

# APPENDIX H

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## RIO CHECKLIST



Photo courtesy of Los Angeles Public Library

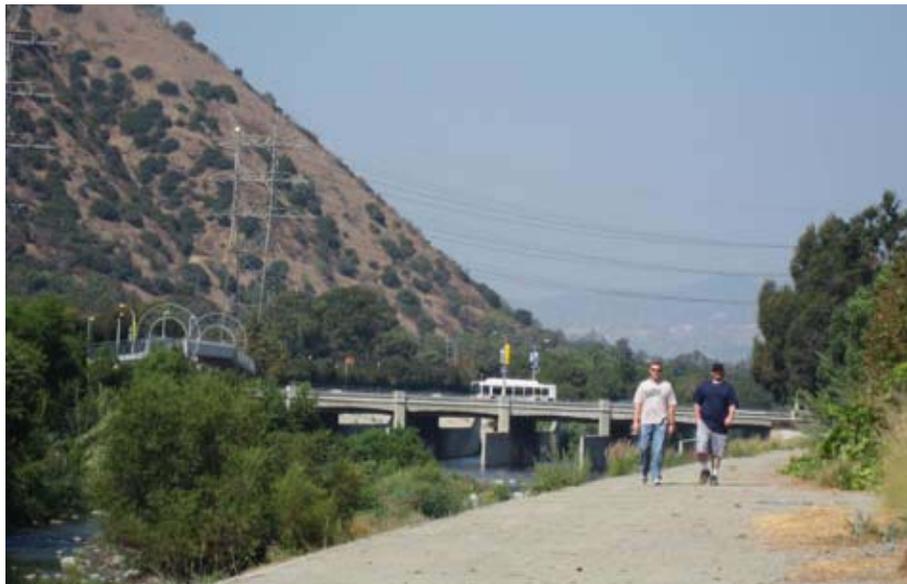
Section 5 **Property Improvement Guidelines**

**Section: 5.0 PROPERTY IMPROVEMENT GUIDELINES**

Prior to obtaining a building permit from the Department of Building and Safety, all Projects shall be referred to City Planning for sign off from the LA-RIO clearance item. In order to obtain a sign off, the applicant shall provide a completed copy of this Section (5) signed by the owner and architect of record, as well as supporting documentation (drawings and specifications) that demonstrate the project has complied with the Property Improvement Guidelines described below.

Projects are required to comply with the identified prerequisites, denoted with a “P”, as well as achieve the minimum numbers of points per category. It may be possible to earn points from several categories by using one strategy. This practice is accepted and encouraged by the Department of City Planning.

Single family home projects must achieve a minimum of 10 points and are required to obtain points from the Watershed category only. All other projects are required to achieve a combined total of 20 points from the Watershed, Urban Design and Mobility categories.



	Single Family	Multi-Family	Commercial	Manufacturing	Public Facilities
<b>Total Points Needed</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>
<i>The categories and their corresponding point requirements are as follows:</i>					
<b>Watershed</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>
<b>Urban Design</b>		<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>
<b>Mobility</b>		<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>

Case No(s):

Project Address:

Project Description:

Owner(s):

Architect:

Landscape Architect:

	Single Family	Multi-Family	Commercial	Manufacturing	Public Facilities
<b>Total Points Needed</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>
10 points needed for Watershed		15			
5 points needed for Urban Design		12			
5 points needed for Mobility		5			
<b>Project Total Points</b>		<b>32</b>			

# DRAFT

## Section: 5.1 Watershed

### Section: 5.1.1 Watershed: Stormwater Management

The following point options do not substitute for SUSMP or Landscape Ordinance requirements that a project may be subject to. However, the same strategies that satisfy the LA-RIO may also apply towards the requirements of SUSMP or the Landscape Ordinance. To find out if a project is subject to SUSMP, please visit [www.lastormwater.org](http://www.lastormwater.org).

In order to maintain flood protection and assess the optimum best management practices for a particular site and soil conditions, applicants should meet with the Bureau of Sanitation for guidance as early as possible. Projects subject to SUSMP can be assisted at the Bureau of Sanitation, Watershed Protection Division's Public Counter, located on the 3rd floor of 201 N. Figueroa (213-482-7066). If the project is not subject to SUSMP, applicants may visit the 10th floor of 1249 S. Broadway (213-485-3996) for guidance. Both offices require appointments.

**Divert** at least 75% of roof runoff into rain gardens, french drains, bioretention ponds, swales, cisterns or other on-site practices that would prevent flows from exiting the site.

**Design** hardscape spaces, including driveways and parking areas, to incorporate the detention, retention and/or filtration of runoff using a bioswale, cistern, french drain, and/or other water collection system that will prevent at least 75% of runoff from leaving the site.

**Design** and install a green roof that is partially or completely covered with drought tolerant vegetation and soil, or a growing medium, planted over a waterproofing membrane. The roof area dedicated as a green roof shall cover no less than 50% of the roof area.

*Please consult with the Bureau of Sanitation's Watershed Division for guidance with the point options below. These options are only feasible if flood protection is maintained.*

**Daylight** the portion of a stream that flows through the property.

**Remove** the concrete from sides and/or bottom of a stream that flows through the property.

	Single Family	Multi-Family	Commercial	Manufacturing	Public Facilities
<b>Total Points Needed</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>

**Points 10**

<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>
<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>
<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>
<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>
<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>

**Section: 5.1.2 Watershed: Landscaping**

Assess soils, topography, hydrology and microclimate in order to develop the planting patterns for each site.

**Select** plants identified as California Friendly by the Metropolitan Water District’s Be Water Wise program. Please visit: [www.bewaterwise.com](http://www.bewaterwise.com)

**Select** indigenous native plants per the County’s Los Angeles River Master Plan Landscaping Guidelines and Plant Palettes. Please consult pages 28-29 of the Guidelines for a “Short List” of Los Angeles River Plants. The listed indigenous native species can be combined with a limited number of other California species, cultivars and hybrids of natives to achieve greater visual impact. The Landscaping Guidelines can be found at [http://ladpw.org/wmd/watershed/LA/LAR\\_Planting\\_guidelines\\_webversion.pdf](http://ladpw.org/wmd/watershed/LA/LAR_Planting_guidelines_webversion.pdf)

**Contract** with a licensed landscape architect to design and install a landscape of native plants arranged into naturalized patterns that reflect their cultural needs, adaptations, and companion species.

**Contract** with a garden designer to design and install a landscape of native plants arranged into naturalized patterns that reflect their cultural needs, adaptations, and companion species.

**Remove** existing exotic weedy plants such as identified by the California Invasive Plant Council (CAL-IPC). Examples include the Mexican fan palm (*Washingtonia robusta*) and fountain grass (*Pennisetum setaceum*). Please visit [www.cal-ipc.org](http://www.cal-ipc.org) for additional information on invasive plant species and management techniques.

**Complete** a class related to native plant gardening at a local nursery or college.

	Single Family	Multi-Family	Commercial	Manufacturing	Public Facilities
<b>Total Points Needed</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>
	1	1	1	1	1
	3	3	3	3	3
	2	2	2	2	2
	1				
	2	2	2	2	2
	1	1	1	1	1

**Section: 5.1.3 Watershed: Water Conservation**

**Develop** and implement a strategy to establish native and/or other drought tolerant species that do not require regular irrigation. This may require a temporary irrigation system.

**Install** a high-efficiency “smart” irrigation system.

**Utilize** graywater or recycled stormwater for at least 50% of irrigation needs.

**Utilize** graywater or recycled stormwater for 100% of irrigation needs.

**Section: 5.1.4 Watershed: Hardscape**

**Use** hardscape materials (impervious or pervious) on no more than 50% of the site area exclusive of building footprint. The balance of the area shall be planted with native and/or drought tolerant species.

**Use** porous paving instead of traditional impervious materials for at least 75% of all hardscape areas.

**Select** hardscape materials as defined and recommended by the LARMP Landscaping Guidelines ([http://ladpw.org/wmd/watershed/LA/LAR\\_Planting\\_guidelines\\_webversion.pdf](http://ladpw.org/wmd/watershed/LA/LAR_Planting_guidelines_webversion.pdf)) on pages 40-41 of Part II-LAR Planting Guidelines. River rock and decomposed granite are especially recommended.

	Single Family	Multi-Family	Commercial	Manufacturing	Public Facilities
<b>Total Points Needed</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>
	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>
	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
		<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

**Section: 5.1.5 Watershed: Landscape/Hardscape Maintenance**

**Prepare** and implement a maintenance manual and/or program that follows the Landscaping Maintenance Guidelines defined on page 48, Part II-LAR Planting Guidelines of the LARMP Design Guidelines. This includes information about supplemental irrigation, extended maintenance, pruning, weeding and supplemental mulch.

**Prepare** a maintenance manual and/or program for parking lots and structures that establishes regular and ongoing procedures to maintain the surfaces free of chemical residues and debris.

**Prepare** and implement a maintenance manual and/or program that uses best management practices to provide sustainable organic horticulture, making chemical fertilizers and herbicides unnecessary.

	Single Family	Multi-Family	Commercial	Manufacturing	Public Facilities
<b>Total Points Needed</b>	<b>10</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>
		<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
		<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
		<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>

**Section: 5.1.6 Watershed: Open Space**

**Provide** a rear-and/or side-yard easement adjacent to the River. The easement area shall be used to maximize open space for native landscaping, create active plazas or courtyards and/or provide additional pedestrian amenities visible and accessible from the River. One point will be accrued for every 1% of easement relative to the overall lot square footage.

	<b>1 per each 1%</b>				
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**10 points needed for: Watershed**

Section: 5.2 Urban Design

Section: 5.2.1 Urban Design: Connectivity

**Provide** an entrance for employees, visitors, customers and/or clients that fronts on and is visible from the street and is open and easily accessible during business hours.

**Configure** the entrance to be fully accessible per the American Disabilities Act (ADA), such that the auxiliary entrance (such as a ramp next to the main path to the primary entry) for persons with mobility limitations would not be necessary.

**Provide** an entrance for employees, visitors, customers and/or clients that fronts on and is visible from the greenway and is open and easily accessible during business hours.

**Design**, build, and provide for the on-going maintenance of a permanent pedestrian easement (paseo) to the Greenway that is publicly accessible during daylight hours and is open to the sky. Easement should be a minimum 7' in width and provide visible connections between the street and the River.

**Design** the paseo to include amenities such as: outdoor dining and seating areas; tables for board and card games; sun and shade; landscaping; sculptures and fountains.

**Create** convenient access between the River and the property that is available for public and/or private use, where a property line is coterminous with the River.

	Single Family	Multi-Family	Commercial	Manufacturing	Public Facilities
<b>Total Points Needed</b>		<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>
<b>Points</b>	<b>20</b>				
		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
		<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
		<b>3</b>	<b>3</b>	<b>3</b>	<b>3</b>
		<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
		<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>

**Section: 5.2.2 Urban Design: Vehicle Parking**

**Site** parking such that no parking is located between the building(s) and the street.

**Screen** surface parking that is visible from the Greenway and/or street with a landscaped barrier and/or green screen.

**Site** parking such that no parking is located between the building(s) and the River.

**Screen** ground floor parking behind active uses/services that are accessible from the street and/or Greenway.

**Section: 5.2.3 Urban Design: Continuous Street Frontage**

**Site** buildings no further from the street than required by the prevailing code. If there is no setback requirement, site building between 0' and 5' from street.

**Provide** vehicular access to and from the site with as few driveways as possible. Where feasible, utilize side streets and/or alleys for vehicular access.

**Design** the width of each driveway to meet and not exceed the standard width identified as necessary to accommodate vehicles.

	Single Family	Multi-Family	Commercial	Manufacturing	Public Facilities
<b>Total Points Needed</b>		<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>
		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
		<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
		<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>

		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
		<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
		<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

Section: 5.2.4 Urban Design: Scale and Character

**Design** the building such that the roofline within 10' of the building edge does not exceed the height of any building on an abutting property by more than 10'.

**Design** the building so that it does not exceed the height of any building on an abutting property by more than 10'.

**Adaptively** reuse an existing building.

**Design** any fence or screen in the setback area(s) adjacent to the Greenway to be no greater than 42 inches in height.

	Single Family	Multi-Family	Commercial	Manufacturing	Public Facilities
<b>Total Points Needed</b>		<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>
		<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
		<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
		<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
		<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

Section: 5.2.5 Urban Design: Transparency

*Design facades visible from the Greenway and/or street such that a percentage of surface area incorporates transparent features. Consider the use of awnings and roof overhangs on south-and/or west-facing facades to balance the benefits of transparency without compromising the energy efficiency requirements of Title 24. Points can be obtained by meeting the requisite amount of transparency for each building type and/or use noted below.*

**Ground level** retail: at least 50%

**Ground level** offices and other commercial uses: at least 35%

**Multi-family** residential, industrial and public facility uses: at least 25%

**Upper floors:** at least 20%

		<b>2</b>		<b>2</b>
		<b>2</b>		<b>2</b>
	<b>2</b>			<b>2</b>
	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

Section: 5.2.6 **Urban Design: Visibility**

**Locate** and design the building to protect views of surrounding urban landmarks and natural features to and from the Greenway and/or street.

**Design** landscape, signage and architectural elements so that they do not obstruct pedestrian movement or views from the Greenway and/or street.

Section: 5.2.7 **Urban Design: Site Lighting**

**Include** permanent attachments to site lighting so that the light sources are not visible from a public right of way and any off-site glare is prevented.

**Provide** site lighting that distributes light evenly and avoids harsh shadows and glare.

**Provide** site lighting that is integrated into the architecture.

	Single Family	Multi-Family	Commercial	Manufacturing	Public Facilities
<b>Total Points Needed</b>		<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>
		<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
		<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>
		<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
		<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

Section: 5.2.8 Urban Design: Visual Clutter

**Design** trash/recycling enclosures so that dumpsters and trash bins are not visible to the general public from either the Greenway or the street.

**Screen** from public view all exterior rooftop and ground-level mechanical equipment, which includes HVAC equipment, exhaust fans, wireless telecommunication facility equipment cabinet enclosures and antennas, and satellite dishes.

**Limit** building or site signage to address identification, business and operational identification, and the name of the building.

**Design** security features that deter criminal activity but maintain a positive image for the community. Design security grills so that they are recessed completely into pockets that conceal the grill when they are retracted. Design the pockets so that they are integrated into the design of the building.

**Underground** the utility lines leading to the project site. One point will be accrued for every 100 feet of lines that are undergrounded.

	Single Family	Multi-Family	Commercial	Manufacturing	Public Facilities
<b>Total Points Needed</b>		<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>
		P	P	P	P
		P	P	P	P
		1	1	1	1
		1	1	1	1
		1 per 100'	1 per 100'	1 per 100'	1 per 100'

**20 points needed for: Urban Design**

Section: 5.3 **Mobility**

Section: 5.3.1 **Mobility: Alternatives**

**Provide** transit passes for residents and/or employees for the first year of the building’s operation.

**Allocate** a permanent location, accessible and visible to the users of the building for local transit and para transit information (times, routes, rates) on bulletin boards, kiosks and/or sign boards. The information provided shall be maintained as current and up to date.

**Provide** facilities for securing bicycles for at least 5% of the regular building occupants. For each additional 5% accommodated, an additional point will be rewarded, for a maximum of 3 points.

**Provide** facilities for securing bicycles for at least 15% of building occupants.

**Provide** on-site locker facilities for bicyclists.

**Provide** on-site changing/shower facilities for employees.

**Allocate** at least 2% of parking spaces on-site for a third party shared car program.

**Organize** and provide a van and/or carpool service for employees.

**5 points needed for: Mobility Alternatives**

	Single Family	Multi-Family	Commercial	Manufacturing	Public Facilities
<b>Total Points Needed</b>		<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>
<b>Points 5</b>					
		1	1	1	1
		1	1	1	1
		1	1	1	
		2			
		1	1	1	1
			1	1	1
		1	1	1	1
			1	1	1