

IV Concept Scenarios - Blocks 24, 25, 26

Urban Design Principles for Living Streets

A primary goal of urban developments is to create quality environments that provide maximum benefits for the public, where there is ample light, air and open spaces for everyone. These in-between spaces in the best urban environments tend to create neighborhoods and districts that are stimulating and imbued with human activities and where a distinct sense of place becomes both identifiable and attractive to all visitors and residents. The vibrancy of a neighborhood does not depend on the the make up of buildings, streets and open spaces alone but also the ground level activity which determines the level of public social and commercial interaction. The physical characteristics of the urban environment at the street level as well as the building forms above can either enhance or diminish the frequency of human activity. The goal should be creating urban spaces that help enhance activities and yet leave room for urban happenstances that contribute to the vibrancy of living streets.

One goal for The North Old Town/Chinatown Redevelopment Strategy is to note these somewhat universal principles and anchor these attributes to the specific local essence of the NOTCT neighborhood, while remaining mindful of the economic realities of urban developments. These principles illustrate characteristics that can be found in many notable cities and peer districts that help describe the performance criteria for vital, active, and interesting living environments. These characteristics, which are categorized under the principle headings below, help guide the environment's in-between spaces, ground level uses and inform the patterns for a flexible framework while allowing for a range of development options.

These principles common in similar peer historic neighborhoods and relevant to the Study Area in particular can be categorized as:

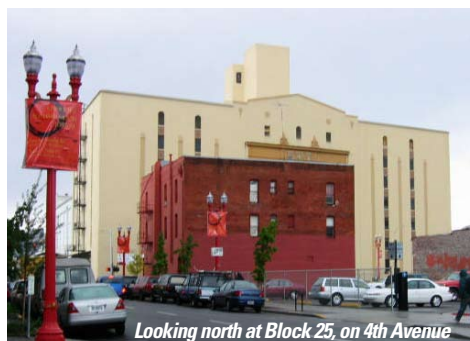
- *Small scale (or more properly, grain) of development*
- *Density (of activities, uses, people, life)*
- *Diversity (of activities, uses, people)*
- *Hierarchy of streets and space types*
- *Preservation and Evolution (both)*
- *Building Mass and Architecture*



Historical Japantown, Courtesy Oregon Historical Society



Historical Old Town, Courtesy Oregon Historical Society



Looking north at Block 25, on 4th Avenue



Classical Chinese Garden Entrance

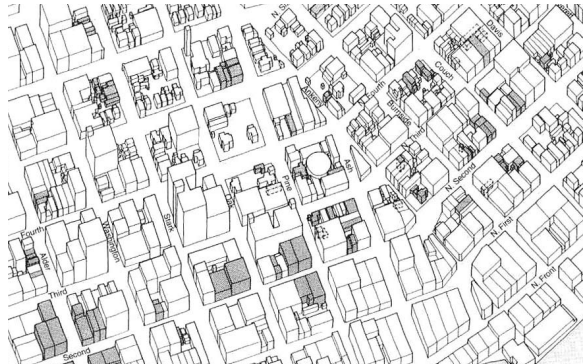


Autumn Moon Festival



Aerial view of the NOTCT study area

NORTH OLD TOWN / CHINATOWN REDEVELOPMENT STRATEGY



Historical Old Town/Chinatown Massing, Portland, OR



Fife Road, Surrey, UK



NOTCT Ownership Parcels

Small-scale (grain) of development:

Historic neighborhoods such as Old Town/Chinatown have typically grown incrementally over a period of time. The parcels of ownership and development tend to be small-scale and this incremental development provides variety and articulation to the urban fabric. The compactness of the parcels provides this grain to the architecture, resulting in a much higher entrance frequency, or simply how many doors are on the street. This, in essence determines the level of human interaction creating an activated, vital and interesting street environment.



New York City, NY



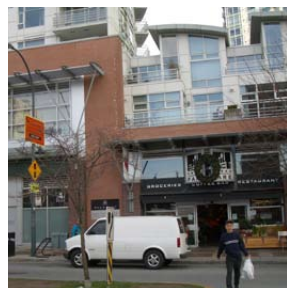
Tokyo, Japan



Chinatown, New York City, NY

Density of Uses:

The more intense level of development derived from a smaller grain pattern will lead to more activated streets if supported by a critical mass of residents and shoppers who live and work in the neighborhood. Culturally rich and vibrant districts tend to hold a great density of people and activities, encouraging the use of streets and sidewalks. This density must be balanced though with the needs of commercial transport, support parking, and simple movement of people.



Vancouver BC



New York City, NY



Chinatown, Vancouver BC



San Francisco, CA

Diversity of Uses:

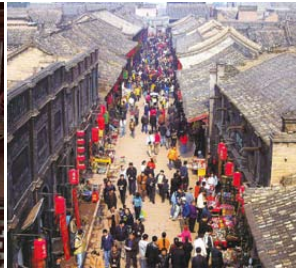
Accompanying an increased density of uses is typically a rich diversity of uses. A layering of varying uses in a small area encourage pedestrian life and help create social and commerce interaction, for longer hours, that is an amenity for urban living. The NOTCT district already has one of the most diverse populations within the city, and to reinforce this essence with new businesses and residents will continue to enhance the draw to the neighborhood as it evolves.



Arcade



Courtyard



Alleyway



Enclosed Garden

Hierarchy of Connectors:

In most other cultures and in many great cities, a varying pattern of street connectors such as arcades, courtyards, and alleyways provide a mix and hierarchy for human circulation. These important networks create transitional zones between the outside and inside, the public and private, and everything in-between. These in-between and outdoor spaces become public rooms that contribute to a variety of pedestrian experiences, and this district in particular could reinforce this opportunity.



New York City, NY



Portland, OR



Portland, OR



Chinatown, Portland, OR

Preservation and Evolution:

The preservation and evolution by rehabilitation of buildings honors the historic fabric of an urban environment by exhibiting the passage of time and contributing a patina of age to the streetscape. Some buildings remain in constant use over decades and in other cases evolve into something different, still honoring a past but looking toward the future with a new vibrancy. This layering effect speaks about history and constancy but also about transformation and progression, contributing to the richness and vitality of the urban fabric.



Enclosed Balconies



Terraced Housing



Articulated Tower



Courtyard Housing

Architecture and Massing:

Building massing, determined by the allowances for floor-area-ratio (or FAR) and building height requirements produce certain configurations that should be evaluated on the appropriateness for the character of the district. While somewhat determining a building's mass, a variety of housing typologies such as clustered low-rise, perimeter courtyard, row house, articulated towers, or other hybrids contribute to a district's diversity of spaces from within and around the buildings.

Development Scenarios for Blocks 24, 25, 26

The Development Scenarios shown on the following pages illustrate a range of potential options for housing, retail, office, and other ground floor uses. Actual development proposals will vary and will depend on the developers' specific goals, project specific economics, sequencing, market conditions, and a myriad of other variables. The scenarios depicted exhibit potential uses guided by community outreach and feedback, and configured with particular urban design principles that have emerged from charrette workshops, case studies of similar facilities, buildings, and streetscape configurations, as well as subsequent discussions with members of Portland's development community.

It should be noted that the study area's primary blocks have a very large allowable developable area, corresponding to a bonusable floor area ratio (FAR) of 12:1 for Blocks 25 and 26, and 9:1 for Block 24, and a very high height limit (bonusable to 425') for all three blocks. Typically, a site's development potential is partially guided by these allowances. In the case of these three blocks, this very large potential is significantly larger than the surrounding context. To mitigate the bulk and height differences between these blocks and their surroundings, and provide better access to light and air (both within and in-between the buildings as well as to the Classical Chinese Garden), the higher density scenarios show relatively slender housing towers rather than full-block 12-story bulky configurations.

This large allowable FAR could also conceivably result in single-block developments exceeding 500 housing units (depending on unit sizes). This is very large for the Portland market, and therefore the following scenarios all show something less than this number. In the higher density scenarios (approximately 400 units on Block 25) diagrams are included to indicate how phasing might be accomplished in partial block increments, to mitigate absorption rate concerns.



Looking south from Glisan Street and 3rd Avenue at illustrative redevelopment of Block 25 and gateway enhancements within the Glisan right-of-way



Illustrative redevelopment on Block 26, looking northwest from Everett Street and 3rd Avenue, showing ground floor retail with housing above

Six Development Scenarios for Blocks 24, 25, and 26 are shown on the following pages, with specifics and an accompanying narrative. Scenarios 1 and 2 illustrate potential full-block development on Block 25 with Blanchet House relocated to another nearby parcel, while Scenarios 3 and 4 show a potential 3/4 block development, resulting from Blanchet House remaining in their present location, but expanded to 1/4 block.

Subsequent to the development of these scenarios, the Strategy process paused while discussions were held regarding the siting of an expanded Transitions Project Inc. Resource Access Center, perhaps co-located with Blanchet House, either on Block 25, or on another nearby block. Once the Resource Access Center's location was determined (approximately 3 blocks to the west), it was confirmed that Blanchet House would remain on Block 25, and the location was further specified as the northeast corner of the block. This caused the generation of Scenarios 5 and 6, which are slight modifications to Scenarios 3, and 4, rotated and slightly reconfigured to best illustrate compatibility with the newly determined location for Blanchet House.



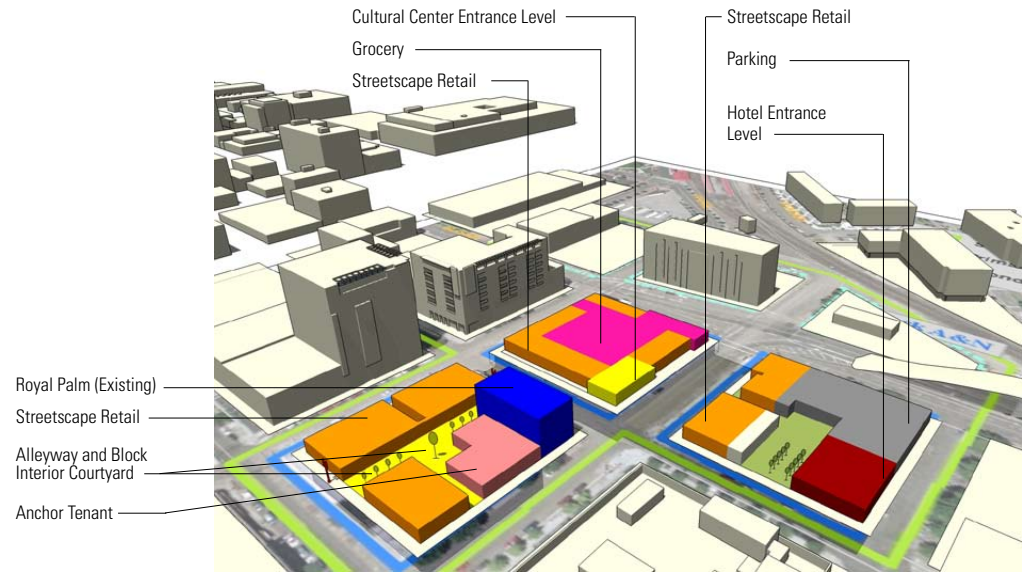
Illustrative redevelopment on Blocks 24, 25, 26, and A&N

Scenario 1 assumes that the three primary blocks of the study area are built out nearly to their allowable potential, and that this happens relatively concurrent in a single catalytic development. This scenario offers the best alternative for rapid revitalization of the district, but also carries the earliest and costliest expenditures. A single, multi-block development creates the most seamless synergy between adjacent uses, has the potential for creating the most double-sided streetscape retail, and has the potential for a less expensive below-grade parking configuration (constructed at one time and utilizing the area beneath the interconnecting streets.) This scale of development is quite different than the district's existing character and may prove extremely difficult to sell or lease in a reasonable timeframe, given the market's difficulty in absorbing the potentially large number of housing units.

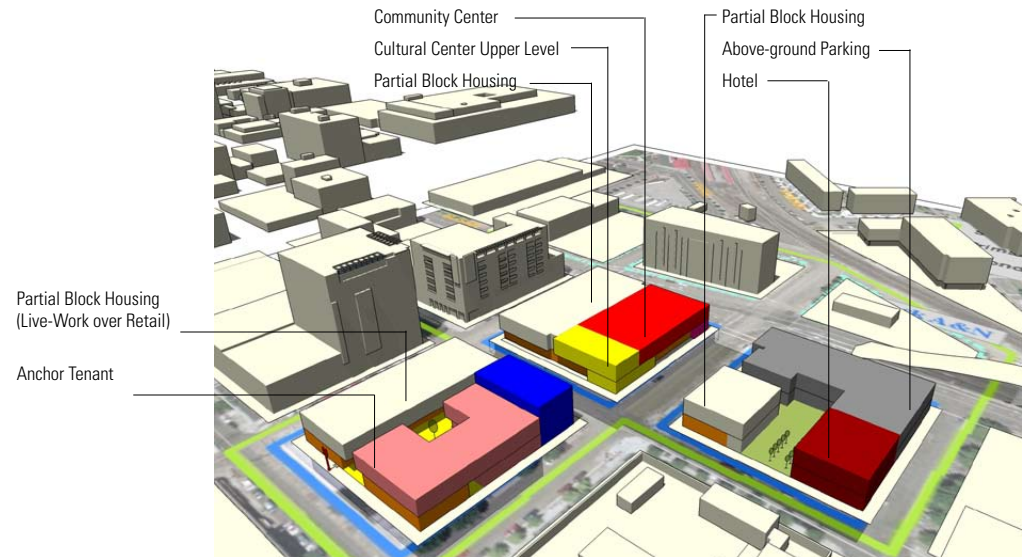
This scenario assumes that Blanchet House relocates to Block A&N or another suitable location, and there is interest from a hybrid-type destination grocery on **Block 25**, ringed with streetscape retail. If a champion emerges, a small-scale cultural center, combined with a second floor community center, would be the tenant of the podium levels, with a mix of for-sale condominiums and townhouses, and rental apartments above.

On **Block 26**, Ground floor retail, combined with potential anchor office or educational uses form the lower floors, possibly centered around a mid-block courtyard. The inner block circulation paths tie the retail and streetscape activity of the Flanders Festival Street to the entrance to the Classical Chinese Garden.

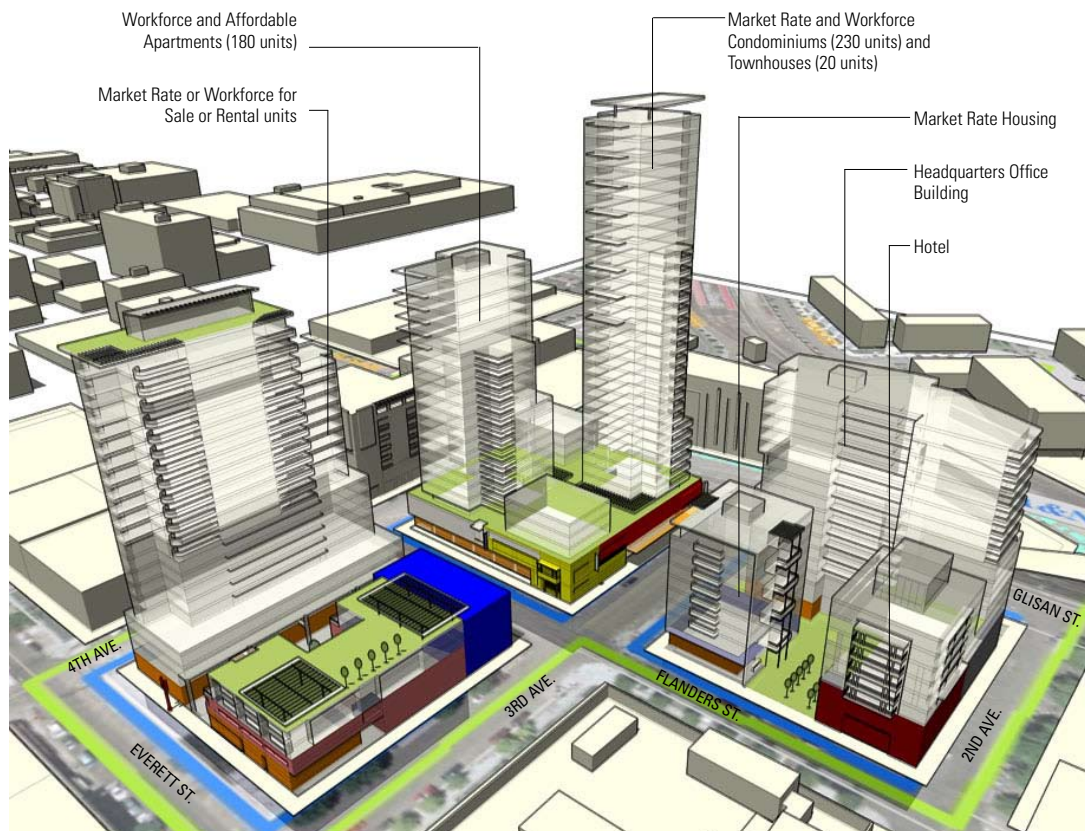
Block 24 will most likely not be developed for some time, given that there is little incentive for the NW Natural ratepayers ownership to build (or sell) in the near future. At a later date, however, this site would be advantageous for mid-rise housing or hotel uses to take advantage of southern exposure and views over the Garden. A headquarters-type office tower could rise on the northern portion of the block, with less expensive above-grade parking on the floors adjacent and below the Glisan Steel Bridge ramp.



SCENARIO 1 Ground Floor Uses



SCENARIO 1 Second Floor Uses



SCENARIO 1 Full Buildout

Scenario 1 Three Block Totals

Site Area:	Approx. 115,000sf
FAR:	12:1 (Blocks 25 and 26) and 9:1 (Block 24) (including 3:1 bonus for housing) = 1,260,000sf allowed
Parking:	115,000sf (1 or 2 levels below ground) + 50,000sf on levels 1, 2, 3 of Block 24
Hotel	80,000sf
Retail	50,000sf
Cultural Center	10,000sf
Community Center	15,000sf
Grocery Store	20,000sf
Anchor Tenant	20,000sf
Office	140,000sf
Housing (900 units)	720,000sf
Overall Gross	1,105,000sf

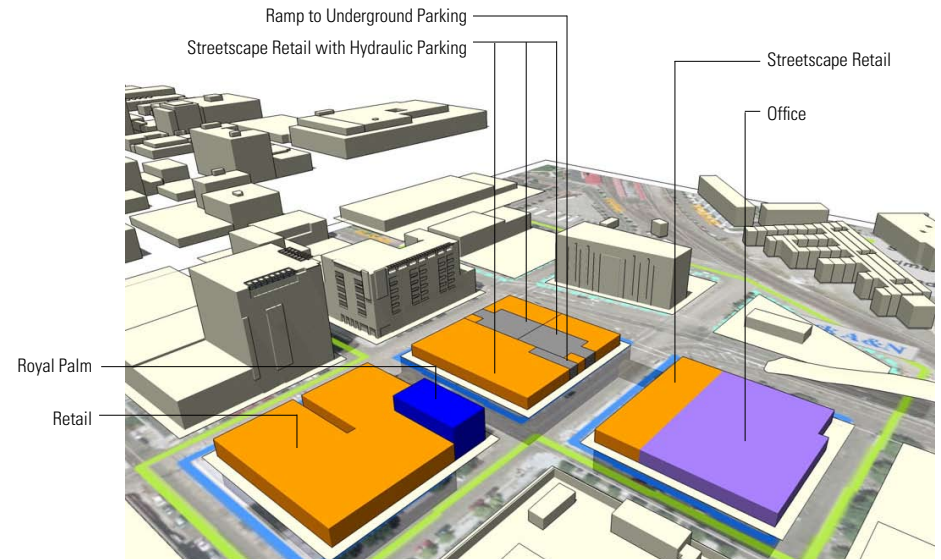
* The number of housing units shown associated with Block 25 are those used in the illustrative proformas listed in this report's appendix.

Scenario 2 assumes that the three primary blocks of the study area are built out nearly to their development potential, and that this development happens incrementally, in partial-block steps. This scale of development is in keeping with the district's existing massing and grain of streetscape variety. Because Portland's blocks are relatively small, there are often higher construction costs associated with partial-block developments. The main difficulty in the past has been that smaller ¼-block parcels create very inefficient parking layouts. Recent advances in robotic or hydraulic parking technology, however, might be employed to enable these smaller parcels to be developed efficiently with appropriate parking ratios. While providing a slower, less catalytic revitalization, incremental development would incur less upfront investment and less risk of providing an overabundance of housing that the market may not be able to absorb in a reasonable timeframe.

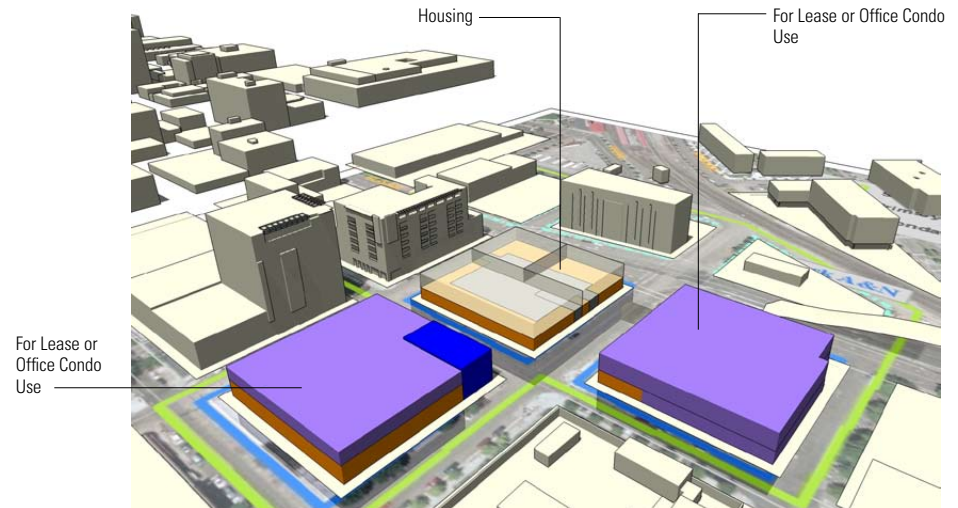
This scenario assumes that Blanchet House relocates to Block A&N or another suitable location. As a first development increment on **Block 25**, a 1/2 –block parcel is constructed, along the southern edge of the block (adjacent to the Flanders Festival Street) with a mix of condominiums and townhouses. Two levels of below-grade parking could be built relatively economically under a parcel of this size, with retail on the ground floor to activate Flanders and 3rd and 4th Avenues. The northern ¼-block parcels are shown with mid-rise condominiums and high-rise apartments to fill the block's overall FAR allotment, but provide a variety of housing products.

Block 26 is illustrated developed in similar increments, again with a mix of different housing products, over a podium of retail, office, and housing uses. A small amount of office space (lease or for-sale) is a possible program component, given the block's large allowable FAR, and the potential of shared parking between the office and housing uses.

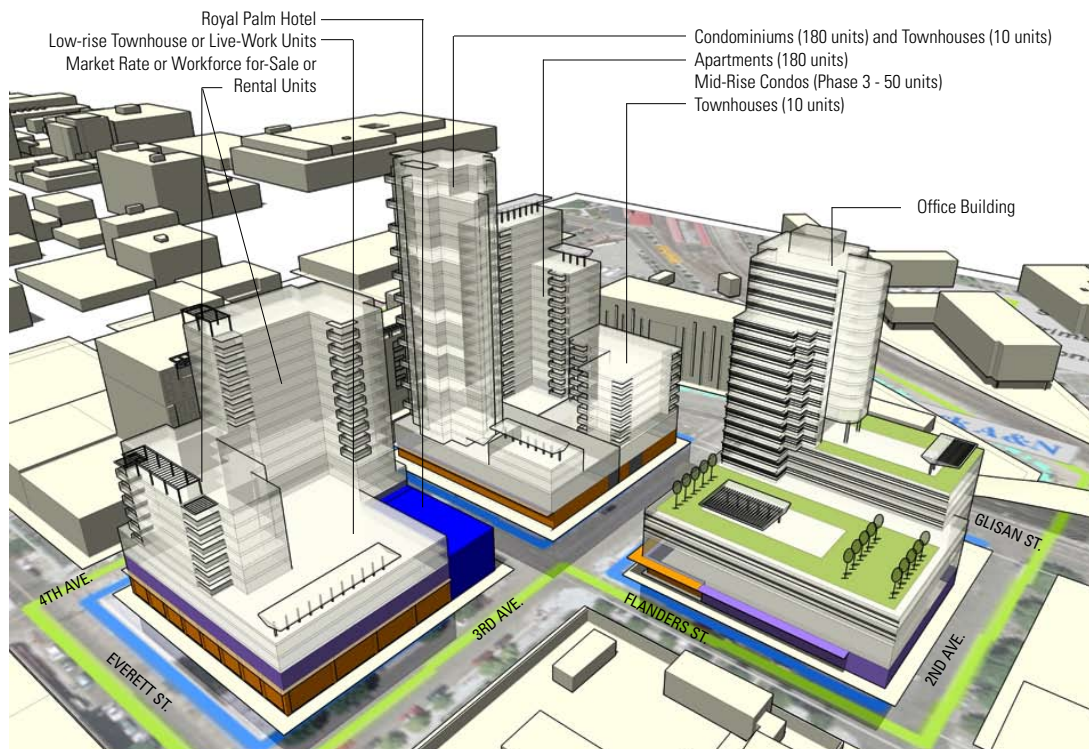
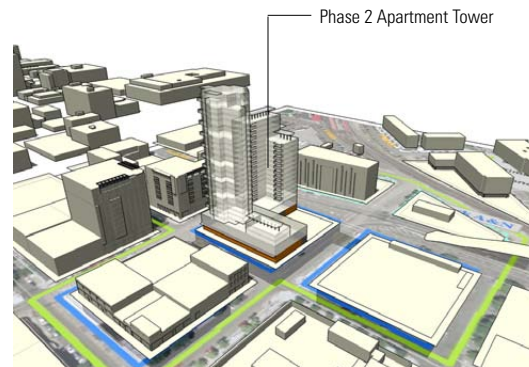
Block 24 is shown as primarily office use, with ground level retail along 3rd Avenue, one of the few locations in the study area where retail on both sides of the street can be accomplished. Above this podium, a headquarters-type office building might be constructed for NW Natural, although this is only likely to occur as a later phase development.



SCENARIO 2 Ground Floor Uses



SCENARIO 2 Second Floor Uses



SCENARIO 2 Full Buildout

Scenario 2 Three Block Totals

Site Area:	Approx. 115,000sf
FAR:	12:1 (Blocks 25 and 26) and 9:1 (Block 24) (including 3:1 bonus for housing) = 1,260,000sf allowed
Parking:	115,000sf (1 level below ground) +25,000sf on levels 1, 2, 3 of Block 25 + 50,000sf on levels 1, 2 of Block 24
Retail	70,000sf
Office	400,000sf
Housing (800 units)	650,000sf
Overall Gross	1,195,000sf above ground

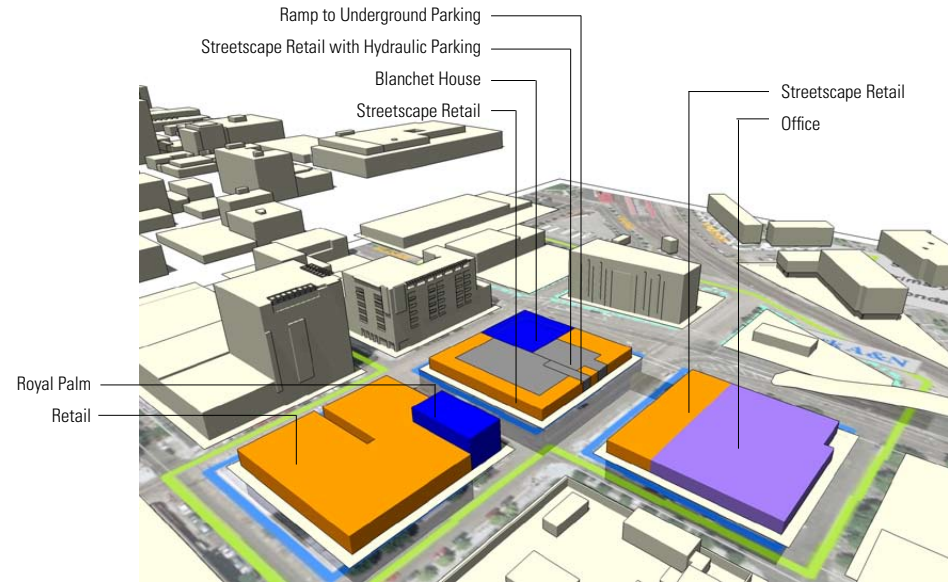
* The number of housing units shown associated with Block 25 are those used in the illustrative proformas listed in this report's appendix.

Scenario 3 is the same as Scenario 2 in nearly all respects, except that Blanchet House remains in their present location and expands to a $\frac{1}{4}$ -block parcel. The remaining $\frac{3}{4}$ -block would likely be developed as either a single project or multiple increments, depending on the development proposal. If configured correctly on the ground and podium floors, this scale of development is in keeping with the district's existing massing and grain of streetscape variety. Several potential parking configurations are possible, depending on the size of parcels developed, and parking efficiency and costs would likely be higher than in Scenario 1, but reasonable efficiencies could be achieved conventionally on a $\frac{1}{2}$ -block parcel, or $\frac{1}{4}$ -block parcels with a simple hydraulic configuration. While providing a slower, less catalytic revitalization, this scenario of incremental development would incur less upfront investment and less risk of providing an overabundance of housing that the market may not be able to absorb in a reasonable timeframe.

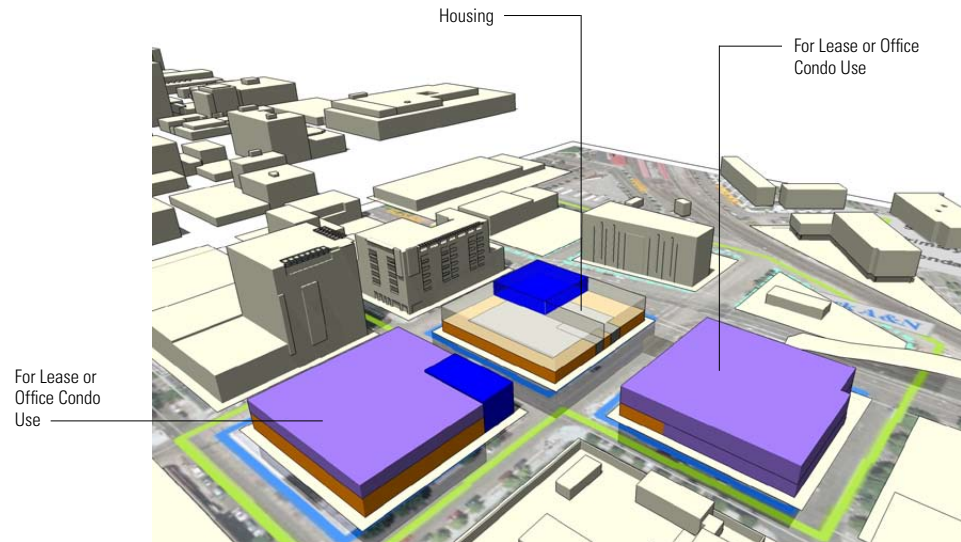
In this scenario, Blanchet House remains on **Block 25**. This most likely precludes the possibility of a grocery store on the ground floor of the block, in favor of smaller-scale retail and/or community uses. As Blanchet House is prepared to construct their facility soon, it is shown on the phasing diagram on the opposite page as the first increment constructed on the block. After this, the $\frac{1}{2}$ -block parcel along the southern edge of the block (adjacent to the Flanders Festival Street) could occur, with a mix of condominiums and townhouses. Two levels of below-grade parking could be built economically under a parcel of this size, with retail on the ground floor to activate Flanders and 3rd and 4th Avenues. The remaining northeastern $\frac{1}{4}$ -block parcel is shown with a large-scale apartment building to fill the block's overall FAR allotment, providing a variety of housing products.

Similar to Scenario 2, **Block 26** is illustrated developed in increments, again with a mix of different housing products, over a podium of retail, office, and housing uses. A small amount of office space (lease or for-sale) is a possible program component, given the block's large allowable FAR, and the potential of shared parking between the office and housing uses.

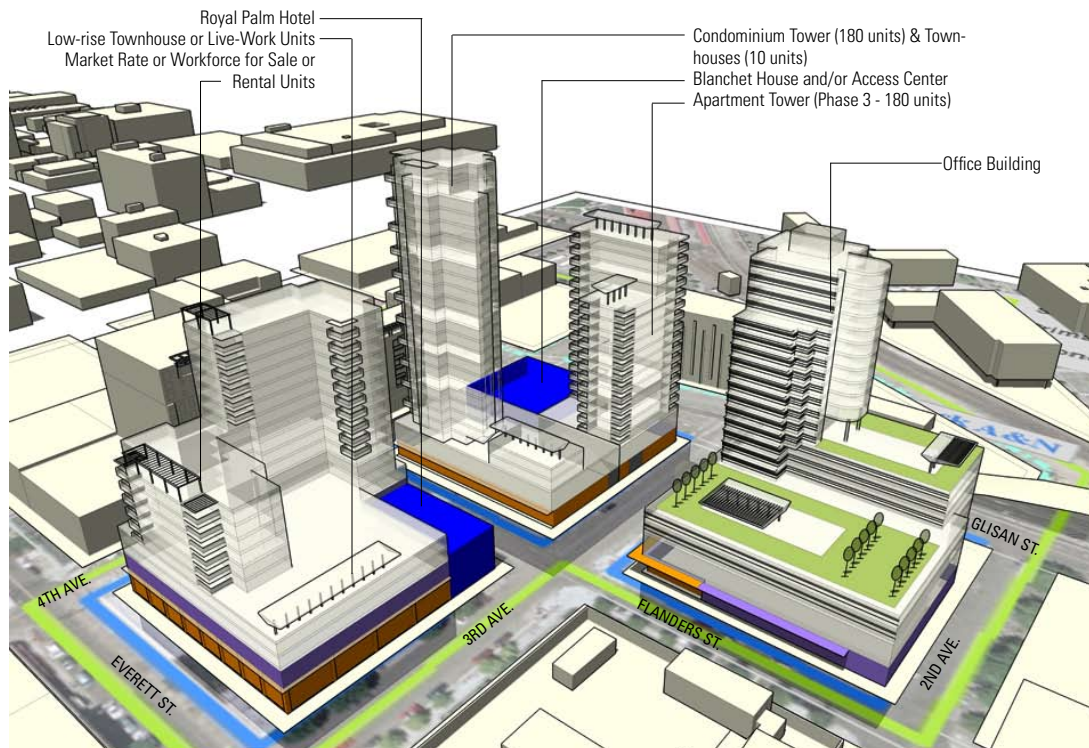
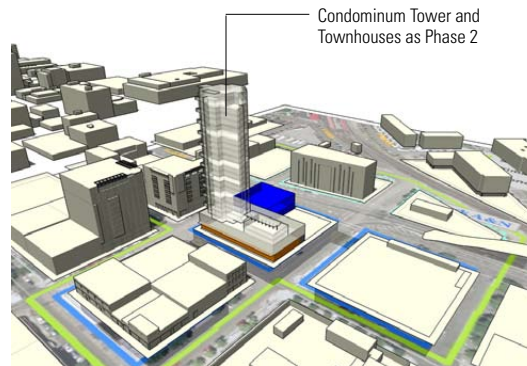
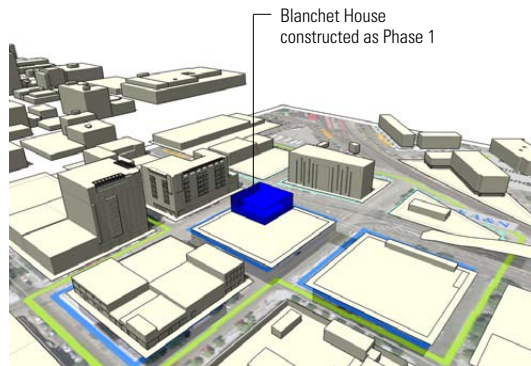
Block 24 will most likely not be developed for some time, given that there is little incentive for the NW Natural ratepayers ownership to build (or sell) in the near future. At a later date, however, this site would be advantageous for mid-rise housing or hotel uses to take advantage of southern exposure and views over the garden. A headquarters-type office tower could rise on the northern portion of the block, with less expensive above-grade parking on the floors adjacent and below the Glisan Steel Bridge ramp.



SCENARIO 3 Ground Floor Uses (Blocks 24 and 26 shown similar to Scenario 2)



SCENARIO 3 Second Floor Uses (Blocks 24 and 26 shown similar to Scenario 2)



SCENARIO 3 Full Buildout

Scenario 3 Three Block Totals

Site Area:	Approx. 115,000sf
FAR:	12:1 (Blocks 25 and 26) and 9:1 (Block 24) (including 3:1 bonus for housing) = 1,260,000sf allowed
Parking:	115,000sf (1 level below ground) +15,000sf on levels 1, 2, 3 of Block 25 + 50,000sf on levels 1, 2 of Block 24
Retail	60,000sf
Office	400,000sf
Housing (750 units)	600,000sf
Overall Gross	1,125,000sf above ground

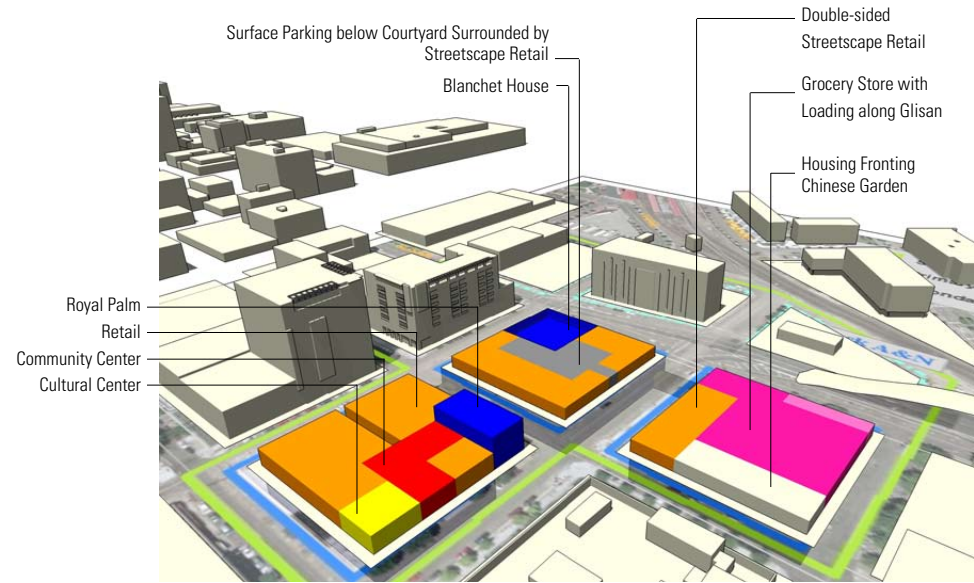
* The number of housing units shown associated with Block 25 are those used in the illustrative proformas listed in this report's appendix.

Scenario 4 is a significantly less dense development on Block 25 than the prior three scenarios. While the City's goals assume that most parcels are developed to meet their potential with respect to FAR and height limits, it may be that a near-term development on Block 25 is much lower and contains fewer units than allowable. This scenario also assumes the Blanchet remains on Block 25, but the remaining $\frac{3}{4}$ -block is shown with a mix of three-, four-, and five-story mid-rise housing blocks, similar to some built recently in the vicinity. If configured correctly on the ground floors, this scale of development is in keeping with the district's existing massing and grain of streetscape variety. This pattern of retail and housing would provide a level of revitalization to the district, although would not likely create the same intensity of street activity as the scenarios with more developed uses. At the same time, this scale of housing would most likely require less upfront investment and less risk of providing an overabundance of housing onto the market.

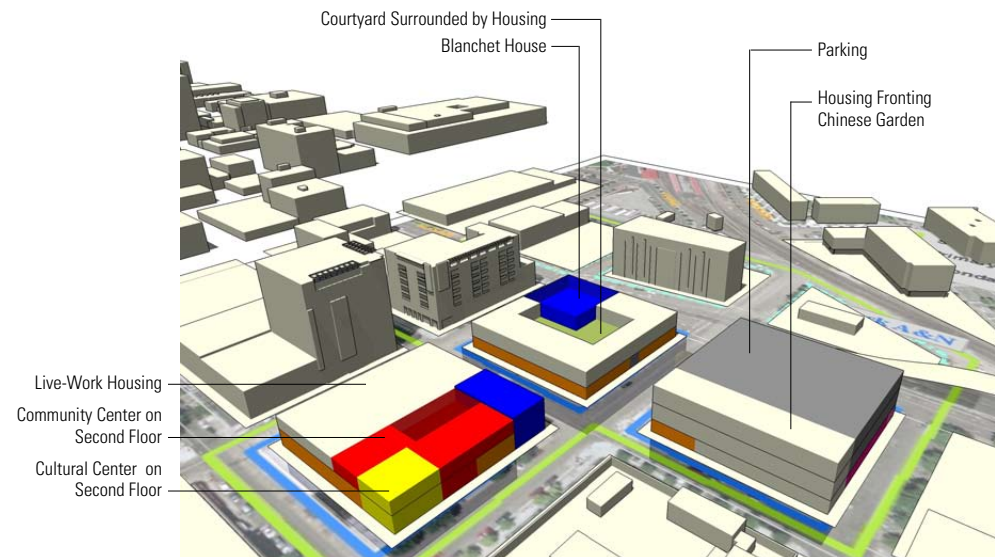
In this scenario, Blanchet House remains on **Block 25**. As there are fewer housing units provided in this scenario than in the denser versions, less parking is also likely to be necessary. One level of below-grade parking could be built beneath the housing and courtyard areas, with additional on-grade parking on the block interior, surrounded by streetscape retail. The housing could be low- and midrise, less expensively constructed (most likely apartments) than high-rise condominiums.

Similar to Scenario 2, **Block 26** is illustrated with ground floor cultural center and community center uses located opposite the entrance of the Classical Chinese Garden. Above these podium uses, a mix of different housing products could be constructed, configured to keep shade on the garden minimal.

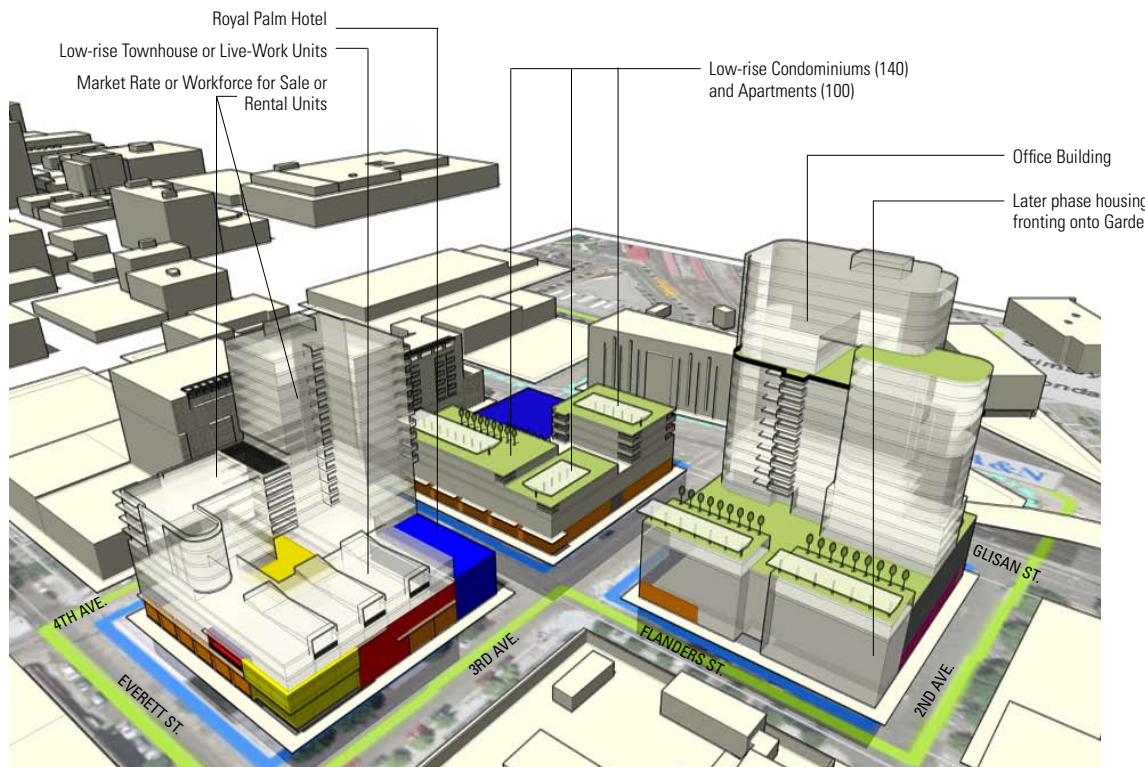
Block 24 is shown with a grocery store on the ground floor, with loading well located on the northern side of the block, beneath the Glisan Street ramp. Streetscape retail is included along 3rd Avenue, in one of the few locations in the study area where retail on both sides of the street can be accomplished. Above-ground parking could be located on the upper podium levels, with housing fronting the Classical Chinese Garden on the southern side of the block. Above these podium uses, a headquarters-type hotel type office building might be developed for NW Natural, although this is only likely to occur as a later phase development.



SCENARIO 4 Ground Floor Uses



SCENARIO 4 Second Floor Uses



SCENARIO 4 Full Buildout

SCENARIO 4 Three Block Totals

Site Area:	Approx. 115,000sf
FAR:	12:1 (Blocks 25 and 26) and 9:1 (Block 24) (including 3:1 bonus for housing) = 1,260,000sf allowed
Parking:	115,000sf (1 level below ground) +15,000sf on levels 1, 2, 3 of Block 25 + 50,000sf on levels 1, 2 of Block 24
Retail	40,000sf
Cultural Center	5,000sf
Community Center	15,000sf
Grocery Store	25,000sf
Office	300,000sf
Housing (650 units)	500,000sf
Overall Gross	950,000sf above ground

* The number of housing units shown associated with Block 25 are those used in the illustrative proformas listed in this report's appendix.

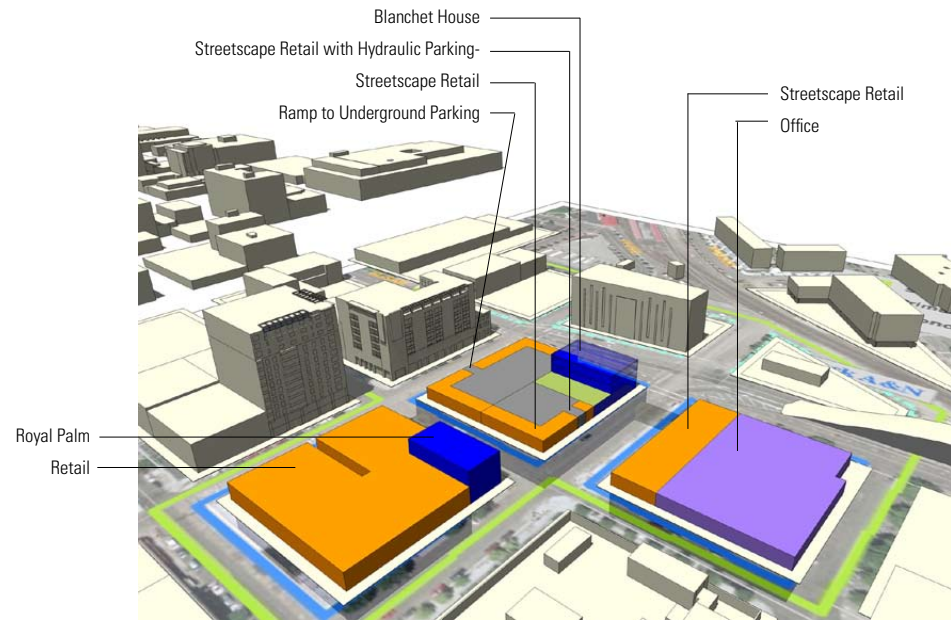
Scenarios 1 through 4 were generated in early 2007, and after the pause in the Strategy process, when Blanchet House was assigned its parcel at the northeast corner of Block 25, the following two scenarios were developed. Scenarios 5 and 6 show Blanchet House's currently planned building massing in this location.

Similar to Scenario 3, **Scenario 5** shows a relatively dense configuration of uses on the remaining 3/4 of Block 25, developed as either a single project or multiple increments, depending on the development proposal. Shown as smaller-footprint housing high- or mid-rise towers over a two or three level podium, this scale of development, if built out incrementally or massed accordingly, could be contextual with the district's existing massing and grain of streetscape variety. Several potential parking configurations are possible, depending on the size of parcels developed, and parking efficiency and costs would likely be higher than with larger, single-phase developments, but reasonable efficiencies could be achieved conventionally on a 1/2-block parcel, or 1/4-block parcels with a simple hydraulic configuration. Similar to the other incremental concepts presented, this scenario would provide a slower, less catalytic revitalization, but would incur less upfront investment and less risk of providing an overabundance of housing that the market may not quickly absorb.

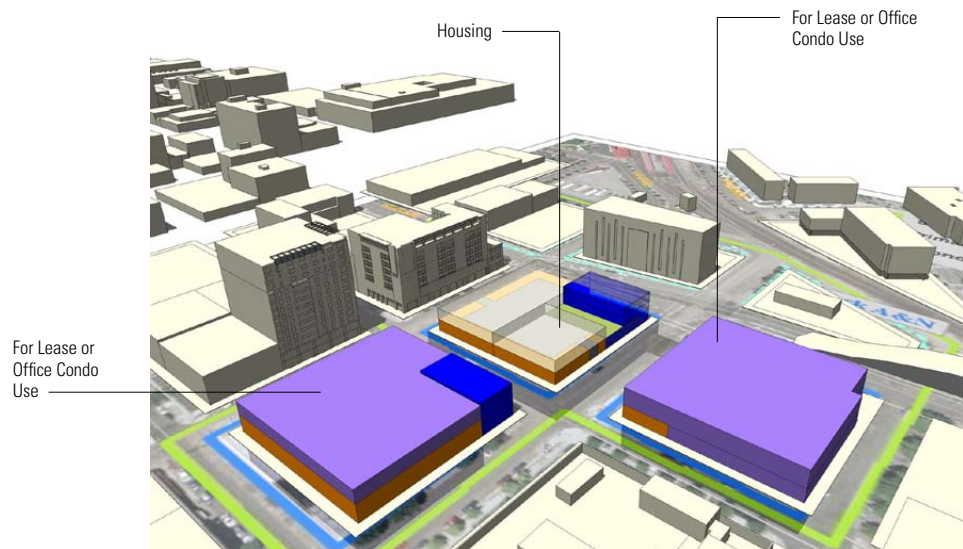
In this scenario, Blanchet remains on **Block 25**. This most likely precludes the possibility of a grocery store on the ground floor of the block, in favor of smaller-scale retail and/or community uses. As Blanchet is prepared to construct their facility soon, it would most likely be the first increment constructed on the block. After this, the block could be constructed as additional incremental phases, or in a single development.

Similar to Scenarios 2 and 3, **Block 26** is illustrated developed in increments, again with a mix of different housing products, over a podium of retail, office, and housing uses. Several floors of office component, given the block's large allowable FAR, and the potential of shared parking between the office and housing uses.

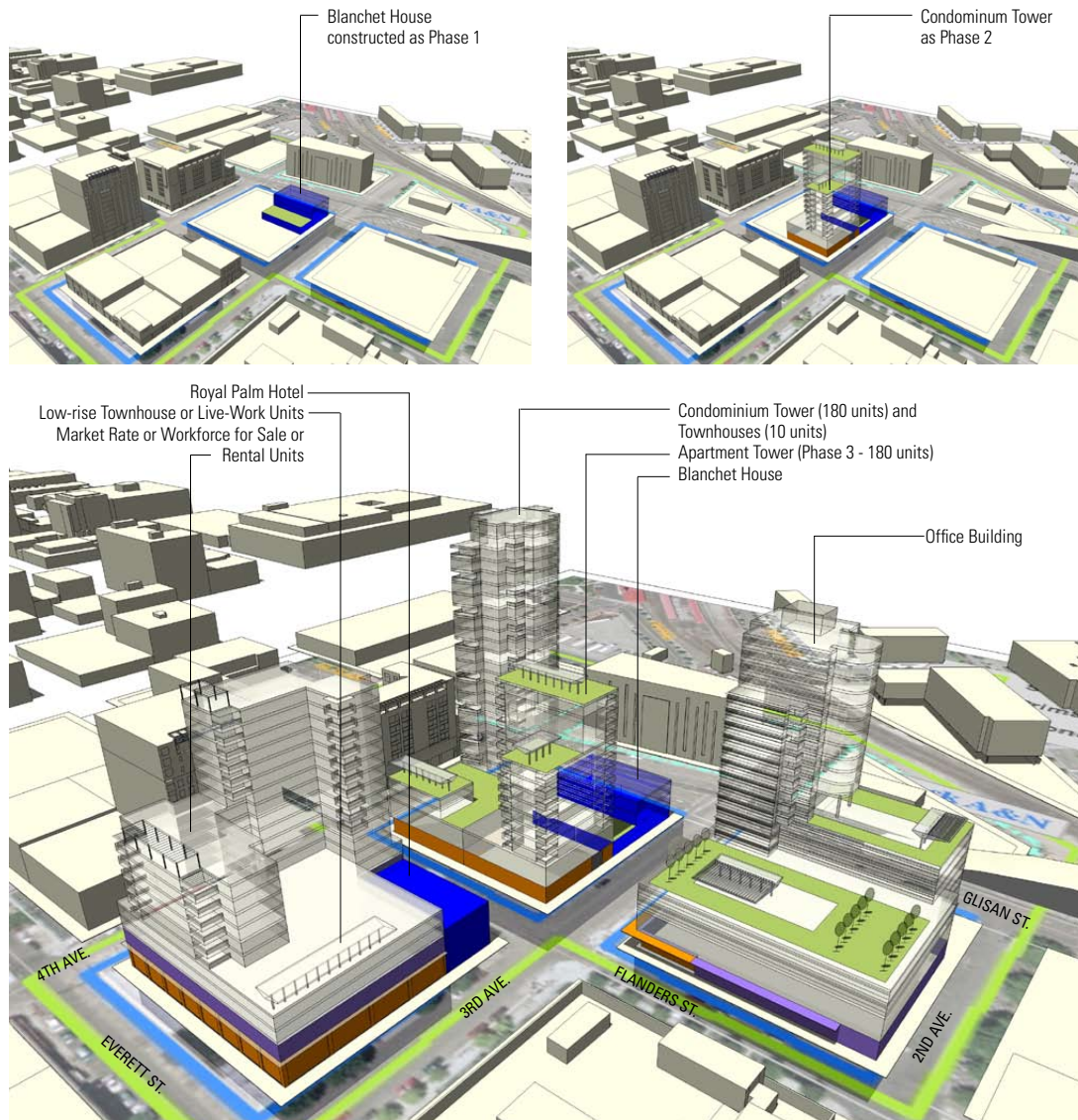
Block 24 will most likely not be developed for some time, given that there is little incentive for the NW Natural ratepayers ownership to build (or sell) in the near future. At a later date, however, this site would be advantageous for office or housing uses to take advantage of southern exposure and views over the Classical Chinese Garden, potentially with less expensive above-grade parking on the floors adjacent and below the Glisan Steel Bridge ramp.



SCENARIO 5 Ground Floor Uses



SCENARIO 5 Second Floor Uses



SCENARIO 5 Full Buildout

Scenario 5 Three Block Totals

Site Area:	Approx. 115,000sf
FAR:	12:1 (Blocks 25 and 26) and 9:1 (Block 24) (including 3:1 bonus for housing) = 1,260,000sf allowed
Parking:	115,000sf (1 level below ground) +15,000sf on levels 1, 2, 3 of Block 25 + 50,000sf on levels 1, 2 of Block 24
Retail	60,000sf
Office	400,000sf
Housing (750 units)	600,000sf
Overall Gross	1,125,000sf above ground

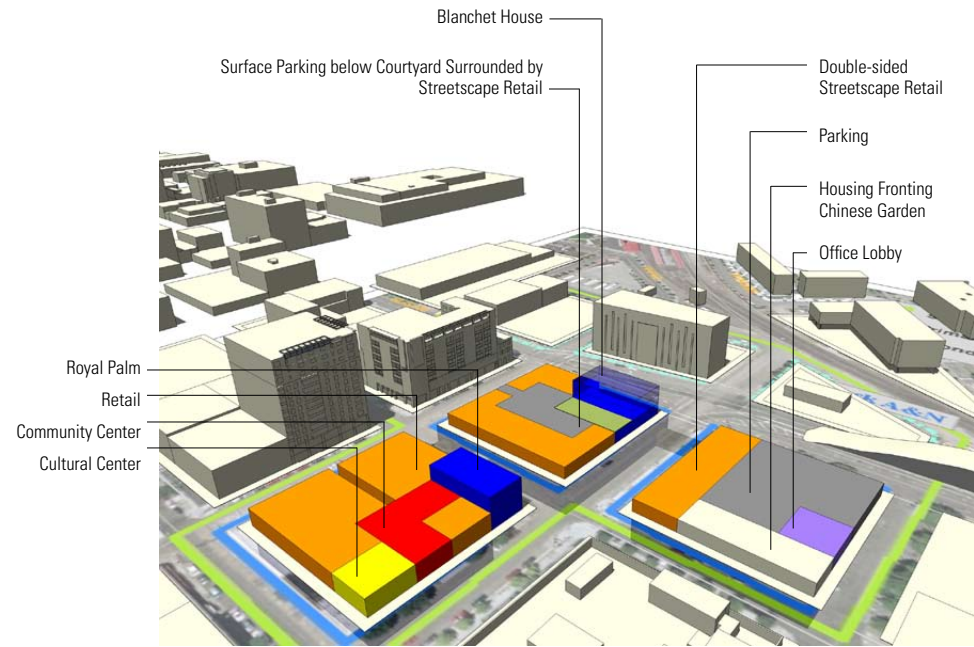
NORTH OLD TOWN / CHINATOWN REDEVELOPMENT STRATEGY

Similar to Scenario 4, **Scenario 6** is a significantly less dense development on Block 25 than the potential F.A.R. or height limit allows. This scenario locates Blanchet House remaining on Block 25, shifted to its new location at the northeast corner of the block. The remaining $\frac{3}{4}$ -block is shown with a mix of three-, four-, and five-story mid-rise housing blocks, similar to some built recently in the vicinity. This scale of development is in keeping with the district's existing massing and if configured correctly, could be continue the contextual small-scale grain of streetscape variety. This pattern of retail and housing would provide an increased level of revitalization and vibrancy to the district, although would not bring the same intensity of street activity as the scenarios with more dense configurations of housing. At the same time, this scale of housing would most likely require less upfront investment and less risk of providing an overabundance of housing onto the market at a single time.

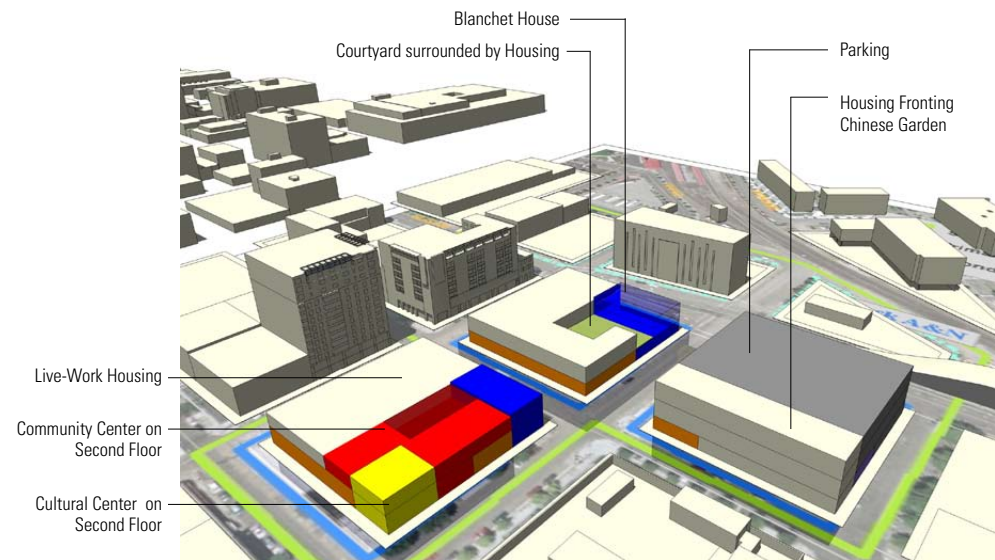
In this scenario, Blanchet House remains on **Block 25**. As there are fewer housing units provided in this scenario than in the denser versions, less parking is also likely to be necessary. One level of below-grade parking could be built beneath the housing and courtyard areas, with additional on-grade parking on the block interior, surrounded by streetscape retail. The housing could be low- and midrise, less expensively constructed than high-rise towers.

Similar to Scenarios 2 and 4, **Block 26** is illustrated with ground floor cultural center and community center uses located opposite the entrance of the Classical Chinese Garden. Above these podium uses, a mix of different housing products could be constructed, configured to keep shade on the garden minimal.

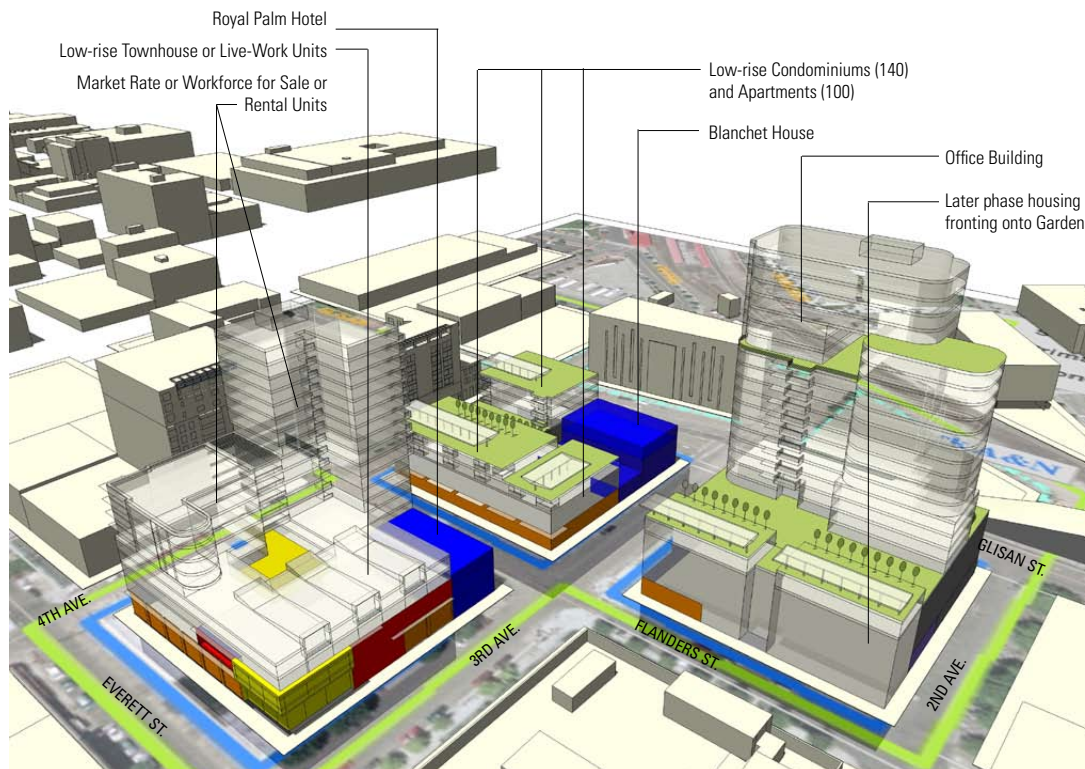
Block 24 is shown with parking on the northeastern portion of the block, adjacent to the Glisan Street ramp, with streetscape retail along 3rd Avenue, in one of the few locations in the study area where retail on both sides of the street can be accomplished. Above-ground parking could be located on the upper podium levels in the north, with housing fronting the Classical Chinese Garden on the southern side of the block. Above these podium uses, a headquarters-type hotel type office building might be developed for NW Natural, although this is only likely to occur as a later phase development.



SCENARIO 6 Ground Floor Uses



SCENARIO 6 Second Floor Uses



SCENARIO 6 Full Buildout

SCENARIO 6 Three Block Totals

Site Area:	Approx. 115,000sf
FAR:	12:1 (Blocks 25 and 26) and 9:1 (Block 24) (including 3:1 bonus for housing) = 1,260,000sf allowed
Parking:	115,000sf (1 level below ground) +15,000sf on levels 1, 2, 3 of Block 25 + 50,000sf on levels 1, 2 of Block 24
Retail	40,000sf
Cultural Center	5,000sf
Community Center	15,000sf
Grocery Store	25,000sf
Office	300,000sf
Housing (650 units)	500,000sf
Overall Gross	950,000sf above ground