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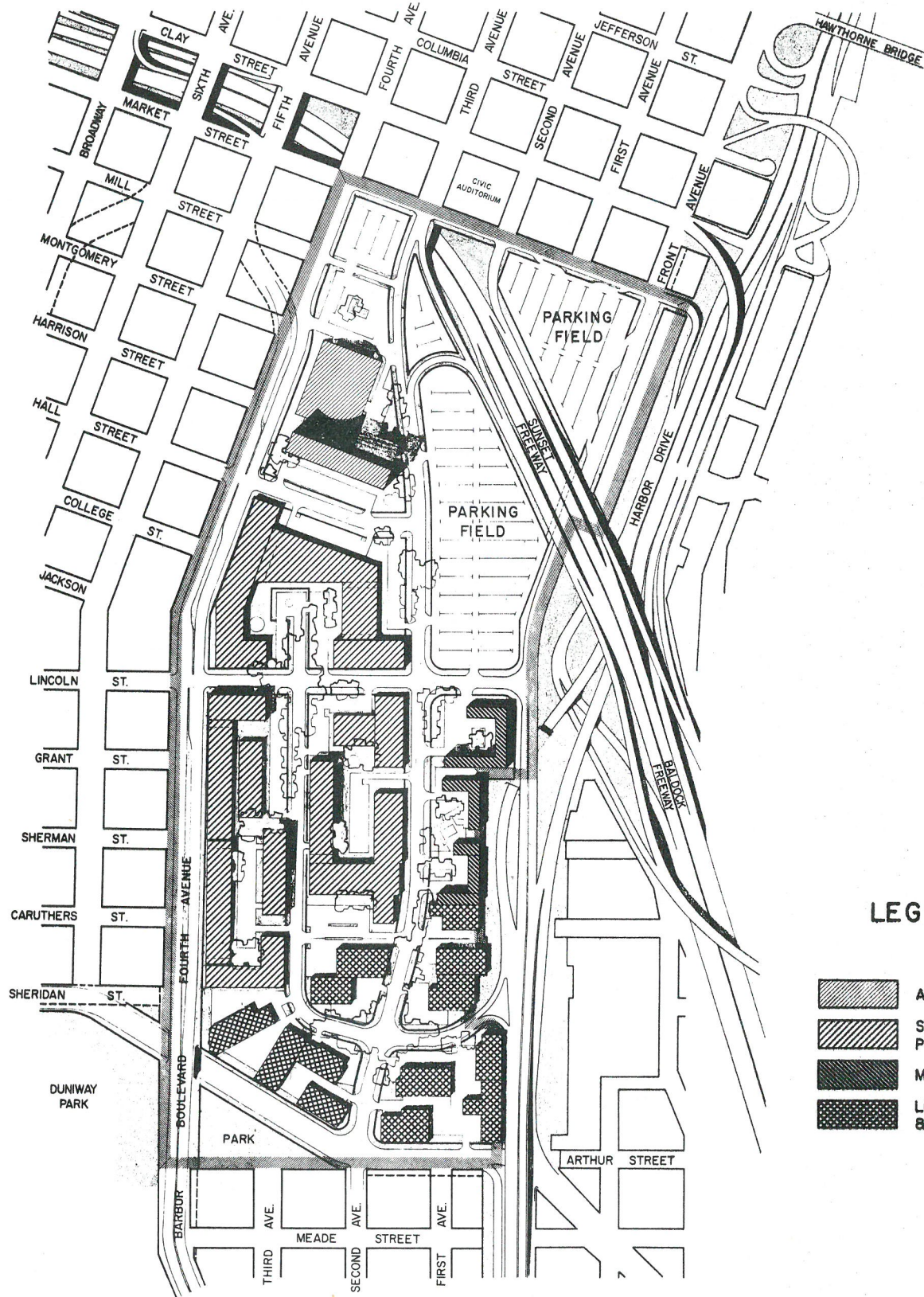
# REDEVELOPMENT PLAN

SOUTH AUDITORIUM



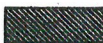

PORTLAND, OREGON

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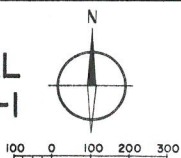


## LEGEND

-  ARMORY
-  SERVICE & PROF. OFFICES
-  MOTELS
-  LIGHT MFG. & WHOLESALING

SOUTH AUDITORIUM  
URBAN RENEWAL  
PROJECT, ORE. R-1

JANUARY 1958



PORTLAND, MULTNOMAH, OREGON R-311  
PORTLAND CITY PLANNING COMMISSION

# ILLUSTRATIVE SITE PLAN

FIGURE

1



THE SOUTH AUDITORIUM PROJECT

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the redevelopment plan and  
the supporting documentation

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PORTLAND, OREGON      JANUARY 15, 1958





# HOUSING AUTHORITY OF PORTLAND, OREGON

8920 N. WOOLSEY AVE. • PORTLAND 3, OREGON • TELEPHONE, BU. 9-5571

January 14, 1958

The Honorable Terry D. Schrunk, Mayor  
and Members of the City Council  
Portland, Oregon

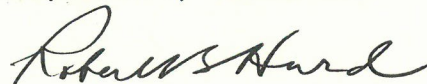
Dear Mayor Schrunk:

It is my pleasure and privilege to transmit to you the final REDEVELOPMENT PLAN for the South Auditorium Project as adopted by this Agency on January 14, 1958, in accordance with the provisions of ORS Chapter 457, as amended, and Title I of the Federal Housing Act of 1949, as amended.

The commissioners and I have been gratified by the important steps taken toward achieving an urban renewal program for the City. It is our hope that the South Auditorium Project will be only the first of many clearance or rehabilitation projects in Portland.

We deeply appreciate the cooperation of the City Departments, the private utility companies, our consultants, and representatives of the Housing and Home Finance Agency. To you, Mayor Schrunk, and to Commissioners Bean, Boody, Bowes, and Earl, we are sincerely grateful.

Respectfully submitted,



Robert B. Hurd, Chairman  
Board of Commissioners

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George M. Yost, Planner I  
Richard L. Soderberg, Planner I  
Lois J. Pew, Senior Stenographer  
Louise A. Paris, Senior Stenographer

The Final Project Report was prepared by the Urban Renewal Staff and its consultants.



## INTRODUCTION

The South Auditorium Urban Renewal Project lies in the southwest sector of Portland adjacent to Harbor Drive and the Civic Auditorium. It is within five minutes travel time by public transportation of the City Hall and the core of Portland's central business district.

The purpose of renewal is to eliminate blight in the Project Area and, by proper new development, remove all blighting elements which have an adverse effect upon existing substantial developments in areas contiguous to the Project. Through the effectuation of the Redevelopment Plan, the area will become a highly desirable place in which to work. Furthermore, it will again become a tax asset to the City and will provide relief to the taxpayers throughout Portland.

The Project has been planned and will be executed by the Urban Renewal Agency of the City of Portland, with the assistance of the Housing and Home Finance Agency, Urban Renewal Administration, under the Federal Housing Act of 1949, as amended, and Oregon redevelopment law, as amended.



## CONTENTS OF THE REDEVELOPMENT PLAN

- A. Description of Project Area
- B. Planning Proposals
- C. Relationship of the Redevelopment Plan  
to Local Objectives
- D. Site Preparation Plan
- E. Other Provisions Necessary to Meet State  
and Local Requirements
- F. Official Actions
- G. Changes in Approved Plan



## REDEVELOPMENT PLAN

### A. DESCRIPTION OF PROJECT AREA

This document, herein referred to as the "Redevelopment Plan" or "Plan," relates to redevelopment of the South Auditorium Urban Renewal Project, herein referred to as the "Project Area" or "Project" and was prepared in accordance with Title I of the Federal Housing Act of 1949, as amended, ORS 457.010, 457.020, 457.030 and 457.050, as amended, and relevant Ordinances of the City of Portland, herein referred to as the "City." The Redevelopment Plan was based upon the Preliminary Project Report which was submitted to the Housing and Home Finance Agency, herein referred to as "H.H.F.A." in May 1957 and approved by H.H.F.A. in August 1957. This Plan has been approved in principle by the Portland City Planning Commission and the Mayor's Advisory Council on Urban Renewal. In January 1958, the Housing Authority of Portland, presently acting as the official Local Public Agency, met and gave formal approval to the Plan. Inasmuch as it is possible that the City Council will shortly relieve the Housing Authority of the urban renewal responsibility, "Urban Renewal Agency" or "Agency" herein refers to the official Local Public Agency as

designated by the City Council of Portland, Oregon.

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

Beginning at the intersection of the north line of S. W. Market Street and the west line of S. W. Harbor Drive, thence southerly along the west line of S. W. Harbor Drive to the south line of S. W. Arthur Street, thence westerly along the south line of S. W. Arthur Street to the west line of S. W. Fourth Avenue, thence northerly along the west line of S. W. Fourth Avenue to the north line of S. W. Market Street, thence easterly along the north line of S. W. Market Street to the point of beginning, containing 83.5 acres more or less and as shown on Figure 2.

All parcels within the Project boundary are to be acquired through eminent domain. However, the following parcel may continue on its present site and in its present form and use, providing that it conforms to the development controls herein described:

Assessor's Parcel No. 52-1



## B. PLANNING PROPOSALS

### 1. General

Provisions have been made for a rational distribution of major land uses, a street and utilities system which will be of maximum service to all parcels, and a statement of regulations and controls necessary to carry out the plan as conceived.

The Urban Renewal Agency will acquire the property in the Project Area, aid in the relocation of site residents and businesses, supervise the demolition of structures, supervise the installation of site improvements, and sell all real property acquired by it to responsible developers.

### 2. Reuse Plan (Figure 2)

The Reuse Plan shows the street system, the parcel numbers and size, the zoning and the proposed land uses. The Project distribution of land uses is as follows:

<u>Par. No.</u>	<u>Use</u>	<u>Area (Sq.Ft.)</u>	<u>Zoning</u>
1	Park	65,000	M-3
2, 3, 4, 5	Lht. Mfg. & Whlsng.	434,000	M-3
6	Motels	155,000	C-2
7, 8, 9	Serv. & Prof. Ofcs.	560,000	C-2
10	Armory	235,000	C-2
11, 12, 13, 14	Parking	535,000	C-2
15	Front-Harbor Strip	59,000	R/W

3. Right-of-way Plan (Figure 3)

The Right-of-way Plan shows the existing and proposed street systems in relation to each other. The City Council has adopted a resolution to provide for the vacation of all internal Project streets by Ordinance upon request by the Agency. The proposed internal street system is more efficient, and its adoption would return nearly ten acres of street rights-of-way to the tax rolls. Furthermore, new developers are assured a more desirable depth of parcels.

4. Regulations and Controls to be Applied

So that the objectives of the Redevelopment Plan will be achieved, the following controls will apply, notwithstanding the provisions of any zoning or building ordinance or regulation now or hereafter in force, and will be implemented by appropriate covenants or other provisions in the redevelopment agreements for each parcel and conveyance executed pursuant thereto.

a. General

Redevelopers will devote the land to the uses specified in this Redevelopment Plan and to no other use. Said covenants shall be covenants running with the land and shall be in effect for a period of thirty (30) years.

Redevelopers will complete the new development of the land for the uses required in the plan within two (2) years of date of purchase. Should parcels 2 through 9 be purchased by a single developer, said developer will complete the entire new development within five (5) years of purchase.



Redevelopers will agree to retain the interest they acquire until they have completed construction and development on the land they acquire pursuant to the Redevelopment Plan. They will agree not to sell, lease, or otherwise transfer the interest they acquire or any part thereof without prior written consent of the Agency, and then only if the Urban Renewal Agency shall have certified in writing that the redevelopment of land has been completed in accordance with the Plan.

Redevelopers will develop the land and improvements in accordance with those requirements listed in Table I. Construction shall be done in accordance with Ordinance No. 103415 (Building Code) of the City of Portland, Oregon. Adequate off-street parking and loading facilities shall be provided. The landscaping and architectural treatment shall be of an appropriate nature and subject to the review of the Agency and the Design Committee of the City Planning Commission. High standards of exterior appearance, cleanliness, and orderliness shall be maintained at all times.

Redevelopers shall be prohibited from employing or allowing any uses and operations objectionable due to unsightliness, odor, dust, smoke, noise, glare, heat and vibration.

No covenant, agreement, lease, conveyance, or other instrument will be effected by the Agency or redevelopers or any of their successors or assigns whereby the site or any part thereof is restricted by such Agency, redevelopers or successors in interest, upon the basis of race, creed, color, or national origin in the sale, lease, use or occupancy thereof.

b. Specific Development Controls

TABLE I

Parcel No.	Proposed Use	Approx. Area Sq. Ft.	% Max. Coverage	Parking Ratio**	Required Off-Street Loading		Max. Bldg. Height	Required Setback	
					Floor Area Sq. Ft. in 000's	No. Berths*		Street	No. Feet
1	Park	65,000	1	-	-	-	16'	-	-
2	Lt. Mfg. & Wholesale	145,000	40	2.3:1	10-39 40-99	1 2	24'	Arthur Barbur-Fourth Sheridan N 1/2 Third S 1/2 Third	10 10 30 60 10
3	Lt. Mfg. & Wholesale	130,000	40	2.3:1	10-39 40-99	1 2	24'	S 1/2 Third N 1/2 Third W 3/4 Sheridan E 1/4 Sheridan Front Arthur	10 60 60 10 5 10
4	Lt. Mfg. & Wholesale	89,000	40	2.3:1	10-39 40-99	1 2	24'	E 1/3 Sheridan W 2/3 Sheridan S 2/3 Third N 1/3 Third	10 60 60 20
5	Lt. Mfg. & Wholesale	70,000	40	2.3:1	10-39 40-99	1 2	24'	N 1/2 Third S 1/2 Third Sheridan	10 80 10
6	Motels	155,000	30	1 per unit	20-24.9 25-59.9 60-99.9 100-159.9	1 2 3 4	36'	Third Lincoln Front	40 40 0
7	Serv. & Prof. Offices	250,000	40	1:1	20-24.9 25-59.9 60-99.9 100-159.9	1 2 3 4	24'	Third E 1/3 Lincoln W 2/3 Lincoln N 1/3 Sheridan S 2/3 Sheridan	10 10 80 80 10
8	Serv. & Prof. Offices	260,000	40	1:1	20-24.9 25-59.9 60-99.9 100-159.9	1 2 3 4	24'	S 1/2 Sheridan N 1/2 Sheridan Lincoln Fourth	10 80 10 10



TABLE I (cont.)

Parcel No.	Proposed Use	Approx. Area Sq. Ft.	% Max. Coverage	Parking Ratio**	Required Off-Street Loading Floor		Max. Bldg. Height	Required Setback	
					Area Sq. Ft. in 000s	No. Berths*		Street	No. Feet
9	Serv. & Prof. Offices	275,000	40	1:1	20-24.9	1	24'	Fourth	10
					25-59.9	2		W 1/4 Hall	10
					60-99.9	3		E 3/4 Hall	80
					100-159.9	4		N 3/4 Third	80
								S 1/4 Third	10
	Lincoln	10							
	Sheridan	80							
	North End Sheridan	20							
10	Armory	235,000	36	1:1***	20-24.9	1	130'	Hall	80
					25-59.9	2		Fourth	30
					60-99.9	3		Third	30
					100-159.9	4			
11	Parking	56,000	1	-	-	-	16'	-	-
12	Parking	34,000	1	-	-	-	16'	-	-
13	Parking	290,000	1	-	-	-	16'	-	-
14	Parking	155,000	1	-	-	-	16'	-	-
15	Front-Harbor R/W	59,000	1	-	-	-	16'	-	-

\* Minimum Dimension  
 Motels - 9' x 35'  
 All others - 9' x 60'

\*\* Floor Area to Parking

\*\*\* Use of Adjacent Parking Field for Armory Drill Hall by Special Arrangement

## C. RELATIONSHIP OF THE REDEVELOPMENT PLAN TO LOCAL OBJECTIVES

### 1. Statement on Conformance to General Plan

This Redevelopment Plan is in conformity with the general plan which provides for the optimum development of residential, commercial and industrial uses throughout the City. (See Figure 18.) The Plan for the South Auditorium area will become an effective and desirable portion of the City's general plan.

### 2. Statement on Relationship to Definite Local Objectives

#### a. Appropriate Land Uses

Redevelopment of the Project Area will be for predominantly commercial use with supporting light manufacturing and wholesaling, parking, and public or quasi-public uses. The objective of the Redevelopment Plan is to provide the City and the redevelopers with parcels designated for the highest and best uses compatible with each other as well as with those uses contiguous to the Project. By supporting the natural development trends in the southwest district, a sound Project development is assured. By the same token, residential reuse is eliminated in the Project Area and limited to neighborhoods to the west and south, where high and medium density apartments are more appropriate. Furthermore, retail business is to be minimized so as not to dissipate the important focal, cultural and economic core which is Portland's Central Business District.

b. Improved Traffic

The circulation system of the Project Area has been designed to provide an efficient access and egress plan for the Area. Appropriate traffic arteries have been planned to provide maximum efficiency, pleasure and safety for the automobile driver, the pedestrian, and the shuttle-bus rider within the Project as well as to surrounding areas. All proposed street rights-of-way and cross-sections have been based on the level of traffic flow designed for each category of streets serving the Project Area.

c. Utilities

The entire Project will be served with adequate public and private utilities including, but not limited to, a water distribution system, storm and sanitary sewer systems, electricity, gas and telephone service as required.

d. Plans and Programs

The implementation of the Plan will be achieved through the cooperation of related City departments and local, state and federal agencies through the coordination of the Urban Renewal Agency.



#### D. SITE PREPARATION PLAN

The Site Preparation Plan consists of the following drawings, dated January 1958, which are incorporated in the Redevelopment Plan:

<u>Figure No.</u>	<u>Title</u>
4	Street Improvement Plan
5	Utility Plan - Water
6	Utility Plan - Combination Sewer
7	Utility Plan - Pacific Telephone and Telegraph
8	Utility Plan - Portland Gas and Coke
9	Utility Plan - Pacific Power and Light
10	Utility Plan - Portland General Electric

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

In accordance with Section 8 of ORS Chapter 457, the Urban Renewal Agency will submit to the City Council for their approval this Redevelopment Plan together with all relevant documentation in the form of an urban renewal plan and program which:

"conforms to the general plan for the municipality as a whole and which provides an outline for the development, redevelopment, clearance, rehabilitation or conservation of the area of the project and is sufficiently complete to indicate:

- (a) The land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation proposed to be carried out in the area of the urban renewal project.
- (b) Its relationship to definite local objectives as to appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements.
- (c) Proposed land uses, maximum densities and building requirements in the area.
- (d) The method for the temporary or permanent relocation of persons living in such area.
- (e) The method for providing, unless already available, decent, safe and sanitary dwellings substantially equal in number to the number of substandard dwellings to be cleared from the area, at rents within the financial reach of the income groups displaced from such substandard dwellings."

The urban renewal plan and program will be submitted to the City Planning Commission for review and recommendations before it is presented to the City Council for approval.

## F. OFFICIAL ACTIONS

### 1. Review and Approval

Official actions will be in conformity with relevant laws. This Redevelopment Plan, together with the Project Documentation, will be presented for review and recommendation to the Portland City Planning Commission which in turn will submit said documents to the various officials, departments, boards and agencies of the City of Portland having administrative responsibilities to effectuate the Plan. After proper review, the Redevelopment Plan and the Documentation will be submitted to the City Council for review.

### 2. Public Hearing

The City Council will hold a public hearing on the Project, and notice of the time, place and purpose of the hearing will be published in the major daily newspapers at least once a week for three (3) consecutive weeks. The hearing will be held at least ten (10) days after the last date of publication. At the public hearing an opportunity to be heard will be afforded all interested property owners, persons and agencies.

### 3. Ordinance of City Council

Approval of these documents will take the form of an ordinance of City Council and will authorize the Urban Renewal Agency to take such action as is necessary to effectuate the Redevelopment Plan.



4. Ordinances for Changes

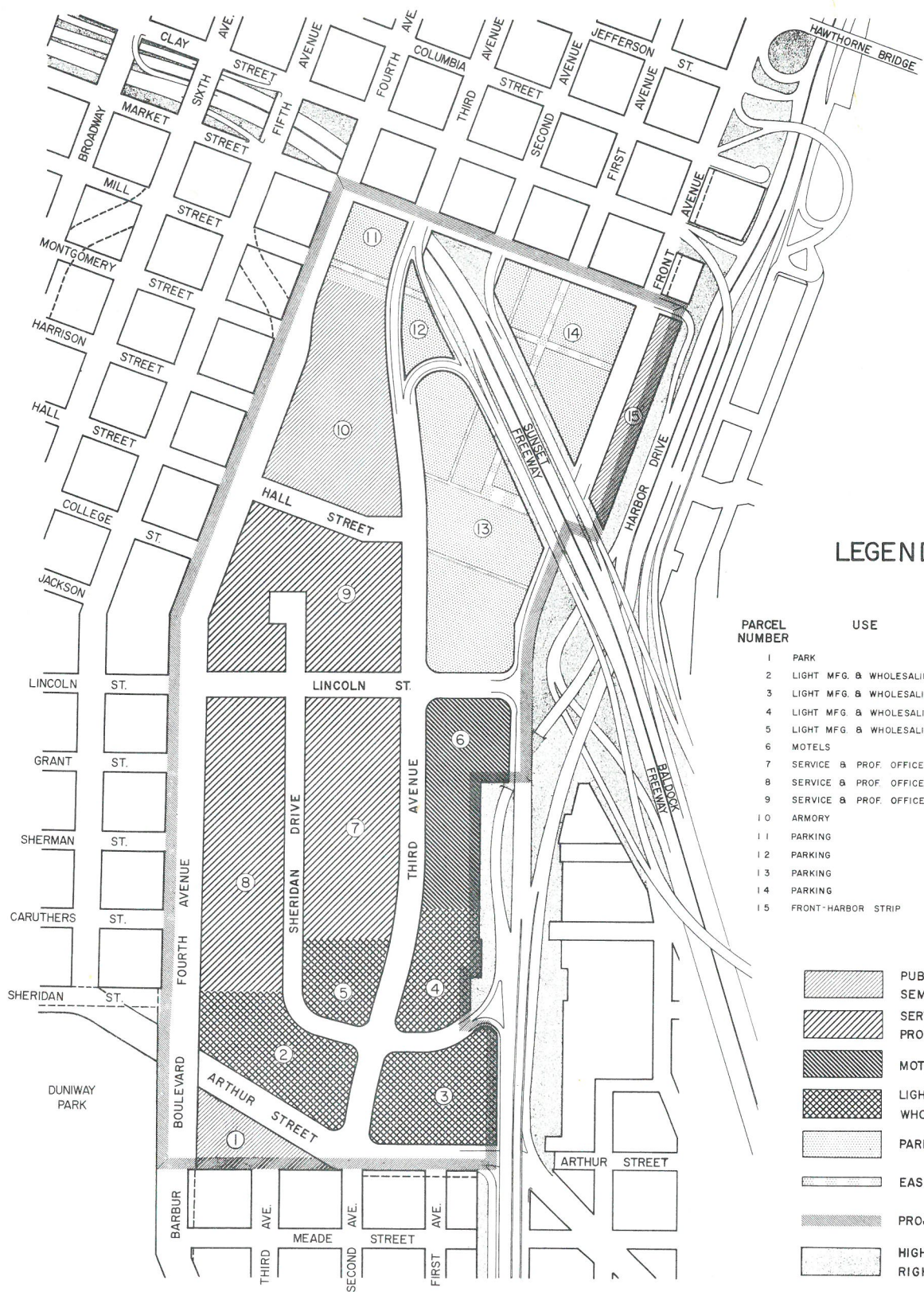
The Urban Renewal Agency will prepare for introduction in City Council necessary ordinances for changes in such matters as zoning, streets, public ways, street patterns and location of utilities, in order to implement and facilitate the Redevelopment Plan as presented herein.

5. Approval of Redevelopment Contract

The Urban Renewal Agency, upon selection of a redeveloper or redevelopers, shall submit a Redevelopment Contract, before it is executed, to the City Council for approval.

G. CHANGES IN APPROVED PLAN

1. Major changes to the Redevelopment Plan may be made by the Urban Renewal Agency of the City of Portland only after the proposed modifications have received the review of the City Planning Commission and the approval of the City Council. Revisions in land use, zoning, or streets and utilities are herein considered as being major changes.
2. Minor changes to the Redevelopment Plan may be made by the Urban Renewal Agency.



# LEGEND

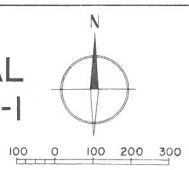
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1	PARK	65,000	M-3
2	LIGHT MFG. & WHOLESALING	145,000	M-3
3	LIGHT MFG. & WHOLESALING	130,000	M-3
4	LIGHT MFG. & WHOLESALING	89,000	M-3
5	LIGHT MFG. & WHOLESALING	70,000	M-3
6	MOTELS	155,000	C-2
7	SERVICE & PROF. OFFICES	250,000	C-2
8	SERVICE & PROF. OFFICES	260,000	C-2
9	SERVICE & PROF. OFFICES	275,000	C-2
10	ARMORY	235,000	C-2
11	PARKING	56,000	C-2
12	PARKING	34,000	C-2
13	PARKING	290,000	C-2
14	PARKING	155,000	C-2
15	FRONT-HARBOR STRIP	59,000	R/W

- PUBLIC OR SEMI-PUBLIC
- SERVICE & PROF. OFFICES
- MOTELS
- LIGHT MFG. & WHOLESALING
- PARKING
- EASEMENT
- PROJECT BOUNDARY
- HIGHWAY RIGHT-OF-WAY
- EXTRA-PROJECT PROPOSALS

SOUTH AUDITORIUM  
URBAN RENEWAL  
PROJECT, ORE. R-1

JANUARY 1958

PORTLAND, MULTNOMAH, OREGON R-311  
PORTLAND CITY PLANNING COMMISSION

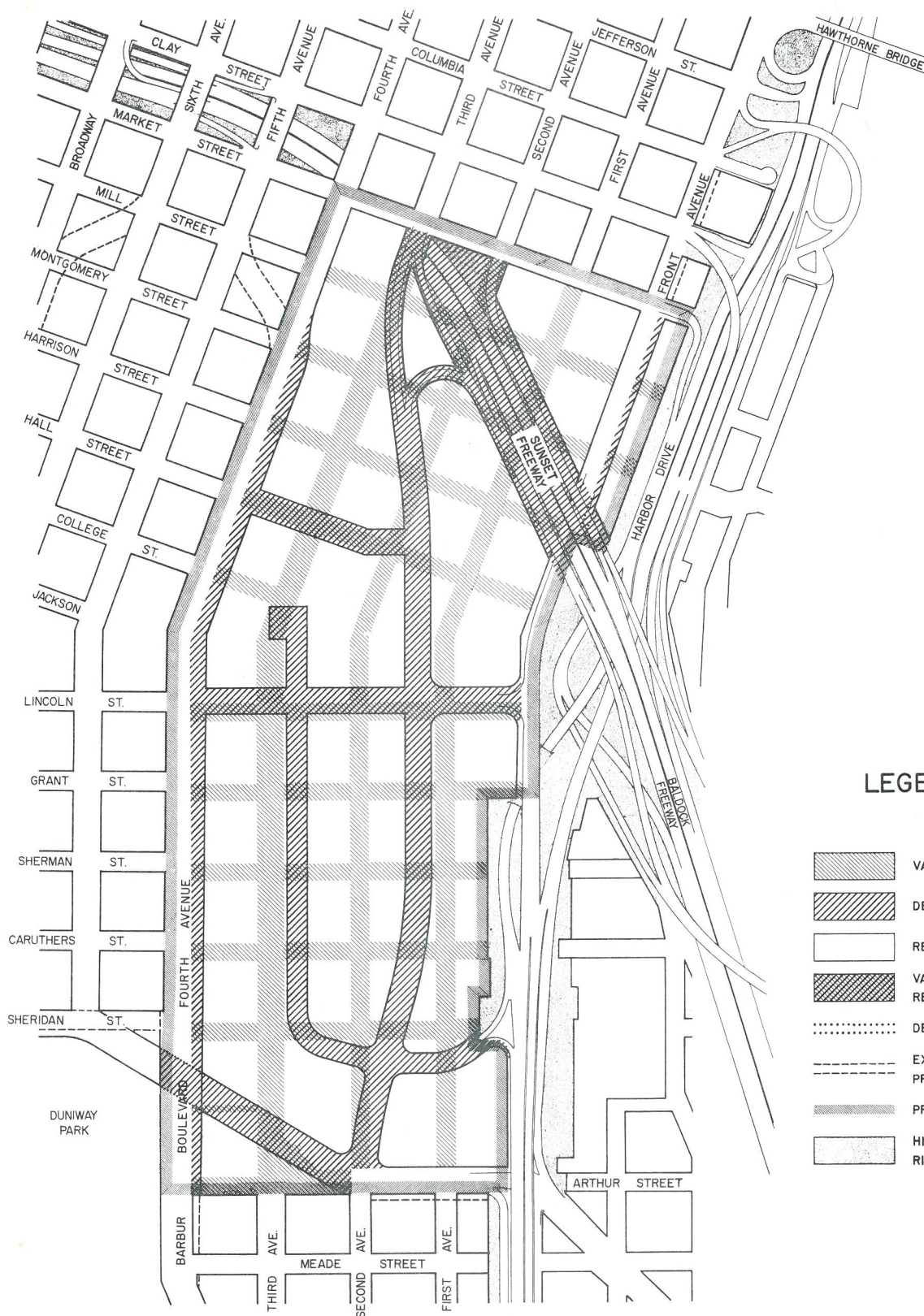


# REUSE PLAN



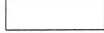


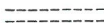


FIGURE

2





## LEGEND

-  VACATED
-  DEDICATED
-  RETAINED
-  VACATED & REDEDICATED
-  DEDICATED (UNDERPASS)
-  EXTRA-PROJECT PROPOSALS
-  PROJECT BOUNDARY
-  HIGHWAY RIGHT OF WAY

SOUTH AUDITORIUM

## URBAN RENEWAL PROJECT, ORE. R-1

JANUARY 1958

100 0 100 200 300

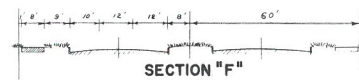
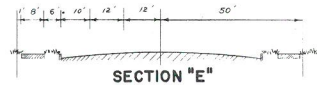
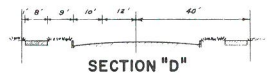
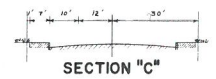
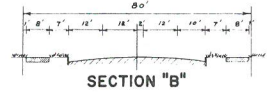
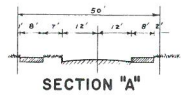
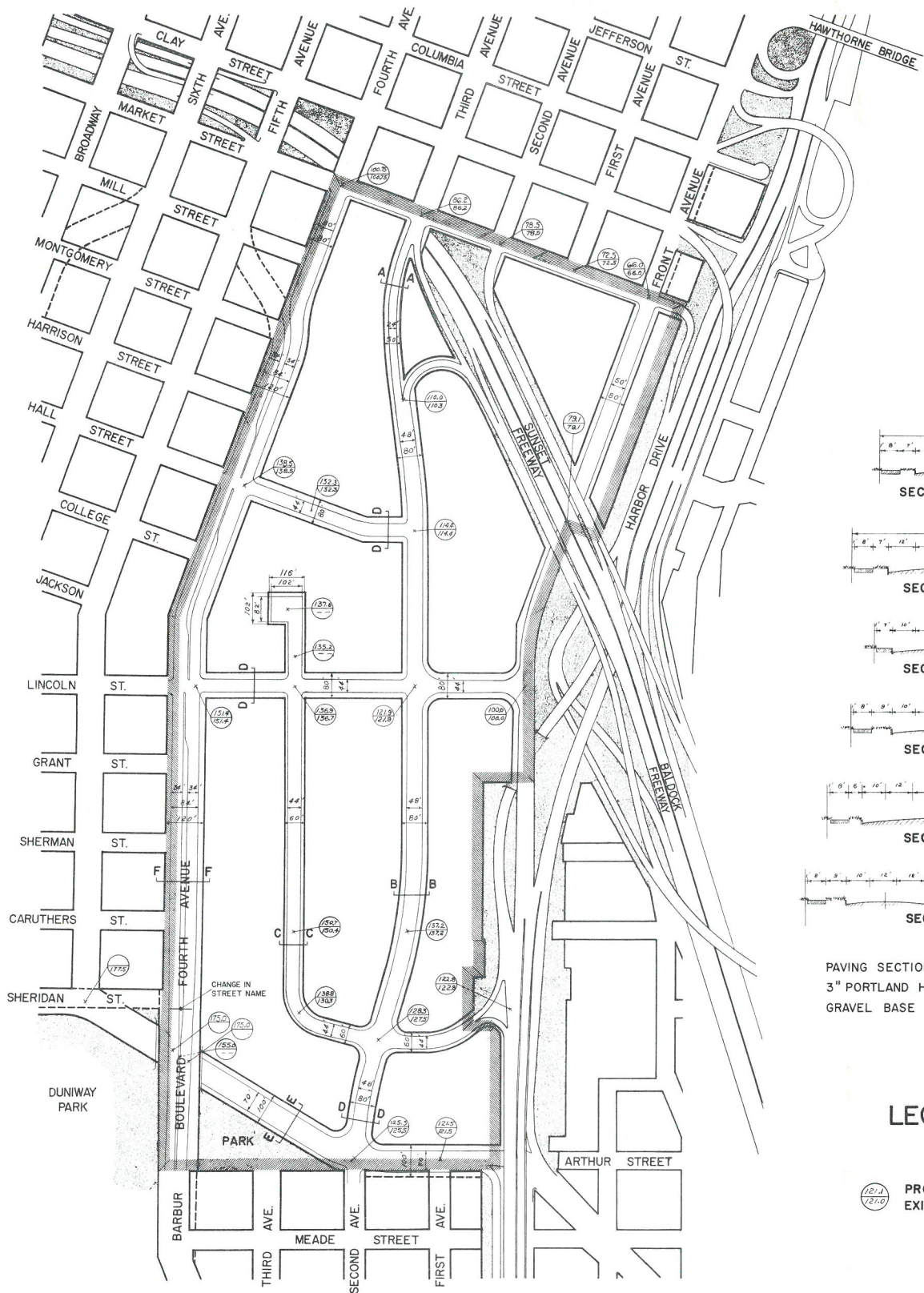
PORTLAND, MULTNOMAH, OREGON R-311  
PORTLAND CITY PLANNING COMMISSION

# RIGHT·OF·WAY PLAN

FIGURE

3





PAVING SECTION:  
3" PORTLAND HOT MIX #4 ON 8"  
GRAVEL BASE

## LEGEND

 PROPOSED ELEV.  
 EXISTING ELEV.

SOUTH AUDITORIUM

URBAN RENEWAL  
PROJECT, ORE. R-1

JANUARY 1958



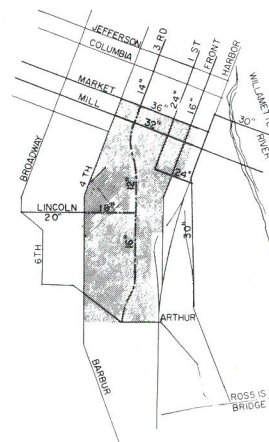
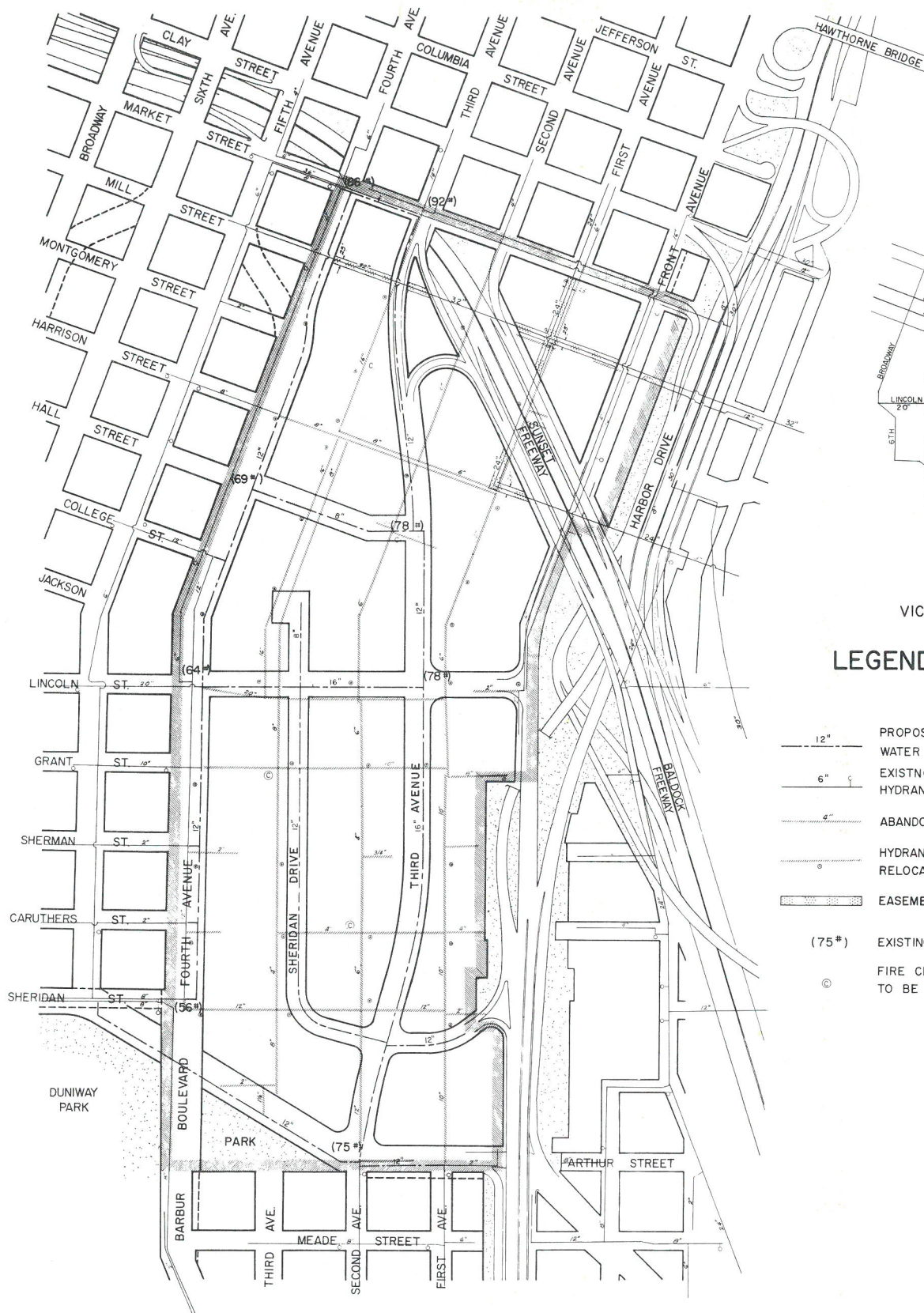
100 0 100 200 300

PORTLAND, MULTNOMAH, OREGON R-311  
PORTLAND CITY PLANNING COMMISSION

# STREET IMPROVEMENT PLAN

FIGURE

4



VICINITY MAP

## LEGEND

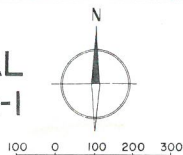
- 12" PROPOSED WATER MAIN
- 6" EXISTING MAIN & HYDRANTS TO REMAIN
- 4" ABANDONED MAIN
- HYDRANTS TO BE RELOCATED
- EASEMENT
- (75#) EXISTING STATIC PRESSURE
- FIRE CISTERNS (25,000 GAL.) TO BE RELOCATED

LOCATIONS ARE SCHEMATIC AND SIZES ARE APPROXIMATE

SOUTH AUDITORIUM

## URBAN RENEWAL PROJECT, ORE. R-1

JANUARY 1958



PORTLAND, MULTNOMAH, OREGON R-321  
PORTLAND CITY PLANNING COMMISSION

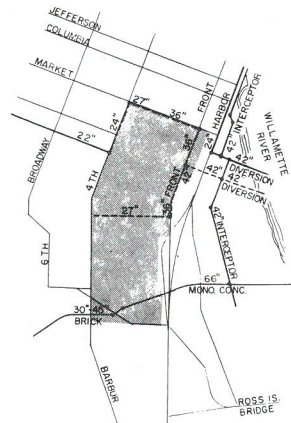
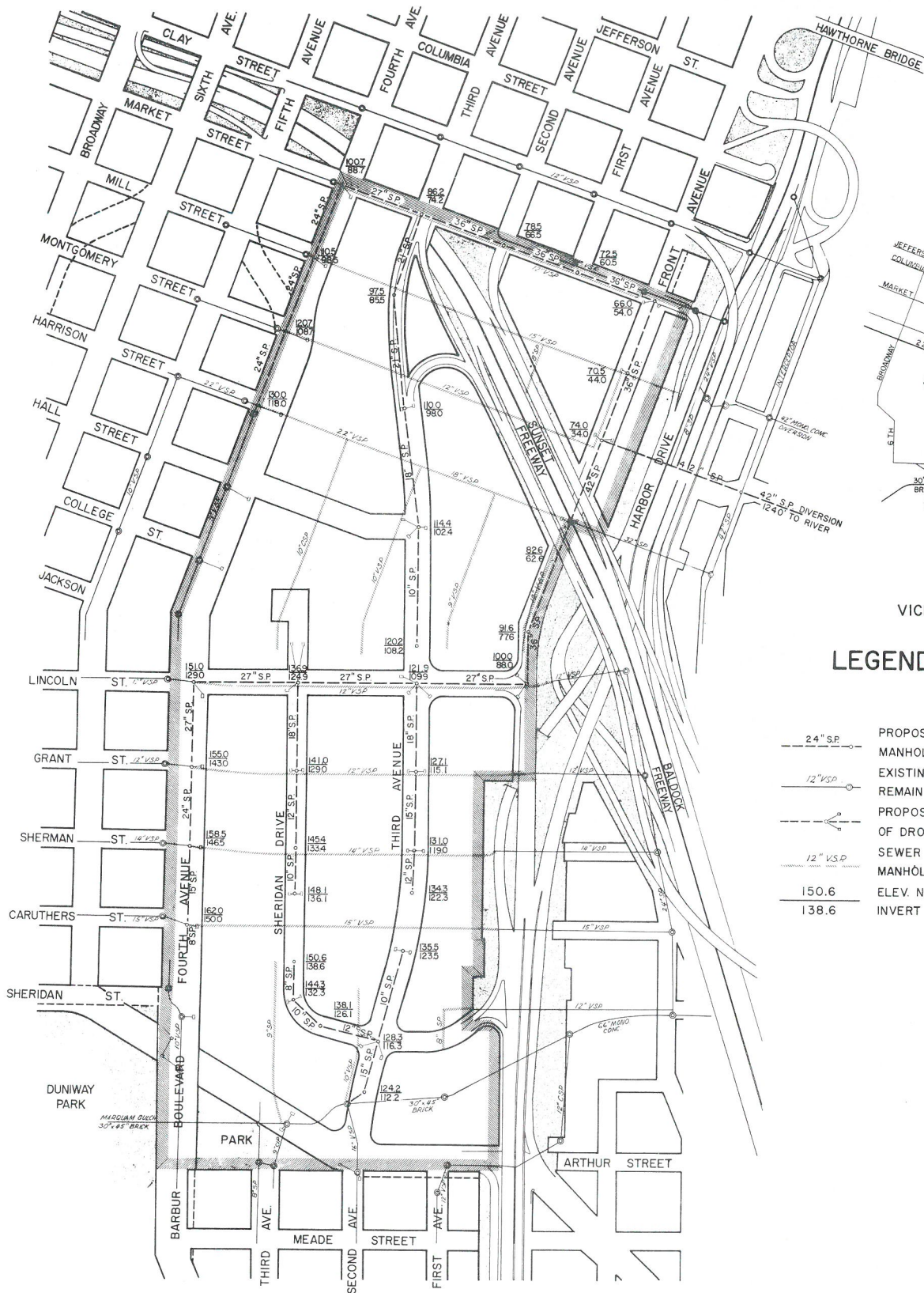
WATER

# UTILITY PLAN

FIGURE

5





VICINITY MAP

## LEGEND

- 24" S.P. — PROPOSED SEWER & MANHOLE
- 12" V.S.P. — EXISTING SEWER TO REMAIN IN USE
- 12" V.S.P. — PROPOSED LOCATION OF DROP INLETS
- 12" V.S.P. — SEWER ABANDONED & MANHOLES FILLED
- 150.6 ELEV. N. EDGE MANHOLE
- 138.6 INVERT ELEVATION

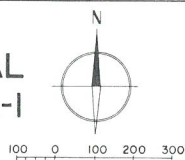
LOCATIONS ARE SCHEMATIC  
AND SIZES ARE APPROXIMATE

SOUTH AUDITORIUM

URBAN RENEWAL  
PROJECT, ORE. R-1

JANUARY 1958

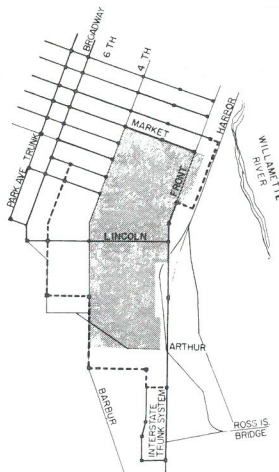
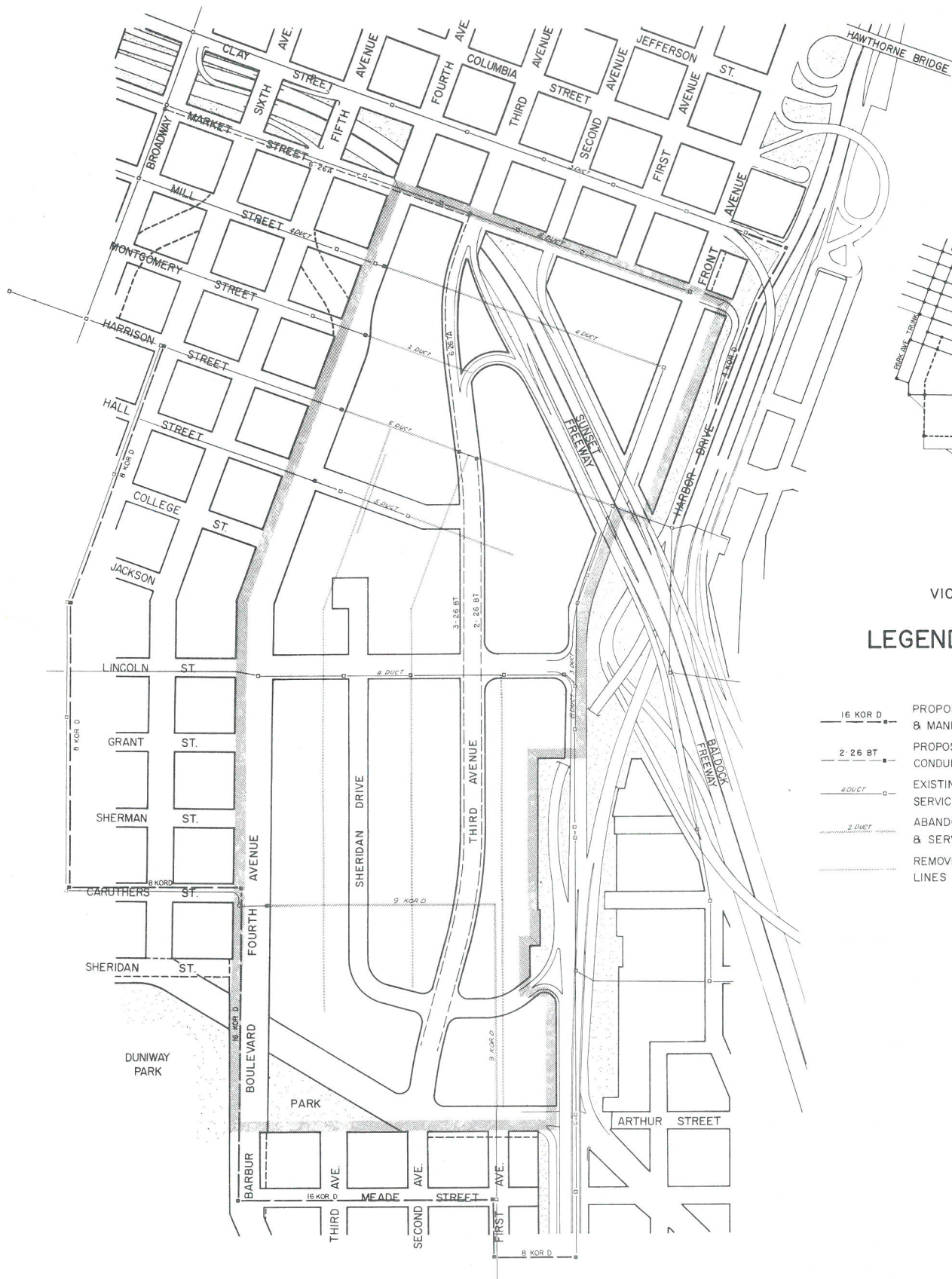
PORTLAND, MULTNOMAH, OREGON R-321  
PORTLAND CITY PLANNING COMMISSION



# COMBINATION SEWER UTILITY PLAN

FIGURE

6



VICINITY MAP

## LEGEND

- 16 KOR D PROPOSED TRUNK CONDUIT & MANHOLES
- 2-26 BT PROPOSED DISTRIBUTION CONDUIT & MANHOLES
- 4 DUCT EXISTING CONDUIT SERVICE TO REMAIN
- 2 DUCT ABANDONED CONDUIT & SERVICE
- REMOVE OVERHEAD LINES & POLES

LOCATIONS ARE SCHEMATIC AND SIZES ARE APPROXIMATE

SOUTH AUDITORIUM

URBAN RENEWAL  
PROJECT, ORE. R-1

JANUARY 1958

100 0 100 200 300



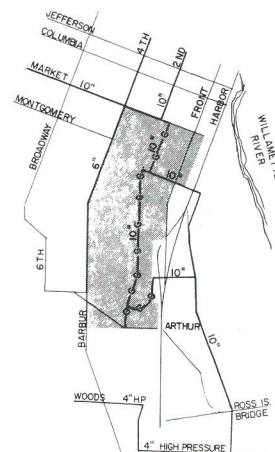
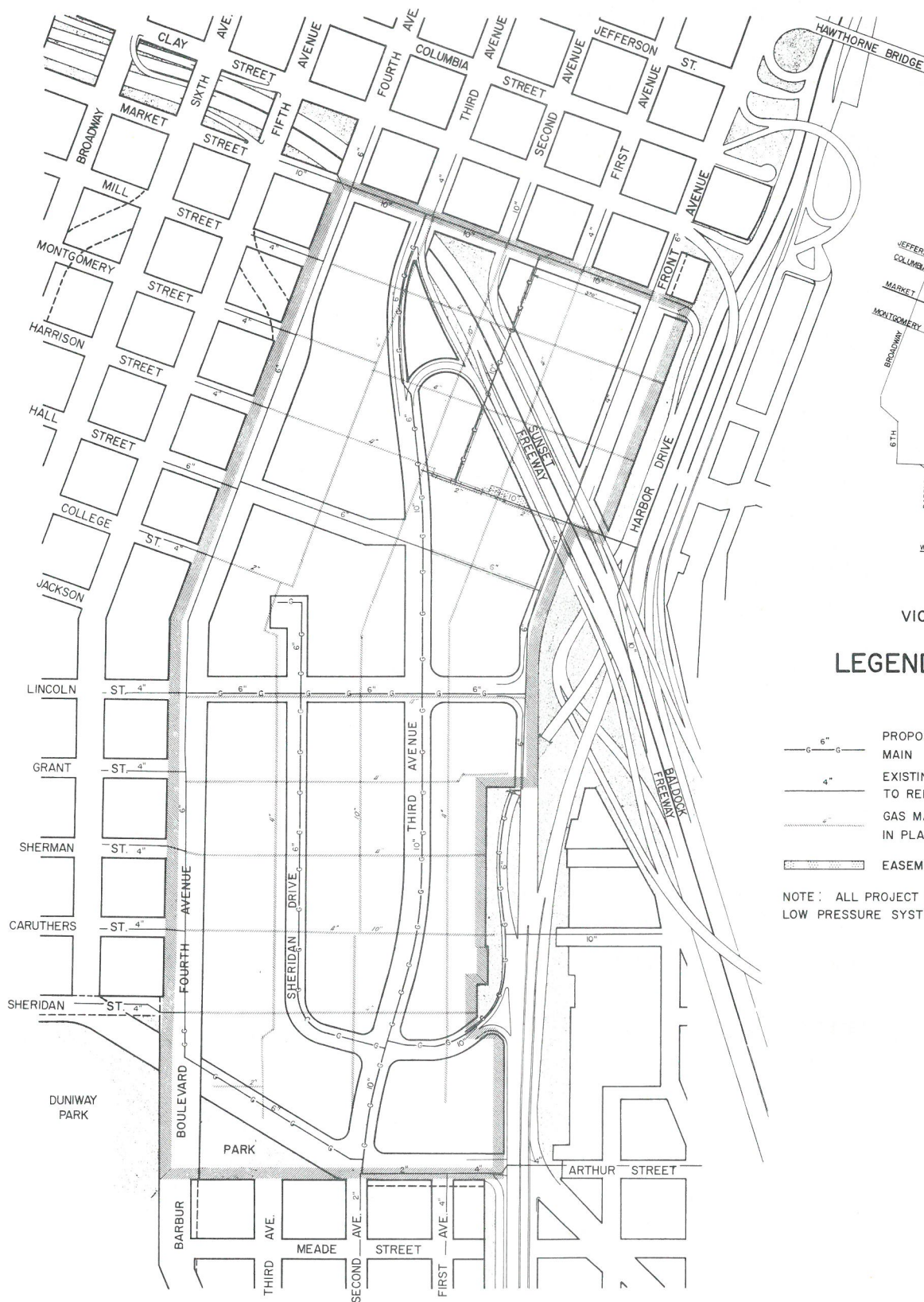
PACIFIC TELEPHONE AND TELEGRAPH

# UTILITY PLAN

FIGURE

7





VICINITY MAP

## LEGEND

- 6" PROPOSED GAS MAIN
- 4" EXISTING GAS MAIN TO REMAIN IN USE
- GAS MAIN ABANDONED IN PLACE
- EASEMENT

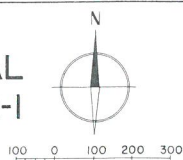
NOTE: ALL PROJECT GAS MAINS IN LOW PRESSURE SYSTEM

LOCATIONS ARE SCHEMATIC AND SIZES ARE APPROXIMATE

SOUTH AUDITORIUM  
URBAN RENEWAL  
PROJECT, ORE. R-1

JANUARY 1958

PORTLAND, MULTNOMAH, OREGON R-321  
PORTLAND CITY PLANNING COMMISSION

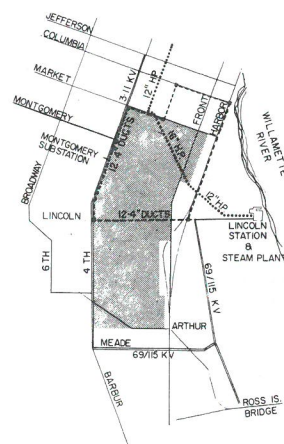
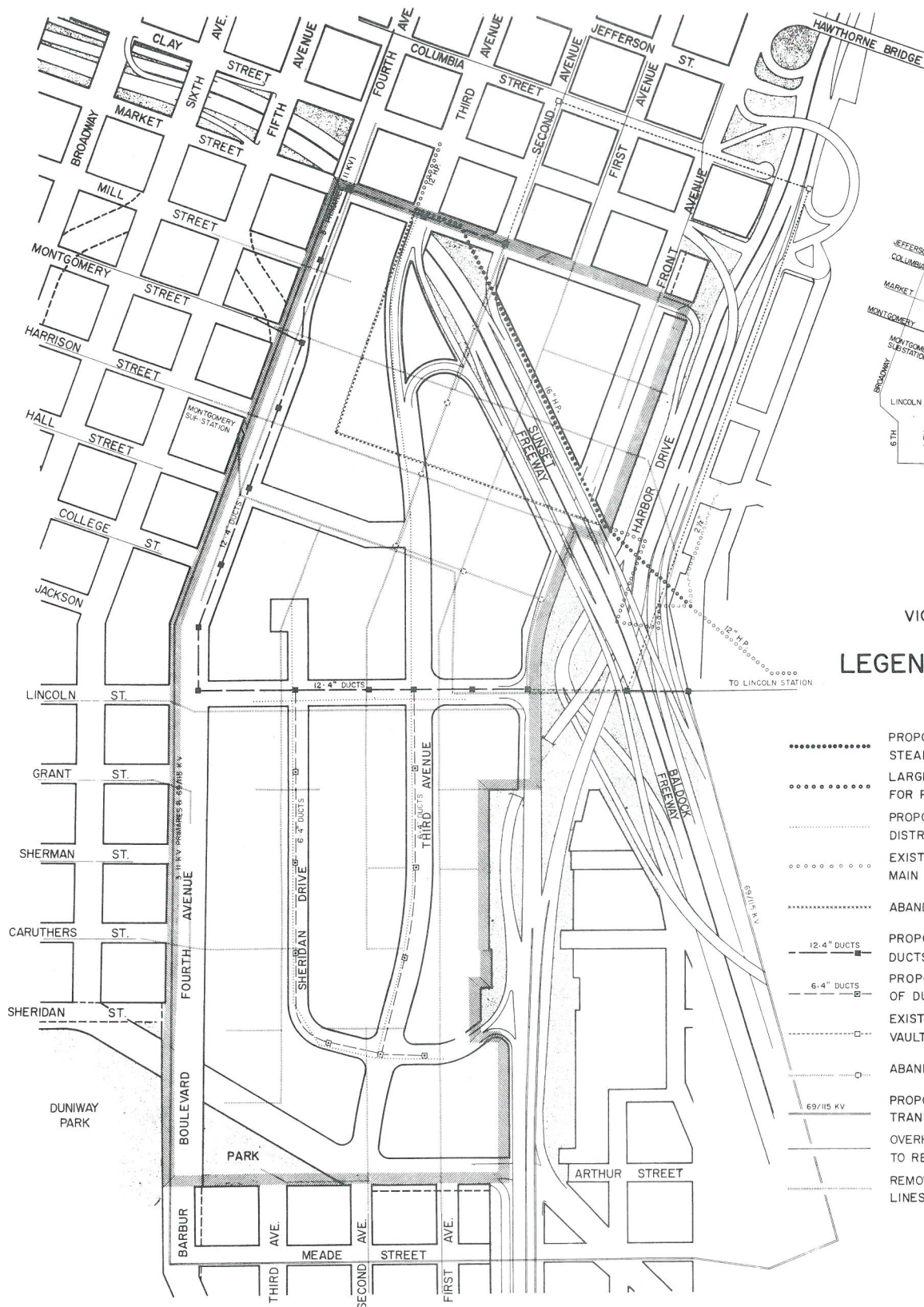


# PORTLAND GAS AND COKE UTILITY PLAN

FIGURE

8





VICINITY MAP

## LEGEND

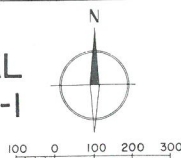
- ..... PROPOSED RELOCATED STEAM MAIN
- ..... LARGER MAIN REQUIRED FOR PROJECT SERVICE
- ..... PROPOSED STEAM DISTRIBUTION LINE
- ..... EXISTING STEAM MAIN TO REMAIN
- ..... ABANDONED STEAM MAIN
- ..... 12-4\" DUCTS PROPOSED TRANSMISSION OF DUCTS & VAULTS
- ..... 6-4\" DUCTS PROPOSED DISTRIBUTION OF DUCTS & VAULTS
- ..... EXISTING DUCTS & VAULTS TO REMAIN
- ..... ABANDONED DUCTS & VAULTS
- ..... 69/115 KV PROPOSED OVERHEAD TRANSMISSION
- ..... OVERHEAD TRANSMISSION TO REMAIN
- ..... REMOVE OVERHEAD LINES & POLES

LOCATIONS ARE SCHEMATIC AND SIZES ARE APPROXIMATE

SOUTH AUDITORIUM

URBAN RENEWAL  
PROJECT, ORE. R-1

JANUARY 1958



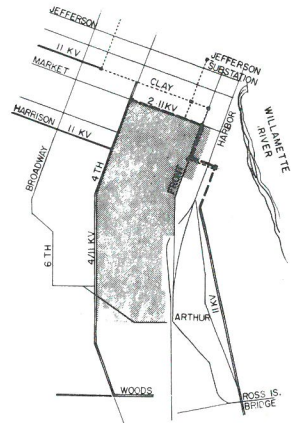
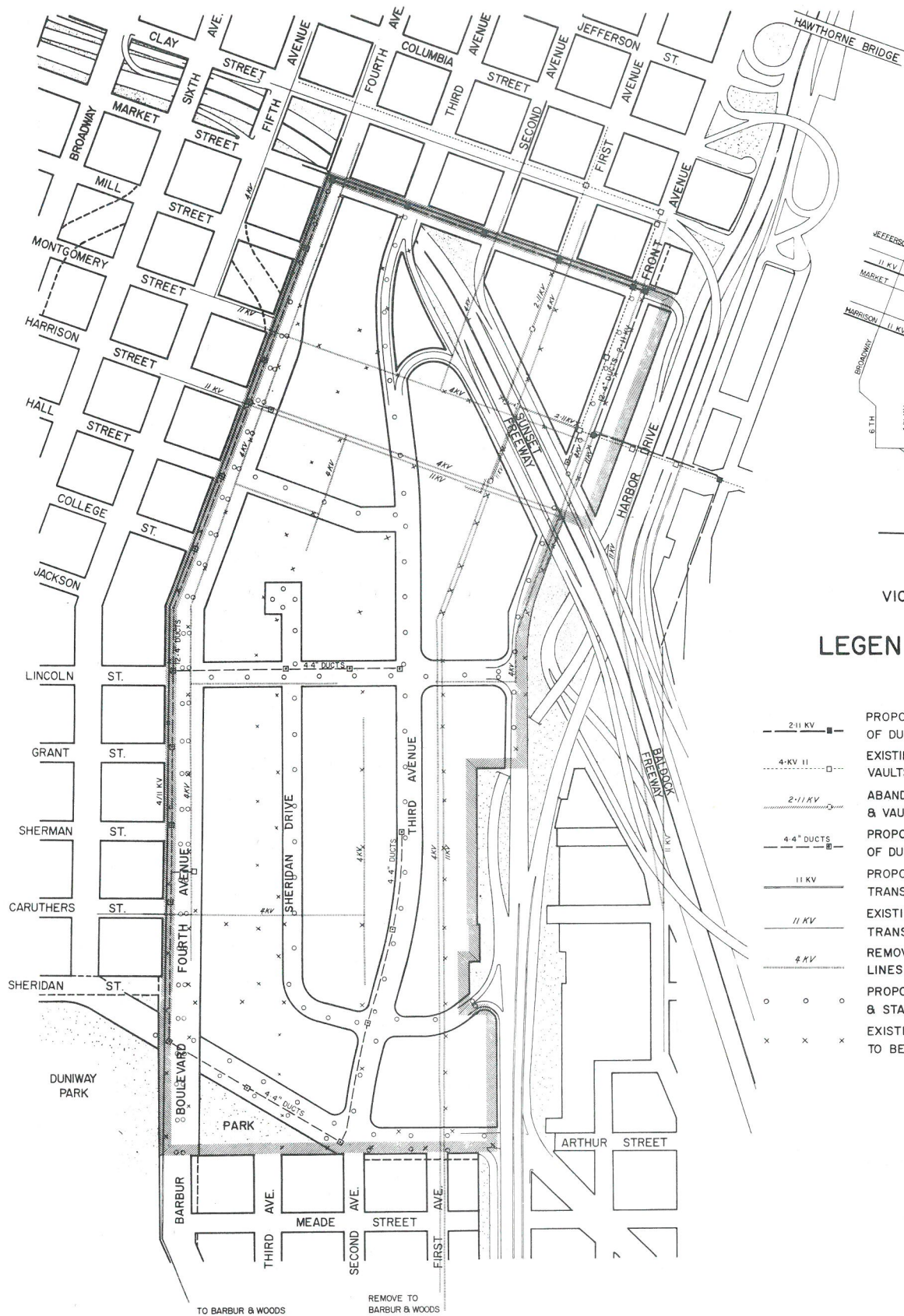
PORTLAND, MULTNOMAH, OREGON R-321  
CITY PLANNING COMMISSION

# PACIFIC POWER AND LIGHT UTILITY PLAN

FIGURE

9





VICINITY MAP

## LEGEND

— 2-11 KV —	PROPOSED TRANSMISSION OF DUCTS AND VAULTS
- - - 4-KV - - -	EXISTING DUCTS & VAULTS TO REMAIN
- - - 2-11 KV - - -	ABANDONED DUCTS & VAULTS
- - - 4-4" DUCTS - - -	PROPOSED DISTRIBUTION OF DUCTS & VAULTS
— 11 KV —	PROPOSED OVERHEAD TRANSMISSION
- - - 11 KV - - -	EXISTING OVERHEAD TRANSMISSION TO REMAIN
- - - 4 KV - - -	REMOVE OVERHEAD LINES AND POLES
○ ○ ○	PROPOSED STREETLIGHTS & STANDARDS
x x x	EXISTING STREETLIGHTS TO BE REMOVED

LOCATIONS ARE SCHEMATIC AND SIZES ARE APPROXIMATE

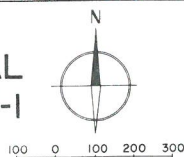
SOUTH AUDITORIUM

URBAN RENEWAL  
PROJECT, ORE. R-1

JANUARY 1958

PORTLAND, MULTNOMAH, OREGON

R-321



PORTLAND GENERAL ELECTRIC

# UTILITY PLAN

FIGURE

# 10



#### CONTENTS OF THE SUPPORTING DOCUMENTATION

- A. Description and Justification of Project Area Plan
- B. Economic Soundness of Project Area Plan
- C. Relationship of Project Area Plan to District Plan
- D. Description of the Site Preparation Plan
- E. Site Preparation Cost Estimates
- F. Approvals of Modifications of Utilities
- G. Measures to Realize the Redevelopment Plan
- H. Description of Necessary Legislative Measures
- I. Facility Assurances by Providing Entities
- J. Identification of District Boundaries
- K. Statements of Concurrence by Planning Commission and City Council
- L. Public Hearing Procedures

#### A. DESCRIPTION AND JUSTIFICATION OF PROJECT AREA PLAN

In February of 1956, the City Council, on recommendation of the City Planning Commission and the Mayor's Advisory Council on Urban Renewal, submitted to the Housing and Home Finance Agency a Survey and Planning Application for the South Auditorium Project. The Project comprises approximately eighty-three and one-half (83.5) acres and is bounded by S. W. Arthur, Market and Fourth Streets and Harbor Drive, each being considered a major thoroughfare. Early in 1957, the urban renewal staff was assembled, and existing conditions were studied prior to the drafting of plans for the Project.

Evidences of blight and deteriorating conditions were to be found everywhere. Mixed land uses resulted in the acceleration of decay -- even to the few structures found to be standard. Only twenty (20) per cent of the 385 structures in the Project were found to be completely satisfactory.

CONDITION OF STRUCTURES

Type of Deficiency	No. of Structures
Minor Repairs Needed	106
Major Repairs Needed	202
Incompatible Conversions	9
Deficient Heating	106
Deficient Plumbing	36
Satisfactory	74



Many lots are cluttered and unsanitary. The area contains three junk yards, and many structures contain stored trash, offering a major fire hazard. Results of the 100% Structure and Dwelling Unit Survey conducted in March showed that of 1,707 dwelling units, 1,051 or 62% were substandard. The percentage of total project acreage devoted to streets is extremely high. Furthermore, there is an excessive amount of unnecessary traffic filtering through the area and a definite shortage of space for off-street parking.

Thus, redevelopment of the Project is well justified. The Reuse Plan has resulted logically from consideration of positive planning principles; it also pays heed to aspects of city growth which are negative to sound development and, therefore, should be avoided.



## B. ECONOMIC SOUNDNESS OF THE PROJECT AREA PLAN

There is no doubt as to the economic soundness of the Project Area Plan. Studies have shown that many businesses in the Project have suffered since the war because of deterioration in a once sound residential neighborhood. The 1956-57 Assessor's records show that all property taxes from the Area provided only \$143,268 to City, County, and School District treasuries. It is conservatively estimated that new development, of a type consistent with the Redevelopment Plan, will realize approximately \$558,000 for these taxing bodies.

The marketability consultants, Commonwealth, Incorporated, have given recognition to the premium location of the Project and have accordingly designated as fair resale values amounts varying from \$1.50 per square foot to \$4.50 per square foot. Furthermore, it is their considered opinion that all but the parking sites "could be disposed of to investors within three years after the property is put on the market."

As of this date, funds for the locality's one-third share of the net project cost are not readily available. However, the Mayor is so convinced of the soundness of the Redevelopment Plan that the possible sources and combinations for financing, such as bond issues, a one-half mill tax levy over a five-year period, Housing Authority of Portland funds, or tax allocation or revenue bonds, are being fully explored.

Table 2, on page 4, depicts the financial summary of the Project.

TABLE 2  
FINANCIAL SUMMARY OF THE URBAN RENEWAL PROJECT

A. Total Project Expenditures-		
Survey and Planning	\$ 267,000	
(South Auditorium - \$140,660)		
(Vaughn Street - 126,340)		
Administration	790,040	
Real Estate Purchases	8,058,980	
Site Clearance	396,420	
Site Improvements	681,216	
Interest, Inspection and Contingencies	<u>842,590</u>	\$11,036,246
B. City Contributions-		
Land Donations	\$ 119,000	
Site Improvements	112,532	
Supporting Facilities	<u>64,125</u>	<u>295,657</u>
C. Gross Project Cost		\$11,331,903
D. Proceeds from Land Sales		<u>6,129,500</u>
E. Net Project Cost		\$ 5,202,403
F. Portland's One-third Share-		
Cash	\$1,438,477	
(Minus \$55,000 tax credits)		
Non-cash	<u>295,657</u>	<u>1,734,134</u>
G. Federal Two-thirds Share		\$ 3,468,269
H. Relocation Grant		<u>262,600</u>
I. Total Federal Capital Grant		<u>\$ 3,730,869</u>

### C. RELATIONSHIP OF PROJECT AREA PLAN TO DISTRICT PLAN

A comprehensive development plan (approved by the Planning Commission on May 7, 1957) for the southwestern portion of the City, including the Project Area, is shown as Figure 18. Detailed analysis of the entire central commercial district, including re-examination and summary of studies already made, is scheduled by the Planning Commission in the near future.

The Central Business District includes the area bordered by the Willamette River, S. W. 12th Avenue, W. Burnside Street, and S. W. Jefferson Street. Study of the C.B.D. by the Planning Commission staff has indicated that within the predictable future, an area of from 40 to 60 blocks bordering the existing C.B.D. may be expected to take on the same characteristics as the land uses which now exist in the C.B.D. This area, including the area of expansion, is shown as light red on the map and marked "Central Business District."

A portion of the existing C.B.D., located between S. W. 3rd and S. W. Front Avenues, W. Burnside Street, and the Project Area, forms a logical location for a future major urban renewal clearance program. This area, the location of the original townsite, has long lost its position as an important part of the central commercial core. However, with renewal, it has many possibilities for becoming a vital part of the C.B.D.

A proposed downtown freeway, shown on the map as the Sunset Freeway U. S. 26, has been approved by the Planning Commission and the City's Highway Coordinator and is a part of the official Interstate Freeway system. This freeway would serve as a feeder route for vehicles moving between heavily populated southeastern and southwestern parts of the Portland area and the southwestern commercial area. It would serve as an important link in the proposed loop encircling the western portion of the central commercial area and as a through route to the Tualatin Valley and western points. Location of a downtown freeway on this alignment would protect the residential area south of S. W. Market Street from heavy traffic on local streets, and would help confine the C.B.D. to the area north of S. W. Clay Street, especially if landscaping provided a visual break. The route would tie in closely with the establishment of fringe parking field-shuttle bus system which is designed to serve long-time parkers destined for the C.B.D., a system outlined in the Planning Commission report, Bus Transportation in Downtown Portland, 1952. One of these fringe parking fields is proposed to be located within the northern portion of the Project Area, on either side of the Sunset Freeway.

A large portion of the traffic using the existing and proposed trafficways in the southwest commercial area would utilize the routes on either side of the Project Area for access to the C.B.D. The high demand for close-in motel facilities by motorists using these highways will be met, in part, by the 3.6 acre motel tract set aside near the intersection of S. W. Harbor Drive and the Sunset Freeway in the Project Area.



The use of land in the proposed commercial area west of the Project has been experiencing a change from residential to commercial uses during the past years. New commercial establishments developing here are mainly business service firms (insurance agents, business machine sales and supply, etc.) which have located in the area because (1) they wish to avoid the high rental costs of the C.B.D.; (2) their business does not depend on pedestrian traffic; and (3) they want the convenience of adjacent parking and must have rapid access to the C.B.D. and other points throughout the region. It is anticipated that the demand for space for this and other types of commercial uses will continue to develop around the central business core. Eighteen acres of the western portion of the Project Area have been set aside for such uses.

Portland State College has publicly announced plans for expansion of its facilities in the area bordered by S. W. Park and S. W. Broadway Avenues, and S. W. Mill and S. W. Clifton Streets. The college anticipates a growth in day enrollment from 2,240 in 1956 to from 8,000 to 9,000 in 1965. It is likely that use of the fringe parking field in the Project Area will be made by college students and personnel because of the proximity of the field to the college.

The low density apartment area south of the Project would be separated from the Project by the park buffer strip shown on the comprehensive development plan map. This park strip would tie in with existing park and public areas to the west through use of a pedestrian walkway under S. W. Barbur Boulevard.

Located in the industrial sector between the Project Area and the Willamette River are a number of long established manufacturing firms.

A ten-acre tract within the Project adjoining but at a higher elevation than this district has been allocated to uses compatible with those in this manufacturing district.

As was outlined in the preceding section, the Project is located within the Portland central commercial district. Planning proposals must necessarily, therefore, conform with an overall plan for Portland as a whole. Preliminary work on various phases of a comprehensive plan has indicated that the best use of land within the Project Area, and certain other areas near the C.B.D., would be for establishments which provide services to the C.B.D. (parking, warehousing, wholesaling, business services, motels, etc.). The land uses proposed for the Project Area have been allocated to conform to these considerations.

#### D. DESCRIPTION OF THE SITE PREPARATION PLAN

Before attempting to survey the existing utilities within the Project Area, new utility installations were discussed before various Project advisory groups. It was the consensus of opinion of the Planning Commission, the Mayor's Advisory Council on Urban Renewal and the consulting firms engaged in providing the marketability analysis that utilities in the proposed Project should be located underground. This reasoning was based upon the economics of land disposition in an area uncluttered with poles and lines and resulting tree toppings, the relation of the site to the total underground central core business and commercial district three blocks north of Market Street, and the general imminence of an entire underground system from the river to the hills in the southwestern section of the City. The various utilities were asked to prepare redevelopment plans and estimates to provide for total underground service.

##### 1. Water (Utility Plan - Water, Figure 5)

All existing distribution mains in the Project will be abandoned, except those mains in the boundary streets, the 24" main located in First Avenue and Harrison Streets, and the 32" main located in Mill Street. A twenty-five foot (25') easement through the proposed parking fields will permit maintenance of those lines.

Water service to the Project will be provided by connecting the proposed 12" main in Third Avenue to the existing grid at Market



and Mill Streets. A 16" main to be laid in Lincoln Street will complete the in-project grid, and the resulting hydrostatic pressures will be equal to the existing pressures indicated on Figure 6.

2. Fire Hydrants (Utility Plan - Water, Figure 5)

It is the practice of the City Bureau of Water to locate hydrants within a 500' radius or closer, depending upon demand for protection. Cost estimates include the relocation of the existing thirty-seven hydrants now serving the Area.

3. Fire Cisterns (Utility Plan - Water, Figure 5)

The five existing fire cisterns, each with a 25,000-gallon water capacity, are maintained as part of the City's fire and civil defense protection system. The present location of the cisterns, with the possible exception of the one in the intersection of Montgomery Street and Third Avenue, conforms to set-back provisions established in the Reuse Plan, and could remain in use.

4. Sewer (Utility Plan - Combination Sewer, Figure 6)

Favorable grades in this Area permit the use of a combination storm and sanitary sewer system. Ordinary flow is received into the City's interceptor system. Diversion dams and diversion pipes permit excessive storm water to flow directly into the river at times when the river flow is sufficient to carry this without contamination.

The proposed system was designed to collect the lines interrupted by the new street pattern and to tie into the City's interceptor system. The proposed collector grid necessitates the construction of a

diversion pipe from the interceptor to the river in order to assure satisfactory disposal of storm water.

Drop inlets have been shown on Figure 6, and were designed to serve the proposed street pattern adequately.

5. Telephone (Utility Plan - Pacific Telephone and Telegraph Company, Figure 7)

The Redevelopment Plan incorporates portions of the existing underground duct system permissible within the proposed street pattern. The Area at present serves as a collector of south bound long distant trunks. Interstate trunk ducts will be constructed outside the Project boundary and connected to the existing trunk on Front Avenue south of Arthur Street. Local underground distribution will be served from the existing ducts in Lincoln and Hall Streets, Front and Fourth Avenues, and the proposed ducts in Third Avenue. The new Third Avenue duct system will be laid in the parking strip between the curb and the sidewalk. All existing overhead distribution lines and poles within the Project Area will be removed.

6. Gas Mains (Utility Plan - Portland Gas and Coke Company, Figure 8)

The existing 10" transmission main located in Second Avenue and Caruthers Street will be relocated in the proposed Third Avenue at a point where the existing and proposed streets intersect. Future freeway construction grade changes will require that this line be moved eastward from Second Avenue between Market and Harrison Streets, as indicated on Figure 8, and a fifteen-foot (15') easement through the parking field has been established to accommodate this. Other

fifteen-foot (15') gas main easements will be established through the parking fields to facilitate the use of existing 10" and 6" mains in Harrison and Hall Streets. The through Project transmission grid in Third Avenue and Sheridan Drive will connect to the existing 10" line at Caruthers and Harbor Drive. Local distribution has been designed to accommodate anticipated demand within the Project Area and tie into the existing secondary distribution grid.

7. Electrical System (Utility Plan - Pacific Power and Light, Figure 9)

The Project Area is presently being served by parallel distribution systems of Pacific Power and Light and Portland General Electric. Although Figures 9 and 10 show both companies' plans for underground distribution in the redeveloped Area, some negotiation between utility companies will undoubtedly eliminate this duplication.

The Project lies just south of the existing downtown total underground system. The development of this system is due in large part to the hazardous conditions resulting from numerous high voltage lines required to serve increasing power demands. At the present time, poles in the Project Area contain as many as eleven cross arms, thirty-one transmission lines, guy and miscellaneous wires.

The Pacific Power and Light Company has submitted a plan (Utility Plan, Figure 9) which proposes the rerouting of the existing 69/115 kv overhead transmission from its present location on Lincoln Street, First Avenue, and Hall Street around the south boundary of the Project on Meade Street and up the west side of Fourth Avenue to their Montgomery sub-station located on Fourth Avenue between Harrison and Hall Streets. This plan abandons an existing underground duct



transmission system in its present location under Hall Street and Second Avenue and proposes construction of a new underground transmission duct from Front Avenue on Lincoln Street to Fourth Avenue, along Fourth to Market and connecting to the existing system at Second Avenue. This line will serve as the feeder for their proposed local Project underground distribution system in Third Avenue and Sheridan Drive. All existing lines and poles will be removed from the Project Area.

8. Steam Main (Utility Plan, Figure 9)

The high pressure steam line that furnishes heat to a large portion of the commercial core area passes through the Project under Harrison Street and Third Avenue. This existing 12" main is not of sufficient size to accommodate present demands for steam service, and the Lincoln Station (shown on the Vicinity Map, Figure 9), which produces both steam and electricity, is operating far below capacity at the present. Relocation will enable the company to increase transmission pipe size to meet both Project and general core requirements. Proposed steam distribution through the Project is located in Third Avenue and Sheridan Drive.

9. Portland General Electric (Utility Plan, Figure 10)

The existing 11 kv through transmission line on Project streets Front, Montgomery and First will be removed, and a new line will be brought up from Woods Street along Barbur Boulevard and Fourth Avenue to Market Street, continuing the service to areas outside of the Project. All in-project lines and poles, excepting those on the west side of Fourth Avenue, will be removed. The Company

proposes to abandon the existing underground transmission duct system that enters the Project on Front Avenue and Montgomery Street and continues north out of the Project on First Avenue. A new twelve-duct (2-11 kv) installation is proposed to be laid from a point east of Harbor Drive, crossing under Harbor and north on Front Avenue to Market Street, then west of Market Street to Fourth Avenue. The proposed local distribution to the Project Area will proceed south along Fourth Avenue to the proposed Arthur Street Bridge, dropping down to Arthur and north on the proposed Third Avenue. A spur distribution line will proceed east from Fourth Avenue along Lincoln Street to Third Avenue.

10. Street Lights (Utility Plan, Figure 10)

Within the Project Area, as in the rest of the City, the majority of street lights are owned and maintained by the Portland General Electric Company under special contract with the City. It is proposed that the 116 mercury vapor luminaires and the ten incandescent lamps owned by the utility company and the one City-owned luminaire (all on wooden poles) be removed, and 152 luminaires on steel standards with underground service be located on the Project streets as shown on Figure 10. These will be placed under a maintenance and energy supply contract with the utility company. The proximity of the Project Area to the downtown ornamental system (three blocks north of the Project boundary) justifies the use of metal standards at this time.

11. Fire Alarm Boxes

Sixteen alarm boxes within the Project boundaries currently provide adequate fire protection to the Area. Relocation of this system will be done after exact redevelopment needs are ascertained, as per Fire Bureau regulations. Boxes will be placed within the one-thousand foot radius requirement and will be served through the underground duct system of the Pacific Telephone and Telegraph Company and City-owned ducts.

## E. SITE PREPARATION COST ESTIMATES

### 1. Site Clearance

#### a. Demolition of Structures\*

<u>Type of Construction</u>	<u>Square Footage Ratio</u>	<u>Unit</u>	<u>Amount</u>	<u>Total</u>
Wooden Frame	459,450 Ground Area	.11	\$ 50,540	
Masonry	398,070 Floor Area	.27	107,480	
Reinforced Concrete	191,930 Floor Area	.55	105,560	
Metal Frame	27,350 Ground Area	.055	<u>1,500</u>	
				\$266,080

#### b. Removal

##### 1) Streets, Curbs and Sidewalks

Blacktop on concrete removal	\$ 67,624	
Blacktop removal	17,294	
Macadam removal	746	
Trolley bed removal	4,465	
Sidewalk removal	12,923	
Curb removal	<u>4,043</u>	
		107,095

##### 2) Utilities

Capping and cutting water mains	\$ 1,481	
Street light removal	4,140	
Fire alarm box removal	<u>1,997</u>	
		<u>7,618</u>

Total Demolition and Removal \$380,790

Less Estimated Salvage from  
19 Tons Steel Trolley Rail -3,570  
\$377,220

#### c. Salaries of Supervising Engineers

Chief Engineer @ \$9,000 Per Year, 2/3 Time	\$ 12,000	
Engineering Aid @ \$5,000 Per Year, 2/3 Time	<u>6,700</u>	
		\$ 18,700

#### d. Preparation of Contract Documents

500

TOTAL COST SITE CLEARANCE

\$396,420

\* See Note 1, page 23



## 2. Project Costs Including Public Utilities

### a. Sidewalks and Pavements

Third Avenue (Market to Arthur)		Amount	Total
Excavation	9,010 Cu.Yds. @ \$ .80	- \$ 7,208	
Embankment	6,001 Cu.Yds. @ .20	- 1,200	
Concrete Curb	6,180 Lin.Ft. @ 1.30	- 8,034	
8' Concrete Sidewalk	45,350 Sq.Ft. @ .35	- 15,872	
8" Gravel Base	4,372 Cu.Yds. @ 2.80	- 12,241	
3" Blacktop	16,352 Sq.Yds. @ 1.12	- <u>18,314</u>	
			\$ 62,869
Sheridan Drive (Cul-de-sac to Front)			
Excavation	5,179 Cu.Yds. @ \$ .80	- \$ 4,143	
Embankment	3,450 Cu.Yds. @ .20	- 690	
Concrete Curb	3,740 Lin.Ft. @ 1.30	- 4,862	
8' Concrete Sidewalk	28,000 Sq.Ft. @ .35	- 9,800	
8" Gravel Base	2,385 Cu.Yds. @ 2.80	- 6,678	
3" Blacktop	9,400 Sq.Yds. @ 1.12	- <u>10,528</u>	
			36,701
Hall Street (Fourth to Third Avenue)			
Excavation	1,399 Cu.Yds. @ \$ .80	- \$ 1,119	
Embankment	932 Cu.Yds. @ .20	- 186	
Concrete Curb	1,050 Lin.Ft. @ 1.30	- 1,365	
8' Concrete Sidewalk	8,350 Sq.Ft. @ .35	- 2,922	
8" Gravel Base	678 Cu.Yds. @ 2.80	- 1,898	
3" Blacktop	2,539 Sq.Yds. @ 1.12	- <u>2,844</u>	
			10,334
Lincoln Street (Fourth to Front)			
Excavation	2,074 Cu.Yds. @ \$ .80	- \$ 1,659	
Embankment	1,382 Cu.Yds. @ .20	- 276	
Concrete Curb	1,540 Lin.Ft. @ 1.30	- 2,002	
8' Concrete Sidewalk	12,320 Sq.Ft. @ .35	- 4,312	
8" Gravel Base	1,006 Cu.Yds. @ 2.80	- 2,817	
3" Blacktop	3,765 Sq.Yds. @ 1.12	- <u>4,217</u>	
			<u>15,283</u>
Sidewalks and Pavements			\$125,187
Cost Increase 5% Per Year for 3 Years			<u>18,778</u>
Total - 3 Years			\$143,965
Engineering Plans and Documents by City Engineer at 6% of Cost			<u>8,638</u>
TOTAL COST SIDEWALKS AND PAVEMENTS			<u><u>\$152,603</u></u>

b. Sewer (Combination Storm and Sanitary)

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Amount</u>	<u>Total</u>
Concrete Sewer Pipe 8"	220 Lin.Ft.	\$ 2.00	\$ 440	
" 10"	1,040 "	2.50	2,600	
" 12"	640 "	2.75	1,760	
" 15"	680 "	3.00	2,040	
" 18"	900 "	4.00	3,600	
" 21"	670 "	5.50	3,685	
" 24"	1,028 "	7.50	7,710	
" 27"	1,575 "	8.00	12,600	
" 30"	450 "	8.50	3,825	
" 36"	1,290 "	9.50	12,255	
" 42"	1,640 "	10.50	<u>17,220</u>	
				\$ 67,735
Standard Manholes	35	\$ 200.00	\$ 7,000	7,000
Diversion Manholes	1	2,500.00	2,500	2,500
Excavation	17,430 Cu.Yd.	1.50	26,145	26,145
Hard Surface Patch	2,840 Sq.Yd.	6.00	17,040	17,040
Gravel	575 Cu.Yd.	5.00	2,875	2,875
Tunnel (Under Harbor Dr.)	490 Lin.Ft.	100.00	49,000	49,000
Piles (Diversion Support)	300 Lin.Ft.	100.00	30,000	30,000
Drop Inlet (New)	60	75.00	4,500	4,500
Drop Inlet (Moved)	3	60.00	180	180
8" Inlet Pipe	2,064 Lin.Ft.	2.00	4,128	4,128
Inlet Excavation	789 Cu.Yd.	4.00	3,156	3,156
Manhole for Inlet Conn.	1	350.00	350	<u>350</u>
				\$214,609
5% Cost Increase in 3 Years				<u>10,730</u>
				\$225,340
Engineering Plans and Documents Prepared by City Engineer at 6% Cost				<u>13,520</u>
TOTAL COST SEWERS SYSTEM				<u><u>\$238,860</u></u>

c. Water

1) Relocation of Mains and Hydrants

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Amount</u>	<u>Total</u>
Hydrant Relocation	37	\$575.00	\$21,275	
12" Cast Iron Main	1,540 Lin.Ft.	9.36	14,414	
8" Cast Iron Main	40 Lin.Ft.	6.30	252	
2" SH Galv. Main	80 Lin.Ft.	1.50	<u>120</u>	
				\$ 36,061
Relocation Contingency 15%				<u>5,409</u>
				\$ 41,470
Engineering and Documents by Engineering Division, Bureau of Water Works 15%				<u>6,220</u>
Relocation Water System				<u>\$ 47,690</u>

2) Mains in New Streets

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Amount</u>	<u>Total</u>
16" Cast Iron Main	2,600 Lin.Ft.	\$ 11.00	\$28,600	
12" Cast Iron Main (in Pavement)	795 Lin.Ft.	12.55	9,977	
12" Cast Iron Main	4,980 Lin.Ft.	9.36	46,613	
8" Cast Iron Main	865 Lin.Ft.	6.30	<u>5,449</u>	
				\$ 90,639
Installation Contingencies 15%				<u>13,596</u>
				\$104,235
Engineering and Documents by Engineering Division, Bureau of Water Works 15%				<u>15,635</u>
New Mains				<u>\$119,870</u>
TOTAL WATER SYSTEM				<u><u>\$167,560</u></u>

d. Street Lights

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Amount</u>	<u>Total</u>
1½" Conduit	12,000 Lin.Ft.	\$ .544	\$ 6,528	
#4 TW Wire	24,000 Lin.Ft.	.116	2,784	
Metal Standards	125	200.00	25,000	
Luminaires	152	55.00	8,360	
Lamps (20,000 Lum.)	152	12.00	1,824	
Ballasts	152	60.00	9,120	
Misc. Material			1,000	
Labor			<u>28,000</u>	
TOTAL STREET LIGHTS				<u><u>\$ 82,616</u></u>

e. Fire Alarm Boxes

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Amount</u>	<u>Total</u>
1½" Conduit	3,200 Lin.Ft.	\$ .55	\$ 1,760	
Cable	24,000 Lin.Ft.	.23	6,520	
Setting 16 Boxes				
Poles & Misc.			<u>7,997</u>	
TOTAL FIRE ALARM BOXES				<u><u>\$ 16,277</u></u>

f. Summary of Site Improvements (a-e)

Sidewalks and Pavements	\$152,603
Sewers	238,860
Water	167,560
Street Lights	82,616
Fire Alarm Boxes	<u>16,277</u>
TOTAL SITE IMPROVEMENTS	<u><u>\$657,916</u></u>

g. Salaries of Supervising Project Engineers

Chief Engineer @ \$9,000 Per Year, 1 Year	
Full Time, 2 Year 1/3 Time	\$ 15,000
Engineering Aid @ \$5,000 Per Year, 1 Year	
Full Time, 2 Years 1/3 Time	<u>8,300</u>
	<u><u>\$ 23,300</u></u>
TOTAL PROJECT COSTS INCLUDING PUBLIC UTILITIES	<u><u><u>\$681,216</u></u></u>



3. Private Utilities \*

a. Pacific Telephone and Telegraph Co.

1) Relocation of Through Plant  
(Interstate Trunk)

Sixth and Harrison to Front and Hooker

Manholes - Conduit	\$ 48,597
Cable and load coil cases	160,966

Clay from Broadway to Harbor Drive  
and Harrison

Conduit	3,200
Cable	3,400
Cable and load case removal	<u>12,864</u>

\$229,027

Less Cable Salvage	<u>-22,735</u>
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Total Relocation of Through Plant	\$206,292
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2) Demolition Local Distribution Plant -  
Aerial

Removal of cables, poles and appur-  
tenances

	\$ 2,807
Less salvage	<u>-1,465</u>

1,342

3) Demolition Local Distribution Plant -  
Underground

Removal of cables and appurtenances  
(Manholes and conduit abandoned in  
place)

	\$ 721
Less salvage	<u>-763</u>

-42

4) Installation New Underground Local  
Distribution Plant

72,900

TOTAL - PACIFIC TELEPHONE AND TELEGRAPH CO.	<u>\$276,492</u>
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\* See Note 2, page 24

b. Portland Gas and Coke Co.

1) Gas Main and Service Abandonment	\$ 11,585
2) New Service to Project Area	<u>56,028</u>

TOTAL - PORTLAND GAS AND COKE CO. \$ 67,613

c. Pacific Power and Light Co.

1) Transmission Line - Overhead

Removal of existing line	\$ 15,120
Rerouting around project	<u>64,490</u>

\$ 79,610

2) Distribution Lines - Overhead

Removal <u>of existing in project</u>	\$ 62,910
Removal outside, but required by project changes	8,870
Cost of new out project feeders	<u>36,565</u>

108,345

3) Transmission Line - Underground

Removal of existing high voltage cable and abandonment of ducts	\$115,550
Construction of new high voltage conduit and cables	<u>308,590</u>

424,140

4) Additional Underground Cable to  
Eliminate Overhead

103,895

5) Underground Local Distribution  
through Project Area

1,027,250

Total Electrical

\$1,743,240

6) Steam Main

Construction of new transmission  
main to replace main in project \$ 73,600

Steam service to project area

Reducing station \$ 32,200  
Mains in project streets 388,300 420,500

Cost of increasing capacity  
from Lincoln Station 86,075

580,175

TOTAL - PACIFIC POWER AND LIGHT CO.

\$2,323,415

d. Portland General Electric

1) Rerouting Street Lights Serving  
Out Project Areas \$ 6,600

2) Rerouting Overhead Transmission 25,500

3) Relocating Existing Underground Transmission 115,000

4) Underground Distribution to Project Area 410,000

TOTAL - PORTLAND GENERAL ELECTRIC

\$ 557,100

NOTE 1: In the Demolition Plan (Figure 15) all structures, excepting the industrial building located in the southeast corner of the Project, will be removed or demolished. Cost estimates for this item were obtained from large scale clearance work currently under contract in the City and from the current estimating figures used by the State Highway Commission engineers. These averages total to a figure substantially higher than those used in the Preliminary

Project Report. This is due in part to a surplus market of used building materials in the City at this time; perhaps the figure will be lower at the time of actual clearance.

Rough back filling and grading is the locally followed practice in demolition work, and this procedure will be incorporated in the demolition contracts.

NOTE 2: The City Attorney indicates that under the operating franchises and permits granted to the various utility companies, the city maintains the right to request moves and removal whenever these are necessary and in the public interest. The Local Public Agency is vested with this authority as evidenced in the decision of Foeller v. Housing Authority of Portland, 198 Or. 205.



F. APPROVALS OF MODIFICATIONS OF UTILITIES AND OTHER FACILITIES

All elements (plans and calculations of utilities) which comprise the Site Preparation Plan have been developed by the chief engineers of the pertinent City bureaus or private utility companies. These elements reflect the general specification that "all work will conform to standard engineering practice of the City of Portland."

It is hoped that a body may be formed in the near future in order to function as a Board of Review. This Board, comprised of the directors or chief engineers of all physical development agencies, will review and coordinate all plans for major public works improvements within the City.

## G. MEASURES TO REALIZE THE REDEVELOPMENT PLAN

In addition to the Official Actions which have been noted in Section F of the Redevelopment Plan, the City of Portland has adopted, or is about to adopt, the following measures which will accelerate the realization of the Redevelopment Plan, as well as provide a sound foundation for a comprehensive urban renewal program throughout the City:

### 1. Has adopted:

Local Building Code	- 1956
Local Plumbing Code	- 1956
Local Electrical Code	- 1956
Local Housing Code	- 1942
Local Health and Sanitation Code	- 1942
Local Police (Abatement of Nuisances)	- 1951
State Air Pollution Law	- 1951

### 2. Adoption forthcoming:

A revised Zoning Ordinance and Zoning Map	- February 1958
A Development Commission (to act as L.P.A.)	- May 1958
A One-half Mill Levy for Urban Renewal	- May 1958

#### H. DESCRIPTION OF NECESSARY LEGISLATIVE MEASURES

Only two legislative measures exist which need authorization in order for the Redevelopment Plan to be fully effectuated.

The first is the adoption by the City Council of the revised Zoning Ordinance and Zoning Map. This document has been prepared and it is anticipated that it will be submitted to the City Council for its approval by Ordinance, in February 1958.

The second measure relates to the source of finances in order to meet the locality's share of the Project cost. To date, the Housing Authority of Portland has assured the City that \$350,000 of its cash and property will be turned over for Project execution. In addition, the City will place on the May ballot a measure requesting an additional one-half mill tax levy. This levy will be for a period of five (5) years and will be used exclusively for urban renewal purposes. It is estimated that the levy would produce \$500,000 annually.

The tax allocation bonds constitute a possible alternate, if the voters of the State of Oregon approve the Constitutional Amendment which will be placed on the ballot for the State General Election in November 1958.

## I. FACILITY ASSURANCES BY PROVIDING ENTITIES

General reference is made to the separate report Documentation For Part I Of Application For Loan And Grant. In this report, which is on file with the local Agency, specific reference is made to Section I, Financing Plan and to Section 9, Supporting Documentation.

The Financing Plan indicates in detail the proposed Project expenditures and receipts, together with the description of the providing entities.

Within the Supporting Documentation section are calculations which support the percent benefit derived by the Project from the proposed Fire Station and a letter of assurance from the Fire Chief. Reference is also made to Figure 16 in this Plan.



#### J. IDENTIFICATION OF DISTRICT BOUNDARIES

Figure 16 defines the fire district boundaries in the southwest portion of the City. Other district boundaries are not pertinent to this Project.

K. STATEMENT OF CONCURRENCE BY PLANNING COMMISSION AND CITY COUNCIL

The Redevelopment Plan has been developed within a framework of continuing consultation with the Portland City Planning Commission and under the supervision of its Planning Director. On May 7, 1957 the City Planning Commission reviewed and approved the essentials of the Preliminary Project Report. On September 26, 1957, the Commission reviewed and approved this Plan in principle.

The Redevelopment Plan will be submitted to the City Council for review subsequent to its review by the Planning Commission. Formal action will be taken by the City Council after it holds a public hearing on the Project.

#### L. PUBLIC HEARING PROCEDURES

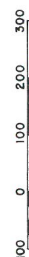
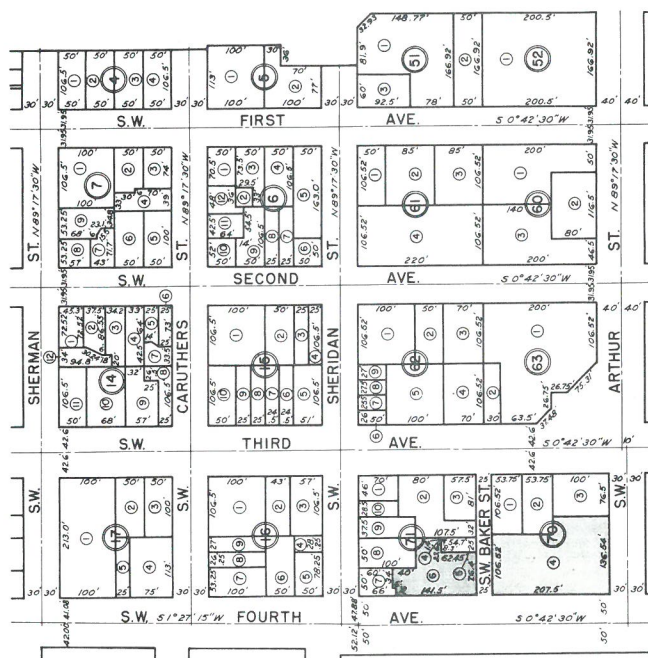
The City Council will hold a public hearing on the Project, and notice of the time, place and purpose of the hearing will be published in the major daily newspapers at least once a week for three (3) consecutive weeks. The hearing will be held at least ten (10) days after the last date of publication. At the public hearing an opportunity to be heard will be afforded all interested property owners, persons, and agencies.











PUBLICLY OWNED PROPERTY

DRAWN BY Martin C. Gohy DATE 12-15-57  
APPROVED BY James W. Colman DATE 1-3-58

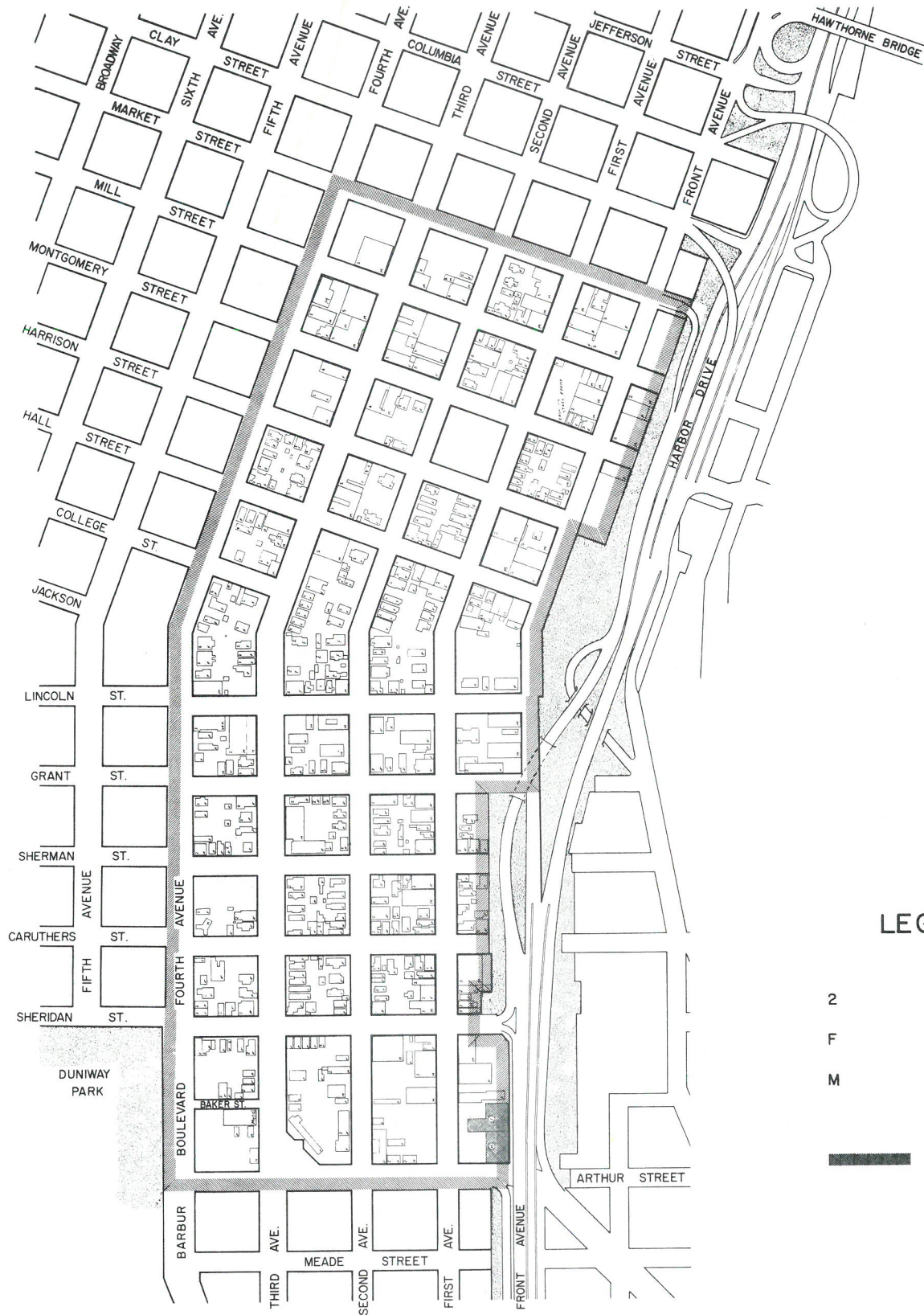
PORTLAND MILTNOMAH OREGON R-331

# PROPERTY MAP C

FIGURE

14





SOUTH AUDITORIUM

# URBAN RENEWAL PROJECT, ORE. R-1

JANUARY 1958



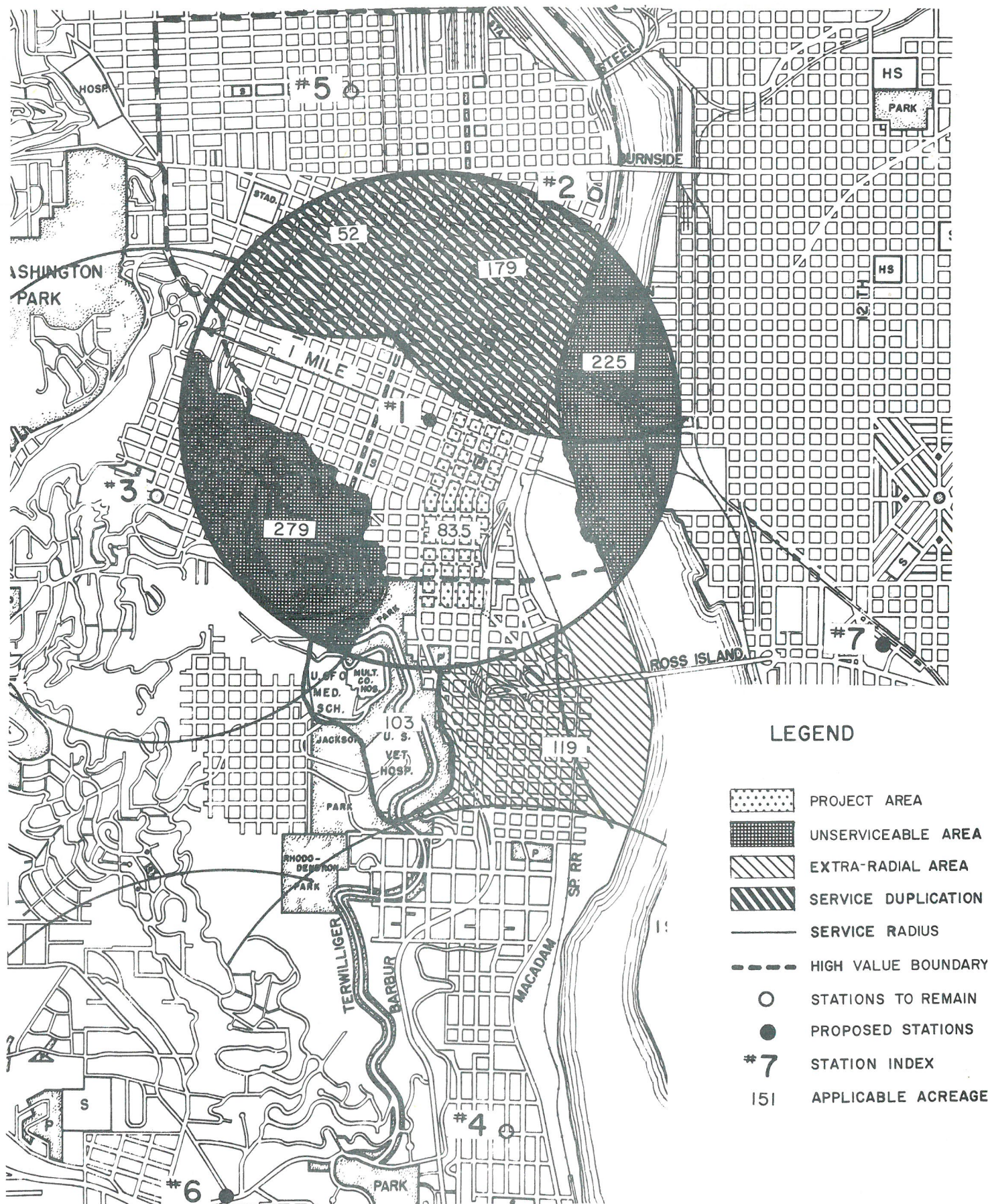
100 0 100 200 300

# DEMOLITION PLAN

FIGURE

15





SOUTH AUDITORIUM  
URBAN RENEWAL  
PROJECT, ORE. R-1

JANUARY 1958

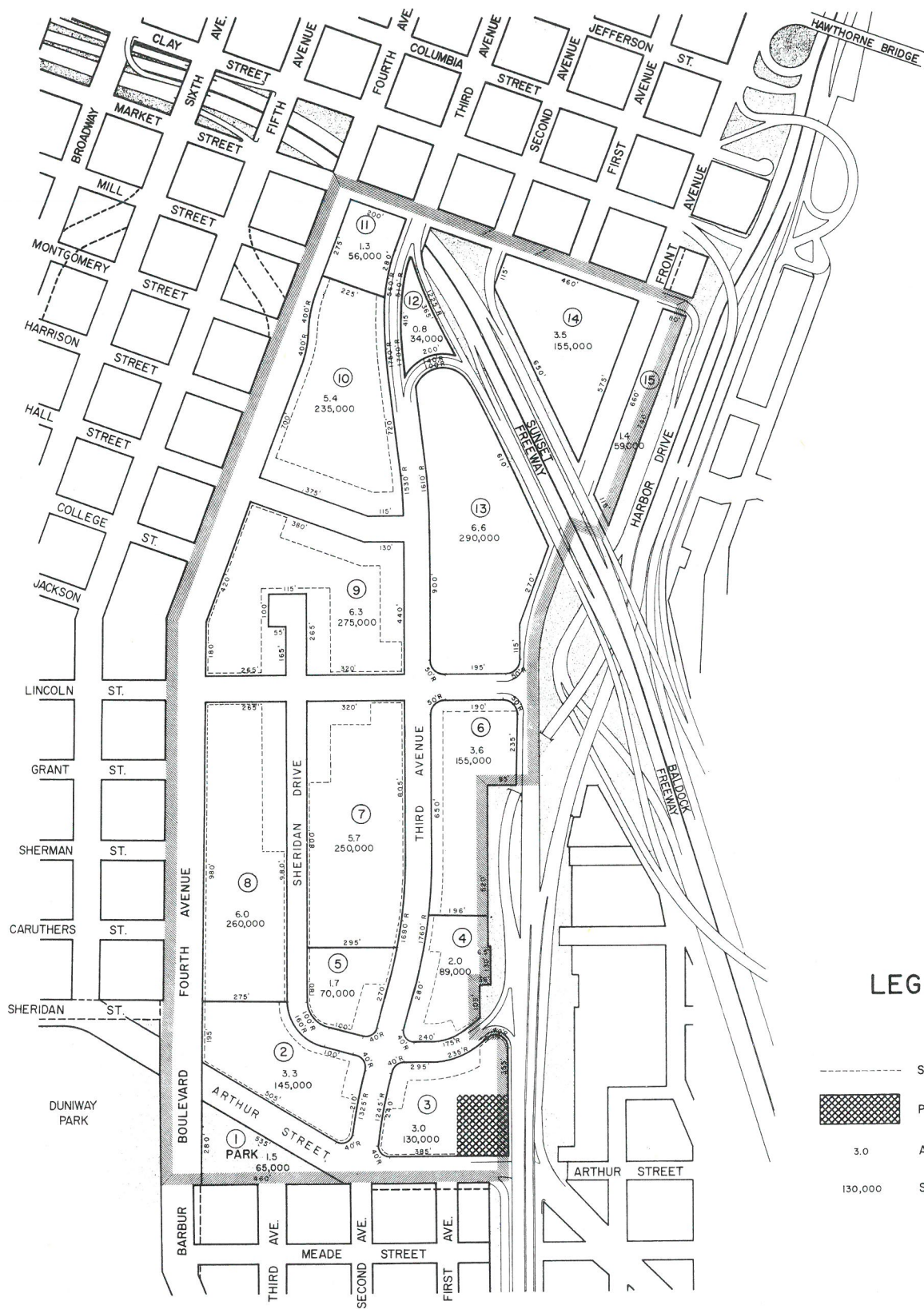
PORTLAND, MULTNOMAH, OREGON UPR-375

# FIRE STATION PLAN


FIGURE

16



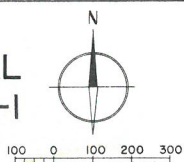


## LEGEND

- SET-BACK LINE
-  PARCEL NO. 52-1
- 3.0 ACRES
- 130,000 SQUARE FEET

SOUTH AUDITORIUM  
URBAN RENEWAL  
PROJECT, ORE. R-1

JANUARY 1958

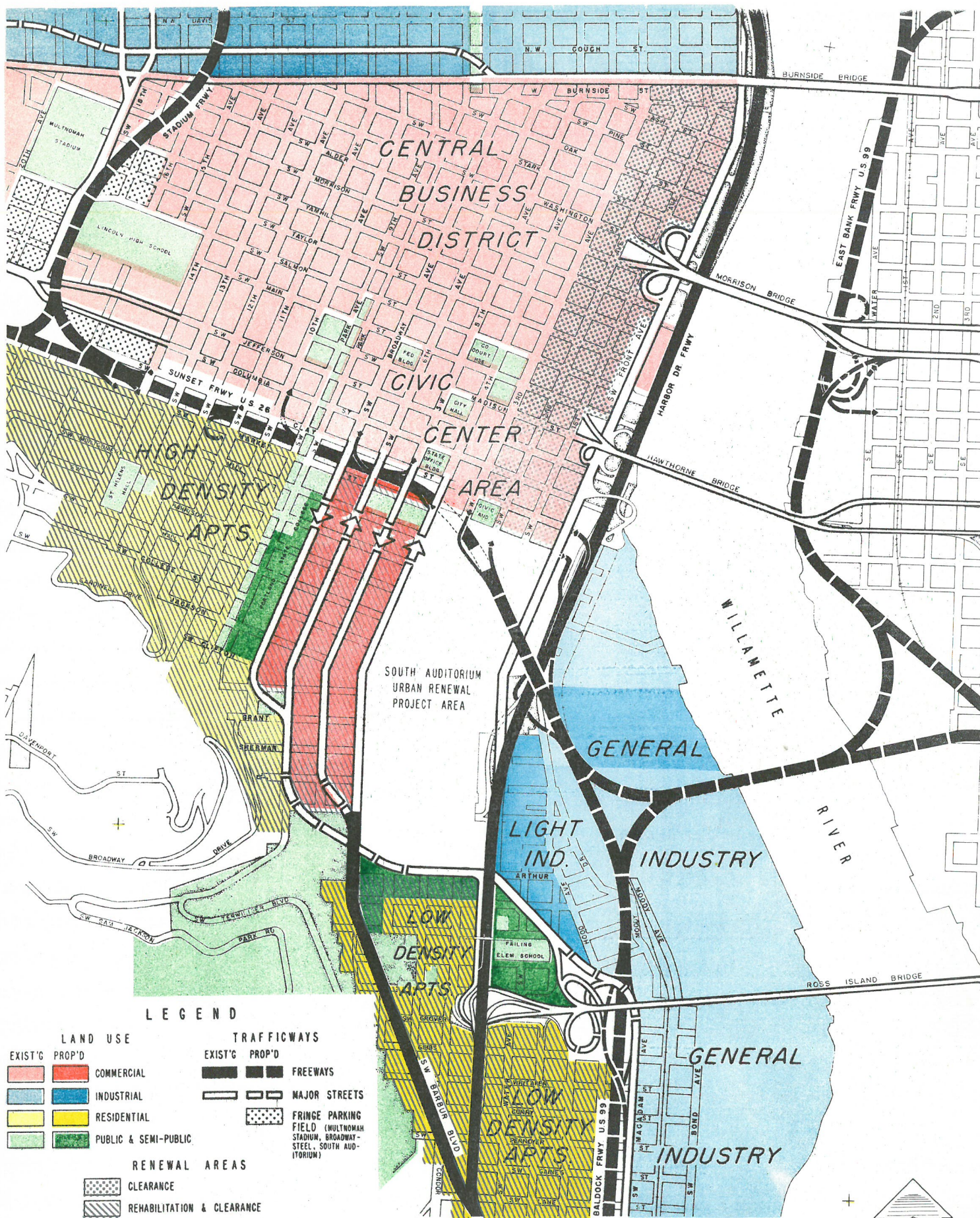


# LAND DISPOSITION PLAN

FIGURE

17





# COMPREHENSIVE DEVELOPMENT PLAN VICINITY OF SOUTH AUDITORIUM URBAN RENEWAL AREA

PORTLAND CITY PLANNING COMMISSION





FIGURE