



Utility Easement to Thriving Community Center

Ben Marchesano

**Capstone Project - Summer 2026
Sunday, September 13th**

**Meg Coffee
Jim Pickel**

Table of Contents

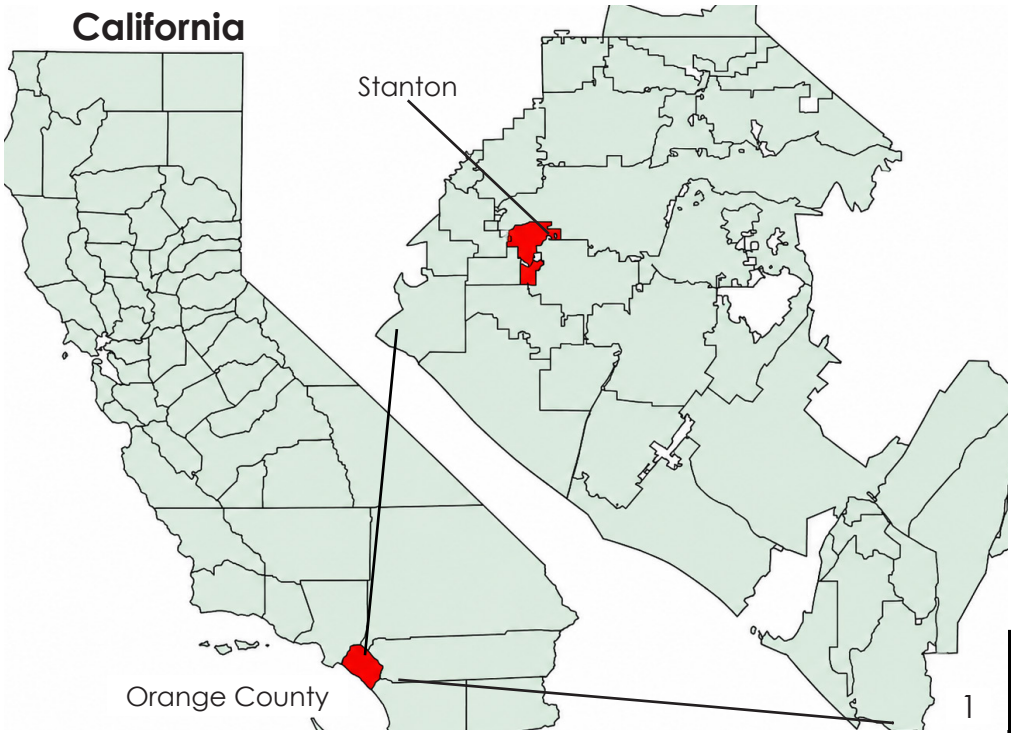
2.	Project Statement
3-13.	Site Information
14.	Justification
15.	Goals & Objectives
16.	Project Elements
17-21	Design Methodology
22-24.	Case Studies
25-27.	Site Analysis
28-29.	Constraints & Opportunities
30-31.	Design Framework
32-36.	Design Concepts
37-38.	Exploratory Sketches & Sections
39-51.	Final Design
52.	Amenities Study
53-54.	Inspiration Images
55.	Plant Palette
56-59.	Conclusion
60.	Thank You



This project has been a culmination of 3 years of hard work and sacrifices. A special thanks to my family and girlfriend for all of their support during the stressful times and to my teachers for their helpful feedback that has led me to improve all of my skills in this profession.



Hollenbeck Park illustrates how large neighborhood parks in dense urban areas can remain underutilized when dominated by large expanses of empty spaces and lacking spatial identity of the current site amenities. The current design is a low budget solution to the sites placement in a utility corridor. This project revitalization starts with the removal of large fields of grass to increase levels of biodiversity with new water wise and riparian plantings and an increase in active programming for more community engagement with the space. A new park framework will introduce new places for shade, seating and multi-functional spaces.



- Stanton, CA**
- Located In Northwestern Orange County, CA
 - Bordered by Anaheim, Garden Grove and Cypress
 - Close to major transportation corridors: State Route 22 and Interstate 5
 - Part of densely built out region with limited vacant land



- Hollenbeck Park Location**
- 10.75 acres ~ 468,270 sq. ft.
 - Address: 8696 Lola Ave, Stanton, CA 90680
 - Park connects to neighborhood streets: Lola and Cerritos Aves
 - Surrounded by dense urban neighborhoods and schools

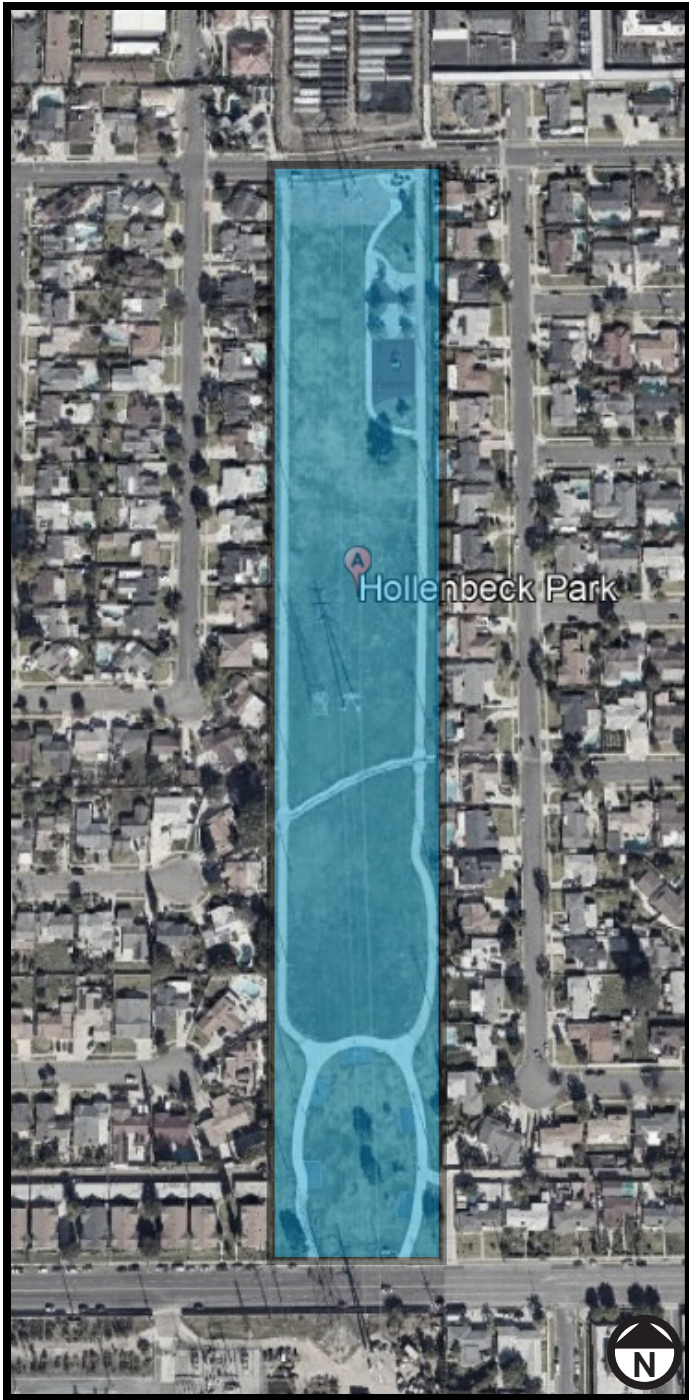


Site Overview

Hollenbeck Park

- Size:**
10.75 acres ~ 468,270 sq. ft.
- Owner:**
City of Stanton (public municipal park)
- Managing department:**
Community Services / Parks and Recreation
- Zoning Designation:**
PR~Parks and Recreation Zone

- Users:**
- Residents and families from the neighborhood surrounding site
- Exercise
 - Recreation
 - Picnicing
 - Gatherings
 - etc.
- Students from one of many local schools
- Southern California Edison for any maintenance needs they have for power lines
- City of Stanton for possible Community events



Key Stakeholders

- Government & Public Agencies
- City of Stanton
 - Parks and Recreation
 - Planning Department
 - Public Works
 - City Council
 - Orange County Public Works
 - California Public Utilities Commission
 - California Energy Commission

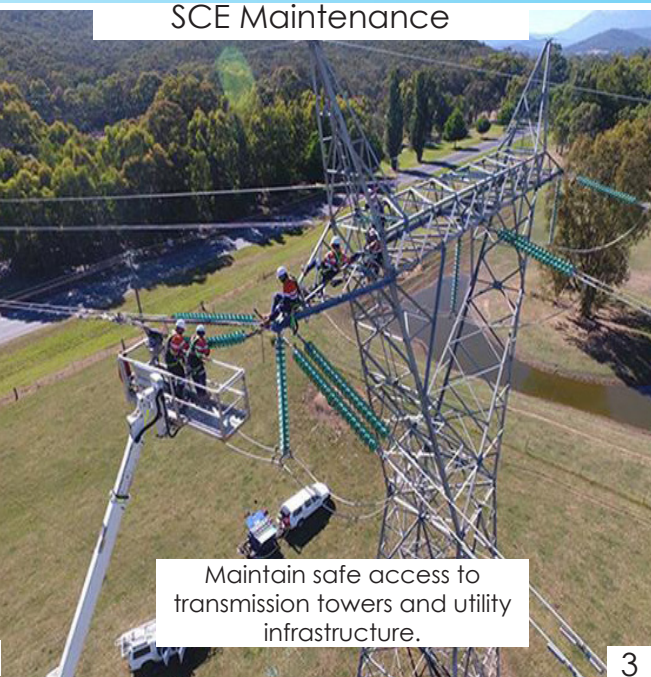
Utility Stakeholders

- Southern California Edison (SCE)
- Major stakeholder because the park exists beneath/adjacent to a utility easement corridor.
 - Controls:
 - Overhead transmission infrastructure
 - Maintenance access
 - Vegetation clearance requirements
 - Safety setbacks
 - Easement restrictions
 - Southern California Gas Company

Community Stakeholders

- Adjacent residential neighborhoods
- Stanton residents and park users
- Families and children using playground/sports areas
- Nearby schools and youth organizations
- Local businesses along Cerritos Avenue and Beach Boulevard corridors
- Community advocacy and environmental groups
- Maintenance crews and emergency service access providers

Site Users and Stakeholders



Historical Context

Pre-Urbanization Context

- Stanton area originally part of Rancho Los Alamitos “The Little Cottonwoods,” named after the Native Cottonwood trees which were a key resource for both Native peoples and later ranchers
- Was one of the first Spanish land grants in Alta California, originally part of the 1784 Rancho Los Nietos concession awarded to Manuel Nieto Wikipedia.
- Over time, it was subdivided into several smaller ranchos, including the 28,000-acre Rancho Los Alamitos granted in 1834 by Mexican Governor José Figueroa



Early Development (1900s–1950s)

- Area transitioned from:
- Agricultural land which then there was growth of suburban residential properties post-WWII
 - Pacific Electric Railway in 1906 improved access to regional markets and encouraged growth
 - In 1911, local residents incorporated the community as Stanton to prevent a proposed sewage farm from being built
 - Following World War II, rapid population growth and suburban expansion throughout Orange County began transforming farmland into residential neighborhoods, leading residents to reincorporate Stanton in 1956



Park Development Era

- The city built the 11-acres park in the 1970s on land it leases for \$2,160 a year from Southern California Edison.
- The park reflects a planning era that prioritized passive recreation and visual openness over diverse, active uses or ecological function.



Site Context and Demographics

City fo Stanton Context

Population: approximately 39,000 residents.

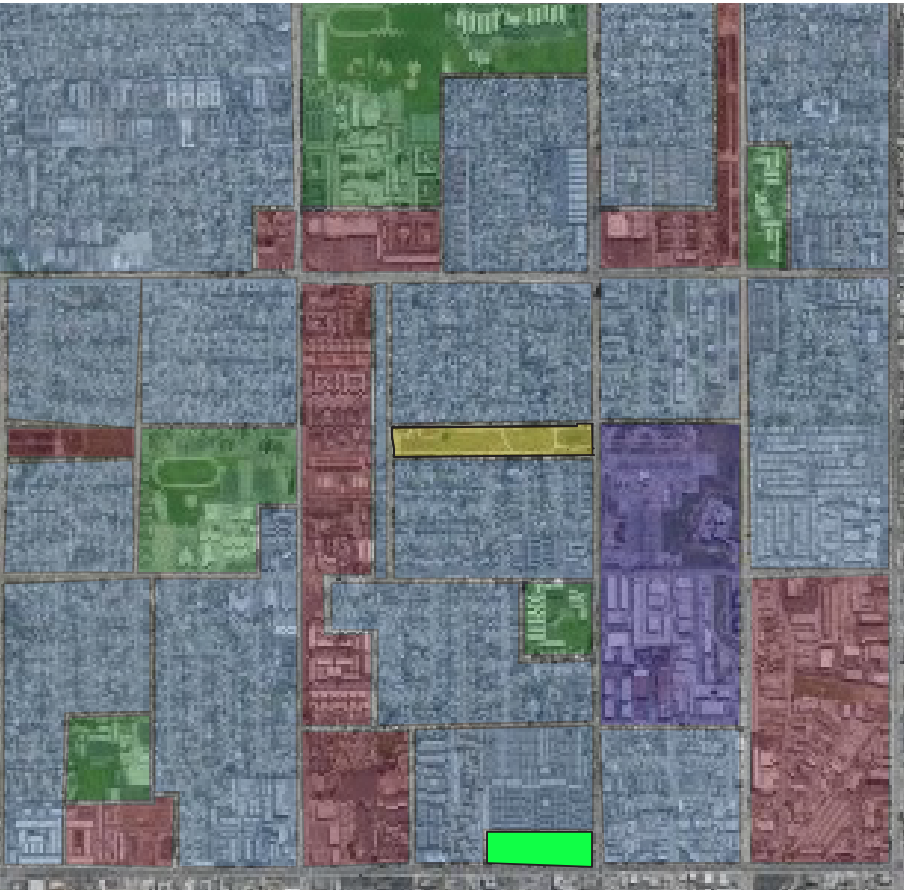
Population density: roughly 12,000–12,700 people per square mile, making Stanton one of the denser cities in Orange County.

Age Demographics

- Median age:** approximately 38–40 years old.
- Under 18 years:** approximately 22–23% of residents.
- Ages 25–44:** approximately 27% of residents.
- Ages 45–64:** approximately 27% of residents.
- Seniors 65+:** approximately 14–15% of residents.

Cultural Demographics

- Hispanic/Latino population:** approximately 53%.
- Asian population:** approximately 27%.
- White population:** approximately 14%.



The site is surrounded primarily by single-family residential neighborhoods with a strong presence of young families, making it well-positioned to serve as a community-focused recreational destination. This demographic context suggests a need for amenities that support family activities, social interaction, and multi-generational use, including playgrounds, open play areas, shaded gathering spaces, picnic facilities, walking paths, and flexible community spaces. Future improvements should emphasize accessibility, comfort, and opportunities for both active and passive recreation, creating a park that strengthens neighborhood connections and serves the daily needs of local residents.

Site

Hollenbeck Park Stanton, CA

Residential

- Single-family residential neighborhoods
- Medium-density apartment housing
- Multi-family infill developments

Commerical

- Small-scale commercial corridors and neighborhood-serving retail are located along nearby arterial streets.
- Fast food, convenience stores, service businesses, and local shopping centers support surrounding residents.

Utility Infrastrcuture

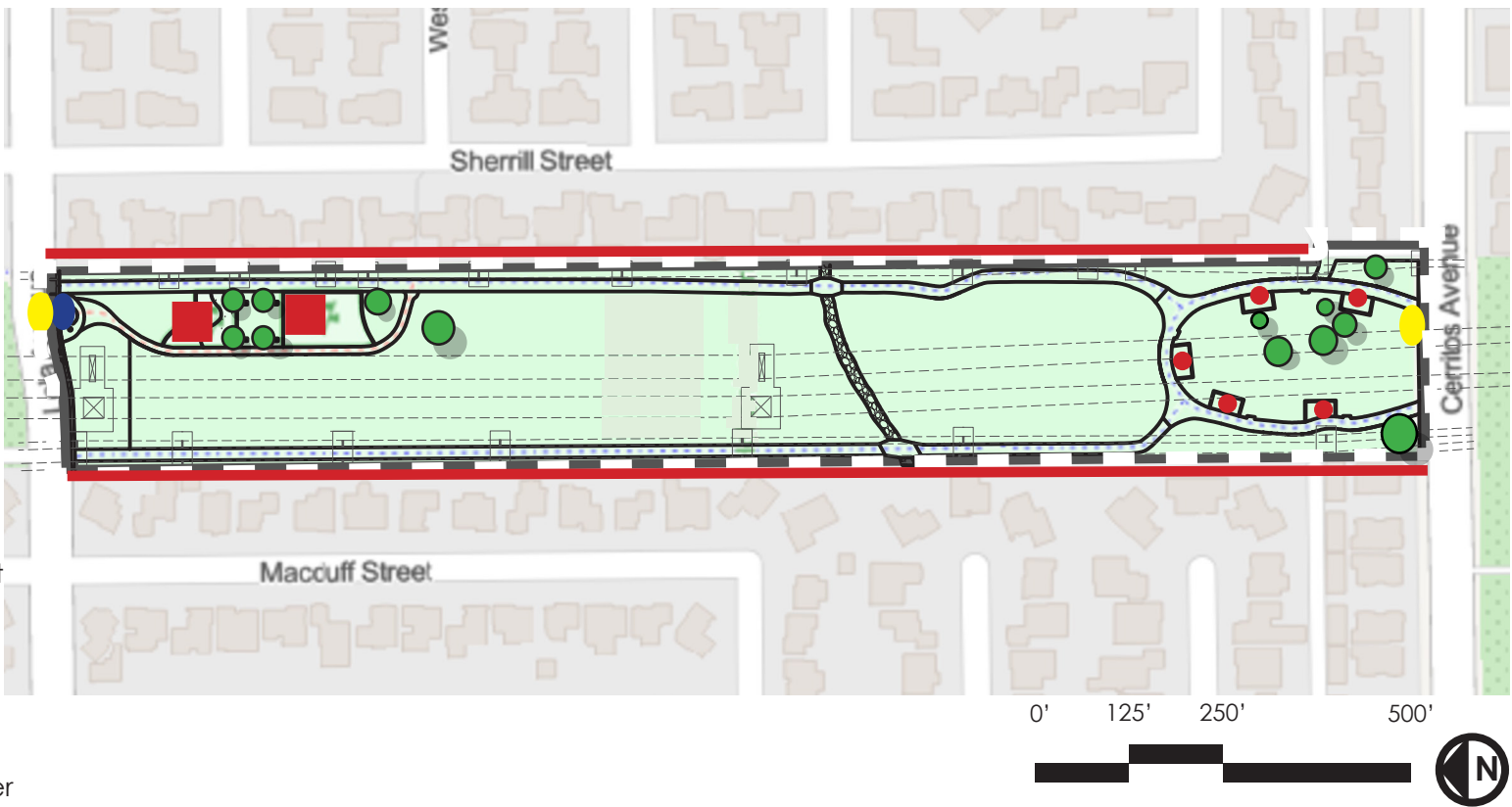
- Major Southern California Edison transmission powerlines and utility easements run directly through the park corridor.

Education

- Local elementary, intermediate and High schools are located within the surrounding Stanton community.

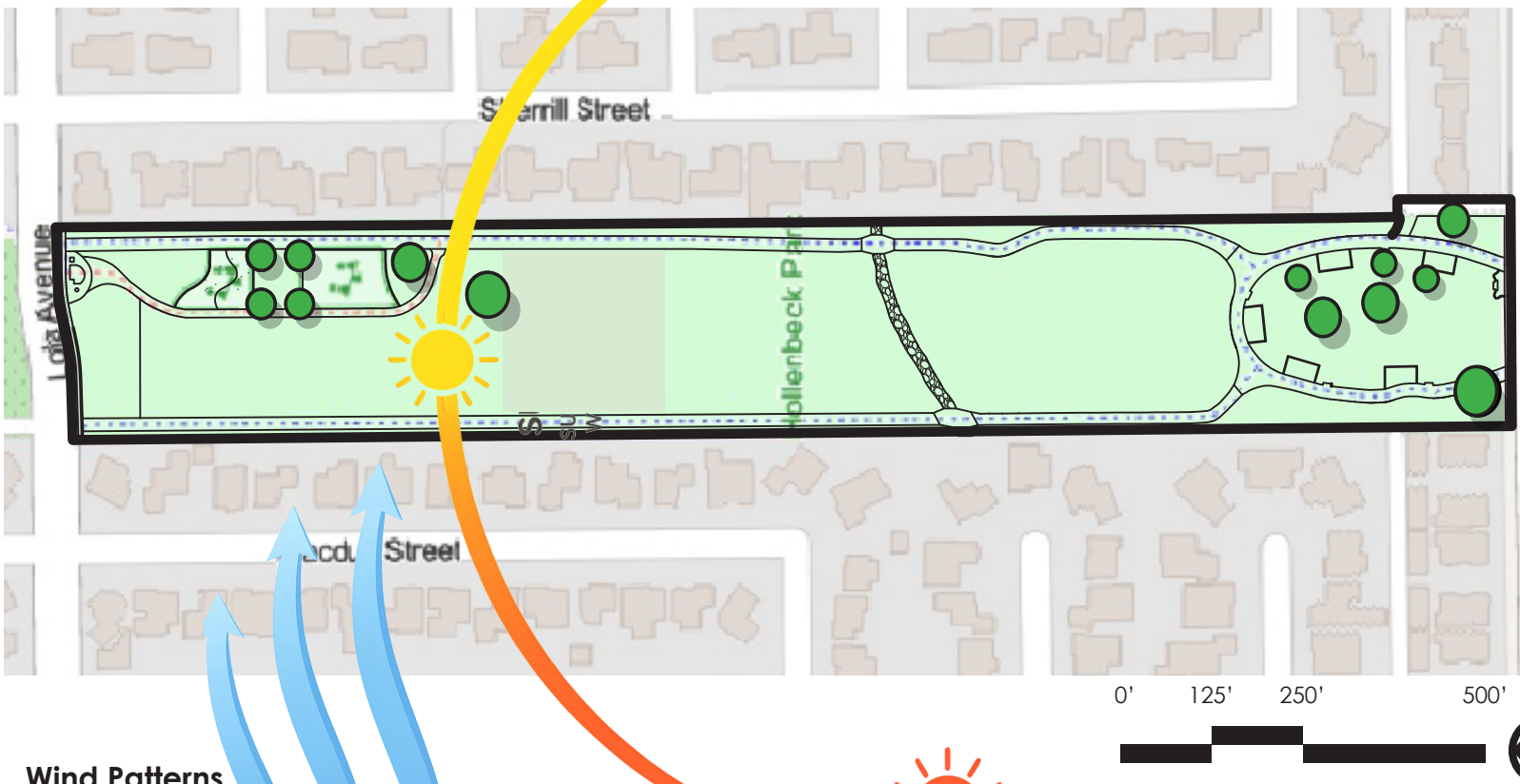
Key

- Limit of Work
- Entrance Sign
- Concrete and Cobble Swale
- Existing Trees and shade
- SCE Large Utility Stations
- SCE Small Utility Poles
- Exercise Equipment Circuit
- Play structures
- Swing Sets
- Site Utility Boxes- Electric and Water
- No access from backyards



Solar Conditions

Longest day: ~14 hr 24 min (June)
Shortest day: ~9 hr 54 min (December)



Wind Patterns

Predominant winds: West to East for most of the year
Average wind speeds: ~5-8 mph



Tree Shade

Climate

Mediterranean with an overall annual temperature range is typically 45°F-84°F, and temperatures rarely fall below 39°F or exceed 92

Winter (Dec-Feb)

- Cooler temperatures
- Peak rainfall
- Increased soil moisture

Spring (Mar-May)

- Moderate temperatures
- Seasonal growth flush
- Transitional weather

Summer (Jun-Sep)

- Hot + dry conditions
- Peak irrigation demand
- Highest park heat exposure

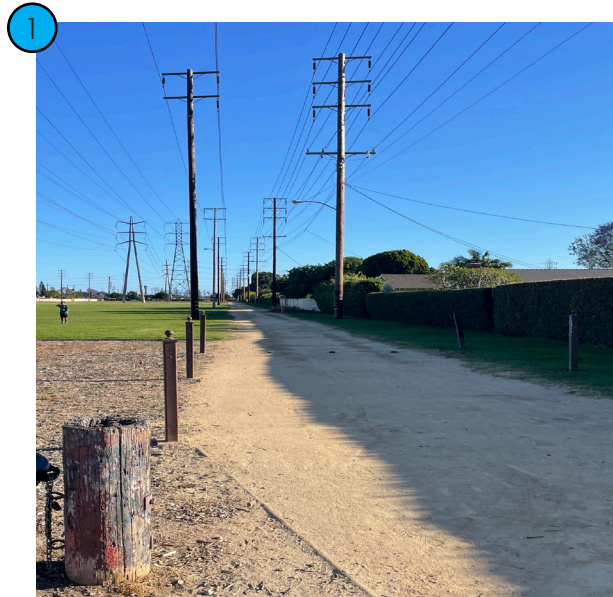
Fall (Oct-Nov)

- Warm conditions persist
- Rain events begin returning

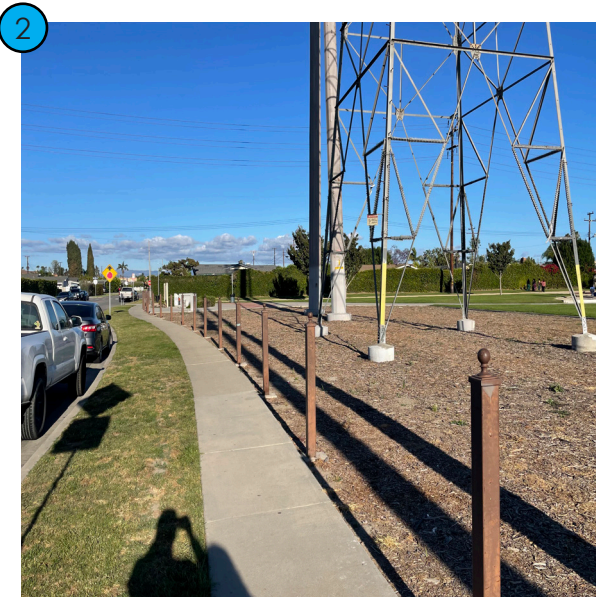
Precipitation Patterns

Average annual precipitation: ~12 inches/year
Strongly seasonal rainfall distribution
Rainy season: October through April

Site Photos - North End



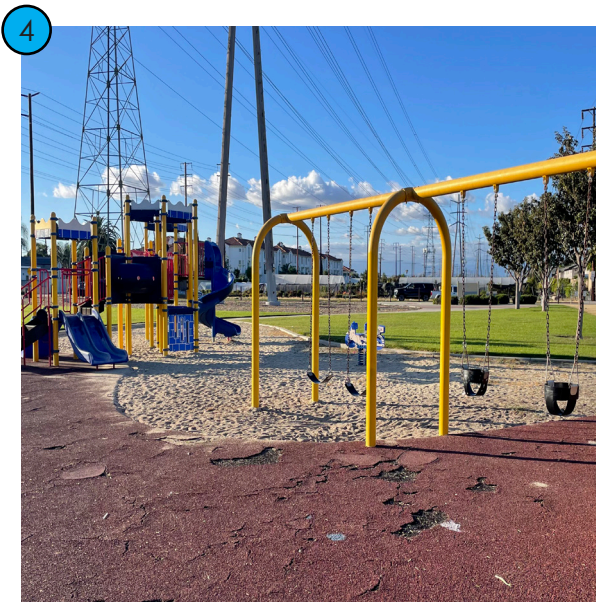
Decomposed path/ truck access for power lines



Neighborhood sidewalk and street parking for park



Park sign with plantings to block some view of the park's utilities



Playground with Swings. Cracking in rubberized ground material

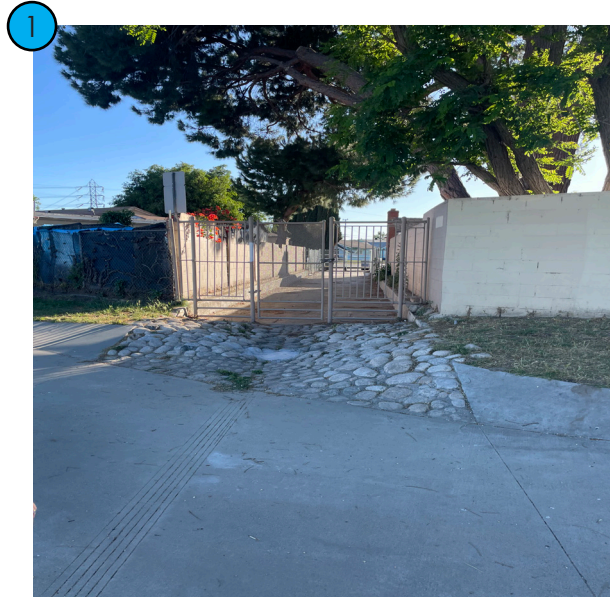


North Side of Park



Park Center - Swale

Site Photos - Central Swale



Concrete and cobble swale directing water from nearby street



Concrete and cobble swale with some large boulders going through turf field



End of concrete and cobble swale. Water leads to next street and eventually to drainage



Location where turf goes from unusable with gopher holes and dirt patches to lush and usable



South-end of Park with Exercise Circuit



SCE Trail



Trail Characteristics

Located within the SCE utility corridor
Connects Hollenbeck Park, Maxwell Park, neighborhoods, and schools
Provides a safe, off-street bicycle and pedestrian route

Maxwell Park Characteristics

- 22-acre neighborhood park in the same utility easement as Hollenbeck park
- Inclusive playground, sports fields, dog park, and fitness equipment.
- Walking paths, picnic areas, restrooms, and concession facilities.

Connection to Hollenbeck Park

- Linked through the broader SCE utility corridor trail system
- School connection for landscape education purposes
- Both parks occupy similar suburban residential contexts
- Share common design constraints:
 - Utility easements
 - Open grass fields
 - Neighborhood-scale recreation
- Demonstrate opportunities for creating a connected recreation network beneath power infrastructure

Key

-  Hollenbeck Park
-  Maxwell Park
-  SCE Bike Path
-  Pedestrian Crossing

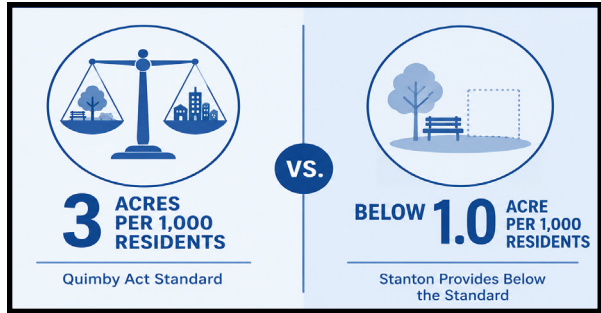


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- 1. Underused public park in an area that is lacking in outdoor spaces**
- 3 acres per 1,000 residents is the Quimby Act standard
 - **Stanton** falls below the standard and is below 1.0 acre per 1,000 residents
 - 10 parks in a city of 40,000
 - Park is run down and underused by the community surrounding it

- 2. Large Amount of Empty Space and Underutilized Grass Fields**
- Heavy water use in park
 - Creates heat zone due to lack of shade
 - Lack of biodiversity on site
 - Half of the grass is watered and in good condition while the other half is full of gopher holes and patches of dirt



- 3. Demographic**
- Surrounded by neighborhoods with single-family homes
 - Large population of individuals under the age of 18 (22.7%)
 - Family oriented city with many young families moving to this city
 - Need for family based programming and other youth focused amenities
 - Large amounts of schools nearby

- 4. No Sense of Community**
- No areas of congregation such as picnic tables or any large amount of bench seating
 - Only one small gathering space to one side of park with few seating options
 - No strong central node, plaza or “community center”
 - Many cultures in surrounding areas (large Hispanic population)



Goal:
Increase park usability and access in a park-deficient community.

- Objectives:**
- Reprogram underutilized turf into active and flexible-use spaces to maximize park capacity
 - Introduce program elements on both the north and south ends to improve spatial equity and access
 - Renovate aging infrastructure (playground surfacing, fitness equipment, paths) to meet current safety and usability standards
 - Create destination features that attract users and increase dwell time within the park



Goal:
Provide inclusive, multi-generational programming that reflects Stanton's family-oriented population.

- Objectives:**
- Expand and distribute children's play areas to serve multiple park entry points
 - Introduce youth-focused amenities (playgrounds, skate features, open play zones)
 - Provide flexible sports infrastructure (multi-use courts for basketball, pickleball, etc.)
 - Enhance fitness areas to serve young adults and working-age populations
 - Incorporate accessible seating, walking paths, and passive areas for seniors
 - Integrate educational elements (native planting, stormwater systems) to serve nearby schools



Goal:
Transform the park into a water-efficient, climate-responsive, and ecologically diverse landscape.

- Objectives:**
- Reduce high-water-use turf and replace with drought-tolerant and native planting
 - Introduce shade through tree canopy and structures to mitigate urban heat conditions
 - Retrofit the existing concrete swale into a naturalized bioswale/riparian corridor for stormwater infiltration
 - Increase on-site biodiversity through layered planting (trees, shrubs, groundcovers)
 - Improve soil health and site permeability to support long-term landscape resilience



Goal:
Create a strong sense of community through defined gathering spaces and social programming.

- Objectives:**
- Establish a central gathering node (plaza, lawn, or community hub) as the social heart of the park
 - Increase seating variety (benches, group seating, picnic areas) throughout the site
 - Introduce shaded structures to support longer visits and group use
 - Design spaces for community events, informal gatherings, and cultural activities
 - Improve circulation to connect key destinations and encourage social interaction
 - Enhance safety through lighting, visibility, and clear sightlines

Images Created with AI



Access and Usability

Utility Access Roads
Uses same pathways as Jogging Circuit around outside of the park

Entrance Signage
Small scale park name sign at entrances

Low Impact Pathways
Throughout Site. Deomposed granite

Pathways Across Center of Site
Bring people across the site so they don't need to walk away around

Small Parking Lot
15 spaces is around 4,500-5,500 SF

Recreational

Play Structures
4,000–6,000 SF

Multi-use Sports Courts
6,000–8,000 SF

Work out equipment circuit
Around outer pathway of site

Open Grass fields
Under Transmission lines and near areas of recreation

Bike Racks
Near entrances of the park and by entrance to SCE Bike Trail

Jogging Circuit
Around outer pathway of site

Site Restoration

Planted Swale
2,000–8,000 SF

Native Plant Gardens
5,000–15,000 SF

Rain Gardens

Pathway Adjacent Drainage

Water Runoff from street
Alongs Neighborhood Streets in Sidewalk greenway

Educational Signage
Throughout Site. Riparian and Native planting information

Community

Central Gathering Space
6,000–10,000 SF

Shade Structures
1,000–1,500 SF each

Picnic Areas
2,500–4,000 SF

Increased Places of rest
Benches placed throughout site off main pathways.



Planting around Power lines
Utility Guidelines for Southern California Edison

- Trees, shrubs and other vegetation can create safety hazards and power outages if they grow too close to power lines. There are certain clearances for the heights that plants need to stay under and how far away to plant them.



Green Storm water Infrastructure
Artful Rainwater Design – Stuart Echols & Eliza Pennypacker

- Removing concrete from central swale and an increase in



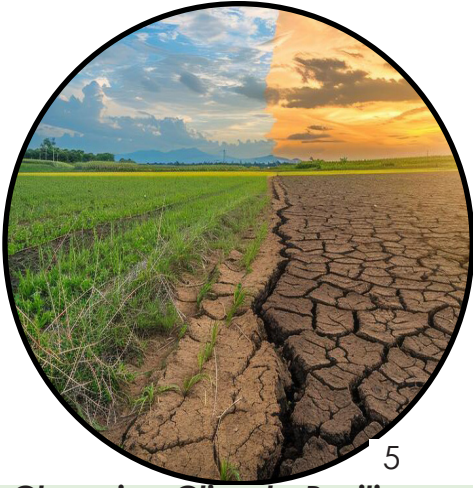
Increasing Shade and reducing heat zone
The Shape of Green – Lance Hosey

- Planting trees and other vegetation leads to a cooling effect. Space in areas might be limited, but communities can integrate small green infrastructure into grassy or barren areas, vacant lots, and street rights-of-way



Xeriscaping
Planting in a Post-Wild World – Thomas Rainer & Claudia West

- Layered ecological planting design with minimal use of water through removing large areas of lawn and increasing the amount drought tolerant plants being planted.



Changing Climate Resiliency
Climate Park Change Toolkit - National Recreation and Park Association

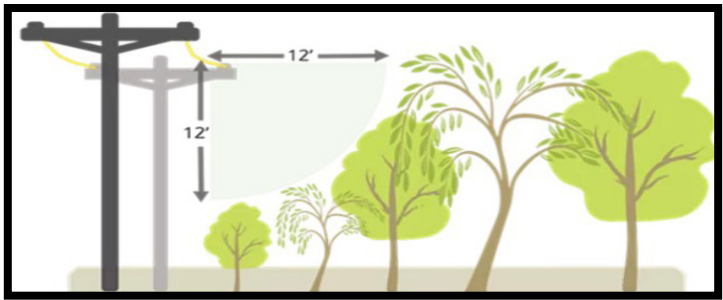
- The toolkit compiles data on how climate change is affecting park and recreation spaces and offers physical design and community solutions to address climate impacts and other challenges.

Design Methodology

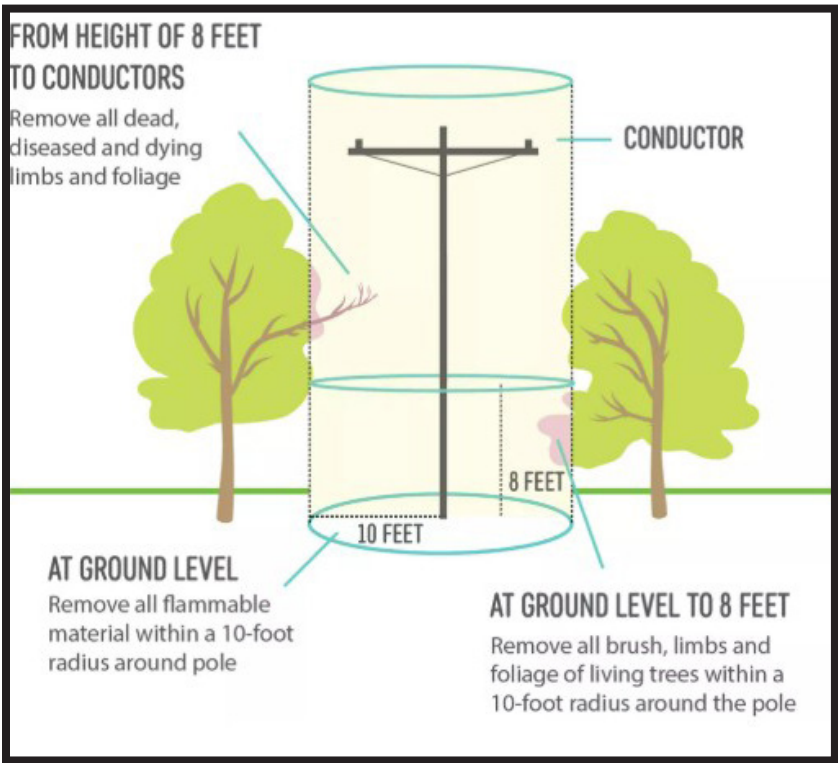
Planting and Building Around Powerlines

Vegetation Management Goals

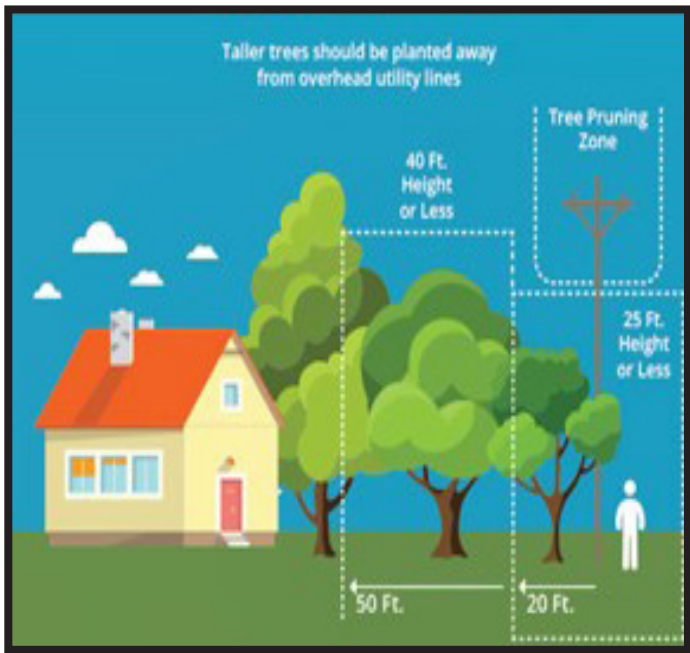
- Reduce wildfire ignition risk near overhead power infrastructure
 - Fuel reduction zones
 - Emergency access routes
 - Infrastructure safety buffers
 - Maintain safe clearance between vegetation and utility lines. 12' zone
 - Large trees can be located 40' from line (25+)
 - Improve long-term utility reliability and public safety
 - Support maintenance and emergency access requirements
 - Balance ecological planting with infrastructure compatibility
-
- **Permanent buildings are not permitted in the transmission corridor.**
 - **Explore uses of portable structures on site**



6



8



7

Powerline Friendly Plants

Recommendations for Coastal, Valley, Mountain Desert regions for trees that may be planted near high voltage powerlines



Cercis Species



Lagerstroemia indica



Phoenix roebelenii



Citrus species



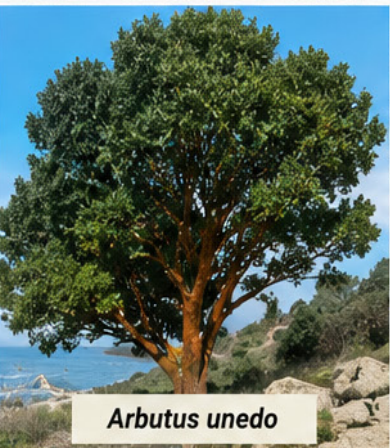
Eriobotrya deflexa



Rhipilepis



Acer Palmatum



Arbutus unedo



Heteromeles arbutifolia



Juniperus californica



Quercus dumosa



Handroanthus heptaphyllus



Pyrus kawakami



Chilopsis linearis



Acacia Stenophylla

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Design Methodology

Green Stormwater Infrastructure

Artful Rainwater Design – Stuart Echols & Eliza Pennypacker

Main Concept

Echols and Pennypacker argue that stormwater should be treated as a visible and celebrated landscape feature rather than hidden in pipes or concrete channels. Their concept of Artful Rainwater Design (ARD) combines environmental function (utility) with human experience (amenity), creating landscapes that manage water while providing ecological, educational, recreational, and aesthetic benefits. Rainwater is viewed as a resource that can shape memorable places and reconnect people with natural hydrologic processes.

Design Application: Concrete Channel to Riparian Corridor

Remove or naturalize portions of the concrete channel

- Replace hard channel bottoms with natural streambeds, bioswales, and infiltration zones.
- Restore natural hydrologic functions by slowing, filtering, and infiltrating runoff.
- Create a living riparian corridor that supports native vegetation and wildlife habitat.
- Transform a drainage feature into a community amenity and ecological asset

Make water visible and understandable

- Native riparian planting demonstrates local ecology.
- Interpretive signage explains water movement, infiltration, habitat creation, and watershed processes.
- Observation decks and pathway overlooks allow visitors to experience seasonal water fluctuations.
- Stormwater becomes an educational feature rather than hidden infrastructure.



Design Methodology

Xeriscaping

Planting in a Post-Wild World – Thomas Rainer & Claudia West

- Group drought-tolerant species into plant communities that share similar water and environmental needs.
- Combine trees, shrubs, grasses, perennials, and groundcovers to create a self-supporting landscape structure.
- Establish dense groundcover plantings that suppress weeds, conserve moisture, and reduce maintenance.
- Select species based on Hollenbeck Park’s full sun, dry soils, and utility corridor constraints.
- Use a variety of native and drought-tolerant plants to increase habitat value and ecological resilience.
- Replace water-intensive turf with xeriscape plant communities that require minimal supplemental irrigation.

Increasing Shade Structures and Reducing Urban Heat Zone

Planting in a Post-Wild World – Thomas Rainer & Claudia West

- Attractive landscapes are more likely to be valued, maintained, and protected, making shade trees and shade structures long-term community assets.
- Trees should be viewed as essential infrastructure that provides cooling, shade, air quality improvement, and energy savings, not just decoration.
- Landscapes should prioritize thermal comfort by providing shade along pathways, gathering spaces, play areas, and recreation zones.
- Increasing tree canopy coverage lowers surface and air temperatures, helping mitigate the urban heat island effect.
- Combine large canopy trees with shade structures, trellises, and solar canopies to provide shade where tree growth is limited by SCE utility corridors.

Long-term Climate Resiliency

Climate Park Change Toolkit -National Recreation and Park Association

- **Climate Risk Assessment** – Use climate data to identify future challenges such as extreme heat, drought, and flooding, ensuring design decisions respond to long-term environmental conditions
- **Multi-Functional Green Infrastructure** – Integrate bioswales, native plantings, and permeable surfaces to manage stormwater, improve habitat, and enhance park aesthetics.
- **Heat Reduction Strategies** – Increase tree canopy, shade structures, and drought-tolerant landscapes to create comfortable outdoor spaces and reduce urban heat impacts.
- **Community Resilience** – Provide shaded gathering spaces, flexible recreation areas, and inclusive amenities that strengthen social connections and support community well-being.
- **Adaptive Long-Term Design** – Utilize resilient planting palettes and flexible park systems that can adapt to changing climate conditions while reducing maintenance needs.

Case Study 1

Johnny Carson Park, Burbank, CA

Background

- Located in Burbank, California adjacent to the Los Angeles River corridor
- Approximately 9.9 acres following its revitalization project
- Underwent a major ecological and recreational renovation focused on creek restoration and community use

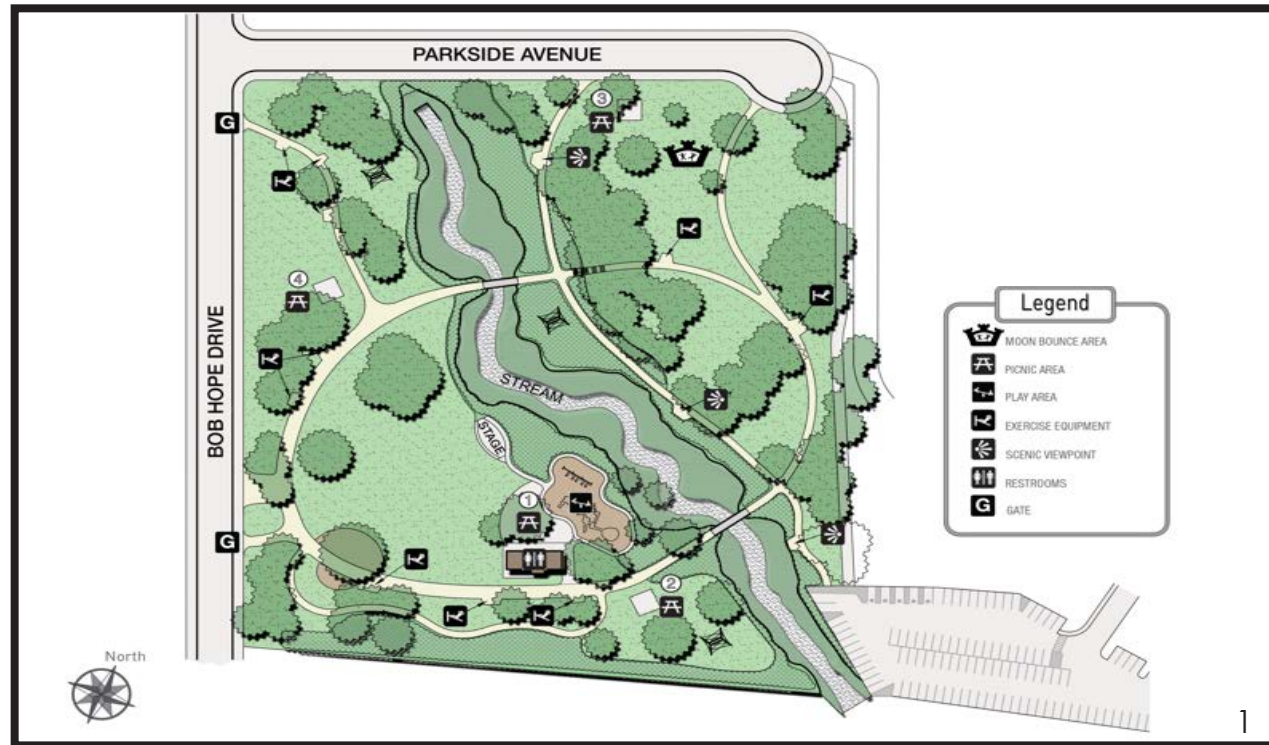
Ammenities

- Playground
- Walking and jogging trails
- Outdoor fitness equipment
- Picnic tables and gathering areas
- Restrooms
- Performance stage
- Nature education areas
- Viewing decks and overlooks
- Large open lawn areas
- Native gardens and habitat plantings
- Restored creek corridor and bioswales

Site Relevance

- Older run down park was upgraded with modern ecological practices in drainage and social aspects
- Under-programmed turf transform becomes multi use and is broken up into planted spaces with drought tolerance in mind
- Adds shade and gathering areas for community use

Johnny Carson Park demonstrates how a neighborhood park can combine active recreation, ecological restoration, and passive open space within a constrained site. The integration of walking trails, fitness stations, restored drainage features, and flexible gathering areas creates a park that supports users of all ages. The restoration of the existing wash and enhancement of circulation provide a strong precedent for improving biodiversity and connectivity at Hollenbeck Park while maintaining large areas of usable open space.



Shade Structures over Playground



Creek Revitalization Project and Bridge



Picnic Area and Power lines that span park

Case Study 2

North Redondo Beach Bikeway, Redondo Beach, CA

Background

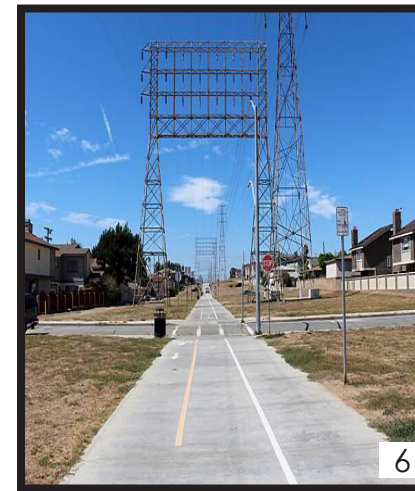
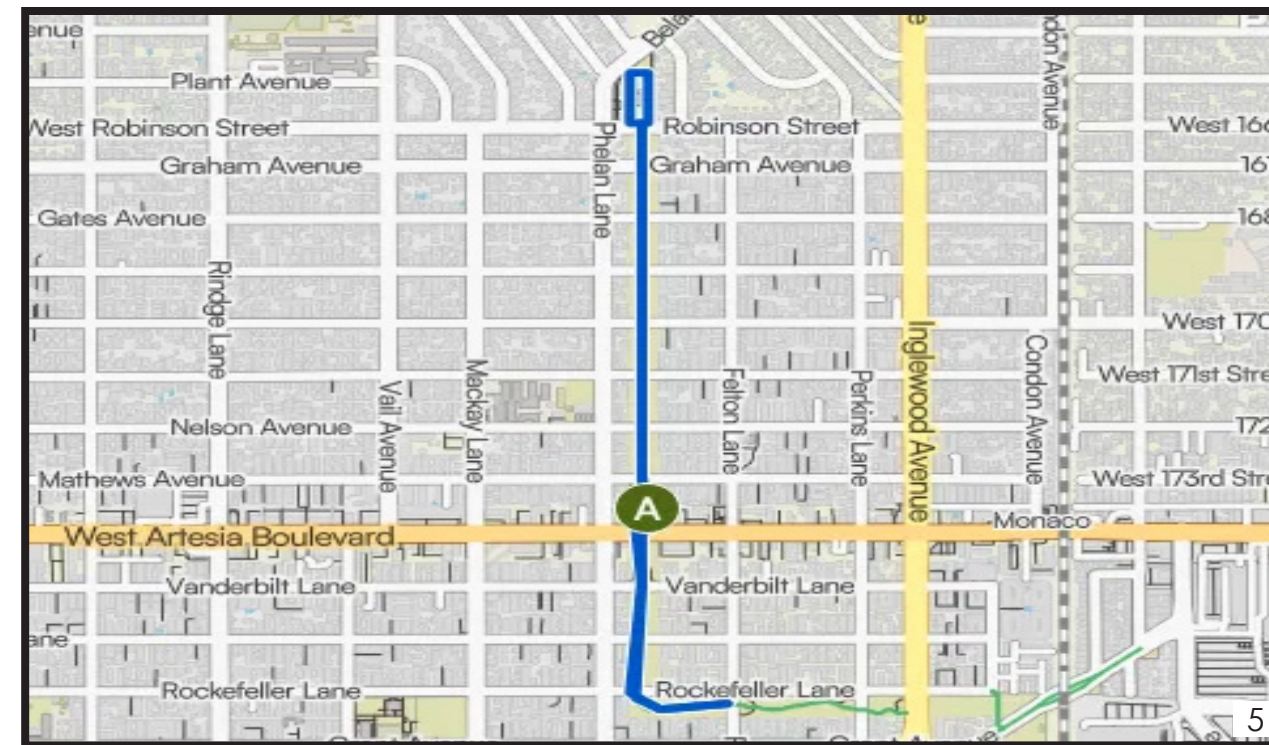
- Located in North Redondo Beach within a dense residential neighborhood
- Linear multi-use trail developed within an existing utility corridor
- Commonly known as the “Powerline Trail”
- Runs beneath overhead electrical transmission lines
- Provides a safe off-street route for pedestrians and cyclists
- Connects neighborhoods, schools, parks, and community destinations throughout North Redondo Beach
- Infrastructure corridors can support public use while maintaining utility operations
- Cyclists and Dog owners

Ammenities

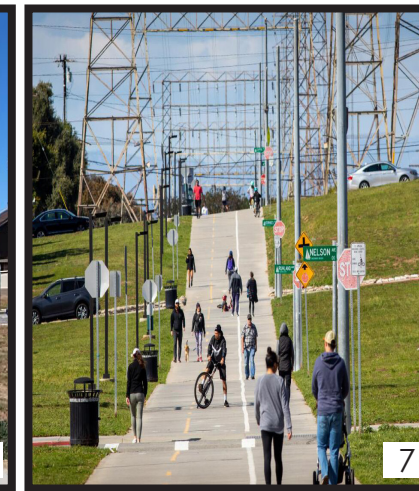
- Dedicated multi-use bike path for cyclists
- Walking and jogging corridor
- Safe route for children traveling to nearby schools
- Dog walking and daily neighborhood recreation
- Lighting along major portions of the trail for evening use
- Signalized and enhanced street crossings

Site Relevance

- Demonstrates how a relatively narrow utility corridor can become a valuable public amenity.
- Shows that transmission line easements can support:
 - Walking and jogging
 - Cycling
 - Neighborhood connectivity
 - Passive recreation
- Uses low-profile improvements that maintain utility access while increasing community use.



Powerline Easement Zone



Site use



Users of Park

Case Study 3

Gas Works Parks, Seattle, WA

Background

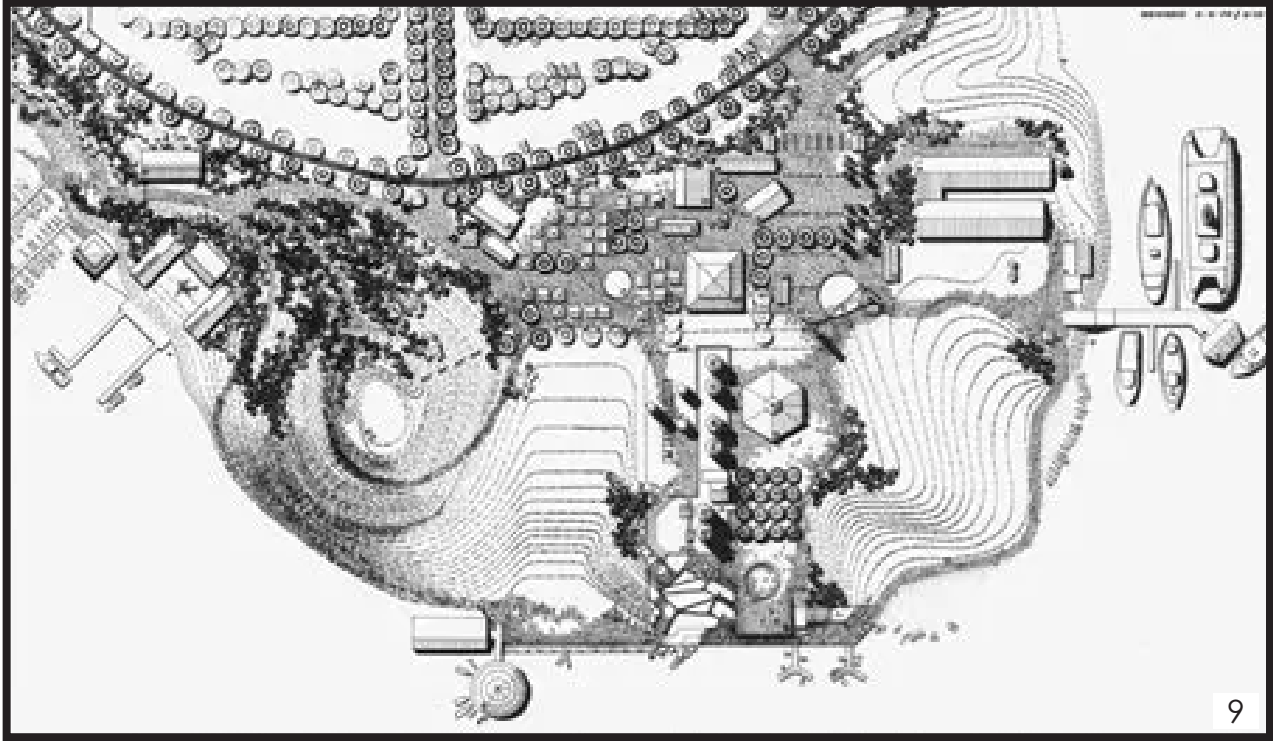
- Located in Seattle along the Lake Washington Ship Canal
- Former industrial gasification plant transformed into a public park
- Preserves existing industrial structures as major landscape features
- Large open lawns provide space for recreation, picnics, and community events
- Combines historic infrastructure with passive recreation and public gathering

Ammenities

- Large open turf fields
- Picnic and gathering areas
- Walking paths
- Kite Hill and elevated viewpoints
- Play area and recreational spaces
- Waterfront access and views
- Preserved industrial structures

Site Relevance

- Demonstrates how existing infrastructure can become a centerpiece rather than a constraint
- Shows how large open spaces can support flexible community recreation and events
- Provides a strong precedent for embracing Hollenbeck's SCE utility infrastructure as part of the park's identity
- Demonstrates how infrastructure and recreation can coexist without compromising the function of the site
- Supports the idea of using the utility corridor as an organizing element for recreation, gathering, and circulation



Pathway through existing infrastructure



Gathering in fields around existing infrastructure



Play Area on site

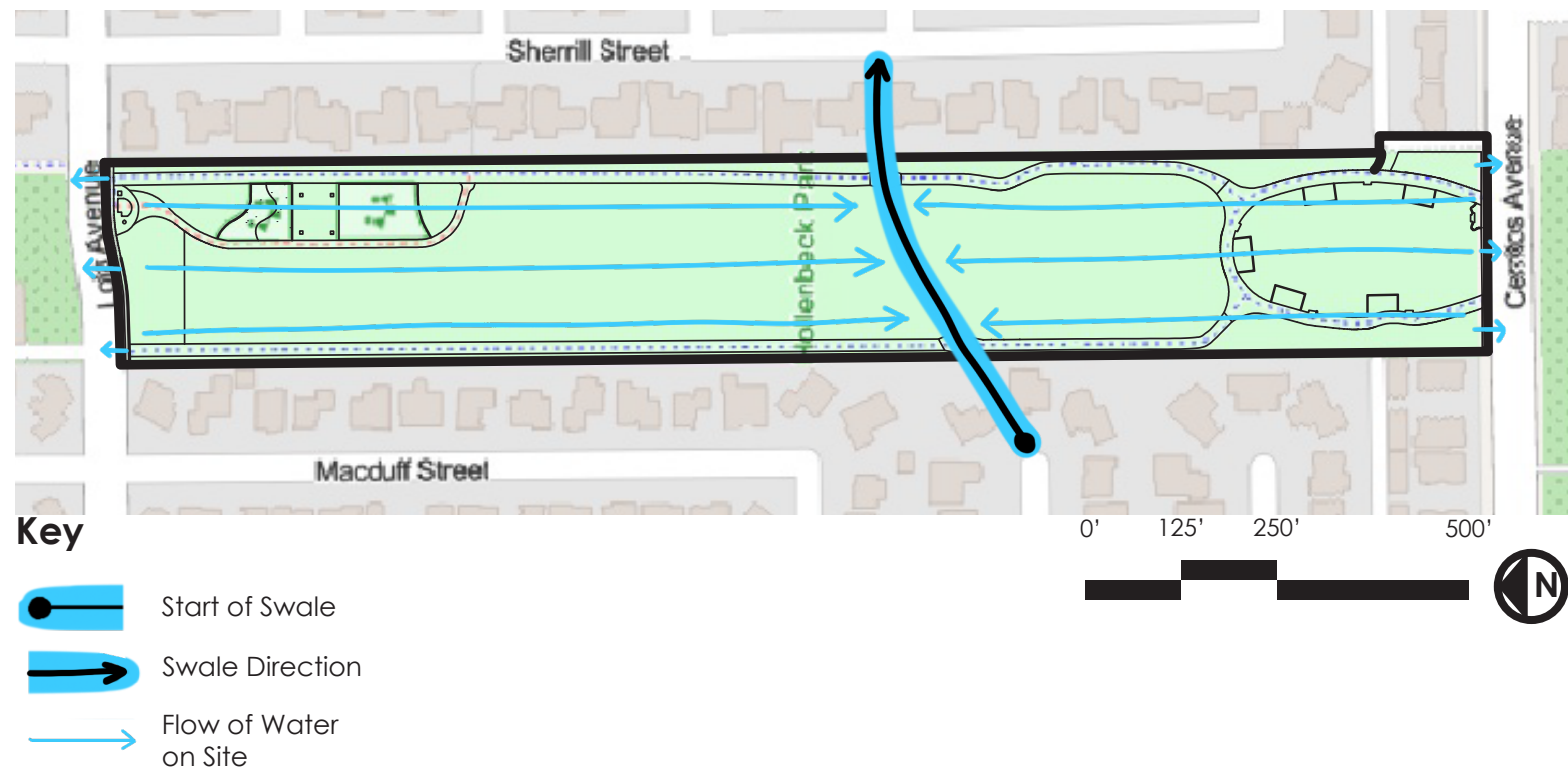
Circulation



Key

- ← **Cerritos Ave.**
Main Street. Parking on park side of the street
- ← **Lola Ave**
Parking on street and main access for neighboring houses
- ← **Neighborhood Walking Access**

- **Exercise Circuit**
Concrete Sidewalk
- **Play Area Path**
Concrete Sidewalk
- **Utility Access Roads/Main Pedestrian Circulation**
Decomposed Granite
- **Site Access Points**



Constraints

Opportunities

Goal: Transform Park into watter efficient, climate responsive, & ecological diverse landscape



1.SCE Maintenance Access and plant Height Requirements

Goal: Increase Park Usability and Access in park Deficient Community



2. Site Accessibility- Lack of Parking and no access from Backyards

Goal: Increase Park Usability and Access in park Deficient Community

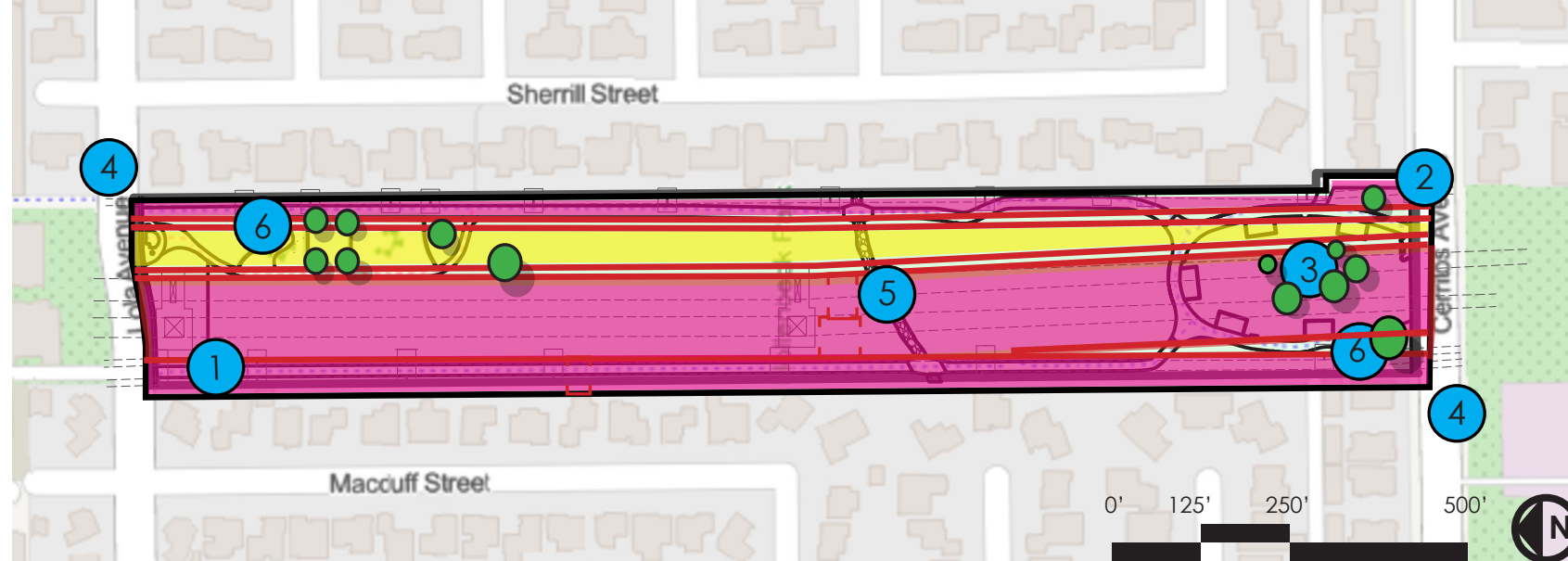


3. Sun Exposure- No shade on site

Goal: Increase Park Usability and Access in park Deficient Community



4. Long and Narrow Park Geometry



Goal: Transform Park into watter efficient, climate responsive, & ecological diverse landscape



5. Water Permeability and Storm water Issues

Goal: Provide inclusive, multi-generational programming that reflects Stanton's family oriented population

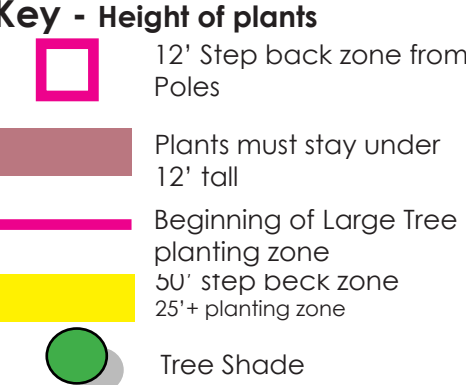


6. Lack of Recreation for both sides of the Park and no community engagement

Goal: Increase Park Usability and Access in park Deficient Community



7. Lack of Toilet Facilities on Site



1 Increase numbers of areas for congregation and community gathering in places plus addition of bathrooms



2 Reduce the amount of grass on site and replace with California native and drought-tolerant plants



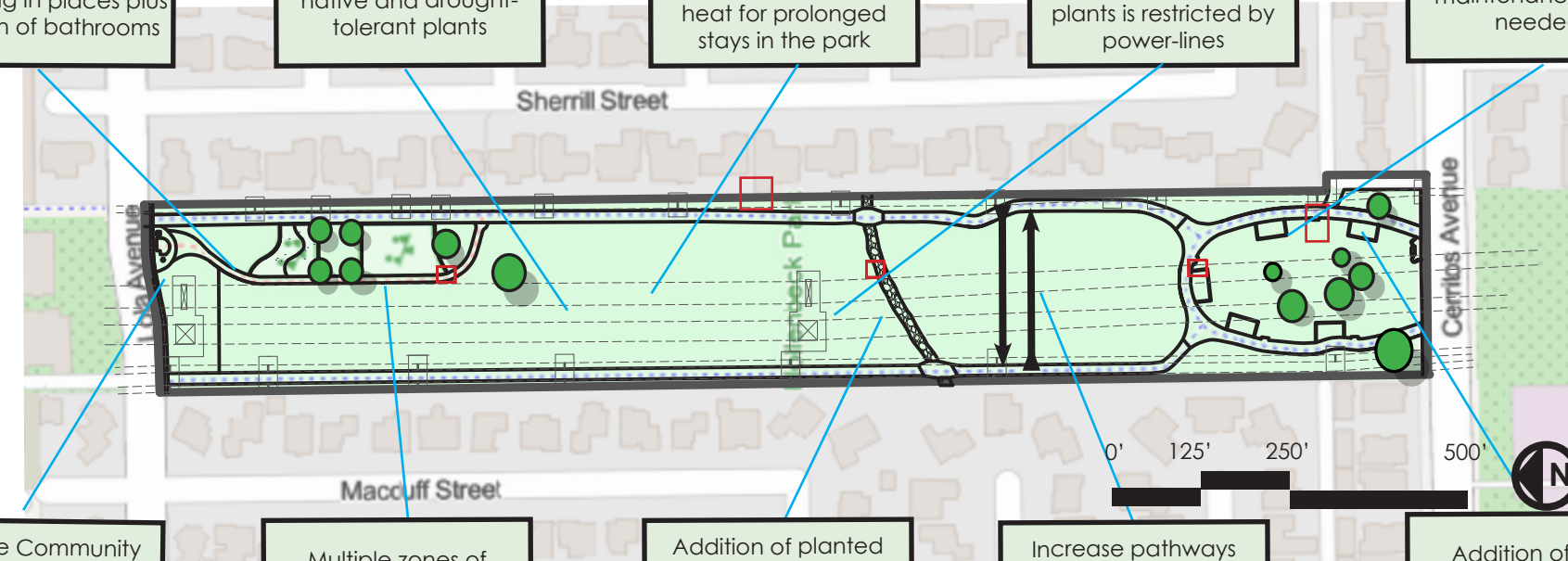
3 Increase areas of shade for people to congregate under and use on days of intense heat for prolonged stays in the park



4 Strategic placement of passive grass fields and native plant gardens in areas where height of plants is restricted by power-lines



5 Multi-use pathways act as recreational use and access for utility maintenance when needed.



6 Increase Community identity with increased signage, access, and community engagement with the site (public art)



7 Multiple zones of recreation that create a less fragmented park and differentiate more for age groups



8 Addition of planted swales and rain gardens around site allow for more water permeability and less runoff



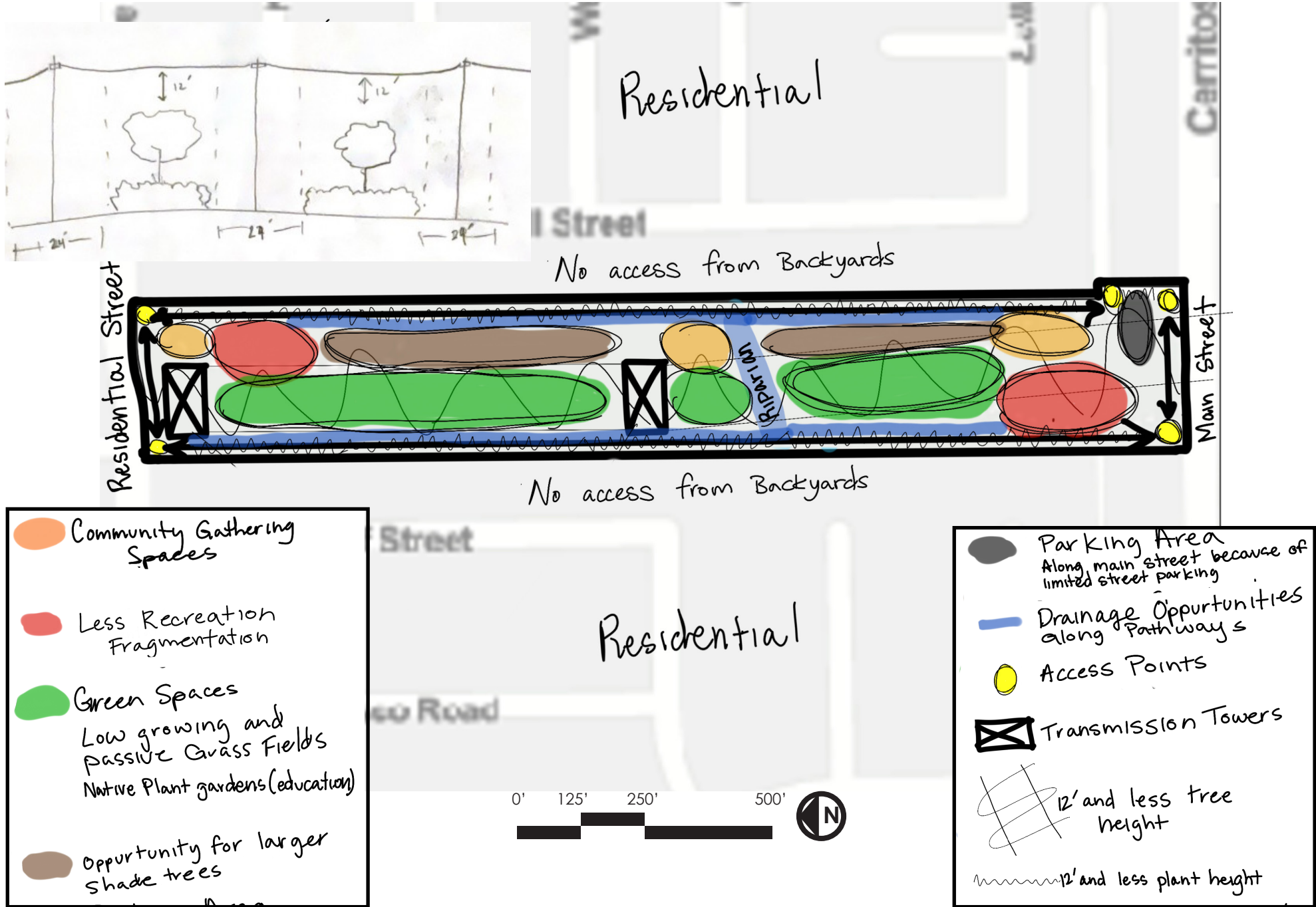
9 Increase pathways through site that allow activation of center of site and allow addition of central gathering area



10 Addition of small parking lot in south where there parking on one side of the busy street



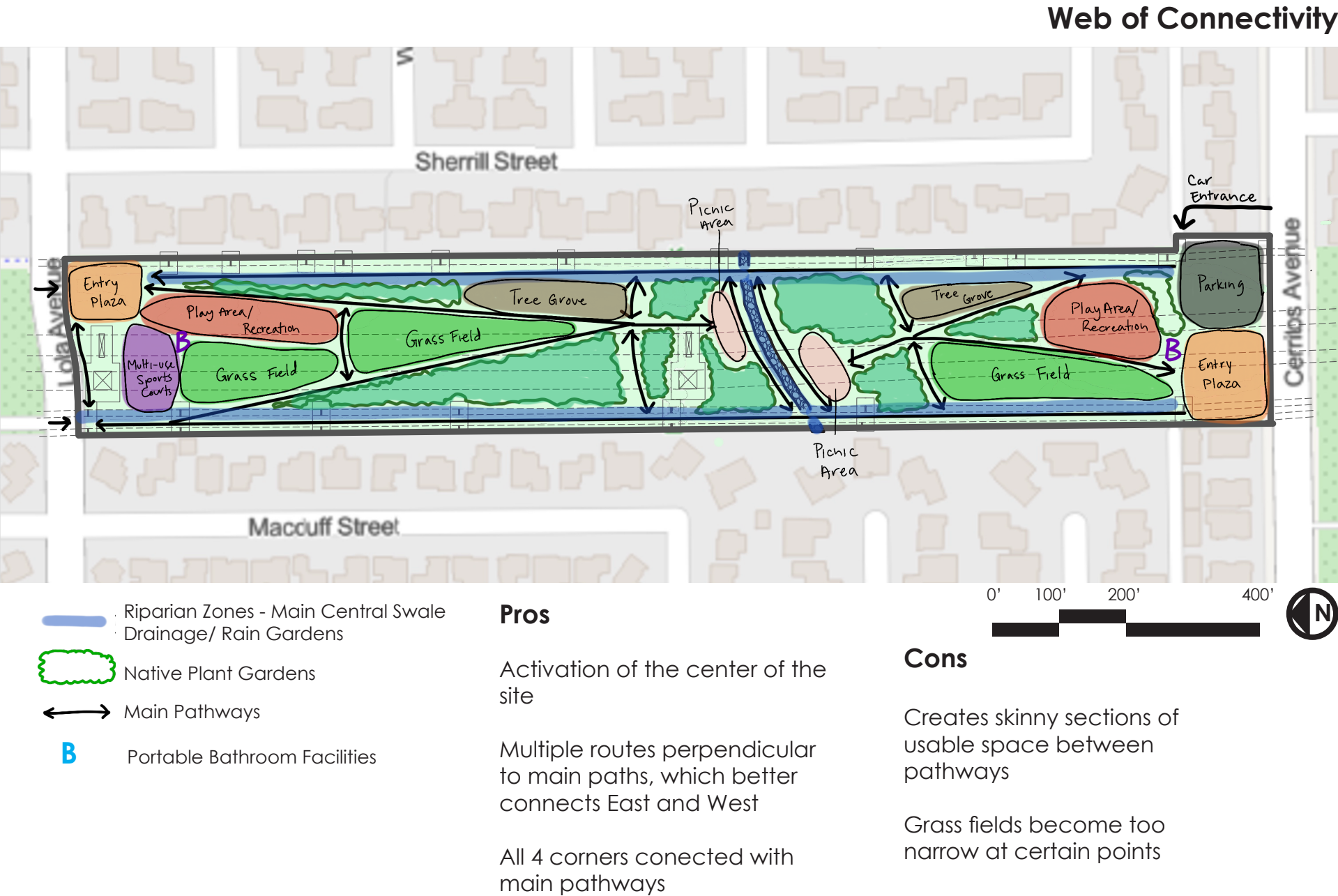
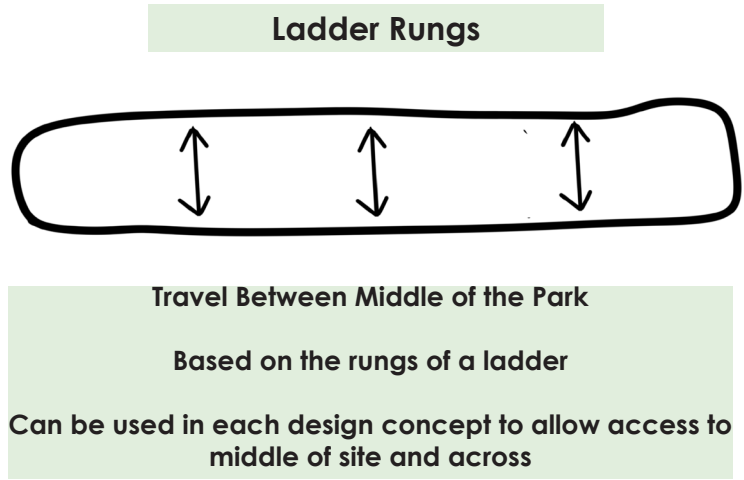
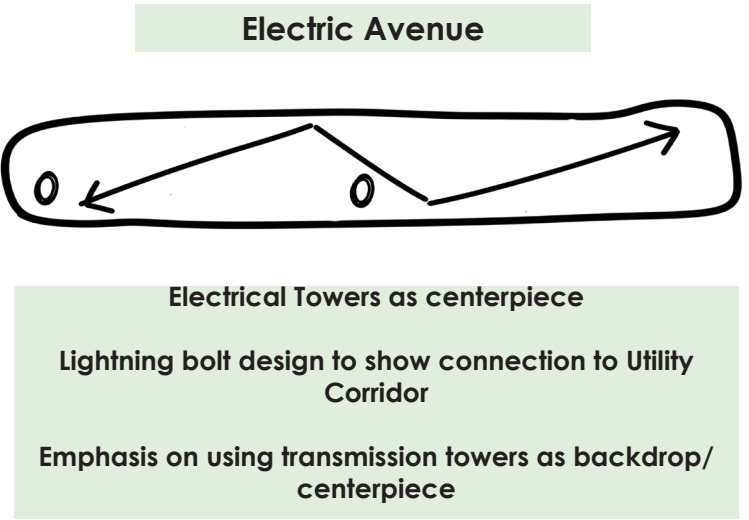
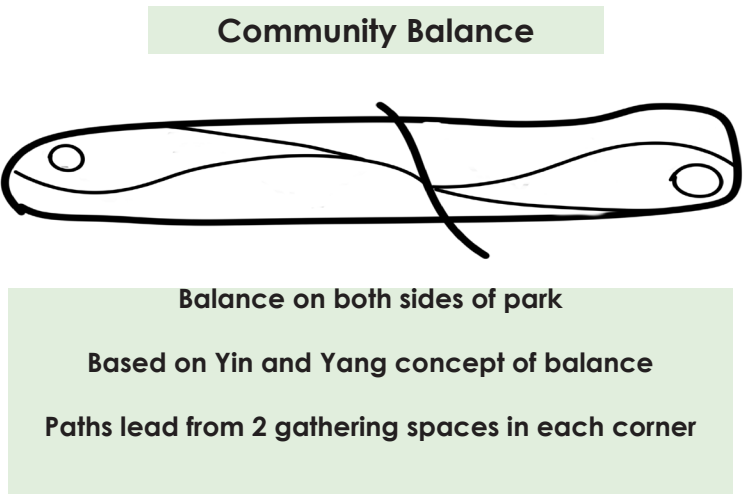
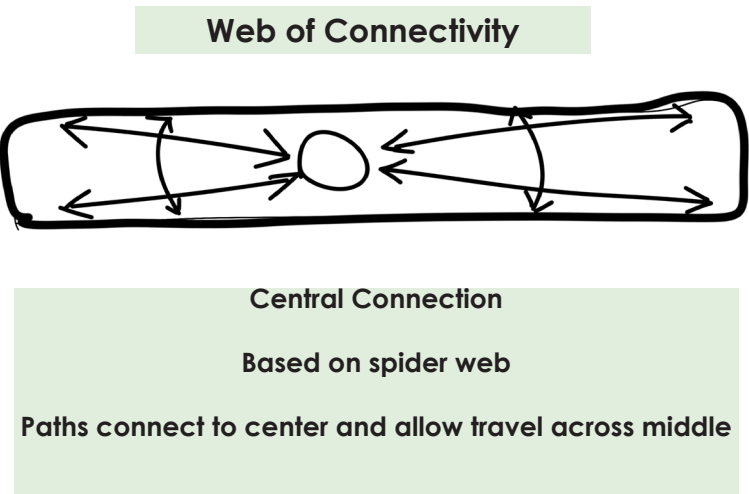
Design Framework



Design Concept Amenities

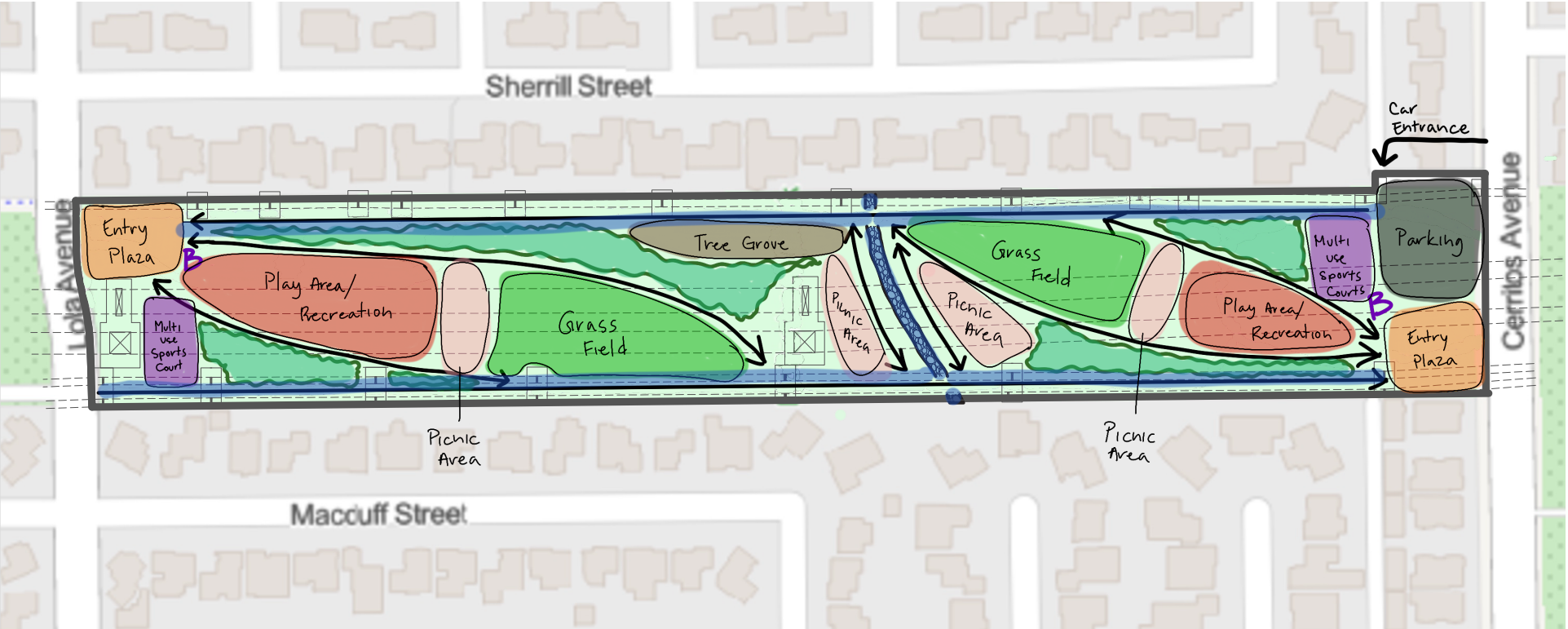


- Passive Fields**
Flexible lawns for picnics, informal recreation, and community events beneath transmission lines.
- Recreation Areas**
Playgrounds, sports courts, and fitness areas for all ages.
- Educational Zones**
Native and riparian landscapes with interpretive learning opportunities.
- Community Spaces**
Shaded gathering areas for rest, social interaction, and community events.
- Riparian Zone**
Naturalized swale with rain gardens to improve stormwater management and habitat.
- Parking**
Small parking area near the main entrance to improve access while minimizing pedestrian conflicts.
- Native Gardens**
Drought-tolerant planting throughout the site that responds to utility height restrictions.
- Tree Grove**
Large shade trees planted outside utility corridors to create cooler gathering spaces and expand the park's tree canopy.



Conceptual Design Alternative 2

Community Balance



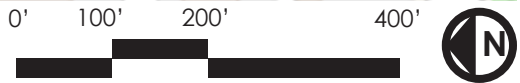
- Riparian Zones - Main Central Swale Drainage/ Rain Gardens
- Native Plant Gardens
- Main Pathways
- Portable Bathroom Facilities

Pros

- Balance of both sides of park with same amenities on each half
- Allows users to stay on one half of site and not travel all the way across
- Pathways along riparian section allows educational opportunities

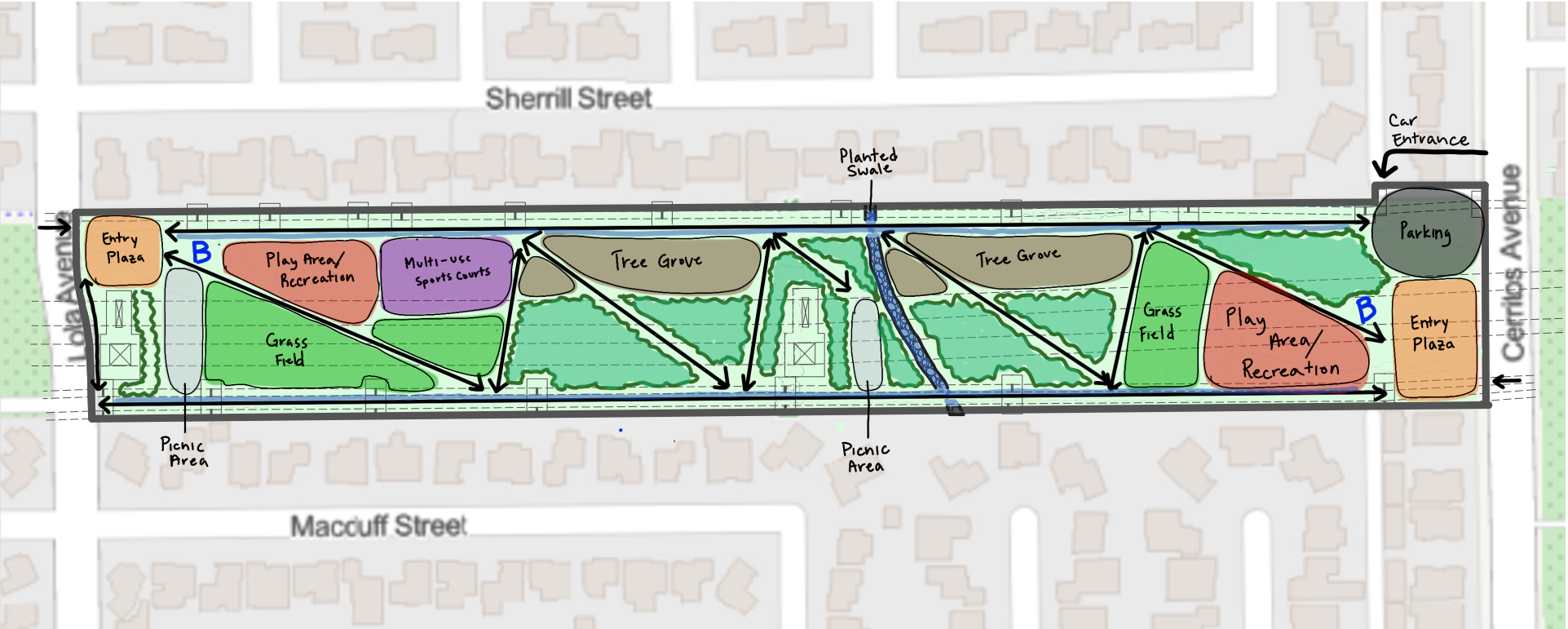
Cons

- Same amenities on both sides can make site less interesting
- Still a heiracrhy in sides due to size difference. Not Exact halves



Conceptual Design Alternative 3

Electric Avenue



- Riparian Zones - Main Central Swale Drainage/ Rain Gardens
- Native Plant Gardens
- Main Pathways
- Portable Bathroom Facilities

Pros

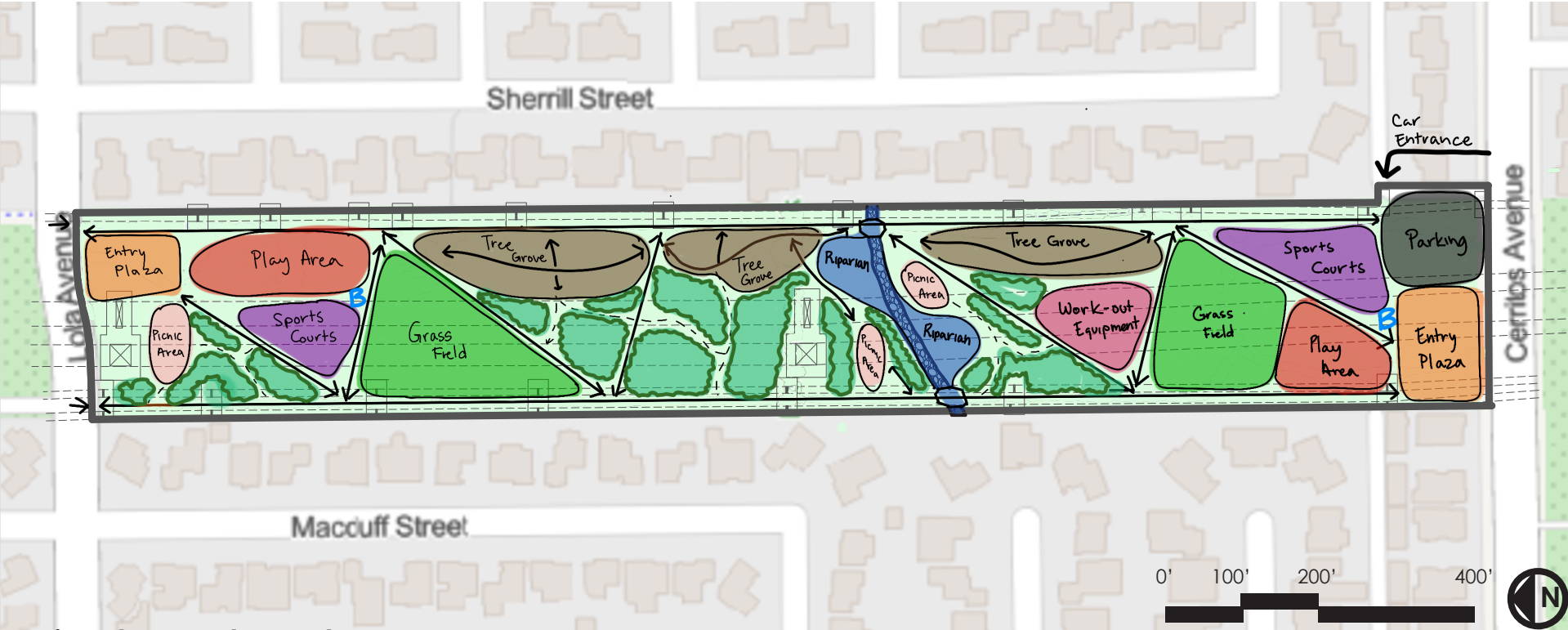
- Uses Transmission Towers as a centerpiece rather than hiding/ drawing people away
- Multiple points of travel across middle of the site
- Lightning bolt motif

Cons

- Must follow less direct routes to the center of the site
- People may not like the idea of gathering space under power-lines

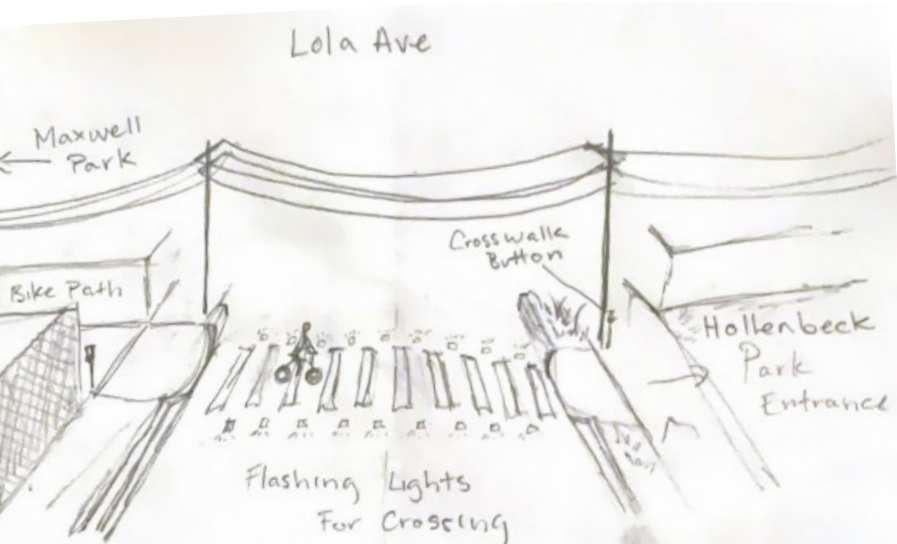


Combination of Electric Avenue and Community Balance

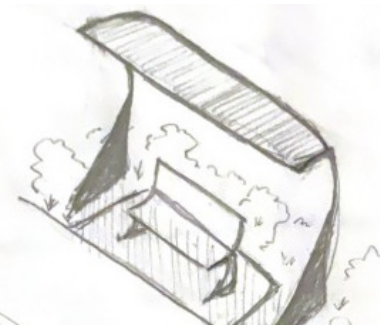


Design Concepts Used

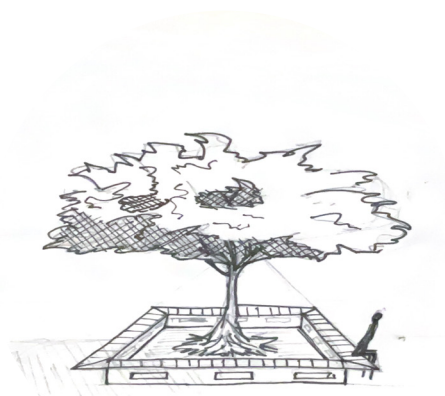
- Uses Transmission Towers as a centerpiece rather than hiding/ drawing people away
- Similar programming elements on both ends of the park adding balance to the site
- Main pathways on East and West are used for bikes, pedestrians, and utility access for maintenance. Multiple points off these paths bring people across the center of the site.
- Expanded Central Riparian zone
- Lightning bolt motif in circulation. Create the secondary pathways across the site
- Tree grove in area of site not affected by the power lines. East side



North end of park entrance and bike path beginning which leads to Maxwell Park. Added crosswalk



Bench and Shade structure



Tree well with seat wall



Utility access and bike path along edge of park. Planting around Transmission Poles

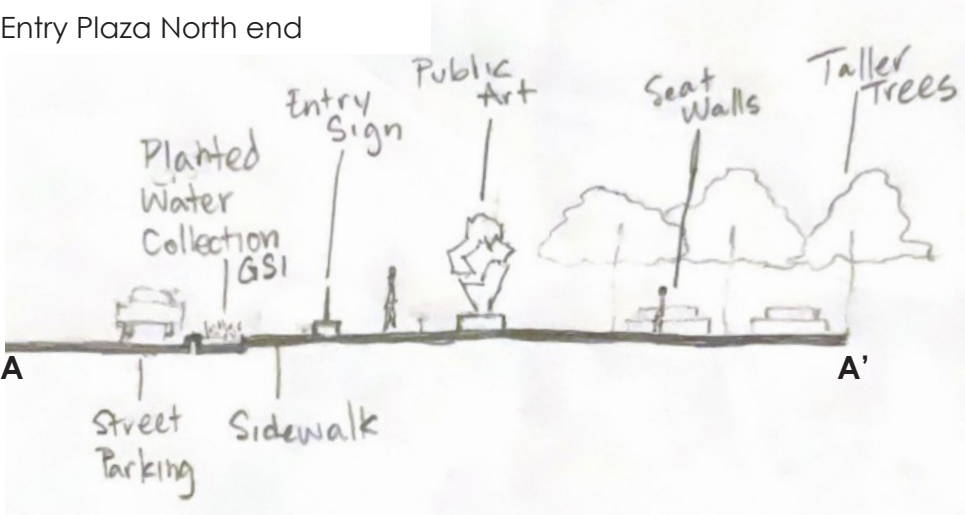


Picnic area with transmission tower as backdrop and shows buffer zone for planting

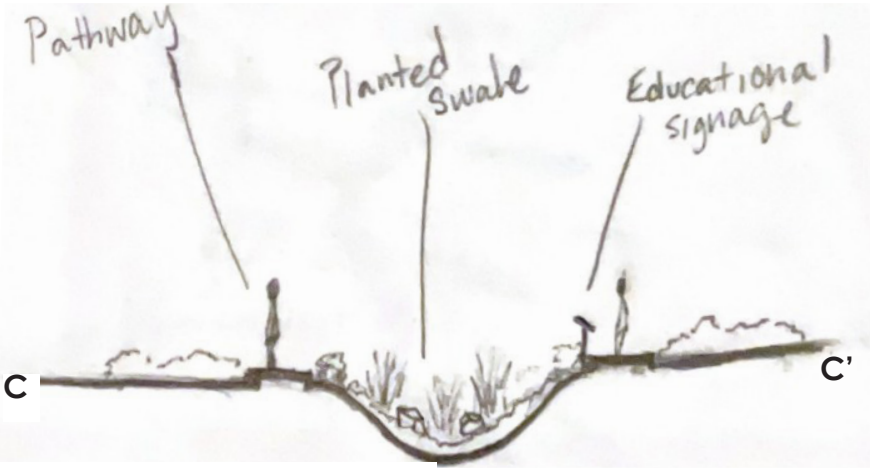
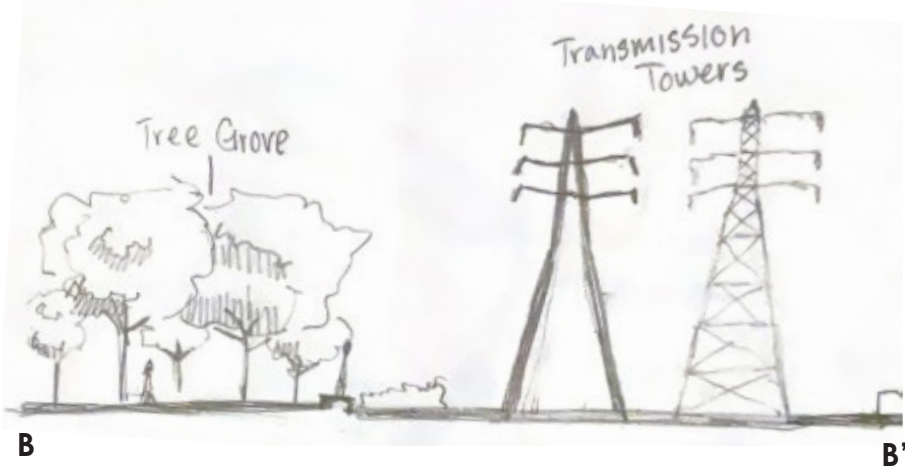


Tree Grove alternative Pathway

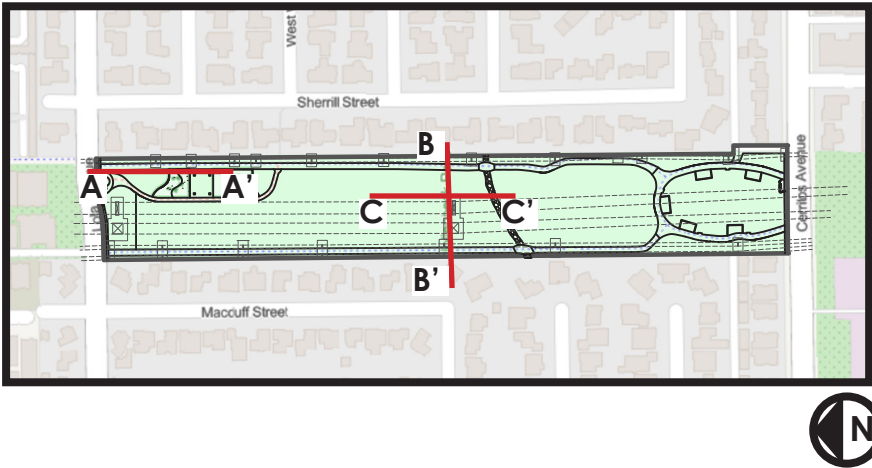
Entry Plaza North end



Central transmission towers and possible Tree Grove



Planted swale in center of park



- Goals of Circulation**
- Bring People through the center of the park
 - Allow people to travel through nature and explore off the main paths
 - Allude back to utility corridor with lightning bolt pattern paths



Key

	Main Circulation - Concrete Bike, Pedestrian, and Utility access		Main Entrances
	Secondary Pathways - Concrete Allow Travel across center of park		Secondary Access points
	Tertiary Pathways - DG Trails through native plant gardens		Street Parking
			SCE Bike Path PED Crossing

Materials



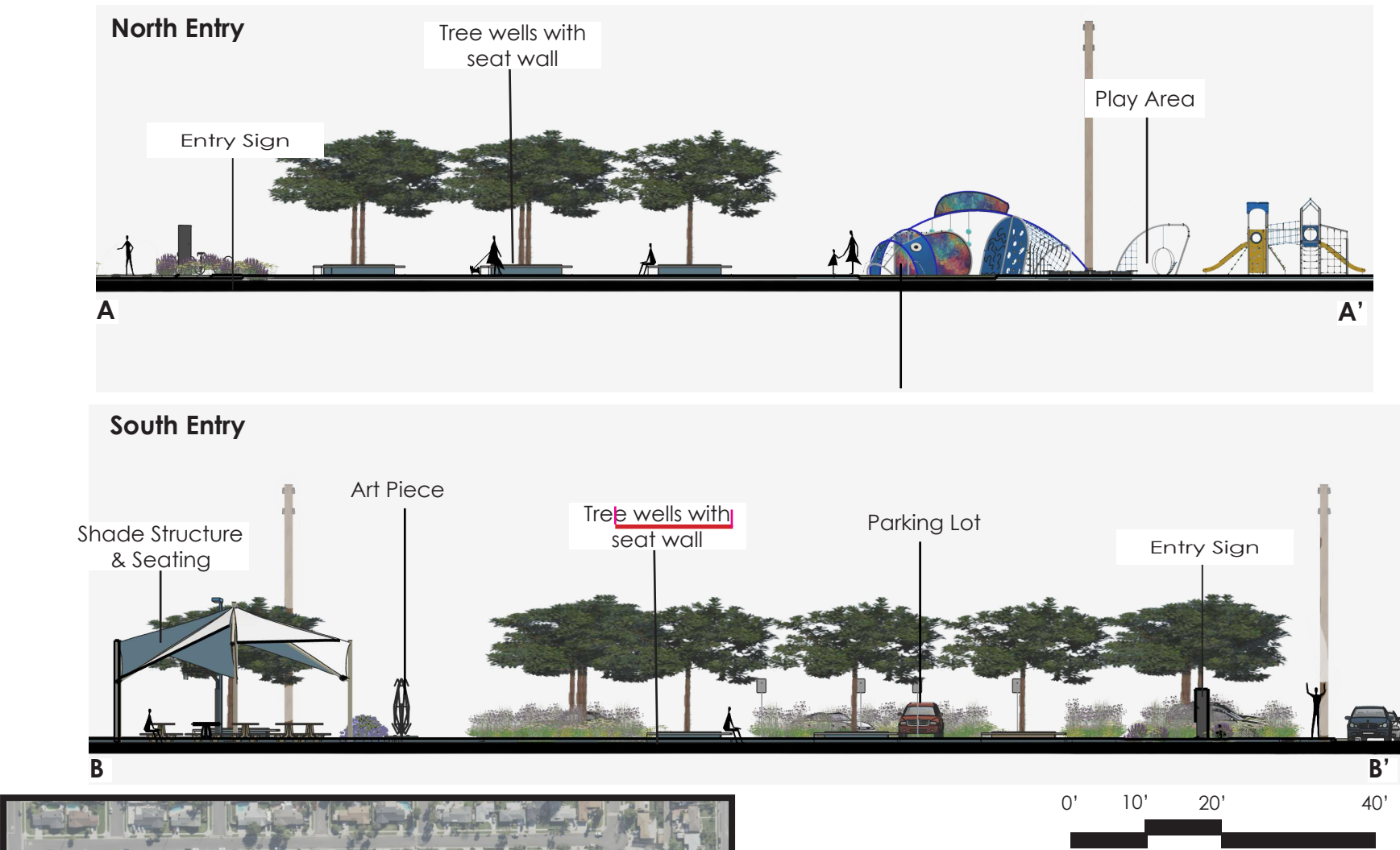
- Goals of Material Selection**
- Increase durability and functionality while reducing long-term maintenance needs.
 - Strengthen ecological performance through permeable surfaces and reduced hardscape.
 - Create a cohesive park identity by using materials that complement the natural landscape.

Illustrative Site Plan

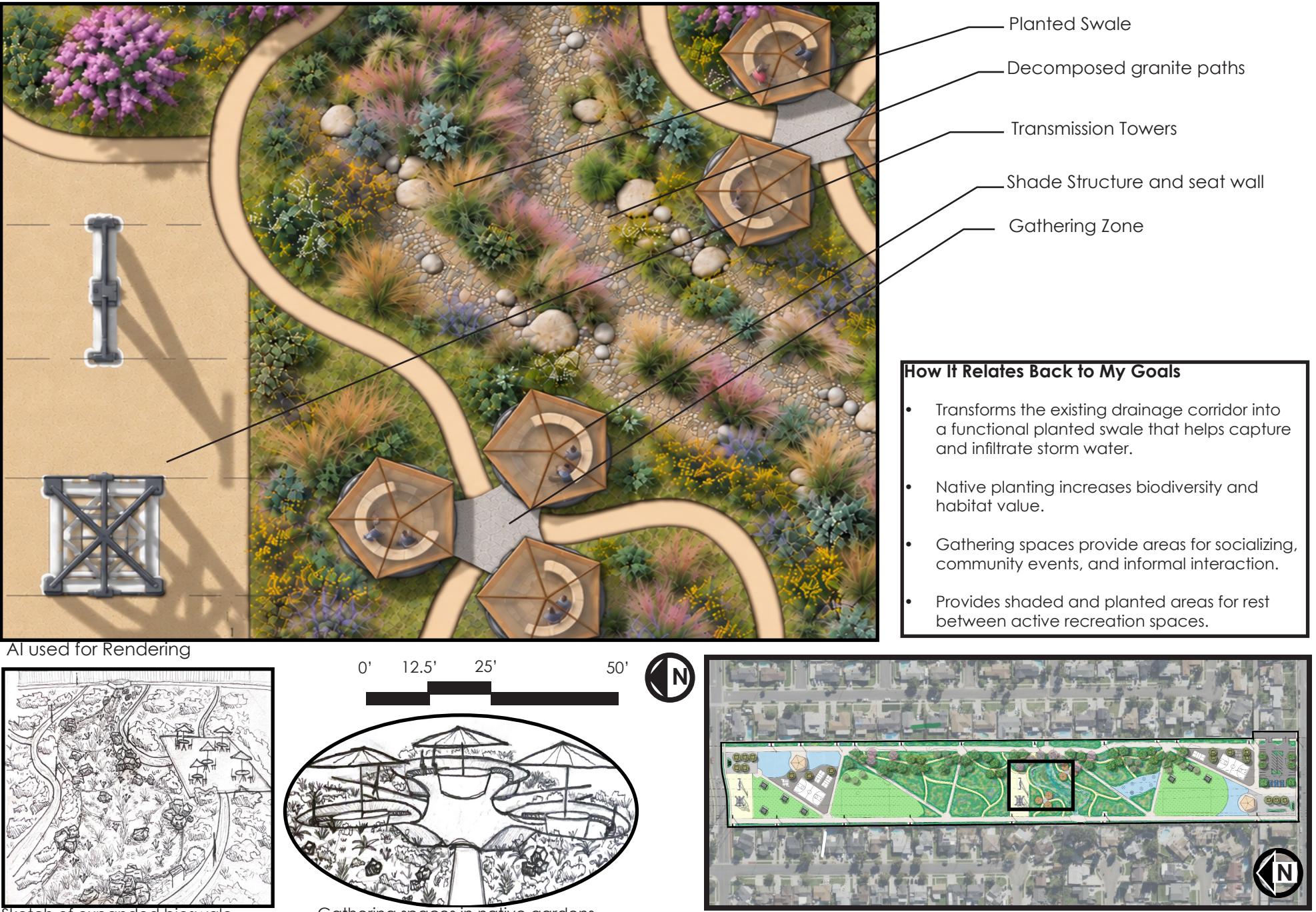
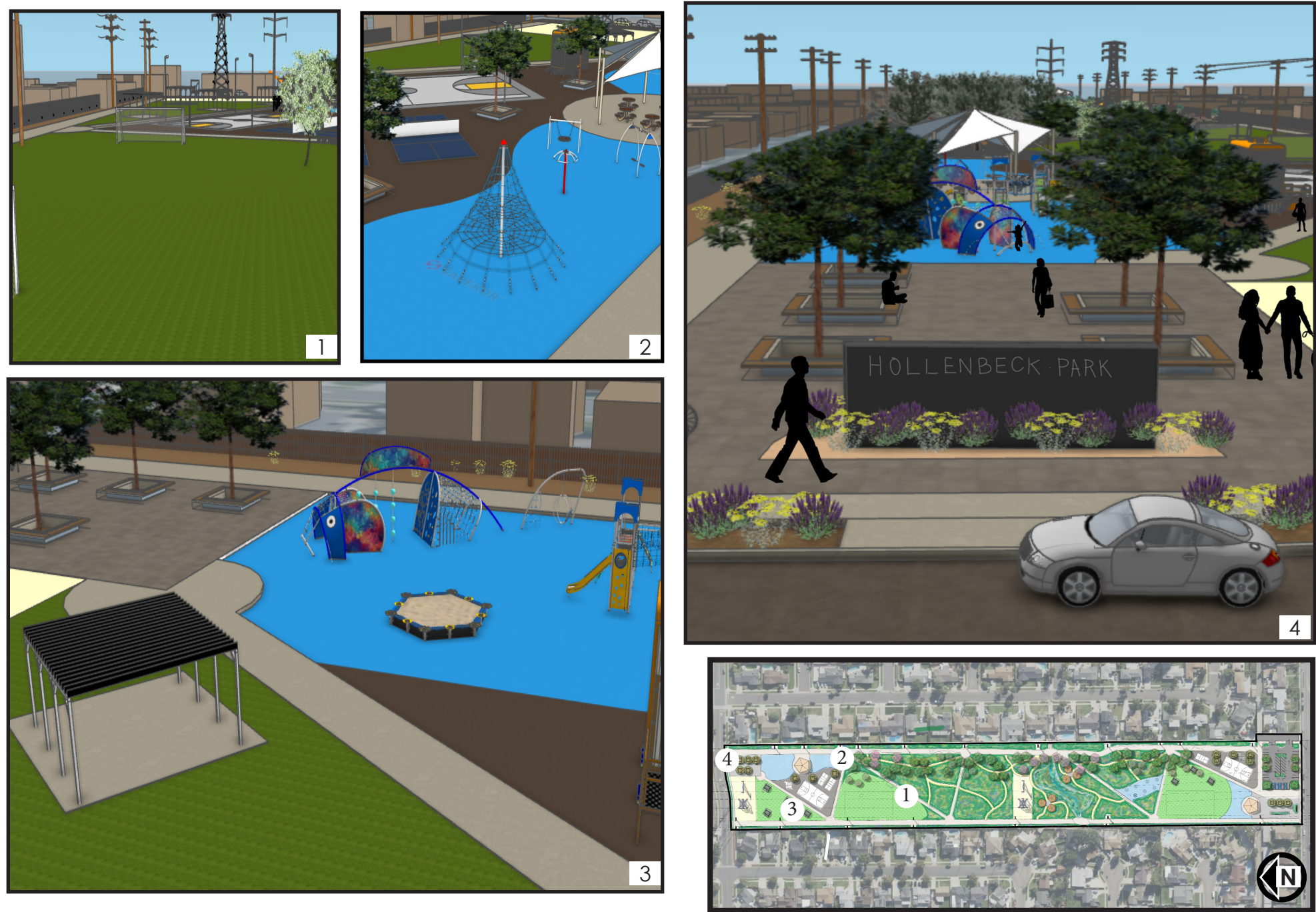




AI used for Rendering



Each entry creates a gradual transition into the park's recreation zones and new added shaded seating areas. At the north entry, the tree wells and seat walls define the arrival space, while the trees add vertical height and create a stronger sense of enclosure and the south entry creates a similar arrival for users while adding a secondary connection to the site's new parking lot.



Bioswale & Gathering Spaces

Sections



The section shows the relationship between the transmission towers, native gardens, gathering areas, and the planted swale. The goal is to create a layered landscape where infrastructure and ecological systems coexist and the differences of elevations in this area of the site with mounded areas of native and drought tolerant gardens and the depression in the planted swale



Bioswale & Gathering Spaces

Perspectives



Recreation Zones & Tree Grove Enlargement

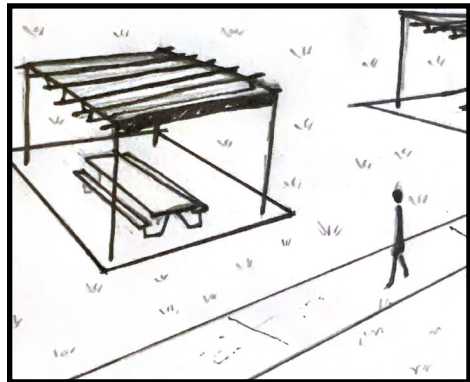


- Path Convergence Spot
- Decomposed Granite
- Large Tree Grove
- Secondary Pathways
- Exercise Equipment Circuit
- Shaded Picnic Area

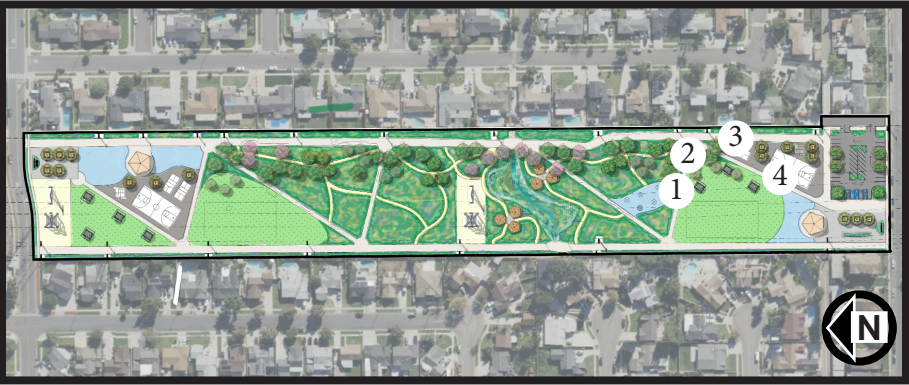
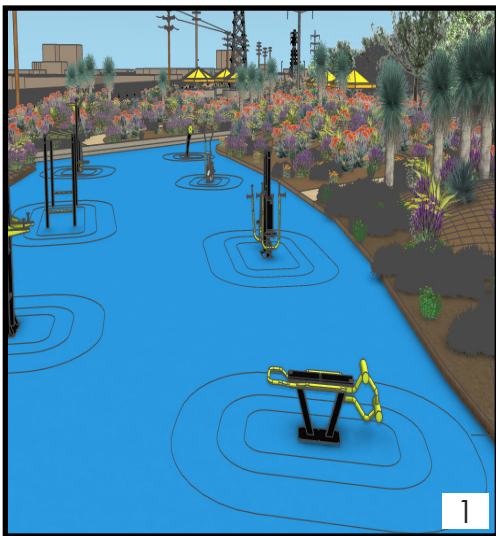
How It Relates Back to My Goals

- Recreation opportunities that are inclusive for different age groups
- Picnic areas support passive recreation and family activities.
- Increasing tree canopy provides shade, habitat, and improved microclimate.
- Provides destinations along the pathway rather than simply using the path as a means of getting through the park.

AI used for Rendering



Recreation Zone & Tree Grove Perspectives



Recreation Zone & Parking Enlargement



AI used for Rendering

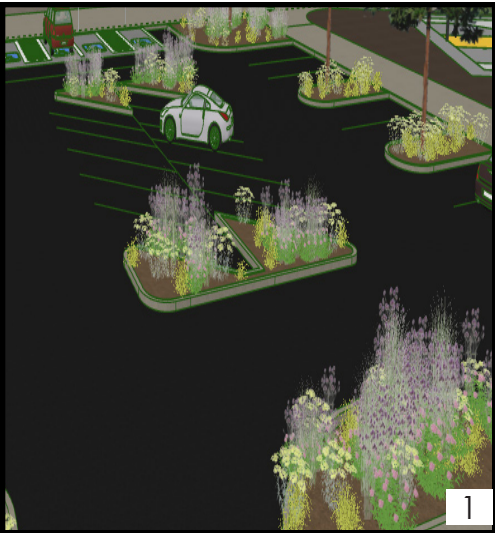
- Portable Bathroom
- Tree Well Seat Wall
- Parking Lot
- Basketball Court
- Handicapped Parking

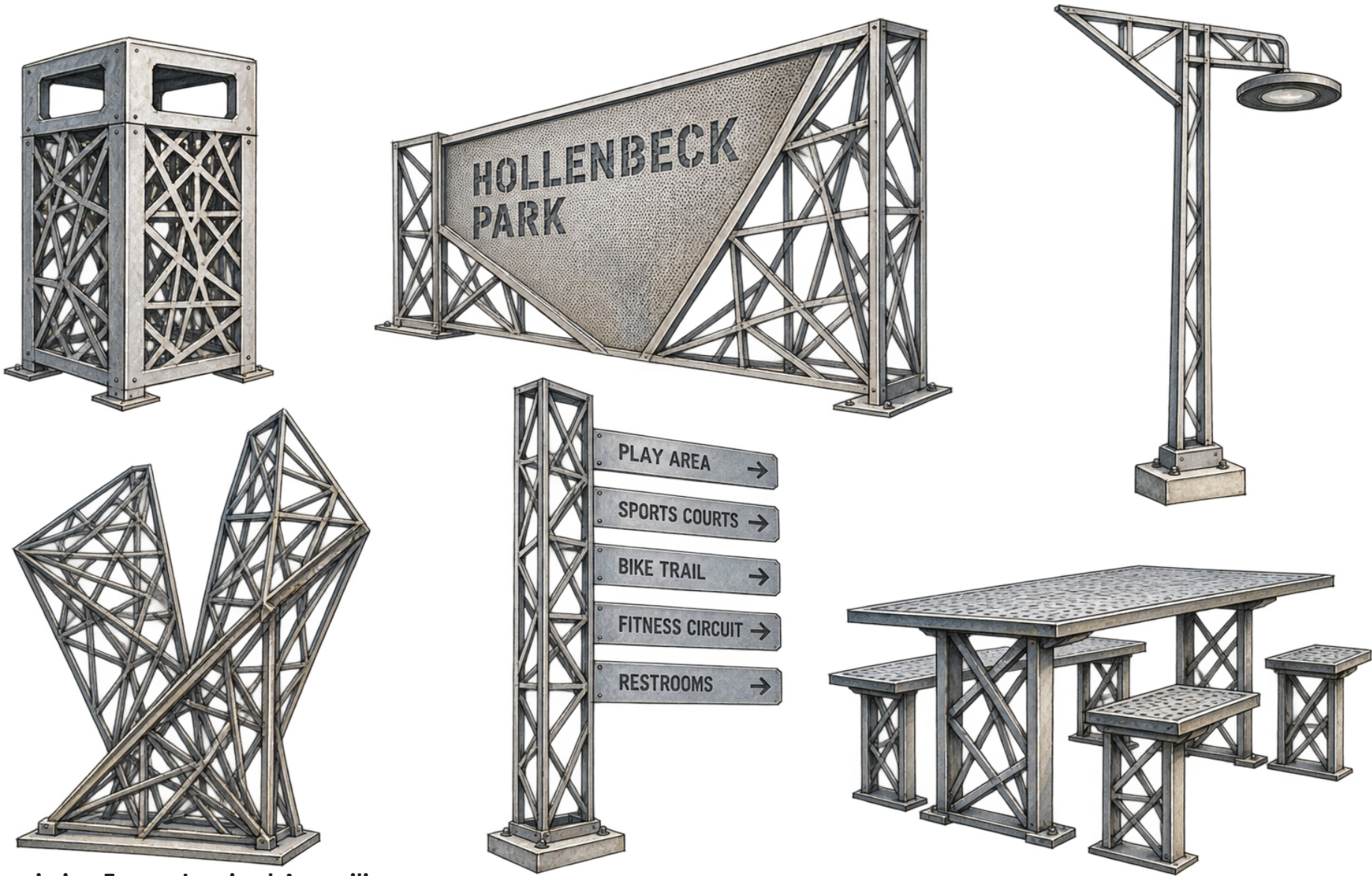
How It Relates Back to My Goals

- Recreation opportunities that are inclusive for different age groups and areas of shade near them
- Parking allows people to travel here from farther away and not have to rely on parking on the busy street.
- Increasing the number amenities in this area creates a greater balance between the North and South.



Recreation Zones & Parking Perspectives





Transmission Tower-Inspired Amenities

- Carry the towers' steel lattice and geometric forms into park amenities.
- Apply the design language to signage, lighting, public art, trash cans, and picnic tables.
- Celebrate the industrial character of the site while introducing functional, contemporary amenities.

AI used to create images

Shaded areas for gathering and rest near recreation/ play areas



1

Large play structures with shade attached



2

Tree well with seat wall



3

Portable trailer Bathroom Facility that can be moved for utility maintenance purposes



6

Multi-use Sports Courts



4

Bike racks at entry zones



5

Inspiration Images

Plantings and Passive Uses

Using spaces away from Transmission towers and poles to increase shade with taller trees on site



7

Planted Swale in center of site collecting irrigation and street water runoff



8

Green Storm water infrastructure in sidewalk green way.



10

Gathering spaces within gardens



11

Add benches throughout and shaded picnic areas in grass field areas



12

Native Plant Garden walkthrough with educational Signage



9

Planted water collection basins. Added to existing central swale.



13

Plant Palette

LOW-GROWING PLANTS



1

Emerald Carpet Manzanita
Arctostaphylos 'Emerald Carpet'
Mature Height: 1-1.5 ft



2

Yankee Point Ceanothus
Ceanothus griseus var. horizontalis 'Yankee Point'
Mature Height: 2-3 ft



3

Common Yarrow
Achillea millefolium
Mature Height: 1-3 ft

MATURE HEIGHT UNDER 12'



4

Howard McMinn Manzanita
Arctostaphylos densiflora 'Howard McMinn'
Mature Height: 5-7 ft



5

Eve Case Coffeeberry
Frangula californica 'Eve Case'
Mature Height: 6-8 ft



6

De La Mina Verbena
Verbena lilacina 'De La Mina'
Mature Height: 1-3 ft

TREES



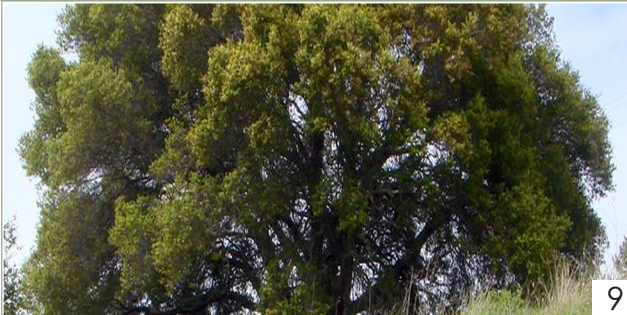
7

Western Redbud
Cercis occidentalis
Mature Height: 15-20 ft



8

Desert Willow
Chilopsis linearis
Mature Height: 15-30 ft



9

Coast Live Oak
Quercus agrifolia
Mature Height: 20-40+ ft

AI used to create collage

Conclusion

Increased Park Usability & Access

The design improves access and connectivity throughout the park by expanding entrances, adding new pathways across the site, and increasing parking capacity. New restrooms also support longer visits, making the park more welcoming, accessible, and usable for the surrounding community.



Conclusion

Created a Strong Sense of Community

The design strengthens the park's sense of community by establishing central gathering spaces, shaded seating areas, and flexible spaces for events, picnics, and social interaction. Signage, public art, and new amenities further create a distinct park identity and a stronger sense of place.



Conclusion

Improved Water Infiltration & Ecological Resilience

The design improves water and ecological resilience by replacing large portions of grass with native and drought-tolerant planting and transforming the concrete swale into a planted storm water corridor. These changes increase shade, biodiversity, soil health, and water infiltration while creating a more climate-responsive land-



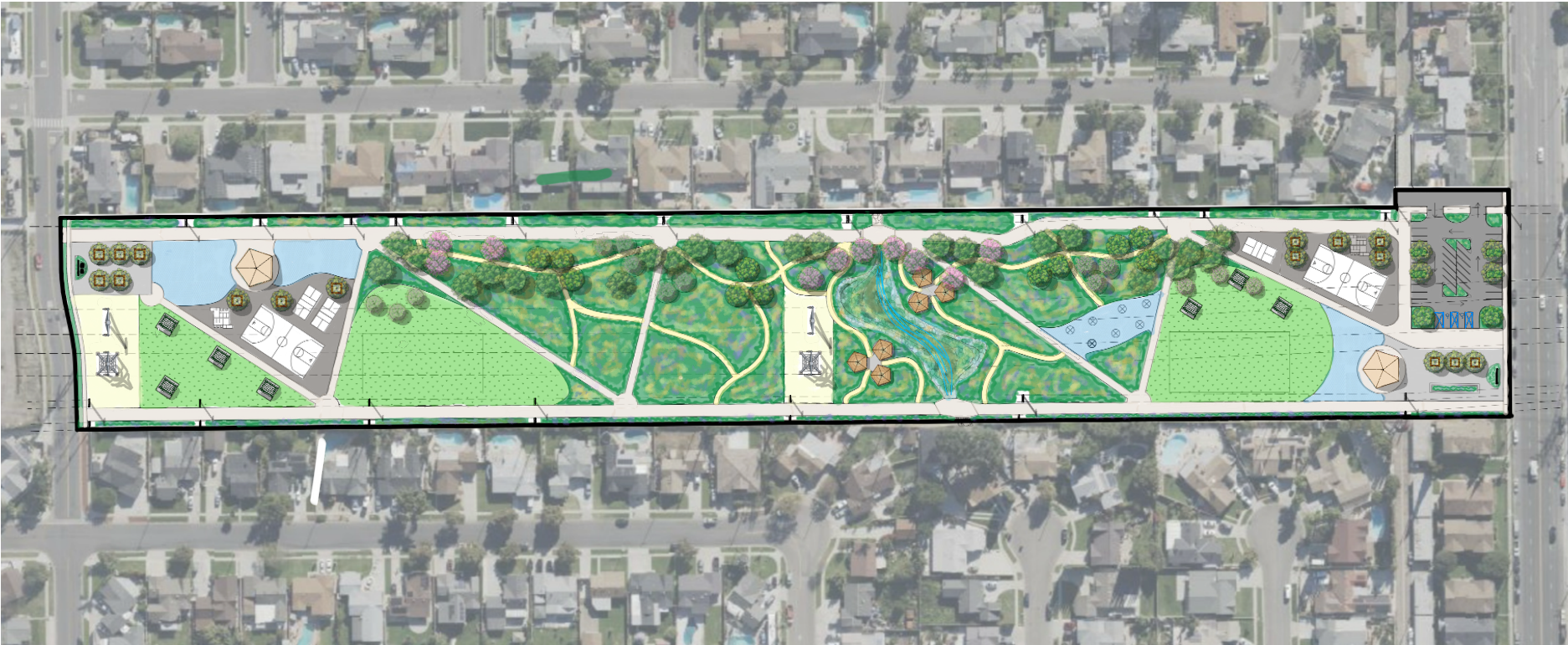
Conclusion

Inclusive Multi-Generational Recreation

The design provides more inclusive recreation by distributing amenities throughout the park to support different ages and abilities. Underutilized spaces were reprogrammed into active and passive uses, while additional gathering areas create more opportunities for play, relaxation, and community interaction.



Thank You



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