

ORDINANCE No. 184 773 As Amended

Approve the Amended and Restated Interstate Corridor Urban Renewal Plan to increase the Plan area by 185.79 acres (Ordinance)

The City of Portland ordains:

Section 1. The Council Finds:

1. The Council adopted the Interstate Corridor Urban Renewal Plan (the "Plan") on August 23, 2000, by Ordinance No. 174829 to provide tax increment funding and urban renewal authority to eliminate blight and foster development and redevelopment in order to protect the public health, safety, and welfare in the City of Portland (the "City").
2. On May 23, 2007, the Portland Development Commission (the "Commission") adopted Resolution No. 6474 initiating a study of all eleven urban renewal areas currently in the City. This effort is known as the Future of Urban Renewal.
3. On December 10, 2008, the Commission adopted Resolution No. 6655 authorizing the North/Northeast Economic Development Initiative, a study of the current and future investment in the Interstate Corridor ("ICURA") and Oregon Convention Center ("OCCURA") Urban Renewal Areas to consider revisions of the current boundaries.
4. In August 2009, Mayor Sam Adams convened the North/Northeast Economic Development Initiative Community Advisory Committee (the "Committee").
5. The Committee included representatives from community organizations, neighborhood and business associations, ICURA and OCCURA Urban Renewal Advisory Committees, Portland Community College, Multnomah County, Portland Public Schools, local residents and businesses, and other interested parties.
6. The Committee met 12 times through May 2010 and received broad community input.
7. Although OCCURA has been successful, there remains urban renewal work that cannot be accomplished within the existing debt capacity.
8. On May 19, 2010, the Committee voted on recommendations to incorporate a portion of OCCURA into ICURA. The Committee also recommended that additional areas be added to ICURA in order to eliminate blight.
9. Based on Committee recommendations, further analysis, and requests from community members, the Commission staff determined that ICURA be expanded by 415.54 acres.
10. The Commission is limited to including 15% of the City acreage in urban renewal areas and is interested in preserving acreage for future use in other parts of the City; therefore the removal of 229.75 acres of right-of-way is proposed.

11. The Commission has sought and received valuable input from overlapping taxing jurisdictions pursuant to ORS 457.085(5), citizens and other interested parties in Portland, as indicated in the form attached hereto as Exhibit A.

12. On June 8, 2011, the Commission held a public hearing and, after considering testimony and other information presented, adopted Resolution No. 6883 approving the Amended and Restated Interstate Corridor Urban Renewal Area Plan (the "Amended Plan"), in the form attached hereto as Exhibit B, which expands ICURA boundaries by a net 185.79 acres, and the accompanying Report on the Amended and Restated Interstate Corridor Urban Renewal Area Plan (the "Report") in the form attached hereto as Exhibit C.

13. On June 8, 2011, the Commission adopted Resolution No. 6882 removing 184.48 acres from OCCURA. This action was a minor amendment requiring Commission approval and will become effective upon the effective date of this Ordinance.

14. The Commission Executive Director, under authorization from the Commission's Board of Commissioners, submitted the Amended Plan, together with resolutions, reports and other supporting materials, to the Portland Planning and Sustainability Commission for review and recommendation, and to the City Council for final approval in accordance with the terms of the Plan and ORS 457.095.

15. The Portland Planning and Sustainability Commission reviewed the Commission's proposed Amended Plan at a public hearing on June 28, 2011. After considering testimony and other information presented, the Portland Planning and Sustainability Commission submitted a report, in the form attached hereto as Exhibit D (the "Report from the Planning and Sustainability Commission"), finding that the Amended Plan conforms with the City of Portland Comprehensive Plan and recommending Council approval of the Amended Plan.

16. On July 21, 2011, the Council held a public hearing to receive comment on the Amended Plan.

17. Based on the information received by the Council and after consideration of all testimony and materials provided at the July 21, 2011 public hearing, the Council finds:

a) The Amended Plan area is blighted because of :

1) ORS 457.010 (1)(a) "The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, that are unfit or unsafe to occupy for those purposes because of"

ORS 457.010 (1)(a)(E) "Obsolescence, deterioration, dilapidation, mixed character or shifting of uses" as supported by information in the Report found in Section II.G.3.

2) ORS 457.010 (1)(e) "The existence of inadequate streets and other rights of way, open spaces and utilities" as supported by the following information in the Report:

Section II.A.4;
 Section II.A.5;
 Section II.A.7;
 Section II.C.4;
 Section II.C.5;
 Section II.C.6;
 Section II.C.7;
 Section II.C.8;
 Section II.F.4;
 Section II.F.5;
 Section II.F.6;
 Section II.F.7; and
 Section II.F.8.

3) ORS 457.010 (1)(h) "A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare" as supported by the following information in the Report:

Section II.B.2;
 Section II.D.2; and
 Section II.G.2.

- b) The rehabilitation and redevelopment is necessary to protect the public health, safety or welfare of the municipality, as explained in Section IV and V of the Report;
- c) The Amended Plan conforms to the comprehensive plan and economic development plan, if any, of the municipality as a whole and provides an outline for accomplishing the urban renewal projects that the Amended Plan proposes as set forth in Section IV and Exhibit E of the Amended Plan and in the Report from the Planning and Sustainability Commission;
- d) Provision has been made to house displaced persons within their financial means in accordance with ORS 35.500 to 35.530 and, except in the relocation of elderly individuals or individuals with disabilities, without displacing on priority lists persons already waiting for existing federally subsidized housing, as explained in Section VII of the Amended Plan;
- e) Acquisition of real property is provided for in the Amended Plan, and it is necessary as explained in Section VII and VIII of the Amended Plan;

- f) Adoption and carrying out of the Amended Plan is economically sound and feasible as explained in Section IX of the Report; and
- g) The City shall assume and complete any activities prescribed it by the Amended Plan.

18. The Amended Plan is being adopted as a substantial amendment pursuant to Section XII of the Plan. For a substantial amendment, Section XII requires the notice, hearing and approval procedures required for adoption of the original plan by statute. These requirements include approval of the proposed amendment by the Commission, review and recommendation by the Portland Planning and Sustainability Commission, approval by the City Council in accordance with ORS 457.095, and the notice required by ORS 457.120. The City Council and the Commission have complied with all of the requirements for adoption of a substantial amendment under the Plan and ORS 457.095.

19. As described in Section XII of the Report, after approval of the Amended Plan, the City will remain in compliance with the land area and assessed value limits imposed by ORS 457.420.

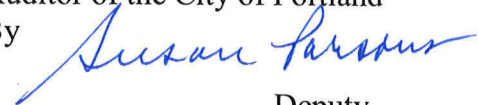
NOW, THEREFORE, the Council directs:

- a. The Amended Plan (including its accompanying Report), incorporated herein by reference, is hereby approved.
- b. The City Auditor shall forward to the Commission and to the Portland Planning and Sustainability Commission certified copies of this Ordinance upon adoption by the Council.
- c. The Commission shall record in the Deed Records of Multnomah County, Oregon, a copy of this Ordinance and the Amended Plan upon adoption by the Council.
- d. The City Auditor, in accordance with ORS 457.115, shall publish notice of the adoption of this Ordinance approving the Amended Plan, including the provisions of ORS 457.135, in the newspaper having the greatest circulation in the City within four days following the adoption of this Ordinance.
- e. Over the course of implementing the Amended Plan and the City of Portland's Economic Development Strategy and Neighborhood Economic Development Strategy, PDC should focus on preserving the culture of the existing neighborhoods and where possible provide opportunities for longstanding property and business owners to live, work, and invest in the area as it develops and grows.

Passed by the Council: JUL 27 2011

Mayor Sam Adams
Prepared by: Lisa Gramp
Date Prepared: July 20, 2011

LaVonne Griffin-Valade
Auditor of the City of Portland
By


Deputy

Agenda No. **184773**
ORDINANCE NO.

As Amended

Title

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| INTRODUCED BY Commissioner/Auditor: Mayor Adams | CLERK USE: DATE FILED <u>JUL 15 2011</u> |
| COMMISSIONER APPROVAL Mayor—Finance and Administration - Adams <i>[Signature]</i> Position 1/Utilities - Fritz Position 2/Works - Fish Position 3/Affairs - Saltzman Position 4/Safety - Leonard | LaVonne Griffin-Valade Auditor of the City of Portland By: <i>[Signature]</i> Deputy ACTION TAKEN: <p style="text-align: right;">As Amended</p> <p>JUL 20 2011 PASSED TO SECOND READING JUL 27 2011 9:30 A.M.</p> |
| BUREAU APPROVAL Bureau: Portland Development Commission Bureau Head: Patrick Quinton <i>[Signature]</i> (kw) Prepared by: Morgan Masterman Date Prepared: 7/12/11 Financial Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/> Not Required <input type="checkbox"/> Portland Policy Document If "Yes" requires City Policy paragraph stated in document. Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Council Meeting Date July 21, 2011 City Attorney Approval | |

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| AGENDA |
| TIME CERTAIN <input checked="" type="checkbox"/> Start time: 2:45 Total amount of time needed: 1 hour (for presentation, testimony and discussion) |
| CONSENT <input type="checkbox"/> |
| REGULAR <input type="checkbox"/> Total amount of time needed: _____ (for presentation, testimony and discussion) |

| FOUR-FIFTHS AGENDA | COMMISSIONERS VOTED AS FOLLOWS: | |
|--------------------|-------------------------------------|------|
| | YEAS | NAYS |
| 1. Fritz | <input checked="" type="checkbox"/> | |
| 2. Fish | <input checked="" type="checkbox"/> | |
| 3. Saltzman | <input checked="" type="checkbox"/> | |
| 4. Leonard | <input checked="" type="checkbox"/> | |
| Adams | <input checked="" type="checkbox"/> | |