COMMUNITY CHARACTER

Essential to the history of development and identity of Downtown is its collection of distinct neighborhoods. The range of places, each with a unique scale, building orientation and block pattern is protected and supported as Downtown evolves. The cultural resources that infuse the built form and institutions that activate these areas are fundamental to its success and rich character.

COMMUNITY CHARACTER GOALS BY PLACE TYPE

**TRANSIT CORE**
Densely urban neighborhoods that have the highest levels of pedestrian activity, well-designed buildings that meet the sky to create an interesting skyline, and ground floor that meet the street to contribute to a high-quality public realm.

**TRANSIT EDGE**
Transit Edge neighborhoods have high-quality and identifiable urban forms that contribute to the cultural life of Downtown.

**TRADITIONAL CORE**
The legacy of traditional core areas is reinforced by the built environment, with new development that is well-integrated into the existing historic fabric. Continued support for adaptive reuse projects.

**MARKETS**
The unique orientation and physical qualities that allow market areas to function as preserved and supported by features such as market halls, activated alleys, and sidewalk vending.

**VILLAGES**
Neighborhoods that feature and sustain unique scale, access patterns, and cultural design elements.

**HYBRID INDUSTRIAL**
Hybrid industrial environments have distinct visual and physical features that reflect an industrial legacy in the durability and flexibility of structures, building materials, and articulation.

**CMC**
Creative and flexible building design for civic and institutional use encourages the design of iconic structures that are welcoming to the public. Structures and the high-quality public realm maintain and reinforce the ceremonial and democratic focus of Civic places.

**JOBS PRESERVE**
Resilient, sustainable, and flexible structures contribute to a general urban industrial development pattern and supports goods movement activities.

**URBAN HILLSIDE**
Multi-family housing typologies are appropriately scaled and arranged in a walkable, cycling, and well-connected hilly residential environment.

**HOW TO SUPPORT A SENSE OF PLACE**

- **REUSE, PROTECT, AND PRESERVE EXISTING STRUCTURES THAT CHARACTERIZE UNIQUE URBAN DEVELOPMENT PATTERNS**
- **ALLOCATE GREATER DEVELOPMENT POTENTIAL AROUND TRANSIT CENTERS, WHILE PROTECTING LOW-SCALE AREAS**
- **SUPPORT STREETS INTENDED TO PRIORITIZE PEDESTRIANS WITH FORM REGULATIONS THAT REQUIRE HIGHER LEVELS OF TRANSPARENCY & ACTIVE GROUND FLOOR USES**
- **ENCourage A PALETTE OF BUILDING FRONTAGES THAT CATER TO THE RANGE OF COMMUNITY CHARACTERS**
- **USE OF DESIGN GUIDELINES, USE RESTRICTION, & DESIGN REGULATIONS TO SUPPORT SPECIAL PLACES**
Below are areas with existing policy and planning overlays intended to protect community character. DTLA2040 will carry these implementation tools forward, and incorporate them into the new Zoning.

**VILLAGES**

These are neighborhoods that are characterized by their own distinct identity, design, and character. They are areas that are protected through established regulations that support their unique vision.

**STRATEGIES**

- Maintain unique identity, preservation orientation, and building form.
- Focus on neighborhood-serving uses and walkable or bike-friendly retail.
- Limit building heights to maintain the traditional urban form.
- Find opportunities for pedestrian presence to add internal circulation.

**HISTORIC CORE**

These areas are home to some of the most historically significant resources. They are historically significant buildings and architectural styles that remain architecturally significant at the national level and are listed on the National Register of Historic Places. Encourage the preservation of upper levels of structures in these traditional core areas, and integrate new developments that maintain the historical character of the district.

**STRATEGIES**

- Provide incentives for preservation, renovation, and adaptive reuse of existing structures.
- Enhance regulations and heritage standards, including masonry, stone, and brick materials.
- Enhance building forms and elements. Find uses for these under-utilized lots.

**HISTORIC CULTURAL NEIGHBORHOODS**

These areas have available and various development patterns which serve as historic and cultural magnet areas. These areas are characterized by the presence of significant and substantial historic and cultural resources.

**STRATEGIES**

- Maintain unique identity, preservation orientation, and building form.
- Focus on neighborhood-serving uses and walkable or bike-friendly retail.
- Limit building heights to maintain the traditional urban form.
- Enhance building forms and elements. Find uses for these under-utilized lots.

**HISTORIC EATERIES & HARBOR**

This is the heart of the harbor for the region. These areas are characterized by the presence of significant historic and cultural resources.

**STRATEGIES**

- Enhance pedestrian presence.
- Enhance retail, service, and office uses.
- Enhance water views.

**HISTORIC INDUSTRIAL**

These areas are characterized by a balance of land uses, including logistics/warehouse, industrial, commercial, and cultural. They are areas that are protected through established regulations that support their unique vision.

**STRATEGIES**

- Maintain unique identity, preservation orientation, and building form.
- Focus on neighborhood-serving uses and walkable or bike-friendly retail.
- Limit building heights to maintain the traditional urban form.
- Enhance building forms and elements. Find uses for these under-utilized lots.