

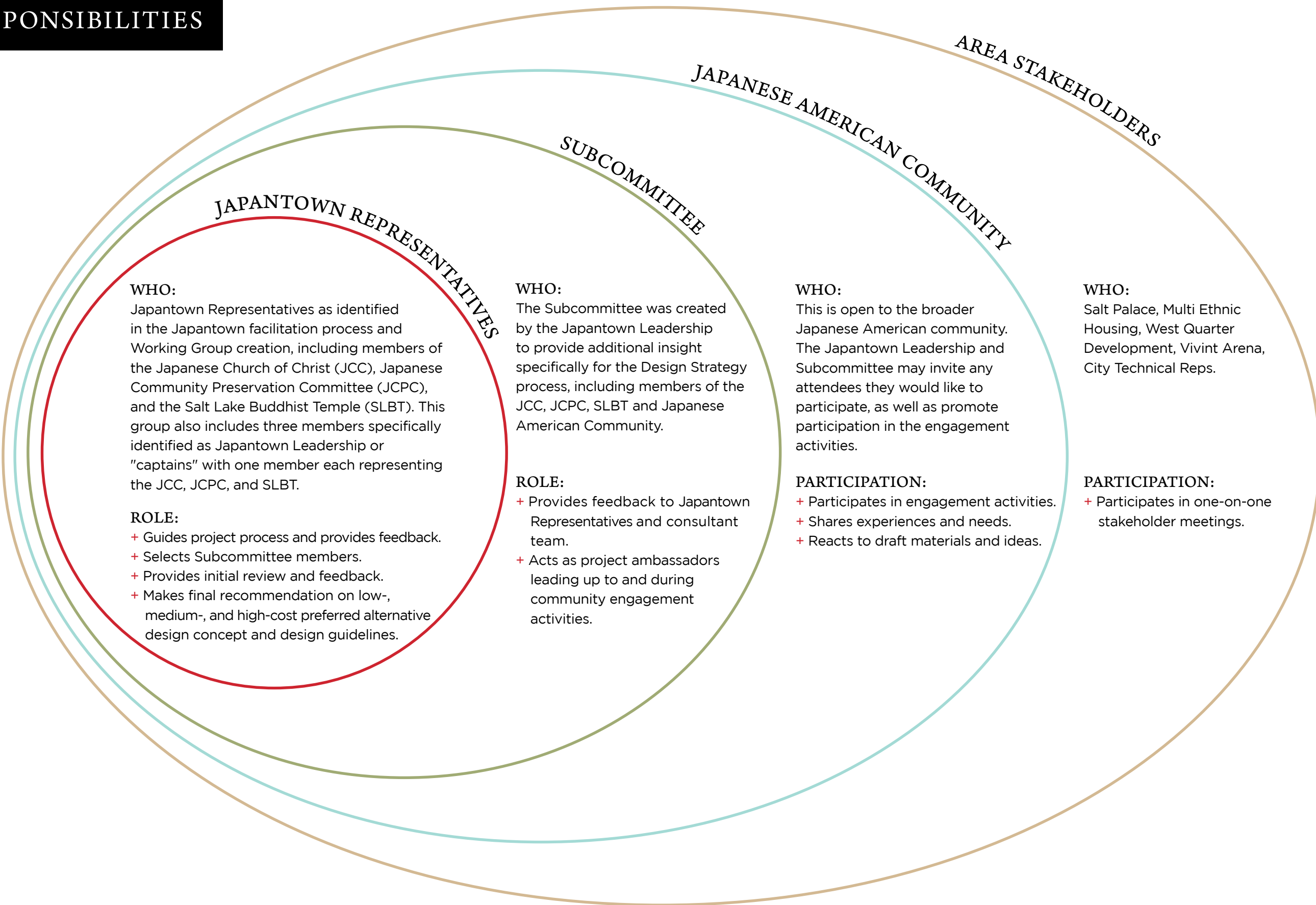
日本町
JAPANTOWN
計画
STREET DESIGN
面街人

EXECUTIVE SUMMARY

- + Community Engagement
- + Japantown Ideas List
- + Vision & Guideposts
- + Design Concepts Process
- + Cost Estimates
- + Best Practices for Management



ROLES & RESPONSIBILITIES



REASONS TO STAY BUSINESSES ON STREET
MANHOLE COVERS • STORIES ALT. TRANSPORTATION CROWD CONTROL
DISPLAY OF ARTISTS • HISTORIC INFO FOOT TRAFFIC SEATING • STREET FURNITURE SAFETY OF 200 W. LEFT TURN
ENTRANCE ELEMENT FOOD TRUCKS COMMUNITY CENTER (EXHIBITS)
WELCOMING SAFE WALKING AROUND BUSINESS VIABILITY PERSONAL CONNECTIONS
ADDITIONAL FESTIVALS CLEANLINESS BRING BACK JA COMMUNITY REASON TO BE HERE FUND RAISING FUN
COMMUNICATE AT HOME JAPANESE AESTHETIC RESIDENTS ON STREET VIBRANT
ACTIVITY THROUGHOUT THE WEEK FAMILY WALKABLE
CULTURAL EVENTS RAISE AWARENESS OF JAPANTOWN ACCESS
GATHERING STREET LIGHTS FUNDING SAFE PLACE FOR GATHERING POWER CAPACITY
PAST-PRESENT-FUTURE PARKING MARKET DESIGN FOR FESTIVAL DECORATIONS
ATTRACT COMMERCE • POP-UPS ELECTRICAL ACCESS CONVENTION ACTIVITY
SIGNAGE • GATEWAY • PUBLIC ART JAZZ GAME AWARENESS COMMUNITY OUTREACH
SOCIALLY SAFE DESTINATION INCLUSIVE

VISION & GUIDEPOSTS

Vision Statement

Okage sama de

“I am who I am because of you”

A place of remembrance and respect

A place that thrives over time

A place of inclusion

Design Guideposts

A PLACE OF VIBRANCY

A PLACE OF GENERATIONS

A PLACE OF GATHERING

A PLACE OF SENSES

A PLACE OF INTRINSIC BEAUTY

JAPANTOWN IDEA LIST

Japantown's Vision & Goals

VISION

- ✓ Preserve future economic development and tourism opportunities
- ✓ Allow area churches to grow and thrive
- ✓ Preserve and create something for future generations of Japanese Americans

GOALS

- ✓ Create placemaking on Japantown Street
- ✓ Design a festival street
- ✓ Create a non-church related gathering place on Japantown Street
- ✓ Improve walkability of Japantown Street

Japantown's Ideas

● Phase 1 ● Phase 2 ● Phase 3

PLACEMAKING

- ✓ Themed street lighting ● ● ●
- ✓ Banners ● ●
- ✓ Streetscape improvements ● ● ●
- ✓ Entrance elements ●
- ✓ Themed public art ● ●
- ✓ Design guidelines ● ● ●

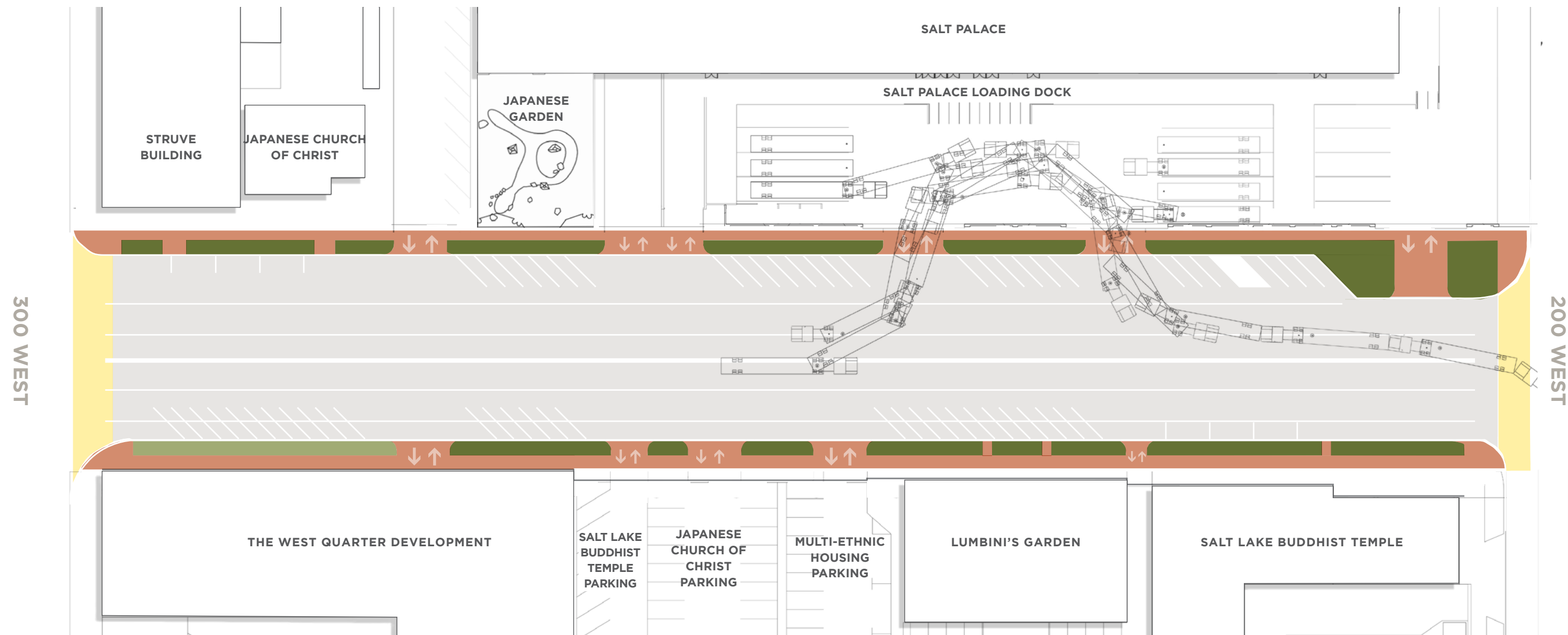
WALKABILITY

- ✓ Connection to new development area ● ●
- ✓ Landscaping ● ● ●
- ✓ Midblock crosswalk ● ●

FESTIVAL STREET

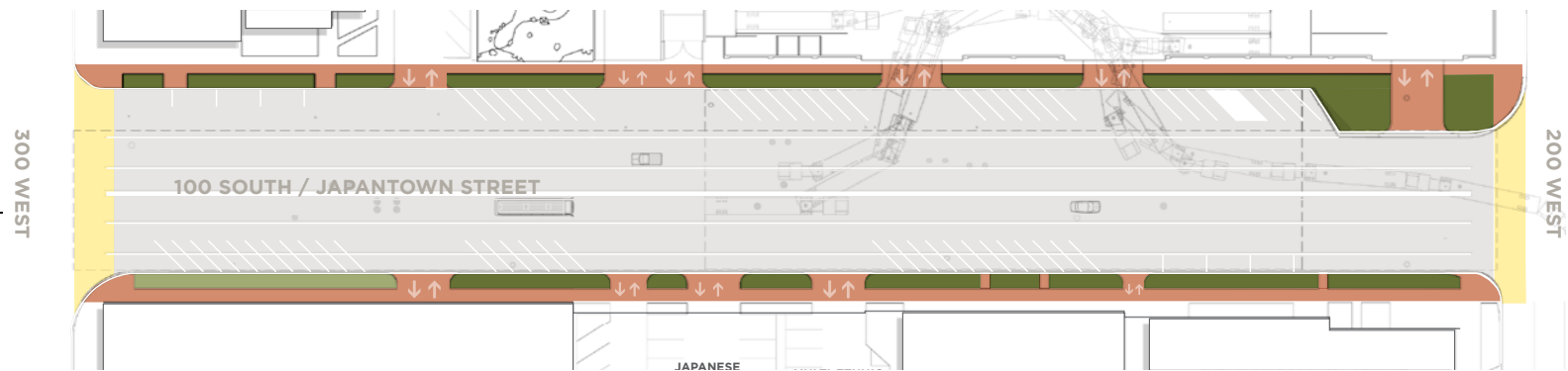
- ✓ Bollards ●
- ✓ Gathering areas ● ●
- ✓ Electrical access ●
- ✓ Remove the high crown on Japantown Street ●
- ✓ Bury power lines ● ●

EXISTING CONDITIONS

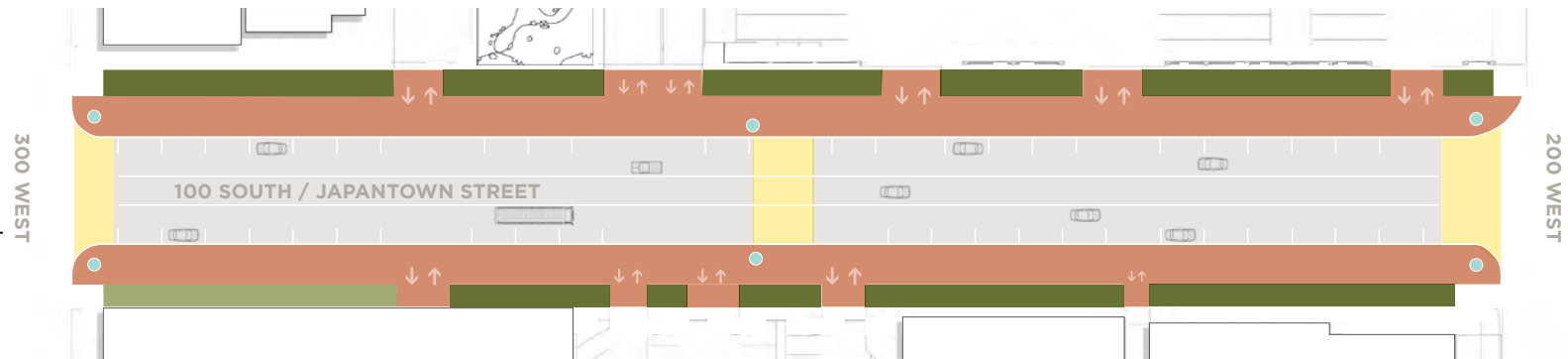


EXISTING & NEW STREET CONCEPTS

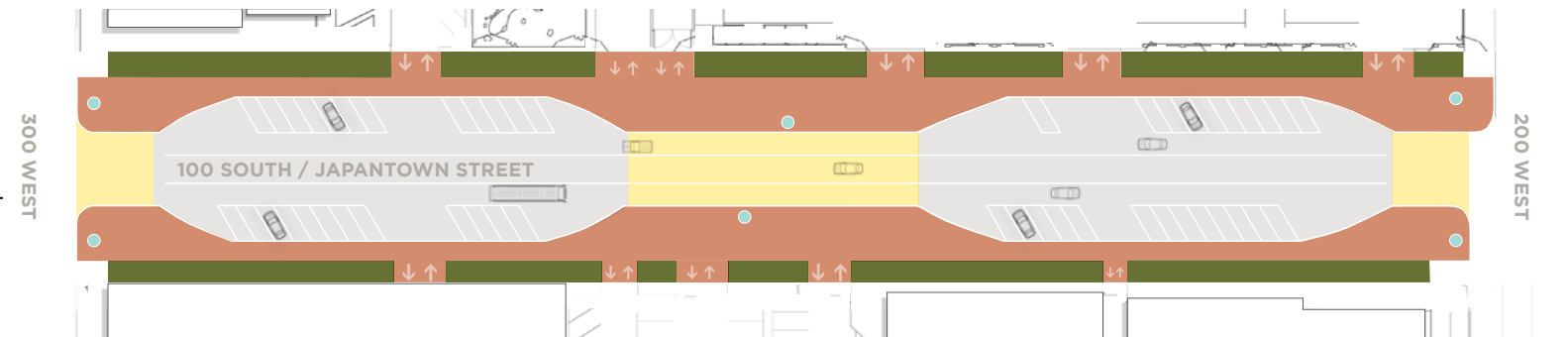
CURRENT



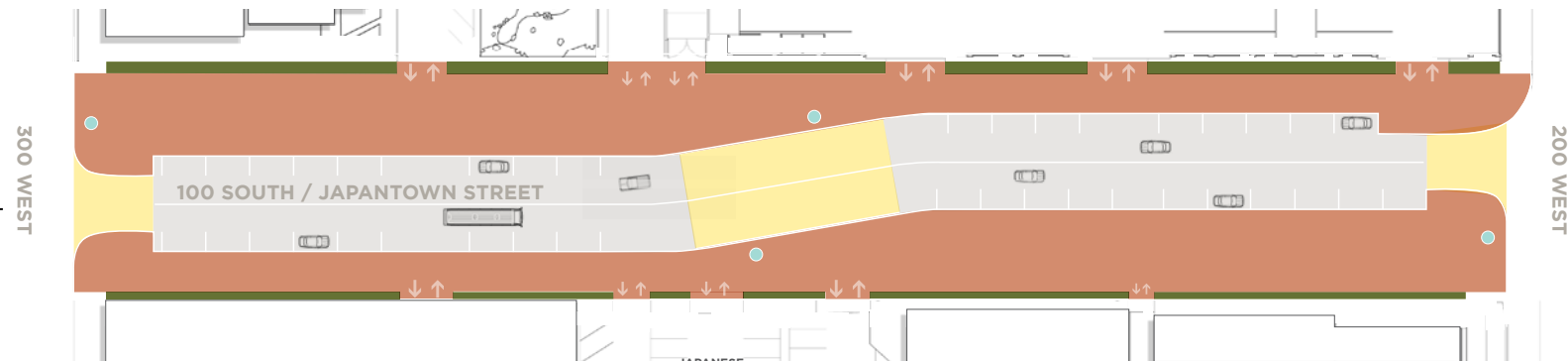
OPTION A



OPTION B



OPTION C



FESTIVAL LAYOUTS

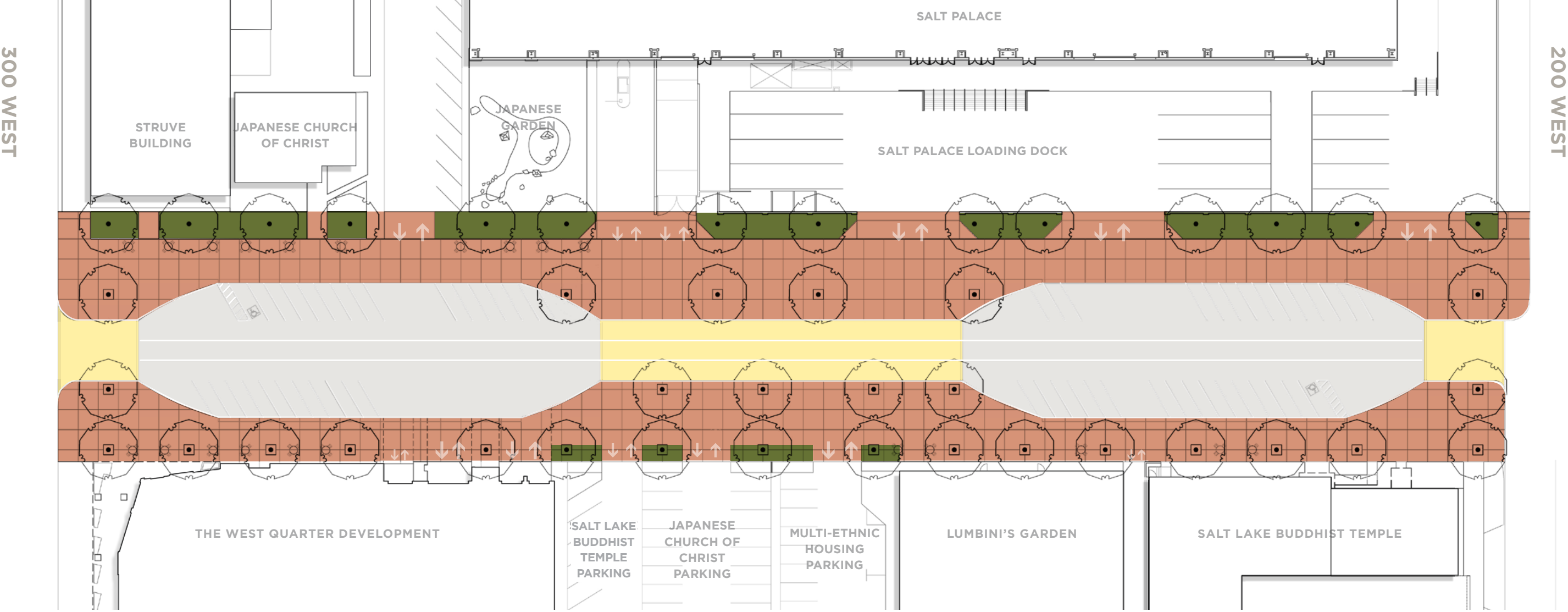
Final Street Concept with Nihon Matsuri



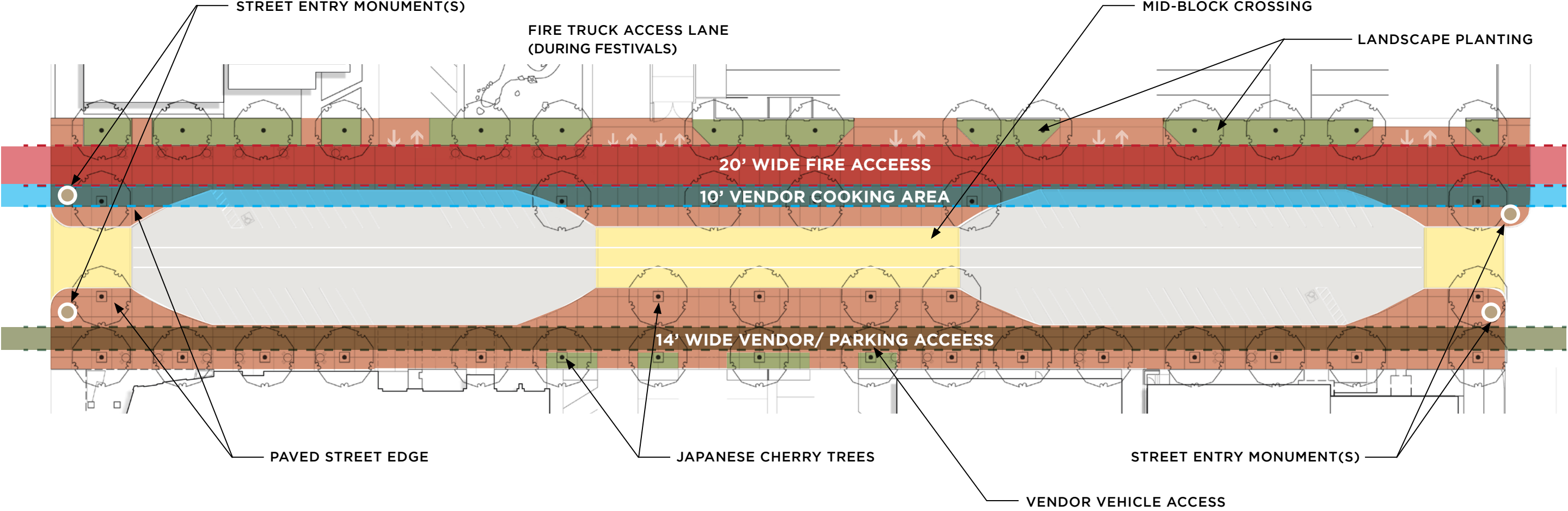
Final Street Concept with Obon Festival



FINAL PREFERRED OPTION



STREET FEATURES



PLACEMAKING ELEMENTS

HISTORY & STORY-TELLING ELEMENTS:

- + Historical markers and plaques
- + Culturally-inspired patterns, colors, textures
- + Banners and other graphic or photo imagery

ART ELEMENT / ENTRY MONUMENT:

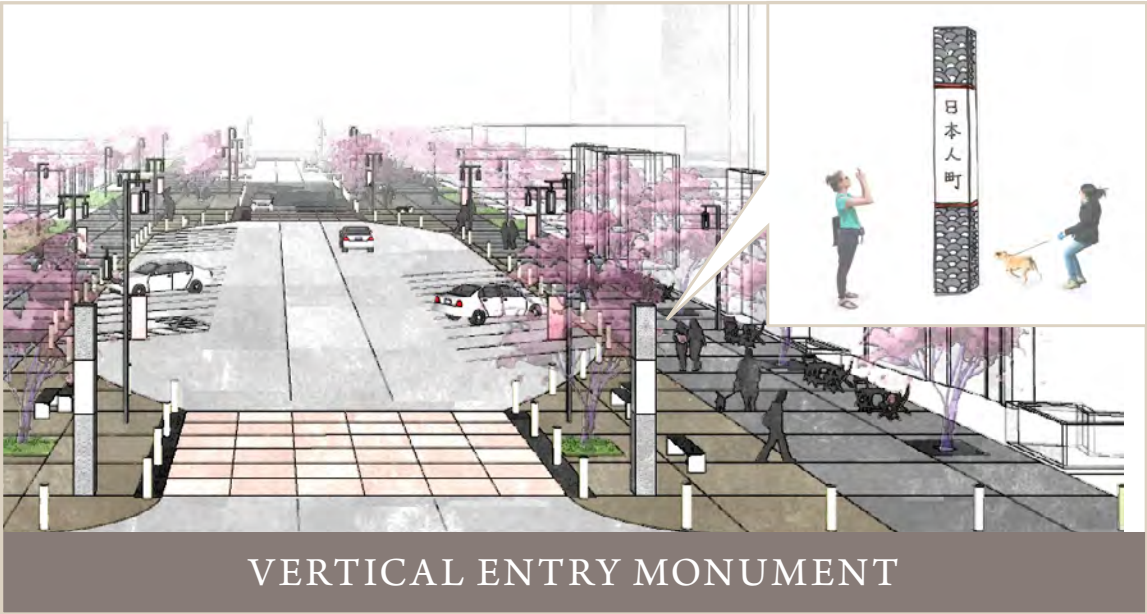
- + Entry monuments or iconic sculpture at ends of street
- + Art integrated with other placemaking elements

FUNCTIONAL PLACEMAKING ELEMENTS:

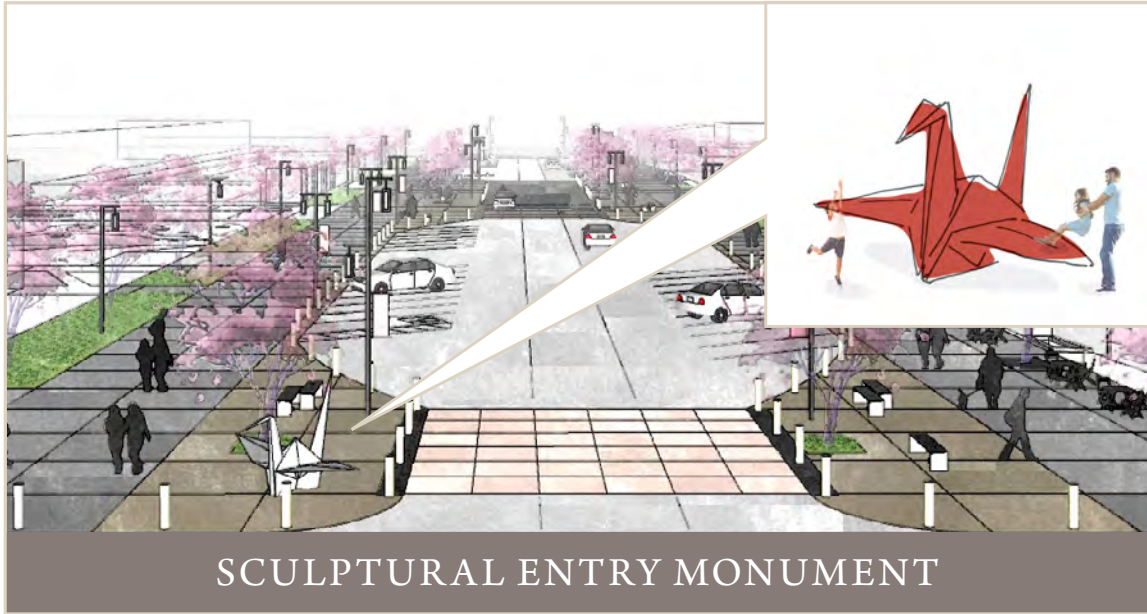
- + Trees and landscape planting
- + Benches
- + Bollards
- + Tree grates
- + Utility elements such as manhole covers and trench drains



PLACEMAKING ELEMENTS



VERTICAL ENTRY MONUMENT



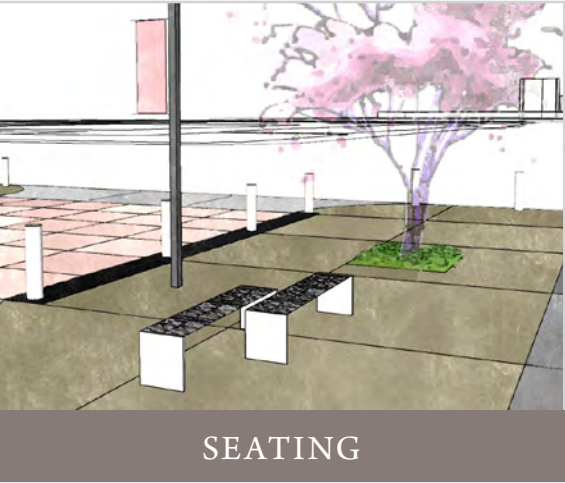
SCULPTURAL ENTRY MONUMENT



LIGHT FIXTURES



BOLLARDS



SEATING



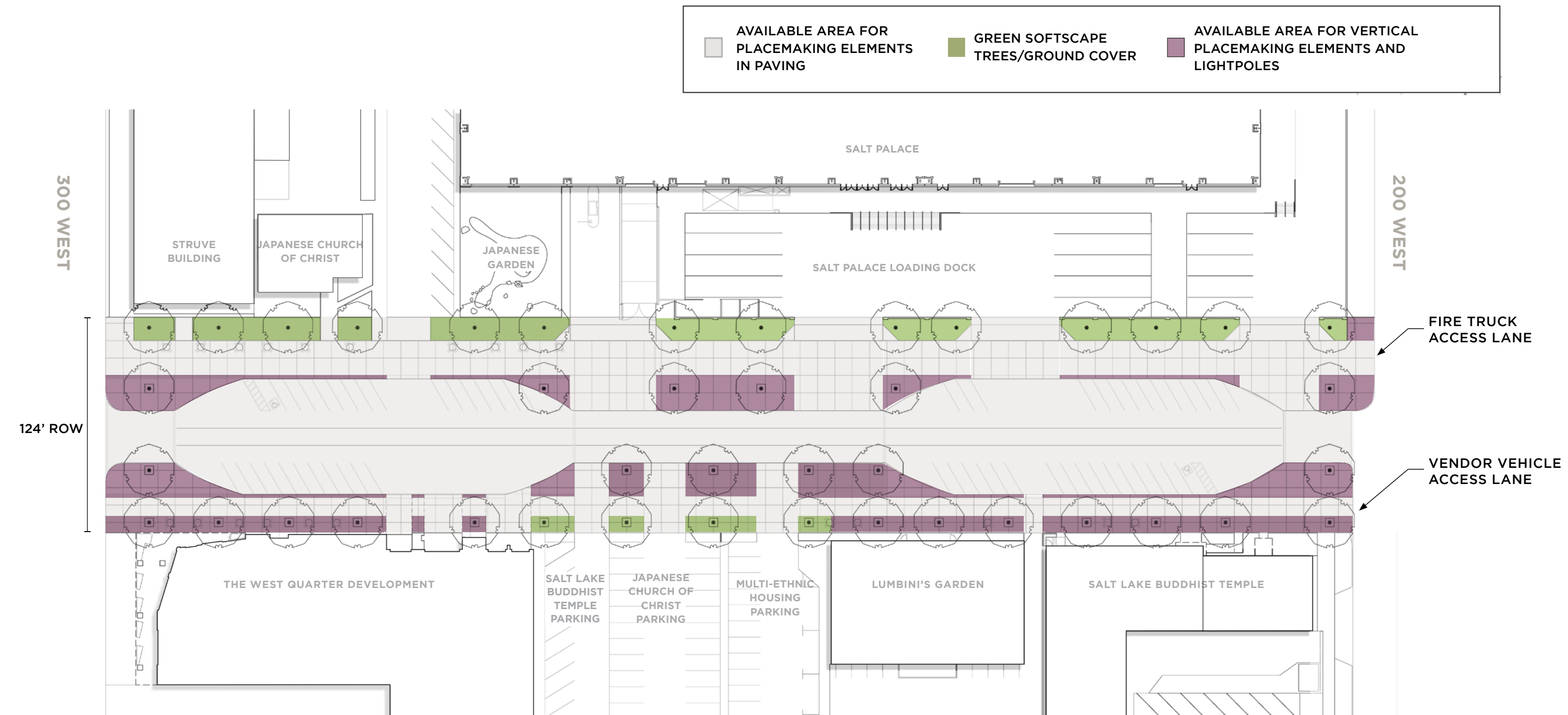
LANDSCAPE



PAVING

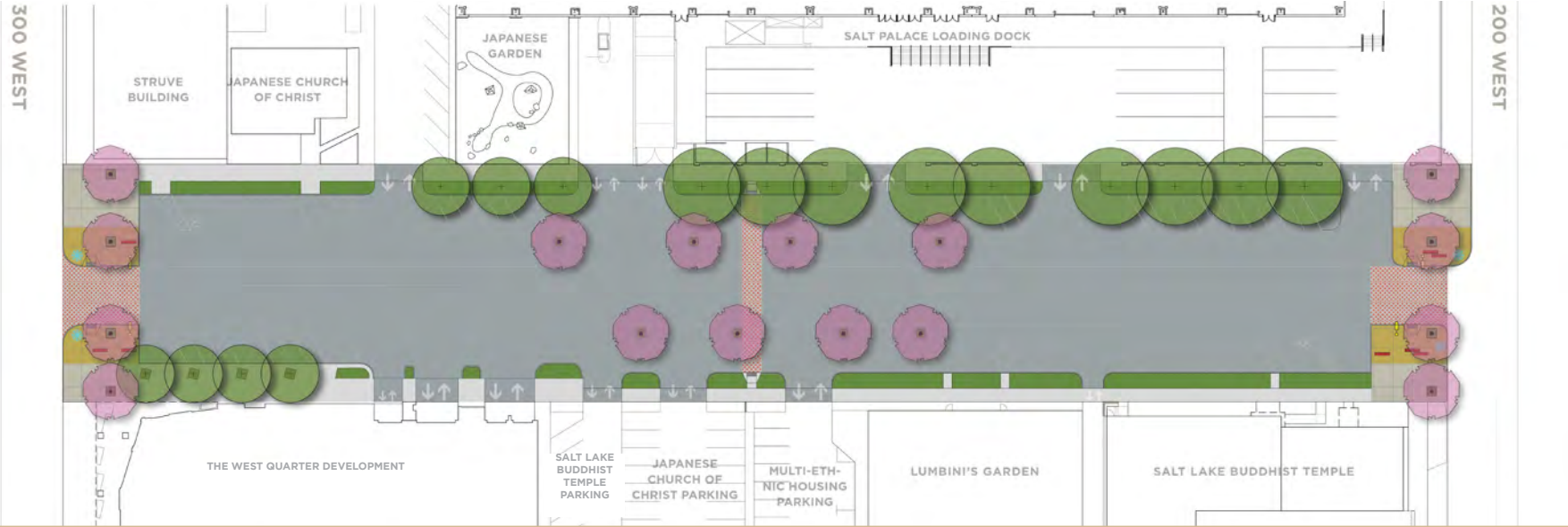


PLACEMAKING LOCATIONS

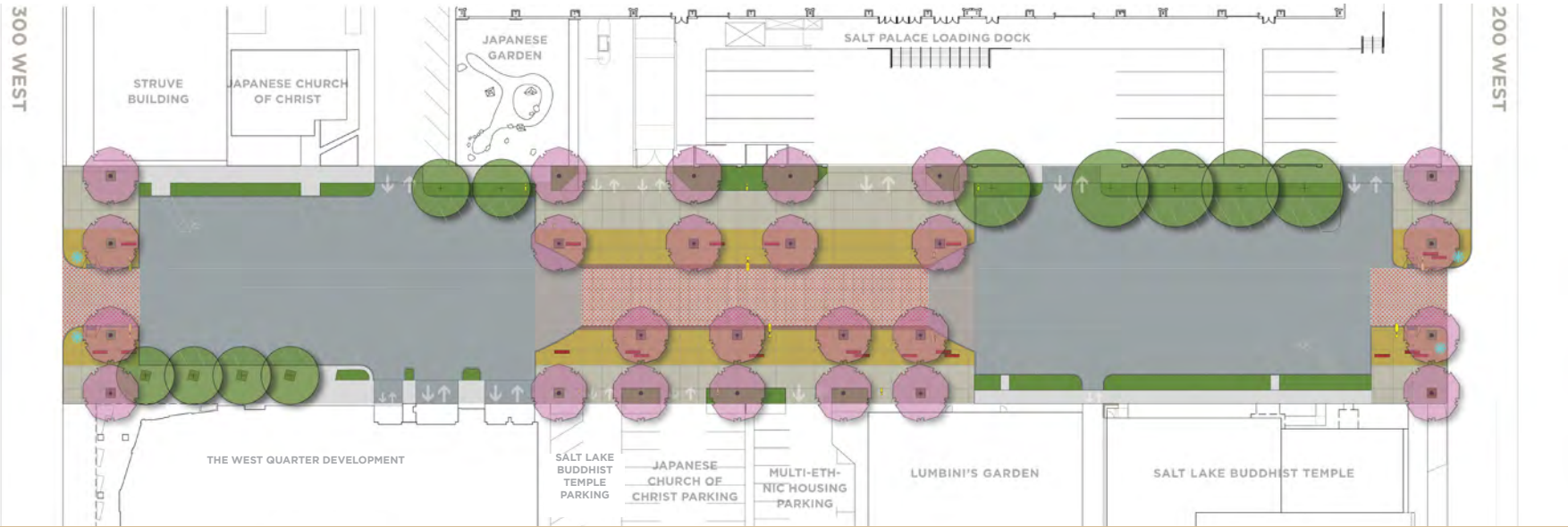


PHASED PLAN

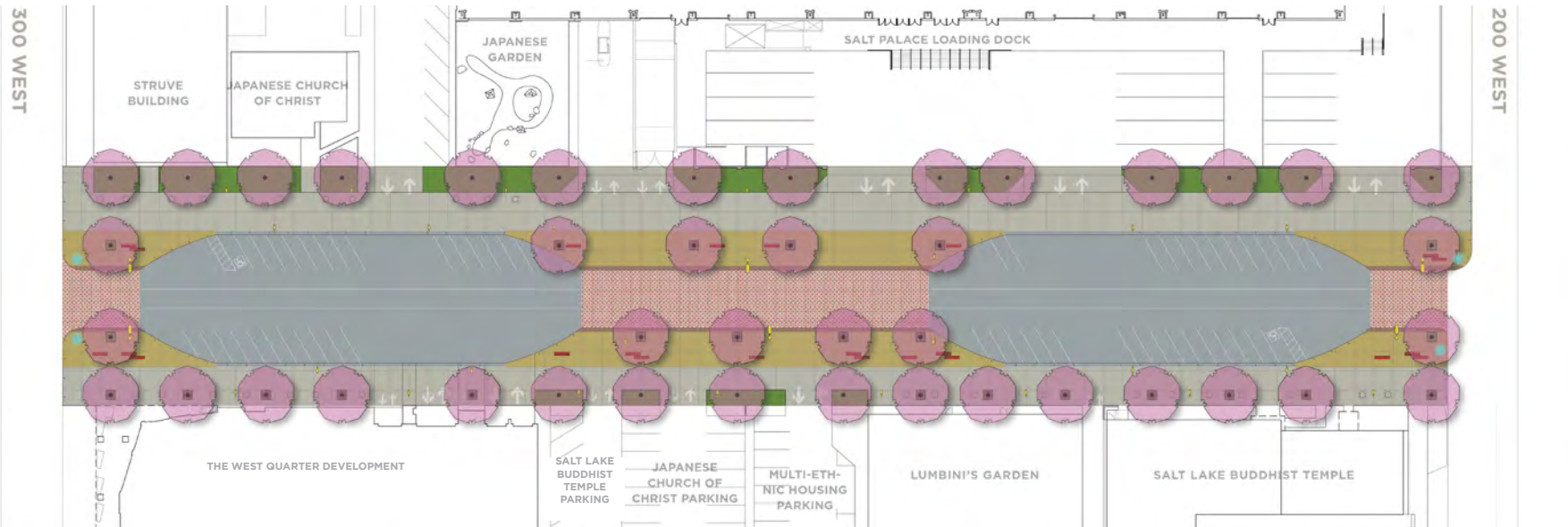
PHASE ONE



PHASE TWO



PHASE THREE



IMPLEMENTATION TOTALS

JAPANTOWN DESIGN STRATEGY ESTIMATED CONSTRUCTION COST SUMMARY	IMPLEMENTATION COST RANGE	
Phase I Construction Cost Estimate	\$2,094,706	\$2,618,383
Phase 2 Construction Cost Estimate	\$1,369,428	\$1,711,785
Phase 3 Construction Cost Estimate w/Curbs	\$1,691,062	\$2,113,828
Add for Curbless Design	\$592,916	\$741,145
Allowance for History/Storytelling Elements	\$145,125	\$181,406
Allowance for Art	\$64,500	\$80,625
Grand Total Construction Cost Estimate Range	\$5,957,737	\$7,447,172

Notes:

- 1. Contractor mark-ups and design contingency included in numbers
- 2. Estimate priced in today's dollars. Escalation has not been included.
Add 4% per year for escalation.
- 3. Costs are subject to change.

MAINTENANCE COST RANGE

JAPANTOWN DESIGN STRATEGY ESTIMATED MAINTENANCE COST SUMMARY	MAINTENANCE COST RANGE	
Phase I Maintenance Cost Estimate	\$62,076	\$77,595
Phase 2 Maintenance Cost Estimate	\$47,100	\$58,875
Phase 3 Maintenance Cost Estimate w/Curbs	\$51,676	\$64,595
Increase for Trench Drains	\$145,125	\$181,406
Grand Total Maintenance Cost Estimate Range <i>without Trench Drains</i>	\$160,852	\$201,065
Grand Total Maintenance Cost Estimate Range <i>with Trench Drains</i>	\$166,612	\$208,265

- Notes:
- 1. Contractor mark-ups and design contingency included in numbers
 - 2. Estimate priced in today's dollars. Escalation has not been included.
Add 4% per year for escalation.
 - 3. Costs are subject to change.

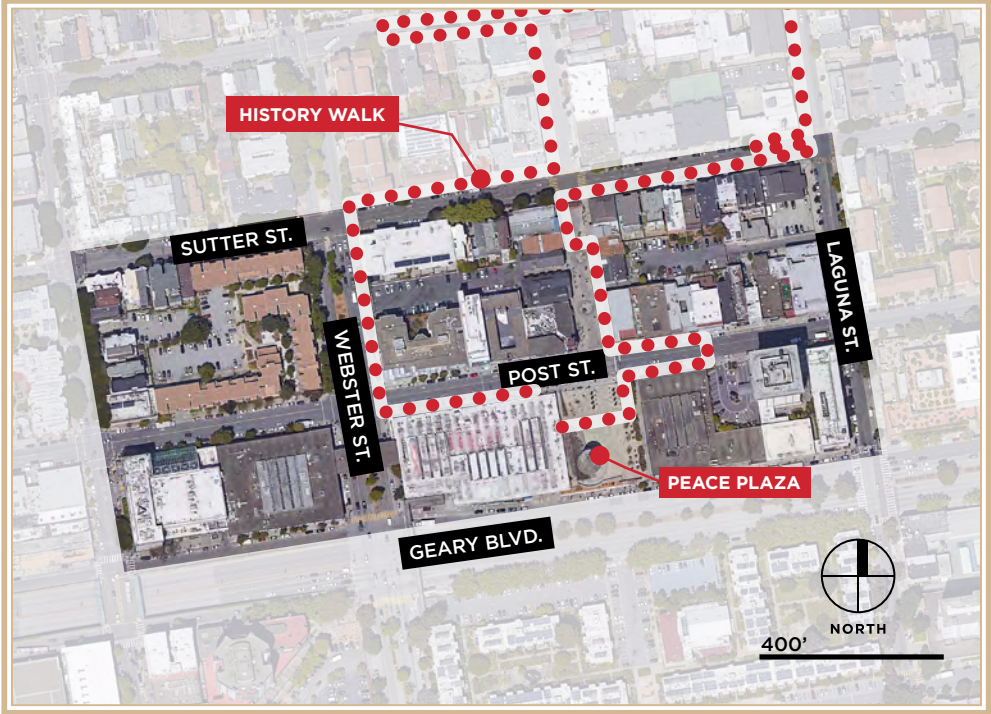
BEST PRACTICES

	SALT LAKE REGION	DENVER REGION	SAN JOSE REGION	SAN FRANCISCO REGION
TOTAL POPULATION	1,277,854	2,988,896	1,984,930	4,652,663
PERCENT ASIAN	3.8%	3.6%	34.9%	23.4%
MEDIAN INCOME	\$76,256	\$80,666	\$125,772	\$110,994
ORGANIZATIONAL TYPE	TBD	Non-Profit Development Corp.	501c3 Non-Profit	501c3 Non-Profit
FUNDING SOURCE	TBD	Development Proceeds and Donations	Local Improvement District, State & Local Funds, Grants	Local Improvement District, State & Local Funds, Grants

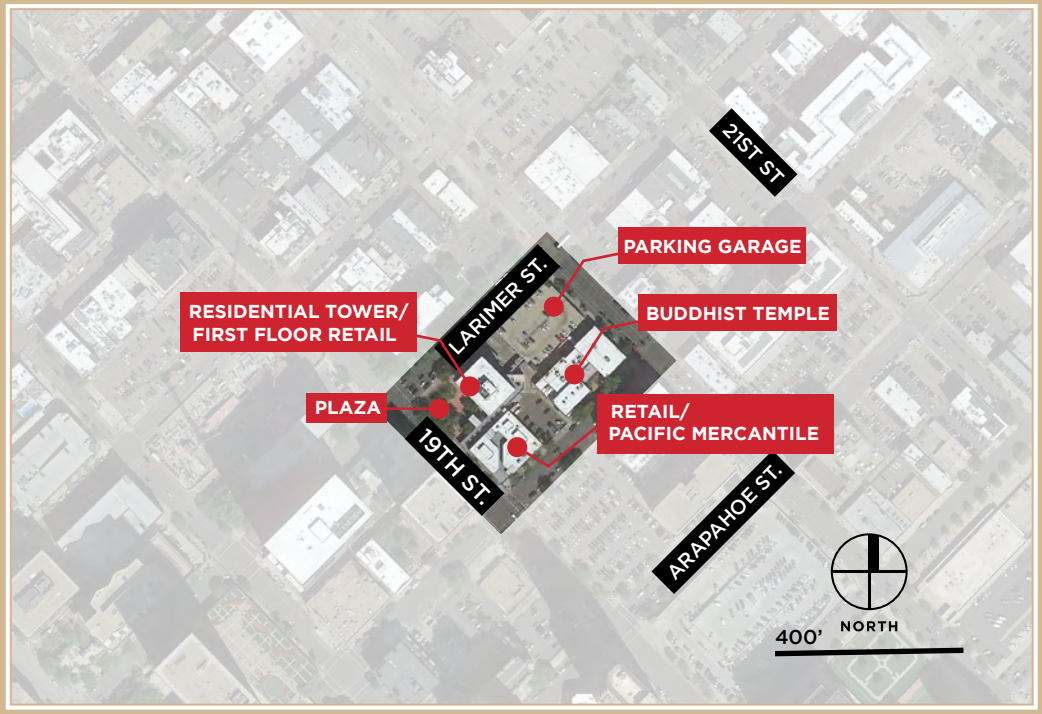
Source: U.S. Census



SAN JOSE



SAN FRANCISCO



DENVER

BEST PRACTICES

Japantown Management Group

RESPONSIBILITIES:

- + Formal decision making process for Japantown
- + Identification and management of funding sources for infrastructure projects and ongoing operations and maintenance
- + Budgeting and fiscal control
- + Coordination and scheduling of events on Japantown Street
- + Hosting a website that provides comprehensive information concerning the area
- + Hiring of professional staff to oversee the organization, as funding becomes available



IMPLEMENTATION

Funding Improvements

- + Capital investment for infrastructure
- + Operating funds for maintenance and operations

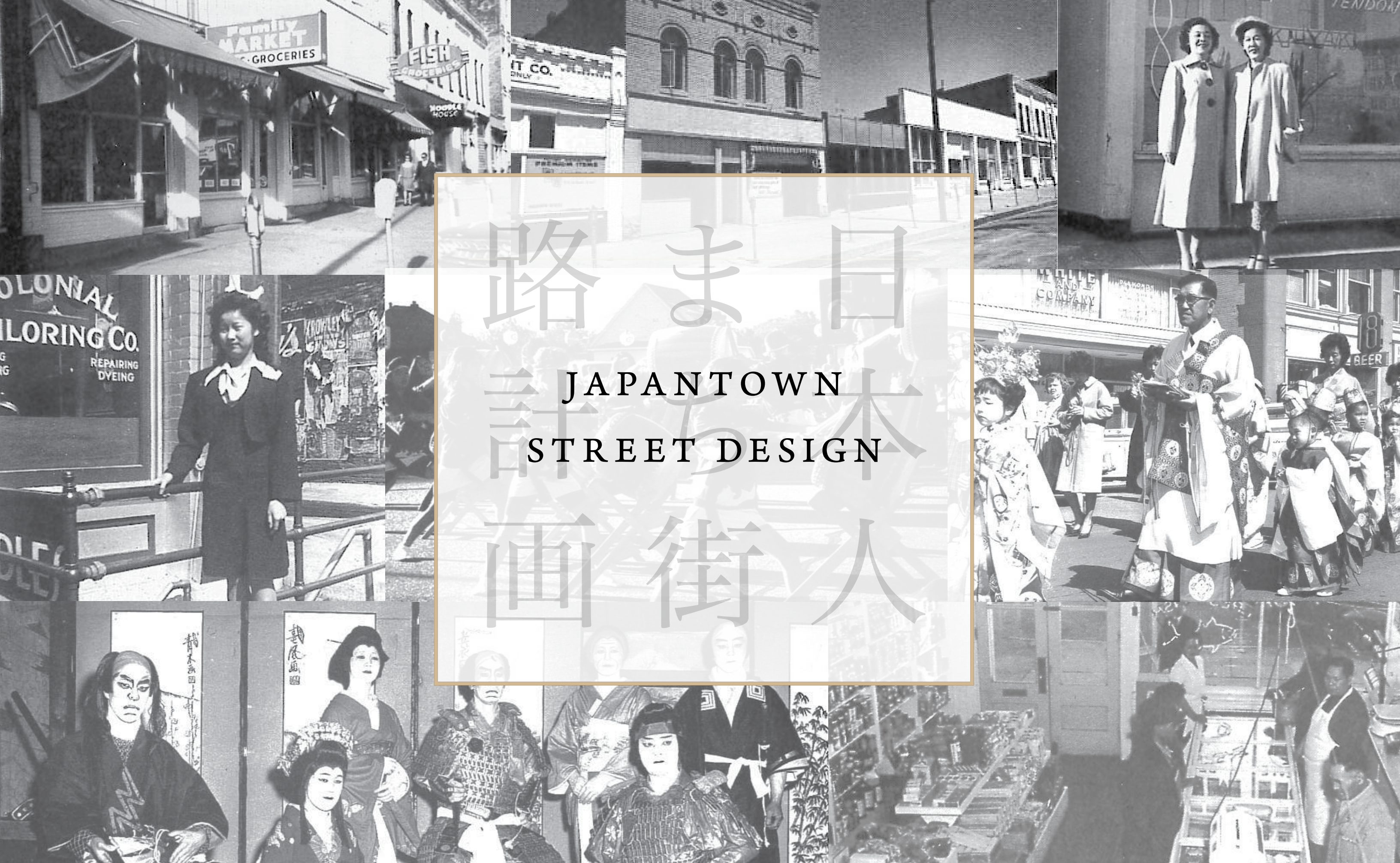
POTENTIAL FUNDING SOURCES:

- + City funding allocations
- + County grants and funding allocations
- + Federal grants
- + Special Improvement District or Business Improvement District levies on area property owners
- + Private donations

Next Steps

- + Create Japantown Management group
- + Begin to identify and pursuit funding





日本人まち
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街面