



# Office of Management and Finance – Facilities Services Division

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**Disposition of Real Property at:**

**BLOCK 25; Bounded by NW 3<sup>rd</sup>, NW Glisan,  
NW 4<sup>th</sup> & NW Flanders**

Pauline Goble/OMF  
Lisa Abuaf/Prosper Portland  
Eric Jacobsen/Prosper Portland

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# Block 25 - City Parcels

R140392

Blanchet House

R140391

R140388

R140387

*Lan Su Classical  
Chinese Garden*

Lan Su  
Chinese  
Garden

*NW Natural Gas*

Old Town/Chinatown  
MAX Station

Naito and Davis Parking



## Block 25 - City Real Property Disposition Process

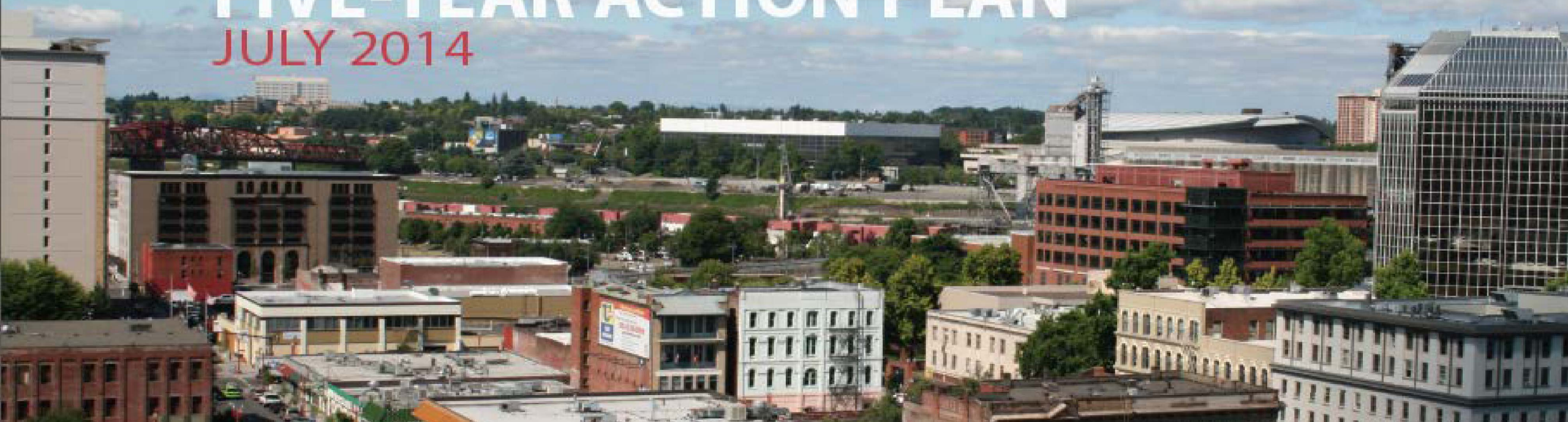
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- OMF followed Administrative Policy 13.02 in preparation to dispose of the Block 25 parcels (“Property”)
- First, OMF internally evaluated the Property and deemed it excess to its needs
- Then, OMF made a recommendation to the Mayor for disposition of the Property which the Mayor approved
- Next, the OMF City Real Property Coordinator (“Coordinator”) notified other City Bureaus, offices and Council offices that the Property was available, but no bureau or office expressed interest.
- Also, the Coordinator confirmed with the major land-owning bureaus that there were no easements or infrastructure concerns, such as sewer or right of way easements, that needed to be preserved
- Finally, an Ordinance was brought to Council and placed on regular agenda



# Old Town/ Chinatown FIVE-YEAR ACTION PLAN JULY 2014

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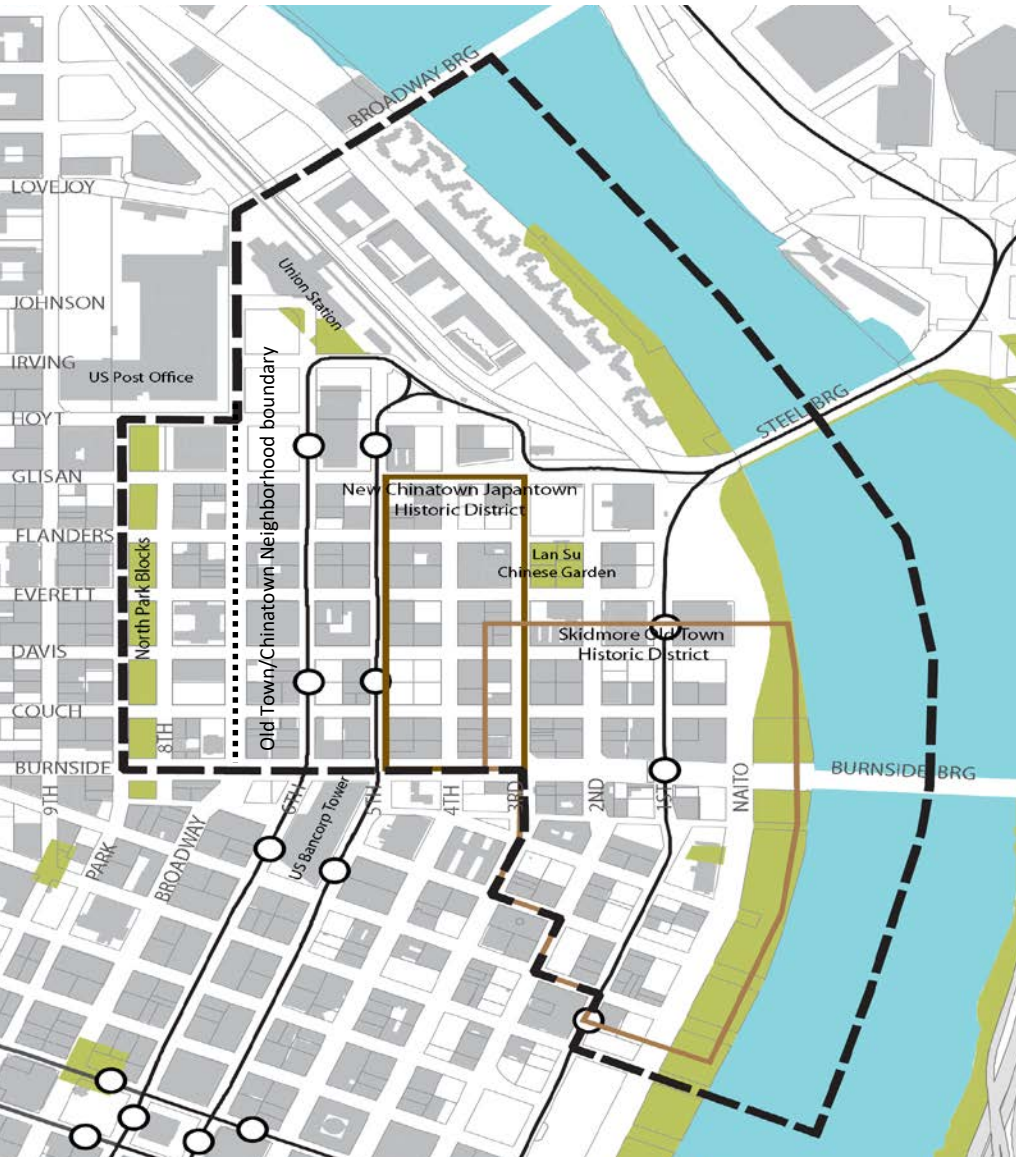


**Old Town Chinatown Action Plan  
Implementation**



# A comprehensive initiative to create a safe, vibrant, and economically healthy Old Town/Chinatown.

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Collaboration and commitment across multiple public and private partners, including:

- \$57 million Prosper Portland tax increment financing (TIF) over 5 years
- Significant private investment
- Limited expansion of the System Development Charge Exemption Program for middle income housing; capped at 500 units / 5 years
- \$90,000 General Fund to support district manager hiring / 3 years



# Community Priorities

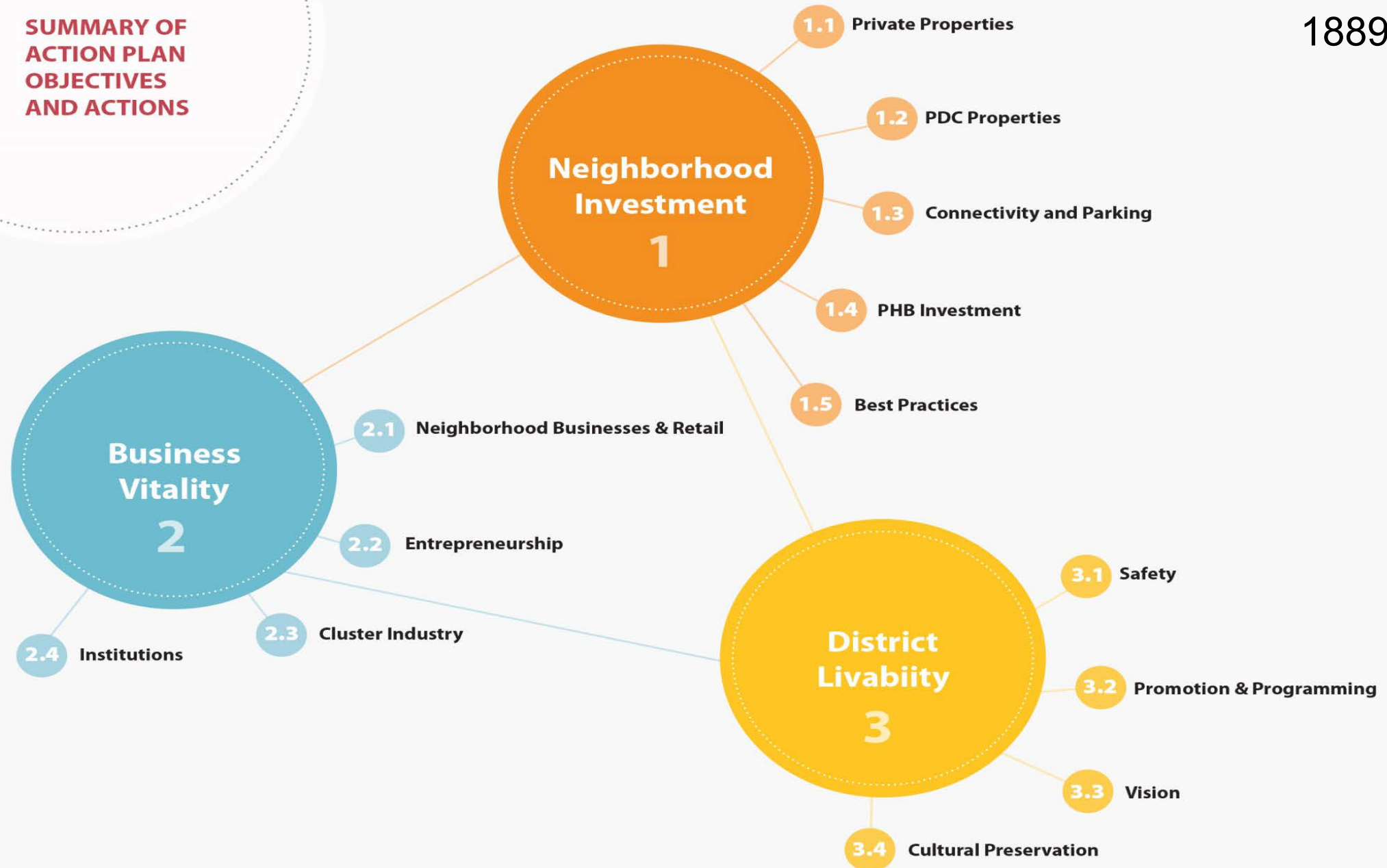
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- Public safety and cleanliness
- Balanced residential income mix
- Historic building preservation and seismic upgrades
- Key property redevelopment
- Enhanced multi-cultural heritage
- District parking
- Connectivity and circulation
- Strong retailers and restaurants
- District management and marketing

**SUMMARY OF  
ACTION PLAN  
OBJECTIVES  
AND ACTIONS**

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# Action Plan Implementation

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Neighborhood  
Investment

Business  
Vitality

District  
Livability



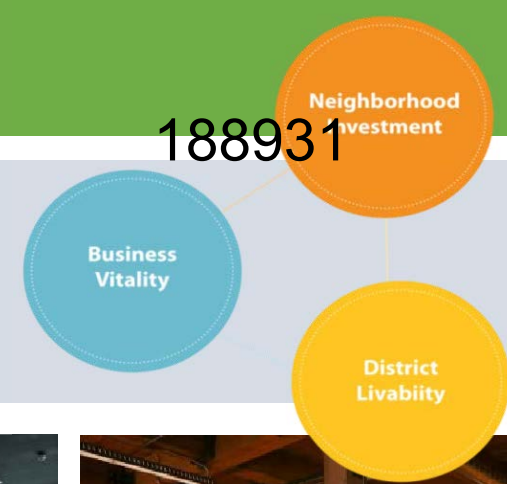
- 800+ new employees in the district
- 65 new middle-income units with 16 units restricted at 100% MFI for 10 years
- Preservation of 52 mixed-income units
- New Chinatown/Japantown Historic District Design Guidelines completed
- \$2.8 million tax increment financing invested, including \$800,000 in Community Livability Grants awarded
- 2 Prosper Portland land transactions closed
- 6 historic buildings preserved
- \$90,000 General Fund invested



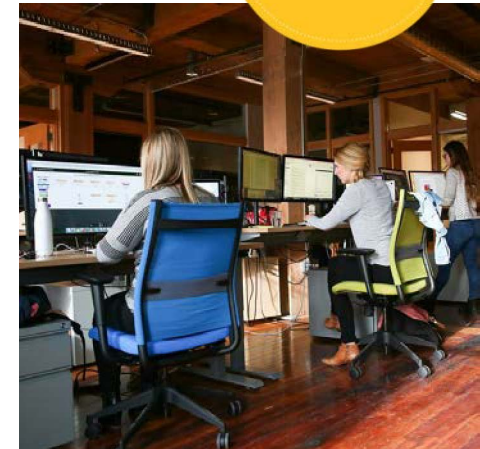
# Implementation: Business Vitality

## Measures of Success

- 5 new retail stores
- 500 new living wage jobs



- **Ankrom Moisan Architects:** ~250 employees
- **University of Oregon:** Sports Product Management and Executive MBA Programs
- **PNCA:** 1,300 students, 240 staff including faculty; 2 locations
- **Multnomah County Health Dept. Headquarters:** 350 employees
- **Small Business Support:** 15 small business grants
- **New Business Openings:** WeWork, Airbnb, Mi Mero Mole, Charlie's Deli, Deadstock Coffee, Pine Street Market, Moovel, Portland City Boxing, Hello from Portland, Bridgetown Barber Society



# Implementation: Neighborhood Investment

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Neighborhood Investment

Business Vitality

District Livability

## Measures of Success

- 500 new moderate-income housing units
  - 5 buildings rehabilitated
  - District parking strategy to support new development & historic buildings
- **38 Davis:** new construction , 65 middle-income units with new office
  - **Erickson-Fritz:** historic rehabilitation 52 mixed-income units
  - **Society Hotel:** historic rehabilitation
  - **Pine Street Market:** historic rehabilitation
  - **Overland Warehouse:** historic rehabilitation
  - **Mason Erhman/Annex Building:** historic rehabilitation
  - **Grove Hotel:** historic rehabilitation hotel
  - **Pipeline**
    - **Prosper Portland:** Old Fire Station, 4th & Burnside, Block 25
    - **Private:** Block 33





# Implementation: District Livability

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Neighborhood  
Investment

Business  
Vitality

District  
Livability

## Measures of Success

- 4 annual neighborhood events
- Marketing collateral to promote district
- Community Livability projects

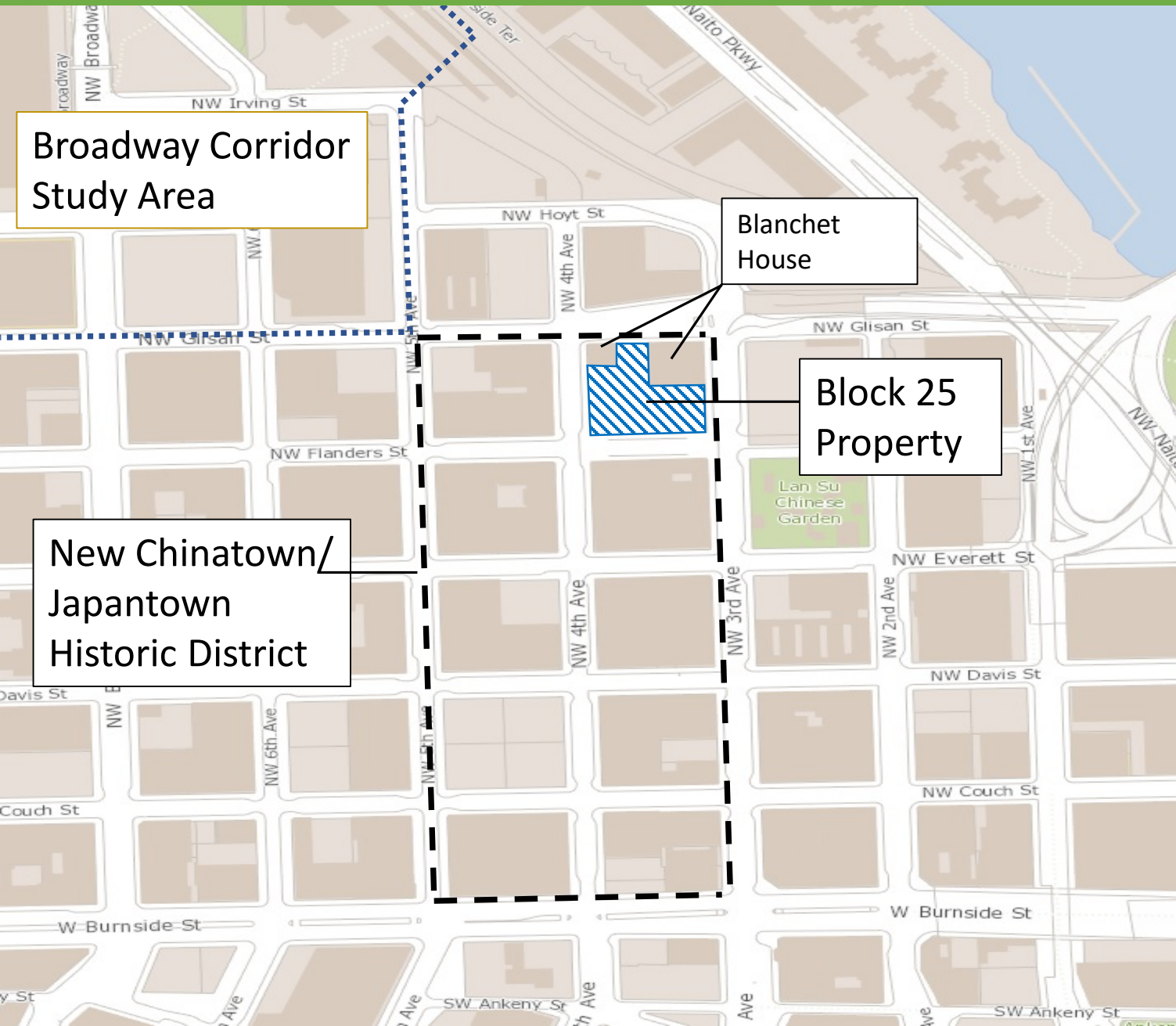
- **Communications Strategy & District Manager**
- **Intersection Improvements: 3<sup>rd</sup> Ave & Crosswalks**
- **New Chinatown Japantown Design Guidelines**
- **Community Livability Grants: ~\$800,000 in grant funds awarded**

- Ankeny Alley Enhancements
- Lan Su Chinese Garden Repairs
- Historic Soundscapes Installations
- Employment Access Center Enhancements
- Chinese Gate Restoration
- District Lamppost Repairs
- BigBelly Trash Can Installation
- Portland Chinatown History Museum



# Block 25 Development Potential

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QUESTIONS?



# Striving to create a more balanced residential mix: 188931

- In OTCT, 72% of housing is restricted to households earning <60% MFI
- Citywide, 6% of housing is restricted to households earning <60% MFI

2012 Estimates	OT/CT	Cully Blvd	Rosewood	Gateway	Lents
Population	3,982	2,121	1,706	5,890	28,757
Households	2,002	750	629	2,840	10,435
Income %					
<\$15,000	46%	16%	20%	16%	21%
\$15,000 - \$24,999	20%	14%	18%	16%	14%
\$25,000 - \$49,999	16%	27%	32%	32%	33%
>\$50,000	18%	44%	31%	37%	33%
Median Household Income	\$16,201	\$43,017	\$32,407	\$36,887	\$35,653



# SDC Exemption Pilot

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Old Town/Chinatown Pilot limited to 100% MFI\*

- 500 units and five years beginning July 1, 2014
- New construction within Old Town/Chinatown
- Demonstrated financial need via project pro forma
- 15 year affordability requirement
  - \* Years 1-10 = 100% MFI
  - \* Years 11-15 = 120% MFI



	Max. Income (2014)		Max. Allowed Net Rent (2014)	
	1 Person	2 Persons	Studio	One-Bed
60% MFI	\$29,160	\$33,360	\$626	\$637
100% MFI	\$48,580	\$55,520	\$1,111	\$1,157
120% MFI	\$58,296	\$66,624	\$1,354	\$1,417