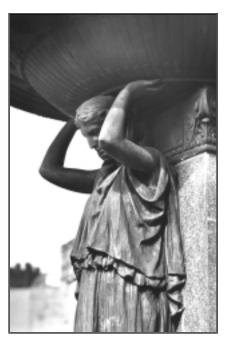
# OLD TOWN / CHINATOWN DEVELOPMENT PLAN

(PART 2 OF 3 - APPENDIX A)









#### APPENDIX A

#### **ISSUES**

Phase 1 of the Development Plan involved the preparation of data for analysis of Old Town/Chinatown along with the development of agreement on the issues facing the district. The Old Town/Chinatown Steering Committee prepared the following list of issues confronting the district which were used in the preparation of the Development Plan.

# ■ COMMUNICATIONS/ CONFLICT RESOLUTION

- 1. Perceptions: There seems to be a perception about the district that there is higher crime and unsafe streets in the area. While there are areas of specific problems, the overall safety of the area is similar to the entire downtown.
- 2. Social Service Siting: The District is an impacted area and has a Shelter Reconfiguration Plan which calls for a balance of social service activity.
- 3. Balance: There is commitment within the district to maintain a "balance" of social services, housing and commercial development. The term "balance" has varied meanings and needs more information regarding use in discussing new facility siting.
- 4. Boundaries: The various districts have numerous organizations and defined areas, making a clear definition of relationships and authority difficult.
- 5. Diversity: The diversity in the district is regarded as positive for the community with historic buildings, Chinatown, artistic community, and commercial activity. This rich diversity in the District is to be promoted. More communications and interaction are needed to establish understanding and agreement.
- 6. Social Services Organizations: The social service agencies in the area have different organizational structures and goals. Understanding the differences will improve the communications.

### ■ Housing

- 1. Housing Diversity: There is strong support for the development of additional housing that includes all income levels from 30% median income, to 50-60% median income to market rate housing.
- 2. Current Developments: The addition of 166 units of housing (118 at 60% median and 48 at market rate) in the district should be reinforced with support for additional housing in the district. The adjacent 600+ units at Union Station represent a strong population shift.
- 3. Housing Opportunities: Numerous properties have the potential to residential conversion including surface parking lots, buildings requiring seismic upgrade, and the fire station property.
- 4. Targeted Housing Markets: The diversity of the district provides strong support for targeted housing developments for artists, ethnic, elderly housing.

#### ■ CRIME/SAFETY

- 1. Drug Activity: Drug activity is significant in the areas where nighttime activity is low. Recent increases have occurred on Fifth and Sixth Avenues.
- 2. Current Police and Clean and Safe Activities: The number of personnel assigned to Central Precinct have been lower in recent years due to unfilled positions and assignments to violent crime located elsewhere.

#### ■ STREET ENVIRONMENT

- 1. Vision Plan: Calls for public restrooms, street lighting, and community center as part of the improvement of the street environment.
- 2. Public Art: Identify ways in which public art can be incorporated as new development occurs in the area.

- 3. Historic Community: The historic districts and historic buildings in the area provide a unique ambience to the area that should be encouraged.
- 4. Burnside: Burnside serves as a significant barrier to downtown and is not supportive of active business on the street.
- District Edges: The district has considerable physical barriers impeding connections to other areas including Naito Parkway, Steel Bridge ramps, railroad tracks and the Post Office.
- 6. One-Way Grid: The one-way north/south grid along with Everett/Glisan restricts access within the district.
- Lines of People: People waiting in line on the sidewalks for specific social services create a discomfort for other users of the public right-of-way.
- 8. Awnings, Street Protection, Furniture: There is a need for relaxing the City's expectation for awnings in the short-term only, so that loitering and sleeping behavior can be better managed.
- 9. Fourth Avenue: There is potential for strengthening the connection between the Chinatown Gate and the Chinese Garden by improving Fourth Avenue.
- 10. Social Service Locations: Some services provide meals, resulting in service users waiting in line along the sidewalk. This can create conflicts for other pedestrians.

#### ■ CIRCULATION

- 1. South/North Light Rail: Fifth and Sixth Avenue circulation will be revised due to rail.
- 2. Naito Parkway: Reconstruction planned.
- Pedestrian Access: Pedestrian access is impacted primarily by the hard edges to the District including Burnside, Naito Parkway, and the railroad tracks. Steel Bridge ramps and Glisan represent difficult areas in the district.

- 4. Burnside: A difficult area to cross. Reconstruction of Burnside related to light rail crossing may present opportunity to improve pedestrian amenities at Fifth and Sixth Avenues.
- 5. Bikeways: Additions of bikeway access in the district are anticipated.

## ■ NIGHT LIFE/ MARKETING/PROMOTION

- 1. Promotion: Continuation of promotion and marketing recommended.
- 2. Conflicts: Some conflicts have arisen between housing and evening entertainment activity.

#### ■ Public Improvements

- 1. CIP: City capital improvements include \$480,000 for District pending results of Development Plan.
- 2. South/North Light Rail: Proposed to be constructed within seven years. Construction will revise circulation and operation of the Transit Mall.
- 3. Chinese Garden: Proposed to be open in 2001.
- Urban Renewal District: The current district has six more years before it loses tax increment funds. TIF has been a significant component in supporting redevelopment.
- 5. Lighting Program: The City of Portland lighting program is available to support targeted efforts for revitalization.
- 6. Facade Program: The City of Portland has a facade improvement program that includes loans and potentially grants for targeted areas. The Fourth Avenue and Burnside areas could be targeted for this program.

#### ■ OPEN SPACE OPPORTUNITIES

- 1. Waterfront Park: There is a need for a better connection to Waterfront Park.
- 2. Union Station: There is an open space opportunity in the forecourt of Union Station.

#### ■ PHYSICAL

- 1. Historic Buildings: There are many historic buildings in the district which have unique requirements for redevelopment and use.
- 2. Seismic: Seismic standards have increased the cost of renovation and reuse of buildings.
- 3. Property Ownership: The property available for development has a wide diversity of ownership, development interest, and commitment.

## ECONOMIC DEVELOPMENT OPPORTUNITIES

- New Development: Several new developments including 156 housing units, GSL Union Station development, Chinese Garden and Port Building are likely to create positive momentum for additional development.
- 2. Trailways Blocks: The Vision Plan included these blocks for office development which have not occurred.
- 3. Permanent Market: Vision Plan calls for a seven day market for Saturday Market. Several investments in the area have tried to support that activity with limited success.
- Asian Senior Housing: A proposal for Asian senior housing has merit for increasing activity, preserving diversity, and maintaining economic development momentum.

- 5. Hotel: The recent additions of Port offices and lack of alternatives would appear to provide a positive environment for a hotel. Night life and entertainment districts would be supported.
- 6. Parking: Addition of the Port and Chinese Garden should strengthen the need for additional parking facilities. This effort could be combined with acquisition of surface parking areas.
- Union Station: With new light rail, GSL housing and the agricultural center, the Union Station may become more of an opportunity.
- 8. Community Center: Local groups are working on the potential for a community center that houses family association offices, community services, multi-functional space for banquet, classes and special events.
- 9. Trade/Cultural Center: Provides conference/exhibition facility, performance/small theater/cinemas.
- 10. Housing: Housing development for all income levels will support the goals for nightlife, street activity and diversity of development.

#### ASIAN BUSINESSES

1. Asian Business: Foster Asian related business activity and investment in Chinatown.