

**PROSPER PORTLAND**

Portland, Oregon

**RESOLUTION NO. 7306**

**ADOPTING THE TENTH AMENDMENT TO THE AMENDED AND  
RESTATED INTERSTATE CORRIDOR URBAN RENEWAL AREA PLAN**

**WHEREAS**, the Interstate Corridor Urban Renewal Area Plan ("Original Plan") was adopted by Portland City Council ("City Council") on August 23, 2000, by Ordinance No. 174829 to provide tax increment funding and urban renewal authority to foster the development and redevelopment of portions of north and northeast Portland;

**WHEREAS**, the Original Plan has been subsequently amended on several occasions as the Amended and Restated Interstate Corridor Urban Renewal Area (as amended, the "Plan");

**WHEREAS**, Prosper Portland, the duly organized and acting urban renewal agency of the City of Portland, has prepared an amendment to the Plan ("Tenth Amendment") to add eleven parcels totaling 5.57 acres and associated right of way totaling 2.36 acres to the urban renewal area and incorporated herein by this reference;

**WHEREAS**, the Tenth Amendment is being adopted as a Minor Amendment pursuant to Section XII of the Plan and directed by New Practices and Policy section of the Plan;

**WHEREAS**, one or more of the parcels proposed for inclusion under the Tenth Amendment have been found to be underutilized with regard to the potential uses that are permitted;

**WHEREAS**, the City of Portland Housing Bureau intends to acquire the properties included in the Tenth Amendment from the City of Portland Water Bureau for the purpose of investing in affordable home ownership opportunities, consistent with Section III of the Plan, Housing Goals and Objectives, including home ownership, compatible infill, seniors/single, parents/disabled, housing balance, and housing for workers;

**WHEREAS**, the sum of the additions in the Tenth Amendment is less than one percent of the existing acreage of the Plan and is not more than 20 percent of the original Plan, and therefore conforms to the requirements for a Minor Amendment per Section XII Procedure for Changes or Amendments in Plan, and is also in compliance with Oregon Revised Statutes ("ORS") 457.220, which limits the amount of land added to an urban renewal area to 20 percent of the original acreage of the urban renewal area; and

**WHEREAS**, adopting the Tenth Amendment complies with ORS 457.420, which states that no more than 15 percent of the total acreage and assessed value of the city of Portland, in aggregate, be in urban renewal areas.

**NOW, THEREFORE, BE IT RESOLVED,** that the Prosper Portland Board of Commissioners (“Board”) adopts findings that the land proposed for inclusion in the Interstate Corridor Urban Renewal Area reflects conditions of blight as defined under ORS 457.010, including a lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public;

**BE IT FURTHER RESOLVED,** that the Prosper Portland Board adopts the Tenth Amendment to the Plan as attached as Exhibit A;

**BE IT FURTHER RESOLVED,** the Prosper Portland Board does hereby direct that the Tenth Amendment be sent to the Multnomah County Assessor;

**BE IT FURTHER RESOLVED,** the Prosper Portland Board does hereby direct the Tenth Amendment to the Plan be incorporated into the existing Plan; and

**BE IT FURTHER RESOLVED,** that this resolution shall become effective immediately upon its adoption.

Adopted by the Prosper Portland Commission on April 10, 2019



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Pam Feigenbutz, Recording Secretary

### **Tenth Amendment to the Plan**

The legal description on the Revised and Restated Interstate Corridor Urban Renewal Plan is hereby revised to include the following properties and associated right of way indicated in Figure 1:

#### **Legal Description Changes:**

1. Beginning at the intersection of the northerly line Lot 29, Block 11 of the Plat of “Northern Hill Addition” and easterly right-of-way line of N Macrum Avenue, Assessor Map 1N1E7BD;
2. Thence southwesterly 310 feet, more or less, along said easterly right-of-way line to its intersection with the southerly right-of-way line N Oberlin Street, Assessor Map 1N1E7BD;
3. Thence northwesterly 285 feet, more or less along said southerly right-of-way line to its intersection with the easterly right-of-way-line of N Minerva Avenue, Assessor Map 1N1E7BD;
4. Thence southwesterly 225 feet, more or less, along said easterly right-of-way line to its intersection with the northerly line of Lot 29, Block 15 of the Plat of “Northern Hill Addition”, Assessor Map 1N1E7CA;
5. Thence southeasterly 100 feet, more or less, along said northerly line to its intersection with the easterly line of Lot 29, Block 15 of the Plat of “Northern Hill Addition”, Assessor Map 1N1E7CA;
6. Thence southwesterly 150 feet, more or less, along said easterly line and the southwesterly extension thereof to its intersection with the northerly line of Lot 23, Block 15 of the Plat of “Northern Hill Addition”, Assessor Map 1N1E7CA;
7. Thence northwesterly 50 feet, more or less, along said northerly line to a point 50 feet, more or less, northwesterly of the easterly line of Lot 23, Block 15 of the Plat of “Northern Hill Addition”, Assessor Map 1N1E7CA;
8. Thence southwesterly 130 feet, more or less, along a line that is parallel to the easterly line of Lots 23, 22, 21, 20, Block 15 of the Plat of “Northern Hill Addition”, and the extension thereof to its intersection with the southerly right-of-way line N Syracuse Street, Assessor Map 1N1E7CA;
9. Thence northwesterly 160.68 feet, more or less, along said southerly right-of-way line to a point 25 feet, more or less, northwesterly of the easterly line of Lot 6, Block 1 of the Plat of “Willamette Blvd Acres”, Assessor Map 1N1E7CA;
10. Thence southwesterly 166.5 feet, more or less, along a parallel line that is 25 feet, more or less, northwesterly of said easterly line to its intersection with the southerly line of Lot 6, Block 1 of the Plat of “Willamette Blvd Acres”, Assessor Map 1N1E7CA;
11. Thence northwesterly 100 feet, more or less, along said southerly line to its intersection with the easterly line of Lot 5, Block 1 of the Plat of “Willamette Blvd Acres”, Assessor Map 1N1E7CA;
12. Thence southwesterly 16.5 feet, more or less, along the easterly line of Lot 14, Block 1 of the Plat of “Willamette Blvd Acres”, Assessor Map 1N1E7CA;
13. Thence northwesterly 211.2 feet, more or less, along a line parallel to the northerly line of Lot 14, Block 1 of the Plat of “Willamette Blvd Acres” and the extension thereof to its intersection with the westerly right-of-way line of N Carey Boulevard, Assessor Map 1N1E7CA;
14. Thence northeasterly 805.26 feet, more or less, along said westerly right-of-way line to a point represented by the extension of the northerly right-of-way line of N Oberlin Street with its intersection with the westerly right-of-way line of N Carey Boulevard, Assessor Map 1N1E7BD;
15. Thence southeasterly 353.75 feet, more or less along the extension of the northerly right-of-way line of N Oberlin Street and then along said northerly right-of-way line to its intersection with the westerly right-of-way line N Macrum Avenue, Assessor Map 1N1E7BD;

16. Thence northeasterly 250 feet, more or less, along said westerly right-of-way line to its intersection with the southerly line of Lot 9, Block 10 of the Plat of “Northern Hill Addition”, Assessor Map 1N1E7BD;
17. Thence southeasterly 70 feet, more or less, along the extension of said southerly line to its intersection with the easterly right-of-way line N Macrum Avenue and the Point of Beginning, Assessor Map 1N1E7BD.

The prior recording number of the Interstate Corridor Urban Renewal Plan legal description is 2011-087542 and as amended by the Ninth Amendment to the Plan, recording number 2017-137396.

### Report on the Tenth Amendment to the Plan

The following properties are added to the Interstate Corridor Urban Renewal Area (Area):

Table 1 - Parcel Information

	Acres	Map and Tax Lot	Address	Zoning Designation
Amendment Parcels	0.16	1N1E07CA 4300	LEVY CODE 201	Residential 2,000
	0.35	1N1E07CA 4200	N SYRACUSE ST	Residential 2,000
	0.18	1N1E07CA 4100	6631 N SYRACUSE ST	Residential 2,000
	0.50	1N1E07CA 4700	6702 W/ N SYRACUSE ST	Residential 2,000
	0.51	1N1E07CA 4500	LEVY CODE 201	Residential 2,000
	0.44	1N1E07BD 6000	N OBERLIN ST	Residential 2,000
	0.11	1N1E07CA 3800	6623 N/ N SYRACUSE ST	Residential 2,000
	0.18	1N1E07CA 4000	LEVY CODE 201	Residential 2,000
	0.30	1N1E07CA 4600	LEVY CODE 201	Residential 2,000
	0.15	1N1E07CA 3900	6634 S/ N OBERLIN ST	Residential 2,000
	0.32	1N1E07CA 4400	7235 N MINERVA AVE	Residential 2,000
ROW	2.36			
Total	5.57			

Table 2 - Acreage Limitations

	Original Acreage	Existing Acreage
Interstate Corridor Urban Renewal Area	3,710	3,991.5
1% of Existing		39.9
20% of Original	742	
Sum of Previous Acreage Added	511.2	
Tenth Amendment Acreage Added	5.57	5.57
Total Added Acreage	516.77	
Meets 20% requirement	YES – 13.9%	
Meets 1% requirement		YES – under 1%

Figure 1 - Amendment Area



Figure 2 - Interstate Urban Renewal Area Boundary after Tenth Amendment



(This map will replace the map on page 19 of the Interstate Corridor Urban Renewal Plan)



This map illustrates the Interstate Corridor Urban Renewal Area, which is divided into several distinct zones color-coded for planning purposes. The zones include a large yellow area in the center, a red area to the west, a blue area to the east, and various green and purple patches. The map is bounded by the Columbia River to the north and the Willamette River to the south. Major streets shown include N. Main St., N. 1st St., N. 2nd St., N. 3rd St., N. 4th St., N. 5th St., N. 6th St., N. 7th St., N. 8th St., N. 9th St., N. 10th St., N. 11th St., N. 12th St., N. 13th St., N. 14th St., N. 15th St., N. 16th St., N. 17th St., N. 18th St., N. 19th St., N. 20th St., N. 21st St., N. 22nd St., N. 23rd St., N. 24th St., N. 25th St., N. 26th St., N. 27th St., N. 28th St., N. 29th St., N. 30th St., N. 31st St., N. 32nd St., N. 33rd St., N. 34th St., N. 35th St., N. 36th St., N. 37th St., N. 38th St., N. 39th St., N. 40th St., N. 41st St., N. 42nd St., N. 43rd St., N. 44th St., N. 45th St., N. 46th St., N. 47th St., N. 48th St., N. 49th St., N. 50th St., N. 51st St., N. 52nd St., N. 53rd St., N. 54th St., N. 55th St., N. 56th St., N. 57th St., N. 58th St., N. 59th St., N. 60th St., N. 61st St., N. 62nd St., N. 63rd St., N. 64th St., N. 65th St., N. 66th St., N. 67th St., N. 68th St., N. 69th St., N. 70th St., N. 71st St., N. 72nd St., N. 73rd St., N. 74th St., N. 75th St., N. 76th St., N. 77th 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### Comprehensive Plan Designations

- |                        |                             |                            |                          |
|------------------------|-----------------------------|----------------------------|--------------------------|
| Open Space             | Single-Dwelling 2,500       | Institutional Campus       | Mixed Use - Urban Center |
| Single-Dwelling 10,000 | Multi-Dwelling 2,000        | Mixed Use - Dispersed      | Central Commercial       |
| Single-Dwelling 7,000  | Multi-Dwelling 1,000        | Mixed Use - Neighborhood   | Central Employment       |
| Single-Dwelling 5,000  | High Density Multi-Dwelling | Mixed Use - Civic Corridor | Mixed Employment         |
|                        |                             |                            | Industrial Sanctuary     |

(Exhibit B of the Revised and Restated Interstate Corridor Urban Renewal Plan)



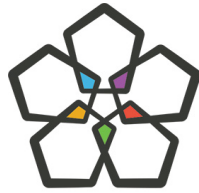
Table 3 – Assessed Value of Parcels to be Added

	Acres	Map and Tax Lot	Address	Assessed Value
Amendment Parcels	0.16	1N1E07CA 4300	LEVY CODE 201	\$0
	0.35	1N1E07CA 4200	N SYRACUSE ST	\$0
	0.18	1N1E07CA 4100	6631 N SYRACUSE ST	\$0
	0.50	1N1E07CA 4700	6702 W/ N SYRACUSE ST	\$0
	0.51	1N1E07CA 4500	LEVY CODE 201	\$0
	0.44	1N1E07BD 6000	N OBERLIN ST	\$0
	0.11	1N1E07CA 3800	6623 N/ N SYRACUSE ST	\$0
	0.18	1N1E07CA 4000	LEVY CODE 201	\$0
	0.30	1N1E07CA 4600	LEVY CODE 201	\$0
	0.15	1N1E07CA 3900	6634 S/ N OBERLIN ST	\$0
	0.32	1N1E07CA 4400	7235 N MINERVA AVE	\$0
Total				\$0

Table 4 - Conformance to Acreage and Assessed Value Limitations

Urban Renewal Area	Frozen Base Assessed Value*	Acreage*
Airport Way	\$73,942,075	885.16
Central Eastside	\$230,541,190	708.49
Downtown Waterfront	\$55,674,313	233.13
Gateway Regional Center	\$307,174,681	658.5
Interstate Corridor	\$1,293,460,097	3,997.06
Lents Town Center	\$736,224,033	2,846.30
North Macadam	\$628,094,444	447.1
Oregon Convention Center	\$214,100,689	410.03
River District	\$432,292,135	314.79
South Park Blocks	\$305,692,884	97.86
Neighborhood Prosperity Initiatives	\$498,707,491	805.87
<b>Total Urban Renewal Areas</b>	<b>\$4,775,904,032</b>	<b>11,404.29</b>
Total Assessed Value City of Portland Less Incremental Assessed Value in Urban Renewal Areas	\$58,009,447,437	
Total Acreage, City of Portland		92,773
<b>Percent in Urban Renewal Areas</b>	<b>8.23%</b>	<b>12.29%</b>

\*These figures include Tenth Amendment additions of \$0 in Assessed Value and 5.57 acres



# PROSPER PORTLAND

Building an Equitable Economy

## RESOLUTION NO. 7306

**RESOLUTION TITLE:**

ADOPTING THE TENTH AMENDMENT TO THE AMENDED AND RESTATED INTERSTATE  
CORRIDOR URBAN RENEWAL AREA PLAN


Adopted by the Prosper Portland Commission on April 10, 2019

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Gustavo J. Cruz, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Alisha Moreland-Capuia MD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Francesca Gambetti	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Peter Platt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner William Myers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda <input checked="" type="checkbox"/> Regular Agenda				

**CERTIFICATION**

**The undersigned hereby certifies that:**

*The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Prosper Portland Commission and as duly recorded in the official minutes of the meeting.*

	<b>Date:</b>  April 11, 2019
<b>Pam Feigenbutz, Recording Secretary</b>	