

# DTLA 2040

## Planning a Dynamic Future for Los Angeles

The ambition of the DTLA 2040 Plan is to create and implement a future vision for Downtown Los Angeles. The Plan will strive to support and sustain the ongoing revitalization of Downtown while thoughtfully accommodating projected future growth.

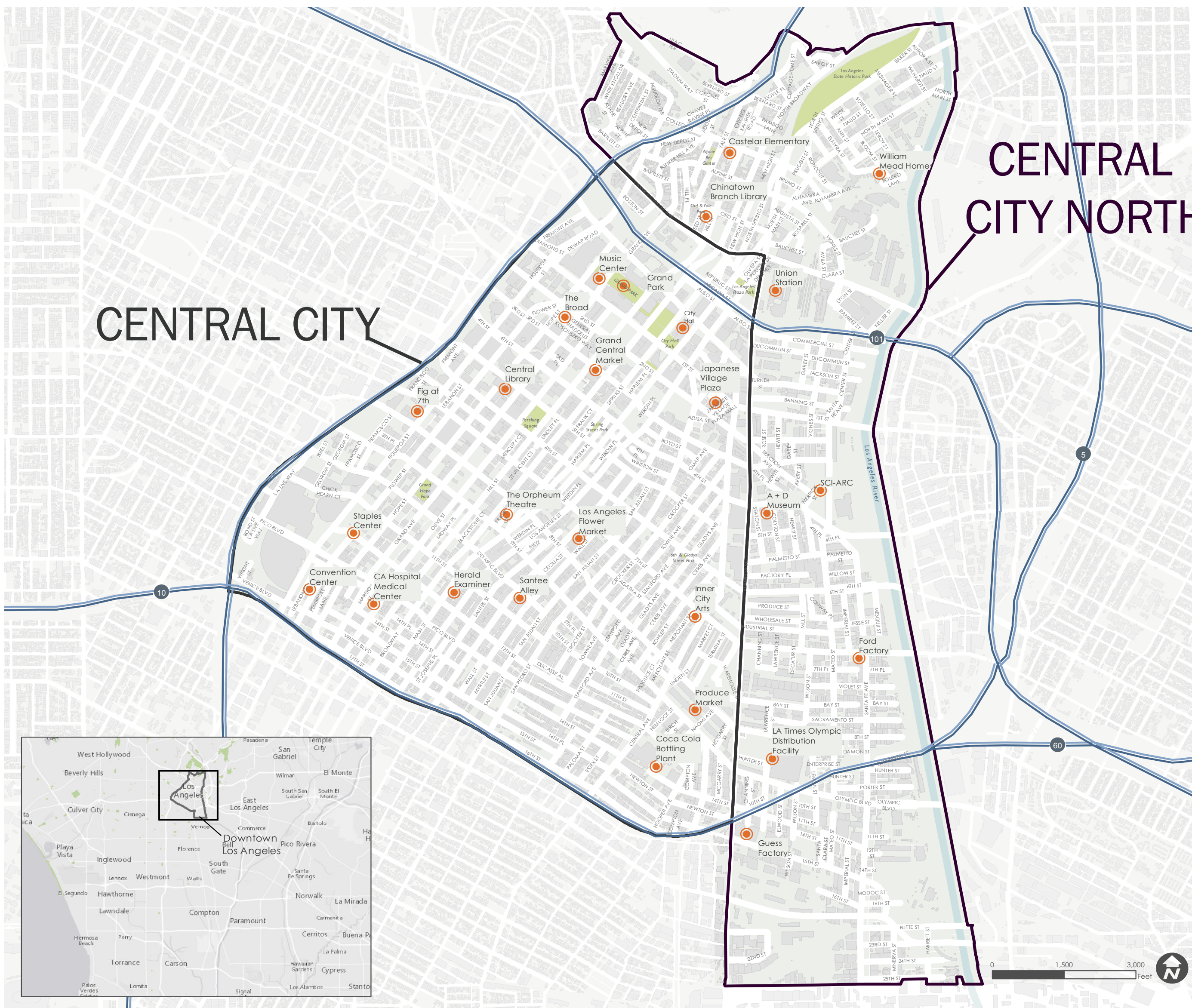


### ABOUT THIS PROJECT

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context and will be the first application of the City’s re:code LA project - the comprehensive revision to the City’s outdated 1946 zoning code. For more information on this new Code structure, please visit the [re:code website](#). All of the materials contained in these documents represent preliminary plan concepts and will be updated and refined through the update process.



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

### GUIDING PRINCIPLES

The following core principles will inform Downtown’s future as a SUSTAINABLE, EQUITABLE, INCLUSIVE, and healthy community for workers, residents, and visitors alike. The core principles aim to accommodate anticipated growth through 2040 and support and sustain Downtown’s ongoing revitalization.

#### 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
- Creating new housing typologies
- 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 restrictions 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



# DTLA 2040

## Planning a Dynamic Future for Downtown Los Angeles



### WHAT IS A COMMUNITY PLAN & WHY DO WE NEED IT?

The Los Angeles Department of City Planning is partnering with the Downtown community to update Downtown’s Central City and Central City North Community Plans, as part of the department’s New Community Plan Program. The update will build on Downtown’s transit-rich nature and will apply new zoning tools developed as part of the City’s re:code LA project.

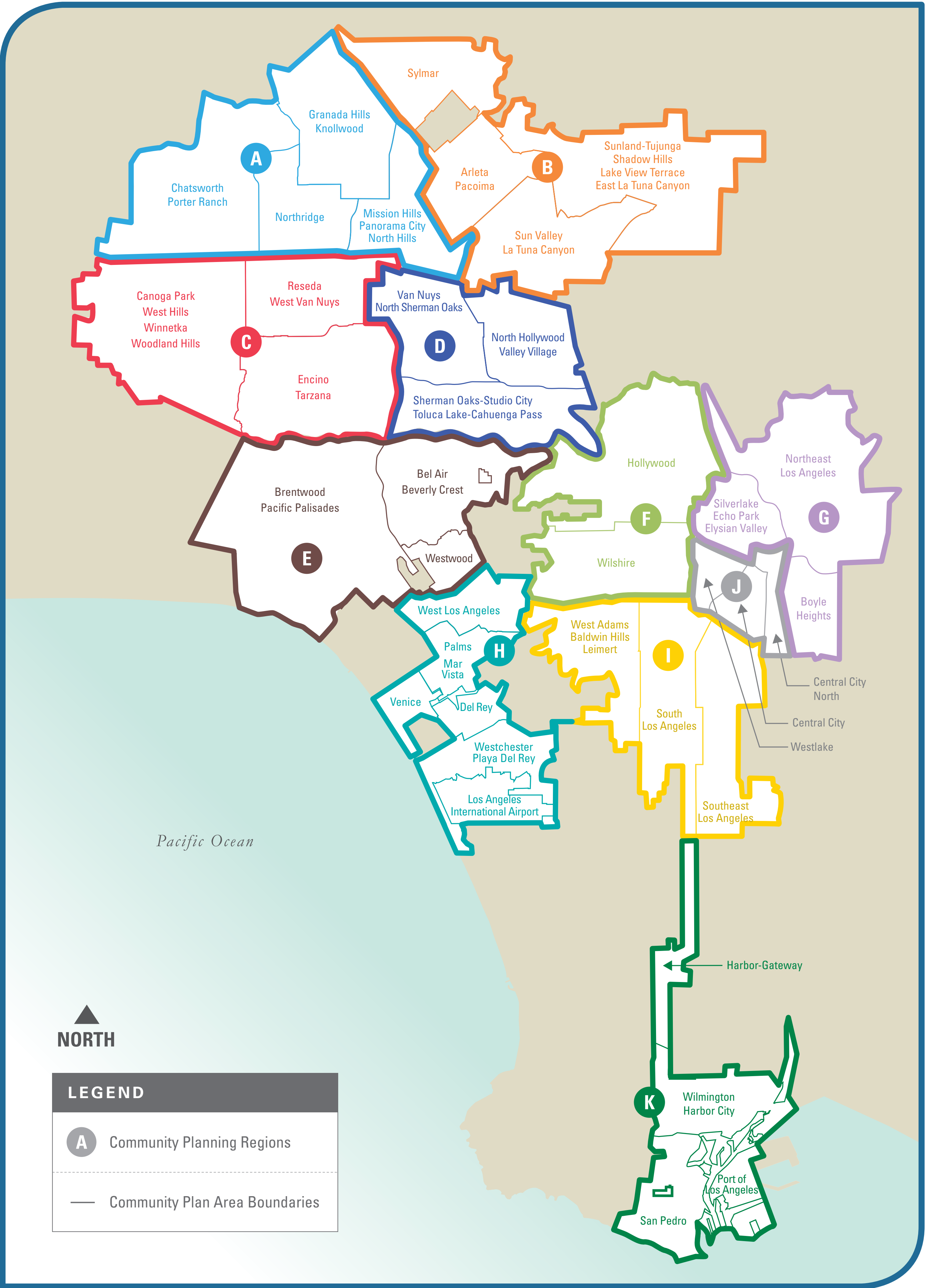
The update of the Downtown Community Plans takes cues from the City’s General Plan. The City’s General Plan Framework Element is a long-term growth strategy for Los Angeles. It lays out goals, objectives and policies for the range of land uses throughout the City, including the Downtown, and is used to guide the development of community plans.

The Downtown Center, as it is referred to in the Framework Element, is described as *the principal government and business center of the region, with a worldwide market. It is the highest-density center of the City and hub of regional transportation.*

The City of Los Angeles’ General Plan Land Use Element is composed of 35 Community Plans. Each Community Plan contains policies reflecting a future vision for neighborhoods and designates land for the range of uses needed, including jobs, housing, transportation, open space and amenities.

The Plans tell property owners and residents what type of development will be permitted, at what densities and intensities, and outline strategies for how to accommodate planned growth. Plans are used to guide decision-making when projects are proposed. For these reasons, Community Plans are important tools in the development of the City, and it is important that they are up-to-date.

### MAP OF COMMUNITY PLANS CITYWIDE



Blueprint for Guiding Growth and Development

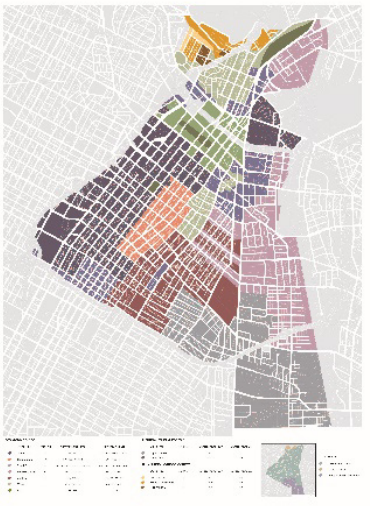
#### PLAN DOCUMENT

- Vision
- Policies
- Programs
- Implementation Measures



#### PLAN MAP

- Sets Range of Uses
- Establishes Range of Intensities



#### ZONING

- Development Regulations
- Use Allowances
- Process

### HOW DO WE UPDATE IT?

The process of developing the plan is a multi-step collaborative effort, involving public input and collaboration with City departments and other governmental agencies that provide public services and facilities.

The Planning Department combines a series of approaches to determine desirable future growth patterns. These include a thorough review of existing policies and programs, documentation and analysis of on-the-ground conditions, and a study of emerging development trends since the plan was last revised.



# DTLA 2040

## Planning a Dynamic Future for Downtown Los Angeles

### WHAT ARE WE DOING?

The Los Angeles Department of City Planning is collecting public input to inform the update of two Community Plans, Central City and Central City North, which comprise Downtown Los Angeles. The effort of updating these plans is known as DTLA2040.

The Downtown Community Plans will set a new direction for the future of Downtown. Community Plans guide the physical development of neighborhoods, establishing goals and policies for land use, in addition to a range of planning topics, including streets and open space, urban design, mobility, and arts & culture.

### WHY ARE WE DOING IT?

The Los Angeles Department of City Planning is updating the Downtown Community Plans to ensure that these policy documents effectively guide growth and development in the City’s neighborhoods. There are 35 Community Plan areas within Los Angeles, which are to be updated periodically, and provide neighborhood-level polices and implementation strategies necessary to achieve the City’s General Plan objectives and the community’s vision. The two plans that are being updated for Downtown are part of an ongoing program known as the New Community Plans (NCP).

#### THE INTENT OF DTLA 2040 IS TO

Outline a vision for the Downtown community’s long-term physical and economic development, & community enhancement, through the year 2040.

Provide strategies and specific implementing actions that can allow this vision to be accomplished.

Establish a basis for judging whether specific development proposals and public projects are in harmony with the Plan policies and standards.

Direct City Departments, other public agencies, and private developers to design projects that enhance the character of the community.

Image Source: Michael Merchan

### HOW WILL IT AFFECT ME?

The Plan will be intended for use by all members of the community, including residents, Neighborhood Councils, business owners, property owners, developers, and public officials. It is important to note that the Plan’s policies, guidelines, and implementation programs are not created in isolation, but rather, developed collectively to address community issues in a comprehensive manner.

FOR RESIDENTS & NEIGHBORHOOD COUNCILS:

The Community Plan identifies the type and scale of land uses permitted, describes changes that may affect neighborhoods, and explains the policies, design guidelines, and implementation programs that guide decisions about future development.

FOR PUBLIC OFFICIALS:

The Community Plan is a part of the citywide General Plan, which is the basis for land use decisions by the City Planning Commissions, other boards and commissions, and the City Council.

FOR BUSINESSES:

The Community Plan identifies land use measures that support businesses and encourage future success. The Plan includes policies to support and enhance commercial and industrial development.

FOR PUBLIC AGENCIES:

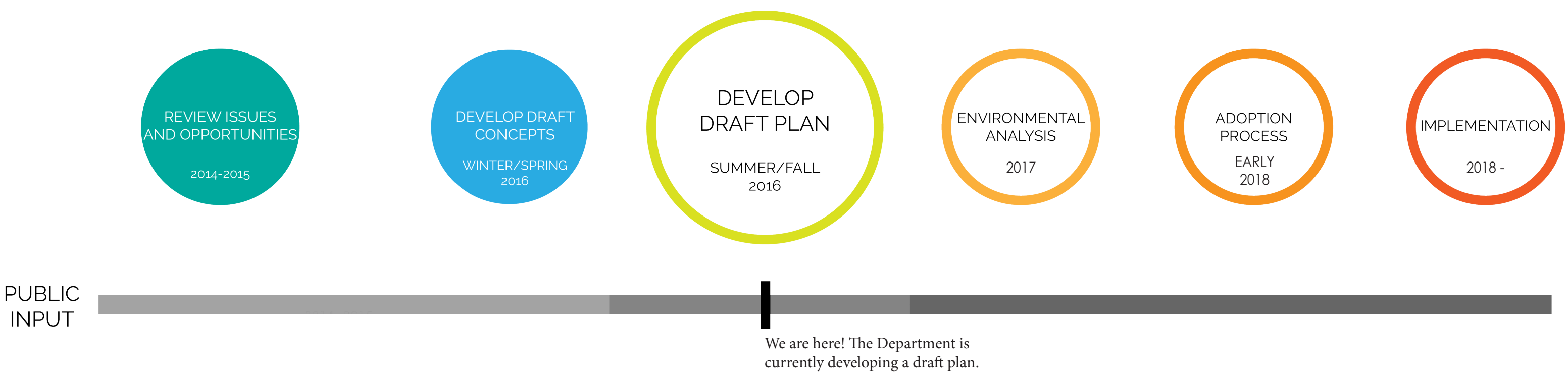
The Community Plan is intended to help agencies contemplate future actions in the City, such as transportation infrastructure improvements, parks, and schools. The policies located throughout the Plan are interrelated and should be examined comprehensively when making planning decisions.

FOR DEVELOPERS & PROPERTY OWNERS:

The Community Plan introduces the community and provides background information. Developers should review all maps, policies, design guidelines, and implementation programs throughout the document to better understand what type of development can occur, and where.

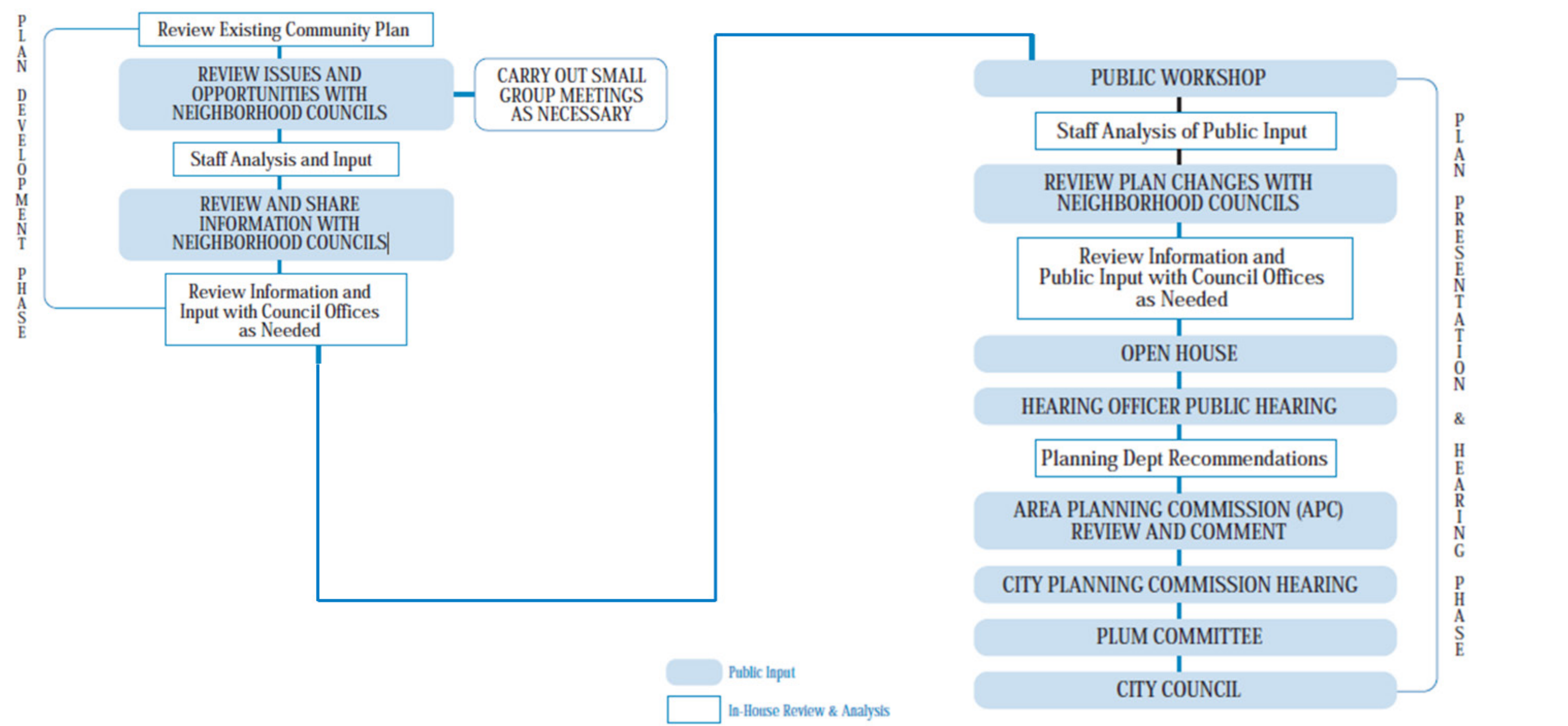
### HOW DO WE GET THERE?

#### PLAN UPDATE PROCESS



The Plan Update process for DTLA2040 began in 2014, and the Plan is expected to begin the adoption process in early 2018, following a period of State-required Environmental analysis and review.

#### PUBLIC PARTICIPATION PROCESS





# DTLA 2040

## Place Types - Creating Places

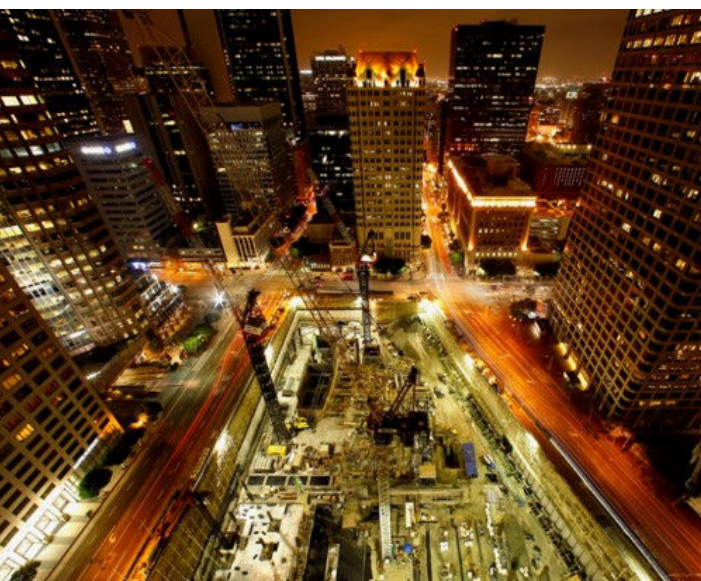
Downtown is a collection of places. Not to be confused with the neighborhoods, Place Types are purely descriptive of the broad common conditions the Downtown Community Plan seeks to create in terms of the physical built form and the functional use aspects that differentiate one area from another. These places vary in the height of buildings, land use mix, massing, and feel of buildings

### VILLAGES (Max FAR 4:1 - 6:1)



Villages are characterized by charming, small-scale, and porous development. Retail uses on the ground floors of active streets and alleys in these areas provides a lively and safe pedestrian atmosphere. A range of housing types for all incomes and family sizes are integrated with commercial uses such as restaurants, retail, services, and small professional offices to create complete neighborhoods. These walkable centers serve as historic and cultural regional niche market destinations. Adaptive reuse of historic structures and infill development on small lots is responsive to the historic and cultural legacy of these areas.

### TRANSIT CORE (Max FAR 13:1)



Transit Core areas are dense centers of activity built around regional transit hubs that provide easy access for pedestrians, transit users, and cyclists to a variety of experiences and activities. These places provide a high-energy urban experience, with towers activated by ground-floor retail that engages and invites pedestrians. Buildings have high-quality design and provide visual interest. Enhanced streetscapes, paseos, and alleys create a seamless network of walkable paths that balance the high-intensity built environment. A diverse mix of office, residential, retail, cultural, and entertainment uses makes these places centers of activity around the clock.

### TRADITIONAL CORE (Max FAR 8:1 - 13:1)

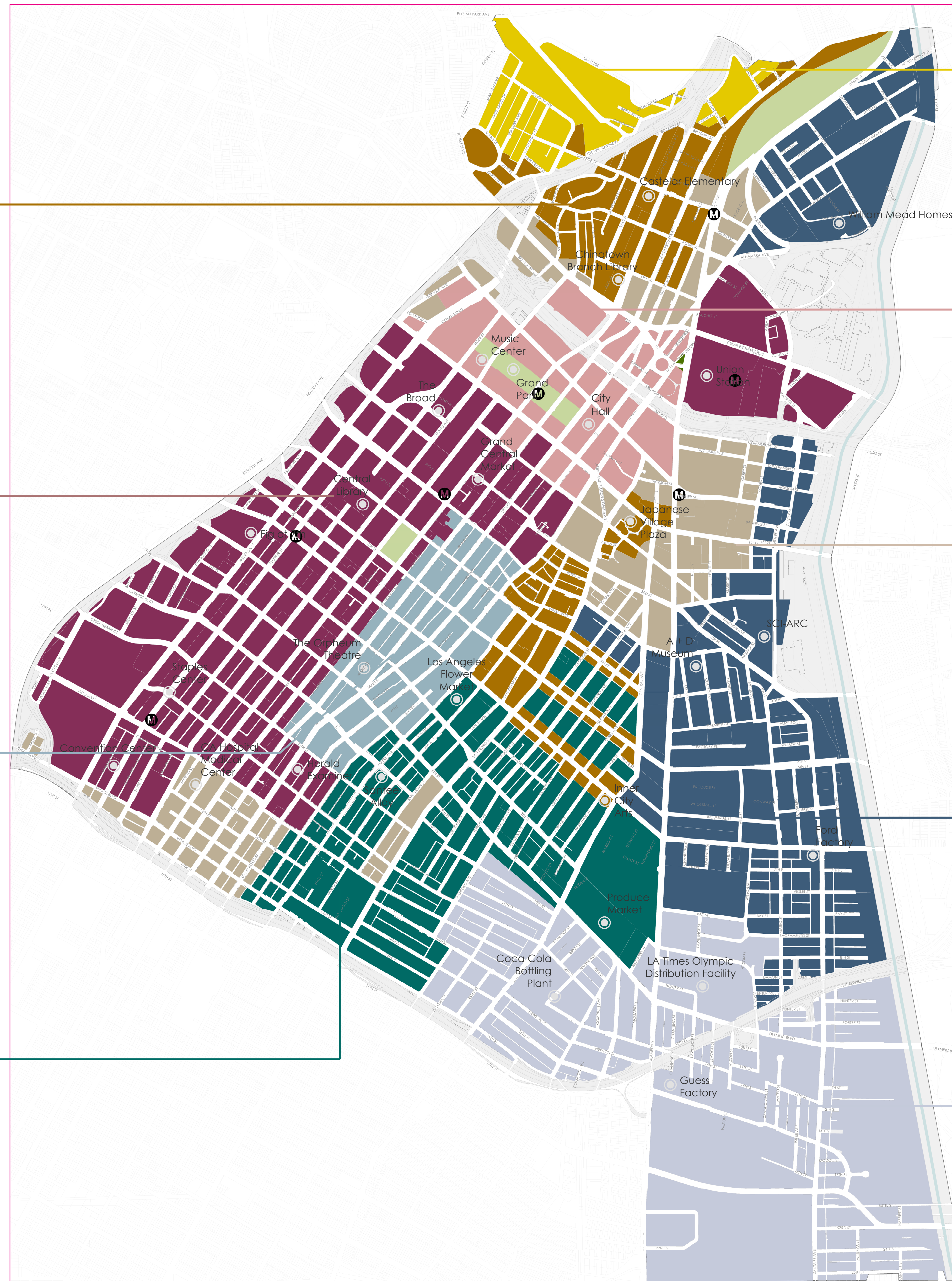


Traditional Core places have a time-honored urban development pattern and a rich collection of historically-significant buildings. The protection, restoration, and reuse of these structures is a priority. New development responds to this predominant urban form, contributing to the pedestrian-oriented environment with active alleys and inviting shopfronts. Historic design features and blocks are built out edge-to-edge, contributing to a distinctive sense of place. Residences and offices above entertainment venues, neighborhood-serving stores, and restaurants draw local, regional, and international visitors, supporting activity around the clock.

### MARKETS (Max FAR 3:1 - 6:1)



Market areas are comprised of medium-scale buildings that accommodate wholesale, commercial, retail, limited housing, and goods movement activities. As bustling centers of commercial activity, these places are characterized by porous, fine-grained blocks—each with its own mini-economy of specialized commercial offerings. At each of these nodes, local and regional patrons spill out from the storefronts on to sidewalks and active alleys, creating a high-energy street life that is sustained throughout much of the day and night. Adaptive-reuse and rehabilitation of existing structures and warehouses maintains the unique character and supports sustainable development.



### URBAN HILLSIDE (Max FAR 3:1)

Urban Hillside neighborhoods are traditional, walkable, and compact single, and multifamily residential areas with flexible buildings that accommodate aging populations. A limited number of small, local-serving retail establishments are integrated into the residential fabric. Buildings are oriented toward the street with traditional neighborhood features, such as stoops and small landscaped yards, which contribute to an inviting public realm. These areas accommodate pedestrians, cyclists, and local traffic. These neighborhoods are adjacent and connected to commercial and employment centers.



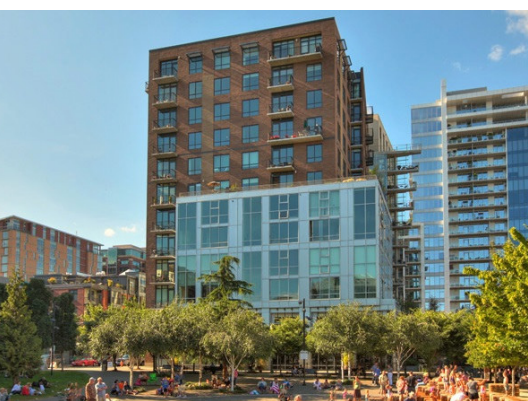
### CIVIC (Max FAR 8:1)

Civic place types are home to governmental, institutional, and cultural functions for the City. Civic places serve as centers of democratic practice and public life. A variety of structures, site layouts, and building designs flexibly support civic activity, improve internal circulation, and contribute to an active public realm. Public spaces are prevalent and integral to these places, creating a lively atmosphere with frequent programming and public events. Retail, office and hotel uses are integrated with civic uses, encouraging street life and extending hours of activity beyond the work day.



### TRANSIT EDGE (Max FAR 8:1 - 10:1)

Transit Edge areas are complete urban neighborhoods & vibrant centers of activity. These secondary transit nodes have a regular street grid and active alleys. Mid-rise buildings have strong street walls and active ground floors reinforcing the urban character of these areas. Key pathways between regional transit resources and adjacent activity centers enhance the pedestrian experience and provide clear wayfinding between adjacent Place Types. Residential, office, and community commercial uses are integrated to create balanced centers of activity. High-quality streetscapes and public spaces provide amenities to workers, residents, and visitors and promote a pedestrian-friendly environment.



### HYBRID INDUSTRIAL (Max FAR 3:1 - 6:1)

Hybrid Industrial places have a distinct urban form characterized by medium and low scale development with an industrial legacy. High-quality new construction and repurposed structures collectively promote a resourceful approach to urban development that can evolve over time. These areas preserve productive activity and prioritize space for employment, including light industrial, new industry, commercial, and vertically-integrated businesses, with careful introduction of live-work uses. The industrial legacy is reflected with a network of irregular streets, punctuated by occasional passageways. The street, block and building pattern has evolved into an inviting environment for pedestrians and cyclists.



### INDUSTRIAL PRESERVE (Max FAR 3:1)

Industrial Preserve areas protect and sustain industrial activity while serving as a regional jobs base for a range of training skills and education levels. Buildings in these areas are flexible, high-quality structures that accommodate evolving and innovative industries including light assembly and manufacturing, clean technology, incubators, and research & development facilities. The large-format structures in flexible lot configurations balance goods movement, loading, and distribution needs with pedestrian-scaled design that supports a healthy environment for all users.

