

## **North Old Town / Chinatown Redevelopment Strategy**

### **REDEVELOPMENT CHARRETTE December 4 - 6, 2006**

Main Commission Room, PDC Offices, 222 NW 5<sup>th</sup> Avenue

### **CHARRETTE PREPARATION OUTLINE AND INSTRUCTIONS**

To all Stakeholder Advisory Committee members and invited citizens –

Thank you for taking the time to review the enclosed materials in preparation for the Redevelopment Charrette scheduled for Monday and Tuesday mornings, December 4 and 5, and an (optional) evening session on Wednesday, the 6th. For those unable to attend, please forward this packet to your designated representative, in order that those participating in the small group discussions will be fully informed about the current developments in the Study Area and are aware of the past discussions in the October and November SAC meetings.

The enclosed materials include an agenda and instructions for the charrette workshops and a brief overview of the materials covered to date. These background materials should be familiar to those able to attend all meetings so far, but are included for those who have missed any of our previous SAC meetings. There are also, however, additional materials that have not been presented in detail that you should review prior to attending the charrette worksessions. We will go over this information quickly in the Overview section on the first day, and if there are any questions, we can respond then, in order to incorporate any input at that time.

The Charrette Preparation Materials should contain the following:

- Charrette Preparation Outline and Instructions
  - Worksession Agendas
  - Charrette Goals, Process Instructions, and Key Questions
- Charrette Background Materials
  - Existing Conditions Map
  - Development Zoning and Transportation Map
  - Brief Synopsis of Previous Reports
  - Tri-Met Alignment and Blanchet House Concept Illustrations
  - Blanchet Location Options
  - Summary of Outreach Comments
  - Case Studies of Example Buildings and/or Programs

After the first day's worksessions, a subsequent handout will include:

- Conceptual Economics Exercise Instructions and Point System
- Case Studies of Similar Districts (Street Environment typologies)
- Additional Case Studies (Building typologies, if necessary)

Again, we appreciate the commitment of time and effort involved in participating in these worksessions. We encourage everyone to be candid and yet collaborative; be creative and yet mindful of the past visioning studies; and have fun in helping develop the urban possibilities and strategy for this unique district.

### **WORKSESSION AGENDA -- DAY ONE: December 4**

#### **9:00 Welcome & Overview**

- Sign-in, Coffee & Pastry, Welcome
- Introductions, Ground Rules, Overview & Focus of Charrette Process
- Summary of Day's Objectives, Background Info

#### **9:15 Large Group Discussion**

- Blanchet House Overview
- PDC Budget Constraints & Westside URA Study – Past investments in the district, current funding vs. potential future funding available, potential project timing, and current emphasis on distributed, incremental investment vs. single, catalyst projects
- PDC's potential role in Study Area – RFP for Block 25, gap financing for other uses, as recommended by SAC

- Balancing Public Benefits & Public Investment

**9:45 Small Group Discussions**

- Group members to be given three potential locations for Blanchet House (P, 25, A&N).
- Groups to be given program blocks representing the uses that the community outreach has reinforced (Housing / Hotel / Community Center / Cultural Center / Grocery / Retail / Parking / Office).
- Groups to create two or three Urban Design Concept (Ground floor) Plans for the Study Area (based upon the various potential Blanchet locations.) Each group will also have an additional area of emphasis, to be assigned ½ way through the exercise. These areas of emphasis will likely be *District Identity and Cultural Emphasis, Historic Preservation and Scale/Grain of Development, and Day and Night Uses of the District.*
- General discussion of day's studies, comments for tomorrow

**11:45 Large Group Discussion**

- Preview and distribute instructions for next day's workshop

**Noon: Adjourn**

**Afternoon:** B&W, PDC consolidate notes & comments  
DAO designers back to office to draw

**WORKSESSION AGENDA -- DAY TWO: December 5**

**9:00 Welcome & Overview**

- Sign-in, Coffee & Pastry
- Summary of Day's Objectives

**9:15 Large Group Discussion**

- Present and review concepts from day before, discuss commonalities, insights
- Economics Presentation by Eric Hovee: Overall Market Feasibility, Public subsidies anticipated, Project Timing, Lessons Learned and Market Demographics, etc.

**10:00 Small Group Discussions Continued**

- Groups to review their Urban Design Plans as a Conceptual Economics Exercise, assigning economic points to uses, as a way to help establish the groups' priorities.
- Groups to analyze development concepts and focus on district center(s), as a way to establish a finer level of redevelopment strategy goals

**11:30 Large Group Discussion**

- Debrief from each group & general discussion of findings

**Noon: Adjourn**

**Afternoon:** B&W, PDC consolidate notes & comments  
DAO designers back to office to draw  
Team to formulate materials for Open House

**WORKSESSION AGENDA -- DAY 3: December 6**

**Day:** DAO, B&W, PDC work session & preparation

**Evening:** Public Pin-up  
5 until 8PM, Main PDC Commission Room

**North Old Town / Chinatown Redevelopment Strategy**  
**REDEVELOPMENT CHARRETTE December 4 - 6, 2006**  
**CHARRETTE GOALS, INSTRUCTIONS, AND KEY QUESTIONS**

The term charrette was originally used in design schools to describe the intense, deadline-driven, problem-solving process of refining one's design, prior to completing a course of study. The urban design profession has incorporated this type of exercise in order to better engage the stakeholder community in intense, hands-on worksessions, typically held within a limited time period. These community charrettes have often led to a more integrated understanding of the various stakeholders' viewpoints by the constituents themselves, as well as urban design plans incorporating input from a broader spectrum of users than otherwise available. The ideas generated within the worksessions will be integrated into the ongoing redevelopment strategy effort, as well as leading to a more comprehensive understanding of ideas amongst all participants. It is this discussion, feedback, and resulting refinement that we are hoping will emerge here.

**GOALS OF THE CHARRETTE**

This specific charrette process has been customized around the needs of this particular Study Area. Our groups' design efforts will center on the blocks in question, incorporating the program uses recommended by the community outreach, previous visioning, and city planning goals. The purpose of the charrette is for each team to create potential development scenarios for the seven Study Area blocks at three levels of detail or emphasis:

- A) **Urban Design Concept Plan** – The first day's small group sessions will look at how the overall Study Area's potential ground floor uses might be configured to reinforce certain aspects of the District's character. Given the potential of various Blanchet House locations, different concepts will be created, based on the possible locations.
- B) **Conceptual Economics Exercise** – The second day's small group sessions will review how a conceptual-level economic overlay point system for potential public and private investment might help identify stakeholder priorities for the district.
- C) **District Center Streetscape Environment Studies** – As a wrap-up of the second day's sessions, we will explore how the group's preferred Urban Design Plan and can be strengthened by identifying particular street locations as potential centers for the district and focusing uses and/or investment there.

**PROCESS INSTRUCTIONS and KEY QUESTIONS TO ADDRESS**

**Day 1, Small Group Worksession** - The design charrette participants will be divided into three teams. A member of the DAO Team will facilitate each team process, with B&W, PDC, City Staff, and other resource people are available to answer questions during the process. Each team will develop several Urban Design Concept Plans, modeling potential ground floor uses with the various Blanchet House locations. At the end of each exercise, we will photograph the concept models, and use these photographs in the subsequent presentations and discussions.

From our recent SAC meeting, where six potential locations for a new Blanchet House facility were discussed, three emerged as having more potential than the others – Blocks P, 25, and A&N. This exercise will look at the opportunities possible with each of these alternatives, and how the district's future uses may be configured to take advantage of the adjacencies of each of these locations.

The earlier vision plans and updated community outreach has consistently shown an interest in bringing the following uses to the district:

- More **Housing**, with a mix of affordable, workforce, and market-rate, with an emphasis on workforce,
- An **Asian Cultural Center**, for residents and tourists alike,
- A **Community Center**, for the district residents,
- A **Hotel (or B&B)**, to take advantage of the Classical Chinese Garden, in particular to house visitors to the district,
- A destination-type **Asian Grocery Store**, to serve as a catalyst in retaining both the Asian community and other district residents to shop within OT/CT,
- Ground floor **Retail** Uses, to raise the level of activity on the streets, and help raise security in the area,
- Additional **Parking**, preferably below-ground, to make the area more attractive to visitors and retail patrons,
- Is there a market for new **Office** uses, as some prior studies and community members have noted?

**North Old Town / Chinatown Redevelopment Strategy**  
**REDEVELOPMENT CHARRETTE December 4 - 6, 2006**

The small groups will envision a development scenario including whichever of these ground floor uses they deem most visionary, and/or realistic for future development. These scenarios should take into account the following questions:

- Given the significant recent investment in the public infrastructure of the district, how best can private development in the Study Area blocks take advantage and reinforce these improvements?
  - The Classical Chinese Garden
  - Festival Streets
  - 3<sup>rd</sup> and 4<sup>th</sup> Avenue Improvements
- Am I locating retail where it will flourish and help draw people and business to this northern part of the district? As these blocks develop, which one- or two-block segment should be the district center, or am I activating one street at the expense of another?
- What is the best way to create a northern gateway to the district – create the gateway with the buildings and uses, on openspace plaza, or an actual symbolic gateway feature?
- Who will be the primary market for these new businesses and housing and am I meeting their needs?
- Am I being visionary, thinking about what the district could be 5, 10, 20 years into the future, and yet maintaining the diverse and unique nature of the district?
- Am I being realistic, thinking about what it will take to entice this type of development into the district?

Appropriately-sized and color-coded model pieces and an enlarged site plan of the Study Area will be provided at the charrette. At the end of the small group worksessions, we'll reconvene briefly with the large group to gather comments, which will inform the design team's afternoon work. There is no right or wrong scenario, as each concept will have certain advantages and drawbacks, but with creative thinking we can be better informed of the issues for the next day's exercises.

On **Day 2**, we'll reconvene with the large group to discuss the previous day's concepts and discuss potential commonalities and insights, as well as present some examples of building and street environment case studies that will be useful in the day's small group worksessions. The day's activities will have two main efforts:

- 1) Performing a Conceptual Economics Exercise, designed to illustrate a general idea of the policy trade-offs associated with certain program components and uses.
- 2) Focusing in greater detail on some select specific locations, and looking at how retail and other uses will help develop centers of higher street-level activity and how that activity can be leveraged.