



高野山米國別院

KOYASAN BUDDHIST TEMPLE

SHUGYO DAI
北米開教百年

Shugyo Dai
北米開教百年
October 15, 1989

Appendix



APPENDIX

A SUSTAINABLE LITTLE TOKYO

- Final Concept Design Notes
- Meeting Minutes
- Presentations
- Technical Analysis (Existing and Proposed Conditions)

APPENDIX

FINAL CONCEPT DESIGN NOTES

Community uses that are planned for within Little Tokyo, but are not shown on the three study parcels include:

Senior Center (proposed in the Far East storefront space)

Recreation Center (proposed at the Budokan)

Per the Market Study, the hotel market is saturated and the area does not support further hotel development

Sustainable Little Tokyo Task Force Meeting

October 30, 2013 Notes

Summary

1st Street

- NO Median
- Different opinions on whether or not to reduce street width and whether or not slowing car traffic should be focus
- Consensus around:
 - Improving pedestrian experience
 - Helping the small businesses attract more business/thrive

Open Space

- Consensus around:
 - Series of smaller space open spaces throughout (not site specific)
 - Each different from the other
 - Common themes of flexible spaces that are attractive, culturally consistent with existing neighborhood, areas to congregate
- Only site specific comment was desire for green space on corner of 1st/Alameda (Mangrove) & green space connection to Nishi
- NO need for one BIG open space – we already have this at JACCC and isn't overutilized

Density/Height/3 Alternatives

- NO High Density
- Definitely NOT Option C
- Rear of historic district is important
- Consensus:
 - Fit scale of immediate Little Tokyo surroundings (context should be existing buildings in Little Tokyo, not neighboring buildings)
 - Do NOT want a wall at the street level
 - Do NOT want to cut off connectivity

All Notes

1st Street

- Couple of group members expressed concern about the speed of traffic coming down first street
 - This was widely felt by the group. Traffic coming down first was dangerous and posed a hazard.

- Drivers do not pay attention at the corner of 1st and Central creating a dangerous situation for pedestrians
- Trees may take away from the character of 1st street
- Angled parking has safety concerns and may not meet city standards
- Reduce the street width on 1st street between San Pedro and Los Angeles Street
 - This was widely felt by our group. In general people REALLY liked the idea of creating a more pedestrian friendly street.
- Street parking
- Flow of traffic – peak periods
- Will blocked traffic discourage visitors?
- Cars might avoid 1st St – discourage commuters?
- Diagonal parking is welcoming
- Bike plan context
- South Bay, aging, disabled visitors are likely car visitors
- No median
- Sidewalks currently too narrow
- One group prioritized issues this way (most important to least):
 - Pedestrian
 - Car traffic calming
 - Bike
 - Parking

Open Space

- Consider having bathrooms in the park
- Consider hiring security for the part or create a gate
- We want the park to reflect the cultural/historic flavor of Little Tokyo
 - This was widely felt by the group. People felt that sports parks can be found anywhere, but that Little Tokyo was really a unique community for a culturally relevant park.
 - People said, “lets just refer people to Grand Park if they want to play sports.”
- We like the idea of recreation at the park
- Mangrove
 - Active/sports; but Budokan can serve activity/sports needs
 - Smaller scale (e.g. playground), multiple “pockets”
 - Nishi adjacent
- FSN
 - Cultural/historic
- Station site
 - Cultural/historic
- Example of good park: Tongva Park in Santa Monica
 - Multiple areas

- Common: flexible open spaces through all parcels
- JACCC, Aiso plaza already exist
- Flow/place-defining
- Mangrove (additional parcels) all need more open space
-

Density/Height/3 Alternatives

- Keep the density as low as possible
 - Our group really like Option A's density and REALLY DIDN'T LIKE option C's density
- Group did not like tall buildings. Didn't like buildings that blocked the view of important pieces of little Tokyo
- Rear of historic district is important
- How to appropriately complete historic block?
- More variation in parcel development
- Station site can't be more than 1-2 stories – constraints on what can be developed there because of train station design/development plans
- Connect 1st St scale to historic district
- Fine-grained feel
- Commercial – open market feel, terraced/elevated open space & commercial
- High density should allow for greater open space
- Taller buildings can create barriers
- Situate taller buildings along Temple Street, edges
- Maintain scale along First Street, character, east of Alameda
- NE corner 1st/Alameda, critical corner, needs to connect with rest of LT
- Critical mass can correlate with sustainable goals – need more info to understand infrastructure needs for sustainable goals
- Impact of greater density on traffic
- Integrate high rise with LT on ground floor or J hotel (thematically or in design)
- Density should be comparable or graduate to existing tall building
- 1st St North needs access, parking for businesses
- 1st St North – development to greater activate area is positive, e.g. N Temple or possible develop as shown on existing option
- What is the strategy/consideration for loss of parking on Aiso/Alameda?

General/Other

- One group member wanted better branding of Little Tokyo
- Group was concerned about too much residential, but lack of senior housing.
 - One group member said, “do we really want more housing here?”
- Group wanted more specifics about public parking. How much is available? Where would it be?

- Development should contribute to transportation funds.
- Areas of divergence:
 - Maintain 4 lanes
 - Divert traffic, encourage local but not a thoroughfare; possible alternative to go up to Temple?

Memorandum

To: Date: October 25, 2013
Project #: 12278.00
From: Mithun Project: Sustainable Little Tokyo
cc:
Re: Sustainable Little Tokyo: Synthesis of Community Forum Input

Below are the "Themes and Aspirations" developed by the Task Force for the Kick-Off meeting, and the "Sustainable Little Tokyo Community Vision" drafted at the Community Forum and as presented during the September 29, 2013 Community Forum:

THEMES AND ASPIRATIONS

- Preserve Little Tokyo's Historic and Cultural Identity
- Serve as a Multicultural and Multigenerational Destination
- Rebuild a Complete Neighborhood
- Maintain a Strong Social and Community Fabric
- Promote Resource Conservation (Mottainai)

SUSTAINABLE LITTLE TOKYO COMMUNITY VISION

- **Little Tokyo's Unique Community Identity**
- **Long-term Economic and Environmental Vitality**
 - Business Retail Action Strategy
 - Parking and Access District Management Strategy
 - **Community "Mottainai" and economic efficiency**
 - **Pedestrian and public realm**
- **Human Scale, Complete, and Balanced Community**
 - **Mobility and linkages** for range of ages and abilities
 - **Affordable and workforce housing** is a priority
 - **New open space**, recreation, community gathering
 - Mix of retail, creative office, arts/culture spaces

*From the Sustainable Little Tokyo Community Forum, held on September 27th through 29th, 2013, the following is a summary of the community input received during the three-day charretteⁱ: The summary identifies areas of community consensus and areas of divergence, including identification of the range of viewpoints expressed in the community input. Divergence and varying view points are indicated in *blue* and the subsequent key choices to be determined indicated in *red*.*

LONG-TERM ECONOMIC AND ENVIRONMENTAL VITALITY

- **THRIVING LOCAL & SMALL BUSINESSES:** Develop an action strategy plan to support local business / retail

- Unique and local businesses should be fostered / existing retail to be recognized
- Affordable entry for small businesses
- **SAFE NEIGHBORHOOD:** Real and perceived safety is important throughout the neighborhood, BID security
- **MULTI-GENERATIONAL:** Increase multi-generational use and connections
 - Support families / kids (and services they need – neighborhood schools, playgrounds, etc.); support seniors
- **ENVIRONMENTALLY SUSTAINABLE:** Development should be sustainable / reduce waste / increase reuse
 - Infrastructure that is the physical manifestation of the cultural concept of Mottainai / community-wide initiatives (district heating / cooling, etc.), as well as collective education and goals; sustainability to be economically feasible
- **SUPPORT EXISTING RESIDENTS, BUSINESSES, AND INSTITUTIONS THROUGH CHANGE:** future development of area should be sensitive to neighborhood impact during construction and after

MOBILITY AND LINKAGES (INCLUDING PARKING)

- **ENHANCE PEDESTRIAN / BIKE EXPERIENCE AND CONNECTIONS:** Increase pedestrian sidewalk activity / pedestrian corridors / bike corridors
 - Must be safe and clean, and utilized throughout the day
 - Common design elements / strategies: well-lit streets, good signage, increase crossing time for seniors, safe crossing points (both mid-block and at existing intersections; scramble crossing is desired at specific locations)
 - Add new mid-block pedestrian pathways and crossings
- **PRIORITIZE TRAFFIC CALMING:** Traffic control is a priority throughout the site
 - Ensure access and loading to local businesses and institutions is facilitated and maintained
 - Ensure service access to the rear of the 1st Street businesses
 - VP 1: 1st Street should not be down-sized to maintain width for parade, facilitate traffic moving through, esp. during rush hour;
 - VP 2: 1st Street should be reduced in width and size to facilitate slower traffic / less traffic (including Alameda)
 - VP 3: 1st Street: trees add to the streetscape
 - VP 4: 1st Street: trees will obscure the signage and historic character of the street; maintain sightline to historic character of the street
 - VP 5: Excitement about re-emergence of Jackson Street to improve pedestrian connectivity
 - **NEXT STEPS:** Identify key choices > develop consensus goals for 1st Street
- **IMPROVE LINKAGES WITH SURROUNDING AREAS** and at all corners of Little Tokyo
 - Make area accessible by bus, bike, cars and on foot; maintain visual connection with adjacent neighborhoods
 - Increase connections to surrounding areas, including Nishi, Arts District, LA River Revitalization masterplan; station site development
- **DEVELOP A COMMUNITY PARKING STRATEGY:** Create a better district management plan for parking
 - Pricing and time to coincide with local business's customer needs (link retail to public parking); provide both long-term and short-term parking; underground parking okay
 - Increase perception of easy parking / foster LT as a parking hub for Metro users
- **DESTINATION LITTLE TOKYO:** Make Little Tokyo into desirable destination
 - Distinguishable component of Little Tokyo should be visible from FWY-101
 - Nishi temple as an eastern gateway

OPEN SPACE, RECREATION, GATHERING, PUBLIC REALM

- **BUILD COMMUNITY AND IDENTITY:** The sense of community within Little Tokyo is very important

- Development to support community interaction and engagement for all generations;
 - Community Center / Senior Center – Far East / Recreation Center - Budokan
 - Study places (besides library) for younger generation / students
 - Underground dance club / cheap nightlife (community focused)
 - Kairanban
- Common design suggestion: uniform “feel” / community design overlay / consistent navigation, lighting, landscaping, etc., referencing both traditional and modern Japanese culture
- Cultivate respect for culture and different generations - “Take off your shoes”
- **CELEBRATE LITTLE TOKYO CULTURE / HISTORY:** Connect, celebrate, educate, share history
 - Welcome visitors / information for public visitors / education important
 - VP 1: Celebrate past, future and present JA generations
 - VP 2: Expand the multicultural aspect of the Little Tokyo experience
 - **NEXT STEPS:** *No action – part of a broader community discussion*
- **PROVIDE GREEN SPACE / OUTDOOR SPACE:** A need for green space in various forms
 - Design suggestions: uniform landscaping to unite Little Tokyo (take cues from both Japan and California - drought tolerant, but Japanese organization / themes / plants); shade desired, not too much concrete; utilize bridges for physical connections and cultural reference
 - Interconnected system of green spaces: Paths, pocket parks, community gardens, areas for both active and passive activities
 - Green spaces as Little Tokyo interface: tell stories through interactive paths, Freedom Trail, educate visitors, commercial aspect – small kiosks / satellite carts
 - VP 1: Green space utilized for sports: baseball fields, basketball courts, playgrounds, etc.
 - VP 2: Green / open space utilized for cultural activities: annual festival space, interchanging outdoor exhibit space / “Art Park”, Freedom Trail, emphasis on Go For Broke monument, outdoor theatre
 - **NEXT STEPS: NEED MORE FEEDBACK on Key Choices > Develop a consensus**
- **ENHANCE ART PRESENCE** – bring more art / culture into the district
 - Both temporary and permanent space to support the Little Tokyo culture
 - Utilized for art installations, annual festivals, cultural events and education
- **STEWARDSHIP OF OPEN / PUBLIC SPACE**
 - EVERYTHING TO BE CLEAN / more waste receptacles and organized recycling desired
 - Need public restrooms, water fountains
 - Visibility / increase safety / more people out at different times; homeless

TYPE OF DEVELOPMENT AND USES (INCL. AFFORDABLE HOUSING, RETAIL, OFFICE, ETC.)

- **AFFORDABLE HOUSING / SENIOR HOUSING DESIRABLE**
 - Owner-occupied would help build community (not all rentals)
 - Little Tokyo is an environment where JA seniors feel “more independent” due to the surrounding Japanese-American community
- **RETAIL DESIRABLE** – development that fosters small and local businesses
 - Develop business strategy for maintaining desired commercial character
 - VP 1: Local, small businesses are preferable
 - VP 2: Larger retail (not necessarily mom and pop); Media / entertainment industry hub; JETRO office space
 - **NEXT STEPS:** *Although different, not divergent / in conflict > Develop a strategy for maintaining desired retail character*
- **MIXED-USE DESIRABLE:**
 - A variety of uses should be developed: housing; office; services - grocery / produce market; hotel; community and / or event space; large gathering spaces; public square; Japanese movie house

DEVELOPMENT INTENSITY, URBAN FORM, AND HEIGHT**• INCREASE DENSITY**

- VP 1: High-rise acceptable:
 - Only if affordable housing / senior housing (benefits community); live / work artist units AND if high density is supported (parking, grocery store, etc.)
 - High rise around edge (including .Japanese consulate general);
 - Market-rate high rise to capitalize on transit location
- VP 2: High-rise not acceptable:
 - Low rise density preferable (or low-rise around 1st Avenue);
 - Maintain current character and maintains connections with surrounding neighborhoods (instead of cutting them off)
- VP3: Varying / transitional density:
 - Varying density designed depending on retail or housing and what edge it is connecting to
 - Also provides opportunities for those drawn to small town feel, but also provides density
- **NEXT STEPS: NEED MORE FEEDBACK on Key Choices > Develop a consensus**
- **BALANCE DENSITY WITH GREEN SPACES**
- **DEVELOP USABLE SPACES:** Smaller spaces available for office and live/work artist spaces; alleyway shops behind 1st (like Tokyo)

SITE SPECIFIC RECOMMENDATIONS

- **DEVELOPMENT OF MANGROVE:**
 - VP 1: High density, with mixed-use
 - VP 2: Diversity of use – not too much housing without services - community space, small family businesses, green space, theatre space
 - VP 3: More park land on block / last chance to be great urban park
 - VP 4: “Fancy Japanese technology”
- **DEVELOPMENT OF LOT 7 / FSN:**
 - VP 1: Cultural engagement
 - Connect with existing museums
 - Cultural open space or “big” cultural attraction / public art
 - VP 2: Mixed-use development including offices and / or senior housing
 - VP 3: Focus on community
 - Senior center
 - Focus on “Go for Broke”
- **DEVELOPMENT OF STATION SITE:**
 - Welcome / Information center (relocate LT Koban)
 - Japanese cultural preservation, presence and outreach (subtle, not too touristy)
 - Specific spaces wanted: Police sub-station, Community gathering space

ⁱ Sources:

S:_2012\1227800\Graphics\Presentation\2013-09-27_LittleTokyo_CommunityCharette\Charrette\Photos

S:_2012\1227800\PM2 Project Development\2.05 Meeting Notes\131014-Little Tokyo Community Forum Meeting Minutes\130927-29 Community Forum:

“130927-SLT-Program-Parameters-Market-TFupdate.docx”
“2013-09-27_LT_FridayWorksessionKeyPointsMemo.docx”

"2013-09-27_LT_TransportationMobilityMemo.docx"
"2013-09-27_LT_WorksessionKeyPointsMemo.docx"
"business focus group.docx"
"Business_Property Focus Group_CLA.doc"
"Edited group notes EY .doc"
"Japanese Business Group.doc"
"Mobility and Linkages Notes.docx"
"Mobility and Linkages Part 2 - Nancy Uemura.docx"
"Mobility and Linkages Part 2.docx"
"Saturday interim presentation notes.docx"
"Senior Resident focus group.doc"
"SLT Notes_RD.doc"
"SLT-Urban Design and Development Notes_CT.docx"
"Sticky Notes.docx"
"Sunday Open House Notes.docx"

Memorandum

To:	Erin Christensen Ishizaki	Date:	October 24, 2013
		Project #:	12278.00
From:	Jennie Perlmutter	Project:	Sustainable Little Tokyo
cc:			
Re:	Sustainable Little Tokyo: Areas of Divergence and Key Choices		

The following is a summary of the major areas of divergence identified during the Sustainable Tokyo Community Forum and the key choices that emerged. Each category header is an area where divergent opinions existed, with divergent viewpoints indicated in *blue* and the subsequent key choices to be determined indicated in *red*.

AREAS OF DIVERGENCE WITH KEY CHOICES

1ST Street Size

- *VP 1: 1st Street should not be down-sized to maintain width for parade, facilitate traffic moving through, esp. during rush hour; maintain sightline to historic character of the street*
- *VP 2: 1st Street should be reduced in width and size to facilitate slower traffic / less traffic (including Alameda); add trees along 1st*
- *VP 3: Excitement about re-emergence of Jackson Street to improve pedestrian connectivity*

Input on parking, traffic and the business potential throughout the three parcels was discussed during the community forum sessions. The views expressed were generally in consensus on keeping the character of the street and studying how to bring more pedestrian traffic to the street while still maintaining functionality (service points to the businesses, adequate width for the annual street parade, and traffic flow). Difference of opinions were expressed on the appropriate solution, including whether or not to introduce trees to the streetscape or whether traffic calming would create more or less traffic problems for the area.

KEY CHOICES:

- A. Leave 1st Street relatively unchanged, to accommodate the parade and maintain historic character
- B. Calm traffic and introduce elements to attract greater pedestrian activity (including the addition of trees to the streetscape)
- C. Somewhere in between

Linkages

- *VP 1: Increase connections to surrounding areas, including Nishi, Arts District, LA River Revitalization masterplan; station site development*
- *VP 2: Establish boundaries with Skid Row (homeless / squatters) and City Hall (farmer's market)*

Overall the consensus was to connect Little Tokyo with the surrounding areas. Various connection strategies, including pedestrian corridors, were presented during the individual workshop sessions. The issue of safety and of the transient / homeless population was also repeatedly discussed throughout the weekend. These two viewpoints are not necessarily in opposition.

KEY CHOICES:

- A. Design a solution that provides linkages to the surrounding areas, and internally, while still maintaining a safe, secure environment at all times.
- B. Design a solution that is more / selectively insular, with connections established to the regional connector station, the union station redevelopment and the Nishi fostered and other areas, while connections with Skid Row and the homeless population prevented.

Community Identity

- *VP 1: Celebrate past, future and present Japanese American generations*
- *VP 2: Create the unique Japanese-American culture through embracing multi-generational and multi-cultural growth*

There was a strong desire expressed to have Little Tokyo be a cultural hub for the Japanese American, one that would foster interest and teach future generations about the unique culture and history. A desire to have a multi-generational and multi-cultural rich Little Tokyo was also expressed.

KEY CHOICES:

- A. The programming and design considerations for future development should reference the unique culture of Little Tokyo. The Japanese American culture will be emphasized.
- B. Development will not only focus on the Japanese American experience, but will also seek a multi-cultural approach and new traditions for Little Tokyo.

Open Space Use & Type

- *VP 1: Green space utilized for sports: baseball fields, basketball courts, playgrounds, etc.*
- *VP 2: Green / open space utilized for cultural activities: annual festival space, interchanging outdoor exhibit space / "Art Park", Freedom Trail, emphasis on Go For Broke monument, outdoor theatre*
- *VP 3: Interconnected system of green spaces: Paths, pocket parks, community gardens, areas for both active and passive activities*
- *VP 4: Green spaces as Little Tokyo interface: tell stories through interactive paths, Freedom Trail, educate visitors, commercial aspect – small kiosks / satellite carts*

Many different ideas were brainstormed for the development of green and open space within Little Tokyo during the community forum sessions. Given the design suggestion of flexibility in the green and open spaces, including both passive and active design, coupled with the overall consensus of incorporating a uniform design language (lighting, paths, etc.), the divergent viewpoints discussed appear to be compatible within the masterplan as opposed to irreconcilable areas of divergence.

KEY CHOICES:

- A. Determine the desired programmatic requirements for all green and open spaces. How large are the sports and recreational areas, the active and passive areas, areas devoted to cultural uses, etc?

Retail Character

- *VP 1: Local, small businesses are preferable*
- *VP 2: Larger retail; Media / entertainment industry hub; JETRO office space*

Consensus exists on keeping and sustaining the existing local business community. Divergent opinions were expressed during the community sessions on the types of business that should be considered for future development. There was consensus about fostering future local (and small) businesses, but the divergent thinking was on the possibility of either allowing larger Japanese chain stores or creating a media and entertainment industry hub.

KEY CHOICES:

- A. All future development should focus on maintaining and growing only the small, local business, economy.
- B. Future development should maintain and grow existing small, local businesses, as well as attract new independent businesses, Japanese or international “chain stores” and create office relocation opportunities for Japanese-American and other business organizations.
- C. Option B plus creating a new niche industry for Little Tokyo, such as a media and entertainment hub.

Density

- *VP 1: High-rise acceptable:*
 - *Only if affordable housing / senior housing (benefits community); live / work artist units AND if high density is supported (parking, grocery store, etc.)*
 - *High rise around edge (including Japanese consulate general);*
 - *Market-rate high rise to capitalize on transit location*
- *VP 2: High-rise not acceptable:*
 - *Low rise density preferable (or low-rise around 1st Avenue);*
 - *Maintain current character and maintains connections with surrounding neighborhoods (instead of cutting them off)*
- *VP3: Varying / transitional density:*
 - *Varying density designed depending on retail or housing and what edge it is connecting to*
 - *Also provides opportunities for those drawn to small town feel, but also provides density*

Three options for density were presented during the different sessions: low-, medium- and high-density alternates were discussed. Concern was raised for the impact of high-rise on the neighborhoods, as well as the location of the high rise structures. However, the opportunity created by a higher density development, whether for greater market- or affordable-housing programming, was acknowledged. In the medium- and low-density options, feedback centered around greater public / green space and for more services to be developed in tandem with the increase in housing.

KEY CHOICES:

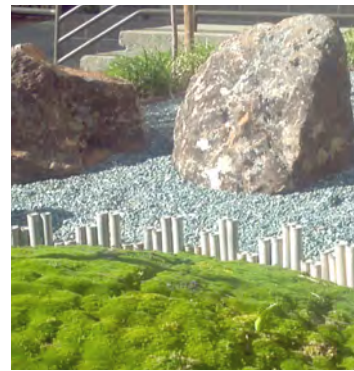
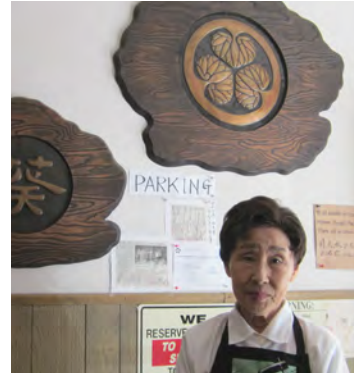
- A. Develop a Regional Center as part of the new transit hub and maximize the development potential (6.0 FAR).
- B. Build-out development as it exists today (5/1 development).
- C. Develop a masterplan that is site responsive, with variable density and programming.

Sustainable Little Tokyo

We invite you to join the Little Tokyo Community Council in visioning a Sustainable Little Tokyo! Come make your voice heard as we create our vision for future development around the new Little Tokyo Regional Connector Station. With your help, we will lay out a sustainable plan that grows Little Tokyo's neighborhood economy, respects our history and culture, and promotes environmental efficiency and performance.

RSVP and additional information at: www.LITTLETOKYOLA.org

Japanese translation available and Korean translation upon request



Team

- Little Tokyo Community Council
- Little Tokyo Service Center
Community Development Corporation
- Natural Resources Defense Council
- Enterprise Community Partners
- Local Initiatives Support Corporation
Los Angeles
- Mithun
- Mike Okamoto & Associates, Inc
- Puttman Infrastructure, Inc
- Keyser Marston Associates
- Estolano LeSar Perez Advisors, LLC

Forum

- Sept 12, Thursday**
Open LTCC Task Force Meeting 12-2pm
Japanese American Cultural & Community Center
244 S San Pedro St
- Day 1 Sept 27, Friday**
Interactive Workshops 12-6pm
Koyasan Buddhist Temple
342 E 1st St
- Day 2 Sept 28, Saturday**
Interactive Workshops 9:30am-1pm
Union Center for the Arts
120 Judge John Aiso St
- Presentation of Work-in-progress 6-7:30pm
Tateuchi Democracy Forum
100 N Central Ave
- Day 3 Sept 29, Sunday**
Open House 1:30-3:30pm
Los Angeles Homba Hongwanji Buddhist Temple
815 E 1st St

Community Sponsors

- East West Players
- Japanese American Cultural
& Community Center
- Japanese American
National Museum
- Koyasan Buddhist Temple
- Little Tokyo Koban
- Los Angeles Homba Hongwanji
Buddhist Temple

* Locations subject to change, visit our website for updates



Sustainable Little Tokyo Resources

Last updated 8/29/2013

Little Tokyo Neighborhood Scale

- a) LT CDO (2013)
- b) "Tomorrow's Little Tokyo" (2008)
- c) CRA Planning and Design Guidelines (2005)
- d) "Defining Cultural Preservation" (2004)
- e) Community Planning and Design Workshop (2004)
- f) CRA Opportunities Inventory (1994)

Site Scale

1st/Alameda

- g) 1st/Alameda RFP (2007)
- 1st/Alameda Nikkei Center Concept Proposal (2008)
- h) LTCC Parker Center Task Force Community Vision (2003)
- i) City of Los Angeles Community Workshop Report (2003)

First Street North

- j) Cool Japan Concept Study (2013)
- k) LA City BOE Final proposal (2012)
- l) BOE/LTCC Design Charrette (2011)
- m) Central Avenue Art Park (2002)

Regional Connector

- n) 1 pager on significance of Atomic Café/Troy Café (2013)
- o) Regional Connector station site plan (2013)
- p) Regional Connector EIR (2012)
- q) Compass Blueprint report (2011)

Downtown and Adjacent Neighborhoods

- r) Project Restore: First Street Now (2005)
- s) Los Angeles Downtown Development Strategy (2003)
- t) Central City Community Plan
- u) Uncommon Ground: An Introduction to the Los Angeles Arts District (2003)
- v) Uncommon Ground: Imagining a Future for the Arts District (2011)

"BUCKETS" OR ISSUES	LONG-TERM ECONOMIC AND ENVIRONMENTAL VITALITY	MOBILITY AND LINKAGES (INCL. PARKING)		OPEN SPACE, RECREATION, GATHERING, PUBLIC REALM		TYPE OF DEVELOPMENT AND USES (INCL. AFF HOUSING, RETAIL, OFFICE, ETC)	DEVELOPMENT INTENSITY, URBAN FORM, AND HEIGHT
AREAS OF CONSENSUS	THRIVING SMALL & LOCAL BUSINESS: Develop an action strategy plan to support the existing and future local business / retail economy; create a strategy to maintain affordability for local businesses	WALKABLE: Increase pedestrian utilization	ACCESSIBLE: Create a parking and district management plan	COMMUNITY-FOCUSED: Build a greater sense of community and identity within Little Tokyo		LIVABLE: Provide affordable housing and senior housing	BALANCED: Balance development density with green spaces
	SAFE: Create a safe neighborhood	USABLE: Develop site-appropriate traffic control / traffic calming measures; traffic solutions to promote greater business	SAFE: Create safe crossings and intersections	WELCOMING: Welcome visitors & celebrate unique Little Tokyo/ Japanese American heritage		MULTI-FUNCTIONAL & COMPLETE: Increase multiuse: office; grocery / produce market; event space; cultural space; public square; hotel	ECONOMICALLY SUSTAINABLE: Develop an environment where smaller, independent businesses will thrive
	MULTI-GENERATIONAL: Foster a multi-generational Little Tokyo, to include seniors, kids, families, students	FUNCTIONAL: Ensure access / loading to local businesses and area museums is facilitated and maintained; understand the needs of and provide access for the rear entrances of the 1 st Street businesses	CONNECTED: Connect neighboring areas, including Nishi, Arts District, and the Union Station, LA River, and Park 101 masterplans; multi-modal access essential (bike, bus, on foot, car, or visual connection)	ARTS & CULTURE: Design programming to facilitate an arts presence (temporary, permanent, annual festivals, etc.)	OUTDOORS: Create greater green space and flexible outdoor spaces; enhance stewardship		
	ENVIRONMENTALLY SUSTAINABLE: Be sustainable - infrastructure to emulate the idea of Mottainai		DESTINATION: Establish Little Tokyo as a destination		CLEAN AND SAFE: Public spaces to be well-managed, clean and safe at all times		
AREAS OF DIVERGENCE		1ST STREET SIZE		CULTURE	OPEN SPACE USE & TYPE	RETAIL CHARACTER	DENSITY
<i>Viewpoint 1</i>		E. 1 st Street: traffic should be calmed – street section altered to attract greater pedestrian activity		Multi-generational growth / multi-cultural growth may erode existing unique Little Tokyo culture	Green space utilized for sports (baseball fields, basketball courts, playgrounds, etc.)	Local, small retail desirable	High-rise density okay if it means more affordable housing and support services are provided High-rise around the edge is okay
<i>Viewpoint 2</i>		E. 1 st Street: maintain existing right-of-way width and section – the annual parade is the priority		Support multi-cultural influences	Green space utilized for cultural advocacy / activities (annual festival space, Art Park, Freedom Trail, outdoor theatre, etc.)	Larger businesses / companies okay (Uniqlo, media / entertainment hub, JETRO, etc.)	Low-rise density is desirable Low-rise around 1 st desirable to maintain existing character and connect with surrounding neighborhoods
<i>Viewpoint 3</i>		E. 1 st Street: trees add to the streetscape			Interconnected system of green spaces (paths, pocket parks, community gardens)		Market-rate high rise is okay, to capitalize on the transit location
<i>Viewpoint 4</i>		E. 1 st Street: trees will obscure the signage and historic character of the street			Green space as Little Tokyo interface – tell stories, educate, Freedom Trail, commercial opportunity (small kiosks / satellite carts)		Varying density preferable – match lower height density along first, higher density other areas
ACTION		IDENTIFY KEY CHOICES > develop consensus around goals for 1st Street		<i>Broader community conversation</i>	NEED MORE FEEDBACK > develop consensus	Not in conflict > Develop strategy for maintaining desired retail character	NEED MORE FEEDBACK > develop consensus

Sustainable LT Small Group Notes

9/27-29/13

1. *Cultural/Historic Connection*

- Public art reflection of LT
- Year-round matsuri/obon
- Cultural workshops
- Cultural/historical meaning (JA & multicultural relevance of LT)
- Social service access to the community
- Keep historic parts eg. First St.
 - Fugetsu Do
 - Union Center
- Preserve the history
 - FSN businesses feel {like?} history
 - Keep seniors! Keep affordable housing for seniors
 - Not push them out
- Community Design Overlay: more consistent aesthetics/signage/landscaping
- Language: signage (sores & streets)
- Spruce up historic street & amenities, while preserving history eg. Kyoto
- Enhance what is here – more education for visitors on Japan, LT, traditional cultural, budokan, martial arts
- Site-specific public art – temporary or permanent—by local artists to engage public
 - Goal is to socially engage, eg. Tanabata festival - participatory
- Balance of Old & New
- Veils
- Richness of JA, Japanese
- Create a comfortable present thinking about room for future advances
- Hang on to what we have but move forward
- Sensory: sight, sound, smell to promote connection & emotional
- Develop graphic & art identity for LT streetscape signage, etc. as a broad community inclusive effort
- Community Identity Arts & Culture
- Culturally/Environmentally Appropriate Considerations”
- Community Identity
- Cultural & historic
- Potential for a demographic shift towards families potentially eroding cultural uniqueness

2. *Small Businesses*

- Preservation of small, family-owned businesses
- Small businesses
 - Don't get too commercial, chains, keep mom-and-pops

3. *Open Space/Green Space*

- Flexible programming – active/passive
 - Movie viewing, esp. up-and-coming film makers
- Community garden/cultural aesthetic
 - Like JACCC garden – big attraction
- All locations & sizes
- Drought tolerant
- Community open space
 - Plazas
 - Restrooms
 - Shade
 - Recycling
 - Baseball field – invite Japanese teams to exhibition games w/ LA teams
 - Trees ... *(could read the rest—got wet & blurred)*
- Succulents, etc., but not too concrete, metal
- More parks, trees, community garden (organic, sustainable) as way to integrate community, meet new people
- FSN for a park
 - CA native plants, not too much H2O
 - Rock/sculpture gardens
- Walking w/ cousins, grandparents, playing
- Need shade
- Picnic tables to eat lunch outside
- Place for summertime outdoor movies
- Community garden – farming history w/ old photos, history of CA JA farmers
 - Family-centered work
- Introduce others to our community
- Greenspace – neighborhood feel
 - That can be sued, not just _____
 - Not necessarily Japanese
 - Like not so nice people don't use it
 - Traditional garden
 - Draught-resistant
 - Recycled water
 - Integration of water systems
- Pond/system to collect & let water seep into ground
 - Consider maintenance & hygiene of gray water
- Rock garden
- Sustainability

[Listed the following here because it was specifically about greenspace/a park; will repeat under "Safe & Clean" section as well.]

- Security, homeless, safety, etc.
 - Waste management – more trash cans/recycling
 - Public water fountains
 - Public restrooms
 - Community cleanliness – clean sidewalks
 - Visibility

4. Safety & Cleanliness, Appearance

- JACCC @ night – dark
- JVP lit well but side streets are dark
- Police on bikes/safety patrol
- Keep businesses open later – foot traffic helps w/ safety
 - More people out at night
- Security, homeless, safety, etc.
- Waste management – more trash cans/recycling
- Public water fountains
- Public restrooms
- Community cleanliness – clean sidewalks
- Visibility
- Cleanliness!! Safe!! Open, inviting, pedestrian-friendly streets/walkways
 - Trash cans!! Recycling!
 - Scale (height of buildings)
- Visitor cleanliness & safety
- Welcoming visitors
- Pedestrian-friendly
- Safety, security, clean
- Scramble crossing especially near station

5. Issues of younger folks, students

- Spaces for group study/work
 - Multipurpose space conducive to group work of any kind
 - Alternative to library
 - Larger cool coffee shop/study hall
 - Spaces to work/study in group w/ outlets & wi-fi; chalkboard or white board walls
- Underground dance club > cheap night life
 - No dress code
 - Chill, laid-back, casual
 - Community focused

- During day, space could be used by nonprofits/community groups
- Recreational space – basketball!
 - People go o Chinatown to play
 - Lots of youth play basketball
 - Way to bring families here on weekend
 - Park/green space on Lot 7
- In Japan, there are elementary schools next to senior housing
- Connect generations
- Concern for seniors, keep them integral to LT community
- Community garden

6. Other Comments:

- More collaboration the better
 - Multi-generational
 - Multi-cultural
- Possible A/GA collaboration?
- Multi-generational
- Next step:
 - Local team
 - Long term commitment
- Keep children downtown/Little Tokyo
 - Parks w/ playing fields, swing sets
 - Educational/recreational facilities
 - Schools
 - Safe streets
- Photo shoots

Urban Design and Development & Community Identity Notes

Summary

Community members unanimously expressed the importance of reflecting the community's history and culture in the buildings, landscaping, open space, and programming for the three project sites. Design and development proposals should combine the cultural aesthetic of the Japanese/Japanese-American (and multicultural) community with both environmental and economic purpose. It is critical that these proposals enhance the neighborhood fabric and do not displace or marginalize existing residents, businesses or institutions. These general community values are organized by the following themes: 1) Culture, Identity & Design; 2) Housing & Density; 3) Landscape, Green Space & Open Space; 4) Pedestrian Linkages & Safety; and 5) Community Amenities. Additional site-specific recommendations are also provided.

Themes

Culture, Identity & Design

- Reflect and promote cultural and historical essence of Little Tokyo (Japanese, Japanese-American, multicultural) through buildings, landscaping, and linkages
- Neighborhood identity through building artwork and way-finding that reflects community culture/history while also serving a functional purpose
 - o "Take off your shoes" before coming into the community – a common courtesy of guests when entering someone's home
- Open space should reflect the Japanese/Japanese-American culture, people, history and experiences of the neighborhood. As a whole, it should reflect a multiethnic history
- Focus on Go For Broke monument to tell larger history of WWI, attack on Pearl Harbor and bombing of Japan, Japanese Americans in internment camps, etc
- Connect to other neighborhood cultures: Arts District, East LA, Produce Markets, downtown industrial
- Connection to Arts District
- "Natural" artwork through landscaping and interchanging outdoor exhibits
- space for cultural arts
- Partner with other institutions on block to implement shared classroom space with media lab and theater
- Shadow box art installation / activated frontage at art museum (lighting, art screen)
- Art installations both sides of Alameda
- Japan Center

Housing & Density

- affordable housing can increase pedestrian activity and use of public transit
- Affordable Housing for seniors, families, workforce and artists
- diverse residential base supports local businesses
- owner occupied affordable housing opportunities
- transitional building densities and heights to match all parts of neighborhood
- building design and square footage that accommodates small businesses and community organizations
- moderate to medium density preferred
 - o open to higher density if affordable housing and community serving uses
 - o concern that higher density buildings brings more vehicles and traffic at the expense of pedestrian safety
- Support and complement existing uses
- Mix of residential: market, affordable (low-income focus), senior, family
- Ground floor retail: local, small business
- 100k sqft creative office
- 50k sqft office possible art lofts/space
- connect housing, transit, and jobs

Landscape, Green Space & Open Space

- public open space and green space
 - o passive and active
 - o integrate renewable energy and clean technologies into design
 - o ownership structure influences safety and maintenance costs
 - o public/private partnership (ie. JACCC and Gardener's Federation)
 - o Plazas should be used throughout day to create safe, people-friendly, and visible open space
- Drought-resistant landscaping
 - o Rock gardens
 - o Kare Sansui
 - o Statues
 - o Japanese garden aesthetic
 - o Recycle water
- Safe and secure public green/open space for passive and active recreation
- Public gym/workout/exercise space or equipment
- Small playground for kids and seniors
- Walking trail or path

- Open space should reflect the Japanese/Japanese-American culture, people, history and experiences of the neighborhood. As a whole, it should reflect a multiethnic history
- flexible use for daytime and nightlife activities
- Large gatherings
- Recreational space
- Reflect culture and arts (ie. teahouse, sculptures)
- Culturally appropriate landscaping
- Pocket parks
- Safety
- Community garden
- Art Park with integrated thermostat
- Flexible or outdoor microtheatre

Pedestrian Linkages and Safety

- Pedestrian safety
 - o Traffic calming measures
 - o Inter-block connections and paseos
- security and safety with compassion to homeless
 - o anti-transient trash cans
- Interactive public activities that promote recycling
- Little Tokyo cleanup day
- Reduction in lane width (10'6"?)
- Addition of street parking and trees
- Interplay between sites
- More mid-block crossings
- Underground tunnel or portal from train station site to adjacent properties
- Pedestrian crossing or bridge at 2nd Street and Alameda connecting to Arts District
- Third Street crosswalk at Little Tokyo Towers
- Connect to other neighborhoods: Arts District, East LA, Produce Markets, etc

Community Amenities

- Preservation of small-family owned businesses and allow for new opportunities for independent retailers
- Complement not displace existing businesses, institutions, and residents
- small, independently owned businesses and not corporate chains
- local business
- Small, locally-owned retail
- Food/produce exchange or market
- Produce exchange market or garden in new open space

- Full-service grocery store
- Magnet School
- Senior center – Far East
- Senior Center
- Far East Lounge senior center
- School
- Recreation Center (Budokan of Los Angeles)
- community recreation center (Budokan of Los Angeles)
- Recreation Center – Budokan
- Parking district management strategy and affordable rates
- parking management district and connection to existing transit
- existing parking is sufficient but not efficiently managed
- Parking district management
- Affordable and accessible public parking
- Retail and parking district strategy
- Arts/crafts center
- Media and entertainment industry hub
- Japanese Consulate – 20-25k sqft office space
- JETRO – 20-25k sqft office space
- Japanese retail
- Hotel (Saturated)
- Japanese Movie House
- Flexible or outdoor microtheatre
- Community space to accommodate 100+ people
- Community Serving Facilities
- flexible use for daytime and nightlife activities
- Consider shared amenities and facilities

Site-Specific Recommendations

First Street North Site

- Thematic educational area with all existing museums
- Mixed use, senior housing
- Community educational garden
- “cultural” open space, amphitheater
- “big” cultural attraction and public art
- Focus on Go For Broke monument to tell larger history of WWI, attack on Pearl Harbor and bombing of Japan, Japanese Americans in internment camps, etc
- Senior center – Far East
- Senior Center
- Far East Lounge senior center

Station Site

- Relocate LT Koban and informational center here
- Connect to Arts District
- Cultural look
- Local business and retail around station (ie. Family Mart or Famima)
- Police substation
- Public exhibition area
- Close Central Ave at 2nd to create a pedestrian-only thoroughfare
- Japanese vending machines
- Community gathering space
- Useful and subtle, not ostentatious or overtly tourism-focused
- Cultural and sustainable landscaping
- Promote cultural preservation and sensitivity

Mangrove Site

- Legitimate, recreational park with food and sports
- Mixed-use facility with housing, retail and entertainment
- Market and produce accessibility connected to nearby produce district
 - o Tie to Japanese American history in product
- Japanese brands and retailers
- Underground parking
- Mixed LT/Arts District building
- Community recreation center
- Consider vehicular access
- Appeal to young audiences (big screen, gaming, electronics)
- Density (6+ stories) that is compatible with existing neighborhood (ie. Brunswick Bldg is taller but still fits in with LT)
- Mixed-use can be higher density
- Minimize parking spaces and visibility
- Remember that transit system does not replace cars
- Promote public parking lots after work hours
- Fancy Japanese technology
- Parking garage
- No popular culture
- Child and family friendly

General Comments from Community Forum Discussions

UDD #1 (9/27)

- Pedestrian safety
 - Traffic calming measures
 - Inter-block connections and paseos
- local business
- flexible use for daytime and nightlife activities
- affordable housing
 - can increase pedestrian activity and use of public transit
 - diverse residential base supports local businesses
- owner occupied affordable housing opportunities
- parking management district and connection to existing transit
 - existing parking is sufficient but not efficiently managed
- moderate to medium density preferred
 - open to higher density if affordable housing and community serving uses
 - concern that higher density buildings brings more vehicles and traffic at the expense of pedestrian safety
- community recreation center (Budokan of Los Angeles)
- connect housing, transit, and jobs
- public open space and green space
 - passive and active
 - integrate renewable energy and clean technologies into design
 - ownership structure influences safety and maintenance costs
 - public/private partnership (ie. JACCC and Gardener's Federation)
 - Plazas should be used throughout day to create safe, people-friendly, and visible open space
- Magnet School
 - Consider shared amenities and facilities
- Full-service grocery store
- Connect to other neighborhoods
 - Arts District
 - Produce Markets

UDD #2 (9/28)

- Alameda Street
 - Partner with other institutions on block
 - Classroom space with media lab and theater
 - Shadow box art installation / activated frontage at art museum (lighting, art screen)
 - Reduction in lane width (10'6"?)
 - Addition of street parking and trees
 - Interplay between sites

- More mid-block crossings
 - Art installations both sides
 - Underground tunnel or portal from train station site to adjacent properties
 - Pedestrian crossing or bridge at 2nd Street and Alameda connecting to Arts District
- Community Uses in progress in Little Tokyo
 - Senior center – Far East
 - Recreation Center – Budokan
- Proposed LT District Strategies
 - Produce exchange market or garden in new open space
 - Parking district management
- Land Use and Open Space Program for 3 Properties
 - Support and complement existing uses
 - Mix of residential: market, affordable (low-income focus), senior, family
 - Ground floor retail: local, small business
 - Retail and parking district strategy
 - 100k sqft creative office
 - 50k sqft office possible art lofts/space
 - reflect and promote cultural and historical essence of Little Tokyo (Japanese, Japanese-American, multicultural)
 - Preservation of small-family owned businesses and allow for new opportunities for independent retailers
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 - Japanese brands and retailers
 - Underground parking
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 - Community recreation center
 - Consider vehicular access
 - Appeal to young audiences (big screen, gaming, electronics)
 - Density (6+ stories) that is compatible with existing neighborhood (ie. Brunswick Bldg is taller but still fits in with LT)
 - Mixed-use can be higher density
 - Minimize parking spaces and visibility
 - Remember that transit system does not replace cars
 - Promote public parking lots after work hours

Other general notes

- Metro amenable to selling land for less for affordable housing
- 5 over 1 seems like it would be effective, precedents in Downtown and Santa Monica
- Potential for transit driven SV/TIF
- Market potential for creative office
- 50 parking spaces per 15k SF retail

COMMUNITY IDENTITY (9/27)

- space for cultural arts
- security and safety with compassion to homeless
 - anti-transient trash cans
- Little Tokyo cleanup day
- Drought-resistant landscaping
 - Rock gardens
 - Kare Sansui
 - Statues
 - Japanese garden aesthetic
 - Recycle water
- “Natural” artwork through landscaping and interchanging outdoor exhibits
- Community space to accommodate 100+ people
- Affordable and accessible public parking
- Neighborhood identity through artwork and way-finding that reflects community culture/history while also serving a functional purpose
 - “Take off your shoes” before coming into the community – a common courtesy of guests when entering someone’s home
- small, independently owned businesses and not corporate chains
- building design and square footage that accommodates small businesses and community organizations
- transitional building densities and heights to match all parts of neighborhood

- First Street North
 - Safe and secure public green/open space for passive and active recreation
 - Public gym/workout/exercise space or equipment
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 - Walking trail or path
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- Station Site
 - Japanese vending machines
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 - Cultural and sustainable landscaping
 - Promote cultural preservation and sensitivity
- Mangrove
 - Fancy Japanese technology
 - Parking garage
 - No popular culture
 - Child and family friendly
-

PROPOSED LAND USES (Kickoff Meeting)

** Complement not displace existing businesses, institutions, and residents

- Japan Center
 - Japanese Consulate (7)
 - 20-25k sqft office space
 - JETRO
 - 20-25k sqft office space
 - Japanese retail (4)
 - Hotel
 - Saturated
 - Japanese Movie House (4)
 - Flexible or outdoor microtheatre
- Green Space
 - Large gatherings (3)
 - Recreational space (7)
 - Reflect culture and arts (ie. teahouse, sculptures) (4)

- Culturally appropriate landscaping (3)
- Pocket parks (9)
- Safety
- Community garden
- Community Serving Facilities
 - Senior Center (8)
 - Far East Lounge
 - Affordable Housing for seniors, families, workforce and artists (12)
 - School (6)
 - Recreation Center (Budokan of Los Angeles) (8)
 - Parking
 - District management strategy
 - Affordable rates
 - Small, locally-owned retail (11)
 - Food/produce exchange or market
- Arts and Culture
 - Art Park
 - Integrated thermostat
 - Arts/crafts center
 - Media and entertainment industry hub (7)
 - Connection to Arts District (5)

Green Infrastructure/LEED ND Notes
Sustainable Little Tokyo ~ Sep. 27-29, 2013

SUMMARY

(In order of most popular/prevalent comments)

- Educate, show how all works and benefits local residents and business owners
- Incentives for existing & new local businesses & property owners to participate
- Need water system – grey water, cleaning. How? Where? Who pays? Who manages?
 - LA River connection/opportunity
 - Utilize high density development
- Energy district – heating & cooling
- Retrofit existing buildings
- Mottainai
- Renewables – PV storage
- Safe, organized community recycling

NOTES

- Incentives → city/local businesses
- Park (open space) →
 - implementing storm water management opportunities
 - lighting
- Water systems (grey water)
 - Utilizing the high density development
- District energy – linking dense development such as JANM, Museum
- Engaging property owners to encourage district approach
- District water – capture from existing systems, such as laundry
 - Considering treatment systems can determine type of water use (e.g., black/grey)
 - Retrofitting older buildings
 - Cultural opportunities with using cherry trees, such as using grey water
- District heating & cooling linked to incremental TDM/electrification strategy (parking ratios)
- Comprehensive stormwater (streets and buildings) – quality an issue, reprogram existing funding stream?
- Waste water – living machine? LA River? 10-20k SF roof? Open space?
- Renewables – PV storage?
- Like the water recycling
- What about existing properties re: infrastructure?
- The stormwater plan does well to bring nature back into the city
- How do these strategies benefit local residents and businesses? And future development?

- Save money, resources, attract capital
- Make sure it really works for small/family businesses
- Stormwater strategy – what does it look like?
- Where is the water cleaning system?
- Sewage cleaning system? How?
- Who manages the systems? Who pays?
- How can local businesses “tap in”?
 - E.g., take advantage of local greening initiatives?
- How can we get existing buildings retrofitted to be more energy efficient?
- How can local businesses be involved in the process?
 - How can we make ourselves more sustainable and what can you do to help us get involved?
- What are concrete, tangible benefits?
 - Can we get LEED ND?
 - Do we want to get certified?
- How to convince businesses to invest capital?
- Examples of talking points
- Ideas of government incentives to businesses

PARKING LOT/OFF TOPIC

Miscellaneous

- Businesses (local/FSN)
- Current development efforts

Transportation/Linkages

- Transportation →
 - LA car culture
 - Parking (structures)
 - Alternative transportation
 - Safe/clear/affordable
 - Utilizing existing /future public transportation
- Extending walkway between museum to integrate better flow; creating thorough ways to connect 1st St North local businesses (e.g., small business loan fund as incentive)
- Continuing neighborhood flow on 1st St
- We want active, interesting streets with trees (water is an issue)
- DASH: stop cutting stops/routes!
 - More shuttles/transit, esp for elderly
- To encourage pedestrian traffic
 - Clean streets and sidewalks
 - Safe, well lit
 - Good signage, historic plaques
 - How can we incorporate LA River?

- Encourage unique businesses like Bunkado, Fugestsudo, Hongwanji Place

Land Use

- Artist live work/affordable senior housing, mixed use (housing/commercial)
- We want more park space (safe)
 - How can design elements make safer, brighter, inclusive spaces?
 - Transient population?

Cultural

- “Freedom Trail” historical walking path
- Aesthetic fabric of neighborhood (e.g., light design)

Senior Resident focus group 9/28

First memory of Little Tokyo and when.

Mrs. Yaeko Obana

I live in Far East since 2004, before I moved in LT, I was living with her daughter in Diamond Bar. I was very happy to be hearing Japanese and I can communicate with Japanese at stores, doctor's offices and etc. I can be more independent.

Mrs. Masako Ikeda

I moved in Little Tokyo Towers in 2006 from West Covina, before West Covina, I had lived Modesto. I want to be independent and have a freedom. Living in Little Tokyo gives me dignity. I want to be involved in the community while I can.

Mrs. Mutsu Shishida

I married to my husband in 1952, he was with GHQ as Japanese translator. My older sister married to Nisei from Hawaii. It might influence my decision. I had lived Chicago over 50 years. I was involved Japanese society in Chicago and taught tea ceremony and flower arrangements. I waited 6years to moved in Little Tokyo Towers and this is my 18th years. I always had health issues in Japan but since I've moved to US, I got healthier. People in LA including young people are very helpful. And I'm still independent. I think Japanese Americans (sansei and yonsei) still have Japanese spirit. I think Little Tokyo has a great support system.

Nancy Uemura (Artist)

I'm living in Tokyo villa when it was completed in 80's. I had one of the subsidized units for Artist and seniors. Now I'm living in a loft in Artist District. I was born in uptown, it's K-town now. After the college I lived in Japan for one year. I got opportunities to learn ceramics, tea ceremony and flower arrangements. I always had grown up with Japanese culture. For me, Little Tokyo is last resort to continue on JA history and culture to future generations. Little Tokyo is very special place for me.

Ann Enkoji (Sansei, Artist)

My 1st memory of Little Tokyo was coming to Union church and ate at Far East. My father's family was from Portland and my mother's family was from San Antonio, so I didn't have immediate family in LA but being Little Tokyo felt like it was family gatherings.

Mrs. Shinchichi

It was early 70's, and lots of small family business shops were still there. Once you got to know them they treat you like extended family member. They greeted you with tea and sweets and if you need any information, you could ask them.

Mrs. Yasuko Sakamoto

I've been social worker since 80's. I've collecting story's from Issei and I feel Little Tokyo is the Issei's pride. They could communicate with Japanese, it's okay to speak Japanese in public. Also Little Tokyo has easy access and expose to Japanese culture such as Kabuki.

Questions

What density/ height is appropriate?

High rise-> concerned about environmental impact

Parking

We need more for visitors. Every time my grandson visits me, he complains how expensive the parking is. Also has better rate but after 3rd hour, it gets expensive and two hour is too short.

Land uses

Places where Family

It would be nice to have more affordable family housings for young and younger family)

Co-housing

Parks

Childcare

Public restrooms

- Coin operated?
- Key

Sidewalks

Clean sidewalk especially 1st street including in front of shops.

Uneven sidewalk- especially Alameda. It's hard on wheelchairs

More pedestrian friendly and safe sidewalk. Close the street for pedestrian only.

Lot7

Nice to have a pathway with benches

Visitor vs. Residents

Need to show respect to each other

Mottainai for future generation

It might be a good idea to create signage through out Little Tokyo.

Have Mottainai Campaign

Trees and Parks

Need more trees for shade.

Trees are good as air purifier.

-Tree suggestion -

- Japanese maple
- Gingko
- Maple

➔ Fundraising Event for Trees

Mobility and Linkages Notes

Summary

- Desire for safer and more pleasant experience for pedestrians and bikes
- Slow and calm car traffic
- Not consensus on street improvements, because of specific concerns about business impact and Nisei Week parade

General

- Traffic calming is priority
- Especially for seniors and children to live here
- Dangerous crosswalks – should be blinking red
- New/enhanced crosswalks needed at:
 - Mid-block San Pedro Street between 2nd and 3rd St
 - Mid block for Little Tokyo Towers to the Medical Building
 - 1st Street at Rose/Hewitt
- Lighting issues affect safety
- Make more pedestrian friendly
- Wider sidewalks
- Better sidewalk/pedestrian experience
- Safe and clean
- Freedom Trail like 1st street timeline
- Connect all corners of Little Tokyo, esp south corners
- Support scramble/allway crossings
- Better connections of streets
- Need safe walkways along train
- Pedestrian bridge
- Linkages mix – walking/destination is the walkways

Parking

- Require turnover at meters (not necessarily a plus for businesses)
- Pay until 8pm instead of 6pm
- 45 degree angled parking (2 comments)

Alameda

- Too wide and too fast
- Truck route

Mangrove/(1st street east of Alameda)

- Direct connection to Nishi, especially pedestrian pathway
- Emphasize tourist attraction/destination element of LT
- Be sensitive to existing small businesses
- More Pedestrian crosswalks
- Slow existing car traffic, flashing red at 1st and 2nd
- Noise and speed from cars are concerns
- Lights/Sirens, emergency vehicles are disruptive

- Close Garey St between 1st and 2nd to make it pedestrian way

1st Street

- Don't reduce lanes because we'll lose parking
- Don't reduce lanes, needed for Nisei Week parade

2nd Street

- Like street scale

3rd Street

- Commuter street

San Pedro St

- More pedestrian friendly
-

Bike issues

- Bike share/parking/corral at station site (2 comments)
- Bike commuters such as restaurant workers commute over 1st street across river
- Dangerous to bike
- Sidewalk/recessed lighting to delineate bike routes?
- Bike traffic is safety issue on sidewalks
- Driveways are dangerous for bikes and pedestrians – make clustered access?

Bus Service

- DASH more service – Only runs during weekdays
- Need better bus service in LT

Mobility and Linkages Part 2

Streetscape Demonstration

- Capacity of 1st street may need more than 2 lanes
- Maybe trees aren't right option for shade
- I like this, good balance of parking and trees
- Trees may ruin historic ambiance
- De-emphasize traffic from 1st st bridge to City Hall and encourage local/business traffic to enhance pedestrian feel and local businesses
- Center median could be a problem for Nisei Week parade and closing onto
- 2-lane 1st street concept
 - Not as good for businesses
 - more bikes and pedestrians on street is better for business than 1 car parking in front of their door

Context and Linkages Map

- More lighting and shops helps safety, events, activities
- Encourage bike connection + civic center and station
- While reviving Jackson Street may be interesting there are already LIVE orgs/businesses and residents on 1st/Aiso. Can there be a pedestrian path to connect to JANM/Central too? (separate from Jackson)
- 1st street feels unsafe at night – lack of eyes on the street
- Park, possible additional events and popups
- Make San Pedro friendlier with parklets, medians, draw it into Little Tokyo
- Lights or reflectors at pedestrian crossings or special paving
- 4th street bike route
- 3rd st connector – bike safe route plus pedestrian connections
- 2nd St bike traffic for business, dangerous
- Must keep existing Metro station to provide more capacity
- Emphasize Nishi temple as eastern gateway to LT/Arts District/Downtown
- Support scramble crossing at Alameda/1st
- More pedestrian friendly crosswalk at Alameda

Sustainable Little Tokyo: Mobility & Linkages P2 – Nancy Uemura's Notes (9/27-9/29)

Logged: 10/14/13

Section 1

- garden path
- bridges that are symbolic/conceptual as well as real to connect the area path or way to culture
- reflexology/longevity path with pocket gardens along the way

Section 2

- each garden (everyone had a grandpa who was a gardener) would be a themed one: bonsai, rock, seasons, etc
- provide educational information for many things
- Haiku at each garden
- Old to spoken word rap

Section 3

- timeline or donor path connecting community (see Biddy Mason Wall and Park on Broadway and Spring Street between 3rd and 4th Streets in Downtown LA) that shows contributions of Japanese Americans to communicate what the United States would be if they were never here

Section 4

- Experimental
- Use senses for each stop (sight, sound, smell, taste, touch)
- All stops have bench or area with greenery and seating to reflect, meditate, engage in something enticing

Section 5

- tradition to modern dress (graphic or photos) to tell story
- armor or swords to explain martial arts
- old news articles can be graphically done to tell story
- bridges – along the path bridging generations, worlds, space, people, etc
- like photo of Westwood when it was bean fields by Japanese

Section 6

- teaching cultural tradition
- history, letters, quotes from people – past and present to future generations

Section 7

- Gardens using water that people clean the front of shop with (see “Katie's Garden”)
- Use waste water from individual shops twice a week

Section 8

- Satellite carts or stands along the way selling things – kiosks
- Music spot

- Can buy something or create icon or souvenir to go toward maintenance

Japanese Business Group 9/27

First memory of Little Tokyo and when

- 1970, Very dark
- 1970, Happy to be in Little Tokyo. Small town feeling
- Early 1990's very small.
- Mid 2000, unique and fresh

How did you feel today's Little Tokyo?

- Reminded me when Japan had a rapid economic growth in 50's.

Questions

What will increase customer traffic/access for exiting uses?

- Utilizes Aiso Parking more
 - 1) Better signage "Public Parking →"
 - 2) Improved entrance signage
- Enforce security
 - 1) Place more security cameras
 - 2) Build more residences near green space for security reasons
- General Information Center
 - 1) Information about public institutes
- Transportations from the train station.

What amount of parking is appropriate?

- Underground parking (Under the 5-6 story buildings)
- \$1.00/hour is appropriate price

New land uses that complement existing neighborhood?

- Cultural Center – Japanese craft classes, introduce Japanese pop culture, Traditional Japanese culture class such as tea ceremony, ikebana and etc.
*** more casual settings and classes than JACCC.
- Tall buildings on the edge of Little Tokyo. It would be nice to have Japanese consulate general.
- Different kinds of local festivals from all over Japan
- Uniqlo (bring younger generations)

Business/ Property Focus Group

Group 1: Built Context

Summary: Group discussed a series of topics including land uses, traffic and parking, density requirements, and sustainability as it relates to local business

1. Density/ Height
 - Scale of developments match people friendly area
 - 3-5 Stories, medium size
 - More density = more business
 - Retail should be 1-2 stories, opened up w/ patio area
 - Mixed use, unique retail –lower density, add density above retail
2. Parking
 - More affordable parking
 - Developers get by calling it private parking
 - After block 8(?) eliminated, parking lots hiked up rates, this really hurt the small businesses
 - Utilizing parking management app-Bid hard to keep track of parking lot utilization
 - Excess parking would allow LT to become a Metro users parking hub
3. Customer Traffic Access
 - Better lighting
 - Lack of public bathrooms (business join LTPSA and utilize Koban's restroom)
 - Less/ slower traffic
 - No public restrooms at night
4. New land uses
 - Uniform landscaping
 - Lighting movie theater
5. Existing streets around parcels
 - Wider sidewalks
 - Lighting
 - Uniform look –community identity
 - Trees vs. signage
6. Streets within Mangrove/ Block 7
 - Pedestrian pathways –well lit
 - Access from FSN to Block 7
7. Uses for Mangrove/ Block 7
 - Mangrove
 - Movie theater
 - Connect Nishi to LT
 - Small family business
 - Green space
 - Community space

8. Sustainable- Mottainai
 - Self sustainable developments –LEED Buildings (solar, recycle water)
 - Recycle for plastic bags
 - Secure trash cans for recycling
 - Replace plumbing on FSN eventually to share the “gray water”
 - Park behind FSN, needs to be secure
 - Parking parking!
 - Space for trash pick up very imp –FSN
 - Replace lost parking spaces before development comes in –timing
 - Block 7, one of the only open spaces left
 - We have parking in LT, but not enough b/c of gov’t agencies in the area
 - Communication mechanism to the business/residents in the area
 - Kairanban

Group 2: Access and Transportation

Summary: Group covered transportation and street crossing

1. Relationships b/t local business and access
 - Transportation management district
 - Address parking
 - Signage
 - Link retail to public parking
2. Alameda –street too far?
 - Crossing is a problem
 - What will be on other side?

Group Question: Sustainability program existing business?

Summary: Green strategies and local contexts

1. Balance new density w/ green spaces
2. Retail strategy –recognize strong existing ones, curate spaces
3. Boundaries
 - Skid Row (homeless squatting and pan-handling)
 - City Hall (farmer’s market)

Concepts and Terms:

Summary: Defining Mottainai

Mottainai: reusing items that are replaceable

- Personal definitions vs. business strategies
- Public/ neighborhood definition
- Older populations’ past experience

- Business
 - Collective/ communal –such as reusing chopsticks (bamboo) in restaurants
- For the sake of the children
 - Separating trash/ recyclables (restaurants)
 - Promoting group program/ effort
 - Education of business/ residents/ owners
 - Relationships and organizations that can promote larger buy-in

**Notes from Metro Roundtable
Little Tokyo Charrette
Saturday September 29th
11am**

- I. Bert from Mithun presented site map of Little Tokyo identified opportunity sites, and importance of developing at edges
 - a. Stressed the importance of the public realm.
 - b. Community residents focused on safety both for pedestrians and during the evening
 - c. 3 Main Themes
 - i. Economic Development
 - ii. Preserve and celebrate the culture and history
 - iii. Urban Design
 1. More affordable housing
 2. Open space and parks
 3. Complete streets, street trees, storm water strategies
 4. Pedestrian crossings
 5. Opportunities for Cultural Identification
 6. Pedestrian
 7. Bike/Car sharing
 8. Bike lanes
 9. Increased ridership for the regional connector
 - d. Desired uses:
 - i. More affordable Housing
 - ii. Office Space: Incubator style and/or Creative
 - iii. Retail: Cultural and local
 - e. Desired FAR of 6:1
 - f. Assets of Area Near MOCA/1st/ Sr. Fish
 - i. Many city/publically owned properties
 - ii. City can play a greater role in setting the tone for development and deciding what will replace shops going down
 - iii. Museums
 - iv. Architectural Assets
 - g. Low Scale 1st Street
 - h. Looking at 3 scenarios

- i. 6:1 FAR may not be market feasible also looking at 5:1
- II. Tanner from CD 14 discussed opportunities for development of Old Parker Center into office space for the City
- III. Metro representatives add that current design allows for joint development above the station
- IV. Ted Bardacke discussed 2 key linkages
 - a. First: Parker Center: Robust disconnection
 - i. Not a lot of discussion about urban design
 - ii. North side of Judge Aiso Street is inactive
 - iii. Areal is a block for connectivity
 - iv. Making the backside of Parker Center work is both about the What AND the How
 - b. Second: River Down 1st Street
 - i. On Mayor's radar
- V. Metro Representative added that there is **Measure R funding available for inclusion of the arts at the station**. Metro would like to emphasize the connection to the LA River and Boyle Heights. Also plan to incorporate safety and design elements. **\$6 million dollars** are available for design and implementation because of the Gold Line and Regional Connector. Metro's goal is to connect culture and history of Little Tokyo and Boyle Heights and boost sense of safety at the station. Metro is currently looking for ideas.
- VI. One participant suggested having a bike share program at the stations. This would be prime time for Little Tokyo to talk to Metro.
- VII. Question was posed: How can Little Tokyo Connect and Integrate Metro Planning?
 - a. Metro representatives response: Attend community Meetings to provide input
- VIII. Metro reps added this funding source is separate from the Union Station plan. **It is the only program with implementation funds and needs to be spent ASAP.**
- IX. Jackson Street and street through Old Parker Center identified as important to the community. Goal is to create as many crossings as possible given large blocks and mid-block crossing as well as adequate lane width, sidewalk with storm water landscaping; lighting that builds character; **"Integrated strategy"**
- X. Open space is desired near the memorial. Residents interested in recreational areas to play basketball/baseball. Budokan Recreational Center will be built on San Pedro between 2nd and 3rd street.
- XI. Ken Bernstein discussed 3 City of LA planning initiatives that present opportunities to integrate into LTSC's planning efforts:
 - a. **Partnership with Metro around TOD Planning with Measure R Funds**
 - i. Regional Connector Corridor is a major opportunity
 - ii. Planning work is about to start
 - b. **Re-Launch Central City/Central City North Community Plans**

- i. May straddle both plans with one effort
 - c. **Downtown Development Code Overhaul**
 - i. Rethinking zoning tools for urban downtown typologies
- XII. Shelley with NRDC asked how the city will involve the community in their TOD efforts?
 - a. Ken: Working with neighborhood stake holders through one-on-one meetings and workshops, as well as with LTSC
 - b. Shelley suggested the city develop a partnership with LTSC
 - c. Metro representatives discussed close collaboration with LTSC on Regional Connector planning effort
 - i. Metro has a standing committee on the Regional Connector (RC) called the RC Community Leadership Council
 - ii. Also have station specific committees that meet monthly: 1st/ Central Committee (Little Tokyo/Arts District)
- XIII. Timeline for City's Projects
 - a. Zoning → 18 months +
 - b. TOD → 3 years max
 - c. Com Plans → 3-5 years
- XIV. Tanner: CD 14 wants to consolidate the Central City and Central City North Plans; added the City has a 4th project: the Community Design Overlay for Little Tokyo.
- XV. **Presentation on Effort to Incorporate Environment Systems- Presentation by LISC**
 - a. Neighborhood/ District Scale
 - b. Identify key environmental systems and changes that will work for Little Tokyo
 - i. Focus on solutions that work for LT, can attract investments, and promote sustainability
 - ii. Concepts with **Economic Viability**
 - c. **4 main Concepts Mainly around Energy and Water**
 - i. Heating and Cooling
 - 1. Start with new development; deal with existing overtime
 - ii. Storm Water Management
 - iii. Waste Water: Membrane bio-reactor or living machine
 - iv. Innovation Hubs for Distributive Renewables
 - 1. Platform for LT to benefit from emerging renewable energy technology
 - 2. Rooftop solar/PV with 3rd party manager
 - a. i.e. Building owners leasing rooftops
 - 3. Distributed storage of energy
 - 4. Micro-grid light structure

5. Electric Vehicle infrastructure and car share program for low-income residents in combination with affordable housing units
 - d. Need to identify potential solutions that will work and make them work financially; must be able to bring in the capital
- XVI. Jan Perry: Important to bring in trained workers, especially from groups with high barriers to employment, partnering with groups in South LA with whom LTSC already works
- XVII. LADWP Rep Interested in Opportunities to partner on:
 - a. Buildings and heating; the micro-grid pilot; integrating solar with the new FIT
 - b. District cooling programs that incorporate water
 - c. DWP has strong relationship with gas company, key asset; could work for developing district heating and cogeneration
- XVIII. Deb from Bureau of Sanitation: "One Water" Concept/Conference
 - a. Encouraged sticking to plans to keep existing open space and incorporation of rooftops for storm water strategy; rooftops can function with environmental solutions and stormwater
- XIX. Ted Bardacke: **Coordination is Key** to making District system work with other building. Need to state that District System for heating, cooling, storm water is the goal ASAP before they start ripping up streets. Must identify the site and capacity now, **MUST DO ON DAY ONE OR WON'T WORK**
- XX. Tanner, CD 14: Re-code LA Consultants looking for people to sit on advisory committee encouraged people to get involved
- XXI. Bert, Mithun: Opportunity to integrate form based code with Energy Efficiency strategy
- XXII. Jan Perry, EWDD: Little Tokyo has a high water table opportunity for bio-swales and remediation.
- XXIII. Ted Bardacke: Mayor's Office is looking at **resiliency**; want to identify vulnerable populations in terms of linguistic isolation and economics and overlay that with cooling centers, particularly for LT which is highly vulnerable to heat wave; Need to focus on grid stability and renewables; what is the potential for renewables? 5%, 10%, 15%?
- XXIV. Deb, BOS: Energy savings by capturing storm water higher up
- XXV. Metro: Joint development and District ideas are all interesting. Time to act is now as haven't started planning yet; given dynamics strong opposition.
- XXVI. **Discussion on Financing for Plans**
 - a. Deb BOS: Storm water projects are paid for by various sources such as bonds
 - i. One idea to create system of credits and trading scheme given varying capacity of individual development projects to incorporate storm water; build into a zoning plan as a pilot
 - b. Ted Bardacke: Making Cooling/Heating Districts work can have BOS and Local community groups come together as a manager/administrator

- c. Bert, Mithun: And can expand to transportation and use parking district concept for storm water; use district strategy to find optimal balance between public and private
- d. LADWP: Interested in district strategy, potential for resources; pilot or model that can be taken to scale; **DAY ONE STRATEGY is key; LT has great opportunity to start early. Also opportunity for federal funding.**
- e. **Redevelopment Boomerang Funds potential source**
 - i. EWDD figuring out how to spend that money
 - ii. Potential future funding sources: SB1, Infrastructure Financing District
- f. Tom, LISC: Portland Eco-District as model framework to attract financing
 - i. Role Public → Infrastructure
 - ii. Role Private → Development
- g. 3rd party public/private → Energy and water system and community investment strategy

- XXVII. Need to understand work need to do before incorporating eco-district framework → Metro and city Plans
- XXVIII. Development framework is key to making concept happen
- XXIX. 3rd Party Investor to privately finance innovative projects
- XXX. Cans this work in LA with new administration? Without redevelopment need to find new financing mechanisms to incentivize development
- XXXI. Mithun: Street and parks are integral
- XXXII. Ted Bardacke: Planning and urban design question can overlay and coordinate; opportunities for Little Tokyo; vehicle through Metro's Community Leadership Committee; Ted's office can coordinate infrastructure figure out; systems → get partners in room to have coordination conversation regarding infrastructure; so metro and city can include in their future plans
- XXXIII. EWDD will be important to attract \$, must include workforce

9/28 Saturday Interim Presentation Notes

- How will development impact/change/enhance cultural integrity of Little Tokyo?
It will have an impact. Should we consider no-build scenario?
- Development is going to happen, no-build is not an option
- Maintain consistency on 1st street for scale to connect to Nishi
- Open, friendly, connected, welcoming scale
- Ownership opportunities for housing, not just rental
- Pro-active steps to shape the future
- Don't forget existing areas (3rd and San Pedro)

Station Notes

- A mix of option A+B retains openness
- Lower buildings along 1st St east of Alameda provide connection between Nishi temple and rest of LT
- Taller buildings ok along Temple St
- Lower buildings will encourage stakeholders who don't see their property simply as "bigger the better" but who want to be in Little Tokyo (not just a Metro hub)
- A public square that people want to be in – one that emerges as one walks on the paths to the square
- Option "A" along 1st s keep all buildings same scale
- Higher density along Temple Street and North part of Alameda
- Green space along 1st street is important, and promote different activities (obon dance, festival, art, teahouse)
- How do you avoid "harlemization"?
- What is the best way to maximize community in the long term decisionmaking about LT
- Trash canse
- Public Restrooms
- Parking District; Occassional Pass? Pricing?
- Lounge/Coffee Shop/Wifi

Sunday Open House Notes

- Balance Residential development with other uses to keep families here, schools, different types of park and open spaces
- 101 FWY is a wound in the city; please support Park 101 which is very close to LT and important
- Exciting that Jackson St may emerge
- Concern about cutting off Union Center access
- Think about other ways to connect between Aiso St and 1st, already people and activity there
- Support lower density housing
- Park 101 Yes, but heightened around LT
- Respectable place for GFB monument
- Concern about pace of developments
 - Business and sense of community
 - What will new residents need or want? Can we get too far ahead of this?
- Lot 7 has critical function for parking, access, and special events. Concern about losing those functions
- Security is concern for new residential
- Require public art
- View from 101 FWY is very important for LT Identity, opportunity for development closer to 101 FWY
- Museum already nervous about kids/visitor access during construction, need to address this in schedule and have mitigation strategy

Various Sticky Notes from Posters

High Density Option

Around Lot 7

- JANM and MOCA buildings are underutilized, consider building up
- What are long term ramifications of “densifying” and setting this precedent for Little Tokyo?
- Alleyway shops like Tokyo behind 1st st

Around Mangrove

- High rise on corner obstructs view of what’s further down/east on 1st street
- I dislike the high rises, I prefer smaller scale for LT. Also this totally cuts off Nishi
- No High Rise along 1st St
- No High rise without adequate parking underground or parking structure
- Like idea of green park for Little Tokyo
- No High Rise on 1st
- Where is a real park??
- No High rise at 1st/Alameda

Station Site

- Station building should face 1st
- I prefer higher density, transit connections will enable more people to access station for work/play
- Connector station construction must be no larger than savoy or JANM

Lower Density Option

Around LOT 7

- Office space a good idea

Around Mangrove

- Same scale along 1st street from Nishi to Aiso.
- How about Quality of Life?
- Too much housing with no thought into quality of life; parks, schools, etc
- What services are needed for the new population?
- Park safety, transients
- Green space next to nishi should be Japanese inspired, mixed uses so different activities can take place
- More park land on mangrove

Station Site

- Ground floor retail, office over
- Open concept station

General

- Festival and special events, carnival
- Workforce housing
- Need for more family parks (+1)
- How to replace parking on lot 7, short term parking
- Comprehensive bike strategy – storage, lockers, repair, etc

Lower Density Option

Lot 7

- Union Center and back of 1st street needs delivery access and paths to connect to spine running down Central Ave
- High Rise idea – concern about feasibility and what would look like. What is marketable
- JANM bus lane/loading zone, west of Alameda (1 length), Alameda (2 lengths)
- Some business on front of historic nishi building
- Loading access and alley at grade

Around Mangrove

- Mangrove is DT's last change at a real park
- Should be developed in a way that links Nishi, the two buildings in the corner seem to be a barrier
- Relocate park closer to alameda

General

- No more than 3-4 stories
- Want public square like piazza San Marco, Leicester Square, Bryant Park. NOT Pershing Square

Mobility posters

- Close streets to cars
- Parking problem: 2 events Nishi Obon and Nisei Week
- Possible for underground parking at park next to Nishi?
- Better signage and 1 hour free parking for Lot 7
- Median on 1st st?
- Mid block crossing and access, san pedro and 2nd/3rd
- Shuttle like the DASH
- Lighting as branding
- Reduce width and size of 1st and alameda
- Heavy traffic on 1st, maybe can't narrow
- Parking structures and bikes conflict
- Important connection to LA River and to Union Station
- 3rd and Alameda are too wide and fast
- 3 lane 1st street, express lane
- 3rd and Omar crosswalk signal
- Keep parade route wide, but narrow traffic
- Parking for metro station
- Reduction of Parking hurting businesses
- Angled parking at 45 or 90 degree?

Sustainable Little Tokyo Task Force

Little Tokyo Community Council

Thursday, August 29, 2013

5:30PM

JACCC Room 507

Notes

1. Review and synthesize past planning: (45 min)
 - a) Themes and Aspirations – see below, TF discussed and ranked current priorities
 - b) Key development ideas - see below, TF discussed and ranked current priorities
 - c) Community Linkages – see below, TF discussed and ranked current priorities
 - **Idea brought up to ask Metro to create underground portal to 1st/Alameda for future development

2. Kick-off meeting and community forum (30 min)
 - a) Follow up outreach
 - Also try Higashi temple
 - Miguel Vargas at Council office can help schedule Councilman's availability
 - b) Questions/Concerns –
 - Confirmed time/concept for kick-off meeting
 - Need for rsvp
 - Raised/confirmed need for Korean translation and outreach
 - Need more detailed agenda to do outreach

Themes and Aspirations

Historic and Cultural Identity

- Japanese American community *****
- Connection to Japan***
- Spiritual Place****
- Arts and Cultural traditions*****
- Gateway for immigrants****

Multigenerational and Multicultural Destination

24/7 activities

Vibrant nightlife**

Cultural institutions*****

Amenities for all ages****

A Complete Neighborhood

Mixture of land uses**

Neighborhood serving amenities

Safe and accessible environment*****

Accessible to all ages, incomes, and backgrounds*****

Strong Social and Community Fabric

Gathering spaces and community events*****

Community institutions****

Community voice and governance*****

Resilience over time**

“ECO”

Energy/Water Efficiency?**

Energy/water systems with community benefits?***

Gardening/Farming traditions?****

Transit/Bike/Ped linkages*****

How to transition?*

Proposed Land Uses - Complement not Displace Existing Businesses, institutions, and residents

Japan Center**

Japanese Consulate*****

JETRO

Japanese retail****

Hotel

Japanese moviehouse****

Green Space

Large gatherings***

Recreational space*****

Cultural and arts (teahouse, sculptures)****

Culturally appropriate landscaping***

Pocket Parks*****

Safety

Community Serving Facilities

Senior Center*****

Affordable Housing (Seniors, Families, Artists)*****

School*****

Recreation Center*****

Parking*****

Small locally owned retail*****

Arts and Culture Center

Art Park

Arts/Crafts Center*

Media and Entertainment Industry Hub*****

Connection to Artist District*****

Linkages

General

Pedestrian friendly

Bike friendly

Signage and gateways

Parking (Auto and Bike)

Shuttle/Streetcar

Within Little Tokyo

Little Tokyo's Spine

Connect Library/Budokan/Block 8

Connect to Nishi

Connect to Medical/Professional Building

Regional Connector Station

Create Underground portal for future connection to 1st/Alameda

Adjacent Neighborhood Connections

Union Station

(Via Park 101/Los Angeles Street in addition to Alameda)

Arts District

Civic Center/Grand Park

Boyle Heights

LA River

Skid Row

String of Pearls Cultural Neighborhoods

Sustainable Little Tokyo Task Force

Little Tokyo Community Council

Wednesday July 17, 2013, 5:30PM

Meeting Notes

MEETING GOALS:

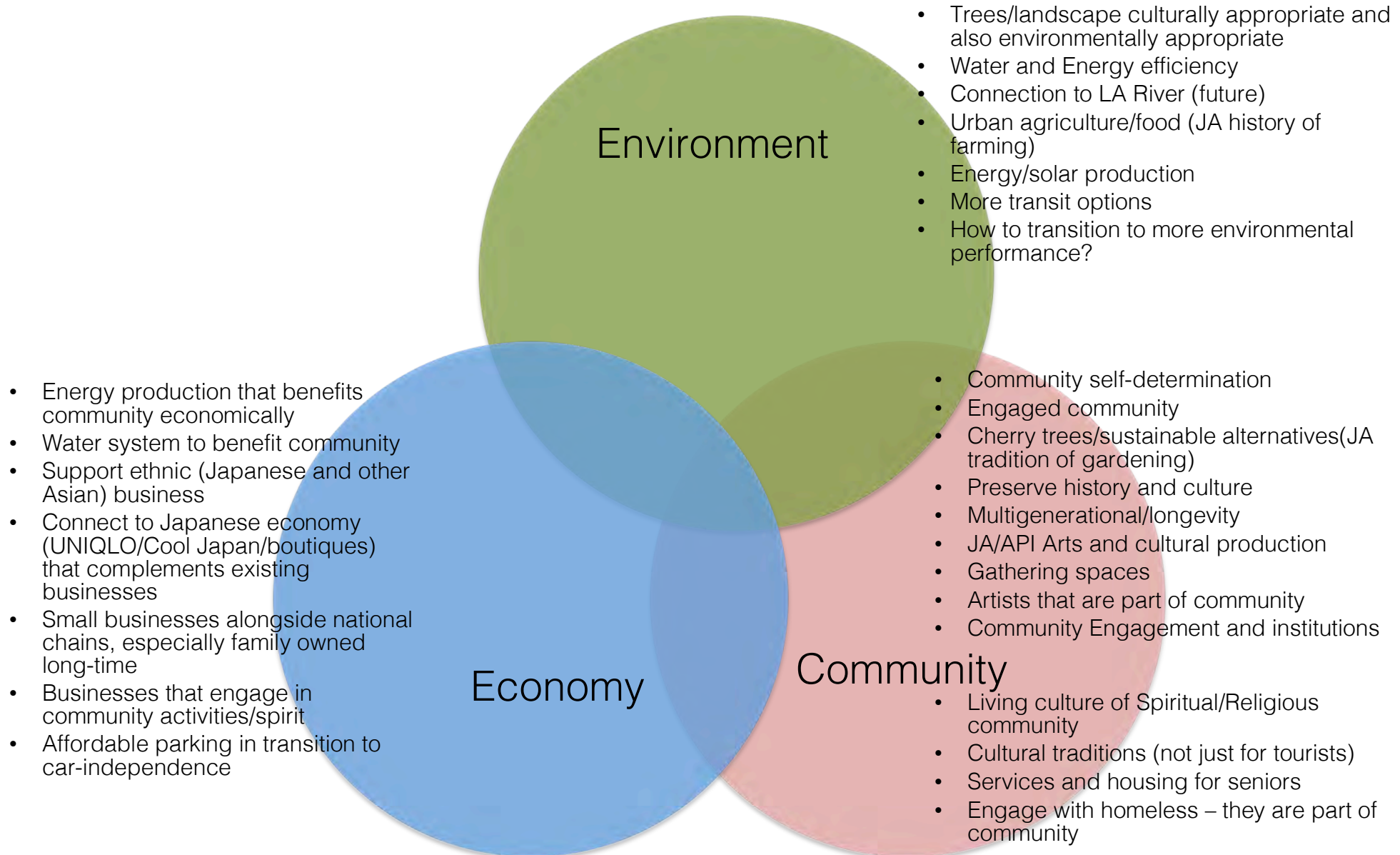
1. *Define key terms: “transit-oriented development”, “cultural preservation”, and “sustainability”,*
2. *Establish common understanding of project goal*
3. *Develop plan for outreach*

Attendance: Mike Okamoto, Helen Ota, Kristin Fukushima, Yasue Clark, Kathy Masaoka, Joanne Kumamoto, Yuriko Shikai, Bill Watanabe, Dean Matsubayashi, Rev. Briones, Evelyn Yoshimura, Chris Aihara, Collin Tateishi, Thomas Yee, Alison De La Cruz, Doug Aihara

1. *Welcome – Meeting called to order by Mike Okamoto*
2. *Defining key terms:*
 - a) *Transit-Oriented Development – Reviewed definitions. Discussed political dimensions of TOD issues, including new City Hall officials, new economic development dept and non-profit, and City Planning processes such as update of municipal code.*
 - b) *Cultural Preservation – Reviewed definitions. Discussed historic aspects of neighborhood as well as intangible cultural assets (oral traditions, spiritual traditions, institutions for engagement like LTCC)*
 - c) *Sustainability – Reviewed definitions. Recognition that community is well versed in economic and social goals, but environmental goals are new. Look for ways goals overlap, in particular many goals can relate to Japanese and specifically Japanese American traditions and history. Key in many aspects is maintaining and growing commitment and engagement to community especially among newer arrivals (residents and businesses)*
3. *Define project’s goal – Not time to discuss, but this was presented as a draft:*

“The Sustainable Little Tokyo project will establish the community’s vision for sustainable transit-oriented development around the 1st/Central Regional Connector station that furthers and enhances Little Tokyo’s cultural and historic assets.”
5. *Outreach Plan – See volunteers assigned to various groups. Follow up with availability of venues. Still need help from members who were not in attendance.*
6. ***Next Task Force Meeting August 29, Thursday 5:30pm.***

What is a Sustainable Little Tokyo?



Sustainable Little Tokyo Task Force

Little Tokyo Community Council

Thursday, May 30, 2013

5:30PM

Notes

Attendance: Brian Kito, Doug Aihara, Dean Matsubayashi, Helen Ota, Lee Aoki, Joanne Kumamoto, Yuriko Shikai, Steve Nagano, Patty Nagano, Yasue Clark, Chris Aihara, Evelyn Yoshimura, Mike Okamoto, Jeff Liu, Kathy Masaoka, Thomas Yee

Defining sustainability:

- A number of members expressed different definitions of sustainability
 - “sustainability of little Tokyo as a neighborhood”
 - economic sustainability
 - preparing for our grandchildren and future generations
 - environmental sustainability
 - equity

Concerns about sustainability:

- cost of green construction? Impact on users and existing buildings?
- level of culture change needed? Starting from Styrofoam cups, bikes
- how to maintain cultural values? Cherry tree example
- Noriko of Great Leap has successfully married culture with environmental sustainability
- excited about this opportunity and what it could mean for LT

Next step: Group discussion to define sustainability for Little Tokyo, and establish common language around these concepts

Scheduling/Agenda

- Dates look generally good, no major concerns raised
 - *few people said they might be out, but could have other representatives in their place
- Business session on Saturday morning may not work well, Friday afternoon suggested
- Need to incorporate an educational session about sustainability

Next Step: Review next iteration of scheduling

Other Next Steps

- Invite addtl members? Property owners not represented? local banks? Cultural organizations?
- Review context resource list