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## **New Chinatown/Japantown Design Guidelines Stakeholder Advisory Committee Meeting #5**

Tuesday, June 7, 2016

Portland Development Commission

Commission Room: 1<sup>st</sup> Floor

3:30 – 5:00 PM

### Meeting Summary

Members in attendance: Hillary Adam, Joren Bass, Brian Kimura, Neil Lee, Peggy Moretti, Will Naito, Jackie Peterson Loomis, Matthew Roman, Katherine Schultz

Consultant team in attendance: Adrienne DeDona (JLA), Brandon Grilc (PMA), Karen Lange (Waterleaf), Peter Meijer (PMA)

City Staff in attendance: Anne Crispino-Taylor (PDC), Sarah Harpole (PDC), Brandon Spencer-Hartle (BPS), Nicholas Starin (BPS), Pei Wang (BPS)

Public participants: None

Handouts:

- Agenda
- Design Guidelines Discussion Draft Report – Chapters 1-3

### **1. Welcome**

#### *Adrienne DeDona, JLA Public Involvement*

Adrienne opened the meeting and asked members to enjoy the refreshments provided by PDC in appreciation of their hard work over the past few months. She explained the goal of this final SAC meeting was to provide a high-level review of Chapters 1 & 2, and to review specific components of Chapter 3 which incorporated comments from the previous meetings. She explained that the advisory committee recommendation will be considered by staff and incorporated into a Proposed Draft Report to be forwarded to the Portland Historic Landmarks Commission for their consideration. Members were asked to forward any additional feedback and edits focused on ensuring factual accuracy or clarity to Sarah by June 17. If any major input is received at the Open House (on June 15) or prior to submittal of the Proposed Draft to Landmarks, staff will follow up with committee members via e-mail. She reminded the committee that it is possible for Landmarks to make edits or revise recommendations prior to forwarding a Recommended Draft to City Council for adoption. Additional public input may also be received by Landmarks during this process.

Adrienne explained that consensus for the purpose of this meeting is: the point at which all committee members can support the guidelines as a package and as the most viable decision for the group as a whole, although it may not be an individual member's personal choice. She continued by stating that if consensus is not possible, the SAC will allow for a simple majority vote with outstanding concerns identified in the meeting summary.

*This summary is PDC staff's interpretation of the main points of discussion, including statements attributed directly to committee members, staff and the public, and is not intended to be a word-for-word transcription of the meeting.*

## 2. Design Guidelines Report Overview: Chapters 1 & 2

*Brandon Grilc & Peter Meijer, Peter Meijer Architects*

Brandon presented a high level overview of Chapters 1 and 2, thanking Jackie for her assistance in the preparation of the history section. He explained the vision that was developed as part of the guidelines, and revisited the definition of cultural authenticity as based on “what” and not “who.” Although these sections are not part of the approval criteria, he welcomed feedback from members to ensure the information was factually accurate and readable. Feedback included:

- **General:** Document is long and dense. Consider readability when editing and formatting. Break up text with diagrams or photos.
- **Vision:** More clearly highlight the Vision; create a specific vision section (vs. Introduction); consider strengthening language and adding visuals. Important to have the audience buy in
- **Applicable Guidelines/Threshold:** Create matrix that provides an explanation for the application of guidelines; include the overlap area so these are easier to find.
- **Archaeological:** Strengthen or reorder first sentence to emphasize likelihood of finding cultural artifacts. Consider more clearly articulating State requirements. Include references to organizations that may be good donors or resources for artifacts. Encourage but not require display or donation of found artifacts.
- **Cultural Adaptations:** Consider expanding

## 3. Draft Guidelines Report Overview Revisit Chapter 3

*Peter Meijer, Peter Meijer Architects*

Peter explained the reasoning behind reordering some of the sections, and that the changes were based on themes that have generated the most discussion over the course of the project – including specific comments gathered at the last SAC meeting – and have significantly changed since the last meeting. Feedback included:

- **General:** Consider using some of the language from the PowerPoint vs Discussion Draft. Intent is clearer in some instances.
- **A1:** Use durable, high-quality materials and finishes that are found in the district for new construction or additions. Emphasize that this applies to primary materials.
- **A2:** Authentic design expressions/elements/embellishments rooted in the history of the district are encouraged, but not required, for new construction, new additions, or minor alteration projects. Reference examples of embellishments found in Chapter 2. Use historic photo of NW Fourth Avenue. Also review applicability of this input in Chapter 2 (Authenticity) and B3.
- **A3:** Review CCFDG language; reconsider language so as to not encourage a conflict with code standards – emphasize variance process instead. Include reference to murals and mixed-media art, so as to not pose a conflict with D8. In background section, last sentence of second paragraph, change “should” to “could”. More clearly articulate desired materials. Use photo of neon signs on 4<sup>th</sup> Ave to be provided by Jackie.
- **A4:** Encourage uniformity in plaque design
- **B3:** Remove prohibition on expressing more than one ethnic/cultural affiliation
- **D1:** Change photo to show addition more clearly. Good example, just not clear from this image.
- **D2:** Modify guideline language to make very clear that this is about the building form and horizontal rhythm/articulation of the facades – not height/proportion. Reflect the form and rhythm rather than proportion. Change photo or be very clear what elements are being used as an example.
- **D8:** Consider inclusion of mixed media art in addition to murals. Move to General (A).

#### **4. Recommendation and Consensus**

*Adrienne DeDona, JLA Public Involvement*

Adrienne asked the members to weigh-in on the document with the changes by giving a thumbs up (support), thumbs sideways (generally support but have minor concerns) or thumbs down (don't support). Eight members gave a thumbs up; two members gave a thumbs sideways.

#### **5. Next Steps / Closing Comments**

*Sarah Harpole / Brandon Spencer-Hartle*

- Open house to be held June 15 from 5:00-7:00 in PDC Commission Room
- Submit comments or feedback to Sarah by June 17
- The Proposed Draft will be published the first week of August for public review/comment
- The Proposed Draft will be submitted to the Landmarks Commission in September for their review and potential revision. Members are encouraged to attend (as individuals, not as representatives of the SAC).
- The Recommended Draft is anticipated to be provided by Landmarks Commission to City Council early 2017.

*Meeting notes prepared by Anne Crispino-Taylor, PDC Senior Administrative Coordinator, Central City*