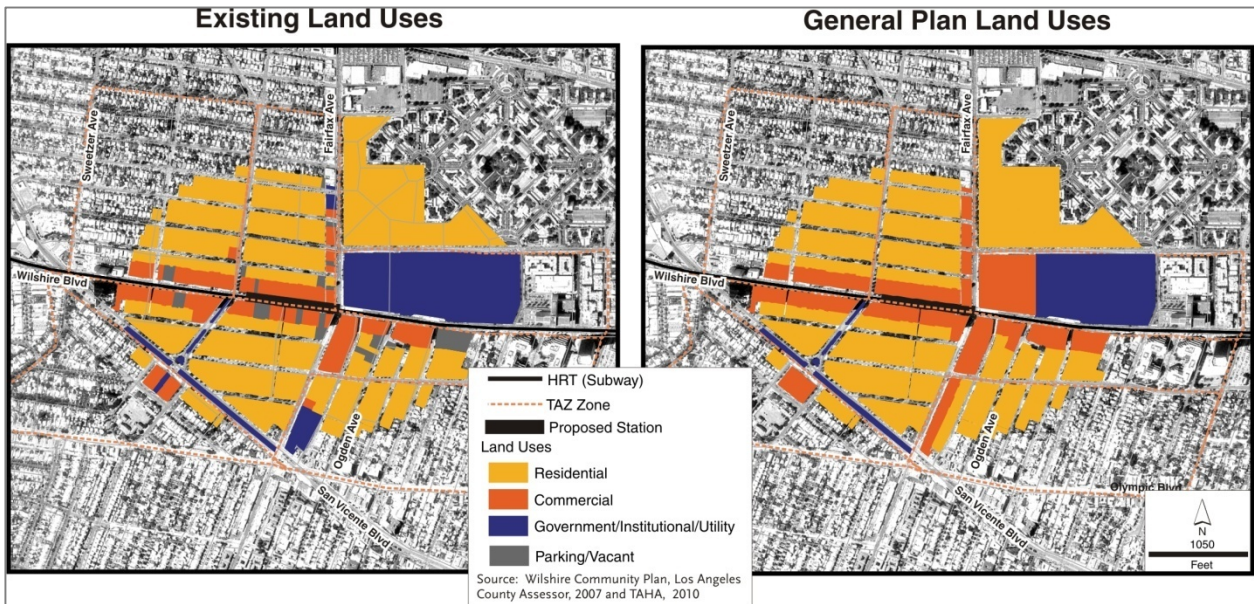


Figure 5-2. Wilshire/La Brea 1/4-Mile Station Area



Source: Wilshire Community Plan, Los Angeles County Assessor, 2007 and TAHA, 2010

Existing Land Use Distribution	
Single-Family Residential	27.0%
Multi-Family Residential	36.2%
Commercial	13.4%
Government/Institutional	20.0%
Industrial	--
Vacant/Parking	3.4%
Open Space/Other	--

Developmental Opportunities/Constraints	
SCAG Projected New Employment 2035 (TAZ)	9,073
SCAG Projected New Housing Units 2035 (TAZ)	3,719
Estimated Building Square Footage (million sq ft)	3.83
Maximum Allowable Building Height (ft)	75
Maximum Allowable Density (FAR)	6:1
Parcels of Developable Land (Vacant/Parking)	24
Economically Obsolete Buildings (Non-residential structures built prior to 1970)	48

Adopted Plans and Policies	
Planning Jurisdiction	City of Los Angeles
Adopted Plans	Wilshire Community Plan Miracle Mile Specific Plan
Relevant Land Use Controls	Seeks to preserve mid-rise Art Deco architecture and strong pedestrian character. Designates this area along Wilshire Boulevard as the Miracle Mile Regional Commercial Center. Establishes community design overlay zone with guidelines to promote pedestrian environment and preserving the Art Deco character of the district.

Impact Assessment	
Existing Land Use Compatibility	Potential For Development
This station area is comprised of large scale museums and medium-density office buildings and a large inventory of multi-family residential uses. There are a small number of vacant parcels and parking areas within this station area. Land use controls allow for a higher intensity of development at this station area.	Potential development of land uses within this station area would be limited to redeveloping the smaller-scale commercial uses located away from the Wilshire Boulevard and Fairfax Avenue intersection. The projected increase in housing and employment units is higher than any of the other proposed station areas.

Figure 5-3. Wilshire/Fairfax 1/4-Mile Station Area

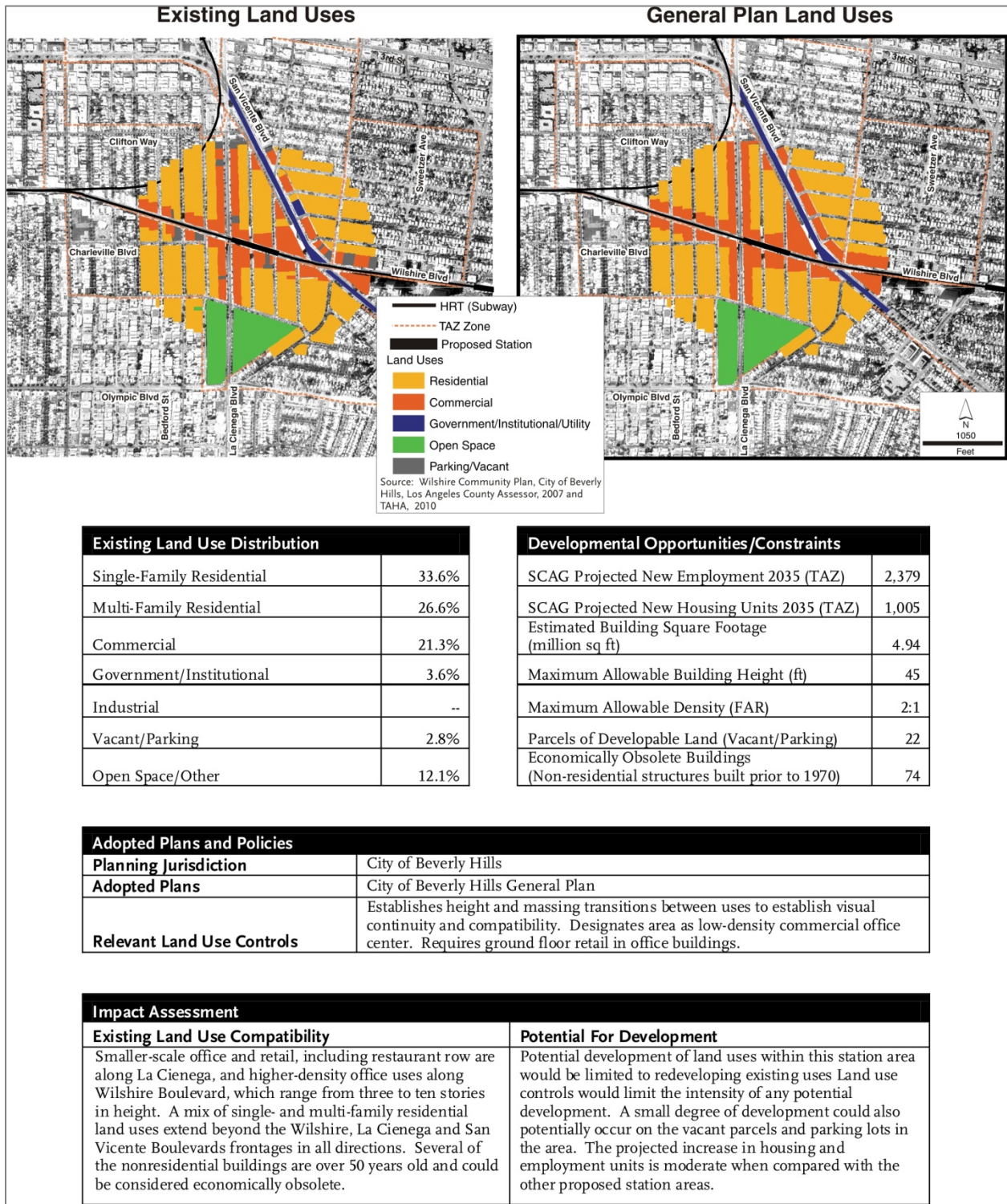


Figure 5-4. Wilshire/La Cienega 1/4-Mile Station Area

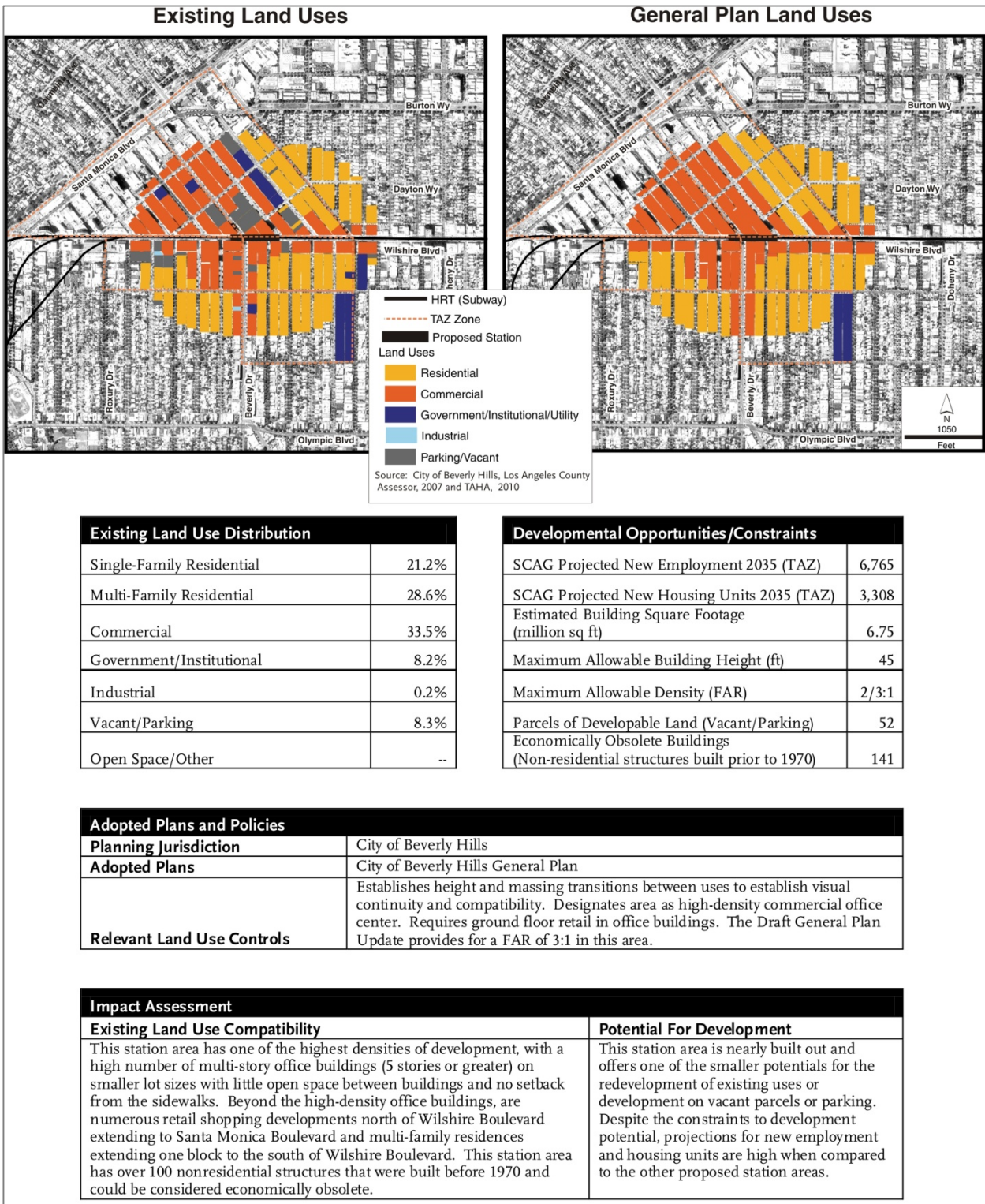


Figure 5-5. Wilshire/Rodeo 1/4-Mile Station Area

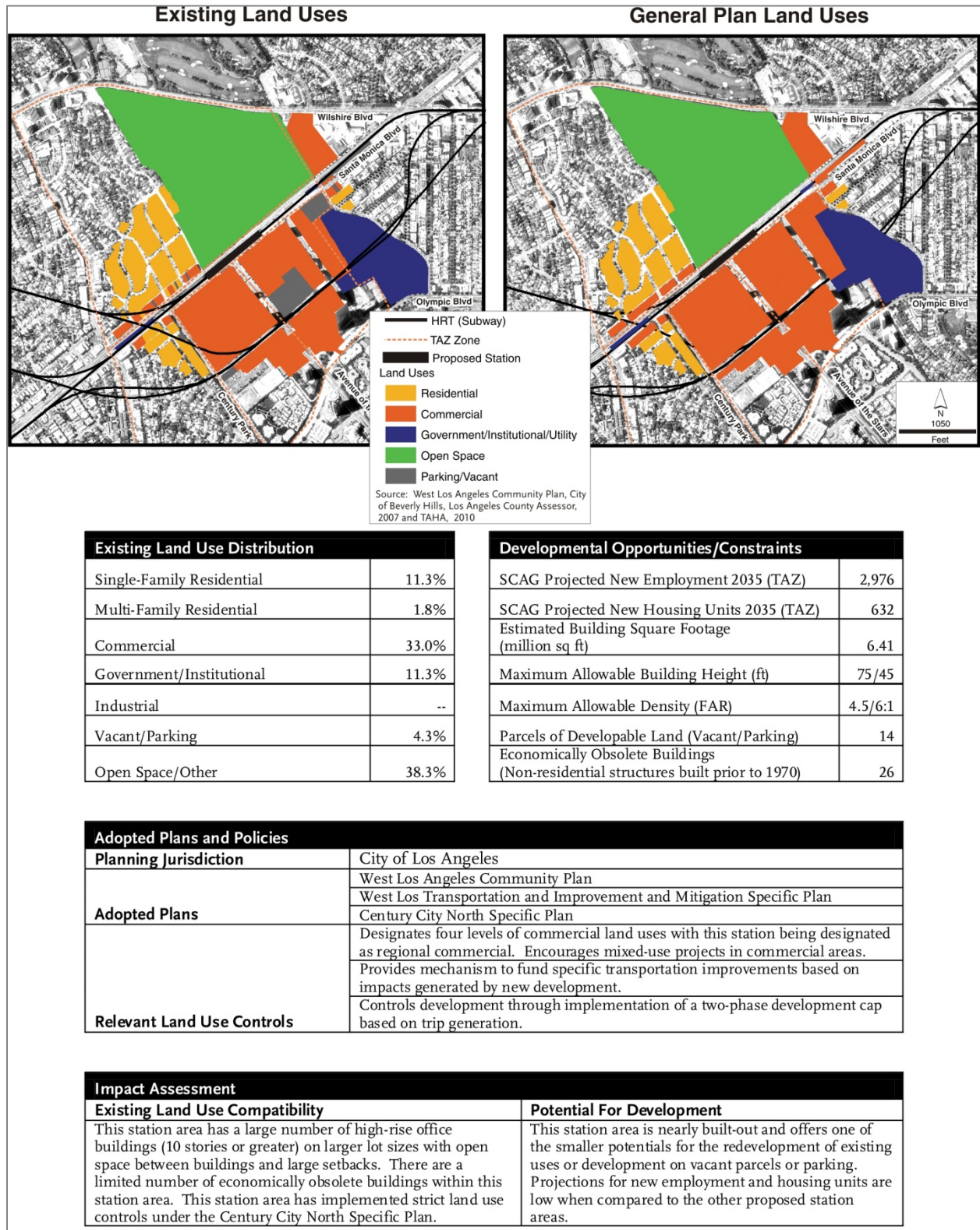


Figure 5-6. Century City 1/4-Mile Station Area

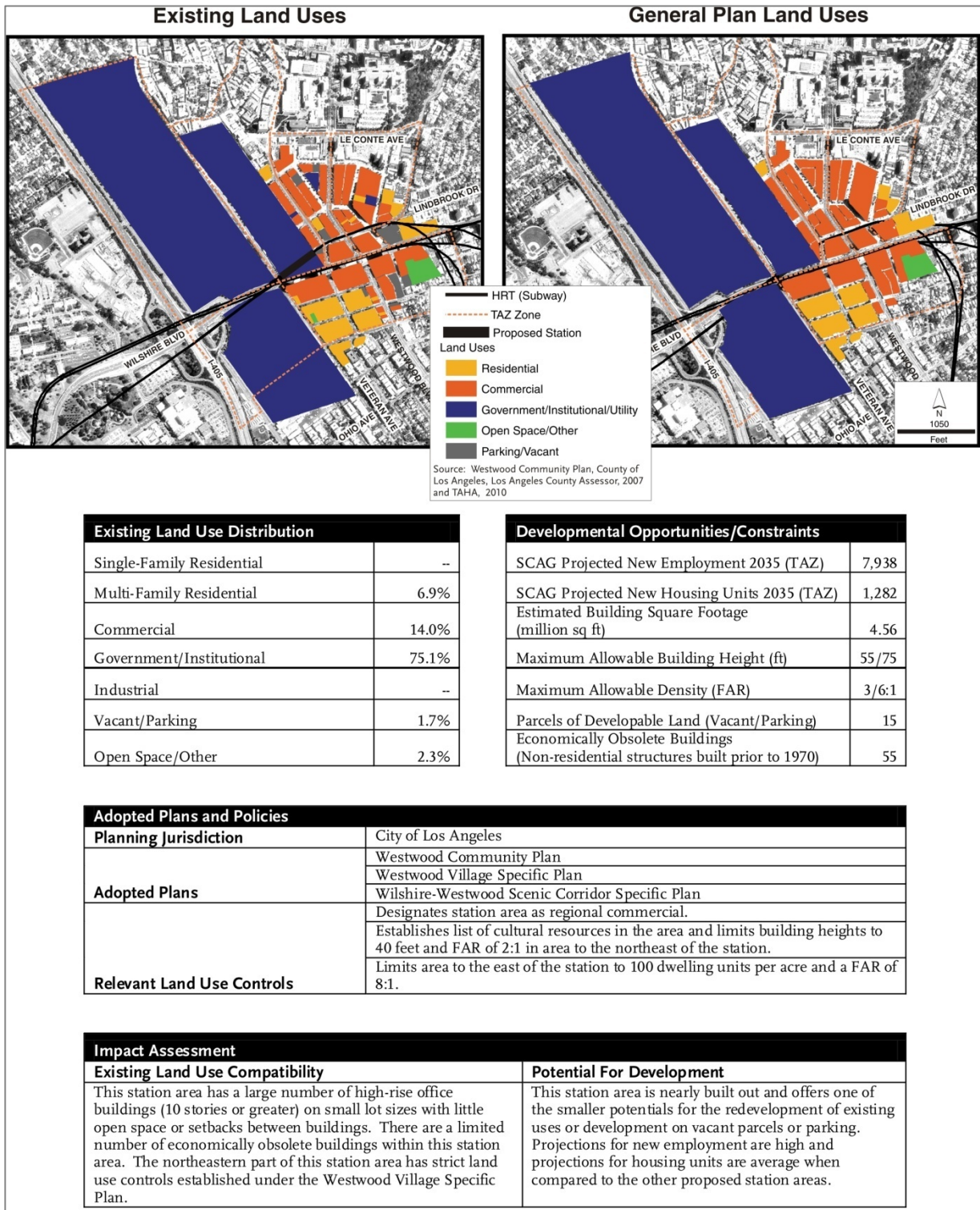


Figure 5-7. Wilshire/Westwood 1/4-Mile Station Area