



CITY OF

PORTLAND, OREGON

OFFICE OF PUBLIC WORKS

C.155
Mike Lindberg, Commissioner
1220 S.W. Fifth Ave.
Portland, OR 97204
(503) 248-4145

June 8, 1981

RECEIVED
JUN 10 1981

MEMORANDUM

MAYOR'S OFFICE

TO: Mayor Frank Ivancie
FROM: Commissioner Mike Lindberg *ML*

I had received a verbal request from Captain Schwartz concerning increased meridian lighting to promote pedestrian safety and reduce potential criminal activity along the Rose Festival Fun Center site, and I had directed my staff to investigate it. In addition, I appreciated receiving the request in the form of a memo to you from Chief Still.

The funds had to be taken from the street light operations levy, but I understand that Jim Kuffner is looking into at least partial repayment. The amount of money is relatively small, but I am sure the Street Lighting Division would appreciate putting their budget back in order, if possible. In any case, we were glad we were able to comply with your request.

ML:eb

ccs: Ronald R. Still, Chief of Police
John Lang, Public Works Administrator
Clayton W. Hannon, Rose Festival Association
Bill Hughes, Street Lighting



CITY OF

PORTLAND, OREGON

BUREAU OF POLICE

C.145
Francis J. Ivancie, Mayor
Ronald R. Still, Chief of Police
222 S.W. Pine
Portland, Oregon 97204

RECEIVED
JUN 3 1981

MEMORANDUM

MAYOR'S OFFICE

June 3, 1981

TO: Frank Ivancie, Mayor
City of Portland

FROM: Ronald R. Still
Chief of Police

SUBJECT: Meridian Lighting - Rose Festival Fun Center

It is requested that this memo be forwarded to Commissioner Lindberg for action.

We are concerned about citizen safety when crossing the street at S.W. Front Avenue to get to the Rose Festival Fun Center. Possible criminal activity and vandalism are also potential problems.

To help alleviate potential problems and protect the public, we are requesting lights located on the center meridian of S.W. Front Avenue, between W. Burnside and S.W. Market, be lighted between dusk and one (1) A.M., for the duration of the Rose Festival.

Ronald R. Still
RONALD R. STILL
Chief of Police

RRS/njg

cc: Captain Smith
Sgt. Ed May
Mr. Clayton W. Hannon,
Rose Festival Association

APPROVED!
Francis J. Ivancie



CITY OF
PORTLAND, OREGON
OFFICE OF THE MAYOR

C.155
Office of
Francis J. Ivancie, Mayor
1220 S.W. 5th
Portland, Oregon
(503) 248-4120

March 4, 1981

Mr. Hugh Ackroyd
Photography, Incorporated
P. O. Box 10101
3840 Northwest Yeon Avenue
Portland, Oregon 97210

Dear Mr. Ackroyd:

Thank you for your letter and concern over the reclamation of the former Rivergate Quarry.

When the City entered into a lease agreement with the Pioneer Construction Company in 1968 to quarry this area there was a clause in the agreement that required reclamation of the site by the Company up to a cost of \$25,000. City acquisition of the site terminated the agreement and the obligation to reclaim this site. In any event, \$25,000 would not have been sufficient to adequately beautify the area.

Oregon law also provides for reclamation of quarries that have made horizontal cuts since 1972. The Rivergate Quarry only underwent vertical changes after 1972, thus it is not covered.

The City will be investing a substantial amount of funds to develop the site. The site will be generally cleaned up, landscaped, hydro-seeded, and drainage problems will be corrected. It is the City's intention at this time to redevelop the quarry floor as an industrial site.

Sincerely,


MAYOR

FJI:bj

Ackroyd

photography, inc.

P. O. BOX 10101

3840 N. W. YEON AVENUE

PORTLAND, OREGON 97210

Telephone: (Day or Night) 227-5694 • Mobile: 221-9291

RECEIVED

FEB 18 1981

MAYOR'S OFFICE

February 16.

Frank Ivancie, Mayor.
City of Portland,
Portland, Oregon.

Dear Frank:

Enclosed are a couple of contact prints of the Rivergate Rock Quarry.

If memory serves I believe that when Howard Morgan got the rights to remove rock from this area one of the conditions called for back-filling or "beautification" of the area on termination of the contract.

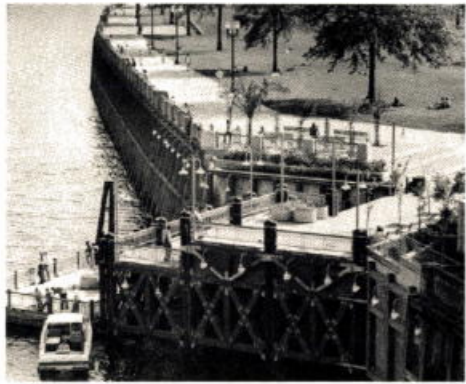
With two and possibly three changes of ownership this has possibly been overlooked. In addition the city has now placed a fence all the way around the excavation.

/bill

Perhaps the city could still be the last users for the fence costs and require them to make the area less of an eyesore?

Best,


HUGH ACKROYD.



Waterfront Park

An opportunity to be part of Portland.

Twenty years ago, a concerned group of Portland citizens set out to save their city. Plans were set in motion to halt the decline of the downtown area and to encourage its development as a regional center for commerce, government, culture, entertainment and recreation. Emphasis was also placed on encouraging people to make their homes downtown. The success of Portland's revitalization effort has been noted nationally.

Adjacent to the new South Downtown Waterfront project, was the first major renewal effort, the South Auditorium Renewal. Begun in 1958, this 109 acre project included a major land clearance, remodeling of the Civic Auditorium and the construction of a number of high rise office and apartment buildings. Today the area includes 1 3/4 million square feet of offices, 1,000 residential and 314 motel units, a 30,000 square foot retail center and seven restaurants. All elements have been carefully interrelated and integrated into a system of parks, malls and landscaped boulevards. This project served as the anchor for a new downtown and set the wheels in motion for the redevelopment of the central core. Key to that redevelopment was the Downtown Plan, prepared by a citizens' committee and adopted in 1972.

Woven through the revitalization efforts has been the role of the Portland Development Commission, which is key to planning and implementing public improvement projects. It also works in close cooperation with major developers to encourage private investment.

In the last ten years, a number of the goals of the Downtown Plan have been realized, with redevelopment accelerating at a rapid pace. And a variety of publicly financed projects have brought about extensive private investment.

For example, the mile long Waterfront Park along the Willamette River is now the focus for development along downtown's eastern boundary. While

A joint development between the City of Portland and private enterprise.



South Auditorium area near site.

Through the support of citizen groups and the Development Commission, the Portland City Council has unanimously approved the South Waterfront Development Program. In order to make the site developable, the program calls for city investment of \$16 million for park, utility and street improvements, the dredging of the marina and construction of a protective break-water.

Of the 73 acres, approximately 25 will be offered for private development, with many parcels offered through long term leases with the city.

First phase of the 15 year project includes the construction of streets and the marina, completion

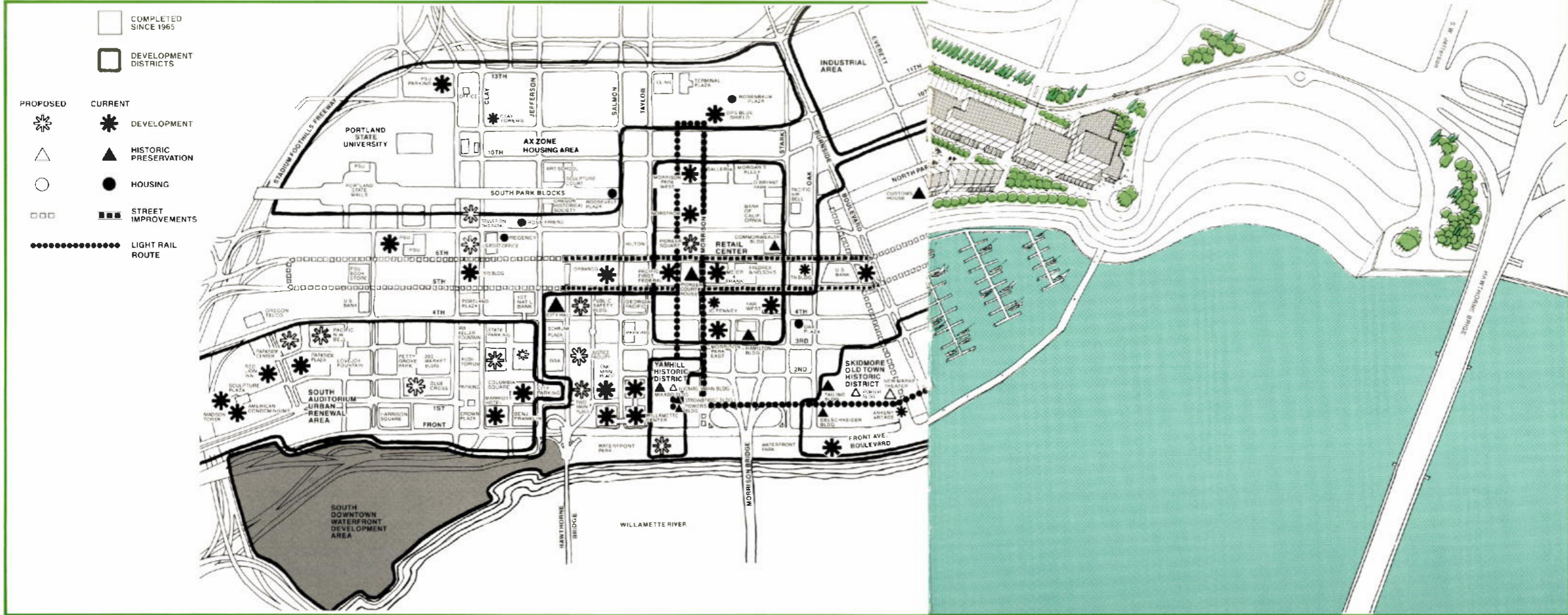
of the open space improvements, including the terraced river bank, and private construction of the 150,000-180,000 square foot Waterfront Commercial Center and Marina slips. The site for this center will be offered for redevelopment in early 1981.

This will be followed by the offering of the 100-200 unit housing site in mid-1981. Final stages of development will include construction of an additional 400 units of housing and 700,000 square feet of additional office space.

With its view, and direct access to transit, major freeways and downtown area, The South Downtown Waterfront presents potential developers with a unique mixture of opportunities and challenges.



Waterfront Park



A quality, planned business and residential setting.

Lovejoy Fountain



From its terraced waterfront leading directly into the river, to its esplanades, bikeways and restaurants, the South Downtown Waterfront will offer a variety of people-oriented activities.

Of the total 73 acres, nearly 15 have been set aside as park area. And boating enthusiasts will enjoy the shops and restaurants in the Waterfront Center which will overlook the 150-200 slip marina.

And those who have longed to make the river their home will enjoy the view, the convenience of adjacent services, and the proximity of the Civic Auditorium and all of downtown.

Although everything is within easy walking distance, those who choose to ride will potentially be able to take the new light rail system directly to the city core. A proposed route for the second leg of the new system runs through the site.

An illustrative concept of a fifteen year development program.



other cities were lying down asphalt for more streets and parking lots, Portland removed a major waterfront expressway and planted grass.

Just a few blocks away is the \$16 million, 22 block transit mall, which was developed in conjunction with the Tri-County Metropolitan Transit Authority. Besides providing greater accessibility to downtown, it has contributed to a remarkable 100% growth in bus ridership since 1974, with 30% of all those coming into downtown now using transit. Further improvements are expected from the 15 mile, \$161 million light rail system which will connect downtown to the suburbs on the east side in the early 1980's.

In the last ten years, Downtown Portland has also seen over 4 million square feet of office space and another 550,000 square feet of mixed-use retail and office space constructed or substantially remodeled. Housing has also been expanding with over 1000 units being built or rehabilitated. It is estimated that 1.4 million square feet of new office space and 490 units of housing are now under construction. And another 1.5 million square feet of office space and 1300 housing units should be added through new construction or rehabilitation in the next 3-5 years.

The retail component of the Downtown Plan is also working. Nordstrom has built a new \$8 million store, the first new retail facility for the downtown area in 15 years. A local developer has created the Galleria, a specialty shopping center, by remodeling an abandoned department store. Meier & Frank has upgraded their store and J.C. Penney Company has opened a remodeled, larger store. And new to the area is Frederick & Nelson, a major northwest retailer. To support the growing retail center, the City has recently constructed two public parking garages, providing 1200 additional short-term parking spaces. The area also includes the new 502-room Marriott Hotel.

Additionally, the Yamhill and Skidmore-Old Town historic districts, near the waterfront, have been restored through private initiative, public improvements and the use of low interest loans from the city.

All of this new life in the downtown area has also accomplished another of the city's goals. People are seeking homes downtown. Developers are searching out and rehabilitating existing housing, and people are moving into the many new condominium units being built throughout the city, including those being constructed adjacent to the South Downtown Waterfront.

The development of South Downtown Waterfront is a major step in the completion of the Downtown Plan, since it calls for the development of one of the

last remaining parcels of riverfront property. It is key to the completion of downtown Portland's southeast border.

This 73-acre project will extend Waterfront Park, tie to the nationally acclaimed South Auditorium Renewal and provide for commercial, recreational, office and housing uses which will attract families and individuals to the waterfront throughout the year. It will also help to stimulate publicly-oriented riverfront re-uses elsewhere in South Portland.

The South Downtown Waterfront is one more step in the city's commitment to creating a more productive and livable downtown.



The Portland Mall



Meier & Frank



Ira Keller Fountain

Portland Marriott Hotel



A return to the waterfront.

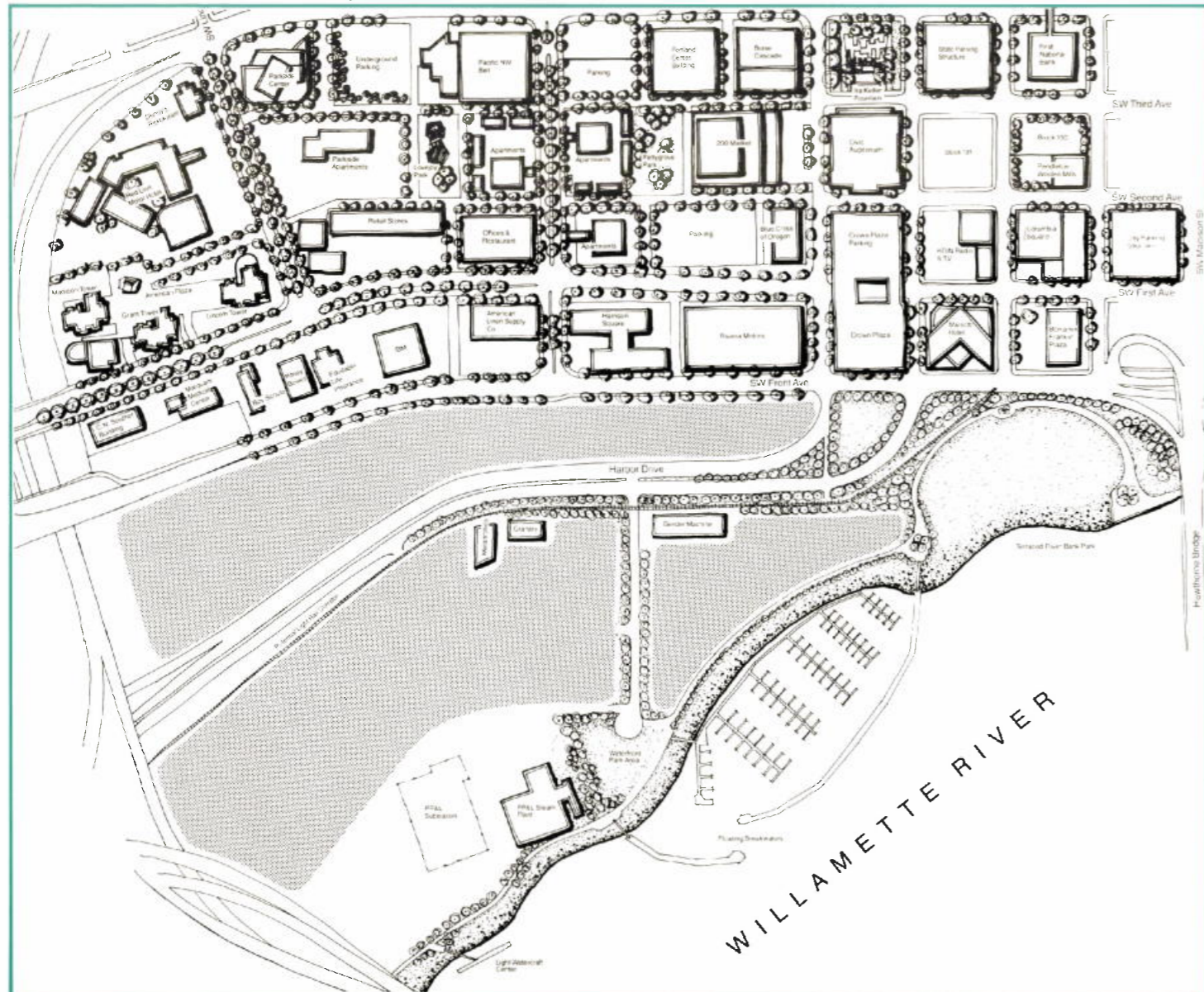
Portland owes its beginnings to its rivers and the first clipper ships that made their way upstream to carry grain and lumber to the rest of the world. As the trade grew, makeshift docks, bars and places to replenish the ships' stores sprung up along the waterfront.

Portland Waterfront



Today the ships still come, but now they tie up at designated terminals outside the downtown core. And what had become an unused waterfront has been converted to the mile-long Waterfront Park, millions of square feet of office and retail space and housing units.

South Downtown Waterfront site and adjacent South Auditorium area



At the leading edge of downtown development.

When the 73-acre South Downtown Waterfront project is completed, it will tie the critical area between the Hawthorne and Marquam Bridges to the rest of the revitalized downtown core. The business and financial district will have its first office space immediately adjacent to the water. The South Waterfront will include more than 500 housing units, plus restaurants and small retail shops. Downtown Portland will have its first marina. And the successful South Auditorium Renewal Project will be connected to the new Waterfront Development.



Civic Auditorium



South Auditorium area near site

Downtown Portland South Downtown Waterfront site in foreground



South Auditorium Mall





CITY OF
PORTLAND, OREGON

OFFICE OF THE MAYOR

C. 150
Francis J. Ivancie, Mayor
1220 S.W. 5th Avenue
Portland, Oregon 97204
(503) 248-4120

January 15, 1982

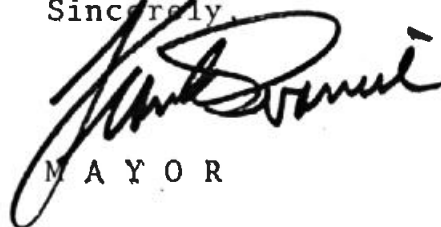
Mr. Wallace E. Harding
Senior Vice President
Willamette Savings
1800 S.W. First Avenue
Suite 180
Portland, Oregon 97201-5372

Dear Mr. Harding:

It has come to my attention that Willamette Savings is continuing its commitment to providing financing for the restoration and improvement of the downtown, core area of the city. Your involvement in the Willamette Block at S.W. Second and Yamhill and also the Auditorium Building on S.W. Third are important projects in the city's goal for retaining historic buildings and architecture. It is especially important that financing be provided in these present economic times. The jobs that will be created from these two projects are significant and do contribute to the city's economy.

Again, I am pleased to learn of Willamette Savings' involvement and am especially impressed with your new ad campaign using the old Southern Pacific locomotive. If I can be of assistance to you in any way, please do not hesitate to contact me.

Sincerely,



MAYOR

FJI/dg



CITY OF

PORTLAND, OREGON

OFFICE OF THE MAYOR

file C-150.13
Francis J. Ivancie, Mayor
1220 S.W. 5th Avenue
Portland, Oregon 97204
(503) 248-4120

October 19, 1981

R. Robert Rauscher
Burlington Northern
1310 American Bank Building
P. O. Box 571
Portland, Oregon 97207

SUBJECT: Burlington Northern Land --
Block 67 and 68, East Portland

Dear Mr. Rauscher:

Hans Hoeck's Crossroads Square building renovation is a pioneering effort contributing to the revitalization of the Portland central eastside. This eastside revitalization is a major objective of my administration. Crossroads Square and the proposed parking area is contiguous to the City of Portland's 150,000 square foot, \$11,000,000 Produce Row development which is in the beginning stages of development. The Crossroads Square renovation very much complements the Produce Row development.

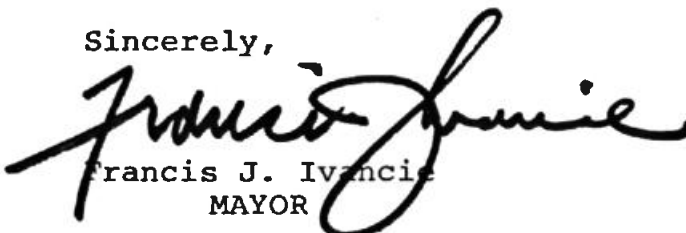
As you are aware, Burlington Northern owns two small parcels of land which are located in the proposed 150-space parking area for Crossroads Square. This parking area is vital to the success of the project. Portland Development Commission staff has informed me that construction of the parking area has been delayed due to Burlington Northern's decision to grant only a ground lease with a short-term cancellation clause.

I would very much appreciate Burlington Northern's review of this policy and consideration of a long-term ground lease or sale of the two respective parcels.

The development of the central eastside represents jobs and economic opportunity for Portland. The Crossroads Square and Produce Row projects are indicative of the potential in the area.

Your consideration of the above is greatly appreciated.

Sincerely,


Francis J. Ivancie
MAYOR

FJI/lml



CITY OF

PORTLAND, OREGON

OFFICE OF THE MAYOR

C. 150 file
Francis J. Ivancie, Mayor
1220 S.W. 5th Avenue
Portland, Oregon 97204
(503) 248-4120

July 22, 1981

MEMORANDUM

TO: Commissioner Charles Jordan
Commissioner Mike Lindberg
Commissioner Mildred Schwab
Commissioner Margaret Strachan

FROM: Mayor Francis J. Ivancie *F. Ivancie*

SUBJECT: Emanuel Hospital Urban Renewal Project Area Update

During the city budget process, I directed my staff to meet with representatives of Emanuel Hospital to determine the hospital's development plans with regard to the Emanuel Hospital Urban Renewal Project Area. Attached is a status report provided to my office.

I am especially pleased that the hospital is retaining an individual whose sole responsibility will be to pursue housing as well as health related development opportunities on the site.

My staff will continue to monitor the progress made relative to the short-term goals specified in the attached letter. I will also be asking Emanuel to keep me informed as to specific development plans regarding housing on the South Campus.

Should you have further questions, please contact Mark Davis of my staff at 248-4120.

FJI
lml
Attachment

cc Roger Larson
Joe Henry
Eliot Neighborhood Association
Emanuel Community Liaison Committee
Albina Fair Share

bcc Ramsey Weit, Legal Aid

2801 north gantenbein avenue • portland, oregon 97227



To call writer direct phone (503) 280-_____

June 26, 1981

RECEIVED
JUL 1 1981
MAYOR'S OFFICE

Mr. Mark S. Davis
Assistant to Mayor Francis J. Ivancie
1220 Southwest Fifth Avenue
Room 303
Portland, OR 97204

Dear Mr. Davis:

This letter is intended to update the Portland City Council in regard to development in and near the Emanuel Hospital Urban Renewal Project Area of Inner Northeast Portland. A number of projects have been completed or are being planned in the hospital's continuing efforts to realize the goals outlined in the original plan of 1970.

Major hospital development has included construction of a 200 acute bed patient tower opened in 1976. Construction of a 150,000 square foot patient service building containing new Emergency, Surgery, Radiology and comprehensive Maternal and Child services is scheduled to begin in the first quarter of 1982.

Regarding health related services, sale of land in the Northeast section of the campus to the American Red Cross was completed in May, 1981. This land is scheduled for construction of a Regional Center for the Red Cross organization to begin in 1984.

Two successful and unique housing projects have been completed directly adjacent to the Project Area. Unthank Plaza, consisting of 50 units of elderly housing, opened in 1979. In 1980, the Quad, Inc. housing project opened 18 units. This project is specifically designed for quadraplegic living, and serves as a prototype for other future units throughout the country.

Mr. Mark S. Davis
June 26, 1981
Page 2

Delay in development of the South Campus section of the Emanuel Urban Renewal area can be attributed to two events which have had a significant impact on the hospital and the land. First, the major cutback of Hill-Burton monies for hospital building development in the early 1970s has made it more difficult for all hospitals to acquire substantial capital for building projects. This is particularly true for Emanuel with its substantial amount of free care given indigent patients from both within the community and on a statewide basis.

Second, consideration given to having the new Veterans Hospital located on this land from 1975-1980 made it difficult to explore and pursue other development options. It is important to note the potential economic boost this development would have given Inner Northeast Portland. The Inner Northeast Neighborhood Coalition strongly supported efforts to use the land for this purpose. With the settlement of this issue in the Spring of 1980, the hospital has begun directing efforts toward making productive use of this section of our campus.

Emanuel fully intends to continue to work toward achieving the goals established in the 1970 Urban Growth Plan. Specifically, the hospital is committed to the following short term actions:

- . Update the Master Site Plan to reflect past, current, and future land use for the entire campus.
- . Continue to involve the Emanuel Community Liaison Committee in the planning process. This Committee, which has met on a regular basis for the past ten years, consists of participants from inner northeast neighborhoods who review and discuss both programmatic and facility planning on the campus.
- . Address present and future problems of traffic impact in the community resulting from all future development. As part of this effort, the hospital is now working toward the establishment of a ride-share program with Tri-Met representatives.
- . Continue to encourage other health and social service oriented groups to locate on or near the campus in an attempt to increase availability of such services to the community while providing employment of economic benefit to the Inner Northeast area.

Mr. Mark S. Davis
June 26, 1981
Page 3

- . Retain the services of an individual specifically assigned the responsibility of planning and coordinating the development of the South Campus area. This individual will explore private and public funding options for both elderly housing and health-related developments and will work with the appropriate city, state and federal agencies to promote such development.

The commitment of Emanuel Hospital to appropriate development on its campus remains unchanged. We look forward to a continuation of our relationship with the Portland Development Commission, the City of Portland and the neighborhoods within Inner Northeast Portland. While current economic conditions may make short-term development difficult, we will continue to work toward creating an environment which meets the needs of the hospital, the community and the people throughout the state whom we serve.

Sincerely,

Roger G. Larson /jh.

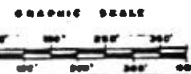
Roger G. Larson
President

RGL:jg
Attachments



1. EXISTING HOSPITAL
2. NEW HOSPITAL ADDITION
3. LONG TERM CARE FACILITIES
4. SELF SERVICE UNITS
5. LAUNDRY
6. LECTURE HALL
7. NURSES' HOME
8. EMANUEL MEDICAL BUILDING

9. OFFICE BUILDING
10. OFFICE BUILDING
11. HOUSING
12. HOUSING
13. EMPLOYEE HOUSING
14. INTERNS' APARTMENTS
15. PARKING & WAREHOUSE
16. PARKING



PROPOSED MASTER PLAN FOR EMANUEL HOSPITAL

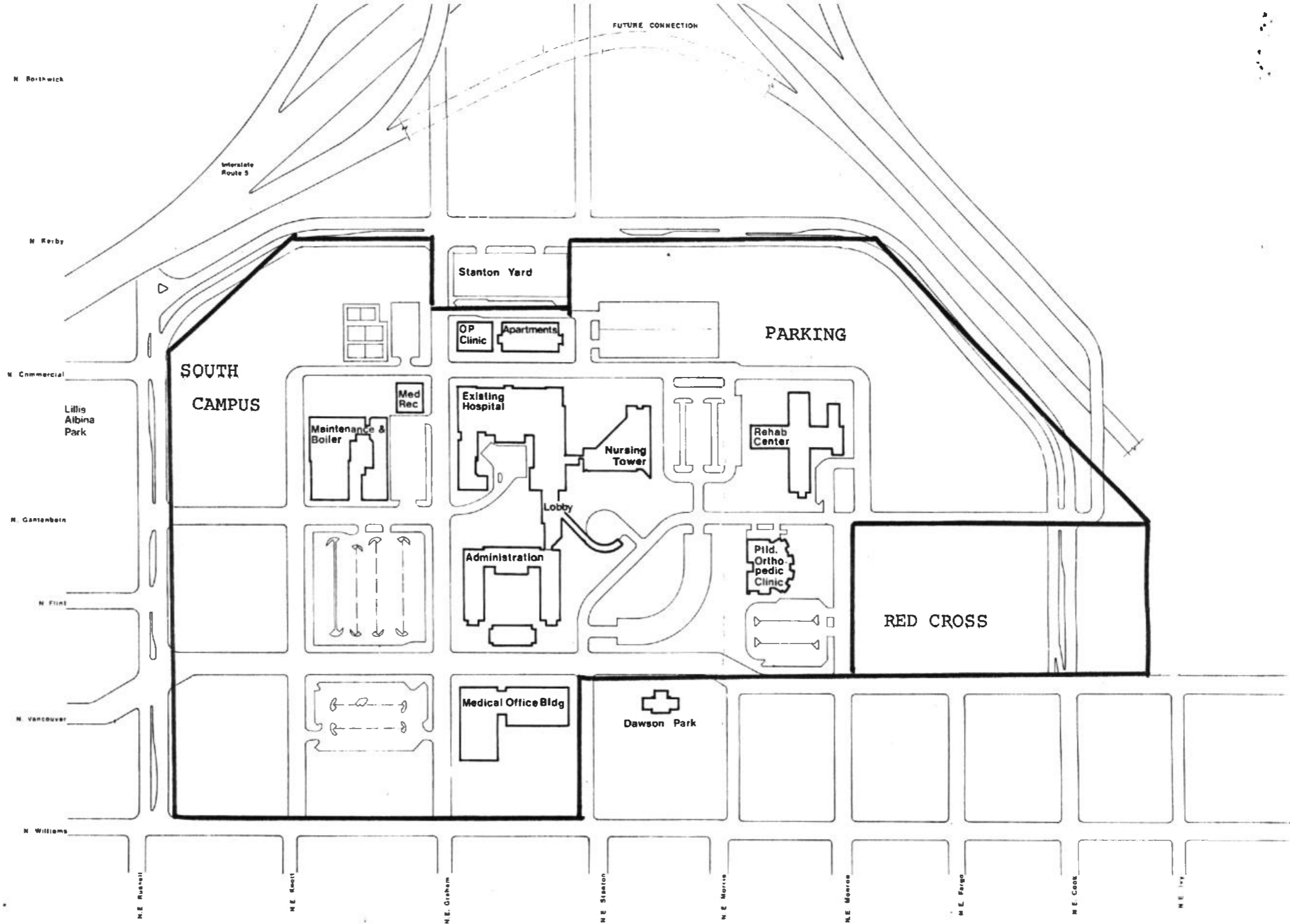
HEWBERY & SCHUETTE • ARCHITECTS • PORTLAND, OREGON • AUG. '69

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PC 7034 - Exhibit '86'

EXHIBIT D



ELIOT NEIGHBORHOOD

