

IRWINDALE

Vision plan for a city in
transition.



M. Michele Montano LA652 / Winter 2012 / Dr. Susan Mulley

Vision plan for a city in



Our Lady of Guadalupe Church Glenn Purbaugh
2010

Irwindale: Vision Plan for a City in Transition

Dates of Proposed Project:

October 2013-April 2015

Submitted by:

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Executive Summary

Gravel pits define Irwindale, some as deep as 275'. The city has been mined for gravel for more than a century; and at only 9.5 square miles in total...the pits define the city. (Sauerwein 2004) It's "so full of holes that more of the land is a pit than not." (Coolidge 2010) It is also known as "Jardin de Roca," Spanish for "Garden of Rocks." (City of Irwindale 2012)

Elaine Cullen, Irwindale's economic development manager stated that, "There's probably not a road in the state without Irwindale rock." (Sauerwein 2004) With the development of the Economic Strategic Plan in 2011 the city had hoped to "shed its image as a rock city". (Sauerwein 2004) City officials intend to phase out mining pits, fill them, and replace them with major businesses like Miller Brewing Co. (which has been there since the 1970s), and industrial parks similar to the 2.2-million-square-foot, \$150-million development built on a reclaimed gravel pit, The Irwindale Business Center. (Sauerwein 2004) The business center is home to 38 companies and 2,200 employees. City and mining officials believed that the center represents the future of Irwindale. Irwindale officials have increased their efforts to transform the mining town into a business hub. (Sauerwein 2004)

But what if, the way we looked at building and reclamation were to change? What if green business parks were built instead? What if Green Businesses and technology now defined Irwindale? Innovation, Sustainability and Green Technology could be the new Irwindale.

The possibilities are endless for a City looking to shed its image as the "Garden of Rocks", or of being one of California's largest mining areas. (Sauerwein 2004) Irwindale has the potential to be the largest sustainable community in Los Angeles County if it approached the reclamation of its open pits with an understanding of the natural processes, sustainability, and if it utilized the existing landscapes.

What if there was no need to fill the pits? What if the solutions worked with the landscape the way it is now? What kind of impact could it have on the Region, the watershed, and to the community then?

The goal of this vision plan is to explore possible sustainable alternatives, and innovative solutions to reclaiming the city of Irwindale's numerous abandoned open pit mines in an attempt to revitalize, generate revenue, and create a new identity for the city that embraces innovation, green technology and sustainability.

Table of Contents

Introduction 1

Project Goal and Objectives 2

Plan of Work 3

List of Tasks 5

Proposed Schedule 7

Proposed Budget 8

Deliverables 9

Project Significance 10

References 11

Appendices :

A. Studio 606 12

B. Faculty Advisor Profile 13

C. Design Associate Profile 14

Introduction

Officially founded in 1860 Irwindale was part of the original land grants made by Alta California Governor Juan Alvarado of Rancho La Puente, Rancho Azusa de Dalton, and Rancho Azusa de Duarte. (City of Irwindale 2012) The first families to settle in the area were the families of Gregorio Fraijo and Fecundo Ayon in the 1850's, and today there are seven generations of Irwindale residents descended from the two families still living there today. (City of Irwindale 2012)

The 1950's ushered in the growth of the automobile industry. The building of roads and freeways increased the demand for crushed rock, and gravel. Significant growth occurred as the demand for the area's rocks and sand grew. The city was subsequently incorporated on August 6, 1957. (City of Irwindale 2012)

A small city, at only 9.6 square miles total, Irwindale is located in the San Gabriel Valley, a suburb of Los Angeles County California. It sits between the 210, 605, and 10 freeways only 20 miles from Downtown Los Angeles. It's central location makes it a hub less than 40 miles from airports, ports, and all major domestic marketplaces. (City of Irwindale 2012)

Irwindale is known as the "Garden of Rock" because of the 19 gravel pits that dominate its landscape. (City of Irwindale 2012) Only four of the gravel pits are in operation today. Most sit empty, a couple are in the process of getting filled. (Coolidge 2010) One was reclaimed and turned into the Irwindale speedway.

In the past the gravel pits have been the City's major source of revenue. (Coolidge 2010) But after 5 decades, most have reached their lifespan. The last few are quickly approaching their end as well. (Coolidge 2010) Most of the pits reach to the outer most edge of the property line and span the maximum depth of 200'. (Coolidge 2010) Requests for clearance to go even deeper by the mining companies have been denied, keeping in mind the cities desire to generate more revenue and housing, instead of creating an even larger problem by going even deeper. (Sauerwein 2004)

Starting in 1976, Irwindale took advantage of the new urban redevelopment laws, and has prospered in the last few decades because of the growth. The city has attracted business like Miller Brewing Company with a 200-acre plant, the only one in the Western United States. (Sauerwein 2004) The completion of the Irwindale Business Center and the arrival of Charter Communications, LA Times, Iron Mountain and Superior Communications have also helped to strengthen its business friendly reputation. (Sauerwein 2004)

In the 2010 Census the total residential population was 1,422. (Wikipedia 2012) Irwindale is a thriving, close-knit community with a police force, library, skate park, teen center, senior center, and public gym. (Wikipedia 2012) The housing is centered along the southeast corner of Arrow Highway and Irwindale Avenue. There is also a small tract of housing located along the southwest corner of the city near Cypress Avenue. (Wikipedia 2012)



Fig.3) Irwindale City Map LA Almanac 2006

Goal & Objectives

Goal:

The goal of this vision plan is to explore possible sustainable alternatives, and innovative solutions to reclaiming the city of Irwindale's numerous abandoned open pit mines in an attempt to revitalize, generate revenue, and create a new identity for the city that embraces innovation, green technology and sustainability.

Objectives:

Identifying the Issues & exploring possible solutions

- Identify and map mines, both ones in use and abandoned.
- Identify and prioritize the city of Irwindale's reclamation schedule and procedures.
- Increase community awareness of alternative sustainable reclamation solutions.
- Analyze the the environmental, social and political issues surrounding reclamation.
- Explore solutions for community revitalization and revenue generation.



) Seagulls soar over the lake at sunset in Santa Fe Dam G. Currie 2006

Scope of work:

This section provides an outline of the scope of work for the proposed Irwindale Vision Plan. A design team of three to four recent graduates of the Cal Poly Pomona Master of Landscape Architecture program will undertake the study in six phases: (1) Background research and investigation, (2) collection of inventories for the site, (3) data analysis, evaluate and explore program, (4) planning and vision planning, (5) synthesis and design, and (6) production. The 606 Studio team will be under the guidance of a principal investigator, stakeholders, and the City of Irwindale.

1) Background Research

During this stage of research the team will collect information on Irwindale and the surrounding region. By developing an understanding of the region, the team will be able to consider a variety of external factors affecting the site and will be able to make the most appropriate decisions. Social factors, economic trends, demographics, history, and any development already underway will all be considered during this stage of research. As the team grows more familiar with the city, watershed, flora, fauna, and political issues surrounding Irwindale they will be able to make the most well informed decisions. Site inventory and researching case studies will also be carried out in this stage and can provide the team with more information as they move forward onto the next stage.

2) Project Inventory

Through this stage of inventory, the team becomes acquainted with the existing conditions of the city, and it's quarries. Site visits; aerial imagery, archives, interviews, and collecting information from secondary sources will be conducted in order to gain more insight on any cultural or physical conditions that could also be present.

3) Program & Analysis

The information gathered by the team will be organized and a series of analysis will be conducted. Opportunities and constraints will be identified in order to determine the best solution. Stakeholders and clients would be consulted thru community meetings, and surveys. Experts will become an integral part of this stage, as they are consulted and help to strategize with the team. A plan identifying and prioritizing key issues will be created, while making sure to involve the community and stakeholders in the decision-making. The team will also evaluate the necessary and current resources available, and at the end of this stage the inventory, program and analysis will be presented to the client and community stakeholders.

4) Planning

The team will begin brainstorming solutions after having identified and prioritized all of the key issues. In order to assign the best solutions the team will conduct a series of meetings with expert consultants, the client, and community workshops in order to find the best, most realistic solutions. While developing the vision plan, and through the gathering of information there may be a divergence from the initial goal and objectives. The team will then assess the effectiveness of the solutions and will revise the solutions or goal and objectives if necessary.

5) Design

Conceptual designs will be formulated, and a master plan will be developed. Individual site scale designs will be created, text and graphics will be prepared.

6) Production

A final project will be given to the client and Cal Poly Pomona upon completion, along with a comprehensive report containing the final design concept and all supporting documents. A printed and bound book will be created containing all of the gathered data, maps, illustrations, and implementation guidelines. DVD's will be burned for the client with the final report.



Fig.5) Raider Crater n.d.

List of Tasks

Task List:

Background Research

- Gather all maps
- Collect socio economic information
- Map regional economic trends
- Collect demographic information
- Collect historical information
- Researching case studies

Project Inventory

- Site inventory – Determine landscape units
- Conduct site visits
- Obtain aerial imagery
- Research archives
- Organize interviews with consultants
- Identify goal and objectives

Program & Analysis

- Identify Opportunities & Constraints
- Organize interviews with consultants
- Collect information from stakeholders, clients & community
- Community meetings
- Capability analysis
- Revise goal and objectives

List of Tasks

Planning & Design

- Identify & prioritize key issues
- Meet with clients
- Conduct community workshops
- Develop vision plan
- Assess solutions
- Revise goal & objectives if necessary

Design

- Formulate conceptual designs
- Develop master plan
- Create site scale designs
- Prepare graphics and text

Production

- Design document layout
- Compile images and supporting graphics
- Format final report
- Print final report and deliverables
- Create PowerPoint presentation
- Burn DVD's



Fig.6) Vulcan's Reliance Mine Save Our Canyon 2005

Anticipated Schedule



Looking towards Baldwin Park and Irwindale Homes and Mountains Mike 2004

Proposed Budget

Cost Estimate

Direct Costs

Travel 25 trips to/from site	\$2,000
Research Trips	\$2,500
Travel Subtotal	\$4,500

Inventory Program and Analysis Direct Costs

1) Printing / Copying	\$10,000
2) Office Supplies	\$2,000
3) Consultant Fees	\$6,000
4) Community Meetings	\$1,500
5) GIS Data, Photographs, Maps	\$2,000

I.P.A. Costs Subtotal **\$21,500**

Personnel

Student Labor (est. \$15/hr ~ 384 hours ea./\$5760X3)	\$17,280
Student Labor Contingency (10%)	\$2,500
Faculty Advising (est. \$175/hr ~ 150 hours)	\$26,250
Faculty Advising Contingency (10%)	2625

Personnel Subtotal **\$46,030**

Indirect Costs

20% on Base of Personnel Costs (\$46030)

Indirect Cost Subtotal **\$9,206**

Total Costs **\$81,236**

1. Provisional Digital Presentation for City of Irwindale, Community, and Stakeholder Feedback

Provisional conceptual designs and plans will be presented for review and feedback.

2. Final Digital Presentation

The project's final vision plan and designs are to be presented in digital format to the City and stakeholders.

3. Final Report

Copies of the final project report and vision plan will be printed and bound for the City and stakeholders. The report will include the full framework of the conceptual, programmatic, and design development of the project for reference and planning purposes.

4. DVD of Project Deliverables

All final documents and files, including the finalized report, presentation slides, graphic files, and supporting documents will be provided in digital, non-print format on DVDs for any potential distribution or additional printing that may be needed in the future.

5. Other Deliverables

To be additional, as deemed needed and agreed to by the client and Cal Poly Pomona.



Fig.8) Aggregate operation in Reliance Pit Mine Steve Rowell n.d.

Project Significance

The possibilities for Irwindale are limitless. The city has the potential to become a pioneer in innovation, reclamation, and sustainable community building in Southern Ca. Now at a crossroads, a redefinition of Irwindale could shape its future. Part of an extremely dynamic landscape of mountains, desert and ocean it has so much to offer. As the city moves into the next century and sheds its old image as the “Garden of Rock” what will it become? This vision plan will investigate these intriguing ideas in search of the best solutions for the revitalization of the community and local economy.



Fig.9) Close up of Reliance Pit Save Our Canyon 2005

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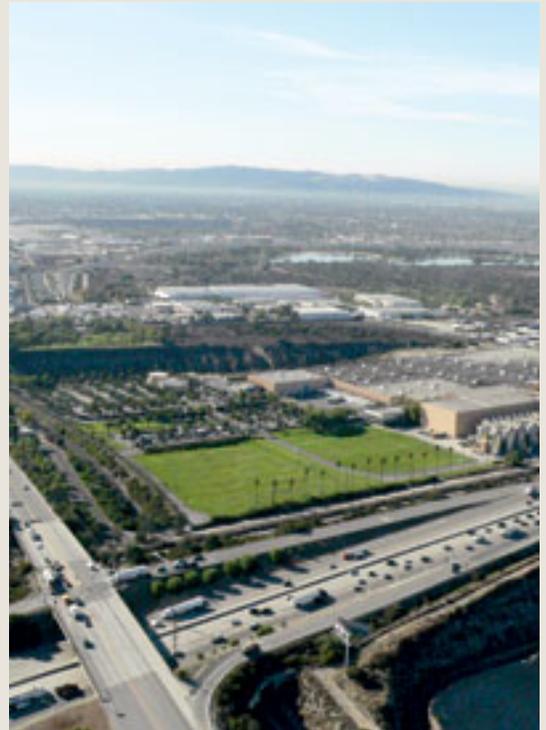


Fig.10) Community Profile Network 2010

Figures

- Fig.1) Irwindale City Boundary Map ICRA 2011
- Fig.2) Our Lady of Guadalupe Church Glenn Purbaugh 2010
<http://www.city-data.com/picfilesv/picv38429.php>
- Fig.3) Irwindale City Map LA Almanac 2006
<http://lang.dailynews.com/social/almanac2006/english/1rwindale/>
- Fig.4) Seagulls soar over the lake at sunset in Santa Fe Dam G. Currie 2006
<http://www.city-data.com/city/Irwindale-California.htm>
- Fig.5) Raider Crater n.d.
<http://ludb.clui.org/ex/i/CA6058/>
- Fig.6) Vulcan's Reliance Mine Save Our Canyon 2005
<http://www.saveourcanyon.org/dust.html>
- Fig.7) Looking towards Baldwin Park and Irwindale Homes and Mountains Mike 2004
<http://www.city-data.com/picfilesv/picv6538.php>
- Fig.8) Aggregate operation in Reliance Pit Mine Steve Rowell n.d.
<http://arquinoias.tumblr.com/page/2>
- Fig.9) Close up of Reliance Pit Save Our Canyon 2005
<http://www.saveourcanyon.org/dust.html>
- Fig.10) Community Profile Network 2010
<http://www.villageprofile.com/california/irwindale>

606 Studio

The 606 Studio from California State Polytechnic University Pomona is a team made up of faculty and third-year Masters in Landscape Architecture students. The Studio practices the application of advanced methods of analysis and design in order to address serious and important ecological, social, and aesthetic issues related to urban, suburban, rural and natural landscapes, emphasizing land preservation and the restoration of natural systems. The academic studio environment offers an opportunity for graduate students to explore issues and possibilities at a many different levels. The students, with faculty direction and participation, tackle many different types of projects—including the tasks of research, analysis, planning and presentation. As part of an educational institution, the studios projects must maintain academic integrity, display technical and professional expertise, advance sustainable land management practices and theory, and are also required to be grounded in reality. The projects are required to address significant issues concerning resources and the physical environment along with broad implications beyond the boundaries of the project site and promise to result in significant benefits to the general public.

The schedule of 606 projects is roughly fixed by the academic year. Project definition and organization for the 606 project begins in October 2012. Work must be completed and final reports submitted and approved by September 2013, unless otherwise agree. The client agency for the project will provide funding to cover the estimated cost of completing the project. Contractual agreements are undertaken through the Cal Poly Pomona Foundation. The University as per the University Copyright Policy owns all materials produced by the studio.

For more information on the 606 Studio, please contact the Cal Poly Pomona website at:

http://www.csupomona.edu/~la/mla_606.html#projects.

To maintain academic integrity, California State Polytechnic University, Pomona and the 606 Studio retain the rights to all final editorial decisions in the final document.

Susan J. Mulley has a BSC, a B.A. (History), a MA in History, a Masters of Landscape Architecture, and a PhD in Rural Studies. Her postdoctoral fellowship in Land Resource Science was at the University of Guelph where she researched best management practices for stewardship and conservation of rural areas in Southern Ontario which informed the creation of a Southern Ontario Agricultural Greenbelt. She is currently a professor of landscape architecture at California State Polytechnic University, Pomona, and teaches in both the graduate and undergraduate programs with a focus on environmental planning and design, advanced ecosystem design, community design, social and environmental justice, research methods and historic landscapes. Her research deals with linked (coupled) human and natural systems (CHANS) including design for human health, ecological and social function of urban, rural and wildland interface landscapes, conservation and stewardship attitudes and behavior, urban agriculture and food security, and participatory action research. Her students have won top national level awards in research and design from the American Society of Landscape Architecture (ASLA) and the International Association for Landscape Ecology (IALE). She is director of a new interdisciplinary research and applied practice center at Cal Poly Pomona, the California Center for Land and Water Stewardship (CCLAWS). CCLAWS will enable community and academic collaboration to examine critical issues facing California today, will develop new and innovative projects, and will encourage interdisciplinary community collaborations and creative methods to examine and solve environmental and social issues in the State of California.

M. Michele Montano is currently a second year Graduate student pursuing a Masters in Landscape Architecture degree at California State Polytechnic University, Pomona. Prior to returning to school she was an influential designer in the Los Angeles fashion community, designing for over 16 years. She received her CFD from LATTC in 1993 and was awarded the Golden Thimble for the best avant-garde design. She also received the Klassen scholarship in 1992. She Produced and directed two productions for fashion week Spring / Summer 2000, and Fall 2001, featuring local LA based designers and artists. She has over 10 years of management experience that emphasizes a collaborative yet decisive style. Her creative vision, artistic talent, strong writing skills, oral communication skills, and knowledge of many different computer applications help to make her a valuable team member and consultant. She attended UCLA upon her return to school in order to study Landscape Architecture, but because she was looking for a more ecologically based curriculum she decided to transfer to Cal Poly Pomona in 2010. Having been environmentally active for over 25 years, and having worked for organizations like Greenpeace, Rainforest Action Network (RAN), Amnesty International, and The TCCSC she felt the need for more fulfillment and returned to school in order to pursue a career in Landscape Architecture. She is particularly interested in restoration and landscape ecology, sustainable infrastructure design, sustainable reclamation practices, and brownfield restoration.