



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)

# Sustainable Little Tokyo

## Developing a Community Vision: Consensus and Key Choices

October 30, 2013

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October 30, 2013



KEYSER-MARSTON ASSOCIATES



ESTOLANO LESAR PEREZ



ENTERPRISE



PUTNAM INFRASTRUCTURE



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# SUSTAINABLE LITTLE TOKYO

## Project Goal

To establish the community's vision for sustainable transit-oriented development around the Ist/Central Regional Connector station that furthers and enhances Little Tokyo's cultural and historic assets.

Sunday Sept 29, 2013

**Sustainable Little Tokyo**

October 30, 2013



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# 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

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

# Existing Conditions Analysis

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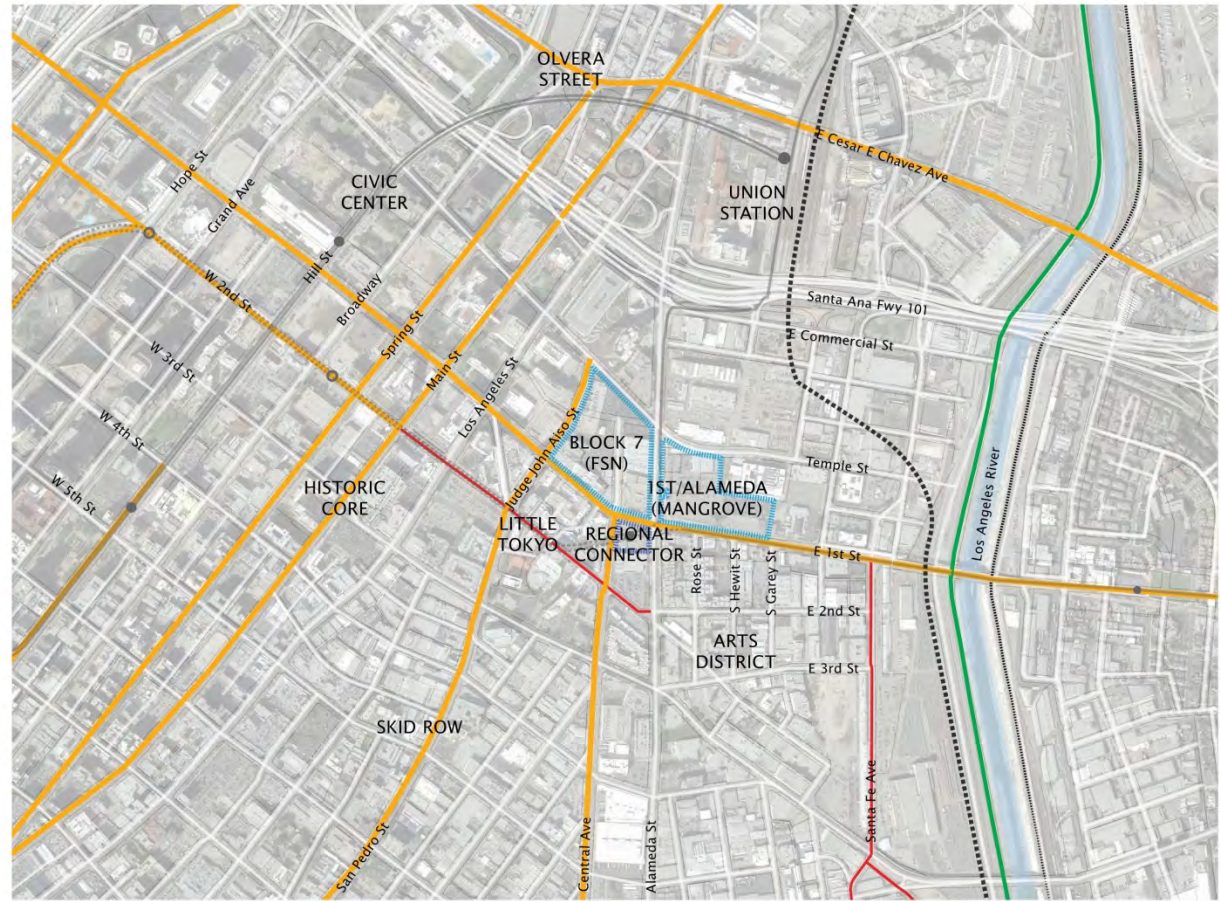
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# ANALYSIS: Planned Bicycle Network



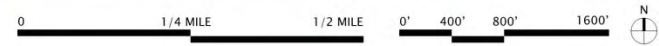
Sources: 2010 Bicycle Plan (Los Angeles Department of City Planning)

## Key

-  Opportunity Sites
-  Bicycle Lane (Existing and Planned)
-  Bicycle Friendly Street (Existing and Planned)
-  Bicycle Path (Existing and Planned)

## Sustainable Little Tokyo

Consensus and Key Choices





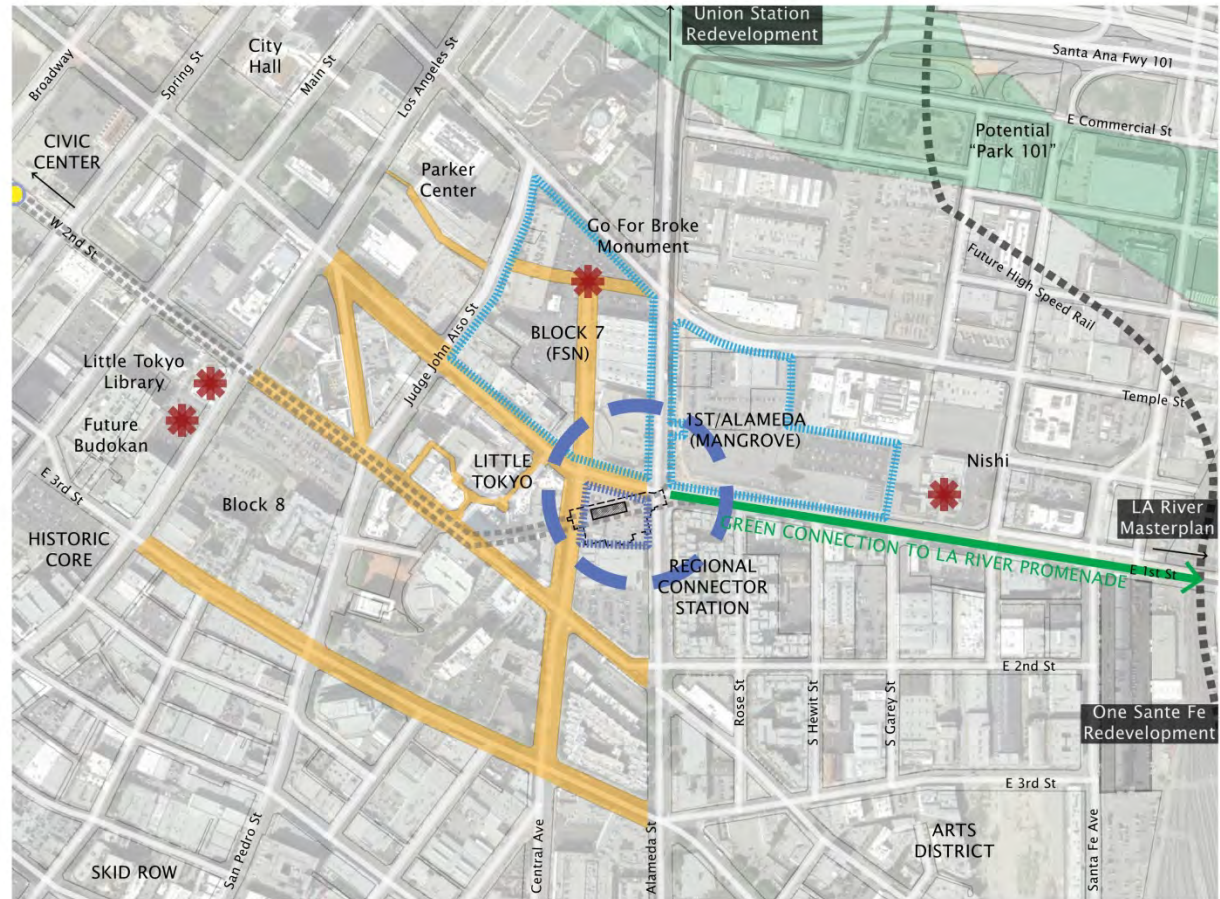
# ANALYSIS: Existing Community Linkages

## Task Force Linkage Goals

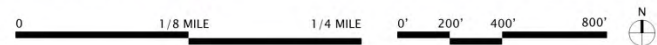
- Pedestrian Friendly
- Bike Friendly
- Signage + Gateways
- Parking: Auto + Bike
- Shuttle / Streetcar

## Key

-  Opportunity Sites
-  Little Tokyo Spine
-  Community Landmarks
-  Regional Gateway



Sources: Little Tokyo Community Design Overlay (CDO) District (Los Angeles Department of City Planning), Park101.org, LA River Revitalization Masterplan (Los Angeles Department of City Planning)



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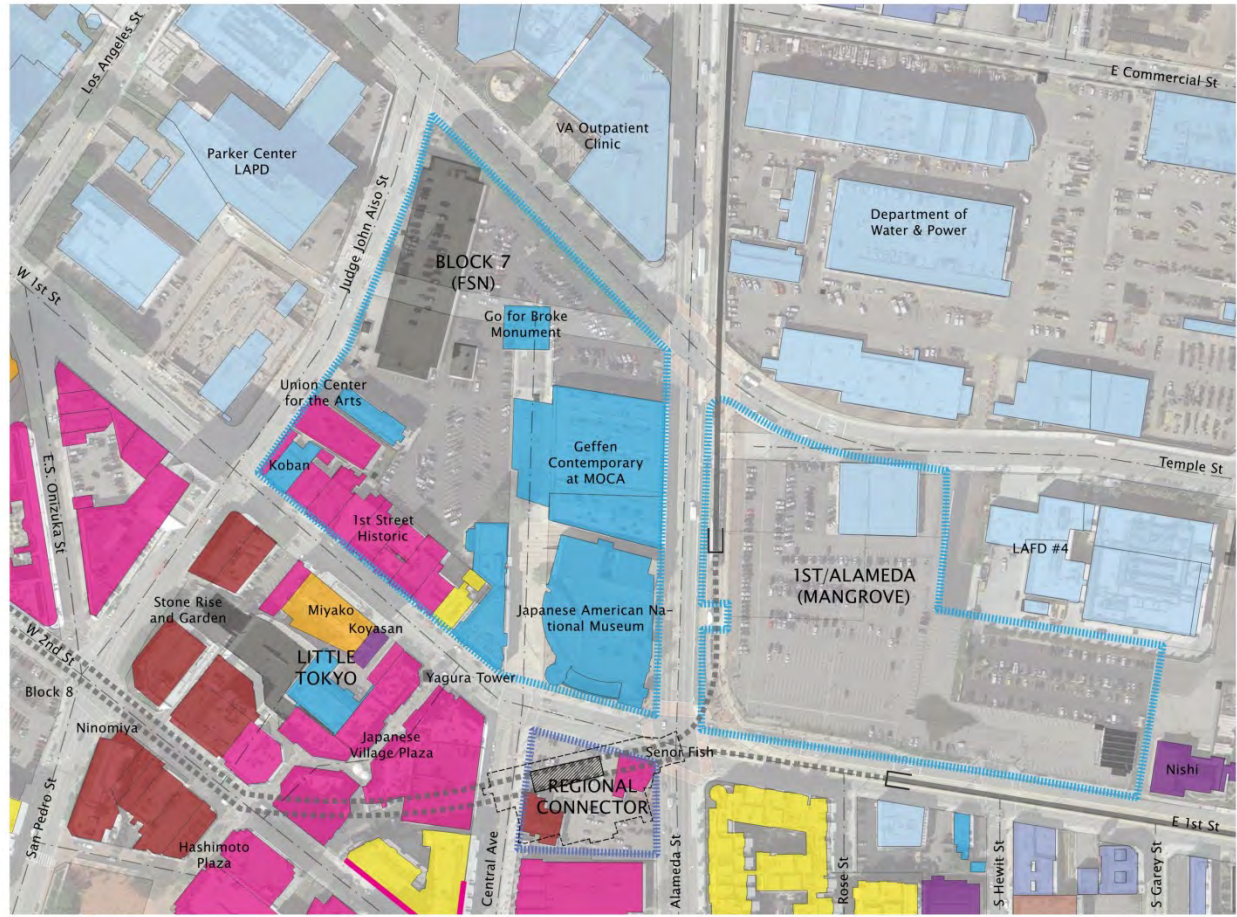
Consensus and Key Choices

Prepared for Community Forum  
Presented Friday, September 27, 2013

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# ANALYSIS: Existing Land Uses Summary



- Key**
- ▬▬▬▬ Opportunity Sites
  - ▬▬▬▬ Retail
  - ▬▬▬▬ Office
  - ▬▬▬▬ Hotel
  - ▬▬▬▬ Residential
  - ▬▬▬▬ Wholesale Outlets
  - ▬▬▬▬ Industrial
  - ▬▬▬▬ Civic & Institutional
  - ▬▬▬▬ Cultural
  - ▬▬▬▬ Religious Institutions

Sources: DowntownLA.com



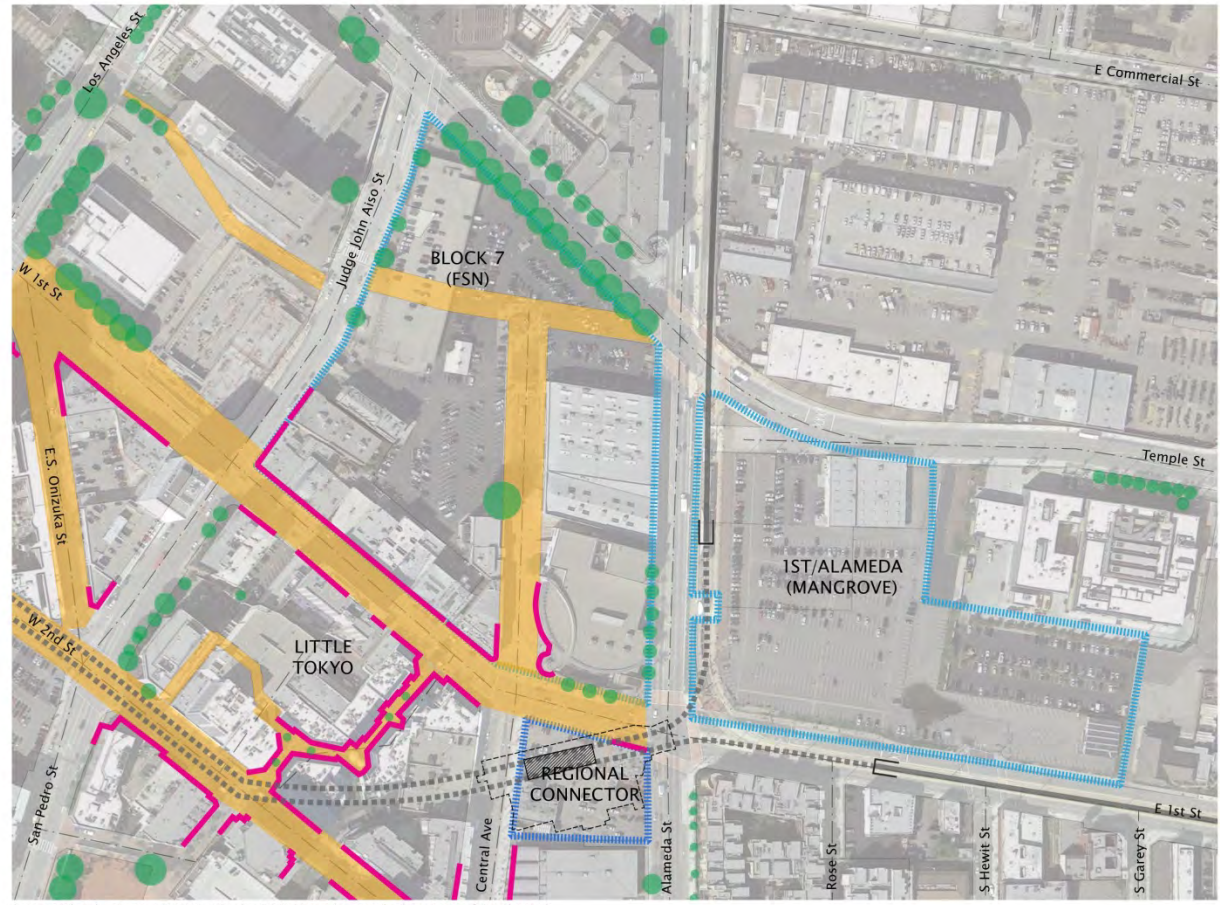
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# ANALYSIS: Existing Pedestrian Experience



Sources: Little Tokyo Community Design Overlay (CDO) District (Los Angeles Department of City Planning)



## Key

-  Opportunity Sites
-  Street Activating Frontage
-  Pedestrian Spine
-  Street Trees

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Consensus and Key Choices

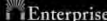
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# DRAFT: Community Vision

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# DRAFT: Areas of Consensus

1. Long-term Economic and Environmental Vitality
  - a. Build community and Little Tokyo identity
  - b. Thriving small & local business: Create a Retail Action Strategy to support affordable spaces for businesses
  - c. Community “Mottainai” and district-wide environmental initiatives (energy, water, stormwater) is an opportunity – need for broader understanding and incentives for participation
  - d. Support and inform existing businesses, residents, and institutions throughout the change
  - e. Improve the back / rear-access of historic 1<sup>st</sup> Street buildings (ensure service access, pedestrian connection, etc.)
  - f. A multi-generational community is desirable
2. Mobility and linkages (including parking)
  - a. Safety is a priority: multi-modal intersections (Alameda, 3rd Street, San Pedro, etc.); safety of open spaces and entire neighborhood (homeless, eyes on the street, etc.)

# DRAFT: Areas of Consensus

2. Mobility and linkages (including parking) continued
  - b. Enhance pedestrian/ bike experience, safety, and connections
  - c. Prioritize traffic calming
  - d. Improve linkages and connections with the surrounding areas
  - e. Develop a community parking strategy
  - f. Create “destination Little Tokyo”
3. Open Space, Recreation, Gathering, Public Realm
  - a. Provide flexible green space and outdoor space, and enhance stewardship
  - b. Enhance art presence
4. Type of Development and Uses, Intensity and Height
  - a. Affordable and senior housing is desirable
  - b. Mixed-use is desirable
  - c. Balance density with open spaces
  - d. Develop small-scale, usable, flex spaces

# Vision Common Program Elements:

Complement not displace existing businesses, institutions, and residents

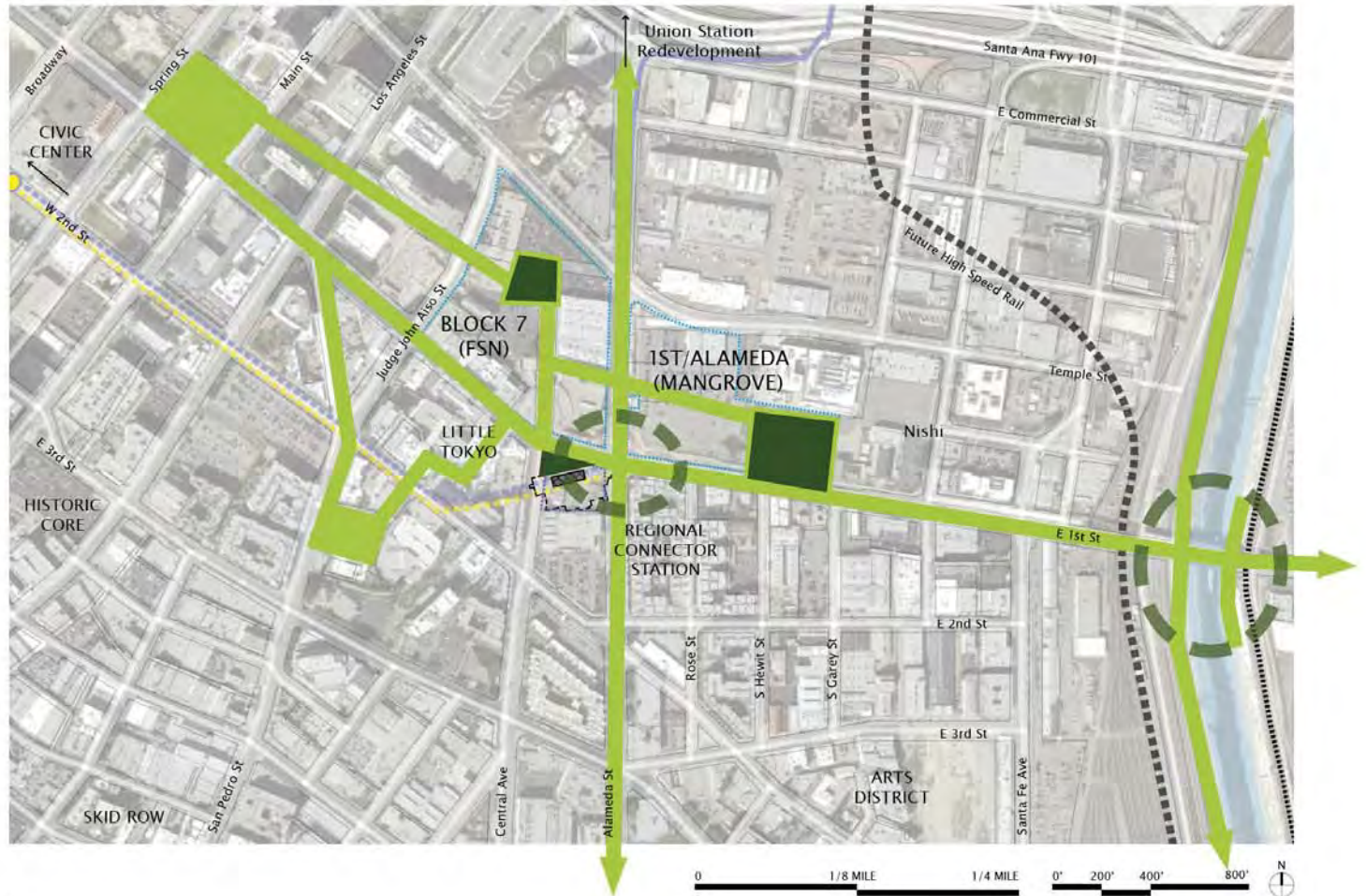
## Common Program Elements and Community Uses for the three study Parcels:

- **Residential:** A mix, including affordable, market, senior, families, artists, with structured parking
- **Retail:** Ground floor retail, local and small business focus + retail strategy
- **Office:** 100,000 sf creative including media and entertainment industries + 50,000 sf Class A office incl. possible Japanese Consulate and associated businesses, with structured parking
- **Open space:** incorporate art, recreation, pocket parks, outdoor movies, community garden/produce exchange, or market
- **Community “Mottainai” Shared Infrastructure:** District heating and cooling, Comprehensive Stormwater, Wastewater, Solar, possible Electric Vehicle charging
- **Mobility & linkages:** District Parking Strategy + Transportation Demand Management, enhanced pedestrian crossings and paths, traffic calming, improve linkages with surrounding communities, “Desination Little Tokyo”
- NOTE: Community uses that are planned for within Little Tokyo and have not been shown on the three study Parcels:
  - Senior Center (proposed in Far East storefront space)
  - Recreation Center (proposed at Budokan)
- NOTE: Per the market study, the hotel market is saturated and cannot support another hotel

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# VISION CONSENSUS: Interconnected Open Space System



## Key

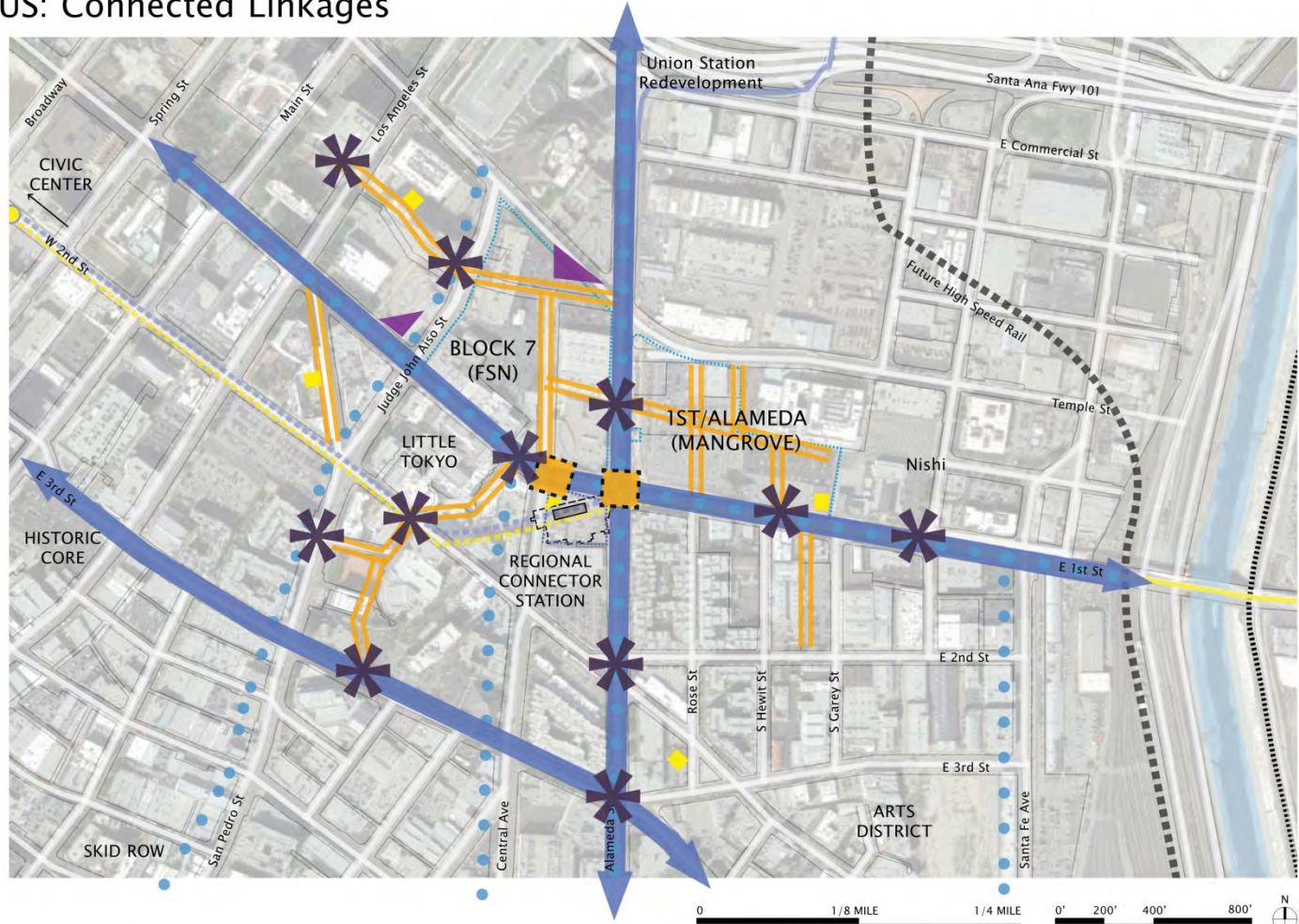
- Community Proposed Open Space / Linkages
- Opportunity Sites Proposed Open Space / Green Space
- Regional Gateways\*

\*Source: LA River Masterplan

## Sustainable Little Tokyo Consensus and Key Choices



# VISION CONSENSUS: Connected Linkages

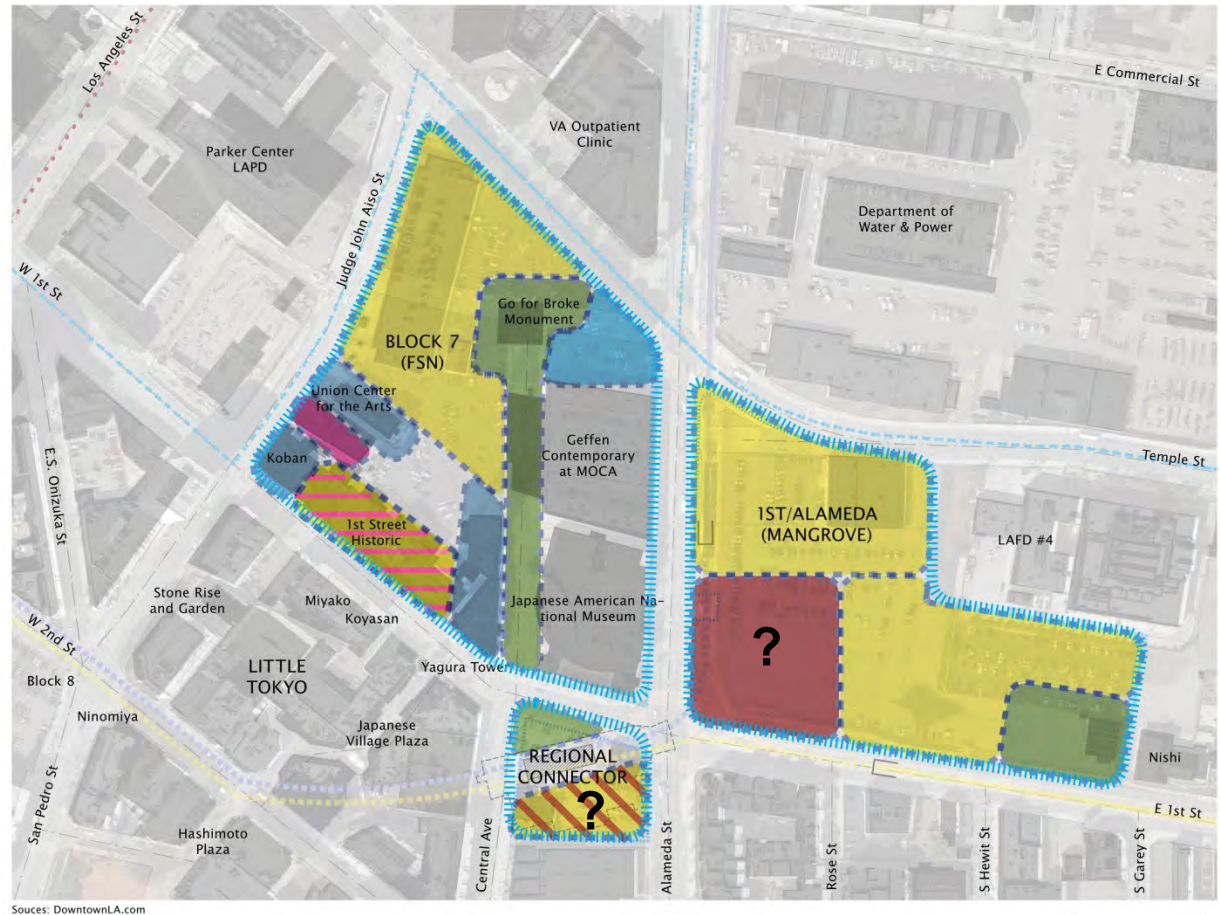


## Key

- Major Vehicular Route
- Pedestrian Way (Existing and Proposed)
- Bike Network (Existing and Proposed)
- Enhanced Pedestrian Crossing (Proposed)
- Potential EV Charging Station Location
- Bicycle Parking Station (Proposed)
- Scramble Crossing (Proposed)

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Consensus and Key Choices

# DRAFT VISION CONSENSUS: Land Use



Sources: DowntownLA.com



## Key

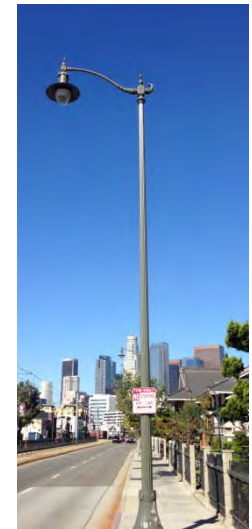
- |  |                   |  |                        |
|--|-------------------|--|------------------------|
|  | Opportunity Sites |  | Industrial             |
|  | Retail            |  | Civic & Institutional  |
|  | Office            |  | Cultural               |
|  | Hotel             |  | Religious Institutions |
|  | Residential       |  |                        |
|  | Wholesale Outlets |  |                        |

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Consensus and Key Choices

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Little Tokyo Community Identity  
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# Little Tokyo Community "Mottainai"

## TRADITIONAL INFRASTRUCTURE



**POTABLE WATER**  
Distribution System



**SANITARY SEWER**  
Collection System



**STORMWATER**  
Collection System



**FRANCHISE**  
Electricity, Phone, Cable



## DISTRICT INFRASTRUCTURE



**DISTRICT ENERGY**  
Shared Thermal Energy System



**DISTRICT WATER**  
Non-Potable Water System



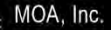
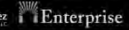
**DISTRICT STORMWATER**  
Green Infrastructure (LID) System



**RENEWABLES**  
Solar PV

District Infrastructure Opportunities  
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# District Energy Draft Concept



## CENTRAL PLANT (\$TBD)

- Central generation of heating (boilers)
- Boilers to be natural gas fired.
- Footprint likely 20,000-30,000 SF (to confirm).
- Central plant can be integrated into open space or buildings.
- Temp. plant for initial service likely.

## DISTRIBUTION SYSTEM (\$TBD)

- Traditional two or four pipe system.
- 2 pipes for heating (supply and return)
- Installed in phases with street infrastructure.

## BUILDING CONNECTIONS (\$TBD)

- Future buildings
- Existing buildings

# Key Choices

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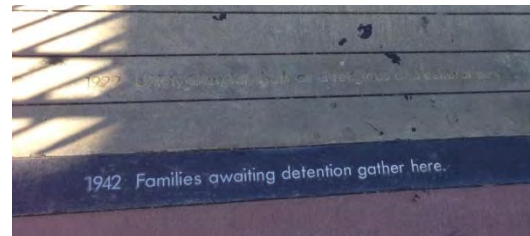
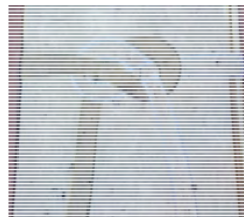
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# 1<sup>st</sup> Street Vision Key Choices

**A. 1<sup>st</sup> Street Vision > Key Choice for additional community feedback**  
**Key Choices:** Objective to develop consensus around the community GOALS for 1<sup>st</sup> Street design (not specific design solutions)

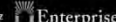
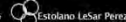
## Consensus 1st Street Design Principles:

- Safety for all users is a priority: multi-modal intersections (Alameda, 3rd Street, San Pedro, etc.) - elderly, pedestrians, bikes, cars
- Enhance pedestrian/ bike experience, safety, and connections
- Prioritize traffic calming
- Develop a community parking strategy
- Accommodate the Nissei Week Parade and other festivals
- Support local and small businesses with maximized street parking, visibility of signage
- Showcase the historic character of 1<sup>st</sup> Street district and Little Tokyo identity, unite community with a consistent streetscape identity
- Accommodate additional shade, vegetation, and district stormwater



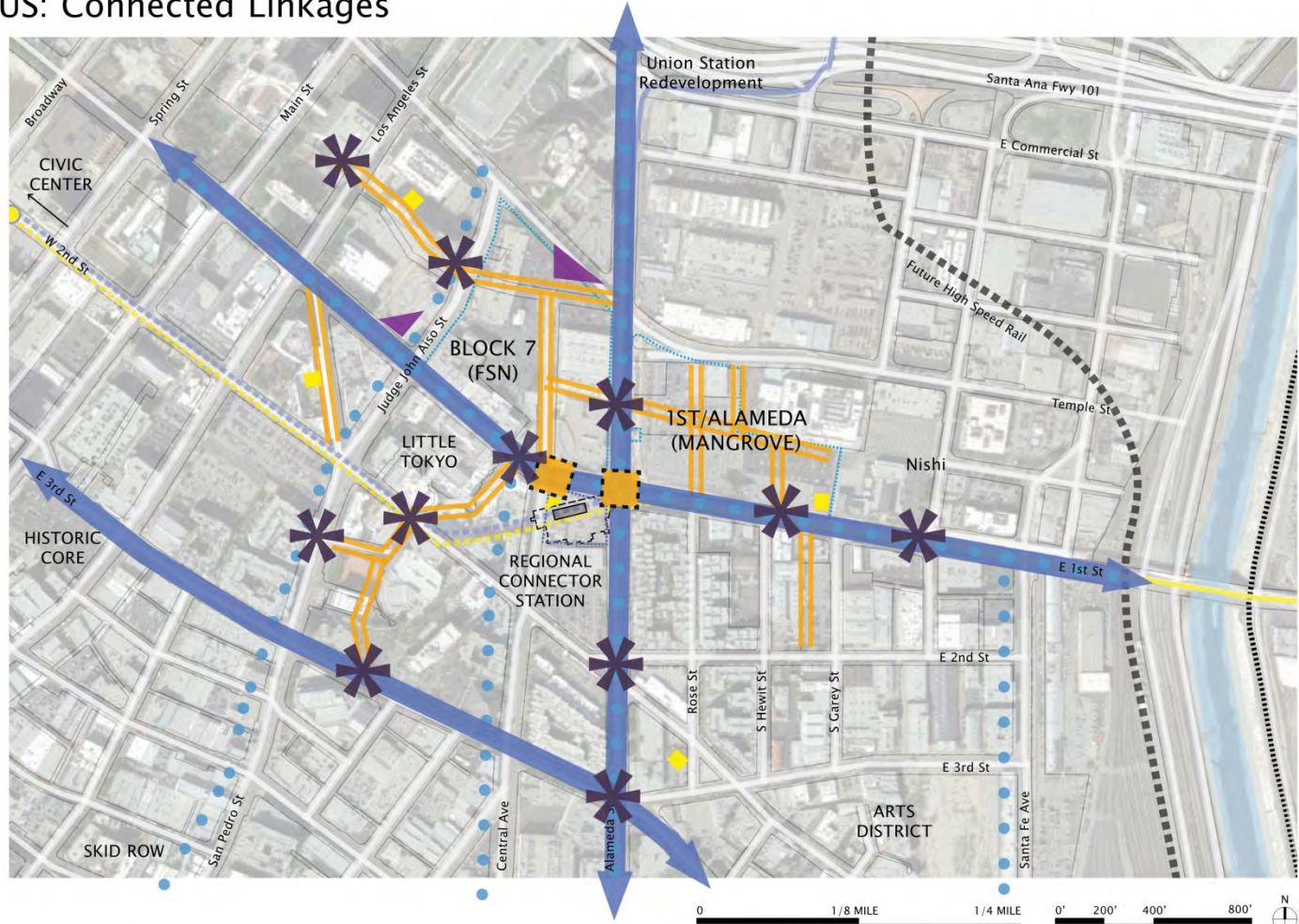
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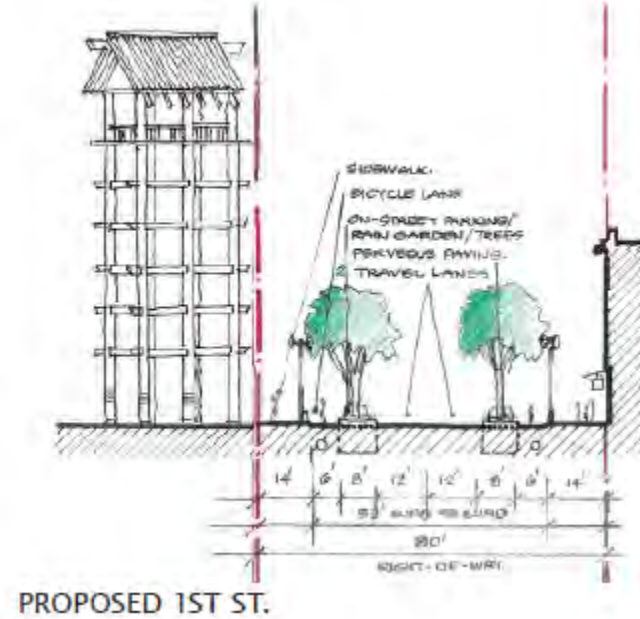
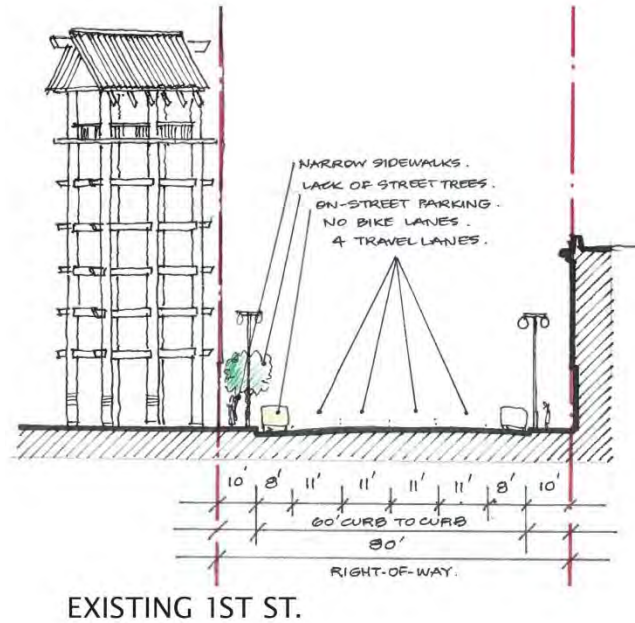
# VISION CONSENSUS: Connected Linkages



- Key**
- Major Vehicular Route
  - Pedestrian Way (Existing and Proposed)
  - Bike Network (Existing and Proposed)
  - Enhanced Pedestrian Crossing (Proposed)
  - Potential EV Charging Station Location
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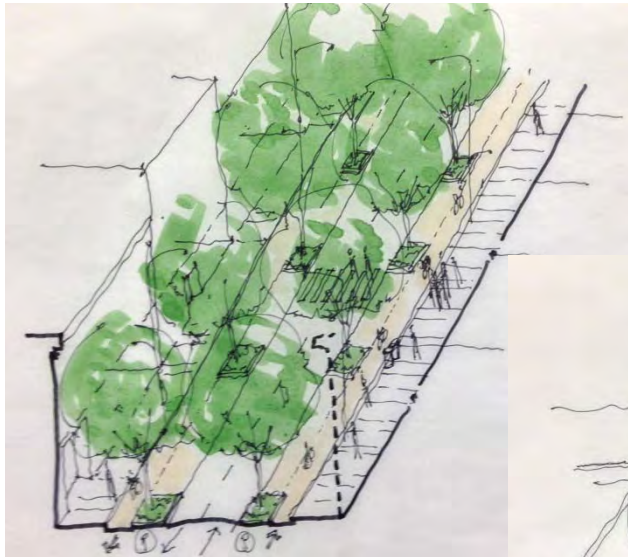
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Consensus and Key Choices

# First Street retrofits and enhancements

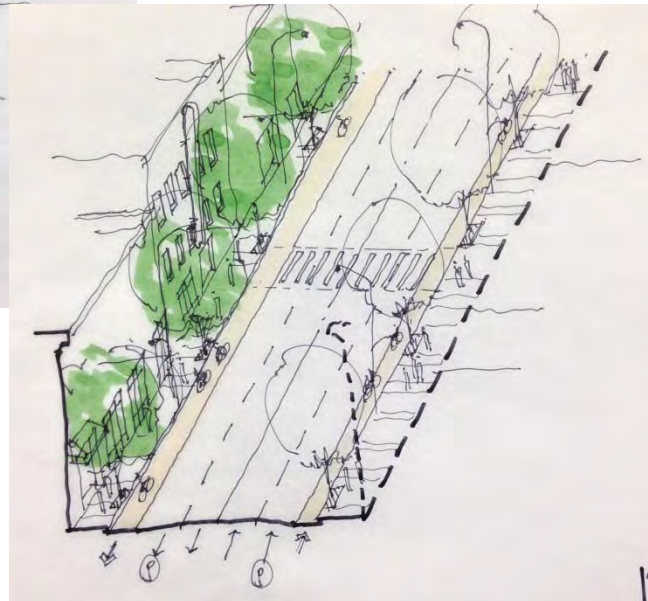


OPTION 1

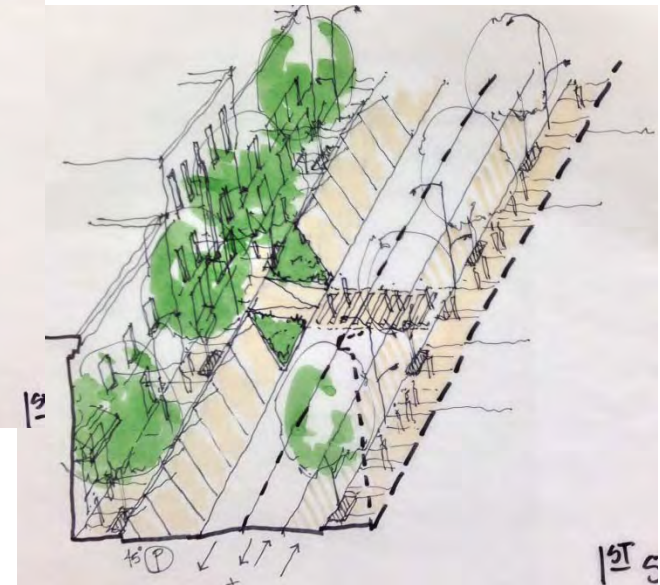
# First Street retrofits and enhancements



**OPTION 2**



**OPTION 3**



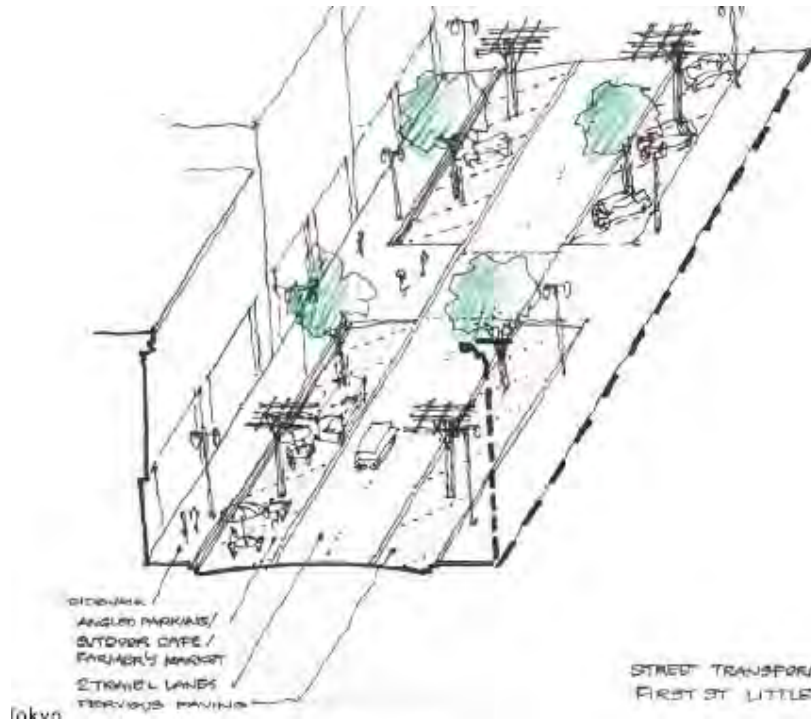
**OPTION 4**

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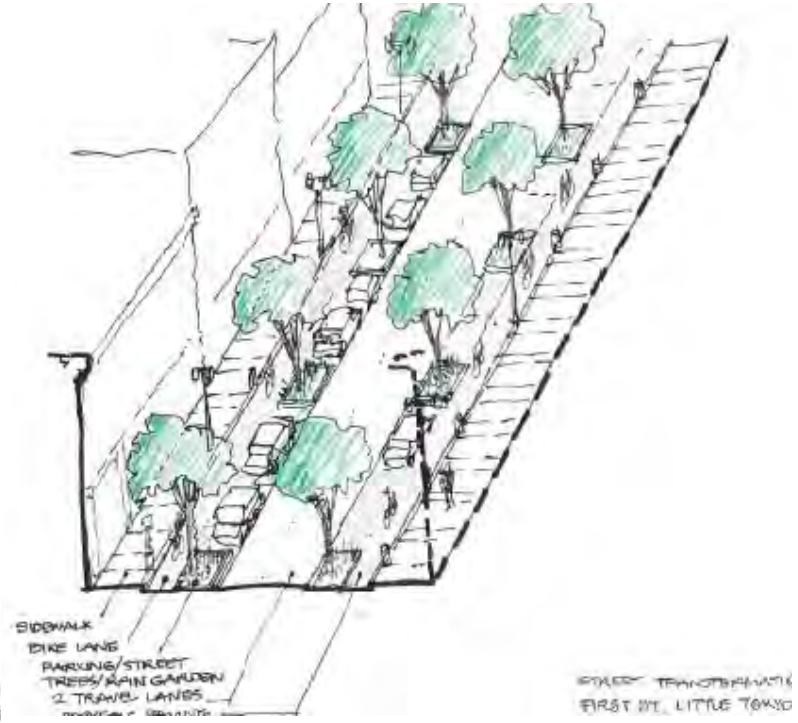
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# First Street retrofits and enhancements



**OPTION 5**



**OPTION 1**

STREET TRANSFORMATION SCENARIO  
 FIRST ST. LITTLE TOKYO, LOS ANGELES

STREET TRANSFORMATION  
 FIRST ST. LITTLE TOKYO

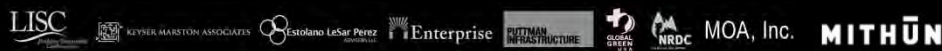


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FIRST ST LOOKING EAST  
TOWARDS NISHI TEMPLE .

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# Open Space Use & Type: Key Choices

## C. Open Space Use & Type > Key Choice for additional community feedback

### Consensus:

1. Interconnected system of open spaces: Paths, pocket parks, community gardens, areas for both active and passive activities
2. Open spaces as Little Tokyo interface: tell stories through interactive paths, Freedom Trail, educate visitors, commercial aspect – small kiosks / satellite carts

**Key Choices: Objective to identify priority open space uses and general proportion of open space to development on each parcel (1<sup>st</sup> St North, Mangrove, and Station):** identify tradeoffs between open space and level of development. Could be an opportunity for participatory design exercise.

1. Viewpoint 1: use for sports: baseball fields, basketball courts, playgrounds
2. Viewpoint 2: use for cultural activities: annual festival space, interchanging outdoor exhibit space / “Art Park”, Freedom Trail, emphasis on Go For Broke monument, outdoor theatre

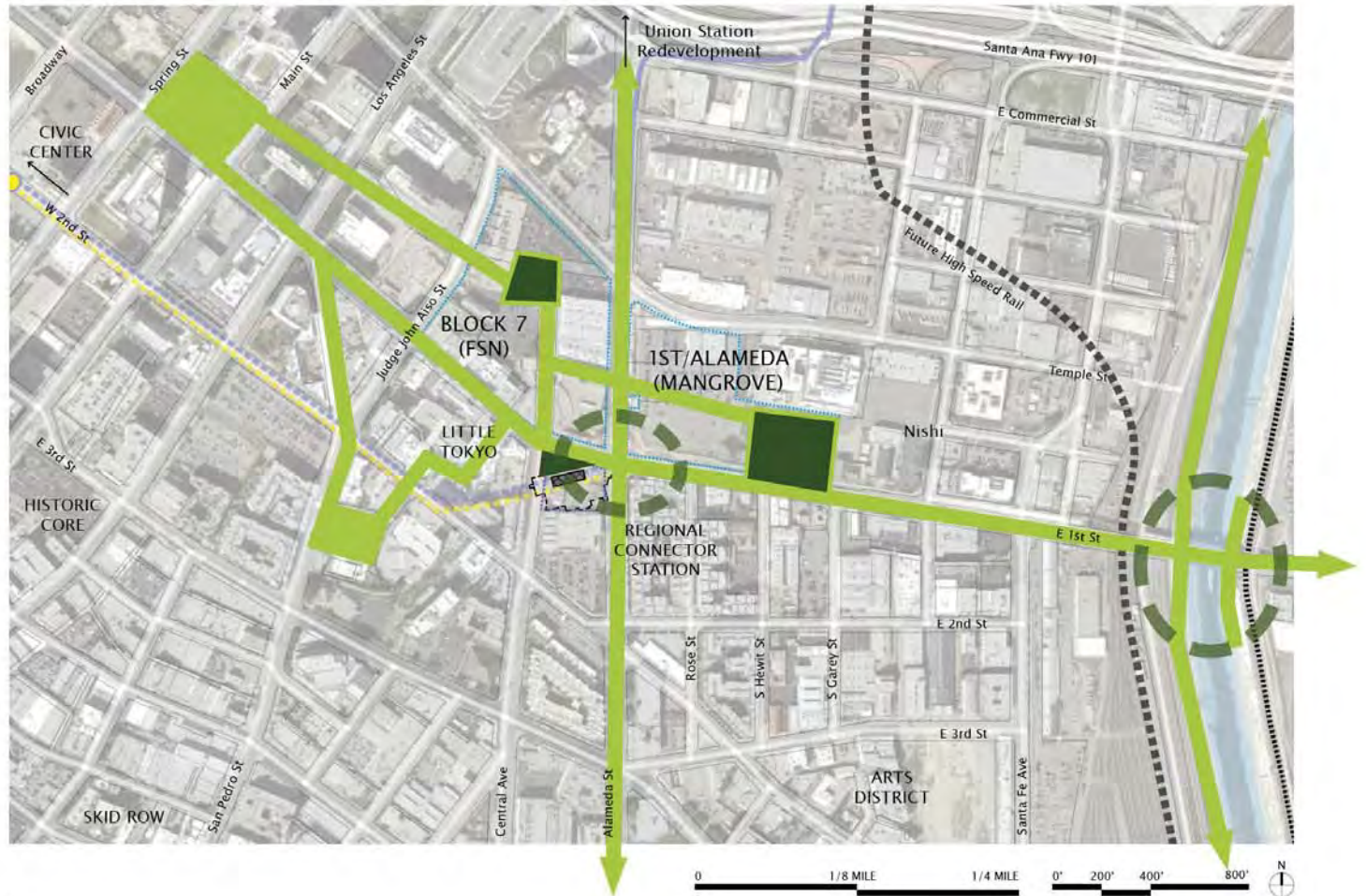
# Open Space Community Vision

- Incorporate throughout three parcels
- Flexible programming – Active/Passive
- Safety and cleanliness – eyes on the park
- Design and cultural aesthetic, mimic nature
- Native, drought tolerant and resource smart
- Provide shade
- Little Tokyo public and community art reflection

## Open Space Questions

- Community garden: best location? Central Open Space or Nishi Temple?
- Open space – plazas, restrooms, recycling receptacles
- Outdoor basketball, recreation, and walking paths
- What are prioritized uses for each parcel?

# VISION CONSENSUS: Interconnected Open Space System



## Key

- Community Proposed Open Space / Linkages
- Opportunity Sites Proposed Open Space / Green Space
- Regional Gateways\*

\*Source: LA River Masterplan

## Sustainable Little Tokyo Consensus and Key Choices



# Block 7/Central Avenue Open Space

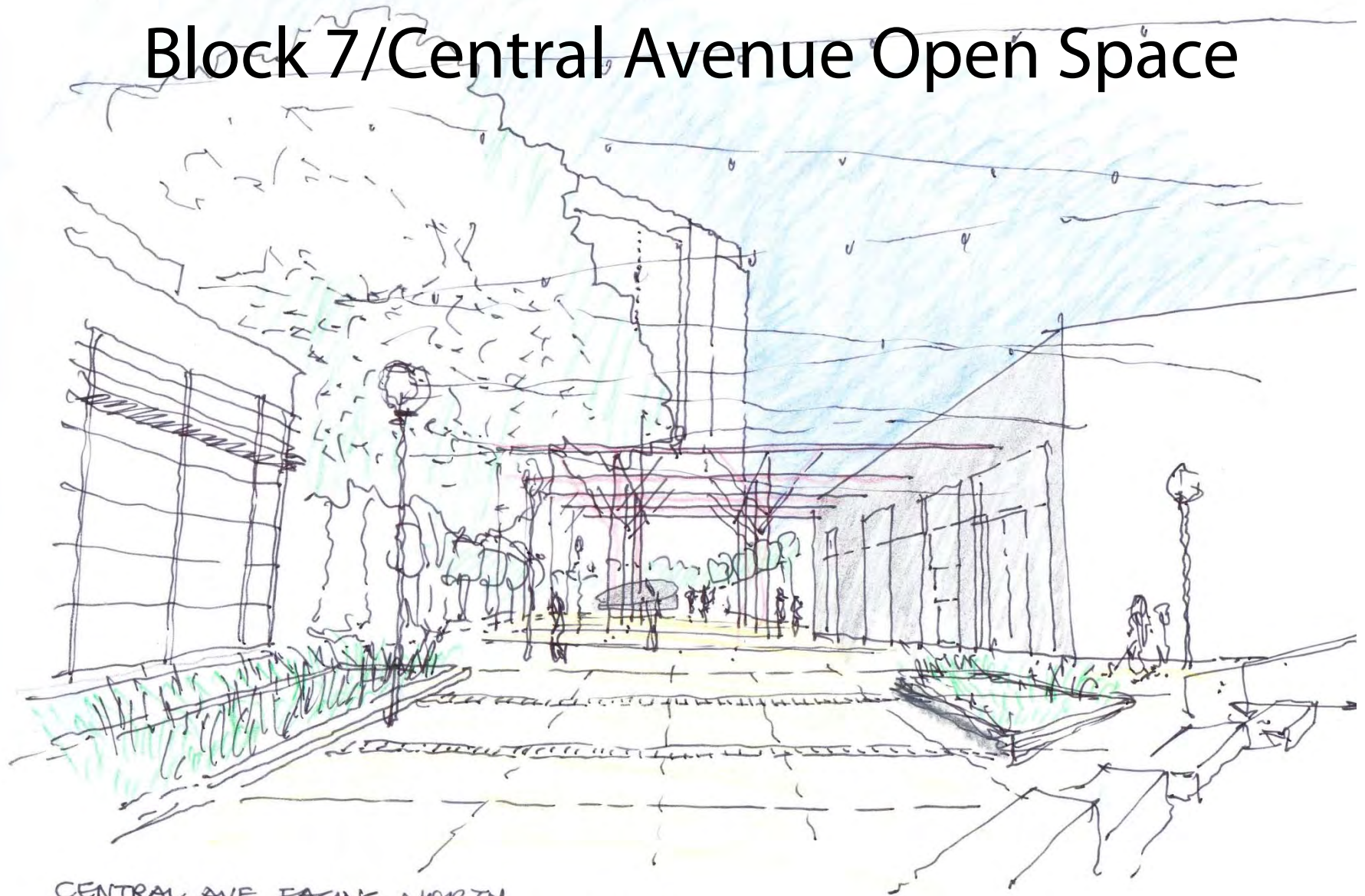


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# Block 7/Central Avenue Open Space



CENTRAL AVE FACING NORTH  
TOWARDS 'GO FOR BROKE' MONUMENT.

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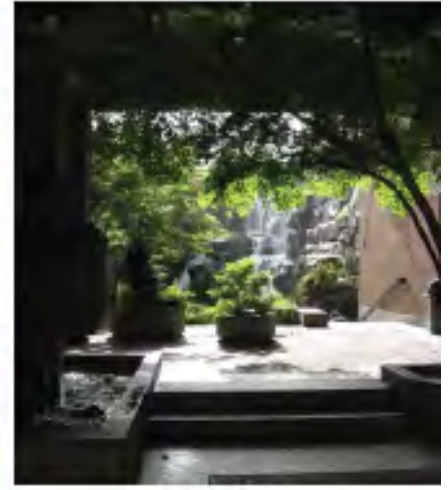
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# Open Space Typologies: Gathering Plazas



# Open Space Typologies: Green Spaces



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# Station / Central Avenue Linkage



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# Station looking south



CENTRAL AVE FACING SOUTH

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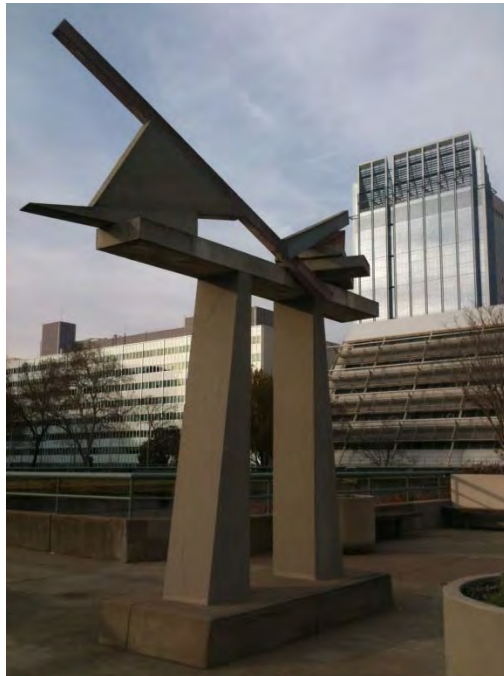
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# Station Open Space Uses and Vision

- Bike Sharing Kiosk
- Open Space (green space or open plaza), Art
- Culturally significant, drought tolerant, native landscape, Japanese aesthetic



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# Mangrove / 1<sup>st</sup> Street east of Alameda Ave



- Community garden?
- Playing Field?
- Passive space?
- Walking trails?
- Outdoor basketball court?
- Other?

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# Open Space Typologies: Community Gardens



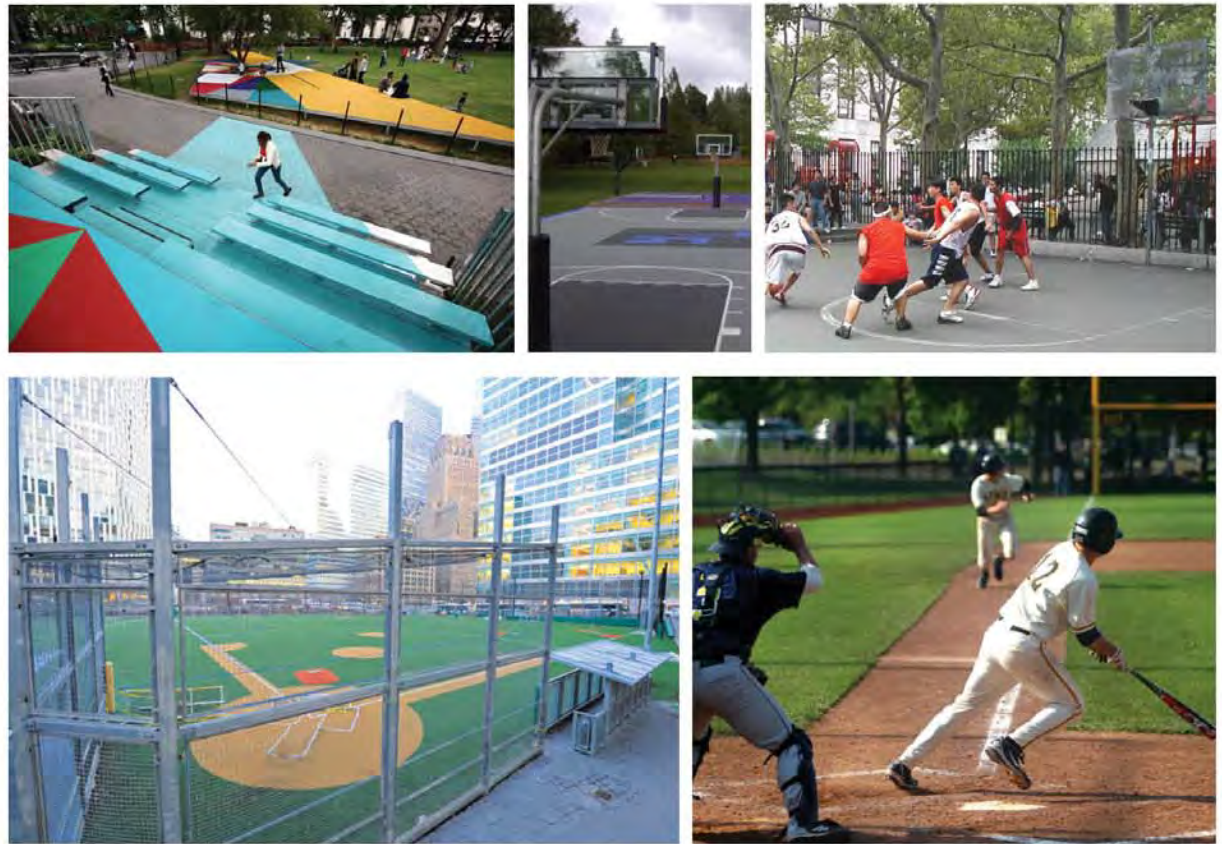
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# Open Space Typologies: Sports Fields



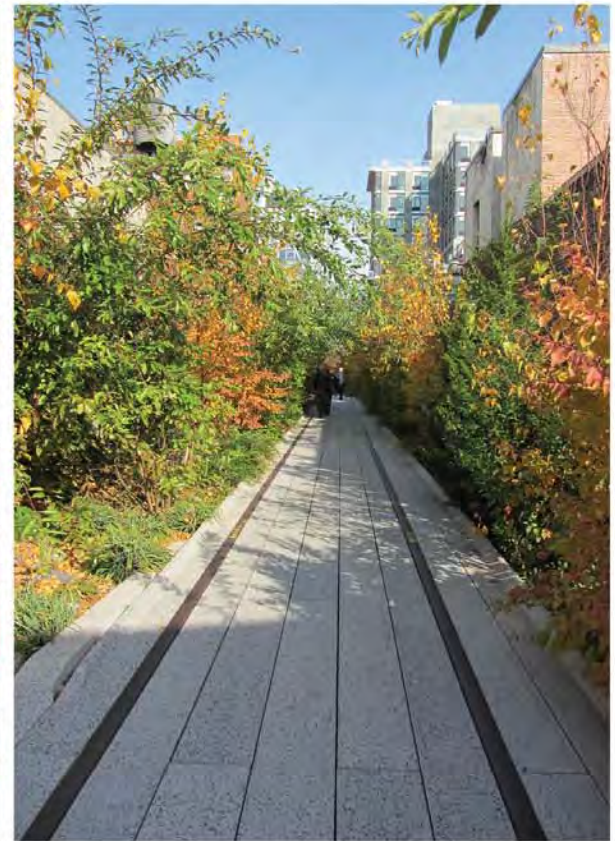
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# Open Space Typologies: Walking Paths



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# Density & Height: Key Choices

## C. Density & Height > Key Choice for additional community feedback

**Key Choices: Objective to identify consensus around locations that density/height are appropriate, and to identify desired benefits related to increased density.**

- 1. Appropriate Density:** Where can density happen? Confirm consensus.
- 2. Height:** Tower location – likely determine consensus to keep it toward FWY-101, appropriate scale related to Historic 1<sup>st</sup> Street and the Temple
- 3. Related issues:** Parking, population density (and related services), scale, affordability, businesses, open space. Tradeoffs and benefits of greater density.

*\*Update the options to clearly convey uses & program and relationship to community aspirations*

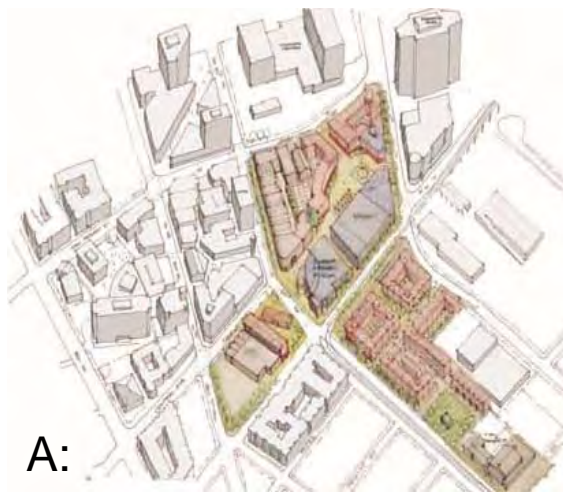
# 3 OPTIONS: Height and Form

Complement not displace existing businesses, institutions, art and cultural, and residents

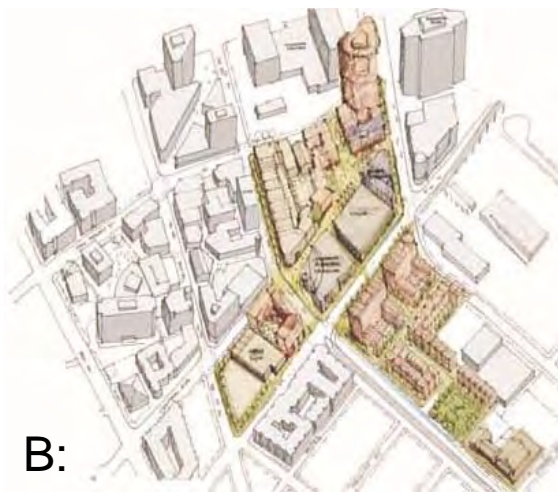
A: Today's Market Reality of Development

B: Balanced Mix, responds to the context

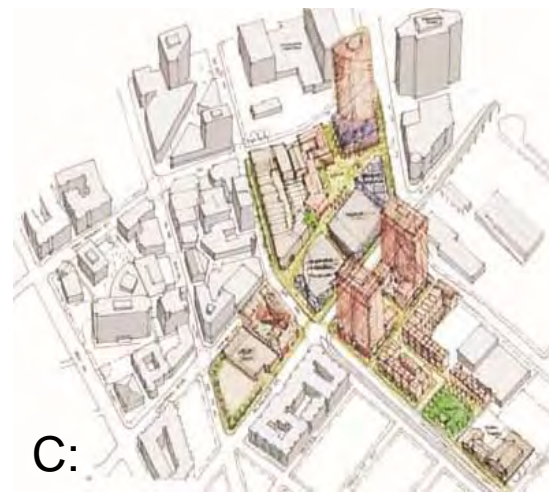
C: Regional Center, maximize investment



A:



B:



C:

# Urban Form and Housing Types

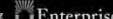
Low-Rise:

Mid-Rise:



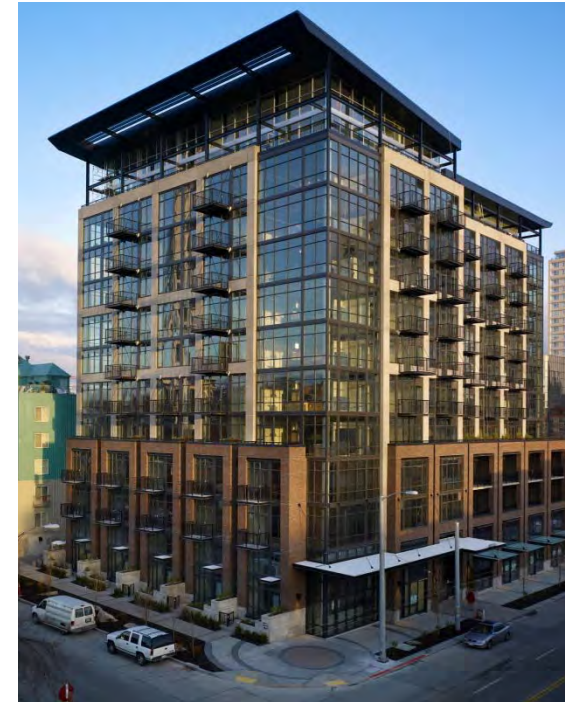
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# Urban Form and Housing Types

High-Rise:

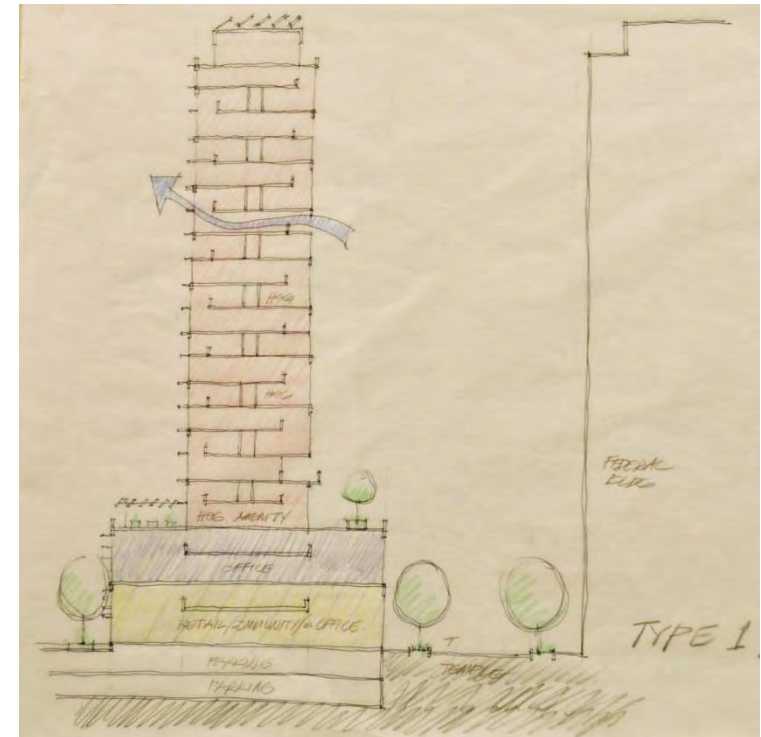
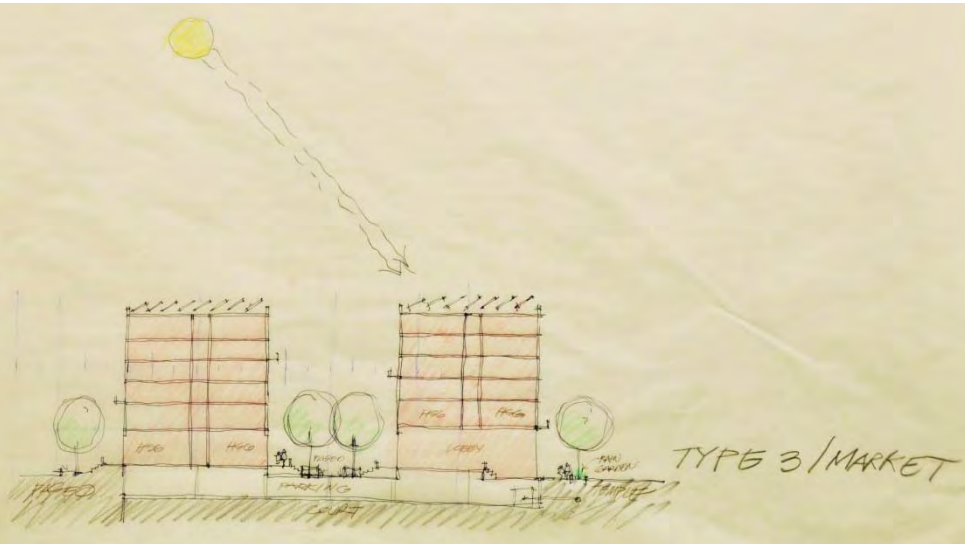
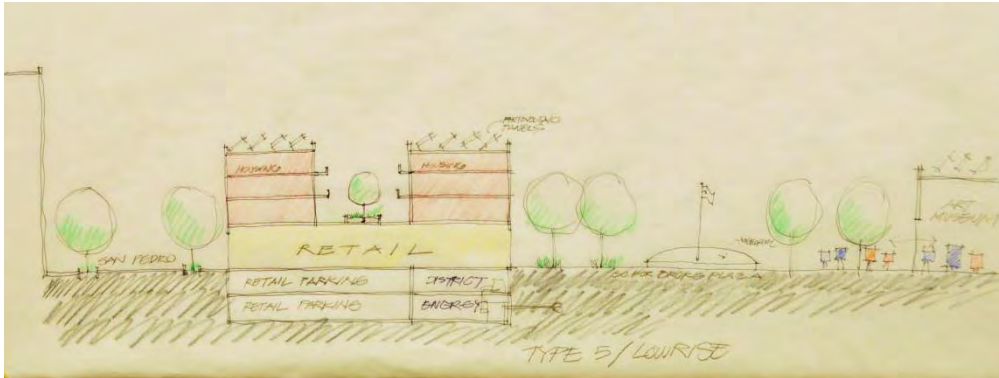


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# Urban Form and Housing Types





# OPTION A: Today's Market Reality

## BLOCK 7:

- Residential: 150–200 D.U.
- 65,000 SF Ground Floor Business
- 20,000 SF Cultural / Community

## MANGROVE BLOCK:

- Residential 300-400 D.U.
- 10,000 SF Ground Floor Business
- 150,000 SF Office



## TOTAL:

Residential: 450-600 D.U.  
 Business: 75,000 SF  
 Office: 150,000 SF  
 Cultural / Community: 20,000 SF

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 October 30, 2013



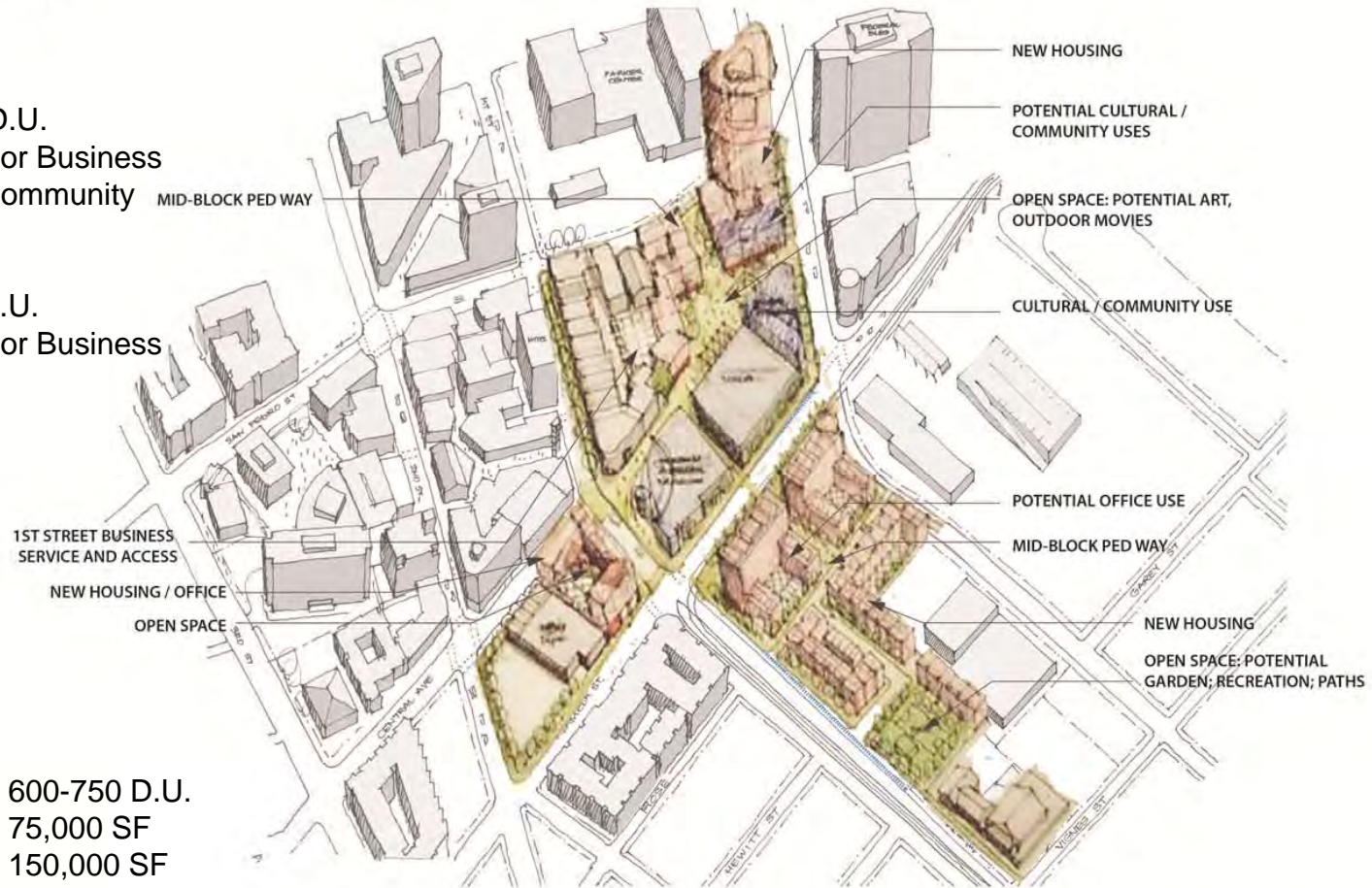
## OPTION B: Balanced Mix

### BLOCK 7:

- Residential: 300-350 D.U.
- 65,000 SF Ground Floor Business
- 20,000 SF Cultural / Community

### MANGROVE BLOCK:

- Residential 300-400 D.U.
- 10,000 SF Ground Floor Business
- 150,000 SF Office



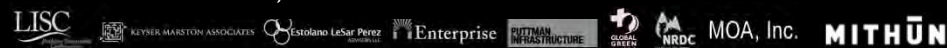
### TOTAL:

Residential: 600-750 D.U.  
 Business: 75,000 SF  
 Office: 150,000 SF  
 Cultural / Community: 20,000 SF

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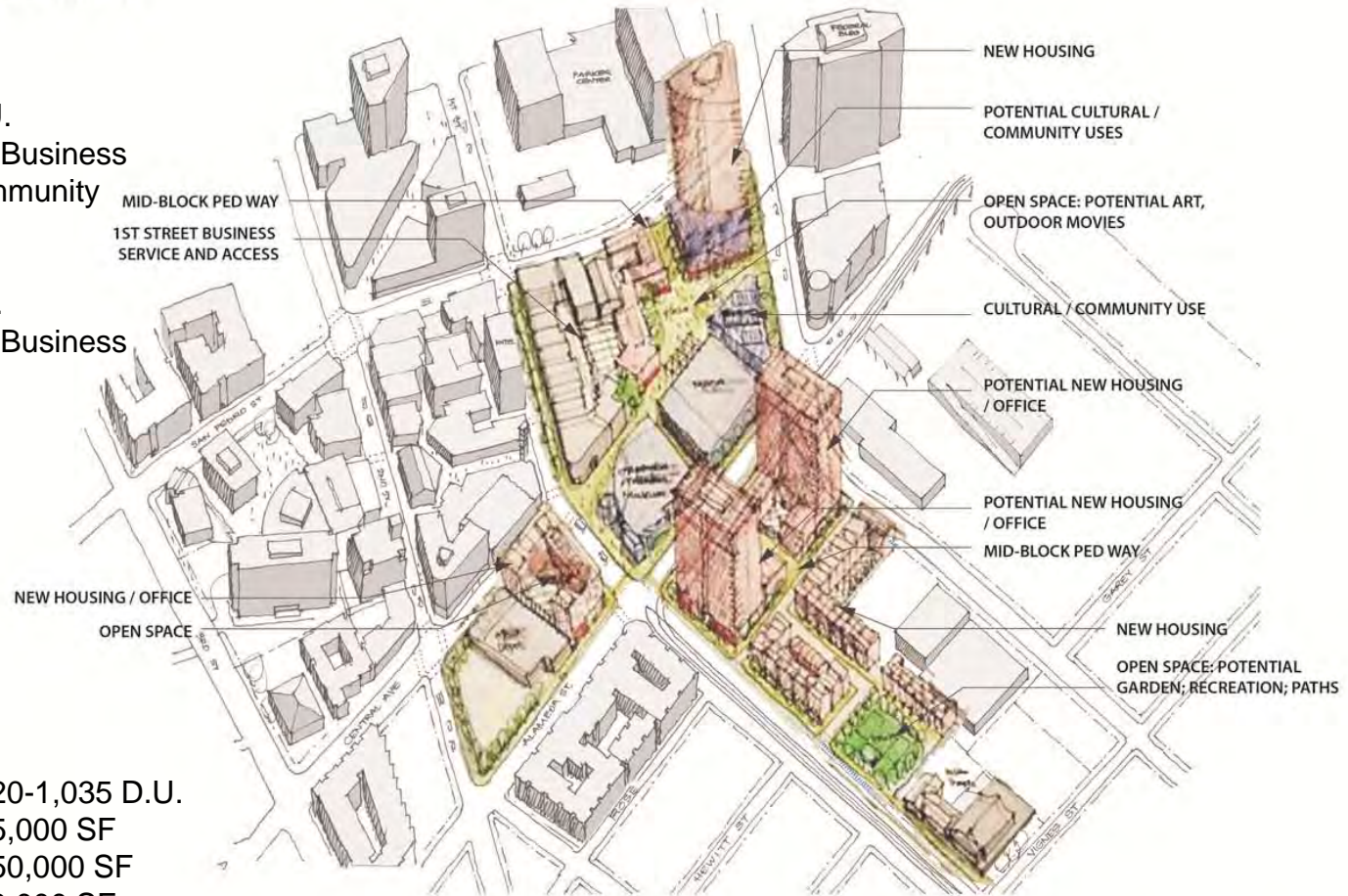
# OPTION C: REGIONAL CENTER

## BLOCK 7:

- Residential: 270-360 D.U.
- 85,000 SF Ground Floor Business
- 20,000 SF Cultural / Community

## MANGROVE BLOCK:

- Residential 550-675 D.U.
- 10,000 SF Ground Floor Business
- 150,000 SF Office



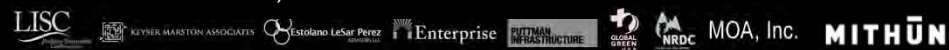
## TOTAL:

Residential: 820-1,035 D.U.  
 Business: 95,000 SF  
 Office: 150,000 SF  
 Cultural / Community: 20,000 SF

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 October 30, 2013



# Development Benefits and Tradeoffs

- Parking
- Community Services (grocery stores, schools, etc.)
- Affordability
- Business / Retail Impact
- Open Space
- District Infrastructure Systems

# Sustainable Little Tokyo

## Community Input Synthesis Review: Developing a Community Vision

October 25, 2013

Sustainable Little Tokyo  
October 25, 2013



KEYSER-MARTON ASSOCIATES

Estolano LeSar Perez

Enterprise

PITTMAN INFRASTRUCTURE



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MITHÜN

# Today's Agenda

1. Recap on where we are in the process
2. Community Input Synthesis:
  - LTSC and Mithun to share big takeaways and review summaries
  - Confirm the areas of consensus
  - Confirm the areas of divergence and viewpoints
    - What are the remaining key choices?
  - Is additional information needed to gain feedback on remaining key choices?
3. Confirm agenda and needs for 10/30 Task Force Meeting, and next steps

# Participatory Design Framework

## Community Input

- » Task Force
- » Topical Conversations
- » Focus Groups
- » Creative Engagement
- » Design Demonstrations



## Draft Alternatives

- » Scale/Density of Buildings
- » Potential Uses
- » Open Spaces
- » Parking
- » Pathways/ streets
- » Energy/ Water system



## Consensus Vision



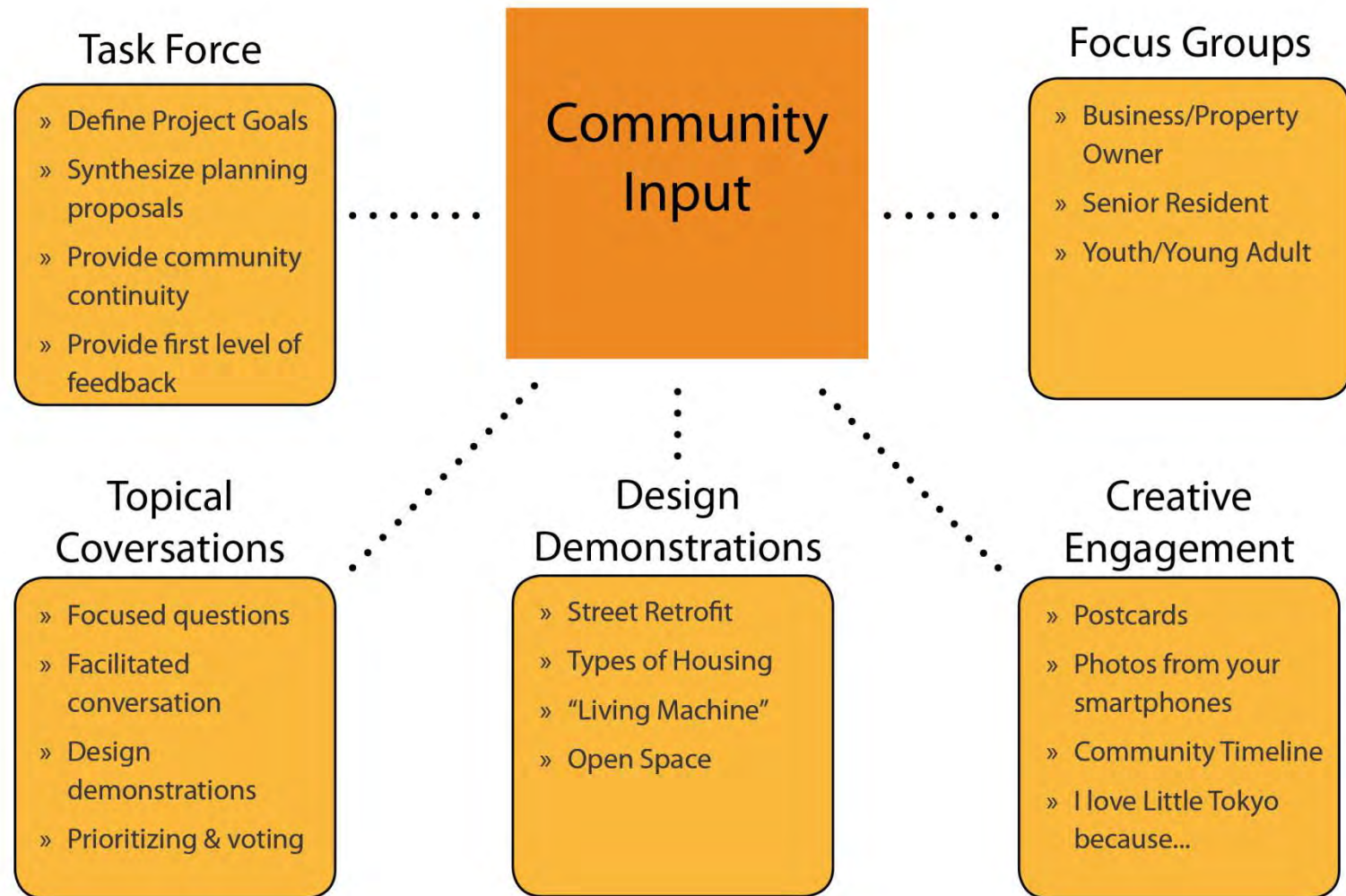
Economic Feasibility through Neighborhood Market Analysis and Real Estate Market Analysis



Implementation feasibility through consultation with City/Metro



# Community Input Strategies



Friday, September 27, 2013

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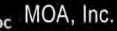






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Dear Nancy

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### LITTLE TOKYO

A PLACE TO VISIT (OR LIVE IN AS I DO) TO EXPERIENCE THE SIGHTS, CULTURE, FOOD AND AURA OF JAPAN & JAPANESE AMERICANS. WALKING IN AREA THE SMELL OF THE FOOD, THE SOUND OF THE JAPANESE LANGUAGE AND THE COLORS AND ARCHITECTURE OF THE BUSINESSES AND TEMPLES SETS

- more murals, monuments, markers that reflect the historic & cultural significance of the neighborhood
- preservation of historic & cultural sites
- retained cultural & community institutions
- culturally appropriate streetscape & overall community design
- retain/attract small businesses

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# Thank you!

## Sustainable Little Tokyo Task Force Little Tokyo Community Council Planning & Cultural Preservation Committee

Brian Kito  
Chris Aihara  
Craig Ishii  
Dean Matsubayashi  
Don Nose  
Doug Aihara  
Greg Kimura  
Helen Ota  
Irene Simonian  
Jeff Liu  
Joanne Kumamoto  
Kathy Masaoka  
Kristin Fukushima  
Leslie Ito

Michael Nauyok  
Michael Okamura  
Mike Okamoto  
Patty Nagano  
Rev. William Briones  
Steve Nagano  
Traci Kato-Kiriyama  
Evelyn Yoshimura  
Yoshio Lee Aoki  
Yuriko Mary Shikai  
Bill Watanabe  
Allison De La Cruz  
Robert Navarro  
Joasia Garza  
Bobby Garza

### Venues

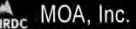
Far East Building  
Koyasan  
Union Center for the Arts  
Japanese American National  
Museum  
Far Bar  
Señor Fish  
Nishi Temple

### Food Vendors

Café Dulce  
Sandwich Smith  
Yamazaki Bakery  
Aoi Japanese Restaurant  
Nijiya Market

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1. **Synthesize Input:** Areas of Consensus & Divergence (prepared by LTSC and Mithun)

2. **Identify remaining Key Choices**

3. Task Force synthesis review, receive Key Choices direction and **areas for further community input**

4. Share synthesis with Community, preliminary direction from Task Force, and **gather feedback on remaining key choices**

5. Review further community feedback and **determine community consensus on key issues**

# Community Input Synthesis

- 1. Review all notes from Community Forum**
- 2. Areas of Community Consensus, Areas of Divergence and range of viewpoints**
- 3. Related to these issues or “buckets”:**
  - a. Long-term Economic and Environmental Vitality
  - b. Mobility and linkages (including parking)
  - c. Open Space, Recreation, Gathering, Public Realm
  - d. Type of Development and Uses (including affordable housing, retail, office, etc.)
  - e. Development Intensity, Urban Form, Height
- 4. Determine remaining Key Choices**

# SUSTAINABLE LITTLE TOKYO

## Project Goal

To establish the community's vision for sustainable transit-oriented development around the Ist/Central Regional Connector station that furthers and enhances Little Tokyo's cultural and historic assets.

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October 25, 2013



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# THEMES AND ASPIRATIONS

Preserve Little Tokyo's Historic and Cultural Identity

Serve as a Multicultural and Multigenerational Destination

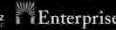
Rebuild a Complete Neighborhood

Maintain a Strong Social and Community Fabric

Promote Resource Conservation (Mottainai)

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# Sustainable Little Tokyo Community Vision

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



# DRAFT: Areas of Consensus

1. Long-term Economic and Environmental Vitality
  - a. Build community and Little Tokyo identity
  - b. Thriving small & local business: Create a Retail Action Strategy to support affordable spaces for businesses
  - c. Community “Mottainai” and district-wide environmental initiatives (energy, water, stormwater) is an opportunity – need for broader understanding and incentives for participation
  - d. Support and inform existing businesses, residents, and institutions throughout the change
  - e. Improve the back / rear-access of historic 1<sup>st</sup> Street buildings (ensure service access, pedestrian connection, etc.)
  - f. A multi-generational community is desirable
2. Mobility and linkages (including parking)
  - a. Safety is a priority: multi-modal intersections (Alameda, 3rd Street, San Pedro, etc.); safety of open spaces and entire neighborhood (homeless, eyes on the street, etc.)

# DRAFT: Areas of Consensus

2. Mobility and linkages (including parking) continued
  - b. Enhance pedestrian/ bike experience, safety, and connections
  - c. Prioritize traffic calming
  - d. Improve linkages and connections with the surrounding areas
  - e. Develop a community parking strategy
  - f. Create “destination Little Tokyo”
3. Open Space, Recreation, Gathering, Public Realm
  - a. Provide flexible green space and outdoor space, and enhance stewardship
  - b. Enhance art presence
4. Type of Development and Uses, Intensity and Height
  - a. Affordable and senior housing is desirable
  - b. Mixed-use is desirable
  - c. Balance density with open spaces
  - d. Develop small-scale, usable, flex spaces

# Draft: Areas of Divergence

## A. 1<sup>st</sup> Street Vision > Key Choice for additional community feedback

**Key Choices:** Objective to develop consensus around the community GOALS for 1<sup>st</sup> Street design (not specific design solutions)

- **Consensus** to maximize street parking; divergence around the best way to achieve that goal.
  1. Viewpoint 1: Maintain the existing right-of-way width and section (Nissei week/parade, some disagreement with adding trees – historic character and signage visibility)
  2. Viewpoint 2: Calm traffic and introduce elements to attract greater pedestrian activity (slowing traffic good for business and pedestrians)

## B. Community Identity

- While this is an area of divergence, it should be addressed through a broader community conversation
- The issue of Little Tokyo community identity should be considered when a retail strategy, placemaking and signage strategies are developed.
  1. Viewpoint 1: Celebrate past, future and present Japanese American generations
  2. Viewpoint 2: Create the unique Japanese-American culture / community identity through embracing multi-cultural growth

# Draft: Areas of Divergence

## C. Open Space Use & Type > Key Choice for additional community feedback

### Consensus:

1. Interconnected system of open spaces: Paths, pocket parks, community gardens, areas for both active and passive activities
2. Open spaces as Little Tokyo interface: tell stories through interactive paths, Freedom Trail, educate visitors, commercial aspect – small kiosks / satellite carts

**Key Choices: Objective to identify priority open space uses and general proportion of open space to development on each parcel (1<sup>st</sup> St North, Mangrove, and Station):** identify tradeoffs between open space and level of development. Could be an opportunity for participatory design exercise.

1. Viewpoint 1: use for sports: baseball fields, basketball courts, playgrounds
2. Viewpoint 2: use for cultural activities: annual festival space, interchanging outdoor exhibit space / “Art Park”, Freedom Trail, emphasis on Go For Broke monument, outdoor theatre

# Draft: Areas of Divergence

## D. Retail Character > *area of consensus*

1. **Consensus:** Local, small businesses are preferable > supporting community identity, spirit and growth of Little Tokyo
2. Larger retail; media / entertainment industry hub; JETRO office space - to be accommodated within creative office space part of program per LTSC direction 10/25/13

## C. Density & Height > Key Choice for additional community feedback

**Key Choices: Objective to identify consensus around locations that density/height are appropriate, and to identify desired benefits related to increased density.**

1. **Appropriate Density:** Where can density happen? Confirm consensus.
2. **Height:** Tower location – likely determine consensus to keep it toward FWY-101, appropriate scale related to Historic 1<sup>st</sup> Street and the Temple
3. **Related issues:** Parking, population density (and related services), scale, affordability, businesses, open space. Tradeoffs and benefits of greater density.

*\*Update the options to clearly convey uses & program and relationship to community aspirations*

# Welcome!

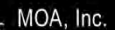
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## Developing a Community Vision

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# Little Tokyo Takes Charge of its Future



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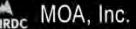
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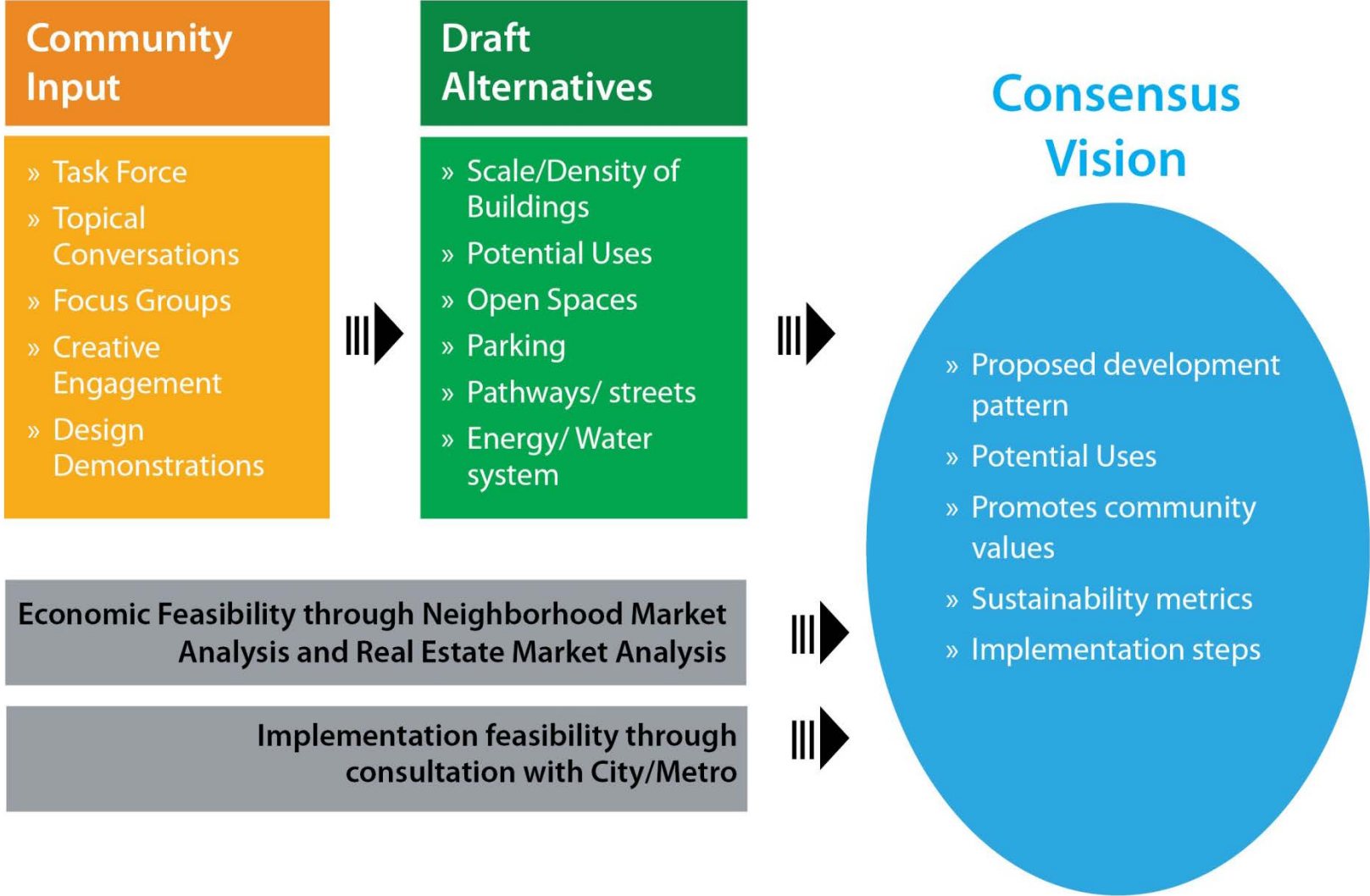
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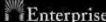


# Participatory Design Framework



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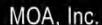
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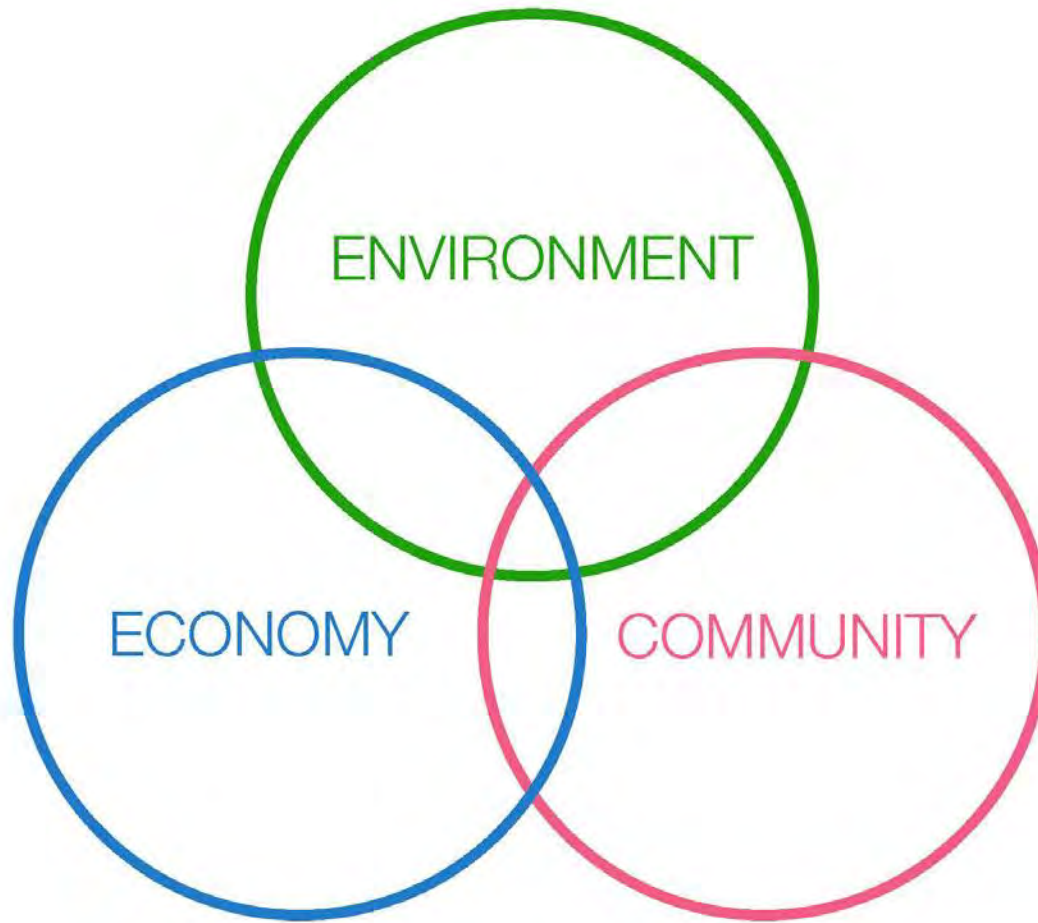
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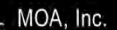
MITHUN

# What is Sustainability?



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# Sustainable Little Tokyo Community Vision

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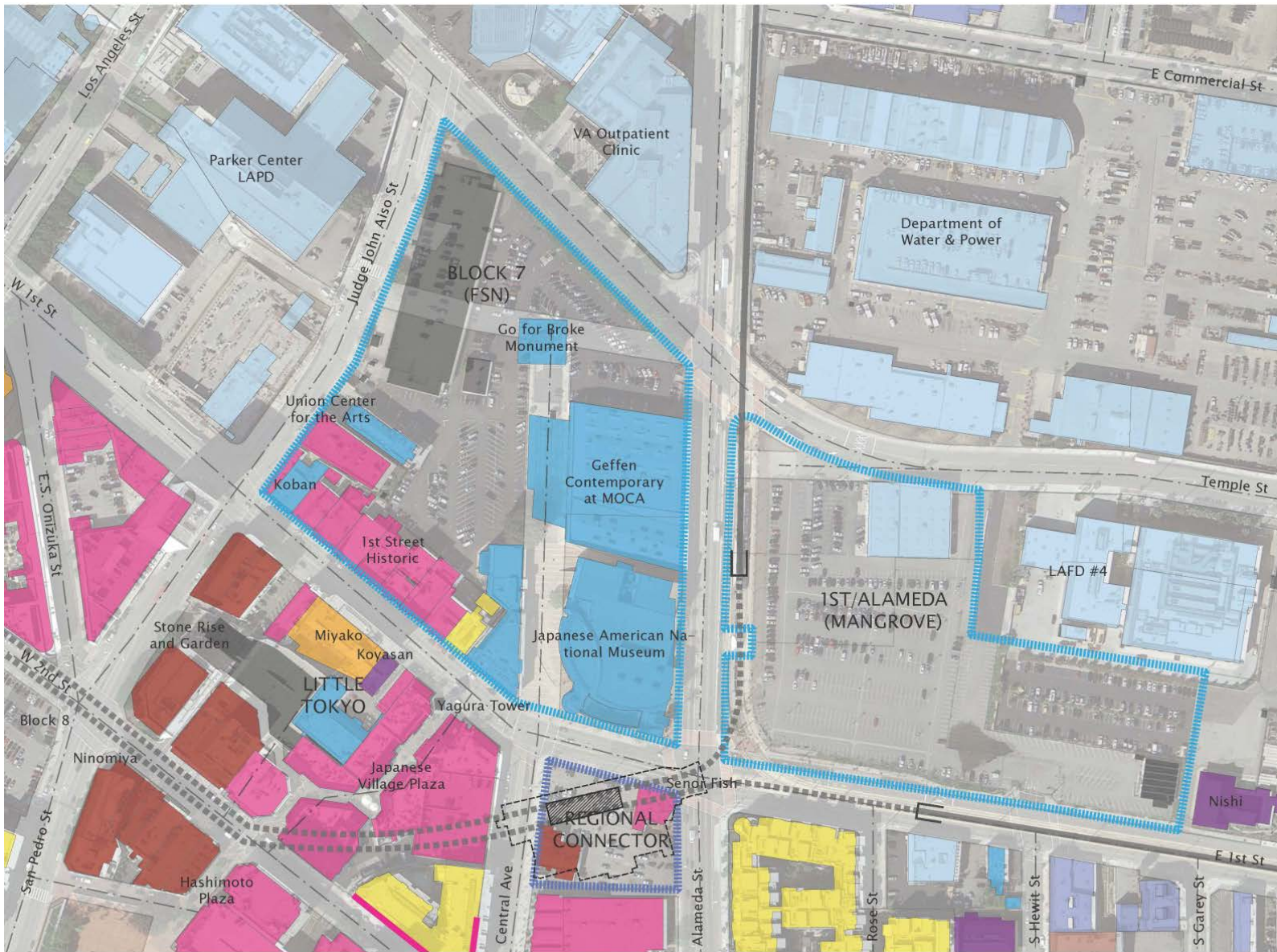
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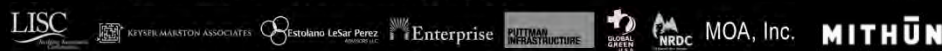
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Sources: DowntownLA.com

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# 3 Options being explored

Complement not displace existing businesses, institutions, art and cultural, and residents

A: Today's Market Reality of Development

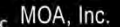
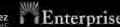
B: Balanced Mix, responds to the context

C: Regional Center, maximize investment



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# Sustainable Little Tokyo Community Vision

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# Little Tokyo's Unique Community Identity

## Evolving story and identity

### Why is it important?

- To build community and bring back younger generations to spend time in Little Tokyo
- To attract visitors to businesses
- “Take your shoes off”: build an understanding of the evolving story and identity of Little Tokyo and build respect

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1970

noon

noon

大阪万博  
Osaka Expo

沖縄返還

Okinawa retrocession  
The city of LA acquires  
The San Pedro Firm Build

Watergate

Microsoft

Little Tokyo was named

Little Tokyo Towers 成田空港

Narita Airport

City bought Union

第一次オイルショック

1st oil shock

MAC/Starvo Jobs

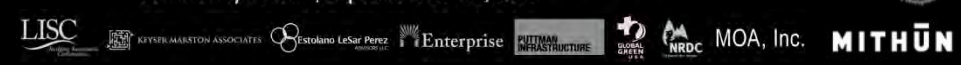
Otani Hotel

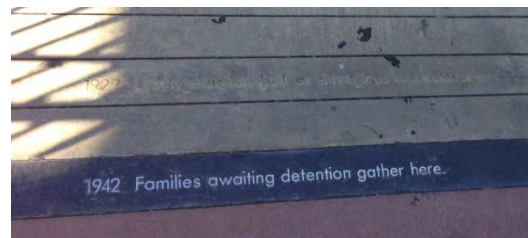
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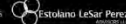




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Example interactive heritage walk, credit Kofi Boone



# Community Design Overlay

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# Affordable and Workforce Housing Priority

- Market currently supports mid-rise construction about 4-6 stories
- 80% market + 20% affordable with minor subsidy
- Additional affordable requires subsidy
- Hi-rise would require double the subsidy

# Little Tokyo Community "Mottainai"

## TRADITIONAL INFRASTRUCTURE



**POTABLE WATER**  
Distribution System



**SANITARY SEWER**  
Collection System



**STORMWATER**  
Collection System



**FRANCHISE**  
Electricity, Phone, Cable



## DISTRICT INFRASTRUCTURE



**DISTRICT ENERGY**  
Shared Thermal Energy System



**DISTRICT WATER**  
Non-Potable Water System



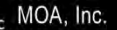
**DISTRICT STORMWATER**  
Green Infrastructure (LID) System



**RENEWABLES**  
Solar PV

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# Achieving a high level of environmental standards

## Connectivity

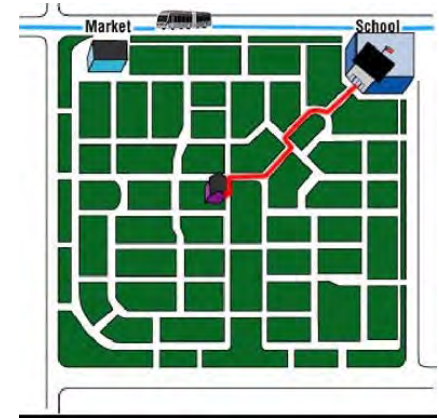
- New walking paths on Jackson Street and on 1<sup>st</sup> Street on the Mangrove site

## Streetscape

- Street trees – native, drought tolerant species with cultural significance
- Retail action strategy
- Active plazas and parks

## Energy and Design

- Significant energy and water savings from district and distributed energy
- Potential for solar energy on the Regional Connector and Mangrove site



Walkable connected transportation network





# Open Space – Pocket Parks



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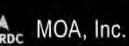


# Stormwater

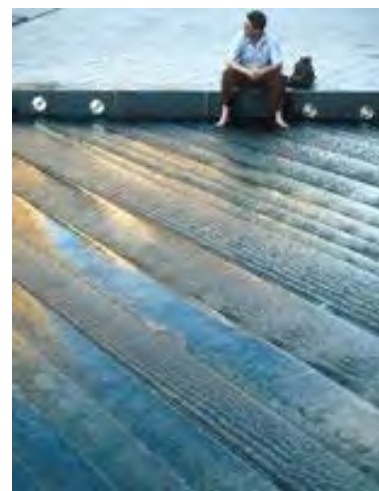


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# Stormwater



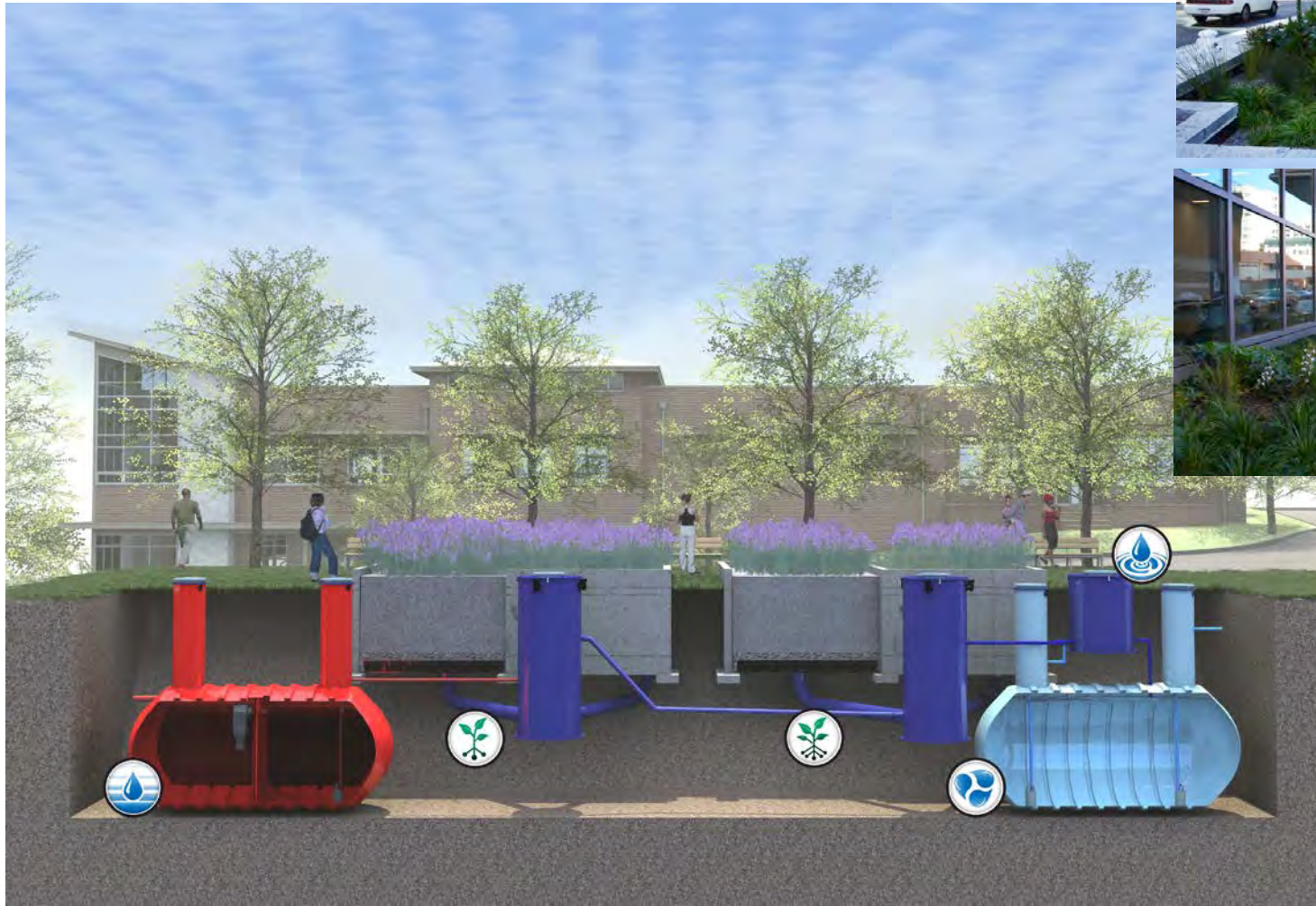
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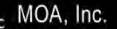
# Wastewater



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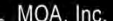
# Stormwater Green Street concept



The SW Montgomery Green Street is regarded as Portland's most innovative green street effort. The project demonstrates how, in even the most ultra-urban conditions, downtown streets can be planned and retrofitted not only to fully manage stormwater runoff but to also create, integrate, and preserve vibrant pedestrian spaces. This 9-block concept plan incorporates a variety of green infrastructure and alternative transportation strategies throughout this emerging neighborhood in downtown Portland.

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# District Energy



## CENTRAL PLANT (\$TBD)

- Central generation of heating (boilers)
- Boilers to be natural gas fired.
- Footprint likely 20,000-30,000 SF (to confirm).
- Central plant can be integrated into open space or buildings.
- Temp. plant for initial service likely.

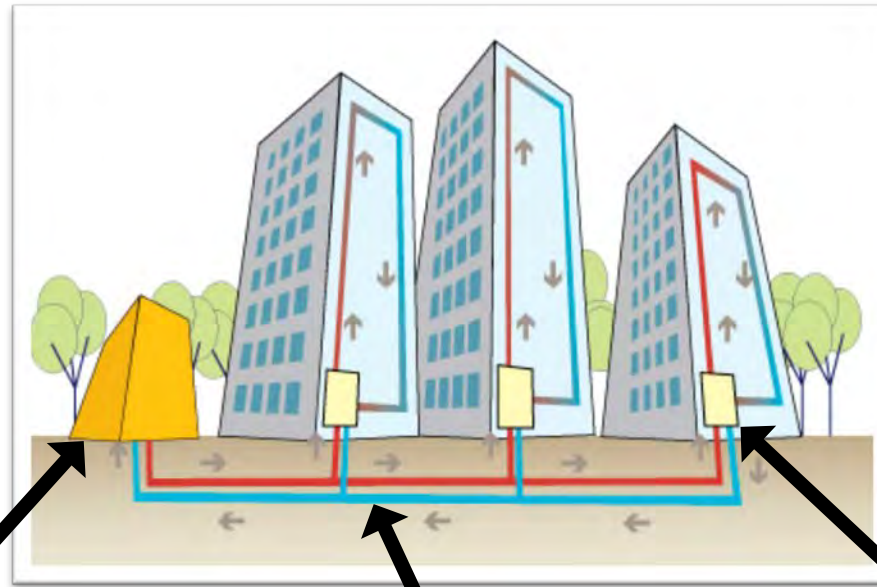
## DISTRIBUTION SYSTEM (\$TBD)

- Traditional two or four pipe system.
- 2 pipes for heating (supply and return)
- Installed in phases with street infrastructure.

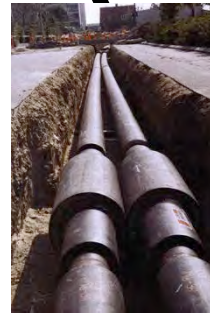
## BUILDING CONNECTIONS (\$TBD)

- Future buildings
- Existing buildings

# District Energy System Diagram



**CENTRAL PLANT**  
Natural Gas Boilers



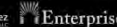
**DISTRIBUTION PIPING**  
2 pipe system (heating only)



**BUILDING CONNECTION**  
Heat Exchanger

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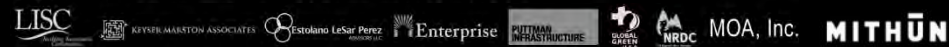
# Open Space, Pedestrian Experience, & Streets



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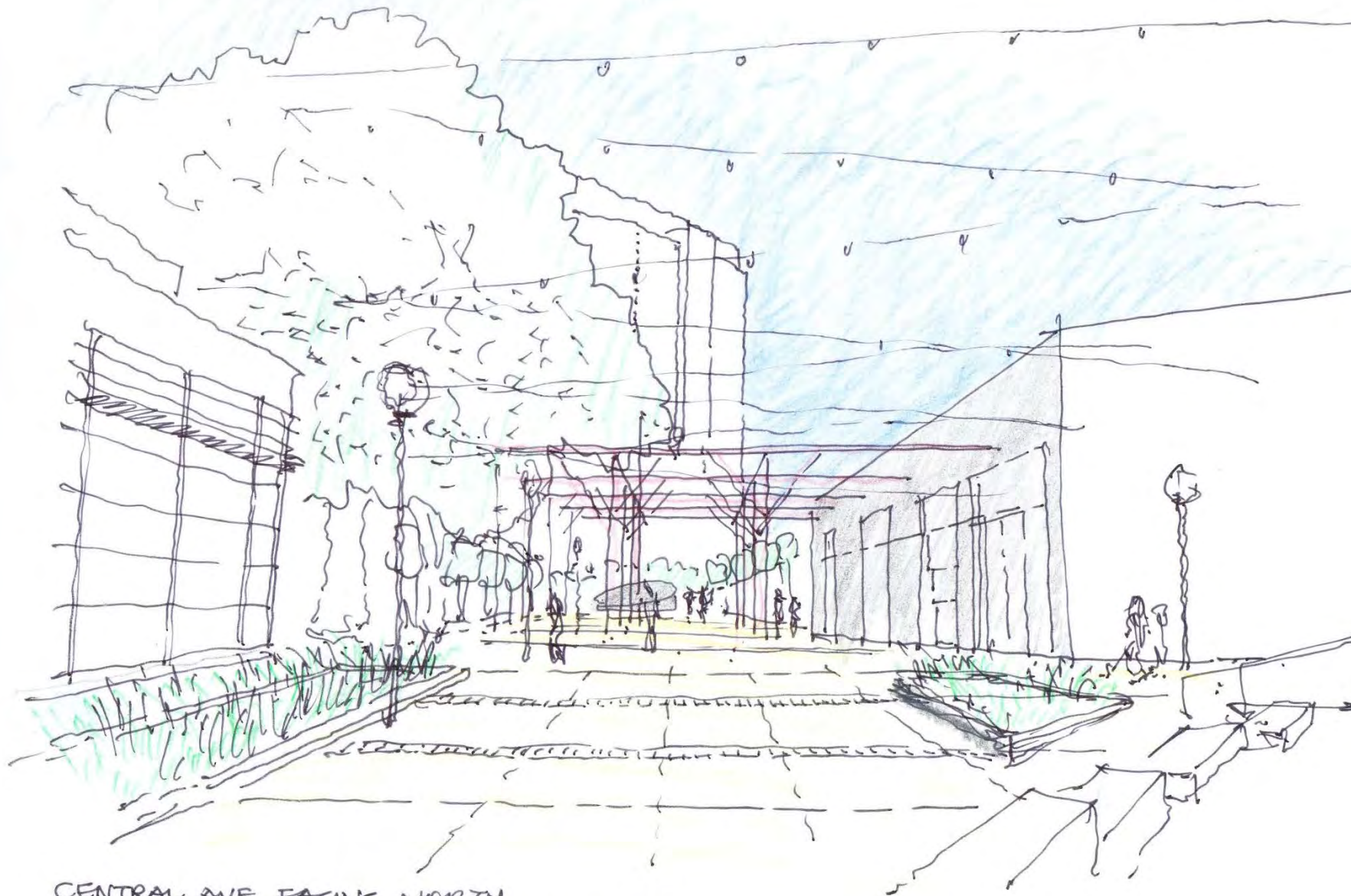
# Central Avenue Open Space



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CENTRAL AVE FACING NORTH  
TOWARDS 'GO FOR BROKE' MONUMENT.

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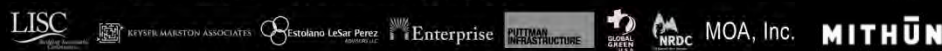
# Go For Broke Monument / Station Connection

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CENTRAL AVE FACING SOUTH

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# Mangrove / 1<sup>st</sup> Street east of Alameda Ave



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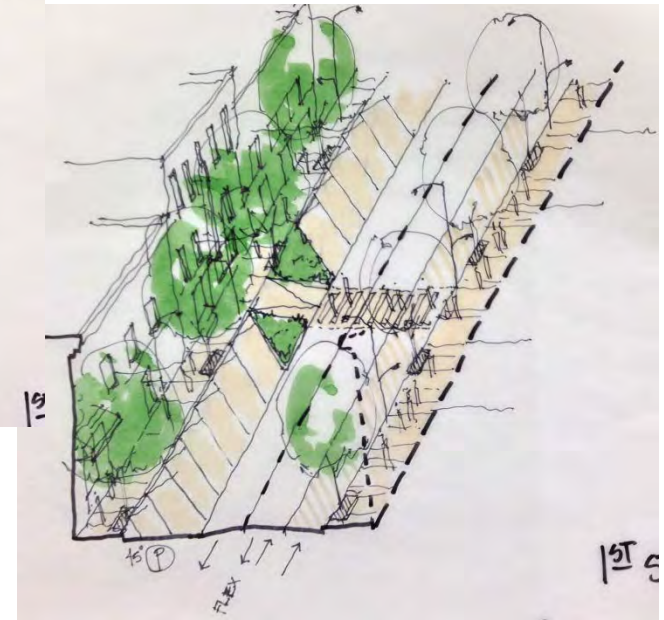
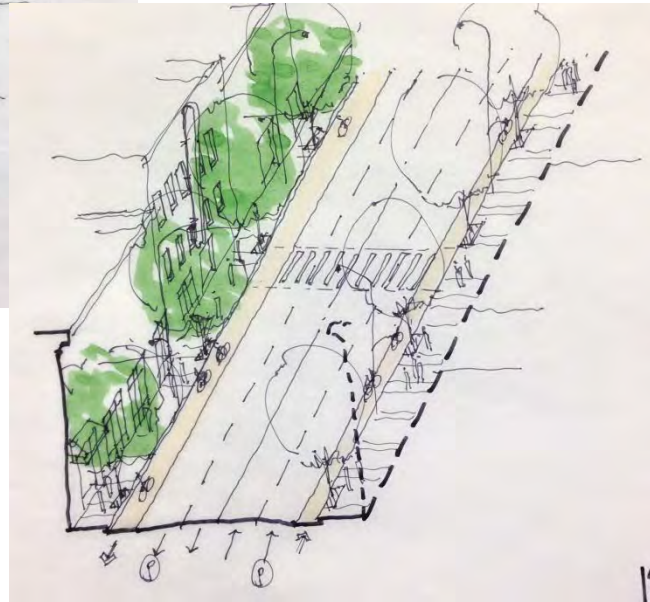
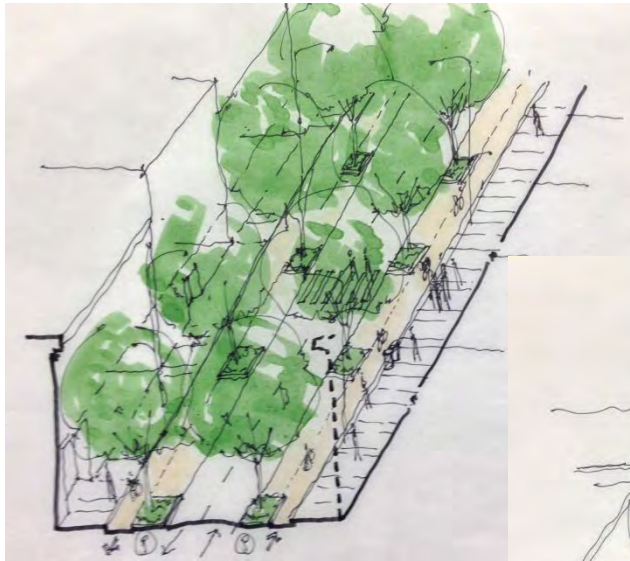
FIRST ST LOOKING EAST  
TOWARDS NISHI TEMPLE .

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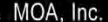


# First Street retrofits and enhancements

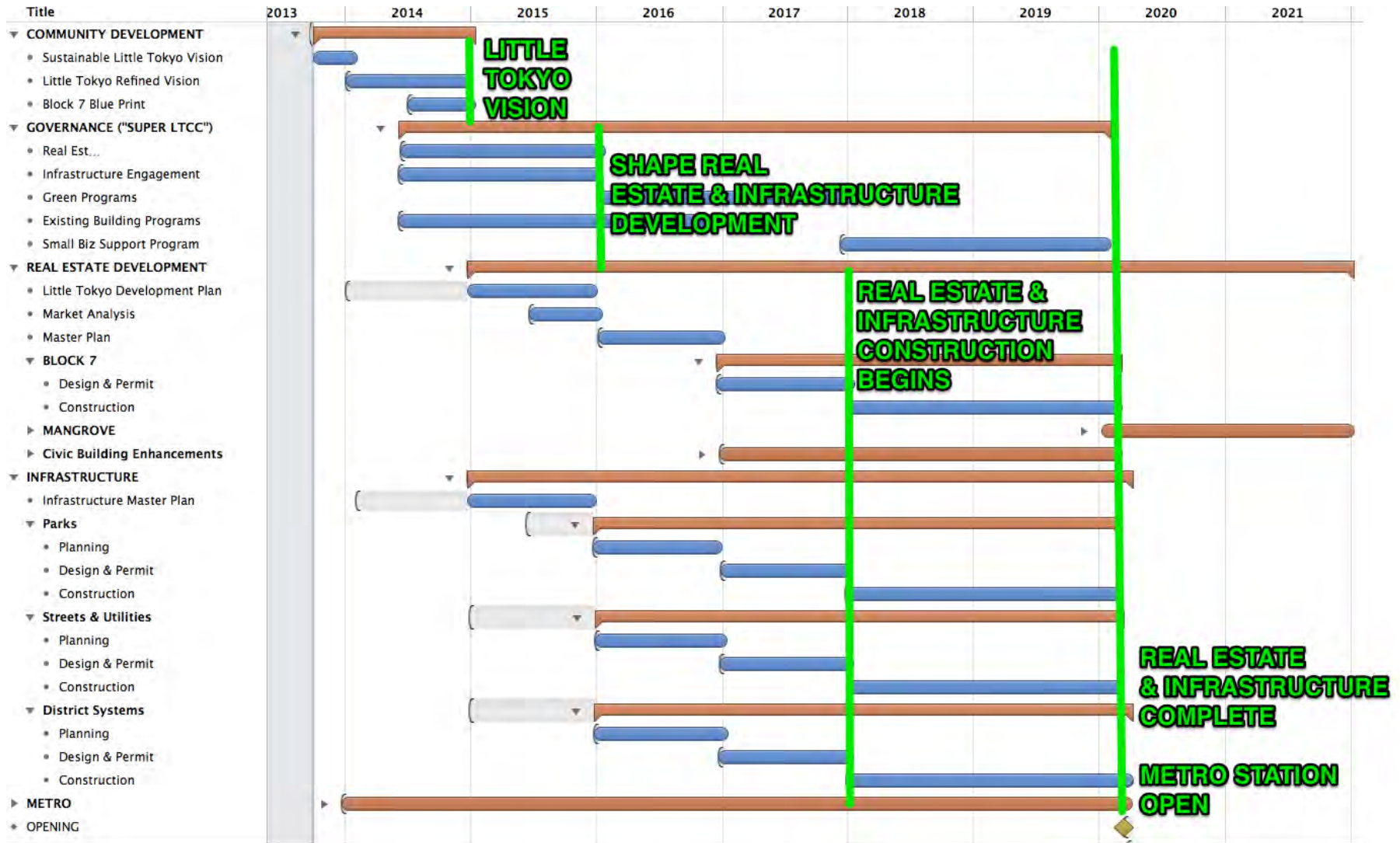


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# Little Tokyo Implementation & Path Forward



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# Dialogue and Feedback

Please visit the stations!

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# Welcome!

# Sustainable Little Tokyo

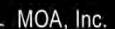
## Key Choices

## Saturday Convening

September 28, 2013

Saturday, September 28, 2013

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# SUSTAINABLE LITTLE TOKYO

## Project Goal

To establish the community's vision for sustainable transit-oriented development around the Ist/Central Regional Connector station that furthers and enhances Little Tokyo's cultural and historic assets.

# 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)

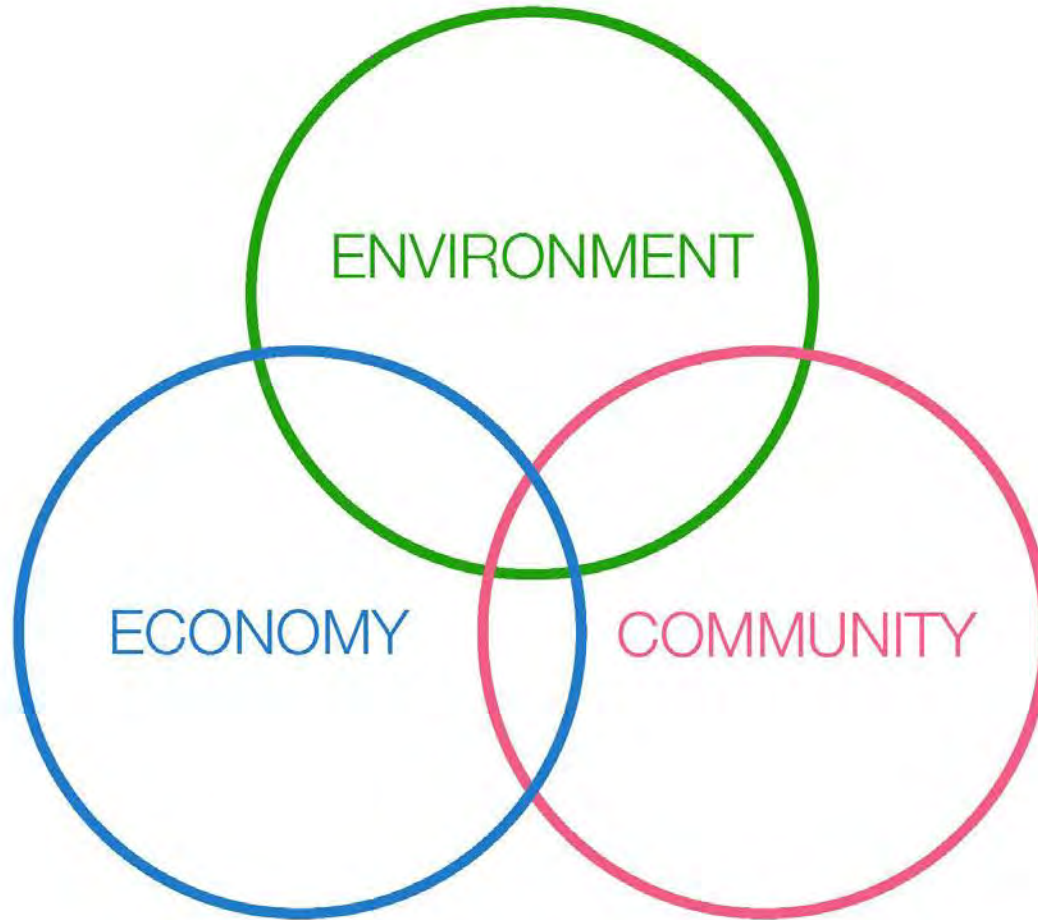
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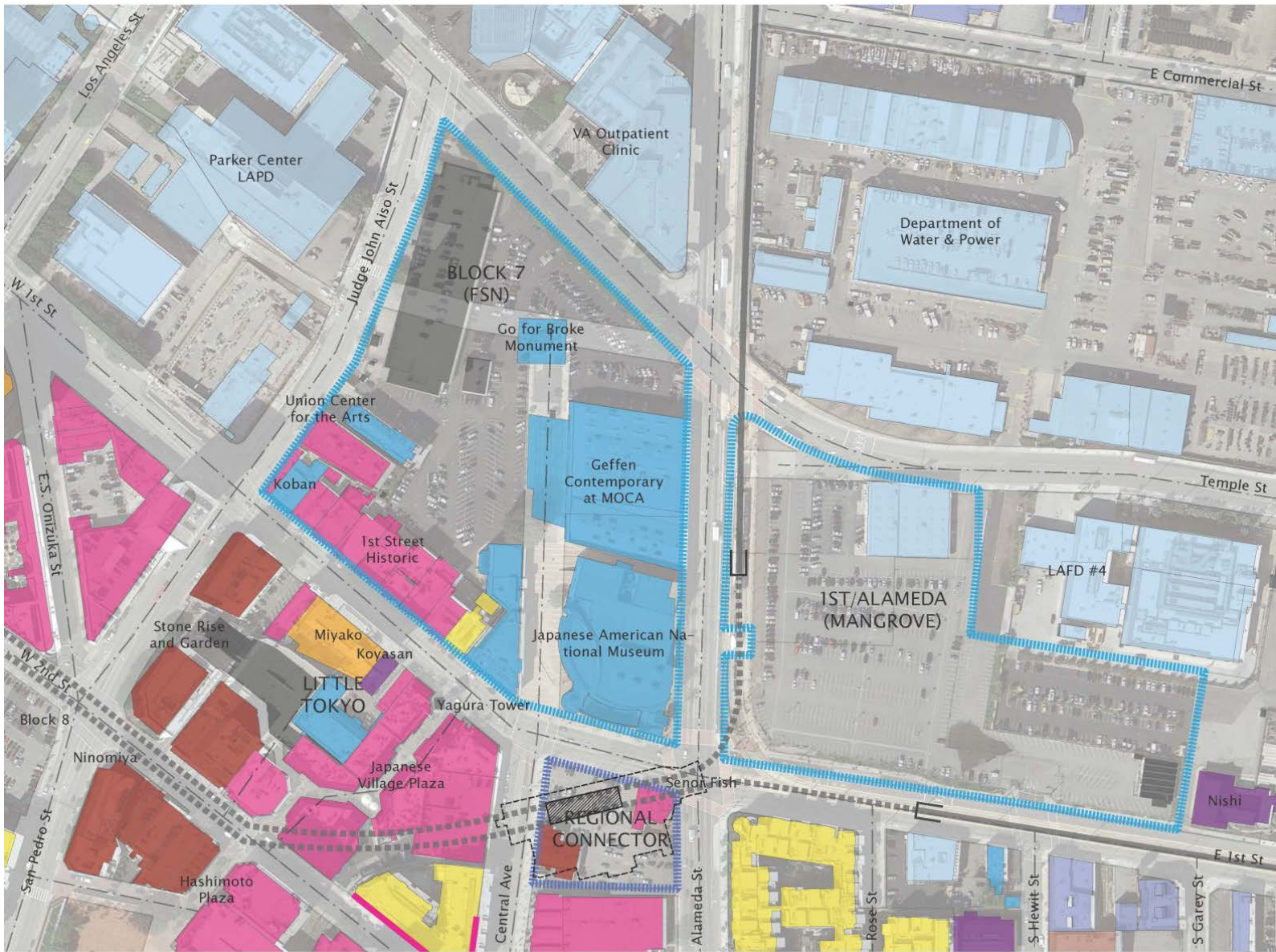
# What is Sustainability?



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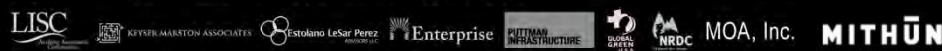




Sources: DowntownLA.com

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# Little Tokyo Takes Charge of its Future



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# Overarching Concepts, Themes, and Implementation Strategies

- Cultural Identity is key to the success of Little Tokyo
- Little Tokyo as Pilot and a Leader
- Retail Action Strategy: local, Japanese, and small businesses
- District Parking Strategy
- Housing Opportunities
- Sustainability Practices

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PITTMAN INFRASTRUCTURE



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# Common Elements

- **Cultural Identity:** kiosk and community art and identity elements throughout
- **Community “Mottainai”** and cost efficiency: shared systems of heating, cooling, water, and stormwater
- **Open space:** pocket parks, green space, art, recreation, garden/market, outdoor movies
- **Mobility & linkages,** traffic calming, pedestrians and bikes, retrofit of 1<sup>st</sup> Street

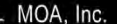
# Cultural Identity



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# Community "Mottainai": Water



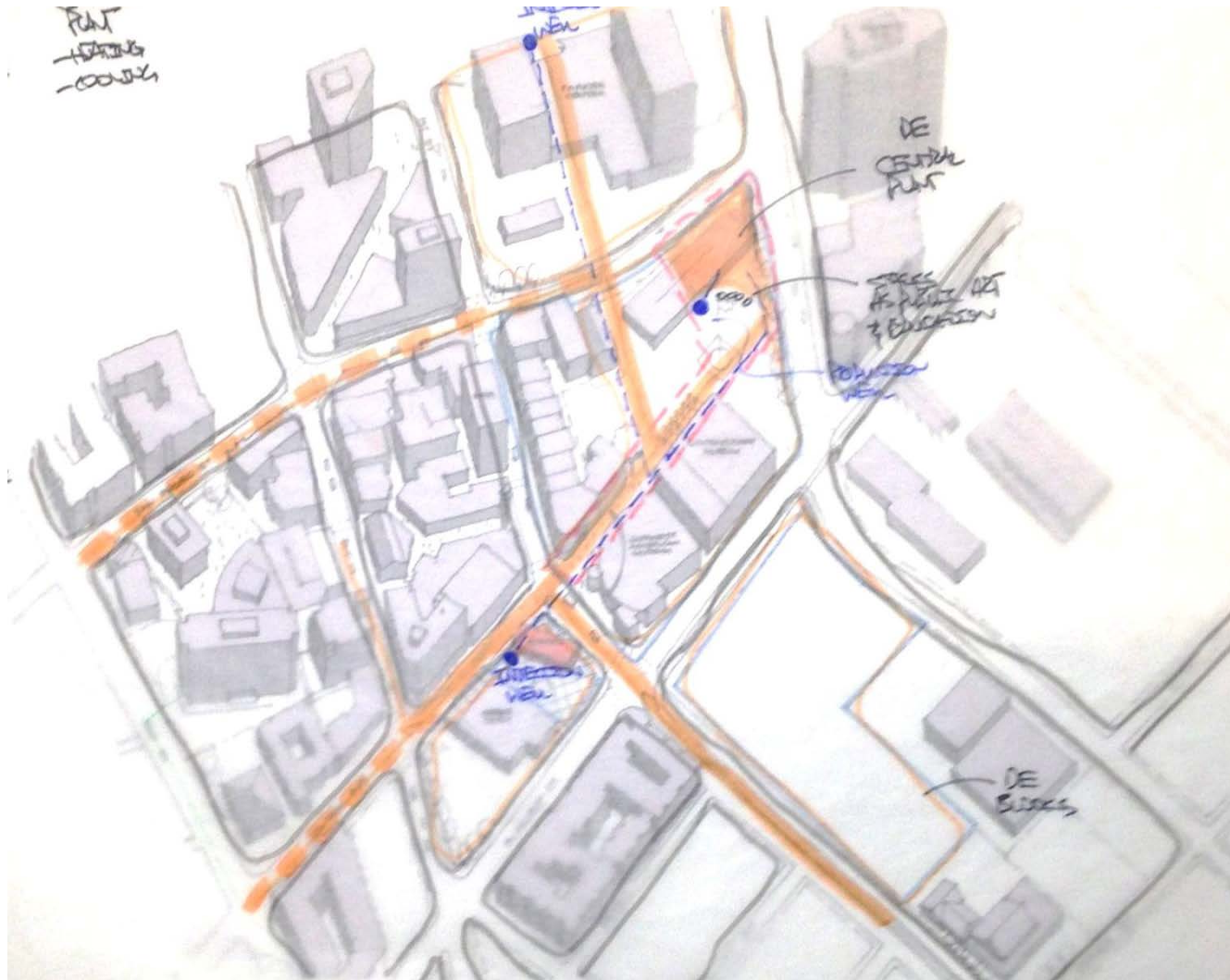
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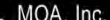
# Community "Mottainai": Energy



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# Community "Mottainai": Stormwater

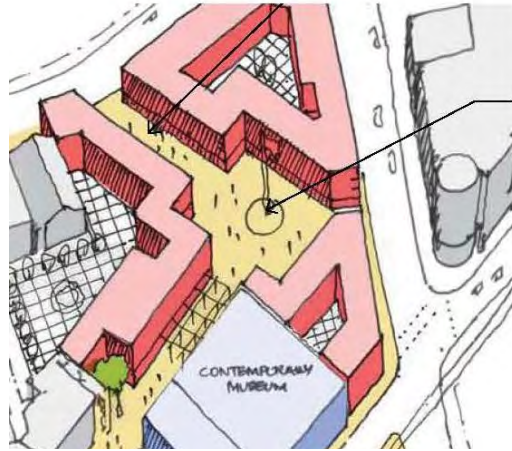


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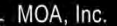


# Open Space



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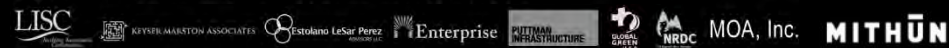
# Mobility and Linkages: Pedestrian, Bike



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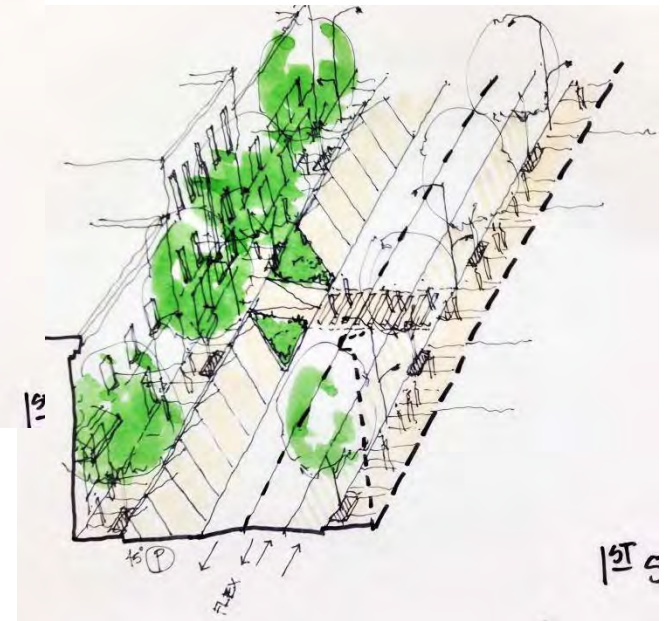
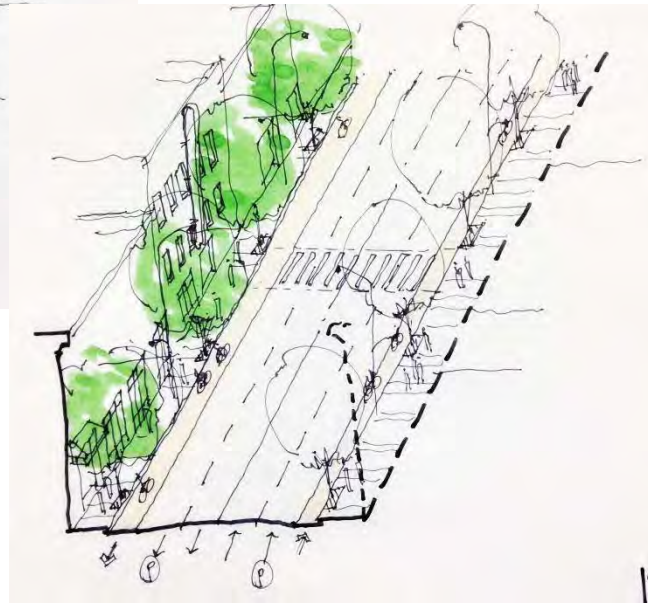
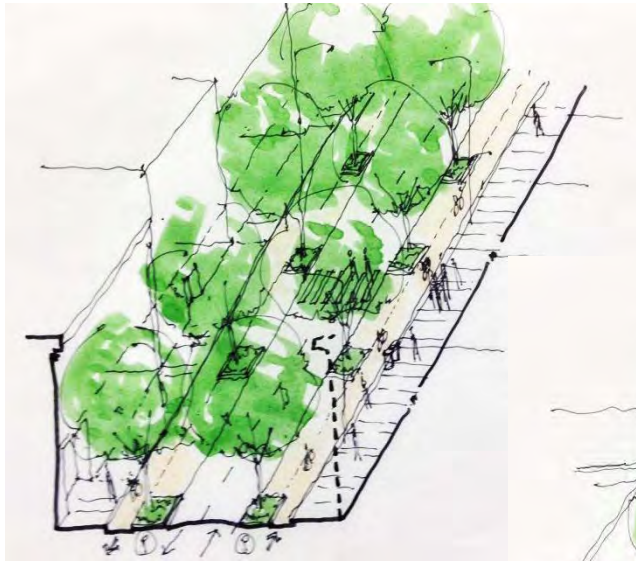
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# Street retrofits and enhancements



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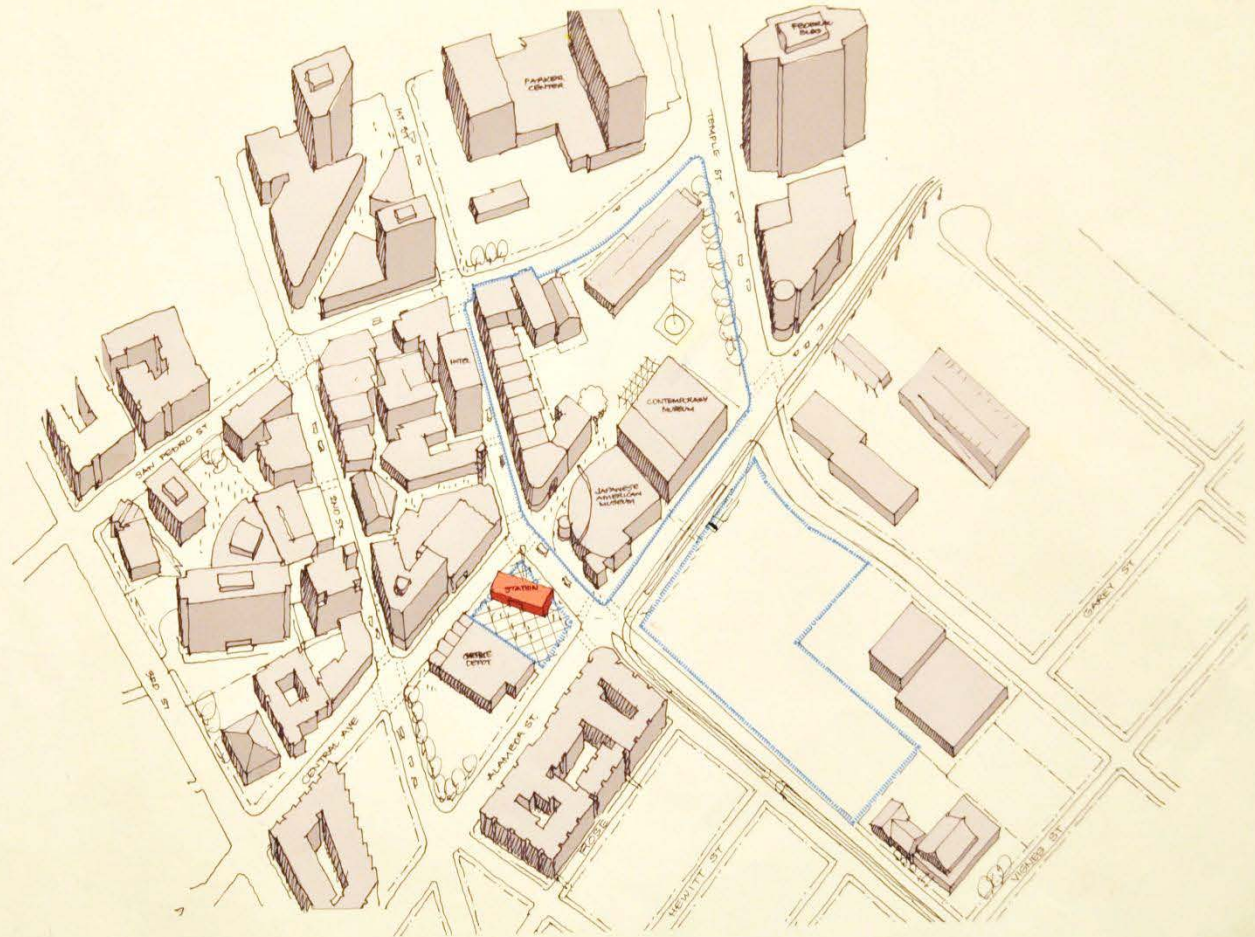


# 3 Options and Choices:

Complement not displace existing businesses, institutions, art and cultural, and residents

- A: Today's Market Reality of Development
- B: Balanced Mix, responds to the context
- C: Regional Center, maximize investment

# Existing Context



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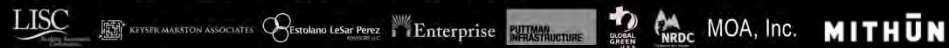


# A: Today's Market Reality of Development

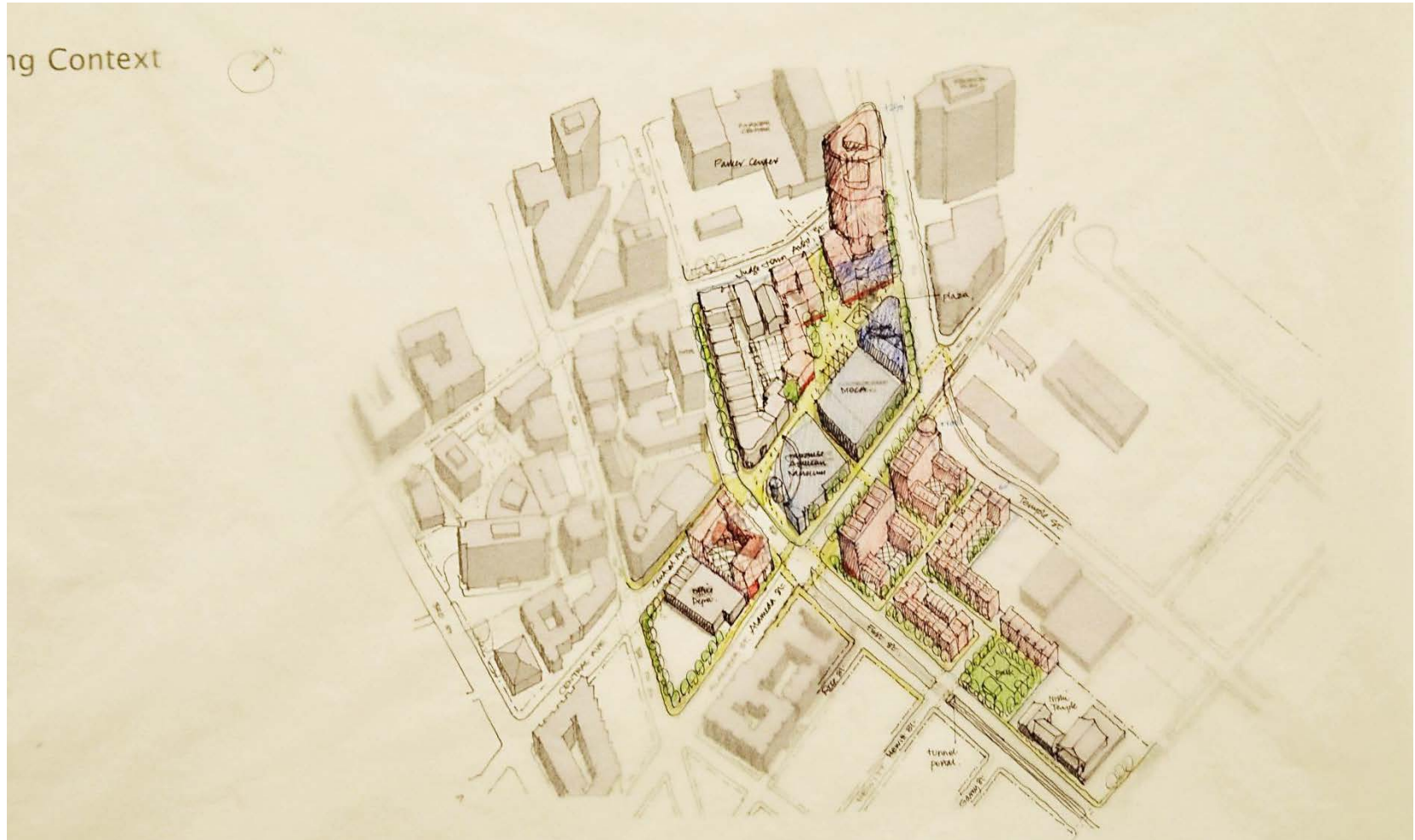


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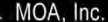


# B: Mixed Approach

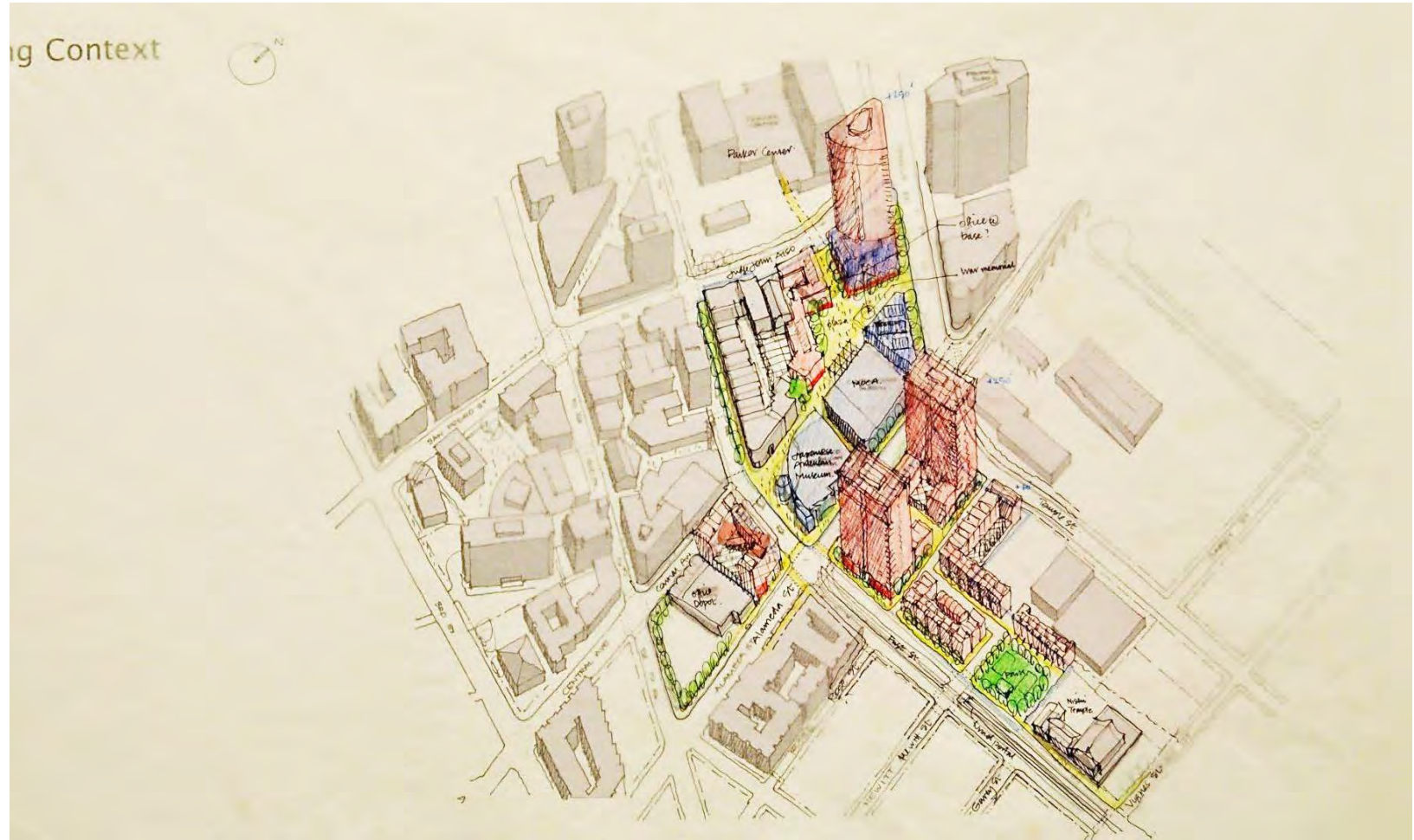


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# C: Regional Center, maximize investment

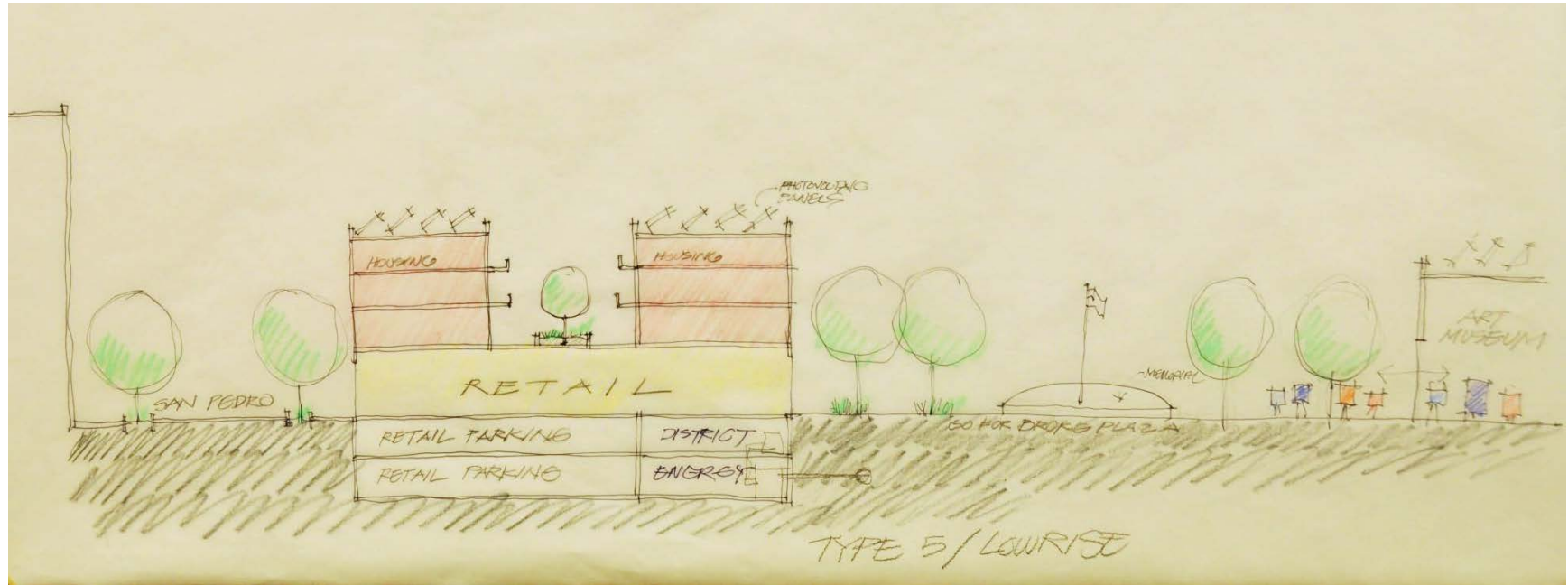


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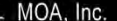


# Green Housing Types: Low-Rise, Type 5

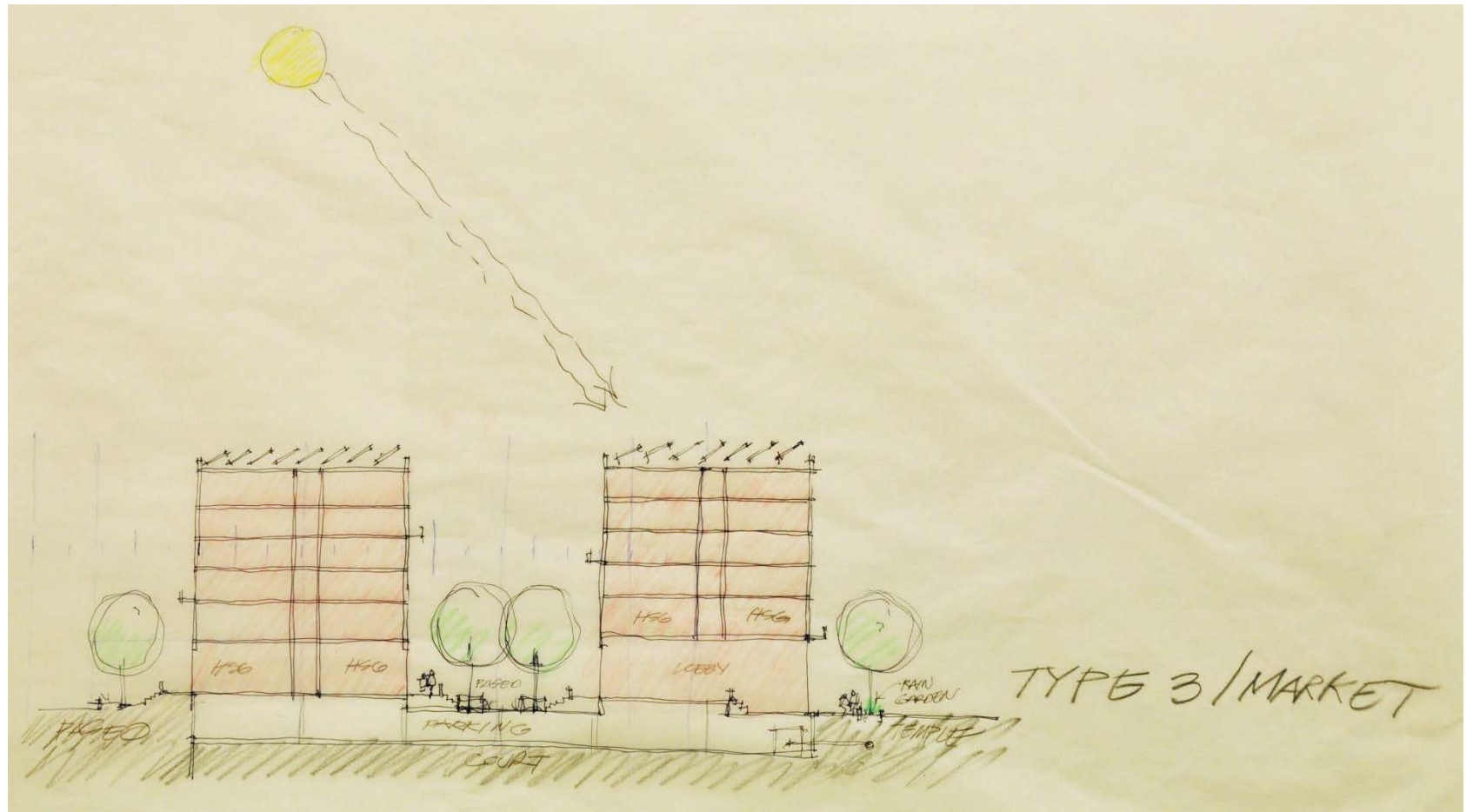


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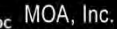


# Green Housing Types: Mid-Rise 4-6 stories



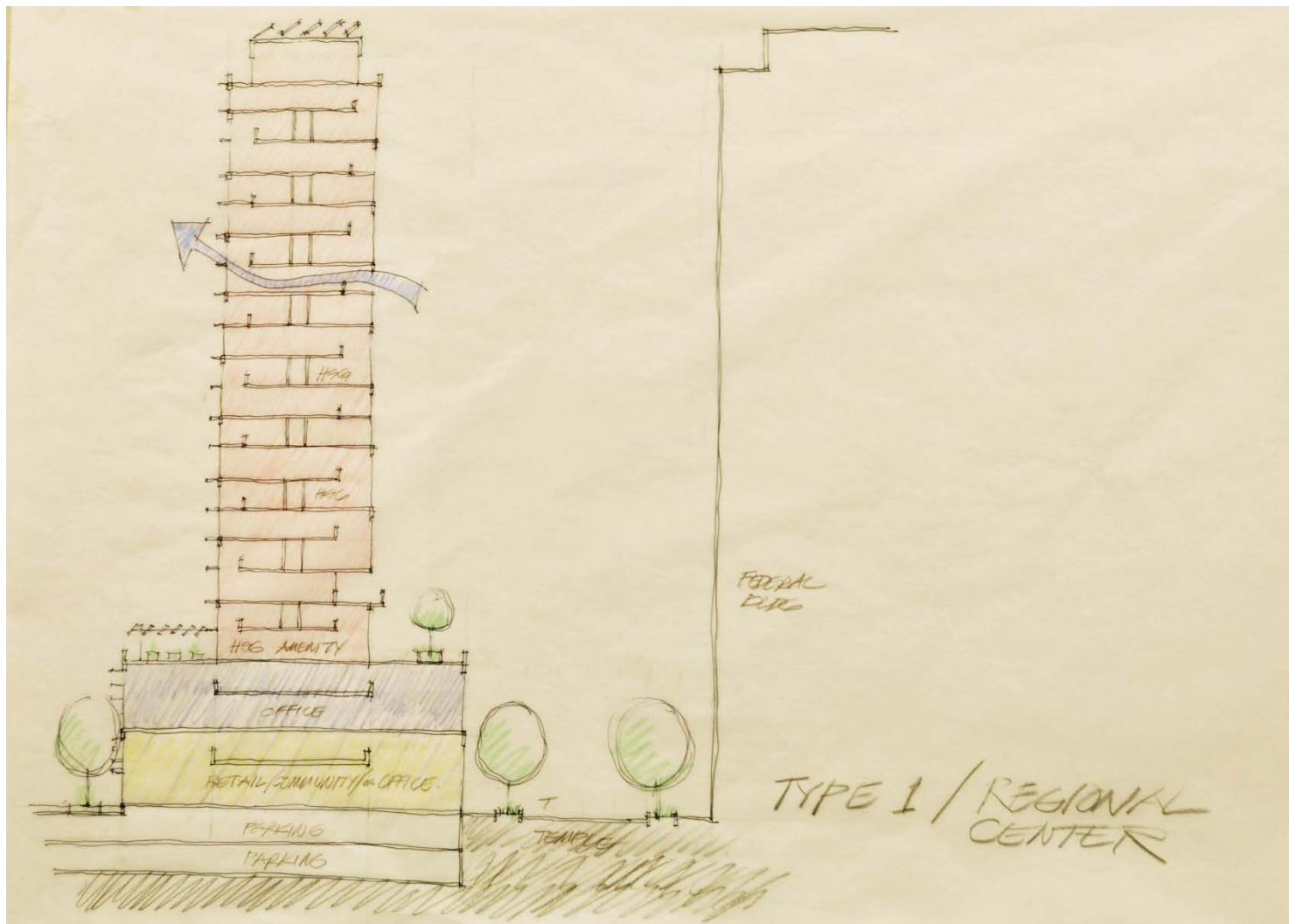
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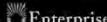
# Green Housing Types: Hi-Rise, Regional Center



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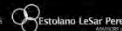
# Visit the Stations and please comment!

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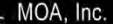


# Welcome!



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# SUSTAINABLE LITTLE TOKYO

## Project Goal

To establish the community's vision for sustainable transit-oriented development around the Ist/Central Regional Connector station that furthers and enhances Little Tokyo's cultural and historic assets.

# PROJECT SPONSORS



Little Tokyo Community Council



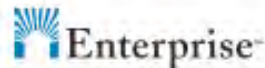
LTSC Community Development Corporation



Natural Resources Defense Council



Local Initiatives Support Corporation



Enterprise Community Partners

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# RESOURCE TEAM

Mithun – Lead Urban Designer/Architect

Mike Okamoto – Local Architect

Puttman Infrastructure – Energy and Infrastructure Engineer

Global Green USA – Green Urbanism Consultant

Keyser Marston – Real Estate Economist

ELP Advisors – Real Estate Consultant

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Estolano LeSar Perez



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PUTTMAN  
INFRASTRUCTURE



GLOBAL  
GREEN  
USA



NRDC MOA, Inc.

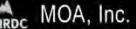
MITHUN

# PROJECT TIMELINE

Spring 2012	Initial Conversations
Spring 2013	Annual LTCC Meeting
	Assemble resource team
	Create Task Force
Summer 2013	Task Force Meetings × 3
	Define project goal
	Define Sustainability
	Synthesize Previous Community Planning
Sept 2013	Community Forum

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# 20 YEARS OF PLANNING

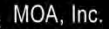
- 1994  
CRA Opportunities Inventory (1994)  
Central Avenue Art Park (2002)  
LTCC Parker Center Task Force Community Vision (2003)  
City of Los Angeles Community Workshop Report (2003)
- 2004  
"Defining Cultural Preservation" (2004)  
Community Planning and Design Workshop (2004)  
CRA Planning and Design Guidelines (2005)  
1st/Alameda RFP (2007)
- 2008  
1st/Alameda Nikkei Center Concept Proposal (2008)  
"Tomorrow's Little Tokyo" (2008)  
First Street North BOE/LTCC Design Charrette (2011)  
First Street North LA City BOE Final proposal (2012)  
Regional Connector EIR (2012)
- 2013  
Little Tokyo Community Design Overlay (2013)  
Regional Connector Station site planning (2013)  
1 pager on significance of Atomic Café/Troy Café (2013)  
Cool Japan Concept Study (2013)

## Other Downtown Plans

- Los Angeles Downtown Development Strategy (2003)
- Project Restore: First Street Now (2005)
- Uncommon Ground: An Introduction to the Los Angeles Arts District (2003)
- Uncommon Ground: Imagining a Future for the Arts District (2011)
- Union Station Master Plan and Community Linkages Planning (2013)

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# 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

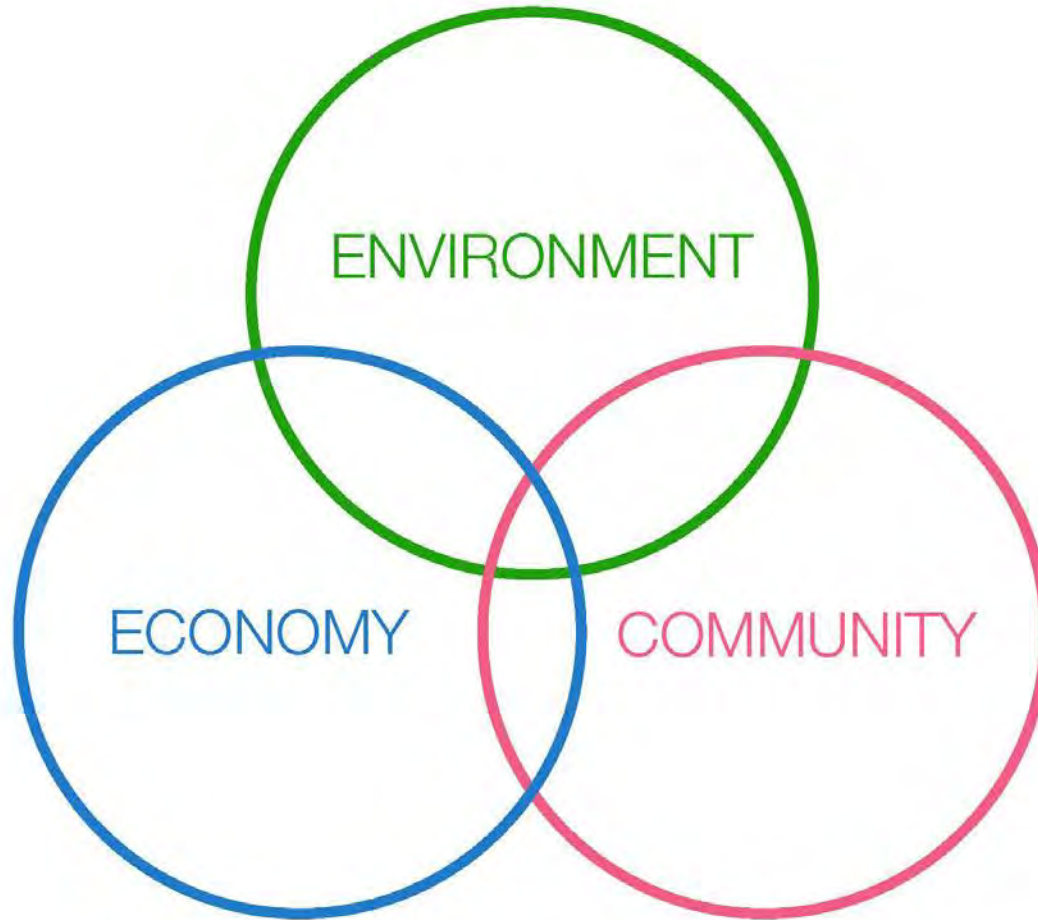
Promote Resource Conservation (Mottainai)

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# What is Sustainability?



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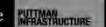


# Community Visions

Japanese Consulate Pedestrian Friendly Senior Center Affordable Housing Local Arts Solar Power Hotel Teahouse Little Tokyo Spine Parking Pocket Park Japanese Retail Signage Arts/Crafts Center Streetcar Japanese Movie House Reflexology Paths Cherry Trees Shared Water District Charter School Bike Share Media and Entertainment Hub Artists Housing Senior Housing Recreation Center JETRO Bike Friendly Japanese Garden Lighting Local Retail Underground Portal Community Garden Organic Waste System Farmers Market

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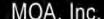
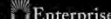


# Community Facilities

Japanese Consulate Pedestrian Friendly Senior Center Affordable Housing Local Arts Solar Power Hotel Teahouse Little Tokyo Spine Parking Pocket Park Japanese Retail Signage Arts/Crafts Center Streetcar Japanese Movie House Reflexology Paths Cherry Trees Shared Water District Charter School Bike Share Media and Entertainment Hub Artists Housing Senior Housing Recreation Center JETRO Bike Friendly Japanese Garden Lighting Local Retail Underground Portal Community Garden Organic Waste System Farmers Market

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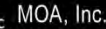


# Art and Culture Center

Japanese Consulate Pedestrian Friendly Senior Center Affordable Housing Local Arts Solar Power Hotel Teahouse Little Tokyo Spine Parking Pocket Park Japanese Retail Signage Arts/Crafts Center Streetcar Japanese Movie House Reflexology Paths Cherry Trees Shared Water District Charter School Bike Share Media and Entertainment Hub Artists Housing Senior Housing Recreation Center JETRO Bike Friendly Japanese Garden Lighting Local Retail Underground Portal Community Garden Organic Waste System Farmers Market

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# Japan Center

Japanese Consulate Pedestrian Friendly Senior Center Affordable Housing Local Arts Solar Power Hotel Teahouse Little Tokyo Spine Parking Pocket Park Japanese Retail Signage Arts/Crafts Center Streetcar Japanese Movie House Reflexology Paths Cherry Trees Shared Water District Charter School Bike Share Media and Entertainment Hub Artists Housing Senior Housing Recreation Center JETRO Bike Friendly Japanese Garden Lighting Local Retail Underground Portal Community Garden Organic Waste System Farmers Market

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# Green Space

Japanese Consulate Pedestrian Friendly Senior Center Affordable Housing Local Arts Solar Power Hotel Teahouse Little Tokyo Spine Parking Pocket Park Japanese Retail Signage Arts/Crafts Center Streetcar Japanese Movie House Reflexology Paths Cherry Trees Shared Water District Charter School Bike Share Media and Entertainment Hub Artists Housing Senior Housing Recreation Center JETRO Bike Friendly Japanese Garden Lighting Local Retail Underground Portal Community Garden Organic Waste System Farmers Market

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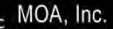


# Linkages

Japanese Consulate Pedestrian Friendly Senior Center Affordable Housing Local Arts Solar Power Hotel Teahouse **Little Tokyo Spine** Parking Pocket Park Japanese Retail Signage Arts/Crafts Center **Streetcar** Japanese Movie House **Reflexology Paths** Cherry Trees Shared Water District Charter School Bike Share Media and Entertainment Hub Artists Housing Senior Housing Recreation Center JETRO **Bike Friendly** Japanese Garden **Lighting** Local Retail **Underground Portal** Community Garden Organic Waste System Farmers Market

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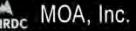


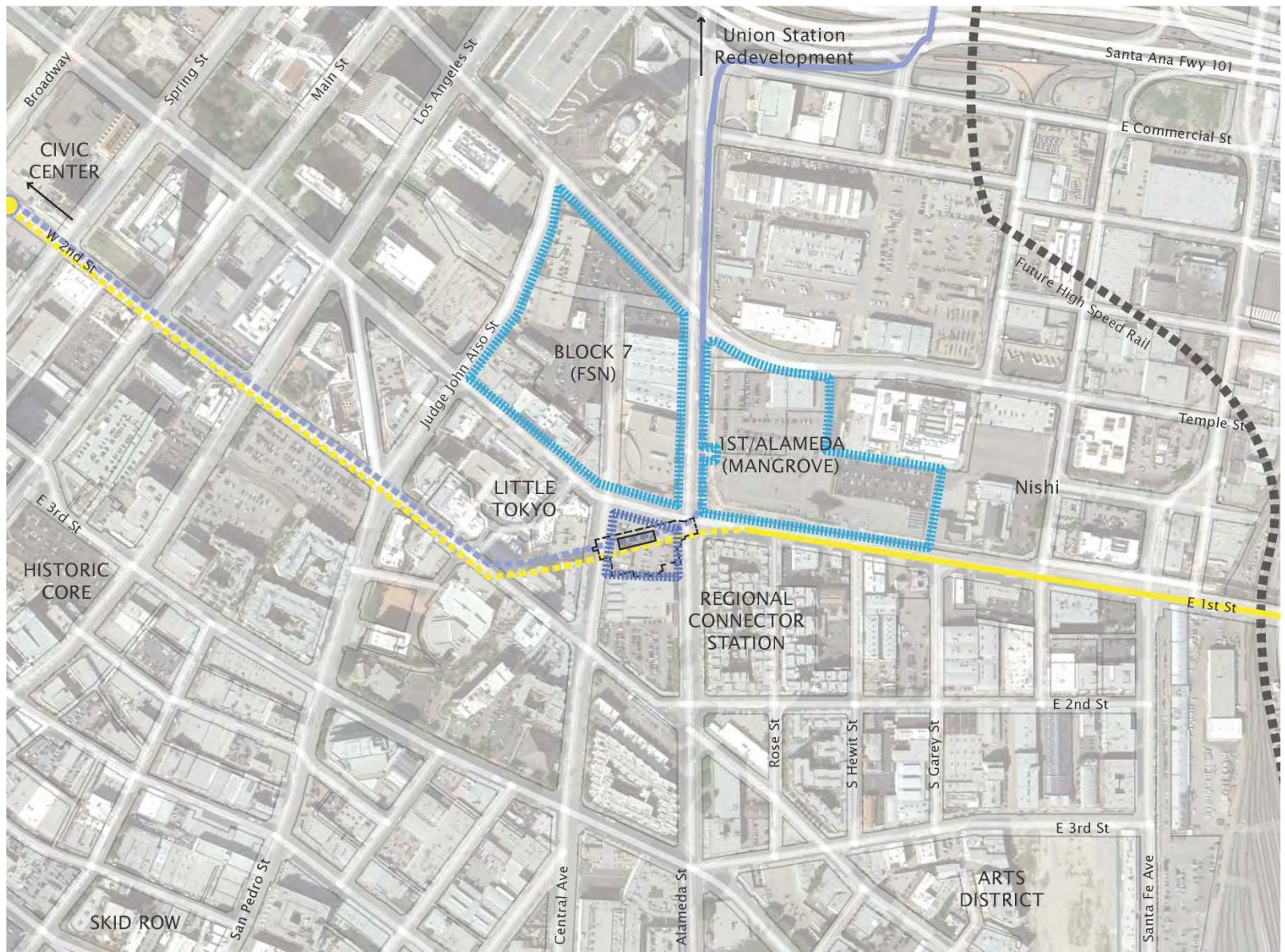
# Ecosystem(Mottainai)

Japanese Consulate Pedestrian Friendly Senior Center Affordable Housing Local Arts **Solar Power** Hotel Teahouse Little Tokyo Spine Parking Pocket Park Japanese Retail Signage Arts/Crafts Center Streetcar Japanese Movie House Reflexology Paths Cherry Trees **Shared Water District** Charter School **Bike Share** Media and Entertainment Hub Artists Housing Senior Housing Recreation Center JETRO Bike Friendly Japanese Garden Lighting Local Retail Underground Portal Community Garden **Organic Waste System** Farmers Market

Friday, September 27, 2013

**Sustainable Little Tokyo**  
Community Forum | September 27-29, 2013





Friday, September 27, 2013

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# Participatory Design Framework

## Community Input

- » Task Force
- » Topical Conversations
- » Focus Groups
- » Creative Engagement
- » Design Demonstrations

## Draft Alternatives

- » Scale/Density of Buildings
- » Potential Uses
- » Open Spaces
- » Parking
- » Pathways/ streets
- » Energy/ Water system

## Consensus Vision

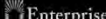
- » Proposed development pattern
- » Potential Uses
- » Promotes community values
- » Sustainability metrics
- » Implementation steps

Economic Feasibility through Neighborhood Market Analysis and Real Estate Market Analysis

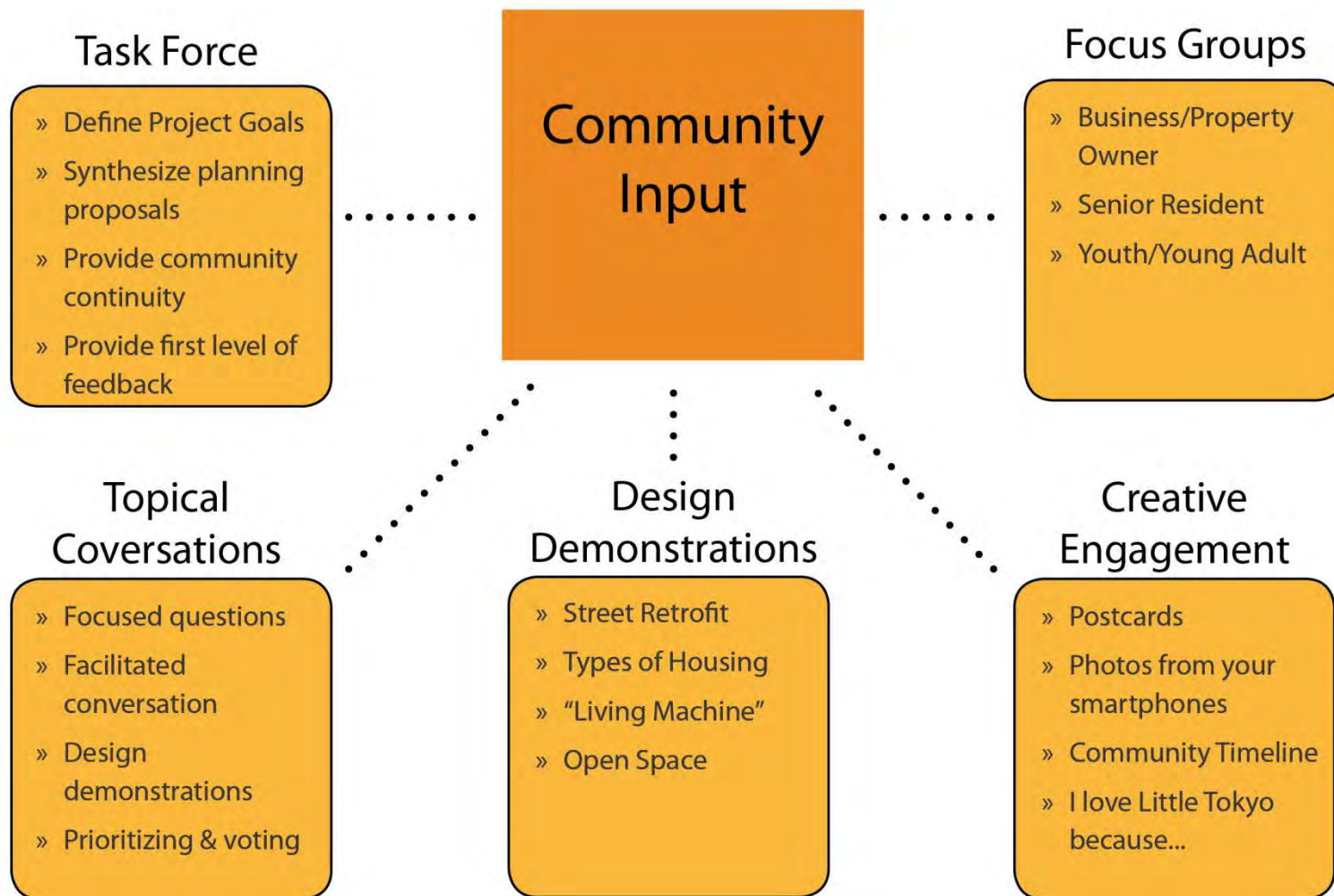
Implementation feasibility through consultation with City/Metro

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# Community Input Strategies



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# Today's Stations and Key Topics

- Sustainable Little Tokyo Goals & Priorities
- Community Identity, Arts and Culture
- Urban Design and Development
- Mobility and Linkages
- Green Infrastructure
- LEED for Neighborhood Development
- Market and Economic Analysis
- Metro Regional Connector

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KEYSER-MARSTON ASSOCIATES

Estolano LeSar Perez

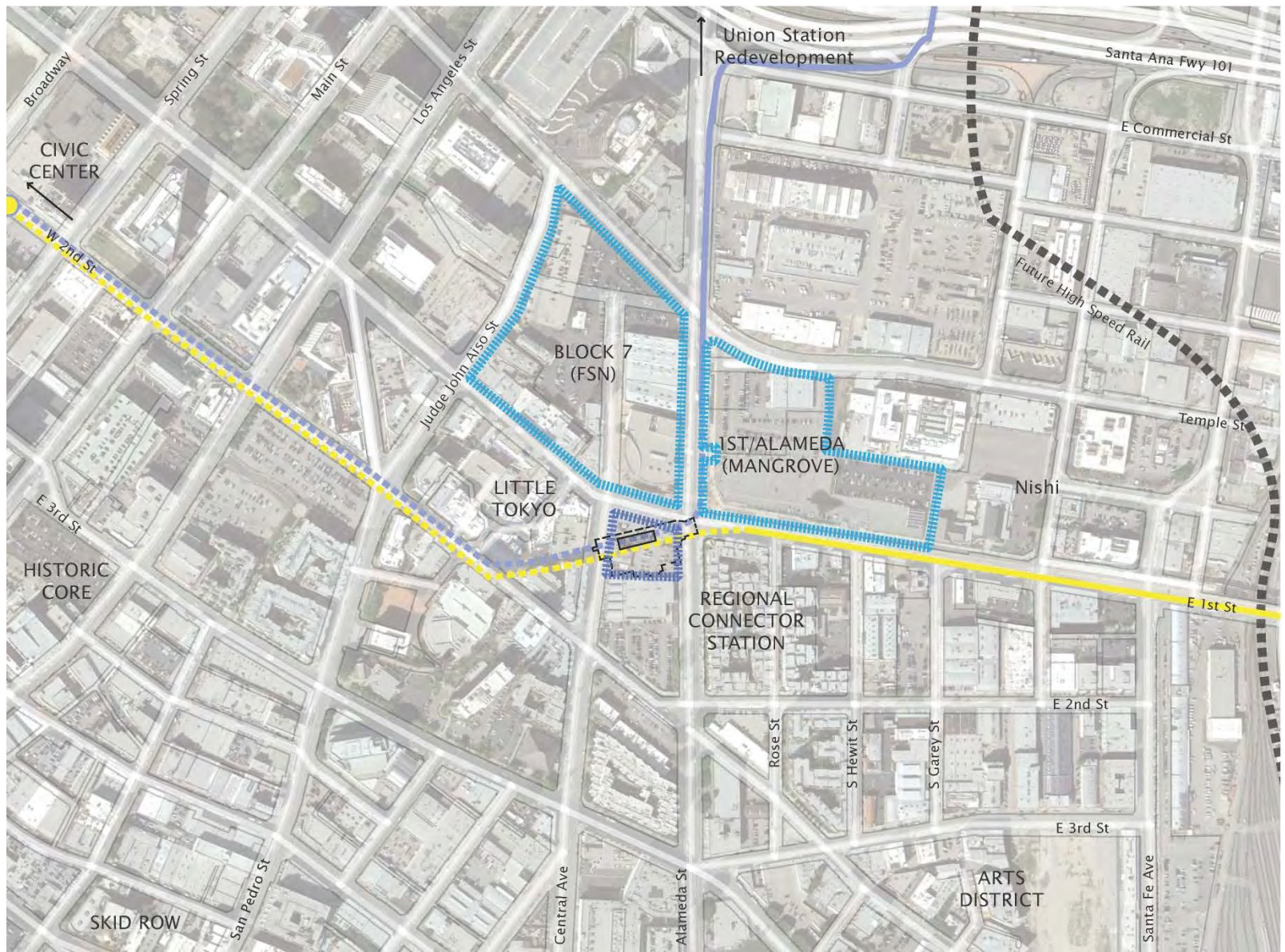
Enterprise

PITTMAN INFRASTRUCTURE



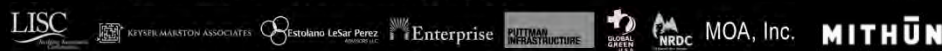
MOA, Inc.

MITHÜN

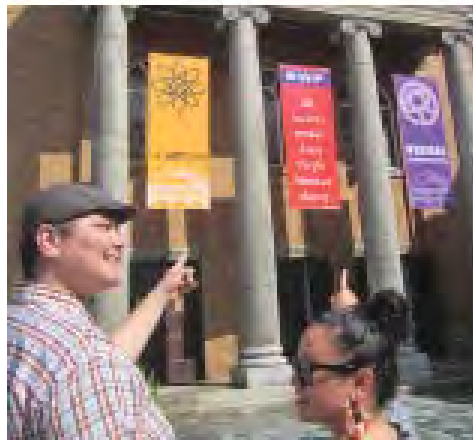


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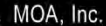
# Community Identity, Arts and Culture



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# CDO Goals:

- **Respect for the unique cultural and historical heritage** of Little Tokyo
- A **Vibrant** community that meets the needs of all
- A **Thriving and Sustainable** local economy that balances residents and visitors
- A **Walkable and Connected** neighborhood



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Little Tokyo Community Design Overlay

**Sustainable Little Tokyo**  
Community Forum | September 27-29, 2013



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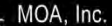
# Urban Design and Development

- Housing Types
- Open Space
- Desired Land Uses & Program



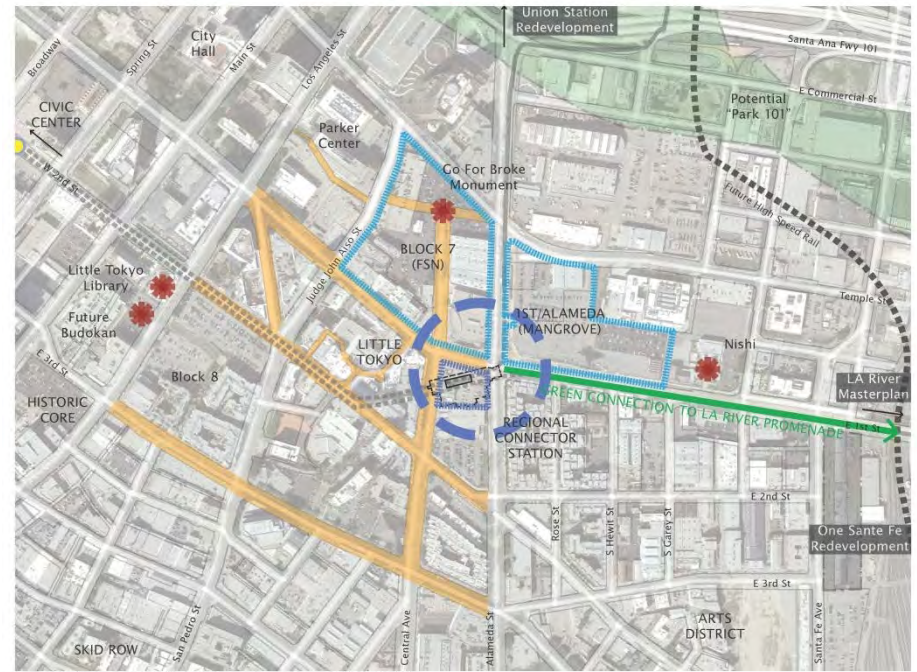
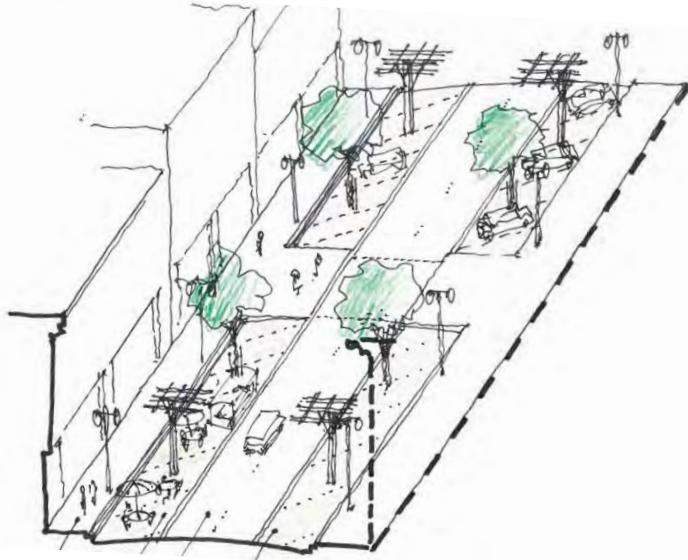
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# Mobility and Linkages

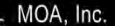
- Pedestrian and bike friendliness
- Streets and street design



Source: Little Tokyo Community Planning Center (LTPC) District Plan, Los Angeles Department of City Planning

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Community Forum | September 27-29, 2013



# Green District Infrastructure

## WHY DISTRICT INFRASTRUCTURE?

1. LOWER COST OF LIVING/DOING BUSINESS
2. ENHANCED RESOURCE USE EFFICIENCY (ENERGY, WATER, STORMWATER, MATERIALS)
3. LOWER CAPITAL COST FOR NEW DEVELOPMENT
4. LOWER OPERATING COST FOR NEW DEVELOPMENT
5. POTENTIAL TO ATTRACT ADDITIONAL OUTSIDE CAPITAL TO DISTRICT
6. ENHANCED COMMUNITY VITALITY AND WELL-BEING
7. ENHANCED BRAND

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# Green District Infrastructure

## TRADITIONAL INFRASTRUCTURE



**POTABLE WATER**  
Distribution System



**SANITARY SEWER**  
Collection System



**STORMWATER**  
Collection System



**FRANCHISE**  
Electricity, Phone, Cable



LITTLE TOKYO

## DISTRICT INFRASTRUCTURE



**DISTRICT ENERGY**  
Shared Thermal Energy System



**DISTRICT WATER**  
Non-Potable Water System



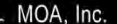
**DISTRICT STORMWATER**  
Green Infrastructure (LID) System



**RENEWABLES**  
Solar PV

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# LEED for Neighborhood Development

## A Frame for Green Neighborhoods

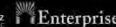


- **Where:** smart location & linkage
- **What:** neighborhood pattern & design
- **How:** green infrastructure & buildings



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# LEED-ND and Opportunities for Little Tokyo



Little Tokyo Gold Line

## Smart Location

- Location near transit options
- Infill sites
- Housing and jobs

## Neighborhood Pattern and Design

- Walkability
- Streetscapes
- Access to community space



Mithun Mariposa District Rendering

## Green Infrastructure and Buildings

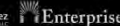
- Green buildings
- Stormwater management
- District energy

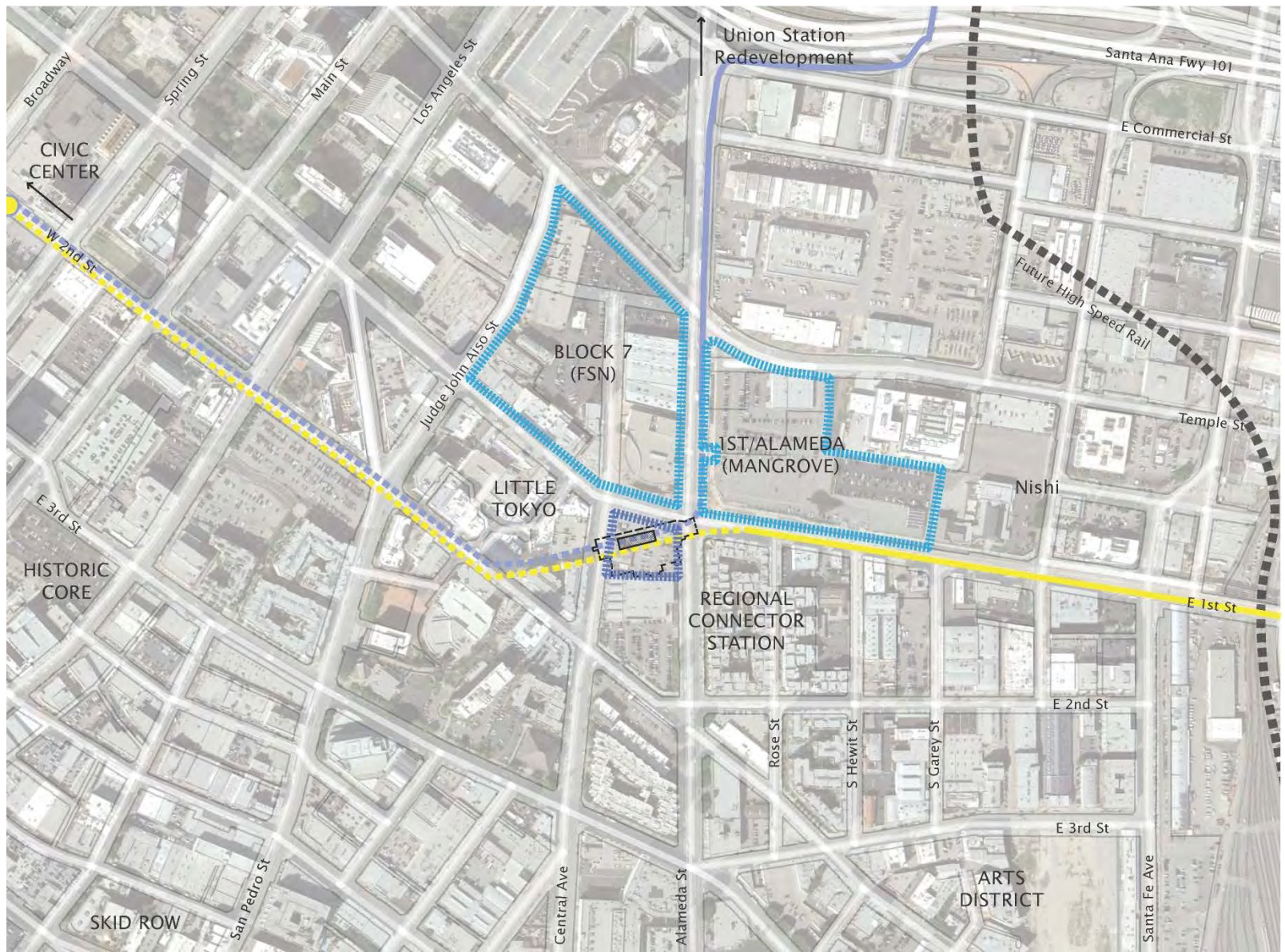


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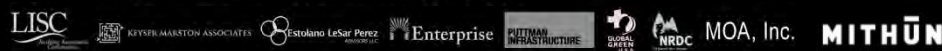
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# Today's Stations and Key Topics

- Sustainable Little Tokyo Goals & Priorities
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# SUSTAINABLE LITTLE TOKYO

Contextualizing the Little Tokyo Community

# CURRENT AREAS OF ACTIVITY

- **Planning & Cultural Preservation**

- Monitor land use in Little Tokyo and representing the community perspective, while working to maintain a community and cultural integrity.

- **Transit**

- To organize, inform and advocate on behalf of the Little Tokyo community in areas related to transit.

- **Parking**

- Maintaining and creating accessible, affordable and readily available parking for Little Tokyo visitors, workers and residents.

# TRANSIT PRIORITIES

- Monitor the fulfillment of mitigations for the Regional Connector as stated in the Final EIR
- Execution of a pre-emptive marketing program as agreed in the Memo of Understanding with Metro
- Community participation in the development on the 1st and Central Station site



# PLANNING & CULTURAL PRESERVATION PRIORITIES

- Community-driven, neighborhood planning for Little Tokyo
  - (upcoming: *Community Design Overlay-CDO, Station Area Plan, Los Angeles Community Plan*)
- Manage and monitor private and public development impacting Little Tokyo
  - (eg. *Mangrove site planning, Sustainable Little Tokyo*)





# Regional Connector Transit Corridor

Project Update

East Los Angeles ↔ Santa Monica

Claremont ↔ Long Beach





# COMMUNITY NEEDS

- Little Tokyo's historical context and current issue areas depict a clear need:
  - A history of reactive/defensive efforts to protect Little Tokyo
    - A need for proactive efforts
  - Planning ahead as property value increases
  - A desire to physically connect key pieces and institutions of Little Tokyo together

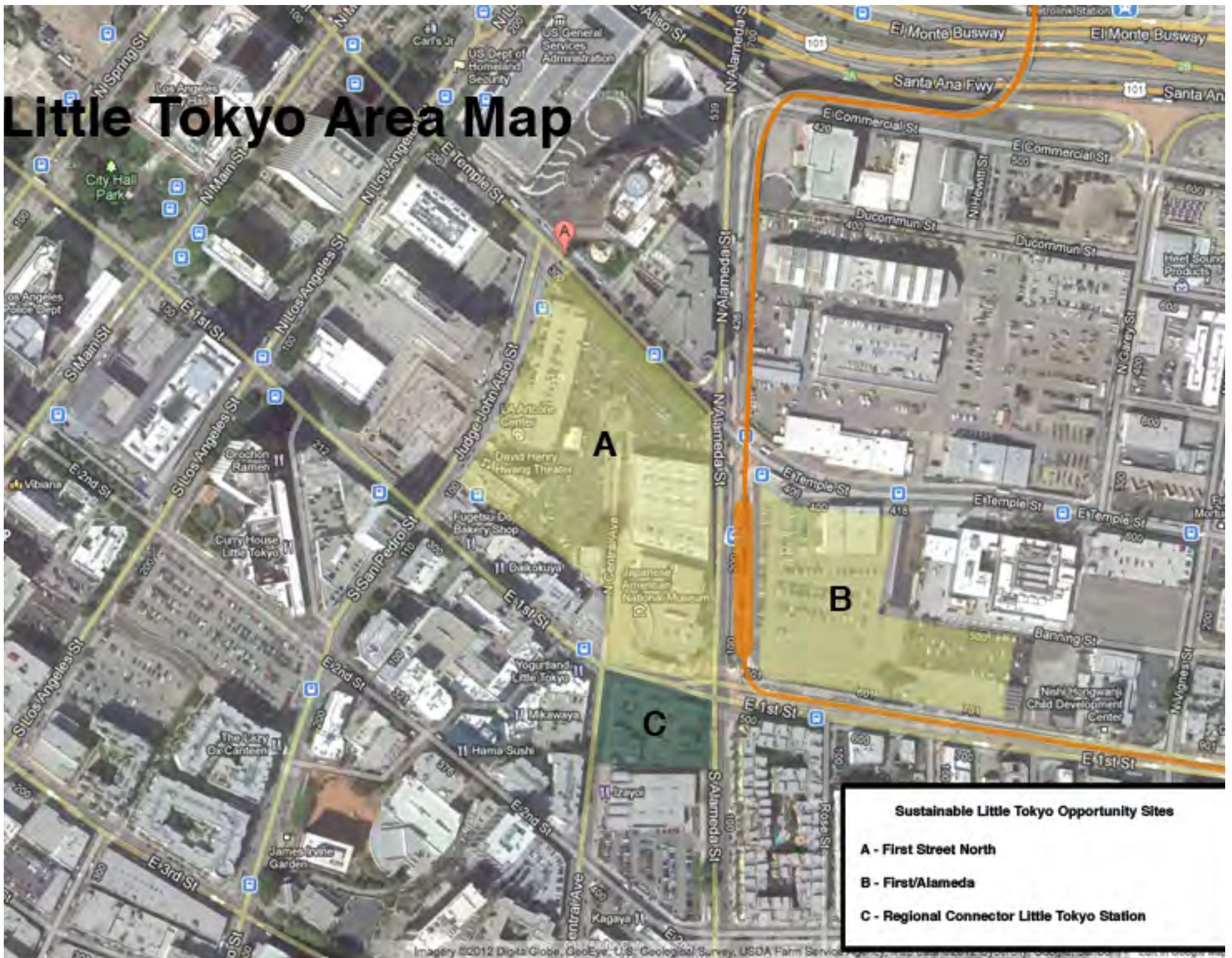


# SUSTAINABLE LITTLE TOKYO

## Project Goal

To 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.

# Little Tokyo Area Map



**Sustainable Little Tokyo Opportunity Sites**

- A - First Street North**
- B - First/Alameda**
- C - Regional Connector Little Tokyo Station**

# PROJECT SPONSORS



Little Tokyo Community Council



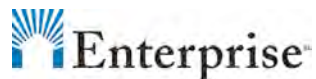
LTSC Community Development Corporation



Natural Resources Defense Council



Local Initiatives Support Corporation



Enterprise Community Partners

# RESOURCE TEAM

Mithun – Lead Urban Designer/Architect

Mike Okamoto – Local Architect

Puttman Infrastructure – Energy and Infrastructure Engineer

Global Green USA – Green Urbanism Consultant

Keyser Marston – Real Estate Economist

ELP Advisors – Real Estate Consultant

# PROJECT TIMELINE

Spring 2012	Initial Conversations
Spring 2013	Annual LTCC Meeting Assemble resource team Create Task Force
Summer 2013	Task Force Meetings x 3 Define project goal Define Sustainability Synthesize Previous Community Planning
Sept 2013	Community Forum

# 20 YEARS OF PLANNING

- 1994  
CRA Opportunities Inventory (1994)  
Central Avenue Art Park (2002)  
LTCC Parker Center Task Force Community Vision (2003)  
City of Los Angeles Community Workshop Report (2003)
  - 2004  
"Defining Cultural Preservation" (2004)  
Community Planning and Design Workshop (2004)  
CRA Planning and Design Guidelines (2005)  
1st/Alameda RFP (2007)
  - 2008  
1st/Alameda Nikkei Center Concept Proposal (2008)  
"Tomorrow's Little Tokyo" (2008)  
First Street North BOE/LTCC Design Charrette (2011)  
First Street North LA City BOE Final proposal (2012)  
Regional Connector EIR (2012)
  - 2013  
Little Tokyo Community Design Overlay (2013)  
Regional Connector Station site planning (2013)  
1 pager on significance of Atomic CafŽ/Troy CafŽ (2013)  
Cool Japan Concept Study (2013)
- Other Downtown Plans
- Los Angeles Downtown Development Strategy (2003)
  - Project Restore: First Street Now (2005)
  - Uncommon Ground: An Introduction to the Los Angeles Arts District (2003)
  - Uncommon Ground: Imagining a Future for the Arts District (2011)
  - Union Station Master Plan and Community Linkages Planning (2013)



# THEMES AND ASPIRATIONS

Preserve Little Tokyo's Historic and Cultural Identity

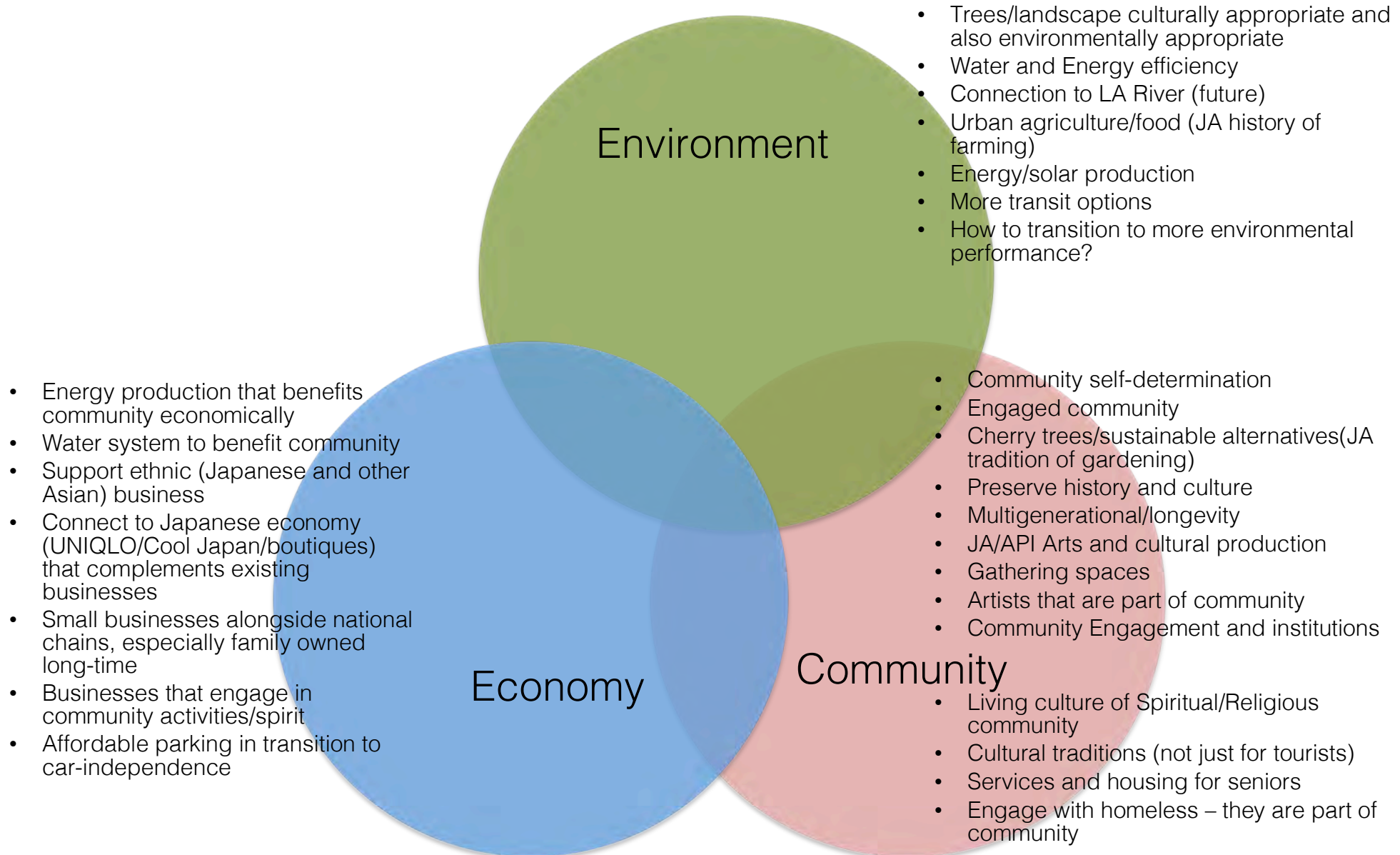
Serve as a Multicultural and Multigenerational Destination

Rebuild a Complete Neighborhood

Maintain a Strong Social and Community Fabric

... “Eco”...???

# What is a Sustainable Little Tokyo?



# ***Sustainable Little Tokyo***

Community Forum  
Schedule of Activities  
September 27-29

## **DAY 1: Friday, September 27**

**Goal: Begin to gather community ideas**

<b>10:30-11:30am</b> Description:	<b>Task Force Meeting</b>	Far East Building	
	Task Force and Resource Team check-in on preparation for Forum. <u>Closed to the public.</u>		
<b>12-2pm</b> Description:	<b>Welcome Lunch</b>	Koyasan Buddhist Temple	(Lunch Provided)
	Public invited to start forum over lunch.		
<b>2-6pm</b> Description:	<b>Interactive Workshops</b>	Koyasan Buddhist Temple	(Refreshments Provided)
	Open range of interactive activities to gather community input. Topical conversation and listening stations, multimedia activities, educational exhibits. <u>Participants free to drop by anytime and stay any length of time.</u>		
<b>3-4:30pm</b> Description:	<b>**Business Focus Group**</b>	Koyasan Buddhist Temple	(Refreshments Provided)
	Targeted invitation to small business owners/property owners, facilitated conversation, and access to open interactive activities. Concurrent to workshop activities. <u>Invitations and outreach targeted through LTBA, BID, and JCCCSC, and open to public.</u>		
<b>6pm</b>	<b>Informal Cocktail Hour</b>	Location TBD	

### ***Interactive Workshop Activities to include:***

- Interact with design and resource team*
- Share ideas for Little Tokyo on Community Identity, Development, Mobility, Water and Habitat, Energy and Materials*
- Write "Postcards" from Sustainable Little Tokyo*
- Learn more about the Regional Connector, LEED-ND, and more*

# ***Sustainable Little Tokyo***

Community Forum  
Schedule of Activities  
September 27-29

## **DAY 2: Saturday, September 28**

Goal: Continue listening phase and draft 3 vision scenarios

**9:30am-1pm**

Description:

### **Interactive Workshops**

Union Center for the Arts (Refreshments Provided)

Open range of interactive activities to gather community input. Topical conversation and listening stations, multimedia activities, educational exhibits. Outdoor visits to site locations.  
Participants free to drop by anytime and stay any length of time.

**9:30am**

Description:

### **\*\*Senior Residents Focus Group\*\***

Union Center for the Arts (Refreshments Provided)

Targeted invitation to senior residents, facilitated conversation, and access to open interactive activities. Concurrent to workshop activities.  
Invitations and outreach targeted through LTSRA, and open to public.

**11am**

Description:

### **\*\*Youth Focus Group\*\***

Union Center for the Arts (Refreshments Provided)

Targeted invitation to young leaders, facilitated conversation, and access to open interactive activities. Concurrent to workshop activities.  
Invitations and outreach targeted through identified youth organizations, and open to public.

**1pm-4pm**

Description:

### **Closed Working Session**

Far East Building

Resource team working session to draft 3 vision scenarios. Closed to the public.

**4-5:30pm**

Description:

### **Task Force Meeting**

Far East Building

Share progress on scenarios, make adjustments for public presentation. Closed to the public.

**6-7:30pm**

Description:

### **Community Presentation**

Tateuchi Democracy Forum

Public invited to hear progress on scenarios, gather feedback, listen for consensus on preferred scenario.

**8pm**

### **Informal Cocktail Hour**

Location TBD

# ***Sustainable Little Tokyo***

Community Forum  
Schedule of Activities  
September 27-29

## **DAY 3: Sunday, September 29** Goal: Refine preferred vision scenario

**9:30am-1pm**

Description:

**Closed Working Session**

Far East Building

Resource team working session to refine preferred scenario. Closed to the public.

**1:30-3:30pm**

Description:

**Community Open House**

Nishi Hongwanji Temple (Refreshments Provided)

Share progress on preferred vision scenario and gather feedback.

**4-5pm**

Description:

**Task Force Meeting**

Far East Building

Wrap up and discuss next steps. Closed to the public.

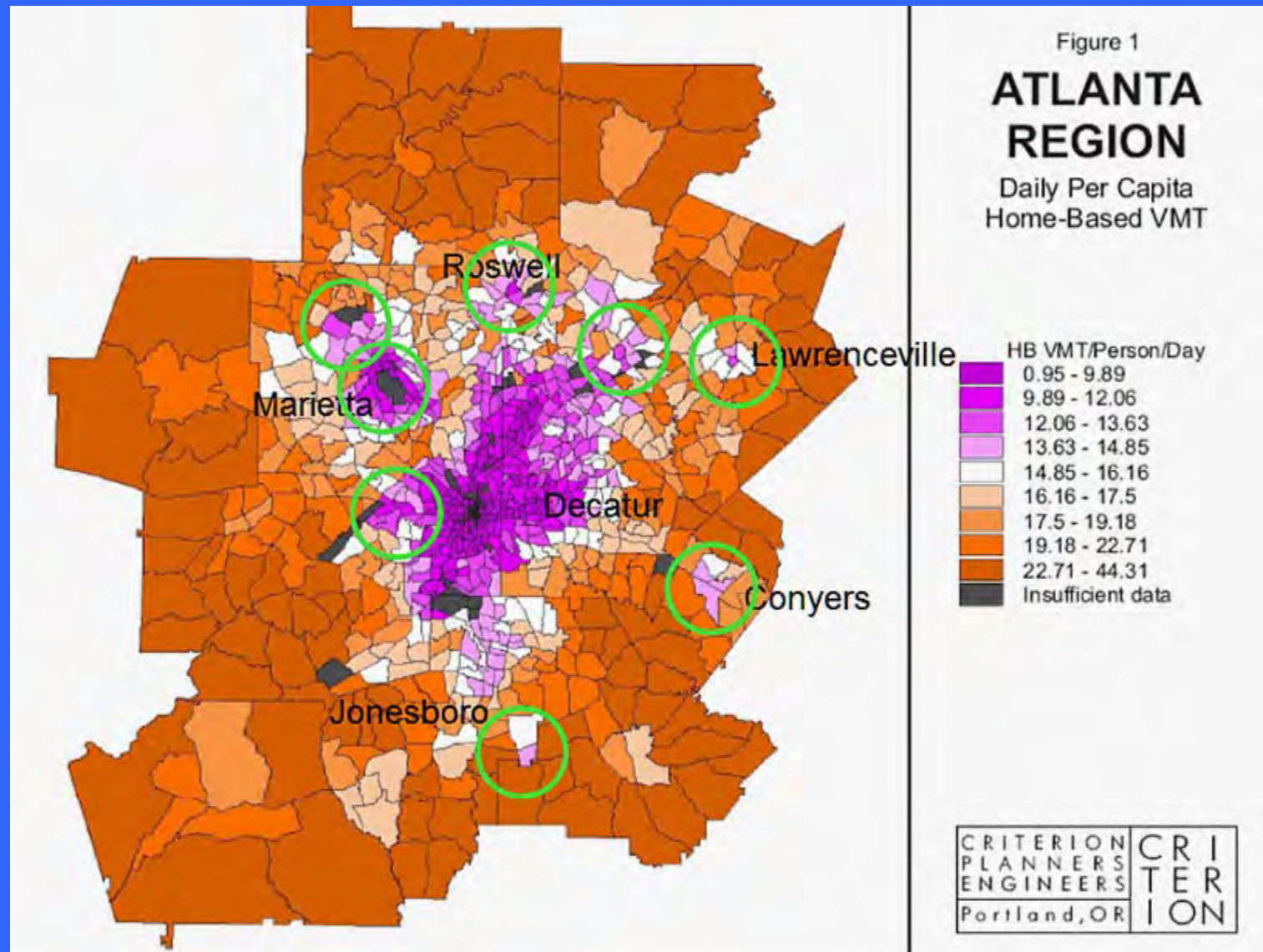
# Sustainability Opportunity in Little Tokyo: A Green Neighborhood





# The makings of a sustainable community

# Where: Location, Location, Location





# Strong Public Transit

Homes near strong transit generate **only half the peak-hour auto trips** that are otherwise predicted



# But Avoid Sensitive Areas



# What: Neighborhood Design



Rendering of South Lincoln and Mariposa, Mithun

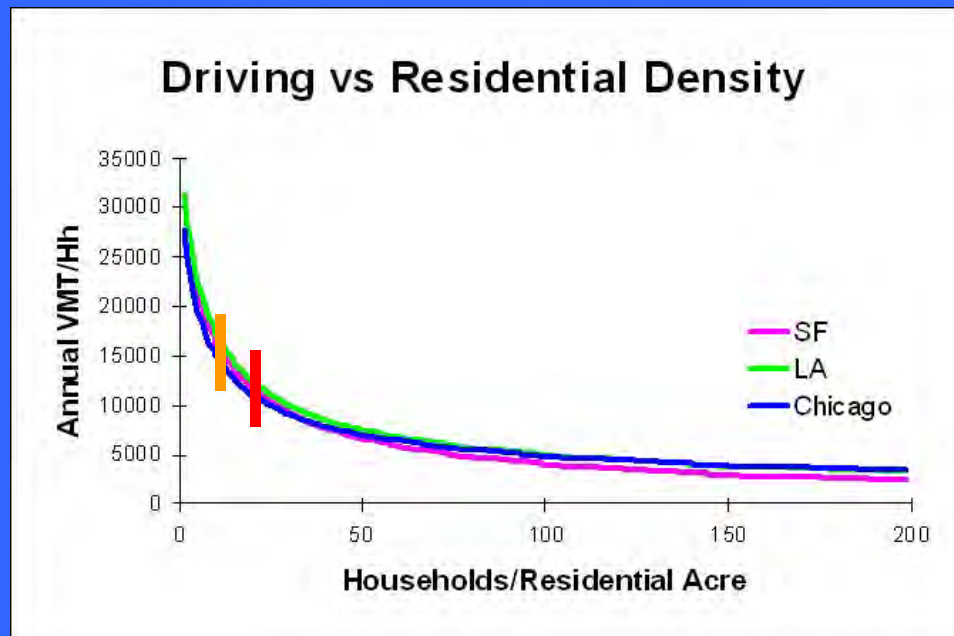
# 1. Create Walkable Density



10 homes/ac



22 homes/ac

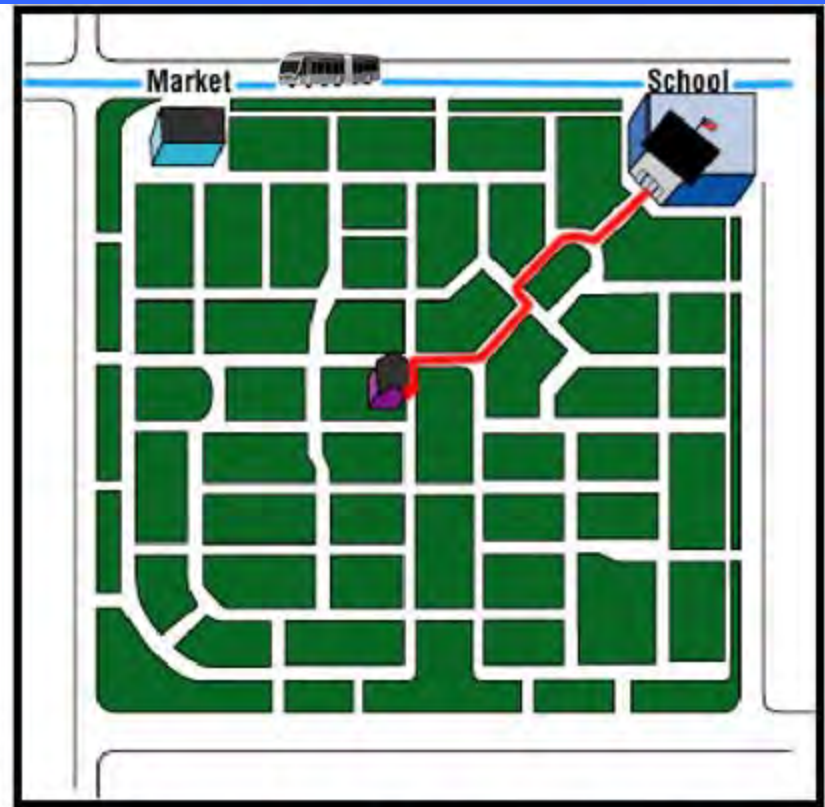


# 2. Connected Streets

The strongest indicator of **walking**  
2d strongest indicator of driving



Driving-only transportation pattern



Walkable connected transportation network

# 3. Things to Walk To



- Nearby shops **increase walking 25%**
- Residents of mixed-use neighborhoods **weigh 10 lbs less** than residents of sprawl

# 4. Diverse Housing Types, Prices







# How: Green Infrastructure & Buildings



# 1. Energy & Water Efficiency



# 2. Preservation & Adaptation



# 3. Stormwater & Wastewater Management



# A FRAME FOR GREEN NEIGHBORHOODS: LEED for Neighborhood Development



- **Where:** smart location & linkage
- **What:** neighborhood pattern & design
- **How:** green infrastructure & buildings





# Enterprise®

Helping Little Tokyo harness tomorrow's  
opportunity today

---

Experience at your service to make your plan work



KEYSER MARSTON ASSOCIATES

PUTTMAN  
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Estolano LeSar Perez  
ADVISORS LLC

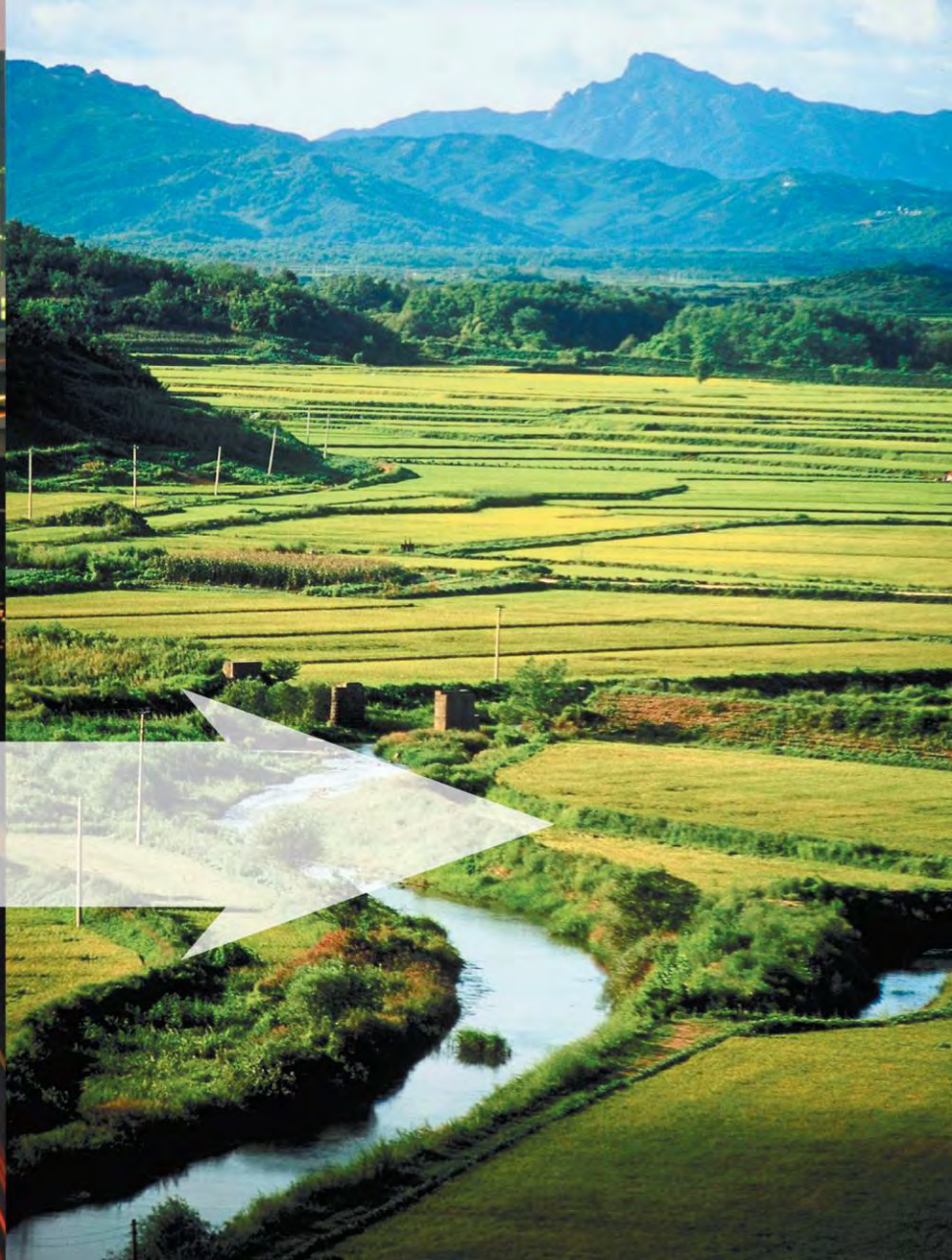


# Little Tokyo Opportunities: Achieving Sustainability

Erin Christensen Ishizaki, AIA, LEED-AP ND  
Associate Principal, Mithun

John Ellis, AIA, RIBA, Parnter, Mithun









**Water Treatment**

- 1. Vegetated Roofs
- 2. Stormwater Planters
- 3. Cistern Silos
- 4. Plaza Storage
- 5. Rockbed Cisterns
- 6. Below-Grade Cistern

**Passive Building Design**

- 7. Solar screens on South & West Facades
- 8. PV Panels on Canopies
- 9. Double Skin Membrane
- 10. Shaded Balconies

**Renewable Energy**

- 11. Concentrated Solar Power Plant
- 12. Solar Thermal Collectors
- 13. Off-site Wind Power

**Other**

- 14. Food Production
- 15. Habitat Enhancement

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# SUSTAINABLE COMMUNITIES



**1. Green Community, Buildings, & Infrastructure**



**2. Strengthen Identity, Beauty, & Character**



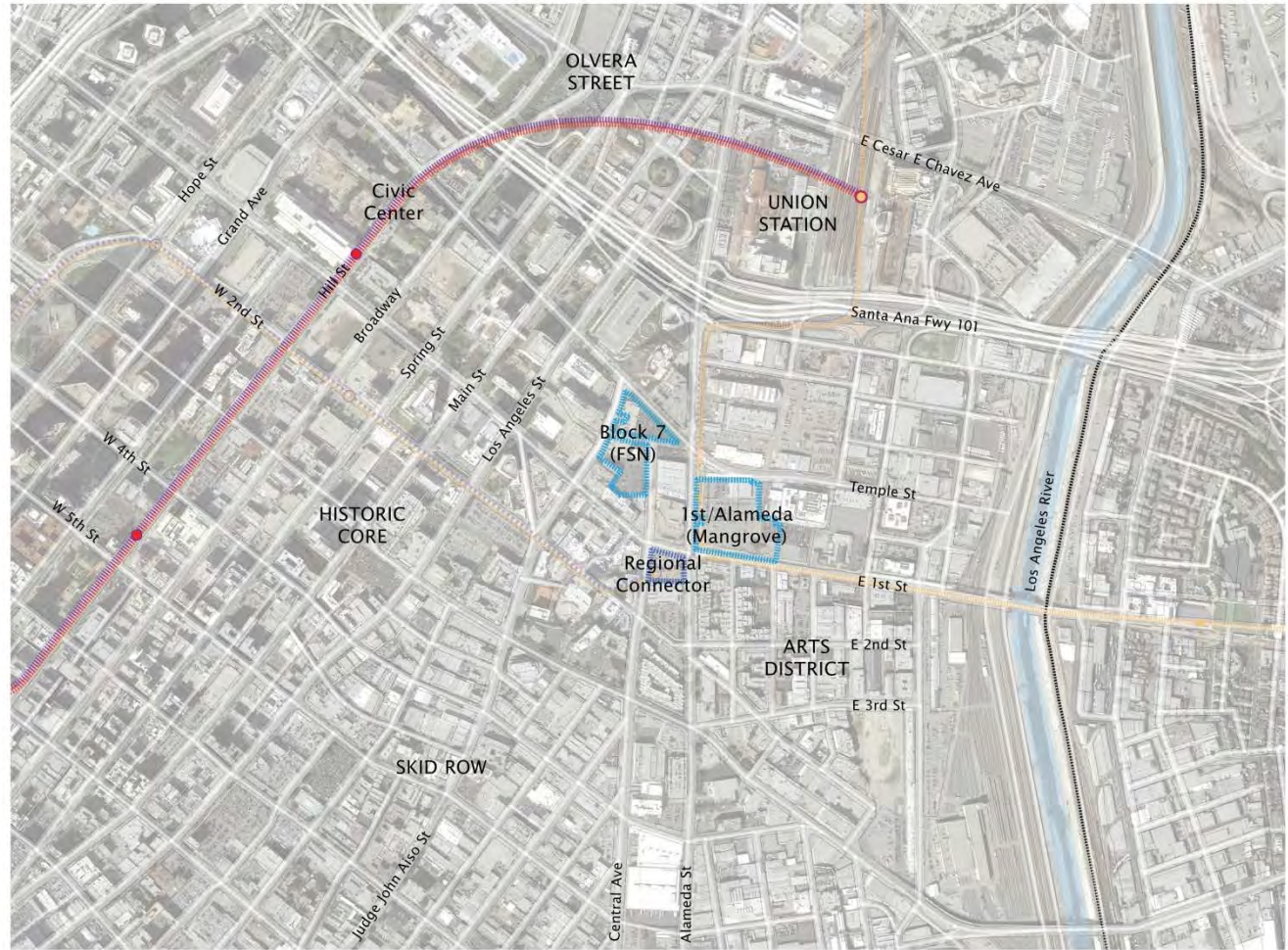
**3. Support Equitable Access, Networks, & Interaction**









## The Opportunity

# Little Tokyo Context Map

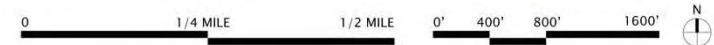
Notes and Information



## Key

-  Opportunity Sites
-  Metro GOLD line
-  Proposed GOLD line
-  Metro RED line
-  Metro PURPLE line
-  Proposed BLUE line

## A Sustainable Little Tokyo



The Opportunity  
Regional Connector and Sustainable Development



Sustainable Little Tokyo



# Little Tokyo Site Map

Notes and Information

## Key

-  Opportunity Sites
-  Metro GOLD line
-  Proposed GOLD line
-  Metro RED line
-  Metro PURPLE line
-  Proposed BLUE line
-  Rapid BRT Bus
-  Limited Express Bus
-  Local CBD Bus
-  Los Angeles River
-  Street Centerline



## A Sustainable Little Tokyo

The Opportunity  
Market and neighborhood (LISC)



# Little Tokyo Area Map



**Little Tokyo TOD Study Sites**

- A - First Street North**
- B - First/Alameda TOD site**
- C - Regional Connector site**



# Goals:

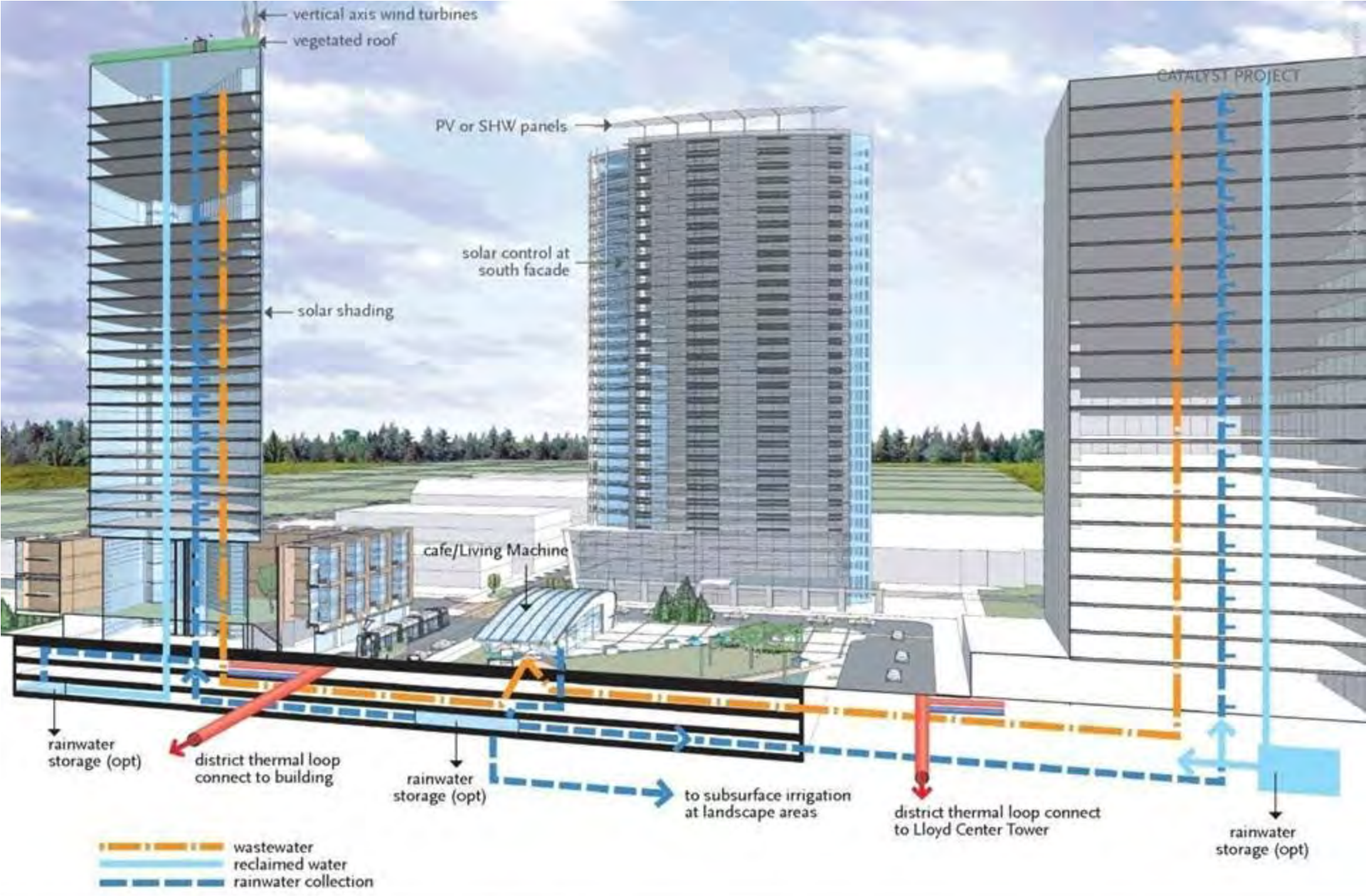
- **Respect for the unique cultural and historical heritage** of Little Tokyo
- A **Vibrant** community that meets the needs of all
- A **Thriving and Sustainable** local economy that balances residents and visitors
- A **Walkable and Connected** neighborhood



# Implementing Sustainability Concepts







Lloyd Crossing Sustainable Urban Design Plan  
Portland, OR

# State Center Baltimore, MD

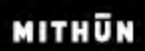




Stephanie Bower

State Center

Watercolor Rendering by Stephanie Bower

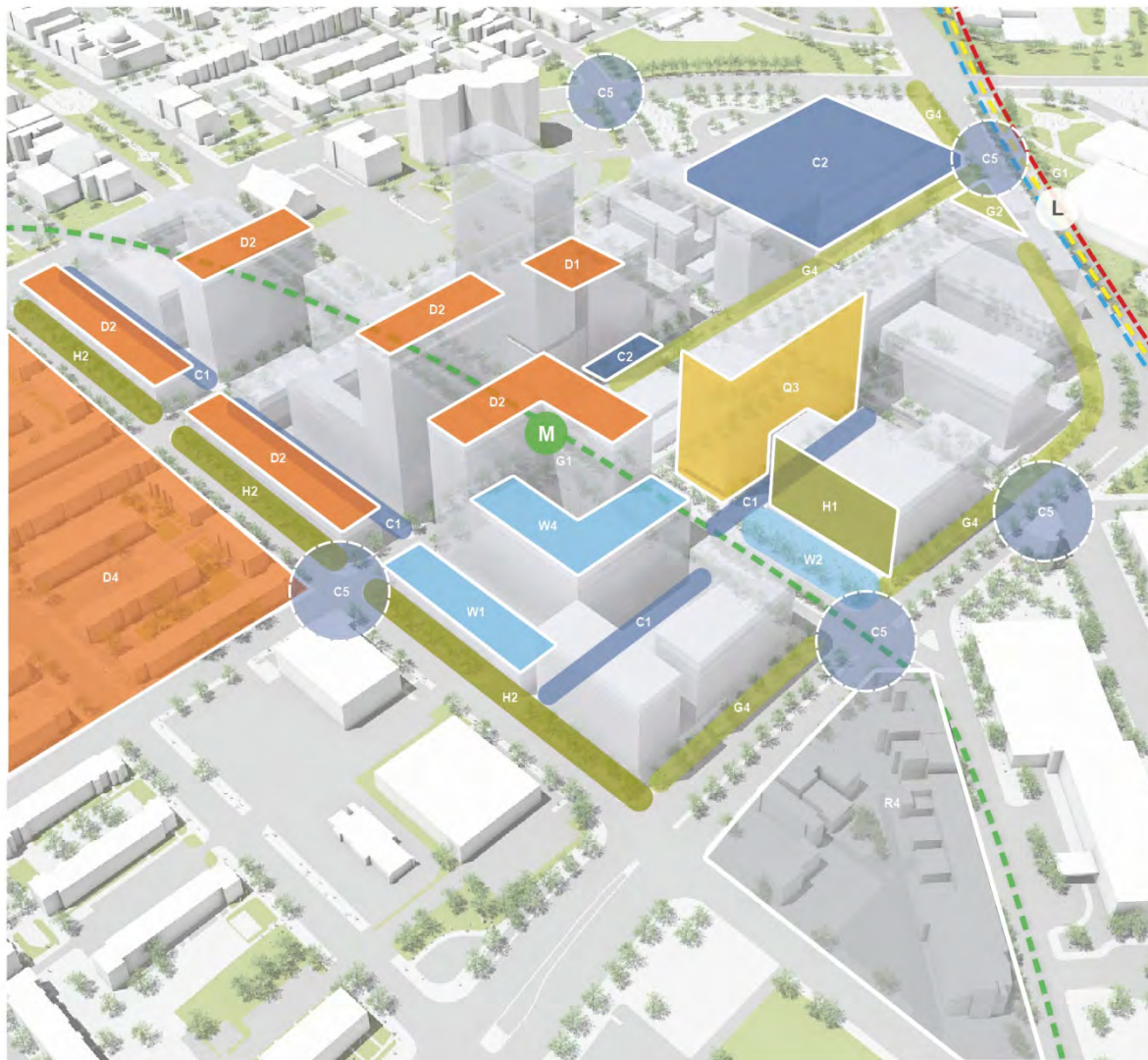




MITHUN / Stephanie Bower, Architecture

State Center

MITHUN



## DISTRICT ENERGY AND ENERGY EFFICIENCY

- D1 BIOMASS FUEL AT CENTRAL PLANT
- D2 PHOTOVOLTAIC POWER GENERATION
- D3 GROUND SOURCE HEAT PUMP
- D4 POTENTIAL DISTRICT HEATING SYSTEM EXPANSION
- D5 PORTFOLIO OF DISTRICT-WIDE COMPONENTS



## INTERIOR ENVIRONMENTAL QUALITY

- Q1 HEALTHY MATERIAL CHOICES
- Q2 NATURAL VENTILATION
- Q3 NATURAL DAYLIGHTING
- Q4 HIGH EFFICIENCY FILTRATION



## RECYCLING AND WASTE

- R1 WASTEWATER TREATMENT
- R2 COMPOSTING FACILITIES
- R3 WASTE REDUCTION POLICIES AND PROCUREMENT
- R4 GRAYWATER COLLECTION FROM ADJACENT PARCELS
- R5 LITTER MANAGEMENT



## GREEN MOBILITY

- G1 TRANSIT HUB: METRO, LIGHT RAIL AND BUS
- G2 BIKE RENTAL DEPOT AND BIKE LANES
- G3 HYBRID CAR SHARE AND SCOOTER RENTAL
- G4 PEDESTRIAN FRIENDLY STREETSCAPE
- G5 NEXUS FOR HERITAGE AND BIKE TRAILS
- G6 RIDESHARE NETWORK ONLINE



## HEALTHY WATER QUALITY

- W1 VEGETATED ROOFS AND WALLS
- W2 BIO-SWALES
- W3 PERVIOUS PAVING
- W4 WATER COLLECTION FROM ROOFS
- W5 CISTERNS



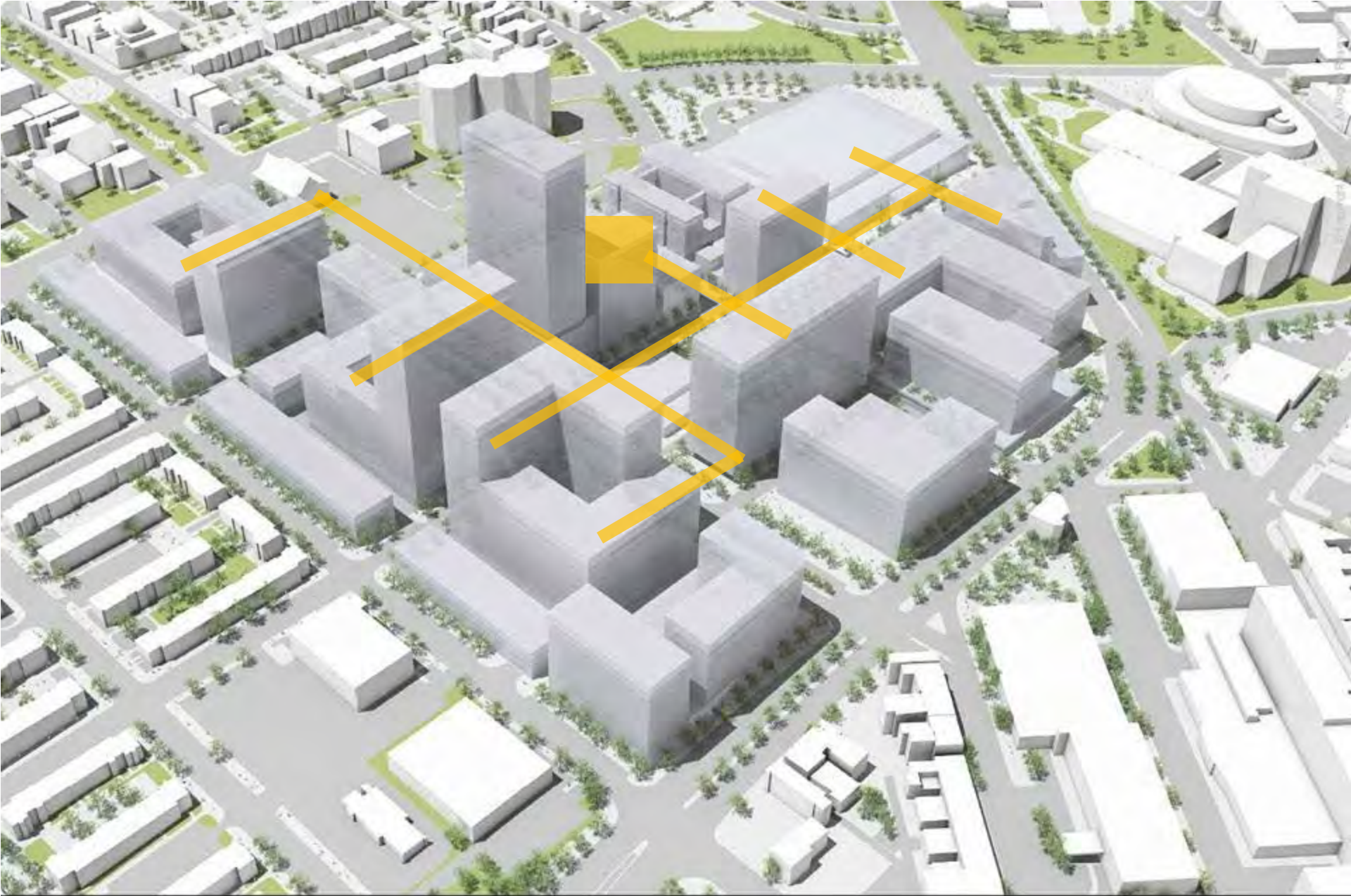
## URBAN HABITAT AND AGRICULTURE

- H1 VERTICAL URBAN AGRICULTURE
- H2 TREE CANOPY REPLACEMENT
- H3 NATIVE AND DROUGHT TOLERANT PLANTING
- H4 HEALTHY SOILS



## COMMUNITY CONNECTIONS

- C1 "WOONERFS" CONNECTING BLOCKS
- C2 NEW PARKS, PUBLIC SPACES AND RECREATIONAL FACILITIES
- C3 RETAIL TO AUGMENT NEIGHBORHOOD STORES
- C4 EDUCATIONAL OPPORTUNITIES FOR COMMUNITY
- C5 IMPROVE PEDESTRIAN CONNECTIONS TO ADJACENT NEIGHBORHOODS



Full Buildout



Full Buildout

# Mariposa District

## Denver, CO





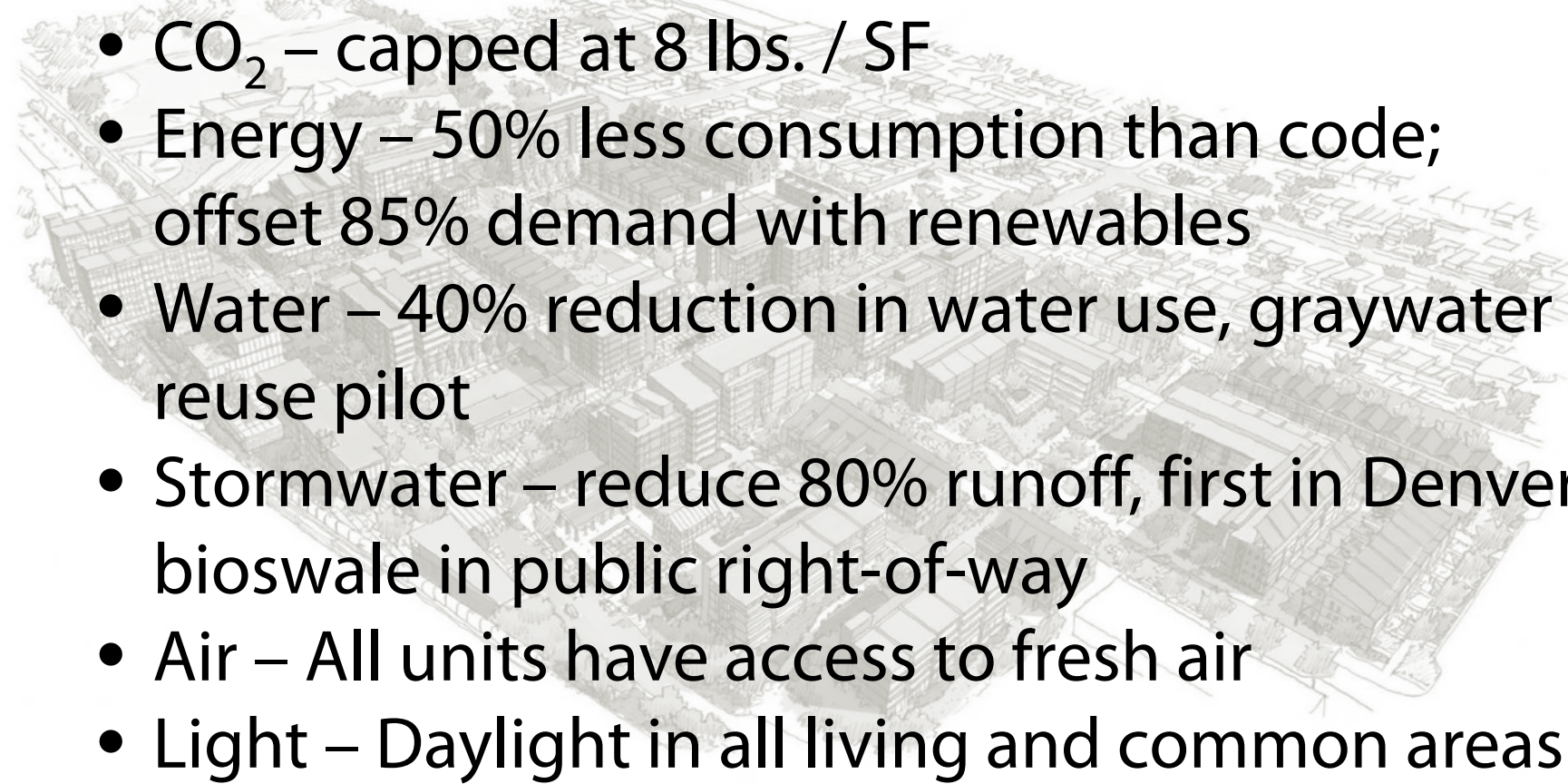


# Mariposa Redevelopment Master Plan

Denver, CO



# ENVIRONMENTAL SUSTAINABILITY



- LEED-ND Gold & Enterprise Green Communities
- CO<sub>2</sub> – capped at 8 lbs. / SF
- Energy – 50% less consumption than code; offset 85% demand with renewables
- Water – 40% reduction in water use, graywater reuse pilot
- Stormwater – reduce 80% runoff, first in Denver bioswale in public right-of-way
- Air – All units have access to fresh air
- Light – Daylight in all living and common areas

# SOCIAL COHESION PARKS, COMMUNITY GATHERING, ART



10th & Osage  
Light Rail Station

Environmental Stewardship and Social Cohesion  
Food access, sustainable agriculture, and social cohesion



Success to date: Tapiz Mural and integration of art  
Social Cohesion, Public Infrastructure

# Epler Hall, PSU

## Portland, OR





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PSU Epler Hall  
Portland, Oregon



PSU Epler Hall

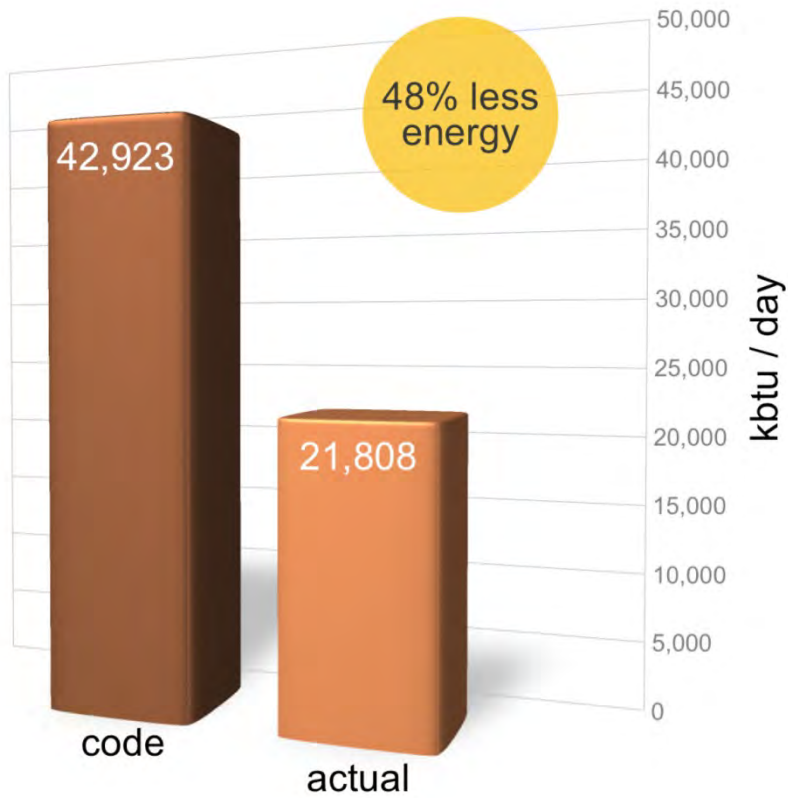


PSU Epler Hall  
Portland, Oregon

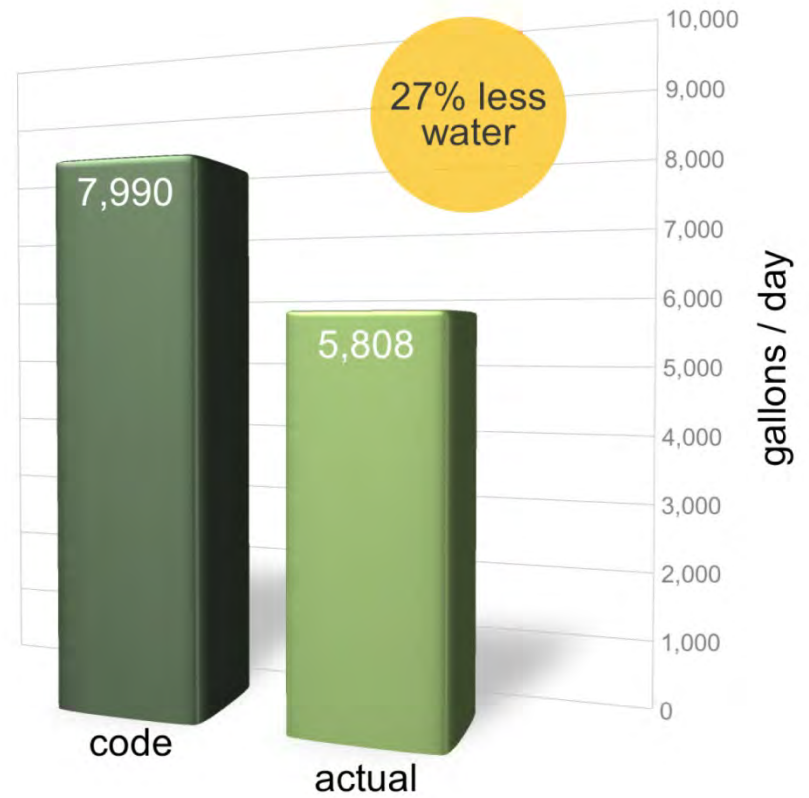




PSU Epler Hall  
Sustainable Section



Energy Use

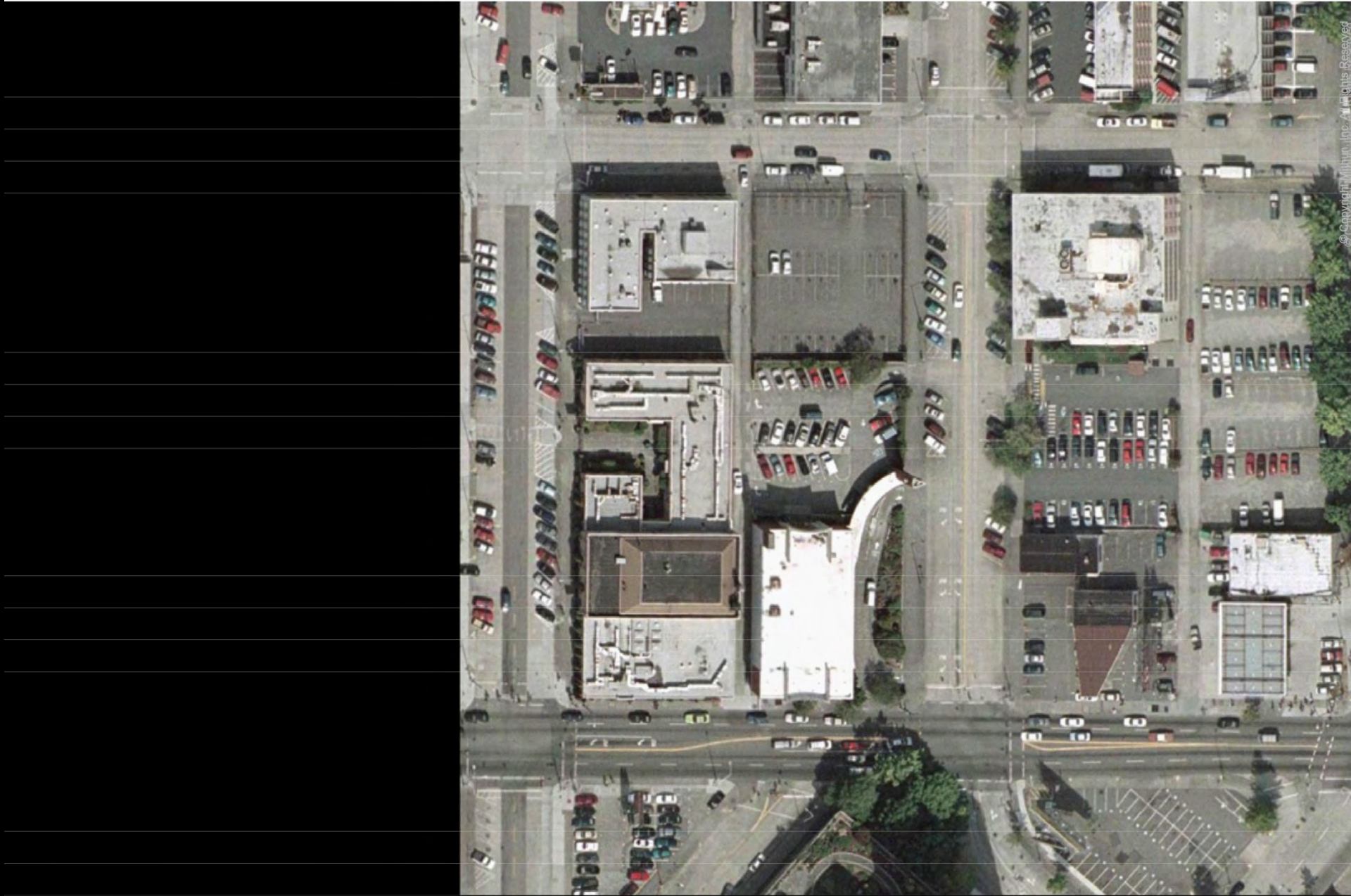


Water Use

# Taylor 28

## Seattle, WA





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Taylor 28  
Seattle, WA

MITHUN

Private



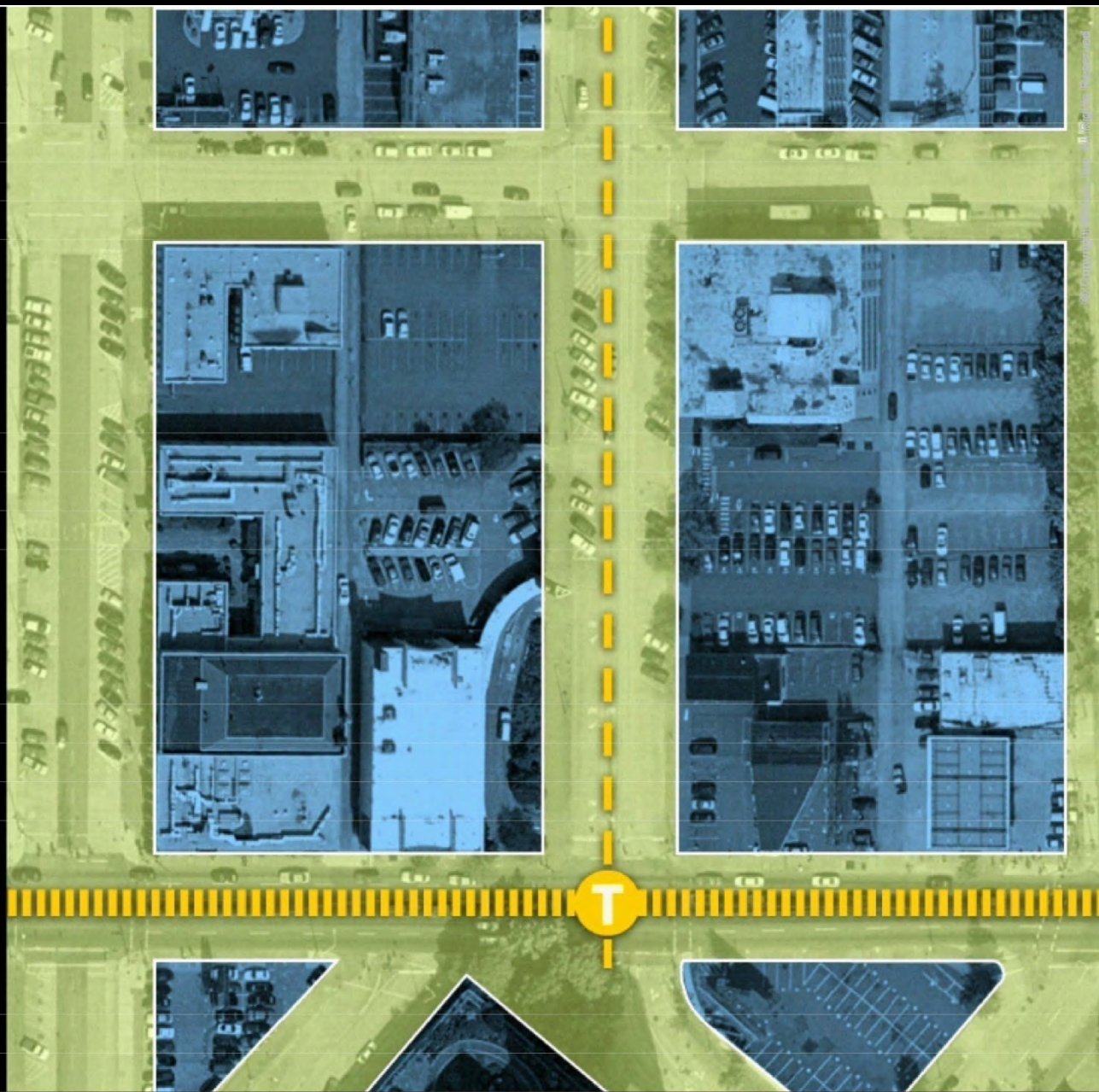
Taylor 28  
Seattle, WA

# Public

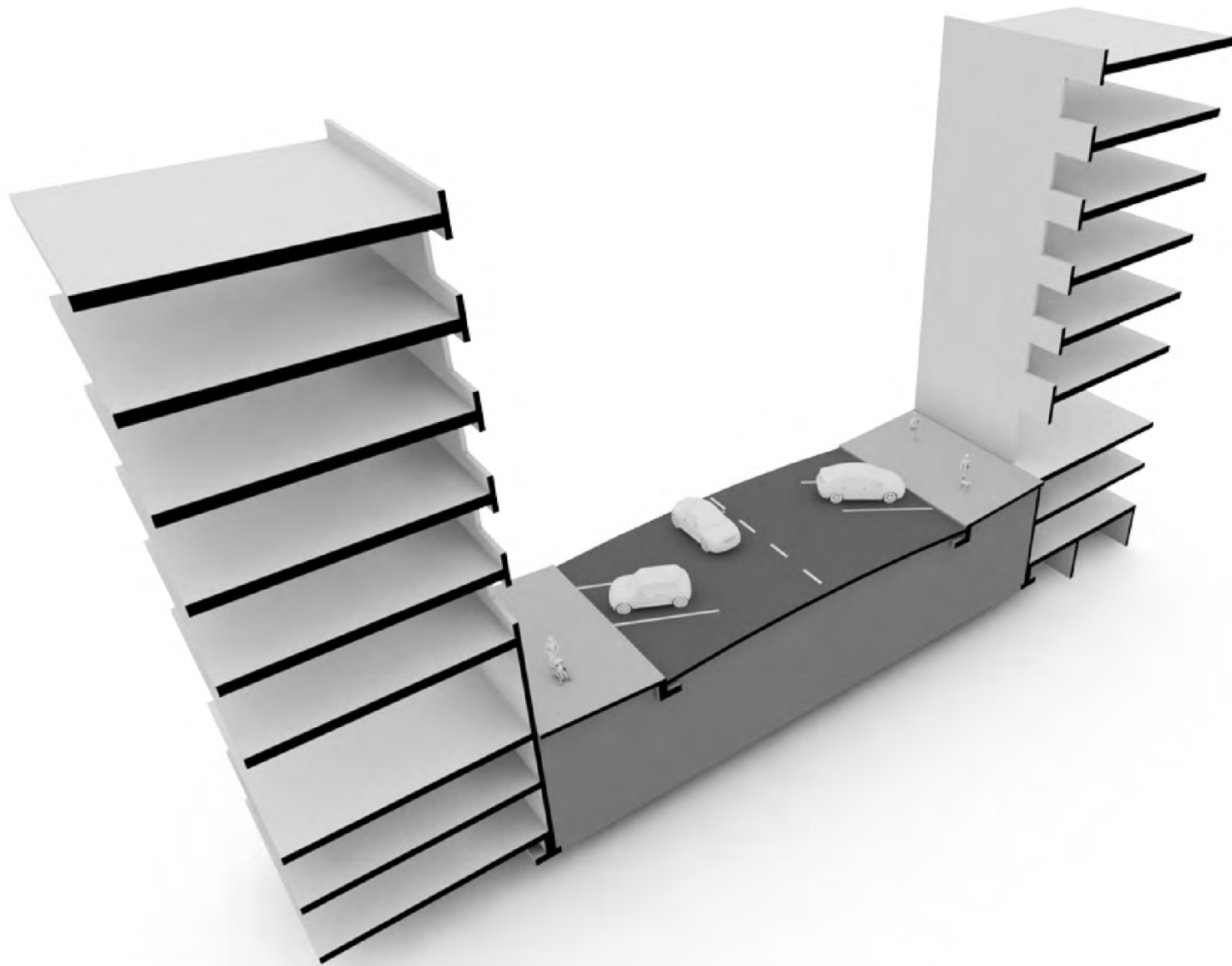


Taylor 28  
Seattle, WA

# Private + Public

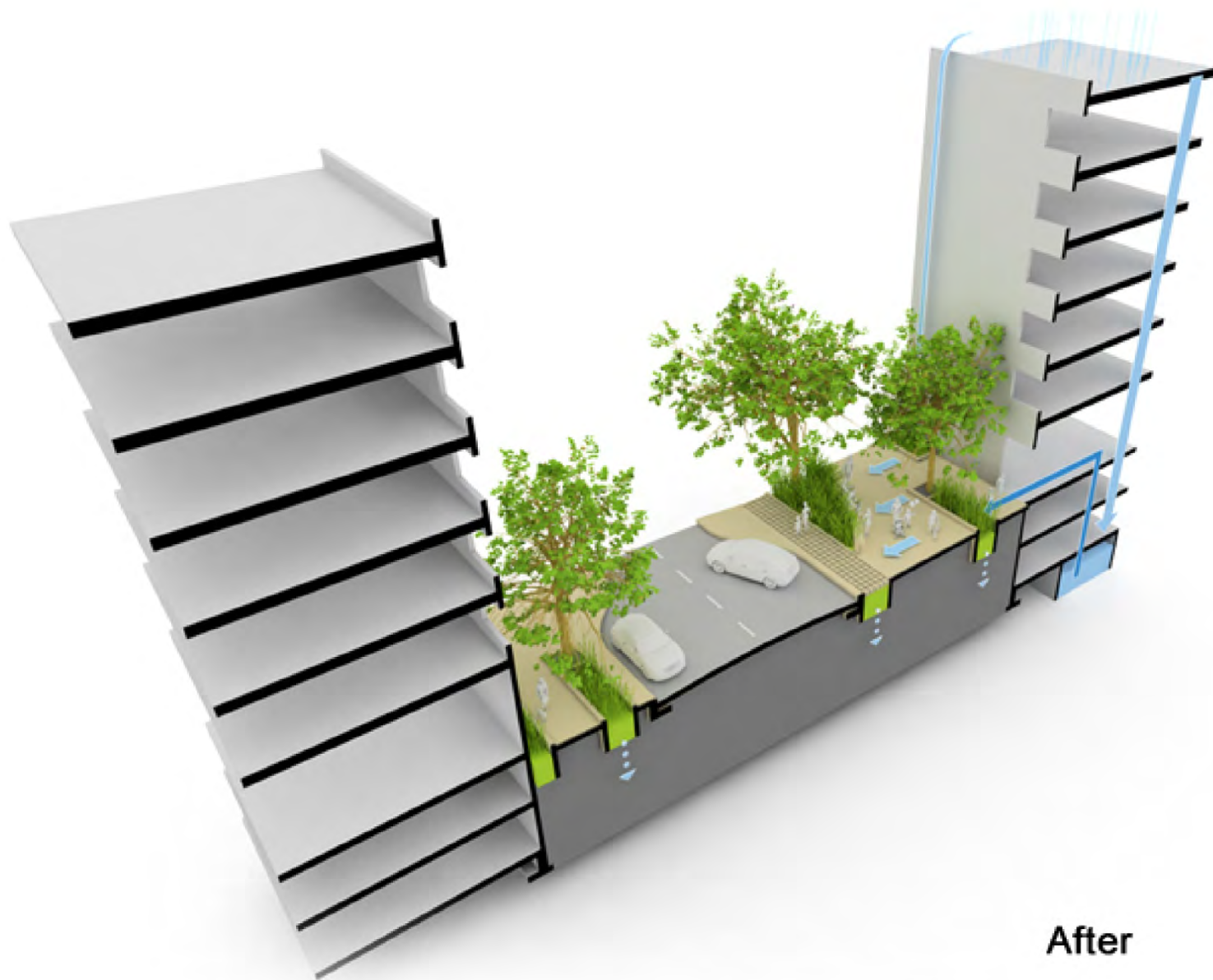


Taylor 28  
Seattle, WA



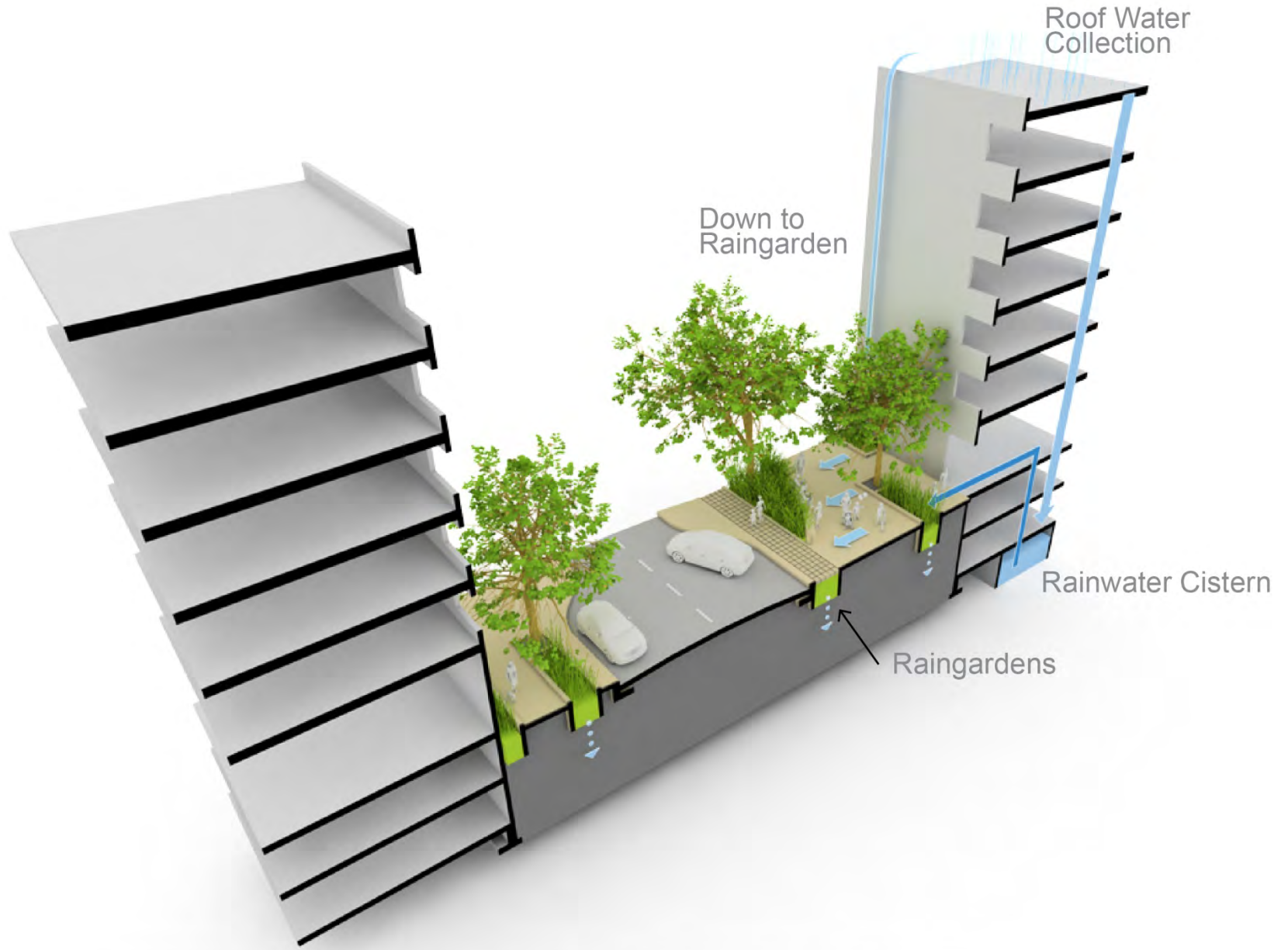
Taylor 28  
Street Section - Before





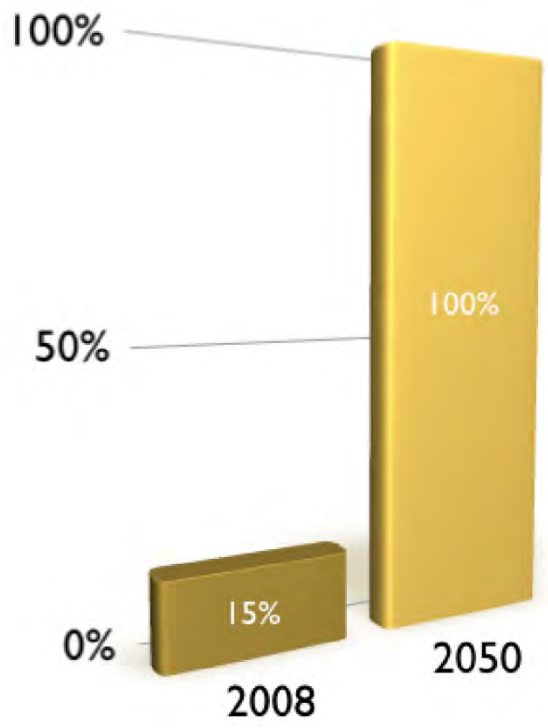
After

Taylor 28  
Street Section - After

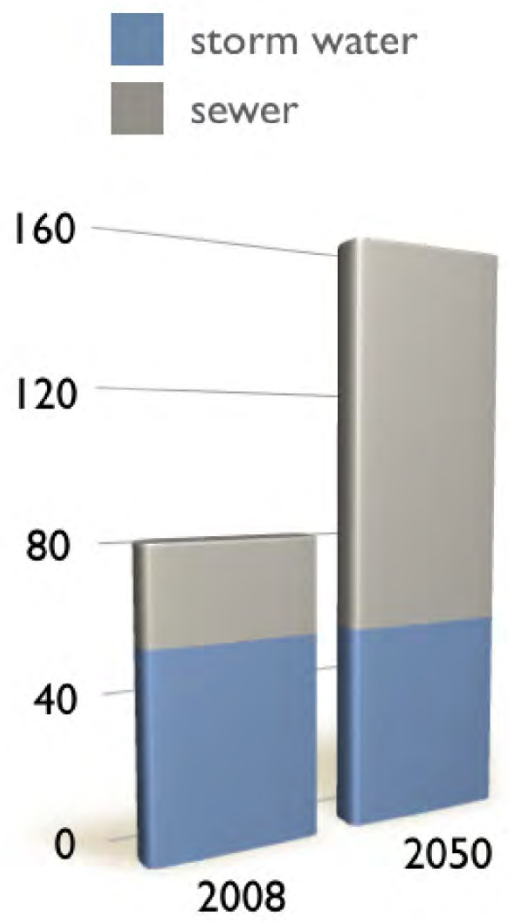


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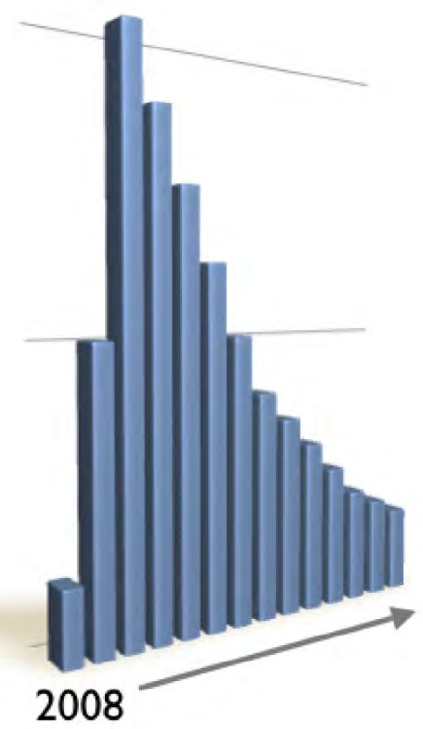
Taylor 28  
Street Section - Water Retention



Population

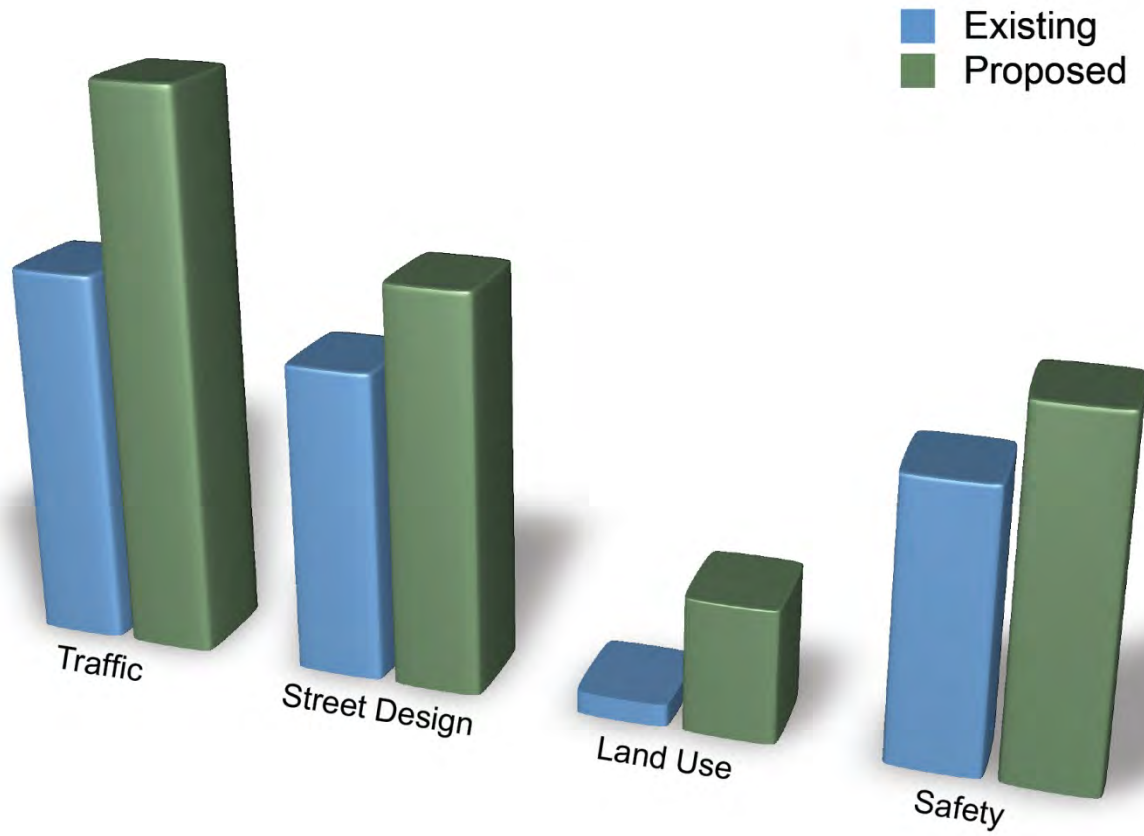


Combined Storm/Sewer  
in millions of gallons/yr



Irrigation Demand  
over time

# Taylor Ave.





Taylor 28  
Seattle, WA



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Taylor 28  
Seattle, WA

# Brower Center / Oxford Plaza

## Berkeley, CA





David Brower Center and Oxford Plaza  
Berkeley, CA







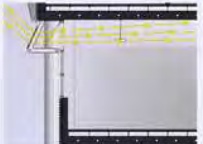
### 1 DISPLACEMENT VENTILATION



Displacement ventilation system, supplied from raised floor stratifies the air, pushing the stale air up to the ceiling instead of mixing the stale air with the fresh air. Ventilation demand is based on CO2 monitor readings.

Operable windows further reduce the need for mechanical ventilation.

### 2 LIGHT REDIRECTING GLASS



Light redirecting glass bounces daylight deep into space, helping to achieve a 100% daylight space without increasing floor to ceiling height.

### 3 RADIANT COOLING



Radiant hydronic heating/cooling tubes in structural slabs provide energy efficient heating and cooling.

### 4 SOLAR POWER



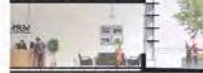
South-facing PV Panels generate energy while shading windows from direct beam sunlight.

### 5 LIGHT SHELVES



Light Shelves bounce daylight deep into spaces, helping to achieve a 100% daylight space, while shading windows from direct sunlight.

### 6 DAYLIT SPACES



100% daylight space achieved with tall floor to ceiling heights and large windows.





David Brower Center

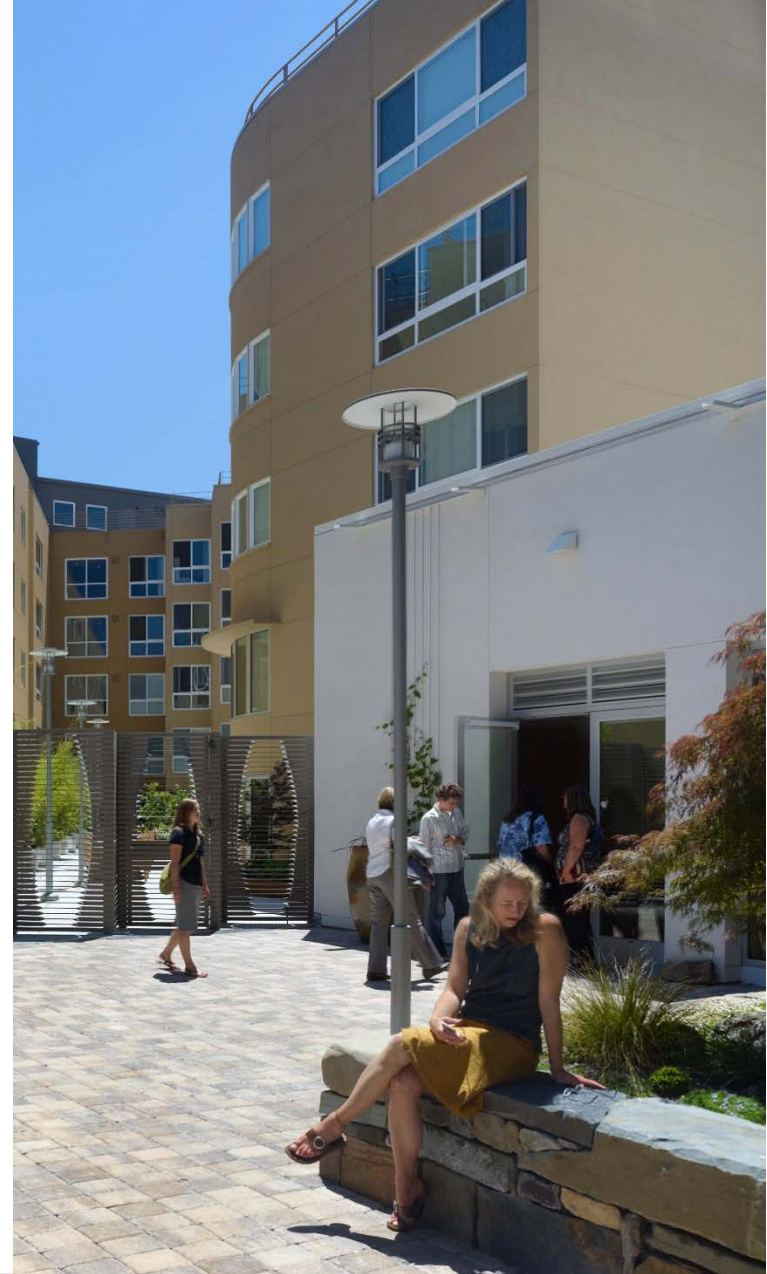


Sustainable Little Tokyo

MITHŪN



Courtyard



# Mosler Lofts

## Seattle, WA



- 1) Future Proofed for Photovoltaic Panels
- 2) Natural Daylighting & Views in all Units
- 3) High Performance Window Wall and Glazing System
- 4) Water Conserving Fixtures
- 5) Regional Material Use
- 6) High Efficiency Chiller Unit no CFC's
- 7) High Efficiency Elevator System
- 8) High Efficiency Boilers
- 9) Rooftop Recreation Areas
- 10) Green Roof
- 11) Energy Star Appliances
- 12) Use of Certified Wood
- 13) Enhanced Commissioning Systems
- 14) Underground Parking
- 15) Flex Car
- 16) Bicycle Storage & Changing Area
- 17) Stormwater Management
- 18) CO2 Monitoring
- 19) Recycling Collection & Storage Area
- 20) Evapo-transpiration
- 21) Swale / Water Infiltration



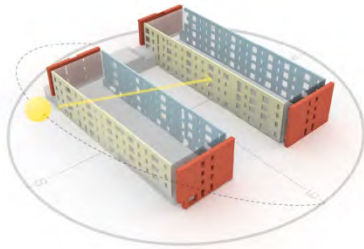


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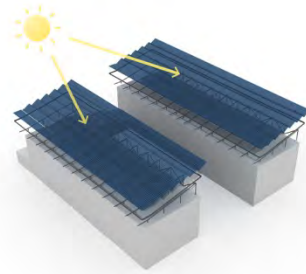
# South Quarter

## Minneapolis, MN

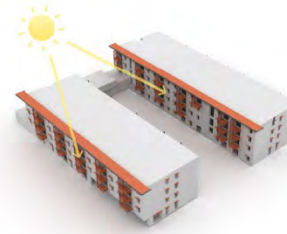




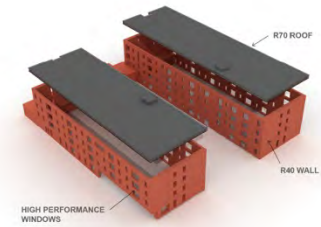
ORIENTATION



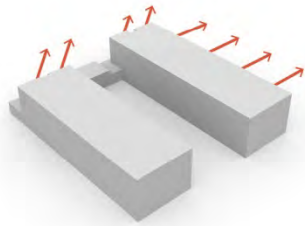
PV & SOLAR THERMAL PANELS



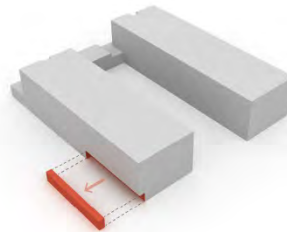
SUN SHADING



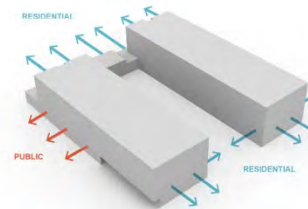
HIGH PERFORMANCE ENVELOPE



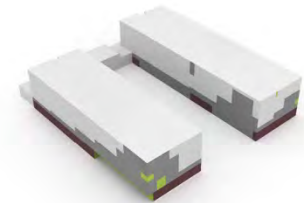
CITY VIEWS



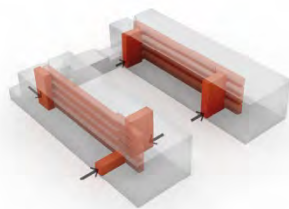
ENTRY ARTICULATION & URBAN CORNER



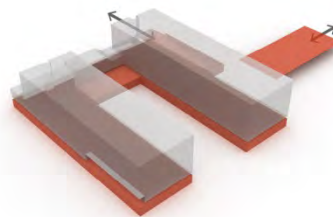
STREET ACTIVATION



MATERIAL ARTICULATION



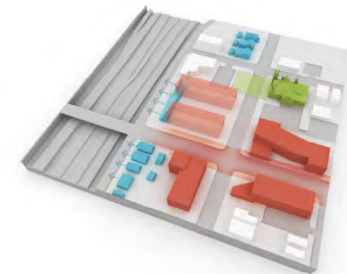
CIRCULATION



PARKING



EXTERIOR OPEN SPACE



URBAN CONTEXT





- |                                       |                                       |
|---------------------------------------|---------------------------------------|
| 1 Pedestrian-Friendly Franklin Avenue | 9 Play Space                          |
| 2 Sun-Shading                         | 10 Rain Garden & Low-Impact Landscape |
| 3 Super Insulated Envelope            | 11 High-Performance Windows           |
| 4 Future PV & Solar Thermal           | 12 Low Emmissivity Roof               |
| 5 High-Efficiency Condensing Units    | 13 Rapidly Renewable Materials        |
| 6 Energy Recovery Ventilation Unit    | 14 Urban Agriculture                  |
| 7 Efficient Lighting & Equipment      | 15 Rain Water Harvesting              |
| 8 Parking                             | 16 Storm Water Management             |

# South Quarter Phase VI Development Perspective

Rendering by Mithun



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South Quarter Phase VI Development  
Minneapolis, Minnesota

# Measuring Sustainability and Tracking Progress





# LOS ANGELES 2030 DISTRICT

About

News

District Goals

Member Resources

Prospective Members

Multimedia

Contact



The Los Angeles 2030 District is a groundbreaking high-performance building district in downtown Los Angeles that aims to dramatically reduce environmental impacts of facility construction and operations.

[More >](#)



# LEED® for Neighborhood Development

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Smart Location & Linkage



Neighborhood Pattern & Design



Green Infrastructure & Buildings

USGBC

LEED ND  
Metric Categories

MITHUN



## Criteria Checklist

- 1 Integrative design
- 2 Location + Neighborhood Fabric
- 3 Site improvements
- 4 Water conservation
- 5 Energy Efficiency
- 6 Materials beneficial to the environment
- 7 Healthy Living Environment
- 8 Operations + Maintenance



USGBC & Living Futures Institute

IMAGINE a building designed and constructed to function as elegantly and efficiently as a flower.



Living Futures Institute





Clinton Climate Initiative

Climate Positive Community

## Health Impact Assessment



### HEALTHY COMMUNITY DESIGN

Fact Sheet Series

Health impact assessment (HIA) is commonly defined as “a combination of procedures, methods, and tools by which a policy, program, or project may be judged as to its potential effects on the health of a population, and the distribution of those effects within the population” (1999 Gothenburg consensus statement).

HIA can be used to evaluate objectively the potential health effects of a project or policy before it is built or implemented. It can provide recommendations to increase positive health outcomes and minimize adverse health outcomes. A major benefit of the HIA process is that it brings public health issues to the attention of persons who make decisions about areas that fall outside of traditional public health arenas, such as transportation or land use.

#### Major Steps

The major steps in conducting an HIA include

- screening (identify projects or policies for which an HIA would be useful),
- scoping (identify which health effects to consider),
- assessing risks and benefits (identify which people may be affected and how they may be affected),
- developing recommendations (suggest changes to proposals to promote positive or mitigate adverse health effects),
- reporting (present the results to decision-makers), and
- evaluating (determine the affect of the HIA on the decision process).

HIAs are similar in some ways to environmental impact assessments (EIAs), which are mandated processes that focus on environmental outcomes such as air and water quality. However, unlike EIAs, HIAs can be voluntary or regulatory processes that focus on health outcomes such as obesity, physical inactivity, asthma, injuries, and social equity. An HIA encompasses a heterogeneous array of qualitative and quantitative methods and tools. Rapid HIAs can be completed in a few days or weeks; full HIAs may require months to complete. The decision to conduct a rapid or a full HIA is often determined by the available time and resources.

Numerous HIAs have been performed in Europe, Canada, and elsewhere. Some countries have mandated HIA as part of a regulatory process; others have used it in on a voluntary basis. In the United States, interest in the topic is growing, with HIA work being performed by the University of California, Los Angeles, the San Francisco Department of Public Health, and CDC. In October 2004, the Robert Wood Johnson Foundation and CDC hosted a workshop of domestic and international HIA experts in Princeton to identify the steps needed to move the field of HIA forward in the United States. A summary of the workshop is available at <http://ajph.aphapublications.org/cgi/reprint/96/2/262.pdf>.

(Continued on next page)

National Center for Environmental Health  
Division of Emergency and Environmental Health Services



CS276341

# A Heathy Community

-  Sustainable Sites
-  Water Efficiency
-  Energy & Atmosphere
-  Materials & Resources
-  Indoor Environmental Quality
-  Locations & Linkages
-  Awareness & Education
-  Innovation in Design
-  Regional Priority

# THE SUSTAINABLE SITES INITIATIVE™




ONE  
PLANET  
COMMUNITIES®

 zero carbon

 zero waste


 sustainable transport

 local and sustainable materials

 local and sustainable food

 sustainable water

 natural habitats and wildlife

 culture and heritage

 equity and fair trade

 health and happiness

# Performance Areas



