



CITY OF  
**PORTLAND, OREGON**  
BUREAU OF PLANNING

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JAN 17 9 25 AM 1982

GEORGE YERKOVICH, CITY AUDITOR  
BY *[Signature]*

January 11, 1982

Commissioner Mildred Schwab  
City Hall  
1220 SW Fifth Avenue  
Portland, Oregon 97204

Dear Commissioner Schwab:

The 1981 legislature adopted House Bill 2225 which governs LCDC's post-acknowledgement process for review of acknowledged Comprehensive Plans. Portland's plan falls under these procedures and this bill will necessitate some changes in our review process for Comprehensive Plan Title 33 and Title 34 amendments. Most significant is a requirement the Department of Land Conservation and Development (DLCD) receive notice of proposed amendments 45 days prior to final Council action.

To assure that the City avoids procedural errors in this process, the emergency clause on the three ordinances to be heard this coming Thursday should be removed and the final hearing and reading on these ordinances should be detailed for 45 days. These ordinances establish the M2\* zone, amend the Comprehensive Plan and zoning at the St. Johns Riverfront Development project site (UDAG), and clarify criteria for granting of an upzoning in conformance with the Comprehensive Plan.

In the future we will notify DLCD at least 37 days prior to our filing of affected ordinances. We are continuing our review of recent state land use legislation and will, in the near future, apprise you of any changes to our procedures necessary to comply. Our preliminary review indicates that few if any modifications to the City Code will be required.

Very truly yours,  
*Terry D. Sandblast*  
Terry Sandblast, Director  
Bureau of Planning

TS:MH:sa

- cc: Mayor Ivancie
- Commissioner Lindberg
- Commissioner Jordan
- Commissioner Strachan
- ~~George Yerkovich, City Auditor~~

## EXHIBIT A

SECOND AMENDED  
ST. JOHNS RIVERFRONT URBAN RENEWAL PLAN  
PORTLAND, OREGON

PART ONE - TEXT  
PART TWO - EXHIBITS

Prepared by  
City of Portland Development Commission  
1500 S.W. First Avenue  
Portland, Oregon 97201  
July 2, 1980 - Original  
July 29, 1981 - First Amendment  
December, 1981 - Second Amendment

Approved by  
Portland Development Commission  
May 22, 1980 - Original  
June 16, 1981 - First Amendment  
October 13, 1981 - Second Amendment  
AJF-1.8 & 1.10

Second Amendment  
Approved by  
Portland City Planning Commission  
December 1, 1981

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## PART ONE - TEXT

SECTION 100 - INTRODUCTION

This Amended Urban Renewal Plan was prepared pursuant to Chapter 457 of the Oregon Revised Statutes (ORS 457), and other relevant local, state and federal laws and ordinances. This Plan shall be known as the Second Amended St. Johns Riverfront Urban Renewal Plan and consists of Part One - Text and Part Two - Exhibits.

Land use proposals herein were developed through the joint efforts of citizens from the St. Johns neighborhood, interviews with private businessmen and realtors, consultants, and officials and staff from the City's various bureaus and agencies. These proposals are consistent with the City's established goals for community and housing development. Land use requirements and development guidelines set forth in this Second Amended Plan have been designed to accomplish redevelopment of the St. Johns Riverfront Urban Renewal Area in accord with sound planning principles and objectives.

SECTION 200 - DEFINITIONS

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

- A. "City" means the City of Portland, Oregon.
- B. "Council" or "City Council" means the legislative body, including the Mayor, authorized under law to be the governing body of the City of Portland, Oregon.

- C. "County" means the County of Multnomah, State of Oregon.
- D. "Density" or "Residential Density" means the number of residential dwelling units per net acre of land. A net acre is a land area containing 43,560 square feet exclusive of streets or other dedicated rights-of-way.
- E. "Exhibit" means an attachment, either narrative or map, to this St. Johns Riverfront Urban Renewal Plan, Part Two - Exhibits.
- F. "ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.
- G. "Plan" or "Amended Plan" means the St. Johns Riverfront Urban Renewal Plan or any approved amendment thereto.
- H. "Planning Commission" means the Planning Commission of the City of Portland, Oregon.
- I. "Commission" or "PDC" means the Portland Development Commission which is the designated Urban Renewal Agency of the City of Portland, Oregon, having been established pursuant to Chapter XV of the Portland City Charter and ORS Chapter 457.
- J. "Project" means any undertaking or activity within the Urban Renewal Area such as a street project, a redevelopment project or any other single activity which is authorized and for which implementing provisions are set forth in this St. Johns Riverfront Urban Renewal Plan.

- K. "Urban Renewal Area" means the entire area encompassed by this St. Johns Riverfront Urban Renewal Plan, the boundary of said Area being described in Part Two - Exhibits One and Two.
- L. "Redeveloper" means anyone acquiring property from the Commission or receiving financial assistance from the Commission for the physical improvement of privately or publicly held property.
- M. "State" means the State of Oregon.
- N. "Text" means the written Urban Renewal Plan, as amended for the St. Johns Riverfront Project Area, Part One - Text.
- O. "Urban Renewal Law" means Oregon Revised Statute, (ORS 457) Chapter 457, the State Urban Renewal Law.

SECTION 300 - DESCRIPTION OF URBAN RENEWAL PROJECT AREA BOUNDARY

The St. Johns Riverfront Urban Renewal Area is located on the east bank of the Willamette River, south of the St. Johns Bridge.

The narrative of the legal boundary description is included as Exhibit One of Part Two of this Plan. The boundary of the Urban Renewal Area is shown on the Project Area Boundary and Land Use Map and included as Exhibit Two of Part Two of this Plan.

SECTION 400 - DECLARATION OF NECESSITY, PURPOSE AND URBAN RENEWAL  
PLAN OBJECTIVES

- A. Blighting conditions exist within the Urban Renewal Area. Land uses consist of a mixture of single and multi-family residential, industrial, and underutilized vacant land. Many structures in the Area are in poor or fair condition, and most of the streets are unimproved or in need of major repair. Most of the area is zoned for housing use, but the federal UDAG grant from the Department of Housing and Urban Development has been terminated and the City does not have the resources to complete the original project without this grant. It is now necessary to dispose of the land acquired by the City for the sole purpose of implementing the original plan in a manner consistent with the objectives of this Amended Plan.
- B. Deficiencies and conditions identified in the "Report on the St. Johns Riverfront Urban Renewal Plan" describe the adverse effect they have on the St. Johns neighborhood. Because of these deficiencies and adverse conditions, there is no indication that conditions will be improved without a major public involvement.
- C. Accordingly, the City Council, upon recommendation of the Portland Development Commission and the City Planning Commission, declares a need for undertaking this Amended Urban Renewal Project to manage land use, to correct such conditions and to provide for economically, socially and environmentally sound redevelopment consistent with the City's goals for community development and with the objectives of this Amended Urban Renewal Plan.

D. Purpose and Urban Renewal Plan Objectives.

1. Land use proposals contained in this Plan were developed through the joint efforts of private consultants, officials and staff from the City's various bureaus and agencies, and interviews with private citizens, and businessmen in the community.
2. The primary objectives of the Plan are to improve the physical conditions, functional relationships and visual quality of the area adjacent to the east bank of the Willamette River and to eliminate blight in order to strengthen the St. Johns neighborhood by establishing sound physical, social, economic and environmental relationships with the river and the community. More specifically, the objectives of this Urban Renewal Plan are to:
  - a. Provide new and, where appropriate, expanded general industrial and water-related industrial development in support of the City's economic development policy;
  - b. Complement and support previous neighborhood public improvements and housing rehabilitation;
  - c. Economically support the St. Johns business district;
  - d. Eliminate blighting influences such as substandard and/or obsolete buildings, non-conforming land uses, and under-utilized land;
  - e. Rehabilitate and conserve properties compatible with this Plan;



- f. Develop economically sound industrial, commercial, and recreational facilities that satisfy the principles of good urban design, are mutually supportive, and compatible with the surrounding area;
- g. Provide public access to, and recreational use of the riverfront within the Urban Renewal Area where possible;
- h. Provide new housing in support of the City's housing policy; and
- i. Develop land in the Urban Renewal Area in an efficient and timely manner.

#### SECTION 500 - LAND USE PLAN AND DEVELOPMENT CONTROLS

The following land use designations are intended to allow for reasonable development flexibility while providing a context that assures an overall project development of high quality in achieving the objectives established in Section 400 of this Plan:

- A. Land Acquired by Portland Development Commission (PDC) (see Exhibit Two of Part Two). Specific Zoning classifications are described in Section 515-A.

- 1. Industrial Uses.

Development shall include general manufacturing industries. Water-dependent industries which require direct access to the river and railroad are encouraged.

2. Commercial Uses.

Commercial uses which directly support the M-2 uses are encouraged. These may include restaurants, offices, marinas, marina-related facilities, boat sales, supplies and sources, and such other commercial enterprises that are compatible with the industrial and residential land use permitted within the Urban Renewal Area.

3. Residential Uses.

Residential development shall include multi-family, two-family and one-family detached or attached residential types. Existing residential structures will be permitted to remain.

4. Public Spaces.

Public spaces shall include open spaces, parks, walkways, esplanades, parking and related facilities. Open spaces, parks and a marina shall be permitted in subarea "B1" as indicated on Exhibit Four, Part Two of this Plan. Walkways and esplanades may be developed in all subareas provided that such walkways and esplanades do not conflict with the principle uses designated for those subareas, i.e., not in areas developed for water-dependent industry.

B. Land Not Acquired by PDC.

Development may include public uses, existing and new light manufacturing industries, related commercial uses, and existing and new residential uses. This is declared to be a transitional area which separates existing and new residential uses from the general manufacturing area described in Section 500-A-1, above.

New general and light manufacturing uses will be permitted and existing industrial uses may remain and expand within the limits specified in the City Zoning Code for "pre-existing uses", provided that such new and expanded uses shall incorporate development standards which will provide an appearance and environment compatible with abutting residential areas.

C. All New and Expanded Uses.

All new and expanded uses to be developed within the Urban Renewal Area shall be subject to the Plan and Design Review process set forth in Section 525 and with all other provisions of this Amended Urban Renewal Plan.

D. Zoning Classifications in the Urban Renewal Area.

Include R-1, R-2, R-H residential zones as well as M-2\* and M-2\* with a WSD Willamette Greenway overlay zone. Their location and extent are described on Exhibit Three, Part Two, and in Section 515-A, below.

SECTION 505 - TRAFFIC CIRCULATION

- A. Existing street patterns may be altered to accommodate proposed development and to provide for safe and efficient traffic circulation in and around the Urban Renewal Area. Vehicular access, whether publicly or privately developed, will be provided to all sections of the Urban Renewal Area. Certain streets may be vacated to accommodate workable and efficient traffic circulation patterns. Provisions shall be made for emergency vehicle access throughout the Urban Renewal Area.

B. Vehicular and pedestrian traffic circulation shall be segregated where possible, and be separate from railway traffic except for on-grade crossings. In all cases, adequate measures shall be taken to minimize conflict between railway and vehicular/pedestrian traffic.

C. Street Vacations.

Two public streets, as herein described, shall be vacated pursuant to City requirements for street vacations:

1. The diagonal street (name unknown) in the block owned by PDC and bounded by:

North - N. Decatur Street  
East - N. Leavitt Avenue  
South - N. Crawford Street  
West - N. Burlington Avenue

2. The one-block segment of N. Leavitt Avenue, described in subsection 1 above.

These two, one-block street segments which are to be vacated are described on Exhibit Five, Part Two of this Amended Plan.

Other streets may be vacated as required.

SECTION 510 - PUBLIC IMPROVEMENTS

A. Streets.

All public street construction within the Urban Renewal Area, whether publicly or privately developed, shall meet or exceed City standards.

Street improvements include the travel surface, curbs, sidewalks, gutters, storm drains, street lights, and related facilities.

B. Utilities.

All utility lines and facilities, where feasible, shall be placed underground. All utility facilities will be of such size and design to adequately serve the area.

C. Other Public Improvements.

Other public improvements may be required in support of project development activities. These improvements include but shall not be limited to, street trees, landscaping and pedestrian walkways.

SECTION 515 - DEVELOPMENT STANDARDS AND CONTROLS

All development under this Amended Urban Renewal Plan shall conform to the conditions, limitations, and restrictions contained in applicable codes and ordinances of the City of Portland, and any other applicable local, state and federal law and regulation controlling the use of property in the Urban Renewal Area. The development standards and controls contained in this Amended Plan shall not be less restrictive than those required by the City's Zoning Code. This Amended Plan does, however, contain certain development standards and controls that are more restrictive than required by the designated zoning. The following conditions, limitations, and restrictions shall also apply to all development in the Urban Renewal Area:

A. Land Use Zoning.

The proposed zoning for property within the Urban Renewal Area is shown on Exhibit Three, Part One. The applicable provisions of the Title 33,

"Planning and Zoning", of the Municipal Code of the City of Portland, as herein below listed, shall be incorporated in this Amended Plan as if herein included in full:

1. Charter 33.30 -- R-2 Multi-Family Residential Zone.
2. Charter 33.32 -- R-1 Multi-Family Residential Zone.
3. Charter 33.34 -- R-H High Density, Multi-Family Residential Zone.
4. Chapter 33.52 -- M-2\* General Manufacturing Zone, as modified for specific application in the Urban Renewal Area.

a. Development within the modified M-2 (M-2\*) Zone, when used for residential purposes shall comply with the following provisions:

1) Uses Permitted:

One Family detached dwellings;  
One Family attached dwellings;  
Two Family dwellings;  
Multi-Family dwellings.

2) Where any lot is used for any of the above residential uses, all regulations governing principal uses in R-1 zones shall apply.

3) All new residential construction shall be constructed with sound insulation to achieve a day/night average interior noise level of 45 DBA as a maximum.

- 4) All new residential construction shall be oriented away from any new existing major noise sources such as railroads and inherently noisy or vibration producing industrial activity.
  - 5) All new residential construction shall provide heavily landscaped noise buffering between residential buildings and existing major noise sources. These buffers shall be at least 20 feet in width and shall be planted with a combination of green growing ground cover, evergreen bushes and evergreen trees. Trees planted shall be of such size so as to achieve a height of at least ten feet within two years of the time of planting and shall be planted at intervals spaced such that they create a continuous hedge within two years of the time of planting.
- b. Within the modified M-2 (M-2\*) zoned areas the following uses, ordinarily permitted in an M-2 zone shall be prohibited:
- 1) Meat or fish smoking, curing or canning;
  - 2) Automobile and truck wrecking;
  - 3) Junk/rags, paper or metal salvage, storage, processing or treatment;
  - 4) Poultry or rabbit killing;
  - 5) Wrecking and salvage yard of building materials;
  - 6) Brewery, distillery or winery;

- 7) Drive-in theaters;
  - 8) Fuel oil distributor, retail;
  - 9) Fuels, solid, yard;
  - 10) Paint manufacture;
  - 11) Pickles, sauerkraut, or vinegar production.
- c. All other provisions of the modified M-2 (M-2\*) zone shall apply.
5. On land between the railroad right-of-way and the river, shall carry the "WSD", Willamette Scenic Development Overlay Zone.
  6. On land north of the railroad right-of-way, within the Greenway Boundary, shall also carry the "WSD" designation, except for land in the ownership of the Portland Development Commission, which shall carry the "WSR", Willamette Scenic Recreation Overlay Zone.

Zone changes to accomplish the objectives of this Plan shall be made by the City in compliance with the above-referenced Title 33 of the Municipal Code.

B. Buildings.

1. Design: All new and expanded buildings shall be designed by registered architect or engineer.
2. Building Materials: Materials shall be appropriate for the use and type of structure in which they are used. Tenants are encouraged to use materials indigenous to the local area.



3. Building Placement: Placement of structures shall be so as to maximize the potential of the individual sites. Provisions shall be made for vehicle circulation within the site and for the access of emergency vehicles.

C. Off-Street Parking.

1. Parking Area Layout: The design and layout of all parking areas shall conform with the requirements of the appropriate City requirements.
2. Screening: Where off-street parking abuts or is across a street from a Residential Zone, such parking shall be adequately screened from residential property. Adequate screening shall be interpreted as either landscaping and/or architectural materials which obscures the line of sight from the street. The parking screening requirement may be combined with setback landscaping requirements, where required. The adequacy of the screening will be determined by PDC. Where architectural screens are used, they shall not be located within required building setback area.
3. Surfacing: All off-street parking areas shall be paved with a dust-free, all-weather surface such as asphaltic paving, shall be graded and drained to provide for disposal of all surface water on the site, and have a strength adequate for the traffic expected. All parking stalls and direction of traffic shall be clearly marked.

D. Off-Street Loading.

1. All loading and unloading of materials, goods or products shall be accomplished on private property.

2. Screening: Where off-street loading abuts or is across a street from a Residential Zone, such loading area shall be adequately screened from residential property. Adequate screening shall be the same as described for off-street parking, Section 515-C-2, above.
3. Surfacing: All off-street loading areas shall be the same as required for off-street parking, Section 515-C-3, above.

E. Flammables.

Flammables: The storage and handling of flammable liquids shall comply with these standards and the rules and standards of the Oregon State Fire Marshall, the Interstate Commerce Commission, and the standards enforced by the City of Portland. No above-ground storage of petroleum products for on-site fueling of vehicles will be allowed.

F. Utilities.

Pad-mounted electrical transformers shall be located and screened so as to prevent viewing from any public street. Permits or easements shall be obtained for all utilities crossing Union Pacific Railroad tracks.

All utility lines and facilities, where feasible, shall be placed underground. All utility facilities will be of such size and design to adequately serve the area. Utilities include but shall not be limited to, street lights, sanitary and storm sewers, water lines, traffic signals, television cables, natural gas distribution lines, fire hydrants, and related facilities.

G. Signs.

Signing and identification of buildings, land areas, and facilities shall be considered as an integral part of any development, and plans and details shall be submitted with development plans. All signing or identification shall be subject to the approval of the Portland Development Commission.

Outdoor advertising signs, painted bulletins or sign boards, poster panels or billboards, roof bulletins and roof signs, wall bulletins, and advertising structures which advertise goods or services other than those produced or sold on the premises are prohibited. Signs are permitted under the following conditions:

1. In M-2\* Zones:
  - a. When they advertise or identify only the business or goods produced or sold on the premises.
  - b. No flashing or rotating signs will be permitted.
  - c. A single identification sign will be permitted. This sign may either be integrated with the building or be a free-standing part of the landscape.
  - d. Free-Standing Signs: No free-standing advertising signs or billboards will be permitted except a single identification sign approved by the PDC. A free-standing sign shall not exceed 10 feet in height or 40 square feet in surface area, and shall be designed as an integral part of the landscape.

- e. Other Permitted Signs: Directional signs, such as "enter", "shipping", etc., are allowed adjacent to each driveway and one sign advertising the sale, lease or hire of the site is allowed, but no such sign shall exceed 4 feet in height or 20 square feet in surface area.
  - f. Building Signs: Signs on roofs, fences, or painted on exterior faces of buildings are prohibited. A sign may be placed upon the outside wall of the building, but shall not extend above the eave or parapet of that wall and shall not exceed in size 5 percent of the wall upon which it is placed. However, no sign shall exceed 50 square feet in surface area. All such signs shall be designed as an integral element in the architectural design of the facility.
  - g. Lighting of Signs: Signs shall not be illuminated in a manner which is detrimental to neighboring occupancies or to the safe movement of traffic.
2. In Residential Areas:
- a. Exterior signing of residential structures shall be limited to a maximum area of ten (10) square feet and must be attached flat against the wall of a building or to the face of a marquee.
  - b. No outside display window or windows, nor signs advertising accessory uses shall be visible from the exterior of any residential structure.

3. In All Areas:

- a. Signs may be illuminated, provided the illumination is back lighted or properly focused upon the sign itself so as to prevent glare and direct light upon the abutting areas.
- b. Signs with flashing, animated or intermittent illumination shall not be permitted.
- c. The use of red and green lighted signs shall not be permitted within fifty (50) feet of a signalled intersection.
- d. No sign shall be permitted to overhang streets, sidewalks, or any property line.

H. Access.

1. Setbacks: Curb cuts and driveway aprons providing access to and from the site shall be in conformance with City standards.
2. Rail Spurs: All railroad tracks shall be constructed according to the engineering specifications of the railroad company serving the site.
3. Storage Tracks: Railroad storage and switching track shall be constructed on the site which it is intended to serve and of sufficient size to accommodate all railcar storage and switching requirements.

I. Landscape.

1. All landscape drawings submitted for approval by PDC shall be prepared and stamped by a registered landscape architect. The design of all landscaping will be evaluated by PDC for its compatibility with surrounding design, compatibility with the local environment, and the extent to which it satisfies screening requirements.
2. Size: All landscape material shall be of sufficient initial size to provide the required degree of screening within three (3) years after installation.

J. Area Lighting.

All lighting shall be shielded from adjoining properties or public streets when it would create an annoyance.

K. Greenway Trail.

If M-2\* zoned property abutting the Willamette River is not developed to uses which are "river dependent" as defined in the City's Willamette Greenway Plan, then the developer of such property shall be required to provide a landscaped, Greenway Trail conforming to City Standards. Such trail shall be located within a 30 foot irrevocable easement, granted to the City for Greenway Trail landscaping and related uses.

L. Exceptions or Variances.

The Commission may grant exceptions or variances which do not constitute a substantial change to any of the regulations prescribed in this Plan, upon a finding that granting the exception or variance is consistent with the intent of the Urban Renewal Plan and will not adversely affect other properties within or adjacent to the Urban Renewal Area, or conflict with the City of Portland Zoning Code.

M. Height Exceptions.

In no case shall height exceed that prescribed in the Zoning Code except in those circumstances described therein.

The permitting of exceptions to this Plan by the Commission shall not waive the obligation of an Owner-Participant or Redeveloper to receive other required City approvals.

SECTION 520 - OTHER DEVELOPMENT PROVISIONS

The following performance standards shall apply to all business and industrial uses in the Urban Renewal Area. The intent of these standards is to avoid creation of a nuisance or unsanitary conditions.

A. Property Use.

The buildings and other facilities erected on the site and the uses to which the site is put shall comply with the laws, statutes, regulations, ordinances and rulings of the city, county, state and federal governing agencies having jurisdiction. The buildings and other facilities comprising the development shall comply with plans as approved by the PDC. Any subsequent changes in use will be subject to the approval of PDC.

B. Air Pollution.

Firms responsible for a suspected source of air pollution, upon the request of the PDC, shall provide quantitative and qualitative information regarding the discharge that will adequately and accurately describe operation conditions. Any firm desiring to locate in the Urban Renewal Area having unknown or questionable air pollution problems shall be prepared to have its plans and specifications reviewed by the State Department of Environmental Quality prior to final approval of the plans by PDC.

1. Smoke and Particulate Matter: Any facility located within the Urban Renewal Area must comply with all Department of Environmental Quality on pollution control regulations referenced in the Oregon Administrative Rules (OAR) and amendments thereto.
2. Open Burning: No open burning shall be permitted.
3. Odors: The emission of odors in such quantities as to be detectable by any person with normal sensitivities at any point beyond property line is prohibited. Noxious, toxic and corrosive gas emissions are prohibited.

C. Noise.

Industrial and commercial noise sources shall conform to the codes and ordinances of the State Department of Environmental Quality (DEQ) and the City of Portland's noise standards.



D. Vibration.

No vibration which is discernible by a person of normal sensitivities without instruments other than that caused by highway vehicles, trains or aircraft shall be permitted beyond the property line of the use concerned.

E. Heat and Glare.

All operations producing heat or glare, including exterior lighting shall be conducted so that they do not create a nuisance beyond the property line of the site.

F. Waste Material.

All materials, including wastes, shall be stored and all properties maintained in a manner which will not attract or aid the propagation of insects or rodents or in any way create a health hazard.

G. Water and Solid Waste Pollution.

No liquid or solid waste disposal will be allowed on the site or into adjacent drainage ditches, storm sewers, sloughs or other waterways. The discharge of treated or untreated sewage or wastes into the sanitary sewer systems shall conform to the governmental agency having jurisdiction.

H. Handling of Dangerous Materials.

The storage, handling and use of dangerous materials such as flammable liquids, incinerary devices, compressed gasses, corrosive materials and explosives where permitted, shall be in accordance with the regulation and codes of the City of Portland, the State Fire Marshall and the National Fire Protection Association.

SECTION 525 - PLAN AND DESIGN REVIEW

No building in the Urban Renewal Area, shall be constructed or other improvements made on or over any land or water subject to these controls, including public areas, until plans for such building or improvements shall have been submitted to and approved by the Portland Development Commission.

SECTION 530 - APPLICABILITY OF CONTROLS UPON REAL PROPERTY WITHIN THE URBAN RENEWAL AREA

Provisions and requirements in this Plan shall apply to all real property within the Urban Renewal Boundary on which new or expanded development is proposed, including property previously acquired by PDC.

SECTION 600 - URBAN RENEWAL ACTIONS WHICH MAY BE USED TO IMPLEMENT THE PLAN AND TO ACHIEVE PLAN OBJECTIVES

Sections 605 through 635 identify the Urban Renewal actions to be undertaken by the PDC or the City in the implementation of this Plan.

SECTION 605 - PROPERTY ACQUISITION

While property acquisition is a permitted activity, no such additional acquisition is anticipated in the implementation of this Amended Urban Renewal Plan.

Property previously acquired by PDC will be disposed of and redeveloped in accordance with the provisions of this amended Urban Renewal Plan.

SECTION 610 - RELOCATION OF RESIDENTS AND BUSINESSES

While relocation is a permitted activity, no such additional relocation is anticipated in the implementation of this Amended Urban Renewal Plan.

All previous relocation activities and procedures by the PDC were accomplished in accordance with Oregon Revised Statutes, Sections 281.045 to 281.05 and with the Federal Property Acquisition and Relocation Act.

SECTION 615 - DEMOLITION AND SITE CLEARANCE

Except for structures designated for possible retention and rehabilitation all structures on properties acquired by the PDC have been demolished and cleared as necessary to carry out this Plan.

SECTION 620 - PUBLIC IMPROVEMENTS

Public improvements, while a permitted activity, are not intended to be provided in support of development activities within the Urban Renewal Area except as noted herein. Street, sidewalk, curb, sewer, water, street lighting, street landscaping, traffic signals, and other public improvements required by City codes shall be provided by the purchases/developer and shall meet or exceed standards established by the City.

SECTION 625 - REDEVELOPMENT AND PROPERTY DISPOSITIONA. Real Property Disposition.

PDC shall make land which it owns within the Urban Renewal Area available to private redevelopers or to public bodies at a value determined by PDC

to be its fair reuse value in order that it may be developed or rehabilitated for the purposes specified in this Plan, and in accordance with the provisions of this Amended Plan. Real property may be conveyed by PDC to the City or other public body without charge.

PDC shall reserve such powers and controls in the disposition and development documents, as may be necessary, to prevent transfer, retention, or use of property for speculative purposes, and to ensure that development is carried out pursuant to this Amended Plan.

B. Redevelopers' Obligations.

Redevelopers shall be subject to the following obligations:

1. Redevelopers shall develop and use property in accordance with the land use provisions and building requirements specified in this Plan.
2. Redevelopers shall begin and complete the development of property for the uses provided in this Plan within a reasonable period of time as determined by PDC.
3. Redevelopers shall submit all plans and specifications for construction of improvements to PDC for review and approval to determine compliance of such plans and specifications with this Plan.
4. Redevelopers shall not restrict or effect or execute any agreement, lease, conveyance, or other instrument which has the effect of restricting the sale, lease, use or occupancy of any property or part thereof upon the basis of race, color, religion, sex, marital status, or national origin.

5. Redevelopers shall maintain the cleared land under their ownership within the Urban Renewal Area in a clean and safe condition.
6. The Greenway Trail provisions of Section 515-K shall apply.

#### SECTION 630 - COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by State Law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operations of this Urban Renewal Project. PDC may seek the aid and cooperation of such public bodies and shall attempt to coordinate this Plan with the activities of such public bodies in order to accomplish the purposes of this Plan.

#### SECTION 635 - PROPERTY MANAGEMENT

During such time as property in the Urban Renewal Area is owned by PDC, such property shall be under the management and control of PDC. PDC may rent, maintain, manage, operate and clear such property pending its disposition for redevelopment.

#### SECTION 700 - METHODS FOR FINANCING THE PROJECT

##### A. General Description of the Proposed Financing Methods.

The Commission may borrow money and accept advances, loans, grants and any other form of financial assistance from the federal government, the state, city, county, or other public body, or from any sources public or private, for the purposes of undertaking, planning and carrying out this Urban

Renewal Plan, or may otherwise obtain financing as authorized by ORS Chapter 457 and Chapter XV of the Charter of the City of Portland. Upon request of the Commission, the Council of the City of Portland may from time to time issue revenue bonds, certificates, or debentures to assist in financing the Plan as provided by Section 15-106 of the Charter of the City of Portland.

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

B. Urban Development Action Grant.

The City of Portland was the recipient of a \$9,000,000 Urban Development Action Grant (UDAG) from the federal Department of Housing and Urban Development (HUD). For reasons stated in the introduction these funds have been withdrawn and are no longer available for use in undertaking and carrying out this Amended Urban Renewal Plan. Accordingly all improvements and redevelopment will be implemented by redevelopers with private financing. As a supplement to private financing, tax increment financing may be offered in accordance with the following paragraphs.

C. Self-Liquidation of Costs of Project (Tax Increment Financing).

1. The carrying out of this plan may be financed, in part, by self-liquidation of the costs of the Plan as provided in ORS 457.410 through ORS 457.450. The ad valorem taxes, if any levied by a taxing body upon the taxable real and personal property situated in the Urban Renewal Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, if

any, in true cash value of property located in the Urban Renewal Area, over the true cash value specified in the certificate of amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Commission and shall be used to pay the principal and interest on any indebtedness incurred by the Commission to finance or refinance the Plan.

2. Such self-liquidation methods, and the tax increment accruing therefrom, as provided in OR 457.410 through 457.450, may be used by the Commission to reimburse the City or the Commission for funds advanced to the Commission for the purposes of undertaking and carrying out this Urban Renewal Plan.

#### SECTION 800 - ACTIONS BY THE CITY

The City shall aid and cooperate with PDC in carrying out this Plan and shall take all actions necessary to ensure the continued fulfillment of the intent and purpose of this Plan and to prevent the recurrence or spread in the area of conditions causing blight.

#### SECTION 900 - NON-DISCRIMINATION

All deeds, leases or contracts for the sale, lease or sublease or other transfer of land in any undertaking of the PDC under this Plan shall contain the restriction that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital status, national origin, or ancestry in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the property.

SECTION 1000 - DURATION OF THIS PLAN

Except for provisions of Section 900 which shall run in perpetuity, the provisions of this Plan, and provisions of other documents executed pursuant to this Plan, shall be effective for thirty (30) years from the date of original adoption of this Plan by the City Council.

SECTION 1100 - AMENDMENTS

This Plan may be subject to minor changes or modifications only by formal written amendment duly approved and adopted by the Portland Development Commission.

Where the proposed modification will substantially change the Plan as approved by the City Council, the modification must be approved and adopted by City Council in the same manner as the original Plan and in accordance with the requirements of state and local law.

Substantial changes shall be regarded as revisions in the Urban Renewal Area boundaries or land uses, acquisition of additional property, the provision of additional improvements or site preparation activities which constitute a change in the purpose and objectives of this Plan, and revisions to the effective period of the Plan.

SECTION 1200 - SEVERABILITY

If any provision of this Plan shall contravene or be invalid under either state or federal law, such contravention or invalidity shall not invalidate all of the provisions of this Plan, but the remaining provisions shall be construed as if not containing the invalid portion.



## PART TWO - EXHIBITS

- EXHIBIT ONE: NARRATIVE -- LEGAL BOUNDARY DESCRIPTION
- EXHIBIT TWO: MAP -- PROJECT AREA BOUNDARY AND LAND USE PLAN
- EXHIBIT THREE: MAP -- PROPOSED ZONING
- EXHIBIT FOUR: MAP -- URBAN RENEWAL SUB AREAS
- EXHIBIT FIVE: MAP -- STREET VACATIONS

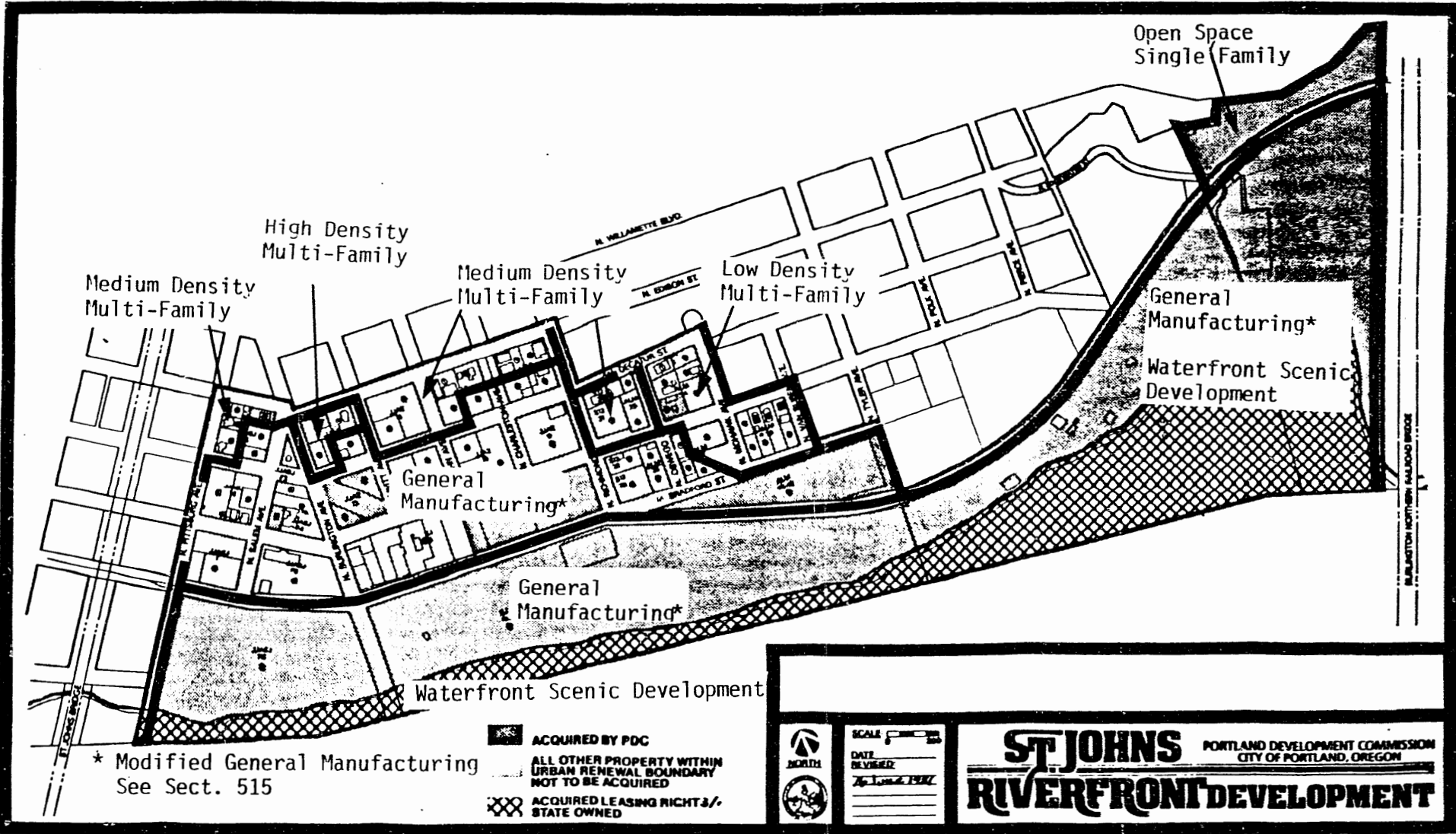
## EXHIBIT ONE

## LEGAL BOUNDARY DESCRIPTION - NARRATIVE




The following described property located in the City of Portland, County of Multnomah, State of Oregon:


Beginning at the intersection of the westerly line of N. Pittsburg Avenue and the northerly line of N. Edison Street; thence easterly along the northerly line of N. Edison Street and the easterly extension thereof to its intersection with the easterly line of N. Burlington Avenue; thence southerly along the easterly line of N. Burlington Avenue to the northerly line of N. Edison Street; thence easterly along the northerly line of N. Edison Street to the easterly line of N. Richmond Avenue; thence southerly along the easterly line of N. Richmond Avenue to the northerly line of N. Decatur Street; thence easterly along the northerly line of N. Decatur Street to the easterly line of N. Mohawk Avenue; thence southerly along the easterly line of N. Mohawk Avenue to the northerly line of N. Crawford Street; thence easterly along the northerly line of N. Crawford Street to the easterly line of N. Van Buren Avenue; thence southerly along the easterly line of N. Van Buren Avenue to the northerly line of N. Bradford Street; thence easterly along the northerly line of N. Bradford Street to the easterly line of N. Tyler Avenue; thence southerly along the easterly line of N. Tyler Avenue to the northerly right-of-way line of Union Pacific Railroad; thence easterly along the northerly right-of-way line of Union Pacific Railroad 1666.50 feet; thence N 21<sup>0</sup> 00'48" E 208.10 feet; thence S 68<sup>0</sup> 39'12" E 73.69 feet; thence N 37<sup>0</sup> 48'46" E 50.00 feet; thence S 52<sup>0</sup> 11'14"

E 64.75 feet; thence N  $50^{\circ} 48'46''$  E 82.31 feet to the southerly right-of-way line of N. Willamette Blvd; thence easterly along the southerly right-of-way line of N. Willamette Blvd; to the westerly right-of-way line of Burlington Northern Railroad; thence southerly along the westerly right-of-way line of Burlington Northern Railroad to the northerly harbor line of Willamette River; thence westerly along the northerly harbor line of Willamette River to its intersection with the southerly extension of the westerly line of N. Pittsburgh Avenue; thence northerly along the westerly line of N. Pittsburgh Avenue to the point of beginning.





\* Modified General Manufacturing  
See Sect. 515

-  ACQUIRED BY PDC
-  ALL OTHER PROPERTY WITHIN URBAN RENEWAL BOUNDARY NOT TO BE ACQUIRED
-  ACQUIRED LEASING RIGHTS / STATE OWNED




NORTH



SCALE 

DATE REVISION:

As of 12/1/81



**ST. JOHNS**  
**RIVERFRONT DEVELOPMENT**

PORTLAND DEVELOPMENT COMMISSION  
CITY OF PORTLAND, OREGON

PROJECT AREA BOUNDARY AND LAND USE

EXHIBIT 2  
Amended 1 December 1981  
by Portland City Planning Commission

152940

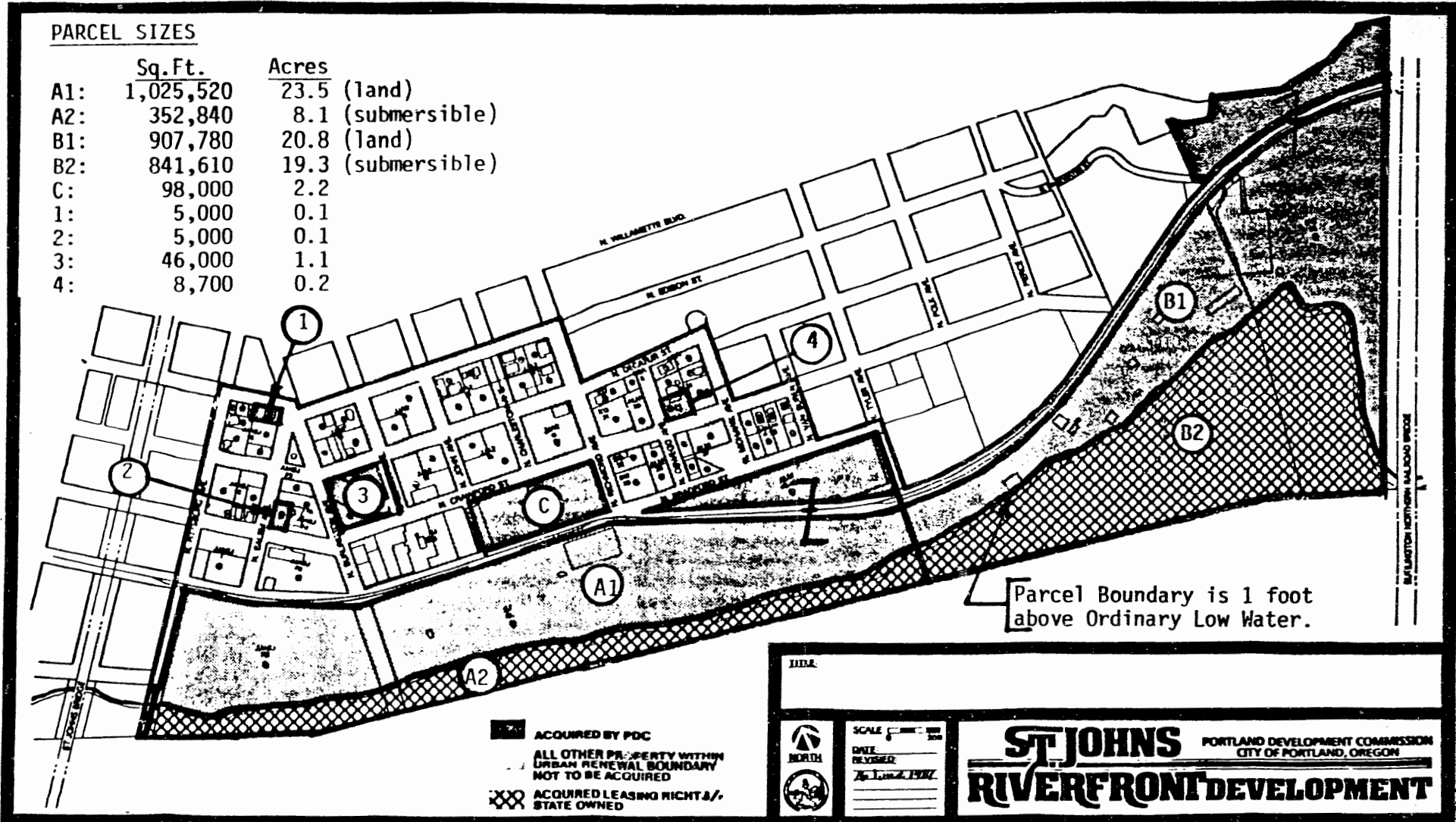


NOTES:




- Parcel A1 contains 127,040 s.f./2.9 acres of land in "triangle" north of U.P.R.R.
- Parcel B1 contains 150,710 s.f./3.5 acres of land on steep hillside north of U.P.R.R.
- Total land on riverside of U.P.R.R. = 1,655,550 s.f./38.0 acres.
- Total land for sale by PDC exclusive of submersible land = 48.0 acres.
- Total contiguous land (Parcels A,B&C) exclusive of submersible land = 46.5 acres.
- All areas approximate

PARCEL SIZES


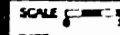
	Sq. Ft.	Acres
A1:	1,025,520	23.5 (land)
A2:	352,840	8.1 (submersible)
B1:	907,780	20.8 (land)
B2:	841,610	19.3 (submersible)
C:	98,000	2.2
1:	5,000	0.1
2:	5,000	0.1
3:	46,000	1.1
4:	8,700	0.2



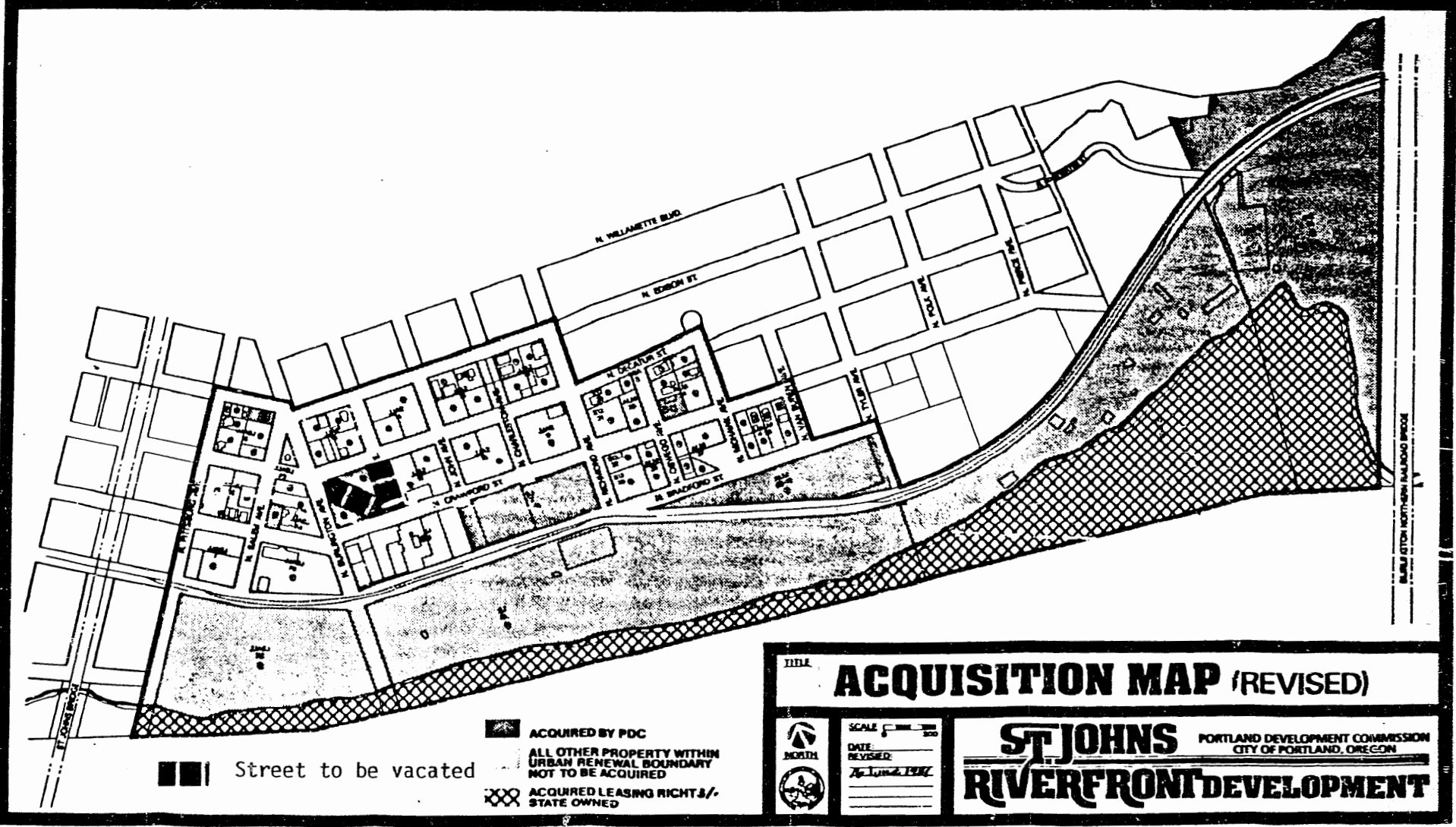
-35-

 ACQUIRED BY PDC  
 ALL OTHER PROPERTY WITHIN URBAN RENEWAL BOUNDARY NOT TO BE ACQUIRED  
 ACQUIRED LEASING RIGHT &/ STATE OWNED



TITLE


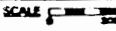

 NORTH  
 SCALE   
 DATE REVISION  
 26 June 1981

**ST. JOHNS** PORTLAND DEVELOPMENT COMMISSION  
 CITY OF PORTLAND, OREGON  
**RIVERFRONT DEVELOPMENT**



Street to be vacated

 ACQUIRED BY PDC  
 ALL OTHER PROPERTY WITHIN  
 URBAN RENEWAL BOUNDARY  
 NOT TO BE ACQUIRED  
 ACQUIRED LEASING RIGHT &/  
 STATE OWNED

TITLE		<b>ACQUISITION MAP (REVISED)</b>	
 NORTH	SCALE		
	DATE REVISION:	<i>As Amended 1981</i>	
		<b>ST. JOHNS</b> PORTLAND DEVELOPMENT COMMISSION CITY OF PORTLAND, OREGON	
		<b>RIVERFRONT DEVELOPMENT</b>	

STREET VACATIONS

EXHIBIT 5  
Amended 1981

152940

REPORT ON THE SECOND AMENDMENT TO THE  
URBAN RENEWAL PLAN FOR THE  
ST. JOHNS RIVERFRONT URBAN RENEWAL AREA

Prepared by  
City of Portland Development Commission

October, 1981

Approved by:  
Portland Development Commission  
October 13, 1981



## INTRODUCTION

The State Urban Renewal Law, ORS 457, requires that an Urban Renewal Plan be accompanied by a Report. This document constitutes such Report and addresses only those elements of the Original Urban Renewal Plan Report and the First Amendment thereto, which have been changed by the Second Amendment to the St. Johns Riverfront Urban Renewal Plan.

In conformity with the provisions of the Original Plan, the majority of property within the 120.73 acre area is currently zoned for residential use. With the federal government's termination of a \$9,000,000 Urban Development Action Grant (UDAG), the City of Portland does not have the financial resources to implement the Plan as originally conceived.

Accordingly, the Second Amendment is necessary to allow for the rezoning of certain property, revising certain property development standards and to reestablish the method of financing the urban renewal program.

## SECTION 100 - EXISTING CONDITIONS

- A. Location - no change.
- B. Existing Physical, Social and Economic Conditions - no change.
  - 1. Existing Land Uses - no change.
  - 2. Building Conditions - no change.
  - 3. Topography and Soils - no change.

4. Sewer and Water Facilities - no change.
  5. Other Utilities - no change.
  6. Streets - no change.
  7. Traffic Circulation - no change.
  8. Railway Traffic:
    - a. through i. - no change.
    - j. Industrial development of PDC-owned land riverward of the tracks may necessitate improved crossings and signals at Pittsburg, Burlington Avenue, North Richmond and Edgewater. Those improvements will be provided by the private sector as the land developer.
  9. Noise - no change.
  10. Social - conditions - no change.
  11. Property Values - no change.
- Summary and Conditions - no change.

SECTION 200 REASONS FOR SELECTING THE URBAN RENEWAL AREA - Change in concluding statements as follows:

The underlying assumption of these objectives was that the composition of the population is decisive in determining the capacity for self-help and neighborhood self-help, the demand for tax supported services, the quality

of public education (a mix and diversity in the schools improves education), and a willingness and capacity to pay for public services, including schools and police.

In order to implement these objectives, it was necessary to formulate an overall action plan for the City. The tools available to help facilitate this Plan included the City's Community Development Strategy and Economic Development Plan, as well as the proposed Comprehensive Land Use Plan and other neighborhood stabilization efforts. The UDAG program was another element of the overall Plan that would support the City's objectives and take advantage of unique opportunities to integrate several different government programs within one project.

An effort to find suitable action grant project sites was begun upon the integration of the program with adopted City policies and objectives. Twenty-one sites throughout the City were evaluated by the Office of Planning and Development (OPD), with the assistance of the Bureau of Planning and OPD Economic Planning staff. The final conclusion was that the location of the site, existing conditions on the site and its development potential for residential use all combined to support City-wide objectives and complement previous public investments in the St. Johns Business District, park improvements and housing rehabilitation.

The termination of the UDAG grant in July 1981 leaves the site in the condition, documented above, which requires limited public assistance in the form of land use zone changes, and the enforcement of development standards and controls.

SECTION 300 - THE RELATIONSHIP BETWEEN EACH PROJECT TO BE UNDERTAKEN UNDER THE PLAN AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

Each project is interpreted to mean each urban renewal activity or action to be undertaken under the Plan. See Section 600 of the Urban Renewal Plan for the St. Johns Riverfront Project.

A. Real Property Acquired.

The Portland Development Commission has acquired property, including vacant land, to eliminate detrimental land uses or conditions, to remove blight and blighting conditions to achieve the objectives of the Urban Renewal Plan, and effect the release of the grant funds. Termination of the UDAG grant, however, caused PDC and the City Council to adopt the First Amendment to the Urban Renewal Plan which removed the acquisition designation from all land not yet acquired. Accordingly, no further acquisition will be made.

B. Real Property not to be Acquired.

Certain properties described in the Original Plan will not be acquired for the reasons described above.

C. Relocation of Residents and Businesses.

Since occupied residential, commercial and industrial properties have been acquired, relocation activities were undertaken and completed by the Portland Development Commission. See Section 800 of this Report. There will be no further relocation of residents and businesses.

D. Demolition and Site Clearance.

Developed properties which have been acquired by the Portland Development Commission have been demolished and cleared from their respective sites to make possible the redevelopment of the area and the implementation of the proposed land use plan.

E. Public Improvements.

New water, sanitary sewer, storm sewer systems, as well as new streets, with full improvements, will be installed in the Project Area by private developers, as necessary, to serve the new residents and business that are anticipated. None of the existing facilities are adequate to accommodate additional development. Privately-owned utilities--gas, power and telephone--will be provided by their respective serving utility companies.

G. Real Property Disposition.

The real property which the Portland Development Commission acquired, except for that which will be retained for public streets and other public uses, will be disposed of to private developers for development in accordance with all of the terms and conditions set forth in the Second Amendment to the Urban Renewal Plan.

H. Redevelopers Obligation - no change.

I. Cooperation with Public Bodies - no change.

J. Property Management - no change.

K. Zone Changes of Urban Renewal Area Property (added).

The Second Amendment to the Urban Renewal Plan provides for the following zone changes which are illustrated in the Urban Renewal Plan.

SECTION 400 - THE ESTIMATED TOTAL COST OF EACH PROJECT, THE SOURCES OF MONEY TO PAY SUCH COSTS AND ANTICIPATED TAX INCREMENT REQUIREMENTS

The majority of the public improvements, programmed in the Original Plan, are no longer being considered.

A. (Eliminate existing Subsection A).

B. (Eliminate existing Subsection B).

The following cost and financial analysis shall be included in this amended Report:

● Land Assembly (Acquisition, Relocation, Demolition)	\$3,400,000
● Legal/Administrative/Operating	1,000,000
● Future (Land Disposition/Administration)	<u>250,000</u>
Gross Project Costs	<u>\$4,600,000</u>
● Proceeds	
1. HUD Grant	(500,000)
2. Land Sale	<u>(3,400,000)</u>
Net Project Costs	\$750,000

C. Tax Increment Proceeds are to be used to retire the \$750,000 debt. See Section 600 of this Report.

SECTION 500 - THE ANTICIPATED COMPLETION DATE FOR THE PROJECT

It is estimated that the completion date for each major project activity will be as follows:

A. Administration	1987-1988
B. Property Disposition	1982-1983
C. Administrative Review of Development	1987-1988

SECTION 600 - A FINANCIAL ANALYSIS OF THE PLAN WITH SUFFICIENT INFORMATION  
TO DETERMINE FEASIBILITY

- A. Future Tax Increment Proceeds will be used to retire the debt estimated to be \$750,000. See analysis above in Section 400.
- B. Estimated Tax Increment Proceeds Analysis.

Assumption used in deriving the above Tax Increment analysis:

1. State property tax laws, as they presently exist, will continue.
2. PDC intends to sell the property in 1982 and 1983 for approximately \$3,400,000.
3. Private land and improvement values (true cash value) on property sold by PDC are estimated to total \$19,500,000 and will accrue at an annual rate of \$6,500,000 over the 3-year period from 1984 through 1986.
4. The tax rate will be stable at about \$23.00 per \$1,000 of assessed value.

The Tax Increment process is estimated to be terminated at the end of Fiscal 1987-1988 when \$1,000,000 is estimated to have been collected to retire the debt (net project cost) of \$750,000. The difference between these two figures (\$250,000) will be used for contingency and debt service costs.

- C. It appears that the sequestering of Tax Increment Proceeds through Fiscal 1987-88 will generate sufficient funds to retire PDC project costs. The project appears to be feasible.



SECTION 700 - A RELOCATION REPORT

A Relocation Plan has been prepared by the Portland Development Commission. Such Plan meets the requirements of the Federal Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the provisions of State Law--ORS 281.045 to 281.105.

- A. Analysis of existing residents and businesses required to relocate permanently or temporarily - no change.
- B. Description of the relocation methods to be used - no change.
- C. An enumeration, by cost range, of the existing housing units to be destroyed or altered and new units to be added - no change.
- D. No additional relocation activities are anticipated under the conditions of the Second Amended Plan.
- E. No new residential units will be added by actions initiated by PDC other than by normal market forces which will be permitted to develop new housing units on the 18.75 acres proposed to be zoned R-1, R-2 and R-H.

## Residential units expected:

<u>Zone</u>	<u>Gross Area</u> <sup>1</sup>	<u>Net Area</u> <sup>2</sup>	<u>DU/Acre</u>	<u>Dwelling Units</u> <sup>3</sup>
R-1	8.01 acre	5.77 acre	32	182
R-2	8.89 acre	6.40 acre	21	134
R-H	1.76 acre	1.32 acre	60	<u>80</u>
				395 Total

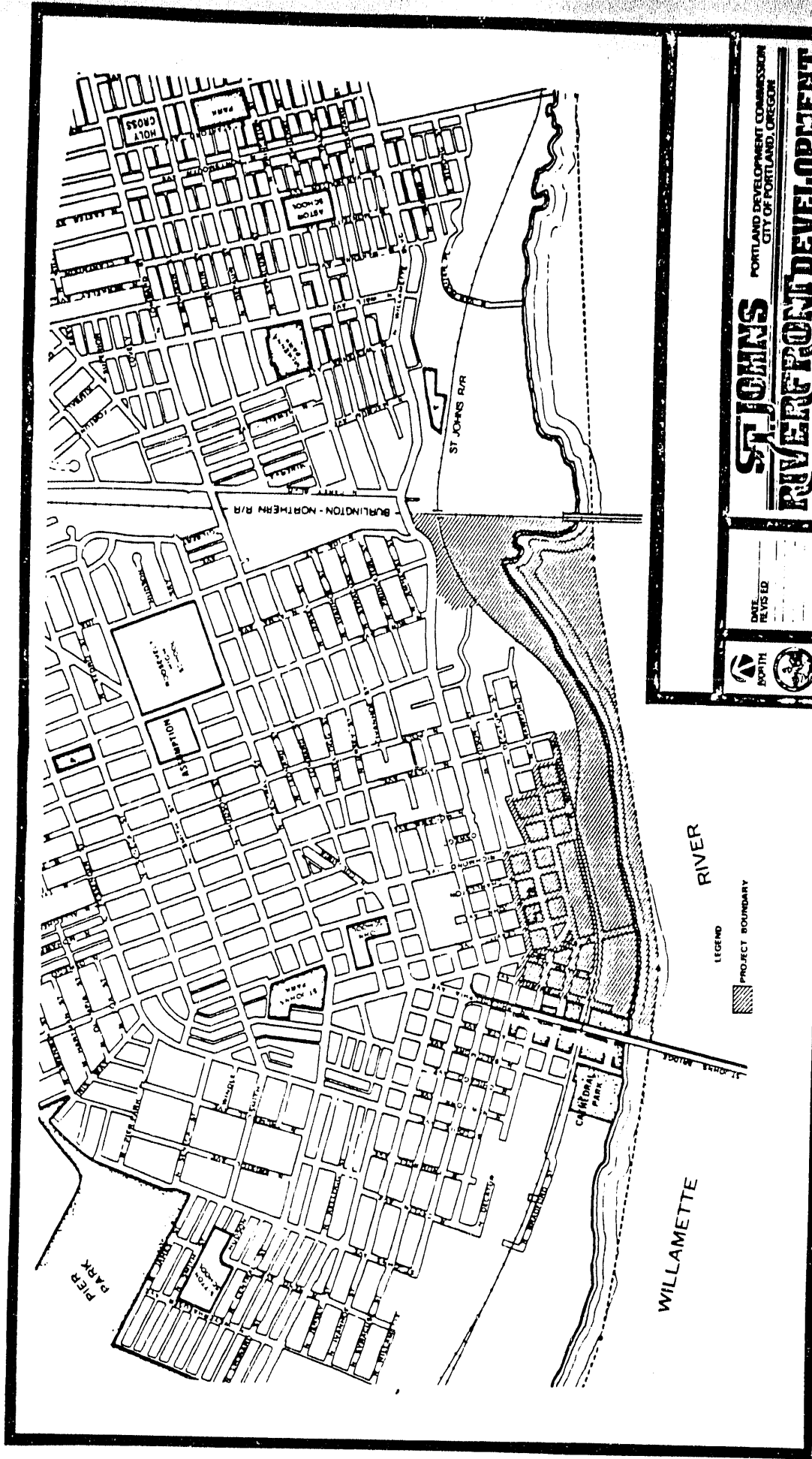
<sup>1</sup>Includes area in street right-of-way.

<sup>2</sup>Excludes area in street right-of-way.

<sup>3</sup>Net area times (x) DU/Acre=Dwelling Units.

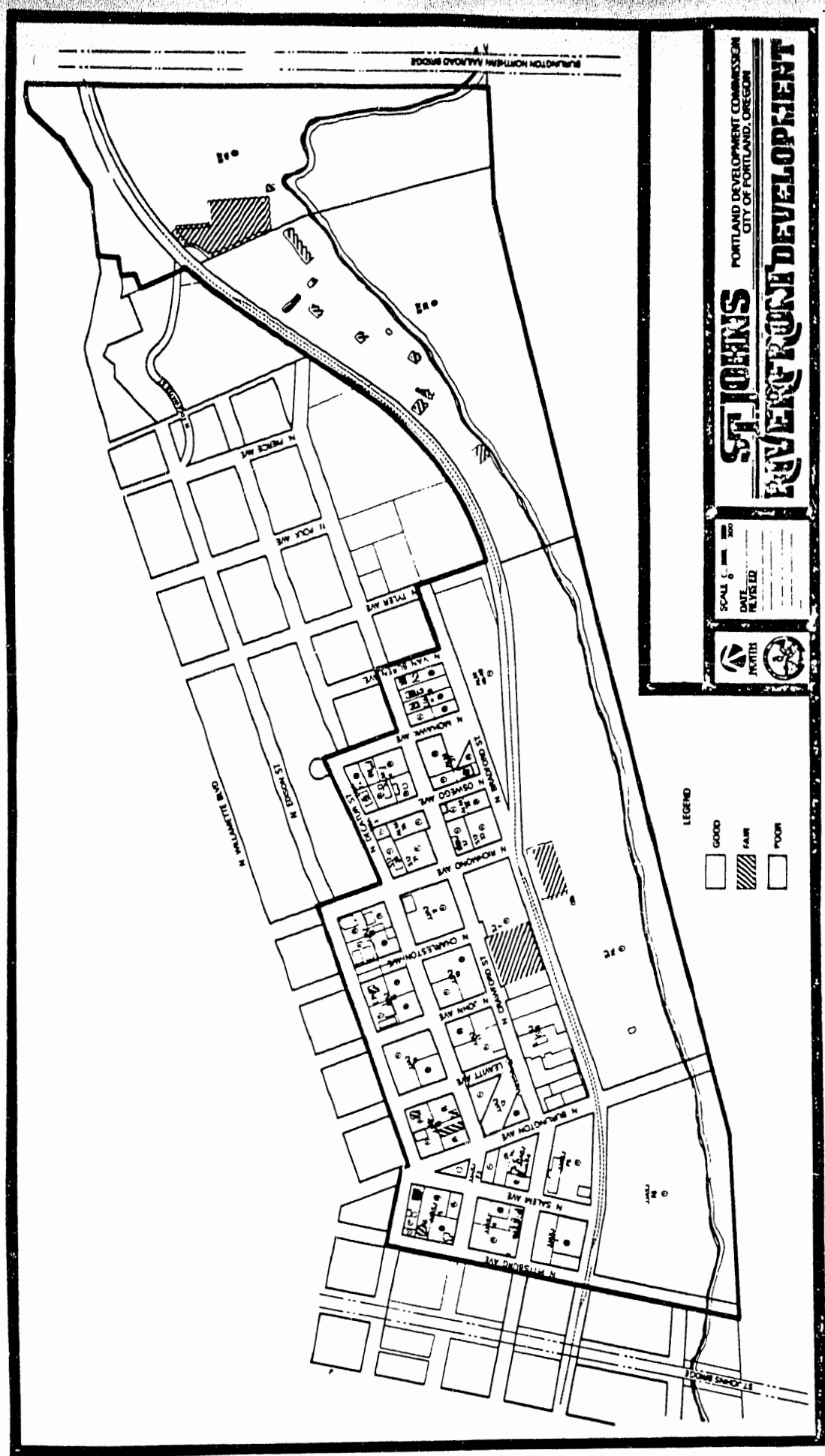
## EXHIBITS

- |           |  |
|-----------|--|
| EXHIBIT A | VICINITY MAP                                   |
| EXHIBIT B | EXISTING LAND USE                              |
| EXHIBIT C | BUILDING CONDITIONS                            |
| EXHIBIT D | SERVICES                                       |
| EXHIBIT E | STREET MAP                                     |
| EXHIBIT F | PRINCIPAL ACCESS ROUTES IN VICINITY OF PROJECT |



Vicinity





LEGEND

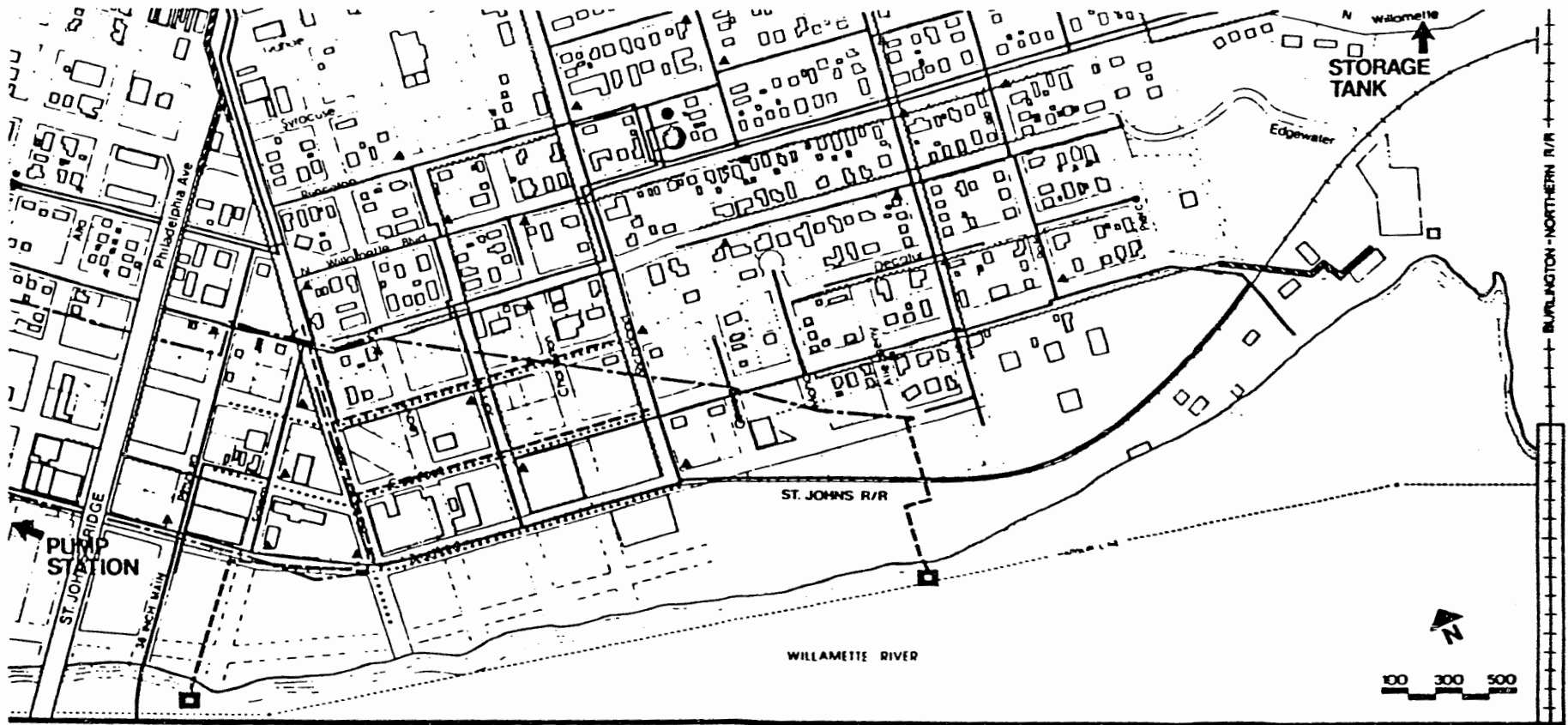
	GOOD
	FAIR
	POOR

SCALE 1/4" = 100'  
 DATE REVISIONS  
 JUSTICE

**ST. JOHNS**  
**REVERSE FRONT DEVELOPMENT**  
 PORTLAND DEVELOPMENT COMMISSION  
 CITY OF PORTLAND, OREGON

Building Conditions

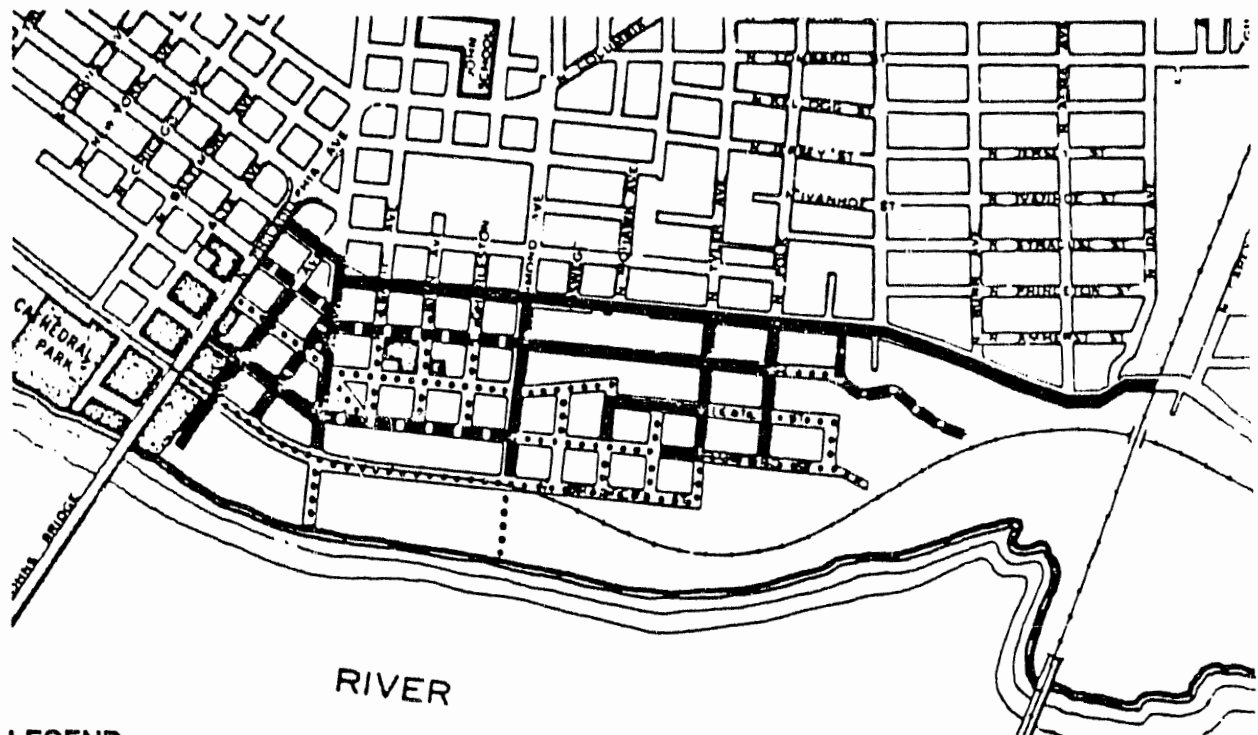
Exhibit C



# ST. JOHNS RIVERFRONT DEVELOPMENT

## LEGEND

- |                   |                              |                      |
|-------------------|------------------------------|----------------------|
| — Potable Water   | ..... Sanitary Sewer         | ▲ Fire Hydrant       |
| - - - Interceptor | — Telephone Line             | ● Water Storage Tank |
| - - - Storm Sewer | — Underground Telephone Line | □ Outfall            |



**LEGEND**

- IMPROVED**
- UNIMPROVED**
- PARTIALLY IMPROVED**

**FIGURE D-3**

**STREETS**

NORTH-SOUTH

- EDISON
- DECATUR
- CRAWFORD
- BRADFORD

EAST-WEST

- PITTSBURG
- SALEM
- BURLINGTON
- LEAVITT
- JOHN

STREETS	SURFACE			CONDITION			WIDTH (FT.)		SIDEWALKS	
	pav.*	dirt	good	fair	poor	pav.	r.o.w.*	yes	no	
EDISON	diagonal	diagonal	diagonal	diagonal	diagonal	14	36	80	diagonal	
DECATUR	diagonal	diagonal	diagonal	diagonal	diagonal	14	36	50	60	
CRAWFORD	diagonal	diagonal	diagonal	diagonal	diagonal	24	36	80	diagonal	
BRADFORD	diagonal	diagonal	diagonal	diagonal	diagonal	0	60			
PITTSBURG	diagonal	diagonal	diagonal	diagonal	diagonal	36	60			
SALEM	diagonal	diagonal	diagonal	diagonal	diagonal	24	60			
BURLINGTON	diagonal	diagonal	diagonal	diagonal	diagonal	36	60			
LEAVITT	diagonal	diagonal	diagonal	diagonal	diagonal	0	60			
JOHN	diagonal	diagonal	diagonal	diagonal	diagonal	0	60			

**STREETS**

EAST-WEST

- CHARLESTON
- RICHMOND
- OSWEGO
- MOHAWK
- VAN BUREN
- TYLER
- POLK
- PIERCE
- EDGEWATER

STREETS	SURFACE			CONDITION			WIDTH (FT.)		SIDEWALKS	
	pav.	dirt	good	fair	poor	pav.	r.o.w.*	yes	no	
CHARLESTON	diagonal	diagonal	diagonal	diagonal	diagonal	0	60			
RICHMOND	diagonal	diagonal	diagonal	diagonal	diagonal	48	72			
OSWEGO	diagonal	diagonal	diagonal	diagonal	diagonal	0	60			
MOHAWK	diagonal	diagonal	diagonal	diagonal	diagonal	36	60			
VAN BUREN	diagonal	diagonal	diagonal	diagonal	diagonal	10	60			
TYLER	diagonal	diagonal	diagonal	diagonal	diagonal	10	36	60	diagonal	
POLK	diagonal	diagonal	diagonal	diagonal	diagonal	36	60			
PIERCE	diagonal	diagonal	diagonal	diagonal	diagonal	0	60			
EDGEWATER	diagonal	diagonal	diagonal	diagonal	diagonal	14	22	60		

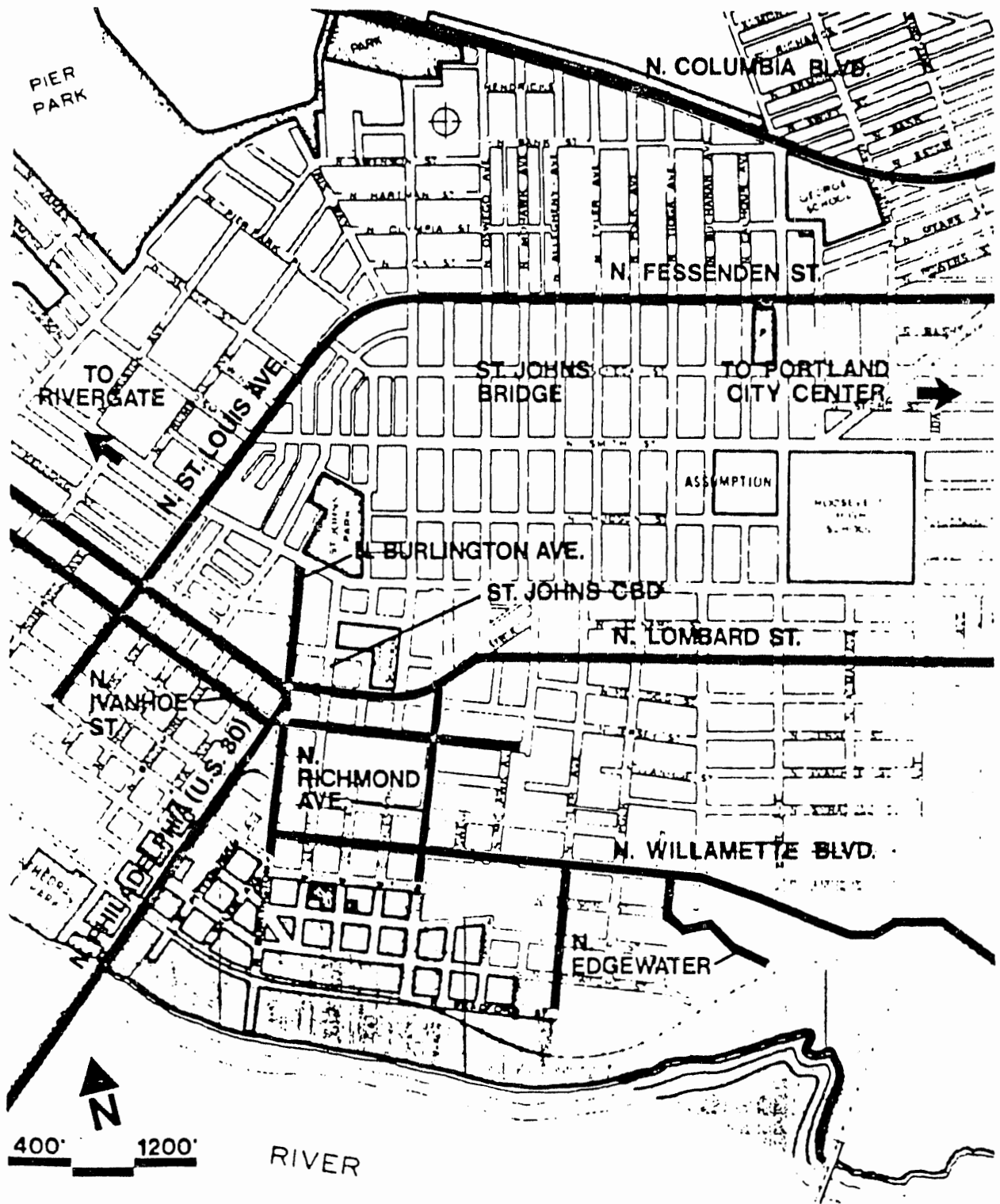
SOURCE: CITY OF PORTLAND, BUREAU OF PLANNING, 1/16/79

**LEGEND**

- NOT APPLICABLE
- MAJOR PORTION
- MINOR PORTION

r.o.w.\* RIGHT OF WAY      pav.\* PAVEMENT





Major Streets in Vicinity of Site

Exhibit F

ORDINANCE NO. **152940**

An Ordinance approving the Second Amendment to the St. Johns Riverfront Development Urban Renewal Plan and the Report on the Second Amendment to the Urban Renewal Plan for the St. Johns Riverfront Development.

The City of Portland ordains:

Section 1. The Council finds:

1. The Portland Development Commission (hereinafter "Commission"), duly designated Urban Renewal Agency of the City of Portland, is carrying out an urban renewal project known as the St. Johns Riverfront Development Urban Renewal Project, (hereinafter "Project") pursuant to an Urban Renewal Plan approved by the Council of the City of Portland in Ordinance No. 149929, adopted July 2, 1980.
2. The City entered into a contract with the United States of America to conduct a housing development program in the St. Johns area of Portland pursuant to and with the financial assistance of the Department of Housing and Urban Development's UDAG program.
3. Project activities, including land acquisition were to be financed through a previously approved contract with the Department of Housing and Urban Development in the amount of \$9,000,000 in UDAG funds.
4. It has been determined that conditions of the contract relative to the release of funds could not be met by the selected Project developer forcing their withdrawal and termination of the federal UDAG Grant by the Department of Housing and Urban Development.
5. A First Amendment to the Project Urban Renewal Plan, which provided for a reduction in the land to be acquired was approved by the Council of the City of Portland in Ordinance No. 152065, adopted July 29, 1981, with the understanding that a revised development program implementable without the financial assistance of any federal or local funds would be submitted to the Council.
6. A Second Amendment to the Project Urban Renewal Plan, which provides for implementing changes in land use and zoning, the Willamette Greenway, and development controls has been prepared by the Commission consisting of pages 1 - 29 and Exhibits 1-5. A copy of said Second Amendment is on file with the City Auditor; it is by reference made a part hereof and attached as Exhibit A.
7. The Second Amendment to the Urban Renewal Plan is accompanied by a Report prepared by the Portland Development Commission in accordance with ORS Chapter 457, copies of which are on file with the City Auditor; it is by reference made a part hereof and attached as Exhibit B.

**ORDINANCE No.**

8. The Second Amendment to the St. Johns Riverfront Development Urban Renewal Plan conforms to the Comprehensive and Economic Development Plan of the City as a whole by specifying proposed land uses, maximum densities and building requirements in the Area and by specifying the relationship of the Urban Renewal Plan to definite local objectives as to appropriate land uses, traffic, public utilities, and other improvements within the area.
9. Adoption and carrying out of the Urban Renewal Plan is economically sound and feasible as documented in the Report on the Urban Renewal Plan.
10. Approval of the Urban Renewal Plan will not cause the limits on urban renewal programs contained in ORS 457.420 to be exceeded.
11. The Second Amendment to the Urban Renewal Plan and Report have been reviewed by the Planning Commission of the City of Portland which has recommended that the Council approve the Second Amendment to the Urban Renewal Plan.
12. After due notice was given a public hearing was held and the Council has reviewed the Second Amendment to the Urban Renewal Plan, the Report on the Second Amendment to the Urban Renewal Plan for the St. Johns Riverfront Development and all information submitted.

NOW, THEREFORE, the Council directs:

- a. That the Second Amendment to the Urban Renewal Plan for the St. Johns Riverfront Development and Report on the Second Amendment, having been duly reviewed and considered, are hereby approved.
- b. The City of Portland will assume and complete any activities prescribed by the Urban Renewal Plan.
- c. The City Auditor is directed to file a copy of the Second Amendment to the Urban Renewal Plan with this Ordinance and to forward copies of this Ordinance to the Development Commission and the Planning Commission.
- d. The City Auditor is directed to cause to be published within four days of adoption of this Ordinance a Notice of Adoption as required by ORS Chapter 457.

Passed by the Council, **MAR 4 1982**

Attest:

  
Auditor of the City of Portland

Mayor Frank Ivancie  
January 14, 1981  
Alan Fox:bw

Calendar No. <sup>568</sup>~~94~~

**ORDINANCE No. 152910**

**Title**

An Ordinance approving the Second Amendment to the St. Johns Riverfront Development Urban Renewal Plan and the Report on the Second Amendment to the Urban Renewal Plan for the St. Johns Riverfront Development.

Time for hearing fixed at **2 P.M. JAN 14 1982**

**JAN 14 1982**

**CONTINUED TO FEB 25 1982**

**FEB 3 1982** *see CC 299-1*

**CONTINUED TO MAR 4 1982**

**DEC 23 1981**

Filed \_\_\_\_\_

**GEORGE YERKOVICH**  
Auditor of the CITY OF PORTLAND

By *Gordon Crull*  
Deputy

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
JORDAN	/	
LINDBERG	/	
SCHWAB	/	
STRACHAN	/	
IVANCIE	/	

FOUR-FIFTHS CALENDAR	
JORDAN	
LINDBERG	
SCHWAB	
STRACHAN	
IVANCIE	

②

INTRODUCED BY
Mayor Frank Ivancie

NOTED BY THE COMMISSIONER
Affairs
Administration <i>Frank J. Ivancie</i>
Safety
Utilities
Works

BUREAU APPROVAL
Bureau:
Prepared By: <i>Dee</i> Date: 12/22/81
Portland Development Commission
Budget Impact Review:
<input type="checkbox"/> Completed <input type="checkbox"/> Not required
Bureau Head:

CALENDAR	
Consent	Regular <input checked="" type="checkbox"/>

NOTED BY
City Attorney
City Auditor
City Engineer