Central City 2035: West Quadrant Plan

Old Town/Chinatown Community Planning Forum

March 8, 2013
Overview

1. CC2035 and West Quadrant Plan
2. Old Town/Chinatown History
3. Previous Planning
4. Existing Policy Framework
5. Vision, Accomplishments, Priorities
Central City 2035

**PORTLAND PLAN**
Strategic plan for a prosperous, equitable, educated and healthy city

**COMPREHENSIVE PLAN**
Long-range plan to manage expected growth and future public investments

**CENTRAL CITY 2035 PLANNING PROJECT**

**CONCEPT PLAN**
Provides high level guidance for the Central City

**QUADRANT PLANS**

<table>
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<tr>
<th>TIMELINE</th>
<th>2010-2011</th>
<th>2011</th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
<th>2015</th>
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<tr>
<td>Issues and Goals</td>
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<td>Concept Plan</td>
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<td>Quadrant Plans</td>
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<tr>
<td>Final Central City 2035 Plan</td>
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West Quadrant Plan

**Timeline and Activities**

- **Winter 2013**: Kick-Off
- **Spring 2013**: Issues and Ideas
- **Summer 2013**: Debrief
- **Fall 2013**: Concept Development
- **Winter-Spring 2014**: Draft Plan

**Steps**

1. **West Quadrant Reader**
2. **Public Charrette/Workshop**
3. **Online Community Survey**
4. **Public Open House**
5. **Public Open House**

*Image courtesy of Bureau of Planning and Sustainability.*
Old Town/Chinatown Study Area
Chinese Consolidated Benevolent Association, constructed 1911

Chinese Actors at CCBA function
Japantown (Nihonmachi)
North Japanese School (Katei Gakuen) NW 5th and Everett

Tokio Sukiyaki House, 228 NW 4th Ave

Evacuation sale at Teikoku store, Merchant Hotel
### Old Town Population by Country of Birth, 1930

<table>
<thead>
<tr>
<th>Country</th>
<th>No.</th>
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<tbody>
<tr>
<td>Japan</td>
<td>193</td>
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<tr>
<td>Sweden</td>
<td>152</td>
</tr>
<tr>
<td>Finland</td>
<td>88</td>
</tr>
<tr>
<td>China</td>
<td>74</td>
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<tr>
<td>Germany</td>
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<tr>
<td>Phillipines</td>
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<td>Norway</td>
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<tr>
<td>Mexico</td>
<td>56</td>
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<tr>
<td>Greece</td>
<td>52</td>
</tr>
<tr>
<td>Canada</td>
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<td>Yugoslavia</td>
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<td>Austria</td>
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<td>England</td>
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<tr>
<td>Denmark</td>
<td>24</td>
</tr>
<tr>
<td>Irish Free State</td>
<td>24</td>
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<tr>
<td>Russia</td>
<td>19</td>
</tr>
<tr>
<td>Switzerland</td>
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<tr>
<td>Italy</td>
<td>17</td>
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<tr>
<td>Poland</td>
<td>16</td>
</tr>
<tr>
<td>North Ireland</td>
<td>15</td>
</tr>
<tr>
<td>Scotland</td>
<td>12</td>
</tr>
<tr>
<td>Bulgaria</td>
<td>11</td>
</tr>
<tr>
<td>Turkey</td>
<td>11</td>
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<tr>
<td>27 Other Countries</td>
<td>64</td>
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<tr>
<td><strong>Total Foreign</strong></td>
<td><strong>1173</strong></td>
</tr>
<tr>
<td>US</td>
<td>1015</td>
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<tr>
<td><strong>Total</strong></td>
<td><strong>2188</strong></td>
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#### Historically Diverse District

- **Vlahakis grocery, 33 NW 6th, 1978 (opened 1917)**
- **Fortune teller & daughter, 1944**
- **Rutherford Bros. Haberdashery, 6th & Flanders, 1910**
- **Ristic family, 3rd & Davis, St George’s Day, 1952**
Long History of Social Services

Portland Seamen’s Friend Society: Mariner’s Home (1882) and Seamen’s Bethel (1889)
Previous Planning

- 1972 Downtown Plan
- 1974 Downtown Waterfront URA
- 1975 Skidmore/Old Town Historic District Designation
- 1983 Chinatown Development Plan
- 1988 Central City Plan
- 1989 New Chinatown/Japantown Historic District Designation
- 1995 River District Plan
- 2006 Ankeny/Burnside Development Framework
- 2008 North Old Town/Chinatown Development Strategy
1972 Downtown Plan

- Recommitment to a vital Downtown
- Bus mall/downtown revitalization/light rail/Pioneer Square/Waterfront Park
- A strong emphasis on individual character of districts and on historic preservation
1972 Downtown Plan

Skidmore Fountain/Old Town Special District
North of Burnside District (included Chinatown)

- Emphasized architectural significance of the Skidmore Fountain area—led to creation of historic district, limits to height and bulk
- Not much on Chinatown
1984 Chinatown Development Plan

- The City should “officially recognize, endorse and designate the 10 block area as Chinatown”
- Public and private investments to complement historical and Chinese character
- Design guidelines and incentive programs for the district similar to those in Skidmore/Old Town
1988 Central City Plan

- Expands concept of “downtown” across river
- Emphasis on increasing housing
- Urban design concept: Red Crescent, step-down to the river, historic districts
- FAR and height standards—largely still in place
- Alternative transportation promoted, parking management
- Strong Urban Design and Historic Preservation policies
1988 Central City Plan
North of Burnside District (included Chinatown)

A. Preserve and enhance the district's architectural heritage and international character.

B. Focus development along the extended transit mall in the district to link the Downtown, Lloyd Center/Coliseum, and Northwest Triangle Districts.

C. Maintain those social services in the area that serve area residents while supporting business activities and development opportunities.

D. Pursue implementation of the "Chinatown Development Plan."

Proposed Historic District
1995 River District Plan (update to CCP)

- Updated and replaced the North of Burnside and NW Triangle policies of the CCP
- Emphasized residential growth and supported transformation of the Pearl District
- Recognized Chinatown, advanced Chinese Garden proposal, no major policy/zoning changes
1997 Old Town/Chinatown Visions Plan
- Recognize diverse interests
- Seek balance through working together

1999 Old Town/Chinatown Development Plan
Develop a vibrant, 24-hour, mixed-use urban neighborhood rooted in a rich history
- Reduce barriers
- Preserve & enhance character
- Retail, arts, entertainment
- Mix of housing affordability
- Identify redevelopment opportunity sites

Both plans reaffirmed and updated 2003 & 2008
Existing Policy Framework

Historic Preservation

- Skidmore/Old Town created 1975 (NHL 1977)
- New Chinatown/Japantown created 1989
- Historic Design Review
- Demolition Review

Historic Landmarks

Historic Districts

Contributing Structures
Existing Policy Framework

Maximum FAR

Maximum Height

Central City 2035
West Quadrant:
Old Town/ Chinatown

Central City 2035
West Quadrant:
Old Town/ Chinatown

Area eligible for general and housing height bonuses
Old Town/Chinatown Visions Committee Principals:

1. This neighborhood is uniquely diverse
2. We honor this diversity by finding ways to work together
3. Commitment to economic success for all that live and work here
4. Greatest benefit comes from working closely with those with influence
Selected Accomplishments from 2000-Present

- OT/CT Visions Committee
- MAX on Transit Mall
- Lan Su Chinese Garden
- Significant Affordable Housing Investments
- 3rd & 4th Ave. Streetscapes
- Ankeny/Burnside Development Framework & projects
- River District URA Expansion to Old Town
- North Old Town/Chinatown Study
Neighborhood Development Priorities

- Housing
- Development
- Historic Properties
- Economic Development
- Retail
- Parking Strategy
Entrepreneurship District considerations

What attracts:
• Higher Education
• Access
• Character
• Commercial affordability
• Close to River
• Open space

Still important work:
• Parking
• Safety
• Building stock/vacant blocks
Thank You