

150885

Twelfth Amendment to URBAN RENEWAL PLAN
For
SOUTH AUDITORIUM PROJECT (Ore. R-1)
(Amending the South Auditorium Project, Area 11 only)

The Urban Renewal Plan for the South Auditorium Project, approved by the City Council of the City of Portland by Resolution No. 27686 adopted on June 18, 1958, as amended from time to time, was amended by an Urban Renewal Plan for South Auditorium Project - Area 11, an Amendment to the South Auditorium Project, dated September 27, 1965, and approved by the City Council of the City of Portland by Resolution No. 29698 adopted on November 12, 1965. Said Amendment was further amended from time to time and was amended by the Eighth Amendment to the Urban Renewal Plan adopted by the City Council of the City of Portland by Resolution No. 30699 adopted on April 15, 1970. These Amendments (South Auditorium Project - Area 11) are hereby amended as follows:

1. Section C, Subsection 1, is hereby amended by deleting subsection "d. Alternate Uses" which subsection was added as amendment No. 1 of the Eighth Amendment to the Urban Renewal Plan and which reads:

"d. Alternate Uses

The alternate uses shown on Exhibit C shall not include any use for apartments or any residential purpose and any reference to apartments or residential uses in the Plan are hereby deleted."

2. Section C, Subsection c. entitled "Other Land Uses" is hereby amended to read as follows:

The private land uses shown on the Land Use map are commercial uses on Block 9, 114, 115, 116, 127, 128, 129, 130, 131, 145 and 147. The specific uses permitted in each of these categories and the regulations that will govern them are prescribed in Sections 2 a. and b. below, except that condominium and apartment uses will be permitted on Blocks 128, 130 and 131 in addition to the uses specified in Sections 2 a. and b. below.

SOUTH AUDITORIUM URBAN RENEWAL PLAN
REPORT ON TWELFTH AMENDMENT

Presented to
The City of Portland Planning Commission
November 4, 1980

Prepared by
The Portland Development Commission

South Auditorium Urban Renewal Plan
Report on Twelfth Amendment

Area II of the South Auditorium Urban Renewal Project was approved and recorded January, 1966. This area is composed of 16 blocks, located between S.W. Fourth Avenue and the old Harbor Drive alignment, and west of Market Street. As originally approved, the Urban Renewal Plan defined a range of uses for this area including commercial, public and apartments.

In 1969, however, the Urban Renewal Plan was amended by the Eighth Amendment to exclude residential uses from those blocks previously so designated. This action was taken to reflect the prevailing wisdom of those times, i.e., targeted major office areas of downtown, such as the subject area, were not viable for residential development. The mixing of uses that is sought for downtown today, as a means of generating both increased and extended traffic, was not viewed similarly a decade ago.

In many respects, the adoption of the proposed amendment can be viewed as a housekeeping matter. Subsequent to the approval of the Eighth Amendment to the South Auditorium Urban Renewal Plan, the City has adopted several documents which encourage housing throughout downtown and this area in particular. Specifically, more recent actions include:

1. Planning Guidelines/Portland Downtown Plan (1972)
2. Downtown Development Regulations (1979)
3. Downtown Housing Policy and Program (1979)
4. Downtown Plan Update (1980)

Thus, providing for residential uses on Blocks 128, 130 and 131 proposed as the Twelfth Amendment to the South Auditorium Urban Renewal Plan will bring this plan into conformance with other City plans and codes.

The South Auditorium Urban Renewal Plan provides for minor and major amendments. Minor amendments, those determined not to have substantial affect on neighboring properties, require Commission approval. Major amendments, however, require affected property owners' consent, Planning Commission review, Portland Development Commission and City Council approval. Amending allowed land uses constitutes a major plan change. Consent to the proposed plan change has already been obtained from all redevelopers within Area II of the South Auditorium Urban Renewal Project, except for the City of Portland. The City's consent will be included in the City Council's Ordinance approving this plan change.

Approval of the Twelfth Amendment will allow for Olympia & York's mixed-use Fountain Plaza proposal to proceed with housing as proposed. Their proposal was selected through an open development competition administered by the Commission and an Developer Selection Advisory Committee. Ten mixed-use proposals were received, from which the Olympia & York proposal emerged as the unanimous choice, based on development feasibility, project design and achievement of community objectives.

The Portland Development Commission unanimously approved this Twelfth Amendment to the South Auditorium Urban Renewal Plan by Resolution at its October 23rd meeting. Both the Downtown Housing Advisory Committee and the Downtown Community Association reviewed the proposals received and officially registered their support for inclusion of housing on the subject property.

Block 131 and the western 98 feet of Block 130 were acquired and cleared for redevelopment by the Portland Development Commission in the early 1970s in accordance with the provisions of the South Auditorium Urban Renewal Plan. KOIN-TV, the existing tenant of Block 128, will be relocated into the new facility proposed for Block 131 under a separate agreement between KOIN-TV and Olympia & York. Hence, no businesses will be dislocated as a result of the Twelfth Amendment. Termination of existing leases for surface parking lots on Blocks 130 and 131 with the Portland Development Commission will occur prior to commencement of construction on those blocks and in accordance with lease conditions with the parking operator.

It is hereby requested that the Planning Commission approve a motion supporting the City Council's adoption of the Twelfth Amendment to the South Auditorium Urban Renewal Plan - Area II, providing for housing on three blocks therein.

150885

THE CITY OF
PORTLAND**OREGON**CONNIE McCREADY
MAYOROFFICE OF
PLANNING AND
DEVELOPMENTBUREAU OF
PLANNING
621 S.W. ALDER ST.
PORTLAND, OR 97205FRANK FROST
ACTING DIRECTOR
248-4253CODE
ADMINISTRATION
248-4250LONG RANGE
PLANNING
248-4260SPECIAL
PROJECTS
248-4509TRANSPORTATION
PLANNING
248-4254HOUSING AND
POPULATION
248-5525

November 7, 1980

MEMORANDUM

TO: Members of the Portland City Council

FROM: Frank Frost, Bureau of Planning *FF*

SUBJECT: Twelfth Amendment to the South Auditorium Urban Renewal Plan

On November 4, 1980, the Portland Planning Commission unanimously recommended approval of the Twelfth Amendment to the South Auditorium Urban Renewal Plan--Area II to provide for housing on Blocks 128, 130, and 131.

This amendment acknowledges the planning philosophy that a mixture of uses in downtown development will create a more vital downtown and allow fulfillment of adopted city goals, including those of the Downtown Housing Policy and Program. It will also permit the inclusion of apartment and condominium units in Olympia and York's Fountain Plaza Proposal, which was recently selected by the Portland Development Commission and an Advisory Developer Selection Committee for development on these three blocks.

The City Council is urged to concur with the findings of the Planning Commission and approve the Twelfth Amendment to the South Auditorium Urban Renewal Plan.

FNF/tsh

ORDINANCE NO. **150885**

An Ordinance authorizing the Twelfth Amendment to the South Auditorium Urban Renewal Plan to permit residential uses on Blocks 128, 130 and 131 therein.

The City of Portland ordains:

Section 1. The Council finds:

1. That the Portland Development Commission, the duly designated Urban Renewal Agency of the City of Portland, hereinafter called the "Commission", with the financial assistance of the Department of Housing and Urban Development of the United States of America, has undertaken to carry out the South Auditorium Urban Renewal Project, the area of which Project is generally described as follows:

Area bounded generally by S.W. Harbor Drive on the east, S.W. Arthur Street on the south, S.W. Fourth Avenue on the north, and that block bounded by S.W. Madison Street on the north, S.W. First Avenue on the east, S.W. Jefferson Street on the south, and S.W. Second Avenue on the west;
2. That the Council of the City of Portland by Resolution No. 27686, adopted on the 18th day of June, 1958, found and determined that the Urban Renewal Project in the South Auditorium 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 aforementioned had been duly reviewed and considered, and was by that resolution approved as conforming to the general plan of the locality, and the Plan as approved by said Resolution No. 27686 has been amended and as amended approved by the City Council by Resolution No. 28635, adopted the 18th day of October, 1961, and as amended is recorded in Book 2096, Pages 172 through 228 inclusive, of the Deed Records of Multnomah County, Oregon, and which has been subsequently amended from time to time;
3. That the Portland Development Commission has proposed further amendment to said Urban Renewal Plan to permit residential uses on Blocks 128, 130 and 131, as contained in the "Twelfth Amendment to the Urban Renewal Plan for South Auditorium Project (ORE. R-1)" attached hereto marked Exhibit "A" and by this reference made a part hereof.

4. That the proposed Plan Amendment will bring said blocks into conformance with other plans and guidelines adopted by the Council of the City, subsequent to the preparation and adoption of South Auditorium Project - Area II Plan, including: amendment to Title 33 of the Planning and Zoning Code of the City of Portland by Ordinance 147239, February 1979; Downtown Housing: Policy and Program Recommendations by Resolution 32514, October 1979; and update to the Goals and Guidelines/Portland Downtown Plan by Resolution 32772, October 1980;
5. That said Amendment was adopted by the Portland Development Commission by Resolution 2931 in October 1980 and was submitted to and reviewed by the City Planning Commission along with a report explaining the affect of said Amendment prepared in accordance with ORS 457.220 (attached hereto and marked as Exhibit "B", and by this reference made a part hereof) on November 4, 1980, which recommended approval of said Amendment to the City Council (attached hereto and marked as Exhibit "C" and by this reference made a part hereof);
6. That, in accordance with the Amendment provisions of the South Auditorium Urban Renewal Plan, the consent of all affected property owners within Area II, except for the City of Portland as owner of Blocks 9, 132 and 145, have already been obtained to the proposed Amendment.
7. That the City Council, having reviewed the proposed Amendment and the report of the City Planning Commission, does by this Ordinance desire to approve the Amendment:

NOW, THEREFORE, The Council directs:

- a. That the Mayor is hereby authorized, on behalf of the City of Portland as owner of Block 9, 132 and 145 Portland Addition, to sign the property owner's consent form to the Twelfth Amendment of the South Auditorium Urban Renewal Plan - Area II.
- b. The report explaining the proposed Amendment to the South Auditorium Urban Renewal Plan above described and as contained in Exhibit "B", Report on the Twelfth Amendment, is hereby approved.

ORDINANCE No.

RESOLUTIONS
COMMISSIONERS VOTED
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FOR THE
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- c. The Amendment to the South Auditorium Urban Renewal Plan above described and as contained in Exhibit "A", Twelfth Amendment to Urban Renewal Plan for South Auditorium Project (ORE. R-1), is hereby approved.
- d. The proceedings herein in all particulars conform to the provisions and requirements of ORS Chapters 456 and 457.

ORDINANCE No. 150885

1980

An Ordinance authorizing the Twelfth Amendment to the South Auditorium Urban Renewal Plan for South Auditorium Project (ORE. R-1), as contained in Exhibit "A", is hereby approved.

DEC 17 1980

DEC 17 1980

DEC 17 1980

GEORGE ALKNOVICH

Passed by the Council, DEC 17 1980

Mayor Frank Ivancie
Christopher Kopca
December 3, 1980

Attest:

Serge Tchekal
Auditor of the City of Portland

4428
 Calendar No. ~~4330~~

ORDINANCE No. 150885

Title

An Ordinance authorizing the Twelfth amendment to the South Auditorium Urban Renewal Plan to permit residential uses on Blocks 128, 130 and 131 therein.

DEC 10 1980

PASSED TO SECOND READING DEC 17 1980

Filed DEC 4 1980

GEORGE YERKOVICH
 Auditor of the CITY OF PORTLAND

Gordon Crull
 Deputy

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

FOUR-FIFTHS CALENDAR	
Jordan	
Lindberg	
Schwab	
Ivancie	

INTRODUCED BY
Mayor Ivancie

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

BUREAU APPROVAL
Bureau: Portland Development Commission
Prepared By: Christopher Kopca Date: 12/1/80
Budget Impact Review: <input checked="" type="checkbox"/> Completed <input type="checkbox"/> Not required
Bureau Head: Oliver I. Norville, <i>ON</i> Acting Executive Director

Consent / Regular <input checked="" type="checkbox"/>
NOTED BY
City Attorney
City Auditor
City Engineer

120882