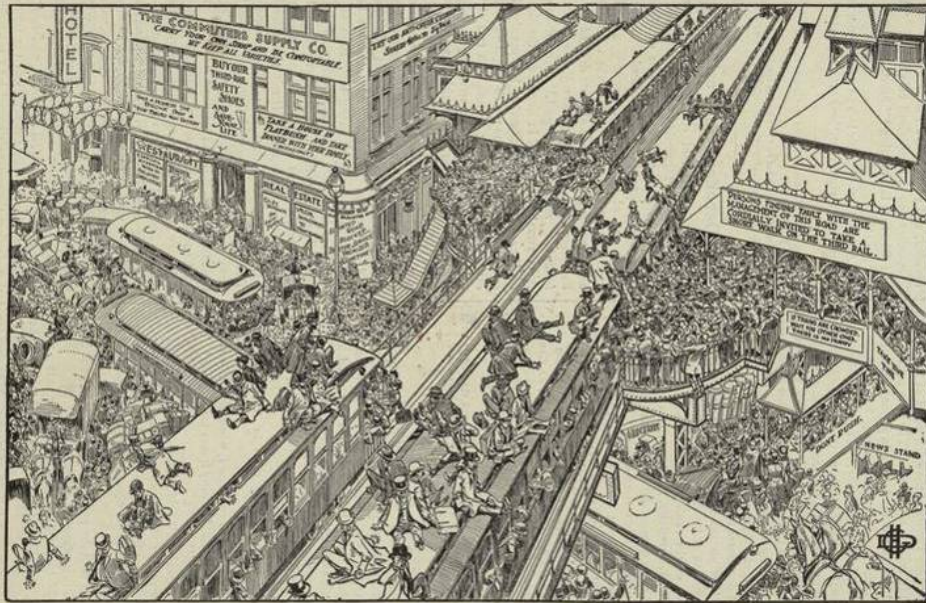


Designing for Density | An Urban Design Perspective

Lisa Padilla, AIA, LEED AP
Cityworks Design

Density | What has it meant historically?

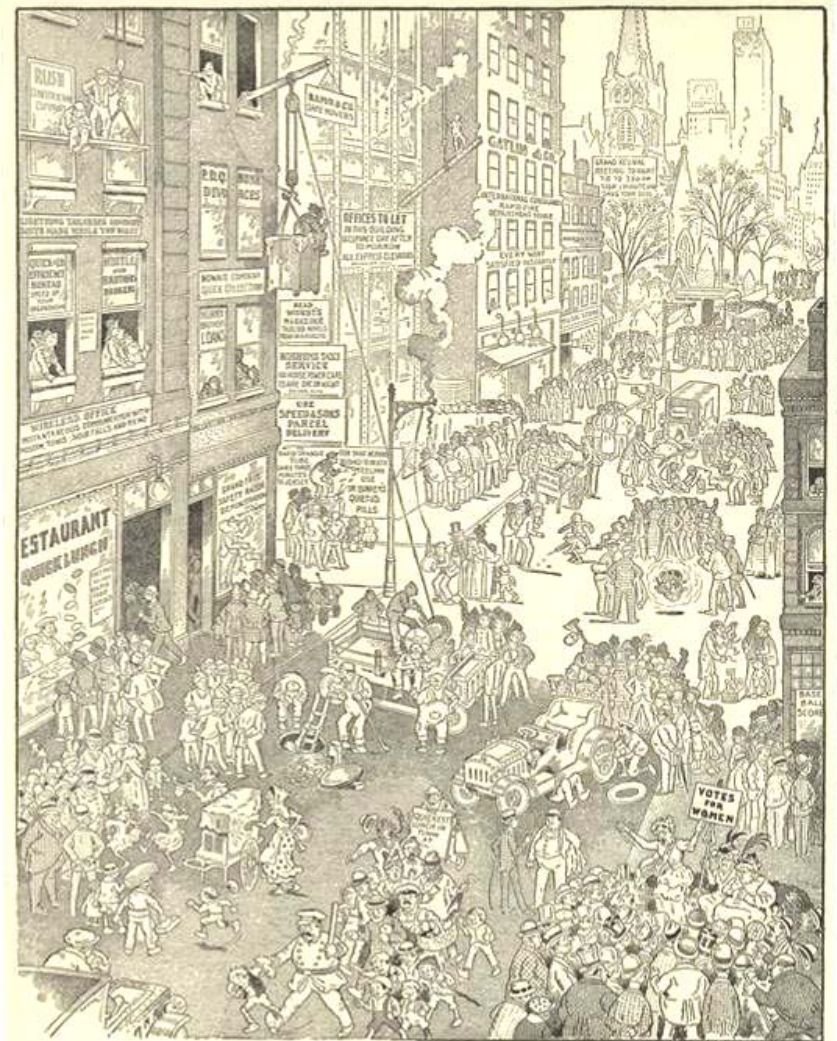
Density as urban ill



THE LUXURY OF TRAVEL IN NEW YORK—Life

6011 Mar 1103

6. New York City - Traffic - 1903



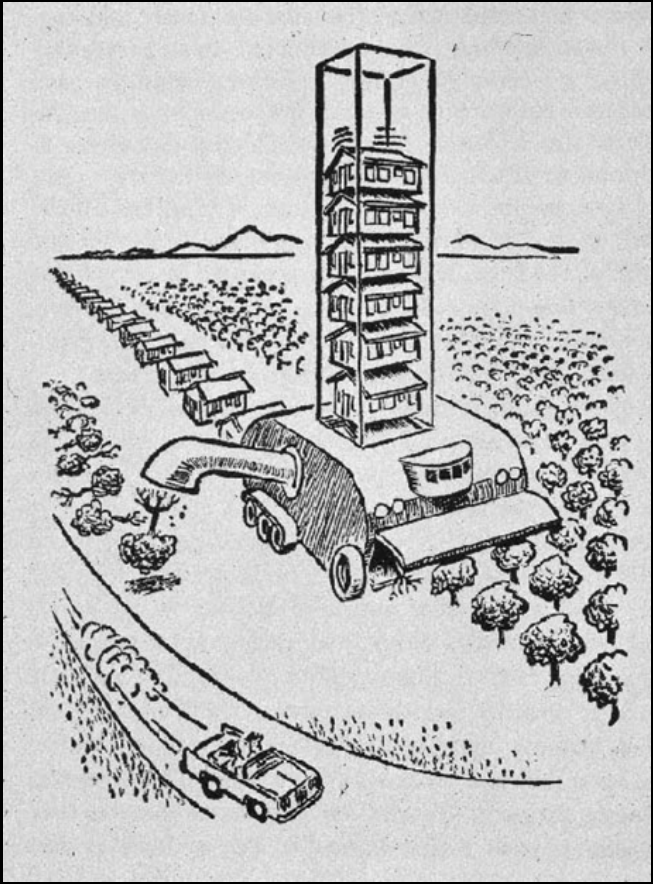
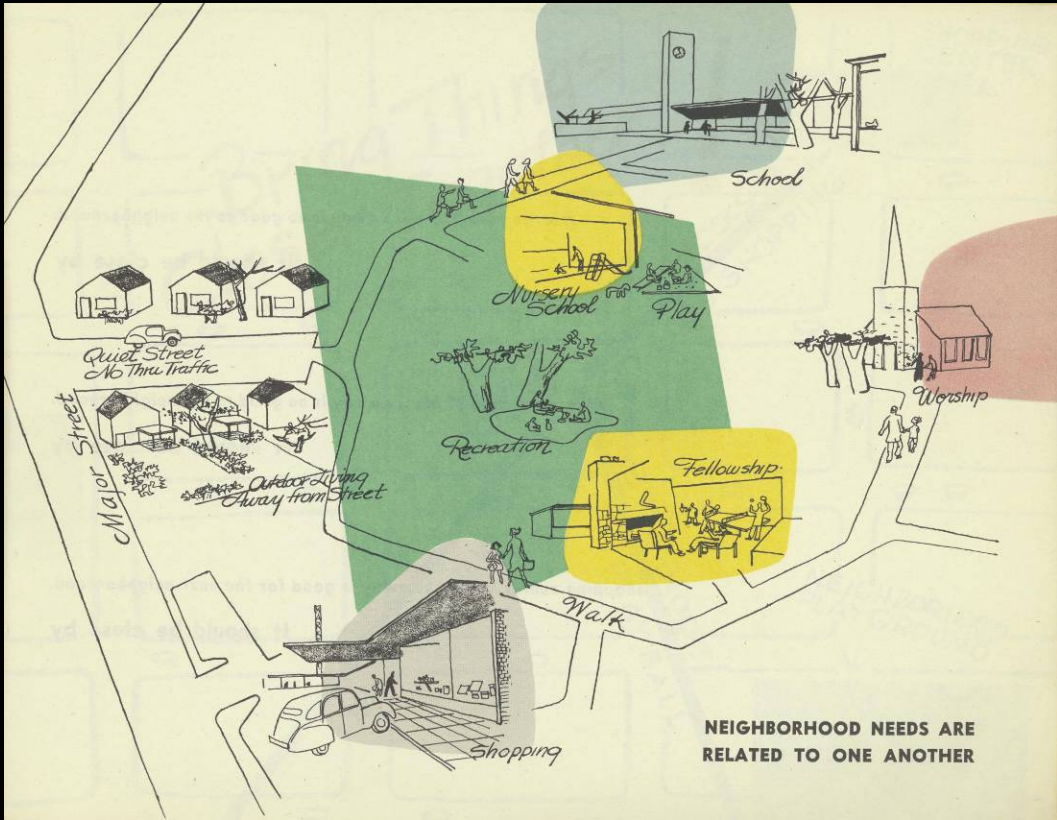
THE TERRIBLE RUSH OF METROPOLITAN LIFE
THOSE BUSY NEW-YORKERS

N. Y. PUBLIC LIBRARY
ASTOR LENOX TILDEN COLLECTION

NEW YORK CITY - Customs

Life No. 124, 1915

Dispersion as solution



The Fringe As Center

Density | How should we define it today?

Center



Downtown L.A.

Mixed Urban



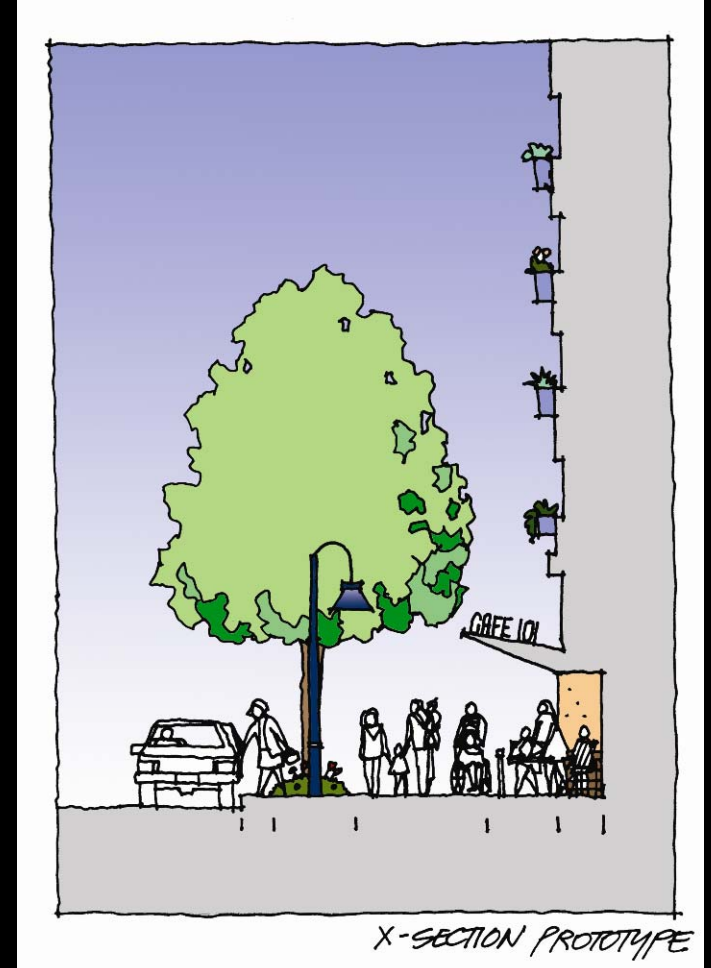
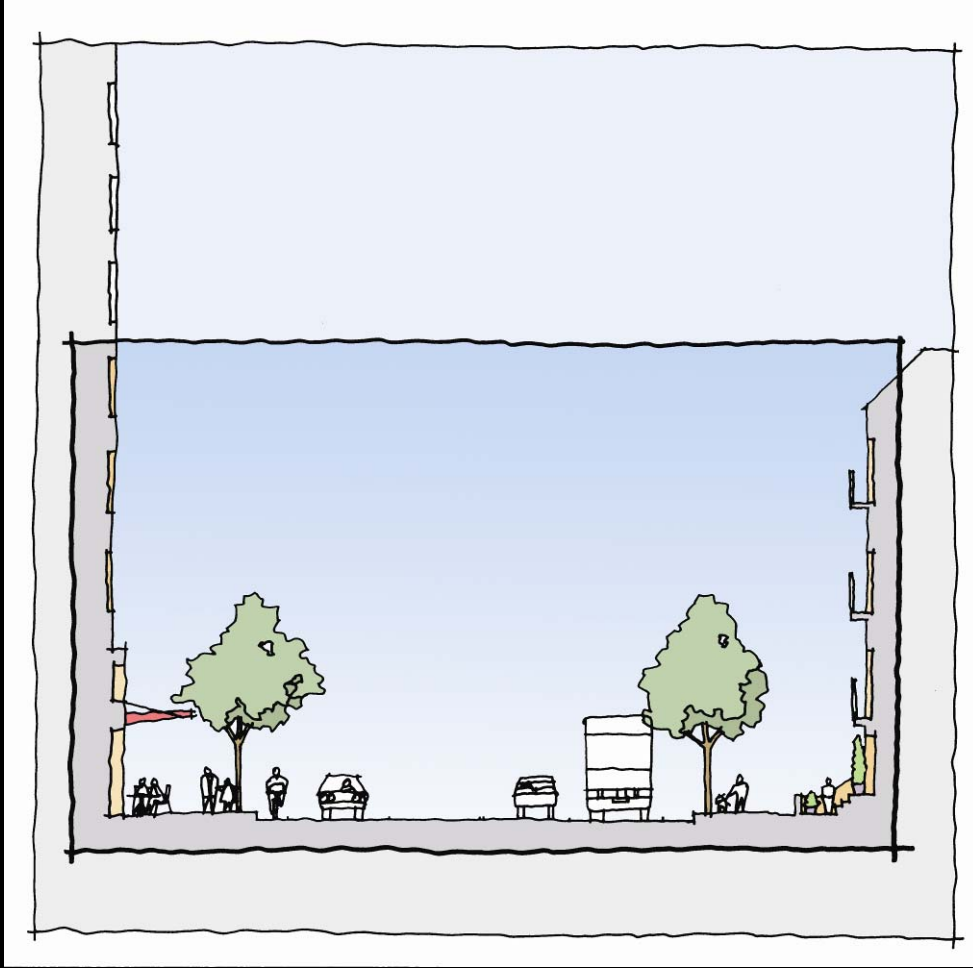
Southeast L.A.

Suburban



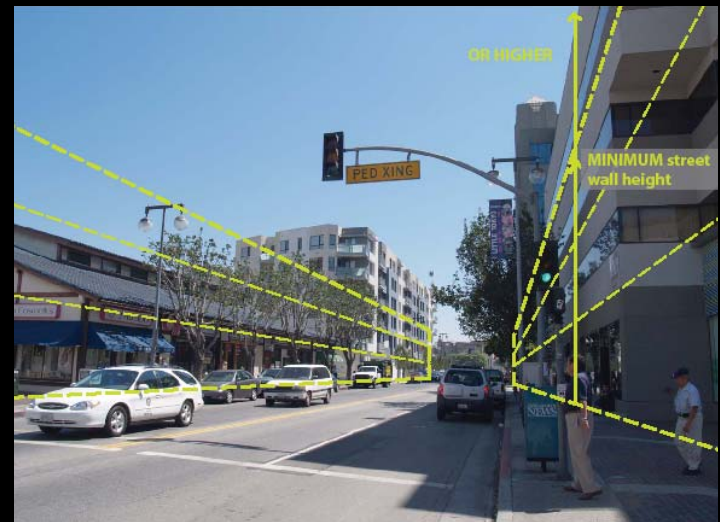
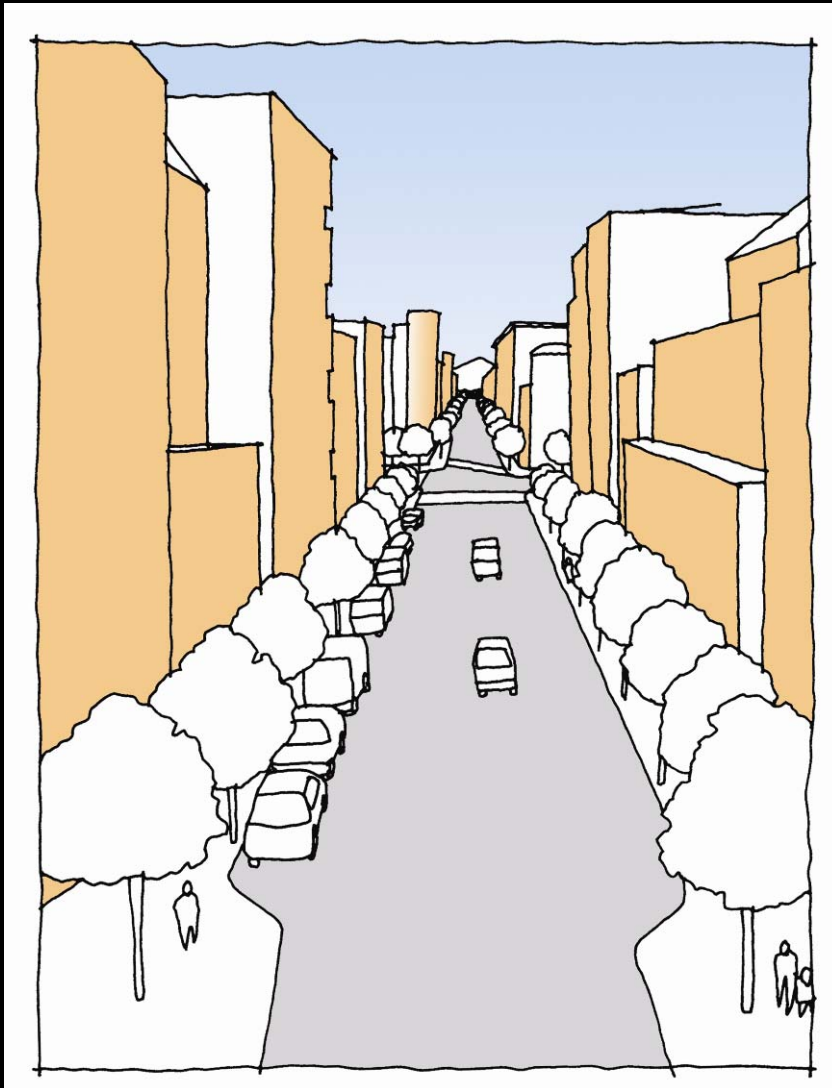
Warner Center

Downtown L.A. | **Creating a livable, walkable center**



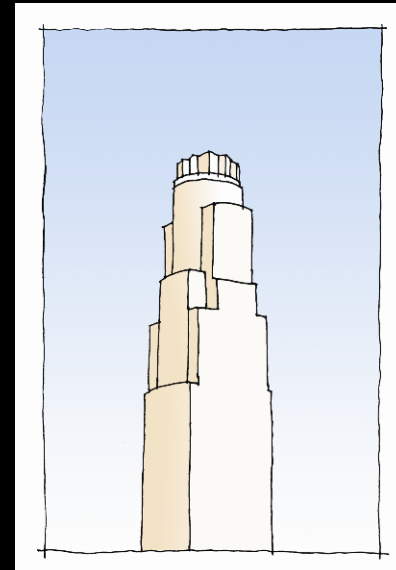
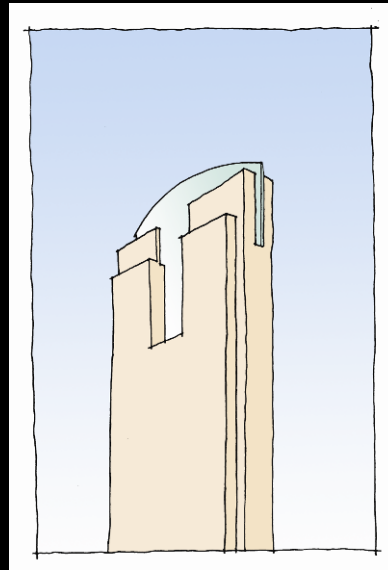
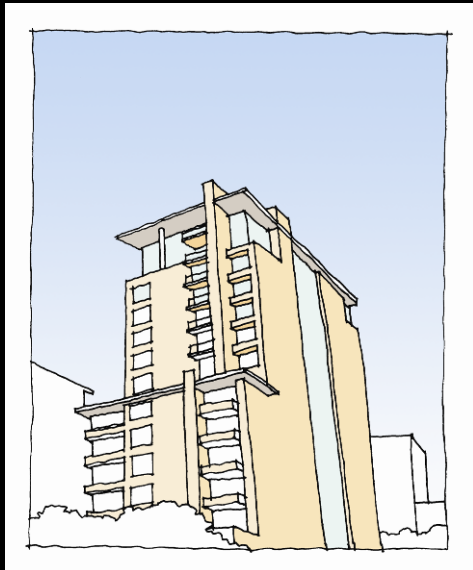
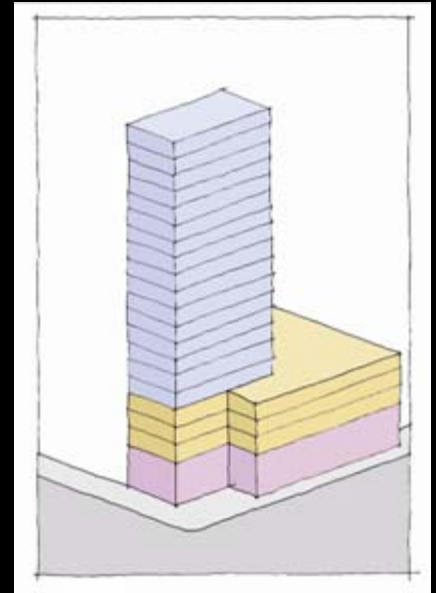
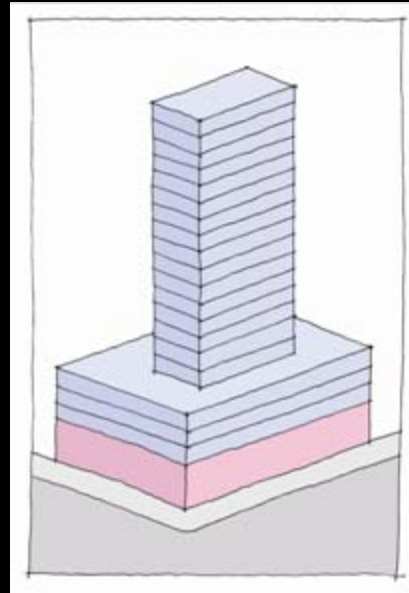
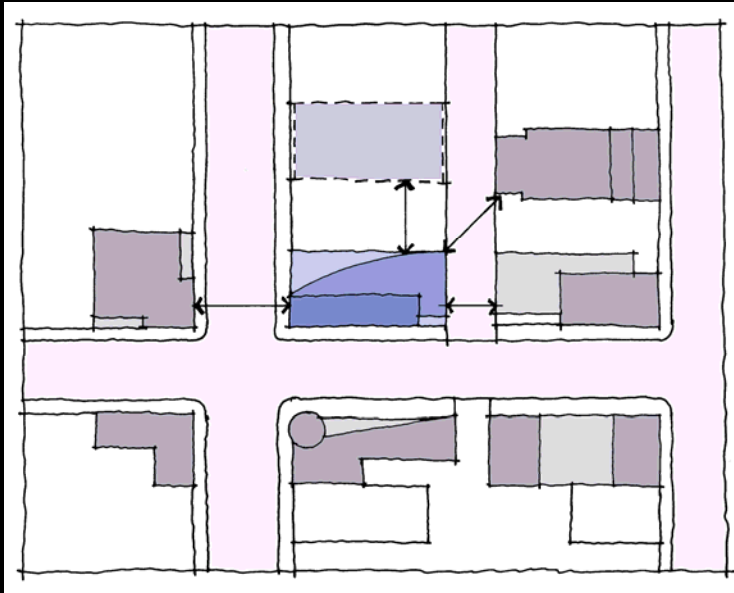
Design for a Livable Downtown Los Angeles

Varying street wall by district



Design for a Livable Downtown Los Angeles

Designing towers well



Design for a Livable Downtown Los Angeles

Promoting sustainable design

- Maintain & renovate existing structures where feasible
- Use durable, local, rapidly renewable materials that will last
- Incorporate energy & water efficiency; reduce stormwater runoff, heat island & light pollution



Southeast L.A. | Design guidelines for older corridors
& neighborhoods

- **Improve community livability & appearance**
- **Stimulate economic development**
- **Reinforce existing district and neighborhood identity**
- **Differentiate corridors to reflect the neighborhoods**
- **Provide architectural guidance, without being overly prescriptive**
- **Highly illustrative**
- **Allow for innovative solutions while respecting the historic qualities**



Design Guidelines Southeast Los Angeles

Livable, walkable streets

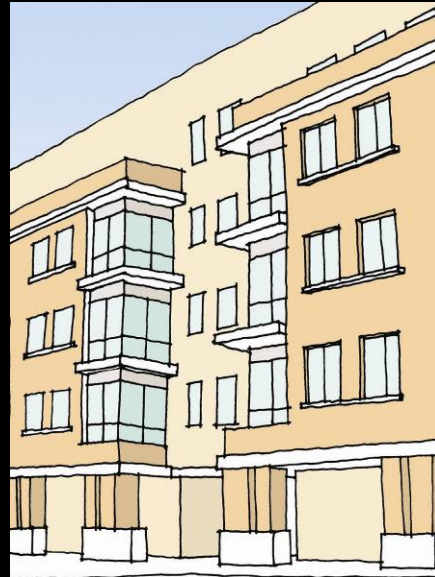
- Wide sidewalks, landscaped parkways & shade trees
- Activate ground floor street wall
- Minimize vehicular/pedestrian conflicts



Design Guidelines Southeast Los Angeles

Humanistic, place-based design

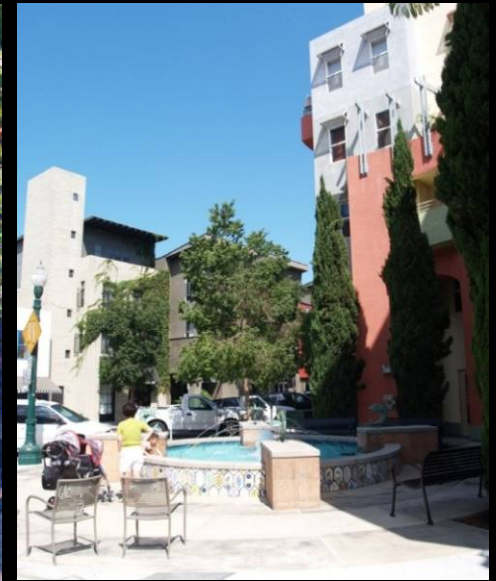
- Respond to local conditions/ history/building/practices & be sensitive to neighbors
- Vary the horizontal & vertical plane of buildings
- Incorporate human-scale elements

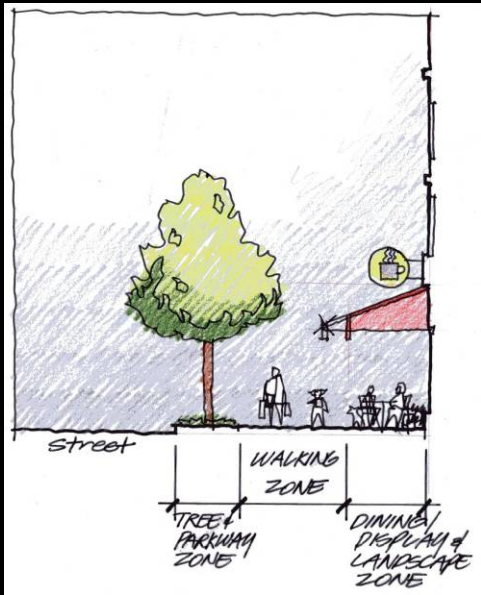


Design Guidelines Southeast Los Angeles

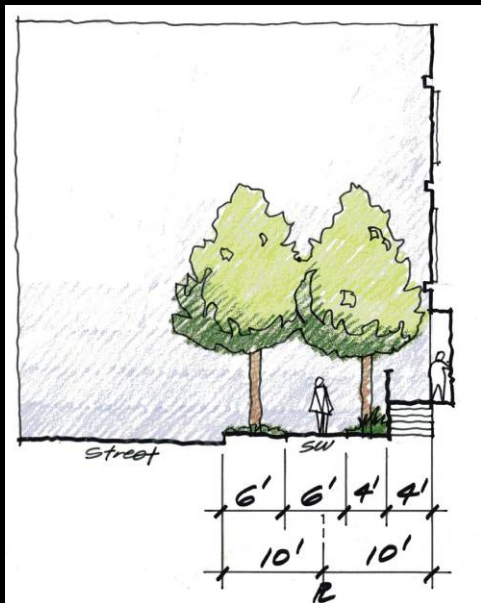
Usable open space, maintained landscape

- Incorporate semi-public spaces
- Make open space usable for residents
- Provide low-maintenance landscape





Retail



Residential Units with Individual Entries

Storefront
commercial



Signage



Fast food & strip
mall



Neighborhood
shopping center



Alley access



Front setback & fences



Street wall upper floor



Parkways & street trees



Street wall ground floor



Transformers & equipment



Transition to single family



Small lot or duplex



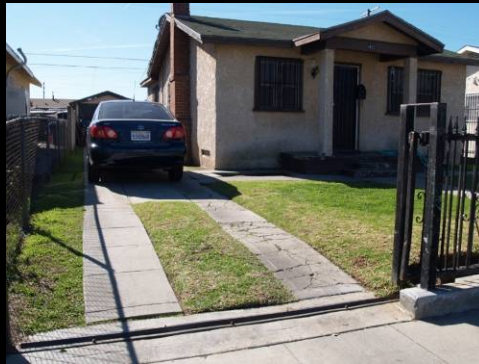
Front yard fences



Parkways



Driveways & garages



Additions & remodels



Warner Center | Improving the suburban model

Warner Center Specific Plan Update

From ranch to regional center



Challenge

- Can we make Warner Center a more “complete” center as envisioned by the original Centers Concept (c. 1970) with all the services & activities you would find in a Downtown?

In order to:

- Reduce trips
- Achieve sustainability
- Maximize quality of life



CONCEPT • LOS ANGELES



Warner Center Specific Plan Update

Transportation today

Regional Transit System

- Warner Center is at the “end of the line”
 - 45-60 min. to North Hollywood
 - 1 hr. 30 min. to Downtown
- Bus not rail



Go Metro

metro.net



Commuter Bus Service

- Improve frequency
- Provide collector - distributor service to stations
- More capacity at park-and-ride stations

Reduce the Need for Internal Vehicular Trips

- Provide an internal circulator system
- Give streets a pedestrian scale

Implement a Car-sharing and Bicycle-sharing Program

- Would help people who need a car/bike during the day, but could commute by train, or bus.

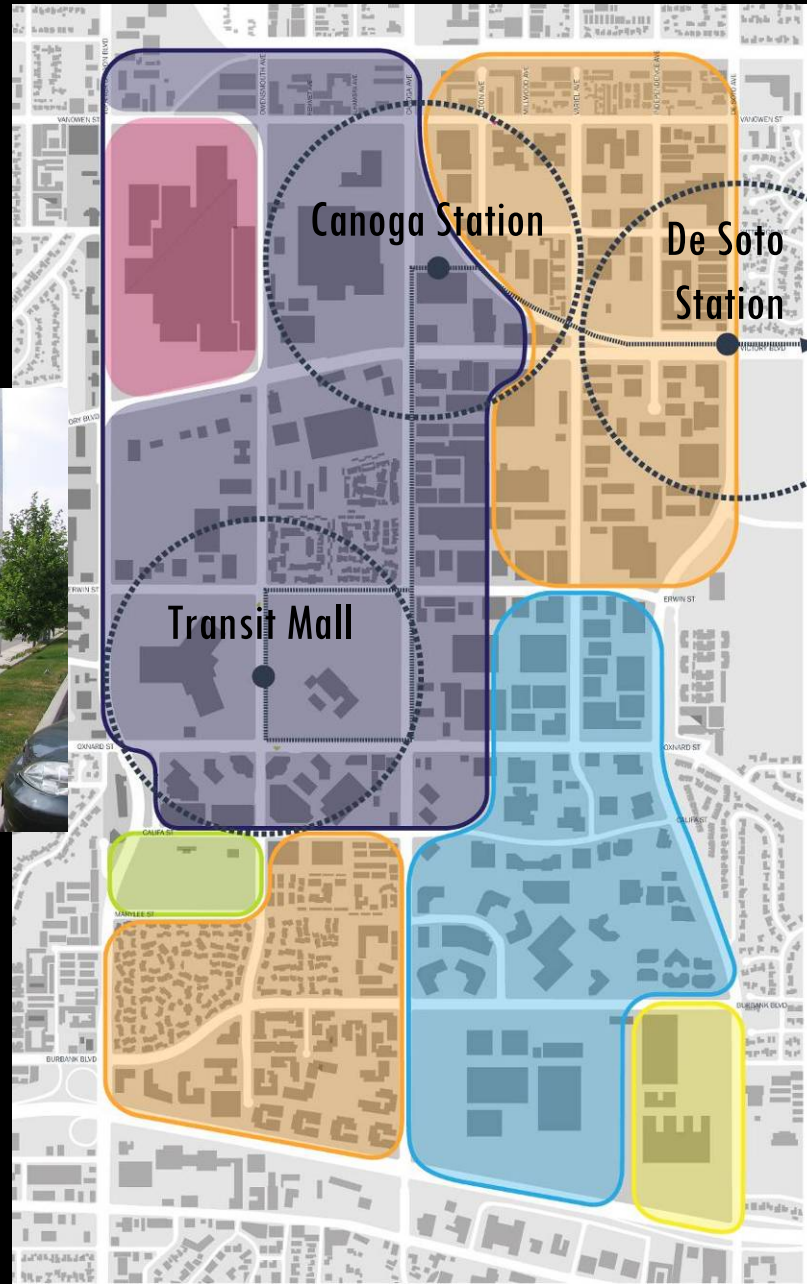
Other Programs

- Employer transit subsidies
- Remote office centers — for residents
- Continue TMO Vanpool/Carpool efforts
- Incentivize telecommuting

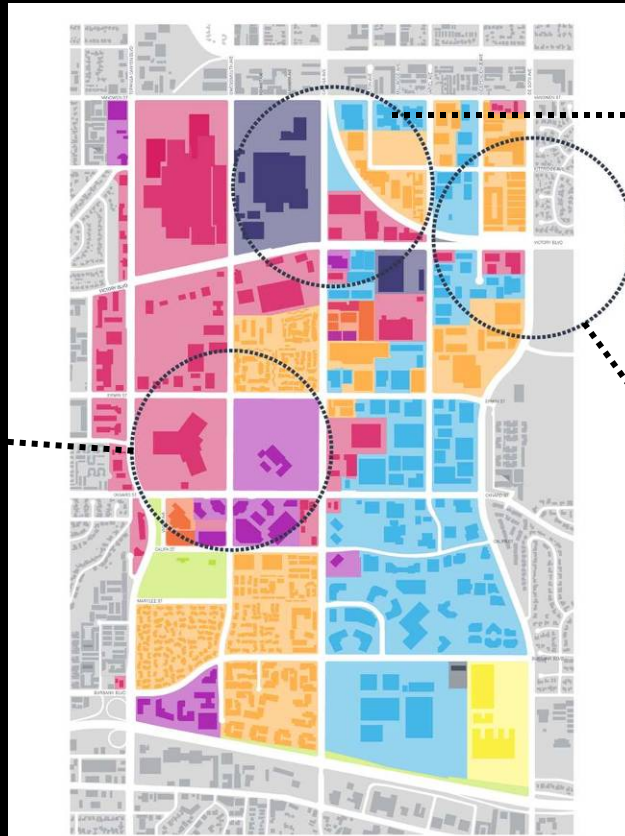
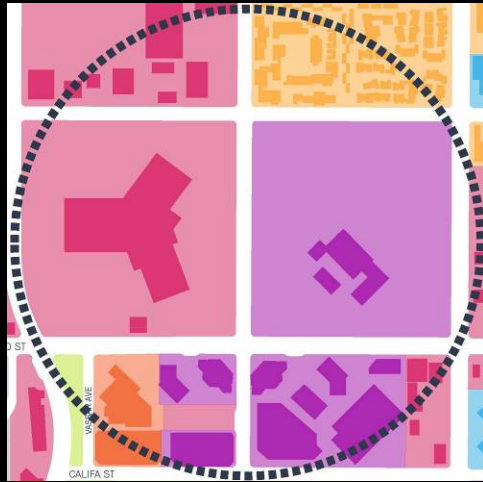


Warner Center Specific Plan Update

Future districts



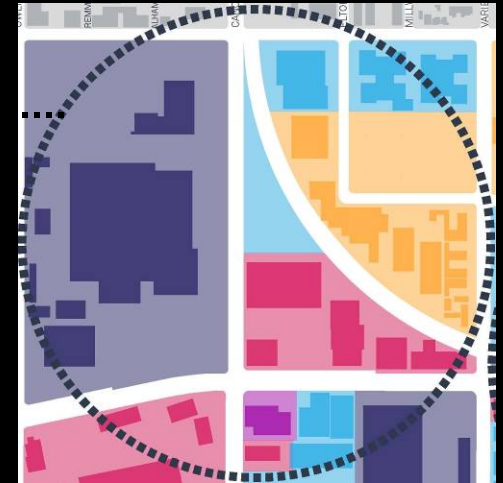
Urban Center



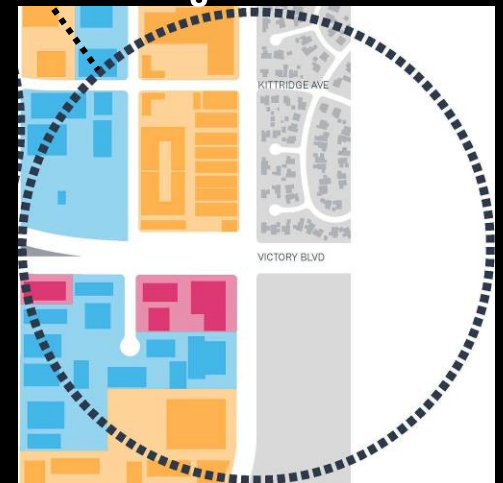
Warner Center_Land Use by Building



Suburban Center

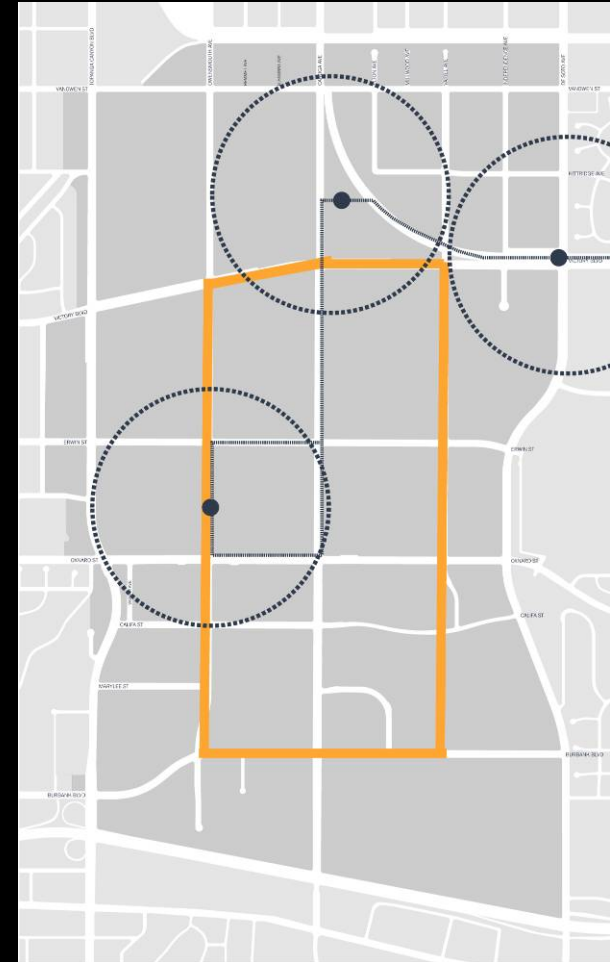
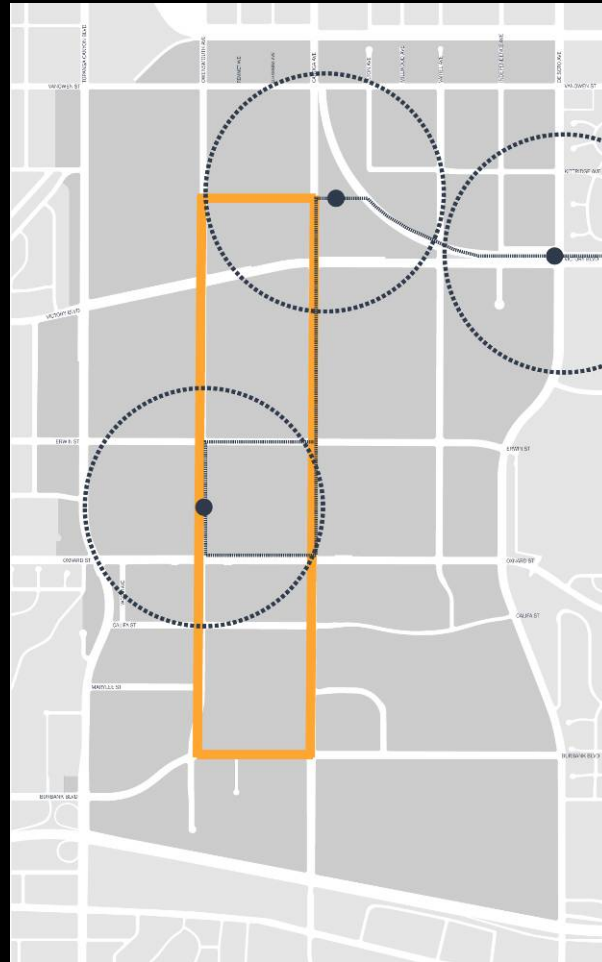
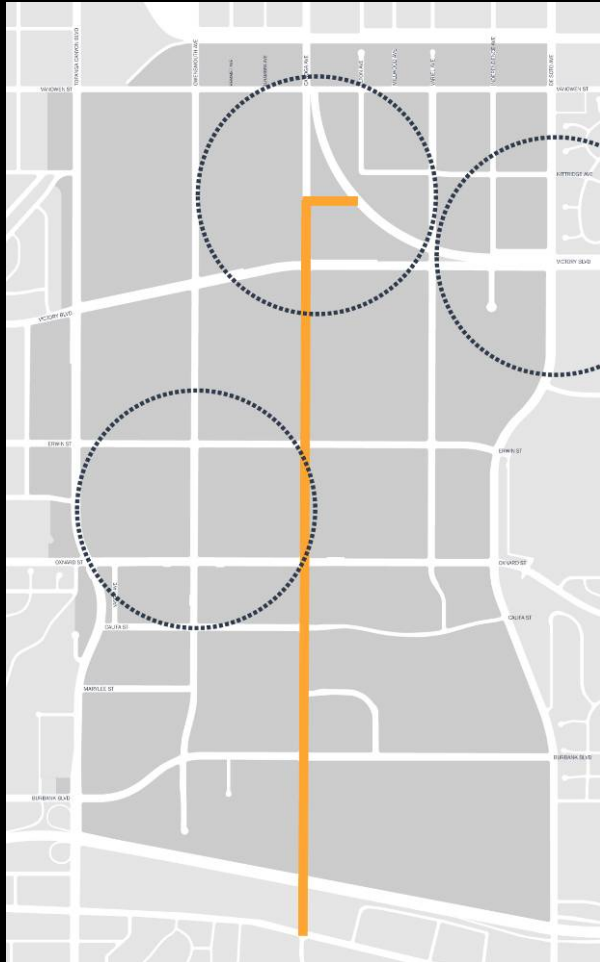


Neighborhood

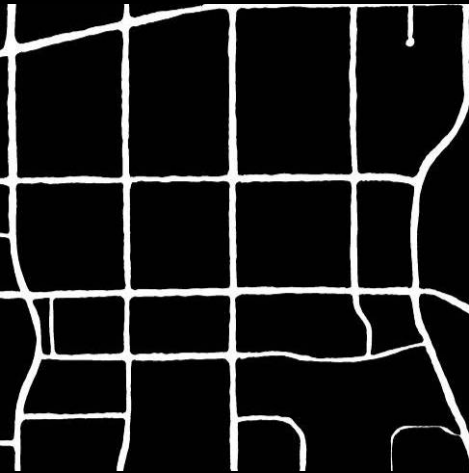


Warner Center Specific Plan Update

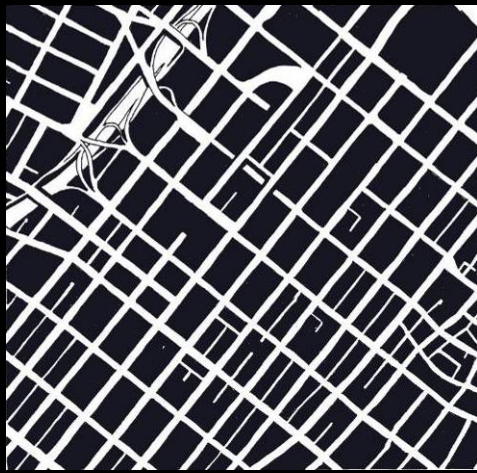
Possible circulator options







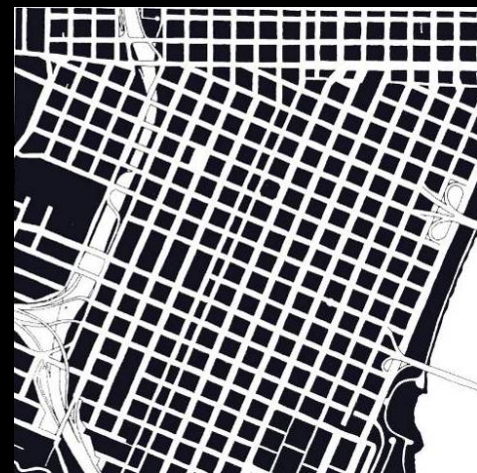
Warner Center



Los Angeles



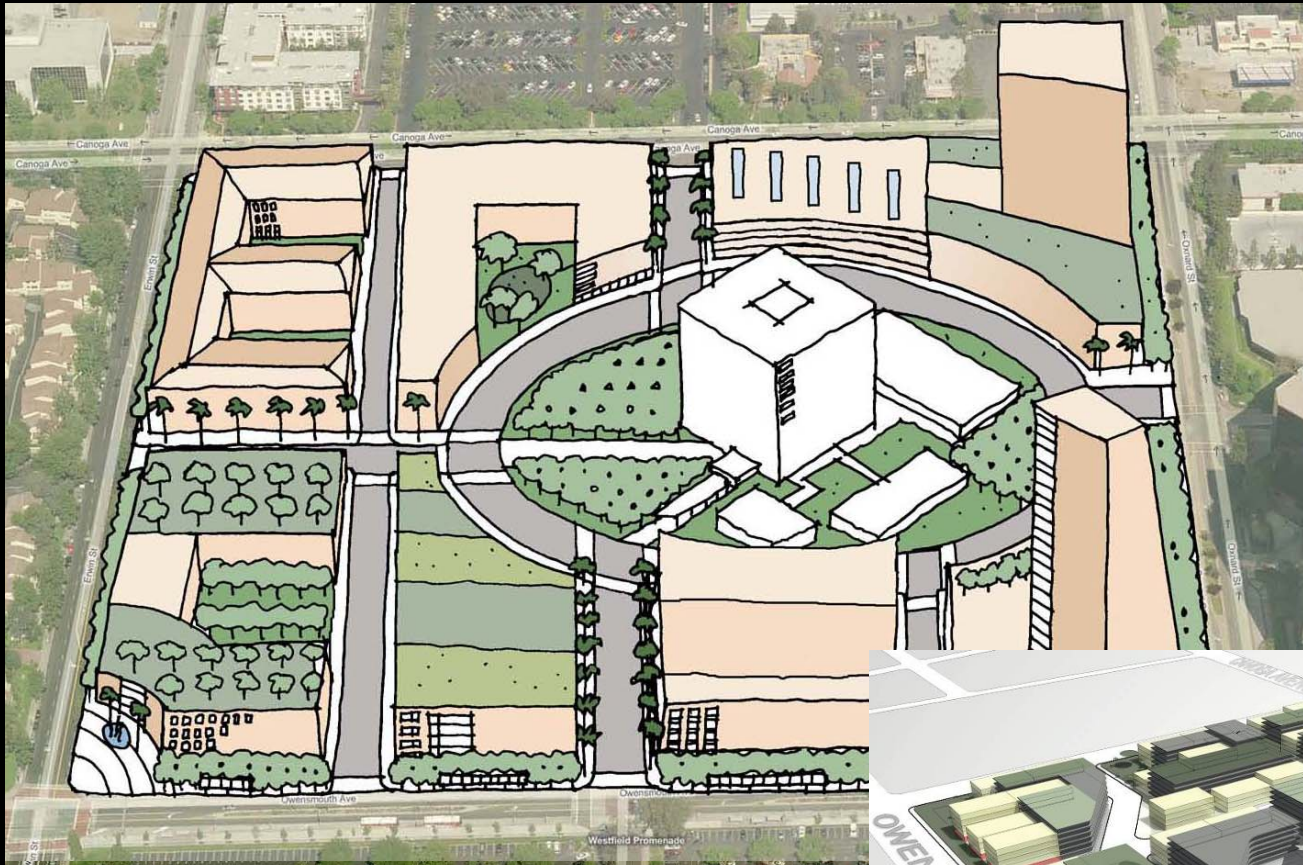
San Diego



Portland

Warner Center Specific Plan Update

Making a walkable downtown





Density | So how should we define it today?

Pasadena

Old Pasadena
FAR 2.4 to 1



Altadena
5 DU/acre



Las Vegas

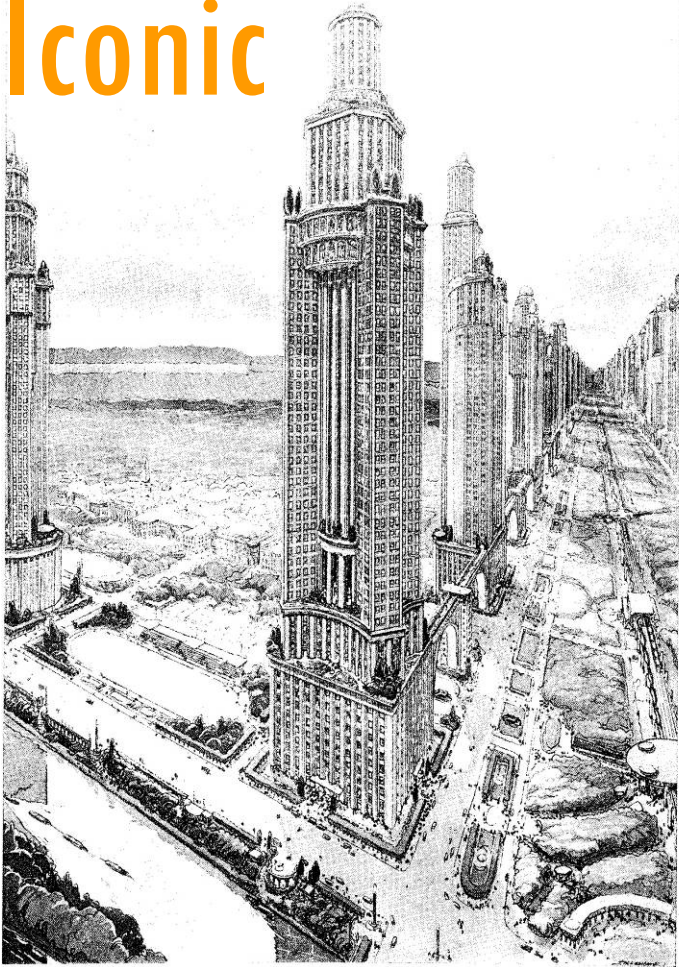
City Center
FAR 5.8 to 1



Sun City
10 DU/acre

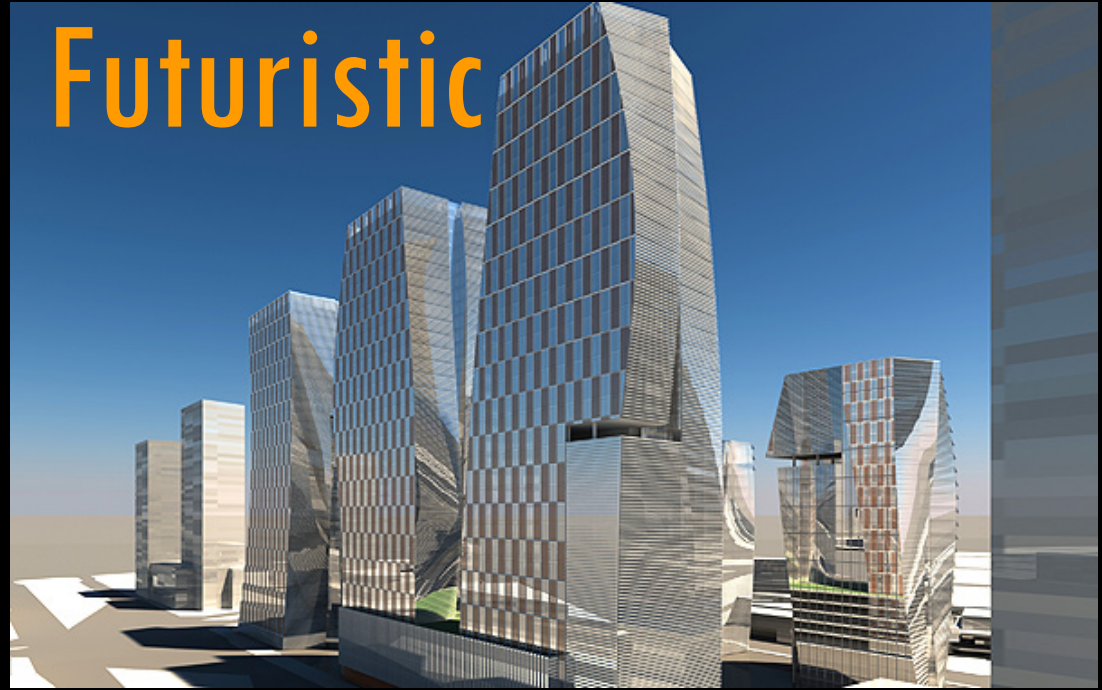


Iconic



L'AVENUE DES MAISONS-TOURS — Un extraordinaire projet pour résoudre la question de l'habitation dans la région marsennaise.

Futuristic



Sustainable

