

PLANNING & ZONING FOR DOWNTOWN

DTLA 2040 GUIDING PRINCIPLES

The following Guiding Principles of the Plan are followed by planning strategies to implement the vision for Downtown.



ACCOMMODATE GROWTH IN A THOUGHTFUL MANNER BY:

- Recognizing Downtown as distinctive neighborhoods and supporting individual character through form and use standards, and design guidelines
- Maximizing intensity in the most transit-served areas and limiting underdevelopment in strategic locations
- Promoting infill development and encourage reuse of existing buildings
- Promoting public realm improvements, services, and amenities to support expanded worker and residential populations



REINFORCE DOWNTOWN'S JOBS ORIENTATION BY:

- Maximizing job intensity in the most transit-served areas
- Expanding the areas where mixed use is allowed
- Setting locations where commercial activity is preferred
- Establishing locations that must maintain a baseline of productive capacity when introducing housing
- Encouraging mixing in single-use areas
- Creating job sanctuaries



GROW AND SUPPORT THE RESIDENTIAL BASE BY:

- Promoting infill development
- Expanding areas where housing is allowed
- Intensifying housing where appropriate
- Expanding the range of new housing typologies
- Encouraging the development of neighborhood services and amenities needed to support a complete community
- Expanding areas for adaptive reuse and for conversion to joint live/work units



STRENGTHEN NEIGHBORHOOD CHARACTER BY:

- Reusing, protecting and preserving existing structures that characterize unique urban development patterns
- Supporting streets for pedestrians
- Providing a palette of building frontages catering to the range of community characteristics
- Using design guidelines, use limitations, and design regulations
- Allocating greater development potential around transit centers
- Providing guidelines for business establishment sizes



CREATE LINKAGES BETWEEN DISTRICTS BY:

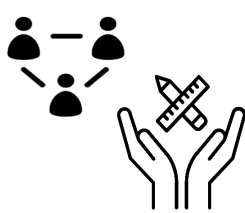
- Finding opportunities within a public benefits system for the development of new publicly accessible open space
- Encouraging the development of nontraditional open spaces
- Requiring new development to contribute to high quality streets
- Treating the streets as downtown's living room
- Supporting the creation of sustainable public realm improvements
- Encouraging programming of public space to build community



PROMOTE A TRANSIT, BICYCLE, AND PEDESTRIAN FRIENDLY ENVIRONMENT BY:

- Prioritizing and expanding pedestrian safety tools such as leading pedestrian intervals, bulb outs, scramble crosswalks, and no right turns on red,
- Improving connectivity
- Increasing dedicated bike infrastructure
- Eliminating one-way streets as feasible and appropriate
- Extending nighttime and weekend transit service
- Discouraging over parking and above-grade parking
- Managing and pricing parking effectively
- Supporting an efficient goods movement system

WHAT TO EXPECT IN 2018



Continued Public Engagement

...invite us to your meeting!



Release of Draft Documents

Draft Plan, Zoning Code, & Environmental Impact Report



Begin the Adoption Process

1. Neighborhood Councils
2. Central Area Planning Commission
3. City Planning Commission
4. Planning & Land Use Committee
5. City Council

The Downtown Community Plans will describe a collective vision for Downtown's future and include goals, policies, and programs that frame the City's long-term priorities.

Downtown is amidst a booming renaissance and is one of the most rapidly changing places in Los Angeles. It is home to a collection of economic opportunities and entrepreneurship, people, culture, and a patchwork of distinct neighborhoods that sits at the center of the regional transportation network.

"DTLA 2040" is the update to two community plans, Central City and Central City North, which comprise Downtown Los Angeles. The update will build on Downtown's strong urban context and will be the first application of the City's re:code LA project - the comprehensive revision to the City's outdated 1946 zoning code.

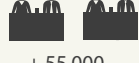
According to regional projections, Downtown will be adding approximately 125,000 people, 70,000 housing units and 55,000 jobs by the year 2040. Downtown needs a strong future vision to ensure that as it grows and changes, it only becomes better.



+ 125,000 people



+ 70,000 housing units



+ 55,000 jobs



Image Source: Cory Gruenfeld



Image Source: Gensler



Image Source: LA Times



Image Source: Los Angeles Department of City Planning



Image Source: Los Angeles Department of City Planning

For more information, please visit: www.DTLA2040.org

Bryan Eck, Project Manager
bryan.eck@lacity.org
(213) 978-1304

Tal Harari
tal.harari@lacity.org
(213) 978-1204



Partially funded by

Metro



Partially funded by

Metro

PLAN STRATEGIES FOR DOWNTOWN LOS ANGELES NEIGHORHOOD COUNCIL AREAS



Accommodating the amount of growth anticipated for Downtown in a thoughtful and respectful manner is fundamental to the long term health, economic vitality, and sustainability of the Downtown community. The variety of districts within Downtown call for a range of scales and development intensities, as well as amenities.

HISTORIC CORE

ECONOMIC VITALITY AND LOCAL BUSINESSES

- Along with entertainment uses on Broadway, encourage commercial and creative offices, and a vibrant ground floor of restaurants and retail uses
- Create a streamlined process for entertainment activities

CULTURAL AND HISTORIC PRESERVATION

- Encourage contextual infill development that respects the existing form, massing, and development patterns
- Incentivize the preservation of existing historic buildings through public benefits system
- Encourage the reuse and rehabilitation of existing historic structures

HOUSING AND COMMUNITY PRIORITIES

- Reinforce the predominance of residential and neighborhood serving uses along Spring and Main Street
- Expand housing unit types and sizes to accommodate a range of lifestyles at all levels of affordability

FASHION DISTRICT

ECONOMIC VITALITY AND LOCAL BUSINESSES

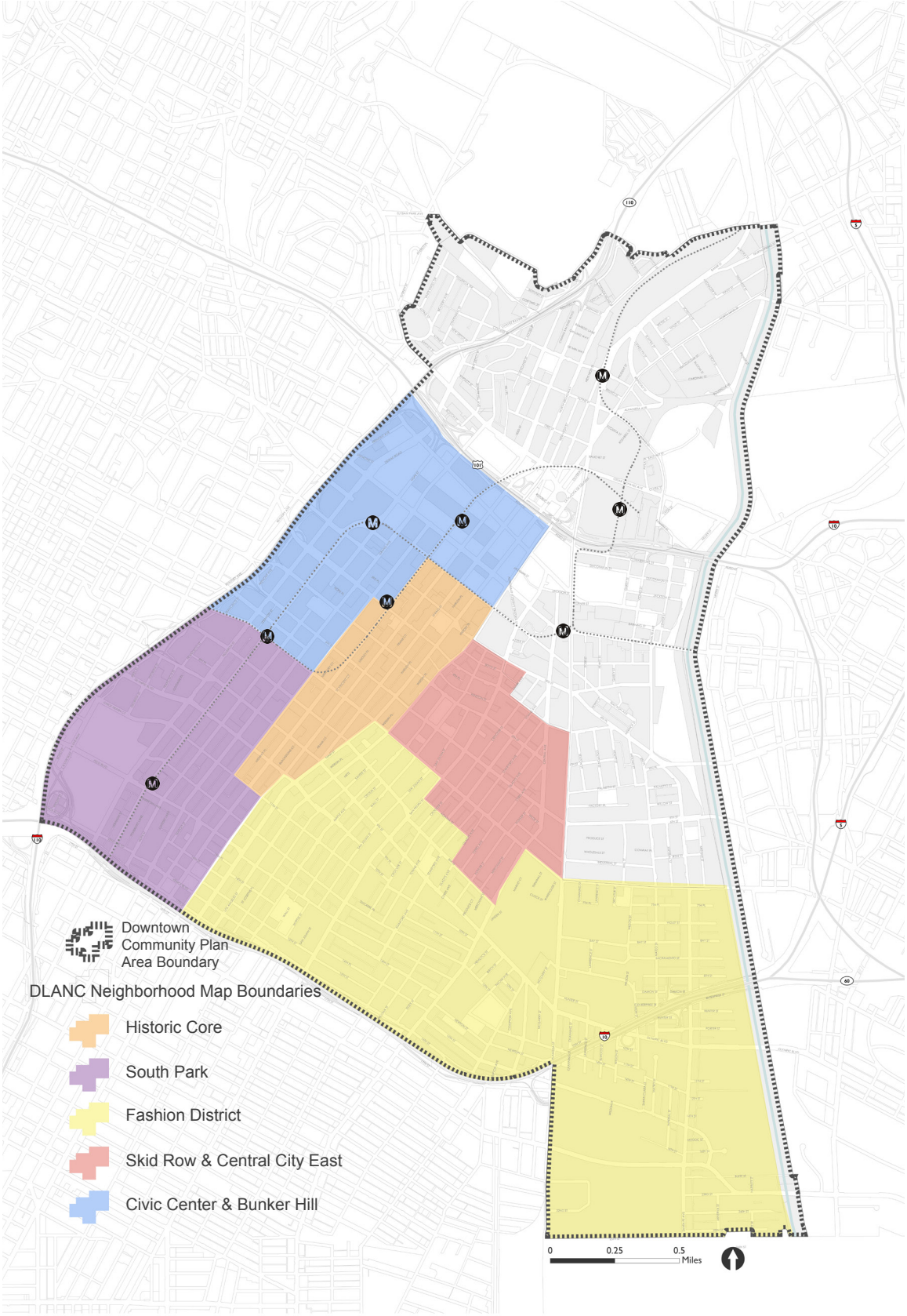
- Promote adaptable structures that are able to accommodate diverse land uses, including live/work, retail, wholesale, and creative industry while allowing for evolution and innovation
- Reinforce high energy street life with active alleys and sidewalk commerce
- Promote jobs generating uses with work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

CONNECTIVITY AND THE PUBLIC REALM

- Focus on the North/South & East/West Corridors as Key linkages amongst Downtown's neighborhoods
- Support a rich pedestrian environment with safe and comfortable streets that serve as open space
- Require outdoor amenity spaces as part of new development
- Incentivize the creation of new publicly accessible open space through the public benefits system

HOUSING AND COMMUNITY PRIORITIES

- Expand area where residential uses are permitted
- Promote adaptive reuse of historic structures
- Increase density of housing in existing residential areas
- Reinforce the unique functional characteristics of existing structures, composed of active shop fronts, alleys, interior markets, and bazaars



CIVIC CENTER & BUNKER HILL

ECONOMIC VITALITY AND LOCAL BUSINESSES

- Encourage a diverse set of activities and uses, including educational institutions, office, retail, hotel, and residential
- Reinforce Bunker Hill as a center for office activity and as a cultural corridor
- Expand the hours of activity to contribute to a more vibrant community

CONNECTIVITY AND THE PUBLIC REALM

- Reinforce the pedestrian orientation of these places with an active, walkable environment through design that incorporates active ground floor uses
- Improve linkages within the Civic Center and Bunker Hill, and their connection to neighboring districts, with enhanced streetscapes, open spaces, and creative infill of underutilized spaces

HOUSING AND COMMUNITY PRIORITIES

- Expand the supply of housing to complement and enhance surrounding neighborhoods
- Promote uses that support the residential and employee base, including neighborhood services, amenities, and entertainment uses

SKID ROW & CENTRAL CITY EAST

ECONOMIC VITALITY AND LOCAL BUSINESSES

- Allow for more intensive development along corridors and the introduction of housing
- Encourage neighborhood-serving mix of uses along the corridors
- Create economic opportunity and stabilization through local enterprise, hiring, and partnerships

CONNECTIVITY AND THE PUBLIC REALM

- Prioritize benefits that balance growth and deliver neighborhood amenities and services, such as restrooms and parks
- Require outdoor amenity spaces as part of new development
- Encourage high quality public spaces that offer programming and resources Focus on enhancing east/west corridors to connect Skid Row to surrounding neighborhoods

HOUSING AND COMMUNITY PRIORITIES

- Protect existing social service & supportive housing uses, and accommodate future growth without the displacement of existing residents
- Encourage the development of housing unit types and sizes to accommodate a range of lifestyles at all levels of affordability
- Expand access to housing affordalbe for Skid Row community members
- Prioritize supportive housing in strategic areas

SOUTH PARK

ECONOMIC VITALITY AND LOCAL BUSINESSES

- Encourage a vibrant mixture of land uses, including office, hotel, retail, and entertainment, supported by services and amenities to create to a complete community
- Support neighborhood-serving uses that activate ground floors

CONNECTIVITY AND THE PUBLIC REALM

- Promote the creation of new public open spaces that contribute to a safe pedestrian network
- Seek opportunities to adapt alleys into sustainable, safe, inviting, and vibrant spaces that function as publicly accessible open space and pedestrian paths of travel
- Incentivize the creation of new publicly accessible open space through public benefits system

HOUSING AND COMMUNITY PRIORITIES

- Support a range of housing types (family units, senior housing, multi-generational, co-working/co-living) that match all levels of affordability
- Prioritize Affordable Housing in the new public benefits system and incentivize the inclusion of family units within new developments