



DTLA 2040

PLANNING A DYNAMIC FUTURE FOR
DOWNTOWN LOS ANGELES

Los Angeles Department of City Planning

MONDAY JUNE 5, 2017

MEETING OBJECTIVES



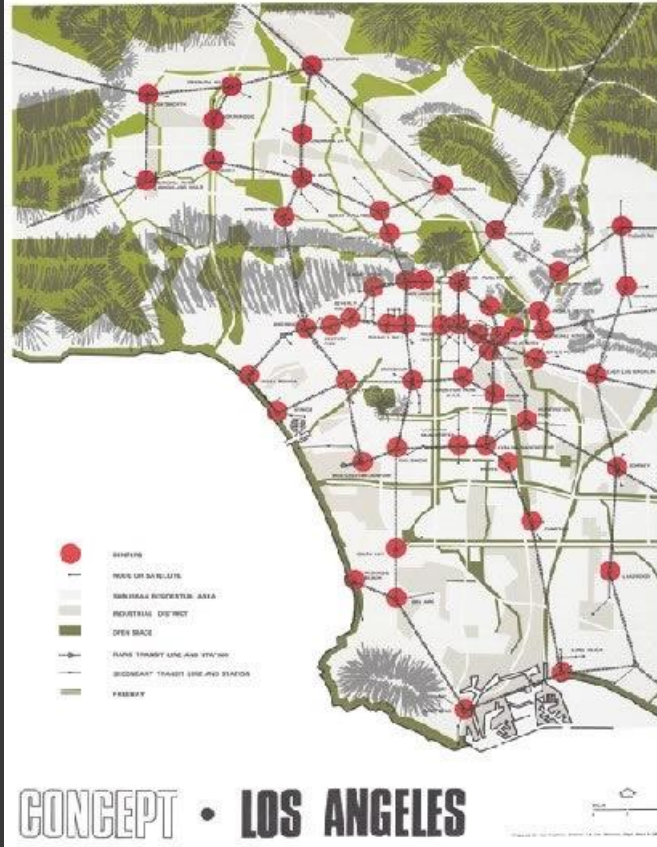
- What is a Community Plan?
- Primary Objectives of Downtown Plan Update
- What We Have Heard
- Proposed Policy Direction and Strategies
- Understand Neighborhood Trends, Projections, and Needs
- Group Breakout and Discussion

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

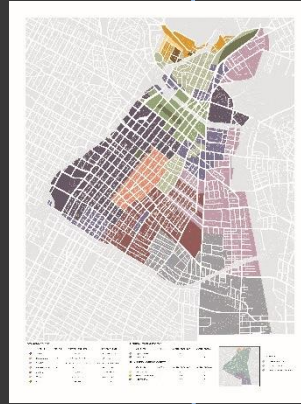


WHAT IS A COMMUNITY PLAN?

Blueprint for **Guiding** Growth and Development

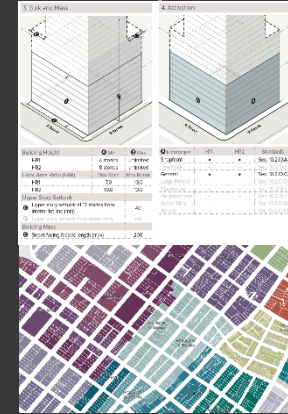
POLICY DOCUMENT

- Vision
- Policies
- Programs
- Implementation Measures



PLAN MAP

- Sets Range of Uses
- Establishes Range of Intensities



ZONING

- Development Regulations
- Use Allowances
- Process

How is a Community Plan developed?

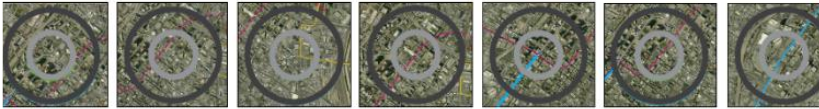


PLAN DEVELOPMENT PHASE

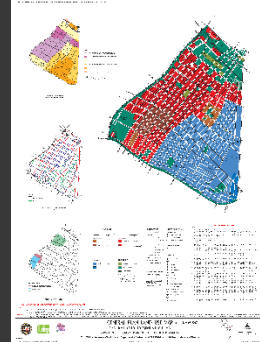


AERIAL | all stations

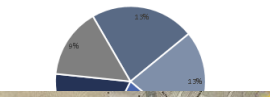
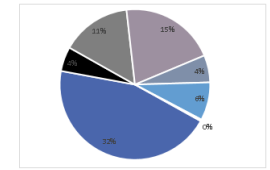
2nd PLACE/HOPE 2nd STREET/BROADWAY 1st STREET/CENTRAL CIVIC CENTER 7th STREET/METRO PERSHING SQUARE PICO/CHICK HEARN



EXISTING CONDITIONS REPORT | DOWNTOWN LOS ANGELES | LADOP TRANSIT NEIGHBORHOOD PLANNING | JULY 2016



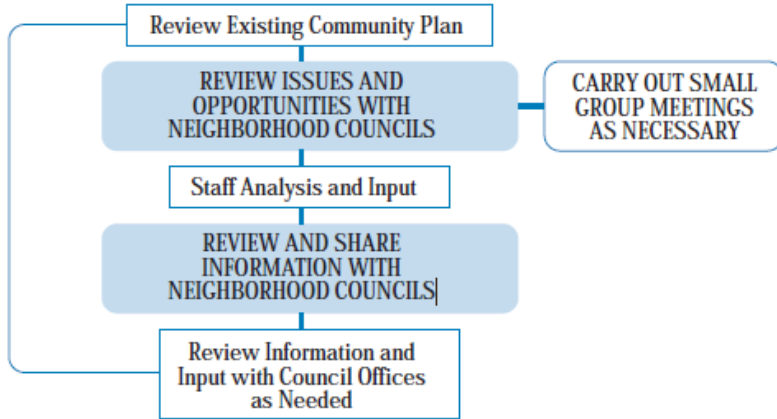
Economic Existing Conditions	Amount	%	Avg. Earnings ¹
Working Population (Employed)	6,776		
Number of Jobs ²	87,255		
Job Density (jobs/acre) ³	175		
Job Intensity (jobs/working pop.)	12.88		
Job/Housing Balance	8.30		
COMMITTING TO WORK (hwy) ⁴	8,068	72%	
Car, truck, or van - drove alone	3,830	32%	
Car, truck, or van - carpool	426	4%	
Public transportation (excluding taxicab)	1,218	1%	
Walked	1,659	18%	
Other means	473	4%	
Worked at home	662	6%	
Mean travel time to work (minutes) ⁵	27	0%	
INDUSTRY ⁶		85%	
Agriculture, forestry, fishing and hunting, and mining	3	0%	
Construction	46	1%	\$ 51,190
Manufacturing	351	5%	\$ 30,275
Wholesale trade	189	3%	\$ 59,449
Retail trade	472	7%	\$ 24,900



PUBLIC PARTICIPATION

Community Planning Public Participation Process

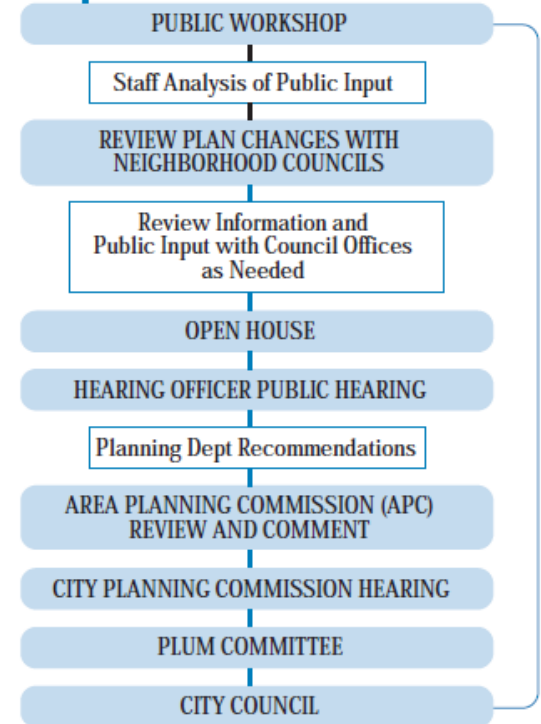
PLAN
DEVELOPMENT
PHASE



Public Input

In-House Review & Analysis

PLAN
PRESENTATION
&
HEARING
PHASE



Prepared by Los Angeles Department of City Planning • Graphic Services Section • February 2008



GUIDES PUBLIC INVESTMENT & NEW DEVELOPMENT



GUIDES DECISION-MAKING



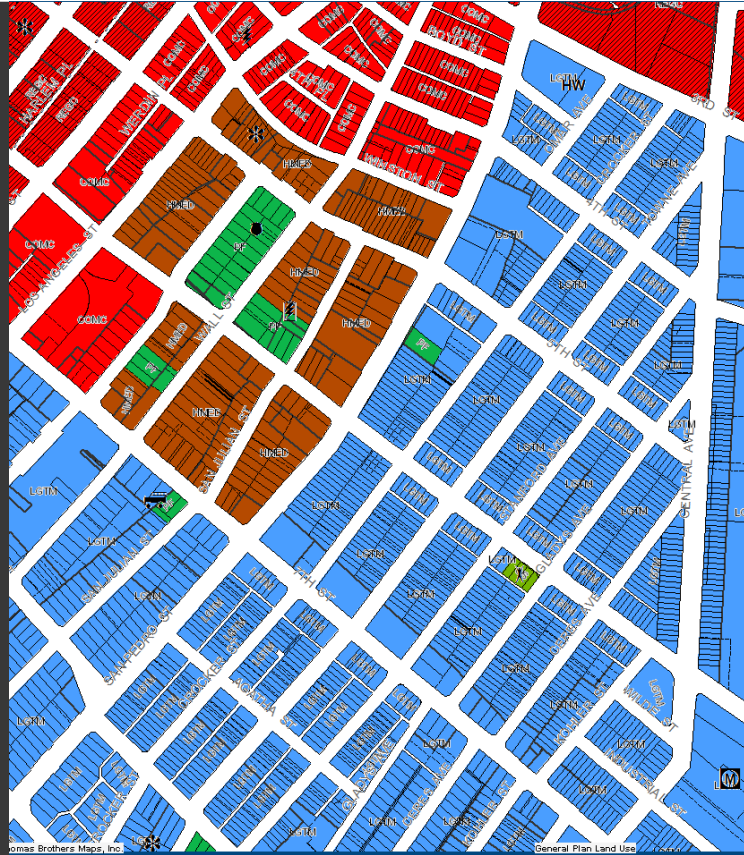
WHAT'S ALLOWED TODAY

Community Commercial

Limited commercial,
limited manufacturing,
multi-family, shelters

High Medium Residential

Multi-family, churches,
schools, child care,
shelters



Light Manufacturing

Light industrial,
commercial and
manufacturing, clinics

ZONING

Example of General Plan Land Use Designations and Corresponding Zones

Single-Family Residential

Minimum	OS, A1, RA
Low II	RE20, RE15
Low III	RS, R1

Multi-Family Residential

Low Medium I	R2, RD3
Low Medium II	RD1.5, RD2
Medium	R3
High Medium	R4

Commercial

Neighborhood	C1
Community	C2, RAS3, R4
Regional	C2, R4

Industrial

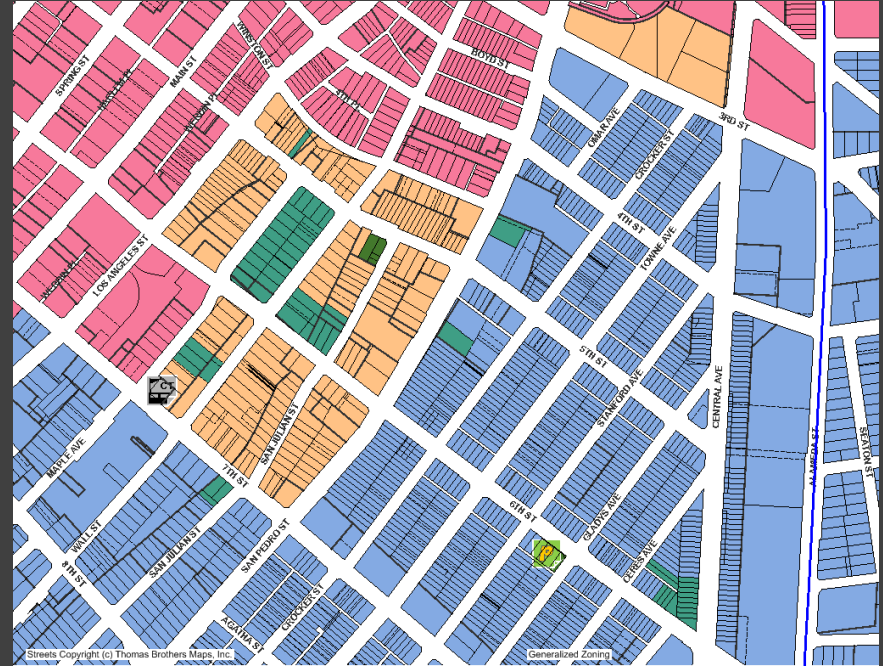
Hybrid	CM	Light	M2
Limited	M1, MR1	Heavy	M3

Open Space

	OS, A1
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Public Facilities

	PF
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MOST RESTRICTIVE

LEAST RESTRICTIVE

OS, A1, A2, RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2, R3, RAS3, R4, RAS4, R5, CR, C1, C1.5, C4, C2, C5, CM, MR1, M1, MR2, M2, M3, PF



Future Zoning System





NEW DOWNTOWN SPECIFIC RE:CODE ZONES

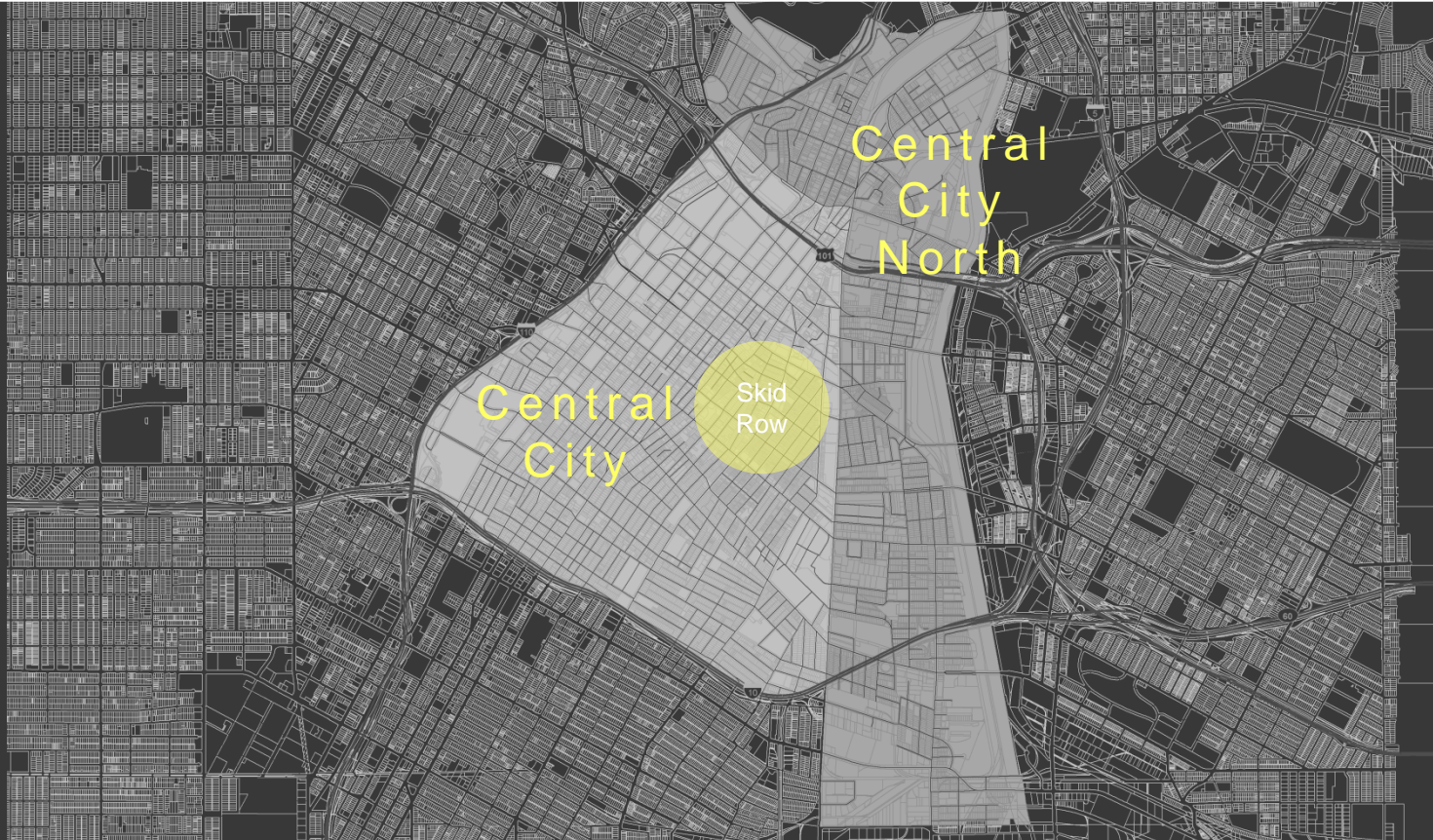
- Raise design expectations and remove unnecessary barriers
- Provide more tailored zones to match neighborhood needs
- Clearer processes and more predictable outcomes
 - Align requirements, fees, public benefits, policy outcomes
- Localized public benefits
 - Affordable Housing
 - Open Space
 - Historic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



What are the primary objectives of
DTLA 2040?



GEOGRAPHIC EXTENT



PROJECTED GROWTH



DTLA 2040

By the year 2040,
Downtown will add
approximately:



+125,000
people



+70,000
housing units



+55,000
jobs

DOWNTOWN PLAN PRINCIPLES



A strong core is important to the health of the City.

- Accommodate anticipated growth through 2040 in an inclusive, equitable, sustainable, and healthy manner while supporting and sustaining Downtown's ongoing revitalization
- Strengthen neighborhood character
- Grow and support residential base
- Reinforce jobs orientation
- Promote transit, bicycle, and pedestrian friendly environment
- Create World-Class Streets and Public Realm

WHAT WE'VE HEARD SO FAR



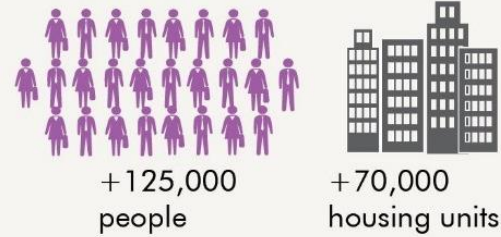
- Importance of the Public Improvements and the Public Realm
- More Varied Mix of Uses
- Focus on the East/West Corridors as Key linkages amongst Downtown's Neighborhoods, with a special focus on 7th Street
- Examine parcels along Alameda, and respond to catalytic opportunity that these large sites have to connect and support the surrounding communities

Midblocks: Introduction of Adaptive Reuse and Social Service

Corridors: Allow for more intensive development along corridors and Introduction of Housing

GROW & SUPPORT RESIDENTIAL BASE

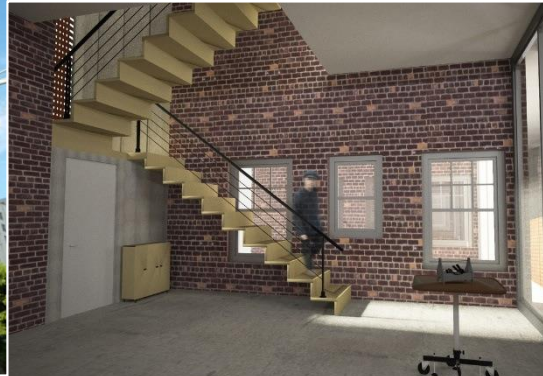
DTLA 2040



- Growth that is Inclusive, Diverse, Affordable, Equitable, Healthy
- Expand the areas where new/specialized housing typologies like live-work units, co-living, and permanent supportive housing are permitted through the application of a range of new hybrid industrial zones
- Complete communities that serve and house a variety of services and housing choices for all income levels
- Encourage adaptive reuse in the mid-block

GROW & SUPPORT RESIDENTIAL BASE

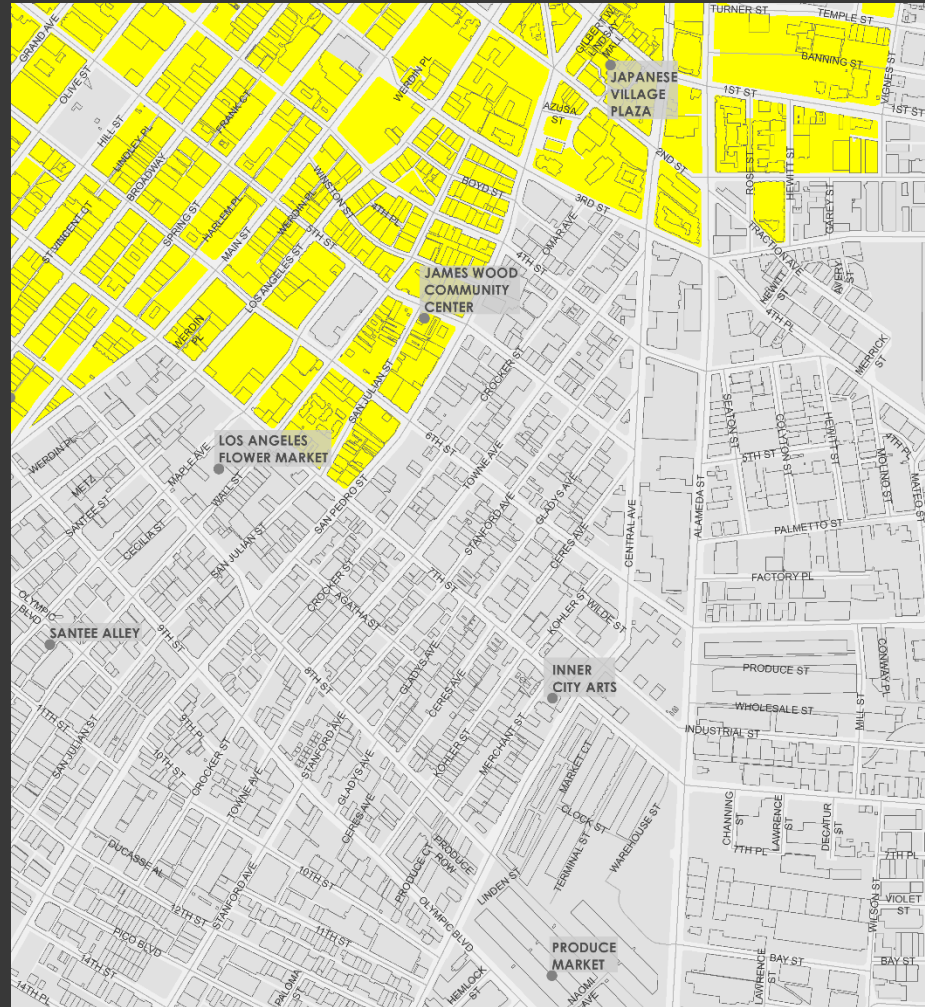
- Adaptive reuse
- Micro-units
- Affordable Housing
- Permanent Supportive Housing
- Multi-generational Housing
- Multi-family Housing
- Live/work
- Family Housing
- Housing with Social Service
- Other



Housing Today



Traditional Housing Allowed



Housing – Plan Proposal*

All Housing Types

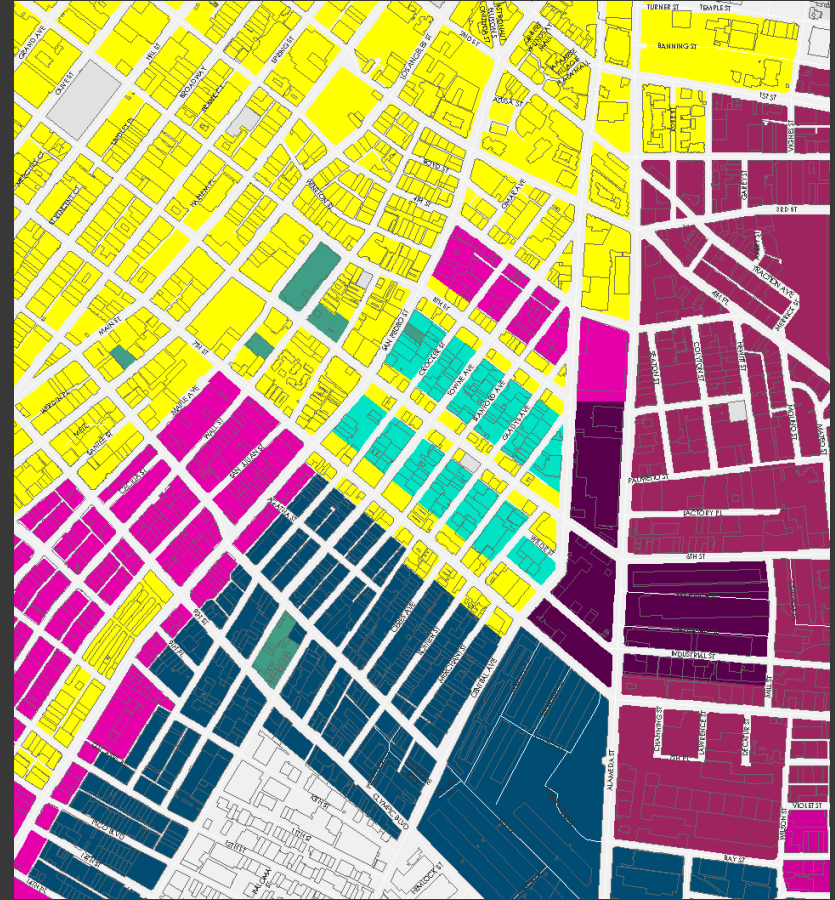
 Traditional Housing
(Allows all levels of affordability)

Specialized Housing Types

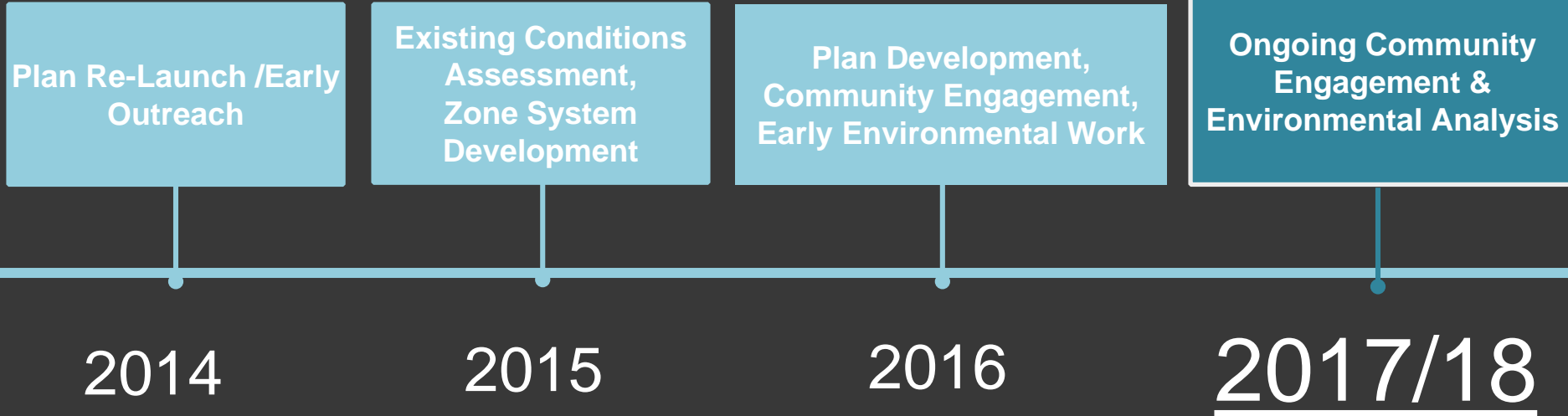
-  Fashion Hybrid Industrial
-  Hybrid Industrial
-  Social Service Hybrid Industrial**
-  Limited Hybrid Industrial
-  By-Right Adaptive Reuse to Joint Living & Work Quarters
-  Public Facilities

* Information represents policy concepts, as proposed

**Social service uses and supportive housing are permitted wherever housing is allowed, as proposed



TIMELINE



- Questions?
- What are the emerging trends in the neighborhood and how are service providers responding?
- What types of uses and building design characteristics are conducive to the community?
- What are the community needs that go beyond the private realm? These may include transportation options, open space, etc.



THANK YOU!

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Sign up for future Plan updates at:
www.DTLA2040.org

Sign up for re:code LA updates at:
www.recode.la

For additional resources:
www.cityplanning.lacity.org

