



### PLANNING FOR THE FASHION DISTRICT









Los Angeles Department of City Planning



### THURSDAY JUNE 15, 2017 MEETING OBJECTIVES



- What is a Community Plan?
- Primary Objectives of Downtown Plan Update
- What We Have Heard
- Proposed Policy Direction and Strategies

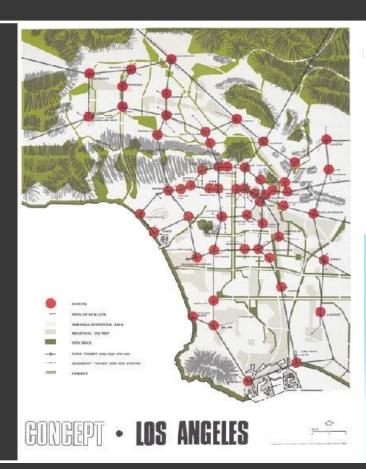


## What is a Community Plan?



#### LA CITY PLANNING STRUCTURE

- The General Plan
  - A long-term policy document consisting of policies and programs that form a blueprint for physical development
  - Framework Element
  - Land Use element comprised of 35 Community Plans
- 35 Community Plans







#### WHAT IS A COMMUNITY PLAN?

#### Blueprint for **Guiding** Growth and Development

#### POLICY DOCUMENT

- Vision
- Policies
- Programs
- Implementation Measures





#### PLAN MAP

- Sets Range of Uses
- EstablishesRange ofIntensities

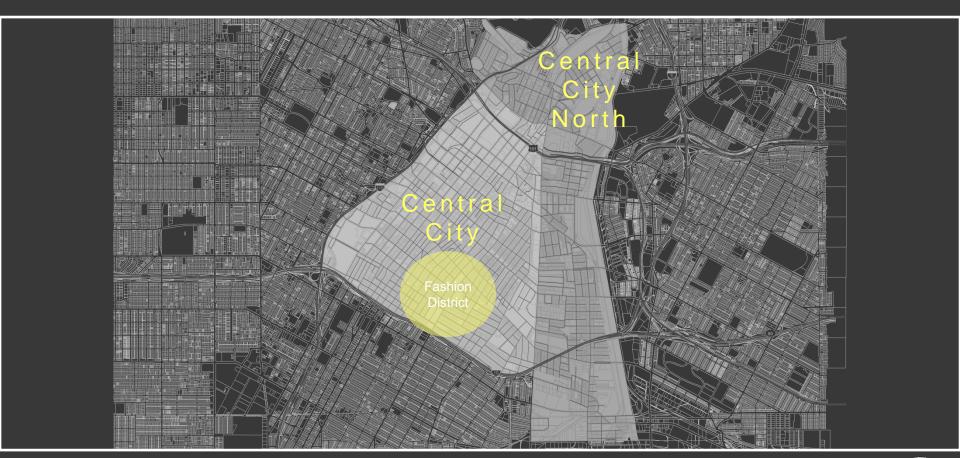


#### ZONING

- Development Regulations
- Use Allowances
- Process



#### GEOGRAPHIC EXTENT

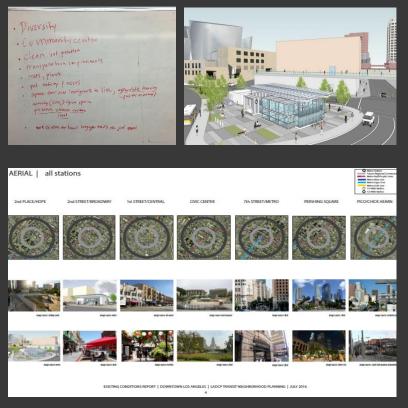


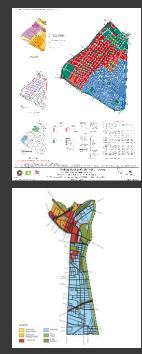


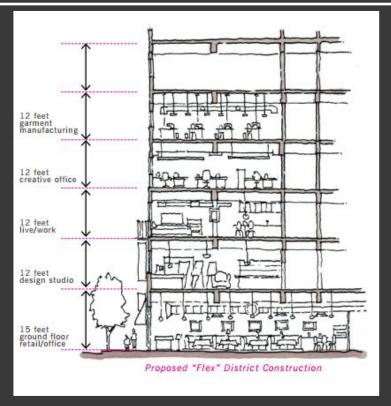
# How is a Community Plan developed?



#### PLAN DEVELOPMENT PHASE

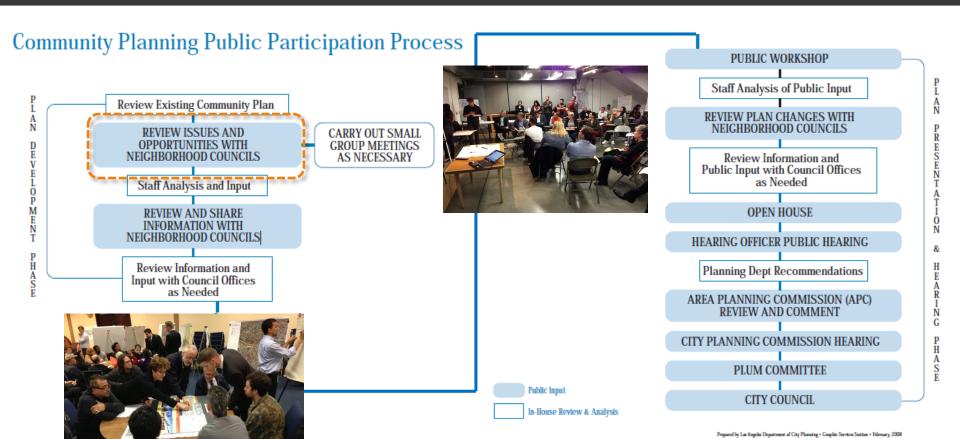






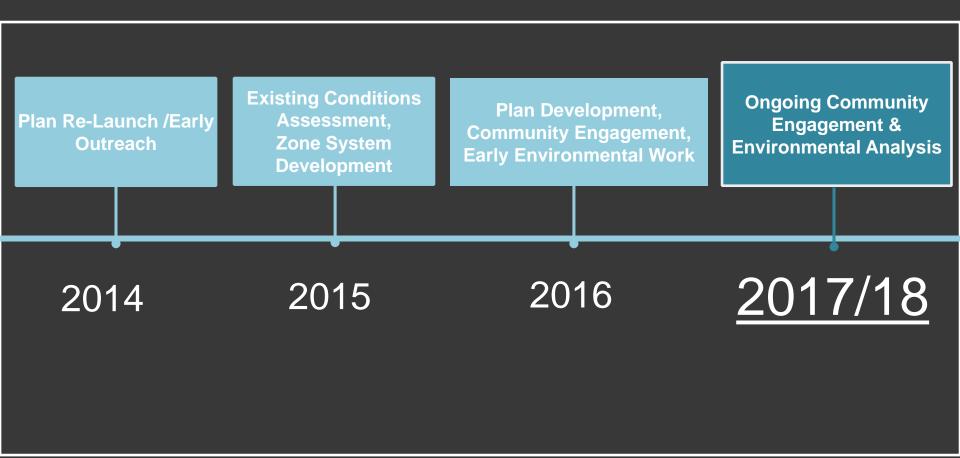


#### PUBLIC PARTICIPATION





#### TIMELINE





## Future Zoning System





## NEW DOWNTOWN SPECIFIC RE:CODE ZONES

- Raise design expectations and remove unnecessary barriers
- Provide more tailored zones to match neighborhood needs
- Clearer processes and more predictable outcomes
  - Align requirements, fees, public benefits, policy outcomes
- Localized public benefits
  - Affordable Housing
  - Open Space
  - Historic Preservation
  - Community & Transportation Amenities/Public Realm Improvements



# What are the primary objectives of DTLA 2040?







#### PROJECTED GROWTH







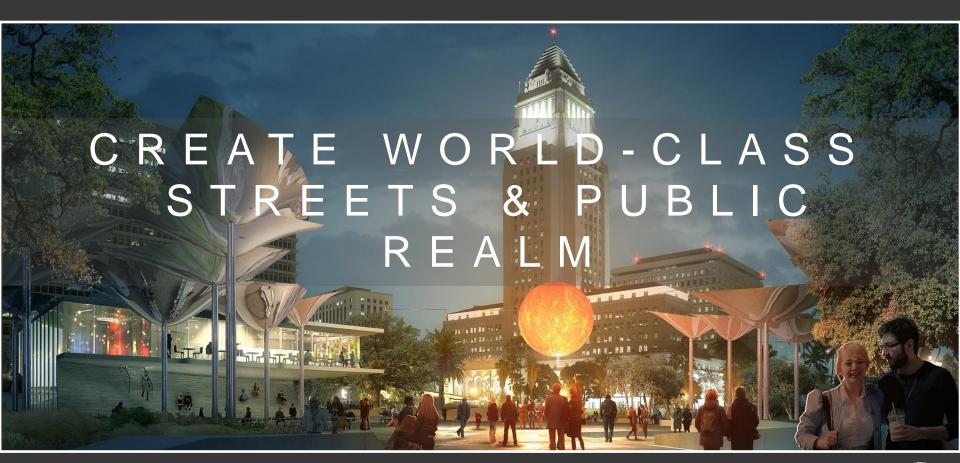
















#### **ECONOMIC VITALITY**

#### Community Feedback

- Flexible spaces that can attract new industries
- Strengthen role as an international center of the fashion industry

#### Plan Strategies

- Promote adaptable structures that are able to accommodate diverse land uses, including live/work, retail, wholesale, and creative industry while allowing for evolution and innovation
- Reinforce high energy street life- active alleys and sidewalk commerce
- Promote jobs generating uses with work spaces that are flexible and have capacity to house a range of industries over time





#### **HOUSING & COMMUNITY PRIORITIES**

#### Community Feedback

- Housing that can accommodate a varied mix of uses
- Affordability for all range of incomes, particularly workforce and low to moderate income
- Celebrate the district's distinctive character
  Plan Strategies
- Introduction of housing into new areas
- Promote adaptive reuse of historic structures
- Increase density of housing in existing residential areas
- Form regulations that reinforce the unique functional characteristics of existing structures, composed of active shop fronts, alleys, interior markets, and bazaars





#### **MOBILITY & CONNECTIONS**

#### Community Feedback

- Improve the district's connectivity to rest of Downtown
- Pathways for pedestrian travel that are safe and at the appropriate scale

#### Plan Strategies

- Focus on the North/South & East/West Corridors as Key linkages amongst Downtown's Neighborhoods, with a special focus on San Pedro & 7<sup>th</sup> Street
- Support rich pedestrian environment through use of the Form District regulations - includes building story limits, setbacks, and frontage requirements to enhance pedestrian environment





#### **PUBLIC REALM & OPEN SPACE**

#### Community Feedback

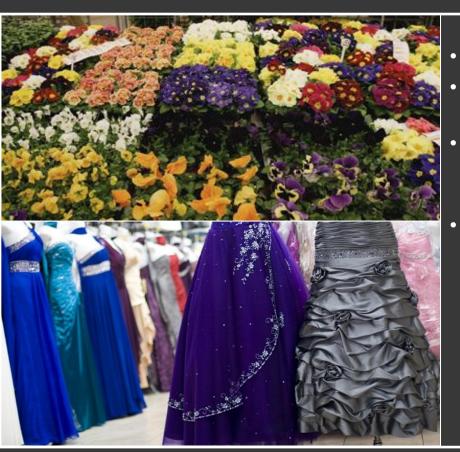
- More open gathering spaces and plazas that are safe and accessible
- Create an enhanced public realm

#### Plan Strategies

- Safe and comfortable streets that serve as open space
- All new development required to provide on-site open space
- Incentives for creation of new open space as part of public benefits system



#### FUTURE STEPS



- Ongoing Community Engagement
- Continued Development of Draft Policies, Programs, and Zoning
- Draft Plan Release and reports at Neighborhood Councils and City Planning Commission for early input
- EIR Process



#### THANK YOU!

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