

## EXHIBIT "A"

COOPERATION AGREEMENT

THIS AGREEMENT, entered into the \_\_\_\_\_ day of \_\_\_\_\_, 1973, by and between the CITY OF PORTLAND, a municipal corporation, State of Oregon (herein called the "City"), and the PORTLAND DEVELOPMENT COMMISSION as the duly designated Urban Renewal Agency of the City of Portland, duly created and functioning under the laws of the State of Oregon (herein called the "Commission") ;

WITNESSETH:

WHEREAS, the Commission in accordance with and pursuant to the laws of the State of Oregon and the Charter of the City of Portland, and Title I of the Housing Act of 1949, as amended, is proposing to undertake an urban renewal project known as the "First Eliot Urban Renewal Area" (herein called the "Project"), pursuant to an Urban Renewal Plan dated September 11, 1972, and approved by the Council of the City of Portland on September 13, 1972 (herein called the "Urban Renewal Plan"), which Urban Renewal Plan is attached hereto marked Exhibit "A" and by this reference made a part hereof, which Project is located in that area of the City of Portland, County of Multnomah, State of Oregon, as described in the Urban Renewal Plan (herein called the "Project Area"); and

WHEREAS, the Project involves undertakings and activities by the Commission and by the City in the Project Area for the elimination and for the prevention of the development or spread of slums or blight and involves clearance and redevelopment in accordance with the Urban Renewal Plan; and

WHEREAS, the slums and conditions of deterioration and blight existing in the Project Area constitute a menace to the community and are detrimental to the health, safety, morals, and welfare of the residents of the community; and the

elimination of said slums and conditions of deterioration and blight by the Commission with the Federal financial assistance provided pursuant to Title I of the Housing Act of 1949, as amended, is necessary for the protection and preservation of the public health, safety, morals, and welfare, and that the carrying out of the Project is in the public interest; and

WHEREAS, in addition to the elimination of slums or blight from the Project Area, the undertaking of the Project in said Project Area will further promote the public welfare and proper development of the community by making land in the Project Area available for development in accordance with the Urban Renewal Plan; and

WHEREAS, the Commission is undertaking the Project with the financial assistance of the Federal Government under the aforesaid Title I which requires certain action by the City in order to utilize such funds in the Project Area; and

WHEREAS, it is necessary and in the sound interests of both parties and of benefit to the community to cooperate in carrying out the Project;

NOW, THEREFORE, pursuant to the provisions of ORS Chapter 457 and in consideration of the benefits to accrue to the City from said Project and of the covenants hereinafter set forth, the City and the Commission do agree, as follows:

SECTION 1. The City agrees to acquire all property in the Project Area designated for use by the City and to demolish the improvements thereon.

SECTION 2. The City agrees to undertake and carry out the development of the property acquired by it in accordance with the approved Urban Renewal Plan and to use such land for expansion of the Portland City Water Bureau equipment storage and maintenance facilities which now exist adjacent to said property.

In connection with such development and use, the City agrees to conform to the restrictions provided in the Urban Renewal Plan and to take steps necessary and appropriate to subject the land to such restrictions and controls. In the event alternative land uses and controls for such property are provided through an Amendment to the Urban Renewal Plan, the City agrees such property shall be used in accordance with such alternative land uses and controls during the effective period of controls provided for in the Urban Renewal Plan. Development of the property shall be commenced and completed within a reasonable period of time.

SECTION 3. The City shall submit all plans and specifications for construction of improvements on the property to the Commission for review and approval so that the Commission may determine compliance of such plans and specifications with the Urban Renewal Plan.

SECTION 4. The City shall not effect nor execute any agreement, lease, conveyance or other instrument whereby the real property or any part thereof is restricted upon the basis of race, color, religion, sex, or national origin in the sale, lease, or occupancy thereof. The City and the Commission hereby assure the United States and the Secretary of the Department of Housing and Urban Development that all public facilities provided will be available to and serve all persons without regard to race, color, religion, sex, or national origin.

SECTION 5. The City shall maintain the land acquired and the land presently owned by it within the Project Area in a clean, neat and safe condition.

SECTION 6. The Commission agrees to perform services related to the acquisition of properties designated by the City and to provide property management services prior to relocation of occupants of such properties. Such acquisition and property management services and costs shall conform with the Federal Relocation



Assistance and Real Property Acquisition Policies Act of 1970, and the rules and regulations of the Department of Housing and Urban Development with respect to such Act. City shall compensate Commission for its actual costs of performing such services, as follows:

a. Administrative and Personnel:

The Commission shall be compensated for all personnel at the actual hourly rate of all personnel used in performing such services, plus 50% to cover administrative overhead and fringe benefits. In addition, City will compensate Commission for auto expense at the rate of eleven cents (\$.11) per mile and for all actual costs of office equipment and supplies.

b. Out-of-pocket Expenses:

The City shall compensate Commission for actual costs incurred for out-of-pocket expenses including appraisal fees, legal fees, escrow fees, title insurance, court costs, and such other expenses as may be necessary in order to perform such services.

c. Method of Payment:

The City shall pay Commission for services performed monthly upon the presentation of an itemized billing showing the services performed and costs incurred.

Upon the purchase of a parcel of property, the Commission shall advise the City of the amount required to complete the transaction and City shall issue its warrant or other payment in the amount indicated. The payment, including costs



for such property, shall not exceed the amount which would be authorized for the acquisition of such property under the rules and regulations of the Department of Housing and Urban Development relative to such transactions.

The Commission shall account for all rents received and necessary operating expenses in connection with property management, and shall pay to the City the net profits, if any, from such operations. In the event of a net loss from such operation, City shall pay to Commission such amount upon presentation of a proper accounting. Upon completion of the relocation of occupants of each property acquired, the Commission will notify City that the property is ready for clearance and all property management obligation of the Commission shall cease.

SECTION 7. The Commission agrees to provide relocation services for all persons displaced by the acquisition of the City in the Project Area as a project cost and without charge to the City. Such relocation shall be carried out in conformance with the requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, and relocation payments shall be made by the Commission to the persons displaced in accordance therewith as a Project cost.

SECTION 8. The City and Commission agree to cooperate and assist in obtaining necessary zone changes, street vacations or other public actions required to carry out the Urban Renewal Plan.

SECTION 9. The City and the Commission agree to install new or to improve existing public facilities such as streets, curbs and sidewalks, where necessary to meet the needs of the Project Area from funds available for such purpose and as mutually agreed upon from time to time.

SECTION 10. This Agreement may be executed in four counterparts and shall constitute one and the same instrument.

IN WITNESS WHEREOF, the City has caused this Agreement to be duly executed in its behalf and its seal to be hereunto affixed and attested and, thereafter, the Commission has caused this Agreement to be executed in its behalf and its seal to be hereunto affixed and attested, all as of the date and year first above written.

(SEAL)

CITY OF PORTLAND

By \_\_\_\_\_  
Mayor

By \_\_\_\_\_  
Auditor

(SEAL)

PORTLAND DEVELOPMENT COMMISSION

By \_\_\_\_\_  
Chairman

By \_\_\_\_\_  
Secretary

Approved as to form:

By \_\_\_\_\_  
City Attorney

By \_\_\_\_\_  
Legal Counsel  
Portland Development Commission

EXHIBIT "A"

URBAN RENEWAL PLAN  
(ND 401)

for the

FIRST ELIOT URBAN RENEWAL AREA

Portland, Oregon

September 11, 1972

Prepared by the Portland Development Commission,  
the Urban Renewal Agency of the City of Portland

1700 S. W. Fourth Avenue  
Portland, Oregon 97201



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LIST OF EXHIBITS

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Land Use Plan	A
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ND 401 ELIOT URBAN RENEWAL PLAN**B. Description of Project Area****1. Boundaries of Urban Renewal Area**

Following is a boundary description of the initial Eliot Urban Renewal Area. The area herein described is a part of the total Eliot Development Plan Area. (See Exhibit A, Land Use Plan, and Exhibit C, Locality Map).

DESCRIPTION OF THE FIRST ELIOT URBAN RENEWAL AREA

The Project Area is situated in the City of Portland, County of Multnomah, State of Oregon, and is described as follows:

Beginning at the intersection of the southwesterly extension of the southeasterly line of North Dixon Street and a line parallel to, and 45 feet southwesterly of, the southwesterly side of Block 19, Harbor View; thence northwesterly along the line parallel to and 45 feet southwesterly of the southwesterly side of Block 19 Harbor View, to the intersection of the southwesterly extension of the northwesterly line of Lot 14 of the Delmer Shavers Addition; thence northeasterly along the northwesterly line of Lot 14 of the Delmer Shavers Addition and the southwesterly extension thereof to the back lot line of Lots 8 through 14, inclusive, of the Delmer Shavers Addition; thence southeasterly along the back lot line of Lots 8 through 14, inclusive, of the Delmer Shavers Addition to the northwesterly line of North Hancock Street; thence northeasterly along the northwesterly line of North Hancock Street to the southwesterly line of North Ross Avenue; thence northwesterly along the southwesterly line of North Ross Avenue to the south line of North Wheeler Place; thence northerly at a right angle to the centerline



ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

of the vacated portion of North Wheeler Place to the northerly line of North Wheeler Place; thence easterly along the north line of North Wheeler Place to the westerly line of North Kerby Avenue; thence northerly along the westerly line of North Kerby Avenue to the intersection of the westerly extension of the northerly line of North Wheeler Place from Block 96, Albina; thence easterly along the northerly line of North Wheeler Place and the westerly extension thereof from Block 96, Albina, a distance of 264.10 feet, more or less, to the northeasterly line of North Wheeler Avenue; thence southeasterly along the northeasterly line of North Wheeler Avenue to the intersection of the northeasterly extension of the southeasterly line of North Dixon Street; thence southwesterly along the southeasterly side of North Dixon Street and the northeasterly extension thereof to the northeasterly line of North Ross Avenue; thence southeasterly along the northeasterly line of North Ross Avenue to the northeasterly extension of the boundary common to Lot 4 and Lot 5 of Block 16 Elizabeth Irving Addition; thence southwesterly along the boundaries between Lots 4 and 5 and Lots 8 and 9, Block 16 Elizabeth Irving Addition and the northeasterly and southwesterly extensions thereof to the southwesterly line of North Benton Avenue; thence northwesterly along the southwesterly line of North Benton Avenue to the southeasterly line of North Dixon Street; thence southwesterly along the southeasterly line of North Dixon Street and the southwesterly extension thereof to a line parallel to and 45 feet southwesterly of the southwesterly line of Block 19 Harbor View, the point of beginning.

ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd2. Urban Renewal Plan Objectives

Objectives to be accomplished under this Plan are, but not limited to, the following:

- a. Removal of structurally substandard buildings.
- b. Elimination of blighting influences.
- c. Modification of the street system to provide for more efficient traffic patterns and other improvements within the Project Area.
- d. Achievement of land use changes to allow for redevelopment of public uses compatible to the surrounding non-residential area.
- e. To install new or to improve public facilities such as streets, curbs, and sidewalks where necessary to meet the needs of the area.
- f. Encourage good urban design of new developments so as to:
  - (1) Provide a visually appealing environment, and
  - (2) Allow for harmonious blending of adjacent areas.

3. Types of Proposed Renewal Actions

Renewal actions will be carried out through the joint efforts of the Portland Development Commission, Portland Public School District No. 1, and the City of Portland. Acquisition and clearance activities will be carried out by the Portland Public School District and the City of Portland under their respective budgets. Relocation services and benefits will be provided by the Urban Renewal Agency under the NDP.

Renewal actions will include:

- a. Acquisition and clearance of properties for redevelopment.

ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

- b. Relocation assistance to occupants and property owners in the area to be displaced by renewal actions.
- c. Modification or improvement of streets, utilities, and other improvements necessary to carry out the objectives of the Plan.
- d. Vacation of portions of N. Hancock Street and N. Ross Avenue.

C. Land Use Plan1. Land Use Map

A Land Use Plan for the project area is attached hereto as Exhibit A and identifies the following:

a. Thoroughfares and street rights-of-way:

Street patterns will be altered as shown on the Land Use Plan. Portions of N. Hancock Street and N. Ross Avenue will be vacated. Other streets may be vacated or modified prior to final development of properties to meet the needs for access to the proposed development.

b. Public Uses:

A major portion of the area designated for Public Use will be developed by the Portland School District No. 1 for school vehicle storage and maintenance facilities, warehousing, food service, and related office space. The Portland Water Bureau will develop the remaining portion for expansion of their facilities which now exist adjacent to the area.



## ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

2. Land Use Provisions and Building Requirements

The conditions, limitations, and restrictions contained in this Urban Renewal Plan are in addition to any conditions, limitations, or restrictions contained in the Codes of the City of Portland, and any other applicable laws regulating the use of property in the Project Area.

- a. Land Uses to be Permitted. (M2 Zone, General Industrial, and M2S Zone, Signboard Control in General Industrial Zone)

Public Use: The northern extension of the area identified for Public Use will be developed by the Portland City Water Bureau for expansion of their equipment storage and maintenance facilities which now exist adjacent to the site. The remainder of the Public Use area will be developed by the Portland Public School District to provide facilities for school vehicle storage and maintenance, warehousing, food service, and related office space.

- b. Additional Regulations, Controls, or Restrictions On All Property. Proposed land uses are permitted under existing M2 and M2S Zones. Those properties acquired and redeveloped will be regulated, controlled, and restricted by the minimum or maximum requirements included below as the case may be:

(1) Off-Street Parking:

One parking space shall be provided for every 700 square feet of gross floor area, but not more than one space per four employees.

## ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

## (2) Off-Street Loading Berths:

Off-Street loading berths shall be provided and maintained for buildings, other than offices, totaling 10,000 square feet of gross floor area or more, according to the table below:

<u>Gross Floor Area - Sq. Ft.</u>	<u>No. Berths</u>
10,000 - 39,999	1
40,000 - 99,999	2
100,000 - 159,999	3
160,000 - 239,999	4
240,000 - 319,999	5
320,000 - 399,999	6
400,000 - 489,999	7
490,000 - 579,999	8
580,000 - 669,999	9
670,000 - 759,999	10
760,000 - 849,999	11
850,000 - 939,999	12
940,000 - 1,029,999	13
Over - 1,030,000	14

## (3) Lot size required:

There shall be no limitation on lot size.

## (4) Maximum lot coverage:

There shall be no maximum lot coverage limitation.

## (5) Maximum floor area permitted:

There shall be no maximum floor area limitation.

## (6) Maximum height permitted:

There shall be no maximum height limitation, except as provided in the housing and building regulations of the City of Portland.

ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

## (7) Minimum front yard:

No front yard shall be required.

## (8) Minimum side yard:

No side yard shall be required.

## (9) Minimum Rear Yard:

No rear yard shall be required.

## (10) Signs:

Signing and identification of buildings, land areas, and facilities shall be considered as an integral part of any development; and plans and details shall be submitted with development plans. All signing or identification shall be subject to the approval of the Urban Renewal Agency.

Signs are permitted under the following conditions:

- (a) An exterior sign which pertains only to the use on the premises will be permitted. All signs must be attached flat against the wall of the building or to the face of a marquee and may not project above the roof line or wall coping, nor face directly upon a residential area.
- (b) Signs may be illuminated, provided the illumination is properly focused upon the sign itself and prevents glare upon the surrounding areas.
- (c) Signs with flashing, animated or intermittent illumination shall not be erected.

ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

- (d) Red and green lighted signs shall not be permitted within fifty (50) feet of a signalled intersection.
- (e) No sign shall be permitted to overhang streets, sidewalks, or any property line.

(11) Landscaping:

Portions of sites not containing structures, including setback areas, and surfaced parking lots shall be appropriately landscaped and maintained. Varieties and sizes of plant materials, other materials used, and design of landscape features shall receive special consideration in the design review procedure prescribed below.

(12) Plan and Design Review:

No building in the project boundary, regardless of use, shall be constructed or other improvements made on or over any land subject to these controls, including public areas, until plans for such building or improvements shall have been submitted to and approved by the Urban Renewal Agency. The Agency shall, for design review purposes, have each proposal reviewed by a consultant or group of consultants qualified in the fields of urban planning, architecture, graphic design or landscape architecture, as may be appropriate, and shall obtain an opinion or opinions in writing on the plans submitted. Such individuals shall be selected by the Urban Renewal Agency. In reviewing



ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

architectural and landscape plans, the following criteria for judgment shall be used:

Locations, forms, and patterns of building and open spaces shall conform with the following urban design concepts of this Urban Renewal Plan:

- (a) Each building to be harmonious with and complement adjacent buildings.
- (b) Landscaping shall enhance not only the buildings or building on the site, but also adjacent buildings and sites.
- (c) Size, locations, layout, and appearance of off-street parking and loading facilities shall not have any detrimental effect on the properties they serve or on adjacent properties.
- (d) Location and design of accessways to and from off-street parking and loading facilities shall not unduly disrupt pedestrian or vehicular traffic circulation on streets.

(13) Non-Discrimination:

All properties, regardless of use, within the project area shall not be restricted as to the sale, lease, use, or occupancy upon the basis of color, race, religion, sex, or national origin.

ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

## (14) Exceptions or Variances:

The Urban Renewal Agency may grant exceptions or variances which do not constitute a substantial change in the Plan to any of the regulations prescribed in this Section C2, upon showing that granting the exception or variance is consistent with the intent of the Urban Renewal Plan and the urban design concepts on which it is based, and will not adversely affect other properties within or adjacent to the Project Area.

## c. Effective Period of Controls

The provisions and requirements prescribed in Section C shall be in effect for twenty (20) years from the date of approval of this Plan by the City of Portland, except that the non-discrimination provision shall continue in perpetuity. The provisions and requirements, or any part of them, thereafter may be extended for additional, successive periods of ten (10) years by an instrument agreeing to such extension signed by the then owners of a majority of the land in the area, and recorded.

## d. Applicability of Provisions and Requirements Under C2a. and C2b. to Real Property Not to be Acquired.

All provisions and requirements under C2a. and C2b. shall also apply to all real property within the Urban Renewal Plan area that are not to be acquired by the School District or the City of Portland.

ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

These properties are presently under the ownership of the Portland Public School District, and will be part of the area to be redeveloped by the School District.

D. Project Proposals

1. Land Acquisition

- a. Real property to be acquired is shown on the attached Property Map (Exhibit B). All properties will be cleared and redeveloped by the Portland Public School District and the City of Portland. No properties will be acquired for development of supporting facilities or project improvements. Necessary supporting facilities and improvements will be made in the public rights-of-way. No properties will be acquired for rehabilitation or historic and architectural preservation.
- b. Properties Not Designated for Acquisition.  
All properties within the Project Area to be acquired will be acquired directly by the Portland Public School District and the City of Portland. No acquisition in this Project Area will be carried out by the Urban Renewal Agency unless owners fail to complete development within a reasonable period of time as determined by the Agency, or unless the owners and the Agency agree to such acquisition for development of other uses in conformance with the Eliot Development Plan.

## ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

2. Rehabilitation:

No rehabilitation activities are proposed within the Project Area.

3. Redeveloper's Obligations:

- a. The redevelopers (Portland Public School District and the City of Portland) shall develop such property in accordance with the land use provisions and building requirements specified in this Plan.
- b. The redevelopers shall begin and complete the development of such property for the uses provided in this Plan within a reasonable period of time as determined by the Urban Renewal Agency.
- c. The redevelopers shall submit all plans and specifications for construction of improvements on the land to the Urban Renewal Agency for review and approval so that the Agency may determine compliance of such plans and specifications with this Plan.
- d. The redevelopers shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of race, color, religion, sex, or national origin in the sale, lease, or occupancy thereof.
- e. The redevelopers shall maintain the cleared land acquired and the cleared land owned within the area in a clean, neat, and safe condition.



ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

- f. The obligations of the redevelopers will be imposed through cooperation or owner-participant agreements with the redevelopers.

4. Underground Utility Lines:

Placement of utility lines underground is not proposed.

5. Temporary Project Improvements and Facilities

There are no temporary project improvements or facilities proposed.

E. Other Provisions Necessary to Meet State and Local Requirements

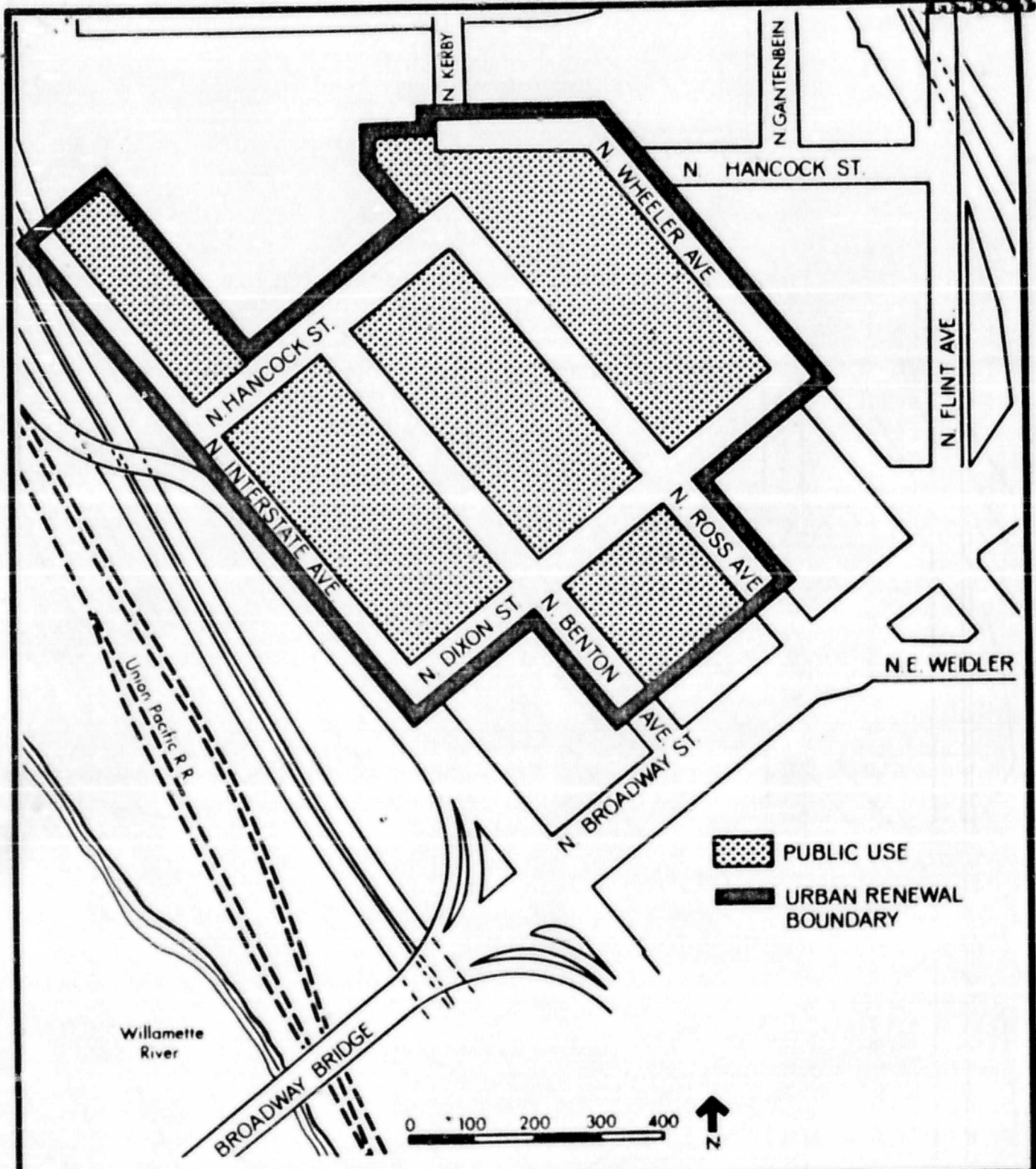
1. The land uses proposed in this Urban Renewal Plan have been established in conformity with the Community Renewal Plan for the City, the Model Cities Comprehensive Plan, and the Eliot Development Plan. The area to be cleared and redeveloped, and the parcels to remain in School District ownership are consistent with the land use proposals of this Plan and generally conform with the City of Portland plans. If necessary, zone changes will be effected in compliance with the Planning and Zoning Code of the City of Portland.
2. The land use provisions and land requirements set forth in this Plan have been specifically designed to accomplish the redevelopment of the area in accord with sound city planning principles and objectives. All land within the area will be cleared and redeveloped to conform with the land uses shown on the Land Use Plan, Exhibit A. All public improvements will be carried out in accord with this Plan.

## ND 401 ELIOT URBAN RENEWAL PLAN, Cont'd

3. Provisions have been made for the relocation of persons to be displaced from the Project Area during the execution of this Plan. Decent, safe, and sanitary dwellings and other accommodations substantially equivalent to the number of substandard dwellings and other units to be cleared from the area are available within adjacent areas and the City of Portland generally. A detailed statement as to the specific rehousing needs of the area residents and the specific housing resources available to meet these needs, together with a full discussion of administration on the relocation process is contained in the Relocation Plan. This plan is available for public inspection in the offices of the Urban Renewal Agency.

F. Procedure for Changes in Approved Plan

After approval of this Plan by the City Council of the City of Portland, the provisions of the Plan may be changed or modified only by formal written amendment duly approved and adopted by the Urban Renewal Agency; provided, that if the amendment in question involves any material or substantial change in any of the provisions of the Plan, such amendment shall also be approved in accordance with the requirements of State and Federal law and regulations. Any amendment directly affecting land owned by the Portland Public School District and the City of Portland must be concurred in by said bodies, provided such bodies have agreed to acquire and develop property in accordance with this Plan.



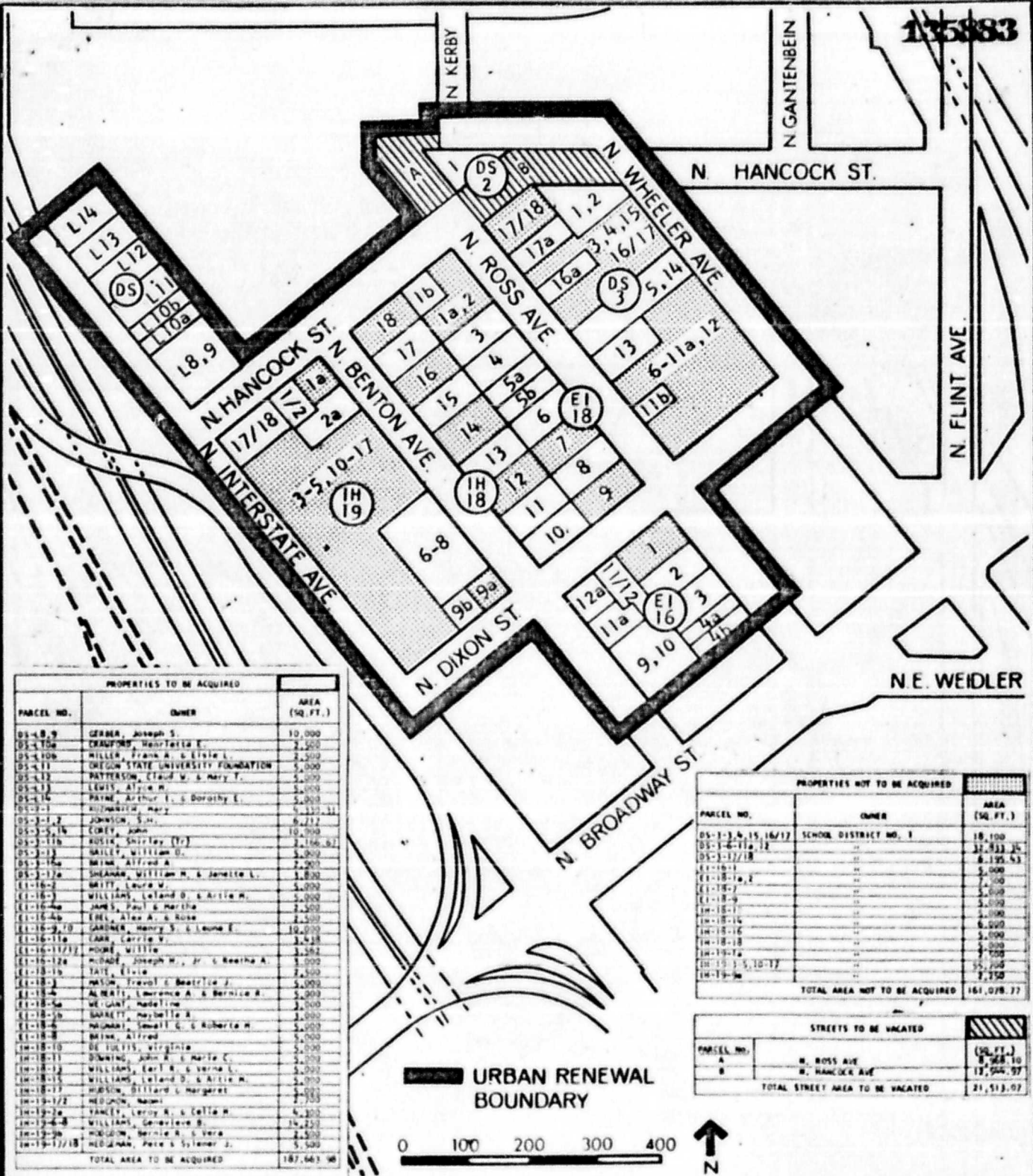
revision

**ELIOT AREA**  
**Neighborhood Development**  
**Program**  
 Portland Development Commission  
 Portland, Multnomah County, Oregon  
 August 1972

# **LAND USE PLAN**

**ND 401**  
**EXHIBIT A**

135883

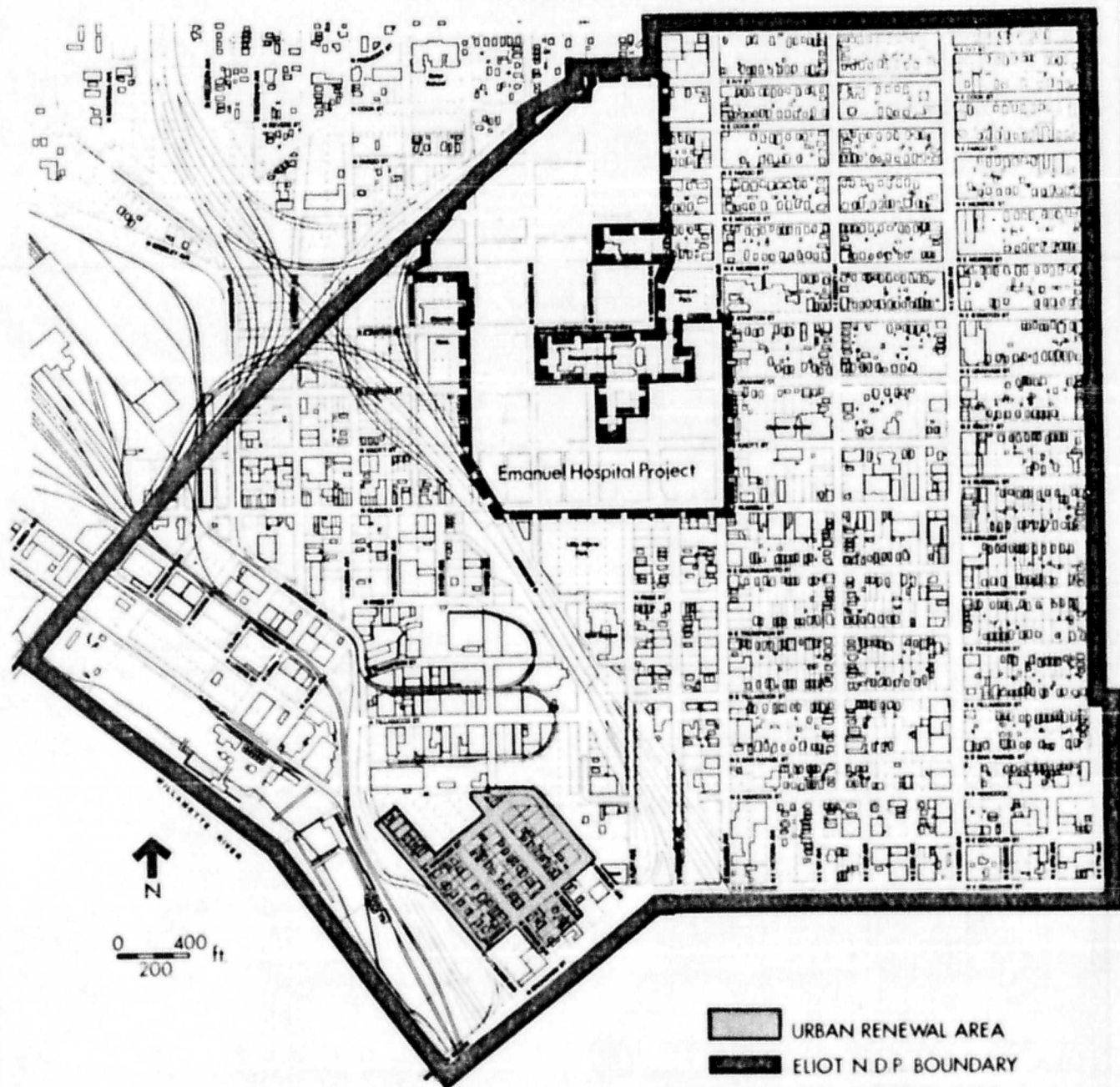


PROPERTIES TO BE ACQUIRED		
PARCEL NO.	OWNER	AREA (SQ. FT.)
DS-4-8,9	GERBER, Joseph S.	10,000
DS-4-10a	CRADDOCK, Marjorie E.	2,200
DS-4-10b	WILLIS, Frank R. & Elsie L.	2,200
DS-4-11	OREGON STATE UNIVERSITY FOUNDATION	5,000
DS-4-12	PATTERSON, Claude W. & Mary T.	2,000
DS-4-13	LEWIS, Alice M.	2,000
DS-4-14	PAYNE, Arthur L. & Dorothy E.	2,000
DS-4-15	KUHNHART, Mary	6,332.31
DS-4-16	JOHNSON, S.H.	6,232
DS-4-17	COREY, John	10,000
DS-4-18	AUSTIN, Shirley (Tr.)	2,166.67
DS-4-19	WILLY, William D.	2,000
DS-4-20a	WILLY, Alfred A.	2,200
DS-4-21a	SHANDER, William M. & Janette L.	1,800
DS-4-22	WILLY, Laura M.	2,000
DS-4-23	WILLIAMS, Leland D. & Arlie M.	2,000
DS-4-24	JAMES, Paul & Martha	2,200
DS-4-25	ELBE, Alex A. & Rose	2,500
DS-4-26	GARDNER, Henry S. & Leona E.	10,000
DS-4-27	CARR, Carrie V.	2,200
DS-4-28	MOORE, Willie	1,282
DS-4-29	MURPHY, Joseph M., Jr. & Keetha A.	1,000
DS-4-30	TATE, Elsie	2,200
DS-4-31	MELTON, Travel C. Beatrice J.	2,000
DS-4-32	ALBERTS, Lawrence A. & Bernice R.	2,000
DS-4-33	DE JANT, Madeline	2,000
DS-4-34	BARRETT, Maybelle A.	2,000
DS-4-35	MURPHY, Samuel C. & Roberta M.	2,000
DS-4-36	BAKER, Alfred	2,000
DS-4-37	DE JANT, Virginia	2,000
DS-4-38	STANLEY, John R. & Marie C.	2,000
DS-4-39	WILLIAMS, Earl R. & Vera L.	2,000
DS-4-40	WILLIAMS, Leland D. & Arlie M.	2,000
DS-4-41	MURPHY, William C. Margaret	2,000
DS-4-42	MURPHY, Naomi	2,000
DS-4-43	TANLEY, Leroy R. & Lella M.	2,200
DS-4-44	WILLIAMS, Gertrude B.	2,200
DS-4-45	MURPHY, Bernice A. & Vera	2,500
DS-4-46	MURPHY, Peter & Sylvester J.	5,500
TOTAL AREA TO BE ACQUIRED		187,463.98

PROPERTIES NOT TO BE ACQUIRED		
PARCEL NO.	OWNER	AREA (SQ. FT.)
DS-4-3-4, 15, 16/17	SCHOOL DISTRICT NO. 1	18,100
DS-4-4-11a, 12	"	32,813.25
DS-4-17/18	"	6,195.63
DS-4-19a	"	2,000
DS-4-19b	"	2,000
DS-4-19c	"	2,000
DS-4-19d	"	2,000
DS-4-19e	"	2,000
DS-4-19f	"	2,000
DS-4-19g	"	2,000
DS-4-19h	"	2,000
DS-4-19i	"	2,000
DS-4-19j	"	2,000
DS-4-19k	"	2,000
DS-4-19l	"	2,000
DS-4-19m	"	2,000
DS-4-19n	"	2,000
DS-4-19o	"	2,000
DS-4-19p	"	2,000
DS-4-19q	"	2,000
DS-4-19r	"	2,000
DS-4-19s	"	2,000
DS-4-19t	"	2,000
DS-4-19u	"	2,000
DS-4-19v	"	2,000
DS-4-19w	"	2,000
DS-4-19x	"	2,000
DS-4-19y	"	2,000
DS-4-19z	"	2,000
TOTAL AREA NOT TO BE ACQUIRED		161,078.77

STREETS TO BE VACATED		
PARCEL NO.	OWNER	AREA (SQ. FT.)
A	N. ROSS AVE	8,968.10
B	N. HANCOCK AVE	17,544.97
TOTAL STREET AREA TO BE VACATED		26,513.07





# ELIOT AREA Neighborhood Development Program

Portland Development Commission  
Portland, Multnomah County, Oregon  
August 1972

## LOCALITY MAP

ND 401  
EXHIBIT C

## ORDINANCE NO. 135883

An Ordinance authorizing execution of a Cooperation Agreement between the City and the Portland Development Commission for cooperation in relation to the First Eliot Urban Renewal Area and for services in acquiring property in said area for the Bureau of Water Works, authorizing the drawing and delivery of warrants, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds that on September 13, 1972, the Council approved an Urban Renewal Plan dated September 11, 1972, for the First Eliot Urban Renewal Area; that said project involves undertakings and activities by the Portland Development Commission and by the City of Portland in the project area for elimination and prevention of the development or spread of slums or blight and involves clearance and redevelopment in accordance with the Urban Renewal Plan, and that therefore the City should enter into a Cooperation Agreement for such undertakings and activities; that as a part of said project area there is included certain area adjoining the building and property owned by the Bureau of Water Works on North Interstate Avenue, and said adjacent area is desired by the Bureau of Water Works for its expansion and City use; that therefore the Portland Development Commission should be engaged to make such acquisition on behalf of the Bureau of Water Works of the City in accordance with the terms and provisions set forth in the Cooperation Agreement; now, therefore, the Mayor and Auditor hereby are authorized to execute on behalf of the City a Cooperation Agreement substantially in accordance with the form of agreement marked Exhibit A and attached to the original only of this ordinance, with the Portland Development Commission, as permitted by the Charter of the City.

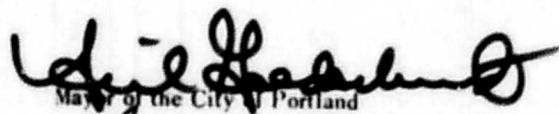
Section 2. The Mayor and Auditor hereby are authorized and directed to draw and deliver warrants in accordance with the terms and provisions of said agreement when demand is presented, approved by the proper authorities, said warrants to be drawn against and charged to Water Construction Fund, Land (5900.780).

Section 3. Inasmuch as this ordinance is necessary for the immediate preservation of the public health, peace and safety of the City of Portland in this: In order that the Urban Renewal Plan previously adopted by the City may be implemented without unnecessary delay; therefore, an emergency hereby is declared to exist and this ordinance shall be in force and effect from and after its passage by the Council.

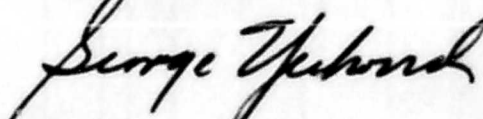
## ORDINANCE No.

Passed by the Council, JAN 17 1973

Order of Council  
MCR:jw 1/9/73

  
Mayor of the City of Portland

Attest:

  
Auditor of the City of Portland

Calendar No. 162

# ORDINANCE No. 135883

Title

An Ordinance authorizing execution of a Cooperation Agreement between the City and the Portland Development Commission for cooperation in relation to the First Eliot Urban Renewal Area and for services in acquiring property in said area for the Bureau of Water Works, authorizing the drawing and delivery of warrants, and declaring an emergency.

INTRODUCED BY  
Order of Council

DRAWN BY

MCR:jw

Date January 9, 1973

NOTED BY THE COMMISSIONER

Affairs

Finance and  
Administration

Safety

Utilities

Works

City Attorney

NOTED BY THE CITY AUDITOR

me

APPROVED

Date

By

City Engineer

Date

By

## THE COMMISSIONERS VOTED AS FOLLOWS:

	Yeas	Nays
Anderson	1	
<del>W. H. McCreary</del>	1	
<del>McCreary</del>	1	
<del>McCreary</del>	1	
<del>McCreary</del>	1	
<del>McCreary</del>	1	

## FOUR-FIFTHS CALENDAR

Anderson	
Goldschmidt	
Ivancie	
McCreary	
Schmunk	

Filed JAN 10 1973

GEORGE YERKOVICH

Auditor of the CITY OF PORTLAND

By *Richard L. Powell*  
Deputy