

**NORTH OLD TOWN/CHINATOWN REDEVELOPMENT STRATEGY
STAKEHOLDER ADVISORY COMMITTEE (SAC) MEETING #7**

AUGUST 5, 2008 ◆ 4:00 P.M. – 6:30 P.M.

PDC COMMISSIONERS ROOM

Present: Stephen Ying, Doreen Binder, Betty Jean Lee, Gloria Lee, Alexander Mace, Brian Ferschweiler, Steve Walti, Kathryn Krygier, Richard Louie, Clark Worth, Kevin Kaufman, Ivy Lin.

Facilitators: Peter Englander (PDC), Sarah Harpole (PDC), Pasqual Contreras (PDC), David Horsley (DAO), Joann Le (DAO), Kathy Fong Stephens (Barney & Worth, Inc).

Note the accompanying PowerPoint presentation and draft strategy are available online at: <http://www.pdc.us/ura/dtwf/n-otct-redev-stgy.asp>

I. Welcome and Introductions

- Sarah Harpole (SH) opened the meeting and gave an overview of the agenda and future milestones for the project:
 - Approval of final report (Sept 2008) by PDC Board of Commissioners
 - Celebration event
- SH also thanked the consultant team and Stakeholder's Advisory Committee (SAC) group for their work for the past two years.

II. Final Report

- The primary purpose of the meeting was to review and provide comments on the draft North Old Town / Chinatown Redevelopment Strategy
- DAO provided an overview of the Strategy and pointed out the relevant materials and process
 - Area analysis of the area
 - Presentations from the design charrettes
 - Framework to help guide future potential
 - This is not a final design document but does have give priority actions
- Offered an overview of sites considered with full build out as a prospect for the district of tomorrow. Provided PowerPoint slides to show photos of the district and the and the process completed by the SAC to inform the strategy
- Opened up the meeting for the next hour for discussion on comments on the draft report
 - Strategy Documents
 - asked SAC to return feedback forms to Sarah Harpole by next thursday

III. Open forum for comments / questions

- Karl Lisle (KL) – the document does a nice job of linking the decisions made on the social providers with the draft
- David Horsley (DH) – Pointed out that some of the issues the SAC originally considered relating to construction, parking alternatives and siting issues have over the course of this process worked themselves out and are happening now
- Design Review

- Kathryn Krieger (KK)– Skidmore/ Old Town will soon have design guidelines, which has brought up some concerns for Chinatown as there are currently none in place now, and believes that there needs to be some concern given to design in OT/CT. Design review is a difficult process and asked how that translates to Urban Design
 - DH – Design Review in a historic cultural specific neighborhood is difficult, as they can lead to “disneyfication”. Chinatown especially, and it is this document that is the beginning of that dialogue.
- KK – Is Signage apart of the Central City Plan?
- KL – The plan will clarify design guidelines for all of the central city plan
 - A number of guidelines are applicable to the area
- KL – The Skidmore Old Town Historic District and Old Town / Chinatown overlap in a half block strip, so there are conflicting guidelines.
- Richard Louie (RL) – The CCBA building lies in two districts, the Skidmore Old Town Historic District and Old Town / Chinatown District have conflicting guidelines regarding the use of color
 - Gloria Lee (GL) – issues relating to brick color in the district were an issue during the construction of the Pacific Tower.
- Kathy Fong Stephens (KFS) – Asked if the group felt the report had missing elements.
- RL – An Immigration office was approved by City Council – this should be apart of this district
 - It is a refugees and immigrants office, funded by city council, to bring new ethnic groups to the area
 - A service type agency through the City of Portland that would be different from the World Café
 - Carmen is the contact at Multnomah County – this is a service to multicultural groups
- Betty Jean Lee (BJL) – Asked about Peter Englander’s trip to China and his connections
 - What opportunities are available?
 - Out of this effort we should be creating a translated marketing piece to lure business savvy people and groups that are coming here.
- DH – The goal is to distill this into a smaller marketing piece and translate it to bring to possible investors
 - BJL – Larger companies will look to develop or expand their operations here

IV. Implementation of the report’s findings

- KFS – What are the key steps for implementation?
 - GL – Foreign investment by banks
 - RL – Hotel in the district
 - GL – Headquarters hotel in Portland as well as a hotel in the district are is a priority and impacts the conventions – we lose conventions often as we have a short list of hotels to block out for a convention
- KFS – What else is missing in this document?
- Alexander Mace (AM) – Software companies are here because of cheap rent and tend to look for a NNN lease and small spaces with character
- Joann Le (JL) – Micro retail spaces are discussed in the report
 - DH – Fubonn has the ability offer 300 sq foot spaces for vendors and we should take advantage of these small retailers to activate the street

spaces

- DH – two of the issues with buildings in this district are absentee landlords and the high costs of seismic upgrades
- Doreen Binder (DB) – Sees an issue with the historic districts due to:
 - the inability to take down dilapidated structures
 - cost to bring buildings up to the current code
 - owners may want to retrofit but can't due to financial issues
- DH – Historic structures in this district, though contributing, may need to be demolished to rebuild this district. DAO deals with some of the possibilities in this document
- SH – How do people feel about the demolition of historic structures and changes to the historic fabric?
 - GL – Supportive
 - AM – Agrees with Doreen
 - the middle part of this district requires the most work
 - Home ownership in the area will create a critical mass for new development
- DH – Asked Blaine how he felt about the scenarios as an adjacent property owner and developer
 - Public Relations is the greatest challenge of this neighborhood
 - it is changing as businesses are coming back downtown
 - Brokers are interested in locating businesses here the free market takes care of itself, if the marketplace supports redevelopment of blocks or individual buildings – then it will happen
- JL – What is your image of the future of this district? Branding?
 - BH – it is in a transition period of bringing people off the sidewalk and bringing more people to the sidewalks
 - AM – more people live here because of the grit, they want to be pioneers and edgy
- KFS – if members of the SAC would like to be apart of any of the action items, we welcome their input
 - KK – Public funding for the restoration of historic structures
 - the free market won't be able to take care of these small footprint buildings
 - GL – Historic trust, they do great things around the nation
 - there is need to find out more about their programs offered
 - GL – What happens when the Port of Portland leaves the area in 2009
 - Has any outreach happened to lure another company to the area?
 - PE – That is a class A building and the trust fund that owns the property is actively searching for tenants.
 - SW – lots of ideas are presented but this strategy doesn't get down to "brass tacks" of development
 - parking is an issue and hydraulic parking will not be paid for by NW Natural rate payers
 - JL – This document looks to be a timeless rather than a laundry list for timing
 - GL – need to have an internal document for stakeholders to have near term implementation steps with defined responsible parties and timelines to ensure accountability
 - DL – The implementation actions are just a start and hopefully a road map. How can we move this document further?
 - SH – How do we propose to monitor and update this after the SAC

- out an invitation to an upcoming celebration event
- Joann Le – Thanks to everyone for their help.

VI. End of Meeting