

DTLA 2040 DRAFT PLAN CONCEPTS LITTLE TOKYO

Information represents draft policy concepts proposed as part of the update to the Downtown Community Plan. These draft concepts were developed in partnership with the Little Tokyo Community through a series of focus groups and outreach events. To leave feedback or learn more information about the Plan visit www.dtl2040.org

PROPOSED POLICIES FOR LITTLE TOKYO

HOUSING & COMMUNITY PRIORITIES

- Create and implement an incentive zoning system to deliver public benefits such as affordable housing, open space, historic preservation, transportation improvements, and community facilities to Downtown communities.
- Recognize additional housing unit options to accommodate a variety of household sizes, including larger households, such as those with children, multigenerational living, and special needs populations.
- Facilitate the preservation of existing residential units, and avoid displacement of the most vulnerable Downtown residents.
- Find opportunities to create affordable housing options for middle income and workforce populations.
- Support multigenerational communities that include local services, recreational facilities, and urban design that accommodates people of all ages and levels of mobility.
- Foster an equitable and inclusive Downtown, with housing options that can accommodate the fullest range of economic and social needs.
- Cultivate a prosperous and complete community in Downtown that provides an opportunity for local employees in all sectors to live and work in close proximity.
- Foster healthy communities composed of mixed-income housing in proximity to transit, jobs, amenities, services, cultural resources, and recreational facilities.
- Promote shared creative on-site amenities, including usable open space in new development projects.
- Encourage the collocation of schools, childcare facilities, and additional supportive services with housing and office uses.
- Support the location of community facilities, such as childcare, grocery stores, supportive services, and additional amenities in Village areas.
- Support affordable housing for seniors and encourage the creation of adaptable residential buildings to accommodate aging populations.

ECONOMIC VITALITY & LOCAL BUSINESSES

- Retain, support, and reinforce the historic and cultural elements of Little Tokyo, including the businesses and cultural institutions within the community.
- Engage and support small businesses so that they may remain resilient through market evolution, contributing to business continuity.
- Increase the availability of resources and programs to support existing small businesses, and new business startups, and local entrepreneurs.
- Ensure the viability of existing neighborhood stores and businesses that support the needs of local residents and are compatible with the neighborhood.
- Regulate the size of individual retail establishments and limit incursion of formula retail establishments to preserve the fine grain scale and special character of small businesses in villages.
- Support accessibility to affordable retail options, such as grocery stores and goods and services used on a daily basis.
- Encourage the establishment of neighborhood land trusts in areas with long-standing businesses vulnerable to changes in market conditions and to improve local control.
- Recognize creative arts, culture, neighborhood character, dynamic public spaces, and diverse populations as significant components of Downtown's economic ecosystem, and support programs that seek to enhance these resources.
- Encourage mixed-use and commercial development to provide retail spaces conducive to community-serving small businesses and business incubation.
- Plan for a connected network of districts that together provide a full range of services and amenities to support workers, residents, and visitors Downtown.
- Require active ground floors and street frontages that improve walkability and connectivity, especially between transit stations and local destinations.
- Encourage underground parking, when provided, to increase the amount of floor area dedicated to active uses and improve the pedestrian environment.
- Wrap with active uses or architecturally screen above grade parking in mixed use, residential, or commercial developments to enhance the pedestrian environment.
- Encourage active uses on the ground floor of stand-alone garages and require that upper levels be screened to increase street life and pedestrian activity, and improve the aesthetic quality of buildings and neighborhoods.

CULTURAL & HISTORIC PRESERVATION

- Reinforce the unique qualities of each neighborhood, and ensure that growth complements and is compatible with existing character and historic resources.
- Prevent the unnecessary loss of resources of historic significance, special character, cultural, or social significance.
- Strengthen the awareness of historic resources by supporting the implementation of a unified set of informational and wayfinding signs that provide a description of these sites.
- Support local institutions and organizations to advocate, educate, and share the legacy of these resources.
- Ensure that where new development occurs, it complements the physical qualities and distinct features of existing historic resources.
- Preserve and promote the distinct qualities and features of historically and culturally significant neighborhoods and communities.
- Apply form regulations that encourage pedestrian-scale development and respect the character of Village areas.
- Preserve the fine-grain character of villages through narrow building facades and frequent building entrances.
- Encourage building design in transitional areas that complements and bridges the character of adjacent districts for more seamless transitions.
- Support an improved public realm, including a range of open space types that can offer opportunities for recreation and social interaction.

OPEN SPACE & CONNECTIVITY

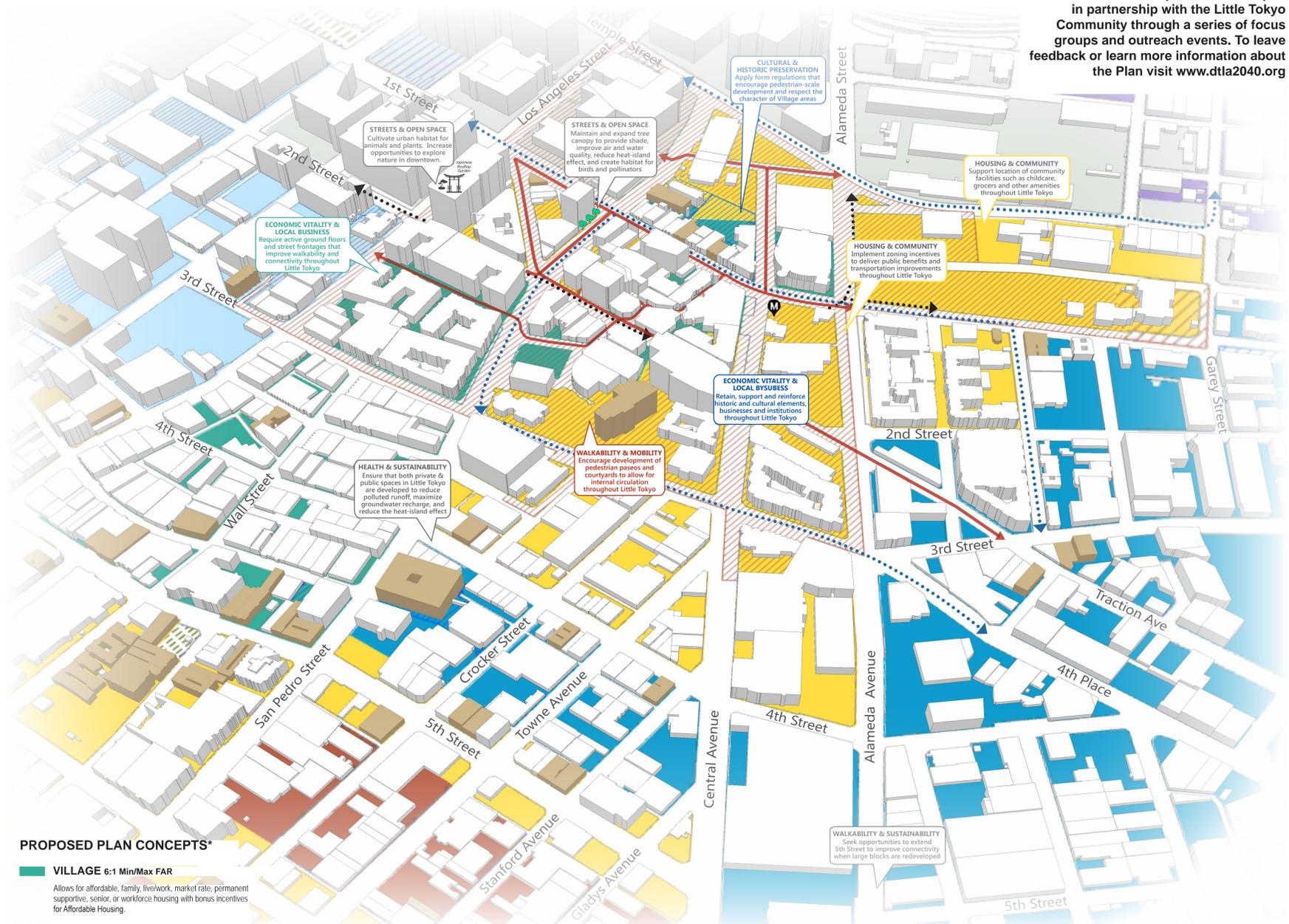
- Create a network of public and private green infrastructure with increased and incentivized use of trees, eco roofs, vertical gardens, stormwater facilities, and landscaped amenity spaces.
- Cultivate urban habitat for animals and plants and increase opportunities to experience nature in Downtown's urban environment.
- Promote a pedestrian environment that enhances thermal, visual, and audible comfort and provides opportunities for resting and socializing.
- Maintain and expand the tree canopy to provide shade, improve air and water quality, reduce heat-island effect, and create habitat for birds and pollinators.
- Encourage partnerships for stewardship and maintenance through community volunteer opportunities to expand opportunities for stakeholder engagement and ensure that public spaces are well maintained.
- Encourage the development of community-initiated and supported open spaces such as community gardens and orchards.
- Plan and design flexible public spaces that can accommodate a range of activities over time.
- Maintain and strengthen the pedestrian elements in Little Tokyo by preserving existing internal pedestrian pathways, establishing commercial uses on the ground floor of all buildings, and supporting the creation of mid-block pathways.
- Complete the Little Tokyo pedestrian spine to enhance connectivity in Little Tokyo.
- Provide zoning incentives for projects that provide public pedestrian access through large sites through the development of paseos.
- Encourage building design that connects and orients people toward destinations and activity centers.
- Create a system for tracking and installing streets trees in new development to ensure that the urban canopy is well maintained.
- Encourage trees and architectural elements that provide shade for pedestrians along primary corridors in Downtown.
- Adapt streets that are not critical to vehicular circulation to increase right-of way use for pedestrian circulation.

WALKABILITY & MOBILITY

- Implement physical improvements, education, and enforcement programs to ensure safe access throughout Downtown's districts for users of all ages and abilities.
- Prioritize safety improvements on the High Injury Network as designated by LADOT to achieve high impact reductions in injuries and fatalities.
- Implement calm street design and enforcement of speed limits to support economic vitality and improve safety on Downtown streets.
- Seek opportunities to extend streets to improve connectivity when large blocks are redeveloped, especially in southern and eastern Downtown.
- Implement a coordinated Pedestrian-First District that employs expanded use of Leading Pedestrian Intervals, scramble crosswalks, and right turns limitations on red, and other interventions to improve pedestrian safety and encourage pedestrian activity.
- Encourage the installation of curb ramps, signalized crosswalks, and other pedestrian safety improvements throughout Downtown.
- Prioritize pedestrian safety for construction detours, first consider using parking and travel lanes before significantly disrupting pedestrian routes.
- Improve weekend and night service to better serve residential, entertainment, and cultural uses.
- Enhance wayfinding information that directs transit users to centers of activity and facilitates pedestrian connections.

HEALTH & SUSTAINABILITY

- Seek opportunities to underground power lines and communications infrastructure to improve disaster preparedness, aesthetics, and reduce barriers to pedestrians.
- Support the expansion and redundancy of utility capacity to accommodate a range of activities over time.
- Prioritize infrastructure and landscape treatments that treat and infiltrate stormwater as appropriate.
- Implement cool pavement in Downtown to reduce urban heat island effect.
- Ensure that both private and public open spaces are developed to reduce polluted runoff, maximize groundwater recharge, and reduce the heat-island effect.



PROPOSED PLAN CONCEPTS*

VILLAGE 6:1 Min/Max FAR

Allows for affordable, family, live/work, market rate, permanent supportive, senior, or workforce housing with bonus incentives for Affordable Housing.

Small businesses are prioritized through individual establishment size limitations. Commercial uses emphasize neighborhood serving uses and prohibit Alternative Financial Services and Smoke shops.

Form and design regulations reinforce walkability, access patterns, and cultural design elements.

Introduces story limitation to reinforce unique scale.

TRANSIT COMMUNITY 6:1 Min/8:1 Max FAR

Allows for affordable, family, live/work, market rate, permanent supportive, senior, or workforce housing with bonus incentives for affordable housing.

Commercial uses with emphasis on neighborhood and community serving uses such as grocery stores and personal services.

Frontage standards and street wall requirements encourage foot traffic and reinforce a pedestrian-oriented environment.

Expands opportunities for public benefits such as Affordable Housing, Open Space, Community Facilities, and Historic Preservation through increased development potential.

HYBRID INDUSTRIAL 4:1 Min/6:1 Max FAR

Allows for live/work housing after maintaining a baseline of commercial or light industrial job generating floor area. Live/work allows for affordable, family, market rate, permanent supportive, senior, or workforce housing with bonus incentives for affordable housing.

Commercial uses prioritize employment focused on production, small business, and creative enterprise.

* The above concepts reflect draft proposals for the area shown.

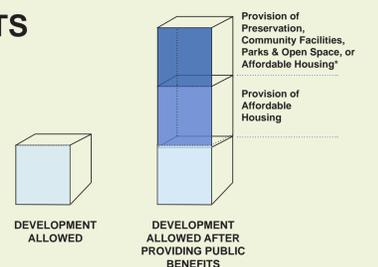
MAP ELEMENTS

- ● ● Metro Regional Connector Route
- ● ● LADOT DASH Route
- Key Pedestrian Spine reinforced by the Plan
- ▨ Little Tokyo Historic First Street National Register District & Historic Cultural Monuments
- ▨ Little Tokyo Community Design Overlay (adopted 2014)
- Protected Restricted Affordable Units

PROPOSED PUBLIC BENEFITS INCENTIVE ZONING SYSTEM

The Downtown Community Plan proposes to expand and refine the system that links growth and public benefits with a focus on the benefits below:

- Affordable Housing
- Parks & Open Space
- Community Facilities including community centers and public restrooms
- Historic Preservation & Preservation of Existing Restricted Affordable Units



*Projects are required to provide Affordable Housing before any other type of public benefit. Additionally, projects can reach full development potential with only the provision of Affordable Housing.

Image Sources:
Tree, by Tjaba Kinovoc from the Noun Project
Bonsai Tree, by Lilit Kalachyan from the Noun Project
Garden Entry, by Hunotika from the Noun Project