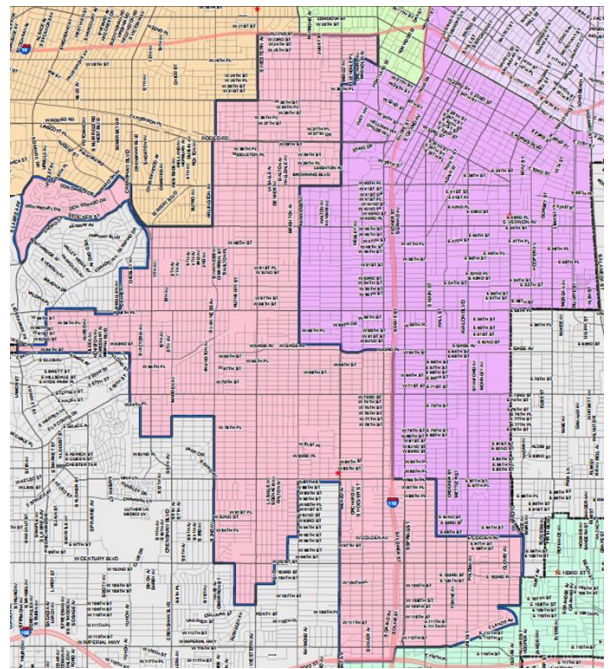


Re-create & Recreate: Recycling Streets to Reshape Neighborhoods



“Los Angeles has more streets than anywhere else in America. At 7,500 centerline miles, our streets make up about 15% of all the land in the City of Los Angeles. They are our largest public asset”

- Mayor Garcetti



Re-Create & Recreate: Designing an Active, Healthier City by Recycling Streets to Reshape Neighborhoods

Imagine a city where no one lived more than a 10 minute walk from their neighborhood park. Re-Create & Recreate is a program of pocket parks to create thriving residential neighborhoods using excess public streets. The parks will make neighborhoods safer and healthier, while introducing nature back into our paved urban environment and provide activities for children of all ages. This is about changing our street culture into a community culture.

Eighty percent of Americans live in urban areas, and with increased density, cities lack open space, recreation, and the revenue needed to provide them. But cities are rich with public streets the city controls, which can be repurposed and reshaped. 30% percent of our residential street system is unnecessary for emergency or residential access. In contrast to remote community parks, rethinking our streets is a great opportunity as it touches everyone every day. Streets can be as effective as social media in bringing us together.

Streets are the biggest part of a city's public realm. The next development frontier is capitalizing on these "rivers of life" by transforming miles of excess streets into pocket parks and eventually connecting them into linear parks – for tot lots, recreation, gardening, promenading, and socializing, and eventually jogging & cycling. Repurposing streets can provide extensive, inexpensive, and immediate space for neighborhood parks.

Residential neighborhoods defined by perimeter collector streets generally consist of 1,500-2,000 dwelling units and 5,000-7,000 residents. Single and multi-family properties front and take access from 600' frontage streets while 300' side streets offer primarily added convenience and flexibility. It is these side streets within the center of residential neighborhoods that can provide park space quickly and inexpensively.

Bollards or fencing would close the park from cross traffic. Police favor this interruption of through traffic as it discourages "drive-by" crime, and neighborhood community policing will greatly benefit.

Time spent in open space near to homes has substantial social impact. These spaces become gathering places where parents and children form social ties that produce stronger, safer neighborhoods. When one or two pilot projects both active and passive, are successfully completed, other parks 8 blocks or ½ mile apart can follow.

Park-like features will also include capture and filtration of stormwater, changing a nuisance to a needed resource.

Nothing is greener or more sustainable than re-purposing existing infrastructure. And with the added benefit of social, cultural, and recreational programming, these park spaces will enhance neighborhood property values while bringing needed social interaction and connectivity.

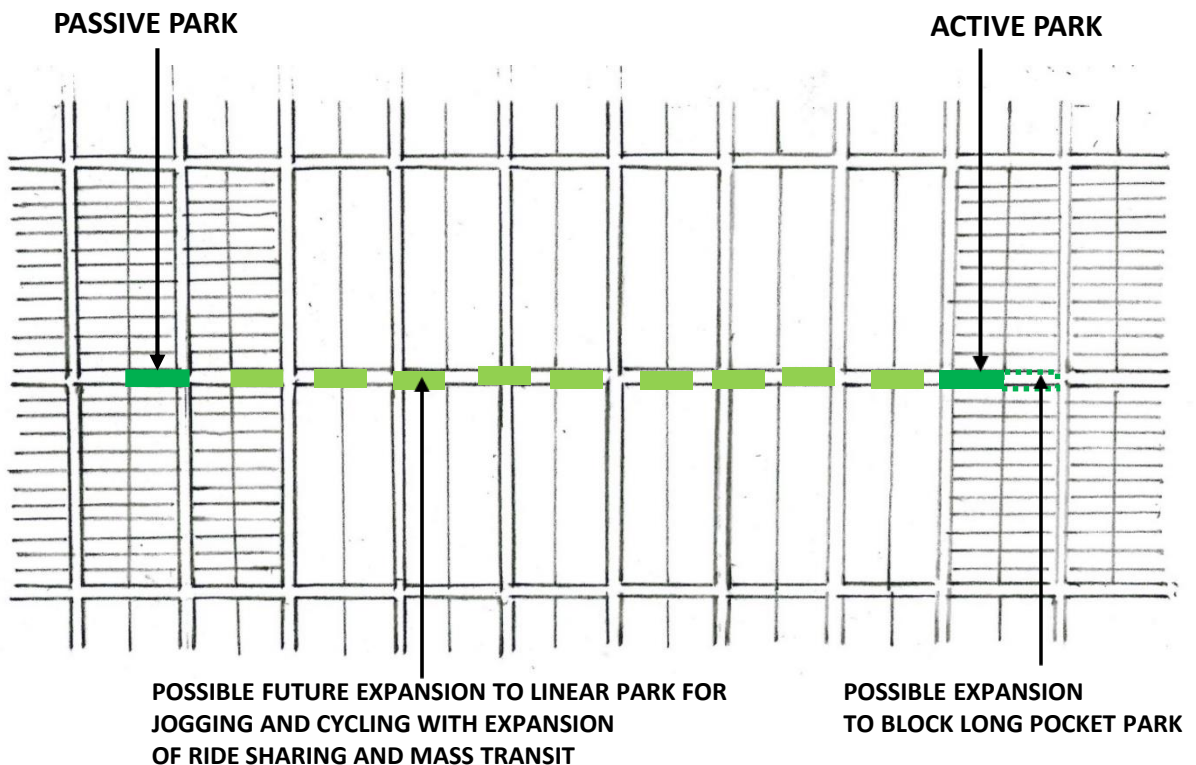
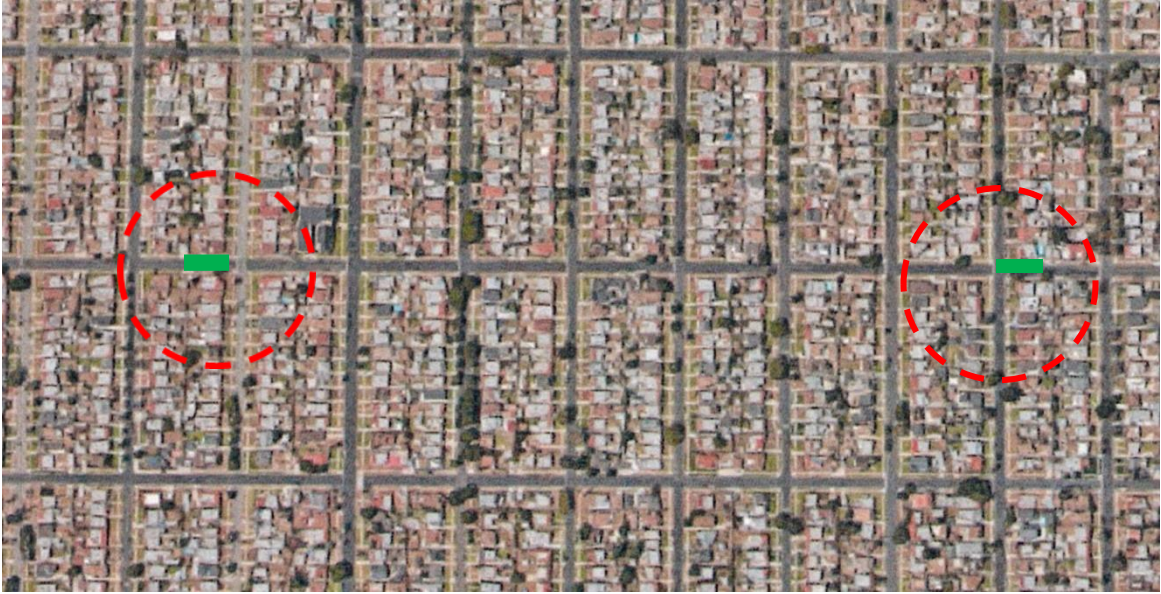
Cities change and this is a project about the resiliency of adaptive reuse and improving the public realm. People want to live in an environment which has the beauty of nature. And the feasibility of this program would have significant impact in urban cities across the country and can be realized at minimal time and cost.

Residential neighborhood parks create a variety of recreational, social, and economic advantages:

- balance increased density by reintroducing nature to our paved urban environment
- transform side streets into vibrant gathering spaces
- enrich the community and each home, contributing to quality of life
- aid local economies, provide construction jobs and increase property values
- provide recreation, relaxation and programming for all
- make neighborhoods safer, healthier and more accessible
- create pride of ownership – neighbors will care about and nurture their surroundings
- the neighborhood will love it, so they will take care of it
- neighborhood security and community policing will benefit
- bring family and neighbors together
- bring cultures together
- promote invaluable person to person connection
- with limited family time, parks will be used 10 minutes away instead of across town
- provide safe and close places for children to play and help with childcare
- provide opportunities for running, jumping and swinging - instead of watching TV or playing on the computer
- provide creative play spaces to challenge a child's imagination
- can be designed with involvement by classrooms and PTA's
- provide children with exercise for body and mind, which can allow them to do better in school and become more successful adults
- can offer recreational programs, such as AYSO, community gardens, fitness classes, portable libraries, petting zoos, etc.
- can create ladders of opportunity, empowering adults and children
- can provide the entire community benefits in the social, physical, mental and emotional realms

Re-Purpose Under-Utilized Residential Side Streets Into Active & Passive Parks

by using ½ block side streets which don't interfere with residential or emergency access



PASSIVE PARK



community garden



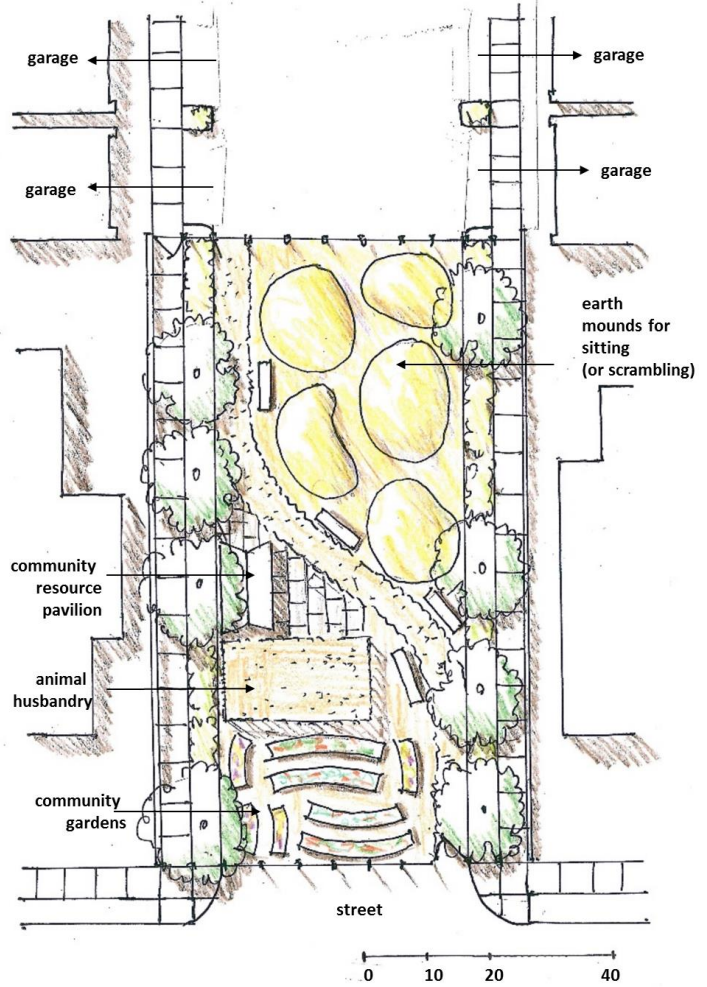
art projects



petting zoo



portable library



connectivity



picnicking in nature

ACTIVE PARK



climbing mounds



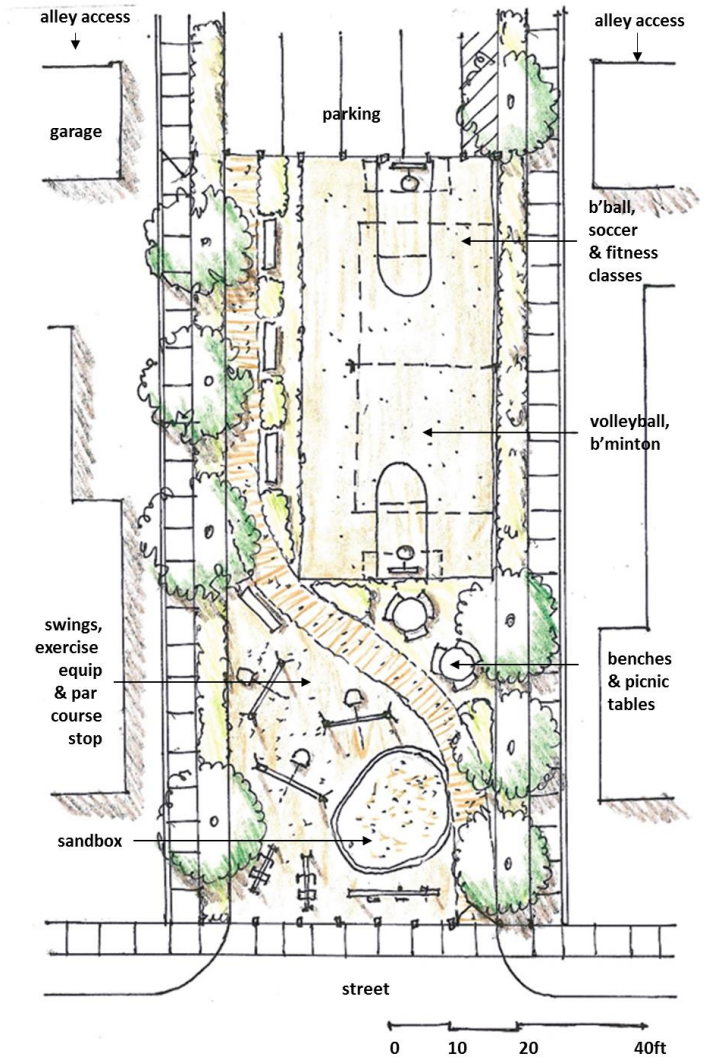
swings



soccer



basketball



fitness classes



bean bag toss

**CD8 –
St Andrews Place
potential park
sites between
Florence &
Manchester**



75th Street



75th – 76th



76th Street



76th Street



76th – 77th



77th Street



82nd Street



82nd – 83rd



83rd Street



83rd Street



83rd – 84th



84th Street

Overall Concept

- cities are rich with the public streets they own or control, making up 30% of the public realm
- this is about changing our street culture into a community culture, about the resiliency of adaptive re-use and improving the public realm
- about re-purposing and re-shaping excess city infrastructure to make neighborhoods safer & healthier
- the closure of half-block side streets does not affect residential or emergency access
- bringing walkable neighborhood parks within a 5-10 minute walk of every resident without crossing a boulevard
- re-purposing streets into "active" and "passive" parks can be realized with minimal time and with no cost to residents or the city
- providing programming for both young & old in a public/private partnership at no cost to residents or the city

Park "Pros":

General

- provide relaxation & recreation within a 5-10 minute walk of every neighborhood home without crossing a boulevard
- bringing nature into our paved urban neighborhoods with farm animals & gardening
- improve quality of life in providing social, physical, mental & emotional benefits
- empowering both children & adults

Family

- bringing families & neighbors together
- bringing cultures together
- bringing neighborhood children together
- creating vibrant neighborhood gathering spaces and pride of ownership
- "active" programming for children & adults - AYSO, fitness classes, etc.
- "passive" programming also for children & adults – community gardening, petting zoo, dog rescue, lending library, community bulletin board, etc.

Security

- more effective community policing
- making neighborhoods safer & healthier
- neighborhoods will love it & watch over it
- provide safe places for children to play

Children & Schools

- park designs can involve children in their classrooms & PTA's
- creative designs challenge a child's imagination
- provides opportunities for recreation instead of television
- nearby & safe places will help with childcare
- exercising body & mind will benefit a child in school and later in adult life

Economics

- site acquisition, construction, & maintenance are no cost to residents or the city
- can provide local construction jobs
- statistics show that surrounding neighborhood homes benefit with increased property values
- nothing is greener or more sustainable than re-purposing existing infrastructure
- 380 parks covering all of Los Angeles at \$100 million or 1 % of the city's annual budget

Park "Cons":

Design & Construction Costs

- provided by open space funders, athletic teams, & individuals

Maintenance Costs

- 10-year commercial sponsorships will cover insurance, water & power, on-site maintenance, program scheduling, etc.

Street Ownership

- expand easement language or purchase fee title (funds are included in projected costs)

Park Ownership

- city parks department, public works, or open space non-profits

Specific Community "Buy-In"

- meet with adjacent & nearby property owners
- there are several immediate locations providing alternatives

Curb Cuts & Garage Access

- costs included to re-position driveway aprons or garage doors, if necessary
- economic incentives where needed (i.e. converting a garage to an accessory dwelling unit is allowed under state law)

Noise & Privacy

- where necessary, property line walls, landscape and 2nd floor sound glass are included in construction budget

Parking

- rely on frontage street parking to replace 4-6 lost side street curb spaces
- where mid-block alleys occur garage doors can be re-positioned and 4 spaces can be added

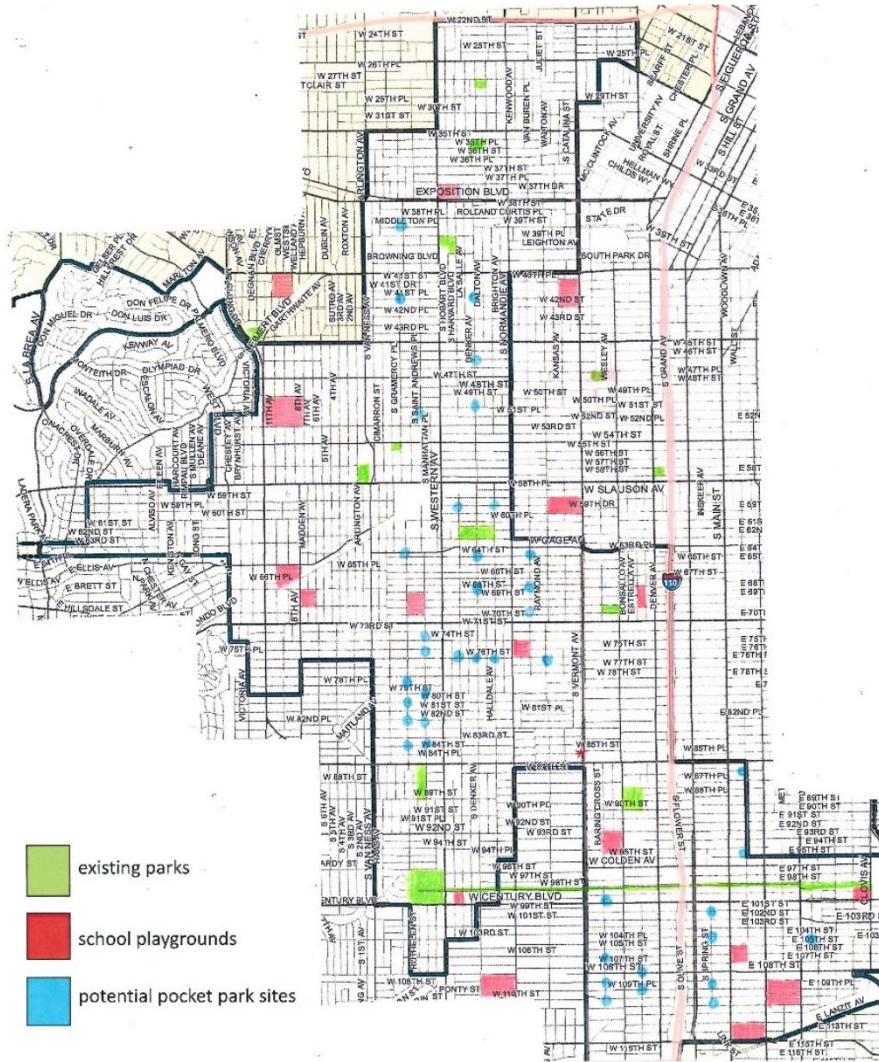
Drug Use & Crime

- park design will avoid concealed areas
- use of night lighting & cameras (Vermont Square Library in South LA solved nighttime vandalism with cameras)
- fencing with automatic gate locks at night
- routine or increased police surveillance after hours

Police & Fire

- half block closure does not interfere with residential or emergency access
- "cul-de-sac" discourages drive-by crime
- parks adjacent to 3 story multi-family will provide for fire truck access

CD8 Parks Plan showing existing Schools, Parks, and potential Neighborhood Parks



design costs

survey	5,000
traffic analysis	7,500
design	30,000
printing & misc	1,500
project mgmt	<u>15,000</u>
	59,000
10% contingency	<u>6,000</u>
	\$65,000

construction costs

d.g. base	(5200 sf)	45,000
fencing & gates	(120 l.f.)	10,000
p.l. walls	(260 l.f.)	30,000
lighting		20,000
trees & irrigation	(6)	8,000
landscape		7,000
planters	(5)	7,000
benches	(4)	2,000
tables & seats	(5)	7,500
play & exercise equipment		10,000
misc signange, etc.		1,500
house & site remodel		<u>20,000</u>
		168,000
10% contingency		<u>17,000</u>

\$185,000

operating costs

water	2,500/yr
maintenance	25,000/yr
insurance	2,500/yr
programmimg	<u>10,000/yr</u>
	40,000/yr