

ORDINANCE NO. 149066

An Ordinance authorizing a contract with the Portland Development Commission for their support in developing a land use plan and policy for the area north of West Burnside; amending the 1979-80 Bureau of Planning budget by appropriating the Commission's \$7,000 contribution; and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds:

1. Pursuant to Resolution No. 32426 adopted May 10, 1979, the Council directed City staff to examine the proposed transportation center in light of other planning activities in the area north of Burnside surrounding the proposed site, and to seek the advice of the community and other interested public in this study;
2. The City Council directed City staff to report back to the Council with the work resulting from this study;
3. As there are many new and redevelopment activities in the planning or construction stages in the larger area generally north of West Burnside (and including the Skidmore Historic District) the project boundary is established as including the area designated in Exhibit "A";
4. In order to responsibly evaluate and coordinate future public or private capital investments in the area north of Burnside, this study will provide a single policy direction which the City can use to make capital decisions;
5. On November 13, 1979, the Portland Development Commission adopted Resolution 2793, approving \$7,000 in support of such work to be carried out by the City;
6. The City should enter into a contract with the Portland Development Commission for completion of this study; and
7. The City's 1979-80 budget should be amended to reflect receipt of funds from the Portland Development Commission and to provide for their expenditure.

NOW, THEREFORE, the Council directs:

- a. The Mayor and the Auditor of the City of Portland are authorized to enter into an agreement with the Portland Development Commission in the form of Exhibit "B"; and
- b. The City's 1979-80 budget is amended as follows:

~~49066~~

Plan Boundary

INTER-GOVERNMENTAL AGREEMENT

This Agreement is between the Portland Development Commission, hereinafter called "PDC" and the City of Portland Bureau of Planning hereinafter called "Contractor".

Whereas, the City requires the professional services of a contractor who has the ability to assimilate and analyze land use, transportation, economic and social data and recommend public improvement policies, as set forth in this contract, the PDC and the Contractor agree as follows:

A. The Contractor generally will:

1. review current development proposals in the North of Burnside area.
2. assess the opportunities for new development, (both public and private) redevelopment and renovation in the area.
3. review existing policies for the area to determine if they require updating.
4. analyze how the social programs that now operate in the area will be affected by new development.
5. provide policies for review of public and private redevelopment proposals.
6. recommend public projects for the area, such as improvements to and around Union Station/Transportation Center, and housing facilities.
7. describe the relationship of planning activities being undertaken by other city bureaus and agencies, the Downtown Parking and Circulation Update and historical landmark designations.
8. provide an update of existing historic district policy and programs; prioritizing projects for implementation, based on an assessment of socio-economic requirements of the districts.

B. The Plan would include the following products:

1. City policies to be used to evaluate both public and private capital investment in the study area.
2. City policy to coordinate public capital investments with those of the private sector.
3. A detailed land use plan which would build upon the Portland Downtown Plan Planning Guidelines and be based on economic growth, transportation policy amendments, housing availability and conversion, opportunity blocks, social/population profiles, and historic district objectives.

C. Fulfill the work program for the North of Burnside Area as follows:

1. Phase I: Definition of Major Issues, Goals and Objectives

- a. Review existing plans and adopted city policies for this area.
(see previous page).
- b. Review existing ordinances
 - Ordinance #140815 (Tax Exemption, Rehabilitation): Adopted October 30, 1975.
 - Ordinance #140867 (Tax Exemption, New Construction): Adopted October 30, 1975
 - Ordinance #140973 (H Occupancy): Adopted December 4, 1975
 - Resolution #31962 (Inventory and Program): Adopted October 5, 1977
 - Housing Policy for Portland: Adopted March 29, 1978
 - Ordinance #147239 (Downtown Development Regulations): Adopted February 15, 1979
 - Ordinance #147806 (Development Program): Adopted May 31, 1979
 - Old Town Historic District designation ordinance.
- c. Review existing data base: 1979 land use inventory; 1978-79 economic studies on growth in downtown employment, office space, housing and retail space; and 1978-79 transportation studies on downtown transit and parking demand and projected model split; and existing and forecasted demographic profile.
- d. Review of existing policies and plans
 - Planning Guidelines for Downtown, 1972
 - Transportation Control Strategy to Achieve Air Quality Standards in Downtown, 1972
 - Downtown Parking and Circulation Policy, 1975 (Update now in process)
 - Assessment of Alternative Alignments for Light Rail Transit in Downtown Portland, 1979
 - Development Program, Skidmore/Old Town Historic District, 1976
 - Downtown Waterfront Urban Renewal Plan, 1974
- e. Review existing private and public development plans
 - Daon
 - McCormack Pier Project
 - Transportation Center
 - Section 8 Rehabilitation Loans
 - Transit Mall Extension
 - Federal Custom House Remodeling
 - Light Rail Transit
 - Convention Center

- f. Update existing base maps.
- g. Establish a Study Advisory Committee which will be responsible for voicing the views of the persons living and doing business in the area. Meetings of this committee should provide a forum for dialogue between City staff and the community. Committee members will also be responsible for review and comment of policies and proposals recommended as a part of this planning effort.
- h. Establish an Historic District Committee which would be responsible for review and comment of priority projects for future implementation within the Districts. This committee should also provide direction on the updating of development programs and policies for Skidmore/Old Town.
- i. Establish project goals and objectives.
- j. Determine plan evaluation criteria.
- k. Develop detailed work program for the study and review with the Study Advisory Committee, and Historic District sub-committee.

Tentative Study Advisory Committee Participants, representatives of:

The Burnside Consortium
 The Friends of Union Station
 Skidmore/Old Town Advisory Committee (or Landmarks Commission)
 Union Station Operators
 Human Resources Bureau
 Bureau of Streets and Structures
 Traffic Engineering
 Downtown Housing Advisory Committee
 CHDI
 Tri-Met
 Portland Development Commission
 Bureau of Planning, Transportation Section

Tentative Historic District Committee Participants, representatives of:

Skidmore/Old Town Advisory Committee
 Landmarks Commission
 Human Resources Bureau

Completion Time: 5 weeks

Staff Requirements: City Planner III 3/4 time
 City Planner I 20 hours/week for 5 weeks
 Graphic Illustrator 3/4 time

2. Phase II: Data Analysis and Research

- a. Assemble existing land and improvement assessed values
- b. Research and map existing and possible landmark structures
- c. Map and analyze existing and projected pedestrian and vehicular circulation patterns
- d. Gather and analyze social data - population demographics
- e. Review existing redevelopment proposals

- f. Assemble and analyze building (new and renovated) trend information
- g. Document existing and projected housing needs for the study area, determine conversion rate of housing units to other uses.
- h. Assemble economic projections of demand for commercial space, both office, retail and restaurant.
- i. Update land use data.
- j. Assemble parcel ownership information.
- k. Develop questionnaire for personal interview of Historic District business people.
- l. Determine needs of the Skidmore/Old Town business and social community.

Completion Time: 6 weeks

Staff Requirements: City Planner III 3/4 time
City Planner I 20 hours/week for 6 weeks
Graphic Illustrator 1/4 time

3. Phase III: Preparation of Land Use Plan and Policies

- a. Prepare maps detailing the following:
 1. Proposed transportation system and policy amendments to Downtown Parking and Circulation Policy.
 2. Opportunity blocks for both new and redevelopment
 3. Housing conversions and renovations
 4. New development project locations
 5. Constraints (existing or projected) to development i.e., historic buildings and districts; public policy etc.
- b. Chart existing and projected economic growth of the downtown including this study area.
- c. Recommend amendments to existing policies to reflect recent policy decisions adopted by the City Council.
- d. Recommend policies to effectively coordinate all public or private investments in the study area.
- e. Develop policies for use in public review of private development proposals.

Completion Time: 6 weeks - Draft study available and planning work completed

Staff Requirements: City Planner III 3/4 time
City Planner I 20 hours/week for 6 weeks
Graphic Illustrator 1/2 time

4. Phase IV: Public Review

Review Bodies Include:

- | | |
|---------------------------------------|-----------------------|
| • Study Advisory Committee | • CHDI |
| • Downtown Housing Advisory Committee | • Other City Agencies |

Adopting Bodies:

- o Portland City Planning Commission
- o City Council

Completion Time: 8 weeks

Staff Requirements: City Planner III - 1/4 time

Completion Time for Planning Elements - 17 weeks - June 30, 1980

Total Project Length - 25 weeks - August 25, 1980 target completion date

Budget Requirements:

Project Planning and Graphic Staff	\$12,168.85
Estimated Materials and Supplies	800.00
	*\$12,968.85

*\$7,000 to be applied to cost of project by PDC/BOP contract programmed earlier for this area. No other new appropriations will be necessary.

D. Payment for Services and Billings

1. The PDC agrees to pay the Contractor that portion of the total project cost not to exceed the sum of \$7,000, for the accomplishment of items listed in A 1-8; B 1-3; and C 1-4.

ORDINANCE No.

GENERAL FUND

From Unforeseen Reimbursable Expenses

\$7,000

To Bureau of Planning

BUC # 51049004

Project # 4320

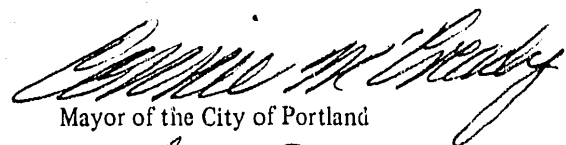
Object 110

\$7,000

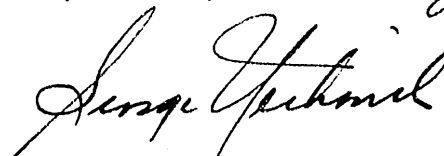
Section 2. The Council declares that an emergency exists because delay in authorization of the agreement may cause undue delay in performance of the described services; therefore this Ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council, JAN 30 1980

Mayor Connie McCreedy
Laurel Wentworth/sa
1/16/80


Mayor of the City of Portland

Attest:


Auditor of the City of Portland

Calendar No. ³²⁸~~228~~

ORDINANCE No. 119066

Title

An Ordinance authorizing a contract with the Portland Development Commission for their support in developing a land use plan and policy for the area north of West Burnside; amending the 1979-80 Bureau of Planning budget by appropriating the Commission's \$7,000 contribution; and declaring an emergency.

JAN 24 1980

CONTINUED TO JAN 30 1980

Filed JAN 18 1980

GEORGE YERKOVICH
Auditor of the CITY OF PORTLAND

By *George C. Frost*
Deputy

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
Ivancie		
Jordan		
Lindberg		
Schwab		
McCready		

FOUR-FIFTHS CALENDAR	
Ivancie	
Jordan	
Lindberg	
Schwab	
McCready	

INTRODUCED BY
Mayor Connie McCready

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration <i>Mize</i>
Safety
Utilities
Works

BUREAU APPROVAL
Bureau:
Bureau of Planning
Prepared By: Date:
Laurel Wentworth 1/16/80
Budget Impact Review:
<input type="checkbox"/> Completed <input type="checkbox"/> Not required
Bureau Head: <i>Frank Frost</i> Acting Director, Frank Frost <i>Robert</i>

NOTED BY
City Attorney
City Auditor <i>GC</i>
City Engineer