Los Angeles | An Industrial Evolution

Lisa Padilla, AIA, LEED AP
Cityworks Design
Industry Past | Discovery & growth
citrus and nuts

movies & television
manufacturing & oil production
Industry Present | Housing & jobs
Our recent boom
**Industrial Land Use Policy**

Fact: 26% of L.A.’s industrial land no longer used for that purpose

Guides Staff on land use changes

Identifies short & long term direction by area & where industrial uses should be retained /converted

Identifies community benefits when loss of employment land

Establishes need for new zoning category for evolving industrial land
Industry Future | Sustaining the Economy & Environment

Central Industrial District’s Design Guide

Southeast L.A. Transit Corridor & Community Plan Update
GOAL: Making neighborhoods

Retain each district’s unique character

Make habitable streets for pedestrians and bicyclists

Link to the rest of the city - like LA’s Downtown core

Introduce local services and cleaner industry where jobs are wanted
Develop major spines as **green streets** and locate fixed transit here to link districts together

Create **beautiful boulevards** that accommodate all modes safely

Focus **pedestrian-oriented activities on the narrower streets that are quieter**

**Improve infrastructure** and make truck access safer if keeping industrial parcels viable

**GOAL: Rationalizing the street system**
Evaluate block sizes and **walkability**

Improve **sidewalks** — width and surface

Minimize **curb cuts**

Make **pedestrian x-ings** safer

Integrate **bicycles** to avoid conflicts

Consider **night environment**

Would you walk your dog here?
GOAL: Introduce landscaping & permeability

- Landscape can help ease transitions
- Screen unwanted uses or blank walls
- All natural anti-graffiti façade treatment
- Stormwater filtration and slow percolation
- Native low-water species
GOAL: Better performing architecture

Reuse existing buildings wherever possible

New prototypes such as live-work & small workshop startup

Opportunities for green industrial uses should be identified

LEED certified buildings required or strongly encouraged
GOAL: Deal with the necessary evils

Screen parking & storage containers from the street

Consolidate pallette yards and remove from residential areas

Centralize recycling centers and consider indoor facilities to control impacts
GOAL: Create needed open space
GOAL: Meeting LEED ND Criteria

Redeveloping brownfield sites
Lowering vehicle miles traveled
Reducing parking
Making walkable blocks & great streets
Greater mix & density of uses
Improving transit access
Certified buildings
Infrastructure, energy & efficiency
GOAL: Reintegrating a transit corridor

Former freight ROW served heavy industry in Southeast L.A.

Growing immigrant population resides in active or evolving industrial transition zones

How can we catalyze a more livable communities along the alignment?
GOAL: Re-invent a truck/freight corridor

Community-serving uses option

Linear park option
GOAL: Stations as community-serving centers

This neighborhood station would serve adjacent mixed-use and commercial development, residential neighborhoods, and provide access to Rapid Bus and Metro Local Bus on Vermont and Slauson. Tree lined parkways, sidewalk improvements, and new mixed-use development would transform this important node and facilitate linkages to schools and churches.

Existing Context
GOALS: Rezone parcels near residential
Coordinate with community plans
Develop design guidelines
GOAL: Re-invent a truck/freight corridor
In Summary

Balance economic and environmental sustainability objectives

Engage the community to determine the future vision of these evolving industrial neighborhoods

Make sure policies are in place that support sound land uses - especially transitions from industrial to existing or emerging residential neighborhoods

Make beautiful streets that are accessible, walk-able, bike-able (& dog-friendly)

Establish design guidelines to assure projects are executed well: overall scale, siting, materials & details