

# URBAN RENEWAL

Minutes of the meeting held March 26, 1957  
City Planning Commission Offices 10:00 a.m.

Among those present were: Richard Ives, Regional Director, Urban Renewal; Mayor Schunk; City Commissioners Bean, Earl, Bowes and Boody; Exposition-Recreation Commissioner Linden, Richardson, Bruno, Livingston and Miller; Sroufe and Keefe, City Planning Commission; Fowler, City Engineer; Kenward, Fonder and Ketard Urban Renewal Agency; Merrill, Kirkpatrick and Brown, from Skidmore, Owings & Merrill, E-R Commission Architects; Hurd, McGill and Asbahr, Housing Authority; Hollis Goodrich, E-R Public Relations Representative; Norville, City Attorney's Office; Grayson, E-R Executive Secretary; members of the press, and television; Mrs. Nicolai, E-R Commission Administrative Secretary, and others.

Mr. Sroufe called the meeting to order at 10:00 stating that it was being held at the City Planning Commission since it seemed the logical place to discuss Urban Renewal. He made appropriate remarks and then turned the meeting over to Carvel Linden, Chairman of the Exposition-Recreation Commission.

LINDEN: Mr. Mayor, to orient you and the members of the council as to the general belief of the E-R Commission concerning site selection, I should mention, preliminary to the main topic of Urban Renewal that the Commission after long knows how many hours of consideration and discussion in meetings, formal and informal, investigation and appraisal of material from many sources and other cities, are unanimous in the conclusion that a close-in site adjacent to the business life of the city, with good public transportation, will serve more people and have the best chance of financial success than any other. I can say also, that this opinion is shared by the three authorities employed by the Commission to examine all available sites and supply the technical material necessary for the Commission to arrive at a decision. As you know, these were Stanford Research Institute, the Planning Commission and the architectural and planning firm of Skidmore, Owings and Merrill, who we have recently employed to do our actual work. The Commission is not unmindful of a contrary opinion held by many public spirited citizens who I am sure, are conscientious in their beliefs, but who, I must say, are not in possession of all the facts. I know that I speak for every member of the Commission when I say their decision is their own, influenced by no one, and represents an honest and sincere effort on their part to do what is best for the city as a whole. The Commission has limited the selection to two sites - Bridge site or Buckman Field. Neither site is perfect and they both have certain objectionable features and limitations, as would any site that might be chosen. Generally speaking it is conceded by the authorities that the Bridge site is superior to Buckman Field. This is especially so if Urban Renewal is available. However, the Commission is aware of certain uncertainties of Urban Renewal and the time delay factor incident to its use. We are aware that the Commission cannot delay any longer with the actual site planning and preparation of architectural plans. For this reason some members of our Commission may look with favor on Buckman Field as the site. Others of the Commission believe that either with or without Urban Renewal, the Bridge site offers more advantages, and it is expansible, whereas the other is probably not. As a solution to the delay factor of Urban Renewal at the Bridge site, is for the Commission to immediately acquire with their own funds and not wait for Urban Renewal a site of 12 acres.. approximately the same ground area as considered at the Auditorium site and proceed with the intent of having Urban Renewal ultimately provide the surrounding area for



additional parking. Since the architects tell us that completed plans will take from 15 to 18 months, and construction another 18 months, or about 3 years, it is conceivable that the two projects might not be too far apart. Should for some reason Urban Renewal not be available, then there would be a completed structure situated on 12 acres with a minimum of parking, about 1000 cars, until such time as other funds were available to acquire other property or that private enterprise will have established private parking in the area. Mr. Ives, before calling on you to explain to those present where we stand on Urban Renewal, I should like to ask Mr. Sroufe to comment on the Planning Commission's point of view.

SROUFE: The City Planning Commission's examination of the two sites went back to the time it made recommendations several years ago. We placed the South Auditorium site first of all sites. The Broadway-Steel Bridge site was considered with the seven sites examined, and when the courts ruled out a west side site and said they had to confine a site to the east side, we followed the same procedure in recommending a site. The Broadway-Steel Bridge site provided more favorable things in support of it than any other site, i.e. because of the new highway system, which has not been on the board for more than two months, it made it a site equal to the South Auditorium site; it brought the period of time for evacuating the site to the same as the South Auditorium site. We were able to use the same arguments we used in the South Auditorium site to reach the answer and along with three million dollars worth of highways going into the area, the Baldock cutting across the Willamette River and tying in with 99 it makes the accessibility of the Broadway-Steel Bridge site good; it is available for every freeway in downtown Portland, and you can come downtown on any highway. Another reason the City Planning Commission stood for a downtown site was because of the number of shows that could be held downtown and make it a paying proposition. Twice as many, they felt, than could be held at an outlying site. The Broadway-Steel Bridge site, provided Urban Renewal was not necessary to the completion of the site, would be equal to any other site in the city, but if it could be provided there would be no use in arguing about it. Steps should be taken to get Urban Renewal because it would add value to the site. All sites would not be acceptable to Urban Renewal procedure, but I am quite sure that if the South Auditorium site Urban Renewal was cleared out of the way, by cooperation with the City Planning Commission and the Exposition-Recreation Commission that the Broadway-Steel Bridge site would be on the priority list of the Federal Agency. The Housing Authority once offered money to be made available to the City Council for the city's interest in the Vaughn Street project, and could perhaps again be made available by the Housing Authority. Urban Renewal would be good, and over and above, with or without Urban Renewal, the Broadway Bridge site is equal to or better than other sites suggested. We can build on 12 lots within 8 million dollars and if in addition to that by cooperation with governmental agencies in Portland we could have Urban Renewal there, it would be added and make it a profit-making site.

LIVINGSTON: I would like to ask whether this meeting was a site selection or for the discussion of Urban Renewal.

SROUFE: It is indeed to cover Urban Renewal however I believe it can be built with or without Urban Renewal, but if we get the agencies in back of Urban Renewal it would be an unbelievably profitable site.

BRUNO: Speaking for the E-R Commission we agree that the Broadway-Steel Bridge site is the best site. The question is whether we can go into the area without Urban Renewal. We must determine whether or not we can get it without delay. If there will be great deal of delay, I feel we owe it to the people to go ahead on this project, without waiting.

EARL: The Charter Amendment passed by the people delegated authority to the E-R



Commission; among which was the absolute selection of a site, and acquisition of city property, if so decided, without cost. It is not within the City Council to sit in and make site selection; and as a member of the City Council I intended to come here and assure the E-R Commission it will have my support as a Commissioner and as a citizen. If it requires action which is in the best interest of the city, they will have my support. The City Council should not usurp authority given the E-R Commission. It is up to them to select a site, and whatever their selection, it is mandatory for all agencies to concur with it.

LINDEN: If anyone thought that this is a site selection, it is not the case, my preliminary remarks were to give Mr. Ives a background of where we stand on Urban Renewal. He is here primarily to explain to the City Council what is required to fulfill an Urban Renewal program.

EARL: The City Council should meet with Mr. Ives then, and not with the E-R group and other agencies. Urban Renewal can be separate from the site selection of the E-R Center. I have discussed this with no one, and told Mr. Sroufe when he invited me to this meeting, that I had no opinion. Whatever the E-R picks, that is it. If at some time in the future Mr. Ives or the Planning Commission want to meet with the City Council, I will be happy to meet with them. I don't feel Mr. Ives needs any background on Urban Renewal, and I am going to withdraw. The City Council has in the past been accused of favoring certain sites and I am not going to be put in that position again and feel the City Council is invading an individual independent agency.

BEAN: I would like to make a definite statement about the whole question: There has been some loose speculation as to how the City Council will stand on Urban Renewal in connection with the development of the E-R Center. I want to clear my position in the matter of both Urban Renewal and the Exposition-Recreation Center so that there will be no misunderstanding in the future.

1. The people voted \$8,000,000 for an Exposition-Recreation Center.
2. The Exposition-Recreation Commission was set up by the voters giving it full authority to select the site, design, construct, and operate the E-R Center.
3. The City Council was not given any advisory or veto power over the E-R Commission.
4. The voters later restricted the location to the East Side giving authority to the E-R Commission to use City owned property if it deemed advisable to do so.
5. The City Council now has no authority over the E-R Commission.
6. The City Council has a certain amount of authority and control over the development of an Urban Renewal project in the responsibility of requesting Urban Renewal funds for the development of preliminary and final plans for the proposed project.
7. The people have not voted any money for Urban Renewal.
8. They did not vote any part of the \$8,000,000 for Urban Renewal.
9. The City government has no money for Urban Renewal and can not furnish any without authority of the voters to raise it by taxation outside the present taxation limitation.
10. I am in favor of Urban Renewal in its proper place.
11. I will support an independent Urban Renewal project not connected with the E-R Center in the development of the program up to the point where it is necessary to submit the question to the voters for authorization for necessary tax revenues to carry on.
12. I will not support the use of E-R funds for Urban Renewal without convincing evidence that it will be to the advantage of the E-R Center project and will in no way cripple or retard the development of the E-R Center.
13. I will not support Urban Renewal in connection with the E-R Center if it is principally used to develop Urban Renewal and the E-R Center is to be subordinated and controlled by it.



BOWES: This meeting was not called to discuss sites. There is great benefit with this meeting of all agencies. No harm, but good, and if it will clarify various statements made, or misunderstandings, let us clear it up. I don't want to see anyone walk out..nothing can be lost by discussion. I agree with Mr. Earl about the responsibility of the Commission and I agree with Mr. Bean's statement. Mr. Ives and everyone knows the position of the city. There is advantage to clearing up statements etc. about everything. It will benefit everyone to sit here and discuss the problems.

EARL: I have heard no accusations or statements by anyone. I just wanted to explain my position as Commissioner to define rights of the City Council as differing from the E-R. I would be happy to get together on Urban Renewal, but not with the Exposition-Recreation Commission. It indicates site selection is paramount if the City Council indicated action on their part on Urban Renewal, it would have something to do with site selection. The E-R Commission should make its decision. Urban Renewal is different. I also agree with Mr. Bean. His memo was made on his own, just as my statement was made. I feel ethics demand the City Council withdraw from this meeting.

BOWES: I am going to stay

SCHRUNK: This discussion is evidence of the need for more meetings of this type. I did not feel it was right for the City Planning Commission to release its site recommendation..we need team work. Urban Renewal is important. It doesn't tie in with the Exposition-Recreation program as such as far as I am concerned. We were invited to be here today to see that some proposal doesn't come back that would provide additional delay in this program. Site selection is the problem of the Commission. I told them at a meeting in my offices that if they could not go out and pick a site in the best interest of the city that they should all resign. They assured me that they could move ahead. As Mayor, I feel it shall be the purpose to cooperate with all agencies and hope we can bring teamwork out to move the city forward. Meetings such as this have purpose. I want to prevent further delay in site selection. I urge the E-R Commission to move as rapidly forward in selection of a site as possible and start construction. Delay has already cost us the Centennial program and additional delay will not be received very well by the people.

MILLER: I appreciate the City Council staying and waiting. I think this is a childish argument. Linden said the Commission would select a site with, or without Urban Renewal and in the immediate future. He mentioned the 12 acres in the Broadway-Steel Bridge site and I think now is the time for Mr. Ives to take the floor and move ahead with the Urban Renewal program.

SROUFE: Mr. Ives, I was merely reciting what the City Planning Commission went over in anticipation of whether it could be had or not. We were asked for reports by the Exposition-Recreation Commission and the City Planning Commission has a policy to make recommendations when asked. It wouldn't have made a difference (referring to the Planning Commission's recommendation of the Bridge site being in the paper) that day because the press was at our meeting and whether they put it in the paper before the E-R Commission has their copies was a matter of their business, not ours.

IVES: What your Mayor Schrunk and Commissioner Bowes said illustrates the problem of Urban Renewal. If it is going to be successful it requires active support and understanding of actually all of the interested official bodies and the citizens. Bean stated the city's financial situation at present is one that we recognize, and I am sure the Housing Authority, City Planning Commission, etc. fully know about.



I think the best purpose I can serve at this meeting is to explain the position of our agency in relation to the City of Portland and if it supplements E-R activities or not is immaterial. Urban Renewal can supplement all types of community activities; can be used to eliminate bad housing conditions and improve neighborhoods and aid in community development. Several years ago Portland tried a slum clearance on Vaughn Street and as required by state and federal law a public hearing was held before the City Council. The City Council determines whether the city is going to undertake an Urban Renewal project. At Vaughn Street the city was faced with providing 1/3 share of the project. There were two methods proposed for financing it., i.e. a bond issue; the bond issue was defeated by the people; and the Housing Authority had volunteered its assets to provide a portion of the city's share. Council determined that it wasn't the way Urban Renewal was to be financed by the city. Vaughn Street project came to an end there. About a year or so ago people interested in the development of Portland decided to go into the matter of Urban Renewal and after discussion the City Council decided to go ahead with it and the South Auditorium site was selected as the first project. In effect, the city has committed itself to carry out the South Auditorium project. They had to go through the same planning steps, and will hold a public hearing as with the Vaughn Street project, and have to face up to financing 1/3 share. In addition, since Urban Renewal term is being used and since the broad housing act of '54 has been established the city is required to adopt a workable program. No federal funds will be available for the South Auditorium project unless the city adopts this workable program. The City Council is aware of this. Planning Commission has taken steps in preparation of that workable program. It is Congress' idea that if Federal funds are to be made available to help cities improve conditions, the city must do something in return. Inventory of what the city is doing now, and what it has on the books to improve housing is made. It is not a difficult thing for cities to prepare a workable program, but it requires the cooperation of all parts of the government concerned. Not the responsibility of the City Planning Commission, although it can act as the coordinating agency. I cannot make comments for the City Council here for how people are to be rehoused, or how to finance the Urban Renewal program. I think that if Urban Renewal is going to be used, in addition to the South Auditorium site, and whether it is used in connection with the E-R Commission facilities or in some other portion of the City, and I realize we are here in terms of the E-R Commission's activities, but it remains on board that the city should move on rapidly on the South Auditorium site. We will not go ahead with another Urban Renewal project until the South Auditorium site can be carried through to completion. That comes down to the fact of how is the city going to finance it's 1/3 share. It could be done by bond issue..however the next election at which this could be done will not be until May of 1958. You will not know until then whether you can carry the South Auditorium site out. The Housing Authority might volunteer again to offer its resources for the city's share of the project. There is a possibility under the legislation currently before Congress that it may be financed without obligating the city financial structure, which means you will not know that before May of 1958. In summary, the position of our agency is that we will do everything we can to help Portland carry out the South Auditorium site and expand its Urban Renewal activities. It has to adopt a workable program that is of meaning and has to come with some assurance before moving along with another project that the South Auditorium site will be carried out. I will be glad to answer any questions you may have.

LIVINGSTON: It is my understanding that capital funds are frozen, or perhaps depleted. Does it take an act of Congress to get additional funds?

IVES: Yes

LIVINGSTON: When would they act on something like this?



IVES: There are committee hearings in the House. I do not know when the final act will take place.

LIVINGSTON: There is also a priority scheme is there not?

IVES: Yes, there is.

LIVINGSTON: We are in line with Vaughn Street and the South Auditorium site, would we have to wait our turn nationally? And have other communities got higher priority?

IVES: We are accepting applications now, and there are other cities ahead of Portland.

LIVINGSTON: Are funds transferrable from the South Auditorium site?

IVES: No, they are not.

LIVINGSTON: If the South Auditorium site goes ahead, isn't part of the agreement that personnel involved have to be relocated before starting a new program.

IVES: You are right that law requires a plan for relocation of people before another project can be started. Before the City Council can let the agency make application for another project, you have to have a plan for relocation, but it does not have to have been completed.

LIVINGSTON: There are no funds available for planning I believe, Mr. Bean, does the city have funds available?

BEAN: No

MILLER: Is not the amount of funds for Urban Renewal applied for to the present Congress \$175,000,000?

IVES: Yes

MILLER: There are no Urban Renewal funds incorporated in the budget before Congress now, is that true?

IVES: Yes

MILLER: I understand applications on file and commitments now made will deplete the \$175 million dollars if and when it is appropriated.

IVES: I heard that statement made at a meeting in Chicago. No figures have been released from the Urban Renewal offices however.

LIVINGSTON: If all these things worked out satisfactorily, what would be the earliest we could authorize our architects to go ahead with the drawings?

IVES: I understand it is the proposal of your architects that they can delineate an area within the area of the site and make a plan for an initial installation of a facility with minimum amount of parking.

LIVINGSTON: We would lose our Urban Renewal benefit right there.

IVES: The remainder of the site is subject to Urban Renewal assuming it is eligible;



and the Broadway-Steel Bridge site, from the information given, is qualified for Urban Renewal. Buckman Field is not qualified. If that is the case I do not know whether Congress will approve the \$175 million dollars or not approve it at all, or increase it to the original 500 million dollars. If we assume that there are more funds available, Portland's chance in participating would depend on how soon it can commit itself to carry out the South Auditorium site and start a new one.

LIVINGSTON: We would have to allocate two capital investments before we could start. If we start the Broadway-Steel Bridge site we are then taking city funds to clear a blighted area.

IVES: It is the city's job to move the slums. Federal funds are to help, if possible. My personal conviction is that cities should still carry out Urban Renewal without federal assistance when funds are not available and if the E-R Commission can clean up some slums and build a facility you are doing a double service.

BRUNO: I have a memo here listing the steps required to obtain Urban Renewal which we received from Skidmore, Owings and Merrill.

#### TIME SPANS

	Operations Office Control <u>Target Time Span</u>
1. From Date Survey and Planning Application is Received in Regional Office to Date it is Received in Central Office	1 month
2. From Date Survey and Planning Application is Received in Central Office to Date of Commissioner's Approval	1 month
3. From Date of the Commissioner's Approval of Survey and Planning Application to Date Final Project Report received in Regional Office	12 Months
4. From Date Final Project Report Received in Regional Office to Date Received in Central Office	2 months
5. From Date Final Project Report Received in Central Office to Date of Commissioner's Approval (Part I, Loan and Grant)	1 month
6. From Date of Commissioner's Approval of Part I, Loan and Grant to Commissioner's Approval of Part II, Loan and Grant	3 months
7. From Date of Commissioner's Approval of Part II, Loan and Grant to Date of Contract Execution	<u>1 month</u>
	21 months



BRUNO (Continued) Until the 7th step is reached I do not believe the E-R Commission can direct its architects to go ahead because work done on the site would be out the window if the funds were rejected by the people. We could not ask the architects to do it over without repayment. We can consider the site without the assistance of Urban Renewal funds but that is not the subject of this meeting.

IVES: I did not follow you..was it your intention to include the architect's plan for the entire site?

BRUNO: We would designate the area in which the facility would go.

IVES: I have heard remarks about what the Exposition Recreation Commission could do to carry out immediately..that it is possible in the Broadway-Steel Bridge area to have 12 acres which is needed for the basic facility of the auditorium, and minimum parking.

BRUNO: If we endeavor to take the entire area under Urban Renewal.. other proposal would be to pay for 12 blocks and wait for Urban Renewal to catch up with us, what I'm asking is whether in waiting for Urban Renewal we would have to wait until Step 7 is completed to proceed.

IVES: Yes

BRUNO: Until Step 7 is reached and the City Council approves the plans, we cannot proceed with architects plans for building at that site. If there is going to be a delay I feel that is out of the window. We could buy 12 acres and wait. We could go ahead and get into that area for about \$1,310,000. Buckman Field has 16 or 18 acres taken up by city property. If you could give me an assurance there will be no delay, or not a long delay, I will vote for the Broadway Steel Bridge right now.

IVES: There will be a lapse of time, but what it will be I cannot predict. To the extent the City moves ahead on the South Auditorium site, that will have direct bearing on what the lapse of time will be.

LIVINGSTON: I would like to read a note on the bottom of the Skidmore,Owings and Merrill reports: Following Step 7, two additional phases must be completed before title to land can be acquired by the Exposition-Recreation Center: 1. Two real estate appraisals and condemnation procedure. 2. Relocation of residents and demolition. As noted in the memorandum accompanying this Time Schedule, Mr. Ives indicated a reasonable estimate of 3 years for the total procedure from the date of Survey and Planning application received in the Regional Office, to the date that title can be acquired. Any undue delay in acquiring planning funds would affect this estimate.

This would indicate this could run from 3 to 5 years.

KEEFE: The required local additions as far as Urban Renewal steps are concerned, we estimate it will be necessary to add three people, and the cost involved in the additional step, together with appraisals, etc. would cost \$29,700; that is, what Portland has to do to prepare the report.

IVES: In the discussions we had in San Francisco we were not aware at the time that any public agency has the power of what we some time refer to as quick taking of land and condemnation. Also not aware that the City Planning Commission had done work in the Broadway-Steel Bridge area. Six months more to complete the Urban Renewal plan for the Bridge area is needed, I understand. I think that in view of that, it would take less than 3 years.



ASBAHR: Doesn't this thing hinge on the South Auditorium site? Next May, 1958 the people will vote, and if they vote it down, we are dead on the Steel Bridge site if the South Auditorium is not completed. If we wait these 14 months and then are defeated we cannot say what the public will say.

IVES: Correct

ASBAHR: It appears to me that if we are going to sit here and think about the E-R for the Broadway Steel Bridge site we should just go ahead with the South Auditorium and let the E-R sit still and do nothing in the meantime.

IVES: The E-R has to go into these questions right now, and nothing ever sits still ..they could be making plans.

ASBAHR: If they spend any money until a year from May, they are just shooting in the dark since they do not know what the people will say about the South Auditorium project. If they do vote the South Auditorium, it will be 2 or 3 years to get the Broadway Bridge underway, and they will still have to go back to the people for a vote again.

KEEFE: The Portland Housing Authority offered money for the city's share once, will they make this available again?

HURD: We have assets amounting to about \$1,000,000 and another war project worth  $\frac{1}{4}$  million. We have 400 unoccupied units of war housing and have closed St. John's Woods and Park Side is  $\frac{1}{3}$  vacant. We have thought of spending \$400,000 and building 40 units and closing out the remaining temporary war housing units, many of which are filled with widows with 6 or so children. No one had suggested the Commission put up money for Portland's share. There are two things we can use our money for and we can use part to build public housing and spend money on Urban Renewal, both of which are possible under state law.

ASBAHR: I was new on the Housing Authority when they offered to put up the money. They said they would put up  $1\frac{1}{2}$  million dollars for Vaughn Street, and was going to spend two million dollars for public housing. We had appraisals taken of our property etc. and the results showed that if by December 31, 1953 we sold everything we would realize one million dollars; and the Commission could not spend that  $3\frac{1}{2}$  million when all they would have was one million. Also, if we could build 40 units of 3 or 4 bedroom houses, it is going to cost a lot more than \$400,000.

SROUFE: Any further questions?

KEEFE: Can you tell us whether cities in the West Coast, or elsewhere in the nation have utilized Urban Renewal similar in projects like this.

IVES: New York City just did for their coliseum. I do not know specific instances but there are projects being carried out for public parks, schools, etc. It is an advantage to the community and in effect a write-down of acquisition of land, which therefore becomes a savings to the city..saving  $\frac{2}{3}$ ds of the cost.

KEEFE: Did Sacramento include public buildings?

IVES: Included state buildings

KEEFE: Did San Diego utilize the benefit of this write-down?



IVES: No, but San Francisco did, with Diamond Heights..they built a public library, two schools and two fire stations within one project. The city will buy the project and receive the write-down figure.

SROUFE: We have been talking about what would happen, etc. I have been on top of this thing for several years and some of the questions have been cleared in my mind. We must not forget that in Urban Renewal we will put millions of dollars back on the tax rolls. It is already promising returns of two or three to one; regardless of the E-R Center or whatever we do. Returns on the tax rolls will be great.

SCHRUNK: In view of everything said by Mr. Ives, and it has been most informative, there is no reason to continue this meeting at this time. The E-R Commission should move forward independently to select a site and get going. They should move forward and complete a unit to be utilized by the public. I agree with Urban Renewal. We have an advisory committee on Urban Renewal and should move forward on it and agree it is important to put money back on the tax rolls. Housing Authority too, would like to see properties put back on the tax rolls. I think while the meeting is being informative Urban Renewal as such cannot possibly be tied in with the E-R Commission. That, is my personal feeling.

BRUNO: I want to thank Mr. Ives for coming to meet with us, and feel he has been most helpful. He gave good direct answers to questions put to him, and I appreciate it.

IVES: I was glad to be here and to be of help.

Meeting adjourned at 11:10 a.m.

Jan Nicolai  
Administrative Secretary  
E-R Commission  
623 Park Building



Ormond R. Bean  
Commissioner of Finance  
March 26, 1957

STATEMENT ON EXPOSITION-RECREATION CENTER  
IN CONNECTION WITH URBAN RENEWAL

There has been some loose speculation as to how the City Council will stand on Urban Renewal in connection with the development of the E-R Center. I want to clear my position in the matter of both Urban Renewal and the Exposition-Recreation Center so that there will be no misunderstanding in the future.

1. The people voted \$8,000,000 for an Exposition-Recreation Center.

2. The Exposition-Recreation Commission was set up by the voters giving it full authority to select the site, design, construct and operate the E-R Center.

3. The City Council was not given any advisory or veto power over the E-R Commission.

4. The voters later restricted the location to the East Side giving authority to the E-R Commission to use City owned property if it deemed advisable to do so.

5. The City Council now has no authority over the E-R Commission.

6. The City Council has a certain amount of authority and control over the development of an Urban Renewal project in the responsibility of requesting Urban Renewal funds for the development of preliminary and final plans for the proposed project.

7. The people have not voted any money for Urban Renewal.

8. They did not vote any part of the \$8,000,000 for Urban Renewal.

9. The City government has no money for Urban Renewal and can not furnish any without authority of the voters to raise it by taxation outside the present taxation limitation.

10. I am in favor of Urban Renewal in its proper place.



11. I will support an independent Urban Renewal project not connected with the E-R Center in the development of the program up to the point where it is necessary to submit the question to the voters for authorization for necessary tax revenues to carry on.

12. I will not support the use of E-R funds for Urban Renewal without convincing evidence that it will be to the advantage of the E-R Center project and will in no way cripple or retard the development of the E-R Center.

13. I will not support Urban Renewal in connection with the E-R Center if it is principally used to develop Urban Renewal and the E-R Center is to be subordinated and controlled by it.



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John. Kennedy  
2234 S.W. 5th

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Bean 1 copy

Merrell Palmer?  
Ellison?



# PORTLAND CITY PLANNING COMMISSION

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WILLIAM A. BOWES,  
Commissioner, Department of Public Works

March 19, 1957

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LLOYD T. KEEFE, Planning Director  
CYRUS R. NIMS, Asst. Director  
ROBERT R. McABEE, Zoning Supervisor

Exposition-Recreation Commission  
Park Building  
Portland, Oregon

Gentlemen:

In view of the elections and court decisions requiring that the E-R Center be built on the east side of Portland, the City Planning Commission has reconsidered the various east side sites previously reported upon and, in addition, has reviewed the study just completed on University Homes.

The Commission concludes, and now recommends, that the most advantageous east side site for the E-R Center is the Broadway-Steel area. We strongly urge that urban renewal be used to acquire the site because of its advantages in relocating the families now living there in an orderly and humane manner. Also, substantial savings in the cost of obtaining the site would accrue to Portland's taxpayers. Furthermore, we urge that an immediate understanding be reached with the State Highway Department to locate the U.S. 99 Freeway north and east of Wheeler Avenue. The location, tentatively approved, would materially encroach upon the proposed E-R Center site.

Uppermost is the necessity that the E-R facility be in a central location. This paramount consideration has been fully stressed both in our previous reports and that of the Stanford Research Institute. Of the six east side sites considered feasible for the E-R Center, the Broadway-Steel area comes closest to this qualification. It is the nearest to the central business district of any east side site.

If the Broadway-Steel Bridge site is chosen for the location of the E-R Center, it is recommended that both Areas A and C (as shown on the attached map) be utilized. Including streets to be vacated, these two areas total 25.3 acres. Area A has 21.3 acres and Area C, 4.0 acres. Those parts of Area B not required for U.S. 99 Freeway could be used to provide necessary parking facilities; and Area D might well be utilized as a site for a national guard armory, for additional parking, or for other facilities related to the E-R Center. It is suggested that these possibilities be explored.

Details of cost, other developmental possibilities, and the basic advantages of the Broadway-Steel area are given starting on page 121 in



March 19, 1957

our report of July, 1955 "Exposition-Recreation Center Sites".

A most important freeway development now in prospect, but not known until two months ago, is the routing of U.S. 99 not over the Steel Bridge and Interstate Avenue, but on an entirely new location adjacent to the Broadway-Steel site on the east and north. This will improve accessibility to the site remarkably, particularly from the south and southeast sections of the city and metropolitan district. In effect, the site will be served and bounded by not one, but two freeways in the future. Since U.S. 99 Freeway is to be financed 90 per cent by Federal aid, its construction is assured and imminent. Opening to traffic should not be more than two years later than the completion of the E-R Center.

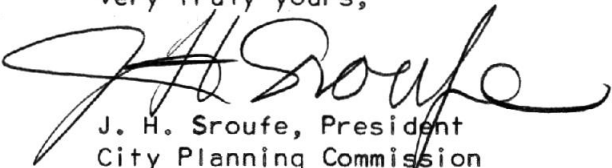
In addition to this excellent vehicular access, unloading of people, equipment, or animals direct from railroad cars on the site is also possible.

Buckman Field is the only other east side site qualifying as central in location. It is 16.4 acres in area, but the circus grounds and vacant property in the vicinity held by the Lloyd Corporation could be used for expansion. However, the existence of Benson High School make integration into a development as large or as conveniently knit as at the Broadway-Steel area impossible. The loss of Buckman Field as a centrally located outdoor recreation field and functioning part of Benson High School's physical education program would also be most unfortunate. Its replacement in the near vicinity would be almost prohibitive in cost. The construction of a new 16th Avenue bridge across Sullivan's Gulch and ramps to the Banfield Freeway for traffic to and from points east of the Lloyd Center will improve accessibility to Buckman Field. However, direct access from freeways to the site by traffic approaching from the west, south, and north is not possible as will be the case at the Broadway-Steel area. Neither can direct railroad access be achieved.

The main advantage Buckman Field has over the Broadway-Steel site is that the Field itself is City-owned. Construction could proceed shortly after the architectural design and working drawings, estimated to require a minimum of fifteen months, are finished and approved. If urban renewal is used to acquire the Broadway-Steel site, 20 to 24 months will elapse between the start of processing a survey and planning application until building of the Center could begin. This longer time is required for the approval of the HHFA and the relocation of people now living in the area.

Also accompanying this report is our study, as you requested, of University Homes as a possible site for the E-R Center.

Very truly yours,



J. H. Sroufe, President  
City Planning Commission

Enclosures



JOB MEMORANDUM

PROJECT: Portland Exposition Recreation Center

DATE: March 18, 1957

SUBJECT: Time Schedule for Urban Renewal Procedure for Broadway-Steel Bridge Site. Prepared as a result of joint meeting attended by:

Messrs. Richard Ives, Regional Director, Urban Renewal  
John Kenward, Urban Renewal Director, Portland  
John Kirkpatrick, Skidmore, Owings & Merrill

TIME SPANS

	Operations Office Control <u>Target Time Span</u>
1. From Date Survey and Planning Application is Received in Regional Office to Date it is Received in Central Office	1 month
2. From Date Survey and Planning Application is Received in Central Office to Date of Commissioner's Approval	1 month
3. From Date of the Commissioner's Approval of Survey and Planning Application to Date Final Project Report received in Regional Office	12 Months
4. From Date Final Project Report Received in Regional Office to Date Received in Central Office	2 months
5. From Date Final Project Report Received in Central Office to Date of Commissioner's Approval (Part I, Loan and Grant)	1 month
6. From Date of Commissioner's Approval of Part I, Loan and Grant to Commissioner's Approval of Part II, Loan and Grant	3 months
7. From Date of Commissioner's Approval of Part II, Loan and Grant to Date of Contract Execution	<u>1 month</u>
	21 months

(continued)



Job Memorandum

Project: Portland Exposition-Recreation Center

March 18, 1957

-2-

NOTE: Following Step 7, two additional phases must be completed before title to land can be acquired by the Exposition-Recreation Center:

1. Two real estate appraisals and condemnation procedure.
2. Relocation of residents and demolition.

As noted in the memorandum accompanying this Time Schedule, Mr. Ives indicated a reasonable estimate of 3 years for the total procedure from the date of Survey and Planning application received in the Regional Office, to the date that title can be acquired. Any undue delay in acquiring planning funds would affect this estimate.

John Merrill, Jr.  
SKIDMORE, OWINGS & MERRILL

JMjr/bg



c.c. Richard Ives  
John Kenward  
Lloyd Keefe  
John Kirkpatrick  
John Merrill

MEETING MEMORANDUM

Project: EXPOSITION-RECREATION CENTER

Meeting: Present: Mr. Richard Ives, Regional Director, Urban Renewal  
Mr. John Kenward, Urban Renewal Director, Portland  
Mr. John Kirkpatrick, Skidmore, Owings & Merrill

Date: March 18, 1957

Subject: Broadway-Steel Bridge, Portland

The meeting was held at H.H.F.C. San Francisco, to establish the factors to be considered in selecting the site for the E-R Center under Urban Renewal. In general, there were questions by Messrs. Kenward and Kirkpatrick which were answered by Mr. Ives. The salient points established were as follows:

1. The South Auditorium Site has been approved as an Urban Renewal Area and has priority over any other site; no funds for this Area may be transferred or deferred for any other site.
2. It is possible to have the Broadway-Steel Bridge Site as another Urban Renewal Area if:
  - a. There is sufficient staff to develop the project,
  - b. There is a positive financing program to carry it out,
  - c. A satisfactory workable program can be set up, and
  - d. Satisfactory progress can be maintained on the South Auditorium Urban Renewal Project.
3. At the present time all planning funds have been allocated, and legislation to provide new funds is necessary. There is a "freeze" on Capital Grant Funds and it is impossible to know when the legislation for these funds will be enacted. When funds are made available, it will probably be on a priority basis with those communities not already having Urban Renewal Grants awarded them first.
4. It would be possible for the E-R Commission to provide planning funds to the Urban Renewal Agency if the City Attorney establishes that the E-R Commission has the legal power to use the money in that way.
5. If the City Council and the E-R Commission could agree at the outset that it is the best site for the E-R Center, then the project could be expedited, but within the limitations set forth in Item 2. However, the City Council must approve the project and hold public hearings in order to approve the project officially. Prior commitments may not prove valid at the time of approval following the Final Plan.
6. An "Operations Office Control Target Time Span" consisting of 7 steps and a total of 28 months was submitted by Mr. Kenward, and it was considered possible that the schedule be reduced to 21 months.



March 18, 1957

7. All approvals would be handled through the office of the Regional Director in San Francisco after approval of application.
8. Mr. Kirkpatrick asked what time would elapse under Urban Renewal before the E-R Commission could take title to the property and begin construction. Mr. Ives indicated that 3 or more years would be a reasonable estimate, involving the following steps:
  - a. Planning and approval by Council, about 21 months
  - b. Two real estate appraisals and condemnation procedure.
  - c. Housing relocation and demolition.

In Item b. there may be legal complications affecting timing. In Item c. a workable relocation plan must be carried out, accounting for all families displaced by the project. Inasmuch as the South Auditorium Site is a committed project and has priority, housing must be available for both projects.
9. There may be a way of reducing the overall time, but this must not adversely affect the South Auditorium Site. It appears the S-A site is proceeding on schedule to date.
10. The development of the site may cause racial complications on relocation, which may make it subject to political pressure by interested groups. This may have a bearing on the outcome of the Council's public hearings.
11. Mr. Kenward presented a site study on the Broadway-Steel Bridge Site, showing proposed and existing roads by the State and City to serve the project. It was estimated that in 5 to 10 years U.S. Route 99 would be constructed north-east of the area and with existing roads from the west, the site would have excellent regional and local access.
12. Mr. Kirkpatrick pointed out that the other site under consideration is the Buckman Field site, which could be acquired by the E-R Commission under its own authority. He stated that an economic analysis is being made comparing the two sites and that acquisition of one site may have an advantage in timing. It was agreed that the combination of an economic-time comparison may guide the E-R Commission toward a selection.

Mr. Ives stated that in the final analysis it may be the E-R Commission's advantage to proceed without the complications of an Urban Renewal program inasmuch as the Commission has its own powers of condemnation and the funds to go ahead. Although the Broadway-Steel Bridge Site has many merits; the Buckman Field Site may offer immediate advantages that are pertinent to the E-R Center.

Mr. Kenward felt that, on a long-range basis, the Broadway-Steel Bridge Site is the most desirable. While it was agreed that this may be true from a planning point of view, it may not be the governing factor in the total picture. Mr. Ives expressed the hope that all the factors could be presented soon in order to clarify the problem, and offered his help to this end.

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NOTE: Mr. Kirkpatrick wrote the original draft of this meeting memorandum; it was then collaborated on by Mr. Kenward, and then it was read by Mr. Ives over the phone who suggested further details which were incorporated.



MEMO FOR FILES:

Exposition-Recreation Commission meeting  
with Richard Ives, Regional Director, Urban Renewal  
San Francisco. 2/15/56 3 p.m. E-R Offices

Present were: Chairman Linden; Commissioners Richardson and Bruno

Absent were: Commissioners Crosby and Livingston

Also present were: Al Krieg; Paul Gerhardt; Lloyd Keefe, City Planning Commission; Ben Fleischman; Fred Taylor, Oregonian and Thor Nyman, Oregon Journal

The meeting was commenced at 3:20 and Chairman Linden suggested the Commissioners ask questions of Mr. Ives.

Commissioner Richardson asked whether Ives was familiar with what was happening in Portland with regard to the E-R Commission and Ives stated he felt he had the general picture.

Linden asked whether it would be possible to throw back into the Urban Renewal transaction the few blocks that the E-R might acquire initially, or whether it would have to be left out; to which Ives replied that he thinks that if the E-R goes ahead before the UR project plan is prepared and adopted by the City Council, and acquires the land and develops it to suit the E-R needs, it would not preclude the project plan from recognizing the expansion needs and in preparing the plan, in taking it into the act. Once you acquire land in part of the project, even though the facility was within project boundary it would be recognized as being compatible with the plan and remain as is and it would be planned around the facility, but would not have the benefit of the low land price. There is no reason why you couldn't go ahead and have the project plan recognize whatever you have in mind; assuming the auditorium would be in conformance with the master plan of UR.

Lloyd Keefe asked what if the ER acquired the property and didn't do anything to improve it. Ives stated so long as they retain ownership they will retain control and develop it. Assumed you would immediately go into construction if not, there is no purpose in acquiring the land.

Keefe suggested the E-R could have the title and the Housing Authority buy it from them, and later the ER could buy it back, and benefit from the write-down of price.

Ives stated there is no point of the Commission buying land and not doing anything to it.

A discussion followed about perhaps saving time by the acquisition of land before the UR project was ready.

Commissioner Bruno asked, assuming that we could proceed tomorrow, we would need to select architects and appraisers, go through condemnation and the architects would have to do some planning, etc. Possibly the ER would be ready to start clearing the land in about 18 months. Bruno continued that he felt site

preparation was a small part and could be accomplished in about 90 days. He was interested in knowing whether at the 18 month time we would be able to know whether we were acceptable to the UR and whether we would reach the end at the same time.

Ives stated that if we determined our site and went ahead and did necessary planning, without acquiring land and if project planning is completed and public actions necessary with UR project completed by the time the ER was ready to acquire land, then UR people can acquire land and make it accessible. On the other hand if the planning is completed and they are not through then you can move in on the deal anyway.

Bruno mentioned that the choice was to be made later rather than now.

Ives felt this was correct, and that what would appear to be of concern is how long land acquisition would take.

Bruno said that in using the 18-month period for planning and interim period to get ready for actual construction, we might well go ahead and begin planning and at the end of one year begin to know what the UR is doing.

Keefe said then, after Ives mentioned that he had a time schedule to keep in making application for the project area, which will include more than what the ER Comm is interested in, that the application will be made in two parts; one part includes the ER Center, which might shorten the time, this way.

Ives stated that with the experience that the UR has behind them and the fact they are in San Francisco and technical people are available to come to Portland and visa versa , it would help move it along quicker. He stated that in private enterprise much planning is done prior to a public announcement that a company will build something, whereas, in U.R., since the planning concerns public funds, the public has to be kept well informed and this actually makes the time period seem longer even though most of the time it is not. He continued that two appraisals of the properties within the project would be needed and a review of the appraisals and a conclusion reached or an agreement on what negotiation figures should be, in order to protect public interest. He stated it is necessary to determine what the land is going to be sold for as the local agency should get as much for the land as possible to cut down the net cost of the project.

Bruno asked whether in 3 or 4 instances the UR had excellerated the program to meet some emergency, etc.

Ives stated that in connection with the flood situation in New England they agreed to acquire the land before the project was completed, however, there still has to be a hearing on the project and it has to be adopted by the City Council.

Bruno mentioned then that he would like to think of our project as somewhat of an emergency since the state of Oregon Centennial would like to stage their show in our facilities, and therefore we have a definite schedule to meet. The Centennial Commission would like to interest federal funds in this, with a world trade fair.



Ives mentioned that the UR has assisted local people in preparing to meet a time schedule and that he had set up an optimistic schedule for Portland, assuming there would be no delays. They are interested in moving as quickly as possible, and keeping in close touch with the E-R Commission, and he continued by telling how the UR was cooperating in Fairbanks, Alaska by moving ahead during the winter months so that construction can be started in the summer during their good weather season.

Bruno pointed out that if we buy land we have lost any hope of getting federal funds acquired in our name. This should be avoided; secondly, if the local agency proceeds as rapidly as possible and we can go ahead with plans and set the time table up to break ground 18 months from now, continued Bruno it is within reason to hope we and the UR would get to the end at the same time.

Linden suggested we could acquire four square blocks on which the structure would sit, and delay the remainder of the development to coincide with the UR project.

Ives stated that if UR preliminary plan is prepared and is in agreement with agency as to all that is in it; and appraisals are made, and if it looks like a sound project they would be willing to work out arrangements where we could appraise the four blocks and reach agreement between the agency and the UR to buy land and when Council adopts the project, the E-R Commission could go in immediately without waiting.

Bruno asked whether May 1, 1957 seemed like a reasonable date for the approval of the plan, to which Ives said that he thought it did.

Appraisals can be made, continued Ives, within a period of time for the four blocks and the renewal agency can acquire land and then relocate the people and demolish the structures.

A discussion followed about the relocation of the people in the area and Ives stated that under federal law the renewal agency takes every means it has to provide the people of the area with safer and more sanitary homes, and that since most of the people in that area are tenants, and not land-owners the task is less difficult.

Bruno stated he felt that land could be cleared in 8 months which would bring the date of January 1, 1958, and Ives agreed that this seemed feasible.

Ives pointed out that we should not lose sight of the fact that the City has to find a way to finance 1/3 share of the U.R. project, and that probably a bond issue will be required. If that is the case an election will have to take place and the federal agency will not go ahead with the project until the bond issue is adopted and the monies on hand.

Linden asked whether ER funds could be used and a discussion followed concerning the city's share of the UR project, and how the money could and possibly would be raised. Ives stated that the project has to be carried out as a unit and that the city couldn't just guarantee the money for a part of it at a time.

Bruno brought out the question of the public hearing and how much effect it would have on the passage of the UP project. Ives stated that although the public

hearing did have an effect on the approval of the project, the City Council still had the final say on the approval.

A general discussion ensued.



February 3, 1956

Mr. Richard Ives, Regional Director  
Urban Renewal  
Housing & Home Finance Agency, Rm. 919  
870 Market Street  
San Francisco 2, California

Dear Mr. Ives:

The Urban Renewal program in the City of Portland has received the support of the citizens and has progressed to the stage where reality of a definite program is apparent.

The Portland City Council has by formal action authorized the Housing Authority of Portland to make application to the Housing and Home Finance Agency of the Federal government and have designated a certain area in the southwest section of the City of Portland for an urban renewal project.

The Exposition-Recreation Commission is a department of the City of Portland. This Commission is charged with building an Exposition-Recreation Center for which 8 million dollars has been allocated by vote of the people of Portland.

The E-R Commission has selected as the site for the Exposition-Recreation Center an area lying within the area designated for an urban renewal project. The E-R Center will provide a natural development for a portion of the urban renewal project and the Commission is very much interested in integrating the two programs so that each may be benefited by the other.

A factor that is of great concern to our Commission is the time element involved before the local urban renewal agency could make land available to our Commission under normal procedure, so that construction of the E-R Center can begin. Now that the people have approved the sale of bonds and the money is on hand for construction of the facilities the citizens of Portland are eager to start construction as rapidly as possible. The factor that places a target deadline on completion of construction and makes time of the essence is the proposed Oregon Centennial celebration which will occur in 1959. A nine man Oregon Centennial Commission has been appointed by the Governor of the State of Oregon after having been given authority to do so by the Oregon State Legislature.

The Centennial Commission, after having read "A Study of the Economic Feasibility for the Proposed Oregon Centennial Celebration" prepared by Stanford Research Institute has met with the Exposition-Recreation Commission and

Page Two  
Richard Ives  
2/2/56

pointed out that if an Oregon Centennial Celebration of any magnitude is to be held it will require the use of the Exposition-Recreation Center. This celebration is very important to the State of Oregon, the City of Portland and their trade areas and every effort is being made to expand the celebration into an International Trade Fair.

In order that the Exposition-Recreation Center be completed by 1959 it is imperative that the property on which the buildings are to be erected be obtained without delay so the site can be prepared and construction commenced. With this thought in mind the Exposition-Recreation Commission would like to know if it would be possible for this Commission to make an agreement with the Urban Renewal Agencies involved, that would allow our Commission to immediately purchase and develop part of the area needed and then have this area integrated into the urban renewal plans, retroactive, if and when the Urban Renewal program for Portland becomes a reality.

As stated before this matter is of much importance to the City of Portland and the surrounding area. Any help and guidance that you can give us will most certainly be appreciated.

Very truly yours,

Carvel C. Linden  
Chairman

CCL/jan



TO: Mayor's Advisory Council on Urban Renewal

FROM: A. V. Fonder, Chairman

DATE: February 2, 1956

It has been some time since our last meeting of the Mayor's Advisory Council on Urban Renewal, so perhaps a brief summary of what has transpired recently may be helpful. You will recall, that at our last meeting we recommended the procedure for processing the application for a workable plan, which plan shortly afterwards was approved by the Housing Authority of Portland.

Since this phase of the program requires considerable research and detailed study, it naturally will take some time to complete the application in order that it may be presented to the Regional Office in San Francisco in the most acceptable form. We have followed the progress of this processing stage rather closely and feel that the City Planning Commission staff, under Mr. Keefe's direction, is doing an exceptionally thorough job and is proceeding more rapidly with the completion of the application than had been anticipated. In order to make sure of some of the preliminary steps, Mr. Keefe asked assistance from the Regional Office and Mr. Wilford Winholtz, who is the "Community Planner" under Mr. Ives' direction, spent the two days of January 23d and 24th in Portland consulting with Mr. Keefe and his staff, as well as some members of our Council's officers and Mr. Humphrey's committee.

After Mr. Winholtz's visit and then after again consulting with Mr. Ives, it was thought advisable to divide our application for approval into two parts--one, for the area east of Third Avenue and between Market and Arthur Streets, and the other for the balance of the area that has been designated. The application for the first part would, of course, be expedited in order to get it under way as early as possible, while the second part will take its normal course. Mr. Keefe is rather hopeful that the applications can be completed and sent to the San Francisco office within the next couple of weeks.

Mr. Tom Humphrey's committee for the coordination of activities is holding frequent meetings and is coming up with definite recommendations that will be made before too long. They have received some apparently well-qualified applications for the position of Director and are corresponding with various centers across the country hoping to make the field of applicants as broad as possible. Before they begin actually to personally interview applicants, they see the necessity of getting a clarification of some of the duties and responsibilities of the suggested position. The committee is seeking legal advice through the Housing Authority of Portland's office in order that the applicants may know to whom they would be directly responsible, the future status of their position in regard to permanency and a general clarification of such legal aspects of the position.

We might mention that as we near the time when the preliminary stages of our Urban Renewal program may end, and a permanent program might be undertaken, we may well consider the status of our own group. Numerous questions, such as the appointments to our Council and how representative they should be of the various segments of our community, the term or duration of their appointment, clarification of duties and responsibilities, continuity of membership, definite schedule of meetings, election of officers, and such topics as these we believe may well be studied over by every member of our Council.

It may appear that things have been rather slow lately, but as a matter of fact the processing of our application for a workable plan is nearing its final stages, and since Mr. Humphrey's committee is securing clarification on some of the factual data pertaining to the position of Director it should not be too long now before we will have sufficient material to make our next meeting a worthwhile one. Mr. Keefe has just informed us this afternoon that the possibilities are that Mr. Ives of the Regional Office at San Francisco will be in Portland some time around the middle of this month and if so it might be an appropriate time to hold our next Council meeting.

AVF:mts



March 28, 1955

The Honorable Fred L. Peterson  
Mayor of the City of Portland  
City Hall  
Portland, Oregon

Dear Mayor Peterson:

Two of the sites still under consideration by our Commission have been, in the past, designated as blighted areas and may be eligible for the use of federal funds under the Urban Renewal Program. Therefore, our Commission has arranged a meeting with Mr. Albert M. Cole, administrator, Housing and Home Finance Agency from Washington, D.C. who will be in Portland Thursday, March 31st. We have asked that Richard Ives, regional director from San Francisco be here also.

Because urban renewal is primarily a responsibility of the City Council, we would appreciate your presence at this meeting. The meeting will be at 3:30 p.m., March 31st in Mr. Cole's suite at the Multnomah Hotel.

Cordially yours,

Alden F. Krieg  
Executive Secretary

AK/jan



## Housing Authority, *City of Vancouver*

McLOUGHLIN HEIGHTS  
VANCOUVER, WASHINGTON

June 29, 1954

Mr. Carvel Linden  
United States National Bank  
S. W. 6th Avenue and Stark Street  
Portland, Oregon

Dear Mr. Linden:

This letter and accompanying material is in response to your telephone conversation with Mr. Ratchford. At his request I have made a cursory search through the files of the Authority to obtain material pertinent to the South Portland Redevelopment Area.

As samples of some of the studies we made at the beginning of the program I am transmitting the following:

1. A map mounted on illustration board showing the Survey Area as amended to include the fifteen block addition between Market and Jefferson Streets.
2. A file containing a map showing the original Survey Area, the addition thereto and Project Study Area No. 1, together with a set of photographs keyed to the map.
3. A third map showing the land use and present zoning of the Survey Area and its extension.

In the files of the Authority there are additional maps, work sheets and data pertaining to the general survey area and its extension. Most of what material there is was prepared in support of the Authority's application for an advance of funds to do preliminary planning. Beyond the initial studies to delineate a survey area in Southwest Portland and to extend same to Jefferson Street, no definitive planning was ever authorized for the subject area.

Following the reservation of capital grant funds by the federal agency for a redevelopment program in Portland, the Authority and the

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#### COMMISSIONERS

D. ELWOOD CAPLES, *Chairman*

WILLIAM E. CLEAVER, *Vice Chairman*

E. J. KELLER

ROSS V. KINSEY

JOHN F. CAMP

FRED SENECHAL, *Executive Director*

LELAND L. LAASE, *General Manager*



June 29, 1954

- 2 -

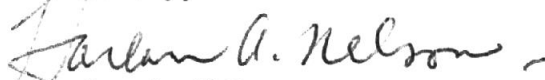
Mr. Carvel Linden

Advisory Board selected three general areas to be studied with the objective of defining specific projects. As the result of some preliminary studies by the Authority and its Advisory Board, emphasis was placed on the Southwest and Vaughn Street areas. Ultimately, of course, the decision on the part of the Authority followed the recommendation of the Advisory Board that the Vaughn Street Survey Area be designated as the site for the initial project.

In the process of studying the Southwest Area we did delineate a possible project. The boundaries of this project are shown on the maps accompanying this letter. When the area was first selected as one of the three to comprise the basis for our application for an advance of funds, it was in my mind that the entire survey area would be divided into three or four projects. I also had in mind that the initial project development should take place in the vicinity of the Public Auditorium. We had difficulty in our first studies to make a proper determination regarding residential predominance. As you know, the terms of the federal act required that an area to be redeveloped for other than residential reuse must have been predominantly residential in character to begin with. Anticipating some possibility (certainly remote at the time) that redevelopment of the northerly portion of the South Portland Area might conceivably be linked with a civic center or similar project somewhere in the vicinity of the Auditorium, we extended the Survey Area by later amendment to include the fifteen blocks up to Jefferson Street. We could not, however, stretch the factor of residential predominance to secure the Auditorium site and its adjacent blocks as a part of the specific project area. Legislation presently being studied by the Congress relating to the so-called Urban Renewal Program does not contain the same requirements as did the Housing Act of 1949 regarding eligibility of projects for federal assistance. Accordingly, it may be possible to tailor a project area, such as the one in the South Portland Area, in an entirely different manner, depending, of course, on the final act as written by the legislators.

There is considerable more that I could offer in the way of explanations about our studies and our thinking with respect to the subject area; and the Authority's files contain a sizeable volume of work data, the usefulness of which might be questionable for specific purposes today. If you have need for additional material or further explanations I will do my best to be helpful.

Sincerely,

  
Harlan A. Nelson

HAN:sm  
Encls.