

INDUSTRIAL CITYWIDE DESIGN GUIDELINES

Heavy Industrial, Limited and Light Industrial,
Hybrid Industrial & Commercial Manufacturing

Objective 1: Consider Neighborhood Context and Compatible Design of Uses



Los Angeles
Department
of City Planning

OBJECTIVE 1:

Consider Neighborhood Context and Compatible Design of Uses

Site Planning

- 1 Create a strong street wall by locating **building frontages** at the front property line or at the minimum required **setback**. Where additional setback is necessary, activate the area with a courtyard or "outdoor room" adjacent to the street by incorporating outdoor dining, seating, or water features, for example.
- 2 Provide direct paths of travel for pedestrian destinations within large developments. Especially near transit lines, create primary entrances for pedestrians that are safe, easily accessible, and a short distance from transit stops.
- 3 Maintain existing alleys for access. Avoid vacating alleys or streets to address project-specific design challenges.

RECOMMENDED



- ✓ Strong street edge
- ✓ Creative use of setback to create an "outdoor room"
- ✓ Outdoor eating establishment associated with industrial use

NOT RECOMMENDED



- ! Poor use of setback; blocked path to sidewalk
- ! Cars dominate streetscape



- ! Blocked alley access

Site Planning *(cont.)*

- 4 Place buildings around a central common open space to promote safety and the use of shared outdoor areas. In mid- and high-rise buildings, podiums between buildings and rooftop decks can be used as common areas.
- 5 Provide bicycle lockers and/or racks near building entrances. Disperse bicycle parking facilities throughout larger sites and locate them in convenient and visible areas in close proximity to primary building entrances.
- 6 Provide adequate safeguards to control impacts resulting from toxic substances and release of airborne particles on adjacent residential uses.

RECOMMENDED




Bike rack located in a visible area



Dining area located within a landscaped common space

Building Orientation

- 1  Situate buildings on the site so they are oriented to maximize daylighting opportunities and harvest natural light within interior work spaces. Also utilize opportunities to provide operable **clerestory windows** to allow for ventilation and indirect lighting.
- 2 Large industrial buildings with multiple tenants should provide multiple numerous entries at multiple **street frontages** to improve site design flexibility and options for building location.

RECOMMENDED



Building situated to maximize daytime lighting

NOT RECOMMENDED



Blank wall is a missed opportunity to provide daylighting

Entrances

- 1 Provide a logical sequence of entry and arrival as part of the site's design. Special entry treatments such as stamped or colored concrete and special planting and signage can be used to enhance entries and guide pedestrians.
- 2 Entries should be designed according to simple and harmonious proportions in relationship to the overall size and scale of the building. Ensure that pedestrian entries are properly sized to provide shelter year-round.
- 3 Ensure that the main entrance and entry approach can accommodate persons of all mobility levels.

RECOMMENDED



✓ Sheltered entry

✓ Logical entry progression



✓ Disability access

NOT RECOMMENDED



Lack of pedestrian shelter or special entryway treatment creates an unclear entry sequence

Objective 1: Consider Neighborhood Context and Compatible Design of Uses

- Promote pedestrian activity by placing entrances at grade level or slightly above, and unobstructed from view from the public right-of-way. Avoid sunken entryways below street level.

RECOMMENDED



Unobstructed and architecturally coherent entry



Visible and attractive stairs

NOT RECOMMENDED



Harsh security measures



Architecturally incoherent entry



Barred entry

Relationship to Adjacent Buildings

- 1 Ensure that new buildings are compatible in scale, massing, style, and/or architectural materials with existing structures in the surrounding neighborhood. In older neighborhoods, new developments should likewise respect the character of existing buildings with regards to height, scale, style, and architectural materials.
- 2 Create height and visual transitions between industrial districts and adjacent commercial and residential neighborhoods. Stepping back upper floors of industrial structures to match those of adjacent commercial or residential structures, and plant trees, shrubs, and vines to screen outdoor storage and odor or noise-generating functions of industrial uses.

RECOMMENDED



✓ Adequate landscaping buffer softens transition between uses

NOT RECOMMENDED



⚠ Poor screening and transition between industrial and residential uses