

5. DESIGN AND POLICY RECOMMENDATIONS

Overview

Although most of the proposed projects are site-specific, the proposed design also has implications for the neighborhood and District as a whole. The following outlines the design and policy recommendations as organized by the different topic areas and projects.

Alleys

1. Development along “Go Hing Alley” should be required to have first-floor alley retail/office space along the alley.
2. Encourage vending along alley
3. Require new developments to have indoor dumpster space instead of putting dumpsters in the alley.
4. Provide incentives for development that includes public parks on properties along alley.
5. Renovate buildings along Maynard Alley to create studio space for artists.
6. Activate Maynard alley to become a community space.
7. Partially enclose blocks along the alley to create variation in different sections of the alley.
8. Install pillars of varying heights as a place to sit, or use as tables.
9. Place signs on corners of buildings leading into the alley to draw visitors in and provide information about events.

Construction

1. Renovate building facades to create a more attractive neighborhood. Storefront renovation funds need to be expanded to allow them to be used for structures that are not part of the original façade.
2. Clearly identify building entrances to emphasize human activity on the street.
3. Avoid blank walls along sidewalks.

5. Design and Policy Recommendations

4. Building improvements may necessitate encroachments into the public right of way.
5. Impose height and bulk restrictions on housing construction to preserve appearance of Nippon Kan Theater and other significant landmarks.
6. Take a proactive approach to planning future development.
7. New buildings should be multistory. This will make street feel less exposed and increase density.
8. Review housing construction proposed over 100' feet tall for shadow and wind effects

Housing

1. Create high density, family housing in the District which complements and enhances the surrounding area.
2. 30% of housing units have street-level accessibility.
3. Housing units face the street when possible.
4. Housing units have rear access to alleys, courtyards and public spaces.
5. Construct courtyards and playgrounds for every 50 units.
6. Establish fund for continuing neighborhood projects and maintenance.
7. Increase housing in Little Saigon.

Open Spaces

1. Preserve open spaces around housing.
2. Review housing proposals to ensure adequate open space in the neighborhood.
3. Create open spaces with pavilions adjacent to them. Design pavilions and other structures using Asian architectural elements.
4. Build pavilions to service the outdoor spaces.
5. Create a series of small open, green spaces on Jackson Street sidewalks. Motifs used in open spaces on Jackson Street reflect the cultures in the District.
6. Locate plazas where alleys intersect with Jackson Street. Plazas should complement proposed redevelopment of alleys.

Parking

1. Make parking lots more attractive through devices such as screening (walls or shrubs).
2. Parking lots can be shared by neighboring businesses. Consolidation of lots allows for open spaces such as parks and plazas.
3. Parking lots can also be used for purposes such as community events.
4. Reserve some on street parking for residents.

Pedestrian

1. Widen sidewalks in area to create more space for vendors, residents and tourists.
2. Plant sidewalks with a tree canopy.
3. Paint more crosswalks to make area safer for children.
4. Increase pedestrian access to buildings by creating well-marked paths through parking lots.
5. Encourage pedestrian activity through building design. Create pedestrian spaces by setting back first floor of buildings.
6. Locate parking lots behind or on the side of buildings.
6. Shorten parking lots fronting streets.
7. Include amenities such as seating and artwork in pedestrian entrances.
8. Create node intersections to slow down car speeds and create a superior pedestrian thoroughfare.
9. Enclose sidewalks with walls made of bamboo, wood posts and brick.
10. Connect wall-like signs and enclosed sidewalks to form gateways to intersections.
11. Bulb curbs at intersections for sidewalk café's and crosswalks.

Streetscapes

1. Improve streetscapes through attention to building mass and design.
2. Install street furniture such as benches at strategic locations to increase sidewalks' function as a gathering place.

3. Install additional light poles to improve streets' appearance and safety.
4. Install monuments, dedication planters and references to former landscape features to evoke common memories.
5. Use gardens and plants to retell a traditional creation story.
6. Create pocket plazas to create a space for the exchange of ideas in the form of festivals, markets and children's events.

Urban Families Enclave Design Proposal

Nathalie Abcede

1. Create high density, family housing in the District which complements and enhances the surrounding area.
2. 30% of housing units will have street-level accessibility.
3. Housing units face the street when possible.
4. Housing units have rear access to alleys, courtyards and public spaces.
5. There are at least one courtyard and playground for every 50 units.
6. Establish fund for continuing neighborhood projects and maintenance.
7. Widen sidewalks and plant them with a tree canopy.
8. Preserve open spaces around new housing developments.
9. Reserve some on street parking for residents
10. Install crosswalks around housing developments to make the area safer for children.
11. Use height and bulk restrictions to preserve appearance of Nippon Kan Theater.
12. Buildings proposed over 100' feet tall should be reviewed for shadow and wind effects.
13. Review proposals to ensure an adequate amount of open space in the neighborhood.

Little Saigon Design Proposal

Ellen Fitzsimmons

1. Renovate building facades to create a more attractive neighborhood.

2. Clearly identify building entrances to emphasize human activity on the street.
3. Avoid blank walls along sidewalks.
4. Building improvements may necessitate encroachments into the public right of way.
5. Parking lots can be made more attractive through devices such as screening (walls or shrubs).
6. Increase pedestrian access to buildings by creating well-marked paths through parking lots.
7. Parking lots can be shared by neighboring businesses. Consolidation of lots allows for open spaces such as parks and plazas.
8. Parking lots can be used for purposes such as community events.
9. A proactive approach needs to be taken to planning future developments.
10. New buildings should be multistory. This will make the street feel less exposed and increase density.
11. Increase housing to make Little Saigon more residential.
12. The streetscape can be improved through attention to building mass and design.
13. Setting back the first floor of buildings can create pedestrian spaces.
14. Encourage pedestrian activity by building design. This includes locating parking lots behind or on the side of buildings and shortening parking lots that front the street.
15. Pedestrian entrances should include amenities such as seating and artwork.

Street as Symbolic Landscape

Sunny Ho

1. Create a Chinese gate and a space for street festivals.
2. Create node intersections to slow down car speeds and create a superior pedestrian thoroughfare.
3. Widen sidewalks to create more spaces for vendors, residents and tourists.
4. Widen sidewalks on King Street, as well as other changes, to create a space for festivals.
5. Create paving patterns to improve the appearance of the street.
6. Plant trees on King Street.

5. Design and Policy Recommendations

7. Install street furniture such as benches to increase sidewalks' function as a gathering place.
8. Additional light poles can be installed to improve the appearance and safety of the neighborhood.

Go Hing Festival Alley Design Proposal

Kristin Kildall

1. New developments along Go Hing Alley should be required to have first-floor alley retail and office spaces.
2. Encourage vending and café tables along alley.
3. Require developments to have indoor dumpster spaces instead of putting dumpsters in the alley.
4. Provide incentives for developments to include public parks on properties along the alley.

Urban Incubators Design Proposal

Peter T. H. Lau

1. Create open spaces with pavilions adjacent to them.
2. Place a security office in each pavilion to provide 24-hour security.
3. Design pavilions and other structures using Asian architectural elements
4. Build four pavilions with outdoor spaces including the International District Cultural Pavilion built on site of the current post office and the Vietnamese Pavilion built on the site of the parking lot near the Hau Hau market at 12th and King Street. Other pavilions would include the Elderly Pavilion and the Children's Pavilion.

Intersections as Courtyards

Trent Lloyd

1. Enclose sidewalks with walls made of bamboo, wood posts and brick.
2. Wall-like signs and enclosed sidewalks meet to form gateways to intersections.

3. Curbs at intersections are bulbed for sidewalk café's and crosswalks.
4. Pave intersections with special patterns.

Jackson Street: Rethinking Urban Open Space

Anna O'Connell

1. Create a series of small open, green spaces on Jackson Street sidewalks.
2. Motifs used in parks should reflect the cultures in the ID.
3. Plazas are located where alleys intersect with Jackson Street. They will complement the proposed redevelopment of alleys in the neighborhood.

Maynard Artisans' Alley

Carolyn Salisbury

1. Renovate buildings along Maynard Alley to create studio space for artists.
2. Alley will be activated to become a community space.
3. Blocks will be partially enclosed to create variations in different sections of the alley.
4. Install awnings to provide shelter and enclose smaller spaces within the alley.
5. Install bed filters along the sides of alleys to collect storm water runoff.
6. Install pillars of varying heights as a place to sit, or use as tables.
7. Place signs on the corners of buildings leading into the alley to draw visitors in and provide information about events.

Jackson Street: Engaging the Narrative Landscape

Jan Satterthwaite

1. Install monuments, dedication planters and references to former landscape features to evoke common memories.
2. Gardens and plants can be used to retell a traditional creation story.

3. Construct pocket plazas to create a space for the exchange of ideas in the form of festivals, markets and children’s events.

Pattern Language for Community Self-made Design

Douglas Shaw

1. Urban design is done by community members using a “pattern language”.
2. Design work may be done on-site using rough drawings and markings made by user-designers.
3. Design professionals work with user-designers to turn ideas into formal plans and proposals.
4. Design professionals secure permits, contractors and financing for design proposals.
5. Some design guidelines may need to be changed to allow for more flexibility in the design process.
6. Storefront renovation funds need to be expanded to allow them to be used for structures that are not part of the original façade.
7. City development grants should encourage the use of user-generated design.

Alley as Living Space

Gretchen Stromberg

1. Create an alley that connects green spaces from the Danny Woo Community Gardens to the International Children’s Park by introducing vegetation and p-patches along the alley.
2. Strengthen the linear form of the alley.
3. Redesign areas like the Chong Wa basketball court to welcome the community while improving the space for Chong Wa’s needs.