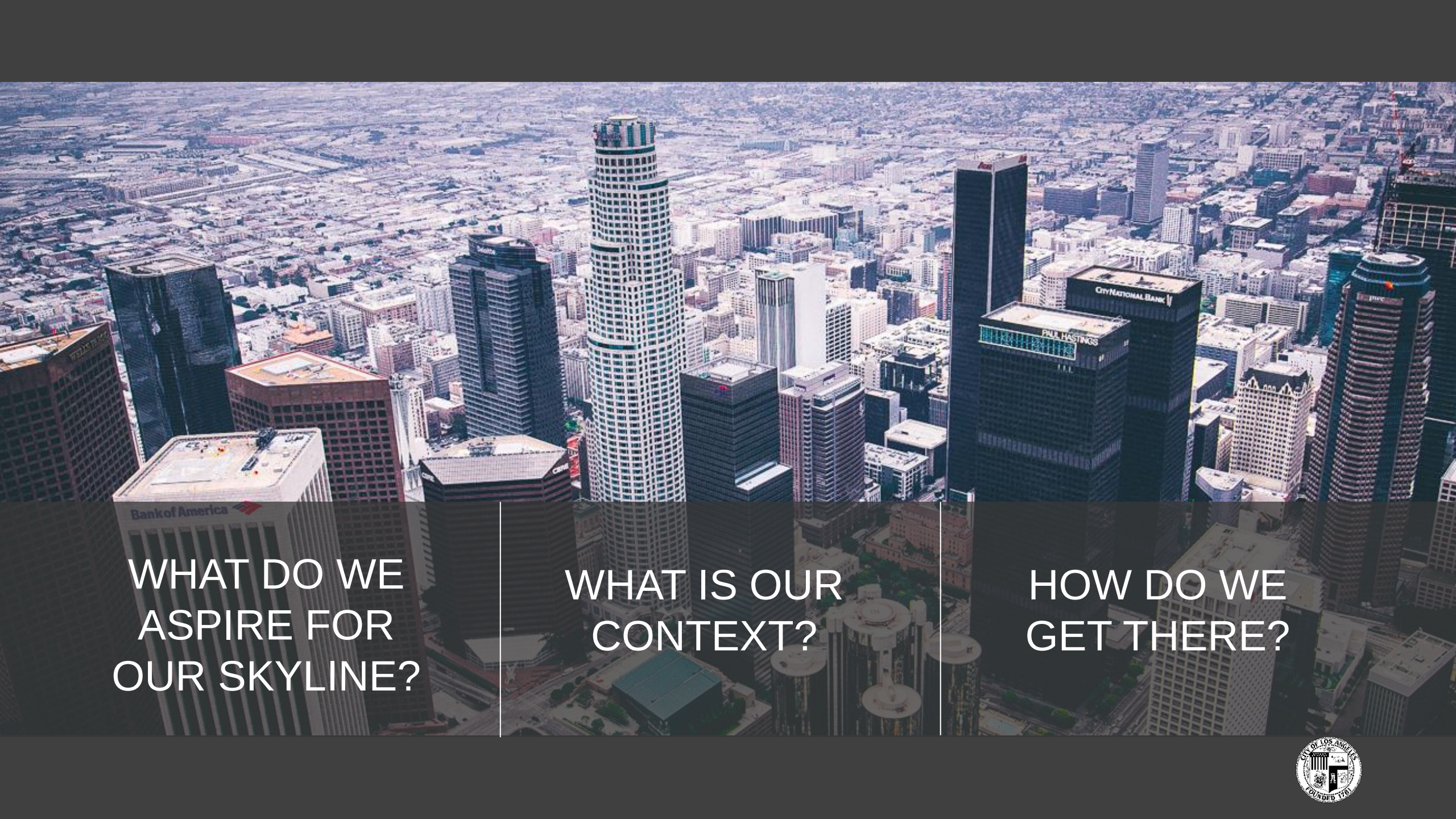




SHAPING THE SKYLINE: A DIALOGUE WITH AIA

Los Angeles Department of City Planning





WHAT DO WE
ASPIRE FOR
OUR SKYLINE?

WHAT IS OUR
CONTEXT?

HOW DO WE
GET THERE?





WHY IS THIS A TIMELY
DISCUSSION?





DTLA 2040

PLANNING A DYNAMIC FUTURE
FOR DOWNTOWN LOS ANGELES





A New Zoning Code for a 21st Century Los Angeles

How a Revised Zoning Code Will Reshape the City

AIA Los Angeles

January 13, 2016



DTLA 2040:
PROJECT OBJECTIVES &
A FEW BIG IDEAS



ACCOMMODATING EXPANSIVE GROWTH



DTLA 2040

By the year 2040,
Downtown will add
approximately:



+125,000
people



+70,000
housing units



+55,000
jobs

Accommodate anticipated growth through 2040 in an inclusive, equitable, sustainable, and healthy manner while supporting and sustaining Downtown's ongoing revitalization

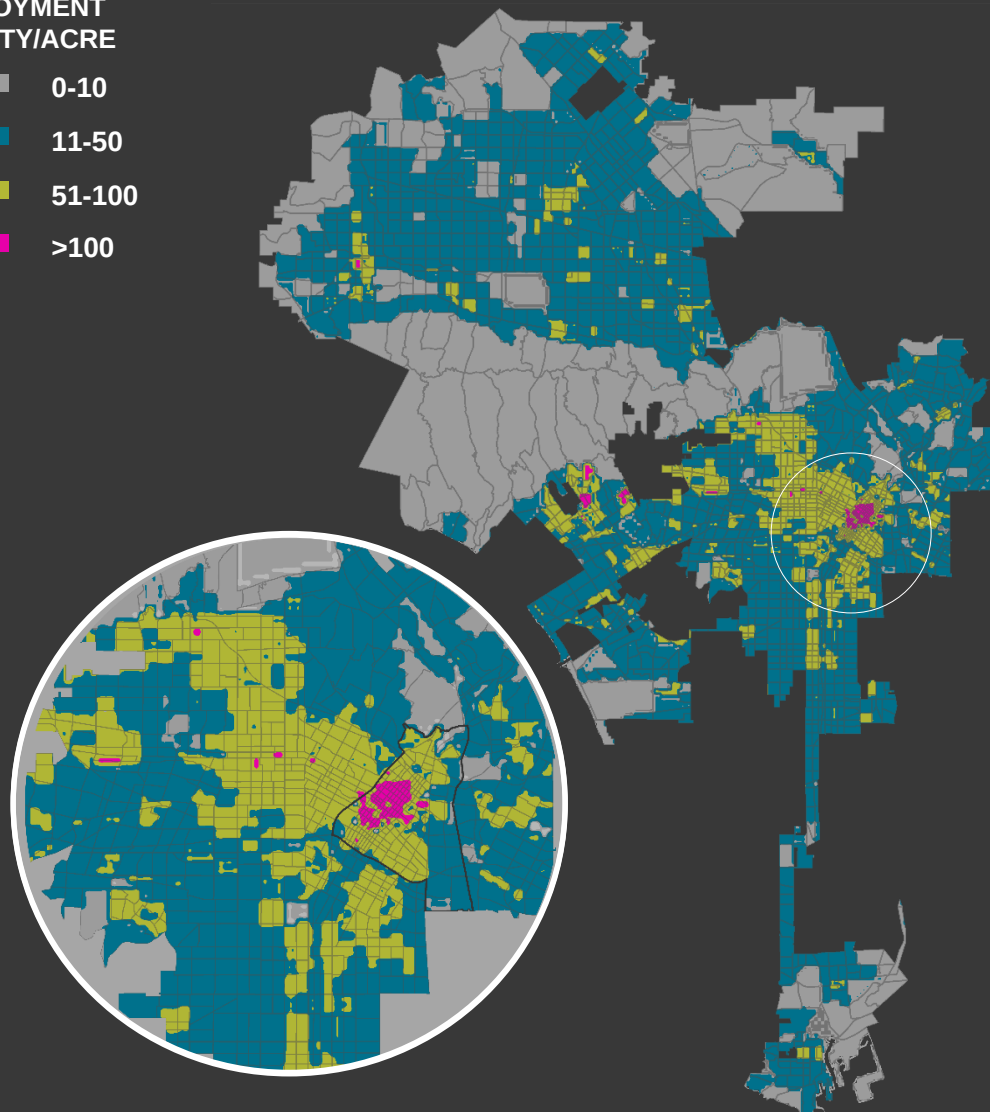
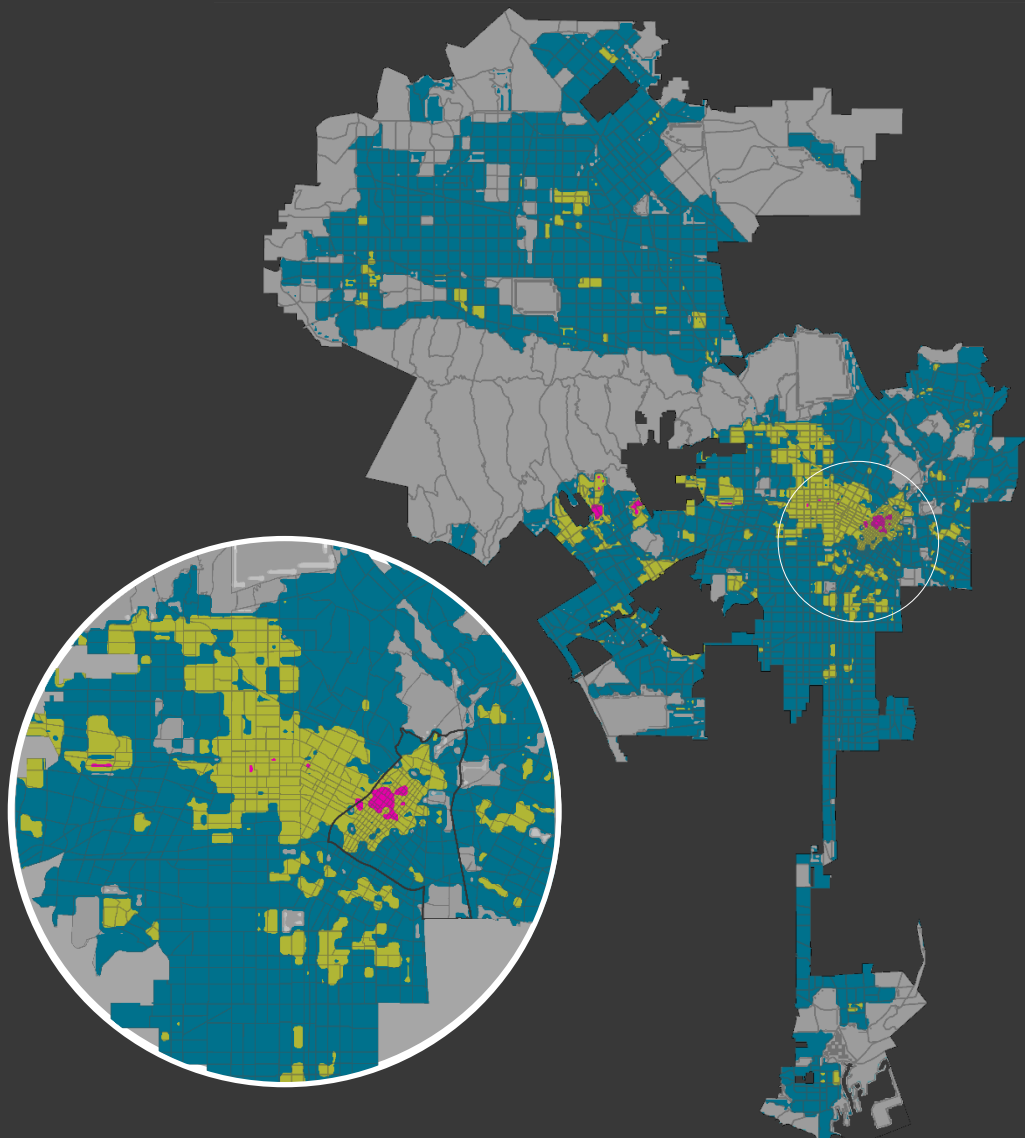
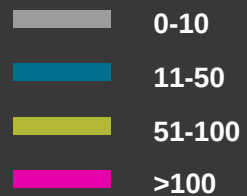


PROJECTED GROWTH

TODAY

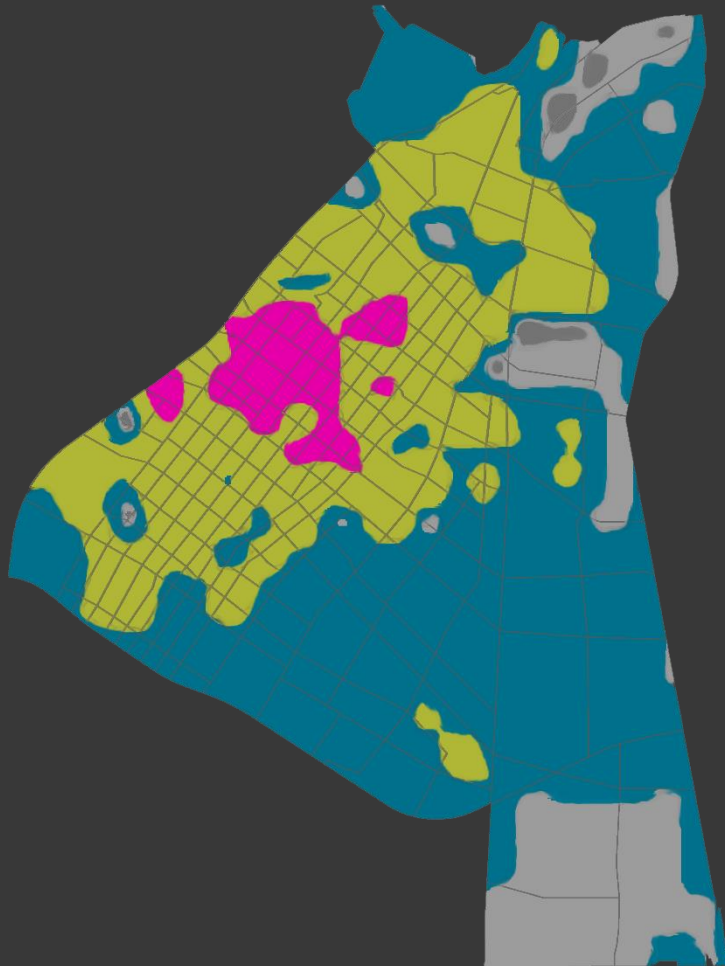
2040

POPULATION &
EMPLOYMENT
DENSITY/ACRE

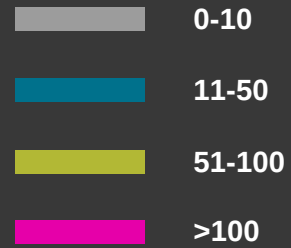


PROJECTED GROWTH

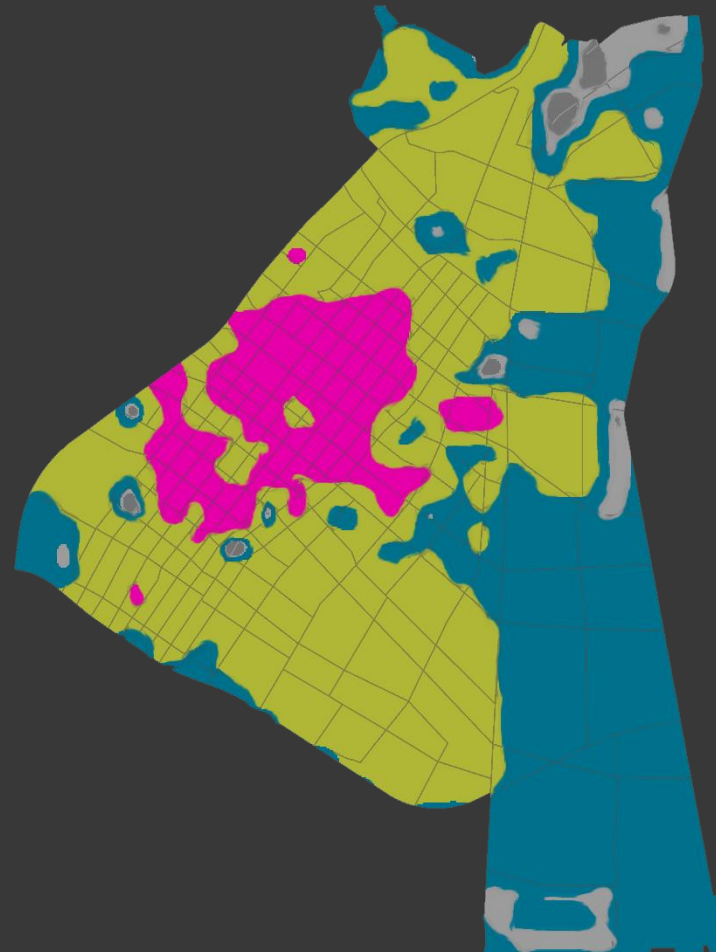
DTLA TODAY



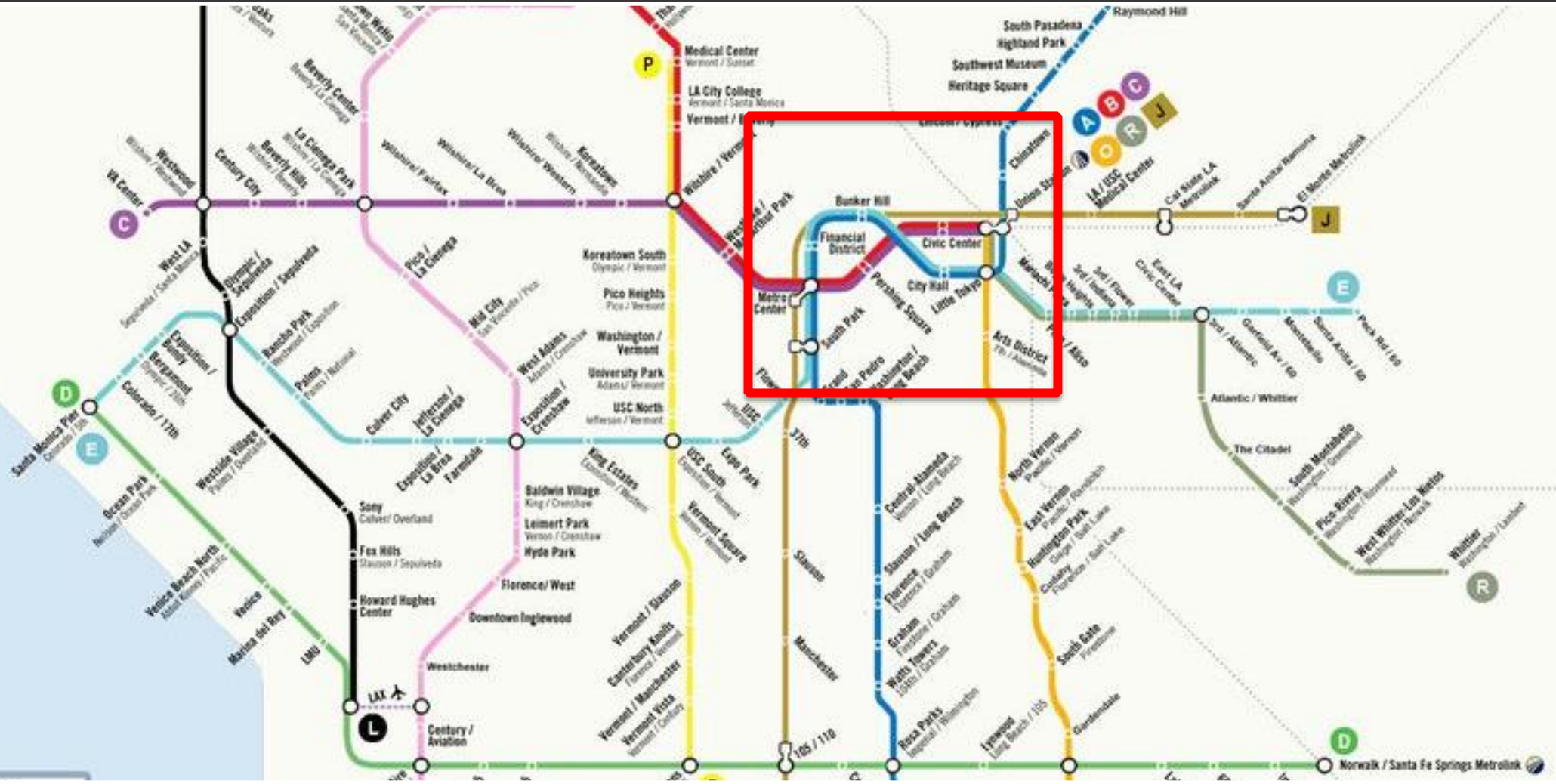
POPULATION &
EMPLOYMENT
DENSITY/ACRE



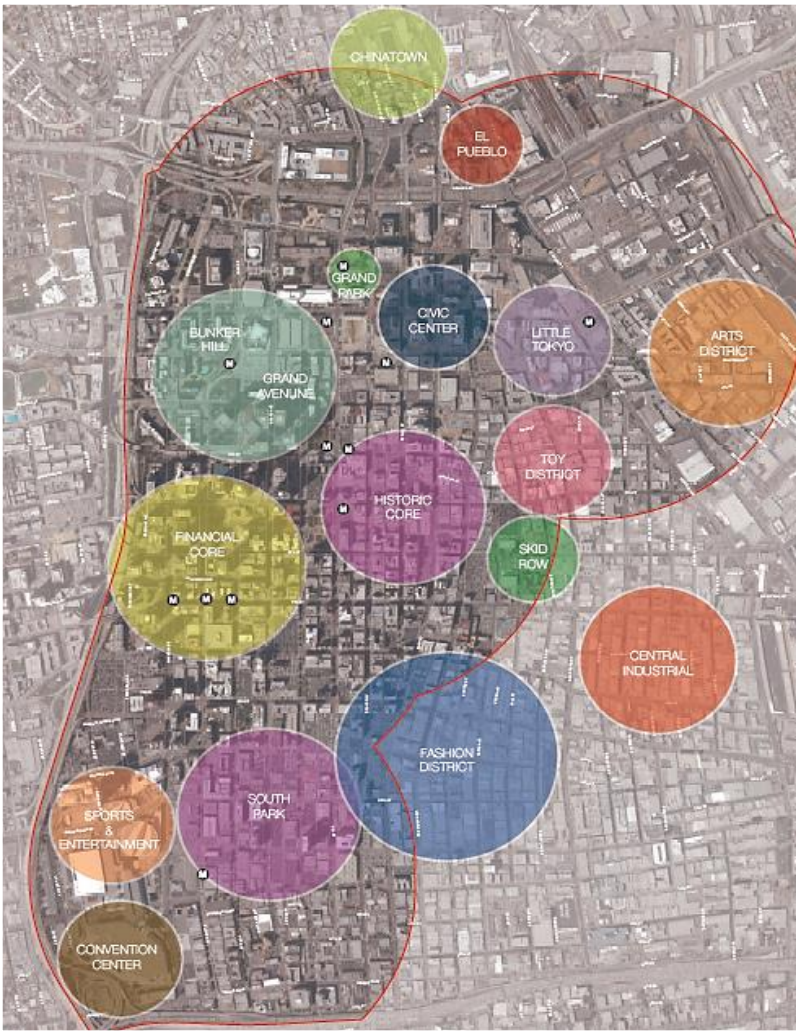
DTLA IN 2040



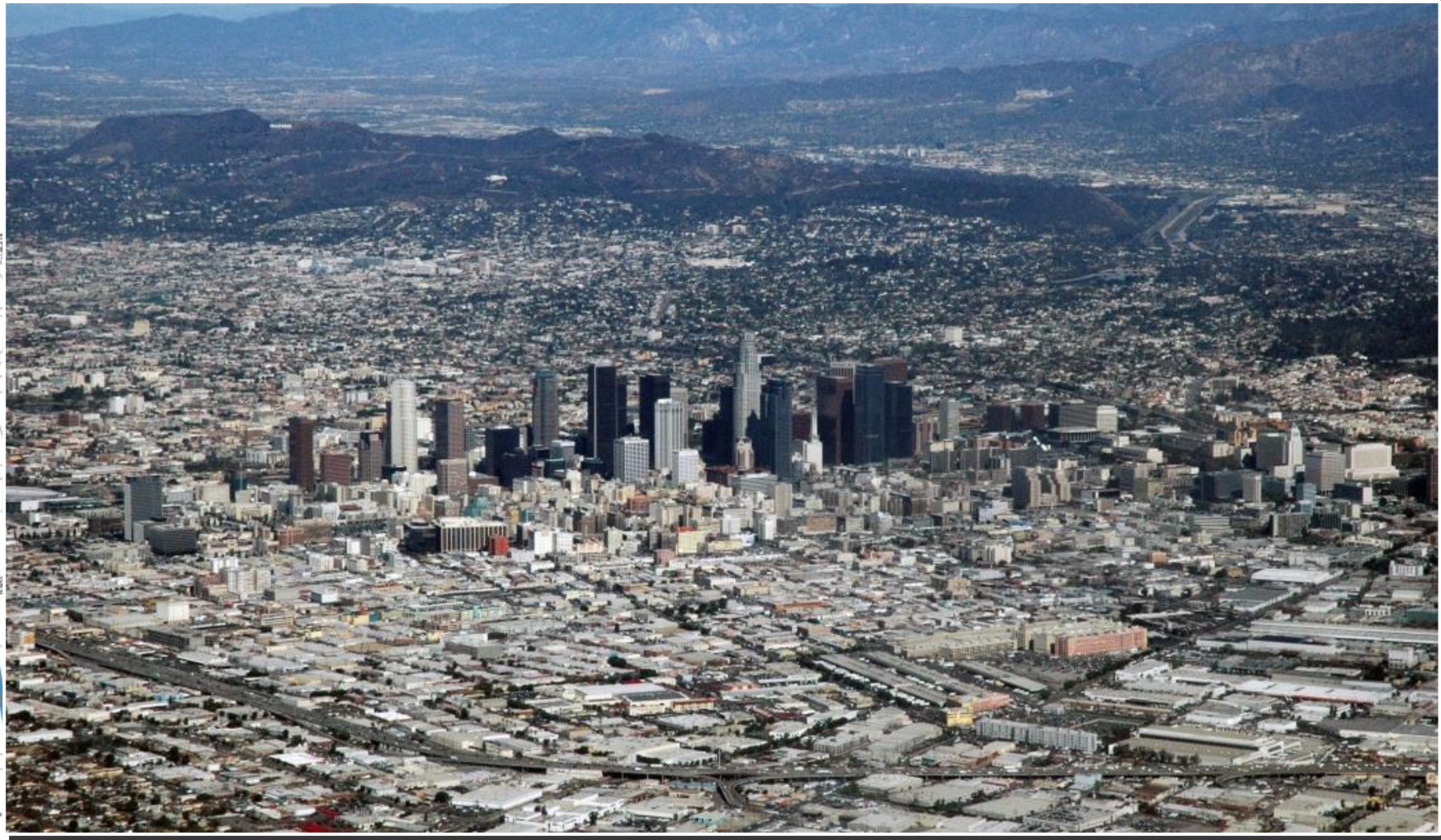
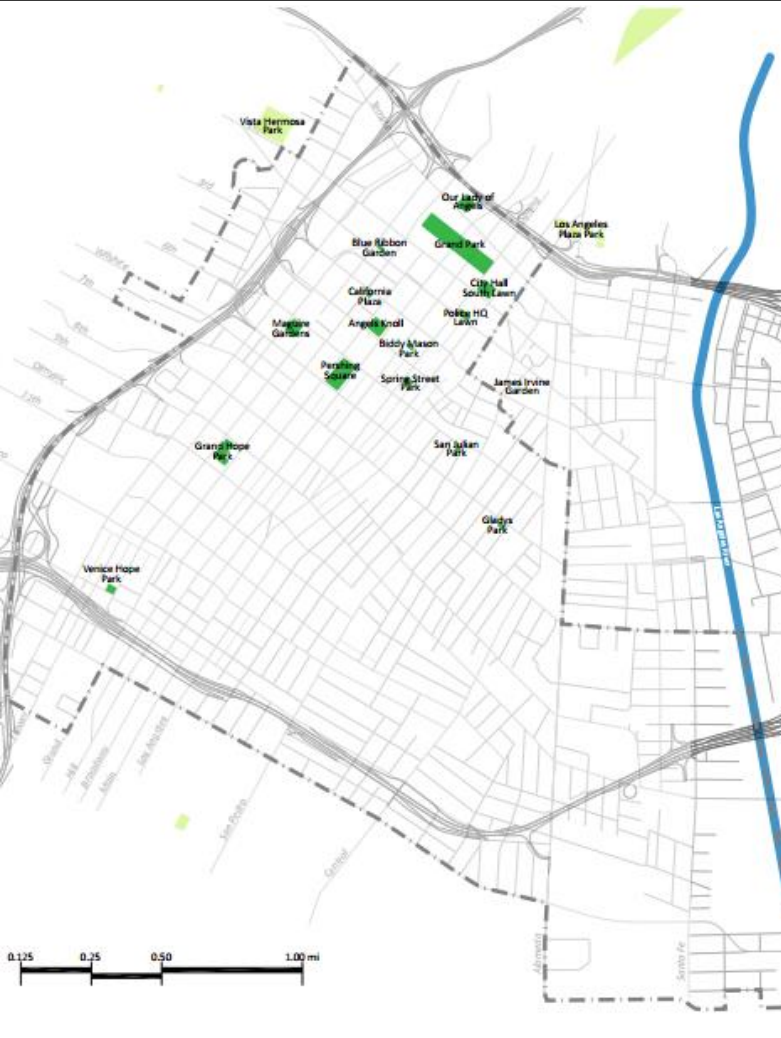
LEVERAGE TRANSIT RICH LOCATION



REINFORCING DOWNTOWN'S COLLECTION OF DISTINCTIVE NEIGHBORHOODS



PROVIDING AMENITIES THROUGHOUT DOWNTOWN



REESTABLISH DOWNTOWN AS THE CIVIC, CULTURAL, AND SYMBOLIC HEART OF LOS ANGELES





PROMOTE BOLD
GROWTH
WITH TACTICAL
PRESERVATION



KEEP DOWNTOWN
A JOBS CENTER—BUT
RECOGNIZE HOUSING
AS GOOD JOBS
POLICY



DESIGN COMFORTABLE
SPACES TO MOVE
THROUGH AND STAY IN



FOCUS ON FORM &
PERFORMANCE, LESS
ON USE & PROCESS



An aerial night photograph of the Los Angeles skyline. The city is illuminated with various lights, and the sky is a deep blue. The text "Raise expectations and remove barriers" is overlaid in white, sans-serif font. Below the title, a list of four bullet points is displayed in the same font. The background shows a dense urban landscape with numerous skyscrapers and commercial buildings, including a prominent blue glass skyscraper in the center. In the foreground, a large stadium with a blue roof is visible on the right, and a Toyota dealership is on the left.

Raise expectations and remove barriers

- Remove density limitations: per unit open space requirement, parking minimums, and other barriers
- Streamline process for projects that meet standards
- Set expectations through new form regulations
- Reduce focus on use



Don't allow parking to drive design

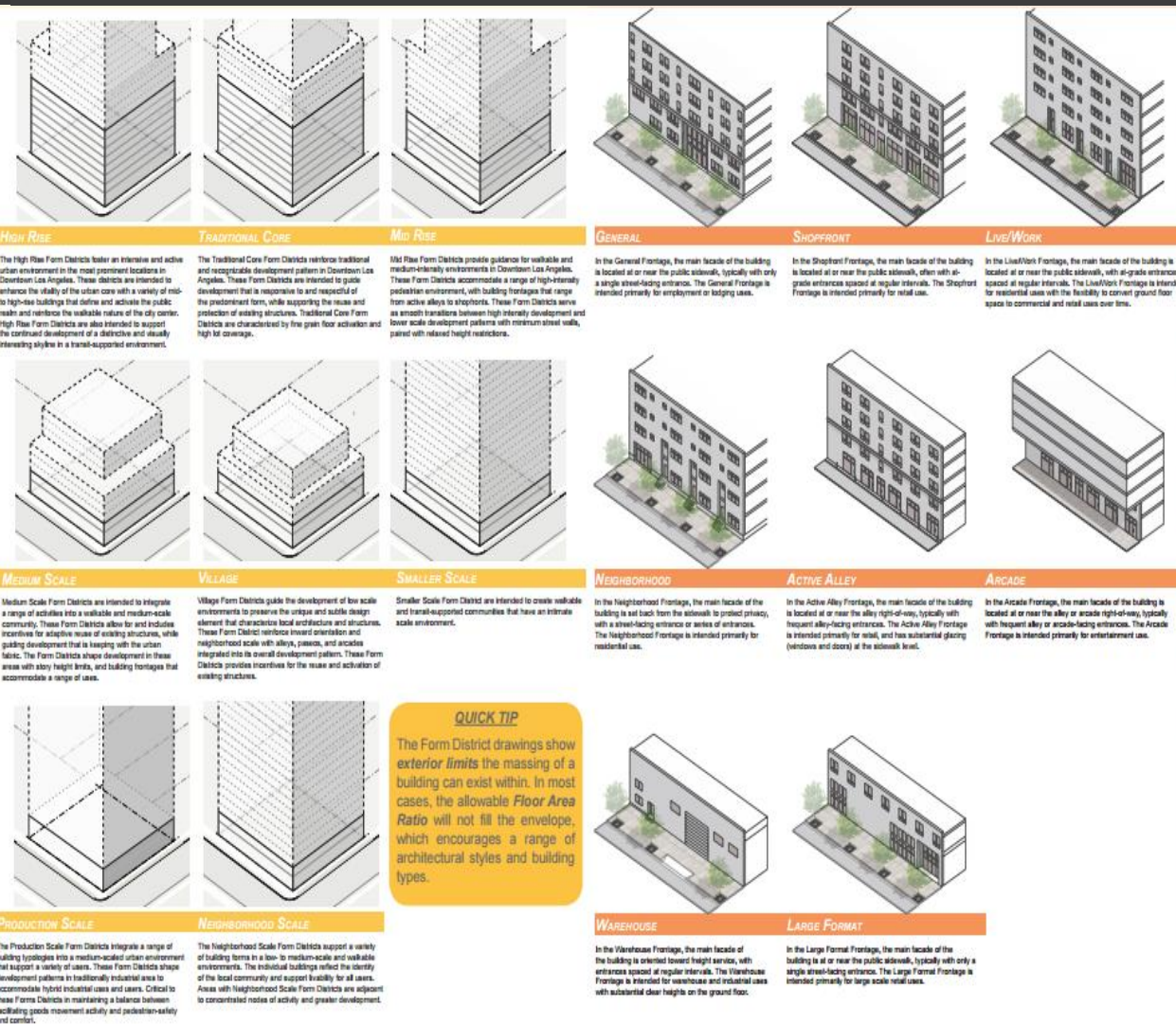
- Eliminate parking minimums
- Encourage below ground parking, when provided
- Reduce impact of above ground parking on design

An aerial night photograph of a city skyline. In the foreground, a large construction site is visible, featuring several cranes and a partially demolished or under-construction building. The background is filled with numerous illuminated skyscrapers and city lights, creating a vibrant urban scene.

Devise strategies that will continue to develop the skyline

- Allow for the highest intensities near transit
- Create standards for high quality and innovative tower design
- Discourage underdevelopment in key locations

[FORM - FRONTAGE] [USE]



NEW DOWNTOWN SPECIFIC RE:CODE ZONES

- Provide more tailored zones to match neighborhood characteristics
- 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





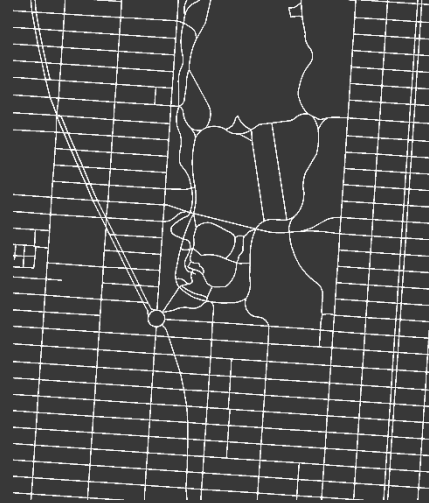
CURRENT FRAMEWORK

STREET GRID COMPARISON

LOS ANGELES



NEW YORK



BOSTON



CHICAGO



SEATTLE



PORTLAND

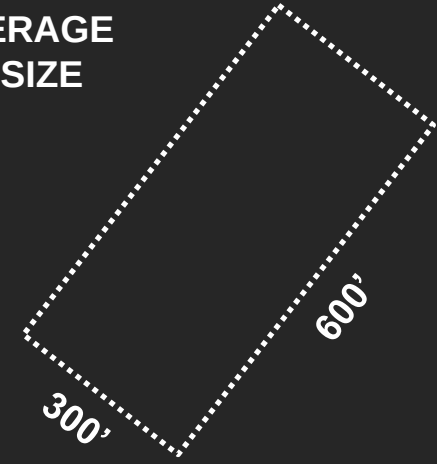


GRID TYPOLOGIES

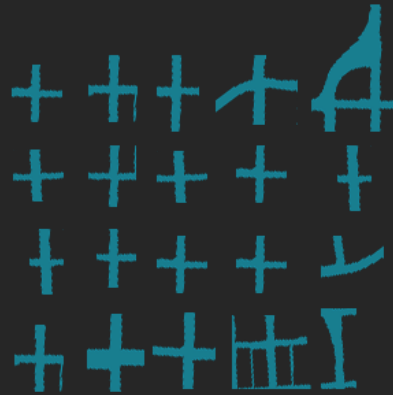
BLOCKS



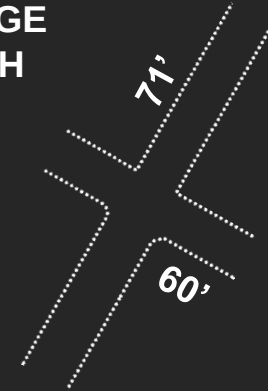
DTLA AVERAGE
BLOCK SIZE



ROADS

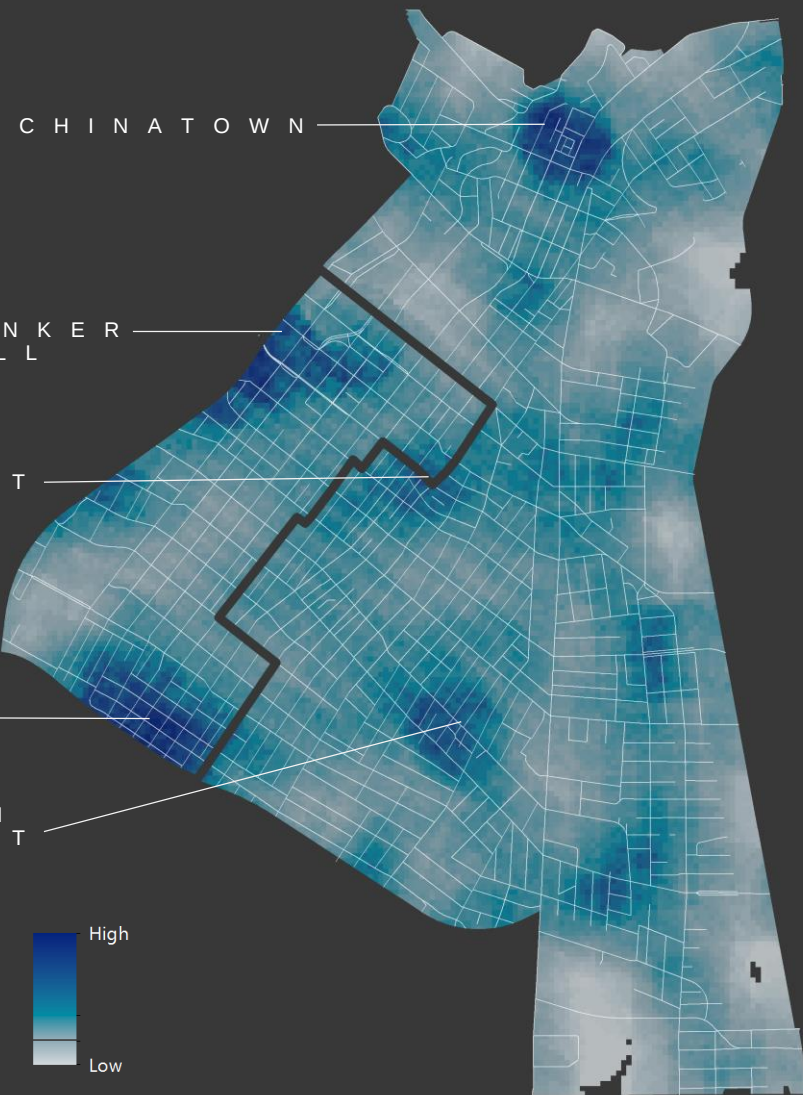


DTLA AVERAGE
ROAD WIDTH

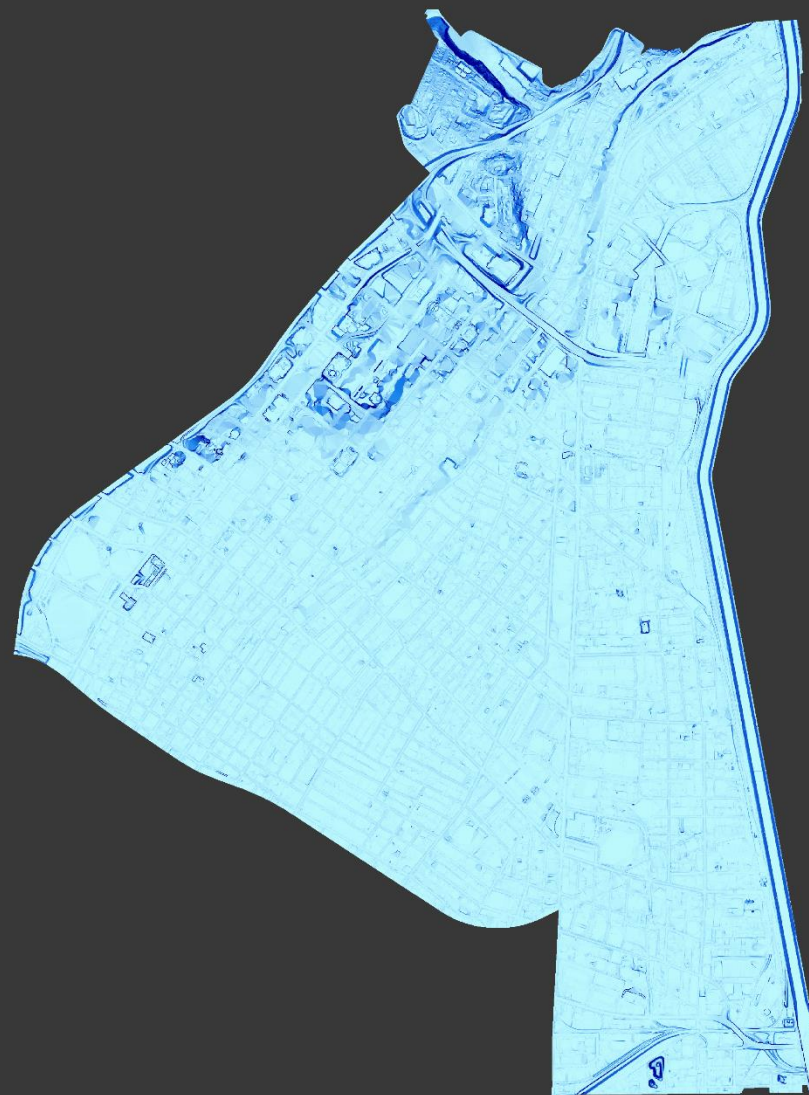


GRID INTENSITY

NETWORK DENSITY



TOPOGRAPHY

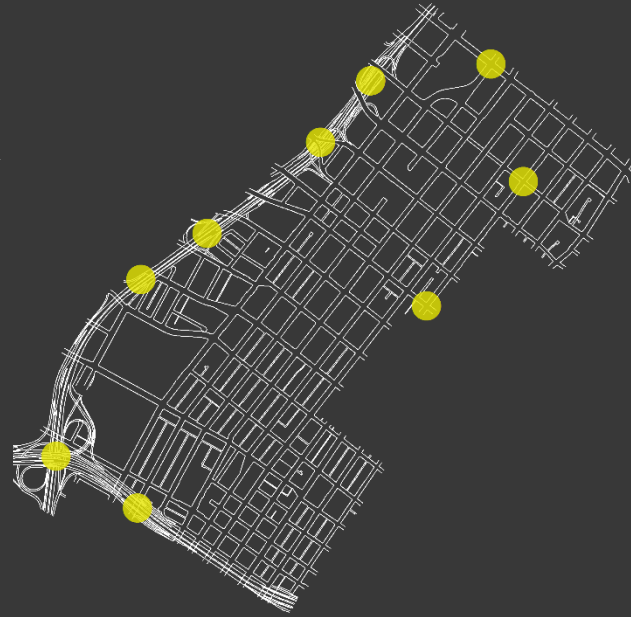


EXISTING CONDITIONS

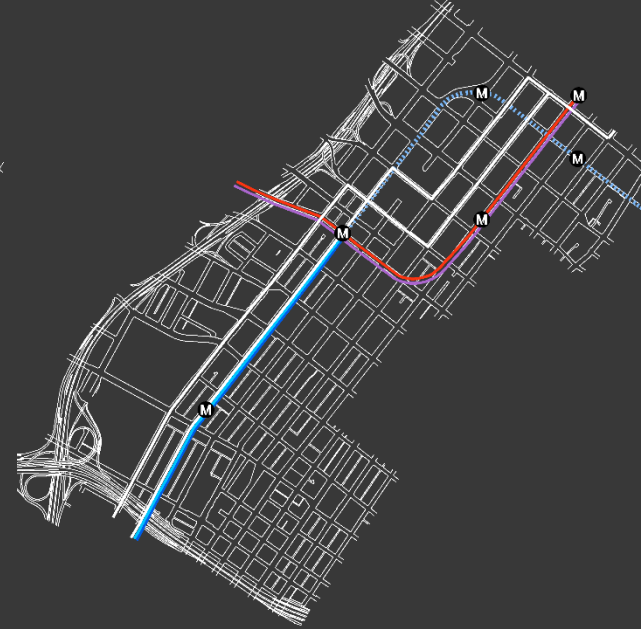
MAJOR PATHS
OF TRAVEL



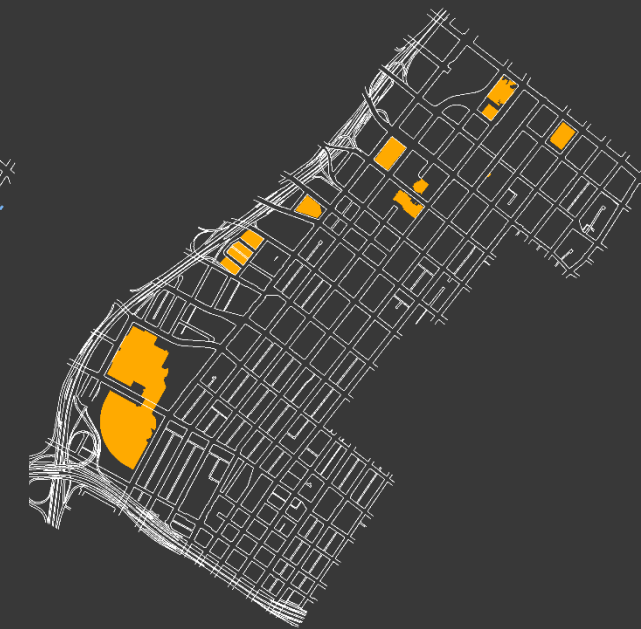
GATEWAYS/
POINTS OF ENTRY



METRO RAIL

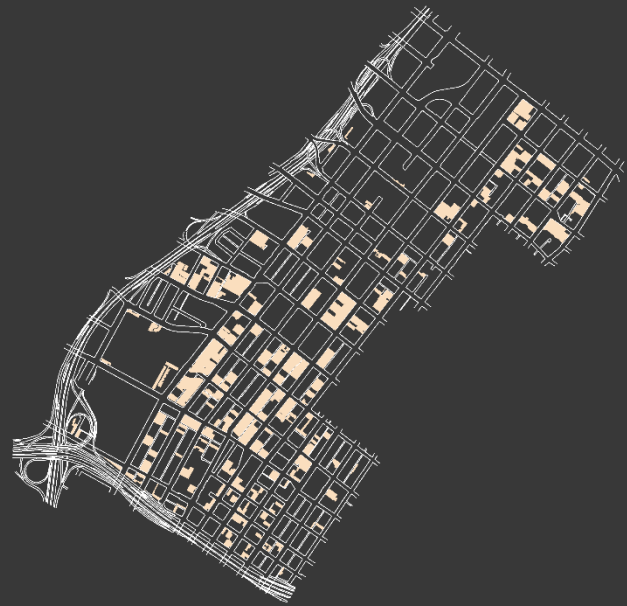


LANDMARKS

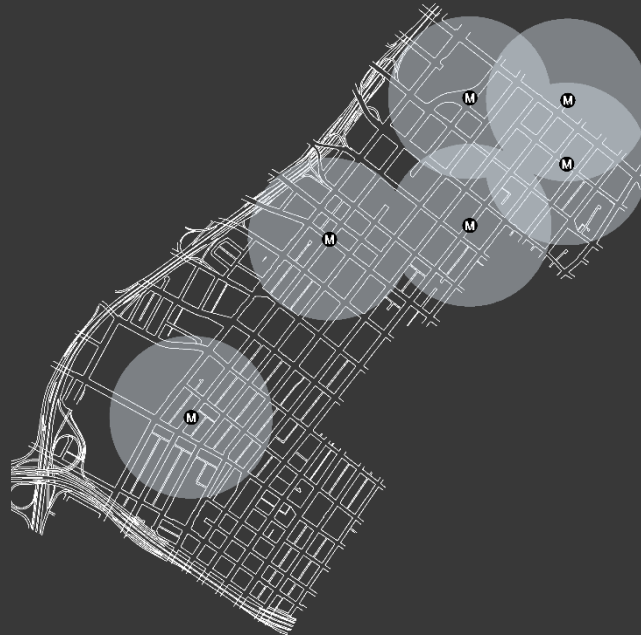


OPPORTUNITIES

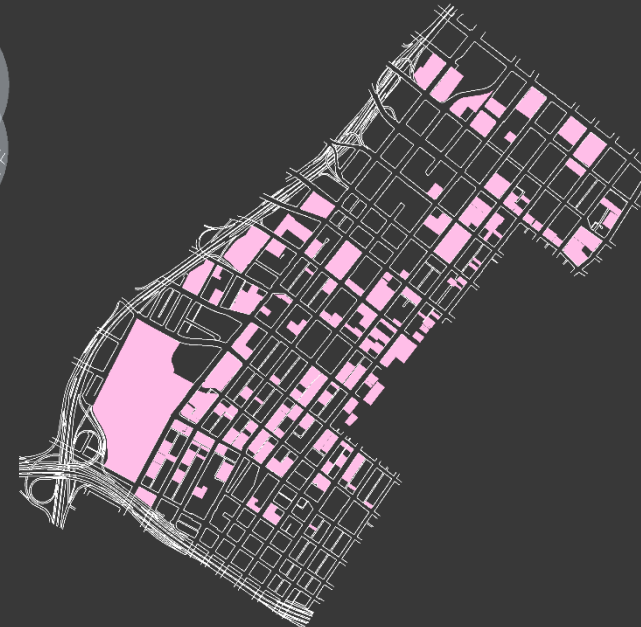
PARKING
LOTS/GARAGES



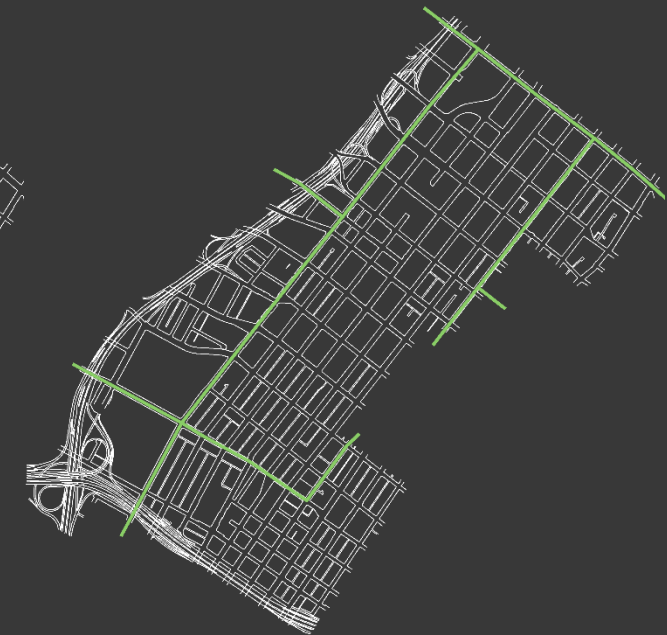
TRANSIT
PROXIMITY



POTENTIAL
DEVELOPMENT



GREENWAY
NETWORKS





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