

Commissioner Saltzman's Amendment to Resolution # 338

WHEREAS, the City Council has approved a Green Buildings Policy to encourage investments in practices and technologies to reduce energy and water consumption, reduce storm water impacts, improve indoor air quality and use fewer natural resources, for long term economic and environmental recovery; and,

* * *

BE IT FURTHER RESOLVED; for the properties so acquired the buyer shall work in good faith with the Office of Sustainable Development to identify and implement cost effective design alternatives to achieve the City's goals for energy efficient, sustainable building design in light of the use and circumstances of the project; including with respect to commercial buildings add a condition that would restrict any conveyance of property only to buyers who comply with the Portland Green Buildings Standards and verified to that effect by the United States Green Building Council unless exempted by the City of Portland's Office of Sustainable Development.

BUDGET/FINANCIAL COUNCIL ACTION IMPACT STATEMENT

INITIATOR=S SUMMARY OF COUNCIL ACTION (Deliver original to Financial Planning Division. Retain copy.)

1. Name of Initiator Robert Alexander		2. Interoffice Mail Address Bldg. 233/Room 7000	3. Telephone No. 503-823-3248	4. Bureau/Office/Dept. Portland Development Commission
5a. To be filed (date) March 21, 2001	5b. Calendar (Check One) Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> 4/5ths <input type="checkbox"/>	5. Date Submitted to OFA Budget Analyst: March 12, 2001		6. Fund Name & Number APW Land Acquisition 340-11014

Please check appropriate box and list dollar amount.

If using electronic MS Word version; underline appropriate category and type and list dollar amount after.

Category 1 No financial Impact [☒]**Category 2** Routine Budgeted Items [☐]

<input type="checkbox"/> Contracts	<input type="checkbox"/> Annual supply contracts
<input type="checkbox"/> Grants	<input type="checkbox"/> Claims payment under \$15,000
<input type="checkbox"/> Call for bids on purchasing contracts	<input type="checkbox"/> Creation of a Local Improvement
<input type="checkbox"/> Reports to Council regarding completion of projects	<input type="checkbox"/> Other

Category 3 Non-Routine or Unbudgeted Item [☐]

SUMMARY OF ACTION: In concise terms, describe what is to take place through the enactment of this council action. Where applicable, narrative should include answers to the following questions. Add space as necessary below each question. Multiple page responses are acceptable if necessary to answer all relevant questions.

This action would approve the eighth amendment to the Airport Way Urban Renewal Plan to allow for the acquisition of property in East Airport Way near Riverside Parkway, Airport Way and 185th, including by condemnation, if necessary. The cost to purchase the property is included in the 2000/2001 Airport Way Urban Renewal Plan Budget. There is no financial impact to the City's General Fund Budget.

Baruti L. Artharee, Interim Executive Director:



APPROPRIATION UNIT HEAD (Typed name and signature)

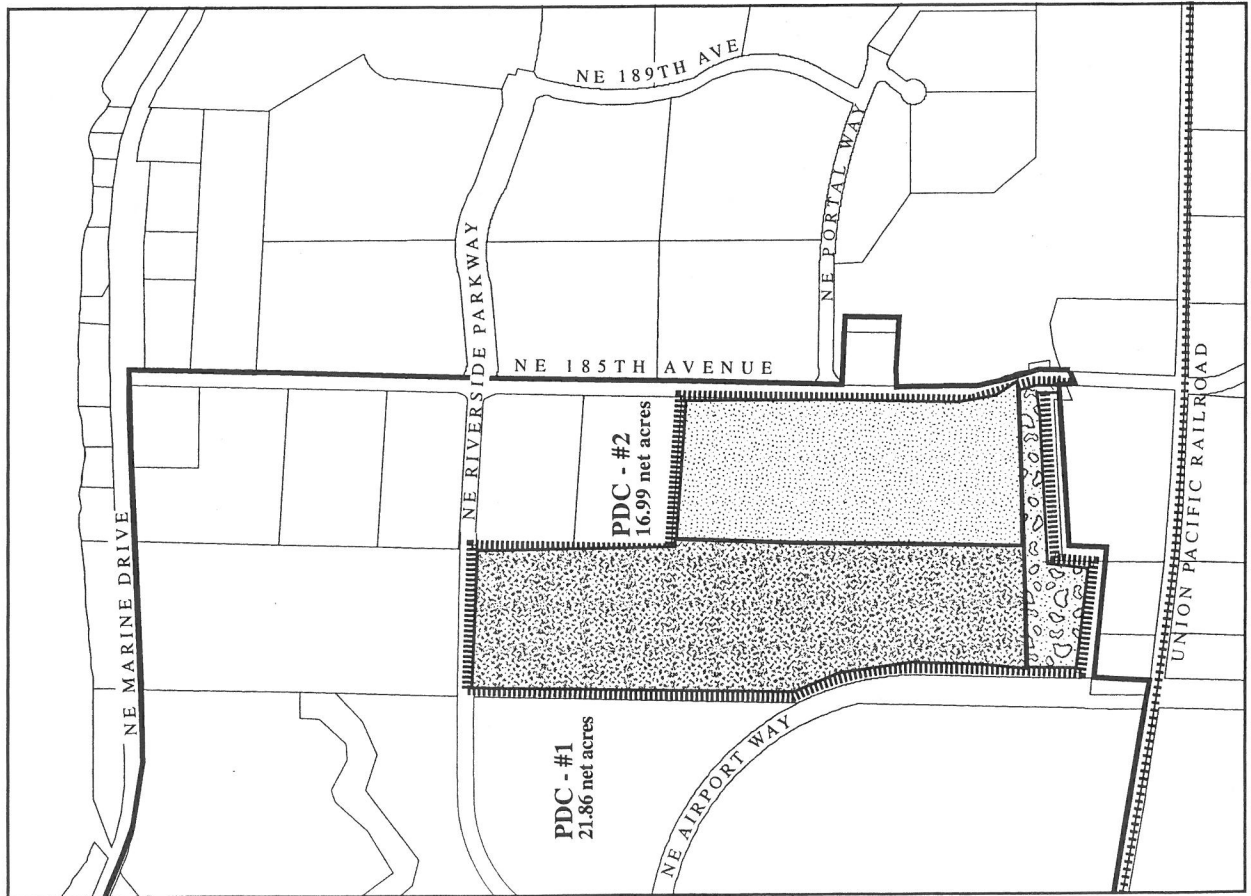
Eighth Amendment to the Airport Way Urban Renewal Plan

EXHIBIT 4

PDC
PORTLAND
DEVELOPMENT
COMMISSION

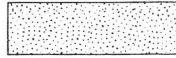
ATTACHMENT A

35977



#1—PDC

a portion of
1N3E19-100



#2—PDC

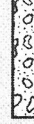
1N3E20-1100



Acquisition Boundary



City of Portland/Airport Way
Urban Renewal Boundary



Potential Donation Area

**REPORT ON THE EIGHTH AMENDMENT
TO THE
AIRPORT WAY URBAN RENEWAL PLAN
City of Portland, Oregon**

Portland Development Commission
March 14, 2001

Chapter 1 - Introduction

ORS 457.085(3) requires that an urban renewal plan amendment which is a significant change, requiring a substantial amendment to the plan, be accompanied by a report which describes:

- A. A description of physical, social, and economic conditions in the urban renewal areas of the plan, and the expected impact, including the fiscal impact, of the plan [or change] in light of added services or increased population;
- B. Reasons for selection of each urban renewal area in the plan;
- C. The relationship between each project to be undertaken and the existing conditions in the urban renewal area;
- D. The estimated total cost of each project and the sources of monies to pay such costs;
- E. The anticipated completion date for each project;
- F. The estimated amount of money required in each urban renewal area under ORS 457.420 to 457.460 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.420 to 457.460;
- G. A financial analysis of the plan with sufficient information to determine feasibility;
- H. A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area;
- I. A relocation report which shall include:
 - 1. An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions, under ORS 457.170;
 - 2. A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area in accordance with ORS 285.045 - .105; and
 - 3. An enumeration, by cost range, of the of the existing housing units in the urban renewal areas of the plan which are to be destroyed or altered, and of the new units to be added.

This report will address each of the required information categories.

The Sixth Amendment to the Airport Way Urban Renewal Plan allows for property to be acquired under the Plan to be indicated in the body of the Plan based on programmatic criteria for selection.

Chapter II - A Description of Physical, Social, and Economic Conditions in the Urban Renewal Areas and the Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population.

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

The following is a summary of specific conditions found within the property acquisition site area:

1. **Land Area:** Two parcels totaling 44.91 acres, 6.06 acres are in environmental zone and/or not developable, which results in 38.85 acres of developable space.
2. **Existing Land use and zoning:** The parcel is zoned IG2, General Industrial Zone with environmental overlay scenic view overlays.
3. **Condition of Buildings or dwelling units:** There are no structures on the site.
4. **Condition of Public Infrastructure:** There are recent construction improvements to 185th for ½ street improvement on the Gresham side. The Portland side would have to be constructed as a condition of building on the site. Also, a cul-de-sac will have to be constructed to serve the parcels anticipated in the development.
5. **Environmental conditions:** A Level 1 Environmental Assessment will be conducted on the parcel. There are no known previous uses other than farming on this site. A geotechnical report will be done prior to closing to determine condition of fill placed on the site.

Chapter III - The Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or

increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

Chapter IV - Reasons for Selection of Each Urban Renewal Area in the Plan Amendment

This Amendment does not effect the selection of any new or changed areas.

Chapter V - The Relationship between Each Project to be Undertaken under the Plan Amendment and the Existing Conditions in the Urban Renewal Area.

"Project" is a defined term in ORS Chapter 457. It includes both single-site activities and implementation of programs necessary to achieve the goals of the urban renewal plan.

There is no change in the analysis between projects discussed in the original Report accompanying the plan, and plan administration after adoption of this amendment, because the statement of programmatic criteria for property acquisition is consistent with the original programs contemplated under the Plan.

This Plan Amendment will add two parcels to the map of properties to be acquired for private redevelopment. Acquisition of property for private redevelopment is authorized in Section 600.4.C of the Airport Way Urban Renewal Plan.

Chapter VI - The Estimated Total Cost of each Project or Activity and its Anticipated Completion Date

Acquisitions under these programmatic guidelines will be accomplished within the maximum indebtedness stated for the Plan, for which sources of funds have already been identified. All acquisitions under the Plan will be concluded by the termination date of the Plan, and property dispositions will be completed as soon as reasonably possible after acquisition, in order to accomplish the goals of the Plan.

Chapter VII - Financial Analysis of the Plan with Sufficient Information to Determine Feasibility

This Amendment does not change the analysis of the Plan under the Fifth Amendment, incorporated herein by this reference, since all property acquisitions will be completed within the maximum indebtedness allowed under the Plan.

Chapter VIII - Estimated amount of money required in each urban renewal area and the anticipated year in which indebtedness will be retired or otherwise provided for

This Amendment does not change the analysis of the Plan under the Fifth Amendment, incorporated herein by this reference, since this level of expenditure for property acquisition was contemplated in that analysis.

Chapter IX - A Fiscal Impact Statement that Estimates the Impact of Tax Increment Financing

This Amendment does not change the analysis of the Plan under the Fifth Amendment, incorporated herein by this reference, since this level of expenditure for property acquisition and the related debt retirement was contemplated in that analysis.

Chapter X - Relocation Issues

This Amendment does not change the original analysis for relocation which was provided when the Plan was adopted, since it does not authorize any unique treatment of displaced persons for properties acquired pursuant to this Amendment.

There are no housing units or businesses located within the proposed acquisition boundaries and no relocation is required.

RESOLUTION NO.

35977
As Amended

Approve the Eighth Amendment to the Airport Way Urban Renewal Plan and the acquisition of the property located in East Airport Way near Riverside Parkway, Airport Way and 185th, by condemnation, if necessary (Resolution)

WHEREAS, the Portland Development Commission ("Commission") is undertaking the Airport Way Urban Renewal Project, pursuant to an urban renewal plan adopted May 15, 1986 by the Portland, Oregon City Council, by Resolution No. 158500, as subsequently amended (the "Plan"); and

WHEREAS, one of the goals of the Plan is "to stimulate new job producing private investment on vacant or underutilized property to achieve the objectives of this Plan"; and

WHEREAS, the maintenance of the supply of affordable industrial land is becoming increasingly more difficult because of the conversion of industrial property for uses that can afford to pay more for the land, the scarcity of properties available for industrial redevelopment, the high cost of land; and

WHEREAS, the city Council has approved a Green Building Policy to encourage investments in practices and technologies to reduce energy and water consumption, reduce stormwater impacts, improve indoor air quality and use fewer natural resources, for long term economic and environmental recovery; and

WHEREAS, the property located in northeast Portland adjoining Airport Way, Riverside Parkway and 185th, "Site", has become available for purchase by the Commission but only if the Commission acquires the property under threat of condemnation; and

WHEREAS, the Commission has approved on March 14, 2001, the Eighth Amendment (the "Amendment") to the Airport Way Urban Renewal Plan to provide for acquisition of the Site, which will become Part Two, Map Exhibit 4 to the Airport Way Urban Renewal Plan, identified as Attachment A; and

WHEREAS, the Commission on March 14, 2001, also approved the acquisition of the Site, including by condemnation if necessary; and

WHEREAS, the City Council has reviewed the Commission resolution approving the Eighth Amendment and the "Report on Eighth Amendment to the Airport Way Urban Renewal Plan" (the "Report") dated March 14, 2001, identified as Attachment B; and

WHEREAS, the City Council now desires to approve the acquisition of the Site, including by condemnation, if necessary;

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Portland does hereby accept the Report, which by reference is made a part hereof, and approves the Eighth Amendment, identified as Attachment A which will become Part Two, Map Exhibit 4 to the Airport Way Urban Renewal Plan; and


BE IT FURTHER RESOLVED, for the properties so acquired the buyer shall work in good faith with the Office of Sustainable Development to identify and implement cost effective design alternatives to achieve the City's goals for energy-efficient, sustainable building design in light of the use and circumstances of the project, including with respect to commercial buildings add a condition that would restrict any conveyance of property only to buyers who comply with the Portland Green Buildings Standards and verified to that effect by the United States Green Building Council unless exempted by the City of Portland's Office of Sustainable Development; and

BE IT FURTHER RESOLVED that the City Council of the City of Portland approves the acquisition of the property, including by condemnation if necessary, located in northeast Portland adjoining Airport Way, Riverside Parkway and 185th and authorizes the Executive Director of the Portland Development Commission to execute any documents necessary to acquire the property.

Mayor Katz
PDC: Robert Alexander
March 21, 2001

Adopted by the Council,

MAR 21 2001

GARY BLACKMER
Auditor of the City of Portland
By 

Deputy

RESOLUTION NO. 35977
As Amended
 Title

Approve the Eighth Amendment to the Airport Way Urban Renewal Plan and the acquisition of the property located in East Airport Way near Riverside Parkway, Airport Way and 185th, by condemnation if necessary (Resolution).

<p>INTRODUCED BY</p> <p>Mayor Vera Katz</p> <p>NOTED BY COMMISSIONER</p> <p>Affairs</p> <p>Finance and Administration <i>Vera Katz / ms</i></p> <p>Safety</p> <p>Utilities</p> <p>Works</p> <p>BUREAU APPROVAL</p> <p>Bureau: Portland Development Commission</p> <p>Prepared by Date Robert Alexander March 21, 2001</p> <p>Budget Impact Review: <input checked="" type="checkbox"/> Completed <input type="checkbox"/> Not Required</p> <p>Bureau Head: <i>Baruti L. Artharee</i> Baruti L. Artharee, Interim Exec. Dir.</p>	<p>DATE FILED: MAR 16 2001</p> <p style="text-align: right;">Gary Blackmer Auditor of the City of Portland</p> <p>By: <i>[Signature]</i> Deputy</p> <p>For Meeting of: _____</p> <p>ACTION TAKEN:</p>
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AGENDA	FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:		
			YEAS	NAYS
Consent Regular <input checked="" type="checkbox"/>	Francesconi	Francesconi	✓	
NOTED BY	Hales	Hales	_____	
City Attorney	Saltzman	Saltzman	✓	
City Auditor	Sten	Sten	✓	
City Engineer	Katz	Katz	✓	