DTLA 2040 GUIDING PRINCIPLES

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

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 density in the most transit-served areas
- Expanding the areas where mixed use is allowed
- Setting examples where commercial activity is preferred
- Establishing locations that must maintain a baseline of productive capacity when introducing housing
- Encouraging mixed use in single-use areas
- Creating job sanctuaries

GROW AND SUPPORT THE RESIDENTIAL BASE BY:
- Promoting infill development
- Expanding areas where housing is allowed
- Introducing 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:
- Reviving, 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 character traits
- Using design guidelines, use limitations, and design regulations
- Allocating project 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 ride 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
- Treating the streets as downtown’s living room
- Requiring new development to contribute to high quality streets
- Encouraging the development of nontraditional open spaces
- New publicly accessible open space
- Finding opportunities within a public benefits system for the development of
- Encouraging programming of public space to build community

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

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Image Source: LA Metro
Image Source: Cory Gruenfeld
Image Source: Gensler
Image Source: Bryan Eck, Project Manager
PLAN STRATEGIES FOR DOWNTOWN LOS ANGELES NEIGHBORHOOD COUNCIL AREAS

HISTORIC CORE
ECONOMIC VITALITY AND LOCAL BUSINESSES
- Along with entertainment uses on Broadway, encourage commercial and creative offices, and a vibrant ground floor of restaurants and retail uses
- Create a streamlined process for entertainment activities

CULTURAL AND HISTORIC PRESERVATION
- Encourage contextual infill development that respects the existing form, massing, and development patterns
- Incentivize the preservation of existing historic buildings through public benefits system
- Encourage the reuse and rehabilitation of existing historic structures

HOUSING AND COMMUNITY PRIORITIES
- Reinforce the predominance of residential and neighborhood-serving uses along Spring and Main Street
- Expand housing unit types and sizes to accommodate a range of lifestyles at all levels of affordability

FASHION DISTRICT
ECONOMIC VITALITY AND LOCAL BUSINESSES
- 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 with 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
- Increase development potential

CONNECTIVITY AND THE PUBLIC REALM
- Focus on the North/South & East/West Corridors as Key linkages amongst Downtown’s neighborhoods
- Support a rich pedestrian environment with safe and comfortable streets that serve as open space
- Require outdoor amenity spaces as part of new development
- Incentivize the creation of new publicly accessible open space through the public benefits system

HOUSING AND COMMUNITY PRIORITIES
- Expand area where residential uses are permitted
- Promote adaptive reuse of historic structures
- Increase density of housing in existing residential areas
- Reinforce the unique functional characteristics of existing structures, composed of active shop fronts, alleys, interior markets, and bazaars

CIVIC CENTER & BUNKER HILL
ECONOMIC VITALITY AND LOCAL BUSINESSES
- Encourage a diverse set of activities and uses, including educational institutions, office, retail, hotel, and residential
- Reinforce Bunker Hill as a center for office activity and as a cultural corridor
- Expand the hours of activity to contribute to a more vibrant community

CONNECTIVITY AND THE PUBLIC REALM
- Reinforce the pedestrian orientation of these places with an active, walkable environment through design that incorporates active ground floor uses
- Improve linkages within the Civic Center and Bunker Hill, and their connection to neighboring districts, with enhanced streetscapes, open spaces, and creative infill of underutilized spaces

HOUSING AND COMMUNITY PRIORITIES
- Expand the supply of housing to complement and enhance surrounding neighborhoods
- Promote uses that support the residential and employee base, including neighborhood services, amenities, and entertainment uses

SKID ROW & CENTRAL CITY EAST
ECONOMIC VITALITY AND LOCAL BUSINESSES
- Allow for more intensive development along corridors and the introduction of housing
- Encourage neighborhood-serving mix of uses along the corridors
- Create economic opportunity and stabilization through local enterprise, hiring, and partnerships

CONNECTIVITY AND THE PUBLIC REALM
- Prioritize benefits that balance growth and deliver neighborhood amenities and services, such as restrooms and parks
- Require outdoor amenity spaces as part of new development
- Encourage high quality public spaces that offer programming and resources Focus on enhancing east/west corridors to connect Skid Row to surrounding neighborhoods

HOUSING AND COMMUNITY PRIORITIES
- Protect existing social service & supportive housing uses, and accommodate future growth without the displacement of existing residents
- Encourage the development of housing unit types and sizes to accommodate a range of lifestyles at all levels of affordability
- Protect existing social service & supportive housing uses, and accommodate future growth without the displacement of existing residents
- Prioritize affordable housing in new public benefits system

SOUTH PARK
ECONOMIC VITALITY AND LOCAL BUSINESSES
- Encourage a vibrant mix of land uses, including office, hotel, retail, and entertainment, supported by services and amenities to create a complete community
- Support neighborhood-serving uses that activate ground floors

CONNECTIVITY AND THE PUBLIC REALM
- Promote the creation of new public open spaces that contribute to a safe pedestrian network
- Seek opportunities to adapt alleys into sustainable, safe, inviting, and vibrant pedestrian networks
- Incentivize the creation of new publicly accessible open space through public benefits system

HOUSING AND COMMUNITY PRIORITIES
- Prioritize a range of housing types (family units, senior housing, multi-generational, co-working/co-living) that match all levels of affordability
- Prioritize Affordable Housing in the new public benefits system and incentivize the inclusion of family units within new developments