

ANNUAL

November, 76	Bruce Hall	782.64
November, 76	Bruce Hall	1192.44
November, 76	Norris Beggs & Simpson - Option	600.00
December, 76	Bruce Hall	464.44
January, 77	Multnomah County - Option	600.00
February, 77	Multnomah County - Option	600.00
April, 77	Zimmer Gunsul-Frasca City deposit - Side Walk	546.00
April, 77	Multnomah County Recording Section	6.00
April, 77	Multnomah County - Option	600.00
April, 77	Marsh & McLennan Permit Street Alterations	260.00
May, 77	Norris Beggs Simpson - Commission	15000.00
May, 77	Bruce Hall - Closing conference	475.07
May, 77	Multnomah County - Purchase	340800.00
June, 77	Transamerica Title	839.00
July, 77	Rittenhouse-Zeman - Soil	3275.00
July, 77	Steel Fence Company - Fence	1070.00
July, 77	Bruce Hall - Conference - Architects	1178.40
July, 77	Marx & Chase - Boundary - Topography	640.00
	Interest	5811.56
	Loan for Purchase of Land First National Bank of Oregon From 4-28-77 through 8-4-77 at 6.75% on 356.000	

TOTAL

374740.55

<u>Date</u>		
November, 76	Bruce Hall	782.84
November, 76	Bruce Hall	1192.44
November, 76	Norris Beggs & Simpson - Option	600.00
December, 76	Bruce Hall	464.44
January, 77	Multnomah County - Option	600.00
February, 77	Multnomah County - Option	600.00
April, 77	Zimmer Gunsul-Frasca City deposit - Side Walk	546.00
April, 77	Multnomah County Recording Section	6.00
April, 77	Multnomah County - Option	600.00
April, 77	Marsh & McLennan Permit Street Alterations	260.00
May, 77	Norris Beggs Simpson - Commission	15000.00
May, 77	Bruce Hall - Closing conference	475.07
May, 77	Multnomah County - Purchase	340800.00
June, 77	Transamerica Title	839.00
July, 77	Rittenhouse-Zeman - Soil	3275.00
July, 77	Steel Fence Company - Fence	1070.00
July, 77	Bruce Hall - Conference - Architects	1178.40
July, 77	Marx & Chase - Boundary - Topography	640.00
	Interest	5811.56
	Loan for Purchase of Land First National Bank of Oregon From 4-28-77 through 8-4-77 at 6.75% on 356.000	
	TOTAL	374740.55

PACIFIC TRAILWAYS
NEW PORTLAND DEPOT
ARCHITECTURAL COSTS

<u>Date</u>		
May, 77	Zimmer Gunsul-Frasca	10717.20
June, 77	Zimmer Gunsul-Frasca	16075.80
August, 77	Zimmer Gunsul-Frasca	1846.18
	TOTAL	28639.18




31950

OFFICE OF
PLANNING AND DEVELOPMENTMAYOR'S
ADMINISTRATIONBUREAU OF
PLANNINGERNEST R. BONNER
DIRECTOR424 S.W. MAIN STREET
PORTLAND, OR. 97204PLANNING
503 248-4253ZONING
503 248-4250

16 September 1977

MEMORANDUM

TO: City Council Members

FROM: Ernest R. Bonner, Director 

SUBJ: Third Amendment to the Downtown Waterfront
Urban Renewal Plan

In accordance with Oregon Revised Statutes (ORS) 457 the Portland Development Commission has requested that the Portland City Planning Commission review a proposed Third Amendment to the Downtown Waterfront Urban Renewal Plan. The purpose of this review is to determine whether this amendment conforms with the General Plan for Downtown Portland.

The Planning Commission, at its September 7, 1977 meeting, reviewed the Third Amendment and recommended:

1. Approval of the Third Amendment language changes as indicated in the August 26, 1977 Portland Development Commission draft calling for the acquisition of Block R.
2. That language be added to the Third Amendment establishing a Transportation Center District bounded by NW Broadway, NW Front, NW Glisan and NW 5th Avenue.

Attached are the findings on which this action is based and a copy of the previous Planning Commission action on this proposal to consolidate inter-city bus facilities in the Union Station area.

ERB:ww

Attachment

cc: Mike Lindberg, OPD
J. David Hunt, PDC

Planning Commission Meeting

September 7, 1977

3rd Amendment to Waterfront Urban Renewal Plan

Staff Report

At the direction of City Council, the Portland Development Commission has prepared a new 3rd Amendment to the Urban Renewal Plan for the Downtown Waterfront Urban Project (see attached August 26, 1977 letter, Council Resolution 31934 August 25, 1977, and 3rd Amendment draft).

A previous 3rd Amendment draft approved by the Planning Commission on October 5, 1976 was not processed through the City Council because of Greyhound's decision not to build.

The Urban Renewal Plan document, as amended, provides for Planning Commission review of Plan Amendments prior to action by the City Council. Accordingly, the Development Commission has requested such review of the new 3rd Amendment draft to verify that the proposed language is in accord with the adopted Downtown Plan and Parking and Circulation Policy.

History of Planning Commission and City Council Action

1. On May 20, 1975 the Planning Commission recommended that relocation of the two inter-city bus companies into a joint facility proceed immediately and that the Union Station area (Broadway, Front, and Glisan) is deemed to most desirable location for such a facility.
2. On September 17, 1975 the City Council by Resolution No. 31601 adopted the above recommendations and authorized the Development Commission to enter into such additional studies and negotiations as may be necessary to initiate such a project and location options, financing, and timing recommendations be returned to City Council.
3. On October 5, 1976 the Planning Commission recommended approval of a previous 3rd Amendment draft calling for: the acquisition of Block V (bounded by 5th, 6th, Hoyt, and Irving) for Transportation Center use; the vacation of NW Hoyt between 5th and 6th; and the establishment of a "Transportation Center" district in the Urban Renewal Project area.
4. On March 1, 1977 the Planning Commission approved the DPR 62 application of Mt. Hood Stages/Pacific Trailways to construct a terminal on the south half of Block R (bounded by Broadway, 6th, Glisan, and Hoyt). Also, on June 21, 1977 the Commission approved the DPR 65 application of the Portland Development Commission on behalf of Greyhound to construct a terminal, etc. on a tract comprised of Blocks V and Q and the vacated Hoyt Street (bounded by 5th, 6th, Irving, and Glisan). This approval included other recommendations on package express access location

and truck routing and preparation of a development program to include parking, sidewalk improvements, Tri-Met facilities, etc.

5. On August 25, 1977 by Resolution No. 31934 the City Council in part authorized PDC to negotiate an extension of the option to purchase Block V (north block), negotiate with Trailways for possible acquisition of Block R (west block) and lease back to Trailways for a temporary terminal and that PDC request Multnomah County to hold Block Q (east block) for possible inclusion in a Transportation Center.

Findings and Conclusions

1. The language changes proposed in the new 3rd Amendment, providing for acquisition of Block R for "Transportation Center" use, is in accord with the adopted "General Plan" for the downtown area and previous Commission recommendations and City Council actions.
2. The language and Map 4 change contained in the previous 3rd Amendment draft approved by the Planning Commission October 5, 1976, establishing a "Transportation Center" district should be included in the current draft in order to verify further the City's intent that Transportation Center and related development should be undertaken in this area. Such district should be defined for Broadway, Glisan, Front, and Fifth Avenue. If this district is now established, any further plan amendments calling for PDC property acquisition would not then be regarded as major amendments and would not require review by the Planning Commission.

RO:ww



September 15, 1977

DEPARTMENT OF
DEVELOPMENT AND
CIVIC PROMOTION

PORTLAND
DEVELOPMENT
COMMISSION

Robert Ames
Allison Logan Belcher
Dennis Lindsay
Louis Scherzer
Bob Walsh

J. David Hunt
Executive Director

1500 S.W. First Avenue
Portland, Oregon 97201
(503) 248-4800

Daily Journal of Commerce
2014 N. W. 24th Avenue
Portland, Oregon 97209

Gentlemen:

Enclosed is a copy of Notice of Public Hearing for publication on Friday, September 16, 1977, entitled as follows:

NOTICE OF PUBLIC HEARING ON THE THIRD AMENDMENT TO THE
DOWNTOWN WATERFRONT URBAN RENEWAL PLAN

Upon publication, please transmit Affidavit of Publication and your billing in connection with this Notice to the City Auditor, City Hall, Portland, Oregon 97204.

Yours very truly,

Mike Cook
Project Coordinator

MAC:gc
Encls.

cc: Mr. George Yerkovich

NOTICE OF PUBLIC HEARING ON THE THIRD AMENDMENT
TO THE DOWNTOWN WATERFRONT URBAN RENEWAL PLAN

Notice is hereby given, at the request of the City of Portland, acting by and through the Portland Development Commission as the duly designated Urban Renewal Agency of the City of Portland, Oregon, that the Council of the City of Portland consider and approve the Third Amendment to the Downtown Waterfront Urban Renewal Plan, which Project Area is identified in the Urban Renewal Plan.

The Council of the City of Portland has set 9:30 A.M., on Wednesday, September 21, 1977, in the Council Chamber of the City Hall of the City of Portland, as the time and place for public hearing on the Third Amendment to the Downtown Waterfront Urban Renewal Plan.

The purpose of the Hearing is to consider amending the Plan to provide for the possible acquisition of Block R, Couch Addition, for use as a bus transportation center and designation of a Transportation Center District.

The Third Amendment is available for review at the offices of the Portland Development Commission, 1500 S. W. 1st Avenue, Portland, Oregon, 97201, during its regular working hours from 8:00 A.M. to 5:00 P.M., Monday through Friday.

There will be no displacement of persons or businesses required by this Amendment.

Any person or organization desiring to be heard concerning the above matters will be afforded an opportunity to testify at the Hearing.

Published September 16, 1977.

The Urban Renewal Plan for the Downtown Waterfront Urban Renewal Project, approved by the City Council of the City of Portland by Resolution No. 31395, adopted on April 25, 1974, which Plan has been amended and, as amended, approved by the City Council by Resolution No. 31580 adopted June 11, 1975, and Resolution No. 31694 adopted May 27, 1976, and, as amended, is recorded in Book 1107 at pages 308 through 337, inclusive, of the Deed Records of Multnomah County, Oregon, and is hereby further amended as follows:

1. Section C 2.b. is hereby amended by changing the subsection designation from "b." to "c." and the subsection heading to read as follows:

"c. Plan and Design Review."

2. Section C 2.b. is hereby further amended by substituting a new Subsection "b" to read as follows:

"b. Transportation Center

The Transportation Center, as identified on the Districts Map, (Exhibit Four - Part Two), shall be developed to provide for efficient concentration of the interstate bus companies and related uses in proximity of other transportation facilities. Development of the Transportation Center shall comply with Title 33, Planning and Zoning Code of the City of Portland, and shall be supportive of the objectives of this Plan."

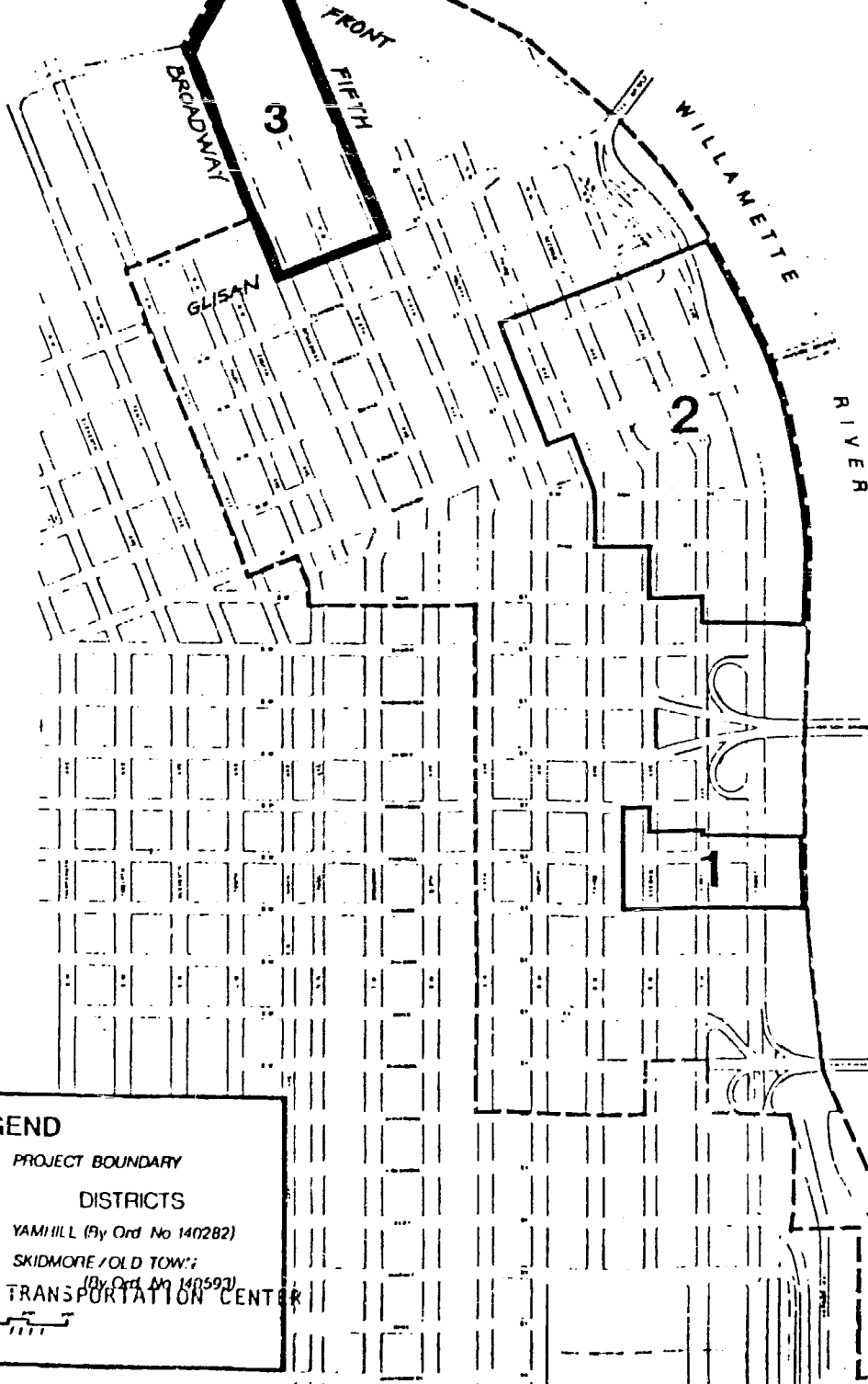
3. Exhibit 4 is hereby amended by deleting the word "historic" from the exhibit title and legend and by adding a new district on the map and in the legend to be designated as follows: "Transportation Center". See attached amended Exhibit 4.

4. Section D 2.c. is hereby amended by adding a line under "Parcel" and "Intended Use" to read as follows:

"Parcel 3

Transportation Center"

5. Exhibit 5 is hereby amended by adding an additional parcel to be acquired shown on the map as the block bounded by NW Glisan Street, NW Hoyt Street, NW Sixth Avenue and NW Broadway, and in the legend designated as follows: "Parcel 3".



LEGEND

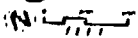
--- PROJECT BOUNDARY

DISTRICTS

1 YAMHILL (By Ord No 140282)

2 SKIDMORE / OLD TOWN

3 TRANSPORTATION CENTER (By Ord No 140593)



**DISTRICTS
MAP**

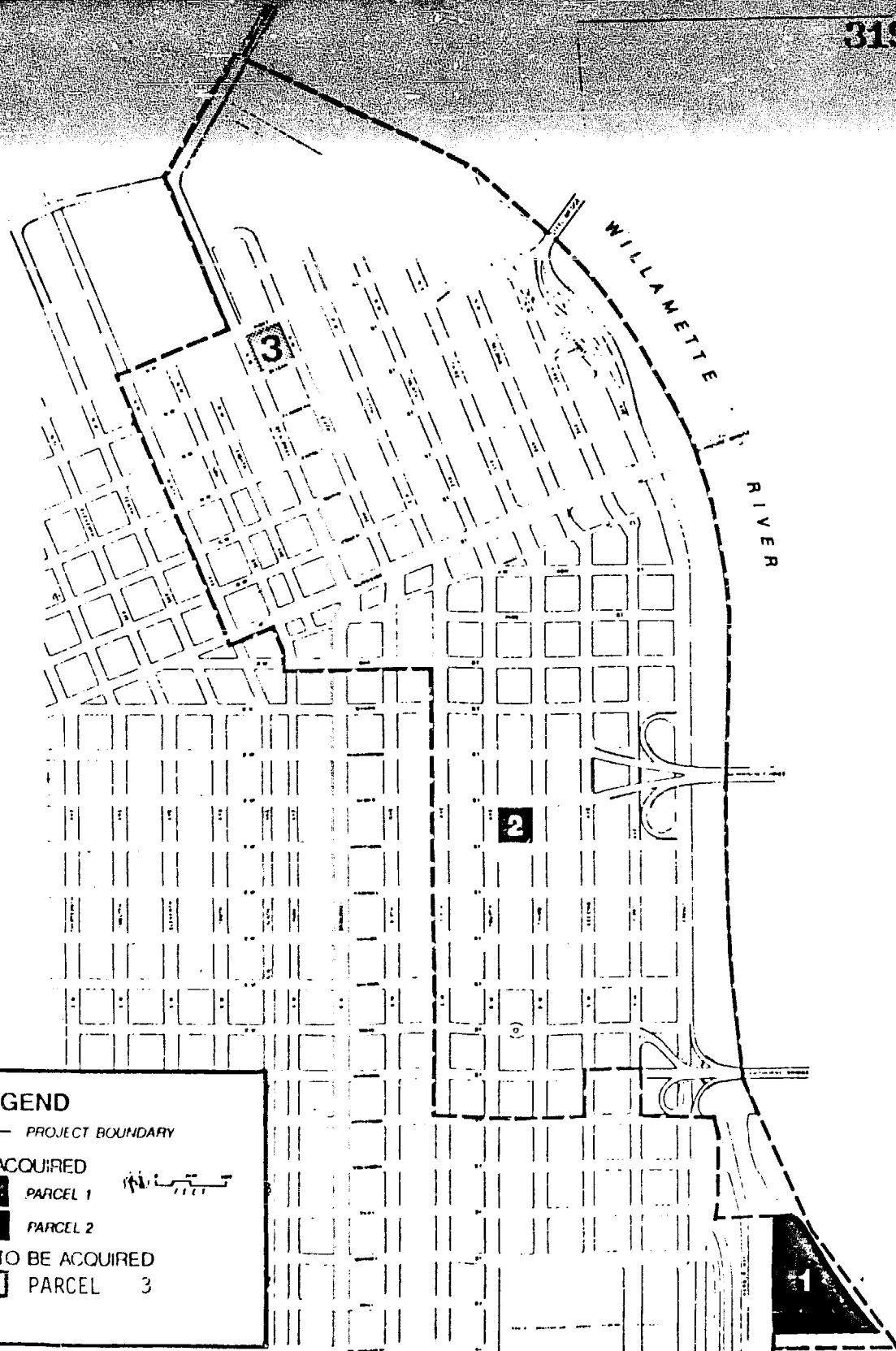
**DOWNTOWN
WATERFRONT
URBAN RENEWAL
PLAN**

EXHIBIT 4

5/76

7/76

9/77



PROPERTY
ACQUISITION
MAP

**DOWNTOWN
WATERFRONT
URBAN RENEWAL
PLAN**

EXHIBIT 5
AMENDED
5/75
5/76
9/77

RESOLUTION NO. **31950**

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 First Amendment was approved by the Council by Resolution No. 31580, adopted the 11th day of June, 1975, and which Second Amendment was approved by the Council by Resolution No. 31694, adopted the 27th day of May, 1976; and

WHEREAS, the Council has adopted Resolution No. 31934 the 25th day of August, 1977, directing the Portland Development Commission to prepare a Third Amendment to provide for the **possible acquisition of Block R, Couch Addition**, for use as a bus transportation center, and specifying conditions of acquisition; and

WHEREAS, the Third Amendment adopted by the Portland Development Commission September 13, 1977, consists of **one** page of text and Exhibits marked 4 and 5, and which Third Amendment is attached to the original only hereof, and by the reference made a part hereof; and

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

WHEREAS, the Third Amendment has been prepared, reviewed and approved by the Portland Development Commission, providing for acquisition of Block R, Couch Addition, and the designation of a Transportation Center District; and

WHEREAS, the Council, having reviewed the proposed Third Amendment and the report of the Planning Commission, does by this resolution desire to approve the Third 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 Third Amendment to the Urban Renewal Plan for the Downtown Waterfront Project, conform to the General Plan of the City of Portland.

2.28.1000

RESOLUTION NO.

TITLE

P

RESOLUTION ADOPTING THE
THIRD AMENDMENT TO THE
DOWNTOWN WATERFRONT URBAN
RENEWAL PLAN

W. H. H.

RESOLUTION NO.

31550

BOOK 1202 PG 2125
RECORDED 9-28-17

31550

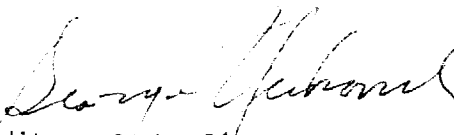
Section 2. It is further found and determined that said Urban Renewal Plan and Third Amendment comply with all the requirements of ORS Chapter 457.

Section 3. The Third 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 Third Amendment and the Resolution.

Section 5. The City Auditor is hereby directed to forward forthwith to the Portland Development Commission and to the Portland City Planning Commission copies of this Resolution.

Adopted by the Council: SEP 21 1977


Auditor of the City of Portland

Mayor Goldschmidt
September 14, 1977
MAC:gc

RESOLUTION NO. 31950

RESOLUTION ADOPTING THE THIRD
AMENDMENT TO THE DOWNTOWN
WATERFRONT URBAN RENEWAL PLAN.

N6/7

Section 5. If it is further found and determined that the Commission has duly complied with the provisions of the Charter, the Commission shall certify to the City Council that the Commission has duly complied with the provisions of the Charter.

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

Filed SEP 16 1977
 GEORGE YERKOVICH
 Auditor of the City of Portland
 By Jordan Croell
 DEPUTY