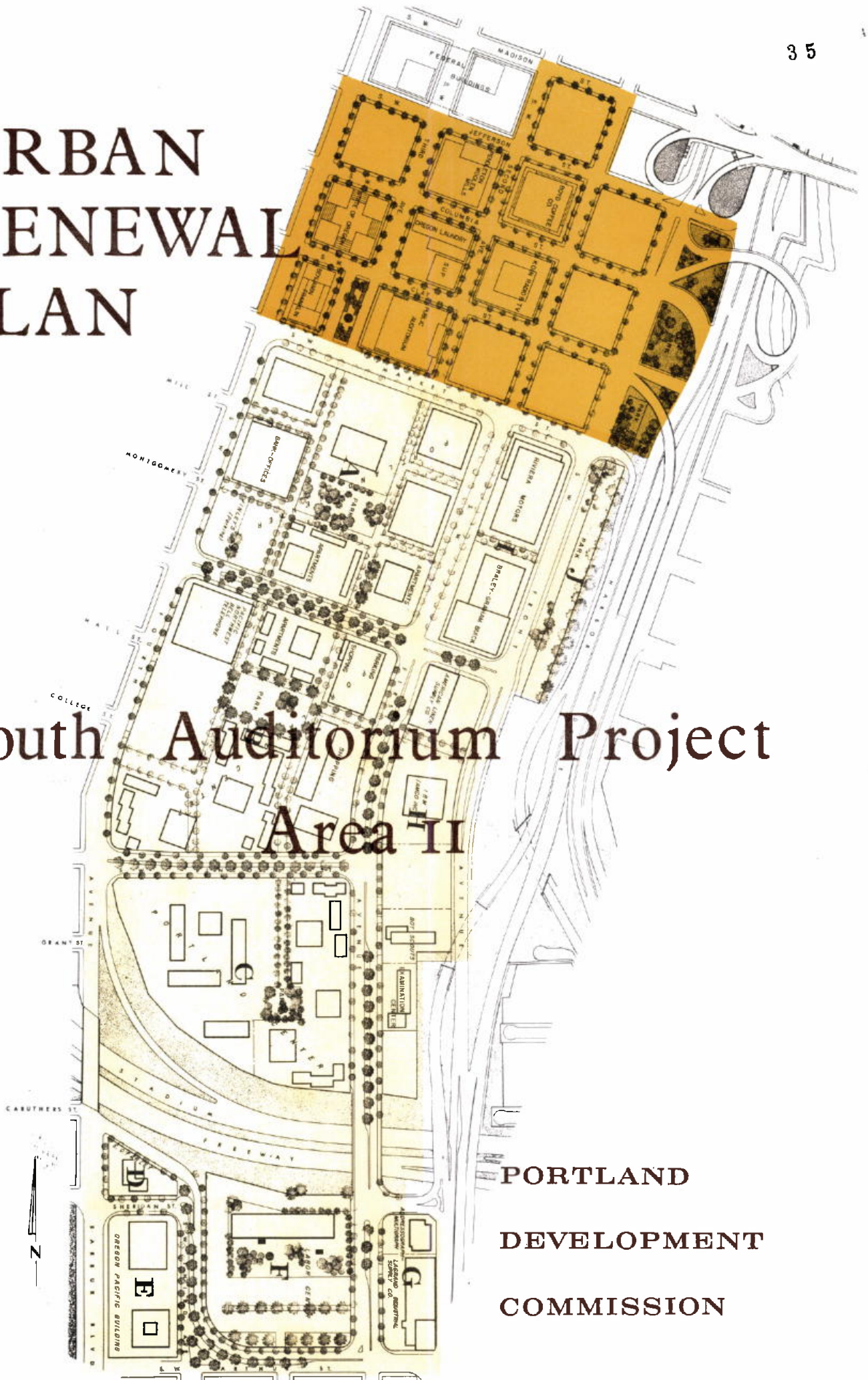


URBAN RENEWAL PLAN

South Auditorium Project Area II



PORTLAND

DEVELOPMENT

COMMISSION

URBAN RENEWAL PLAN (R 213)
for
SOUTH AUDITORIUM PROJECT, AREA II
(ORE. R-1)
AN AMENDMENT TO THE SOUTH AUDITORIUM PROJECT

Second Printing - October, 1967

NOTE: Content identical to copy of Urban Renewal Plan (R 213),
including line and page placements, dated September 27, 1965,
duly approved, and recorded on January 28, 1966, in the Deed
Records of Multnomah County, Oregon, in Book 461, Pages 408
through 451.

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Prepared by Livingston and Blayney, City and Regional Planners, San Francisco, California,
for Portland Development Commission, Urban Renewal Agency of the City of Portland, Oregon

INTRODUCTION

This Amendment to the South Auditorium Redevelopment Plan constitutes a substantial change in the original Plan, as heretofore amended. It is the first major revision in the Plan since the First Amendment dated September 29, 1961. There have been, however, three additional Amendments to the original Plan not constituting major revisions.

This Amendment extends the South Auditorium Urban Renewal Project to the north by adding approximately 26 acres to the Project area. It occurs at a time when the land in the existing Project area is undergoing redevelopment. The extension of the Project northward is compelled by the need to remove the blighting influence of the extension area on the new development, and to provide a suitable setting for the remodeled Civic Auditorium and the new Federal Office Building. The Amendment is necessary, in the broader sense, to establish an area which will enhance the health and growth of the Central Business District.

The planning for this Amendment was undertaken following a request by the Portland City Planning Commission and the City Council for such action. The need for urban renewal in the extension area is self-evident. The procedures and substantive proposals for achieving renewal, as provided in this Amendment, have been determined to be economically sound without sacrificing long-range planning objectives.

This Amendment to the Redevelopment Plan is prepared and submitted for consideration, review and action by the appropriate public bodies to satisfy the requirements of ORS

Chapter 457, Title 1 of the Housing Act of 1949, as amended, and applicable contractual requirements.

Supporting maps and documentation may be found in other elements of the Amended Part I Application and in the offices of the Portland Development Commission, 2000 S. W. First Avenue, Portland, Oregon 97201.

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B. DESCRIPTION OF PROJECT

1. Boundaries of Urban Renewal Area

The Project Area is amended by adding thereto an additional area designated on the Project Boundaries Map attached as Exhibit A to this Amendment to the South Auditorium Project, which area is herein referred to as Area II, and is described as that land, containing all lots or parcels of property, situated in the City of Portland, County of Multnomah, State of Oregon, bounded generally as follows:

Beginning at the intersection of the north line of S. W. Market Street and the west line of S. W. Fourth Avenue; thence northerly along the west line of S. W. Fourth Avenue to the intersection of the north line of S. W. Jefferson Street; thence easterly along the north line of S. W. Jefferson Street to the west line of S. W. Second Avenue; thence northerly along the west line of S. W. Second Avenue to the north line of S. W. Madison Street; thence easterly along the north line of S. W. Madison Street to the east line of S. W. First Avenue; thence southerly along the east line of S. W. First Avenue to the north line of S. W. Jefferson Street; thence easterly along the north line of S. W. Jefferson Street to the west construction line of S. W. Harbor Drive; thence southerly along the west construction line of S. W. Harbor Drive to the easterly extension of the north line of S. W. Market Street; thence westerly along the north line of S. W. Market Street to the point of beginning.

2. Urban Renewal Plan Objectives

Redevelopment of Area II in accord with this Urban Renewal Plan will result in achievement of the following objectives:

B. DESCRIPTION OF PROJECT, Cont'd

- (a) Opening views of the river and enhancing them with a continuous stretch of landscaped open space along the riverfront between Harbor Drive and Front Avenue.
- (b) Provision of a site adjacent to the present State Office Building for a parking facility.
- (c) Creation of a suitable setting for the remodeled Public Auditorium with an appropriate forecourt, and provision of conveniently located parking facilities to serve it.
- (d) Provision of sites for new offices, business services, and other appropriate commercial uses that need locations close to downtown and public office buildings.
- (e) Provision of a site large enough to be relatively self-contained, for moderate rental apartments close to downtown.
- (f) Modification of the street system, including needed street widenings, so that present and projected traffic will be accommodated without congestion.
- (g) Maximum utilization of streets connecting with freeway interchanges and cross-overs and with bridges to carry resulting heavy traffic volumes.
- (h) Provision of adequate lane capacities on streets for transit vehicles and appropriate locations for bus stops.

B. DESCRIPTION OF PROJECT, Cont'd

(i) Protection of the public and private investment in Area I of the South Auditorium Project, the public investment in government buildings in and adjacent to Area II, and the private investment in the developing area immediately to the west from the harmful effects of slums and blight by creating a high quality, harmonious, stable environment in the Project Area.

(j) Stimulating new public and private development in the area north of the Project.

(k) Raising and stabilizing property values in Area II, tax income to the City and the County, and returns to private investors.

(l) Maximum rehabilitation of structurally-sound buildings with compatible land uses, as prescribed in this Urban Renewal Plan, by owners willing and able to participate and comply with the objectives and standards of the Plan.

3. Types of Proposed Renewal Activities

In order to restore a blighted area to economic health, to arrest its adverse effects on surrounding areas, and to make it a source of pride to residents of Portland and a source of pleasure to visitors, the Urban Renewal Agency, in accord with applicable federal, state and local laws, will remedy or cause to be remedied conditions causing blight in Area II by the following measures:

B. DESCRIPTION OF PROJECT, Cont'd

- (a) Acquisition, clearance, and sale or lease for redevelopment of certain properties.
- (b) Rehabilitation of certain existing structures.
- (c) Reservation of certain areas for public streets, rights-of-way, utilities, and other public purposes.
- (d) Widenings and other improvements of certain streets.
- (e) Construction and reconstruction of necessary site improvements.
- (f) Formulation and administration of regulations for owner participation; and, if appropriate, entering into agreements for owner participation in redevelopment and/or rehabilitation, and cooperation agreements with other public agencies.
- (g) Relocation of occupants of structures on properties that are acquired.

C. LAND USE PLAN

1. Land Use Maps

The Land Use Plan consists of the Land Use Map (attached as Exhibit B), the Land Use Alternates Map (attached as Exhibit C), and the descriptive material and the regulations contained in this Section C. There are both a Land Use Map and a Land Use Alternates Map for the following reasons:

- (a) Because the financial feasibility of certain proposed uses cannot be definitely established at this time;
- (b) Because the locations of certain uses would affect the locations of certain other uses; and
- (c) Because there are appropriate alternate uses for the sites in question.

(d) Alternate Uses - See Eighth Amendment.

The alternate land uses shown on the Land Use Alternates Map may be substituted on a parcel-by-parcel and use-by-use basis for those shown on the Land Use Map. However, when land is sold by the Urban Renewal Agency for redevelopment or when it enters into an owner-participation agreement, the particular site shall be specifically designated either for the use shown on the Land Use Map or the use shown on the Land Use Alternates Map, and no substitution may be made thereafter.

The designation of "Blocks" and "Lots" in this Plan is in accord with the existing Plat

C. LAND USE PLAN, Cont'd

of the CITY OF PORTLAND. The term "Parcel" refers to any tract or contiguous tracts of land in the same ownership, whether one or more platted Lots or parts of Lots, as contained in the Project Boundaries Map.

a. Thoroughfare and Street Rights-of-Way

Existing streets will be modified as shown on the Land Use Map (and on the Land Use Alternates Map which is identical in this respect). Further modifications not shown on the Maps will be made by widening the paved area of streets within existing rights-of-way.

b. Other Public Uses

On the Land Use Map, public parks or landscaped open areas are shown on Blocks 111 and 112, except for the areas occupied by public rights-of-way.

The Land Use Map indicates other public uses as follows: a proposed State parking facility on Block 146; and the Public Auditorium, which is to be rehabilitated, on its present site, Block 132, with a forecourt and public way west of the building.

The Land Use Alternates Map shows the same public parks as the Land Use Map. It also designates the same State parking facility and Public Auditorium sites.

c. Other Land Uses

The private land uses shown on the Land Use Map are commercial uses on Blocks 9, 114,

C. LAND USE PLAN, Cont'd

115, 116, 127, 128, 129, 130, 131, 145 and 147. The specific uses permitted in each of these categories and the regulations that will govern them are prescribed in Sections 2 a. and b. below.

The Land Use Alternates Map shows the commercial uses on Blocks 9, 129, 130 and 147, as on the Land Use Map. Apartments and shops are shown on Blocks 114, 115, 116, 127 and 128. The intervening streets are to remain open to traffic. Provisions may be made for bridging over any intervening streets in developing such apartments. The specific uses permitted in each of these categories and the regulations that will govern them are prescribed in Sections 2 a. and b. below. Three possible locations for a civic theater are provided: Block 127 (as an additional alternate use), Block 131 and Block 145.

2. Land Use Provisions and Building Requirements

The regulations established in this Amendment governing the use and development of land in Area II relate solely to Area II, and are not intended as a change or modification of the land use provisions established in the original Plan as heretofore amended. The regulations governing the use and development of land in Area II differ in certain respects from those in the original Plan as heretofore amended. While not actually part of the downtown core, Area II will be closely linked with it, geographically and functionally.

The use and development of land in Area II shall be in accord with the regulations prescribed in this Section 2.

C. LAND USE PLAN, Cont'd

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

a. Land Uses to be Permitted

The uses permitted in the land use districts as shown on the Land Use Map and the Land Use Alternates Map shall be as follows:

Commercial

Business and professional offices.

Banks and other financial institutions.

Retail stores.

Personal service establishments.

Restaurants and bars.

Fraternal organizations and clubs.

Theaters, arenas and meeting halls, except drive-in theaters.

Churches and religious institutions.

Hospitals and clinics.

Private and public schools and colleges, not including vocational and trade schools.

Libraries.

C. LAND USE PLAN, Cont'd

Museums.

Art galleries.

Radio and television studios.

Telephone exchanges.

Business machines sales and service.

Parking garages.

Service stations within parking garages.

New automobile retail sales and service, only on Blocks 114, 115, 116 and 127.

And other similar, related, and consistent uses.

Public

Public buildings and grounds, including parking garages.

Service stations in parking garages.

And other similar, related, and consistent uses.

Apartments and Shops

Apartments.

Business and professional offices at street level only.

Banks and other financial institutions at street level only.

Retail stores and personal service establishments at street level only.

Restaurants and bars.

Parking garages.

C. LAND USE PLAN, Cont'd

Radio and television studios.

Service stations in parking garages.

And other similar, related, and consistent uses.

Owner Participants

Coffee processing plant and administrative office - Block 129 only.

General laundry and dry cleaning plant and retail outlet - Block 131 only.

The above are specially-permitted uses authorized for the purpose of retaining existing structures and uses by owners complying with the requirements of this Plan. Such uses shall be limited to structures existing at the time of approval of this Amendment to the Urban Renewal Plan, or as may be authorized in an Owner-Participation Agreement with the Urban Renewal Agency. Thereafter, such uses shall be treated as non-conforming uses for purposes of this Plan. Such non-conforming uses under this Plan shall be subject to the same regulations for change or discontinuance of use, damage and destruction to structures, enlargement and moving of structures or use, repairs to structures, and similar modifications to structures or use in the same manner as are non-conforming uses under the Planning and Zoning Code of the City of Portland.

b. ~~Additional Regulations, Controls and Restrictions~~

See Eighth Amendment
Minimum Lot Size, Depth and Width

C. LAND USE PLAN, Cont'd

The minimum lot size shall be 10,000 square feet, with a minimum depth of 100 feet and a minimum width of 100 feet; provided, however, that a lot of lesser size, depth or width shall be permitted to the extent that street widenings have occurred reducing the original block size to less than 40,000 square feet.

Set-Back Requirements

None, except for Apartments which shall be as follows:

Front yard - 10 feet.

Side and rear yards: 1 story - 6 feet; 2 stories - 7 feet; for each additional story above 2 - add 2 feet.

No portion of any structure or appendage thereto shall extend into, over, or under street areas unless such structure complies with all legal requirements and has been expressly approved by the Urban Renewal Agency.

Maximum Lot Coverage

There shall be no limitation of site coverage except in the following instance: In the area designated for apartments and shops, coverage by buildings other than covered or enclosed pedestrianways, pavilions and garden structures shall not exceed 30 per cent above 40 feet above grade. Below 40 feet, coverage by apartment buildings shall not exceed 30 per cent, but there shall be no limitation on coverage by parking garages and other permitted uses.

C. LAND USE PLAN, Cont'd

Maximum Floor Area

The gross floor area of any use shall not exceed 7 times the site area, except for apartment use where the gross floor area shall not exceed 6 times the site area.

Maximum Height

There shall be no height limitation except as regulated by the maximum floor area permitted and the maximum lot coverage prescribed above.

Restricted heights shall be measured from the highest elevation of any public way at which point that public way abuts the property. Roof elevator and mechanical pent-houses shall be excluded from the restrictions.

Seismic Resistance Requirements

All structures shall be constructed in such a manner as to have a degree of seismic-force resistance equal to that required by the Uniform Building Code, 1964 edition, or such later edition of the Uniform Building Code as may be available at the time of construction.

Off-Street Parking Requirements

Off-street parking spaces shall be provided and maintained for each use permitted under this Plan in accord with the Table of Off-Street Parking Requirements attached as Exhibit E to this Plan.

C. LAND USE PLAN, Cont'd

Off-Street Loading Requirements

Off-street loading berths shall be provided and maintained for each use in accord with the following schedule. Off-street loading berths shall be located on the same site as the use served:

<u>Square Feet of Gross Floor Area</u>	<u>Number of Loading Berths</u>
0 - 24,999	1
25,000 - 59,999	2
60,000 - 99,999	3
100,000 - 249,999	4
250,000 - 399,999	5
400,000 - 599,999	6
600,000 - 899,999	7
900,000 - 1,499,999	8
1,500,000 - 2,999,999	9
3,000,000 and more	10

Roof Structures

On all buildings whose roof area is visible from existing or proposed surrounding buildings, streets, bridges or parks, exposed ductwork, mechanical equipment and other roof structures shall be screened from direct view in a manner approved by the Urban Renewal Agency. Roof design and surfacing materials shall receive special consideration in the design review procedure prescribed in this Section 2 b.

C. LAND USE PLAN, Cont'd

Signs

New signs shall be specially designed and constructed to be complementary elements of the environment of the project. Existing signs that are not compatible with the surrounding environment shall be removed. Each sign shall identify only the occupant or use of the particular site, or portion thereof, on which it is located.

The size, shape, materials, colors, type of construction, method and intensity of lighting and location of each sign shall be in scale with and complementary to the development on its site and on adjacent sites. Signs may be attached to buildings or free-standing. Signs with flashing, animated, or intermittent illumination shall not be erected. No sign shall move or have any moving part. Red and green lighted signs shall not be permitted within 50 feet of a signalized intersection.

All signs erected shall conform to applicable Sign Code and Planning and Zoning Code requirements. All signs erected within an "S" Sign Control Zone shall comply with the requirements of such "S" Zone.

The following types of signs shall not be erected or maintained: outdoor advertising signs, painted bulletins or signboards, poster panels or billboards, roof bulletins, roof signs and banner signs. For purposes of this section, the following definitions of prohibited types of signs shall apply:

C. LAND USE PLAN, Cont'd

- (a) Outdoor advertising sign. The term "outdoor advertising sign" shall be deemed to apply to a sign which advertises a business which is not conducted upon the same property or premises upon which the sign is located. The term shall not apply to a banner sign, nor shall it apply to a real estate sign.
- (b) Painted bulletin or signboard. The term "painted bulletin or signboard" shall be deemed to apply to an outdoor advertising sign upon which the advertising matter is painted, inscribed or attached to the sign by some method other than pasting, and is located on or supported by the ground.
- (c) Poster panel or billboard. The term "poster panel" or "billboard" shall be deemed to apply to an outdoor advertising sign which has the advertising matter in the form of paper posters, pasted or similarly attached to the board, and located on or supported by the ground.
- (d) Roof bulletin. The term "roof bulletin" shall be deemed to apply to a roof sign used as an outdoor advertising sign.
- (e) Roof sign. The term "roof sign" shall be deemed to apply to any sign inscribed or painted upon a roof or supported upon or above the roof of a building.
- (f) Banner sign. The term "banner sign" shall be deemed to apply to a sign constructed without a frame, usually of cloth or canvas, and hung with ropes or cables.

C. LAND USE PLAN, Cont'd

Plans for all signs shall be submitted to the Urban Renewal Agency as part of the development or rehabilitation plans for each building. The Agency shall evaluate the plans to ensure conformity with the standards prescribed in this section. No sign shall be constructed or maintained in Area II during the period of the restrictions of this Plan without written authorization of the Agency. The design and location of signs shall receive special consideration in the design review procedure prescribed in this Section 2 b.

Landscaping

Portions of sites not containing structures, including set-back areas, courts, easements, plazas, roof decks and parking lots, shall be appropriately landscaped and maintained. Existing trees may be removed only upon authorization by the Urban Renewal Agency.

Varieties and sizes of plant materials, other materials used, and design of landscape features and garden structures shall receive special consideration in the design review procedure prescribed in this Section 2 b.

Design Review

In conjunction with their proposals, redevelopers and owner participants shall submit architectural plans for new buildings and buildings to be retained, sign plans and landscape plans to the Urban Renewal Agency. The Agency shall have each proposal reviewed by a consultant or group of consultants qualified in the fields of urban planning,

C. LAND USE PLAN, Cont'd

architecture, graphic design or landscape architecture, as may be appropriate, and shall obtain an opinion or opinions in writing on the plans submitted. In reviewing architectural, sign and landscape plans, the following criteria for judgments shall be used:

(a) Locations, forms and patterns of buildings and open spaces shall conform with the following urban design concepts on which the Urban Renewal Plan is based:

(1) To create an attractive pedestrian walk along Third Avenue linking the forecourt and public way in front of the Auditorium with a proposed new Federal Office Building to be constructed just north of Area II, and connecting with a pedestrianway on the former right-of-way of Third Avenue extending to the south.

(2) To create an appropriate setting for the remodeled Auditorium, including a forecourt and public way, for vehicular circulation in front, with a complementary use on the opposite side of the court.

(3) Generally the use of land in Area II should be intense and coverage relatively high. Landscaped open spaces on sites designated for commercial use should be small where there are any. Open parking lots should be discouraged.

(4) Streets should be closed or bridged over where possible to separate pedestrian and automobile traffic.

C. LAND USE PLAN, Cont'd

(5) The riverfront blocks east of Front Avenue should be left open and landscaped.

(6) If apartments are built, they should be elevated above street level to insulate them from traffic disturbance. Garage roofs and other suitable deck areas should be landscaped and used as roof gardens.

(7) Street trees should be employed as a unifying design element tying Area II to the area to the south.

(b) Each building shall be a distinguished architectural expression, and may have a distinctive character; yet it shall be harmonious with and complement adjacent buildings.

(c) Landscaping shall enhance not only the building or buildings on the site, but also adjacent buildings and sites.

(d) The size, location, 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.

(e) 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.

(f) The handling of roof structures, the design and location of signs, and the extent, location and design of landscaped areas shall enhance the appearance of the site on which they are located, surrounding sites and the project area as a whole.

C. LAND USE PLAN, Cont'd

Proposals may be rejected by the Urban Renewal Agency for failure to meet these criteria.

Design Criteria

The Urban Renewal Agency may establish detailed architectural, sign and landscape design criteria to ensure conformity with the urban design concepts on which this Urban Renewal Plan is based, and may implement these criteria with appropriate provisions in the disposition documents and owner-participation agreements.

Off-Site Improvements

The Urban Renewal Agency may, as a condition of sale, lease or owner participation, require a developer or an owner participant, at his own expense, to install street trees, landscaping, paving or other improvements on property other than the site that is the subject of the sale, lease or owner-participation agreement.

Exceptions

The Urban Renewal Agency may grant exceptions, which do not constitute a substantial change in the Plan, to any of the regulations prescribed in this Section 2 b. upon a showing that granting the exception 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. In addition, before granting an exception to the off-street parking and off-street loading regulations, the Agency shall make specific findings that granting the exception will not:

C. LAND USE PLAN, Cont'd

- (a) Result in a shortage of parking spaces or loading berths.
- (b) Result in parking or loading vehicles on streets in such a manner as to interfere with the free flow of traffic or in such a manner as to create safety hazards.

Any exception from this Plan which is not in accord with the Planning and Zoning Code of the City of Portland, or other applicable code or law, shall be subject to such approval as is required by such Planning and Zoning Code or other applicable code or law.

Non-Discrimination

The property within Area II shall not be restricted as to the sale, lease, use or occupancy upon the basis of race, religion, color or national origin.

c. Effective Period of Controls; Extensions

The provisions and requirements prescribed in this Section 2 shall be in effect for 30 years from the date of the filing of the Amendment to the Declaration of Restrictions covering Area II, except that the non-discrimination provision shall continue in perpetuity. The provisions and requirements, or any part of them, thereafter may be extended for additional, successive periods of 10 years by an instrument agreeing to such extensions signed by the then owners of a majority of the land in Area II, and recorded.

C. LAND USE PLAN, Cont'd

d. Applicability of Controls to Real Property Not to be Acquired

The provisions and requirements prescribed in this Section 2 shall apply to all real property in Area II, subject to exceptions granted by the Agency as authorized herein. The provisions and requirements prescribed in this Section 2 may not apply to properties owned by public agencies, which may be governed by cooperation agreements between the Urban Renewal Agency and such other public agencies.

Areas on the north side of the center line of S. W. Jefferson Street between Harbor Drive and S. W. First Avenue and between S. W. Second and S. W. Fourth Avenues, the west side of the center line of S. W. Second Avenue between S. W. Jefferson and S. W. Madison Streets, the north side of the center line of S. W. Madison Street, the east side of the center line of S. W. First Avenue between S. W. Madison and S. W. Jefferson Streets, and the west side of the center line of S. W. Fourth Avenue shall not be subject to the restrictions set forth in this Plan. These areas are included within the limits of Area II merely as a convenience in designating the boundaries of the same for planning purposes, and will not be acquired by the Urban Renewal Agency and will have no effect upon the restrictions herein imposed, as these areas are subject to a pre-eminent public easement of right-of-way.

D. PROJECT PROPOSALS

1. Land Acquisition

a. Real property shall be acquired by the Urban Renewal Agency, as follows:

(1) Properties shall be acquired for clearance and redevelopment as shown on the Property Acquisition and Rehabilitation map (attached as Exhibit D), except that such properties as are made the subjects of owner-participation agreements will not be acquired.

(2) Properties shall be acquired for public facilities as shown on the Property Acquisition and Rehabilitation map. These facilities include the State parking facility site.

(3) No properties shall be acquired for rehabilitation or conservation by the Urban Renewal Agency.

b. A property designated for rehabilitation or redevelopment by the existing owner as shown on the Property Acquisition and Rehabilitation Map shall be acquired only if the owner thereof fails to enter into an owner-participation agreement with the Urban Renewal Agency to conform with this Plan and in a form satisfactory to the Agency, or if the owner fails to rehabilitate or redevelop such property to conform with applicable State and local laws and such regulations and standards as are prescribed in this Urban Renewal Plan. These properties and their uses are as follows:

Block 128 - Radio and television broadcasting studios (K01N Radio and TV).

D. PROJECT PROPOSALS, Cont'd

Block 129 - Coffee processing plant and administrative office (Boyd Coffee Company).

Block 130, Parcel 1 - Administrative offices and design center (Pendleton Woolen Mills).

Block 131, Parcels 1 and 4 - General laundry and dry cleaning (Oregon Laundry and Dry Cleaners).

Block 131, Parcel 2 - Union offices and pensioners' apartments (Sailors' Union of the Pacific).

Block 145 - Savings and Loan Association Branch Office (Benjamin Franklin Federal Savings and Loan Association).

c. Properties identified for acquisition may be exempted from acquisition under either one of the following conditions:

(1) The property already is in public ownership and acquisition is not necessary in order to carry out the Plan.

(2) Properties which become the subject of owner-participation agreements with the Urban Renewal Agency.

2. Rehabilitation and Conservation

The Urban Renewal Agency may, as a condition of sale, lease or owner participation,

D. PROJECT PROPOSALS, Cont'd

require a redeveloper or an owner participant to rehabilitate, remodel, alter, restore, repair, landscape or otherwise improve the property that is the subject of the sale, lease, or owner-participation agreement, in a manner prescribed by the Agency. Existing structures which are retained shall be rehabilitated to meet the following-prescribed minimum standards:

(a) All such structures and uses shall comply with the conditions and restrictions of this Plan and shall meet the requirements of applicable codes and ordinances of the City of Portland for new construction, and statutes of the State of Oregon. The Urban Renewal Agency may reduce such standard for an individual structure or use if it finds and determines that:

- (1) The structure or use cannot feasibly be made to comply because of existing site, use, or other physical limitations.
- (2) The reduction of such standard will not have an adverse effect on the Project Area.
- (3) The remaining economic life of such structure shall not be less than 30 years.
- (4) The reduction of such standard will not otherwise adversely affect the health, safety or welfare of the occupants of the structure or of the Project Area.

In no event shall the structures to be rehabilitated fail to comply with the applicable codes, ordinances and statutes relating to existing structures.

D. PROJECT PROPOSALS, Cont'd

The uses described in Section D 1 b of this Plan of those properties designated for rehabilitation or conservation on the Property Acquisition and Rehabilitation Map are deemed to comply with the requirements of this Plan; provided, however, that additional land outside of the block on which any such structure is located shall not be utilized for such uses unless in conformance with the permitted uses prescribed in Section C 2 a of this Plan.

(b) All such structures shall be subject to the design review provisions of Section C 2 b of this Plan.

(c) All such structures shall be repaired, altered or reconstructed in such a manner as to have a degree of seismic-force resistance equal to that required for new buildings of the equivalent size, location, use and occupancy by the Uniform Building Code, 1964 edition, or such later edition of the Uniform Building Code as may be available at the time of structure rehabilitation.

3. Redevelopers' Obligations

The following controls on redevelopment are hereby imposed and shall be implemented by appropriate covenants or other provisions in disposition instruments:

(a) The redeveloper and his successors or assigns shall develop such land in accord with the land use provisions and building requirements specified in this Plan and in the Declaration of Restrictions for such area.

D. PROJECT PROPOSALS, Cont'd

(b) The redeveloper shall begin and complete the development of such land for the uses required in this Plan within a reasonable period of time as determined by the Urban Renewal Agency and to be specified in the disposition instrument.

(c) The redeveloper shall submit preliminary architectural and site plans, sign plans, landscape plans and final plans and specifications for the 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, the Declaration of Restrictions and the terms and conditions of the disposition instrument.

(d) The redeveloper will be obliged, under the terms of the disposition instrument, to carry out certain specified improvements in accord with this Plan and the Declaration of Restrictions. The redeveloper will not be permitted to dispose of the property until the improvements are made without the prior written consent of the Urban Renewal Agency, which consent will not be granted except under conditions that will prevent speculation and will protect the interests of the City of Portland. The disposition instrument will contain a provision consenting to the disposition of all or any part of the redeveloper's interest in the project area, such consent to be effective upon the completion by the redeveloper of all of the improvements, rebuilding and redevelopment work required.

(e) The property within Area II shall not be restricted as to the sale, lease, use or occupancy upon the basis of race, religion, color or national origin.

D. PROJECT PROPOSALS, Cont'd

4. Underground Utility Lines

It is not contemplated that public utility facilities will be relocated except as will be necessary to place existing above-ground facilities underground, and that which may become necessary by reason of street modifications. The private utilities concerned will make such modifications and adjustments as may be required of them by the establishment of an underground wiring district, by franchise agreements, or by reason of other applicable laws; and through cooperation with the Urban Renewal Agency. Upon vacation of streets, utility easements shall be reserved unless the Urban Renewal Agency determines that such facilities should be relocated. All utility facilities will be of such size and design as to adequately serve Area II.

5. Project Costs

The Urban Renewal Agency may finance or refinance any indebtedness incurred by the Agency in connection with this Project, as amended, by providing for the division of ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Project Area in accord with and pursuant to ORS 457.410 through ORS 457.450 and Section 15-106 of the Charter of the City of Portland, a municipal corporation of the State of Oregon.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

1. The land uses and alternate land uses proposed in this Urban Renewal Plan have been established in conformity with the General Plan for the City as a whole and with the area plan, which includes Area II, which has been adopted by the City Planning Commission. The area to be cleared and redeveloped, the parcels to remain in public ownership, and the parcels that may be the subjects of owner-participation agreements are consistent with the land use proposals of this Plan and generally conform with the City's plans.
2. The land use provisions and building requirements set forth in this Plan have been specifically designed to accomplish the redevelopment of Area II in accord with sound city planning principles and objectives. All land within Area II except the parcels to remain in public ownership and such parcels as may be the subjects of owner-participation agreements will be cleared and redeveloped to conform with the land uses shown on the Land Use Map or the Land Use Alternates Map and in accord with the Declaration of Restrictions. Public improvements, such as streets and parks, will be installed in accord with this Plan.
3. Street improvements proposed in this Plan generally conform with the General Plan for the city as a whole and with the area plan, and are appropriate and desirable with respect to Area II and adjacent areas to the north, south and west. As well as fostering the land use objectives of this Plan, revisions of the existing street system will ease traffic flow and minimize traffic congestion in the project area.

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS, Cont'd

4. Local public transit is adequate to serve Area II, taking account of contemplated increases in employment and population density.
5. Public utilities will be underground, and will be relocated if necessary to carry out this Plan.
6. For each of the proposed land uses, maximum densities have been established by virtue of maximum lot coverage or maximum floor area regulations and off-street parking and loading requirements.
7. Provision has been made for the relocation of all persons living in Area II. 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 Area II residents and the specific housing resources available to meet these needs, together with a full discussion of administration of the relocation process, is contained in the Relocation Plan. This Plan is part of the "Documentation in Support of the Loan and Grant Application", and is available for public inspection in the offices of the Urban Renewal Agency.
8. The Urban Renewal Agency shall, in accord with this Plan, make the parcels identified as "Properties to be Acquired for Private Development" and as "Properties to be Acquired

E. OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS, Cont'd

for Public Facilities" on the Property Acquisition and Rehabilitation Map available for use by private enterprise or by public agencies at their fair reuse value, except all parcels already in public ownership which are to remain in such ownership. All other public ways and park areas shall be dedicated or conveyed to the City of Portland for the use of the public.

F. PROCEDURE FOR CHANGES IN APPROVED PLAN

This Amendment to the Urban Renewal Plan may be further modified at any time by the Urban Renewal Agency; provided that, if modified after disposition of real property in Area II, the modification must be consented to by the redeveloper or redevelopers of such real property or his successor or their successors in interest substantially affected by the proposed modification. Where the proposed modification will substantially change the Plan as amended and approved by the City Council, the modifications must similarly be approved by the City Council in the same manner as the original Plan.

Substantial changes shall be regarded as revisions in project boundaries, land uses, and the basic pattern of streets and parks, and other changes which will violate the basic planning principles of this Plan.

G. VALIDITY

If this Amendment to the South Auditorium Urban Renewal Plan, or any portion thereof, shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the South Auditorium Urban Renewal Plan as previously approved, or any other portion of this Amendment, but the effect thereof shall be confined to the particular provision of this Amendment immediately involved in the controversy in which such judgment shall be rendered.

TABLE OF OFF-STREET PARKING REQUIREMENTS

SOUTH AUDITORIUM PROJECT - AREA II

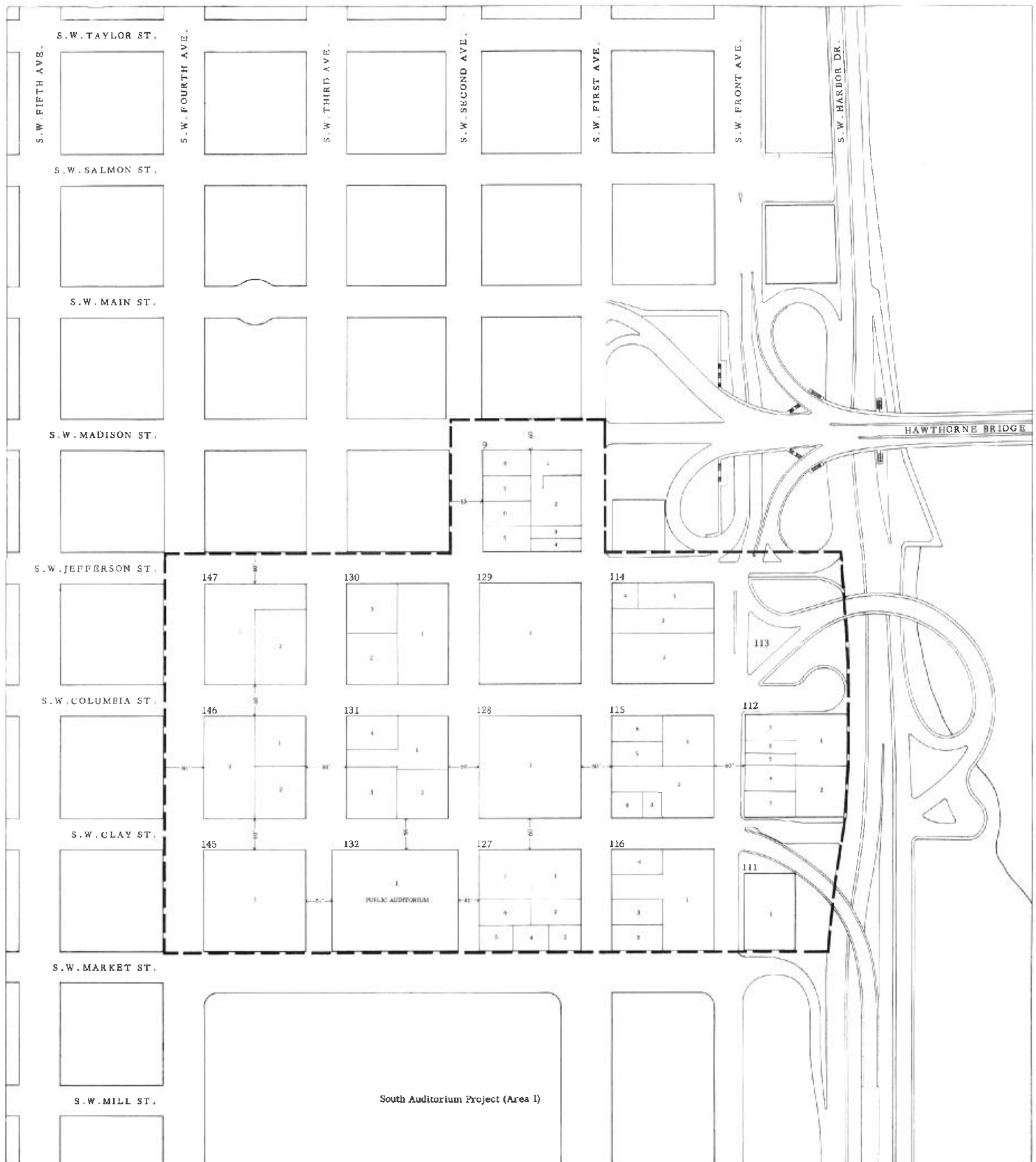
<u>LAND USE</u>	<u>PARKING RATIO</u>
A. <u>COMMERCIAL</u>	
1. Business and professional offices:	
a. Medical or dental	1 space per 400 square feet of floor area.
b. Other	1 space per 700 square feet of floor area.
2. Banks and other financial institutions	1 space per 700 square feet of floor area.
3. Retail stores	1 space per 500 square feet of floor area.
4. Personal service establishments	1 space per 500 square feet of floor area.
5. Restaurants and bars	1 space per 100 square feet of patron serving area.
6. Fraternal organizations and clubs	1 space per 300 square feet of floor area.
7. Theaters, arenas and meeting halls, except drive-in theaters	1 space per 56 square feet of floor area; or, where seating is fixed, 1 space per 16 feet of bench length.
8. Churches and religious institutions	1 space per 84 square feet of floor area in main auditorium; or, 1 space per 24 feet of bench length in main auditorium.
9. Hospitals	1 space per 2 beds.
10. Clinics	1 space per 400 square feet of floor area.
11. Private and public schools and colleges, not including vocational and trade schools:	
a. With auditorium	1 space per 56 square feet of floor area in main auditorium; or, 1 space per 8 seats or 16 feet of bench length in main auditorium.
b. Without auditorium	1 space per 700 square feet of floor area.
12. Libraries	1 space per 400 square feet of reading room area.
13. Museums:	
a. With auditorium	1 space per 84 square feet of floor area in main auditorium; or, 1 space per 24 feet of bench length in main auditorium.

EXHIBIT E. TABLE OF OFF-STREET PARKING REQUIREMENTS, Cont'd

<u>LAND USE</u>	<u>PARKING RATIO</u>
A. <u>COMMERCIAL</u> , Cont'd	
b. Without auditorium	1 space per 700 square feet of floor area.
14. Art galleries	1 space per 700 square feet of floor area.
15. Radio and television studios	1 space per 700 square feet of floor area.
16. Telephone exchanges	1 space per 4 employees headquartered at such structure.
17. Business machines sales and service	1 space per 700 square feet of floor area.
18. Parking garages	1 space per 2 employees in addition to spaces provided for other vehicles (customer or stock).
19. Service stations within parking garages	Same as for parking garages above.
20. New automobile retail sales and service	Same as for parking garages above.
B. <u>PUBLIC</u>	
1. Public buildings and grounds:	
a. Offices	1 space per 700 square feet of floor area.
b. Other than offices	1 space per 4 employees headquartered at such structure
2. Parking garages and service stations within parking garages	1 space per 2 employees in addition to spaces provided for other vehicles (customer or stock).
C. <u>APARTMENTS AND SHOPS</u>	
1. Apartments	1 - room apartments: 3 spaces per 5 dwelling units; 2 - room apartments: 4 spaces per 5 dwelling units; 3 - room or more-room apartments: 1 space per dwelling unit.

EXHIBIT E, TABLE OF OFF-STREET PARKING REQUIREMENTS, Cont'd

<u>LAND USE</u>	<u>PARKING RATIO</u>
C. <u>APARTMENT AND SHOPS, Cont'd</u>	
2. Business and professional offices	1 space per 700 square feet of floor area.
3. Banks and other financial institutions	1 space per 700 square feet of floor area.
4. Retail stores and personal service establishments	1 space per 500 square feet of floor area.
5. Restaurants and bars	1 space per 100 square feet of patron serving area.
6. Parking garages	1 space per 2 employees in addition to spaces provided for other vehicles (customer or stock).
7. Radio and television studios	1 space per 700 square feet of floor area.
D. <u>OTHER USES PERMITTED BY PLAN</u>	
As required in the Planning and Zoning Code of the City of Portland.	



AREA II BOUNDARIES

EXHIBIT A R 213 B 1

— AREA II BOUNDARY

115 ASSESSOR'S BLOCK NUMBER

• PARCEL NUMBER

SOUTH AUDITORIUM PROJECT · AREA II

PORTLAND DEVELOPMENT COMMISSION | LIVINGSTON AND BLAYNEY
PORTLAND, OREGON · AUGUST 1965 | CITY AND REGIONAL PLANNERS





LAND USE MAP

EXHIBIT B R 213 C 1

- AREA II BOUNDARY
- PARK
- COMMERCIAL
- PUBLIC

40,000 GROSS AREA AT GROUND LEVEL (Square Feet)
115 ASSESSOR'S BLOCK NUMBER

SOUTH AUDITORIUM PROJECT - AREA II

PORTLAND DEVELOPMENT COMMISSION
PORTLAND, OREGON · AUGUST 1965

LIVINGSTON AND BLAYNEY
CITY AND REGIONAL PLANNERS





LAND USE ALTERNATES MAP

EXHIBIT C R 213 C 1

- AREA II BOUNDARY
- ▨ COMMERCIAL
- ▤ PUBLIC
- ▩ PARK
- ▦ APARTMENTS AND SHOPS

40,000 GROSS AREA AT GROUND LEVEL (Square Feet)

115 ASSESSOR'S BLOCK NUMBER

Note: Alternate use for Block 127, 131 or 145 - Civic Theater.

SOUTH AUDITORIUM PROJECT - AREA II

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PROPERTY ACQUISITION AND REHABILITATION

EXHIBIT D R 213 D 1 a

- AREA II BOUNDARY
- PROPERTIES TO BE ACQUIRED FOR CLEARANCE AND REDEVELOPMENT
- PROPERTIES TO BE ACQUIRED FOR PUBLIC FACILITIES
- PROPERTIES PROPOSED FOR REHABILITATION BY OWNER
- PROPERTIES PROPOSED FOR REDEVELOPMENT BY OWNER
- 115 ASSESSOR'S BLOCK NUMBER
- * PARCEL NUMBER

SOUTH AUDITORIUM PROJECT · AREA II

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EIGHTH AMENDMENT TO URBAN RENEWAL PLAN
for
SOUTH AUDITORIUM PROJECT (ORE. R-1)

(Amending the South Auditorium Project, Area II only)

The Urban Renewal Plan for the South Auditorium Project approved by the City Council of the City of Portland by Resolution No. 27686 adopted on June 18, 1958, as amended from time to time, was amended by an Urban Renewal Plan for South Auditorium Project - Area II, an Amendment to the South Auditorium Project, dated September 27, 1965, and approved by the City Council of the City of Portland by Resolution No. 29698 adopted on November 12, 1965. This Amendment (South Auditorium Project - Area II) is hereby amended as follows:

1. Section C, Subsection 1, is hereby amended by adding a new subsection thereto to be designated, entitled, and to read as follows:

"d. Alternate Uses

The alternate uses shown on Exhibit C shall not include any use for apartments or any residential purpose and any reference to apartments or residential uses in the Plan are hereby deleted."

2. Section C, Subsection 2.b., is hereby amended to read as follows:

"b. Additional Regulations, Controls and Restrictions

Minimum Lot Size, Depth and Width

The minimum lot size shall be 10,000 square feet, with a minimum depth of 100 feet and a minimum width of 100 feet; provided, however, that a lot of lesser size, depth or width shall be permitted to the extent that street widenings have occurred reducing the original block size to less than 40,000 square feet.

C.2.b., Additional Regulations, Controls and Restrictions, Cont'd

"Set-Back Requirements

There shall be no set-back requirements except no portion of any structure or appendage thereto shall extend into, over, or under street areas unless such structure complies with all legal requirements and has been expressly approved by the Urban Renewal Agency.

Maximum Lot Coverage

There shall be no limitation of site coverage.

Maximum Floor Area

The gross floor area of any use shall not exceed 12 times the site area. Contiguous parcels (whether or not separated by city streets) under the same ownership shall be considered a single site under this subsection.

Maximum Height

There shall be no height limitation except as regulated by the maximum floor area permitted and the maximum lot coverage prescribed above.

Restricted heights shall be measured from the highest elevation of any public way at which point that public way abuts the property. Roof elevator and mechanical penthouses shall be excluded from the restrictions.

Seismic Resistance Requirements

All structures shall be constructed in such a manner as to have a degree of seismic force resistance equal to that required by

C.2.b., Additional Regulations, Controls and Restrictions, Cont'd

the "Uniform Building Code, 1964 Edition, or such later edition of the Uniform Building Code as may be available at the time of construction.

Off-Street Parking Requirements

The Table of Off-Street Parking Requirements attached as Exhibit E to this Plan is established as the off-street parking standard for the Project Area. Such standard shall apply to the Project Area as a whole and not to individual parcels; provided, however, that the Urban Renewal Agency shall not approve plans for any development until evidence is presented by the developer and the Agency determines that adequate parking is available consistent with such standards either on-site or within the Project Area as a whole to satisfy the off-street parking requirements for the proposed development. The off-street parking facilities proposed to satisfy these requirements shall also be subject to the approval of the City Planning Commission and the City Traffic Engineer.

Off-Street Loading Requirements

Off-street loading berths located on the same site as the use served shall be provided and maintained for each use in accord with the following schedule:

C.2.b.. Additional Regulations, Controls and Restrictions, Cont'd

<u>Square Feet of Gross Floor Area</u>	<u>Number of Loading Berths</u>
0 - 24,999	1
25,000 - 59,999	2
60,000 - 99,999	3
100,000 - 249,999	4
250,000 - 399,999	5
400,000 - 599,999	6
600,000 - 899,999	7
900,000 - 1,499,999	8
1,500,000 - 2,999,999	9
3,000,000 and more	10

The off-street loading facilities proposed to satisfy these requirements shall be subject to the approval of the City Planning Commission and the City Traffic Engineer

Roof Structures

On all buildings whose roof area is visible from existing or proposed surrounding buildings, streets, bridges or parks, exposed ductwork, mechanical equipment and other roof structures shall be screened from direct view in a manner approved by the Urban Renewal Agency. Roof design and surfacing materials shall receive special consideration in the design review procedure prescribed in this Section 2.b.

Signs

New signs shall be specially designed and constructed to be complementary elements of the environment of the project. Existing signs that are not compatible with the surrounding environment shall be removed. Each sign shall identify only the occupant or use of the particular site, or portion thereof, on which it is located.

C.2.b., Additional Regulations, Controls and Restrictions, Cont'd

"The size, shape, materials, colors, type of construction, method and intensity of lighting and location of each sign shall be in scale with and complementary to the development on its site and on adjacent sites. Signs may be attached to buildings or freestanding. Signs with flashing, animated, or intermittent illumination shall not be erected. No sign shall move or have any moving part. Red and green lighted signs shall not be permitted within 50 feet of a signalized intersection.

The following types of signs shall not be erected or maintained: Outdoor advertising signs, painted bulletins or signboards, poster panels or billboards, roof bulletins, roof signs and banner signs. For purposes of this section, the following definitions of prohibited types of signs shall apply:

(a) Outdoor advertising sign. The term "outdoor advertising sign" shall be deemed to apply to a sign which advertises a business which is not conducted upon the same property or premises upon which the sign is located. The term shall not apply to a banner sign, nor shall it apply to a real estate sign.

(b) Painted bulletin or signboard. The term "Painted bulletin or signboard" shall be deemed to apply to an outdoor advertising sign upon which the advertising matter is painted, inscribed or attached to the sign by some method other than pasting, and is located on or supported by the ground.

C.2.b., Additional Regulations, Controls and Restrictions, Cont'd

"(c) Poster panel or billboard. The term "Poster Panel" or "billboard" shall be deemed to apply to an outdoor advertising sign which has the advertising matter in the form of paper poster, pasted or similarly attached to the board, and located on or supported by the ground.

(d) Roof bulletin. The term "roof bulletin" shall be deemed to apply to a roof sign used as an outdoor advertising sign.

(e) Roof sign. The term "roof sign" shall be deemed to apply to any sign inscribed or painted upon a roof or supported upon or above the roof of a building.

(f) Banner sign. The term "banner sign" shall be deemed to apply to a sign constructed without a frame, usually of cloth or canvas, and hung with ropes or cables.

Plans for all signs shall be submitted to the Urban Renewal Agency as part of the development or rehabilitation plans for each building. The agency shall evaluate the plans to ensure conformity with the standards prescribed in this section. No sign shall be constructed or maintained in Area II during the period of the restrictions of this Plan without written authorization of the Agency. The design and location of signs shall receive special consideration in the design review procedure prescribed in this Section 2.b.

C.2.b., Additional Regulations. Controls and Restrictions, Cont'd

"Landscaping

Portions of sites not containing structures, including set-back areas, courts, easements, plazas, roof decks and parking lots, shall be appropriately landscaped and maintained. Existing trees may be removed only upon authorization by the Urban Renewal Agency.

Varieties and sizes of plant materials, other materials used, and design of landscape features and garden structures shall receive special consideration in the design review procedure prescribed in this Section 2.b.

Design Review

In conjunction with their proposals, redevelopers and owner participants shall submit architectural plans for new buildings and buildings to be retained, sign plans and landscape plans to the Urban Renewal Agency. The Agency shall 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. In reviewing architectural, sign and landscape plans, the following criteria for judgments shall be used:

(a) Locations, forms and patterns of buildings and open spaces shall conform with the following urban design concepts on which the Urban Renewal Plan is based:

C.2.b., Additional Regulations, Controls and Restrictions, Cont'd

- "(1) To create an attractive pedestrian walk along Third Avenue linking the forecourt and public way in front of the Auditorium with a proposed new Federal Office Building to be constructed just north of Area II, and connecting with a pedestrianway on the former right-of-way of Third Avenue extending to the south.
- (2) To create an appropriate setting for the remodeled Auditorium, including a forecourt and public way, for vehicular circulation in front, with a complementary use on the opposite side of the court.
- (3) Generally the use of land in Area II should be intense and coverage relatively high. Landscaped open spaces on sites designated for commercial use should be small where there are any. Open parking lots should be discouraged.
- (4) Streets should be closed or bridged over where possible to separate pedestrian and automobile traffic.
- (5) The riverfront blocks east of Front Avenue should be left open and landscaped.
- (6) Street trees should be employed as a unifying design element tying Area II to the area to the south.
- (b) Each building shall be a distinguished architectural expression, and may have a distinctive character; yet it shall be harmonious with and complement adjacent buildings.
- (c) Landscaping shall enhance not only the building or buildings on site, but also adjacent buildings and sites.

C.2.b., Additional Regulations, Controls and Restrictions, Cont'd

"(d) The size, location, 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.

(e) 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.

(f) The handling of roof structures, the design and location of signs, and the extent, location and design of landscaped areas shall enhance the appearance of the site on which they are located, surrounding sites and the project area as a whole.

Proposals may be rejected by the Urban Renewal Agency for failure to meet these criteria.

Design Criteria

The Urban Renewal Agency may establish detailed architectural, sign and landscape design criteria to ensure conformity with the urban design concepts on which this Urban Renewal Plan is based, and may implement these criteria with appropriate provisions in the disposition documents and owner-participation agreements.

Off-Site Improvements

The Urban Renewal Agency may, as a condition of sale, lease or owner participation, require a developer or an owner participant, at his own expense, to install street trees, landscaping, paving or other improvements on property other than the site that is the subject of the sale, lease or owner-participation agreement.

C.2.b., Additional Regulations, Controls and Restrictions, Cont'd

"Exceptions

The Urban Renewal Agency may grant exceptions, which do not constitute a substantial change in the Plan, to any of the regulations prescribed in this Section 2.b. upon a showing that granting the exception 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. In addition, before granting an exception to the off-street parking and off-street loading regulations, the Agency shall make specific findings that granting the exception will not:

- (a) Result in a shortage of parking spaces or loading berths.
- (b) Result in parking or loading vehicles on streets in such a manner as to interfere with the free flow of traffic or in such a manner as to create safety hazards.

Any exception from this Plan which is not in accord with the Planning and Zoning Code of the City of Portland, or other applicable code or law, shall be subject to such approval as is required by such Planning and Zoning Code or other applicable code or law.

Non-Discrimination

The property within Area II shall not be restricted as to the sale, lease, use or occupancy upon the basis of race, religion, color, sex, or national origin."