



# Chapter 1: Community Plan

# CENTRAL CITY

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## *Community Plan*

### Chapter I

### INTRODUCTION

#### **PURPOSE OF THE PLAN**

The Central City Plan is the official guide to future development within the Central City Community plan area. It is to be utilized by all those concerned with the community including the City Council, the Mayor, the City Planning Commission, other concerned government agencies, residents, property owners, business owners, investors, as well as other nonprofit and private agencies. This Plan is subject to periodic reviews and amendments to reflect changes in circumstances and opportunities.

The Central City Plan promotes an arrangement of land use, infrastructure, and services intended to enhance the economic, social, and physical health, safety, welfare, and convenience of the people who live, work and invest in the community. By serving to guide development, the Plan encourages progress and change within the community to meet anticipated needs and circumstances, promotes balanced growth, builds on economic strengths and opportunities while protecting the physical, economic, and social investments in the community to the extent reasonable and feasible.

The land use map, a component of this Central City Plan, exhibits the approximate locations and dimensions of planned land use within the area. This land use map is not an official zone map. It is only a guide and does not imply a right to a particular zone nor to the land use permitted therein.

#### **COMMUNITY PARTICIPATION**

The State of California requires citizen participation in the preparation of the General Plan. Government Code Section 65351 reads "During the preparation or amendment of the general plan, the planning agency shall provide opportunities for involvement of citizens, public agencies, public utility companies, and civic, education and other community groups, through public hearings and any other means the city or county deems appropriate."

Drafting of the community plan involved members of the community who helped to identify and define the needs, desires, resources, and the unique nature of the community. Subsequent changes in the plan have served to broaden the community participation that took place with the formation of the original plan. Continued involvement and input of community members assists planners in keeping abreast of physical, economic, and social developments.

## Organization of Central City Plan

This Central City Community Plan encompasses six chapters. Chapter 1 lays out the historical, physical, economic, and social patterns of the Community, and documents land use issues and opportunities. Chapter 2 outlines the functions of a community plan and statutory requirements. Chapter 3 puts forth specific land use policies and programs that address the issues and opportunities raised in earlier chapters. Chapter 4 focuses on transportation and circulation issues. Chapter 5 focuses on urban design and the final section, Chapter 6 points out opportunities during implementation for coordination among public agencies.

## PLAN AREA PROFILE

The Central City Community Plan area is located south of Sunset Boulevard/Cesar Chavez Avenue, north of the Santa Monica Freeway (Interstate 10), east of the Harbor Freeway (Interstate 110) and west of Alameda Street. It is bordered by the communities of Central City North, Silver Lake-Echo Park, Westlake, Southeast and South Central Los Angeles.

Central City is the second smallest community plan area representing less than one percent of the land in the City of Los Angeles (approximately 2,161 acres or 3.38 square miles). Since this area is the governmental, financial, and the industrial hub of Los Angeles, land is primarily dedicated to these uses. Consequently this area has a smaller residential population in comparison with the rest of the city, though dwelling units and resident population are growing as people find a renewed interest in urban living and existing vacant and often historic commercial and industrial buildings are being converted to residential uses.

According to the 2000 U.S. Census, Central City had an estimated population of 25,208, less than 7% of the total population of Los Angeles. The plan area has a housing stock characterized by a high ratio of multiple family residential dwelling units, (98% of total units). Households on average are small comprising only 1.54 persons per household (does not include group quarters population) while the average household size citywide is 2.83. The residential population is ethnically and racially diverse with 34% identified as Hispanic, 23% as Black/African American, 17% as White Non Hispanic, 23% as Asian/Pacific Islander, and only .7% Native American. The average household income in 1999 was \$44,758, nearly 25% lower than the citywide average but 50% higher than the average income a decade earlier.

Central City contains a substantial amount of commercial development. Existing planned commercial land use is 827 acres. Commercial uses exist to some degree throughout the plan area, but the primary concentration is located in the financial core (bounded by Fifth Street, Eighth Street, Hill Street, and the Harbor Freeway), and retail on Broadway from Second Street to approximately Ninth Street, and west along Seventh Street in the vicinity of Hill Street and the Harbor Freeway. Commercial office buildings also dominate the Bunker Hill area bounded by Hill Street, Fifth Street, the Harbor Freeway, and First Street. Much of Bunker Hill was developed in the 1980's giving rise to new skyscrapers developed in park like plazas.

Existing planned industrial land use is 874 acres. The industrial section of the Plan area is located generally east of Main Street/San Pedro Street to Alameda Street, from 2nd Street south to the Santa Monica Freeway. The area is characterized by a variety of industrial uses including garment wholesaling; produce; toy; electronic; flower wholesaling; food processing; and other wholesaling uses.

Residentially designated land is found in Central City East and South Park and encompasses a relatively small percentage of planned land uses in the plan area, with 108 acres or 5% of the plan area's acreage. Some residentially zoned properties can also be found in Bunker Hill and Little Tokyo. Residential uses are permitted within commercially designated lands, however, and an increasing number of residential units are being developed downtown as a result of a growing demand for housing and the recently adopted Adaptive Reuse Ordinance (ARO) which facilitates the conversion of commercial buildings to residential uses. A recent survey projects that nearly 6,000 new dwelling units are either planned or proposed for the downtown area, many of them resulting from adaptive reuse projects.

The Central City Plan area is composed of nine districts: Civic Center, Bunker Hill, Financial Core, Convention Center/Arena, South Park, Center City/Historic Core, Little Tokyo, Central City East and South Markets (see Figure 1). The neighborhoods and districts were originally defined with specific boundaries as identified in the Downtown Strategic Plan, but overtime the boundaries have blurred as land uses changed and overlapped with adjoining uses. For this reason the neighborhoods and districts are used only to define in very general terms the areas of Central City. Only the Convention Center/Arena due to its singularly dominant use, Bunker Hill due to its CRA defined boundaries as well as its physical separation from the rest of Central City, and Little Tokyo because of its ethnic identity and CRA boundaries, have distinct street line boundaries.

The "Ten-Minute Diamond" (Figure 1) is part of the Los Angeles Civic Center Shared Facilities and Enhancement Plan and is defined by the distance an average pedestrian can walk in ten-minutes, encompassing an area within which visitors can easily access facilities and services. A ten-minute walk from a central location requires a zig-zag path due to the street grid of Downtown Los Angeles thus creating a diamond-shaped zone.

In addition to the Bunker Hill Redevelopment area and the Little Tokyo Redevelopment area, the Central City community contains the Amended Central Business District Redevelopment area, and the City Center Redevelopment area (see Figure 2).

## **HISTORICAL EVOLUTION**

Central City was the birthplace of Los Angeles in 1761, centered around the Plaza now known as El Pueblo Historic Park, which includes Olvera Street. The small pueblo community experienced large scale growth in the late 1800's with the coming of the transcontinental railroads and the Central City area became the focal point of the region. The turn of the century brought an increasingly growing population giving impetus to the manufacturing, industrial, and commercial expansion within the City up to the early 1930's.

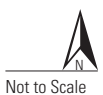
The Great Depression and World War II slowed growth. Broadway was the

# Central City Community

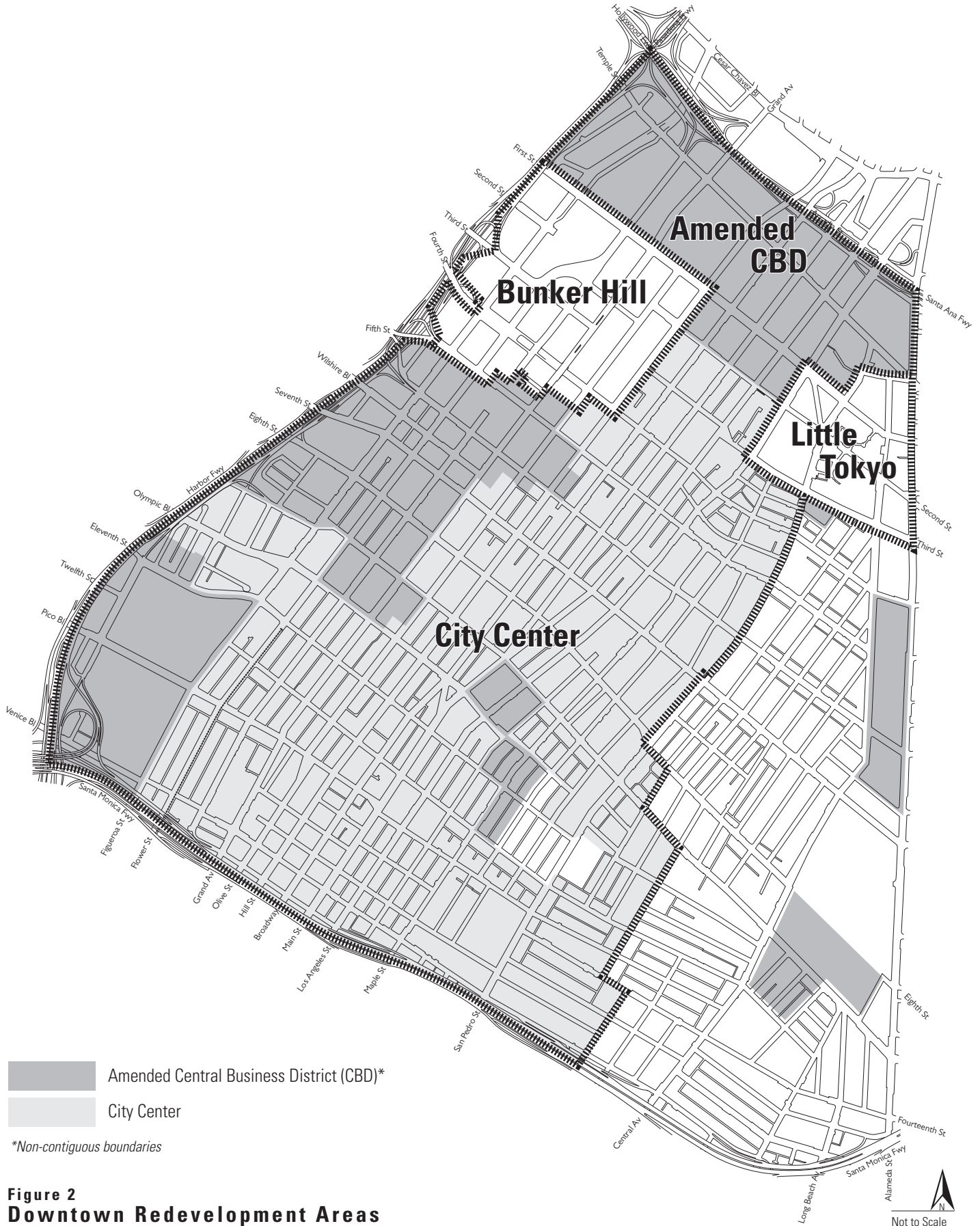


10 Minute Diamond as shown in the Los Angeles Shared Facilities and Enhancement Plan

Figure 1  
Downtown Neighborhoods & Districts



# Central City Community



premier commercial district from the late 1800's until the suburban expansion in the 1950's and 1960's. The removal of the height limit in 1957, combined with postwar economic expansion and the redevelopment of Bunker Hill 10 years later, gave rise to the prominent high-rise skyline of downtown.

Today, the Central City area is the historic, political, social, governmental and economic center of the City of Los Angeles. Major rail networks and six major freeways converge and interconnect in this plan area.

Central City also contains some of the most architecturally significant buildings in Southern California, including two nationally recognized districts, the Broadway Historic Theater District, the former Spring Street Financial District, and many other historic resources central to three main ethnic groups that are integral to the development of the city. Little Tokyo, Chinatown, and Olvera Street all have historic structures which are regionally significant cultural landmarks. The Broadway Historical Theater District has some of the most architecturally significant buildings in California. The Bradbury Building and the Oviatt Building are two examples of historic structures that have been rehabilitated. City Hall, the Herald Examiner Building, and the Mayan Theater represent other significant historical and cultural landmarks.

In the past fifteen years, a number of public spaces, which include public art, have been built. Public art has become a major focal point of development activity in the financial district and other locations. City policy related to public art was the catalyst for this era of creative interactive public spaces. Coinciding with this development, an artist's loft colony evolved in the industrial corridor east of Alameda Street adjacent to Central City.

## **CENTRAL CITY NEIGHBORHOODS AND DISTRICTS**

### **Civic Center**

The Civic Center straddles the City's original settlement and area of first expansion and extends from a former riverbed to hillside topographies. Federal, State, County and local government offices are situated in the Civic Center District. Civic Center has the second largest concentration of civic buildings in the country, located primarily along the Civic Center Mall north of First Street, and generally from the Harbor Freeway to Alameda Street and dominated by the historic City Hall. The Hollywood Freeway to the north of the Civic Center, forms a strong edge to the district and forms a barrier between El Pueblo Historic Park and the Civic Center area. There are a number of facilities designed for all types of performance, cultural, and artistic uses. The Civic Center contains the Music Center at its western edge which contains three performance venues.

Also located in the Civic Center is the Cathedral of Our Lady of the Angels on Temple Street across from the County Hall of Administration. The construction of the Cathedral of Our Lady of the Angels has introduced an important institutional use and landmark building to the Civic Center Complex. Designed by renowned architects, a new headquarters for the state Department of Transportation (CalTrans) District 7 and a U.S. Federal Courthouse will add civic and architectural landmarks to the downtown

skyline.

### **Bunker Hill**

Bunker Hill is downtown's first redevelopment area. The area was at one time filled with stylish residences, many of which had deteriorated by the time redevelopment was proposed. Adopted in 1959, the Bunker Hill Redevelopment Project was conceived as a new mixed use development, including office, residential, hotel, retail, commercial, museums and cultural uses. Bunker Hill is the site of the Museum of Contemporary Art (MOCA). Adjacent to MOCA is the Colburn School of Performing Arts. The Frank Gehry designed Disney Concert Hall will rise across First Street and the Music Center. Bunker Hill has over 3,200 housing units mostly located at its northwestern end and is generally in mid-or high-rise buildings.

The Bunker Hill development attempted to create glittering towers in lush garden-like settings, and avoid a "street wall" or block pattern typical of many older downtown high-rise developments. Pedestrian circulation routes are largely separated from vehicle circulation and a series of plazas provide a variety of public spaces. Major developments in Bunker Hill include Arco Center, Wells Fargo Center, and California Plaza. Each development is arranged to maximize light, air and open space. The Bunker Hill Steps at Hope and Fifth Streets link Bunker Hill with the Financial Core to the south through a series of stairs and landscaped terraces. The Angels Flight funicular built in 1901 and restored in 1996 connects Bunker Hill with the Historic Core to the east. Pedestrian skyway bridges connect the upper hill area to the lower hill areas to the west.

### **Financial Core**

Contemporary high rise office buildings dominate the landscape in the Financial Core District. Among the most prominent are Library Tower, Citicorp Center, the Gas Company Tower, the AT&T Building and the twin towers of Arco Plaza. This area also encompasses a few of the many historically significant buildings from the early part of this century including the 818 Building, Engine Company 28, and the Giannini Building.

The streets of the Financial Core have varying character, from Figueroa Street's broad tower-lined boulevard to Hope Street's axial focus on the Central Library. Seventh Street had been the upscale shopping district of downtown from the early part of this century. Over the past twenty years, however, due to the construction of a large number of suburban shopping centers, the change in the demographics of the population shopping in downtown Los Angeles, and the extensive amount of office construction within downtown, the role of Seventh Street has changed. To compete with new retail marketing needs, Seventh Market Place at Seventh and Figueroa was completed in 1985, and Macy's Plaza (formerly Broadway Plaza) was developed in 1973. However, the landmark Robinson's Department Store closed in the early 1990's and many of the retail shops east of Hope Street have closed.

The Central Library has been a focal point of the area since its construction in 1926. Following two devastating fires, it has been restored and expanded



and now crowns the axis of Hope Street. North of the library is downtown's tallest building, the 73-story Library Tower, a new downtown landmark visible for miles. The Bunker Hill Steps encircle the building and connect the Financial Core with Bunker Hill.

### **South Park**

The South Park area (generally bounded by Eighth Street, Main Street, the Santa Monica Freeway, and the Harbor Freeway) houses a mix of residential, medical, commercial, and retail uses. Warehouse space in one-story unreinforced masonry buildings is scattered throughout the district.

Grand Hope Park, the center of the new South Park community is located on Hope Street between Ninth Street and Olympic Boulevard. The park, designed by landscape architect Lawrence Halprin, is surrounded by the Fashion Institute of Design and Merchandising, housing including the Skyline condominiums, Metropolitan apartments, Renaissance Tower apartments, and other residential projects. Hope Street Promenade, a pedestrian street featuring landscape design by Halprin, will connect the residential community of South Park with the Financial Core and the Central Library.

South Park is recognized to be a mixed-use community with a significant concentration of housing. This thriving residential community includes the proximate siting of auxiliary support services such as retail and commercial developments that provide employment opportunities for area residents. Towards that end, and in the interest of creating a linkage between jobs and housing, the development of substantial, community benefitting commercial projects will be encouraged.

Along the western edge of the South Park area, new retail stores, hotels, restaurants and entertainment venues are expected to emerge in the north-south Figueroa-Flower-Hope Street corridors as a result of increasing attendance at the Convention Center and new attendees for sports and other events at the Staples Center. The Los Angeles Sports and Entertainment District (LASED) Specific Plan, adopted by City Council on September 4, 2001, approved a maximum of 3.75 million square feet of entertainment/mixed-use development that requires a minimum of 500 dwelling units and 1,400 hotel rooms and includes a variety of uses including hotel, retail, entertainment residential, live theater movie theater, office, medical clinic/sports medicine center, tourism and related uses. The LASED which governs those properties generally bounded by Olympic Boulevard on the north, Flower Street on the east, Pico Boulevard on the south and 110 freeway on the west, supports the goals for the South Park community by providing expanded development of this area as a major entertainment/mixed-use development. The southern area of South Park, anchored by California Hospital Medical Center, will continue to attract increasing healthcare and education related employment, and new service businesses. Commercial and mixed-use expansion between the Convention Center and Staples Center areas to the west, and Transamerica Center to the east, is also expected to occur on the east-west streets including Olympic and Pico Boulevards, and north and south along the Grand Avenue-Olive Street-Hill Street corridors. In the north central portion of South Park,

new residential projects will join existing residential properties to provide homes for increasing numbers of downtown workers, and stimulate increased utilization of some existing buildings that can be converted to appropriate live/work uses. The anticipated job growth in South Park over the next few years is also expected to attract large commercial projects that will combine commercial and residential development and take advantage of the benefits of this unique downtown location.

### **Convention Center/Arena**

The expanded Convention and Exhibition Center is situated on 63 acres close to the downtown hotel community and the Financial Core. Strategically, it is located at the hub of the Interstate Freeway System, the developing Metro and Light Rail System, and in relatively close proximity to the Los Angeles International Airport. The complex offers 685,000 square feet of exhibit space, 64 meeting rooms, including a 26,300 square foot special events hall, spacious lobbies, restaurant/food courts, 5,880 parking spaces, and shuttle-bus and taxi drop-off areas.

The Staples Arena is located adjacent to the Convention Center. This sports and entertainment complex houses a 20,000 seat arena as well as other entertainment and retail uses. The recently adopted LASED Specific Plan is located immediately east and north of the Staples Arena (see Figure 3). This adopted Specific Plan, which envisions a 3.75 million square foot mixed-use/entertainment development, takes advantage of the investment made in the area and its potential to evolve into an economically and physically prominent area based on the cumulative impact of existing assets such as the Convention Center and the Staples Arena.

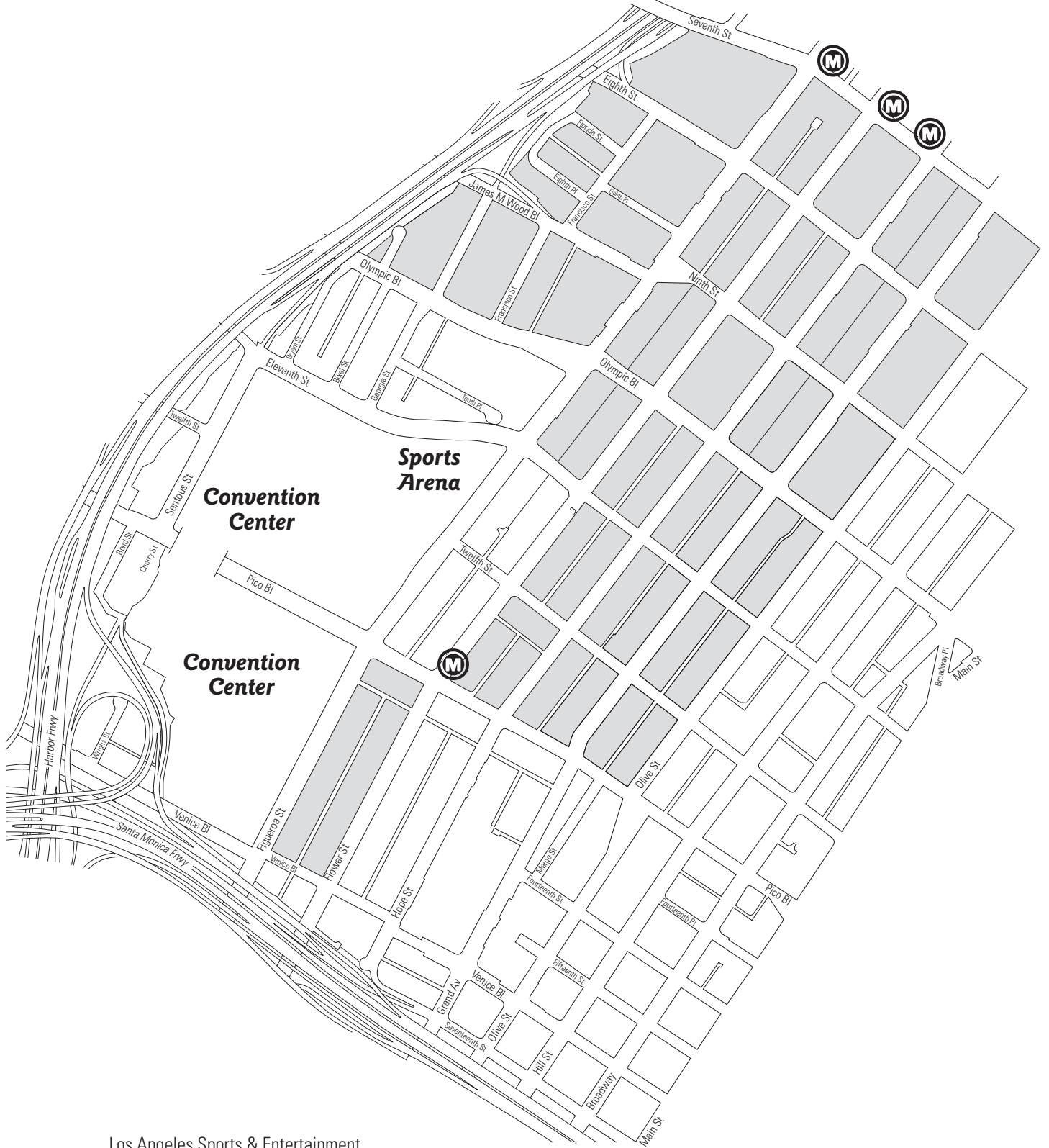
Due to the adjacency of the LASED Specific Plan Area to the Convention Center and Arena, development of these properties should focus on hotels and event and entertainment-related uses. With the implementation of the LASED Specific Plan, the area will be developed with uses that will support the Convention Center and the Arena.

The area identified as the Convention Center/Arena Sphere of Influence (Figure 3), includes portions of the Financial Core and South Park. Most of this area is already developed with commercial office, and retail uses but secondary impacts could occur due to the growth of commercial activities in the LASED Specific Plan Area and other adjacent properties.

The proximity of the Seventh Street/Metro Center station at Seventh and Figueroa will encourage visitors and residents who do not want to drive to downtown the option of taking the subway and walking south along Figueroa Street to the Convention Center or Arena and increase the pedestrian activity along the streets. South Park will also be impacted by the Convention Center and Arena by offering residents and workers a nearby location for their entertainment, shopping, and dining needs as well as a place to go and spend leisure time.

Additional studies and reviews and/or modifications of the City's planning and policy documents may be needed as the LASED Specific Plan is implemented and Convention Center activities and tourism create demand

# Central City Community



Los Angeles Sports & Entertainment  
District Specific Plan

Convention Center/Arena Sphere of Influence

**Figure 3**  
**Convention Center/Arena Sphere of Influence**

for related businesses.

### **Center City/Historic Core**

The Historic Core, extending from First Street to approximately Eleventh Street between Los Angeles and Hill Street grew out of the expansion of the "pueblo" of Los Angeles in the 1800's. In recognition of the history of the district and the large concentration of historic buildings remaining in the area, there are two National Register Historic Districts in the Historic Core/Central City -- the Spring Street Financial District between 4th and 7th Streets and the Broadway Theater District between 3rd and 9th Streets.

The Historic Core forms the spine of Central City. It links together the Central City districts to the west that contain downtown's mix of business, finance, cultural and sports/entertainment activities to the "Markets" districts to the east that represent the large and vital array of manufacturing, distribution, wholesale, industry-related retail, social service activities; the Civic Center/Little Tokyo to the north; and South Park to the south.

The Historic Core has evolved into three distinct subareas: a) the northern portion with its concentration of government related uses, b) the middle portion encompassing largely vacant, historic theaters and a dynamic retail shopping district along Broadway. and c) the southern portion which is emerging as an extension of the Fashion District and the South Park residential neighborhood.

The Historic Core/Center City contains a concentration of some of the most architecturally significant buildings in Southern California including a number of nationally recognized historic theater buildings. The area is also the center for wholesale and retail jewelry manufacturing and sales in the region with retail on Broadway.

Expanding the downtown residential community is viewed as a major component of efforts to revitalize Downtown. Consequently, many vacant and underused commercial and office buildings in the Historic Core, especially in the Old Bank District, are being converted to residential uses. Ground-floor commercial uses are providing neighborhood-supporting retail, services and amenities for a growing residential community.

Additionally, proposals to rehabilitate Broadway's historic theaters and revitalize the corridor as a night-time, entertainment district, with night clubs, bars and restaurants, contribute to the vision of a vibrant, 24-hour downtown. Spring Street houses the core of historic buildings. Built as financial palaces in the 1920's in the Beaux Arts style, most are now used as retail at the ground level and abandoned on the upper floors. There are a number of older hotels in the area as well. Several existing commercial buildings along Spring Street have been renovated by the City and used as offices for City agencies, extending governmental uses into the Historic Core and contributing to downtown revitalization.

The southern portion of the Historic Core district relates heavily to the garment district which lies in the South Markets subarea of Central City. It incorporates garment manufacturing, wholesaling and retailing. Many multi-story loft buildings with large windows and elaborately ornamented Beaux

Art facades were built in the early part of this century for garment manufacturing. Street-level uses are generally retail. Upper floors are used for show-rooms, offices and garment manufacturing. Rehabilitation and reuse of existing historically and architecturally significant structures is also taking place in the Fashion District, such as the Santee Court project which is a multi-phase, mixed-use, adaptive reuse project that will provide nearly 600 new residential units.

The California Mart, on Main Street, between Ninth Street and Olympic Boulevard, is a three-million-square-foot complex serving the garment industry.

### **Central City East**

Central City East is generally composed of one, two, and three-story buildings. However, there are several taller buildings, including hotels from the early part of the century such as the King Edward and Baltimore at Fifth and Los Angeles Streets, and the El Rey (now the Weingart Center) at Sixth and San Pedro Streets. Much of the building stock in the area is of unreinforced masonry construction from the early part of the century.

The Central City East area is characterized by wholesale and warehousing uses including produce, fish and food processing, the Flower Market, an emerging toy import-export industry and a mixture of other commercial activities. The area provides jobs for nearly 20,000 people.

Additionally, approximately 6,500 single room occupancy (SRO) hotel units are located in Central City East and are the primary source of housing for the area. In an effort to foster the development of a residential neighborhood, Central City East has been targeted as a priority intervention area for the rehabilitation of the area's SRO hotels.

The area is a center of social services including alcohol treatment programs and mental health services. The area also includes job training programs, transitional housing, homeless outreach, family and children's services, and aging programs, including various government agencies such as the State Employment Development Department, Department of Public Social Services and the Veteran's Administration.

### **South Markets**

The South Markets District is the hub for garment sales and retailing and manufacturing, the produce industry, the flower wholesale industry, toy industry, and serves as a staging area and major distribution point for the region. The Fashion District is increasingly attracting buyers from all over world not only for clothing but also gifts and housewares. Other uses in the district include wholesale and warehousing, and a variety of other manufacturing and industrial uses. There is some commercial activity in the area as well. It is

Much of the area is characterized by low-rise buildings constructed at the turn of the century. Taller buildings are more evident in and around Los

Angeles Street, and near the produce market district. This district has close ties with, and is an extension of, the Central City East district.

### **Little Tokyo**

Little Tokyo is the spiritual, cultural and symbolic center of the largest Japanese-American community in the continental United States. The Little Tokyo Historic District on First Street, between San Pedro Street and Central Avenue, is a physical reminder of the early days of this community which date back to 1885. Its two and three-story masonry buildings and shop fronts create a lively shopping district, which attracts both office workers in the area and tourists from all over the world. The district's buildings vary from low-rise commercial vernacular buildings of the early 1900's to modern multi-story structures, such as the New Otani Hotel and Sumitomo Bank. References to Japanese culture exist throughout the district in the form of decorative roofs, signs, garden design, materials and various other Japanese architectural and cultural elements. Traditional design is often employed for religious buildings such as the Higashi Hongwanji Buddhist Temple. Little Tokyo is the location of the Japanese American National Museum, the Union Center of the Arts, the Japan America Theater, and the Geffen Museum of Contemporary Art.

Little Tokyo is a mixed-use neighborhood with a residential community of 850 people, retail, hotel, office and commercial uses. Housing projects in the area include both new development and rehabilitation. Among these are Little Tokyo Towers (301 units), Miyako Gardens (100 units), Tokyo Villas (167 units) and Casa Heiwa (100 units).

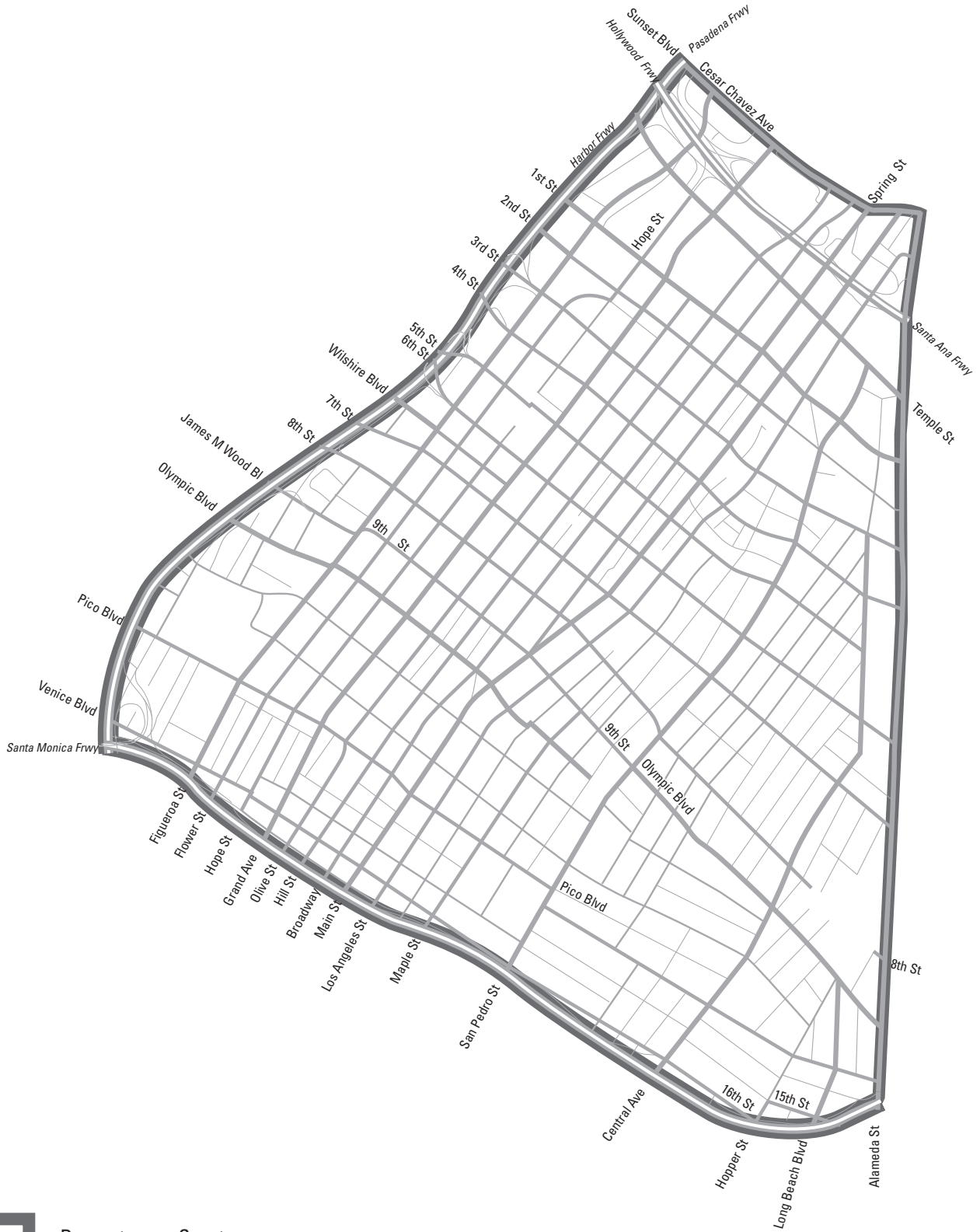
## **OTHER PLANS**

Since Central City is the symbolic, civic, financial, governmental heart of Los Angeles, it is of primary importance and is the subject of various marketing, revitalization, and enhancement policies and strategies. The Citywide General Plan Framework, an Element of the General Plan, designates the entire Central City Community Plan area as a Downtown Center (see Figure 4). Recent efforts produced two complementary visions: The Downtown Strategic Plan, adopted as the guiding vision, direction and framework for the future of Downtown (Central City) and the Los Angeles Civic Center Shared Facilities and Enhancement Plan (Ten-Minute Diamond), which focuses specifically on the enhancement of civic functions. The Metropolitan Transit Authority has also developed a pedestrian master plan known as Angels Walk. The City Council additionally adopted the Los Angeles Sports and Entertainment District (LASED) Specific Plan to guide development north and east of the Staples Center to make the area a sports and entertainment destination as well as a downtown residential community supporting the goals for the South Park area.

### **The Downtown Strategic Plan**

Approved by the City Council on August 2, 1994, was prepared by an Advisory Committee comprised of over 60 representatives of Downtown businesses, industry, residents, developers, social service providers, housing activists, and the Community Redevelopment Agency.

# Central City Community



 Downtown Center

**Figure 4**  
**General Plan Framework**  
**Land Use Diagram**

The Strategic Plan proposes a set of initiatives appropriate to downtown Los Angeles and designed to create a more prosperous and equitable future. The Downtown Strategic Plan builds upon the financial, social and cultural investments which already form a significant foundation for downtown. The Strategic Plan recognizes the need to maintain the distinct neighborhoods that create diversity in downtown Los Angeles but also calls for linkages between the areas so that greater economic potential can be utilized. The Downtown Strategic Plan also recognizes the need to significantly increase the residential presence in the Central City community.

### **Los Angeles Civic Center Shared Facilities and Enhancement Plan**

This Los Angeles Civic Center Shared Facilities and Enhancement Plan (also known as the Civic Center Master Plan) was prepared by the Los Angeles Civic Center Authority with the support of the Central City Association. It is driven by the need to coordinate and capitalize on the considerable investment activity in the Civic Center and the need to review potentially detrimental policies which serve to undermine the economic vitality of the civic center. More specifically, the Shared Facilities Plan incorporates the following elements:

- A Land Use Plan which addresses current plans and development activity in Downtown Los Angeles and anticipated public and private facility needs.
- A Shared Facilities Plan which analyzes existing inventories of facilities and the potential for sharing facilities between levels of government.
- Streetscape and Development Standards which can be used to enhance the physical environment of the Civic Center.
- An Implementation Plan which identifies a cooperative process among levels of government which can be used to implement the plan.

Implementation of the Civic Center Master Plan will induce both economic and environmental benefits. By sharing facilities, the different levels of government can save money which can then be re-invested in the public environment. Improved business will result in a higher tax base with

appreciating property values. Increased business activity will also create a safer environment which will attract more visitors to the Civic Center.

A prominent feature of the Los Angeles Civic Center Shared Facilities and Enhancement Plan is the "Ten Minute Diamond" - which proposes to redefine the boundaries of civic center based on the distance an average person can walk in ten minutes. Thus, using the rotunda of City Hall as the center, a ten minute walk captures the majority of existing government offices and cultural institutions within a diamond shaped perimeter. A walking distance which can be reached in ten minutes encourages movement of people on foot and is a reasonable distance for providing services at the various agencies and departments within the Civic Center.



In order to implement the Civic Center Shared Facilities and Enhancement Plan, a Joint Powers Authority (JPA) must be created. A JPA is enabled by State law and permits different levels of government to create a special purpose entity to pursue a specific mission. As members of the JPA, each level of government would still maintain ultimate control over its own rules and regulations and could still maintain control over its own properties. If specific actions or decisions by the JPA require legislative approval from a member government's legislative body, this process can be incorporated into the JPA bylaws or operating procedures. Currently in downtown Los Angeles there are three JPAs operating, these are the State Building Authority (State and City), the Convention Center Authority (the City and County), and the First and Broadway JPA (the City, the County, and the State).

### **Angel's Walk**

Angel's Walk is a plan to link the transit and pedestrian districts of historic downtown Los Angeles. It ties the public investment in bus and rail transit to urban design improvements which make the city more attractive to pedestrians, (see Figure 5).

The Angel's Walk Pedestrian Master Plan separates the Central City area into five pedestrian districts. These five districts are: El Pueblo/Union Station; Chinatown (the first two are in the Central City North Community Plan boundary); Music Center/Civic Center; Little Tokyo/Loft District; and Bunker Hill/Historic Core.

Los Angeles Sports and Entertainment District Specific Plan With the September 4, 2001 adoption of the Specific Plan, the City Council approved a 3.75-million-square-foot, mixed-use project for development north and east of the Convention Center and the Staples Center. The mixed-use entertainment district is envisioned to consist of a variety of uses including retail, restaurants and a 7,000-seat performing arts theater. A 1,400-room convention center hotel is one of the public benefits of the overall project expected to increase convention and conference business in the City of Los Angeles and draw tourists. The development will also encompass a minimum of 500 dwelling units, making the district not only a sports and entertainment destination for City residents and tourists accessible by mass transit, but also a residential community. Encouraging residential development will give downtown workers a proximate place to live and contribute to widespread and complementary efforts to make downtown a 24-hour community where people both live and work, supporting current development trends and capitalizing on private and public investment in the area.

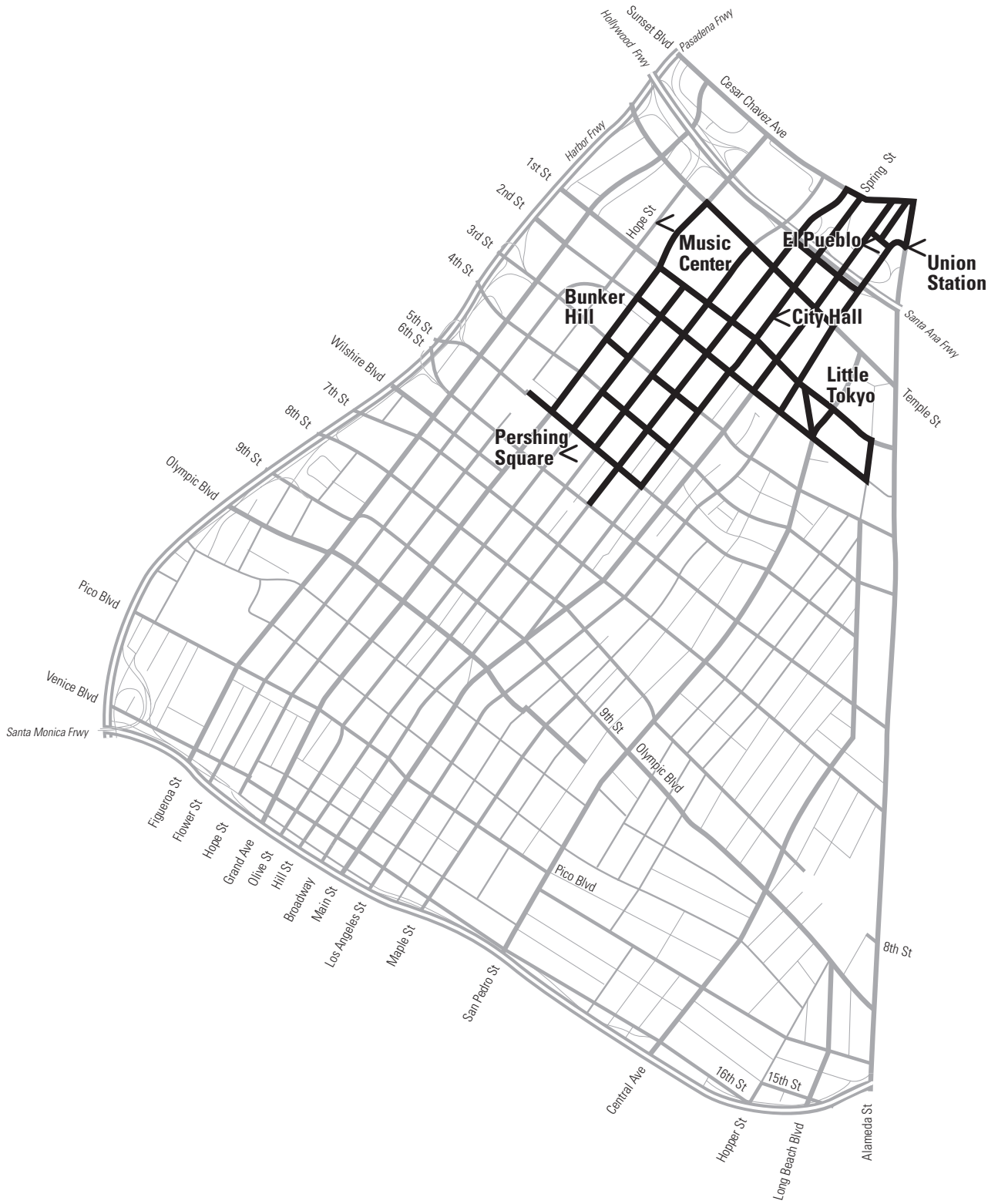
## **COMMUNITY ISSUES AND OPPORTUNITIES**

### **RESIDENTIAL**

The following summarizes the most significant land use issues and opportunities in the Central City Community Plan area.

#### **Issues**

# Central City Community



— Angels' Walk

## Angels' Walk Pedestrian Plan



- Create a significant increase in housing for all incomes, particularly of middle income households.
- Lack of sufficient housing investment to achieve a "critical mass" in some underserved areas like South Park.
- Lack of neighborhood-oriented businesses to support residential areas
- Lack of affordable housing for workers in the industrial sector thus aggravating the jobs-housing imbalance.
- Lack of a strong sense of neighborhood identity.
- Inconsistent policy and implementation measures.

#### **Opportunities**

- Ample supply of residentially zoned land.
- New construction of CRA-financed low and moderate income housing in South Park.
- Recent construction of new middle income housing towers.
- The implementation of the Adaptive Reuse Ordinance to facilitate the conversion of vacant and underused commercial and industrial buildings to housing and live/work space.

## **COMMERCIAL**

#### **Issues**

- Perceived lack of safety and cleanliness.
- Lack of design continuity and cohesiveness along commercial frontages.
- High vacancy rates in older office buildings.
- Lack of a positive downtown image.
- Aging infrastructure.
- Lack of neighborhood-oriented businesses to support residential areas.
- Lack of the necessary mix of retail to attract a variety of users to the downtown area in the evenings and on weekends.

#### **Opportunities**

- Available office and retail space.
- Historically and aesthetically significant spacious, vacant buildings appropriate for larger retail.

- Concentration of governmental and financial sectors provides a captured market with the demographics and purchasing power to support retail and business.

## **INDUSTRIAL**

### **Issues**

- Aging industrial facilities that are inadequate to meet the technological and space requirements of new and emerging industries.
- Lingering impacts of regional economic restructuring resulting in loss of existing industry and the lack of new industries
- Aging infrastructure.
- Misfit between older street standards and new truck designs further causing traffic dilemmas.
- Lack of large, contiguous parcels of industrially zoned land.
- Lack of loading facilities.
- Lack of adequate parking.

### **Opportunities**

- Completion of the Alameda Corridor Transportation Project ensuring convenient high speed direct rail connections to the Ports of Los Angeles and Long Beach.
- Indirect benefits resulting from the proposed \$3 billion investment in the downtown area.

## **TRANSPORTATION**

### **Issues**

- Inadequate and aging infrastructure.
- Significant congestion resulting from the concentration of governmental and financial services.
- Limited bus service on weekends thus impacting certain retail and business districts such as Broadway.
- Inadequate coordination of objectives, plans, and programs involving Central City.
- Inadequate connection between major downtown activity nodes and districts.

### **Opportunities**

- Network of rail, bus, and freeways providing multi-modal and comprehensive geographic access.
- Shared parking facilities enabled by the Los Angeles Civic Center Shared Facilities and Enhancement Plan.
- Improve bus and commuter/shuttle services and internal circulation.
- Institute a wayfinding signage program for parking, transit and pedestrian facilities.
- Conduct a study of parking needs and resources as surface lots are developed downtown.

### **ARTS, CULTURE, AND ARCHITECTURAL ASSETS**

#### **Issues**

The need to preserve and rehabilitate historic areas with sensitivity to their architectural integrity.

Decaying historic core with high vacancy rate in obsolete office buildings on Spring Street or Broadway.

#### **Opportunities**

- Historic buildings which, if rehabilitated, could be used for commercial, retail, office and residential uses. Support for efforts to preserve and rehabilitate historic structures.
- A rich and varied concentration of cultural and architectural assets including the Museum of Contemporary Art, the Music Center, the Japanese American National Museum, the Cathedral of Our Lady of the Angels, and the Disney Concert Hall.
- The Grand Avenue cultural corridor.

### **ECONOMIC DEVELOPMENT**

The viability of Downtown Los Angeles will depend to a large extent on the continued economic growth and development of the city as a whole. In order to accomplish this, both the public and private sectors must establish a strategy that will create a positive business climate, attract private investment, create and retain jobs, and provide a safe and attractive environment for everyone. Although land use planning in itself cannot accomplish the task of economic development, it can play a role in setting public policies and programs that create a positive physical environment.

There are several components to an effective economic development plan. Most are directly related to marketing, advocacy, the physical and economic revitalization of neighborhoods, and jobs creation which are the primary functions of such groups as the Convention and Visitors Bureau, the

Community Redevelopment Agency, and other Downtown groups and associations such as Business Improvement Districts (BID's). The community plan, which functions mainly as a land use plan, can act to establish goals and policies which effect the physical environment making it more inviting for tourists, workers, shoppers, and business investment. Downtown Los Angeles already has many advantages including the Convention Center, Staples Arena, the Music Center, the garment, jewelry, flower, toy and other unique retailing districts, transit, and a concentration of public and private employment centers. It is vital to aggressively campaign and market these attributes to attract regional, national, and international investment. Downtown Los Angeles also has a emerging residential population, especially in the Historic Core, South Park and Bunker Hill. The importance of a thriving residential community is vital to the success of Central City. Having residents live and work in the community will foster one of Central City's primary goal which is the establishment of an active 24-hour downtown,

Finally, the ultimate goal of the Central City Community Plan is to create an environment conducive to conducting business and actively promote Downtown Los Angeles as the economic center for the region and California. The plan also seeks to encourage the investment in Central City of all types of businesses including commercial office, retail, manufacturing, and tourism, which in turn expands job opportunities for all of the city's residents.