



Project: Space 134

Location: Glendale, Los Angeles County

Timeframe: 2012-2013

Project Partners: City of Glendale

Project Services

- Feasibility Study
- Open Space Planning
- Economic Development
- Transit Oriented Development
- Cost Analysis



The Space 134 Project investigated the potential for open space within the Downtown Glendale core, immediately adjacent to many residential communities, by capping a segment of the 134 Freeway, creating an innovative, “cap park.”

Goals

- Promote Downtown Glendale’s identity as an attractive and cutting-edge regional destination
- Catalyze development in the Downtown area
- Provide open space amenities
- Improve livability of the neighborhood by enhancing the experience of walking and biking
- Clean rainwater runoff and improve air quality.

Acknowledging the lack of public park space in Los Angeles County, Glendale looked at an innovative way to create park space, by building atop a freeway. The City is seeking to create green space in its Downtown area in order to provide neighboring residents with park areas, as well as foster economic and transit focused development for a more livable community. The project provides a complete vision plan, as well as a discussion regarding costs and funding opportunities.

Results

- Vision of a park capping a 1.25 mile stretch of State Route 134 with the possibility of up to 36 acres being developed during the plans implementation to provide the surrounding communities with ample open space.
- Project area would be divided into 3 sections with distinct characteristics:
 - Area 1 – Near the Central Business District of Glendale, it would be a civic/commercial area in character reflecting a downtown vibe complete with programmable spacing and denser buildings
 - Area 2 – A more residential flavor to connect multi-family communities on the north and south sides of the park, this section will have a neighborhood oriented recreational identity.

- Area 3 – Dominated by auto-oriented commercial use, this area stands to be a great option for redevelopment into a pedestrian and bicycle friendly space with a dynamic mix of uses.
- The 40 year long project is estimated to cost approximately \$618.03 million (2013 dollar value)
 - The Near-Term phase, approximately a 5 year project, will widen bridges, create a new recreational east-west trail, and improve streetscape for about \$50 million.
 - The Midterm Phase, stretching 20 years from the project start date, would build the first Freeway caps from Central Ave to Brand Blvd, and from Howard St to Balboa Ave. These caps would accommodate the needs of a variety of groups from the Downtown worker to the Neighborhood resident for about \$230.13 million.
 - The Long-Term vision, expected to be completed 40 years after the project begins, completes the final 25 acres of the project site for approximately \$337.90 million.