

CITY OF PORTLAND, OREGON
OREGON CONVENTION CENTER URBAN RENEWAL PLAN
AS AMENDED THROUGH MAY 11, 1994
(FIFTH AMENDMENT)

CITY OF PORTLAND DEVELOPMENT COMMISSION
1120 S.W. FIFTH AVENUE, SUITE 1100
PORTLAND, OREGON 97204-1968

**URBAN RENEWAL PLAN FOR THE
OREGON CONVENTION CENTER URBAN RENEWAL AREA**

**ORIGINALLY ADOPTED MAY 18, 1989
BY CITY COUNCIL ORDINANCE 161925
(SUBSEQUENTLY AMENDED)**

**PART ONE - TEXT
PART TWO - EXHIBITS**

AMENDMENTS

The Oregon Convention Center Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. This Urban Renewal Plan, as amended, has been prepared by the Portland Development Commission, the Urban Renewal Agency of the City of Portland, Oregon, pursuant to Oregon Revised Statutes (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not.

The Oregon Convention Center Urban Renewal Plan was originally approved by the City Council of the City of Portland on May 18, 1989 by Ordinance No. 161925. Subsequent to such original adoption, the Urban Renewal Plan has been amended as follows:

FIRST AMENDMENT

Adopted April 24, 1991
By City Council
Ordinance No. 164088

Approved May 9, 1990
By Portland Development Commission
Resolution No. 3959
Revised May 17, 1990
by Resolution 3967

SECOND AMENDMENT

Adopted April 24, 1991
By City Council
Ordinance No. 164089

Approved May 9, 1990
By Portland Development Commission
Resolution No. 3960

THIRD AMENDMENT

Approved September 11, 1991
By Portland Development Commission
Resolution No. 4139
(Minor Amendment)

FOURTH AMENDMENT

Adopted July 14, 1993
By City Council
Ordinance No. 166748

Approved May 12, 1993
By Portland Development Commission
Resolution 4392

FIFTH AMENDMENT

Adopted July 20, 1994
By City Council
Ordinance No. 167930

Approved May 11, 1994
By Portland Development Commission
Resolution 4547

TABLE OF CONTENTS

PART ONE - TEXT

	<u>PAGE NO.</u>
SECTION 100 - INTRODUCTION	1
Section 101 - Urban Renewal Plan Area Boundary Expansion	1
Section 102 - Summary of Amended Urban Renewal Plan Area and Assessed Value	1
SECTION 200 - DEFINITIONS	2
SECTION 300 - LEGAL BOUNDARY DESCRIPTION OF THE ORIGINAL OREGON CONVENTION CENTER URBAN RENEWAL AREA	5
Section 301 - Fourth Amendment ... Legal Boundary Description of the Expansion Area to the Original Oregon Convention Center Urban Renewal Plan Area	9
SECTION 400 - PURPOSE, GOALS AND OBJECTIVES FOR THE OREGON CONVENTION CENTER URBAN RENEWAL AREA	20
Section 401 - City of Portland Policy Context	22
SECTION 500 - LAND USE PLAN	31
Section 501 - Land Use Map And Regulations	31
Section 502 - Land Use Designations	31
Section 503 - Additional Land Use Provisions	32
SECTION 600 - URBAN RENEWAL ACTIVITIES	33
Section 601 - Project and Improvement Activities	33
Section 602 - Real Property Acquisition And Redevelopment	35
Section 603 - Property Disposition and Redeveloper Obligations	36
Section 604 - Owner Participation	38
Section 605 - Relocation	38
SECTION 700 - JOBS DEVELOPMENT PROGRAM	39
SECTION 800 - FINANCING URBAN RENEWAL ACTIVITIES	40
Section 801 - Self-Liquidation Of Costs Of Urban Renewal Activities	40
Section 802 - Prior Indebtedness	41
Section 803 - Annual Budget	41
Section 804 - Financial Statement	41
SECTION 900 - CITIZEN PARTICIPATION	42

SECTION 1000 - PROCEDURES FOR CHANGES OR AMENDMENTS IN THE	
PLAN	44
Section 1001 - Minor Changes or Amendments	44
Section 1002 - Substantial Changes or Amendments	44
SECTION 1100 - OTHER PROVISIONS	45
Section 1101 - Non-discrimination	45
Section 1102 - Recording of Plan	45
Section 1103 - Validity of Urban Renewal Plan	45

PART TWO - EXHIBITS

Exhibit 1 - Urban Renewal Plan Area Map

Exhibit 1a - Urban Renewal Plan Expansion Area Map

Exhibit 2 - Land Use Plan Map (Comprehensive Plan)

Exhibit 2a - Zoning Map ... Expansion Area, Part of Albina Community Plan

Exhibit 3 - Zoning Map

SECTION 100 - INTRODUCTION

The Oregon Convention Center Urban Renewal Plan is an Urban Renewal Plan for the City of Portland, Oregon, adopted pursuant to ORS.457. The Urban Renewal Area is located entirely within the incorporated City of Portland and consists of a single geographic area of the City, 508.84 acres in size, with an estimated total 1988-89 taxable true cash value of \$286,002,321.

This plan consists of two parts, Text and Exhibits, and has been prepared by the Portland Development Commission, the Urban Renewal Agency of the City of Portland, Oregon, pursuant to Oregon Revised Statute ("ORS") Chapter 457, the Oregon Constitution, and all applicable laws and ordinances. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not.

The Portland Development Commission, created by a vote of the people in 1958 through a City of Portland charter amendment, is the city's Urban Renewal Agency. Portland Development Commission will administer the provisions of this plan as allowed by Chapter 457 of the Oregon Revised Statutes, under the guidance of 5 Commissioners, appointed by the Mayor and approved by the City Council.

Section 101 - Urban Renewal Plan Area Boundary Expansion

In July, 1989, the Albina Community Plan process was begun by the City's Planning Commission in concert with the people and businesses of the greater Albina Community. As one of many implementing tools proposed by the Planning Commission in their Recommended Albina Community Plan dated February, 1993, a northerly expansion of the boundary of the Oregon Convention Center Urban Renewal Area was recommended.

The Expansion Area includes a 91.55 acre land area in portions of the N.E. Martin Luther King Jr. Boulevard and N.E. Alberta Street corridors and contains an estimated total 1992-93 taxable assessed value of \$18,420,323.

The boundary expansion of the original Oregon Convention Center Urban Renewal Plan Area is the Fourth Amendment to such plan. The amendment has been prepared by the Portland Development Commission in compliance with all applicable provisions of State and local law.

Section 102 - Summary of Amended Urban Renewal Plan Area and Assessed Value

Original OCCURA	508.84 acres	\$291,915,082 (certified)
Expansion Area	<u>91.55 acres</u>	<u>18,420,323 (estimated)</u>
Total	600.39 acres	\$310,335,405

SECTION 200 - DEFINITIONS

The following definitions will govern the construction of this Amended Plan unless the context otherwise requires:

"Albina Community Plan" means a part of the City's Comprehensive Plan that promotes the economic vitality, historic character and livability of inner north and inner northeast Portland. The Albina Community Plan was prepared by the Planning Commission and staff of the City's Bureau of Planning in close concert with citizens, neighborhood and business associations and the N/NE Economic Development Alliance.

"Area" means the area included within the amended boundaries of the Oregon Convention Center Urban Renewal Area.

"Blight" means areas which by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community, and as more specifically defined in Section 457.010 of the Oregon Revised Statutes.

"City" means the City of Portland, Oregon.

"City Council" means the City Council of the City of Portland, Oregon.

"Comprehensive Plan" means the Comprehensive Land Use Plan of the City of Portland, including all of its policies, procedures and implementing provisions, as amended.

"County" means the County of Multnomah, State of Oregon.

"Development Commission" means the Portland Development Commission which is the Urban Renewal Agency of the City of Portland, Oregon.

"Displaced" person or business means any person who moves or is required to move as a result of real property acquired by the Development Commission or any person receiving a written notice to vacate the property for public use as more specifically described in ORS 281.045.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Oregon Convention Center Urban Renewal Area, Part Two - Exhibits.

"Objective" means any goal, general or specific, or objective described in Section 400 of this Plan.

"OCCURA" means the Oregon Convention Center Urban Renewal Area as amended.

"OCCURA Expansion Area" means the northerly extension of the boundaries of the Oregon Convention Center Urban Renewal Plan Area as established by the approval of the Fourth Amendment to the original OCCURA Plan.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Plan" means the Urban Renewal Plan for the Oregon Convention Center Urban Renewal Area as amended, Parts One and Two.

"Planning Commission" means the Planning Commission of the City of Portland, Oregon.

"Redeveloper" means any individual or group acquiring property from the Development Commission or receiving financial assistance for the acquisition and/or physical improvement of privately or publicly held structures and land.

"State" means the State of Oregon.

"Tax Increment Financing" means a method of financing indebtedness incurred by the Portland Development Commission in preparing and implementing the Oregon Convention Center Urban Renewal Plan. Such tax increment method is authorized by ORS sections 457.420 through 457.450 and provides that all or a portion of the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Urban Renewal Area above that existing on the County tax roll last equalized prior to the effective date of the Portland City Council Ordinance approving the Urban Renewal Plan may be paid into a special fund of the Portland Development Commission. Such special fund, if any, shall be used to pay the principal and interest on bonded indebtedness incurred by the Portland Development Commission in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan including the administration of the Portland Development Commission's related activities.

"Taxing Districts" means those affected districts serving General Governments and Exclusive Schools as follows:

General Governments:

Multnomah County - County

City of Portland - City

Port of Portland - Port

Metropolitan Service District - METRO

Tri-Met Transportation District - TRI-MET

Exclusive Schools:

Portland School District No. 1 - SD 1
Elementary Education Service District - ESD-Elem
High School Education Service District - ESD-HS
Portland Community College - PCC

Each of the above Taxing Districts has authority to levy ad valorem taxes within the boundaries of the Amended Urban Renewal Area.

"Text" means the Urban Renewal Plan for the Oregon Convention Center Urban Renewal Area as amended, Part One - Text.

"U.R." means urban renewal as in Urban Renewal Boundary, Urban Renewal Area, etc.

"Urban Renewal Law" means Chapter 457 of the Oregon Revised Statutes as same exists on the effective date of this Urban Renewal Plan or as same may be amended from time to time by action of the Oregon Legislature.

SECTION 300 - LEGAL BOUNDARY DESCRIPTION OF THE ORIGINAL OREGON CONVENTION CENTER URBAN RENEWAL AREA

The approximate boundaries of the Area are shown by the Urban Renewal Plan Area Map (Exhibit One).

The 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 as follows:

Commencing at the northwest corner of the northeast one-quarter of Section 35, Township 1 North, Range 1 East, Willamette Meridian, City of Portland, County of Multnomah and State of Oregon;

Thence south 36.45' and west 16.4' to the northeast corner of N.E. Halsey Street and N.E. 14th Avenue, Multnomah County Assessor Map number 2932;

Thence east along the north right-of-way line of N.E. Halsey Street to the northeast corner of its intersection with N.E. 16th Avenue, for the true point of beginning;

Thence from the true point of beginning, south along the east right-of-way line of 16th Avenue and south prolongation thereof to the south right-of-way line of the Columbia River Highway (I-84);

Thence southwesterly along the south right-of-way line of the Columbia River Highway (I-84) to a point at its intersection with the east right-of-way line of N.E. 12th Avenue, which point is also the northeast corner of the Central Eastside Urban Renewal Area Boundary;

Thence southwesterly along the south right-of-way line of the Columbia River Highway (I-84), said right-of-way line also being the north boundary line of the Central Eastside Urban Renewal Area, to its intersection with the north right-of-way line of N.E. Everett Street at N.E. 6th Avenue;

Thence westerly along said north right-of-way line of N.E. Everett Street and westerly prolongation thereof to its intersection with the east Harbor line of the Willamette River;

Thence northwesterly along said Harbor line to the northwest corner of Tax Lot (3) in Add-Section 34, Township 1 North, Range 1 East, Assessor Account Number R-94134-0030;

Thence northeasterly along the northerly line of said tax lot to the intersection of the westerly right-of-way line of State Highway 99W (N. Interstate Avenue);

Thence northerly along said right-of-way line to the intersection of the southwesterly prolongation of the northerly right-of-way line of N. Dixon Street;

Thence northeasterly along said prolongation line to a point on the westerly right-of-way line of N. Wheeler Avenue;

Thence northwesterly along said right-of-way line and prolongation thereof to the intersection of the north right-of-way line of N. Hancock Street;

Thence east along said right-of-way line to the west right-of-way line of I-5 (East Bank Freeway);

Thence northwesterly along said I-5 right-of-way line to a point of intersection with the west prolongation of the north right-of-way line of N. Russell Street;

Thence east along said right-of-way line to the east right-of-way line of N. Williams Avenue;

Thence south along said right-of-way line to the northwest corner of Lot 24, Block 24, Add-Albina, Assessor Map 2830;

Thence clockwise around said Lot 24 to the adjacent northeast corner of Lot 25, Block 24, Add-Albina of said map;

Thence south along the east line of said lot and the east line of the tax lot described as E. 25' of Lot 26, Block 24, Add-Albina, of said map, to the north right-of-way of N.E. Thompson Street;

Thence east along said right-of-way line to a point of intersection with the north prolongation of the east line of Lot 4, Block 24, Add-Albina of said map;

Thence south along said line and east line of Lot 23, Block 23, Add-Albina, of said map, and south prolongation thereof to a point on the south right-of-way line of N.E. Tillamook Street;

Thence west along said right-of-way line to the northeast corner of a tax lot described as E. 25' of lots 1 & 2, Block 23, Add-Albina, of said map;

Thence south along the east line of said lot and Tax Lot (1) of Blocks 22 & 23 and a tax lot described as E. 25' of S. 10' of Lot 25, Block 22 and E. 25' of Lot 26, Block 22, Add-Albina, of said map to the north right-of-way line of N.E. San Rafael Street;

Thence east along said right-of-way line to a point of intersection with the north prolongation of the east line of a tax lot described as W. 25' of N. 1/2 of Lot 10, Block 22, Add-Albina, of said map;

Thence south along said line and east line of a tax lot described as the W. 1/2 of S. 1/2 of Lot 10, Block 22, Add-Albina, of said map, to the north right-of-way line of N.E. Hancock Street;

Thence east along said right-of-way line to a point of intersection with the north prolongation of the east right-of-way line of N.E. 1st Avenue;

Thence south along said line to the northwest corner of Lot 2, Block 246, Add-Holladay's Add, of said map;

Thence clockwise around said tax lot to the adjacent southwest corner of Lot 7, Block 246, Add-Holladay's Add, of said map;

Thence east along the south line of said tax lot and prolongation thereof to the northwest corner of the tax lot described as Lots 3 - 6, Block 247, Add-Holladay's Add, of said map;

Thence east along the north line of said tax lot to the west right-of-way line of N.E. 3rd Avenue;

Thence north along said right-of-way line to its intersection with the south right-of-way line of N.E. Hancock Street;

Thence west along said right-of-way line to a point of intersection with the south prolongation of the east line of a tax lot described as S. 1/2 of Lot 5, Block 21, Add-Albina, of said map;

Thence counter-clockwise around said tax lot to the adjacent southeast corner of a tax lot described as N. 1/2 of Lot 4, Block 21, Add-Albina, of said map;

Thence north along the east line, of said tax lot, and prolongation thereof to the north right-of-way line of N.E. San Rafael Street;

Thence east along said right-of-way line to the southwest corner of a tax lot described as exc. E. 10' in Martin Luther King Jr. Blvd. of Lots 14 & 15, Block 21 and Lots 17-20, Block 21, Add-Albina, Assessor Map 2830;

Thence clockwise around said tax lot to the adjacent southwest corner of a tax lot described as Lots 8 & 9, Block 20, Add-Albina, of said map;

Thence north along the west line, of said tax lot, and prolongation thereof to the southwest corner of Tax Lot 19, Block 20, Add-Albina, of said map;

Thence north along the west lines, of said tax lot, and Tax Lot 8, Block 19, Add-Albina, of said map and north prolongation thereof to a point on the north right-of-way line of N.E. Thompson Street;

Thence counter-clockwise around a tax lot described as Lots 19 & 20, Block 19, Add-Albina, of said map to the adjacent southwest corner of Tax Lot 8, Block 18, Add-Albina, of said map;

Thence north along the west line, of said tax lot, and prolongation thereof to the southeast corner of Tax Lot 20, Block 18, Add-Albina, of said map;

Thence counter-clockwise around said tax lot to the adjacent southwest corner of a tax lot described as Lots 7 - 9, Block 17, Add-Albina, of said map;

Thence north along the west line, of said tax lot, and prolongation thereof to the north right-of-way line of N.E. Russell Street;

Thence east along said right-of-way line to the west right-of-way line of N.E. Martin Luther King Jr. Blvd.;

Thence north along said right-of-way line to a point of intersection with the west prolongation of the north right-of-way line of N.E. Russell Street;

Thence east along said line to a point of intersection with the north prolongation of the east line of Tax Lot 28, Block 6, Add-Albina, Assessor Map 2731 or 2831;

Thence south along said prolongation and lot line and east line of Tax Lot 5, Block 5, Add-Albina, Assessor Map 2831, and its prolongation to the northeast corner of a tax lot described as exc. W. 10' in Martin Luther King Jr. Blvd. of Lots 1 & 2, Block 5 and Lot 28, Block 5, Add-Albina of said map;

Thence south along the east line of said tax lot and the east line of Tax Lot 5, Block 4, Add-Albina, of said map, and its prolongation to the northeast corner of a tax lot described as E. 5' of Lot 2, Block 4 and Lot 28, Block 4, Add-Albina, of said map;

Thence south along the east line of said tax lot and the east line of Tax Lot 5, Block 3, Add-Albina, of said map, to a point on the north right-of-way line of N.E. Thompson Street;

Thence east along said right-of-way line to a point of intersection with the north prolongation of the east line of Lot 27, Block 3, Add-Albina of said map;

Thence south along said prolongation and east line and the east line of Lot 6, Block 2, Add-Albina, of said map, and its prolongation to a point on the south right-of-way line of N.E. Tillamook Street;

Thence west along said right-of-way line to the northeast corner of a tax lot described as W. 33-1/3' of Lot 27, Block 2, Add-Albina, of said map;

Thence south along the east line of said tax lot to a point on the north line of a tax lot described as Lots 5 & 6, Block 1, Add-Albina, of said map;

Thence clockwise around said tax lot to a point of intersection with the north right-of-way line of N.E. San Rafael Street;

Thence east along said right-of-way line to a point of intersection with the north prolongation of the west line of a tax lot described as W. 9.88' of N. 1/2 of Lot 25, Block 1, and E. 31.62' of N. 1/2 of Lot 26, Block 1, Add-Albina, of said map;

Thence south along said prolongation and west line to the southwest corner of said tax lot;

Thence east along the south line of said tax lot and tax lots described as: 1) exc. W. 9.88' of N. 1/2 of Lot 25, Block 1 2) N. 1/2 of Lot 24, Block 1 3) N. 1/2 of Lot 23, Block 1 4) W. 35' of N. 1/2 of Lot 22, Block 1 5) W. 18' of N. 1/2 of Lot 21, Block 1 and E. 15' of N. 1/2 of Lot 22, Block 1 6) E. 32' of N. 1/2 of Lot 21, Block 1, Add-Albina, of said map; to the southeast corner thereof;

Thence north along the east line of said tax lot described as E. 32' of N. 1/2 of Lot 21, Add-Albina, of said map, and its prolongation thereof to a point on the north right-of-way line of N.E. San Rafael Street;

Thence east along said right-of-way line and prolongation to a point on the east right-of-way line of N.E. 7th Avenue;

Thence south along said right-of-way line to a point on the north right-of-way line of N.E. Schuyler Street;

Thence east along said right-of-way line to a point on the east right-of-way line of N.E. 16th Avenue;

Thence south along said right-of-way line to the true point of beginning, containing 508.84 acres, more or less laying entirely within the city limits of the City of Portland, Multnomah County, Oregon.

Section 301 - Fourth Amendment ... Legal Boundary Description of the Expansion Area to the Original Oregon Convention Center Urban Renewal Plan Area

Commencing in the N.E. 1/4 of Section 27, Township 1 North, Range 1 East, Willamette Meridian, City of Portland, County of Multnomah, State of Oregon, on the original northern boundary of the Oregon Convention Center Urban Renewal Plan Area, along the west

extension of the north right-of-way line of N.E. Russell Street to the west right-of-way line of N.E. Martin Luther King Jr. Boulevard (N.E. MLK Blvd), for the TRUE POINT OF BEGINNING of the Expansion Area Boundary, said point being shown on Multnomah County Assessor Maps 2730, 2731 and 2831;

1. Thence north along the west right-of-way line of N.E. MLK Blvd., Assessor Map 2730, to the south right-of-way line of N.E. Fremont Street;
2. Thence west along the south right-of-way line of N.E. Fremont Street to the south extension of the east right-of-way line of N.E. Garfield Avenue, Map 2730 and Assessor Map 2630;

ON ASSESSOR MAP NO. 2630:

3. Thence north along the south extension and the east right-of-way line of N.E. Garfield Avenue to the northwest corner of Lot 11, Block 5, (Account No. 01050-1640) of ALBINA-HOMESTEAD
4. Thence east along the north property line of Lot 11 to the northeast corner of Lot 11;
5. Thence north along the west property lines of Lot 5, Block 5, (Account No. 01050-1580) of ALBINA-HOMESTEAD, and continuing north along the west (rear) property lines of the lots of Block 5 to the northwest corner of Lot 1, Block 5, (Account No. 01050-1530) of ALBINA-HOMESTEAD, being on the south right-of-way line of N.E. Beech Street;
6. Thence west along the south right-of-way line of N.E. Beech Street to the east right-of-way line of N.E. Garfield Avenue;
7. Thence north along the east right-of-way line of N.E. Garfield Avenue to the north right-of-way line of N.E. Failing Street;
8. Thence east along the north right-of-way line of N.E. Failing Street to the west right-of-way line of N.E. MLK Blvd, Map 2630;
9. Thence north along the west right-of-way line of N.E. MLK Blvd to the south right-of-way line of N.E. Skidmore Street;
10. Thence west along the south right-of-way line of N.E. Skidmore Street to the east right-of-way line of N.E. Garfield Avenue;
11. Thence north along the east right-of-way line of N.E. Garfield Avenue to the northwest corner of Lot 1-3, 6-12, Block A, (Account No. 01050-0090) of ALBINA HOMESTEAD, on Map 2630 and Assessor Map 2530;

12. Thence east along the north property line of Lot 1-3,6-12 for 105.00 feet, more or less, to the southwest corner of Lot 6, Block 1, (same Account No. 01050-0090) of HIGHLAND PLACE, on Map 2630 and Map 2530;

ON ASSESSOR MAP NO. 2530:

13. Thence north along the west property line of Lot 6 and continuing north along the west (rear) property lines of lots of Block 1, of HIGHLAND PLACE, and thence along the west property lines of Lot 4-2, Block 6, (Account No. 38490-0500) of HIGHLAND PLACE (Blocks 1 and 6 are platted as a single block), to the south right-of-way line of N.E. Going Street, being 99.95 feet, more or less, west of the west right-of-way line of N.E. MLK Blvd.;
14. Thence west along the south right-of-way line of N.E. Going Street to the east right-of-way line of N.E. Garfield Avenue;
15. Thence north along the east right-of-way line of N.E. Garfield Avenue to the northwest corner of Lot 12, Block 6, (Account No. 52670-2140) of MAEGLY-HIGHLAND;
16. Thence east along the north property line of Lot 12 to the southwest corner of Lot 4, Block 6, (Account No. 52670-2000) of MAEGLY-HIGHLAND;
17. Thence north along the west property line of Lot 4 and continuing north along the west (rear) property lines of the lots of Block 6 to the northwest corner of Lot 1, Block 6, (Account No. 52670-1920) of MAEGLY-HIGHLAND, and north to the north right-of-way line of N.E. Wygant Street, which is at the southwest corner of Lot 10, Block 5, (Account No. 52670-1700) of MAEGLY-HIGHLAND on Map 2530;
18. Thence north along the west property line of Lot 10 and continuing north along the west (rear) property lines of the lots of Block 5 to the northwest corner of Lot 7, Block 5, (Account No. 52670-1660) of MAEGLY-HIGHLAND;
19. Thence west along the south property line of Lot 15, Block 5, (Account No. 52670-1820) of MAEGLY-HIGHLAND, to the east right-of-way line of N.E. Garfield Avenue;
20. Thence north along the east right-of-way line of N.E. Garfield Avenue, across N.E. Alberta Street, thence continuing north along the east right-of-way line of N.E. Garfield Avenue to the northwest corner of Lot 5, Block 25, (Account No. 87730-6370) of WALNUT PARK;
21. Thence east along the north property line of Lot 5 to its northeast corner, which corner is on the west right-of-way line of the north/south alley located between N.E. Garfield Avenue and N.E. MLK Blvd.;

22. Thence north along the west right-of-way line of the north/south alley to the south right-of-way line of N.E. Sumner Street;
23. Thence west along the south right-of-way line of N.E. Sumner Street to the east right-of-way line of N.E. Garfield Avenue;
24. Thence north along the east right-of-way line of N.E. Garfield Avenue to the northwest corner of Lot 5-7, Block 10, (Account No. 87730-2240) of WALNUT PARK;
25. Thence east along the north property line of Lot 5-7 to the west right-of-way line of the north/south alley;
26. Thence north along the west right-of-way line of the north/south alley to the southeast corner of Lot 2, Block 10, (Account No. 87730-2180) of WALNUT PARK;
27. Thence west along the south property line of Lot 2 to the east right-of-way line of N.E. Garfield Avenue;
28. Thence north along the east right-of-way line of N.E. Garfield Avenue on Map 2530, crossing N.E. Emerson and N.E. Killingsworth Streets, to the northwest corner of Lot 10, Block 1, (Account No. 65780-0100), PIEDMONT, Assessor Map 2430;

ON ASSESSOR MAP NO. 2430:

29. Thence east along the north property line of Lot 10 to the west right-of-way line of the north/south alley located between N.E. Garfield Avenue and N.E. MLK Blvd.;
30. Thence north along the west right-of-way line of the north/south alley, crossing N.E. Jessup, N.E. Jarrett, and N.E. Ainsworth Streets, to the north right-of-way line of N.E. Holman Street;
31. Thence east along the north right-of-way line of N.E. Holman Street to the west right-of-way line of N.E. MLK Blvd.;
32. Thence north along the west right-of-way line of N.E. MLK Blvd. to the north right-of-way line of N.E. Portland Boulevard on Map 2430 and Assessor Map 2431;

ON ASSESSOR MAP NO. 2431:

33. Thence east along the extended north right-of-way line of N.E. Portland Boulevard across N.E. MLK Blvd. to the east right-of-way line of N.E. MLK Blvd.;
34. Thence south along the east right-of-way line of N.E. MLK Blvd. to the north right-of-way line of N.E. Portland Boulevard;

35. Thence east along the north right-of-way line of N.E. Portland Boulevard to the west right-of-way line of N.E. Grand Avenue;
36. Thence south along the west right-of-way line of N.E. Grand Avenue, crossing N.E. Holman and N.E. Ashley Streets, to the north right-of-way line of N.E. Ainsworth Street;
37. Thence east along the north right-of-way line of N.E. Ainsworth Street to the north extension of the west right-of-way line of N.E. 6th Avenue;
38. Thence south along the north extension and the west right-of-way line of N.E. 6th Avenue to the south right-of-way line of N.E. Simpson Street;
39. Thence west along the south right-of-way line of N.E. Simpson Street to the northeast corner of Lot 5, Block 5, (Account No. 16640-0130) of CLOVERDALE EXTENSION on Map 2431;
40. Thence south along the east property line of Lot 5 and Lot 16, Block 5, (Account No. 16640-0250) of CLOVERDALE EXTENSION, to the north right-of-way line of N.E. Jarrett Street;
41. Thence east 100.00 feet, more or less, along the north right-of-way line of N.E. Jarrett Street to the north extension of the east property line of Tax Lot (1), Block 4, (Account No. 16670-1070) of CLOVERDALE EXTENSION (Tax Lot (1) is also a portion of Block 3 of CLOVERDALE TRACT);
42. Thence south along the north extension of the east property line of Tax Lot (1) of Blocks 4 and 3 across N.E. Jessup Street and continuing south on the east property line of Lot 7, Block 2, (Account No. 16670-0650) and Lot 24, Block 2, (Account No. 16670-1010) both of CLOVERDALE TRACT, and its south extension to the south right-of-way line of N.E. Church Street;
43. Thence east along the south right-of-way line of N.E. Church Street to the northeast corner of Lot 7-8, Block 1, (Account No. 16670-0130) of CLOVERDALE TRACT, and continuing south along the east property line of Lot 7-8 to the northwest corner of Lot 22, Block 1, (Account No. 16670-0430) of CLOVERDALE TRACT;
44. Thence east along the north property line of Lot 22 and its extension for a distance of 347.82 feet, more or less, to the northeast corner of Lot 18-16, Block 1, (Account No. 16670-0310) of CLOVERDALE TRACT, which corner is on the west right-of-way line of N.E. 7th Avenue;
45. Thence south 90.00 feet, more or less, along the west right-of-way line of N.E. 7th Avenue to the north right-of-way line of N.E. Killingsworth Street;

46. Thence east along the north right-of-way line of N.E. Killingsworth Street to the north extension of the west right-of-way line of N.E. 8th Avenue, on Map 2431 and Assessor Map 2531;

ON ASSESSOR MAP NO. 2531:

47. Thence south along the extension of the west right-of-way line of N.E. 8th Avenue to the south right-of-way line of N.E. Killingsworth Court;
48. Thence west along the south right-of-way line of N.E. Killingsworth Court to the northeast corner of Lot 2, Block 5, (Account No. 87200-0790) of WAITS CLOVERDALE ANNEX on Map 2531;
49. Thence south along the east property line of Lot 2 to the north right-of-way line of N.E. Emerson Street;
50. Thence west along the north right-of-way line of N.E. Emerson Street to the east right-of-way line of N.E. 6th Avenue;
51. Thence south along the east right-of-way line of N.E. 6th Avenue to the north right-of-way line of N.E. Roselawn Street;
52. Thence southwesterly across N.E. Roselawn Street to its south right-of-way line and the northeast corner of Lot 11, Block 7, (Account No. 72500-0970) of ROSELAWN and continuing south along the east property line of Lot 11 to its southeast corner;
53. Thence west along the south property line of Lot 11 to the northeast corner of Lot 104-105, no block number, (Account No. 03670-0750) of ARLETA PARK ;
54. Thence south along the east property line of Lot 104-105 and its south extension to the south right-of-way line of N.E. Sumner Street;
55. Thence west along the south right-of-way line of N.E. Sumner Street to the northeast corner of Lot 142-145-148, no Block number, (Account No. 03670-1350), of ARLETA PARK;
56. Thence south along the east property line of Lot 142-145-148 and the east property line of Lot 143, no Block number, (Account No. 03670-1490), of ARLETA PARK, to the north right-of-way line of N.E. Webster Street;
57. Thence east along the north right-of-way line of N.E. Webster Street to the north extension of the east right-of-way line of N.E. Grand Avenue;

58. Thence south along the north extension and the east right-of-way line of N.E. Grand Avenue to the northwest corner of Lot 5, Block 2, (Account No. 72450-0210) of ROSEDALE;
59. Thence east along the north property lines of Lot 5 and Lot 10, Block 2, (Account No. 72450-0260) of ROSEDALE, and its east extension to the east right-of-way line of N.E. 6th Avenue;
60. Thence south along the east right-of-way line of N.E. 6th Avenue to the north right-of-way line of N.E. Alberta Street on Map 2531;
61. Thence east along the north right-of-way line of N.E. Alberta Street, crossing N.E. 7th, N.E. 8th, N.E. 9th and N.E. 10th Avenues, to the west right-of-way line of N.E. 11th Avenue;
62. Thence north 74.50 feet, more or less, along the west right-of-way line of N.E. 11th Avenue to the west extension of the north property line of Lot 6-7, Block 8, (Account No. 72450-1110) of ROSEDALE ANNEX ;
63. Thence east along the west extension and the north property line of Lot 6-7 and continuing east along its east extension to the east right-of-way line of N.E. 12th Avenue to the northwest corner of Lot 6-7, Block 9, (Account No. 72450-1260) of ROSEDALE ANNEX, and thence continuing east along the east extension of Lot 6-7 of Block 9 to the east right-of-way line of N.E. 13th Avenue, which is located 74.50 feet, more or less, north of the north right-of-way line of N.E. Alberta Street;
64. Thence south 74.50 feet, more or less, along the east right-of-way line of N.E. 13th Avenue to the north right-of-way line of N.E. Alberta Street;
65. Thence east along the north right-of-way line of N.E. Alberta Street to the west right-of-way line of N.E. 14th Avenue;
66. Thence north 74.50 feet, more or less, along the west right-of-way line of N.E. 14th Avenue to the west extension of the north property line of Lot 6-7, Block 11, (Account No. 72450-1540) of ROSEDALE ANNEX;
67. Thence east, on Map 2531, along the west extension and the north property line of Lot 6-7 of Block 11 to the northeast corner of said Lot, which is the southwest corner of the north 1/2 of Lot 7, Block 23, (Account No. 86070-4290) of VERNON, Assessor Map 2532;

ON ASSESSOR MAP NO. 2532:

68. Thence north along the west property line of the north 1/2 of Lot 7 to its northwest corner, thence east along its north property line to the west right-of-way line of N.E. 14th Place, which is 100.00 feet, more or less, north of the north right-of-way line of N.E. Alberta Street;
69. Thence east across N.E. 14th Place to the northwest corner of Lot 7, Block 24, (Account No. 86070-4400) of VERNON, and continuing east along the north property line of Lot 7 and the north property line of Tax Lot (2), Block 24, (Account No. 86070-4420) of VERNON, across N.E. 15th Avenue, and continuing east along the north property line of Lot 7, Block 25, (Account No. 86070-4580) of VERNON, to its northeast corner, on Map 2532;
70. Thence south 260.00 feet, more or less, from the northeast corner of Lot 7, Block 25, across N.E. Alberta Street to the southeast corner of Lot 1-2, Block 42, (Account No. 86070-7580) of VERNON;
71. Thence west along the south property line of Lot 1-2 and across N.E. 15th Avenue to the southeast corner of Lot 17, Block 43, (Account No. 86070-7930) of VERNON and continuing west along the south property line of Lot 17 and the south property line of Lot 2, Block 43, (Account No. 86070-7770) of VERNON, continuing west across N.E. 14th Place to the southeast corner of Lot 2, Block 44, (Account No. 86070-7970) of VERNON, and continuing west along the south property line of Lot 2 to its southwest corner, said southwest corner being on the east property line of Lot 1-3, Block 6, (Account No. 01020-0770) of ALBINA HEIGHTS, Assessor Map 2531;

ON ASSESSOR MAP NO. 2531:

72. Thence south to the southeast corner of Lot 1-3;
73. Thence west along the south property line of Lot 1-3 and its west extension to the west right-of-way line of N.E. 14th Avenue;
74. Thence north along the west right-of-way line of N.E. 14th Avenue to the south right-of-way line of N.E. Alberta Street;
75. Thence west along the south right-of-way line of N.E. Alberta Street to the east right-of-way line of N.E. 13th Avenue;
76. Thence south 75.80 feet, more or less, along the east right-of-way line of N.E. 13th Avenue to the east extension of the south property line of Lot 13-14, Block 4, (Account No. 01020-0610), of ALBINA HEIGHTS;

77. Thence from the east extension of the south property line of Lot 13-14, west 250.00 feet, more or less, to the east right-of-way line of N.E. 12th Avenue at the southwest corner of Lot 1-2, Block 4, (Account No. 01020-0490) of ALBINA HEIGHTS on Map 2531;
78. Thence south 40.00 feet, more or less, along the east right-of-way line of N.E. 12th Avenue to the east extension of the south property line of Lot 12-14, Block 3, (Account No. 01020-0460) of ALBINA HEIGHTS;
79. Thence west along the east extension of the south property line of Lot 12-14 and along its south property line and continuing west along the south property line of Lot 1-3, Block 3, (Account No. 01020-0330) of ALBINA HEIGHTS, and its west extension to the west right-of-way line of N.E. 11th Avenue;
80. Thence north 115.80 feet, more or less, along the west right-of-way line of N.E. 11th Avenue to the south right-of-way line of N.E. Alberta Street;
81. Thence west along the south right-of-way line of N.E. Alberta Street, crossing N.E. 10th, N.E. 9th, N.E. 8th and N.E. 7th Avenues, to the east right-of-way line of N.E. 6th Avenue;
82. Thence south 100.80 feet, more or less, along the east right-of-way line of N.E. 6th Avenue to the east extension of the south property line of Lot 11-12, Block 2, (Account No. 49180-0470) of LESHs ADDITION;
83. Thence west 300.00 feet, more or less, along the east extension and the south property line of Lot 11-12 and along the south property line of the south 32.00 feet, more or less, of Lot 2, Block 2, (Account No. 49180-0290) of LESHs ADDITION and along the west extension of Lot 2 to the west right-of-way line of N.E. Grand Avenue and the northeast corner of Lot 10, Block 1, (Account No. 49180-0190) of LESHs ADDITION;
84. Thence south along the west right-of-way line of N.E. Grand Avenue to the southeast corner of Lot 10, thence west along the south property line of Lot 10 to the southwest corner of said Lot, which corner is the northeast corner of Lot 4, Block 1, (Account No. 49180-0070) of LESHs ADDITION, being located 100.00 feet, more or less, west of the west right-of-way line of N.E. Grand Avenue;
85. Thence south along the east (rear) property line of Lot 4 and continuing south along the east (rear) property lines, which lie 100 feet, more or less, west of N.E. Grand Avenue, of all lots of Block 1, LESHs ADDITION and Block 3 of DAVIS HIGHLAND and its south extension to the south right-of-way line of N.E. Wygant Street on Map 2531;

86. Thence west along the south right-of-way line of N.E. Wygant Street to the east right-of-way line of N.E. MLK Blvd. and thence south along the east right-of-way line of N.E. MLK Blvd. to the north right-of-way line of N.E. Going Street and thence east for 100 feet, more or less, on the north right-of-way line of N.E. Going Street;
87. Thence south across N.E. Going Street and along the east (side and rear) property lines of Block 22 of HIGHLAND, across N.E. Prescott Street, all located 100.00 feet, more or less, west of and parallel to the west right-of-way line of N.E. Grand Avenue on Map 2531 and continuing south on the east (rear) property lines, all located 100.00 feet, more or less, west of and parallel to N.E. Grand Avenue, of Block 1, LINCOLN PARK ANNEX, and continuing on its south extension to the south right-of-way line of N.E. Skidmore Street on Assessor Map 2631;

ON ASSESSOR MAP NO. 2631:

88. Thence west 90.00 feet, more or less, along the south right-of-way line of N.E. Skidmore Street to the east right-of-way line of N.E. MLK Blvd.;
89. Thence south 850.00 feet, more or less, along the east right-of-way line of N.E. MLK Blvd., crossing N.E. Mason Street, to the north right-of-way line of N.E. Shaver Street;
90. Thence east along the north right-of-way line of N.E. Shaver Street to the west right-of-way line of N.E. Grand Avenue;
91. Thence south along the west right-of-way line of N.E. Grand Avenue to the south right-of-way line of N.E. Failing Street;
92. Thence west 100.00 feet, more or less, to the northeast corner of Lot 1, Block A, (Account No. 61150-0010) of NORTH IRVINGTON;
93. Thence south along the east property line of Lot 1, Block A, NORTH IRVINGTON, and the east (rear) property lines of the lots of Block 1, of LINCOLN PARK, located 90.00 feet, more or less, east of the east right-of-way line of N.E. MLK Blvd. and continuing south on the east property line of Lot 5-7, Block 1, (Account No. 49710-0050), LINCOLN PARK, thence east, south and west along its north, east and south property lines, respectively, and continuing south along the remaining east property line of Lot 5-7 to the north right-of-way line of N.E. Beech Street on Map 2631;
94. Thence east 100.00 feet, more or less, along the north right-of-way line of N.E. Beech Street to the west right-of-way line of N.E. Grand Avenue;
95. Thence south along the west right-of-way line of N.E. Grand Avenue and its south extension to the south right-of-way line of N.E. Fremont Street on Map 2631 and Assessor Map 2731;

ON ASSESSOR MAP NO. 2731:

96. Thence west along the south right-of-way line of N.E. Fremont Street to the east right-of-way line of N.E. MLK Blvd;
97. Thence south along the east right-of-way line of N.E. MLK Blvd. to the north right-of-way line of N.E. Russell Street, crossing N.E. Ivy, N.E. Cook, N.E. Fargo, N.E. Monroe, N.E. Morris, N.E. Stanton, N.E. Graham and N.E. Knott Streets;
98. Thence west 80.00 feet, more or less, across N.E. Martin Luther King, Jr. Boulevard on Maps 2730 and 2731, to the TRUE POINT OF BEGINNING and containing 91.55 acres, more or less, and lying entirely within the City of Portland and County of Multnomah.

SECTION 400 - PURPOSE, GOALS AND OBJECTIVES FOR THE OREGON CONVENTION CENTER URBAN RENEWAL AREA

The purpose of the Plan is to improve the condition and appearance of the Area, eliminate blight and blighting influences, to expand and improve public facilities and to stimulate private investment and economic growth in the Area.

Goal 1 Maximize the regional job potential of the Oregon Convention Center.

- 1.1 Recruit at least one headquarters hotel in the immediate vicinity of the OCC to capitalize on the convention center's capacity.
- 1.2 Encourage other support industries and businesses to locate in the Area or to upgrade existing facilities.

Goal 2 Target jobs and businesses created through urban renewal financed activities to first benefit North and Northeast Portland residents and then all Portland residents.

- 2.1 Support job development programs that assist in the recruitment, training, and placement of North/Northeast and Portland residents.
- 2.2 Adopt criteria or goals for jobs development program participation based on direct tax increment public development assistance.
- 2.3 Direct investment assistance for the jobs development program to commercial and industrial districts within the area closest to economically disadvantaged neighborhoods.

Goal 3 Create opportunities within the area for businesses to expand and service the convention trade.

- 3.1 Encourage lodging, entertainment, restaurant, and retail development in the corridor between the Convention Center and Lloyd Center.
- 3.2 Foster the opportunity for office development in the area as mutually supportive of the job growth goal, hotel market, and retail opportunity.
- 3.3 Ensure that adequate infrastructure is in place to support the levels of development proposed.

Goal 4 Integrate the OCC area with the west side of the Central City and the Lloyd Center, reinforcing the expansion of the central city and the economic expansion of the east side.

- 4.1 Upgrade the transportation and pedestrian linkages within the Central City and between facilities in the Area, such as the Oregon Convention Center and Memorial Coliseum.

- 4.2 Encourage the development of cultural amenities, entertainment and retail support both downtown and within the area along transit and pedestrian corridors, particularly Holladay Street.
- 4.3 Support the development of design guidelines and public works improvements to establish a distinct visual identity and relationship with the central city area and adjacent neighborhoods within the urban renewal area.
- 4.4 Encourage complementary and diverse land use activities in the Convention Center area.
- 4.5 Support residential, mixed-use and free-standing projects with the creation of quality amenities and environment.

Goal 5 Upgrade the setting and environment of the area to reflect the best of Portland to visitors; encouraging extended convention stays, return visits and business recruitment to Oregon.

- 5.1 Initiate efforts to significantly upgrade the area around the Steel Bridgehead as a gateway to the Convention Center, and to install pedestrian connections to and overlook improvements at the Willamette River.
- 5.2 Upgrade streetscape in all principal corridors and create identity with gateway improvements.
- 5.3 Encourage the development of entertainment, recreation, cultural and open space amenities.
- 5.4 Upgrade the level of public safety in the area with adequate lighting and capital expenditures or improvements that will improve police presence in the area.

Goal 6 Ensure that urban renewal activities work to stabilize adjacent neighborhoods; mitigating adverse impacts and striving to strengthen neighborhood values.

- 6.1 Coordinate the development of traffic management plans and street designs that reduce potential for through traffic infiltration in adjacent neighborhoods.
- 6.2 Foster residential and mixed-use development that serves a range of age and income groups within residential or mixed use zones in the Convention Center Urban Renewal Area as mutually supportive of retail opportunities and the maintenance of neighborhood values.
- 6.3 Study commercial/industrial nodes along the Martin Luther King Jr. Blvd. Corridor with a goal of identifying potential locations for development of businesses which could provide service to businesses within the Oregon Convention Center Urban Renewal Area. Coordinate with other economic development programs to accomplish this goal.

Goal 7 Establish realistic and attainable objectives in the formation of projects to be undertaken within the urban renewal area.

- 7.1 In light of the 1990 amendment to the State Constitution (Measure 5) and the 1992 Supreme Court ruling affecting tax increment bonds, estimate realistic revenue projections so as not to over commit funding expectations.
- 7.2 Recognize the limits of any single economic development tool (ie. urban renewal) to accomplish broad based community goals.
- 7.3 Be explicit in the rating of priority projects so as to avoid false expectations.

Section 401 - City of Portland Policy Context

This plan has been prepared in conformity with the economic development policies of the City of Portland and its Comprehensive Plan, including the Central City Plan, and its goals, policies, procedures and implementing provisions.

This plan furthers the objectives of the City's Comprehensive Plan and is intended to implement or improve land uses, traffic flow, parking, pedestrian amenities, economic development, and public infrastructure and facilities.

The following goals, policies, and objectives represent official existing directives as they relate to the planning and redevelopment efforts in the Convention Center area.

Comprehensive Plan Goals and Policies

Effective on January 1, 1981, the City of Portland's Comprehensive Plan is a guide for all land use related development within the city. The Oregon Convention Center Urban Renewal Plan is especially supportive of the following Comprehensive Plan Goals and Policies.

"Goal 2 Urban Development: Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers."

"Policy 2.7 Willamette River Greenway Plan: Implement the Willamette River Greenway Plan which preserves a strong working river while promoting recreation, commercial and residential waterfront development along the Willamette south of the Broadway Bridge."

"Policy 2.9 Residential Neighborhoods: Allow for a range of housing types to accommodate increased population growth while improving and protecting the city's residential neighborhoods."

"Policy 2.10 Commercial Centers: Expand the role of major established commercial centers with retail, office, service and labor-intensive industrial activities which are compatible with the surrounding area. Encourage the retention of existing medium and high density apartment zoning adjacent to these centers."

"Policy 2.12 Transit Corridors: Provide a mixture of activities along major transit routes to augment travel options."

"Policy 2.24 Central City Plan: Encourage continued investment within Portland's Central City while enhancing its attractiveness for work, recreation and living. Through the implementation of the Central City Plan, coordinate development, provide aid and protection to Portland's citizens, and enhance the Central City's special natural, cultural and aesthetic features."

"Policy 3.1 Physical Conditions: Provide and coordinate programs to prevent the deterioration of existing structures and public facilities."

"Policy 3.6 Neighborhood Plan: "Maintain and enforce neighborhood plans that are consistent with the Comprehensive Plan and that have been adopted by City Council."

"Goal 4 Housing: Provide for a diversity in the type, density and location of housing within the City consistent with the adopted City Housing Policy in order to provide an adequate supply of safe, sanitary housing at price and rent levels appropriate to the varied financial capabilities of City residents."

"Policy 4.3 New Housing Production: Assist the private sector in maintaining an adequate supply of single and multi-family units. This shall be accomplished by relying primarily on the home building industry and private sector solutions supported by the elimination of unnecessary government regulations."

"Policy 4.7 Existing Housing; Major Rehabilitation: Provide assistance for rehabilitation of housing beyond housing maintenance code requirements 1) if the assistance is supportive of general community development activity; 2) on a voluntary basis; and 3) if the Existing Housing: Maintenance and New Housing policies are being fulfilled."

"Goal 5 Economic Development: Increase the quantity and quality of job opportunities through the creation of an environment which promotes and supports business and industry and attracts new investment."

"Policy 5.1 Business Retention and Recruitment: Develop policies and programs which provide opportunities for local businesses to operate and grow in Portland. Continue efforts to attract new business and investment to the region."

"Policy 5.2 Economic Environment: Continue efforts to enhance Portland's economic environment by ensuring that sufficient land and infrastructure exists or can be provided and that public actions support and promote private development activity."

"Policy 5.5 International Image: Encourage trade, tourism, and new investment from Pacific Rim nations and other regions of the world, to enhance Portland's reputation as a truly international city."

"Policy 5.6 Special Opportunities: Focus economic development programs to maximize special opportunities for investment, development, and improvements which are underway or anticipated over the next decade in Portland and the region."

"Policy 5.7 Marketing and Image: Work to develop and promote a consistent, positive, growth-oriented image, to attract business development, convention trade and tourism to the Portland area."

"Policy 5.8 Public/Private Partnership: Foster a development partnership between the public and private sectors that is responsive to the economic needs of Portland's businesses and residents."

"Policy 5.10 Central City: Assist in promoting retail, lodging, office, residential, and cultural opportunities and facilities in the Central City."

"Policy 5.11 Equalization of Economic Opportunity: Encourage equal opportunities for employment, career advancement, and business development for those segments of the population which have historically not participated fully in the Portland economy."

"Goal 6 Transportation: Promote an efficient and balanced urban transportation system, consistent with the ASCP, to encourage energy conservation, reduce air pollution, lessen the impact of vehicular traffic on residential neighborhoods, and improve access to major employment and commercial centers."

"Goal 9 Citizen Involvement: Improve the method for citizen involvement in the on-going land use decision-making process and provide opportunities for citizen participation in the implementation, review and amendment of the adopted Comprehensive Plan."

"Goal 11A Public Facilities: Provide a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities."

Economic Development Policy

On June 2, 1988, the Portland City Council adopted Ordinance No. 160853 recognizing the following economic goals and policies, among others, as Portland's economic development policy. On June 29, 1988, the City Council adopted Ordinance No. 161000 incorporating these goals and policies into Portland's Comprehensive Plan.

"Goal: Increase the quantity and quality of job opportunities through the creation of an environment which promotes and supports business and industry and attracts new investment." (p.1)

"Policy: Encourage trade, tourism and new investment from Pacific Rim nations and other regions of the world, to enhance Portland's reputation as a truly international city." (p.6)

"Objective: Continue efforts to attract international investment and development to the Portland area."

"Objective: Enhance Portland's reputation as a destination for international tourists. The City should work with the Portland Oregon Visitors Association (POVA) and other community groups and businesses to develop amenities and attractions designed to bring more international tourists to Portland, and make their visits comfortable and fulfilling."

"Policy: Focus economic development programs to maximize special opportunities for investment, development, and improvements which are underway or anticipated over the next decade in Portland and the region." (p.7)

"Objective: Adopt a new, integrated focus for the City's economic development projects outside the downtown. Areas and projects to be incorporated include Northeast Portland and the Convention Center ..." (P.7)

"Policy: Work to develop and promote a consistent, positive, growth-oriented image, to attract business development, convention trade and tourism to the Portland area." (p.8)

"Objective: Develop a comprehensive strategy that addresses the coordinated development, timing and financing of public attractors and facilities which enhance Portland's image as a destination for tourists."

"Policy: Encourage the development and maintenance of business and industrial district organization where such organizations help meet the City's economic development objectives and are compatible with neighborhood livability." (p.10)

"Objective: Direct technical, financial, or investment assistance for economic development to industrial and commercial districts within, or in close proximity to, neighborhoods where the percentage of unemployed and economically disadvantaged workers exceeds City-wide levels." (p.10)

"Policy: Encourage equal opportunities for employment, career advancement, and business development for those segments of the population which have historically not participated fully in the Portland economy." (p.12)

"Objective: Use "First Source" hiring agreements as one method to recover public investment in projects that primarily benefit a single firm or investor. Under a "First Source" hiring agreement an employer agrees to accept City-sponsored training or placement programs as the first source for new employees." (p.12)

Central City Plan

As adopted by the Portland City Council on March 24, 1988, the Central City Plan established land use designations and policies as part of the City's Comprehensive Plan. The following policies and action proposals specifically relate to the Oregon Convention Center Urban Renewal Plan.

"Policy 3 - Housing: A) Promote the construction of at least 5,000 new housing units in the Central City by the year 2010. B) Preserve and encourage rehabilitation of existing housing. C) Encourage the development of housing in a wide range of types and prices and rent levels."

"Action Proposal H4 of Policy 4: Use urban renewal and tax increment financing programs to foster the development and preservation of housing in urban renewal districts (particularly preservation of SRO housing)."

"Policy 5 A Human Services: Create opportunities for job training and employment."

"Action Proposal HS 13 of Policy 5: Encourage firms doing business with the city to have first source hiring agreements with the city."

"Policy 8 B - Parks and Open Spaces: Meet the open space and recreation needs of each of the Central City districts."

"Action Proposal PO 1 of Policy 8: Improve the North Park Blocks, Chapman and Lowndale Parks, Holladay Park, and Waterfront Park between the Steel and Burnside Bridges."

"Policy 19 - Lloyd Center-Coliseum: Reinforce the Lloyd Center as the eastern anchor of Central City retailing and locate the highest density new development in areas served by light rail.

- A. Recognize the Lloyd Center-Coliseum District's role as a major entrance to the Central City.
- B. Improve the environment for pedestrians throughout the district and create a regional civic facilities campus which brings together the Convention Center and Coliseum.
- C. Promote and encourage the development of uses supporting the Convention Center and Coliseum."

"Action Proposal LC1 of Policy 19: Create a connection from the Convention Center to the riverbank."

"Action Proposal LC 2 of Policy 19: Provide pedestrian improvement on Martin Luther King Jr. Blvd., Grand, Holladay, Multnomah, Broadway, 7th, 9th, and 16th."

"Action Proposal LC 3 of Policy 19: Improve connections for pedestrians in the area between the Convention Center and the Coliseum."

"Action Proposal LC 4 of Policy 19: Establish a trail in Sullivan's Gulch linking the Sullivan's Gulch Neighborhood to the riverbank."

"Action Proposal LC 5 of Policy 19: Create boulevards on Martin Luther King Jr. Blvd., Grand, Lloyd, Weidler, Broadway and 16th Streets."

"Action Proposal LC 6 of Policy 19: Build Lloyd Center/Coliseum District gateways in locations shown on the district map."

"Action Proposal LC 7 of Policy 19: Buffer the Sullivan's Gulch Neighborhood from through auto and truck traffic."

"Action Proposal LC 8 of Policy 19: Prepare a development plan for the area around the Convention Center."

"Action Proposal LC 9 of Policy 19: Establish a Vintage Trolley line linking the Lloyd Center to the Downtown retail cores and the transportation center."

"Action Proposal LC 11 of Policy 19: Study the feasibility of a Coliseum/Lloyd Center urban renewal district."

"Action Proposal LC 14 of Policy 19: Promote the creation of housing incentive programs, by public agencies, in areas of Required Housing."

Oregon Convention Center Area Policies and Procedures Guide

By Resolution No. 34497, the Portland City Council adopted the Oregon Convention Center Area Policies and Procedures Guide on December 28, 1988, as an overall guide for the Oregon Convention Center Area and instructing that further plans be prepared in accord with the guide. The policies as approved by the City Council are listed below:

"Economic Development

1. The Oregon Convention Center shall be the focus of new industry in the area, and public actions shall be undertaken to support maximizing its utilization and regional job potential.

Efforts shall be undertaken to secure at least one headquarters hotel in the immediate vicinity of the Convention Center.

Other support industries and businesses shall be encouraged to locate in the area and to upgrade existing facilities.

Take action to improve and add regional and local transportation and circulation access as a key to successfully supporting the economic development potential of the area, recognizing the inter-relationship to the City's air quality, transit, and street system efficiency objectives.

2. Secondary job production in the vicinity of the Convention Center and Lloyd Center is recognized as a major economic growth opportunity, and shall be facilitated.

Encourage lodging, entertainment, restaurant, and retail development and upgrading in the corridor between the Convention Center and Lloyd Center.

Foster higher density office and residential development in the Convention Center area as mutually supportive of the job growth policy, hotel market, and retail opportunity.

Develop all-weather cultural, entertainment and recreation opportunities to complement and strengthen Portland's tourism and foster a more active neighborhood feeling."

"Urban Design and Land Use

1. The vision for the built environment in the Convention Center area includes a more urban character, overall district identity emphasizing both the area's unique neighborhood qualities and its new central city role, and land uses supportive of the convention center environment.

- Provide an enjoyable and active pedestrian environment.

- Promote design continuity and a distinctive character within the Convention Center area. Development of sub-areas within the Area Development Strategy study area should encourage unique, yet complementary design character.
 - Encourage complementary and diverse land use activities in the Convention Center area.
2. Upgrade the setting and environment of the Convention Center area in support of visitor attractiveness. Encourage an efficient and appropriately scaled built environment.
- Maintain and modify existing public facilities and improvements to be consistent with the more urban context and new role for the area.
 - Support residential clusters and free-standing projects, as well as a neighborhood environment with quality amenities.
 - Efforts shall be initiated to significantly upgrade the area around the Steel Bridgehead as a gateway to the Convention Center, and to install pedestrian connections to and overlook improvements at the Willamette River adjacent to the Convention Center.
 - Streetscape improvements shall be upgraded, particularly along Holladay Street (the transit and pedestrian "spine" of the area) and Martin Luther King Jr. Blvd./Grand Avenue (the primary vehicular roadways serving the Convention Center). Standards for the design and quality of materials shall be developed for streetscapes and their furnishings.
 - The location of entertainment, retail support, and cultural and recreational opportunities, both downtown and within the area adjacent to the Convention Center and along Holladay Street is encouraged. Major public attractors proposed for the Convention Center area should be consistent with the community-wide strategies discussed in the Portland Public Attractors study of August 1988."

"Transportation and Circulation Systems

1. The location of the Convention Center and new central city role for its surrounding area requires a revised circulation system that integrates transit, pedestrians, bicycles, local and through traffic, as well as regional access.
- Maximize the potential of LRT and other transit services to provide regional access and central city access to the Convention Center area.
 - Improve regional traffic access for the current and expanding activities planned for the Convention Center area.

- Develop a circulation system that distinguishes the intended functions of Convention Center area streets and to the extent possible separates conflicting functions and combines only compatible functions.
- Develop a circulation system that provides safe and adequate traffic flow and that is logical and easily understandable to visitors of the Convention Center area.
- Develop a pedestrian facility network that provides attractive linkages to key destinations including transit services.
- Develop a bicycle facility network that provides access within and mobility through the Convention Center area.
- Develop a circulation system that accommodates the planned development activities of the Convention Center area and is compatible with the adjacent neighborhoods.
- Develop a phased transportation facilities improvement program that coordinates short-term improvements with long-term improvements."

Albina Community Plan

The approved Albina Community Plan is a significant amendment to the City's Comprehensive Plan. The OCCURA Expansion Area, particularly N.E. Martin Luther King Jr. Boulevard, is the gateway to the Albina Community Plan Area. Additional Objectives of the Albina Community Plan, applicable to the OCCURA Plan Expansion Area include:

- > Specific to the Expansion Area of this Urban Renewal Plan, coordinate the renewal activities with the goals, objectives and planning principles of the Albina Community Plan.
- > Provide for local input and ongoing community involvement.
- > Support existing businesses.
- > Focus on key commercial nodes, particularly those along N.E. Martin Luther King Jr. Boulevard .
- > Create local jobs by attracting new businesses and investments.
- > Promote ownership by residents in the Albina Community.
- > Improve the image and function of Martin Luther King Jr. Boulevard.
- > Encourage housing to be built in areas zoned for residential and mixed use.

SECTION 500 - LAND USE PLAN

The Land Use Plan consists of the Land Use Plan Map (Exhibit Two), the Zoning Map (Exhibit Three), and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those herein included by reference).

This Plan shall be in accordance with the approved Comprehensive Plan of the City of Portland and with its implementing ordinances and policies.

Any Comprehensive Plan, Planning and Zoning Code Amendments, or additions shall automatically amend Section 500 of this Urban Renewal Plan, as applicable, without the necessity of a formal amendment. This Section 500 and Exhibits Two and Three of this Plan document shall thereafter incorporate the relevant amendments, additions or deletions. To the extent this Section 500 and Exhibits Two and Three of this Plan conflict with the Comprehensive Plan or Zoning Code, the Comprehensive Plan and Zoning Code shall govern.

Section 501 - Land Use Map And Regulations

The use and development of land in the Area shall be in accordance with regulations prescribed in this Section 500, which regulations are in addition to any conditions, limitations or restrictions contained in Title 33, Planning and Zoning Code of the City of Portland, or any other applicable local, state or federal laws regulating the use of property in the Area.

Exhibit Two, Land Use Plan Map, describes the Comprehensive Plan designations and some of the principal features of Portland's adopted Central City Plan. Refer to the Central City Plan Report for a description of the policies and objectives, implementing actions, and associated maps, including Urban Design Plan, Maximum Building Heights, Maximum Floor Area Required, Required Residential Development Areas, and Required Retail Opportunity Areas.

Section 502 - Land Use Designations

The zoning designations which affect the original Urban Renewal Area are delineated on Exhibit Three, and listed below. Exhibit 3 (Zoning Map) zoning designations are modified as indicated below. Refer to Title 33, Planning and Zoning Code of the City of Portland for specifics.

- EX - Central Employment Zone
- R1 - Medium Density Multi-Family Residential Zone
- RH - High Density Multi-Family Residential Zone
- RX - Central Multi-Family Residential Zone
- EG - General Employment Zone
- IG1 - General Industrial Zone
- d - Design Overlay Zone
- s - Sign Overlay Zone

re - River Development Overlay Zone
OS - Open Space Zone
CG - General Commercial Zone

Further, zoning designations which affect the Expansion Area are delineated on Exhibit 2a and include the following:

OS - Open Space Zone (in Killingsworth Street, only)
CG - General Commercial Zone
CS - Storefront Commercial Zone
EX - Central Commercial Zone
R2 - Medium Density, Multiple Family Residential Zone
R1 - Medium Density, Multiple Family Residential Zone
a, b, d and h - Overlay Zones

In addition to the above zone designations, portions of certain boundary street rights-of-way are zoned R1 - Residential and RH -Residential , High Density. These residential zones affect only real property lying outside of the Expansion Area Boundary.

Section 503 - Additional Land Use Provisions

The following provisions are in addition to conditions, limitations or restrictions previously identified in this Section 500.

A. Plan and Design Review:

The Development Commission shall facilitate coordination of regulatory procedures related to applications for land use approvals of all private and public development activities for which it provides financial assistance.

The Development Commission shall be notified of proposed zoning and comprehensive plan changes and conditional use permits and Historic Landmark designations requested within the Area.

Plan and design review of private and public development shall be as follows:

1. Within the Area, procedures established in Title 33, Planning and Zoning Code of the City of Portland shall be followed.
2. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 603 of this Plan, which section provides for supplementary plan and design review by the Commission.

SECTION 600 - URBAN RENEWAL ACTIVITIES

In order to achieve the objectives of this Plan, and subject to available funding, the following activities will be undertaken on behalf of the City by the Development Commission, in accordance with applicable Federal, State, County and City laws, policies and procedures.

Section 601 - Project and Improvement Activities

A. Public Improvements

1. **Intent.** Public facilities and utilities may be improved or constructed within public right-of-ways, easements, or on public property for the purpose of eliminating or preventing blight, retaining business and jobs, and stimulating new private investment. Public improvements may include storm and sanitary sewer improvements, water line improvements, street lighting, landscaping, street improvements, parking facilities, parks, open space development, and public restrooms or other improvements deemed appropriate for the achievement of the plan goals and objectives. The private utilities concerned will make such modifications and adjustments as may be legally required of them by the City to adequately serve development and meet the objectives of this Plan. Public improvements which may be undertaken, under this Plan, are listed in Subsection 601-A-2, below.
2. **Anticipated Improvements.** Public improvements may include the construction, reconstruction, repair or replacement of sidewalks, streets, pedestrian amenities and public infrastructure including, but not limited to:
 - a) New curbs and gutters, including curb extensions, where applicable;
 - b) Construction and reconstruction of streets;
 - c) Storm water, sanitary sewer, water, and other public or private utilities, including the creation of districts, where feasible, to place overhead utilities underground;
 - d) New sidewalks or other pedestrian improvements where existing elements are substandard, non-existent or in conjunction with new development;
 - e) Open space, parks, plazas, recreation and cultural amenities, trees, shrubs, flowering plants, ground covers, and other plant materials including irrigation systems, soil preparation and/or containers to support same;
 - f) Street lights and traffic control devices, tables, benches and other street furniture, drinking fountains, light rail catenary wire lighting;

- g) Special graphics and signage for directional, informational or decorative purposes;
- h) Transit improvements including stations;
- i) River related improvements including an esplanade, dock, breakwater and public access;
- j) Sidewalk awnings, canopies and other weather-sheltering structures for the protection of pedestrians;
- k) On and off-street parking facilities.

B. Redevelopment Through New Construction

1. Intent. It is the intent of this Plan to stimulate new private investment on vacant or underutilized property to achieve the objectives of this Plan.
2. Method. Redevelopment through new construction may be achieved in two ways:
 - a) By property owners, with or without financial assistance by the Development Commission;
 - b) By acquisition, lease, or disposition of property by the Development Commission for resale to others for redevelopment.
3. Redevelopment Financing. The Development Commission, with funds available to it, is authorized to promulgate rules and guidelines, establish financial assistance programs and provide below-market rate interest and market rate interest loans and provide such other forms of financial assistance to property owners as it may deem appropriate in order to achieve the objectives of this Plan.

C. Redevelopment Through Rehabilitation

1. Intent. It is the intent of this Plan to encourage conservation and rehabilitation of existing buildings where feasible and practical, and to promote the preservation of historic structures which can be economically rehabilitated.
2. Method. Rehabilitation and conservation may be achieved in three ways:
 - a) By owner and/or tenant activity, with or without financial assistance by the Development Commission;
 - b) By the enforcement of existing City codes and ordinances;

- c) By acquisition of property by the Development Commission for rehabilitation by the Development Commission or resale for rehabilitation by others. In the case of acquisition of a substantial residential structure the Development Commission shall offer to relocate the structure to an alternate site, if feasible.
- 3. Rehabilitation Financing. The Development Commission, with funds available to it, is authorized to promulgate rules and guidelines, establish financial assistance programs and provide below-market rate interest and market rate interest loans or other assistance to:
 - a) The owners of buildings which are in need of rehabilitation and which are economically capable of same, or:
 - b) To persons desiring to acquire or lease property from the Development Commission.

Section 602 - Real Property Acquisition And Redevelopment

- A. Intent. It is the intent of this Plan to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan.
- B. Method. The Development Commission may acquire property within the Plan's boundaries, including limited property interests, to achieve the objectives of this Plan.
- C. Authorizing Acquisition By Urban Renewal Plan Amendment. Except as provided in Section 602.D, the Development Commission may acquire real property only after City Council approval of a substantial amendment to this Plan.

D. Authorizing Acquisition Without Urban Renewal Plan Amendment. The Development Commission may acquire real property without City Council approval of a substantial amendment to this Plan if:

1. The City Council

- a. Determines the property is needed for the following public uses and facilities: rights-of-way for utility systems, streets, alleys or pedestrian ways; open space, parks and plazas; transit improvements and parking structures; and other public facilities; and
- b. Identifies the specific parcels to be acquired for such uses; and
- c. Approves a time schedule for acquisition of the property.

Or

2. The Development Commission

- a. Determines that the owner of real property within the boundaries of the area wishes to convey title by voluntary sale, donation or other means; and
- b. Identifies the specific parcels to be acquired; and
- c. Approves a time schedule for the acquisition and anticipated disposition of the property; and
- d. Finds that the acquisition is necessary to achieve the objectives of the Plan.

Section 603 - Property Disposition and Redeveloper Obligations

A. Property Disposition. The Development Commission 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 Development Commission in the Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value for the specific use to be permitted on the real property. Real property acquired by the Development Commission may be disposed of to any other public entity by the Development Commission, in accordance with the Plan. All persons and entities obtaining property from the Development Commission shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Development Commission fixes as

reasonable, and shall comply with other conditions which the Development Commission deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Development Commission, as well as all real property owned or leased by participants which is assisted financially by the Development Commission, shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Development Commission 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.

B. Redeveloper's Obligations. Any Redeveloper, and his successors and assigns, within the 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 such requirements as may be determined by the Development Commission, including, but not limited to:

1. 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 Area.
2. 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.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Development Commission for plan and design 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.
4. The Redeveloper shall accept all conditions and agreements as may be required by the Development Commission in return for receiving financial assistance from the Development Commission, including the provisions of Section 700 - Jobs Development Programs which are aimed at targeting jobs to residents of North and Northeast Portland.
5. The Redeveloper shall commence and complete the development of such property for the uses provided in this Plan within a reasonable period of time as determined by the Development Commission.
6. 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 age, race, color, religion, sex, or national origin in the sale, lease or occupancy thereof.

7. 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.

Section 604 - Owner Participation

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial assistance from the Development Commission shall do so in accordance with all applicable provisions of this Plan, terms of financial assistance, and with all applicable codes, ordinances, policies, plans and procedures of the City.

Section 605 - Relocation

If in the implementation of this Plan, persons or businesses should be displaced by action of the Development Commission, the Development Commission shall provide assistance in finding replacement facilities to those persons or businesses displaced. Such displaces will be contacted to determine their individual relocation needs. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045 - 281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Persons displaced from dwellings will not be required to move until appropriate dwellings at costs or rents within their financial means are available to them. Payment for moving expense will be made to businesses displaced.

The Development Commission maintains information in its office relating to the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

SECTION 700 - JOBS DEVELOPMENT PROGRAM

Any Redeveloper who receives financial assistance or acquires property from the Development Commission will execute an employment agreement. Employment agreements will specify that Redevelopers target the jobs that are covered by the Agreement to residents of North and Northeast Portland first. Best efforts to meet the conditions of this provision will be monitored. In addition, Redevelopers will utilize their best efforts in achieving adopted Development Commission goals for participation of minorities and women in the construction of their project.

Prior to providing any financial assistance or conveying property to a Redeveloper, the Development Commission will prepare for public review and approval specific job development goals and procedures required to implement this Plan.

Jobs development program funding levels will be determined on an annual basis during the budgeting process in concert with other components of the urban renewal project. The Report accompanying this Plan suggests that \$28.5 million may be allocated over the life of the Plan for jobs development programs like a headquarter hotel and real estate development loans. For example, if a 600 - 800 room headquarter hotel receives tax increment financial assistance, as many as 500 jobs would be subject to the terms of an employment agreement.

SECTION 800 - FINANCING URBAN RENEWAL ACTIVITIES

The Development Commission 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 legal sources, public or private, for the purposes of undertaking and carrying out this Plan, 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 Development Commission, the Council of the City of Portland may from time to time issue revenue bonds, certificates, debentures or promissory notes to assist in financing Development Commission activities in carrying out this Plan as provided by Section 15-106 of the Charter of the City of Portland.

The funds obtained by the Development Commission shall be used to pay or repay any costs, expenses, advancements and indebtedness incurred in planning or undertaking Development Commission activities in carrying out this Plan, 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 the implementation of this Plan.

Section 801 - Self-Liquidation Of Costs Of Urban Renewal Activities

- A. Activities of the Development Commission, in carrying out this Plan, may be financed, in whole or in part, by self-liquidation of the costs of project activities as provided in ORS 457.420 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 Area, may be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, if any, in assessed value of property located in the Urban Renewal Area, or part thereof, over the assessed value specified in the certificate filed under ORS 457.430, may, after collection by the tax collector, be paid into a special fund of the Development Commission and may be used to pay the principal and interest on any indebtedness incurred by the Development Commission to finance or refinance this Plan and any projects or activities authorized and undertaken pursuant to the provisions of this Plan.
- B. Based on the most accurate estimate of Development Commission costs and income which are possible to make during the preparation of this Plan, it is estimated that all tax increment debt, if any, may be terminated in Fiscal Year 2012-2013.

Should the amount of proceeds collected in the terminal year of tax increment collection be greater than the amount of debt to be retired, the surplus amount of such tax increment proceeds shall be prorated back to the affected taxing bodies as required by subsection (3) of ORS 457.450.

- C. No bonded indebtedness, as defined by applicable state law, for which taxes divided under ORS 457.440 are to be pledged, shall be issued under the Plan (and under any and all projects undertaken with respect to the Plan) after June 30, 2013.

- D. Annually, the Development Commission may accept all, a portion, or none of the tax increment proceeds derived from the division of ad valorem taxes, as described in Section 801 - A above. The determination of what portion of such tax increment proceeds, if any, that may be accepted by the Development Commission will be made on an annual basis following a review of the impacts that such acceptance would have on the tax rates and levies of all affected General Government Taxing Districts.

Section 802 - Prior Indebtedness

Any indebtedness permitted by law and incurred by the Development Commission or the City in connection with preplanning for this Urban Renewal Plan or its Amendments, may be repaid from tax increments from the Area or from any other authorized funds available to the Development Commission, when and if such funds are available.

Section 803 - Annual Budget

The Development Commission shall adopt and use a fiscal year ending June 30 accounting period. Each year, by July 1, the Development Commission shall adopt a budget in conformance with the provisions of ORS 294 and ORS 457.460 which shall describe its sources of revenue, proposed expenditures and activities.

The Development Commission shall not undertake any activities nor expend any funds except as provided in the approved budget.

Section 804 - Financial Statement

ORS Section 457.460 requires that the Development Commission, by August 1 of each year, prepare an annual financial statement. This statement shall be filed with the City Council and notice shall be published in a newspaper of general circulation in the City, that the statement has been prepared and is on file with the City and with the Development Commission and the information contained in the statement is available to all interested persons. The notice shall be published once a week for not less than two successive weeks before September 1 of the year for which the statement is required.

SECTION 900 - CITIZEN PARTICIPATION

At the outset of the urban renewal planning process, the following Citizen Participation Plan was drafted to give guidance to the preparation of the Urban Renewal Plan and subsequent amendments.

CITIZEN PARTICIPATION PLAN

1. Any interested citizen, neighborhood association or business association is allowed full access to available information on the project during the process of preparing the Urban Renewal Plan and Report.
2. Any neighborhood or business association who so desires can schedule a presentation for the purpose of offering comments on any aspect of the project.
3. Portland Development Commission will notify neighborhood and business associations for the purpose of soliciting comments on the goals and objectives of this Urban Renewal Plan and its amendments. At a minimum, those associations will include:

Northeast Coalition of Neighborhoods
Eliot Neighborhood Development Association
King Neighborhood Association
Sabin Community Association
Boise Neighborhood Improvement Association
Irvington Community Association
Sullivan's Gulch Neighborhood Association
Kerns Neighborhood Association
Vernon Neighborhood Association
Central Northeast Neighbors
Central Eastside Industrial Council
North-Northeast Business Association
Inner Northeast Community Development Association
North-Northeast Economic Development Alliance
Oregon Association of Minority Entrepreneurs
Piedmont Neighborhood Association
Woodlawn Neighborhood Association

4. Upon completion of substantial amendments to this Urban Renewal Plan, and when required, the Portland Development Commission will hold a public hearing to receive comment on proposed amendments prior to forwarding them to the Planning Commission and City Council.

5. When required, the Planning Commission and City Council proceedings during the adoption process will include public hearings.

The activities and projects identified in this Plan, the development of subsequent plans, procedures, activities and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners and tenants as individuals and organizations who reside within or who have financial interest within the Oregon Convention Center Urban Renewal Area.

SECTION 1000 - PROCEDURES FOR CHANGES OR AMENDMENTS IN THE PLAN

The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and ongoing 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. Where the proposed modification will substantially change the Plan, the modification must be duly approved and adopted by the City Council in the same manner as the original Plan and in accordance with the requirements of State and local law. The provisions of ORS 457.095 and ORS 457.220 shall apply.

Section 1001 - Minor Changes or Amendments

Minor changes or amendments such as clarification of language, graphic exhibits, procedures or minor modifications in the scope or location of project improvements authorized by this Plan resulting from detailed architectural, engineering, or planning analysis which will not change the basic planning or engineering principles of this Plan, may be approved by the Development Commission in resolution form.

Amendments to the City's Comprehensive Plan or to the codes, policies, procedures or ordinances which are established to implement such Comprehensive Plan and which affect the provisions of this Urban Renewal Plan, shall become a part of the Plan as if such amendments, modification or approvals were herein stated in full.

Provided further, that the boundaries of the Urban Renewal Plan Area may be expanded, as a minor amendment, by a land area not to exceed one percent (1%) of the Original Plan area, i.e. and area not greater than 5.08 acres.

Section 1002 - Substantial Changes or Amendments

Substantial changes or amendments shall include expansions of the Urban Renewal Area boundaries in excess of one percent (1%) of the original Plan Area, deletions of Area boundaries, acquisitions of real property other than acquisitions authorized by Section 602, D, 1 and 2, and changes or additions to the goals set forth in Section 400 of the Plan. Any substantial amendments shall be approved by the City Council in the same manner as the Council's approval of the original plan and in compliance with the provisions of ORS 457.095 and ORS 457.220.

SECTION 1100 - OTHER PROVISIONS

Section 1101 - Non-discrimination

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status or national origin.

Section 1102 - Recording of Plan

A copy of the City Council's Non-Emergency Ordinance approving this Plan under ORS 457.095 shall be sent by the Council to the Development Commission. Following receipt of such Ordinance, this plan shall be recorded by the Development Commission with the Recording Officer of Multnomah County.

Section 1103 - Validity of Urban Renewal Plan

Should a court of competent jurisdiction find any word, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of the Plan.

PART TWO - EXHIBITS

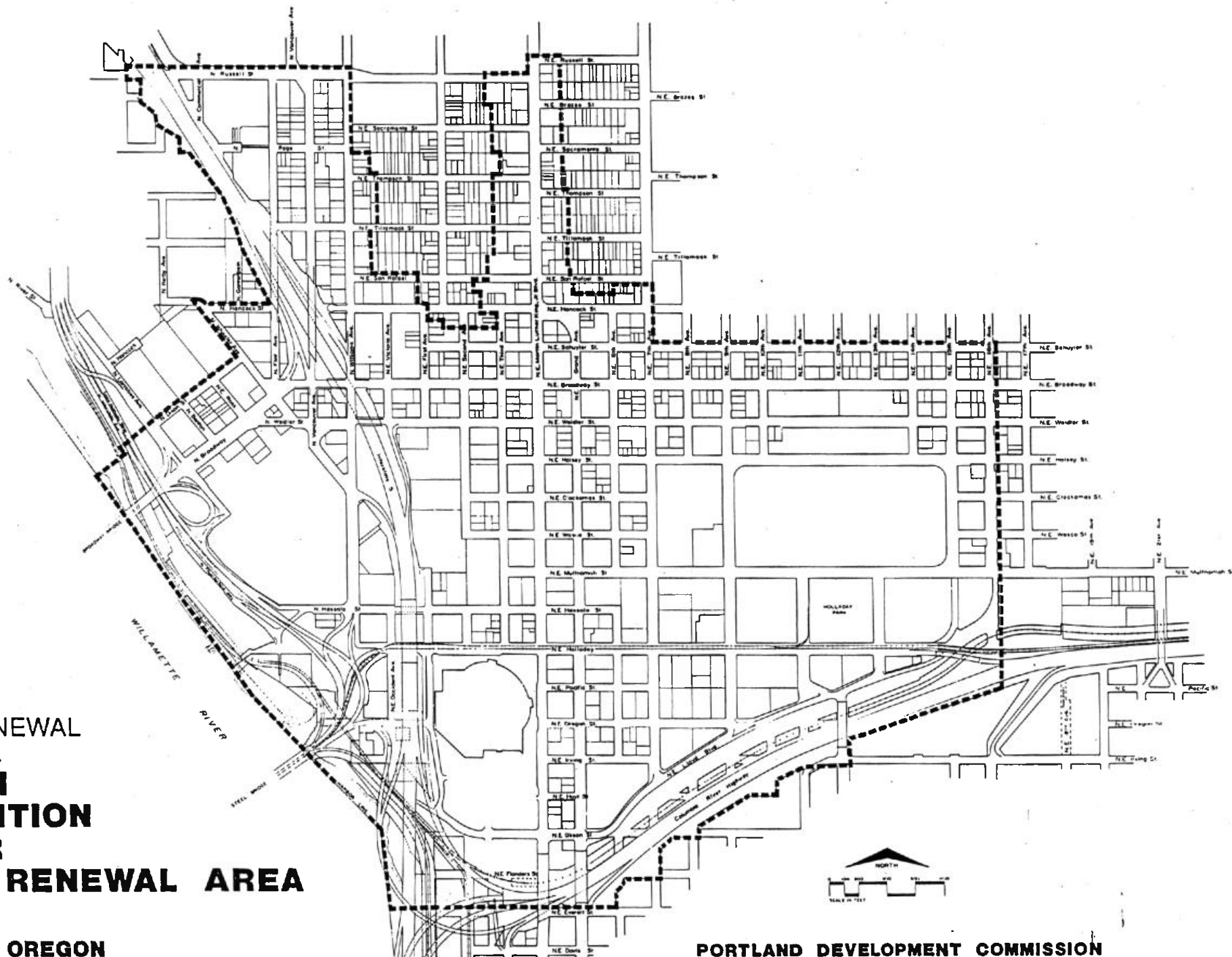
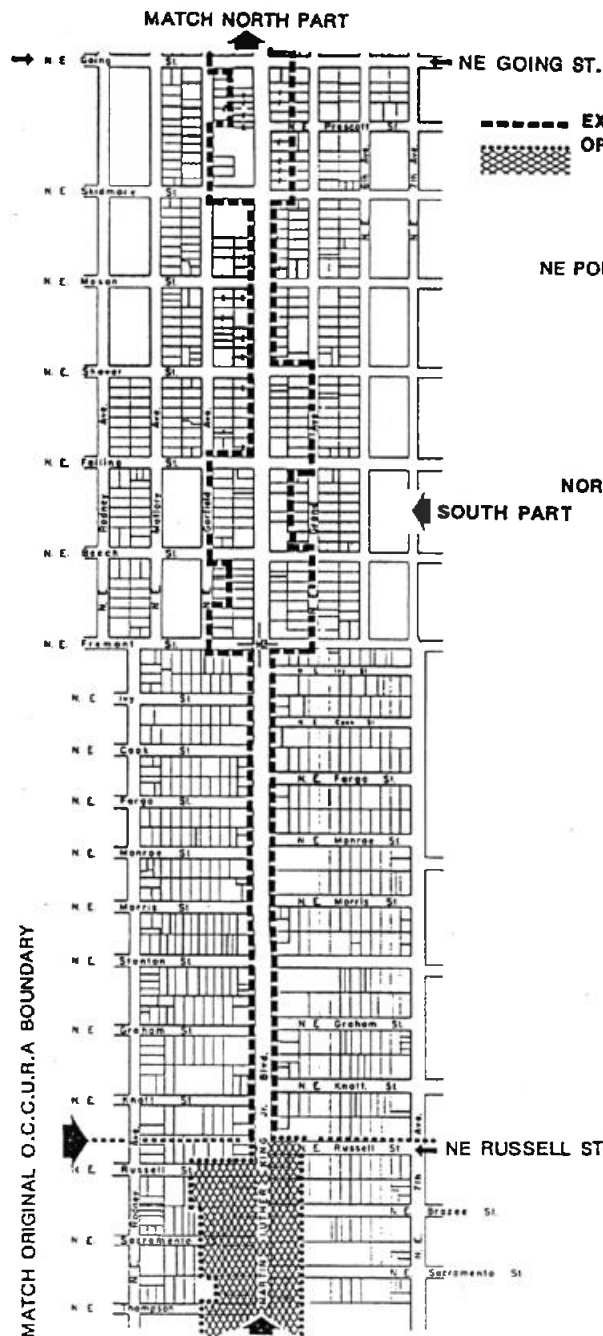


Exhibit 1
URBAN RENEWAL
PLAN AREA
**OREGON
CONVENTION
CENTER
URBAN RENEWAL AREA**

PORTLAND, OREGON

PORTLAND DEVELOPMENT COMMISSION



----- EXPANSION AREA BOUNDARY
 ORIGINAL O.C.C.U.R.A. BOUNDARY (PORTION)

EXHIBIT 1a

URBAN RENEWAL PLAN EXPANSION AREA MAP

FOURTH AMENDMENT... THE OREGON CONVENTION CENTER URBAN RENEWAL AREA

PORTLAND,
OREGON



PORTLAND
DEVELOPMENT
COMMISSION

LYLE A. STEWART, AIA, AICP
 ARCHITECTURE, URBAN RENEWAL PLANNING

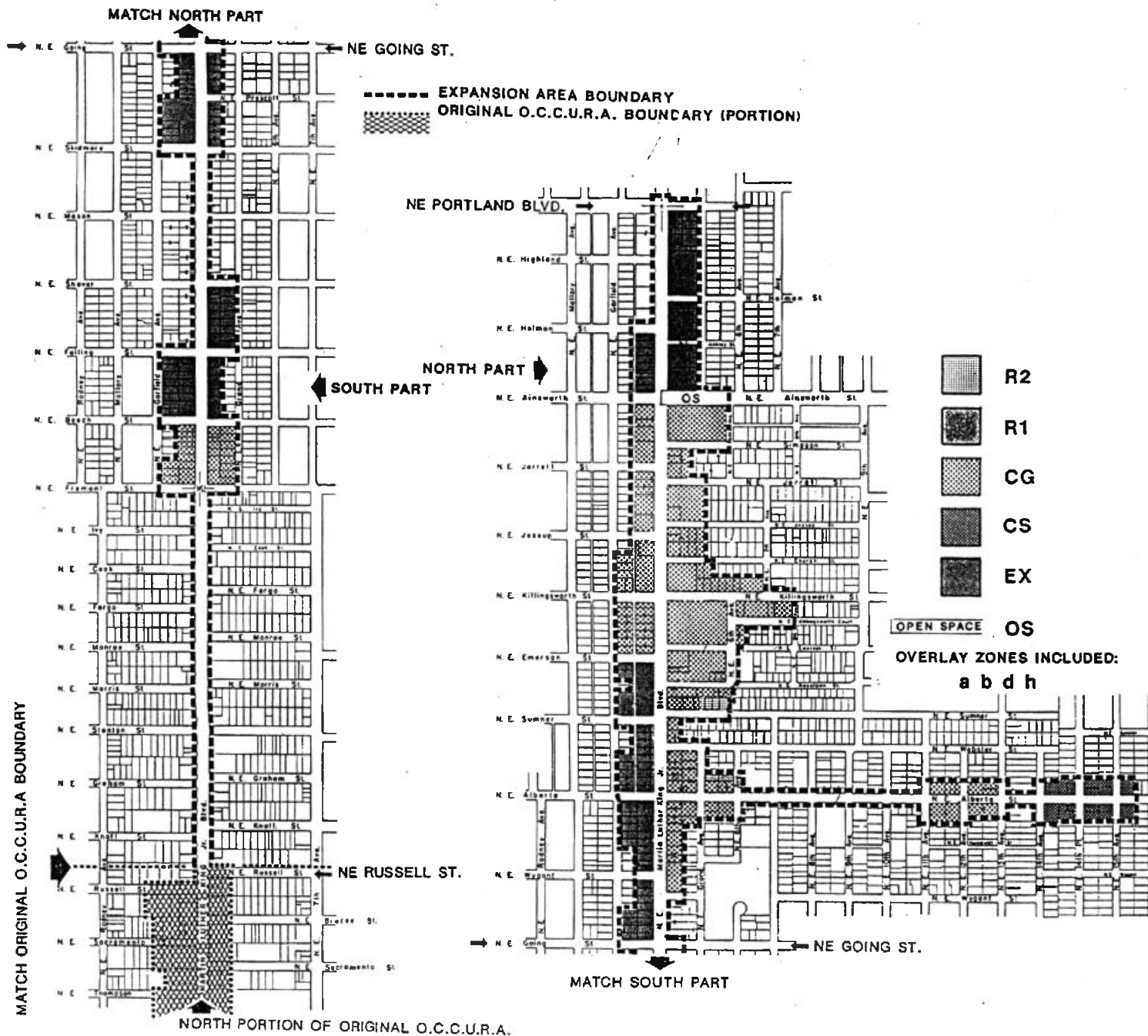


EXHIBIT 2a

ZONING MAP...

EXPANSION AREA,
PART OF ALBINA COMMUNITY PLAN

SEE CITY'S OFFICIAL ZONING MAPS

FOURTH AMENDMENT... THE OREGON CONVENTION CENTER URBAN RENEWAL AREA

PORTLAND,
OREGON



PORTLAND
DEVELOPMENT
COMMISSION

LYLE A. STEWART, AIA, AICP
ARCHITECTURE, URBAN GENERAL PLANNING

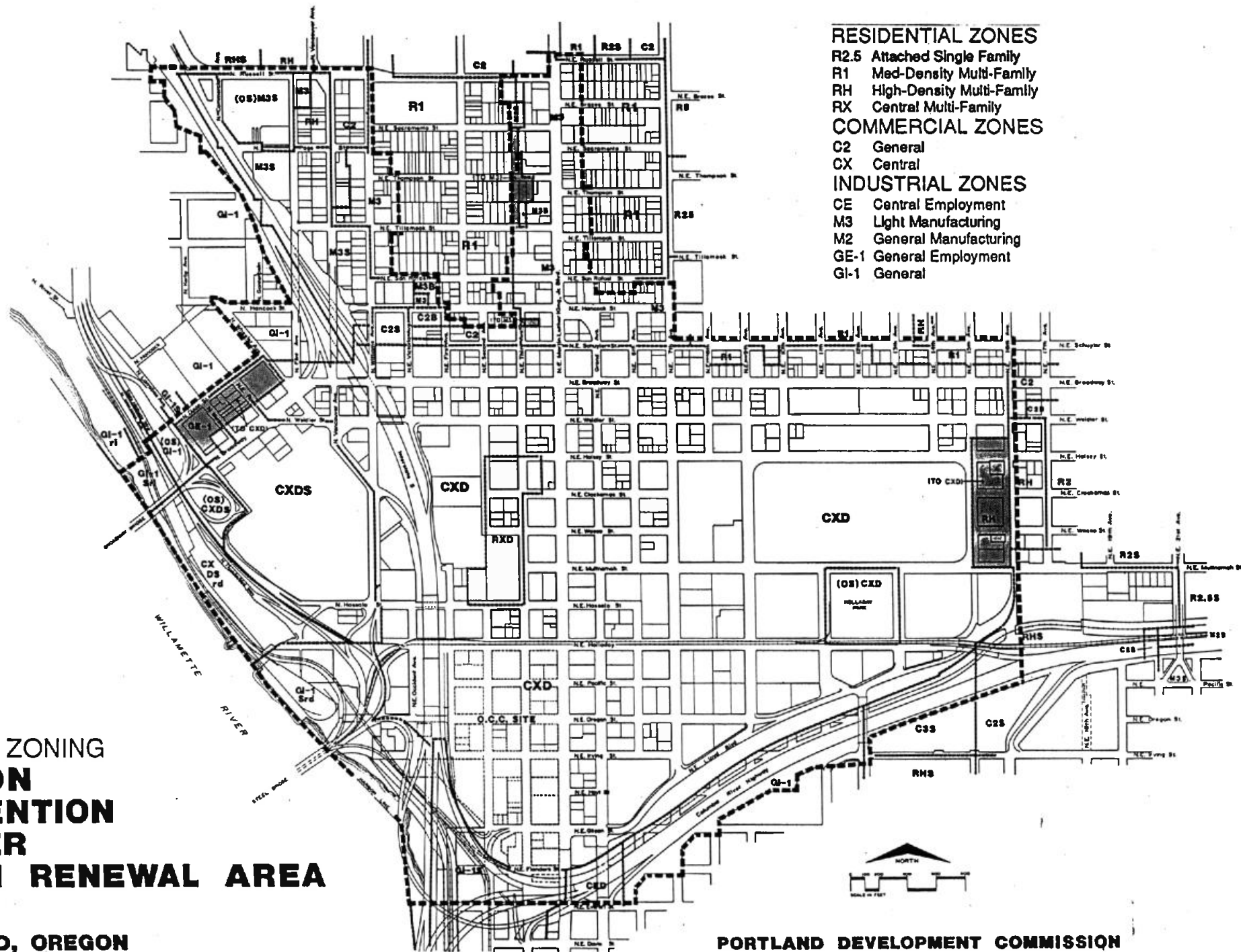


Exhibit 3
 EXISTING ZONING
**OREGON
 CONVENTION
 CENTER
 URBAN RENEWAL AREA**

PORTLAND, OREGON

PORTLAND DEVELOPMENT COMMISSION