

FOCUS AREA: LITTLE MANILA / GLEASON PARK

COMMUNITY VISION

The Little Manila/Gleason Park area is a historic and culturally-rich residential and mixed-use neighborhood where new housing and mixed-use development will enrich the neighborhood fabric.

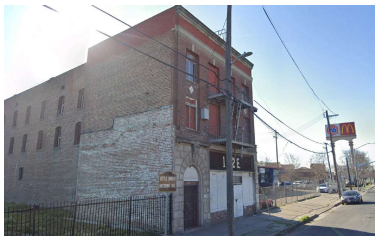
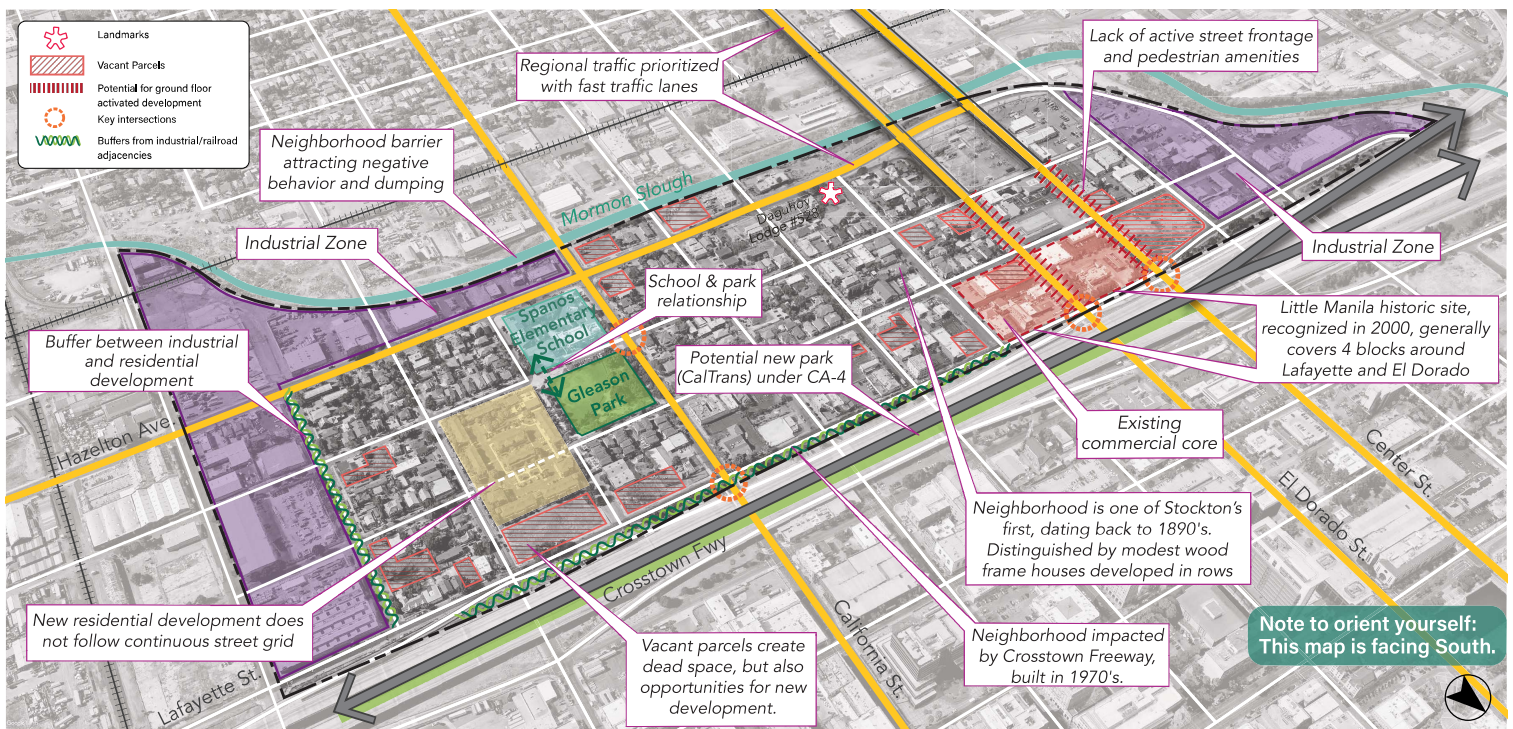
Does this capture your vision? Please place a dot on the line below.

YES! This is my vision

NO! I see it differently

? What words are missing?

ISSUES & OPPORTUNITIES



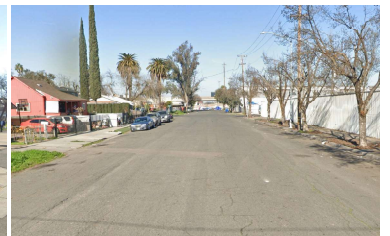
Little Manila Historic Site blocks near El Dorado and Lafayette streets.



Daguhoy Lodge #528 is a Stockton Historic Landmark.

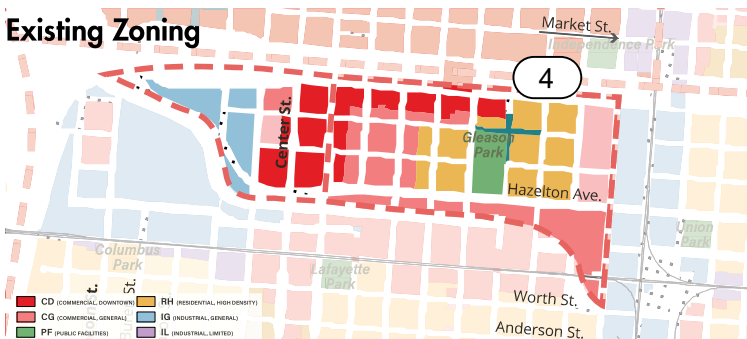


Student friendly relationship between Gleason Park and Spanos Elementary School.



Industrial uses abutting residential neighborhoods with the Crosstown Freeway in the distance.

Existing Zoning



? What key conditions are we missing?

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DESIGN CONSIDERATIONS AND APPROACHES

For each of the ideas below, please let us know if you like it (a green dot) or if you don't (a red one). Share your thoughts by writing notes on the board.

- 1 Nurture neighborhood commercial district on San Joaquin Street, building on existing commercial buildings & uses, and supporting cultural and historic character.



- 2 Ensure that infill development complements existing scale and grain. This includes maintaining rhythm, proportion, setbacks, and building orientation to street.



- 3 Provide transitions, such as landscaped buffer areas, between residential neighborhoods and adjoining industrial



- 4 Set development back from Mormon Slough to provide area for potential future enhancements and public access.

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Participants were asked to comment on the vision for the area, as well as existing key conditions. Participants highlighted the need to bury Highway 4, for cultural historic spaces, connectivity for multimodal access, setback Mormon slough for flood control, and keep out homeless. One commentor stated recent improvements have helped the area but that the cost of housing is too high even after existing housing has been improved.

Four design ideas for the area were presented. The ideas and comments, if any, are listed below.

1. Nurture neighborhood commercial district on San Joaquin Street, building on existing commercial buildings & uses, and supporting cultural and historic character.
2. Ensure that infill development complements existing scale and grain. This includes maintaining rhythm, proportion, setbacks, and building orientation to street.
3. Provide transitions, such as landscaped buffer areas, between residential neighborhoods and adjoining industrial.
4. Set development back from Mormon Slough to provide area for potential future enhancements and public access.
 - *The tree canopy requires regular maintenance. We need a nonprofit tree panel that the City partners with*

