PARKS & OPEN SPACE

5

Downtown's planned open space system emphasizes physical and functional linkages between neighborhoods within and around the Specific Plan area and parks. A variety of Downtown parks and pocket parks, an adult recreation center, and several formal plazas are anticipated in this document. In addition, development incentives have been provided to encourage creation of courtyards and outdoor activity areas in conjunction with private development. These policies are intended to create open spaces within five minute walking distances in Downtown.

5.1 OPEN SPACE POLICIES

5.1.1 Comprehensive Open Space System

Develop a comprehensive open space system that provides a diverse range of outdoor opportunities for residents, workers, and visitors.

5.1.2 Walking Distance

Provide public open space within walking distance of all Downtown residents and employees.

5.1.3 Access to Regional Open Space Sites

Improve accessibility to regional recreational, leisure, and cultural opportunities outside the DSP area, such as Griffith Park, the LA Zoo and Autry Center, the Los Angeles River, and the Verdugo Mountains.

5.1.4 Excellent Design

Make the new public parks, plazas and courtyards harmonious, inspirational, and sources of community pride and identity through design excellence.

5.1.5 Parkland Acquisition Program

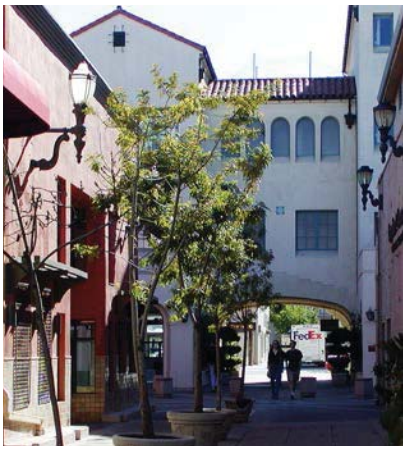
Establish a comprehensive program to obtain new open space locations in Downtown using a variety of techniques. Ideally, one large park or civic space, at least one acre in size, will be provided in the northwestern portion of the downtown, as a counterpoint to the current Central Park. The Orange Central district would make an ideal location for this park, which would serve open space needs of moderate to high rise residential projects in the downtown, downtown employees, and adjacent neighborhoods.

5.1.6 Smaller Open Spaces

Pursue opportunities to enhance existing and create new smaller open spaces. These smaller spaces can include public plazas, courtyards, fountains and pocket parks, on portions of blocks throughout Downtown to supplement the larger public open spaces, provide local focus points, and diversify the built environment.

5.1.7 Green Streets

Focus on excellent urban design to improve Downtown streets as an essential element of the open space system as tree-lined open spaces and continuous recreational paths.



5.1.8 Private Open Space

Require private common open space as part of all large new residential or mixed use developments.

5.1.9 Strategic Improvements of Existing Open Space

Implement a program to reclaim open spaces that have deteriorated, have design features that limit access and use opportunities, and/or are in need of activity and revitalization.

5.2 OPEN SPACE NETWORK

The open space network shows the existing pattern of pedestrian streets and open spaces, and potential opportunities for new pedestrian connections and open spaces. Besides conventional parks, the open space standards and urban design concepts also emphasize non-traditional use of public lands such as small urban plazas, upgrading alleys as paseos, dedicating portions of wide sidewalks for social and recreational uses, and street closings for special events. Land use policies provide an incentive density bonus to projects that contribute to the overall system of open spaces.

Pedestrian streets include shopping streets such as Brand Boulevard and future pedestrian streets such as Orange Street. Pedestrian connector streets are also an essential part of the overall walking system in Downtown. These streets have wider sidewalks, streetscape and ground floor uses that result in a comfortable and continuous pedestrian experience. Wilson, Lexington and California are important east-west pedestrian connector streets. Orange and Maryland are important north-south pedestrian streets. Brand Boulevard is Glendale's "main signature street" and Broadway is an important civic street. Both of these streets emphasize pedestrian friendly design. Standards and Guidelines for setbacks and building frontages are described in Chapter Four; mobility standards for pedestrian streets are discussed in Chapter Six.

Existing public open spaces include public parks and open spaces. The Central Park containing the Adult Recreation Center and Central Library has served as the primary downtown public park. The City Hall campus grounds, also known as the Perkins Plaza, is a second public open space within the Downtown. The Town Center project adds a third urban open space.

Potential open spaces are candidate sites for additional or expanded public parks and plazas. A fourth park opportunity exists south of the Central Park at the site of the Glendale Armory. A fifth site may be created by "capping" the 134 Freeway between Central Avenue and Brand Boulevard, potentially in conjunction with a transit plaza for transfers between local and regional east-west commuter traffic (additionally described in Chapter Six). The need for a sixth site has been identified in the Orange-Central area. Additional opportunities are identified for "pocket parks" or mini-plazas at sites located on minor view corridors (also see Section 4.2.6 Signature Architectural Features).

Private pedestrian plazas, paseos and courtyards add variety and scale to the public open space system. The open space networks identifies potential links to the existing system of private open spaces in the Downtown.

Opportunities for strategic improvements to current public parks and private plazas within the Downtown are identified in the interest of maximizing present open space resources. Some of the sites identified are currently drive-through areas which could be rec on figured for use as parks or plazas; some are under-utilized plazas associated with office buildings; others are paseos through private development for which physical enhancements are desired; and others include the public parks within Downtown.

Potential pedestrian passages include existing alleys, opportunities for mid-block passages and enhanced sidewalk access to existing developments such as the Glendale Galleria mall and Exchange mixed-use complex. These passages will provide additional access to Downtown's attractions and amenities by creating a secondary pedestrian network in addition to the present sidewalks aligned with the street grid.

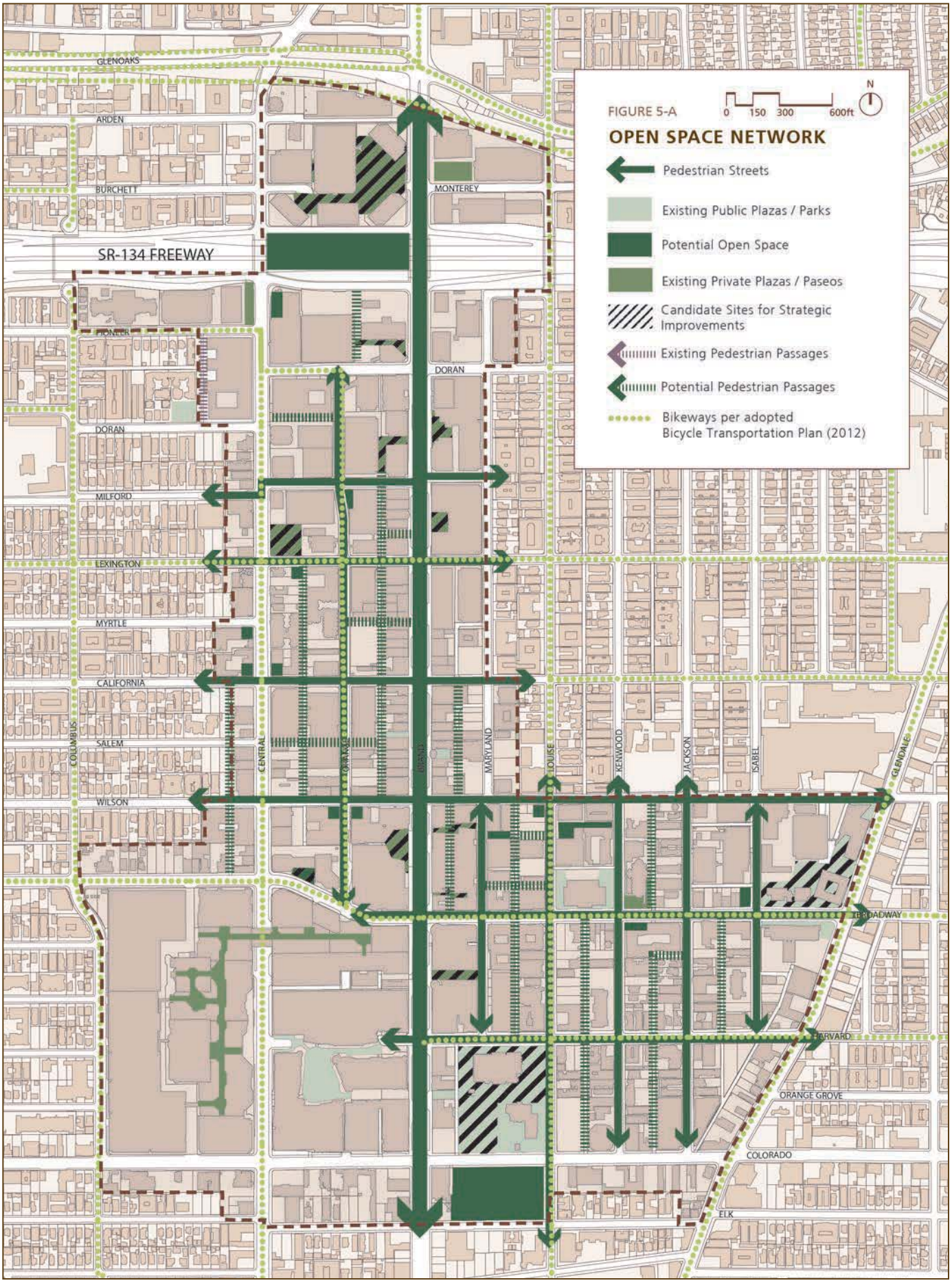


FIGURE 5-A
0 150 300 600ft
N
OPEN SPACE NETWORK
Pedestrian Streets
Existing Public Plazas / Parks
Potential Open Space
Existing Private Plazas / Paseos
Candidate Sites for Strategic Improvements
Existing Pedestrian Passages
Potential Pedestrian Passages
Bikeways per adopted Bicycle Transportation Plan (2012)
GLENOAKS
ARDEN
BURCHETT
MONTEREY
SR-134 FREEWAY
PIONEER
DORAN
MILFORD
LEXINGTON
MYRTLE
CALIFORNIA
SALEM
WILSON
COLUMBUS
CENTRAL
MARYLAND
LOUISE
KENWOOD
JACKSON
ISABEL
GLENDALE
BROADWAY
HARVARD
ORANGE GROVE
COLORADO
ELK

5.3 OPEN SPACE REQUIREMENTS

5.3.1 Sidewalk Requirements

Beautiful sidewalks with comfortable and attractive paving, generous landscape, shade trees, and attractive and functional lighting create a pleasant experience for Downtown pedestrians.

New construction and major remodels of buildings 10,000 square feet or more may be required to install streetscape elements as follows, or contribute in lieu payment for City installation of such improvements:

STANDARDS

A. Install sidewalk paving pattern and materials as specified by the City.
B. Plant street trees and street landscaping as specified by the City, spaced a minimum of 25 feet apart or as required by the City.
C. Install light standards as specified by the City.
D. Install pedestrian curb extensions on designated pedestrian-oriented streets as required by the City.
E. Install sidewalk furniture (benches, drinking fountains, etc) as required by the City.

GUIDELINES

F. Developers may install sidewalk elements, such as commemorative plaques or artwork, as approved by the City, at the main entrance to buildings.

ABOVE LEFT: The Brand Boulevard streetscape

ABOVE RIGHT: Streetscape including sidewalk landscape and street trees

5.3.2 Open Space Requirement

Open space as part of all new development will help make Downtown Glendale a pleasant and hospitable environment that encourages outdoor activity throughout the year. The Plan requires open space in conjunction with new development to meet the needs of residents, businesses and other users. In order to meet the diverse needs of all users while increasing usable open space in Downtown, the following will be required:

STANDARDS

A. **Open Space:** All new development shall provide *Open Space* as a percentage of the total gross site area per Table 5-A.

	Alex Theater Area A	Alex Theater Area B	Broadway Center Area A	Broadway Center Area B	Broadway Center Area C	Civic Centers	East Broadway	Galleria	Gateway	Maryland	Mid-Orange	Orange Central	Town Center	Transitional
Project Size	**Open Space Requirement as Percentage of Overall Site**													
<10,000SF	0%	5%				N/A	5%						TCSP	5%
≥10,000SF to 3.0 FAR	0%	5%	10%			N/A	10%						TCSP	10%
Over 3.0 FAR	N/A		10% + additional open space at a ratio of 1% for every 0.5 FAR											

TABLE 5-A

- The following areas shall be considered open space, either individually or in combination: Required front setbacks (see Section 4.2.7 Setback Requirements); Plazas, courtyards and paseos (see Section 5.4 Open Space Standards and Guidelines); and outdoor dining and landscaping within any of the above.
- Open space may assume a variety of different forms as needed to best address site specifics, but all open space shall be expansive and uninterrupted with a minimum dimension of 20 feet x 20 feet.
- Open space shall be designed to be integrated into the overall design of new developments, surrounding buildings, and existing open space.
- Any space that cars drive on or occupy shall not be considered open space.

B. **Publicly Accessible:** At least half of open space required by 5.3.2(A) shall be publicly accessible open space; AND at least half of all publicly accessible open space shall be open to the sky, meaning no overhangs or other building projections may occupy this space at any level of the building.

C. **Residential Development**: New residential development shall meet the requirements of 5.3.2(A) and (B) and in addition provide *outdoor space* equal to a minimum of 140 square feet per residential and/or live-work unit.
   - Outdoor space may be provided as: *publicly accessible, common,* or *private outdoor space.*

GUIDELINES

D. For project sites which contain designated cultural resources, minimum open space requirements may be reduced by the Review Authority.

Properties can be developed to a greater height in exchange for the provision of additional open space (see Chapter Seven). Wherever possible, such open space should be directly accessible from one or more public streets for maximum visibility and access.

5.4 OPEN SPACE DESIGN STANDARDS AND GUIDELINES

Projects will be evaluated with the following open space design standards and guidelines:

5.4.1 Open Space Location

STANDARDS

A. Open space usable by the general public should be physically and visually connected to the public sidewalk along one or more public streets.
B. Open space must be designed for a mix of active and passive uses and/or activities.

GUIDELINES

C. Open space should be designed as one large, contiguous space and not many scattered, separate spaces. Exceptions to this will be allowed if justified by physical and/or design constraints or exemplary urban design that successfully links the smaller, separate spaces.
D. For projects that consist predominantly of office use, open space should be at the main building entrance and at the same grade as the sidewalk.
E. For projects that consist predominantly of retail use at the ground level, the required public open space may occur on the upper levels of a project.
F. When possible, open space should be located with access to sunlight.

5.4.2 Overall Design

STANDARDS

A. Seating is to be provided through the use of portable or fixed-site furniture or edges along planters and/or fountains.
B. Open space shall be adequately lighted to address safety.

GUIDELINES

C. Open space should contain high-quality hardscape and focal elements, such as water features or artwork.
D. Blank walls at the pedestrian level should be constructed for visual interest by incorporating artwork, or a planter at the base or the top so that, at a minimum, clinging vines can be utilized to soften the expanse of blank wall. Irrigation and maintenance concerns regarding the use of vines and small or narrow planters should be considered early on the design phase of the building.

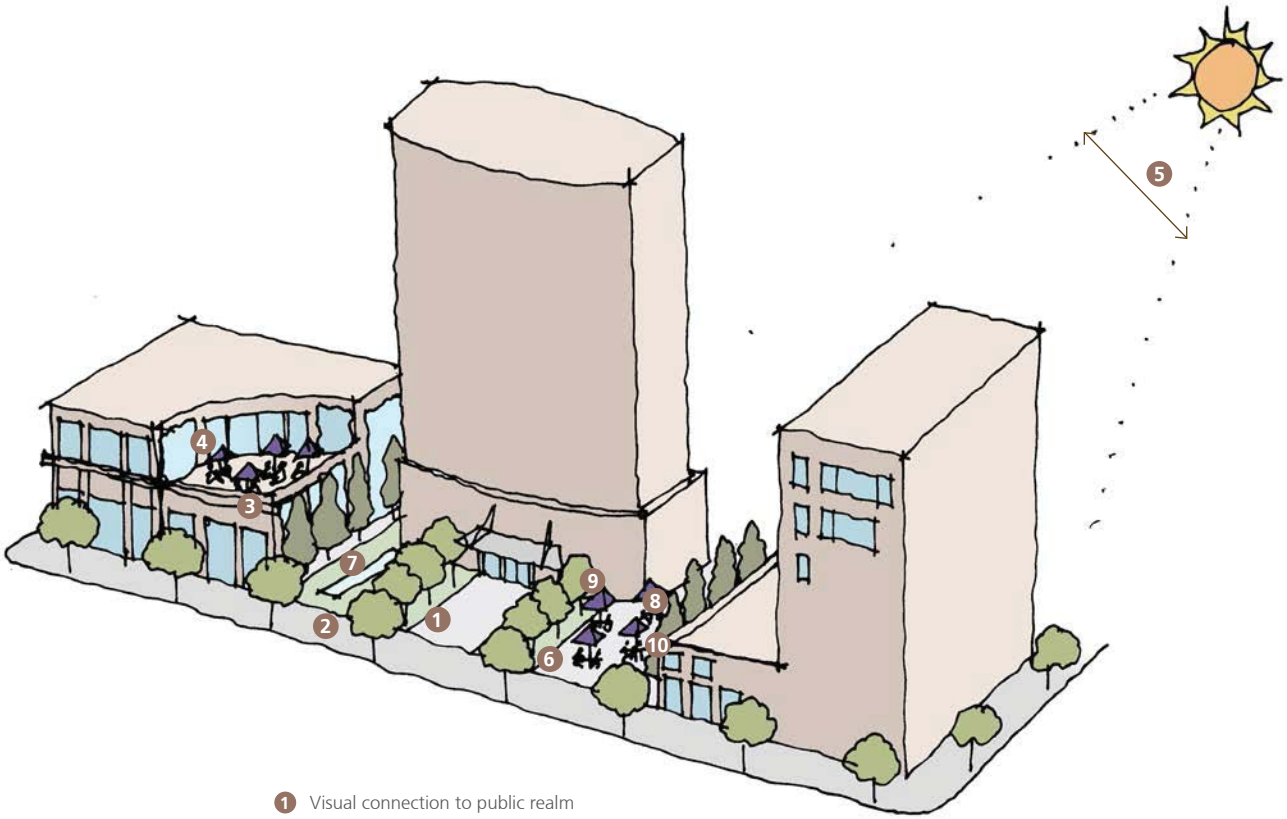
5.4.3 Landscaping

STANDARDS

A. The property owner or his/her agent shall maintain open space and landscaping that is located on private property.
B. All landscaped areas shall contain a combination of low, medium, and tall plant materials as appropriate.
C. Irrigation shall be provided and where possible, landscaping shall be drought-tolerant.

GUIDELINES

D. A minimum of 10% of the required open space should be landscaped.
E. Landscaping of new projects should enhance the building's architecture and public and common open spaces, and buffer adjacent residential land use.



1. Visual connection to public realm
2. Conceived as a large contiguous spae
3. Windowless walls should be planted
4. Retail may employ open spaces at upper levels
5. Access to sunlight and southern exposure
6. Accommodate a mix of active & passive uses
7. High quality materials and water feature if appropriate
8. Outdoor furniture and comfortable seating
9. Minumum landscaped area & canopied trees
10. Buffer adjacent residential uses

F. Landaping should include shaded areas with canopy trees. The tree species, when grown to a mature height and healthy spread, should be of a scale to reduce the vertical proportioning of the plaza or courtyard.

G. In heavily used open spaces, trees which are not contained in raised planters or in a large planter area should include the use of tree grates at their base.

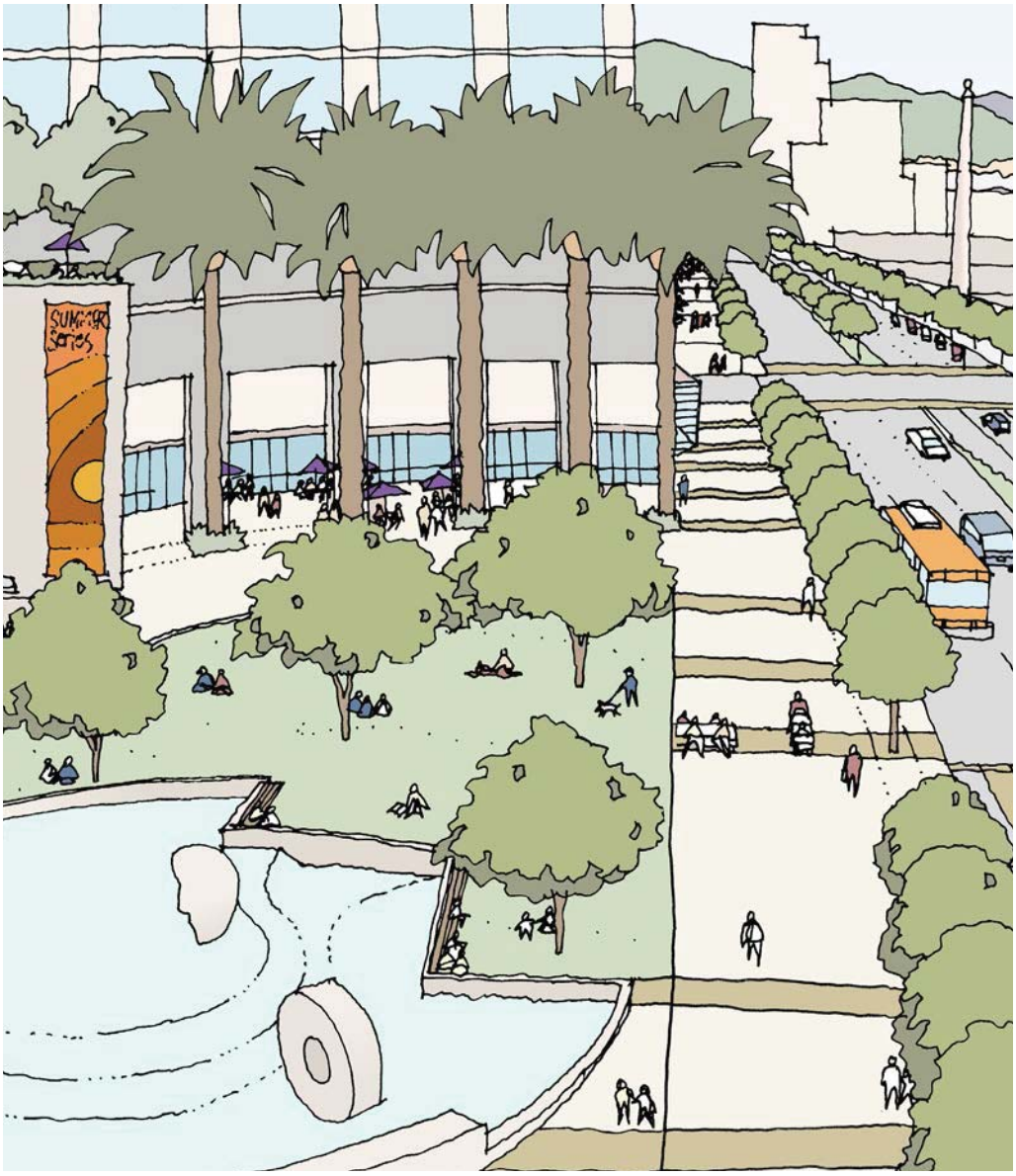
5.4.4 Outdoor Rooms

New developments are encouraged to create outdoor rooms by coordinating the open space requirements and/or outdoor dining features with all adjacent developments. Where timing makes it impossible to coordinate in the design phase, developers should anticipate future outdoor rooms in their design, creating a flexible open space that will be sensitive to future development adjacent to their project.

Outdoor Rooms may take the form of Plazas, Piazzas, Courtyards and/or Paseos, described in the following pages.

5.4.4 Outdoor Rooms (cont'd)

RIGHT: This rendering illustrates the design guidelines for plazas and piazzas applied to an existing semi-circular open space associated with the City Center office tower in the Broadway Center district (above). Instead of pavement, grass and shade trees are planted. The edges of the existing fountain are lined with benches, so pedestrians can enjoy the water. The escalators have been relocated so they do not intrude into the plaza. Finally, the form of the semi-circle is completed and lined with additional storefront restaurants, outdoor cafes, and defined by a ring of palm trees. As a result of a creative and selective redesign, this plaza could be transformed into an inviting park facing Brand Boulevard.



A. **Plazas and Piazzas** are large outdoor rooms that extend the public realm from the street and sidewalk. They enhance the downtown environment and are a benefit for the property owners. Plazas and Piazzas should comply with the following design standards and guidelines:

STANDARDS

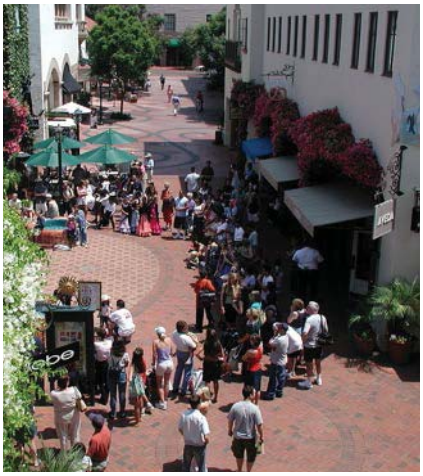
1. Plazas shall abut public areas and be physically and visually accessible from the public sidewalks. Security fences, walls, and entry gates shall not block the sidewalk edge of the plaza or views into the plaza.
2. The plaza shall be accessible to the public for at least the time of normal business hours. Signage or other mechanisms shall identify that the plaza is available for public use during business hours.
3. At least 10% of the plaza's surface shall be landscaped. Shade trees and gardens are strongly encouraged..
4. Entries to the plaza, and storefront entries within the plaza, shall be designed and lighted so they do not create hiding places.
5. Vehicular access, loading, or parking uses are prohibited within the plaza.

GUIDELINES

6. Escalators or elevators should not dominate the function and appearance of the plaza.
7. Plazas should provide at least one sitting place for each 100 square feet of plaza in addition to any permitted outdoor dining provided.
8. A majority of the gross area of the plaza should have access to sunlight for the duration of daylight hours. A mix of direct sunlight and shade should be provided. No more than 30% of a plaza should be covered with a roof. Canopies, awning, cantilevered overhangs, or balconies may project over the ground floor but should not prohibit the penetration of sunlight to the ground floor.
9. Ground-level façade standards (described in Chapter Four) should be applied to facades facing the plaza.

5.4.4 Outdoor Rooms (cont'd)

BELOW: The rendering illustrates courtyards as the focus of future development to the north and south of the Alex Theatre. The new courts combine with the Theatre court to create a rich pattern of outdoor spaces and passages for dining, entertainment, and receptions. Paseos and other passages link these courtyards together and to nearby streets.



B. **Courtyards** are exterior rooms located within the confines of a single or multiple projects, but typically not directly visible or open to the street. They are generally smaller and more intimate than plazas. Courtyards should comply with the following design standards and guidelines:

STANDARDS

1. The courtyard shall be accessible to the public for at least the time of normal business hours. Signage or other mechanisms should identify that the courtyard is available for public use during business hours.
2. Vehicular access, loading, or parking uses are prohibited within the courtyard.
3. At least 10% of the courtyard surface shall be landscaped. Shade trees and gardens are strongly encouraged.
4. Entries to the courtyard, and storefront entries within the courtyard, shall be designed and lighted so they do not create hiding places.

GUIDELINES

5. Courtyards should be physically accessible from the public sidewalks. Security fences, walls, and entry gates shall not block the sidewalk edge of the courtyard.
6. Courtyards should provide at least one sitting place for each 75 square feet of court in addition to any permitted outdoor dining provided.
7. A majority of the gross area of the courtyard should have access to sunlight for the duration of daylight hours. A mix of direct sunlight and shade should be provided. No more than 45% of a courtyard should be covered with a roof. Canopies, awning, cantilevered overhangs, or balconies may project over the ground floor but should not prohibit the penetration of sunlight to the ground floor.
8. Ground-level façade standards (described in Chapter 4) should be applied to facades facing the courtyard.
9. Escalators or elevators should not dominate the function and appearance of the courtyard.

5.4.4 Outdoor Rooms (cont'd)

RIGHT: The food-court of the Glendale Marketplace (existing above) is rendered here with modest modifications as an illustration of the design guidelines for paseos and passages. Overhead "swag" lights, instead of lampposts, deliver lighting without cluttering the passage. Shade on sunny days is provided by canvas "sails" and awnings spanning across the paseo. The existing storefronts and signage is otherwise consistent with the guidelines.

C. **Paseos** are narrow pedestrian passages that serve as mid-block crossings or access to interior courtyards. Their intimate scale and safety from vehicular traffic/noise makes them vibrant retail destinations. Paseos are common to warm climates, where their enclosure and relative shade also makes them an attractive alternative to street retail. Paseos should comply with the following design standards and guidelines:

STANDARDS

1. Paseos shall not be more than 30 feet nor less than 10 feet wide.
2. Building walls framing paseos may not be three times higher than the paseo.
3. Vehicular access, loading, or parking uses are prohibited within the paseo except during restricted hours.
4. The paseo shall be accessible to the public for at least the time of normal business hours. Signage or other mechanisms shall identify that the paseo is available for public use during business hours.
5. Entries to the paseo, and storefront entries within the paseo, shall be designed and lighted so they do not create hiding places.

GUIDELINES

6. The paseo should not be covered by overhead structures for more than 40% of its path.
7. Ground-level façade standards (described in Chapter Four) should be applied to facades facing the paseo.
8. Lighting should be provided from overhead fixtures, either mounted on the building facade or suspended from cables spanning the paseo, sculptural objects, or other means that do not obstruct the free-flow of pedestrians.
9. Shade should be provided from overhead awnings or free-standing umbrellas.
10. Landscaping should not obstruct the free flow of pedestrians.
11. Paseos should generally provide a direct visual line of sight from the street to their destination (i.e., parallel street, courtyard, or parking structure).
12. Signage should be scaled for pedestrians.

5.5 URBAN ART PROGRAM

Applicable projects shall follow the requirements of Chapter 30.37 - Urban Art, of the Glendale Municipal Code.

TOP LEFT: "Shield" by M.L. Snowden, 2004 at Glendale Police Station

TOP MIDDLE: "The Frogs" at Glendale Marketplace

TOP RIGHT: "Intersection" by Juan Nava, 1991 at City Center, 101 N Brand Blvd

CENTER: "The Aerial" and "The DNA bench" by Larry Kirkland, 1996 at California Science Center, Exposition Park, Los Angeles

BELOW: "Evolation" sculptural elements by Jud Fine, Michael Davis and Richard Turner, 1990 at Nestle Building garden/fountain

BOTTOM LEFT: "Shoshone" by Mark DiSuvero, 1982 at Citigroup, 444 S. Flower, Los Angeles

BOTTOM MIDDLE: "Animals in Pools" by Georgia Gerber, 1986 at the Downtown MAX Light Rail Project, Portland, Oregon

BOTTOM RIGHT: "Me Too" by Natalie Kroll, 1991 at Central Park

ABOVE: "California Song" by Cliff Garten Studio, 2002 at Capitol Area East End Complex, Sacramento

RIGHT: "Benjamin Franklin" by George Wayne Lundee, 1989 (bronze) at the Glendale Exchange

FAR RIGHT: "The Power and the Passion" by J. Michael Wilson, 1993 (bronze) at 500 N Brand Blvd

BOTTOM LEFT: "Sequi" by Nancy Graves, 1986 at Wells Fargo Center, Los Angeles

BOTTOM RIGHT: "Triumph" by James Thomas Russell 1997 at 701 N Brand Blvd