

WHEREAS, the Portland Development Commission, the duly designated Urban Renewal Agency of the City of Portland, with financial assistance of the Department of Housing and Urban Development of the United States of America, has undertaken to carry out the Albina Neighborhood Improvement Project, the area of which project is generally described as follows:

Beginning at the northeast corner of the intersection of North Skidmore Street and North Vancouver Avenue; thence southerly along the east line of North Vancouver Avenue to the south line of North Fremont Street; thence westerly along the south line of North Fremont Street to the west side of the alley bisecting the blocks between North Mississippi Avenue and North Albina Avenue extended southerly; thence north along the west line of said alley extended southerly and along the west line of said alley northerly to the northerly line of North Skidmore Street; thence easterly along the north line of said North Skidmore Street to the east line of North Vancouver Avenue, the point of beginning, in the City of Portland, County of Multnomah, State of Oregon;

and,

WHEREAS, the Council of the City of Portland by Resolution No. 29272, adopted the 8th day of April, 1964, found and determined that the Project was a deteriorated area and qualified as an eligible Project area under ORS Chapter 457, and said resolution further determined that the Urban Renewal Plan then under consideration for the Project aforementioned had been duly reviewed and considered, and was by that resolution approved as conforming to the general plan of the locality; and,

WHEREAS, the Portland Development Commission has proposed that the Urban Renewal Plan as approved by Resolution No. 29272 be amended as follows:

Section 1 clarifies the Project undertaking to indicate that rezoning is a part of this undertaking.

Section 2 changes the Plan to provide that alleys may be vacated where necessary to consolidate adjacent properties for multi-family development.

Section 3 is a clarification in referring to the Land Use Map.

Section 4 eliminates any commercial use from the Project Area, and limits light manufacturing to that presently contained on Block 25, Multnomah Addition (bowling alley).

Section 5 adds provisions relating to restrictions on properties in A1 zone. The restrictions are the same as the requirements for A1 zones contained in the Planning & Zoning Code of the City of Portland except that the

minimum lot area is 1,500 sq. ft. per dwelling unit rather than 1,000 sq. ft. per dwelling unit as contained in the Planning & Zoning Code.

Section 6 provides for the acquisition of property for the purpose of providing land for multi-family dwellings under low-rent or rent-subsidy programs authorized by Federal law. A limitation to 5% of the Project Area is imposed. This Section also permits the Agency to acquire property constituting non-conforming use under Project zoning under certain conditions.

Sections 7, 8 and 9 modify the Land Use Map (Figure A), the Project Zoning Map (Figure B), and the Property Map (Figure C) to accord with the above changes.

all in accordance with the attached exhibit marked Exhibit "A" and by this reference made a part hereof; and,

WHEREAS, said amendment was submitted to and reviewed by the City Planning Commission and the recommendations of the Planning Commission have been considered and modifications made to said amendment in accordance with said recommendations; and,

WHEREAS, the Council having reviewed the proposed amendment does by this resolution approve the same; now, therefore, be it

RESOLVED, by the Council of the City of Portland, as follows: The amendment to the Albina Neighborhood Improvement Project above described, as contained in Exhibit "A", Amendment to Urban Renewal Plan for Albina Neighborhood Improvement Project, Ore. R-8, attached hereto and by this reference made a part hereof, is hereby approved; and, be it

FURTHER RESOLVED, that the Council finds that the proceedings herein in all particulars conform to the provisions and requirements of ORS Chapter 457.

Adopted by the Council OCT 27 1966

*MS*

*Stephanie*  
Auditor of the City of Portland

Mayor Schruck  
MCR/OIN:jk 10/21/66

*MSR*

## AMENDMENT TO URBAN RENEWAL PLAN

for

## ALBINA NEIGHBORHOOD IMPROVEMENT PROJECT

PROJECT NO. ORE. R-8

The Urban Renewal Plan for the Albina Neighborhood Improvement Project, approved by the City Council of the City of Portland by Resolution No. 29272, adopted on the 8th day of April, 1964, which Plan is recorded in Book 402 on pages 97 through 133, inclusive, of the Deed Records of Multnomah County, Oregon, is hereby amended as follows:

Section 1. Section B 2 is hereby amended by adding thereto the following paragraph to be numbered and to read as follows:

"e. Rezoning to accomplish and maintain a consistent pattern of residential zoning through the Project, and to eliminate incompatible uses."

Section 2. Paragraph a. of Section C 1 is hereby amended to read as follows:

"a. Thoroughfare and Street Rights-of-Way: The street pattern will remain the same except that street diverters will be installed as indicated, and public rights-of-way between Shaver, Failing, Haight, and Kerby will be vacated for the park site. Alleys may be vacated where such action becomes necessary in order to consolidate adjacent properties for multi-family development."

Section 3. Paragraph c. of Section C 1 is hereby amended to read as follows:

"c. Existing or Proposed Uses: All existing or proposed private uses shall be as shown in Figure A."

Section 4. Paragraph a. of Section C 2 is hereby amended to read as follows:

"a. Statement of Uses to be Permitted:

(1) Any residential use, public or private, in conformance with the residential zoning designations shown on Figure B,

Project Zoning, and including:

- Single-Family Dwellings
- Two-Family Dwellings
- Multi-Family Dwellings

(2) Public, Semi-Public, and Institutional uses in conformance with the applicable zoning designations and procedures, including but not limited to:

- Churches and Other Places of Worship
- Public Park

(3) Light Manufacturing and Light Manufacturing Buffer on the block bounded by N. Failing St., N. Albina Ave., N. Beech St., and N. Mississippi Ave., as shown on Figure B. Such use shall be limited to public, commercial, or controlled manufacturing establishments that are enclosed within a building and are of a retail or service nature, and shall be restricted to the described block."

Section 5. Paragraph b. of Section C 2 is hereby amended to read as follows:

"b. Additional Regulations, Controls, or Restrictions to be Imposed by the Plan on the Sale, Lease, or Retention of all Real Property Acquired:

Those properties acquired will be regulated, controlled, and restricted by the provisions set forth in D 2 of this Plan, subject to further limitations of City zoning law, and further regulated, controlled, and restricted by the provision that the sale or lease of such property should not be restricted upon the basis of race, religion, color or national origin and including the following minimum requirements:

Residential(A2.5 ZONE)

Density: Minimum lot area 5,000 square feet.  
Minimum lot area 2,500 square feet  
per dwelling unit.

Land Coverage: The area covered by all buildings  
including accessory buildings shall not  
exceed 45% of the lot area.

Setbacks: Front yard setback of 15 feet.  
Rear yard setback of 15 feet.  
Side yard setback of 5 feet for 1 story  
and 6 feet for 2 stories.

Off-street Parking: One (1) space per dwelling unit.

Building Height: No structure shall exceed 2-1/2  
stories or 35 feet.

(A1 ZONE)

Density: Minimum lot area 5,000 square feet.  
Minimum lot area 1,500 square feet  
per dwelling unit.

Land Coverage: The area covered by all buildings  
including accessory buildings shall not  
exceed 45% of the lot area.

Setbacks: Front yard setback of 15 feet.

Side and Rear yard setbacks:

For 1 story - 6 feet.

For 2 stories - 7 feet.

For 3 stories - 9 feet.

For 4 stories - 12 feet.

Off-street Parking: One (1) space per dwelling unit.

Building Height: No structure shall exceed 3 stories  
or 45 feet.

Non-Residential

(M3 ZONE)

Density: Minimum lot area 5,000 square feet.

Land Coverage: No limitation except as limited by  
setback requirements.

Setbacks: Front yard setback of 15 feet.

Rear yard: No limitation except where the  
lot abuts the side of a residential lot, and  
in such a case the side yard requirements of  
the residential lot shall apply as the rear  
yard requirement.

Side Yard: No limitation except where the  
side of the lot abuts a residential lot, and  
in such a case the side yard requirement of  
the residential lot shall apply.

Off-street Parking: One (1) space per 700 square feet  
of floor area.

Off-street Loading: One (1) loading berth per each  
20,000 square feet of floor area.

Building Height: No structure shall exceed 3 stories  
or 45 feet.

Section 6. Paragraph a. of Section D 1 is hereby amended to read as follows:

"a. Identification of real property to be acquired:

(1) Spot clearance and development of vacant land:

Owners and tenants of properties in the area will be encouraged to conserve, rehabilitate and to otherwise meet the Standards established in D 2 of this Plan. In individual cases where (a) prevailing conditions do not permit practical or feasible reclamation of the structure or (b) the property owner neglects, refuses, or is unable to meet such standards within a reasonable period of time as determined by the Urban Renewal Agency, the Urban Renewal Agency may determine acquisition of such property is necessary and acquire such property by purchase or condemnation and thereafter demolish or provide for rehabilitation of the structure to remove blighting influences and to meet the Standards established by this Plan. Those properties indicated on the Property Map (Figure C) excluding Blocks 21 and 22 will be acquired, except in those cases outlined in D 1 c of this Plan, since prevailing conditions do not permit practical or feasible reclamation of the structures. The Urban Renewal Agency shall acquire properties constituting a non-conforming use under Project Zoning (Figure B) if it determines such use is incompatible or detrimental to adjacent residential uses or to the rehabilitation of the Project Area as a whole.

(2) Public Facilities:

The properties identified as Blocks 21 and 22 on the Property Map (Figure C) of the Central Albina Plat of the City of Portland will be acquired for redevelopment as a park site.

(3) Rehabilitation Demonstration:

Properties may be acquired to illustrate to property owners the kinds and methods of rehabilitation that are practical. The number of properties so acquired shall in no event exceed five per cent (5%) of the dwelling units to be retained in the Project Area.

(4) Low-Rent or Rent-Subsidy Programs - Multi-Family Dwellings:

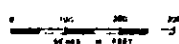
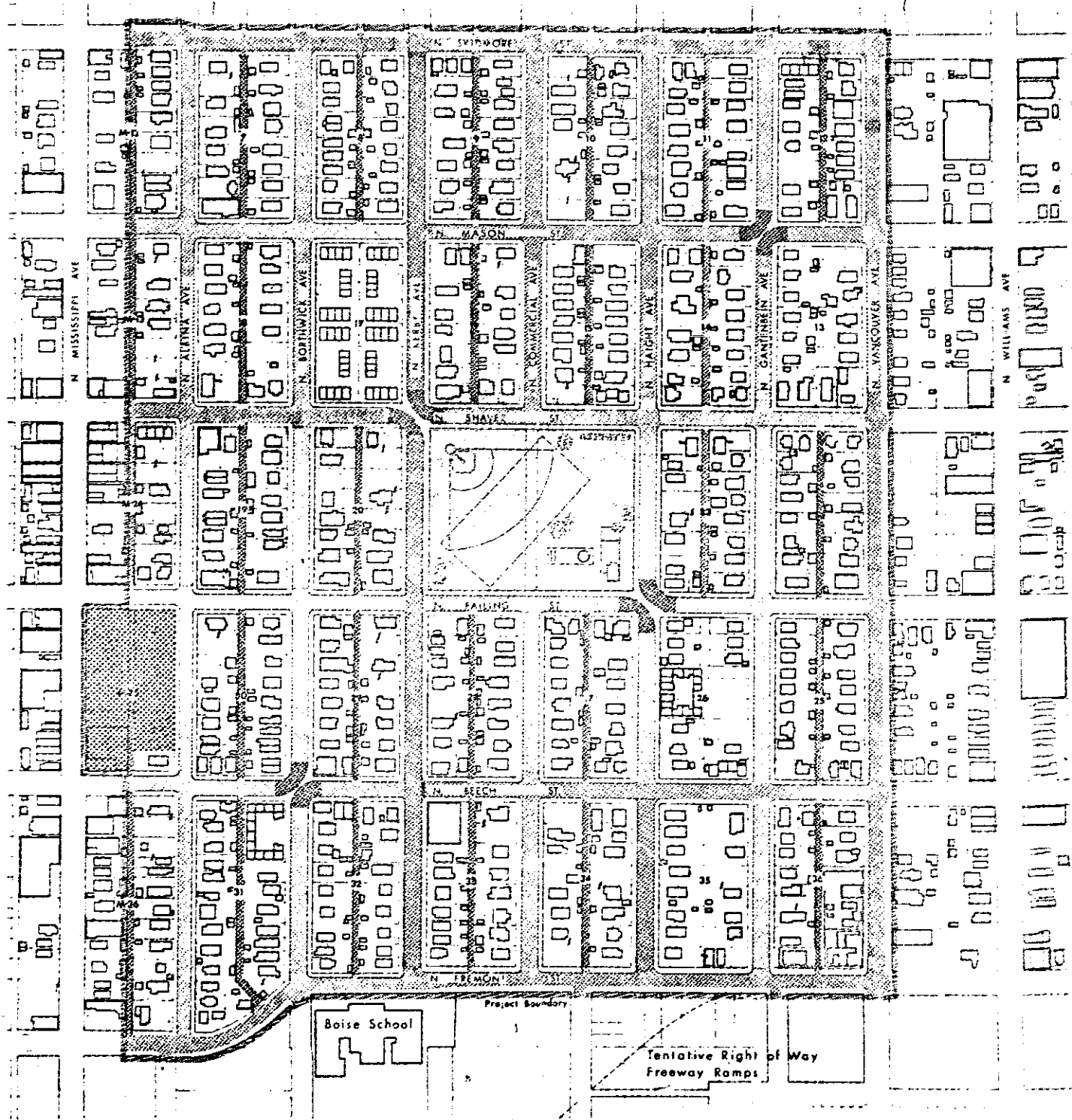
Properties may be acquired for purposes of providing land for multi-family dwellings under low-rent or rent-subsidy programs authorized by Federal law. The number of properties so acquired shall not exceed five per cent (5%) of the Project Area (excluding streets or other public ways)."

Section 7. The Land Use Map contained in the Urban Renewal Plan as Figure A is hereby amended by substituting the Land Use Map attached hereto marked Exhibit "A", and by this reference made a part hereof, for the Land Use Map, Figure A, contained in the Urban Renewal Plan.

Section 8. The Project Zoning Map contained in the Urban Renewal Plan as Figure B is hereby amended by substituting the Project Zoning Map attached hereto marked Exhibit "B", and by this reference made a part hereof, for the Project Zoning Map, Figure B, contained in the Urban Renewal Plan.



Section 9. The Property Map contained in the Urban Renewal Plan as Figure C is hereby amended by substituting the Property Map attached hereto marked Exhibit "C", and by this reference made a part hereof, for the Property Map, Figure C, contained in the Urban Renewal Plan.



**LEGEND**

- LAND USE**
- APARTMENT RESIDENTIAL
  - LIGHT MANUFACTURING
  - PROJECT PARK

- STREETS AND ALLEYS**
- SHAPING AND RESURFACING
  - NO IMPROVEMENT REQUIRED
  - SEWER, WATER, AND GAS EASEMENTS

**EXHIBIT "A"**

**LAND USE**

**MAP**

**FIGURE A**

OREGON R-8

February 1966

Rev. September 1966

**ALBINA NEIGHBORHOOD IMPROVEMENT PROJECT PORTLAND, OREGON**

PORTLAND DEVELOPMENT COMMISSION  
 CITY OF PORTLAND  
 MULTNOMAH COUNTY, OREGON  
 PREPARED BY  
 PORTLAND CITY PLANNING COMMISSION

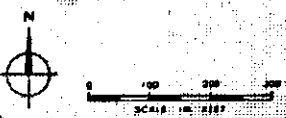
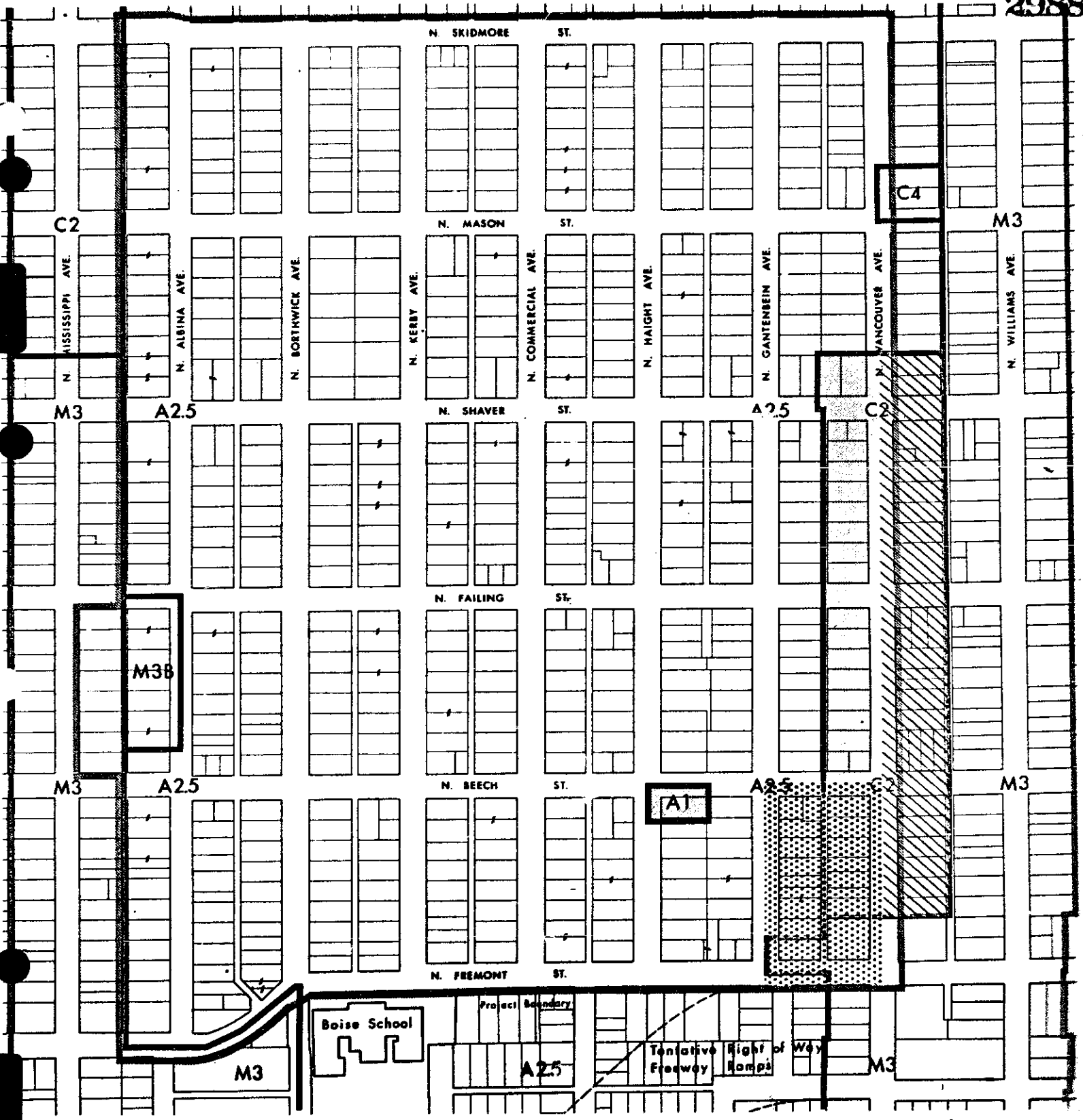


EXHIBIT "B"

Figure B  
PROJECT ZONING Oregon R-8  
February 1963




Amended October 1966

ALBINA NEIGHBORHOOD  
IMPROVEMENT PROJECT  
PORTLAND, OREGON

PORTLAND DEVELOPMENT COMMISSION  
CITY OF PORTLAND  
MULTNOMAH COUNTY, OREGON  
PREPARED BY  
PORTLAND CITY PLANNING COMMISSION

LEGEND

- EXISTING ZONING**
- A2.5 APARTMENT RESIDENTIAL
  - A1 APARTMENT RESIDENTIAL
  - C4 LOCAL COMMERCIAL
  - C2 GENERAL COMMERCIAL
  - M3 LIGHT MANUFACTURING
  - M3B LIGHT MANUFACTURING BUFFER

- PROPOSED ZONING CHANGES**
-  A2.5 APARTMENT RESIDENTIAL
  -  A1 Apartment Residential
  -  C2B General Commercial Buffer



A Resolution amending Resolution No. 29272, adopted April 8, 1964, so as to make certain changes in the proposed Albina Neighborhood Improvement Project, being amended by the Portland Development Commission.

*4/5 TDS*  
*SMITH*

*M. B.*  
*W.A.B.*

OCT 27 1966  
ADOPTED

THE COMMISSIONERS VOTED AS FOLLOWS		YEAS	NAYS
BEAN		1	
BOWES		1	
EARL		1	
GRAYSON		1	
SCHRUNK		1	

Filed OCT 23 1966  
RAY SMITH

Auditor of the CITY OF PORTLAND  
By *Michael A. ...*  
Deputy