



THE BACK NINE

A PROJECT BY ROSTEN WOO AND LOS ANGELES POVERTY DEPARTMENT

LOS ANGELES POVERTY DEPARTMENT
PRESENTS

The Back Nine

HOLE	PAR	PLAYERS			
1	1				
2	4				
3	3				
4	6				
5	1				
6	1				
7	2				
8	∞				
18					
SIX (6) STROKE LIMIT ON ALL HOLES					

RULES & REGULATIONS

- Parties playing together limited to four (4) players. Each player takes one stroke at a time.
- Initial stroke on each hole must be played from tee mat.
- If player's ball is hit by another ball, new position may be taken unless ball has been hit into goal. . . in which case you must take old position and shoot.
- If ball leaves green, replace at spot it went out and take a one stroke penalty.
- You may move the ball 4 inches from any obstruction at no penalty.
- Please leave green immediately after the last put is made.

PLEASE RETURN YOUR PENCIL

***FOR UPDATES ON SKID ROW AND THE DOWNTOWN PLAN,
WRITE DOWN YOUR CONTACT INFORMATION BELOW AND
LEAVE CARD WITH ATTENDANT:***

INSTALLATION PRODUCED BY ROSTEN WOO WITH FABRICATION BY LEEBUILD • ADDITIONAL DESIGN AND PRODUCTION BY TIFFANIE TRAN • ADDITIONAL PRODUCTION AND ELECTRONICS: RJ SAKAI • ADDITIONAL RESEARCH AND ADVICE: JIAE AZAD, ANDREA GIBBONS • MURAL EXPERTISE: DIMITRI KADIEV • THANK YOU: JEFF CAIN, KRISSY CLARK, JESSICA COWLEY, BRYAN ECK AND TAL HARRI OF LADCP, JIA GU & MATERIALS AND APPLICATIONS AND KNOWHOWSHOP, TOM KRACAUER, STEVEN SIMON, LAMP AND LAPD. **#BACK9**



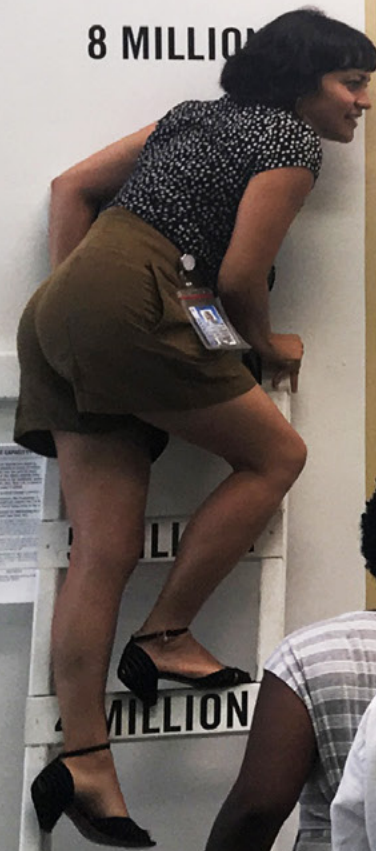


10 MILLION

9 MILLION

8 MILLION

LA HOUSING CAPACITY



4 MILLION

3 MILLION

2 MILLION

POPULATION



1970

1980

1990







HOLES

CONTAINING SKID ROW

In 1973, the city nearly erased Skid Row from the map. The city had plans to clear and redevelop the whole area in the way that they had done with Bunker Hill.

In response to this plan, community organizations developed an alternative plan that preserved the low-income hotels and social services in the 50-block area of Skid Row. This alternative plan carried the day, and this concentration of housing and services became known as the containment zone.

This “containment” has allowed Skid Row to maintain its status as a recovery community, preserving affordable housing and social services for those most in need.

This preservation was not achieved through zoning alone, but today’s Skid Row has been protected from redevelopment by the way that it is **zoned**. Find out how this works by playing through this golf course.

HOLE

1

RULES FOR PLAY

Try and get your ball into Skid Row’s containment zone!

PAR: 1

ZONING & RE-ZONING

HOLE

2

“Zoning” is just the laws that say what you can and can’t do with land. These laws have big implications for how our cities work, who profits from them, who can live here, who can’t.

One of the main types of zoning restricts uses—what kinds of activities are allowed in an area. The basic idea is that some activities are incompatible. You don’t want to sleep next to a cement factory or shop next to a garbage dump. Here are some of the most basic zones: M (manufacturing) C (commercial) R1 (low-density residential) R7 (high-density residential).

Of course, the way an area is zoned affects the value of the land. Manufacturing tends to be the cheapest (and dirtiest). High-density residential land tends to be the most expensive—lots of housing = lots of money.

These days, many cities are rezoning—changing their zones to reflect new ideas about how the city should develop. Large parts of Skid Row are currently zoned for industrial uses, but may not be in the future.

RULES FOR PLAY

For this hole, you’ll take the role of real estate developer trying to make money.

Pick a hole to “buy land” that will soon be rezoned. The land you buy will soon be rezoned as “hybrid industrial”—meaning that light industrial uses will be permitted but so will other uses like housing.

Pick correctly and you’ll be in a good position to make money (er, par).

PAR: 4

ZONING FOR BULK AND DENSITY

HOLE

3

Another major function of zoning is to control the physical shape of an area, how big individual parcels of land are, how big the buildings on those parcels are, and how many people can live in those buildings.

Controlling bulk and density also has big implications for the value of a piece of land, and who gets to live there. The bigger the lot size and the potential building, the pricier the land. When a rezoning allows for more bulk and density people call it “upzoning,” when it allows for less, people call it “downzoning.”

This hole show three aspects of physical development that L.A.’s zoning code can control:

LOT SIZE

DENSITY

BULK/F.A.R.

RULES FOR PLAY

Try and get your ball to the hole in the densest part of town.

PAR: 3

THE BIG PICTURE: L.A.'S COMMUNITY PLANS

HOLE

4

In the 1960s L.A. (like many cities in the US), turned away from centralized master planning and towards decentralized planning—where things like zoning could have more local control—specifically within the 35 “community plan areas” shown on this map.

One of the results of this decentralization is that white, affluent communities have tended to “downzone,” while poor and non-white communities have tended to be “upzoned.”

Historian Greg Morrow argues that this is largely because communities that have the resources to fight upzoning, do so. Those that don't, get upzoned. While dense areas are good places for developers to make money, L.A.'s wealthy tend to prefer to live in very low-density areas.

RULES FOR PLAY

Get your ball from the wealthiest (and least dense) Community Plan Area to one of the densest and least wealthy (Central City).

Barriers are up between Community Plan Areas with significant differences in median income.

PAR: 6

AT CAPACITY?

HOLE

5

In 1960 Los Angeles was zoned to have the capacity to house 10 million people. But over the past 60 years, L.A. has on the whole radically down-zoned (mostly in the wealthiest, whitest parts of the city). Now L.A. is zoned to hold just under 5 million.

This has occurred through a mixture of

- ballot-measures like Proposition U which dramatically lowered the F.A.R. (see Hole #3) of many areas in the city.
- local demand for downzoning led by home-owners (see Hole #4).

Presently, the buildable capacity of the city barely exceeds the actual population. Many planners argue that L.A.'s rising rents are driven by our limited housing supply, and our housing supply is in turn limited by our zoning.

Planners project that L.A.'s population will grow significantly by 2040 and that L.A. must densify. So, if L.A. must increase its density, where should that density go?

Most neighborhoods will fight against density, but Skid Row residents might welcome it, provided that it comes in the form of housing they can live in!

RULES FOR PLAY

Put your ball in the top tube and try to get it to the bucket below the ladder.

PAR: 1

SEABREEZIN'

29 of L.A.'s 35 Community Plans are more than 15 years old. The Mayor has promised to update all of them by 2035, but currently most development requires some kind of piecemeal variance, zoning change, or amendment to proceed. There's a formal process for getting these kinds of changes but this piecemeal approach defeats the point of planning, and seems to encourage bribery and corruption.

In 2016, the LA Times investigated the proposed Sea Breeze development. Developer Samuel Leung wanted to build a 325-unit apartment complex north of the Port of LA, but the project had received "no" recommendations from the Neighborhood Council, the Department of City Planning, and the City Planning Commission. Nevertheless it was passed by the City Council using a special rule change invoked by Mayor Garcetti (that he's only invoked twice).

More than 100 people and businesses connected to the developer Samuel Leung (some family members, some employees, some tenants), had donated over \$600,000 to L.A. area politicians between 2008 and 2015.

HOLE

6

RULES FOR PLAY

Navigate the bureaucracy to get your development built.

Note: If you need some help here, talk to the gallery attendant; they might be able to move things along for you, for a price.

PAR: 1

ZONING FOR AFFORDABILITY?

In many cities, affordable housing units in new buildings can be mandated by the zoning code—what's known as "*inclusionary zoning*." But not in L.A. Here's the convoluted reason why.

In 1995, California passed the Costa-Hawkins Rental Housing Act. While the law does not completely prohibit local government from enforcing rent control measures, it put in place "vacancy decontrol" meaning that once a unit becomes vacant, the landlord can charge whatever they want for it.

Fourteen years later, the 2009 case Palmer v. City of L.A. took Costa-Hawkins much further. L.A. developer Geoff Palmer had proposed to develop a 350-unit apartment complex Downtown. The city responded to his proposal with a directive to make a percentage of his units affordable to low-income households. But, Palmer claimed that the Costa-Hawkins act not only prohibited the city from setting rates on units that **become** vacant, but it also prohibited setting rates on **newly-built** vacant units. (Note: The Palmer case only relates to units for rent and not for sale.)

He successfully sued the city and was therefore able to bypass the mandate from the city. This ruling set a precedent in Los Angeles, dramatically limiting the city government's tools for creating affordable housing.

HOLE

7

RULES FOR PLAY

Try and get your ball through Costa-Hawkins windmill and into Inclusionary Zoning.

PAR: 2

SKID ROW TOMORROW?

HOLE

8

As a test case for creating a new system of zoning, the city is rezoning all of downtown (including Skid Row).

With all the new terminology, the city's plan is a little difficult to understand, but in broad strokes:

- The plan recommends expanding the high-rise residential zoning east from downtown through Skid Row. The areas marked on the map as "Traditional" would have a F.A.R. of 12-18 (pretty big! see Hole #3). Much of what was zoned industrial will become high-density residential.
- In the Southeast part of Skid Row they recommend turning much of what was once industrial into "hybrid industrial" encouraging live/work lofts and residential complexes. (See Hole #2)

There is substantial pressure from the business community to expand the "revitalization" of downtown's core through Skid Row. The plan suggests somehow that the city protect the streets between 4th 5th and 6th Streets as social service housing. It is unclear what mechanism they could use to do so. Even if Skid Row's low-income housing and social service can stay, how will it co-exist with the tonier new buildings on the main streets? How much longer will Skid Row be tolerated? Where will it go?

RULES FOR PLAY

Try and get your ball into the "Hybrid Industrial Social Service Housing" zone!

You've got one shot. Thanks for playing!

PAR: ∞

BONUS HOLE

HOLE

9

RULES FOR PLAY

SIGN ON TO THIS MAILING LIST TO GET UPDATES AND GET INVOLVED.

OK, so that was the last hole. But, do us a favor and drop this postcard into this hole.

The first step in reviewing a new development for a neighborhood is its Neighborhood Community Council. (L.A. has 75 of these, 34 of them created in the last 10 years). While they are just advisory bodies, they carry great symbolic importance and provides a framework for organizing.

Just a few months ago, Skid Row had its first election to create its own Neighborhood Council (distinct from the larger Downtown Neighborhood Council).

The vote lost 860 to 840 but, get this, the DNC had pushed to create, for the first time in the history of L.A., an online voting system for this vote. 850 of the "no" votes were cast online. In addition, a shadow organization using the BID's letterhead and mailing-list sent out e-mails urging people to vote "no"– distinctly illegal.

The local organization has recommended that the vote either be thrown out and a Skid Row council created, OR a new election be held. We're still waiting to see what the Neighborhood Empowerment Commission chooses.

PERFORMANCE



Golfers and caddies enter: each in own way stretches yawns and greets the day. Jen & RCB & Tom are in the clubhouse.

Henriëtte: The sun comes up exactly at 6AM. Just as red as when it went down last night. Standing on the edge of the lake, in the distance I can hear calm quiet voices of two men in a boat. They are part of the shadows of the lake. I feel the earth tremble. It starts breathing faster in anticipation of the sun. The light comes in, gets rose, pink, more intense, the shadows move back. Everything is still and there it is: the first ray of sun from behind the mountain. The mountain becomes a silhouette and dark as the rays climb over its ridge, until the full sun is there and lights up the lake, the mountain, the boat, the men and me. And we warm up and breathe.

Jamaya: Its daybreak... the first day of the fishing season... I was sooo excited that day. 10 years old and I'd never been fishing before. I read that the city of Bridgeport has stocked the streams of Beardsley Park with hundreds, maybe thousands of trout. I had dreamed about catching my first trout for months, when I got my fishing rod on Christmas.

Lee: When I went to North Carolina for Christmas I wanted to see snow because I hadn't seen none since I left Texas. My family, who was visiting from Minnesota didn't want to see no snow. Then it started snowing on Christmas Eve at 6PM. The day after I gathered all the kids for a good old-fashioned snowball fight. I just stood there and let them throw snowballs at me

until I got tired of that shit. Then I started throwing snowballs back and running after them and grabbing snow and rubbing it in their faces. I made my first snow angel. We built a snowman. It was still there when I left on January 10th.

Damitri: In the fall... Riding in a car with my mother and aunt Thalia, who was driving. We rode to Grand Rapids from Detroit Michigan. They as sisters laughed and chattered gleefully. I looked out the window and marveled at the hues of color of the fall leaves. I couldn't stop from looking at the splendor. I felt one with nature.

Jamaya: At sunrise we troop off hunting trout. By noon, my worms are all gone, eaten by the fish that got away. It didn't stop my excitement. I was gonna hook my first fish with my new rod. Nighttime came, no fish, no exhaustion. Most of us had caught nothing, but we were ready for more. Wet, hungry and happy, I was ready to get up tomorrow, grab my lucky fishing rod and spend another day in beautiful Beardsley Park.

Walter: Laying on my back following the flight of a Robin, a Bluebird, a Hawk, soaring across the orange hot summer sun. Closing my eyelids and still seeing the sun's brightness through my shuttered eyes. The aroma of fresh grass and peach trees, itching legs, sweaty feet, crawling ants.

Sherri: Sunshine – breathe --- Gnat in my mouth – sneezing – a-choo – snot goes back down my throat. Uh, oh gotta pee — that's nature.

Everyone rushes away. Jen - from the clubhouse.

Jen: When the last CEO of the “United States of America, Incorporated” was sworn into office I took in the inauguration from my community garden in Georgia. Down the hill (and a few kilos away from those regrettable Guidestones) there was a lake, man-made. Across the lake stretched a beautiful waste of space: 18 pristine holes plus all the desired accoutrements, and I felt like the Birdie. Fast forward 8 years to Inauguration Friday 2017. Orange Friday, if you will. I felt like a Bogey. Over-par trying to be under, metaphorically. As a shareholder of this corporation I should benefit from a positive profit margin. I can reinvent my dividends, and you can too.

Trump golf course video:

<http://www.trumpnationallosangeles.com/default.aspx?p=DynamicModule&page-id=100113&ssid=100124&vnf=1>

TRUMP (Larry) – puppet enters:

I think I’m in a minority, but I feel golf should be an inspirational game, something people aspire to. I’ve made deals on a golf course that I would have never, ever made over a lunch. I actually told the people at Wharton, “You should give a course in golf.” There’s something about the camaraderie. You get to know people better: they’re your partner. I’ve always said about Obama: I don’t mind that he plays golf, but he should play with people he wants to make agreements with.

Golf should be something beautiful, elegant, something people aspire to play ----eventu-

ally. What I’d like to see is a limited number of courses like mine -- beautiful courses, with exorbitant greens fees, that naturally drive up the cost -- and price regular folk out of the game. If you can’t afford the greens fees then the best thing for you is to watch golf on TV, or attend tournaments at my clubs. But, don’t try to play the game if you can’t afford it: that’s just “bringing it down.”

It may be elitist, and perhaps that’s what golf needs. Let golf be elitist. Let people work hard and aspire to some day be able to play golf. Because of the expense of playing, and the land needed, golf is never going to be basketball, where all you need is a court. Let it be aspirational instead of bringing it down.

Golf Group #1: Golfers conversing in the Clubhouse:

V.O. Larry - Golf Announcer: We’re here at Trump international Palos Verdes for the Trump pro-am developer tournament. Joining us today are many of the biggest players in the city –and I don’t mean golf. I mean the movers and shakers, the visionaries that are making the NEXT Los Angeles.

RCB - Steve Mnuchin: The affordability crisis is going on in city centers around the world. Some say it is because of “rampant selling of luxury apartments to foreigners who don’t live in them.”

Jen – Suzan Potz: As if the small number of foreign owners are responsible for the housing crisis!

RCB - Steve Mnuchin: I know quite a few people who have second homes in Los Angeles and I’m so glad they do.

Jen – Suzan Potz: I’m happy that expanding diversity is still legal in our city of Angels.

RCB - Steve Mnuchin: Yes, the Bloomberg’s, the Sangshins and the Mittals are joining our city. Even if they’re here only for a few weeks -- they throw some key parties, these amazing multiplying events.

Jen – Suzan Potz: Investment capital coming to town should be great news in any free market society.

Jen and RCB great KMK/Jamaya and Tom

V.O. Chas - Fact Checker: Foreclosure is currently a mechanism for dispossession and gentrification, but it could be turned into a force for redistribution of dwelling space in favor of those who inhabit. If tax foreclosure could convert vacant condominiums into publicly owned housing for low-income families.

Jamaya - Patrik Schumaker: The neighborhood integrity people – they were mad trying to put a halt on development - but I agreed with them when they said City Council members make money granting variances project by project.

Tom - Franklin Graham: You developers are forced to compete to gain special exemptions?

Jen – Suzan Potz: It pushes up the affordability requirement and the cost per square footage.

Jamaya - Patrik Schumaker: Yes, we’d rather have fixed guidelines instead of this shake down by City Councilmen --- cutting deals and extorting campaign contributions.

They all leave the clubhouse and go to their 1st hole.

V.O. Larry - Golf Announcer: The foursome about to tee up includes Treasury Secretary **Steve Mnuchin**; **Franklin Graham**, son of Billy; **Suzan Potz** of Downtown Leaders Forum, and **Patrik Schumaker** now the director of Zaha Hadid architects, London. Looks like Franklin will be the first to tee up.

Tom - Franklin Graham: Could I open with a word of prayer?

All: Of course. Of course.

Tom - Franklin Graham: Glory is to those who participate in God’s creation. Glory is to the gardeners the nurturers, those who tend the earth and the make things grow. Glory is to those who maximize the potential of everything: for the benefit of all. Amen.

All: Of course. Of course.

RCB - Steve Mnuchin: Patrick, you’re a developer -- an architect, running one of the most prestigious firms in the world. I assume you’re here for something other

than charity golf.

Jamaya - Patrik Schumaker: Yes we have some projects in development here in LA. But, the market is rather problematic. It's my opinion that housing for everyone can only happen in a self-regulating free market. We don't have a free market in real estate. That's why we have a housing crisis. A housing crisis exists in all the desirable cities where we see massive shifts to urban concentration.

RCB - Steve Mnuchin: We see it in San Francisco,

Jen - Suzan Potz: We see it in New York.

Tom - Franklin Graham: We see it in Los Angeles.

Jamaya - Patrik Schumaker: We all feel it in our bones: the move to the center.

Lee - caddie: I didn't see it in Sherman, Texas...

RCB - Steve Mnuchin: But, prices are sky high. There's a "so called" housing gap.

Lee - caddie: And more and more of my money goes to pay for rent.

Jamaya - Patrik Schumaker: Everyone wants to move into the center. We can multiply the density in Downtown LA.

RCB - Steve Mnuchin: All over LA five and

six story apartment buildings are replacing 2 and 3 story structures. Density is being doubled.

Jamaya - Patrik Schumaker: But, developers can easily triple or quadruple or quintuple density, build 15 story or 30 stories. Zoning limitations are perpetuating the housing crisis.

Jen - Suzan Potz: What can we do to realize the inherent value of downtown?

RCB - Steve Mnuchin: The homeless problem is keeping everything from moving forward.

Jamaya - Patrik Schumaker: It's not just homeless -> it's all the poor people. The answer is simple. We need to move them out of the center. We've been subsidizing those people in the center of the city. That's insane. We act as if they own it. But, we're paying for them. And we'll continue to pay for them no matter where they are, but that shouldn't be in the most coveted location.

V.O. Chas - Fact Checker: Back in the day of Urban Renewal, with the passage of the Community Redevelopment Act in 1949 you could declare an area blighted, move everybody out and build something for other people who can afford it. In Los Angeles Corporatizing Bunker Hill is the prime example.

RCB - Steve Mnuchin: The center of the city should be for the people who will create the wealth that houses the people who can't

afford to house themselves.

Tom - Franklin Graham: Absolutely. It's better for everyone. More tax money to house the needy.

Jamaya - Patrik Schumaker: The best idea I've heard is to move everyone to the desert. Move them to Manzanar.

RCB - Steve Mnuchin: You'll be accused of "ethnic cleansing".

They all put their clubs in the golf cart with Sherrie.

V.O. Chas - Fact Checker: In 2007, LA County was flush with cash.

The Board of supervisors was going to build, build, build in the desert -- at the far edges of the County -- to replicate the housing and services of Skid Row, replicate it brick by brick, so that all those people would be cared for and never have to come downtown again -- and they wouldn't even know the difference. Then the market crashed.

All - traveling in the hot desert moving through the length of the space.

Tom - Franklin Graham: Lawrence, Lawrence of Arabia. The hot desert.

Land cooked, sun bouncing off it. Lawrence on a camel going across the great desert - picked up a man who fell off his camel because of the overwhelming heat -

picked him up, placed him on his camel and together they emerged from the flaming sun into the oasis. Everyone was amazed. Lawrence was alive.

How did he survive? How did he survive with this other man on his camel? Lawrence's response - "man writes his own destiny".

RCB - Steve Mnuchin: When I'm looking at downtown, I'm looking at the hole in the donut: Skid Row. As Tom Gilmore declared more than 2 years ago: "Skid Row will be developed." It's inevitable. Too much value sitting in the ground.

Tom - Franklin Graham: Then, the man Lawrence rescued killed another man in a blood feud and Lawrence was forced to execute him.

Golf Group #2 enters, introducing each other, small talk.

V.O. Larry - Golf Announcer: OK, approaching the tee we have Council member Jose Huizar and developer Mr. Tom Buildmore.

Walter - Buildmore: The important thing is to stop any more social services or housing from coming to downtown. We've done enough. If you want more services, more housing, then put it in some other part of the city.

John - Jose Huizar: We all know the trouble with that. No matter how many people voted for HHH, the same people don't want



the housing going into their neighborhood. When we start identifying sites in their neighborhoods, forget it. They're gonna freak!

Walter - Buildmore: They're gonna shriek: "Send them to the desert."

John - Jose Huizar: Or keep them downtown.

Walter - Buildmore: The city government will have to force neighborhoods to take them.

Sherrie - caddie: Good luck with that.

John - Jose Huizar: One way to do that --with the least downside-- is to build on vacant city owned properties.

V.O. Chas - Fact Checker: The Fair housing act of 1968, mandated implementing federal housing policy to mitigate segregation not reinforce it.

Golf Group #3 enters, and wants to play through

Jen - Jan Perry: Excuse me Tom, can we play through? Hello Jose.

V.O. Larry - Golf Announcer: Its former Downtown Councilwoman Jan Perry.

Jen - Jan Perry: Addressing the 2-some that they are playing through:

Sorry to butt in, but I'm definitely not willing to give up on realizing the potential of all of downtown. You've simply got to think smarter. A frontal assault like "no more housing, no more services" only generates resistance. There's a better way that's "rational", "neutral" and it gets the job done.

V.O. Larry - Golf Announcer: Jan Perry's foursome includes the president of the Downtown Central Business Improvement District Carol Schatz, President Trump's good friend and supporter, the king of faux Italianate development, Jeffery Palmer and CBS celebrity Weather Anchor Jackie Johnson.

V.O. Chas - Fact Checker: The only thing worse than Palmer's architecture is his bankrolling Trump.

V.O. Larry - Golf Announcer: Or building sky bridges to isolate his tenants from the homeless.

V.O. Chas - Fact Checker: NO, the WORST THING is the lawsuit he won preventing low-income housing in Westlake, claiming it violated the Costa- Hawkins Act.

Sherrie - caddie: What's that? Costa- Hawkins?

V.O. Chas - Fact Checker: It means that you can't have the state determining what the rents are for newly built units.

Jen - Jan Perry: Now, what I mean by smarter: The "Adaptive Re-Use Ordinance" has worked wonderfully for us. Don't you agree Carol?

Henriette - Carol Schatz: That ordinance had "nothing to do with homeless policy". It was only about creating loft living in the cool, old vacant commercial buildings in Downtown. It was embraced as the hip governmental thing to do.

Sherrie - caddie: Of course, it did clear out and replace 1,500 low-income residents of Main St. hotels.

Henriette - Carol Schatz: No one made the connection until it was abused by a few landlords and that created pushback.

Jen - Jan Perry: But, over all it's still a popular policy. And not only did it create market rate housing on Main and Spring, it also created gaps that were opportunities for market rate buildings inside Skid Row: like the Little Tokyo Lofts on San Pedro. Nobody noticed that, but now that they're re-zoning downtown, the City Planning Department is using these exceptions inside Skid Row to claim the whole area as 'mixed income' housing.

Henriëtte - Carol Schatz: Hey, you've got to play the "lie". Golf lingo: you know, play the position of the ball. In this case the loophole that the Adaptive Re-use Ordinance opened up. Because of the Little Tokyo lofts, you can plausibly claim that Skid Row already is a mixed income residential community. And that's how it's represented on the map of the city planners as they make up their new downtown plan.

Jen - Jan Perry: We can open up the entire area for mixed income housing, by redoing the zoning and updating the community plan.

Henriëtte - Carol Schatz: We'll rationalize the code for the entire city and at the same time, we'll apply the new code first in Downtown. We'll be able to build all over Skid Row.

RCB - Jeffrey Palmer: Right now we have to get a variance for every project -- just to build 33 stories in the Garment District.

Christina - Jackie Johnson: I've been taking the temperature of downtown development and I know that they're only giving 3-year leases over there, because every owner is planning to sell to a mega-developer in 3 year's time.

RCB - Jeffrey Palmer: But right now you've got to get a variance, and to do that you've got to say you'll dedicate 5% of your tower to house low-income people.

Henriëtte - Carol Schatz: And another 5%

for the "very low".

Jen - Jan Perry: What about the "very, very low".

Christina - Jackie Johnson: How low can you go?

Jen - Jan Perry: Let's say, 3000 low-income people need housing.

I know a guy who knows a guy, who knows a lady in Shanghai who builds micro-lofts out of modified / welded shipping containers: 100 sq. ft. Say you get 20 units out of one of those. They can stack up 5 high. That's 100 people housed.

Do that thirty-three more times and BAD-ABING!

I can do whatever I want with my building.

RCB - Jeffery Palmer: Better yet, build 72 towers -- 33 stories high - with 5% for the lowest of the low -- get them all off the street -- and use that as the mechanism to transform the whole damn skyline.

V.O. Chas - Fact Checker: According to USC demographers, millennials are no longer moving to LA. New immigration is down and most immigrants have been here twenty years or more. The birthrate is down and the main demographic challenge for Los Angeles is to treat its school children right and hope they stay in the area.

V.O. Larry - Golf Announcer: Speaking of neighborhood: now teeing off on hole #4 we've got a contingent from the Downtown Neighborhood Council.

Golf Group #4 enters

Caddie: Lee, Sherrie, John, Chas -- VO: Larry -- Golfer: RCB, Tom, Walter, KMK

RCB - Charlie: There's an emerging threat we've got to deal with: Skid Row has filed to secede and start its own Neighborhood Council.

Jamaya - Jay: What? No way.

RCB - Charlie: No for real, and there's a vote this April, which means it could be a done deal before the new zoning goes into effect in 2018.

Jamaya - Jay: They could really get in the way. I can't believe they got it together to call for a vote. They've got to be stopped.

RCB - Charlie: Yeah, as you might expect, it was pretty comedic. But, somehow they stumbled across the finish line. They submitted their 200 needed signatures --- 3 times. They got rejected twice: people with no address, getting signatures on any old piece of paper instead of the official forms. It was crazy. In the end they submitted over 600 signatures. On the last day, somehow, the signatures were accepted.

Walter - David: How the hell did THAT happen?

Jamaya - Jay: Yeah, but can they keep it together to vote.

RCB - Charlie: I imagine they're just assuming it's going to sail through. That they're going to vote and nobody else is going to care. But they couldn't be more wrong.

Tom - Regis: I think we can squash this thing. We just have to appeal to reason. Something like: so look, I'm on a DLANC Committee and I'm against a Skid Row Neighborhood Council.

"A SRNC, who would be against a SRNC? Scrooge? The Grinch? Who would be against Neighborhood improvement? Who would be against residents coming together and solving their own problems? Not us. We're not against the SRNC. We're against distracting DLANC from the important work we need to do in Skid Row with City Hall."

RCB - Charlie: This year 2017: Prop. HHH passed. We're in year two of a ten-year plan to end homelessness. The mayor's budget this year will dramatically increase money to address homelessness.

Tom - Regis: "Now is the time to be on the same page. Now is not the time to create a new Neighborhood Council. Yes this is about Skid Row, but it's about all of downtown Los Angeles."

Jamaya - Jay: I don't know about this good guy appeal to reason thing

-- it's so Obama.

Walter - David: I agree, its way too accomodating, too Obama, way to wimpy. It's loser. We've got to mount a campaign that guarantees that we win. We can't let them somehow stumble to victory on this. We've got to get Rocky Delgadillo involved in this.

RCB - Charlie: I don't care if we have to put a call into Vladi. There's no room for error. We've gotta stop this idea of a Skid Row Neighborhood Council! It will undermine zoning changes and stop the development of market rate housing.

Jamaya - Jay: OK, we all agree, that a Skid Row Neighborhood Council is a bad idea. Very bad. Ridiculous. But somehow, they got it together; their signatures were approved. In April all of downtown will vote for or against it.

So we better campaign against it and defeat it.

Walter - David: It's going to be a disaster, because the only thing they want in the area is affordable housing! That's a bad idea. It won't work. Anything that gets built will be 95% market rate and 5% affordable.

Tom - Regis: We need to get the attention of our neighbors: we cannot have a bunch of homeless and criminals decide about our development plans.

Walter - David: Have you seen them in action? Very bad. They are hopeless. We can't have them in charge, it's gonna be a disaster.

Tom - Regis: So, We need to make a flier explaining what is at stake. It should say:

RCB - Charlie: YES to: let's clean up those streets!

Caddie Lee: Do you want your streets cleaned daily?

Jamaya - Jay: YES to: more market rate housing so we can provide more affordable housing!

Caddie Sherri: Are you tired of seeing illegal activities on every block?

Walter - David: YES to: let everyone enjoy the same amenities!

Caddie John: Are you Tired of seeing tents blocking the sidewalk?

Tom - Regis: Skid Row will be developed! Get with the program!

Caddie Lee: Do you want low-income housing?

RCB - Charlie: That is good for everyone - including the Homeless!

Very Good.

Caddie Sherri: Do you want Jobs in your community for the community?

Jamaya - Jay: VOTE NO to the Skid Row

Neighborhood Council!

Caddie John: You can be the change you want to see. VOTE YES

Walter - David: Skid Row cannot decide for itself.

Be a good neighbor, VOTE NO on APRIL 6!

Caddie Lee: With the new council you can make these decisions that directly affect you. Vote Yes on April 6!

Walter - David: We should make a TV ad, a Facebook campaign. Make a movie. It has to be real. It has to show the current situation. It's bad. We show the people in the tents, show the people shitting in the street.

Tom - Regis: That movie already exists. Tom Gilmore and Blair Beston made it for their "Plan for Hope" back in 2014. It was brilliant.

Project the (disgusting / revolting) "Plan Hope" Video—that features melodramatic music and extremely denigrating images of homeless people.

Jamaya - Jay: Great music -- And so hopeful! We can just put a text over it:

Larry (VO): "SHOULD THEY VOTE?"

"CAN THEY DECIDE WHERE TO DEVELOP?"

Walter - David: We'll ask Tom Gilmore and we'll film him explaining his plans for Downtown. We'll show mock-ups for his new buildings. We'll put a text under it. But, serious, I mean: Can you imagine Tom Gilmore having to negotiate with Skid Row folks?

Jamaya - Jay: Here is your TV ad: Show 2 faces next to each other, split the screen: Tom Gilmore | Skid Roadian. And then a Voice over:

Larry V.O.: "WHO SHOULD DECIDE ABOUT THE FUTURE OF SKID ROW?"
"TOM GILMORE?" "OR THIS PERSON?"

Larry V.O. continues:
"WE NEED PEOPLE WITH INSIGHT.

WE NEED PEOPLE WHO UNDERSTAND THE ISSUES.

WHO SHOULD BUILD YOUR FUTURE DOWNTOWN?

WHO DO YOU TRUST TO MAKE THE RIGHT DECISIONS?

CHOOSE YOUR NEIGHBOR!"

Lee - The Skidroadian in the frame:
Neighborhood Council: "YES Strategy for Democracy Campaign."

Become an active member in your local council elections by signing up today to participate in our "Strategy for Democracy".

Take ACTION: Set up registration and polling booths at the James Wood Center.

Campaign headquarters based in Skid Row.

Design, distribute fliers with info regarding the council's election process.

Print Tee-shirts.

Town halls and Barb-a-cues, live music.

Lots of swag

I guess I'll just canvas door to door, like a Jehovah's Witness.

Sherri - caddie: Why we can't wait. We need our own voice. Let us decide what we want and need on Skid Row. After all, we live here. It's been too long for our voice not to be heard. We are a community and we matter. We want housing that we can actually afford. We are not all drug addicts. We are not all alcoholics. As a single mother of two, I have worked and raised my children in this community that you refuse to recognize. And we aren't going away.

John - caddie: This April we can make history. We can assert our voice as a neighborhood and weigh in on what the future of Skid Row will look like and what the character of Skid Row will be. To do that we have to win the vote.

To win the vote we have to get out the vote:

1. In Skid Row.

2. In the rest of Downtown.

3. In the adjacent Historic Cultural District that includes the Arts District, Little Tokyo and Chinatown, Victor Hights and Solano Canyon.

Each requires a different strategy.

Lee - caddie: In Skid Row, over 600 people signed petitions to us get this far. We need to mobilize these people again. And we need to get them to the James Wood Center to vote.

Sherri - caddie: In greater Downtown the challenges are different. Each of us has connections to people in other parts of downtown. We need all of us to engage all of them and get them to organize and vote.

John - caddie: In the Historic Cultural district -- again the conditions are different. We can work directly with their council to get out the vote.

April 6 from 3-7pm at the James Wood Community Center, corner of 5th and San Julian Street.

All caddies: Be there or be square!

> All line up on both sides of the 'street' -- suffering from the heat, moving slowly. Caddies / residents line up casually.



Golfers hang out, slowly clean their clubs etc. - they continue their conversation.

Walter breaks out of golfer role to be himself -- walks to the middle of the street.

Walter --- as himself: One day it was so very, very, very hot. Standing out front of the VOA Drop-in Center on San Julian. Looking up / down the street at the despair. Homeless men / women trying to stay cool in the mid-day summer heat. Nobody moving much now. Most of the hustling was done early in the morning so now it's time to beat the heat by any means necessary.

Jamaya - Jay: I'm not worried about any Skid Row Neighborhood council. We can sidestep the whole thing.

Sherri -- caddie: walks up to Tom with a letter on a tray.

Very important message for Mr. Regis.

Tom -- Regis: reads letter

Oh, here is an update on the Skid Row Neighborhood Council:

1. A shell corporation called United Downtown was set up, and hired Rocky Delgadillo as its council.

2. 12 days before the election Rocky Delgadillo's group got city council to allow on-line voting.

3. Using the Downtown Neighborhood Council server (allegedly without their knowledge) United Downtown sent out emails urging a "NO" vote.

4. The vote to establish the Skid Row Neighborhood Council lost by 60 votes.

5. At an appeals hearing 3 commissioners from other neighborhood councils in the city ruled that there should be a new election within 90 days.

6. The city ignored this recommendation and declared that the effort to establish a Skid Row Neighborhood Council had been defeated.

They can try again in two years.

Jamaya - Jay: We need to call for a moratorium on low-income housing and any additional social services in downtown LA.

RCB - Charlie: That's already been proposed at DLANC and it's moving its way through committee. And I agree: we just need to get behind that.

Walter --- as himself: For the junkies it's

smack. For the smokers it's crack. Both sides of the street just littered with black bodies. The dealers are all on one side, the customers on the opposite side of the street, trying to stay cool in the little shade they have, just enough to smoke that rock: can't hit that shit in the middle of the day with the sun beaming down on your head, you'll die!!

Tom - Regis: I don't think so, "No more social services, no more housing the homeless." that has terrible optics. Can't do that. But we can open up the area for development. Bring in housing and amenities that enhance the lives of all residents.

Walter: Anyways, I'm watching this junkie do his whole fly. Then he walks out in the middle of San Julian and falls the fuck out! At first nobody paid attention because, like I said, there's a lot of movement going on. But those dealers noticed. They started hollering at the dude to "Get the fuck outta street" because he's gonna bring down the heat on the block and they don't want nothing interfering with their drug sales. So they're scream'in now. But still no response from his dude.

Jamaya - Jay: Housing and amenities will bring about a normalization of the area. As residents demand the same sort of cleanliness, public safety and other accoutrements of civic life that are taken for granted in middle and up scale neighborhoods.

Walter: Outta nowhere comes this one-legged man on crutches. He immediately drops down and starts rifling through this guy's pockets. I start towards them. When I

get there this one-legged man is still shaking this guy down. I notice that the junky isn't breathing. So I tell the guy: "We gotta save this guy's life." His response: "He already dead. You want his shoes?"

Tom - Regis: That's right. I've even heard some of the proponents of the Skid Row Neighborhood Council say that if they form their own Neighborhood Council, they'll invite the developers in to normalize the neighborhood.

Jamaya - Jay: Yes they'll want more low-income housing, but they want it mixed in with higher income units and retail.

Tom - Regis: Once higher income residents and storeowners are in the neighborhood they'll quickly become the leaders and the voice of the Skid Row Neighborhood Council.

RCB - Charlie: The cream will always rise to the top.

Walter: I start CPR and I show the one-legged guy how to do compression. After what seemed forever he started breathing. I hear sirens. I look up and see the Skid Row Fire Department Ambulance, Number 9 coming down the line.

I got up and walked away.

Christina — as self: A volunteer was in Skid Row for the first time to help sweep the streets and came across a little stuffed dog in the gutter. She turned to me and asked

if that would be considered trash and what should she do. Before I said anything, a guy on the street who heard what she said, walked over and asked her what her name was. She said Stephanie.

He said: "Oh, my goodness, that's the name of the dog. It's Stephanie. Stephanie isn't trash." He picked up the stuffed dog, brushed the dirt off it, set it on top of a utility box and walked away.

Sherri — as self: Acknowledge the area as a special area; a recovery area, a social services and supportive housing area --- and give it zoning that protects and affirms the role it plays in the City: development that enhances and supports this special character.

Meaning, don't interfere with things that are there and keep it real for the real people that live there. Create appropriate enhancements: wheel chair and cart lanes, speed bumps and traffic lights that acknowledge people with disabilities.

Keep it a low-income community.

We're just like you but different. We are part of the shadows. We rise with the sun and we warm up and breathe.

THE END

RESEARCH & BUILDING

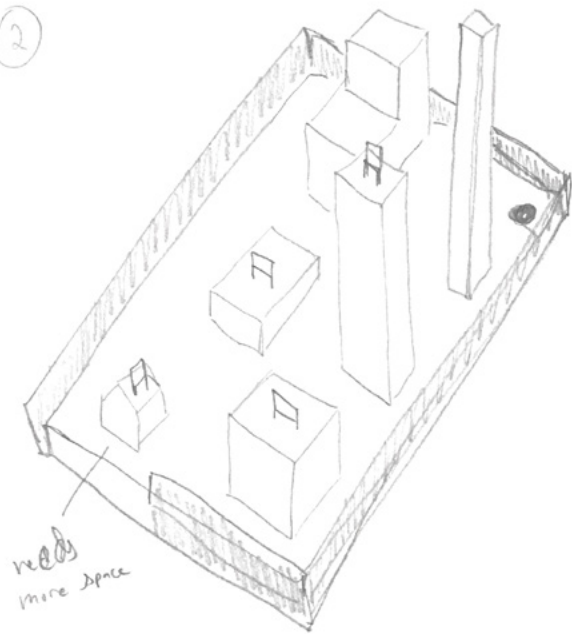


LOS ANGELES POVERTY DEPARTMENT
& ROSTEN WOO PRESENT

The Back Nine



2

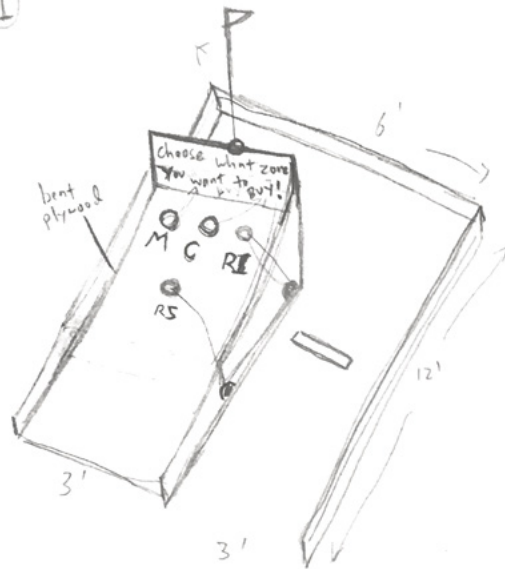


1. should show multi FAR
configs of
different zones

2. Forget showing blocks!

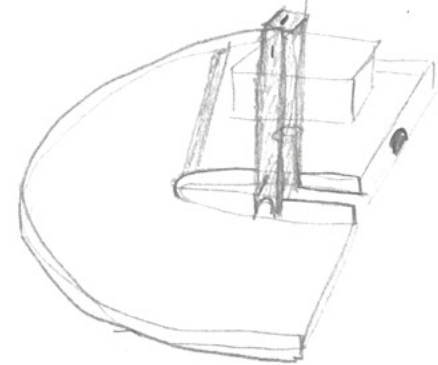
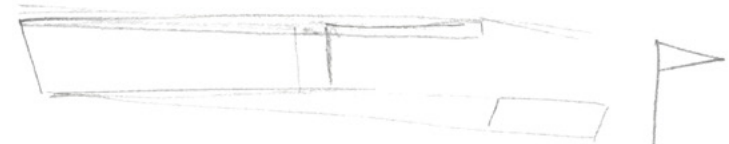
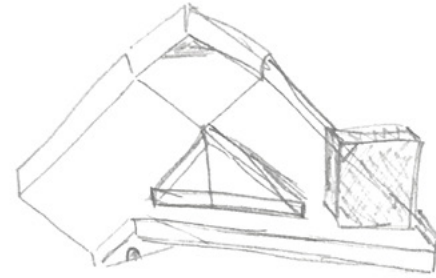
Little signs atop the buildings

1



Can be simplified, but
basically a 2-part hole

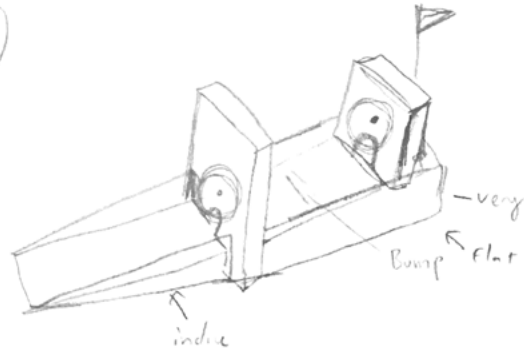
8. VARIANCE



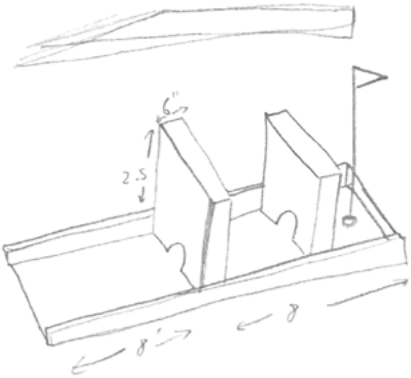


5.

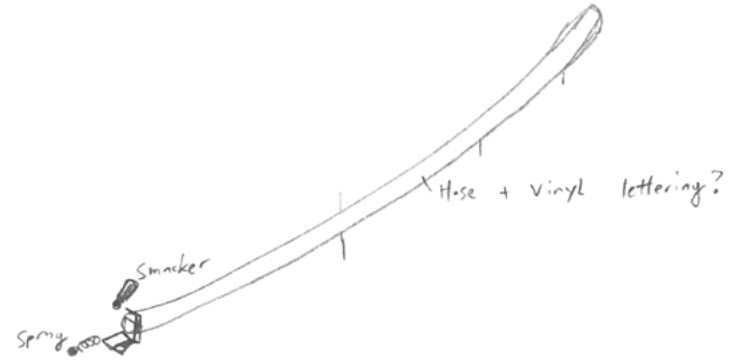
Costa Hawkins 5



motors with perpetual spinning



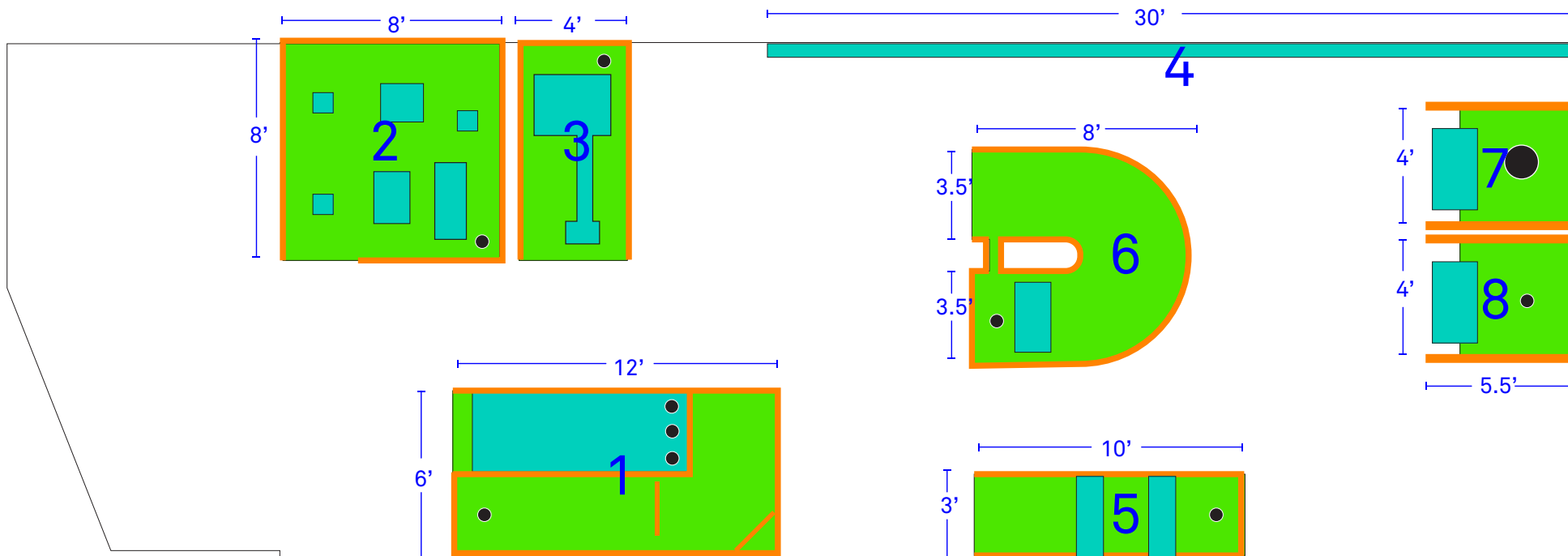
4.



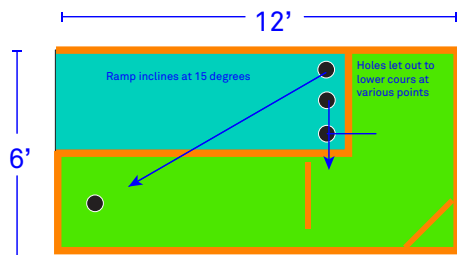
— make this in illustrator first

- x population estimates is post
- x housing construction
- x line for affordable housing



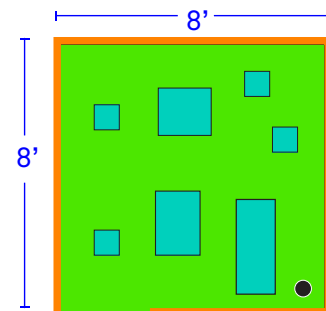


1



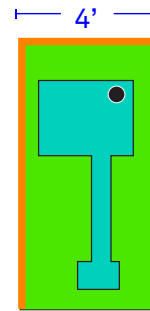
minimally raised floor to accommodate "hole"
orange denotes railing 2"

2



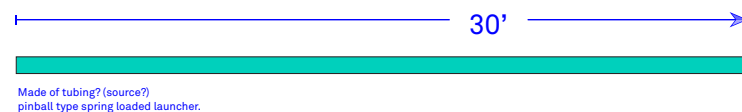
minimally raised floor to accommodate "hole"
orange denotes railing 2"
Seven "buildings" (made of 1" MDF) are raised out of carpet

3



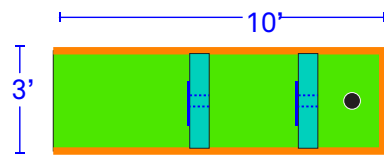
orange denotes railing 2"
Can be flat to the ground. Los angeles shape built up from layers of cut foam matting and carpet.

4



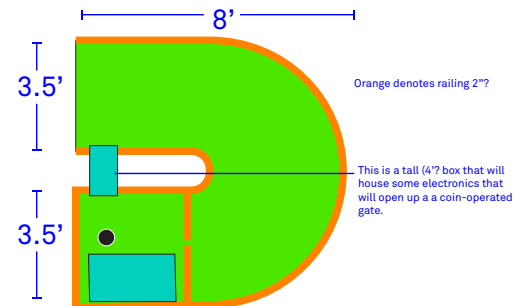
Made of tubing? (source?)
pinball type spring loaded launcher.

5



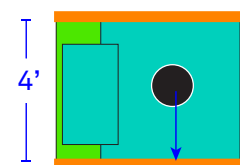
Slight ramp up to first "Gate" - 5 degrees
Blue boxes are 3" high MDF construction with a "gate" punched through
Boxes hold simple servomotor that rotates a disc "gatekeeper"
orange denotes railing 2"

6



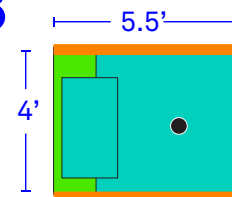
Orange denotes railing 2"
This is a tall (4") box that will house some electronics that will open up a coin-operated gate.

7



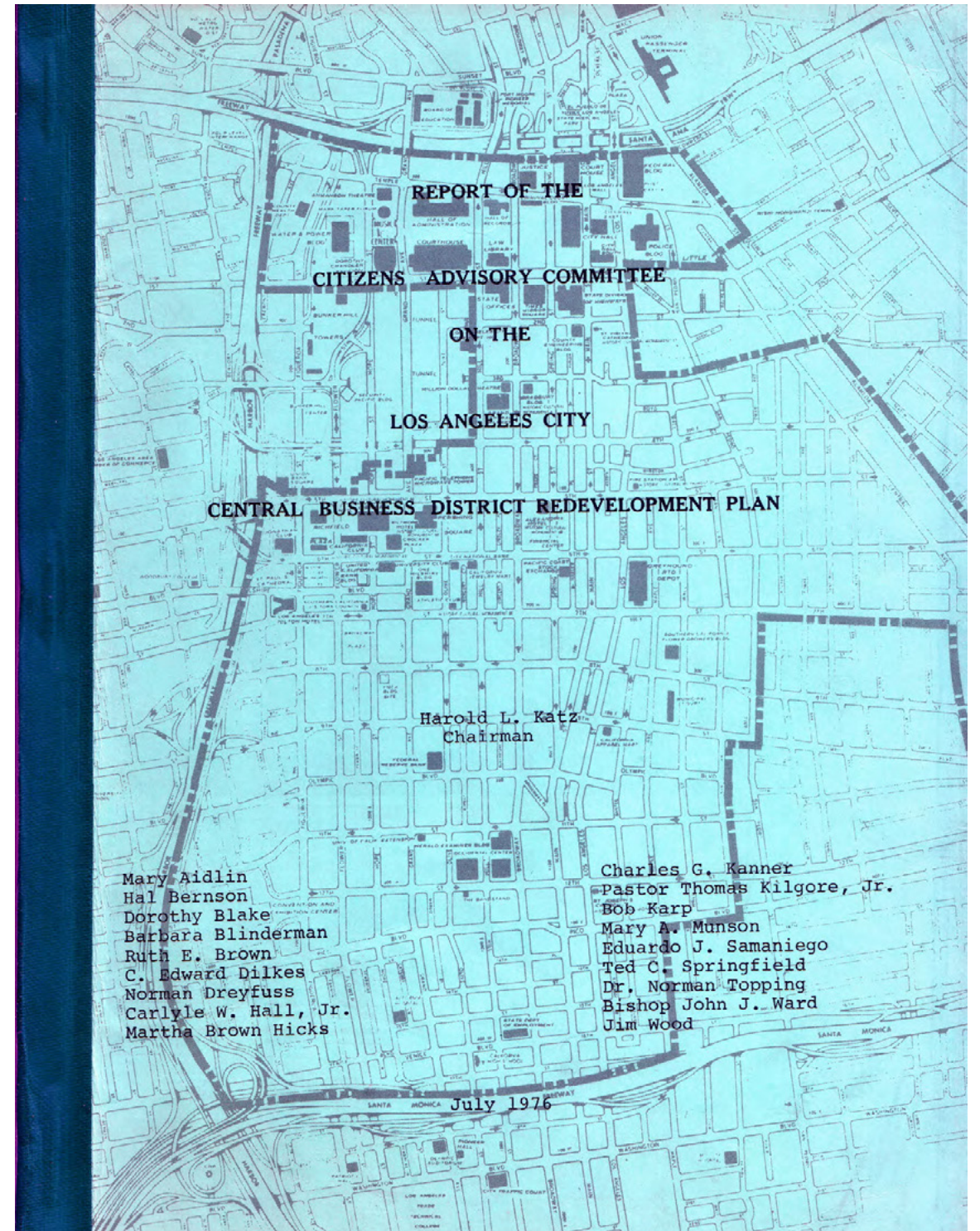
Little ramp shoots up to larger ramp with hole cut out of it.
Hole leads to ball return, missing the hole allows the ball to fall back to putter.

8





ARCHIVE





CITIZENS ADVISORY COMMITTEE

CENTRAL BUSINESS DISTRICT PLAN

AIRMAN, HAROLD L. KATZ, C.P.A.
100 SANTA MONICA BLVD. SUITE 1060
LOS ANGELES, CALIFORNIA 90067

KEN SPIKER
CHIEF LEGISLATIVE ANALYST
ROOM 255, CITY HALL
LOS ANGELES, CA 90012
485-8648

Honorable Members of the Los Angeles
City Council
Los Angeles, California

Honorable Members:

The Citizens Advisory Committee on the Central Business District Plan has completed its assigned task and submits herewith its report of findings.

I wish to call to the attention of the readers of this report, that while the 19 members of this Committee had a diversity of personal opinions regarding the Downtown Redevelopment Plan when we commenced our study, and while there is still a diversity of opinion regarding many aspects of the use of redevelopment plans and tax increment financing, there is a high percentage of consensus in the answers to the seven questions and the major recommendations regarding the Central Business District Plan.

This high degree of consensus results from the unqualified sense of responsibility and dedication of each of the members of this Committee. The Committee was inundated with information, most of which was factual, but sometimes incomplete, and therefore subject to misinterpretation. I cannot overly praise the Committee members for the incisiveness of their questioning of speakers, regardless of the personal feelings of the Committee member regarding the speaker's position. The integrity, honesty, dedication and service without compensation of the members set an example for all future blue ribbon citizens committees. I congratulate the Members of the City Council and the Mayor for the quality of their appointments to this Committee.

The members have been invited to submit additional recommendations dealing with subjects which the Committee was unable to consider, or which the Committee as a whole deemed to be beyond the scope of its charge. These reports are included as part of this official report. In addition, the Committee chose to include as exhibits an excellent paper on tax increment financing authored by Robert Fountain of UCLA and an extensive report on Skid Row prepared for the Committee. It is my hope that the report on Skid Row will be carefully studied and utilized by the Council and Mayor.

MEMBERS:
RY AIDLIN
L BERNSON
ROTHY BLAKE
BARA BLINDERMAN
TH E. BROWN

C. EDWARD DILKES
NORMAN DREYFUSS
CARLYLE W. HALL, JR.
MARTHA BROWN HICKS

CHARLES G. KANNER
PASTOR THOMAS HILGORE, JR.
BOB KARP
MARY A. MUNSON

XXXXXXXXXX
EDUARDO J. SAMANIEGO
TED C. SPRINGFIELD
DR. NORMAN TOPPING
BISHOP JOHN J. WARD
Jim Wood

My assignment as chairman of this Committee constitutes my first in-depth exposure to City Hall. I accepted my appointment with many trepidations, not the least of which was a concern over the commonly held belief that dealing with the bureaucracy of City Hall would be frustrating. Nothing could have been farther from the truth.

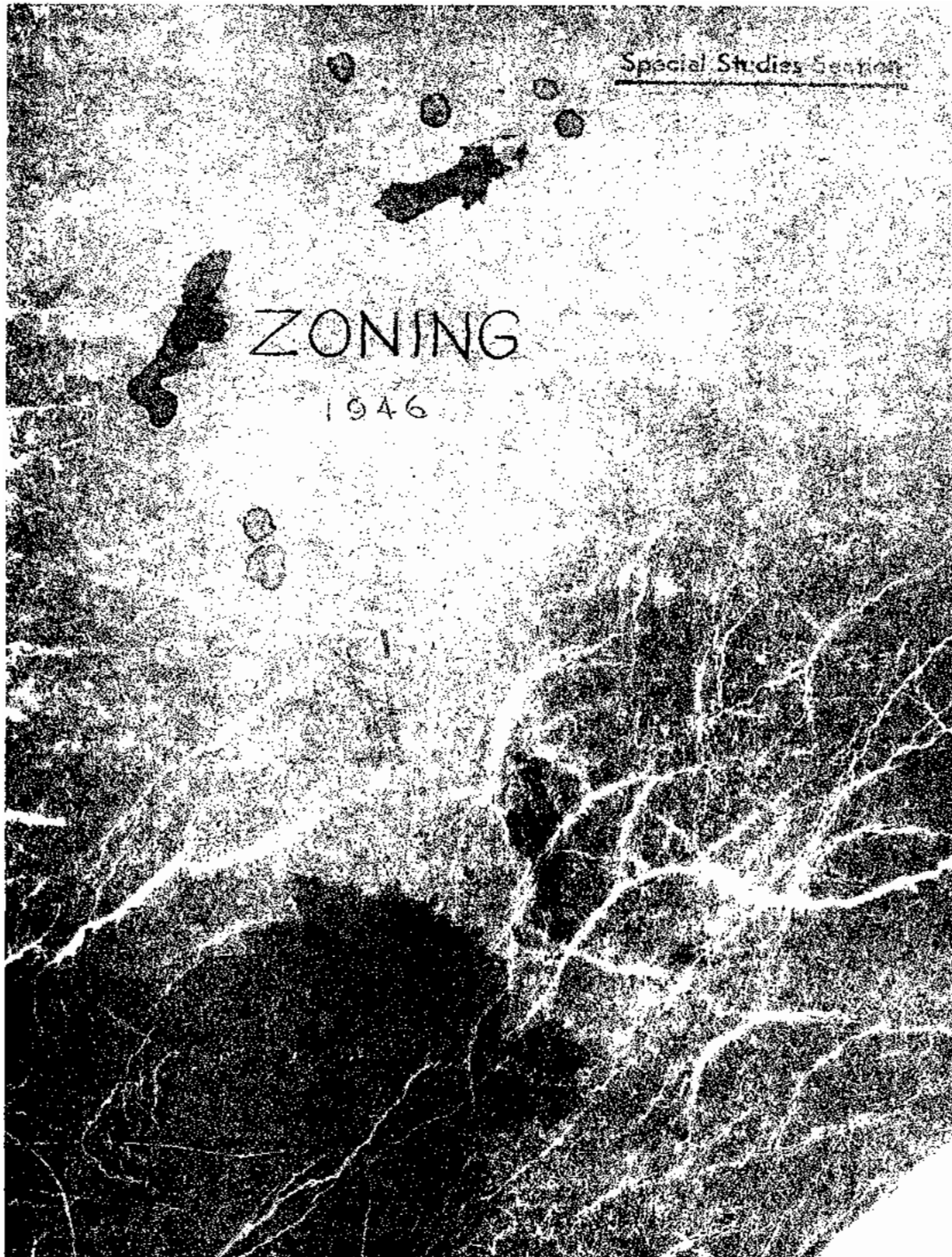
I take great pride in the contents of this report; it is a reflection of the efforts of the dedicated members of this Committee. It is also a reflection of the outstanding capabilities of the Chief Legislative Analyst, Mr. Ken Spiker and his staff members, Messrs. Mark Ryavec and Bob Weber and Mrs. Jeanne Bailey, as well as the other members who assisted us behind the scenes. It is indeed regrettable that the citizens of Los Angeles are unaware of how fortunate they are to have Mr. Spiker and his staff working on their behalf.

While the assigned task of this Committee is completed, I do not believe our job is done. We were handed a complex problem and we, by necessity, had to respond with complex written answers. Although a major effort was put forth to write clear and simple answers, this was not always possible. Accordingly, I will make myself available to the Planning Committee as needed. Many of the members of the Committee have also indicated their willingness to appear before and assist the Planning Committee.

Respectfully submitted,

Harold L. Katz
Harold L. Katz, Chairman
Citizen Advisory Committee
Central Business District

HLK:lp



CHAPTER I — ZONING

Article 2—Comprehensive Zoning Plan

Sec. 12.00—Title

This Article shall be known as the "Comprehensive Zoning Plan of the City of Los Angeles."

Sec. 12.01—Continuation of Existing Regulations

The provisions of this Article, in so far as they are substantially the same as existing ordinances relating to the same subject matter, shall be construed as restatements and continuations and not as new enactments.

Sec. 12.02—Purpose

The purpose of this Article is to consolidate and coordinate all existing zoning regulations and provisions into one comprehensive zoning plan in order to designate, regulate and restrict the location and use of buildings, structures and land, for agriculture, residence, commerce, trade, industry or other purposes; to regulate and limit the height, number of stories, and size of buildings and other structures, hereafter erected or altered; to regulate and determine the size of yards and other open spaces; and to regulate and limit the density of population; and for said purposes to divide the City into zones of such number, shape and area as may be deemed best suited to carry out these regulations and provide for their enforcement. Further, such regulations are deemed necessary in order to encourage the most appropriate use of land; to conserve and stabilize the value of property; to provide adequate open spaces for light and air, and to prevent and fight fires; to prevent undue concentration of population; to lessen congestion on streets; to facilitate adequate provisions for community utilities and facilities such as transportation, water, sewerage, schools, parks and other public requirements; and to promote health, safety, and the general welfare, all in accordance with a comprehensive plan.

Sec. 12.03—Definitions

For the purpose of Articles 2 to 6 inclusive of this Chapter, certain terms and words are herewith defined as follows:

ACCESSORY BUILDING—A portion of the main building or a detached subordinate building located on the same lot, the use of which is customarily incident to that of the main building or to the use of the land. Where a substantial part of the wall of an accessory building is a part of the wall of the main building or where an accessory building is attached to the main building in a substantial manner by a roof, such accessory building shall be counted as part of the main building.

ACCESSORY LIVING QUARTERS—Living quarters within an accessory building located on the same premises with the main building, for the sole use of persons employed on the premises; such quarters having no kitchen facilities and not rented or otherwise used as a separate dwelling.

72.666

Los Angeles Department of City Planning
Neighborhood Vision Workshop: Skid Row Community

Monday, June 5th 2017 | 2:00 PM – 4:00 PM
James M. Wood Community Center | 400 E. 5th Street, Los Angeles, CA 90026

Consolidated Notes from Breakout Group Discussions:

Observations and Recent Trends:

- There has been an increase in homelessness and residents who live on the streets
- There has been increased development, resulting in the need to find housing for people
- Some group members expressed that trends are staying constant; little changes
- Single Room Occupancy limits the housing options for families, especially those with children
- Infrastructure is aging
- Seniors, women, and families with children are not adequately being taken care of
- There is a disconnect between community street life and community that reside in service provider spaces
- There is a digital divide, the area could benefit from free Wi-Fi access
- As population increases, there are greater public service and amenity needs
 - Burden is often shifted to service providers, which are at capacity
- Range of age groups exist in the community, and all need to be addressed
- Community engagement and public outreach strategies should be inclusive and collaborative
- Community needs to be viewed & advocated for in a manner that acknowledges Skid Row as a community

Land Uses:

- Identify areas that prioritize permanent supportive housing
- Prioritize housing affordability at all levels and lifestyles, including; seniors, families, women, children, homeless, those in need permanent supportive, mixed gender housing
- Need mix of housing types, including boarding care, services, traditional housing
 - Some group members voiced a desire for these, others did not
 - Some voiced the need to focus on permanent housing
- Consider implementing interim housing options to meet immediate needs
- Create more incentives for development to include affordable housing and community amenities
- Limit liquor licenses. Desire to see less access to alcohol, as current uses are incompatible
- Ensure that zoning tools supporting social services allows for the widest range of services so that it is flexible in its application, while also being enforceable
- Support social enterprise within the community
- Expand opportunities for mixed income housing
- Need program to ensure no net loss of affordable units

- There is a need for expanded services and recovery programs
- Suggestion to set low base FAR in areas where housing is not allowed
- Incorporate community meeting & collaborative spaces in new development
- Allow for more healthy and affordable food options
- Allow for trade schools and skills training programs to locate in the area
- Maximize the range of land uses along Main Street

Streets & Public Realm:

- Make streets safer, with traffic controls such as speed bumps
- Improve east-west linkages
- Enhance streets to be more inviting, with pedestrian-oriented design and wider sidewalks
- Streets should better support bicyclists, install more bike infrastructure
- Require new development to include meaningful open space
- Encourage creation of more open spaces
 - When public space is included in private development, these spaces need to be identifiable and accessible from outside of the building, with proper and legible signage.
 - Open space with community-driven programming for art and performances
 - Green, shaded spaces, vertical gardens
 - Expanded park hours
- Publicly accessible resources and amenities, look to *Our Skid Row* document
 - Public restrooms and other public facilities in parks
 - Facilities that are not affiliated with a particular service provider, this would allow those who are not affiliated with the service provider to benefit from the facilities.
 - Water fountains, hand washing, mobile showers
 - Property storage
 - Electric charging stations, laundry
 - Benches and seating
 - Workout equipment, outdoor recreation, and playgrounds for children
 - *Case study: San Francisco pit stop program & city attendants
 - *Suggestion to include these amenities in private development, and in public spaces such as parks

For more information, contact Downtown Community Planning Staff:

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Clare Kelley
clare.kelley@lacity.org

Patricia Diefenderfer, Senior City Planner
patricia.diefenderfer@lacity.org

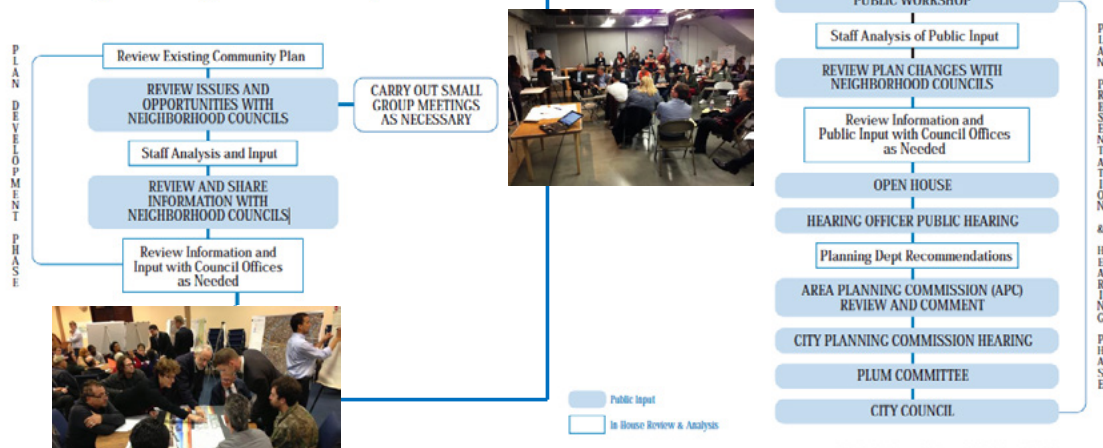
Brittany Arceneaux
brittany.arceneaux@lacity.org

For project information, visit:
www.dtl2040.org



PUBLIC PARTICIPATION

Community Planning Public Participation Process



Housing – Plan Proposal

All Housing Types

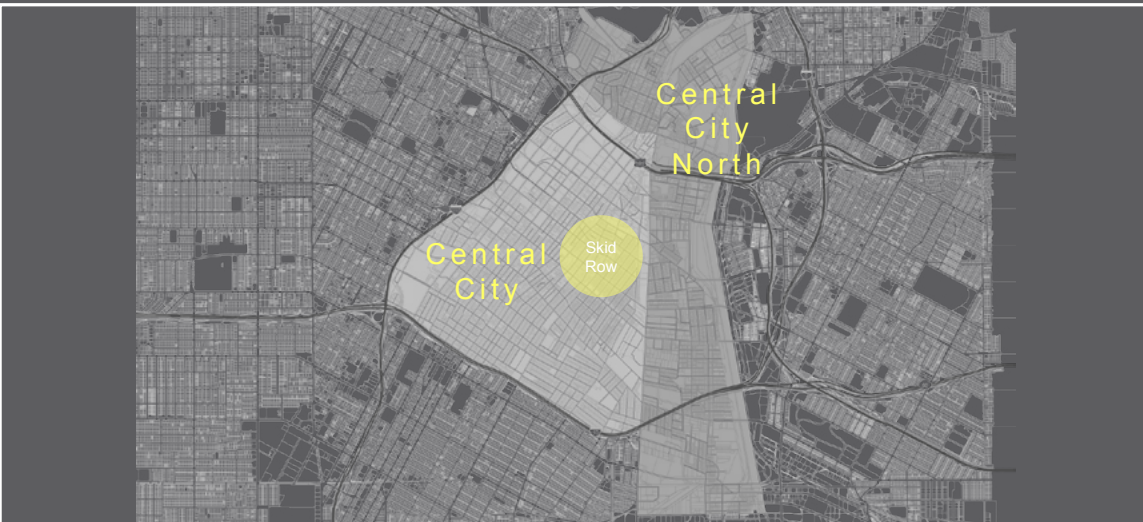
Traditional Housing

Specialized Housing Types

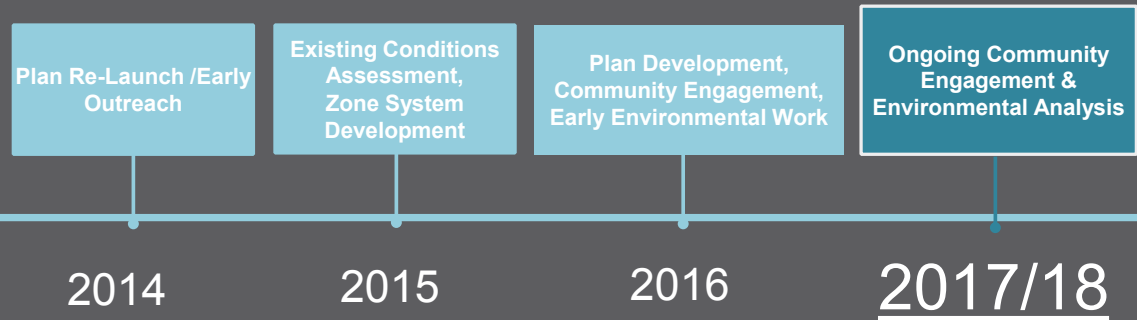
- Fashion Hybrid Industrial
- Hybrid Industrial
- Social Service Hybrid Industrial
- Limited Hybrid Industrial
- By-Right Adaptive Reuse to Joint Living & Work Quarters



GEOGRAPHIC EXTENT



TIMELINE



DTLA 2040

Planning a Dynamic Future for Los Angeles

The ambition of the DTLA 2040 Plan is to create and implement a future vision for Downtown Los Angeles. The Plan will strive to support and sustain the ongoing revitalization of Downtown while thoughtfully accommodating projected future growth.

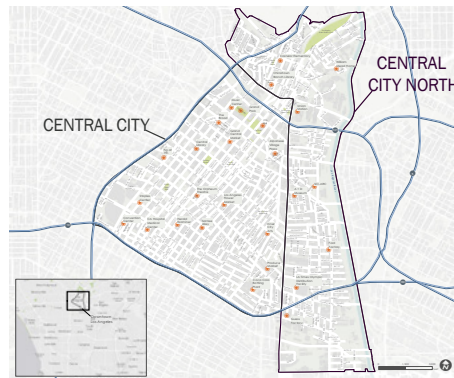


ABOUT THIS PROJECT

The Downtown Community Plans will describe a collective vision for Downtown's future and include goals, policies, and programs that frame the City's long-term priorities.

Downtown is amidst a booming renaissance and is one of the most rapidly changing places in Los Angeles. It is home to a collection of economic opportunities and entrepreneurship, people, culture, and a patchwork of distinct neighborhoods that sits at the center of the regional transportation network.

"DTLA 2040" is the update to two community plans, Central City and Central City North, which comprise Downtown Los Angeles. The update will build on Downtown's strong urban context and will be the first application of the City's re:code LA project - the comprehensive revision to the City's outdated 1946 zoning code. For more information on this new Code structure, please visit the [re:code website](#). All of the materials contained in these documents represent preliminary plan concepts and will be updated and refined through the update process.



According to regional projections, Downtown will be adding approximately 125,000 people, 70,000 housing units and 55,000 jobs by the year 2040. Downtown needs a strong future vision to ensure that as it grows and changes it only becomes better.



Icon Source: The Urban Project, Data Source: Southern California Association of Governments (SCAG)

GUIDING PRINCIPLES

The following core principles will inform Downtown's future as a SUSTAINABLE, EQUITABLE, INCLUSIVE, and healthy community for workers, residents, and visitors alike. The core principles aim to accommodate anticipated growth through 2040 and support and sustain Downtown's ongoing revitalization.

REINFORCE DOWNTOWN'S JOBS ORIENTATION BY:

- Maximizing job intensity in the most transit-served areas
- Expanding the areas where mixed use is allowed
- Setting locations where commercial activity is preferred
- Establishing locations that must maintain a baseline of productive capacity when introducing housing
- Encouraging mixing in single-use areas
- Creating job sanctuaries

GROW AND SUPPORT THE RESIDENTIAL BASE BY:

- Promoting infill development
- Expanding areas where housing is allowed
- Intensifying housing where appropriate
- Creating new housing typologies
- Expanding areas for adaptive reuse and for conversion to joint live/work units

STRENGTHEN NEIGHBORHOOD CHARACTER BY:

- Reusing, protecting and preserving existing structures that characterize unique urban development patterns
- Supporting streets for pedestrians
- Providing a palette of building frontages catering to the range of community characteristics
- Using design guidelines, use restrictions and design regulations
- Allocating greater development potential around transit centers
- Providing guidelines for business establishment sizes

CREATE LINKAGES BETWEEN DISTRICTS BY:

- Finding opportunities within a public benefits system for the development of new publicly accessible open space
- Encouraging the development of nontraditional open spaces
- Requiring new development to contribute to high quality streets
- Treating the streets as downtown's living room
- Supporting the creation of sustainable public realm improvements
- Encouraging programming of public space to build community

PROMOTE A TRANSIT, BICYCLE, AND PEDESTRIAN FRIENDLY ENVIRONMENT BY:

- Prioritizing and expanding pedestrian safety tools such as leading pedestrian intervals, bulb outs, scramble crosswalks, and no right turns on red.
- Improving connectivity
- Increasing dedicated bike infrastructure
- Eliminating one-way streets as feasible and appropriate
- Extending nighttime and weekend transit service
- Discouraging over parking and above-grade parking
- Managing and pricing parking effectively
- Supporting an efficient goods movement system

DTLA 2040

Planning a Dynamic Future for Downtown Los Angeles



WHAT IS A COMMUNITY PLAN & WHY DO WE NEED IT?

The Los Angeles Department of City Planning is partnering with the Downtown community to update Downtown's Central City and Central City North Community Plans, as part of the department's New Community Plan Program. The update will build on Downtown's transit-rich nature and will apply new zoning tools developed as part of the City's re:code LA project.

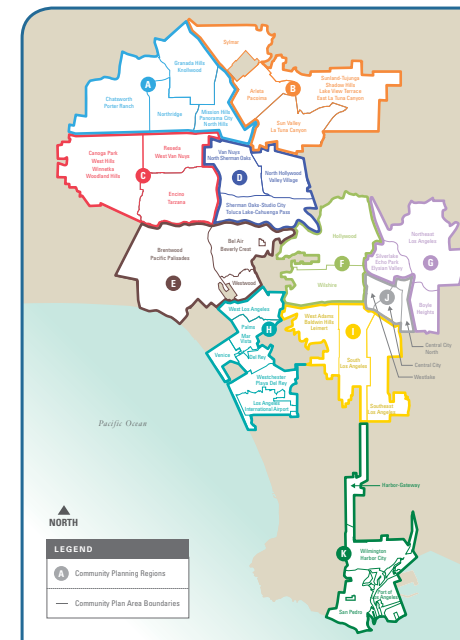
The update of the Downtown Community Plans takes cues from the City's General Plan. The City's General Plan Framework Element is a long-term growth strategy for Los Angeles. It lays out goals, objectives and policies for the range of land uses throughout the City, including the Downtown, and is used to guide the development of community plans.

The Downtown Center, as it is referred to in the Framework Element, is described as the principal government and business center of the region, with a worldwide market. It is the highest-density center of the City and hub of regional transportation.

The City of Los Angeles' General Plan Land Use Element is composed of 35 Community Plans. Each Community Plan contains policies reflecting a future vision for neighborhoods and designates land for the range of uses needed, including jobs, housing, transportation, open space and amenities.

The Plans tell property owners and residents what type of development will be permitted, at what densities and intensities, and outline strategies for how to accommodate planned growth. Plans are used to guide decision-making when projects are proposed. For these reasons, Community Plans are important tools in the development of the City, and it is important that they are up-to-date.

MAP OF COMMUNITY PLANS CITYWIDE



Blueprint for Guiding Growth and Development

PLAN DOCUMENT	PLAN MAP	ZONING
<ul style="list-style-type: none"> • Vision • Policies • Programs • Implementation Measures 	<ul style="list-style-type: none"> • Sets Range of Uses • Establishes Range of Intensities 	<ul style="list-style-type: none"> • Development Regulations • Use Allowances • Process

HOW DO WE UPDATE IT?

The process of developing the plan is a multi-step collaborative effort, involving public input and collaboration with City departments and other governmental agencies that provide public services and facilities.

The Planning Department combines a series of approaches to determine desirable future growth patterns. These include a thorough review of existing policies and programs, documentation and analysis of on-the-ground conditions, and a study of emerging development trends since the plan was last revised.