PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

Overview: Roles of Department of City Planning and Metro

- **METRO** – A countywide agency that plans, constructs, and operates bus and rail lines and transit stations

- **DEPARTMENT OF CITY PLANNING** – A City of Los Angeles department that regulates the development of private property near transit, including density, height, size, and design regulations
PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

Overview: Relationship Among Department of City Planning Efforts

MAJOR RELATED CITY PLANNING EFFORTS

- **General Plan update** – A visioning process to update the state-required General Plan elements
- **Land Use Element** – An effort to update the land use and zoning of 35 Community Plans over the next 6 years
- **Purple Line Transit Neighborhood Plan** – A targeted planning process around 3 Purple Line stations
  - **re:code LA** – A rewrite of the City’s zoning code, which the Transit Neighborhood Plans will utilize
PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

Existing Overlays & Other Planning Efforts
Overview: Why This Plan Now?

- Transit Neighborhood Plans are partially funded through Metro grants secured in 2014 for station-area planning around transit to improve access and reduce greenhouse gas emissions.
- The Transit Neighborhood Plans initiative was launched to take advantage of the opportunity for additional resources prior to the General Plan update and accelerated Community Plan updates.
- All planning efforts are separate, but closely coordinated within the Department of City Planning.

Los Angeles Department of City Planning
**Purple Line Transit Neighborhood Plans Project**

- New zoning for three transit neighborhoods along the Purple Line
- Guide for future development through 2040
- No development projects are proposed – this long-range planning effort will develop regulations for any new development

**Goals**

- Create opportunities for more jobs and housing near transit
- Foster a vibrant mix of uses within each station area
- Increase access to a variety of mobility options for all
- Improve quality of public spaces for residents, employees, and visitors

Los Angeles Department of City Planning
PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

Overview: Timeline

<table>
<thead>
<tr>
<th>2016</th>
<th>2017</th>
<th>2018</th>
<th>2019</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Engagement</td>
<td>Plan Development</td>
<td>Concept Plan &amp; Public Feedback</td>
<td>Environmental Review</td>
</tr>
</tbody>
</table>

Los Angeles Department of City Planning
Focus Groups with community groups, BIDs
Presentations to Neighborhood Councils
2 Public Visioning Workshops
Walking Tours

Overview: Timeline

2016: Community Engagement
2017: Plan Development
Concept Plan & Public Feedback
2018: Environmental Review
Revised Plan & Adoption
2019: Implementation

Los Angeles Department of City Planning
Overview: Timeline

2016
- Community Engagement
- Plan Development

2017
- Concept Plan & Public Feedback

2018
- Environmental Review

2019
- Revised Plan & Adoption
- Implementation

Review of Existing Regulations
- Market Study
- Feasibility Analysis
- Initial Concepts
PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

Overview: Timeline

2016
- Community Engagement

2017
- Plan Development
- Concept Plan & Public Feedback

2018
- Environmental Review

2019
- Revised Plan & Adoption
- Implementation

- Share initial concepts and visions
- Collect feedback
- Make revisions

Los Angeles Department of City Planning
PURPLE LINE TRANSIT NEIGHBORHOOD PLAN
Overview: What We’ve Heard – Key Themes

PLACES
- Desire for destinations & neighborhood-serving uses
- Open space & green space
- Bicycle amenities

GETTING AROUND
- Options around mobility
- Adequate parking
- Safe crossings & accessibility

LIVABILITY
- Keep density closer to stations
- Diversity of types & cost of housing
- Need for affordable housing & social services

DESIGN
- Respect for historic character
- Safety & cleanliness
- Pedestrian-friendly design & wayfinding

Los Angeles Department of City Planning
PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

Vision for 2040

Los Angeles Department of City Planning

Overview  |  Vision  |  Strategies  |  Next Steps
**Wilshire Corridor & Major Intersections** - Focus development where it can be sustained, as long as it provides community benefits
- Develop “Base” and “Bonus” system to encourage provision of community benefits
- Allowable development stepping down in intensity from Wilshire
- Incorporate metrics from existing design overlays
- Required step-backs for taller buildings to minimize imposing mass and allow for light

**Urban Main Streets** - Enhance pedestrian orientation along corridors and increase opportunities for mixed-use development
- Place buildings at the sidewalk and provide pedestrian entrances
- Require minimum storefront transparency for safety, activation, and rhythm
- Encourage reuse of older main street buildings through parking exceptions
- Create parking setbacks to prevent parking lots along main streets

**Neighborhoods** – Reflect diverse building forms and neighborhood character
- Encourage the retention of existing rent-stabilized units
- Retain existing character-residential areas
- Accommodate build-out pattern, scale, and mass of existing neighborhoods
PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

Strategies

Wilshire Corridor & Major Intersections - Focus development where it can be sustained, as long as it provides community benefits
- Develop “Base” and “Bonus” system to encourage provision of community benefits
- Allowable development stepping down in intensity from Wilshire
- Incorporate metrics from existing design overlays
- Required step-backs for taller buildings to minimize imposing mass and allow for light

Urban Main Streets - Enhance pedestrian orientation along corridors and increase opportunities for mixed-use development
- Place buildings at the sidewalk and provide pedestrian entrances
- Require minimum storefront transparency for safety, activation, and rhythm
- Encourage reuse of older main street buildings through parking exceptions
- Create parking setbacks to prevent parking lots along main streets

Neighborhoods – Reflect diverse building forms and neighborhood character
- Encourage the retention of existing rent-stabilized units
- Retain existing character-residential areas
- Accommodate build-out pattern, scale, and mass of existing neighborhoods
**Wilshire Corridor & Major Intersections** - Focus development where it can be sustained, as long as it provides community benefits
- Develop “Base” and “Bonus” system to encourage provision of community benefits
- Allowable development stepping down in intensity from Wilshire
- Incorporate metrics from existing design overlays
- Required step-backs for taller buildings to minimize imposing mass and allow for light

**Urban Main Streets** - Enhance pedestrian orientation along corridors and increase opportunities for mixed-use development
- Place buildings at the sidewalk and provide pedestrian entrances
- Require minimum storefront transparency for safety, activation, and rhythm
- Encourage reuse of older main street buildings through parking exceptions
- Create parking setbacks to prevent parking lots along main streets

**Neighborhoods** – Reflect diverse building forms and neighborhood character
- Encourage the retention of existing rent-stabilized units
- Retain existing character-residential areas
- Accommodate build-out pattern, scale, and mass of existing neighborhoods
PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

Next Steps: Timeline

2016
Community Engagement

2017
Plan Development
Concept Plan & Public Feedback

2018
Environmental Review

2019
Revised Plan & Adoption
Implementation

Next Steps:
- Conduct public Scoping Meeting
- Analyze potential environmental impacts

Los Angeles Department of City Planning

Overview | Vision | Strategies | Next Steps
PURPLE LINE TRANSIT NEIGHBORHOOD PLAN

Next Steps: Stay Connected

Patricia Diefenderfer
Senior City Planner
patricia.diefenderfer@lacity.org
213.978.1170

David Olivo
City Planner
david.olivo@lacity.org
213.978.1205

Andrew Jorgensen
Purple Line Project Lead
andrew.jorgensen@lacity.org
213.978.1212

Visit us at:

@ www.latnp.org
www.facebook.com/latnp
www.twitter.com/latnp