

Ernie Munch 248- 4254

Tracy Watson 248- 4260

CONTRACT FOR PROFESSIONAL SERVICES

AGREEMENT

THIS AGREEMENT, entered into this 15 day of May, 1979, by and between the PORTLAND DEVELOPMENT COMMISSION, of the City of Portland, hereinafter called "Commission", and RICHARD BRAINARD PLANNING AND URBAN DESIGN, 1308 S.W. Bertha Blvd., Portland, Oregon 97219, hereinafter referred to as "Consultant".

WITNESSETH THAT:

WHEREAS, the Commission is undertaking the execution of the Powell Boulevard Phase II Commercial Redevelopment Program; and

WHEREAS, the Commission desires to engage the Consultant to render certain technical advice and assistance in connection with such undertakings of the Commission;

NOW, THEREFORE, the parties hereto do mutually agree as follows:

I. Scope of Services

The Consultant shall perform all the necessary services provided under this contract in connection with and respecting the Powell Boulevard Phase II Commercial Redevelopment Program, and shall do, perform and carry out, in a satisfactory and proper manner, as determined by the Commission, those items identified on the attached Scope of Services (Exhibit "A").

II. Public Presentations

Richard Brainard Planning will participate in briefings for affected neighborhood organizations, Portland Planning Commission, Portland Development Commission and City Council. These presentations will be conducted at times and places designated by the Commission.

III. Products

The Consultant agrees to provide the following products as part of the stipulated contract price:

- o Prepare an Urban Renewal Eligibility Report, pursuant to the provisions of ORS 457, that will enable the City of Portland to use urban renewal processes to correct blighted conditions and to eliminate blighting influences. This information shall be contained in Report 1.
- o Prepare an Urban Renewal Plan for the project area. This information shall be contained in Report 2.
- o Prepare a Redevelopment Alternatives Study describing various reuse alternatives for each redevelopment site. This information shall be contained in Report 3.

III. Products - Continued

Consultant will provide to the Commission original text and maps, camera ready and in 8½" X 11" format. All original maps and other materials will become the property of the Commission. It is understood that the Commission will furnish to Consultant all available background materials for the project, including recent assessment data, reports, graphics and technical data.

IV. Time of Performance

Reports and products stipulated in this contract shall be delivered to the Commission according to the following schedule:

Report 1 - Eligibility Report - 35 days from notice to proceed.
Report 2 - Urban Renewal Plan - 70 days from notice to proceed.
Report 3 - Redevelopment Study - 70 days from notice to proceed.

Consultant shall complete all work on the project within 120 days from notice to proceed.

Any extension of this time frame will require a letter stating such from the Commission.

Public presentations will occur at various times throughout the project as scheduled by the Project Coordinator. Presentations to the Portland Planning Commission, Portland Development Commission and City Council will depend on the regular meeting schedule of these bodies. Compensation will be calculated on the hourly billing rates discussed in Compensation for Services Section (Section V).

V. Compensation for Services and Method of Payment

Monthly payments will be based on monthly progress report to be submitted to the Commission by the Consultant. Such report will summarize work completed to date and the time and costs incurred by the Consultant (as identified in Exhibit "A") in respect to such work.

Billing for services will be based on actual time spent working on the assignment and for direct out-of-pocket expenses incurred while performing project related work and attending meetings at the request of the Commission.

Hourly billing for the Consultant will be as follows:

Planner	\$40.00/hour
Draftsperson	\$20.00/hour
Clerical	\$12.00/hour

The Consultant agrees to undertake the assignment as described above for a total compensation and reimbursement not to exceed EIGHT THOUSAND DOLLARS (\$8,000.00).

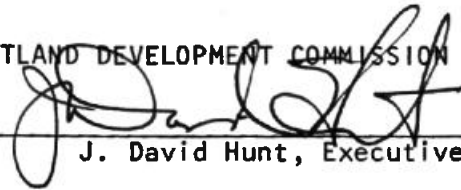
VI. Terms and Conditions

This Agreement is subject to and incorporates the provisions attached hereto as Part II - Terms and Conditions (HUD-621B-5/76).

IN WITNESS WHEREOF, the Commission and the Consultant have executed this Agreement as of the date first above written.

PORTLAND DEVELOPMENT COMMISSION

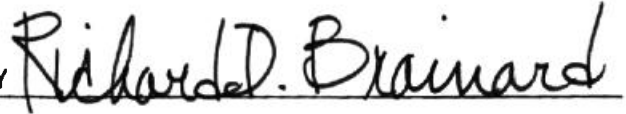
BY




J. David Hunt, Executive Director

RICHARD BRAINARD PLANNING AND URBAN DESIGN

BY



APPROVED AS TO FORM:



Oliver I. Norville, Legal Counsel

Scope of Services for the
Powell Boulevard Phase II Commercial Redevelopment Program

I. Project Intent and Approach.

The intent of this project is to prepare the necessary legal documents and plans required for designation of an urban renewal project under Oregon law, and to specify the range of redevelopment opportunities available on the subject parcels in the Powell Boulevard corridor.

To complete this task, a process will be undertaken consisting of the preparation of necessary legal documents and plans, public review and passage by the Portland Planning Commission and City Council.

The approach to the Powell Boulevard Commercial Redevelopment Project will consist of the following elements: First, preparation of an Urban Renewal Eligibility Report (Report 1) outlining the appropriateness of using the City's urban renewal authority under ORS 457 to foster commercial redevelopment; secondly, preparation of an Urban Renewal Plan (Report 2), pursuant to ORS 457, describing the project boundaries, needs, purpose, objectives, land use provisions for renewal activities and urban renewal activities necessary to implement the plan; and thirdly, preparation of Alternative Redevelopment Plans (Report 3) for each subject parcel, describing the range of redevelopment options available.

The project will utilize PDC staff, consultants and citizen advisory groups.

II. Project Boundary

The area of study will involve 3-5 potential commercial redevelopment parcels located in the Powell Boulevard Phase II corridor from S.E. 50th to S.E. 94th Avenue. The specific parcels to be included in the final plan will be determined by PDC staff in cooperation with the Consultant. A recommendation in this regard will be forwarded to the Portland Development Commission and City Council, if necessary.

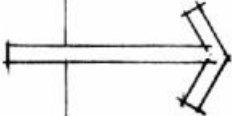
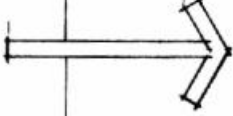
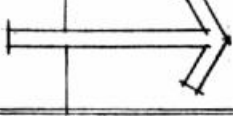
III. Scope of Work

Under the direction of PDC staff, the consultant shall provide the following urban renewal planning services:

1. Boundary and Name. In coordination with PDC staff, the Consultant will determine the physical limits (boundaries) of the potential urban renewal project and its official project name.
2. Base Map. The Consultant will prepare an original base map in ink or mylar. The specific blocks to be included within the project will be drawn at a scale of 1"=100.0'. A location map shall be drawn on mylar at a scale of 1"=400.0'.

On such base map the Consultant will delineate appropriate titles, legends, project log, north point, graphic scale. Property lines, rights-of-way, utility easements (if any) and such other physical data as appropriate will be included and will be based in part on data furnished by PDC.
3. Land Use and Physical Conditions Inventory. The Consultant, in conjunction with PDC, will inventory existing land uses and, based on an external evaluation, shall record the condition of each structure within the project area. The findings will be provided in both written and graphic forms.
4. Urban Renewal Eligibility Report. Pursuant to the provisions of ORS 457, the Consultant shall prepare a report of findings which would enable the City of Portland to use urban renewal processes to correct blighted conditions and to eliminate blighting influences. During the course of preparing this report, the Consultant will review all findings and recommendations with PDC's legal counsel. This task will be contained in Report 1.
5. Urban Renewal Plan. The Consultant shall prepare an urban renewal plan for the project area. Such plan shall be in both written and graphic form. Prior to completion, the form and content shall be reviewed by PDC staff and legal counsel. This task will be contained in Report 2.
6. Planning Studies. The Consultant will prepare various reuse alternatives for each redevelopment site. Such alternatives will be reviewed with PDC staff, appropriate bureaus of the City of Portland, neighborhood and citizen groups and with the Oregon Department of Transportation. This task will be contained in Report 3.

All legal documents prepared should take into account the new Oregon Urban Renewal Law currently pending in the Legislative Assembly of Oregon.

TASK / WEEK	1	2	3	4	5	6	7	8	9	10	11	12	
ELIGIBILITY REPORT	BASE MAP	INVENTORY	MAPS	TEXT									
URBAN RENEWAL PLAN DOCUMENT			ROUGH DRAFT	PDC STAFF REVIEW	REVISE	REVIEW	FINAL TEXT & MAPS						
REDEVELOPMENT ALTERNATIVES			PREPARE SKETCH PLANS		REVISE & ADD SKETCH PLANS		PREPARE TEXT & MAPS						
MEETINGS	*✓	*✓	*✓	*	* O +	*	*	* O +	*	*	* O +	OFFICIAL PRESENTATIONS TO PDC PCPC COUNCIL	

- * PDC PROJECT COORDINATOR &/OR STAFF
 O NEIGHBORHOOD MEETINGS
 + CITY BUREAU & ODOT MEETINGS

RICHARD BRAINARD PLANNING & URBAN DESIGN

1308 S.W. BERTHA BLVD.
PORTLAND, OREGON 97219
TELEPHONE 503/245-5310

April 23, 1979

Mr. Spencer H. Benfield
Director of Operations
Portland Development Commission
1500 S. W. First Avenue
Portland, Oregon 97201

Dear Mr. Benfield:

This proposal is presented in response to your request for consulting services regarding the Powell Boulevard Commercial Redevelopment Project. The scope of work included in the request for proposal is a straight forward approach to the project and thoroughly covers the work to be accomplished in preparing an urban renewal plan document and eligibility report. In addition, the redevelopment alternatives report provides an opportunity to express the urban design intent of the urban renewal plan.

Project Approach

It is my intent to prepare all the work should my firm be selected. Some research and map drafting will be done by technical staff, including the base maps and inventory of existing data. John Waddill will assist with this portion of the project. John is a former employee of the Development Commission and is familiar with your graphics format and methods of recording information.

In collecting data for the Eligibility Report and Urban Renewal Plan, it is important to know what resource material is available and where to go to obtain it. Much data has been collected by the State Department of Transportation and their consultants on the Powell Boulevard Environmental Impact Study and earlier Mt. Hood Freeway Corridor studies. Use of data from these sources will avoid duplication, time and money.

Some additional data may be needed from other sources such as the County Tax Assessment Department, Planning Bureau, Traffic Engineering Bureau, Public Works, Police Bureau, Neighborhood Environment Bureau and so forth. I have obtained data from these

CH2M-John Kelly

TASK
TASK

TASK

agencies on previous urban renewal projects and am familiar with many of the staff people in these bureaus which gives me a "foot-in-the-door." In other words, I know where to go, who to see and what to ask for.

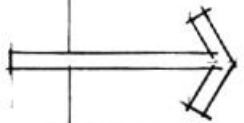
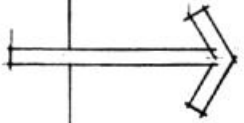
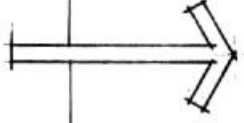
Preparation of reuse alternatives for each redevelopment site will give neighborhood and citizen groups an opportunity to suggest their desires regarding kind of uses, level of activity and development standards for each project. This may result in additional safeguards being written into the urban renewal plan document for use limitations and special design, landscape and sign controls.

Budget and Schedule

It is my feeling that this scope of work can be completed within a 12-week time period and within the allocated budget of \$8,000. An estimated budget breakdown is as follows:

Eligibility Report and Data Inventory	\$ 2,000 to \$ 2,500
Urban Renewal Plan Report	\$ 2,000
Redevelopment Alternatives Report	\$ 2,000 to \$ 2,500
Meetings and Presentations	\$ 1,000

A proposed work schedule is summarized on the following flow chart. It may be possible to shorten the time period depending on the amount of review time, additional work and revisions needed. It is assumed that all presentations will be scheduled by PDC.

TASK / WEEK	1	2	3	4	5	6	7	8	9	10	11	12	
ELIGIBILITY REPORT	BASE MAP	INVENTORY		MAPS									
		RESEARCH		TEXT									
URBAN RENEWAL PLAN DOCUMENT			ROUGH		PDC STAFF		REVISE		FINAL TEXT				
			DRAFT		REVIEW		REVIEW		& MAPS				
REDEVELOPMENT ALTERNATIVES			PREPARE			REVISE &			PREPARE				
			SKETCH PLANS			ADD SKETCH PLANS			TEXT & MAPS				
MEETINGS	*	*	*	*	* O +	*	*	* O +	*	*	* O +	OFFICIAL PRESENTATIONS TO PDC PEPC COUNCIL	

* PDC PROJECT COORDINATOR &/OR STAFF

O NEIGHBORHOOD MEETINGS

+ CITY BUREAU & ODOT MEETINGS

Related Experience

I have participated in a large number of public planning and development projects in Portland since 1964 as both a member of the Planning Bureau staff and as a consultant. I am familiar with the current urban renewal law of the State of Oregon (ORS 457). Urban renewal documents which I have prepared, or participated in preparing, include:

- . Urban Renewal Plan, Eligibility Report, and Building Site Plans for the defunct Union Avenue-Mason Street Urban Renewal Area, which was to accommodate Nordstrom and Lipman warehouses. June, 1977. Reference: Robert Holmes, PDC, 248-4911.
- . Downtown Waterfront Urban Renewal Plan. 1974. Reference: Gary Stout; Olliver Norville, PDC Counsel, 222-9966.
- . Eliot Neighborhood Second NDP Application, Eligibility Report, General Development Plan and Program, and specific street improvement plans and specifications. 1973-1974 and 1975-1976. Reference: Charles Olson, OPD, 248-5350.
- . Preliminary Urban Renewal Plan and Tax Increment Financing Program for Downtown Milwaukie. 1969. Reference: Richard Ivey, CH2M, 224-9190.
- . Neighborhood Development Program (NDP) for the downtown area of Ontario, Oregon. 1970. Reference: None available.

I have accomplished a substantial amount of other planning work in Portland. Those projects which may be relevant in consideration of experience for this project include:

- . Central Eastside Industrial District Revitalization Program. 1977. Reference: Doug Obletz, PDC, 248-4984.
- . Sellwood-Moreland Commercial Areas Improvement Program. 1977. Reference: Charles Olson, OPD, 248-5350.
- . Water Bureau-Interstate Facility Site Planning Study. 1977. Reference: John Sparks, 248-4380.
- . Portland Downtown Plan and Implementation Program. 1972-1974. Reference: Rodney O'Hiser, 248-4292.
- . Rivergate Industrial Development Plan for the Port of Portland. 1978. Reference: Ken Johnsen, Planning Director, 231-5000.

Mr. Spencer H. Benfield

- 5 -

April 23, 1979

I am prepared to begin work immediately upon selection and contract approval. In summary, my firm has done exactly this kind of work on numerous occasions and is well qualified to perform this project. I appreciate your consideration of our proposal.

Very truly yours,

Richard D. Brainard

RDB:ska

POWELL BOULEVARD
COMMERCIAL REDEVELOPMENT PROJECT
REQUEST FOR PROPOSALS

I. Background

The Oregon Department of Transportation (ODOT) is undertaking the improvement of Powell Boulevard between S.E. 50th Avenue and S.E. 92nd Avenue. In February, 1979, Portland City Council and the Multnomah County Commissioners voted in favor of "Alternative 2" for the Powell Blvd. Phase II Improvements Project. This alternative, known as the "variable width plan," calls for a combination of street widening, frontage roads, off-street parking, a raised, planted median, controlled left turn access and extensive landscaping.

Alternative 2 for the Powell Boulevard Phase II Project also seeks to achieve an organized pattern of commercial redevelopment on the south side of the street between S.E. 50th and 82nd Avenues. The main objective is to integrate redevelopment with the design of the street improvements, and land uses on the north side of the street. Other objectives are to: (a) encourage unified redevelopment of the cleared land within a reasonable time following the completion of the street improvements; (b) to retain local markets and other neighborhood-oriented businesses on Powell; and (c) to prevent commercial blight and strip development.

To carry out these objectives, the City of Portland Development Commission will undertake a redevelopment program at the same time that the Oregon Department of Transportation improves the street. Under this program the city will rezone parts of the south side of the street; apply design controls to new development; and provide assistance to businesses displaced by the street project that wish to remain on Powell. To encourage redevelopment, the program will also include an urban renewal project to purchase and assemble three to five sites along the street where ownership is fragmented (see attachment A). These would be resold to commercial developers when the street project is finished.

As the City's urban renewal agency, the Portland Development Commission will be primarily responsible for the redevelopment program. The Oregon Department of Transportation will likely purchase the sites proposed for acquisition on the Development Commission's behalf when it acquires right-of-way. An agreement between the Department of Transportation and the Development Commission for this purpose is being prepared.

Additional background information on the project can be found in "Commercial Redevelopment under Alternative 2, Powell Boulevard Phase II Project," prepared by CH2M Hill, attached for your reference.

II. Project Approach

The approach to the Powell Boulevard Commercial Redevelopment Project will consist of the following elements: First, preparation of an Urban Renewal Eligibility Report (Report 1) outlining the appropriateness of

using the City's urban renewal authority under ORS 457 to foster commercial redevelopment; secondly, preparation of an Urban Renewal Plan (Report 2), pursuant to ORS 457, describing the project boundaries, needs, purpose, objectives, land use provisions for renewal activities and urban renewal activities necessary to implement the plan; and thirdly, preparation of Alternative Redevelopment Plans (Report 3) for each subject parcel, describing the range of redevelopment options available.

The project will utilize PDC staff, consultants and citizen advisory groups.

III. Project Intent

* The intent of this project is to prepare the necessary legal documents and plans required for designation of an urban renewal project under Oregon law, and to specify the range of redevelopment opportunities available on the subject parcels in the Powell Boulevard corridor.

To complete this task, a process will be undertaken consisting of the preparation of necessary legal documents and plans, public review and passage by the Portland Planning Commission and City Council.

IV. Scope of Work

Under the direction of PDC staff, the consultant shall provide the following urban renewal planning services:

1. Boundary and Name. In coordination with PDC staff, the Consultant will determine the physical limits (boundaries) of the potential urban renewal project and its official project name.
2. Base Map. The Consultant will prepare an original base map in ink or mylar. The specific blocks to be included within the project will be drawn at a scale of 1"=100.0'. A location map shall be drawn on mylar at a scale of 1"=400.0'.

On such base map the Consultant will delineate appropriate titles, legends, project log, north point, graphic scale. Property lines, rights-of-way, utility easements (if any) and such other physical data as appropriate will be included and will be based in part on data furnished by PDC.

3. Land Use and Physical Conditions Inventory. The Consultant, in conjunction with PDC, will inventory existing land uses and, based on an external evaluation, shall record the condition of each structure within the project area. The findings will be provided in both written and graphic forms.
4. Urban Renewal Eligibility Report. Pursuant to the provisions of ORS 457, the Consultant shall prepare a report of findings which would enable the City of Portland to use urban renewal processes to correct blighted conditions and to eliminate blighting influences. During the course of preparing this report, the Consultant will review all findings and recommendations with PDC's legal counsel. This task will be contained in Report 1.

*Much work
already exists
re. CH2M EIS.*

5. Urban Renewal Plan.

The Consultant shall prepare an urban renewal plan for the project area. Such plan shall be in both written and graphic form. Prior to completion, the form and content shall be reviewed by PDC staff and legal counsel. This task will be contained in Report 2.

6. Planning Studies. The Consultant will prepare various reuse alternatives for each redevelopment site. Such alternatives will be reviewed with PDC staff, appropriate bureaus of the City of Portland, neighborhood and citizen groups and with the Oregon Department of Transportation. This task will be contained in Report 3.

V. Consultant Presentations and Meetings

The Consultant will be expected to attend an estimated ten (10) meetings in addition to normal contacts with the PDC project coordinator, including meetings of the Portland Planning Commission, City Council, citizen groups and City and State agencies.

VI. Time of Performance

Consultant shall prepare reports according to the following tentative time schedule. Consultants submitting proposals are requested to comment on the time schedule:

Begin work - submit

Reports 1 and 2 (Eligibility Report and Urban Renewal Plan) *30 to 45 days* 45-60 days

Submit Report 3 (Redevelopment Alternatives) *15 to 21 days* 30 days

Review and Urban Renewal Plan Approval - complete work 30-45 days - ? *not needed*

105-135 days

45 to 67

VII. Submission of Reports

Consultants shall submit project reports as follows:

Report 1 - Eligibility Report

Text material and maps shall be reproducible. Format and content will be specified by PDC staff, pursuant to ORS 457, and conform to previous PDC Eligibility Reports. Twenty (20) copies of text and maps of Report 1 shall be submitted. *400 sheets*

Report 2 - Urban Renewal Plan

Text material and maps shall be reproducible. Format and content will be specified by PDC staff, pursuant to ORS 457, and conform to previous PDC urban renewal plans. Twenty (20) copies of text and maps of Report 2 shall be submitted. *800 sheets*

Report 3 - Redevelopment Alternatives Report

Text material and graphics shall be reproducible. Graphics and text shall specify 2-3 redevelopment alternatives for the subject parcels, including land uses, circulation and development. Twenty (20) copies of text and maps of Report 3 shall be submitted.

300 sheets

VIII. Submission of Proposals

All proposals must be received no later than April 30, 1979, 5 p.m. Proposals should be clearly marked Powell Boulevard Commercial Redevelopment Project and sent to:

Spencer H. Benfield, Director of Operations
Portland Development Commission
1500 S.W. First Avenue
Portland, Oregon 97201
(503-248-4800)

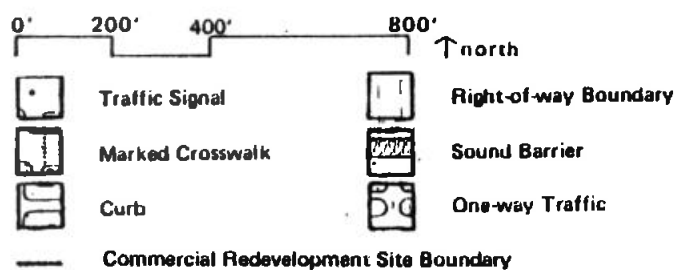
All proposals must include the following information:

- ✓ 1. Names of firms making up the Consultants, or names of individuals in one firm having all disciplines required. In either case, the name of the project supervisor must be included.
2. Examples and descriptions of prior related experience, for both the firms and personnel. The section should clearly indicate previous clients for similar studies, the results of previous studies and the name and telephone number of a reference for each client, including those for projects constructed.
3. The specific approach the Consultants will take in undertaking this work.
- ✓ 4. Alternatives to the project approach and time schedule, or the content of this request for proposal that Consultants would like to have considered may be submitted. The proposal must clearly state the nature of the alternatives, how they differ from those in this Request for Proposals and reasons for suggesting the alternatives.
- ✓ 5. Consultants are requested to comment and recommend alternatives to a maximum budget for this study of \$8,000.

IX. Proposal Review and Selection Process

The following process will be followed in selecting the Consultants:

1. Three to five firms will be selected from proposals submitted for formal interviews.
2. Those firms selected will be notified by May 2, 1979 and interviewed on May 3, 1979. Each firm interviewed will be allowed a maximum of 20 minutes for a formal presentation, followed by minutes for questions and discussion.
3. The Consultant Selection Committee will make a Consultant recommendation to the PDC for its final approval by May 8, 1979.



* POTENTIAL URBAN RENEWAL SITES

ALTERNATIVE 2, 50TH TO 82ND
WITH MODIFICATIONS

CORRECTION & MEMORANDUM

TO: Douglas Oblatz

FROM: Richard Brainard, Consultant

SUBJECT: Powell Boulevard Urban Renewal Project

This memorandum summarizes a number of initial concerns regarding the Powell Boulevard Phase II Commercial Redevelopment Program:

GOALS

1. To assemble and consolidate parcels at 3 specific locations (which otherwise might not redevelop or redevelop individually thereby creating a typical strip commercial environment).
2. To place development controls on the consolidated parcels as to use, setback, landscaping, signs, compatibility, etc.
3. To market the consolidated parcels at their full value so as to recoup as much of urban renewal cost as possible.

PROBLEMS

1. Parcels have been determined to be economically reusable based on legal experiences in Powell I, thereby clouding the economic justification for using urban renewal.
2. As urban renewal project will be purchasing vacant sites, many of the existing blighting influences will already have been removed.
3. Powell II EIS found that the project will mitigate existing blight; also, the EIS proposes additional mitigation measures, i.e., landscaped terms, rezoning, etc.
4. PDC, in the renewal plan is open to legal challenges, in that a property owner may not want to sell on the basis that he has an economically reuseable site.
5. Economics aside, and trying simply to prevent strip commercial blight, can the project be justified? Probably not, in that the City already has the general powers to establish specific development controls through a regular ordinance procedure; i.e., zoning, setbacks, sign control, etc.
6. It seems to come down to a legal determination as to the inadequacy of the sites for reuse. If it is determined, the State is correct in saying the sites are economically reuseable, then the urban renewal plan has no basis. If it is determined the renewal plan assumption is correct in saying the sites are inadequate and will cause future blight through strip development, etc., then the State should be required to purchase the entire 100' depth.

ALTERNATIVE A

1. To use City's existing ordinances and to add additional standards for zoning, setbacks, sign control, design control, landscaping standards so as to assure the best possible new development in concert with the road project.

ALTERNATIVE B

2. To rely heavily on the new urban renewal statute definitions of blight, in particular 457.010 (page 4), (i), (b), (c), (g) and (h), and push ahead with the project (hoping for no legal challenges).

RICHARD BRAINARD PLANNING & URBAN DESIGN

1308 S.W. BERTHA BLVD.
PORTLAND, OREGON 97219
TELEPHONE 503/245-5310

M E M O R A N D U M

TO: Doug Obletz
FROM: Dick Brainard
SUBJECT: S. E. Powell Blvd. Redevelopment Areas
DATE: September 11, 1979

Following are cost estimates for public improvements and property disposition.

A. Public Improvements

1.	Street, Curb & Sidewalk (S. E. 80th & S. E. Rhine)	\$ 80,000
2.	Storm Drainage (S. E. 80th & S. E. Rhine)	12,000
3.	Sanitary Sewer (S. E. Rhine)	35,800
4.	Water Improvements (S. E. 80th & S. E. Rhine)	<u>2,000</u>
	Subtotal	\$129,800
5.	Engineering @ 25 percent	32,500
6.	PDC Administration @ 5 percent	<u>6,500</u>
	Total - 1980 cost	\$168,800
	1981 cost (+12%)	\$189,100
	1982 cost (+12%)	\$211,700
	1983 cost (+12%)	\$237,200
	1984 cost (+12%)	\$265,600

B. Property Disposition & Management

1.	Reuse Appraisals	\$ 5,000
2.	Real Estate Disposition	\$ 39,000
3.	Management-Maintenance (2-3 years)	<u>\$ 6,000</u>
	Total	\$ 50,000

Portland Development Commission

M E M O R A N D U M

DATE August 7, 1979

TO: Dick Brainard
FROM: Douglas L. Obletz *Des*
SUBJECT: Comments on Powell Blvd. Documents

The following comments on the Powell Blvd. Urban Renewal Plan documents are based on conversations with Ernie Yuzon and Bud Alkire. Other minor changes are noted in a "marked up" copy of the documents.

- Document* ✓ 1. The documents should refer throughout to one Urban Renewal Plan covering two urban renewal areas, not project area and parcels as now noted.
- Document* ✓ 2. The title of the documents should be changed to "Urban Renewal Plan for Powell Boulevard Redevelopment Area 1 & 2."
- map* ✓ 3. If possible, combine the project boundary map and land use map.
- map* ✓ 4. Zoning classifications should be removed from all maps.
- ER.* ✓ 5. More detailed discussion must be included in the Eligibility Report regarding the size of the remnant parcels, vis a vis the justifications noted from ORS 457. (*read Section F*)
- Document* ✓ 6. Timing of the project needs to be discussed also in the "Project Activities" section of the Urban Renewal Plan.
- ER.* ✓ 7. Discussion of the projects impact on socio-economics must be discussed in the supporting document. (*read Section F*) ✓
- E.R.* ✓ 8. A concluding paragraph must be included in the supporting document explaining how and why the project areas were selected. (*read Section F*)
- ✓ 9. Discuss in the documents how each project activity relates to conditions in the urban renewal area.
- ✓ 10. Drop all reference to use of tax-increment, but explain why it is not appropriate in the section on financing. A concluding statement on financing must also be added.

*spell it out
signs left on*

①

①N comments 8/13/79

Document

- ✓ pg 3 - ~~eliminate all references to agreements w/ State.~~
- ✓ pg 4 - group uses as of the date of this urban renewal ~~document~~ plan and as listed in Exhibit ~~1~~
- ✓ pg 4 - how to deal w/ pkg restrictions that are less restrictive than zoning code.
*fix - parking
- ✓ pg 8 - ~~eliminate provision 4.~~
- ✓ pg. 13 #1. ... with the participation of citizens in the vicinity of the project.
- ✓ pg. 14 Sec. I ~~eliminate the word "Federal" in last sentence.~~
- ✓ pg. 9 add paragr. describing ~~for~~ street & sidewalk impts. to Rhine & 80th.
- ✓ pg 14 - add Doug's words to last sentence.
Specific public impts proposed in this Urban Renewal Plan include street, and sidewalk, and storm drainage improvements to S.E. Rhine St. and SE 90th Ave.

2

OKS 457

✓ Pg [2] lines 1, 2 & 3 - add a para. to Section B of document which covers this.

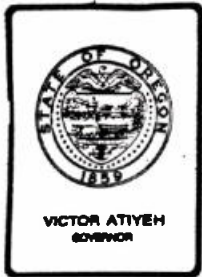
✓ Pg [2] lines 8 & 9 - put time schedule in document. hedge on it to extent possible & be read.

✓ eliminate #2 & #3 on Pg. 12 relating to tax incr.

Elig. report

- ✓ pg. 17 - add budget for 80th. & Rhine impts.
- ✓ * talk about ~~changing~~ need to change zoning
- ✓ * put paraq. in which states that tax incr. is not feasible & is not anticipated to be used, however if it is shown at a later date to be feasible, then the
(if needed to finance plan)
- ✓ plan can be amended to incorporate ~~these~~ provisions.
- ✓ pg. 15 - eliminate very last sentence.
- ✓ line 16, pg. [2] of ORS - try to describe fiscal impact of plan in light of added services or increased population.
(see Section C - Summary of Eligibility)

- ✓ pg. 18 - add 5. Public Impts. Completed
(Streets & sidewalks
SE Rhine & SE 80th.)
- ✓ pg 17 - add 4. to A. Pub. Impts.
(Street & sidewalks
SE Rhine & SE 80th.)
- ✓ pg 17 - indicate that monies garnered from
~~sale~~ proceeds from sale of land, will be
used to reimburse HCD grant allocations.
At this time no fair mkt. values
appraisals have been made for resale potential.



Department of Transportation

METROPOLITAN BRANCH

5821 N.E. GLISAN, PORTLAND, OREGON 97213

August 10, 1979

RECEIVED

AUG 18 1979

PORTLAND DEVELOPMENT COMMISSION

DOUGLAS L. OBLETZ
Portland Development Commission
1500 S.W. First Avenue
Portland, OR 97201

Subject: Your Letter of July 18, 1979

I have attached the cost estimates that you requested for sites 4 and 11, plus an estimate for all 10 redevelopment sites on the south side of Powell Boulevard. The court costs are based on estimates of the number of files which would be acquired by condemnation.

We have the following comments on the draft copies of your Urban Renewal Plan:

✓
Page 2, Paragraph 4

no "Inefficient, inadequate" should be replaced by "small parcels under diverse ownership".

✓
Page 4, Paragraph 1, Line 3

"Identify" is spelled wrong.

✓
Description and Map

change map
change boundary
describe for
leave as is
Parcel 1 (site 4) - our detail map show the ODOT owned parcel on the west end to be used for a noise barrier. The total site length would be 455 feet instead of 507 feet as you illustrate. Some modification is possible dependent on the development proposed. The barrier could be eliminated if a building takes its place.

✓
Accompanying Report
Page 3, Paragraph 1

Your accompanying report of eligibility and supporting data is not entirely true. Many, if not most, parcels would be suitable for redevelopment such as (Green Shutters Tavern) Neece, Rengo, Jacobi, etc.

ROUTE	COPY
EX. DIR.	
D. DEVEL.	
D. NEIGH. CONS.	
MGR. OPER.	
MGR. HSG. ASST.	
MGR. P.F.S.	
MGR. FINANCE	
REAL ESTATE	
ENGINEERING	
DLD	✓
MASTER FILE COPY	OK

✓
Page 3, Paragraph 2, Line 3

Change "property taking" to "property necessary". We like to avoid the term "taking".

Please call if you need clarification.

Stephen D. Crouch

STEPHEN D. CROUCH
Senior Project Coordinating Engineer

238-9460

SDC/po

cc: R.N. Bothman
D.R. Adams
J.D. McClure
Lou Grothaus
Bruce Boyd
Erik Ingebretson

P.D.C. ESTIMATED COSTS
POWELL PHASE II
COMMERCIAL RE-DEVELOPMENT SITES

CURRENTLY PROPOSED SITES

Site No. 4

R/W 31,850 sq. ft. -----	\$159,250.
Manpower costs (7 files)-----	5,264.
Estimated Court costs-----	20,000.
	<u>\$184,514.</u>

Site No. 11

R/W 53,339 sq. ft. -----	\$266,695.
Manpower costs (7 files)-----	5,104.
Estimated Court costs-----	20,000.
	<u>\$291,799.</u>

TOTAL FOR SITES 4 and 11----- \$476,313.

OTHER SITES

Site No. 1

R/W 6,584 sq. ft. -----	\$33,000.
Manpower costs -----	1,595.
	<u>34,595.</u>

Site No. 2

R/W 14,000 sq. ft. -----	\$70,000.
Manpower costs -----	2,393.
	<u>\$72,393.</u>

Site No. 3

R/W 14,000 sq.ft.-----	\$70,000.
Manpower costs -----	---
	<u>\$70,000.</u>

Site No. 5

R/W appx. 5,500 sq. ft. -----	\$27,500.
Manpower costs -----	800.
	<u>\$28,300.</u>

Site No. 6

R/W 5,500 sq. ft. -----	\$27,500.
Manpower costs -----	800.
	<u>\$28,300.</u>

Site No. 7

R/W 5278 sq. ft. + improvements ----	\$51,400.
Manpower costs -----	800.
	<u>\$52,200.</u>

Site No. 9

R/W 11, 040 sq. ft. -----	\$55,200.
Manpower costs -----	800.
	<u>\$56,000.</u>

Site No. 10

R/W 30,110 sq. ft. -----	\$150,550.
Manpower costs -----	1,595.
	<u>\$152,145.</u>

Total R/W and Manpower Costs For Sites Other than 4 & 11 --- \$493,933.

Estimated Court Costs ----- 40,000.

Total For Other Sites ----- \$533,933.

TOTAL P.D.C. COSTS FOR 10 SITES ----- \$1,010,246.

M E M O R A N D U M

TO: Doug Oblatz
Portland Development Commission

FROM: Richard Brainard, Planning Consultant

SUBJECT: Examination of Site Between 51st and 52nd for Inclusion
in Powell Blvd. Urban Renewal Plan.

DATE: August 13, 1979

I have examined the site between S. E. 51st and 52nd avenues and have the following comments regarding its inclusion in the Powell Boulevard Urban Renewal Plan.

1. It is anticipated that the complete building occupied by the tire center at the corner of 52nd and Powell will be taken as the remainder would be unuseable for its purpose after street widening. A 70 ft. x 100 ft. parcel will be left which could be developed by itself as a small office or other single use building of about 2500 sq. ft. with 8 to 10 parking spaces. No on-street parking is allowed on either 52nd or Powell which will restrict potential uses.

If this parcel is combined with the larger parcel to the west, it is likely that this site would still be developed in a similar fashion.

2. The western 200 ft. of the site is in one ownership and extends through to Lafayette Street on the west end. A majority of the site is covered with a wood frame building. A number of small uses occupy portions of the building. There is space along the front of the building for about 20 cars to park.

From outside observation, the structure appears to be in poor condition. Portions of the exterior walls lean outward, window and door headers sag, and some siding has deteriorated.

Acquisition for the street widening will remove at least the two wings fronting on Powell plus a majority of the parking area. The EIS prepared by CH2M-HILL indicates that the entire structure should be taken as the remaining building fronting on Powell would no longer be economically useable.

It will be difficult to justify taking the remaining Powell frontage without taking the additional property and building which goes through to Lafayette, as it is all one ownership.

MEMORANDUM TO:
Doug Obletz
August 13, 1979
Page Two

3. It is understood that the agreement being worked out between the City and the State provides that the City will buy the properties and structures within the renewal area(s) which the State will not have to buy for the street widening. On this site, the City would then have to get into building demolition, relocation and site preparation. This would significantly change the tone of the urban renewal plan and would also require additional funds which are not presently available.
4. If these two parcels were to be acquired through the urban renewal plan, it is likely they would be resold for two or more private developments.

Development of these parcels can be accomplished by private means as they are each large enough to accommodate a commercial structure with adequate parking. Desired landscaping, sign control and building design control can be accomplished by adding a "D" Design Zone overlay to the basic land use zoning category.



MEMORANDUM

August 8, 1979

DEPARTMENT OF
DEVELOPMENT AND
CIVIC PROMOTION

PORTLAND
DEVELOPMENT
COMMISSION

Allison Logan Belcher
Jerry G. Jones
Gary W. Masner
Walter C. Mintkeski
Louis Scherzer

J. David Hunt
Executive Director

1500 S.W. First Avenue
Portland, Oregon 97201
(503) 248-4800

TO: Richard Brainard
Richard Brainard Planning & Urban Design

FROM: Douglas L. Obletz *DLO*
Portland Development Commission

SUBJECT: Commercial Redevelopment Site I, Powell II Corridor

Ernie Munch pointed out that Redevelopment Site I, west of 52nd Avenue, is a full 21,000 square feet, not the 8,050 square feet shown in the "Commercial Redevelopment" Report. The site is owned by two property owners and contains a U-shaped wood structure that probably would be only partially removed by the highway department.

My first impression is that this site will be "blighted" upon completion of the roadway project, and should be considered for inclusion in the urban renewal plan.

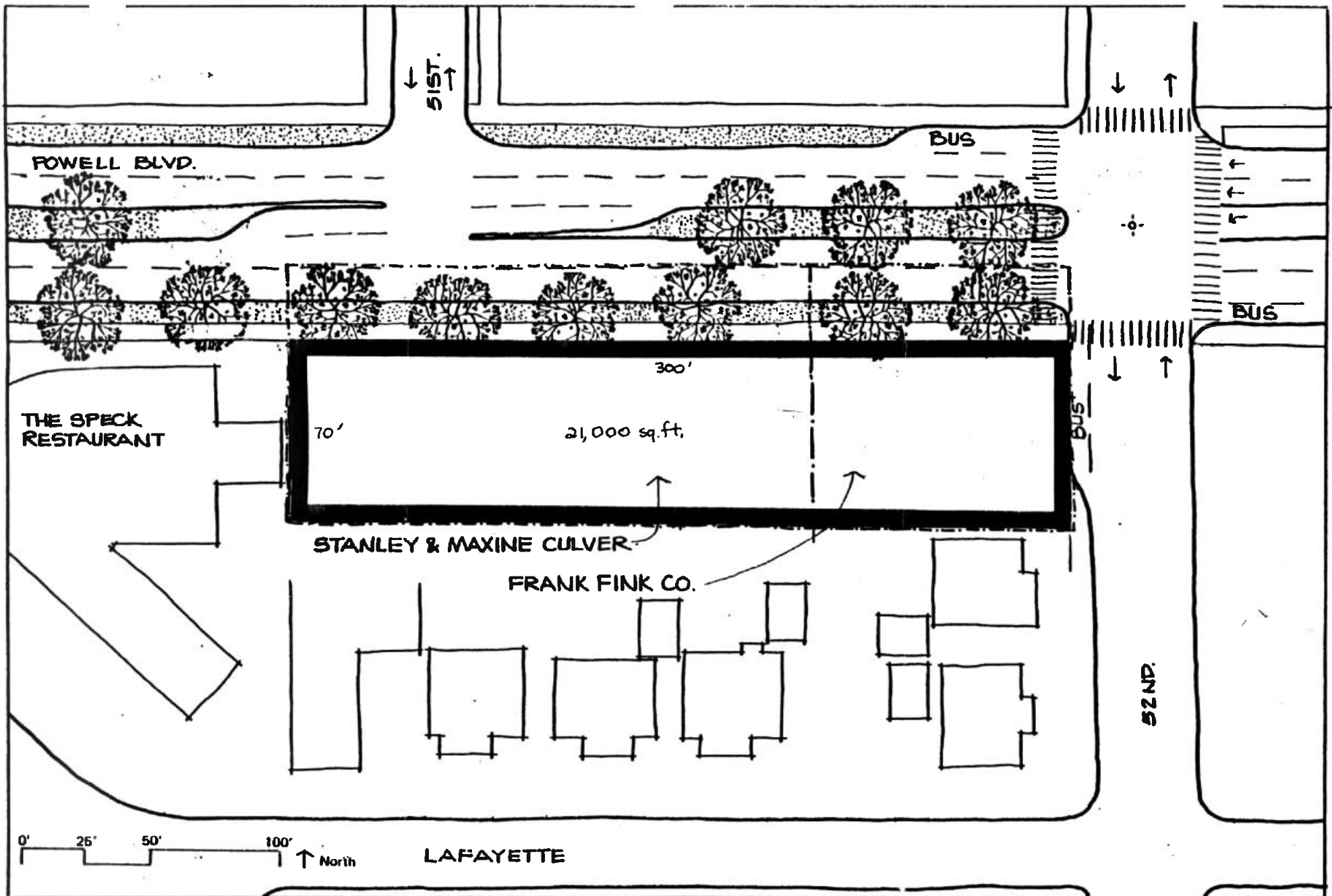
I have enclosed a revised site sketch for Site I, and would appreciate your opinion of the appropriateness of this site for urban renewal based on a site visit, ownership patterns, and size of parcels after right-of-way taking.

DLO:bls
Enclosure

cc: Spence Benfield
Ernie Munch

~~Get together next week~~

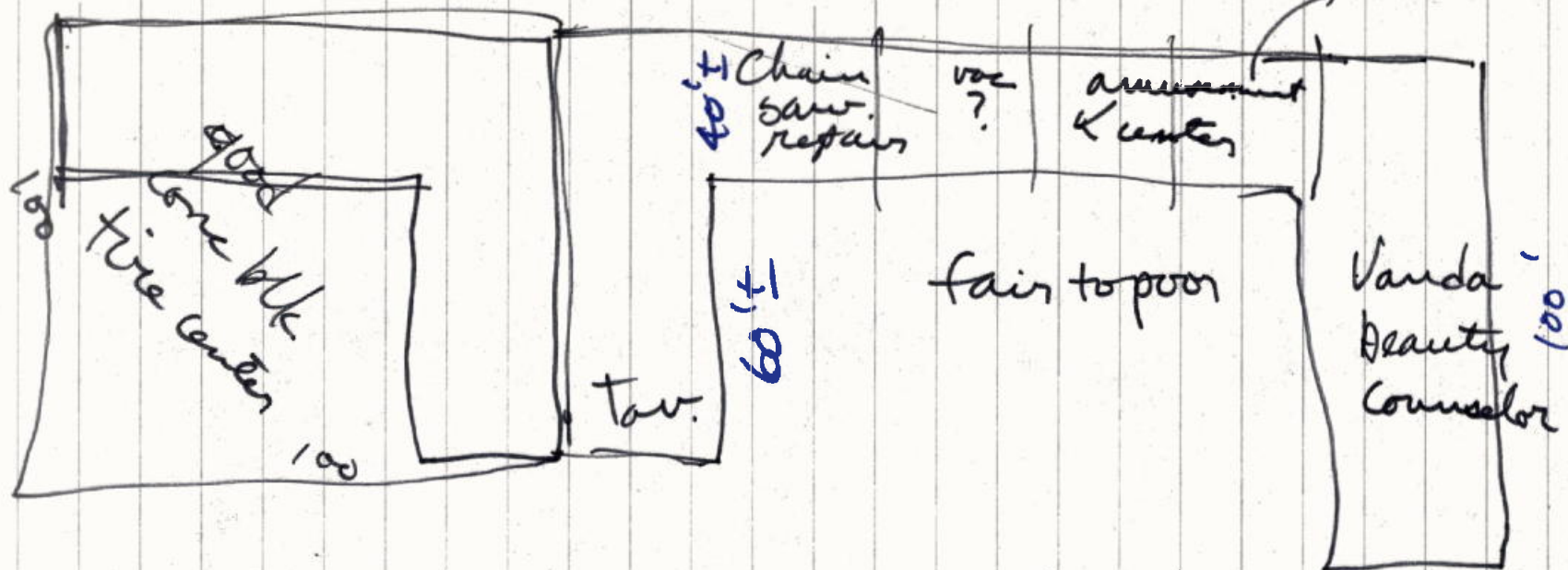
*any problems qualifying
need for including*



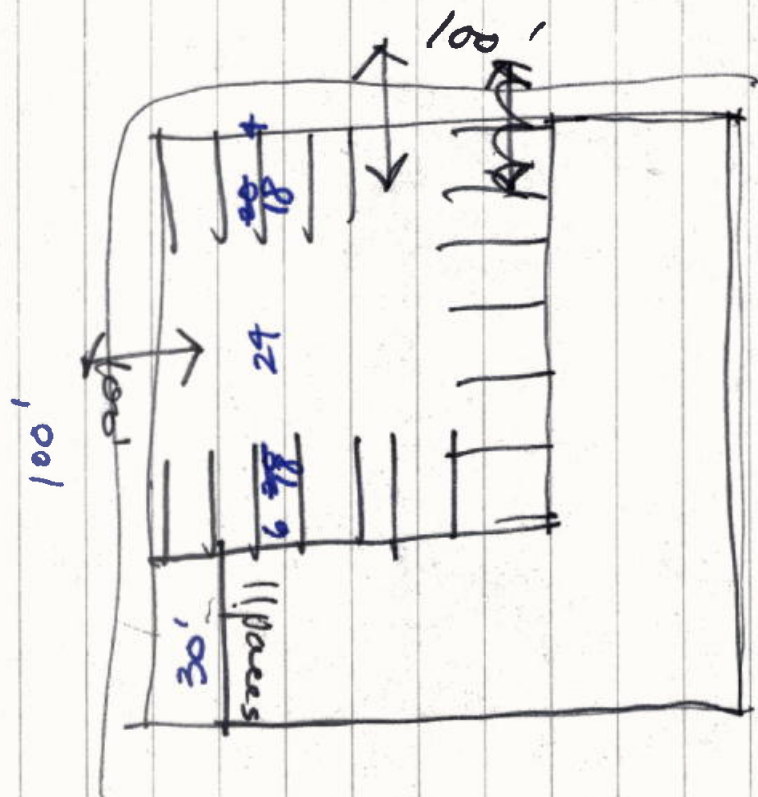
--- EXISTING PROPERTY BOUNDARY
Only boundaries dividing ownership shown

■■■■■ COMMERCIAL REDEVELOPMENT AREA

Existing Ownership of Commercial Redevelopment Areas
SITE NO. 1 SOUTHWEST CORNER OF 52ND AVE.
Alternative 2, Powell Blvd. Phase II Project



walls lean
window & door headers sag.



SOUTHEAST UPLIFT OFFICE

MEMORANDUM

DATE: August 7, 1979

TO: F. Ray Bowman

FROM: Kathy Zimmerly

SUBJECT: Foster/Powell Neighborhood Association Meeting August 7, 1979,
7:30pm at the Southeast Uplift Office.

ATTENDANCE: 40 (2 PDC)

PURPOSE: Update on Powell II & Proposed Commercial Redevelopment.

(Support services included mailing of notices to: 1) Foster/Powell neighborhood list; and 2) affected owners in the two parcels. Printed agendas were provided and copies of the redevelopment proposals will be mailed to interested parties. Volunteers distributed 100 additional notices to abutting residential units.)

The meeting was called to order by Chairperson Jane Rhodes. Phase II Project coordinator Steve Crouch of Oregon Department of Transportation was introduced. He described the Powell widening Project which will take approximately 30 to 35 feet of right of way on the south side of Powell. He said he expects the project will have final Federal approval within the next month. He asked people to call him at 238-8460 if they have any questions.

Next, Doug Oblatz of Portland Development Commission, was introduced to explain a proposal for Commercial Redevelopment of two parcels adversely affected by the street widening project. The two areas include: 57th to 59th & 80th to 82nd (excluding the Auto Parts Store on 82nd).

He stated that there are ten parcels affected by the widening project, but only two or possibly three are in such diverse ownership that they would probably remain vacant unless the City steps in. He said the City Council directed the Portland Development Commission to become involved so that the required 30 to 35 foot right-of-way acquisition by the Oregon Department of Transportation will not create undue hardship among properties which are in multiple ownership. He noted that he & the Oregon Department of Transportation staff have already visited with all the affected property owners in the two areas. He said the Council felt that these parcels would be more marketable & would better serve the neighborhood needs if the Oregon Department of Transportation and the City acquired them as a package (simultaneously) for roadway widening as well as resale and redevelopment in accordance with an adopted urban renewal plan. He explained that the plan would be developed through a series of public meetings involving Foster-Powell Neighborhood Association, Portland Development Commission, Planning Commission, and City Council. Mr. Oblatz emphasized that "the success or failure of this redevelopment proposal depends on the people in this room".



RECEIVED

JUL 16 1979

PORTLAND DEVELOPMENT CO.

I'll have his job for this!

FROM: Ernie Munch, Bureau of Planning

SUBJECT: Powell Blvd., Phase II, Urban Renewal sites.

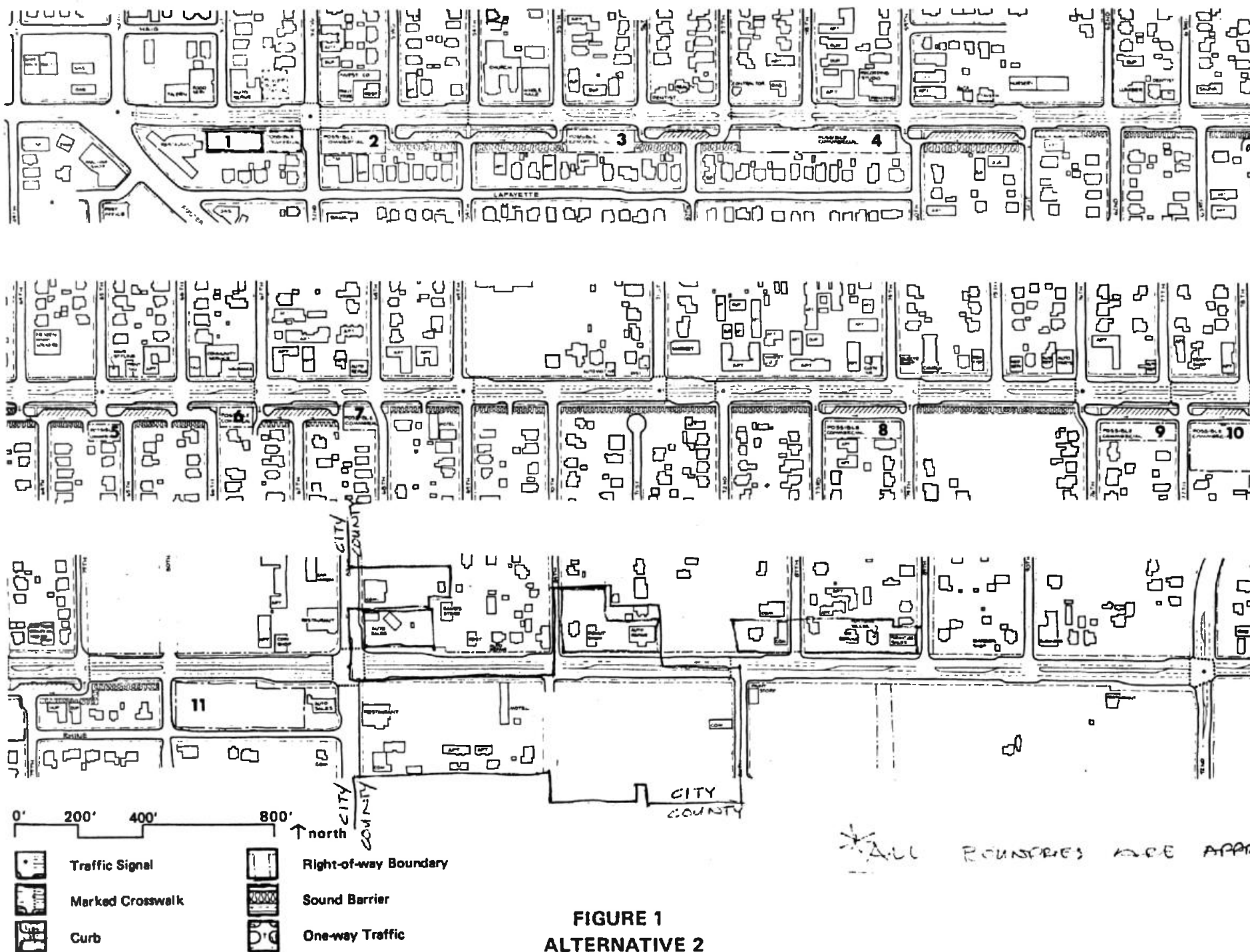
At your request, I have inspected the length of the Powell Blvd., Phase II Project for additional sites to be included in the urban renewal project. I have listed some possibilities below.

1. A portion of what was previously designated as redevelopment site 1, is currently occupied by a wood frame commercial structure which appears to have been originally built as a motel. I would recommend that owners of this site be contacted, and the site be added to the renewal project if the owners do not plan to redevelop in a manner which is consistent with the goals of the Powell Project.
2. The auto sales site on the northeast corner of the intersection of 82nd Avenue and Powell is another possibility. Although this parcel is in the County, it could be purchased and annexed as was the ULRA site.
3. Another possibility would be the area north of Powell between 84th and 85th streets. This now contains an abandoned house, auto repair shop and a donut shop which had some access problems the last time I checked. The property is owned by William Cahill at 8449 SE Powell (771-1212)
4. The area north of Powell between SE 86th and SE 89th is not within the city limits but could be justified as an urban renewal area on the basis of blight.
5. Now that the ULRA deal has gone through using the 92% Federal forgiveness provision, it may be time to approach the State on the purchase of their land east of 86th. If the same provision can be exercised, we may be able to finance the rest of the renewal project through the sale of that land. It would be a long shot, and we would have to promise to return any profit on the land to the FHWA.

If you have any questions about the above, please call me at 248-4254.

EM: db

[illegible]



Memo to File

June 27, 1979

J.N. 125 - Powell Blvd. Urban Renewal Project

Met with Doug Oblatz today to review first draft of Eligibility Report.

- ✓ * I need to contact Steve Crouch to get final width for the two parcels. - ~~No~~ No additional on site 4; 5 additional feet on site 11.
- * Rewrite the Summary of Eligibility into a numerical list of findings.
- ✓ * Get neighborhood profile data from Bruce Martin @ Bureau of Economic Development (old Policy & Research Section).
- ✓ * Include both economic & social data in eligibility report.

TO: Dick Brainard

Portland Development Commission

M E M O R A N D U M


DATE June 28, 1979

TO: Powell Blvd. File

FROM: Douglas Obletz

SUBJECT: Meeting with SHB, Chuck Olson, June 27, 1979

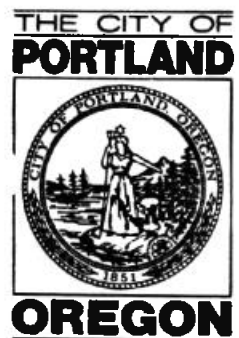
I met with Chuck Olson and Spence to discuss the process for the Powell Boulevard urban renewal plan. In summary:

- 
1. PDC should meet to "inform" the affected neighborhood groups; ask for endorsement if they so desire; and keep a careful record of how many attend the meetings. It would be helpful to provide for these meetings, sketches of what the parcels could look like upon completion.
 2. At the same time citizen groups are contacted, staff should contact property owners affected by the proposal. Preferably, this should be done in tandem with ODOT, but completed nonetheless prior to initiating the approval process for the urban renewal plan.
 3. The next steps would be to seek PDC review and recommendation. PDC would pass on ^{to} the Planning Commission for review, a public hearing and approval. The PPC will make recommendation to City Council. City Council will hold another hearing prior to approval.
 4. The final step, assuming approval, would be to record the urban renewal plan with Multnomah County.
 5. Chuck reviewed the draft urban renewal plan and made a series of comments.
 - a. Citizen participation (Section ~~H~~) needs to be toned down.
 - b. Urban renewal plan need not include state agreements.
 - c. Urban renewal plan needs to cross reference eligibility report.
 - d. Note in urban renewal plan that substantive changes in plan will require same process as for adoption.
 6. The urban renewal plan should be presented to the PDC on August 14th; to the PPC in September; and City Council in October.

Any substantive changes

DLO:bw
cc: SHB

Brainard



DEPARTMENT OF
DEVELOPMENT AND
CIVIC PROMOTION

PORTLAND
DEVELOPMENT
COMMISSION

Allison Logan Belcher
Jerry G. Jones
Dennis Lindsay
Walter C. Mintkeski
Louis Scherzer

J. David Hunt
Executive Director

1500 S.W. First Avenue
Portland, Oregon 97201
(503) 248-4800

June 28, 1979

Mr. Steve Crouch, Project Coordinator
Oregon Department of Transportation
Metropolitan Division
5821 N.E. Glisan
Portland, Oregon 97213

Re: Powell Boulevard Phase II Commercial Redevelopment

Dear Steve:

PDC staff has evaluated the process leading up to adoption of an urban renewal plan for portions of the Powell Boulevard corridor. This examination leads us to the conclusion that we must begin neighborhood and property owner contacts regarding the project in the next few weeks. This will be a prerequisite for Development Commission, Planning Commission and City Council action.

We are assuming that Portland City Council must act on the proposed urban renewal plan prior to ODOT initiating property acquisition in December. This adoption process will require about three months just to receive recommendations from the Development and Planning Commissions, and City Council approval.

In light of this, we would appreciate your assistance in making presentations to these individuals and groups during the month of July and early August. This would involve meetings with property owners and neighborhood associations, conducted jointly by ODOT and PDC.

Secondly, PDC staff is anxious to begin drafting contractual agreements regarding transfer of our urban renewal authority to ODOT for property acquisition. We would appreciate a meeting between our respective legal staffs in early July to begin this process.

Please feel free to call me to discuss these items.

Sincerely,

Douglas L. Oblatz
Program Development Assistant

DLO:bw
cc: SHB
Olly Norville

Portland Development Commission

M E M O R A N D U M

DATE June 22, 1979

TO: SHB
FROM: DLO *DLO*
SUBJECT: Activities Required to Complete Powell Boulevard
Urban Renewal Plan

Goal: City Council adoption of Urban Renewal Plan for Powell Boulevard
prior to initiation of ODOT property/right-of-way acquisitions

Timing: Complete all necessary activities by September 1, 1979

<u>Activity*</u>	<u>Responsible Agency</u>	<u>Comments/ Sub-Elements</u>
1. Write urban renewal plan and eligibility report	PDC	Work Underway
2. Citizen participation	PDC (ODOT)	(a) Neighborhood Assoc. Meetings (b) Joint Presentations with ODOT
3. Planning Studies	PDC	Citizen comment, review
<i>Key</i> [4. City-State Agreement on Property Acquisition	PDC, ODOT, State Attorney Gen.	Will involve negotiations, contracts
5. Zoning, setback, sign ordinances for Powell Blvd.	BOP	
← 6. City Council Statement of Public Purpose	PDC	(a) Possible Joinder Agreement with State
7. Public Hearings	PDC, City Council	
8. Property Owner Contacts	PDC/ODOT	Joint Contacts
9. Business Assistance Program	OPD	

<u>Activity</u>	<u>Responsible Agency</u>	<u>Comments/ Sub-Elements</u>
10. City Council Approval of Urban Renewal Plan	PDC	
11. State/PDC Property Acquisition	PDC/ODOT	

*Not necessarily in chronological order

DLO:eg

Memo to File

J.N. 125 - Powell Blvd.

June 7, 1979

Meeting with Doug Oblatz

- ✓ • go with two parcels at this time.
- ✓ • make parcel descriptions exhibits as they may be changed.
- ✓ • generalize parcels as the number may change.
- ✓ • use the word Exhibit to describe maps and other exhibits
- ✓ ^{no. -} ¹ ^{important} • add some of Doug's goals statements
- ✓ • include housing in land uses permitted.
- include 80th. and Rhine streets in project boundaries.
- ✓ • reword C2 land use to allow residential
- ✓ • Sec. C, f. - Developing a marketing program for ~~completion~~ redevelopment of parcels following completion of S.E. Powell Blvd. Phase II Impt. Project.
- ✓ • Signs - allow low level signs along street.
- ✓ ^{he has done nothing} • See E. Munch's draft Sign code.
- ✓ • Add noise barrier section - continuous noise barrier, i.e. buildings, berms, walls.



DEPARTMENT OF
DEVELOPMENT AND
CIVIC PROMOTION

PORTLAND
DEVELOPMENT
COMMISSION

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J. David Hunt
Executive Director

1500 S.W. First Avenue
Portland, Oregon 97201
(503) 248-4800

May 31, 1979

Steve Crouch
Project Coordinator
Oregon Department of Transportation
Metropolitan Section
5821 N. E. Glisan
Portland, Oregon 97213

Dear Steve:

In response to your indications that the Powell Boulevard Phase II Project may utilize an additional five feet of right of way on the south side, PDC staff has the following comments:

1. In general, the removal of an additional five feet will further exacerbate the already less-than-ideal economics of the commercial remnants that are the subject of proposed action by PDC and private redevelopment efforts.
2. Using the existing City Zoning code as a guide, real yard set-backs for commercial parcels on the south side of Powell Boulevard would have to be 5-7 feet, depending on the height of buildings. This would leave, under the newly-proposed scheme, 58-60 feet of developable depth on parcels 1, 2, 3 and 4. Parcels 5, 6, 7 and 9 would be even more adversely affected. Parcels 10 and 11 would only be marginally impacted.
3. The additional taking would have a varying impact on the two parcels of primary PDC interest: Parcel 4 (57th to 59th) and parcel 11 (80th to 82nd). On the former, remaining parcel sites would be reduced to (west to east) 3,250 sq. ft.; 3,250 sq. ft.; 4,140 sq. ft.; 8,710 sq. ft.; 4,550 sq. ft.; 2,600 sq. ft.; 2,600 sq. ft.; and 3,250 sq. ft. This reduction further supports the PDC staff argument that these parcels are uneconomic remnants and thus should be acquired directly by the State as part of the road project without use of PDC condemnation authority. Parcel 11 would suffer only marginally by this change.

Please feel free to call me if you have any questions.

Sincerely,

Douglas L. Obletz
Project Coordinator
Powell Blvd. CRP

DL0:vlp

cc: Ernie Munch, BOP
Spence Benfield

5/21/79

Powell Boulevard Urban Renewal Project

Goals

1. To assemble & consolidate parcels at 3 specific locations (which otherwise might ~~Redevelop~~ individually ~~thereby~~ creating a typical strip commercial environment).
2. To place development controls on the consolidated parcels as to use, setback, landscaping, signs, compatibility, etc.
3. To market the consolidated parcels at their full value so as to recoup as much urban renewal cost as possible.

not really
a goal
for doing
the project

#125-1 (5/21/79 - prep. memo w/ D. Oblatz)

(Long meeting with Wright, Munch,
Nowell, Hunt on Tue. - call
Wed to find out what happened.

Problems

1. Parcels have been determined to be economically reusable based on legal experiences in Powell I, thereby clouding ~~the use of~~ ^{the} economic justification for using urban renewal.
2. As urban renewal project will be purchasing vacant sites, ^{many of} the existing blighting influences will already have been removed.
3. Powell II EIS found that the project will mitigate existing blight; ~~in~~ also, the EIS proposes additional mitigation measures, i.e. landscaped berms, rezoning, etc.
4. PDC, i.e. the renewal plan, ~~open~~ is open to legal challenges, in that a property owner to be acquired may not want to sell on the basis that he has an economically reusable site.
5. Economics aside, & trying simply to prevent strip commercial blight, can the project be justified? Probably not, in that the city already has the general powers to establish specific development controls through a regular ordinance procedure; i.e. zoning, setbacks, sign control, etc.

6. It seems to come down to a legal determination as to the inadequacy of the sites for reuse. If it is determined the state is correct in ~~assessing~~ saying the sites are economically reuseable, then the urban renewal plan has no basis. If it is determined the renewal plan assumption is correct in saying the sites are inadequate and will cause future flight ~~through~~ strip development, etc., then the State should be required to purchase the entire 100' depth.

Alternative A

1. To use city's existing ordinances & to add additional standards for zoning, setbacks, sign control, design control, landscaping standards so as to assure the best possible new development in concert with the road project.
2. To work with private owners to consolidate remnant sites either through a) one owner buying other owners interests, or b) willing sales by private owners to the state, who in turn sells the land to PDC to market.

Alternative B

1. To rely heavily on the new urban renewal statute definitions of blight; in particular 457.010 (page 4), (1), (b) (c) (g) and (h), and push ahead with the project (hoping for no legal challenges).

Memo to File

May 18, 1979

J.N. 125

- Met this morning with Doug Obletz, Ollie Norville, Don Stark & Dave Hunt to discuss the project.
- I am to use the new state urban renewal amendments
- The Eligibility Report is to be separate from the Accompanying Report. Information from the eligibility report will be used in making out the accompanying report.
- The urban renewal plan is to be three areas under a ~~one~~ single plan.
- Both the existing conditions and what is going to occur needs to be described (conditions ~~at~~ after const.)
- The urban renewal plan cannot be less restrictive than city ordinances - only more restrictive.
- I am to come up with the project title.
- We then discussed whether the project is warranted and if it has a solid basis legally.
- I am to work with Doug on a memo describing the
legal ramifications
design controls
alternative approach
economic assistance - voluntary land
acquisition program.

Problems include:

- Are parcels going to be uneconomic remnants. No, according to state acquisitions people. Several suits pending west of 50th.
- Assembling parcels is not justification (Consolidating) for an urban renewal plan.
- PDC is open to lawsuits from owners per).

The purposes of this U.R. plan are:

- 1) to assemble & consolidate ^{parcels} at 3 locations
- 2) place controls on new development of sites
- 3) market sites

Prevention of blighting influences, i.e. allowing parcels to redevelop on their own can cause strip commercial blight, excessive curb cuts & dangerous traffic conditions & obnoxious uses to neighborhood.

MEMORANDUM

May 7, 1979

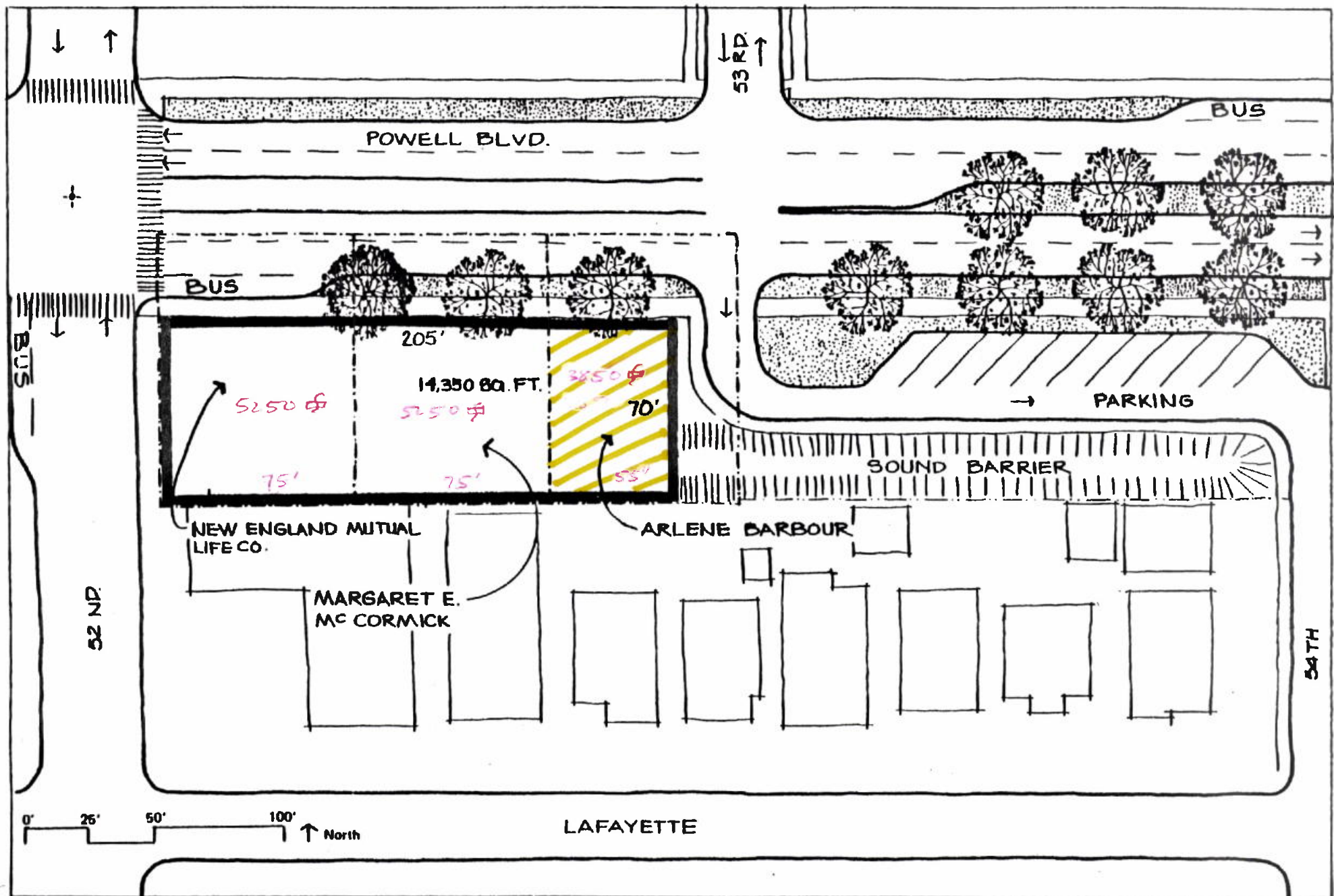
TO: Powell Boulevard CRP File
FROM: Doug Oblatz *DLO*
SUBJECT: Urban Renewal Background

- I. According to Lyle Stewart, we have basically two options for designating an urban renewal project:
 - a. designate based on that portion of ORS 457 referring to the actions of another public entity, i.e., action by Oregon Department of Transportation; or
 - b. designate based on proof of deterioration and blight:
 1. construction aspects
 2. building code violations
 3. abutting arterial
 4. inadequate layout of public facilities
- II. A discussion with Ollie Norville provided the following information:
 - a. the plan should provide for acquisition and reuse
 - b. explain project in terms of another public action creating specific problems, i.e., creates some economic and uneconomic remnants and property that is not compatible with new zoning and adjacent uses.
 - c. some parcels can be considered blighted and undevelopable.
- III. Minimum Lot Requirements

The minimum lot size for residential uses in a C-2 zone is 5,000 sq.ft. 9 out of 19 parcels are not large enough for such use. There is no minimum requirement for commercial. However, a 6-7 foot setback is required for C-2 property abutting R-5 or A-2.5 property, depending on building height.

Lot sizes are shown on attached maps.

DLO:bls
Attachments (3)



--- EXISTING PROPERTY BOUNDARY
Only boundaries dividing ownership shown

CO SOCIAL REDEVELOPMENT AREA

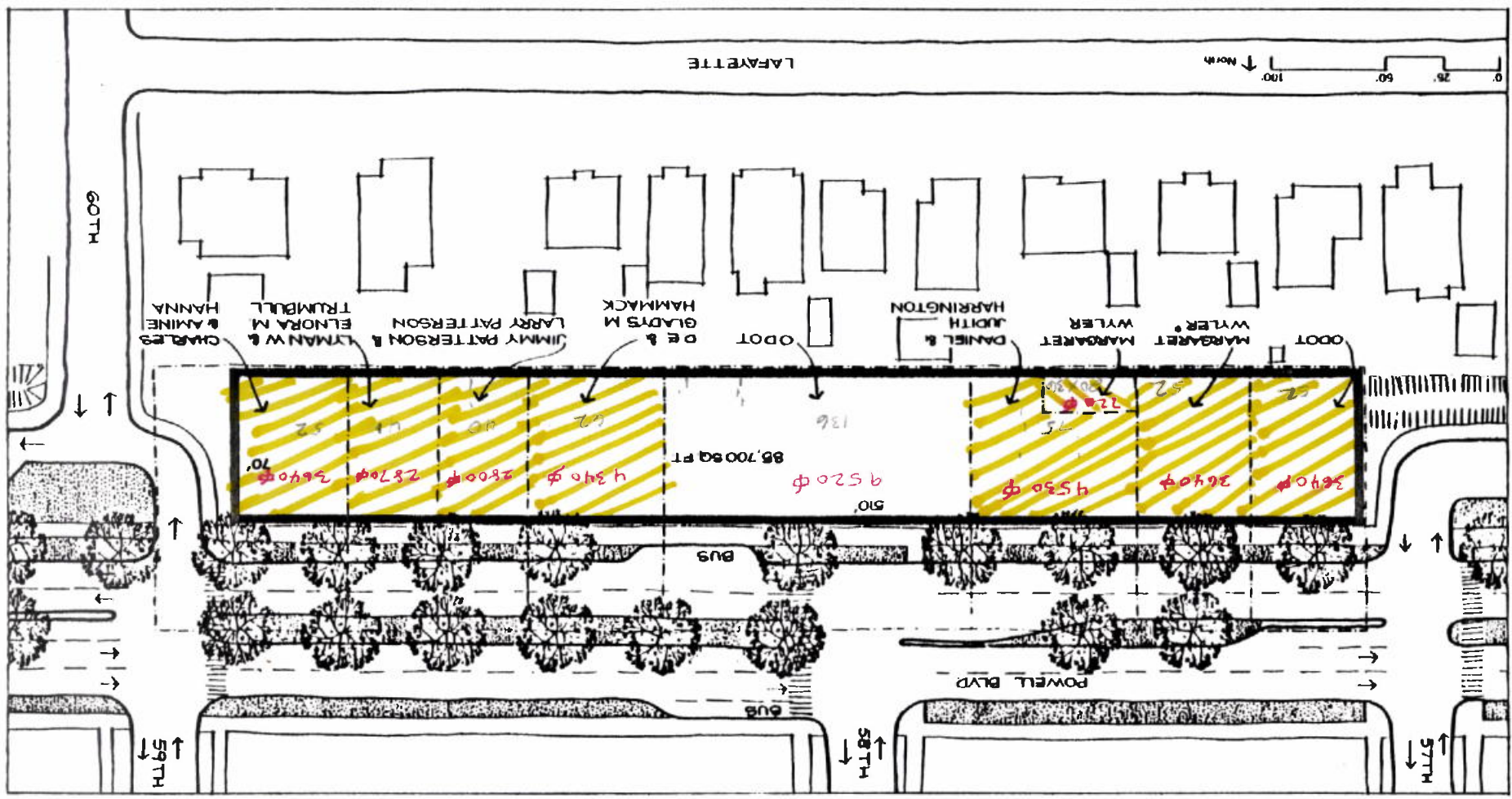
Existing Ownership of Commercial Redevelopment Areas
SITE NO. 2 SOUTHEAST CORNER OF 52ND AVE.
Alternative 2, Powell Blvd. Phase II Project

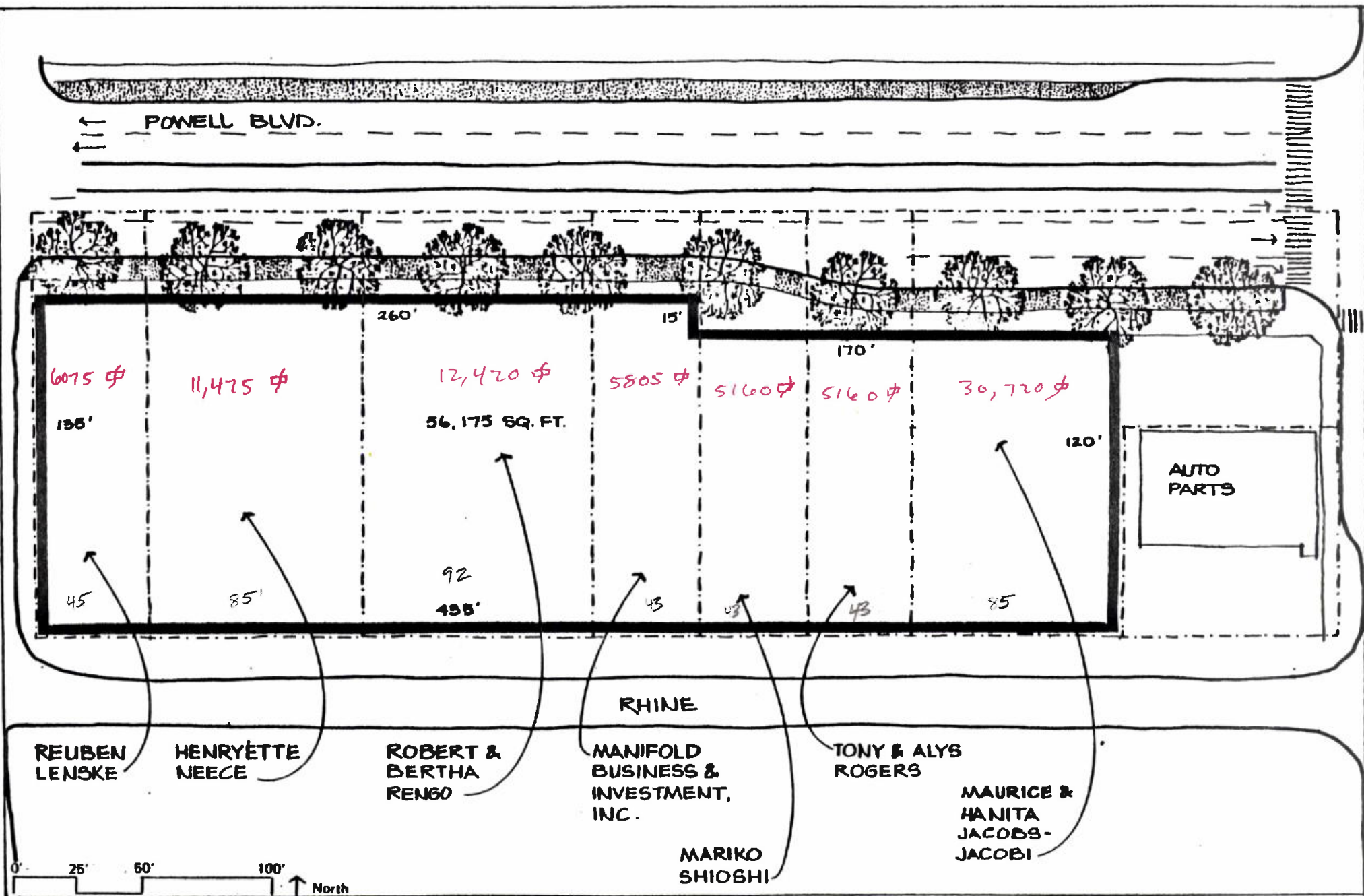
COMMERCIAL REDEVELOPMENT AREA

EXISTING PROPERTY BOUNDARY
Only boundaries dividing ownership shown

APPARENT EQUITABLE INTEREST IN ROBERT D. LYONS

Existing Ownership of Commercial Redevelopment Areas
Alternative 2, Powell Blvd Phase II Project
SITE NO. 4 SOUTH SIDE FROM 67TH AVE. TO 60TH AVE.





Existing Ownership of Commercial Redevelopment Areas

SITE NO. 11 SOUTH SIDE FROM 80TH AVE.

82ND AVE.

Alternative 2, Powell Blvd. Phase II Project



May 16, 1979

DEPARTMENT OF
DEVELOPMENT AND
CIVIC PROMOTION

PORTLAND
DEVELOPMENT
COMMISSION

Allison Logan Belcher
Jerry G. Jones
Dennis Lindsay
Walter C. Mintkeski
Louis Scherzer

J. David Hunt
Executive Director

1500 S.W. First Avenue
Portland, Oregon 97201
(503) 248-4800

Mr. Richard Brainard
Richard Brainard Planning
and Urban Design
1308 S.W. Bertha Blvd.
Portland, Oregon 97219

Dear Dick:

Enclosed is a contract for professional services
for the Powell Boulevard Commercial Redevelopment
Program.

The scope of services stipulated within the contract
closely conforms to the work outline contained in the
RFP and your letter of April 23, 1979.

Please sign and return two copies of the Contract
for Professional Services. A fully signed copy of
the agreement will be sent to you shortly after your
copy is returned to this office.

Please feel free to contact me if you have any
questions. I look forward to working with you on
this project.

Sincerely,

Douglas L. Obletz
Project Coordinator

DL0:mg

cc: Spence Benfield

Attachment

Memo to File

May 15, 1979

J.N. 125

- Met with Doug Oblatz, Spencer Benfield & Dave Hunt to go over the project approach.
- The city council has committed HCD funds to accomplish the project.
- Doug will arrange for neighborhood meetings.
- Two to four sites will be included in the project.
- I should meet with John Kelly re. base data on environmental conditions, building conditions, etc.
- Doug & I are to meet with Ollie Norville Friday to get his thoughts on the project.
- Called Ernie Munch re. ordinances adoption status.
 - Proposed zone changes will go Planning Commission late this summer.
 - Billboard ordinance has been tabled.
 - Setback ordinance for River to 50th. will go before city council late this summer. The section from 50th. to 82nd. has not been schedule.

- Forms - "Summary of Urban Renewal Data"
- "Data on Urban Renewal Area"
- "Environmental Deficiencies"

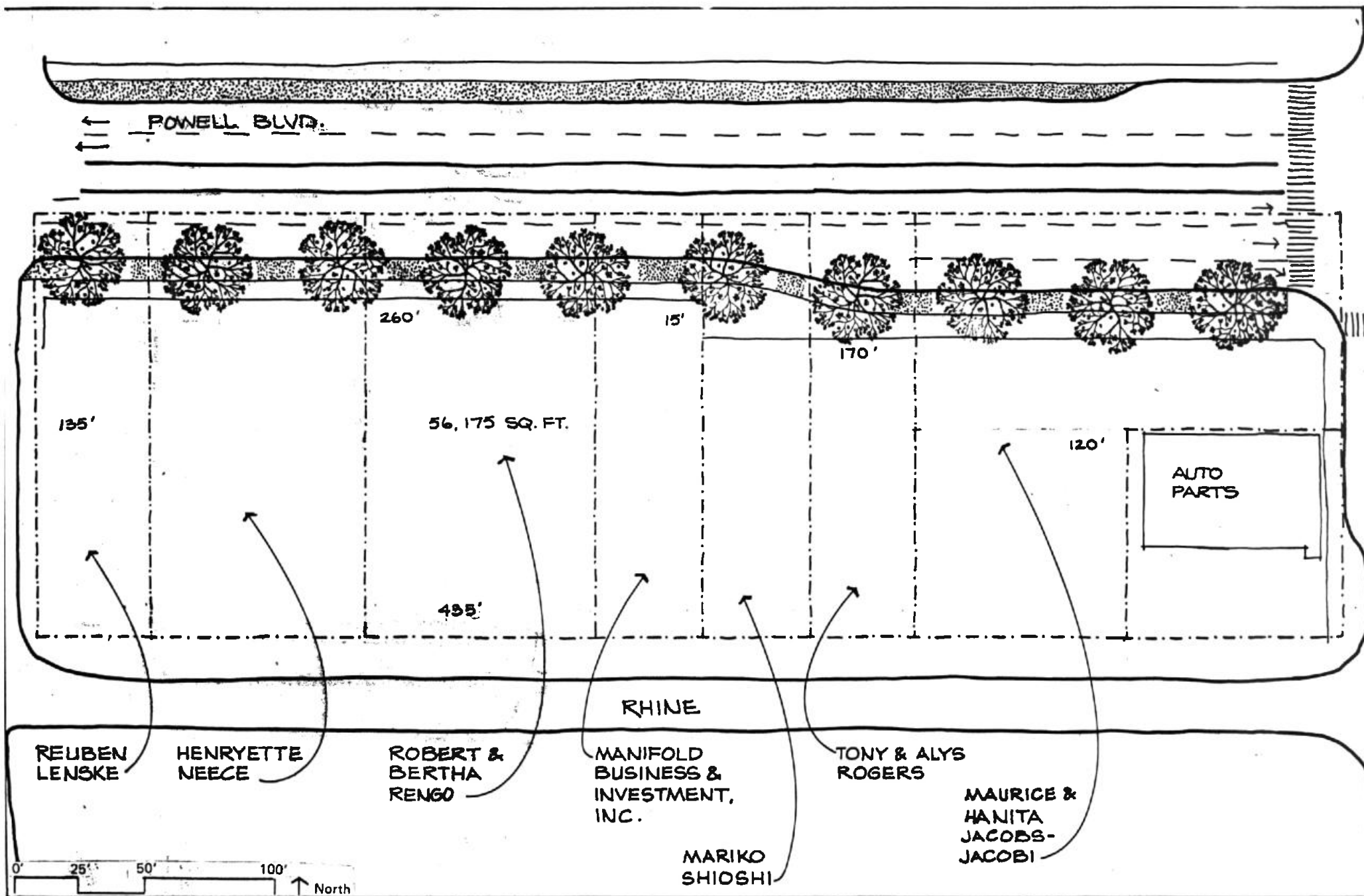
- Incidence of fire calls in the project area and comparison to overall city rate.
- Incidence of police calls in the project area and comparison to overall city rate (^{crime} ~~stats~~ _{stats})
- Incidence of public health complaints or ~~nuisances~~ in the project area
- Incidence of public ~~nuisance~~ nuisance complaints in the project area.
- Street & sidewalk conditions in project area - require site inspection by Eng. Dept.
- No. bldgs. in project with bldg code violations
- No. bldgs. in project with fire code violations

→ Categorize by use (Review of assessor's field sheets + use CFP formula)

Techniques for measuring Bldgr)

- No. families, ^{& individuals} in area by race
- No. ^{res. bldgs} ~~res. bldgs~~ & no. of dwelling units in area
- Age of structures (date of construction)
- Conversions of single family structures.
- County Public Health Dept.
- Police Bureau
- Fire Bureau
- Bureau Human Resources
- Bldg. Bureau
- Assessor's Office
- Planning Bureau - social profile data

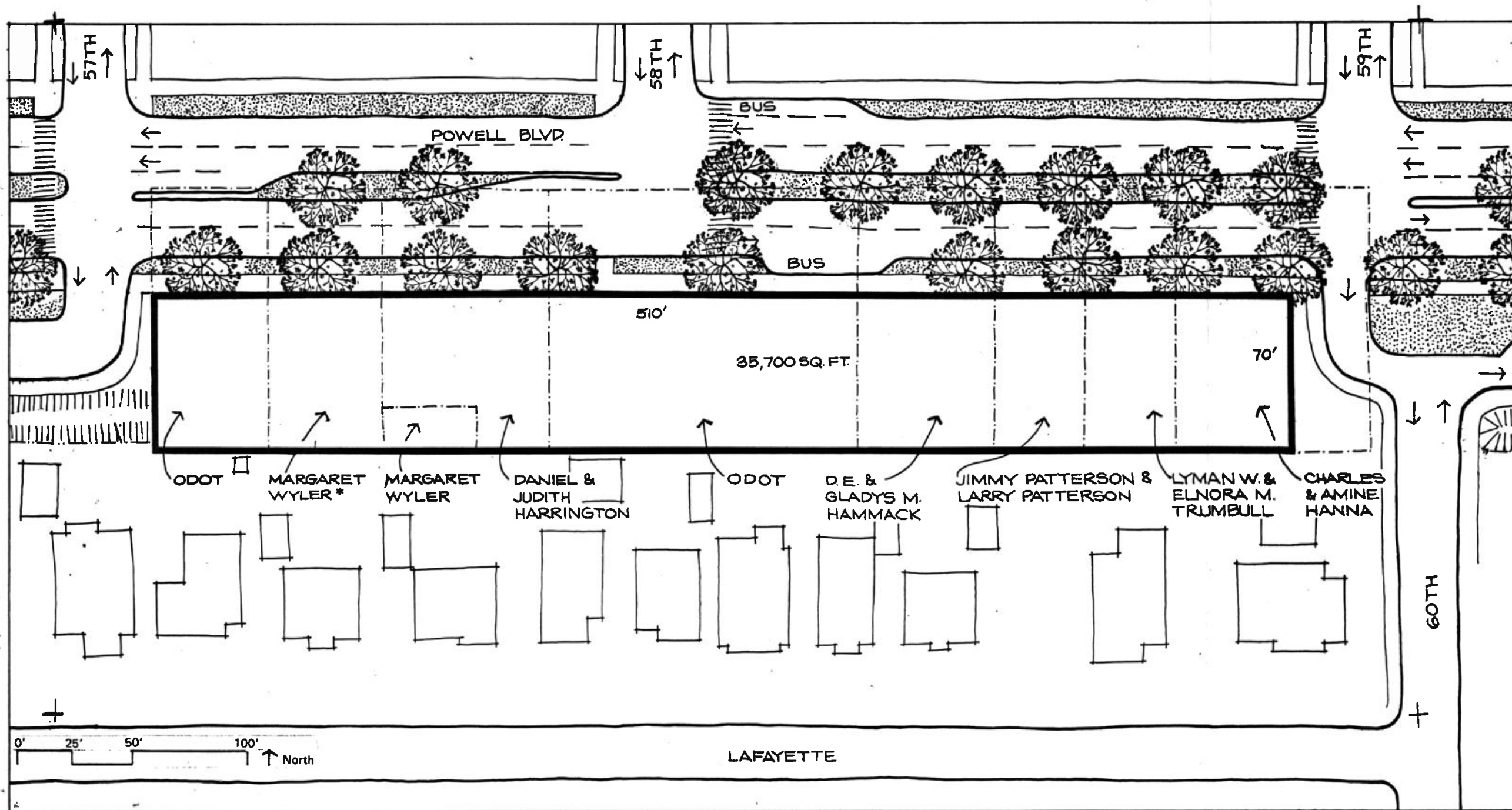




Existing Ownership of Commercial Redevelopment Areas

SITE NO. 11' SOUTH SIDE FROM 80TH AVE. TO 82ND AVE.

Alternative 2, Powell Blvd. Phase II Project



--- EXISTING PROPERTY BOUNDARY
Only boundaries dividing ownership shown

■ COMMERCIAL REDEVELOPMENT AREA

* APPARENT EQUITABLE INTEREST IN ROBERT D. LYONS.

Existing Ownership of Commercial Redevelopment Areas
SITE NO. 4 SOUTH SIDE FROM 57TH AVE. TO 60TH AVE.
Alternative 2, Powell Blvd. Phase II Project

Memo. 8/14/79

- Street Construction (Design) - Bob Rector (248-4648)
 - { 32 ft. street & curb = \$100 / lin. ft.
 - [sidewalk = \$20 / yard = \$5 / lin. ft. / side
 - these were quoted as 1980 prices
- Bob will let me know where storm drains exist in the area.
- The above costs do not include storm drainage
- There are no sanitary sewers in Rhine or 80th.
- 80th & Rhine = 700 lin. ft.

✓ Street, Curb & Sidewalk \$110 x 700 = 77,000
(S.E. 80th. & S.E. Rhine)

✓ Storm Drainage \$15 x 700 = 10,500
(S.E. 80th. & S.E. Rhine)

~~no~~ • Sanitary Sewer 12,500
(~~S.E. 80th.~~ S.E. Rhine)

~~no~~ • Water Improvements ~~2,000~~
(S.E. 80th. & S.E. Rhine)

• Engineering & Contingencies @ 20%

17,500
20,000

\$122,000

105,000

Admin. (PDC)

SECTION I - FINANCIAL ANALYSIS & SCHEDULE

A. Cost Estimates

The estimated total costs of this proposed urban renewal project are as follows:

1. Property Acquisition ¹⁾	\$499,000
2. Acquisition Expenses	100,000
3. Administration Expenses, 1979-80 ⁴⁾	60,000
4. Administration Expenses, 1980-84 ²⁾	As may be required
	<hr/>
	\$659,000

B. Funding Sources

The current sources of funding to pay the costs of this proposed urban renewal project are; ³⁾

1. Housing & Community Development ⁴⁾	\$659,000
Block Grant for 1979-80	
2. Housing & Community Development	As may be allocated
Block Grants for 1980-84 ²⁾	
3. Future Land Sale Proceeds ⁵⁾	As proceeds become available
	<hr/>
	\$659,000

Notes:

- 1) A portion of these costs are expected to be recovered with the ^{future} sale of ~~prop~~ ^{land} parcels. Moreover, the value of the parcels upon resale is anticipated to be higher due to assembly of the remnant ~~parcels~~ properties,

improvements to Powell Boulevard and inflation.

- 2) AS may be requested by the Agency to City Council to cover ongoing administrative and property management costs prior to land resale.
- 3) Tax increment financing is not considered feasible for this urban renewal project.
- 4) Committed budget allocation.

C. Schedule

The anticipated completion dates for this proposed urban renewal project are as follows:

- | | |
|-------------------------------------|--------------------------------------------|
| 1. Adoption by City Council | December 1979
Winter 1979-80 |
| 2. Land Acquisition | December 1981 |
| 3. Sale of Land for New Development | 1983-1984 |
| 4. New Development Completed | 1984-1985 |

~~D. Existing Assessed Land Value~~
~~For your reference only, the existing assessed land value and 1979-80 property tax are~~

D. Existing Assessed Land Values

The following ~~existing~~ ^{current} assessed land values and 1979-80 ^{land} property tax are included for reference only. The values are for entire lots as they exist at this time, and do not take into account the proposed severance for street widening. It is anticipated that assessed land values and ^{land} property tax will be reduced ~~sign~~ substantially ^{after} the severance for street widening.

<u>\$</u>	<u>Current Assessed Value (Land Only)</u>	<u>1979-80 Property Tax (Land Only)</u>
Parcel 1 (57th. to 60th.)	\$123,240	\$ 2,960
Parcel 2 (80th. to 82nd.)	\$ 233,370	\$ 5,600

X

SECTION J - BIBLIOGRAPHY

1. Powell Boulevard, Phase II; Draft Environmental Impact Statement; Volume I - Summary; Oregon Department of Transportation; April 1978.
2. Powell Boulevard, Phase II; Draft Environmental Impact Statement; Volume II - Technical Reports; Oregon Department of Transportation; April 1978.
3. Commercial Redevelopment Under Alternative 2; Powell Boulevard Phase II Project; CH2M-HILL; November 1978.
4. Housing Market Analysis & Data Summary; City of Portland, Office of Planning & Development; September 1978.
5. Neighborhood Profiles of the City of Portland; 1960-1970; City of Portland, Office of Planning & Development; July 1978.
6. Comprehensive Economic Development Strategy; City of Portland, Office of Planning & Development; November 1978.
7. Proposed Economic Development Policy; City of Portland, Office of Planning & Development; March 1979.
8. Arterial Streets Classification Policy; City of Portland Planning Commission; April 1977.
9. Lents Neighborhood Analysis; City of Portland, Bureau of Planning; March 1978.
10. Oregon Revised Statute, ^{chapter} 457; State of Oregon; 1979

10. To Powell Neighborhood Analysis; City of Portland, Bureau of Planning; March 1978.

Enclosure Part

S.E. POWELL 2

NORTHERLY 1/2 BLOCK BOUNDED:

S.E. Powell Blvd., Lafayette, 57th - 59th

1979-80 Assessed Values

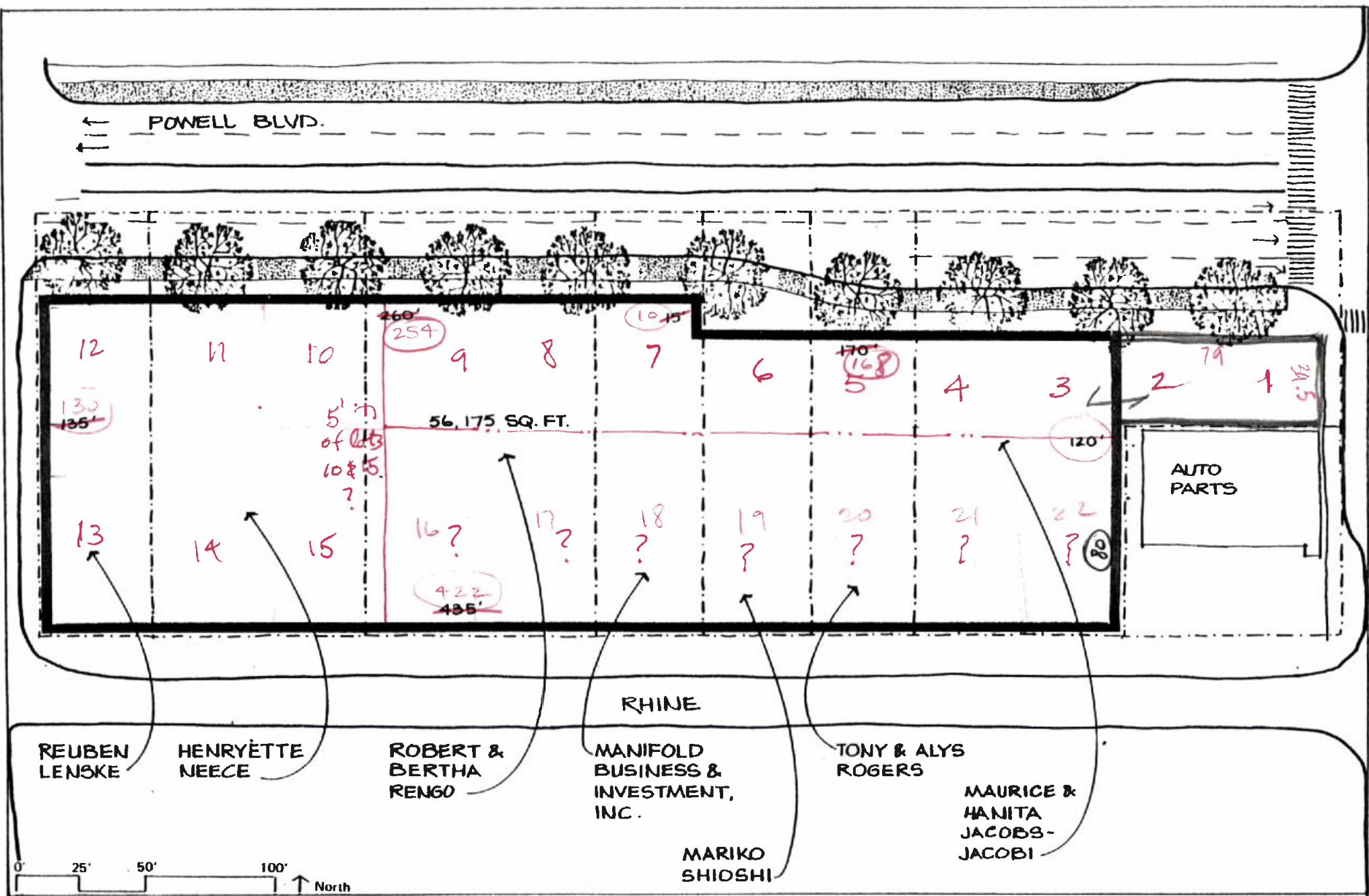
OWNER OF RECORD	LEGAL DESCRIPTION	LAND	IMPVTS	TOTAL	TAX ACCOUNT NO.	ADDRESS	TYPE OF IMPROVEMENTS
STATE OF OREGON State Highway Building Salem, OR 97310	Lots 4 & 5, Block 1, MISTLETOE 25+	15,100		15,100	57420-0050		Vacant Land
WYLER, Margaret To: LYONS, Robert D. 6131 S.E. Milwaukie 97202	Lots 6 & 7, Block 1, MISTLETOE 50 (50)	17,380		17,380	-0070		Vacant Land
WYLER, Margaret 5806 S.E. Powell Blvd. 97206	Lot 1 EXC North 80 ft.; West 25 ft. of Lot 2 EXC North 80 ft. Block 1, STRANG'S ADDITION 25+	3,400		3,400	80000-0030		Vacant Land
STATE OF OREGON (leased Dept. of Transportation State Highway Building Salem, OR 97310	East 36 ft. of Lot 3; all of Lot 4, Block 1, STRANG'S ADDITION 36+	31,210	14,300	45,510	-0050	5818 S.E. Powell Blvd.	1-st. + attic S.F. w/1012 sq.ft. Built 1931; 956 sq.ft. basement 500 sq.ft. attic; 3 B.R. 11X19' garage
"	Lot 5 and the West 1/2 of Lot 6, Block 1, 20+ STRANG'S ADDITION	22,300	17,660	39,960	-0090	5824 S.E. Powell Blvd.	1-st. S.F. w/1016 sq.ft. Built 1923; 840 sq.ft. base. 2 B.R. 10X20 det. gar.
HAMMACK, D.E. & Gladys M. By: HYDE, Ray E. & Sibyl R. 5886 S.E. Powell Blvd 97206.	East 1/2 of Lot 6 and all of Lot 7, Block 1, STRANG'S ADDITION 20+40	22,300	21,370	43,670	-0120	5886 S.E. Powell Blvd.	1-st. + attic S.F. w/986 sq.ft. Built 1923; 952 sq.ft. basement 450 sq.ft. attic; 4 B.R. 10X20' det. gar
PATTERSON, Jimmy L. PATTERSON, Larry P.O. Box 06223 97206	Lot 8, Block 1, STRANG'S ADDITION 40	14,870	19,510	34,380	-0150	5910 S.E. Powell Blvd.	1-st. + attic S.F. w/816 sq.ft. Built 1923; FCB; 290 sq.ft. att 3 B.R. 14X26' det. gar

S.E. POWELL 2

NORTHERLY 1/2 BLOCK BOUNDED: S.E. POWELL Blvd., Lafayette, 57th - 59th, Cont'd

1979-80 Assessed Values

<u>OWNER OF RECORD</u>	<u>LEGAL DESCRIPTION</u>	<u>LAND</u>	<u>IMPVTS</u>	<u>TOTAL</u>	<u>TAX ACCOUNT NO.</u>	<u>ADDRESS</u>	<u>TYPE OF IMPROVEMENTS</u>
TRUMBULL, Lyman W. & Elnora M. 2051 N. Portland Blvd. 97217	Lot 9, Block 1, 40 STRANG'S ADDITION	14,870	17,660	32,530	80000-0170	5920 S.E. Powell Blvd.	1-st. + attic S.F. w/1001 sq.ft. Built 1923; FCB; 400 sq.ft. att unfinishe 11X18' det. gar. w/dirt floor
HANNA, Charles S. & Amine 5930 S.E. Powell Blvd. 97206	Lots 10 & 11, Block 1, STRANG'S ADDITION 40+	35,320	15,800	51,120	-0190	5930 S.E. Powell Blvd.	2-st. S.F. w/1360 sq.ft. Built 1923; FCB; 3 B.R. 20X20' det. gar.



Existing Ownership of Commercial Redevelopment Areas
 SITE NO. 11 SOUTH SIDE FROM 80TH AVE. TO 82ND AVE.
 Alternative 2, Powell Blvd. Phase II Project

1979-80
Extr.
Land Value

(X.024)
Estimated
1979-80 Tax

1, 2, 3, 4	85,830
5	11,370
6	11,330
7	13,940
8-9	22,450
10 & 15	30,340
11 & 14	
12-13	19,940
16	
17	5,350
18	5,350
19	5,350
20	5,350
12-22	9,660

80th & 2nd

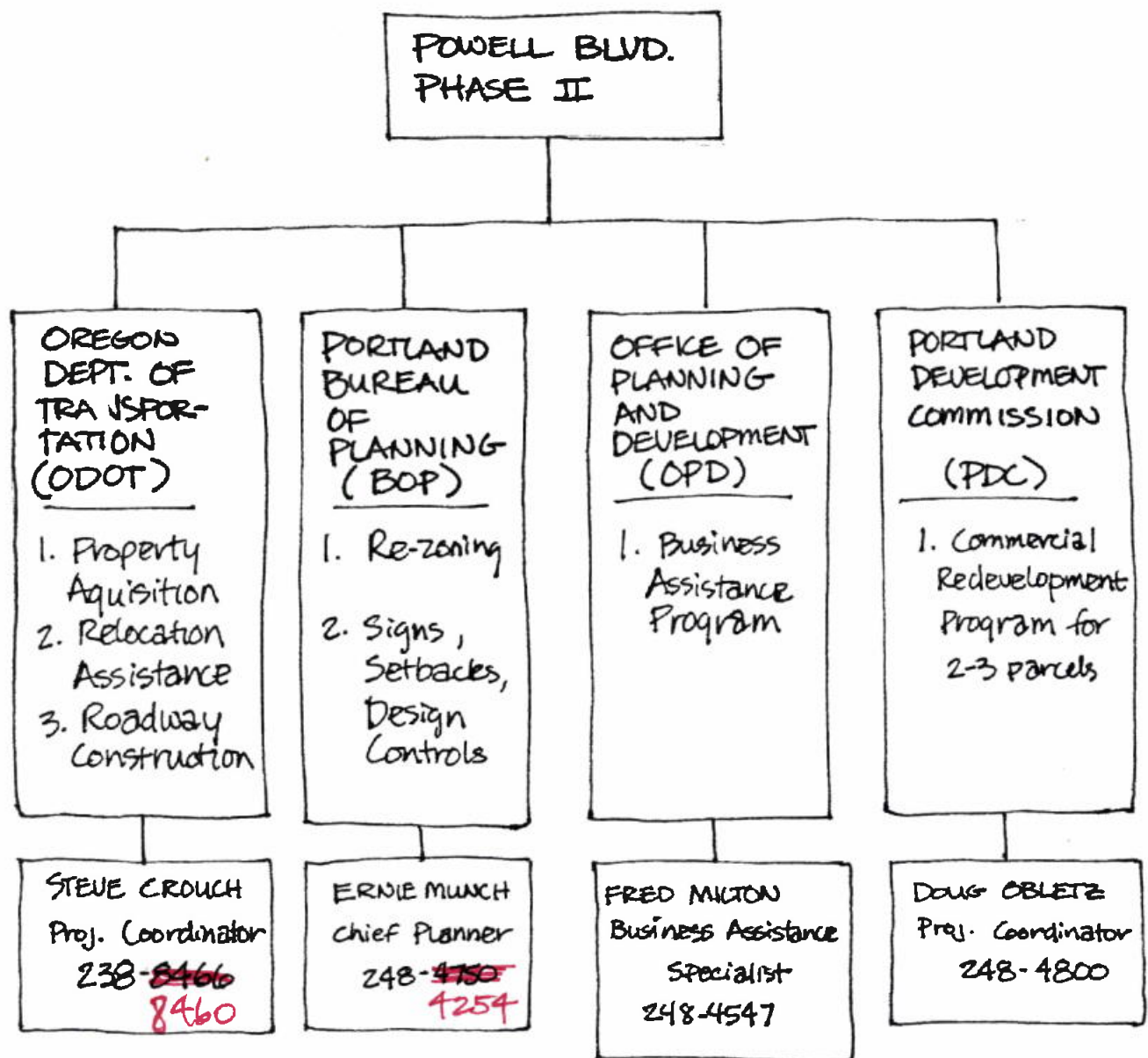
233,370 X.024 = 5,600

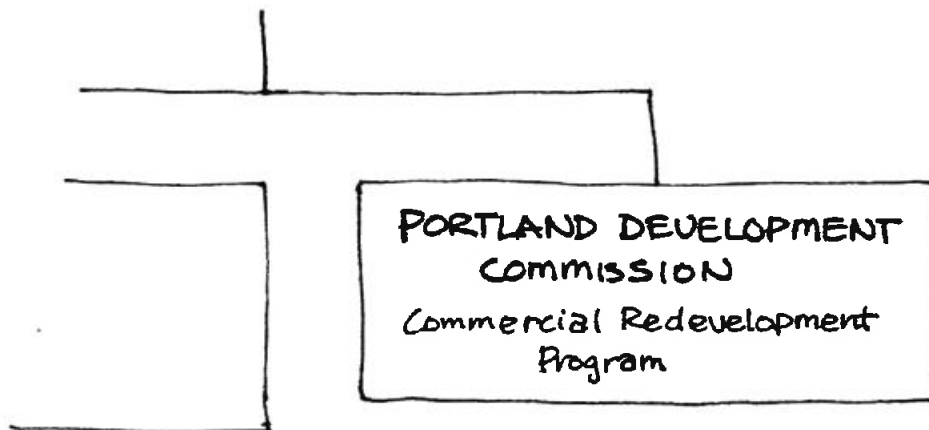
~~23 & 24 40,480~~

includes whole lots as they
exist today

Powell Blvd. PHASE II Commercial Redevelopment Program

PROGRAM RESPONSIBILITIES ...





DESCRIPTION ...

SCOPE: 2-3 parcels where ownership is fragmented, and where public action is warranted as indicated in November, 1978 ODOT study.

OBJECTIVES:

- ① Encourage unified development within a reasonable time following completion of street improvements;
- ② Retain, where possible, local markets and neighborhood-oriented businesses;
- ③ Prevent commercial blight and strip development.
- ④ Provide economically appropriate commercial redevelopment opportunities through land assembly and marketing

PROCESS:

- ① Prepare urban renewal plan documents
- ② Receive City Council, Planning Commission approval; and
- ③ In coordination with ODOT acquisition, purchase subject parcels on market basis where possible, or condemnation where necessary.

POWELL BOULEVARD PHASE II

Parcel 2

bounded by 52nd, Lafayette, 54th, Powell
3 lots on west end of block (northeast corner of 52nd & Powell)

Current Condition of Parcel 2

- 1 gravel lot for parking
- 1 retail building - minor rehab required
- 1 two-story house - minor rehab required
- 1 house - clearance warranted - vacant

Balance of $\frac{1}{2}$ Block

- 1 two-story house - minor rehab
- 2 converted houses used for commercial - both minor rehab
- 1 commercial structure - minor rehab

Balance of Block

- 6 houses 3 new or very good condition
- 3 minor rehab
- 1 substantial rehab - feasible
- 1 5-unit apartment complex - minor rehab
- 1 commercial complex (several offices) minor rehab

Remnants

- 1 ownership - 2 lots - $150' \times 70' = 10,500$ sq. ft.
- 1 ownership - $55' \times 70' = 3,850$ sq. ft.
- Conclusions: 1 of 3 structures in this parcel is substandard
- 1 of 2 remnants is essentially unuseable.

Parcel 4

bounded by 57th, Lafayette, 60th, Powell
10 lots - along Powell
- 4 already owned by ODOT

Current Conditions on Parcel 4

- 3 vacant lots (2 owned by ODOT)
- 1 ten-unit apartment house - new or very good
- 6 houses - 5 minor rehab (2 owned by ODOT)
- 1 substantial rehab - feasible
- 1 converted house used as commercial - minor rehab

Balance of Block

- 11 houses - all minor rehab
- 1 duplex - substantial rehab - feasible

Remnants

8 parcels

Sizes:	50' x 70' (ODOT)	or 3,500 sq.ft.
	20' x 40' plus 50' x 70'	or 4,300 sq.ft.
	70' x 70'	or 4,520 sq.ft.
	140' x 70' (ODOT)	or 9,380 sq.ft.
	60' x 70'	or 4,900 sq.ft.
	45' x 70'	or 2,800 sq.ft.
	45' x 70'	or 2,800 sq.ft.
	55' x 70'	or 3,500 sq.ft.

Conclusions: 4 of the 8 parcels are essentially undevelopable as result of lot size.

Parcel 11

bounded by 80th, Rhine, 82nd, Powell

7 lots along Powell - whole block except easterly frontage on 82nd

Current Conditions on Parcel 11

- 2 vacant lots - privately owned
- 1 house - substantial rehab - feasible
- 1 vacant boarded house - substandard, clearance
- 1 commercial structure - substandard, clearance
- 1 used car lot (office not on this property)
- 1 tavern - minor rehab

- 80th Avenue - unimproved - no sidewalks
- Rhine Street - unimproved - no sidewalks
- sewer problems - at capacity
- back one-half of entire site undeveloped

Balance of block

auto parts store

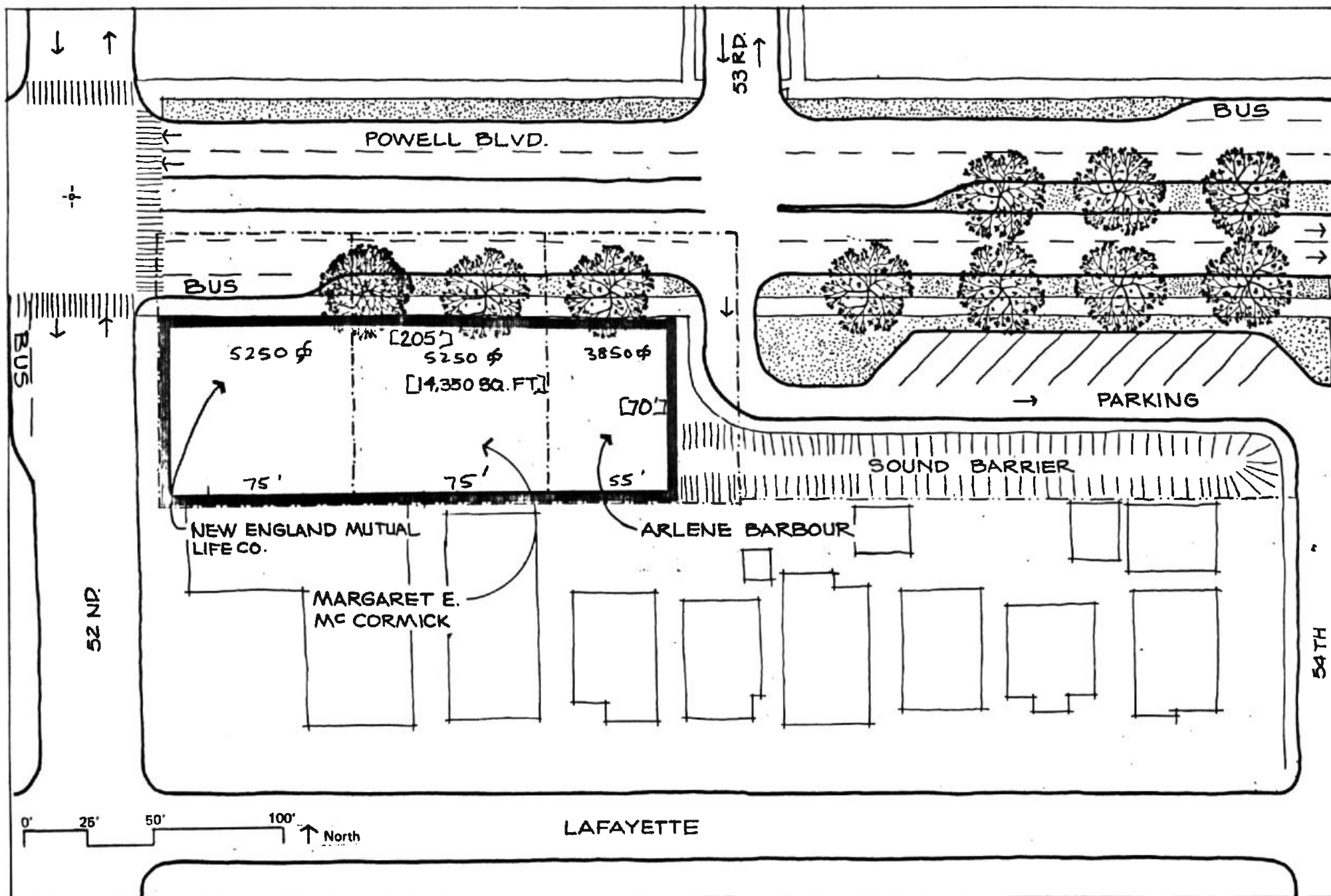
Remnants

7 parcels

4 of them only 43' wide

Sizes:	5,805 sq.ft.
	11,390 sq.ft.
	12,234 sq.ft.
	5,805 sq.ft.
	5,160 sq.ft.
	5,160 sq.ft.
	10,125 sq.ft.

Conclusions: This site currently meets normal blight standards. After street widening, at least 4 of the 7 remnants would be essentially undevelopable.



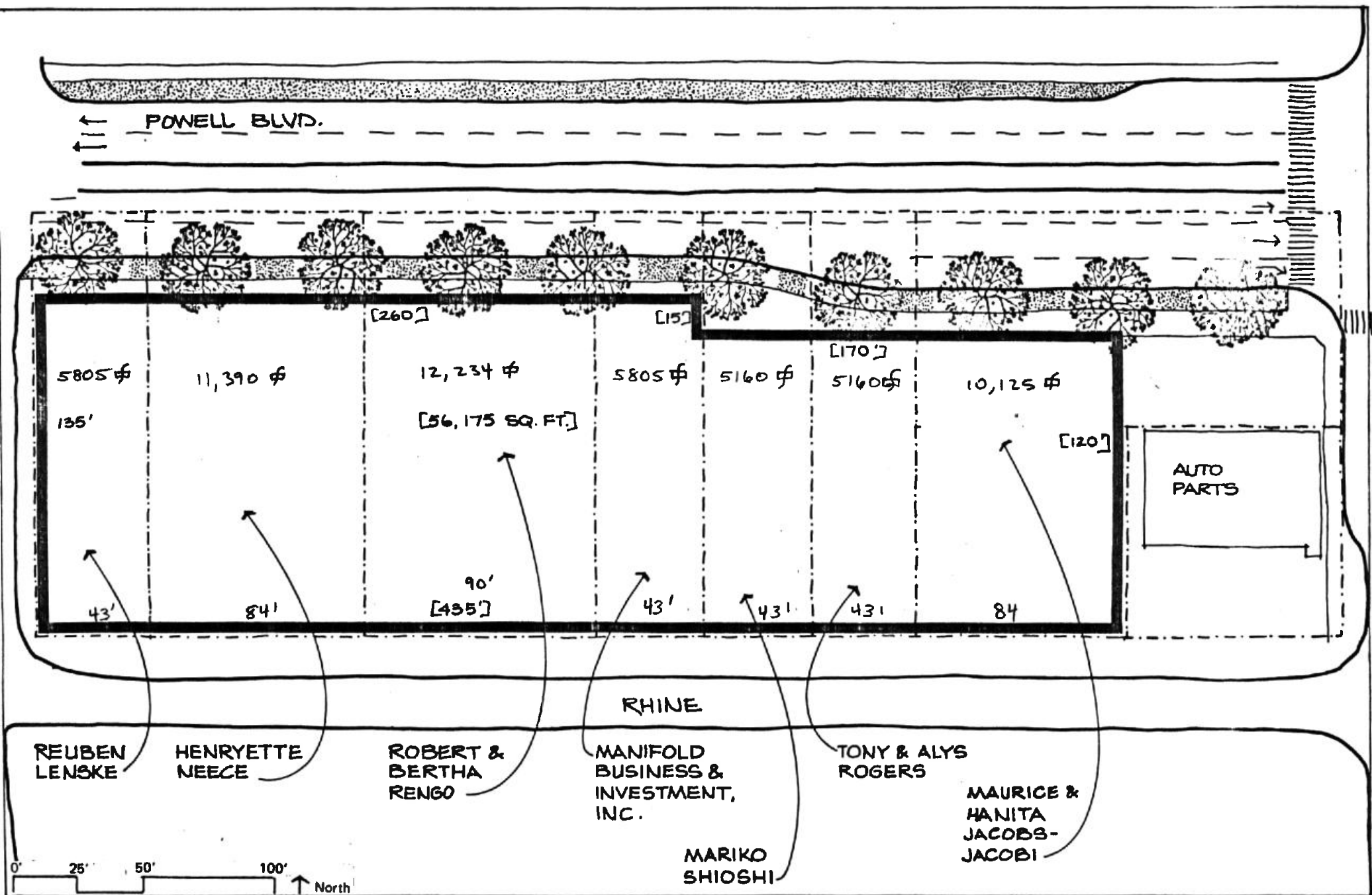
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■ COMMERCIAL REDEVELOPMENT AREA

Existing Ownership of Commercial Redevelopment Areas
SITE NO. 2 SOUTHEAST CORNER OF 52ND AVE.
Alternative 2, Powell Blvd. Phase II Project



Existing Ownership of Commercial Redevelopment Areas
SITE NO. 4 SOUTH SIDE FROM 57TH AVE. TO 60TH AVE.
Alternative 2, Powell Blvd Phase II Project



Existing Ownership of Commercial Redevelopment Areas

SITE NO. 11' SOUTH SIDE FROM 80TH AVE. TO 82ND AVE.

Alternative 2, Powell Blvd. Phase II Project