DTLA 2040: SUMMARY OF CHINATOWN COMMUNITY FEEDBACK

HOUSING & COMMUNITY PRIORITIES

Concerns
- Affordable Housing for all range of incomes, particularly senior, workforce, extremely low, very low, moderate income, and families
- Encourage more 100% housing projects, not just mixed-use
- Allow for more housing in the core

Strategies
- New Public Benefits system prioritizes Affordable Housing
- Encourage expanded range of housing typologies throughout Downtown and Chinatown through policy and regulations (family units, micro units, live/work, senior, multi-generational, co-working/co-living) along with needed services and amenities
- New Public Benefit system incentivizes inclusion of family units within new developments
- Separating the cost of parking from cost of housing
- Allowing for greater housing potential in Chinatown core along with the delivery of Public Benefits

ECONOMIC VITALITY & LOCAL BUSINESSES

Concerns
- Wider economic cross-section with creative office, tourism, and hospitality uses such as hotels and nightlife
- Extend business hours of operation
- Commercial activity, culture, and the community’s regional draw is important for community’s success
  - Small family restaurants, grocery stores, garment manufacturing, local artists/galleries, medical services, neighborhood serving services, community events, culture, and history
- Promote small shops and support legacy of family-owned businesses
- Consider dispersing neighborhood commercial uses throughout residential areas to support seniors who cannot walk far distances

Strategies:
- Encourage a greater mix of uses in the commercial core of Chinatown and near the Metro Gold Line Station
- Support Chinatown’s regional draw by encouraging street life that extends into the night. Encourage regional entertainment uses through expedited processes
- Prioritize small businesses and unique spaces through limitations on retail business establishment size
- Allow limited neighborhood serving uses in the multi-family districts of Chinatown

THOUGHTFUL GROWTH

Concerns
- Need to balance increased density and building scale with good design to preserve existing character
- Increase floor area ratios in/around the commercial core
- Increase height east of Broadway and Alameda
- Higher intensity and mixed uses around Chinatown Gold Line station
- Allow for increased height in multi-family residential areas
Desire for infill development
Balance the preservation of views from the hills, while allowing some taller apartments

Strategies:
- New Form District regulations include building story limits, and frontage requirements to create an integrated experience while reinforcing the neighborhood identity.
- Maintain neighborhood scale in Chinatown core, with greater development capacity and mix of uses at the periphery and surrounding the Gold Line station
- Allow for greater densities within the multi-family residential areas

STREETS & OPEN SPACE

Concerns
- Need more active open spaces, kid-friendly spaces, community gardens, and space for seniors to socialize
- Open space that connects to the State Historic Park. E.g. Esplanade on Broadway, behind Capital Milling
- Improve streetscape and landscaping through better maintenance, more shade and seating along key corridors with a special focus between Union Station and Chinatown Gate
- New development to incorporate open spaces and features such as water elements and Chinese Gardens
- Existing open space is not actively used because of a lack of density
- Allow vendors to use sidewalks and alleyways
- Unique identity markers on benches and open space could encourage more use
- More murals and public art

Strategies:
- Promote safe and comfortable streets that serve as open space through frontage requirements, streetscape regulations, and active alley policies
- Developing base standards for streetscapes and outdoor retail display
- Consider treatment for Alameda St, Cesar Chavez Ave, N Broadway, and N Hill St
- All new development required to provide on-site open space
- Incentives for creation of new open space as part of public benefits system
- Identify and support creative and flexible public open spaces such as active alleys, paseos, and pocket parks
- Reinforce cultural and historic elements and support rich pedestrian environment through design guidelines

MOBILITY & CONNECTIVITY

Concerns
- Enhance streets, transit stops, and bridges to prioritize pedestrian safety. Incorporate lighting, pedestrian-first signals, sharrows, and wayfinding signage
- Enhance east/west connections
- Expand DASH to support more local connections with hillside areas, not just those to those Downtown
- Implement Metro/Connect US Improvements to better link Chinatown to LA Union Station
- Need bicycle facilities/shops e.g. Yale, College
- Improve parking resources - concern about impact of parking availability for residents, local businesses, and their customer base

Strategies:
- Support a coordinated Pedestrian-First District that employs expanded use of Leading Pedestrian Intervals, scramble crosswalks, and right turns limitations on red, to improve pedestrian safety and encourage pedestrian activity
Focus on the North/South & East/West Corridors as Key linkages amongst Downtown’s Neighborhoods, with a special focus on N Broadway, Hill, College, and Alpine

Encourage the expansion of Dash services through policy language

Support the Connect Us improvements through policy language and incorporate Connect Us Design standards in the Downtown Design Guide

Remove parking requirements, require unbundling of parking costs, and incentivize shared parking strategies

COMMUNITY CHARACTER

Neighborhood Character:

- New development standards should build off of existing architectural and cultural styles
  - Chinese architectural elements should not be dictated in new development
  - There should be a subtle expression of Chinese motifs, rather than overt gestures
  - Recent development has not generally maintained local character
  - Chinese landscaping and plant life, rock fountains

- Desire to mix historic and contemporary architectural styles

- Need special design guidelines along commercial core corridors in Chinatown

Strategies:

- Reinforce cultural and historic elements and support rich pedestrian environment through use of design guidelines

- Incentives for adaptive reuse and preservation of existing structures as part of new public benefits system

- Support cultural and community resources by allowing a greater mix of uses throughout the Chinatown area, promoting cultural entertainment uses through expedited processes, and strengthening the public gathering spaces through open space and streetscape requirements.

For updates on the Community Plan visit www.dtlac2040.org