

Park Block #1

CITY OF PORTLAND  
INTER-OFFICE CORRESPONDENCE  
(NOT FOR MAILING)

*From* Dwight Nickerson

September 1, 1972

*To* Earl Bradfish

*Addressed to*

*Subject* Park Block I

The attached document is a case history of the Park Block I and Sloan Fountain Projects.

It gives a detailed account of the City's application for Federal assistance for the purpose of acquiring Open Space within the City's central business district.

The document also has a complete explanation of the "Fountain for a Rose" to be constructed on the acquired land. It explains that the money for local share is available in the Sloan Fountain Trust Fund #675.

Finally, this document contains letters from the City Planning Commission, CGAG, and the City Attorney giving their approval of the Park Block I project.

Dwight

DATE: August 31, 1972

From: OFFICE OF THE CITY ATTORNEY

To: COMMISSIONER IVANCIE

Bureau: \_\_\_\_\_ Dept. \_\_\_\_\_


\_\_\_\_\_ Please obtain report and return to this office.

\_\_\_\_\_ Referred for your information and files.

\_\_\_\_\_ Please return with additional information as noted below.

\_\_\_\_\_ Ordinance, Resolution or Contract transmitted herewith as you requested. File returned.

NOTE:

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EARL	
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SEC.	
STENO.	

RECEIVED

AUG 31 1972

OFFICE OF COMMISSIONER  
OF PUBLIC AFFAIRS

BY: \_\_\_\_\_

*Park Block No. 1*

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## INTRODUCTION

(1)

The earliest known maps of Portland, dating from approximately the time of municipal incorporation in 1851, show what still remains as one of the notable features of this City, the Park Blocks. These early maps demonstrate the intention of the early developers of Portland for a continuous parkway running north and south through the center of town, probably separating what was then to be the commercial-industrial district from its residential hinterland. These original Park Blocks ran in a continuous chain for 25 blocks from S. W. Clifton Street to N. W. Glisan.

Then in 1865, as the result of a suit brought by heirs of one of the original donors, a number of these blocks, in the middle of the chain, were returned to private ownership. As a consequence, for 105 years Portland has had the North Park Blocks and the South Park Blocks separated by eight blocks of developed private land.

The dream of rejoining the North and South Park Blocks has never died. Early city plans showed this as an objective. Recent plans, however, have ceased carrying the proposal for acquisition of these blocks since it has seemed beyond economic feasibility.

No longer do the missing park blocks run down the center of a fledgling frontier town. They are now well within the central business district of Portland.

## INTRODUCTION

(2)

This proposal is for the acquisition of one of these eight missing blocks as a first step toward the eventual recapture and redevelopment as open space of each of the missing links to the Park Blocks system.

The particular block in question (bounded by S. W. Park, Washington, 9th and Stark) is urgently needed, not only as part of the Park Block system but also for its own value as a highly visible, usable public open space in the heart of an intensive, high density portion of Portland's central business district.

In the adjoining block to the east is the new Bank of California Tower, a 15-story banking and office building occupying the entire block; to the west is the Pittock Block, also a multiple story full-block office building; to the south are two smaller high-rise office buildings. Only the block adjoining to the north is at present obviously underdeveloped, containing a mechanical parking structure, a parking lot, and two small commercial buildings; it probably represents the next step in a program of recapture. Beyond these immediate neighbors most blocks bear a similar level of development including a great number of both residential and transient hotels. In 1960, the census tract in which the property is located, had a resident population of 1931 persons almost all of whom were adults and nearly 35% age 65 or over. The median income for families and unrelated individuals was only \$2,035. No housing presently exists on the block in question. Consequently, the project will cause no dis-

## INTRODUCTION

(3)

placement of people and has, therefore, a high priority by the City which is actively pursuing all avenues for increasing the supply of low and moderate income housing through the Housing Authority of Portland, the Portland Development Commission and Model Cities.

Although it is doubtful that the succeeding decade has reduced this resident population (building permit records indicate 100 more housing units in the census tract in 1970 than in 1960) it has seen major changes in commercial land use.

As new office building construction took place in the South Central Business District, during the early and middle 1960's, the impact of surplus office space was keenly felt in the northern part of the Central Business District where the older office space was unable to compete. A considerable displacement of businesses from the area around the proposed park block was one negative result of a highly successful renewal project many blocks away.

After a few years of stagnation the area is now experiencing intensive redevelopment from private sources. The new Bank of California, built in 1969, immediately east of the proposed park, is the most spectacular evidence of this renaissance. It is hardly the only one however. Pacific Northwest Bell built a new one-quarter block building in 1968 in the block to the north of the Bank of California. Nearly every block in the vicinity has seen major remodeling to one or more buildings in the past

## INTRODUCTION

(4)

five years. The U. S. National Bank recently announced acquisition and construction plans on three square blocks only two blocks removed from the proposed park site.

The proposed park site is currently three-fourths parking lot, the remaining one-fourth occupied by a vacant building. It is therefore by far the most under-utilized block in the area. The block is in a single-ownership and is now the subject of a condemnation suit. No difficulty is anticipated in acquiring the block as the City has the right of immediate possession. If not acquired for open space, however, there can be no doubt that, like surrounding blocks, it will soon see intensive development.

HUD has granted to the City (OR-OF-1000) acquisition funds and the Bureau of Outdoor Recreation has granted to the City (BOR 41-00283) development fund. The architects present estimate for development costs are \$500,000. This is an increase over the previous estimates of \$450,000, the increase occurring because of the delay in acquisition caused by the need to use Eminent Domain rather than negotiated purchase. The local share is on deposit with the City Treasurer designated "The Sloan Fountain Trust Fund, No. 675." The architectural estimates indicate that the bulk of the cost lies in establishing the structure to support the park and only a limited portion is available for park amenities and plantings. For this reason it is essential to the ultimate success of the project that this

## INTRODUCTION

(5)

additional sum be made available.

The project will contribute to employment and training of minority individuals. The CAMPS Committee Chairman, Lou Alexander, Manpower Coordinator Assistant to Mayor Schrunk, will coordinate the development of this project with the CAMPS Manpower planning efforts. In addition thereto contracts let by the City for the development of the property will contain the regulations of the Bureau of Outdoor Recreation regarding Executive Order 11246.

Portland's effort to maintain an adequate supply of safe and attractive housing for its residents include the following elements:

1. The City's Comprehensive Development Plan prepared by the Portland City Planning Commission July, 1966, is the document which sets the general pattern in Portland for setting aside residential areas with service centers for long-range development. This is supplemented by the Bureau of Buildings Housing Code Enforcement, plans for which are laid out in the City's workable program.
2. Concentrated effort for additional housing in the City's Model City area is being provided by the Housing Authority of Portland through a contract with the City for planning the development of the additional housing needed in that area.



## INTRODUCTION

(6)

3. The Housing Authority of Portland during 1969 increased its total inventory of housing by 618 units to 2,748 units. Portland was one of the first cities to implement a leased housing program following passage of the Federal Housing Act of 1965. The Authority's long-range goal of 3,900 housing units under management by the end of 1970 to meet estimated minimum critical need counts on more than half of these coming from dwelling units leased by HAP from their private owners. In the leased housing program, HAP sets no minimum income requirements for admission to leased housing, nor does it charge higher rents for leased than conventional housing.

Construction in 1969 included Hillsdale Terrace, 60 3-bedroom units, Columbia Villa Addition, 38 single-family units, Dekum Court Development, rebuilding of 86 units, which should begin construction early in 1970, and its first turn-key project consisting of 16 2-bedroom units. Modernization included considerable work in Columbia Villa which will be completed by Phase 2 modernization. HAP has established four area offices placed conveniently within the City to serve applicants as well as tenants. New services added by HAP in

## INTRODUCTION

(7)

1969 ranged from establishment of a police auxiliary patrol at Columbia Villa to improved health services for the elderly. HAP conducted its first boys' summer camp program with the cooperation of the Oregon Military Department and the Oregon Air National Guard at Camp Rilea. It established the Iris Court Day Care Center and community effort developed an area for play space for the housing facility and the neighborhood.

HAP in late November of 1969 accepted five proposals to construct high-rise apartments for the elderly which will provide for an additional 524 units.

The long-range goal for HAP was established in 1966 in a comprehensive study of Portland's housing needs. It determined that the number of units critically required by the end of 1970 is 3,900. When the study was made, HAP had slightly over 900 units, but because of accelerated efforts and great cooperation from the community, 1970 should see it reach, or very nearly reach, its four-year goal of 3,900 units.

4. Columbia Region Association of Governments, the COG, prepared a 1969 housing study and has set out in its "Guidelines for Comprehensive Planning" its

## INTRODUCTION

(8)

goals for future planning for housing in the metropolitan area. Portland at the CRAG Executive Committee meeting March, 1970, endorsed these goals and these goals were adopted by Resolution No. 30837 of the Portland City Council on December 24, 1970.

The foregoing is not intended to be a comprehensive list of the multiple effort conducted within the City to provide safe, attractive housing for all income groups. The major effort is led by Mayor Schrunk who has assigned Mr. Keith Jones, Assistant to the Mayor, as his housing liaison. Mayor Schrunk's leadership has provided additional critical programs which include neighborhood development provided through federal programs and through Southeast Uplift, a local program to provide aid to the southeast inner city which has been excluded from many federal financing sources.

Citizen participation is at the heart of this project. It was not proposed by the City Park Bureau, but was presented to the City as a package by a group of interested citizens. The concept of adding to the Park Blocks has been a high priority in the minds of City officials but has appeared impractical because of the high cost of the land. When this group of citizens discovered that a major portion of the land involved in this project was available, they acted to secure it for future

## INTRODUCTION

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park purposes by purchasing same. It is now held by the group for this purpose. In addition to holding the major portion of the land, the citizens have presented to the City a financial package whereby the local share of the project may be made available to the City through revenues. Because of the uneconomic nature of the revenue producing facility, the citizens have assured the City that the difference between the funds derived from federal sources and revenue bonds and the total cost of construction would be made available to the City from private funds. The amount thereof will not be known until bids are received on the construction. However, it is estimated that the sum may be as much as \$75,000. In addition thereto the citizens have assured the City a private market for the revenue bonds. This market is essential to the City inasmuch as the only security available for the revenue bonds will be the revenue itself without an interest in the land. When the proposal was presented to the City by the citizens' group, it was reviewed by the City Planning Commission, a citizens' group established by City Charter, and approved. See OS 113A.

The Mayor has appointed a committee designated the Design Committee for the "Fountain to a Rose," which committee is reviewing the architectural work and providing the architect with recommendations and comments to increase the people acceptance of the park. The groups represented on the committee include architects, the Royal Rosarians, and property owners. This

## INTRODUCTION

(10)

citizens' group, as well as the others previously described, have proved very helpful in this project and are looking forward to adequate funds being available for its completion.

Currently under way is an intensive effort toward the development of a Downtown Plan for Portland. The organization and work program for this planning study is described and explained in OS 113C. The City Planning Commission, the agency with primary responsibility for the development of the Downtown Plan (see organization chart following page 3 of the Downtown Work Program), has endorsed this proposal as being consistent with the Downtown Plan Project (See OS 113A). The reader will note from the organization and work program of the Downtown Planning Study that the citizens' participation mechanism represents an "advocate planning" group in the area. The comments of this group were received by the City Planning Commission prior to approval.

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OPEN-SPACE LAND PROGRAM

TO BE COMPLETED BY HUD

APPLICATION FOR GRANT TO ACQUIRE AND/OR DEVELOP  
LAND FOR OPEN-SPACE PURPOSES

(Title VII, Housing Act of 1961, As Amended)

OPEN-SPACE LAND PROJECT NUMBER

DATE RECEIVED

INSTRUCTIONS: Prepare original and 4 conformed copies for HUD. Place original and 2 copies in Binder No. 1, copy in Binder No. 2 and 3.

A. IDENTIFICATION OF APPLICANT AND CONTACT PERSON

Legal name of Applicant:

City of Portland, Oregon

Mailing address  
(Include ZIP Code):

1220 S.W. 5th Avenue  
City Hall  
Portland, Oregon 97204

Person to whom inquiries about application should be directed:

Name: Donald C. Jeffery

Title: Sr. Deputy City Attorney

Address (Include ZIP Code): 1220 S.W. 5th Avenue  
Portland, Oregon 97204

Telephone No.:

Area Code:

B. PROPOSED ACTIVITIES (Check appropriate box)

Acquisition only  
(Leave Block E blank)

Acquisition and development  
(Complete all blocks)

Development only  
(Leave Block G blank)

C. SUBMISSION

Initial application

Revision of previously approved application dated \_\_\_\_\_, 19\_\_\_\_, for purpose of:

Change in amount or location of land to be acquired

Change in amount of relocation grant

Other (Specify)

Change in proposed use

Change in proposed development activities

Change in amount of project grant

D. DESCRIPTION OF LAND TO BE ACQUIRED AND/OR DEVELOPED

The land to be acquired and/or developed:

1. (Check appropriate box(es)) Is  Undeveloped  Predominantly undeveloped  Developed (located in built-up portion of urban area)

2. Is situated in the urban area known as the Metropolitan Area

and in the City of Portland, Multnomah County, State of Oregon  
*City (if applicable), County(ies), and State(s)*

3. Is bounded as described in:

If application covers acquisition, the attached legal description(s).

If application covers development only, legal description(s) submitted with application for grant for

Project No. OR-OSL-1000, approved 6/17/71, 19\_\_\_\_.

4. Consists of approximately 1/6 acres.

5. (Complete if applicable) Consists of 1 noncontiguous parcels.

**E. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT ACTIVITIES**

**F. PROPOSED USE**  
 (Check appropriate box(es))  
 Park and recreational purposes  
 Conservation of land and other natural resources  
 Historic or scenic purposes

**G. TYPE OF INTEREST TO BE ACQUIRED**  
 Fee simple     Less than fee simple (Specify) \_\_\_\_\_  
**H. ESTIMATE OF TIME PERIOD REQUIRED FOR COMPLETION OF PROJECT ACTIVITIES**  
 Acquisition (after HUD approval of application): \_\_\_\_\_  
 Development (after commencement of development activities): \_\_\_\_\_

I. COMPUTATION OF GRANT AMOUNT	TOTAL AMOUNT	COMPLETE ONLY IF REVISION	I. COMPUTATION OF GRANT AMOUNT--Continued	TOTAL AMOUNT	COMPLETE ONLY IF REVISION
		AMOUNT OF CHANGE (+ or -)			AMOUNT OF CHANGE (+ or -)
1. Estimate of total project cost (Sum of Lines 2 through 6)	\$	( )\$	7. Non-Federal share (Line 7a+7b)	\$ 25,000	( )\$
2. Acquisition cost*	Ø	( )	a. Cash	25,000	( )
3. Demolition cost (net)*	Ø	( )	b. Materials and services		( )
4. Development cost**	49,250	( )	8. Project grant applied for 20% 30% 50% <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> of Line 1		( )
5. Administrative cost*	Ø	( )	9. 100% relocation grant applied for	Ø	( )
6. Project inspection fee***	750	( )			

\*Omit if application covers only development of open-space land  
 \*\*Omit if application covers only acquisition of land.  
 \*\*\*Omit if application covers only undeveloped and/or predominantly undeveloped land.

**J. APPLICATION**  
 The Applicant hereby applies to the United States of America for the financial assistance indicated in Block I above, under the provisions of Title VII of the Housing Act of 1961, as amended, to aid in financing the project described in this application.

**K. SUPPORTING DOCUMENTATION**  
 The documentation submitted in support of this application shall be considered part of this application.

**L. EXECUTION**  
 IN WITNESS WHEREOF, the Applicant has caused this application to be executed on \_\_\_\_\_, 19\_\_.

City of Portland, Oregon  
 Legal Name of Applicant

By Francis J. Ivancie  
 Signature  
 Commissioner of Public Affairs  
 Title

12

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
OPEN-SPACE LAND PROGRAM

TO BE COMPLETED BY HUD

APPLICATION FOR GRANT TO ACQUIRE AND/OR DEVELOP  
LAND FOR OPEN-SPACE PURPOSES

(Title VII, Housing Act of 1961, As Amended)

OPEN-SPACE LAND PROJECT NUMBER

DATE RECEIVED

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Acquisition and development  
(Complete all blocks)

Development only  
(Leave Block G blank)

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Initial application

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Change in amount of relocation grant

Other (Specify)

Change in proposed use

Change in proposed development activities

Change in amount of project grant

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and in the City of Portland, Multnomah County, State of Oregon  
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E. BRIEF DESCRIPTION OF PROPOSED DEVELOPMENT ACTIVITIES

<b>F. PROPOSED USE</b> <i>(Check appropriate box(es))</i> <input type="checkbox"/> Park and recreational purposes <input type="checkbox"/> Conservation of land and other natural resources <input type="checkbox"/> Historic or scenic purposes	<b>G. TYPE OF INTEREST TO BE ACQUIRED</b> <input type="checkbox"/> Fee simple <input type="checkbox"/> Less than fee simple <i>(Specify)</i>  <b>H. ESTIMATE OF TIME PERIOD REQUIRED FOR COMPLETION OF PROJECT ACTIVITIES</b> Acquisition (after HUD approval of application): _____ Development (after commencement of development activities): _____
--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

I. COMPUTATION OF GRANT AMOUNT	TOTAL AMOUNT	COMPLETE ONLY IF REVISION	I. COMPUTATION OF GRANT AMOUNT--Continued	TOTAL AMOUNT	COMPLETE ONLY IF REVISION
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3. Demolition cost (net)*	Ø	( )	b. Materials and services		( )
4. Development cost**	49,250	( )	8. Project grant applied for 20% 30% 50% <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> of Line 1		( )
5. Administrative cost*	Ø	( )	9. 100% relocation grant applied for	Ø	( )
6. Project inspection fee***	750	( )			

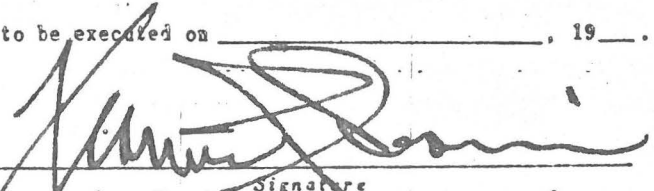
\*Omit if application covers only development of open-space land  
 \*\*Omit if application covers only acquisition of land.  
 \*\*\*Omit if application covers only undeveloped and/or predominantly undeveloped land.

**J. APPLICATION**  
 The Applicant hereby applies to the United States of America for the financial assistance indicated in Block I above, under the provisions of Title VII of the Housing Act of 1961, as amended, to aid in financing the project described in this application.

**K. SUPPORTING DOCUMENTATION**  
 The documentation submitted in support of this application shall be considered part of this application.

**L. EXECUTION**  
 IN WITNESS WHEREOF, the Applicant has caused this application to be executed on \_\_\_\_\_, 19\_\_\_\_.

City of Portland, Oregon  
*Legal Name of Applicant*

By   
 Francis J. Ivancio  
 Commissioner of Public Affairs  
*Signature*  
 Title

LEGAL DESCRIPTION  
(13)

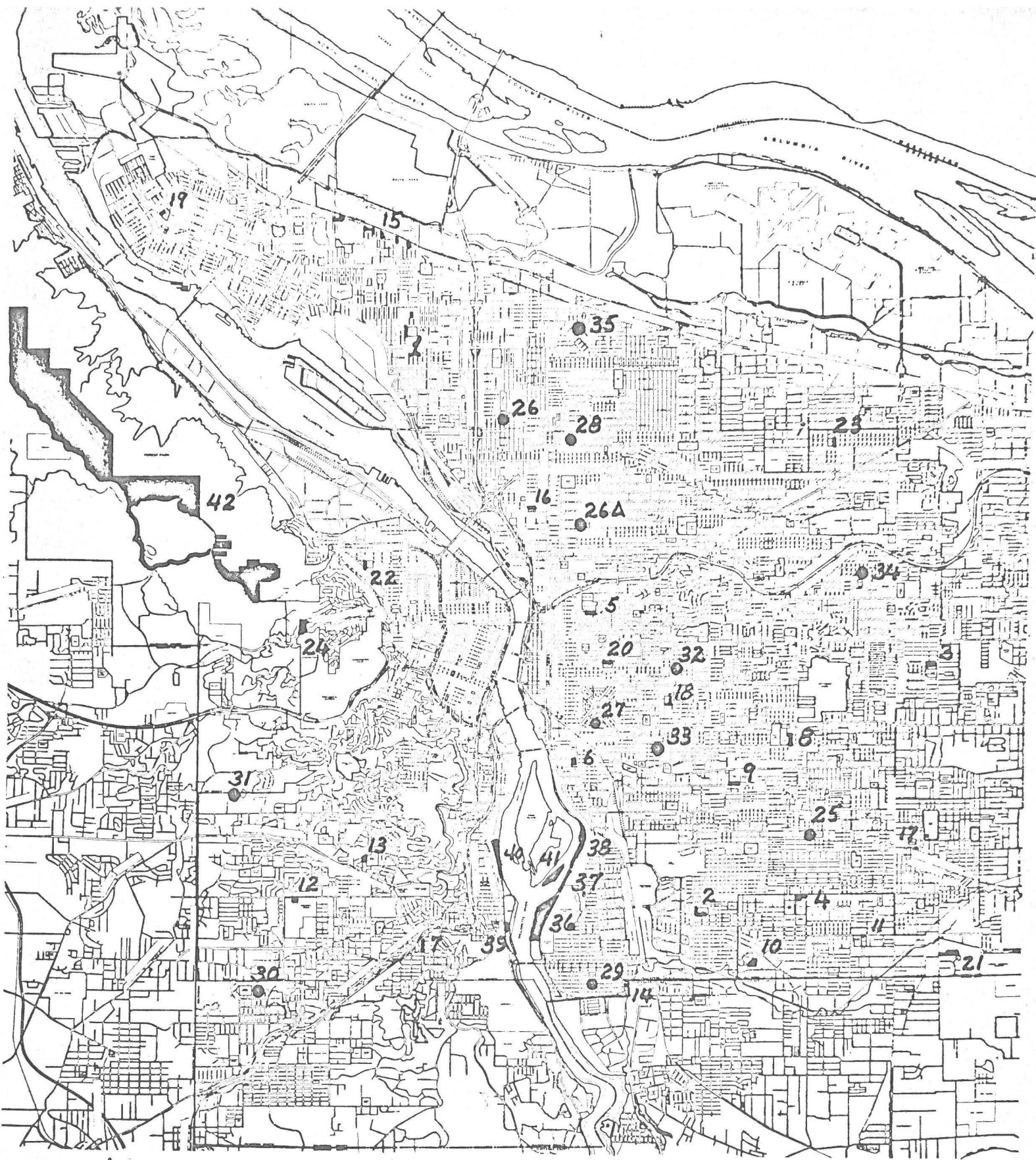
The City will acquire surface and air rights to the following land:

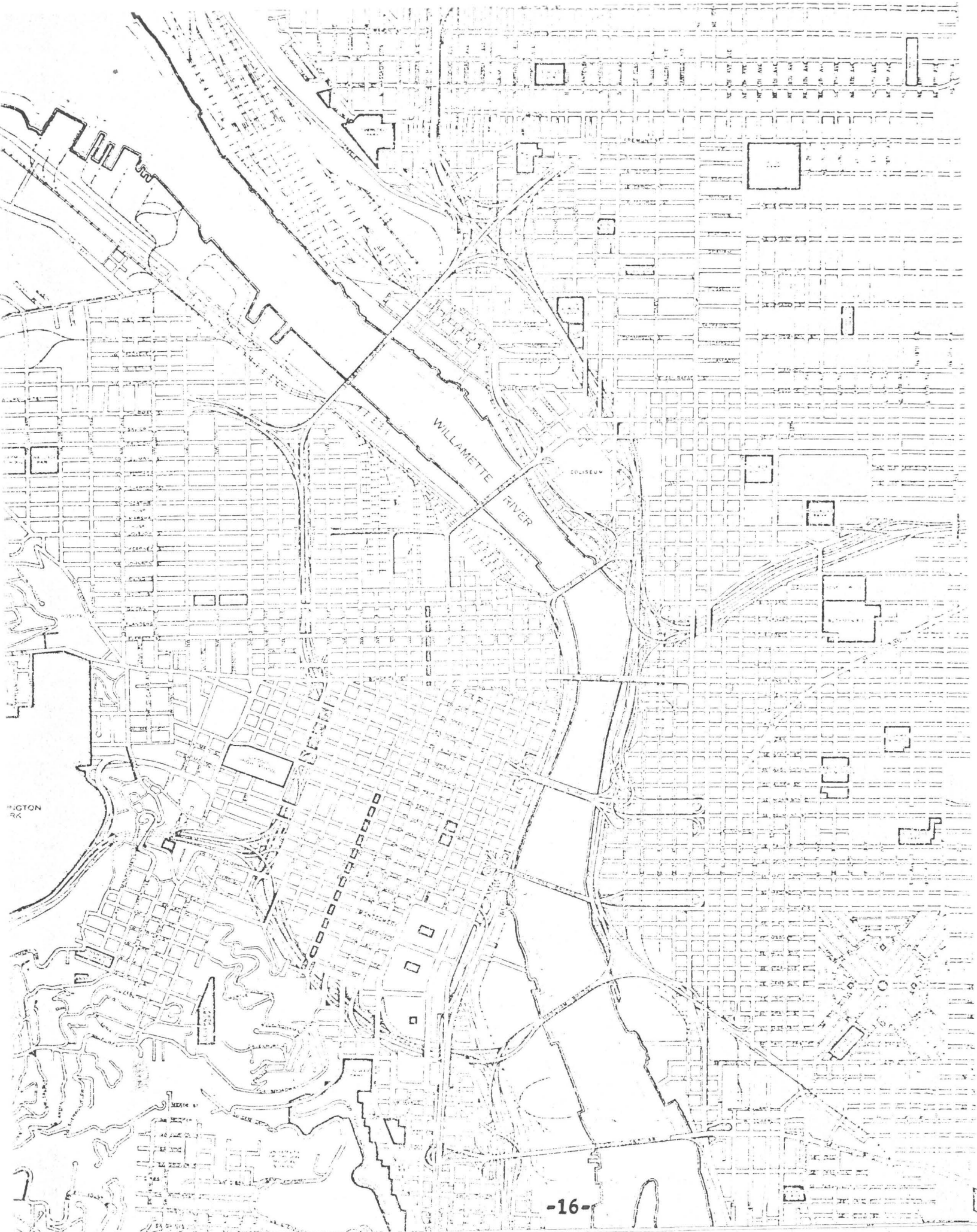
PARK BLOCK 1, CITY OF PORTLAND, in the City of Portland, Oregon.

OS 102  
(14)

Maps of the urban area showing the location of the land to be acquired is attached as Exhibit "102A."

Also enclosed is a copy of Portland's Comprehensive Development Plan as established by the Portland City Planning Commission, July, 1966, marked Exhibit "102B."





WILLAMETTE RIVER

COLISEUM

INGTON  
RK

SECTION 11

This project will be to develop surface and air rights to a 100 x 200 foot block in a redeveloping section of the central business district. It will be an essential link in a linear park strip established in the City around 1860. The block is now underdeveloped and new development is imminent. If the block is not reserved for park use at this time, it will surely be lost to the City for another 100 years if not longer.

The existing park blocks are intensely used by residents and visitors to the central district. There can be no doubt that this length will receive instant high use as it has high visibility, is centrally located, and is in a place where there is a severe need for open space.

HUD has granted to the City (OR-OS-1000) funds to acquire surface and air rights for the subject park project, and the Bureau of Outdoor Recreation has granted to the City (BOR 41-00283) funds for development of the park. Additional funds for development are not available from BOR as that grant was a special demonstration project originating in Washington. Increases in architectural estimates indicate that the City should be prepared for a development cost of \$500,000, an increase of \$50,000 over previous estimates. Twenty-five Thousand Dollars of that sum has become available to the City and now is in trust with the City Treasurer for development of the park surface. The

subject grant from the Department of Housing and Urban Development will make full development of the park a possibility.

It must be noted that development costs for surface and air rights are very expensive and in this case the bulk of the funds must be used to support the park itself. The result is that a small portion of the funds remain available for park amenities necessary to create an attractive place for users. For this reason the subject grant becomes an essential element in the completion of the project.

### A. Identification of Planning Agency

Comprehensive planning in the Portland Metropolitan Statistical Area is accomplished through the joint efforts of the Columbia Region Association of Governments (the metropolitan planning agency), and the Planning Departments of the various jurisdictions within the metropolitan area.

### B. Scope and Content of Planning by Portland City Planning Commission

The City of Portland commenced comprehensive planning in 1912 when the electorate adopted Portland's first comprehensive development plan. In 1917 Portland established the Portland City Planning Commission, and this Commission has to date led Portland's development. The latest comprehensive plan was adopted in July, 1966, and this plan, like its many predecessors, is not a new plan but is the product of previous work combined with new information and techniques. The 1966 plan is now under review and will be amended periodically. The land use elements of the comprehensive development plan cover residential, commercial, industrial, school, park and open space. An example of the comprehensive plan's base is found in the categories used to predict the location of future public facilities:

1. Officially adopted by all agencies
2. Recommended for adoption
3. Tentative. This category covers more generalized or conceptual proposals where recommendations on precise location await detail study.

As the location of the facility becomes more certain, the plan may be amended, and thereby continue to reflect the most current needs of the City.

The Portland City Planning Commission has carefully correlated its planning recommendations with other planning agencies in the urban area; and has made a special effort to correlate with the research and planning studies conducted by the Metropolitan Planning Agency, and later the Columbia Region Association of Governments (CRAG).

### C. Implementation of Portland City Planning Commission

Numerous public agencies make use of the Portland City Planning Commission study and its comprehensive development plan. The Commission itself of course uses the plan as a guide or frame of reference when making recommendations to the City Council on all public improvements and applications for zone changes. The City Zoning Map, adopted on July 1, 1959, and amended since in accordance with plan objectives, portrays a pattern of land development reflecting the land use objectives contained in the comprehensive development plan.



Following are examples of the reliance of other agencies on the work of the Planning Commission.

1. The Portland School District and the Planning Commission have developed a school site acquisition program based on the City's comprehensive development plan. The School District is carrying out this program as funds become available.

2. Portland's Public Housing Authority is utilizing the Planning Commission data and recommendations on the suitability of various sites in the City for low-rent housing developments.

3. The Portland Development Commission has four urban renewal projects in execution which projects were recommended by the City Planning Commission: the South Auditorium Project, the Albina Neighborhood Improvement Project, the South Auditorium Extension Project, and Portland State College Renewal Project.

4. The Bureau of Buildings, with the assistance of the Development Commission, has undertaken inspection of housing units in two of the City's residential districts. The code enforcement areas elected were recommended by Planning Commission.

5. The Portland Development Commission, School District, and Bureau of Parks and Recreation have participated in the acquisition of land for major school, park and park-strip developments, recommended in the Planning Commission report, St. Johns area.

6. The Planning Commission major traffic way proposals designed to effect and maintain a desirable pattern of land development in the City, have been computer tested by the Metropolitan Transportation Plan staff and Technical Advisory Committee for 1980 traffic capability. This system is being considered for inclusion in a master street plan for the Portland Metropolitan area.

7. As specified in the Oregon Revised Statutes, the Planning Commission is required to review and make recommendations to the City Council and the appropriate bureau and agency in zoning and subdividing land; location, extending, widening, or vacating streets or alleys; and the location or designation of any public building, bridge, statue, parkway, park, boulevard, playground or other public ground. Planning Commission recommendations on these matters are carefully considered by the agencies carrying out public improvements.

8. The Planning Commission has undertaken a study of present and long-range city-type service requirements in the Metropolitan area and the organizations available to provide these services. The objective of this investigation is to coordinate the City's future city services with the services that are provided in the suburban area and to encourage great efficiency in local government and better use of our natural resources.

D. Citizenship Participation in Portland's Planning

The Portland City Planning Commission is working closely with local groups interested in community improvement plans and programs. The Portland City Planning Commission in cooperation with the Portland Development Commission is preparing a detailed neighborhood renewal improvement program for the Albina area, the Model City neighborhood, which is now near completion. The Commission will soon complete a similar plan and program for the Irvington area, also included in the Model City's neighborhood. These plans were partially formulated and thoroughly reviewed by planning committees in these neighborhoods. In addition the Commission has assisted the following groups in formulating improvement programs:

Urban League

Eastside Community Action Program

Central Community Action Program

Downtown Community Action Program

Brooklyn Neighborhood

Clinton-Kelly Neighborhood

North Portland Association

Central Albina Committee on the War on Poverty

Portland Dock Commission

Portland State College

American Institute of Architects, Civic Design Committee

Portland Art Commission

Skidmore Fountain Village Association

Portland Beautification Association

Sellwood Moreland Improvement League

Portland City Club

Irvington Community Association

Chamber of Commerce

Buckman Community Action Committee

E. Comprehensive Planning in the Metropolitan Area,  
Columbia Region Associations of Governments

Comprehensive planning in the Portland Metropolitan Area was commenced in 1958 with the formation of the Metropolitan Planning Commission, which Commission continued its functions until 1967 when it was disbanded in June to allow the newly formed Columbia Region Association of Governments to continue the planning process.

F. Scope and Content of Planning by the Metropolitan Agency

The Metropolitan Planning Commission in 1958 commenced area-wide planning with six preliminary studies necessary to establish a base for future study. This base was completed in 1960 when the Planning Commission began its second phase which included two additional preliminary studies and two detailed studies based upon previously collected information. In 1961 the theretofore collected information was combined with new information collected in 1961, and the Planning Commission developed its publication "1960 Growth Factors 1980." This work was completed in 1962 when the Planning Commission set upon a new series of planning studies which series contained four studies analyzing specific information and a study to determine the type and method of data collection and recording which would be most suitable for this area. The next phase began in 1963 when the Metropolitan Planning Commission considered the need for residential land requirements, services to property and their effect on future land development, systems designed for an automated planning data file, and ways and means of implementing a comprehensive plan. The 1964 work program continued the planning process with a consideration of prospectus for land use and transportation planning, and identification of alternate long-run urban development plans. The next phase for the Metropolitan Planning Commission began in 1966 with Oregon Project P-66, which project considered measurement and tabulation of land use and zoning, an urban form study, mapping coordination, and transportation planning and coordination.

As previously stated, the Columbia Region Association of Governments replaced the Metropolitan Planning Commission in June of 1967, and is now carrying on comprehensive planning for the Portland Metropolitan Statistical area. GRAG's immediate work includes the following studies which relate directly to carrying on comprehensive planning: (1) development of 1990 urbanizing area (primary planning area) boundary, (2) inventory of basic elements of comprehensive plans, (3) work outlines and contracts for employment of consulting firms for comprehensive water and sewage studies for the 1990 urbanizing area, and (4) presentation of a plan to involve Portland-Vancouver Metropolitan Transportation Study as a function of CRAG.

C. Extent of Local Participation and Representation in CRAG

The agreement establishing the Columbia Region Association of Governments, which was executed in October, 1966, by the required number of local jurisdictions, provides that any city or county in the metropolitan statistical area may be a member of CRAG. Representation in CRAG consists of two representatives appointed by the governing body of each member county, one representative appointed from the governing body of each member city under 100,000 and three representatives appointed from the governing body of each city over 100,000. The so composed CRAG general assembly is the general policy-making body of the organization which meets regularly twice a year and appoints an executive committee to handle the business of planning. The executive committee is made up of elected officials whose chairman is the chairman of the general assembly.

The Portland City Planning Commission coordinates its planning with the Columbia Region Association of Governments through Portland's Planning Director, Lloyd Keefe, a member of CRAG's technical advisory committee.

The bylaws of the Columbia Regional Association of Governments provide that the Executive Committee may establish technical committees to aid the Executive Committee. Such a technical committee has been established, and each jurisdiction represented on the Executive Committee is represented on the technical committee. Matters relating to planning decisions, such as pending approval of projects, are referred to the technical committee for its recommendation.

The Metropolitan Planning Commission in 1962 developed a report, Recreation Outlook, which report established a set of standards and criteria for the acquisition and development of open space in the Portland Metropolitan area. In 1964 the Metropolitan Planning Commission published Planning for Open Space, which updated the open space planning to align metropolitan planning with the needs of the local jurisdictions. The Columbia Region Association of Governments in 1967 published Recreation and Open Space which further summarizes the two previous publications and again updates the open space plan to align that plan with the metropolitan development.

Standards and criteria as to location and needs are accurately and briefly described on Table 6 from the 1962 study. The standards and criteria were arrived at through a Park and Recreation Standards Technical Advisory Committee. The table sets out the neighborhood and community area criteria and is attached hereto for your consideration, Exhibit 112. The three publications also contain an inventory of existing open space of all available types, public and private, in the Portland metropolitan statistical area. The reports project, using the standards and criteria, the open space needs for the urban area to 1975. These open space needs are based upon a 1980 land-use projection and a 20-year population forecast. The reader is here referred to Exhibit 111B which is entitled Elements of Comprehensive Planning - MPC. This chart shows the general plan of comprehensive planning and shows that the 1962 publication, Recreation Outlook, is the product of the previous studies which involve data collection. The data so collected which provided a base for the recreation studies includes population and housing forecasts, commercial patterns, census analysis, population mobility, land use, basic data maps, enumeration districts statistics and the factual data report for the transportation study.

In 1965 the Metropolitan Planning Commission, in its report, Legal Aspects of Urban Land Development, analyzes methods for the preservation of open space and includes an examination of the problems connected with the utilization of conservation easements and less-than-fee interests in land.

The report concludes at page 37 (3)

"Enabling legislation is recommended which would give less than fee acquisition a firm legal basis."

Areawide open space programming by the Metropolitan Planning Commission and the Columbia Region Association of Governments has fully developed a schedule of priorities for the Portland metropolitan statistical areas, which priorities provide a basis for the acquisition and development of open space having regional im-

plications. The study of the Portland Metropolitan Planning Commission entitled "Planning for Open Space" and published July, 1964 contains a map opposite page 42, which map includes proposed priority land suggested for acquisition to provide adequate open space for the statistical area for the coming ten years. The proposed open space is limited to nonurban type recreation areas and urban-wide recreation areas, and does not include suggestions for neighborhood parks or neighborhood shaping open space facilities. The reader must also note that the 1964 study shows the Rivergate Industrial Area as a proposed nonurban type recreation area. In 1967, through the efforts of the Port of Portland, this area is being developed as prime industrial area thereby changing substantially the total needs for this section of Portland.

The Community Renewal Program recommends that community development be financed through an urban renewal program supported by a tax levy. The voters turned down improvement levies and general fund levies in 1962 and 1970, and the experience of other public bodies in Oregon is that the chances for such tax approval is not good.

The proposed legacy of parks development has been forwarded to the Columbia Region Association of Governments and the State clearing house for their review. Because the project was previously approved by this group no comment is anticipated. Letters of receipt from these agencies follow as Exhibits 113A and 113B and 113C.

## INTER-OFFICE CORRESPONDENCE

(NOT FOR MAILING)

July 22, 1970

From Dept. of Public Affairs, City Planning Commission  
To Dept. of Public Affairs  
Addressed to Commissioner Francis J. Ivancie  
Subject Underground Parking at SW Washington and Park

Dear Commissioner Ivancie:

The City Planning Commission has discussed twice the proposal for one level of parking below ground in the block bounded by SW Washington, Park, Stark and 9th. The first Planning Commission meeting was on June 9, 1970, and enclosed are the minutes. The second meeting was informal and no minutes were kept. Mr. William Roberts attended the second meeting. After his full explanation of the proposal, the consensus of the Planning Commission was favorable toward this development.

Without attempting to evaluate methods of financing this project, the Planning Commission's favorable reaction is based on two considerations:

1. The Planning Commission feels this would be a step toward providing an open block in achieving the long-standing desire to link the North and South Park Blocks.
2. The number of parking spaces to be provided is relatively small and it is assumed, therefore, that no particular difficulties to vehicular or pedestrian traffic would result, and that no great obstacle to a comprehensive downtown plan is apt to occur.

The Planning Commission suggests that entrance and exit to the parking floor be confined to Stark Street. Also, the Planning Commission suggests that the detailed plan for the beautification of the open plaza which is to roof over the parking floor be submitted to the Planning Commission staff for appraisal and approval before building permits are issued.



Commissioner Francis J. Ivancie  
July 22, 1970  
Page 2

The above is my understanding of the Planning Commission's feeling on this parking proposal. It should be clearly understood that the Planning Commission has not taken formal action. I am requesting that the members come one-half hour earlier to their meeting tomorrow, July 23, so as to consider taking action on this proposal.

Respectfully submitted,



Lloyd T. Keefe  
Planning Director

LTK/mm

Enclosure: Minutes of Planning Commission  
meeting of June 9, 1970

PORTLAND CITY PLANNING COMMISSION  
Minutes of Meeting  
July 23, 1970

A special meeting was held in Room 200, City Hall Annex, starting at 1:30 p.m. Present were Chairman Clark; Members Neill, Cowen, Gilman, Hardy, Miller (began participation with third item on agenda), Schwab and Witt; Staff Members Keefe, Cannady, Holl and Miles.

Also present: From the Portland Development Commission - John Kenward, Executive Director, Jake Bigham, Assistant Director, Oliver Norville, attorney for the Development Commission, Ernest Wiley and Ernest Yuzon; from the City Attorney's Office - Miss Marian C. Rushing, City Attorney, and Richard Braman, Deputy City Attorney; and from the City Building Bureau - Albert Clerc, Supervisor of Permit Division, and John Dunnigan.

UNDERGROUND PARKING AT SW WASHINGTON AND PARK AVENUES

Mr. Keefe said that a proposed park with underground parking on the block bounded by SW Washington, Park, Stark and 9th Avenues had come before the Commission previously for discussion. He said that Commissioner Ivancie is introducing an ordinance today on 4/5 Calendar starting an application to the Federal Government for open space money for 50% of the cost of acquiring the property. The Commissioner requests a letter from the Commission to accompany the ordinance.

Mr. Keefe distributed copies of a letter which he had prepared for Commissioner Ivancie (see Exhibit A at end of minutes). He commented that the Commission's concern is not that of economics but whether this is a good location, whether it achieves any Commission objectives, and whether it is contrary to anything that the Commission has been told about with regard to downtown planning.

Chairman Clark said he thought the Commission was in agreement that the proposal has merit. He said there are two items of concern: first, that it would be nice to have two blocks, which could be achieved by adding the block to the north, and second, that the Commission is not going to concern itself with the economics but is assuming that the market value will be established by appraisals.

Mr. Keefe said that the architectural firm engaged to prepare the plan for this block is considering the block to the north in its design.

Action: Mr. Neill moved approval of Mr. Keefe's letter of July 22, 1970, to Commissioner Ivancie regarding underground parking at SW Washington and Park Avenues; and that the facility should be extended to the block to the north in the future and that the Planning Commission is not passing in any way upon the economics involved in this proposal; and that the Planning Commission assumes that it would blend in with the eventual comprehensive downtown plan. Mr. Witt seconded. Motion carried unanimously.



**COLUMBIA REGION ASSOCIATION of GOVERNMENTS**

429 S. W. 4TH AVENUE • SUITE 500 • PORTLAND, OREGON 97204 • (503) 226-4331

CLACKAMAS COUNTY, OREGON  
*Cities in Clackamas County*

CLARK COUNTY, WASHINGTON  
*Cities in Clark County*

MULTNOMAH COUNTY, OREGON  
*Cities in Multnomah County*

WASHINGTON COUNTY, OREGON  
*Cities in Washington County*

October 6, 1970

Mr. Don Jeffery  
City Attorney's Office  
City Hall  
Portland, Oregon 97204

Dear Mr. Jeffery:

The Executive Committee of the Columbia Region Association of Governments has reviewed the application of the City of Portland for a Federal grant in the amount of \$600,000 to assist in the acquisition, planning, construction of:

park facilities in the Portland Park Blocks and the Oregon Journal site. The Executive Committee determined that this proposal is compatible with land use, recreation and open space and transportation planning.

The Executive Committee found on October 2, 1970, that the proposed project meets a regional need and is in conformance with the regional plans. Therefore, we request favorable action of the Federal agency handling this application.

Sincerely,

Homer C. Chandler  
Executive Director

HCC:jec



# COLUMBIA REGION ASSOCIATION of GOVERNMENTS

6400 S.W. CANYON COURT  
PORTLAND, OREGON 97221

(503) 297-3726

## ACKNOWLEDGEMENT M E M O R A N D U M

To: Donald Jeffery

Date: Aug. 17, 1972

From: Clearinghouse Center

Subject: NEW PARK BLOCK

### CLACKAMAS COUNTY

Canby  
Gladstone  
Happy Valley  
Lake Oswego  
Milwaukie  
Oregon City  
West Linn

### CLARK COUNTY

Camas  
Vancouver  
Washougal

### COLUMBIA COUNTY

Clatskanie  
Columbia City  
Prescott  
Rainier  
Scappoose  
St. Helens  
Vernonia

### MULTNOMAH COUNTY

Fairview  
Gresham  
Portland  
Troutdale  
Wood Village

### WASHINGTON COUNTY

Beaverton  
Cornelius  
Durham  
Forest Grove  
Hillsboro  
North Plains  
Sherwood  
Tigard  
Tualatin

We have received your  Notice of Intent (NOI)  
 Grant-in-aid Application (App)  
 Environmental Impact Statement (EIS)  
and assigned a file (keysort) number. (72-1278)

Your  NOI,  App,  EIP has been distributed to the appropriate staff directors and other interested agencies for their analysis.

Your  NOI,  App,  EIS will be scheduled for the General Advisory Board agenda of Oct. 6, 1972; the Executive Board agenda of Oct. 20, 1972. The determination of the Board(s) will be forthcoming within one week of the scheduled meeting.

If you wish further assistance, please call or write.

Sincerely,

*Cheryl Foglio*

WORK PROGRAM  
Downtown Portland Planning Study

Objective

This is the beginning step in a process of continuing planning for Downtown Portland. The objective of this first step is a "guideline plan" which can provide a frame of reference for the consideration of specific projects. The guideline plan will be comprehensive in the sense that it deals with land use, traffic routing, and the physical form of the downtown area.

The guideline plan will include statements of goals and policies. These will indicate the intentions of the planning commission and city council with respect to the development of Downtown Portland.

The plan will recommend locations for different categories of land use-- retail, service, office, entertainment, housing, governmental, and other public uses including open space uses. Related to these use patterns, the plan will indicate the basic traffic circulation system. It will deal with automobile traffic, automobile parking, mass transit, pedestrian movement, and service access to individual properties. The specific use of downtown streets will be designated in terms of function. The plan will deal with the physical form of Downtown Portland in terms of design objectives that relate to both function and amenity.

The guideline plan will not design specific projects--malls, public squares, building clusters--but will indicate their location and general character.

Implementation will be a concern from the outset. The various ways in which a plan can be implemented will be identified in the beginning phases of the program so that recommendations will be practical and workable.

## Study Area

The study area is indicated on the attached map. A "comprehensive plan" will be prepared for all of the area within the inner freeway loop, plus contiguous areas outside the freeway loop as warranted. This area is referred to in the work program as the "central area." A more detailed plan will be prepared for the "core area." The "core area," defined here, extends from Burnside to Market and from the river to the Stadium Freeway. The "core area" will also deal specifically with the entire stretch of waterfront between the Marquam and Steel bridges.

## Organization

The organization of the program is shown in the enclosed chart.

The City Council is in charge. The plan will become city policy only after it has been adopted by the council.

Advice and approval will also be sought from Multnomah County, the Oregon State Highway Department, the Port of Portland, and the Tri-County Metropolitan Transportation District. These agencies will be responsible for carrying out various parts of the plan.

The City Planning Commission will advise and counsel throughout the course of the study and will have responsibility for acting on the plan in its advisory role to the City Council.

A coordinator will be responsible to the Planning Commission for the conduct of the study. His role is to coordinate the various members of the planning team, to assure adequate reporting to all participants in the study as appropriate, and otherwise to keep the work on schedule.

The organization chart indicates five separate advisory groups in addition to the general public. The public will participate mainly through an advisory council, which is intended to have an "open" membership. Any interested person may participate. The advisory council will meet regularly with members of the planning team during the course of the study.

The Downtown Committee will help to represent downtown business and property interests and will participate in financing the planning study. The Downtown Committee will be available to the planning team for advice and will receive regular reports on the progress of the study from the planning team.

The Waterfront Task Force will continue to concern itself with waterfront and related aspects of the study in accordance with its charge by the Governor.

A Technical Group, consisting of selected public agency technical personnel, will be available to assist the planning team as necessary.

Finally, the organization may include participation by other private consultants who may be added as advisors during the course of the study.

The basic elements of the plan will be worked out by a "working group" consisting of the planning commission staff, assigned to the program, the consultants, and other public agency officials and staff members as may from time to time be added to the team in connection with specific aspects of the plan. The city planning director will serve as principal advisor to the working group and will be responsible for reporting on the study to the Planning Commission.



Portland  
City Council

City  
Planning  
Commission

Multnomah County  
State of Oregon  
Port of Portland  
Tri Met

Coordinator

Design Consultants

Downtown  
Committee

Waterfront  
Task Force

Technical Group

Community  
Advisory Council

Public

Working Groups

Deleuw  
Cather

Others

CH<sub>2</sub>M

City  
Planning  
Staff

## Compilation and Analysis of Data

The planners will be able to take advantage of a large amount of information already available from both public and private sources. To the extent that additional data is needed, the planning commission staff and the consultants will work jointly to assemble the necessary information and to put it into usable form.

## Scope of Work

The following scope of work will be undertaken.

### 1. Organize the Program

1. Formulate preliminary study goals. Develop a set of goals and objectives as a basis for setting public policy with respect to core area development. What kind of a core area do we want? Citizen participation is especially important at this stage. Those governmental agencies and private groups who will be concerned with the implementation of the plan should be able to concur with the goals that are adopted.

2. Prepare a final work outline and schedule. This can be completed concurrent with early work on the program. Coordinate with mass transit and other studies now under way.

3. Examine extent and status of available data. Organize the data for use in the program. Update existing information and develop additional data as required.

4. Develop a program for citizen participation. Determine the interest groups concerned and arrange for their participation. Determine appropriate stages in the planning process for effective citizen participation.

## **II. Establish Regional Framework**

There is currently no regional plan as a frame of reference for planning specific areas of the metropolitan community. Therefore the following steps will be undertaken to the extent necessary to establish a basis for planning in Downtown Portland.

1. Identify and analyze existing and projected population and economic trends and patterns, based on existing studies by public and private agencies.
2. Examine land use patterns and trends in the metropolitan area and determine their significance with relation to Downtown Portland.
3. Examine current plans for the metropolitan transportation system. Make preliminary assumptions concerning mass transit and revise as possible by coordination with the on-going mass transit study.
4. Analyze existing zoning and other public regulations as they relate to Downtown Portland.
5. Prepare a brief summary report.

## **III. Prepare a Comprehensive Plan for the Central Area**

The Central Area is all of the area within the inner freeway loop. The following work will be undertaken.

1. Examine existing land use and vehicular and pedestrian traffic patterns.
2. Determine trends and analyze potential for future uses by land use category--residential (by density), commercial (retail, service, wholesale, office, etc.), industrial, and public.

3. Develop and test alternative plans for land use and transportation.

4. Based on Step 3 above, establish a preliminary comprehensive plan as a frame of reference for planning in the Core Area. Indicate the land use patterns to be achieved in the Central Area by functional category, the density and intensity of land uses, the physical form and environmental character to be achieved, and the plan of traffic movement through and within the Central Area.

IV. Prepare a Development Plan and Program for the Core Area and Waterfront

The Core Area is bounded by Burnside Street, the Willamette River, Market Street, and the Stadium Freeway.

The level of detail will depend in some degree on the problems encountered and the degree to which solutions can be agreed to in the time frame available. As a minimum, a guideline plan will be prepared indicating the arrangement of land uses, by category, the transportation system, including mass transit, vehicle parking, and pedestrian movement, and a physical form element that deals with building mass, open space, and movement and the relationships between them.

1. Determine trends and evaluate potential for various uses and activities. This step is in large part a matter of determining objectives with respect to the future function and character of Downtown Portland, as limited by physical and economic restraints, including the capacity of the transportation system.

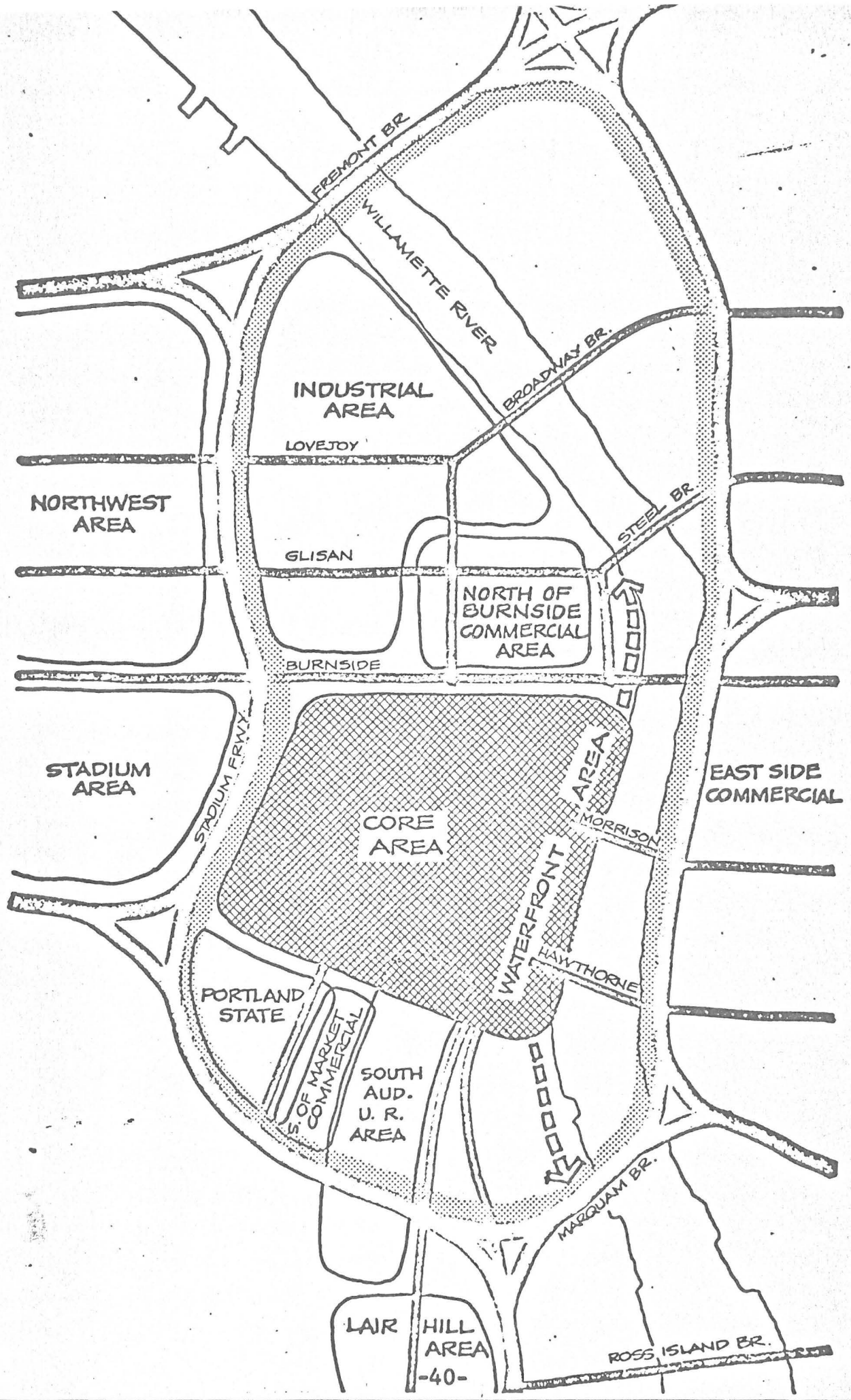
2. Establish final design goals.

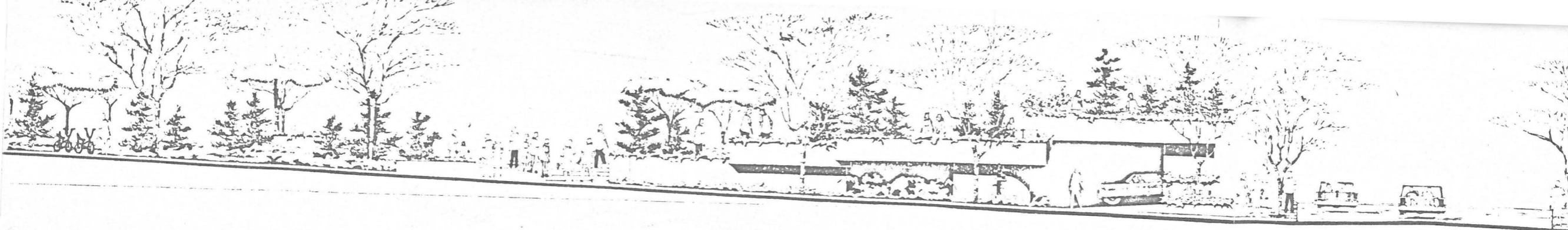
3. Develop realistic alternative arrangements for land use, vehicle access and circulation, mass transit, pedestrian movement, and parking. Relate these to form, function, density, building mass, space, movement, appearance and other urban design considerations.

4. Analyze and test alternatives. Evaluate alternatives in terms of the design goals agreed to in 2. above. The extent of this analysis will be limited by the number of alternatives that appear in an initial examination to be worthwhile for further consideration.

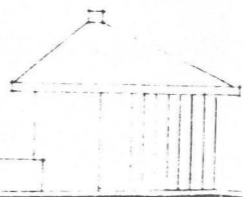
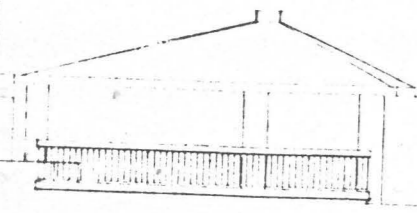
5. Select and present final plan and program. By this time the plan should have been subject to thorough review and consideration by all the various public agencies concerned and by interested private groups. Formal hearings should now be held. The presentation at these hearings should indicate the alternatives that were studied and the reasons for the selection of the final plan.

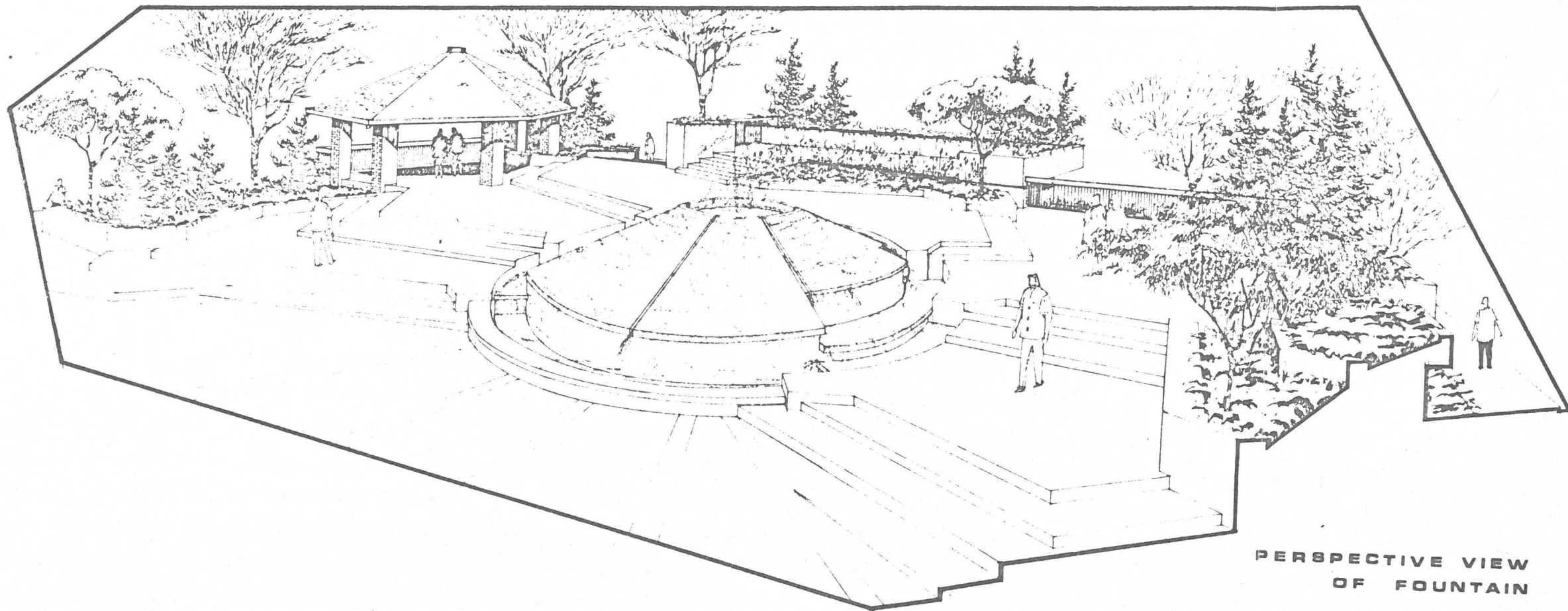
6. Describe the next stages of the on-going program that will be needed to further refine and implement the plan. Indicate areas for more detailed study and planning and a distribution of responsibility between the public and private sectors with respect to implementation.





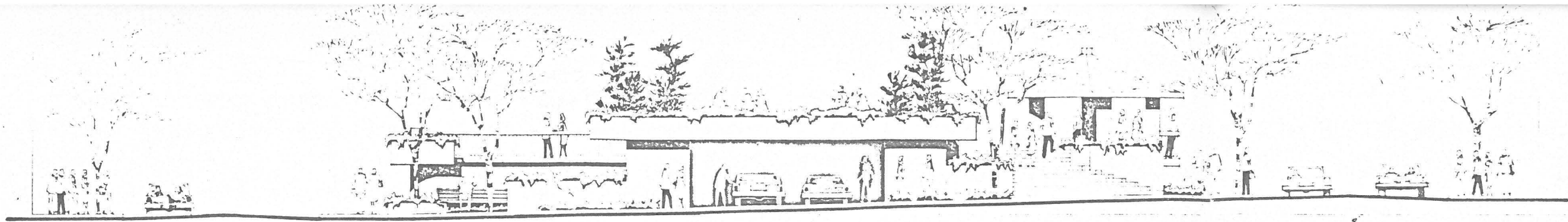
ELEVATION AT PARK AVENUE





PERSPECTIVE VIEW  
OF FOUNTAIN

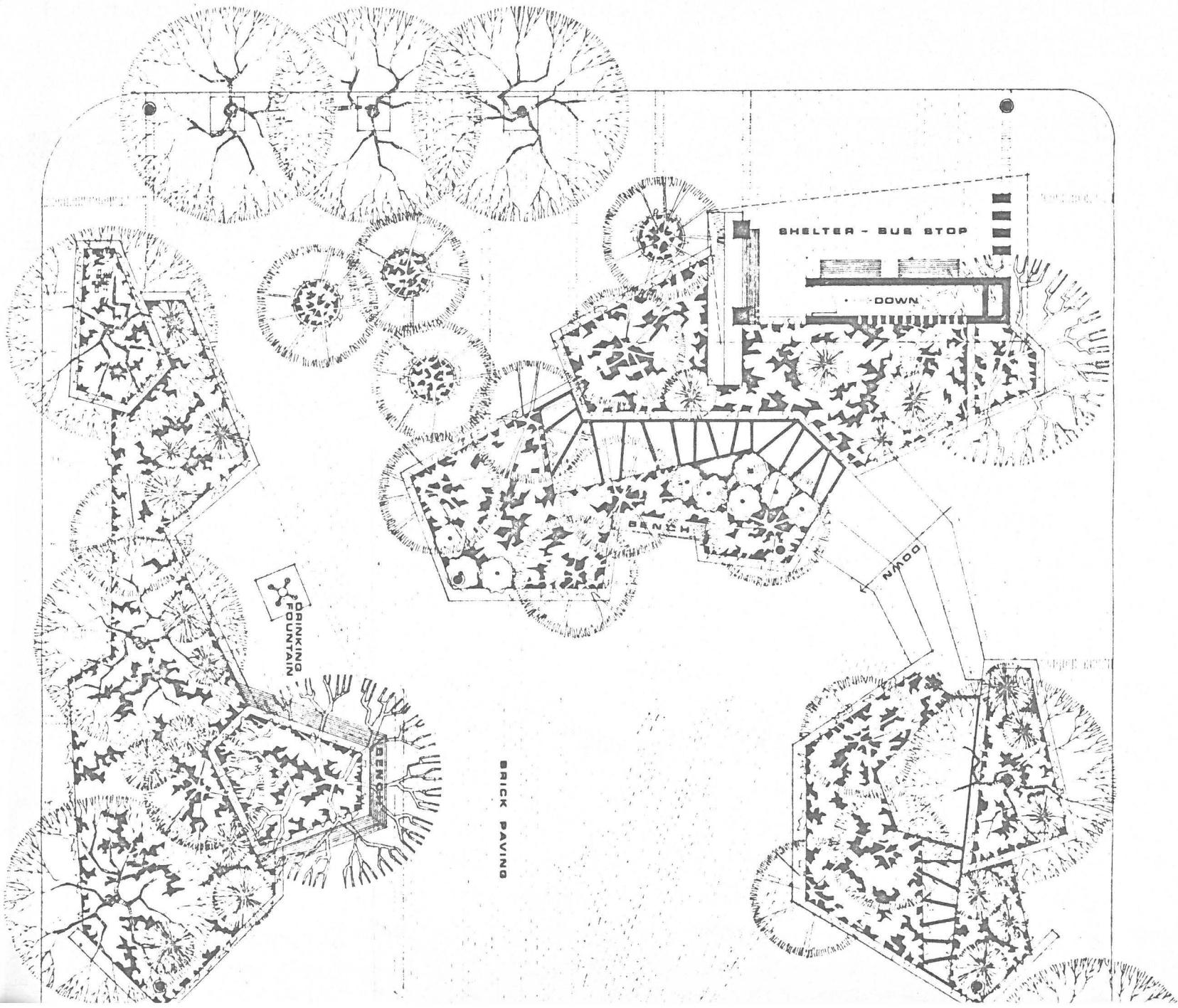




ELEVATION AT STARK STREET

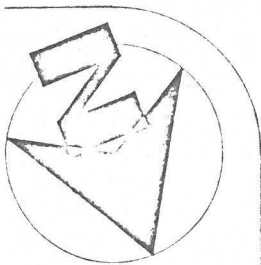


WASHINGTON STREET



NINTH AVEN

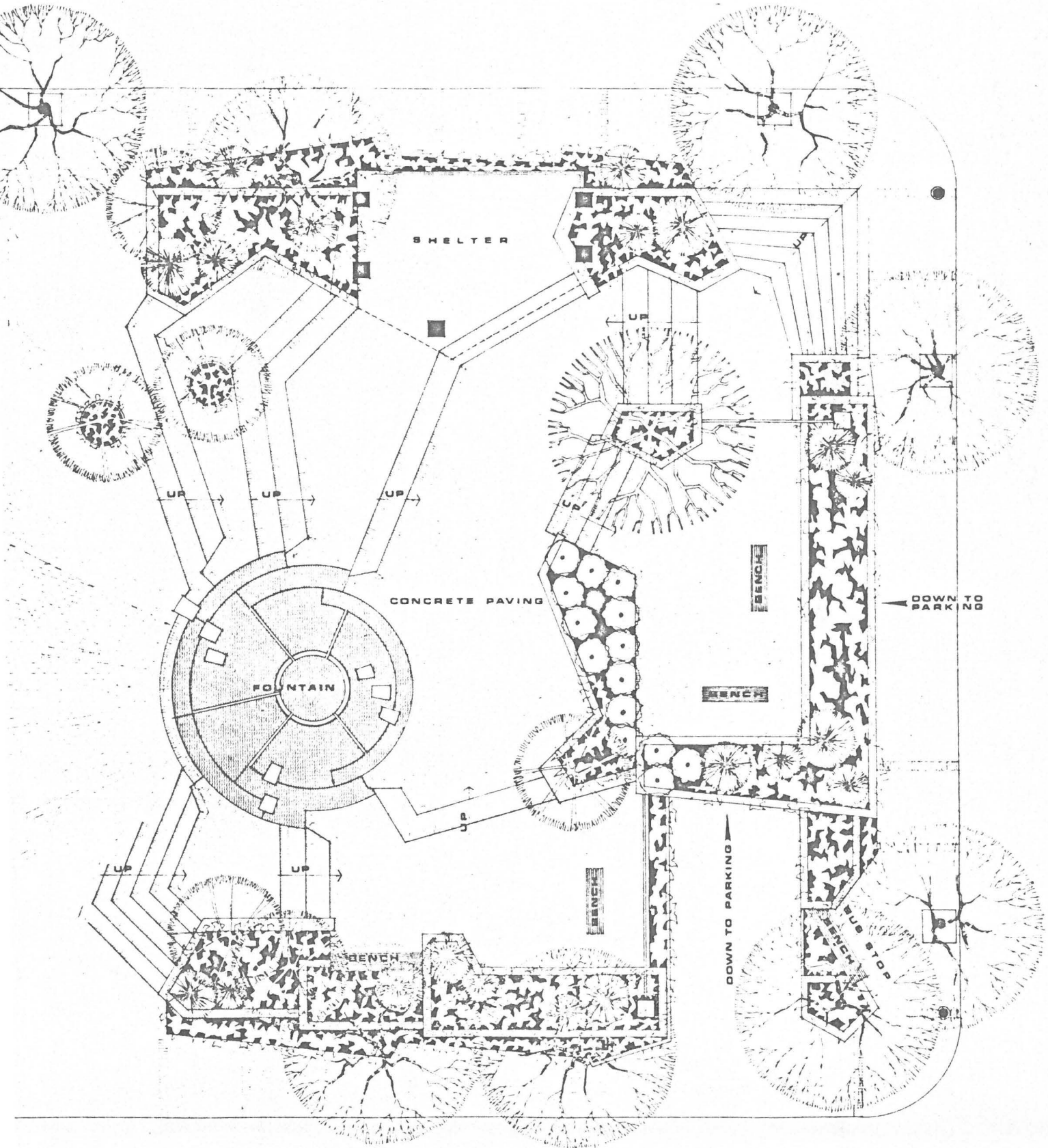
PARK AVENU



SCALE 1/8" = 1'-0"

STARK DANIEL,

U E



STARK STREET

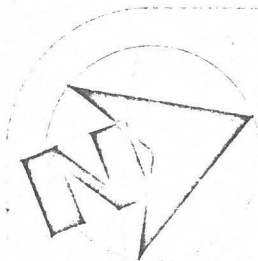
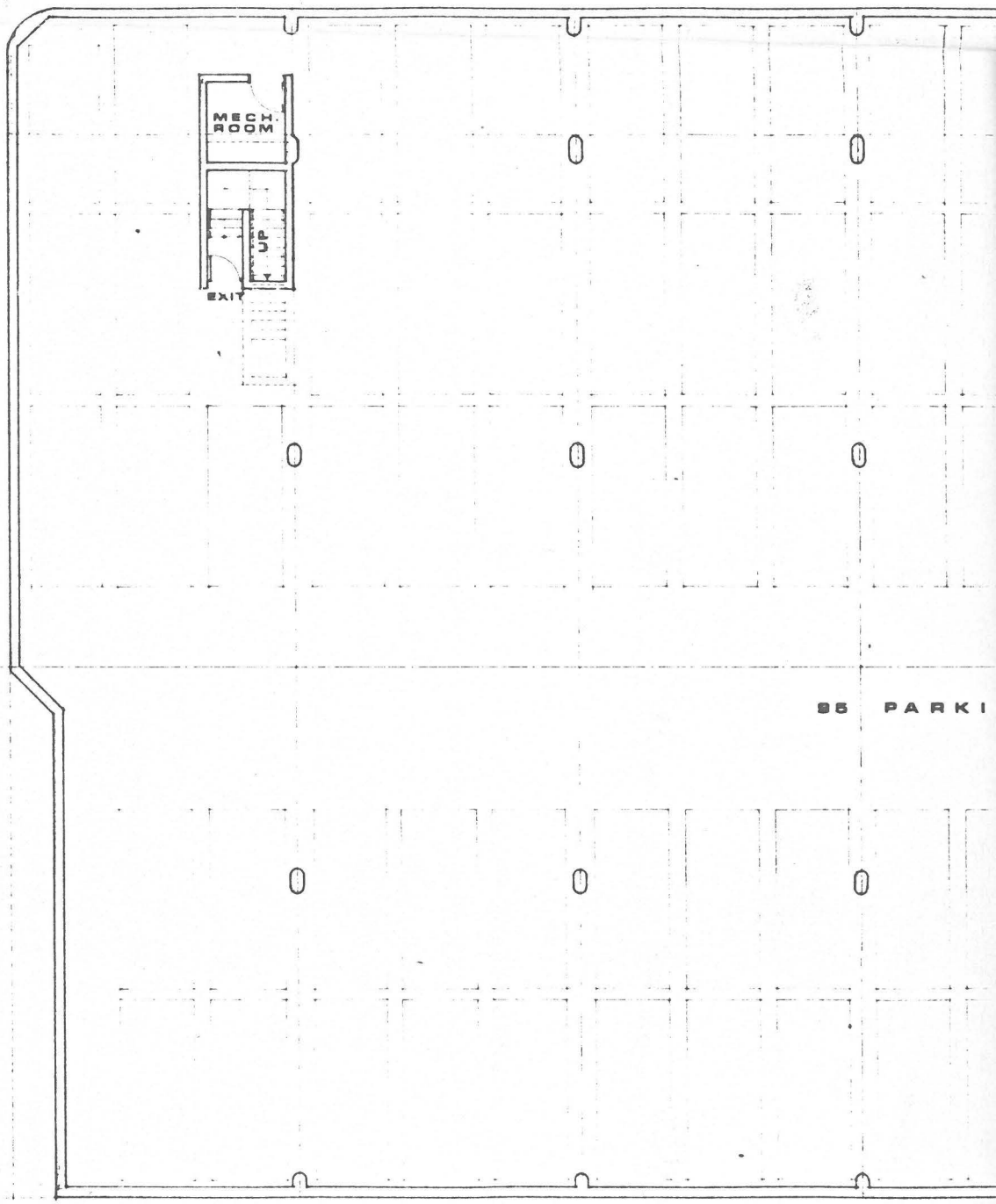
**ST. PARK, PORTLAND**  
 ANN, JOHNSON, & MENDENHALL

N I N T H

W A S H I N G T O N   S T R E E T

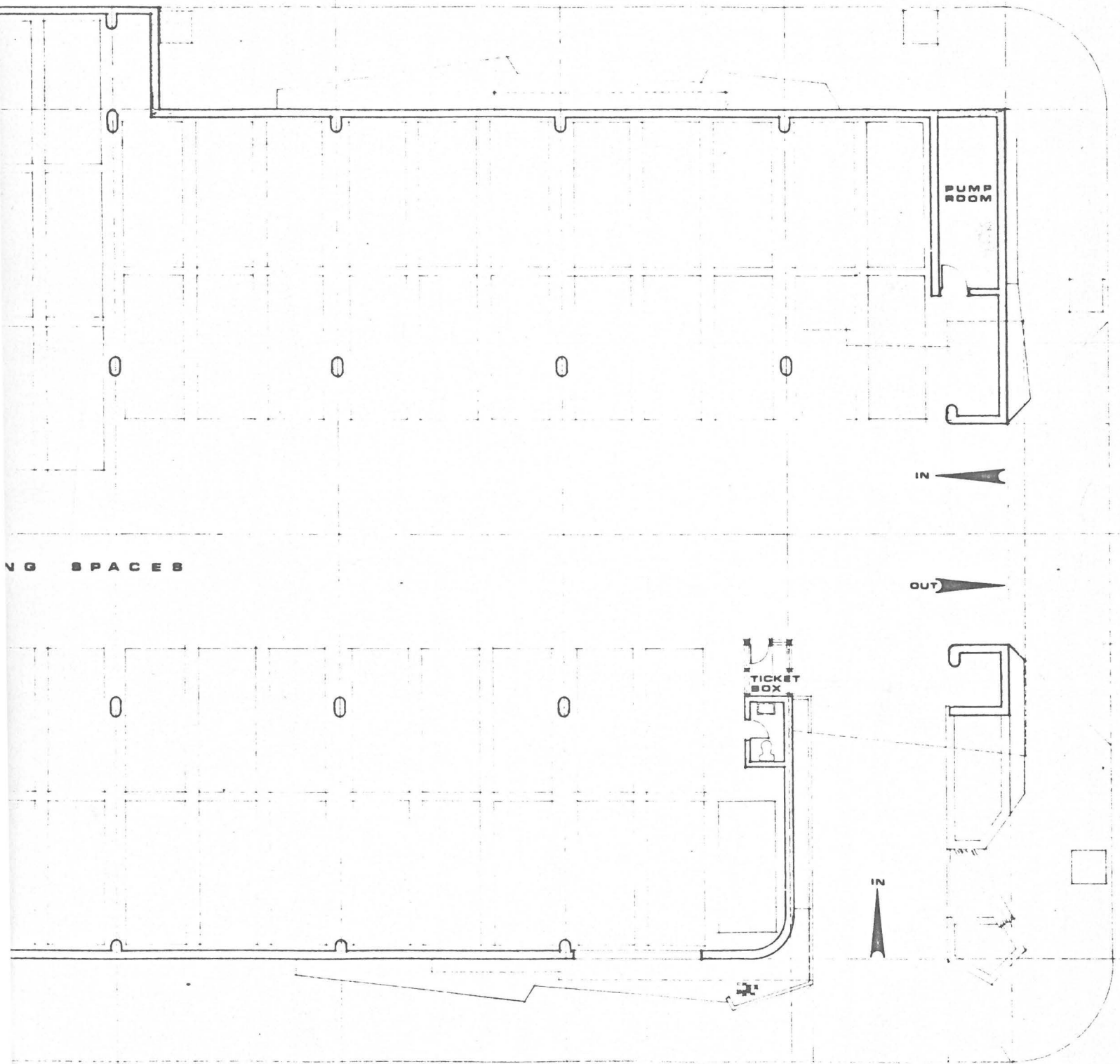
85   P A R K I

P A R K



SCALE 1/8" = 1'-0"

AVENUE



NO SPACES

VENUE

The reader will find attached hereto the design plans the architect has prepared for the site. It will be noted that at this juncture it is impossible to designate a particular portion which will be the subject of the funds from this grant. They will be treated as a portion of the whole and a single contract let for development.

Air rights to the entire block, Park Block 1, CITY OF PORTLAND, will be acquired with the aid of OR-OS-1000.

OS 142

A report of the anticipated time schedule for the completion of the project is attached. At this juncture, it appears accurate.

This grant will become an undivided part of the whole project and therefore it is impossible to designate each improvement or facility to be deeded by the grant.



OS 144  
( )

The City's share of this project is available to the City within the Sloan Fountain Trust Fund No. 675, and a copy of the ordinance creating that trust is attached hereto. (Ordinance No. 133333)

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

(1) THAT he is duly qualified and acting Auditor of the City of Portland, a municipal corporation of the State of Oregon, herein called the "Municipality", and the keeper of its records including the journal of proceedings of the City Council herein called the "Governing Body";

(2) THAT the attached Ordinance is a true and correct copy of Ord. No. 133333 as finally passed at the meeting of the Governing Body held on the 9th day of September, 1971 and duly recorded in this office;

(3) THAT said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner and for the passage of said ordinance; and all other requirements and proceedings under law incident to the proper adoption or passage of said ordinance, have been duly fulfilled, carried out, and otherwise observed;

(4) THAT if an impression of the seal has been affixed below, it constitutes the official seal of the Municipality and this certificate is hereby executed under such official seal. If no seal has been affixed below, the Municipality does not have and is not legally required to have an official seal:

(5) THAT the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 28th day of August, 1972.

  
\_\_\_\_\_  
Auditor of the City of Portland

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_  
Title

ORDINANCE NO. 133333

An Ordinance authorizing acceptance of a bequest in the amount of \$20,390, in trust, to construct a "Fountain for a Rose," authorizing acceptance of additional gifts as may become available for said purpose, providing for planning, accounting and disbursement thereof, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds that Donald C. Sloan, Sr. by his last will and testament bequeathed to the City of Portland a sum equal to six percent of his said estate; that the estate is being probated as Multnomah County Circuit Court Case No. 109-472, and the amount of the net estate is in question because of a pending lawsuit; that an appropriate estimate of six percent of the said estate is \$20,390; that the last will and testament of Donald C. Sloan, Sr. provided as follows regarding the gift;

"I hereby give, devise and bequeath unto the City of Portland, Oregon, a sum equal to six percent (6%) of my net Estate, after taxation, upon the following condition precedent: That the said City accept said bequest and build, within five (5) years from the date of initiation of probate of my Estate, a 'Fountain for a Rose,' said City to raise an additional sum equal to \$25,000 to be expended in whole upon said fountain. In the event this bequest has not been accepted and fulfilled within said specified time, this bequest shall lapse, and the fund thereof merge with the residual portion of my Estate."

that probate was initiated September 18, 1969; that it appears that the \$25,000 required will be available to the City through donations or because of acquisition and development of park lands in the Park Block expansion for which the City now has approved in grants approximately \$600,000; that Donald C. Sloan, Jr. has assured the City that he would make a gift of the additional sum of \$4,610 for the purposes described herein; that said sums herein described and such additional sums as may be made available to the City for this stated purpose should be received by the City and used as provided herein; that prior to any expenditure of funds therefrom a plan should be approved by the Council, which plan should provide for (1) source of \$25,000 to be raised by the City, (2) location and design of fountain, (3) estimates of costs of construction, (4) time schedule allowing completion by September 18, 1974, and that all such funds should be deposited in

## ORDINANCE No.


an account designated as the Sloan Fountain Trust Fund #675; now, therefore, the Mayor and the Auditor are hereby authorized to execute on behalf of the City an acceptance and release to the Sloan Estate, Circuit Court No. 109-472, providing for the sum of \$20,390 on the terms and conditions set forth in Section 1 hereof and execute acceptances of further gifts to the City on said conditions as same may become available.

Section 2. Such sums shall be deposited in a Special Fund Account, designated Sloan Fountain Trust Fund (675), and shall remain therein until the Council has approved a plan for project completion including (1) source of \$25,000 to be raised by the City; (2) location and design of fountain; (3) itemized estimate of total cost of completion; (4) time schedule providing for completion by September 18, 1974.

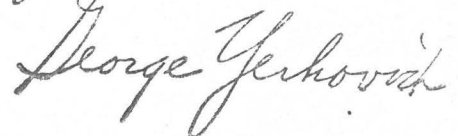
Section 3. Upon approval of the plan described in Section 2 hereof, the Mayor and the Auditor hereby are authorized to draw and deliver warrants on said fund upon requisition for the stated purposes.

Section 4. Inasmuch as this ordinance is necessary for the immediate preservation of the public health, peace and safety of the City of Portland in this: In order that the funds described in Section 1 may be made available for the stated purpose without undue delay, therefore, an emergency hereby is declared to exist and this ordinance shall be in force and effect from and after its passage by the Council.

Passed by the Council, SEP - 9 1971

  
Mayor of the City of Portland

Attest:



Auditor of the City of Portland

Mayor Schrank  
DCJ:at  
9/1/71

CERTIFICATE OF RECORDING OFFICER

The undersigned hereby certifies, as follows:

(1) THAT he is duly qualified and acting Auditor of the City of Portland, a municipal corporation of the State of Oregon, herein called the "Municipality", and the keeper of its records including the journal of proceedings of the City Council herein called the "Governing Body";

(2) THAT the attached Ordinance is a true and correct copy of Ord. No. 135131 as finally passed at the meeting of the Governing Body held on the 24th day of August, 1972 and duly recorded in this office;

(3) THAT said meeting was duly convened and held in all respects in accordance with law and to the extent required by law due and proper notice of such meeting was given; that a legal quorum was present throughout the meeting, and a legally sufficient number of members of the Governing Body voted in the proper manner and for the passage of said ordinance; and all other requirements and proceedings under law incident to the proper adoption or passage of said ordinance, have been duly fulfilled, carried out, and otherwise observed;

(4) THAT if an impression of the seal has been affixed below, it constitutes the official seal of the Municipality and this certificate is hereby executed under such official seal. If no seal has been affixed below, the Municipality does not have and is not legally required to have an official seal:

(5) THAT the undersigned is duly authorized to execute this certificate.

IN WITNESS WHEREOF the undersigned has hereunto set his hand this 28th day of August, 1972.

*George Johnson*  
Auditor of the City of Portland

ATTEST:  
*[Signature]*  
*[Signature]*  
Title

ORDINANCE NO. 135131

An Ordinance authorizing an application for a grant-in-aid of additional development of Park Block 1, City of Portland, authorizing contract pursuant thereto, and declaring an emergency.

The City of Portland ordains:

Section 1. The Council finds that the City has received approval for acquisition and development grants in connection with the development of Park Block 1; that the development grant provided by the Bureau of Outdoor Recreation is insufficient for completion of development, and it is appropriate that an additional \$25,000 grant for \$50,000 in additional costs be applied for; that the local share therefor is available to the City within the Sloan Trust Fund now held by the Treasurer; that such a grant may be available from the Department of Housing and Urban Development and for said purposes said Department will require of the City certain assurances regarding the use of the funds, accounting, and equal employment opportunity for all persons; now, therefore, the Commissioner of Public Affairs hereby is authorized to make application on behalf of the City to the Department of Housing and Urban Development for a grant-in-aid of completion of development of Park Block 1, said grant now estimated to be \$25,000. The Commissioner of Public Affairs hereby is authorized to provide said Department with such information and assurances as it may require for its consideration of said grant and should said grant be approved, the Mayor and Commissioner of Public Affairs hereby are authorized to execute on behalf of the City a contract with the Department of Housing and Urban Development for said purposes.

Section 2. The Commissioner of Public Affairs hereby is authorized to provide the Department of Housing and Urban Development with such financial information and assurances regarding use of said funds as may be required for the orderly processing of accounting information should said grant be approved.

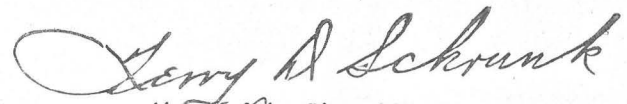
Section 3. Inasmuch as this ordinance is necessary for the immediate preservation of the public health, peace and safety of the City of Portland in this: In order that the grant funds described in Section 1 hereof may be made available for the development of Park Block 1 without undue

ORDINANCE No.

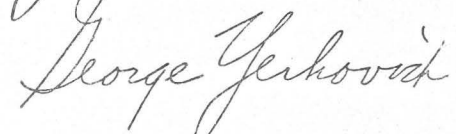
delay; therefore, an emergency hereby is declared to exist,  
and this ordinance shall be in force and effect from and  
after its passage by the Council.

Passed by the Council, **AUG 24 1972**

Commissioner Ivancie  
August 14, 1972  
DCJ:at

  
Mayor of the City of Portland

Attest:

  
Auditor of the City of Portland