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13 May 1976

City Council
Portland, Oregon

Subject: Second Amendment to the Downtown
Waterfront Urban Renewal Plan

Council Members:

In accordance with Oregon Revised Statutes (ORS) 457 the Portland Development Commission requested Portland City Planning Commission review of the Second Amendment to the Downtown Waterfront Urban Renewal Plan. The purpose of this review was to establish conformance of this Urban Renewal Plan amendment to the general plan for Downtown Portland. The Planning Commission at its April 20, 1976 meeting reviewed the Second Amendment and acted:

1. To adopt findings that those items which constitute amendments to Section B, C, and D of the Downtown Waterfront Urban Renewal Plan conform to corresponding elements of the "General Plan" expressed in the report Citizen Goals and Planning Guidelines/Downtown Plan; and to recommend City Council approval of the Second Amendment to the Downtown Waterfront Urban Renewal Plan.

The adopted findings on which these actions were based are attached.

Sincerely,

Ernest R. Bonner
Planning Director

RB/ERB/js

Attachment

ATTACHMENT

Subject: Planning Commission Findings on Second Amendment to Downtown Waterfront Urban Renewal Plan

Meeting Date: April 20, 1976

Findings of Conformance to Adopted General Plan.

The proposed amendment includes, as an attached Exhibit, the report Citizen Goals and Planning Guidelines/Downtown Plan, which is the City Council adopted general plan for Downtown Portland. The following findings are based upon the Citizen Goals and Planning Guidelines/Downtown Plan and relate to those portions of the Urban Renewal document which are being amended.

1. This Second Amendment amends Section B - Goals and Objectives of the Urban Renewal Plan by adding the new objectives listed as 1, 2, 3, 4, and 5 (objectives 6 and 7 are revisions of objectives from the original Urban Renewal Plan). These new objectives are consistent with the general plan and provide the basis to implement Urban Renewal projects and programs which can realize the following Citizen Goals:

- With regard to Objective One (1. To develop the Waterfront Park as major public open space and environmentally enhanced approach to the City and to provide pedestrianway connections to downtown.)

"Make substantial public use of the waterfront as soon as possible upon closure of Harbor Drive. A broad range of publicly-oriented activities should be encouraged and permitted on the waterfront as soon as possible." (Waterfront, Immediate Goal B)

"Develop the first permanent facilities to provide public-oriented commercial, retail, service, gathering and entertainment activities. Create "people-scale" atmosphere on the waterfront." (Waterfront Long Range Goal D).

"Develop the waterfront as a major public open space and recreation facility for the entire City." (Open Space Planning Guideline)

- With regard to Objective Two (2. To support retail core through the provision of pedestrian facilities and convenient short-term parking.)

"Enhance Downtown's role as leading center for retail goods and consumer services. Provide an atmosphere conducive to investment." (Commerce General Goal)

"Encourage a system of short-term parking to serve retail core facilities..." (Commerce Special Goal H).

"Create a system of pedestrian ways which:"

1. "Connects the retail core with the waterfront, offices, residential areas, and parking facilities." (Commerce Specific Goals C and C.1)

- With regard to Objective Three (3. To maintain existing low-income housing and promote additional new housing serving mixed income groups.)

"To give high priority to increasing the number of residential accommodations in the Downtown area for a mix of age and income groups, taking into consideration differing life styles; and to provide a "quality" environment in which people can live recognizing that residents of Downtown and adjacent areas are essential to the growth, stability and general health of a metropolitan city." (Housing General Goal)

- With regard to Objective Four (4. To support and promote the preservation and enhancement of historic buildings and districts.)

"Identify, preserve, protect and dramatize historical structures and locations within Downtown." (Historic Preservation, General Goal)

- With regard to Objective Five (5. To assist in the provision of transportation facilities necessary to insure a balanced transportation system.)

"To design a balanced transportation system which is supportive of the other Downtown goals; and which recognizes that the transportation system should provide more efficient use of both right-of-way and vehicles." (Transportation General Goal)

2. This second amendment revises and amends Section C - Land Use Plan to include City Council adopted regulations and policies as the means for controlling development within the project area. Provision is made to automatically include the Downtown Development Regulations once City Council has formally acted to revise Title 33, Planning and Zoning Code to incorporate the adopted Development Regulations. This Land Use Plan is consistent with the general plan. The controls contained in the Plan are those which the governing body has adopted as necessary to guide development consistent with the general plan.

3. The Second Amendment amends Section D - Project Activities specifically Subsection D.2.C. - Land Acquisition, in order to acquire Block 49, Portland Addition for redevelopment as a parking facility. This amendment is directed by City Council Ordinance #141444; in which ordinance City Council adopted findings that this location conformed to the Planning Guidelines/Downtown Plan.
4. The Second Amendment amends Section D - Project Activities, specifically Subsection D. 3.b - Anticipated Improvements, to include public property and street rights-of-way on which public improvements may occur. The following Goals and Guidelines are supportive of these proposals:

Waterfront Park

"Develop the waterfront as a major public open space and recreation facility for the entire City." (Open Space Planning Guideline 1)

Parking Garage

"Encourage a system of short-term parking to serve retail core facilities..." (Commerce Special Goal H). NOTE: See also Finding Three above.

Front Avenue Boulevard

"Close Harbor Drive and make interim improvements to Front Avenue." (Vehicle Circulation Planning Guideline 3).

Main, Morrison and Ankeny Pedestrian Improvements

"Develop major pedestrianways in the following locations (Pedestrian Circulation Planning Guideline One)":

"East-West Pedestrianways."

- Main and Madison Streets connecting the waterfront, Government Center, South Park Blocks, and Lincoln High School.
- East-west malls along Morrison and Alder Streets from the waterfront through the Retail Core to housing and office areas west of Tenth Avenue.
- Ankeny Street through the Skidmore Fountain historic area from the Park Blocks to the Waterfront.

5. The Second Amendment amends the Urban Renewal Plan in order to include Land Use and Transportation Concept Maps (Exhibit 3). These maps are consistent with the general plan and, specifically, the following adopted plan concepts:

- High-density north-south concentration of office development reinforcing existing patterns.
- Compact east-west retail core concentration extending to the river.
- North-south transit corridor centered on high-density spine.
- East-west transit corridor centered in retail core.
- Waterfront esplanade penetrating into Downtown where soft spots occur.
- Existing special districts are identified and strengthened.

URBAN RENEWAL PLAN
FOR THE
DOWNTOWN WATERFRONT URBAN RENEWAL PROJECT

ADOPTED APRIL 25, 1974

PART ONE-TEXT
PART TWO-EXHIBITS

FIRST AMENDMENT
ADOPTED JUNE 11, 1975
(LAND USE, BOUNDARY, ACQUISITION)

SECOND AMENDMENT
ADOPTED MAY 27, 1976
(OBJECTIVES, LAND USE, LAND USE CONTROLS,
ACQUISITION, PUBLIC IMPROVEMENTS, TEXT REVISIONS)

CITY OF PORTLAND
DEVELOPMENT COMMISSION
1700 SW Fourth Avenue
Portland, Oregon 97201

APR 12 1976

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INTRODUCTION

The purpose of this amendment is to make the Downtown Waterfront Urban Renewal Plan consistent with Downtown land use and transportation related resolutions and ordinances recently adopted by City Council and to incorporate the results of planning activities which were undertaken as provided for in the Urban Renewal Plan. These various items include:

- A. Adopted City Council ordinances and resolutions
 - o Downtown Parking and Circulation Policy adopted by City Council on February 26, 1975
 - o Historic Districts enabling ordinance adopted by City Council on June 19, 1975 (Ordinance #140096) and Historic District designations adopted by City Council on July 23, 1975 (Ordinance #140282) and on July 30, 1975 (Ordinance #140593)
 - o Policies and Procedures for the Waterfront Park adopted by City Council on August 28, 1975 (Resolution #31595)
- B. Results of recent planning activities
 - o Specific Plan Objectives
 - o Land Use and Transportation Concept Maps
 - o Property to be acquired
 - o Other revisions necessary to clarify the public intent

The Downtown Waterfront Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. This Urban Renewal Plan has been prepared by the Urban Renewal Agency of the City of Portland, Oregon, pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not.

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PART TWO - EXHIBITS

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EXHIBIT THREE	LAND USE AND TRANSPORTATION CONCEPT MAPS
EXHIBIT FOUR	HISTORIC DISTRICTS MAP
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EXHIBIT SIX	POLICIES AND PROCEDURES FOR THE DOWN- TOWN WATERFRONT PARK
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DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Plan" means the Urban Renewal Plan for the Downtown Waterfront Urban Renewal Area, Parts One and Two.

"Text" means the Urban Renewal Plan for the Downtown Waterfront Urban Renewal Area, Part One - Text.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Downtown Waterfront Urban Renewal Area, Part Two - Exhibits.

"Project" means Downtown Waterfront Urban Renewal Project.

"Project Area" means the area included within the boundaries of the Downtown Waterfront Urban Renewal Area.

"Agency" means the Portland Development Commission which is the Urban Renewal Agency of the City of Portland, Oregon.

"Planning Commission" means the Planning Commission of the City of Portland, Oregon.

"Landmarks Commission" means the Historical Landmarks Commission of the City of Portland, Oregon.

"City" means the City of Portland, Oregon.

"County" means the County of Multnomah, State of Oregon.

"State" means the State of Oregon.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Waterfront Park" means that area within the boundaries of the Project Area east of Front Avenue from SW Montgomery Street to the Steel Bridge.

"Redeveloper" means any individual or group acquiring property from the Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

PART ONE - TEXT

SECTION A - BOUNDARY OF URBAN RENEWAL AREA:

The boundary of the Downtown Waterfront Urban Renewal Area is shown on the Project Boundary and Land Use Plan Map (Exhibit One - Part Two of this Plan). Beginning at the southern end the area lies between the Willamette River and the Southern Pacific Rail-right-of-way from S.W. Montgomery Street to S.W. Clay Street; from S.W. Clay Street to S.W. Jefferson Street it lies generally between S.W. Harbor Way and the River. From S.W. Jefferson Street north to S.W. Oak Street the area lies generally between the River and S.W. Fifth Avenue. From S.W. Oak Street north to N.W. Hoyt Street the area extends generally from the River to N.W. Ninth Avenue. North of N.W. Hoyt Street the area is bounded by N.W. Broadway Avenue, the Broadway Bridge ramp and the River. The legal boundary description is attached as Exhibit Two - Part Two of this Plan.

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SECTION B - GOALS AND OBJECTIVES OF THE URBAN RENEWAL PLAN:

Citizen Goals, Portland Downtown Plan, attached as Exhibit Seven - Part Two of this Plan, adopted by the Portland City Council in December 1972, is the official statement of goals for the area and forms the basis for this Urban Renewal Plan.

The primary objectives of the Plan are to improve the function, conditions and appearance of the area adjacent to the Willamette River and to eliminate blighting influences in order to strengthen the downtown and reestablish its relationship to the river. More specifically stated, the public objectives of this Plan are:

1. To develop the Waterfront Park as a major public open space and environmentally enhanced approach to the City and to provide pedestrianway connections to downtown.
2. To support the retail core through the provision of pedestrian facilities and convenient short-term parking.
3. To maintain existing low-income housing and promote additional new housing serving mixed income groups.
4. To support and promote the preservation and enhancement of historic buildings and districts.
5. To assist in the provision of transportation facilities necessary to insure a balanced transportation system.
6. To stimulate private conservation, rehabilitation and development both within and adjacent to the project area through public improvements in the project area.
7. To eliminate blighted and deteriorated structures which are not suitable for conservation or rehabilitation.

Emphasis shall be on conservation and rehabilitation of existing structures and on the provision of public improvements and assistance which will stimulate investment by the private sector. The Land Use and Transportation Concept Maps, attached as Exhibit Three - Part Two of this Plan, illustrate the intent of the above stated objectives.

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SECTION C - LAND USE PLAN

The Land Use Plan consists of the Project Boundary and Land Use Plan Map (Exhibit One - Part Two), the Land Use and Transportation Concept Maps (Exhibit Three - Part Two), and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those herein included by reference).

This Plan shall be in accordance with the downtown plan report Citizen Goals and Planning Guidelines/Portland Downtown Plan, adopted by City Council, December 28, 1972, or as hereafter modified and amended.

1. Land Use Map and Regulations

The use and development of land in the project area shall be in accordance with regulations prescribed in this Subsection C.1, which regulations are in addition to any conditions, limitations or restrictions contained in Title 33, Planning and Zoning Code of the City of Portland, Transportation Control Strategy, Air Quality Improvement Program, provisions of the Willamette River Greenway Program, or any other applicable local, State or Federal laws regulating the use of property in the Project Area. The Project Boundary and Land Use Plan Map (Exhibit One - Part Two) shows the type and approximate location of principal land uses and circulation elements intended in the Project Area.

a. Land Uses Permitted(1) Public Open Space

- (a) Waterfront Park in accordance with Policies and Procedures for the Waterfront Park (Resolution #31595, adopted by City Council on August 28, 1975), attached as Exhibit Six - Part Two, and Title 33, Planning and Zoning Code of the City of Portland.

- (b) Other Public Open Space and Parks complying with Title 33, Planning and Zoning Code of the City of Portland.

- (2) Mixed Use complying with Title 33, Planning and Zoning Code of the City of Portland and complying with Downtown Portland Parking and Circulation Policy.

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SECTION C - cont'd.

- b. Circulation Element The Circulation element shown on The Project Boundary and Land Use Plan Map (Exhibit One - Part Two) illustrates the Downtown Portland Parking and Circulation Policy adopted by City Council on February 27, 1974, which Policy is a part of this Plan. Any improvements or major modifications of streets within existing rights-of-way shall be in accordance with those designations established in the Downtown Portland Parking and Circulation Policy. Existing street rights-of-way within which improvements or modification may be made are listed in Subsection D.3.b.

2. Additional Land Use Provisions

The following provisions are in addition to conditions, limitations or restrictions previously identified in this Section C.

a. Historic Districts

Special consideration shall be given to the Historic Districts identified on the Historic Districts Map (Exhibit Four - Part Two). Development within the Historic Districts shall comply with Title 33, Planning and Zoning Code of the City of Portland, all guidelines established for the Historic District and shall be supportive of objectives of this Plan.

b. Plan and Design Review

The Agency shall insure coordination of review of all private and public development activities.

The Agency shall be notified of building and demolition permits requested in the project area.

Plan and design review of private and public development shall be as follows:

- (1) Within the Historic Districts identified on the Historic Districts Map (Exhibit Four - Part Two) plan and design review shall be performed by the Landmarks Commission based on recommendations of the designated Historic District Advisory Council and on guidelines established by the Landmarks Commission, all as required under Title 33, Planning and Zoning Code of the City of Portland.

SECTION C - cont'd.

- (2) Within the remainder of the project area, excluding the Historic Districts identified in Subsection C.2.a.(1) above, Plan and Design review shall follow procedures established in Title 33, Planning and Zoning Code of the City of Portland.
- (3) Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section E, Part One - Text of this Plan.
- (4) The Agency shall provide for the design review of public improvements which it undertakes in the Project Area.

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SECTION D - PROJECT ACTIVITIES

In order to achieve the goals and objectives of this Urban Renewal Plan the following activities will be undertaken in behalf of the City of Portland by the Agency, in accordance with applicable federal, state and local laws:

1. Rehabilitation and Conservationa. Intent

It is the intent of the plan to encourage conservation and rehabilitation of existing buildings. All buildings not otherwise designated in this Plan or its Amendments are subject to the requirements of City codes and ordinances governing the use and maintenance of buildings, as well as any additional provisions which may be established by amendment to this Plan. The City codes and ordinances which constitute, in part, the minimum standards for building conditions are listed below:

<u>Name</u>	<u>Portland City Code Chapter No.</u>
Building Regulations	24
Plumbing Regulations	25
Electrical Regulations	26
Heating & Ventilating Regulations	27
Elevator Regulations	28
Housing Regulations	29
Fire Regulations	31
Sign Regulations	32
Planning & Zoning Regulations	33

b. Method

Rehabilitation and conservation may be achieved three ways:

1. By owner and/or tenant activity;
2. The enforcement of existing City codes and ordinances;
3. Acquisition by the Agency for rehabilitation or resale for rehabilitation.

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SECTION D - Cont'd.

2. Acquisition and Redevelopmenta. Intent

Property acquisition will be made a part of this Urban Renewal Plan by amendment as prescribed in Section G of this Plan. Property to be acquired will be identified in Section D.2.c., Land Acquisition.

b. Method

Proposals for property acquisition, including limited interest acquisition, may be recommended for inclusion in this Plan to achieve objectives of the Plan based on one or more of the following criteria:

- (1) Where existing conditions do not permit practical or feasible rehabilitation of the structure and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard conditions.
- (2) Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists overcrowding, excessive dwelling unit density, or conversions to incompatible types of uses, and it is determined that acquisition of such properties and demolition of the improvements necessary to remove blighting influences and to achieve the objectives of the Urban Renewal Plan.
- (3) Where it is determined that the property is needed to provide public improvements and facilities.
- (4) Where the existing property owner is either unwilling or unable to achieve the objectives of the Urban Renewal Plan.

c. Land Acquisition

Real properties already acquired or which may be acquired by the Agency for clearance and redevelopment are shown on the Property Acquisition Map (Exhibit Five - Part Two). Parcels shown on the Property Acquisition Map are for use as follows:

<u>Parcel</u>	<u>Intended Use</u>
Parcel 1 (previously acquired)	Waterfront Park-Public Open Space
Parcel 2	Parking facility

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SECTION D - Cont'd.

3. Public Improvementsa. Intent

Public facilities and utilities may be improved or constructed within public rights-of-way, easements, or on public property. These may include storm and sanitary sewer improvements, street lighting installation, landscaping, street improvements, pedestrian malls, parking facilities, cultural and civic facilities, parks, open space development, and public restrooms. The private utilities concerned will make such modifications and adjustments as may be required of them by the City of Portland to adequately serve development and meet the objectives of this Plan. Public improvements which may be undertaken, under this Plan, are listed in Subsection D.3.b., below.

b. Anticipated Improvements

Public rights-of-way, easements and public property on which public improvements may occur under this Plan include, but are not limited to, the following:

Public Property: Waterfront Park

Parking Garage, Block 49,
Portland Addition

Street
rights-of-way:

Front Avenue from SW Jefferson to
the Steel Bridge ramps as a boulevard

SW Main Street from Front Avenue to
Fifth Avenue for improved pedestrian
use

SW Morrison Street from Front
Avenue to Fifth Avenue for improved
pedestrian use

SW Ankeny Street from Front Avenue
to Fifth Avenue for improved pedestrian
use

SW Montgomery from Project Area
Boundary to River for public open
space and recreation uses

Other streets in the Project Area
may be improved to establish
better pedestrian, transit and
automobile usage, consistent with
the Transportation and Land Use
Concept Maps (Exhibit Three -
Part Two)

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SECTION D - Cont'd.

4. Relocation

The Urban Renwal Agency will provide assistance to persons or businesses displaced in finding replacement facilities. All persons or businesses to be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to businesses displaced. The Urban Renewal Agency will prepare and maintain information in its office relating to the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

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SECTION E - LAND DISPOSITION**1. Property Disposition**

The Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the Agency in the project area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Agency may be disposed of to any other public entity by the Agency in accordance with the Plan. All persons and entities obtaining property from the Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Agency fixes as reasonable, and to comply with other conditions which the Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Agency, as well as all real property owned or leased by participants, shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

2. Redeveloper's Obligations

Any redeveloper, (see Definitions, page iii of this Plan) within the Project Area, in addition to the other controls and obligations stipulated and required of him by the provisions of this Urban Renewal Plan, shall also be obligated by the following requirements:

- a. The redeveloper shall obtain necessary approvals of proposed developments from all Federal, State, and/or Local agencies that may have jurisdiction on properties and facilities to be developed within the Project Area.
- b. The redeveloper and his successors or assigns shall develop such property in accordance with the land use provisions and building requirements specified in this Plan.

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SECTION E - Cont'd.

- c. The redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency for review and distribution to appropriate reviewing bodies as stipulated in this Plan and existing City codes and ordinances. Such plans and specifications shall comply with this Plan and the requirements of existing City codes and ordinances.
- d. The redeveloper shall commence and complete the development of such property for the uses provided in this Plan within a reasonable period of time as determined by the Agency.
- e. The redeveloper 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 age, race, color, religion, sex, or national origin in the sale, lease or occupancy thereof.
- f. The redeveloper shall maintain developed and/or undeveloped property under his ownership within the area in a clean, neat, and safe condition in accordance with the approved plans for development.

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SECTION F - METHODS FOR FINANCING THE PROJECT

1. General Description of the Proposed Financing Methods

The Agency may borrow money and accept advances, loans, grants and any other form of financial assistance from the Federal Government, the State, City, County, or other public body, or from any sources, public or private, for the purposes of undertaking and carrying out the Project, or may otherwise obtain financing as authorized by ORS Chapter 457 and Chapter XV of the Charter of the City of Portland. Upon request of the Agency, the Council of the City of Portland may from time to time issue revenue bonds, certificates, or debentures to assist in financing the Project as provided by Section 15-106 of the Charter of the City of Portland.

The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advancements and indebtedness incurred in planning or undertaking the Project or in otherwise exercising any of the powers granted by ORS Chapter 457 and Chapter XV of the Charter of the City of Portland in connection with carrying out the Project.

2. Self-Liquidation of Costs of Project

The Project may be financed, in whole or in part, by self-liquidation of the costs of the Project as provided in ORS 457.410 through ORS 457.450. The ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the project area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, if any, in true cash value of property located in the Project Area, or part thereof, over the true cash value specified in the certificate of amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Agency to finance or refinance the project.

3. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City in connection with preplanning for this Urban Renewal Plan as provided in City Council Resolution 31156 shall be repaid from tax increments from the project area when and if such funds are available.

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SECTION G - OTHER PROVISIONS

1. Citizen Participation

The activities and projects identified in this Plan, the development of subsequent plans and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners, and tenants as individuals and organizations with interests in the Project Area.

2. Conformance with City General Plan

This Urban Renewal Plan is in conformity with the General Plan of the City as a whole relative to the improvement of the riverfront and north of Burnside area in downtown Portland. The Urban Renewal Plan is based on the document Citizen Goals and Planning Guidelines/Portland Downtown Plan which is the adopted downtown plan goals and guidelines regarding appropriate land use and improved traffic, public transportation, utilities, recreational and community facilities and other public improvements.

SECTION H - PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN

This Plan may be changed or modified only by formal written amendment duly approved and adopted by the City Council of the City of Portland.

The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. It is anticipated that this Plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate. Where the proposed modification will substantially change the Plan as approved by the City Council, the modification must be by formal written amendment duly approved and adopted by City Council in the same manner as the original Plan and in accordance with the requirements of State and Local law.

Substantial changes shall be regarded as revisions in project boundaries, land uses, additional property acquisitions, the basic pattern and use of streets, and the basic pattern of parks, and other changes which will change the basic planning principles of this Plan.

PART TWO - EXHIBITS

EXHIBIT ONE - MAP

PROJECT BOUNDARY AND LAND USE PLAN MAP

EXHIBIT TWO - NARRATIVE

PROJECT BOUNDARY DESCRIPTION

EXHIBIT THREE - MAP

LAND USE AND TRANSPORTATION CONCEPT MAPS

EXHIBIT FOUR - MAP

HISTORIC DISTRICTS MAP

EXHIBIT FIVE - MAP

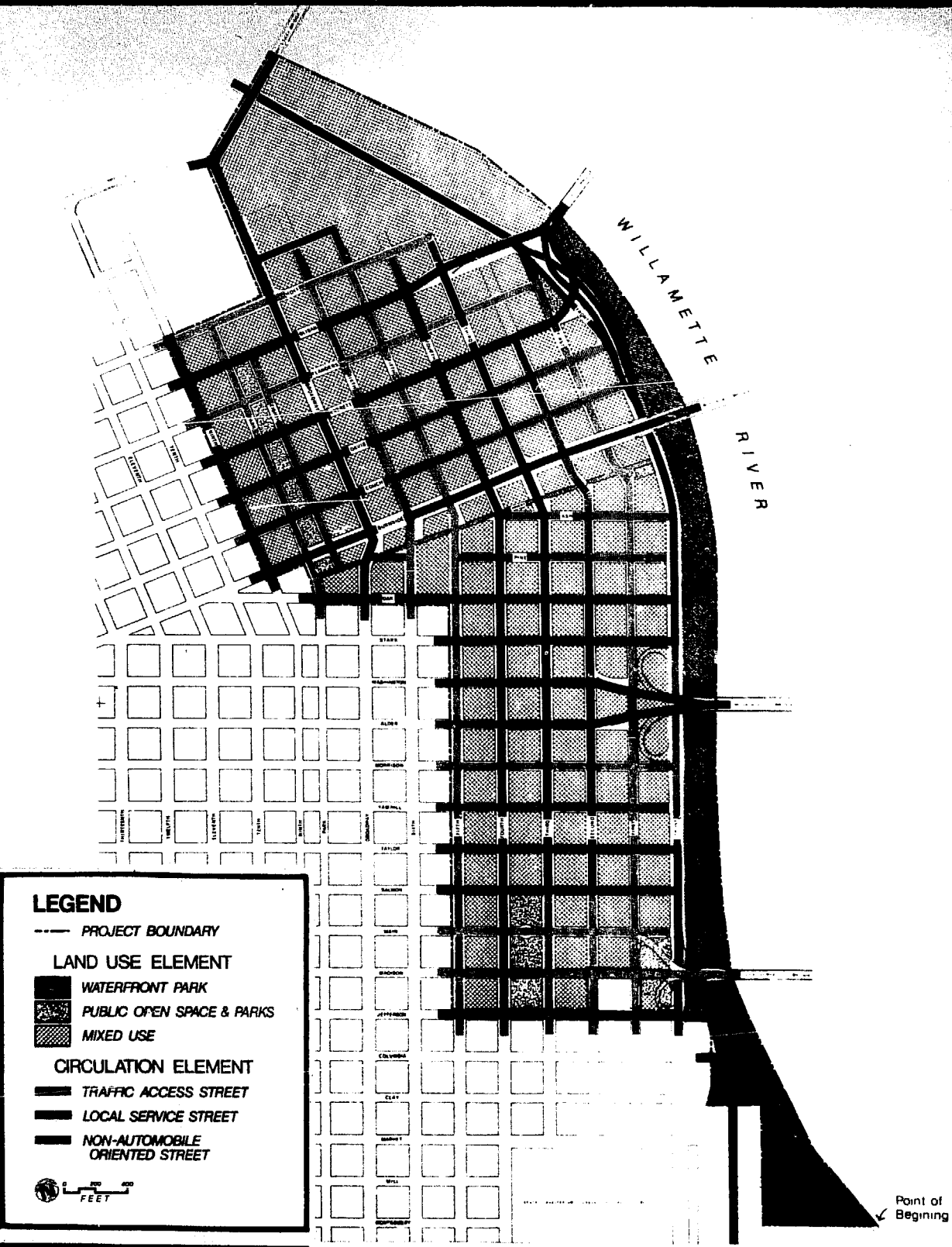
ACQUISITION MAP

EXHIBIT SIX - NARRATIVE

POLICIES AND PROCEDURES FOR THE DOWNTOWN WATERFRONT PARK

EXHIBIT SEVEN - NARRATIVE

CITIZEN GOALS AND PLANNING GUIDELINES/DOWNTOWN PLAN



LEGEND

--- PROJECT BOUNDARY

LAND USE ELEMENT

WATERFRONT PARK

PUBLIC OPEN SPACE & PARKS

MIXED USE

CIRCULATION ELEMENT

TRAFFIC ACCESS STREET

LOCAL SERVICE STREET

NON-AUTOMOBILE ORIENTED STREET

FEET

**PROJECT
BOUNDARY &
LAND USE PLAN**

**DOWNTOWN
WATERFRONT
URBAN RENEWAL
PLAN**

EXHIBIT 1

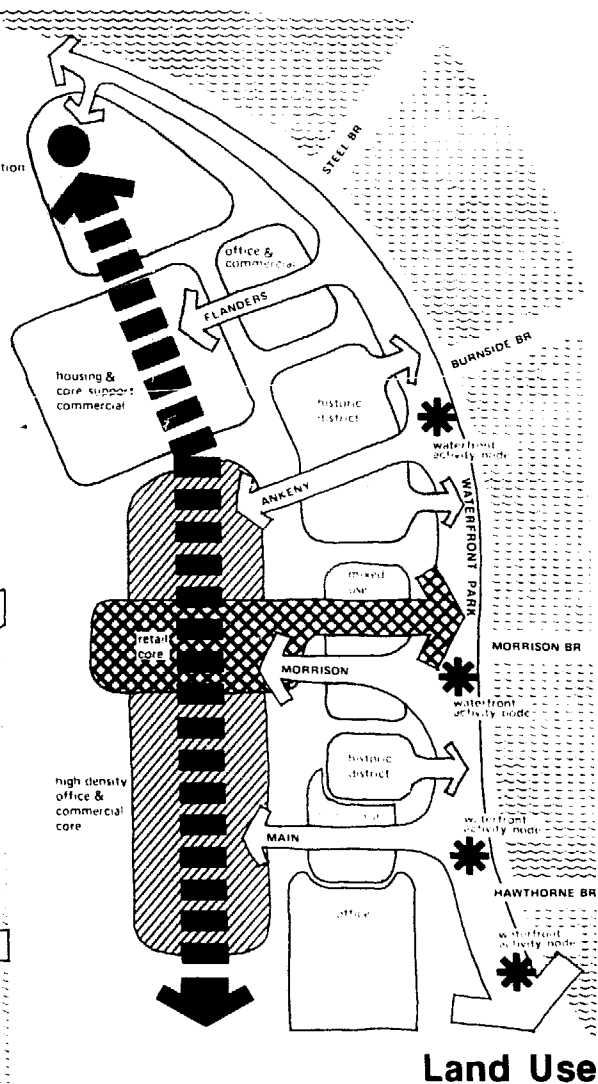
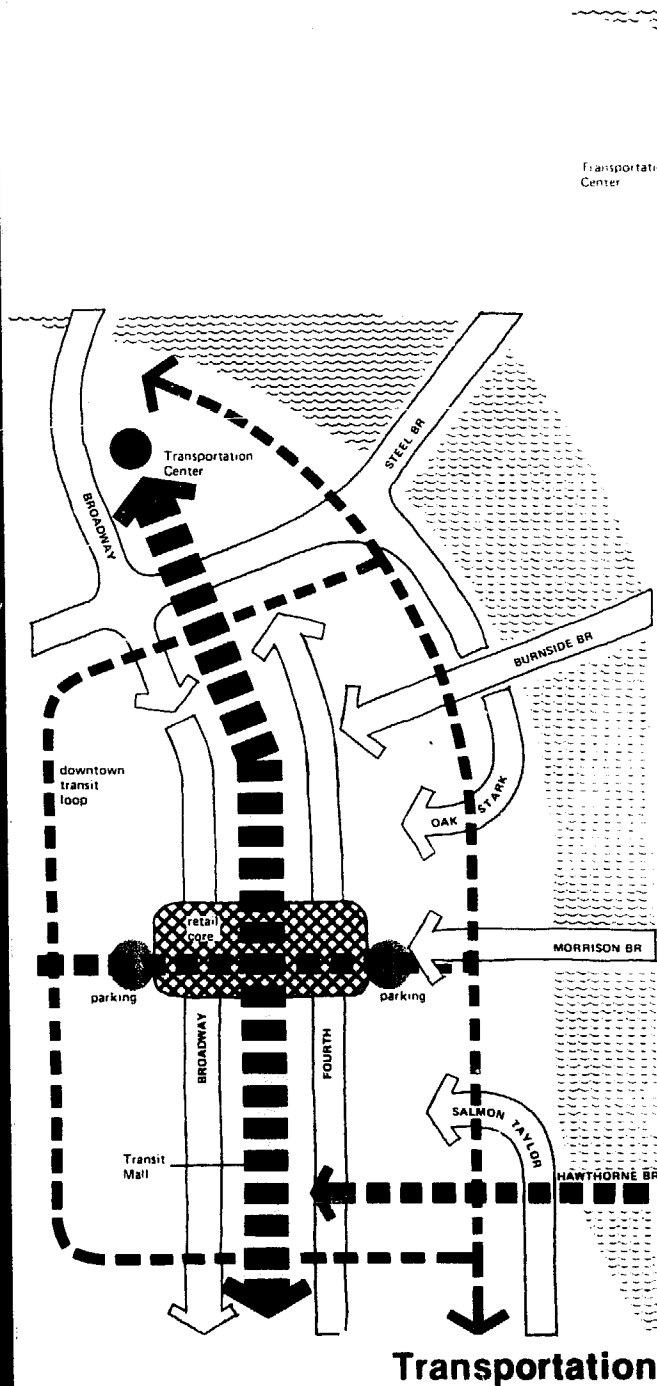
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EXHIBIT TWO

BOUNDARY DESCRIPTION OF DOWNTOWN WATERFRONT URBAN RENEWAL AREA

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:

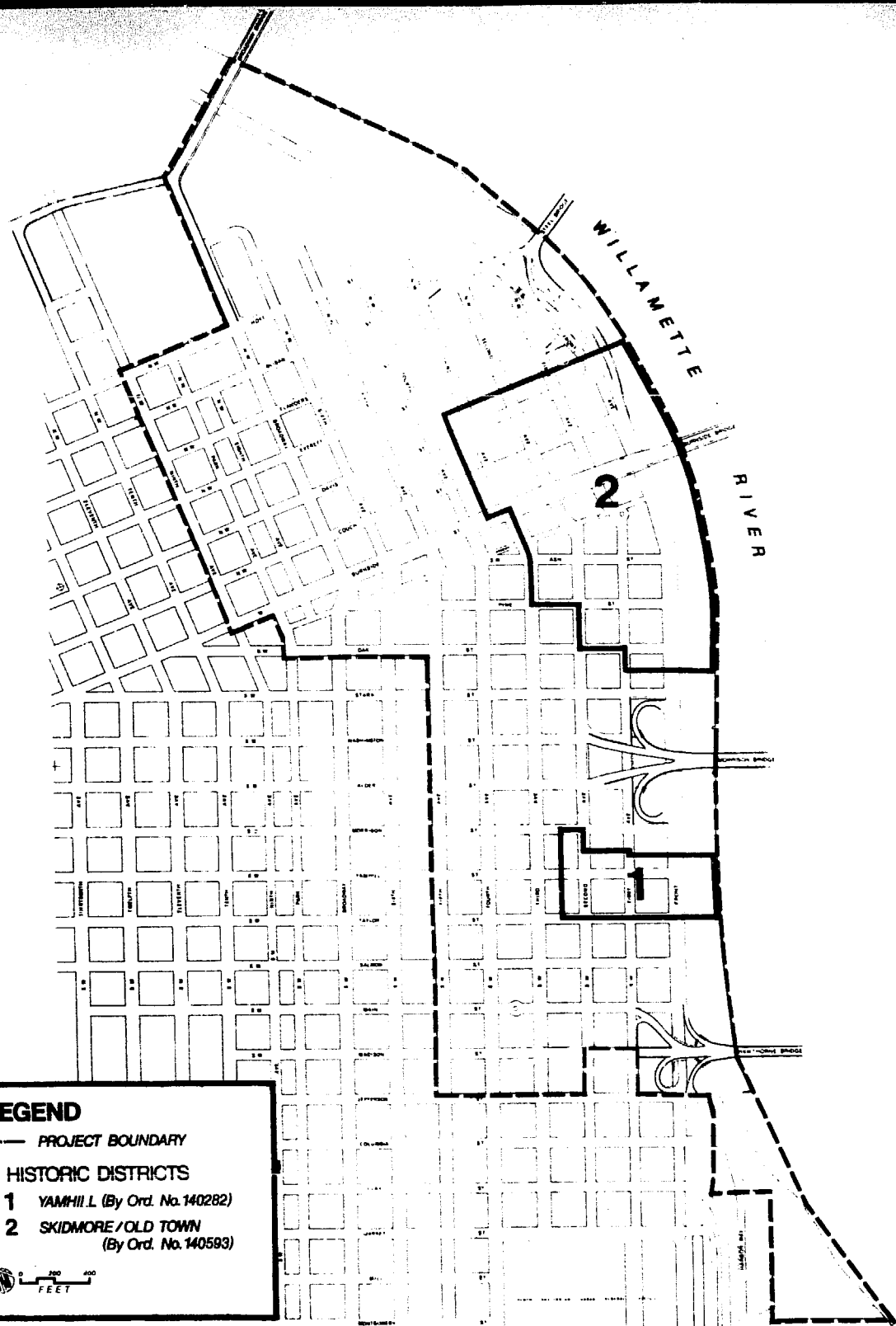
Beginning at the intersection of the easterly extension of the south line of S.W. Montgomery Street and the West Harbor Line of the Willamette River; thence westerly along the south line of S.W. Montgomery Street 709 feet, more or less, to a point; thence northerly along a line N20°52'E, 750.00 feet, more or less, to a point in the south line of S.W. Clay Street; thence westerly along the south line of S.W. Clay Street to the east boundary of the South Auditorium Urban Renewal Project, Area II; thence northerly along the east boundary of the South Auditorium Project, Area II, to the north boundary of the South Auditorium Project, Area II; thence westerly along the north line of S.W. Jefferson Street to the east line of S.W. First Avenue; thence northerly along the east line of S.W. First Avenue to the north line of S.W. Madison Street; thence westerly along the north line of S.W. Madison Street to the west line of S.W. Second Avenue; thence southerly along the west line of S.W. Second Avenue to the north line of S.W. Jefferson Street; thence westerly along the north line of S.W. Jefferson Street to the west line of S.W. Fifth Avenue; thence northerly along the west line of S.W. Fifth Avenue to the south line of S.W. Oak Street; thence westerly along the south line of S.W. Oak Street to the west line of S.W. Park Avenue; thence northerly along the west line of S.W. Park Avenue to the south line of West Burnside Street; thence westerly along the south line of West Burnside Street to the southerly extension of the west line of N.W. Ninth Avenue; thence northerly along the west line of N.W. Ninth Avenue to the north line of N.W. Hoyt Street; thence easterly along the north line of N.W. Hoyt Street to the west line of the N.W. Broadway Avenue Bridge Ramp; thence northerly along the west line of the N.W. Broadway Avenue Bridge Ramp 845 Feet, more or less, to a point; thence northeasterly along the north line of the Broadway Bridge 790 Feet, more or less, to the West Harbor Line of the Willamette River; thence southerly along the West Harbor Line of the Willamette River 8,943 Feet, more or less, to the easterly extension of the south line of S.W. Montgomery Street, the point of beginning, containing 295 acres, more or less.



LAND USE &
TRANSPORTATION
CONCEPT MAPS

**DOWNTOWN
WATERFRONT
URBAN RENEWAL
PLAN**

EXHIBIT 3
176

**LEGEND**

--- PROJECT BOUNDARY

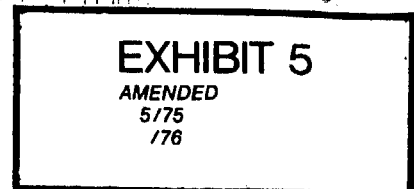
HISTORIC DISTRICTS**1** YAMHILL L. (By Ord. No. 140282)**2** SKIDMORE/OLD TOWN
(By Ord. No. 140593)

**HISTORIC
DISTRICTS
MAP**

**DOWNTOWN
WATERFRONT
URBAN RENEWAL
PLAN**

EXHIBIT 4

/76



WHEREAS, the Portland Development Commission, as the duly designated Urban Renewal Agency of the City of Portland, is carrying out an urban renewal project known as the Downtown Waterfront Urban Renewal Project, hereinafter called "Project"; and

WHEREAS, the Council of the City of Portland, by Resolution No. 31395, adopted on the 25th day of April, 1974, found and determined that the Urban Renewal Area was a blighted and deteriorated area and would qualify as an eligible area under ORS Chapters 456 and 457, and said resolution further determined that the Urban Renewal Plan then under consideration for the Project had been duly reviewed and considered, and was by that resolution approved as conforming to the general plan of the locality; and

WHEREAS, the Plan has been amended and which amendment was approved by the Council by Resolution No. 31580, adopted the 11th day of June, 1975; and

WHEREAS, the Council has recently adopted certain resolutions and ordinances related to Downtown land use and transportation, including among them: the Downtown Parking and Circulation Policy, as amended and adopted by the Council at a public hearing on February 26, 1975; the Historic Districts enabling ordinance as adopted by the Council by Ordinance 140096 on June 19, 1975; and Historic District designations as adopted by the Council by Ordinance 140282 on July 23, 1975 and by Ordinance 140593 on July 30, 1975; Policies and Procedures for the Waterfront Park adopted by the Council by Resolution 31595 on August 28, 1975; and Council action directing the acquisition of Sites and Construction of Two Short-Term Parking Garages as adopted by the Council by the Ordinance 141444 on March 17, 1976; and

WHEREAS, further planning studies and activities have since been completed, including among other things: preparation of more detailed Renewal Plan Objectives; preparation of Land Use and Transportation Concept Maps; revision of the Renewal Plan Land Use Plan Map; revision of the Renewal Plan Land Use Plan Map; revision of relocation provisions of the Plan to bring the Plan into accord with recent revisions to the requirements of ORS 281.045 - 281.105 inclusive; and determination of property to be acquired as recommended by the Development Commission's "Short-Term Parking Study, Portland's Downtown Core", dated March 8, 1976; and

WHEREAS, the City Council has been presented with certain documentation which they have reviewed concerning such completed planning studies and activities and such resolutions and ordinances and finds it to be in the public interest to take appropriate steps to amend the Plan to make the Downtown Waterfront Urban Renewal Plan consistent with such actions, all as contained in the "Second Amendment to the Urban Renewal Plan for the Downtown Waterfront Urban Renewal Project"; and

WHEREAS, the Second Amendment is dated April 12, 1976, and consists of 2 (two) Parts, Part One containing 5 (five) pages of Introduction and Table of Contents and 14 (fourteen) pages of text, and Part Two containing Exhibit List and 7 (seven) Exhibits marked "1" through "7" inclusive, and which Second Amendment is attached to the original only hereof, and by the reference made a part hereof; and

WHEREAS, the Amendment to the Downtown Waterfront Urban Renewal Project has been prepared, reviewed, and approved by the Portland Development Commission; and

WHEREAS, the Amendment has been submitted to and reviewed by the City Planning Commission which has recommended approval of the Amendment by report to the City Council; and

WHEREAS, the Council, having reviewed the proposed Amendment and the report of the City Planning Commission, does by this resolution desire to approve the Amendment; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PORTLAND, STATE OF OREGON, as follows:

Section 1. It is hereby found and determined that the proposals contained in the "Second Amendment to the Urban Renewal Plan for the Downtown Waterfront Project", conform to the General Plan of the City of Portland.

Section 2. It is further found and determined that said Urban Renewal Plan and Second Amendment comply with all the requirements of ORS Chapter 457.

Section 3. The Second Amendment as described above, having been duly reviewed and considered by the Council, is hereby approved and adopted.

Section 4. The City Auditor shall file in the Deed Records of the County of Multnomah a copy of the Second Amendment and the Resolution.

Resolution No.

31091

Resolution approving and adopting Second Amendment to the Urban Renewal Plan for the Downtown Waterfront Urban Renewal Project by incorporating resolutions and ordinances previously adopted by the Council and reflecting planning studies and activities which have been completed.

CM. S. / W. D. CM.

MAY 21 1976

Adoption of the City of Portland

Filed MAY 26 1976
 GEORGE YERKOVICH
 Auditor of the City of Portland
 By *Jordan*
 DEPUTY

CITY PLANNING COMMISSION COPIES OF THIS RESOLUTION:
 FORWING TO THE PORTLAND DEVELOPMENT COMMISSION AND TO THE PORTLAND
 SECTION OF THE CITY AND PLANNING COMMISSION DIRECTED TO FORWARD
 PORTLAND DEVELOPMENT COMMISSION TO NEGOTIATE RESOLUTIONS DIRECTED TO FORWARD
 COMMISSION; PROVIDED, HOWEVER, THAT THIS RESOLUTION DOES NOT HAVE THE
 EFFECT OF ADOPTING THE COUNCIL'S STAFF'S RECOMMENDATION TO CONSIDER
 THE "RENEWED" CENTRAL OFFICIAL RESOLUTIONS AND AS THE
 SECTION 2. IT IS FURTHER ORDERED AND DETERMINED

As recommended

THE COMMISSIONERS VOTED AS FOLLOWS		
	YEAS	NAYS
IVANCIE	1	
JORDAN	1	
McCREADY	—	
SCHWAB	1	
Goldschmidt	1	