

Portland Historic Landmarks Commission – March 28, 2016

- Project Process & Schedule
- District Overview: Existing Conditions & Project Considerations
- National Register Nomination & Historic Context





JOHNSON

Union Station

IRVING

US Post Office

HOYT

GLISAN

FLANDERS

EVERETT

DAVIS

COUCH

BURNSIDE

North Park Blocks

Lan Su Chinese Garden

US Bancorp Tower



New Chinatown/Japantown NRHD Boundary

Skidmore-Old Town NRHD Boundary

Steel Bridge

Burnside Bridge

I-5

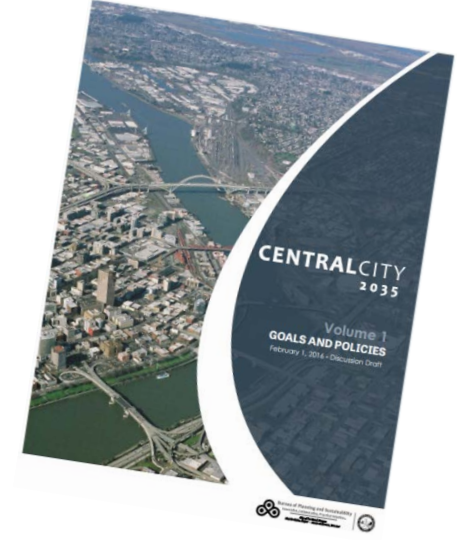
11TH 10TH 9TH 8TH 6TH 5TH 4TH 3RD 2ND 1ST HALTO

PARK BROADWAY



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



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

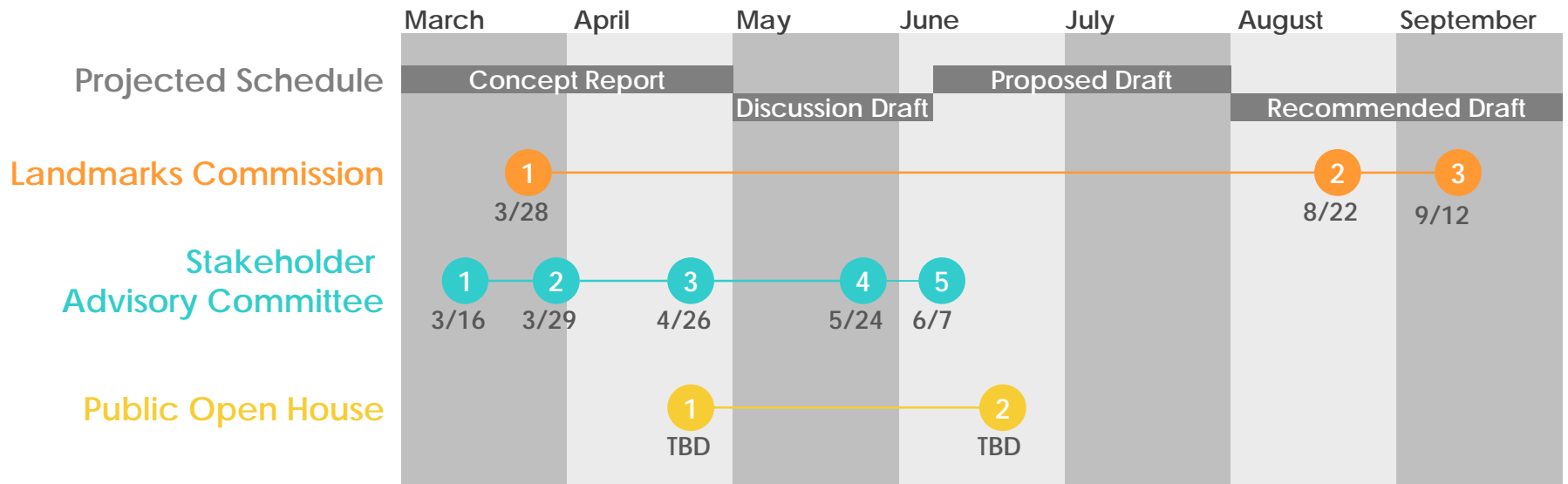
Public Outreach

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

Contact

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

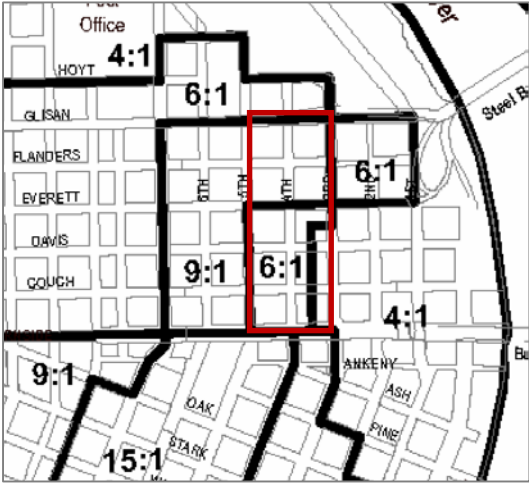
Project Schedule



District Overview

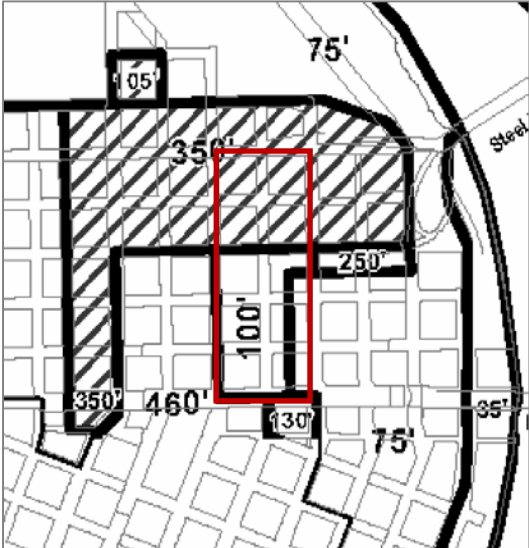
- Listed: 1989
- Dates of primary significance: 1880-1909
- Dates of secondary significance: 1910-1943
- NR Criterion A & C
- Nationally Significant for Asian Heritage, Industry, Commerce, & Architecture
- 1989: 45 Buildings
- 2016: 42 Buildings
- Overlap with Skidmore / Old Town Historic District

District Overview



Title 33 Map 510-2 (FAR)

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



Title 33 Map 510-3
(Maximum heights)

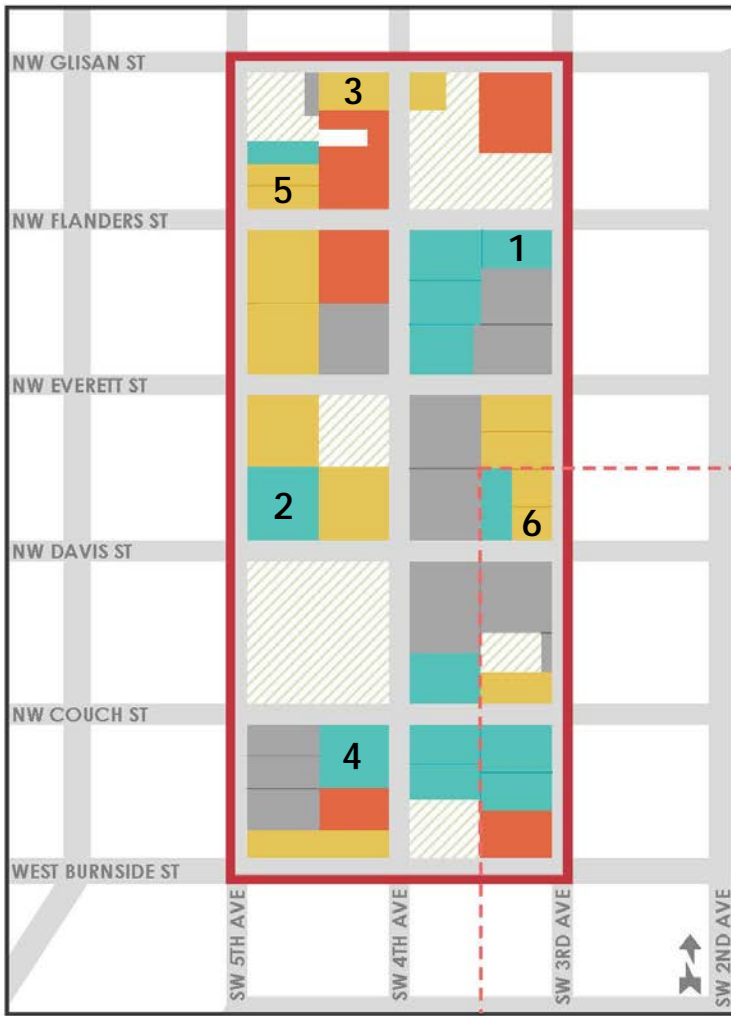




Current Historic Regulation in the District

- 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.

Contributing Properties

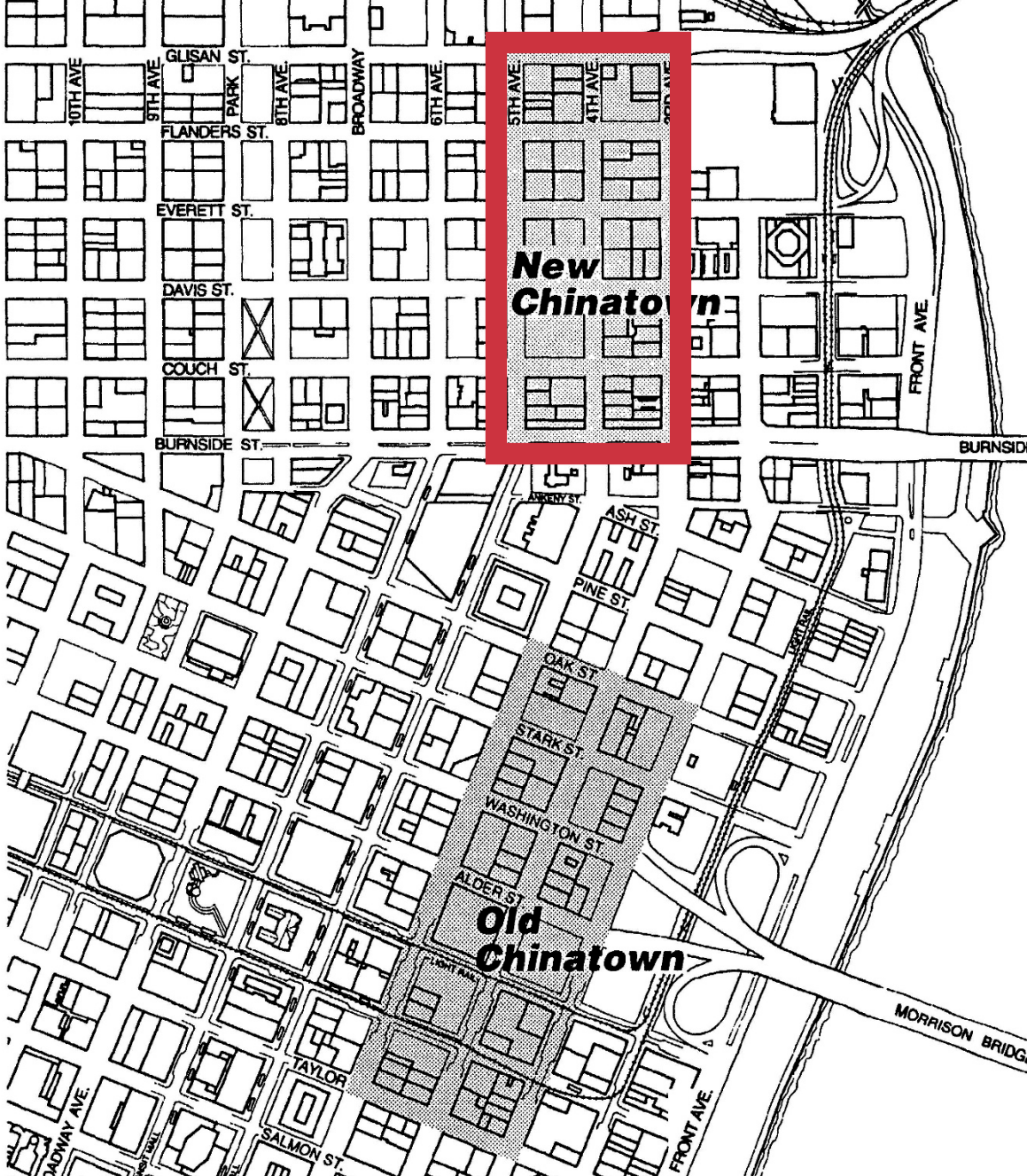


- Primary Contributing
- Secondary Contributing
- New Construction
- Non-Contributing
- Skidmore/Old Town Historic District Boundary
- New Chinatown/Japantown Historic District Boundary
- Vacant Lots



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 re-locations into the new area



Chinese History In Portland







Japanese History In Portland



Lifestyle and Culture



Lifestyle and Culture



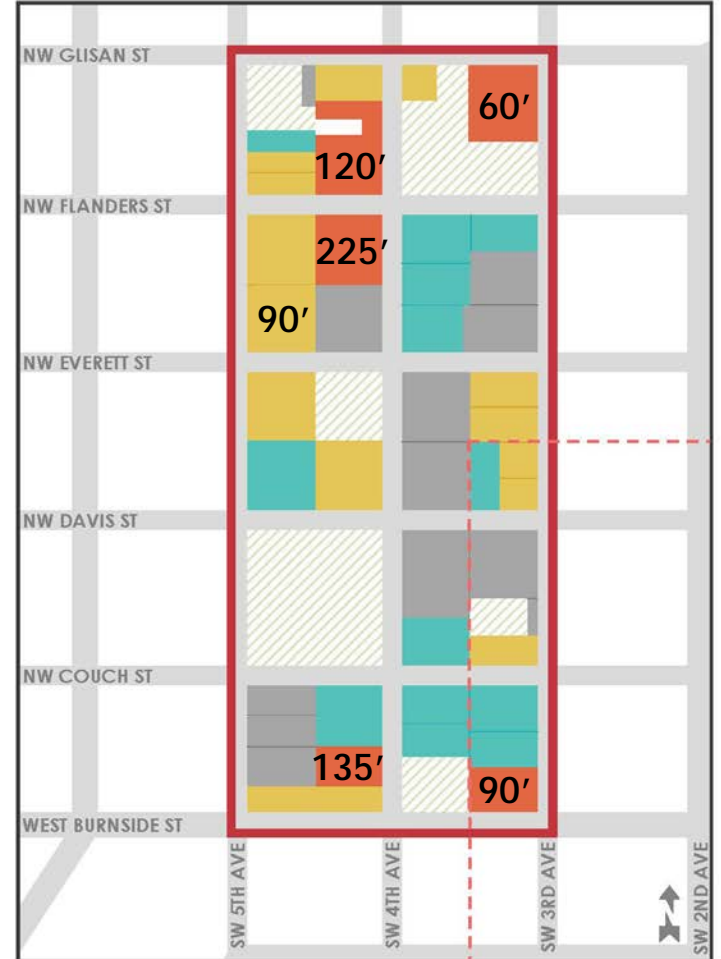
Alterations Over Time

1989 District Map



- Primary Contributing
- Secondary Contributing
- Non-Contributing
- Vacant Lots
- Skidmore/Old Town Historic District Boundary
- New Chinatown/Japantown Historic District Boundary
- X Demolished

2016 District Map



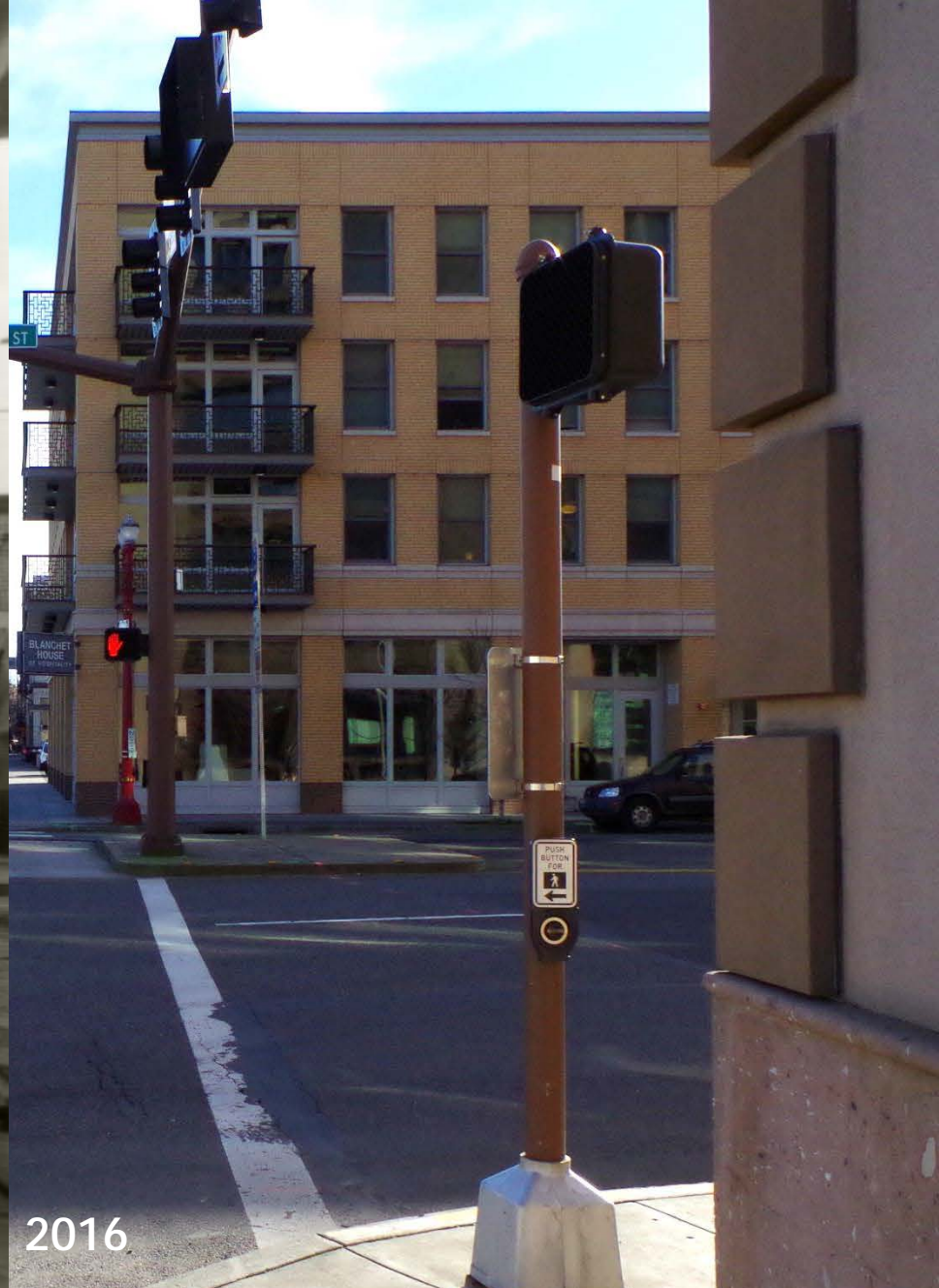
- Primary Contributing
- Secondary Contributing
- New Construction
- Non-Contributing
- Vacant Lots
- Skidmore/Old Town Historic District Boundary
- New Chinatown/Japantown Historic District Boundary
- # Approximate Height



Alterations Over Time



1920



2016

Alterations Over Time



1971



2016

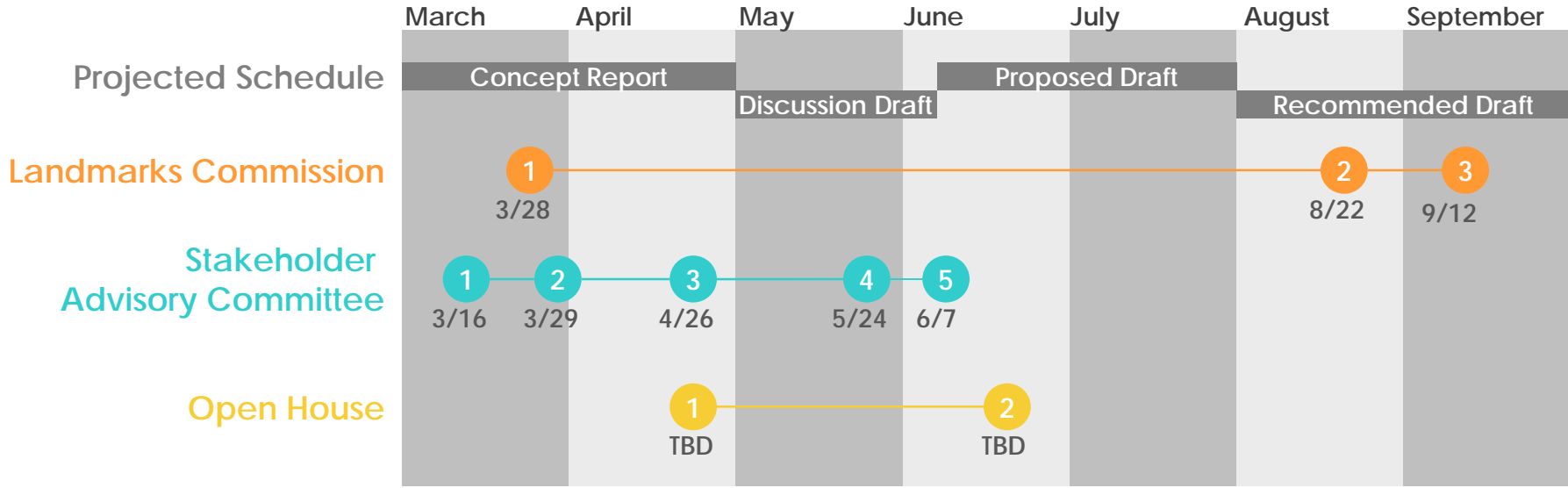
Alterations Over Time



Alterations Over Time

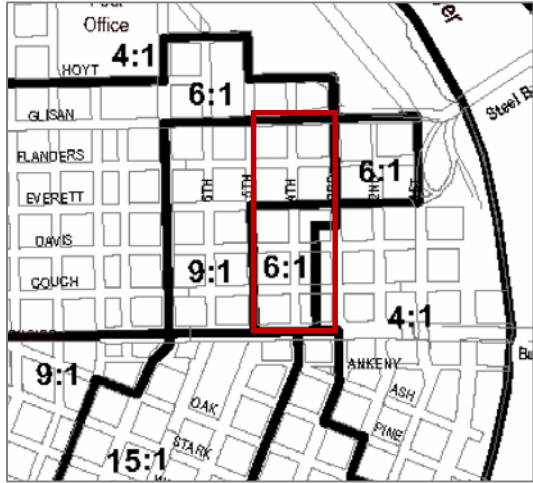


Key Questions or Next Steps?



Proposed Heights

- 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



Title 33 Map 510-2 (FAR)



Title 33 Map 510-3 (Maximum heights)



Proposed: Title 33 Map 510-3, 510-4 (Maximum heights)

