

downtown plan

DOWNTOWN
WATERFRONT
URBAN RENEWAL
AREA

exhibit C

PLANNING GUIDELINES/PORTLAND DOWNTOWN PLAN

As Adopted by City Council

December, 1972

CITIZENS' GOALS

Housing & Downtown Neighborhoods	5
Commerce	6
Waterfront	7
Portland State University/Park Blocks	7
Transportation	14
Office	8
Culture and Entertainment	16
Open Space	17
Historic Preservation	17
Industry	18
Environment	19

CITIZENS' GOALS

This statement of goals and objectives was prepared by the Citizens' Advisory Committee to the Downtown Plan. The Committee early in its existence formed Task Forces on Housing and Downtown Neighborhoods, Commerce, Waterfront, Portland State University/Park Blocks and Transportation. Each Task Force was chaired by a committee member, but membership was open to anyone willing to attend meetings. Each Task Force addressed the problems that were indicated by (1) the public response at our early "town hall" meetings and by (2) planning staff reports. Drafts of goals and objectives were formulated and later edited, reviewed and approved by the entire committee.

A preliminary statement of goals and objectives was sent to the City Council on November 8, 1971. Subsequently, the statement was revised to incorporate the suggestions and comments that were received.

Our goals are intended to serve as a framework for making land use decisions, but we have recommended specific land uses and policies where the committee and other citizens have indicated a strong preference for them. The goals are also intended to serve as a tool to evaluate the Downtown Plan.

We strongly recommend that a study be undertaken to examine the effects of current zoning, assessment and tax use in Portland. The Committee has found that traditionally a complex set of factors, including transportation, circulation, zoning and taxation have determined land use when logically these factors ought to support prior land use decisions. The Downtown Plan is an opportunity for the citizens of Portland to say: Let's first decide how we want to use our Downtown, and then determine what tools are necessary to achieve our land use decisions. For example, our goals call for increasing the number of low-income and middle-income housing units Downtown. The traditional land use determinants would probably bar implementation of this goal. Thus, if the citizens of Portland approve this goal, then alternative implementing methods will need to be developed.

Dean Gisvold, Chairman
Citizens' Advisory Committee

HOUSING & DOWNTOWN NEIGHBORHOODS

GENERAL GOAL:

To give high priority to increasing the number of residential accommodations in the Downtown area for a mix of age and income groups, taking into consideration differing life styles; and to provide a "quality" environment in which people can live recognizing that residents of Downtown and adjacent areas are essential to the growth, stability and general health of a metropolitan city.

SPECIFIC GOALS:

- A. Coordinate and better organize the efforts of all agencies that are involved in the provision of housing (both public and private, including Portland City Planning Commission, Portland Development Commission and Housing Authority of Portland). Specifically:
 - 1. Develop economic or other incentives to reduce the slippage rate of existing housing units from the market in the Downtown area and encourage the building of additional housing units.
 - 2. Encourage the fullest use of public and private programs to ensure that future Downtown housing accommodates a mix of low, moderate and high-income people.
 - 3. Provide, in addition to existing federal programs, comprehensive plans for the relocation of all displaced residents.
 - 4. Establish a mechanism within the neighborhoods that would provide the people living in them a voice in making decisions affecting the area as well as responsibility for those decisions.
 - 5. Recognize the differing needs and problems of the various groups who will be housed, including those groups who naturally gravitate to the city core. Provide housing and services commensurate with their physical and social needs. These groups include the single retired, the elderly, itinerant workers, "down and outers", students, the handicapped, as well as middle and upper income groups.
- B. Enhance the liveability of Downtown.
 - 1. Investigate designating the Downtown area as a "design zone." Strengthen the role of the Portland City Planning Commission so that they may take an active leadership role in translating the "Portland character"

as defined by rivers, parks, trees, topography, vistas, and spirit into design concepts that will guide future development and the use of existing structures.

2. Establish residential districts that reflect the desire for a strong residential base in the Downtown area. Concentrate housing in identifiable areas in which incompatible uses are minimized. (e.g. parking facilities, heavy traffic, noise-generating activities)
3. Create a pleasurable human environment by providing:
 - a. Pedestrianways, "people-mover" systems and bicycle trails to connect core area housing and adjacent neighborhoods with open-spaces, the retail core, and medical and other support facilities.
 - b. Parks, places to talk, play (both children and adult activities), look, think and enjoy. Open space is especially needed in conjunction with residential areas west of Tenth Avenue.
 - c. Other public-use facilities such as restaurants, plazas, covered outdoor facilities, skating rinks, tennis courts, gymnasiums, etc.
 - d. Accessible service centers for residential areas: drug stores, supermarkets, medical facilities, transportation, and public restrooms.
 - e. Adequate lighting in all parts of the Downtown area.
 - f. Adequate police, fire and health protection.
 - g. A variety of tourist attractions, e.g. use of the river.
 - h. Clean air and reasonable noise levels.

COMMERCE

GENERAL GOAL:

Enhance Downtown's role as leading center for retail goods and consumer services. Provide an atmosphere conducive to investment.

SPECIFIC GOALS:

- A. Maintain a compact retail core.
- B. Encourage retail use of ground-level space, including shops and restaurants on first floors of office buildings. Keep parking and other non-retail uses from breaking up the sidewalk retail frontage.
- C. Encourage clusters of general and specialty retailing not only in the retail core, but also to support other areas such as Portland State University and residential areas.
- D. Encourage development of specialty shops and restaurants in the direction of the waterfront to generate activity and pedestrian flow toward the river.
- E. Create a system of pedestrian ways which:
 - 1. Connects the retail core with the waterfront, offices, residential areas, and parking facilities.
 - 2. Creates a pleasant shopping environment in the retail core, utilizing widened and covered walkways and/or malls, special lighting and landscaping. Special attention should be given to providing protection from Portland's rainy weather.
 - 3. Reduces stress by eliminating pedestrian/vehicle conflicts. Alteration of store loading schedules and/or locations may be necessary.
- F. Provide facilities for shoppers: street furniture meeting rooms, places to sit, to rest, to wait, to observe; shoppers' lockers, day care facilities, bicycle storage, and public rest rooms.
- G. Provide a strong transit system to reinforce the retail core. Encourage use not only by workers who do not need their cars, but also by shoppers.
- H. Encourage a system of short-term parking to serve retail core facilities. Development of alternative circulation systems should be given high priority.

- I. Encourage renovation of run-down retail facilities.
- J. Develop a major city square in the center of the Downtown retail core to provide breathing space, a focal point, and gathering place.

WATERFRONT

ASSETS & POTENTIAL

The riverfront is one of the few places which provides the city dweller with the opportunity to get in touch with the natural environment, and more particularly with the special qualities of a body of water. It provides the opportunity for play as well as work, relaxation as well as stimulation, nature as well as artifice; the opportunity to create for the people of Portland a combination of unique activities through which city life can be enhanced.

1. Our recommendations are based on the assumption that the highest priority must be given to the human element; to enhancing liveability; and to fulfilling the human need for open space.
2. The riverfront should offer contrast and relief from the formal character of downtown.
3. The very nature of the river makes possible the realization of a broad range of unique activities, not possible elsewhere in the city.
4. The riverfront should be a place which will act as a magnet, drawing people back into the heart of the city--a community focus.
5. Through careful planning, landscaping and development, we should strive to recapture the beauty and drama of the Willamette--a great northwest river with a colorful past.

IMMEDIATE GOALS:

- A. Develop a minimum "activity-range capability" for the waterfront.
- B. Make substantial public use of the waterfront as soon as possible upon closure of Harbor Drive. A broad range of publicly-oriented activities should be encouraged and permitted on the waterfront as soon as possible.
- C. Establish a mechanism for public involvement in the development of the waterfront. Individuals as well as organizations should be directly involved.
- D. Establish a public policy for the development of publicly-owned waterfront land, keeping in mind the potential for uses and community involvement which may not exist on private lands.
- E. Promote activities which take advantage of the water.
- F. Develop programs to make the Willamette River free of pollution and safe for water-oriented activities and marine life.

LONG-RANGE GOALS:

- A. The area included in "the waterfront" should be large enough to be flexible and useable, providing for the fullest range of activities.
 - 1. Extend acquisition of public land and development as far west, north and south as possible.
- B. Good physical and visual access should be developed from the downtown to the waterfront and to the water itself.
 - 1. The waterfront must be pedestrian-oriented.
 - 2. Facilities for automobiles should be avoided on the waterfront.
 - 3. Public mass transit should serve the waterfront.
 - 4. Pedestrian ways should penetrate automobile traffic barriers to the greatest extent possible.
 - 5. Develop a network of trails, paths, walks, etc. which provide wide-ranging connections to all of downtown.
 - 6. Create a "promenade" feeling, a setting for mingling and communicating.
- C. The two banks of the river should be connected visually and by safe, pleasant pedestrian and bicycle ways.
- D. Develop the first permanent facilities to provide public-oriented commercial, retail, service, gathering and entertainment activities. Create "people-scale" atmosphere on

the waterfront.

E. Density (height and bulk) regulations and design controls should be part of the waterfront development plan.

1. Buildings near the waterfront district should not constitute a barrier between the core and the river or block important vistas.
2. Height of development should be stepped down from the core to the river.
3. Standards for the height and bulk of buildings and the provision of open space should encourage variety of design.
4. Exclusive, or private use should be subordinate to public use. Private development should provide public access and facilities.
5. The public should have access to the riverbank at all points.
6. Highly diverse development of mixed commercial uses should be encouraged in the adjacent "primary benefit area" west of Front Avenue. Development within the waterfront district should be far less intense, so that a sense of openness is maintained.
7. Where private development is permitted east of Front Avenue, properties should be leased rather than sold.

PORTLAND STATE UNIVERSITY/PARK BLOCKS

GENERAL GOAL

Portland State University should be an "urban university." By this phrase we intend to imply far more than a fact of location. We believe that PSU and the city should be consciously aware of, take advantage of, and in fact emphasize their impact on each other.

SPECIFIC GOALS

- A. Encourage interaction between the university and the larger community. University programs and facilities should be used for greater benefit of the general public. The Downtown community should be more responsive to PSU needs.
 - 1. PSU should be totally accessible to the handicapped. It is ideally located near services they need, and is the only university in the state which comes close to providing adequate access to university facilities.
 - 2. Encourage appropriate and desirable retail uses of private property which can serve both the university and the general public. Suggested uses are restaurants, barber shops, drug stores, boutique and specialty shops.
- B. Minimize congestion in the PSU area caused by student autos; develop alternatives to private vehicle parking in the area.
 - 1. Portland State University should be encouraged to reduce the required parking ratio of one space for every three students. We believe the 3-1 ratio will serve to create rather than reduce congestion and will hinder the development of alternative modes of access. The Portland Development Commission should be informed that we feel that it is desirable for the University to maintain only the minimum amount of parking necessary to complement alternative modes of transportation.

2. The student population should serve as a target group for park and ride stations being developed by Tri-Met.
 3. Bicycle trails should be developed to provide access to the university from areas of concentrated student housing. (i.e. Corbett, Northwest Portland, Goose Hollow.)
- C. Provide maximum access to the park blocks cultural area and the university for both the public and PSU students.
1. Expand the balance of the South Park Blocks along the lines developed for the PSU Park Blocks.
 2. For users of the cultural area, provide short-term parking in peripheral facilities which are part of a parking system.
 3. Extend the cultural area northward with the ultimate goal of connecting the North and South Park Blocks.
 4. Encourage the Park Bureau and other appropriate agencies and private groups to implement programs which will insure maximum public use of the Park Blocks.
- D. Minimize the impact of students on the already burdened low-cost housing market.
1. Encourage private developers to build additional conventional housing suitable for students, rather than dormitory-type housing (PSU is not permitted to build student housing.) Such housing should be integrated into the larger community to promote maximum cultural mixing.
- E. Examine zoning in the area surrounding the university.
1. Formulate zoning regulations in areas adjacent to institutions like the university to prevent "soft" uses -- those in which a substantial investment is not made for fear of university expansion.

GENERAL GOAL:

To design a balanced transportation system which is supportive of the other Downtown goals; and which recognizes that the transportation system should provide more efficient use of both right-of-way and vehicles. This means reducing reliance on the automobile, increasing the number of persons per car and increasing the number of persons moving through concentrated areas on multiple-passenger facilities.

SPECIFIC GOALS:

- A. Develop a mass transit system which could ultimately carry 65-75% of the passenger trips to and through the core; and* which provides a viable alternative to the private vehicle i.e. fast, economical, convenient and comfortable.
 - 1. Improve transit service to Downtown from outlying areas.
 - 2. Develop a transit system for circulation within Downtown which includes fast, frequent and quality service from peripheral parking facilities. Vehicles should be quiet, non-polluting and of a scale compatible with the pedestrian orientation.
 - 3. Make transit easily accessible to all, and particularly to the handicapped, children, the elderly, the poor and others with special needs.
 - 4. Develop an interchange system, including a transit terminal for transfer among and between modes of inter- and intra- city transportation.
- B. Give maximum accommodation to walking in the core.
 - 1. Reduce air and noise pollution and pedestrian-vehicle conflicts to provide a healthier, more pleasant atmosphere for walking.
 - a. Reduce and where possible eliminate private automobile traffic in the core. Traffic volume should be scaled down commensurate with the needs of the area and to a degree which reflects the viability of the developing mass transit system and the requirements of the federal air quality standards.
 - 2. In recognition of Portland's rainy weather, covered walkways, malls and other appropriate pedestrian ways should be developed to serve the entire core area and to link open spaces and parks.
 - 3. Provide safe pedestrian access across bridges.

4. Provide pedestrian areas and facilities on the ground floors of buildings.
- C. Encourage use of bicycles as an alternative mode of transportation by:
1. Providing safe bicycle access over the bridges.
 2. Developing a network of bikeways serving the entire core and connecting it with adjacent areas.
- D. Develop a circulation pattern which responds to the Downtown Plan Goals by:
1. Encouraging elimination of through traffic in downtown.
 2. Establishing a functional classification of streets for:
 - Transit
 - Private Vehicles
 - Service Vehicles
 - Bicycles
 - Pedestrians
 - Parking
- E. Establish a public parking policy to:
1. Develop an identifiable system of parking Downtown which will best serve all Downtown activities.
 - a. Redistribute parking facilities to locations which will best serve recommended land uses in Downtown and relate to the circulation and transit systems to be developed.
 - b. Provide parking facilities for automobiles appropriate for both long- and short-term parking in conjunction with good pedestrian and transit access to the rest of Downtown.
 - c. Provide protected parking for bicycles downtown and at peripheral parking sites.
 - d. Reduce and wherever appropriate remove curb parking and establish buffers to separate and protect pedestrians from vehicular traffic.

OFFICE

GENERAL GOAL:

Strengthen Downtown's role as an important center for administrative, financial, personal and professional business, service, and governmental activities.

SPECIFIC GOALS:

- A. Provide sites and environment which will adequately accommodate new office development as needed.
- B. Encourage use of rehabilitated historic buildings as office space.
- C. Encourage at the street level pedestrian-oriented spaces and activities such as plazas, retailing, restaurants, etc.
- D. Strengthen pedestrian access from office facilities to retail, housing and public areas.
- E. Utilize office building rooftops for supportive open-space and other amenities.
- F. Provide adequate off-street loading facilities in new buildings.
- G. Encourage use of transit by office workers and development of peripheral all-day parking and shuttle service.
- H. Establish height and bulk limitations in the context of a building's immediate environment. Careful consideration should be given to the cost of providing utilities and services and the capacity of the transportation system which serves it to accommodate a given density.

CULTURE AND ENTERTAINMENT

GENERAL GOAL:

- A. Promote downtown as the entertainment and cultural center of the metropolitan area.
- B. Encourage public sponsorship of entertainment.
- C. Provide a medium-sized theater for the performing arts.
- D. Create pedestrian links Downtown to insure good access to and between recreational and cultural facilities.
- E. Reinforce areas with distinctive flavor and specialty functions such as the Skidmore Fountain, Old Town and Oriental/International areas.
- F. Maintain and reinforce Broadway and other active and legible entertainment areas.
- G. Encourage diversification of cultural entertainment in the core.
- H. Provide for and encourage Rose Festival activities.

- I Provide incentives for new and existing buildings to create entertainment facilities within them for public use.
- J Provide spaces for community entertainment, exhibition and meeting facilities.

OPEN SPACE

GENERAL GOAL:

Provide public and private open spaces adaptable to a wide variety of uses.

- A. Provide supportive open space to residential facilities Downtown.
- B. Make better use of street rights-of-way for open space where appropriate and utilize rooftop open space.
- C. Encourage private provision of open space.
- D. Connect open spaces with pedestrian and bicycle linkage.
- E. Redesign existing open spaces to make them more adaptable to a variety of uses, e.g. individual sports: tennis courts, frisbee areas, shuffleboard, archery, horseshoes, bowling greens, card and checker tables.
- F. Permit active uses in open spaces, e.g. cafes, kiosks, vending stands, and entertainment.
- G. Develop a major city square in the center of Downtown to provide a focal point and gathering place.
- H. Provide facilities for people--public restrooms, outdoor furniture, protection from the elements.

HISTORIC PRESERVATION

GENERAL GOAL:

Identify, preserve, protect and dramatize historical structures and locations within Downtown.

SPECIFIC GOALS:

- A. Define in clear and specific terms the criteria for the classification of historic structures.
- B. Protect historic areas from incompatible development.

- C. Provide incentives for rehabilitation of historic structures, i.e. establishment of local public funds.
- D. Encourage coordination among those revitalizing historic structure to create a common atmosphere.
- E. Restrict unnecessary auto traffic where possible in the historic areas.
- F. Provide appropriate street furniture to dramatize historic areas.

INDUSTRY

GENERAL GOAL:

Maintain supportive warehousing and wholesaling in a cohesive district close to downtown.

SPECIFIC GOALS:

1. Encourage off-street parking and loading to reduce vehicular congestion.
2. Encourage supportive land uses in industrial areas to provide for the needs of employees.
3. Provide the amenities of landscaping, proper lighting and open space where possible in industrial districts.

ENVIRONMENT

GENERAL GOAL:

Create in downtown Portland an urban setting with a definite sense of place and identity by developing strong boundaries, emphatic focal points, unique physical designs for identifiable areas, and by enhancing special views such as the waterfront, and historic or architecturally significant buildings.

SPECIFIC GOALS:

1. Sharpen the visual identity of downtown sub-areas or districts such as Skidmore Village, Portland State University, the future government center and the retail area.
2. Encourage creation of visual amenities and physical facilities that might not otherwise be built.
3. Restrict fortress-like facades at street level.
4. Give careful consideration to design of street furniture, planting, signing and lighting.
5. Encourage careful consideration of climatic conditions in design and redesign of buildings.
6. Develop standards for the number, location and design of billboards and business signs.

PLANNING GUIDELINES

Plan Concept	19
Office	19
Retail	20
Entertainment	21
Housing	21
Industry	24
Community Facilities	24
Open Space	25
Air Quality	25
Traffic Free Areas	26
Visual Image	26
Pedestrian Circulation	27
Vehicle Circulation	28
Mass Transit	28
Parking	28
Service and Loading	29
Intercity Bus Terminal	29
Building Density	29

PLAN CONCEPT

A combined linear/multi-node concept best meets the planning goals for Downtown. The plan concept features are summarized below;

1. High-density north-south concentration of office development reinforcing existing patterns.
2. Compact east-west retail core concentration extending to the river.
3. Medium density office concentrations at selected access points into Downtown.
4. Remainder of area inside freeway loop development in medium and lower density uses.
5. North-south transit corridor centered on high-density spine.
6. East-west transit corridor centered in retail core.
7. Waterfront esplanade penetrating into Downtown where soft spots occur.
8. Existing special districts are identified and strengthened.
9. Strong north-south and east-west pedestrianways link development concentrations and special districts.
10. Where possible, preserve and rehabilitate existing buildings throughout Downtown.

OFFICEPlanning Guidelines

1. Develop a high-density linear concentration of office extending from Burnside to Market between Fourth and Broadway, oriented to the north-south transit malls.
2. Develop a medium-density office concentration adjacent to selected access points into Downtown.
3. Permit low-density office development dispersed throughout Downtown.
4. Limit the height and bulk of office buildings in the district adjacent to the South Park Blocks and the districts adjacent to the waterfront west of Front Avenue, consistent with the existing and planned character of these areas.
5. Encourage rehabilitation of historic buildings.

6. **Encourage retail and service commercial activities at the ground level of office buildings, especially in the retail core and along the high density corridor. No other commercial activities will be permitted without specific approval of the Planning Commission.**
7. Through incentives, encourage building designs at pedestrian levels which provide more public open space such as arcades, covered walkways and plazas.

RETAIL

Planning Guidelines

1. Strengthen the Downtown retail core by concentrating retail uses, providing convenient, close-in shopper parking and improved public transit, and by creating a pleasant pedestrian environment.
2. Encourage expansion of the retail core in the direction of the waterfront by development of tourist-oriented retailing there.
3. Encourage continued concentration of specialty retailing and restaurants in the Skidmore Fountain/Old Town area, with special attention paid to the environment of the area.
4. Maintain a "Farmer's Market" type facility in Downtown in the existing area along Yamhill or in the ground floor of a new structure on, or near, the waterfront.
5. Create a "Ghirardelli Square" type commercial center in the north part of Downtown with Union Station and the Hoyt Hotel as focal points.
6. Encourage specialty retailing and restaurants along the Central Waterfront as shopper and tourist attractions.
7. Create a river-oriented commercial-recreation focus south of the Hawthorne Bridge.
8. Strengthen and concentrate convenience retailing in the Lovejoy Fountain Center, near the University at 6th and Hall, and at 10th and Jefferson to support nearby residential uses.
9. Develop a specialty commercial area around the North Park Blocks for uses such as lighting showrooms, office furniture, stationery and specialty printing shops.
10. Encourage commercial activities at street level in all buildings, including parking structures. Convenience retailing -- newsstands, candy shops, barber and beauty shops, restaurants and cafes, flower shops, etc. -- is recommended throughout Downtown in support of office and residential uses.
11. Develop concentrated retailing along major ground-level and second-level pedestrianways.

Planning Guidelines

1. Strengthen the existing concentration of theaters, restaurants and hotels along Broadway by adding more entertainment activities and introducing environmental improvements.
2. Encourage the location of restaurants in support of new office concentrations, along major pedestrian paths, and along the waterfront.
3. Encourage additional specialty restaurants in the Skidmore Fountain/Old Town District.
4. Reinforce the Oriental restaurant concentration along N. W. Fourth Avenue with additional entertainment facilities and specialty shops.

HOUSINGPlanning Guidelines

1. Assign responsibility for implementing housing guidelines to a city department in order to:
 - a. better coordinate efforts of city agencies that affect Downtown housing and related social services.
 - b. coordinate, and where possible, give direction to the efforts of non-profit and other private agencies where their actions affect the housing supply.
 - c. assure that Downtown residents are part of the public review process concerning public and private projects which affect them.
2. Provide a minimum of one replacement unit in the same relative rental category in Downtown or in adjacent areas for every unit removed. Phase out substandard housing as replacement housing becomes available.
3. Where either public or private relocation is necessary:
 - a. Survey affected residents and determine the kind of living environment and the areas in the city they desire to live in.
 - b. For those wishing to live in or close to Downtown, adequate replacement housing will be provided. This may be in the form of existing standard housing, rehabilitated housing or new housing.
 - c. An effort should be made to provide replacement housing of comparable size and rent in the same general area and relocation completed before any redevelopment is allowed to begin.

4. Develop incentives such as subsidies, tax relief, or increases in density to encourage rehabilitation or new housing construction Downtown.
5. Specifically encourage the development of new housing units in the following locations:
 - a. South Auditorium Urban Renewal Area. Urban renewal plans call for three areas of medium and high-income housing development: (a) the existing Portland Center Apartments with 540 units, (b) the American Plaza Condominium with 334 units under construction, and (c) 282 units planned for the area south of Lovejoy Park.
 - b. Fourth-Broadway Corridor South of Market Street. Mixed income housing is proposed for the area south of Clay Street between Fourth and Broadway. This area presently contains a private student dormitory and a few older apartment buildings which can be rehabilitated. A 150-unit high-income condominium is planned for the block bounded by Clay, Market, Fourth, and Fifth. The attributes of the area include convenient access to Portland State University, the adjacent urban renewal area, parks, and excellent bus service to the retail core.
 - c. Waterfront Area. There is opportunity for housing near the waterfront between the Morrison and Hawthorne bridges. Through urban renewal and other federally-subsidized programs, low-income and elderly housing can be provided in this area as replacement housing for the existing Lownsdale Community. Private investors can build middle and high-income housing overlooking the waterfront.
 - d. Skidmore Fountain Area. Because of the scale and character of the Skidmore Fountain area, new development must be compatible with existing historic buildings. This type of low-rise housing can probably be accomplished only as an urban renewal project, and will likely be feasible only for higher-income units. Housing can add much needed life to this historic area.
 - e. Union Station-Railyard Area. An economic feasibility study prepared for this railroad property suggests a re-use potential for mixed income housing, offices, and commercial facilities. The area is large enough, approximately 26 acres, so that housing of various types and income levels can be developed.

- f. North of Burnside. Short-range opportunities are probably limited to improvements in the supply of housing for the single men who live in the area. There is a need to provide replacement housing for this very low-income group. This population group requires special social and commercial services and facilities.

Long-range redevelopment of this entire area is suggested for mixed use, mainly retail, office, and housing.

- g. West of Tenth Avenue. This is an ideal location for Downtown housing. The area has many "soft" or vacant parcels, few incompatible uses, does not have a high density of vehicle traffic, is close to the retail core, and contains low and moderate-income housing which is in good condition or can be feasibly rehabilitated.

There is also some interest by the churches in the area in building additional housing.

- h. South Park Blocks. Additional housing can be mixed with the cultural-religious facilities along the South Park Blocks. This "fill-in" housing on "soft" parcels will give physical definition to, and benefit from, the adjoining open space.
- i. South Waterfront. The large vacant area along the waterfront between the Hawthorne and Marquam bridges provides the opportunity for housing on the waterfront adjacent to Downtown. Plans are currently being developed for this area for mixed commercial-recreational usage. The addition of housing in the area will provide a resident population which can take advantage of these commercial-recreational facilities.

Planning Guidelines

1. Maintain wholesale and warehouse uses north of Burnside between the North Park Blocks and the Stadium Freeway as support facilities for Downtown retail businesses.
2. Phase out and relocate scattered industrial uses north of Burnside between Front Street and the North Park Blocks.
3. Redevelop obsolete industrial areas for new mixed use development including retail, office, housing, and recreation. These areas are:
 - a. the existing railyard and warehouse area north of Hoyt Street from Union Station to the river.
 - b. the Waterfront area between the Hawthorne and Marquam bridges. Major emphasis shall be placed on providing public space.
4. Discourage the location of manufacturing and warehousing uses which do not require a Downtown location.

COMMUNITY FACILITIESPlanning Guidelines

1. Continue the Portland State University urban renewal program as planned or as may be revised.
2. Encourage the location of support retail and service commercial uses in and around the University precinct.
3. If possible, develop student housing near the University district. This can only be determined after a reevaluation of the University's building needs.
4. Maintain existing government center facilities in the nine block area from Fifth to Second and from Jefferson to Salmon. Develop in this area additional space for city-county government facilities, and for related public agencies as warranted. Encourage the location of street-level retail uses.
5. Strengthen the existing concentration of public and semi-public uses along the South Park Blocks by developing "soft" blocks for compatible uses.
6. Develop a community exhibition facility for the Downtown area. The ideal location is adjacent to the waterfront at the head of the retail core and in close proximity to peripheral parking facilities.

Planning Guidelines

1. Develop the waterfront as a major public open space and recreation facility for the entire city.
2. Acquire the block bounded by Yamhill, Broadway, Morrison, and Sixth and redevelop as a major public square. Coordinate with the redesign of the Pioneer Courthouse open space and with the transit mall system.
3. Develop the Federal Plaza park block between Jefferson, Fourth, Madison and Third as part of a coordinated redesign including Chapman and Lownsdale squares.
4. Acquire the two park blocks between Washington and Oak Streets and Park and Ninth Avenues and redevelop as open space.
5. Extend the North Park Blocks to Hoyt Street by acquiring the block between Flanders and Hoyt.
6. Encourage developers to create public open space within their projects at ground level.
7. Encourage attractive design of building's roof tops.
8. Require private development in the North Waterfront and South Waterfront areas to dedicate a substantial and continuous right-of-way along the river's edge for public use as part of the Willamette Greenway system.
9. Develop more detailed studies for open space requirements in remaining deficiency areas west of Tenth and north of Burnside.

AIR QUALITYPlanning Guidelines

1. Improve traffic circulation and parking in order to reduce air pollution.
2. Encourage increased use of mass transit.

Note: The City Council, on October 12, 1972 adopted Resolution 31146, A Transportation Control Strategy to Improve Air Quality in Downtown Portland. This program identified measures to be undertaken to meet the requirements of the Federal Clean Air Act and therefore represents an addendum to the Guideline Plan.

The control strategy is designed to assist in implementing various Guidelines contained in this report.

All sections of the City's clean air plan shall apply ~~except those sections marked in asterisks in Subsections B & C.~~ (Passage lined out as a result of City Council action April 15, 1973.)

TRAFFIC FREE AREASPlanning Guidelines

Minimize vehicular traffic within all downtown areas and emphasize particularly the limitation or restriction of auto traffic in the following districts.

1. Retail Core
2. Waterfront Retail/Exhibition Center
3. Downtown Waterfront
4. Skidmore Fountain/Old Town
5. West of Waterfront
6. Government Center
7. Portland Center
8. South Waterfront
9. Portland State University
10. South Park Blocks
11. Residential neighborhoods west of 10th
12. North Park Blocks
13. Union Station/Railyards

VISUAL IMAGE

Street Design

Planning Guidelines

1. Make use of the visual image elements identified above in the detailed design of each planning district.
2. Make use of the visual image elements identified above in a design review procedure for all new development.
3. Designate additional buildings and groups of buildings of historic and architectural merit to be preserved.
4. Develop a coordinated design of street furniture elements for all of Downtown, but with special consideration for imageable districts.
5. Develop and adopt sign and graphic standards for Downtown.
6. Develop a street tree planting program for Downtown.
7. Develop a street lighting design pattern for Downtown.
8. Develop street designs for each type of street identified in the plan.
9. Develop a coordinated design for all skyway systems.

Planning Guidelines

1. Develop major pedestrianways in the following locations:

North-South Pedestrianways

- a. Along the waterfront connecting the South Waterfront, Central Waterfront and North Waterfront districts.
- b. Second Avenue connecting Portland Center, Government Center, and Skidmore Fountain/Old Town.
- c. Along the north-south transit malls on Fifth and Sixth Avenues.
- d. Along the Park Blocks from Portland State University to the Retail Core and north to Union Station.
- e. Twelfth Avenue from Portland State University to housing areas west of Tenth Avenue.

East-West Pedestrianways

- a. Connecting the pedestrian systems in the Portland State University district, Portland Center, and the waterfront.
 - b. Main and Madison Streets connecting the waterfront, Government Center, South Park Blocks, and Lincoln High School.
 - c. East-west malls along Morrison and Alder Streets from the waterfront through the Retail Core to housing and office areas west of Tenth Avenue.
 - d. Ankeny Street through the Skidmore Fountain historic area from the Park Blocks to the Waterfront.
 - e. Flanders Street from the Northwest Residential District to the Waterfront.
2. Explore privately or publicly developed upper-level "skyways" in the following locations:
 - a. Between Fifth and Sixth north-south from Meier and Frank through the U.S. National Bank Building to possible parking facilities.
 - b. Between Alder and Morrison east-west from possible peripheral parking facilities to the center of the Retail Core. Extend this skyway to the waterfront.
 - c. In the Government Center and Auditorium Renewal areas connecting buildings over major streets and to the Waterfront.

- d. Connecting convention hotels together in the Hotel/Entertainment District.
- e. In the Portland State University area connecting educational buildings and parking facilities.

VEHICLE CIRCULATION

Planning Guidelines

1. Develop a hierarchy of streets - major, secondary, local - for Downtown.
2. Make improvements on the Stadium and Eastbank freeways to carry through traffic around Downtown.
3. Close Harbor Drive and make interim improvements to Front Avenue.
4. Examine potential of redesigning sections of Front Avenue to provide "traffic-free" pedestrian access to the waterfront.
5. Implement a system of major traffic couplets.
6. Examine the possibility of developing Burnside as a landscaped boulevard.

MASS TRANSIT

Planning Guidelines

1. Proceed with the detailed designs for the Fifth-Sixth and Alder and/or Morrison transit mall systems.
2. Provide additional Downtown shuttle service.
3. Develop Twelfth Avenue as a combined two-way transit mall with widened sidewalks and provision for local traffic and loading.

PARKING

Much of the existing parking Downtown is disorganized and inconvenient. The Plan reorganizes parking by providing an understandable system which relates to selected access points and traffic streets and distinguishes between short-term (shopper) parking and long-term (employee) parking.

Parking Guidelines will be developed after full review of the traffic consultant's report "Downtown Portland Parking Plan." The review process will involve the public through the Downtown Plan Citizen Advisory Committee, Downtown Committee, City Planning Commission, interested City Bureaus and local agencies and the City Council.

Planning Guidelines

1. Permit service and loading on local streets within each district.
2. Restrict major service and loading on transit malls to off-peak hours.
3. Prohibit service and loading on major traffic streets except during late night and early morning hours.
4. Permit service and loading on pedestrian malls during off-peak pedestrian usage.
5. Design pull-out areas along secondary and local streets and along transit malls for taxis, "pick-up", and loading.
6. Encourage underground service and loading in new development.

INTERCITY BUS TERMINAL

Planning Guidelines

Relocate Downtown bus terminals in a single facility as indicated

BUILDING DENSITY

Planning Guidelines

1. Permit tallest buildings in a corridor extending generally from Market to Burnside between Fourth and Broadway. Encourage uses with the greatest densities of people in this corridor. Support this corridor with improved mass transit service.
2. Permit medium density development adjacent to the higher density corridor and at selected access points leading into Downtown.
3. Protect against the impact of height in locations where tall buildings will be disruptive of existing environmental values--in the Skidmore Fountain/Old Town district, along the park blocks, in perimeter blocks around the Forecourt Fountain, west of Tenth, and along portions of the Waterfront.
4. Consider granting incentives--permitting maximum densities or other economic benefits--in order to implement planning objectives: such as more downtown housing, preservation of historic buildings, provision of greater setbacks, squares and plazas, arcades or covered walks, additions to the skyway system, and usable rooftop open space.
5. Develop more detailed density guidelines as a basis for administering land use regulations. Specifically, develop guidelines relating to the protection of skylines, views and vistas, and to the impact of proposed development on surrounding properties, on the street and open space system and on the demand for public services.

Because existing zoning code, building density regulations and interpretations are inconsistent with this guideline plan, interim floor area and height regulations should be adopted now to provide guidance for contemplated Downtown improvements. These measures will remain in effect until adoption of final land use and building density regulations.

URBAN RENEWAL PLAN
FOR THE
DOWNTOWN WATERFRONT

March 11, 1974
Revised April 16, 1974

PORTLAND DEVELOPMENT COMMISSION
1700 S. W. Fourth Avenue
Portland, Oregon 97201

TABLE OF CONTENTS

	<u>Page No.</u>
A. DESCRIPTION OF PROJECT AREA	
1. Boundary of Urban Renewal Area	1
2. Goals and Objectives of the Urban Renewal Plan	1
3. Proposed Renewal Activities	2
B. LAND USE PLAN	
1. Land Use Plan	3
2. Conformance with City General Plan and Relationship with Definite Local Objectives	3
3. Land Use and Development Controls	4
4. Subsequent Plans and Regulations	4
5. Plan and Design Review	5
6. Exceptions, Variances and Non-Conforming Uses	6
C. PROJECT ACTIVITIES	
1. Renabilitation and Conservation	7
2. Acquisition and Redevelopment	8
3. Public Improvements	9
4. Relocation	9
5. Participation by Owners and Tenants	10
6. Property Disposition	10
7. Redeveloper's Obligations	11
D. DURATION OF PLAN CONTROLS	12
E. METHODS FOR FINANCING THE PROJECT	13
F. CITIZEN PARTICIPATION	14
G. PROCEDURE FOR AMENDMENT OF THE URBAN RENEWAL PLAN	14

URBAN RENEWAL PLAN
FOR THE
DOWNTOWN WATERFRONT

A. DESCRIPTION OF PROJECT AREA

1. Boundary of Urban Renewal Area:

The boundary of the Downtown Waterfront Urban Renewal Area is shown on the Land Use Plan Map, Exhibit A. The area generally lies between the Willamette River and Fifth Avenue, north of Jefferson Street to Oak; North of Oak, the western boundary extends generally to Ninth Avenue. Its northern boundaries are Hoyt Street between Ninth and Broadway, then Broadway to the River. The legal boundary description is attached as Exhibit B.

2. Goals and Objectives of the Urban Renewal Plan:

Planning Guidelines, Portland Downtown Plan, attached as Exhibit C

adopted by the Portland City Council in December 1972, is the official statement of goals for the area and shall form the basis for this

Urban Renewal Plan. The objectives of this Urban Renewal Plan are to:

- a. Eliminate blight and deterioration.
- b. Eliminate conditions detrimental to public health, safety and welfare.
- c. Encourage conservation and rehabilitation of property and public facilities through public and private development.
- d. Encourage redevelopment of properties not suitable for conservation and rehabilitation.
- e. Encourage land uses which will help create a well balanced physical and economic environment.

URBAN RENEWAL PLAN, Cont'dB. LAND USE PLAN1. Land Use Plan

A Land Use Plan Map is attached hereto as Exhibit A indicating land uses and circulation elements prescribed for the Project Area.

Plan features of this Urban Renewal Plan shall be in accord with the downtown general plan report Planning Guidelines/Portland Downtown Plan adopted by City Council, December 28, 1972, or as hereafter modified and amended and shall be in accordance with City codes and ordinances and official policies outlined in Section B 3 below. Additional detailed plans for land use, circulation and development density are being prepared for the Project Area and, when adopted by City Council, will be included in this plan by amendment as described in Section B 4 below.

2. Conformance with City General Plan and Relationship to Definite Local Objectives.

This Urban Renewal Plan is in conformity with the General Plan of the City as a whole relative to the improvement of the riverfront and north of Burnside area in downtown Portland. The Urban Renewal Plan is based on the document Planning Guidelines/Portland Downtown Plan which is, the adopted downtown plan goals and guidelines regarding appropriate land use and improved traffic, public transportation, utilities, recreational and community facilities and other public improvements.

TABLE OF CONTENTS

	<u>Page No.</u>
A. DESCRIPTION OF PROJECT AREA	
1. Boundary of Urban Renewal Area	1
2. Goals and Objectives of the Urban Renewal Plan	1
3. Proposed Renewal Activities	2
B. LAND USE PLAN	
1. Land Use Plan	3
2. Conformance with City General Plan and Relationship with Definite Local Objectives	3
3. Land Use and Development Controls	4
4. Subsequent Plans and Regulations	4
5. Plan and Design Review	5
6. Exceptions, Variances and Non-Conforming Uses	6
C. PROJECT ACTIVITIES	
1. Rehabilitation and Conservation	7
2. Acquisition and Redevelopment	8
3. Public Improvements	9
4. Relocation	9
5. Participation by Owners and Tenants	10
6. Property Disposition	10
7. Redeveloper's Obligations	11
D. DURATION OF PLAN CONTROLS	12
E. METHODS FOR FINANCING THE PROJECT	13
F. CITIZEN PARTICIPATION	14
G. PROCEDURE FOR AMENDMENT OF THE URBAN RENEWAL PLAN	14

LIST OF EXHIBITS

<u>TITLE</u>	<u>EXHIBIT</u>
LAND USE PLAN MAP	A
BOUNDARY DESCRIPTION	B
PLANNING GOALS AND GUIDELINES PORTLAND DOWNTOWN PLAN	C

URBAN RENEWAL PLAN
FOR THE
DOWNTOWN WATERFRONT

A. DESCRIPTION OF PROJECT AREA

1. Boundary of Urban Renewal Area:

The boundary of the Downtown Waterfront Urban Renewal Area is shown on the Land Use Plan Map, Exhibit A. The area generally lies between the Willamette River and Fifth Avenue, north of Jefferson Street to Oak; North of Oak, the western boundary extends generally to Ninth Avenue. Its northern boundaries are Hoyt Street between Ninth and Broadway, then Broadway to the River. The legal boundary description is attached as Exhibit B.

2. Goals and Objectives of the Urban Renewal Plan:

Planning Guidelines, Portland Downtown Plan, attached as Exhibit C

adopted by the Portland City Council in December 1972, is the official statement of goals for the area and shall form the basis for this Urban Renewal Plan. The objectives of this Urban Renewal Plan are to:

- a. Eliminate blight and deterioration.
- b. Eliminate conditions detrimental to public health, safety and welfare.
- c. Encourage conservation and rehabilitation of property and public facilities through public and private development.
- d. Encourage redevelopment of properties not suitable for conservation and rehabilitation.
- e. Encourage land uses which will help create a well balanced physical and economic environment.

URBAN RENEWAL PLAN, Cont'd

3. Proposed Renewal Activities:

Renewal activities may include: 1) Structural rehabilitation and conservation, 2) Clearance and redevelopment, and 3) Public Improvements. All activities will be undertaken in behalf of the City of Portland by the designated urban renewal agency. More specifically, these activities may include:

- a. Participation by owners and tenants in private conservation, rehabilitation and redevelopment.
- b. Property acquisition and clearance, to remove blight and/or to provide sites for development which is in conformance with the adopted General Plan.
- c. Relocation assistance to occupants and businesses in the Project Area displaced by public renewal actions.
- d. Preparation and disposition of properties acquired by the designated urban renewal agency and designated for redevelopment.
- e. Construction and/or modification of public streets and utilities, and other public improvements necessary to carry out the adopted General Plan.
- f. Enforcement of City codes and ordinances relative to land use, density, historic preservation, building construction, maintenance and occupancy, and any other applicable codes and ordinances of the City of Portland.
9. Design review of new construction and modification or renovation of existing private and public buildings and improvements.

URBAN RENEWAL PLAN, Cont'dB. LAND USE PLAN1. Land Use Plan

A Land Use Plan Map is attached hereto as Exhibit A indicating land uses and circulation elements prescribed for the Project Area.

Plan features of this Urban Renewal Plan shall be in accord with the downtown general plan report Planning Guidelines/Portland Downtown Plan adopted by City Council, December 28, 1972, or as hereafter modified and amended and shall be in accordance with City codes and ordinances and official policies outlined in Section B 3 below. Additional detailed plans for land use, circulation and development density are being prepared for the Project Area and, when adopted by City Council, will be included in this plan by amendment as described in Section B 4 below.

2. Conformance with City General Plan and Relationship to Definite Local Objectives.

This Urban Renewal Plan is in conformity with the General Plan of the City as a whole relative to the improvement of the riverfront and north of Burnside area in downtown Portland. The Urban Renewal Plan is based on the document Planning Guidelines/Portland Downtown Plan which is, the adopted downtown plan goals and guidelines regarding appropriate land use and improved traffic, public transportation, utilities, recreational and community facilities and other public improvements.

3. Land Use and Development Controls.

All applicable codes and ordinances and adopted policies of the City of Portland relating to land use and development controls as they exist, or may be modified or amended, shall be an integral part of this Urban Renewal Plan, and shall be enforced by authorized City agencies. They shall include, but not be limited to, the following:

<u>TITLE</u>	<u>LEVEL OF ADOPTION</u>
Planning Guidelines/ Portland Downtown Plan	City Council
Planning and Zoning Code	City Council
Air Quality Improvement Program	City Council
Downtown Interim Parking Policy	City Council
Transportation Control Strategy	City Council
Downtown Interim Density Regulations	Portland City Planning Commission

4. Subsequent Plans and Regulations.

Additional definitive plans and regulations shall be prepared and adopted from time to time in order to guide the implementation of specific proposals of this plan. These additional plans and regulations, which will be included in this Plan by amendment, will include, but not be limited to, land use, environment, parking and circulation, height and density, design review and historic preservation. These more definitive plans and regulations shall include at least the following development objectives and design criteria:

URBAN RENEWAL PLAN, Cont'd

- a. The relationship between land use, height, bulk, size and siting of improvements and the surrounding environment;
- b. The building land coverage, set backs, service provisions and other necessary or desirable features for each parcel within the project;
- c. A circulation system providing for proper traffic, transit, pedestrian flow and linkages between various areas within the project, community plazas and other open spaces within and adjacent to the Project and other major activity centers as now planned or proposed;
- d. Civic and environmental design requirements and features establishing the character and amenities of the Project in accordance with the objectives of the Plan.

5. Plan and Design Review.

Appropriate plan and design review procedures will be established in the project area in order to carry out the following objectives:

- a. Provide coordination with other proposed and existing improvements and activities in and adjacent to the project area.
- b. Provide coordination with other review bodies.
- c. Insure conformance to requirements established in this Urban Renewal Plan.
- d. Administer land use provisions and building requirements and design review procedures established in the Urban Renewal Plan.
- e. Provide other coordination necessary in facilitating and expediting development consistent with the objectives of the Urban Renewal Plan.

URBAN RENEWAL PLAN, Cont'd

The designated urban renewal agency shall be responsible for coordinating the review of all building and demolition permits requested in the project area and of plans for construction, improvement or alteration of public facilities by any public or private agency. Existing requirements of City codes and ordinances pertaining to plan and design review such as Downtown Plan Review, shall continue.

6. Exceptions, Variances and Non-Conforming Uses.

Exceptions or variances which do not constitute a substantial change in the Plan or to any of the regulations prescribed in this Plan may be permitted upon showing that granting the exception or variance is consistent with the intent of the Urban Renewal Plan and the urban design concepts on which it is based, and will not adversely affect other properties within or adjacent to the project area.

URBAN RENEWAL PLAN, Cont'dC. PROJECT ACTIVITIES.1. Rehabilitation and Conservation.a. Intent.

The major activities proposed in the project area are the conservation and rehabilitation of existing buildings and improvements. All buildings not otherwise designated in this Plan or the Amendments are subject to the requirements of City codes and ordinances governing the use and maintenance of buildings, as well as any additional provisions which may be established by amendment to this Plan. The City codes and ordinances which constitute, in part, the minimum standards for building conditions are listed below:

<u>Name</u>	<u>Portland City Code Chapter No.</u>
Building Regulations	24
Plumbing Regulations	25
Electrical Regulations	26
Heating & Ventilating Regulations	27
Elevator Regulations	28
Housing Regulations	29
Fire Regulations	31
Sign Regulations	32
Planning & Zoning Regulations	33

URBAN RENEWAL PLAN, Cont'd

smoke or fumes exist, or where there exists overcrowding, excessive dwelling unit density, or conversions to incompatible types of uses, and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove blighting influences and to achieve the objectives of the Urban Renewal Plan.

- (3) Where it is determined that the property is needed to provide public improvements and facilities.
- (4) Where the existing property owner is either unwilling or unable to achieve the objectives of the Urban Renewal Plan.

3. Public Improvements:

Public facilities and utilities may be improved or constructed within public rights-of-way, easements, or on public property. These may include storm and sanitary sewer improvements, street lighting installation, landscaping, street improvements, pedestrian malls, parking facilities, cultural and civic facilities, parks, and open space development. The private utilities concerned will make such modifications and adjustments as may be required of them by the City of Portland to adequately serve development and meet the objectives of this Plan.

4. Relocation.

No public activities requiring the relocation of businesses or residents is proposed at this time in this Urban Renewal Plan. Acquisition requiring such relocation may be identified in subsequent planning and included as an amendment to this Plan. In the event that relocation is required,

URBAN RENEWAL PLAN, Cont'd

a plan for relocation assistance will be prepared as an amendment to this Urban Renewal Plan. The relocation plan will provide assistance to relocatees in finding replacement facilities which are financially, locationally and otherwise suitable to their needs. It will also establish a budget and mechanism for making relocation payment which are required by law and any additional payments which are found necessary and are in the best public interest.

5. Participation by Owners and Tenants.

Preference will be extended to persons who are owners and tenants in the project area, to continue in or, relocate within the project area. This preference is conditional upon any owner or tenant otherwise meeting the requirements prescribed in this Urban Renewal Plan.

6. Property Disposition.

The designated urban renewal agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the designated urban renewal agency in the project area shall be disposed of for development for the uses permitted in the Plan at its fair reuse value for the specific uses to be permitted on the real property. Real property acquired by the designated urban renewal agency in the project may be disposed of to any other public entity by the designated urban renewal agency if such disposition is of benefit

URBAN RENEWAL PLAN, Cont'd

to the project. All persons and entities obtaining property from the designated urban renewal agency shall use the property for the purposes designated in this Plan, to begin and complete development of the property within a period of time which the designated urban renewal agency fixes as reasonable, and to comply with other conditions which the designated urban renewal agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to ensure that the provisions of this Plan will be carried out and to prevent the recurrence of blight, all real property disposed of by the designated urban renewal agency, as well as all real property owned or leased by participants shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions of the designated urban renewal agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

7. Redeveloper's Obligations

Any redeveloper within the Project Area, in addition to the other controls and obligations stipulated and required of him by the provisions of this Urban Renewal Plan, shall also be obligated by the following requirements:

- a. The redeveloper shall obtain necessary approvals of proposed developments from all Federal, State, and/or Local agencies that may have jurisdiction on properties and facilities to be developed within the Project Area.
- b. The redeveloper and his successors or assigns shall develop such property in accordance with the land use provisions and building requirements specified in this Plan.

1088:18

URBAN RENEWAL PLAN, Cont'd

- c. The redeveloper shall submit all plans and specifications for construction of improvements on the land to the designated urban renewal agency for review and distribution to appropriate reviewing bodies as stipulated in this Plan and existing City codes and ordinances. Such plans and specifications shall comply with this Plan and the requirements of existing City codes and ordinances.
- d. The redeveloper shall begin and complete the development of such property for the uses provided in this Plan within a reasonable period of time as determined by the designated urban renewal agency.
- e. The redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of race, color, religion, sex, or national origin in the sale, lease or occupancy thereof.
- f. The redeveloper shall maintain developed and/or undeveloped property under his ownership within the area in a clean, neat, and safe condition in accordance with the approved plans for development.

D. DURATION OF PLAN CONTROLS

The provisions and requirements of this Urban Renewal Plan along with any duly approved amendments, shall be in effect for twenty (20) years from the date of approval of this Plan by the Portland City Council. The provisions and requirements, or any part of them, thereafter may be extended for additional, successive periods of ten (10) years by an agreement to such extension signed by the then owners of a majority of the land in the area, and recorded.

E. METHODS FOR FINANCING THE PROJECT.1. General Description of the Proposed Financing Methods.

The designated urban renewal agency may borrow money and accept advances, loans, grants and any other form of financial assistance from the Federal Government, the State, City, County, or other public body, or from any sources, public or private, for the purposes of undertaking and carrying out the Project, or may otherwise obtain financing as authorized by ORS Chapter 457 and Chapter XV of the Charter of the City of Portland. Upon request of the designated urban renewal agency, the Council of the City of Portland may from time to time issue revenue bonds, certificates, or debentures to assist in financing the Project as provided by Section 15-106 of the Charter of the City of Portland.

The funds obtained by the designated urban renewal agency shall be used to pay or repay any costs, expenses, advancements and indebtedness incurred in planning or undertaking the Project or in otherwise exercising any of the powers granted by ORS Chapter 457 and Chapter XV of the Charter of the City of Portland in connection with carrying out the Project.

2. Self-Liquidation of Costs of Project.

The Project may be financed, in whole or in part, by self-liquidation of the costs of the Project as provided in ORS 457.410 through ORS 457.450.

The ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the project area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, if any, in true cash value of property located in the Project Area, or part thereof, over the true cash value specified

in the certificate of amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the designated urban renewal agency and shall be used to pay the principal and interest on any indebtedness incurred by the designated urban renewal agency to finance or refinance the project.

3. Prior Indebtedness.

Any indebtedness permitted by law and incurred by the designated urban renewal agency or the City in connection with preplanning for this Urban Renewal Plan as provided in City Council Resolution 31156 shall be repaid from tax increments from the project area when and if such funds are available.

F. CITIZEN PARTICIPATION.

The activities and projects identified in this Plan, the development of subsequent plans and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of a citizen committee or committees to be designated and charged by the Mayor with the concurrence of the City Council.

G. PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN.

This Plan may be changed or modified only by formal written amendment duly approved and adopted by the City Council of the City of Portland.

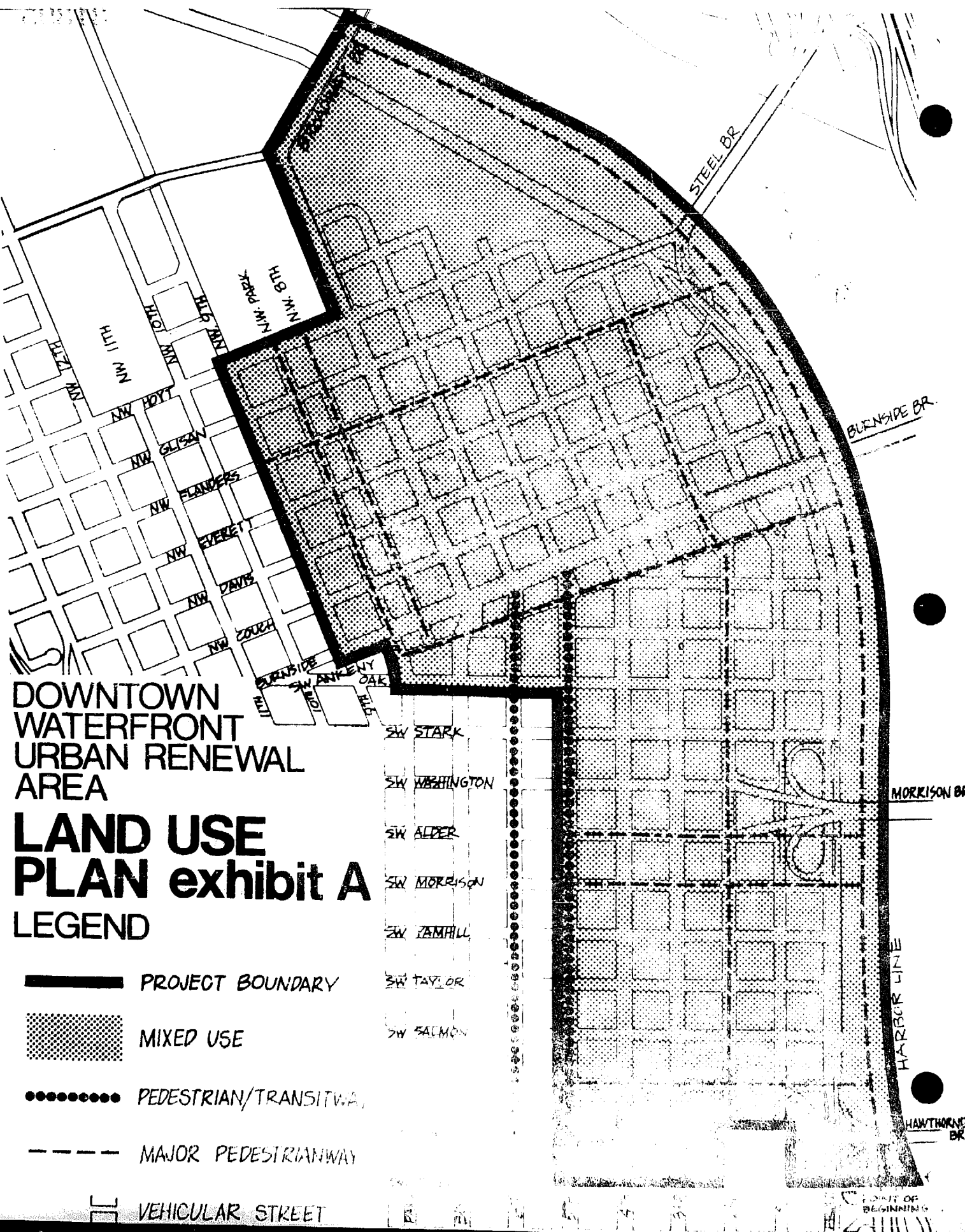
The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. It is anticipated that this Plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate.

Such amendments shall be approved in the same manner as the original Plan in accordance with requirements of State and Local law.

EXHIBIT B
BOUNDARY DESCRIPTION
DOWNTOWN WATERFRONT URBAN RENEWAL AREA

The project area is described as that land containing all lots or parcels of property situated in the City of Portland, County of Multnomah, and State of Oregon, bounded generally as follows:

Beginning at the intersection of the West Harbor Line of the Willamette River and the easterly extension of the north line of S.W. Jefferson Street; thence westerly along the north line of S.W. Jefferson Street to the east line of S.W. First Avenue; thence northerly along the east line of S.W. First Avenue to the north line of S.W. Madison Street; thence westerly along the north line of S.W. Madison Street to the west line of S.W. Second Avenue; thence southerly along the west line of S.W. Second Avenue to the north line of S.W. Jefferson Street; thence westerly along the north line of S.W. Jefferson Street to the west line of S.W. Fifth Avenue; thence northerly along the west line of S.W. Fifth Avenue to the south line of S.W. Oak Street; thence westerly along the south line of S.W. Oak Street to the west line of S.W. Park Avenue; thence northerly along the west line of S.W. Park Avenue to the south line of West Burnside Street; thence westerly along the south line of West Burnside Street to the southerly extension of the west line of N.W. Ninth Avenue; thence northerly along the west line of N.W. Ninth Avenue to the north line of N.W. Hoyt Street; thence easterly along the north line of N.W. Hoyt Street to the west line of the N.W. Broadway Avenue Bridge Ramp; thence northerly along the west line of the N.W. Broadway Avenue Bridge Ramp 845 Feet, more or less, to a point; thence northeasterly along the north line of the Broadway Bridge 790 Feet, more or less, to the West Harbor Line of the Willamette River; thence southerly along the West Harbor Line of the Willamette River 7338 Feet, more or less, to the easterly extension of the north line of S.W. Jefferson Street, the point of beginning.



THE CITY OF
PORTLAND



OREGON

BUREAU OF
PLANNING

ERNEST R. BONNER
DIRECTOR

424 S.W. MAIN STREET
PORTLAND, OR. 97204

PLANNING
503 248-4253

ZONING
503 248-4250

April 18, 1974

The Honorable Neil Goldschmidt
Mayor, City of Portland
City Hall
1220 SW Fifth Avenue
Portland, Oregon 97204

Mayor Goldschmidt:

The Portland City Planning Commission, at its April 2, 1974 meeting, reviewed the Urban Renewal Plan for the Downtown Waterfront Urban Renewal Area and has determined that the plan conforms to the general plan of the community.

The Planning Commission recommends that the City Council approve this Urban Renewal Plan.

The Planning Commission action is in keeping with the May 2, 1973 City Council Resolution No. 31227 calling for Planning Commission and Development Commission preparation of the plans and documents necessary to undertake a tax-increment Urban Renewal program.

The general plan and development controls for the area identified in the draft document includes adopted City Codes and Ordinances, Policies and Downtown Goals and Guidelines. This plan can be amended to include detailed plans and regulations formulated by the Livingston-Blayney/SOM/Lord-LeBlanc/Conrad/Shandler waterfront area planning team when adopted by City Council.

The City Council Resolution also required that there be full citizen participation in the preparation of downtown waterfront area renewal plans and programs.

Accordingly, the Downtown Citizen's Advisory Committee and a Downtown Waterfront Renewal Task Force have conducted a series of meetings to review the draft document and to discuss the effect of a renewal program on the riverfront area and individual properties. Over 800 property owners and interested citizens were contacted by mail and invited to all of these scheduled public forums. Observations developed at these meetings were forwarded to the Planning Commission for consideration at its April 2, 1974 public hearing and are appended.

The Planning Commission is of the belief that early adoption of a program which encourages building conservation and rehabilitation and provides funds to finance planned public improvements within the waterfront area, will not only be beneficial to the immediate neighborhood but to the entire downtown area and City of Portland.

Sincerely,

A handwritten signature in dark ink, appearing to read "E. Bonner", written over the word "Sincerely,".

Ernest R. Bonner
Planning Director

ERB/ajr

Enclosure



downtown plan

CITIZENS' ADVISORY COMMITTEE
424 SW Main Street
Portland, Oregon 97204
248-4292

March 29, 1974

TO: Portland City Planning Commission

FROM: Citizens' Advisory Committee to the Downtown Plan (CAC)

RE: Public Forum on Preliminary Urban Renewal Plan Document for
the Downtown Waterfront held on March 28, 1974

Dear Commissioners:

The following represents a summary of comments and opinions expressed at the 3/28 Public Forum.

1. It was strongly recommended that the references in item 6, P. 10 of the Urban Renewal Document regarding sale, exchange, transfer, or otherwise dispose of any interest in real property which has been acquired in accordance with provisions of the Urban Renewal Plan be deleted because of the strong feeling that public waterfront property should be maintained in public ownership in perpetuity. This provision is in conflict with Downtown Plan Goals, i.e. Waterfront Goal E/7 which states that, "Where private development is permitted east of Front Avenue, properties should be leased rather than sold." The intent is also expressed in Waterfront Goal A/1, which states, "Extend acquisition of public land and development as far west, north and south as possible." (Emphasis added.)
2. The opinion was expressed that condemnation should not be used by the City to acquire property. Several persons felt that the procedure used in the South Auditorium Renewal Project should not be used in this Urban Renewal project.
3. Questioning took place regarding the termination of the Tax Increment mechanism. PDC staff responded that the mechanism would end when the area is no longer designated by the City as an Urban Renewal Area.
4. Strong feelings were expressed that tax increment funds should be used to help provide low and moderate income housing. It was also noted that another use for tax increment funds will be relocation benefits which must be provided under Urban Renewal.
5. The opinion was expressed that the purpose of the Urban Renewal designation should be very clear.

EXHIBIT "A"
BOUNDARY DESCRIPTION
DOWNTOWN WATERFRONT URBAN RENEWAL AREA

The project area is described as all that land situated in the City of Portland, County of Multnomah, and State of Oregon, bounded generally as follows:

Beginning at the intersection of the West Harbor Line of the Willamette River and the easterly extension of the north line of S.W. Jefferson Street; thence westerly along the north line of S.W. Jefferson Street to the east line of S.W. First Avenue; thence northerly along the east line of S.W. First Avenue to the north line of S.W. Madison Street; thence westerly along the north line of S.W. Madison Street to the west line of S.W. Second Avenue; thence southerly along the west line of S.W. Second Avenue to the north line of S.W. Jefferson Street; thence westerly along the north line of S.W. Jefferson Street to the west line of S.W. Fifth Avenue; thence northerly along the west line of S.W. Fifth Avenue to the south line of S.W. Oak Street; thence westerly along the south line of S.W. Oak Street to the west line of S.W. Park Avenue; thence northerly along the west line of S.W. Park Avenue to the south line of West Burnside Street; thence westerly along the south line of West Burnside Street to the southerly extension of the west line of N.W. Ninth Avenue; thence northerly along the west line of N.W. Ninth Avenue to the north line of N.W. Hoyt Street; thence easterly along the north line of N.W. Hoyt Street to the west line of the N.W. Broadway Avenue Bridge Ramp; thence northerly along the west line of the N.W. Broadway Avenue Bridge Ramp 845 feet, more or less, to a point; thence northeasterly along the north line of the Broadway Bridge 790 feet, more or less, to the West Harbor Line of the Willamette River; thence southerly along the West Harbor Line of the Willamette River 7388 feet, more or less to the easterly extension of the north line of S.W. Jefferson Street, the point of beginning.

RESOLUTION NO. 31395

WHEREAS, the Portland Development Commission as the duly designated Urban Renewal Agency of the City of Portland, (herein called "Agency"), in cooperation with the Office of Planning and Development and the Portland City Planning Commission, has caused to be prepared and submitted to the Council for review and approval an Urban Renewal Plan (herein called "Plan") for the Downtown Water-front Project (herein called "Project") for the Urban Renewal Area (herein called "Area") located in the City of Portland, and more particularly described in Exhibit "A," attached hereto and by this reference made a part hereof; and

WHEREAS, said Plan is dated March 11, 1974, Revised April 16, 1974, and consists of a table of contents, fourteen (14) pages of text and three (3) Exhibits marked "A" through "C"; and

WHEREAS, a general plan exists and is used as a guide for the general development of the City of Portland and the Area as a whole; and

WHEREAS, the Portland City Planning Commission has reviewed the Plan and has determined that the Plan for the Area conforms to said general plan and has recommended that the Council approve said Plan; and

WHEREAS, the Council has duly considered the recommendation of the Planning Commission; and

WHEREAS, the Council has made and has had the benefit of detailed studies and reports of the location, land use, environmental influences, and the social, cultural and economic conditions of the Area and has determined that the Area is a blighted and deteriorated area as defined in ORS Chapter 457 and that it is detrimental to the safety, health and welfare of the inhabitants and users thereof and to the City of Portland at large, because of the existence of blighted and deteriorated conditions among which are deleterious land uses, buildings and improvements which are dilapidated and otherwise deficient and unsafe, traffic congestion which among other things results in air pollution, a disproportionate share of disease and crime compared with other areas of the City, impairment of

economic values and tax revenues, and the harmful effect these other conditions and factors have on development, redevelopment, rehabilitation and conservation in said Area and the City of Portland as a whole, and the Council has been duly apprised and is aware of these factors and conditions; and

WHEREAS, the Plan provides an outline for the development, redevelopment, clearance, rehabilitation and conservation of the Area and indicates and provides for, but is not limited to (a) proposals for land acquisition, demolition and removal of structures, redevelopment, improvements and rehabilitation all under certain terms and conditions; (b) the relationship of the plan to definite local objectives as to appropriate land uses and improved traffic, public transportation, public utilities, recreation and community facilities and other public improvements; (c) proposed land uses, maximum densities and building requirements in the Area; (d) the method for the temporary or permanent relocation of persons living in the Area upon any clearance in the Area through land acquisition; and (e) proposals for financing said activities, including a division of property taxes as provided by ORS CHAPTER 457; now, therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF PORTLAND, STATE OF OREGON, as follows:

Section 1. It is hereby found and determined that the hereinabove described Downtown Waterfront Project Area, by reason of the facts and circumstances hereinabove found to exist is detrimental to the safety, health, morals and welfare of the inhabitants and users thereof and of the City of Portland as a whole.

Section 2. It is further found and determined that said Project Area is a blighted and deteriorated area as defined in ORS Chapter 457 by reason of the facts and conditions herein found to exist, including but not limited to the deleterious land uses, buildings and improvements which are dilapidated and otherwise deficient and unsafe, traffic congestion which among other things results in air pollution, a disproportionate share of disease and crime compared with other areas of the City, impairment of economic values and tax revenues, and that these and other conditions and factors have a harmful effect on development, redevelopment, rehabilitation and conservation of said Area and in the City of Portland as a whole.

Section 3. It is further found and determined that the hereinabove described and designated Urban Renewal Plan

for the Downtown Waterfront Project conforms to the general plan of the community as recognized and used as a guide for the general development of the Area and the City of Portland as a whole.

Section 4. It is further found and determined that said Urban Renewal Plan complies with all the requirements of ORS Chapter 457.

Section 5. The Urban Renewal Plan for the Downtown Waterfront Project dated March 11, 1974, Revised April 16, 1974, and consisting of a table of contents, fourteen (14) pages of text and three (3) Exhibits marked "A" to "C", having been duly reviewed and considered, is hereby approved and adopted. The City Auditor shall file a copy of the Plan with this resolution.

Section 6. It is further found and determined that, in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, certain official action must be taken by the Council with reference, among other things, to zone changes, modification of streets and other public ways, and the establishment of new streets or pedestrian patterns, the location and relocation of sewers and water mains and other public facilities, or other public action, and accordingly, the Council (a) pledges its cooperation and the cooperation of each department of the City in helping to carry out the Urban Renewal Plan, and (b) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.

Section 7. The City Auditor is hereby directed to forward to the Portland Development Commission and to the Portland City Planning Commission copies of this resolution.

Adopted by the Council APR 25 1974

Serge Gershman
Auditor of the City of Portland

JWO
Order of the Council
April 17, 1974
OIN:at

RESOLUTION NO. 31305

Resolution approving an Urban
Renewal Plan for the Downtown
Waterfront Urban Renewal Area
located in the City of Portland.

THURSDAY



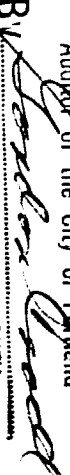
THE COMMISSIONERS VOTED
AS FOLLOWS

	YEAS	NAYS
IVANCE	1	
JORDAN	1	
McCREADY	1	
SCHWAB		1
Goldschmidt	1	

Filed APR 12 1974

GEORGE YERKOVICH

Auditor of the City of Portland

By  Deputy