

EMANUEL HOSPITAL PROJECT BOUNDARY DESCRIPTION

EXHIBIT "A"

The Project Area is described as that land containing all lots or parcels of property, situated in the City of Portland, County of Multnomah, and State of Oregon, bounded generally as follows:

Beginning at the intersection of the extension of the west line of North Commercial Court and the south line of North Russell Street, the point of beginning; thence easterly along the south line of North Russell Street to the east line of North Williams Avenue; thence northerly along the east line of North Williams Avenue to the north line of North Stanton Street; thence westerly 242 feet, more or less, along the north line of North Stanton Street to a point; thence southerly 165 feet to a point; thence easterly 40.8 feet to a point; thence northerly 15 feet to a point; thence easterly 28 feet to the west line of an alley; thence southerly along the west line of the alley to the north line of North Graham Street; thence westerly to the west line of North Vancouver Avenue; thence southerly 195 feet, more or less, along the west line of North Vancouver Avenue to a point; thence westerly 131 feet, more or less, to a point; thence southerly 135 feet, more or less, to the north line of North Knott Street; thence westerly along the north line of North Knott Street to the east line of North Gantenbein Avenue; thence northerly along the east line of North Gantenbein Avenue to the north line of North Graham Street; thence westerly along the north line of North Graham Street to the east line of North Commercial Avenue; thence northerly along the east line of North Commercial Avenue to the south line of North Stanton Street; thence easterly along the south line of North Stanton Street to the east line of North Vancouver Avenue; thence northerly along the east line of North Vancouver Avenue to the north line of North Morris Street; thence westerly along the north line of North Morris Street to the east line of North Gantenbein Avenue; thence northerly along the east line of North Gantenbein Avenue to the south line of North Monroe Street; thence easterly along the south line of North Monroe Street to the east line of North Vancouver Avenue; thence northerly along the east line of North Vancouver Avenue to the north line of North Ivy Street; thence westerly along the north line of North Ivy Street 305 feet, more or less, to a point 5 feet east of an extension of the east line of North Gantenbein Avenue; thence southerly parallel to said line 60 feet to a corner on the south line of North Ivy Street; thence southwestwesterly 7.07 feet along a lot line to a corner on the east line of North Gantenbein Avenue, said corner lying 5 feet south of the south line of North Ivy Street; thence westerly 49.4 feet, more or less, to a point on the west line of North Gantenbein Avenue, said line also being on the southeasterly right-of-way line of the Oregon State Highway proposed Fremont Interchange; thence southwestwesterly along said Freeway

EMANUEL HOSPITAL PROJECT BOUNDARY DESCRIPTION, Cont'd

right-of-way line to the east line of North Borthwick Avenue, said point also being on the south line of North Norris Street; thence easterly along the south line of North Norris Street to the west line of North Kerby Avenue; thence southerly along the west line of North Kerby Avenue to a point 90 feet, more or less, south of the north line of North Knott Street, said point being also on the east right-of-way line of the Minnesota Freeway; thence southeasterly along the east right-of-way line of the Minnesota Freeway to the south line of North Russell Street, the point of beginning.

30781

RESOLUTION NO. 30781

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Department of Housing and Urban Development Administrator is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval including findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of the urban renewal area by Emanuel Hospital and the City of Portland; (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the plan; and

WHEREAS, the Portland Development Commission (herein called the "Local Public Agency") has entered into a planning contract for financial assistance under such Act with the United States of America, acting by and through the Secretary of Housing and Urban Development, pursuant to which Federal funds were provided for; and

WHEREAS, it is desirable and in the public interest that the Local Public Agency undertake and carry out the urban renewal project identified as "Emanuel Hospital Project" (herein called the "Project"), and encompassing the area described in Exhibit "A" attached hereto and by this reference made a part hereof, in the City of Portland, State of Oregon (herein called the "Locality"); and

WHEREAS, the Emanuel Hospital is located in the project area; and

WHEREAS, the Local Public Agency has applied for financial assistance under such Act and proposes to enter into a contract or contracts with the Department of Housing and Urban Development for the undertaking of, and for making available financial assistance for the Project; and

WHEREAS, the Local Public Agency has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural, and economic conditions of the project area and has determined that the area is a blighted area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the Locality at large, because of

dilapidation, overcrowding, and deleterious land use requiring clearance and redevelopment in order to remove, prevent and reduce these blighting factors, and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS, there has been prepared and referred to the Council of the City of Portland (herein called the "Governing Body") for review and approval an Urban Renewal Plan for the project area, dated July 13, 1970 as modified by the City Council July 29, 1970 and consisting of fourteen (14) pages and seven (7) exhibits, and supported by supplementary material, data, and recommendations, which material, data, and recommendations are not a part of the Urban Renewal Plan; and

WHEREAS, the Urban Renewal Plan has been approved by the Local Public Agency, as evidenced by copy of said Agency's duly certified resolution approving the Urban Renewal Plan, which is attached thereto; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, the Planning Commission of the City of Portland, which is the duly designated and acting official planning body of the Locality has submitted to the Governing Body its report and recommendations respecting the Urban Renewal Plan for the project area and has certified that the Urban Renewal Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS, the Urban Renewal Plan for the project area prescribes certain land uses for the project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer mains and other public facilities and other public action; and

WHEREAS, the Local Public Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the Urban Renewal Plan; and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the project area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the project area and of the availability of proper housing in the Locality for the relocation of individuals and families that may be displaced from the project area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and the Urban Renewal Plan for the Project, in conformity with the contract for financial assistance between the Local Public Agency and the United States of America, acting by and through the Secretary of Housing and Urban Development; and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal project with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, religion, sex, or national origin;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PORTLAND, STATE OF OREGON:

1. That it is hereby found and determined that the Project is a blighted area and qualifies as an eligible project area under ORS 456 and 457.
2. That the Urban Renewal Plan for the project, having been duly reviewed and considered, is hereby approved, and the Auditor be and is hereby directed to file a copy of the Urban Renewal Plan with the minutes of this meeting.
3. That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through rehabilitation of the project area.
4. That it is hereby found and determined that the Urban Renewal Plan for the project area conforms to the general plan of the Locality.
5. That it is hereby found and determined that the financial aid to be provided pursuant to the contract for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Urban Renewal Plan for the project area.
6. That it is hereby found and determined that, in addition to the elimination of slums and blight from the Urban Renewal Area, the undertaking of the Project in such area will further promote the public welfare and the proper development of the community (a) by making land in such area available for disposition, for uses in accordance with the

Urban Renewal Plan, to Emanuel Hospital and the City of Portland for redevelopment in accordance with the use or uses specified in the Plan and (b) by providing, through the redevelopment of the Urban Renewal Plan in accordance with the Plan, a cohesive neighborhood environment compatible with the functions and needs of Emanuel Hospital.

7. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the urban renewal of the Area by private enterprise.

8. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desired for neighborhood improvement with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

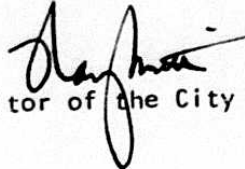
9. That it is hereby found and determined that the program for the proper relocation of individuals and families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced individuals and families in the project area are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

10. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer mains and other public facilities, and other public action, and, accordingly, this body hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan; (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.

11. That financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land

in the project area to be renewed in accordance with the Urban Renewal Plan for the project area, and accordingly, the filing by the Local Public Agency of an application or applications for such financial assistance under Title I is hereby approved.

Adopted by the Council JUL 29 1970


Auditor of the City of Portland

Order of the Council
July 22, 1970
MCR/OIN:ves

Resolution approving an Urban Renewal Plan and conditions under which relocation payments will be made for the Emanuel Hospital Project (ORE. R-20).

Amended

*Plan approved with modification
 3 amendments included*

THE COMMISSIONERS VOTE AS FOLLOWS

	YEAS	NAYS
ANDERSON	1	
GRAYSON	1	
IVANCIE	1	
MCCREADY	1	
SCHRUNK	1	

JUL 20 1970

RAY SMITH

Auditor of the CITY OF PORTLAND

By *Bergie Jankovic*
 Deputy