

OPEN SPACE

5

Well-designed open spaces are vital to an urban environment to provide relief and landscaping in contrast to the built forms and streets. The DSP is committed to ensuring that public open space be usable and attractive, and that it contributes to a network of Downtown open spaces. Downtown's planned open space system emphasizes physical and functional linkages between neighborhoods within and around the Specific Plan area and parks. In addition, community benefits have been identified to encourage the creation of publicly accessible open space, as well as outdoor activity areas in conjunction with private development. These policies are intended to create open spaces within five minute walking distances of one another 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

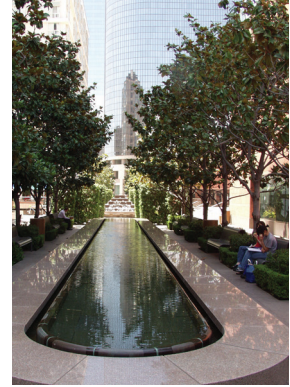
Make the new public parks, plazas and courtyards harmonious, inspirational, and sources of community pride and identity through design excellence.

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, 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 and 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. The open space standards and urban design concepts emphasize non-traditional use of land 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. The Community Benefit Program encourages additional publicly accessible open space that contributes to the overall network 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. Orange and Artsakh are important north-south pedestrian streets. Wilson, Lexington and California are important east-west pedestrian connector 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 for setbacks and building frontages are described in Chapter 4; mobility standards for pedestrian streets are discussed in Chapter 6.

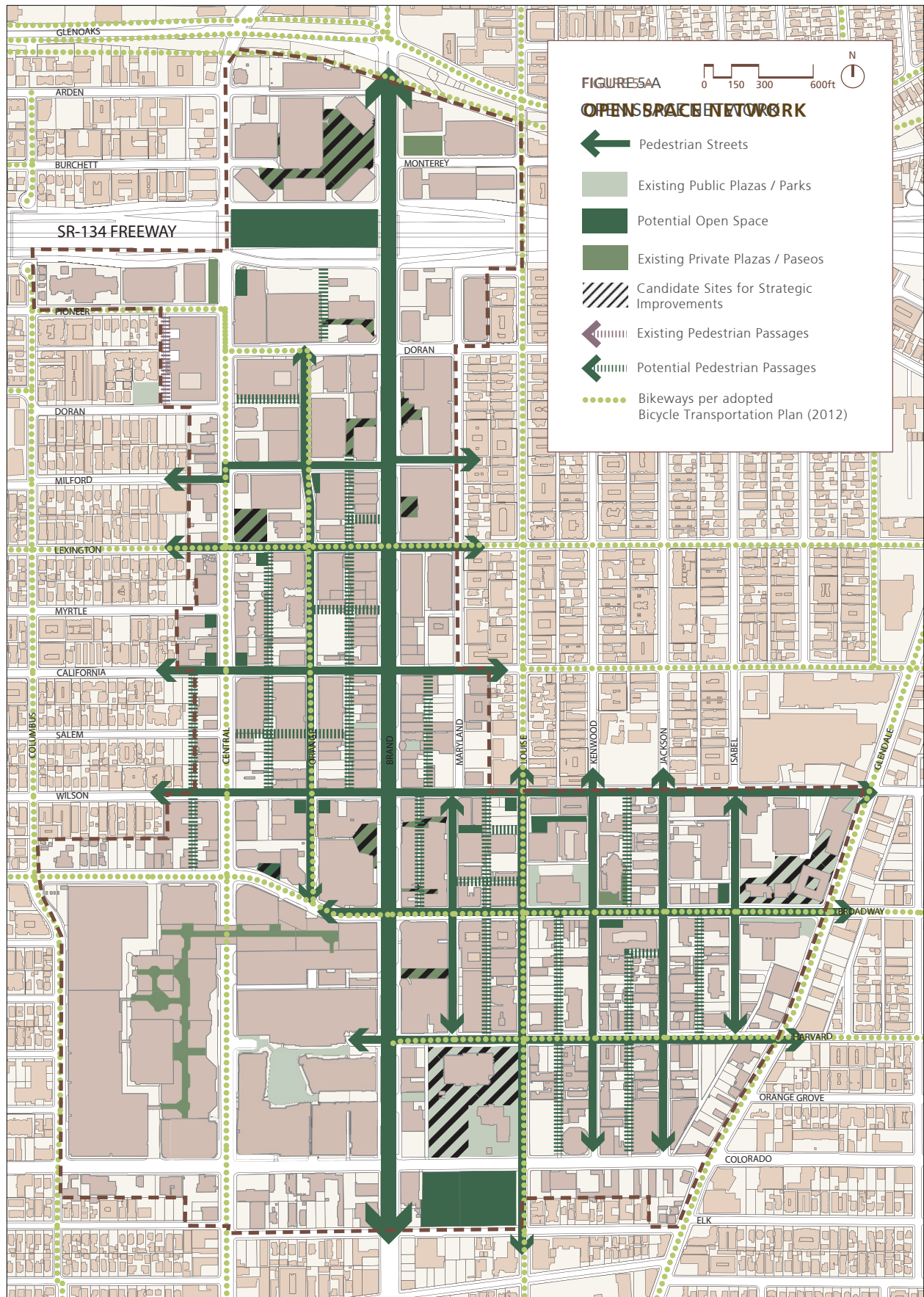
Existing public open spaces include public parks and open spaces. The Central Park containing the Adult Recreation Center and Central Library has served as the primary downtown public park; in early 2019, City Council approved a master plan for the Central Park that will provide for the inclusion of the future Armenian American Museum while also augmenting the landscape open space and recreation facilities that will replace the existing surface parking lots. The City Hall campus grounds, also known as the Perkins Plaza, is a second public open space within the Downtown. The Town Center project, the Americana at Brand, 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 6). 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.

Private pedestrian plazas, paseos and courtyards add variety and scale to the public open space system. The open space network 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 reconfigured 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 and the 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.



5.3 OPEN SPACE REQUIREMENTS

Open space as part of all new development is an essential part in helping 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 address the diverse needs of all users while increasing usable open space in Downtown, the following must be provided:

5.3.1 Open Space

All new development on lots with a street frontage greater than 50 feet shall provide Open Space per Table 5-A.

- Open space shall be designed to be integrated into the overall design of new developments, surrounding buildings, and existing open space.
- 100% non-residential developments only need to provide the publicly accessible open space required by Section 5.3.2.

5.3.2 Publicly Accessible Open Space

At least 50% of open space required by Section 5.3.1 shall be publicly accessible open space. All required publicly accessible open space shall comply with the design standards in Section 5.4 and the following:

- 100% of all publicly accessible open space shall be open to the sky, except as permitted in Section 5.4 and for paseos, as noted below. No building projections may occupy this space at any level of the building.
- 85% of the required publicly accessible open space must be in a contiguous space.
- Publicly accessible open space provided as a paseo shall be open to the sky a minimum of 75% (see Section 5.4.B)
- All required publicly accessible open space must be at the same elevation as street level sidewalks.

	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%		10%			N/A				10%			TCSP	10%
≥10,000SF to 3.0 FAR	0%	10%	20%			N/A				20%			TCSP	20%
Over 3.0 FAR	N/A		20% (+ additional open space at a ratio of 1% for every 0.5 FAR over 3.0 FAR for buildings less than 85 ft in height)											

TABLE 5-A

5.3.3 Residential Development Open Space

New residential development shall meet the requirements of 5.3 (1) and (2) and shall also provide additional outdoor space equal to a minimum of 140 square feet per residential and/or live-work unit.

- Required private outdoor space for residential developments may be provided as: publicly accessible open space (above the minimum requirement and not counted towards any bonus required or requested per Chapter 7), common open space (interior courtyards and decks), or private outdoor space (balconies, decks and patios).
- Such required open space must comply with the standards in DSP 5.5 – Residential Development Open Space.



ABOVE: Well designed publicly accessible open space can include features and vegetation that offer a respite from the urban environment.

5.3.4 Community Benefit Program for Additional Publicly Accessible Open Space

Developments providing additional publicly accessible open space, as identified in Chapter 7 - Community Benefits, may be eligible to achieve the maximum height and floor area. Such open space must be directly accessible from one or more public streets for maximum visibility and access, must comply with the standards listed in Chapter 7, and must be approved by City Council in conjunction with a Stage I and/or Stage II Design Review.

What Does Not Qualify as Publicly Accessible Open Space?

- Any area used or accessed by vehicles except for paseos as noted in Section 5.4
- Area occupied by subterranean garage ventilation
- Circulation areas (paths of travel, etc) that exceed 10% of the total contiguous open space
- Private outdoor dining within publicly accessible open space
- Ground floor space under an upper floor balcony (not open to the sky)
- Required street setbacks as defined in Table 4-B

5.4 PUBLICLY ACCESSIBLE OPEN SPACE

5.4.1 COURTYARDS & PLAZAS

COURTYARDS & PLAZAS are outdoor rooms designed for public use and are defined by surrounding buildings and/or streets. Primary functions are to encourage a diversity of opportunities for social interaction and activities, to provide relief and relaxation, to expand and reinforce the public realm, and to contribute to the livability and general amenity of the downtown and other adjacent parts of the city. They enhance the downtown environment and are a benefit for the property owners. Proposed uses and design should be determined as part of the overall project design process and shall comply with the established design standards.

STANDARDS

A. Dimensions

1. Shall have a minimum area of 1,200 square feet and minimum dimensions of 30 feet by 40 feet, except if the required area is less per Table 5-A. In such instances, the length of the courtyard shall be approximately the same as its width.

B. Accessibility

1. Shall be adjacent and open to a public street and sidewalk of a primary building façade, on one or two-sides (courtyard or plaza) with an unobstructed opening dimension of 30 feet on any open side, unless as noted. An exception is publicly accessible open space in transition districts may be located at the rear of the site with a minimum street edge exposure of 30 feet. An alley shall not be considered a public street.
2. Security fences, walls, and entry gates shall not obstruct access from the sidewalk during open hours.
3. Raised planters shall not be located along the perimeter and used to privatize publicly accessible open space.
4. Shall be open and accessible to the public at a minimum from 7am to 10pm.
5. Signage shall identify the open space as a public amenity and the hours of accessibility per Section 7.3.1.E.
6. Vehicular access, loading and parking uses shall be prohibited.

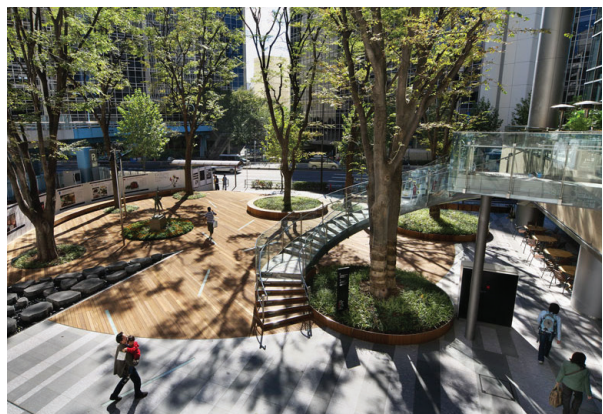
C. Materials

1. Courtyards and plazas shall be of high-quality materials. Careful detailing shall include consideration of materials, their durability and appearance. No more than 25% of the area may be paved in standard concrete.
2. Street-level facade standards (see Chapter 4) shall be applied to facades fronting onto the open space.



D. Landscaping

1. At least 25% of the courtyard surface shall be landscaped with live vegetation. Shade trees and gardens are strongly encouraged. All landscaped areas shall contain a combination of low, medium, and tall plant materials as appropriate.
2. A minimum of one 36-inch box shade tree shall be provided per 600 square feet of public open space in a planting area of at least 6 ft x 6 ft x 3 ft deep. At the time of planting, trees shall be at least 12-feet tall with a 2-inch caliper, 6-inch above the topmost root.
3. A maximum of 25% of the required landscaping shall be in raised planters and not located on the streetside perimeter; the remaining planting areas shall be at the same elevation as the adjacent paving. Planted areas may berm up within the perimeter at no more than a 3:1 slope. Minimum planting and soils area shall be 24-inch by 24-inch by 24-inch (24" x 24" x 24"). Where a tree is planted the minimum area and depth shall be increased to 42-inch by 42-inch by 36-inch (42" x 42" x 36"). Planters should have a 12 inch ledge for seating.
4. The property owner or agent shall maintain open space and landscaping within the publicly accessible open space. See G.M.C. 30.31.020.B for preparation of plans and installation of landscaping and irrigation in the DSP.



5.4 PUBLICLY ACCESSIBLE OPEN SPACE (cont'd)

5.4.1 COURTYARDS & PLAZAS (cont'd)

E. Amenities

1. Seating at the ratio of one seat per 200 square feet of courtyard/plaza area shall be provided, in addition to any permitted outdoor dining, in dispersed locations throughout the space. Seating shall be either movable chairs, or fixed seats or benches, where such seats shall be 18 lineal inches each. Movable seating is strongly encouraged.
2. Storefront and unit entries fronting on the open space shall be designed and lighted to address safety and avoid unsafe conditions such as limited visibility, poor illumination, or dark corners.
3. A majority of the open space should have access to sunlight for the duration of daylight hours. A mix of direct sunlight and shade is encouraged. Freestanding shading devices (single installation on the ground, such as trellis, patio covers, etc) shall be permitted within the open space, provided no more than 50% of the open space is covered.
4. Permanent building projections, including cantilevered overhangs or balconies, may not project over the open space.
5. Open space shall be inviting and well-illuminated at night with pedestrian-scaled lighting to address public safety. Fixtures may include low-level lights and overhead lights attached to building walls.
6. A special feature (public art, water feature, specimen tree, or other such focal point) shall be provided for each publicly accessible open space plaza or courtyard.
7. Bike racks, scooter parking areas, waste receptacles, and other street furnishings shall be provided, as identified in Table 5-B.
8. All publicly accessible open space shall follow the safety standards and considerations as defined by Crime Prevention Through Environmental Design (CPTED).
9. Lighting shall be pedestrian-scaled and may include low-level bollard lights or overhead wall mounted fixture for a well illuminated area.



ABOVE: A daytime trellis structure becomes a nighttime public art statement.



ABOVE: A functional public art installation provides plaza users a shaded area for gathering.



Vision of a Publicly Accessible Plaza

Publicly Accessible Courtyard & Plaza features typically include:

- Open to the Sky
- A minimum dimension of 30 ft x 40 ft
- Fully accessible on one or two sides
- Located at the same elevation as the adjacent sidewalk
- A special feature such as public art, a water feature or specimen tree.
- Storefronts, Stoops or Unit Entries lining the edges
- Facades with human-scaled materials
- Large canopy trees
- Landscaping primarily at grade
- Pedestrian-scaled lighting, signage and wayfinding
- Street furnishings: seating, waste receptacles etc.
- No vehicle access

5.4 PUBLICLY ACCESSIBLE OPEN SPACE (cont'd)

5.4.2 PASEOS

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 potentially vibrant destinations. Paseos are common to warm climates, where their sense of enclosure and relative shade also makes them an attractive alternative to street retail. Paseos should comply with the following design standards:

STANDARDS

A. Dimensions

1. Paseos shall not be more than 30 feet nor less than 20 feet wide. The directly adjacent building walls framing the paseo may not be greater than three times in elevation height than the width of the paseo. The building above this height must be setback a minimum of 20 feet.

B. Accessibility

1. Paseos shall abut the public right-of-way, be physically and visually accessible from the public sidewalk, and must connect a public street with a different public street or alley.
2. Paseos must be at the same elevation as the public sidewalk. No security fences, walls or entry gates shall block passage during established hours.
3. Signage shall identify the paseo as a public amenity.
4. Vehicular access, loading and parking uses shall be prohibited within the paseo during hours of public accessibility.



ABOVE: Market lights add a festive and inviting design feature to a paseo for evening activities.

C. Materials

1. Paseos shall feature high quality, durable materials applied in a carefully detailed manner.
2. Decorative paving compatible with the style of the adjacent structures shall be applied with no more than 25% of the paseo being paved in standard concrete.
3. Street-level facade standards (described in Chapter 4) shall be applied to facades fronting onto the open space.



ABOVE: Storefronts, stoops and ground level entries help to animate the building facades and activate the paseo.

D. Landscaping

1. A minimum of 10% of the paseo area shall be landscaped with live landscaping. All landscaped areas shall contain a combination of low, medium, and tall plant materials as appropriate.
2. A minimum of one 24-inch box shade tree shall be installed per 750 square feet of paseo area.
3. Planters shall have a minimum soils area of 24 inches by 24 inches by 24 inches (24" x 24" x 24"), except where a tree is required, at which point the area and depth shall be increased to a minimum of 42 inches by 42 inches by 36 inches (42" x 42" x 36").
4. The property owner or his/her agent shall maintain open space and landscaping within the publicly accessible open space. See G.M.C. 30.31.020.B for preparation of plans and installation of landscaping and irrigation in the DSP.



ABOVE: A paseo (plan view) with a creatively designed paving pattern that transitions from inground planted edges - to open-celled concrete pavers - to alternating bands of running course brick pavers and concrete.



ABOVE: A well-landscaped paseo between two buildings acts as a transition space between a taller building adjacent to a lower height structure while providing connectivity through the block.

5.4 PUBLICLY ACCESSIBLE OPEN SPACE (cont'd)

5.4.2 PASEOS (cont'd)

E. Amenities

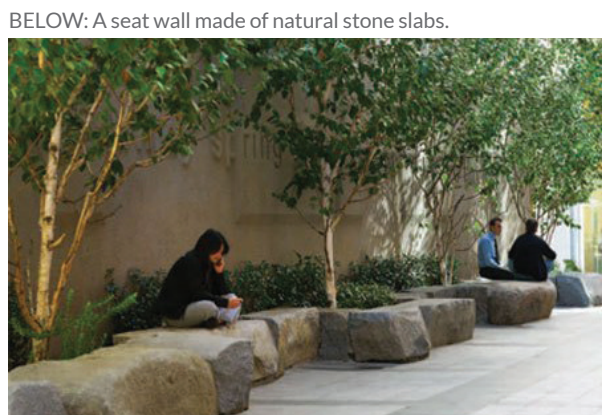
1. Seating at the ratio of one seat per 200 square feet of paseo area shall be provided, in addition to any permitted outdoor dining, in dispersed locations throughout the space. Seating shall be either movable chairs, or fixed seats or benches, where such seats shall be construed to be 18 lineal inches each. Movable seating is strongly encouraged.
2. Storefronts, unit entries or stoops shall front onto the paseo when possible and shall be designed and lighted to address safety.
3. A majority of the paseo should have access to sunlight for the duration of daylight hours. A mix of direct sunlight and shade should be provided.
4. Overhead structures, including canopies, awnings, cantilevered overhangs, or balconies, cannot project greater than 24 inches into the paseo and cannot cover greater than 25% of its area. The remaining 75% must be open to the sky, although freestanding shade structures (trellises, patio covers, etc) shall be allowed, but a minimum of 50% of the paseo must remain uncovered.
5. A special feature, such as public art or a water feature shall be provided for each publicly accessible open space paseo.
6. Bike racks, scooter parking areas, waste receptacles, and other street furnishings shall be provided in the paseo, as identified in Table 5-B.
7. Lighting shall be pedestrian-scaled and may include low-level bollard lights or overhead wall mounted fixtures for a well illuminated area.



ABOVE: An inviting paseo between adjacent residential projects provides through block connectivity via an open to the sky passageway lined with public art statements, pedestrian-scaled lighting, seating, ground level uses and overlooking balconies.



ABOVE: A building wall-mural of cast panels provides a public art backdrop to a paseo.



BELOW: A seat wall made of natural stone slabs.

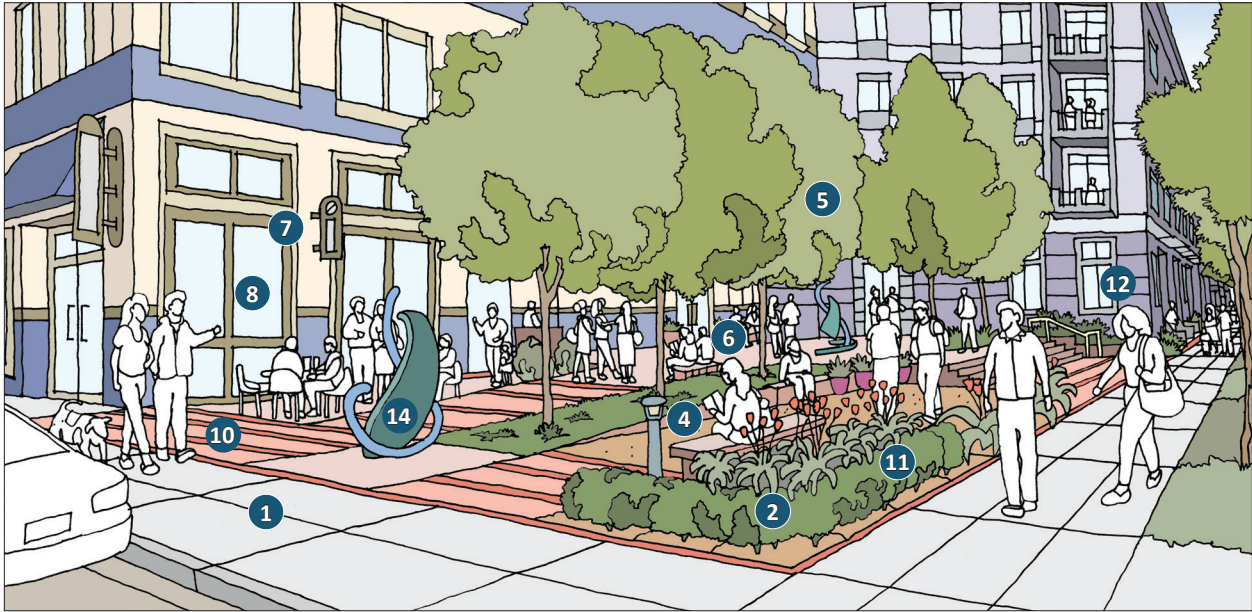


Vision for a Publicly Accessible Paseo

Publicly Accessible Paseo features typically include the following:

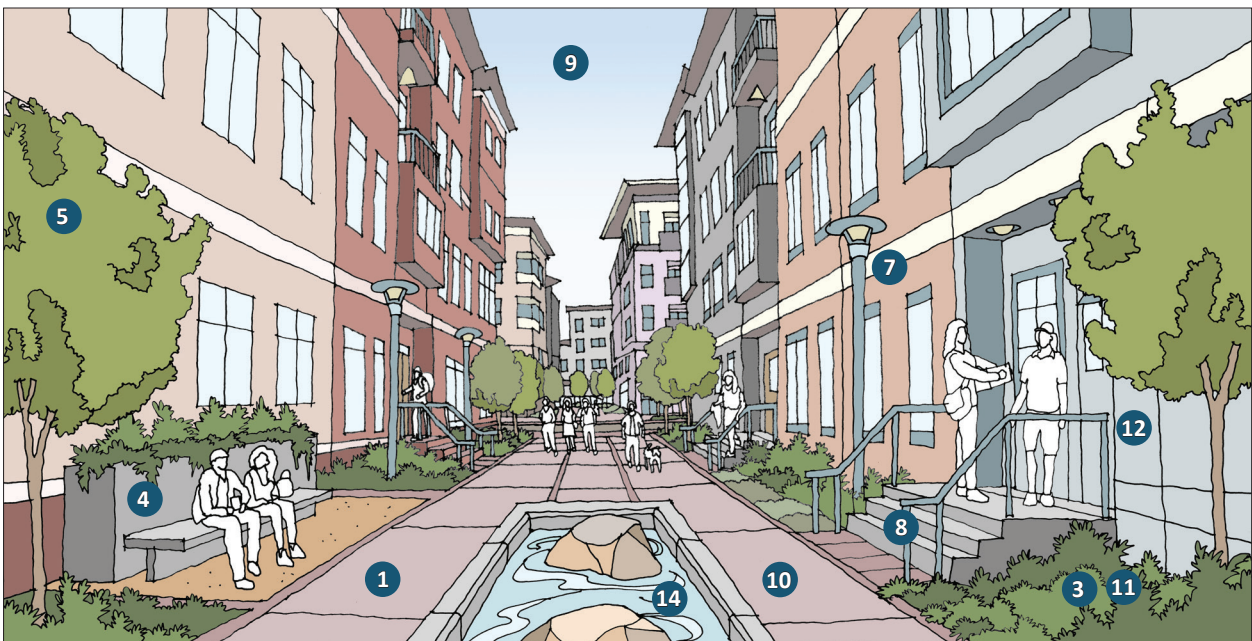
- Open to the Sky
- A width of 20 feet to 30 feet in width
- Connects a public street to another public street or alley
- Is located at the same elevation as the adjacent sidewalk
- A special feature such as public art, a water feature or specimen tree.
- Storefronts, Stoops or Unit Entries lining the edges
- Facades with human-scaled materials
- Large canopy trees
- Landscaping primarily at grade
- Pedestrian-scaled lighting, signage and wayfinding
- Street furnishings: seating, waste receptacles etc.
- Restricted vehicle access

5.4 PUBLICLY ACCESSIBLE OPEN SPACE (cont'd)



Example of Publicly Accessible Plaza

- | | |
|---|--|
| <ul style="list-style-type: none"> 1. At sidewalk level and accessibility hours posted 2. 25% minimum landscaping at Courtyards & Plazas 3. 10% minimum landscaping at Paseos 4. Seating for relaxing or gathering 5. Large canopy trees for shade & character 6. Shaded area for protection from sun when desired 7. Pedestrian-scaled lighting | <ul style="list-style-type: none"> 8. Lined by storefronts, stoops or shared entries 9. Open to the sky 10. Enhanced paving 11. Planters are primarily in ground 12. Facades use high quality & human-scaled materials 13. Trash receptacles 14. Special Feature: fountain, public art or specimen tree |
|---|--|



Example of Publicly Accessible Paseo

PUBLICLY ACCESSIBLE OPEN SPACE		
FEATURES	COURTYARDS & PLAZAS	PASEOS
Minimum Area	1,200 SF	NA
Minimum Dimensions	30-ft x 40-ft	Width: 20 ft min. - 30 ft max.
Accessibility		
Signage	Required identification as public amenity + hours of accessibility	
Sidewalk elevation	Required with no obstructions	
Landscaping		
% of Total Area	25% minimum	10% minimum
Trees	1 tree / 600 SF minimum	1 tree / 750 SF minimum
Raised Planters	Maximum 25% of provided	Maximum 25% of provided
Materials		
Enhanced Paving	Required with 25% standard concrete paving maximum	
Amenities		
Seating	1 / 200 SF minimum	1 / 200 SF minimum
Lighting	Pedestrian-scaled	
Special Feature	Required	See 5.4.2 Paseo Amenities
Trash receptacles	1 / 1,000 SF minimum	
Bike & Scooter Racks	To be parked outside of the publicly accessible open space	
Overhangs /Overhead Structures	Not allowed	25% - See 5.4.2 Paseo Amenities
Storefronts	Required when code allows (see Chapter 4.2.9 Storefronts for standards)	
Stoops	Required when code allows (see Chapter 4.2.11 Stoops for standards)	

TABLE 5-B: Table of Standards and Requirements

5.5 RESIDENTIAL DEVELOPMENT OPEN SPACE

Additional open space is required for mixed-use and multi-family residential developments to ensure a quality of life standard, and access to light and air for building residents, occupants and guests. A minimum of 140 square feet of open space is required for each residential and live-work unit. This open space may be provided in the form of common open space (interior courtyards and rooftop decks), private outdoor space (balconies, decks and patios), or a combination.

Note: Required residential development open space above the minimum DSP requirement shall not count towards any bonus requested per Chapter 7.

STANDARDS

- A. To provide the greatest opportunities for an active, safe and inviting streetscape, all such open space should be located where it can be visually connected to the street, activate the facade of the building, or add variation to the building mass.
- B. Common open space provided in the form of interior courtyards and rooftop decks should be designed as one or two large, contiguous spaces and not many scattered, separate spaces and shall comply with the following:
 - 1. Open space must be designed for a mix of active and passive uses and/or activities.
 - 2. Building codes shall dictate the minimum sizes of these common open space areas.
 - 3. Seating is to be provided through the use of portable or fixed site furniture or edges along planters and/or fountains.
 - 4. Open space shall be inviting and well-illuminated at night with pedestrian-scaled lighting to address public safety. Fixtures may include low-level lights and overhead lights attached to building walls.



ABOVE: An entry portal offers views into an interior courtyard for a passerby or a building separation that forms a private, gated entry courtyard are ways that private open space can be visually connected to the street.

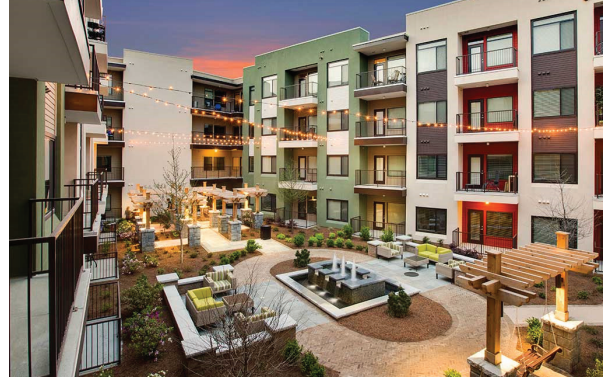


C. Private open space provided in the form of balconies, decks and patios shall comply with the following:

1. Private open space shall have a minimum area of 40-square feet, a minimum length and width of four feet, and shall be directly accessible and an integral part of the unit which it serves.
2. Balconies must comply with the design standards of Chapter 4 (4.2.14).



ABOVE: Private courtyards should include landscaping, seating, and play structures.



D. Landscaping

1. A minimum of 20% of the total required open space for residential developments provided in the form of common open space must be landscaped with live plant material. Artificial turf shall not be counted towards the live landscaping requirement.
2. Landscaping of new projects shall enhance the building's architecture, public and common open spaces, and buffer adjacent residential land use.
3. Landscaping 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 any courtyard.
4. Permanent landscaping shall consist of landscaped areas at the ground level or in planters having a minimum length, width, diameter and depth of 24 inches, except where a tree is required, at which point the area and depth shall be increased to a minimum of 42 inches x 42 inches x 36 inches (42" x 42" x 36").
5. All landscaped areas shall contain a combination of low, medium, and tall plant materials as appropriate.

5.6 PUBLIC ART PROGRAM

Public artworks animate the vision and values of urban life and help cultivate a changing and distinctive cityscape that enriches the experience of public places and the built environment.

Projects proposing to incorporate a public art component within its open space must follow the City's Urban Art Program, which seeks to promote a diverse and stimulating cultural environment to enrich the quality of life for residents and visitors. The Program encourages the creative interaction of artists, developers, designers, city officials and community members during the design of development projects, in order to develop public art that is meaningful to the site and to the community.

STANDARDS

- A. All proposed art installations shall be consistent with the Urban Art Implementation Plan.
- B. Art shall be integrated into building or open space features such as walls, paving, and amenities to the greatest extent feasible.
- C. Applicable projects shall follow the requirements of Chapter 30.37 - Urban Art Program, of the Glendale Municipal Code



