

AMENDED AND RESTATED RIVER DISTRICT URBAN RENEWAL PLAN

First Amendment



City of Portland
Portland Development Commission

June 18, 2008

The Amended and Restated River District Urban Renewal Plan (the “Plan”) is amended as follows:

- 1) The first paragraph of Section I. INTRODUCTION, A. “The River District” is amended to read as follows:

A. The River District

The “River District” is the area of Portland’s Central City generally north of the central business district and east of the Stadium Freeway (I-405), an area defined by its strong orientation to the Willamette River. The River District Urban Renewal Area (the “Area”) includes a portion of the River District as well as a 31.82 acre area south of Burnside Street and an 8.53 acre area located in the David Douglas School District. The River District is bounded generally by Burnside Street on the south, Interstate 405 and the main freight rail lines on the west, the northern end of the Port of Portland’s Terminal One on the north and the Willamette River on the east. The Area incorporates sections of Old Town/Chinatown which was formerly in the Downtown Waterfront Urban Renewal Area. Figure 1 shows the boundaries of the River District and the boundaries of the portion of the River District Urban Renewal Area located in the Central City. Figure 1.1 shows the boundaries of the portion of the River District Urban Renewal Area located in the David Douglas School District.

- 2) The first sentence of the second paragraph of Section I.A is amended to read as follows:

The River District Urban Renewal Area unites seven distinct subdistricts:

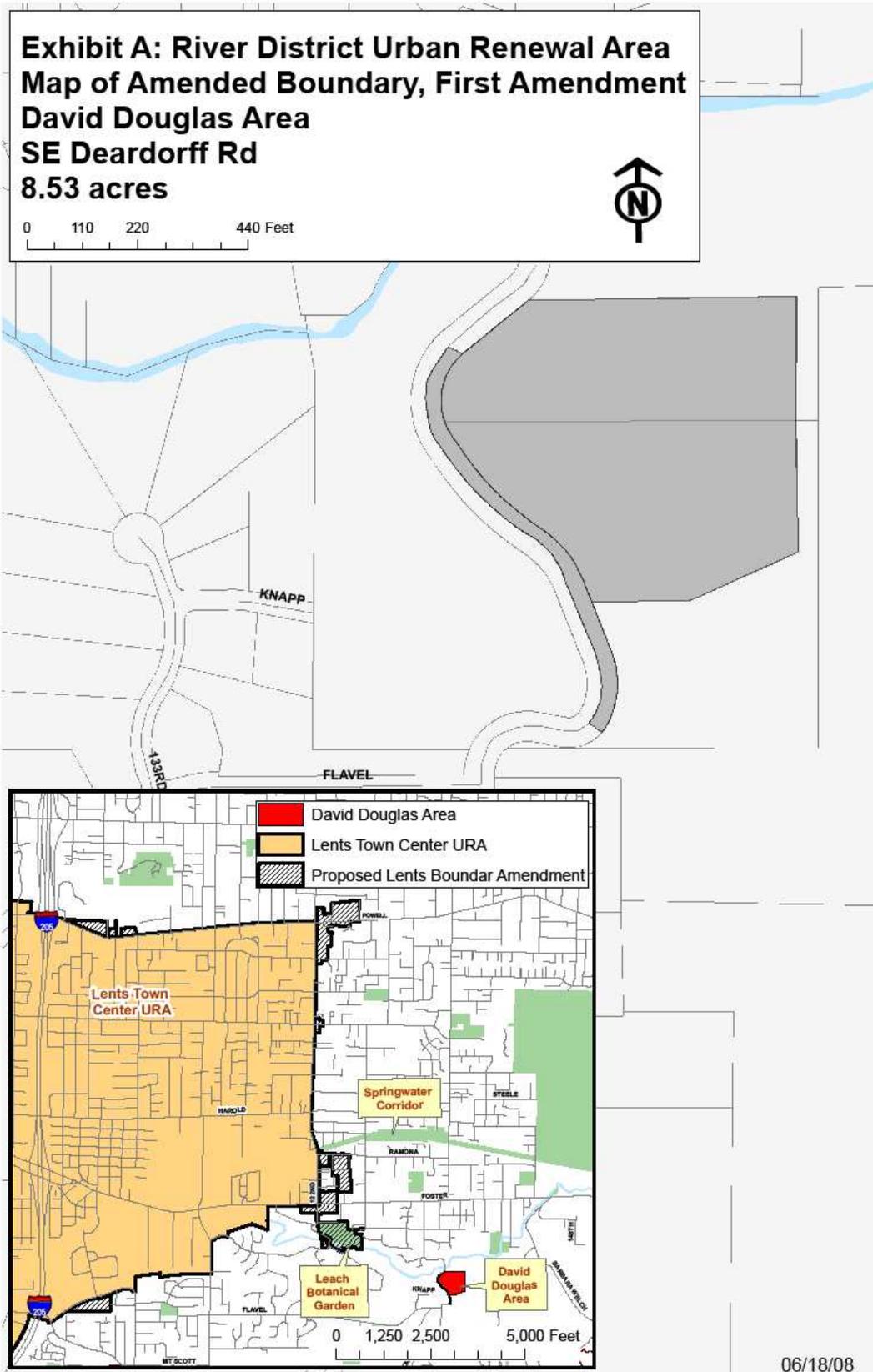
- 3) Section I.A. is amended to add the following paragraph immediately prior to Figure 1:

David Douglas is an 8.53 acre site which is located south of SE Foster Road and east of SE Deardorff Road. It is owned by the David Douglas School District.

- 4) The heading for Figure 1 is amended to read as follows:

River District URA Boundary for the portion located in the Central City

- 5) Section I.A. is amended to add the following Figure 1.1 immediately after Figure 1:



- 6) The first paragraph of Section II. GOALS AND OBJECTIVES, Section A. “Housing”, is amended to read as follows:

The Commission and City Council adopted a River District Housing Implementation Strategy (RDHIS) in 1994 and updated it in 1999. The RDHIS is a strategy for the River District Planning Area which is inclusive of the portion of the River District Urban Renewal Area located in the Central City. The River District Planning Area is North of Burnside, East of I-405, West of the Willamette River, and the South portion of Terminal 1, located North of the Fremont Bridge.

- 7) The first paragraph of Section II. GOALS AND OBJECTIVES, Section E. “Parks, Open Spaces and Other Public Amenities”, is amended to read as follows:

Using a combination of parks, open spaces, public facilities and public attractors, create amenities which make the Area a comfortable and pleasant place for people to live and a resource for all the citizens of Portland.

- 8) Section II.E is amended to add the following new numbered paragraph 6 immediately following numbered paragraph 5 (Historic Preservation) and the existing numbered paragraph 6 (Renovate O’Bryant Square) is renumbered paragraph 7:

6. Public Facilities

Construct a public school, a significant part of which will be a multi-functional community space for recreational and community activities .

- 9) The first paragraph of Section IV. URBAN RENEWAL AREA OUTLINE is amended to read as follows:

There are seven distinct sub-districts in the River District Urban Renewal Area: Pearl District Neighborhood, Tanner Basin/Waterfront, Terminal One, South of Burnside, Broadway Corridor/Union Station, Old Town/Chinatown, and the David Douglas Area. Each sub-district has specific, yet interrelated, improvements and projects proposed to further the objectives of the Plan. This section of the Plan outlines what activities will be undertaken in each sub-district.

- 10) Section IV is amended to add the following lettered paragraph G at the end of that Section:

G. David Douglas Area

The area is 8.53 acres located at 7010-7144 SE Deardorff Road, south of Foster Boulevard. This property is underserved with inadequate infrastructure to the site, including road access, sidewalks, storm water and water infrastructure resulting in a finding of a blighted condition. The primary project for the area would be the construction of a public school including a multi-functional community space constructed

in conjunction with the school. This will include 23,060 square feet of community facilities and access to open space which will be available to all citizens of Portland including residents of other portions of the River District Urban Renewal Area. For example, the project is anticipated to include large group meeting spaces in the “cafetorium”, gymnasium and library of approximately 19,460 square feet.

11) Section V. URBAN RENEWAL AREA MAP AND LEGAL DESCRIPTION, is amended to read as follows:

Exhibit 1 contains the narrative legal description of the Area. Exhibit 2, together with Exhibit 2.A is a legal description map of the Area.

12) Exhibit 1 to the Plan is amended to add the following language at the end of Exhibit 1.

Along with the following described tract of land identified as the “River District Satellite, David Douglas Area”:

A tract of land within the Jacob Johnson Donation Land Claim in the northeast one-quarter of Section 23, Township 1 South, Range 2 East of the Willamette Meridian, in the City of Portland, County of Multnomah, State of Oregon being more particularly described as follows:

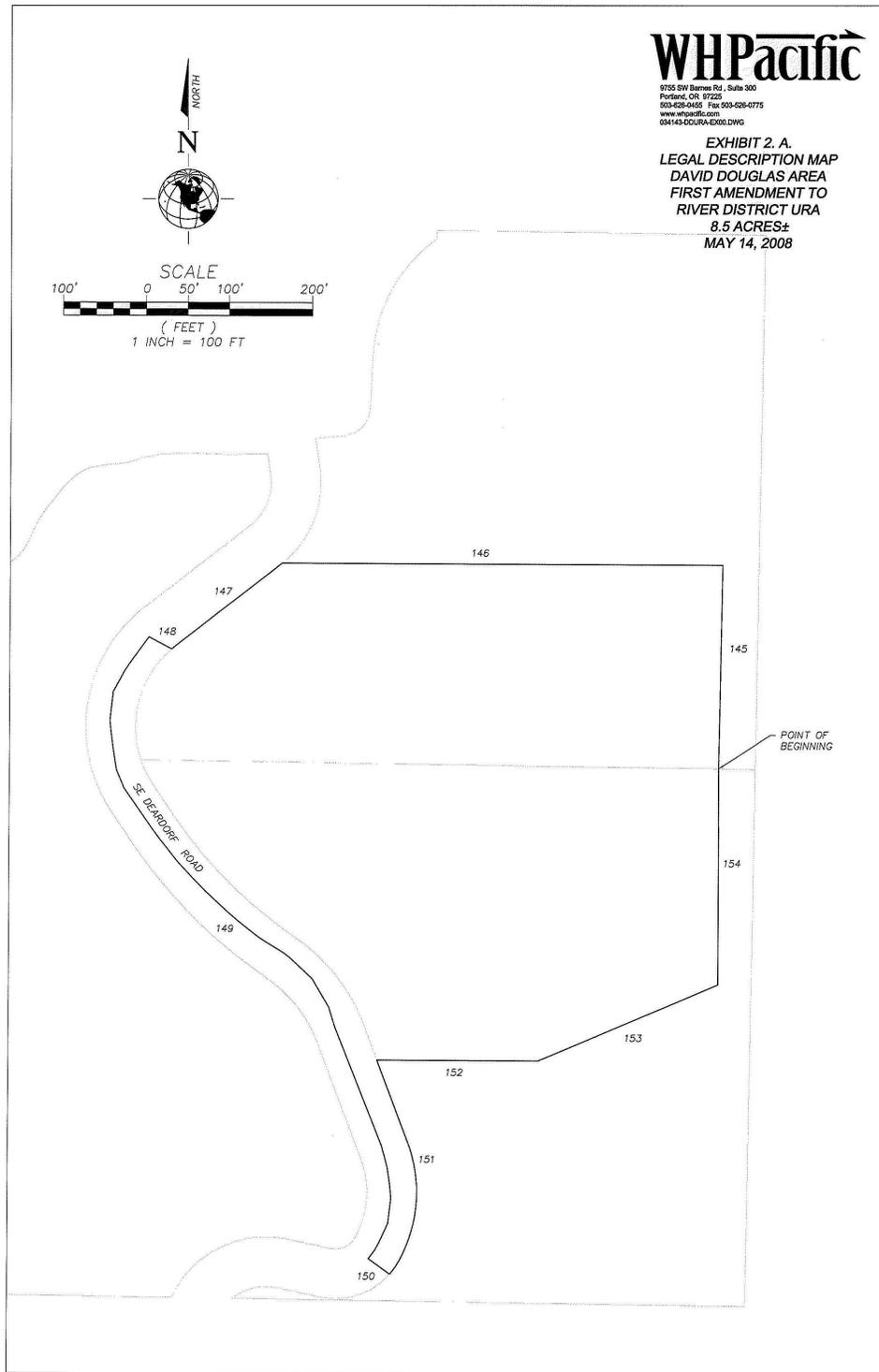
Beginning at a point that bears north along the east line of the Jacob Johnson Donation Land Claim 650 feet from the southeast corner thereof to the southeast corner of that tract of land conveyed to J.W. Brost in a deed recorded May 3, 1909 in book 456 page 143 Multnomah County records and west along the south line of said Brost tract 40.00 feet;

145. Thence north parallel with and 40.00 feet west of the east line of said Johnson Donation Land Claim a distance of 248 feet to a point; Assessor Map 1S2E 23AC;
146. Thence west parallel with and 248 feet north of the south line of the said Brost tract to its intersection with the east right-of-way line of S.E. Deardorf Road, Assessor Map 1S2E 23AC;
147. Thence southerly along said east right-of-way line of S.E. Deardorf Road a distance of 182 feet, Assessor Map 1S2E 23AC;
148. Thence northwesterly 30 feet perpendicular to the east right-of-way line of S.E. Deardorf Road to the centerline of the right-of-way of S.E. Deardorf Road, Assessor Map 1S2E 23AC;
149. Thence southerly 887 feet more or less along the centerline of the right-of-way of S.E. Deardorf Road to a point that is 50 feet north of the south line of said Johnson Donation Land Claim, Assessor Map 1S2E 23AC;
150. Thence easterly perpendicular to the right-of-way centerline 30 feet to the east right-of-way line of S.E. Deardorf Road, Assessor Map 1S2E 23AC;

151. Thence northerly 220 feet more or less along the east right-of-way line of S.E. Deardorf Road to a point that is 296 feet north of the south line of said Johnson Donation Land Claim, Assessor Map 1S2E 23AC;
152. Thence east along a line that is parallel with and 296 feet north of the south line of said Johnson Donation Land Claim a distance of 187 feet, Assessor Map 1S2E 23AC;
153. Thence northeasterly 235 feet to a point that is 389 feet north of the south line and 40.00 feet west of the east line of said Johnson Donation Land Claim, Assessor Map 1S2E 23AC;
154. Thence north parallel with and 40.00 feet west of the east line of said Johnson Donation Land Claim a distance of 261 feet to the POINT OF BEGINNING.

The River District Satellite David Douglas Area contains 8.5 acres more or less.

- 13) The Plan is amended to add Exhibit 2.A in the form attached here to as Exhibit 2.A, entitled Legal Description Map.



14) Section VI. URBAN RENEWAL PROJECTS, Section A. “Public Improvements” is amended to add the following numbered paragraph 13 at the end of Section VI.A:

13. David Douglas School and Community Facility

Assist in construction of a public school including but not limited to provision of infrastructure, site improvements and other amenities to this underserved site. Participate with other community partners in construction of a multi-functional community space as part of the school.

15) Section X. RELATIONSHIP TO LOCAL PLANS AND OBJECTIVES A. Statewide Planning Goals is amended to add the following language:

Goal 1, Citizen Involvement

The proposed recommendations were approved by the Portland Development Commission’s Board of Commissioners at a public hearing on May 14, 2008, which included testimony concerning the David Douglas island district.

Goal 2, Land Use Planning

As discussed below, the amended Urban Renewal Plan (URP) for the River District implements the policies of Portland’s Comprehensive Plan.

The First Amendment to the *Amended and Restated River District URP* provides funding for programs and projects within the framework of the City’s adopted Comprehensive Plan.

Findings on Portland Comprehensive Plan Goal 1, Metropolitan Coordination, and its related policies and objectives also support this goal (see below).

On March 12, 2008, the Portland City Council issued a Resolution (No. 36587) to set criteria for the formation of island districts.

Goal 5, Natural, Historic, Cultural and Scenic Resources

The David Douglas site contains open space and other natural resources (i.e., Johnson Creek) that will remain and encourage students and other visitors to connect with the environment.

Goal 6, Air, Water and Land Resource Quality

By contributing to the construction of a school and community space, the First Amendment to the *Amended and Revised River District URP* will facilitate the continued intensification of uses and development in an area of Portland that’s experiencing significant growth. Air quality is likely to be maintained by reducing distances that students living in the surrounding neighborhood have to travel to

school and promoting transportation modes (i.e., walking, bicycling) that do not create pollution.

The City's efforts would also include park improvements such as storm water and water infrastructure that will undoubtedly improve the quality of water resources along the fragile Johnson Creek ecosystem.

Goal 8, Recreational Needs

In an area currently underserved by park and recreational infrastructure, the City would be contributing funds to a project which will include a multi-functional community space constructed in conjunction with the school. This property is underserved with inadequate infrastructure to the site, including road access, sidewalks, storm water and water infrastructure resulting in a finding of a blighted condition. This space will include 23,060 square feet of community facilities and access to open space which will not only be available to residents of the neighborhood but to all citizens of Portland, including residents of other portions of the River District Urban Renewal Area. For example, the project is anticipated to include large group meeting spaces in the "cafetorium", gymnasium, and a library of approximately 19,460 square feet.

Additionally, the project will provide recreational opportunities and access to a park like setting and open space along Johnson Creek. This unique combination of a recreational facility along with open green spaces is not present in the Central City portion of the River District and will provide additional opportunities for Area residents to have a quality, multifaceted recreational experience.

Goal 10, Housing

The First Amendment to the *Amended and Restated River District Urban Renewal Plan* will allow this area of Portland and the David Douglas School District to support continued rapid population growth and housing development by providing needed public school and park and recreational facilities.

Goal 11, Public Facilities and Services

In an area currently underserved by park and recreational infrastructure, the City would be contributing funds to a project which will include a multi-functional community space constructed in conjunction with the school. This space will include 23,060 square feet of community facilities and access to open space which will not only be available to residents of the neighborhood but to all citizens of Portland, including residents of other portions of the River District Urban Renewal Area. For example, the project is anticipated to include large group meeting spaces in the "cafetorium", gymnasium, and a library of approximately 19,460 square feet.

The City is also building a foundation for additional urban development by encouraging the planning efforts of public education agencies (i.e., the David Douglas School District) where educational resources are in extensive demand and teaming up with them to contribute resources to assist construction of a public school, including but not limited to the provision of infrastructure, site improvements and other amenities at an underserved site. The Multnomah Education Service District has publicly declared its support for the City's efforts.

By participating in efforts to provide needed school and park and recreational facilities and services, the City is attempting to ensure that urban development will proceed in an orderly manner in an area experiencing significant growth that has been exceeding allocated resources.

Goal 12, Transportation

The City plans to make infrastructure improvements that would work to promote safer traffic routes to the David Douglas school facility for students and to the community space for visitors. These improvements include sidewalks and potential road access modifications that will promote bicycling. Urban renewal funds could be used for such improvements.

Goal 14, Urbanization

The City is creating a foundation for urban development by significantly encouraging the planning efforts of public education agencies (i.e., the David Douglas School District) where educational resources are in extensive demand and teaming up with them to contribute resources to assist construction of a public school.

By participating in efforts to provide needed school and park and recreational facilities and services, the City is attempting to ensure that urban development will proceed in an orderly manner in an area experiencing significant growth that has been exceeding allocated resources.

16) Section X. RELATIONSHIP TO LOCAL PLANS AND OBJECTIVES B. Metro Urban Growth Management Functional Plan Findings is amended to add the following language:

Title 1, Requirements for Housing and Employment Accommodation

By providing public education and recreation amenities to meet the needs of residents locating in Portland neighborhoods experiencing rapid population growth and housing development, the City is able to continue meeting its fair share expectations.

Title 3, Water Quality, Flood Management and Fish and Wildlife Conservation

The proposed development will mitigate its impact by including park improvements such as storm water and water infrastructure that will undoubtedly improve the quality of water resources along the fragile Johnson Creek ecosystem. The “c” zone overlay on part of the site requires development of the site to meet environmental related development standards.

Title 6, Central City, Regional Centers, Town Centers and Station Communities

By constructing a school and community space, higher residential density and new employment levels are supported in the surrounding area. The Lents Urban Renewal Area, which is a Metro-designated Town Center on the 2040 Growth Concept Map with significant new residential and employment development, is located proximately to the David Douglas site.

Title 7, Affordable Housing

The First Amendment will allow this neighborhood in Portland and the David Douglas School District to support continued rapid population growth and housing development by providing needed public school and park and recreational facilities. The amendment will allow classroom overcrowding and a need for more facilities to support community space and recreational opportunities to be addressed.

Title 12, Protection of Residential Neighborhoods

In a neighborhood currently served by an inadequate level of park and recreational services, the City would be contributing funds to a project which will include a multi-functional community space constructed in conjunction with the school. This space will include 23,060 square feet of community facilities and access to open space which will not only be available to residents of the neighborhood but to all citizens of Portland, including residents of other portions of the River District Urban Renewal Area. For example, the project is anticipated to include large group meeting spaces in the “cafetorium”, gymnasium, and a library of approximately 19,460 square feet.

The City is also building a foundation for additional urban development by encouraging the planning efforts of public education agencies (i.e., the David Douglas School District) where educational resources are in extensive demand and teaming up with them to contribute resources to assist construction of a public school, including but not limited to the provision of infrastructure, site improvements and other amenities at an underserved site. The Multnomah Education Service District has publicly declared its support for the City’s efforts.

Title 13, Nature in Neighborhoods

Johnson Creek runs along the northern border of the development site. The proposed development will include park improvements such as storm water and

water infrastructure that will undoubtedly improve the quality of water resources of the fragile Johnson Creek ecosystem.

This amendment would include community space that will provide needed recreational opportunities and access to a park like setting and open space along Johnson Creek. This unique combination of a recreational facility along with open green spaces is not present in the Central City portion of the River District and will provide additional opportunities for Area residents to connect with the environment and have a quality, multifaceted recreational experience.

17) Section X. RELATIONSHIP TO LOCAL PLANS AND OBJECTIVES C. City of Portland Comprehensive Plan is amended to add the following language

Goal 1, Metropolitan Coordination

These findings demonstrate that the amendment is consistent with the statewide planning goals and supportive of the regional goals in Metro's Urban Growth Management Functional Plan.

Goal 2, Urban Development

The First Amendment to the *Amended and Restated River District URP* will facilitate new uses and development in the City by encouraging more opportunities to support housing and residential development and livability than currently exist. Specifically, the amendment is particularly supportive of the following policies:

Policy 2.1 Population Growth

The First Amendment to the *Amended and Restated River District Urban Renewal Plan* allow this area of Portland and the David Douglas School District to accommodate population growth by providing school facilities for families in an area that has experienced rapid growth, consistent with the City comprehensive plan, over the last decade.

Policy 2.2 Urban Diversity

The First Amendment will facilitate new public amenity development (e.g., a school and multi-functional community center) that will promote more housing opportunities for families in the City, which is currently an area of significant concern.

Policy 2.6 Open Space, provide opportunities for recreation and visual relief by preserving Portland's parks, golf courses, trails, parkways and cemeteries. Establish a loop trail that encircles the city, and promote the recreational use of the city's rivers, creeks, lakes and sloughs.

This amendment would include community space along with the school that will provide needed recreational opportunities and access to a park like setting and open space along Johnson Creek. This unique combination of a recreational facility along with open green spaces is not present in the Central City portion of the River District and will provide additional opportunities for Area residents to have a quality, multifaceted recreational experience.

Policy 2.15 Living Closer to Work

By constructing a school and community space, higher residential density and new employment levels are supported in the surrounding area. The Lents Urban Renewal Area which contains a Metro-designated town center with significant new residential and employment development is located proximate to the David Douglas site.

Policy 2.20 Utilization of Vacant Land, provide for full utilization of existing vacant land except in those areas designated as open space.

The proposed school and community space construction would maximize utilization of land that is currently vacant and not designated as open space.

Policy 2.27 Outer Southeast Community Plan, promote the economic vitality, diverse residential character, environmental quality, and livability of Outer Southeast Portland by including the Outer Southeast Community Plan as a part of this Comprehensive Plan.

Construction of the proposed school and community space would also promote the diverse residential, environmental quality, and livability of Outer Southeast Portland and the goals of the Outer Southeast Community plan as described below.

Goal 3, Neighborhoods

The First Amendment will facilitate the improvement and revitalization of the residential Pleasant Valley Neighborhood surrounding the David Douglas school and community space site. *See the findings for Statewide Planning Goal, Goal 10, Housing.* Specifically, the amendment is particularly supportive of the following policies:

Policy 3.1 Physical Conditions, provide and coordinate programs to prevent the deterioration of existing structures and public facilities.

The First Amendment will authorize funding resources that will specifically promote public facilities, infrastructure, site improvements and other amenities at this underserved site.

Policy 3.2 Social Conditions, provide and coordinate programs to promote neighborhood interest, concern and security and to minimize the social impact of land use decisions.

Construction of school and community space facilities is very likely to promote neighborhood interest and concern and to minimize the impacts and need for school and recreational facilities brought on by significant population growth that the area has been experiencing recently.

Policy 3.3 Neighborhood Diversity, promote neighborhood diversity and security by encouraging a diverse range of ages, incomes, races and ethnic backgrounds within the City's neighborhoods.

The First Amendment to the River District URA supports this objective by providing public amenities (e.g., school and multi-functional community center) that support housing opportunities for families with children and persons who frequently have lower incomes than people in inner Portland neighborhoods.

Policies 3.6, 3.9(I) Neighborhood Plan, calls for the City to maintain and enforce neighborhood plans that are consistent with the Comprehensive Plan, including a Pleasant Valley Neighborhood Plan (1996). Implementation of the Pleasant Valley Neighborhood Plan is meant to ensure the high quality of life and environmental integrity of the Pleasant Valley Neighborhood.

A high quality of life and environmental integrity will be promoted in the Pleasant Valley Neighborhood by developing a new school and community space that will encourage open space and connection with the environment.

Goal 4, Housing

Policy 4.7 Balanced Communities

The First Amendment to the *Amended and Restated River District URP* will permit public action to improve the physical and social environment that currently is significantly underserved by infrastructure.

Such action (e.g., building a school and community space facilities) is likely to facilitate a mixed-income neighborhood in the area surrounding the David Douglas school site by enhancing its attractiveness to families with children and continuing to support the wide spectrum of housing opportunities for which the area is becoming known. This, in turn, will support a stabilized neighborhood and a more vital public school system.

Goal 9, Citizen Involvement

Policy 9.1 Citizen Involvement Coordination

The proposed recommendations were approved by the Portland Development Commission's Board of Commissioners at a public hearing on May 14, 2008, which included testimony concerning the David Douglas island district.

Goal 11 A, Public Facilities

Policy 11.1(A)(5) Parks and Recreation Service Responsibility, within its boundaries of incorporation, the City of Portland will provide, where feasible and as sufficient funds are available from public or private sources, parks and recreation facilities and services at levels appropriate for all land use types:

In an area currently underserved by park and recreational infrastructure, the City would be contributing funds to a project which will include a multi-functional community space constructed in conjunction with the school. This space will include 23,060 square feet of community facilities and access to open space which will not only be available to residents of the neighborhood but to all citizens of Portland, including residents of other portions of the River District Urban Renewal Area. For example, the project is anticipated to include large group meeting spaces in the "cafetorium", gymnasium, and a library of approximately 19,460 square feet.

Policy 11.1(A)(8) Public School Support, the City of Portland should also encourage the planning efforts of agencies providing public school services.

The City is significantly encouraging the planning efforts of other public education agencies (i.e., the David Douglas School District) where educational resources are in extensive demand by teaming up with them to contribute resources to assist construction of a public school, including but not limited to the provision of infrastructure, site improvements and other amenities at an underserved site. The Multnomah Education Service District has publicly declared its support for the City's efforts.

Policy 11.2 Orderly Land Development, calls for urban development only to occur only where urban public facilities and services exist or can be reasonably made available.

By participating in efforts to provide needed school and park and recreational facilities and services, the City is attempting to ensure that urban development will proceed in an orderly manner in an area experiencing significant growth that has been exceeding allocated resources.

Goal 11 F Parks and Recreation

As described above, the community space and recreational facilities that will result from this project are likely to deliver quality, safe, and accessible recreational and open space experiences to citizens in the surrounding neighborhoods and throughout Portland.

Goal 11 I Schools

By advancing the following policies the First Amendment is consistent with this goal because it:

Policy 11.56 Maximize Investments

By making park improvement investments, the City is able to support David Douglas' school facility in an area experiencing rapid growth and that has underserved and blighted infrastructure. These park improvements would include road access, sidewalks, storm water and water infrastructure.

Policy 11.57 Safety, includes providing traffic improvements, such as sidewalks and bikeways, to promote safe routes to schools where attendance area reorganization requires longer travel distances for students.

As noted above, the City plans to make infrastructure improvements that would work to promote safe routes to the David Douglas school facility for students. These improvements include sidewalks and potential road access modifications that will promote bicycling.

18) Section X. RELATIONSHIP TO LOCAL PLANS AND OBJECTIVES is amended to add the following language after G. The Central City Plan's Urban Design Policy:

H. Outer SE Community Plan

Open Space and Environmental Policy, provides parks and open spaces to meet projected recreational needs of outer southeast residents. Create a sense of connection with the natural environment. Protect natural resources by reducing the impact of development on them.

Objective 1: Acquire new parks and open spaces and build new community centers to meet the recreational needs of current and future residents.

As mentioned above, one significant element of this project is construction of a community space that will be available to meet the surrounding community's desire for connection to the natural environment and to serve the recreational needs of current and future residents. This space will include 23,060 square feet of community facilities and access to open space which will be available to residents of the neighborhood.

I. Adopted Pleasant Valley Plan District

Concept Plan Goal A. Create a community—the Plan will create a “place” that has a unique sense of identity and cohesiveness. The sense of community will be fostered, in part, by providing a wide range of transportation choices and living, working, shopping, recreational, civic, educational, worship, open space, and other opportunities. Community refers to the broader Concept Plan area, recognizing that it has (and will have) unique areas within it. Community also refers to Pleasant Valley’s relationship to the region – relationships with Portland, Gresham, Happy Valley, Multnomah County, Clackamas County, and the unique regional landscape that frames Pleasant Valley.

The First Amendment is likely to create new educational, recreational, and open space opportunities that will likely result in a greater sense of community and new connections to the environment for Pleasant Valley neighborhood residents. These opportunities will include 23,060 square feet of community facilities and meeting space, new sidewalks close to the site, and open space along Johnson Creek that will be accessible to neighborhood residents.

Working closely with the City of Portland, PDC, and the River District URAG to carry out the First Amendment to the Amended and Revised River District Urban Renewal Plan is likely to promote Pleasant Valley’s community relationships within the region.

Concept Plan Goal G. Locate and develop parks and open spaces throughout the community—neighborhood parks, small green spaces, and open spaces will be within a short walk of all homes. A network of bicycle and pedestrian routes, equestrian trails and multi-use paths will connect the parks and open spaces. The park and trail system will be connected to the Springwater Corridor Trail, Powell Butte, and other regional trails and greenspaces.

As noted above, the First Amendment project would create a park like setting on a portion of the David Douglas site that would foster new recreational and open space opportunities for local residents. These opportunities are also likely to be more accessible to local pedestrians and cyclists given planned improvements that include new sidewalks and potential road access modifications which will promote bicycling.

Goal 1 Urbanization Strategy And Land-Use Planning,

1. Pleasant Valley shall be a complete community with a unique sense of identity and cohesiveness.
2. Pleasant Valley shall have a wide range of transportation, living, working, recreation, and civic and other opportunities.

Policy 3: Pleasant Valley shall have full public services to include transportation, storm water management, water, storm water, fire and police services, recreation, parks and connected open spaces and schools.

In addition to promoting a unique sense of community identity and cohesiveness as described under Finding 65, the public services supported by the First Amendment include transportation infrastructure (i.e., sidewalks, road access), storm water and water infrastructure, recreation, parks and connected open spaces and schools.

Goal 6 Parks—parks, open space and trails shall be located and developed throughout the Pleasant Valley community.

Policy 8: Wherever practicable schools and parks shall share facilities such as soccer/football fields and basketball courts. Sharing facilities can reduce maintenance costs and the amount of acreage needed if the fields were not shared.

By developing park like facilities and open space at the David Douglas site the First Amendment supports Goal 6 of the Adopted Pleasant Valley Plan. It is also likely that Policy 8's call for "shared facilities" will be met given the proposal's desire to use the school's library, gymnasium, and "cafetorium" space as community and meeting space.

Goal 7 Schools—schools shall be integrated into the Pleasant Valley community.

Policy 1(b): There are potential needs for a new elementary school and for a new school.

As described above, one element of the First Amendment would fund infrastructure, site improvements, and other amenities for a new school and multi-functional community center located in the David Douglas School District.

Policy 4: Where practical, a public park will be located adjacent to school fields. Such parks shall be a minimum of 2-3 acres in size, but can be larger. This allows for an enhanced community space that benefits the school and the community. The park should not be located across a street, especially for use by elementary school students.

The new school and parklike community space on the David Douglas site will be located adjacent to one another. The site will offer opportunities such as open space along Johnson Creek.

19) Section XI. is amended to add the following language at the end of the first paragraph:

Figure 2a represents the David Douglas Area.

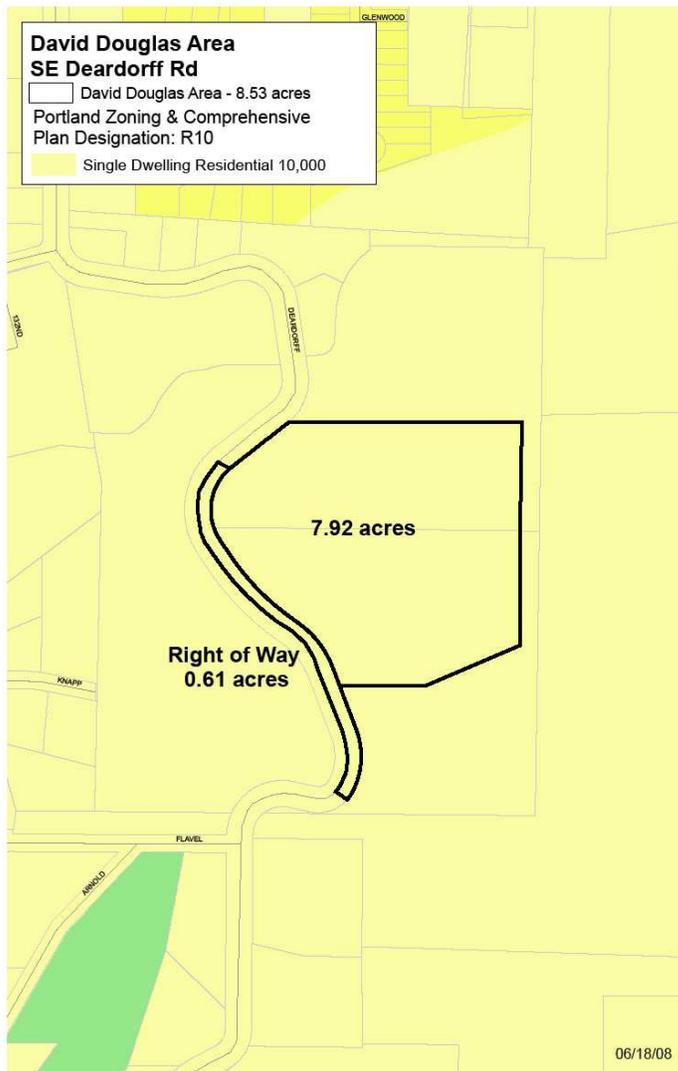
Within the area shown in Figure 2a are zoning and comprehensive plan designations listed below. The underlying designations are modified when followed by small letters (e.g., d, g), as indicated below:

R10 Residential 10,000
 c Environmental concern overlay zone

In addition to these zoning designations, this proposed amendment to the David Douglas Area is within the zoning code’s Outer Southeast Community Plan and the Pleasant Valley Plan District. The Plan further conforms to the provisions of the zoning code in ways tied to the implementation of the plans for the Outer Southeast Community and Pleasant Valley District.

20) Section XI A. is amended to add Figure 2a immediately following Figure 3.

Figure 2a.



21) Section XII, PLAN FINANCING, Section C. Maximum Indebtedness, is amended to read in its entirety as follows:

C. Maximum Indebtedness

The maximum indebtedness that may be issued or incurred under the Plan is \$568,500,000. No additional indebtedness would be incurred under the Plan when either (1) the maximum indebtedness amount is reached, (2) the urban renewal area no longer has indebtedness or any plan to incur indebtedness within the next year, or (3) on June 30, 2021 whichever comes first.

22) Section XIV. PROJECTS INCLUDING PUBLIC BUILDINGS is amended to add the following text at the end of the section:

- The Amended and Restated River District Urban Renewal Plan, as amended by the First Amendment, includes a project for the construction of a public school (including a multifunctional community space) on property owned by the David Douglas School District, commonly known as the Deardorff property, located at 7010-7144 SE Deardorff Road. The school constructed as part of the project will serve or benefit the River District Urban Renewal Area by providing school facilities for families that have been displaced from the portion of the Area located in the Central City as a result of rapidly increasing housing prices which has made most family housing unaffordable in the Central City portion of the River District Urban Renewal Area. As a result, families have moved to the eastern portion of the city which has caused classroom overcrowding. The proposed school will help alleviate overcrowding and reduce the need for schools within the Central City portion of the River District Urban Renewal Area. Additionally, the community space contemplated with the school will provide needed recreational opportunities and access to a park like setting and open space along Johnson Creek. This unique combination of a recreational facility along with open green spaces is not present in the Central City portion of the River District and will provide additional opportunities for Area residents to experience a quality multifaceted recreational experience.