How Should We Grow Downtown?

The objective of the DTLA 2040 is to ensure that Downtown can continue to grow in a sustainable, equitable, healthy, and inclusive manner that:

- Sustains the ongoing revitalization and innovation for decades to come;
- Reinforces the role of Downtown as the primary jobs center of Southern California;
- Creates well-designed buildings that continue to develop the skyline;
- Celebrates and reinforces the character of each individual neighborhood;
- Includes world-class parks, friendly gathering spaces, and pleasant sidewalks;
- Orientates streets to be friendly for those who use transit, bicycles, and walk;
- Appreciates history, culture, community, and arts.

A System of Growth and Public Benefits

The Downtown Community Plans propose to expand and refine the system that links growth and public benefits. Today, floor area ratio can be increased in exchange for public benefits in the area depicted in the accompanying map (see right). DTLA 2040 proposes expansion of the areas with a focus on the benefits below:

- Affordable Housing
- Parks & Open Space
- Historic Preservation
- Community & Transportation Facilities

What is Floor Area Ratio (FAR)?

Floor Area Ratio, commonly called FAR, is the measure of Gross Building Area compared to Lot Area. FAR is the primary control of the intensity potential of development on any given site.