

## 4. DESIGN PROPOSALS

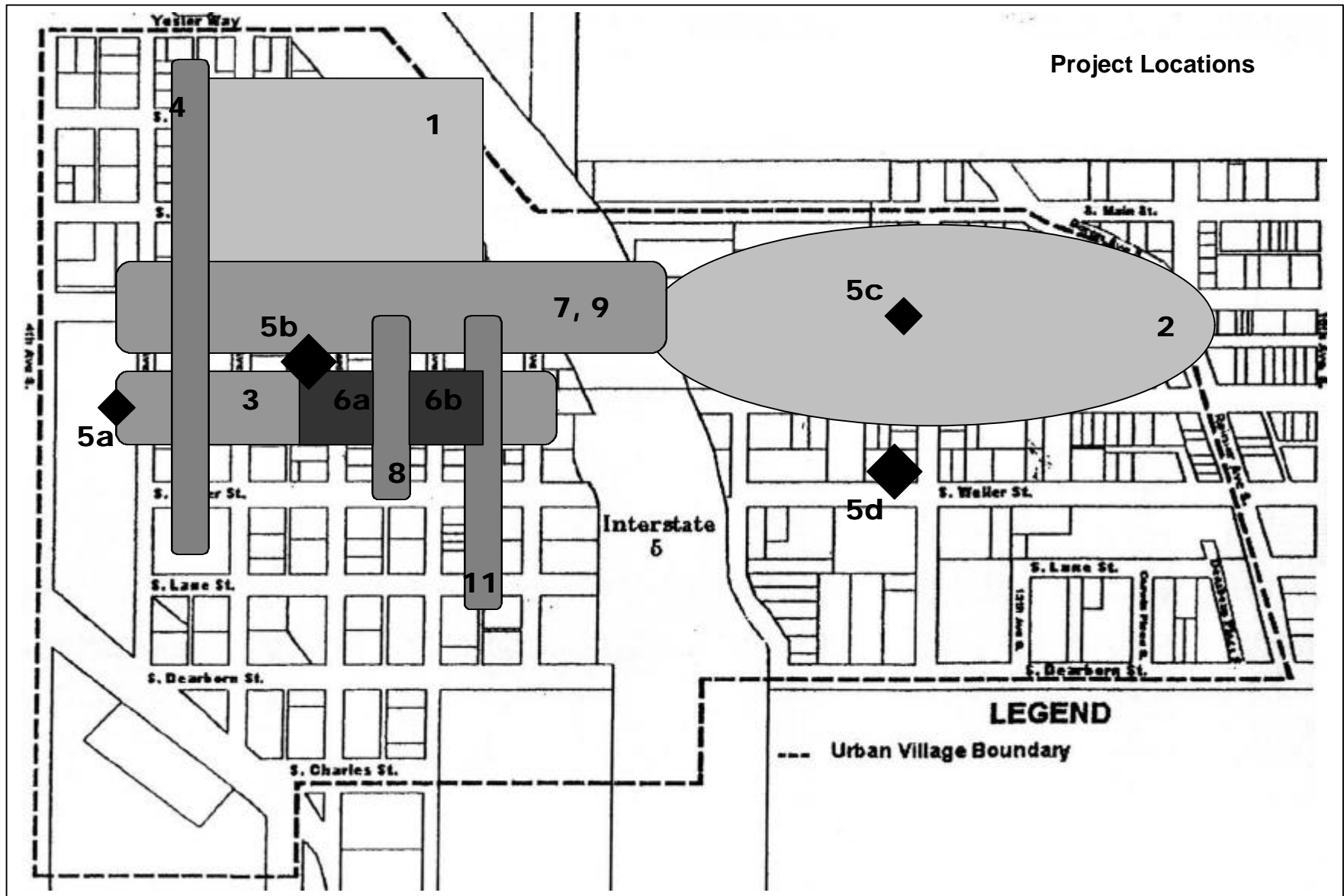
### Overview

This chapter presents the eleven proposals developed individually by the students. The proposed projects range in scales, locations and response to specific issues in the community. In terms of scale, the projects range from the design of selected intersections to an urban design guideline for an entire area of the neighborhood. In terms of location, the projects vary from a focus on Little Saigon to pocket sites throughout the entire District. In all the projects, the students were required to address issues and concerns as identified in the interviews and site survey (See next page). The final products respond to a diversity of issues ranging from concern for the supply of family housing to the revitalization of the alleyway as a social and community open space. The range of projects reflects the rich and diverse urban design opportunities present in the District. While the proposals focus on improvement of physical conditions in the District, many also have direct implications for social functions and economic development opportunities. Capable of being adopted by various community organizations, they offer opportunities for the local community organizations to become actively involved in the planning and design process.

4. Design Proposals

Student Name	Design Proposal	Street Livability: Safety, Walkability, Socializing	Community and Place Identities	Balancing Commercial and Neighborhood Needs	Green Open Space and Urban Ecology	Development Guideline: Building Compatibility
Nathalie Abcede	<b>1. Urban Families Enclave</b>	Secondary	Primary	Primary	Primary	Primary
Ellen Fitzsimmons	<b>2. Little Saigon Design Guideline</b>	Primary	Primary	Primary	Primary	Primary
Sunny Ho	<b>3. Street as Symbolic Landscape</b>	Primary	Primary	Secondary	Primary	Primary
Kristin Kildall	<b>4. Go Hing Festival Alley</b>	Primary	Primary	Primary	Secondary	Primary
Peter T-H. Lau	<b>5. Urban Incubators</b>	Primary	Primary	Primary	Primary	Secondary
Trent Lloyd	<b>6. Intersections as Courtyards</b>	Primary	Primary	Primary	Secondary	Primary
Anna O'Connell	<b>7. Jackson Street: Rethinking Urban Open Space</b>	Primary	Primary	Secondary	Primary	Primary
Carolyn Salisbury	<b>8. Maynard Artisans' Alley</b>	Primary	Primary	Secondary	Secondary	Secondary
Jan Satterthwaite	<b>9. Jackson Street: Engaging the Narrative Landscape</b>	Primary	Primary	Secondary	Primary	Secondary
Douglas Shaw	<b>10. Pattern Language for Community Self-made Design</b>	Secondary	Primary	Primary	Primary	Secondary
Gretchen Stromberg	<b>11. Alley as Living Space</b>	Primary	Secondary	Primary	Primary	Secondary

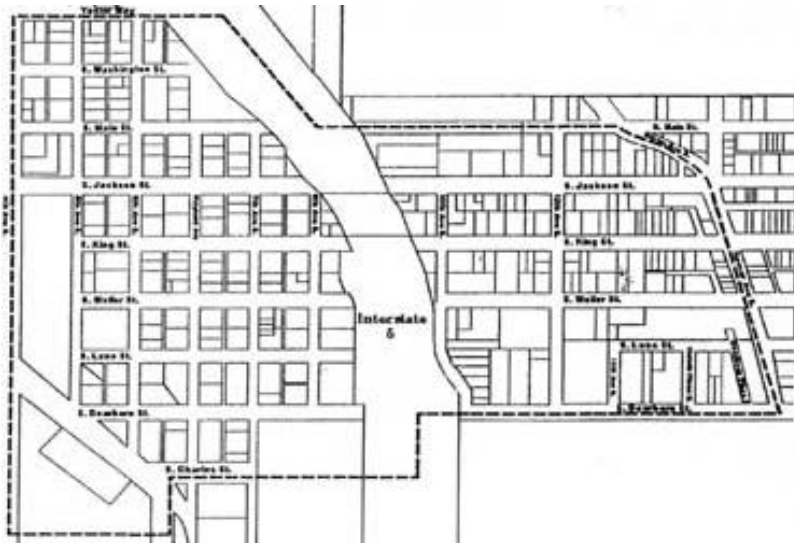
= Primary
  = Secondary



(Map source: Chinatown/International District Strategic Plan, 1998)

## Urban Families Enclave

Nathalie Abcede



- Family housing in urban areas
- High density
- Amenities to make it an appropriate place for the entire family
- Complements and enhances surrounding neighborhood

The *Urban Families Enclave* design proposal addresses the need for family housing in the District. It is high-density housing in an urban setting with amenities and other design features to make it a more desirable place for families to live. It is also designed to complement and enhance the existing District landscape. The project focuses on the Northwest part of the District where there is a significant amount of vacant land available for development. Situated uphill from the rest of District, if fully developed, the new buildings would have significant impact on the character and views of the neighborhood. Therefore, careful arrangement to balance the multiple needs is important.

### Family Housing

1. Street-level accessibility for 30% of units
2. Housing units face the street when possible
3. Rear access to alleys, courtyards and other public spaces
4. Courtyards and playgrounds for every 50 units
1. Fund established for continuing neighborhood projects and maintenance

### Neighborhood Elements

1. Sidewalks widened and planted with a tree canopy
2. Open spaces preserved around housing
3. Some on street parking reserved for residents
1. Crosswalks put in around housing to make area safer for children

### Complementing & Enhancing the District

1. Height and bulk restrictions to preserve appearance of Nippon Kan Theater
2. Buildings proposed over 100' feet tall reviewed for shadow and wind effects
1. Proposals reviewed to ensure adequate open space

### Family Housing Elements

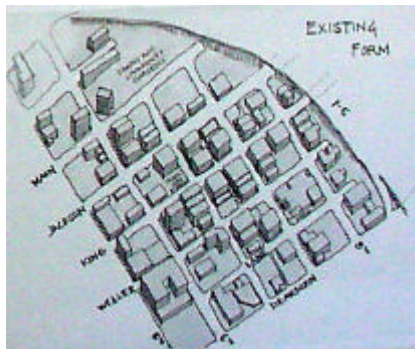
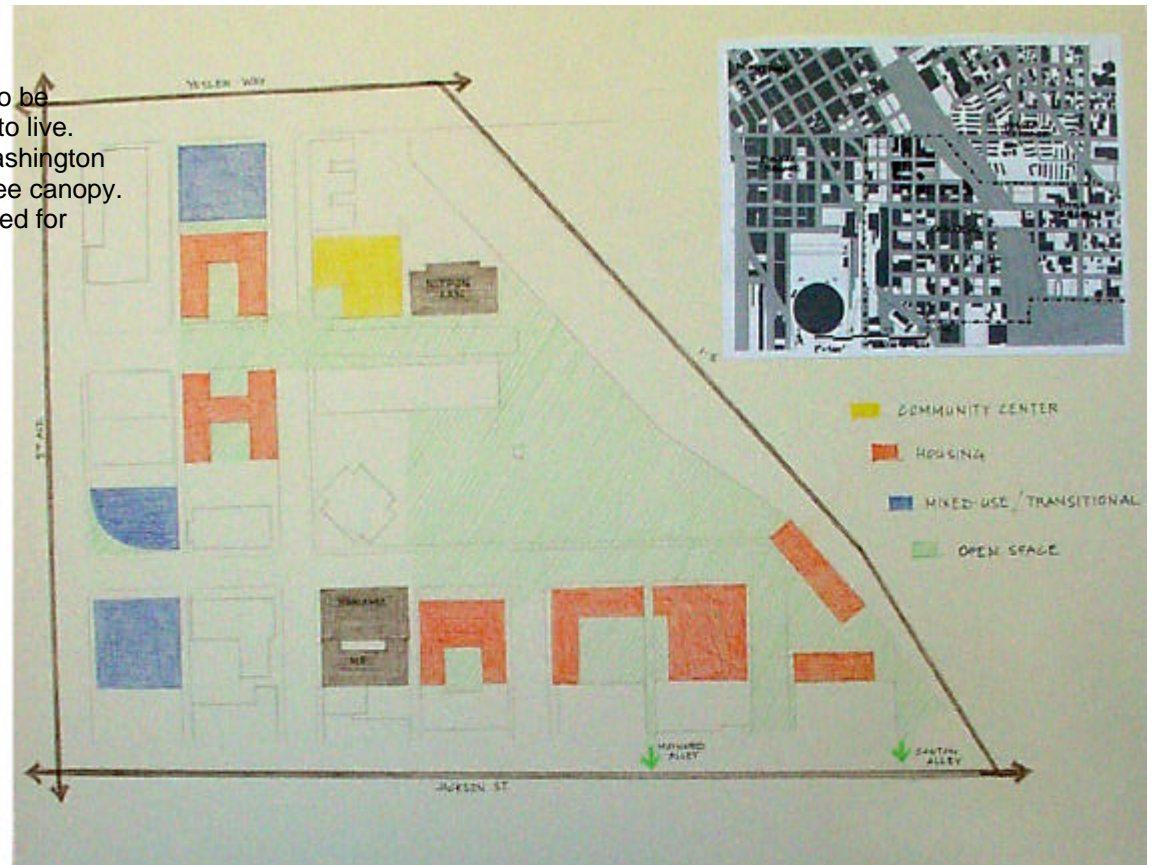
In the proposed Urban Families Enclave, no less than 30% of housing units will have individual street-level accessibility. Housing units are to face the street whenever possible. To create a more desirable living space than traditional apartment buildings, affordable housing units will have rear access to alleys, courtyards, or other public spaces. Such shared public-private spaces will include courtyards and playgrounds for every 50 housing units. This will provide a space for outside activities. Finally, development rights can be transferred to adjacent high-rises or into a fund for family neighborhood projects such as maintaining parks, a community center, etc.

### Neighborhood Elements

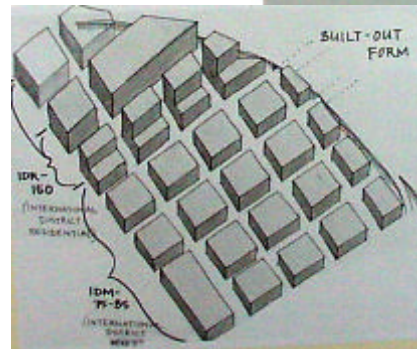
The area surrounding the Urban Families Enclave will also be changed to make this a more desirable place for families to live. Sidewalks on 6<sup>th</sup> and 7<sup>th</sup> avenues as well as Maynard, Washington and Main streets will be widened and planted with a street tree canopy. The area East of 7<sup>th</sup> Avenue on Main Street will be reserved for housing or open space. On street parking near the Urban Families Enclave will be reserved for residents. To make the area safer for children crosswalks will be put in at all 4-stop intersections and "children at play" signs will be put up around the neighborhood.

### Complementing and Enhancing the District

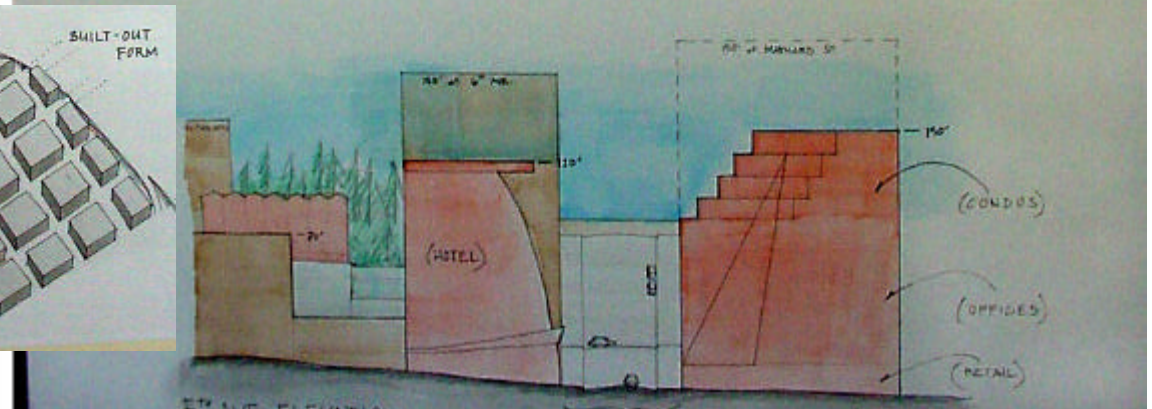
Steps will be taken to ensure the new housing project fits into its surroundings. Height and bulk restrictions will be imposed on parcels adjacent to the Nippon Kan Theater. No more than 60% of the theater's west façade may be blocked in order to ensure this historical and cultural landmark is properly framed. Any proposal for buildings over 100' will be reviewed for appropriate winter shadows, Venturi (wind) effects, sustainability (reuse of rainwater, etc.), and appropriate open space requirements. Any proposed design should preserve access to Maynard Alley from Main Street.



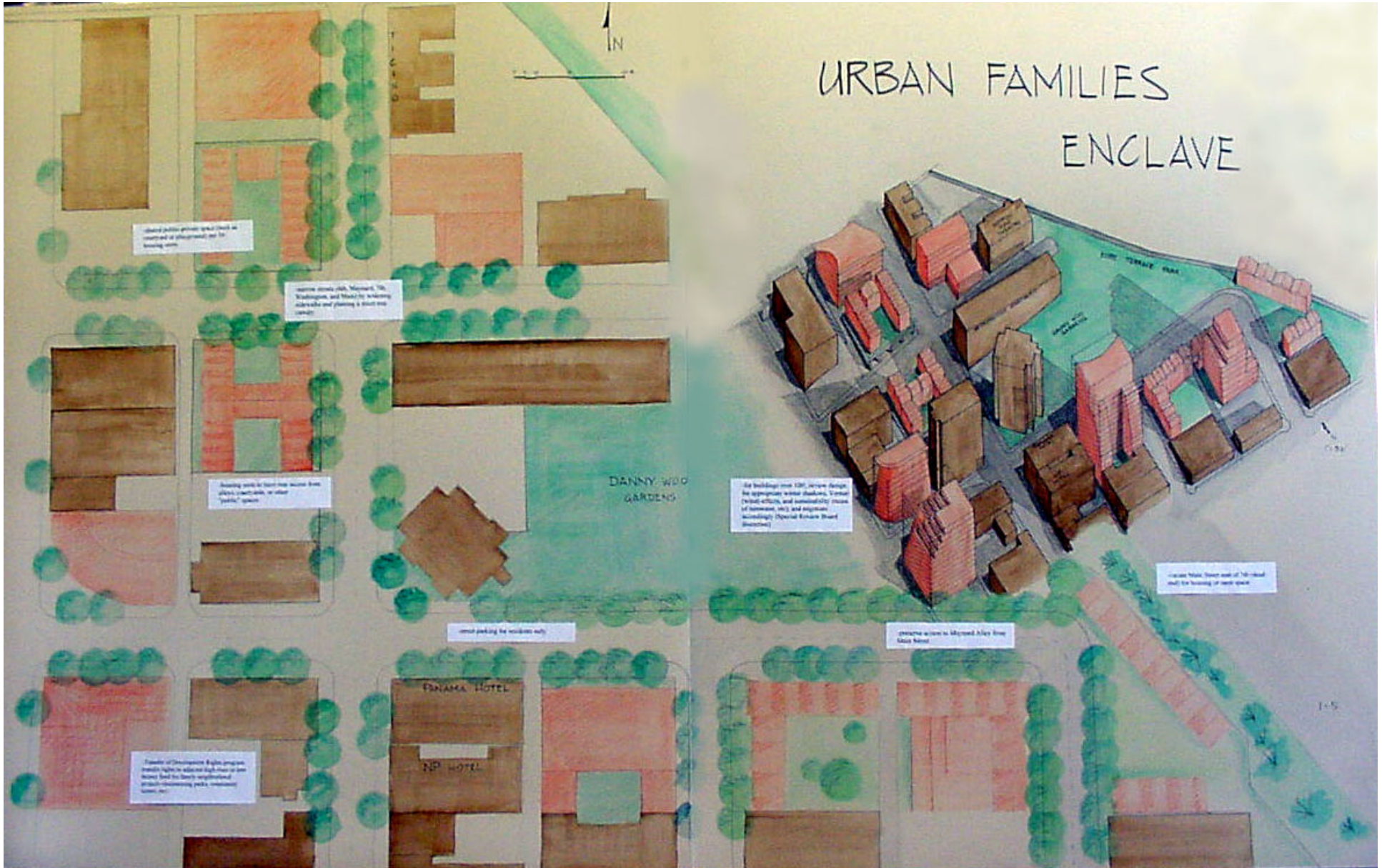
Existing Form

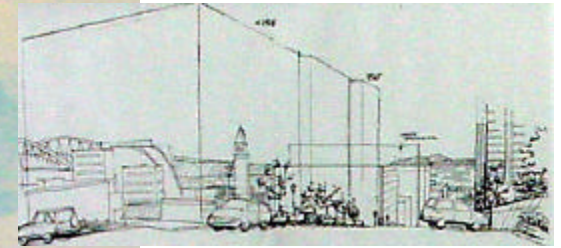


Built-out Form

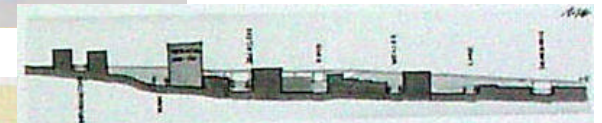


#### 4. Design Proposals





View toward King Street Station to be blocked by full development



Cross-section through the District

