COMMUNITY BENEFITS

Accommodating the amount of growth anticipated for Downtown in a thoughtful and respectful manner is fundamental to the long term health, economic vitality, and sustainability of the Downtown community. The variety of districts within Downtown call for a range of scales and development intensities, as well as amenities.

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PUBLIC BENEFIT AREAS Existing Areas with Public Benefits Proposed Expansion Area

REINFORCE DOWNTOWN AS THE PRIMARY JOBS **CENTER OF SOUTHERN**

CALIFORNIA

MAKE STREETS FRIENDLY

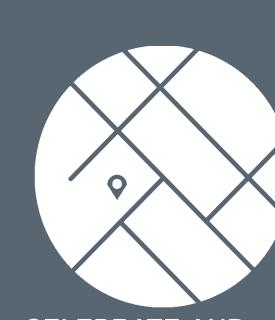
FOR THOSE WHO USE

TRANSIT, RIDE BICYCLES,

AND WALK

ROW

EXPAND AND SUPPORT THE GROWING RESIDENTIAL POPULATION



CELEBRATE AND REINFORCE THE CHARACTER OF EACH OF DOWNTOWN'S DISTINCTIVE

NEIGHBORHOODS



IMPLEMENT A PRIORITY BENEFITS SYSTEM THAT BALANCES GROWTH AND DELIVERS NEIGHBORHOOD

AMENITIES



ELEVATES DESIGN EXPECTATIONS AND MAKES GREAT **BUILDINGS EASY TO** ACHIEVE

Icon Source: The Noun Project - Iris Sun, Gloria Vigano, Magicon

HOW SHOULD WE GROW DOWNTOWN?

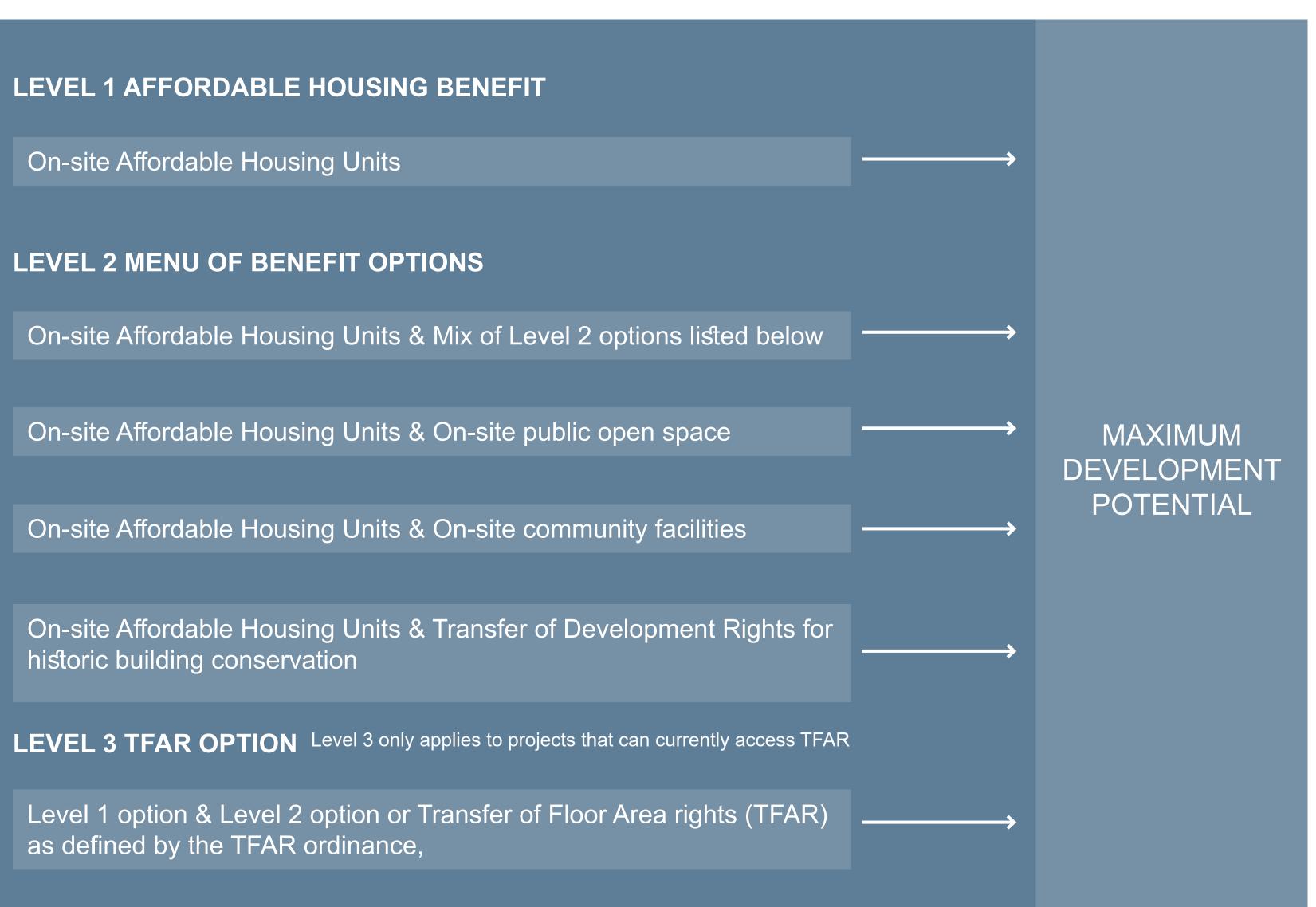
The objective of the Downtown Community Plan is to ensure that Downtown can continue to grow in a sustainable, equitable, healthy, and inclusive manner that:

- Sustains the ongoing revitalization and innovation for decades to come;
- Reinforces the role of Downtown as the primary jobs center of Southern California;
- Expands and supports a growing residential population;
- Creates well-designed buildings that continue to develop the skyline;
- Celebrates and reinforces the character of each individual neighborhood;
- Creates neighborhood amenties to supports growth;
- Includes world-class parks, friendly gathering spaces, and pleasant sidewalks;
- Orients streets to be friendly for those who use transit, bicycles, and walk;

RELATIONSHIP BETWEEN NEW DEVELOPMENT AND PUBLIC COMMUNITY BENEFITS Project chooses Project must contribute to citywide public benefits, not to exceed the Development including affordable maximum base **Project** housing and new parks. building size The fee amount depends allowed. on the type and size of development. Project chooses Project must contribute to Project must participate citywide public benefits, in the **Downtown** to exceed the **Community Plan** including affordable maximum base **Community Benefits** housing and new parks. building size Program, or the State The fee amount depends allowed, as defined Density Bonus or TOC by the project site's on the type and size of Program. development. zoning. Created by Iris Sun from Noun Project

PATHWAYS TO ACHEIVE MAXIMUM BONUS POTENTIAL

Housing Development Project Scenarios



Non-Housing Development Project Scenarios

	LEVEL 2 MENU OF BENEFIT OPTIONS		
	On-site public open space		
	On-site community facilities		
	Transfer of Development Rights for historic building conservation	MAXIMUM DEVELOPMENT POTENTIAL	
	Mix of Level 2 options listed above		DEVELOPMENT POTENTIAL
	LEVEL 3 TFAR OPTION Level 3 only applies to projects that can currently access TFAR		
	Level 2 Options, or Transfer of Floor Area rights (TFAR) as defined by the TFAR ordinance	-	

