



**HISTORIC  
CORE**  
BUSINESS IMPROVEMENT DISTRICT

209-211 W. 5TH ST  
LOS ANGELES  
CA 90013  
213/488 1901  
historiccore.bid

November 10, 2016

Mr. Bryan Eck  
City Planner  
Department of City Planning  
**Los Angeles City Council**  
**200 N. Spring Street, Room 667**  
**Los Angeles, CA 90012**

Re: Downtown Community Plan Recommendations

Dear Mr. Eck,

The Historic Core Business Improvement District Executive Committee was tasked by the HCBID Board of Directors to write a list of recommendations for the new zoning of Downtown Los Angeles.

The following is the list of recommendations:

1. Considering the shortage of housing in the City of Los Angeles, and the considerable expense of building affordable housing through nonprofits, the committee recommends creating incentives for market rate housing developers to include affordable and workforce units within their projects. Greater incentives should be given for mixed income projects within the 50 blocks that encompass the boundaries of “Skid Row\*.” These incentives could be property tax abatement (for the life of the project or 55 years), and/or TFAR bonuses.
2. Areas such as Arts District, “Skid Row” as defined above, and Fashion District should be considered beneficial locations for mixed income, mixed use projects by not restricting zoning nor implementing height limits.
3. The necessity of the preservation of a “Nonprofit Zone” could be alleviated by simply offering FAR bonuses to developers willing to lease to nonprofits or service providers in retail spaces in the designated area. Incorporating the population served by nonprofits into the rest of the community will ultimately serve them better and alleviate a zone traditionally more impacted by crime and public health issues. Incentives could also rewarding current lessors by rewarding their efforts rather than excluding diverse retail development in the area.
4. Considering the growing urban center, a potential waiver of parking requirements or incentives for building underground vis-a-vis FAR bonuses, for example is a positive way of removing parking podium blight and encouraging more regular public transportation use.
5. TFAR areas should be expanded wherever reasonable, but especially in the areas of “Skid Row” and Fashion District which are in need of more housing.
6. The implementation of an Artist-in-Residence model of housing for fashion designers for live/work housing called “Fashion-in-Residence” would be an excellent manner in which to encourage a growth of fashion manufacturing and business in the Fashion District.
7. Outline all of the benefits and programs designed for developers upfront, not piece-by-piece hurdles through planning and entitlement processes. This would enable more levels of developers to participate in the process and better strategize their proformas and project management.
8. The TFAR process should be shortened wherever possible.



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9. Best practices should be created for permanent supportive housing regarding green or open spaces onsite, which should be strongly encouraged.
10. Programs for “dog park alleys” in addition to “green alleys” for alleyway space with incentives to developers who front costs or maintain should be developed.
11. The CUB process could be made easier on Broadway in spirit of an “Entertainment Zone.”
12. Restaurants, entertainment, and bars in the Historic Core should be allowed to stay open past 2:00am without special conditions. (State law prohibits alcohol sales past 2:00am, however facilities that continue to serve food and other beverages past 2:00am would delay crowds on the streets and give patrons time to sober up before heading home.

\*The term “Skid Row” as defined here by the Los Angeles Department of Public Health, which is likely a broader area than what has been historically defined as “Skid Row.”

Respectfully submitted,

Blair Besten  
Executive Director  
Historic Core Business Improvement District