

West Hollywood and Urban Design

presentation to the

City of West Hollywood Planning Commission

July 2, 2009

West Hollywood & Urban Design

1. Introduce some urban design concepts & language
2. Describe my first impressions of WeHo urban design
3. Discuss some urban design tools Urban Studio uses
4. Note some WeHo urban design opportunities
5. Define some general WeHo urban design questions from an outside point of view

What is Urban Design?

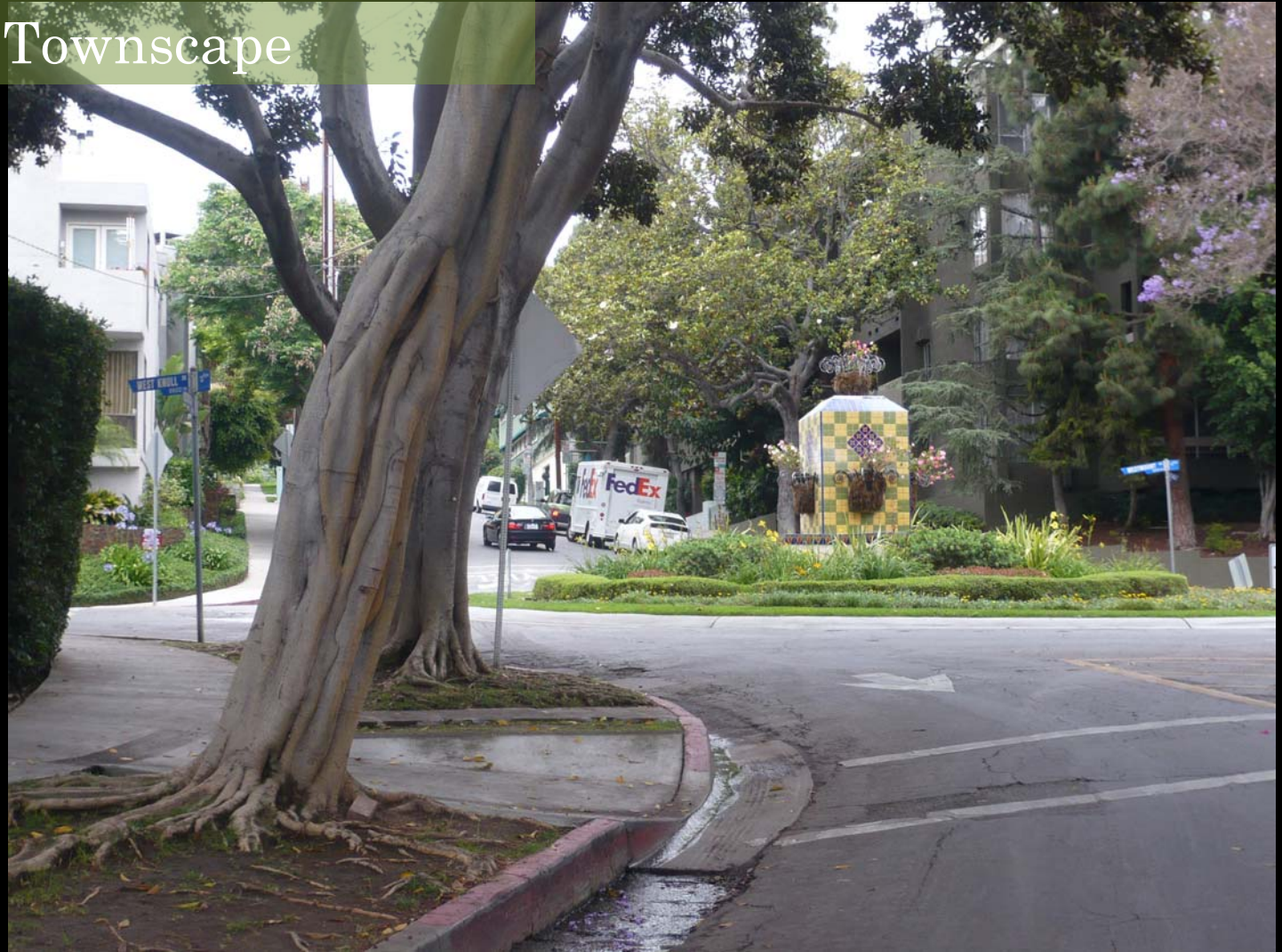
What is Urban Design?

- Master Planning



What is Urban Design?

- The Artful Townscape



What is Urban Design?

- 3-D Projection of Public Policy



Urban Design Language

Urban Design Language

from *The Image of the City* – Kevin Lynch

- Nodes
- Districts
- Landmarks
- Paths
- Edges

Urban Design Language

from *The Image of the City* — Kevin Lynch



Edges

Urban Design Language

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Paths

Urban Design Language

from *The Image of the City* — Kevin Lynch



Landmarks

Urban Design Language

from *The Image of the City* — Kevin Lynch



Nodes

Urban Design Language

from *The Image of the City* — Kevin Lynch



Districts

Urban Design Language

from *The Good City* — Kevin Lynch

Dimensions of Urban Performance

- Vitality - *supports vital biological functions*
- Sense - *environmental legibility*
- Fit - *capacity matches quantity*
- Access - *ability to reach activities, resources, information, places*
- Control - *the degree to which the urban scene is controlled by those that use it*
- Efficiency - *the cost benefit (true cost)*
- Justice - *the way benefits and costs are distributed*

West Hollywood First Impressions

West Hollywood First Impressions

1. A town (not a village) within a city



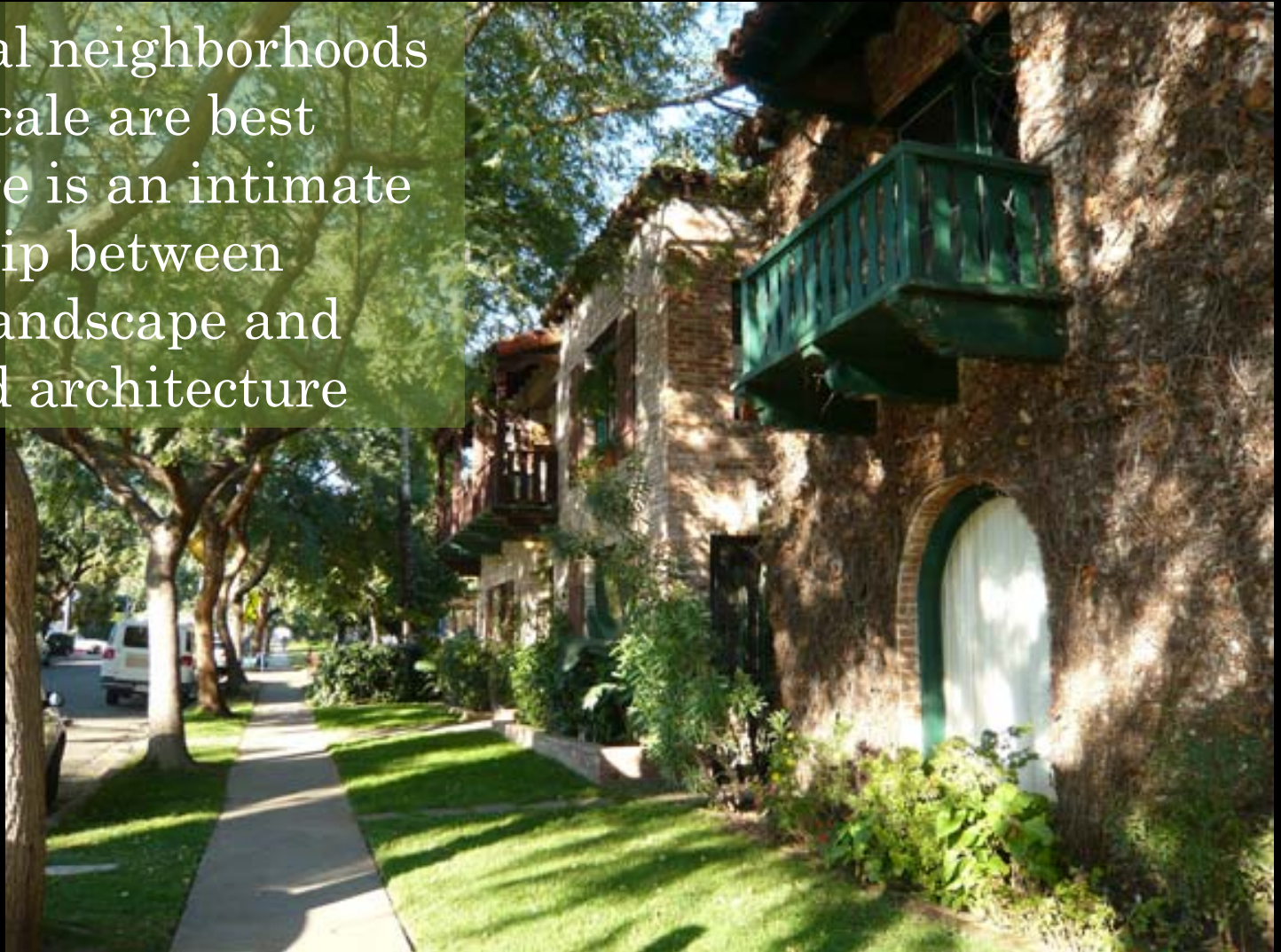
West Hollywood First Impressions

- Streetscapes and sidewalks and commercial districts are best when intricate



West Hollywood First Impressions

3. Residential neighborhoods at every scale are best when there is an intimate relationship between common landscape and modulated architecture



West Hollywood First Impressions

4. Open space is at a premium



West Hollywood First Impressions

5. Connections to environmental surrounds create value

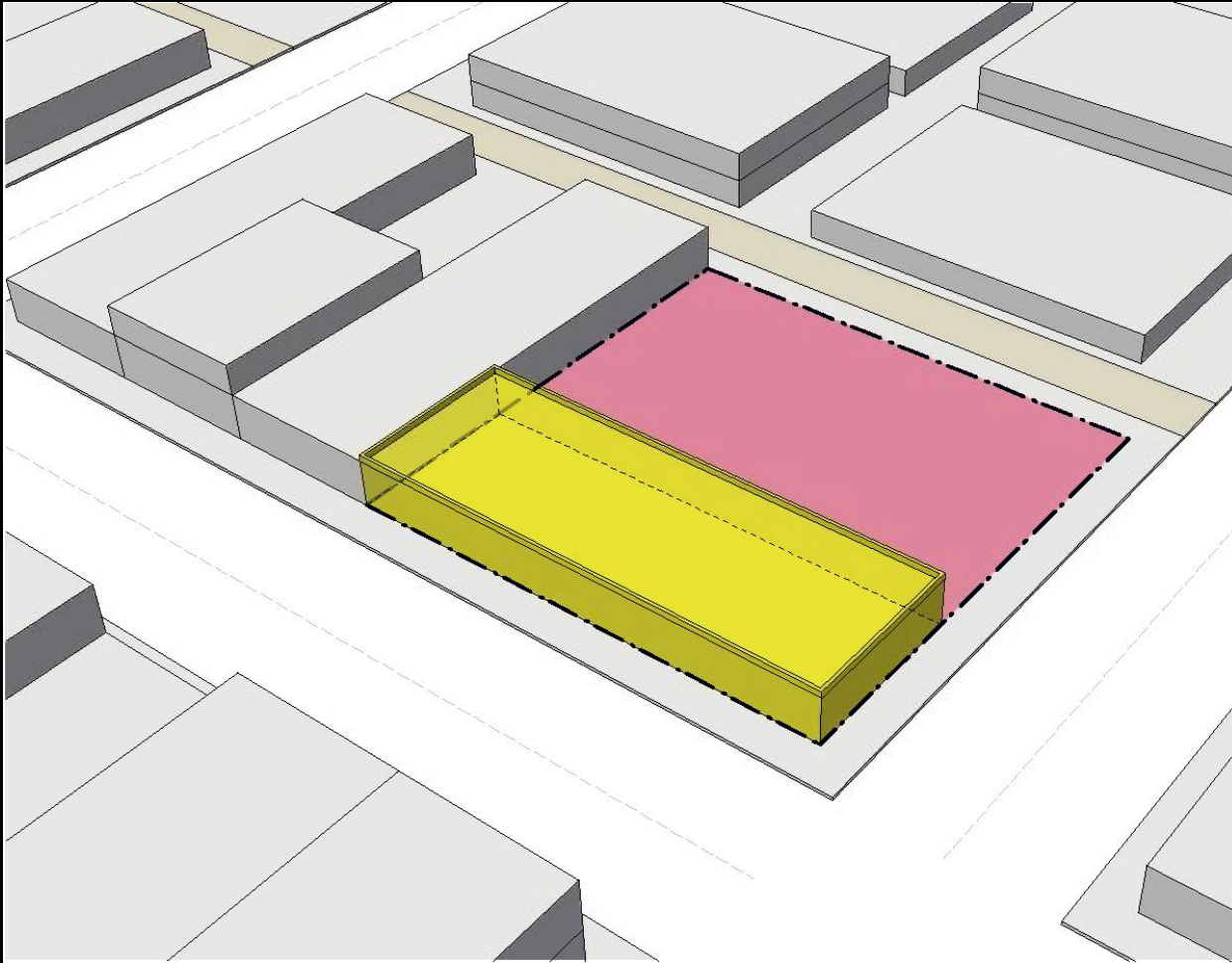


West Hollywood First Impressions

6. There is a sense that too much of the new is of poor design quality or at variance with the long-term visions for West Hollywood

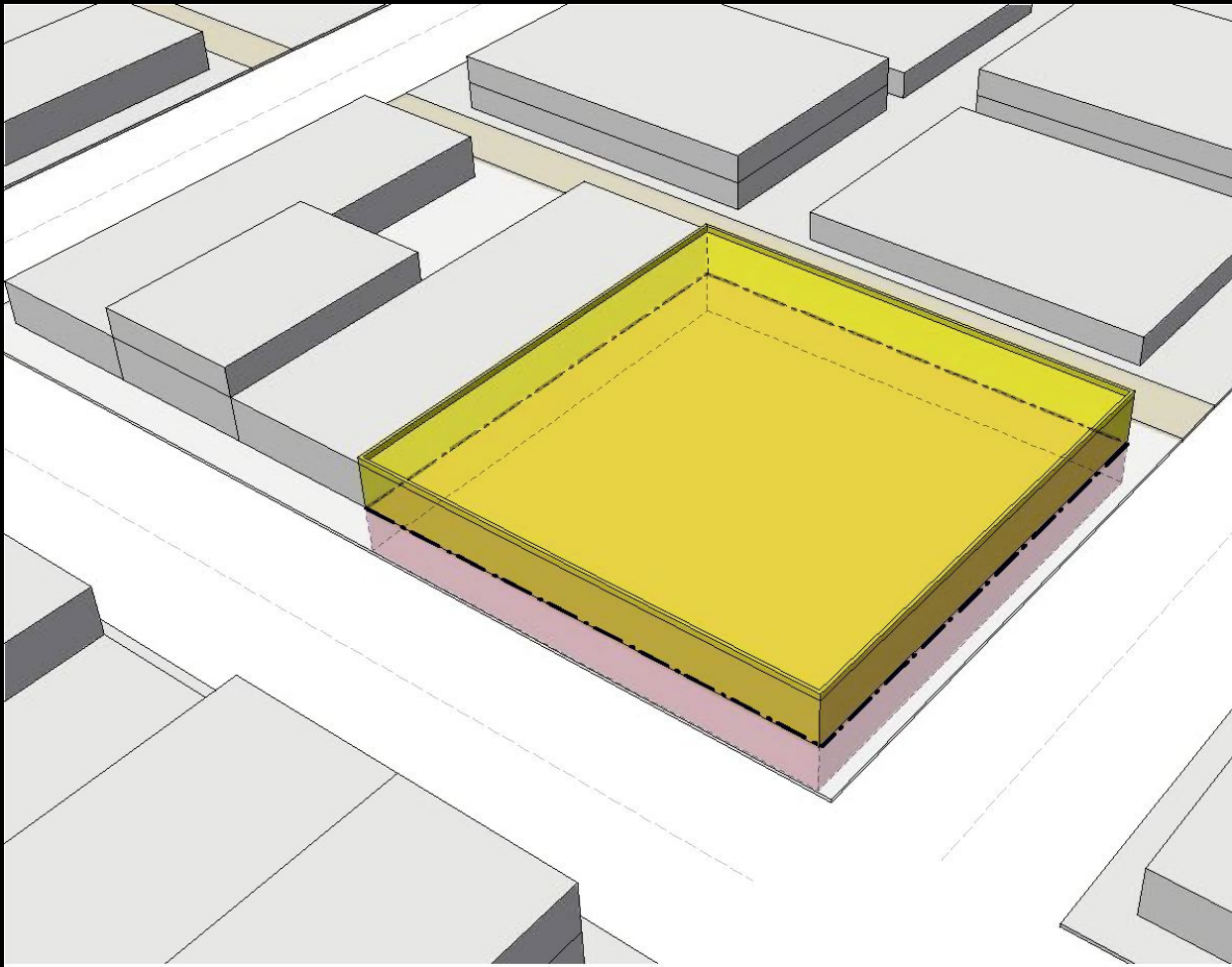
Urban Design Tools

Urban Design Tools



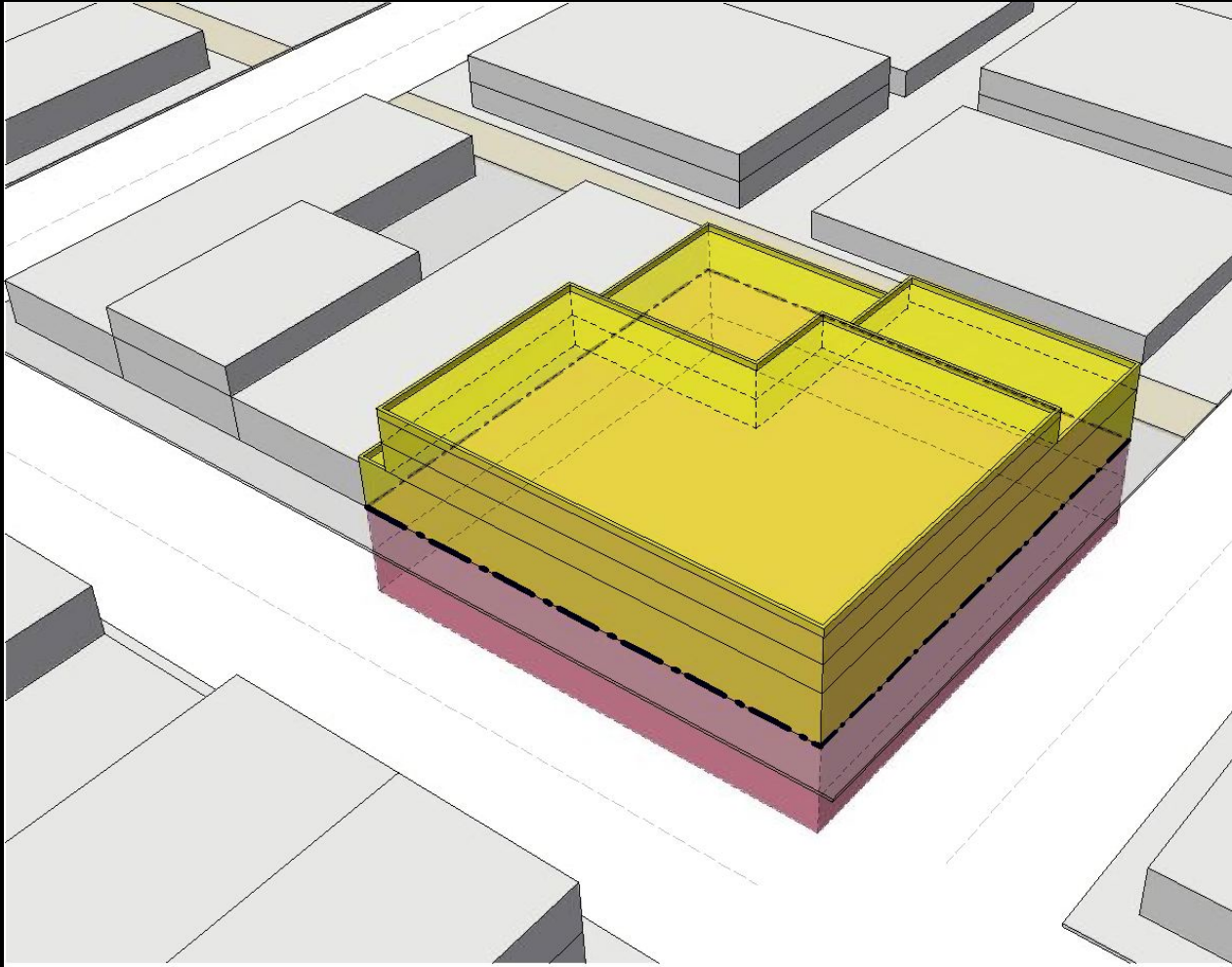
FAR = 0.35 : 1.0

Urban Design Tools



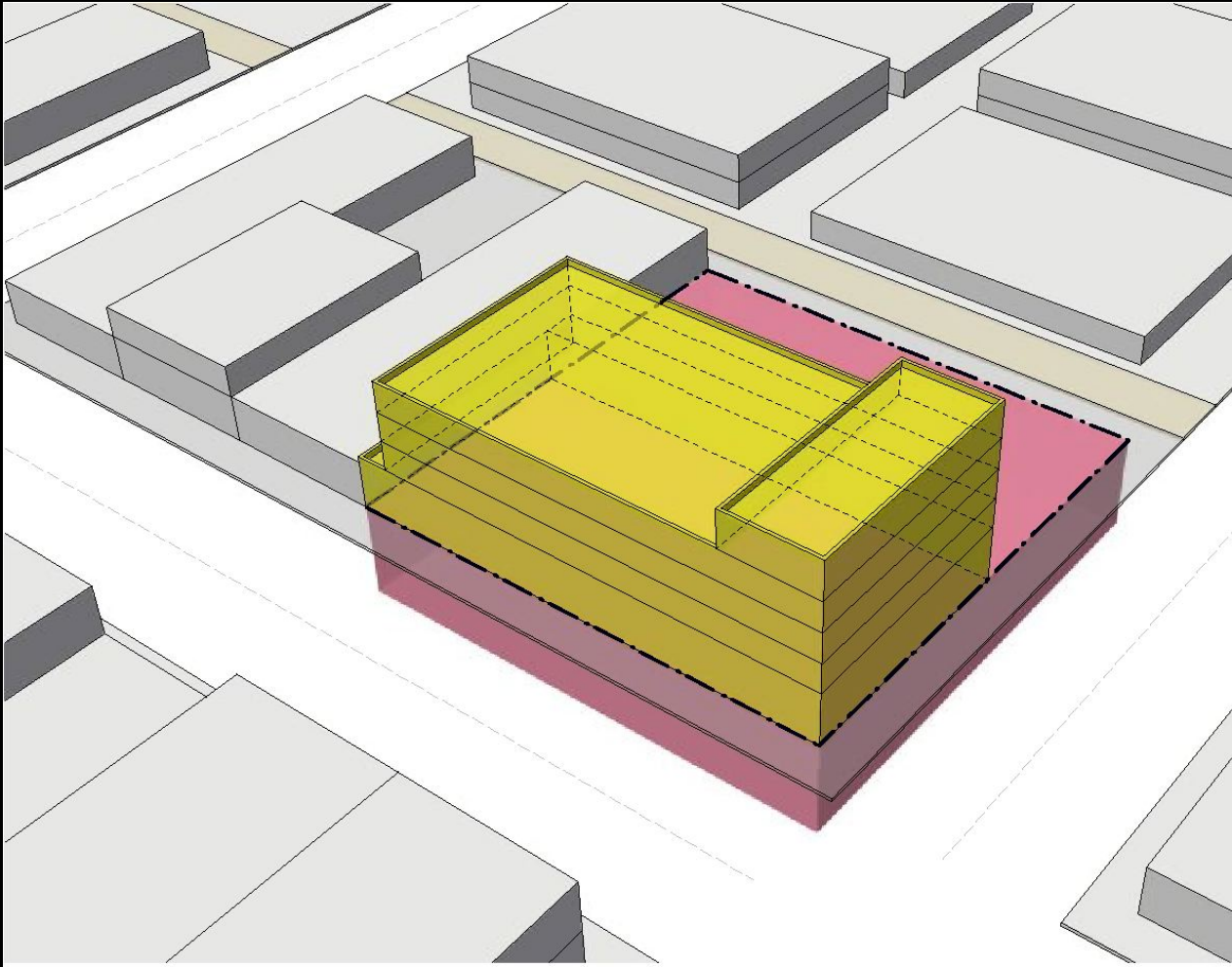
FAR = 1.0 : 1.0

Urban Design Tools



FAR = 2.0 : 1.0

Urban Design Tools



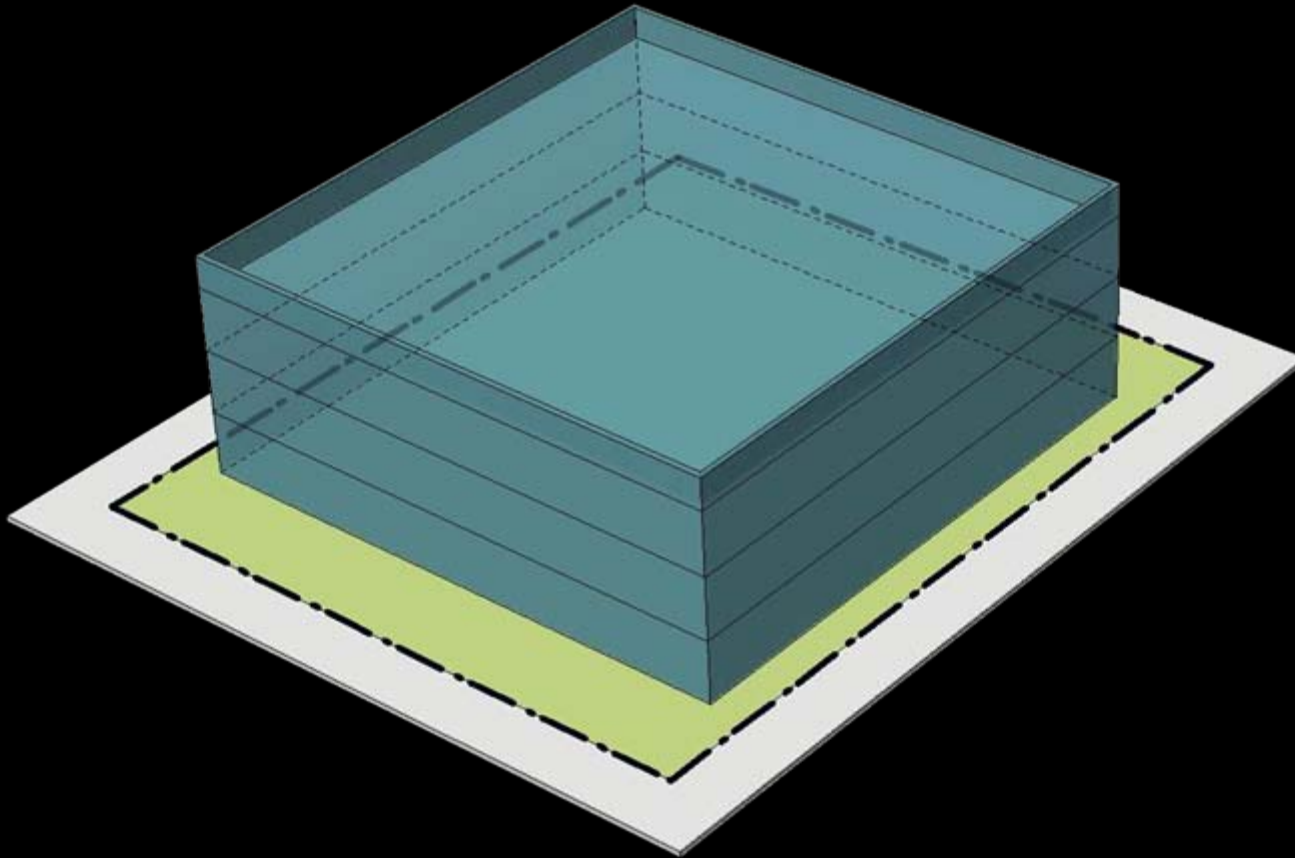
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Urban Design Tools



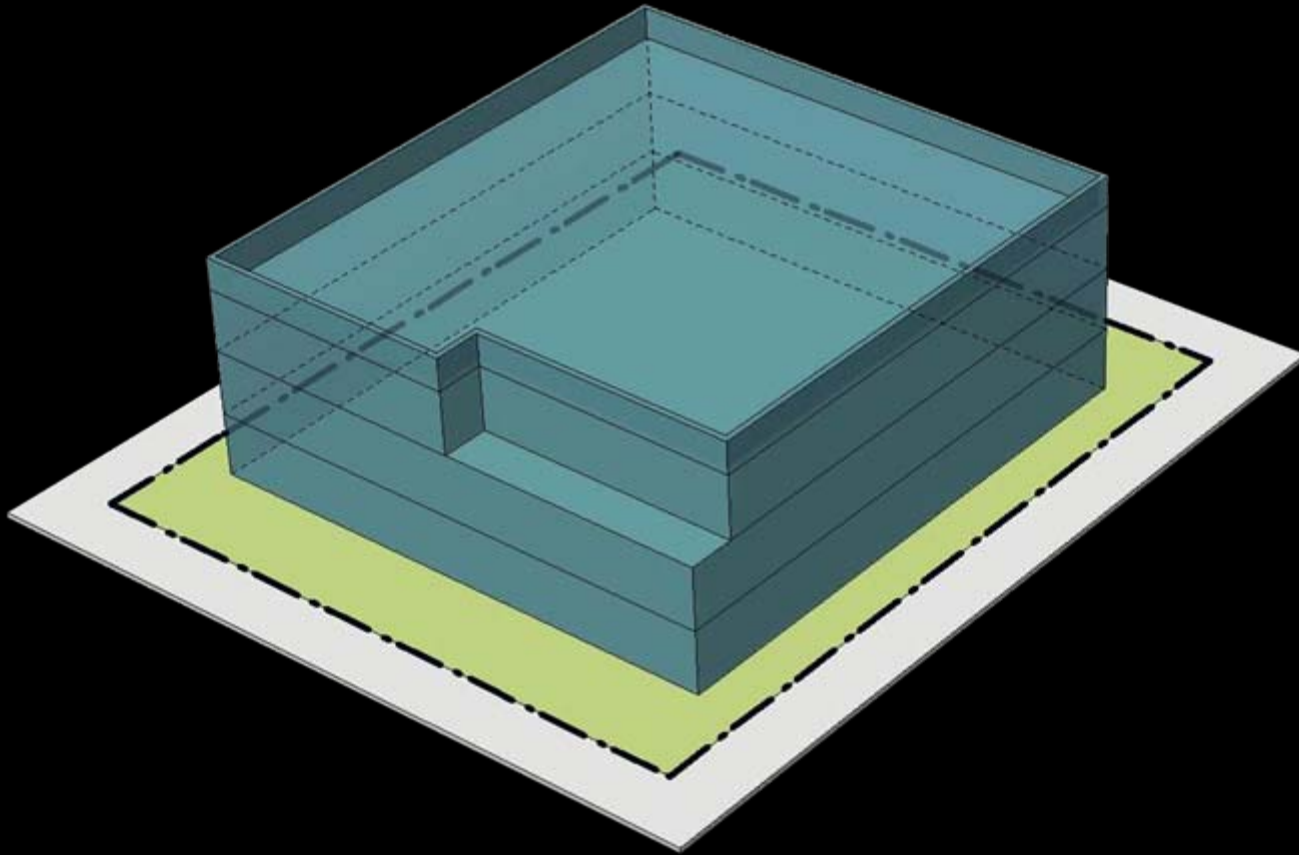
Density versus Intensity

Urban Design Tools



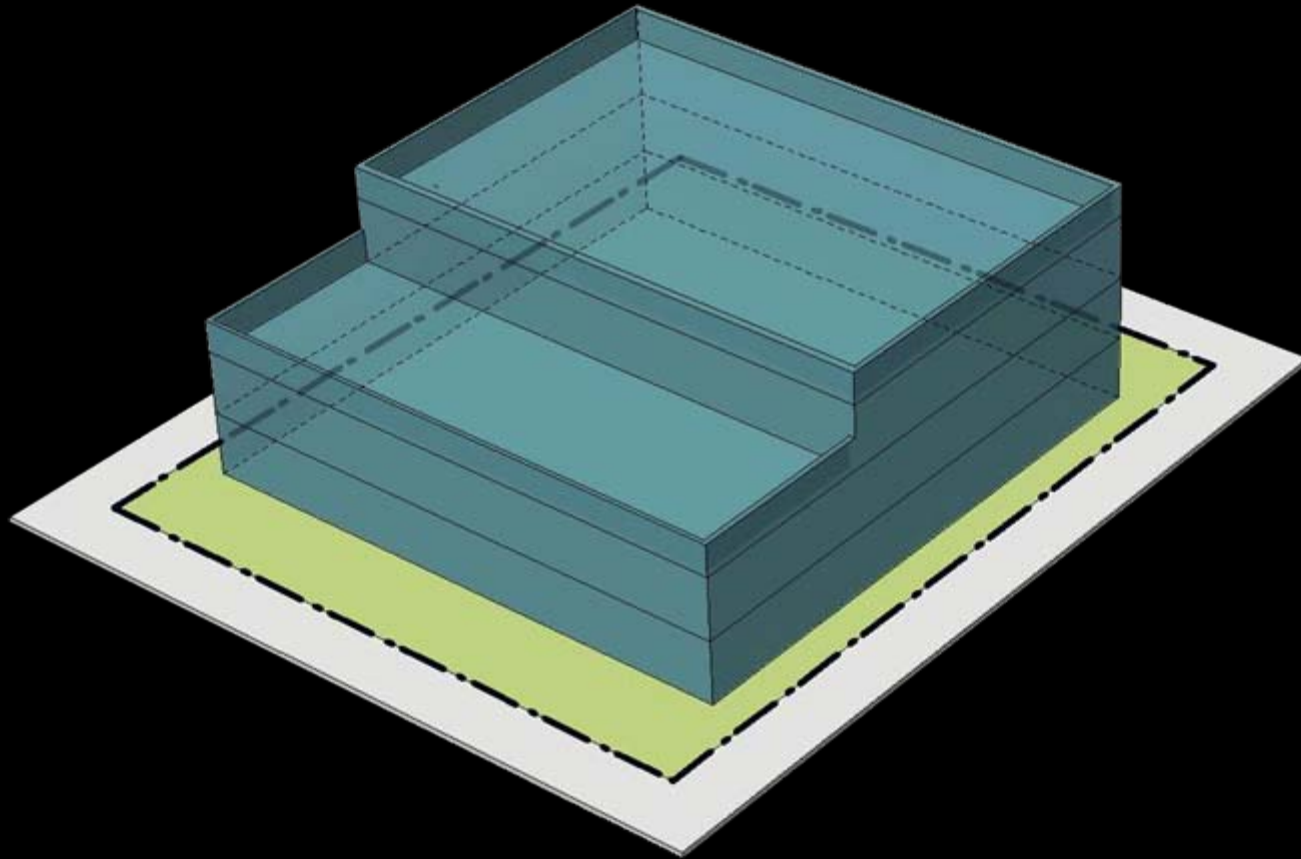
Residential: Height @ 35' & 3 Stories

Urban Design Tools



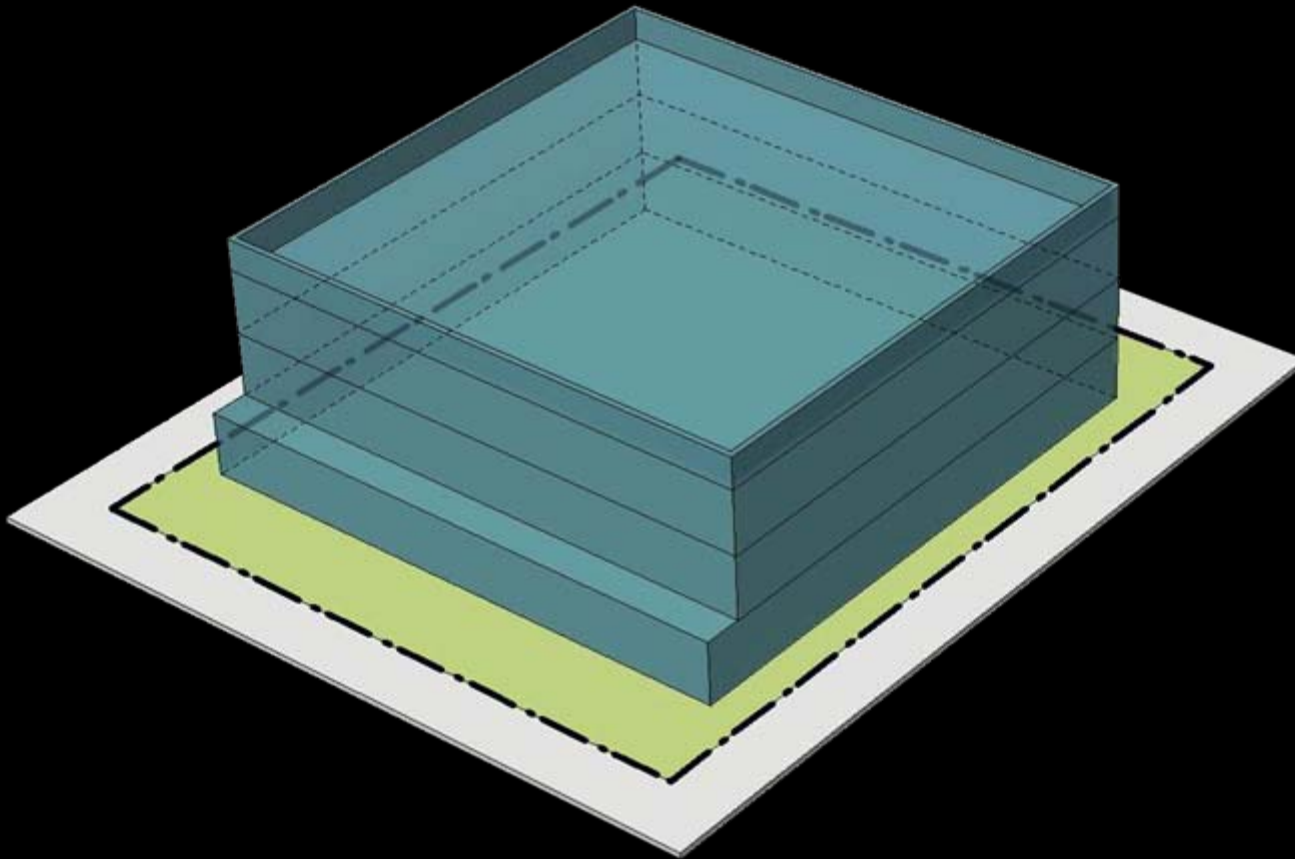
Residential: Height @ 35' + 50% w/stepback above 2 stories

Urban Design Tools



Residential: Height Averaging w/45' stepback above 2nd story

Urban Design Tools



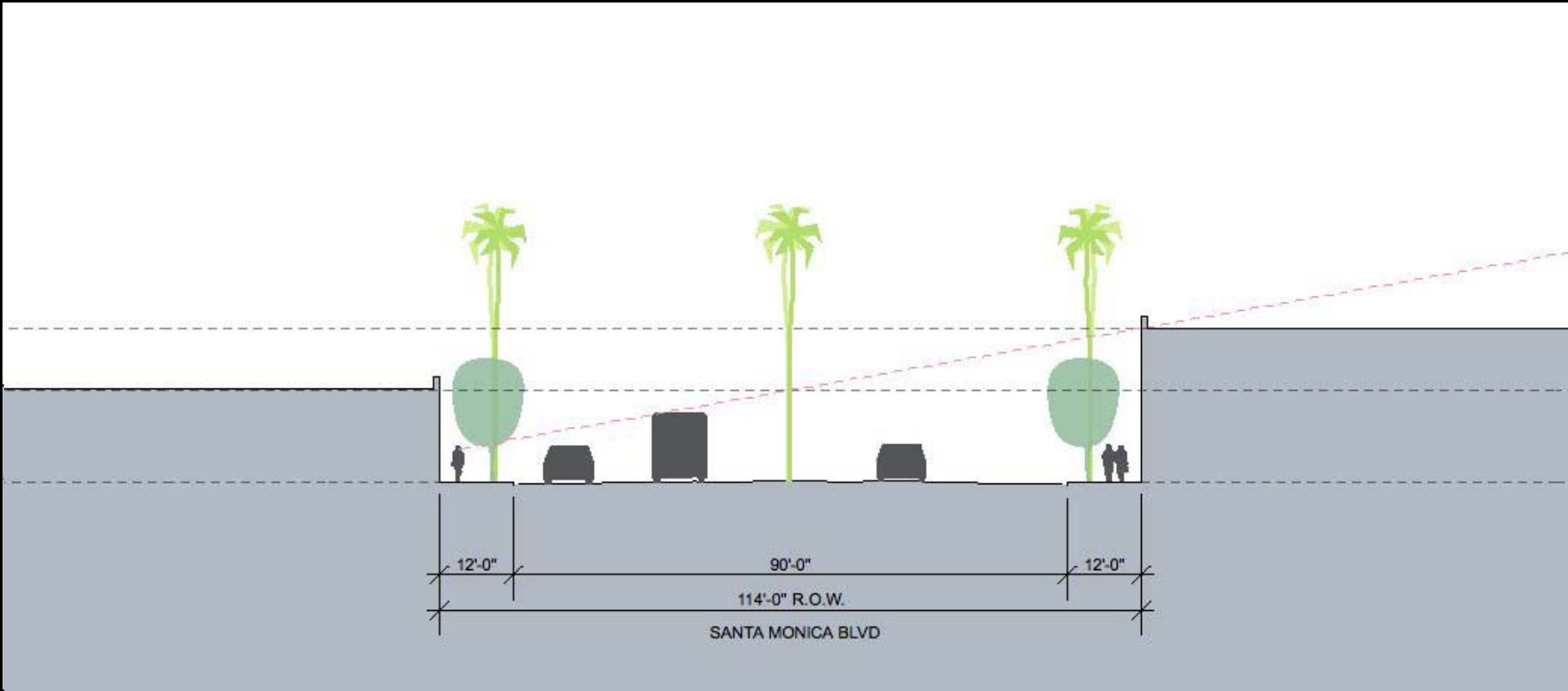
Residential: Height @ 35' + w/6' stepback above 1st Floor

Urban Design Tools



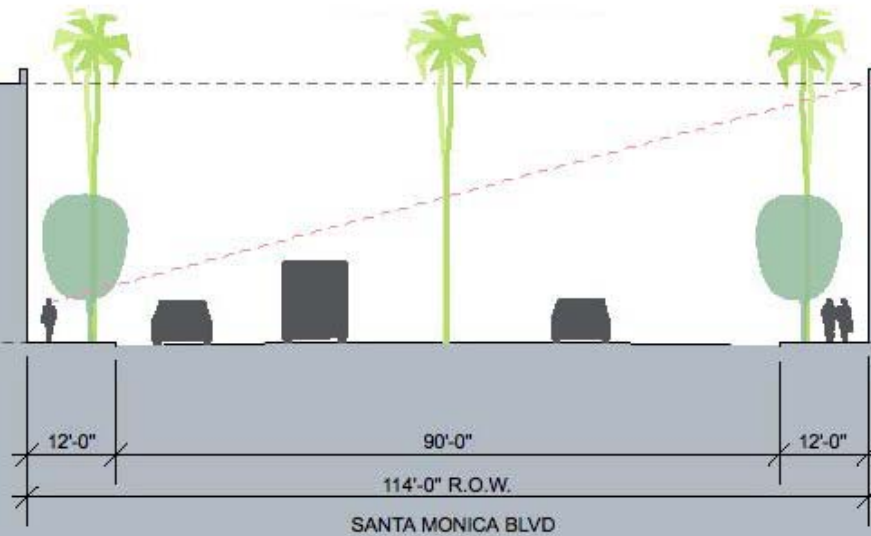
Architecture versus Standards and Guidelines

Urban Design Tools



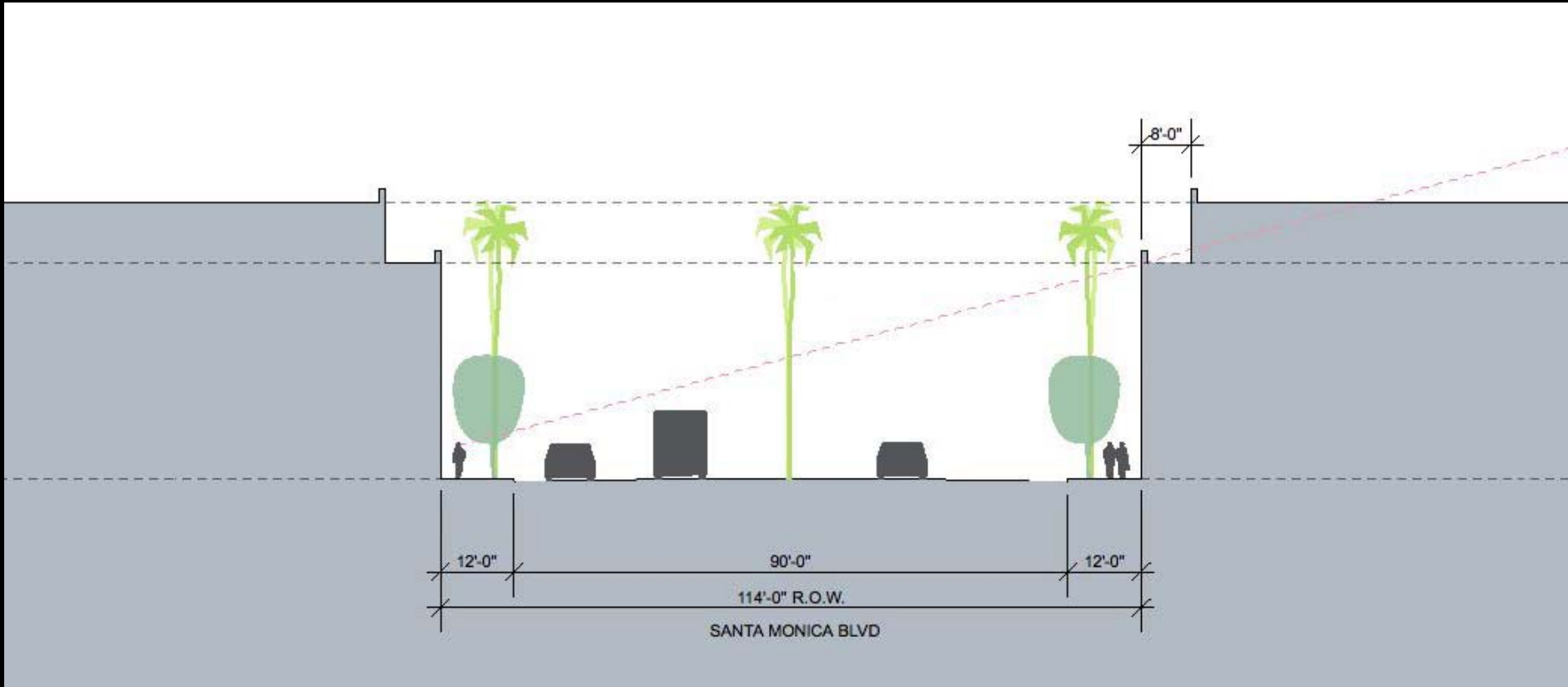
Typical WeHo Boulevard w/ 1 & 2 Story “Street Room”

Urban Design Tools



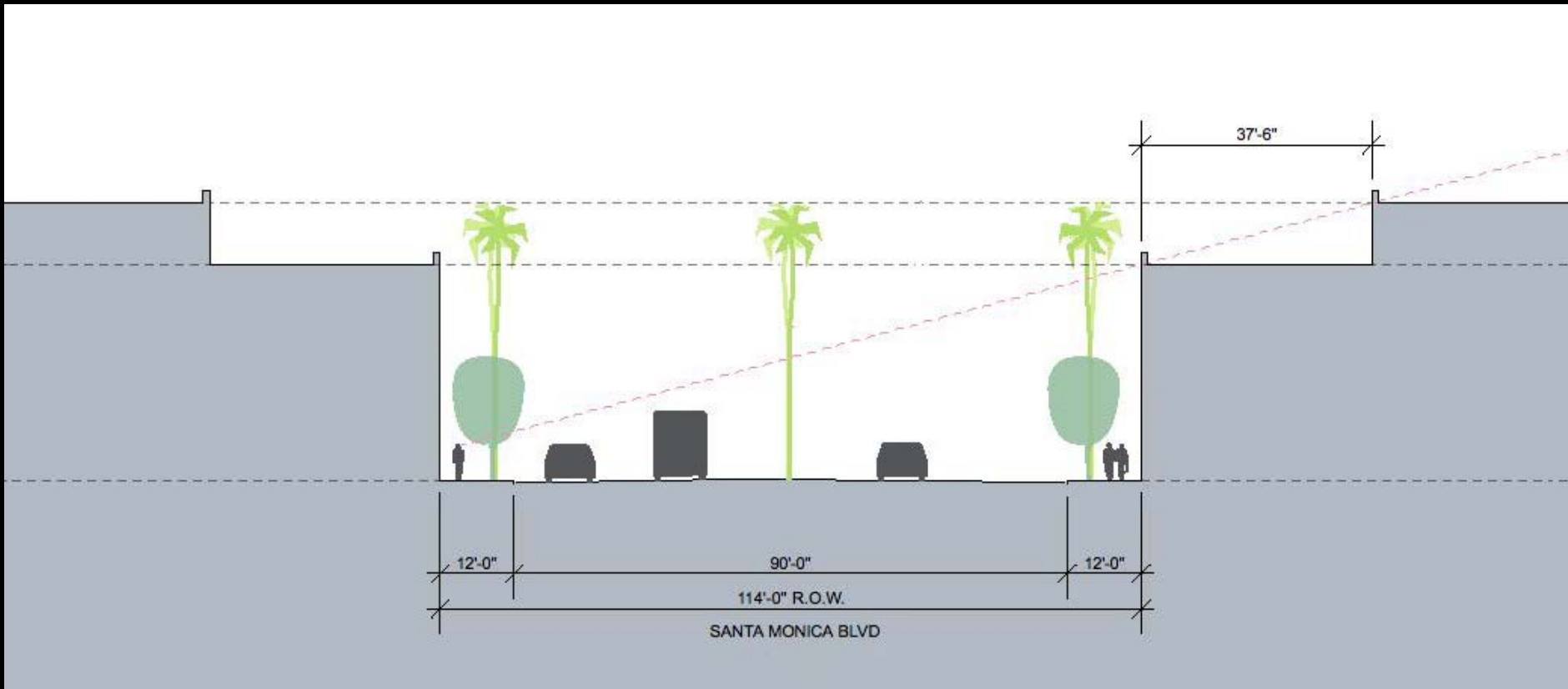
Typical WeHo Boulevard w/ Buildout @ 35'

Urban Design Tools



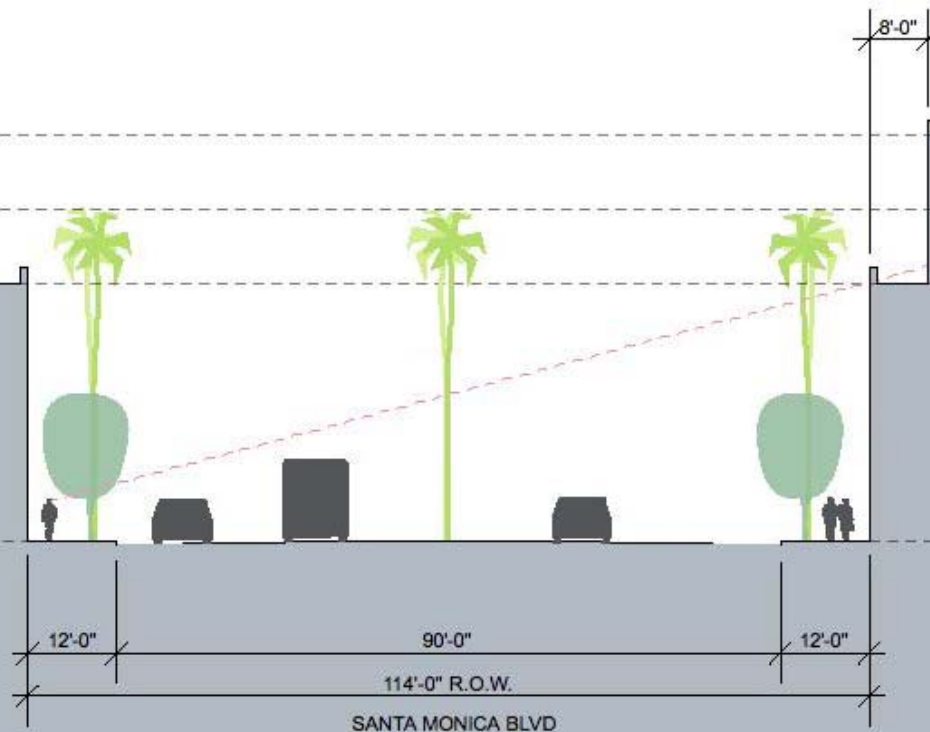
WeHo Boulevard w/Additional Story & 8' Stepback @ 35'

Urban Design Tools



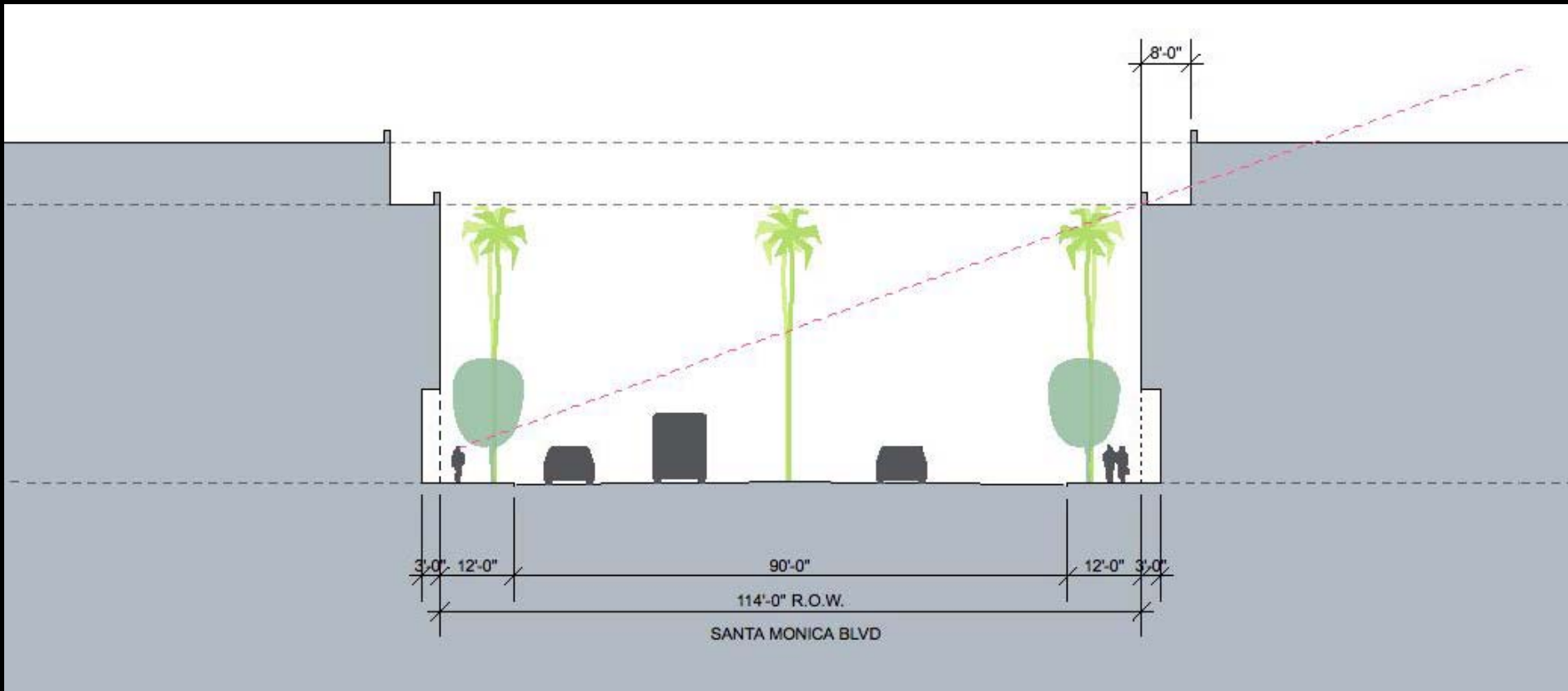
WeHo Boulevard w/Additional Story & non-visible Stepback @ 35'

Urban Design Tools



WeHo Boulevard w/ 2 Additional Floors & 8' Stepback Above 35'

Urban Design Tools



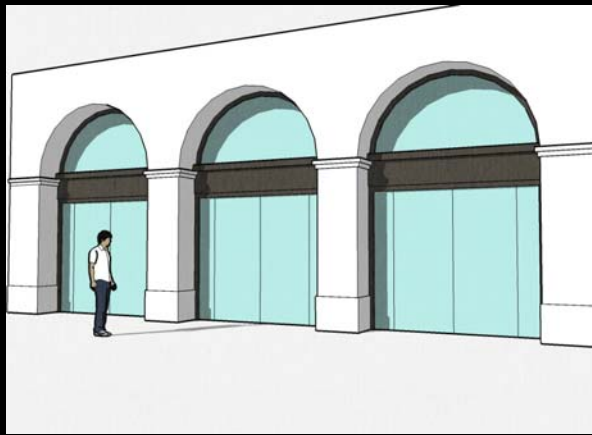
WeHo Boulevard w/ 2 Additional Floors, 8' Stepback Above
35' & 3' Ground Level Easement

Urban Design Tools



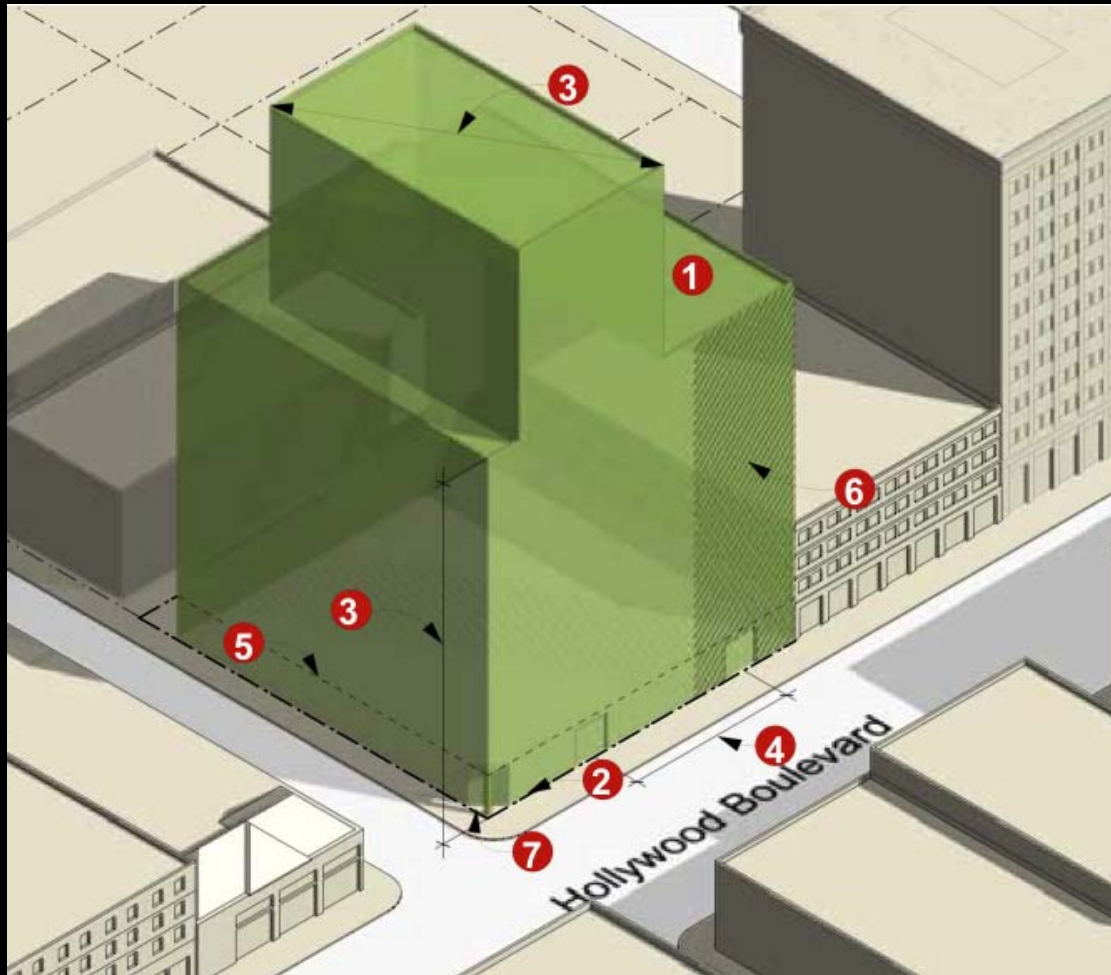
Architectural Character

Urban Design Tools



Modulation, Transparency, Signage & Awnings

Urban Design Tools



Height, Setback, Bulk, Modulation

Urban Design Tools



Height, Setback, Bulk, Modulation Implemented

Urban Design Tools



Pre-visualization

Urban Design Opportunities

Urban Design Opportunities

1. WeHo can accommodate creativity and context



Urban Design Opportunities

2. WeHo can better guide the space in-between, the thresholds between public and private



Urban Design Opportunities

3. WeHo can encourage the creation of more public and private open space.



Urban Design Opportunities

4. WeHo can realize great and vital boulevards adjacent to intensely residential communities



Urban Design Questions

Urban Design Questions

1. Is WeHo urban design generally OK, i.e. with regard to use, heights, setbacks, stepbacks, scale, and modulation standards? Should the next years be about about concentration on human scale versus gross detail?

Urban Design Questions

2. Should the general plan urban design component emphasize the creation of both public and private open space?

Urban Design Questions

3. Should the general plan also concentrate on policies and means to realize great and green streets?

Urban Design Questions

4. To best realize WeHo's environmental design future, which urban design policy path is preferable; by-right standards or policy discretion and flexibility?

West Hollywood and Urban Design

Thank you

