight plants: Loropetalum
- chinense, Howea forsteriana, Rosa, liquidambar styraciflua
- 21. Camelia sp
- 22. Garden of mature Olea europaea
- 23. Pistacia chinensis
- 24. Phoenix dactylifera

Cristina Arredondo, Gus Koven

Street trees

ANALYSIS: Vegetation Inventory



ANALYSIS: Vegetation Inventory

List of California Native Los Angeles Approved Street Trees

Calocedrus decurrens, incense cedar

Celtis occidentalis, common hackberry

Cercis occidentalis, western redbud

Chilopsis linearis, desert willow

x Chitalpa tashkentensis, chitalpa

Lyonothamnus floribundus asplenifolius, ironwood

Pinus torreyana, Torrey pine

Platanus racemosa, California sycamore

Prunus ilicifolia, hollyleaf cherry

Quercus agrifolia, coast live oak

Quercus engelmannii, Engelmann oak

Quercus lobata, valley oak

Umbellularia californica, California bay

Summary of Site Vegetation

Most of the plant material located on the site includes ornamental shrubs and grasses along with succulents, agaves, and cactus. Typical trees found on the site are Ficus, Platanus acerifolia and Jacarandas. The plant material in the plaza between the buildings is well maintained and in good condition, but many of the trees in the open space at Angel's flight are in poor condition and the slope is covered with invasive grasses.

While the plant material found on site does offer aesthetic design features, more specifically at California Plaza, it doesn't necessarily provide any benefits for the users of the space nor does it offer any significant influence in biodiversity. Most of the vegetation is located in large concrete pots as well as small to medium sized boxed planters. Also, the lay out of vegetation is merely used to highlight specific walkways such as ramps and large planters that are used to separate the open space in seating areas and businesses.

Implementing more cohesive varieties of plant material such as natives can create a great impact on users and biodiversty by reducing water and pollution improving air quality.

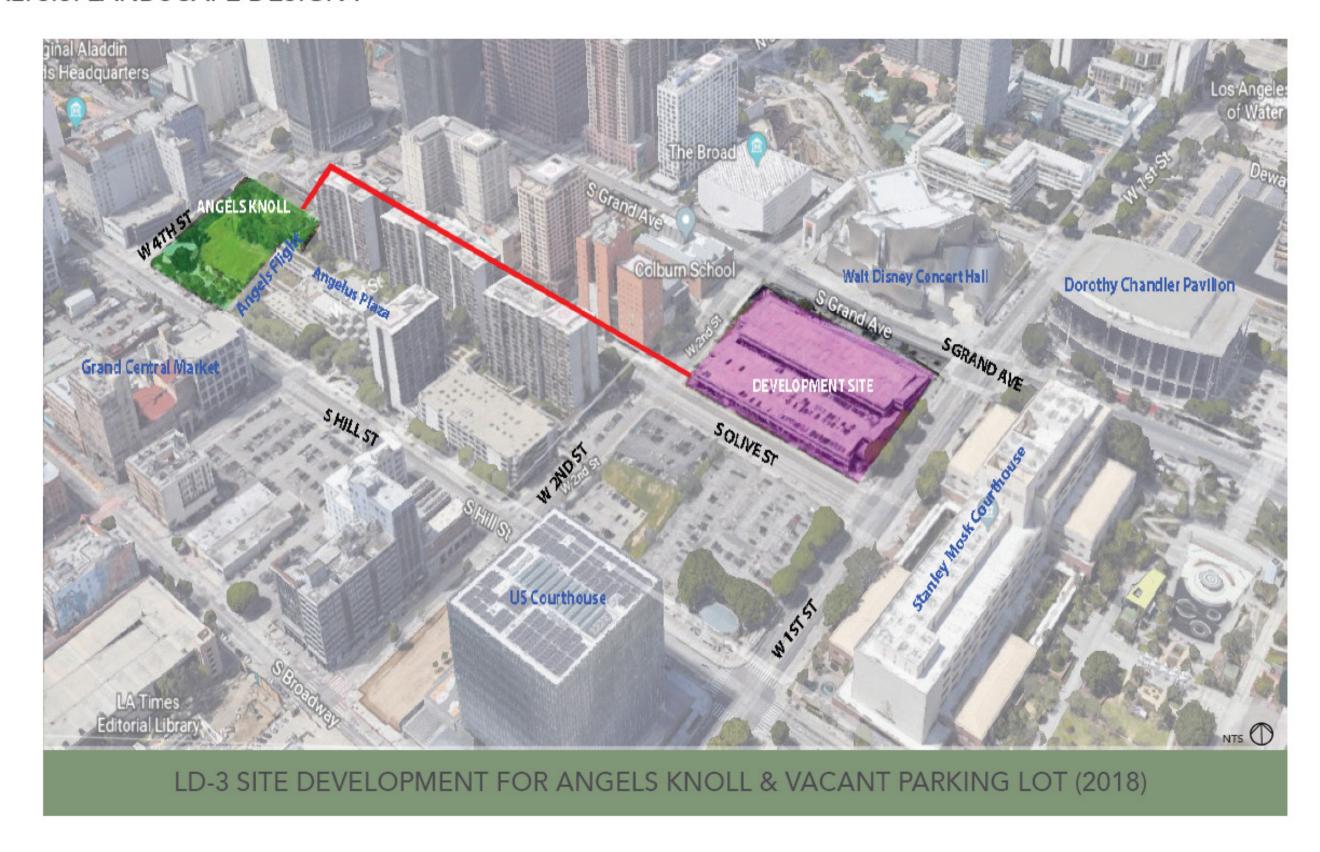
USDA Hardiness Zone: 10b Sunset Zone: 22

Vegetation Inventory photos:

https://www.google.com/maps/d/u/0/edit?mid=1PcGQK3ZczQU_bVPrOL4wPeJvfZgmaj1q&usp=sharing



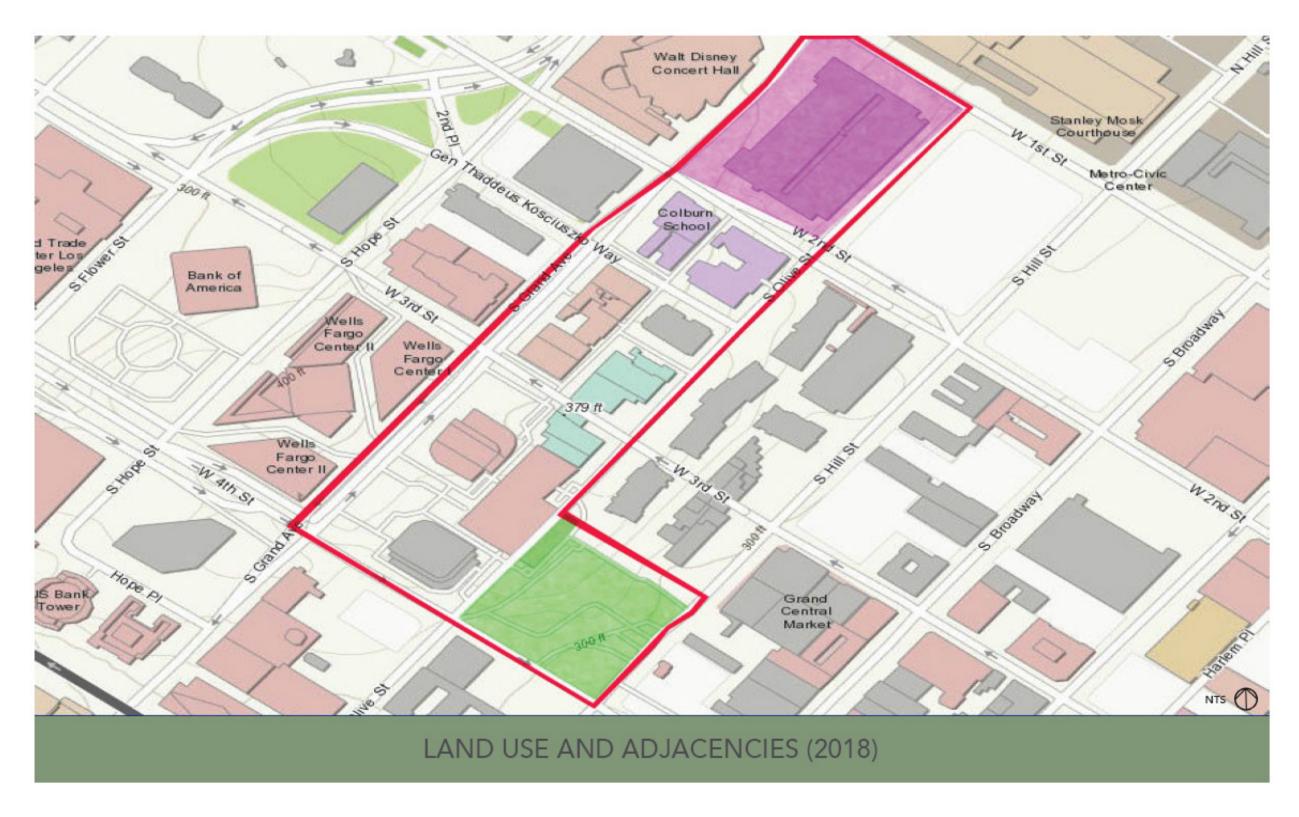
ANALYSIS: LANDSCAPE DESIGN 7

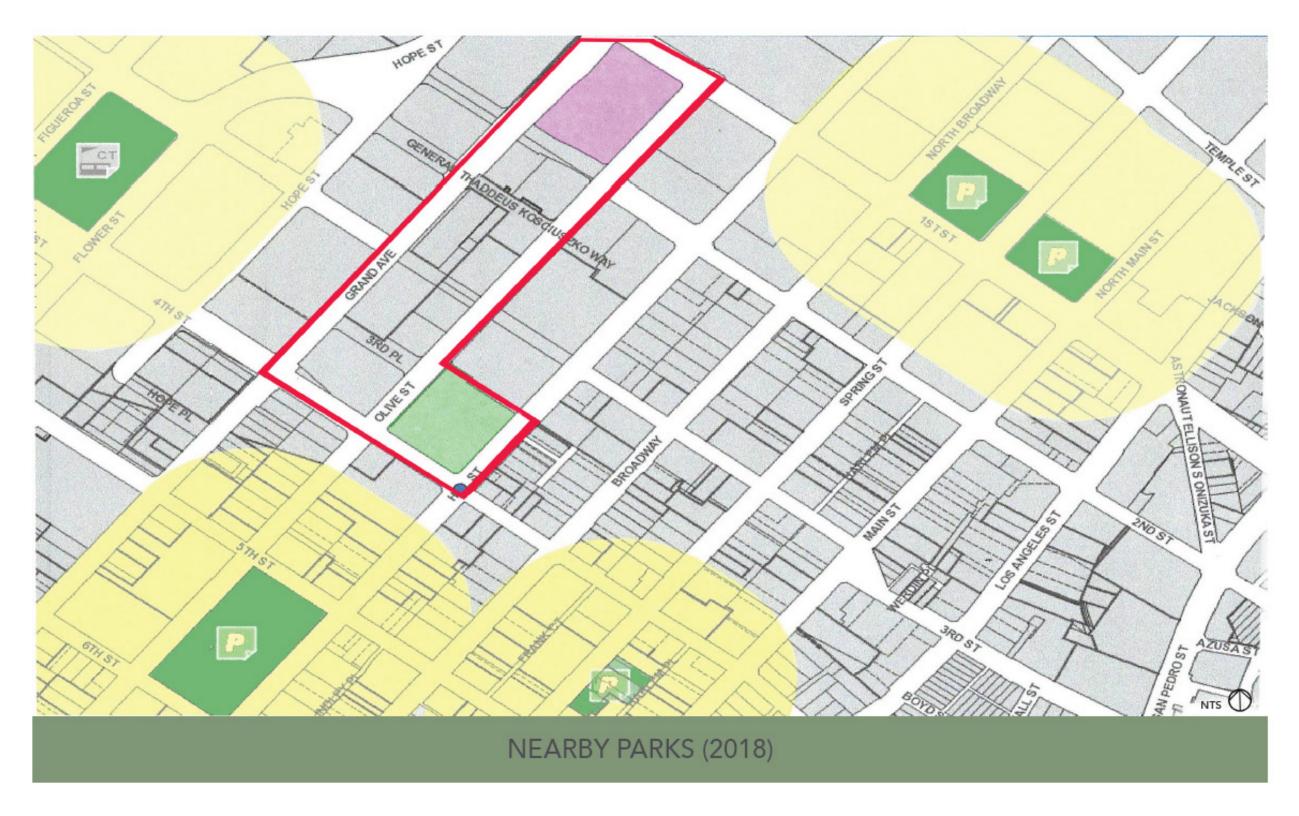


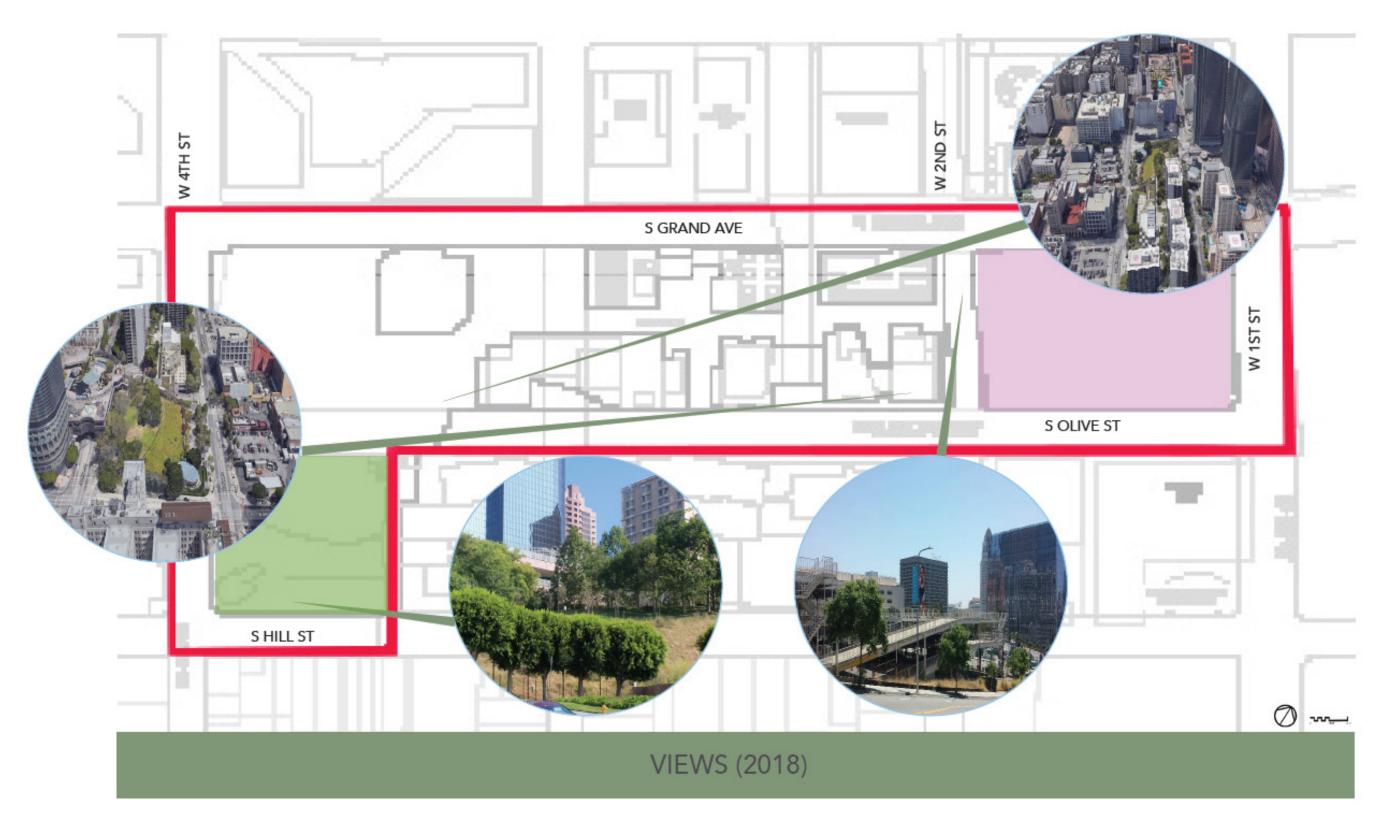














ANALYSIS: History of Bunker Hill

Since the arrival of the Spanish Missionaries in 1969, Los Angeles has inspired reinvention, erasing the past to create a new story. The largest Tongva Gabrieleno village of Yaanga¹was 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 Postwar 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

1800s

-Silver and Land

- 1865: Silver discovered at Cerro Gordo, 275 miles from Los Angeles.⁶
- Victor Beaudry extends credits to all miners and forecloses 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

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



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

- I901: 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: Well's 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.

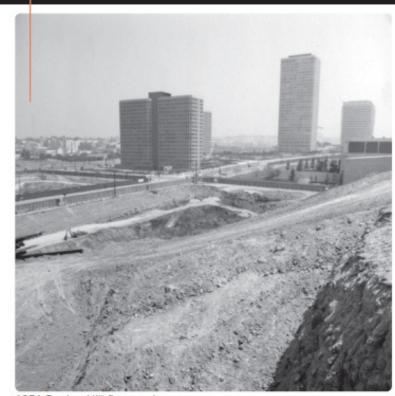


Angel's Flight, 1930's https://waterandpower.org/museum/Early_City_ Views%20(1925%20+)_8_of_8.html

1940s-1960s

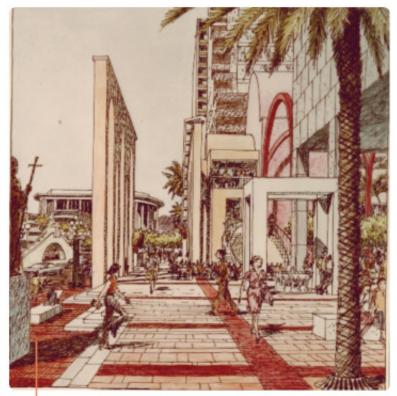
Redevelop and Displace

- 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.



1971 Bunker Hill flattened. Los Angeles Public Library photo collection

Alyssa Leal Moffitt & Vicki Rand



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."

1980s

L 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 New

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

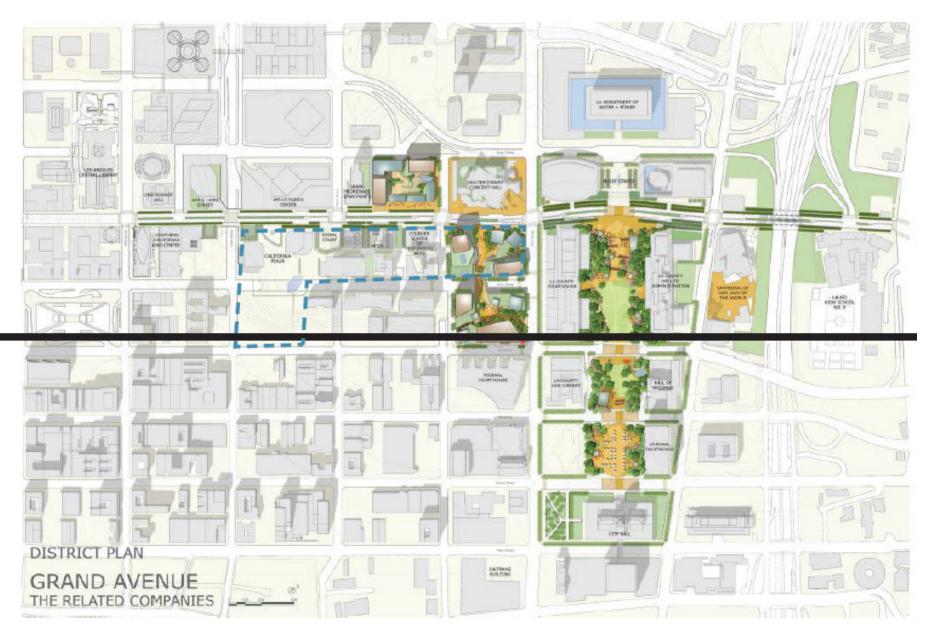


photo credit: Allan Spulecki

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.
- Between1995 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.



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

ANALYSIS: Cultural Adjacencies

PLOWER STREET Ь 2 2 3 2

Activation will draw from connections to street and community.

- Music
- Walt Disney Concert Hall
- Music Center:
- Dorothy Chandler Pavilion Mark Taper Forum,
- C Ahmanson Theater
- Coburn School of Music
- Art
 The Broad
- MOCA
- The Art Walk
- Libraries
- Los Angeles Central Public Library
- The last Bookstore

Historic Monuments

- Bradbury Building
- Our Lady of the Angels Historic Theater District
- Angel's Flight
- Grand Central Market
- City Hall

Community Events

- Farmers Market- Saturdays
- Protest Paths
- Family Events-Pershing Square



GRAND CENTRAL MARKET S

https://abc7.com/business/grand-central-market-to-extend-hours-during-sum-



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



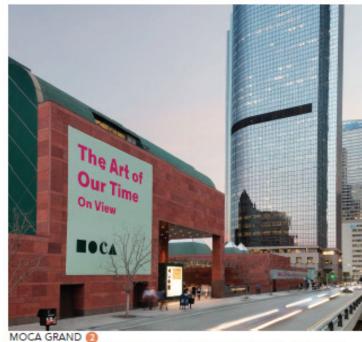
SUMMER MUSIC PERSHING SQUARE
photo by Gary Leonard http://www.ladowntownnews.com/arts_and_entertainment/best-of-entertainment/article_de1c9c3e-0ec7-11e4-83d4-0019bb2963f4.html



https://laedc.org/2016/09/21/broad-museum-economic-impact-analysis/



photo by Reed Davis http://reeddavisphotography.blogspot.com/2013/09/dtla-art-walk.html



https://www.discoverlosangeles.com/things-to-do/museum-of-contemporary-art-los-angeles

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.

Alyssa Leal Moffitt

ANALYSIS: Plaza System

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





Calvin Hamilton Pedways

Wells Fargo Atrium- demolished

Atrium

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

https://www.warmerconstructors.com/portfolio/manulife-plaza/



BANK OF AMERICA PLAZA

https://www.ideelart.com/magazine/public-art-chicago



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



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



UNION BANK PLAZA

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



WATER & POWER PLAZA
photo by Alex Thamer.

PUBLIC ART/PRIVATE PLAZA

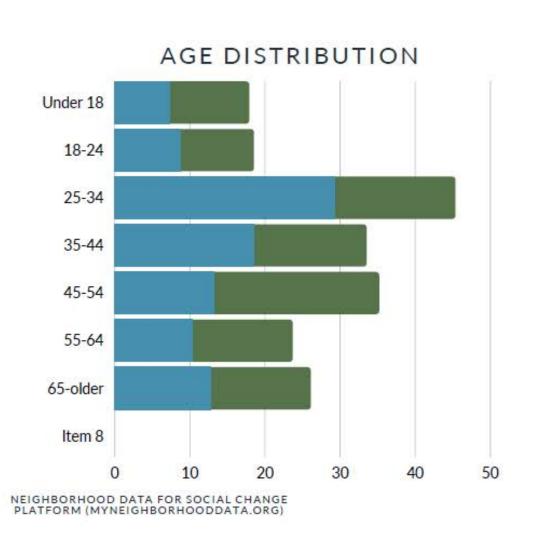
The plazas of Downtown Los Angeles offer a series of outdoor sculpture gardens in the sky. The designs are often distinctly midcentury modern, and like the Department of Water and Plaza, have a mix message of a plaza of water next to a drought tolerant demonstration garden.

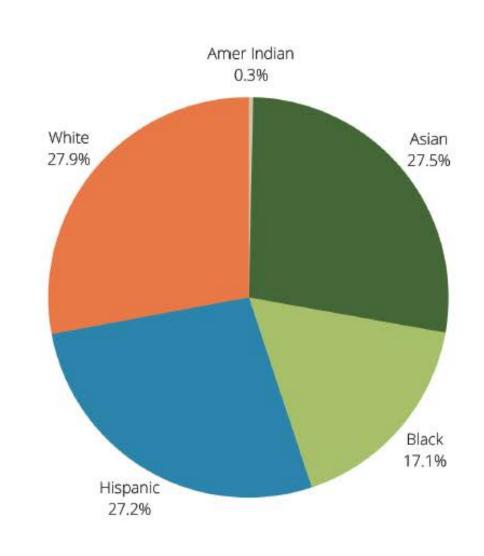
The plazas are off the beaten path- above street level and out of view, they are often eerily empty. The roof garden at Walt Disney Concert Hall is an exception due to its popularity with tourists. It is also lush and its paths meander through different land-scapes. This is distinctly different from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

ANALYSIS: Demographics

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





POPULATION

HISTORIC SOUTH CENTRAL

LA COUNTY

DTLA

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.

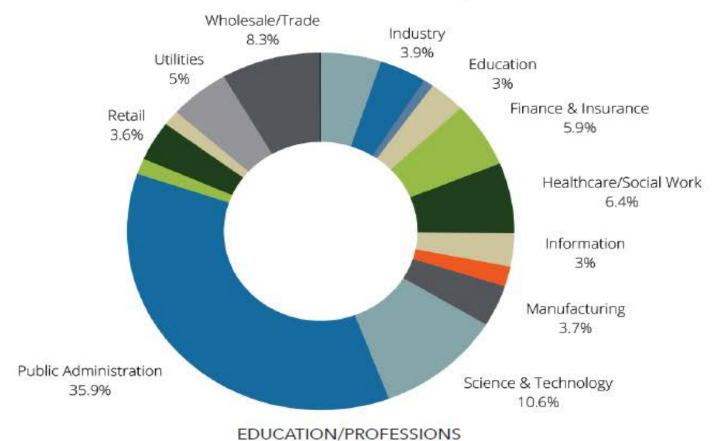
Age distribution DTLA compared to LA is highest between ages 25-34 but lower for under 18 and between the ages of 45-64. This supports anecdotal observations that professionals move out of DTLA to raise a family.

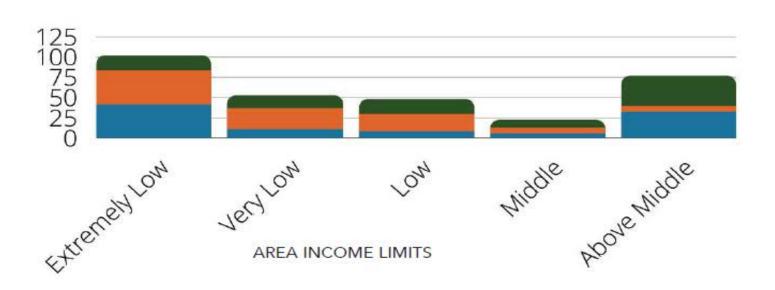
Though DTLA has a higher percentage of White and Asian and less Hispanic population, diversity is more evenly represented, especially with the Black population that is 17% Downtown though only 8.7% in LA County.

2017

ANALYSIS: Demographics

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





ECONOMICS

HISTORIC SOUTH CENTRAL

LA COUNTY

DTLA

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.

Alyssa Leal Moffitt

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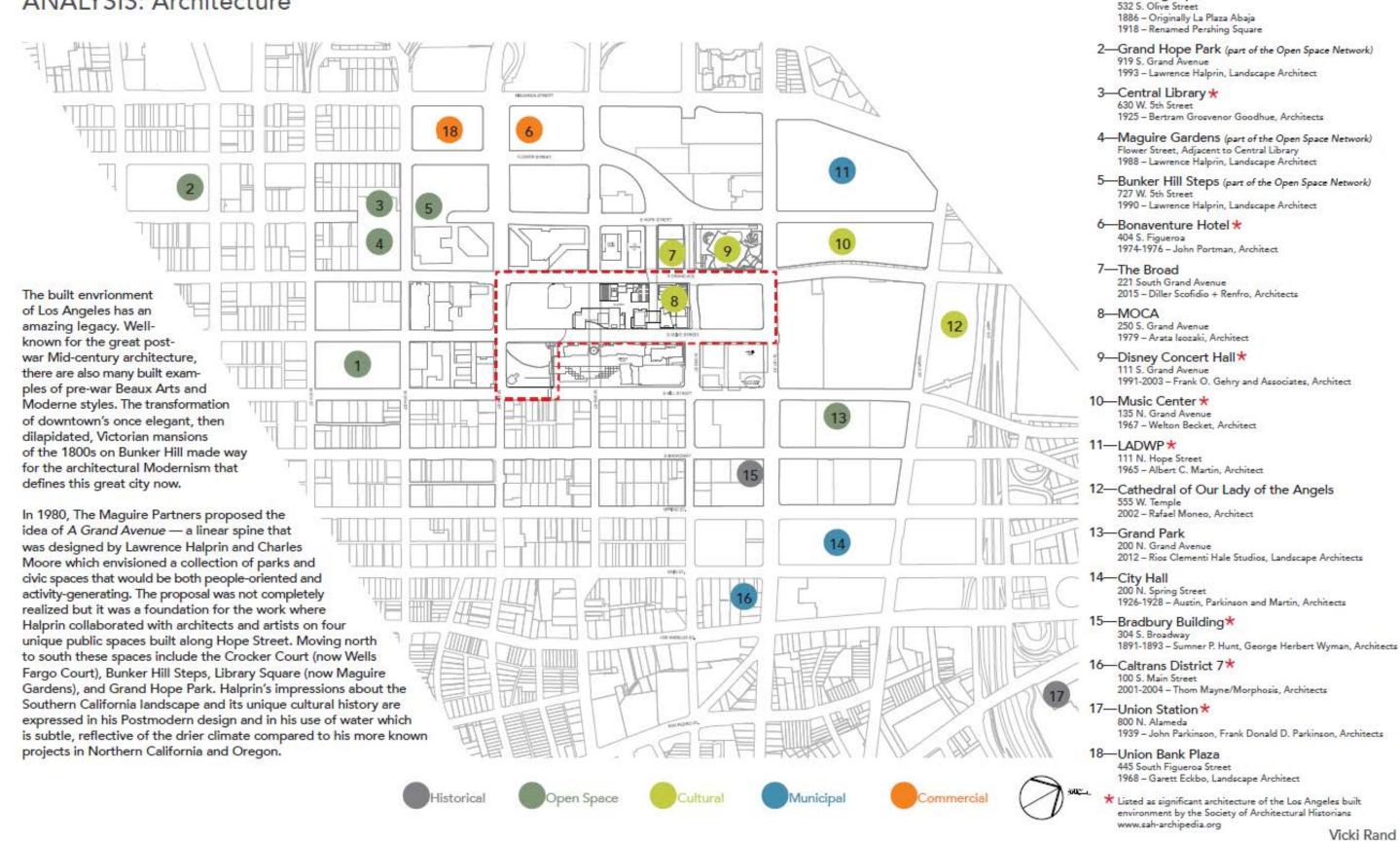
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- 3) Climbing LA: Walk #11: Downtown Los Angeles

ANALYSIS: Architecture



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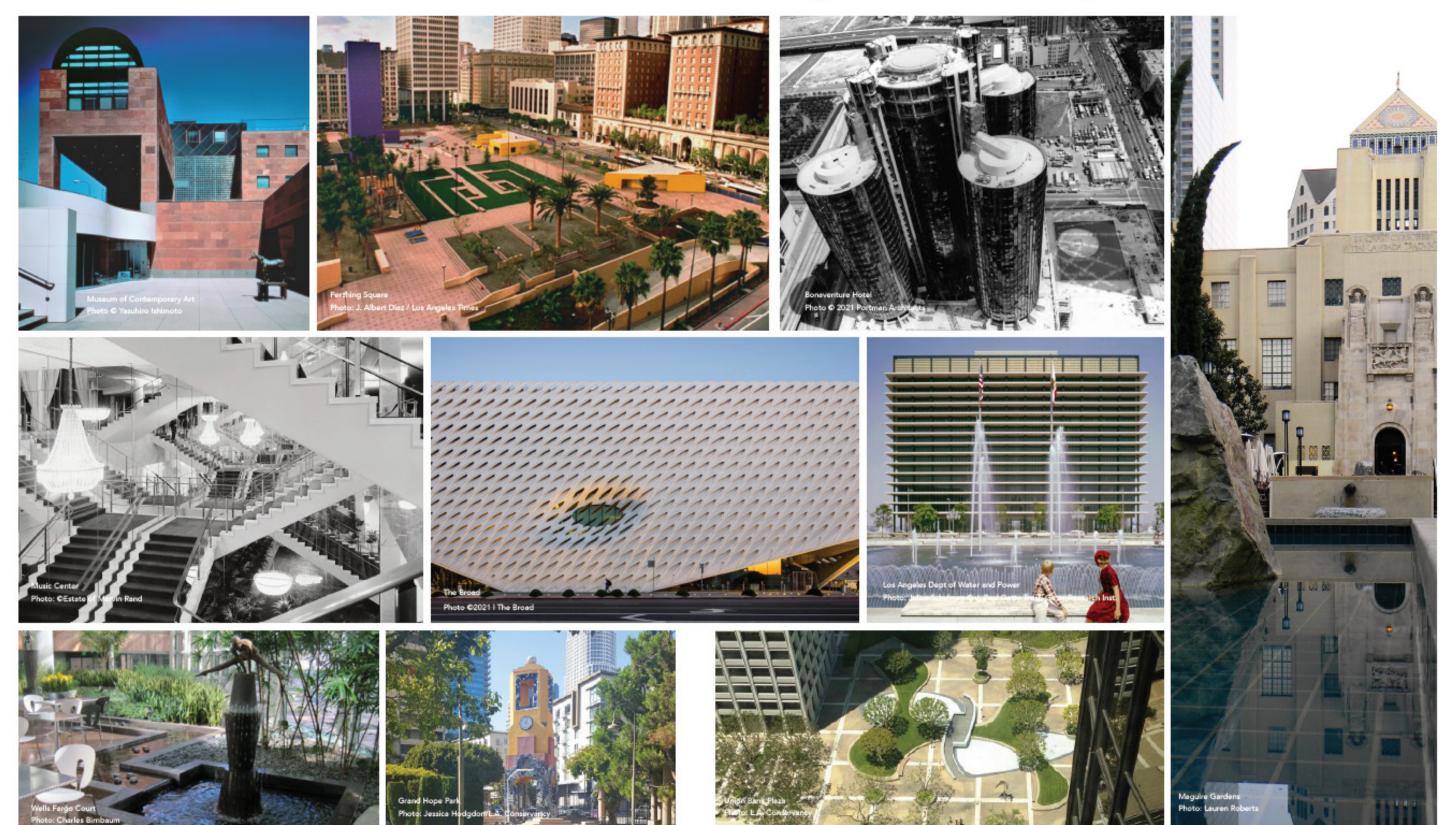
Vicki Rand

1—Pershing Square

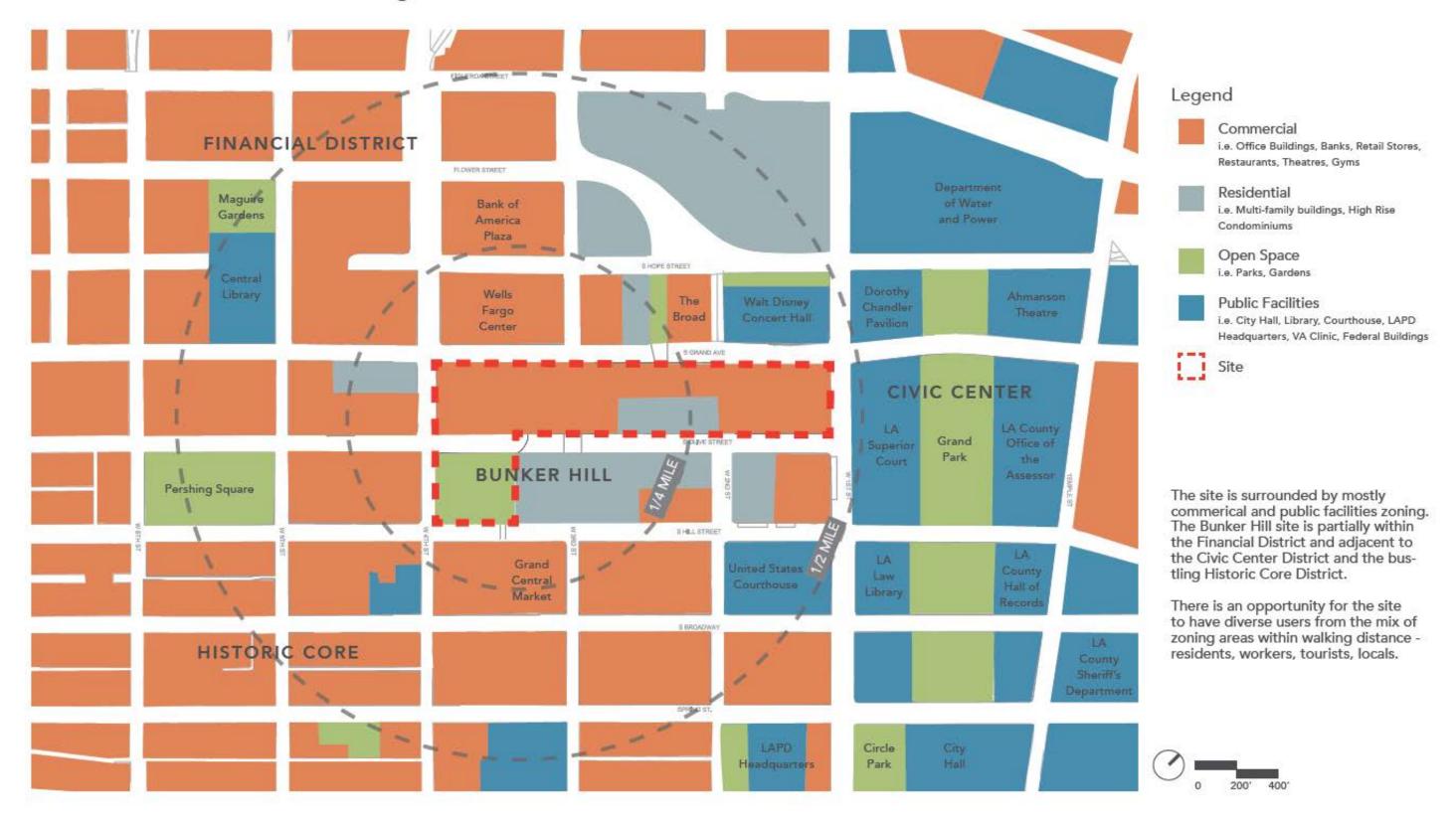
Los Angeles — world-class city with world-class architecture



Los Angeles — world-class city with world-class architecture



ANALYSIS: Human Uses - Zoning



ANALYSIS: Human Uses - Retail Typology



Julie Ho

ANALYSIS: Adjacent Physical Activity Opportunities



LAPD Park

Pershing Square

Planet Fitness

Spring St Park

ANALYSIS: CIVIC & COMMUNITY SERVICES



RACHAEL DWORK

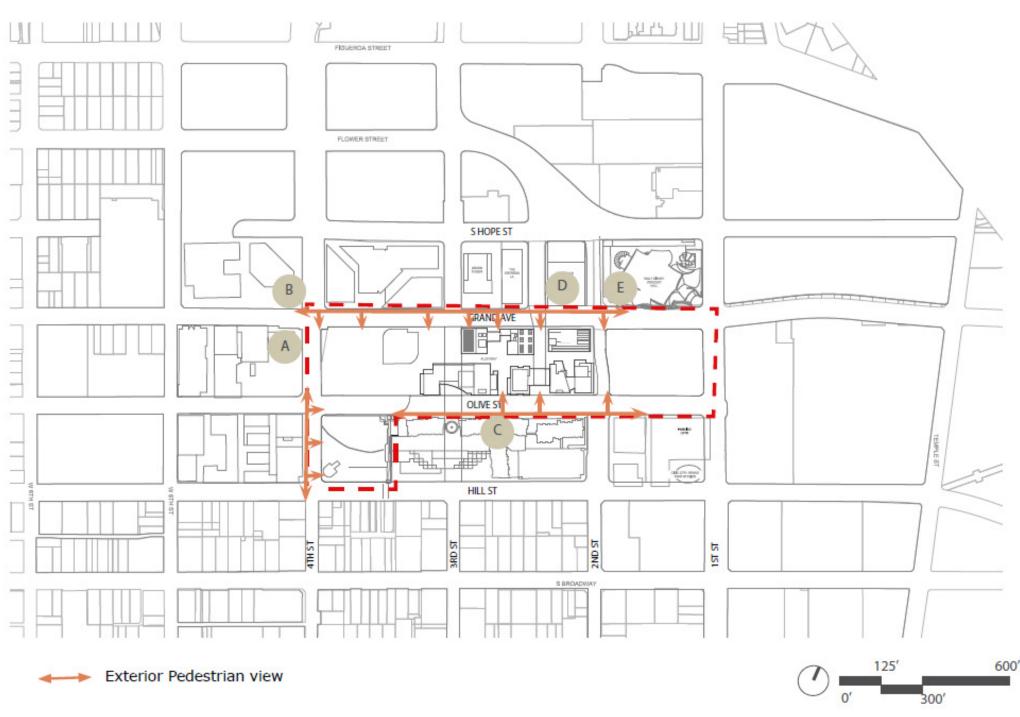
ANALYSIS: AERIAL VIEWS



ANALYSIS: INTERIOR VIEWS



ANALYSIS: EXTERIOR VIEWS

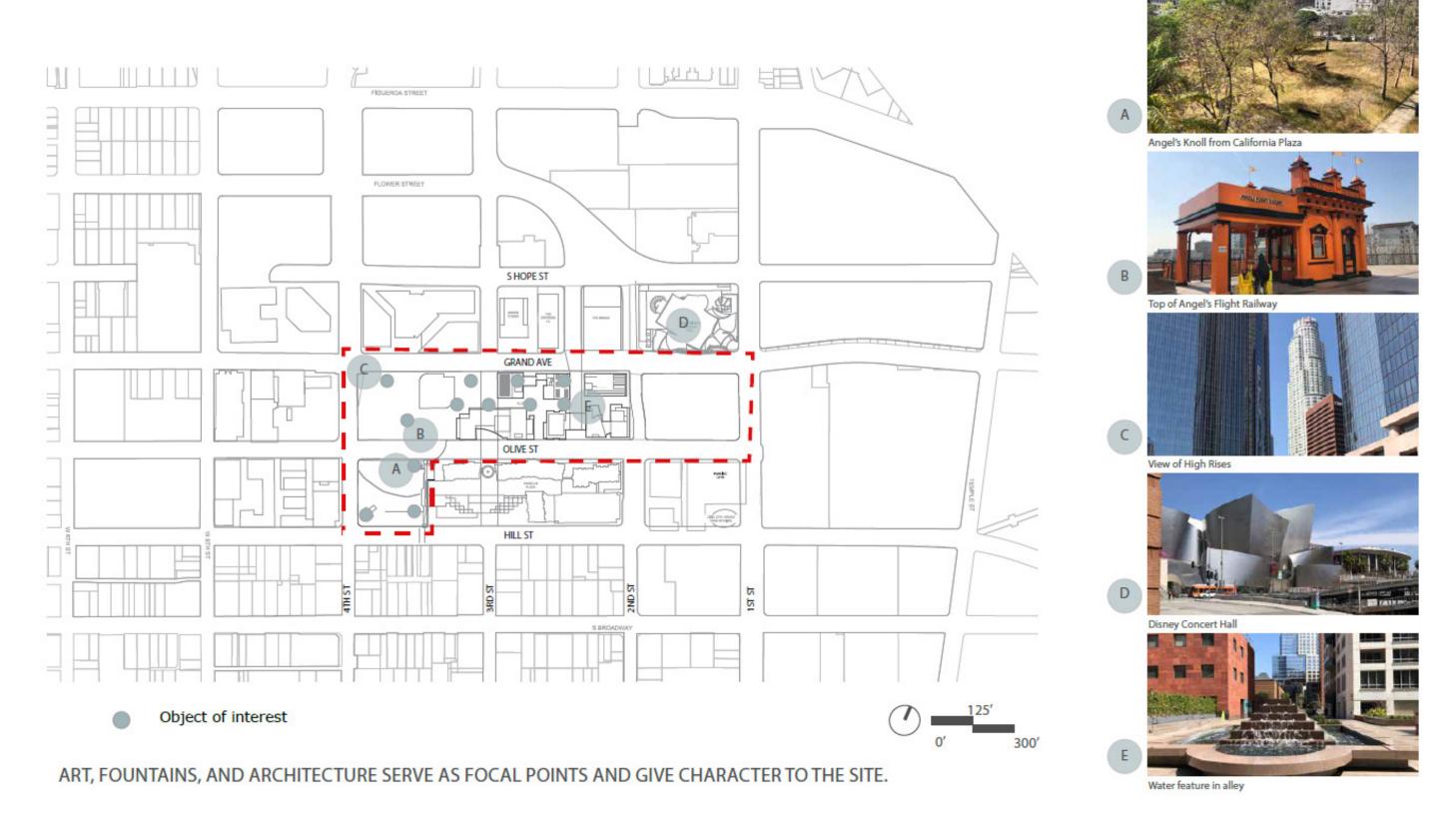






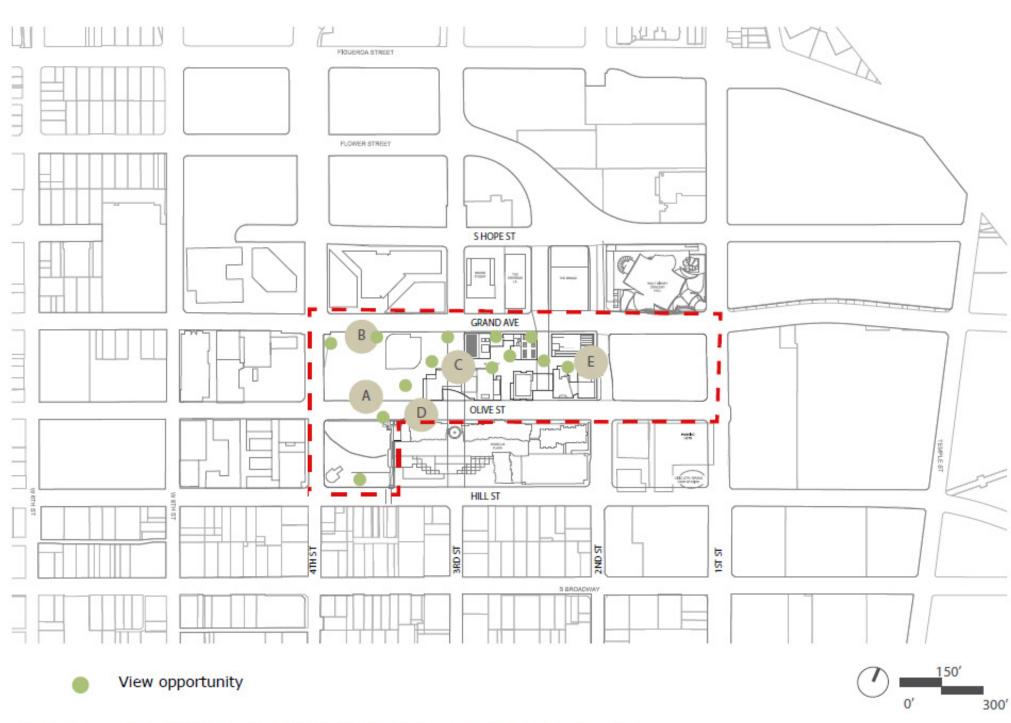
MOCA Gallery from the Broad

ANALYSIS: FOCAL POINTS



RACHAEL DWORK

ANALYSIS: VIEW OPPORTUNITIES







Angel's Knoll looking down from California Plaza



Vista between AECOM and Two California Plaza looking sout



View of alley from retail below central alley looking east

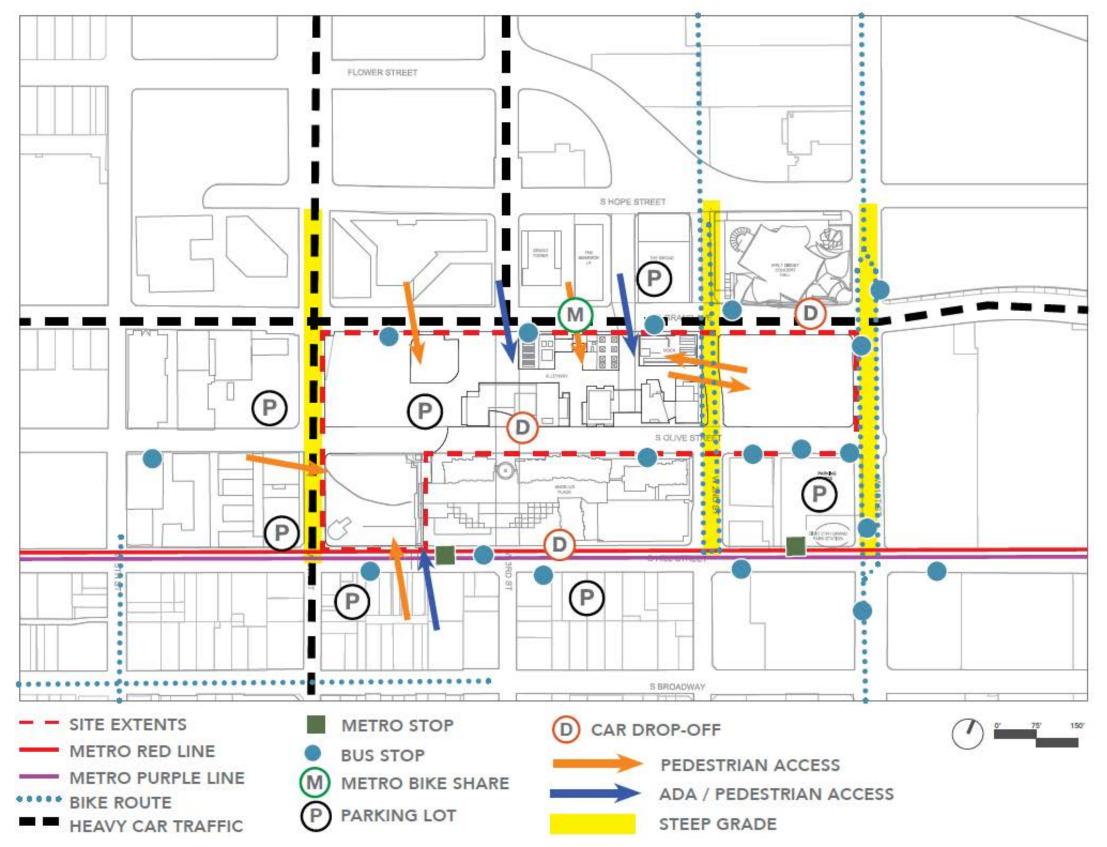


Olive Street tunnel under California Plaza looking east



Plaza in front of Colburn School looking east

ANALYSIS: Transportation & Access



METRO:

- Site has two metro stops accessed by the Red Line
- Stop are both on the lower elevation (east slope), pose difficulty for ADA Access

BUS:

- Site is accessible by bus on all sides

PEDESTRIAN ACCESS:

- ADA Access is limited
- Non-ADA access is also somewhat limited for the size of the site
- Redundancy in design of pedestrian areas
- inconvenient and unecessary stair progressions, uncomfortable stair design, etc.
- Lack of aesthetic pedestrian gateways.
- Poor pedestrian connection between the Hill & 2nd Street site portion and California Plaza.

VEHICULAR ACCESS:

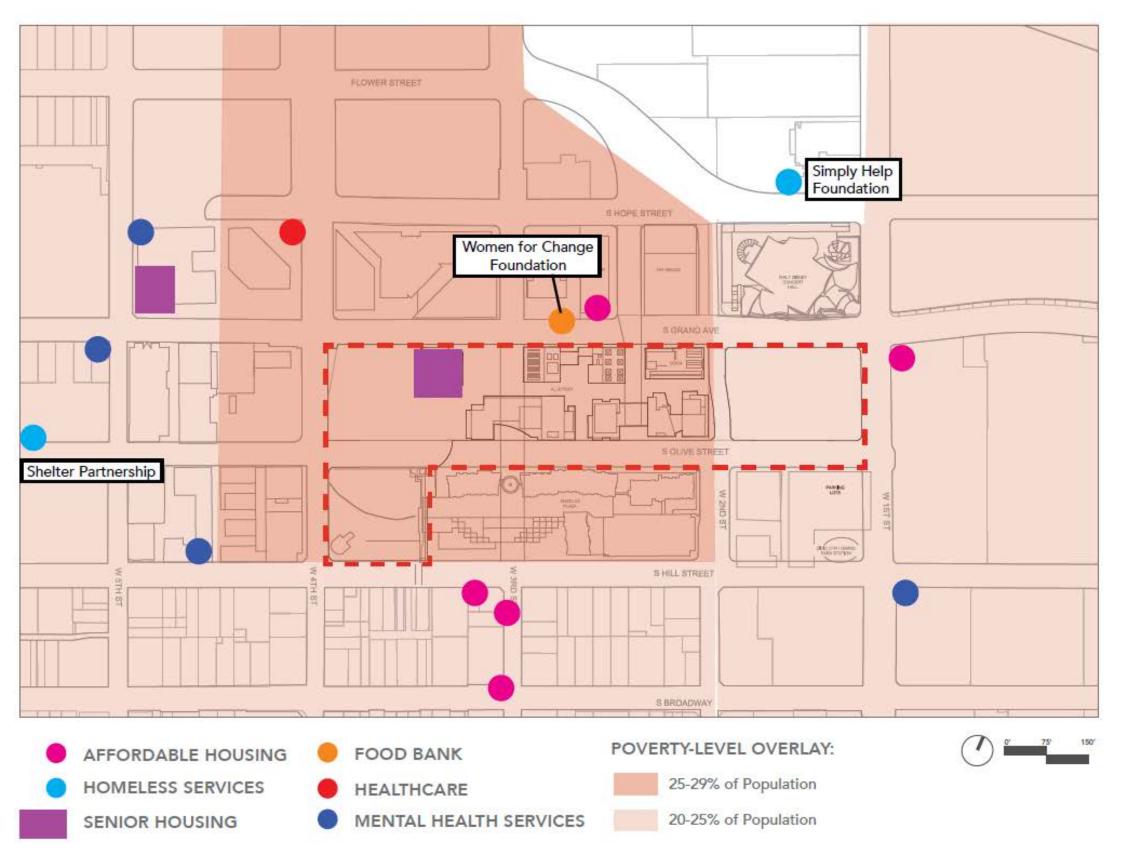
- There is ample pay parking nearby
- Not very many drop-off points

BICYCLE ACCESS:

- Bike routes intersect site at one junction, near the Hill & 2nd Lot
- Other bike roads are blocks away from the site
- Safe bicycle parking could not recall seeing any
- One Metro bike share station, but no connecting bike lanes
- The steep hill is an issue for bicycle safety and accessibility
- Several bike routes are abruptly discontinued at or near the site location
- Lack of bike lanes, heavy car traffic corridors and steep hills are primary obstacles for cyclists near the site

Simone Drucker

ANALYSIS: Human Health Effects



CONSIDERATIONS:

- What is it like to live or work in this part of the city 40+ hours per week?
- What are the physical and mental health consequences, positives or negatives about this site?
- Accessibility for ADA and elderly
- Microclimate: Heat island, need for shaded social areas
- Pedestrian and Cyclist safety
- Pollution: Changes day-to-day, solutions for dynamic air quality
- Mental health benefits from public space & aesthetics - Physical movement opportunities from residents of all ages, workers
- Access to affordable, healthy food

Downtown Los Angeles Ranks highest in the county for number of unhoused people per square mile, at over 3,000 per squace mile.

AIR POLLUTION SOURCES:

- The site is within 1/2 mile of both the 110 and 101 FWYS.
- Freeways are located to the North west and Northeast.
- BAD AIR DAYS: In 2020, there were 157 Bad Air Days in DTLA
- Despite the pandemic lockdown, 2020 was the worst year on record for California air quality.
- Increased temperatures due to global warming and worsened ozone effect, in addition to more frequent fires, are main causes.
- poradic cool weather patterns can trap soot closer to the ground (walking level).

ANALYSIS: Utilities



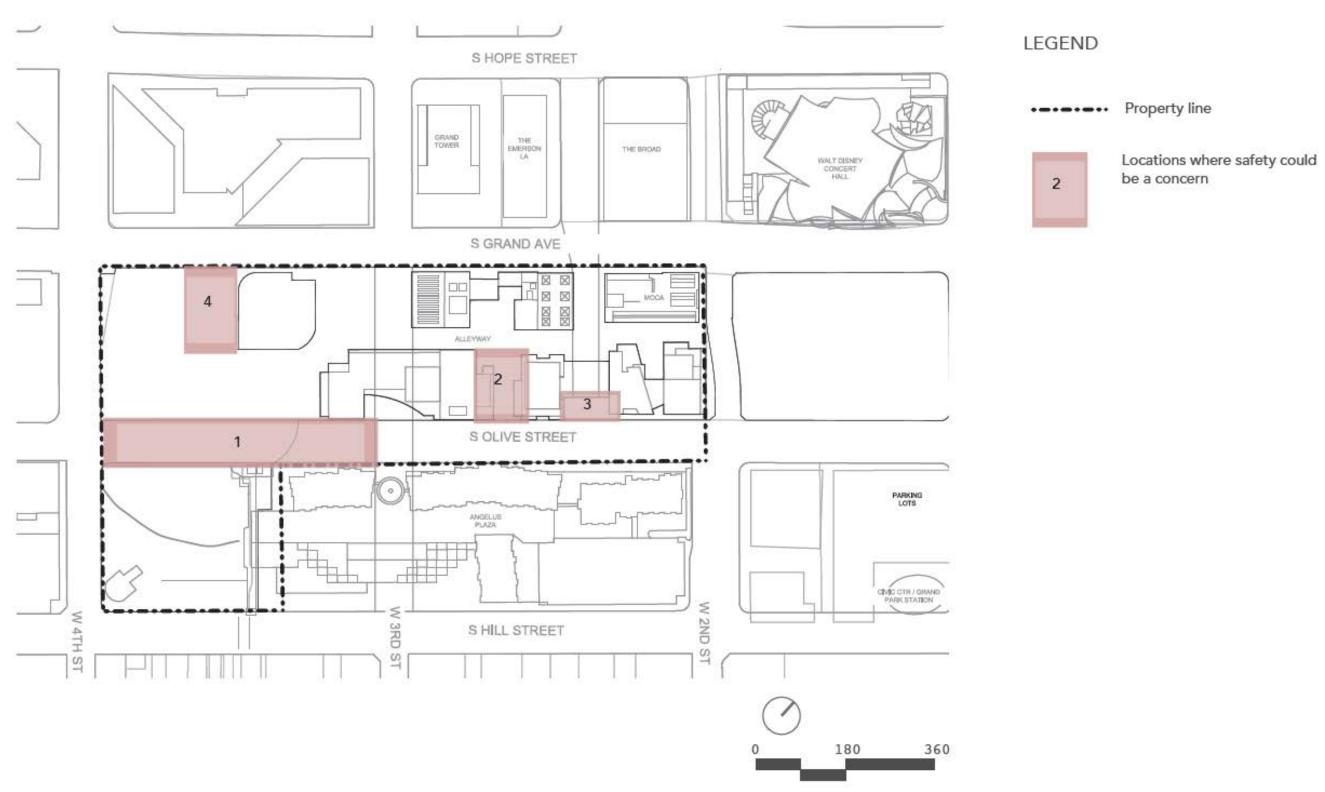
Street Lighting

- Street light <50'apart
- Street light 50-110' apart
- Street light 110-130' apart
- · Property line

- Grand Ave is best lit street adjacent to West side of the site.
- South and East sides lacking light.
- Brighter areas are correlated with less crime activities.

Patricija Zilinskaite

ANALYSIS: Feelings of Unsafety



ANALYSIS: Feelings of Unsafety

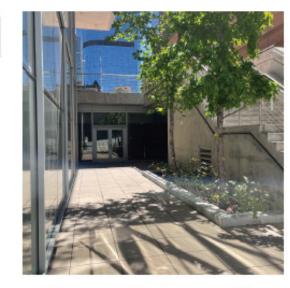
1



 Underpass from Olive towards Hill street at night seems dark and dangerous. Especially when Angel's Knoll is closed.



 Low lit maintenance entries with overheads create an illusion of enclosed space that does not feel safe. 2

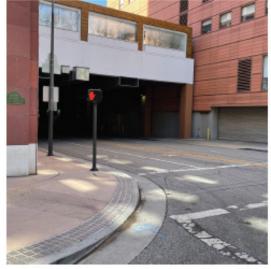


 Changes in elevation around the site create pockets and passages that are dark and hidden.

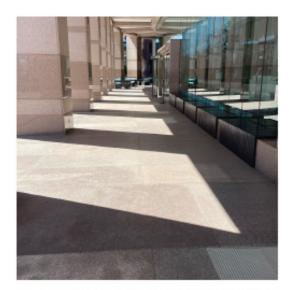


 Stairway entering the upper level of the site from Olive going North, has poorly lit evelator.

3



 Sidewalk next to the tunnel on Olive street lacking clear crosswalk. 4



 Enclosed passage does not serve a function and is dark and enclosed at night.



APPENDIX - INDIVIDUAL BIBLIOGRAPHY & PHOTO CREDITS

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