What is a Community Plan?

Primary Objectives of Downtown Plan Update

What We Have Heard

Proposed Policy Direction and Strategies
What is a Community Plan?
The General Plan
- A long-term policy document consisting of policies and programs that form a blueprint for physical development

Framework Element
- Land Use element comprised of 35 Community Plans

35 Community Plans
WHAT IS A COMMUNITY PLAN?

Blueprint for Guiding Growth and Development

POLICY DOCUMENT
- Vision
- Policies
- Programs
- Implementation Measures

ZONING
- Development Regulations
- Use Allowances
- Process

PLAN MAP
- Sets Range of Uses
- Establishes Range of Intensities
How is a Community Plan developed?
P L A N  D E V E L O P M E N T  P H A S E

Proposed “Flex” District Construction
TIMELINE

2014
Plan Re-Launch /Early Outreach

2015
Existing Conditions Assessment, Zone System Development

2016
Plan Development, Community Engagement, Early Environmental Work

2017/18
Ongoing Community Engagement & Environmental Analysis
Future Zoning System
NEW DOWNTOWN SPECIFIC RE:CODE ZONES

• Raise design expectations and remove unnecessary barriers

• Provide more tailored zones to match neighborhood needs

• 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
What are the primary objectives of DTLA 2040?
ACCOMMODATE
ANTICIPATED GROWTH &
STRENGTHEN NEIGHBORHOOD CHARACTER
PROJECTED GROWTH

DTLA 2040

By the year 2040, Downtown will add approximately:

+125,000 people
+70,000 housing units
+55,000 jobs
GROW & SUPPORT THE RESIDENTIAL BASE
REINFORCE THE JOBS ORIENTATION OF DOWNTOWN
PROMOTE TRANSIT, BICYCLE, AND PEDESTRIAN FRIENDLY ENVIRONMENT
CREATE WORLD-CLASS STREETS & PUBLIC REALM
WHAT WE’VE HEARD SO FAR

ECONOMIC VITALITY

Community Feedback
• Flexible spaces that can attract new industries
• Strengthen role as an international center of the fashion industry

Plan Strategies
• Promote adaptable structures that are able to accommodate diverse land uses, including live/work, retail, wholesale, and creative industry while allowing for evolution and innovation
• Reinforce high energy street life- active alleys and sidewalk commerce
• Promote jobs generating uses with work spaces that are flexible and have capacity to house a range of industries over time
Community Feedback
- Housing that can accommodate a varied mix of uses
- Affordability for all range of incomes, particularly workforce and low to moderate income
- Celebrate the district’s distinctive character

Plan Strategies
- Introduction of housing into new areas
- Promote adaptive reuse of historic structures
- Increase density of housing in existing residential areas
- Form regulations that reinforce the unique functional characteristics of existing structures, composed of active shop fronts, alleys, interior markets, and bazaars
MOBILITY & CONNECTIONS

Community Feedback
• Improve the district’s connectivity to rest of Downtown
• Pathways for pedestrian travel that are safe and at the appropriate scale

Plan Strategies
• Focus on the North/South & East/West Corridors as Key linkages amongst Downtown’s Neighborhoods, with a special focus on San Pedro & 7th Street
• Support rich pedestrian environment through use of the Form District regulations - includes building story limits, setbacks, and frontage requirements to enhance pedestrian environment

WHAT WE’VE HEARD SO FAR
PUBLIC REALM & OPEN SPACE

Community Feedback
- More open gathering spaces and plazas that are safe and accessible
- Create an enhanced public realm

Plan Strategies
- Safe and comfortable streets that serve as open space
- All new development required to provide on-site open space
- Incentives for creation of new open space as part of public benefits system
FUTURE STEPS

• Ongoing Community Engagement
• Continued Development of Draft Policies, Programs, and Zoning
• Draft Plan Release and reports at Neighborhood Councils and City Planning Commission for early input
• EIR Process
THANK YOU!

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