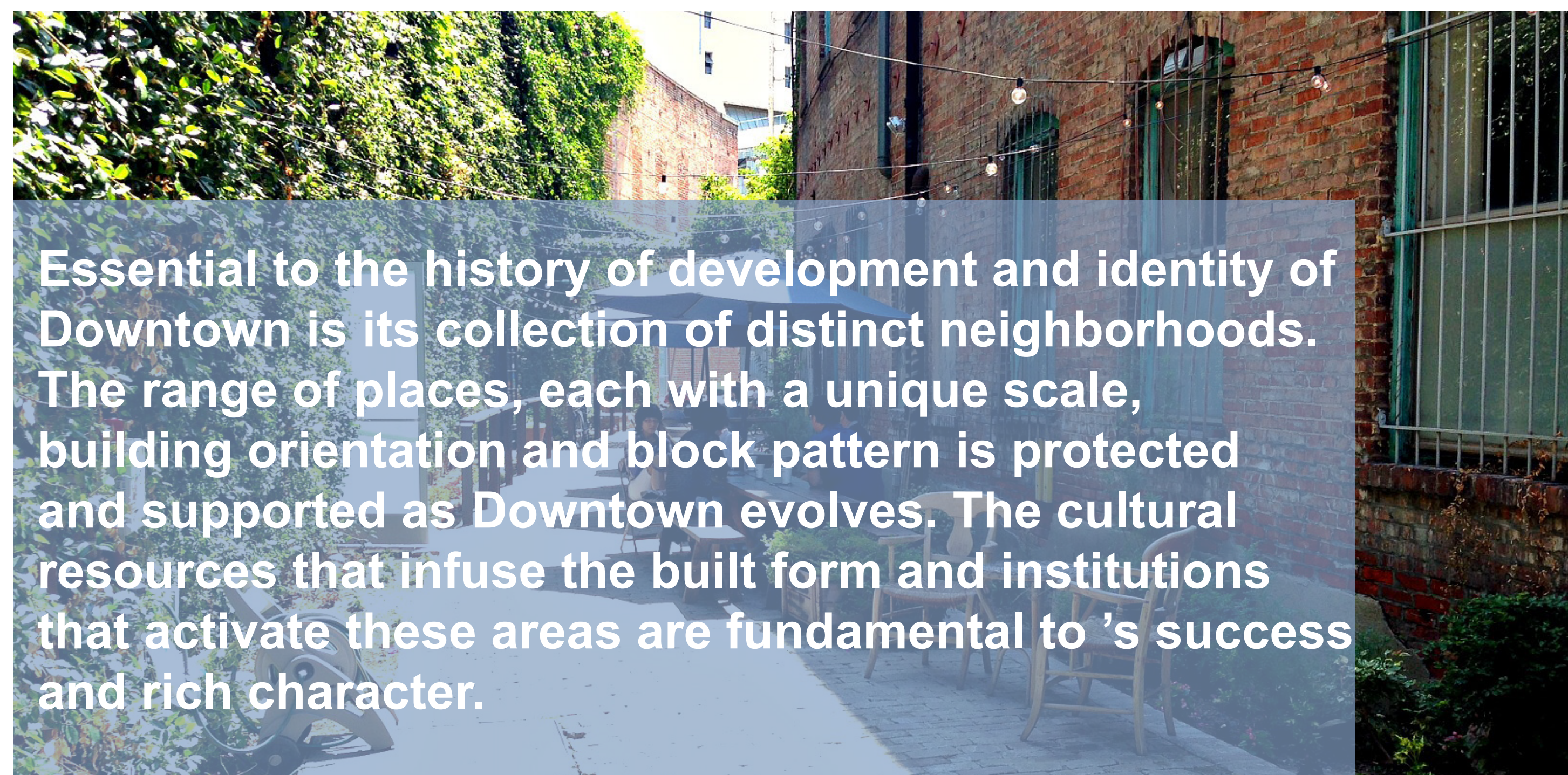
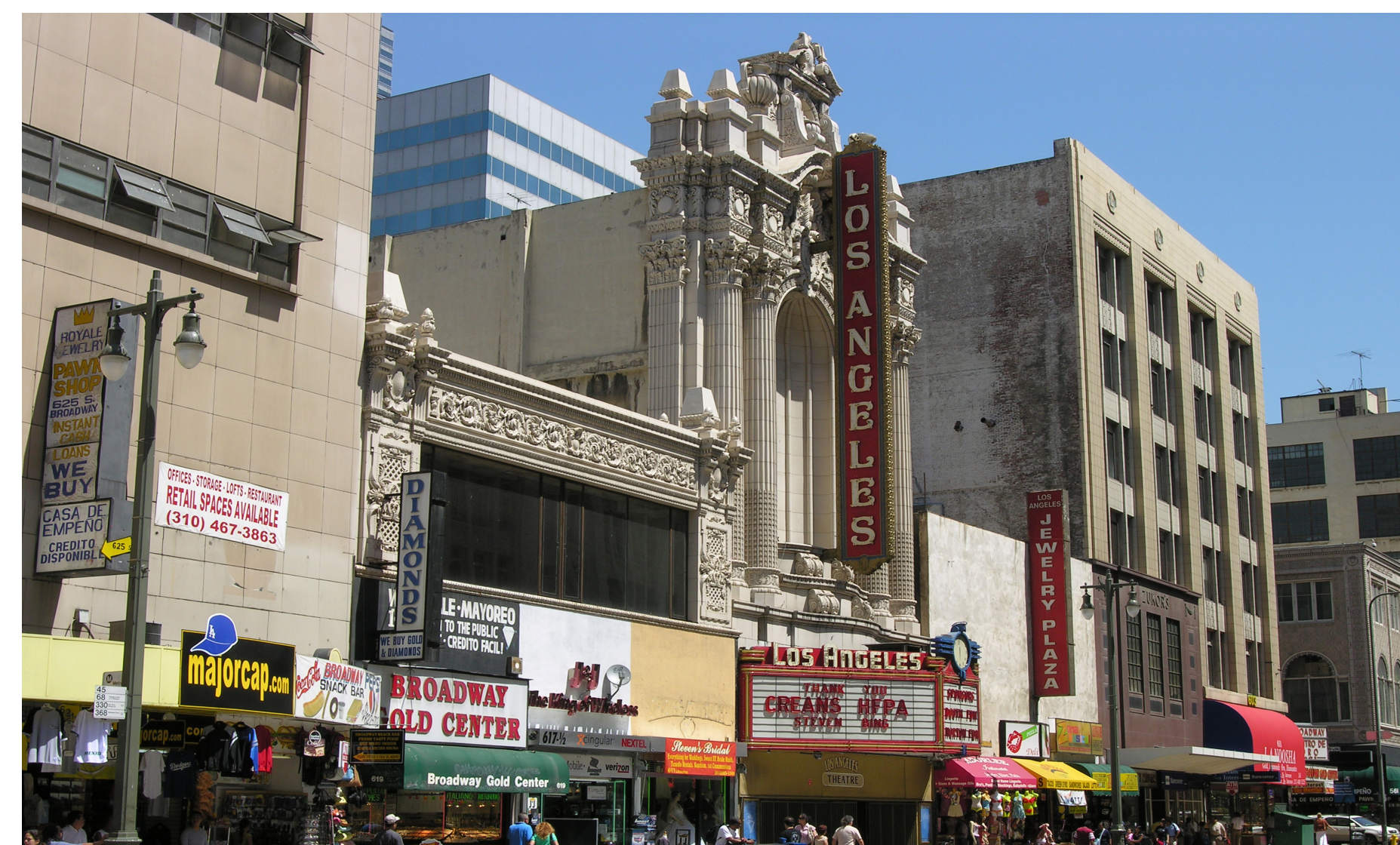


# COMMUNITY CHARACTER

## A Vision for Downtown



Essential to the history of development and identity of Downtown is its collection of distinct neighborhoods. The range of places, each with a unique scale, building orientation and block pattern is protected and supported as Downtown evolves. The cultural resources that infuse the built form and institutions that activate these areas are fundamental to 's success and rich character.



### HOW TO SUPPORT A SENSE OF PLACE



REUSE, PROTECT, AND PRESERVE EXISTING STRUCTURES THAT CHARACTERIZE UNIQUE URBAN DEVELOPMENT PATTERNS



USE OF DESIGN GUIDELINES, USE RESTRICTION, & DESIGN REGULATIONS TO SUPPORT SPECIAL PLACES



SUPPORT STREETS INTENDED TO PRIORITIZE PEDESTRIANS WITH FORM REGULATIONS THAT REQUIRE HIGHER LEVELS OF TRANSPARENCY & ACTIVE GROUND FLOOR USES



ALLOCATE GREATER DEVELOPMENT POTENTIAL AROUND TRANSIT CENTERS, WHILE PROTECTING LOW-SCALE AREAS



ENCOURAGE A PALETTE OF BUILDING FRONTAGES THAT CATER TO THE RANGE OF COMMUNITY CHARACTERS



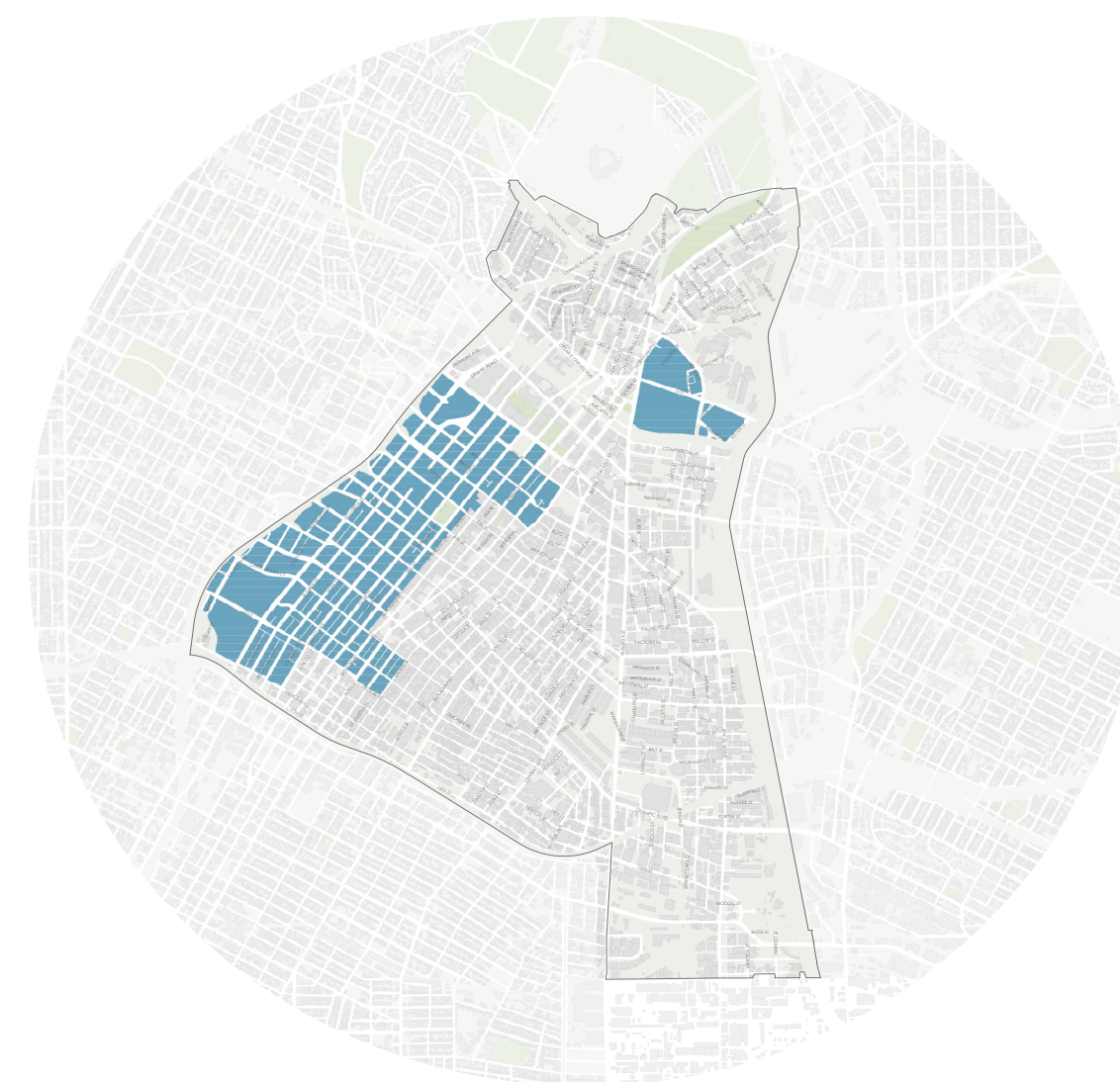
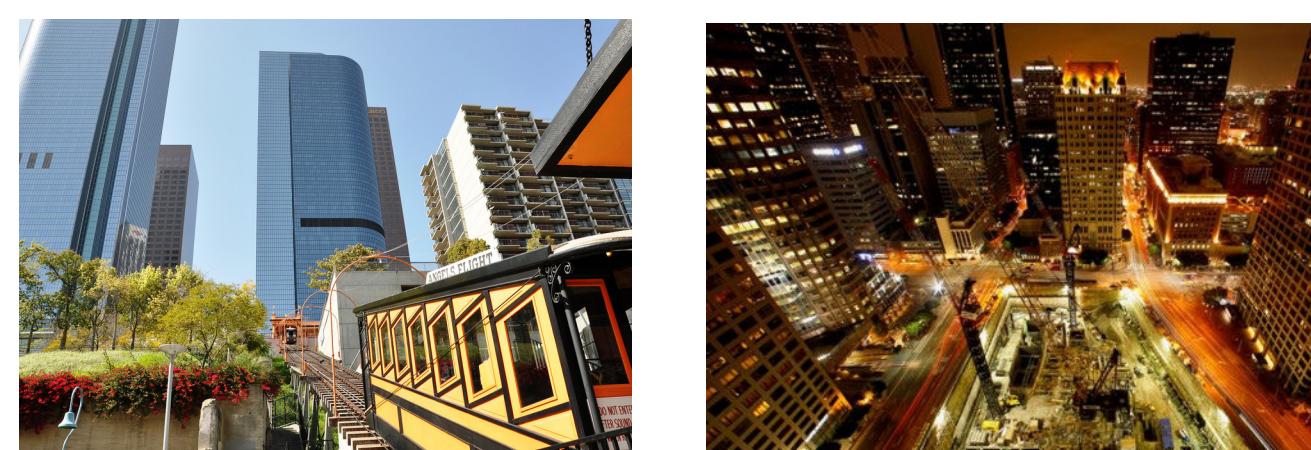
PROVIDE GUIDELINES FOR BUSINESS ESTABLISHMENT SIZES TO SUPPORT AREAS CHARACTERIZED BY FINE GRAIN DEVELOPMENT

ICON SOURCE: THE NOUN PROJECT - IKOR ESALOV, JUAN PABLO BRAVO, FELIX WESTPHAL, ANNIKEN & ANDREAS

## COMMUNITY CHARACTER GOALS BY PLACE TYPE

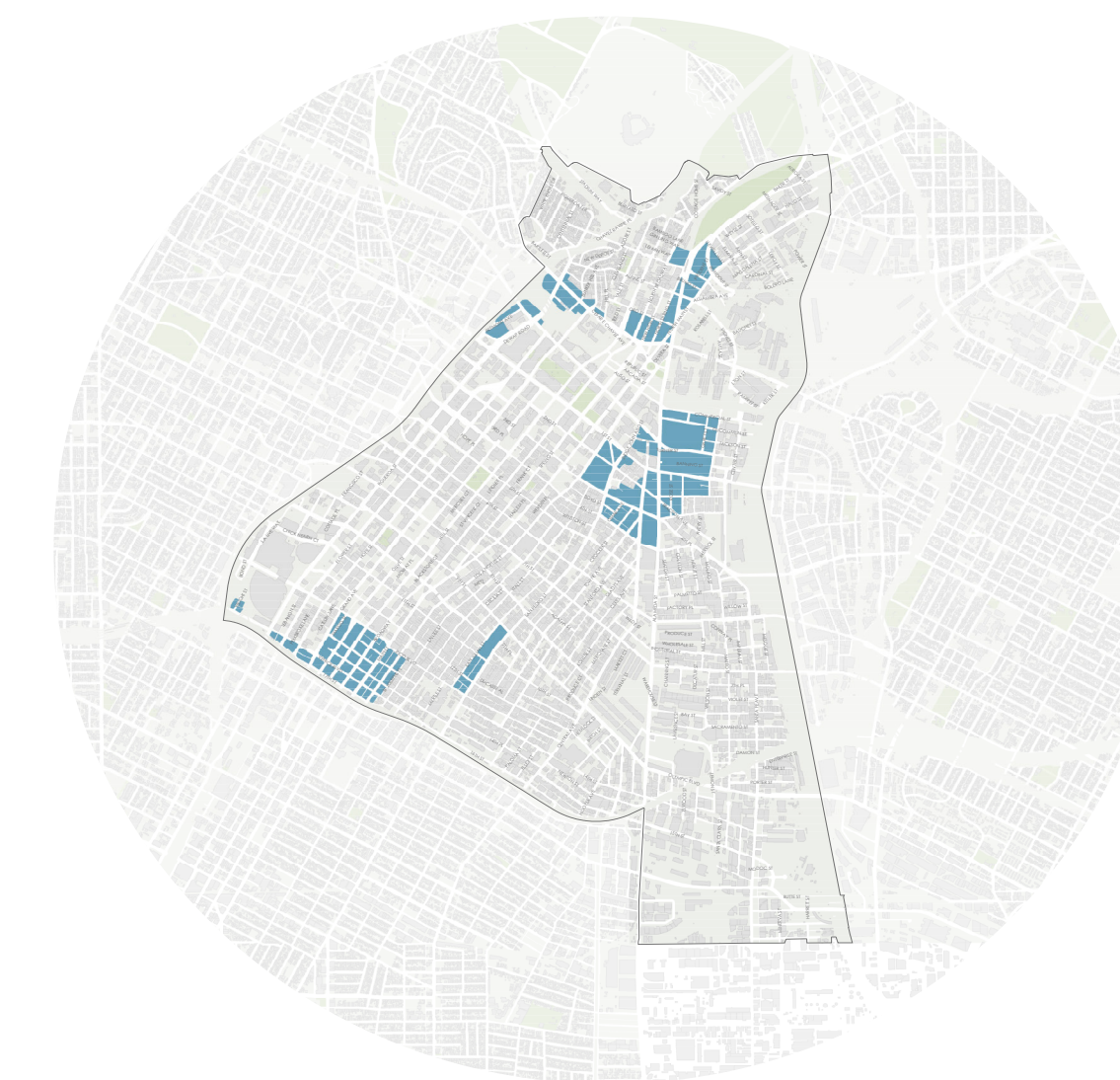
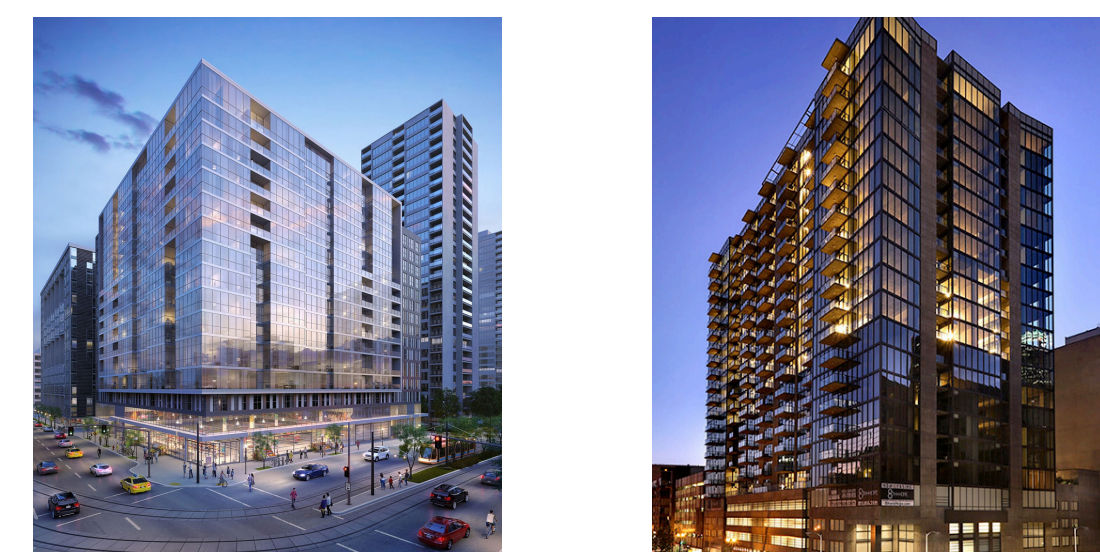
### TRANSIT CORE

Distinctly urban neighborhoods that have the highest levels of pedestrian activity, well-designed buildings that meet the sky to create an interesting skyline, and ground floor that meet the street to contribute to a high-quality public realm.



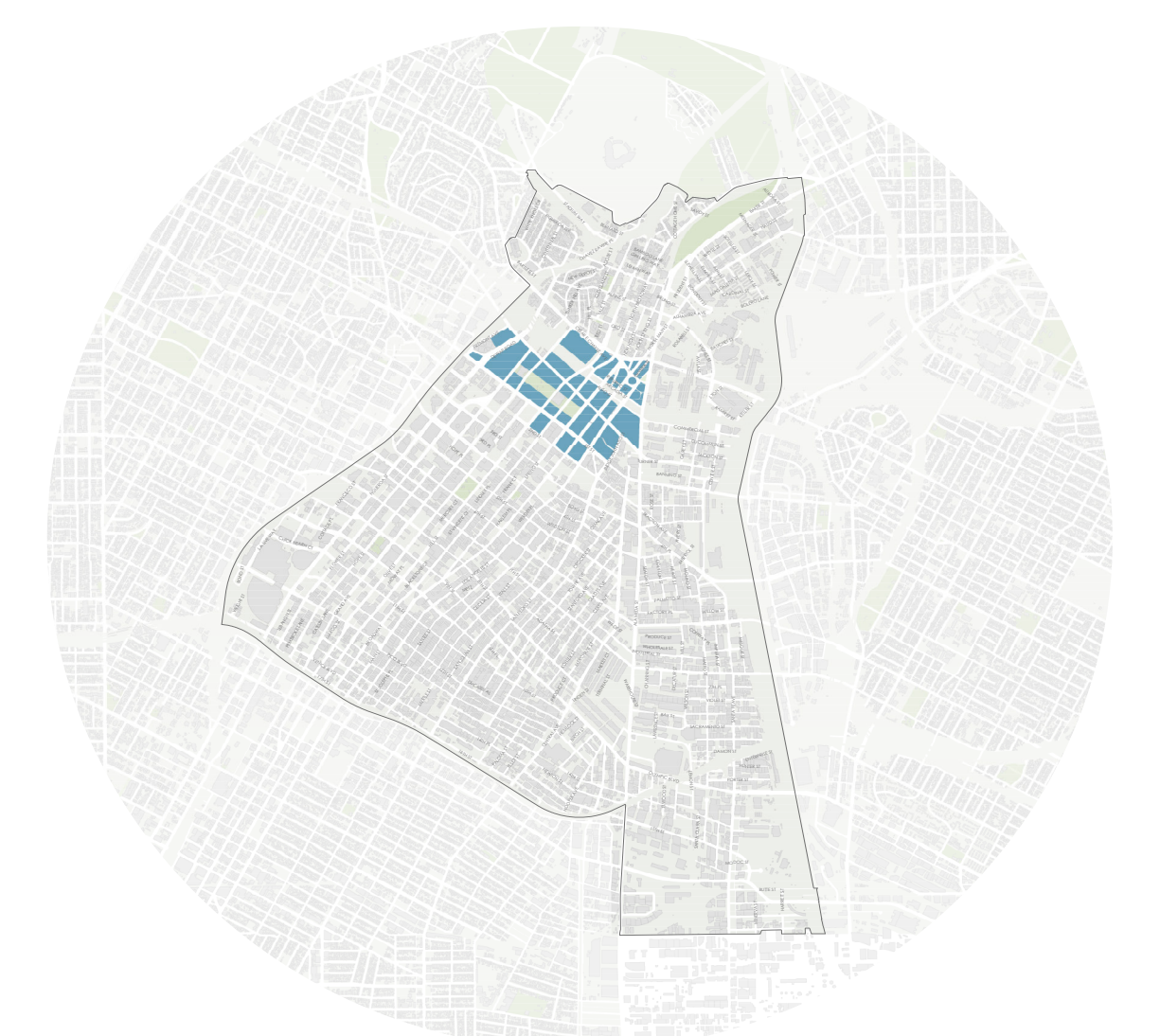
### TRANSIT EDGE

Transit Edge neighborhoods have high-quality and identifiable urban forms that contribute to the cultural life of Downtown.



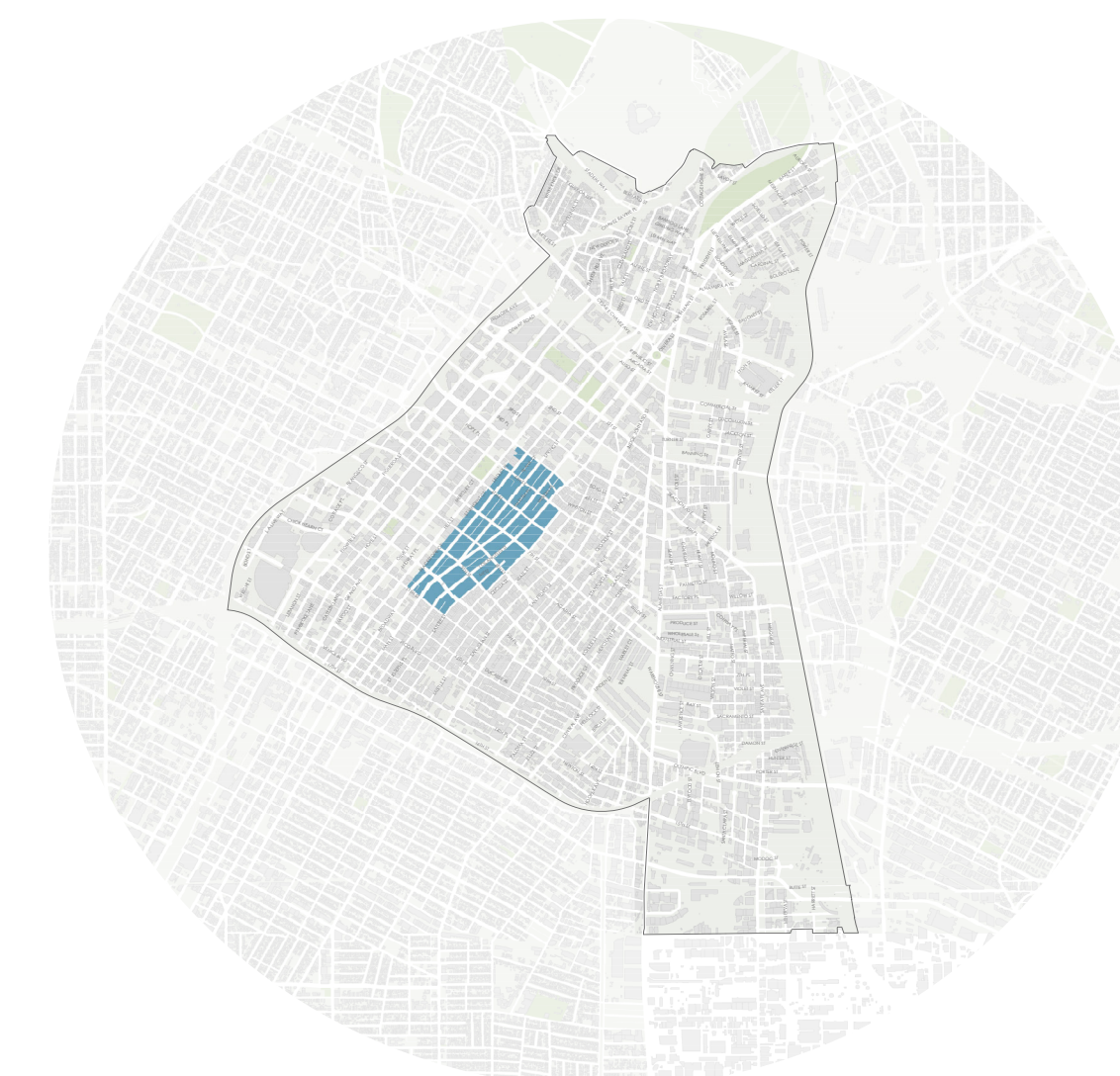
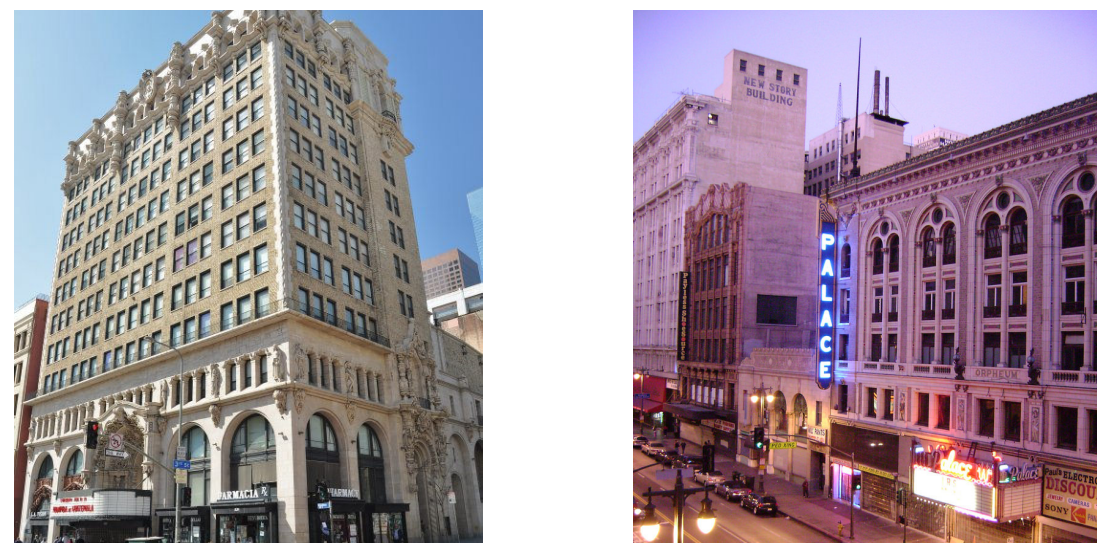
### CIVIC

Creative and flexible building design for civic and institutional uses encourage the design of iconic structures that are welcoming to the public. Structures and the high-quality public realm maintain and reinforce the ceremonial and democratic focus of Civic places.



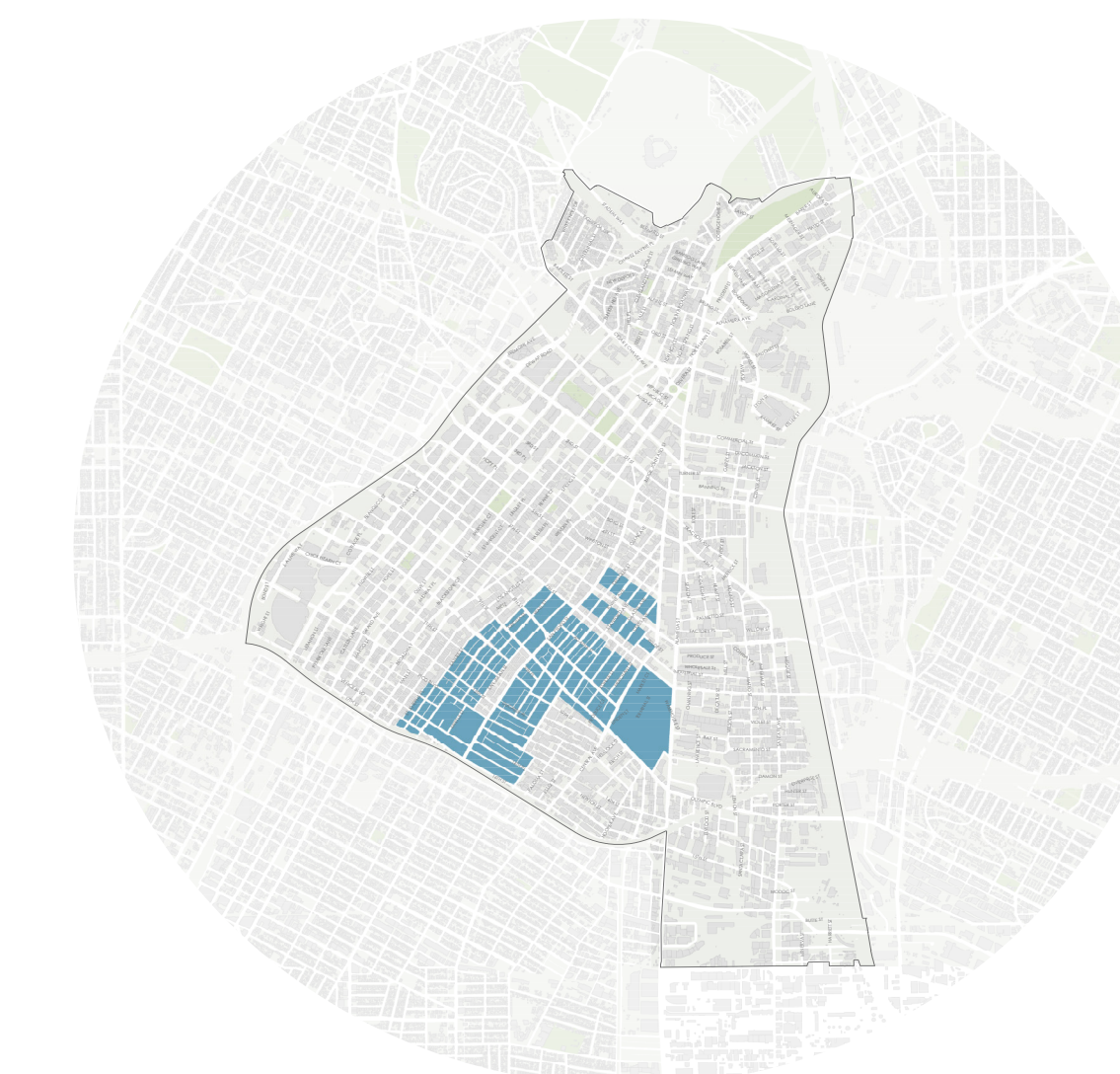
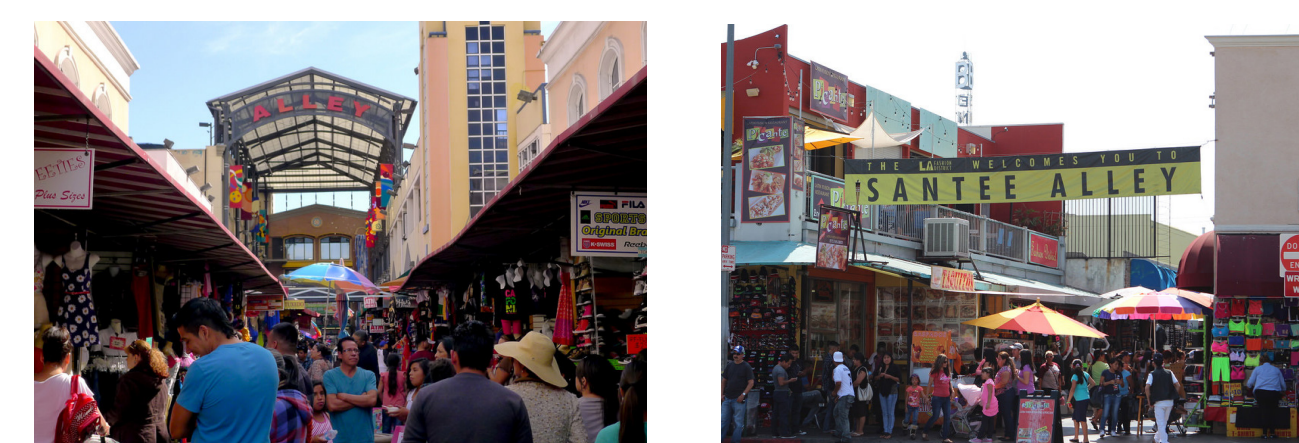
### TRADITIONAL CORE

The legacy of traditional core areas is reinforced by the built environment, with new development that is well-integrated into the distinct historic fabric. Continued support for adaptive reuse projects.



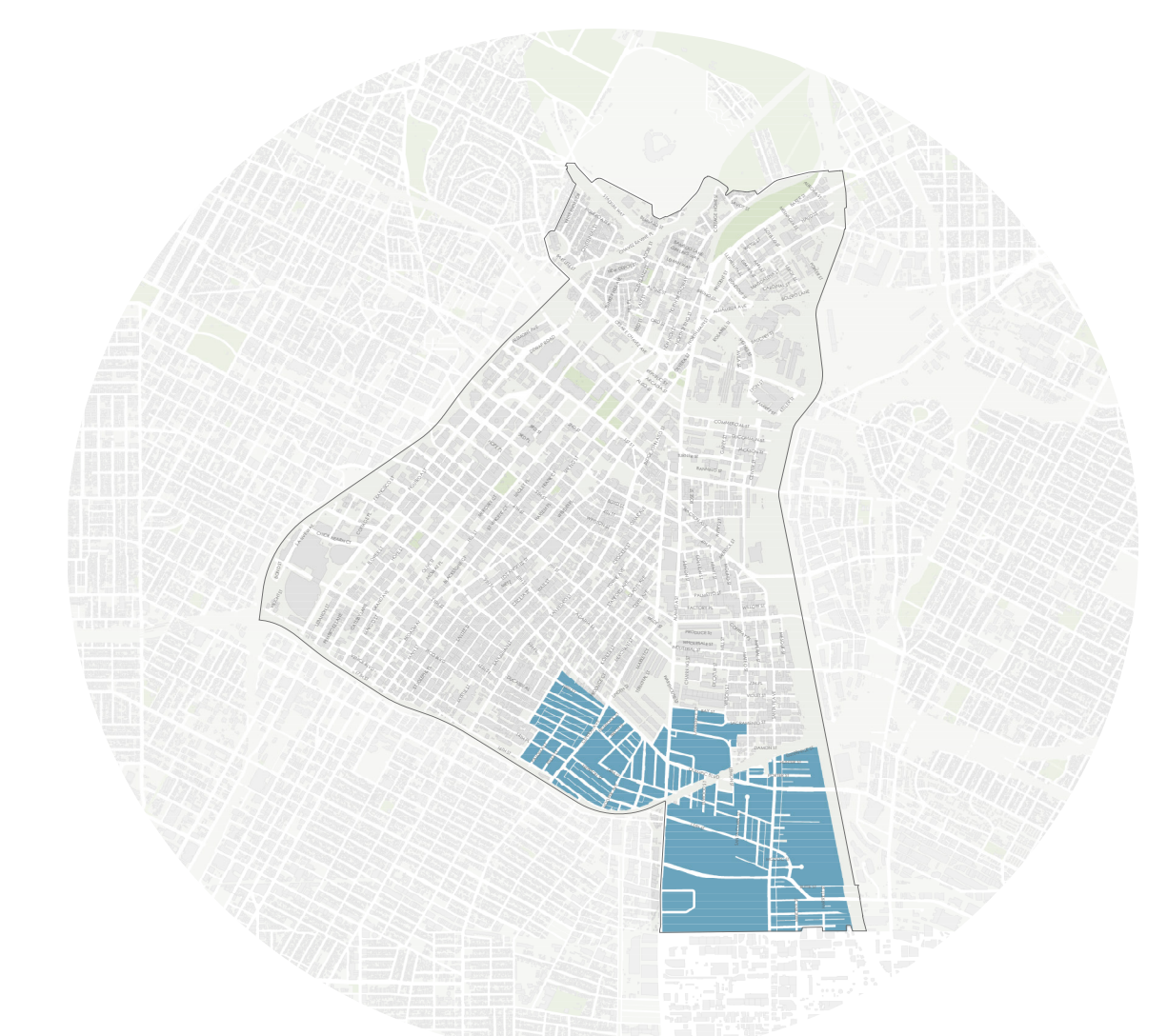
### MARKETS

The unique orientation and physical qualities that allow market areas to function is preserved and supported by features such as market halls, activated alleys, and sidewalk vending.



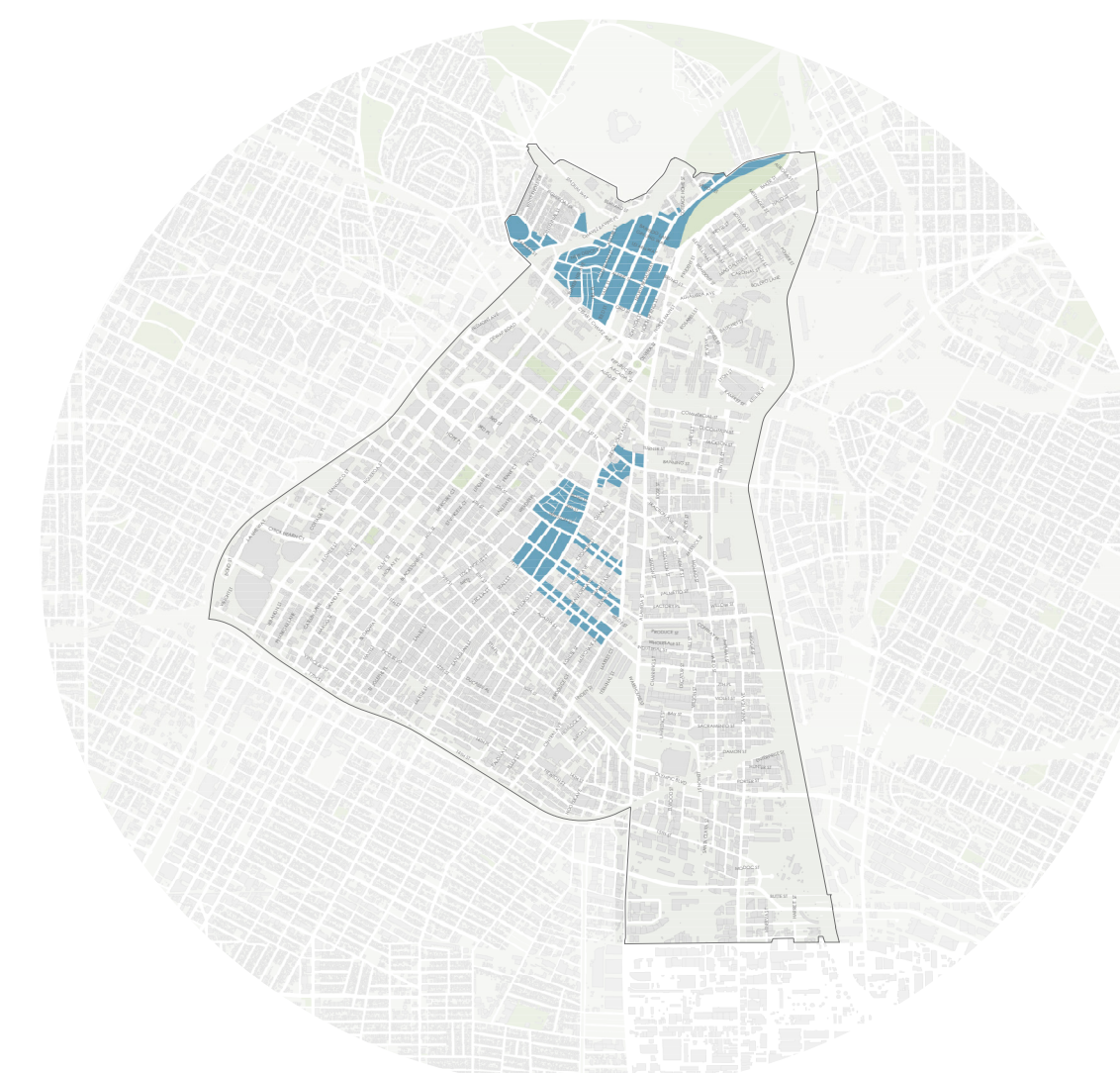
### JOBS PRESERVE

Resilient, sustainable, and flexible structures contribute to a general urban industrial development pattern and supports goods movement activities.



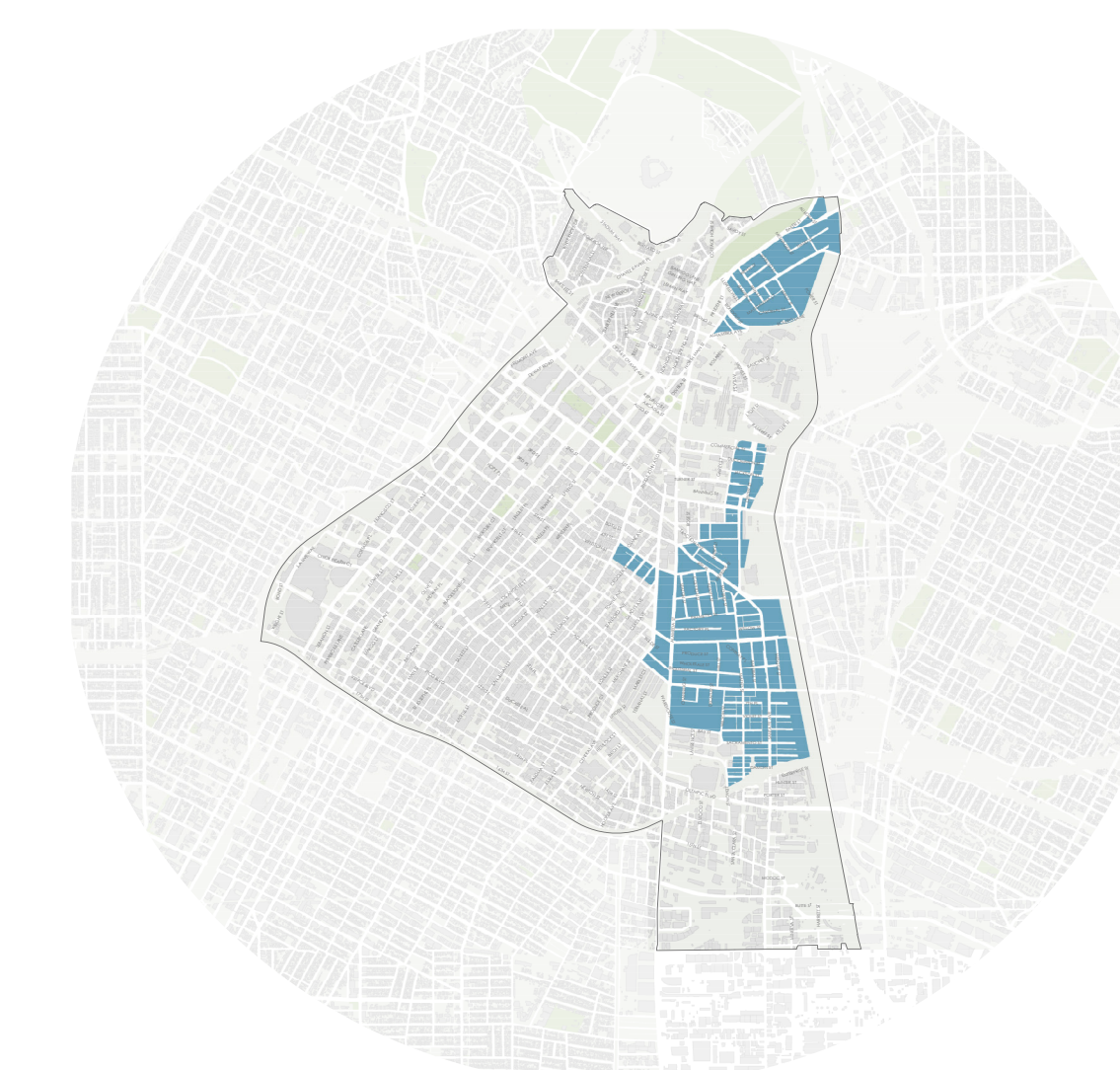
### VILLAGES

Neighborhoods that feature and sustain unique scale, access patterns, and cultural design elements.



### HYBRID INDUSTRIAL

Hybrid Industrial environments have distinct visual and physical features that reflect an industrial legacy in the durability and flexibility of structures, building materials, and articulation.



### URBAN HILLSIDE

Multi-family housing typologies are appropriately scaled and arranged in a walkable, inviting, and well-connected hillside residential environment.



DRAFT MATERIALS



# COMMUNITY CHARACTER

## Draft Policy Concepts

### DOWNTOWN COMMUNITY PROFILE



Created by Juan Pablo Bravo  
from Noun Project

**72**  
NATIONAL  
REGISTER OF  
HISTORIC PLACES  
IN DOWNTOWN



redesigned by Adric Rodriguez from  
the Noun Project

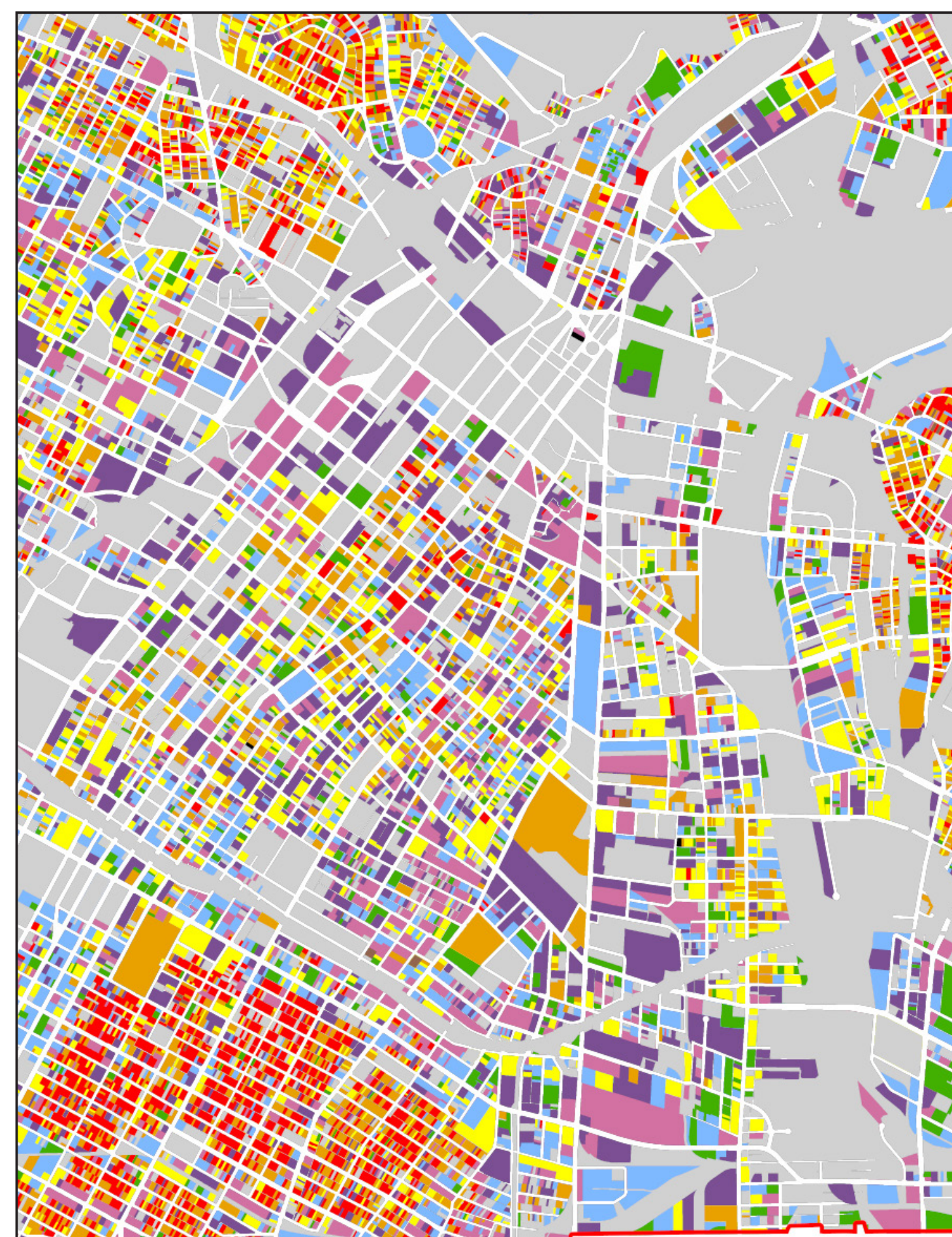
**131**  
LOS ANGELES  
HISTORIC  
CULTURAL  
MONUMENTS  
IN DOWNTOWN



Created by Travis Avery  
from Noun Project

**185**  
LANGUAGES  
SPOKEN IN  
DOWNTOWN

UNKNOWN DATE OR UNDEVELOPED  
SPANISH EXPLORATION, MISSIONS, PUEBLOS (1789-1848)  
EARLY LA, STATEHOOD, INCORPORATION (1849-1884)  
LAND BOOM, ANGLO, & EUROPEAN IMMIGRATION (1885-1904)  
EARLY 20TH C. DEVELOPMENT, WWI (1905-1919)  
BOOM OF THE 1920'S (1920-1929)  
GREAT DEPRESSION & WARTIME (1930-1945)  
POST WWII: SUBURBAN GROWTH & EXPANSION (1946-1963)  
LATE 20TH C. GROWTH & DIVERSIFICATION (1964-1980)  
RECENT (1981-PRESENT)



DATA SOURCE: LOS ANGELES DEPARTMENT OF CITY PLANNING

## COMMUNITY CHARACTER POLICIES & STRATEGIES

Below are areas with existing policy and planning overlays intended to protect community character. DTLA2040 will carry these implementation tools forward, and incorporate them into the new Zoning.

### VILLAGES

These are neighborhoods that are characterized by low-scale buildings, fine-grain ground floors, and unique circulation patterns. These are places with special cultural, historic, or design elements. The sensitive nature of these areas are protected through contextual form regulations that support their unique condition.

#### STRATEGIES

- Maintain narrow streets, pedestrian-orientation, and building scale
- Focus on neighborhood-serving uses and disincentives on formula-retail
- Limit building facade length to preserve the fine-grain character
- Find incentives for pedestrian paseos to aid internal circulation

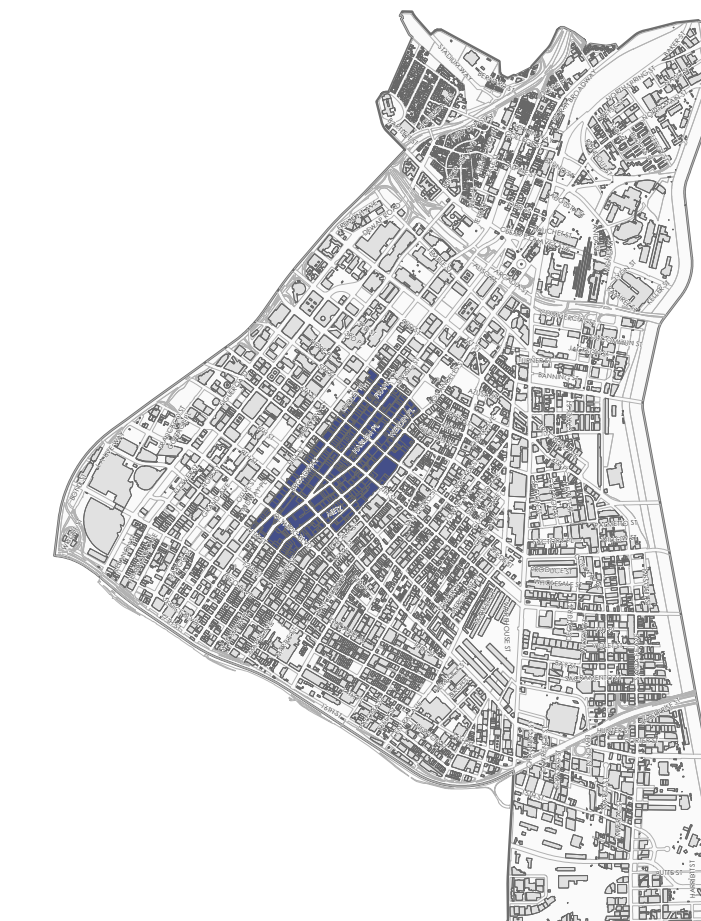


### HISTORIC CORE

These areas are home to some of the most historically significant resources. The reuse of existing structures and contextually-sensitive infill development is critical to maintaining these Historic Cultural Monuments and National Register Districts. Encourage the activation of upper levels of structures in these traditional core areas, and integrate new buildings that respond, though do not imitate through ornamentation, the predominant building forms and elements. Find use for narrow under utilized lots.

#### STRATEGIES

- Provide incentives for preservation, renovation, and adaptive reuse of existing structures
- Form regulations and frontage standards, including massing and articulation requirements reinforce traditional urban forms
- Removal of barriers for use of narrow lots

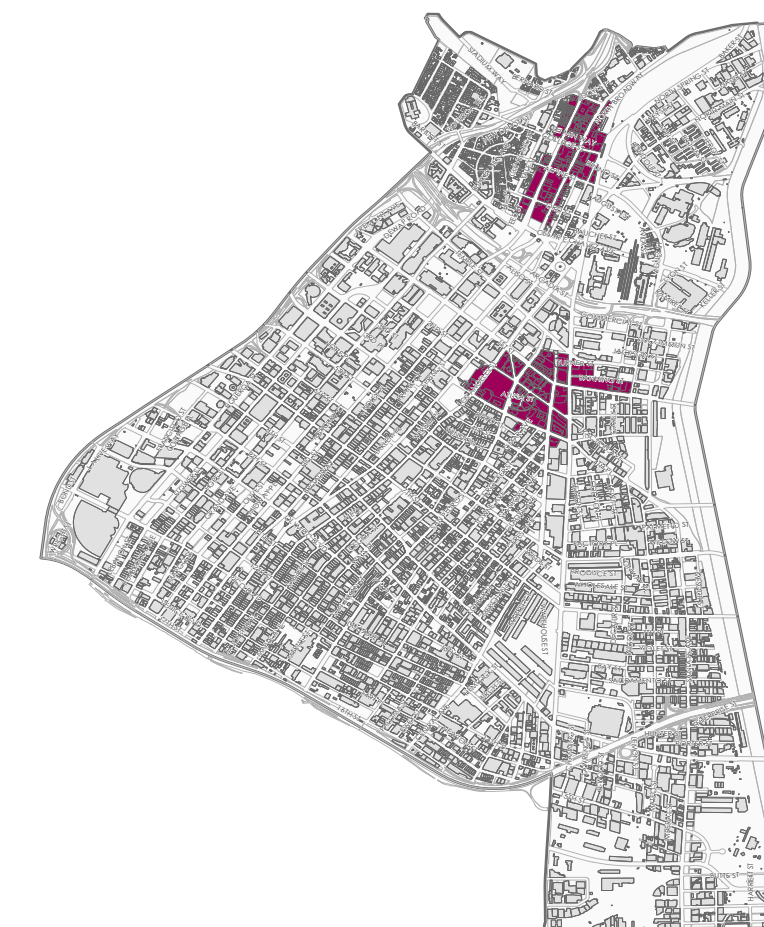


### HISTORIC CULTURAL NEIGHBORHOODS

These areas have walkable and porous development patterns which serve as historic and cultural regional niche destinations. High-quality streetscapes are integrated with public spaces that provide amenities for employees, residents, and visitors to these areas.

#### STRATEGIES

- Maintain neighborhood scale of these, while carefully accommodating anticipated growth
- Enhance the public realm with pedestrian paseos and wayfinding elements that support a legible, and well-connected neighborhood



### HISTORIC ENTERTAINMENT

This is the heart of tourism for the region. These areas are characterized by live entertainment venues, cultural institutions, and visitor-oriented uses that are supported by key rail transit hubs. The scale of development and public realm should accommodate these high-intensity uses and level of pedestrian activity.

#### STRATEGIES

- Land uses that prioritize visitor-oriented uses
- Contextual form, frontage, street wall standards that support pedestrian friendly environments
- Strategies that activate existing theater buildings
- Streamlined allowance of beverage and entertainment uses
- High intensity and density of uses with large commercial establishments



### HISTORIC INDUSTRIAL

These communities are uniquely characterized by a balance of land uses, including light/artisan manufacturing, live/work, assembly, professional, and quality services to support an evolving employee base and residential community. Protect the distinct functional and site planning features that reflect an industrial legacy, and balances the needs of all building occupants. Preserve existing structures and guide the development of new high-quality and flexible structures that collectively support this range of land uses.

#### STRATEGIES

- Land uses prioritize employment uses focused on professional and creative office with limitations on residential uses
- Reuse and preservation incentives for buildings and unique street elements (rail lines, granite curbs/gutters, other industrial remnants)
- Frontage standards and street wall requirement support pedestrian activity



A key objective of DTLA2040 is to protect and reinforce the patchwork of unique communities that comprise Downtown.

As Downtown accommodates more residents, employees, and development, sensitivity to the physical character, development pattern, and land use activities of each area will have increased importance.

These areas with distinct characteristics transcend geographic boundaries. Below are some areas within Downtown that have unique characteristics, including their physical built form, and land uses, which will be enhanced and protected through the Plan and Zoning Code strategies.



Photo Source: Marina Delray



Photo Source: Kent Kanouse



Photo Source: Los Angeles Department of City Planning



Photo Source: Sterling Davis



Photo Source: Los Angeles Department of City Planning

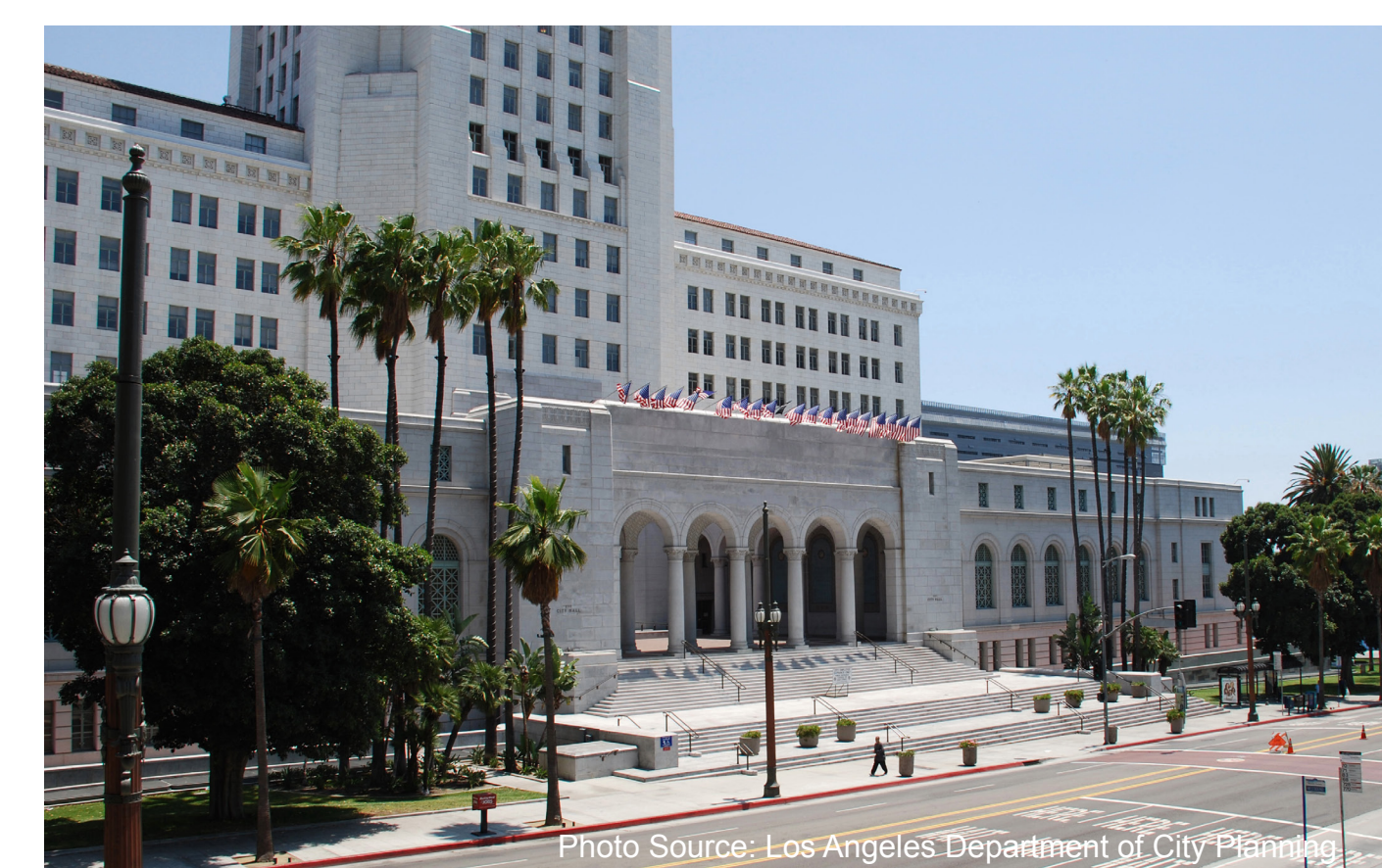


Photo Source: Los Angeles Department of City Planning



Photo Source: Stephen Russo

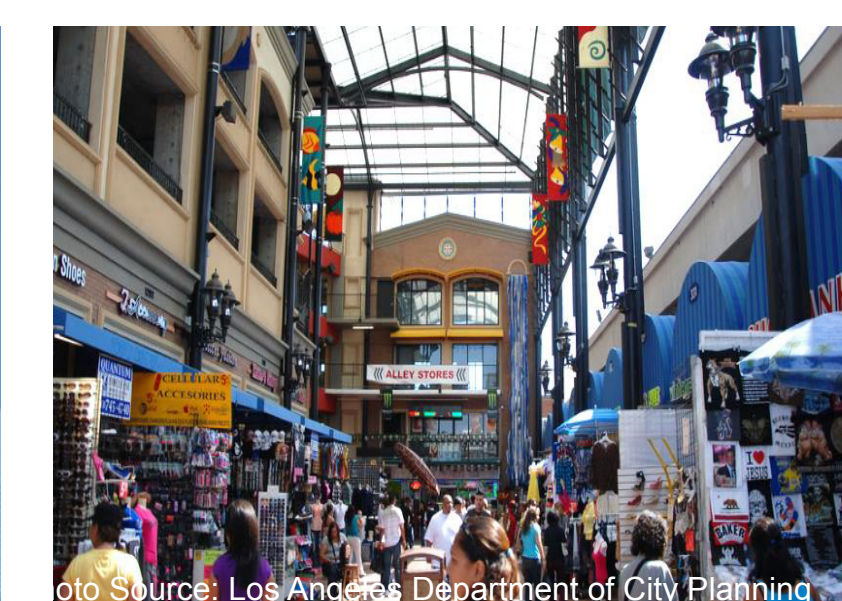


Photo Source: Los Angeles Department of City Planning

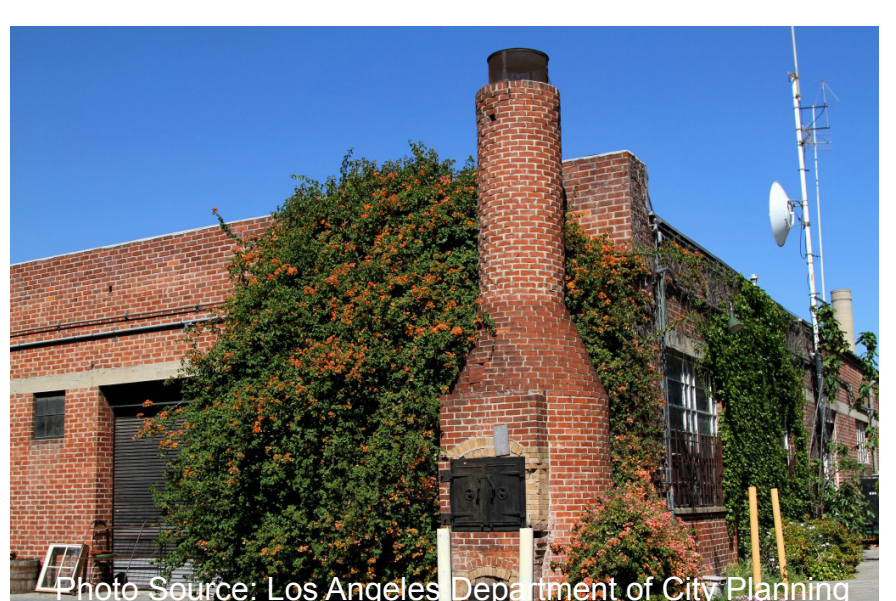


Photo Source: Los Angeles Department of City Planning



Photo Source: Los Angeles Department of City Planning



Photo Source: Los Angeles Department of City Planning