ORANGE LINE TRANSIT NEIGHBORHOOD PLANS
Overview: Roles of Department of City Planning & 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.
MAJOR RELATED 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, including three Southwest Valley Community Plans (Canoga Park-Winnetka-Woodland Hills-West Hills, Encino-Tarzana, Reseda-West Van Nuys)
- **Transit Neighborhood Plans** - A targeted planning process around 5 Orange Line stations, including two stations (Sherman Way and Reseda) within the Southwest Valley Community Plans
  - **re:code LA** - A rewrite of the City’s zoning code, which the Transit Neighborhood Plans will utilize
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.
- Orange Line Transit Neighborhood Plans stations were selected to take advantage of and implement recent community-led planning efforts, including Canoga Connect and Tarzana Crossing.
Orange Line Transit Neighborhood Plans Project

- New zoning for five transit neighborhoods along the Orange 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
ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: Timeline

- **2016**: Community Engagement
- **2017**: Plan Development
- **2018**: Concept Plan & Public Feedback
- **2019**: Environmental Review

- **2019**: Revised Plan & Adoption
- **2019**: Implementation

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Focus Groups with community groups, BIDs
Presentations to Neighborhood Councils
4 Public Visioning Workshops
Walking Tours
ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: Timeline

2016
- Community Engagement

2017
- Plan Development
- Concept Plan & Public Feedback

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- Review of Existing Regulations
- Market Study
- Feasibility Analysis
- Initial Concepts
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- Share initial concepts and visions
- Collect feedback
- Make revisions

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ORANGE LINE TRANSIT NEIGHBORHOOD PLANS

Overview: What We’ve Heard – Key Themes

**PLACES**
- Desire for Destinations & Neighborhood-serving Uses
- Open Space & Green Space
- Amenities Near Bike Path

**GETTING AROUND**
- Options Around Mobility
- Adequate Parking
- Safe Crossings

**LIVABILITY**
- Keep Density Closer to Stations
- Diversity of Types & Cost of Housing
- Need for Affordable Housing & Social Services

**DESIGN**
- Shade from the Valley Heat
- Safety & Cleanliness
- Pedestrian-friendly Design & Wayfinding

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ORANGE LINE TRANSIT NEIGHBORHOOD PLANS
Vision for 2040

Reseda Boulevard Station Area
Vision: Tarzana Crossing - Junction of Medicine, Education & Culture
Capitalize on arts, education, and health assets, and create mixed-use, pedestrian-friendly connections via alley network and along Reseda corridor to link north to downtown Reseda and CSUN and south to Ventura Boulevard and the Providence Tarzana Medical Center. Allow for a limited mixture of industrial with retail, restaurants, and housing for unique incubator mixed-use district.

Van Nuys & Sepulveda Station Area
Vision: Regional Gateway - Civic Center & Jobs Hub
Enhance the vibrancy of the Civic Center and commercial corridor with around-the-clock activity, adapt the industrial corridor to encourage studio and production facilities while protecting current jobs uses, and foster the growing office and creative hub along Sepulveda Boulevard.

Sherman Way Station Area
Vision: Historic Main Street and Innovation Corridor
Enhance and expand the Canoga Park main street along Sherman Way with pedestrian-friendly and sustainable building design and alleyways, preserve dense jobs uses, while also accommodating clean tech enterprises, and improve connections to Warner Center and the headwaters of the Los Angeles River.

North Hollywood Station Area
Vision: Creative Industry and Artisanal Hub
Destination arts center and hub for creative jobs such as recording studios, choreography, and post production, as well as supporting office space, restaurants, and boutique hotels. Enhance the regional center while promoting walkability and protecting opportunities for makers, artisans, and other creative professionals.
Strategies

**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

**Mixed Use Hubs & Corridors** - 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
- Incorporate metrics from existing design overlays
- Create parking setbacks to prevent parking lots along main streets

**Jobs Centers** - Preserve existing jobs and accommodate emerging industries
- Encourage industrial areas to have clean uses and density of jobs
- Address adjacency of commercial and industrial uses abutting residential through use limitations, “good neighbor” policies, and landscape buffering or screening

**Neighborhoods Corridors** - Allow residential and neighborhood uses that foster a more walkable environment and place more people near transit corridors
- Promote “missing middle” housing that provide a diversity of low-scale housing choices, such as townhomes, duplexes, or bungalow courts
- Allow limited neighborhood-serving uses, such as daycares or corner stores

**Neighborhoods** - Reflect and encourage diverse building types and housing options
- Encourage the retention of existing rent-stabilized units
- Incentivize development of affordable housing through “Base” and “Bonus” system
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2016

Plan Development

Community Engagement

Next Steps: Timeline

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Los Angeles Department of City Planning

Overview | Vision | Strategies | Next Steps
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Next Steps: Stay Connected

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