

# CITYWIDE DESIGN GUIDELINES

Adopted by City  
Planning Commission

10.24.2019

 **LOS ANGELES  
CITY PLANNING**  
Urban Design Studio

# ACKNOWLEDGMENTS

# TABLE OF CONTENTS

## **CITY PLANNING COMMISSION**

Samantha Millman,  
President  
Vahid Khorsand,  
Vice President  
David H. J. Ambroz  
Caroline Choe  
Helen Leung  
Karen Mack  
Marc Mitchell  
Veronica Padilla-Campos  
Dana M. Perlman  
Renee Dake-Wilson,  
former Vice President

## **DEPARTMENT OF CITY PLANNING**

### **Executive Team:**

Vincent P. Bertoni,  
AICP, Director  
Kevin Keller,  
AICP, Executive Officer  
Shana Bonstin,  
Deputy Director  
Tricia Keane,  
Deputy Director  
Arthi Varma,  
AICP, Deputy Director  
Lisa Webber,  
AICP, Deputy Director

### **Project Staff:**

Ken Bernstein  
Claire Bowin  
Danai Zaire  
Holly Harper  
Eric McAnally,  
Student Professional  
Worker  
Yi Lu,  
Student Professional  
Worker

### **Contributing Planning Staff:**

Amalia Merino  
Bonnie Kim  
Conni Pallini  
Connie Chauv  
Courtney Shum  
Emily Gable  
Erin Strellich  
Esther Ahn  
Jason McCrea  
Joe Luckey  
Johnny Le  
Karolina Gorska  
Kathleen King  
Kora McNaughton  
Laura Krawczyk  
May Sirinopwongsagon  
Michael Sin  
Olga Ruano  
Phyllis Nathanson  
Richard Reaser  
Rubina Ghazarian  
Steve Garcia  
Valentina Knox Jones

### **Graphics Services Section:**

Elvia Hernandez  
Jacob Lopez

## **DEPARTMENT OF BUILDING AND SAFETY**

Aldo Ubau  
Carolynn Nepomuceno Juacalla  
Chad Doi  
Ricardo Supan

## **BUREAU OF ENGINEERING**

Ohaji Abdallah  
Zohra Akhter  
Richard Fisher

## **DEPARTMENT OF WATER AND POWER**

Steve Bullum

## **OFFICE OF MAYOR ERIC GARCETTI**

Christopher Hawthorne  
Jennifer Pope McDowell  
Michael Samulon  
Dominique Hargreaves

<b>Purpose</b>	<b>5</b>
<b>Introduction to the Guidelines</b>	<b>6</b>
<b>Application of the Guidelines</b>	<b>9</b>
<b>Relationship of the Guidelines to other City Documents</b>	<b>11</b>
<b>Pedestrian-First Design</b>	<b>12</b>
<b>360 Degree Design</b>	<b>20</b>
<b>Climate-Adapted Design</b>	<b>30</b>

Version / Revision Dates



Photo Courtesy of LADOT

# PURPOSE

---

## The guidelines are intended to:

- Foster design innovation and creativity;
- Promote design excellence;
- Communicate the City's design expectations;
- Facilitate fair and consistent application of design objectives;
- Protect investment throughout the City by encouraging consistently high-quality development;
- Encourage development of projects appropriate to the context of the City's climate and urban environment;
- Facilitate safe, functional, and attractive development; and
- Foster a sense of community and encourage pride and stewardship.

# INTRODUCTION

## TO THE GUIDELINES

---

The City of Los Angeles' General Plan Framework Element, together with each of the 35 Community Plans, promote architectural and design excellence in buildings, landscape, open space, and public space. These plans also promote the preservation of the City's character and scale. To this end, the Citywide Design Guidelines (Guidelines) establishes ten guidelines to carry out the common design objectives that maintain neighborhood form and character while promoting quality design and creative infill development solutions.

Both as an organizational tool and as a means of communicating critical topics that are of specific value to the City, the Guidelines are organized around one of three design approaches: **Pedestrian-First Design**, **360 Degree Design** and **Climate-Adapted Design**.

### PEDESTRIAN-FIRST DESIGN

---

- Guideline 1: Promote a safe, comfortable and accessible pedestrian experience for all.
- Guideline 2: Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.
- Guideline 3: Design projects to actively engage with streets and public space and maintain human scale.

### 360 DEGREE DESIGN

---

- Guideline 4: Organize and shape projects to recognize and respect surrounding context.
- Guideline 5: Express a clear and coherent architectural idea.
- Guideline 6: Provide amenities that support community building and provide an inviting, comfortable user experience.
- Guideline 7: Carefully arrange design elements and uses to protect site users.

### CLIMATE-ADAPTED DESIGN

---

- Guideline 8: Protect the site's natural resources and features.
- Guideline 9: Configure the site layout, building massing and orientation to lower energy demand and increase the comfort and well-being of users.
- Guideline 10: Enhance green features to increase opportunities to capture stormwater and promote habitat.



Photo Courtesy of LADOT

# APPLICATION OF THE GUIDELINES

---

The Guidelines apply to all new development and substantial building alterations that seek a discretionary action for which the Department of City Planning has design authority. While not all projects seeking entitlements from the City will be required to demonstrate their alignment with the design approaches, all projects - even by-right projects - are encouraged to consider how their project design and building performance can be enhanced by incorporating the intent of the Guidelines into their project design.

This document applies to all areas, but is particularly applicable to those areas within the City that do not have adopted design guidelines. In cases where the Citywide Design Guidelines conflict with a provision in a Community Plan's Urban Design chapter, specific plan, overlays, or other local design guidelines the community specific requirement shall prevail.

Projects that are subject to the Guidelines will need to include as part of their application a written statement that describes how their project complies with each of the ten guidelines. Early consideration of how a project may align with each of the ten

Guidelines will enable a project to more successfully achieve many of the design and performance outcomes outlined in the Guidelines.

The provisions set forth in the Guidelines identify the desired level of design quality for all developments. However, flexibility is necessary and creativity encouraged to achieve excellence in design. Therefore, the use of the words "shall" "and" "must" have been purposely avoided within the specific guidelines. Applications that do not substantially conform to specific guidelines should provide rationale for an alternative design approach.

The following sections provide a menu of best practices that might be utilized to meet the intent of each guideline. The best practices are not mandatory but provide examples of how guidelines can be achieved. Applicants are encouraged to use any combination of the best practices or an alternative design solution to achieve the intent of each guideline. The best practices are further organized into one of three spatial categories: **Site Planning**, **Building Design**, and **Right-of-Way**.



# RELATIONSHIP OF THE GUIDELINES TO OTHER CITY DOCUMENTS

---

The approval process for new development is guided by the General Plan and the Los Angeles Municipal Code including specific plans and other overlays that apply in certain areas. The General Plan is the policy document that sets the vision for the City, providing policy direction for a wide variety of development-related topics including: land use, housing, mobility, open space, health, equity, conservation, air quality and infrastructure. The Zoning Code, part of the Los Angeles Municipal Code, along with specific plans and overlays contain regulations that govern the development of a particular property. These regulations include prescriptive requirements that may shape components of a building's site plan or architectural design. Design Guidelines, by contrast, provide a less prescriptive, more flexible way of conveying design expectations and shaping proposed projects but are not intended to supersede the Municipal Code and/or other regulatory documents such as specific plans and overlays.



# PEDESTRIAN- FIRST DESIGN

Photo Credit: Jacek Dylag

---

**Guideline 1:** Promote a safe, comfortable and accessible pedestrian experience for all.

---

**Guideline 2:** Carefully incorporate vehicular access such that it does not degrade the pedestrian experience.

---

**Guideline 3:** Design projects to actively engage with streets and public space and maintain human scale.

---

**Pedestrian-First Design** focuses on design strategies that create human-scale spaces in response to how people actually engage with their surroundings, by prioritizing active street frontages, clear paths of pedestrian travel, legible wayfinding, and enhanced connectivity. Pedestrian-First Design promotes healthy living, increases economic activity at the street level, enables social interaction, creates equitable and accessible public spaces, and improves public safety by putting eyes and feet on the street.

# 01

## GUIDELINE 1: PROMOTE A SAFE, COMFORTABLE AND ACCESSIBLE PEDESTRIAN EXPERIENCE FOR ALL.

Design projects to be safe and accessible and contribute to a better public right-of-way for people of all ages, genders and abilities, especially the most vulnerable — children, seniors, and people with disabilities.

### BEST PRACTICES

#### Site Planning

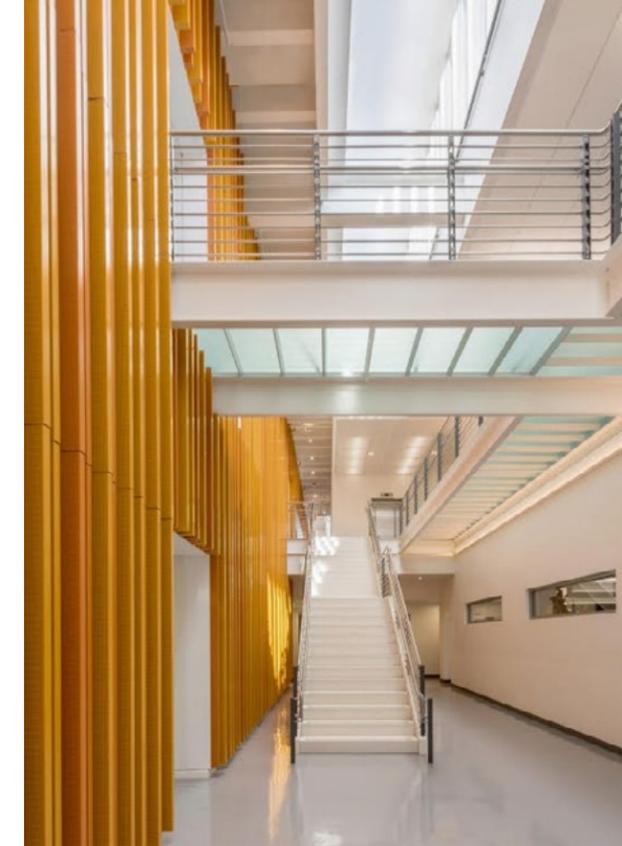
- Ensure that pedestrian pathways are accessible, clear, prominent and intuitive to navigate.
- Prioritize pedestrian circulation at the street level.
- Provide direct access to the surrounding neighborhood and amenities, including transit.
- Use ornamental low-level lighting to highlight and provide security for pedestrian paths and entrances. Ensure that all parking areas and pedestrian walkways are illuminated.
- Encourage transit-friendly design and building orientation that promotes pedestrian activity and provides convenient access to transit for pedestrians and persons with disabilities.

#### Building Design

- Integrate the accessible path of travel into the primary circulation approach to accommodate persons of all mobility levels.
- Prioritize the use of stairs by locating them near the building's entrance and directly on the primary paths of travel.
- Promote pedestrian activity by placing entrances at grade level or slightly above, and unobstructed from view from the public right-of-way. Entryways below street level should be avoided.

#### Right-of-Way

- Ensure that pathways for pedestrian travel are being kept clear of obstructions and maintain a minimum width of five feet on residential local streets and seven feet on arterial and collector streets.
- Introduce pedestrian lighting in addition to the roadbed lighting to the satisfaction of the Bureau of Street Lighting.
- In collaboration with the Department of Transportation, explore opportunities where appropriate to improve the comfort and safety of pedestrians' street crossing experience.



**Above Left:** Paseos and mid-block passageways encourage pedestrian activity and provide access to the surrounding neighborhood.

**Above:** An appealing, visible stair increases opportunities for daily physical activity. Photo Credit: Perkins&Will, City of Los Angeles.

**Left:** Public spaces that are easily accessible and support recreational activities contribute significantly to an active street environment. Photo courtesy of LADOT.

#### Resources:

- Public Right-of-Way Accessibility Guidelines: <http://www.access-board.gov/guidelines-and-standards>
- Proposition 218: <http://bsl.lacity.org/prop-218.html>
- Transfers Design Guide: [http://media.metro.net/projects\\_studies/toc/images/Metro\\_Transfers\\_Design\\_Guide\\_2018-0312.pdf](http://media.metro.net/projects_studies/toc/images/Metro_Transfers_Design_Guide_2018-0312.pdf)
- Metro First & Last Mile Strategic Plan: [https://media.metro.net/docs/First\\_Last\\_Mile\\_Strategic\\_Plan.pdf](https://media.metro.net/docs/First_Last_Mile_Strategic_Plan.pdf)
- Mobility Plan 2035: [planning.lacity.org/documents/policy/mobilityplnmemo.pdf](http://planning.lacity.org/documents/policy/mobilityplnmemo.pdf)
- Design Resource 3: Tree Wells: [planning4la.org/odoc/UrbanDesign/Tree\\_Wells.pdf](http://planning4la.org/odoc/UrbanDesign/Tree_Wells.pdf)

# 02 GUIDELINE 2: CAREFULLY INCORPORATE VEHICULAR ACCESS SUCH THAT IT DOES NOT DISCOURAGE AND/OR INHIBIT THE PEDESTRIAN EXPERIENCE.

Design to avoid pedestrian and vehicular conflicts and to create an inviting and comfortable public right-of-way. A pleasant and welcoming public realm reinforces walkability and improves the quality of life for users.

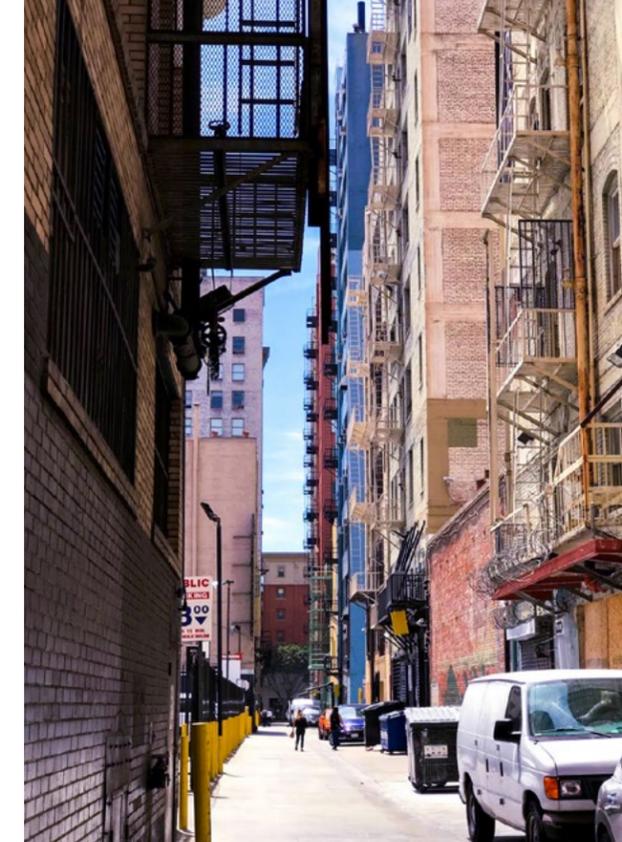
## BEST PRACTICES

### Site Planning

- Prioritize pedestrian access first and automobile access second. Orient parking and driveways toward the rear or side of buildings and away from the public right-of-way. On corner lots, parking should be oriented as far from the corner as possible.
- Minimize both the number of driveway entrances and overall driveway widths.
- Do not locate drop-off/pick-up areas between principal building entrances and the adjoining sidewalks.
- Orient vehicular access as far from street intersections as possible.
- Place drive-thru elements away from intersections and avoid placing them so that they create a barrier between the sidewalk and building entrance(s).
- Ensure that loading areas do not interfere with on-site pedestrian and vehicular circulation by separating loading areas and larger commercial vehicles from areas that are used for public parking and public entrances.

### Right-of-Way

- Identify opportunities to incorporate “living” and/or “complete” street style improvements into the abutting street area.
- Utilize alleys and/or side streets for vehicular access where appropriate in lieu of interrupting a primary street with driveway entrances.



**Above Left:** Minimizing vehicular entrances improves the overall pedestrian experience. Photo Credit: KFA Architecture

**Above:** Utilizing the alleys for access and loading allows for an uninterrupted pedestrian realm on primary streets.

**Left:** A Living Street is a street designed to enhance environmental benefits while making the surrounding areas more livable, walkable and healthier.

### Resources:

- Fitwel: <http://fitwel.org/>
- NACTO Design Guides: <http://nacto.org/publications/design-guides/>
- Complete Streets Design Guide: [planning.lacity.org/documents/policy/CompleteStreetDesignGuide.pdf](http://planning.lacity.org/documents/policy/CompleteStreetDesignGuide.pdf)
- LADOT's Driveway Design Guide: [http://ladot.lacity.org/sites/g/files/wph266/f/LACITYP\\_123016-DRIVEWAY%20DESIGN.PDF.pdf](http://ladot.lacity.org/sites/g/files/wph266/f/LACITYP_123016-DRIVEWAY%20DESIGN.PDF.pdf)
- Bureau of Engineering- B-Permit Case Management: <http://engpermits.lacity.org/bpermits/>
- Design Resource 1: Living Streets: [planning4la.org/odoc/UrbanDesign/Soil\\_Depths.pdf](http://planning4la.org/odoc/UrbanDesign/Soil_Depths.pdf)

# 03

## GUIDELINE 3: DESIGN PROJECTS TO ACTIVELY ENGAGE WITH STREETS AND PUBLIC SPACE AND MAINTAIN HUMAN SCALE.

New projects should be designed to contribute to a vibrant and attractive public realm that promotes a sense of civic pride. Better connections within the built environment contribute to a livable and accessible city and a healthier public realm.

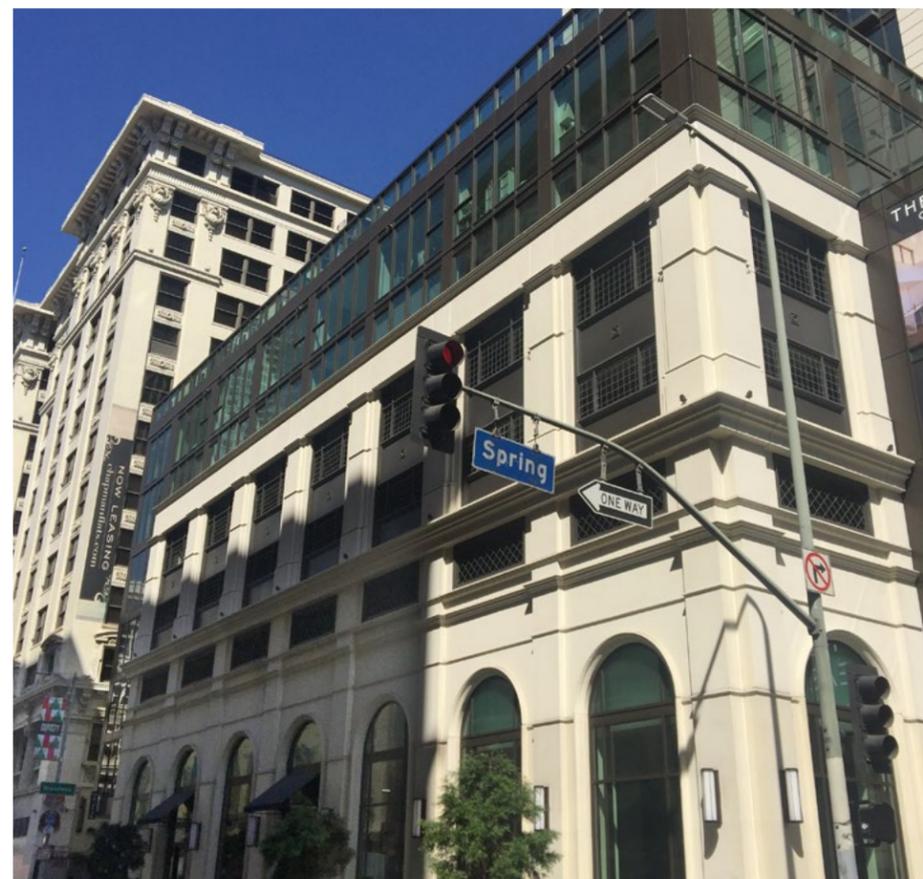
### BEST PRACTICES

#### Building Design

- Locate active ground floor uses along primary street frontages.
- Use architectural elements to reduce the perceived mass of larger projects.
- Enclose or wrap podium parking areas with active uses, landscaping and/or architectural elements.
- Design and orient buildings to provide users with direct visual and physical connections to the abutting public rights-of-way.
- Locate windows, balconies and courtyards to provide views onto sidewalks and gathering spaces.
- Avoid long blank walls where pedestrian activity is anticipated.
- Locate the majority of code-required open space at the ground level in a manner that is equally accessible to all residential units to promote safety and the use of outdoor areas. In mid- and high-rise buildings, podiums between buildings and rooftop areas can be used as common areas.
- Ensure that ground floor uses maintain a high degree of transparency and maximize a visual connection to the street by providing clear and unobstructed windows, free of reflective glass coatings, exterior mounted gates, or security grills.

#### Right-of-Way

- Maintain and improve existing alleys with appropriate lighting and other design features (landscaping, art, etc.) to screen blank walls or parking, where space is available.
- Identify opportunities to utilize the curb lane for one or more of the following: bus boarding pad, bicycle or scooter parking, passenger pick-up and drop-off areas, bicycle lane or parklet, in collaboration with Department of Transportation.
- Employ community-serving assets within the sidewalk area as described in the Great Streets DIY Guide.



**Above Left:** Active, transparent ground floors are a key element of a pleasant sidewalk experience.

**Above:** A curbside lane on the roadway can be utilized for bicycle or scooter parking or as a pop-up plaza/parklet to create people-oriented spaces.

**Left:** Architectural elements and/or landscape features can be used to screen podium parking areas and complement the public environment.

#### Resources:

- Great Streets DIY Guide: <http://lagreatstreets.org/diymanual>
- Advisory Notice Relative to Above-Grade Parking: [planning.lacity.org/documents/policy/cpc\\_policies/CPC\\_AN\\_GradeParking.pdf](http://planning.lacity.org/documents/policy/cpc_policies/CPC_AN_GradeParking.pdf)



# 360 DEGREE DESIGN

Photo Credit: Gensler Architecture for Hudson Pacific Properties

---

**Guideline 4:** Organize and shape projects to recognize and respect surrounding context.

---

**Guideline 5:** Express a clear and coherent architectural idea.

---

**Guideline 6:** Provide amenities that support community building and provide an inviting, comfortable user experience.

---

**Guideline 7:** Carefully arrange design elements and uses to protect site users.

---

**360 Degree Design** focuses on design techniques that equally consider all sides of a building's use of materials, massing, articulation, and scale. 360 Degree Design demonstrates that all spaces matter and design should be approached holistically. A project's contribution to the overall experience of a city is measured by its relationship to its surrounding context, in all directions.

# 04

## GUIDELINE 4: ORGANIZE AND SHAPE PROJECTS TO RECOGNIZE AND RESPECT SURROUNDING CONTEXT.

New projects should respond to the local area context, the public realm and the relationships with adjacent buildings and should be shaped to consider the quality and functionality of the urban fabric.

### BEST PRACTICES

#### Site Planning

- Lay out the site to ensure that access and building entrances are clearly legible.
- Locate and shape buildings to minimize disrupting users of neighboring buildings.
- Minimize shadows and unnecessary shading on surrounding buildings, parks and open spaces.
- Site and shape buildings to maintain public views of important structures, places and natural landscape features.
- Place and shape outdoor space to respond to, and/or connect with, nearby existing parks and open space areas.
- Locate, design and screen utilities, rooftop equipment, trash enclosures, storage materials and all noise, and odor generating functions such that they do not detract from the overall environment. Power lines, transformers, and wireless facilities should be placed underground or on rooftops when appropriately screened by a parapet.
- Long expanses of fences should incorporate openings, changes in materials, texture, and/or landscaping. Avoid materials such as chain link, wrought iron spears, and barbed wire.
- Use exterior surface materials that will reduce the incidence and appearance of graffiti.

#### Building Design

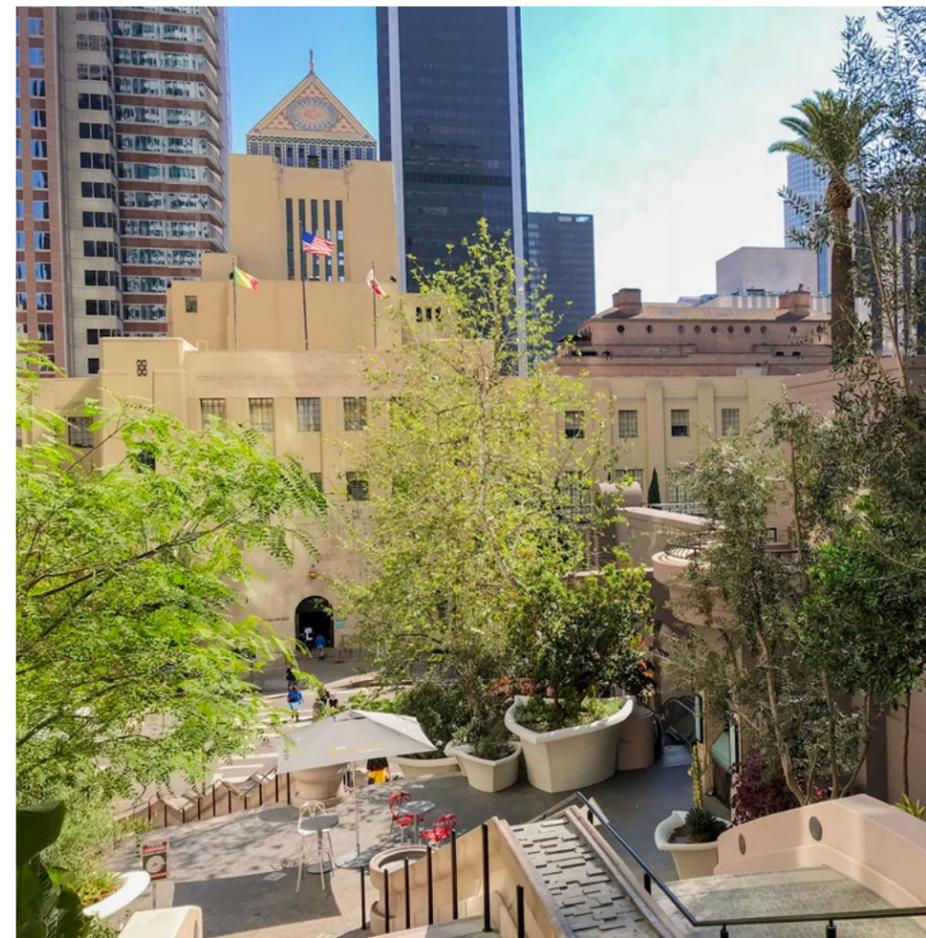
- Modulate building massing vertically and horizontally to a scale compatible to its context.
- Use exterior surface materials that will reduce the incidence and appearance of graffiti.



Glass facades embrace light and views, improve connections to the surrounding context and can help accentuate the building's main entrance.  
Photo Credit: KFA Architecture, Iwan Baan Photography



An easy to locate, and clearly distinguishable, building entrance creates a welcoming user experience.



View corridors reinforce visual connections and shape the city's identity.

#### Resources:

- Great Streets DIY Guide: <http://lagreatstreets.org/diymanual>
- Advisory Notice Relative to Above-Grade Parking: [planning.lacity.org/documents/policy/cpc\\_policies/CPC\\_AN\\_GradeParking.pdf](http://planning.lacity.org/documents/policy/cpc_policies/CPC_AN_GradeParking.pdf)

# 05

## GUIDELINE 5: EXPRESS A CLEAR AND COHERENT ARCHITECTURAL IDEA.

The design of the site and the building should have a comprehensive concept experienced through scale, proportion, enclosure, and compositional clarity.

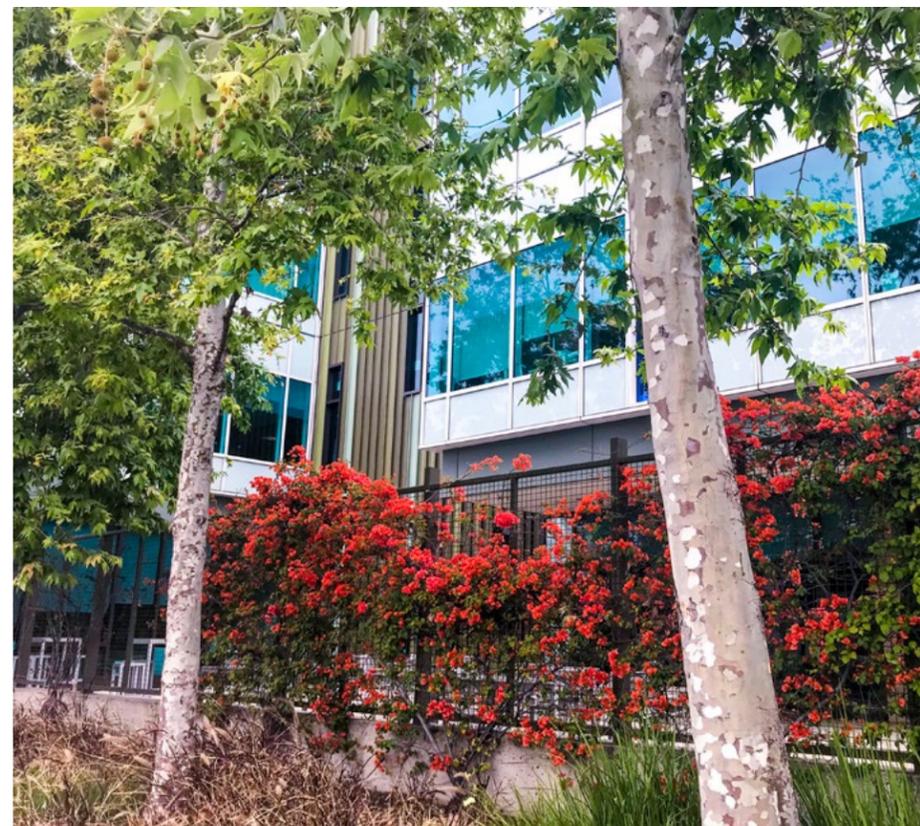
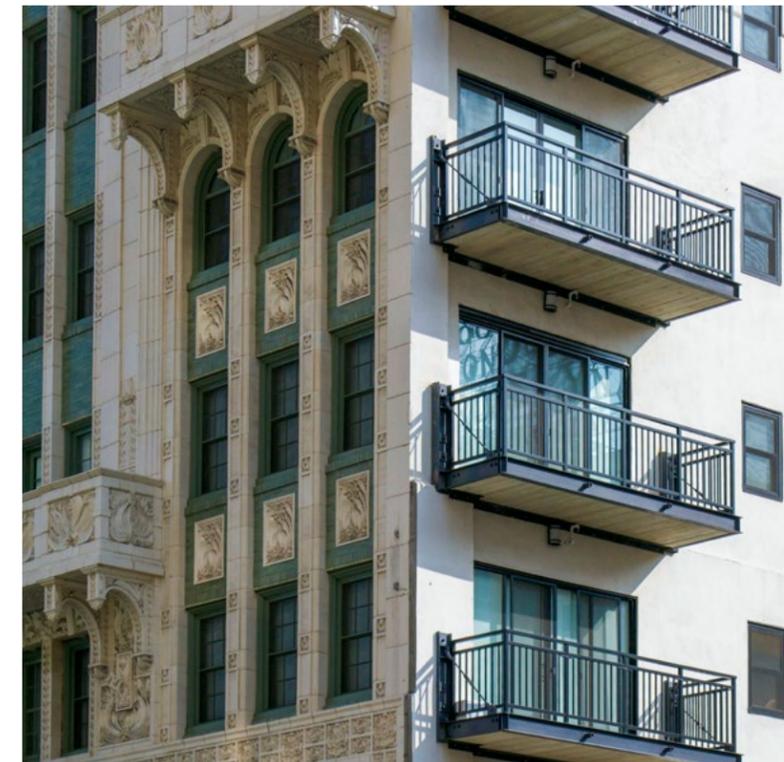
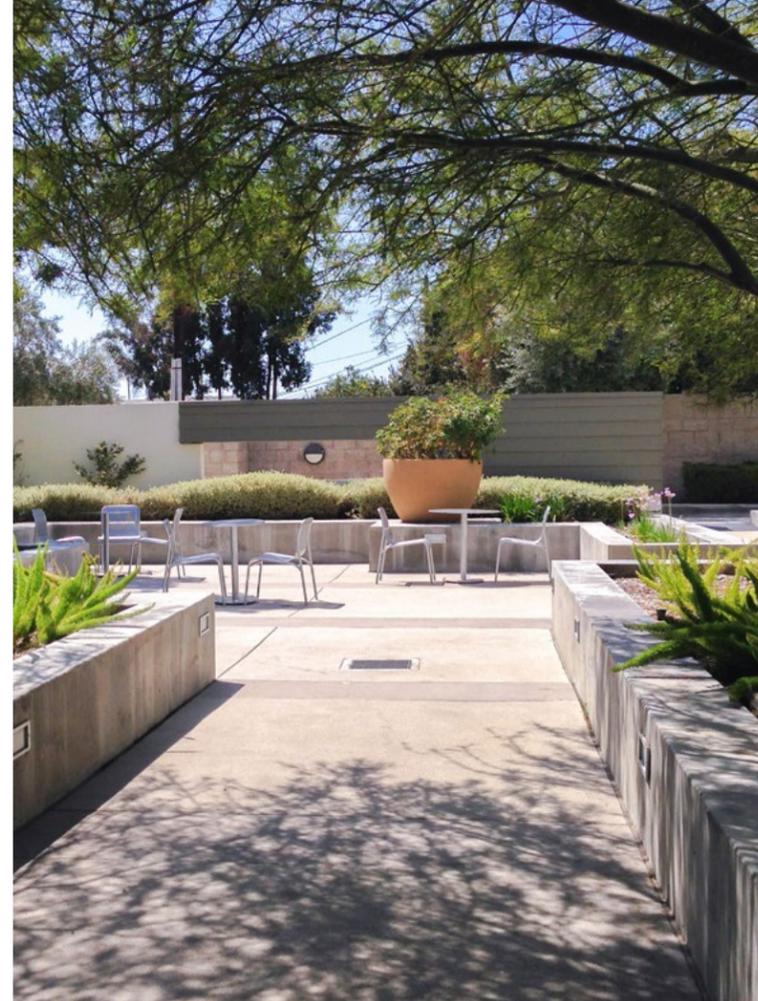
### BEST PRACTICES

#### Site Planning

- Reinforce the overall design concept through the selection of both plants and hardscape elements.

#### Building Design

- Shape building design to respond to the setbacks, fenestration patterns and important horizontal datums of adjacent structures.
- Incorporate transitions such as landscaping, paving, porches, stoops, and canopies at individual entrances, and from the sidewalk to the front door. These methods should not protrude into required yards or negatively impact the overall street wall.
- Select materials and develop façade details that consider the views of the building from all sides.
- Preserve and restore architectural features and materials that are important in defining historic character.
- Windows should incorporate well-designed trims and details.
- Design lighting to enhance the ground floor environment or to emphasize key architectural features without projecting light into the night sky. Utilize adequate, uniform, and glare-free lighting, such as dark-sky compliant fixtures, to avoid uneven light distribution, harsh shadows, and light spillage.



**Above Left:** Landscape and hardscape elements that complement each other reinforce the site's design and shape attractive, welcoming spaces.

**Above:** Materials and treatments help reinforce the character of the built environment.

**Left:** Transitional spaces, window details and landscaping work together to express a cohesive identity.

#### Resources:

- Secretary of the Interior's Standards for the Treatment of Historic Properties: <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>
- Secretary of the Interior's Standards for Rehabilitation: <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>

# 06

## GUIDELINE 6: PROVIDE AMENITIES THAT SUPPORT COMMUNITY BUILDING AND PROVIDE AN INVITING, COMFORTABLE USER EXPERIENCE.

Design to create livable places and desirable environments where people want to spend time engaging in social, civic, and recreational activities. Projects that encourage connections with a variety of transit modes and enhance their immediate environment with amenities are highly encouraged.

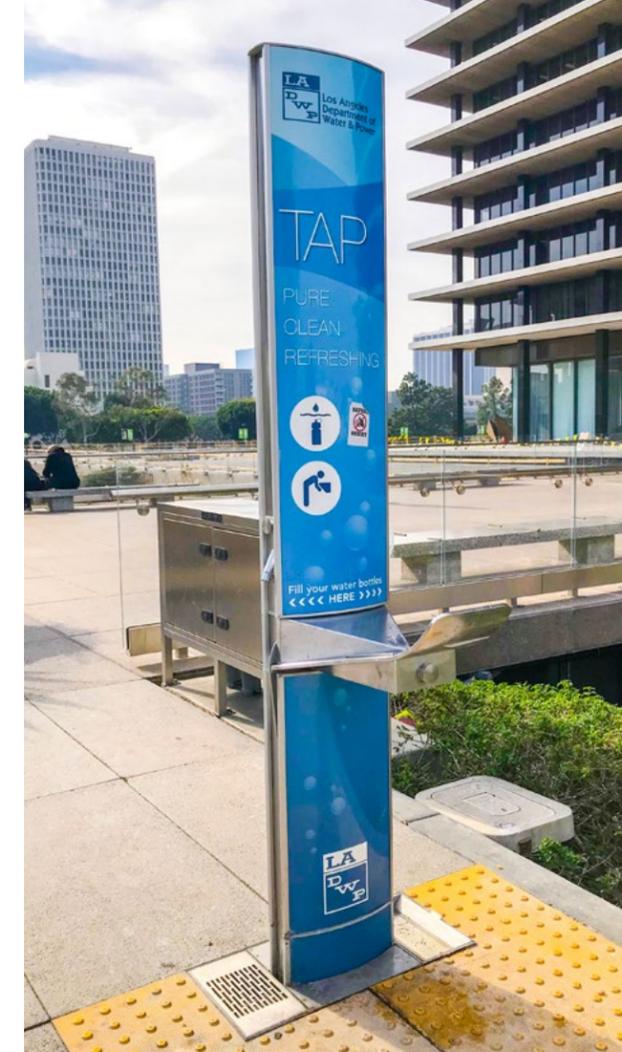
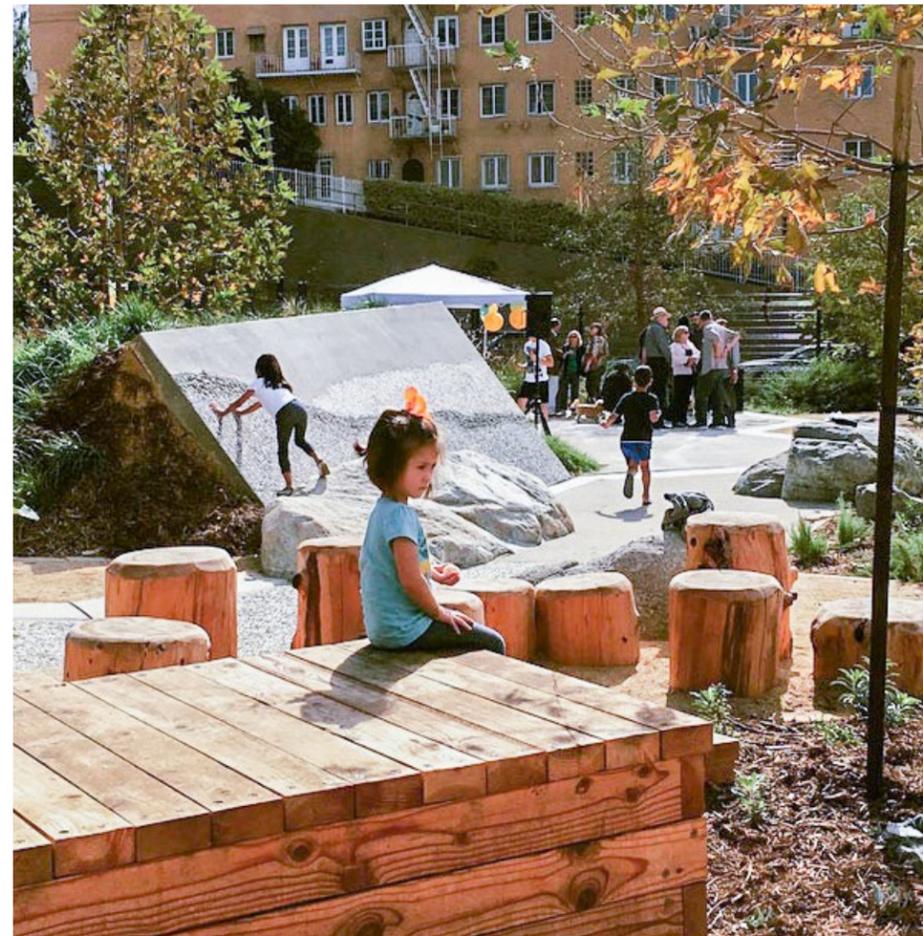
### BEST PRACTICES

#### Site Planning

- Activate spaces by using benches, lighting, shade structures, trees, lockers and other supportive amenities.
- Collaborate with the Department of Cultural Affairs to identify opportunities to support art and culture in the project area.
- Integrate intergenerational programming and features that promote and facilitate creative play geared to building occupants and visitors.
- Create diverse and adaptable community gathering spaces that enhance opportunities for healthy activities such as fitness, play, cooking and gardening to engage participants of all ages.
- For buildings with six units or more, cluster code-required common open space areas in a central location, rather than dispersing smaller less usable areas throughout the site.
- Incorporate shaded open space such as plazas, courtyards, pocket parks, and terraces in large scale buildings.
- Design open areas to be easily accessible.
- Integrate bike-sharing and/or electric scooter parking near the public right-of-way.

#### Right-of-Way

- Install and maintain hydration stations in high traffic public spaces.



**Above Left:** Gathering spaces that allow for a variety of activities promote human interaction and can improve users' physical and mental health. Photo Credit: CANNDU Neighborhood Council

**Above:** Hydration stations are a convenient solution for offering drinking water while helping reduce the use of plastic bottles.

**Left:** Outdoor spaces can provide opportunities for creative play. Photo Credit: Ben Feldmann, Studio-MLA

#### Resources:

- Department of Cultural Affairs: <https://culturela.org/>

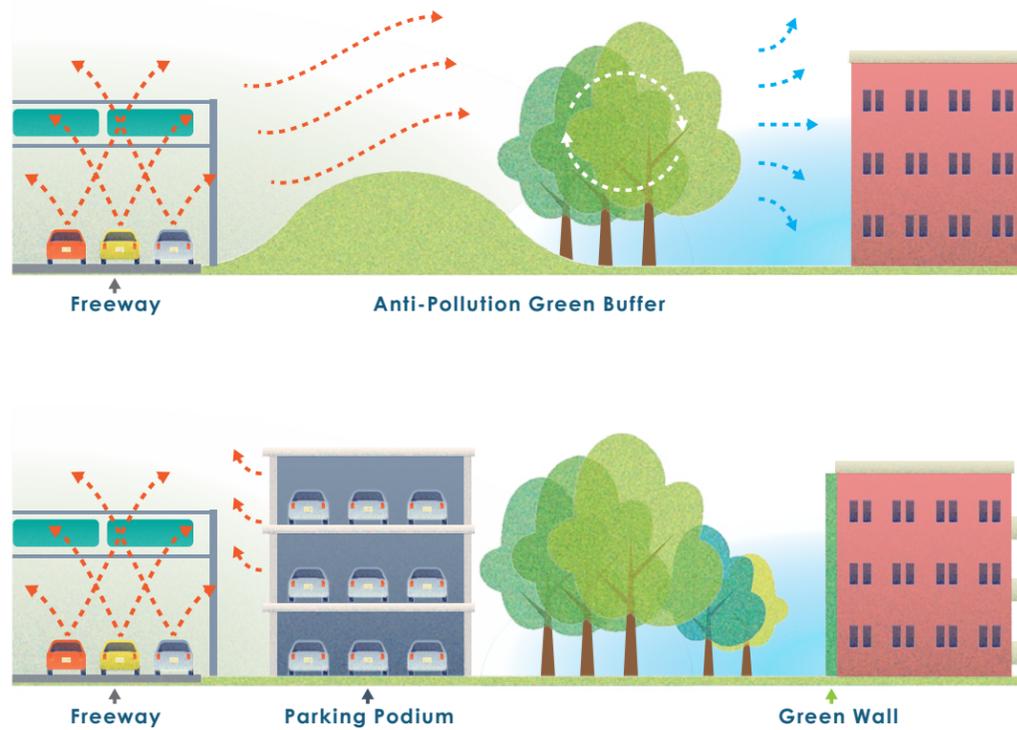
# 07 GUIDELINE 7: CAREFULLY ARRANGE DESIGN ELEMENTS AND USES TO PROTECT SITE USERS.

Design projects that help protect the health and well-being of their users by reducing exposure to any type of nuisances.

## BEST PRACTICES

### Site Planning

- Consider placing non-habitable uses such as parking structures, mechanical equipment and utilities adjacent to sources of noise and/or pollutants (i.e. freeways, industrial uses).
- Utilize landscaping and/or berms to buffer occupants from nearby nuisances that emit noise and/or pollutants.
- Place habitable building spaces (living/sleeping areas), outdoor amenity areas and balconies as far from nuisances as possible.



**Above:** Trees and shrubs are planted between the highway and the building to reduce exposure.

**Left:** Plants, berms and other buffers along major roads can help dissipate pollution and noise.

### Resources:

- Freeway Adjacency Advisory: <http://zimas.lacity.org/documents/zoneinfo/ZI2427.pdf>



# CLIMATE- ADAPTED DESIGN

---

**Guideline 8:** Protect the site's natural resources and features.

---

**Guideline 9:** Configure the site layout, building massing and orientation to lower energy demand and increase the comfort and well-being of users.

---

**Guideline 10:** Enhance green features to increase opportunities to capture stormwater and promote habitat.

---

**Climate-Adapted Design** responds to Los Angeles' exceptional Mediterranean climate as well as rapidly changing climatic conditions, by reducing the need for imported water, supporting the local habitat and watershed, and limiting greenhouse gas emissions. Climate-Adapted Design fosters easy access to the outdoors, sunlight and breezes, nourishes habitat, promotes energy efficiency, and enhances the well-being of people.

# 08

## GUIDELINE 8: PROTECT THE SITE'S NATURAL RESOURCES AND FEATURES.

A city's natural resources improve air and water quality and provide a wide array of benefits to people and the local habitat. Designing to protect natural resources promotes a better quality of life and helps protect the City's urban ecology, enhancing the health and well-being of its residents.

### BEST PRACTICES

#### Site Planning

- Work with the natural topography of the site to avoid dramatic and unnecessary grade changes or the need for massively scaled retaining walls.
- Protect existing mature trees and incorporate them as a design feature.
- Daylight and protect existing streams including intermittent stream flows.

#### Right-of-Way

- Retain existing healthy, mature street trees to the extent possible.



**Above Left:** Mature trees provide shade and year-round benefit to wildlife.

**Above:** Existing grade changes can be incorporated into the site and/or building design through landscaping.

**Left:** Mimicking natural hydrology supports healthy watersheds.

# 09

## GUIDELINE 9: CONFIGURE THE SITE LAYOUT, BUILDING MASSING AND ORIENTATION TO LOWER ENERGY DEMAND AND INCREASE THE COMFORT AND WELL-BEING OF USERS.

Design projects to incorporate sustainable design and energy efficiency principles. Encouraging sustainability and innovation contributes to the well-being of current and future generations.

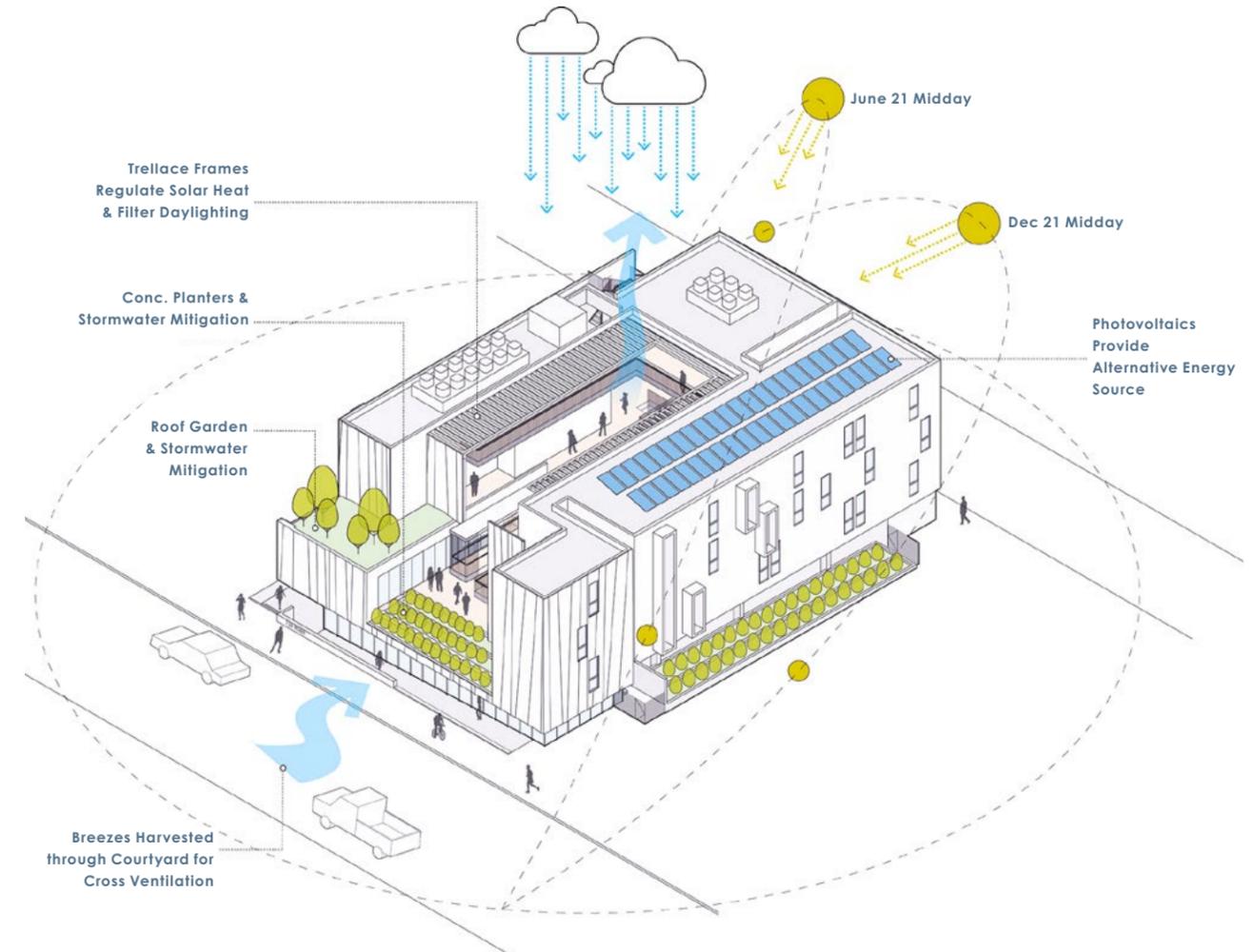
### BEST PRACTICES

#### Site Planning

- Situate buildings to maximize cross-ventilation and daylighting opportunities while minimizing heat gain, especially from the south and west exposures.
- Plant trees and/or install shade structures to increase comfort and provide passive cooling opportunities. Provide canopy trees in planting areas for shade and energy efficiency, especially on south and southwest facing façades.
- Select plants that upon maturity will provide the intended scale, size, and structure.
- Install a publicly accessible Electric Vehicle charging station and/or space for car-share providers on the project site, if the site and context is suitable.
- Integrate solar powered lighting to increase energy efficiency.

#### Building Design

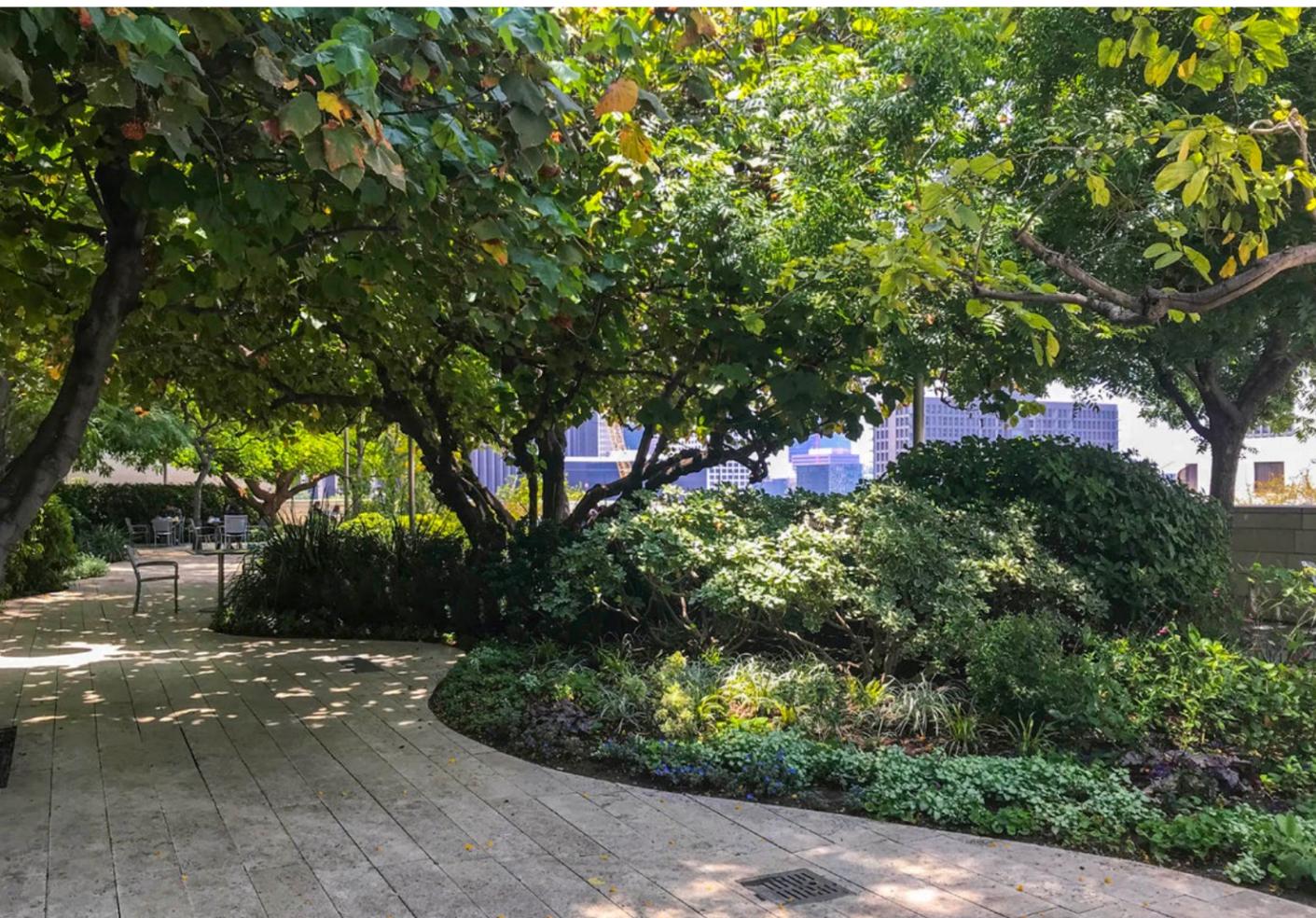
- Utilize elements such as shallow floorplates, operable windows and light-wells to provide occupants access to natural cross-ventilation and daylight.
- Employ various shading treatments appropriate to the solar orientation through overhangs, balconies, awnings and/or sunshades.
- At entrances and windows, include overhead architectural features such as awnings, canopies, trellises, or cornice treatments that provide shade and reduce daytime heat gain, especially on south-facing façades.
- Utilize natural light and ventilation for parking structures/podiums when possible, while maintaining architectural cohesion.
- Design exit stairwells to be an attractive first choice for vertical circulation.
- Install wayfinding signage at all elevator banks to encourage visitors to use the nearest stairway.
- Use white or reflective paint on rooftops and light paving materials to reflect heat away from buildings and reduce the need for mechanical cooling.
- Incorporate brise soleil features to reduce heat gain and deflect sunlight.
- Avoid the use of highly reflective building materials and finishes that direct heat and glare onto nearby buildings.



The incorporation of multiple sustainable features can dramatically increase the building's performance. Image Credit: Brooks + Scarpa Architects, Inc.

#### Right-of-Way

- Plant shade-producing street trees at the minimum spacing permitted by the Division of Urban Forestry to create a consistent rhythm.
- Provide shelter from the sun and rain for pedestrians along the public right-of-way where the buildings meet the street. Extend overhead cover across driveways or provide architecturally integrated awnings, arcades, and canopies.



**Above left:** A well-designed and conveniently located exit stair can increase pedestrian activity and increase stair use.

**Left:** Landscaping that complements the scale and type of the project can strengthen the identity and character of the site.

**Above:** Natural light helps create a visually stimulating and productive environment for building occupants, while reducing the total building energy costs.

#### Resources:

- Sustainable Sites: <http://www.sustainable-sites.org/>
- Fitwel: <https://fitwel.org/>
- Center for Active Design: <https://centerforactivedesign.org/>
- LA's Green New Deal: [http://plan.lamayor.org/sites/default/files/pLAN\\_2019\\_final.pdf](http://plan.lamayor.org/sites/default/files/pLAN_2019_final.pdf)
- Resilient Los Angeles: <https://www.lamayor.org/sites/g/files/wph446/f/page/file/Resilient%20Los%20Angeles.pdf>
- Passive House Institute: <https://passivehouse.com/>
- Living Building Challenge: <https://living-future.org/lbc/>

# 10

## GUIDELINE 10: ENHANCE GREEN FEATURES TO INCREASE OPPORTUNITIES TO CAPTURE STORMWATER AND PROMOTE HABITAT.

Projects should be designed to meet the City's environmental ethos by enhancing the tree canopy and landscaping, reducing urban heat island effects and reducing stormwater runoff.

### BEST PRACTICES

#### Site Planning

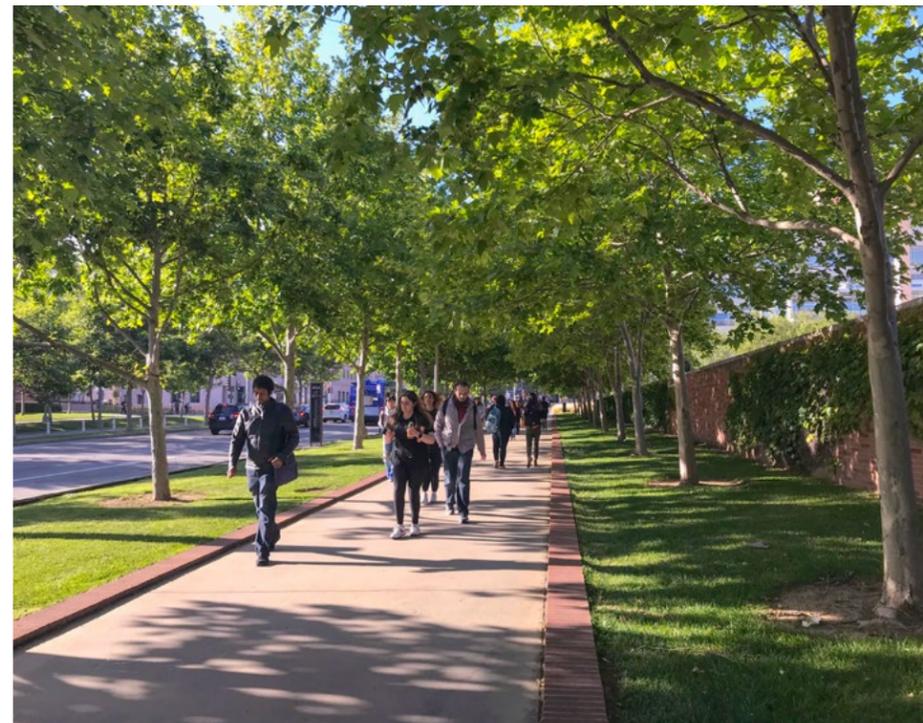
- Prioritize the infiltration of stormwater in locations where suitable soil conditions and topographies exist.
- Facilitate stormwater capture, retention, and infiltration, and prevent runoff by using permeable or porous paving materials in lieu of concrete or asphalt. Collect, store, and reuse stormwater for landscape irrigation.
- Select plant species that are adapted and suitable for the site's specific soil conditions and microclimate.

#### Building Design

- Employ features such as green roofs that include locally adapted plants.

#### Right-of-Way

- Select trees that are suitable for the climate and capable of attaining the largest canopy size possible given spatial constraints, in consultation with Bureau of Street Services' Urban Forestry Division.
- Include parkways where appropriate. Parkway design should be determined by local context and through discussions with the Bureau of Engineering and Sanitation.
- Incorporate stormwater "best management practices" and other green infrastructure features.



**Above:** Green roofs can improve stormwater, mitigate the urban heat island and increase urban biodiversity by providing habitat for wildlife. Photo Credit: KFA Architecture, Iwan Baan Photography

**Left:** Trees and other landscape elements provide shade and visual interest and can be used to help separate pedestrians from vehicular traffic.

**Bottom Left:** Green infrastructure can help communities protect the environment and human health while providing other social and economic benefits.

#### Resources:

- Residential Parkway Guidelines: [https://bss.lacity.org/Engineering/pdfs/Residential\\_Parkway\\_Landscaping\\_Guidelines\\_2015.pdf](https://bss.lacity.org/Engineering/pdfs/Residential_Parkway_Landscaping_Guidelines_2015.pdf)
- Urban Forestry Street Tree Guide: <http://bss.lacity.org/urbanforestry/streettreeselectionguide.htm>
- Low Impact Development Handbook: [https://www.lastormwater.org/wp-content/files\\_mf/lidmanualfinal.pdf](https://www.lastormwater.org/wp-content/files_mf/lidmanualfinal.pdf)
- S-485-O Standard Plan for Green Alleys: <http://eng2.lacity.org/techdocs/stdplans/s-400/s-485-0.pdf>
- Developing an Urban Forest Management Plan for the City of Los Angeles: [https://www.cityplants.org/wp-content/uploads/2018/12/10939\\_LA-City-Plants\\_FirstStep\\_Report\\_FINAL.pdf](https://www.cityplants.org/wp-content/uploads/2018/12/10939_LA-City-Plants_FirstStep_Report_FINAL.pdf)
- Design Resource 2: Soil Depths: [planning4la.org/odoc/UrbanDesign/Soil\\_Depths.pdf](http://planning4la.org/odoc/UrbanDesign/Soil_Depths.pdf)
- Design Resource 4: Urban Parkways: [planning4la.org/odoc/UrbanDesign/Urban\\_Parkway.pdf](http://planning4la.org/odoc/UrbanDesign/Urban_Parkway.pdf)



Photo Courtesy of LADOT

---

## FOR MORE INFORMATION:

Call or visit the Los Angeles Department of City Planning, Urban Design Studio.

---

### Urban Design Studio

221 N Figueroa Street, Suite 1450  
Los Angeles, CA 90012  
[planning.urbandesign@lacity.org](mailto:planning.urbandesign@lacity.org)  
[Planning4LA.org/urbandesign](http://Planning4LA.org/urbandesign)

