

CITY OF PORTLAND, OREGON
CENTRAL EASTSIDE URBAN RENEWAL PLAN

(AS AMENDED)

PORTLAND DEVELOPMENT COMMISSION
1120 SW FIFTH AVENUE, SUITE 1100
PORTLAND, OR 97204-1968

URBAN RENEWAL PLAN
FOR THE
CENTRAL EASTSIDE URBAN RENEWAL DISTRICT

ADOPTED August 27, 1986

BY CITY COUNCIL ORDINANCE NO. 158940

FIRST AMENDMENT May 9, 1990

SECOND AMENDMENT ADOPTED June 13, 1990

BY CITY COUNCIL ORDINANCE NO. 163153

THIRD AMENDMENT SEPTEMBER 11, 1991

BY PORTLAND DEVELOPMENT COMMISSION RESOLUTION NO. 4136

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SECTION 100 - INTRODUCTION

The Central Eastside Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. This Urban Renewal Plan, as amended, has been prepared by the Urban Renewal Agency of the City of Portland, Oregon pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Portland, respectively. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not.

The Urban Renewal Plan for the Central Eastside Urban Renewal Area was originally approved by the City Council of the City of Portland on August 27, 1986 by Ordinance No. 158940.

SECTION 200 - DEFINITIONS

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

"Plan" means the Urban Renewal Plan for the Central Eastside Urban Renewal Area, Parts One and Two.

"Text" means the Urban Renewal Plan for the Central Eastside Urban Renewal Area, Part One - Text.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Columbia South Shore Urban Renewal Area, Part Two - Exhibits.

"Area" means the area included within the boundaries of the Central Eastside Urban Renewal Area.

"Development Commission" means the Portland Development Commission which is the Urban Renewal Agency of the City of Portland, Oregon.

"Planning Commission" means the Planning Commission of the City of Portland, Oregon.

"City" means the City of Portland, Oregon.

"City Council" means the City Council of the City of Portland, Oregon.

"County" means the County of Multnomah, State of Oregon.

"State" means the State of Oregon.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Redeveloper" means any individual or group acquiring property from the Development Commission or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

"Objective" means any goal, general or specific, or objective described in Section 400 of this Plan.

"Displaced" person or business means any person or business who moves or is required to move as a result of real property acquired by the Development Commission, or any person or business receiving written notice from the Development Commission to vacate a property for public use as more specifically described in ORS 28.045.

"Urban Renewal Area" or "Renewal Area" means the geographic area for which this Urban Renewal Plan has been approved. Such Urban Renewal Area is described in Section 300 of this Plan and the boundaries delineated on Urban Renewal Area Boundary Map - Exhibit One of this Plan.

"Central Eastside Revitalization Program (CERP)" means the framework of goals, objectives and action recommendations adopted by City Council, December 1985 (Resolution 33993).

SECTION 300 - LEGAL BOUNDARY DESCRIPTION

The approximate boundaries of the Urban Renewal Area are shown on the Urban Renewal Area Boundary Map - Exhibit 1.

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

Beginning at the intersection of the east Harbor Line of the Willamette River and the north line of the Ross Island Bridge;

Thence easterly along the north line of the Ross Island Bridge to it's intersection with the north line of SE Powell Boulevard;

Thence easterly along said line to it's intersection with the east line of SE Milwaukie Avenue;

Thence northerly along said line to it's intersection with the east line of SE 12th Avenue

Thence northerly along said east line of SE 12th Avenue and NE 12th Avenue to it's intersection with the south line of I-84;

Thence westerly along said line to it's intersection with the north line or extension thereof of NE Everett Street within the vicinity of NE Grand Avenue;

Thence westerly along the north line of NE Everett Street and westerly extension thereof to it's intersection with the east Harbor Line of the Willamette River;

Thence southerly along said line to the north line of the Ross Island Bridge point of beginning.

SECTION 400 - GOALS AND OBJECTIVES FOR THE CENTRAL EASTSIDE URBAN RENEWAL AREA

The primary goal of the Plan is to improve the condition and appearance of the Area, eliminate blight and blighting influences, to expand and improve public facilities and to stimulate private investment and economic growth in the Central Eastside Urban Renewal Area.

The Plan is supportive of the City of Portland Comprehensive Plan, Central Eastside Revitalization Program (CERP) and other adopted City policies, programs and objectives.

I. Urban Development

A. General Goal

Maintain Portland's role as the major regional employment, population, cultural center through public policies that encourage expanded opportunity for housing and jobs while retaining the character of established residential, neighborhood and business centers. (Comprehensive Plan Goal 2)

B. Specific Goals

1. Urban Diversity: Promote a range of employment opportunities and living environments for Portland residents in order to attract and retain a stable and diversified population. (Comprehensive Plan Policy 2.2)
2. Utilization of Vacant Land: Provide for full utilization of existing vacant land except in those areas designated as open space. (Comprehensive Plan Policy 2.18)
3. Other Urban Renewal Areas: Coordinate, support and provide ability to integrate goals and activities of adjacent renewal areas with this renewal area.

II. Business Retention and New Business Development

A. General Goal

Improve the level, distribution and stability of jobs and income for resident industry, business and people in accordance with the Economic Development Policy adopted by the City Council. (Comprehensive Plan Goal 5)

B. Specific Goals

1. Public/Private Partnership: Foster a development partnership between the public and private sectors that is responsive to the economic needs of Portland's business and residents. (Comprehensive Plan Policy 5.1) (CERP Objective 5)

2. **Jobs and Income:** Encourage long-term employment opportunities that enhance broad vocational and income opportunities, decrease unemployment, and increase the disposable income of City residents. (Comprehensive Policy 5.2) (CERP Objective 7)
3. **District Economic Development:** Encourage the development and maintenance of business and industrial district organizations where such organizations' help meet the City's economic development objectives and are compatible with neighborhood livability. (Comprehensive Plan Policy 5.4)
4. **Business and Industry:** Encourage in-city business to remain and expand and promote the recruitment of new business and industry by keeping Portland competitive with other regional and national centers. (Comprehensive Plan Policy 5.3)

III. Central Eastside Revitalization Program

A. General Goal

Maintain and enhance the Central Eastside District as a near-in job center featuring a diverse industrial base with compatible, supportive and appropriately located commercial and residential activities. Encourage the vitality of existing firms, provide an attractive climate of opportunity for complimentary ventures, and offer a positive environment for adjacent neighborhoods.

B. Specific Goals

1. Preserve and enhance the unique characteristics of the Central Eastside Industrial District as a near-in employment center with a diverse industrial base complimented by concentrations of commercial and residential uses in appropriately designated areas. (CERP 1*)
2. Increase the attractiveness of the Central Eastside as an industrial center, particularly for specialty manufacturing and distribution firms desiring convenient access to regional transportation network. (CERP 2)
3. Enhance business and development opportunities for existing firms, recognizing the importance of providing industrial sanctuaries for certain industrial activities while affording opportunities for commercial housing development within appropriately designated subareas. (CERP 3)
4. Create an attractive environment featuring high quality design standards for new and existing businesses in a manner which is complimentary to the overall business climate while recognizing the CEID is both the "front door" to nearby residential neighborhoods and highly visible to Portland's Central Business District. (CERP 4)

5. Maintain and bolster the function of the CEID as a business incubator for new industrial and commercial business. (CERP 10)
6. Intensify property utilization at locations not suitable for industry (on a conditional basis) and increase the number of compatible businesses and retail services along commercial corridors (CERP 8)
7. Improve the transportation system and parking resources to meet the CEID's business needs and redevelopment objectives while respecting the traffic concerns of adjacent neighborhoods. (CERP 9)

* Central Eastside Revitalization Program Objectives

IV. Riverfront Access

Willamette River Greenway Plan and Esplanade Development: Implement the Willamette River Greenway Plan which preserves a strong working river while promoting recreation, commercial and residential waterfront development along the Willamette - South of the Broadway Bridge. (Comprehensive Plan Policy 2.7) Increase accessibility to the river and enhance Greenway areas as a public resource and improve the environmental quality of life for adjacent and nearby neighborhoods. (CERP Objective 6)

SECTION 500 - LAND USE PLAN

The Land Use Plan consists of the Land Use (Comprehensive Plan) Plan Map (Exhibit 2 - Part 2) and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those herein included by reference).

This Plan shall be in accordance with the approved Comprehensive Plan of the City of Portland and with its implementing ordinances and policies.

Section 501 - Land Use Map and Regulations

The use and development of land in the Area shall be in accordance with regulations prescribed in this Section 500, which regulations are in addition to any conditions, limitations or restrictions contained in Title 33, Planning and Zoning Code of the City of Portland, or any other applicable local, state or federal laws regulating the use of property in the Area.

Exhibit 2, "Zoning and Comprehensive Plan Designations" identifies the locations of the principal land use classifications which are applicable to the Renewal Area.

A. Land Uses Permitted:

1. Heavy Industrial (HI) complying with Title 33, Planning and Zoning Code of the City of Portland, as amended.
2. General Industrial (GI) complying with Title 33, Planning and Zoning Code of the City of Portland.
3. Commercial Employment (CE) complying with Title 33, Planning and Zoning Code of the City of Portland.
4. General Employment (GE) complying with Title 33, Planning and Zoning Code of the City of Portland.
5. Medium Density Multi-Family Residential (R1) complying with Title 33, Planning and Zoning Code of the City of Portland.
6. Central Multi-Family Residential Zone (RX) complying with Title 33, Planning and Zoning Code of the City of Portland.

Section 502 - Additional Land Use Provisions

The following provisions are in addition to conditions, limitations or restrictions previously identified in this Section 500.

A. Plan and Design Review:

The Development Commission shall facilitate coordination of regulatory procedures related to applications for land use approvals of all private and public development activities for which it provides assistance.

The Development Commission shall be notified of proposed zoning and comprehensive plan changes and conditional use permits and Historic Landmark designations requested within the Area.

Plan and design review of private and public development shall be as follows:

1. Within the Area, procedures established in Title 33, Planning and Zoning Code of the City of Portland shall be followed.
2. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 600 of this Plan, which section provides for supplementary plan and design review by the Commission.

SECTION 600 - URBAN RENEWAL ACTIVITIES

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Development Commission, in accordance with applicable federal, state, county, and city laws, policies and procedures.

Section 601 - Project and Improvement Activities

A. Public Improvements

1. Intent. Public facilities, utilities and transportation systems may be planned, designed and constructed within the Renewal Area. These improvements may include storm and sanitary sewer improvements, street lighting installation, landscaping, street improvements, parking facilities, parks, open space development, and public restrooms or other improvements deemed appropriate for the achievement of the Plan goals and objectives. The private utilities concerned will make such modifications and adjustments as may be legally required of them by the City to adequately serve development and meet the objectives of this Plan. Public improvements which may be undertaken, under this Plan, are listed in subsection 600-1-B, below.

Public improvement projects planned in the Central Eastside Urban Renewal Area are described more fully in the Report on the Plan.

2. Anticipated Improvements. Public improvements may include the construction, reconstruction, repair or replacement of sidewalks, streets, pedestrian amenities and public infrastructure including, but not limited to:
 - a) New curbs and gutters, including curb extensions;
 - b) Construction and reconstruction of streets;
 - c) Storm water, sanitary sewers and other public or private utilities;
 - d) New sidewalks or other pedestrian improvements and streets;
 - e) Trees, shrubs, flowering plants, ground covers, and other plant materials including irrigation systems, soil preparation and/or containers to support same;
 - f) Street lights and traffic control devices, tables, benches and other street furniture, drinking fountains;
 - g) Special graphics and signage for directional and informational purposes;
 - h) Sidewalk awnings, canopies and other weather-sheltering structures for the protection of pedestrian;
 - i) On and off-street parking facilities.

B. Redevelopment Through New Construction

1. Intent. It is the intent of this Plan to stimulate new private investment on vacant or underutilized property to achieve the objectives of this Plan.
2. Method. Redevelopment through new construction may be achieved in two ways:
 - a) By property owners, with or without financial assistance by the Development Commission.
 - b) By acquisition of property by the Development Commission for resale to others for redevelopment.
3. Redevelopment Financing. The Development Commission, with funds available to it, is authorized to promulgate rules and guidelines, establish financial assistance programs and provide below-market interest rate and market rate loans or other assistance and provide such other forms of financial assistance to property owners as it may deem appropriate in order to achieve the objectives of this Plan.

C. Redevelopment Through Rehabilitation

1. Intent. It is the intent of this Plan to encourage conservation and rehabilitation of existing buildings and to promote the preservation of historical structures which can be economically rehabilitated.
2. Method. Rehabilitation and conservation may be achieved in three ways:
 - a) By owner and/or tenant activity, with or without financial assistance by the Development Commission.
 - b) By the enforcement of existing City codes and ordinances.
 - c) By acquisition of property by the Development Commission for rehabilitation by the Development Commission or resale for rehabilitation by others.
3. Rehabilitation Financing. The Development Commission, with funds available to it, is authorized to promulgate rules and guidelines, establish financial assistance programs and provide below market interest rate and market rate loans or other assistance to the owners of buildings which are in need of rehabilitation and which are economically capable of same.

Section 602 - Property Acquisition and Redevelopment

- A. Intent. It is the intent of this Plan to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan, and specifically, where one or more of the conditions listed in Subsection 602-C below are found to exist.
- B. Method. At the time of this Plan's adoption, no specific property has been identified for acquisition. However, property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan.
- C. Land Acquisition by Urban Renewal Plan Amendments. Land acquisition for any purpose other than specifically listed in Section D shall be accomplished only following procedures for amending this Plan as set forth in Section 900 of this Plan.

Assembling land for development by the private sector where the developer of such land is a person or group other than the owner of record of such land to be acquired, shall be accomplished only following a formal amendment to this Plan. Therefore, each such development and the property acquisition required shall be processed on a case-by-case basis and no such acquisition shall be undertaken until the City Council authorizes same in conjunction with or by formal amendment to this Plan.

Real property which may be acquired by the Development Commission is shown on the Central Eastside Property Acquisition Map, (Exhibit 3). Parcels shown on the Property Acquisition map are for use as follows:

<u>Parcel</u>	<u>Intended Use</u>
1. Exhibit <u>3</u> (Glacier Park Area)	Redevelopment for industrial/commercial business uses
2. Exhibit <u>3</u> (Portland Traction Yard)	Industrial/commercial redevelopment and public streets and transportation
3. Exhibit <u>3</u> (North OMSI Riverfront)	Riverfront parks and recreation
4. Exhibit <u>3</u> (Kuzman Parcel)	Riverfront parks and recreation
5. Exhibit <u>3</u> (ODOT West of Water Avenue)	Industrial/commercial redevelopment parks and recreation

- D. Land Acquisition Without Urban Renewal Plan Amendment. Land acquisition not requiring a Plan amendment requires the prior approval of City Council, except where conditions under (3) below exist. The Development Commission may acquire land without amendments to this Plan where the following conditions exist:

1. Where it is determined that the property is needed to provide public improvements and facilities as follows:
 - a) Right-of-way acquisition for streets, alleys or pedestrian ways;
 - b) Property acquisition for public use.
2. Where such conditions exist as may affect the health, safety and welfare of the Area as follows:
 - a) Where existing conditions do not permit practical or feasible rehabilitation of a structure and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions;
 - b) Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists over-crowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined that acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this Plan.
3. Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

Section 603 --Property Disposition and Redeveloper's Obligations

- A. Property Disposition. The Development Commission is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the Development Commission in the Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Development Commission may be disposed of to any other public entity by the Development Commission, in accordance with the Plan. All persons and entities obtaining property from the Development Commission shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Development Commission fixes as reasonable, and shall comply with other conditions which the Development Commission deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Development Commission, as well as all real property owned or leased by participants which are assisted financially by the Development Commission, shall be made subject to this Plan. Leases, deeds, contracts, agreements and declarations of restrictions by the Development Commission may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

B. Redevelopers Obligations. Any Redeveloper, and his successors and assigns, within the Renewal Area, in addition to the other controls and obligations stipulated and required of him/her by the provisions of this Urban Renewal Plan, shall also be obligated by the following requirements:

1. The Redeveloper shall obtain necessary approvals of proposed developments from all federal, state and/or local agencies that may have jurisdiction on properties and facilities to be developed within the Area.
2. The Redeveloper and his successors or assigns shall develop such property, in accordance with the land use provisions and building requirements specified in this Plan.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Development Commission for review and distribution to appropriate reviewing bodies as stipulated in this Plan and in existing City codes and ordinances. Such plans and specifications shall comply with this Plan and the requirements of such existing City codes and ordinances.
4. The Redeveloper shall accept all conditions and agreements as may be required by the Development Commission in return for receiving financial assistance from the Development Commission.
5. The Redeveloper shall commence and complete the development of such property for the uses provided in this Plan within a reasonable period of time as determined by the Development Commission.
6. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, sex or national origin in the sale, lease or occupancy thereof.
7. The Redeveloper shall maintain developed and/or undeveloped property under his/her ownership within the area in a clean, neat, and safe condition, in accordance with the approved plans for development.

Section 604 - Owner Participation

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial assistance from the Development Commission shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City.

Section 605 - Relocation

The Development Commission will provide assistance to persons or businesses displaced in finding replacement facilities. All persons or businesses to be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to businesses displaced.

The Development Commission has prepared and maintains information in its office relating to the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

SECTION 700 - METHODS FOR FINANCING URBAN RENEWAL ACTIVITIES

Section 701 - General Description of the Proposed Financing Methods

The Development 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 and carrying out this 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 Development Commission, the Council of the City of Portland may from time to time issue revenue bonds, certificates, debentures or promissory notes to assist in financing project activities as provided by Section 15-106 of the Charter of the City of Portland.

The funds obtained by the Development Commission shall be used to pay or repay any costs, expenses, advancements and indebtedness incurred in planning or undertaking project activities 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 the implementation of this Plan.

Section 702 - Self-Liquidation of Costs of Project (Tax Increment)

The project may be financed, in whole or in part, by self-liquidation of the costs of project activities as provided in ORS 457.420 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 Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, if any, in assessed value of property located in the Area, or part thereof, 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 Development Commission and shall be used to pay the principal and interest on any indebtedness incurred by the Development Commission to finance or refinance the implementation of this Plan. No bonded indebtedness, as defined by applicable state law, for which taxes divided under ORS 457.440 are to be pledged, shall be issued under the Plan (and under any and all projects undertaken with respect to the Plan) after August 26, 2006.

Section 703 - Indebtedness

Any indebtedness permitted by law and incurred by the Development Commission or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment from the Area when and if such funds are available.

SECTION 800 - OTHER PROVISIONS

Section 801 - Non-Discrimination

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, or national origin.

Section 802 - Conformance with City's Comprehensive Plan and Economic Development Plan

This Urban Renewal Plan conforms to the Comprehensive Plan of the City of Portland and with City adopted plans and strategies for revitalization of the Area.

Section 803 - Annual Financial Statement Required

ORS Section 457.460 requires that the Development Commission, by August 1 of each year, prepare a statement containing:

- A. The amount of money actually received during the preceding fiscal year under subsection (4) of ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440.
- B. The purposes and amounts for which any money received under subsection (4) of ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440 were expended during the preceding fiscal year.
- C. An estimate of monies to be received during the current fiscal year under subsection (4) ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440.
- D. A budget setting forth the purposes and estimated amounts for which the monies which have been or will be received under subsection (4) of ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440 are to be expended during the current fiscal year.
- E. An analysis of the impact, if any, of carrying out the Urban Renewal Plan on the tax rate for the preceding year for all taxing bodies included under ORS 457.430.

The statement required by subsection 803 of this Section 800 shall be filed with the City Council and notice shall be published in a newspaper of general circulation in the City, that the statement has been prepared and is on file with the City and the Development Commission and the information contained in the statement is published once a week for not less than two successive weeks before September 1 of the year for which the statement is required. The notice shall summarize the information required under paragraphs A to D of this subsection and shall set forth in full the information required under paragraph E of this subsection.

Section 804 - Citizen Participation

The construction of the Plan including the activities and project improvements identified; the preparation of implementation plans, policies, procedures, activities and regulations; and the adoption of amendments to this Plan shall not be undertaken or approved without the public's involvement.

Section 805 - Recording of This Urban Renewal Plan

Pursuant to ORS 457.095, a copy of the City Council's ordinance approving this Plan shall be transmitted to the Development Commission. Following receipt of such ordinance, this Plan shall be recorded by the Development Commission with the Recording Officer of Multnomah County, Oregon.

SECTION 900 - PROCEDURES FOR CHANGES OR AMENDMENTS IN THE APPROVED CENTRAL
EASTSIDE URBAN RENEWAL PLAN

This Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. It is anticipated that the Plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate. Where the proposed modification will substantially change the Plan, the modification must be duly approved and adopted by the City Council in the same manner as the original Plan and in accordance with the requirements of state and local law. The provisions of ORS 457.095 and ORS 457.220 shall apply.

Section 901 - Minor Changes

Minor changes such as clarification of language, procedures or minor modifications in or to the Area's infrastructure which will not change the basic planning or engineering principles of this Plan, may be approved by the Development Commission.

Section 902 - Substantial Changes

Substantial changes shall include, but are not limited to, revisions of project boundaries, acquisitions of real property not specifically authorized by this Plan, and other elements which will change the basic planning principles of this Plan.

Section 903 - Amendment to the City's Comprehensive Plan or any of its
Implementing Ordinances

Should the City Council legally amend the City's Comprehensive Plan or any of its implementing ordinances, and should such amendment cause a "Minor" or "Substantial" change to this Plan; such City Council amending action shall automatically amend this Plan without the Development Commission, Planning Commission or City Council initiating a formal Plan amendment procedure pursuant to this Section 900. In the event of such amendment, the Text and/or Exhibits of this Plan, if applicable to this Plan, shall be changed accordingly by a duly approved Resolution of the Development Commission at the next regular business meeting following official notice from the City Council that such amendment to the City's Comprehensive Plan or any of its implementing ordinances has been approved by the City Council.

SECTION 1000 - DURATION AND VALIDITY OF APPROVED URBAN RENEWAL AREA

- A. Duration of Urban Renewal Plan. It is anticipated that this Plan shall remain in full force and effect for a period of not more than twenty (20) years from the effective date of such Plan.
- B. Validity. Should a court of competent jurisdiction find any word, clause, sentence, section or part of Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of the Plan.

PART TWO

EXHIBITS

Exhibit 1
Central Eastside Urban Renewal Area boundary

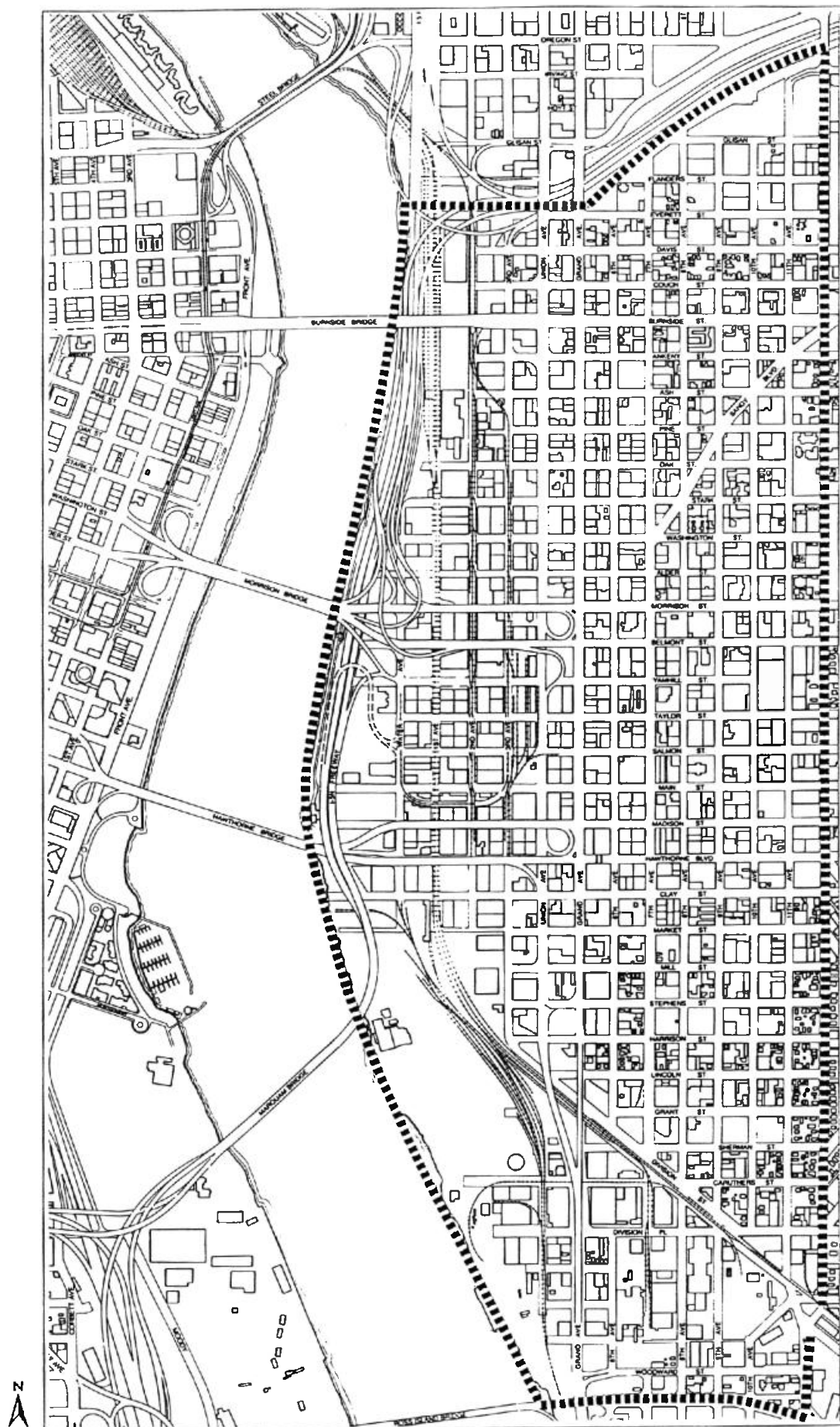


Exhibit 2 Central Eastside Zoning and Comprehensive Plan Designation

ZONING

CE	Commercial Employment
R1	Medium Density Multi-Family
RX	Central Multi-Family Residential
GE	General Employment
GI	General Industry
HI	Heavy Industrial
D	Design Overlay
S	Sign Control
RD	River Development
(OS)	Open Space

COMPREHENSIVE PLAN DESIGNATIONS

Same as zoning except in areas where designation is indicated: (xx-x)

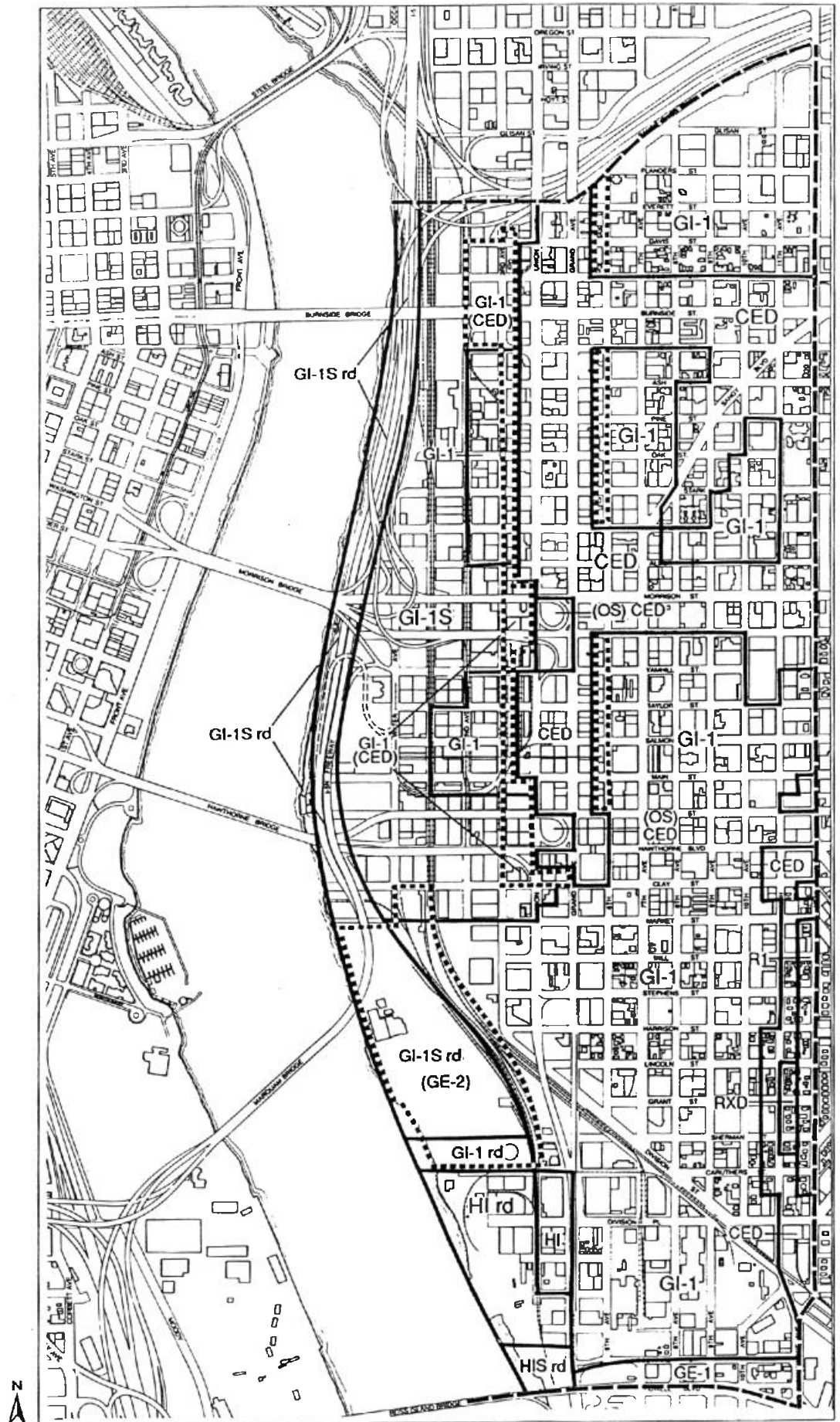






Exhibit 3 Central Eastside Property Acquisition

- 1  Glacier Park Area
- 2  Portland Traction Yard
- 3  North OMSI Riverfront
- 4 Kuzman Parcel
- 5  ODOT West of Water Ave.

