SHAPING THE SKYLINE:
A DIALOGUE
WITH AIA

Los Angeles Department of City Planning
WHAT DO WE ASPIRE FOR OUR SKYLINE?

WHAT IS OUR CONTEXT?

HOW DO WE GET THERE?
WHY IS THIS A TIMELY DISCUSSION?
DTLA 2040
Planning a Dynamic Future for Downtown Los Angeles
A New Zoning Code for a 21st Century Los Angeles

How a Revised Zoning Code Will Reshape the City

AIA Los Angeles
January 13, 2016
DTLA 2040: PROJECT OBJECTIVES & A FEW BIG IDEAS
Accommodate anticipated growth through 2040 in an inclusive, equitable, sustainable, and healthy manner while supporting and sustaining Downtown's ongoing revitalization.
PROJECTED GROWTH

TODAY

2040

POPULATION & EMPLOYMENT DENSITY/ACRE

0-10
11-50
51-100
>100

[Map showing projected growth in population and employment density from today to 2040]
LEVERAGE TRANSIT RICH LOCATION
REINFORCING DOWNTOWN’S COLLECTION OF DISTINCTIVE NEIGHBORHOODS
REESTABLISH DOWNTOWN AS THE CIVIC, CULTURAL, AND SYMBOLIC HEART OF LOS ANGELES
PROMOTE BOLD GROWTH WITH TACTICAL PRESERVATION

KEEP DOWNTOWN A JOBS CENTER—but recognize housing as good jobs policy

DESIGN COMFORTABLE SPACES TO MOVE THROUGH AND STAY IN

FOCUS ON FORM & PERFORMANCE, LESS ON USE & PROCESS
Raise expectations and remove barriers

- Remove density limitations: per unit open space requirement, parking minimums, and other barriers
- Streamline process for projects that meet standards
- Set expectations through new form regulations
- Reduce focus on use
Don’t allow parking to drive design

• Eliminate parking minimums
• Encourage below ground parking, when provided
• Reduce impact of above ground parking on design
Devise strategies that will continue to develop the skyline

- Allow for the highest intensities near transit
- Create standards for high quality and innovative tower design
- Discourage underdevelopment in key locations
NEW DOWNTOWN SPECIFIC RE:CODE ZONES

• Provide more tailored zones to match neighborhood characteristics

• 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
CURRENT FRAMEWORK
STREET GRID COMPARISON

LOS ANGELES

NEW YORK

BOSTON

CHICAGO

SEATTLE

PORTLAND
EXISTING CONDITIONS

MAJOR PATHS OF TRAVEL

GATEWAYS / POINTS OF ENTRY

METRO RAIL

LANDMARKS
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