

CID Framework and Implementation Plan

Workgroup 1 - Community Development and Stabilization

Meeting Summary,

January 17, 2018

Work Group Members present

Shanti Breznau	Leslie Morishita	Jessa Timmer	Leslie Morishita
Tammy Deets	Quynh Pham	Betty Lau	Marlon Herrera
Brien Chow			

Staff present

Gary Johnson (OPCD)	Vinita Goyal (OPCD) Maureen Kostyack (OH)	Heidi Hall (OED)	Michael Wells (OED)
------------------------	--	------------------	---------------------

Additional Attendees

Andrew Tran

Marlon Herrera opened the meeting.

The meeting focus was a deep dive into commercial affordability.

Shanti Breznau and Michael Wells gave a presentation that highlighted the work of a City sponsored Commercial Affordability Task Force and best practice strategies. The presentation is attached. Heidi Hall and Vinita Goyal presented additional material.

Additional concerns/issues besides those raised in the presentation include the following:

- a) Chinatown/International District businesses are an important cultural asset and provide critical services for the neighborhood. Will they be able to afford to be here in the future?
- b) Ideas about affordable non-profit space
- c) Inherent tension in balancing challenges in the neighborhood. With new development, many existing businesses will relocate, gaps will be probably filled by new businesses. However, development proposals without public input are a challenge. There is a crucial role that CBOs, the Advisory Committee, the BIA and other community partners can play in the process.
- d) Future regulatory strategies in the neighborhood can be guided by: (i) identifying what makes the business special: Pan Asian culture, multi-generational businesses etc. (ii) limiting uses like massage parlors (iii) Identifying gaps in the neighborhood and identifying what new uses will be a good fit: eg. Szechwan, Filipino, Korean food businesses. (iv) Evaluating if mixing of retail and restaurants is a good option.
- e) Some community members noted that parking is an issue for the success of uses such as grocery stores. The City should support marketing opportunities in the neighborhood. The Center City Connector is a big opportunity. Ideas such as parking management districts can be explored which can make residential parking available for commercial parking.

- f) There were mixed opinions among work group members about formula retail bans. Asian chains were identified as uses that will strengthen the district's brand for Asian food. Some members however felt that those might hurt small, locally owned businesses.
- g) The big concerns for the group are existing/potential non-Asian formula food and massage parlors. Some of these ideas can be taken up in an examination of allowed uses in collaboration with the ISRD design guidelines Workgroup.

Next Steps and Action Items:

- a) Staff will send meeting references. The group will meet again in May to next discuss potential strategies and recommendations on the topic.
- b) The February meeting will be a deep dive on Affordable Housing.