

Adaptive Reuse Ordinance

Converting Obsolete Commercial and Industrial Buildings into New Residential Uses

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Overview

compensate for market risk by reducing entitlement risk



Strategy

- eliminate discretionary review
- adopt zoning and regulatory incentives
- reform parking requirements
- adopt reasonable development standards



Ordinance History

-1982 – artist-in-residence ordinance

-1994 – citywide live/work ordinance

-1997 – adaptive reuse task force

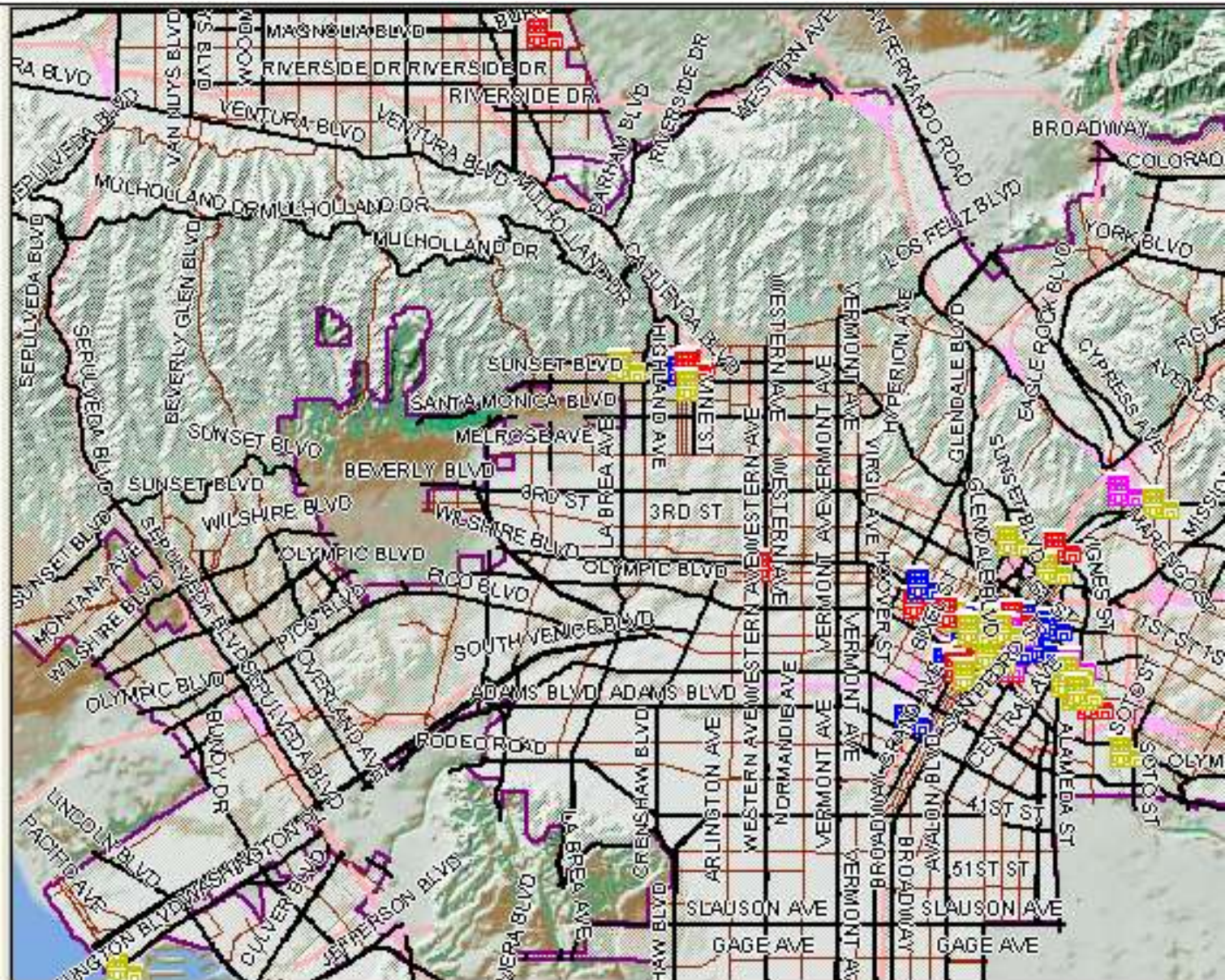
-1999 – downtown pilot

-2003 – ordinance expansion



Adaptive Reuse Projects in Los Angeles

- Downtown LA Projects
- Completed Projects
- Under Construction
- Plan Check
- Under Immediate Con:
- Freeways and Streets
- City Streets (by Typ
- Major
- City Streets (by Typ
- Secondary
- Freeways
- Interchanges
- Freeways
- Downtown Adaptive Ri
- City Boundary



DOWNTOWN LA DEMOGRAPHIC STUDY 2011

This demographic study was conducted by the Downtown Center Business Improvement District (DCBID) to provide economic and demographic data about who lives, works, plays in and visits Downtown Los Angeles. Over the past 10 years, Downtown LA has experienced an extraordinary renaissance, with new restaurants, nightspots, entertainment venues and amenities, becoming Southern California's economic engine.

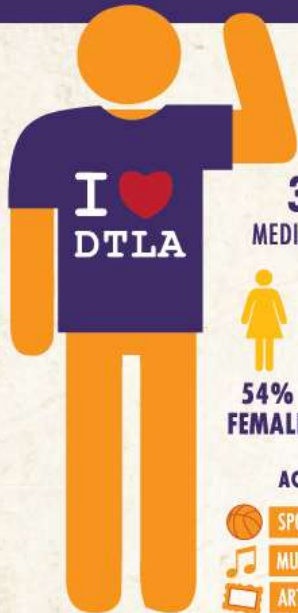


**28,861
RESIDENTIAL
UNITS**
UP 11% FROM 2008

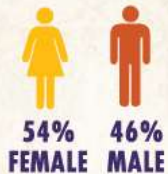


**45,518
RESIDENTS**
UP 15.1% FROM 2008

DOWNTOWN RESIDENTS



33
MEDIAN AGE



\$86,300
MEDIAN INCOME



80%
COMPLETED 4 YEARS
OF COLLEGE OR HIGHER

43% OWN PETS

ACTIVITIES ATTENDANCE



\$102.00

MEDIAN GROCERY SPEND/WEEK

\$15.56

PER-PERSON MEDIAN SPEND ON LUNCH IN DOWNTOWN

\$28.28

PER-PERSON MEDIAN SPEND ON DINNER IN DOWNTOWN

Downtown Performance

-76 projects

-9,137 units

-2,479 for-sale

-797 affordable

Discretionary Review

- site plan review waived
- commercial corner/mini-shopping center requirements waived
- major projects conditional use requirements waived



Zoning and Regulatory Incentives

- nonconforming rights guaranteed
 - residential standards waived
- residential open space standards waived
 - limited new floor area allowed
- environmental clearance not required
- alternative building standards enacted



Parking Requirements

- 2 spaces for average 1-bedroom rental unit
- 2 ¼ spaces for average 1-bedroom condominium unit
- ARO requires no new parking spaces
- ARO requires maintenance of existing on-site parking



Parking Provided – Market Response

-1.3 spaces per unit

-0.9 on-site

-0.3 off-site

Source: Michael Manville, Cornell University

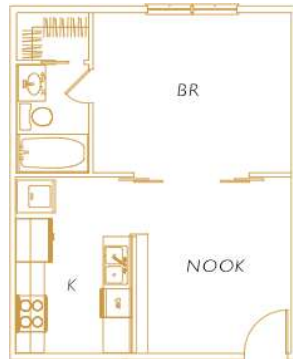


Development Standards

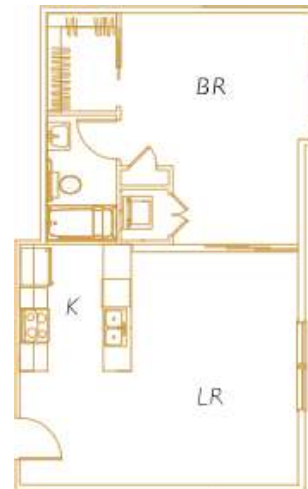
-450 SF minimum unit size

-750 SF minimum average unit size

-no minimum unit size for hotel guest rooms



450 SF min unit size



750 SF min avg unit size



Lessons Learned

- power of regulatory reform – market will respond
 - value of leadership from the Mayor's office
- importance of inter-departmental cooperation
 - template for future development reform



Thank You

Questions? Comments?

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ADAPTIVE REUSE

Presentation by: **Hamid Behdad, PE**
Central City Development Group
Los Angeles, California



What is Adaptive Reuse?

Adaptive Reuse

is the conversion of existing underutilized commercial and industrial buildings into Residential and Live-Work spaces.



Mission / Purpose

Mission:

To help the revitalization of the City's urban cores as **24-hour** mixed-use centers while maintaining acceptable levels of fire and life safety.

Purpose:

To **revitalize** Los Angeles Urban Cores and to implement the General Plan by facilitating the conversion of older, economically distressed, or historically significant buildings to residential, live-work units or visitor-serving facilities. To reduce vacant space as well as **preserve** the City's **architectural** and cultural past and encourage the **development** of live-work and residential **communities**, thus creating a more balanced ratio between housing and jobs in the region's primary employment center. To facilitate the development of a "**24-hour city**" and to **encourage mixed** commercial and residential **uses** in order to improve air quality and reduce vehicle trips traveled by locating residents and jobs near each other.





3rd & Spring
(early 1900s)



SPRING AT NORTH THIRD ST

PHOTO FILE
NO 113

Douglas Bldg.



Street

3rd



Stimson Bldg.



Street

Ramona Hotel



Spring

↑
N

Lankershim Bldg.



Douglas Bldg.



3rd

Parking Lot



Street

Street



Washington Bldg.



Spring

↑
N

Ronald Reagan Bldg.







KWEEN

100
101
102
103
104
105
106
107
108
109
110

RAD

CTFK
CULT

RAVOS
10/10

CTF-

FACE

1005

1005
TAC

1005



The Coulter & Mandell Building

55 Unit - Adaptive Reuse Project

Currently Occupied





History / Background



July 25th, 1996

Adaptive Reuse Workshop hosted by:



➤ Mayor and Council Offices



➤ Department of Building & Safety



➤ Planning Department



➤ Community Redevelopment Agency



➤ Central City Association



April 14th, 1999

**City Council
unanimously adopted
the
Adaptive Reuse Ordinance
(ARO).**



Adaptive Reuse Ordinance (Tools & Incentives)

- **The Ordinance provides flexibility for:**
 - **Density restrictions**
 - **Parking requirements**
 - **Height limitations**
 - **Yards setbacks**
 - **Floor area regulations**
 - **Loading space requirements**
 - **Commercial Corner development regulations**
 - **And more**
- **The Construction Design Guidelines**
- **The “By-Right” Project**



City of Los Angeles creates the **Adaptive Reuse Program** to implement the Ordinance



- Facilitation
- Streamlining
 - Promotion
 - Policy
- Legislation



Facilitating & Streamlining

- Counseling and Information
 - Technical assistance and code requirements
 - Assistance with plan check and permitting
 - Assistance with community outreach
 - Assistance with entitlements and the public hearing process, if applicable
- Weekly Adaptive Reuse Pre-Development Meetings
 - A coordinated multi-department effort between Mayor's Office, LAFD, and LADBS



Promoting Adaptive Reuse

- Mayor's Office website
- Interactive website
- Customized year-round tours



- Annual Lenders Tour
- Policy News and Success Story announcements (5,000+ member e-mail blast)



Policy & Legislation

Continuous monitoring, advocating, and facilitating issues that affect the development of Adaptive Reuse projects:

- 15% Ordinance
- L.A. Municipal Code, Chapter 85
- Rent Control Ordinance
- Community Impact Report
- Hollywood CRA Issues
- QUIMBY Fee Parity
- Traffic Study for Adaptive Reuse Condominium Projects
- Parking Requirements for Live/Work Units
- Green Building
- Energy Conservation Rebate Program
- Fashion District Neighborhood Park
- Zoning Administrator Interpretation Cases for Adaptive Reuse Projects



And ...

The Program's Accomplishments



Units Created by ARO:

14,000



Downtown LA 1999

Pacific Electric Building
2001 (Before)



Pacific Electric Building
2008 (After)



now

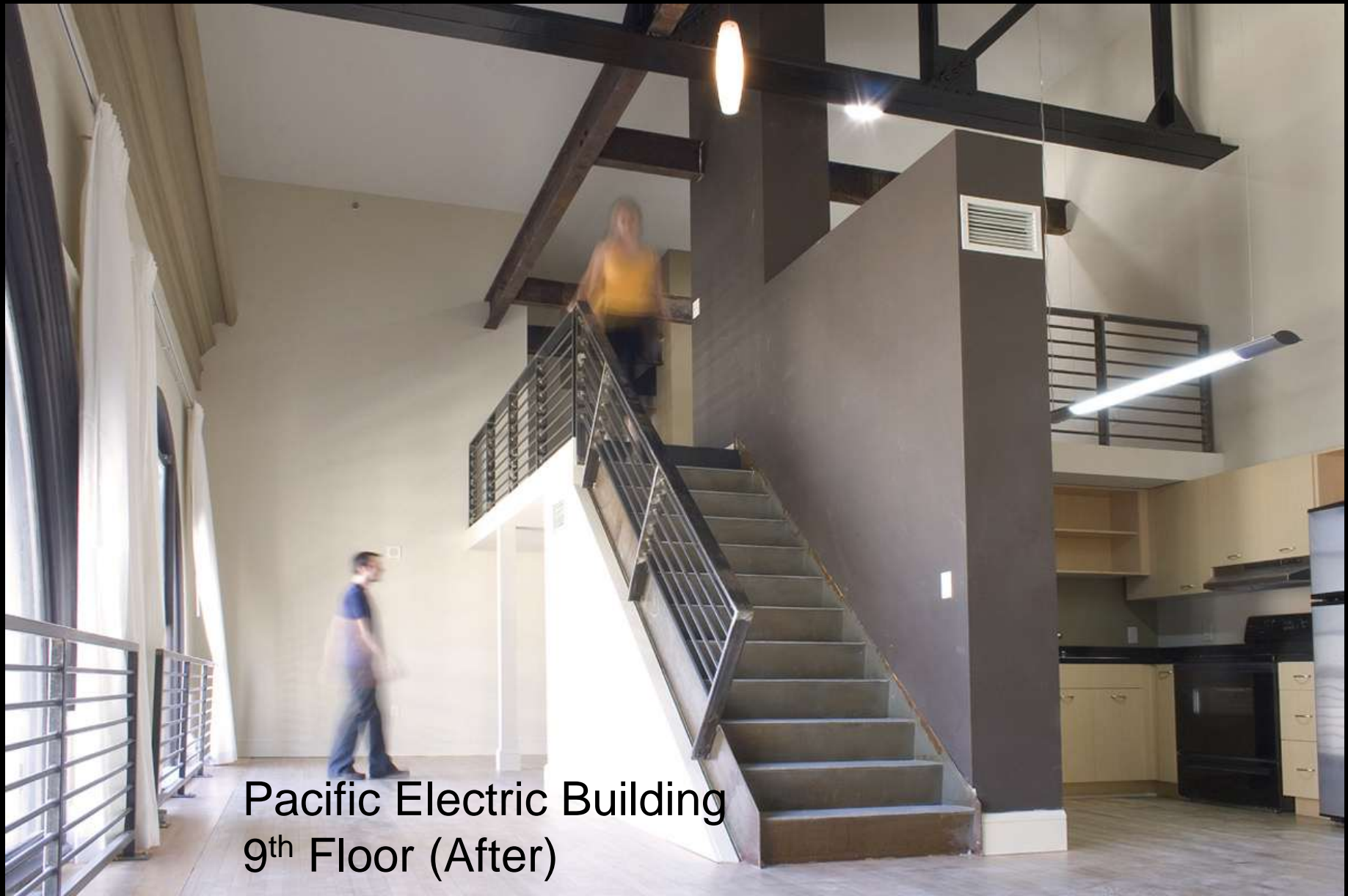
Chapman Building

before



The photograph captures the interior of the Pacific Electric Building's 9th floor in a state of significant disrepair. The ceiling is a complex network of exposed wooden joists and a dense web of black electrical wires, some of which are bundled together. The walls are a mix of colors, including a prominent red wall in the background and green and white sections on the right. A series of arched windows with dark frames runs along the right wall, providing a view of the city outside. The floor is a light-colored, possibly concrete or wood, and is covered with a large pile of debris, including pieces of wood, plaster, and other construction waste. A white vertical beam is visible on the left side of the frame. The overall atmosphere is one of a long-abandoned and neglected space.

Pacific Electric Building
9th Floor (Before)



Pacific Electric Building
9th Floor (After)



Hellman Building Interior



Roosevelt Building Interior



Hollywood & Vine
Loft Interior

Roosevelt Building Roof





Chapman Building
2001 (Before)



Chapman Building
2009 (After)

Chapman Building
2009 (After)

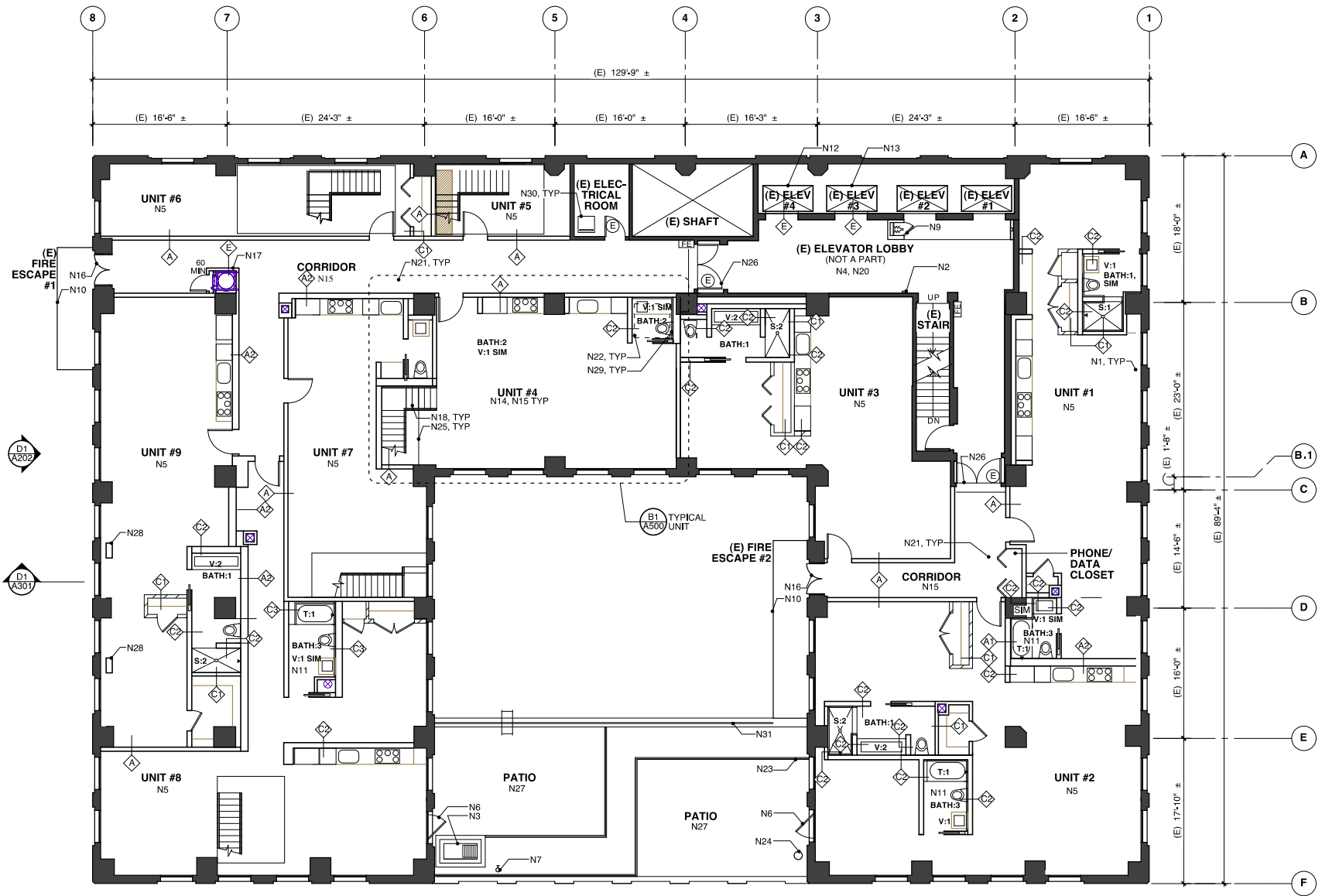


after

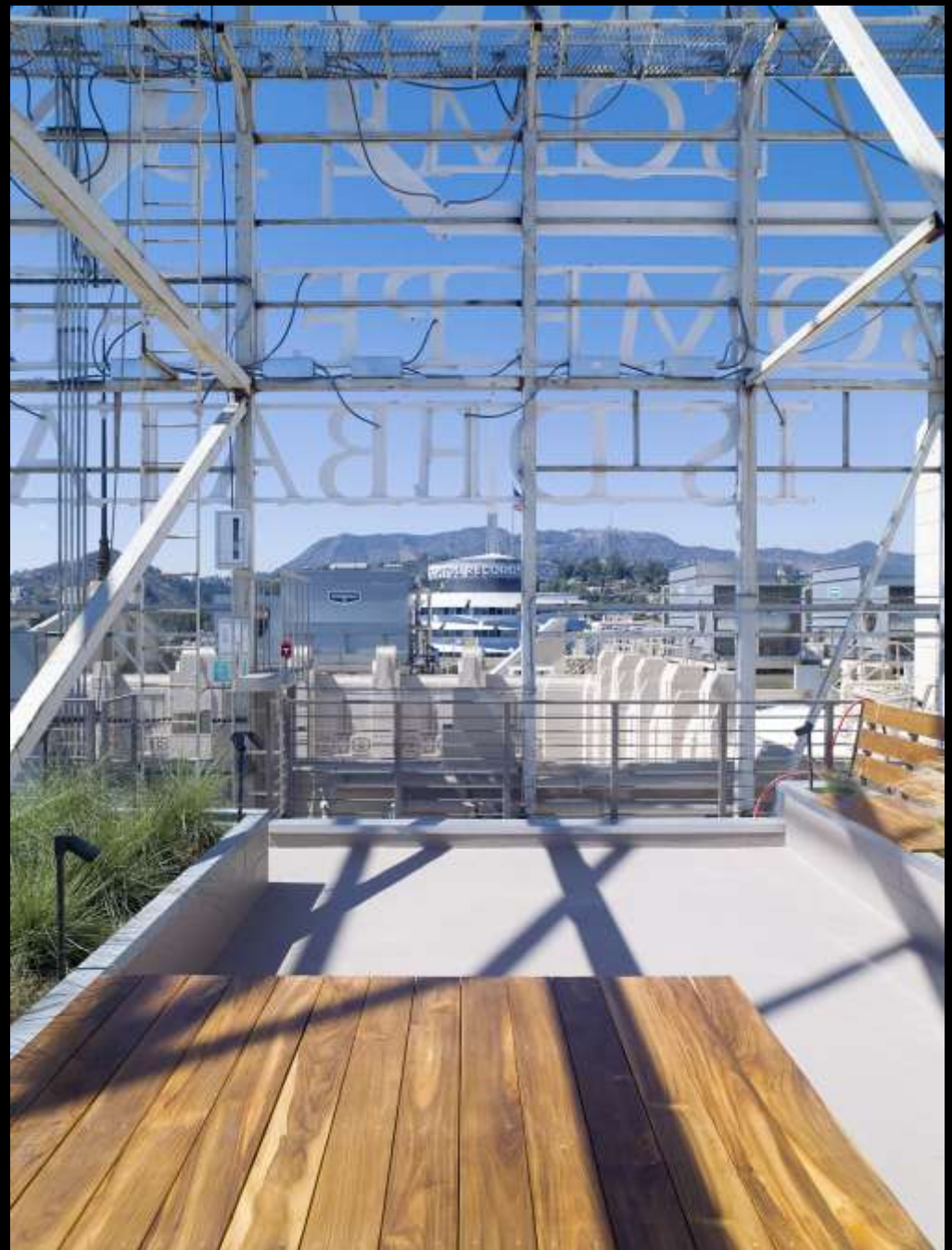
Roosevelt Building Lightwell

before



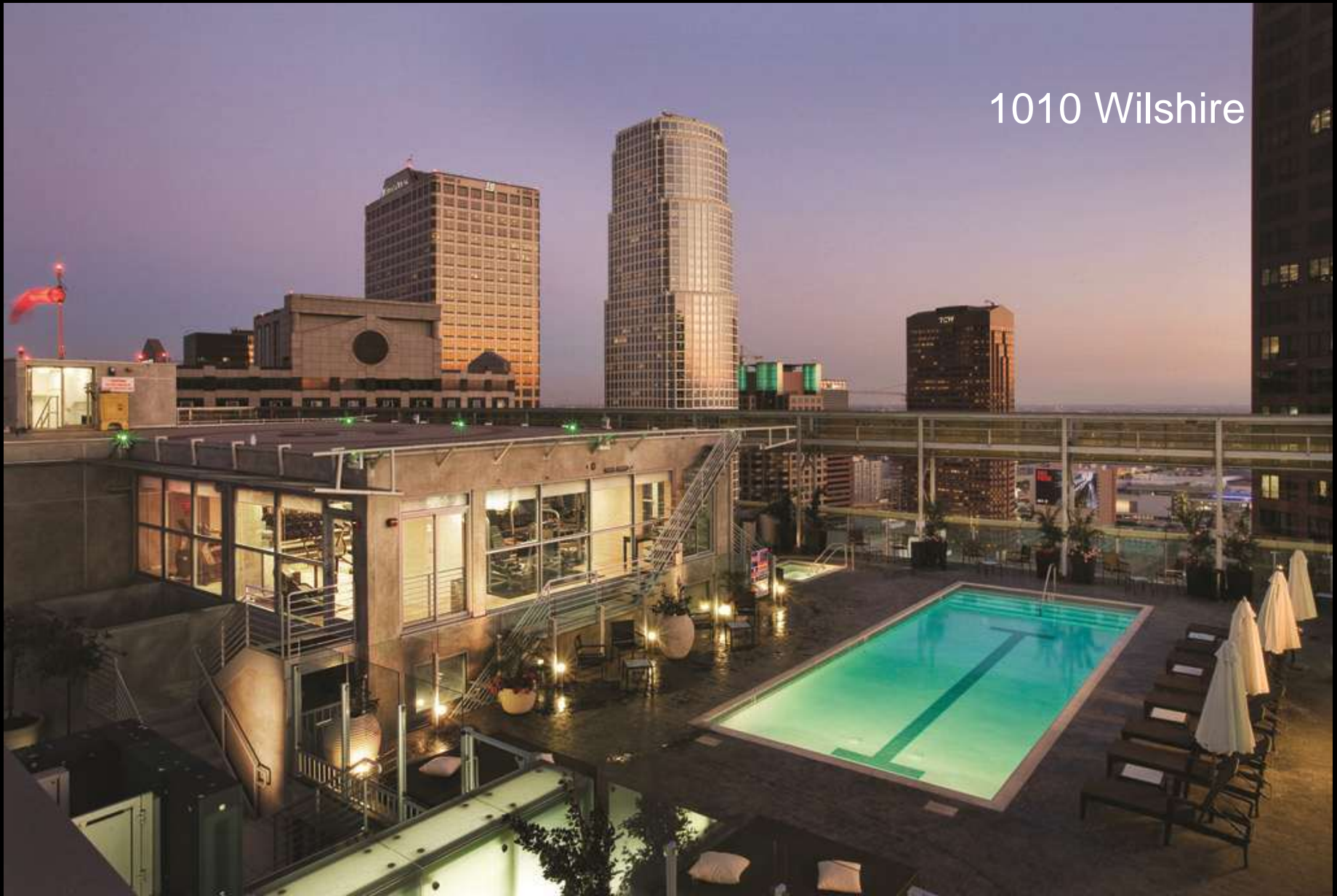


Hollywood + Vine Lofts



Hollywood + Vine Lofts

1010 Wilshire





Before



After

1010 Wilshire

Pacific Electric Building

After



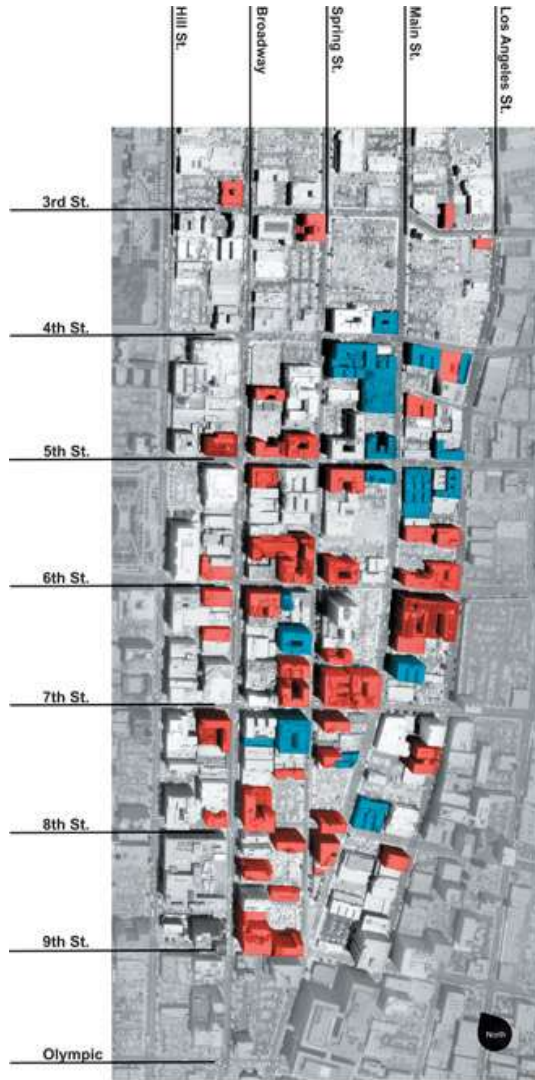
after

Roosevelt Building

before

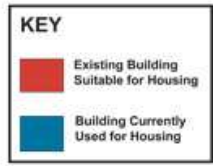


Downtown Historic Core Survey



2000

Adaptive Reuse Buildings



2007

Adaptive Reuse Buildings



Downtown 2011



Downtown 2011

