COMMUNITY BENEFITS

Accommodating the amount of growth anticipated for Downtown in a thoughtful and respectful manner is fundamental to the long term health, economic vitality, and sustainability of the Downtown community. The variety of districts within Downtown call for a range of scales and development intensities, as well as amenities.

HOW SHOULD WE GROW DOWNTOWN?

The objective of the Downtown Community Plan 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;
- Expands and supports a growing residential population;
- Creates well-designed buildings that continue to develop the skyline;
- Celebrates and reinforces the character of each individual neighborhood;
- Creates neighborhood amenities to support growth;
- Includes world-class parks, friendly gathering spaces, and pleasant sidewalks;
- Orient streets to be friendly for those who use transit, bicycles, and walk;

EXPANDED PUBLIC BENEFIT AREAS

LEVEL 1 AFFORDABLE HOUSING BENEFIT

On-site Affordable Housing Units

LEVEL 2 MENU OF BENEFIT OPTIONS

On-site Affordable Housing Units & Mix of Level 2 options listed below

On-site Affordable Housing Units & On-site public open space

On-site Affordable Housing Units & On-site community facilities

On-site Affordable Housing Units & Transfer of Development Rights for historic building conservation

LEVEL 3 TFAR OPTION

Level 3 only applies to projects that can currently access TFAR

Level 1 option & Level 2 option or Transfer of Floor Area rights (TFAR) as defined by the TFAR ordinance,