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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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PART I
CONTEX + CONNECTIVITY

Educational Institutions
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.

**CONTEXT + CONNECTIVITY**

**Adjacencies**

**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.

**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.
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
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

<table>
<thead>
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<th>Citywide Government Agencies</th>
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<tr>
<td>Department of City Planning - Director Michael LoGrande</td>
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<td>City Planning Commission</td>
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<td>Bureau of Street Services</td>
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<td>Office of Historic Resources</td>
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<td>Cultural Heritage Commission</td>
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<th>Local Government Agencies</th>
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<tr>
<td>Council District #1 Office</td>
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<td>University Park HPOZ Board</td>
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<td>South LA Area Planning Commission</td>
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<th>Local Organizations</th>
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<tr>
<td>L.A. Conservancy</td>
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<tr>
<td>Figueroa Corridor Partnership</td>
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<tr>
<td>North Area Neighborhood Development Council</td>
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<tr>
<td>West Adams Heritage Association</td>
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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
ACTIVITIES
Activity 1: Memoryscape [warm up]
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 2: Post-it Exercise
ACTIVITIES

Activity 3: 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.
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.
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.
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.
SCHEMATIC PROPOSALS

Proposal #1: Grid

- Tree canopy
- Colored paving
- Planters
- Expanded space
- Permeable areas

Historic grid

Multi-purpose garden

Native planting

Lighting

Waiting

Relax

Seating

History
SCHEMATIC PROPOSALS

proposal #2 . triangle

HOOVER ST
S UNION AVE
23rd ST

tree canopy
raised berms
performance space
colored paving

play
art
protection
meeting
topography
performance
garden
SCHEMATIC PROPOSALS

proposal #3 . curve

HOOVER ST
S UNION AVE

permeable areas

23rd ST

tree canopy
trellis structure

S Union Ave

monument

art

play

movement

native planting

monument

shade

seating
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
Get involved in a current LA project to develop the Hoover-Union Triangle north of USC. Your participation in this event will help inform the final design adopted by the city.

Friday, April 17
12:00-5:00pm
2378 S Hoover St
Los Angeles, CA 90007
FEATURES
flowers, grass, seating, shade
ACTIVITIES
meeting, talking, eating, sitting, playing
SURVEY
75 participants

FEATURES
- Shade: 48
- Seating: 46
- Performance: 21
- Bus shelter: 17
- Lighting: 16
- Topography: 16
- Monument: 9
- Occasional street closure: 12

VALUES
- Safety: 55
- Arts and culture: 23
- Sustainability: 36
- Areas for picnicking, reading, waiting, viewing: 39
- History: 14
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
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.
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.
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.
TECHNICAL INFORMATION

Lighting

Illuminating Hoover-Union Triangle and creating a safe environment is of the upmost 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.
TECHNICAL INFORMATION

Sections

PERFORMANCE AREA

23rd ST

HOOVER ST

planted area
wooden platform + benches

bus shelter + seating

PERFORMANCE AREA

HOOVER ST

S UNION AVE

planted area
wooden platform + benches

wooden platform + benches

bus shelter + seating

section aa'

section bb'