SAC Meeting #2 – March 29, 2016

- Project Overview & Context
- District Overview: Existing Conditions & History
- Case Studies
New Chinatown/Japantown NRHD Boundary

Skidmore-Old Town NRHD Boundary

New Chinatown/Japantown Historic District Design Guidelines

PROJECT OVERVIEW
# Project Schedule

## Projected Schedule

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**Landmarks Commission**

- 1: 3/28
- 2: TBD

**Stakeholder Advisory Committee**

- 1: 3/16
- 2: 3/29
- 3: 4/26
- 4: 5/24
- 5: 6/7

**Open House**

- 1: TBD
- 2: TBD

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New Chinatown/Japantown Historic District Design Guidelines
Collaborative Process

Stakeholder Advisory Committee

- Hillary Adam: BDS Urban Design Team
- Joren Bass: Developer/owner rep; Urban Development + Partners
- Hermann Colas: OTCT business; Colas Construction
- Brian Kimura: Nikkei Legacy Center; Holst Architecture
- Neil Lee: CCBA, LEEKA Architecture & Planning
- Peggy Moretti: Restore Oregon
- Will Naito: Developer/owner rep; Naito Development
- Jackie Peterson: OTCT Community Association
- Matthew Roman: Portland Historic Landmarks Commission
- Katherine Schultz: Developer/owner rep; GBD Architects

Public Outreach

- Stakeholder Interviews (x20)
- Public Open House (x2)
- Community Association briefings
- Project Website

Contact

- Brandon Spencer-Hartle, BPS Project Manager
- Sarah Harpole, PDC Project Manager
Development

New Chinatown/Japantown Historic District Design Guidelines

PROJECT OVERVIEW
Central City 2035 Plan Recommendations

POLICY 5.OT-1 New Chinatown/Japantown. Protect significant resources and enhance the historic multi-cultural significance of the New Chinatown/Japantown Historic District. Support the district’s historic character, multi-ethnic history and today’s Pan-Asian culture.

• Through a community process, develop and adopt historic design guidelines for the New Chinatown/Japantown historic district to encourage development that recognizes Portland’s relationship to the Pacific Rim, reflects today’s Pan-Asian culture, and respects the district’s multi-ethnic history.

• Review and revise as appropriate the 4th Ave. “Bright Lights District” provisions of the Central City Fundamental Design Guidelines.

• Study preservation zoning transfer incentives that would allow additional height for new construction on the non-contributing (nonhistoric) Block 33 property in exchange for preservation/rehabilitation of contributing historic properties in the New Chinatown/Japantown Historic District. A project that uses the preservation incentive could potentially build up to a maximum of 150’. Implement this incentive following the development of new, culturally sensitive design guidelines and development standards.
District Overview

- Allowable maximum FAR: 4:1, 6:1, or 9:1 with another potential 3:1
- Allowable maximum height: 75’, 100’, or 350’ with up to another 75’ in bonus height
Proposed Heights

- Proposed code changes: maximum heights to 250' north of Everett rather than 350+

Proposed: Title 33 Map 510-3, 510-4 (Maximum heights)
Current Historic Regulation in the District

- Section 33.846.060 Historic Design Review Approval Criteria
- River District Design Guidelines
- Central City Fundamental Design Guidelines, including “D4: New China/Japantown Unique Sign District”
- Skidmore/OT District (NHL) overlaps blocks 29, 28, & 27.

New Chinatown/Japantown Historic District Design Guidelines
What are Design Guidelines?

Central City Fundamental Design Guidelines

New Chinatown/Japantown Historic District Design Guidelines
Who uses Design Guidelines?

- property owners
- contractors
- architects
- developers
- land use staff
- decision-makers
What are Design Guidelines for?
District Overview

- Listed: 1989
- Dates of primary significance: 1880-1909
- Dates of secondary significance: 1910-1943
- NR Criterion A & C
- Nationally Significant for Asian Heritage, Industry, Commerce, & Architecture
- 1989: 45 Buildings
- 2016: 42 Buildings
- Overlap with Skidmore / Old Town Historic District
Contributing Properties

New Chinatown/Japantown Historic District Design Guidelines

DISTRICT OVERVIEW
Chinatown

- Chinese immigrants settled in Portland starting in 1850
- A fire in 1873 destroyed 17 of the 62 Old Chinatown businesses
- By 1880, Chinese were starting to move into New Chinatown
- The 1894 flood increased reLOCATIONS into the new area
Culture & Lifestyle

DISTRICT OVERVIEW

New Chinatown/Japantown Historic District Design Guidelines
New Chinatown/Japantown Historic District Design Guidelines

DISTRICT OVERVIEW
Pre-1942 concentration of Japanese-affiliated properties overlaid on Chinese-affiliated map
Alterations Over Time

1989 District Map

2016 District Map

New Chinatown/Japantown Historic District Design Guidelines
Alterations Over Time

1920  2016

New Chinatown/Japantown Historic District Design Guidelines
Alterations Over Time

New Chinatown/Japantown Historic District Design Guidelines

1971 2016

DISTRICT OVERVIEW
Alterations Over Time
Alterations Over Time

New Chinatown/Japantown Historic District Design Guidelines
Alterations Over Time

IMPORTING FIRM LEASES FOUR-STORY BUILDING.

POVEY BUILDING, AT FIFTH AND EVERETT STREETS, TAKEN FOR FIVE YEARS BY THE VINTON COMPANY.

The Vinton company, importers and dealers in aluminum ware, Chinese goods, rubber and crockery, has closed a lease for the four-story Povey building, northeast corner of Fifth and Everett streets, for a period of five years. This firm will maintain its headquarters in Portland and has branches in Los Angeles and San Francisco. The deal for the lease was closed by the Smith-Wagoner company, and the Vinton company will take possession August 1.
Alterations Over Time

New Chinatown/Japantown Historic District Design Guidelines

DISTRICT OVERVIEW
Chinatown – Honolulu, HI

New Chinatown/Japantown Historic District Design Guidelines

CASE STUDIES
Little Tokyo – Los Angeles, CA

New Chinatown/Japantown Historic District Design Guidelines
## Key Questions and Next Steps

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### Stakeholder Advisory Committee

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### Open House

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**Landmarks Commission**

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- 2 TBD
- 3 TBD

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**New Chinatown/Japantown Historic District Design Guidelines**