Venice Beach: The Battle for the Last Remaining Open Space



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Project Statement



The beaches in Southern California are some of the most **valued, environmentally significant, and highly developed properties** in the country. In Venice Beach, CA, one of the last "open space" is threatened by commercial rezoning.

This project will demonstrate how a **site used for parking can be transformed into valuable open space** that will benefit the environment, residents, and visitors.

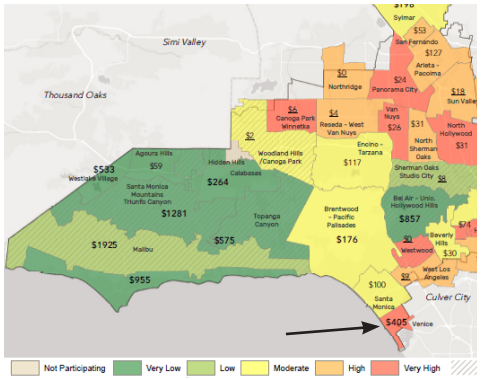


SITE BACKGROUND: Context Information

Project Justification

"It's very important there's **public life in public spaces**. That means people from all walks of life will naturally meet in the streets, squares and parks of the city. So you can see what society you belong to. You can **see your fellow citizens eye to eye** going about daily life."
- Jan Gehl

GREEN SPACE



Venice is in "Very High" need of park space.

According to this 2018 study from LA County Parks Advancement Project, the areas shown in red have extremely poor proximity and **access to high-quality parks, green spaces, and recreation areas**. Open park space resources provide environmental and health benefits critical to climate and community health. The research shows that living near a park significantly increases residents exercise frequency, improves health, and reduces childhood obesity rates.
The adjacent beach is considered open space, but not an effective community gathering location for markets, fairs, and events.

HISTORY



Historical landmarks cut directly through the site.

The Short Line rail car bridge and the Venice Canals are early examples of community and recreational planning and marked as **Log Angeles and national historical landmarks.** Preserving these significant historical resources provide communities with unique linkages to the past. These landmarks promote education and encourage the interests of different cultures, societies, politics, and architectural styles in history.

ENVIRONMENT



Opportunity to recover and restructure ecology.

Los Angeles is plagued with a network of impervious surfaces that direct **stormwater runoff** to curb and gutter systems with the goal of diverting water as quickly as possible away from homes and development. With increased urbanization and development as seen in Venice, this leads to concentrations of nutrients, toxins, and bacteria into adjacent creeks, estuaries, and oceans. It also increases peak stormwater flow and decreases the groundwater recharge. The paved surfaces also lead to increased **urban heat island** effect due to the slower cooling of these dark surfaces that increase energy temperatures and energy consumption.

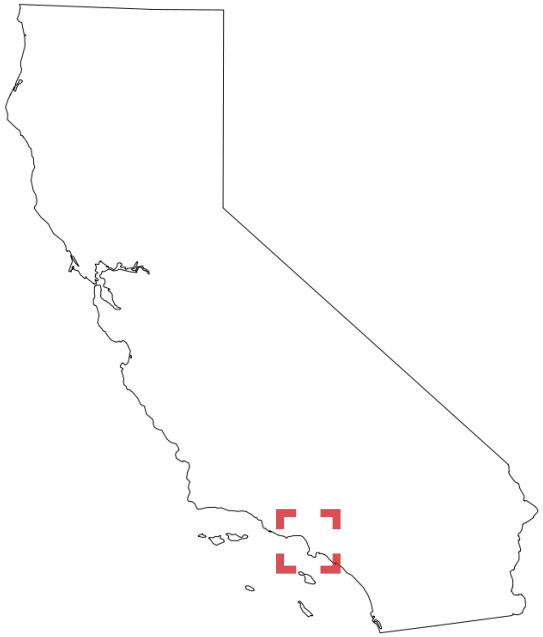
COMMUNITY



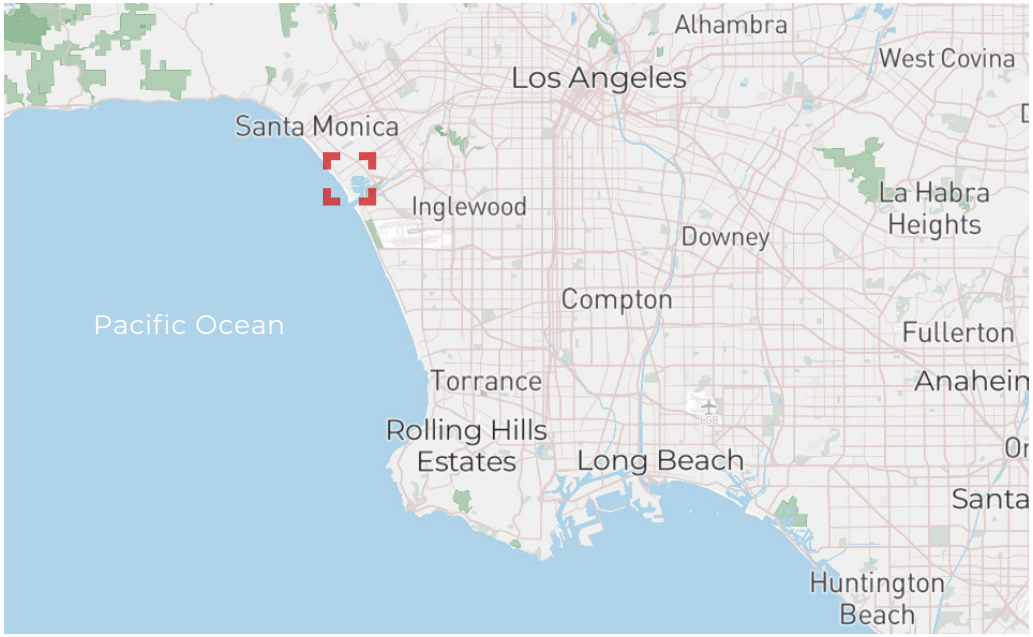
Creative community in need of a central heart.

Venice Beach's art character largely defines the culture, and the **community** is at a breaking point where many artists are being pushed out due to gentrification. The area is in desperate need to **support local artists** for studios, galleries, art-walks, and other types of creative spaces to keep the community that helped create Venice Beach today.
PLACE is an organization with the goal of linking art, community, and the environment and influence the development of high-value real estate toward public benefit purposes instead of continuing acquisition by large companies.

Location



California



Los Angeles, California



Venice Beach, California

Site location

Existing Conditions



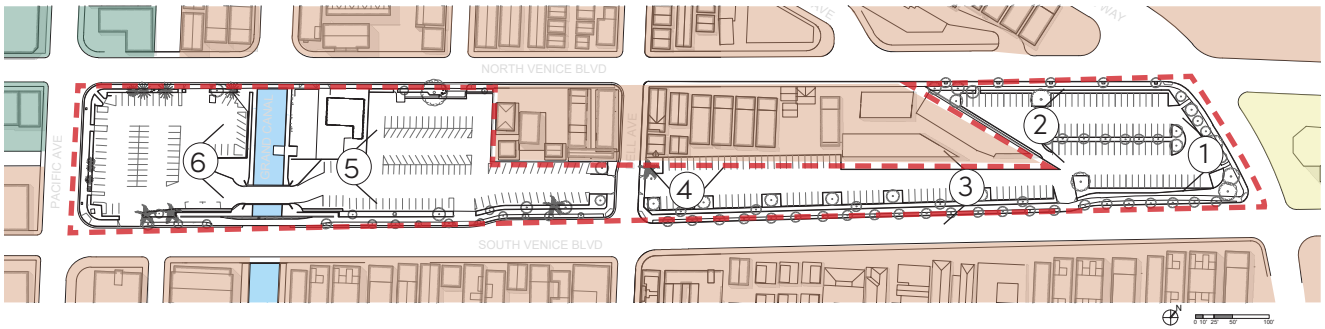












LEGEND

Site- 4.46 acres of available open space

Residential

Public Library

Commercial

Context Photos



LEGEND

- Bike route
- Site location
- Points of interest

Key Distances

- 0 miles to canals (Grand Canal on site)
- .1 miles to the beach
- .22 miles to Abbot Kinney Blvd
- .44 miles to Venice Pier

0 68 137 275 550 1100 ft. N

Venice History

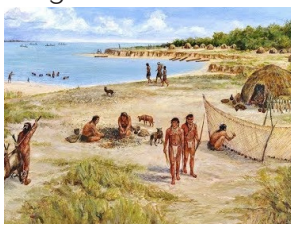
FIVE MAJOR ERAS



NATIVE

1800's and prior

•**The Tongva** were the first to populate the greater Los Angeles coastline stretching from Malibu down to Laguna.



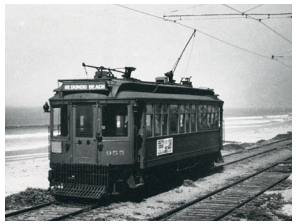




DEVELOPMENT

late 1800's - early 1900's

Abbot Kinney's inspiration for "Venice of America" emerged and brought into reality in the barren marshlands in 1905.







MODERN

2000's- Present

The canals are refurbished. Homes around the canals are some of the most expensive real estate in Los Angeles.









•**Rancho de Ballona** the Mexican gov't granted La Ballona that included the southern portion of Venice to Machados and Talamantes families.



RANCHERO

1800's





1950's Venice becomes known as the **"Slum by the Sea."** The beat movement became popular in the 50-60's with coffee shops, cafes, jazz music, and poetry readings.



(COUNTER)CULTURE

Midcentury 1900's

Site Users- Community

Families



Young Professionals



Kids



Farmers Market





Recreation



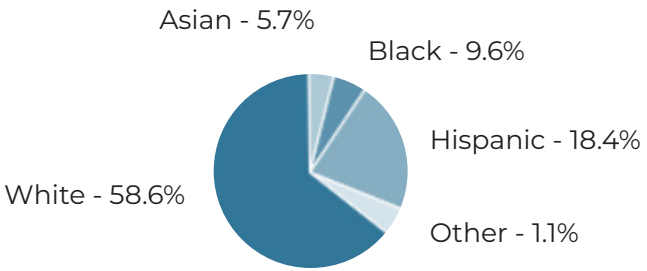


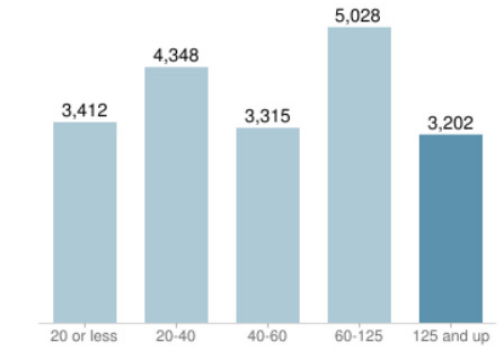


Artists



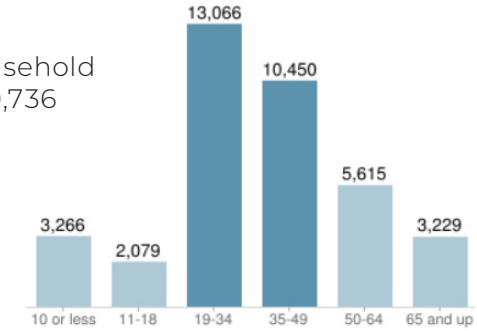
VENICE BEACH DEMOGRAPHICS





Household income in thousands of $2000

Median Household Income: $79,736



Age

Site Users- Visitors

Boardwalk



Abbot Kinney Blvd.



Canals



Art Walks

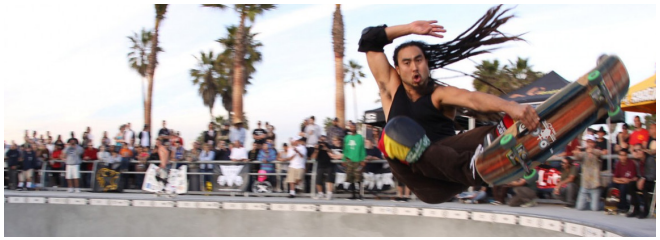


Muscle Beach



Bike Path and Skate Park





VENICE BEACH TOURISTS

·Venice Beach is the **second-largest tourist attraction in Southern California** after Disneyland

·There are around **10 million visitors** to the Venice Beach Boardwalk annually

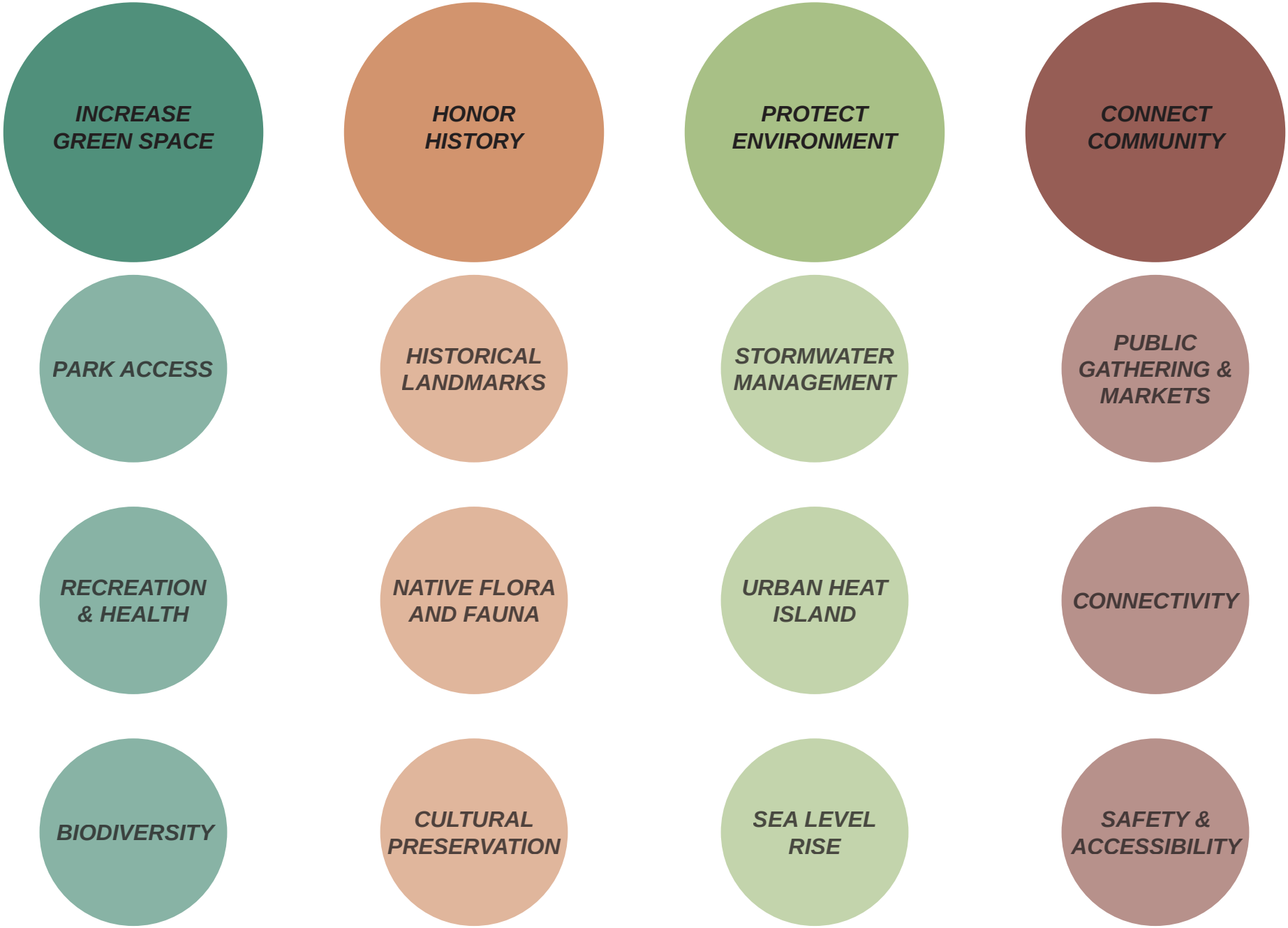
·The largest proportion of visitors were between the ages of 25 and 34.

·43.8% of visitors are from areas outside of Los Angeles County and Southern California



Goals: What to Accomplish?

Goals and Objectives



Goals and Program


finegardening.com



artguildinc.com


www.finegardening.com


nbcnews.com

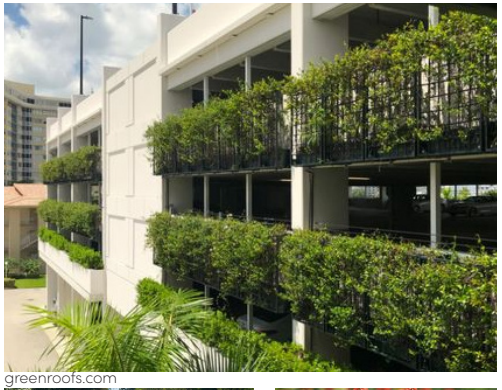

iberdrola.com


matilijanursery.com


boethingtreeland.com

INCREASE GREEN SPACE


cnps.org

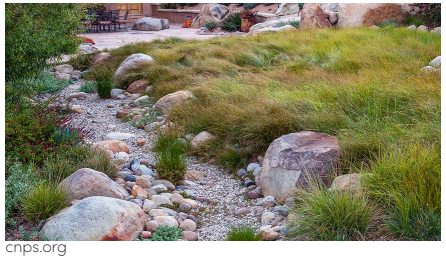

greenroofs.com


metropolismag.com


thespruce.com



larklabel.com


cnps.org

- Native demonstration gardens - .75 acres
- Pollinator garden - 0.3 acres
- Promenade with lush planting - 0.5 acres
- Meadows - 0.3 acres

- Parking structures - 0.6 acres (370 spaces)
- Bioswale garden - 0.3 acres
- Promenade with lush planting - 0.5 acres
- Botanical signage

Goals and Program


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gannett-cdn.com


landezine.com



radnorhistory.org


landezine-award.com

HONOR HISTORICAL ASPECTS


matilijanursery.com


Michael Meskin


Michael Meskin


Michael Meskin


Michael Meskin



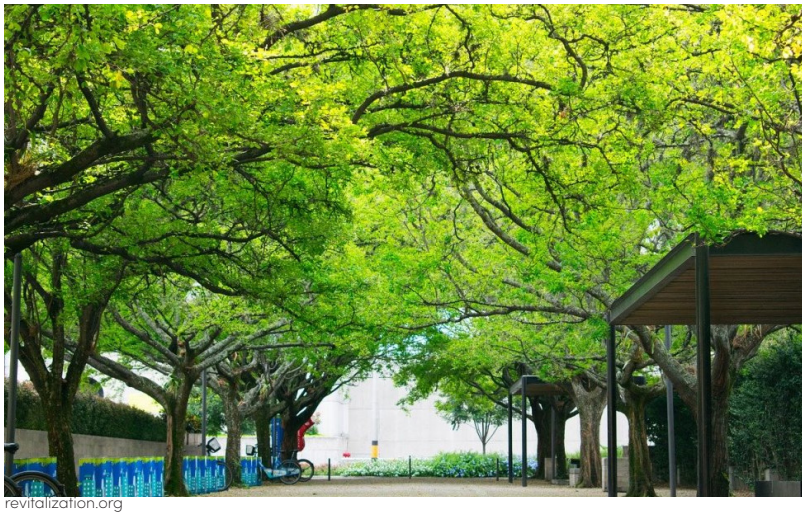
ocregister.com

- Short-Line Bridge restoration - .75 acres
- Grand Canal restoration - 0.3 acres
- Open pedestrian circulation through bridge
- Railroad track demonstration garden
- Gardens spaces by history era - 3 acres
- Historical signage - honor prior generations
- Native flora and fauna
- Promenade timeline

Goals and Program


nacto.org


ctfassets.net


revitalization.org


landezine.com


radixcenter.org

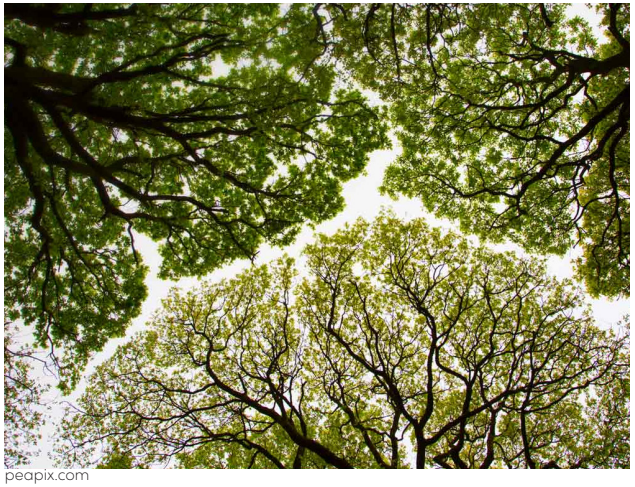

larch.umd.edu/


landezine.com

PROTECT THE ENVIRONMENT


hoffmannursery.com


staticflickr.com


peapix.com

- Urban forest - 0.6 acres
- Bio-filtration gardens - 0.3 acres
  (contaminant removal adjacent to canals)
- Permeable ground - 2 acres
- Cafe green roof - .04 acres
- Stormwater management gardens - 0.3 acres

Goals and Program


swerveautos.com


axios.com


hearstapps.com


lacompost.org


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CONNECT THE COMMUNITY


forms-surfaces.com


rivian.com


bslshoofly.com

- Farmer's market - 1 acre (Multi-functional)
- Compost program
- Community garden - 0.1 acres
- Cafe/ commercial space - 0.1 acres
- Seating and picnic areas - .25 acres
- Bike parking - .02 acres



DESIGN METHODOLOGY: Principles, theories, etc.

Design Methodology

GREEN SPACE

OPEN GREEN SPACE

Rio de Janeiro state, in Brazil - 2009

Costa, L. & Soares, F. Open Spaces and Connectivity, a proposal for urban vegetation and **reforestation** for the city of Nova Iguaçu.

"It opens up a new range of possibilities in **connecting biodiversity, cultural and natural values**. Particularly concerning new strategies for low carbon city design, the connectivity concept is relevant for it enable new links between natural and cultural processes."

Connectivity
"When the movement occurs in a linear way, it forms a corridor. In this sense, a corridor is therefore one of the ways to achieve connectivity."

"open spaces forming **green corridors** and patches is in fact an important means to deal with intensive urban development, to improve **quality of life and biodiversity**, as well as to enhance green space as a significant part of low carbon cities."

Current Venice Community Plan

"Open Space" issues:

"Lack of adequate parking, usable open space and recreational areas"

"Public facilities within the community such as parks, libraries and community centers are generally inadequate to address the needs of the community residents"

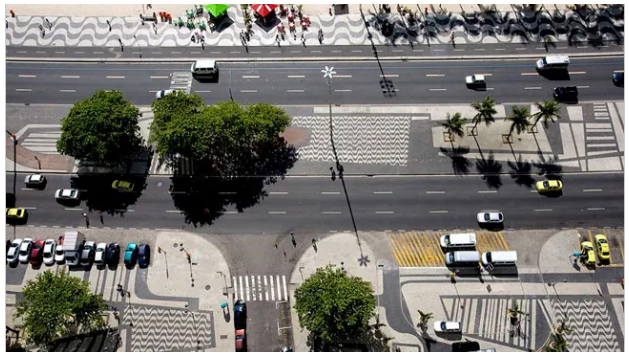
"Protection of existing natural and recreational resources, including Venice Beach, Ballona Lagoon, and Grand and Venice Canals."

"Open Space" Goals:

"**Preserving open space**, particularly the coastal zone, giving due consideration to private property rights, and develop recreational facilities for the enjoyment of both local residents and persons living throughout the Los Angeles region."







Design Methodology

HISTORY

HISTORICAL PRESERVATION

"Protecting Cultural Landscapes" - 1994

Planning, Treatment, and Management of Historical Landscapes By Charles A Birnbaum, ASLA

A cultural landscape is defined as "a geographic area, including both **cultural and natural resources** and the wildlife or domestic animals therein, associated with a historic event,activity, or person or exhibiting other cultural or aesthetic values."

Historic landscapes include residential gardens and community parks, scenic highways, rural communities, institutional grounds, cemeteries, battlefields and zoological gardens.

Historical preserved landscapes provide scenic, economic, ecological, social, recreational and educational opportunities that **help us understand ourselves as individuals, communities and as a nation.**

Current Venice Community Plan

"Historical Preservation" opportunities:

"A diverse community that is socially and economically vibrant with unique architectural and historical characteristics."

"Open Space" Goals:

"**Preservation and restoration** of cultural resources, neighborhoods, and landmarks which have historical or cultural significance."

"Preservation of the scenic and visual qualities of coastal areas."

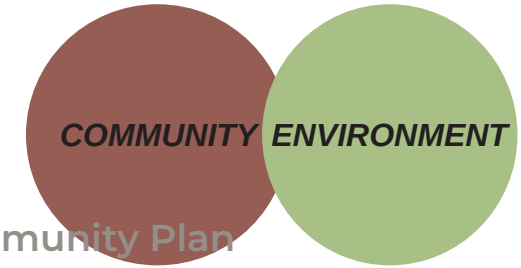
"To encourage private owners of historic properties or resources to conserve their architectural integrity."







Design Methodology



WATERFRONT DESIGN

Waterfront Promenade Design

Urban Revival Strategies by Thorbjorn Andersson

Sustainable Stormwater Management:
·Increase **retention and infiltration** area
·Reduce runoff discharge flow rate
·Improve discharge quality
·Capture and reuse
·Separate sewer water and stormwater
·Treat sewage and gray water on site

Marine Habitat Complexity:
·Use **native plants**
·Remove invasive species
·Create resilient ecosystems
·Support endemic, endangered, and migratory species

Promenade Design:
·**Continuous off-street circulation** for pedestrians and bicyclists throughout the waterfront.

Current Venice Community Plan

"Stormwater Management" Goals:

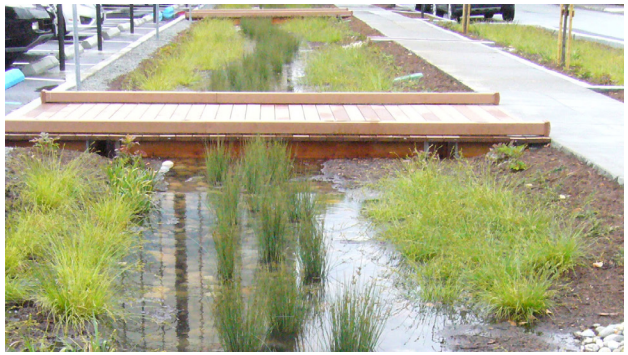
"Los Angeles County Flood Control District and/or Los Angeles City Engineer should approve a feasible design to **reduce harmful pollutants** from storm drain waters prior to these waters entering the Marina."

The environmentally sensitive habitat areas in the Venice Coastal Zone:
Ballona Lagoon,Grand Canal south of Washington Boulevard;the Venice Canals, banks of Ballona Lagoon; and the California Least Tern nesting areas on the southern part of Venice Beach.

CA Coastal Commission Sea Level Rise Vulnerability Assessment

·By 2040-2080 the average **potential sea level rise** is 1.6 feet







Design Methodology

COMMUNITY

SAFE PUBLIC ACCESS

Waterfront Promenade Design

Urban Revival Strategies by Thorbjorn Andersson

Public Access General Principles:
·Maintain and provide safe public access (*preserve existing access and provide additional public access*)
·**Engage local community** and users
·Conduct water dependent use assessment of site (water depth, currents, storms, vessel traffic, sea-level/ tidal fluctuations)

Rights-of-way:
·Paths connect parks and plazas to public areas.
·Sidewalks should be the primary pedestrian connections along city streets.
·Sidewalks should be **buffered from moving traffic**
·Crosswalks and curb ramps should be located at each corner intersection to provide safe crossings.

Bicycle Facilities:
·Bike lanes min. of 5 feet, wider if heavy traffic.
·Increase visibility of bike lanes with colors or patterns.
·Provide secure and convenient bike parking.

Current Venice Community Plan

"Public Access" Goals:

"A strong and competitive commercial sector which promotes economic vitality, **serves the needs of the community through well designed, safe and accessible areas.**"

"To ensure the **accessibility, security and safety of parks** by their users, particularly families with children and senior citizens."

"A system of **safe, efficient, and attractive bicycle** and pedestrian facilities."

"Encourage the provision of **bicycle amenities** such as changing rooms, showers and bicycle storage at new and existing and nonresidential developments and public places."







Design Methodology

ENVIRONMENT

DESIGN FOR NATURE - LOW IMPACT DEVELOPMENT

Waterfront Promenade Design

Urban Revival Strategies by Thorbjorn Andersson, 2017.

Ecology and Habitat:
·Assess natural resources
·**Preserve or enhance** existing natural resources
·Contribute to the comprehensive restoration plan of the region
·Habitat continuity (Add new, habitat patches, connect patches)
·Habitat complexity and robustness
·Avoid environmental impacts

Materials and Resources:
·Life cycle assessment of materials.
·Redistribute materials on site
·**Locally sources materials**
·Low impact- **permeable materials**, high albedo surfaces, avoid toxic materials, and habitat generating

Current Venice Community Plan

"Low Impact" Goals:
"Encourage new and alternative housing concepts, building materials and construction methods which lower housing construction costs and are compatible with City Codes."

"Preservation of **physical resources or ecologically important** areas."

"The City should encourage continuous efforts by Federal, State and County agencies to acquire vacant **land for publicly-owned open space**."

Los Angeles County Dept. of Public Works Low Impact Development Standards Manual

·Shallow surface **water storage**
·Infiltration
·Rainfall interception









CASE STUDIES: Built Work Design Precedents

Case Studies



1. Master plan to add more green space and bio-remediation for stormwater runoff into the Gowanus Canal in Brooklyn, NY.

Gowanus Canal Sponge Park

Location: Brooklyn, NY

Landscape Architect: DLANDstudio Architecture + Landscape Architecture

Year: 2016

Size: 10 acres

Recognition: 2017 AIANY Design Awards

Uses specially selected plants to **filter toxic runoff water** and **absorb harmful pollutants** before entering the Gowanus Canal.

Dedicates 7.4 acres to greenways and **recreational open spaces** and the remaining 3.5 acres to wetland basins that **remediate the polluted landscape and waterway**.



2. Prior to renovations.

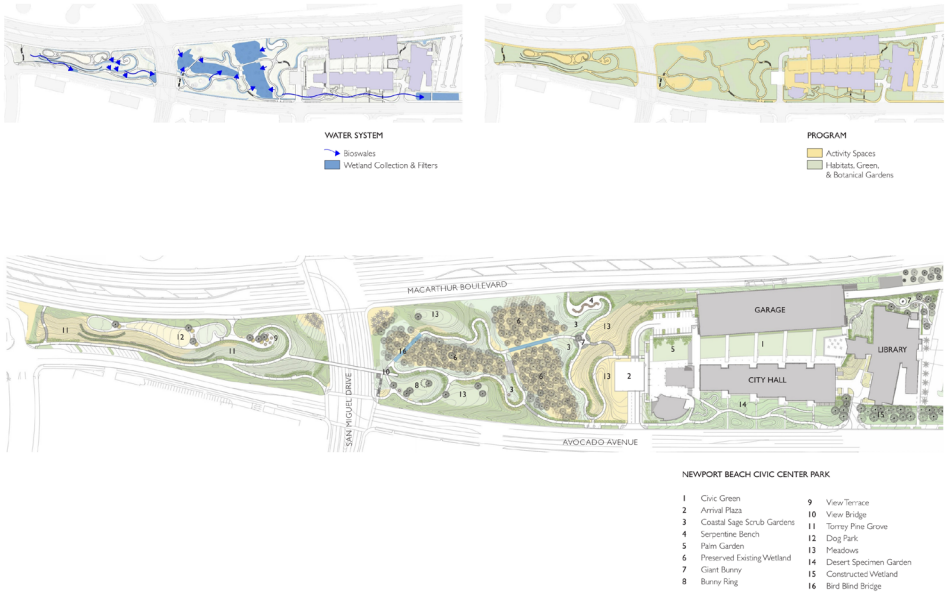


3. Raised pedestrian pathways allow for additional plant filtration of water.



4. Group and individual seating spaces.

Case Studies



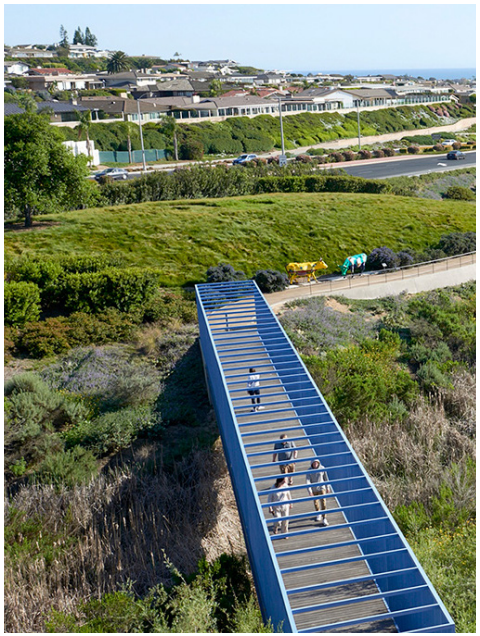
Newport Beach Civic Center Park

Location: Newport Beach, CA
Landscape Architect: PWP Landscape Architecture
Year: 2013
Size: 16 acres

Once a wide median strip between two vehicular zones, the site was created to become a civic center park.

It lies **directly in the center of the Newport Beach community** and provides art, horticultural diversity, neighborhood amenities, and educational experiences. **Library, parking, and community** closely relate to Venice.

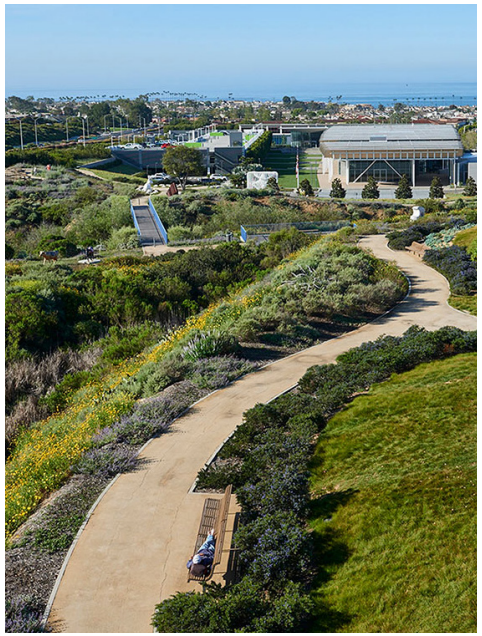
1. Linear park form has direct correlation to Venice Beach site.



2. Bridges allow for natural bottom.

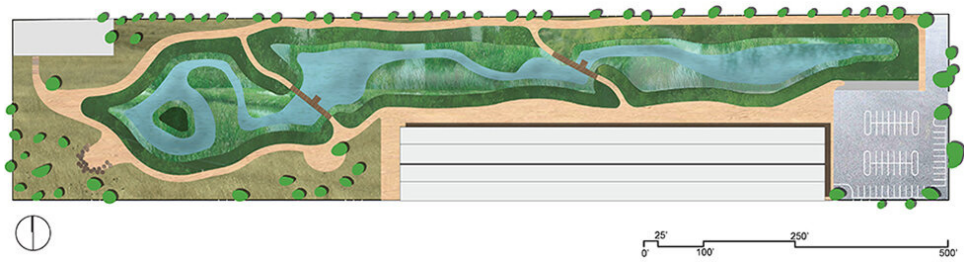


3. Meandering paths along different garden zones and great signage.



4. Seating along pathways.

Case Studies





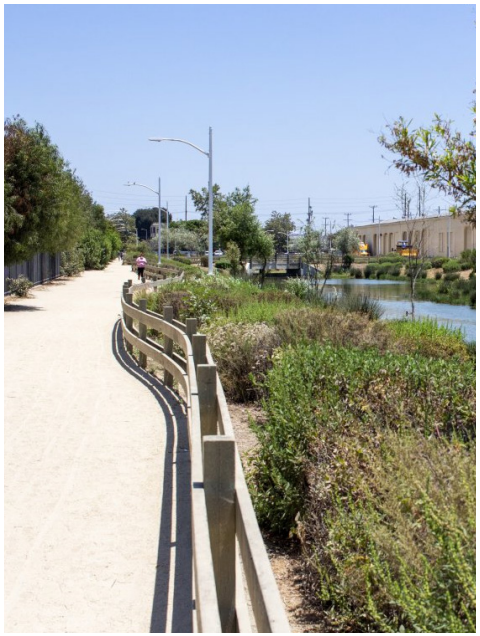
1. Linear Park correlation and before and after photos

South Los Angeles Wetland Park

Location: 5413 Avalon Boulevard, Los Angeles, CA 90011
Landscape Architect: Psomas, Mia Lehrer + Associates
Year: 2011
Size: 9 acres

Former bus yard parking lot into a functional and **aesthetically pleasing green and watershed landscape.**

The park **treats up to 14,000 gallons of stormwater runoff** by removing oil, greas, bacteria, suspended solids, nitrate and phosphorous.



2. Path provides all age uses



3. Local artists created sculpture to bring fourth parks history.

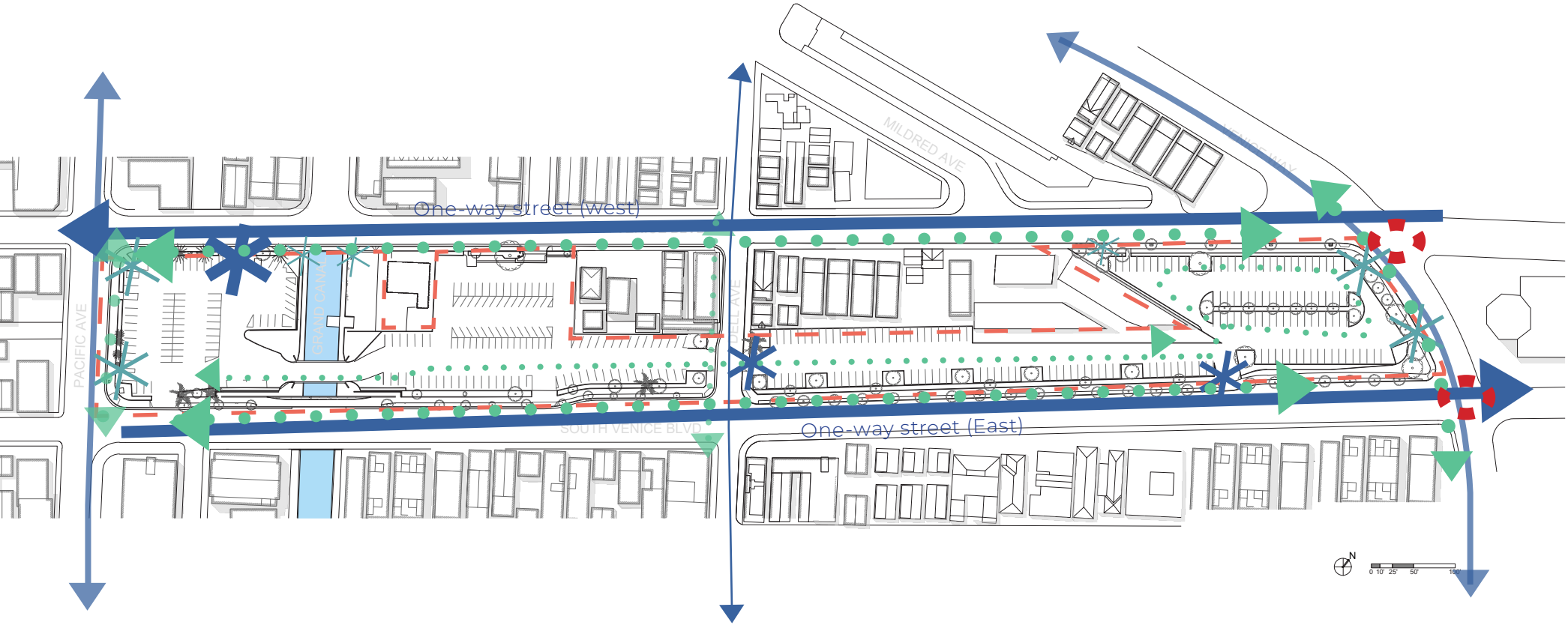


4. Plants trap sediment with biofiltration.



SITE DIAGRAMS: Inventory and Analysis

Site Inventory - Circulation



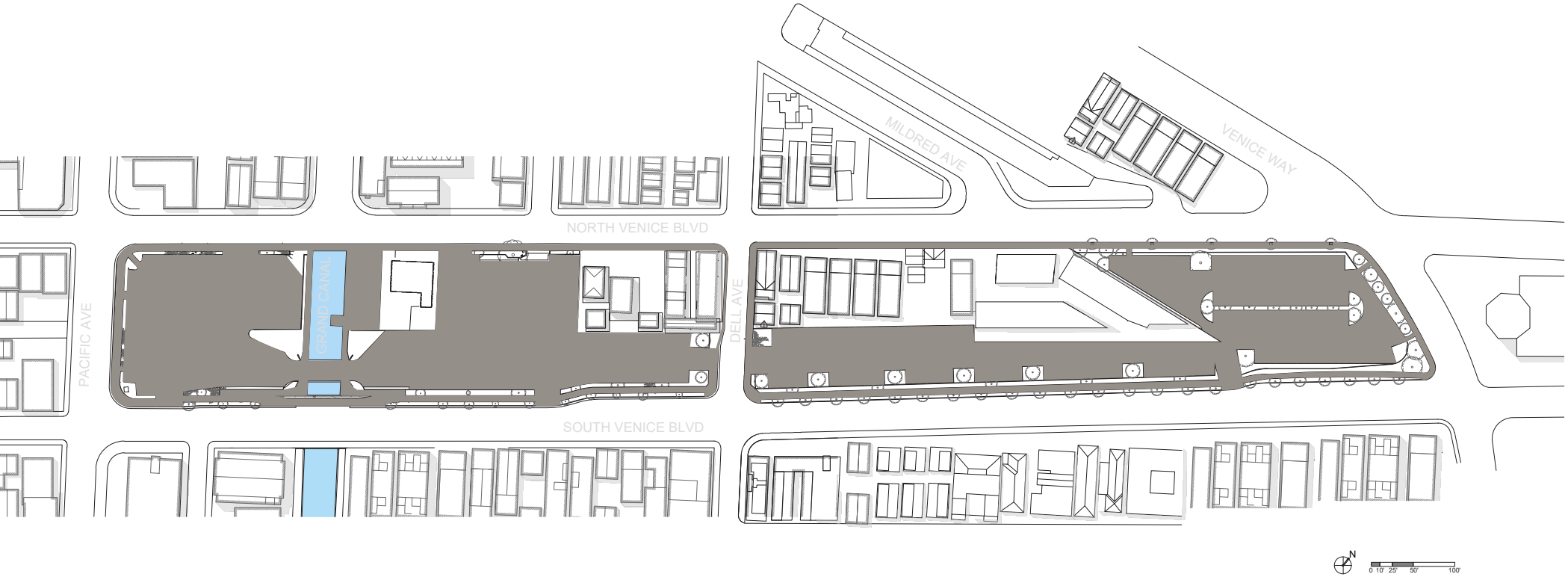
LEGEND

- Vehicular Access Points
- Pedestrian Access Points
- Scope of Work
- Poor bike safety

Vehicular
- Primary
- Secondary
- Tertiary

Pedestrian
- Primary
- Secondary
- Tertiary

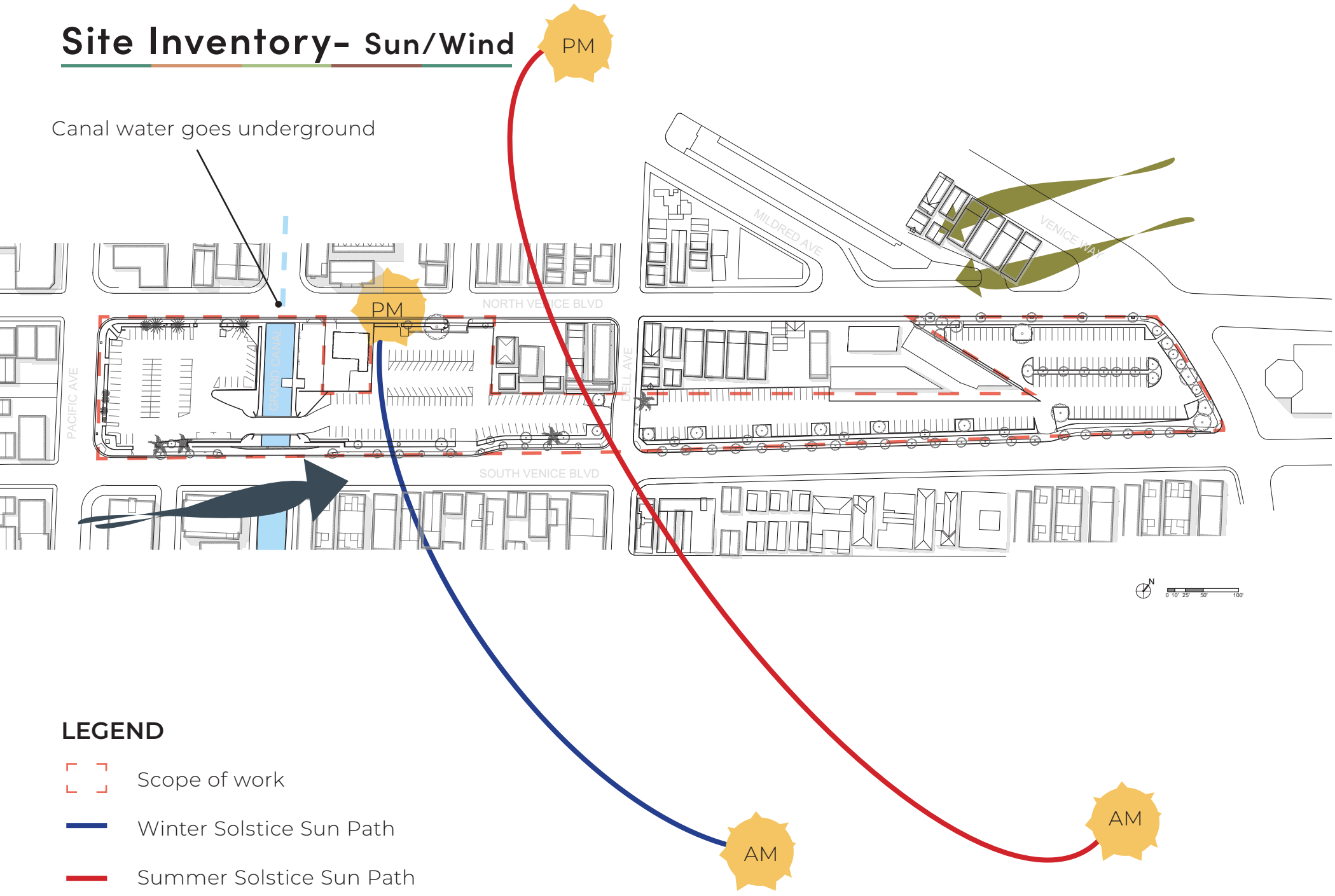
Site Inventory - Hardscape



LEGEND

Hardscape

Site Inventory- Sun/Wind



LEGEND

- Scope of work
- Winter Solstice Sun Path
- Summer Solstice Sun Path
- Pacific Ocean Winds
- Santa Ana Winds

Site Inventory- Existing Trees

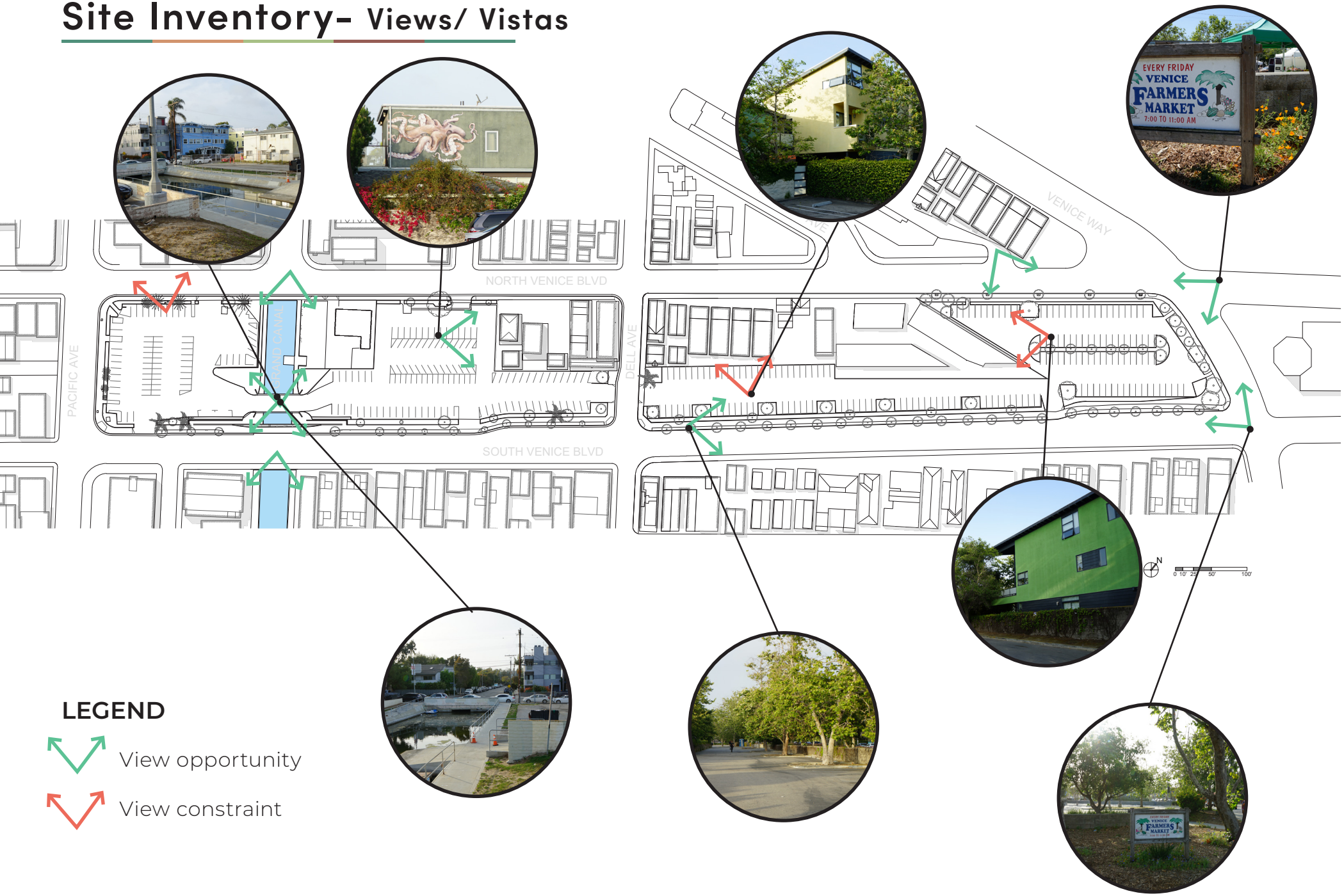
Trees to remain - ★



LEGEND

- California Sycamore *Platanus racemosa*
- London Plane *Platanus acerifolia*
- Red Gum *Eucalyptus camaldulensis*
- Coast Live Oak *Quercus agrifolia*
- Canary Island Palm *Phoenix canariensis*
- Blue Gum *Eucalyptus globulus*
- Tipu Tree *Tipuana tipu*
- Aleppo Pine *Pinus halepensis*
- Bottle Flame *Brachychiton acerifolius*

Site Inventory- Views/ Vistas

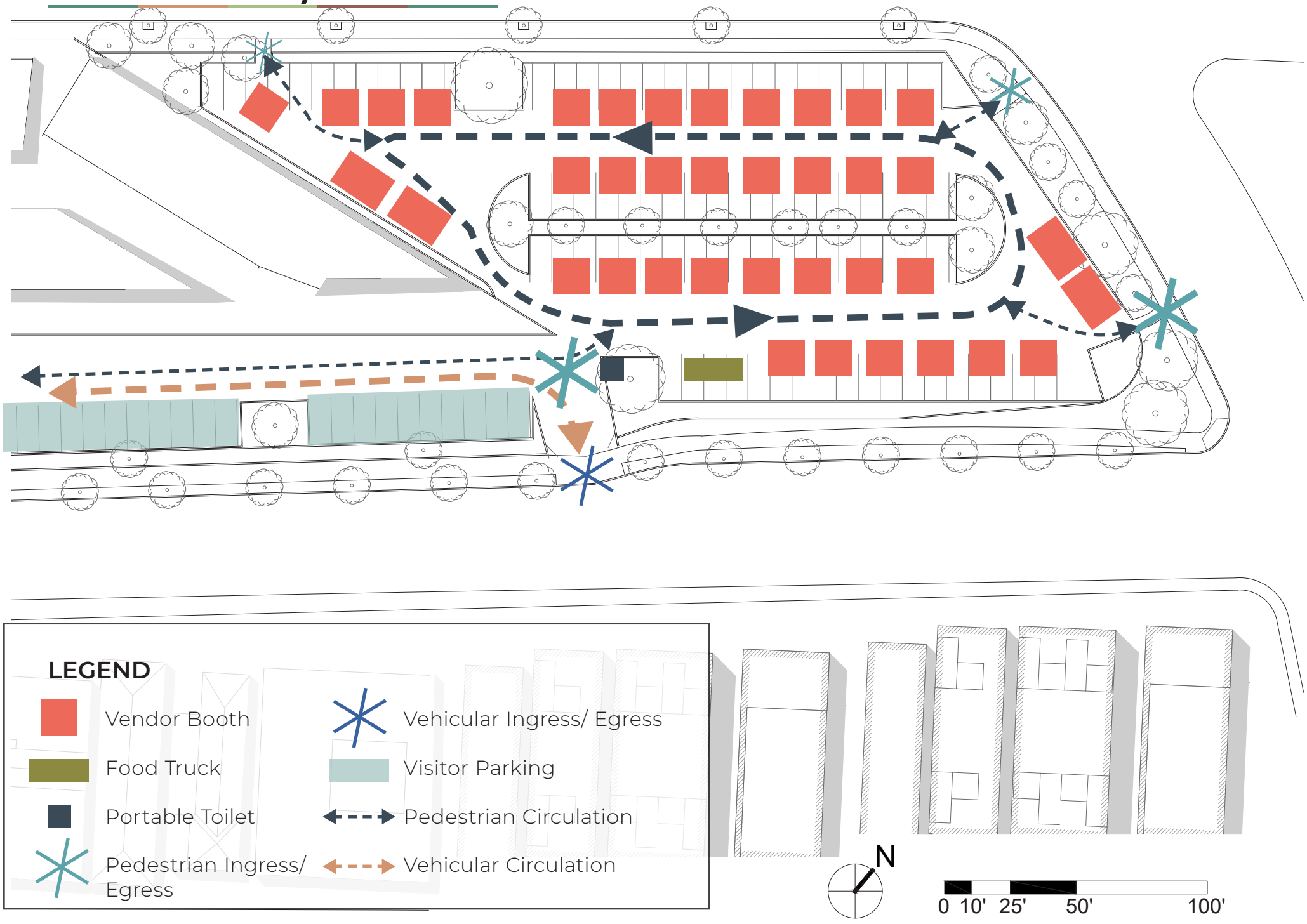


LEGEND

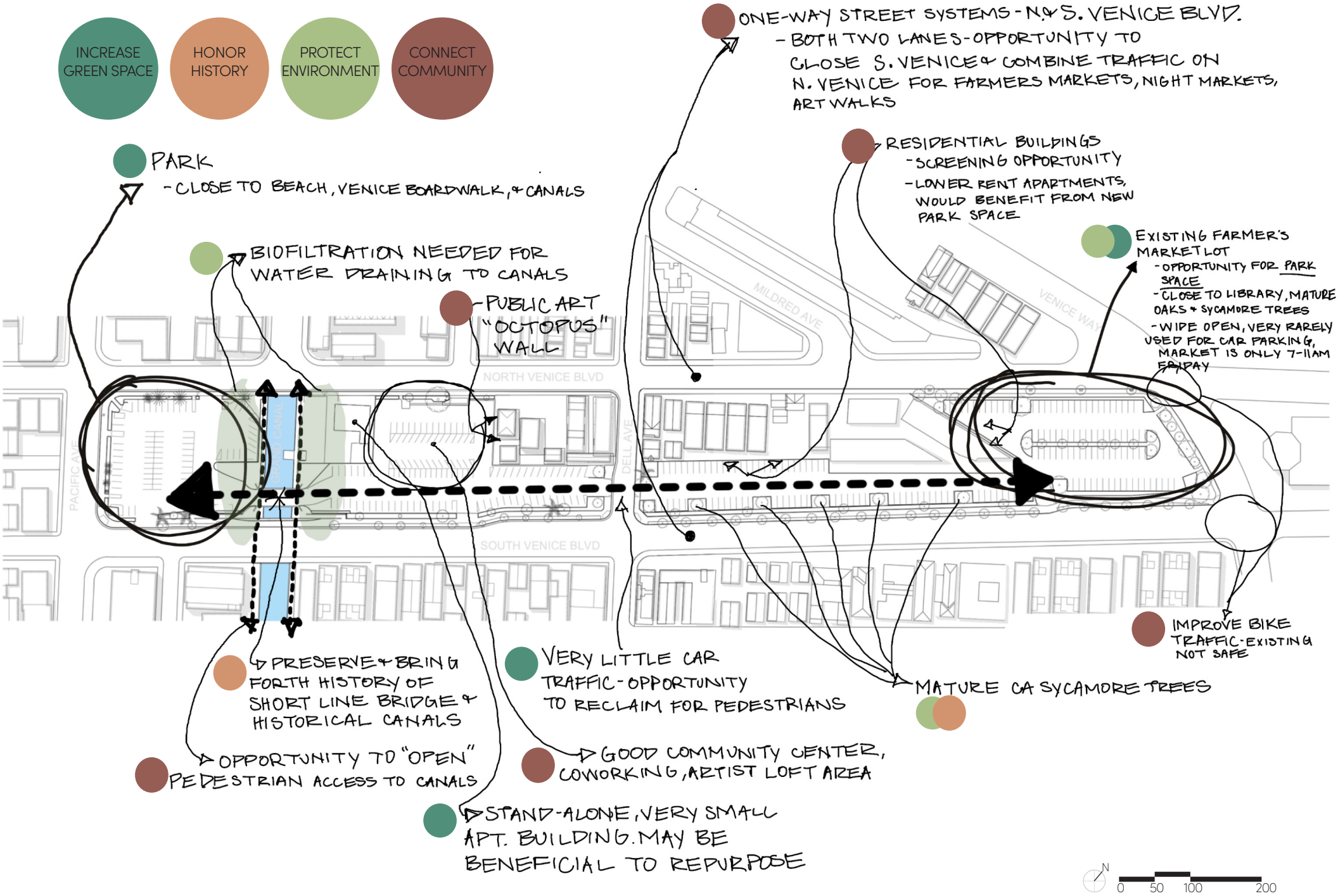
View opportunity

View constraint

Site Inventory- Farmer's Market



Site Analysis



Site Analysis - Opportunities

Bridge and canal views to create focal points



Reduce parking lot size

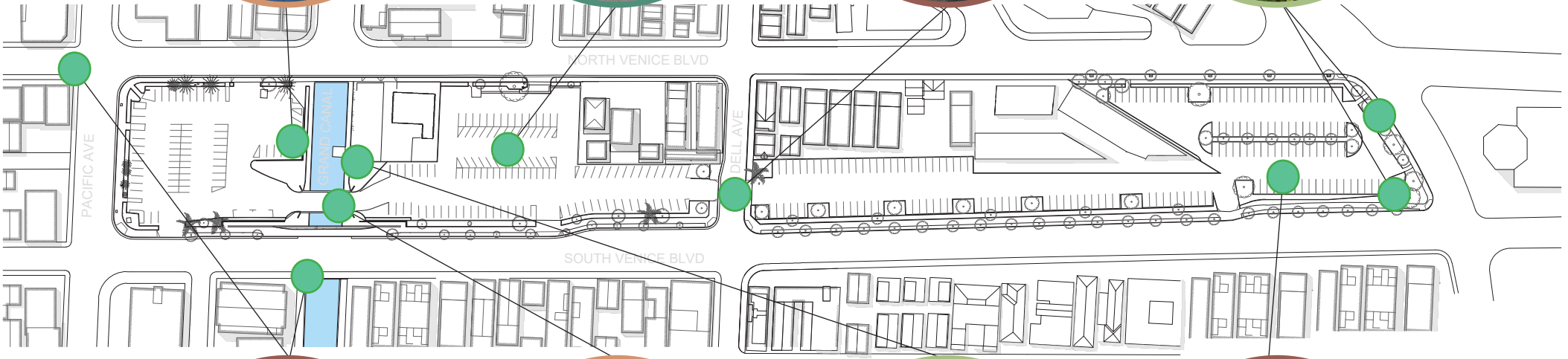


Great street to close for residents



Mature Oak and Sycamore trees to protect







Connect proximity to boardwalk and canals



Preservation of Historic Short Line Bridge



Take advantage of stormwater for biofiltration gardens



Improve and expand farmer's market



Site Analysis - Constraints

Canal pollution for water health



Lack of shade and mature trees



Residential buildings disconnect site



Heavy vehicle and pedestrian traffic zones







Sea level rise



Canals dead-end ingress/ egress and safety



Internal and external views/ noise for residents



Design Metaphor

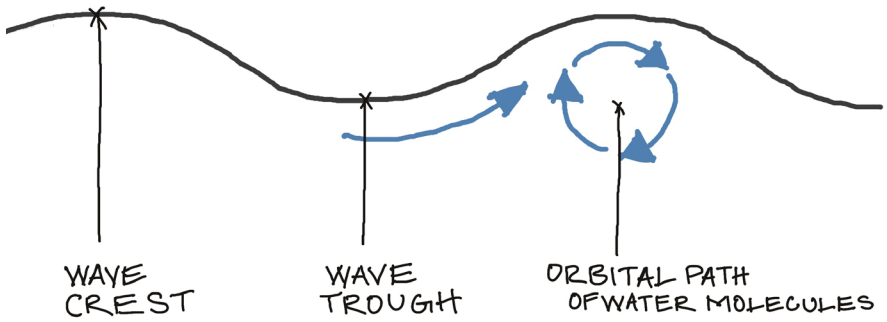
OPEN OCEAN TO DENSE URBAN



airows.com

Wave Anatomy:





Wave diagrams break down the anatomy of waves as they move from **open ocean ripples** and develop into **dense crashing waves** as they approach shallow water along the coastline. Venice Beach has some of the highest density population in the county juxtaposed by the vast shoreline and open ocean.

Design Metaphor

OPEN OCEAN TO DENSE URBAN

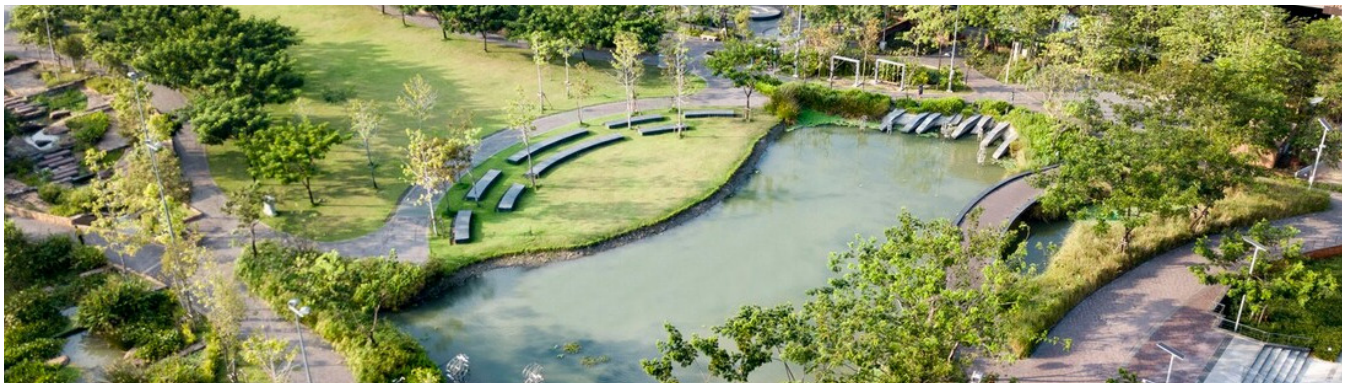




Manufactured to natural
Density eases its way into open natural space along curvilinear pathways



Orbital to curvilinear
Circular nodes sit below curves representing water movement below the water surface to create waves



Dirty to clean
Design focuses on cleaning urban runoff as last line of defense before entering watersheds



Recreation to Passive
Promenade used to walk, run, bike, or skate adjacent to passive seating and reflection spaces



Conceptual Design: Critical Thinking

Concept Design 1 – The Filter

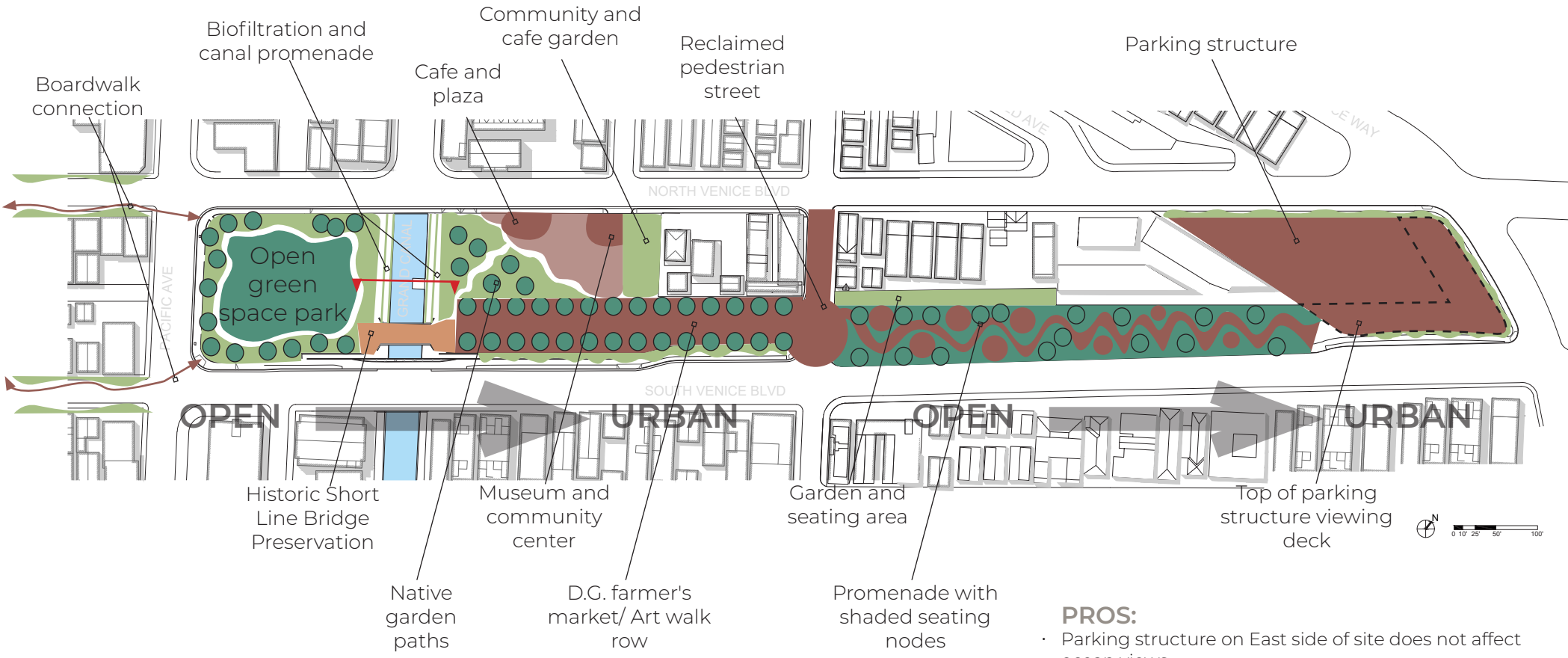
INCREASE GREEN SPACE

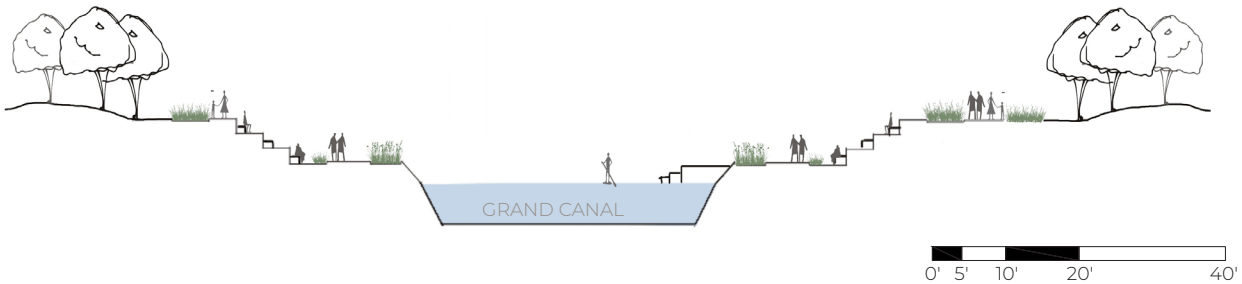
HONOR HISTORY

PROTECT ENVIRONMENT

CONNECT COMMUNITY

OPEN → URBAN





PROS:

- Parking structure on East side of site does not affect ocean views
- Green space park adjacent to canals will help filter urban pollution runoff
- Cafe and plaza open up to canals for great opportunity for outside dining and gathering

CONS:

- Parking structure on East side of site creates for a longer walk to beach, boardwalk, and farmer's market
- Parking structure viewing deck may create privacy concerns for surrounding residential buildings

Concept Design 1 – The Filter



Canal edge



Curvilinear promenade along canal edge with filter gardens
Image source: http://www.rhaa.com/uploads/5bea649300947.jpg



Plaza with wave forms, green roof, and planting demonstrations
Image source: https://cdn.myportfolio.com/c83bcf6d-f8ac-48a7-



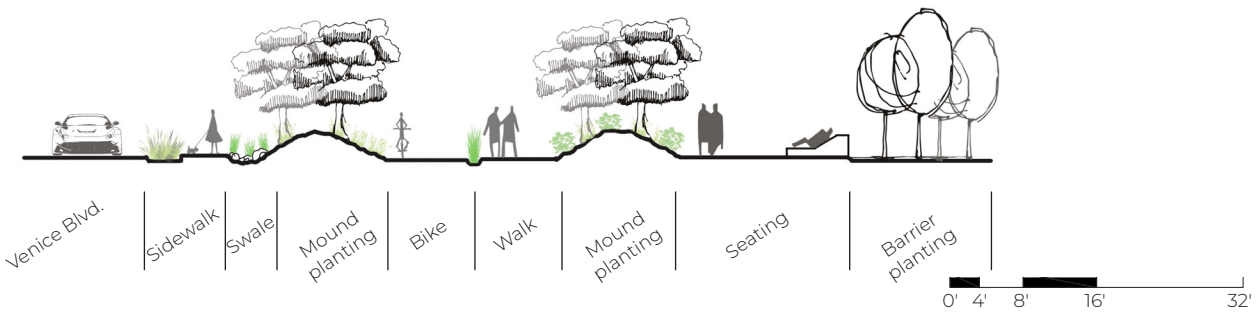
Open park with wave forms and seating areas catering to working outside
Image source: https://www.workdesign.com/wp-content/uploads/2022/05/Image1.jpg

Concept Design 2 – Urban Wave

INCREASE GREEN SPACE | HONOR HISTORY | PROTECT ENVIRONMENT | CONNECT COMMUNITY

URBAN → OPEN





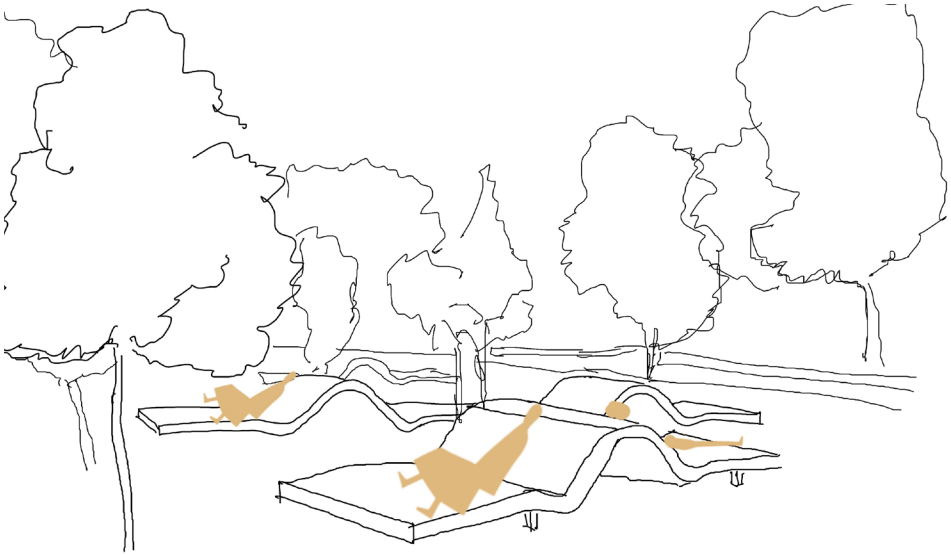
PROS:

- Extended promenade through the East and West portion of the site allows for better access
- Green space park adjacent to library to the East allows for library patrons to enjoy park space
- Parking structure viewing deck provides ocean and canal views

CONS:

- Parking structure on West side of site potentially blocks views of the ocean
- Large amount of hardscape adjacent to canals will drain into canals

Concept Design 2 - Urban Wave



Wave form lounge seating along pathways



Wave shade structures
Image source: https://images.adsttc.com/media/images/61ae/9a5a/f91c/812f/9700/0024/



Urban to open transition at Klyde Warren Park in Dallas, TX
Image source: https://www.dallasartsdistrict.org/wp-content/uploads/DAD_Community_KlydeWarren_01.jpg9119-3fa1d8a1149a/547397c6-3dfc-4e8c-93c2-5892e81cf1e7_rw_1200.jpg?h=93972e3c0bc7046a3ed2329097efcc83



Urban plaza directly adjacent canal
Image source: https://jaokc.com/wp-content/uploads/2020/04/bricktown-canal-1.jpg

Concept Design 3 - Wander

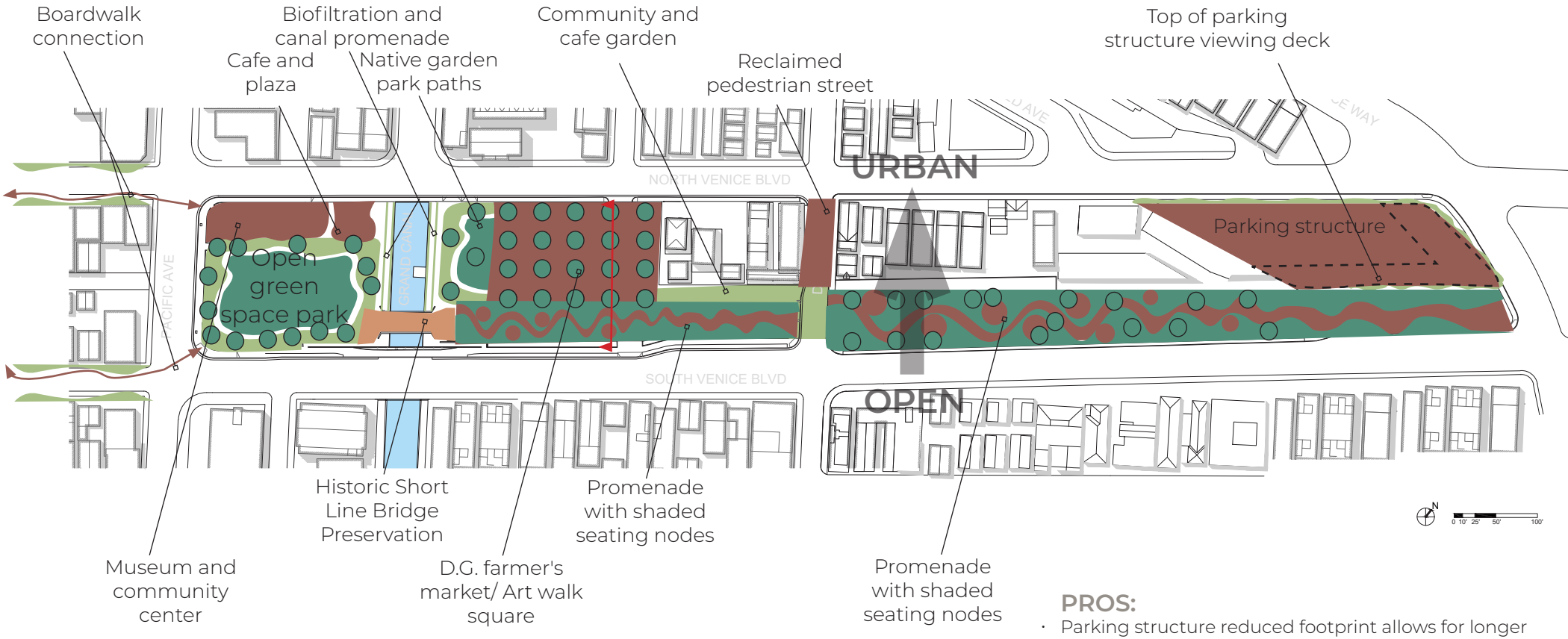
INCREASE GREEN SPACE

HONOR HISTORY

PROTECT ENVIRONMENT

CONNECT COMMUNITY

OPEN → URBAN





PROS:

- Parking structure reduced footprint allows for longer promenade
- Green space on both sides of park will help filter runoff into canals
- Cafe and plaza closer to adjacent commercial spaces

CONS:

- Parking structure on East side of site creates for a longer walk to beach, boardwalk, and farmer's market
- Farmer's market isolated from other community spaces will reduced connection

Concept Design 3 – Wander



Farmer's market with decomposed granite floor and under grid of trees



Curved promenade leading to ocean
Image source: http://simbiosisgroup.net/wp-content/uploads/2011/07/1148.jpg



Multi-use promenade
Image source: https://media-exp1.licdn.com/dms/image/C561BAQEOXMoR1yoWGA/



Walkways with orbital nooks
Image source: https://www.asla.org/uploadedImages/800x500%20Cumberland%20Park_

Final Concept Diagram – Urban Wave

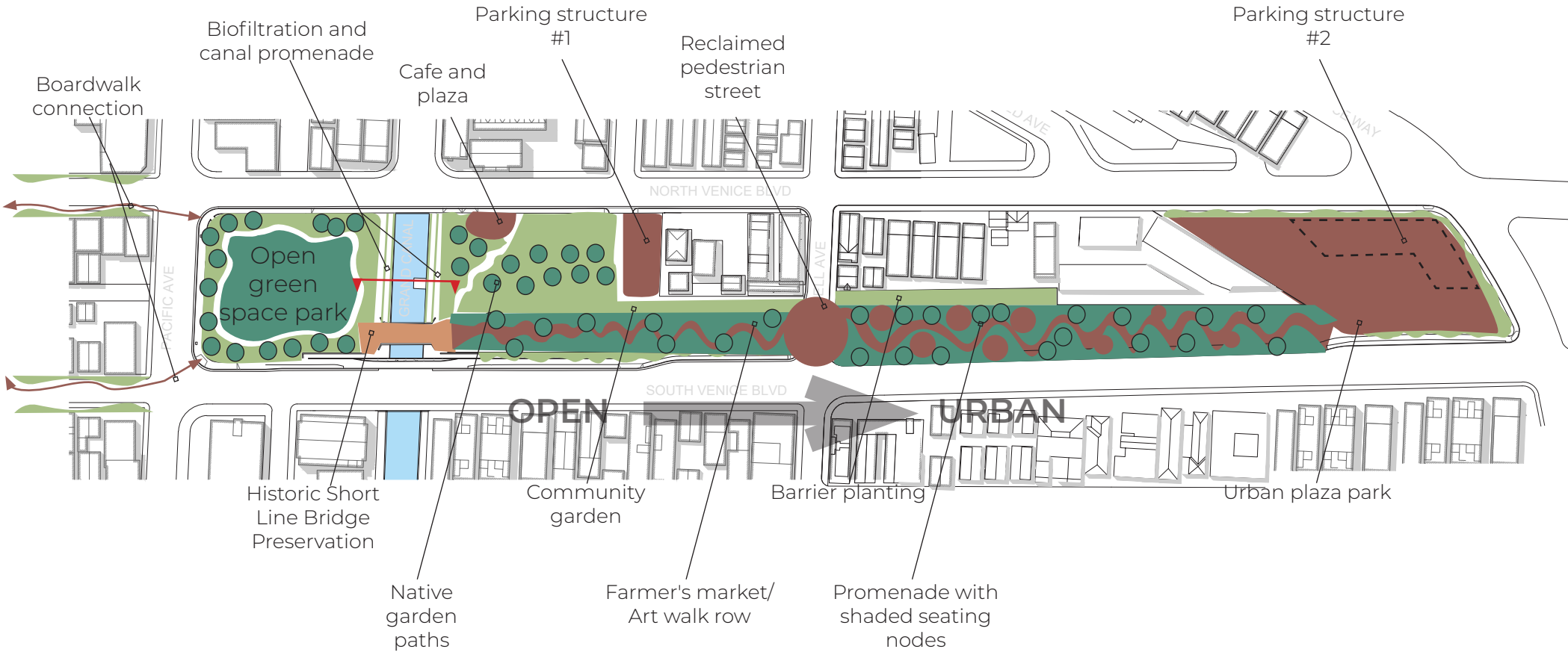
INCREASE GREEN SPACE

HONOR HISTORY

PROTECT ENVIRONMENT

CONNECT COMMUNITY

OPEN → URBAN





PROS:

- Parking structure on East side of site does not affect ocean views
- Green space park adjacent to canals will help filter urban pollution runoff
- Cafe and plaza open up to canals for great opportunity for outside dining and gathering

CONS:

- Parking structure on East side of site creates for a longer walk to beach, boardwalk, and farmer's market
- Parking structure viewing deck may create privacy concerns for surrounding residential buildings

N 0 50 100 200



FINAL DESIGN: Master Plan and Details

Master Plan – Urban Wave

OPEN → URBAN



LEGEND

1. Park with raised boardwalks
2. Canal promenade and filtration gardens
3. Grand Canal
4. Canal cafe
5. Parking structure #1
6. Promenade
7. Community Garden
8. Seating nooks
9. Water feature
10. Public workout stations
11. Graffiti and art installations
12. Urban Plaza
13. Parking structure #2
14. Public Library

N

0 50 100 200

Master Plan – Urban Wave

OPEN → URBAN

Gardens by History



Native (American and prior)

Ranchero

Development

Counterculture

Modern

N

0 50 100 200

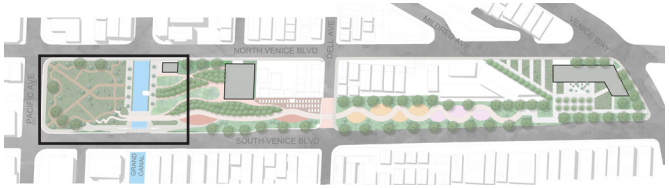
Enlargement

Native (American and prior)



LEGEND

1. Park with raised boardwalks
2. Observation deck
3. Short Line Bridge Historic Landmark
4. Canal promenade and steps
5. Boat dock
6. Canal Cafe



KEY MAP

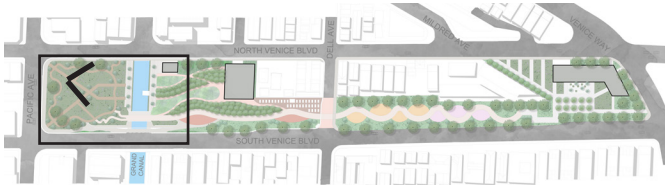
Perspective - Raised Boardwalk

Native





landezine.com

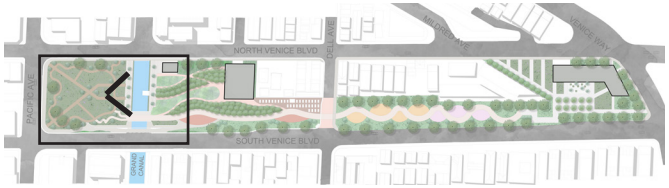


KEY MAP

Perspective - Observation Deck

Native





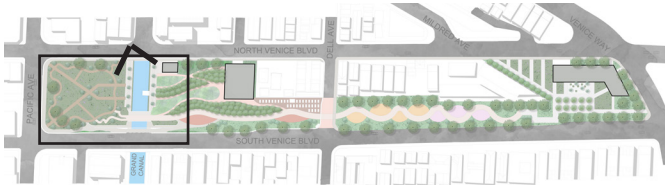
KEY MAP

Perspective - Canal Promenade

Native





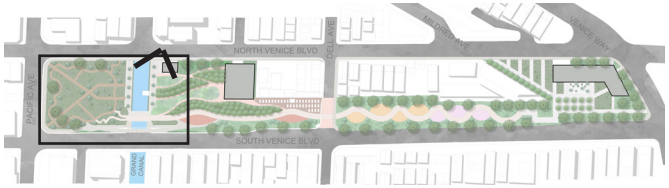


KEY MAP

Perspective - Short-Line Cafe

Native



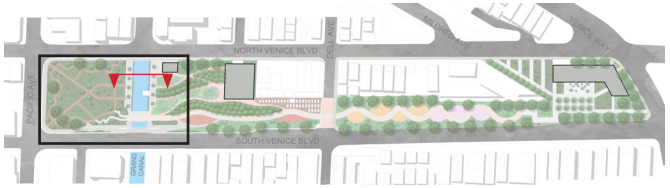


KEY MAP

Section Perspective - Canal

Native



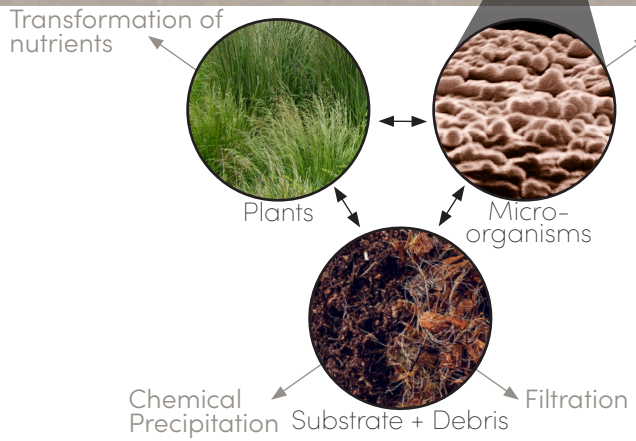


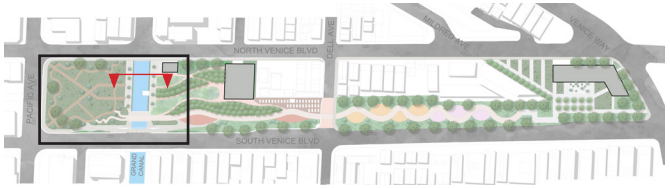
KEY MAP

Section Perspective - Canal

Native



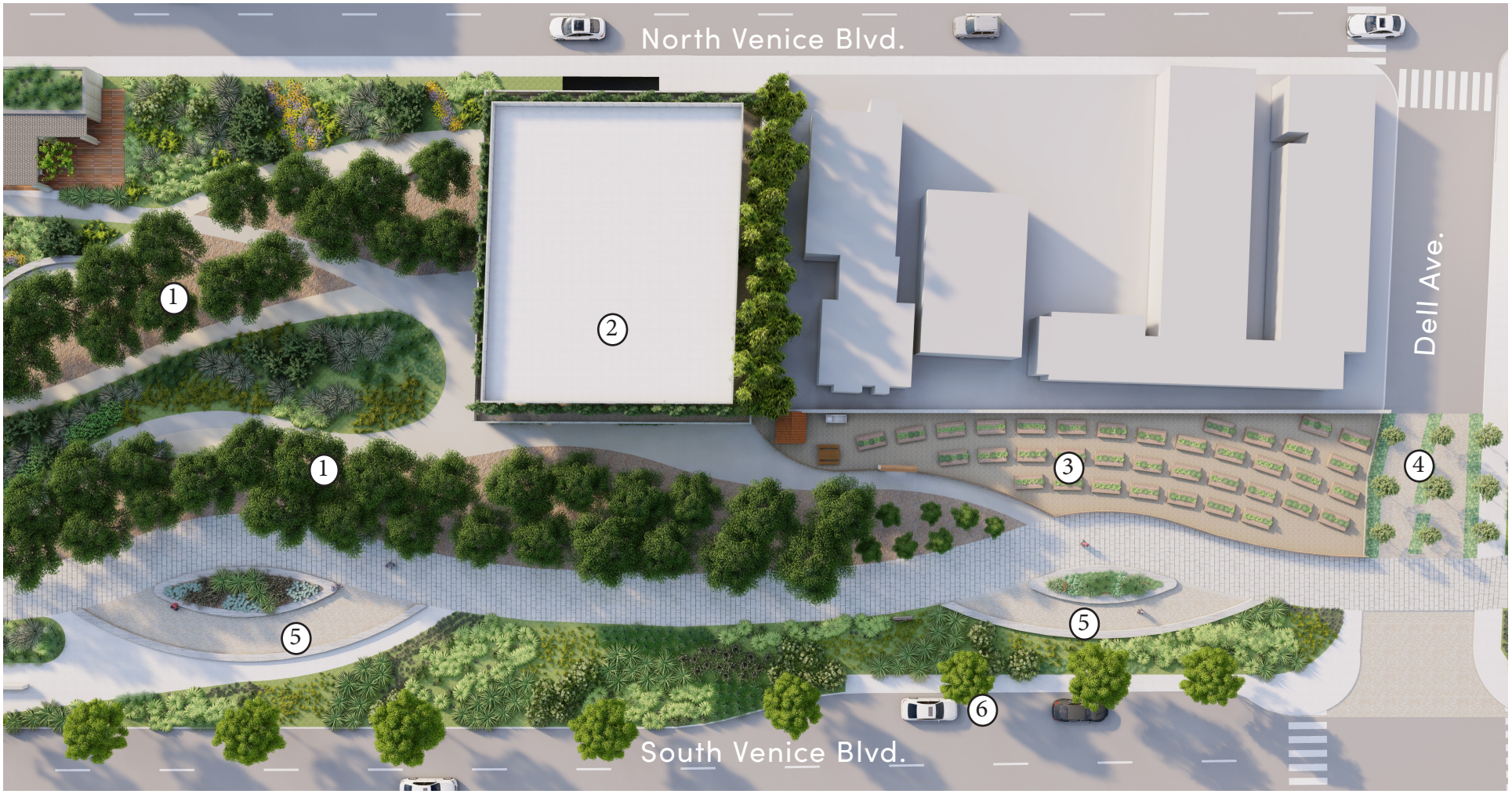




KEY MAP

Enlargement

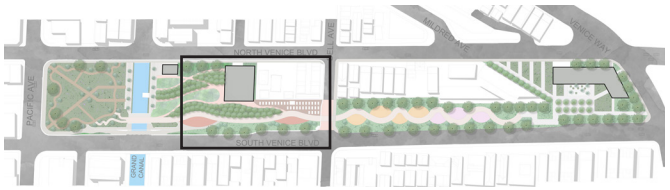
Ranchero



N 0 12.5 25 50

LEGEND

1. Urban forest
2. Parking structure #1
3. Community garden
4. Paseo pedestrian street
5. Brick seating nooks
6. Ride share drop-off

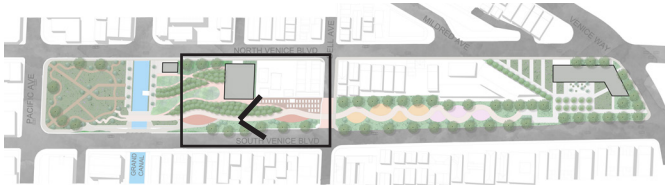


KEY MAP

Perspective - Ballona Community Garden

Ranchero



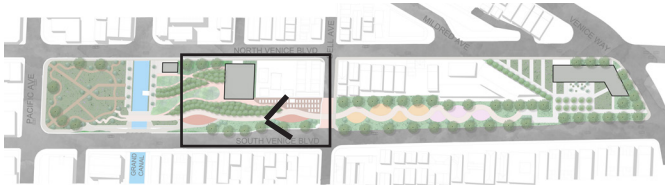


KEY MAP

Perspective - Ballona Community Garden

Ranchero

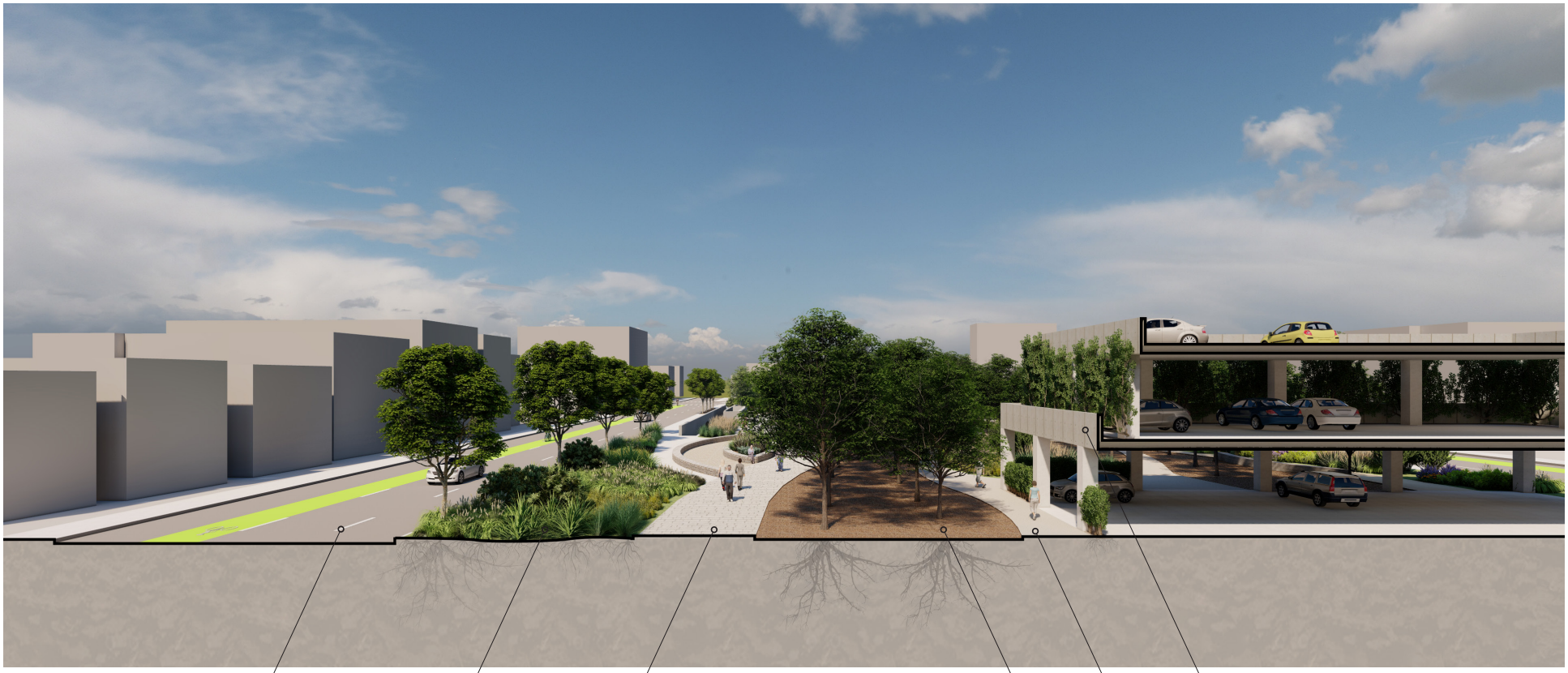


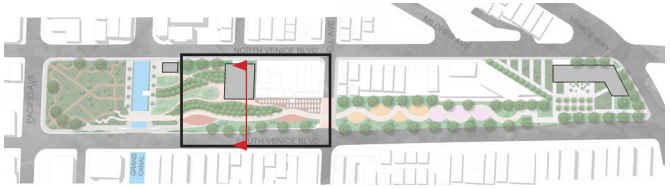


KEY MAP

Section Perspective

Ranchero





KEY MAP

Enlargement

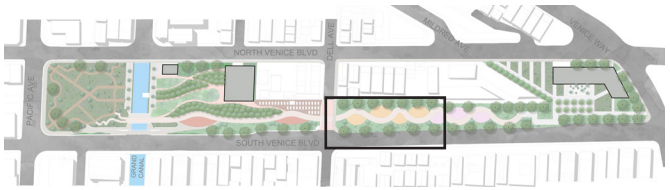
Development



N
0 10 20 40

LEGEND

1. Railroad garden
2. Railroad lounge chairs
3. Barrier planting
4. Abbot Kinney canal water feature
5. Bio-swale
6. Adjacent apartment buildings

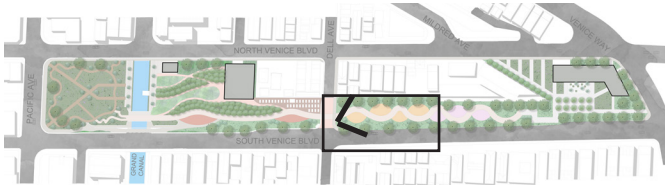


KEY MAP

Perspective - Short-line Railroad Garden

Development



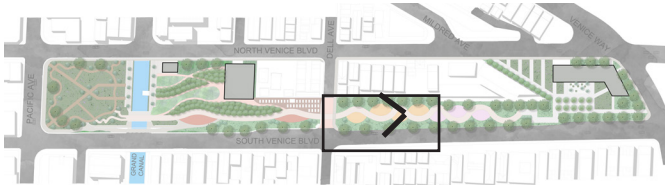


KEY MAP

Perspective - Railroad Lounge Chairs

Development

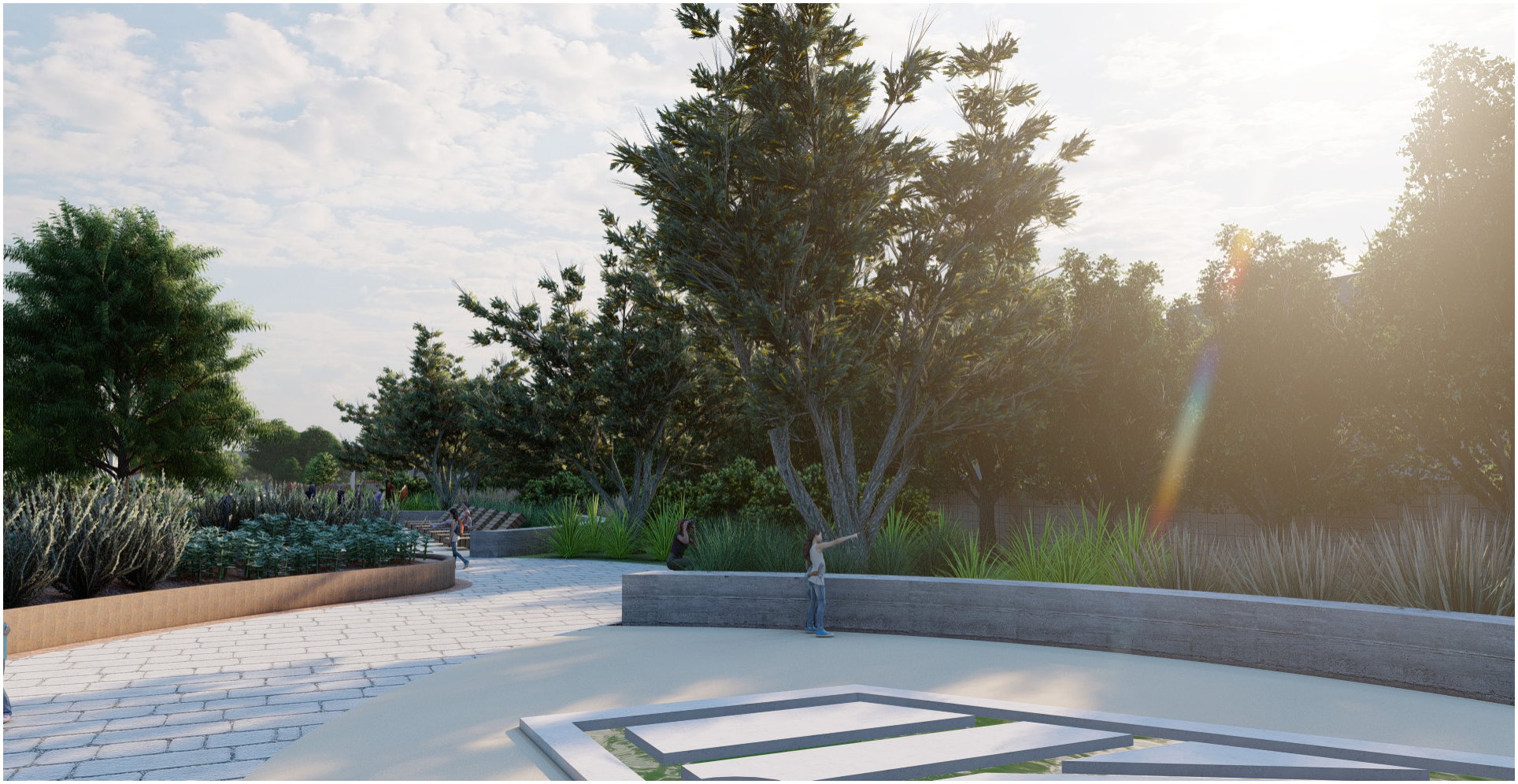




KEY MAP

Perspective - Canal Water Feature

Development

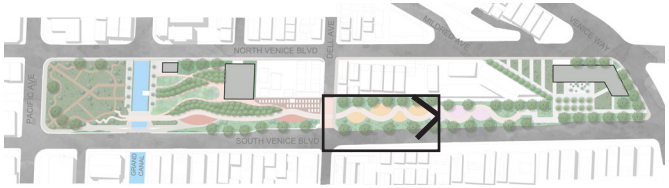




landezine.com



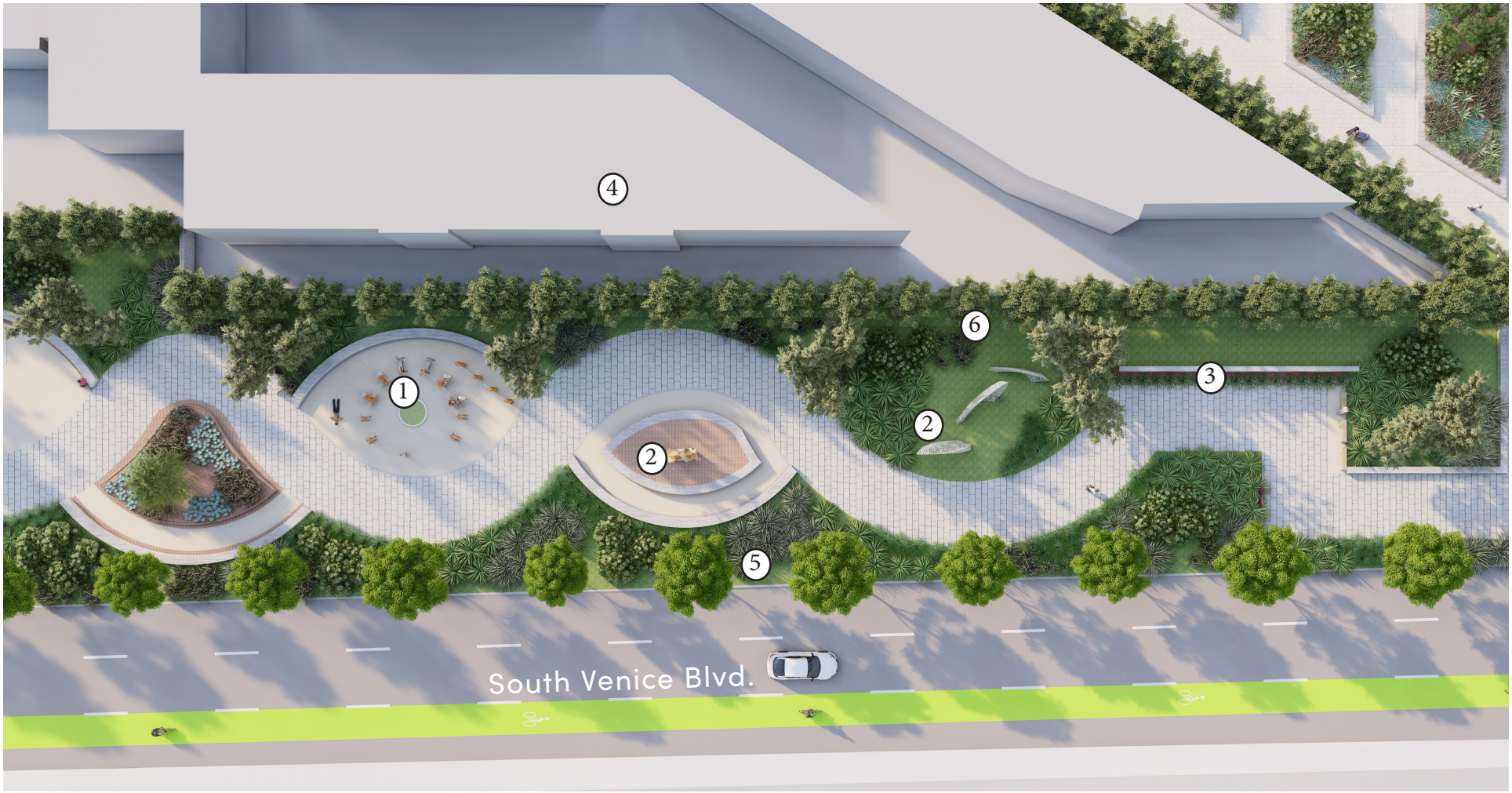
play-scapes.com



KEY MAP

Enlargement

Counter-Culture



N 0 10 20 40

LEGEND

1. Muscle park exercise equipment
2. Art sculptures
3. Artist mural
4. Adjacent apartment buildings
5. Bio-swale
6. Barrier planting

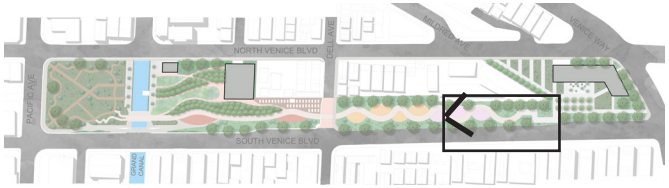


KEY MAP

Perspective - Muscle Park Exercise Area

Counter-Culture



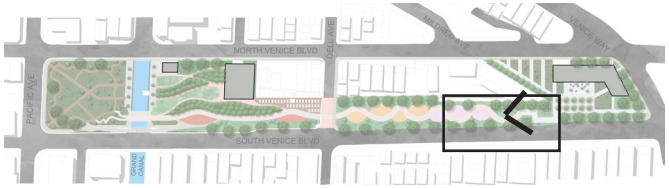


KEY MAP

Perspective - Sculpture and Art Mural

Counter-Culture





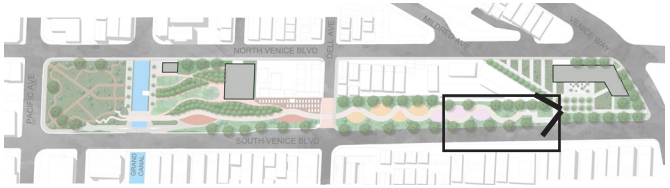
KEY MAP

Perspective - Day and Night Markets

Counter-Culture







KEY MAP

Enlargement

Modern



LEGEND

1. Parking structure #2
2. Seating steps
3. Picnic tables
4. Park plaza
5. Bio-swale
6. Barrier planting

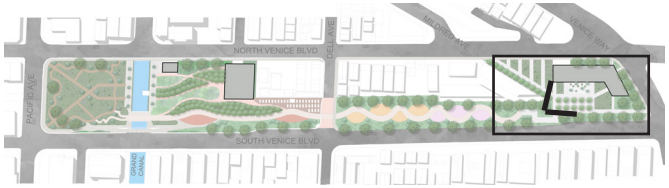


KEY MAP

Perspective - Park Plaza

Modern



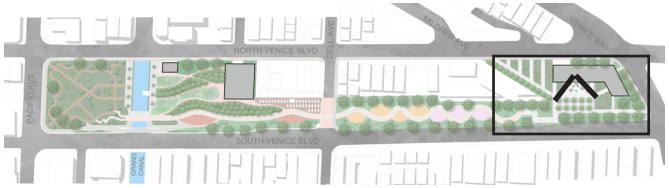


KEY MAP

Perspective - Seating Steps

Modern



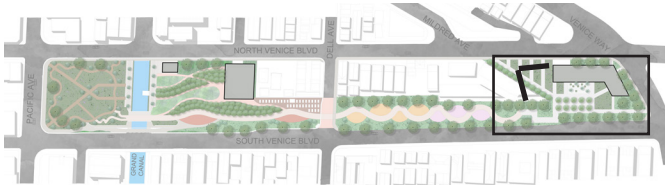


KEY MAP

Perspective - North Entrance

Modern



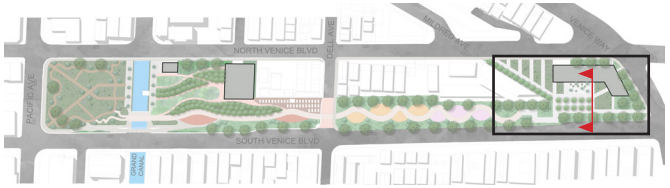


KEY MAP

Section Perspective

Modern





KEY MAP

Plant Palette

Sunset Zone 24
California native - ★

Trees



Umbellularia californica
California laurel ★
calscape.com



Quercus tomentella
Island oak ★
calscape.com



Leucadendron argenteum
Silver tree
davesgarden.com



Melaleuca armillaris
Bracelet honey-myrtle
australianseed.com

Shrubs



Myrica californica
Pacific wax myrtle ★
littleprinceplants.com



Artemisia californica 'Canyon Gray'
Coastal sagebrush ★
nativeherenursery.org



Knifphofia uvaria 'Malibu Yellow'
Malibu yellow poker plant
plantmaster.com



Grevillea 'Kings Celebration'
Kings celebration grevillea
monrovia.com

Grass/ Groundcover



Leymus condensatus 'Canyon Prince'
Canyon prince wild rye ★
waterwisegardenplanner.org



Muhlenbergia rigens
Deer grass ★
greenmeadowgrowers.com



Juncus patens
Common rush ★
watershednursery.com



Myoporum parvifolium
Creeping myoporum
plantmaster.com



INCREASE GREEN SPACE

HONOR HISTORY

PROTECT ENVIRONMENT

CONNECT COMMUNITY

·Over 400 trees planted
·Over 1000 plant species placed
·2.5 acres of permeable ground introduced
·3.5 acres of asphalt removed and open space added

·Restored Grand Canal historical landmark
·Restored Short-Line Bridge historical landmark
·Increased access to complete canal system

·5000 gallons of rainwater filtered before entering canal watershed
·3/4 acre of bioswale and detention gardens to capture stormwater
·1.5 acres of tree canopy

·Introduced 1 mile of walking and recreation pathways
·Provided community gathering and event spaces
·Two new central parking structures



Thank you

Meg Coffee and Jim Pickel - Capstone Instructors
Program instructions, classmates, and family!

References

References
2022. [image] Available at: <https://www.google.com/url?sa=i&url=https%3A%2F%2Fwww.envdesigngroup.com%2Fthe-so-much-more-of-stormwater-management%2F&psig=AOvVaw0dPA-DSX2w-_HKfk3SZcJg&ust=1651604058194000&source=images&cd=vfe&ved=0CAwQjRxqFwoTCLiJ8OC-wfcCFQAAAAAdAAAAABAD> [Accessed 11 June 2022].

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Venice Beach: The Battle for the Last Remaining Open Space

Project Statement

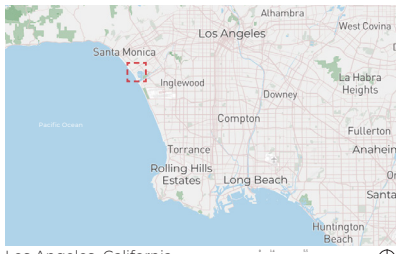
The beaches in Southern California are some of the most **valued, environmentally significant, and highly developed properties** in the country. In Venice Beach, CA, one of the last "open space" is threatened by commercial rezoning.

This project will demonstrate how a **site used for parking can be transformed into valuable open space** that will benefit the environment, residents, and visitors.

Location



California



Los Angeles, California



Venice Beach, California — Project Site

Goals



INCREASE GREEN SPACE





HONOR HISTORICAL ASPECTS





PROTECT THE ENVIRONMENT

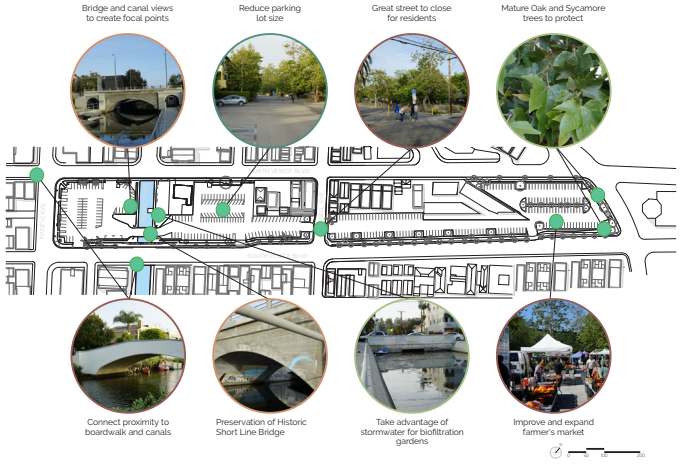


CONNECT THE COMMUNITY

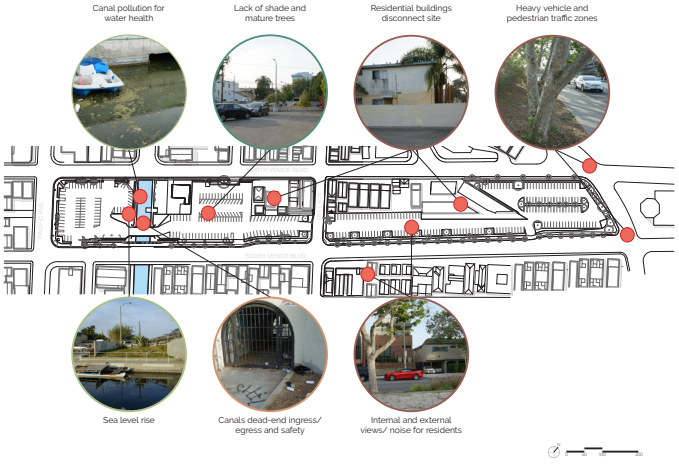
History



Site Analysis - Opportunities



Site Analysis - Constraints



Master Plan – Urban Wave



N

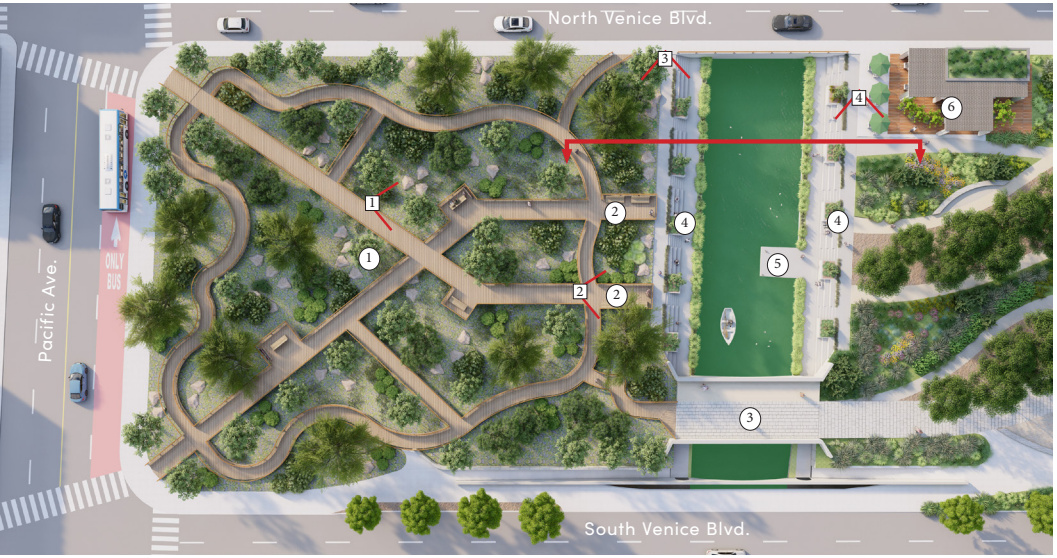
0 40 100 200 ft.

LEGEND

1. Park with raised boardwalks
2. Canal promenade and filtration gardens
3. Grand Canal
4. Canal Cafe
5. Parking structure #1
6. Promenade
7. Community Garden
8. Seating nooks
9. Water feature
10. Public workout stations
11. Graffiti and art installations
12. Urban Plaza
13. Seating steps
14. Parking structure #2
15. Public Library

Details – Enlargements and Perspectives

Enlargement



LEGEND

1. Park with raised boardwalks
2. Observation deck
3. Short Line Bridge Historic Landmark
4. Canal promenade and steps
5. Boat dock
6. Canal Cafe

Perspectives


Raised Boardwalk


Observation Deck


Canal Promenade


Short-Line Cafe

Section Perspective



Details – Enlargements and Perspectives

Enlargement



LEGEND

1. Parking structure #2
2. Seating steps
3. Picnic tables
4. Park plaza
5. Bio-swale
6. Barrier planting

Perspectives


1 Park Plaza


2 Seating Steps


3 North Entrance


4 East Entrance Picnic Area

Section Perspective

