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152942

GEORGE YERKOVICH, AUDITOR  
CITY OF PORTLAND, ORE.

# ACCEPTANCE

BY *[Signature]*

Portland, Oregon, March 5 1982

GEORGE YERKOVICH  
Auditor of the City of Portland.  
Room 202, City Hall  
Portland, Oregon 97204

Dear Sir:

This is to advise the City of Portland, Oregon, that I hereby accept the terms and provisions of Ordinance No. 152942, passed by the Council March 4, 1982, being, "An Ordinance changing the zoning, amending the Comprehensive Plan Map, changing the Willamette Greenway boundary, establishing Willamette Greenway zoning and establishing the location of the Greenway Trail for property located within the St. Johns Riverfront Urban Renewal Area, and declaring an emergency",

and in consideration of the benefits to be received thereunder by me I hereby agree to abide by and perform each and all of the terms and provisions thereof applicable to me.

Very truly yours,

PORTLAND DEVELOPEMENT COMMISSION

(CORPORATE SEAL)

*[Signature of Patrick L. LaCrosse]*

Patrick L. LaCrosse, Executive Director

Address

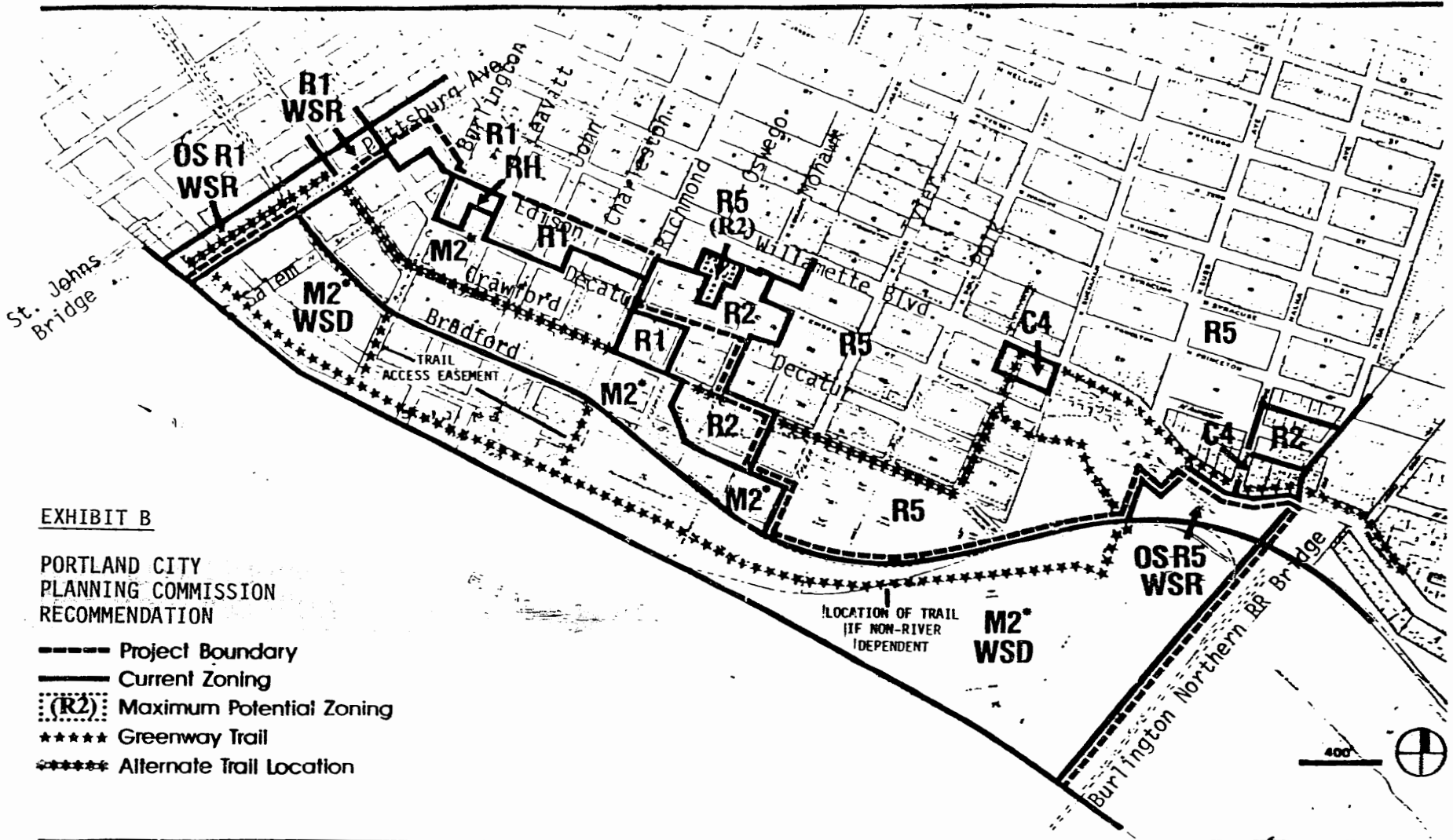
Approved as to form: **APPROVED AS TO FORM**

*[Signature]*

City Attorney

\*When an acceptance is required from a firm or corporation the Acceptance must be signed by an officer of the firm or corporation stating his or her official title, and corporations must affix the corporate seal.

- Comprehensive Plan Change Medium Density Multi-Family to Modified General Manufacturing  
Zone Change R1 to M2\*  
  
James Johns Addition to St. Johns  
Blocks: 15 - Lots: 1, swly. 1/4 lot 4  
14 - Lots: 1, 2, 3, 4  
1 - Lots: 1, 2, 3, 4  
Fractional Blocks 3, 4, 5  
all lots
- Comprehensive Plan Change General Commercial to Modified General Manufacturing  
Zone Change C2 to M2\* WSD  
  
James Johns Addition to St. Johns  
Fractional Block 7 - River Lot 8  
to Harbor Line
- No Comprehensive Plan Change  
Zone Change R1 to RM  
  
James Johns Second Addition to  
St. Johns  
  
Block: 13 - Lots 5, 6, 7, 8
- Comprehensive Plan Change High Density Multi-Family to Modified General Manufacturing  
Zone Change RH to M2\*  
  
James Johns Second Addition to  
St. Johns  
  
Block: 13 - Lots: 1, 2
- Comprehensive Plan Change Medium Density Multi-Family to Modified General Manufacturing  
Zone Change R2 to M2\*  
  
St. Johns  
  
Blocks: 5, 6, 7, 8 - all lots  
  
James Johns Second Addition  
  
Blocks: 9, 10, 11, 12 - all lots  
15, - Lots 1, 2  
16 - Lots 1, 2, 3, 4  
Section 12, 1 North, 1 West  
Tax Lots 32, 33
- Comprehensive Plan Change Low Density Multi-Family to Medium Density Multi-Family  
Zone Change R5 to R1  
  
A.L. Miner's Addition  
  
Block 35 - Lots 1 through 5  
Daybreak Addition B  
Block 3 - Lot 1  
Section 12 - 1 North, 1 West - Tax Lots 30, 31
- No Comprehensive Plan Change  
Zone Change R5 to R2  
  
Daybreak Addition  
Block 2 - Lots 3 and 4  
  
A.L. Miner's Addition  
Block 34 - Lots 1 through 14
- Comprehensive Plan Change High Density Single Family to Low Density Multi-Family  
Zone Change R5 to R2  
  
A.L. Miner's Addition  
  
Block 38 - Lots 1 through 8 and 13 through 16  
37 - Lots 1 through 6
- A.L. Miners Addition  
Block: 36 - Lots 1, 2, 3, 4  
37 - Lots 7, 8, 9, 10  
Fractional Lots 11, 12, 13, 14  
46 - 49 - Tax Lot 1
- Comprehensive Plan Change Medium Density Multi-Family to Modified General Manufacturing (Waterfront Scenic Development - Greenway)  
Zone Change R2 and R20S to M2\* WSD  
  
St. Johns  
Blocks: 1 - Tax lot 4 of Lots 1  
through 8  
1 & 2 - Tax Lot 3  
2, 3, 4 - Tax Lot 5  
All River lots to harbor line  
  
James Johns Addition to St. Johns  
Block: Fractional Blocks 6 and A to  
harbor line  
Section 12, 1 North, 1 West  
Tax Lot 41 to harbor line  
Tax Lot 99 to harbor line  
Tax Lot 39
- Comprehensive Plan Change Medium Density Multi-Family to Modified General Manufacturing (Waterfront Scenic Development - Greenway)  
Zone Change R1 to M2\* WSD  
  
Tax Lot 39
- Comprehensive Plan Change General Commercial to Modified General Manufacturing (Waterfront Scenic Development - Greenway)  
Zone Change C2 to M2\* WSD  
  
Section 12 - 1 North, 1 West  
Tax Lots 39, 40, 45
- Comprehensive Plan Change Low Density Multi-Family to Medium Density Multi-Family  
Zone Change R2 to R1  
  
James Johns Second Addition  
Block 14 - Lots 1 through 8  
15 - Lots 3 through 8  
16 - Lots 5 through 8



**EXHIBIT B**

**PORTLAND CITY  
PLANNING COMMISSION  
RECOMMENDATION**

- Project Boundary
- Current Zoning
- (R2)** Maximum Potential Zoning
- \*\*\*\*\*** Greenway Trail
- .....** Alternate Trail Location



ORDINANCE NO. **152942**

An Ordinance changing the zoning, amending the Comprehensive Plan Map, changing the Willamette Greenway boundary, establishing Willamette Greenway zoning and establishing the location of the Greenway Trail for property located within the St. Johns Riverfront Urban Renewal Area, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds that:

1. In July 1978, the City of Portland was awarded a Federal Urban Development Action Grant (UDAG) to redevelop the St. Johns Riverfront Urban Renewal Area.
2. As a result of the UDAG grant award, extensive planning for the project was conducted by the Portland Development Commission and reviewed by the Portland City Planning Commission. Project planning culminated in the St. Johns Riverfront Urban Renewal Plan and the St. Johns Riverfront Environmental Impact Statement. Based on project planning, the Portland Development Commission applied for land use approvals by the City of Portland.
3. On August 5, 1980, the Planning Commission initiated a quasi-judicial zone change, conditional use and subdivision request for the project area. A decision of approval was rendered by the Hearings Officer on November 4, 1980 and was upheld on appeal by the City Council on December 24, 1980. Approved zone changes in the project area were implemented by revisions to the Comprehensive Plan.
4. Based on the above approvals and the UDAG grant award, the Portland Development Commission secured private loans to purchase forty-two acres of the project area.
5. On July 31, 1981, the U.S. Department of Housing and Urban Development announced cancellation of the UDAG grant for the St. Johns Riverfront Development Project.
6. After evaluating the impact of the cancellation of the UDAG grant on implementation of the St. Johns Riverfront Development Project, the Portland Development Commission found that the project as specified in the St. Johns Riverfront Urban Renewal Plan could not be implemented in the foreseeable future.
7. After examining options for development of the project area in the absence of the UDAG grant, the Portland Development Commission submitted an application for Comprehensive Plan amendments, zone changes and Urban Renewal Plan amendments to the Planning Commission on October 20, 1981 as set forth on pages 1, 2 and 53 through 139 of the Planning Commission Report and Recommendations to the Portland City Council on P.C. File No. 7167 PA.

8. On November 17 and December 1, 1981, the Planning Commission held public hearings on the application. On December 1, 1981, the Planning Commission approved eleven recommendations related to the Comprehensive Plan, zoning, Greenway boundary, Greenway zoning, Greenway Trail location, Trail easement, Trail development, employee transportation, truck transportation, Urban Renewal Plan and citizen review as set forth on pages 18 through 22 of the Planning Commission Report and Recommendation to the Portland City Council on P.C. File No. 7167 PA.
9. Based on the facts as set forth on pages 7 through 16 of the Planning Commission Report and Recommendation to the Portland City Council on P.C. File No. 7167 PA, the Planning Commission found that the recommended Comprehensive Plan Map and zone changes satisfied the requirements of Sections 33.102.010 and 33.102.015 of Title 33, Planning and Zoning, of the Municipal Code of the City of Portland, Oregon.
10. It is appropriate and in the public interest that these recommendations be adopted to allow timely development of property within the Project area acquired by the Portland Development Commission and establishment of an Amended Urban Renewal Plan for the entire project area.

NOW, THEREFORE, the Council directs:

- a. That the facts, conclusions and recommendations of the Planning Commission as set forth in the Planning Commission Report to the Portland City Council on P.C. File No. 7167 PA are hereby adopted by the Council.
- b. That the zoning of property within the St. Johns Riverfront Urban Renewal Area be changed as set forth in Exhibits A and B and that the Comprehensive Plan Map is hereby amended to conform thereto.
- c. That the Willamette River Greenway Boundary shall be modified to follow the crest of the hill up from N. Tyler Avenue to N. Willamette Blvd., and continue south on the west side of N. Willamette Blvd. to the Burlington Northern Railroad Bridge.
- d. That Willamette Greenway zoning be established for property within the St. Johns Riverfront Urban Renewal area as set forth in Exhibit B.
- e. That the Willamette Greenway Trail be located as set forth in Exhibit B, that new development within the project area grant a Trail easement 30 feet wide along the Trail route and that new developers of property within the project area also be required to develop the Trail to Greenway standards.
- f. This order shall not be effective and no change shall be made to the zoning maps until acceptance and recording as provided in Section 33.102.010.

## ORDINANCE No.

Section 2. The Council declares that an emergency exists because there should be no delay in the beneficial use of the above-described property; therefore, this ordinance shall be in full force and effect from and after its passage by the Council.

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

Commissioner Mildred Schwab  
January 5, 1982  
Michael Harrison:sa

Attest:

  
Auditor of the City of Portland

Calendar No. ~~96~~ 570

ORDINANCE No. 152942

Title

An Ordinance changing the zoning, amending the Comprehensive Plan Map, changing the Willamette Greenway boundary, establishing Willamette Greenway zoning and establishing the location of the Greenway Trail for property located within the St. Johns Riverfront Urban Renewal Area, and declaring an emergency

JAN 14 1982

CONTINUED TO FEB 25 1982

FEB 3 1982 Ass CC 299-1

CONTINUED TO MAR 4 1982

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

FOUR-FIFTHS CALENDAR	
JORDAN	
LINDBERG	
SCHWAB	
STRACHAN	
IVANCIE	

INTRODUCED BY
Commissioner Mildred A. Schwab

NOTED BY THE COMMISSIONER
Affairs <i>[Signature]</i>
Finance and Administration
Safety
Utilities
Works

BUREAU APPROVAL	
Bureau: Planning	
Prepared By: Michael Harrison	Date: 1/5/82
Budget Impact Review:	
<input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not required	
Bureau Head: Terry D. Sandblast, Director	

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

NOTED BY
City Attorney: <b>KS Beaumont</b>
City Auditor
City Engineer

Filed JAN 6 1982

GEORGE YERKOVICH Auditor of the CITY OF PORTLAND

*[Signature]*  
Deputy