

STREETSCAPE GUIDELINES

Construction and Maintenance Tiers

Throughout the Guidelines note blue and orange colored squares. Green ■ indicates Tier 1 improvements that fit within current City guidelines for installation and maintenance by the City of Los Angeles. The yellow ■ square identifies Tier 2 improvements that require an additional maintenance effort not budgeted for through General funds. These may be installed when a covenant agreement between property owners and City of Los Angeles for maintenance of all improvements by the property owners. Creation of a Business Improvement District (BID) representing all affected property owners is an efficient way to install continuous sidewalk improvements. Covenant agreements between a single property owner and the City of Los Angeles are also possible; these would cover maintenance arrangements for improvements that are limited to the frontage of a single property owner.

■ Tier 1 Improvements

include the following:

- Replace or install new street trees at the City standard spacing distances when approved by the City's Urban Forester (note that all street tree removals must have both the Urban Forester's and the Board of Public Works' approvals)
- Decomposed granite in tree wells
- Bike racks (Department of Transportation approved black U rack)
- Add or replace new City of Los Angeles Coordinated Street Furniture Program bus shelters, litter receptacles, and community bulletin boards

- Bus Safety Lighting: up to three pedestrian level lighting fixtures at bus stops, per Bureau of Street Lighting standard plans
- Maintain street surface, including filling potholes and slurry seal.

■ Tier 2 Improvements

include the following, plus any improvement not mentioned here that is not included in Tier 1:

- Site furnishings not part of the City's Coordinated Street Furniture program, including benches and litter receptacles with no advertising, bike racks of alternate color or design, plant containers
- Curb extensions, parkway and tree well plantings, hanging flower baskets
- Decorative sidewalk paving (all paving that is not uncolored concrete)
- Crosswalk decorative paving at signalized intersections, mid-block crossings, and on side streets
- Replace existing bad order concrete with uncolored, non-decorative concrete
- Pedestrian lighting system other than bus safety lighting (requires more than 50% of voting property owners to approve; election process conducted by Bureau of Street Lighting)

■ Landscaped Medians and Curb Extensions

New landscaped medians are proposed on Pico in order to improve the pedestrian scale of the street, to moderate the rate of traffic flow, and to provide additional landscape and trees for their visual attraction and provide for the shade on the street. Five new landscaped medians are proposed on Pico east of Veteran Avenue, east of Kelton, east of Glendon, west of Pelham, and east of Parnell. A sixth median is proposed on Overland north of Pico and serves as a north-south gateway to the Pico corridor. DOT has made preliminary reviews and approval of the proposed medians and curb extensions.

The construction of medians shall be as approved by the City's Department of Transportation and may be constructed by Bureau of Street Services. A new curb and gutter shall be installed and median striping per the City's standards. See planting guidelines for median trees and other plantings.



*Overland is one of the major intersections along Pico.
(existing conditions, shown above)*

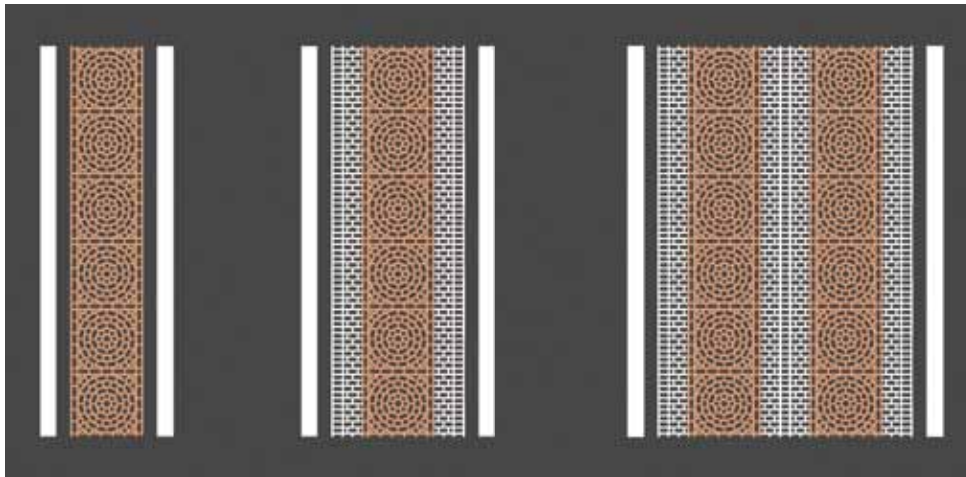


*Median and sidewalk plantings give the Overland / Pico intersection a gateway impression.
(rendering of proposed streetscape enhancements, shown above)*

Paving ■

Crosswalks

All street crossings controlled by traffic signal or by stop sign shall receive stamped, colored asphalt as indicated in plan details, and in patterns shown. The goal is to make all pedestrian crossings more visible to motorists to help them anticipate people walking across the street. The stamped colored paving has a life of approximately five years before it needs to be installed again. Bureau of Street Services staff are expert in applying this paving embellishment.



Crosswalk widths follow size of intersection with major intersections receiving a double wagon wheel pattern. DOT-required white striping shall be placed at all crosswalks.

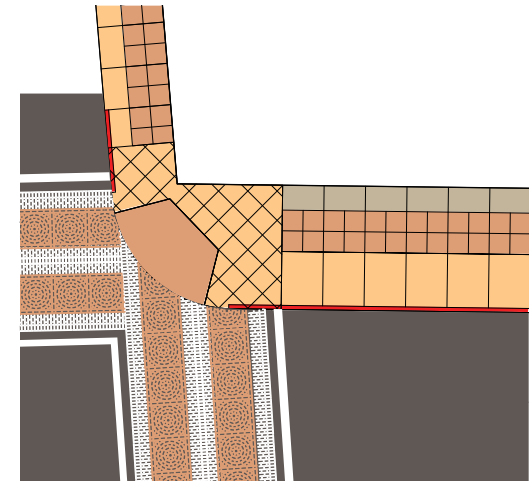
Duratherm by Integrated Paving, www.integratedpaving.com
Duratherm Pattern: Wagon Wheel
Duratherm Standard Colors: White, Cinnamon

Ramps

Disabled access ramps shall be reinstated to meet Federal Standards, including installation of truncated dome paving in contrasting color: Wausau Pavers, ADA-70.

Corner Sidewalks

30" x 30" scored concrete in Davis color Palomino, 45 degree square pattern, 20' from intersection.



ADA Ramp: Wausau Paver, truncated dome in ADA-70
www.wausaupaving.com

Corner Sidewalk: Palomino Davis color, 30" x 30" scored concrete in 45 degree pattern, 20' from intersection

Sidewalks

The priorities for installing new sidewalk paving shall be at new developments, intersections, bus stops, and wherever concrete is broken or lifted. New sidewalk paving shall be scored, integrally colored concrete as indicated on plan details. Colors by Davis Concrete are “Baja Red” and “Palomino.”

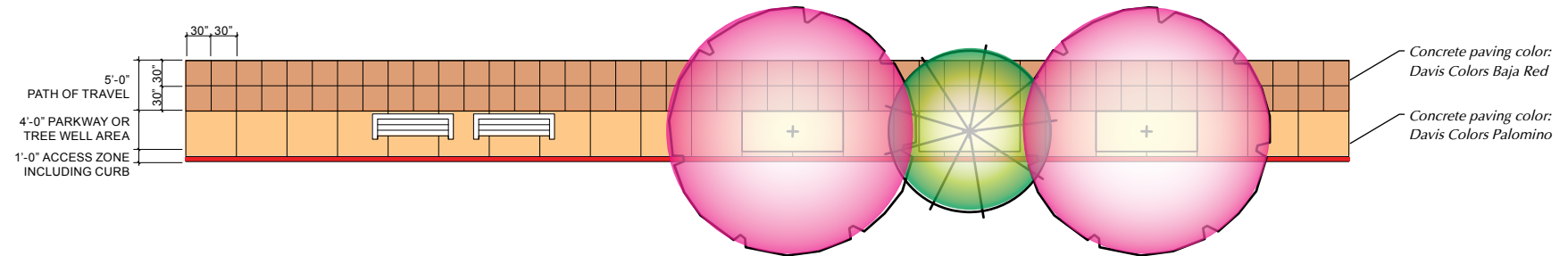


Concrete paving color:
Davis Colors Baja Red

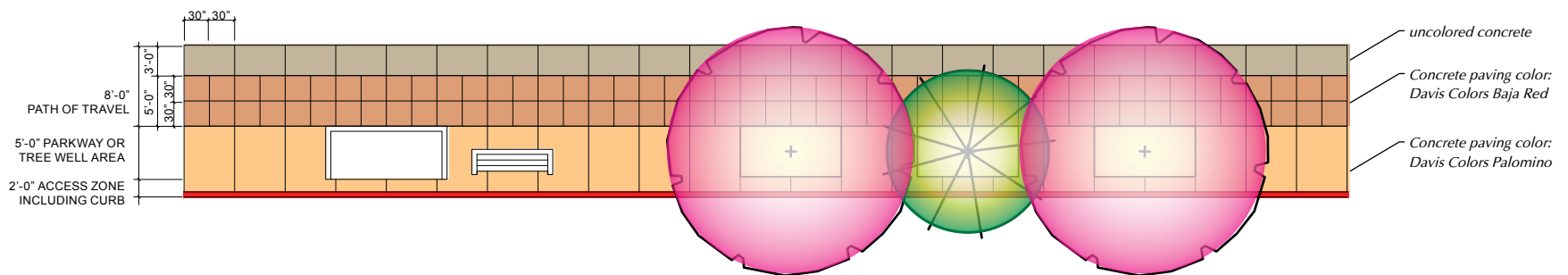


Concrete paving color:
Davis Colors Palomino

PAVING PATTERN FOR 10-FOOT SIDEWALK



PAVING PATTERN FOR 15-FOOT SIDEWALK



Paving ■

Ramps and Sidewalks at Sepulveda

The north west corner at Pico and Sepulveda is missing sidewalk and corner access ramp north of Pico. It is a priority to develop this sidewalk to meet the portion on Sepulveda north of Pico. See paving guideline for intersection sidewalk and ramp paving.



A dirt parkway and missing sidewalk greet pedestrians and drivers on Sepulveda, north of Pico.



Missing accessible ramps are at the end of the dirt parkway.

■ Seat Walls

20" high concrete block seat walls faced with Stepstone Incorporated's (www.stepstoneinc.com) Sonorastone in French Gray #1504 and capped with Stepstone Incorporated's bull-nosed wall cap in Veranostone French Gray #2004 to define a pedestrian-friendly environment at sidewalks.



A sidewalk on Camden Avenue and Pico are full of cracks and weeds. (existing conditions shown above)



*Wall Cap
Stepstone Incorporated
Veranostone #2004
French Gray*



*Seat Wall
Stepstone Incorporated
Sonorastone #1504
French Gray*



Proposed enhancements, which include seat walls, greatly improve walkability on Pico Boulevard by creating pedestrian spaces.

Planting

Street Trees

Pico Boulevard’s existing primary street tree is the Ficus and other tree species are also present, including Jacaranda and Koelreuteria. Existing street trees may be retained or they may be replaced on request of adjacent property owner and approval of both the City’s Urban Forester and the Board of Public Works. Existing street trees are candidates for replacement when they are significantly damaged or in decline, when they are causing damage to property (such as the raising of sidewalks and breaking of curbs), or if for any reason they cannot be maintained in a safe and healthy condition.

Existing Ficus trees that remain as part of Pico Boulevard’s treescape should be pruned every two years by City approved tree pruning company.



Existing properly pruned ficus tree (every other year pruning schedule)

New street tree selections include the Tabebuia ipe (Pink Trumpet Tree) and the Washingtonia filifera (California Fan Palm); please see Master Plan for recommended locations for new tree plantings on the sidewalk.



PINK TRUMPET TREE ■

TABEBUIA IPE

Type:	Semi Evergreen
Height:	25 to 50 feet
Spread:	25 to 50 feet
Shape:	Round
Water:	Drought Tolerant once established
Growth Rate:	Slow to Moderate
Flower Color:	White to Light Pink and Purple
Flower Season:	Late Winter and Spring
Other:	No pest problems

New trees shall be 36” box size where feasible; minimum size shall be 24” box. Palms may be planted bare root and shall have minimum 7’ of brown trunk height. For 10’ wide sidewalks, tree wells shall be installed 4’x10’ with 12” offset from back of curb. For 15’ wide sidewalks, tree wells shall be installed 5’x10’ with 18” offset from back of curb. (See plans.) Tree wells may either be planted or filled with decomposed granite to 1” below finish surface. For appropriate planting combinations of low growing shrubs and groundcovers, see Landscape Plants.

Developer shall provide automatic irrigation to tree wells wherever new development occurs. Weekly watering by truck may be substituted when no developer is responsible for the new planting.



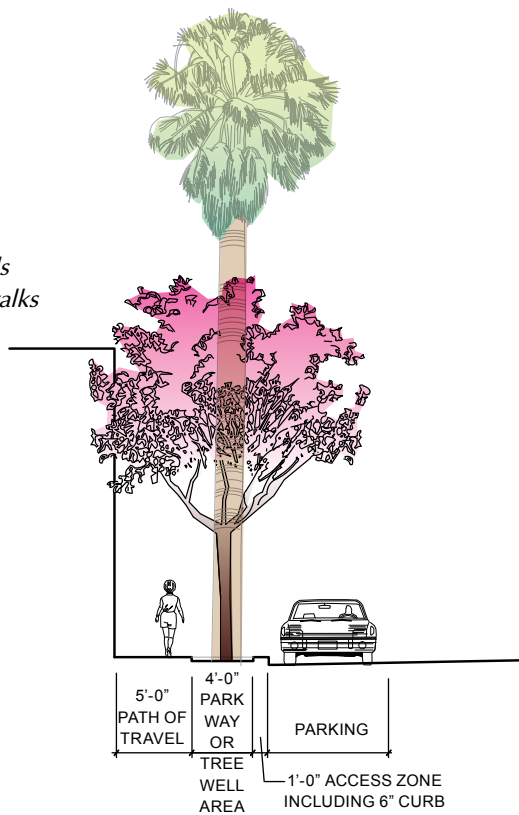
CALIFORNIA FAN PALM ■

WASHINGTONIA FILIFERA

Type:	Palm
Height:	60 feet
Spread:	20 feet
Water:	Little to Regular
Growth Rate:	Fast
Other:	Leaves mature and bend down to form a “skirt” of thatch

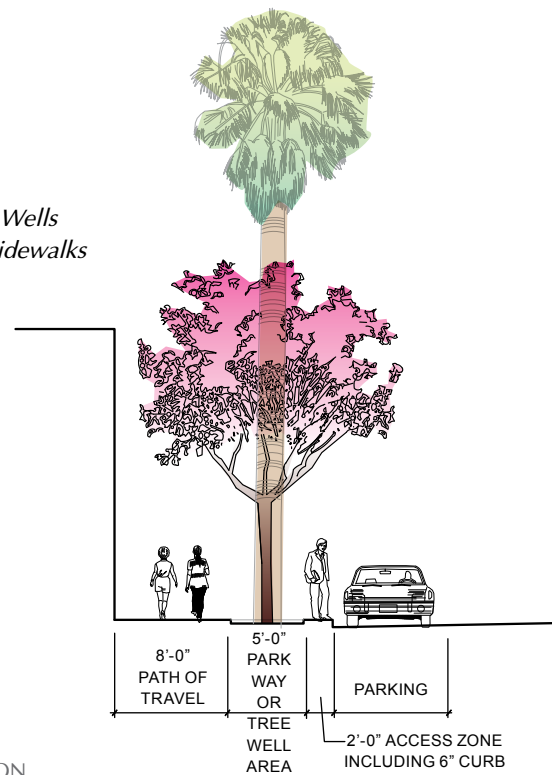
TREE WELLS

4' x 10' Tree Wells for 10 Foot Sidewalks

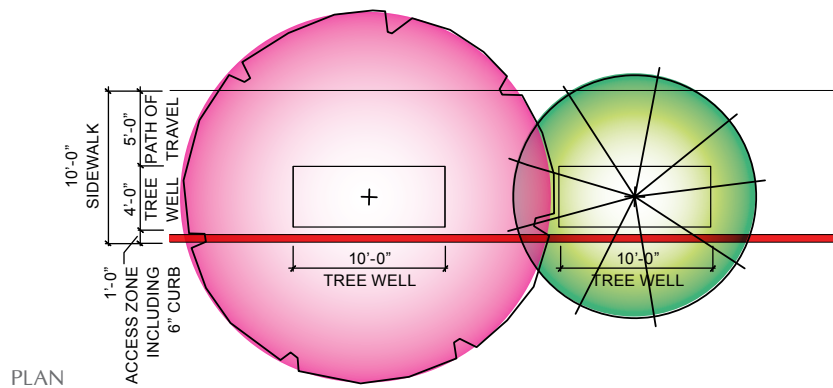


ELEVATION

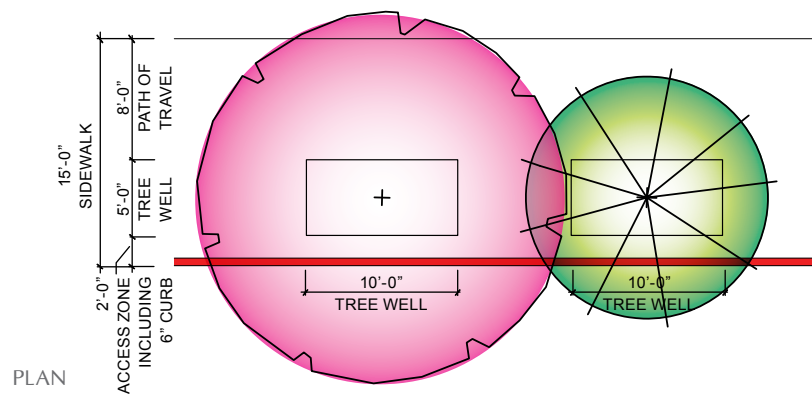
5' x 10' Tree Wells for 15 Foot Sidewalks



ELEVATION



PLAN



PLAN

Planting

Landscape Plants

Landscape plantings of medians, parkways, tree wells, and planters are intended to provide liveliness and color to the sidewalk environment. Plantings shall be easy to maintain and low water using. See the chart for plant selections for each location.

TREE WELLS AND PARKWAYS

Landscape plantings in tree wells and parkways provide an extra layer of visual separation between pedestrians and vehicles and contribute to a pedestrian-friendly environment. The plants themselves function as filters, reducing the amount of small particulate matter that is circulated onto sidewalks by the motion of vehicles. The texture and color of the plants enhances the visual aesthetics of the corridor and contributes to the Pico Boulevard identity.

See Plant Chart for low growing shrub and ground cover selections appropriate to these locations.

MEDIANS AND CURB EXTENSIONS

Median landscapes are proposed to improve the pedestrian scale of the corridor, provide another layer of texture for drivers to view, encouraging slower vehicle speeds, and to enhance the identity of the Pico Boulevard corridor. Plantings shall be a combination of low-growing shrubs and ground covers with a tree canopy. Maintenance level and water use shall be low. See Plant Chart for selections.

PLANTERS / CONTAINERS

All planting combinations should be drought resistant and colorful. Where permitted, plants may be planted in tree wells.

PLANT CHART

	LOCATIONS		
	Tree Wells and Parkway	Medians and Curb Extensions	Planters / Containers
Aeonium arboreum 'Zwartkop'			■
Aeonium canariense	■	■	■
Agapanthus orientalis 'Baby Pete'	■	■	■
Agapanthus 'Tinkerbell'	■	■	■
Arctotis acaulis 'Magenta'		■	■
Carex barbarae 'Santa Barbara'	■	■	
Convolvulus sabatius	■	■	■
Cordyline x 'Jurred'			■
Cupressus sempervirens 'Monshel'			■
Juncus patens 'Elk Blue'	■	■	
Kalanchoe luciae			■
Lantana 'White Lightning'	■	■	■
Lavandula minutolli		■	■
Lomandra hystrix 'Tropic Belle'	■	■	
Nassella tenuissima			■
Persicaria capitatum	■	■	
Phormium 'Tom Thumb'	■	■	■
Rhaphiolepis x delacourii 'Georgia Petite'		■	
Rosmarinus officinalis 'Huntington Carpet'			■
Sedum rubrotinctum 'Aurora'			■
Sedum rubrotinctum 'Pork and Beans'			■
Senecio mandraliscae	■	■	■

Planting



Aeonium arboreum 'Zwartkop'
(Large purple aeonium, Succulent w/black-purple foliage on 3-4' tall stems & yellow flowers in summer, drought tolerant)



Aeonium canariense
(Canary Island Aeonium, perennial succulent, low growing with green leaves, yellow flowers, drought tolerant)



Agapanthus orientalis 'Baby Pete'
(Baby Pete Lily Of The Nile, perennial, dwarf, compact habit, attractive blue flowers)



Agapanthus 'Tinkerbell'
(Dwarf Variegated Agapanthus, evergreen, dwarf perennial, variegated foliage, light blue flowers in summer, moderate water)



Arctotis acaulis 'Magenta'
(African Daisy 'Magenta' has silvery leaves and big magenta flowers on slowly spreading plants 12" high; perennial)



Carex barbarae 'Santa Barbara'
(Santa Barbara Sedge, 1 to 2' tall clump, slowly spreading; drought tolerant)



Convolvulus sabatius
(Ground Morning Glory, 1 to 2' tall and spreading, accepts pruning; lavender flowers and dark green leaves)



Cordyline x 'Jured'
(Festival Cordyline, trunkless cordyline to 3' tall & wide w/ narrow burgundy-red foliage & fragrant lilac flwrs in summer)



Cupressus sempervirens 'Monshel'
(Tiny Tower® Italian Cypress, compact form with exceptionally dense blue-green foliage, maintains its narrow, columnar form and tidy, well-groomed appearance without pruning, well suited to topiaries and containers)



Juncus patens 'Elk Blue'
(Elk Blue California Gray Rush, evergreen grass-like 18" tall w/ brown flowers in spring-fall, moderately dry to wet soil)



Kalanchoe luciae
(Paddle Plant, perennial succulent 1-2' tall w/pale yellow flwrs on tall stalks, low-Moderate water needs)



Lantana 'White Lightning'
(Lantana 'White Lightning', 2' tall x 3' wide, lavender and white flowers)



Lavandula minutolli
(Green Fernleaf Lavender, 2' tall x 2' wide, blue flowers summer through fall; accepts pruning)



Lomandra hystrix "Tropic Belle"
(Tropic Belle Mat Rush, grasslike to 24-30" tall w/1/2" pale green leaves, low maintenance)

Planting



Nassella tenuissima
(Mexican Feather Grass, evergreen grass, low water needs. Green to golden flowers in summer-late fall, 1-2' tall)



Persicaria capitatum
(Pink Knotweed is a perennial, spreading ground cover, 6" high with green-bronzy variegated leaves and small pink flowers most of the year; drought tolerant and can survive without supplemental irrigation once established)



Phormium 'Tom Thumb'
(New Zealand Flax, perennial to 2' tall, upright undulating narrow green leaves w/ red bronze margins, low-moderate water)



Raphiolepis x delacourii 'Georgia Petite'
(Georgia Petite Indian Hawthorn, strong disease resistance, dense compact growth habit, accentuated by dark green evergreen foliage, waterwise, year-round interest)



Rosmarinus officinalis 'Huntington Carpet'
(Huntington Carpet Rosemary, beautiful carpet of deep blue flowers backed by fragrant foliage forms a small, attractive spreading groundcover, good shrub for cascading in planters, evergreen)



Sedum rubrotinctum 'Aurora'
(Pink Jelly Beans, Plump pink leaves clustered on short stems, Fallen leaves take root easily but new plants often revert to green, Bright pink in winter when dry)



Sedum rubrotinctum 'Pork and Beans'
(Pork and Beans, succulent perennial, 6 to 8 inches tall, little to moderate water, fleshy short rounded green leaves, yellow flowers in winter, beautiful spilling over any container)



Senecio mandraliscae
(Blue Chalksticks, succulent to 12-18" tall with blue gray cylindrical leaves and dull white flowers in summer, drought tolerant)

Well-lit streets and sidewalks are reassuring to pedestrians, giving an impression of safety and general feeling of being welcomed to the public space. Well designed lighting makes it easier to see what is happening on the street and easier to maintain security and discourage graffiti practitioners. A well-lit public space attracts people and customers.

Existing Lighting ■

Paint all existing street lights French gray color, to freshen the existing poles and to add a layer of uniformity throughout the district.



Bus Safety Lighting ■

Bus safety lighting shall be installed at all bus stop locations that do not currently have it. The selected fixture shall be the traditional “Coachman King,” placed in pairs at each bus stop, per City’s Bureau of Street Lighting standards. Pole and fixture color shall be French gray to match the repainted street light poles. When existing bus safety lighting requires replacement or refurbishment, it shall match the “Coachman King.”

Pedestrian Lighting ■

A pedestrian lighting system creates a well-lighted space where pedestrians feel welcome and relatively safe. Pedestrian level lighting is distinct from street lights because it is intended to light sidewalks – the pedestrian right of way – rather than streets. The poles are shorter and placed at more frequent intervals.

Installing a pedestrian lighting system requires the approval of a simple majority of voting property owners along the affected corridors where improvements would be placed. This election process is governed by State of California law and is administered by the City’s Bureau of Street Lighting. Approval of a pedestrian lighting system would affect each property owner with an annual maintenance tax collected by the County and distributed to the City for maintenance and payment of utility bills.

In the event that the community wants to install and pay for pedestrian level lighting, the light fixture shall be the “Coachman King.”



Bus Safety and Pedestrian Lighting - “Coachman King” design

Lighting

Storefront Lighting ■

An important source of light for the pedestrian right of way is that shed by building lights or from lights in shop windows. Besides the illumination this lighting provides, it also gives a liveliness to the street, a sense of openness, welcome, and individuality that no other lighting provides. It is strongly recommended that property owners and business proprietors work together to shed as much façade and window lighting onto the sidewalk as possible, even from businesses that are not open during evening hours. Consider that a well-lit sidewalk is going to attract pedestrians and shoppers. Some of these will return in the day time to patronize an attractively lit business that wasn't immediately accessible during evening hours.



Facade Lights add light to sidewalks and draw attention to shop

Shared Lane Marking ■

Pico Boulevard is designated as a Class III bike path on the City's bicycle master plan. This means that there are signs posted along the sidewalk corridor stating that Pico is a bike path, but there is no separation from vehicular traffic and no striped bike lane. Most bicyclists avoid bicycling on Pico Boulevard because of the heavy vehicular traffic that crowds the narrow corridor most of the day.

The street improvements for Pico shall include "SHARROW" (Shared Lane Marking on the roadbed) indicating to drivers and bicyclists that the City's policy is to share the road. The SHARROW maintains Pico's bicycle status as Class III bike path and does not change the road condition for bicyclists. It is an improvement over having only the sidewalk signs because it brings the possible presence of bicyclists closer to drivers' notice. The hope is that drivers and bicyclists alike will be made more aware of their responsibilities in sharing the road.

The State of California's Department of Transportation has established guidelines available now. The City's Department of Transportation is currently working on final guidelines for their SHARROW program and pilot projects have been installed in locations around the City.



Audible Crosswalk Signals ■

Major signalized intersections throughout the Pico corridor should receive upgrades to include audible signals, the chirping sound that indicates pedestrian crossing is the current sequence. It is the City of Los Angeles policy to upgrade signalized intersections when funding becomes available as it is an important safety improvement for the visually disadvantaged and others.

First priorities for audible signals should be at Sepulveda, Veteran, Westwood, Overland, and Patricia. When the new senior citizen residence facility is built at Pico and Military, audible signals and a flashing light crosswalk should be provided by developer. All signalized intersections and mid-block crossings ideally would have audible signals in addition to the visual.



Parking Pay Stations ■

City's Department of Transportation shall install express pay system or pay stations in place of the parking meters throughout both Pico Boulevard. Pay stations or an express pay system would improve the City's parking revenue stream and probably can be paid for through Department of Transportation's Parking Bureau budget. Removal of parking meters is most critical where sidewalks are narrow, to reduce clutter from the pedestrian path.



Park & Pay in downtown Los Angeles

Wayfinding Signage ■

With the Expo line's arrival at Westwood Boulevard, Pico Boulevard will see many more pedestrians and bicyclists using its streets and sidewalks. Way-finding signage will benefit both groups in helping them to identify and locate amenities and destinations. It is recommended that the Coordinated Street Furniture program bus shelters and information kiosks be used to provide some of this information.

A system of way-finding and district-identity signage should be designed and developed with the assistance of local designers and artists and installed near key intersections and gateways into the Pico corridor. This would be a Tier 2 project and the Business Improvement District would have the responsibility to update signage when needed.



Opportunities for Public Art ■

The Westside Neighborhood and its adjacent communities are rich in artists and art resources that may be tapped for creation of art installations that would enliven the streetscape. Areas where art work should be incorporated as part of the design and construction include but are not limited to:

- Artist-designed signage for pedestrian way-finding
- Litter receptacles, bike racks
- In re-development areas
- Façade design, including façade lighting and signage
- Murals on utility structures



Mural on existing electrical box



Artist-designed litter receptacles

Street Furniture

Street furnishings may be placed in plan locations when a maintenance agreement between property owner and City has been executed or when a Business Improvement District has been formed and funded to maintain the improvements.

Bus Shelters ■

The proposed Bus Shelter, provided through the City's Coordinated Street Furniture Program vendor, is the Sunset model, silver color. It was selected because of its transparency and slim profile. The current bus schedules should be postable on the structure and updated and maintained for transportation users. The installation of Bus Shelters includes maintenance by the vendor, including daily maintenance of a litter receptacle and removal of graffiti.



Sunset bus shelter from the City of Los Angeles Street Furniture Program

Benches and Litter Receptacles ■

The City's Coordinated Street Furniture Program provides and maintains a litter receptacle with each bus shelter. Additionally, the City has a Litter Receptacle program that permits any business or property owner to sign up for a Litter can if they agree to empty it on a regular basis. (See Appendix for the application.)

With the formation of a Business Improvement District, litter receptacles of a standard design with matching bench can be placed and maintained by the BID throughout the corridor.



Victor Stanley Steelsites RB Series
Titanium color



Victor Stanley, Inc., RB28 bench, powder-coated in color Titanium

Bike Racks ■ ■

New bike racks shall be the inverted-U bike rack that is the City of Los Angeles, Department of Transportation standard, color French gray. This rack is designed to support a minimum of two locked bicycles. Install additional racks where more bicycle parking is needed.

When approved by Department of Transportation, Bike racks shall be installed where located on plan and as requested by a property owner. Install close to curb, outside the pedestrian path of travel, and within 50' of a building entrance. Within a bus zone, bike racks may be located where they do not interfere with bus loading and unloading.

An alternative to the inverted-U rack may be an artist designed bike rack. Maintenance funding would need to be provided and City's Department of Transportation would have to approve design and installation.



artist-designed bike rack



Victor Stanley, Inc., model BRWS-101, powder-coated in color Black



French Gray color
Note:
All existing and new street, pedestrian, and bus lights to be painted in French Gray

Information Kiosks ■

City's Coordinated Street Furniture Program can provide information kiosks in approved locations. These three-sided kiosks have two sides dedicated to advertising and one for community purposes. The community panel could have a map of the nearby businesses and other amenities, information concerning community events, and other community-approved information.



Planters / Containers ■

Planters may be installed between back of curb and minimum 5' clear pedestrian path of travel. Placement requires approval by both City and adjacent property owner. Planters are the Legacy Series from Architectural Pottery (714-895-3359.)



Legacy Series container
Gunmetal color

Architectural Pottery
Fiber-crete containers,
Legacy Low Bowl,
FGLEGACY36x15



Architectural Pottery
Fiber-crete containers,
Legacy Tall Planter,
FGLEGACY24x36



Architectural Pottery Fiber-crete containers, Legacy Planter, FGLEGACY30x24

