

# PLANNING & ZONING FOR DOWNTOWN

## DTLA 2040 GUIDING PRINCIPLES

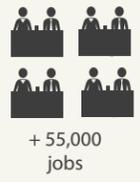
The following Guiding Principles of the Plan are followed by planning strategies to implement the vision for Downtown.

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context and will be the first application of the City's re:code LA project - the comprehensive revision to the City's outdated 1946 zoning code.

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.



### ACCOMMODATE GROWTH IN A THOUGHTFUL MANNER BY:

- Recognizing Downtown as distinctive neighborhoods and supporting individual character through form and use standards, and design guidelines
- Maximizing intensity in the most transit-served areas and limiting underdevelopment in strategic locations
- Promoting infill development and encourage reuse of existing buildings
- Promoting public realm improvements, services, and amenities to support expanded worker and residential populations



### 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
- Expanding the range of new housing typologies
- Encouraging the development of neighborhood services and amenities needed to support a complete community
- 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 limitations, and design regulations
- Allocating greater development potential around transit centers
- Providing guidelines for business establishment sizes



### CREATE LINKAGES BETWEEN DISTRICTS BY:

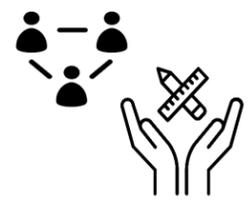
- Finding opportunities within a public benefits system for the development of new publicly accessible open space
- Encouraging the development of nontraditional open spaces
- Requiring new development to contribute to high quality streets
- Treating the streets as downtown's living room
- Supporting 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

## WHAT TO EXPECT IN 2018



Continued Public Engagement

...invite us to your meeting!



Release of Draft Documents

Draft Plan, Zoning Code, & Environmental Impact Report



Begin the Adoption Process

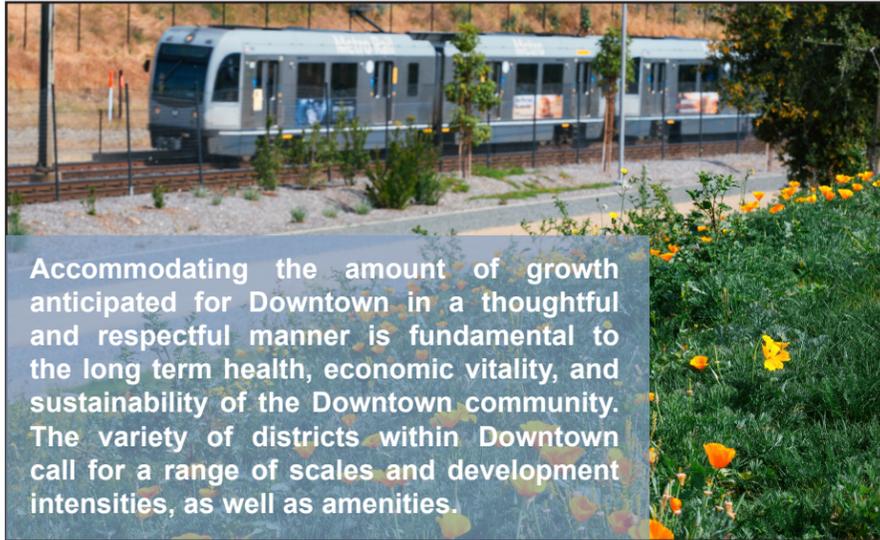
1. Neighborhood Councils
2. Central Area Planning Commission
3. City Planning Commission
4. Planning & Land Use Committee
5. City Council

For more information, please visit: [www.DTLA2040.org](http://www.DTLA2040.org)

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# PLAN STRATEGIES FOR HISTORIC CULTURAL NEIGHBORHOOD COUNCIL AREAS



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.

## LITTLE TOKYO

### ECONOMIC VITALITY AND LOCAL BUSINESSES

- Support owner-operated and long standing businesses
- Regulate ground floor consistent with the Little Tokyo [Q] Conditions
- Design regulations to encourage active street and pedestrian areas
- Limit size of commercial establishments in limited neighborhood commercial areas to prioritize small businesses

### CULTURAL AND HISTORIC PRESERVATION

- Support cultural identity and historic setting with zoning regulations for form that reinforce the qualities of Little Tokyo
- Use of the Downtown Design Guide and Little Tokyo CDO to encourage subtle cultural expression

### HOUSING AND COMMUNITY PRIORITIES

- Support a range of housing types (family units, senior housing, co-working/co-living, etc.) that match all levels of affordability
- New Public Benefits system prioritizes Affordable Housing
- New Public Benefits system incentivizes the inclusion of family units with new development

## EL PUEBLO

### ECONOMIC VITALITY AND LOCAL BUSINESSES

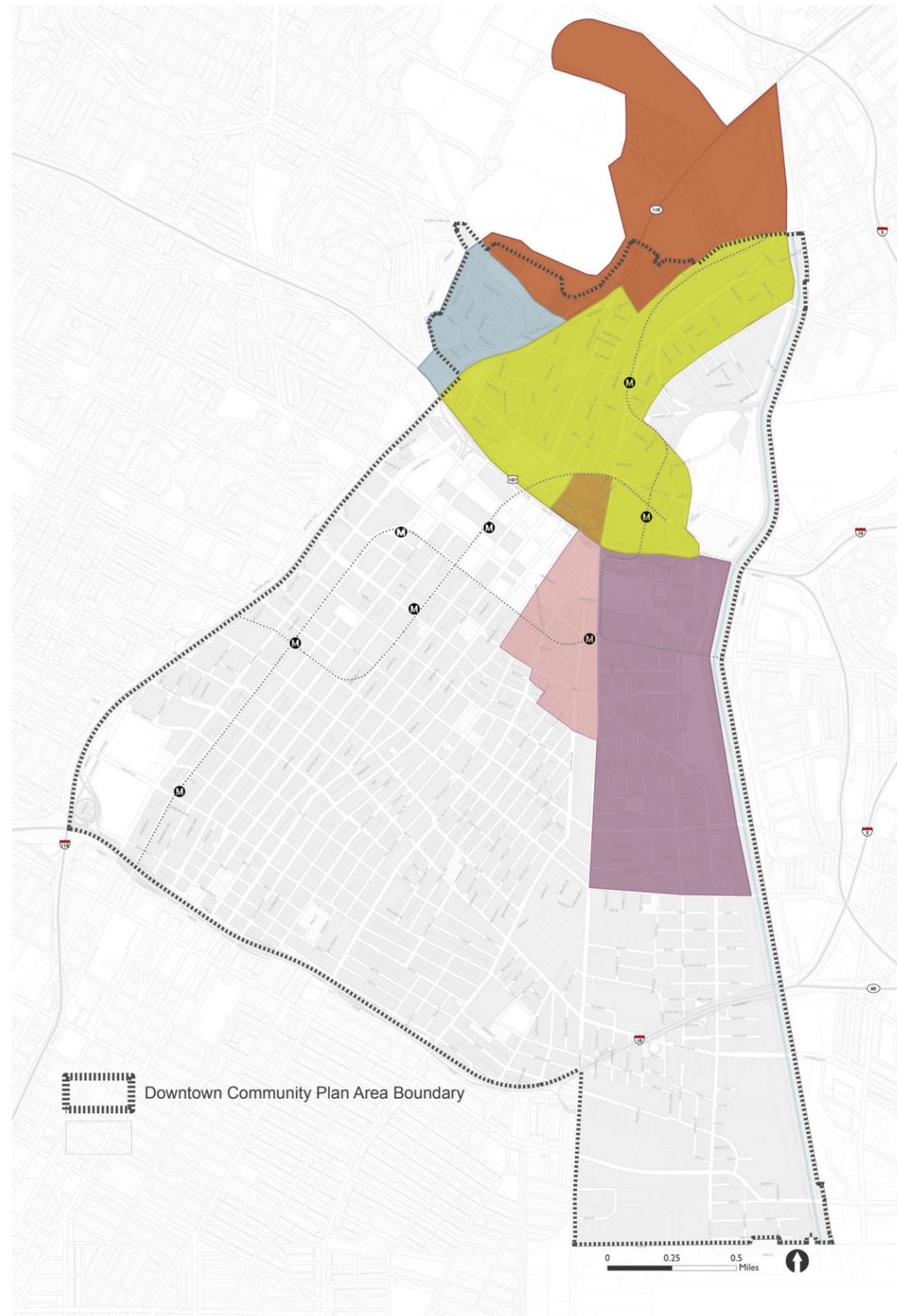
- Support owner-operated and long standing businesses
- Regulate ground floor uses and design to encourage active street and pedestrian areas
- Encourage more active nighttime uses as residential uses are introduced in adjacent areas

### CULTURAL AND HISTORIC PRESERVATION

- Preserve the legacy of the area, and ensure future development provides clear access to the historic district

### HOUSING AND COMMUNITY PRIORITIES

- Encourage a range of housing types that match all levels of affordability
- Support pedestrian linkages and physical connections between El Pueblo and its neighboring districts and neighborhoods



## CHINATOWN & VICTOR HEIGHTS

### ECONOMIC VITALITY AND LOCAL BUSINESSES

- Encourage a greater mix of uses in the commercial core of Chinatown and near the Metro Gold Line Station
- Support Chinatown's regional draw by encouraging an active street life that extends into the night and entertainment uses
- Prioritize neighborhood scaled businesses and long-standing family run retail shops

### CULTURAL AND HISTORIC PRESERVATION

- Zoning here creates a fine-grained environment with a concentration of active store fronts
- Frontage requirements for small storefronts, high levels of transparency, and active ground floor uses
- Reinforce the interesting building orientation with paseos and alleys with active uses
- Scale and block pattern protections with required building breaks, height and

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## ARTS DISTRICT

### ECONOMIC VITALITY AND LOCAL BUSINESSES

- Preserve and facilitate productive activity, by prioritizing space for employment including light industrial, new industry, commercial, and vertically-integrated businesses, with careful introduction of live-work uses
- Maintain a baseline of productive capacity in the neighborhood
- Guide the development of new structures that are flexible and can accommodate a range of industries over time

### CULTURAL AND HISTORIC PRESERVATION

- Recognize the distinctive urban form characterized by medium and low scale development with a historic industrial legacy
- Create a Transfer of Development Rights System to encourage preservation of existing buildings, and those resources identified by SurveyLA
- Protect historic industrial streets and unique street characteristics
- Encourage active and green alleys through Plan policies, the Downtown Design Guide, and zoning

### HOUSING AND COMMUNITY PRIORITIES

- Guide the development of high quality new construction with form and setback requirements as well as design guidelines for the neighborhood
- Allow for by-right conversion to Joint Living and Work Quarters
- Live-work uses targeted for artists and available at all levels of affordability
- Create required set-aside of job-generating space