

Amendment No.11 Central Eastside Urban Renewal Plan

The following changes are made to the Central Eastside Urban Renewal Plan. Deletions are shown in ~~crossout~~ and additions are shown in *italics*.

Section 100 – INTRODUCTION

The 11th Amendment, completed in 2014 was a result of Portland City Council Resolution No. 37072 on May 7, 2014 directing the Portland Development Commission and the Office of Management and Finance to prepare major changes to six urban renewal areas to reduce the impact of urban renewal on taxing jurisdictions, provide resources to meet economic development, redevelopment and affordable housing goals. The 11th Amendment added property and projects, increased the maximum indebtedness by 20% to a new maximum indebtedness of \$126,000,000 and increased the duration by 5 years, extending the Plan to FY 2022/23.

Section 300 - LEGAL BOUNDARY DESCRIPTION

This section is deleted in its entirety and replaced with the following new section.

(insert new legal here)

Section 400 – GOALS AND OBJECTIVES FOR THE CENTRAL EASTSIDE URBAN RENEWAL AREA.

This plan is ~~supportive of~~ *in conformance with* the City of Portland Comprehensive Plan, Central Eastside Revitalization Program (CERP) and other adopted City policies, programs and objectives *including the Kerns Neighborhood Action Plan (1987), Hosford-Abernethy (HAND) Neighborhood Action Plan (1988), Buckman Neighborhood Plan (1991), and the Brooklyn Neighborhood Plan (1992). This conformance is further documented in Exhibit 4, The Bureau of Planning and Sustainability Findings as stated in the 2014 Amendment.*

III. Central Eastside Revitalization Program

B. Specific Goals:

(8) Improve utilities, access and the transportation network in the Clinton Triangle that includes the Clinton Station on the Portland Milwaukie Light Rail Line (PMLR).

(9) Work with developers to catalyze development in the Clinton Station Area and other major development sites with the Area.

SECTION 500 – LAND USE PLAN

1. LAND USE MAP AND REGULATIONS

- A. Land Uses Permitted** (this section is deleted in its entirety and replaced with the following section as the comprehensive plan designations have changed in the CES Area) *The following zoning and comprehensive plan designations are allowed in the Area, following Title 33, Planning and Zoning Code of the City of Portland. This section is automatically deemed updated based on any updates to the City of Portland Zoning Code and Comprehensive Plan designations. The densities and building requirements can be found in the City of Portland Code, incorporated herein by reference. In addition to the base zones identified below, there is a design overlay for all EX zoned property. The Willamette Greenway overlay also covers portions of the Area.*

Industrial Sanctuary

Industrial Sanctuary (IS) encompasses the General Industrial 1, General Industrial 2 and Heavy Industrial Zones.

***General Industrial 1 (IG1)** areas generally have smaller lots and a grid block pattern. The area is mostly developed, with sites having high building coverages and buildings which are usually close to the street. IG1 areas tend to be the City's older industrial areas.*

***General Industrial 2 (IG2)** areas generally have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street.*

*The **Heavy Industrial (IH)** zone is one of the three zones that implement the Industrial Sanctuary map designation of the Comprehensive Plan. The zone provides areas where all kinds of industries may locate including those not desirable in other zones due to their objectionable impacts or appearance. The development standards are the minimum necessary to assure safe, functional, efficient, and environmentally sound development.*

Central Employment

This zone implements the Central Employment map designation of the Comprehensive Plan. The zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent of the zone is to allow industrial, business, and service uses which need a central location. Residential uses are allowed, but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.

Mixed Employment

Mixed Employment encompasses the General Employment 1(EG1) and General Employment 2 (EG2) designations.

General Employment 1 areas generally have smaller lots and a grid block pattern. The area is mostly developed, with sites having high building coverages and buildings which are usually close to the street. EG1 zoned lands will tend to be on strips or small areas.

General Employment 2 areas have larger lots and an irregular or large block pattern. The area is less developed, with sites having medium and low building coverages and buildings which are usually set back from the street. EG2 zoned lands will generally be on larger areas than those zoned EG1.

Residential 1000

The R1 zone is a medium density multi-dwelling zone. It allows approximately 43 units per acre. Density may be as high as 65 units per acre if amenity bonus provisions are used. Allowed housing is characterized by one to four story buildings and a higher percentage of building coverage than in the R2 zone. The major type of new housing development will be multi-dwelling structures (condominiums and apartments), duplexes, townhouses, and rowhouses. Generally, R1 zoning will be applied near Neighborhood Collector and District Collector streets, and local streets adjacent to commercial areas and transit streets.

High Density Residential

The RH zone is a high density multi-dwelling zone. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use is regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will range from 80 to 125 units per acre. Allowed housing is characterized by medium to high height and a relatively high percentage of building coverage. The major types of new housing development will be low, medium, and high-rise apartments and condominiums. Generally, RH zones will be well served by transit facilities or be near areas with supportive commercial services.

Central Residential

The RX zone is a high density multi-dwelling zone which allows the highest density of dwelling units of the residential zones. Density is not regulated by a maximum number of units per acre. Rather, the maximum size of buildings and intensity of use are regulated by floor area ratio (FAR) limits and other site development standards. Generally the density will be 100 or more units per acre. Allowed housing developments are characterized by a very high percentage of building coverage. The major types of new housing development will be medium and high rise apartments and condominiums, often with allowed retail, institutional, or other service oriented uses. Generally, RX zones will be located near the center of the city where transit is readily available and where commercial and employment opportunities are nearby. RX zones will usually be applied in combination with the Central City plan district.

Urban Commercial

Urban Commercial encompasses the Mixed Commercial/Residential and Storefront Commercial designations.

The **Mixed Commercial/Residential (CM)** zone promotes development that combines commercial and housing uses on a single site. This zone allows increased development on busier streets without fostering a strip commercial appearance. This development type

will support transit use, provide a buffer between busy streets and residential neighborhoods, and provide new housing opportunities in the City. The emphasis of the nonresidential uses is primarily on locally oriented retail, service, and office uses. Other uses are allowed to provide a variety of uses that may locate in existing buildings. Development is intended to consist primarily of businesses on the ground floor with housing on upper stories. Development is intended to be pedestrian-oriented with buildings close to and oriented to the sidewalk, especially at corners.

*The **Storefront Commercial (CS)** zone is intended to preserve and enhance older commercial areas that have a storefront character. The zone intends that new development in these areas will be compatible with this desired character. The zone allows a full range of retail, service and business uses with a local and regional market area. Industrial uses are allowed but are limited in size to avoid adverse effects different in kind or amount than commercial uses and to ensure that they do not dominate the character of the commercial area. The desired character includes areas which are predominantly built-up, with buildings close to and oriented towards the sidewalk especially at corners. Development is intended to be pedestrian-oriented and buildings with a storefront character are encouraged.*

Open Space

The Open Space (OS) zone is intended to preserve and enhance public and private open, natural, and improved park and recreational areas identified in the Comprehensive Plan. These areas serve many functions including:

- Providing opportunities for outdoor recreation;*
- Providing contrasts to the built environment;*
- Preserving scenic qualities;*
- Protecting sensitive or fragile environmental areas;*
- Enhancing and protecting the values and functions of trees and the urban forest;*
- Preserving the capacity and water quality of the stormwater drainage system; and*
- Providing pedestrian and bicycle transportation connections.*

SECTION 600 – PROJECT ACTIVITIES

6. OWNER PARTICIPATION

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial assistance from the Development Commission *or tax increment funds through the Portland Housing Bureau* shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City.

a. Housing

The City of Portland Tax Increment Financing Set Aside Policy for Affordable Housing will apply to this Plan. The 18% Set Aside resources from the Central Eastside Urban Renewal Area will be administered by the Portland Housing Bureau. TIF-supported housing investments in this URA will be guided by the investment priorities in the Portland Housing Bureau’s Strategic Plan and other applicable City housing policies.

8. PLANNING AND ADMINISTRATION

PDC will undertake program development and project planning activities necessary to achieve the objectives described in Section I of this Plan. PDC will also undertake administration of all aspects of this Plan in a manner consistent with the Plan's objectives.

SECTION 700 – Methods for Financing the Project

Section 702 – Self-Liquidation of Costs of Project (Tax Increment)

The project may be financed, in whole or in part, by self-liquidation of the costs of project activities as provided in ORS 457.420 through ORS 457.450. The ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Area, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, if any, in assessed value of property located in the Area, or part thereof, over the assessed value specified in the certificate of amendment to the certificate filed under ORS 457.430, shall, after collection by the Tax Collector, be paid into a special fund of the Development Commission and shall be used to pay the principal and interest on any indebtedness incurred by the Development Commission to finance or refinance the implementation of this Plan. No bonded indebtedness, as defined by applicable state law, for which taxes divided under ORS 457.440 are to be pledged, shall be issued under the Plan (and under any and all projects undertaken with respect to the Plan) after August 26, 2018. FY 2022/23. The maximum indebtedness, as defined in ORS 457.010(9), that may be issued or incurred under the Plan is ~~\$105,000,000~~ \$126,000,000 (*one hundred twenty-six thousand dollars*).

SECTION 800 – OTHER PROVISIONS

3. City of Portland Five-Year Economic Development Strategy

The Strategy was adopted by Council on July 8, 2009. The Strategy sets forth the approach for building the most sustainable economy in the world, with the goal of creating 10,000 new jobs in five years. Building a sustainable economy requires a balanced focus on job growth, innovation in sustainability and equality of economic opportunity through competitiveness, urban innovation and neighborhood business vitality. This Plan meets portions of Strategy Goals 1 and 2 as follows:

1. Building the Sustainable Economy- Competitiveness

1.1.3 Expand demand for energy efficiency products and services through investment in retrofits of existing building stock.

This Plan provides financial and technical assistance resources to assist in the redevelopment of buildings within the Area.

2. Building the Sustainable Economy - Urban Innovation

2.2.3 Invest in catalytic Eastside sites, including Headquarters Hotel, Rose Quarter redevelopment and Burnside Bridgehead.

This Plan has assisted in the redevelopment of the Burnside Bridgehead, located in the Area.

4. Agreements Between Commission and Property Owners

The Commission will implement the Plan through vehicles such as partnerships between the Commission and other public agencies and private sector property owners, for-profit developers and non-profit development organizations: It is the intention of the Commission to utilize agreements such as memorandums of understanding, development agreements or other mechanisms with Area Property owners and developers to guide and specify public investments and private development. These agreements will be utilized throughout the life of the plan to ensure activities in conformance with the Plan.

SECTION 1000 – DURATION AND VALIDITY OF APPROVED URBAN RENEWAL PLAN

A. Duration of Urban Renewal Plan

No bonded indebtedness, as defined by applicable state law, for which taxes divided under ORS 457.440 are to be pledged,, shall be issued under the Plan (and under any and all projects undertaken: with respect to the Plan) after ~~FY 2018-19~~ FY 2022-23 or when maximum indebtedness is reached.

SECTION 1100 – REAL PROPERTY ACQUIRED BY AGENCY

There are number of properties that PDC has acquired/disposed of over the life of the URA. Of these, four are still under PDC management and nine have been disposed of. The remaining properties will be disposed of for future redevelopment.

Property Name	Address	Status	Intended Disposition
Block 76 W (North) - Former Fishels Warehouse	318 NE Couch Street	Active	Dispose for Redevelopment
Block 76 W (South) - Former Recovery Inn	313 E Burnside Street	Active	Dispose for Redevelopment
13 SE Grand	13 SE Grand Ave	Disposed	
Crescent Site	1701 SE Water Ave	Disposed	
Storage Lot - 240 NE MLK	240 NE MLK JR BLVD	Active	Dispose for Redevelopment
Former Holman Bldg & Lots	1515 SE Water Avenue	Disposed	
Block 67 East - Former Bridgeport Hotel	5-13 NE 3rd Avenue	Disposed	
George/La Casita Property	424-436 E. Burnside	Disposed	
Block 76 East - Former Unocal Lot	11 NE MLK JR BLVD	Active	Dispose for Redevelopment
Block 75 - Former Ararat Bakery	111 NE MLK JR BLVD	Disposed	
Convention Plaza Building & lots	123 NE 3rd Avenue	Disposed	
49 SE Holman Lots	49 SE Holman	Disposed	

Block 76 East-North Sliver	330-399 NE Couch Street	Active	Dispose for Redevelopment
Block 76 East-South Sliver	330-399 NE Couch Street	Disposed	
Block 67 West - Formerly part of Convention Plaza	WI/ 123 NE 3rd Ave	Disposed	
Eastbank Esplanade	Eastbank Esplanade	Disposed	

Source: PDC

- Exhibit 1 Map - Boundary Replaced in its Entirety**
- Exhibit 2 Zoning Map - Replaced in its Entirety**
- Exhibit 3 Comprehensive Plan Map - Replaced in its Entirety**
- Exhibit 4 Planning and Sustainability Commission Findings 2014**