

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 5381

**ADOPTION OF THE SEVENTH AMENDMENT TO THE
SOUTH PARK BLOCKS URBAN RENEWAL PLAN**

WHEREAS, the Portland Development Commission is undertaking the South Park Blocks Urban Renewal Project pursuant to an urban renewal plan adopted July 24, 1985 by the Portland Oregon City Council, by Ordinance No. 157635, as subsequently amended (the "Plan"); and

WHEREAS, the South Park Block Urban Renewal Plan Goal 2: "Housing", calls for providing a quality environment in which people can live recognizing that residents of downtown are essential to the city's growth, stability and general health; and

WHEREAS, Goal 2A(1) calls for providing a wide range of housing types to meet the various needs and demands of diverse populations; and Goal 2A(2) calls for developing services and amenities necessary for a quality neighborhood as well as helping produce substantial and well-designed housing; and

WHEREAS, development of mixed-use, high density residential housing in the South Park Blocks is essential to completion of the Plan, and

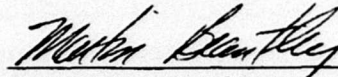
WHEREAS, the property bounded by SW 10th and 11th Avenues, with SW Jefferson Street to the south, currently occupied by a Safeway grocery store ("the Safeway site"), is a significant parcel that is necessary and appropriate to the Portland Development Commission's ability to meet the above goals; and

WHEREAS, it is necessary for the Commission to acquire "the Safeway site" in order to accomplish the public purposes of housing development and neighborhood revitalization; now, therefore, be it


RESOLVED that the Plan shall be amended as provided in Exhibit A and B; be it

FURTHER RESOLVED that this resolution to acquire the Safeway site, including by condemnation if necessary, be referred to City Council with the Commission's request for a concurring resolution; and be it

ADOPTED by the Commission December 15, 1999.



Martin Brantley, Chair



Douglas C. Blomgren Secretary

EXHIBIT "A"**SEVENTH AMENDMENT TO THE SOUTH PARK BLOCKS URBAN RENEWAL PLAN
December 15, 1999**

The Original South Park Blocks Urban Renewal Plan was approved by the Portland City Council by Ordinance No. 157635 on July 24, 1985 and subsequently amended. The Seventh Amendment to this Plan adds a map, attached, indicating certain property to be acquired. The Report on the Seventh Amendment to the South Park Blocks Urban Renewal Plan is attached as Exhibit B.

35852

Property to be Acquired: "The Safeway site"
(Bounded by SW 10th and 11th Avenues, SW
Jefferson and vacated SW Madison)

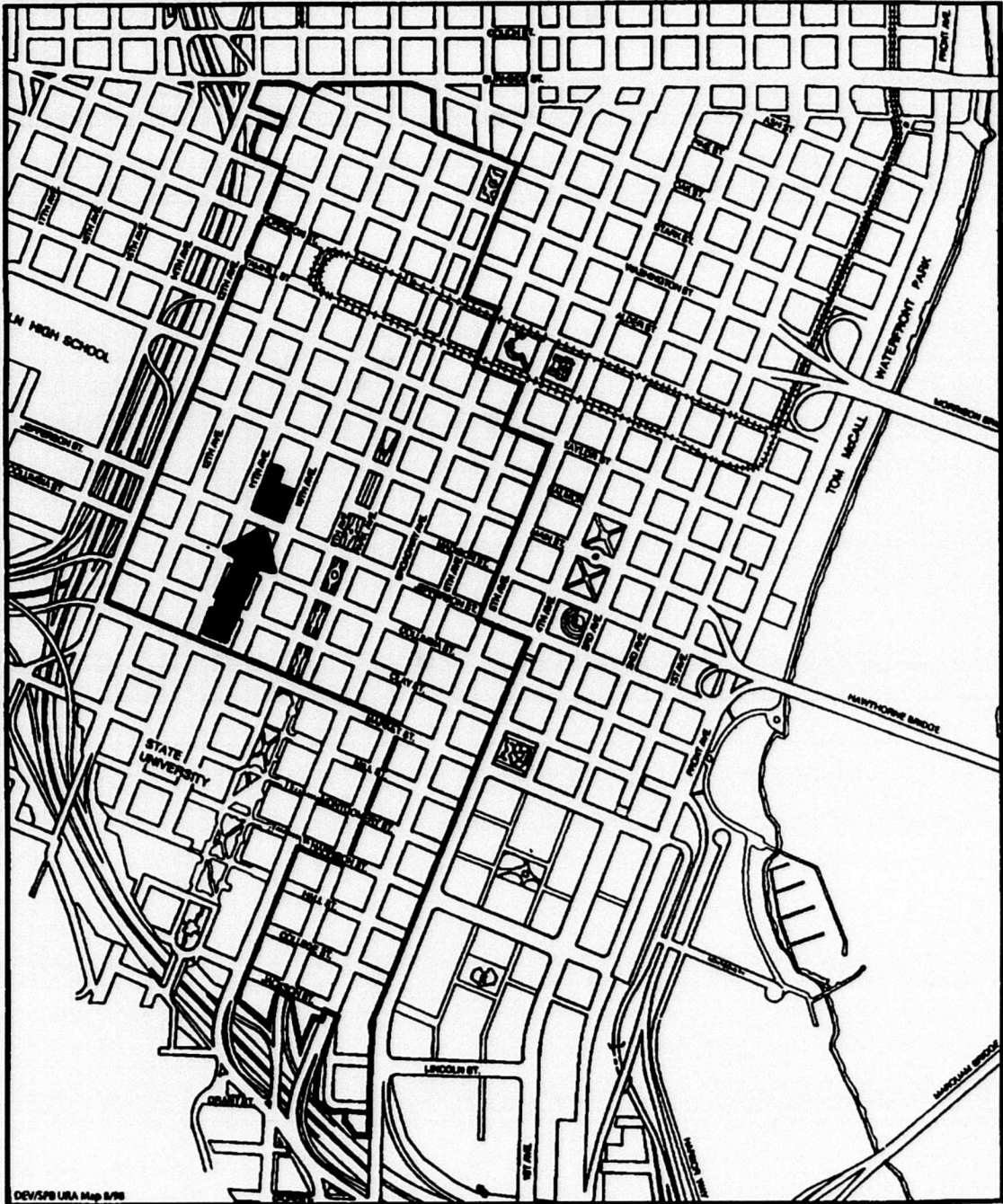


EXHIBIT B
REPORT ON THE SEVENTH AMENDMENT
TO THE
SOUTH PARK BLOCKS URBAN RENEWAL PLAN
City of Portland, Oregon

Portland Development Commission
December 15, 1999

Chapter 1 - Introduction

ORS 457.085(3) requires that an urban renewal plan amendment which is a significant change, requiring a substantial amendment to the plan, be accompanied by a report which describes:

- A. A description of physical, social, and economic conditions in the urban renewal areas of the plan, and the expected impact, including the fiscal impact, of the plan [or change] in light of added services or increased population;
- B. Reasons for selection of each urban renewal area in the plan;
- C. The relationship between each project to be undertaken and the existing conditions in the urban renewal area;
- D. The estimated total cost of each project and the sources of monies to pay such costs;
- E. The anticipated completion date for each project;
- F. A relocation report which shall include:
 - 1. An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions, under ORS 457.170;
 - 2. A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area in accordance with ORS 285.045 - .105; and
 - 3. An enumeration, by cost range, of the of the existing housing units in the urban renewal areas of the plan which are to be destroyed or altered, and of the new units to be added.

This report will address each of the required information categories.

The 7th amendment to the South Park Blocks Urban Renewal Plan allows for a particular property to be acquired under the Plan to be indicated in the body of the Plan.

Chapter 2 - A Description of Physical, Social, and Economic Conditions in the Urban Renewal Areas and the Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population.

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

Chapter 3 - The Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, since the redevelopment of the site will not materially change the number of persons in the Area.

Chapter 4 - Reasons for Selection of Each Urban Renewal Area in the Plan Amendment

This Amendment does not effect the selection of any new or changed areas.

Chapter 5 - The Relationship between Each Project to be Undertaken under the Plan Amendment and the Existing Conditions in the Urban Renewal Area.

"Project" is a defined term in ORS Chapter 457. It includes both single-site activities and implementation of programs necessary to achieve the goals of the urban renewal plan.

There is no change in the analysis between projects discussed in the original Report accompanying the plan, and plan administration after adoption of this amendment, because the redevelopment of blighted sites containing retail and housing facilities was contemplated in the analysis included in the original Report.

Chapter 6 - The Estimated Total Cost of each Project or Activity and its Anticipated Completion Date

The acquisition of the site will involve short-term use of urban renewal capital, anticipated to be repaid when the site is conveyed for redevelopment. The redevelopment into housing and retail services will require further investment of tax increment funds, currently estimated not to exceed seven million dollars. The redevelopment project is to be completed by June, 2004.

Chapter 7 - Financial Analysis of the Plan with Sufficient Information to Determine Feasibility

This Amendment does not change the analysis of the Plan under the Third Amendment, incorporated herein by this reference, since all property acquisitions will be completed within the maximum indebtedness allowed under the Plan.

Chapter 8 - Relocation Issues

This Amendment does not change the original analysis for relocation which was provided when the Plan was adopted, since it does not authorize any unique treatment of displaced persons for properties acquired pursuant to this Amendment.

RESOLUTION NO.

Approve the Seventh Amendment to the South Park Blocks Urban Renewal Plan and the Acquisition of the Safeway site, including by Condemnation, if necessary (Resolution)

WHEREAS, the Portland Development Commission ("Commission") is undertaking the South Park Blocks Urban Renewal Project ("Project"), pursuant to an urban renewal plan adopted on July 24, 1985 by the Portland, Oregon City Council, by Ordinance No. 157635, as subsequently amended (the "Plan"), and

WHEREAS, the Plan's Goal 2: "Housing," calls for providing a quality environment in which people can live recognizing that residents of downtown are essential to the City's growth, stability and general health, and

WHEREAS, Goal 2A(1) calls for providing a wide range of housing types to meet the various needs and demands of diverse populations; and Goal 2A(2) calls for developing services and amenities necessary for a quality neighborhood as well as helping produce substantial and well-designed housing, and

WHEREAS, development of mixed-use, high density residential housing in the South Park Blocks is essential to completion of the Plan, and

WHEREAS, the property bounded by SW 10th and 11th Avenues, with SW Jefferson Street to the south, currently occupied by a Safeway grocery store ("the Safeway site"), is a significant parcel that is necessary and appropriate to the Portland Development Commission's ability to meet the above goals; and

WHEREAS, it is necessary for the Commission to acquire "the Safeway site" in order to accomplish the public purposes of housing development and neighborhood revitalization,

WHEREAS, Section 600 (3)(C) of the Plan authorizes the Commission to acquire property "when the development plan for the property is a necessary and appropriate element to the completion of the Plan, including development of underutilized properties to accomplish housing, employment, transportation and revitalization goals " This Section further requires the City Council to authorize the acquisition by a formal, minor amendment to the Plan, and

WHEREAS, the Commission on December 15, 1999, by Resolution No 5381 approved the Seventh Amendment to the Plan to provide for the acquisition of the Safeway site, including by condemnation if necessary, and

WHEREAS, the City Council has reviewed the Commission resolution approving the Seventh Amendment to the Plan, and the Report of the Seventh Amendment to the South Park Blocks Urban Renewal Plan dated December 15, 1999, included as Attachment A, and

WHEREAS, the City Council now desires to approve the acquisition of the Safeway site, including by condemnation, if necessary,

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Portland approves the Seventh Amendment to the South Park Blocks Urban Renewal Plan, and be it

FURTHER RESOLVED, that the City Council of the City of Portland approves the acquisition of the property known as the Safeway site, including by condemnation, if necessary, and authorizes the Executive Director of the Portland Development Commission to execute any documents necessary to acquire the property.

Mayor Katz
PDC. MRB
January 5, 2000

Adopted by the Council:

JAN 12 2000

Gary Blackmer
Auditor of the City of Portland
By *Bette Olson*
Deputy

RESOLUTION NO. 35852

Title

Approve the Seventh Amendment to the South Park Blocks Urban Renewal Plan and the Acquisition of the Safeway site, including by Condemnation, if necessary (Resolution)

INTRODUCED BY	DATE FILED JAN 07 2000
Mayor Vera Katz	Gary Blackmer Auditor of the City of Portland
NOTED BY COMMISSIONER	By <u><i>Cay Kershner</i></u> Deputy
Affairs	
Finance and Administration <i>VK bes</i>	
Safety	
Utilities	
Works	
BUREAU APPROVAL	For Meeting of _____
Bureau Portland Development Commission	ACTION TAKEN.
Prepared by Date Matt Banes 1/5/00	
Budget Impact Review	
Completed <input checked="" type="checkbox"/> Not Required	
Bureau Head <i>Felicia L. Trader</i> Felicia L. Trader	

AGENDA	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS	
		YEAS	NAYS
Consent <input checked="" type="checkbox"/> Regular	Francesconi	Francesconi	
NOTED BY	Hales	Hales	
City Attorney	Saltzman	Saltzman	
City Auditor	Sten	Sten	
City Engineer	Katz	Katz	