

- A) PROGRAM SUMMARY
(Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt, Eliot)
- B) ATTACHMENT 1
(Portland NDP 4AY - February 28, 1973)
- C) ATTACHMENT 2
(Boise-Humboldt NDP)
- D) ATTACHMENT 3
(King-Vernon-Sabin NDP)
- E) ATTACHMENT 4
Second Eliot Urban Renewal area

PROGRAM SUMMARY

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt, Eliot)

A. Form HUD-6271, Activity Program Summary, is attached to this report as Exhibit A.

B. Narrative Statements

1. Planning and Programming Activities

Planning and programming activities will continue in each NDP area in the same manner in which such activities have been carried out in earlier action years. The various neighborhood organizations and committees, their consultant planners, and staff from this LPA will coordinate their efforts in developing short and long range neighborhood improvement plans and activities under the NDP. Each neighborhood has its own list of priorities and general neighborhood plan for improvement, which will serve as guides for plan implementation. Coordination with various city bureaus, state agencies, other on-going studies, and the CDA is an inherent part of the total NDP planning process and will continue. Possible conflicts in plan implementation will be avoided through this effort.

2. Real Estate Acquisition Activities (See Also ND 501)

Following are acquisition activities that will be carried out in each NDP area during the action year:

King-Vernon-Sabin

Acquisition of 16 parcels on one block, bounded by N. E. Sixth Avenue, N. E. Beach Street, N. E. Seventh Avenue, and N. E. Fremont Street, for multi-family housing redevelopment.

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt, Eliot), Cont'd

2. Real Estate Acquisition Activities, Cont'd

Boise-Humboldt

Acquisition of 16 parcels on one block, bounded by N. E. Mallory Avenue, N. E. Shaver Street, N. E. Garfield Avenue, and N. E. Failing Street, for multi-family housing redevelopment.

Eliot

1. Acquisition of 22 parcels on the block bounded by N. E. Russell Street, N. E. Rodney Avenue, N. E. Sacramento Street, and N. Williams Avenue (Block A-26/25) for multi-family housing redevelopment.
2. Acquisition of 4 parcels on the block bounded by N. E. Knott Street, N. E. Rodney Avenue, N. E. Russell Street, and N. Williams Avenue (Block A-27/26) for redevelopment of public and semi-public uses and widening of N. E. Russell Street.

3. Property Management Activities (See Also ND 504)

The LPA will be managing some properties temporarily as a result of property acquisition. It is estimated that there may be as many as 70 units under temporary management at some time during the action year, with the average being about 50 units.

All property management activities will be carried out by LPA staff, except for security services which will be contracted for from outside the LPA.

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvinaton, King-Vernon-Sabin,
Boise-Humboldt, Eliot), Cont'd

4. Relocation Activities (See Also ND 507)

It is anticipated that there will be a small number of households that will be relocated as a result of acquisition by the LPA of structures that are economically infeasible of rehabilitation. These are unidentified at this time.

Other relocation activities will be as a result of acquisition in designated clearance areas in the separate NDP neighborhoods. Following is the anticipated relocation workload, by neighborhood, in proposed clearance areas:

King-Vernon-Sabin

- 14 Households
- 1 Church
- 1 Service Station

Boise-Humboldt

- 15 Households
- 1 Church

Eliot

- 16 Households in Block A-26/25
- 1 Household in Block A-27/26
- 8 Commercial units in Block A-26/25
- 7 Commercial units in Block A-27/26

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt, Eliot), Cont'd

5. Demolition and Site Clearance Activities

Demolition and site clearance activities will be directly related to the level of acquisition activities. It is anticipated that a small number of structures will be demolished under the spot clearance program. These structures will be identified during the action year, and will be spread throughout all NDP areas, except Eliot. In addition, there will be other clearance activities for redevelopment in each of the following areas:

King-Vernon-Sabin

- 14 Single family structures
- 1 Church
- 1 Service Station

Boise-Humboldt

- 15 Single family structures
- 1 Church

Eliot

- 16 Single family structures in Block A-26/25
- 1 Single family structure in Block A-27/26
- 8 Commercial structures in Block A-26/25
- 7 Commercial structures in Block A-27/26

6. Project Improvement Activities (See Also ND 502)

Installation of all project improvements will be done through contract with private contractors. Following are the activities that will take place in each NDP area:

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin
Boise-Humboldt, Eliot), Cont'd

6. Project Improvement Activities, Cont'd

Woodlawn

1. Street reconstruction on Bellevue, Morton and Highland Streets.
2. Open space improvements at the intersection of 13th and Holman Street.
3. Preparation of the proposed pilot housing site for redevelopment.

Irvington

1. Irving Park improvements (final phase).
2. School crossing improvements at one intersection.
3. Installation of 6 bus shelters.

King-Vernon-Sabin

1. Street tree planting (800 trees).

Boise-Humboldt

1. Street tree planting (400 trees).
2. Street improvements (16 blocks).
3. Pedestrian crossing improvements at 6 intersections.

Eliot

No project improvement activity is proposed in the Eliot NDP area, except for acquisition and clearance for redevelopment.

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt, Eliot), Cont'd

7. Land Marketing Activities (See Also ND 506)

Land marketing activities in the action year, by neighborhoods, will be as follows:

Woodlawn

36 parcels for multi-family housing development

King-Vernon-Sabin

16 parcels for multi-family housing development

Boise-Humboldt

21 parcels for multi-family housing development

Eliot

22 parcels for multi-family housing development

4 parcels for public and semi-public use and Russell Street widening

In addition to the above, there will be marketing of 12 scattered parcels throughout all NDP areas, except Eliot. These parcels were acquired to remove structures that were economically infeasible to rehabilitate.

8. Rehabilitation Activities (See Also ND 505)

Rehabilitation activities will continue in all NDP areas, except Eliot. Approximately 650 residential structures will be rehabilitated during the action year through Section 115 grants, Section

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt, Eliot), Cont'd

8. Rehabilitation Activities, Cont'd

312 loans, a locally funded Residential Rehabilitation Loan Program, and other non-federally assisted funding sources. Experience indicates that about 150 structures out of the total will be rehabilitated under the City's code enforcement program with non-federal funds. The remaining 500 structures will be rehabilitated through Section 115 grants, Section 312 loans, and a locally funded Residential Rehabilitation Loan Program, which is presently being pursued by LPA staff.

9. Activities of LPA and/or Other Local Agencies in Providing Supporting Facilities

The major local agencies have pledged their support to the Model Cities Program. The NDP areas are completely within the Model Cities boundaries. It is anticipated that this pledge of support will result in the development of plans for needed supporting facilities. The Portland City Planning Commission is coordinating neighborhood planning with overall Model Cities and City planning. Its staff has prepared a physical plan for all Model Cities.

The LPA is providing considerable supporting facilities to the Woodlawn Improvement Association, the Irvington Community Association, the King-Vernon-Sabin, Boise-Humboldt, and Eliot neighborhood committees. Four site offices have been established throughout the Model Cities area to serve all five NDP neighborhoods. These site offices are fully staffed and serve as focal points from which extensive services are provided to

ND 201 ACTIVITY PROGRAM SUMMARY - (Woodlawn, Irvington, King-Vernon-Sabin,
Boise-Humboldt, Eliot), Cont'd

9. Activities of LPA and/or Other Local Agencies in Providing Supporting
Facilities, Cont'd

residents relative to planning and NDP activities. Site offices are used extensively by neighborhood committees for meetings. Site office staff provides clerical services to all neighborhood associations and committees, which include preparation and distribution of correspondence, notices, flyers, and other information. LPA staff members also attend all neighborhood meetings to assist in recording of minutes and planning for neighborhood improvement activities. (See also ND 508).

ATTACHMENT I

PORTLAND NEIGHBORHOOD DEVELOPMENT PROGRAM
Fourth Action Year

February 28, 1973

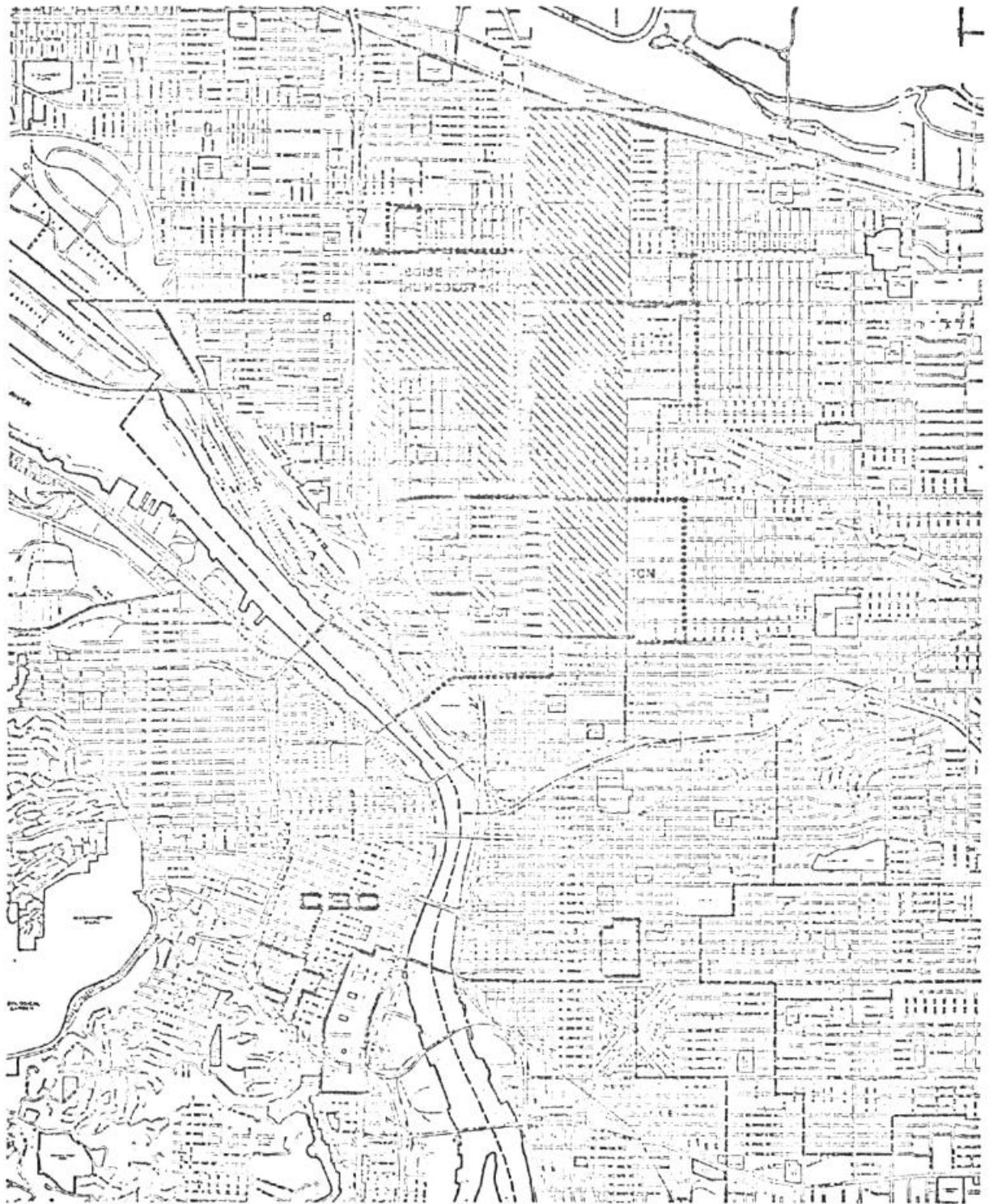
The Portland Development Commission has received information from the local Area Office of the Department of Housing and Urban Development regarding HUD's requirements on the Neighborhood Development Program Fourth Action Year. This year begins July 1, 1973 and ends June 30, 1974.






HUD is beginning the process of phasing out the Neighborhood Development Program. New guidelines require that the activity of federal NDP Participation be in a reduced area to make maximum impact. Funding is being reduced for the coming year by about 15% for Portland.

In response to HUD's instructions, Portland Development Commission has carefully studied the entire program and has come up with new boundaries for Federal Participation for the Fourth Action Year. Those boundaries are shown on the accompanying map and are currently being considered by the various citizens' organizations. Although the boundaries reduce the total area by about 50%, they are located so that the major ongoing programs in NDP can effectively be continued, and so that activity will be carried out in each of the five neighborhood planning areas -- Woodlawn, Irvington, King-Vernon-Sabin, Boise-Humboldt, and Eliot.

Those areas excluded from Federal NDP Participation in the Fourth Action Year are still eligible for locally financed programs, such as a low-interest rate loan program now being developed by Portland Development Commission staff with Portland financial institutions. They are also eligible for the Emergency Home Repair Program, financed by Model Cities and administered by Portland Development Commission and for other Model Cities funded programs.

The Fourth Action Year, it appears at this time, will be the last for the NDP as a program categorically funded by the Federal government. Continuation of community development types of programs in the future is expected to be supported by Revenue Sharing according to local priorities.



-  MODEL CITIES AREA
-  NDP AREAS
-  OEO POVERTY AREAS
-  EXISTING URBAN RENEWAL PROJECTS
-  FEDERAL NDP PARTICIPATION 4TH ACTION YEAR
7/1/73 to 6/30/74 (50% REDUCTION)



LOCALITY MAP
 NEIGHBORHOOD DEVELOPMENT PROGRAM
 PORTLAND DEVELOPMENT COMMISSION
 MAY 1972

ND 303
 EXHIBIT A

PORTLAND NEIGHBORHOOD DEVELOPMENT PROGRAM
Fourth Action Year

February 28, 1973

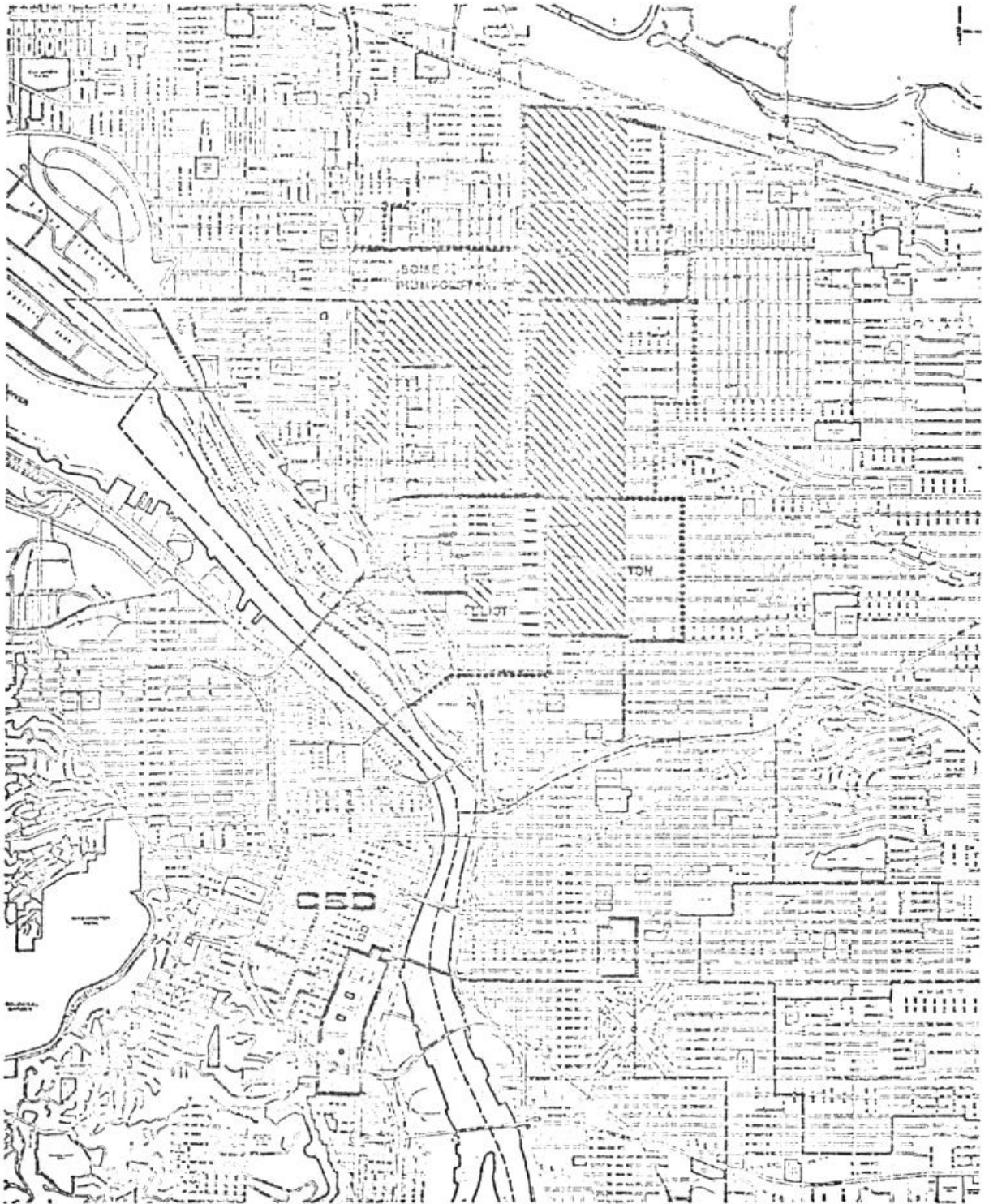
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




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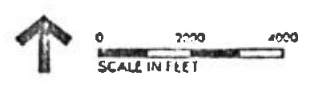
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Those areas excluded from Federal NDP Participation in the Fourth Action Year are still eligible for locally financed programs, such as a low-interest rate loan program now being developed by Portland Development Commission staff with Portland financial institutions. They are also eligible for the Emergency Home Repair Program, financed by Model Cities and administered by Portland Development Commission and for other Model Cities funded programs.

The Fourth Action Year, it appears at this time, will be the last for the NDP as a program categorically funded by the Federal government. Continuation of community development types of programs in the future is expected to be supported by Revenue Sharing according to local priorities.



-  MODEL CITIES AREA
-  NDP AREAS
-  GEO POVERTY AREAS
-  EXISTING URBAN RENEWAL PROJECTS
-  FEDERAL NDP PARTICIPATION 4TH ACTION YEAR
7/1/73 to 6/30/74 (50% REDUCTION)



LOCALITY MAP
NEIGHBORHOOD DEVELOPMENT PROGRAM
 PORTLAND DEVELOPMENT COMMISSION
 MAY 1972

ND 303
 EXHIBIT A

ATTACHMENT 3

URBAN RENEWAL PLAN
(ND 401)

SUPPLEMENT NO. 1

for

BOISE-HUMBOLDT NEIGHBORHOOD DEVELOPMENT PROJECT

ORE. A-5-4

Portland, Oregon

March 1, 1973

Prepared by the Portland Development Commission,
the Urban Renewal Agency of the City of Portland

1700 S. W. Fourth Avenue
Portland, Oregon 97201

ND 401 URBAN RENEWAL PLAN (B-H) - SUPPLEMENT NO. 1

The Urban Renewal Plan for the Boise-Humboldt Development Project, approved by the Portland City Council by Resolution No. 31006 and adopted on January 19, 1972 is hereby amended and supplemented as follows:

1. Section C, General Land Use Plan, subsection 2.a., Residential, is hereby supplemented by adding a paragraph thereto to read as follows:

Multi-family residential units will be developed on those properties identified under Section D, subsection 2.d., also a supplement to this Urban Renewal Plan. (See also Revised Land Use Plan, Exhibit A). Density will be a maximum of 20 dwelling units per net acre on those properties designated for multi-family residential use.

2. Section D, Urban Renewal Techniques to be Used to Achieve Plan Objectives, subsection 2.d. is hereby supplemented by adding a subparagraph thereto to read as follows:

The Urban Renewal Agency will acquire those properties identified below to provide land for new, multi-family dwellings.

Parcel No.

Legal Description

(All properties described below are in the Albina Homestead Subdivision)

AH8-1a

E. $\frac{1}{2}$ of Lot 1, Block 8

AH8-1b

W. $\frac{1}{2}$ of Lot 1, Block 8

AH8-2

Lot 2, Block 8

AH8-3

Lot 3, Block 8

ND 401 URBAN RENEWAL PLAN (B-H) -- SUPPLEMENT NO. 1, Cont'd

<u>Parcel No.</u>	<u>Legal Description</u>
AH8-4	Lot 4, Block 8
AH8-5a	T.L. 1 of Lot 5, Block 8
AH8-5b	T.L. 2 of Lot 5, Block 8
AH8-6	Lot 6, Block 8
AH8-7	Lot 7, Block 8
AH8-8a	W. 50' of Lot 8, Block 8
AH8-8b	E. 50' of Lot 8, Block 8
AH8-12	Lot 12, Block 8
AH8-13	Lot 13, Block 8
AH8-14	Lot 14, Block 8
AH8-15	Lot 15, Block 8
AH8-16	Lot 16, Block 8

The Urban Renewal Agency will acquire the following parcels under the NDP 3rd Action Year budget. These properties will also be developed into multi-family residential use.

<u>Parcel No.</u>	<u>Legal Description</u>
	(All properties described below are in the Multnomah Subdivision)
M15-14a	N. 25' of Lot 14, Block 15
M15-14 & 16-TL1	T.L. 1 of Lots 14 and 16, Block 15
B-M15-16a	S. 48' of W. 44' of Lot 16, Block 15
M15-14 & 16b	T.L. 2 of Lots 14 and 16, Block 15
M15-14 & 16	S. 5' of E. 25' of Lot 14 and E. 25' of Lot 16, Block 15

3. Section E, Land Disposition, subsection 1, Specific Land Use Designation and Standards or Control and Other Restrictions to be Imposed On Land to be Offered for Sale, is hereby supplemented by adding a paragraph thereto to read as follows:

The following land use controls and building restrictions are in addition to any land use controls or building restrictions contained in the Planning and Zoning Code of the City of Portland, or any other applicable laws regulating the use of property in the Project Area; and shall apply to the proposed multi-family development in the Boise-Humboldt NDP area as described in items 1 and 2 of this Supplement No. 1 to the Boise-Humboldt Urban Renewal Plan:

Density: Density shall be a maximum of 20 dwelling units per net acre.

Building Height: Building height shall be a maximum of 2½ stories or 35 feet.

Setbacks: Building setbacks shall be a minimum of 15 feet from all public rights-of-way. All setback areas shall be appropriately landscaped.

On that side where the structures does not face a public right-of-way the following setbacks shall apply:

Minimum Front Yard: There shall be a front yard of not less than fifteen feet.

Minimum Side Yard: (a) There shall be a minimum side yard on each side of any main building according to height as follows:

- For one story 5 feet
- For one and one-half stories. 6 feet
- For two stories 6 feet
- For two and one-half stories. 7 feet

(b) Where an entire frontage is designed and constructed as a unit, the required width of side yards with respect to lot lines may be varied providing the distance between adjoining buildings equals the total combined width of two adjoining required side yards. This total combined width shall not thereafter be reduced by enlargement of either adjoining building.

Minimum Rear Yard: There shall be a minimum rear yard according to the height of the main building as follows:

- For one story 5 feet
- For one and one-half stories. 6 feet
- For two stories 6 feet
- For two and one-half stories. 7 feet

Minimum Distance Between Buildings: Where apartment houses are grouped as one project on one tract of land, the minimum distances between two buildings at any given point shall not be less than the sum of the required side yards computed separately for each building at that point.

Maximum Lot Coverage: The area covered by all buildings including accessory buildings, not exceeding one story in height shall not exceed forty-five percent of the lot area, and the area covered by the portions of all buildings exceeding one story in height shall not exceed thirty-five percent of the lot area.

Signs Permitted: (a) One indirectly lighted or transparency name plate for each dwelling unit, not exceeding three-quarters of a square foot in area, indicating the name of the occupant.

(b) Sign or signs, unlighted or indirectly lighted, not exceeding six square feet in total area, indicating the name of an apartment house.

Off-Street Parking Required: (a) One and two family dwellings: one space per dwelling unit according to the following provisions:

- (1) Such space shall be accessible to a public street or alley;
 - (2) Such space shall be at least one hundred and sixty square feet in area;
 - (3) Such space shall not be located in the required front yard but it may be located in the required side or rear yard, if not within a garage, carport, or other structure;
 - (4) Such space shall be available for the parking of operable passenger automobiles only;
 - (5) Such space shall not be rented by the day or part thereof;
 - (6) Such space, if uncovered, shall be paved in accordance with the provisions of the building regulations;
 - (7) The provision and maintenance of off-street parking space is a continuing obligation of the property owner;
 - (8) No overnight parking of trucks or other equipment on wheels or tracks exceeding one-half ton capacity used in the conduct of a business activity shall be permitted on the premises.
- (b) Apartment dwellings: One space per dwelling unit.

Off-Street Loading: No off-street loading berths are required.

- Lot Size Required: (a) The minimum lot area shall be five thousand square feet for each one family dwelling.
- (b) The minimum lot area shall be twenty-five hundred square feet per dwelling unit in structures containing two or more dwelling units.
- (c) The minimum lot width shall be fifty feet.
- (d) The minimum lot depth shall be one-hundred feet.
- (e) No lot, tract, or parcel of land shall be reduced by transfer of ownership, immediate or future, in area width, or depth to less than stated in subsections (a), (b), (c), and (d).
- (f) In no case shall there be more than one main dwelling and its accessory buildings constructed on one lot unless such lot is five thousand square feet or more in area.

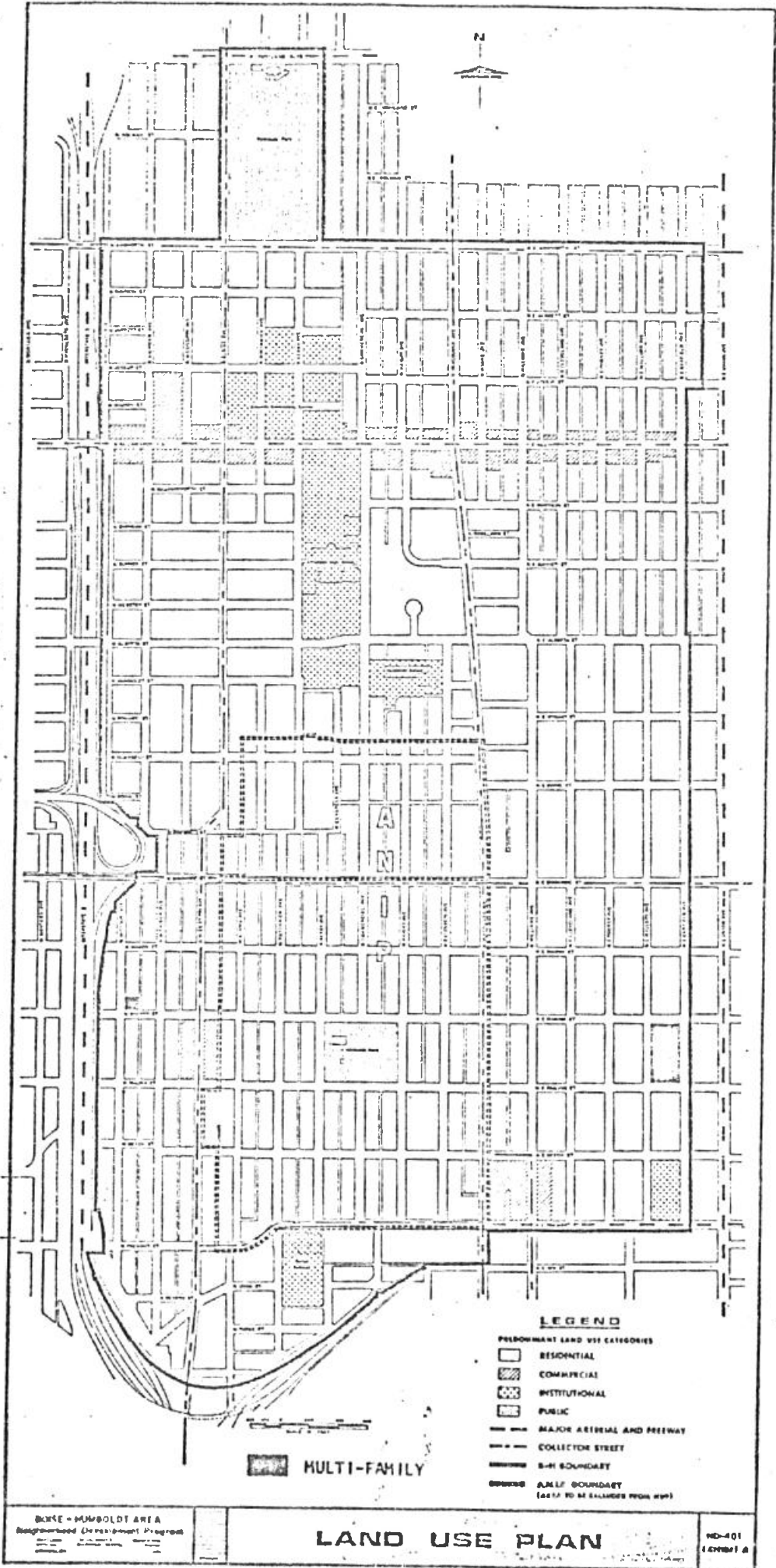
4. Section F, Other Provisions Necessary to Meet Requirements of Applicable State or Local Law, subsection 5; is hereby amended by deleting the entire subsection 5, and inserting the following paragraph as subsection 5.

5. Provision has been made for the temporary and permanent relocation of those persons to be relocated from the Project Area during the execution of this Plan. Decent, safe, and sanitary dwellings substantially equivalent to the number of substandard dwellings to be cleared and those

where temporary relocation is necessary to complete rehabilitation activities are available within the City of Portland generally. A detailed statement as to:

- (1) the specific rehousing needs of site residents and
- (2) the specific housing resources expected to take care of these needs, together with a full discussion of the administration of the relocation process is contained in the Relocation Plan filed in the offices of the Urban Renewal Agency and available for public inspection, which Relocation Plan is incorporated herein and by this reference made a part hereof.

5. The Land Use Plan, Exhibit A, is hereby amended by designation of those properties to be acquired and cleared by the Urban Renewal Agency to provide land for new multi-family dwellings, which amended Land Use Plan is attached hereto, and is substituted for Exhibit A as presently contained in this Urban Renewal Plan.



LEGEND

- PREDOMINANT LAND USE CATEGORIES
- RESIDENTIAL
 - COMMERCIAL
 - INSTITUTIONAL
 - PUBLIC
 - MAJOR ARTERIAL AND FREEWAY
 - COLLECTOR STREET
 - S-H BOUNDARY
 - A/L/F BOUNDARY
(A=L=17 TO 24 CALLINGS FROM HWY)

MULTI-FAMILY

BOYLE - HUMBOLDT AREA
Neighborhood Development Program

LAND USE PLAN

MD-401
EXHIBIT A

ATTACHMENT 3

URBAN RENEWAL PLAN
(ND 401)

SUPPLEMENT NO. 2
for

KING-VERNON-SABIN NEIGHBORHOOD DEVELOPMENT PROJECT

ORE. A-5-3

Portland, Oregon

March 1, 1973

Prepared by the Portland Development Commission,
the Urban Renewal Agency of the City of Portland

1700 S. W. Fourth Avenue
Portland, Oregon 97201

The Urban Renewal Plan for the King-Vernon-Sabin Development Project, approved by the Portland City Council by Resolution No. 30991 and adopted on December 15, 1971, as supplemented, is hereby further amended and supplemented as follows:

1. Section C, General Land Use Plan, subsection 2.a., Residential, is hereby supplemented by adding a paragraph thereto to read as follows:

Multi-family residential units will be developed on those properties identified under Section D, subsection 2.d., also a supplement to this Urban Renewal Plan. (See also revised Land Use Plan, Exhibit A). Dwelling unit density will be a maximum of 20 dwelling units per net acre on those properties designated for multi-family residential use in the block bounded by N. E. Beech Street, N. E. 6th Avenue, N. E. Fremont Street, and N. E. 7th Avenue.

2. Section D, Urban Renewal Techniques to be Used to Achieve Plan Objectives, subsection 2.d. is hereby supplemented by adding a sub-paragraph thereto to read as follows:

The Urban Renewal Agency will acquire those properties identified below to provide land for development of new, multi-family dwellings.

ND 401 URBAN RENEWAL PLAN (K-V-S) - SUPPLEMENT NO. 2, Cont'd

<u>Parcel No.</u>	<u>Legal Description</u>
	(All Parcels Described Below are in the Lincoln Park Addition)
LP20-1 & 2	Lots 1 & 2, Block 20
LP20-3a	N. 25' of Lot 3, Block 20
LP20-3b	S. 25' of Lot 3, Block 20
LP20-4	Lot 4, Block 20
LP20-5	Lot 5, Block 20
LP20-6	Lot 6, Block 20
LP20-7/8a	E. $\frac{1}{2}$ of Lots 7 & 8, Block 20
LP20-7/8b	W. $\frac{1}{2}$ of Lots 7 & 8, Block 20
LP20-9/10a	E. 60' of Lots 9 & 10, Block 20
LP20-9/10b	W. 40' of Lots 9 & 10, Block 20
LP20-11	Lot 11, Block 20
LP20-12	Lot 12, Block 20
LP20-13	Lot 13, Block 20
LP20-14	Lot 14, Block 20
LP20-15/16a	E. $\frac{1}{2}$ of Lots 15 & 16
LP20-15/16b	W. $\frac{1}{2}$ of Lots 15 & 16, Block 20

3. Section E, Land Disposition, subsection 1, Specific Land Use Designation and Standards or Control and Other Restrictions To Be Imposed on Land to be Offered for Sale, is hereby supplemented by adding a paragraph thereto to read as follows:

The following land use controls and building restrictions are in addition to any land use controls or building restrictions contained in the Planning and Zoning Code of the City of Portland, or any other applicable laws regulating the use of property in the Project Area, and shall apply to the proposed multi-family development in the King-Vernon-Sabin NDP Area as described in items 1 and 2 of this Supplement No. 2 to the King-Vernon-Sabin Urban Renewal Plan:

Density: Density shall be a maximum of 20 dwelling units per net acre.

Building Height: Building height shall be a maximum of 2½ stories or 35 feet.

Setbacks: Building setbacks shall be a minimum of 15 feet from all public rights-of-way. All setback areas shall be appropriately landscaped.

On that side where the structure does not face a public right-of-way the following setbacks shall apply:

Minimum Front Yard: There shall be a front yard of not less than fifteen feet.

Minimum Side Yard: (a) There shall be a minimum side yard on each side of any main building according to height as follows:

- For one story.....5 feet
- For one and one-half stories.....6 feet
- For two stories.....6 feet
- For two and one-half stories.....7 feet

(b) Where an entire frontage is designed and constructed as a unit, the required width of side yards with respect to lot lines may be varied providing the distance between adjoining buildings equals the total combined width of two adjoining required side yards. This total combined width shall not thereafter be reduced by enlargement of either adjoining building.

Minimum Rear Yard: There shall be a minimum rear yard according to the height of the main building as follows:

- For one story.....5 feet
- For one and one-half stories.....6 feet
- For two stories.....6 feet
- For two and one-half stories.....7 feet

Minimum Distance Between Buildings: Where apartment houses are grouped as one project on one tract of land, the minimum distances between

two buildings at any given point shall not be less than the sum of the required side yards computed separately for each building at that point.

Maximum Lot Coverage: The area covered by all buildings including accessory buildings, not exceeding one story in height shall not exceed forty-five percent of the lot area, and the area covered by the portions of all buildings exceeding one story in height shall not exceed thirty-five percent of the lot area.

Signs Permitted: (a) One indirectly lighted or transparency name plate for each dwelling unit, not exceeding three-quarters of a square foot in area, indicating the name of the occupant.

(b) Sign or signs, unlighted or indirectly lighted, not exceeding six square feet in total area, indicating the name of an apartment house.

Off-Street Parking Required: (a) One and two family dwellings: one space per dwelling unit according to the following provisions:

- (1) Such space shall be accessible to a public street or alley other than N.E. Fremont Street;
- (2) Such space shall be at least one hundred and sixty square feet in area;
- (3) Such space shall not be located in the required front yard but it may be located in the required side or rear yard, if not within a garage, carport, or other structure;
- (4) Such space shall be available for the parking of operable passenger automobiles only;
- (5) Such space shall not be rented by the day or part thereof;
- (6) Such space, if uncovered, shall be paved in accordance with the provisions of the building regulations;
- (7) The provision and maintenance of off-street parking space is a continuing obligation of the property owner;
- (8) No overnight parking of trucks or other equipment on wheels or tracks exceeding one-half ton capacity used in the conduct of a business activity shall be permitted on the premises.

(b) Apartment dwellings: One space per dwelling unit.

Off-Street Loading: No off-street loading berths are required.

Lot Size Required: (a) The minimum lot area shall be five thousand square feet for each one family dwelling.
(b) The minimum lot area shall be twenty-five hundred square feet per dwelling unit in structures containing two or more dwelling units.
(c) The minimum lot width shall be fifty feet.
(d) The minimum lot depth shall be one-hundred feet.
(e) No lot, tract, or parcel of land shall be reduced by transfer of ownership, immediate or future, in area, width, or depth to less than stated in subsections (a), (b), (c) and (d).
(f) In no case shall there be more than one main dwelling and its accessory buildings constructed on one lot unless such lot is five thousand square feet or more in area.

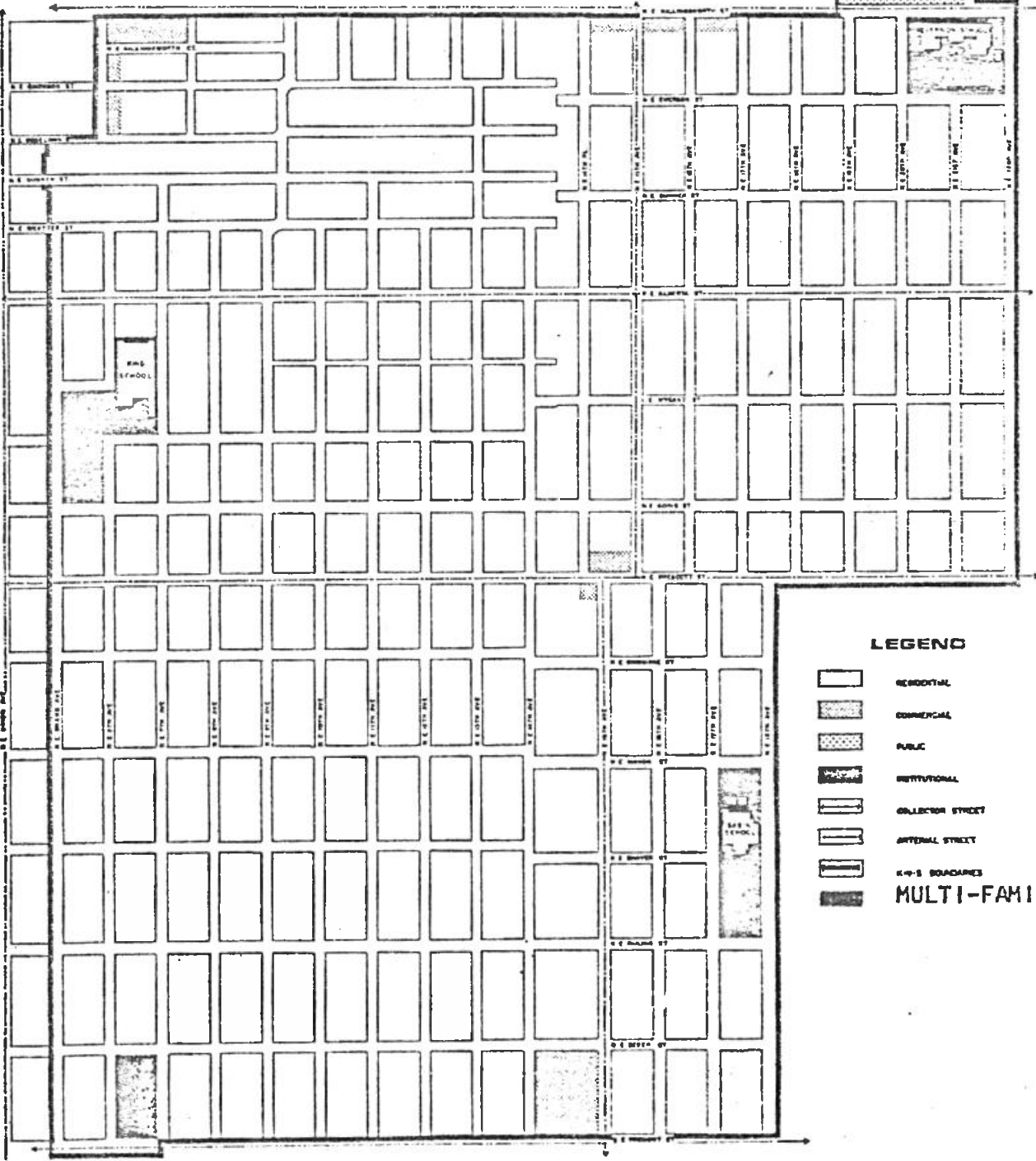
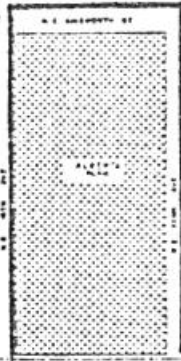
4. Section F, Other Provisions Necessary to Meet Requirements of Applicable State or Local Law, subsection 5, is hereby amended by deleting the entire subsection 5, and inserting the following paragraph as subsection 5:

5. Provision has been made for the temporary and permanent relocation of those persons to be relocated from the









Project Area during the execution of this Plan. Decent, safe and sanitary dwellings substantially equivalent to the number of substandard dwellings to be cleared and those where temporary relocation is necessary to complete rehabilitation activities are available within the City of Portland generally. A detailed statement as to:

(1) the specific rehousing needs of site residents, and
(2) the specific housing resources expected to take care of these needs, together with a full discussion of the administration of the relocation process is contained in the Relocation Plan filed in the offices of the Urban Renewal Agency and available for public inspection, which Relocation Plan is incorporated herein and by this reference made a part hereof.

5. The Land Use Plan, Exhibit A, is hereby amended by designation of those properties to be acquired and cleared by the Urban Renewal Agency to provide land for new multi-family dwellings, which amended Land Use Plan is attached hereto, and is substituted for Exhibit A as presently contained in this Urban Renewal Plan.



LEGEND

-  RESIDENTIAL
-  COMMERCIAL
-  PUBLIC
-  INSTITUTIONAL
-  COLLECTOR STREET
-  ARTERIAL STREET
-  K-8 BOUQUARDS
-  MULTI-FAMILY



ATTACHMENT 4

**URBAN RENEWAL PLAN
(ND 401)**

for the

SECOND ELIOT URBAN RENEWAL AREA

Portland, Oregon

**March 1, 1973
(Revised March 5, 1973)
(Revised March 7, 1973)**

**Prepared by the Portland Development Commission
the Urban Renewal Agency of the City of Portland**

**1700 S. W. Fourth Avenue
Portland, Oregon 97201**

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LIST OF EXHIBITS

	<u>Exhibit</u>
Land Use Plan	A
Property Map	B
Locality Map	C

ND 401 URBAN RENEWAL PLAN
SECOND ELIOT URBAN RENEWAL AREA

B. Description of Project Area

1. Boundaries of Urban Renewal Area

Following is a boundary description of the Second Eliot Urban Renewal Area. The area herein described is a part of the total Eliot Development Plan Area. (See Exhibit A, Land Use Plan, and Exhibit C, Locality Map).

BOUNDARY DESCRIPTION OF THE SECOND ELIOT URBAN RENEWAL AREA

Federal Participation Area for the NDP 4th Action Year:

Beginning at the intersection of the north line of N. E. Knott Street and the east line of N. Williams Avenue; thence easterly along the north line of N. E. Knott Street to the east line of N. E. Rodney Avenue; thence southerly along the east line of N. E. Rodney Avenue to the south line of N. E. Sacramento Street; thence westerly along the south line of N. E. Sacramento Street and the westerly extension thereof to the west line of N. Williams Avenue; thence northerly along the west line of N. Williams Avenue to the south line of N. Russell Street at Block 30, Albina; thence easterly along the easterly extension of N. Russell Street from Block 30 Albina to the east line of N. Williams Avenue; thence northerly along the east line of N. Williams Avenue to the north line of N. E. Knott Street, the point of beginning, all situated in the City of Portland, County of Multnomah, State of Oregon.

2. Urban Renewal Plan Objectives

Objectives to be accomplished under this Plan are, but not limited to, the following:

- a. Removal of structurally substandard buildings.
- b. Elimination of blighting influences.
- c. Modification of the street system to provide for more efficient traffic patterns and other improvements within the Project Area.
- d. Achievement of land use changes to allow for redevelopment of residential and public or semi-public uses related to the surrounding area.
- e. To install new or to improve public facilities such as streets, curbs, and sidewalks where necessary to meet the needs of the area.
- f. Encourage good urban design of new developments so as to:
 - (1) Provide a visually appealing environment, and
 - (2) Allow for harmonious blending of adjacent areas.

3. Types of Proposed Renewal Actions

Renewal actions will include:

- a. Acquisition and clearance of properties for redevelopment.
- b. Relocation assistance to occupants and property owners in the area to be displaced by renewal actions.
- c. Modification or improvement of streets, utilities, and other improvements necessary to carry out the objectives of the Plan.

ND 401 URBAN RENEWAL PLAN
SECOND ELIOT URBAN RENEWAL AREA, Cont'd

- d. Development of properties by owner participants and developers to uses compatible with the Urban Renewal Plan.

C. Land Use Plan

1. Land Use Map

A Land Use Plan for the project area is attached hereto as Exhibit A and identifies the following:

- a. Thoroughfares and street rights-of-way:

Street patterns will be altered as shown on the Land Use Plan including the widening of N. E. Russell Street to a 90 foot right-of-way.

- b. Residential Uses:

Multi-family residential use will be permitted at a maximum density of 40 dwelling units per net acre to meet the priority for housing and to meet the diverse needs of the population in the area.

- c. Public and Semi-Public Uses:

The Land Use Plan Map indicates areas to be occupied by public and semi-public uses. This area will include a major electric public utility substation. Owner participation by the public utility company will alleviate the adverse visual impact of this use on the surrounding area. The remainder of the area indicated

for public and semi-public use will be developed for medical facilities for clinics, offices, training and teaching, and other related uses.

2. Land Use Provisions and Building Requirements

The conditions, limitations, and restrictions contained in this Urban Renewal Plan are in addition to any conditions, limitations, or restrictions contained in the Codes of the City of Portland, and any other applicable laws regulating the use of property in the Project Area.

a. Permitted Land Uses:

(1) Residential:

- (a) Multi-Family dwellings
- (b) Accessory uses directly related to multi-family residential development.

(2) Public and Semi-Public:

- (a) Electrical utility substation.
- (b) Medical facilities for clinics, offices, training or teaching.
- (c) Other public and semi-public uses in conformance with objectives established under this Plan may be allowed upon approval by the Urban Renewal Agency and the local governing body.

ND 401 URBAN RENEWAL PLAN
SECOND ELIOT URBAN RENEWAL AREA, Cont'd

- b. Additional Regulations, Controls, or Restrictions On All Property. The following land use controls and building restrictions are in addition to any land use controls or building restrictions contained in the Planning and Zoning Code of the City of Portland, or any other applicable laws regulating the use of property in the Project Area; and shall apply to proposed redevelopment in the Project area as described in this Urban Renewal Plan for the Second Urban Renewal Area in Eliot:

Density: Density shall be a maximum of 40 dwelling units per net acre.

Lot Size Required:

- (a) The minimum lot area for buildings containing three or less dwelling units shall be 5,000 square feet.
- (b) The minimum lot area for buildings containing four, five, six, seven, eight or nine dwelling units shall be 6,000, 7,000, 8,000, 8,500, 9,000 and 9,500 square feet respectively.

ND 401 URBAN RENEWAL PLAN
SECOND ELIOT URBAN RENEWAL AREA, Cont'd

- (c) The minimum lot area shall be one thousand square feet for each dwelling unit in buildings containing ten or more dwelling units.
- (d) The minimum lot width shall be fifty feet.
- (e) The minimum lot depth shall be one-hundred feet.
- (f) No lot, tract, or parcel of land shall be reduced by transfer of ownership, immediate or future, in area, width, or depth to less than stated in subsections (a), (b), (c), and (d).
- (g) In no case shall there be more than one main dwelling and its accessory buildings constructed on one lot unless such lot is five thousand square feet or more in area.
- (h) There shall be no limitation on lot size for public and semi-public buildings.

ND 401 URBAN RENEWAL PLAN
SECOND ELIOT URBAN RENEWAL AREA, Cont'd

Setbacks: Building setbacks shall be a minimum of 10 feet from all public rights-of-way. All setback areas shall be appropriately landscaped.

On that side where the structure does not face a public right-of-way the following residential setbacks shall apply:

Minimum Front Yard: There shall be a front yard of not less than fifteen feet.

Minimum Side Yard: (a) There shall be a minimum side yard on each side of any main building according to height as follows:

For one story - - - - - 5 feet

For two stories - - - - - 6 feet

For three stories - - - - - 7 feet

(b) Where an entire frontage is designed and constructed as a unit, the required width of side yards with respect to lot lines may be varied providing the distance between adjoining buildings equals the total combined width of two adjoining required side yards. This total combined width shall not

ND 401 URBAN RENEWAL PLAN
SECOND ELIOT URBAN RENEWAL AREA, Cont'd

thereafter be reduced by enlargement of
either adjoining building.

Minimum Rear Yard: There shall be a minimum
rear yard according to the height of the
main building as follows:

For one story - - - - - 5 feet

For two stories - - - - - 6 feet

For three stories - - - - - 7 feet

Minimum Distance Between Buildings: Where
buildings are grouped as one project on one
tract of land, the minimum distances between
two buildings at any given point shall not
be less than the sum of the required side
yards computed separately for each building
at that point.

Maximum Lot Coverage: The area covered by all residential
buildings, including accessory buildings, not exceed-
ing one story in height shall not exceed forty-five
percent of the lot area, and the area covered by the
portions of all residential buildings exceeding one
story in height shall not exceed thirty-five percent

of the lot area. There shall be no maximum lot coverage for public and semi-public buildings, except as restricted under setback requirements.

Building Height: Building height shall be a maximum of 3 stories or 45 feet.

Off-Street Parking Required: One space shall be provided per dwelling unit subject to the following provisions (a) through (h). One parking space shall be provided for every 700 square feet of gross floor area of public and semi-public buildings subject to the following provisions (a) through (h).

- (a) Such space shall be accessible to a public street or alley.
- (b) Such space shall be at least one hundred and sixty square feet in area.
- (c) Such space shall not be located in the required front yard but it may be located in the required side or rear yard, if not within a garage, carport, or other structure.

ND 401 URBAN RENEWAL PLAN
SECOND ELIOT URBAN RENEWAL AREA, Cont'd

- (d) Such space shall be available for the parking of operable passenger automobiles only.
- (e) Such space shall not be rented by the day or part thereof.
- (f) Such space, if uncovered, shall be paved in accordance with the provisions of the building regulations.
- (g) The provision and maintenance of off-street parking space is a continuing obligation of the property owner.
- (h) No overnight parking of trucks or other equipment on wheels or tracks exceeding one-half ton capacity used in the conduct of a business activity shall be permitted on the premises.

Off-Street Loading: No off-street loading berths are required for residential. One off-street loading berth shall be provided for every 25,000 square feet of gross floor area of public and semi-public buildings.

Signs: Signing and identification of buildings, land areas, and facilities shall be considered as an integral part of any development; and plans and details shall be submitted with development plans. All signing or identification shall be subject to the approval of the Urban Renewal Agency.

Signs are permitted under the following conditions:

- (a) An exterior sign which pertains only to the use on the premises will be permitted. All signs must be attached flat against the wall of the building or to the face of a marquee and may not project above the roof line or wall coping, nor face directly upon a residential area.
- (b) Signs may be illuminated, provided the illumination is properly focused upon the sign itself and prevents glare upon the surrounding areas.
- (c) Signs with flashing, animated or intermittent illumination shall not be erected.

ND 401 URBAN RENEWAL PLAN
SECOND ELIOT URBAN RENEWAL AREA, Cont'd

- (d) Red and green lighted signs shall not be permitted within fifty (50) feet of a signalled intersection.
- (e) No sign shall be permitted to overhang streets, sidewalks, or any property line.
- (f) One indirectly lighted or transparency name plate for each dwelling unit, not exceeding three-quarters of a square foot in area, indicating the name of the occupant shall be permitted.
- (g) Sign or signs, unlighted or indirectly lighted, not exceeding twelve square feet in total area, indicating the name of an apartment house shall be permitted.

Landscaping: Portions of sites not containing structures, including setback areas, and surfaced parking lots shall be appropriately landscaped and maintained. Varieties and sizes of plant materials, other materials used, and design of landscape features shall receive special consideration in the design review procedure prescribed below.

Special Provisions for Public and Semi-Public Uses: In

permitting and regulating public and semi-public uses, the Urban Renewal Agency shall have the authority to increase any minimum or maximum requirements specified for such uses and to impose other conditions and restrictions as necessary to protect the public interest and the surrounding properties. Public and semi-public use regulations shall apply to, but not be limited to, number and location of parking spaces, off-street loading, location and size of buildings and other structures, setbacks and landscaping. Such conditions as are imposed shall bind any successors and shall not be affected by any subsequent transfer of ownership. Upon application for the establishment of a public and semi-public use or with any subsequent application for change or expansion of such use, the Urban Renewal Agency and the Local Governing Body may approve a master or long term development plan for such use.

Plan and Design Review: No building within the project boundary, regardless of use, shall be constructed or other improvements made on or over any land subject to

these controls, including public areas, until plans for such building or improvements shall have been submitted to and approved by the Urban Renewal Agency. The Agency shall, for design review purposes, have each proposal reviewed by a consultant or group of consultants qualified in the fields of urban planning, architecture, graphic design or landscape architecture, as may be appropriate, and shall obtain an opinion or opinions in writing on the plans submitted. Such individuals shall be selected by the Urban Renewal Agency. In reviewing architectural and landscape plans, the following criteria for judgement shall be used:

Locations, forms, and patterns of building and open spaces shall conform with the following urban design concepts of this Urban Renewal Plan:

- (a) Each building to be harmonious with and complement adjacent buildings.
- (b) Landscaping shall enhance not only the buildings or building on the site, but also adjacent buildings and sites.
- (c) Size, locations, layout, and appearance of off-street parking and loading facilities shall not have any detrimental effect on the properties they serve or on adjacent properties.

(d) Location and design of accessways to and from off-street parking and loading facilities shall not unduly disrupt pedestrian or vehicular traffic circulation on streets.

Non-Discrimination: All properties, regardless of use, within the project area shall not be restricted as to the sale, lease, use, or occupancy upon the basis of color, race, religion, sex, or national origin.

Exceptions or Variances: The Urban Renewal Agency may grant exceptions or variances which do not constitute a substantial change in the Plan to any of the regulations prescribed in this Section C2, upon showing that granting the exception or variance is consistent with the intent of the Urban Renewal Plan and the urban design concepts on which it is based, and will not adversely affect other properties within or adjacent to the Project Area.

c. Effective Period of Controls

The provisions and requirements prescribed in Section C shall be in effect for twenty (20) years from the date of approval of this Plan by the City of Portland, except that the non-discrimination provision

ND 401 URBAN RENEWAL PLAN
SECOND ELIOT URBAN RENEWAL AREA, Cont'd

shall continue in perpetuity. The provisions and requirements, or any part of them, thereafter may be extended for additional, successive periods of ten (10) years by an instrument agreeing to such extension signed by the then owners of a majority of the land in the area, and recorded.

d. Applicability of Provisions and Requirements under C2a. and C2b. to Real Property Not to be Acquired.

All provisions and requirements under C2a. and C2b. shall also apply to all real property within the Urban Renewal Plan area that are not to be acquired by the Urban Renewal Agency.

D. Project Proposals

1. Land Acquisition

- a. Real property to be acquired is shown on the attached Property Map (Exhibit B). The Urban Renewal Agency will acquire all of Block A 26/25 with NDP 4th Action Year funds for multi-family residential development. In addition, those properties in Block A27/26 designated for acquisition and redevelopment of public and semi-public uses and widening of N. E. Russell Street will be acquired by the Urban Renewal Agency, provided that other funds are available for such acquisition by July 1, 1974. In the event funds are not available for such acquisition by July 1, 1974 this Plan may be amended, 1) to provide for voluntary participation

ND 401 URBAN RENEWAL PLAN
SECOND ELIOT URBAN RENEWAL AREA, Cont'd

of the property owners in the Plan, 2) by deleting the area from the Plan, or 3) by taking such other action as may be determined to be appropriate at such time.

Necessary supporting facilities and improvements will be made in the public rights-of-way. No properties will be acquired for rehabilitation or historic and architectural preservation.

b. Properties not designated for Acquisition:

Those properties in Block A 27/26 under the ownership of the private Electric Utility Co. will not be acquired. They will be encouraged to upgrade this property, if necessary, to the standards established in this Plan. (See also Property Map, Exhibit B).

2. Rehabilitation:

No residential rehabilitation activities are proposed within the Project Area.

3. Redeveloper's Obligations:

- a. The redevelopers shall develop such property in accordance with the land use provisions and building requirements specified in this Plan.
- b. The redevelopers shall begin and complete the development of such property for the uses provided in this Plan within a reasonable period of time as determined by the Urban Renewal Agency.

- c. The redevelopers shall submit all plans and specifications for construction of improvements on the land to the Urban Renewal Agency for review and approval so that the Agency may determine compliance of such plans and specifications with this Plan.
- d. The redevelopers shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of race, color, religion, sex, or national origin in the sale, lease, or occupancy thereof.
- e. The redevelopers shall maintain the cleared land acquired and the cleared land owned within the area in a clean, neat, and safe condition.
- f. The obligations of the redevelopers will be imposed through cooperation or owner-participant agreements with the redevelopers.

4. Underground Utility Lines:

Utility lines will be placed underground to the extent feasible.

5. Temporary Project Improvements and Facilities:

There are no temporary project improvements or facilities proposed.

E. Other Provisions Necessary to Meet State and Local Requirements

- 1. The land uses proposed in this Urban Renewal Plan have been established in conformity with the Eliot Development Plan, the Model Cities Comprehensive

ND 401 URBAN RENEWAL PLAN
SECOND ELIOT URBAN RENEWAL AREA, Cont'd

Plan, Community Renewal Plan for the City and the City of Portland 1966 Comprehensive Development Plan as amended. If necessary, zone changes will be effected in compliance with the Planning and Zoning Code of the City of Portland.








2. The land use provisions and land requirements set forth in this Plan have been specifically designed to accomplish the redevelopment of the area in accord with sound city planning principles and objectives. All land within the area except the electrical utility substation will be cleared and redeveloped to conform with the land uses shown on the Land Use Plan, Exhibit A. All public improvements will be carried out in accord with this Plan.
3. Provisions have been made for the relocation of persons to be displaced from the Project Area during the execution of this Plan. Decent, safe, and sanitary dwellings and other accommodations substantially equivalent to the number of substandard dwellings and other units to be cleared from the area are available within adjacent areas and the City of Portland generally. A detailed statement as to the specific rehousing needs of the area residents and the specific housing resources available to meet these needs, together with a full discussion of administration on the relocation process, is contained in the Relocation Plan. This plan is available for public inspection in the offices of the Urban Renewal Agency.


ND 401 URBAN RENEWAL PLAN
SECOND ELIOT URBAN RENEWAL AREA, Cont'd

F. Procedure for Changes in Approved Plan

After approval of this Plan by the City Council of the City of Portland, the provisions of the Plan may be changed or modified only by formal written amendment duly approved and adopted by the Urban Renewal Agency; provided, that if the amendment in question involves any material or substantial change in any of the provisions of the Plan, such amendment shall also be approved in accordance with the requirements of State and Federal law and regulations.



-  RESIDENTIAL
-  COMMERCIAL
-  INDUSTRIAL
-  HOSPITAL
-  OPEN SPACE
-  PUBLIC, SEMI-PUBLIC
-  MAJOR CIRCULATION ROUTES
- 0** POLICY AREAS (see text)

 0 200 400 ft.
 SECOND ELIOT URBAN RENEWAL AREA

ELIOT AREA
 Neighborhood Development
 Program
 Portland Development Commission
 Portland, Multnomah County, Oregon
 March 1, 1973

DEVELOPMENT PLAN

ND401a
EXHIBIT
A