



LOS ANGELES
TRANSIT
NEIGHBORHOOD
PLANS



PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

DEPARTMENT OF CITY PLANNING, CITY OF LOS ANGELES

NOVEMBER 16TH, 2017

Project partially funded by Metro



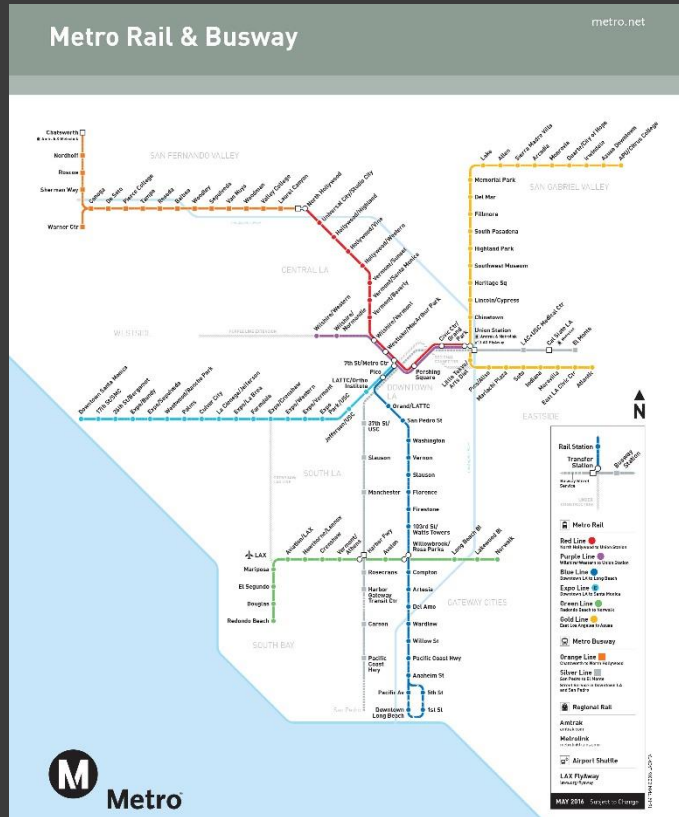
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Overview: Roles of Department of City Planning and Metro



- **METRO** – A countywide agency that plans, constructs, and operates bus and rail lines and transit stations

- **DEPARTMENT OF CITY PLANNING** – A City of Los Angeles department that regulates the development of private property near transit, including density, height, size, and design regulations

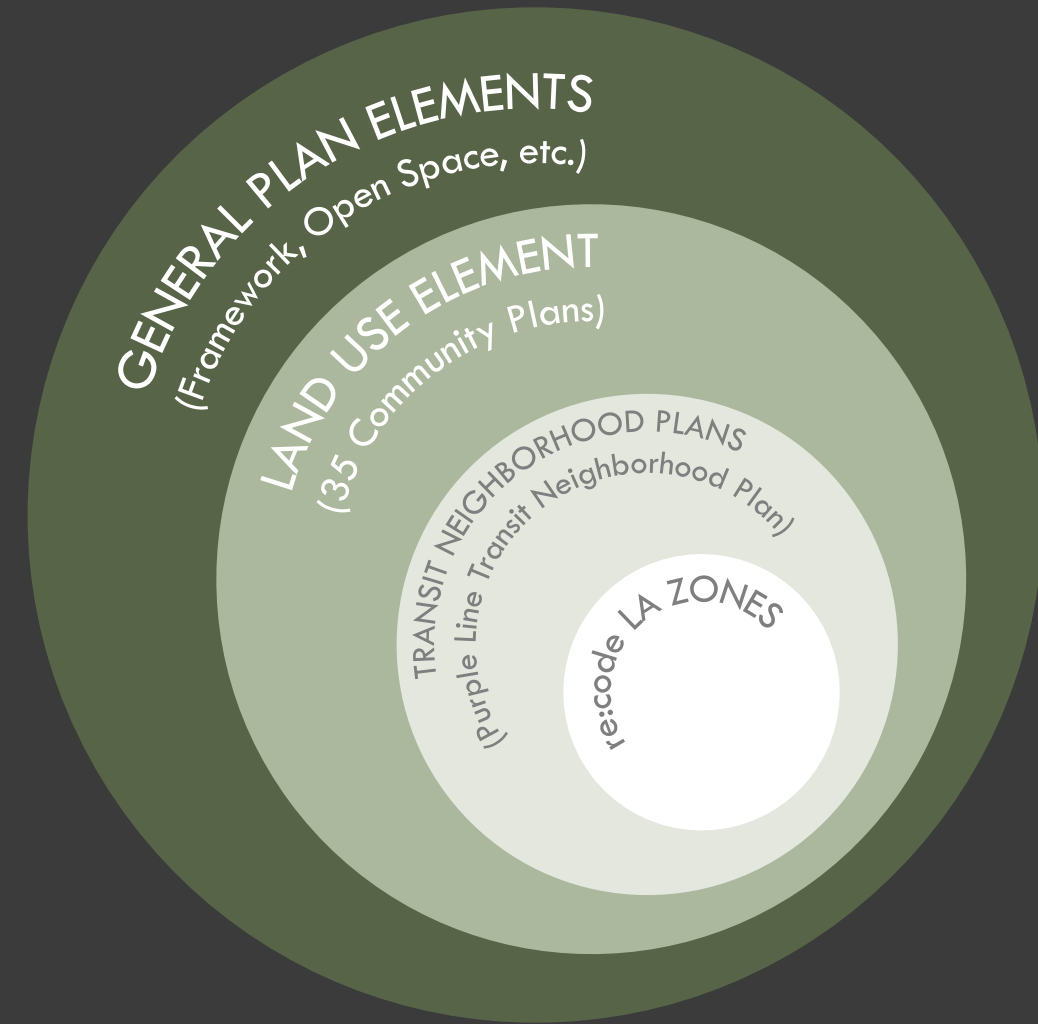


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Overview: Relationship Among Department of City Planning Efforts

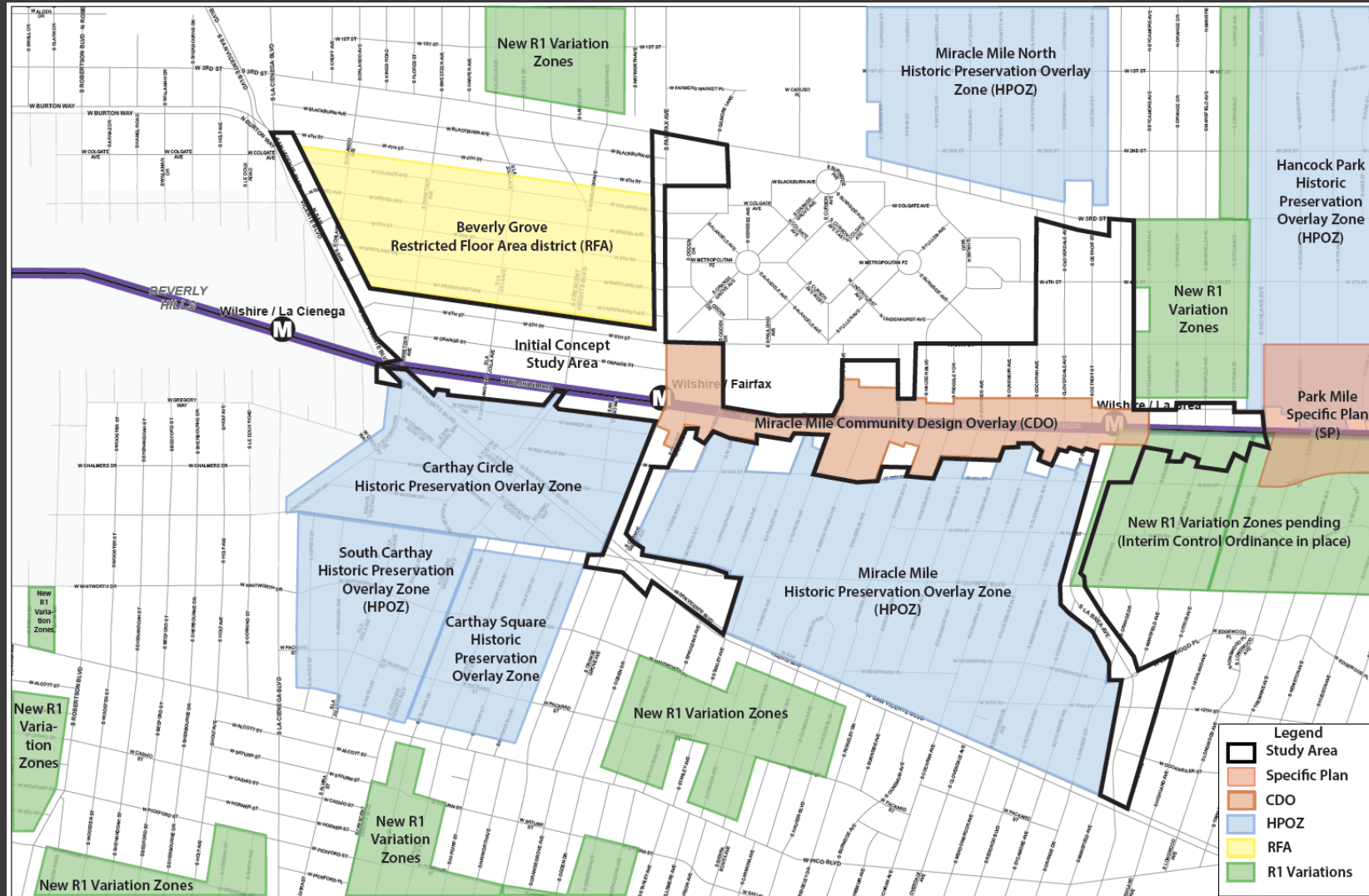


- MAJOR RELATED CITY PLANNING EFFORTS
 - General Plan update – A visioning process to update the state-required General Plan elements
 - Land Use Element – An effort to update the land use and zoning of 35 Community Plans over the next 6 years
 - Purple Line Transit Neighborhood Plan – A targeted planning process around 3 Purple Line stations**
 - re:code LA – A rewrite of the City’s zoning code, which the Transit Neighborhood Plans will utilize



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Existing Overlays & Other Planning Efforts



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Overview: Why This Plan Now?

- Transit Neighborhood Plans are partially funded through Metro grants secured in 2014 for station-area planning around transit to improve access and reduce greenhouse gas emissions
 - The Transit Neighborhood Plans initiative was launched to take advantage of the opportunity for additional resources prior to the General Plan update and accelerated Community Plan updates
 - All planning efforts are separate, but closely coordinated within the Department of City Planning



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Overview: Project & Goals



- Purple Line Transit Neighborhood Plans Project
 - New zoning for three transit neighborhoods along the Purple Line
 - Guide for future development through 2040
 - No development projects are proposed – this long-range planning effort will develop regulations for any new development
- Goals
 - Create opportunities for more jobs and housing near transit
 - Foster a vibrant mix of uses within each station area
 - Increase access to a variety of mobility options for all
 - Improve quality of public spaces for residents, employees, and visitors



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Overview: Timeline



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Overview: Timeline



2016

2017

2018

2019

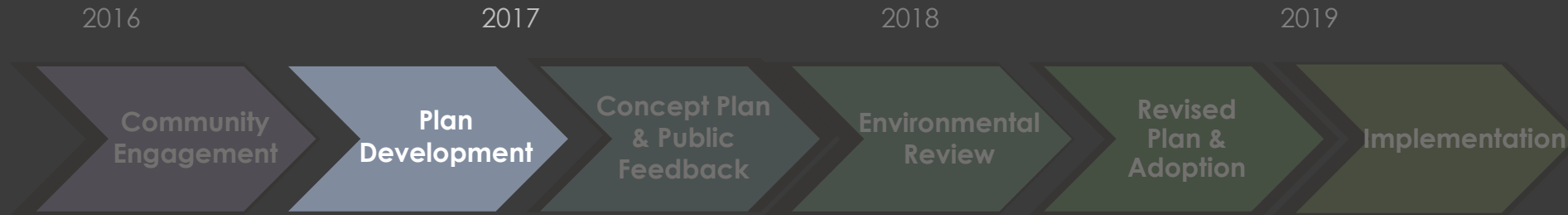


- Focus Groups with community groups, BIDs
- Presentations to Neighborhood Councils
- 2 Public Visioning Workshops
- Walking Tours



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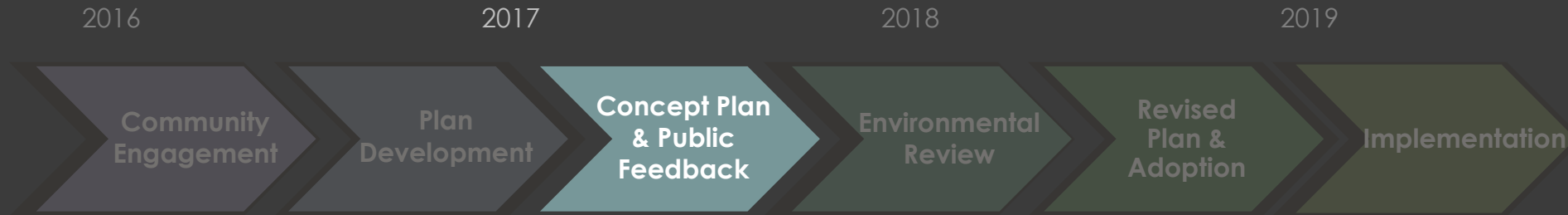
Overview: Timeline



- Review of Existing Regulations
- Market Study
- Feasibility Analysis
- Initial Concepts

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Overview: Timeline



- Share initial concepts and visions
- Collect feedback
- Make revisions

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Overview: What We've Heard – Key Themes



PLACES



DESIRE FOR DESTINATIONS & NEIGHBORHOOD-SERVING USES



OPEN SPACE & GREEN SPACE



BICYCLE AMENITIES

GETTING AROUND



OPTIONS AROUND MOBILITY



ADEQUATE PARKING



SAFE CROSSINGS & ACCESSIBILITY

LIVABILITY



KEEP DENSITY CLOSER TO STATIONS



DIVERSITY OF TYPES & COST OF HOUSING



NEED FOR AFFORDABLE HOUSING & SOCIAL SERVICES

DESIGN



RESPECT FOR HISTORIC CHARACTER



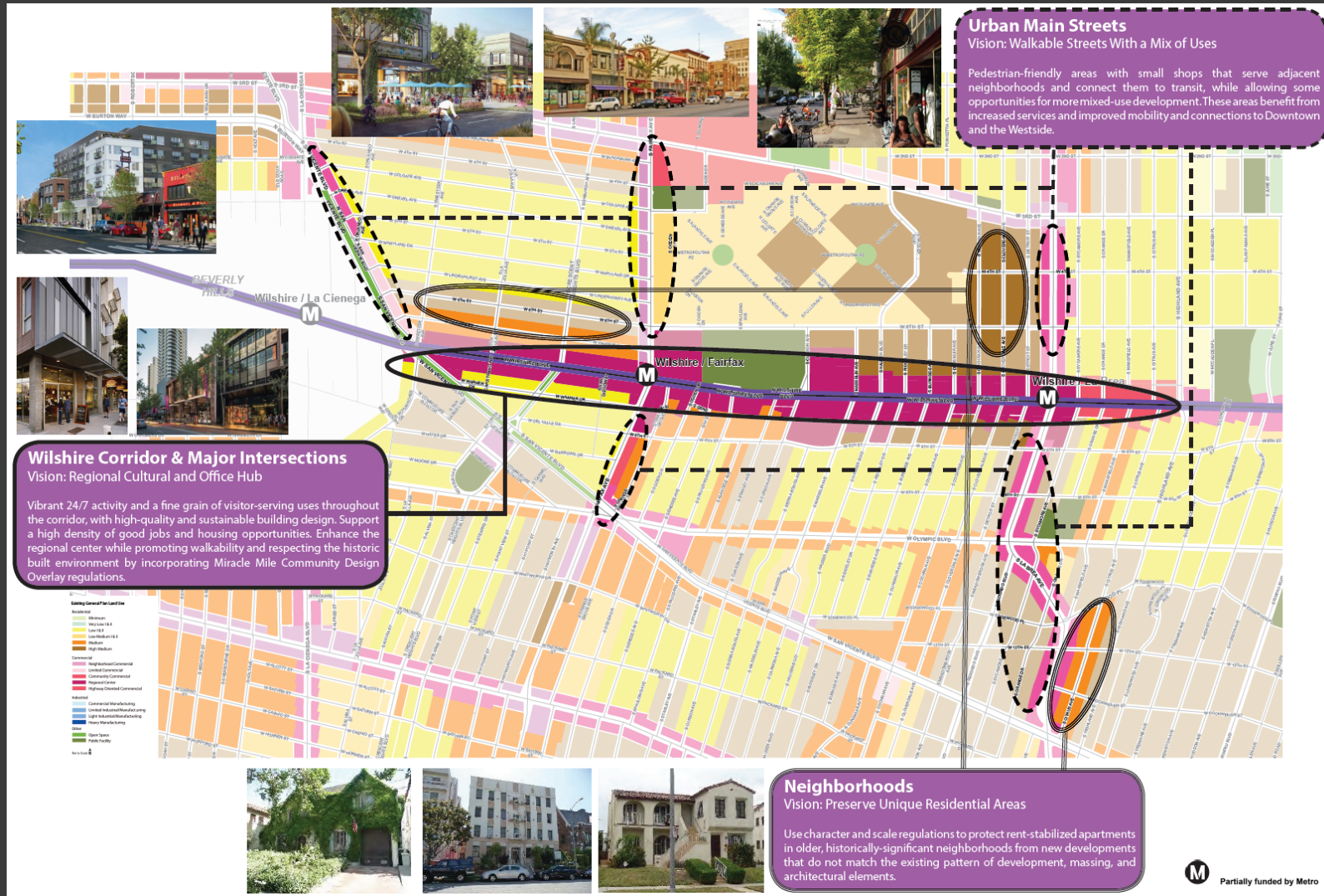
SAFETY & CLEANLINESS



PEDESTRIAN-FRIENDLY DESIGN & WAYFINDING

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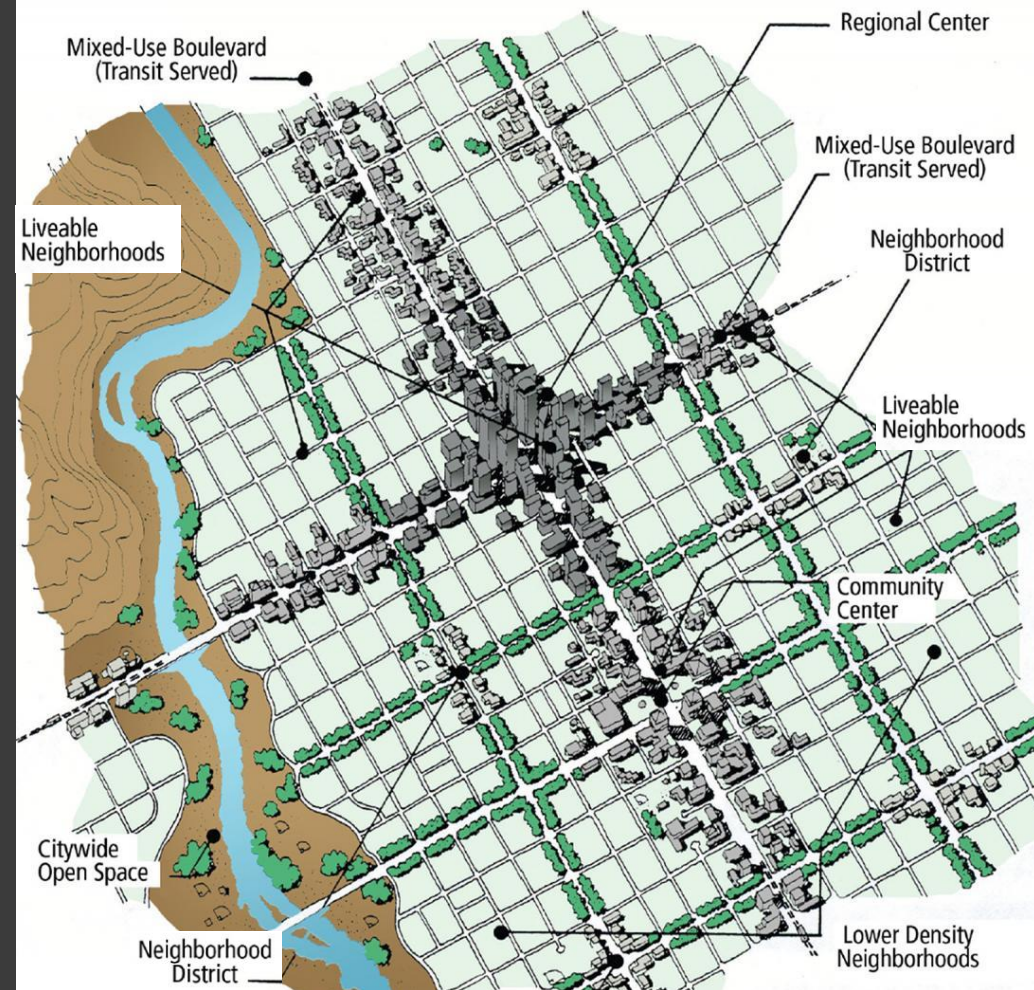
Vision for 2040



Partially funded by Metro

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Strategies



Wilshire Corridor & Major Intersections - Focus development where it can be sustained, as long as it provides community benefits

- Develop “Base” and “Bonus” system to encourage provision of community benefits
- Allowable development stepping down in intensity from Wilshire
- Incorporate metrics from existing design overlays
- Required step-backs for taller buildings to minimize imposing mass and allow for light



Urban Main Streets - Enhance pedestrian orientation along corridors and increase opportunities for mixed-use development

- Place buildings at the sidewalk and provide pedestrian entrances
- Require minimum storefront transparency for safety, activation, and rhythm
- Encourage reuse of older main street buildings through parking exceptions
- Create parking setbacks to prevent parking lots along main streets

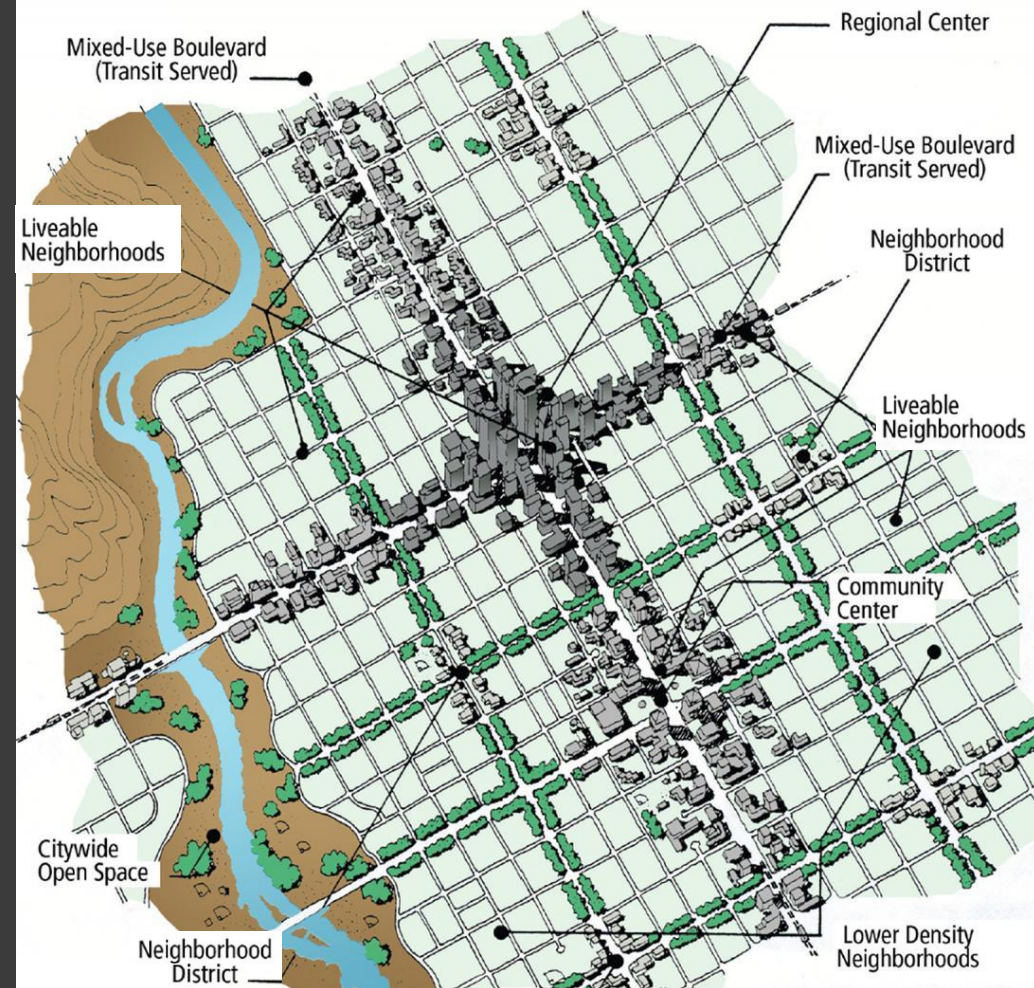


Neighborhoods – Reflect diverse building forms and neighborhood character

- Encourage the retention of existing rent-stabilized units
- Retain existing character-residential areas
- Accommodate build-out pattern, scale, and mass of existing neighborhoods

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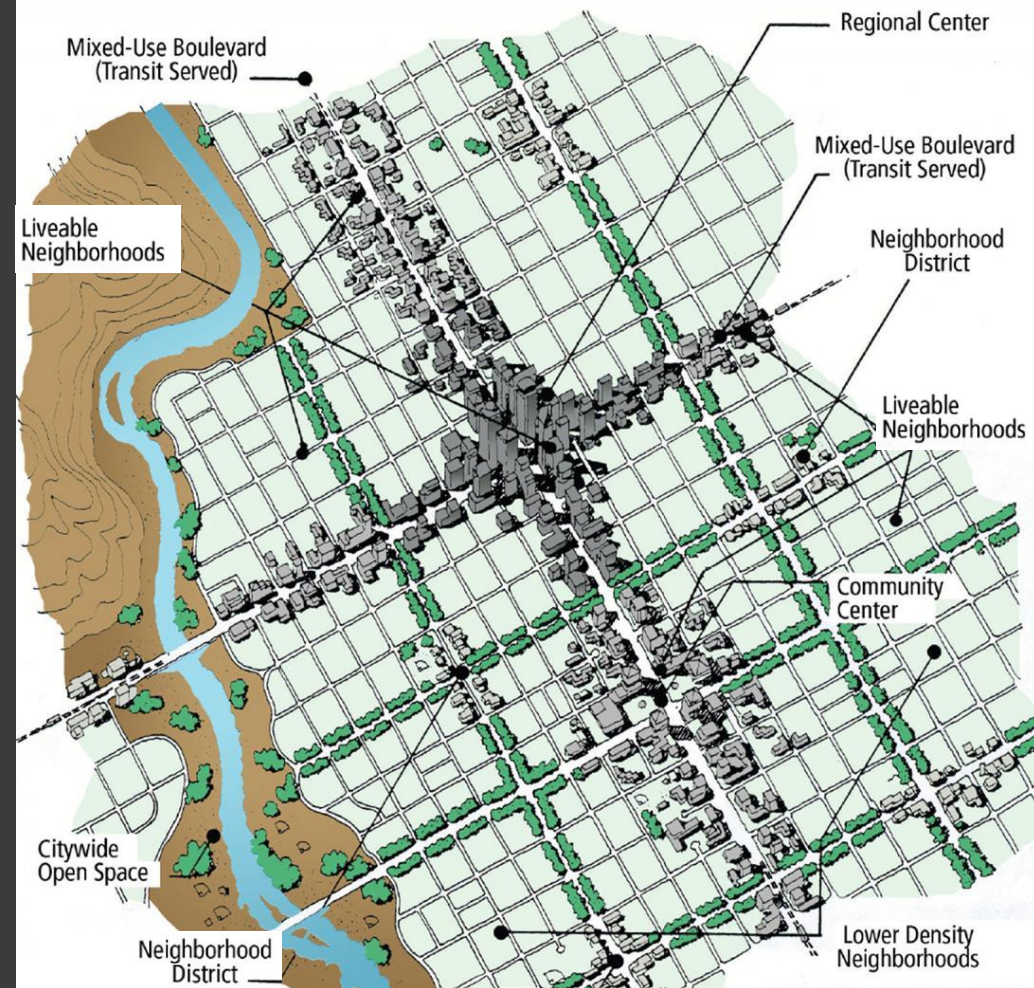


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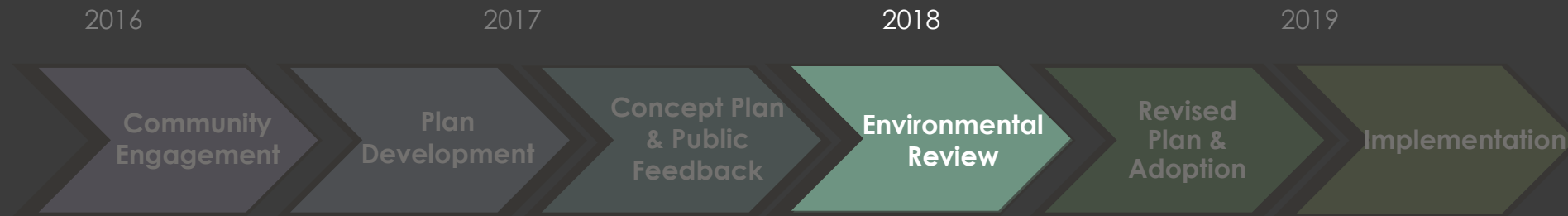


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Next Steps: Timeline



- Conduct public Scoping Meeting
- Analyze potential environmental impacts

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Next Steps: Stay Connected



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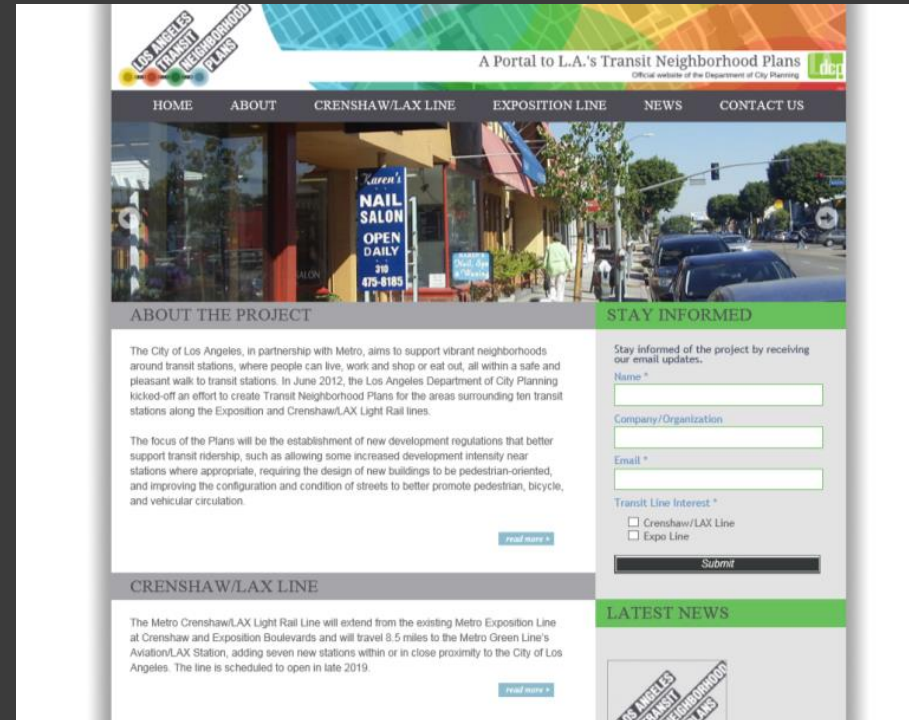
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