

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

JUNE 26, 2008 ◆ 4:00 P.M. – 6:00 P.M.

PDC COMMISSIONERS ROOM

Present: Richard Louie, Steve Walti, Gloria Lee, Alexander Mace, Gabriel Sheridan, Raymond Cheng, Justin Anderson, Blaine Hoggard, Richard Harris, June Shumann, Dave Hoff, Brian Ferschweiler, Dan Petrusich, Louis Lee, Dorothy Chang, Doug Heeny, Cathy Chinn, Gloria Jung, Ivy Linn, Michelle Martin

Facilitators: Peter Englander (PDC), Sarah Harpole (PDC), Pasqual Contreras (PDC), David Horsley (DAO), Joann Le (DAO).

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

I. Welcome and Introductions

- Sarah Harpole opened the meeting and gave an overview of the purpose and agenda and next steps for completion of the strategy including:
 - Draft report review
 - approval of final report (Sept 2008)
 - Celebration event
- Handouts included the draft implementation matrix
- Dan Petrusich of Blanchet House gave a brief update to the work thus far
 - PDC is currently working on a draft of a Disposition and Development Agreement (DDA) to convey the Dirty Duck Block site on the corner of NW 3rd and NW Glisan to Blanchet
 - PDC has also agreed to contribute \$2,000,000 to construction of the new facility
 - Ground breaking in June of 2008 following demolition of current structure
 - 12 month construction period with occupancy in Summer 2010
- DAO provided updated drawings to show the orientation and massing of development on block 25 with the new location of the Blanchet House including the following options
 - Low Rise option – lower density to be created at a single time
 - High Rise option –higher densities with point towers, larger scenario, potential of being built out incrementally
- DAO also reviewed the discussion questions regarding Glisan St Right of Way and Block A&N

II. Glisan Right Of Way (ROW) and Conceptual ideas-

- DAO presented four illustrated scenarios of an outdoor plaza at the corner of NW Glisan and NW 3rd – each balancing the benefits of additional open space while minimizing potential queuing or management difficulties for Blanchet:
 - Hardscape plaza – shown with “fish mouth tiles” – offers animated water and tiles – plays on water as a theme for the northwest
 - Landscaped Plaza – plantings, softscape, symmetrical gateway options
 - The example used a gateway feature that included two elephants
 - Richard Harris noted that the Elephant in North Park Blocks should not be moved as the local community feels it is apart of the park; but similar artwork could be useful

- Cantilevered building structure out over the right-of-way
- This potential buildout of structure north of Block 25 - 7,000 square feet may be possible with cantilevered floor area the whole length of the block, but the wide portion adjacent to Blanchet's new facility is not likely to occur, due to schedule concerns, this may also prove problematic due to the northern exposure which can create a dark area with safety and security issues
- Pavilions within the Plaza
 - Reclaims area for two small "jewel-box" buildings for various potential uses
 - could be community, public space, or privately-owned
 - activates environment to help prevent a dead zone at north end of downtown
 - Dan Petrusich – Blanchet would like to maintain the current ability to drive around the block with on-street parking
 - Richard Harris – It may be difficult to attract commercial uses in this location with current traffic and access patterns.
 - DAO –currently this is a large, unattractive swath of asphalt, but given East of Pearl, TriMet, and the potential of the future development, this study is meant to illustrate the potential for farther in the future, 10-years for instance.
- TriMet stops/ Pedestrian Crossings
 - Location of TriMet Stops
 - There will not be any TriMet light rail stops directly in this area, rather on NW 5th and NW Glisan and 1st and Glisan. The bus stop in front of the East of Pearl will remain.
 - Sidewalks / Crosswalks
 - These are currently being implemented and should be coordinated with potential plaza designs.

* It was emphasized that this study serves to offer alternatives and can be used to steer redevelopment, but that the information here is not intended to be a specific design.

Discussion:

- Richard Louie – Are these "Jewel Box" buildings commercial or public space
 - DAO – not definitive right now – open to discussion. Could be micro enterprise or another example is Ringler's Annex which is on a similar very small triangular piece of land.
- Steve Walti – Supported the potential for interblock passageways discussed in last year's Charrette.
- Gabriel Sheridan – Gateway's to bookend Chinatown on NW 4th and Burnside/ NW 4th and NW Glisan/ NW 3rd and Glisan/ NW 3rd Burnside
 - DAO – whether on 4th or 3rd, the design should be discussed through a specific process for this plaza area

III. Block A&N – 3 Possible Development Scenarios

- Site Conditions
 - 29,000 square foot site
 - Floor Area Ratio (FAR) – 4:1, with a bonus to 7:1 for housing
 - Height Limitations – 325' with housing bonus of 425', extremely high
 - Fire Station location – demolition or renovation
 - TriMet Realignment
 - SERA/PDC – completed a district parking study which included removal of

the firehouse & replacement with 4-7 floors of parking and 380-680 parking spaces

- DAO created three development scenarios:
 - Concept A –
 - Keeps Firehouse intact with retrofitting for commercial tenants
 - Two floors with possible penthouse / greenhouse on the roof level
 - Access to parking possible from the west at 3rd Avenue, or from the southeast from Glisan near 2nd.
 - Approximately 140 parking spaces on 4 levels of conventional parking
 - Northern end commercial space shown with housing above
 - Concept B1 –
 - Firehouse perimeter saved, creates entry courtyard in its interior
 - Conventional parking with access from Glisan (near 2nd) only approximately 140 parking spaces on 4 parking levels
 - No driveway from 3rd, to allow more commercial space on ground floor
 - Garden entry courtyard
 - CCG could use rooftop of parking structure and entry courtyard for plant sales and nursery purposes
 - DAO reminded SAC that these are somewhat expensive opportunities, difficult to build on this site. These scenarios are meant to be illustrative of the potential of the site rather than a definitive design. This exercise tries to accommodate the existing needs for the community and take advantage of this parcels unique attributes. One strategy for mitigating costs is to minimize drive aisles and access this parcel from underneath the Steel Bridge
 - Concept B2 –
 - Similar to B1, except housing component illustrated constructed of shipping containers (for potential cost savings, somewhat in-vogue architectural strategy, although has proven difficult to realize projects.)
 - Containers in this example shown separated into clusters, creating an inner courtyard
 - Smaller units, approx. 500 square feet
 - Concept C –
 - Full Removal of Firehouse
 - Greater efficiencies in parking with a continuous driveway; Access from under Broadway Bridge ramp and from NW 3rd.
 - Hydraulic parking option for efficiency on this tight parcel
 - Approximately 150 parking spaces
 - High Levels of sustainability; examples include vertical farm, PV cells, green roofs

Discussion:

- Richard Louie – Trimet Stop near here?
 - DAO – no light rail stop in North Old Town Chinatown but the bus stop located just in front of the East of Pearl building will remain
- Sarah Harpole – pedestrian crossings and traffic islands narrows width of crossings
- DAO – Blaine Hoggard’s work at East of Pearl can serve as a catalyst project for the area

- Richard Harris – there has been reluctance to add Light Rail stops – too many traffic concerns – we tried earlier to get access to Block A&N from across Naito.
 - DAO – The scenarios shown here are only proposing access beneath the Steel Bridge, not from Naito across the tracks, as this would pose too many safety concerns.
- Richard Harris – Historic designation of Firehouse?
 - DAO – This information is currently being vetted and will be included in the draft report for review.
 - Demolition review for Blocks 25 & 26 is required. This allows City Council to deny demolition. Demolition on Block A&N is subject to demolition delay review. City can delay but not deny demolition.

IV. Implementation of the report's findings

- Progress to date includes:
 - Blanchet and Resource Access Center Siting
 - River District Urban Renewal District Boundaries (currently waiting for decision regarding pending appeal)
 - Light Rail track installation on 5th and 6th Avenue
 - Asian Grocery Store to the District (in planning stages)
 - U of O, Mercy Corps, Desoto Art Building, PNCA, Block 8
 - Reestablishment of OT/CT Business Association
- Community involvement and partnership building
 - Reinforce OT/CT Visions and Land Use Committees
 - Establish Asian Heritage Development Committee
 - Contact out-of-town property owners
 - Collaborate with Seattle/ Vancouver BC Chinatown Exchange
 - Continue neighborhood open houses
 - Increase the engagement with new generation of residents
 - Enhance international business contacts
- Arts, Culture, History, and District Identity
 - Determine public process for Glisan Plaza Gateway improvements
 - Coordinate with PDOT and TriMet in this location
 - Champion for Asian Cultural Center
 - Champion for hotel within this district
 - Reinforce Classical Chinese Garden and Business Assoc. Festival Street programming
 - Strengthen Neighborhood Association Arts, Cultural and History Committee
 - Encourage arts and cultural activities and develop marketing strategy and events
- Housing Stimulus Measures
 - Broaden financial incentives for mixed-use, mixed-income projects
 - Broaden programs and collaboration with districts new educational providers
 - Seek employer assisted housing programs
 - Sequence district housing projects for maximum success
 - Reinforce balanced housing focus within Central City Plan effort by Portland Planning
- Commercial and Retail Orientated Measures
 - Explore small-scale and diverse retail spaces within new developments
 - Pursue commercial / retail reuse of current TPI space, once RAC operating

- District parking and access
 - Explore financial incentives for innovative parking solutions
 - Explore opportunities for shared residential / commercial parking
 - Explore replacement of District's existing parking with new development
 - Study additional pedestrian / bike connections to the Waterfront+
- Block 25 development measures
 - Complete parcel transfers to Blanchet House and PDC
 - Prioritize substantial public investment to replace NWN parking obligation
 - Solicit development proposals consistent with the Vision
 - Remove as many encumbrances as possible to development (demolition, parking, etc)
- Block 26 development measures
 - Engage Cascadia Mental Health in the Royal Palm adjacent to the Festival Street
- Block A&N development measures
 - Undertake preliminary due diligence on site (structural, environmental, and access)
 - solicit development proposals
- Block 24 development measures
 - As near-term development is unlikely, explore the feasibility of an interim hydraulic parking project on this block to unencumber Block 25.

II. Project Updates by Facilitators to SAC

- Sarah Harpole – Seattle/ Vancouver BC Conference Update
 - Participated in the most recent exchange event - they have been meeting since 2004
 - Similar development issues in their historic Chinatown districts
 - Small parcels
 - Height allowances
 - Engagement of Asian communities
 - Tourism
 - We can learn from one another and encourage development – would like to continue involvement along with community members
- Peter Englander
 - Sockeye Development's Doug Oblatz will present concepts to the OT/CT Visions committee July 9th 11am
 - preliminary development ideas for the Goldsmith Blocks and Uwajimaya Grocery Project
 - Suzhou, China trip with Sister City organization and Mayor Potter
 - large pacific rim financial resources
 - will continue to actively work on Chinese investments
 - encourages all attendees to continue to be active in the community
 - this energy should continue with successes at Ankeny Burnside, Louis Lee project, Blaine's East of Pearl project; and PDC wants to help support that effort
 - Block A&N needs
 - Chinatown is moving forward due to the work of those in the room
- Sarah Harpole – Resource Access Center update
 - RAC is finishing conceptual design
 - massing has been selected

- schematic design will be refined
- mid 2009 Construction
- Occupancy mid 2010

IV. Open Discussion

- Blaine Hoggard
 - Concerned with outlying area north of Glisan – Blocks north of Glisan are just as important and will soon be the welcome mat to the city for Light Rail travelers as will Block O serve a role as a gateway to the area
- Gabriel Sheridan
 - Post Office building on the back of Block O can be redeveloped as a parking lot
- DAO – pointed out this property type is not an active use of building, and will not be as successful as other locations for people will not feel safe accessing this part of the district
 - Festival Streets Artwork?
 - RE: Peter Englander – Artwork was to be installed by the end of the summer
 - RE: Gloria Lee – Artwork needs to be complete by end of 2008 – she encourages people to write to RACC
 - Also asked Blaine to speak from experience about Block A&N scenarios
- Blaine Hoggard
 - Block A&N doesn't need more commercial space
 - Firestation will not be feasible to be saved
- Gloria Lee
 - Cascadia's finances could benefit from selling Royal Palm
 - Michael Menashe would have a full block development opportunity
- Richard Harris
 - County will be involved with Cascadia's future
 - During this process, there has been great change
 - SAC & PDC need to celebrate their successes
 - PDC needs to identify plans for plaza
 - new development scenarios need to be considered
- Alexander Mace
 - Corner of NW 3rd and Glisan is entry to district, firehouse renovations are expensive
- June Schumann
 - Questions to be asked by PDC
 - What is the focal point of this vicinity?
 - Who will be viewing it?
 - Auto traffic in or out?
 - Light Rail users?
 - Depending on who you cater to, the plan will change; defining that focus will help
 - Creating a gateway for automobile traffic – think creatively about pedestrian traffic and how to create a gateway
 - We should step away from using the term gateway but rather use “focal point”
- Steve Walti
 - Bicyclists/ Pedestrian Usage
 - Many cyclists use bridge daily

- Invite more investigation into these modes of traffic and extend that to include a welcome mat for them
- Peter Englander
 - City Council approved River District expansion
 - Funding is completely dedicated for the next 7 years
 - Continue to move forward on Louis Lee's project and others like it in the central core
 - Branding the neighborhood is important
 - Stakeholder's
 - Neighborhood Association
 - Business Association
 - New Urban Renewal Advisory Committee to be formed
 - This report will show the need for future funding
- Sarah Harpole
 - Blocks 25 and 26 will likely have huge funding gaps for private developers
 - needs for public investments are substantial as they are too far ahead of market
 - Energy is moving from south
 - recommendation is that block 25 can't move forward with Request for Proposals now, but will need to wait for energy from the south
- Louis Lee
 - Working to complete streetscape improvements on 3rd and 4th Avenue improvements
 - In the Chinese tradition, the front door gate does not always match the back door
 - Chinese should collaborate on gateway design and with other ethnic groups in this district
 - Gabriel Sheridan
 - The firehouse can be restored in a similar way as Touche, located next to I-405 and NW Glisan

IV. End of Meeting