



HOOVER-UNION TRIANGLE

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INTRODUCTION

Through cooperative efforts, the Los Angeles City Council District 1 and students from the University of Southern California's School of Architecture are working with the North University Park community in order to generate an attractive design for the Hoover-Union Triangle.

The student group led three iterative Community Meetings, facilitated by District 1 City Council leaders, to stimulate community discussion and invite area residents to voice their opinions and preferences. Over the course of several weeks, the students used these ideas to develop a design scheme reflective of the community's wants and needs. Initial designs were presented to and reviewed by the Bureau of Street Services as well as the community group. The results of these meetings and idea generation meetings are detailed in this booklet as a starting point for the City Council to move forward with this project and eventually construct a community designed public space.

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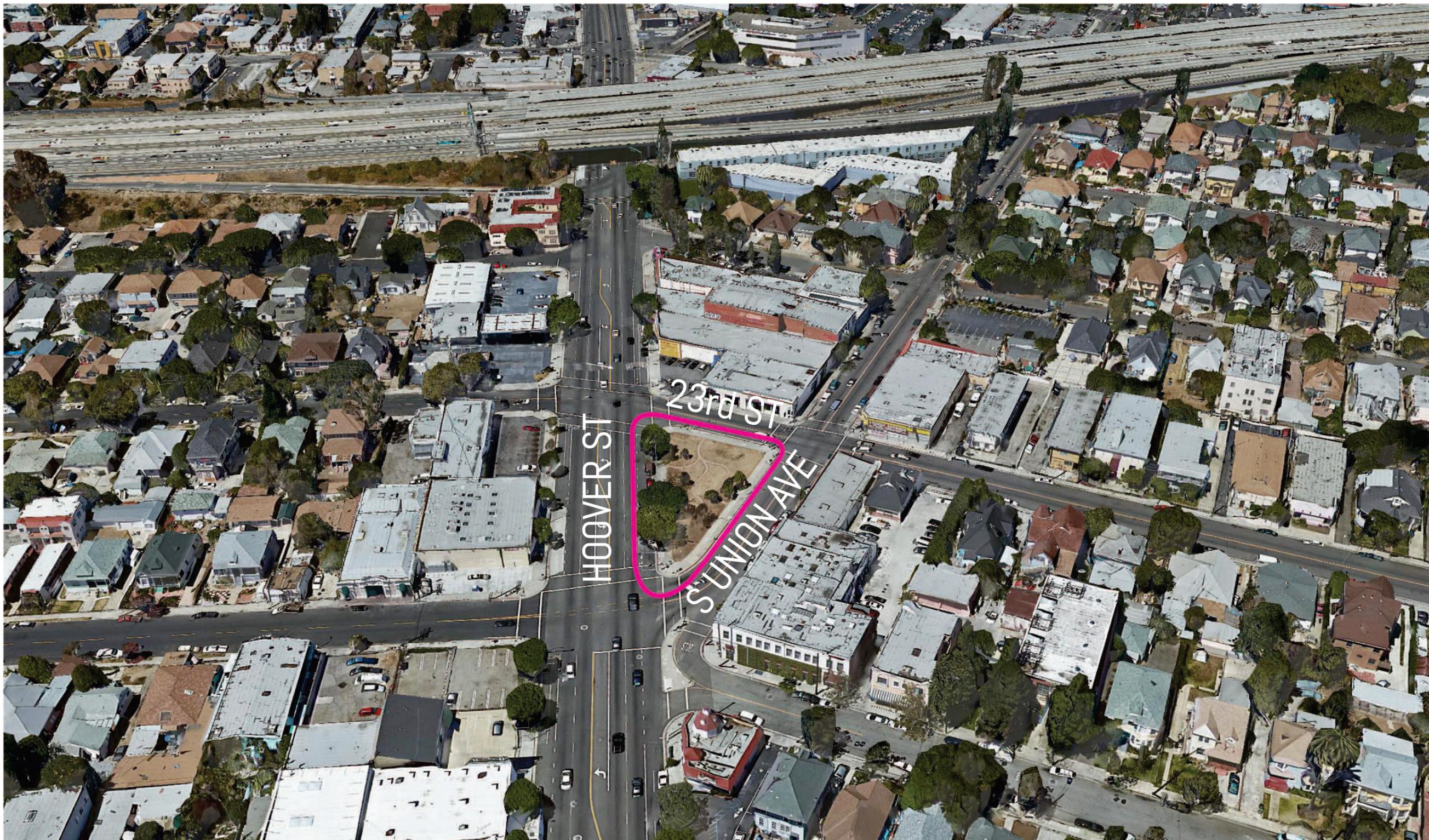
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PART I

THE TRIANGLE



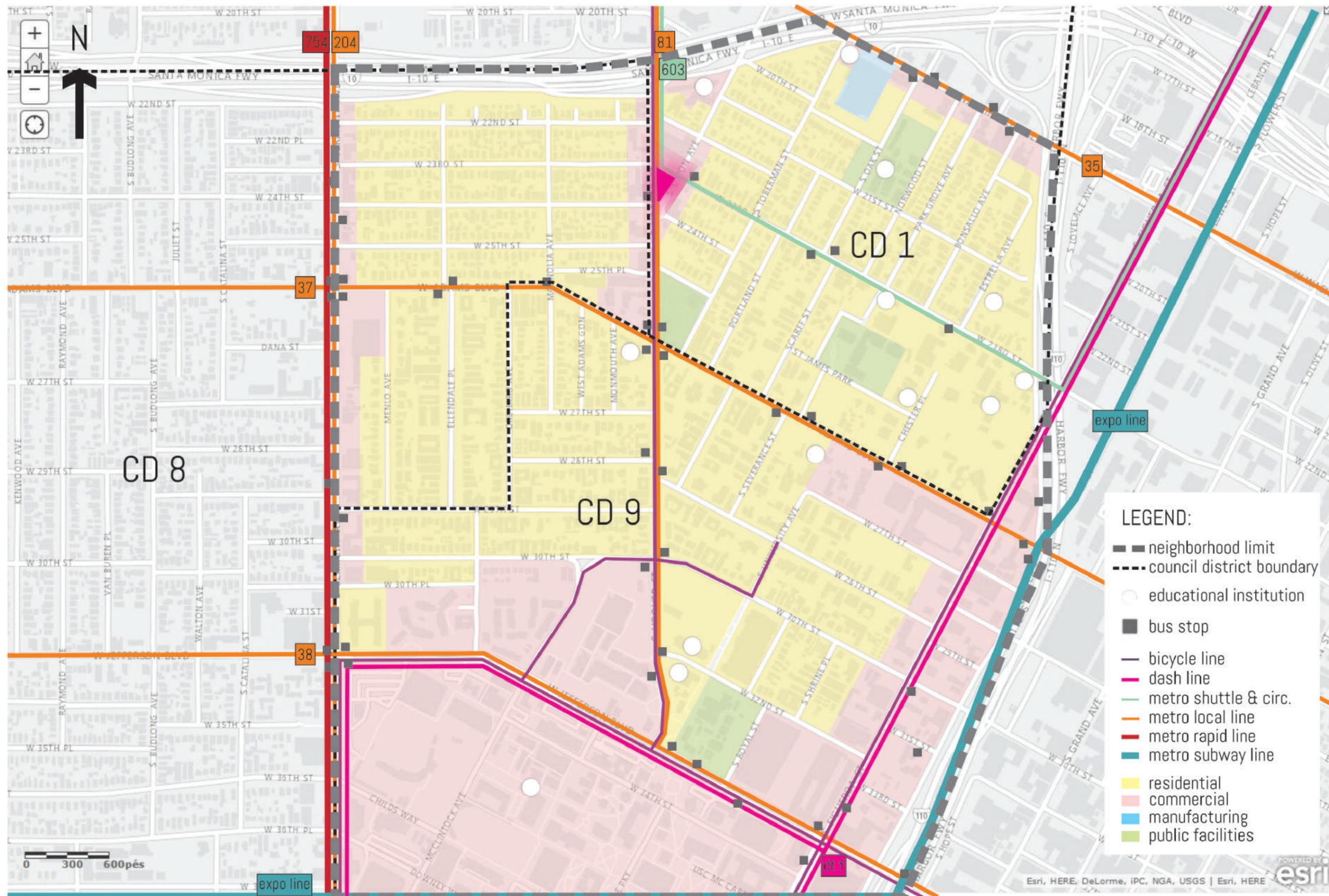
THE TRIANGLE

Current Conditions



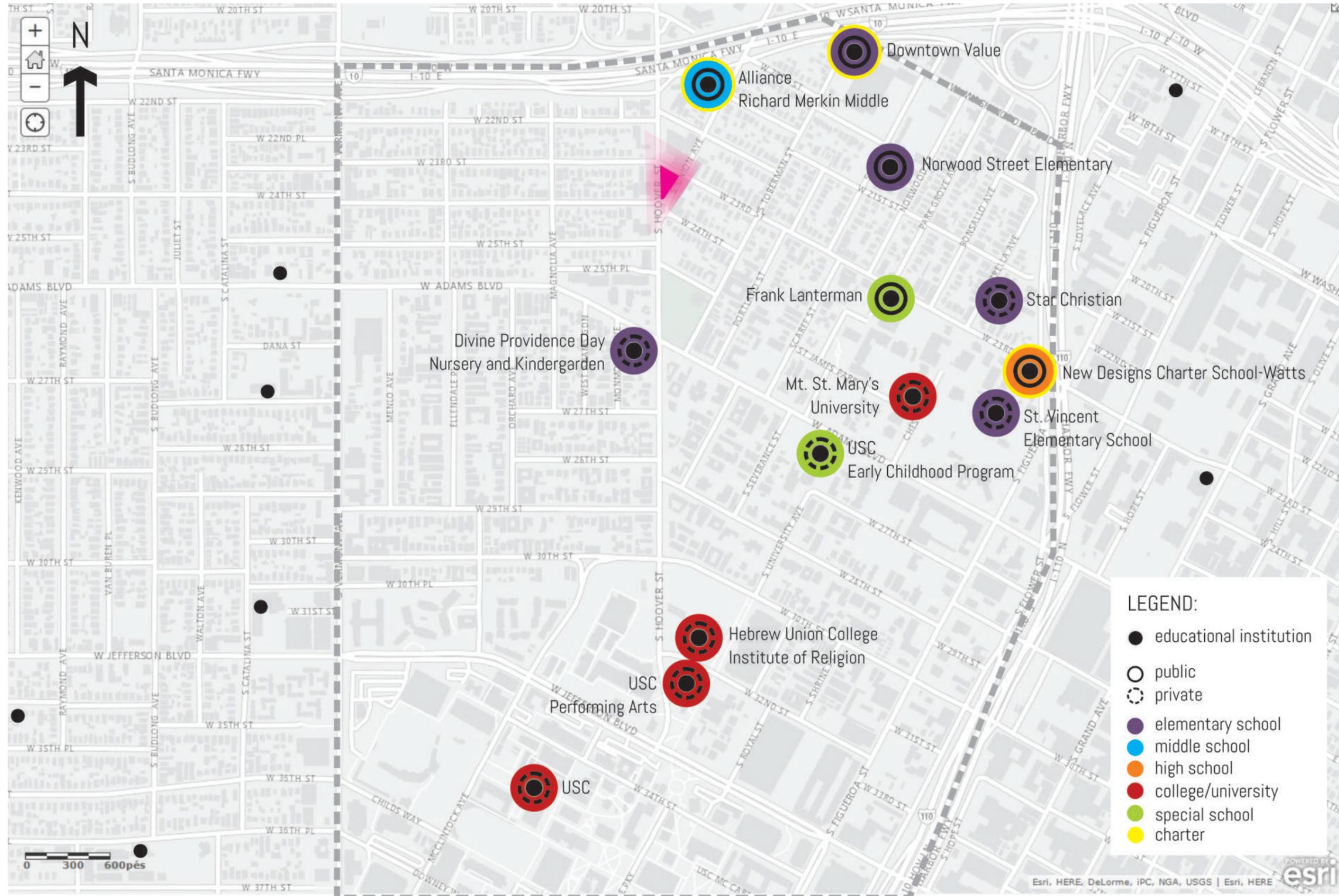
CONTEXT + CONNECTIVITY

Zoning & Transportation



CONTEXT + CONNECTIVITY

Educational Institutions



CONTEXT + CONNECTIVITY

Adjacencies



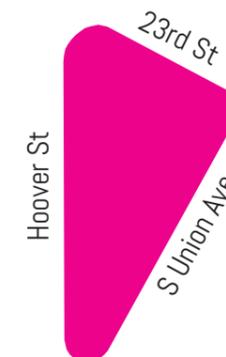
SOUTH UNION AVENUE



HOOVER STREET



23RD STREET



CONTEXT + CONNECTIVITY

Adjacencies



1



Veleslavasay Panorama

The Veleslavasay Panorama is an exhibition hall, theatre and garden dedicated to the production and presentation of unusual visual experiences, including those of the 360-degree variety.

2



24th Street Theatre

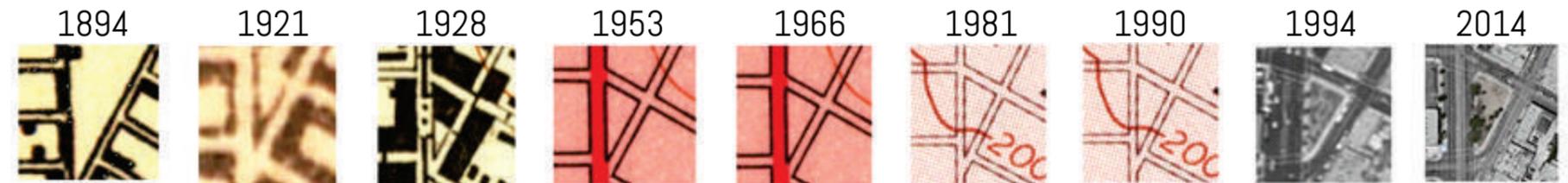
24th Street Theatre is a unique organization blending professional productions and world-class arts education. It is approved by both the Los Angeles Unified School District and the Los Angeles County Arts commission as an arts education provider.

Hoover-Union Triangle is located at the northern boundary of University Park. Situated at the center of an emerging business corridor, the design of the park aims to link the neighborhood's historic past to the dynamism of today's North University Park community.

By acting as a gateway landmark, the park will enable connectivity across the business and transportation corridor and provide a place for members of the neighborhood to meet, play, and relax.

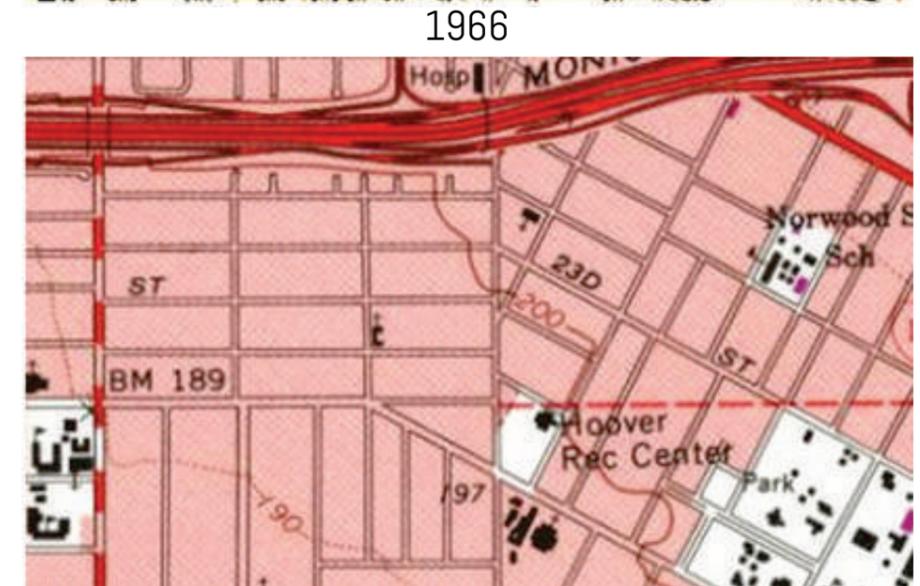
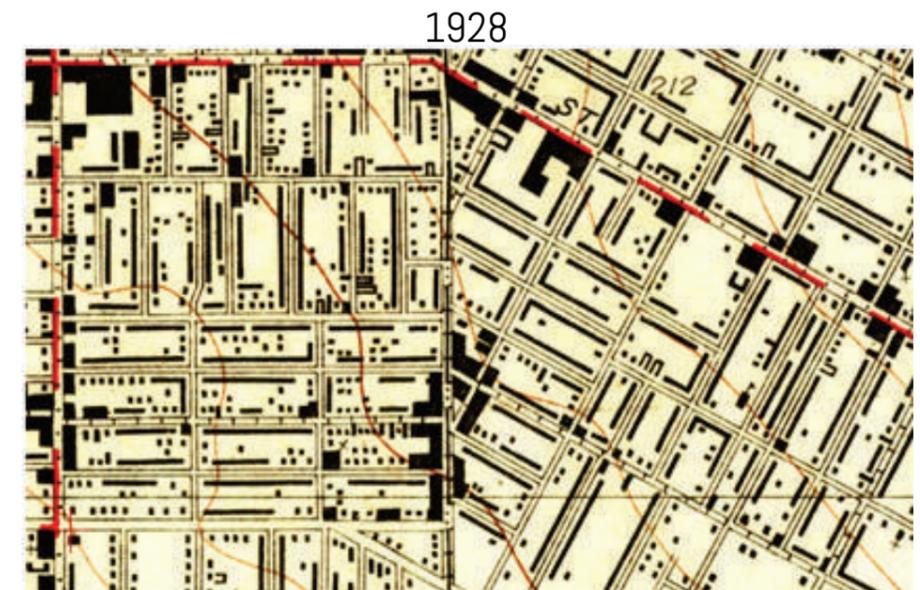
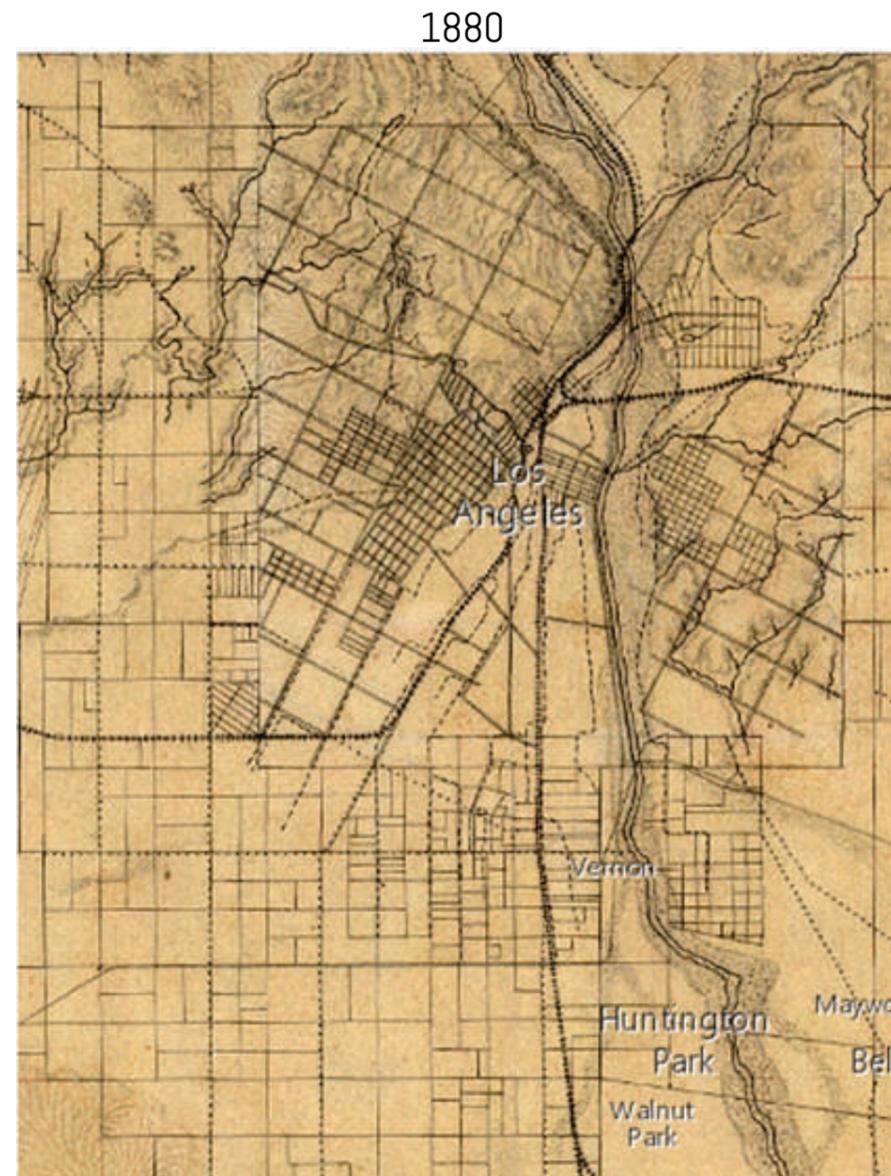
HISTORY

Historic Maps



The formation of the triangle occurred at the intersection of the city's two grids: the extension of the Laws of the Indies street plan of the original Spanish colonial settlement in downtown and the Jeffersonian/Land Ordinance grid stretching west from Hoover. With the expansion of the city and population, a number of triangular lots were formed where the two grids meet.

In 1928, commercial buildings were aggregated along both sides of Hoover St, including on our site. The University Park Community remained relatively static until 1960s when the Santa Monica Freeway was constructed. At this time, around the community, more infrastructure such as churches and recreation centers were constructed. In 1980s, the Hoover-Union triangle was operated by Bureau of Street Services (BSS) to integrate a community plan.



HISTORY

Historic Architectural Styles



Eastlake/Stick, Victoria



Queen Anne



Shingle



Victorian Transitional



PROCESS

Historic Preservation Overlay Zone [HPOZ]

Historic Preservation Overlay Zones [HPOZs], commonly known as historic districts, provide for review of proposed exterior alterations and additions to historic properties within designated districts.



PROCESS

Agencies & Organizations

Citywide Government Agencies

Department of City Planning - Director Michael LoGrande

City Planning Commission Bureau of Street Services

Office of Historic Resources

Cultural Heritage Commission

Local Government Agencies

Council District #1 Office

University Park HPOZ Board

South LA Area Planning Commission

Local Organizations

L.A. Conservancy

Figueroa Corridor Partnership

North Area Neighborhood Development Council

West Adams Heritage Association

PROCESS

Community Review Process

[3/25] Project Presentation + Ideation Workshop



[4/8] Initial Design Presentation



[4/15] Meeting with Bureau of Street Services



[4/21] Composite Design Presentation



[5/13] Submittal

COMMUNITY MEETING #1

[3/25]



ACTIVITIES

Activity 1: Memoryscape [warm up]



ACTIVITIES

Activity 2: Post-it Exercise



VIEW + TOPOGRAPHY

relaxation
view

LOCAL HISTORY + SITE HISTORY

historic awareness

MOVEMENT + PLAY

safety
playfulness

PATHWAYS

connection
variety of materials and colors

AREAS FOR PICNICKING, READING, SITTING, VIEWING, WAITING

safety
shade
opportunities
expansion

AREAS FOR EVENTS, THEATER, MOVIES AND CONCERT

outdoor performances
multipurpose

ARTS + CULTURE

performances
artistic features
local artists

SUSTAINABILITY + ENVIRONMENT

natural materials
drought tolerant species
sustainable themes and features

PLACE + DISCOVERY

3 dimensional exploration

HORTICULTURE + DESERT GARDEN

local species
sustainability

SHADE

bus stop
shade provided by interesting elements

LIGHTING

security
sustainable lighting
interesting elements

ACTIVITIES

Activity 3: Triangle Challenge



group #1



group #2



group #3

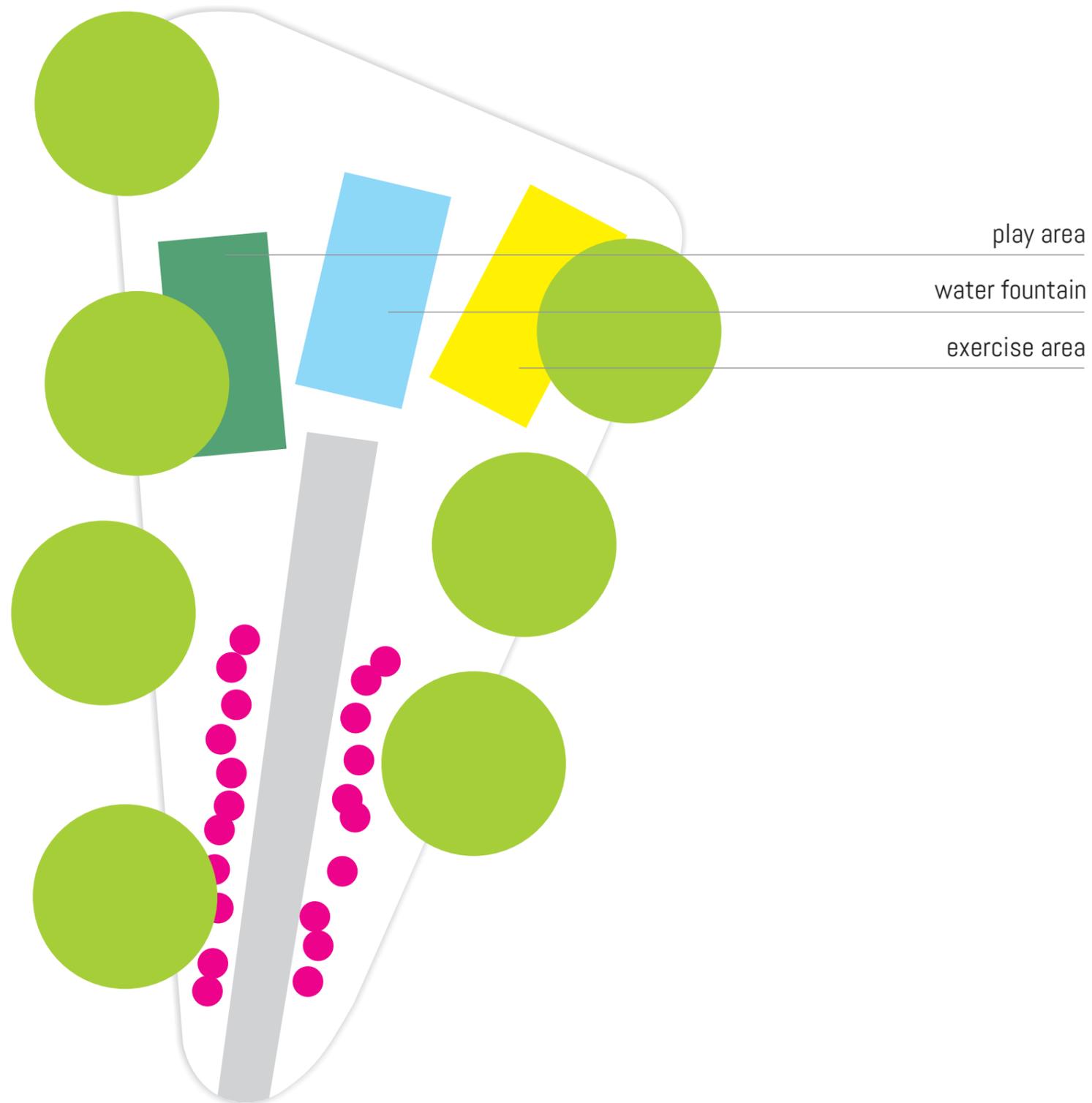


group #4



GENERATED SCHEMES

Triangle Challenge

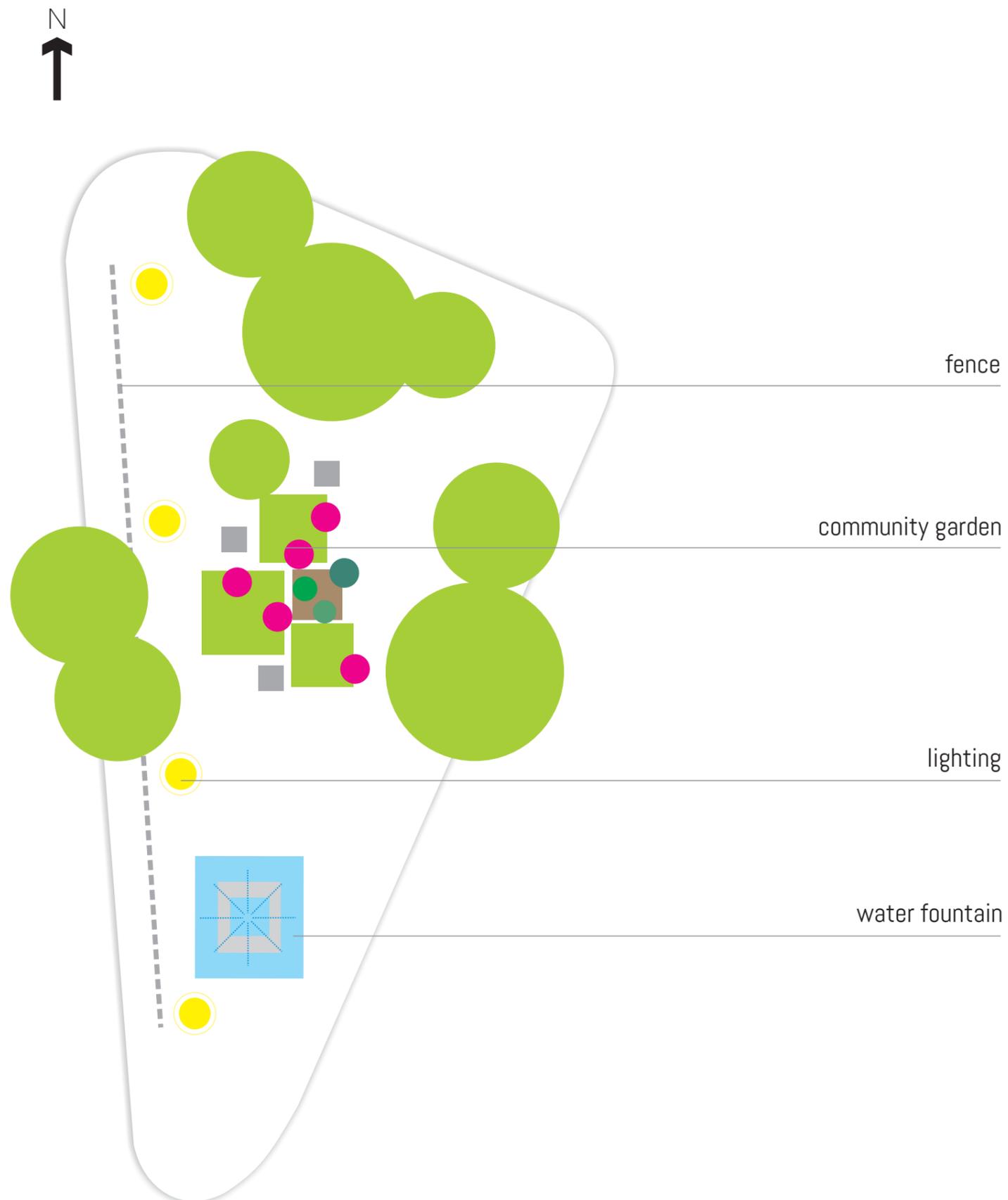


group #1: canopy scheme

The Canopy Scheme highlights the need for shade. Shade-trees delineate three separate program areas within the triangle marking areas for seating, play, and discovery.

GENERATED SCHEMES

Triangle Challenge

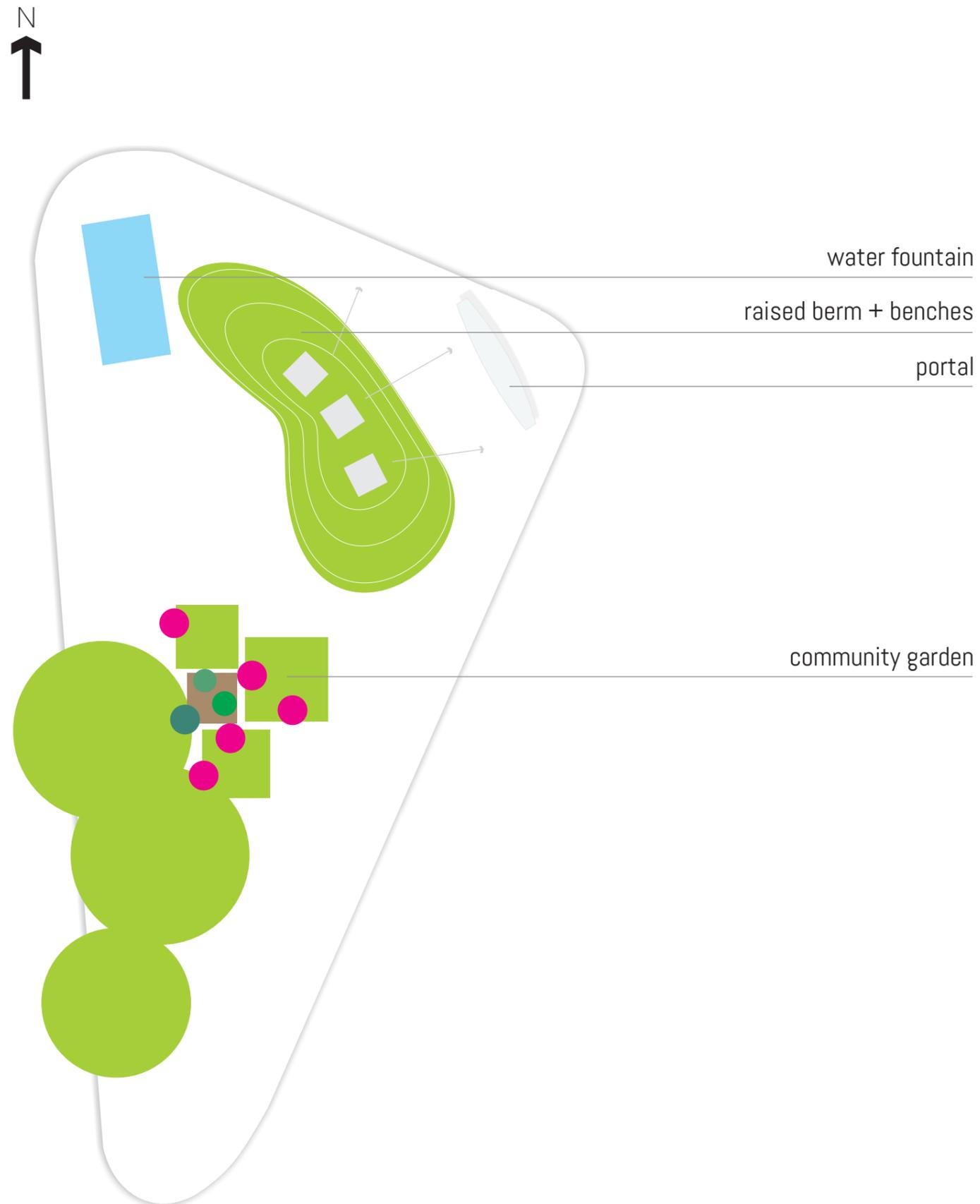


group #2: urban garden scheme

The Urban Garden Scheme creates a sanctuary for the community. Users are protected from busy traffic on Hoover Street and enclosed within the densely planted triangle.

GENERATED SCHEMES

Triangle Challenge

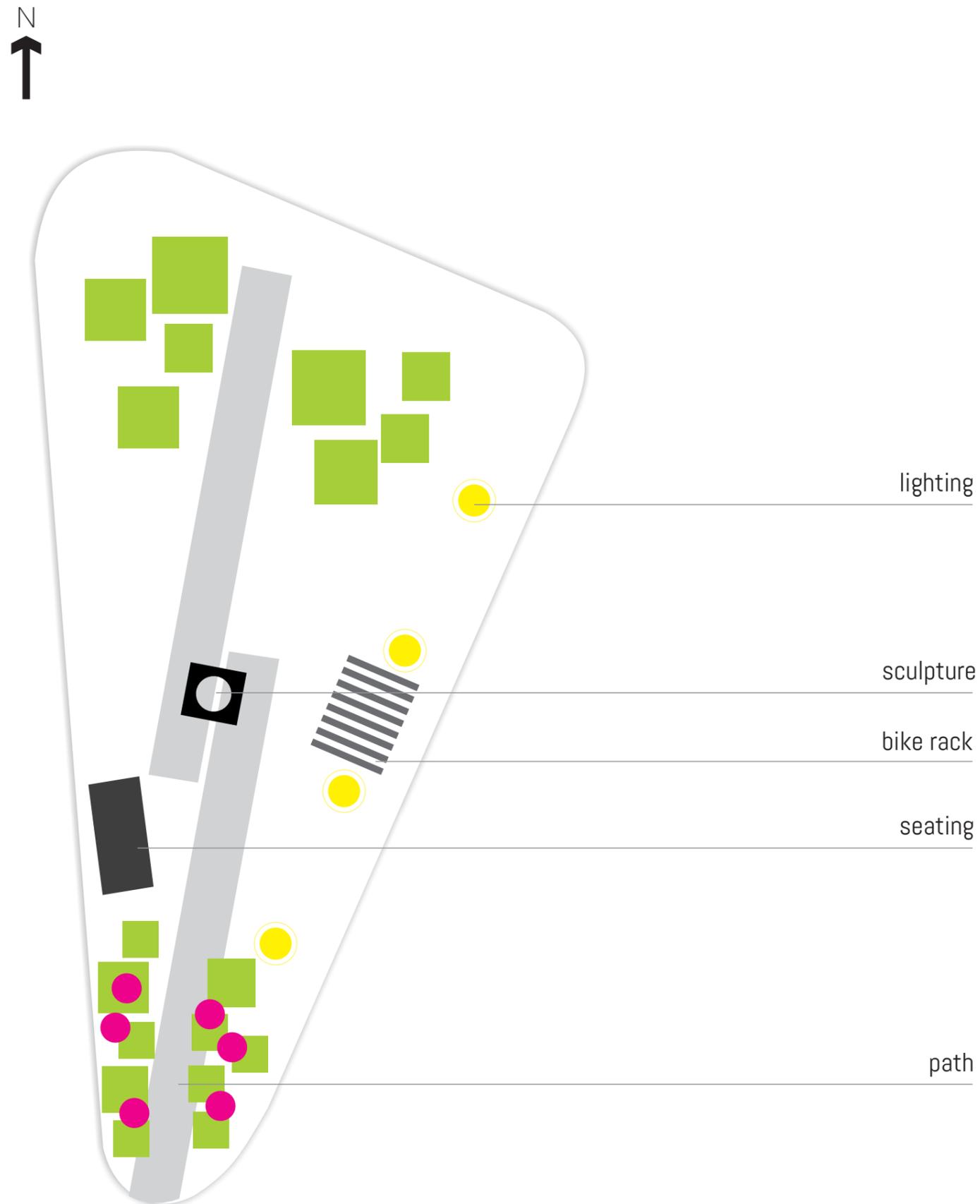


group #3: topography scheme

The Topography Scheme elevates the user, enabling them to enjoy the view of downtown's skyline, which serves as a backdrop for the community.

GENERATED SCHEMES

Triangle Challenge



group #4: monument scheme

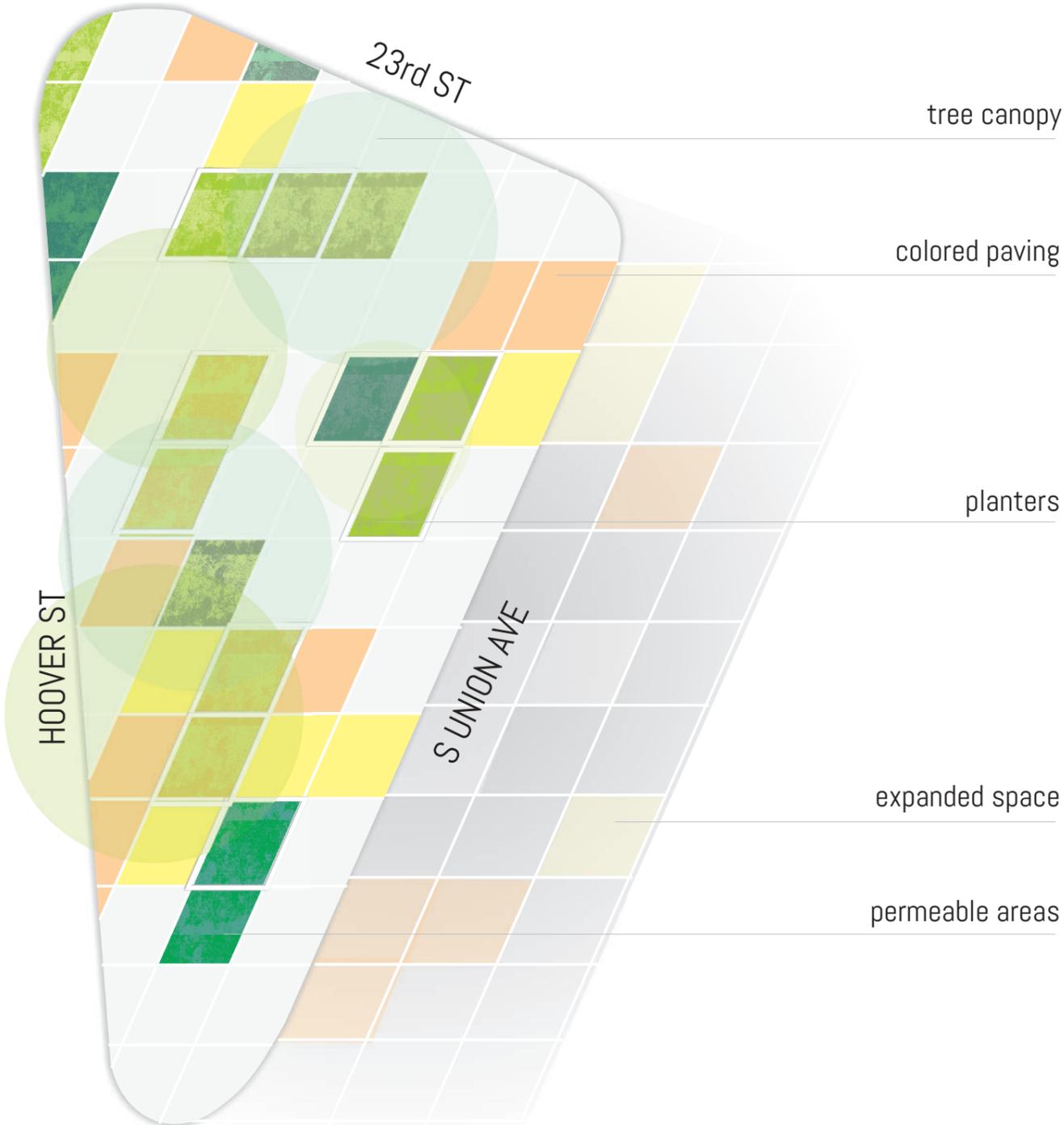
The Monument Scheme is anchored by a large sculpture at the center of the triangle. Pathways lead to the sculpture, which provides shade and acts as a beacon for the community.

COMMUNITY MEETING #2

[4/8]



SCHEMATIC PROPOSALS



proposal #1 . grid



waiting

native planting

lighting

relax

seating

multi-purpose

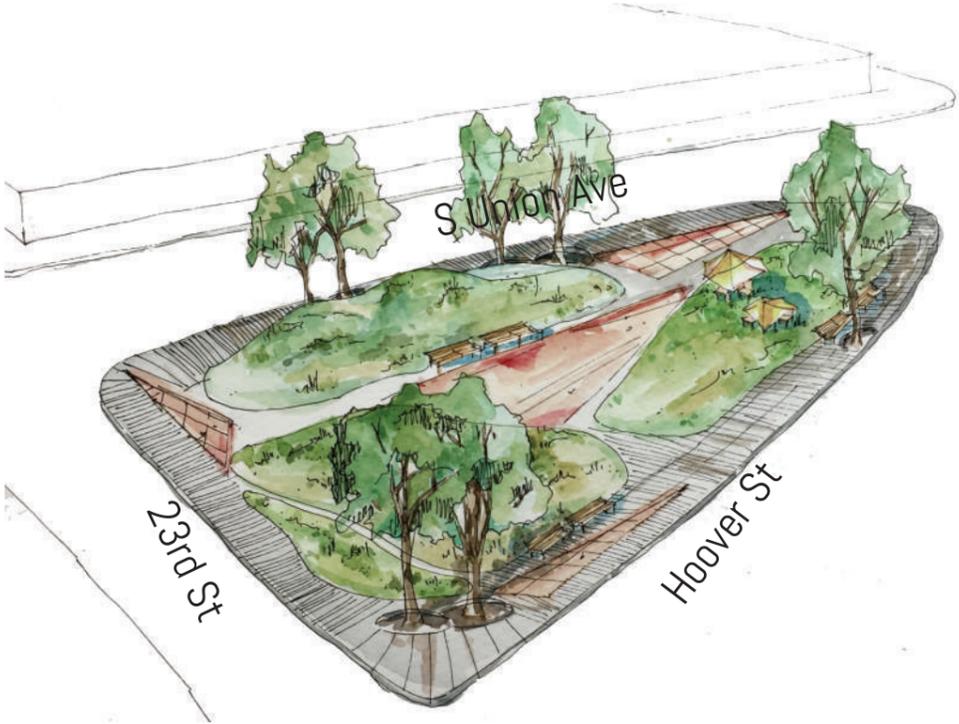
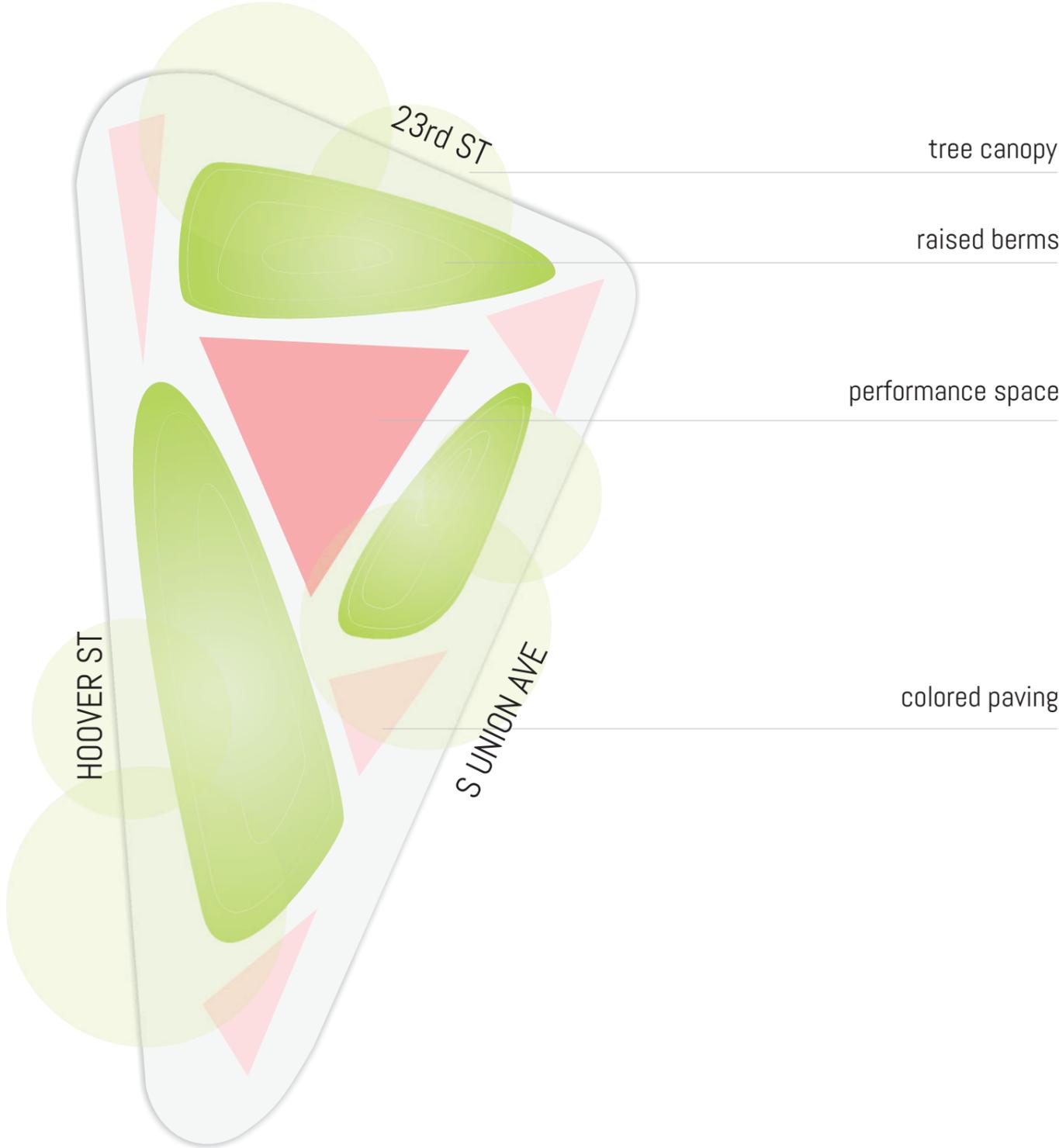
garden

historic grid

history

SCHEMATIC PROPOSALS

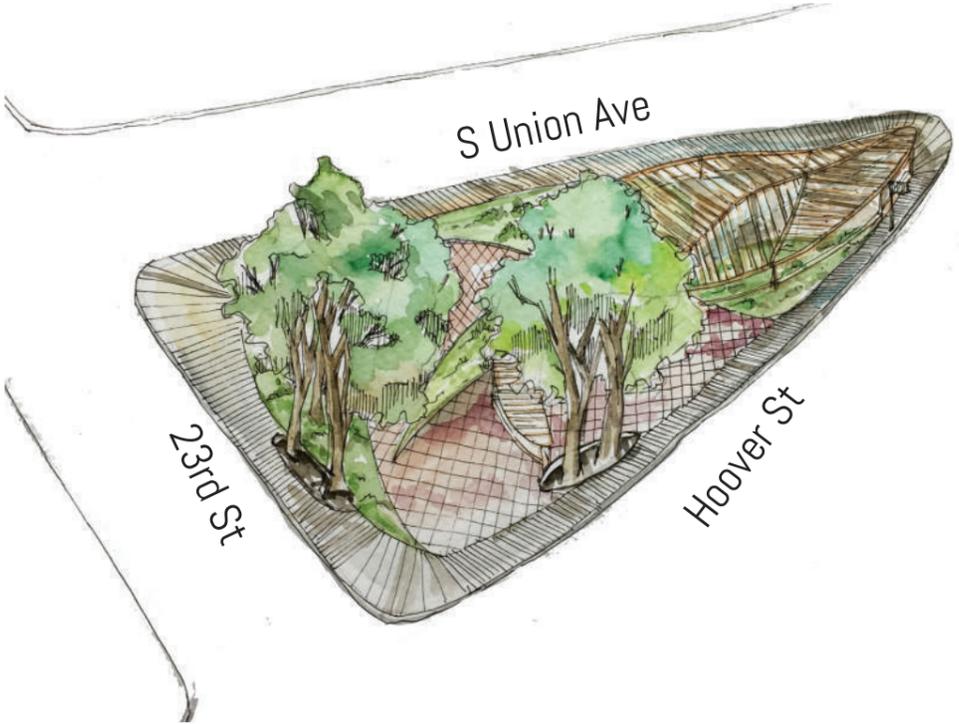
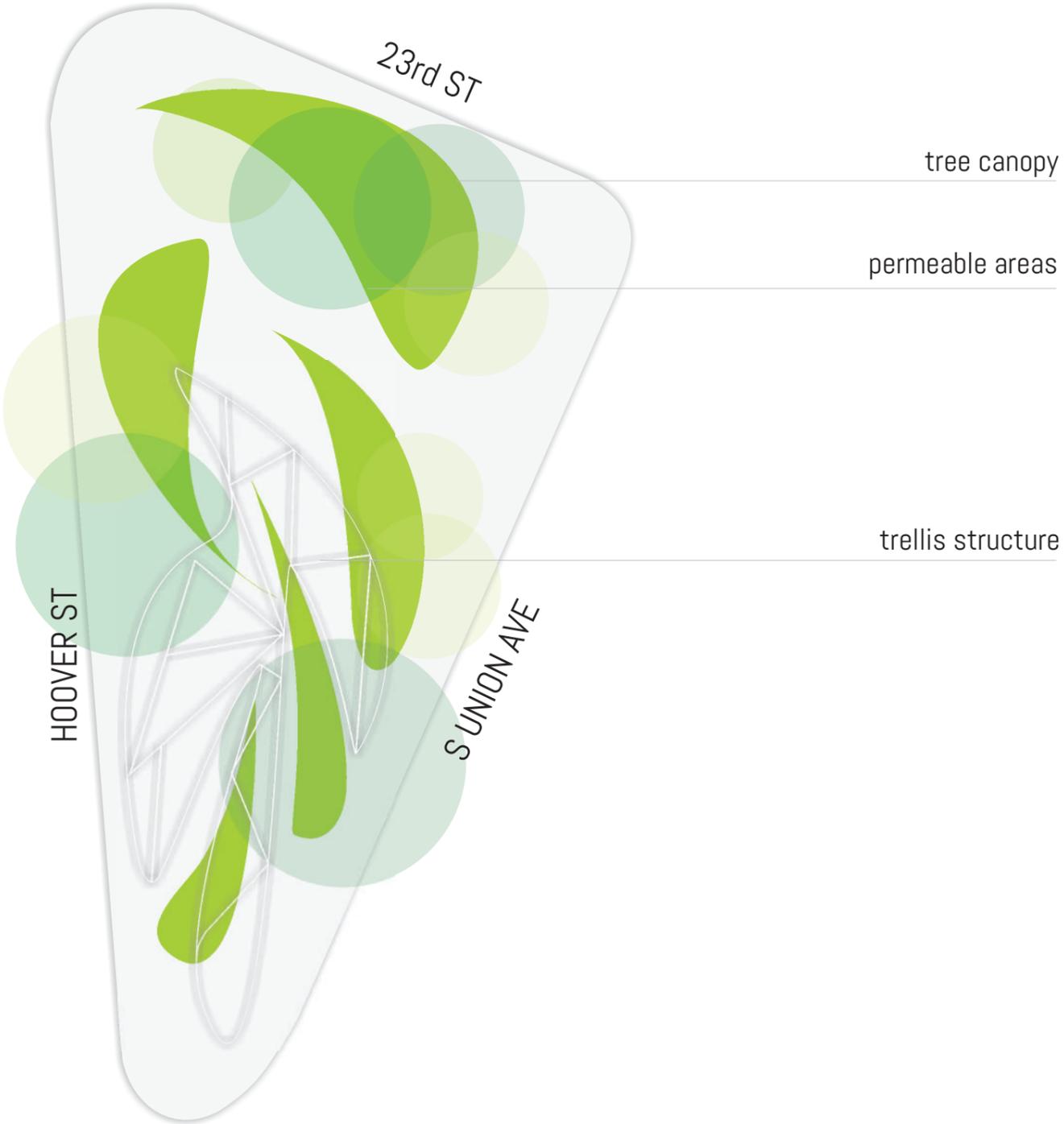
proposal #2 . triangle



meeting play art protection
topography
 performance garden

SCHEMATIC PROPOSALS

proposal #3 . curve



- native planting
- art
- movement
- play
- gateway
- shade
- seating
- monument**

ACTIVITIES

Work Session, Post-it Exercise And Group Summary



GROUP 1

sculpture
lighting
colored pavement
historic character
safety

GROUP 2

performance space
lighting
expanded space
tree canopy
urban grid

GROUP 3

topography
performance space
bike racks
tree canopy
expanded space

BUREAU OF STREET SERVICES MEETING

[4/15]



FEATURES

flowers, grass, seating, shade



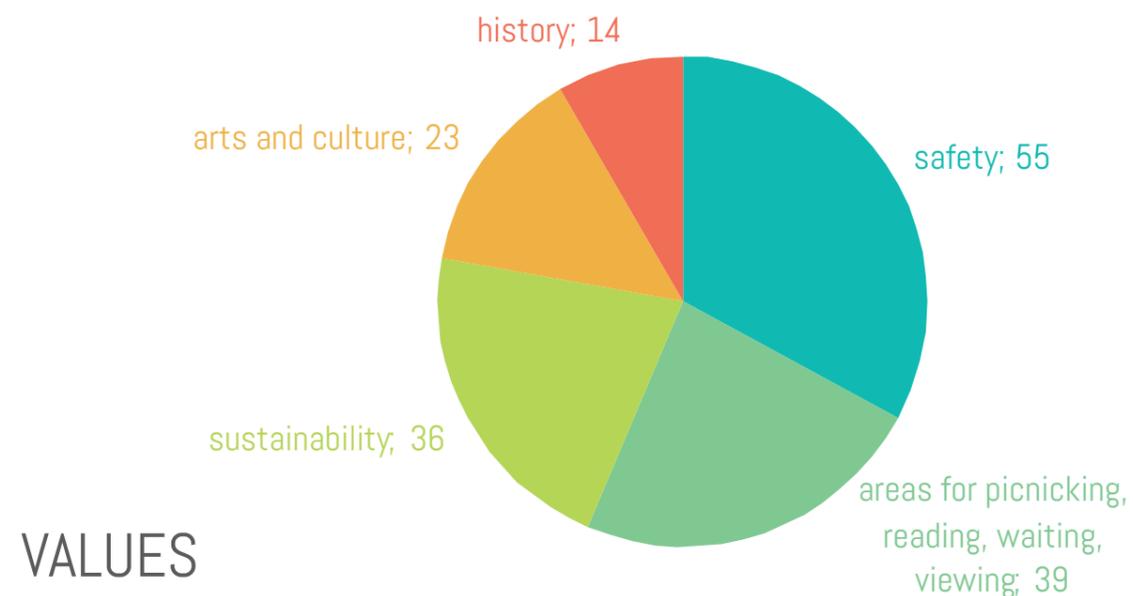
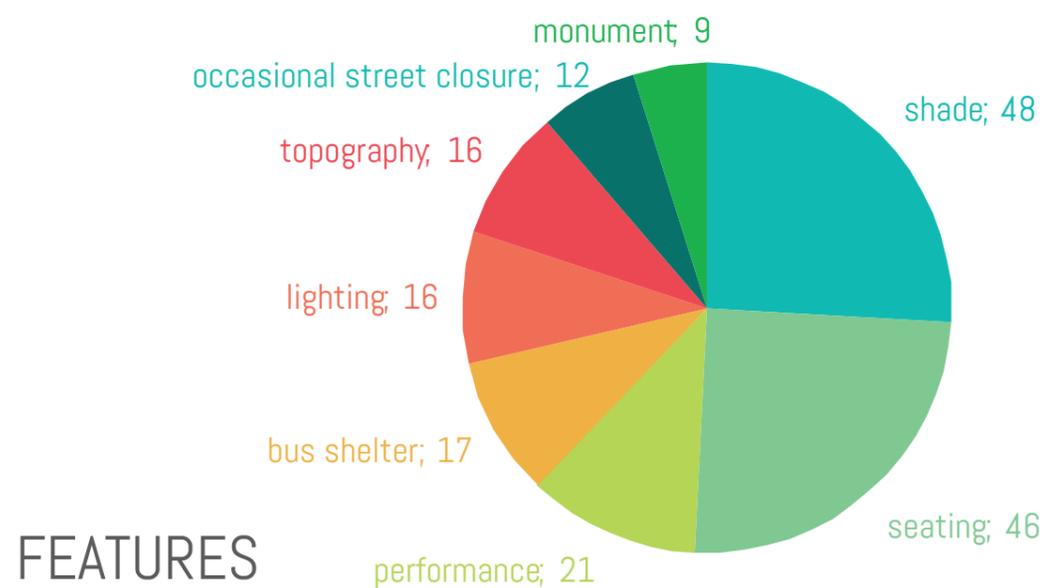
ACTIVITIES

meeting, talking, eating, sitting, playing



SURVEY

75 participants



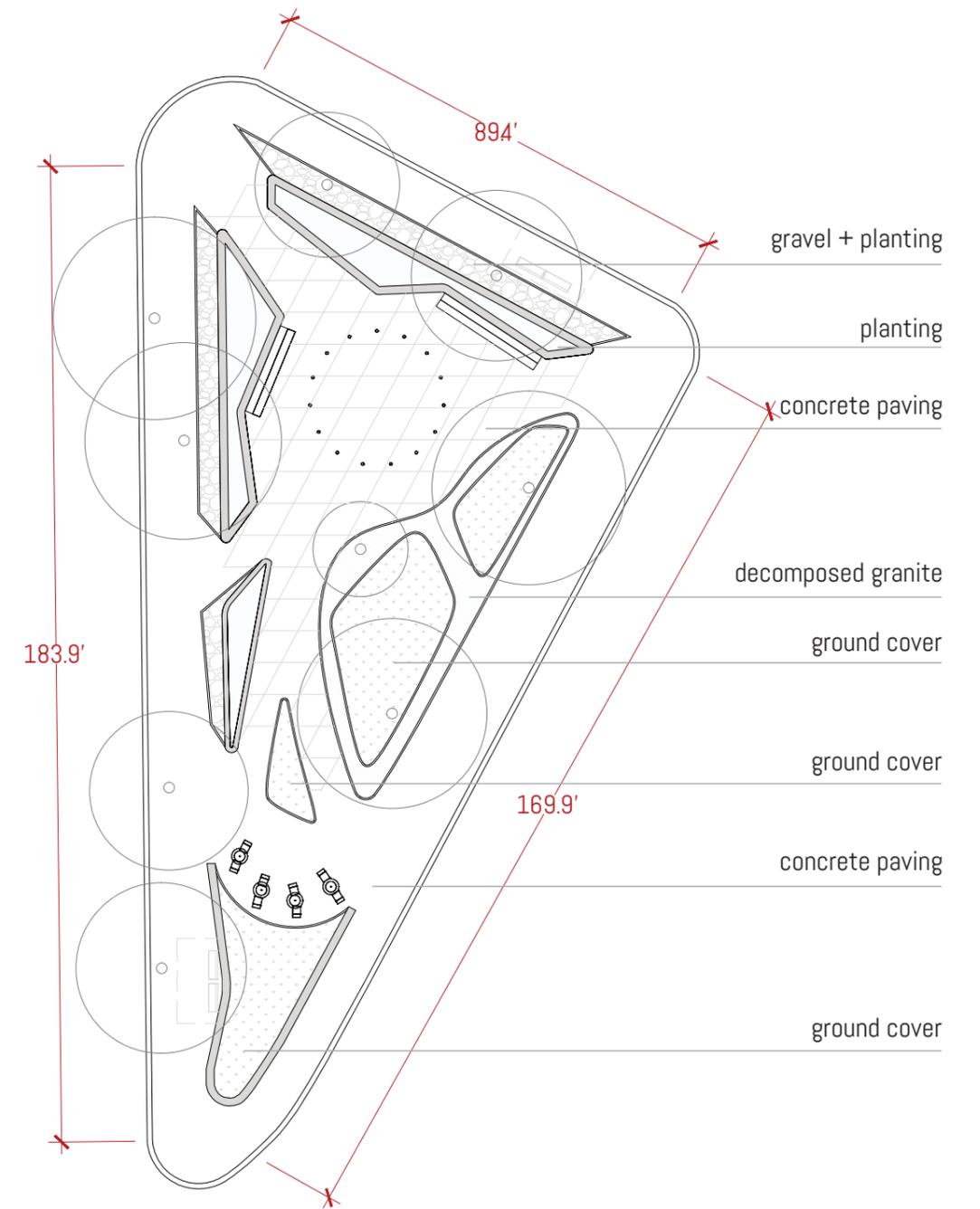
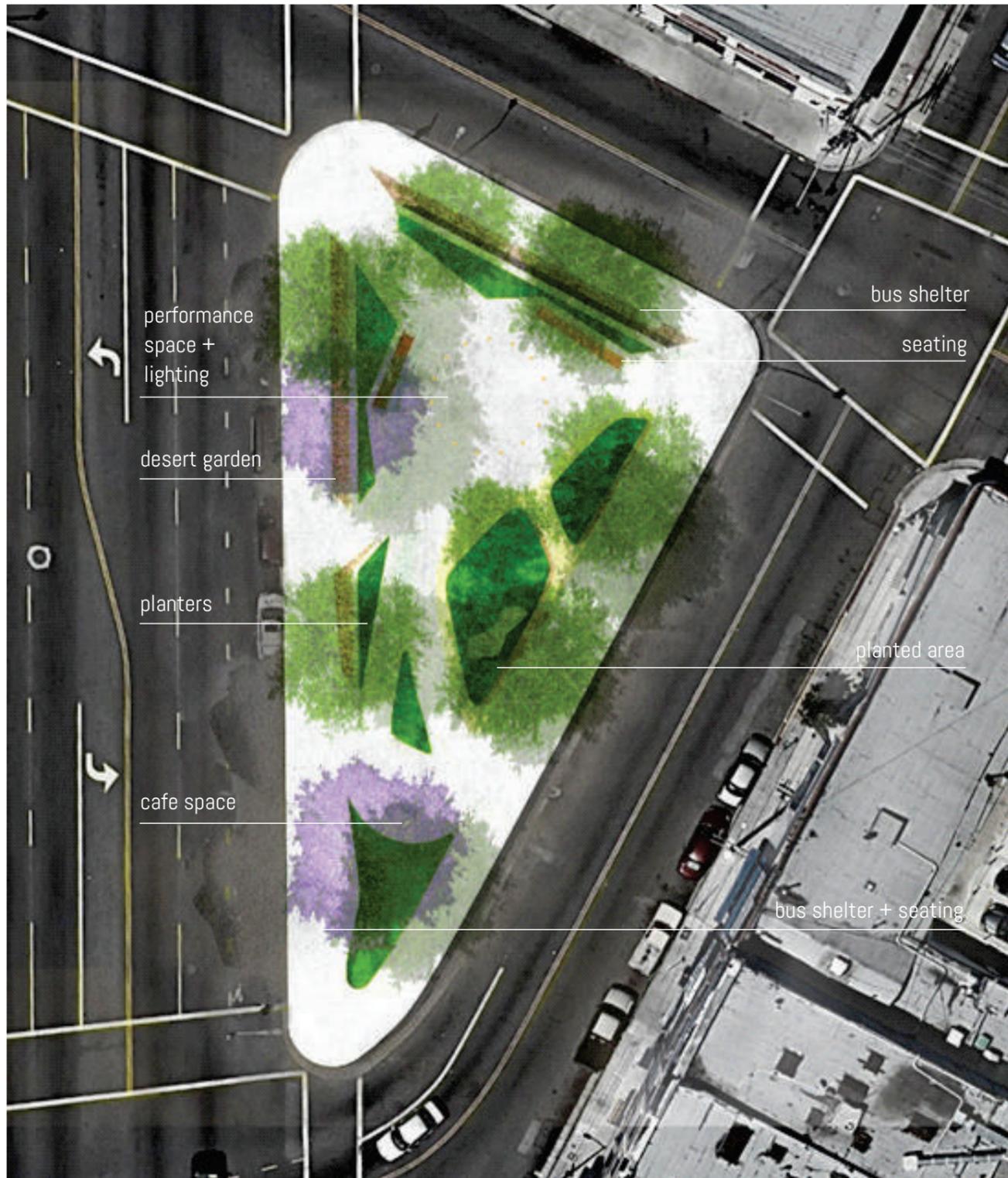
COMMUNITY MEETING #3

[4/21]



COMPOSITE DESIGN SCHEME

Plans



30'

COMPOSITE DESIGN SCHEME

Perspectives



ACTIVITY

Post-it Exercise and Final Review



PART II

THE NEW TRIANGLE



DESIGN PROPOSAL

Perspectives



NORTH END - PERFORMANCE AREA

DESIGN PROPOSAL

Perspectives



SOUTH END - CAFE AREA

DESIGN PROPOSAL

Perspectives



DESIGN PROPOSAL

Site Plan



Cafe Area

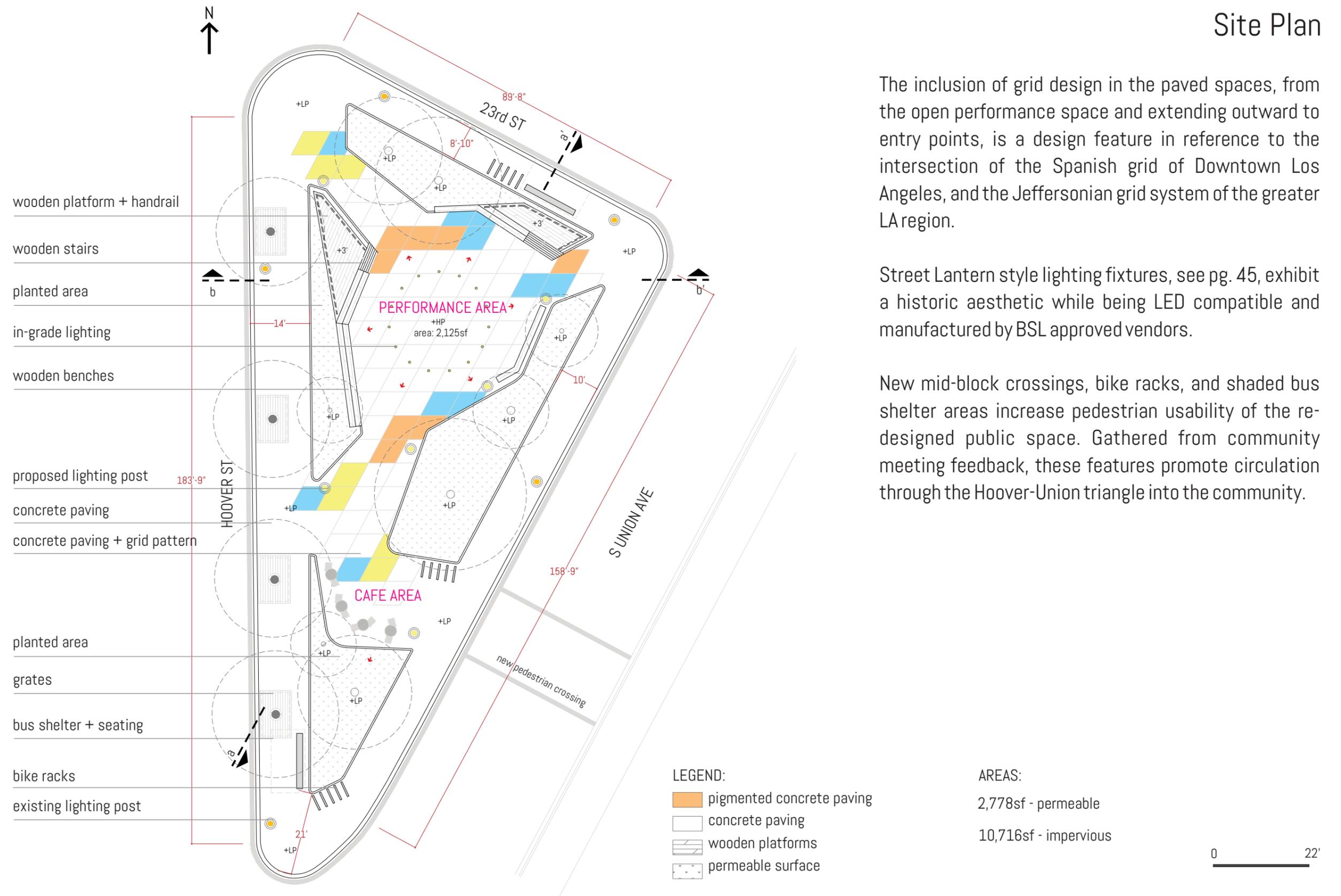
In a survey of desired design features, 48 out of 75 participants noted shade as a requested feature. The second most requested feature was seating, as noted by 46 participants. When rating park values, 39 participants noted the desire to include areas for eating, reading, sitting.

Performance area

A repeated takeaway from the community meeting process was the importance of art, performance/multi-use space, and the connection to local schools and cultural entertainment venues. This is addressed through the inclusion of an open performance area as well as versatile platforms.

TECHNICAL INFORMATION

Site Plan



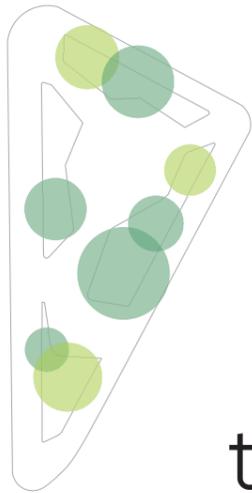
The inclusion of grid design in the paved spaces, from the open performance space and extending outward to entry points, is a design feature in reference to the intersection of the Spanish grid of Downtown Los Angeles, and the Jeffersonian grid system of the greater LA region.

Street Lantern style lighting fixtures, see pg. 45, exhibit a historic aesthetic while being LED compatible and manufactured by BSL approved vendors.

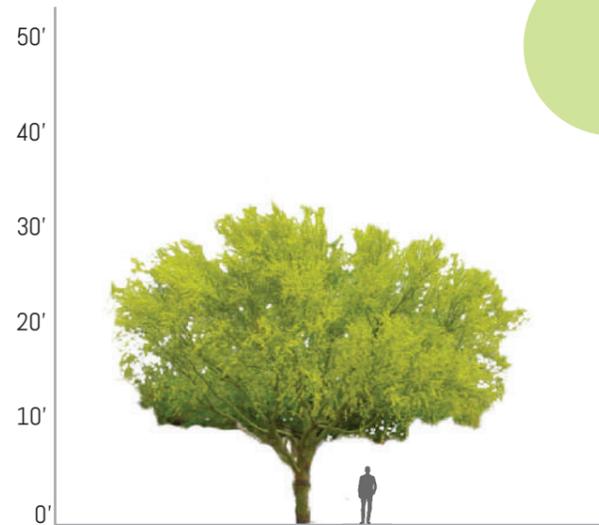
New mid-block crossings, bike racks, and shaded bus shelter areas increase pedestrian usability of the re-designed public space. Gathered from community meeting feedback, these features promote circulation through the Hoover-Union triangle into the community.

TECHNICAL INFORMATION

Planting



trees



PALO VERDE
Parkinsonia x desert museum

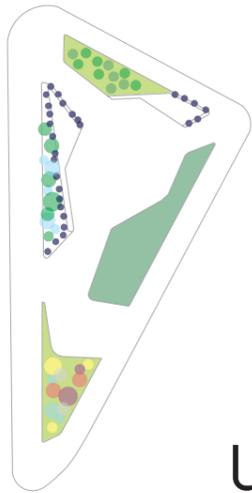
height: 25' to 30'
canopy: 30' to 40'
light: full sun
bloom: late spring - golden yellow flowers
water needs: low; drought tolerant; well-drained soil



HONEY MESQUITE
Prosopis glandulosa

height: 20' to 30'
canopy: 25' to 40'
light: full sun
bloom: spring to fall - white to pale yellow flowers
water needs: low; drought tolerant





understory species

ground covers



SAND DUNE SEDGE
Carex pansa



DEER GRASS
Muhlenbergia rigens

succulents



BLUE CHALK STICKS
Senecio mandraliscae



CHALK DUDLEYA
Dudleya pulverulenta



FOXTAIL AGAVE
Agave attenuata



OCTOPUS AGAVE
Agave vilmoriniana

shrubs



RED YUCCA
Hesperaloe parvifolia



TEXAS RANGER SAGE
Leucophyllum frutescens



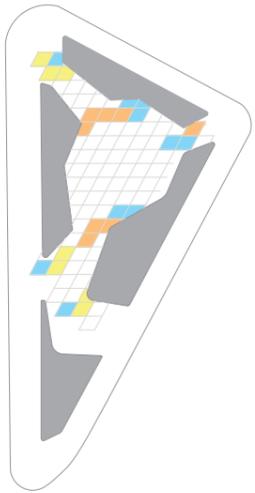
SAINT CATHERINE'S LACE
Eriogonum giganteum



CLEVELAND SAGE
Salvia clevelandii



CALIFORNIA SUNFLOWER
Encelia californica



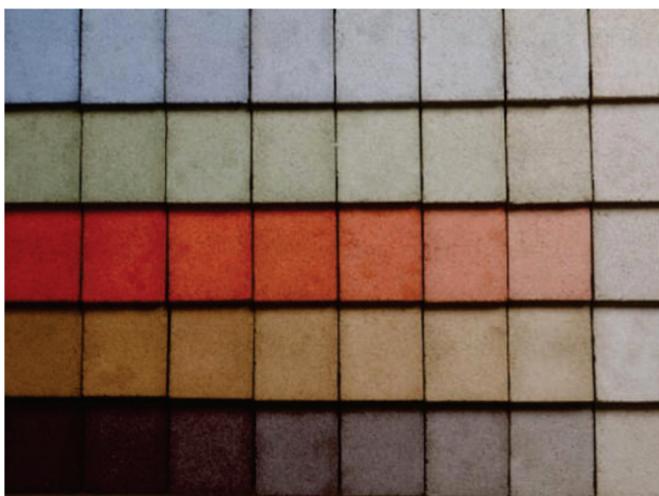
TECHNICAL INFORMATION

Materials, Pattern and Performance

Hoover-Union Triangle's form is a consequence of two intersecting urban grids: the Spanish grid of Downtown L.A. and the Jeffersonian grid of greater L.A. The design scheme utilizes pigmented concrete to create a pattern that celebrates the intersection of these two grids and the site's architectural history. This colorful pattern extends onto Union Street creating an expanded space that can be used for temporary events such as parades, summer film screenings, and farmers markets.

Throughout the ideation process, community members expressed their wish to create a space for theater. With the triangle's close proximity to two community theaters, the design scheme is anchored by a round performance area. This space is enclosed by a series of benches, stairs, and platforms that can be used for seating, play, and performance.

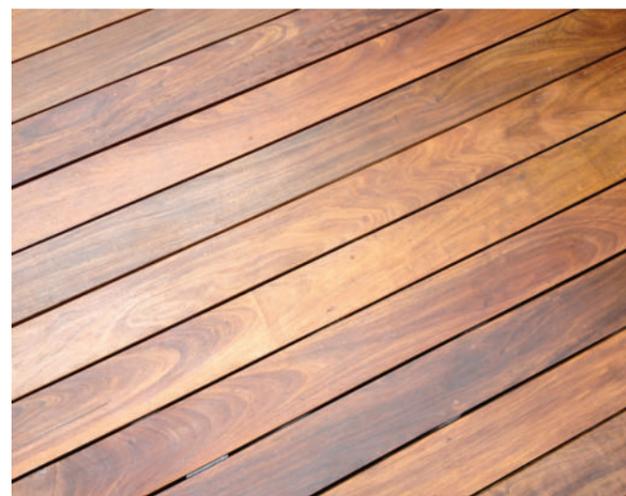
Pigmented Concrete - Davis Colors



Sand-Blasted Signage



Benches, Stairs, and Platforms - Ipe Wood



Performance Area - In-Grade Lighting



TECHNICAL INFORMATION

Furnishing

The furnishings on Hoover-Union Triangle are considered to be additional features at this time. They include loose tables and chairs, bike racks, bus shelters, trash receptacles and recycling bins. The design of the furnishings is to be coordinated with the historic character of the neighborhood.

Moveable Tables and Chairs



Bike Racks



Trash and Recycling



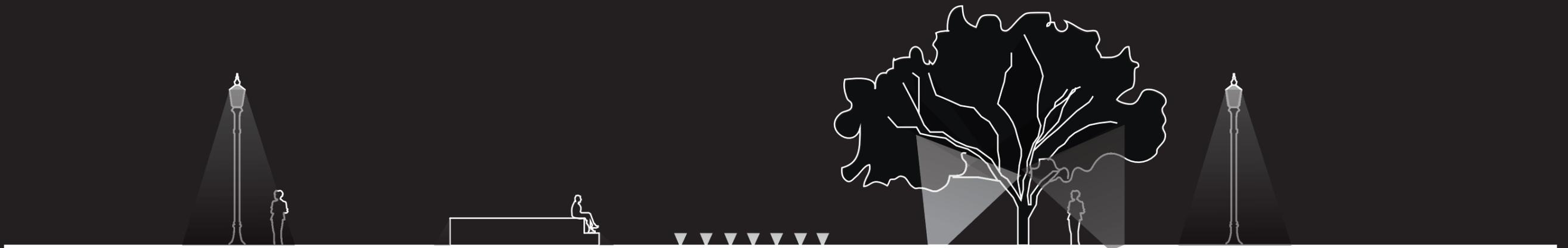
Bus Shelter



TECHNICAL INFORMATION

Lighting

Illuminating Hoover-Union Triangle and creating a safe environment is of the utmost importance to the community and consequently an integral design feature. The lighting scheme includes street lights, accent lights, under-bench lighting, and in-grade lighting.



Lighting Section

Street Lanterns - Lumec L80: Contemporary Lantern



Under-Bench Lighting



Accent Lighting

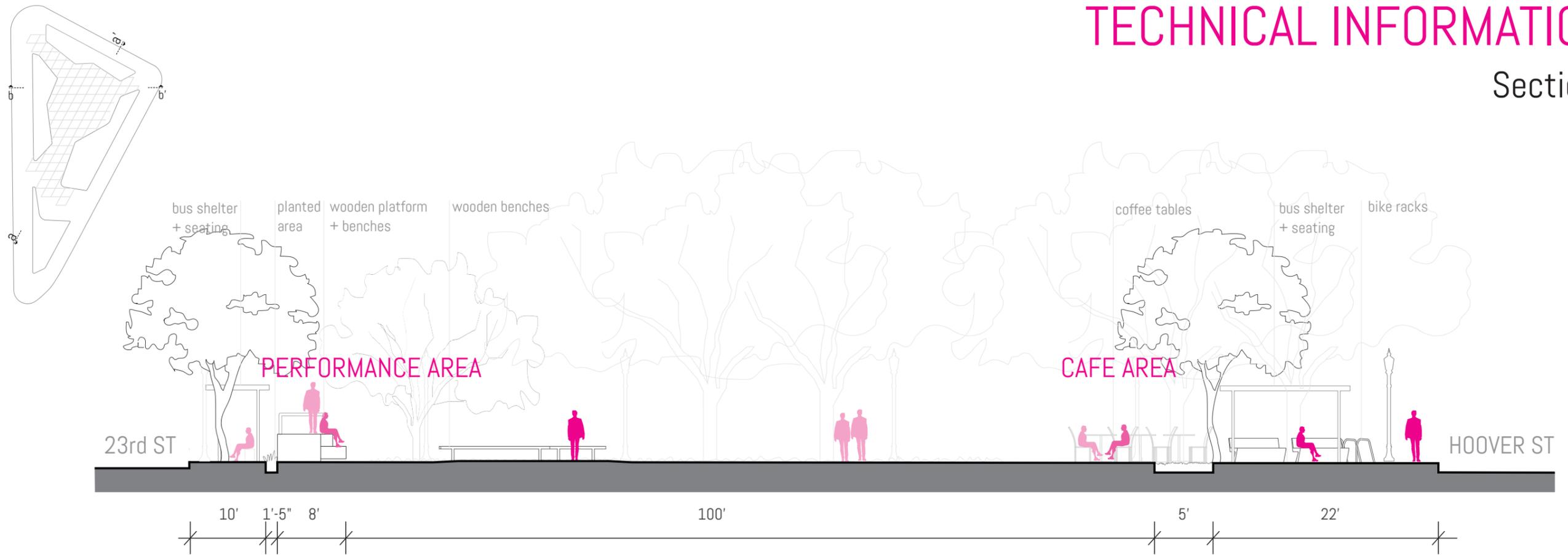


In-Grade Lighting - Acuity 9100

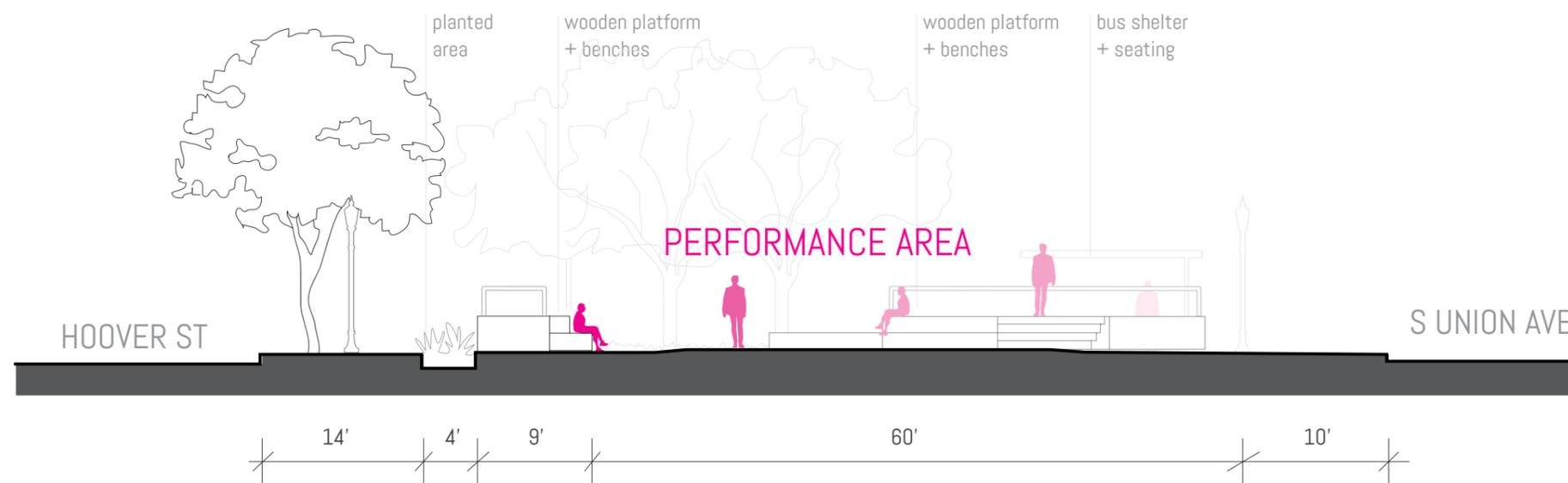


TECHNICAL INFORMATION

Sections



section aa'



section bb'

