



ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

DEPARTMENT OF CITY PLANNING, CITY OF LOS ANGELES

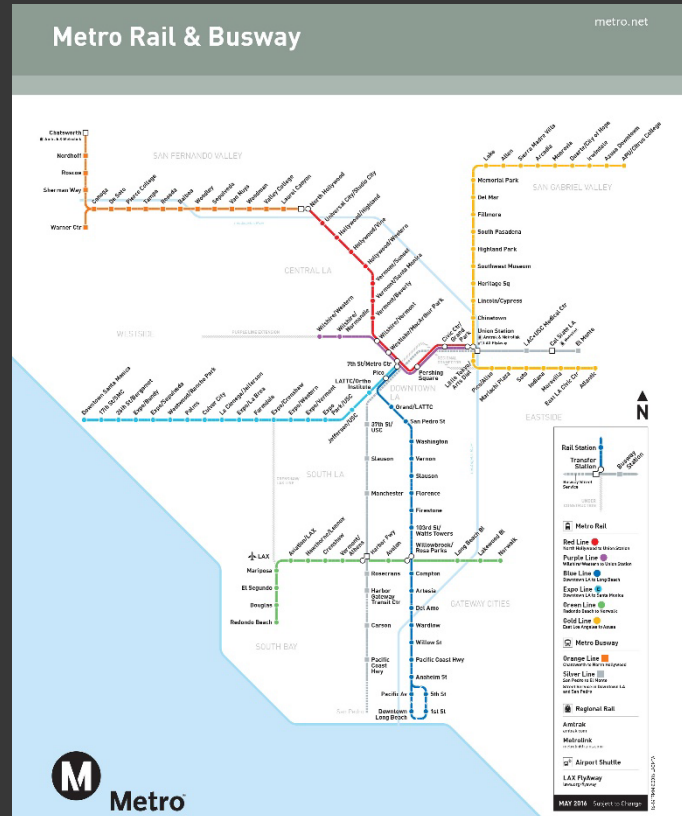
NOVEMBER 2ND & 15TH, 2017

ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: Roles of Department of City Planning & 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



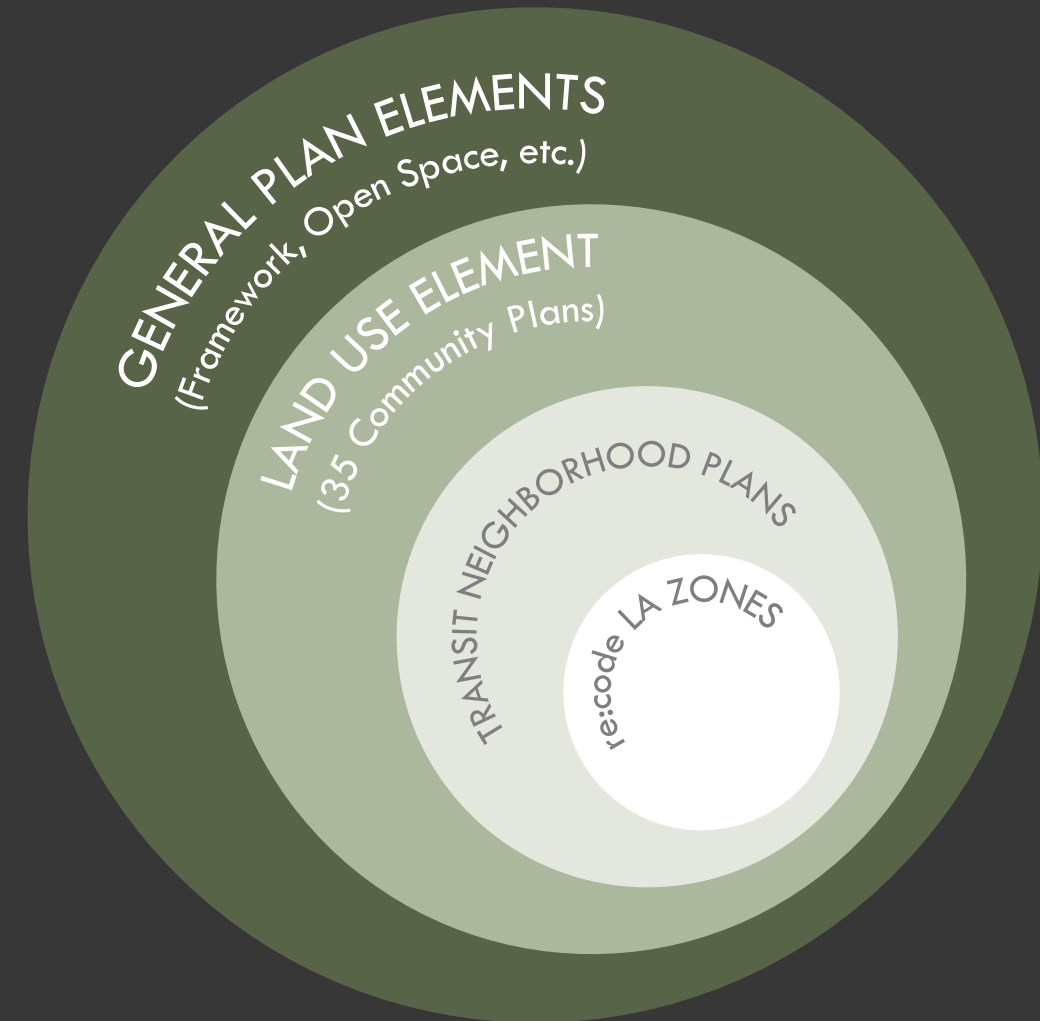
ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: Relationship Among Current Planning Efforts



MAJOR RELATED 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, including three *Southwest Valley Community Plans* (Canoga Park-Winnetka-Woodland Hills-West Hills, Encino-Tarzana, Reseda-West Van Nuys)
- Transit Neighborhood Plans – A targeted planning process around 5 Orange Line stations, including two stations (Sherman Way and Reseda) within the Southwest Valley Community Plans
 - re:code LA – A rewrite of the City's zoning code, which the Transit Neighborhood Plans will utilize

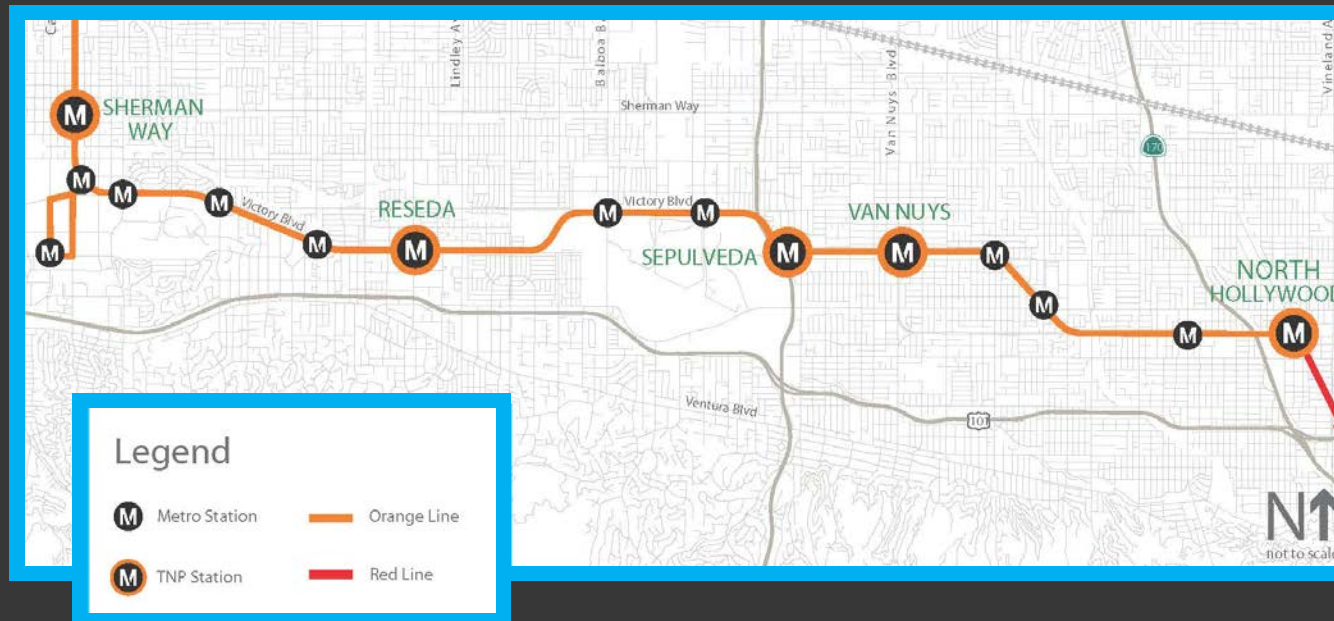


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Overview: Why This Plan Now?



- 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
- Orange Line Transit Neighborhood Plans stations were selected to take advantage of and implement recent community-led planning efforts, including Canoga Connect and Tarzana Crossing



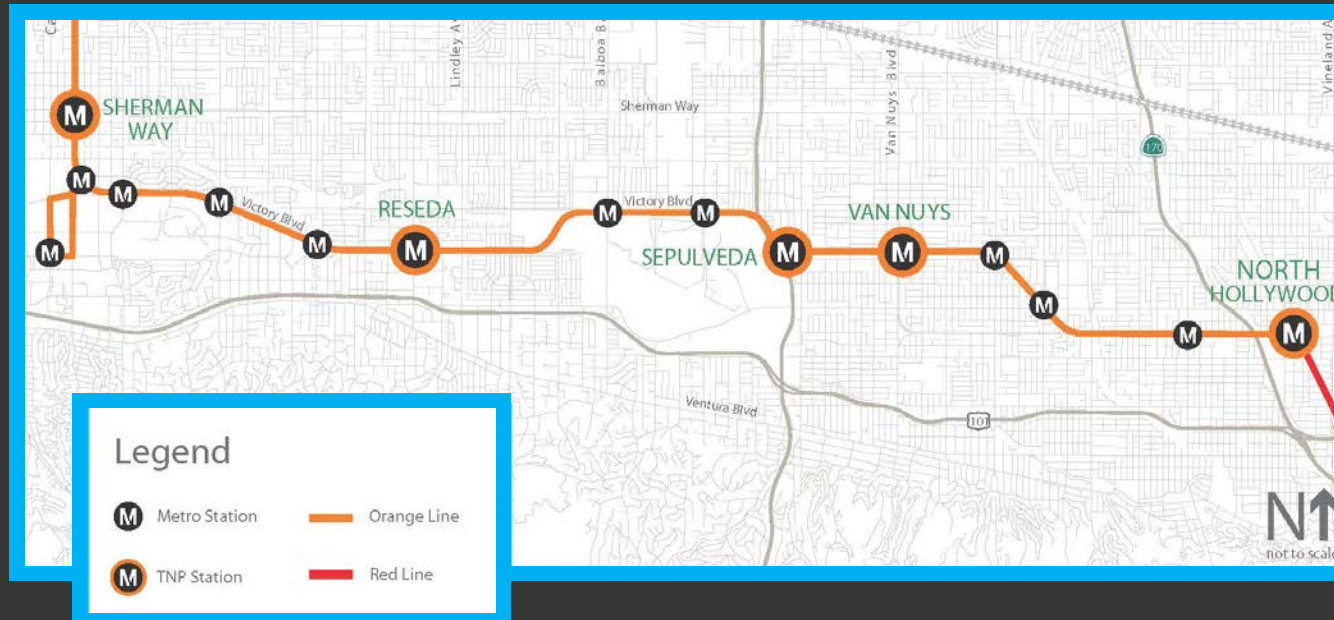
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Overview: Project & Goals



- Orange Line Transit Neighborhood Plans Project
 - New zoning for five transit neighborhoods along the Orange 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



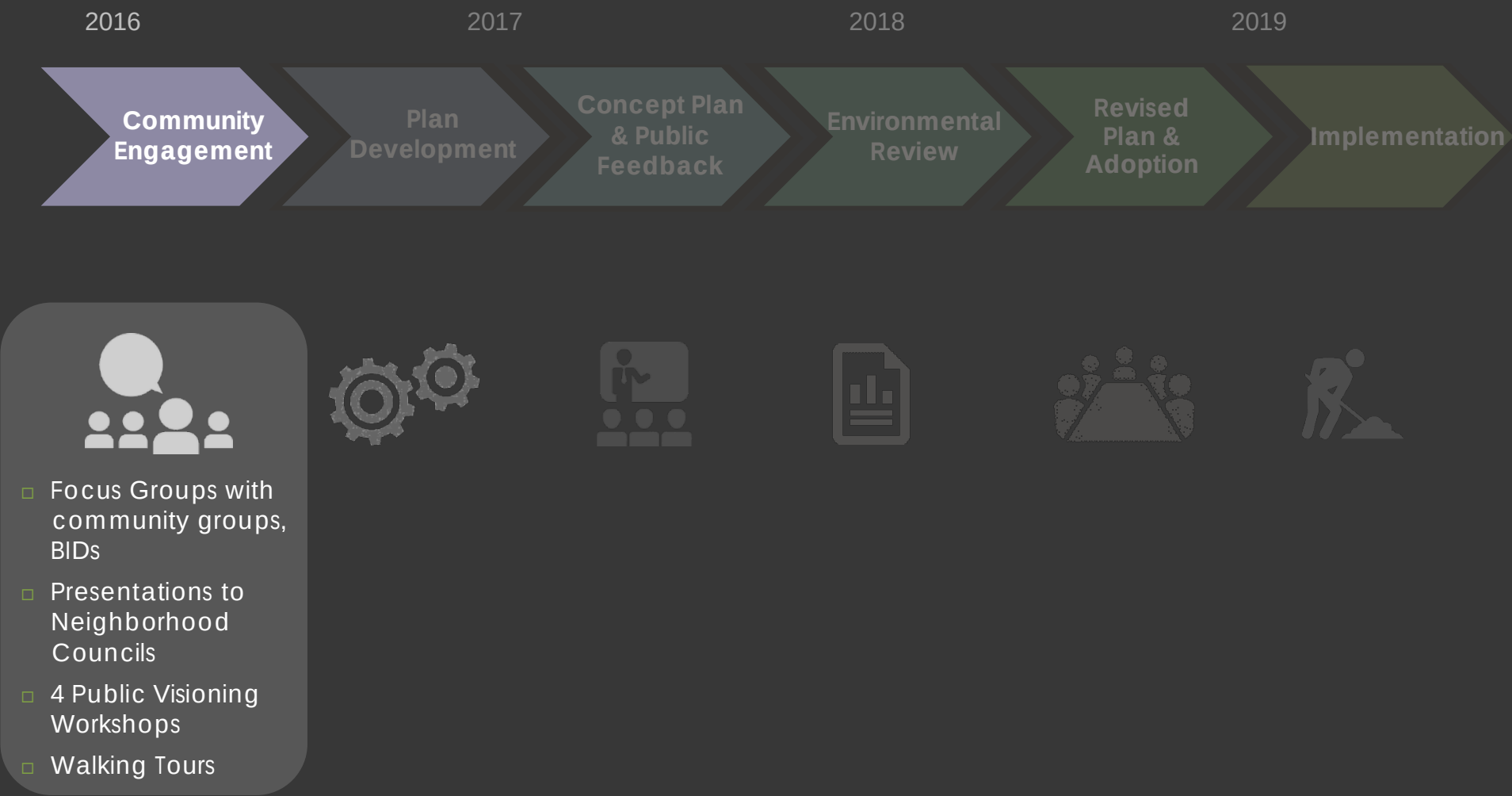
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Overview: Timeline



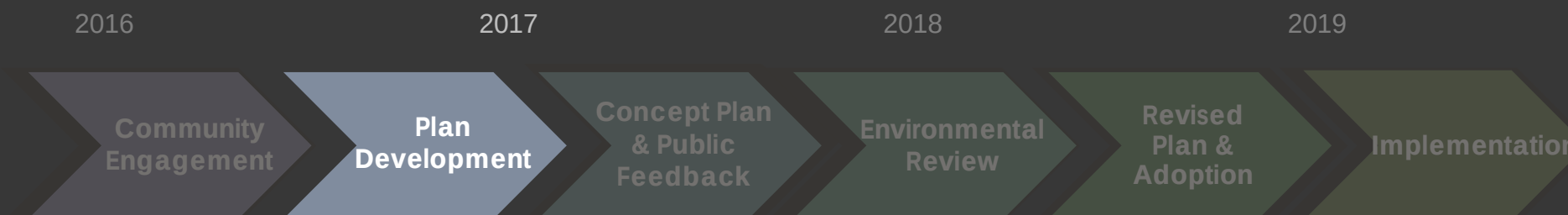
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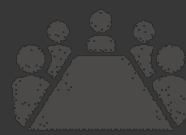


- Review of Existing Regulations
- Market Study
- Feasibility Analysis
- Initial Concepts



ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: Timeline



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

ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: What We've Heard – Key Themes



PLACES



DESIRE FOR DESTINATIONS &
NEIGHBORHOOD-SERVING USES



OPEN SPACE & GREEN
SPACE



AMENITIES NEAR BIKE PATH

GETTING AROUND



OPTIONS AROUND
MOBILITY



ADEQUATE PARKING



SAFE CROSSINGS

LIVABILITY



KEEP DENSITY CLOSER TO
STATIONS



DIVERSITY OF TYPES & COST
OF HOUSING



NEED FOR AFFORDABLE
HOUSING & SOCIAL SERVICES

DESIGN



SHADE FROM THE VALLEY
HEAT



SAFETY & CLEANLINESS

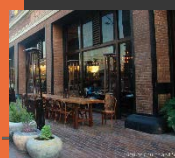
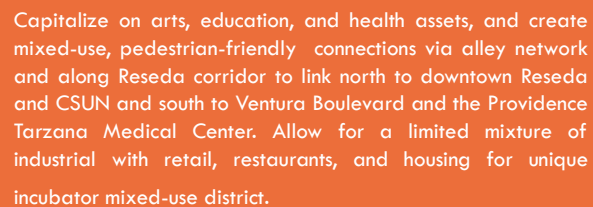


PEDESTRIAN-FRIENDLY DESIGN
& WAYFINDING

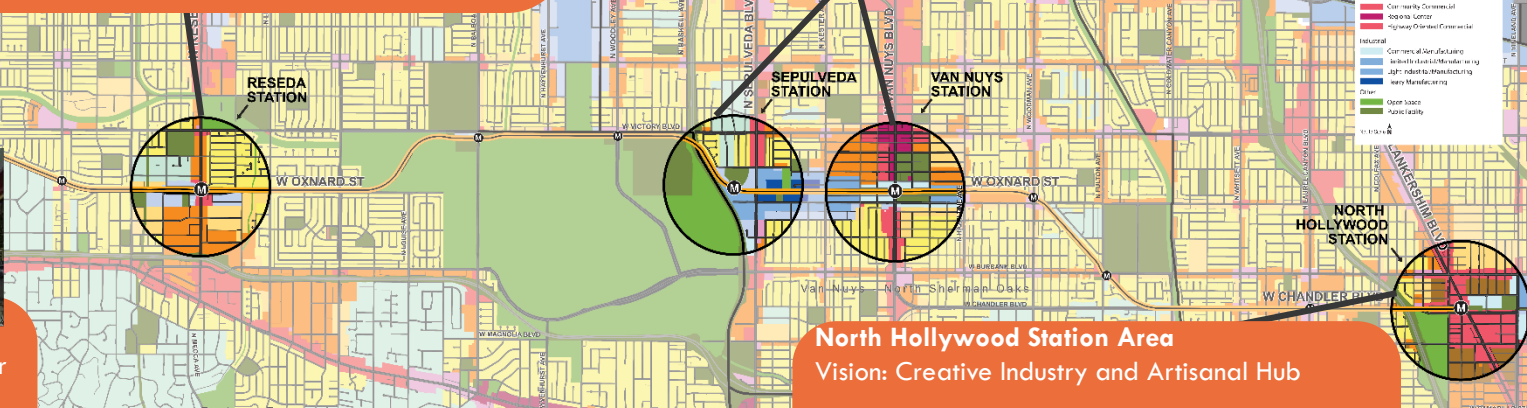
LOS ANGELES
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Vision: Regional Gateway - Civic Center & Jobs Hub



Vision: Historic Main Street and Innovation Corridor

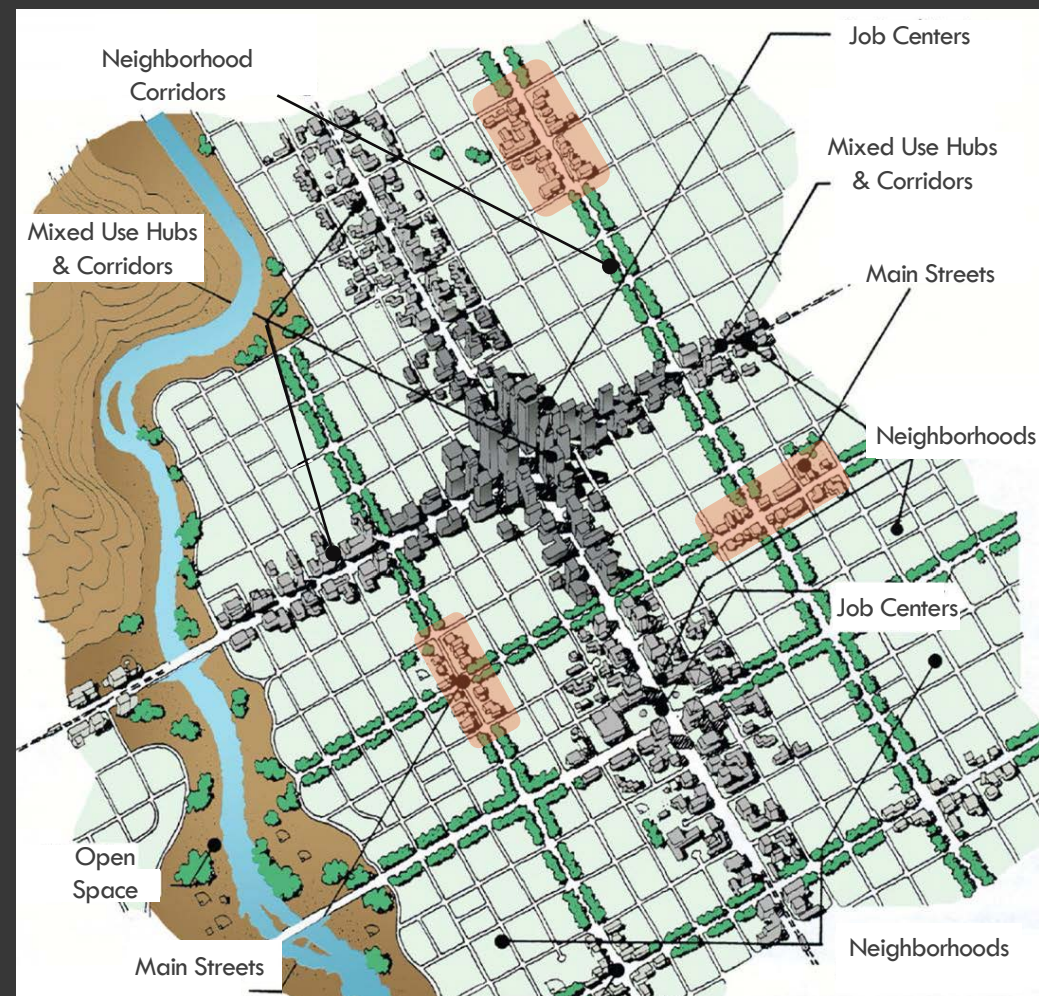


Vision: Creative Industry and Artisanal Hub



ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Strategies



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

Mixed Use Hubs & Corridors - 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
- Incorporate metrics from existing design overlays
- Create parking setbacks to prevent parking lots along main streets

Jobs Centers - Preserve existing jobs and accommodate emerging industries

- Encourage industrial areas to have clean uses and density of jobs
- Address adjacency of commercial and industrial uses abutting residential through use limitations, "good neighbor" policies, and landscape buffering or screening

Neighborhoods Corridors - Allow residential and neighborhood uses that foster a more walkable environment and place more people near transit corridors

- Promote "missing middle" housing that provide a diversity of low-scale housing choices, such as townhomes, duplexes, or bungalow courts
- Allow limited neighborhood-serving uses, such as daycares or corner stores

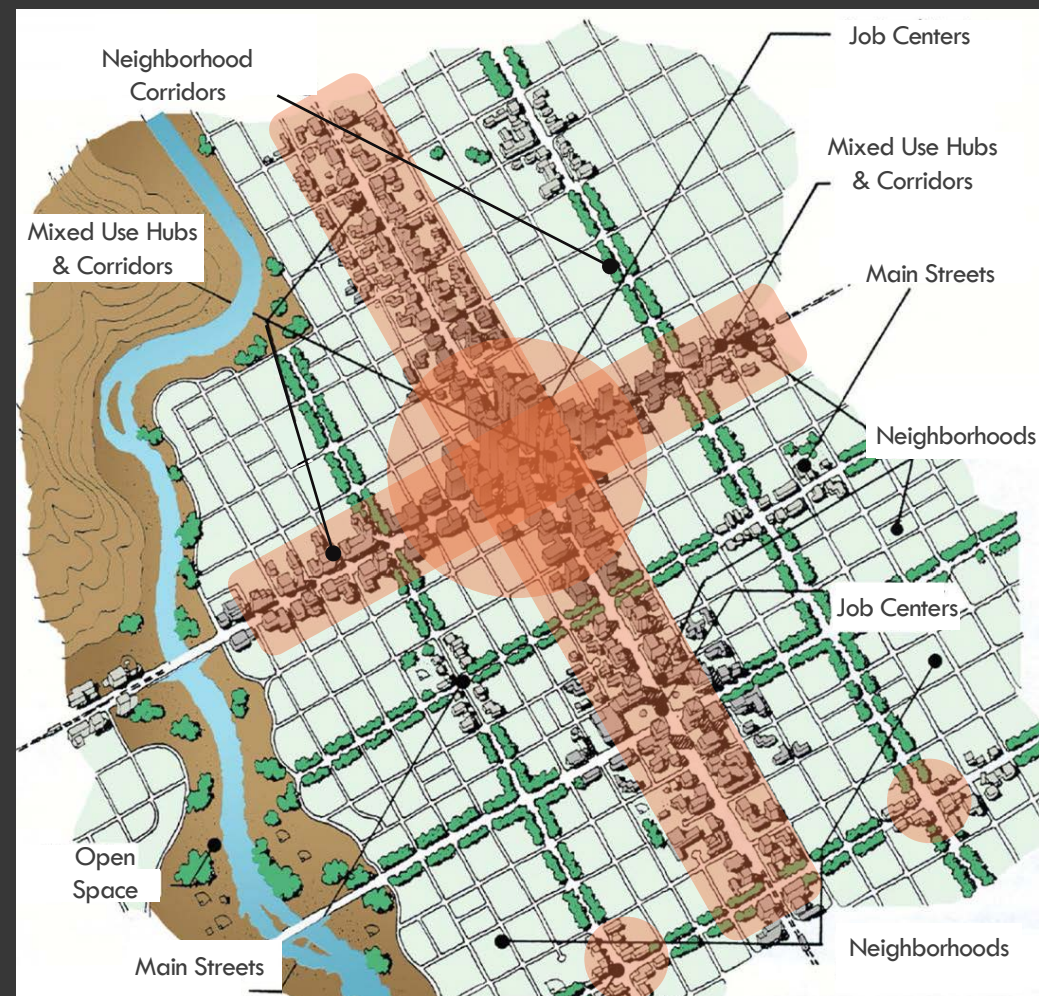
Neighborhoods - Reflect and encourage diverse building types and housing options

- Encourage the retention of existing rent-stabilized units
- Incentivize development of affordable housing through "Base" and "Bonus" system



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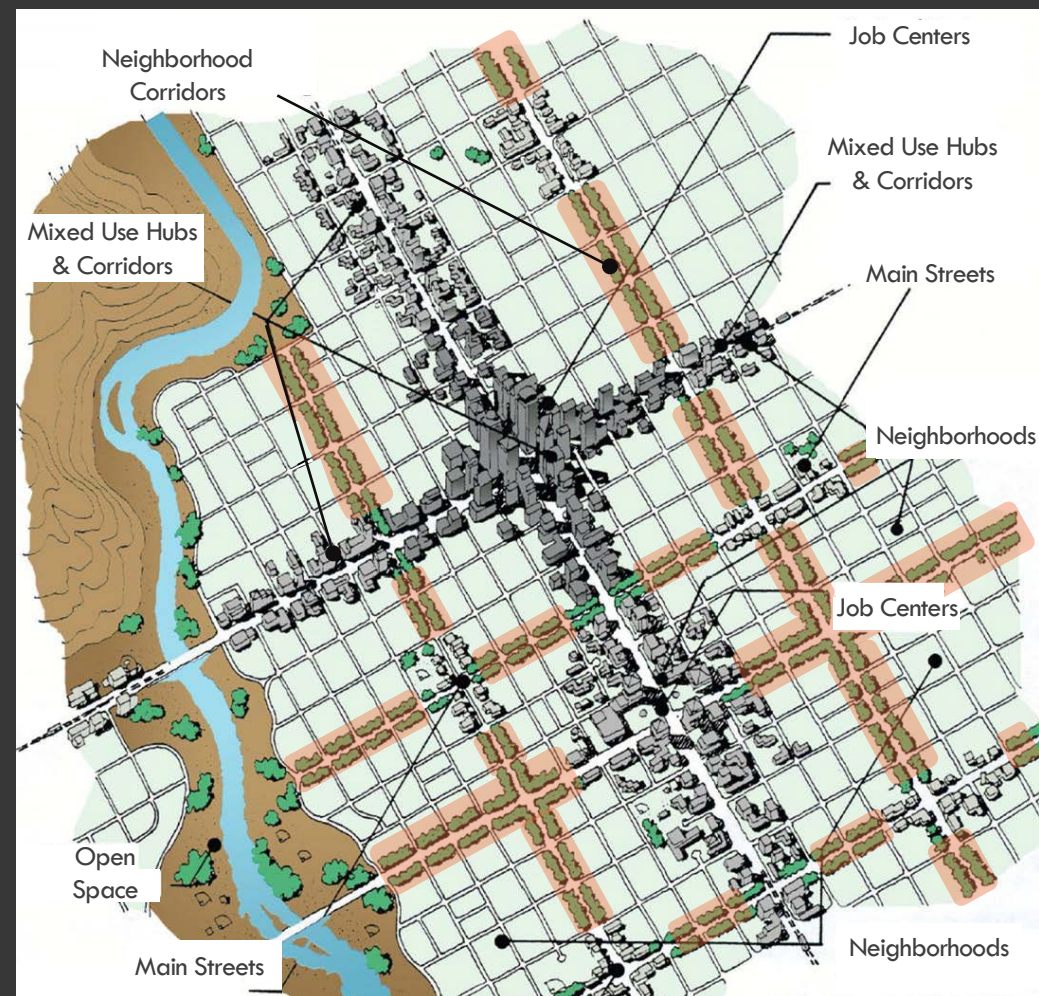
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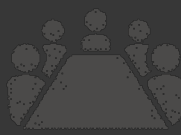


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Next Steps: Timeline



- Conduct public Scoping Meeting
- Analyze potential environmental impacts

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Next Steps: Stay Connected



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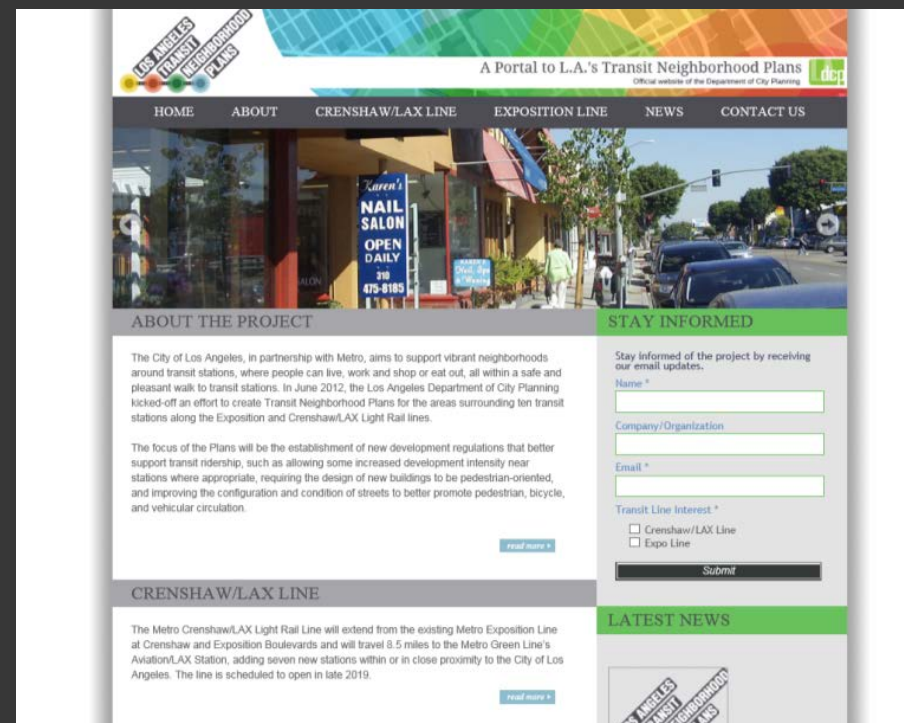
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