

1. General Development – Actively pursue development opportunities; provide added incentives for development to bring Prosper Portland investment in line with challenges in a challenging historic, urban environment.

- Annually evaluate Prosper’s Old Town Action Plans and provide an annual budget letter on reflecting upon what has been and what still needs to be accomplished.
- Reach out to property owners and developers with concepts and principals that foster a recovery enhancing environment alongside more traditional Crime Prevention Through Environmental Design (CPTED).
- Review all policies that affected small building improvements, particularly in historic districts.
 - Evaluate all that is uniquely limiting Old Town Development – over-concentration of social services and shelters, historic preservation requirements and access to public funding policies.
 - Encourage an increase in the threshold for prevailing wage and environmental policies at Prosper Portland to make funding for improving these buildings more viable
 - Create a more robust tool-box, such as a specific Floor Area Ratio (FAR) transfer tool for vacant properties in historic districts
 - Commercial predevelopment grants and loans for extensive due diligence work with property owners of color, particularly those who are “land rich cash poor” to come up with innovative solutions.
 - With Restore Oregon, support State level preservation resources such as the Oregon Historic Tax Credit and a policy against demolition by neglect.
- Closely monitor and evaluate all publicly-owned property and it’s use
 - With the Prosper committees that have ongoing oversight to developments at Block 25 and 4th and Burnside, and for Block 24 with Lan Su Garden
 - Encourage public input into the reuse of all publicly owned property, including (1) 510 NW 3rd (FKA Fire Station #2) (2) Block R and (3) the property north of the Yards at Union Station extending under the Broadway Bridge.
- Incorporate Housing, Retail, Culture and Transportation goals into all development.
- Closely monitor and advocate for appropriate development of Block 33.

2. Housing – According to Old Town records, the housing mix in Old Town is currently 50% deeply affordable (0-50% AMI) 35% Affordable (60%-120% AMI) and 15% Market including all homeownership. To achieve housing balance in Old Town, support market rate housing projects that will by code, require 20% affordability.

- Advocate for a change in the zoning code to change distance between any permanent or temporary mass shelter back to the pre-2016 change of 1,350 feet, if need be, uniquely in Old Town.
- Request a comparison accounting of housing in Old Town from the Portland Housing Bureau to confirm count and categorization of housing (Shelter, Transitional, Very low income (50% of Area Median Income and below), low/ workforce income (all regulated above 50% Area Median Income) and Market Rate (Rental and Ownership), including when regulated units end.
- Advocate with property owners and developers for market rate units both

- ownership and rental housing.
- Advocate with property owners and developers for market rate affordability without regulatory agreements through micro units and forms of student housing, particularly close to University of Oregon and Oregon College of Oriental Medicine and Pacific Northwest College of Arts.
- The district is already home to a significant number of residential units at 50% MFI and below – to achieve socio-economic diversity, discourage additional units at 50% MFI and below in OTCT.

3. Retail - Actively participate in improving OTCT retail establishments and street environment.

- Adopt and implement the proposed retail strategy to meet specific, unique challenges in Old Town.
- Encourage neighborhood serving businesses and uses that support residential development and retention, including access to fresh foods and groceries.
- Encourage food-cart pod development.

4. Culture - New development should embrace and advance the stories of our neighborhood so we honor/retain the history of the District. Promote, market and attract cultural and historic tourism in the district.

- Recognize that the first culture on these lands were native cultures.
- Support all cultural institutions and their efforts to expand and enhance their facilities
- Advocate for those cultures who are not currently represented, or under-represented in Old Town neighborhood to have a more permanent and lasting presence.
- Incorporate cultural elements into new developments, particularly but not exclusively in nationally designated historic districts.

5. Transportation – Address transportation to the district holistically, taking into consideration the range of residents, workers and visitors and how they both live in and visit Old Town.

- As has been done in other Central City neighborhoods, create an Old Town Transportation Management Plan using transportation demand strategies that allows Old Town the same access to tools as other Central City neighborhoods, including a share of street parking income, a “transportation wallet” of benefits to encourage non-vehicle transportation.
- To make the district more attractive for residential development, we prioritize broader uses of street rights of way, including greenways, green space, public transit access (including keeping current transit stations open), bike lanes, and street reconfigurations that will help make Old Town a healthy, connected neighborhood.
- An on-street and off-street parking strategy for the district that takes into account the range of visitor needs.
- Advocate for Prosper to develop financial proformas and timeline to achieve additional district parking within the 5-Year Plan timeline. The community prefers an underground strategy as utilized at Directors Park, but recognizes physical challenges exist in the district that may make that infeasible.
- Work with PBOT and PDC to revise parking entitlements and/or implement pilot project in OTCT to allow for district parking.
Study and advocate for implementation of Transportation Demand Strategies to help manage parking demand.