DTLA 2040

PLANNING A DYNAMIC FUTURE FOR
DOWNTOWN LOS ANGELES

Los Angeles Department of City Planning
What is a Community Plan?

Primary Objectives of Downtown Plan Update

What We Have Heard

Proposed Policy Direction and Strategies

Understand Neighborhood Trends, Projections, and Needs

Group Breakout and Discussion
What is a Community Plan?
LA CITY PLANNING STRUCTURE

- 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

**DOWNTOWN COMMUNITY PLAN**

**PLAN MAP**
- Sets Range of Uses
- Establishes Range of Intensities

**ZONING**
- Development Regulations
- Use Allowances
- Process
How is a Community Plan developed?
PLAN DEVELOPMENT PHASE
Community Planning Public Participation Process

- Review Existing Community Plan
- Review Issues and Opportunities with Neighborhood Councils
- Staff Analysis and Input
- Review and Share Information with Neighborhood Councils
- Review Information and Input with Council Offices as Needed
- Carry Out Small Group Meetings as Necessary

Public Workshop
- Staff Analysis of Public Input
- Review Plan Changes with Neighborhood Councils
- Review Information and Public Input with Council Offices as Needed
- Open House
- Hearing Officer Public Hearing
- Planning Dept Recommendations
- Area Planning Commission (APO) Review and Comment
- City Planning Commission Hearing
- Plum Committee
- City Council

Prepared by Los Angeles Department of City Planning - Community Services Section - February 2008
WHAT’S ALLOWED TODAY

Community Commercial
Limited commercial, limited manufacturing, multi-family, shelters

High Medium Residential
Multi-family, churches, schools, child care, shelters

Light Manufacturing
Light industrial, commercial and manufacturing, clinics
Example of General Plan Land Use Designations and Corresponding Zones

<table>
<thead>
<tr>
<th>Single-Family Residential</th>
<th>Multi-Family Residential</th>
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<tbody>
<tr>
<td>Minimum</td>
<td>Low Medium I</td>
</tr>
<tr>
<td>Low II</td>
<td>R2, RD3</td>
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<tr>
<td>Low III</td>
<td>Low Medium II</td>
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<tr>
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<tr>
<td></td>
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<td>R3</td>
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<td>High Medium</td>
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<tr>
<td></td>
<td>R4</td>
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Commercial
- Neighborhood: C1
- Community: C2, RAS3, R4
- Regional: C2, R4

Industrial
- Hybrid: CM
- Limited: M1, MR1
- Light: M2
- Heavy: M3

Open Space: OS, A1
Public Facilities: PF

MOST RESTRICTIVE  LEAST RESTRICTIVE
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?
Central City

GEOGRAPHIC EXTENT

Central City

Skid Row

Central City North
**PROJECTED GROWTH**

By the year 2040, Downtown will add approximately:

<table>
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<th>Category</th>
<th>Amount</th>
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<tbody>
<tr>
<td>People</td>
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<tr>
<td>Housing Units</td>
<td>+70,000</td>
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<tr>
<td>Jobs</td>
<td>+55,000</td>
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A strong core is important to the health of the City.

- Accommodate anticipated growth through 2040 in an inclusive, equitable, sustainable, and healthy manner while supporting and sustaining Downtown’s ongoing revitalization
- Strengthen neighborhood character
- Grow and support residential base
- Reinforce jobs orientation
- Promote transit, bicycle, and pedestrian friendly environment
- Create World-Class Streets and Public Realm
WHAT WE’VE HEARD SO FAR

- Importance of the Public Improvements and the Public Realm
- More Varied Mix of Uses
- Focus on the East/West Corridors as Key linkages amongst Downtown’s Neighborhoods, with a special focus on 7th Street
- Examine parcels along Alameda, and respond to catalytic opportunity that these large sites have to connect and support the surrounding communities

Midblocks: Introduction of Adaptive Reuse and Social Service

Corridors: Allow for more intensive development along corridors and Introduction of Housing
GROW & SUPPORT RESIDENTIAL BASE

- Growth that is Inclusive, Diverse, Affordable, Equitable, Healthy

- Expand the areas where new/specialized housing typologies like live-work units, co-living, and permanent supportive housing are permitted through the application of a range of new hybrid industrial zones

- Complete communities that serve and house a variety of services and housing choices for all income levels

- Encourage adaptive reuse in the mid-block
GROW & SUPPORT RESIDENTIAL BASE

- Adaptive reuse
- Micro-units
- Affordable Housing
- Permanent Supportive Housing
- Multi-generational Housing

- Multi-family Housing
- Live/work
- Family Housing
- Housing with Social Service
- Other
Housing Today

Traditional Housing Allowed
Housing – Plan Proposal*

**All Housing Types**

- **Traditional Housing**
  (Allows all levels of affordability)

**Specialized Housing Types**

- **Fashion Hybrid Industrial**
- **Hybrid Industrial**
- **Social Service Hybrid Industrial**
- **Limited Hybrid Industrial**
- **By-Right Adaptive Reuse to Joint Living & Work Quarters**

**Public Facilities**

* Information represents policy concepts, as proposed

**Social service uses and supportive housing are permitted wherever housing is allowed, as proposed
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
Questions?

What are the emerging trends in the neighborhood and how are service providers responding?

What types of uses and building design characteristics are conducive to the community?

What are the community needs that go beyond the private realm? These may include transportation options, open space, etc.
Thank you!

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Sign up for future Plan updates at:
www.DTLA2040.org

Sign up for re:code LA updates at:
www.recode.la

For additional resources:
www.cityplanning.lacity.org