

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.*