IT'S GO TIME.
“The strength of our neighborhood is our diversity, and our diversity is shown in part by the number of community organizations, social and civic organizations, and social service agencies located within our boundaries.”

Old Town Chinatown Community Association
PDC 5 YEAR ACTION PLAN

OLD TOWN/CHINATOWN ACTION PLAN FOCUS AREA
<table>
<thead>
<tr>
<th>Key Issue</th>
<th>Tool</th>
<th>Recommended Budget</th>
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</thead>
<tbody>
<tr>
<td></td>
<td><strong>SDC Exemptions</strong>: As a pilot, amend current city program to fill financial feasibility gap for housing targeting 60-100% MFI</td>
<td>500 units (est. $7M) Fee Exemption</td>
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<tr>
<td>Middle-Income Housing</td>
<td><strong>PDC Business &amp; Development Incentives</strong>: Commercial Property Redevelopment Loans, Business Finance Loans, Storefront Grants, Predevelopment (DOS) Grants</td>
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<td><strong>Seismic Program</strong>: Provide $5.5 million for seismic assessments, implementation of seismic improvements, and evaluation of programmatic or regulatory changes.</td>
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<td>Built Environment &amp; Job Creation</td>
<td><strong>Community Livability Grant</strong>: Support to community-based groups for projects promoting livable and healthy neighborhoods. $200,000 funded in FY 14/15.</td>
<td>$19,371,842 $57M PDCTIF</td>
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<td><strong>Retail Program</strong>: Partner with Portland Business Alliance to recruit and retain district retailers, initiate OTCT Pop-up Shop Program, and activate vacant storefronts</td>
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<td><strong>District Marketing</strong>: Provide $20,000 matching grant for preparation of marketing collateral.</td>
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<td></td>
<td><strong>District Manager</strong>: Provide matching grant for professional district management, programming and promotion</td>
<td>$30,000 $90,000 General Fund</td>
</tr>
</tbody>
</table>
THE DESIGN

SUSTAINABILITY FEATURES

Anticipated LEED v4 Gold rating

ENERGY AND ENVIRONMENT:

- Anticipated building-wide energy savings of 30% above the Oregon energy code
- Energy systems with VRF for cooling and a dedicated outside air system with heat recovery in the office space
- Direct ducted fresh air to each unit for improved air quality
- LED lighting throughout
- Real-time web-based utility monitoring system to ensure optimal performance and encourage tenant engagement
- Anticipated 8,300 sq. ft. of Eco-roof to reduce storm water run-off volumes, filter contaminants, reduce urban heat-island effect and increase on-site biodiversity
- Low-flow, Water-Sense certified fixtures throughout

COMMUNITY:

- 20 minute living- walk score: 94, walker’s paradise; transit score 90, rider’s paradise; bike score: 99 biker’s paradise
- Shared lobby between commercial and residential uses to encourage connections between the building users
- Commercial space located in the building lobby invites the community into the building
- Activated alleyway becomes a focal point, and integrates the building with the broader site
- Lobby orientation fosters connection between the building and the surrounding neighborhood

MEASURES STILL UNDER CONSIDERATION:

- Greywater collected from residential sinks and showers to be re-used to meet 100% of the demand for commercial toilets. Would save 600,000 gallons of water annually.
- Solar hot water system
- Solar PV array for renewable energy generation
THE DESIGN

RENDERING / NW DAVIS AND NW NAITO PARKWAY
THE DESIGN
HEAVY TIMBER AND EXPOSED WOOD DECKING STRUCTURE

*PRECEDENT IMAGE OF SIMILAR OFFICE SPACE AND NOT OF ACTUAL BLOCK 8 PROJECT*
The Design

Rendering / NW Davis and NW Naito Parkway at Night
THE DESIGN

RENDERING / U OF O MAIN ENTRY ALONG NAITO
THE DESIGN

RENDERING / OFFICE & RESIDENTIAL MAIN ENTRY ALONG DAVIS

BLOCK 8L MIXED-USE
GERDING EDLEN DEVELOPMENT
THE DESIGN

RENDERING / PEDESTRIAN ALLEY LOOKING NORTH FROM COUCH
THE DESIGN
BLOCK 8L MIXED-USE
GERDING EDLEN DEVELOPMENT

RENDERING / PEDESTRIAN ALLEY ENTRY FROM 1ST
THANK YOU