



# LIVABLE COMMUNITIES INITIATIVE

**Housing**

**Mobility**

**Climate**



# Advisors

## **HOUSING + HOMELESSNESS**

Prof. Mike Manville - UCLA

Shane Phillips - UCLA

Ed Mendoza - City Planner

Jill Bauman - ImagineLA  
(Homeless Family Services)

Gerhard Mayer - Architect & Urbanist

John Claflin - Architect & Urbanist

25+ Architects & Urbanists

## **MOBILITY**

Martin Tomasz - Systems Engineer, Bird

Dutch Bike Experts

LADOT

## **EQUITY & DEI**

Dr. Tunette Powell

Pastor Peter Watts

## **COMMUNITY ORGANIZERS**

HODG - Hang Out Do Good

# What we have today

- ❑ Large, well-capitalized developers that can afford to secure large sites
- ❑ Developers that can afford the time and costs of land assembly
- ❑ Developers that can carry costs and time associated with remediation and pass costs onto consumers

## Who doesn't build?

- ❑ Small developers trying to move up the value chain from flips, ADUs and 2-4s to small to mid sized multifamily (missing middle)
- ❑ Homeowners and small property owners
- ❑ Community land trusts and cooperatives



# Policy Makers Perspective

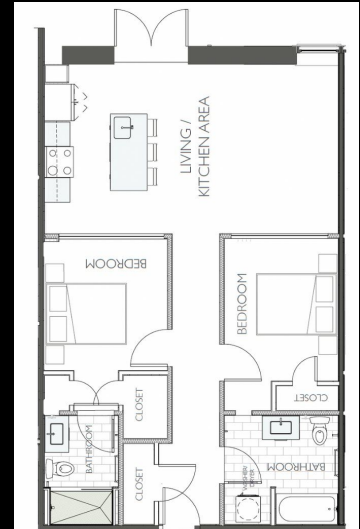
Undevelopable  
Sites



Failed TOD  
opportunity



Affordable  
Homeownership  
Constraints

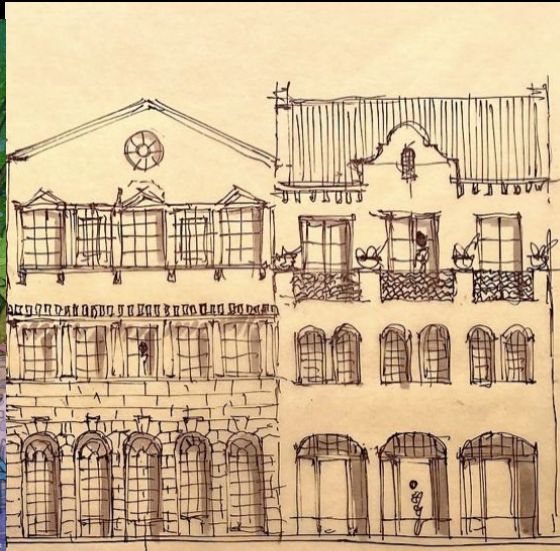




Unassembled  
Mixed Use  
Parking Free

Beautiful  
Architecture and  
Increased Unit  
livability

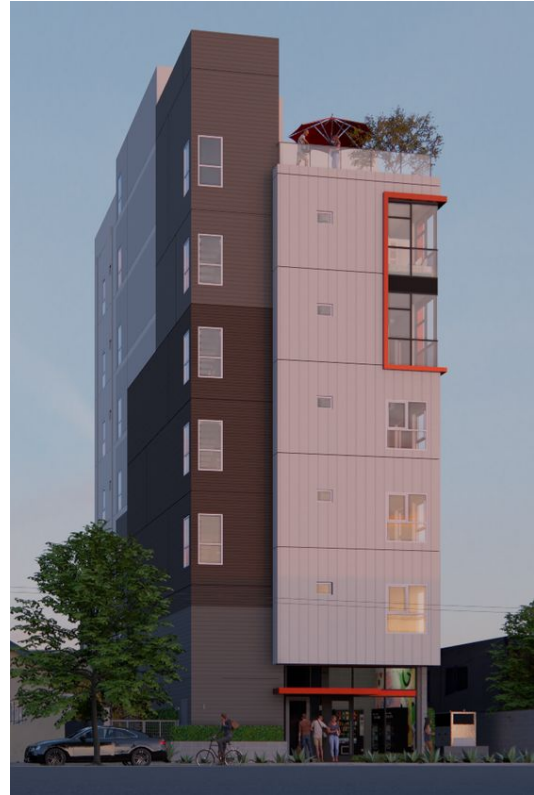
Infrastructure  
Accessible  
Near Transit



**Contemporary narrow lot infill is not efficient with its floor space and creates odd/sub-optimal building layouts.**

Staircase and egress requirements often eliminate a significant portion of street facing space, which has a negative effect on the overall layouts of units within developments.

- By denying livable space on the front and rear of a building, units are made to face the sides of a building where sometimes building setbacks severely limit natural light and airflow to units.
- Gallery access configuration is the most inefficient form of building layout. VSA utilizes 95% of floor space as opposed to 85% in Gallery Access.
- Overproduction of Single Bedroom and Studio units due to layout

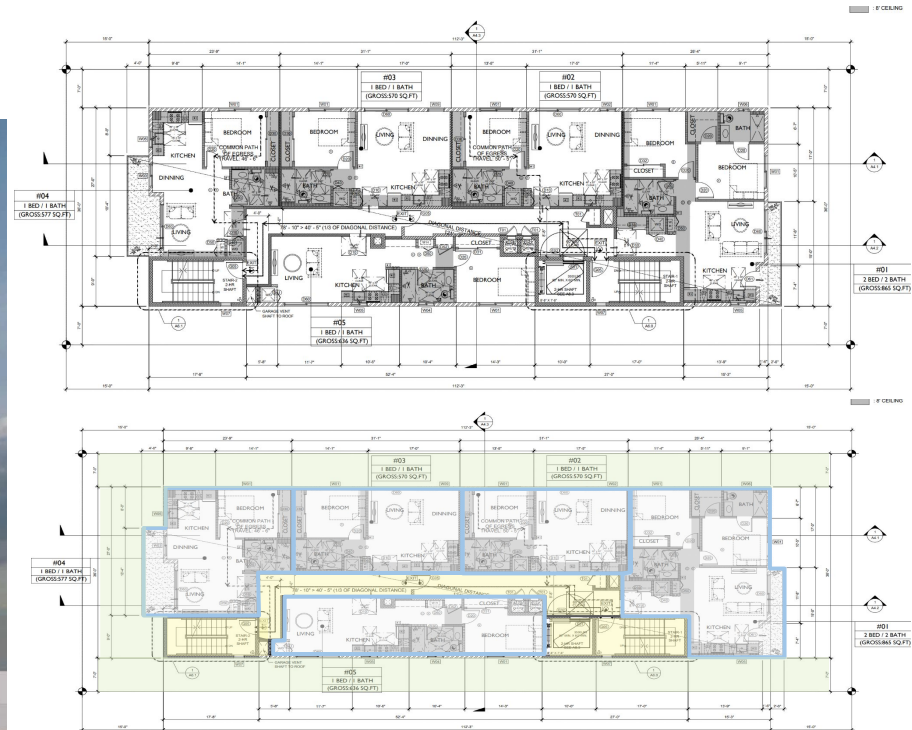


# 50 ft width (50x150') Standard Los Angeles "Deep Lot"

Example #1

203 N Oxford

Double Loaded Corridor



30 units

7,162 sq ft site

182 du/ac

7 Stories

Rentable sq ft 3,218 per floor

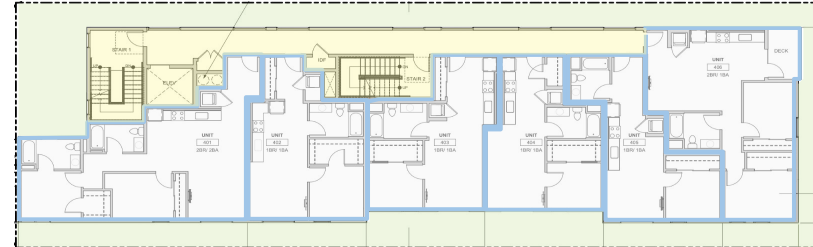
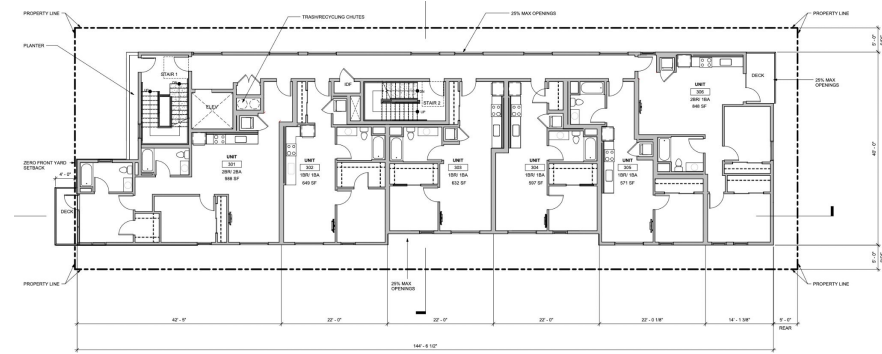
Building efficiency 86%



# 50 ft width (50x150') Standard Los Angeles "Deep Lot"

Example #2

544 S Mariposa Avenue  
Single Loaded Corridor



30 units  
7,499 sq ft site  
174 du/ac  
7 stories  
Rentable sq ft 4,285 per floor  
Building Efficiency: 79%

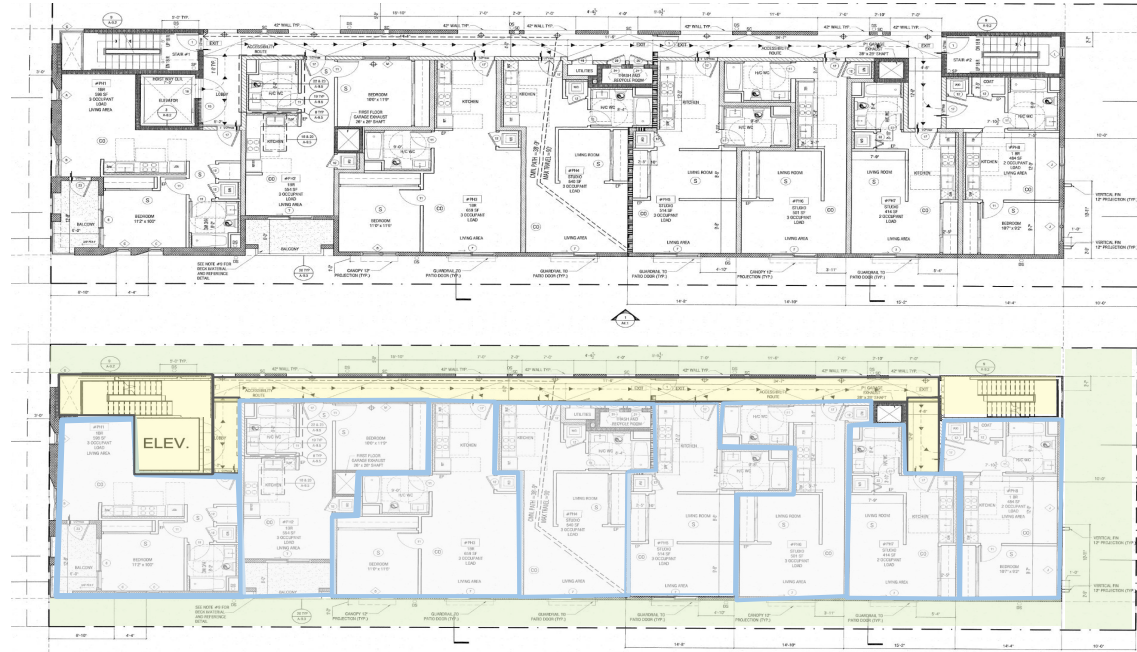


# 50 ft width (50x150') Standard Los Angeles "Deep Lot"

Example #3

3766 Motor Ave

Single Loaded Corridor



36 units

7,499 sq ft site

209 du/ac

6 stories

Rentable sq ft: 4,264 per floor

Building Efficiency: 78%

## Concerns with Single Parcel Construction

- Limited amount of units facing street facing portion of the building
- Cannot accommodate significant commercial space for mixed use buildings
- Layouts are relegated to inefficient Single Loaded layout
- Units are disproportionately Studios or 1 Bed
- Windowless bedrooms are an issue in new apartments
- Lack of cross ventilation, and sunlight on lower floors
- Lack of green open space (unless it's on the roof), inefficient use of side yard setback space, lack of trees
- Less amount of Sites where developers are willing to build - besides corner parcels
- Tenant pushback to losing views, light, and air etc.



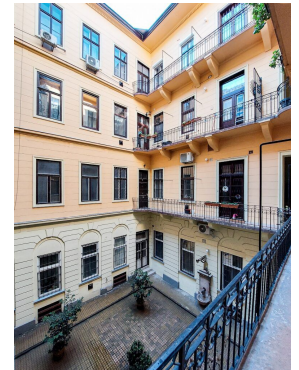
How Do We Make Single Lot  
construction more livable?

Is it even Possible?

# 50 ft width (50x150') Standard Los Angeles "Deep Lot" Vertical Shared Access



36-40 Units (and commercial space)  
 7,500 sq ft site  
 209-232 du/ac  
 6 stories  
 4,758 rentable sq ft per floor  
 Building Efficiency: ~86%  
 Significant Green Open Space



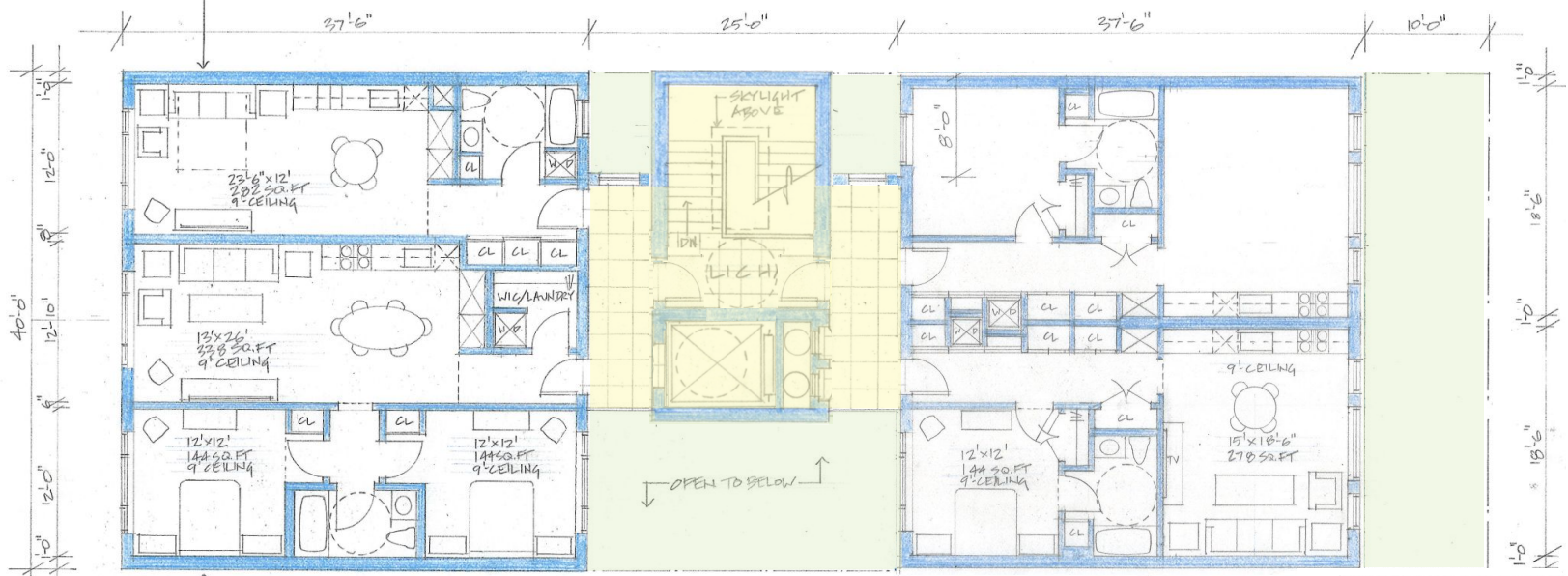




# 40 ft width (40x~110') Standard Los Angeles Commercial Lot



# 40 ft width (40x110') Commercial Los Angeles Site

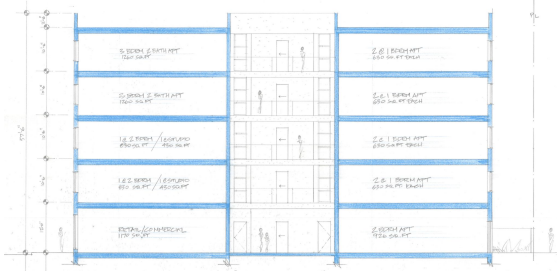


2 @ 1 BDRM APT  
630 SQ. FT. EACH

2 @ 1 BDRM APT

## Vertical Shared Access Concept

- 16 Units (and commercial space)
- 4,100 square feet (40x110)' site
- 170 du/ac
- Stories: 5
- Rentable sq ft ~3,050 per floor
- Building Efficiency: 80%





25ft width (25x100') small lot in Culver City  
(Washington Blvd)



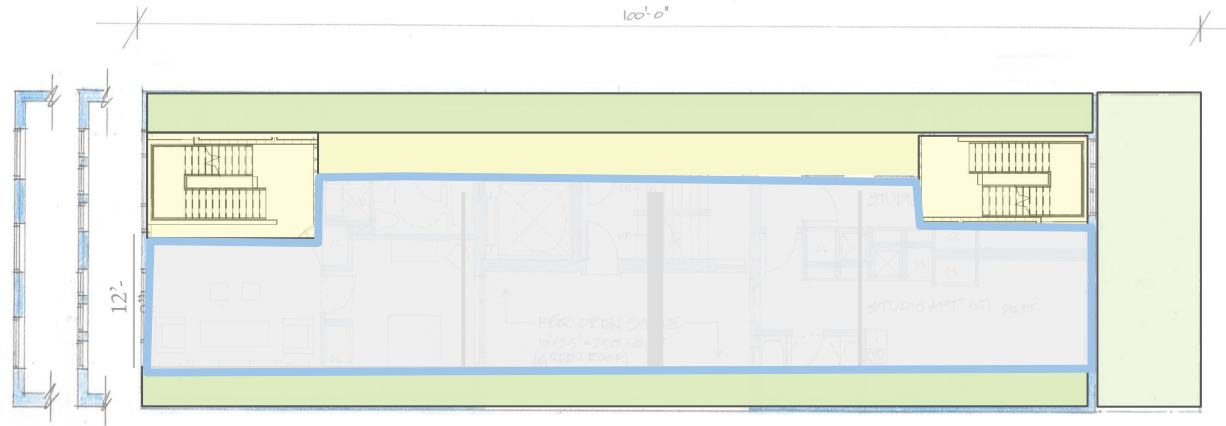
25ft width (25x100') small lot in San Francisco  
(43rd Ave)





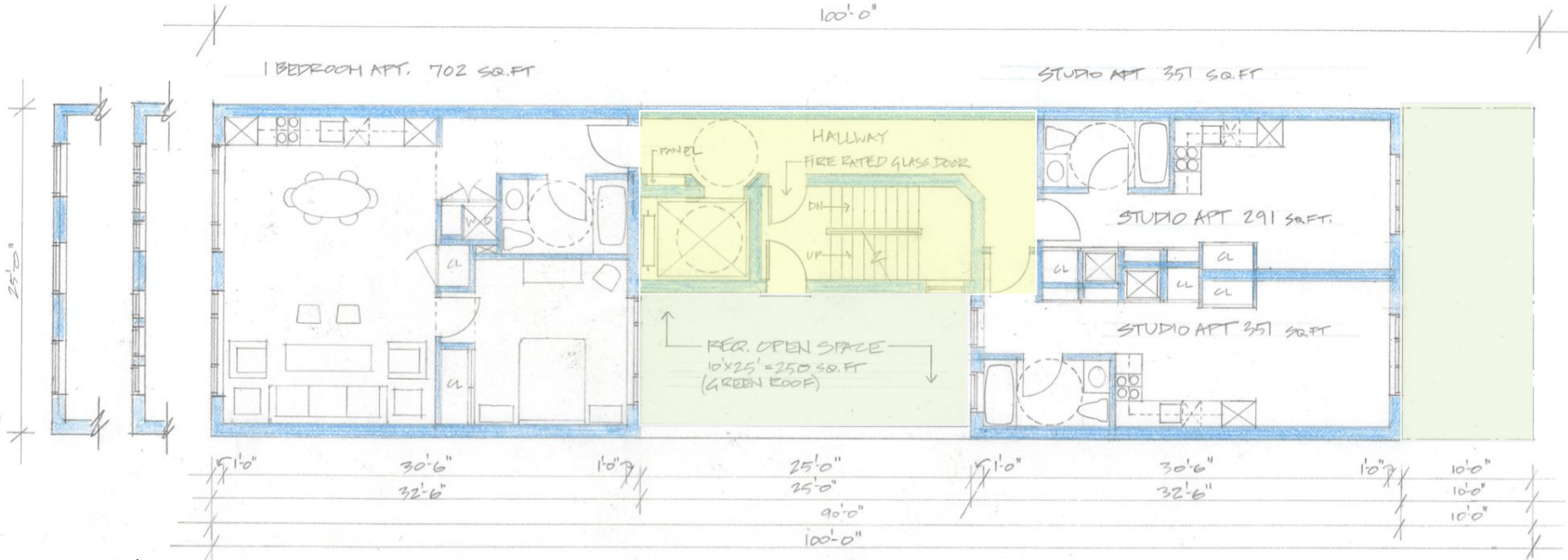
1619 Bundy Dr  
Los Angeles, CA

## 30ft width (30x100') site in Los Angeles Utilizing Existing Standards



3 units  
3,100 sq ft site  
42 du/ac  
4 stories  
~800 rentable sq ft per floor  
Building Efficiency: 63%

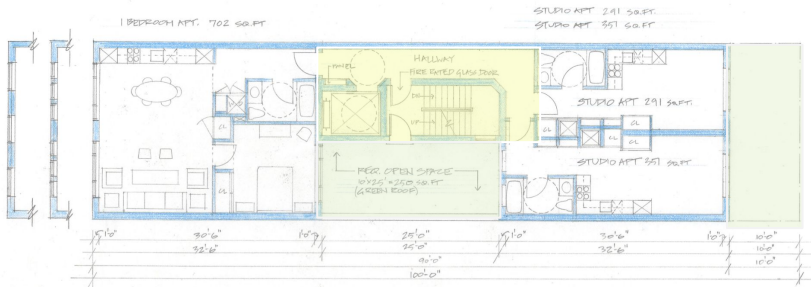
25ft width (25x100') small commercial lot in Los Angeles  
 Vertical Shared Access Updated Standards



Vertical Shared Access Concept  
 12-16 units (and commercial space)  
 2,500 sq ft site  
 209 - 279 du/ac  
 5 stories  
 ~1,476 rentable sq.ft. per floor  
 Building Efficiency: 70% (85% no courtyard)

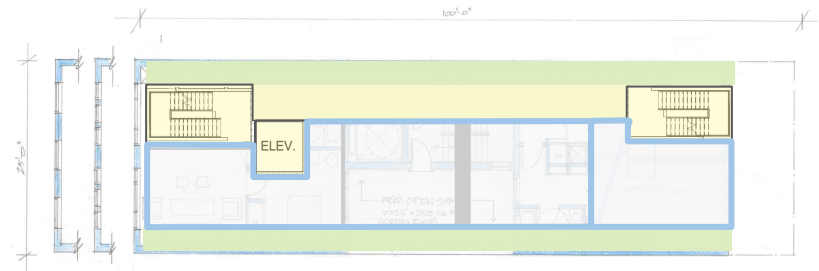
## “LCI” VERTICAL SHARED ACCESS

12-16 units (and commercial space)  
(3, 4, or 5x as many units)  
2,500 sq ft site  
209 - 279 du/ac (3x density)  
5 stories  
~1,476 rentable sq.ft. per floor (2x)  
Building Efficiency: 70-75% (20% increase)

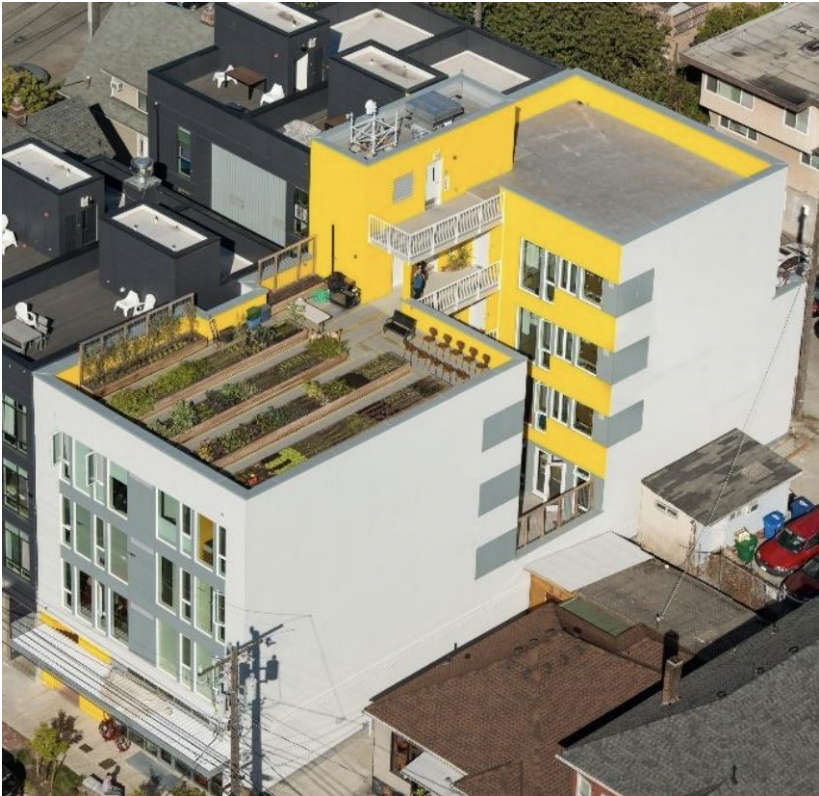


## CURRENT RULES

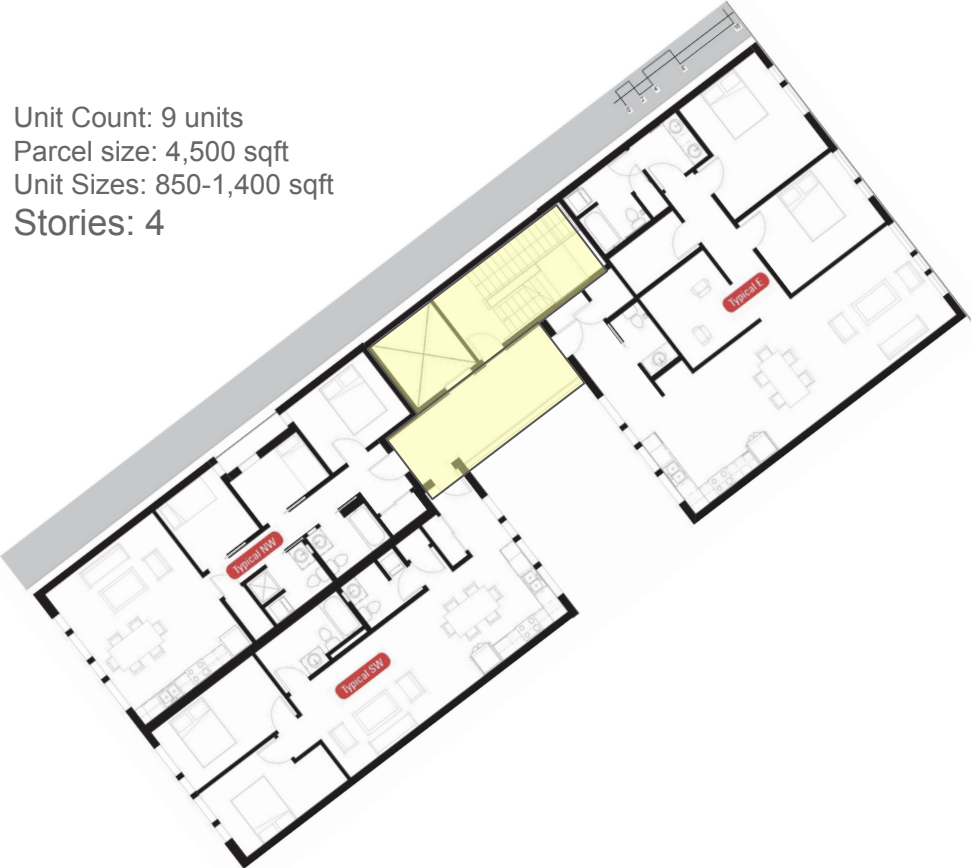
3 units (no commercial space)  
2,500 sq ft site  
69 du/ac  
5 stories  
~900 rentable sq ft per floor  
Building Efficiency: 63%



# Capitol Hill Urban Cohousing in Seattle



Unit Count: 9 units  
Parcel size: 4,500 sqft  
Unit Sizes: 850-1,400 sqft  
Stories: 4

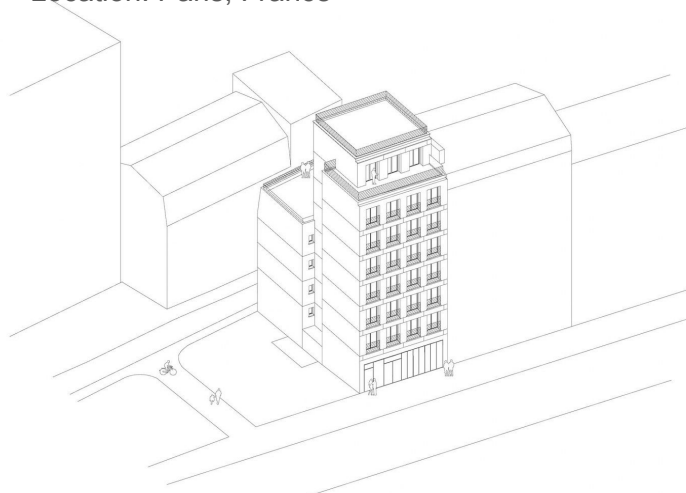






On the left:  
**“Capitol Core” building**  
Parcel Size: 2,700 square feet  
Unit Count: 17 units  
Stories: 7  
Location: Seattle, Washington

On the bottom and right:  
**52, boulevard de Picpus Social Housing**  
Parcel Size: 1,800 square feet  
Unit Count: 15 social housing units and commercial space  
Stories: 8  
Location: Paris, France





On the left:  
**“3795 Commercial Street”  
building**

Parcel Size: 3,400 square feet  
Unit Count: 10 units  
Stories: 4  
Location: Vancouver, Canada



On the Right and Center:  
**“Rue du Terrage”  
building**

Parcel Size: 1,076 square feet  
Unit Count: 6 units  
Stories: 6  
Location: Paris, France



# Standardized Facade Plans

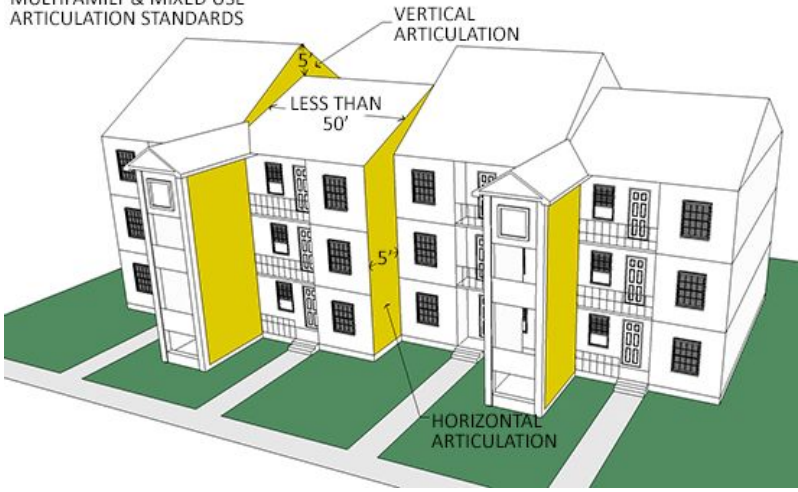
To follow objective design standards for mixed use buildings.



THE MANDARIN WASHINGTON  
STREET ELEVATIONS  
© J. CLAPIN 12.12.21 1/8"=1'-0"

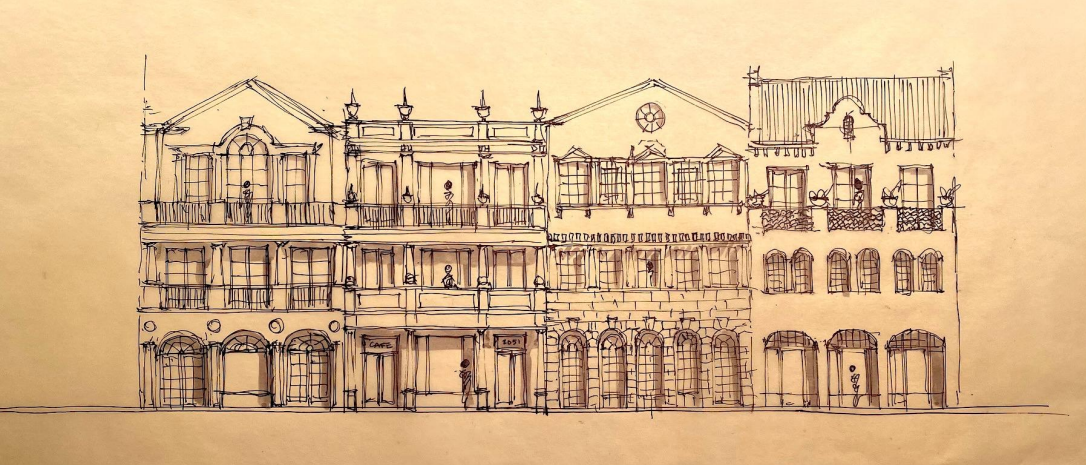


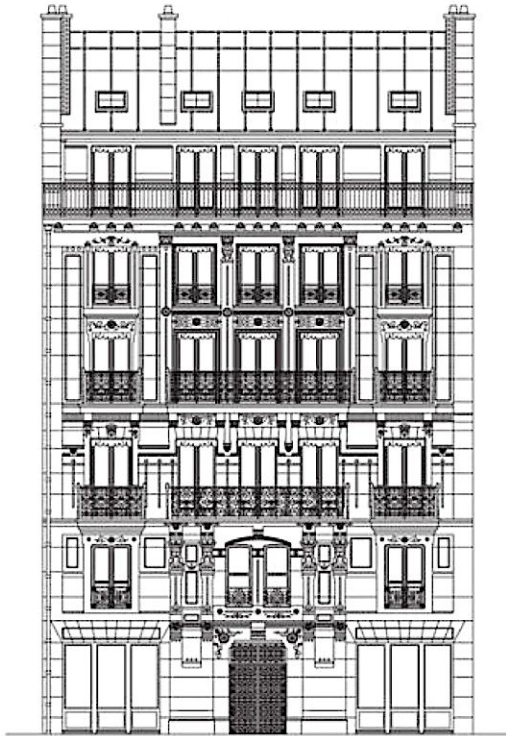
MULTIFAMILY & MIXED USE  
ARTICULATION STANDARDS



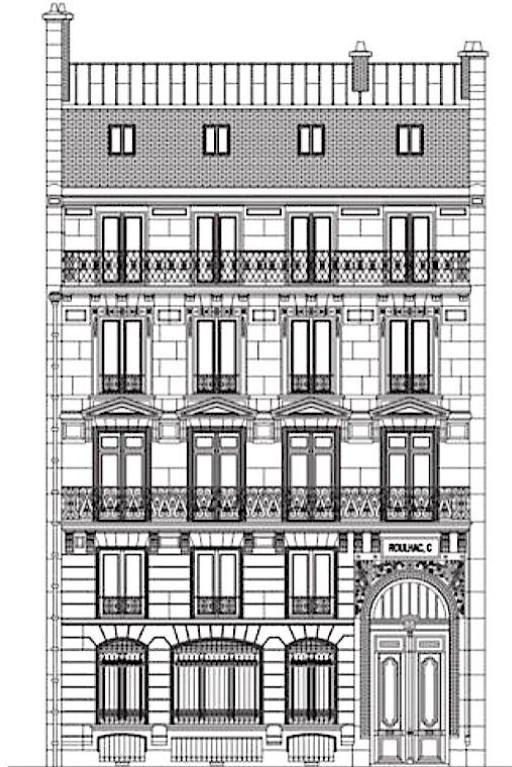
# Building Articulation and Massing controls to the left

Different Facades on different  
buildings on the right

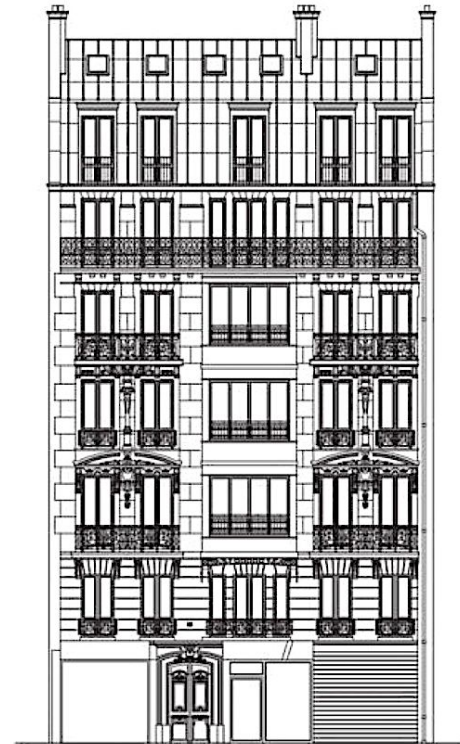




9 RUE DU CONSERVATOIRE



11 BOULEVARD SEBASTOPOL



140 RUE DE LA FAYETTE

Varied Economic & Architectural Models



Fantasy Historic Styles  
Eg. Venice, CA



Innovative Styles  
eg. Baugruppen





# Developers Finding ways around Two Stair Requirements

**Existing by-right development in Los Angeles, CA on Commercial Corridors**

**Heavily value engineered building (on the left)**

Two separate buildings utilizing residential "R-3" occupancy - Type V-B Construction

Lack of ADA accessibility

Underutilization of land

No use of inclusionary programs/ incentives for affordable housing



Western Ave

Los Angeles "By-Right" Infill  
4 Units (0 Affordable)  
16 Bed  
16 Bath  
Parking Spaces: 4  
Building sq ft: 6,500  
Lot Size: 5,500



Washington Blvd

LCI Infill  
12 Units (100% Moderate Affordable)  
12 Bed  
12 Bath  
Parking Spaces: 0  
Building sq ft: 8,500  
Lot Size: 2,500



**\$1,223 - \$1,234**/mo

**Unit A** 5 Bed 5 Bath

2 Units Available

Rm A3	\$1,234/mo	Available from 08/10/2023	>
Rm A5	\$1,223/mo	Available from 08/10/2023	>
Rm A1	Rented Out		>
Rm A2	Rented Out		>
Rm A4	Rented Out		>



[Show Less](#)

**Unit B** 4 Bed 4 Bath

Rm B1	Rented Out	
Rm B2	Rented Out	
Rm B3	Rented Out	
Rm B4	Rented Out	



[Show Less](#)



3100 S Normandie Ave	\$1,338/mo	Available from 08/10/2023	>
Whole Unit	\$9,560/mo	Available from 08/10/2023	>
Rm 1	\$1,338/mo	Available from 08/10/2023	>
Rm 2	\$1,338/mo	Available from 08/10/2023	>
Rm 3	\$1,379/mo	Available from 08/10/2023	>
Rm 4	\$1,379/mo	Available from 08/10/2023	>
Rm 5	\$1,348/mo	Available from 08/10/2023	>
Rm 6	\$1,390/mo	Available from 08/10/2023	>
Rm 7	\$1,390/mo	Available from 08/10/2023	>

[Show Less](#)



2F  
610 SQFT



3F  
610 SQFT



4F  
610 SQFT





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Thank you!