

RESOLUTION NO. 36040

Acknowledge the Rose Quarter Urban Design Plan and Development Strategy has satisfied the master plan requirement in the Development Agreement between the Oregon Arena Corporation and the City (dated November 4, 1992. (Resolution)

WHEREAS, the Development Agreement between the City of Portland (City) and Oregon Arena Corporation (OAC) dated November 14, 1992, as amended, created a structure for the development of certain parcels of land ("Development Areas" as defined in the Development Agreement), including the Memorial Coliseum site. One of several conditions precedent to any development of the Memorial Coliseum Development Area by OAC is approval by the City of a Master Plan for that site, as defined in the Development Agreement.

WHEREAS, in March 2000, the Portland Development Commission (PDC) initiated a study that is the subject of a report entitled "Rose Quarter Urban Design Plan and Development Strategy (Public Review Draft, June 2001)" (Rose Quarter Urban Design Plan). A final draft of the Rose Quarter Urban Design Plan has been submitted to and accepted by the City concurrently with the adoption of this Resolution, as a guideline for future decision making but not as a legislative or regulatory document.

WHEREAS, the City has also adopted concurrently with this Resolution a Memorandum of Understanding (MOU) between the City and OAC providing, among other things, an 18 month process by which OAC will propose a Development Program for the Memorial Coliseum site.

WHEREAS, to enable OAC to commence work on a Development Program, the City needs to approve a Master Plan for the Development Areas, including the Memorial Coliseum Development Area, as provided for in the Development Agreement.

WHEREAS, the Rose Quarter Urban Design Plan is the result of an extensive public process that included meetings with neighborhoods, property owners and community groups. There were three public meetings to receive general testimony from the public. The final plan reflects the input of citizens throughout the process.

WHEREAS, the City recognizes that the Rose Quarter Urban Design Plan provides for various design alternatives for the Development Areas, including the Memorial Coliseum. The Development Agreement provides that the Master Plan shall be a generic master plan and shall include a site plan, a statement of proposed uses, traffic impact and density.

WHEREAS, the City finds that the Rose Quarter Urban Design Plan contains all of the elements required to be contained in the Master Plan, not only for the Development Areas but for the greater Rose Quarter area. However, the Rose Quarter Urban Design Plan contains alternative development schemes, based upon whether or not Memorial Coliseum is to be retained.

NOW, THEREFORE, BE IT RESOLVED that the City hereby determines that the requirement of Section 29.5 of the Development Agreement for a Master Plan is deemed satisfied by the Rose Quarter Urban Design Plan and accordingly a Master Plan is hereby approved.

BE IT FURTHER RESOLVED that by accepting the Rose Quarter Urban Design Plan, the City is making no decision on the future of Memorial Coliseum, and any decision on that matter remains within the sole discretion of the City.

BE IT FURTHER RESOLVED that the City's approval of the Master Plan is made in its proprietary capacity and such determination shall not relieve OAC from complying with all applicable regulatory requirements of the City.

Adopted by the Council: **OCT 31 2001**

Prepared by:

Mayor Vera Katz
Office of Management and Finance
Tim Grewe: David Logsdon
October 25, 2001

GARY BLACKMER
Auditor of the City of Portland



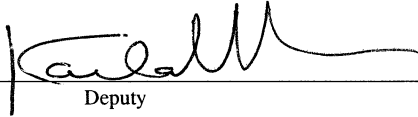
By

Deputy

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INTRODUCED BY	DATE FILED: OCT 26 2001
Mayor Vera Katz	Gary Blackmer Auditor of the City of Portland
NOTED BY COMMISSIONER	By: <u></u> Deputy For Meeting of: _____ ACTION TAKEN:
Affairs	
Finance and Administration <i>ukg</i>	
Safety	
Utilities	
Works	
BUREAU APPROVAL	
Bureau: Office of Management and Finance	
Prepared by Date 10/25/01	
David Logsdon	
Budget Impact Review:	
<input type="checkbox"/> Completed <input checked="" type="checkbox"/> Not Required	
Bureau Head: <i>Tom Greue by g. Bee</i>	

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