

CITY OF PORTLAND
COLUMBIA SOUTH SHORE URBAN RENEWAL PLAN
APRIL 15, 1986

CITY OF PORTLAND DEVELOPMENT COMMISSION
1120 S.W. FIFTH AVENUE, SUITE 1102
PORTLAND, OREGON 97204-1968

URBAN RENEWAL PLAN
FOR THE
COLUMBIA SOUTH SHORE URBAN RENEWAL PROJECT

ADOPTED - May 15 1986

BY CITY COUNCIL ORDINANCE NO. 158500

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,SECTION 100 - INTRODUCTION

The Columbia South Shore Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. This Urban Renewal Plan has been prepared by the Portland Development Commission in its capacity as the Urban Renewal Agency of the City of Portland, Oregon.

This plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Portland respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The Urban Renewal Area in a single geographic area with a single contiguous boundary in which a variety of activities and projects are contemplated to eliminate blight and the causes of blight and intended to create an environment in which the private sector may develop job producing industrial, distribution facilities and other compatible business uses.

This Urban Renewal Plan for the Columbia South Shore Urban Renewal Area was originally approved by the City Council of the City of Portland on _____ 1986 by Ordinance No. _____.

SECTION 200 - DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Plan" means the Urban Renewal Plan for the Columbia South Shore Urban Renewal Area, Parts One and Two.

"Text" means the Urban Renewal Plan for the Columbia South Shore Urban Renewal Area, Part One - Text.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Columbia South Shore Urban Renewal Area, Part Two -Exhibits.

"Area" means the area included within the boundaries of the Columbia South -5-h-ore Urban Renewal Area.

"Development Commission" means the Portland Development Commission which is the Urban Renewal Agency of the City of Portland, Oregon.

"Planning Commission" means the Planning Commission of the City of Portland,-Oregon.

"City" means the City of Portland, Oregon.

"City Council" means the City Council of the City of Portland, Oregon.

"County" means the County of Multnomah, State of Oregon.

"State" means the State of Oregon.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Redeveloper" means any individual or group acquiring property from the Development Commission or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

"Objective" means any goal, general or specific, or objective described in Section 400 of this Plan.

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Development Commission, or any person or business who receives written notice from the Development Commission to vacate a property for public use or purpose. The methods to be used for the temporary or permanent relocation of such persons living in, and businesses situated in the Columbia South Shore Urban Renewal Area shall be in accordance with State Law as specifically set forth in ORS 281.045 to 281.105.

"Urban Renewal Area" or "Renewal Area" means the geographic area for which this Urban Renewal Plan has been approved. Such Urban Renewal Area is described in Section 300 of this Plan and the boundaries delineated on Urban Renewal Area Boundary Map - Exhibit 1 of this Plan.

SECTION 300 - LEGAL BOUNDARY DESCRIPTION

The boundaries of the Urban Renewal Area are delineated on the Urban Renewal Area Boundary and Zoning Maps - Exhibit I or Part 2 of this Plan.

The Area is described as that land containing all lots or parcels of property situated in the City of Portland, County of Multnomah, and State of Oregon, bounded generally as follows:

Beginning at the corner common to Sections 8, 9, 16, and 17, Township 1 North, Range 2 East, Willamette Meridian, Multnomah County, Oregon; thence East along the Section Line between Sections 9 and 16 to a point on the West line of N.E. 82nd Avenue for the true point of beginning; thence North along said line and Northerly prolongation thereof across Airport Way to a point on the South line of Tax Lot 18, Tax Assessor's Plat 9-IN.2E., Multnomah County, Oregon, thence East along said South line to the Southwest corner of Tax Lot 20 of said Plat 9-1N.2E.; thence North along the West line thereof to the Northwest corner of said Lot 20; thence Easterly along North line of said Tax Lot to the Northeast corner thereof; thence Easterly to the Northwest corner of Tax Lot 24 of said Plat 9-1N.2E.; thence Easterly along North line of said Tax 24 and Tax Lots 25, 26, 27, and 7 of Block 21, Ackleys River Farms, which North line is also a portion of Portland International Airport's South Boundary line of the Clear Zone, to the Center Line of the access road to the Long Term Parking Lot; thence Northerly along said Center Line and Northerly prolongation thereof to the ordinary High Water Line of the Columbia River; thence Easterly along said High Water Line to the Northwest corner of Tax Lot 29, Tax Assessor's Plat No. 2549; thence South along West Property line to the North line of Marine Drive; thence East along said North line to a Northerly prolongation of the East line of N.E. 185th Drive; thence South along said East line to the Northwest corner of Tax Lot 56, Assessor's Plat 2649; thence clockwise around the North, East and South Lot lines to the East line of N.E. 185th Drive; thence continue South along said East line to an Easterly prolongation of the North Property line of Tax Lot 53, Assessor's Plat 2649; thence Westerly around said North line to the Northeast corner of Tax Lot 51, Assessor's, Plat 2648; thence continue Westerly along North line of said property and the North line of Tax Lot 3, Assessor's Plat 2748, to the Northwest corner thereof; thence South along West line of said Tax Lot 3 to the North Right-of-Way line of the Union Pacific Railroad; thence West along said North line to the East line of N.E. 158th Avenue; thence South across the Union Pacific Railroad to the South line of Sandy Blvd.; thence Westerly along said South line to a point of intersection of a Southerly prolongation of the East line of Tax Lot 58, Assessor's Plat 2542; thence North along said line and its Northerly prolongation thereof to its intersection with the North Right-of-Way line of the Union Pacific Railroad; thence easterly along said North line to the Southeast corner of Tax Lot 38, Assessor's Plat 2543, Multnomah County, Oregon; thence Northerly along East line to the Northeast corner of said lot; thence Westerly along North line thereof to the Northeast corner of Tax Lot 69, said Plat; thence Westerly along North Property line of said Tax Lot 69, and the Westerly prolongation thereof to the West line of N.E. 122nd Blvd.; thence Northerly along said West line to the Northeast corner of Block 3, Flood Oak, Assessor's Plat 2542; thence Westerly along North

line of said Block 3 to the Northwest corner thereof; thence South along Western line of Said Block 3 to the South line of Columbia Slough Drainage Canal; thence Westerly along said Canal line to the East end of N.E. Deering Street; thence Southerly along the East end line of N.E. Deering Street to its intersection with the Southerly line of N.E. Deering Street; thence Westerly along the South line of N.E. Deering Street to the Easterly Right-of-Way line of Interstate 205; thence Northerly along said Right-of Way line to the Northerly line of the Columbia Slough Drainage Canal; thence Easterly, Northerly, and Westerly along said Northerly/Southerly line to the Westerly Right-of-Way line of Interstate 205.; thence Northerly along said line to the North line of the said Columbia Slough; thence Westerly along said North line to the Northerly prolongation of the Center line of N.E. 92nd Drive; thence South along said prolongation line to the North end of N.E. 92nd Drive; thence East to the East line of said Drive; thence South along the said East line to the Easterly prolongation of the North line of Tax Lot 25, Assessor's Plat 16-1N.2E.; thence West along the North line of said Tax Lot to the Northwest corner thereof; thence South along West line of said Tax Lot to the North line of N.E. Columbia Blvd.; thence Easterly along said North line to the Center line of N.E. 92nd Drive; thence South on a prolongation of said Center line to the South Right-of-Way line of the Union Pacific Railroad; thence Westerly along said Right-of-Way line to its intersection with the Southerly prolongation of the East line of N.E. 80th Avenue; thence Northerly along said line and its Northerly prolongation to its intersection with the Southerly line of N.E. Alderwood.Road; thence Northerly along said line to the Southerly line of Tax Lot 128, Assessor's Plat 17-1N.2E.; thence Easterly along said line to the West line of N.E. 82nd Avenue; thence North along said West line to the true point of beginning, and including 2780 Acres more or less lying entirely within the City Limits of the City of Portland, Oregon, on May 21, 1986.

SECTION 400 - GOALS AND OBJECTIVES FOR THE COLUMBIA SOUTH SHORE URBAN RENEWAL AREA

The principal goals and objectives for the 2,780 acre Columbia South Shore Urban Renewal Area and of this Plan are to eliminate blight and correct those conditions which are the causes of blight so that the Area will be developed and redeveloped by private sector initiative and in the process of such development and redevelopment produce job generating industries and businesses and increase property values.

The following goals, objectives, and policies more specifically identify the objectives of this Urban Renewal Plan:

1. Transportation Goal: Prepare and implement a Transportation Master Plan for the Renewal Area that is integrated with the regional transportation network.

Objectives:

- A. To provide arterial access to property to stimulate and permit private industrial and related business development.
- B. To provide linkage between the Renewal Area and the 1-205 and 1-84 freeways, N.E. Sandy Boulevard, N.E. 82nd Avenue, Marine Drive, and the Portland International Airport.
- C. To provide for the potential linkage between the Banfield Light Rail Transportation Route, the Renewal Area and the Portland International Airport.

2. Storm Drainage Policy: Prepare and implement a Storm Drainage Master Plan for the Renewal Area that is integrated with the remainder of the Columbia Corridor; that addresses and resolves issues related to storm drainage, ponding and the amenity, environmental and recreational values of the Columbia Slough Systems:

Goal 1: Maintain an adequate flow and storage of stormwater throughout the Columbia Corridor and that portion lying within the Renewal Area.

Objectives:

- A. Inventory current storm drainage facilities (public and private), and legal jurisdictional responsibilities.
- B. Establish physical and institutional relationships between tributary areas and drainage districts.
- C. Develop a Master Plan for long-term stormwater flow requirements and necessary capital improvements.
- D. Cooperatively establish common criteria among the drainage districts for development regulations affecting the drainage system.

- E. Coordinate storm drainage with development in the Urban Renewal Area to minimize run-off, develop additional ponding, etc.
- F. Establish legal constraints and powers of the drainage districts, particularly with regard to maintenance of drainage canals, and control of fill.
- G. Ensure adequate access to the sloughs for maintenance purposes.
- H. Provide legally-required ground water quality protection.
- I. Ensure long-term financial and institutional ability for operations and capital improvements.

Goal 2: Provide a clear and efficient process for excavation and filling of land for public and private developments.

Objectives:

- A. Identify local, state, and federal regulations for grading (fill, excavation, soil preparation).
- B. Identify total fill needed to elevate property to base flood elevation, and areas generally requiring fill.
- C. Ensure drainage system capacity to offset loss of ponding areas created by fill.
- D. Identify potential wetland enhancement techniques to facilitate the filling of marginal value wetlands areas.
- E. Develop fill master plan to expedite review of fill permit applications.
- F. Strengthen enforcement and coordination concerning illegal/inappropriate filling.

Goal 3: Promote and enhance major water features as a valuable economic recreational and environmental resource.

Objectives:

- A. Inventory existing and potential amenity features.
- B. Encourage orientation of development toward major water features, where appropriate.
- C. Tie a recreational trail system oriented to the Columbia Slough into the 40-Mile Loop system and identify maintenance responsibilities.
- D. Develop water-related recreational opportunities.

- E. Maintain water quality in the Columbia Slough.
 - F. Establish guidelines for vegetation and stabilization along the slough banks.
 - G. Protect development areas and environmental features from potential negative impacts of public recreational use.
 - H. Classify wetlands and other water features according to their environmental value.
 - I. Provide developers with a plan and variety of options for protection or mitigation of sensitive wetland areas.
3. Sanitary Sewer Goal: Prepare and implement a Sanitary Sewer Master Plan, to adequately serve the Urban Renewal Area.

Objectives:

- A. Provide a sanitary sewer collection, pumping, and treatment system and require connections to such system by all existing and new development.
4. Recreational Goal: Prepare and implement a Recreation Master Plan coordinated with the Renewal Area's Transportation and Storm Drain Systems that is responsive and compatible with the Columbia River, the Columbia Slough, other wetlands and natural habitat and all areas of environmental concern.

Objectives:

- A. The objectives set forth alone under Goal 3--Storm Drainage Policy--shall apply.
 - B. To provide trails, ponds, rest areas, access to the Columbia River, and river view and recreation sites for the use and enjoyment of the people of Portland and the Region.
5. Airport Goal: Protect and enhance the aviation and development interests of the Portland International Airport.

Objectives:

- A. Recognize the transportation and economic values that the Airport represents to the City, County, State and Region.
- B. Provide and implement measures which will secure and promote maximum use, safety and efficiency of the Airport including the protection of aircraft landing, take-off, and flight patterns.
- C. Prohibit uses and development standards which are incompatible, inconsistent and hazardous to the safety and convenience of aircraft using the Airport and the users of property affected by the landing and take-off patterns of such aircraft.

- D. Promote use, by the private sector, of appropriately located and zoned open lands--located on Airport property and owned by the Port of Portland--for development of job producing, tax paying, compatible industries and businesses.
- 6. Financing of Urban Renewal Activities Goal: Provide assistance for the financing and funding of those activities and projects which have Regional and Urban Renewal Area wide benefits.

Objectives:

- A. Assist with funding where appropriate, of the costs of planning, design, property acquisition, and construction of:
 - 1. Arterial streets, light rail transit and other transportation systems.
 - 2. Storm drainage systems.
 - 3. Sanitary sewer trunk lines including pumping facilities.
 - 4. Water delivery main lines for the transmission of domestic water, and water with sufficient pressure and flow for the installation of an efficient fire protection system.
 - 5. Protection and mitigation measures for wetlands, habitat, and other areas of significant environmental concern.
 - 6. Recreation sites and facilities including trails, river access ways, view and recreation sites, ponds, and rest areas.
- B. Coordinate the financing and funding resources provided by the Development Commission for activities and projects which have . Regional and Urban Renewal Area wide benefit with those activities and projects which benefit localized and individual sources such as those generated by local improvement districts, general obligation bonds, grants, and resources available to the Bureaus, Agencies, and Special Districts responsible for providing specific infrastructural and other functional facilities.
- 7. Citizen Participation Goal: Request the participation of people--individual citizens, public and private groups, associations and agencies, in the continuing process of planning and implementing this Urban Renewal Plan.

Objective:

To receive the greatest possible input from a broad cross-section of people and interested groups in the preparation of this Plan and in determining the activities and projects necessary to eliminate existing blight and the causes of blight and to promote the development of job producing, tax paying industries and related business by the private sector.

SECTION 500 - LAND USE PLAN

The Land Use Plan consists of the Land Use (Comprehensive Plan) Plan Map (Exhibit 2 - Part 2) and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those herein included by reference).

This plan shall be in accordance with the approved Comprehensive Plan of the City of Portland and with its implementing ordinances and policies. Further, in those portions of the Urban Renewal Area which are owned by and under the control of the Port of Portland, this Plan shall be consistent with development plans for the Portland International Airport and its related standards, policies, and guidelines.

A substantial portion of the Area was unincorporated territory which was annexed into the City of Portland in December 1983. On the date of the approval of this Plan, the portions of land within the Renewal Area which were annexed carry the land use designations and zoning classifications of Multnomah County. The City's Bureau of Planning is currently in the process of preparing studies which will convert and translate County Comprehensive Plan and zoning classification for the affected area into designations consistent with those of the City of Portland.

Once the above described study process has been completed and the City Planning Commission and City Council have approved same, the City's Comprehensive Plan and Planning and Zoning Code will have been amended.

Such Comprehensive Plan and Planning and Zoning Code Amendments shall automatically amend Section 500 of this Urban Renewal Plan without the necessity of a formal amendment. This Section 500 and Exhibits 2 and 2A, of Part 2 of this Plan shall be revised accordingly and made a part hereof.

1. LAND USE MAP AND REGULATIONS

The use and development of land in the Renewal Area shall be in accordance with regulations prescribed in this Section 500, which regulations are in addition to any conditions, limitations or restrictions contained in Title 33, Planning and Zoning Code of the City of Portland, or any other applicable local, state, or federal laws regulating the use of property in the Area.

Exhibits 2 and 2A respectively the "Urban Renewal Boundary and Zoning Map" and the "Land Use (Comprehensive Plan) Plan Map" describe the locations of the principal land use classifications which are applicable to the Renewal Area.

A. City of Portland Comprehensive Plan and Zoning Designations

Light Manufacturing--M3 Zoning District: Properties in the Urban Renewal Area which are intended to be used for labor intensive industry, light manufacturing, warehousing, distribution uses, and industrial and Airport related office and commercial business activities.

M2 Zoning District: Properties in the Urban Renewal Area which are intended to be used for warehousing, distribution uses and all but the heaviest of manufacturing activities. Commercial uses would be allowed only as a conditional use.

M2* Zoning District: Similar to the M2 District except commercial uses are permitted outright and some of the more intense industrial uses are excluded.

Overlay Zones:

"L"--Aircraft landing: Limits the height of structures near the Portland International Airport.

"N"--Noise Impact: Limits residential uses in areas around the Airport subject to excessive noise.

B. Multnomah County Comprehensive Plan and Zoning Designations--Multnomah County Code 11.15.1005

General Industrial--GM Zoning District: Similar to the City's light manufacturing and M3 zoning classification.

General Industrial: The intent of the Comprehensive Plan is that properties be used for industrial purposes when urban services are available.

Urban Future/General Industrial: The intent of the Comprehensive Plan is that properties so designated be used for industrial purposes when urban services are available.

GM: Urban General Manufacturing.

LR-40: Urban Density Residential, with a minimum lot size of 40 acres for one dwelling unit.

UF-20: Urban Future with a minimum lot size of 20 acres when urban services are available.

HM: Urban Heavy Manufacturing

Overlay Zones:

SEC - Significant Environmental Concern

CS - Community Service

FF - Flood Fringe

FW - Flood Way

2. The following provisions are in addition to conditions, limitations or restrictions previously identified in Subsection 1 of this Section 500.

- A. New residential uses, other than for a caretaker or on-site resident employee of a business or industry, shall not be permitted within the Urban Renewal Area.

B. Plan and-Design Review

The Development Commission shall be notified *of* design review and conditional use permits requested within the Area.

Plan and Design Review of private and public development shall be as follows:

- (1) Within the Area, Plan and Design Review shall follow procedures established in Title 33, Planning and Zoning Code of the City of Portland.
- (2) Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 600-5-B of this Plan.

SECTION 600 - PROJECT ACTIVITIES

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Development Commission, in accordance with applicable federal, state, county, and city laws, policies and procedures.

1. PUBLIC IMPROVEMENTS

- A. Intent. Public facilities, utilities and transportation systems may be planned; designed and constructed within and adjacent to the Renewal Area to eliminate blight and the causes of blight; to stimulate development of industries and other compatible businesses by the private sector; to create long-term employment opportunities, and to increase the City's taxable assessed value.
- B. Expected Activities and Improvements. The Development Commission with funds available to it and in concert with other public agencies and funding sources may participate in the planning, design, and construction of public facilities, utility systems, an integrated transportation system, and in measures to protect the Renewal Area's wetlands, habitat, city water wells and other areas of significant environmental concern.
- (1) Renewal Area Master Plans for transportation, water quality protection, storm drainage, sanitary sewers, domestic water delivery, wetlands-habitat protection, recreation and other subjects of significant environmental concern.
- (2) Public Improvements including:
- (a) Storm drainage, sanitary sewers and water delivery systems.
 - (b) Installations and measures to protect the Renewal Area's wetlands, natural habitat, drainage courses, water supply and other elements of environmental importance.
 - (c) Arterial streets and other transportation systems including their linkages with the 1-205 and 1-84 freeways, Sandy Boulevard, N.E. 82nd Avenue, Marine Drive, and the Portland International Airport.
 - (d) Parks, river view and access sites, trails, ponds, water courses, recreation places and facilities, rest areas and street beautifications.
 - (e) Streets and utility systems located outside the Urban Renewal Area, but which have continuity with and are dependent upon streets and utility systems within the Renewal Area may be improved with funds of the Develop-

ment Commission provided the Commission finds that such improvements are necessary to realize the objectives of this Plan -and the intent of this section.

- (3) Property Acquisitions for public right-of-way and sites for any of the public improvements and facilities setforth in this Subsection 600-1.

2. REDEVELOPMENT THROUGH NEW CONSTRUCTION

- A. Intent. It is the intent of this Plan to stimulate new job producing private investment on vacant or underutilized property to achieve the objectives of this Plan.
- B. Method. Redevelopment through new construction may be achieved in two ways:
 - (1) By property owners, with or without financial assistance by the Development Commission.
 - (2) By acquisition of property by the Development Commission for resale to others for redevelopment.
- C. Redevelopment Financing. The Development Commission, with funds available to it, is authorized to promulgate rules and guidelines, establish loan programs and provide below-market interest rate and market rate loans and provide such other forms of financial assistance to property owners as it may deem appropriate in order to achieve the objectives of this Plan.

3. REHABILITATION AND CONSERVATION

- A. Intent. It is the intent of this Plan do encourage conservation, rehabilitation and expansion of existing buildings, and to promote the preservation and expansion of existing industries and businesses which are compatible with the objectives of this Plan.
- B. Method. Rehabilitation, expansion and conservation may be achieved in three ways:
 - (1) By owner and/or tenant activity, with or without financial assistance by the Development Commission.
 - (2) By the enforcement of existing City codes and ordinances.
 - (3) By acquisition of property by the Development Commission for rehabilitation by the Development Commission or resale for rehabilitation by others.
- C. Rehabilitation and Conservation Financing. The Development Commission, with funds available to it, is authorized to promulgate rules and guidelines, establish loan programs and provide below

market interest rate and market rate loans to the owners of buildings which are in need of rehabilitation and/or expansion and which are economically capable of same.

4. PROPERTY ACQUISITION F09 DEVELOPMENT AND REDEVELOPMENT

- A. Intent. It is the intent of this Plan to acquire property within the area, if necessary, by any legal means to achieve the objectives of this Plan, and specifically, where one or more of the conditions listed in Subsection 600-4-D below are found to exist.
- B. Method. At the time of this Plan's adoption, no specific property has been identified for acquisition. However, property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan.
- C. Land Acquisition by Urban Renewal Plan Amendments. Land acquisition for any purpose other than specifically listed in Subsection 600-4-D below, shall be accomplished only following procedures for amending this Plan as set forth in Section 900 of this Plan.

Assembling land for development by the private sector where the developer of such land is a person or group other than the owner of record of such land to be acquired, shall be accomplished only following a formal amendment to this Plan.

If such plan amendment is approved by the City Council, a map exhibit shall be prepared showing the properties to be acquired and the purpose of such acquisition. Such map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

- D. Land Acquisition Without Urban Renewal Plan Amendment. Land acquisition not requiring a Plan amendment requires the prior approval of City Council. The Development Commission may acquire land without amendment to this Plan where the following conditions exist:
 - (1) Where it is determined that the property is needed to provide public improvements and facilities as follows:
 - (a) Right-of-way acquisition for streets and other transportation systems, pedestrian ways, and trails.
 - (b) Property acquisition for any public use, including sites or right-of-way for City-owned utilities, park and recreation sites, view points, and rest areas.
 - (2) Where such conditions exist as may affect the health, safety and welfare of the Area as follows:
 - (a) Where existing conditions do not permit practical or feasible rehabilitation of a structure and it is

determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions.

(b) Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists over-crowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined that acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this Plan.

(3) Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

5. **PROPERTY DISPOSITION AND REDEVELOPER'S OBLIGATIONS**

A. Property Disposition. The Development Commission is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the Development Commission in the Area shall be disposed of for development for the uses permitted in the Plan at its fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Development Commission may be disposed of to any other public entity by the Development Commission, without cost, in accordance with the Plan. All persons and entities obtaining property from the Development Commission shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Development Commission fixes as reasonable, and shall comply with other conditions which the Development Commission deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Development Commission, as well as all real property owned or leased by participants which is assisted financially by the Development Commission, shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Development Commission may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

B. Redeveloper's Obligations. Any Redeveloper, and his successors and assigns, within the Renewal Area, in addition to the other controls

and obligations stipulated and required of him/her by the provisions of this Urban Renewal Plan, shall also be obligated by the following requirements.

- (1) The Redeveloper shall obtain necessary approvals of proposed developments from all federal, state, and/or local agencies that may have jurisdiction on properties and facilities to be developed within the Area.
- (2) The Redeveloper and his successors or assigns shall develop such property, in accordance with the land use provisions and building requirements specified in this Plan.
- (3) The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Development Commission for review and distribution to appropriate reviewing bodies as stipulated in this Plan and in existing City codes and ordinances. Such plans and specifications shall comply with this Plan and the requirements of such existing City codes and ordinances.
- (4) The Redeveloper shall accept all conditions and agreements as may be required by the Development Commission in return for receiving financial assistance from the Development Commission.
- (5) The Redeveloper shall commence and*complete the development of such property for the uses provided in this Plan within a reasonable period of time as determined by the Development Commission.
- (6) The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, sex, or national origin in the sale, lease or occupancy thereof.
- (7) The Redeveloper shall maintain developed and/or undeveloped property under his/her ownership within the area in a clean, neat, and safe condition, in accordance with the approved plans for development.

6. OWNER PARTICIPATION

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial assistance from the Development Commission 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.

7. RELOCATION

While the acquisition of developed and occupied property by the Development Commission is not anticipated, should conditions arise

which would cause such action the Development Commission will provide assistance to persons or businesses displaced in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281-060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to residences and businesses displaced.

The Development Commission has prepared and maintains information in its office relating to the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

SECTION 700 - METHODS-FOR FINANCING PLAN IMPLEMENTATION ACTIVITIES

1. GENERAL DESCRIPTION OR THE PROPOSED FINANCING METHODS

The Development Commission may borrow money and accept advances, loans, grants and any other form of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private, for the purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS Chapter 457 and Chapter XV of the Charter of the City of Portland. Upon request of the Development Commission, the Council of the City of Portland may from time to time create local improvement districts, issue revenue bonds, certificates, debentures or promissory notes to assist in financing project activities as provided by Section 15-106 of the Charter of the City of Portland.

The funds obtained by the Development Commission shall be used to pay or repay any costs, expenses, advancements and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457 and Chapter XV of the Charter of the City of Portland in connection with the implementation of this Plan.

2. 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 County Tax Assessor's certified statement (or amendment thereto) 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.

3. PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Development Commission or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment proceeds generated pursuant to this Section 700, if such funds are available.

SECTION 800 - OTHER PROVISIONS

1. NON-DISCRIMINATION

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, or national origin.

2. CONFORMANCE WITH CITY'S COMPREHENSIVE PLAN AND ECONOMIC DEVELOPMENT PLAN

This Urban Renewal Plan shall conform to the Comprehensive Plan and Economic Development Plan of the City of Portland and with development plans, approved by the City Council, for the Portland International Airport.

3. ANNUAL FINANCIAL STATEMENT REQUIRED

ORS Section 457.460 requires that the Development Commission, by August 1 of each year, prepare a statement containing:

- A. The amount of money actually received during the preceding fiscal year under subsection (4) of ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440.
- B. The purposes and amounts for which any money received under subsection (4) of ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440 were expended during the preceding fiscal year.
- C. An estimate of monies to be received during the current fiscal year under subsection (4) ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440.
- D. A budget setting forth the purposes and estimated amounts for which the monies which have been or will be received under subsection (4) of ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440 are to be expended during the current fiscal year.
- E. An analysis of the impact, if any, of carrying out the Urban Renewal Plan on the tax rate for the preceding year for all taxing bodies included under ORS 457.430.

The statement required by subsection 3 of this Section 800 shall be filed with the City Council and notice shall be published in a newspaper of general circulation in the City, that the statement has been prepared and is on file with the City and the Development Commission and the information contained in the statement is published once a week for not less than two successive weeks before September 1 of the year for which the statement is required. The

notice shall summarize the information required under paragraphs A to D of this subsection and shall set forth in full the information required under paragraph E of this subsection.

4. CITIZEN PARTICIPATION

The construction of the Plan including the activities and project improvements identified; the preparation of implementation plans, policies, procedures, activities and regulations; and the adoption of amendments to this Plan shall not be undertaken or approved without the public's involvement.

5. RECORDING OF THIS URBAN RENEWAL PLAN

Pursuant to ORS 457.095, a copy of the City Council's ordinance approving this Plan shall be transmitted to the Development Commission. Following receipt of such ordinance, this plan shall be recorded by the Development Commission with the Recording Officer of Multnomah County, Oregon.

SECTION 900 - PROCEDURES FOR CHANGES OR AMENDMENTS IN THE APPROVED COLUMBIA SOUTH SHORE URBAN RENEWAL PLAN

This Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. It is anticipated that the Plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate. Where the proposed modification will substantially change the Plan, the modification must be duly approved and adopted by the City Council in the same manner as the original Plan and in accordance with the requirements of state and local law. The provisions of ORS 457.095 and ORS 457.220 shall apply.

1. MINOR CHANGES

Minor changes such as clarification of language, procedures or minor modifications in or to the Area's infrastructure which will not change the basic planning or engineering principles of this Plan, may be approved by resolution of the Development Commission.

2. SUBSTANTIAL CHANGES

Substantial changes shall include but are not limited to revisions of project boundaries, acquisitions of real property not specifically authorized by this Plan, and other elements which will change the basic planning principles of this Plan.

3. AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN OR ANY OF ITS IMPLEMENTING ORDINANCES

Should the City Council legally amend the City's Comprehensive Plan or any of its implementing ordinances, and should such amendment cause a "Minor" or "Substantial" change to this Plan; such City Council amending action shall automatically amend this Plan without the Development Commission, Planning Commission or City Council initiating a formal Plan amendment procedure pursuant to this Section 900. In the event of such amendment, the Text and/or Exhibits of this Plan, if applicable to this Plan, shall be changed accordingly by a duly approved Resolution of the Development Commission at the next regular business meeting following official notice from the City Council that such amendment to the City's Comprehensive Plan or any of its implementing ordinances has been approved by the City Council.

4. Unincorporated land areas adjacent to the boundaries of the Urban Renewal Area, if annexed by the City of Portland, may be annexed to the Urban Renewal Area by a plan amendment provided, however, that where such land areas are located within Parkrose School District No. 3, such annexation to the Columbia South Shore Urban Renewal Area would not be considered without review and comment by the Board of the Parkrose School District.

SECTION 1000 - DURATION AND VALIDITY OF APPROVED URBAN RENEWAL AREA

- A. Duration of Urban Renewal Plan. This Plan may remain in full force and effect for a period of not more than twenty-five (25) years from the effective date of such Plan. Provided however, that the division of ad valorem taxes provided for in Section 700-2 of this Plan may be terminated at an earlier date.
- B. Validity. Should a court of competent jurisdiction find any word, clause, sentence, section or part of Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such finding and shall remain in full force and effect for the duration of the Plan.

PART 2 - EXHIBITS

EXHIBIT 1

Urban Renewal Area Boundary Map. (Figure 1)

EXHIBIT 2

Urban Renewal Boundary and Zoning Map. (Figure 2)
(Oversize map available from Portland Development Commission)

EXHIBIT 2-A

Land Use (Comprehensive Plan) Plan Map. (Figure 2-A)

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EXHIBIT 1

URBAN RENEWAL AREA BOUNDARY MAP COLUMBIA SOUTH SHORE URSAM RENEWAL AREA

PORTLAND DEVELOPMENT COMMISSION PORTLAND, OREGON

LEGEND

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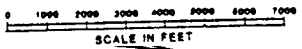
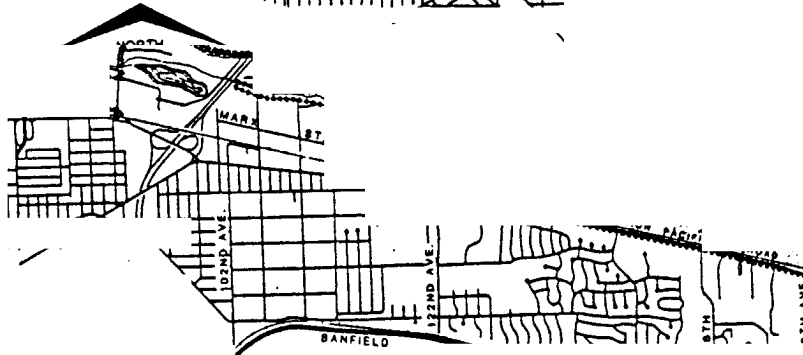
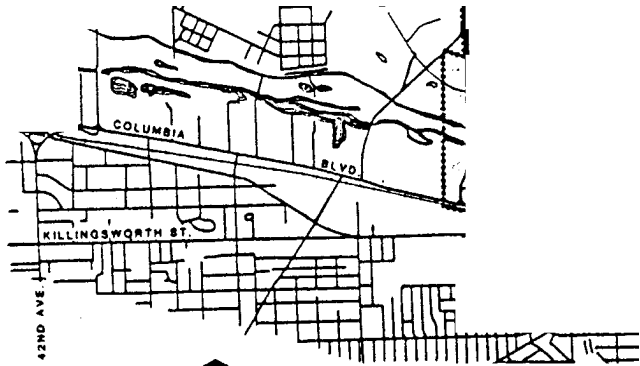
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ORDINANCE NO. 160519

Make certain determinations related to and adopting the First Amendment to the Columbia South Shore Urban Renewal Plan (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. On May 15, 1986, the Council of the City of Portland, by Ordinance No. 158500, adopted the Columbia South Shore Urban Renewal Plan, hereinafter called the "Plan, - pursuant to the Provisions of ORS 457 and conforming to the General Plan of the City of Portland.
2. The Portland Development Commission, as the duly designated urban renewal agency of the City of Portland, is carrying out an urban renewal project known as the Columbia South Shore Urban Renewal Project, hereinafter called the "Project," in accordance with the Plan.
3. The First Amendment to the Plan has been prepared, reviewed and adopted by the Portland Development Commission by Resolution No. 3636 on January 13, 1988, which Amendment is attached as Exhibit "A" hereto and, by reference, made a part hereof.
4. The Portland Development Commission has prepared a "Report on the First Amendment to the Columbia South Shore Urban Renewal Plan," dated January 13, 1988 (attached as Exhibit "B" hereto and, by reference, made a part hereof) which describes the Portland Development Commission's intent to acquire property to complete the NE Airport Way project and to mitigate its environmental impacts.
5. The First Amendment has been reviewed by the Portland City Planning Commission which has recommended approval of the Amendment at its meeting of February 9, 1988 by a report to City Council, which is attached as Exhibit "C" and by reference made a part hereof.
6. The Council has reviewed and considered the Report on the First Amendment, the proposed First Amendment, and, the report of the Planning Commission, and does by this Ordinance desire to approve the First Amendment.
7. The City Council hereby determines that:
 - a. The NE Airport Way Project is located within the Columbia South Shore Urban Renewal Area, which Renewal Area is blighted pursuant to ORS 457;
 - b. Rehabilitation and redevelopment is necessary to protect the public health, safety, and welfare of the City of Portland;

ORDINANCE No.

- c. The First Amendment conforms to the City's comprehensive Plan and provides for the acquisition of property needed to complete the NE Airport Way Project and to mitigate its environmental impacts;
- d. No residential displacement will occur as a result of the renewal actions proposed in the First Amendment;
- e. Public acquisition of real property is necessary to carry out the NE Airport Way Project as proposed in the First Amendment;
- f. Adoption and carrying out of the First Amendment is economically sound and feasible; and
- g. The City of Portland will cooperate in carrying out the First Amendment and shall assume and complete any activities prescribed to it by the First Amendment.

NOW, THEREFORE, the Council directs:

1. That the First Amendment to the Urban Renewal Plan conforms to the Comprehensive Plan of the City of Portland.
2. That said Plan and First Amendment comply with all requirements of ORS Chapter 457.
3. The First Amendment, attached hereto as Exhibit "A" and by reference made a part hereof, having been duly reviewed and considered by the Council, is hereby approved and adopted.
4. The Portland Development Commission shall file in the Deed Records of the County of Multnomah a copy of this Ordinance and all exhibits upon adoption by the Council.
5. The City Auditor shall forward forthwith to the Portland Development Commission and to the Portland city Planning Commission certified copies of this Ordinance upon adoption by the council.
6. The City Auditor, in accordance with ORS 457, shall publish notice of the adoption of this Ordinance approving the First Amendment in the newspaper having the greatest circulation in the City of Portland within four days following adoption of this Ordinance.

Passed by the Council, **MAR 2 1988**

Mayor Bud Clark
PDC:CE0:ce
2/9/88

BARBARA CLARK
Auditor of the City of Portland

Deputy

EXHIBIT "A"
FIRST ANENDHENT TO THE
COLUMIA SOUTH SHORE URBAN RENEWAL PLAN

The original Columbia South Shore Urban Renewal Plan was approved by the Portland City Council by Ordinance No. 158500 on May 15, 1986; recorded in the Deed Records of Multnomah County, Oregon, Book No. 1916, pages 2551 through 2648 inclusive. The First Amendment to this Plan authorizes acquisition of property to complete the NE Airport Way project and to mitigate its environmental impacts. There are no deletions from or changes to the existing language in the Plan; only the addition of new language as follows:

1. Section 600, Subparagraph 4. C. is amended to include a fourth paragraph as follows:

"Real property already acquired or which may be acquired by the Agency is shown on the Property Acquisition Map, (Exhibit Three). Parcels shown on the Property Acquisition map are for use as follows:

<u>Parcel</u>	<u>Intended Use</u>
Parcel 1	NE Airport Way right of way
Parcel 2	NE Airport Way wetland mitigation site
Parcel 3	Secondary roadway connections onto NE Airport Way

Additional properties as required for facilities supportive of the NE Airport Way project; (e.g., stormwater and utility appurtenances)."

2. Part 2 - Exhibits

A map showing proposed property acquisition (attached hereto) is hereby included as Exhibit Three and referenced on page 24 of the Urban Renewal Plan.

Portland Development Commission
Portland, Oregon

RESOLUTION NO. 4 3036

RESOLUTION AUTHORIZING THE FIRST AMENDMENT
TO THE COLUMBIA SOUTH SHORE URBAN RENEWAL PLAN

WHEREAS, the Portland Development Commission is undertaking the Columbia South Shore Urban Renewal Project, pursuant to an urban renewal plan adopted on May 15, 1986 by the City Council by Ordinance No. 1.58500; and

WHEREAS, the Commission has prepared a proposed First Amendment to the Urban Renewal Plan to provide for the acquisition of right of way and related properties required for the NE Airport Way project; and

WHEREAS, the Commission has reviewed the "Report on the First Amendment to the Columbia South Shore Urban Renewal Plan" (the Report), dated January 7, 1988; and

WHEREAS, the Commission now desires to accept the Report, approve the Amendment, and direct the Executive Director to transmit the Report and Amendment to the Planning Commission and City Council for review and consideration, now, therefore, be it

RESOLVED, that the Commission hereby finds and determines that renewal action, including public acquisition of property is required in order to carry out the NE Airport Way Project; and be it

FURTHER RESOLVED that the Commission does hereby accept the Report, which by reference is made a part hereof, and approve the Amendment, a copy of which is attached as Exhibit "A" and be it

FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption.

ADOPTED by the Commission January 13, 1988

Harry L. Demorest, Chairman

Barbara M Karmel, Secretary



ORDINANCE NO. 163358

Make certain determinations and findings related to and adopting the Second Amendment to the Airport Way Urban Renewal Plan.

The City of Portland ordains:

Section 1. The Council finds:

1. On May 15, 1986, the Council of the City of Portland, by Ordinance No. 158500, adopted the Columbia South Shore Urban Renewal Plan, and on March 2, 1988 City Council, by Ordinance No. 160519, adopted the First Amendment to the Plan, hereinafter called the "Plan," pursuant to the provisions of ORS 457 and conforming to the Comprehensive Plan of the City of Portland.
2. The Portland Development Commission (the Commission), as the duly designated urban renewal agency of the City of Portland, is ' carrying out an urban renewal project known as the Airport Way (formerly the Columbia South Shore) Urban Renewal project, hereinafter called the "Project," in accordance with the Plan.
3. The Commission has prepared a Second Amendment to the Airport Way Urban Renewal Plan (the "Amendment") and a Report on the Amendment (the "Report"). The Amendment authorizes the Commission to: 1) begin redevelopment of the Holman Area including acquisition of property; 2) acquire sites suitable for creating or enhancing wetlands; and 3) incorporate changes and additions that clarify and update the original Plan. The Amendment and accompanying Report, attached as Exhibits "A" and "B," respectively, are by reference made a part hereof.
4. On May 17, 1990 the Amendment and accompanying Report to the Plan were approved by the Commission by Resolution No. 3963 and forwarded to the Portland Planning Commission for their review.
5. On June 12, 1990, the Portland Planning Commission reviewed the Amendment and accompanying Report and recommended approval of the Amendment by a report to City Council, which is attached hereto as Exhibit "C" and incorporated herein by this reference (the "Planning Commission Report").
6. On August 2, 1990, the Council held a public hearing to review and consider the Amendment, the Report, and the Planning Commission Report, and does by this Ordinance desire to approve the Amendment.

Hereby certify this document to be a complete and exact copy the original as the same appears on file and of record in my office and in my care and custody on this 15th day of August, 1990

BARBARACLARK
Auditor Of the City Of Portland

Page 1

Deputy

7. The City Council hereby determines that the Amendment complies with all the requirements of ORS Chapter 457, in that:
- a. The property proposed for public acquisition is located within the Airport Way Urban Renewal Area, which renewal area is blighted pursuant to ORS 457 because of vacant and underutilized land, inadequate streets and utilities, and small, fragmented ownership patterns, all as more fully described in Section 100 and 200 of the Report;
 - b. Rehabilitation and redevelopment is necessary to protect the public health, safety and welfare of the City of Portland because the blighted conditions identified in the Report can be eliminated through redevelopment of the Holman Redevelopment Area in conformance with the Airport Way Urban Renewal goals;
 - c. The Amendment conforms to the City's Comprehensive Plan and provides for the acquisition of property needed to begin redevelopment of the Holman Area and create or enhance wetlands to mitigate environmental impacts of developments more fully described in the Planning Commission Report;
 - d. Some residential displacement will occur as a result of the renewal actions proposed in the Amendment, and provision has been made to house displaced persons within their financial means in accordance with ORS 281.045 to 281.105 and described more fully in Section 800 - "Relocation Report" in the Report;
 - e. Public acquisition of real property is necessary to carry out the objectives proposed in the Amendment as further described in Section 300 and the Introduction to the Report;
 - f. Adoption and implementation of the Amendment is economically sound and feasible in that the proposed acquisitions will be paid for with the proceeds of tax increment debt described more fully in Sections 500, 600 and 700 of the Report; and
 9. The City of Portland will cooperate in carrying out the Amendment and shall assume and complete any activities prescribed to it by the Amendment.

ORDINANCE No.

NOW THEREFORE, the Council directs:

1. The Planning Commission recommendation to the Portland City Council having been duly reviewed and considered by the Council, is hereby accepted.
2. The Second Amendment to the Airport Way Urban Renewal Plan having been duly reviewed and considered by the Council, is hereby approved and adopted.
3. The City Auditor shall forward forthwith to the Portland Development Commission and to the Portland Planning Commission certified copies of this Ordinance.
4. The Portland Development Commission shall file in the Records of Multnomah County, Oregon a copy of this Ordinance and all exhibits.

The City Auditor, in accordance with ORS 457.115, shall publish notice of the adoption of this Ordinance approving the Second Amendment in the newspaper having the greatest circulation in the City of Portland within four days following adoption of this Ordinance.

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Passed by the Council

Mayor Bud Clark
July 26, 1990
PDC:CKL:cw

AUG 9 1990

Page 3

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BARBARA CLARK
Auditor of the City of Portland By

Deputy

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BUDGET/FINANCIAL ORDINANCE IMPACT STATEMENT

**B.M.B USE
NO.**

A. INITIATOR'S SUMMARY OF ORDINANCE ACTION

(Deliver original to Budget Office. Retain a copy.)

1. NAME OF INITIATOR

2. ROOM NO.

3. TELE. NO.

4. BUREAU

Connie K. Lively

1100

796-5271

Portland Development

Commission

5. DEPARTMENT

Development

6. TO BE

FILED: 7/26/90

a. DATE b. CALENDAR (Check One)

XXREGULAR

C34/15ths

7. SUMMARY OF ACTION (State what you seek to accomplish. state effect on programs affected where known. Cite titles of funds. accounting codes, and

BUC's, where applicable, Continue on reverse.)

Financial Impact Statement

Second Amendment to Airport Way Urban Renewal Plan

August 2, 1990

Summary of Action:

The proposed Second Amendment to the Airport Way Urban Renewal Plan authorizes the Portland Development Commission (PDC) to: 1) acquire land necessary for wetland fill mitigation sites; and 2) begin redevelopment, including property acquisition, in the area of Holman Avenue.

I. Wetland mitigation site acquisition: Approximately 53 acres of existing wetlands are expected to be filled over the next several years, making that land available for development. In exchange, approximately 85 acres of wetlands will be created or enhanced to mitigate for wetland losses.

If PDC does not have authority to acquire them, the 85 acres could be lost as potential mitigation sites, thereby losing the ability to fill wetlands that could be developed.

Estimated project costs: The total estimated cost of acquisition and disposition of sites for the mitigation of approved wetland fills within the Renewal Area is \$2,600,000. Of this amount, \$500,000 is budgeted for fiscal year 1990-91.

Project financing sources: All project costs of the Wetland Mitigation Site Acquisition Project are expected to be paid from the Renewal Area's tax increment financing proceeds.

It is anticipated that all costs associated with this acquisition will be reimbursed from the subsequent disposition of acquired sites to wetland fill applicants. No bureaus are financially impacted.

8. APPROPRIATION UNIT HEAD (Typed name and signature;

Patrick L. LaCrosse

**9. AUTHORIZED DEPARTMENT
OFFICIAL (Signature)**

Lawrence L. Dully -

2. The Holman Redevelopment Area is an area of existing industrial and commercial uses. It is characterized primarily by small, fragmented land ownerships, obsolete industrial facilities, and underutilized land.

The City's vision (as adopted by City Council in the Airport Way Development Plan) is to redevelop the Holman Area to achieve its full employment and development potential. This Plan Amendment grants authority to PDC to acquire property within the Holman Area to overcome these constraints and permit the area to achieve higher employment densities and property values.

Estimated Project Costs: The total estimated project cost for planning, acquisition, relocation, site preparation and capital improvements within the Holman Redevelopment Area is \$15,725,000. Of this amount, \$4,180,000 is budgeted for fiscal year 1990-91.

Project Financing Sources: All project costs of the Holman Redevelopment Project are expected to be paid from the Renewal Area's tax increment financing proceeds.

It is anticipated that land disposition proceeds of approximately \$12,700,000 will be received over a period of ten years to reduce existing or future debt financing of the Renewal Area's activities.

Financial Impacts: It is estimated the Area will generate new commercial/industrial development which could add \$106 million in new taxable assessed value to the tax roles. This level of new investment could generate an additional \$3 million annually in tax revenue or result in a corresponding reduction in the overall tax rate.

A new road system totaling 5,200 linear feet will replace the existing 4,200 linear foot road system. The City's maintenance responsibility for the road will increase by approximately 20% or \$4,000 annually. It is expected that newer infrastructure in the Holman Area will require less maintenance than the existing inadequate and obsolete road and sewer system.

urp. fis 8/2/90

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

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RESOLUTION NO. 3963

RESOLUTION APPROVING THE SECOND AMENDMENT TO THE AIRPORT WAY URBAN RENEWAL PLAN

WHEREAS, the Portland Development Commission (Commission) is undertaking the Columbia South Shore Urban Renewal project, pursuant to an Urban Renewal Plan adopted on May 15, 1986 by City Council Ordinance No. 158500; and

WHEREAS, the Commission has prepared a Second, Amendment to the Urban Renewal Plan to provide for: acquisition of property in the vicinity of Holman Avenue, acquisition of sites for wetland mitigation, and ' updating the Plan to reflect current zoning and adopted City policy, including renaming the Columbia South Shore Urban Renewal Area to "Airport Way Urban Renewal Area"; and

WHEREAS, the Commission has reviewed the "Report on the Second Amendment to the Airport Way Urban Renewal Plan" dated May 17, 1990; and

WHEREAS, the Commission now desires to adopt the Amendment, accept the Report, and direct the Executive Director to transmit the Report and Amendment to the Planning Commission and City Council for review and consideration; now, therefore, be it;

RESOLVED, that the Commission hereby finds and determines that renewal action, including public acquisition of property, is required in order to carry out the Airport Way Urban Renewal Project; and be it

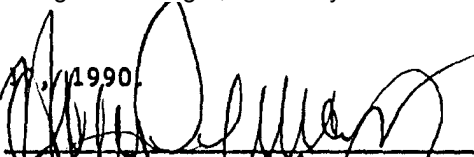
FURTHER RESOLVED that the Commission hereby adopts the Second Amendment, a copy of which is attached as Exhibit "A", and accepts the Report, which by reference is made a part hereof; and be it

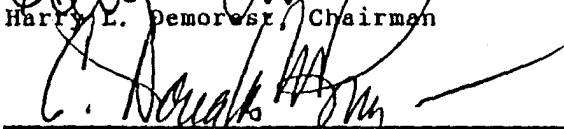
FURTHER RESOLVED that the Executive Director is hereby authorized to forward copies of the Report and Amendment to the Planning Commission and City Council for review and consideration; and be it

FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption.

Adopted by the Commission May

C. Douglas McGregor, Secretary

May 17, 1990.


Harry L. Demoreux, Chairman


Portland Development Commission
Portland, Oregon

RESOLUTION NO. **413D**

RESOLUTION ADOPTING A MINOR AMENDMENT TO THE AIRPORT WAY URBAN RENEWAL PLAN
- THIRD AMENDMENT

WHEREAS, the Airport Way Urban Renewal Plan ("Plan") was approved and adopted by City Council Ordinance No. 158500 on May 15, 1986 and has been subsequently amended; and

WHEREAS, as a result of legislation adopted by the 1991-Oregon Legislative Assembly (HB 2550C), prior to the issuance of tax increment bonds under the Plan, the Plan must contain either a statement of the maximum amount of bonded indebtedness to be issued or a date beyond which bonded indebtedness will not be issued; and

WHEREAS, the Plan states that the Plan remains in full force and effect for a period of not more than twenty-five years, but does not specifically state that this duration period pertains to the issuance of bonded indebtedness; and

WHEREAS, the Portland Development Commission ("Commission") finds it desirable to clarify that the end of this duration period is the date beyond which bonded indebtedness will not be issued under the Plan; and

WHEREAS, the Plan provides that minor changes such as clarification of language may be approved by resolution of the Commission; and

WHEREAS, the Commission finds that changes to the Plan to clarify limits on issuance of bonded indebtedness are minor and do not constitute substantial changes; now, therefore, be it

RESOLVED that the Commission hereby adopts the changes shown in the attached Exhibit "A" as the Third Amendment to the Airport Way Urban Renewal Plan; and be it

FURTHER RESOLVED that this Resolution shall become effective immediately upon its adoption.

Adopted by the Commission on September 11, 1991.

Douglas McGregor, Chairman

Carl B. Talton, Secretary

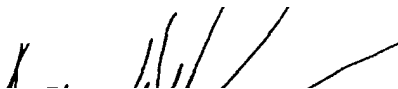
A handwritten signature in black ink, appearing to be 'D. McGregor', is located at the bottom left of the page.

EXHIBIT "A"

THIRD AMENDMENT
TO THE AIRPORT WAY URBAN RENEWAL PLAN

BOOK 2462 PAGE 2788

The Airport Way Urban Renewal Plan was approved and adopted by City Council Ordinance No.. 158500 on MAY 15, 1986 and has been subsequently amended. The Third Amendment to this Plan clarifies provisions of the Plan as they relate to the date beyond which bonded indebtedness may not be issued pursuant to the Plan.

Section 702 of the Plan is amended by adding thereto:

"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 May 14, 2011."

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BOOK

Adopt the Fourth Amendment to the Airport Way Urban Renewal Plan.

The City of Portland ordains:

Section 1. The Council finds:

1. On May 15, 1986, City Council adopted Ordinance No. 15800 adopting the Columbia South Shore Urban Renewal Plan (hereafter called the "renewal plan"). The renewal plan is intended to eliminate blight and make possible private sector investment to produce job generating industries and businesses and increase property values. The renewal plan has since been renamed the Airport Way Urban Renewal Plan.
2. The Portland Development Commission (the Commission), as the duly designated urban renewal agency of the City of Portland, is carrying out an urban renewal project know as the Airport Way Urban Renewal project, hereinafter called the "Project," in accordance with the renewal plan.
3. Between 1988 and 1991, City Council amended the renewal plan on three occasions. Each renewal plan amendment proceeded in accordance with provisions of ORS 457 and was found to conform to the Comprehensive Plan of the City of Portland. On August 9, 1990, the Council adopted the Second Amendment. The Second Amendment authorized the acquisition of land for redevelopment in the area of NE Holman Avenue.
4. The Commission has prepared a Fourth Amendment to the Airport Way Urban Renewal Plan (the "Amendment") and a Report on the Amendment (the "Report"). The Amendment removes the Commission's authority to acquire land for redevelopment in the Holman Redevelopment Area. A revised strategy for implementing the Plan has been prepared in response to the adverse Oregon Supreme Court ruling affecting urban renewal financing. The funding strategy includes reallocating funds for the Holman area and investing them in public infrastructure projects and development assistance programs. The Amendment and accompanying Report, attached as Exhibits "A" and B," respectively, are by reference made a part hereof.
5. On January 20, 1993, the Amendment and accompanying Report to the Plan were approved by the Commission by Resolution No. 4340 and forwarded to the Portland Planning Commission for their review.

6. On January 26, 1993, the Portland Planning Commission reviewed the Amendment and accompanying Report and recommended approval of the Amendment by a report to City Council, which is attached hereto as Exhibit "C" and incorporated herein by this reference (the "Planning Commission Report").
7. On August 18, 1993, the Council held a public hearing to review and consider the Amendment, the Report, and the Planning Commission Report, and does by this Ordinance desire to approve the Amendment.
8. The City Council hereby determines that the Amendment complies with all the requirements of ORS Chapter 457, particularly the requirements of ORS 457.095 for the reasons contained in the Planning Commission report. Specifically, the Council finds that:
 - a. Implementation of the Holman redevelopment plan was underway until September 3, 1992, the date the Supreme Court of Oregon ruled that tax increment was subject to the limitations of Ballot Measure 5 and would compete for limited tax revenue with other City services. Up to that point, the Commission had invested nearly \$1.3 million in the Holman area to: 1) conduct both Level I and 1E1 environmental testing; 2) contract with DEQ under a voluntary clean-up program; 3) acquire three parcels in the Area; and 4) complete a Master Plan that included a phased implementation plan with cost estimates.
 - b. The FDC staff concludes that insufficient funds were available to fully finance the Holman redevelopment project because of the Supreme Court ruling. It was also concluded that using what limited funding remained to do only a discrete portion of the Holman project was not cost effective.
 - c. As a result, the Commission approved Resolution 4317, authorizing a new strategy to reallocate the remaining Holman area bond proceeds (\$4.5 million) in the Airport Way area. The strategy assumes no further funding will become available. Reallocated funds will leverage maximum private investment in the overall Plan area to generate the greatest number of jobs.
 - d. The Plan Amendment conforms to the City's Comprehensive Plan.
 - e. Property within the Holman area will not be acquired for redevelopment purposes and no businesses will be relocated as a result.

- f. No housing units in the renewal area will be eliminated or altered as a result of this Plan Amendment.
- g. Reallocated funds from the Holman area will beneficially affect the Airport Way Urban Renewal Area through the construction of public infrastructure projects, the funding of development assistance programs and other economic development activities.

NOW, THEREFORE, the Council directs:

1. The Planning Commission and Portland Development Commission reports and recommendation are hereby accepted.
2. Based on the Planning Commission and Portland Development Commission reports, the Fourth Amendment to the Airport Way Urban Renewal Plan is hereby adopted.
3. The Portland Development Commission shall file in the Records of Multnomah County, Oregon a copy of this Ordinance and all exhibits.
4. The City Auditor, in accordance with ORS 457.115, shall publish notice of the adoption of this Ordinance approving the Fourth Amendment in the newspaper having the greatest circulation in the City of Portland within four days following adoption of this Ordinance.

Passed by the Council, AUG 25 1993
Mayor Vera Katz
PDC:BOP:rhg
August 10, 1993

BARBARA CLARK
Auditor of the City of Portland
By
Deputy

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon
RESOLUTION NO.

RESOLUTION APPROVING AND ADOPTING THE FOURTH AMENDMENT TO THE AIRPORT WAY URBAN RENEWAL PLAN, ACCEPTING THE REPORT ON THE AMENDMENT, AUTHORIZING AND DIRECTING THE EXECUTIVE DIRECTOR TO SUBMIT THE AMENDMENT AND REPORT TO THE CITY PLANNING COMMISSION FOR REVIEW AND RECOMMENDATION AND TO CITY COUNCIL FOR APPROVAL

WHEREAS, the Portland Development Commission ("Commission") is undertaking the Airport Way Urban Renewal project, pursuant to an Urban Renewal Plan adopted on May 15, 1986 by City Council Ordinance No. 158500; and

WHEREAS, said Airport Way Urban Renewal Plan ("Plan") has been amended three times over the course of the last three years (1990-93); and

WHEREAS, the Second Amendment to the Plan authorized acquisition of the Holman Area for redevelopment purposes; and

WHEREAS, the Commission proceeded with redevelopment activities in the Holman Area - pursuant to the Second Amendment to the Plan; and

WHEREAS, the Supreme Court of Oregon recently ruled that tax increment was subject to the limitations of Ballot Measure 5 and would therefore compete for limited tax revenue with other City services; and

WHEREAS, the Commission has determined that, due to the Supreme Court ruling, insufficient funds are available to fully finance the Holman redevelopment project as intended and it is no longer cost effective to redevelop the Area; and

WHEREAS, the Commission has prepared a Fourth Amendment to the Urban Renewal Plan to remove the Commission's authority to acquire land in the Holman area, along with a Report on the Amendment pursuant to ORS 457.095 (3); and

WHEREAS, the Commission now desires to accept such Report, approve and adopt the Fourth Amendment, and forward, the Report and Amendment to the Planning Commission for review and recommendation and to the City Council for approval; now, therefore, be it;

RESOLVED, that the Airport Way Urban Renewal Plan, as amended, is consistent with the policies and procedures enunciated by and complies with all the requirements of ORS Chapter 457; and be it

FURTHER RESOLVED that the Commission hereby Approves and adopts the Fourth Amendment to the Airport Way Urban Renewal Plan. and recommends its approval by the City Council, a copy of which is attached as Exhibit "A", and made a part hereof; and -accepts the Report, which by reference is made a part hereof; and be it

January 20, 1993
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As part of the approved strategy in Airport Way, a development assistance loan program will be established.

Funds targeted for the development assistance loan program could be spent in the Holman area for job-creating capital investments. This assistance would be tied directly to a specific end user that meets the loan assistance criteria and would be subject to Commission approval at that time.

Land which is currently owned by the Commission will be offered for sale at its fair re-use value. The Commission will be asked to approve those specific transactions as necessary.

RECOMMENDATTON--

Adopt the Resolution approving the Fourth Amendment to the Airport Way Urban Renewal Plan, accept the Report on the Fourth Amendment, and authorize and direct the Executive Director to submit-the Amendment and Report to the City Planning Commission for review and recommendation and to the City Council for approval.

7-

Patrick L. LaCrosse, Executive Director

ACTTON:

CKL: LLD

ORDINANCE No. **172354**

Adopt the 5th Amendment to the Airport Way Urban Renewal Plan to Establish a Maximum Amount of Indebtedness. (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

1. The City Council of the City of Portland (the "Council") adopted the Airport Way Urban Renewal Plan (the "Plan.") by Ordinance No. 158500, dated May 15, 1986.
2. The Council wishes to further amend the Plan in accordance with the provisions of Chapter 457 of Oregon Revised Statutes (1997 Edition) to establish a maximum amount of indebtedness (the "Amendment").
3. The Council finds and determines, based upon the information contained in the reports accompanying the Plan, that:
 - (a) A finding of blight was made in the original ordinance adopting the Plan, Ordinance No. 158500, dated May 15, 1986. This Amendment does not affect any change in the boundaries of the original Plan Area, and Council finds that, since the original Plan has not been completed, the finding of the existence of blight continues to be accurate. Therefore, Council finds that the Airport Way Urban Renewal Area is blighted.
 - (b) The original Plan and its subsequent amendments were adopted based upon a finding that the existence of blight in the Area, and that the goals of the Plan were necessary to eliminate said blight, and by doing so, to protect the health, safety, or welfare of the public. Council finds that since the Plan is incomplete and the public health, safety or welfare are still threatened by the existence of blight and its effects on public health, safety, or welfare, that the Plan continues to be necessary to protect such public health, safety, or welfare.
 - (c) The original Plan and its subsequent amendments were adopted after review and recommendation by the Planning Commission, and upon a finding by Council that the Plan conformed to the City of Portland Comprehensive Plan and economic development plan, and that it provided an outline for accomplishing the urban renewal projects that the plan proposes. This Amendment does not alter any of the activities contemplated under the original Plan or its other amendments, and it has also been reviewed by the Planning Commission which recommended adoption. Accordingly, Council finds that the Plan continues to conform to the City of Portland Comprehensive Plan and economic development plan, and provide an outline for accomplishing urban renewal projects proposed in the Plan.

- (d) Nothing in this Amendment changes the activities proposed in the original Plan or its subsequent amendments. Accordingly, Council finds that the Plan continues to make provisions to house displaced persons within their financial means in accordance with ORS 281.045 to 281.105 and, except in the relocation of elderly or disabled individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing.
- (e) Adoption of the original Plan and its subsequent amendments was based upon a finding that the acquisition of real property as provided for in the Plan was necessary to achieve the objectives of the Plan. This Amendment does not change any of the properties to be acquired or the criteria for acquisition. Accordingly, Council finds that acquisition of real property as provided in the Plan and its subsequent amendments is necessary to achieve the objectives of the Plan.
- (f) Adoption of the original Plan and its subsequent amendments was based upon a finding that the substance of the Plan, and its adoption and carrying out, are economically sound and feasible. The purpose of this Amendment is to quantify the costs of carrying out the Plan. This Amendment does not affect the scope or potential financial impacts or benefits of activities authorized under the Plan. Council finds that the amount of maximum amount of indebtedness calculated for completion of the Plan is derived from activities which continue to be economically sound and feasible.
- (g) The municipality shall assume and complete any activities prescribed it by the Plan.

Section 2. The Council finds:

- 1 . The Portland Development Commission, the Urban Renewal Agency of the City of Portland ("Commission") has forwarded the Amendment and the accompanying report to the City of Portland Planning Commission for recommendations, and the Planning Commission, on May 12, 1998, recommended adoption of the Amendment.
2. The Commission has consulted and conferred with the governing bodies of the taxing districts that levy taxes within the Area, and no written recommendations have been received from such governing bodies.
3. The Commission has undertaken a review of the records relating to the scope and cost of projects in the Plan and the schedule for their completion as of December 5, 1996. A full description of the review is included in the Report on this Amendment, accepted by the Portland Development Commission on May 20, 1998, which description is hereby incorporated into this Ordinance as additional findings.
4. The description of the review of the scope and costs of projects constitutes a good faith estimate of the scope and costs of projects anticipated as of December 5, 1996.

5. The Commission met with the Board of Commissioners of Multnomah County on May 14, 1998 to review the proposed maximum amount of indebtedness for the Plan.
6. On June 17, 1998 the Council held a public hearing regarding the adoption of the Amendment.
7. The Council has considered the material presented by the Commission, all information presented and all matters discussed at the meetings described above, the recommendations of the Planning Commission and the action of affected municipalities, if any, and finds that based upon a good faith estimate of the scope and costs of projects, including but not limited to increases in costs due to reasonably anticipated inflation in the Plan and the schedule for their completion as the completion dates were anticipated as of December 5, 1996, the maximum amount of indebtedness that may be issued or incurred under the Plan is \$72,639,000.00.

NOW, THEREFORE, The Council directs:

- a. The 5th Amendment to the Airport Way Urban Renewal Plan having been duly reviewed and considered by Council, attached hereto as Exhibit A, and incorporated herein by this reference, is hereby adopted.
- b. The Portland Development Commission shall file in the Deed of Records of the County of Multnomah a copy of this Ordinance and all exhibits upon adoption by the Council.
- c. The City Auditor shall forward forthwith to the Portland Development Commission and to the Portland City Planning Commission certified copies of this Ordinance upon adoption by the, Council.
- d. The City Auditor, in accordance with ORS 457, shall publish notice of the adoption of this Ordinance approving the 5th Amendment in the newspaper having the greatest circulation in the City of Portland within four days following adoption of this Ordinance.

Passed by the Council,

BARBARA CLARK
Auditor of the City of Portland

JUN 10 1998

Mayor Katz
PDC Christopher Scherer/Felicia Trader
June 17, 1999

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION No. 5119

**RESOLUTION APPROVING THE 5TH AMENDMENT TO
THE AIRPORT WAY URBAN RE NEWAL PLAN**

WHEREAS, the Portland Development Commission is undertaking the Airport Way Urban Renewal Project, herein after referred to as the "Project", pursuant to an urban renewal plan adopted on May 15, 1986 by the City Council, by Ordinance No. 158500 9the "Plan"), as subsequently amended; and

WHEREAS ORS 457.190(3)(c)(A) requires that the Plan be changed by substantial amendment no later than July 1, 1998, to include a maximum amount of indebtedness that may be issued or incurred under the Plan, determined by good faith estimates of the scope and cost of projects, including but not limited to increases in costs due to reasonably anticipated inflation, in the existing urban renewal plan, considering the projects and their anticipated completion dates as anticipated as of December 5, 1996, such maximum indebtedness amount to be specified in dollars and cents; and

WHEREAS the staff has undertaken a review of the Plan and supporting documents, as well as interviews and fact finding with members of the community in order to determine the scope of projects contemplated under the Plan as of December 5, 1996, and has made its best estimates of reasonable costs for completion as the projects were anticipated to be completed; and

WHEREAS the Commission has reviewed these estimates and the information contained in the plan amendment report accompanying this Resolution, and the Commission finds the estimates to be reasonable and to have been made in good faith; now, therefore, be it

RESOLVED that a recommendation be made to City Council to adopt an ordinance declaring that Section 701 of the Plan shall be amended, by the addition of a new paragraph: "The maximum indebtedness incurred in completing this Plan shall be \$72,639,000.00".

ADOPTEDBY by the Commission May 20, 1998.

Carl B. Talton, Chairman

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Martin Brantley, Acting Secretary

FIFTH AMENDMENT TO
AIRPORT WAY URBAN RENEWAL PLAN
TO ESTABLISH A MAXIMUM AMOUNT OF INDEBTEDNESS

The Airport Way Urban Renewal Plan is amended as follows:

Add the following at the end of Section 702, Self-Liquidation of Costs of Project (Tax Increment):

The maximum indebtedness, as defined in ORS 457.010(9), that may be issued or incurred under the Plan is \$72,638,268.

ORDINANCE NO. 173180

Make certain determinations and findings related to and adopting the Sixth Amendment to the Airport Way Urban Renewal Plan.

The City of Portland ordains:

Section 1. The Council finds:

1. On May 15, 1986, the Council of the City of Portland, by Ordinance No. 158500, adopted the Airport Way Urban Renewal Plan, hereinafter called the "Plan", as a blighted area pursuant to the provisions of ORS Chapter 457 and conforming to the General Plan of the City of Portland.
2. The Portland Development Commission, as the duly designated urban renewal agency of the City of Portland, is carrying out an urban renewal project known as the Airport Way Urban Renewal Project, hereinafter called the "Project", in accordance with the Plan.
3. The Sixth Amendment to the Plan has been prepared, reviewed, and adopted by the Portland Development Commission by Resolution No. 5196 on November 18, 1998, which Amendment is attached as Exhibit "A" hereto and by reference is made a part hereof.
4. The Portland Development Commission has prepared a "Report on the Sixth Amendment to the Airport Way Urban Renewal Plan", dated November 18, 1998, which is attached as Exhibit "B" hereto and by reference is made a part hereof, which describes the selection of properties for acquisition for redevelopment based upon programmatic criteria, and has found and determined that this selection of properties is required in order to carry out objectives of the Project.
5. The Sixth Amendment has been reviewed by the Portland Planning Commission which has recommended approval of the Amendment at its meeting on March 9, 1999, by a report to City Council, which report is attached as Exhibit "C" hereto and by reference is made a part hereof.
6. The Council has reviewed and considered the Report on the Sixth Amendment, the proposed Sixth Amendment, and the report of the Planning Commission, and does by this Ordinance desire to approve the Sixth Amendment.

7. The City Council hereby determines and finds that:
 - a. The criteria proposed for selection of properties for acquisition for redevelopment are characteristics of blighted property;
 - b. Redevelopment of such properties is necessary to complete the Project, and to protect the public health, safety, and welfare of the City of Portland;
 - c. The Sixth Amendment conforms to the City's Comprehensive Plan and economic development plans, and provides a methodology for accomplishing the urban renewal Project;
 - d. No residential displacement will occur as a result of the renewal actions proposed in the Sixth Amendment;
 - e. Public acquisition of blighted properties is necessary to carry out the objectives of the Plan;
 - f. Adoption and carrying out of the Sixth Amendment is economically sound and feasible;
 - g. The City of Portland will cooperate in carrying out the Sixth Amendment and shall assume and complete any activities prescribed to it by the Sixth Amendment.

NOW, THEREFORE, the Council directs:

1. That the Sixth Amendment to the Airport Way Urban Renewal Plan conforms to the Comprehensive Plan of the City of Portland.
2. That said Plan and Sixth Amendment comply with all requirements of ORS Chapter 457.
3. The Sixth Amendment, attached hereto as Exhibit "A" and by reference made a part hereof, having been duly reviewed and considered by the Council, is hereby approved and adopted.
4. The Portland Development Commission shall file in the Deed Records of the County of Multnomah a copy of this Ordinance and all exhibits upon adoption by the Council.
5. The City Auditor shall forward forthwith to the Portland Development Commission and to the Portland Planning Commission certified copies of this Ordinance upon adoption by the Council.

6. The City Auditor, in accordance with ORS 457, shall publish notice of the adoption of this Ordinance approving the Sixth Amendment in the newspaper having the greatest circulation in the City of Portland within four days following the adoption of this Ordinance.

Passed by the Council,

MAR 17 1999

GARYBLACKMER

Auditor of the City of Portland

By:

Deputy

Mayor Katz
March 3, 1999

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PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO. 5196

RESOLUTION APPROVING THE 6TH AMENDMENT TO THE AIRPORT WAY URBAN RENEWAL
PLAN

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

WHEREAS ORS 457.085 (2)(g) requires an indication of land which may be acquired under an urban renewal plan and the anticipated timeframes for acquisition and disposition; and

WHEREAS the staff has undertaken a review of the Plan and supporting documents, as well as interviews and fact finding with members of the community, and determined that individual parcel identification is both too cumbersome and unnecessary, and that the establishment of programmatic criteria to give an indication of property which may be acquired is necessary and appropriate to the efficient completion of projects under the Plan; and

WHEREAS the Commission has reviewed the staff recommendation and concurs in the necessity for programmatic criteria and in the appropriateness of the criteria for this Plan; now, therefore, be it

RESOLVED that a recommendation be made to City Council to adopt an ordinance declaring that the Plan shall be amended, as provided in the attached text.

ADOPTED BY the Commission November 18, 1998.

Martin Brantley, Chairman

- Douglas Blomgren, Secretary

EXHIBIT

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