

OREGON CONVENTION CENTER URBAN RENEWAL PLAN

ORIGINAL PLAN

PDC Action	Res. 3774	April 19, 1989
	Rpt. 89-24	April 19, 1989
Council Action	Ordinance 161925	May 18, 1989
Recorded	Book 2212/Pgs 517-666	June 16, 1989

FIRST AMENDMENT - Replaces Section 602 and revises language in Section 1002 regarding the acquisition of real property following LUBA's opinion issued on 11/2/89

PDC Action	Res. 3959	May 9, 1990
	Rpt. 90-43	May 9, 1990
	Revised Res. 3967	May 17, 1990
	Revised Rpt. 90-51	May 17, 1990
Council Action	Ordinance 164088	April 24, 1991
Recorded	Book 2412/Pgs 1226-1275	May 10, 1991

SECOND AMENDMENT – Authorizes acquisition of a Headquarters Hotel site.

PDC Action	Res. 3960	May 9, 1990
	Rpt. 90-44	May 9, 1990
Council Action	Ordinance 164089	April 24, 1991
Recorded	Book 2412/Pgs 1276-1464	May 10, 1991

THIRD AMENDMENT – Sets June 30, 2006 as date beyond which bond indebtedness will not be issued. (Minor Amendment; Council action not required).

PDC Action	Res. 4139	September 11, 1991
	Rpt. 91-76	September 11, 1991
Recorded	Book 2462/Pgs 2791-2794	October 3, 1991

FOURTH AMENDMENT – Extends OCC URA boundary northward on MLK Jr. Blvd and recommends a set of objectives to revitalize the MLK Corridor

PDC Action	Res. 4392	May 12, 1993
	Rpt. 93-42	May 12, 1993
Council Action	Ordinance 166748	July 14, 1993
Recorded	Book 2773/Pgs 1700-1853	October 27, 1993

Note: Recorded documents include the Ordinance, Urban Renewal Plan & Report, and the Planning Commission Report and Recommendation

FIFTH AMENDMENT – Removes the Commission's authority for acquisition of a Headquarters Hotel site. (Reverses Second Amendment to the Plan).

PDC Action	Res. 4547	May 11, 1994
	Rpt. 94-55	May 11, 1994
Council Action	Ordinance 167930	July 20, 1994
Recorded	Book/Fee 94-161653	October 28, 1994

SIXTH AMENDMENT – Expands the boundary area by 0.62 acres to encourage the development of needed affordable housing. (Minor Amendment; Council action not required).

PDC Action	Res. 4862	June 19, 1996
	Rpt. 96-48	June 19, 1996
Recorded	Book/Fee 96-172112	November 13, 1996

SEVENTH AMENDMENT – Establishes maximum indebtedness.

PDC Action	Res. 5122	May 20, 1998
	Rpt. 98-18	May 20, 1998
Council Action	Ordinance 172355	June 10, 1998
Recorded	Book/Fee 98-211522	November 19, 1998

EIGHTH AMENDMENT – Authority to acquire property at 834 NE MLK Jr. Blvd.

PDC Action	Res. 5332	September 16, 1999
	Rpt. 99-41	September 16, 1999
Council Action	Ordinance 173992	December 8, 1999
Recorded	Book/Fee 99-231621	December 29, 1999

NINTH AMENDMENT – Establishes authority to allow urban renewal funds to be spent on public buildings.

PDC Action	Res. 5519	August 9, 2000
	Technical Report only	
Council Action	Ordinance 175019	October 25, 2000
Recorded	Book/Fee 2000-172011	December 18, 2000

TENTH AMENDMENT – Clarify notice and approval process required for plan amendments adding land or maximum indebtedness; deals with Measure 50 statutory anomaly.

PDC Action	Res. 5545	September 13, 2000
	Rpt. 00-50	September 13, 2000
Council Action	Ordinance 175016	October 25, 2000
Recorded	Book/Fee 2001-009496	January 19, 2001

ELEVENTH AMENDMENT – To amend boundaries to include Grant Warehouse: DECLINED; NO ACTION.

TWELFTH AMENDMENT - Amends boundaries to add 1.5 acres from the Interstate Corridor URA (2nd Amendment); Piedmont Place Property; minor amendment, no Council action required.

PDC Action	Res. 5823	February 13, 2002
	Rpt. 02-13	February 13, 2002
Recorded	Book/Fee 2002-088567	May 16, 2002

THIRTEENTH AMENDMENT – Authorizes commencement of condemnation proceedings to acquire property (Menashe) for a Headquarters Hotel .

PDC Action	Res. 6049	September 10, 2003
	Rpt. 03-74	September 10, 2003
Council Action	<i>Pending: requires 30 day wait period</i>	
Recorded	<i>Pending</i>	

FOURTEENTH AMENDMENT – Authorizes acquisition of Grant Warehouse Property (2.46 acres). Minor amendment; Council action not required.

PDC Action	Res. 6058	October, 13, 2003
	Rpt. 03-85	October 13, 2003
Recorded	<i>pending</i>	

2/3/04 10:11 AM

AUDITOR OF THE CITY OF PORTLAND

PORTLAND, OREGON 97204

ROOM 202
CITY HALL

COPY CERTIFICATE

STATE OF OREGON,
County of Multnomah,
CITY OF PORTLAND,

} ss

BARBARA CLARK Auditor of the City of Portland, do hereby certify that I have compared the

following copy of Ordinance No. 161925, passed by the Portland City Council on May 18, 1989, making certain determinations related to and adopting the Oregon Convention Center Urban Renewal Plan, together with Exhibits A, B and C,

with the original thereof, and that the same is a full, true and correct copy of such original

Ordinance No. 161925, with Exhibits A, B and C,

and of the whole thereof as the same appears on file and of record in my office, and in my care and custody.

IN WITNESS WHEREOF, I have hereunto set my hand and seal of the City of Portland affixed

this 8th day of June 1989.

Barbara Clark

Auditor of the City of Portland

By *Mary E Newell* Deputy



Make certain determinations related to and adopt the Oregon Convention Center Urban Renewal Plan

The City of Portland ordains:

Section 1. The Council finds:

1. On December 28, 1988, the City Council directed the Portland Development Commission to examine the prevailing conditions and needs of the Oregon Convention Center Area and determine the eligibility of the area for urban renewal designation under ORS 457.
2. An urban renewal eligibility analysis, as presented in the Oregon Convention Center Urban Renewal Report, found that the Oregon Convention Center Area conforms to all requirements of ORS 457 with respect to its eligibility for urban renewal designation, including limitations on percentage of assessed value and land area which may be so designated, as well as statutory definitions of blight.
3. PDC staff has met with representatives of many area neighborhood and business associations, several interested individuals and representatives of interested or affected City bureaus and, as a result of this public participation, the Oregon Convention Center Urban Renewal Plan (the "Plan") and the Oregon Convention Center Urban Renewal Report (the "Report") were prepared in response to City Council's directive.
4. On April 19, 1989, the Portland Development Commission reviewed and adopted the Plan and Report, attached hereto as Exhibits A and B, and by this reference made a part hereof.
5. On May 1, 1989, the Portland City Planning Commission reviewed and recommended adoption of the Plan and Report with amendments and made findings of conformance with the Comprehensive Plan and statutory requirements of ORS 457 by a report, which is attached hereto as Exhibit C, and by this reference made a part hereof.
6. The City Council has reviewed and considered the Plan and Report and does by this Ordinance desire to approve the Plan.
7. The City Council hereby finds and determines that:
 - a. The Oregon Convention Center Urban Renewal Area as a whole, as defined in the Plan, is blighted in accordance with ORS 457.010, because of building obsolescence, underutilized land, deficient pedestrian

ORDINANCE No.

facilities, awkward and congested street system, combined sanitary and storm sewers, and high police activity, as more fully described in Section 100 of the Urban Renewal Report and incorporated herein;

- b. That said Plan complies with all requirements of ORS Chapter 457;
- c. Rehabilitation and redevelopment is necessary to protect the public health, safety, and welfare of the City of Portland;
- d. The Plan conforms to the City's Comprehensive Plan and Central City Plan, and provides an outline for accomplishing the urban renewal projects the Plan proposes;
- e. No residential displacement is expected to occur as a result of the renewal actions proposed by the Plan. Provision has been made 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 handicapped individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing;
- f. Adoption and carrying out of the Plan is economically sound and feasible;
- g. The City of Portland will cooperate in carrying out the Plan and shall assume and complete any activities prescribed to it by the Plan.

NOW, THEREFORE, The Council directs:

- 1. Based on the Portland Development Commission and Planning Commission reports which are hereby accepted, with the following amendments:
 - 1. Areas east of N.E. 16th Avenue are excluded, and;
 - 2. Planning Commission recommendations VI.C and VI H."C" are deleted, the Oregon Convention Center Urban Renewal Plan, 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.
- 2. The Portland Development Commission shall file in the Records of Multnomah County, Oregon a copy of the Plan and this Ordinance upon adoption by the Council.
- 3. The City Auditor shall forward forthwith to the Portland Development Commission and to the Portland City Planning Commission copies of this Ordinance upon adoption by the Council.
- 4. The City Auditor, in accordance with ORS 457, shall publish notice of the adoption of this Ordinance approving the Plan in the newspaper having the greatest circulation in the City of Portland within four days following adoption of this Ordinance.

Passed by the Council, **MAY 18 1989**

Mayor J.E. Bud Clark
PLC:LAP
May 18, 1989

BARBARA CLARK

Auditor of the City of Portland

By

Mary E. Newell Deputy

5-10-89

Blumenauer moved to rename
Sullivan's Gulch, 2nd by Lindberg
y-4

BOOK 2212 PAGE 520

THE COMMISSIONERS VOTED AS FOLLOWS:		
	Yeas	Nays
BLUMENAUER	✓	
BOGLE	✓	
KOCH		
LINDBERG		
CLARK	✓	

FOUR-FIFTHS CALENDAR	
BLUMENAUER	
BOGLE	
KOCH	
LINDBERG	
CLARK	

725
Calendar No. ~~720~~ 774

ORDINANCE No. 161925

Title

Make certain determinations related to and adopt the Oregon Convention Center Urban Renewal Plan. (ordinance)

MAY 3 1989

PASSED TO SECOND READING MAY 10 1989
10:30 TIME CERTAIN

MAY 10 1989

PASSED TO SECOND READING MAY 18 1989
As Amended

Filed APR 28 1989

BARBARA CLARK
Auditor of the CITY OF PORTLAND
By Mary L Howard
Deputy

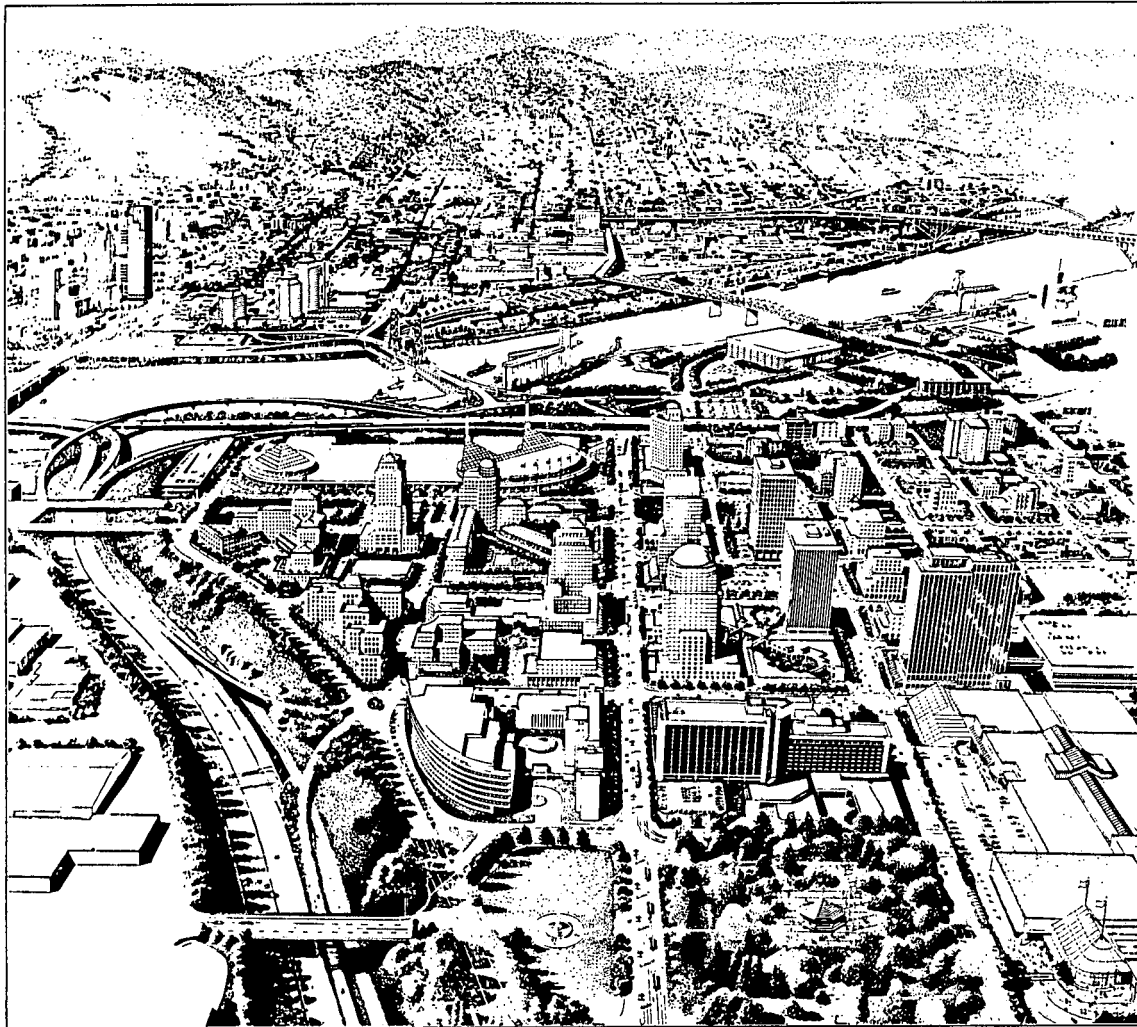
INTRODUCED BY
Mayor J.E. Bud Clark

NOTED BY THE COMMISSIONER
Affairs
Finance and Administration <i>J.E. Bud Clark</i>
Safety
Utilities
Works

BUREAU APPROVAL
Bureau: Portland Development Commission
Prepared By: _____ Date: _____ Les A. Prentice April 27, 1989
Budget Impact Review: <input type="checkbox"/> Completed <input type="checkbox"/> Not required
Bureau Head: Patrick LaCrosse

CALENDAR <i>Time Certain</i>
Consent _____ Regular <input checked="" type="checkbox"/>

NOTED BY
City Attorney
City Auditor
City Engineer



Illustrative 15-Year Aerial Overview

OREGON CONVENTION CENTER

URBAN RENEWAL PLAN

CITY OF PORTLAND, OREGON
OREGON CONVENTION CENTER URBAN RENEWAL PLAN

1989

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

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SECTION 100 - INTRODUCTION

The Oregon Convention Center Urban Renewal Plan is an Urban Renewal Plan for the City of Portland, Oregon, adopted pursuant to ORS.457. The Urban Renewal Area is located entirely within the incorporated City of Portland and consists of a single geographic area of the City, 509 acres in size, with an estimated total 1988-89 taxable true cash value of \$286,002,321.

This plan consists of two parts, Text and Exhibits, and has been prepared by the Portland Development Commission, the Urban Renewal Agency of the City of Portland, Oregon, pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances. All such applicable laws are made a part of this Plan, whether expressly referred to in the text or not.

The Portland Development Commission, created by a vote of the people in 1958 through a City of Portland charter amendment, is the city's Urban Renewal Agency. Portland Development Commission will administer the provisions of this plan as allowed by Chapter 457 of the Oregon Revised Statutes, under the guidance of 5 Commissioners, appointed by the Mayor and approved by the City Council.

SECTION 200 - DEFINITIONS

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

"Area" means the area included within the boundaries of the Oregon Convention Center Urban Renewal Area.

"Blight" means areas which by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community, and as more specifically defined in Section 457.010 of the Oregon Revised Statutes.

"City" means the City of Portland, Oregon.

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

"Comprehensive Plan" means the Comprehensive Land Use Plan of the City of Portland, including all of its policies, procedures and implementing provisions, as amended.

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

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

"Displaced" person or business means any person who moves or is required to move as a result of real property acquired by the Development Commission or any person receiving a written notice to vacate the property for public use as more specifically described in ORS 281.045.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Oregon Convention Center Urban Renewal Area, Part Two - Exhibits.

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

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

"Plan" means the Urban Renewal Plan for the Oregon Convention Center Urban Renewal Area, Parts One and Two.

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

"Redeveloper" means any individual or group acquiring property from the Development Commission or receiving financial assistance for the

acquisition and/or physical improvement of privately or publicly held structures and land.

"State" means the State of Oregon.

"Tax Increment Financing" means a method of financing indebtedness incurred by the Portland Development Commission in preparing and implementing the Oregon Convention Center Urban Renewal Plan. Such tax increment method is authorized by ORS sections 457.420 through 457.450 and provides that the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Urban Renewal Area above that existing on the County tax roll last equalized prior to the effective date of the Portland City Council Ordinance approving the Urban Renewal Plan shall be paid into a special fund of the Portland Development Commission. Such special fund shall be used to pay the principal and interest on indebtedness incurred by the Portland Development Commission in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan including the administration of the Portland Development Commission's activities.

"Taxing Body" means Multnomah County, City of Portland, Portland School District, Port of Portland, Metropolitan Service District, Portland Community College, Education Service District - Elementary, Education Service District - High School, and Tri-Met Transportation; each of which has authority to levy ad valorem taxes within the boundaries of the Urban Renewal Area.

"Text" means the Urban Renewal Plan for the Oregon Convention Center Urban Renewal Area, Part One - Text.

"U.R." means urban renewal as in Urban Renewal Boundary, Urban Renewal Area, etc.

"Urban Renewal Law" means Chapter 457 of the Oregon Revised Statutes as same exists on the effective date of this Urban Renewal Plan or as same may be amended from time to time by action of the Oregon Legislature.

SECTION 300 - LEGAL BOUNDARY DESCRIPTION

The approximate boundaries of the Area are shown by the Urban Renewal Plan Area Map (Exhibit One).

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 as follows:

Commencing at the northwest corner of the northeast one-quarter of Section 35, Township 1 North, Range 1 East, Willamette Meridian, City of Portland, County of Multnomah and State of Oregon;

Thence south 36.45' and west 16.4' to the northeast corner of N.E. Halsey Street and N.E. 14th Avenue, Multnomah County Assessor Map number 2932;

Thence east along the north right-of-way line of N.E. Halsey Street to the northeast corner of its intersection with N.E. 16th Avenue, for the true point of beginning;

Thence from the true point of beginning, south along the east right-of-way line of 16th Avenue and south prolongation thereof to the south right-of-way line of the Columbia River Highway (I-84);

Thence southwesterly along the south right-of-way line of the Columbia River Highway (I-84) to a point at its intersection with the east right-of-way line of N.E. 12th Avenue, which point is also the northeast corner of the Central Eastside Urban Renewal Area Boundary;

Thence southwesterly along the south right-of-way line of the Columbia River Highway (I-84), said right-of-way line also being the north boundary line of the Central Eastside Urban Renewal Area, to its intersection with the north right-of-way line of N.E. Everett Street at N.E. 6th Avenue;

Thence westerly along said north right-of-way line of N.E. Everett Street and westerly prolongation thereof to its intersection with the east Harbor line of the Willamette River;

Thence northwesterly along said Harbor line to the northwest corner of Tax Lot (3) in Add-Section 34, Township 1 North, Range 1 East, Assessor Account Number R-94134-0030;

Thence northeasterly along the northerly line of said tax lot to the intersection of the westerly right-of-way line of State Highway 99W (N. Interstate Avenue);

Thence northerly along said right-of-way line to the intersection of the southwesterly prolongation of the northerly right-of-way line of N. Dixon Street;

Thence northeasterly along said prolongation line to a point on the westerly right-of-way line of N. Wheeler Avenue;

Thence northwesterly along said right-of-way line and prolongation thereof to the intersection of the north right-of-way line of N. Hancock Street;

Thence east along said right-of-way line to the west right-of-way line of I-5 (East Bank Freeway);

Thence northwesterly along said I-5 right-of-way line to a point of intersection with the west prolongation of the north right-of-way line of N. Russell Street;

Thence east along said right-of-way line to the east right-of-way line of N. Williams Avenue;

Thence south along said right-of-way line to the northwest corner of Lot 24, Block 24, Add-Albina, Assessor Map 2830;

Thence clockwise around said Lot 24 to the adjacent northeast corner of Lot 25, Block 24, Add-Albina of said map;

Thence south along the east line of said lot and the east line of the tax lot described as E. 25' of Lot 26, Block 24, Add-Albina, of said map, to the north right-of-way of N.E. Thompson Street;

Thence east along said right-of-way line to a point of intersection with the north prolongation of the east line of Lot 4, Block 24, Add-Albina of said map;

Thence south along said line and east line of Lot 23, Block 23, Add-Albina, of said map, and south prolongation thereof to a point on the south right-of-way line of N.E. Tillamook Street;

Thence west along said right-of-way line to the northeast corner of a tax lot described as E. 25' of lots 1 & 2, Block 23, Add-Albina, of said map;

Thence south along the east line of said lot and Tax Lot (1) of Blocks 22 & 23 and a tax lot described as E. 25' of S. 10' of Lot 25, Block 22 and E. 25' of Lot 26, Block 22, Add-Albina, of said map to the north right-of-way line of N.E. San Rafael Street;

Thence east along said right-of-way line to a point of intersection with the north prolongation of the east line of a tax lot described as W. 25' of N. 1/2 of Lot 10, Block 22, Add-Albina, of said map;

Thence south along said line and east line of a tax lot described as the W. 1/2 of S. 1/2 of Lot 10, Block 22, Add-Albina, of said map, to the north right-of-way line of N.E. Hancock Street;

Thence east along said right-of-way line to a point of intersection with the north prolongation of the east right-of-way line of N.E. 1st Avenue;

Thence south along said line to the northwest corner of Lot 2, Block 246, Add-Holladay's Add, of said map;

Thence clockwise around said tax lot to the adjacent southwest corner of Lot 7, Block 246, Add-Holladay's Add, of said map;

Thence east along the south line of said tax lot and prolongation thereof to the northwest corner of the tax lot described as Lots 3 - 6, Block 247, Add-Holladay's Add, of said map;

Thence east along the north line of said tax lot to the west right-of-way line of N.E. 3rd Avenue;

Thence north along said right-of-way line to its intersection with the south right-of-way line of N.E. Hancock Street;

Thence west along said right-of-way line to a point of intersection with the south prolongation of the east line of a tax lot described as S. 1/2 of Lot 5, Block 21, Add-Albina, of said map;

Thence counter-clockwise around said tax lot to the adjacent southeast corner of a tax lot described as N. 1/2 of Lot 4, Block 21, Add-Albina, of said map;

Thence north along the east line, of said tax lot, and prolongation thereof to the north right-of-way line of N.E. San Rafael Street;

Thence east along said right-of-way line to the southwest corner of a tax lot described as exc. E. 10' in Martin Luther King Jr. Blvd. of Lots 14 & 15, Block 21 and Lots 17-20, Block 21, Add-Albina, Assessor Map 2830;

Thence clockwise around said tax lot to the adjacent southwest corner of a tax lot described as Lots 8 & 9, Block 20, Add-Albina, of said map;

Thence north along the west line, of said tax lot, and prolongation thereof to the southwest corner of Tax Lot 19, Block 20, Add-Albina, of said map;

Thence north along the west lines, of said tax lot, and Tax Lot 8, Block 19, Add-Albina, of said map and north prolongation thereof to a point on the north right-of-way line of N.E. Thompson Street;

Thence counter-clockwise around a tax lot described as Lots 19 & 20, Block 19, Add-Albina, of said map to the adjacent southwest corner of Tax Lot 8, Block 18, Add-Albina, of said map;

Thence north along the west line, of said tax lot, and prolongation thereof to the southeast corner of Tax Lot 20, Block 18, Add-Albina, of said map;

Thence counter-clockwise around said tax lot to the adjacent southwest corner of a tax lot described as Lots 7 - 9, Block 17, Add-Albina, of said map;

Thence north along the west line, of said tax lot, and prolongation thereof to the north right-of-way line of N.E. Russell Street;

Thence east along said right-of-way line to the west right-of-way line of N.E. Martin Luther King Jr. Blvd.;

Thence north along said right-of-way line to a point of intersection with the west prolongation of the north right-of-way line of N.E. Russell Street;

Thence east along said line to a point of intersection with the north prolongation of the east line of Tax Lot 28, Block 6, Add-Albina, Assessor Map 2731 or 2831;

Thence south along said prolongation and lot line and east line of Tax Lot 5, Block 5, Add-Albina, Assessor Map 2831, and its prolongation to the northeast corner of a tax lot described as exc. W. 10' in Martin Luther King Jr. Blvd. of Lots 1 & 2, Block 5 and Lot 28, Block 5, Add-Albina of said map;

Thence south along the east line of said tax lot and the east line of Tax Lot 5, Block 4, Add-Albina, of said map, and its prolongation to the northeast corner of a tax lot described as E. 5' of Lot 2, Block 4 and Lot 28, Block 4, Add-Albina, of said map;

Thence south along the east line of said tax lot and the east line of Tax Lot 5, Block 3, Add-Albina, of said map, to a point on the north right-of-way line of N.E. Thompson Street;

Thence east along said right-of-way line to a point of intersection with the north prolongation of the east line of Lot 27, Block 3, Add-Albina of said map;

Thence south along said prolongation and east line and the east line of Lot 6, Block 2, Add-Albina, of said map, and its prolongation to a point on the south right-of-way line of N.E. Tillamook Street;

Thence west along said right-of-way line to the northeast corner of a tax lot described as W. 33-1/3' of Lot 27, Block 2, Add-Albina, of said map;

Thence south along the east line of said tax lot to a point on the north line of a tax lot described as Lots 5 & 6, Block 1, Add-Albina, of said map;

Thence clockwise around said tax lot to a point of intersection with the north right-of-way line of N.E. San Rafael Street;

Thence east along said right-of-way line to a point of intersection with the north prolongation of the west line of a tax lot described as W. 9.88' of N. 1/2 of Lot 25, Block 1, and E. 31.62' of N. 1/2 of Lot 26, Block 1, Add-Albina, of said map;

Thence south along said prolongation and west line to the southwest corner of said tax lot;

Thence east along the south line of said tax lot and tax lots described as: 1) exc. W. 9.88' of N. 1/2 of Lot 25, Block 1 2) N. 1/2 of Lot 24, Block 1 3) N. 1/2 of Lot 23, Block 1 4) W. 35' of N. 1/2 of Lot 22, Block 1 5) W. 18' of N. 1/2 of Lot 21, Block 1 and E. 15' of N. 1/2 of Lot 22, Block 1 6) E. 32' of N. 1/2 of Lot 21, Block 1, Add-Albina, of said map; to the southeast corner thereof;

Thence north along the east line of said tax lot described as E. 32' of N. 1/2 of Lot 21, Add-Albina, of said map, and its prolongation thereof to a point on the north right-of-way line of N.E. San Rafael Street;

Thence east along said right-of-way line and prolongation to a point on the east right-of-way line of N.E. 7th Avenue;

Thence south along said right-of-way line to a point on the north right-of-way line of N.E. Schuyler Street;

Thence east along said right-of-way line to a point on the east right-of-way line of N.E. 16th Avenue;

Thence south along said right-of-way line to the true point of beginning, containing 508.84 acres, more or less laying entirely within the city limits of the City of Portland, Multnomah County, Oregon.

SECTION 400 - PURPOSE, GOALS AND OBJECTIVES FOR THE OREGON CONVENTION CENTER
URBAN RENEWAL AREA

The purpose of the Plan is to improve the condition and appearance of the Area, eliminate blight and blighting influences, to expand and improve public facilities and to stimulate private investment and economic growth in the Area.

Goal 1 Maximize the regional job potential of the Oregon Convention Center.

1.1 Recruit at least one headquarters hotel in the immediate vicinity of the OCC to capitalize on the convention center's capacity.

1.2 Encourage other support industries and businesses to locate in the Area or to upgrade existing facilities.

Goal 2 Target jobs and businesses created through urban renewal financed activities to first benefit North and Northeast Portland residents and then all Portland residents.

2.1 Support job development programs that assist in the recruitment, training, and placement of North/Northeast and Portland residents.

2.2 Adopt criteria or goals for jobs development program participation based on direct tax increment public development assistance.

2.3 Direct investment assistance for the jobs development program to commercial and industrial districts within the area closest to economically disadvantaged neighborhoods.

Goal 3 Create opportunities within the area for businesses to expand and service the convention trade.

3.1 Encourage lodging, entertainment, restaurant, and retail development in the corridor between the Convention Center and Lloyd Center.

3.2 Foster the opportunity for office development in the area as mutually supportive of the job growth goal, hotel market, and retail opportunity.

3.3 Ensure that adequate infrastructure is in place to support the levels of development proposed.

Goal 4 Integrate the OCC area with the westside of the Central City and the Lloyd Center, reinforcing the expansion of the central city and the economic expansion of the east side.

4.1 Upgrade the transportation and pedestrian linkages within the Central City and between facilities in the Area, such as the Oregon Convention Center and Memorial Coliseum.

4.2 Encourage the development of cultural amenities, entertainment and retail support both downtown and within the area along transit and pedestrian corridors, particularly Holladay Street.

4.3 Support the development of design guidelines and public works improvements to establish a distinct visual identity and relationship with the central city area and adjacent neighborhoods within the urban renewal area.

4.4 Encourage complementary and diverse land use activities in the Convention Center area.

4.5 Support residential, mixed-use and free-standing projects with the creation of quality amenities and environment.

Goal 5 Upgrade the setting and environment of the area to reflect the best of Portland to visitors; encouraging extended convention stays, return visits and business recruitment to Oregon.

5.1 Initiate efforts to significantly upgrade the area around the Steel Bridgehead as a gateway to the Convention Center, and to install pedestrian connections to and overlook improvements at the Willamette River.

5.2 Upgrade streetscape in all principal corridors and create identity with gateway improvements.

5.3 Encourage the development of entertainment, recreation, cultural and open space amenities.

5.4 Upgrade the level of public safety in the area with adequate lighting and capital expenditures or improvements that will improve police presence in the area.

Goal 6 Ensure that urban renewal activities work to stabilize adjacent neighborhoods; mitigating adverse impacts and striving to strengthen neighborhood values.

6.1 Coordinate the development of traffic management plans and street designs that reduce potential for through traffic infiltration in adjacent neighborhoods.

6.2 Foster middle income residential and mixed-use development in the Convention Center area as mutually supportive of retail opportunities and the maintenance of neighborhood values.

6.3 Study commercial/industrial nodes along the Martin Luther King Jr. Blvd. Corridor with a goal of identifying potential locations for development of businesses which could provide service to businesses within the Oregon Convention Center Urban Renewal District. Coordinate with other economic development programs to accomplish this goal.

Goal 7 Establish realistic and attainable objectives in the formation of projects to be undertaken within the urban renewal area.

7.1 Estimate realistic revenue projections so as not to over commit funding expectations.

7.2 Recognize the limits of any single economic development tool (ie. urban renewal) to accomplish broad based community goals.

7.3 Be explicit in the rating of priority projects so as to avoid false expectations.

Section 401 - City of Portland Policy Context

This plan has been prepared in conformity with the economic development policies of the City of Portland and its Comprehensive Plan, including the Central City Plan, and its goals, policies, procedures and implementing provisions.

This plan furthers the objectives of the City's Comprehensive Plan and is intended to implement or improve land uses, traffic flow, parking, pedestrian amenities, economic development, and public infrastructure and facilities.

The following goals, policies, and objectives represent official existing directives as they relate to the planning and redevelopment efforts in the Convention Center area.

Comprehensive Plan Goals and Policies

Effective on January 1, 1981, the City of Portland's Comprehensive Plan is a guide for all land use related development within the city. The Oregon Convention Center Urban Renewal Plan is especially supportive of the following Comprehensive Plan Goals and Policies.

"Goal 2 Urban Development: Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers."

"Policy 2.7 Willamette River Greenway Plan: Implement the Willamette River Greenway Plan which preserves a strong working river while promoting recreation, commercial and residential waterfront development along the Willamette south of the Broadway Bridge."

"Policy 2.9 Residential Neighborhoods: Allow for a range of housing types to accommodate increased population growth while improving and protecting the city's residential neighborhoods."

"Policy 2.10 Commercial Centers: Expand the role of major established commercial centers with retail, office, service and labor-intensive industrial activities which are compatible with the surrounding area. Encourage the retention of existing medium and high density apartment zoning adjacent to these centers."

"Policy 2.12 Transit Corridors: Provide a mixture of activities along major transit routes to augment travel options."

"Policy 2.24 Central City Plan: Encourage continued investment within Portland's Central City while enhancing its attractiveness for work, recreation and living. Through the implementation of the Central City Plan, coordinate development, provide aid and protection to Portland's citizens, and enhance the Central City's special natural, cultural and aesthetic features."

"Policy 3.1 Physical Conditions: Provide and coordinate programs to prevent the deterioration of existing structures and public facilities."

"Policy 3.6 Neighborhood Plan: "Maintain and enforce neighborhood plans that are consistent with the Comprehensive Plan and that have been adopted by City Council."

"Goal 4 Housing: Provide for a diversity in the type, density and location of housing within the City consistent with the adopted City Housing Policy in order to provide an adequate supply of safe, sanitary housing at price and rent levels appropriate to the varied financial capabilities of City residents."

"Policy 4.3 New Housing Production: Assist the private sector in maintaining an adequate supply of single and multi-family units. This shall be accomplished by relying primarily on the home building industry and private sector solutions supported by the elimination of unnecessary government regulations."

"Policy 4.7 Existing Housing; Major Rehabilitation: Provide assistance for rehabilitation of housing beyond housing maintenance code requirements 1) if the assistance is supportive of general community development activity; 2) on a voluntary basis; and 3) if the Existing Housing: Maintenance and New Housing policies are being fulfilled."

"Goal 5 Economic Development: Increase the quantity and quality of job opportunities through the creation of an environment which promotes and supports business and industry and attracts new investment."

"Policy 5.1 Business Retention and Recruitment: Develop policies and programs which provide opportunities for local businesses to operate and grow in Portland. Continue efforts to attract new business and investment to the region."

"Policy 5.2 Economic Environment: Continue efforts to enhance Portland's economic environment by ensuring that sufficient land and infrastructure exists or can be provided and that public actions support and promote private development activity."

"Policy 5.5 International Image: Encourage trade, tourism, and new investment from Pacific Rim nations and other regions of the world, to enhance Portland's reputation as a truly international city."

"Policy 5.6 Special Opportunities: Focus economic development programs to maximize special opportunities for investment, development, and improvements which are underway or anticipated over the next decade in Portland and the region."

"Policy 5.7 Marketing and Image: Work to develop and promote a consistent, positive, growth-oriented image, to attract business development, convention trade and tourism to the Portland area."

"Policy 5.8 Public/Private Partnership: Foster a development partnership between the public and private sectors that is responsive to the economic needs of Portland's businesses and residents."

"Policy 5.10 Central City: Assist in promoting retail, lodging, office, residential, and cultural opportunities and facilities in the Central City."

"Policy 5.11 Equalization of Economic Opportunity: Encourage equal opportunities for employment, career advancement, and business development for those segments of the population which have historically not participated fully in the Portland economy."

"Goal 6 Transportation: Promote an efficient and balanced urban transportation system, consistent with the ASCP, to encourage energy conservation, reduce air pollution, lessen the impact of vehicular traffic on residential neighborhoods, and improve access to major employment and commercial centers."

"Goal 9 Citizen Involvement: Improve the method for citizen involvement in the on-going land use decision-making process

and provide opportunities for citizen participation in the implementation, review and amendment of the adopted Comprehensive Plan."

"Goal 11A Public Facilities: Provide a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities."

Economic Development Policy

On June 2, 1988, the Portland City Council adopted Ordinance No. 160853 recognizing the following economic goals and policies, among others, as Portland's economic development policy. On June 29, 1988, the City Council adopted Ordinance No. 161000 incorporating these goals and policies into Portland's Comprehensive Plan.

"Goal: Increase the quantity and quality of job opportunities through the creation of an environment which promotes and supports business and industry and attracts new investment." (p.1)

"Policy: Encourage trade, tourism and new investment from Pacific Rim nations and other regions of the world, to enhance Portland's reputation as a truly international city." (p.6)

"Objective: Continue efforts to attract international investment and development to the Portland area."

"Objective: Enhance Portland's reputation as a destination for international tourists. The City should work with the Portland Oregon Visitors Association (POVA) and other community groups and businesses to develop amenities and attractions designed to bring more international tourists to Portland, and make their visits comfortable and fulfilling."

"Policy: Focus economic development programs to maximize special opportunities for investment, development, and improvements which are underway or anticipated over the next decade in Portland and the region." (p.7)

"Objective: Adopt a new, integrated focus for the City's economic development projects outside the downtown. Areas and projects to be incorporated include Northeast Portland and the Convention Center ..." (P.7)

"Policy: Work to develop and promote a consistent, positive, growth-oriented image, to attract business development, convention trade and tourism to the Portland area." (p.8)

"Objective: Develop a comprehensive strategy that addresses the coordinated development, timing and financing of public attractors and facilities which enhance Portland's image as a destination for tourists."

"Policy: Encourage the development and maintenance of business and industrial district organization where such organizations help meet the City's economic development objectives and are compatible with neighborhood livability."
(p.10)

"Objective: Direct technical, financial, or investment assistance for economic development to industrial and commercial districts within, or in close proximity to, neighborhoods where the percentage of unemployed and economically disadvantaged workers exceeds City-wide levels."
(p.10)

"Policy: Encourage equal opportunities for employment, career advancement, and business development for those segments of the population which have historically not participated fully in the Portland economy." (p.12)

Objective: Use "First Source" hiring agreements as one method to recover public investment in projects that primarily benefit a single firm or investor. Under a "First Source" hiring agreement an employer agrees to accept City-sponsored training or placement programs as the first source for new employees." (p.12)

Central City Plan

As adopted by the Portland City Council on March 24, 1988, the Central City Plan established land use designations and policies as part of the City's Comprehensive Plan. The following policies and action proposals specifically relate to the Oregon Convention Center Urban Renewal Plan.

"Policy 3 - Housing: A) Promote the construction of at least 5,000 new housing units in the Central City by the year 2010. B) Preserve and encourage rehabilitation of existing housing. C) Encourage the development of housing in a wide range of types and prices and rent levels."

"Action Proposal H4 of Policy 4: Use urban renewal and tax increment financing programs to foster the development and preservation of housing in urban renewal districts (particularly preservation of SRO housing)."

"Policy 5 A Human Services: Create opportunities for job training and employment."

"Action Proposal HS 13 of Policy 5: Encourage firms doing business with the city to have first source hiring agreements with the city."

"Policy 8 B - Parks and Open Spaces: Meet the open space and recreation needs of each of the Central City districts."

"Action Proposal PO 1 of Policy 8: Improve the North Park Blocks, Chapman and Lowndale Parks, Holladay Park, and Waterfront Park between the Steel and Burnside Bridges."

"Policy 19 - Lloyd Center-Coliseum: Reinforce the Lloyd Center as the eastern anchor of Central City retailing and locate the highest density new development in areas served by light rail.

- A. Recognize the Lloyd Center-Coliseum District's role as a major entrance to the Central City.
- B. Improve the environment for pedestrians throughout the district and create a regional civic facilities campus which brings together the Convention Center and Coliseum.
- C. Promote and encourage the development of uses supporting the Convention Center and Coliseum."

"Action Proposal LC1 of Policy 19: Create a connection from the Convention Center to the riverbank."

"Action Proposal LC 2 of Policy 19: Provide pedestrian improvement on Martin Luther King Jr. Blvd., Grand, Holladay, Multnomah, Broadway, 7th, 9th, and 16th."

"Action Proposal LC 3 of Policy 19: Improve connections for pedestrians in the area between the Convention Center and the Coliseum."

"Action Proposal LC 4 of Policy 19: Establish a trail in Sullivan's Gulch linking the Sullivan's Gulch Neighborhood to the riverbank."

"Action Proposal LC 5 of Policy 19: Create boulevards on Martin Luther King Jr. Blvd., Grand, Lloyd, Weidler, Broadway and 16th Streets."

"Action Proposal LC 6 of Policy 19: Build Lloyd Center/Coliseum District gateways in locations shown on the district map."

"Action Proposal LC 7 of Policy 19: Buffer the Sullivan's Gulch Neighborhood from through auto and truck traffic."

"Action Proposal LC 8 of Policy 19: Prepare a development plan for the area around the Convention Center."

"Action Proposal LC 9 of Policy 19: Establish a Vintage Trolley line linking the Lloyd Center to the Downtown retail cores and the transportation center."

"Action Proposal LC 11 of Policy 19: Study the feasibility of a Coliseum/Lloyd Center urban renewal district."

"Action Proposal LC 14 of Policy 19: Promote the creation of housing incentive programs, by public agencies, in areas of Required Housing."

Oregon Convention Center Area Policies and Procedures Guide

By Resolution No. 34497, the Portland City Council adopted the Oregon Convention Center Area Policies and Procedures Guide on December 28, 1988, as an overall guide for the Oregon Convention Center Area and instructing that further plans be prepared in accord with the guide. The policies as approved by the City Council are listed below:

"Economic Development

1. The Oregon Convention Center shall be the focus of new industry in the area, and public actions shall be undertaken to support maximizing its utilization and regional job potential.

Efforts shall be undertaken to secure at least one headquarters hotel in the immediate vicinity of the Convention Center.

Other support industries and businesses shall be encouraged to locate in the area and to upgrade existing facilities.

Take action to improve and add regional and local transportation and circulation access as a key to successfully supporting the economic development potential of the area, recognizing the inter-relationship to the City's air quality, transit, and street system efficiency objectives.

2. Secondary job production in the vicinity of the Convention Center and Lloyd Center is recognized as a major economic growth opportunity, and shall be facilitated.

Encourage lodging, entertainment, restaurant, and retail development and upgrading in the corridor between the Convention Center and Lloyd Center.

Foster higher density office and residential development in the Convention Center area as mutually supportive of the job growth policy, hotel market, and retail opportunity.

Develop all-weather cultural, entertainment and recreation opportunities to complement and strengthen Portland's tourism and foster a more active neighborhood feeling."

"Urban Design and Land Use

1. The vision for the built environment in the Convention Center area includes a more urban character, overall district identity emphasizing both the area's unique neighborhood qualities and its new central city role, and land uses supportive of the convention center environment.

Provide an enjoyable and active pedestrian environment.

Promote design continuity and a distinctive character within the Convention Center area. Development of sub-areas within the Area Development Strategy study area should encourage unique, yet complementary design character.

Encourage complementary and diverse land use activities in the Convention Center area.

2. Upgrade the setting and environment of the Convention Center area in support of visitor attractiveness. Encourage an efficient and appropriately scaled built environment.

Maintain and modify existing public facilities and improvements to be consistent with the more urban context and new role for the area.

Support residential clusters and free-standing projects, as well as a neighborhood environment with quality amenities.

Efforts shall be initiated to significantly upgrade the area around the Steel Bridgehead as a gateway to the Convention Center, and to install pedestrian connections to and overlook improvements at the Willamette River adjacent to the Convention Center.

Streetscape improvements shall be upgraded, particularly along Holladay Street (the transit and

pedestrian "spine" of the area) and Martin Luther King Jr. Blvd./Grand Avenue (the primary vehicular roadways serving the Convention Center). Standards for the design and quality of materials shall be developed for streetscapes and their furnishings.

The location of entertainment, retail support, and cultural and recreational opportunities, both downtown and within the area adjacent to the Convention Center and along Holladay Street is encouraged. Major public attractors proposed for the Convention Center area should be consistent with the community-wide strategies discussed in the Portland Public Attractors study of August 1988."

"Transportation and Circulation Systems

1. The location of the Convention Center and new central city role for its surrounding area requires a revised circulation system that integrates transit, pedestrians, bicycles, local and through traffic as well as regional access.

Maximize the potential of LRT and other transit services to provide regional access and central city access to the Convention Center area.

Improve regional traffic access for the current and expanding activities planned for the Convention Center area.

Develop a circulation system that distinguishes the intended functions of Convention Center area streets and to the extent possible separates conflicting functions and combines only compatible functions.

Develop a circulation system that provides safe and adequate traffic flow and that is logical and easily understandable to visitors of the Convention Center area.

Develop a pedestrian facility network that provides attractive linkages to key destinations including transit services.

Develop a bicycle facility network that provides access within and mobility through the Convention Center area.

Develop a circulation system that accommodates the planned development activities of the Convention

Center area and is compatible with the adjacent neighborhoods. BOOK 2212 PAGE 546

Develop a phased transportation facilities improvement program that coordinates short-term improvements with long-term improvements."

SECTION 500 - LAND USE PLAN

The Land Use Plan consists of the Land Use Plan Map (Exhibit Two), the Zoning Map (Exhibit Three), 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.

Any Comprehensive Plan, Planning and Zoning Code Amendments, or additions shall automatically amend Section 500 of this Urban Renewal Plan, as applicable, without the necessity of a formal amendment. This Section 500 and Exhibits Two and Three of this Plan document shall thereafter incorporate the relevant amendments, additions or deletions. To the extent this Section 500 and Exhibits Two and Three of this Plan conflict with the Comprehensive Plan or Zoning Code, the Comprehensive Plan and Zoning Code shall govern.

Section 501 - Land Use Map And Regulations

The use and development of land in the 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.

Exhibit Two, Land Use Plan Map, describes the Comprehensive Plan designations and some of the principal features of Portland's adopted Central City Plan. Refer to the Central City Plan Report for a description of the policies and objectives, implementing actions, and associated maps, including Urban Design Plan, Maximum Building Heights, Maximum Floor Area Required, Required Residential Development Areas, and Required Retail Opportunity Areas.

Section 502 - Land Use Designations

The zoning designations which affect the Urban Renewal Area are delineated on Exhibit Three, and listed below. Refer to Title 33, Planning and Zoning Code of the City of Portland for specifics.

- CX - Central Commercial Zone
- R1 - Medium Density Multi-Family
- RH - High Density Multi-Family
- RX - Central Multi-Family Residential Zone
- GE - General Employment Zone
- GI - General Industrial Zone
- D - Design Overlay Zone
- S - Sign Overlay Zone
- re - River Development
- OS - Open Space

M3 - Light Manufacturing
C2 - General Commercial

Section 503 - Additional Land Use Provisions

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

A. Plan and Design Review:

The Development Commission shall facilitate coordination of regulatory procedures related to applications for land use approvals of all private and public development activities for which it provides financial assistance.

The Development Commission shall be notified of proposed zoning and comprehensive plan changes and conditional use permits and Historic Landmark designations requested within the Area.

Plan and design review of private and public development shall be as follows:

1. Within the Area, procedures established in Title 33, Planning and Zoning Code of the City of Portland shall be followed.
2. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 603 of this Plan, which section provides for supplementary plan and design review by the Commission.

B. Eliot Neighborhood

No financial assistance or property conveyance to Redevelopers will be conducted in the area north of NE Schuyler until "planning efforts" have been completed for that area. Portland Development Commission activities will not preclude the continuance of a mix of uses for that area and this area will not be the focus of industrial development until "planning efforts" for the area are complete. The Planning Bureau, with the financial support of PDC, will give early consideration to this portion of the Eliot Neighborhood as part of its work in Inner North/Northeast Portland.

SECTION 600 - URBAN RENEWAL 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.

Section 601 - Project and Improvement Activities**A. Public Improvements**

1. Intent. Public facilities and utilities may be improved or constructed within public right-of-ways, easements, or on public property for the purpose of eliminating or preventing blight, retaining business and jobs, and stimulating new private investment. Public improvements may include storm and sanitary sewer improvements, water line improvements, street lighting, landscaping, street improvements, parking facilities, parks, open space development, and public restrooms or other improvements deemed appropriate for the achievement of the plan goals and objectives. The private utilities concerned will make such modifications and adjustments as may be legally required of them by the City to adequately serve development and meet the objectives of this Plan. Public improvements which may be undertaken, under this Plan, are listed in Subsection 601-A-2, below.

2. Anticipated Improvements. Public improvements may include the construction, reconstruction, repair or replacement of sidewalks, streets, pedestrian amenities and public infrastructure including, but not limited to:

- a) New curbs and gutters, including curb extensions;
- b) Construction and reconstruction of streets;
- c) Storm water, sanitary sewer, water, and other public or private utilities, including the creation of a district to place overhead utilities underground;
- d) New sidewalks or other pedestrian improvements and streets;
- e) Open space, parks, plazas, recreation and cultural amenities, trees, shrubs, flowering plants, ground covers, and other plant materials including irrigation systems, soil preparation and/or containers to support same;
- f) Street lights and traffic control devices, tables, benches and other street furniture, drinking fountains, lightrail catenary wire lighting;

- g) Special graphics and signage for directional, informational or decorative purposes;
- h) Transit improvements including stations;
- i) River related improvements including an esplanade, dock, breakwater and public access;
- j) Sidewalk awnings, canopies and other weather-sheltering structures for the protection of pedestrians;
- k) On and off-street parking facilities.

B. Redevelopment Through New Construction

1. Intent. It is the intent of this Plan to stimulate new private investment on vacant or underutilized property to achieve the objectives of this Plan.

2. Method. Redevelopment through new construction may be achieved in two ways:

- a) By property owners, with or without financial assistance by the Development Commission;
- b) By acquisition, lease, or disposition of property by the Development Commission for resale to others for redevelopment.

3. Redevelopment Financing. The Development Commission, with funds available to it, is authorized to promulgate rules and guidelines, establish financial assistance programs and provide below-market rate interest and market rate interest 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.

C. Redevelopment Through Rehabilitation

1. Intent. It is the intent of this Plan to encourage conservation and rehabilitation of existing buildings where feasible and practical, and to promote the preservation of historic structures which can be economically rehabilitated.

2. Method. Rehabilitation and conservation may be achieved in three ways:

- a) By owner and/or tenant activity, with or without financial assistance by the Development Commission;
- b) By the enforcement of existing City codes and ordinances;

c) By acquisition of property by the Development Commission for rehabilitation by the Development Commission or resale for rehabilitation by others.

3. Rehabilitation Financing. The Development Commission, with funds available to it, is authorized to promulgate rules and guidelines, establish financial assistance programs and provide below-market rate interest and market rate interest loans or other assistance to:

a) The owners of buildings which are in need of rehabilitation and which are economically capable of same, or:

b) To persons desiring to acquire or lease property from the Development Commission.

Section 602 - Real Property Acquisition 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 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 by the Development Commission 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 602-D shall be accomplished only following procedures for amending this Plan as set forth in Section 1002 - Substantial Changes or Amendments.

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 as an official part of this Urban Renewal Plan.

D. Land Acquisition Without Urban Renewal Plan Amendment. Except where conditions under (3) below exist, land acquisition not requiring a Plan amendment will require 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, alleys or pedestrian ways;

b) Property acquisition for public use.

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 the rehabilitation or demolition of the improvements are necessary to remove blighting influences and to achieve the objective of this Plan.

3. Where the owner of real property within the boundaries of the Area wishes to convey title of such property by voluntary sale, donation, or any other means, upon approval of the Development Commission.

Section 603 - Property Disposition and Redeveloper 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 use 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, 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 Area, in addition to the other controls and obligations

stipulated and required of him by the provisions of this Urban Renewal Plan, shall also be obligated by such requirements as may be determined by the Development Commission, including, but not limited to:

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 plan and design review and distribution to appropriate reviewing bodies as stipulated in this Plan and existing City codes and ordinances. Such plans and specifications shall comply with this Plan and the requirements of 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, including the provisions of Section 700 - Jobs Development Programs which are aimed at targeting jobs to residents of North and Northeast Portland.
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 ownership within the area in a clean, neat, and safe condition, in accordance with the approved plans for development.

Section 604 - 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, terms of financial assistance, and with all applicable codes, ordinances, policies, plans and procedures of the City.

Section 605 - Relocation

If in the implementation of this Plan, persons or businesses should be displaced by action of the Development Commission, the Development Commission

shall provide assistance in finding replacement facilities to those persons or businesses displaced. Such displaces will be contacted to determine their individual relocation needs. 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. Persons displaced from dwellings will not be required to move until appropriate dwellings at costs or rents within their financial means are available to them. Payment for moving expense will be made to businesses displaced.

The Development Commission 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 - JOBS DEVELOPMENT PROGRAM

Any Redeveloper who receives financial assistance or acquires property from the Development Commission will execute an employment agreement. Employment agreements will specify that Redevelopers target the jobs that are covered by the Agreement to residents of North and Northeast Portland first. Best efforts to meet the conditions of this provision will be monitored. In addition, Redevelopers will utilize their best efforts in achieving adopted Development Commission goals for participation of minorities and women in the construction of their project.

Prior to providing any financial assistance or conveying property to a Redeveloper, the Development Commission will prepare for public review and approval specific job development goals and procedures required to implement this Plan.

Jobs development program funding levels will be determined on an annual basis during the budgeting process in concert with other components of the urban renewal project. The Report accompanying this Plan suggests that \$28.5 million may be allocated over the life of the Plan for jobs development programs like a headquarter hotel and real estate development loans. For example, if a 600 - 800 room headquarter hotel receives tax increment financial assistance, as many as 500 jobs would be subject to the terms of an employment agreement.

SECTION 800 - FINANCING URBAN RENEWAL PROJECTS

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 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.

Section 801 - Self-Liquidation Of Costs Of Project

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 Urban Renewal Area, or part thereof, over the assessed value specified in 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 this Plan and any projects or activities authorized and undertaken pursuant to the provisions of this Plan.

Based on the most accurate estimate of Development Commission costs and income which are possible to make during the preparation of this Plan, it is estimated that all tax increment debt may be terminated in Fiscal Year 2005-0006; following seventeen (17) years of tax increment collections.

Should the terminal year of tax increment collection be greater than the amount of debt to be retired, the surplus amount of such tax increment proceeds shall be prorated back to the affected taxing bodies as required by subsection (3) of ORS 457.450.

Section 802 - 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 increments from the Area when and if such funds are available.

Section 803 - Annual Budget

The Development Commission shall adopt and use a fiscal year ending June 30 accounting period. Each year, by July 1, the Development Commission shall adopt a budget in conformance with the provisions of ORS 294 and ORS 457.460 which shall describe its sources of revenue, proposed expenditures and activities.

The Development Commission shall not undertake any activities nor expend any funds except as provided in the approved budget.

Section 804 - Financial Statement

ORS Section 457.460 requires that the Board, by August 1 of each year, prepare an annual financial statement. This statement 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 with the Development Commission and the information contained in the statement is available to all interested persons. The notice shall be published once a week for not less than two successive weeks before September 1 of the year for which the statement is required.

SECTION 900 - CITIZEN PARTICIPATION

At the outset of the urban renewal planning process, the following Citizen Participation Plan was drafted to give guidance to the preparation of the Urban Renewal Plan.

CITIZEN PARTICIPATION PLAN

It is the purpose of this plan to outline the Portland Development Commission's citizen participation program for the proposed Urban Renewal District in the Oregon Convention Center and Lloyd Center area.

1. Any interested citizen, neighborhood association or business association is allowed full access to available information on the project during the process of preparing the Urban Renewal Plan and Report.
2. Any neighborhood or business association who so desires can schedule a presentation for the purpose of offering comments on any aspect of the project.
3. Portland Development Commission will arrange for neighborhood and business association meetings for the purpose of soliciting comments on the goals and objectives of an urban renewal district. At a minimum, those associations will include:

Northeast Coalition of Neighborhoods
 Eliot Neighborhood Development Association
 King Improvement Association
 Sabin Community Association
 Boise Neighborhood Improvement Association
 Irvington Community Association
 Sullivans Gulch Neighborhood Association
 Kerns Neighborhood Association
 Central Northeast Neighbors
 Central Eastside Industrial Council
 North-Northeast Business Boosters
 Inner Northeast Community Development Association

4. Upon completion of the Urban Renewal Plan, the Portland Development Commission will hold a public hearing to receive comment on the proposed plan prior to forwarding it to the Planning Commission and City Council.
5. Both the Planning Commission and City Council proceedings in the adoption process will include public hearings.

Approximately 30 neighborhood or business association meetings took place during the preparation of the plan, including several meetings with the Urban Renewal Committee of the Northeast Coalition of Neighborhoods. In addition to numerous meetings with interested individuals, the Portland Development Commission and the City Council each held two public work sessions on establishing goals, objectives, and boundaries.

The activities and projects identified in this Plan, the development of subsequent plans, procedures, activities and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners and tenants as individuals and organizations who reside within or who have financial interest within the Oregon Convention Center Urban Renewal Area.

SECTION 1000 - PROCEDURES FOR CHANGES OR AMENDMENTS IN THE PLAN

The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and ongoing planning. It is anticipated that this 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.

Section 1001 - Minor Changes or Amendments

Minor changes or amendments such as clarification of language, graphic exhibits, procedures or minor modifications in the scope or location of project improvements authorized by this Plan resulting from detailed architectural, engineering, or planning analysis which will not change the basic planning or engineering principles of this Plan, may be approved by the Development Commission in resolution form.

Amendments to the City's Comprehensive Plan or to the codes, policies, procedures or ordinances which are established to implement such Comprehensive Plan and which affect the provisions of this Urban Renewal Plan, shall become a part of the Plan as if such amendments, modification or approvals were herein stated in full.

Section 1002 - Substantial Changes or Amendments

Substantial changes or amendments 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. Such substantial changes, if any, shall be approved by the City Council in the same manner as the Council's approval of the original plan and in compliance with the provisions of ORS 457.095 and ORS 457.220.

SECTION 1100 - OTHER PROVISIONS**Section 1101 - 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.

Section 1102 - Recording of Plan

A copy of the City Council's Non-Emergency Ordinance approving this Plan under ORS 457.095 shall be sent by the Council 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.

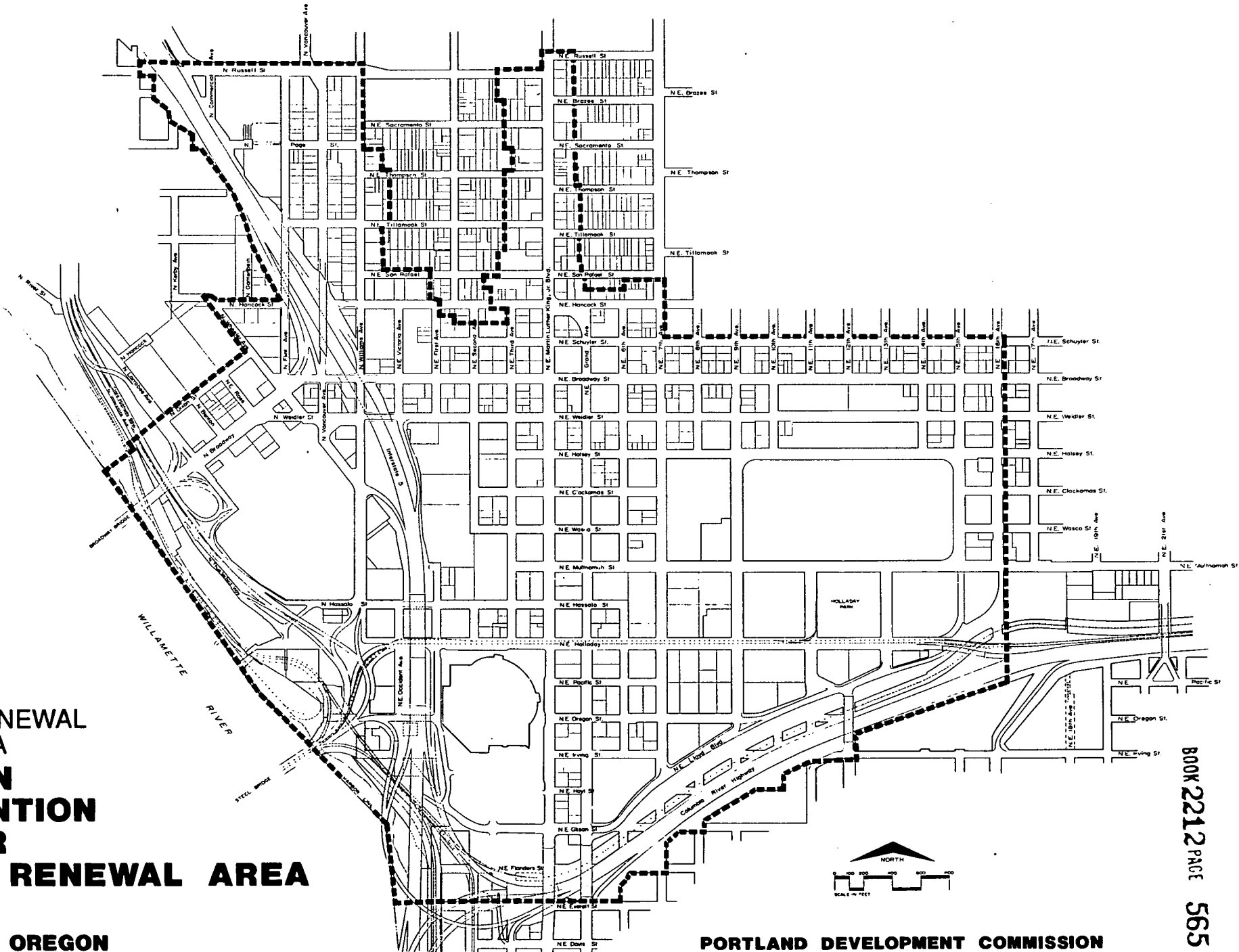
Section 1103 - Validity of Urban Renewal Plan

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of the Plan.

PART TWO - EXHIBITS

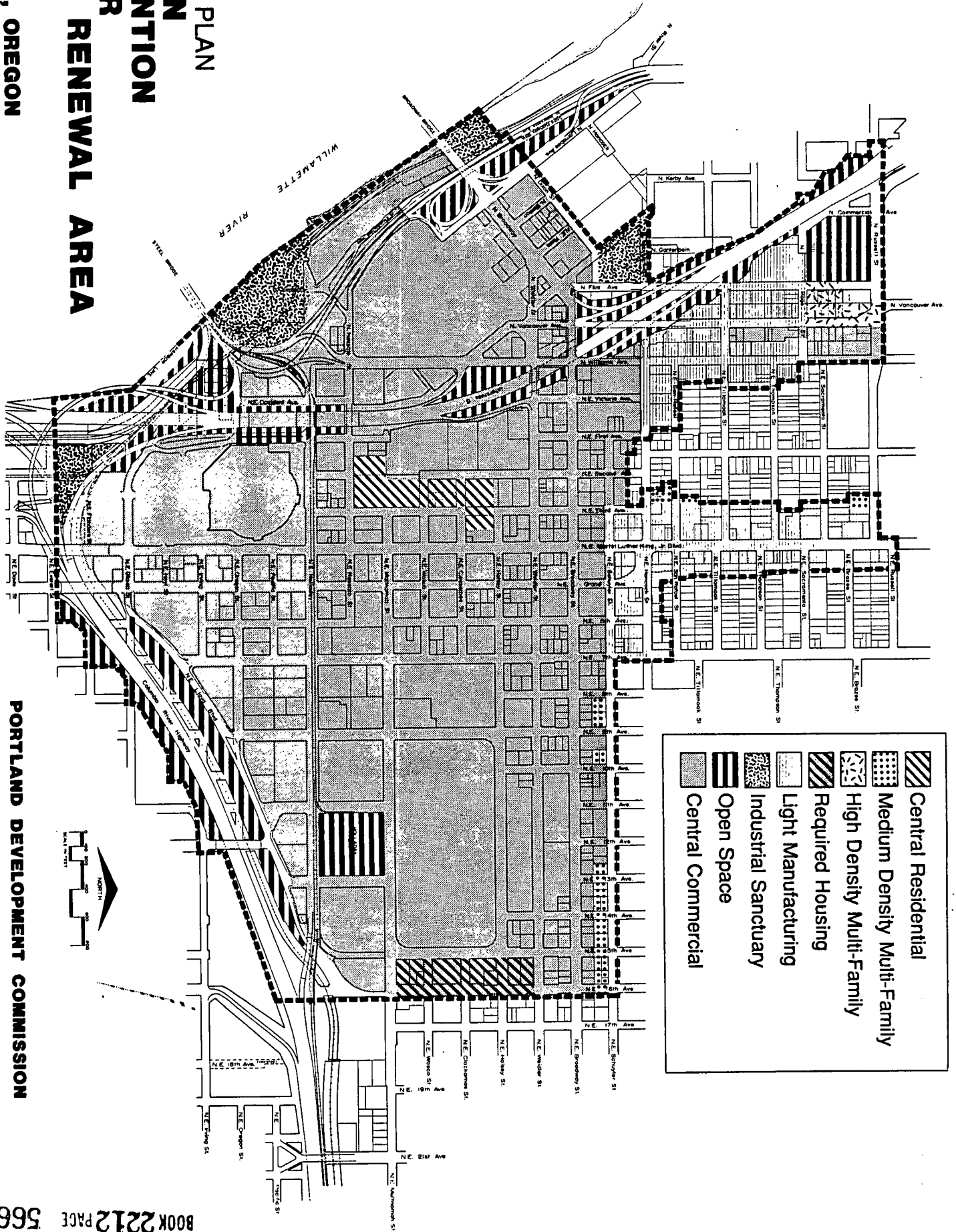
Exhibit 1
URBAN RENEWAL
PLAN AREA
OREGON
CONVENTION
CENTER
URBAN RENEWAL AREA

PORTLAND, OREGON



PORTLAND DEVELOPMENT COMMISSION

**Exhibit 2
LAND USE PLAN
OREGON
CONVENTION
CENTER
URBAN RENEWAL AREA**

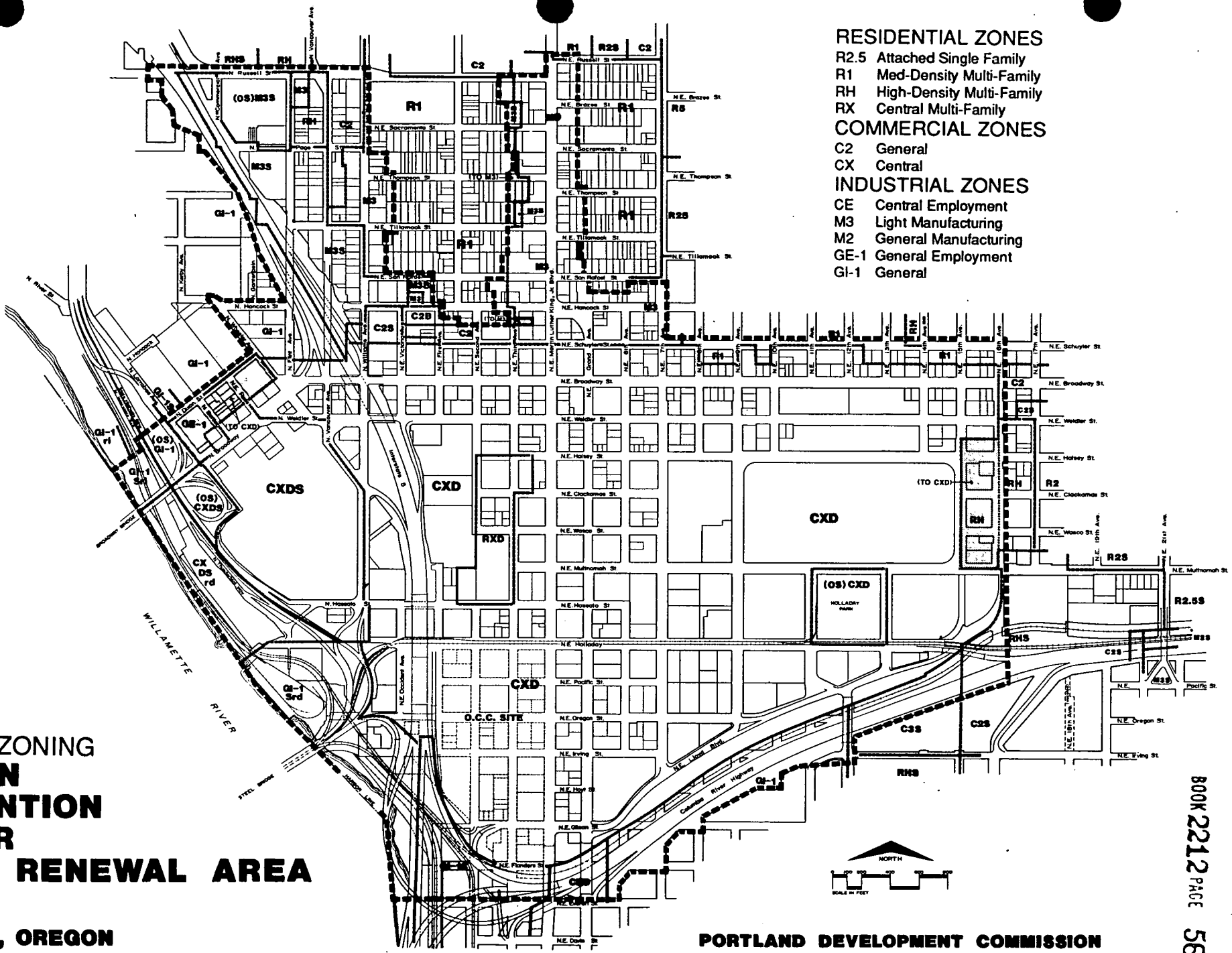


PORTLAND DEVELOPMENT COMMISSION

PORTLAND, OREGON

**Exhibit 3
EXISTING ZONING
OREGON
CONVENTION
CENTER
URBAN RENEWAL AREA**

PORTLAND, OREGON

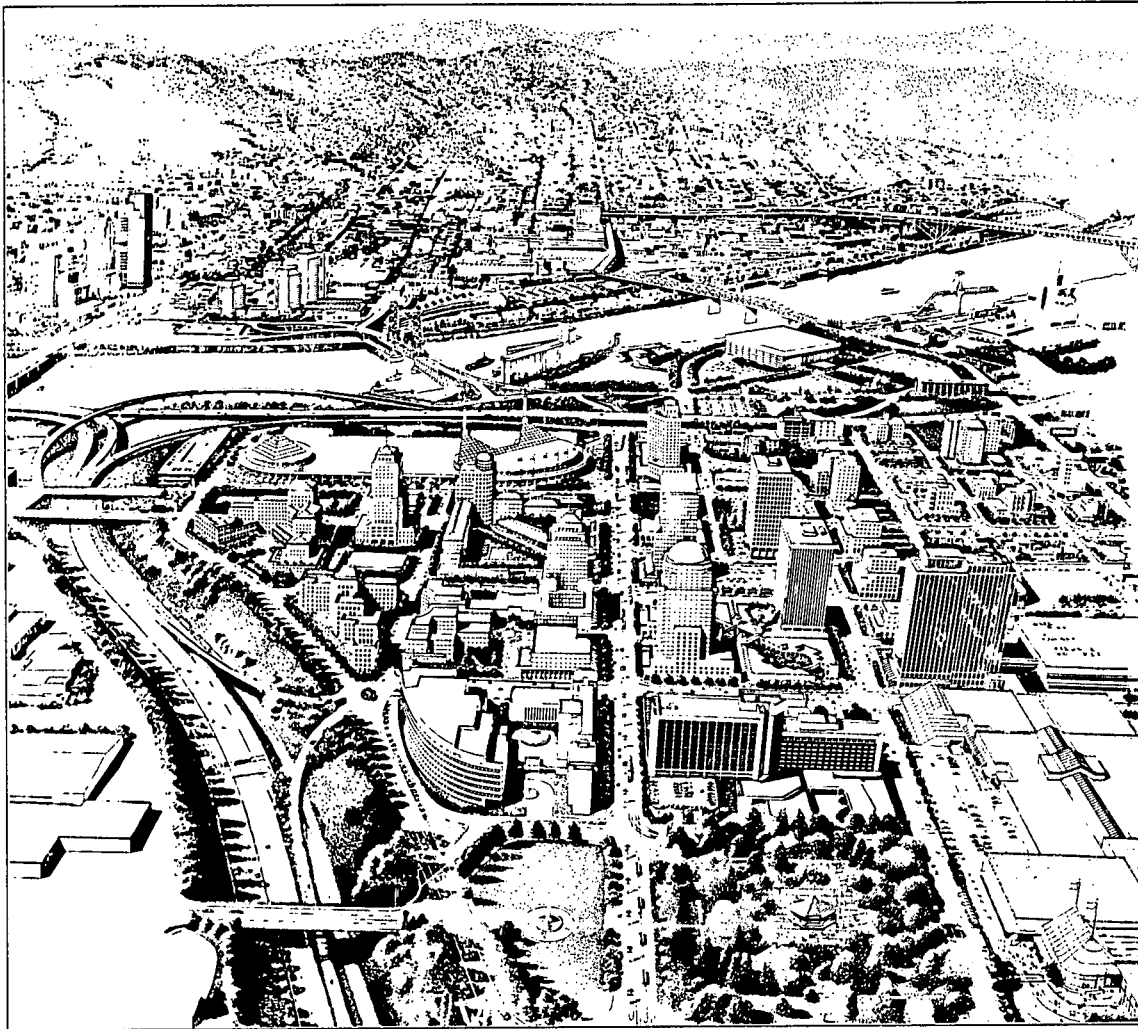


- RESIDENTIAL ZONES**
 R2.5 Attached Single Family
 R1 Med-Density Multi-Family
 RH High-Density Multi-Family
 RX Central Multi-Family
- COMMERCIAL ZONES**
 C2 General
 CX Central
- INDUSTRIAL ZONES**
 CE Central Employment
 M3 Light Manufacturing
 M2 General Manufacturing
 GE-1 General Employment
 GI-1 General

PORTLAND DEVELOPMENT COMMISSION



Portland Development Commission
1120 S.W. Fifth Avenue
Portland, Oregon 97204
503/796-5300



Illustrative 15-Year Aerial Overview

OREGON CONVENTION CENTER

URBAN RENEWAL REPORT

CITY OF PORTLAND, OREGON
OREGON CONVENTION CENTER URBAN RENEWAL REPORT

1989

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

OREGON CONVENTION CENTER URBAN RENEWAL REPORT
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INTRODUCTION

Section 457.095 (3) of Oregon's Urban Renewal Law requires that the Urban Renewal Plan be accompanied by a report. This document shall constitute the required report to accompany the Oregon Convention Center Urban Renewal Plan, prepared pursuant to the provisions of ORS Chapter 457 by the Development Commission.

The titles at the beginning of each section are paraphrased from ORS 457.085 (3) and the text and the referenced tables and exhibits (contained in the Appendix of this Report) address the required subject matter.

The definitions, set forth in Section 200 of the Oregon Convention Center Urban Renewal Plan shall have the same meaning and use in this Report as they have in the Urban Renewal Plan.

SECTION 100 - A DESCRIPTION OF PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS IN
THE URBAN RENEWAL AREA

In October, November and December 1988, Patterson, Snider and Stewart and K. J. Won, planning consultants retained by PDC to assist with an urban renewal eligibility analysis, conducted an exterior survey of each parcel within the study area noting the following:

- . The use (or non-use) of each parcel.
- . The use (or non-use) of each building.
- . The condition of each building as such could be determined from a "walk-around" perspective.
- . The condition of streets--pavement, sidewalks and pedestrians amenities.
- . The quality of traffic flow, the ease of vehicular movements and the clarity of routes to traverse the area and to enter ramps to the freeway system and bridges which provide access to and from the area.

Section 101 - Land Use Findings

The Oregon Convention Center Urban Renewal Area encompasses approximately 509 acres of land Area. The size of Portland's six (6) existing urban renewal areas is about 4,273 acres and if combined with the above 509 acre area, totals approximately 4,782 acres, equivalent to about 5.76% of the City of Portland's total 83,000 acre area. The maximum land area in all urban renewal areas at one time cannot exceed 15% of the City's total land area. The Oregon Convention Center Urban Renewal Area, therefore, is well within the size limitation of State law.

Based on the consultant's field survey, the existing use of property in the study area is summarized below. A more definitive breakdown of uses within major categories is described in Table 1 (Appendix) in combination with other data.

Land Use Category	Acres	%
Open (Vacant)	10.23	2.01
Residential	11.97	2.35
Commercial	144.64	28.43
Industrial	17.89	3.52
Public	62.20	12.22
Quasi-Public	12.48	2.45

Public Utility	22.03*	4.33
Total (Net)	281.43	55.31
Streets/Frwys	227.41	44.69
Total (Gross)	508.84	100.00

* Includes 20.37 acres of railroad property

It is significant to note that 44.69% of the total area is used for streets and freeways. Railroad property, herein classified as a "public utility", amounts to another 4.0% of the total area. Combining all transportation uses (streets, freeways and railroads) a total 48.69% (almost one-half) of the area is devoted to transportation.

Typical built-up portions of American cities rarely exceed 35%, even in predominantly commercial and industrial areas with freeway access and grid-iron street patterns. The excessive amount of land devoted to vehicular travel seen in the Plan area is the result of Portland's early subdivision practice of dividing land into small, 200' x 200' blocks, according to Patterson, Snider and Stewart.

In more recent times, developments such as those undertaken by the Lloyd Corporation and the Memorial Coliseum have assembled property, eliminated streets, and created large projects in a more efficient manner. The superblock land assembly and development technique should be encouraged throughout the area as it is being done in conjunction with the Oregon Convention Center.

Section 102 - Existing Zoning

Existing zoning classifications are mapped, in detail, on Figure 3 and quantified in Table 4 in the Appendix. A summary of broad zoning categories is as follows:

Net Area, Exclusive of Streets

Category	Acres	%
Residential	13.98	4.97
Commercial	210.70	74.86
Industrial	56.75	20.17
Total Net Area	281.33	100.00

In addition to the basic zones noted, there are a number of "Overlay Zones" applied to control appearance, public access to the River, signs

and open space. For reasons of clarity, these overlay designations have been delineated on Figure 3 but have not been included in Table 4.

Section 103 - Age and Condition of Buildings

There are 403 principal buildings in the total renewal area (excluding secondary outbuildings, such as garages). A search of County Assessor records shows the year of construction of 348 (86.4%) of these buildings. Table 5 (Appendix) shows the decade in which these 348 buildings were originally built--ranging from 1880-1890 to 1980-87.

From this data the median age of building in the total renewal area is calculated to be 55 years. 51.1% of the buildings were constructed prior to the introduction of the Uniform Building Code in 1933. The decade of greatest building activity was the 1900-1909 period when 19.3% of the buildings were constructed. This, in contrast to the 1970-79 decade when 12.1% of the buildings were built.

From Patterson, Snider and Stewart's exterior survey, a considerable amount of deterioration and obsolescence was observed. Each building was graded on a three-step basis as follows:

- Condition "A" New or well maintained older buildings.
- Condition "B" Buildings needing substantial rehabilitation and improved maintenance. Without a detailed interior inspection and "cost work-up", the economic feasibility of buildings graded "B" being rehabilitated to comply with current building codes is questionable.
- Condition "C" Dilapidated buildings which appear to be beyond being economically rehabilitated.

Table 1 (Appendix) presents detailed findings, by the several building use types, within the total area. The preponderance of buildings has been judged to be in the "B" category. A summary of buildings and dwelling unit condition based on the exterior, walk-around survey, is listed below.

Condition of Structures and Dwelling Units

	All Structures				Dwelling Units Only			
	A	B	C	Total	A	B	C	Total
#	109	285	9	403	12	393	35	440
%	27.05	70.72	2.23	100.0	2.73	89.32	7.95	100.0

Section 104 - True Cash Value of Property

From Assessor's records for fiscal year 1988-89, the true cash value (TCV) of real property (\$257,379,726) was determined. This represents approximately 90.0% of the total taxable TCV. Similar values for county assessed personal property and for railroad and utility properties, that are assessed by the State Department of Revenue, are not available and had to be estimated for this analysis.

As noted below, the total estimated taxable TCV for the entire area investigated is about \$286,002,321. Further analysis of taxable TCV will be found on Table 1--related to the several land use classifications found in the area--and on Table 3 where values for land, improvements, exemptions and total values for county assessed real property only are described for the area investigated. Exhibit 2 in the Appendix also lists the estimated total taxable TCV of the area investigated as well as the land area.

The \$286,002,321 total estimated value of the renewal area represents about 1.97% of Portland's total taxable TCV for fiscal 1988-89. When the \$286,002,321 value is added to the \$990,000,000 value of Portland's six (6) existing urban renewal areas, the amount approximates \$1.276 billion. The \$1.276 billion figure represents under nine percent (8.81%) of Portland's total taxable true cash value of \$14.485 billion, and is less than the maximum 15% permitted by State law.

True Cash Value (Assessed Value)

Land and Improvements	Exempt Value	Total Taxable*
\$406,786,340	\$149,406,614	\$257,379,726

* To the \$257,379,726 figure the values of personal property and state assessed property must be added--estimated to be about \$28,622,595 for a total taxable TCV of \$286,002,321.

The precise total and exempt values of personal property and state assessed property to be added to the known county assessed real property would be certified by the County Assessor (ORS 457.430) when the City Council adopts an urban renewal plan for the Oregon Convention Center Area.

Another measurement of value is an analysis of the value of improvements on property to the value of land (I:L)--the result expressed as a ratio. Healthy, blight-free areas of American cities are found to have an average I:L ratio of 5:1 to 12:1 and higher.

An analysis of each parcel's I:L ratio was made and when averaged, the resulting low average was found to be 2.48:1.

The following is a small, randomly selected sample of parcels with their I:L ratios, uses and general locations noted:

I:L Ratio	Use	Location	Comments
0.17:1	S.F. House	N. Vancouver	Small house/ large lot
7.98:1	Industry	N Williams Ave.	
9.16:1	Motel	near Coliseum	
13.24:1	Apt. Bldg.	NE Schuyler St.	
14.94:1	Hospital	NE 2nd Avenue	Tax Exempt
33.88:1	Church	NE Union	Tax Exempt
33.88:1	Office Bldg.	NE Multnomah St.	Built 1982

From the above information, the wide range of ratios related to use and intensity of use is graphically illustrated. While there are a few very high I:L ratios, the over-all averages are quite low when related to their potential. The highest ratios in the area are government owned, or quasi-public uses that are tax exempt. The low average I:L ratios found in the areas investigated further substantiates the areas over-all underutilization.

Section 105 - Infrastructure

In an effort to determine the condition and capacities of the infrastructure in the Area, conferences with City bureau representatives serving the study area were conducted. The initial meetings were followed up by individual Bureau/Consultant discussions.

Sanitary Sewer and Storm Sewer System

R.G. Sunnarborg, P.E., principal engineer with the City's Bureau of Environmental Services, noted that most of the Area--typical of much of the older parts of Portland--has a combined sanitary/storm sewer system. This requires that all waste water--storm and sanitary--be treated.

The City of Portland has a permit from the D.E.Q. to discharge this combined sewage directly into the Willamette River--without treatment--at periods when storm conditions produce a flow of three times dry weather flow.

Maintenance people with the Bureau stated that to their knowledge this direct discharge condition occurs several times each year when rains are heavy for extended periods.

New federal requirements (NPDES Permits) will be in place in February 1989, which will further regulate the quality of storm water that can be discharged into the River.

Exhibit 5 (Appendix) is a map which describes the general location of sanitary and storm sewer improvements needed in the area as identified by the Bureau of Environmental Services. Three (3) symbols are noted on the map:

- | | |
|------------------------------|--|
| "storm sewers required" -- | 33,930 lineal feet--new storm sewers to separate storm water from sanitary sewage. Existing lines would be retained to function as sanitary sewers only. |
| "sewer relief required" -- | 4,550 lineal feet--to provide additional hydraulic capacity to existing trunk sewers. |
| "sanitary sewer required" -- | 4,580 lineal feet--to provide sanitary sewers where none presently exist. |

The deficiencies in the sanitary and storm sewer systems must be regarded as a critical blighting condition existing in the area. Correcting these deficiencies is a public responsibility which cannot be resolved by private action alone.

Water Delivery System:

According to the Bureau of Water Works, the system is substantially adequate. Carla Ralston's communication to the consultant of January 9, 1989, states:

"Supply mains through this area are adequate to serve the demand for water under the current zoning code. If the zoning were to be changed so as to increase that demand, it might be necessary to increase the supply. This would involve upsizing mains in the area and also for a considerable distance back toward the source reservoirs at Mt. Tabor.

"Most of the distribution system in the area is of adequate size to serve the customers. The portion of the (distribution) system which would require some change or upgrading is marked on the map (Exhibit 6, Appendix). In most cases, this work would need to be done only if other work is taking place in the street. However, as we become aware of pipelines that are

deteriorating or as new construction takes place, our need to repair or replace these mains may change."

Street System

The street system was investigated in two respects. 1) the condition of the physical streets, including their pedestrian amenities and, 2) the efficiency with which the system allows vehicular and pedestrian traffic to flow easily and safely within and through the area.

In discussing the condition of the streets with city maintenance staff, it was their opinion that as a predominantly commercial/industrial area, the condition of the streets was adequate.

The completion and use of the Oregon Convention Center, together with the Memorial Coliseum, the Lloyd Center, a major hospital, a large retirement housing complex, and major traffic generating, public and private office buildings, will alter the quantity and quality of traffic in the area--both vehicular and pedestrian.

The paved traffic surface of most of the area's streets is fair to good. The area is served with a well-conceived and much used light rail and bus system. However, consideration for pedestrians in the area is generally very poor given the quantity of pedestrians that will be present due to the new convention center, the role of the area as the first impression of Portland that convention delegates will see, and the pedestrian character promoted by the Central City Plan. With an emphasis on public transportation utilization, together with a growing number of facilities and businesses generating large numbers of pedestrian traffic, a critical need for improving pedestrian amenities in the area is suggested. Such amenities should include trees, planting areas, better lighting, benches, longer "walk" periods at signalized intersections, and an obvious concern for the pedestrian's safety and convenience--including a higher police profile in the area, and designated pedestrian crossings.

Historically, maintenance of sidewalks are the responsibility of the abutting property owner. Accordingly, city maintenance staff do no basic maintenance on those which are adjacent to private property.

The area's street pattern and the resulting lack of efficient mobility through and within the area is one of the most critical problems found:

1. For the stranger or even casual visitor to the area, the street pattern and traffic directional flow is confusing.
2. N. Interstate Avenue, once a regional highway, was designed to restrict or limit local use. With the construction of I-5 Freeway, Interstate's regional quality was eliminated and its function was changed to a local arterial. However, with its conversion, the built-in ramps and other barriers were not removed resulting in its inability to function efficiently as a local street.

3. These same ramps and other barriers make access to the Thunderbird Motel and to the Willamette River very difficult and awkward. In fact, there is no obvious, designed, pedestrian access to the River.

4. In the original planning of the area, the street orientation of the 200 foot block patterns was changed at North Wheeler Avenue in the vicinity of the Coliseum, resulting in awkward, angled intersections with North Broadway. In this same sector, the alignment of the I-5 Freeway follows a northwest-southeast bearing, further complicating the street pattern and leaving irregularly shaped property.

5. The I-5 Freeway, while grade-separated from the local street system, presents a major physical and visual barrier--particularly in inhibiting easy east-west vehicular and pedestrian traffic flow.

6. The arterial streets within the area are at or in excess of their designed traffic-carrying capacity.

7. An increased use of public transportation could reduce vehicular trips to the area but in so doing will increase pedestrian activity to the Convention Center, Coliseum, hospital and other facilities within the area.

Section 106 - Police Bureau Activity

In November 1988 Sergeant David Austin and Jean Gordon of the Bureau of Police were contacted to provide a recent accounting of crime and other activity which caused police action within the study area.

Using data captured at a grid level, which covers about 90% of the study area, a clear understanding of the high level of reported crime and other activity requiring a police action was available for this urban renewal analysis. Based on a four (4) month sample of calls in 1987, the list of type of calls for 90% of the area is provided below. Expanding this list to include 100% of the area, yields about 5,700 calls for police action for the year 1987--an average of about 16 calls per day for this 509 acre area.

ESTIMATED 1987 CALLS FOR POLICE SERVICE* BY CALL TYPE

	Number	Percent
Advise Citizen	45	0.87
Aid	225	4.34
Alarm	378	7.28
Animal Problems	6	0.12
Burglary	183	3.53
Disturbance	96	1.85
Family Problems	285	5.49
Fights	87	1.68
Fraud	93	1.79
Hazards	84	1.62
Juvenile Problems	42	0.81
Mental Subject	78	1.50
Missing Person	63	1.21
Check Premises	105	2.02
Police Request	177	3.41
Property	57	1.10
Robbery	168	3.24
Sex Crimes	6	1.16
Suspicious Activity	411	7.92
Traffic Accident	387	7.46
Theft	939	18.09
Threats	93	1.79
Traffic Problems	207	3.99
Unwanted Persons	441	8.50
Vandalism	54	1.04
Vehicles	108	2.08
Vice Offenses	87	1.68
Wanted Persons	48	0.92
Other	<u>237</u>	<u>4.57</u>
Estimated Total**	5,190	100.00

* Source: Computer Aided Dispatch Tapes

** Total estimates cfs for the entire year based a 4-month sample.

1987 REPORTED CRIMES*

	Number Reported Crimes/Incidents	Percent of Total
Homicide	1**	
Rape	9**	
Robbery	183	6%
Assault	78	3%
Burglary	140	5%
Larceny	1,702	58%
M.V. Theft	143	5%
Arson	7**	
Weapons	40	1%
Prostitution	369	13%
Sex Offenses	24**	
Narcotics/Drugs	68	2%
Liquor Offenses	19**	
Gambling	3**	
Fugitive	<u>159</u>	5%
	2,945	

* Source: Portland Police Data Systems

** Less than 1%

The potential renewal area analyzed is served from the Bureau's North Precinct Station--located over eight (8) driving miles away--near the east end of the St. Johns Bridge in North Portland. The study area is located within Patrol Districts 571 and 572; two (2) of 16 such districts within the North Precinct.

Patrol Districts 571 and 572 represent less than one percent (1%) of the city's total land area, but criminal offenses in 1987, within the two districts alone, amount to 5.4% of the total reported cases perpetrated within the city. A detailed accounting of three (3) criminal categories reported is recorded in Table 6 (Appendix). The two patrol districts accounted for an inordinately higher share of the city's total Part I crimes than is represented by their less than one percent (1%) of the city's total land area:

Homicide	1.6%
Rape	5.4%
Robbery	8.9%
Assault	5.3%
Burglary	3.0%
Larceny	6.8%
Vehicle Theft	5.6%
Arson	4.8%
Total Part I Crimes	5.8%
Total All Crimes	5.4%

The type of criminal activity and other anti-social behavior existing in the area today will be further encouraged by the thousands of visitors to the Oregon Convention Center and the expanded Lloyd Center unless mitigating measures are implemented. Obvious deficiencies and blighting influences which exist could be corrected and included as activities (projects) in a properly implemented urban renewal process. Some of the more critical deficiencies and influences include:

- a. The need for a greater police presence in the area.
- b. A critical need for less response time for police officers traveling from Precinct Station to the area.
- c. A police precinct station properly located and of adequate capacity to house personnel and vehicles necessary to police the area.
- d. Improved levels of night lighting along the area's streets and sidewalks; in large and small parking lots and structures; at building entrances and corridors; in and around Light Rail stations, bus stops and parks.

Following are excerpts from Chief of Police Richard D. Walker's December 15, 1988 letter to the consultants which substantiates the critical issues discussed above.

"As my staff discussed with you, annexation activity over the last few years has altered our service area considerably. As a result, two of our precincts are inappropriately located and this has affected our ability to adequately and efficiently served the populations depending on them for police service. Additionally, neither of those facilities are large enough to properly house the personnel necessary to police the area within the respective precinct boundaries. The area encompassed by the proposed Convention Center Urban Renewal Project lies within inner northeast Portland. This area of the City generates a high level of calls for service activity and also a high incidence of reported crime when compared with other parts of the City. We anticipate the demand for police services will continue to increase city-wide as it has over the last 10 years. Emergency and high priority calls are increasing at a faster rate than lower priority calls and we expect this trend to continue. The inner northeast area of the City has a disproportionately high percentage of these priority calls and we believe the development of the Convention Center area could have the effect of exacerbating this trend. This area is located as far away from the precinct facility as it could and still lie within the boundaries of North Precinct. Any suggestions that we serve this area from our other eastside facility is unacceptable because East Precinct is already at capacity and is currently serving approximately 58% of the City's population. The

attached map (redrawn by consultant and displayed in the Appendix as Exhibit 7) will serve to illustrate the ~~area~~ in which we find ourselves.

We have studied the problem of precinct location as well as the inadequacy of the current eastside facilities. One of the options we considered was the placement of a full-service precinct facility within the area proposed for renewal. This is one possible solution to our precinct problem and might well enhance our ability to provide eastside neighborhoods with police services more effectively and efficiently. The placement of a precinct facility within the area under discussion is also consistent with City plans to develop the entire Central City. While no decision on precincts has been made yet, the Bureau is anxious to keep as many options open on the issue as is possible. As plans for the renewal area are drafted, the Bureau would like a full discussion of opportunities to place a police precinct in the renewal area, especially if PDC financial assistance would be available."

Section 107 - Fire Bureau Activity

Discussions with Maynard McQuaw, Staff Captain with the Bureau of Fire, Rescue and Emergency Services, were responsible for the statistical information contained in this analysis. Fire Station Number 13 is located within the boundaries of the potential urban renewal area. As such, the area is well served, response time is short and property loss due to fire damage is low.

The following dollar values reflect figures for the area analyzed for a 17-1/2 month period. Actual property loss--measured in dollar value--represents less than one percent (1%) of building and content value. This low dollar loss speaks better of the Fire Bureau's efficiency than for the condition and age of the area's buildings.

LOSS IN VALUE (DOLLARS) OF BUILDINGS DUE TO FIRE-- POTENTIAL OREGON CONVENTION CENTER URBAN RENEWAL AREA

Fires Incurring Loss of Property	1987-88 (12 months)	July-Dec. 15, 1988 (5-1/2 months)
No. Structural Fires	25	13
Building Value \$	36,282,500	17,288,500
Contents Value \$	15,194,000	3,541,200
Total Building Value \$	51,476,500	20,829,700
Building Value Loss \$	148,170	25,850
Contents Value Loss \$	31,150	11,850
Total Building Loss \$	179,320	37,650
% of Total Value	0.35%	0.18%

Table 7 (Appendix) describes all activity experienced by personnel and equipment of Fire Station 13. It should be understood that Station 13's service district covers a greater geographic area than that of the potential urban renewal area.

Captain McQuaw states, "...because of the major changes underway or planned for this area, it is difficult to anticipate impact on our station (Station 13) without further study. If possible, I would like to address facility needs at a later date."

While fire fighting is not an area of expertise claimed by the consultant, he believes the station's present size may be of concern in the future. This concern is due, primarily, to the potential for several additional high-rise buildings and the type of additional equipment which may be required to provide the necessary fire protection.

Section 108 - Demographics of the Area

Complete demographic data is not available for the precise study area investigated. However, census tracts 22.02, 23.02 and 24.02 of the 1980 Federal Census, while slightly larger, includes the area investigated of the proposed Oregon Convention Center Urban Renewal Area. The boundaries of the three census tracts are as follows:

<u>CT 22.02</u>	North -	N.E. Russell Street
	East -	N. Williams Street
	South/West -	Willamette River
<u>CT 23.02</u>	North -	N.E. Thompson Street
	East -	N.E. 9th Avenue
	South -	Banfield Freeway
	West -	N. Williams Street
<u>CT 24.02</u>	North -	N.E. Thompson Street
	East -	N.E. 19th Avenue
	South -	Banfield Freeway
	West -	N.E. 9th Avenue

Statistical data including population, household and per-capita income and the number of year-round housing units in each of the three census tracts as reported in the 1980 census are noted below. Population appears to be declining in Census Tracts 22.02 and 23.02. The population growth in Census Tract 24.02 is substantially outside the boundaries of the renewal area.

Census Tract	Population		Median Income - 1979		Year-Round Housing Units
	1980	1985	Household Per Capita		
22.02	215	201	\$ 7,833	\$5,781	129
23.02	1035	982	\$ 7,148	\$5,228	697
24.02	2654	2806	\$11,587	\$9,120	1,713
SMSA	--	--	\$18,423	\$8,335	504,152

Field surveys conducted in October and November 1988 revealed that 440 dwelling units exist. Of these 440 dwelling units, 71 were single family, 14 were in duplex units and 355 were in multiple-family units varying from conventional apartment buildings, apartments above ground floor commercial uses to mixed type units on a single tax lot.

Using the approximate median persons per household factors from the 1980 Census and the City's 1986 Neighborhood Information Profiles, the population of the proposed renewal area is estimated as follows:

Housing Type	Persons per Household	Population
Single Family	2.4	170
Duplex	2.0	28
Multiple Family	1.4	<u>497</u>
Total		695

The percentages of incomes of households below the poverty level for Census Tracts 22.02, 23.02 and 24.02--compared with the entire metro area (SMSA) -- were reported in the 1980 Census as follows:

Household Type	1980 Census Tracts			SMSA
	22.02	23.02	24.02	
Owner Occupied	9.8%	16.1%	9.7%	5.1%
Renter Occupied	23.0%	33.9%	16.6%	17.9%

The median value of owner occupied homes and the median contract rent of rental housing units were reported in the 1980 Census as follows:

	1980 Census Tracts			SMSA
	22.02	23.02	24.02	
Median House Value	\$35,000	\$32,100	\$58,800	\$62,300
% of SMSA	56.18%	51.52%	94.38%	100.00%
Median Contract Rent (per month)	\$168	\$195	\$213	\$236
% of SMSA	74.34%	86.28%	94.25%	100.00%

Section 109 - Taxing Bodies Affected

There are nine (9) taxing bodies affected. However, one (1), Tri-Met, has never levied a property tax. The eight (8) entities which do levy ad valorem taxes and the 1988-89 taxable true cash value and tax rate of each are:

Taxing Body	1988-89 TCV \$000 omitted	Tax Rate	% TCV in OCC Area*
Portland	\$14,485,034	7.4164	1.97%
Multnomah Co.	18,271,631	4.3893	1.57%
Portland School Dist.	13,290,062	16.0804	2.15%
PCC	26,784,735	0.9193	1.07%
ESD (High)	18,601,845	0.4839	1.54%
ESD (Elem)	18,426,929	0.9677	1.55%
Port of Portland	37,541,316	0.4210	0.76%
Metro	34,113,099	0.3437	0.84%
Total Tax Rate		31.0217	

* Estimated Taxable TCV in the Oregon Convention Center Analysis Area for fiscal 1988-89 is estimated to be \$286,002,321.

The estimated True Cash Value of the Oregon Convention Center Urban Renewal Area is \$286,002,321 for the 1989-89 base year. Any increase in TCV within the Renewal Area above the actual base year figure (as determined by the County Tax Assessor) will be the figure multiplied by the combined tax rate of the nine taxing bodies for any subsequent year to produce tax increment proceeds. These proceeds will be made available to the Development Commission to discharge the cost of implementing the Urban Renewal program.

Throughout the life of the tax increment process, the nine taxing bodies will continue to receive tax proceeds for the base year figure. When the tax increment process is terminated, the total accumulated increased TCV from the Urban Renewal Area will be released and all of it will be available to each of the nine taxing bodies.

SECTION 200 - THE EXPECTED IMPACT, INCLUDING FISCAL IMPACT OF THE URBAN
RENEWAL PLAN IN LIGHT OF ADDED SERVICES OR INCREASED POPULATION

The goals and objectives for the Oregon Convention Center Urban Renewal Plan are generally 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 produce job-generating industries and businesses, increase property values, and implement Portland's Central City Plan.

Improvements to the Urban Renewal Area's infrastructure should reduce the City's operation and maintenance costs and encourage new job producing industries and businesses with their attendant higher assessed values.

Improvement in the area's vehicular traffic flow should result in a reduction of energy consumed per vehicular traffic mile with an attendant reduction in air pollution and travel time. Reducing the confusion of the street patterns and directional flows to the many visitors expected to come to the area is essential. Implementing the "ring road" concept will alleviate the excess capacity traveling the arterial streets today. Pedestrian improvements will improve safety and convenience, particularly to visitors in the area.

Rehabilitation and redevelopment of older buildings and making possible the private sector's development of new facilities on the area's vacant or underutilized land should substantially improve the area's assessed value base allowing all nine (9) affected taxing bodies a broader economic base on which to levy taxes when the tax increment to finance project improvements is no longer needed. See Section 600 of this Report.

The proposed Urban Renewal Area currently contains 440 dwelling units and an estimated resident population of 695 people, predominantly located in 12 multi-family structures of 15 dwelling units or more. Since the Urban Renewal Area is expected to predominantly develop as commercial land uses, no significant increase in population is expected, and no significant additional school capacity is expected.

Increased retail, office and service development in the area is expected to provide job opportunities for many of the City's unemployed and under employed. In concert with the Comprehensive Plan, many of the job opportunities in this area are adjacent or near economically disadvantaged neighborhoods. It is not anticipated that the urban renewal program will attract a significant additional permanent population to the City.

The nine (9) affected taxing bodies noted in Section 109 will be the beneficiaries of an estimated \$282,768,242 increase in assessed value if the tax increment process is terminated in fiscal year 2005-06. The total true cash value of the Area in fiscal year 2005-06 is estimated to be \$568,770,563 - an increase of 98.9% over the \$286,002,321 frozen base assessed value. See Tables 9 and 11, Appendix.

SECTION 300 - REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The Oregon Convention Center Urban Renewal Area is a single, contiguous urban renewal area of approximately 509 acres. By Resolution No. 34110, dated May 28, 1986, and Resolution No. 34497, dated December 28, 1988, the Portland Development Commission has been directed by the City of Portland to proceed with the creation of an Urban Renewal Plan for the area.

The purpose and objective of the Plan throughout the Area is to initiate and implement activities and actions that will eliminate existing blight and blighting influences, achieve the revitalization of the area sought by the City, stimulate redevelopment of underutilized land and improve the area's tourist, living, shopping and working environment, as detailed more specifically in the goals and objectives listed in the Urban Renewal Plan.

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SECTION 400 - THE RELATIONSHIP BETWEEN EACH PROJECT TO BE UNDERTAKEN UNDER THE
PLAN AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL PLAN

All public improvements, including improved street lighting, pedestrian amenities and sewer improvements; redevelopment financing programs; administrative and technical support activities; property acquisition and redevelopment authorization; relocation activities (if any); property disposition; creation of redeveloper's obligations and owner participation programs set forth in Section 600 of the Plan and Section 500 of the Report are intended to correct the deficiencies described in Section 100 of this Report.

SECTION 500 - THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEY TO PAY SUCH COSTS, AND THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT OR ACTIVITY

Section 600 of the Urban Renewal Plan authorizes several program activities and projects. Several examples are described below. A variety of public and private funding sources are expected to be utilized. The project and activity costs, and funding sources identified are estimates based on the best available information at the time of this report's writing. For a compilation of project cost estimates, see Table 8, Appendix. These estimates are not adjusted for the time value of money, and future costs will undoubtedly be higher. The completion date of each project will depend on the actual flow of tax increment proceeds and other funding sources. Table 8 illustrates that all projects are expected to be completed during or before fiscal year 2005-06, a 17 year period, but actual revenue collections and project costs may alter this schedule.

Section 501 - Jobs Development Programs

Headquarters Hotel: As one of the highest priority projects authorized by the Urban Renewal Plan, this 600 - 800 room highly specialized facility to be located near the Oregon Convention Center is estimated to cost \$80 million, principally from private investment. Approximately \$20 million of tax increment funded public investment will be necessary to bring this project, a generator of considerable economic impact, to fruition.

Real Estate/Development Loans: Section 600 of the Urban Renewal Plan describes redevelopment activities allowed through new construction or rehabilitation. \$8.5 million is earmarked to provide loans to property owners for the purpose of stimulating additional investment in the Area. Redevelopers receiving financial assistance will participate in the Jobs Development Program described in Section 700 of the Plan. Assuming a 3 to 1 ratio of private dollars to public redevelopment loan funds, this activity could total up to approximately \$34 million.

Section 502 - Transportation and Pedestrian Improvements

Convention Center Transportation Capital Improvement Program: As of this writing, several entities have been party to a Finance Agreement designed to fund a package of capital improvements within the Urban Renewal Area. Although final binding commitments are not yet in place, the likelihood that the following projects will be funded is great.

Holladay/Union at Convention Center: A significant enhancement to the right-of-way adjacent to the Oregon Convention Center is planned, principally serving pedestrians utilizing the transit facilities, Convention Center and Memorial Coliseum. Budgeted at \$2,327,000.

Holladay Street, Union to 13th: Similar to the above project, significant pedestrian enhancements are proposed and include new sidewalks, street trees, lighting, furnishings and a planted median - estimated to cost \$5,106,000.

Multnomah/Hassalo Connection: \$787,000 is allocated to construct a connection between these streets to facilitate better east-west traffic flow.

Headquarter Hotel Site Acquisition: \$4,500,000 is the cost estimated by Tri-Met to acquire three blocks north of the Oregon Convention Center as part of a pending grant application to the Urban Mass Transit Administration of the U.S. Department of Transportation. It has been listed on the Transportation Capital Improvement Program because site acquisition must precede the construction of the Multnomah/Hassalo connection.

16th Street 2 Way: The decoupling of 2 one-way streets, 15th and 16th, into a 2-way street on 16th is a critical component of the ring road concept promoted in the area. Estimated at \$5,126,000 including right-of-way costs, this project is identified as a Development Commission, tax increment funded project to coincide with development of the vacant parcels between 15th and 16th streets.

Williams/Hassalo Intersection: To facilitate better pedestrian flows and a new bus transfer facility, this intersection is budgeted for a \$205,000 improvement.

General Contingency: \$1,047,000 is set aside as a contingency.

Other Projects: District lighting and improvements to the river overlook and Holladay Park, though funded in this Transportation Capital Improvement Program, are discussed later in Sections 503 and 504.

In addition to the above listed projects, others are necessary for both the efficient function of the transportation network and enhancement of the public right-of-ways, including:

Union Avenue/Other Streetscape: The major streets of Union Avenue north of Multnomah, Broadway and Grand Avenue as well as other lesser traveled streets require significant upgrading of their appearance and pedestrian amenities in the form of sidewalks, signage, street trees, lighting and furnishings such as benches, fountains, trash receptacles, etc. \$5 million of tax increment funds is allotted to this purpose.

Lloyd Boulevard Pedestrian Trail: To better connect the Sullivan's Gulch neighborhood to future riverfront access in concert with provisions of the Central City Plan, a pedestrian trail along Lloyd Boulevard is proposed at a cost approximating \$500,000.

Vintage Trolley: Currently funded with a combination of funds from Tri-Met and a Local Improvement District in the amount of \$1.1 million, improved trolley stations, extended trackage, or additional cars may prove important in the future. For that purpose, \$500,000 of tax increment is allocated.

Holladay Park LRT Station: To complement the upgraded stations at the Coliseum, Convention Center and Seventh Avenue, \$500,000 of tax increment is set aside to upgrade the Holladay Park LRT Station.

Interstate Avenue Improvements: To correct poor access to and utility of Interstate Avenue, \$600,000 is allotted to correct such deficiencies. Other sources, as yet undetermined, will likely be necessary.

Freeway Access: Additional freeway access (I-5 and I-84) to and from the arterial ring road is necessary. Future phases of the ODOT I-5 (Greeley-Banfield) Project are extensive and unfunded, but should be completed as soon as reasonably possible, as should improved access and capacity from I-84.

Section 503 - Public Safety Improvements

District Lighting Program: In an effort to provide adequate lighting throughout the district, \$5 million of tax increment could be used to supplement the \$3 million lighting program funded in the aforementioned Transportation Capital Improvement Program.

Other Public Safety: \$1 million is suggested as a supplement to other as yet unidentified sources and projects. This is in response to a recognized problem with public safety and the need for capital projects which would result in greater police presence in the Area.

Section 504 - Open space and Cultural/Recreation Improvements

River Overlook and Access: The most noteworthy natural asset in the Urban Renewal District is its river frontage. Although a first phase of an overlook at the Willamette River is funded in the Transportation Capital Improvement Program in the amount of \$200,000 - future phases and connections to the river, an esplanade, and marina are estimated to cost approximately \$2 million. Private redevelopment opportunities may be present with this project.

Holladay Park: Renovation and upgrading of Holladay Park beyond that funded in the Transportation Capital Improvement Program (\$500,000) is estimated to cost approximately \$1 million.

Steel Bridgehead Area: As a major entrance to the Area from the west side of the Central City, significant upgrade to pedestrian and street facilities as

well as open space amenities are necessary, in an amount estimated at \$2.5 million.

Area Wide Improvements: This category of project expenditures is intended to fund, in the amount of \$2.5 million, a variety of improvements throughout the area, such as gateways at major entryway points to the area.

Vintage Trolley Plaza: In an effort to promote the Vintage Trolley, develop a cultural amenity and enhance the Coliseum Transit Station, an exhibit of historic trolleys is proposed - estimated cost is \$600,000.

Union/Grand Cultural Amenities: Properties east of the Oregon Convention Center between Union and Grand Avenues are a prime location for the development of cultural amenities, such as plazas or visitor facilities. Toward that end, \$2.5 million is allocated.

Section 505 - Infrastructure Improvements

Storm Sewers Separation and Water Lines: \$2 million is budgeted to assist in the costs of separating storm and sanitary storm flows, as well as replacing or upgrading water lines in conjunction with other public and private funds.

Section 506 - Housing

Middle Income Housing: Additional housing development in the RH, RX, R1 and CX zoning categories is desirable for a number of reasons as noted in the Plan's objectives. In addition to the availability of property tax abatements for new housing development in blighted districts, \$3 million is estimated to be available to further encourage the development of middle income housing. Assuming a 5.5 to 1 ratio of private dollars to public redevelopment loan funds, this activity could total approximately \$19.5 million.

Section 507 - Project Contingency

Contingency: Funded at approximately 6.3% of project costs, this \$4 million is allocated to cover shortfalls in revenue estimates or higher project costs.

Section 508 - Project Management, Planning, and Legal and Financial Services

PDC Program Administration: Unlike the previous cost estimates provided in 1989 dollars, administrative expenses have been estimated with annual inflation in mind. Funding proposed at \$10.7 million for a 17 year period includes both direct and indirect administrative costs such as accounting, auditing, economic and market studies, and renewal studies, overhead, legal and financial service expenses, as well as participation in the cost of a North/Northeast land use planning effort. Administrative expenses incurred before Plan adoption would be reimbursed.

Section 509 - Borrowing Funds and Establishing Interest Bearing Accounts

The Development Commission is authorized and expects to borrow money to carry out the plan. \$77,500,000 in urban renewal bonds is estimated to be sold between fiscal 1988-89 and 2005-06. In addition, the Development Commission is authorized to establish interest bearing accounts for bond proceeds and tax increment funds.

SECTION 600 - THE ESTIMATED AMOUNT OF TAX INCREMENT MONEY REQUIRED IN EACH URBAN RENEWAL AREA UNDER ORS 457.420 TO 457.440 AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED OR OTHERWISE PROVIDED FOR UNDER ORS 457.440

The Oregon Convention Center Urban Renewal Plan consists of one contiguous urban renewal area. The estimated amount of tax increment proceeds required for debt principal is \$77,500,000 as described in Section 500 and Table 10 in the Appendix. The estimated year in which indebtedness will be retired is fiscal year 2005-06.

If at the end of fiscal year 2005 the Plan is implemented, \$568,770,563 will be available to the nine (9) affected taxing bodies. See Table 9 in the Appendix, which illustrates an increase in the true cash value of the Urban Renewal Area of \$282,768,242 over the 17 year period. This figure represents an 98.9% increase above the \$286,002,321 estimated to be the "frozen" base year (1988-89) assessed value. During the estimated 17 year period in which the tax increment process will be in place, the nine (9) affected taxing bodies will continue to receive property taxes from the estimated Base Year Value of \$286,002,321.

SECTION 700 - A FINANCIAL ANALYSIS OF THE PLAN WITH SUFFICIENT INFORMATION TO DETERMINE FEASIBILITY

Section 500 of this Report estimates the costs required and the funding sources (including tax increment proceeds) expected to implement the Urban Renewal Plan. Section 600 of this Report discusses the amount of tax increment proceeds required and the time period estimated to collect such proceeds.

Table 10 in the Appendix describes the estimated annual tax increment flow and the resulting borrowing and tax increment debt retirement capacity of the Urban Renewal program. The estimated tax increment income available to the Development Commission, when combined with the other funding sources discussed in Section 500 of this Report, illustrates that the proposed projects are feasible and capable of adequate funding.

Table 11 in the Appendix examines the impact the tax increment financing process will have on the tax rates of the several affected taxing bodies. Table 11 is based on projections of growth in assessed value within the Area over a seventeen year period established in Table 9. All new known development which is expected to be added to the tax rolls within the immediate future is included and recent trends in value growth within the area are projected forward.

SECTION 800 - RELOCATION REPORT

AN ANALYSIS OF EXISTING RESIDENTS OR BUSINESSES REQUIRED TO RELOCATE PERMANENTLY OR TEMPORARILY AS A RESULT OF DEVELOPMENT COMMISSION ACTIONS UNDER ORS 457.170.

The Plan provides for no acquisition of property, therefore no residents or businesses will be required to relocate as a result of acquisitions authorized by this Plan.

A DESCRIPTION OF THE METHODS TO BE USED FOR THE TEMPORARY OR PERMANENT RELOCATION OF PERSONS LIVING IN, AND BUSINESSES SITUATED IN, THE URBAN RENEWAL AREA IN ACCORDANCE WITH ORS 281.045 - 281.105.

ORS 457 mandates that relocation assistance be provided to occupied property which is acquired by the Development Commission. Accordingly, Subsection 605 of the Urban Renewal Plan requires the relocation provisions of ORS 281.045 - 281.105 be met and that relocation payments be made as provided by ORS 281.060. 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.

AN ENUMERATION, BY COST RANGE, OF THE EXISTING HOUSING UNITS IN THE RENEWAL AREA OF THE PLAN TO BE ELIMINATED OR ALTERED, AND NEW UNITS TO BE ADDED.

No existing housing units in the renewal area of the Plan will be eliminated.

Approximately 2.5 acres of vacant land between 15th and 21st Avenues within the Urban Renewal Area are zoned RH, High Density Multi-Family. If these or other properties were to develop at a density of 50 dwelling units per acre, approximately 125 units could be located in that area. Given an estimate of \$65,000 - \$85,000 per unit, the cost range for adding that many units would be \$8,125,000 - \$10,625,000. RX zoning just north of Holladay Park Hospital is a high density residential zone also, but the predominant zoning in the area is MX Central Services Zone. Chapter 33.46.020 Purpose states "...Although residential uses are permitted it is not intended that residential uses will predominate or that residential uses will tend to set development standards for the commercial service and light manufacturing uses."

If the project funding noted in Section 500 is implemented, funds would be available to assist in the development of approximately 200 middle income housing units.

APPENDIX

Tables and Exhibits

TABLE 1

EXISTING LAND USE, NET LAND AREA, COUNTY ASSESSED TAXABLE TCV (1988-89) AND
 CONDITION OF STRUCTURES AND DWELLING UNITS IN THE URBAN RENEWAL AREA --
 NOVEMBER 1988

LAND USE CATEGORY	Net Land Area	Assessed County Tax- able TCV 1988-89 \$	Condition							
			Structures				Dwelling Units			
Description	Acres	(Real Prop.)	A	B	C	Tot	A	B	C	Tot
Open (Vacant)	10.23	2,896,900	---	---	---	---	---	---	---	---
Residential	11.97	14,266,670	3	93	8	104	12	372	9	393
Commercial	144.64	213,725,256	78	128	1	207	---	20	26	46
Industrial	17.89	12,058,800	7	43	---	50	---	---	---	---
Public	62.20	8,857,600	11	8	---	19	---	---	---	---
Quasi-Public	12.48	4,124,500	8	16	---	21	---	1	---	1
Public Utility	22.03	1,450,000	2	---	---	3	---	---	---	---
Total	281.43	257,379,726	109	285	9	403	12	393	35	440
		Percent %	27.1	70.7	2.2	100	2.7	89.3	8.0	100

TABLE 2

LAND AREA IN THE URBAN RENEWAL AREA -- NOVEMBER 1988

Net Land Area of Tax Lots - Acres	Streets, Freeways and Public Rights-of-Way--Acres	Gross Land Area Total Acres
281.43	227.41	508.84
55.31%	44.69%	100%

TABLE 3

ESTIMATED COUNTY ASSESSED TRUE CASH VALUE (TCV) -- FISCAL YEAR 1988-89

LAND	\$116,396,820	I/L RATIO = 2.49:1
IMPROVEMENTS	\$290,389,520	
EXEMPT	\$149,406,614	
TOTAL TCV REAL PROPERTY ¹	\$257,379,726	
OTHER ESTIMATES ²	\$ 28,622,595	
ESTIMATED TOTAL	\$286,002,321	

¹ Figures derived from adding the taxable TCV of each tax lot with the area analyzed as reported on the County Tax Roll for real property only.

² "Other" includes County assessed personal property and centrally (State) assessed utilities, railroad and other non-county assessed property.

TABLE 4

NET LAND AREA BY ZONE CLASSIFICATION AND THE TOTAL POTENTIAL RENEWAL AREA --

NOVEMBER 1988

Base Zone*	Acres
RESIDENTIAL:	
R1	3.88
RH	4.72
RX	<u>5.38</u>
Total	13.98
%	4.97%
COMMERCIAL:	
C2	6.00
CX	<u>204.60</u>
Total	210.60
%	74.86%
INDUSTRIAL:	
CE	0.31
M3	35.09
M2	0.31
GE-1	2.90
GI-1	<u>18.14</u>
Total	56.75
%	20.17%
All Zones**	281.33

* Excludes overlay zones

** These acreage figures may vary slightly from those of other tables due to rounding of acreages when calculated from base square footage data.

TABLE 5

AGE OF BUILDINGS -- NOVEMBER 1988

Construction Period -- Years	Age Range	No.	%	Rank
1880 - 1889	99 - 108	6	1.7	10
1890 - 1899	89 - 98	13	3.7	9
1900 - 1909	79 - 88	67	19.3	1
1910 - 1919	69 - 78	29	8.3	6
1920 - 1929	59 - 68	50	14.4	2
1930 - 1939	49 - 58	15	4.3	8
1940 - 1949	39 - 48	30	8.6	5
1950 - 1959	29 - 38	29	8.3	6
1960 - 1969	19 - 28	40	11.5	4
1970 - 1979	09 - 18	42	12.1	3
1980 - 1987	01 - 08	27	7.8	7
Median Age	55 Years	--	--	--
Totals		348*	100.0	--
Pre Turn-of-Century	89 - 108	19	5.5	--
50 Years or Older	50 - 108	180	51.7	--
Pre-Building Code	54 - 108	173	51.1	--

* Field surveys conducted in October and November 1988 revealed that 427 principal buildings exist within the total area--garages and sheds were not counted. The 348 figure is taken from County Assessor records, where construction years are noted. The 348 figure represents 81.5% of all principal buildings. The median aged building is 55 years--constructed in 1934.

TABLE 6

1987 CRIMINAL OFFENSES BY PATROL DISTRICTS SERVING THE URBAN RENEWAL AREA--
WITH NORTH PRECINCT AND CITY-WIDE COMPARISONS

Reported Crimes	Patrol Districts 571 and 572 ¹		North No.	% of City	Precinct Stations		Total City No.
	No.	% of North Precinct			East No.	Central No.	
Part I Crimes							
Homicide	1	3.8	26	41.3	22	15	63
Rape	21	13.2	159	40.6	169	64	392
Robbery	337	18.9	1,784	47.1	1,310	694	3,788
Assault	242	11.9	2,031	44.6	1,670	856	4,557
Burglary	458	8.9	5,165	33.8	7,435	2,670	15,270
Larceny	2,410	23.3	10,325	29.1	15,054	10,084	35,463
M.Veh.Theft	298	17.8	1,677	31.5	2,674	976	5,327
Arson	28	14.2	197	33.4	263	129	589
Total Part I Crimes ¹							
	3,795	17.8	21,364	32.6	28,597	15,488	65,449
Total Part II Crimes ²							
	2,167	18.8	11,531	31.5	14,994	10,098	36,623
Total Part III Crimes ³							
	2,136	15.2	14,084	29.5	21,379	12,301	47,764
Grand Total							
(%) of City	8,098	17.2	46,979	31.4	64,970	37,887	149,836
	---	5.4	---	31.4	43.4	25.3	100.0

Source: Portland Police Bureau for 1987

¹Patrol Districts 571 and 572 are two (2) of 16 such districts working out of the North Precinct. The two districts cover about 3.5% of the land area served by the North Precinct and less than one percent (1%) of the City's total land area. Patrol Districts 571 and 572 encompass a slightly larger land area than that of the urban renewal study area but the study area is served by both patrol districts.

²Part II crimes include assault, forgery/counterfeit, fraud, stolen property, vandalism, weapons, prostitution/vice, sex offenses, narcotics/drugs, gambling, family offenses, DUI, liquor laws, disorderly conduct, kidnap, impersonating an officer, curfew/loitering, runaway juvenile and other charges.

³Part III crimes include miscellaneous traffic charges, warrants and custodies.

TABLE 7

FIRE STATION 13* RESPONSE ACTIVITY BY TYPE--FISCAL 1987-88

Station 13 Equipment	Struct. Fires	Mobile Fires	Other Fires	Emerg. Response	False Calls	Other Pub. Serv.	Total Response
Engine 13	262	61	103	595	133	368	1,522
Truck 13	235	4	32	44	80	192	587
Rescue 13	255	12	44	1,269	275	697	2,552
Total	752	77	179	1,908	488	1,257	4,661
%	16.1	1.7	3.8	40.9	10.5	17.0	100.0

* Located within the Urban Renewal Area, but serves a greater geographic area.

TABLE 8 A

PROPOSED SHORT-TERM PROJECT SCHEDULE 1989-1996 (7 years)
ESTIMATED COSTS* AND SOURCES

PROPOSED PROJECTS	COSTS AND SOURCES**			
	Tax Increment	Other Public	Private Invest	Total Cost
Section 501 - Jobs Development Programs				
Headquarters Hotel	\$ 20.0	----	60.0	80.0
Real Estate Development Loans	2.5	----	7.5	10.0
Sub-total	\$ 22.5	----	67.5	90.0
Section 502 - Transportation and Pedestrian				
15th/16th Improvements	\$ 5.1	0.0	0.0	5.1
Holladay, Union to Thirteenth	0.0	0.0	5.1	5.1
Holladay/Union at OCC	0.0	2.3	----	2.3
Multnomah/Hassalo	0.0	0.8	----	0.8
Hotel Site Acquisition	0.0	4.5	----	4.5
Williams/Hassalo Intersection	0.0	0.2	----	0.2
Contingency	0.0	1.1	----	1.1
Vintage Trolley	0.0	0.6	0.5	1.1
Sub-total	\$ 5.1	9.5	5.6	20.2
Section 503 - Public Safety Improvements				
District Lighting program	0.0	2.4	TBD	2.4
Section 504 - Open Space and Cultural/ Recreation Improvements				
River Overlook and Access	0.0	0.2	TBD	0.2
Holladay Park	0.0	0.6	----	0.6
Sub-total	\$ 0.0	0.8	----	0.8
Section 507 - Project Contingency	\$ 4.0	----	----	4.0
Section 508 - Project Mgmt., Planning, Legal and Financial Services (7 years)	\$ 3.4	----	----	3.4
TOTAL	\$ 35.0	12.7	73.1	120.8

* Cost estimates in 1989 dollars, except Program Administration.

** In millions of dollars.

TABLE 8 B

PROPOSED LONG-TERM PROJECT SCHEDULE 1997-2006 (10 YEARS)
ESTIMATED PROJECT COSTS* AND SOURCES

PROPOSED PROJECTS	COSTS AND SOURCES**			
	Tax Increment	Other Public	Private Invest	Total Cost
Section 501 - Jobs Development Programs				
Real Estate Development Loans	\$ 6.0	----	18.0	24.0
Section 502 - Transportation and Pedestrian				
Union Ave/Other Streetscape	\$ 5.0	TBD	----	5.0
Lloyd Blvd. pedestrian trail	0.5	----	----	0.5
Vintage Trolley	0.5	----	----	0.5
Holladay Park LRT Station	0.5	----	----	0.5
Interstate Ave. Improvements	0.6	TBD	----	0.6
I-5/I-84 Improvements and Access	----	TBD	----	----
Sub-total	\$ 7.1	----	----	7.1
Section 503 - Public Safety Improvements				
District Lighting program	\$ 5.0	----	TBD	5.0
Other Public Safety	1.0	TBD	TBD	1.0
Sub-total	\$ 6.0	----	----	6.0
Section 504 - Open Space and Cultural/ Recreation Improvements				
River Overlook and Access	\$ 2.0	TBD	TBD	2.0
Holladay Park	1.0	----	----	1.0
Steel Bridgehead Area	2.5	----	----	2.5
Area Wide Improvements	2.5	TBD	----	2.5
Vintage Trolley Plaza	0.6	----	----	0.6
Union/Grand Cultural Amenities	2.5	----	TBD	2.5
Sub-total	\$ 11.1	----	----	11.1
Section 505 - Infrastructure Improvements				
Storm Sewers and Water Lines	\$ 2.0	TBD	----	2.0
Section 506 - Housing				
Middle Income Housing	3.0	----	16.5	19.5
Section 508 - Project Mgmt., Planning, Legal and Financial Services (10 years)	\$ 7.3	----	----	7.3
TOTAL	\$ 42.5	----	34.5	77.0

* Cost estimates in 1989 dollars, except Program Administration.

** In millions of dollars.

Table 9
Estimates of Increased True Cash Value & Resulting Tax Increment
(\$)

Fiscal Year		Annual Increase in True Cash Value	Total True Cash Value	Annual Tax Increment Proceeds
1988-89	BASE		286,002,321	0
1989-90	1	1,603,558	287,605,879	0
1990-91	2	7,252,089	294,857,968	305,003
1991-92	3	47,118,650	341,976,618	2,029,667
1992-93	4	9,492,482	351,469,100	2,473,420
1993-94	5	49,152,425	400,621,525	4,350,796
1994-95	6	11,971,594	412,593,119	4,802,526
1995-96	7	46,942,971	459,536,090	6,514,544
1996-97	8	14,876,783	474,412,873	7,139,667
1997-98	9	12,524,402	486,937,275	7,986,079
1998-99	10	6,520,581	493,457,856	8,616,583
1999-00	11	11,619,675	505,077,531	9,599,481
2000-01	12	10,957,670	516,035,201	10,642,747
2001-02	13	10,353,994	526,389,195	11,544,291
2002-03	14	11,502,517	537,891,712	12,084,696
2003-04	15	12,482,699	550,374,411	12,422,712
2004-05	16	9,829,404	560,203,815	13,392,988
2005-06	17	8,566,747	568,770,563	13,946,412
TOTAL:		\$ 282,768,241		

TABLE 8 A

PROPOSED SHORT-TERM PROJECT SCHEDULE 1989-1996 (7 years)
ESTIMATED COSTS* AND SOURCES

PROPOSED PROJECTS	COSTS AND SOURCES**			
	Tax Increment	Other Public	Private Invest	Total Cost
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Headquarters Hotel	\$ 20.0	----	60.0	80.0
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Contingency	0.0	1.1	----	1.1
Vintage Trolley	<u>0.0</u>	<u>0.6</u>	<u>0.5</u>	<u>1.1</u>
Sub-total	\$ 5.1	9.5	5.6	20.2
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District Lighting program	0.0	2.4	TBD	2.4
Section 504 - Open Space and Cultural/ Recreation Improvements				
River Overlook and Access	0.0	0.2	TBD	0.2
Holladay Park	<u>0.0</u>	<u>0.6</u>	----	<u>0.6</u>
Sub-total	\$ 0.0	0.8	----	0.8
Section 507 - Project Contingency	\$ 4.0	----	----	4.0
Section 508 - Project Mgmt., Planning, Legal and Financial Services (7 years)	<u>\$ 3.4</u>	----	----	<u>3.4</u>
TOTAL	\$ 35.0	12.7	73.1	120.8

* Cost estimates in 1989 dollars, except Program Administration.

** In millions of dollars.

TABLE 8 B

PROPOSED LONG-TERM PROJECT SCHEDULE 1997-2006 (10 YEARS)
ESTIMATED PROJECT COSTS* AND SOURCES

PROPOSED PROJECTS	COSTS AND SOURCES**			
	Tax Increment	Other Public	Private Invest	Total Cost
Section 501 - Jobs Development Programs				
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Vintage Trolley	0.5	----	----	0.5
Holladay Park LRT Station	0.5	----	----	0.5
Interstate Ave. Improvements	0.6	TBD	----	0.6
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Sub-total	\$ 7.1	----	----	7.1
Section 503 - Public Safety Improvements				
District Lighting program	\$ 5.0	----	TBD	5.0
Other Public Safety	1.0	TBD	TBD	1.0
Sub-total	\$ 6.0	----	----	6.0
Section 504 - Open Space and Cultural/ Recreation Improvements				
River Overlook and Access	\$ 2.0	TBD	TBD	2.0
Holladay Park	1.0	----	----	1.0
Steel Bridgehead Area	2.5	----	----	2.5
Area Wide Improvements	2.5	TBD	----	2.5
Vintage Trolley Plaza	0.6	----	----	0.6
Union/Grand Cultural Amenities	2.5	----	TBD	2.5
Sub-total	\$ 11.1	----	----	11.1
Section 505 - Infrastructure Improvements				
Storm Sewers and Water Lines	\$ 2.0	TBD	----	2.0
Section 506 - Housing				
Middle Income Housing	3.0	----	16.5	19.5
Section 508 - Project Mgmt., Planning, Legal and Financial Services (10 years)	\$ 7.3	----	----	7.3
TOTAL	\$ 42.5	----	34.5	77.0

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2005-06	17	8,566,747	568,770,563	13,946,412
TOTAL:			\$ 282,768,241	

Table 10
Estimated Sources and Uses of Urban Renewal Area Funds

Fiscal Year	T. I. Year	Funds Available			Disposition of Funds			
		Annual Tax Increment Proceeds	Bond Sales	Total Funds Available	Projects & Activities	Staff & Overhead Cost	Debt Service	Total Cost
1988-89	BASE	0		0	79,602	213,719		293,321
1989-90	1	0		0	380,000	414,563	0	794,563
1990-91	2	305,003		305,003	600,000	441,992	0	1,041,992
1991-92	3	2,029,667	10,000,000	12,029,667	8,260,000	403,244	0	8,663,244
1992-93	4	2,473,420		2,473,420	250,000	463,731	1,357,462	2,071,193
1993-94	5	4,350,796	10,000,000	14,350,796	9,500,000	486,917	1,357,462	11,344,379
1994-95	6	4,802,526		4,802,526	250,000	511,263	2,825,095	3,586,358
1995-96	7	6,514,544	15,000,000	21,514,544	12,350,000	536,826	2,825,095	15,711,921
1996-97	8	7,139,667		7,139,667	9,750,000	563,667	5,266,276	15,579,944
1997-98	9	7,986,079	15,000,000	22,986,079	9,850,000	591,851	5,266,276	15,708,127
1998-99	10	8,616,583	10,000,000	18,616,583	3,850,000	633,747	8,077,937	12,561,684
1999-00	11	9,599,481	7,500,000	17,099,481	5,250,000	665,435	10,131,992	16,047,426
2000-01	12	10,642,747	5,000,000	15,642,747	4,500,000	691,488	11,854,047	17,045,535
2001-02	13	11,544,291	2,000,000	13,544,291	1,000,000	726,063	13,173,034	14,899,097
2002-03	14	12,084,696	3,000,000	15,084,696	1,000,000	762,366	13,803,976	15,566,342
2003-04	15	12,422,712		12,422,712		800,484	15,010,320	15,810,804
2004-05	16	13,392,988		13,392,988		840,508	15,010,320	15,850,829
2005-06	17	13,946,412		13,946,412		882,534	15,010,320	15,892,854
		127,851,614	77,500,000	205,351,614	66,869,602	10,630,398	120,969,614	198,469,614

Table 11
 Estimated Annual Effect on the Tax Rates of the Taxing Bodies
 (\$/1000)

Fiscal Year	T.I. Year	Combined Difference	City of Portland	Portland School District	Multnomah County	Port of Portland	Metro Service District	Portland Community College	Ed. Service Dist. - H.S.	Ed. Service Dist. - Elem
88-89	BASE	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
89-90	1	0.0035	0.0009	0.0020	0.0004	0.0000	0.0000	0.0001	0.0000	0.0001
1990-91	2	0.0199	0.0049	0.0115	0.0023	0.0001	0.0001	0.0003	0.0003	0.0005
91-92	3	0.1282	0.0312	0.0745	0.0146	0.0007	0.0005	0.0018	0.0016	0.0032
92-93	4	0.1486	0.0359	0.0870	0.0168	0.0008	0.0006	0.0020	0.0019	0.0036
93-94	5	0.2471	0.0596	0.1449	0.0277	0.0014	0.0010	0.0033	0.0032	0.0060
94-95	6	0.2542	0.0605	0.1500	0.0285	0.0015	0.0010	0.0034	0.0032	0.0061
95-96	7	0.3172	0.0748	0.1877	0.0357	0.0019	0.0013	0.0043	0.0041	0.0074
96-97	8	0.3240	0.0747	0.1946	0.0357	0.0020	0.0013	0.0044	0.0041	0.0073
97-98	9	0.3423	0.0775	0.2086	0.0367	0.0021	0.0013	0.0045	0.0042	0.0073
98-99	10	0.3501	0.0778	0.2161	0.0368	0.0021	0.0013	0.0046	0.0041	0.0072
99-00	11	0.3828	0.0851	0.2399	0.0377	0.0023	0.0014	0.0048	0.0041	0.0075
2000-01	12	0.4097	0.0910	0.2590	0.0392	0.0025	0.0015	0.0050	0.0041	0.0076
01-02	13	0.4265	0.0943	0.2720	0.0396	0.0025	0.0015	0.0050	0.0039	0.0075
02-03	14	0.4191	0.0911	0.2700	0.0379	0.0026	0.0015	0.0049	0.0037	0.0073
03-04	15	0.4007	0.0850	0.2613	0.0352	0.0025	0.0015	0.0048	0.0035	0.0068
04-05	16	0.4184	0.0889	0.2765	0.0346	0.0025	0.0015	0.0047	0.0032	0.0064
05-06	17	0.4212	0.0891	0.2818	0.0327	0.0024	0.0015	0.0046	0.0030	0.0060
Averages:		0.2785	0.0623	0.1743	0.0273	0.0017	0.0010	0.0035	0.0029	0.0054

With Incremental True Cash Value Returned to Taxing Bodies:

06-07	18	(0.4205)	(0.0882)	(0.2858)	(0.0301)	(0.0023)	(0.0014)	(0.0044)	(0.0028)	(0.0056)
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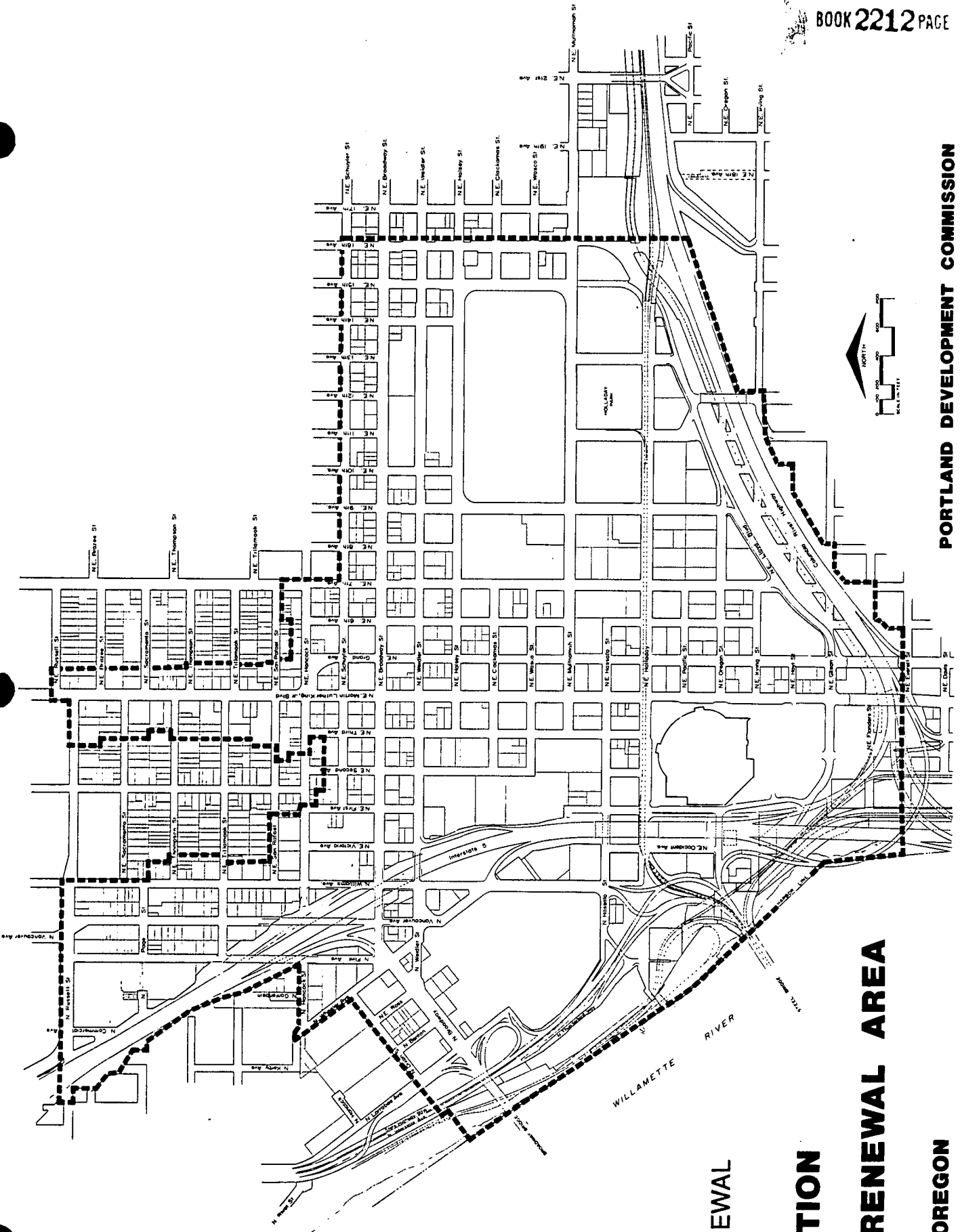


Exhibit 1
URBAN RENEWAL
PLAN AREA
OREGON
CONVENTION
CENTER
URBAN RENEWAL AREA

PORTLAND DEVELOPMENT COMMISSION

PORTLAND, OREGON

ACRES ESTIMATED TCV
509 \$286,002,321

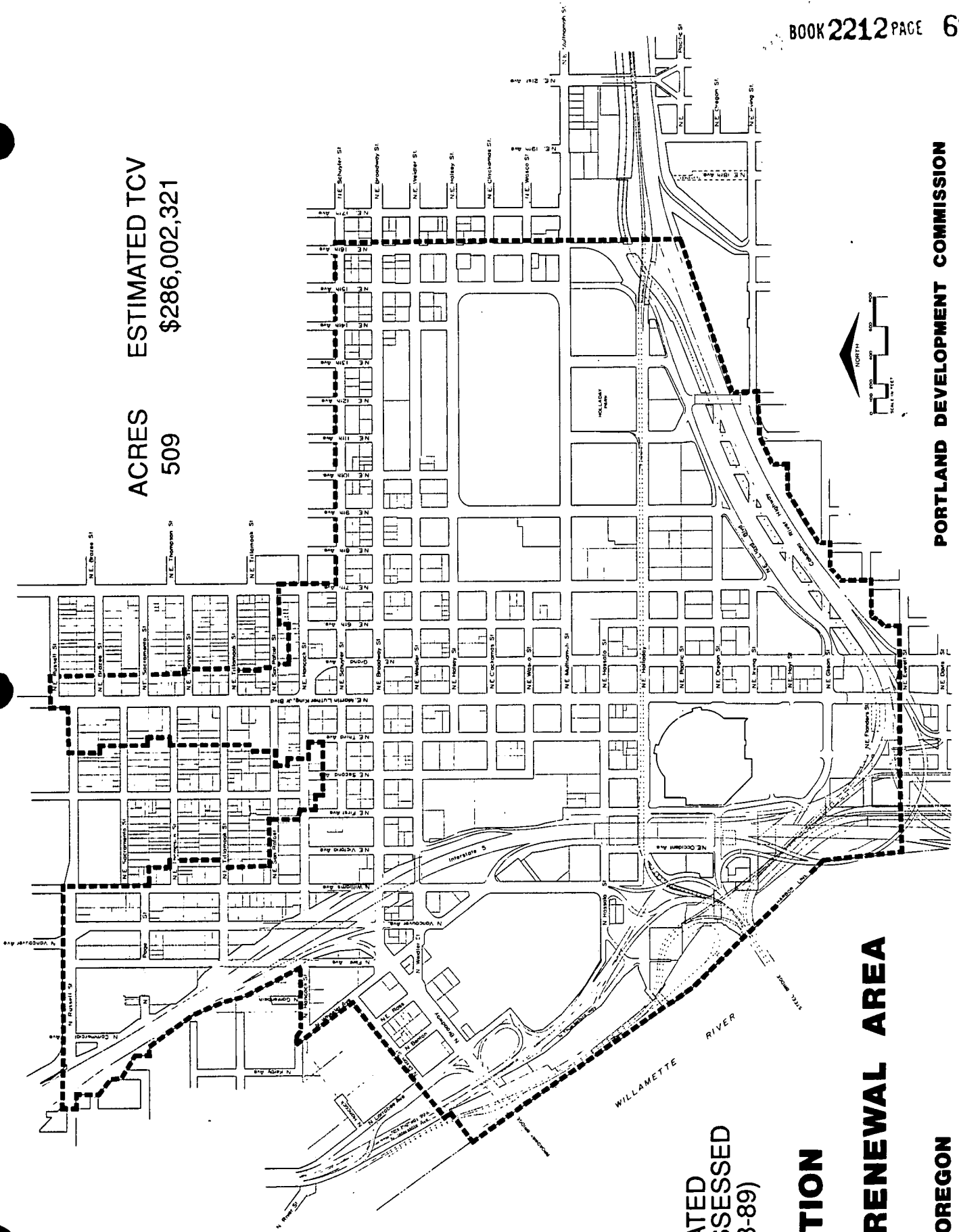


Exhibit 2
LAND AREA
AND ESTIMATED
TAXABLE ASSESSED
VALUE (1988-89)
OREGON
CENTER
URBAN RENEWAL AREA

PORTLAND DEVELOPMENT COMMISSION

PORTLAND, OREGON

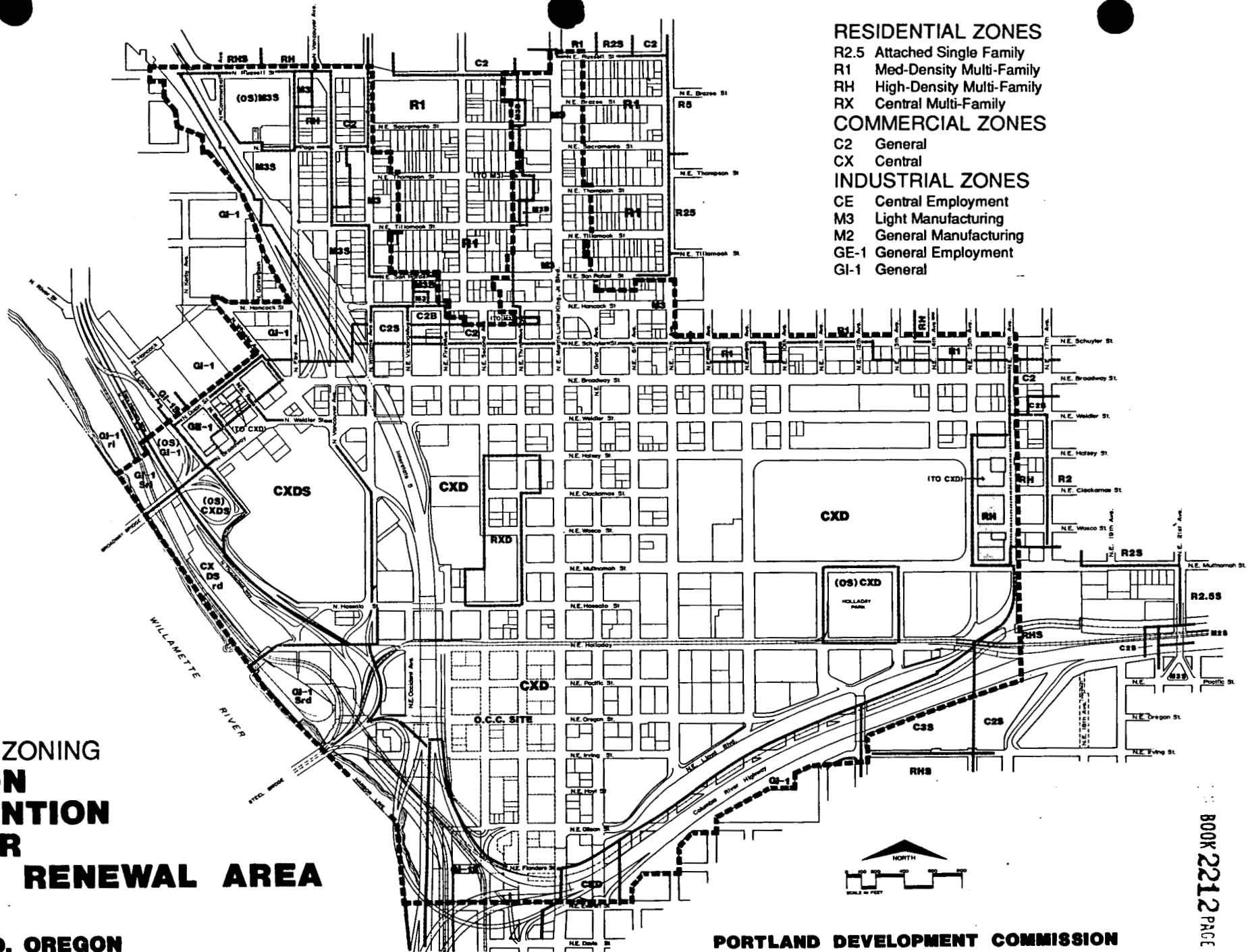


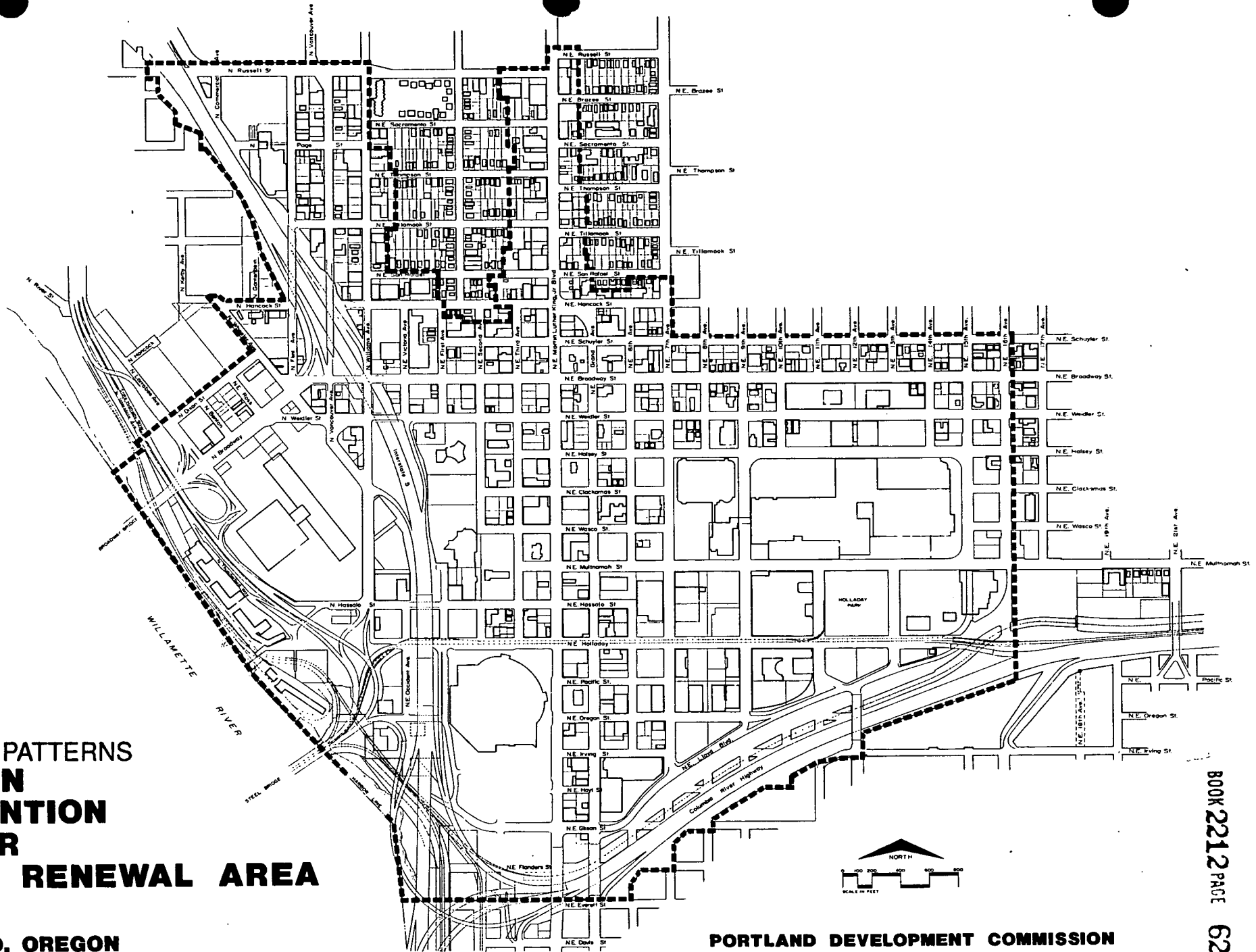
Exhibit 3
EXISTING ZONING
OREGON
CONVENTION
CENTER
URBAN RENEWAL AREA

PORTLAND, OREGON

PORTLAND DEVELOPMENT COMMISSION

Exhibit 4
BUILDING PATTERNS
OREGON
CONVENTION
CENTER
URBAN RENEWAL AREA

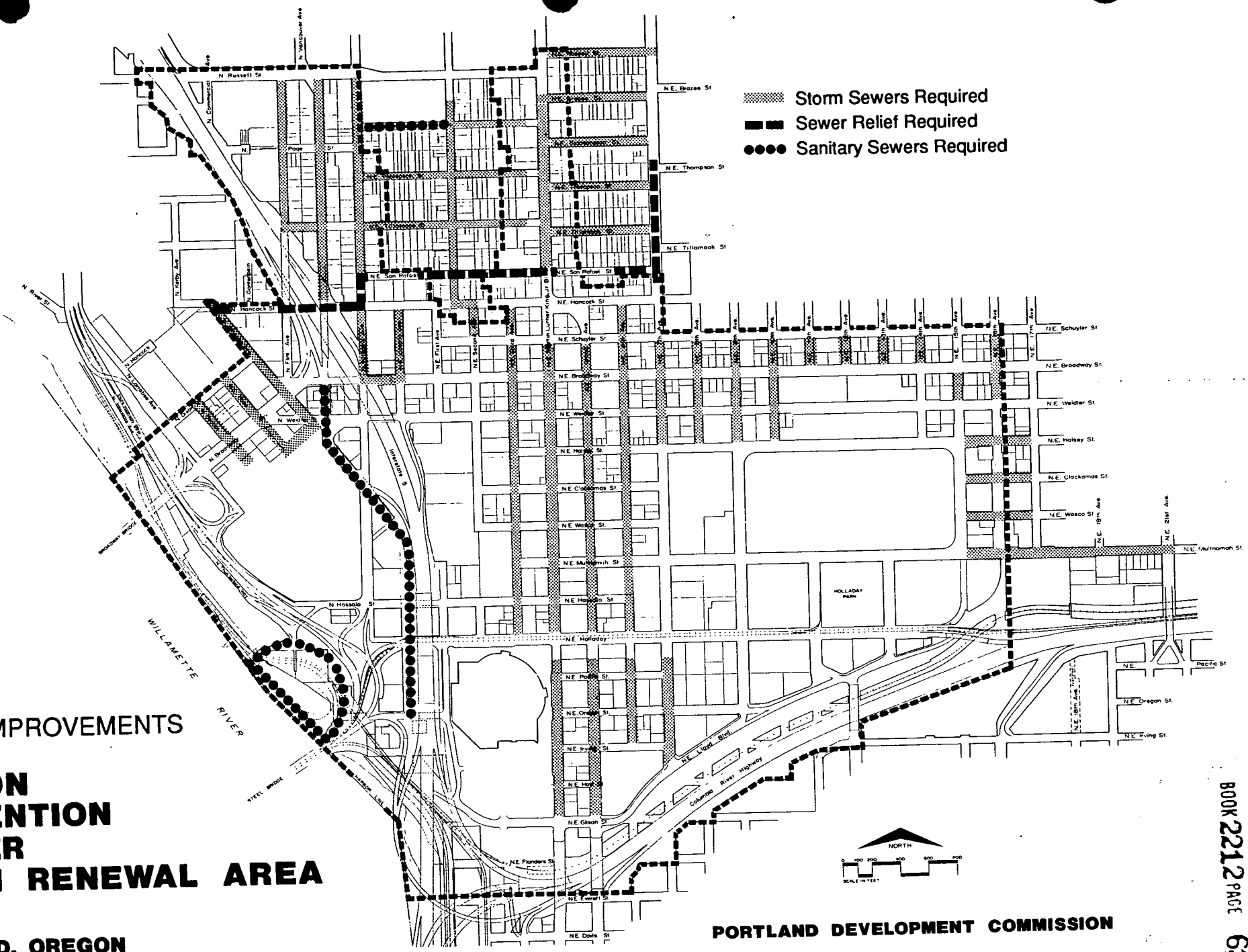
PORTLAND, OREGON



PORTLAND DEVELOPMENT COMMISSION

Exhibit 5
SEWER IMPROVEMENTS
NEEDED
OREGON
CONVENTION
CENTER
URBAN RENEWAL AREA

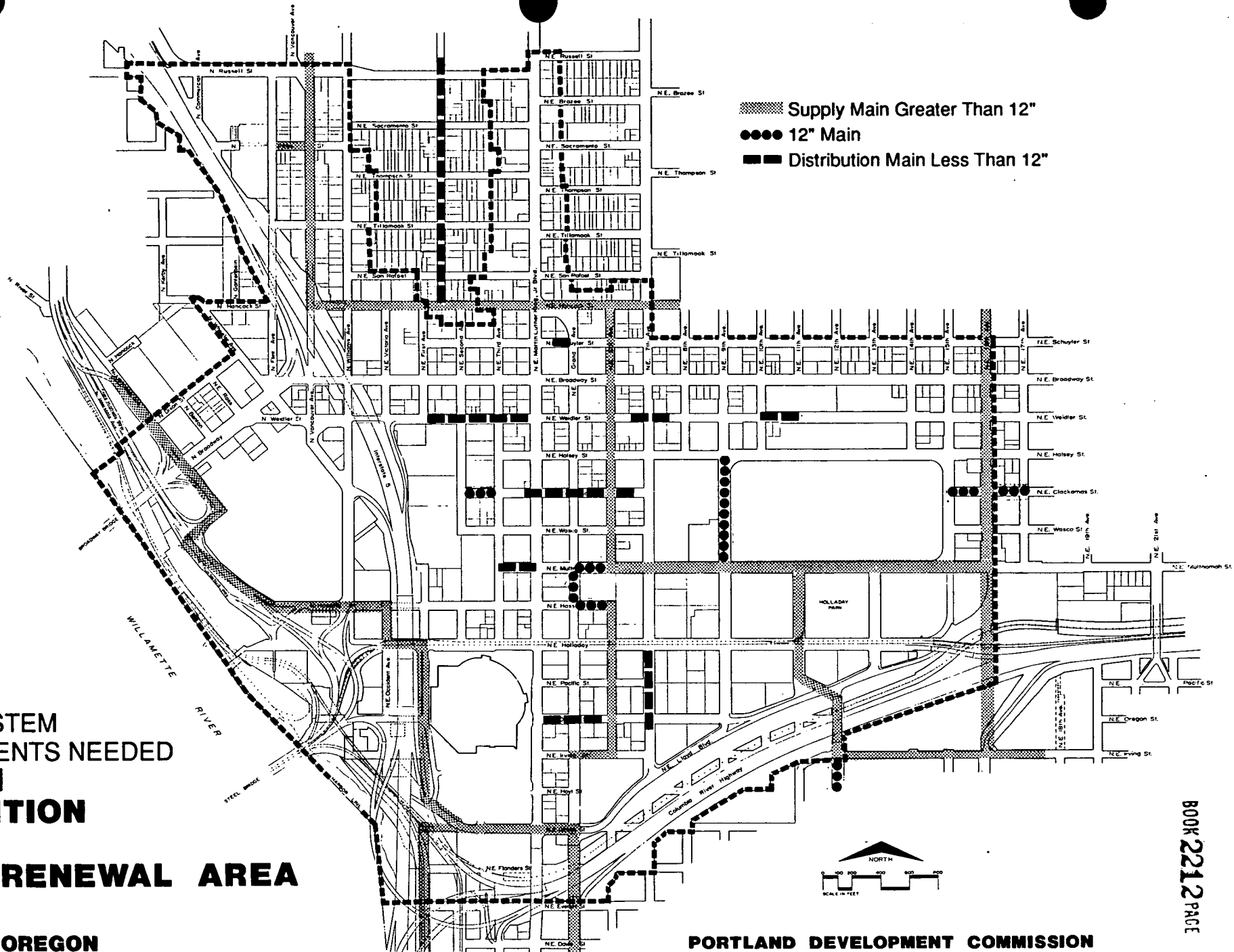
PORTLAND, OREGON



PORTLAND DEVELOPMENT COMMISSION

**Exhibit 6
 WATER SYSTEM
 IMPROVEMENTS NEEDED
 OREGON
 CONVENTION
 CENTER
 URBAN RENEWAL AREA**

PORTLAND, OREGON

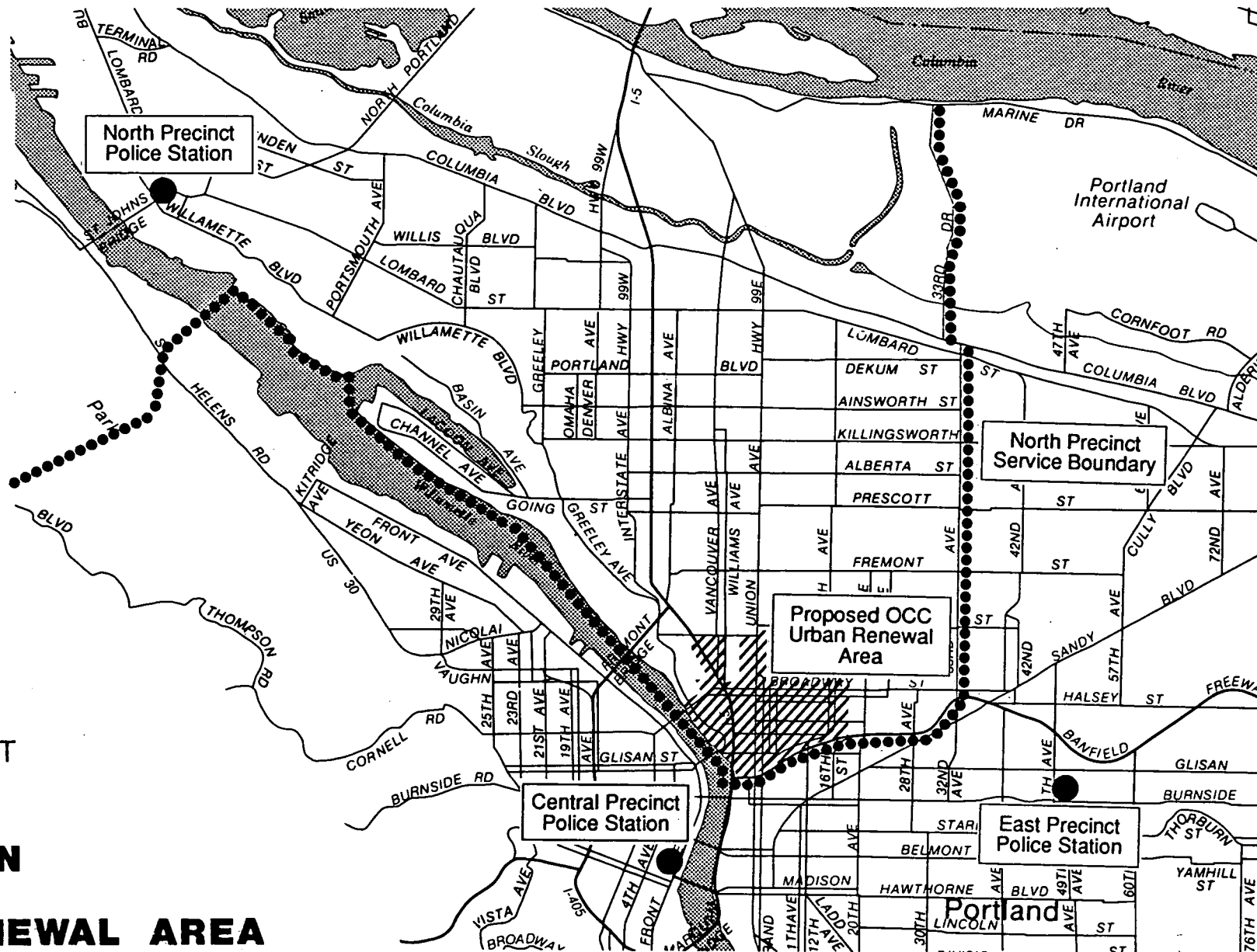


PORTLAND DEVELOPMENT COMMISSION

Exhibit 7
 NORTH PRECINCT
 POLICE STATION

**OREGON
 CONVENTION
 CENTER
 URBAN RENEWAL AREA**

PORTLAND, OREGON





Portland Development Commission
1120 S.W. Fifth Avenue
Portland, Oregon 97204
503/796-5300

EXHIBIT C

BOOK 2212 PAGE 634

**PORTLAND CITY PLANNING COMMISSION
REPORT TO THE CITY COUNCIL
ON
THE OREGON CONVENTION CENTER
URBAN RENEWAL PLAN**

**AS AMENDED BY PORTLAND CITY COUNCIL
MAY 18, 1989**



Portland Bureau of Planning
Portland, Oregon
May 18, 1989

PORTLAND CITY COUNCIL

Mayor J.E. Bud Clark
Commissioner Earl Blumenauer
Commissioner Dick Bogle
Commissioner Bob Koch
Commissioner Mike Lindberg

PORTLAND CITY PLANNING COMMISSION

Lawretta Morris, President
Martha Peck Andrews, Vice President

Joseph Angel
W. Richard Cooley
Betsy Lindsay
Rebecca Marshall
Steven Pfeiffer

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**PORTLAND CITY PLANNING COMMISSION
REPORT TO THE CITY COUNCIL
ON
THE OREGON CONVENTION CENTER
URBAN RENEWAL PLAN

AS AMENDED BY PORTLAND CITY COUNCIL**

I. URBAN RENEWAL PLAN PROPOSAL

A. Background

The Oregon Convention Center Urban Renewal Area includes approximately 538 acres of land bounded generally by the Willamette River on the west, the Columbia River Highway (I-84) on the south, NE 21st and NE 17th Avenues on the east, and NE Schuyler and NE Multnomah on the north. There are also two "fingers" of land area reaching north of NE Schuyler to NE Russell along NE Union and between NE Williams and the I-5 freeway. The proposed area encompasses all of the Coliseum/Lloyd Center district of the Central City Plan and includes additional smaller areas outside of the district but contiguous to it.

On December 28, 1988, the Portland City Council adopted the Oregon Convention Center Area Policies and Procedures Guide (Resolution No. 34497) as an overall guide for the Oregon Convention Center Area. The resolution directed plans be prepared in accordance with the guide. The policies, as approved by the City Council, related to economic development, urban design and land use, and the transportation and circulation system. The intent of the policies is to focus new industry and job creation in the area near the Convention Center, to provide a built environment that is enjoyable and active, to support residential development in the area, and to create a transportation and circulations system that will integrate transit, pedestrians, bicyclists, and local and thru traffic as well as provide regional access.

The Central City Plan was adopted by City Council on March 24, 1988. Policy 19: Lloyd Center-Coliseum addresses the importance of the district as the eastern anchor of the Central City retailing area and as a major entrance to the Central City. The policy provides for the improvement of the

environment for pedestrians throughout the district and the creation of a regional civic facilities campus that brings the Convention Center and Coliseum together. The City Council adopted by resolution action charts to guide development and change in the area. Listed as a program on the action chart for the Lloyd Center-Coliseum area, is "Study the feasibility of a Coliseum/Lloyd Center urban renewal district."

The proposed Convention Center Urban Renewal Area has diverse economic strengths but also has significant problems and needs which must be rectified if the area is to realize its potential. Development that has taken place in the past, such as Lloyd Center and the Memorial Coliseum, has occurred through the assembly of multiple blocks for a more efficient use of land. The new Convention Center is also on a multiple block site (superblock).

The State's urban renewal law requires that an urban renewal plan be accompanied by a report and specifies the content of the plan and report. The Portland Development Commission has prepared the urban renewal plan and report for proposed renewal district.

State law requires that the Planning Commission review the urban renewal report and plan and forward a recommendation, if any, to City Council prior to final action on the proposed urban renewal district. This report fulfills this state requirement.

B. Purpose of the Plan

The Convention Center Urban Renewal Plan authorizes the Portland Development Commission, as the City's urban renewal agency, to initiate and implement activities and actions that will eliminate existing blight and blighting influences; to achieve the revitalization of the area sought by the City; to stimulate redevelopment of underutilized land; and to improve the area's tourist, living, shopping and working environment.

C. Proposed Plan Goals

The goals and objectives of the Convention Center Urban Renewal Plan are based upon the City's Comprehensive Plan Goals and Policies concerning economic development and on the policies of the Central City Plan. The primary goal of the plan is to improve the condition and appearance of the area, to eliminate blight and blighting influences, to expand and improve public facilities and to stimulate private investment and economic growth in the area.

The seven specific goals of the plan are to:

1. Maximize the regional job potential of the Oregon Convention Center.

2. Target jobs and businesses created through urban renewal financed activities to first benefit North and Northeast Portland residents and then all Portland residents.
3. Create opportunities within the area for businesses to expand and service the convention trade.
4. Integrate the OCC Area with the westside of the Central City and the Lloyd Center, reinforcing the expansion of the central city and the economic expansion of the east side.
5. Upgrade the setting and environment of the area to reflect the best of Portland to visitors; encouraging extended convention stays, return visits and business recruitment to Oregon.
6. Ensure that urban renewal activities work to stabilize adjacent neighborhoods; mitigating adverse impacts and striving to strengthen neighborhood values.
7. Establish realistic and attainable objectives in the formation of projects to be undertaken within the urban renewal area.

The objectives of the plan more specifically address program elements to achieve these goals, including recruiting a headquarters hotel in the vicinity of the Convention Center, supporting job development programs for neighborhood residents, encouraging other types of development supportive of the Convention Center, upgrading transportation and pedestrian linkages, supporting middle income residential development, and developing or encouraging pedestrian amenities.

D. Proposed Program Activities

The Urban Renewal Plan proposes three major program areas.

1. Public Improvements which are intended to eliminate or prevent blight, retain business and jobs and stimulate new private investment. Among the projects which will be undertaken are the construction, reconstruction, repair or replacement of sidewalks, streets, pedestrian amenities and public infrastructure. Also described as anticipated improvements are such items as street lights and traffic control devices, street furniture, special graphics, transit station improvements, river related improvements, awnings, and parking facilities.
2. Redevelopment Through New Construction is intended to stimulate new private investment on vacant or underutilized property. Redevelopment through new construction may be achieved by property

owners, with or without financial assistance by PDC, and by acquisition, lease or disposition of property by PDC for resale to others for redevelopment.

3. Redevelopment Through Rehabilitation is intended to encourage conservation and rehabilitation of existing buildings and to promote the preservation of historic structures. Rehabilitation and conservation may be achieved through owner/tenant action, with or without financial assistance from PDC, by enforcement of existing City codes and ordinances, and through acquisition of property by PDC for rehabilitation or resale to others.

E. Documentation

The following documents have been reviewed by the Planning Commission in the preparation of this report:

1. Map of the proposed boundaries for the proposed Urban Renewal area.
2. Oregon Convention Center Urban Renewal Report
3. Oregon Convention Center Urban Renewal Plan

II. URBAN RENEWAL AUTHORITY AND ADOPTION PROCESS

A. Urban Renewal Plan Authority

Authority for the use of urban renewal, including criteria for the establishment of an urban renewal agency, the determination of eligible urban renewal areas and the content of an urban renewal plan and urban renewal plan report was established by the Oregon Legislature and codified as Chapter 457 of the Oregon Revised Statutes.

Chapter 15, Article 1 of the Portland City Charter assigns all "general powers and duties" to the Portland Development Commission to serve as the City's Urban Renewal and Redevelopment Agency to carry out all urban renewal functions. Proposed urban renewal plans and urban renewal plan amendments are prepared by the Portland Development Commission staff and approved by the Portland Development Commission prior to their submission to the Planning Commission and City Council.

On April 13, 1989, the Portland Development Commission held a public hearing on the proposed plan. On April 25, 1989, the Portland Development Commission approved the proposed Convention Center Urban Renewal Plan and Report.

B. Planning Commission and City Council Review and Adoption

According to ORS 457, the Planning Commission must review the urban renewal plan and report. The Planning Commission's recommendations, if any, are submitted to City Council for consideration in their decision on the urban renewal plan. On April 25 and May 1, 1989, the Planning Commission held public hearings and took public testimony on the proposed plan and report. Based on the information presented, the Planning Commission took action to forward their recommendation to City Council.

The City Council is charged with final review and approval of the urban renewal plan. The urban renewal plan can only be approved after public notice, a public hearing and the consideration of public testimony and of any Planning Commission recommendations. Approval of the urban renewal plan must be by nonemergency ordinance which must incorporate the plan by reference and include determinations and findings of compliance with the requirements of ORS 457.095.

III. REVIEW OF PLAN REPORT FOR COMPLETENESS

A. Overview of ORS 457.085 Requirements

The Oregon Revised Statutes requirements for urban renewal documentation are in two parts: the required contents of the urban renewal plan and the required contents of the urban renewal plan report. Eight elements are required to be contained within the plan and nine elements within the report.

B. Review of the Convention Center Urban Renewal Plan Contents

An urban renewal plan must contain the following eight elements:

- 1) a description of each urban renewal project to be undertaken;
- 2) an outline of the development, redevelopment, improvements, land acquisition, demolition and removal of structures, clearance, rehabilitation or conservation of the urban renewal areas of the plan;
- 3) a map and legal description of the urban renewal areas of the plan;
- 4) an explanation of its relationship to local objectives, land uses, traffic and other public improvements;
- 5) a description of proposed land use densities and building requirements;
- 6) a description of relocation methods for persons or businesses;

- 7) an indication of the property which may be acquired and its proposed disposition; and
- 8) a description of the type of future amendments that are so substantial as to require notice, hearing and approval.

The proposed Convention Center Urban Renewal Plan contains all of the elements required for a complete urban renewal plan.

C. Review of the Proposed Convention Center Urban Renewal Report Contents

As stated in ORS 457.085, an urban renewal plan report must contain:

- 1) a description of physical, social and economic conditions, including expected impact and fiscal impact;
- 2) the reasons for selection of the area;
- 3) the relationship between Plan projects and existing conditions;
- 4) the estimated total cost of each project and sources of monies to pay such costs;
- 5) the estimated completion date for each project;
- 6) the estimated money required and the anticipated year indebtedness will be retired;
- 7) a financial analysis sufficient to determine feasibility;
- 8) a fiscal impact statement estimating the impact of tax increment financing; and
- 9) a relocation report.

The proposed Convention Center Urban Renewal Report complies with the content requirements of ORS 457.085.

D. Conclusions

Both the proposed Convention Center Urban Renewal Plan and the proposed Convention Center Urban Renewal Report comply with the content requirements of ORS 457.085.

IV. DETERMINATIONS AND FINDINGS OF COMPLIANCE WITH ORS 457.095 REQUIREMENTS

The following provides a statement of the seven requirements under ORS 457.095 and of compliance of the Convention Center Urban Renewal Plan with those requirements.

A. Each urban renewal area is blighted.

ORS 457.010 defines blighted areas as follows:

"Blighted areas" means areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures or any combination of these factors are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of nine conditions."

Section 100 of the Convention Center Urban Renewal Report provides data on the physical, social and economic conditions in the urban renewal area. Key findings include:

- The urban renewal area includes approximately 538 acres. Approximately 45 percent of the total area is devoted to streets and freeways, with railroad property adding another four percent to this total. Only 2.6 percent of the total area is vacant.
- There are 427 principal buildings in the area. County tax assessor records reveal that the median age of the buildings within the area (for the 360 where data is available) is 52 years.
- Of the 427 principal buildings within the area, 71 percent are described as "needing substantial rehabilitation and improved maintenance." Another 2.34 percent are described as "dilapidated buildings which appear to be beyond being economically rehabilitated."
- The average improvement to land value ratio is very low, 2.48 to 1. Healthy, blight-free areas of American cities are found to have an average improvement to land value ratio of 5:1 to 12:1 or higher.
- Most of the area has combined sanitary and storm sewer systems which discharge untreated sewage into the Willamette River several times each year during periods of heavy rainfall. The Bureau of Environmental Services states that the following are needed in the area: 35,630 lineal feet of new storm sewers, 4,550 lineal feet of sewer relief, and 4,580 lineal feet of sanitary sewers.
- Based on Police Bureau statistics, criminal activity averages 5.4 percent (of the total for the City) for two patrol districts in the area while accounting for only one percent of the total land area. The North Precinct which serves the area is eight driving miles away leading to longer than average response times.
- Demographic data for the area does not coincide completely with the proposed boundaries, but tend to show that population is declining and

median incomes are substantially less than the average for the SMSA. The percentage of owner-occupied households (in the three census tracts most closely coinciding with the proposed boundaries) below the poverty level range from 9.7 percent to 16.1 percent versus the SMSA average of 5.1 percent. The percentage of renter-occupied households below the poverty level range from 16.6 percent to 33.9 percent versus 17.9 percent for the SMSA.

- The median value of owner-occupied homes for each of three census tracts range from a low of \$32,100 to a high of \$58,800 versus \$62,300 for the SMSA (1980 data). The median contract rent for rental housing units range from a low of \$168 to a high of \$195 for the three census tracts versus \$236 for the SMSA (1980 data).

Based upon these facts, the Council finds the proposed urban renewal area to be "blighted" within the meaning of ORS 457.010.

B. The rehabilitation and redevelopment is necessary to protect the public health, safety or welfare of the municipality.

The linkage between the existence of a blighted area and a menace to the public health, safety or welfare of the municipality is specified in ORS 457.020, which reads in part:

It is hereby found and declared:

- (1) That there exist within the state blighted areas.
- (2) That such areas impair economic values and tax revenues.
- (3) That such areas cause an increase in and spread of disease and crime and constitute a menace to the health, safety, morals and welfare of the residents of the state and that these conditions necessitate excessive and disproportionate expenditures of public funds for crime prevention and punishment, public health, safety and welfare, fire and accident protection and other public services and facilities . . .

Impairment of Economic Values and Tax Revenue

Rehabilitation and redevelopment in the Plan is directed toward correcting the impairment of economic values and tax revenues within the urban renewal area. In the Convention Center Urban Renewal Area, there is significant impairment of those values and revenues.

One indicator of the economic viability of property is the mathematical correlation of the value of improvements to the value of land, expressed as a ratio I:L. Aside from single family residential areas, most economically healthy areas of cities have an overall ratio in excess of 4:1.

In determining the I:L ratio of the urban renewal area, only the total assessor's true cash value of taxable real property was used and tax exempt property was excluded. An analysis of each parcel's I:L ratio was made and averaged, resulting in a low average of 2.48:1. A small, randomly selected sample of parcels showed a range of I:L ratios of .17:1 to 33.88:1. While some high I:L ratios occur in the area, these tend to be government owned or in tax exempt categories (e.g., churches).

These very low ratios demonstrate the under utilization of land within the urban renewal area and also reflect the age and condition of a significant portion of the area's improvements.

Crime Prevention, Public Safety and Fire and Accident Protection

The urban renewal area proposed has a disproportionately high percentage of high priority police calls and reported crime. Fire protection service within the area is good, but the size of the present station serving the area may be an issue in the future. The area's street patterns and the resulting lack of efficient mobility into and within the area is one of the most critical problems found. Some water main repair or replacement may be necessary as the area develops and as old mains deteriorate. Finally, the deficiencies in the sanitary and storm drain system in the area must be regarded as critical to redevelopment.

The implementation of the plan will provide necessary public dollars to perform the rehabilitation and redevelopment of these public system inadequacies where traditional governmental funding sources are not otherwise available. The plan anticipates a lighting system improvement and possibly the siting of an additional police precinct within the area. Substantial street improvements and transit enhancements are planned and funded within the plan, such as Holladay/Union at the Convention Center, Multnomah/Hassalo Connection, and the streetscaping of several streets. Sewer separation and water line improvements are part of the plan's budget. All of these public improvement projects are listed in Sections 502 through 505 of the Oregon Convention Center Urban Renewal Report, submitted to the Council by the Portland Development Commission simultaneously with the plan (the "Report"), and by this reference to the Report contained in these findings are incorporated herein.

In addition, the implementation of the plan will change the character of the area to uses and development which is more consistent than the present character of the area with the Central City Plan and the zoning of the area. The plan includes direct development assistance in the form of dollars and staff time to attract targeted business to locate and relocate within the plan area. These targeted businesses are most consistent with the new character sought for the area.

- C. The urban renewal plan conforms to the comprehensive plan and economic development plan, if any, of the municipality as a whole and provides an outline for accomplishing the urban renewal projects the urban renewal plan proposes.**

The City of Portland's Comprehensive Plan, effective January 1, 1981, provides a guide for all land use related development within the City. The Central City Plan adopted in March 24, 1988 (effective date July 1, 1988) is incorporated within the Comprehensive Plan and includes more specific goals and guidelines for Central City development, including district policies for the Coliseum/Lloyd Center district. These documents encourage the efficient and intensive use of commercial and industrial properties in the Central City area, and especially in the Coliseum/Lloyd Center district in conjunction with the development of the Oregon Convention Center and to reinforce the Metropolitan Area Express light rail line that serves the district.

- 1. The Oregon Convention Center Urban Renewal Plan conforms with the Comprehensive Plan and is especially supportive of the following Comprehensive Plan Goals and Policies:**

Goal 2 Urban Development

"Maintain Portland's role as the major regional employment, population and cultural center through public policies that encourage expanded opportunity for housing and jobs, while retaining the character of established residential neighborhoods and business centers."

The plan supports this policy because it establishes a mechanism to focus economic development and job creation in the vicinity of the convention center. The plan includes a jobs development program which will require job linkage from publicly assisted redevelopment projects to job seekers in the economically disadvantaged areas of the city. The plan plans and funds support facilities to the Convention Center particularly the construction of a headquarters hotel. The public investment in infrastructure referred to in Section 500 of the Report will enhance the environment for business location in the area, which will create additional jobs. The Central City Plan sees this area as mixed use, with an emphasis on office and retail development, both of which produce job opportunities.

Policy 2.7 Willamette River Greenway Plan

"Implement the Willamette River Greenway Plan which preserves a strong working river while promoting recreation, commercial and residential waterfront development along the Willamette south of the Broadway Bridge."

The proposal supports the greenway plan and this policy because it provides for public improvements such as an esplanade, dock, breakwater, and public access to the river consistent with the greenway plan as well as providing viewing areas identified in the Scenic Resources Inventory.

Policy 2.9 Residential Neighborhoods

"Allow for a range of housing types to accommodate increased population growth while improving and protecting the City's residential neighborhoods."

The plan supports this policy because it encourages the development of middle income residential development in the Convention Center area as stated in Objective 6.2 of the plan. Middle income housing is encouraged by the availability of tax abatement when an urban renewal area. In addition, approximately \$3 million dollars is estimated to be available to fund low interest loans and other incentives for middle income housing development.

Policy 2.10 Commercial Centers

"Expand the role of major established commercial centers which are well served by transit. Strengthen these centers with retail, office, service and labor-intensive industrial activities which are compatible with the surrounding area. Encourage the retention of existing medium and high density apartment zoning adjacent to these centers."

The Lloyd Center area is a major retail center that is currently being remodeled and expanded. The urban renewal plan will strengthen this area, which is served by transit, because it will assure that improved infrastructure and pedestrian amenities are created for the area that will serve to make it a more attractive environment for shoppers and visitors.

The plan encourages the retention of existing medium and high density apartment zoning adjacent to established commercial centers by proposing no changes to the present zoning which now allows continued multifamily uses. In addition, the inclusion of a property within an urban renewal area makes it eligible for tax abatement for rehabilitation of middle income multifamily structures. Finally, some portions of properties along NE 15th and 16th Streets are designated as Required Residential areas in the Central City Plan and the urban renewal plan will necessarily conform with that adopted Plan and require the development of housing.

Policy 2.12 Transit Corridors

"Provide a mixture of activities along major transit routes to augment travel options."

The urban renewal plan supports this policy by encouraging uses supportive of light rail and of the convention center to take advantage of transit and by assisting in the development of the trolley connection between the area and downtown.

A major focus of public dollars for infrastructure improvements is along the Holladay/Union frontages to the Convention Center. Holladay Street is the LRT route from the eastside to downtown, and as such, is a major transit route. The Report also lists approximately \$2.5 million dollars as budgeted for development of cultural amenities, such as plazas or visitor facilities along the Union/Grand Corridor, a major transit route.

Policy 2.24 Central City Plan

"Encourage continued investment within Portland's Central City while enhancing its attractiveness for work, recreation and living. Through the implementation of the Central City Plan, coordinate development, provide aid and protection to Portland's citizens, and enhance the Central City's special natural, cultural and aesthetic features."

The Convention Center Urban Renewal Plan includes areas which are all within the Central City planning area. Under those circumstances, the plan must comply with the Central City Plan.

The proposed development plan is supportive of this policy because it encourages investment in the Coliseum/Lloyd Center district through financial assistance to developers, business owners and residents. Planned improvements include open space and pedestrian amenities that will enhance the area as a place to live and work. Further discussion of compliance with the Central City Plan is discussed below in paragraph IV.C.2.

Policy 3.1 Physical Conditions

"Provide and coordinate programs to prevent the deterioration of existing structures and public facilities."

The proposed urban renewal plan supports this policy because it will provide for financial assistance for rehabilitation of existing buildings in one of three methods – by individual property owners, through enforcement of City codes, or through acquisition by PDC. The plan also provides for public monies to be spent on public facilities such as streets, sidewalks and open space.

PDC staff will coordinate existing programs by advising the public and other City bureaus as to structural rehabilitation opportunities and infrastructure improvements. As an example, the City of Portland, PDC, the Oregon Department of Transportation, Tri-Met, Metro, Lloyd Center,

ERC and Pacific Development have already entered into an agreement to coordinate a public improvement program in the Convention Center Area.

Policy 3.6 Neighborhood Plan

"Maintain and enforce neighborhood plans that are consistent with the Comprehensive Plan and that have been adopted by City Council."

Portions of the Sullivan's Gulch neighborhood are included in the plan district boundary. Sullivan's Gulch has an adopted neighborhood plan. Because actions authorized by the urban renewal plan must be in conformance with City-adopted plans this proposal complies with this policy. The neighborhood plan also provides for input from the neighborhood on City land use issues which affect the neighborhood. The Sullivan's Gulch neighborhood, after discussion of the adoption of the urban renewal plan as it would affect their neighborhood, recommend to City Council that portions of their neighborhood be deleted from the plan area. The Council has agreed to this recommendation, thus validating the neighborhood plan citizen participation process.

Goal 4 Housing

"Provide for a diversity in the type, density and location of housing within the City consistent with the adopted City Housing Policy in order to provide an adequate supply of safe, sanitary housing at price and rent levels appropriate to the varied financial capabilities of City residents."

The proposed plan supports the housing goals because it encourages the creation of residential mixed-use and free-standing projections through the development of a quality environment and pedestrian amenities. It is also supportive because it fosters the development of middle income residential structures.

The plan encourages middle income housing as a buffer to commercial uses within the area by offering tax abatement eligibility, and funds for low-interest loans to construct and rehabilitate housing. In addition, the infrastructure improvements to be funded in implementing the plan will create safer streets by enhancing street lights, will promote better walking environments by constructing sidewalk improvements and streetscaping, and will bring business opportunities in support of residential uses into the neighborhoods by targeting jobs development.

Policy 4.3 New Housing Production

"Assist the private sector in maintaining an adequate supply of single and multi-family units. This shall be accomplished by relying primarily on the home building industry and private sector solutions supported by the elimination of unnecessary government regulations."

This policy is met because the plan authorizes PDC to provide financial assistance to property owners for projects, including housing, in order to achieve the objectives of the plan. The development of middle income housing is one of the stated objectives of the plan. The plan does not include any single-family zoned property. The promotion of multifamily housing as stated in the Finding related to Goal 4 above is consistent with the zoning code and Central City Plan uses.

Policy 4.7 Existing Housing: Major Rehabilitation

"Provide assistance for rehabilitation of housing beyond housing maintenance code requirements 1) if the assistance is supportive of general community development activity; 2) on a voluntary basis; and 3) if the Existing Housing: Maintenance and New Housing policies are being fulfilled."

Housing rehabilitation is one of the stated goals of the plan. Approximately \$3 million dollars is budgeted in the plan for housing purposes. The funds are not restricted to use in rehabilitation to meet maintenance code requirements and may be used for rehabilitation beyond those requirements. The assistance contemplated under the plan will be in the form of loans to property owners who ask for the funds, and therefore the rehabilitation assistance will be voluntary. Rehabilitation beyond code requirements is supportive of the general community development activity in the urban renewal area because improved housing will support the plan's goal of blight elimination. All activities for housing rehabilitation fulfill the "Existing Housing: Maintenance" and "New Housing Production" policies of the Comprehensive Plan because the implementation of the urban renewal plan is required to comply with all existing relevant city policies.

Goal 5 Economic Development

"Increase the quantity and quality of job opportunities through the creation of an environment which promotes and supports business and industry and attracts new investment."

The proposed plan is especially supportive of this goal because the emphasis is on the development of job opportunities as a result of investment in the urban renewal area. A headquarters hotel is estimated to generate 500 new jobs in the area. The job development component of the proposed plan stipulates that any redeveloper receiving financial assistance or acquiring property from PDC must execute an employment agreement targeting jobs to residents of north and northeast Portland.

An environment which promotes and supports business and industry and attracts new investment will be created with implementation of the plan by the building of the necessary infrastructure to support business activities, including transit and transportation improvements; by public support of

the development of cultural and recreational opportunities such as museums, parks and river vistas within the plan area; and by implementing public-private cooperative agreements to enhance the area, such as the Agreement for the Convention Center Capital Improvement. Furthermore, the plan provides for \$8.5 million for loans to property owners for the purpose of stimulating additional business investment in the area through low interest rates. The targeting of office, retail and industrial job generating businesses for such assistance will result in a mix of economic opportunities.

Policy 5.1 Business Retention and Recruitment

"Develop policies and programs which provide opportunities for local businesses to operate and grow in Portland. Continue efforts to attract new business and investment to the region."

This policy is supported because the proposed renewal plan places first priority on the recruitment of a headquarters hotel to the urban renewal area. Financial assistance will also be available to local businesses to expand operations to accommodate economic growth in the area expected as an result of the opening of the convention center.

Policy 5.2 Economic Environment

"Continue efforts to enhance Portland's economic environment by ensuring that sufficient land and infrastructure exists or can be provided and that public actions support and promote private development activity."

The proposed plan is supportive of this policy because PDC is authorized to assemble land for redevelopment and to assist in the development of infrastructure improvements such as streets and sidewalks. The plan does not presently provide for acquisition of any specific parcels within the plan area. However, the Commission could acquire land for redevelopment with a plan amendment since acquisition is one of the projects listed in the plan. The development of a headquarters hotel is likely to require such public acquisition. In addition, the plan commits over \$25 million to the funding of street, water and sewer improvements, and open space development over the life of the plan.

Policy 5.5 International Image

"Encourage trade, tourism, and new investment from Pacific Rim nations and other regions of the world, to enhance Portland's reputation as a truly international city."

The urban renewal plan supports this policy by focusing development efforts in the area adjacent to the convention center which are supportive of

the convention center. These efforts will lead to an increase in tourism dollars and new investment in the area.

The primary and immediate project to be undertaken upon plan approval is the development of a headquarters hotel in support of the Convention Center. The construction and operation of such a facility will broaden the opportunities for the attraction of major conventions to the Center, resulting in greater exposure of the City to its international neighbors. In addition, the development of cultural/recreational improvements within the area will attract tourism to the area. Such improvements include parks, museums and access to the river.

Policy 5.6 Special Opportunities

"Focus economic development programs to maximize special opportunities for investment, development, and improvements which are underway or anticipated over the next decade in Portland and the region."

The proposed plan is supportive of this policy because the Convention Center area is one of the areas of the city targeted by an objective of this policy for an integrated economic development program. The urban renewal plan provides for this integrated approach to economic development in the area.

One of the most important of the special opportunities for investment and development is the development of a headquarters hotel. This facility will be unique to the area, serving a market not previously served in a manner which has not been required in the hotel business in the city in the past. The structure itself will represent an investment of \$80 million, approximately \$20 million of which will be public investment. The hotel represents the creation of 500 new jobs. In the next decade, the development of the Central City as a consistent whole between the east and west sides of the Willamette River will be directly promoted by the infrastructure improvements which are described in the Report in Section 500, and include LRT and the Vintage trolley system as key transit links.

Policy 5.7 Marketing and Image

"Work to develop and promote a consistent, positive, growth-oriented image, to attract business development, convention trade and tourism to the Portland area."

The proposed urban renewal plan supports this policy because it will act to focus development in the vicinity of the convention center. Planned public improvements will enhance the area for visitors further encouraging extended or return trips for recreation purposes.

The attraction of convention trade and tourism are most clearly supported by the development of the Convention Center itself and the attendant headquarters hotel. The ability to attract larger conventions based upon the capacity of a headquarters hotel and its meeting facilities will publicize Portland's image as a city which has invested in its growth. Again, the street, lighting, pedestrian, LRT and Vintage Trolley improvements all contribute to this positive image for the tourist.

Policy 5.8 Public/Private Partnership

"Foster a development partnership between the public and private sectors that is responsive to the economic needs of Portland's businesses and residents."

The proposed plan is supportive of an active public/private partnership because of the way financial assistance is structured in the plan to leverage private development. The plan contemplates expenditures for public low interest loans for rehabilitation and for business location and relocation. The full scope of the public-private participation in the plan activities is listed in Table 8A and 8B of the Report.

Policy 5.10 Central City

"Assist in promoting retail, lodging, office, residential, and cultural opportunities and facilities in the Central City."

The proposed plan will implement this policy because it provides for financial assistance for lodging, residential, cultural and other facilities within the Coliseum/Lloyd Center district which is contained within the proposed urban renewal plan.

Policy 5.11 Equalization of Economic Opportunity

"Encourage equal opportunities for employment, career advancement, and business development for those segments of the population which have historically not participated fully in the Portland economy."

The proposed plan supports this policy by incorporating a job development component which requires redevelopers to target jobs to residents of north and northeast Portland first. Redevelopers will be required to make a "best effort" to achieve PDC goals for participation of minorities and women in the construction of their project.

Goal 6 Transportation

"Promote an efficient and balanced urban transportation system, consistent with the ASCP, to encourage energy conservation, reduce air pollution, lessen the impact of vehicular traffic on residential

neighborhoods, and improve access to major employment and commercial centers."

The proposed plan is supportive of this goal and its related policies by providing for public investment for improvements that will improve the street system in the convention center area, including improvements designed to improve traffic flow and encourage the use of public transit.

The scope of those transportation improvements is listed in the Report, Section 500, and include a ring road to divert neighborhood traffic from local streets, mitigation of traffic impacts within the neighborhood, the promotion and enhancement of mass transit use through LRT and Vintage Trolley improvements, and the construction and realignment of major thoroughways to send non-local traffic around, not through, the area. The public-private Finance Agreement for Convention Center Transportation Program is evidence of the promotion of this Goal.

Goal 9 Citizen Involvement

"Improve the method for citizen involvement in the on-going land use decision-making process and provide opportunities for citizen participation in the implementation, review and amendment of the adopted Comprehensive Plan."

Public participation has been encouraged throughout the development of the plan and will continue to be an element of the implementation of the plan. The proposed plan contains a citizen participation component that documents previous citizen participation efforts and provides for ongoing participation for specific activities and projects identified in the plan and the development of subsequent plans, procedures, activities and regulations and the adoption of amendments to this plan. The Planning Commission held two public hearings on the plan before making a recommendation to the City Council.

Before the plan was presented to PDC for adoption, the staff participated in over 50 public meetings to discuss the formulation of the plan. These meetings were with neighborhood groups, business interests, area developers and land owners, and other interested parties. The PDC meetings at which the plan was discussed were public, and one was a public hearing, announced by newspaper advertisement. The Planning Commission gave regular notice of the meetings at which the plan was considered. The City Council agenda is always published in the Daily Journal of Commerce, and the plan consideration was listed as an agenda item at all meetings it was discussed. No individual notices were mailed to property owners in the urban renewal area. In addition, there was substantial media coverage of the issue with reference to times and dates of meetings of the public bodies to discuss the plan adoption.

Goal 11A Public Facilities

"Provide a timely, orderly and efficient arrangement of public facilities and services that support existing and planned land use patterns and densities."

The proposed plan is supportive of this goal because it specifically targets public improvements that will improve the existing public facilities in a way that will be supportive of development at and around the convention center.

All of the goals, policies and objectives of the Comprehensive Plan have been reviewed against the content of the proposed Oregon Convention Center Urban Renewal Plan and those discussed have been determined to be applicable to the plan.

2. **The Oregon Convention Center Urban Renewal Plan conforms with the Central City Plan and is especially supportive of the following Plan Policies:**

Policy 3: Housing

- "A. Promote the construction of at least 5,000 new housing units in the Central City by the year 2010.
- B. Preserve and encourage rehabilitation of existing housing.
- C. Encourage the development of housing in a wide range of types and prices and rent levels."

The proposed plan supports this policy by allowing for financial incentives for the construction or rehabilitation of residential development within the plan boundaries.

Action Proposal H4 of Policy 4

"Use urban renewal and tax increment financing programs to foster the development and preservation of housing in urban renewal districts (particularly preservation of SRO housing)."

The proposed plan commits, through its stated policies and objectives, to the support of residential development within the urban renewal area.

Policy 5 A Human Services

"Create opportunities for job training and employment."

The proposed plan supports this policy by incorporating a job development component which will require redevelopers to target employment in the

north and northeast areas of the city first. This requirement will be incorporated as a redeveloper's obligation and will be monitored by PDC.

Action Proposal HS 13 of Policy 5

"Encourage firms doing business with the city to have first source hiring agreements with the city."

Not only does the urban renewal plan "encourage" first source hiring agreements, the Jobs Development portion of the plan requires redevelopers seeking the benefits of public assistance under the plan to enter into an employment hiring agreement with the Commission. These employment agreements will specify that redevelopers target their jobs to north and northeast residents first, based upon criteria to be developed under Section 700 of the plan.

Policy 8 B Parks and Open Spaces

"Meet the open space and recreation needs of each of the Central City districts."

The urban renewal area encompasses the Lloyd Center/Coliseum District of the Central City Plan. The open space and recreational needs of that district under the Central City Plan include the improvement of Holladay Park, the construction of a recreational link between Sullivan's Gulch and the river, and esplanade improvements along the river. The plan allocates funding for the park improvements, for the Lloyd Boulevard pedestrian trail and for improvement to the Steel Bridge bridgehead area. Each are directly responsive to the needs listing in the Central City Plan for the Lloyd Center/Coliseum District.

Action Proposal PO 1 of Policy 8

"Improve the North Park Blocks, Chapman and Lownsdale Parks, Holladay Park, and Waterfront Park between the Steel and Burnside Bridges."

The proposed plan has identified planned improvements for the waterfront south of the Steel Bridge. Improvements to Holladay Park may also be included in the plan.

Policy 19 Lloyd Center-Coliseum

"Reinforce the Lloyd Center as the eastern anchor of Central City retailing and locate the highest density new development in areas served by light rail.

- A. Recognize the Lloyd Center-Coliseum District's role as a major entrance to the Central City.

- B. Improve the environment for pedestrians throughout the district and create a regional civic facilities campus which brings together the Convention Center and Coliseum.
- C. Promote and encourage the development of uses supporting the Convention Center and Coliseum."

The proposed plan is especially supportive of this policy because it will help to focus the location of development that is supportive of the convention center, provide for pedestrian amenities and public improvements that will improve the appearance and attractiveness of the district, and will help to emphasize the importance of the district as an entrance to the Central City.

Action Proposal LC1 of Policy 19

"Create a connection from the Convention Center to the riverbank."

The proposed public improvements described in the plan include better connections between the convention center and the riverbank including public amenities in keeping with the Greenway Plan.

Action Proposal LC 2 of Policy 19

"Provide pedestrian improvement on Union, Grand, Holladay, Multnomah, Broadway, 7th, 9th, and 16th."

Planned improvements include streetscape improvements including new sidewalks and other pedestrian amenities such as benches and landscaping which will improve the pedestrian environment on these streets.

Action Proposal LC 3 of Policy 19

"Improve connections for pedestrians in the area between the Convention Center and the Coliseum."

The proposed plan provides for a variety of pedestrian improvements including better connections between major attractors.

Action Proposal LC 4 of Policy 19

"Establish a trail in Sullivan's Gulch linking the Sullivan's Gulch Neighborhood to the riverbank."

Inclusion of a portion of the Sullivan's Gulch Neighborhood within the urban renewal district boundaries will foster the development of this trail.

Action Proposal LC 5 of Policy 19

The proposed plan is the outgrowth of the study of the Convention Center area and the feasibility of the creation of an urban renewal district within the area.

Action Proposal LC 14 of Policy 19

"Promote the creation of housing incentive programs, by public agencies, in areas of Required Housing."

The proposed plan contains opportunities for financial assistance for the development of housing within the urban renewal area. The blocks between NE 15th and 16th have been designated as required housing areas by the Central City Plan. The plan allows development of housing within these areas and promotes its development by the tax advantages, and the low interest loans contemplated in the plan.

D. The Oregon Convention Center Urban Renewal Plan provides an outline for accomplishing the urban renewal plan projects proposed

The proposed urban renewal plan authorizes the Portland Development Commission to achieve the objectives of the plan through four types of activities. These activities form the outline for accomplishing the urban renewal projects proposed in the plan and area: public improvements, redevelopment through new construction; redevelopment through rehabilitation; and acquisition and development. The scope of these activities is summarized below.

Public Improvements

Public improvements which may be undertaken under the plan include:

- (1) New curbs and gutters, including curb extensions;
- (2) Construction and reconstruction of streets;
- (3) Storm water, sanitary sewer, water, and other public or private utilities, including the undergrounding of overhead utilities;
- (4) New sidewalks or other pedestrian improvements and streets;
- (5) Open space, parks, plazas, recreation and cultural amenities, trees, shrubs, flowering plants, ground covers, and other plant material, irrigation systems;
- (6) Street lights and traffic control devices, tables, benches and other street furniture, drinking fountains, light rail catenary wire lighting;
- (7) Special graphics and signage;
- (8) Transit improvements;
- (9) River related improvements including an esplanade, dock, breakwater and public access;
- (10) Sidewalk awnings, canopies and other shelters;
- (11) On and off-street parking facilities.

Redevelopment Through New Construction

Redevelopment through new construction will be achieved in two ways:

- (1) By property owners, with or without financial assistance by PDC; and
- (2) By acquisition of property by PDC for resale to others for development.

Redevelopment Through Rehabilitation

Rehabilitation and conservation may be achieved in three ways:

- (1) By owner and/or tenant activity, with or without financial assistance by PDC;
- (2) By the enforcement of existing codes and ordinances; and
- (3) By acquisition of property by PDC for rehabilitation by PDC or resale for rehabilitation by others.

Acquisition and Redevelopment

No specific property has been identified for acquisition as part of the initial adoption of the urban renewal plan. The plan does authorize such acquisition with City Council approval. The procedures for acquisition without amendment to the plan are summarized in (F) below.

- E. Provision has been made 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 handicapped individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing.**

The proposed plan does not include an initial acquisition of property. Should displacement take place, however, relocation is provided for in Section 600 of the plan. The Development Commission will provide assistance in finding replacement facilities to displaced persons or businesses. Relocation will be undertaken and payments made in accordance with state requirements. Persons displaced from dwellings will not be required to move until appropriate dwellings are available to them. Payment for moving expense will be made to businesses displaced.

- F. If acquisition of real property is provided for, that it is necessary.**

The Oregon Convention Center Urban Renewal Plan does not initially specify the acquisition of any real property. The plan does provide for acquisition under two situations, acquisition requiring an amendment to the plan and acquisition which does not require an amendment to the plan. Property acquisition is allowed without an amendment to the plan only where the following conditions exist:

1. Where it is determined that the property is needed to provide public improvements and facilities for right-of-way acquisitions and property acquisition for public use.
2. Where conditions exist that may affect the health, safety and welfare of the area. Either of the following conditions may exist:
 - 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 are necessary to remove substandard and blighting conditions.
 - b. Where detrimental land uses or conditions such as incompatible uses, or adverse influences, or where overcrowding, excessive dwelling unit density or conversion to incompatible uses are found, and it is determined that acquisition and demolition are necessary to remove blighting influences and to achieve the objectives of the 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 gift.

G. Adoption and carrying out of the urban renewal plan is economically sound and feasible.

Tax increment proceeds will be required for an estimated period of 17 years, from fiscal year 1989-90 to fiscal year 2005-06.

The report accompanying the plan includes an analysis of the effect the tax increment financing process will have on each of the nine affected taxing bodies. The report estimates the costs required and the funding sources expected to implement the plan. The report discusses the amount of tax increment proceeds required and time period estimated to collect such proceeds.

The report describes the estimated annual tax increment flow from the resulting borrowing and tax increment debt retirement capacity of the urban renewal program. At the termination of the tax increment process, the increased assessed value generated within the area will be returned to the tax rolls of the nine taxing jurisdictions.

The urban renewal plan report also includes an income/expenditure analysis that demonstrates the financial feasibility of the plan. That analysis shows that the tax increment proceeds are adequate to finance the proposed renewal program activities.

H. The municipality shall assume and complete any activities prescribed it by the urban renewal plan.

Upon adoption of the Oregon Convention Center Urban Renewal Plan by Ordinance, the City of Portland shall assume and complete all activities prescribed by the plan.

V. DISCUSSION OF ISSUES

Although the proposed urban renewal plan generally meets the requirements for adoption, four areas of the plan warrant modification to better meet state requirements or to support the Comprehensive Plan or to address concerns raised by representatives of neighborhood or business organizations.

A. Urban Renewal District Boundary

Testimony at the hearings indicated that including two areas within the proposed urban renewal district were at issue.

1. Sullivan's Gulch – The area east of NE 16th and south of NE Multnomah that is within the Sullivan's Gulch neighborhood is proposed for inclusion within the urban renewal district. This land was added late in PDC's process; the neighborhood felt that there had been inadequate planning done for the area by PDC. In addition seven properties on the south side of NE Multnomah are already developed with residential structures and may be put under redevelopment pressure if included within the district.
2. Eliot – The areas proposed for inclusion in the boundary between NE Broadway and NE Russell were initially opposed by the Eliot Neighborhood Development Association. The area along the NE Union corridor (NE Martin Luther King, Jr. Boulevard) was supported for inclusion in the boundary as well as an extension of that corridor north to NE Killingsworth. These areas were not part of the original boundary proposed by PDC. They include property that is primarily zoned for either commercial or light manufacturing uses. The Eliot neighborhood felt that inadequate planning had gone into the inclusion of this area. The North/Northeast Business Boosters felt that the Union corridor should benefit now from urban renewal activities.

The Planning Commission recognized that these areas were added later in PDC's process and that less planning had been done for them than for the rest of the district. The future inclusion of the Union/King corridor can be an issue that is studied as part of the Inner North/Northeast planning effort of the Bureau of Planning.

"Create boulevards on Union, Grand, Lloyd, Weidler, Broadway and 16th Streets."

The plan provides for roadway improvements which may include boulevard treatment for these streets.

Action Proposal LC 6 of Policy 19

"Build Lloyd Center/Coliseum District gateways in locations shown on the district map."

The inclusion of the Lloyd Center/Coliseum District within the urban renewal boundary will allow opportunities for development of gateways in conjunction with other public improvements.

Action Proposal LC 7 of Policy 19

"Buffer the neighborhood from thru auto and truck traffic."

The reconfiguration of the NE 15th and 16th Streets couplet into one two-way street on NE 16th is a key element of the ring road concept to divert traffic around the neighborhood and through its local streets. All street improvements will be completed consistently with the city policy for neighborhood mitigation because the implementation of the plan must conform to existing city policies.

Action Proposal LC 8 of Policy 19

"Prepare a development plan for the area around the Convention Center."

The proposed urban renewal plan for convention center area will be used in conjunction with other development plans for the area in order to focus development in an efficient and attractive manner.

Action Proposal LC 9 of Policy 19

"Establish a Vintage Trolley line linking the Lloyd Center to the Downtown retail cores and the transportation center."

The proposed plan provides for public improvements, such as plazas and stations, which will support the vintage trolley .

Action Proposal LC 11 of Policy 19

"Study the feasibility of a Coliseum/Lloyd Center urban renewal district."

B. Compatibility with Adjacent Neighborhoods

Both Sullivan's Gulch and Eliot expressed concern that urban renewal activities within their neighborhoods would not recognize the existence of neighborhood plans or issues, such as preservation of housing, that are important to the neighborhoods.

C. Conformance with Central City Plan

The proposed plan addresses only a few of the relevant policies and action proposals of the Central City Plan. The Lloyd Center-Coliseum district policies and action proposals stress the importance of public involvement in the area in order to achieve the goals for the district.

D. Jobs Development

The jobs development component of the plan does not specify the job development goals and procedures required to implement the goals of the plan. These goals and procedures are to be subject to public review, but there was concern that more emphasis should be placed on this component of the plan.

E. Interface with North/Northeast Study

The City Council and the Portland Development Commission have committed support to the development of a North/Northeast Study. The potential expansion of the urban renewal boundaries along the Union corridor north of the proposed boundary at NE Russell should be done in the context of this study in order to focus potential redevelopment in an efficient and effective manner.

F. Conclusions

The Planning Commission discussed these issues and agrees that they can be resolved.

VI. PLANNING COMMISSION RECOMMENDATION AS AMENDED BY PORTLAND CITY COUNCIL

Planning Commission recommends that City Council adopt the Oregon Convention Center Urban Renewal Plan, the Report on the Convention Center Urban Renewal Plan, and the determinations and findings of

conformance of the plan with the requirements of ORS 457.095 with the following amendments:

(Amendments A. and B. are "technical amendments" that have been resolved through an errata sheet and a revised map submitted to the Planning Commission by the Portland Development Commission staff. Language to be added is shown in **bold type**.)

- A. Approval is contingent upon the Portland Development Commission amending the boundaries and written text to accurately reflect zoning and land use within the proposed urban renewal district.
- B. Objective 4.5 of the plan is amended to read, "Support residential, mixed-use and free-standing projects with the creation of quality amenities and environment.
- C. Areas east of NE 16th Avenue are excluded from the plan boundaries.
- D. Section 401 of the plan is amended to include the Central City Plan policies and action proposals as identified and discussed in Section IV. C. 2. of this report.

- E. Change Section 400 Goal 4 Objective 4.3 to read,

"Support the development of design guidelines and public works improvements to establish a distinct visual identity and relationship with the central city area **and adjacent neighborhoods within the urban renewal area.**

- F. Change Section 400 Goal 6 Objective 6.2 to read,

"Foster middle income residential **and mixed use** development in the Convention Center area as mutually supportive of retail opportunities and the maintenance of neighborhood values.

- G. Add to Section 401 – City of Portland Policy Context

Policy 3.6 Neighborhood Plan

Maintain and enforce neighborhood plans that are consistent with the Comprehensive Plan and that have been adopted by City Council.

- H. Add to Section 503 – Additional Land Use Provisions

"B. No financial assistance or property conveyance to Redevelopers will be conducted in the area north of NE Schuyler until "planning efforts" have been completed for that area. Portland Development Commission activities will not preclude the continuance of a mix of

uses for that area and this area will not be the focus of industrial development until "planning efforts" for the area are complete. The Planning Bureau, with the financial support of PDC, will give early consideration to this portion of the Eliot Neighborhood as part of its work in Inner North/Northeast Portland."

- I. Section 603 B. 4. is amended to read, "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, including the provisions of Section 700 - Jobs Development Programs which are aimed at targeting jobs to residents of North and Northeast Portland."

JEH/jeh
5/19/89

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STATE OF OREGON }
Multnomah County }

ss.

I, a Deputy for the Recorder of Conveyances, in and for said County, do hereby certify that the within instrument of writing was received for record and recorded in the record of said County

89 JUN 16 AM 11:37

RECORDING SECTION
MULTNOMAH CO. OREGON

In Book

On Page

BOOK 2212 PAGE 517

witness my hand and seal of office affixed.

Recorder of Conveyances

M Butts

Deputy

AFTER RECORDING PLEASE RETURN TO:
PORTLAND DEVELOPMENT COMMISSION
1120 S.W. 5th
Portland, Oregon 97204-1868

Attn: REAL ESTATE

"D.H."

AMENDMENT TO
SECTION 501 - JOBS DEVELOPMENT PROGRAMS (p. 25) OF
THE OREGON CONVENTION CENTER URBAN RENEWAL REPORT
AS AMENDED BY CITY COUNCIL ON APRIL 24, 1991

Headquarters Hotel: As one of the highest priority projects authorized by the Urban Renewal Plan, this 600 - 800 room highly specialized facility to be located near the Oregon Convention Center is estimated to cost \$80 million, ~~principally from private investment. Approximately \$20 million of tax increment funded public investment will be necessary to bring this project, a generator of considerable economic impact, to fruition. A market study completed in 1987 indicated the potential for public investment.~~

~~The Commission will promote and market private development of a Headquarters Hotel without reference to public financing prior to officially offering the property. The Commission will review the terms of the Request for Proposal with the Council prior to its completion. No public investment of tax increment funds, if any, will be made in the hotel building until this process is completed.~~

Real Estate/Development Loans: Section 600 of the Urban Renewal Plan describes redevelopment activities allowed through new construction or rehabilitation. \$8.5 million is earmarked to provide loans to property owners for the purpose of stimulating additional investment in the Area. Redevelopers receiving financial assistance will participate in the Jobs Development Program described in Section 700 of the Plan. Assuming a 3 to 1 ratio of private dollars to public redevelopment loan funds, this activity could total up to approximately \$34 million.