

DLANC LAND USE AND PLANNING COMMITTEE

Guiding Principles for Evaluation of Proposed Downtown Projects

1. We believe that land use and planning issues have both economic and social impacts and we will give equal weight to each in decision-making.
2. We believe that land use and planning decisions under our jurisdiction must be evaluated in regard to their potential impact on all residents of the Downtown community, and to all others who come to Downtown.
3. We believe that Downtown Los Angeles has great cultural and historic significance. Our decisions will be guided by the need to preserve the culture and history of Downtown's districts, but also to welcome initiatives that add to the richness of Downtown life.
4. We believe that the DLANC Land Use and Planning Committee can influence innovative and responsible land use planning that improves Downtown for all its residents, workers, and businesses, and for the City as a whole. We are committed to working at our greatest capacity to investigate, evaluate and recommend projects that promote and support these guiding principles.

Criteria for Evaluation

1. Complimentary Land Use

Downtowns are fundamentally valuable as places that offer many choices and opportunities, a mix of activities and people. New uses should compliment existing uses by offering more, or distinct, but compatible uses.

2. Appropriate Accessibility

Properties should always be accessible to pedestrians from the sidewalks, and places that accommodate significant density should be in proximate relation to mass transit systems (bus or rail).

Access to nearby automobile parking facilities is especially important for residential projects as well as for customers and employees.

3. Area Enhancement

New projects should work with adjacent buildings to form the public space of the city. The street level uses should be generally accessible and interesting to pedestrians and whenever feasible, new uses should be open nights and weekends.

Building form, surface, and scale should add to the interest of the area. Buildings of civic and community importance should be of an architecture appropriate to their importance to the community.

4. Sense of Place

In districts of distinct character and quality, new projects and their landscaping should reinforce and extend such character.

Los Angeles has traditionally been a diverse and eclectic city and that tradition of architectural and social diversity should be encouraged as districts develop and mature.

5. Design Excellence

Excellence of design should be a high priority when considering any major variances in new development in Downtown. Downtown should welcome exciting, challenging design.

6. Reference to Existing Plans

Projects should be developed after referencing existing plans for their areas with particular emphasis to more recent plans that have had community involvement.

But more importantly than the exact land uses proposed in these plans, the criteria used in making these plans and the criteria listed above should be the paramount consideration in the design of new projects.

Generally, plans that are the result of extensive community involvement and review should be respected and implemented. Plans known to be relevant to Downtown:

- **Downtown Strategic Plan** (Community Redevelopment Agency of Los Angeles, adopted by Los Angeles City Council, 1994)
- **South Park Development Strategies and Design Guidelines** (South Park Stakeholders Group with the Community Redevelopment Agency of Los Angeles, 1995)
- **Civic Center Plan** (February, 1997)
- **Los Angeles Downtown Development Strategy** (Central City Association and the Downtown Center Business Improvement District, 2002)
- **Historic Downtown Los Angeles Design Guidelines** (Los Angeles Conservancy, 2002)

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