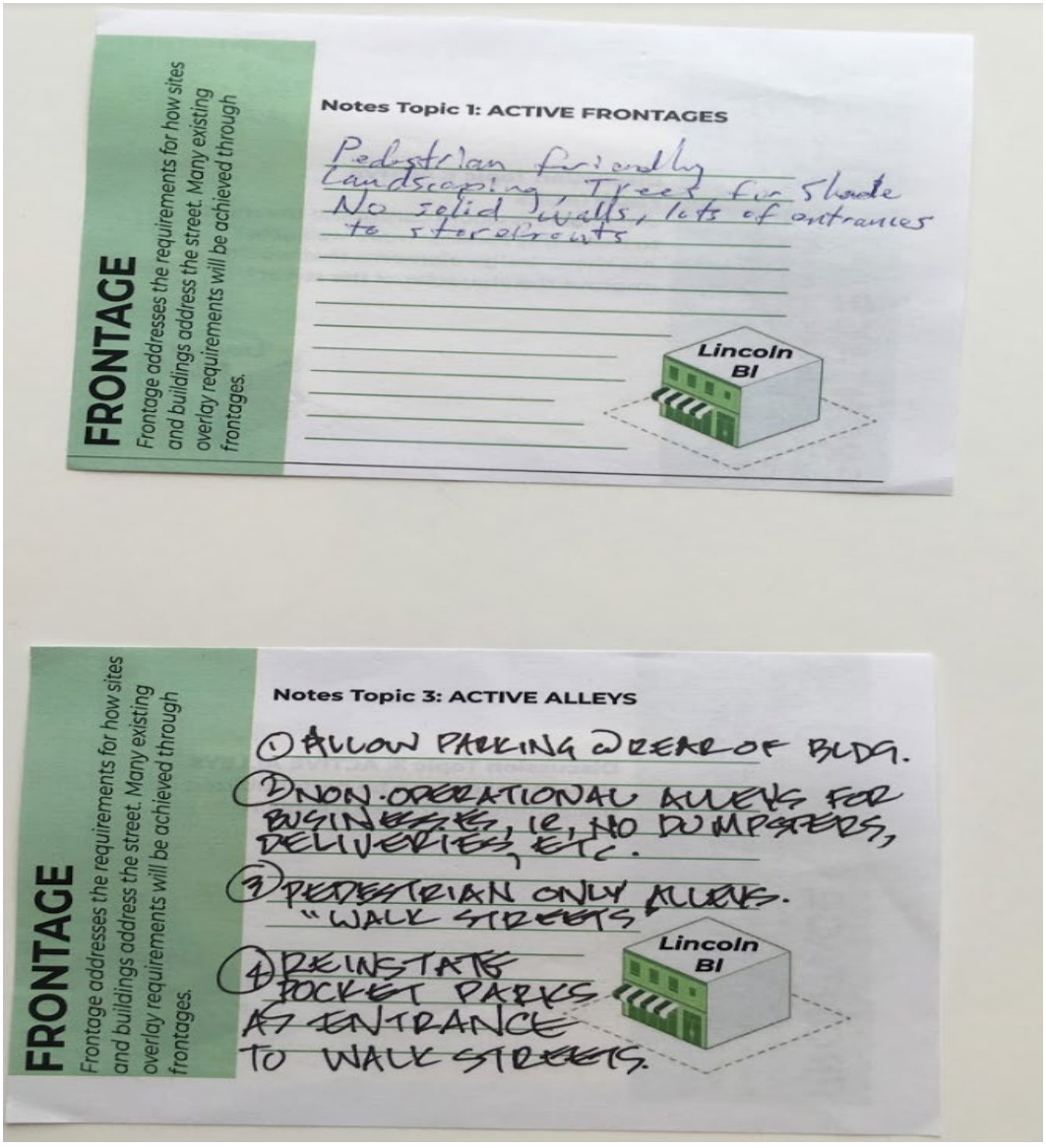
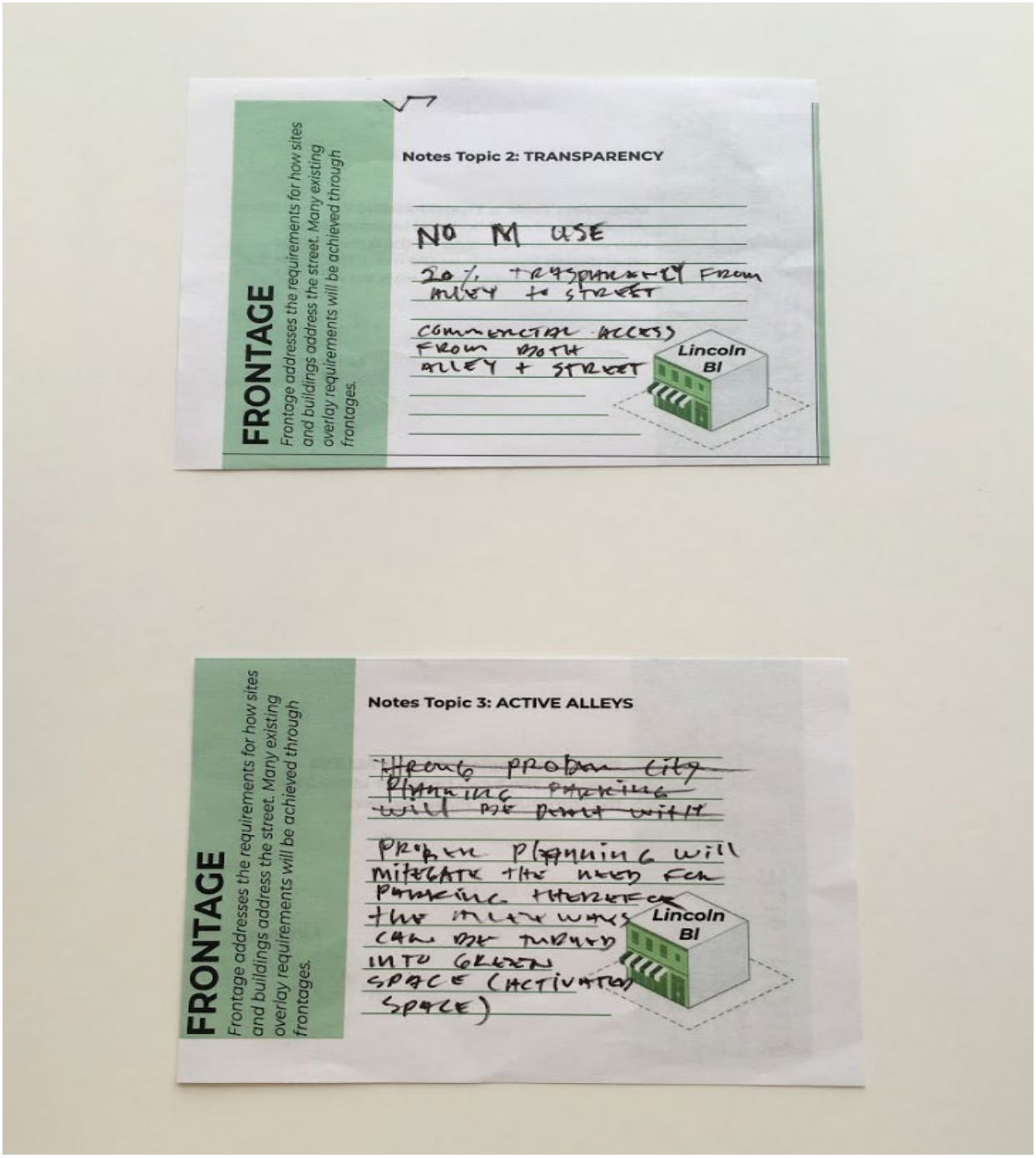
Venice Planning Working Sessions: Mixed Use Corridors October and November 2019

I.CUE CARDS

Lincoln Blvd Mixed Use Corridor Cue Cards



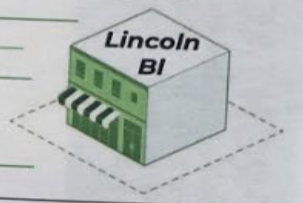

FRONTAGE
Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.
Notes Topic 2: TRANSPARENCY
NO M USE
20% TRANSPARENCY FROM ALLEY TO STREET
COMMERCIAL ACCESS FROM BOTH ALLEY + STREET
Lincoln Bl
FRONTAGE
Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.
Notes Topic 3: ACTIVE ALLEYS
PROPER PLANNING WILL MITIGATE THE NEED FOR PARKING. THEREFORE THE ALLEYWAYS CAN BE TURNED INTO GREEN SPACE (ACTIVATION SPACE)
Lincoln Bl

FRONTAGE

Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.

Notes Topic 1: ACTIVE FRONTAGES

Pedestrian friendly
Landscaping, Trees, for shade
No solid walls, lots of entrances
to storefronts

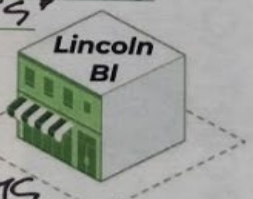


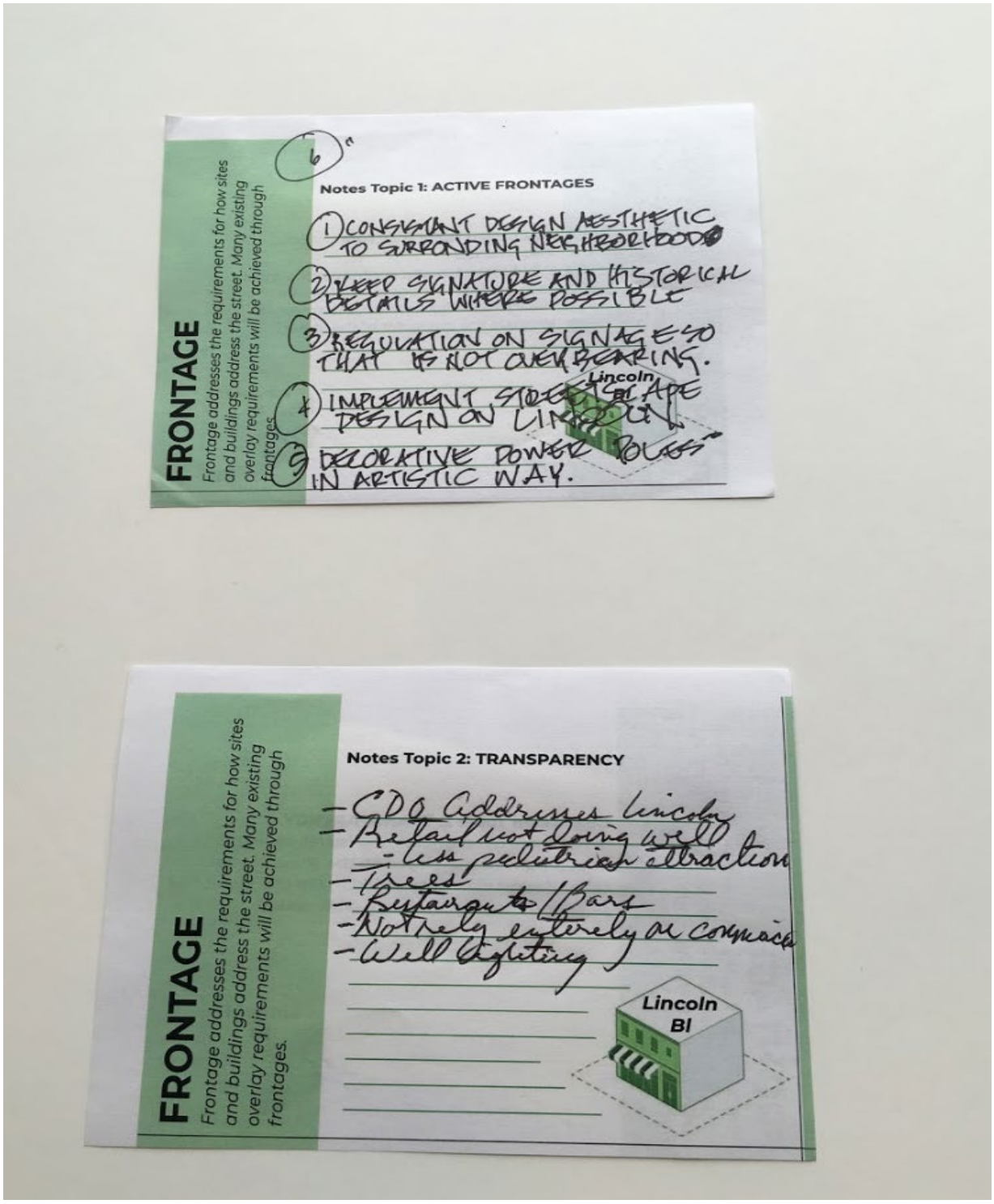
FRONTAGE

Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.

Notes Topic 3: ACTIVE ALLEYS

1. ALLOW PARKING @ REAR OF BLDG.
2. NON-OPERATIONAL ALLEYS FOR BUSINESSES, IE, NO DUMPSTERS, DELIVERIES, ETC.
3. PEDESTRIAN ONLY ALLEYS. "WALK STREETS"
4. REINSTATE POCKET PARKS AS ENTRANCE TO WALK STREETS.




FRONTAGE
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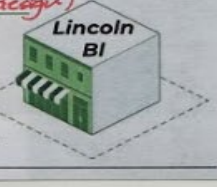
Notes Topic 1: ACTIVE FRONTAGES
1 CONSISTANT DESIGN AESTHETIC TO SURROUNDING NEIGHBORHOOD
2 KEEP SIGNATURE AND HISTORICAL DETAILS WHERE POSSIBLE
3 REGULATION ON SIGNAGE SO THAT IS NOT OVERBEARING.
4 IMPLEMENT STREETSCAPE DESIGN ON LINCOLN
5 DECORATIVE POWER POLES IN ARTISTIC WAY.
Lincoln Bl
FRONTAGE
Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.
Notes Topic 2: TRANSPARENCY
- CDO Addresses Lincoln
- Retail not doing well
- less pedestrian attraction
- Trees
- Restaurants/Bars
- Not only entirely on commercial
- Well Lighting
Lincoln Bl

FRONTAGE

Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.

Notes Topic 1: ACTIVE FRONTAGES

- Make sure all sidewalks are 15' Wide, Therefore Setback buildings if sidewalk Today is less. Designate safe width in side walk for Pedestrians
- Transparent Store fronts with ped. friendly uses (Pedestrian Scale design)
- Trees & parkways along to be provided. Green Buffers Between Pedestrians and the Cars (Safe Walking)



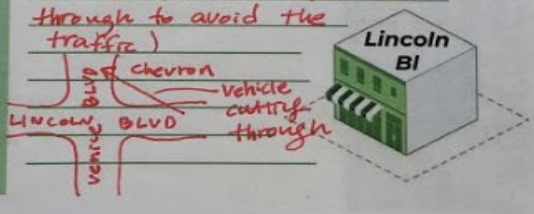
FRONTAGE

Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.

Notes Topic 3: ACTIVE ALLEYS

- Prevent alleys to be used as a cut-through street
- Use alleys for parking access and circulation.

(Chevron @ Venice & Lincoln Strip mall @ ~~Washington~~ & Lincoln are use for vehicles to cut through to avoid the traffic)

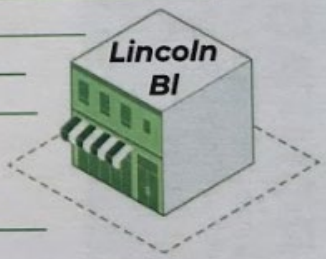


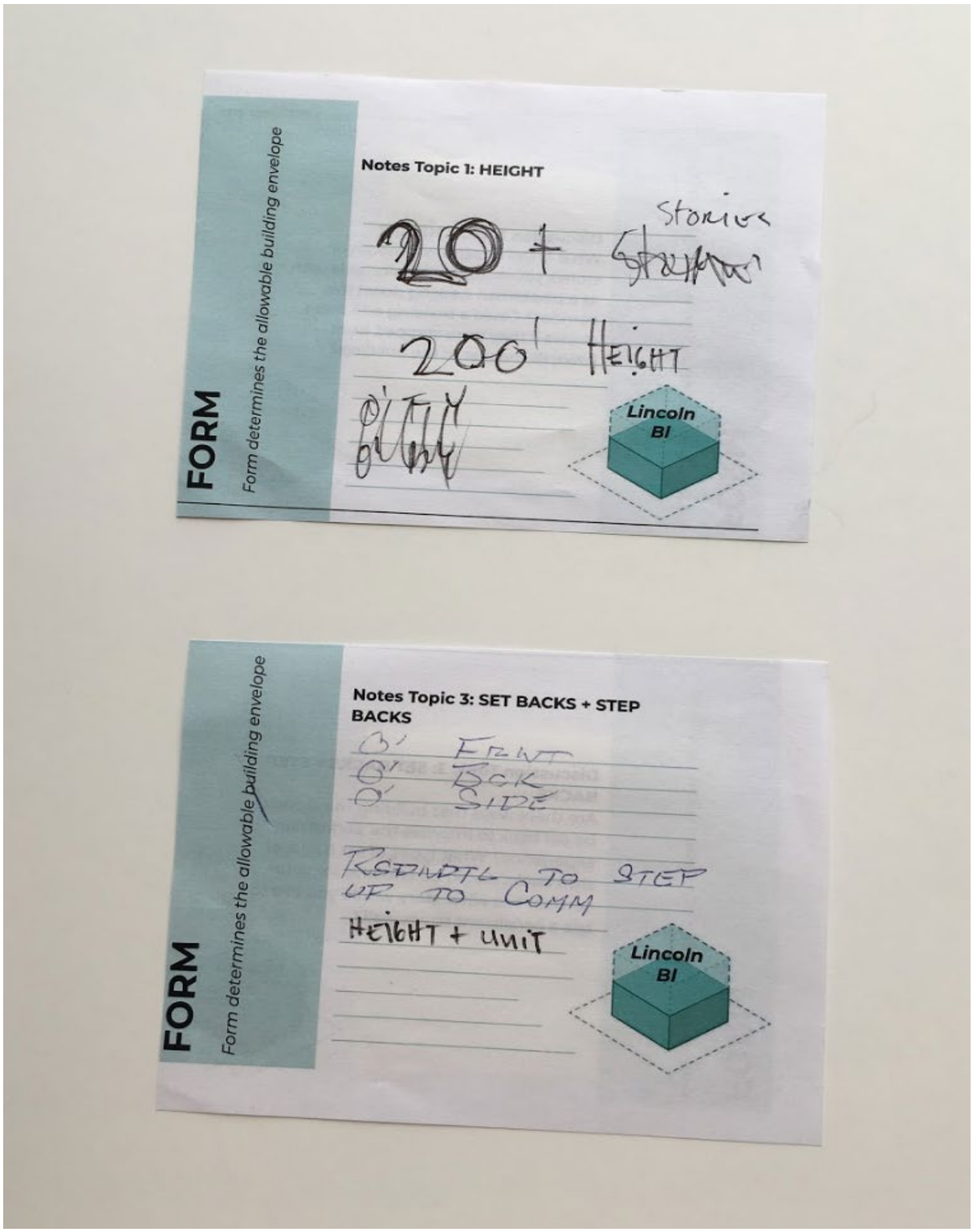
FRONTAGE

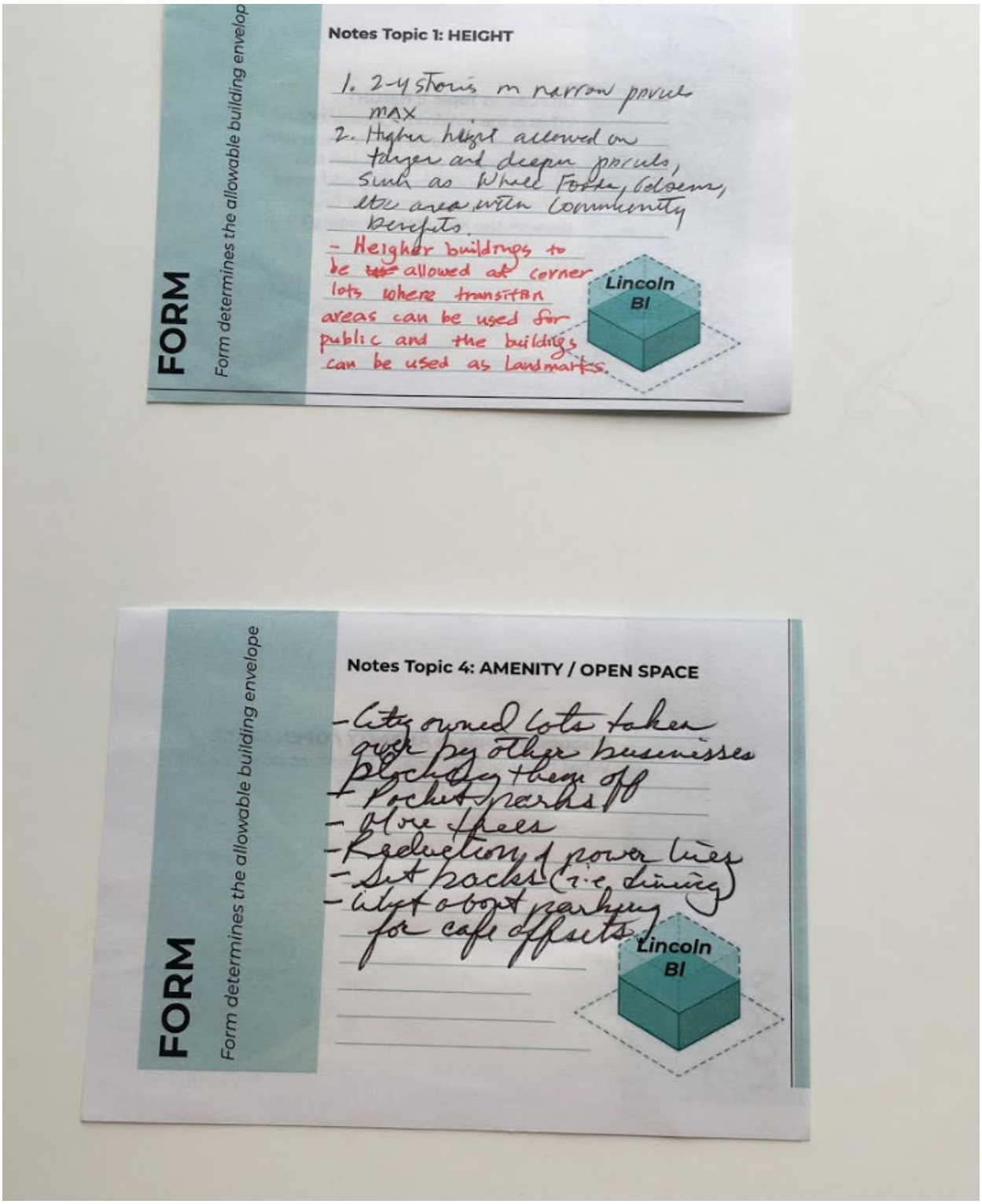
Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.

Notes Topic 4: CHARACTER FRONTAGE

- Maintain interesting look/appeal of existing buildings




FORM
Form determines the allowable building envelope
Notes Topic 1: HEIGHT
20 + STORIES
200' HEIGHT
CITY
Lincoln Bl
FORM
Form determines the allowable building envelope
Notes Topic 3: SET BACKS + STEP BACKS
0' FRONT
0' BACK
0' SIDE
RESIDTL TO STEP UP TO COMM
HEIGHT + UNIT
Lincoln Bl

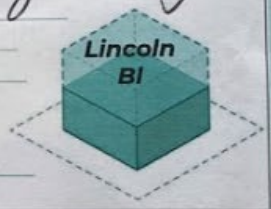

FORM
Form determines the allowable building envelop
Notes Topic 1: HEIGHT
1. 2-4 stories in narrow parcels MAX
2. Higher height allowed on taller and deeper parcels, such as Wheel Foods, Odoems, the area with community benefits.
- Heigher buildings to be ~~the~~ allowed at corner lots where transition areas can be used for public and the buildings can be used as landmarks.
Lincoln Bl
FORM
Form determines the allowable building envelope
Notes Topic 4: AMENITY / OPEN SPACE
- City owned lots taken over by other businesses
- Pocket parks
- More trees
- Reduction of power lines
- Set backs (i.e. dining)
- Adjust about parking for cafe offsets
Lincoln Bl

FORM

Form determines the allowable building envelope

Notes Topic 2: TRANSITION BUFFERS

- Consider between R1V2 w/o alley R1V2 with alley RD1.5-1 w/ alley for rear/side setbacks
- ~~Maintain interesting look/appeal of existing buildings~~

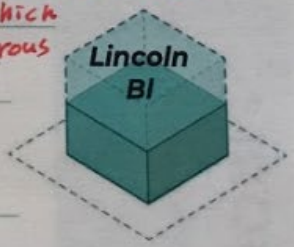


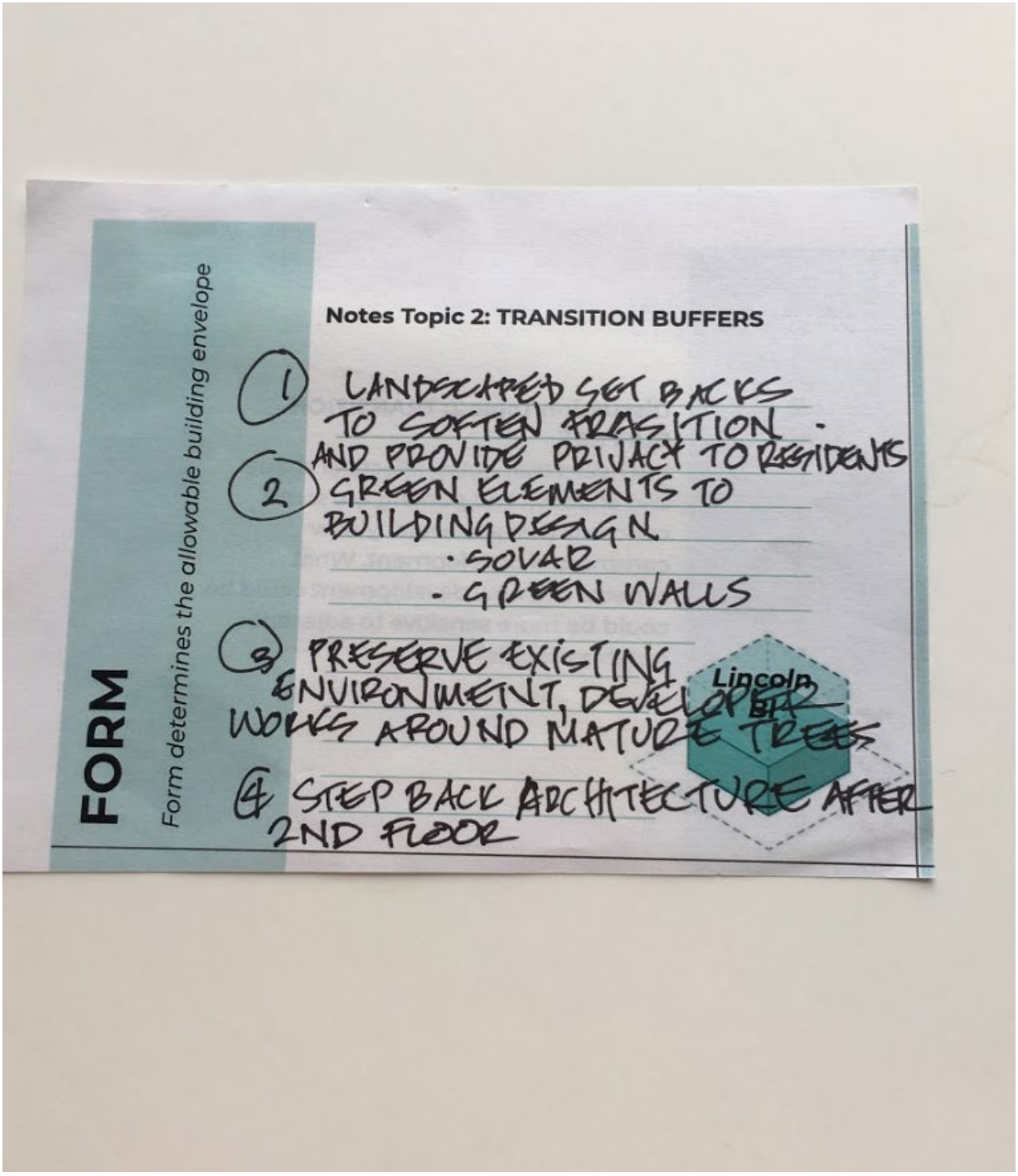
FORM

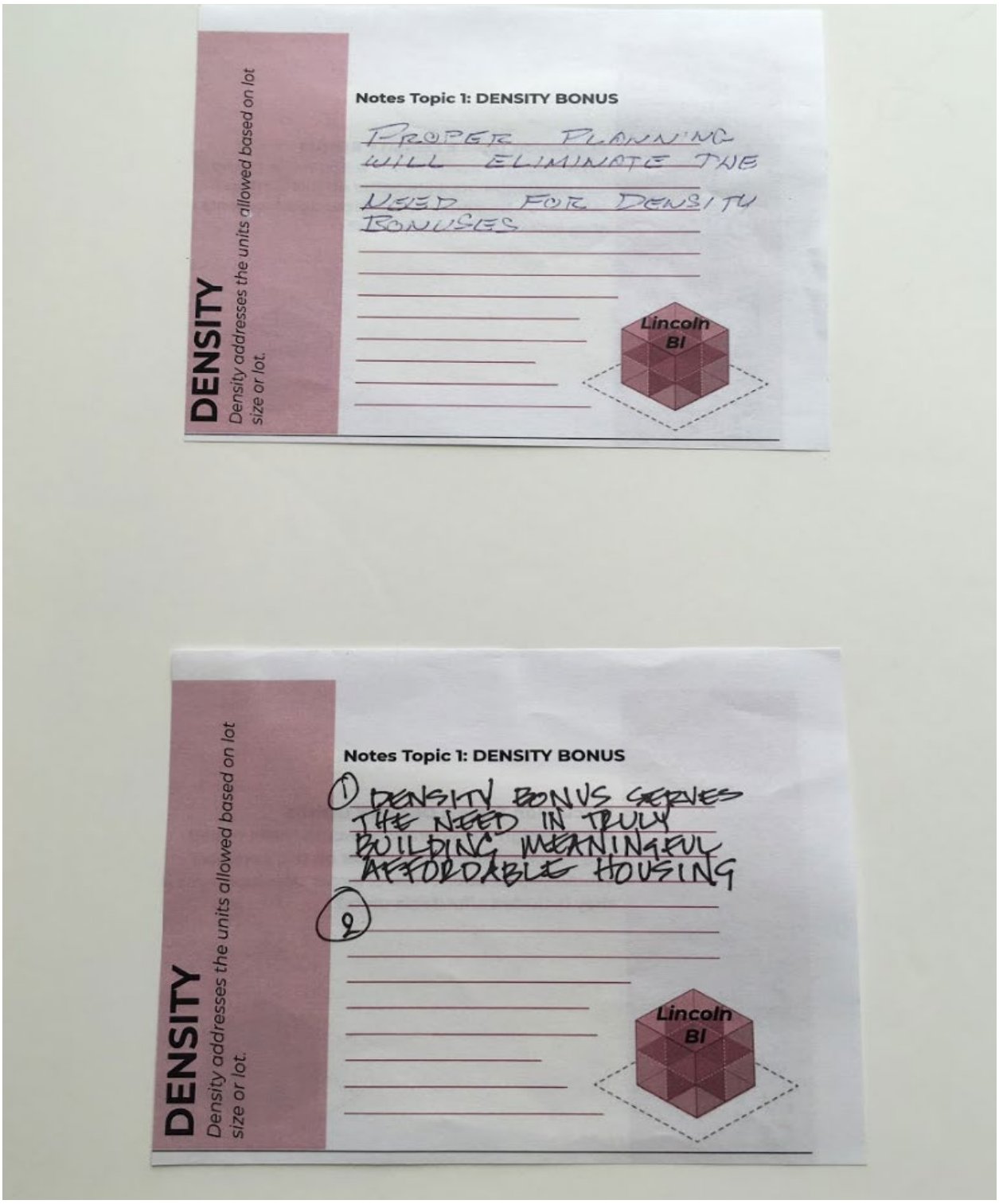
Form determines the allowable building envelope

Notes Topic 3: SET BACKS + STEP BACKS

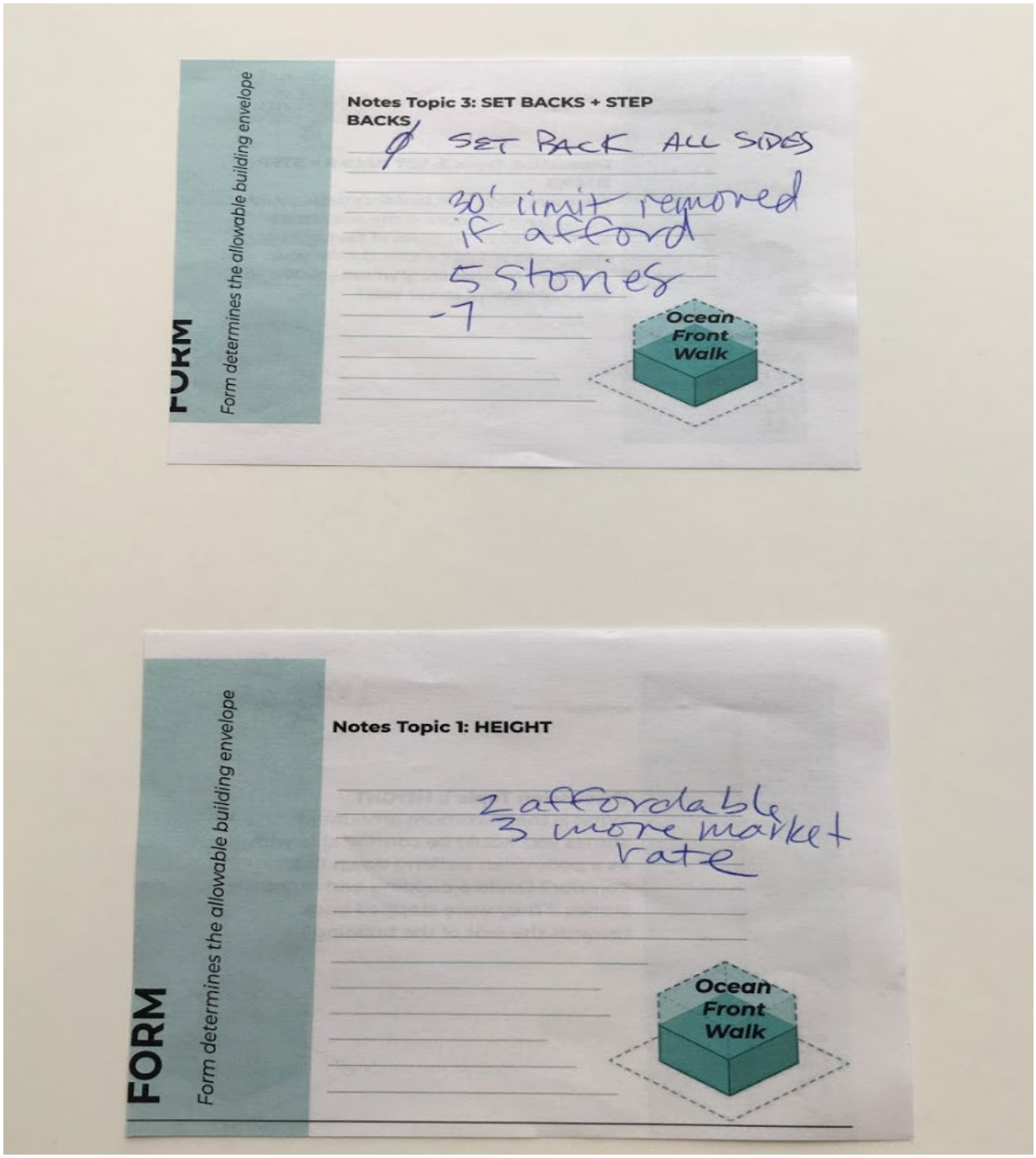
- Need enough setbacks for the pedestrians to walk safely and to implement welcoming eye-level experiences (Landscaping / seating ...)
- Implement pedestrian features in the transition area (set back) so the set back areas don't serve homless hangout which are (can be) dangerous to the pedestrians

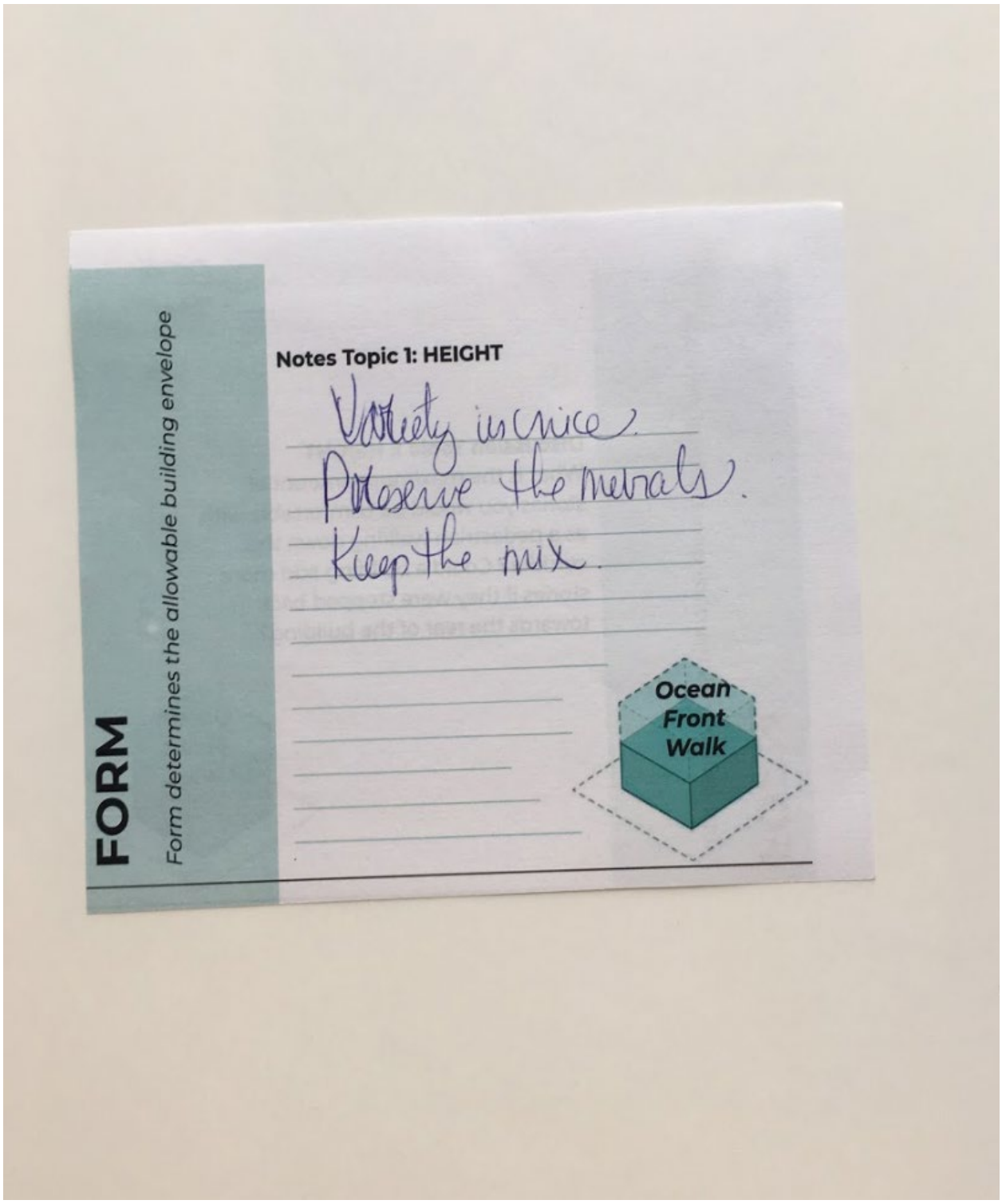


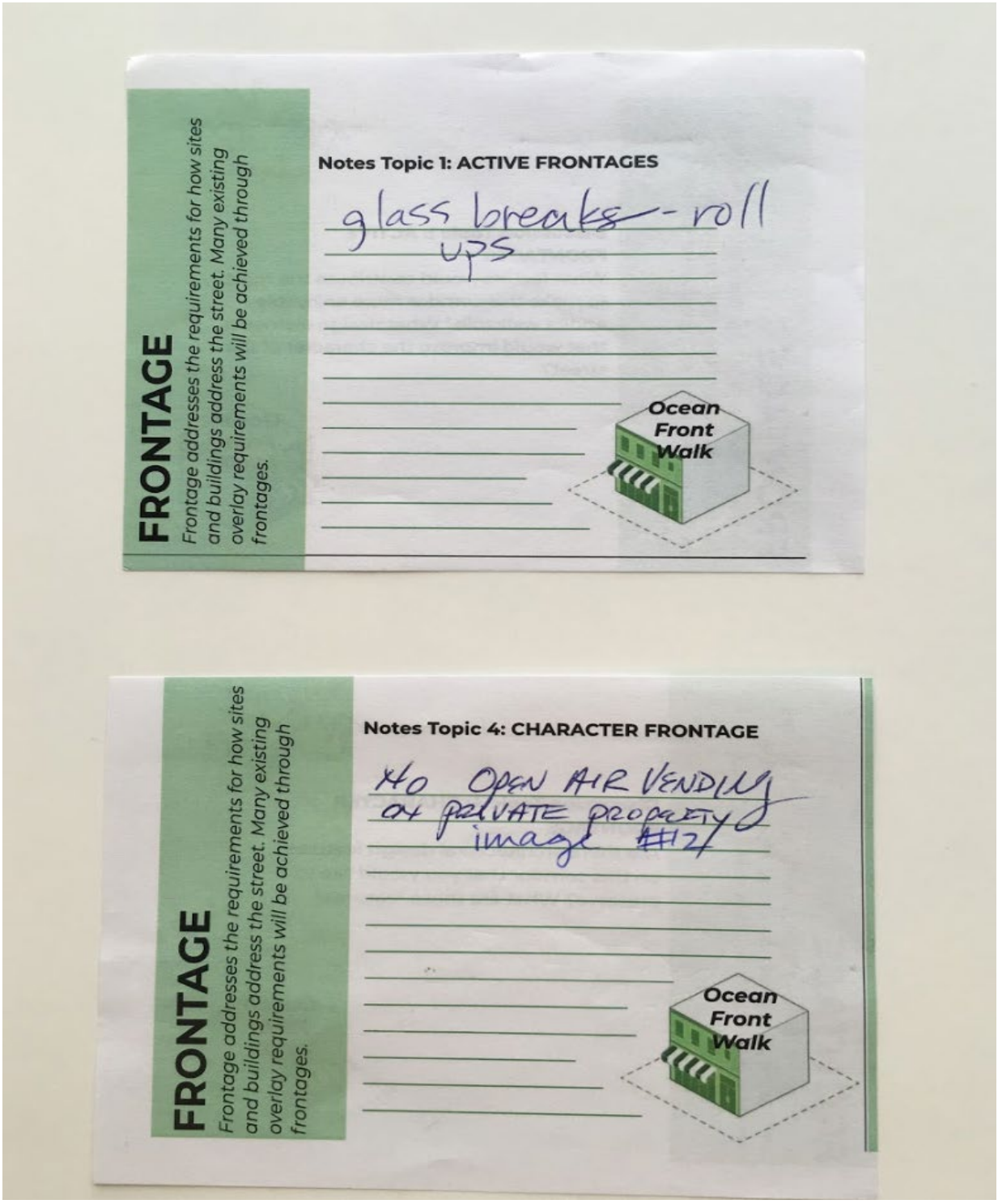

FORM
Form determines the allowable building envelope
Notes Topic 2: TRANSITION BUFFERS
1 LANDSCAPED SET BACKS TO SOFTEN TRANSITION.
2 AND PROVIDE PRIVACY TO RESIDENTS
GREEN ELEMENTS TO BUILDING DESIGN
· SOLAR
· GREEN WALLS
3 PRESERVE EXISTING ENVIRONMENT, DEVELOPER WORKS AROUND MATURE TREES
4 STEP BACK ARCHITECTURE AFTER 2ND FLOOR
Lincoln
Blvd


DENSITY
Density addresses the units allowed based on lot size or lot.
Notes Topic 1: DENSITY BONUS
PROPER PLANNING WILL ELIMINATE THE NEED FOR DENSITY BONUSES
Lincoln Bl
DENSITY
Density addresses the units allowed based on lot size or lot.
Notes Topic 1: DENSITY BONUS
1 DENSITY BONUS SERVES THE NEED IN TRULY BUILDING MEANINGFUL AFFORDABLE HOUSING
2
Lincoln Bl

Ocean Front Walk Mixed Use Corridor Cue Cards




FORM
Form determines the allowable building envelope
Notes Topic 1: HEIGHT
Variety in price.
Preserve the neighbors.
Keep the mix.
Ocean
Front
Walk


FRONTAGE
Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.
Notes Topic 1: ACTIVE FRONTAGES
glass breaks - roll ups
Ocean Front Walk
FRONTAGE
Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.
Notes Topic 4: CHARACTER FRONTAGE
No OPEN AIR VENDING at PRIVATE PROPERTY image #12
Ocean Front Walk

FRONTAGE

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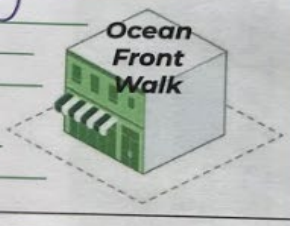
Notes Topic 2: TRANSPARENCY

STORE FRONTS ON GROUND FLOOR

IF INCREASE HEIGHT SET BACK 1:1 ABOVE SECOND STORY



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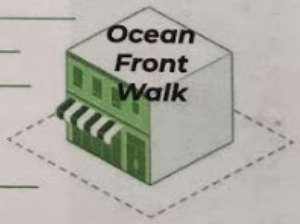
Notes Topic 3: ACTIVE ALLEYS

2 way bike lane on speedway



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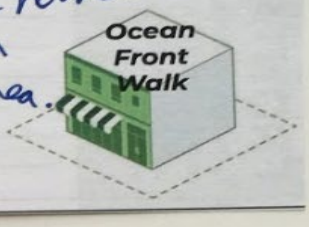
Discussion Topic 1: ACTIVE FRONTAGES

What factors would contribute the most to make this corridor more enjoyable and/or walkable? What design elements that would improve the character of the street?

Do not allow the homeless encampments in this entire area.



FRONTAGE

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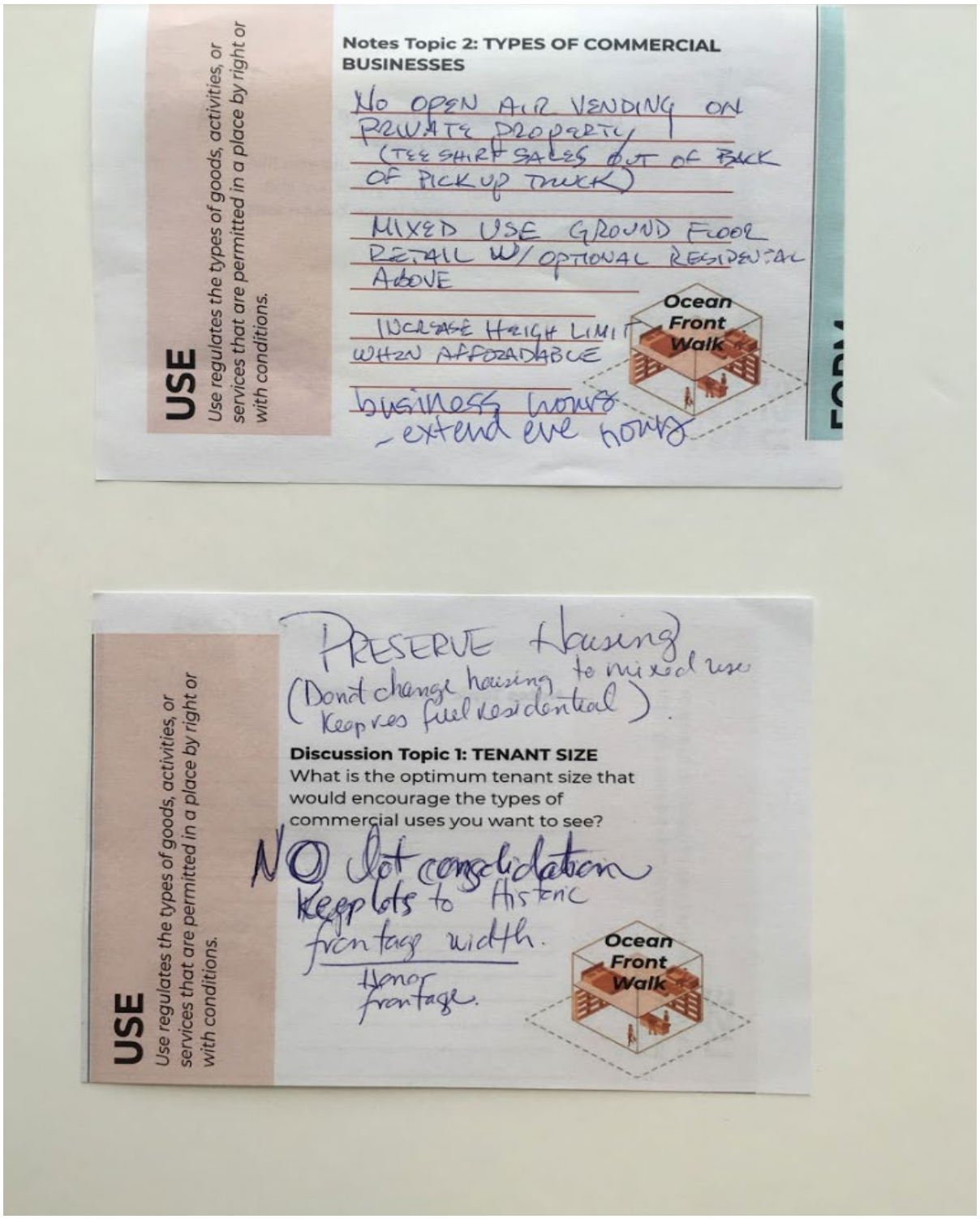
Discussion Topic 4: CHARACTER FRONTAGE

Are there architectural design features on this corridor that you would like to preserve? What are those features?

Preserve the Arches original character.



USE

Use regulates the types of goods, activities, or services that are permitted in a place by right or with conditions.

Notes Topic 2: TYPES OF COMMERCIAL BUSINESSES

NO OPEN AIR VENDING ON PRIVATE PROPERTY (TEE SHIRT SALES OUT OF BACK OF PICK UP TRUCK)

MIXED USE GROUND FLOOR RETAIL W/ OPTIONAL RESIDENTIAL ABOVE

INCREASE HEIGHT LIMIT WHEN AFFORDABLE

business hours - extend eve hours

Ocean Front Walk

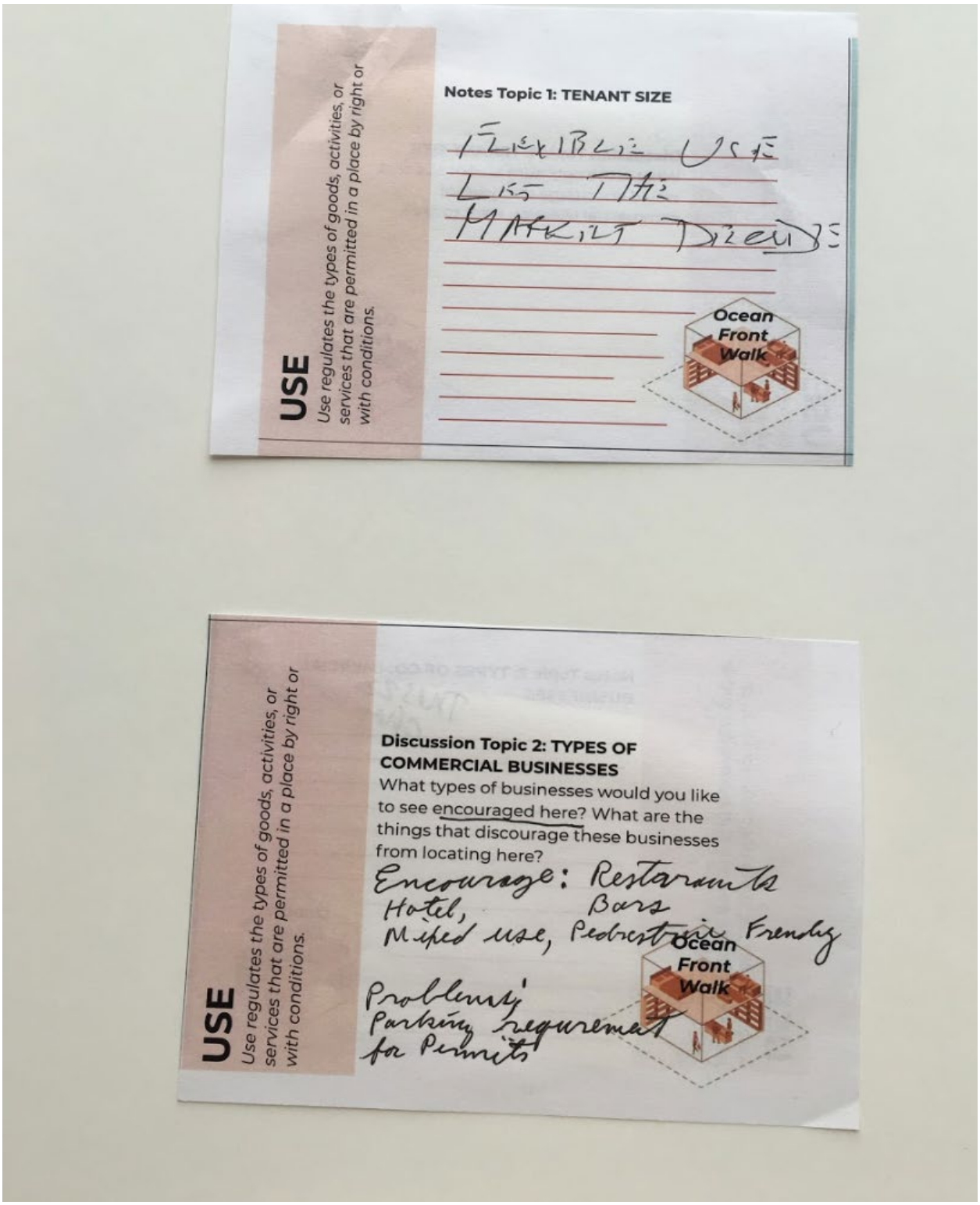
PRESERVE housing (Dont change housing to mixed use Keep res full residential).

Discussion Topic 1: TENANT SIZE

What is the optimum tenant size that would encourage the types of commercial uses you want to see?

NO lot consolidation Keep lots to historic frontage width. Honor frontage.

Ocean Front Walk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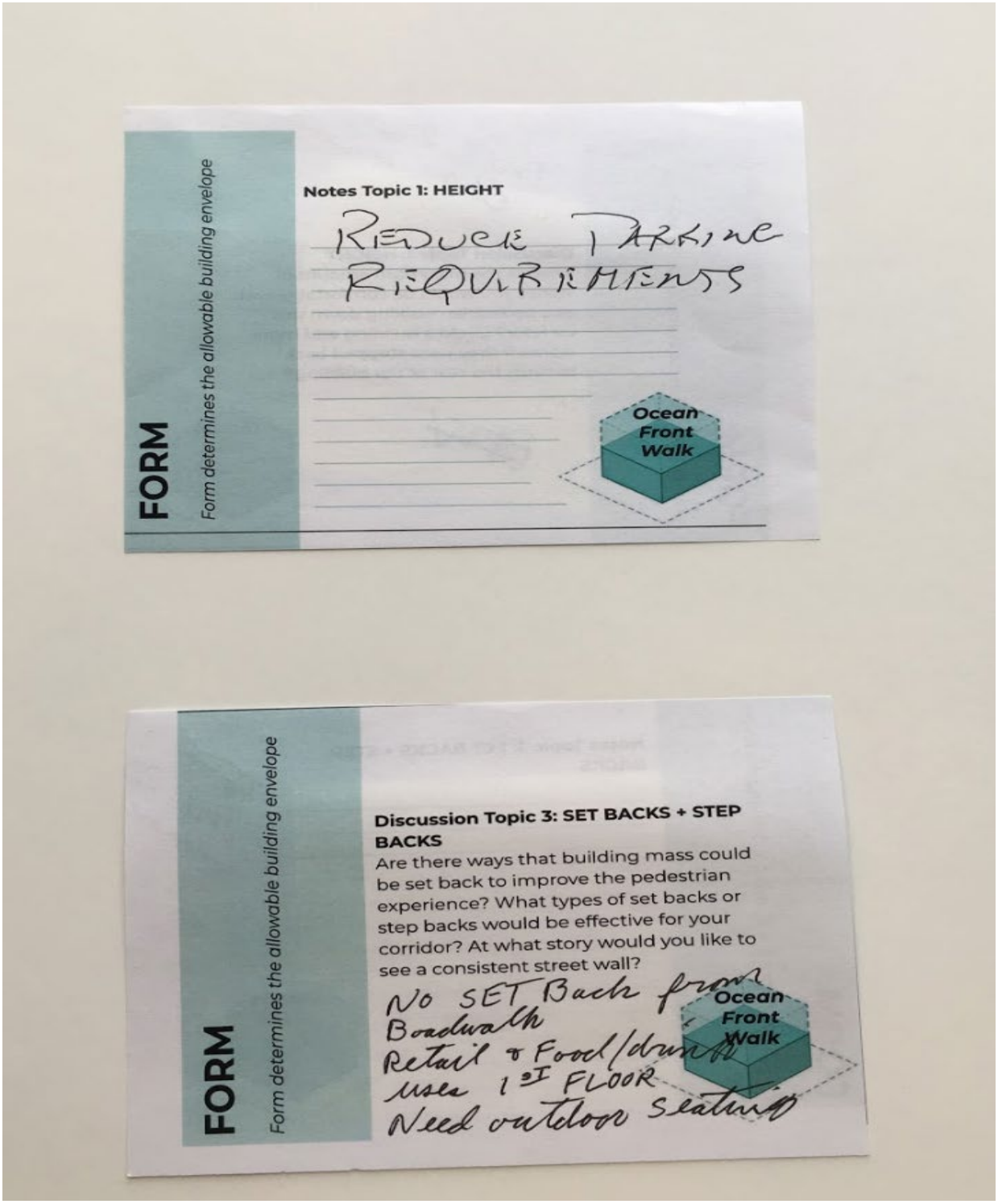
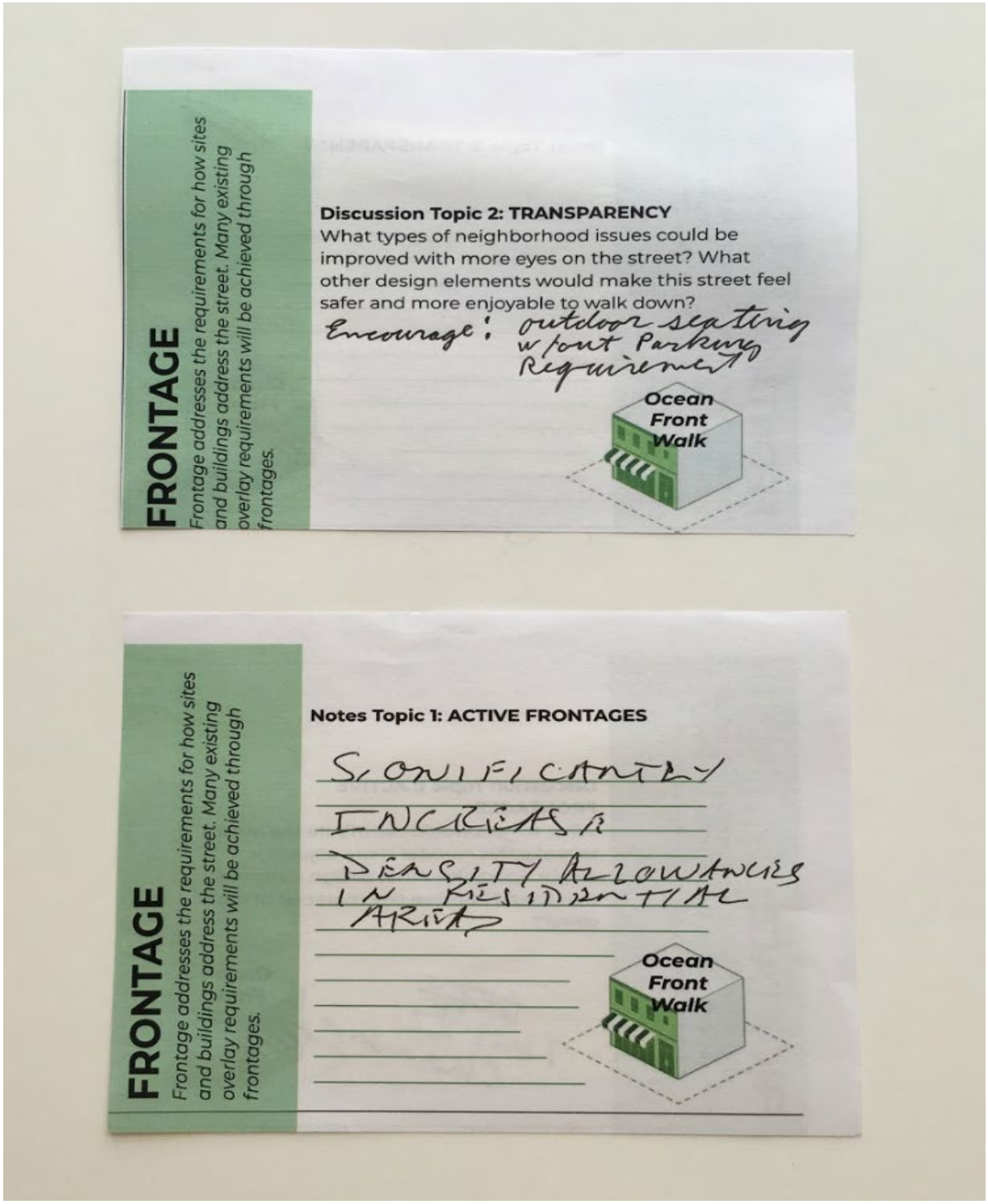
Notes Topic 1: TENANT SIZE
Ocean
Front
Walk
USE
Use regulates the types of goods, activities, or services that are permitted in a place by right or with conditions.
Discussion Topic 2: TYPES OF COMMERCIAL BUSINESSES
What types of businesses would you like to see encouraged here? What are the things that discourage these businesses from locating here?
Encourage: Restaurants
Bars
Hotel,
Mixed use,
Ocean
Front
Walk
Problems:
Parking requirement
for Permits


FORM
Form determines the allowable building envelope
Notes Topic 1: HEIGHT
REDUCE PARKING
REQUIREMENTS
Ocean
Front
Walk
FORM
Form determines the allowable building envelope
Discussion Topic 3: SET BACKS + STEP BACKS
Are there ways that building mass could be set back to improve the pedestrian experience? What types of set backs or step backs would be effective for your corridor? At what story would you like to see a consistent street wall?
No SET Back from Boadwalk
Retail & Food/drink uses 1ST FLOOR
Need outdoor seating
Ocean
Front
Walk


FRONTAGE
Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.
Discussion Topic 2: TRANSPARENCY
What types of neighborhood issues could be improved with more eyes on the street? What other design elements would make this street feel safer and more enjoyable to walk down?
Encourage: outdoor seating w/out Parking Requirement
Ocean Front Walk
FRONTAGE
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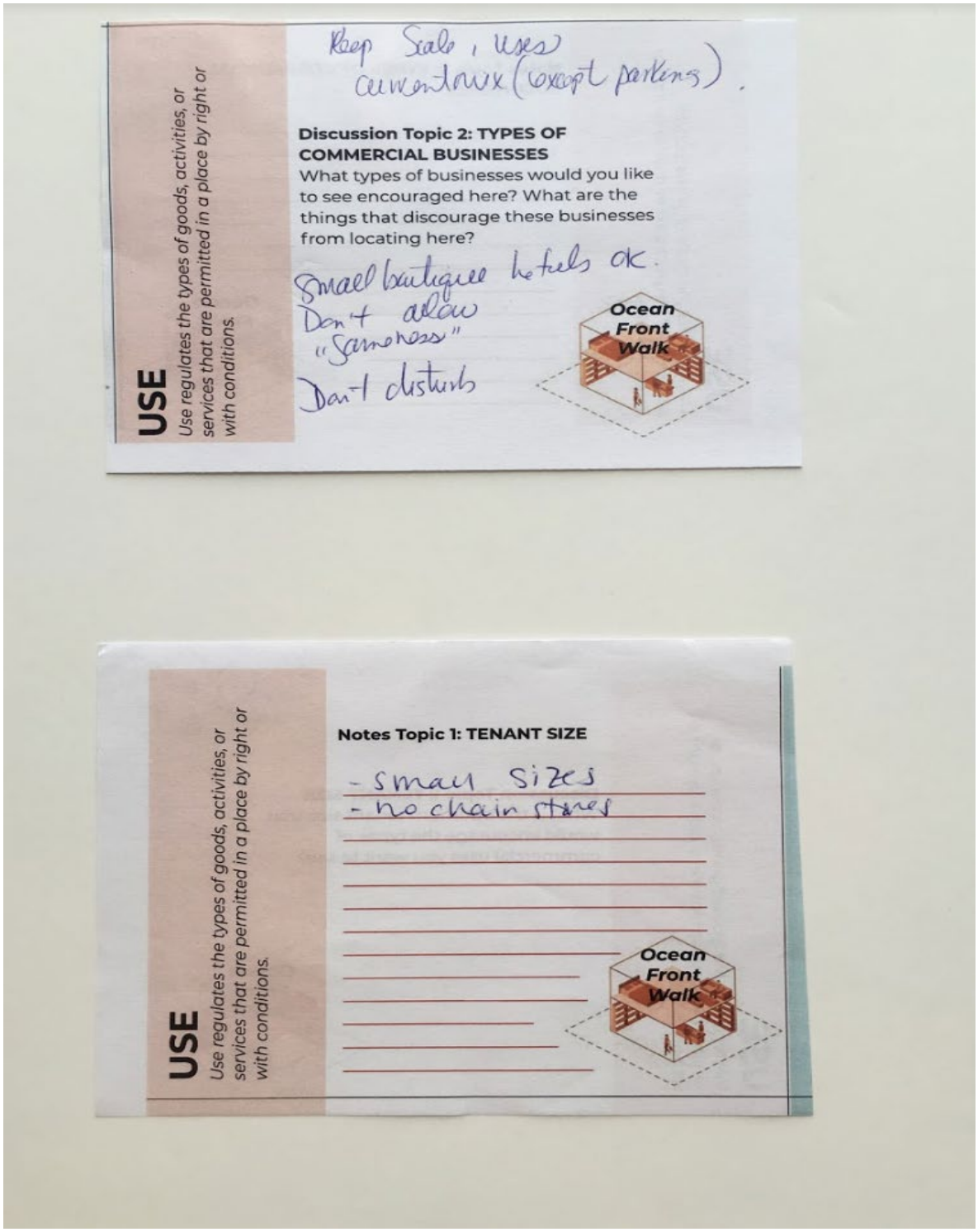
Notes Topic 1: ACTIVE FRONTAGES
SIGNIFICANTLY INCREASE DENSITY ALLOWANCES IN RESIDENTIAL AREAS
Ocean Front Walk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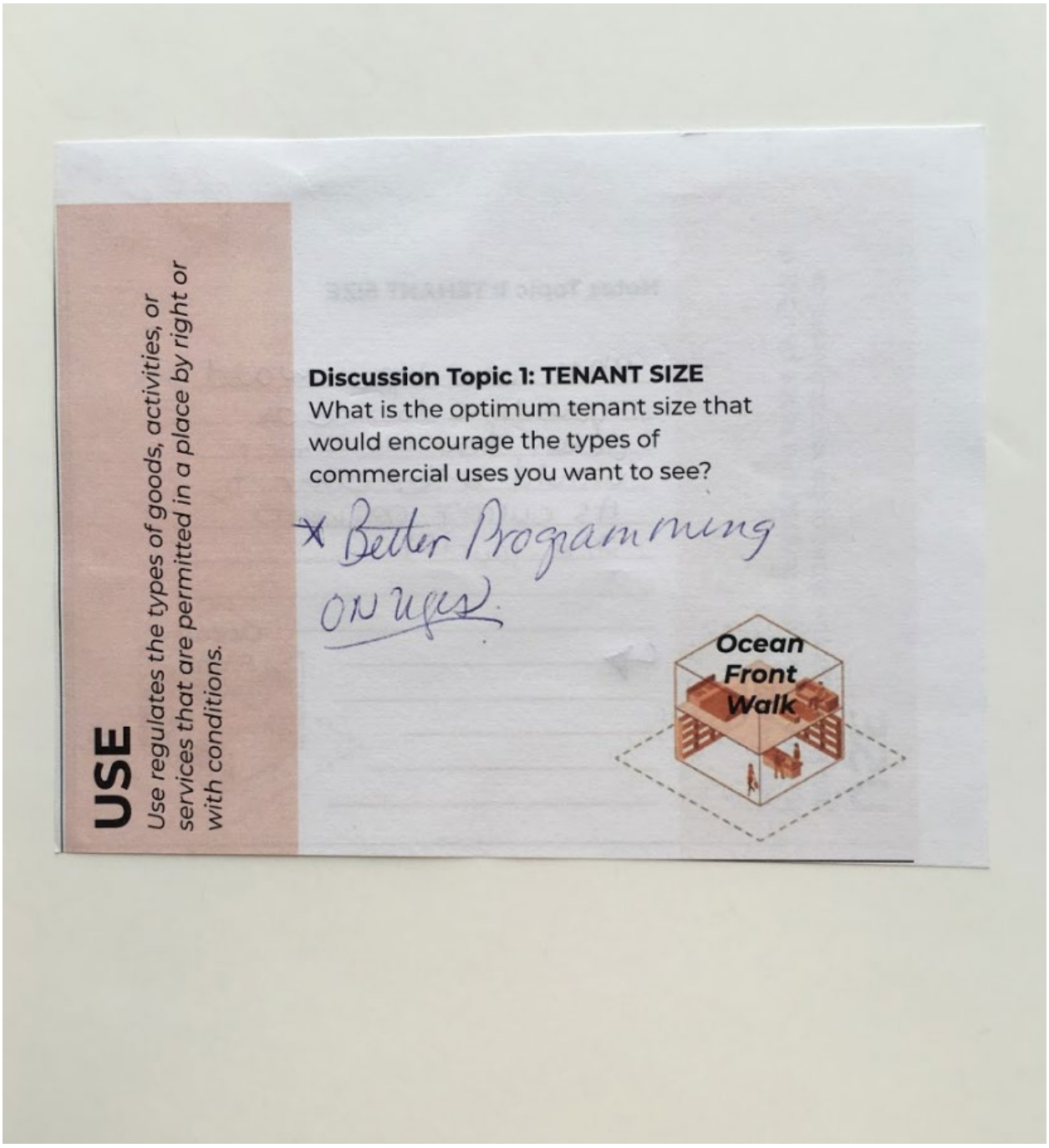
Keep Scale, uses
commercial (except parking).
Discussion Topic 2: TYPES OF COMMERCIAL BUSINESSES
What types of businesses would you like to see encouraged here? What are the things that discourage these businesses from locating here?
Small boutiques hotels ok.
Don't allow
"Sameness"
Don't disturb
Ocean Front Walk
USE
Use regulates the types of goods, activities, or services that are permitted in a place by right or with conditions.
Notes Topic 1: TENANT SIZE
- small sizes
- no chain stores
Ocean Front Walk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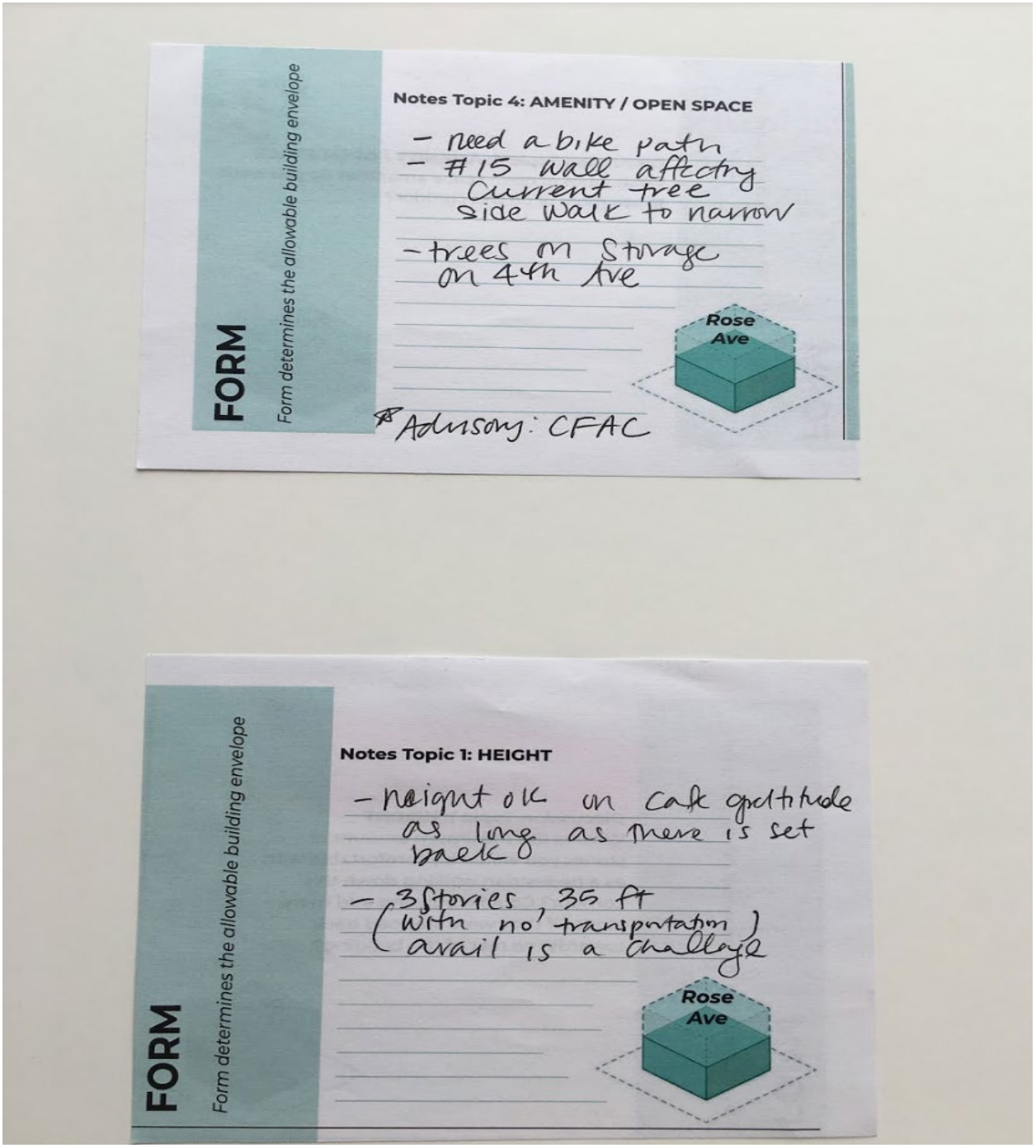
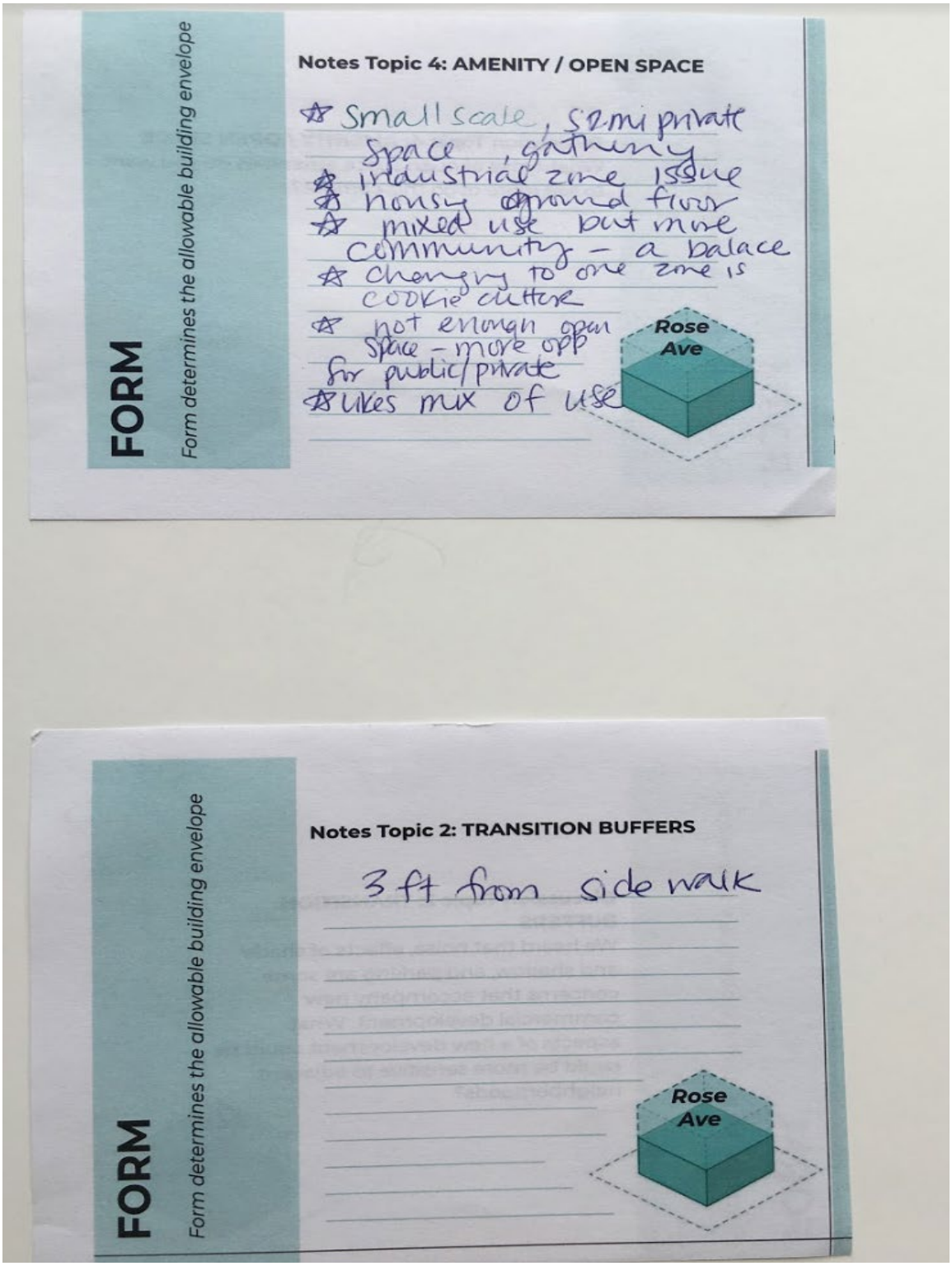
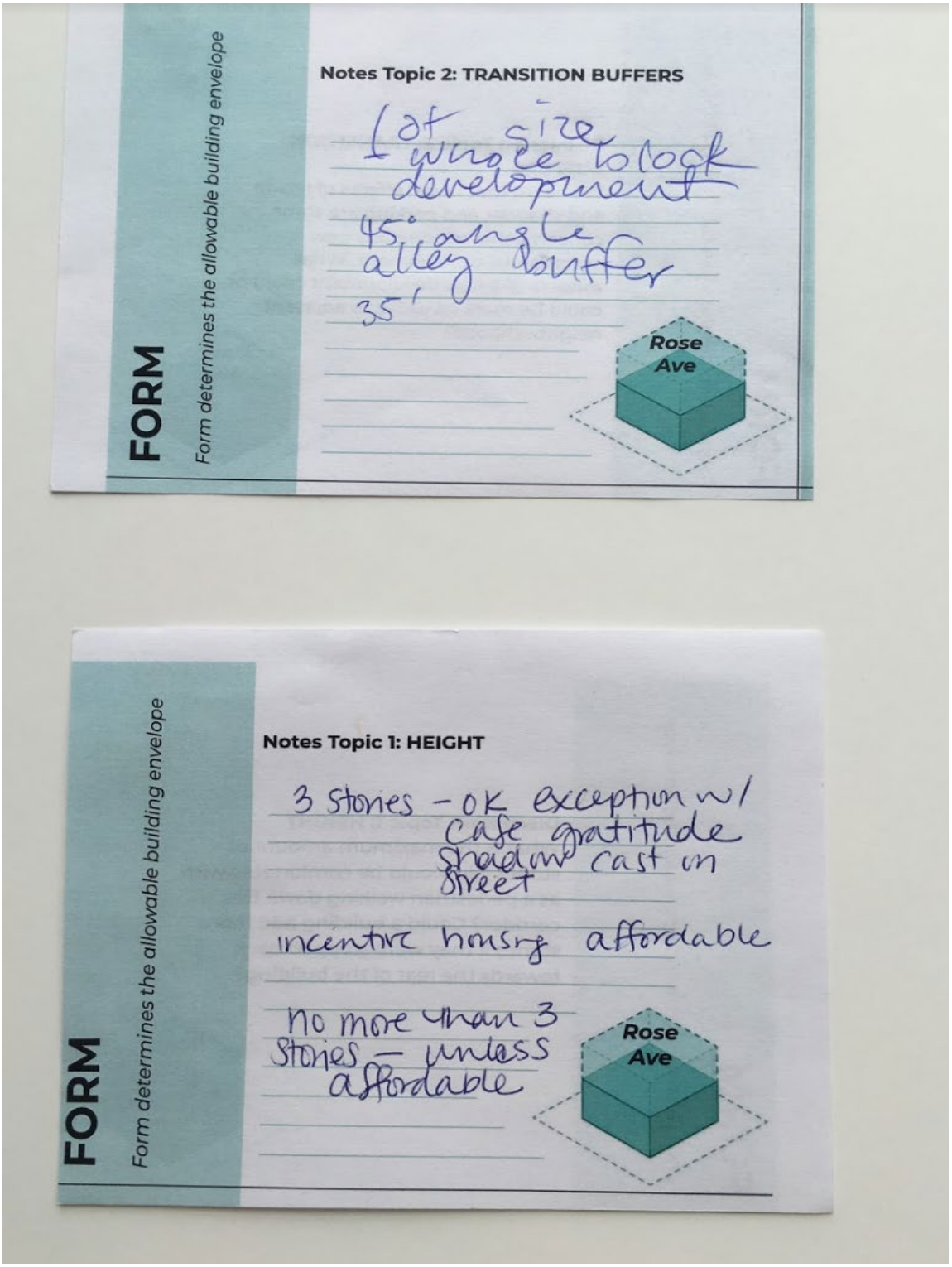
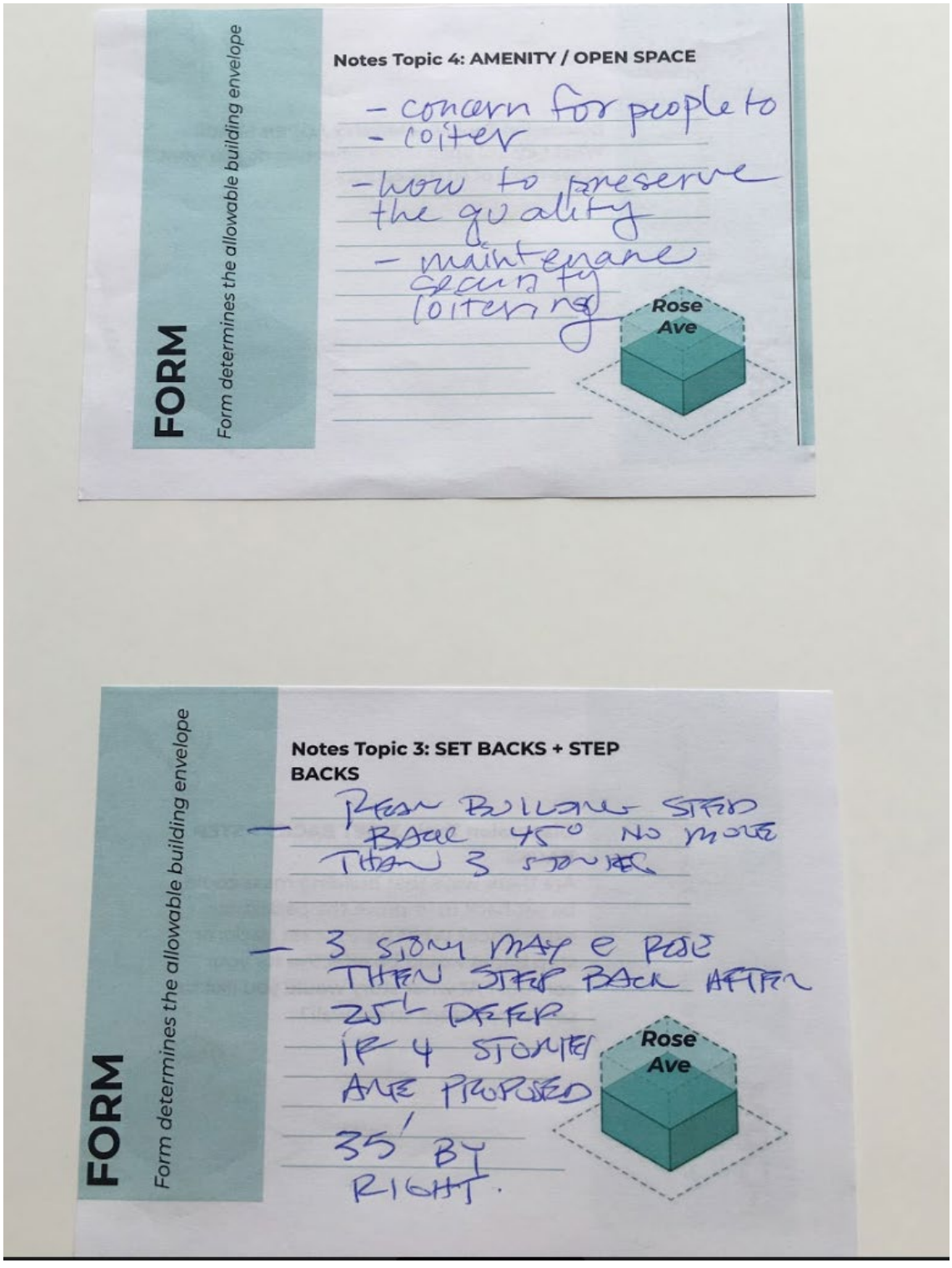
Discussion Topic 1: TENANT SIZE
What is the optimum tenant size that would encourage the types of commercial uses you want to see?
* Better Programming on upper
Ocean Front Walk

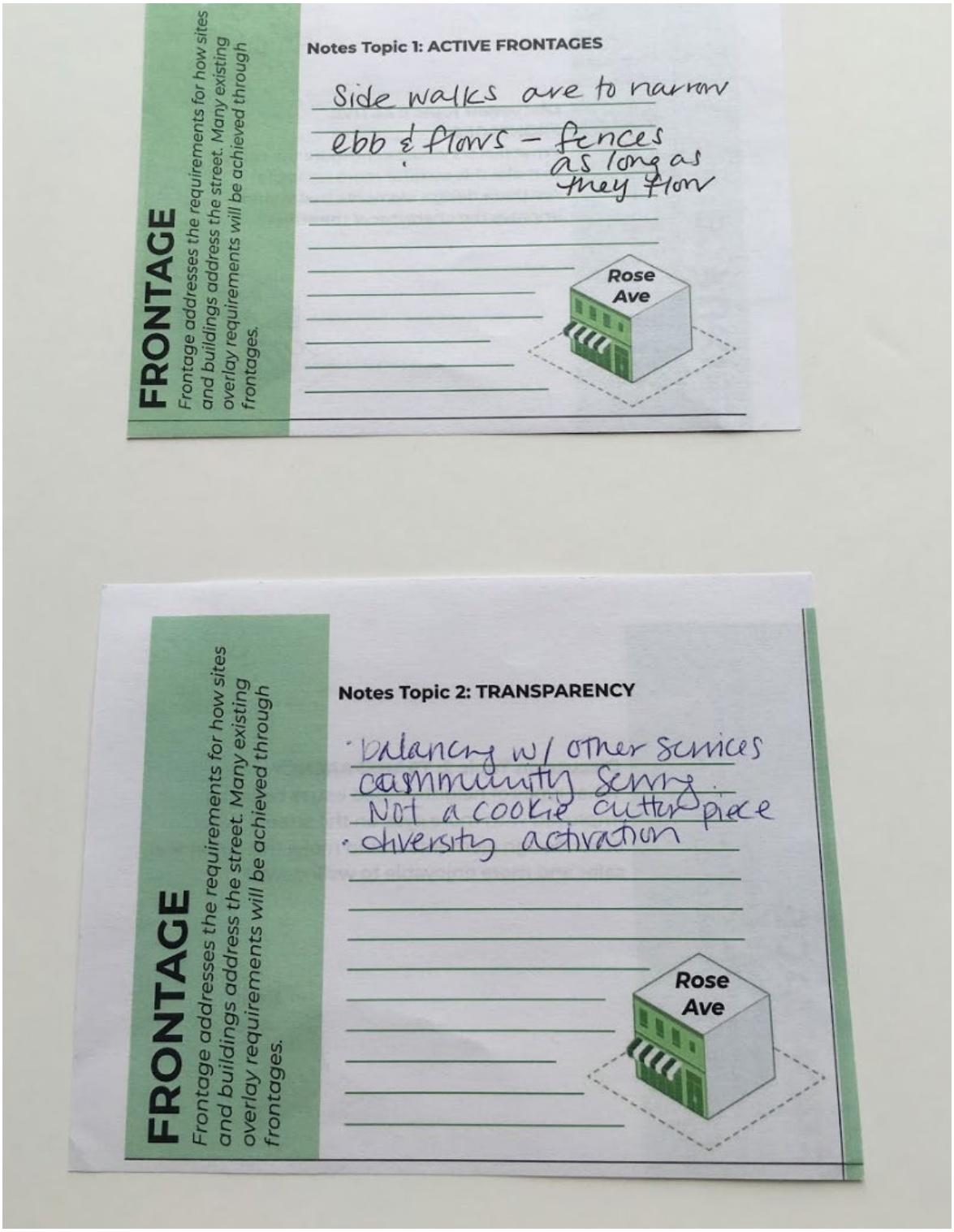
Rose Ave Mixed Use Corridor Cue Cards




FORM
Form determines the allowable building envelope
Notes Topic 4: AMENITY / OPEN SPACE
☆ Small scale, semi private space, gathering
☆ industrial zone issue
☆ noisy ground floor
☆ mixed use but more community - a balance
☆ changing to one zone is cookie cutter
☆ not enough open space - more opp for public/private
☆ likes mix of use
Rose Ave
FORM
Form determines the allowable building envelope
Notes Topic 2: TRANSITION BUFFERS
3 ft from sidewalk
Rose Ave


FORM
Form determines the allowable building envelope
Notes Topic 2: TRANSITION BUFFERS
Lot size whole block development
45° angle alley buffer
35'
Rose Ave
FORM
Form determines the allowable building envelope
Notes Topic 1: HEIGHT
3 stories - OK exception w/ Cafe gratitude shading cast on street
incentive housing affordable
no more than 3 stories - unless affordable
Rose Ave


FORM
Form determines the allowable building envelope
Notes Topic 4: AMENITY / OPEN SPACE
- concern for people to
- loiter
- how to preserve
the quality
- maintenance
security
loitering
Rose
Ave
FORM
Form determines the allowable building envelope
Notes Topic 3: SET BACKS + STEP
BACKS
PRESS BUILDING STEP
BACK 45° NO MORE
THAN 3 STORIES
3 STORY MAY BE PUSH
THEN STEP BACK AFTER
25' DEEP
IF 4 STORIES
ARE PROPOSED
35'
BY
RIGHT.
Rose
Ave


FRONTAGE
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Notes Topic 1: ACTIVE FRONTAGES
Side walks are to narrow
ebb & flows - fences as long as they flow
Rose Ave
FRONTAGE
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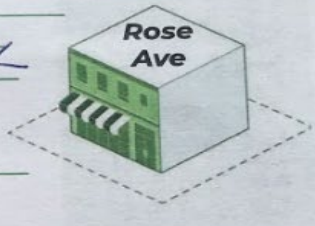
Notes Topic 2: TRANSPARENCY
• balancing w/ other services community serving. Not a cookie cutter place
• diversity activation
Rose Ave

FRONTAGE

Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.

Notes Topic 3: ACTIVE ALLEYS

diverse use
fences - buff
loft not too opposy
trees es enjoyable
fence ~~gradi~~
under sidewalk

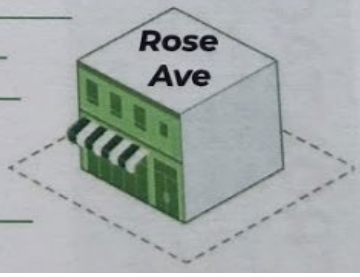


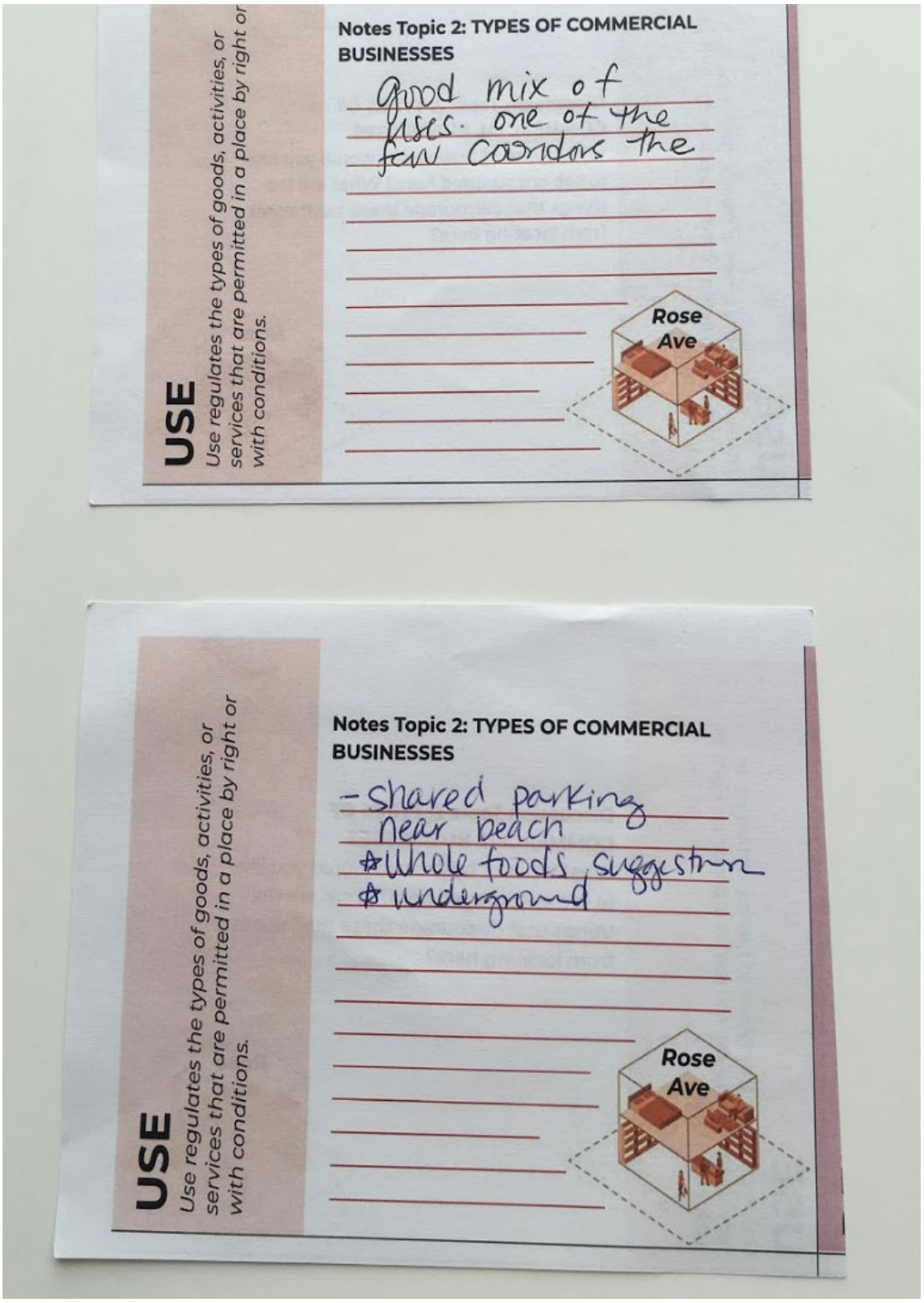
FRONTAGE

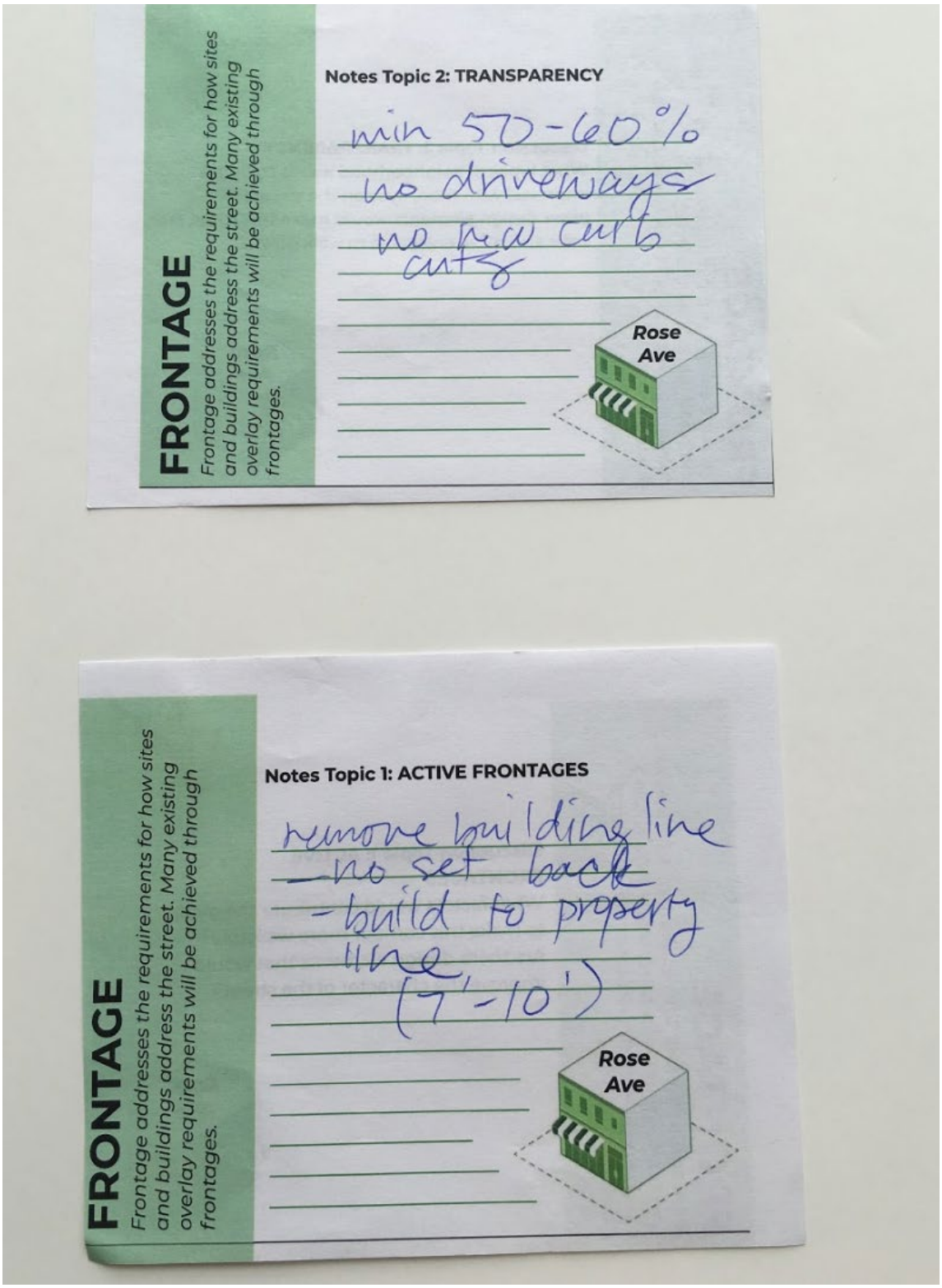
Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.

Notes Topic 3: ACTIVE ALLEYS

no - focus on
street




USE
Use regulates the types of goods, activities, or services that are permitted in a place by right or with conditions.
Notes Topic 2: TYPES OF COMMERCIAL BUSINESSES
Good mix of uses. one of the few coordors the
Rose Ave
USE
Use regulates the types of goods, activities, or services that are permitted in a place by right or with conditions.
Notes Topic 2: TYPES OF COMMERCIAL BUSINESSES
- shared parking near beach
* Whole foods suggestion
* underground
Rose Ave


FRONTAGE
Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.
Notes Topic 2: TRANSPARENCY
min 50-60%
no driveways
no new curb cuts
Rose Ave
FRONTAGE
Frontage addresses the requirements for how sites and buildings address the street. Many existing overlay requirements will be achieved through frontages.
Notes Topic 1: ACTIVE FRONTAGES
remove building line
- no set back
- build to property line
(7'-10')
Rose Ave

USE

Use regulates the types of goods, activities, or services that are permitted in a place by right or with conditions.

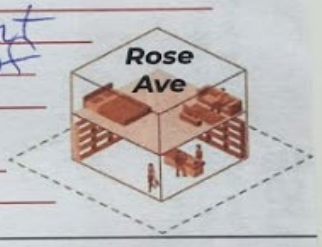
Notes Topic 2: TYPES OF COMMERCIAL BUSINESSES

RETAIL, CAFE, CREATIVE
ALL ~~R~~ RESTRICTED BY
PARKING REQUIREMENTS

NO more public
services

more lenient
change of
use

NO MEDICAL
OFFICES



DENSITY

Density addresses the units allowed based on lot size or lot.

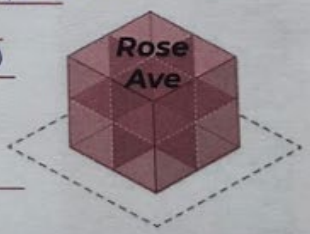
Notes Topic 1: DENSITY BONUS

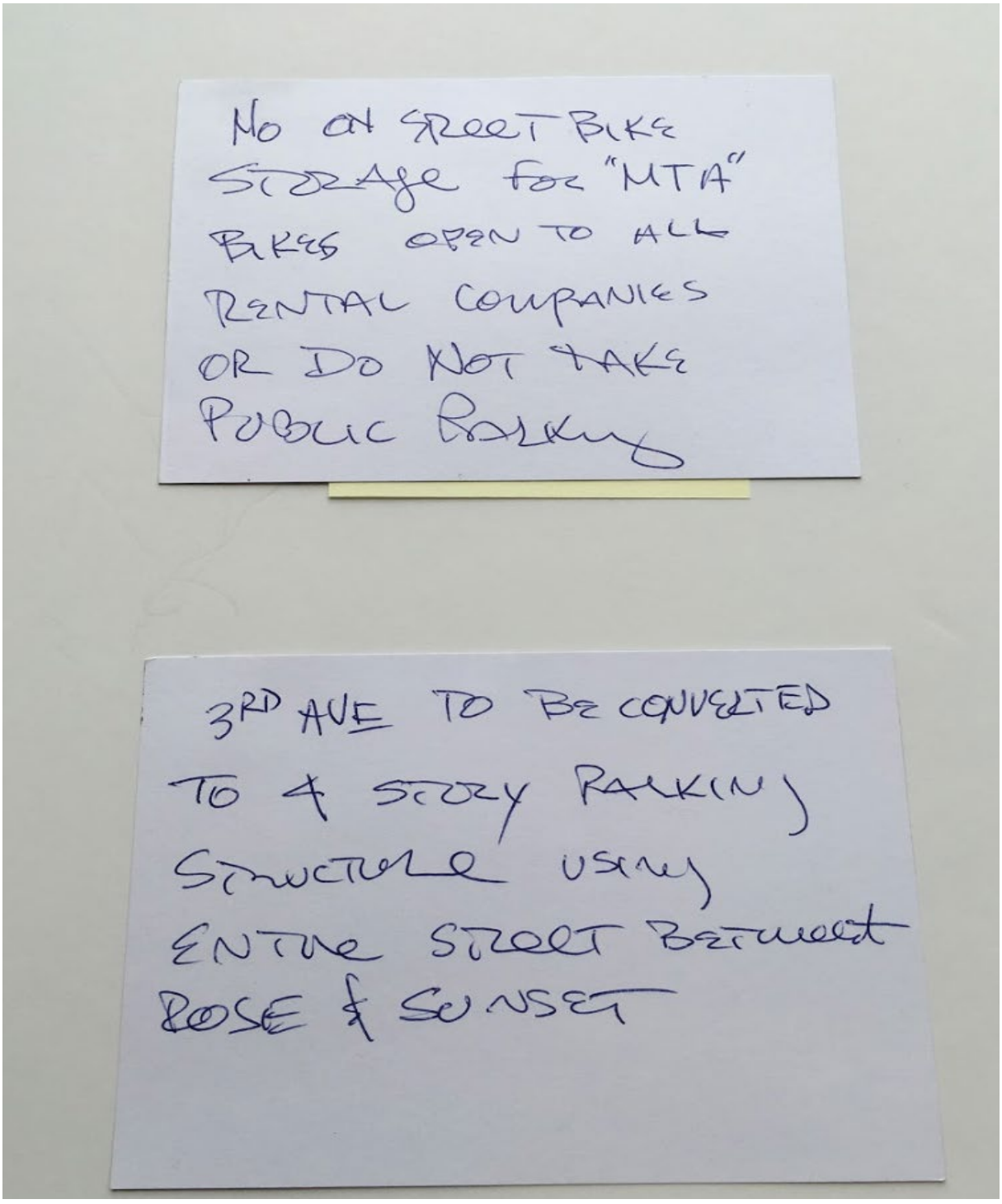
parking

3 stories

density bonus 4th
floor w/ parking
reduction
4th for affordable

Need 35 ft to
go 3ft




No on Street Bike
Storage for "MTA"
Bikes open to all
Rental Companies
or Do Not take
Public Parking
3rd Ave to be converted
to 4 story Parking
Structure using
Entire Street Between
Rose & Sunset