



**Location:** Los Angeles, Los Angeles County

**Timeframe:** 2009 - 2010

**Project Partners:** City of Los Angeles

### Project Services

- Existing conditions study
- Economic analysis
- Transportation and circulation analysis
- Conceptual simulations



This Demonstration Project conducted a feasibility study of a freeway cap park to create a new iconic district that mends fragmentation of Los Angeles' core and embodies the culturally rich, diverse, and sustainable future for the community and City of Los Angeles.

### Goals

- Consolidate on/off ramps at the east and west ends of the Park
- Maximize the value of underutilized parcels
- Create a recognizable cultural public realm
- Integrate land uses throughout
- Create a single development entity
- Create a singularly unique urban district
- Capture a significant portion of the city's growth

PARK 101 would capitalize on the recent and future investments in public transit infrastructure in Los Angeles (and across the state) and is located at the heart of where these projects are set to converge. The design of the park is based on the extension and intersection of disconnected street grids on both sides of the freeway, as well as the opportunities inherent in Union Station and its future high speed rail component. The PARK 101 District is poised to become the next great place in Los Angeles and indeed southern California. It is seen as both the catalyst for urban renewal in this neighborhood as well as the logical outcome and extension of transit investments. It forges a new roadmap toward urban sustainability and economic prosperity for Los Angeles.

The plan seeks to reconcile points of intersection and the axial vistas connecting key landmarks such as the Cathedral of Our Lady of the Angels, Union Station, Fort Moore Hill, and the Los Angeles River providing opportunities for a range of programmatic components, and create the physical alignments and forms that give shape to the park.

## Results

- Development potential for Park district and sub-district:
  - Estimated 8 – 10 million gross sq. ft. of new development
    - Potential for 2,000 – 3,000 residential units
    - Expected 34 acres of new park and open space
  - Development in the PARK sub-district estimates
    - 1.0 - 1.9 million sq. ft. of hotel, office, and retail space
    - 600 - 800 new residential units worth an additional \$490 million
    - 2,800 - 6,000 new permanent jobs for the City and Region
    - \$5 – 8 million dollars in new property taxes – \$1.3 – 1.9 directly to City of LA's general fund
- Traffic recommendations include:
  - Consolidating the on and off ramps at the east and west ends of the PARK 101 District area
- Economic analysis which included cost estimates for the district, and the redevelopment value of public infrastructure investments
- Report provided site analysis of District area, and case studies of cap parks nationwide