

V. APPENDICES

Appendix A: Past Community Planning Efforts

Reference Documents:

- [Japantown Better Neighborhood Plan \(BNP\), 2009](#)
 - [Japan Center Proforma Analysis](#)
- [Japantown Cultural Heritage and Economic Sustainability Strategy \(JCHES\), 2013](#)
- [Japantown Special Area Design Guidelines, 2019](#)
- [Japantown Cultural History, Housing, and Economic Sustainability Strategy \(CHHES\) Report, 2023](#)
- Summary of Strategies and Goals, SF Planning, 2023 (*see end of this document*)

Appendix B: Historic Context

Japanese Settlement in the Western Addition

During California's early history, San Francisco served as the primary gateway and settlement site for Japanese immigrating to the continental U.S. In the latter part of the 19th century, thousands of Japanese settled in the Chinatown, South of Market, and South Park areas of San Francisco. However, they were displaced by the earthquake and fires of 1906, as were hundreds of thousands of people throughout San Francisco. During the period of citywide reconstruction that followed, some Japanese returned to South Park, but the vast majority relocated to the Western Addition, a Victorian-era streetcar suburb of middle-class houses, shops, schools, religious buildings, and theaters that were not affected by the earthquake or fires in 1906. Japanese seeking new homes found that exclusionary housing practices, commonplace in San Francisco at the time, did not extend into parts of the Western Addition.

Nihonjin Machi of San Francisco

By the 1920s and 1930s, the growing influence and resource base of several established Japanese institutions allowed them to construct dedicated structures in *Nihonjin Machi*. These Japanese schools, churches, and social and cultural halls became new cornerstones of the neighborhood; Nikkei¹ institutions also converted 19th century buildings such as temples and mansions. While the Western Addition area was home to cultural groups other than Japanese, including residents of European and/or Jewish ancestry, Filipino Americans, and African Americans in the nearby Fillmore neighborhood, the character of *Nihonjin Machi* was decidedly Nikkei. The neighborhood reached its zenith, in total numbers and in geographic extent of Nikkei population, businesses, and community and social resources, by about 1940. The cultural community of *Nihonjin Machi* thrived despite legal restrictions such as the Alien Land Act of 1913, which disallowed Japanese and other "aliens ineligible for citizenship" from owning property, and the Immigration Act of 1924, which curtailed immigration from Japan.

¹ *Nikkei* refers to people of Japanese ancestry.

World War II Internment

At the time of the United States' entry into World War II, the U.S. government ordered the internment of nearly all persons of Japanese ancestry living on the West Coast., an act for which the federal government officially apologized generations later. With no apparent alternatives, Nikkei of San Francisco's Nihonjin Machi, as well as other "Japantowns" in California and the Western U.S., made arrangements as they could for their homes, businesses, and possessions (or lost them in many cases) and prepared their families for internment. From 1942 to 1945, approximately 110,000 Japanese were detained in internment camps located throughout the Western U.S. During that time, there were no Nikkei in *Nihonjin Machi*.

Nikkei Return to Japantown

When the three-year internment ended at the end of the war, a Nikkei diaspora resulted. While many Japanese returned to the neighborhoods that they had been forced to leave, others relocated to other Japantowns on the West Coast, to other neighborhoods and communities throughout the U.S., or to Japan. Consequently, the Nikkei population in San Francisco's Western Addition was not as great as it had been before the war, and the community faced challenges in retaining social cohesion. The name of the neighborhood as known to Nikkei also changed to reflect the more dispersed character of the postwar community, from Nihonjin Machi to Nihonmachi, or "Japantown." Nonetheless, the neighborhood continued to function as the cultural and commercial heart for Nikkei in San Francisco.

Redevelopment of Japantown

By the 1950s, local agencies had identified San Francisco's Western Addition as the site of one of the first federally funded urban renewal projects in the nation. In the late 1950s and early 1960s, vast swaths of Western Addition neighborhoods (including parts of the Japantown-Fillmore area) were cleared by the local redevelopment agency for eventual new development. These actions resulted in displacement of thousands of established residents and scores of businesses, razing of hundreds of structures, and disruption of social fabric.

The criticism leveled by the Western Addition community at these outcomes led directly to redevelopment agency policy shifts related to displacement of people, rehabilitation and relocation of older buildings, and involvement of the local community in project planning. The redevelopment of the Western Addition was especially painful for those individuals and families who also suffered greatly with the internment during WWII.

Occurring under the auspices of the local redevelopment agency, but with increasing influence from the Nikkei community, the urban renewal of Japantown displayed a cultural focus that was unusual for redevelopment projects. Redevelopment resulted in razing a five-acre, three-square-block section of the core neighborhood, which displaced more residents and businesses. A master plan for the four-block area bounded by Bush, Webster, Laguna and Post streets (known as Japan Center) was developed. Later phases tended to result in smaller projects that were integrated into the neighborhood and that addressed specific community needs. These included a pedestrian commercial plaza with public art, Nikkei churches, organizational headquarters, libraries, and a community and cultural center. Because

there is a high degree of synergy between culturally associated entities and culturally relevant architecture at the core of the Japantown neighborhood, it forms a cohesive, culturally rich built environment.

Japan Center Malls

As early as 1953, the planning committee of the Japanese Chamber of Commerce of Northern California recommended studying a possible tourist shopping center, specializing in the sale of Japanese goods, to be located on the block bounded by Post, Buchanan, Geary, and Webster streets in San Francisco. The project was proposed as a joint venture between the community and the city as part of the redevelopment program that had just been proposed at that time. Plans were first presented in 1960, and ground broken in 1965, as part of the Redevelopment Area A-1. In 1968, the “Japanese Cultural and Trade Center,” designed by architect Minoru Yamasaki, was dedicated by Mayor Joseph Alioto. By the time resistance to demolition was recognized, many residents and businesses had already been displaced. The Japan Trade Center served a different purpose than what Japantown had originally been.

Intending to instill an improved commercial presence in the neighborhood, the center took an international corporate approach by initially attracting a variety of business interests from Japan. Kintetsu Enterprises of America was the center’s key anchor until recently, owning and managing the Miyako Hotel and the Kintetsu and Miyako Malls. Kintetsu Enterprises was owned by the Kinki Nippon Railway, which was founded in 1944 and renamed Kintetsu Corporation in 2003. Other interests originally occupying Japan Center included the Bank of Tokyo, a Nissan Motors Datsun Auto Showroom, a Hitachi Ltd. Showroom, the Mitsubishi Exhibition Center, Kinokuniya Bookstore, Kikkoman International (the American Branch of which was established in San Francisco in June 1957), the Kikkoman Cooking Center, and a branch of the Japan National Tourist Organization (an Independent Administrative Institution of the Japanese government).

However, as time progressed these large corporate tenants were replaced by more domestically and locally oriented businesses, but those that still had Japanese and Japanese American connections. Though not comparable to the intimate neighborhood enclave of Japanese American shops and businesses that had existed before redevelopment, Japan Center seemed to find a natural balance as a commercial center with a local focus. As seen even in its current tenancy, it became a venue for Japanese American businesses, where Japanese American goods, activities and organizations could be found. It has been and is currently utilized by the local and regional Japanese American community as well as non-Japanese American visitors.

Recent Developments

Beginning in 2006, the prospect of more substantial change on this site again entered the equation. The Kintetsu Corporation made it known that it was looking for a buyer for their properties in Japantown. Recognizing that the future of these properties was vitally linked to the future of the Japantown neighborhood as a whole, discussions took place, involving community leaders and the community at large, Mayor Gavin Newsom, Supervisor Ross Mirkarimi, and the Kintetsu Corporation. The aim of these discussions was to ensure that the two mall buildings, as well as the hotels, would retain their unique character into the future. These discussions resulted in the establishment of a Japantown Special Use

District and a series of covenants recorded against the mall and hotel properties², both of which are still in effect today. The discussions also resulted in the commitment by the San Francisco Planning Department to conduct the community planning process which led to the Japantown Better Neighborhood Plan.

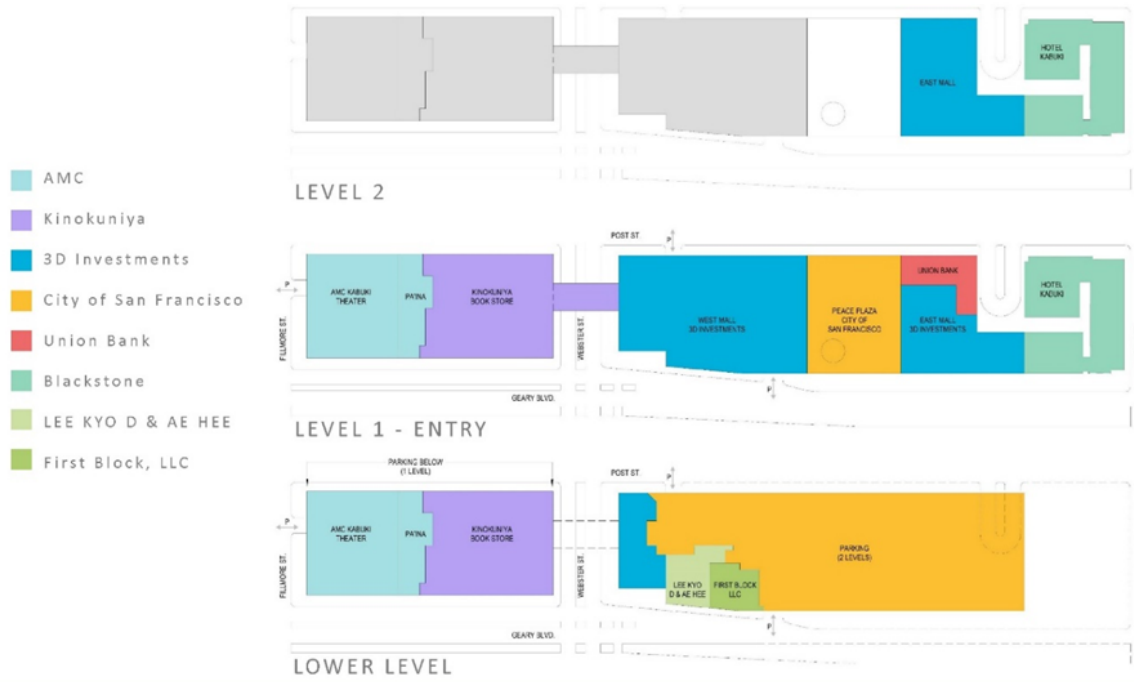
In 2006, 3D Investments (3D), a retail investor and property manager based in Southern California, purchased the properties. 3D agreed to the covenants and completed a purchase of the Miyako and Kintetsu Malls, as well as the two Japantown hotels, later also acquiring the Kabuki Theater building. 3D participated for two years in the community planning process which resulted in the Japantown Better Neighborhood Plan, during which time they and their planning team engaged with the community and the City in a dialogue about the future of the Japan Center.

This included discussions about physical options for the malls, ranging from a renovation of the existing buildings to a full rebuild of the site, with various possible layouts, heights and densities. 3D and their representatives engaged with the community about a future for the malls as a retail center which would retain the Japanese theme in both types of businesses and physical design. They also discussed the possibility of replacing the existing single-purpose retail structures with a mixed use development, containing housing as well as retail and possibly some office space as well. Ultimately, in late 2008, 3D announced that it was putting major plans for the Japan Center malls on hold for an unspecified period of time, while promising to move forward in the meantime with more modest renovations to the existing retail center.

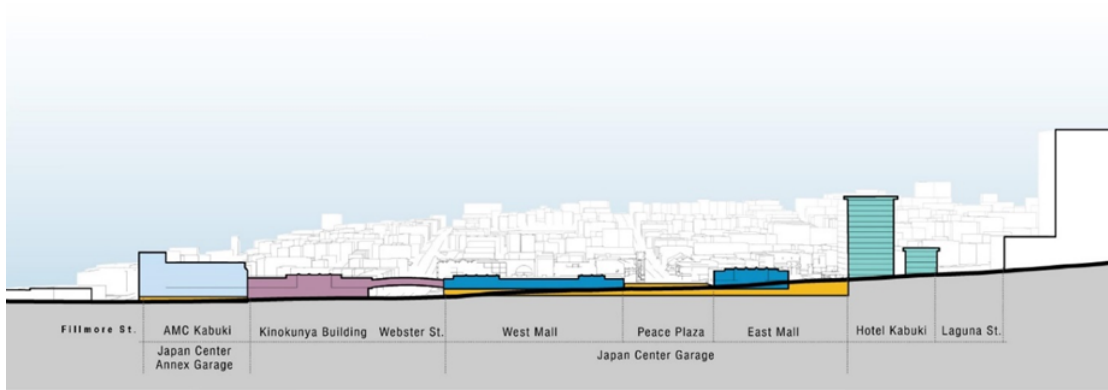
San Francisco's Japantown continues to hold immeasurable symbolic and cultural meaning. Nihonmachi is the foundation for a regional community through the cultural, educational and spiritual ties it creates for Japanese and Japanese Americans. In addition to ethnically specific goods and services, Nikkei throughout the Bay Area visit Japantown for cultural and educational events. The streets of Nihonmachi are the site for annual events such as Obon festival, Cherry Blossom festival and parade, and the Japantown Street Fair, which bring the regional community together.

² These covenants were entered into by seller, buyer and the City of San Francisco prior to the sale of the properties to 3D Investments. Among other things, they provide that the new owners will maintain ownership of the mall buildings for at least 15 years and that the new owners will maintain a Japanese and/or Japanese American design theme and leasing strategy.

Appendix B: Japan Center Ownership Diagrams



OWNERSHIP SITE SECTION



OWNERSHIP SITE SECTION

Courtesy of 3D Investments.

Japan Center Malls Strategies and Supporting Goals

This document is a summary of Goals and Strategies pertaining to the Japan Center Malls, extracted from 15+ years of community planning efforts, documented in the following reports: Better Neighborhood Plan (2009), Japantown Cultural Heritage and Economic Sustainability Strategy (2013), Japantown Special Area Design Guidelines (2019), Japan Center Malls Tech Committee (2022), and the Japantown Cultural History, Housing, and Economic Sustainability Strategy Report (2023).

Note: Themes are shown in ***Bold Italic*** font; Strategies are shown in **Bold** font; and Goals are shown in blank bullets.

See a more detailed list of Goals and Strategies at the end of this document.

Culture and Community

1. Retain existing local and historic businesses.

- From CHHESS, JCM Committee, JCHESS, and BNP
- Goals:
 - CHHESS: Protect and support small businesses in Japantown with resources and infrastructure.; Prevent further displacement of Japantown’s culturally relevant businesses and organizations.
 - JCHESS/BNP: Preserve Japantown’s livelihood, including existing local and historic businesses.
 - JCM Committee: Retain local businesses, and affordable space; Retain hotel as economic driver for Japantown; Retain retail space as functional “anchor”, complemented with community spaces.

2. Maintain and improve Peace Plaza and make it more accessible from all sides.

- From CHHESS, JCM Committee, and Design Guidelines, JCHESS, and BNP
- Goals:
 - CHHESS: Preserve, Sustain and Develop Japantown’s Cultural and Historic Assets in support of the Japanese/Japanese American community.; Preserve, Sustain and Develop Japantown’s Physical Assets in support of the Japanese/Japanese American community.
 - JCM Committee: Maintain and improve Peace Plaza, and make it more accessible from all sides.
 - Design Guidelines: Use building form to respond to character, pedestrian scale, and use of Peace Plaza and Buchanan Mall / Osaka Way
 - JCHESS/BNP: Improve public space and parks.; Reestablish pedestrian connections, social interaction and commerce between the neighborhoods on either side of Geary Boulevard.

3. Create affordable housing, preferably for the Japanese/Japanese American community.

- From CHHESS, JCM Committee, JCHESS, and BNP

- Goals:
 - CHHESS: Expand housing for the Japanese/Japanese American community and space for its community-based institutions.
 - JCM Committee: Create affordable housing, preferably for descendants of families displaced by Redevelopment, or for those who live within ¼ mile radius of the Malls blocks
 - JCHESS/BNP: Secure Japantown’s future as a home to residents and community-based institutions

4. Maintain and expand space for community events and community-based institutions.

- From CHHESS, JCM Committee, JCHESS, and BNP
- Goals:
 - CHHESS: Expand housing for the Japanese/Japanese American community and space for its community-based institutions.; Expand housing for the Japanese/Japanese American community and space for its community-based institutions.
 - JCM Committee: Maintain space for community events and incorporate space for community organizations.
 - JCHESS/BNP: Secure Japantown’s future as a home to residents and community-based institutions; Safeguard community-based institutions.

Design

5. Retain and improve upon Japanese- oriented modern design and character, per Design Guidelines.

- From CHHESS, JCM Committee, Design Guidelines, JCHESS, and BNP
- Goals:
 - CHHESS: Preserve, Sustain and Develop Japantown’s Cultural and Historic Assets in support of the Japanese/Japanese American community.
 - JCM Committee: Retain and improve upon Japanese- oriented modern design and character, per Design Guidelines
 - JCHESS/BNP: Enhance historic and cultural landmarks; Enhance Japanese Character
 - Design Guidelines: Protect and strengthen the unique qualities and character that make Japantown special. Preserve historically-significant structures and places in Japantown.

6. Use sustainable design and materials in new and renovated buildings.

- From CHHESS, JCM Committee, Design Guidelines, JCHESS, and BNP
- Goals:
 - CHHESS: Re-envision the development of Japantown’s physical environment to be ecologically sustainable and healthy.

- JCM Committee: Use “green building” or sustainable design in new and renovated buildings; Design new buildings to be “net zero” in energy consumption; Incorporate “green” spaces to introduce more natural elements into buildings.
- Design Guidelines: Promote environmental health and sustainability; Use natural materials in facades and finish them honestly.
- JCHESS/BNP: Strive to utilize sustainable technology and materials.

7. Design new and renovated buildings to be outward facing and welcoming at the street level with improved pedestrian accessibility.

- From CHHESS, JCM Committee, Design Guidelines, JCHESS, and BNP
- Goals:
 - CHHESS: Preserve, Sustain and Develop Japantown’s Physical Assets in support of the Japanese/Japanese American community.
 - JCM Committee: Design to be outward-facing to increase visibility and improve interiors.; New buildings will be accessible by pedestrians from all facades facing public streets. The design will provide welcoming and attractive presence at the street level.
 - Design Guidelines: Use transparency, translucency, and layering at the ground floor façade.; Support a fine-grained scale of the neighborhood.
 - JCHESS/BNP: Secure Japantown’s future as a physically attractive and vibrant environment; Improve the appearance and cleanliness.; Reestablish pedestrian connections, social interaction, and commerce between the neighborhoods on either side of Geary Boulevard.

Economy

8. Equip and support small businesses with resources and infrastructure including with a Small Business Assistance Center.

- From CHHESS, JCM Committee, and JCHESS and BNP
- Goals:
 - CHHESS: Equip and support small businesses in Japantown with resources and infrastructure.; Protect and support small businesses in Japantown with resources and infrastructure.; Create a virtual and physical Small Business Assistance Center.
 - JCM Committee: Retain local businesses, and affordable space; Retain parking for businesses and visitors.
 - JCHESS/BNP: Preserve Japantown’s livelihood, existing local and historic businesses.; Encourage business development for new companies that reflect Japantown.

9. Support a thriving commercial, retail, and arts district including by retaining parking and creating a Visitor Center.

- From CHHESS, JCM Committee, JCHESS, and BNP
- Goals:

- CHHESS: Ensure that Japantown remains a thriving commercial, retail and arts district.; Explore a Visitor Center (virtual and physical) to be located inside the Japan Center Malls.
- JCM Committee: Retain parking for businesses and visitors.
- JCHESS/BNP: Secure Japantown’s future as a thriving commercial and retail district.

Legend

BNP= Better Neighborhood Plan (2009)

JCHESS= Japantown Cultural Heritage and Economic Sustainability Strategy (2013)

Design Guidelines= Japantown Special Area Design Guidelines (2019)

JCM Committee= Japan Center Malls Tech Committee (2022)

CHHESS= Japantown Cultural History, Housing, and Economic Sustainability Strategy Report (2023)

Community Requirements for the Japan Center Malls

(from Better Neighborhoods Plan, 2009)

- Continue to function as the retail “anchor” for Japantown. Any future vision for this site should be centered on a strong Japanese-themed retail center which attracts and serves Japanese Americans from around the Bay Area, as well as local residents and visitors of every stripe.
- Embrace the neighborhood through physical design. Currently the mall buildings are closed and internalized, reflecting the prevailing design thinking of the era in which they were built. New or substantially remodeled buildings here should be open and transparent on their facades facing Peace Plaza, Post Street and Geary Boulevard. They should also continue to fulfill the function of the current malls as community gathering spaces and be designed in keeping with the Japanese-influenced architectural expression in the neighborhood.
- Improve the Design and Function of Peace Plaza. The community has not been satisfied with the design and function of Peace Plaza as Japantown’s central gathering place. There is desire to see the plaza redesigned to be more welcoming and “greener” in its use of materials.
- Retain local businesses. Currently the Japan Center Malls are unique among retail centers in the City because they are host to mostly small, local businesses. There is widespread sentiment among community members that a renovated or redeveloped retail center should retain some of this character, while also making room for new businesses, both local and national or international in character. This will require active efforts on the part of the owner of the mall properties to work with the existing local businesses both during a construction period and long-term to ensure their viability in a new center.
- Retain appropriate off-street parking supply. The city-owned garage underneath the Kintetsu and Miyako (East and West Malls) mall buildings serves the retail stores inside the mall, as well as the surrounding Japantown neighborhood. Japantown is a regional center for Japanese Americans who come from near and far to shop, visit service providers and engage in cultural activities. Community members are concerned that access for these visitors, as well as all visitors, be maintained as part of any renovation or redevelopment of the center.
- Include affordable housing as part of any new residential development. One of the community’s overall goals for this planning process is to provide housing for families and seniors with a

variety of income ranges within Japantown. In particular, there is a desire to make it possible for Japanese Americans living elsewhere in the city and the region to return to Japantown if they wish. Other than the Japan Center properties, this part of San Francisco does not contain many opportunities to build more housing.

CHHESS Overarching Goals/ Comparison Plan						
	Better Neighborhoods Plan (2009)	JCHESS (2013)	Japantown Special Area Design Guidelines (2019)	Japan Center Malls Tech Committee (2022)	CHHESS (2023)	Notes
<p>Strengthen Japantown's cultural heritage to support the recovery and healing from a history of displacement caused by discrimination.</p> <p>Secure Japantown's future as the historical and cultural heart of Japanese and Japanese American Communities.</p>	<p>Secure Japantown's future as the historical and cultural heart of the Japanese and Japanese American Community</p>	<p>Secure Japantown's future as the historical and cultural heart of the Japanese and Japanese American Community</p>			<p>Strengthen Japantown's cultural heritage to support the recovery and healing from a history of displacement caused by discrimination.</p> <p>Secure Japantown's future as the historical and cultural heart of Japanese and Japanese American Communities.</p>	<p>Carry over as overarching theme</p> <p>Carry over as overarching theme</p>
CHHESS Goals and Strategies						
Cultural Heritage Conservation and Sustainability:						
<p>Preserve, Sustain and Develop Japantown's Cultural and Historic Assets in support of the Japanese/Japanese American community.</p> <p>Strategy: Support improvements to Peace Plaza.</p> <p>Strategy: Utilize tools for preservation of historic buildings and structures.</p> <p>Strategy: Building more cultural and environmental programming into arts, community organizations and businesses with focus on Japanese traditional eco-culture.</p>	<p>Enhance historic and cultural landmarks; Enhance Japanese character.</p> <p>Enhance historic and cultural landmarks;</p> <p>Promote events that attract youth and families (to live, visit, and shop).</p>	<p>Enhance historic and cultural landmarks; Enhance Japanese character.</p> <p>Enhance historic and cultural landmarks;</p> <p>Promote events that attract youth and families (to live, visit, and shop).</p>	<p>Protect and strengthen the unique qualities and character that make Japantown special. Preserve historically-significant structures and places in Japantown.</p> <p>Peace Plaza and Buchanan Mall/ Osaka Way are the primary public spaces by which the neighborhood is defined. Projects that directly relate to these spaces at the ground plane should support them by actively designing with them in mind. Building form and program should support pedestrian activities and reinforce the human scale of the plaza. Organize entrances and circulation in buildings to front these spaces and activate pedestrian activities. Views of Peace Pagoda need to be preserved.</p> <p>Protect and strengthen the unique qualities and character that make Japantown special. Preserve historically-significant structures and places in Japantown.</p>	<p>Retain and improve upon Japanese-oriented modern design and character, per Japantown Design Guidelines; Maintain and improve Peace Plaza, and make it more accessible from all sides</p> <p>Maintain and improve Peace Plaza, and make it more accessible from all sides</p> <p>Retain and improve upon Japanese-oriented modern design and character, per Japantown Design Guidelines</p>	<p>Preserve, Sustain and Develop Japantown's Cultural and Historic Assets in support of the Japanese/Japanese American community.</p> <p>Strategy: Support improvements to Peace Plaza.</p> <p>Strategy: Utilize tools for preservation of historic buildings and structures.</p> <p>Strategy: Building more cultural and environmental programming into arts, community organizations and businesses with focus on Japanese traditional eco-culture.</p>	
Tenant Protections:						
<p>Protect and support small businesses in Japantown with resources and infrastructure.</p> <p>Prevent further displacement of Japantown's culturally relevant businesses and organizations.</p> <p>Preserve existing affordable housing. Preserve housing for the Japanese/Japanese American community and protect its community-based institutions from displacement.</p> <p>Strategy: Develop and implement a Strategic Plan to address the Japan Center Malls (JCM) Covenant Agreements, the adjoining properties between Laguna and Fillmore Streets, and the future of the properties, and negotiate Benefits Agreements with JCM and other owners.</p> <p>Strategy: Explore new strategies to work with existing residential tenants and descendants of those displaced by redevelopment, property owners and the City to protect residential tenants from displacement and to place Certificate of Preference holders, artists, culture bearers, families, younger generations, and employees of community-based organizations in existing housing.</p>	<p>Preserve Japantown's livelihood, existing local and historic businesses.</p> <p>Secure Japantown's future as a home to residents and community-based institutions;</p>	<p>Preserve Japantown's livelihood, including existing local and historic businesses.</p> <p>Secure Japantown's future as a home to residents and community-based institutions</p>		<p>Retain local businesses, and affordable space; Retain parking for businesses and visitors; Retain hotel as economic driver for Japantown; Retain retail space as functional "anchor", complemented with community spaces;</p> <p>Retain local businesses, and affordable space;</p> <p>Community Benefits Package (minimum): Living wage requirements for employees; local hiring agreements; job training and/or placement programs; affordable housing or retail space; community space; childcare facilities; traffic mitigation</p>	<p>Protect and support small businesses in Japantown with resources and infrastructure.</p> <p>Prevent further displacement of Japantown's culturally relevant businesses and organizations.</p> <p>Preserve existing affordable housing. Preserve housing for the Japanese/Japanese American community and protect its community-based institutions from displacement.</p> <p>Strategy: Develop and implement a Strategic Plan to address the Japan Center Malls (JCM) Covenant Agreements, the adjoining properties between Laguna and Fillmore Streets, and the future of the properties, and negotiate Benefits Agreements with JCM and other owners.</p> <p>Strategy: Explore new strategies to work with existing residential tenants and descendants of those displaced by redevelopment, property owners and the City to protect residential tenants from displacement and to place Certificate of Preference holders, artists, culture bearers, families, younger generations, and employees of community-based organizations in existing housing.</p>	
Arts and Culture:						
<p>Equip, protect, and support the arts & culture community and organizations in Japantown with resources and infrastructure.</p> <p>Strategy: Create a virtual and physical Artist Assistance and Media Center.</p> <p>Strategy: Develop a virtual and physical intergenerational Co-creative Hub.</p> <p>Strategy: Establish a SF Japantown Arts Committee.</p>	<p>Provide economic support for community-based, non-profit organizations.</p>	<p>Provide economic support for community-based, non-profit organizations.</p>	<p>Create public space that supports cultural activities.</p>		<p>Equip, protect, and support the arts & culture community and organizations in Japantown with resources and infrastructure.</p> <p>Strategy: Create a virtual and physical Artist Assistance and Media Center.</p> <p>Strategy: Develop a virtual and physical intergenerational Co-creative Hub.</p> <p>Strategy: Establish a SF Japantown Arts Committee.</p>	
Economic and Workforce Development:						
<p>Equip and support small businesses in Japantown with resources and infrastructure.</p> <p>Ensure that Japantown remains a thriving commercial, retail and arts district.</p> <p>Promote Japantown with donors/investors, the City, Japanese and Japanese American entities and the public.</p> <p>Strategy: Create a virtual and physical Small Business Assistance Center.</p> <p>Strategy: Explore a Visitor Center (virtual and physical) to be located inside the Japan Center Malls.</p>	<p>Encourage business development for new companies that reflect Japantown.</p> <p>Secure Japantown's future as a thriving commercial and retail district; Provide retail/restaurants that cater to youth, families, neighbors and tourists.</p> <p>Encourage business development for new companies that reflect Japantown.</p>	<p>Encourage business development for new companies that reflect Japantown.</p> <p>Secure Japantown's future as a thriving commercial and retail district; Provide retail/restaurants that cater to youth, families, neighbors and tourists.</p> <p>Encourage business development for new companies that reflect Japantown.</p>		<p>Retain parking for businesses and visitors; Retain hotel as economic driver for Japantown</p>	<p>Equip and support small businesses in Japantown with resources and infrastructure.</p> <p>Ensure that Japantown remains a thriving commercial, retail and arts district.</p> <p>Promote Japantown with donors/investors, the City, Japanese and Japanese American entities and the public.</p> <p>Strategy: Create a virtual and physical Small Business Assistance Center.</p> <p>Strategy: Explore a Visitor Center (virtual and physical) to be located inside the Japan Center Malls.</p>	
Land Use and Housing:						
<p>Preserve, Sustain and Develop Japantown's Physical Assets in support of the Japanese/Japanese American community.</p>	<p>Secure Japantown's future as a physically attractive and vibrant environment; Maintain a livable neighborhood that reflects San Francisco's diversity; Provide consistent sidewalk and public space maintenance; Improve public space and parks; Increase the sense of safety; Improve the appearance and cleanliness. Reestablish pedestrian connections, social interaction and commerce between the neighborhoods on either side of Geary Boulevard; Provide quality recreational opportunities; Enhance Japanese character. Provide spaces that cater to youth and families.</p>	<p>Secure Japantown's future as a physically attractive and vibrant environment; Maintain a livable neighborhood that reflects San Francisco's diversity; Provide consistent sidewalk and public space maintenance; Improve public space and parks; Increase the sense of safety; Improve the appearance and cleanliness. Reestablish pedestrian connections, social interaction and commerce between the neighborhoods on either side of Geary Boulevard; Provide quality recreational opportunities; Enhance Japanese character. Provide spaces that cater to youth and families.</p>	<p>Support a fine-grained scale of the neighborhood; Use transparency, translucency, and layering at the ground floor facade</p>	<p>Design to be outward-facing to increase visibility and improve interiors; New buildings will be accessible by pedestrians from all facades facing public streets. The design will provide welcoming and attractive presence at the street level.</p>	<p>Preserve, Sustain and Develop Japantown's Physical Assets in support of the Japanese/Japanese American community.</p>	

<p>Re-envision the development of Japantown's physical environment to be ecologically sustainable and healthy.</p>	<p>Strive to utilize sustainable technology and materials.</p>	<p>Strive to utilize sustainable technology and materials.</p>	<p>Promote environmental health and sustainability. Enhance pedestrian activity and walkability of Japantown. Highlight sustainability benefits of open space.</p>	<p>Use "green building" or sustainable design in new and renovated buildings. Design new buildings to be "net zero" in energy consumption. Incorporate "green" spaces to introduce more natural elements into buildings.</p>	<p>Re-envision the development of Japantown's physical environment to be ecologically sustainable and healthy.</p>
<p>Expand housing for the Japanese/Japanese American community and space for its community-based institutions.</p>	<p>Secure Japantown's future as a home to residents and community-based institutions; Provide more mixed-income housing, especially for families and seniors; Safeguard community-based institutions.</p>	<p>Secure Japantown's future as a home to residents and community-based institutions; Provide more mixed-income housing (especially for families and seniors); Safeguard community-based institutions.</p>		<p>Create affordable housing, preferably for descendants of families displaced by Redevelopment, or for those who live within ¼ mile radius of the Malls blocks; Maintain space for community events and incorporate space for community organizations; New housing will be a mix of market-rate and affordable, with a minimum of affordable housing as determined after consultation with the community. Height/density bonuses for affordable housing will be considered.</p>	<p>Expand housing for the Japanese/Japanese American community and space for its community-based institutions.</p>
<p>Work with the City to officially acknowledge the impacts of Redevelopment in Japantown, and champion equitable development and housing choice to reverse and repair its impacts on the Japanese/Japanese American community.</p>					<p>Work with the City to officially acknowledge the impacts of Redevelopment in Japantown, and champion equitable development and housing choice to reverse and repair its impacts on the Japanese/Japanese American community.</p>
<p>Strategy: Work with property owners and community organizations to identify, secure and occupy underutilized space to meet community needs.</p> <p>Strategy: Explore opportunities for a community oversight infrastructure to establish a community development corporation / community land trust / community investment fund or a similar mechanism and work with the City to acquire property for community control.</p>	<p>Safeguard community-based institutions.</p>	<p>Safeguard community-based institutions.</p>		<p>Maintain space for community events and incorporate space for community organizations</p>	<p>Strategy: Work with property owners and community organizations to identify, secure and occupy underutilized space to meet community needs.</p> <p>Strategy: Explore opportunities for a community oversight infrastructure to establish a community development corporation / community land trust / community investment fund or a similar mechanism and work with the City to acquire property for community control.</p>
<p>Strategy: Work with property owners, developers, and the City to develop opportunities for affordable housing that is culturally affirming in design.</p> <p>Strategy: Engage in the implementation of the 2022 Housing Element to ensure Japantown's housing needs are addressed.</p> <p>Cultural Competency:</p> <p>Empower, advocate for and proactively promote Japantown. Build a strong, multi-generational, and interconnected Japantown across the diversity of the Japanese/Japanese American community, including the Shin-Nikkei (recent immigrant) and Mixed Heritage communities.</p> <p>Share and embody the narrative, spirit and essential values of Japanese/Japanese American culture.</p> <p>Strategy: Explore the creation of an intergenerational community permaculture edible garden with programming.</p> <p>Strategy: Initiate inclusive, intergenerational conversations about Japantown's history of displacement and its impacts on the community as part of the broader communities of color in America</p> <p>Strategy: Explore an appropriate model for a Japantown Community Council or Consortium</p>	<p>Provide more mixed-income housing, especially for families and seniors.</p> <p>Promote Japantown's value + history; Generate demand outside of the immediate area.</p> <p>Serve as the hub for the Japanese community in the region; Provide spaces that cater to youth and families.</p> <p>Promote a sense of Japan, in addition to the Japanese American culture; Enhance Japanese character</p>	<p>Provide more mixed-income housing (especially for families and seniors).</p> <p>Promote Japantown's value + history; Generate demand outside of the immediate area.</p> <p>Serve as the hub for the Japanese community in the region; Provide spaces that cater to youth and families.</p> <p>Promote a sense of Japan, in addition to the Japanese American culture; Enhance Japanese character</p>		<p>Create affordable housing, preferably for descendants of families displaced by Redevelopment, or for those who live within ¼ mile radius of the Malls blocks</p>	<p>Strategy: Work with property owners, developers, and the City to develop opportunities for affordable housing that is culturally affirming in design.</p> <p>Strategy: Engage in the implementation of the 2022 Housing Element to ensure Japantown's housing needs are addressed.</p> <p>Empower, advocate for and proactively promote Japantown. Build a strong, multi-generational, and interconnected Japantown across the diversity of the Japanese/Japanese American community, including the Shin-Nikkei (recent immigrant) and Mixed Heritage communities.</p> <p>Share and embody the narrative, spirit and essential values of Japanese/Japanese American culture.</p> <p>Strategy: Explore the creation of an intergenerational community permaculture edible garden with programming.</p> <p>Strategy: Initiate inclusive, intergenerational conversations about Japantown's history of displacement and its impacts on the community as part of the broader communities of color in America</p> <p>Strategy: Explore an appropriate model for a Japantown Community Council or Consortium</p>