

**PROSPER PORTLAND**

Portland, Oregon

**RESOLUTION NO. 7355**

**ADOPTING THE THIRD AMENDMENT TO THE WILLAMETTE INDUSTRIAL  
URBAN RENEWAL PLAN**

**WHEREAS**, the Willamette Industrial Urban Renewal Plan (“Willamette Plan”) was accepted by the Prosper Portland Board of Commissioners (“Board”) October 13, 2004, through Resolution No. 6191 and adopted by Portland City Council (“City Council”) on November 24, 2004, by Ordinance No. 178904 to provide tax increment funding and urban renewal authority to foster development and redevelopment to protect the public health, safety and welfare of the city of Portland;

**WHEREAS**, the Willamette Plan has been amended by the Prosper Portland Board of Commissioners (“Board”) twice;

**WHEREAS**, since the second amendment to the Willamette Plan, Prosper Portland has not been collecting tax increment finance revenue in the district;

**WHEREAS**, Prosper Portland, the duly organized and acting urban renewal agency of the City of Portland, has prepared an amendment to the Willamette Plan (“Third Amendment”) to add one parcel totaling 2.67 acres and associated right of way totaling 2.94 acres to the Willamette Plan area and incorporated herein by this reference;

**WHEREAS**, the Third Amendment is being adopted as a Minor Amendment pursuant to Section XIII of the Willamette Plan entitled Amendments to the Plan;

**WHEREAS**, the parcel proposed for inclusion under the Third Amendment has been identified as a potential investment for the funds available in the Willamette Plan area;

**WHEREAS**, Prosper Portland intends to acquire the property for the purpose of creating a shared manufacturing space and offer opportunities to small manufacturers and makers in the area, consistent with Section VI(B) of the Willamette Plan which anticipates that Prosper Portland “may acquire, improve and dispose of property for redevelopment in conformance with the Comprehensive Plan, Zoning Ordinance and specific Plan goals.”

**WHEREAS**, the additional land to be added by this Third Amendment is less than one percent, and the sum of all the amendments to the Plan is not more than 20 percent, of the acreage of the original Plan, and therefore conforms to the requirements for a Minor Amendment per Section XIII Amendments to the Plan, and is also in compliance with Oregon Revised Statutes (“ORS”) 457.085, which describes land additions less than one percent as not being major amendments, and ORS 457.220, which limits the

aggregate 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 Third 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 adopts the Third Amendment to the Willamette Plan as attached as Exhibit A;

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

**BE IT FURTHER RESOLVED**, the Prosper Portland Board does hereby direct the Third 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 January 15, 2020



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Pam Feigenbutz, Recording Secretary

### Third Amendment to the Plan

The legal description on the Willamette Industrial 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 a point represented by the intersection of the extension of the northerly right-of-way line of N Commerce St with the easterly right-of-way line of N Lagoon Avenue, Assessor Map 1N1E20AB;
- 2) Thence southeasterly 1391.5 feet, more or less, along the easterly right-of-way line of N Lagoon Avenue to its intersection with the extension of the southerly right-of-way line N Ballast St, Assessor Maps 1N1E20AB and 1N1E20A;
- 3) Thence southwesterly 357.26 feet, more or less, along the extension of the southerly right-of-way line of N Ballast St and said southerly right-of-way line to the most westerly corner of that tract of land described in that deed document 2000-136571, recorded in the County of Multnomah, State of Oregon, Assessor Map 1N1E20A;
- 4) Thence northwesterly 432.83 feet, more or less, along a line parallel the easterly right-of-way line N Channel Ave to the most northerly corner of that tract of land described in that deed document 2015-118358 recorded in the County of Multnomah, State of Oregon, Assessor Map 1N1E20A;
- 5) Thence southwesterly 65.03 feet, more or less, along a line parallel to the northerly right-of-way line of N Ballast St to a corner located on the southeasterly boundary line of Parcel 2, Partition Plat 2004-145, recorded in the County of Multnomah, State of Oregon, said corner being located North 37°26'30" East 212.22 feet northeasterly of the most southerly corner of said Lot 2, Assessor Maps 1N1E20AB and 1N1E20A;
- 6) Thence northwesterly and northeasterly along the boundary line of said Parcel 2, Partition Plat 2004-145, the following two courses: North 52°33'30" West 45.16 feet and North 37°26'30" East 65.03 feet to a point on the southwesterly line of that tract of land described in Parcel I of that deed document 97-168895 recorded in the County of Multnomah, State of Oregon, Assessor Maps 1N1E20AB and 1N1E20A;
- 7) Thence southeasterly 7.91 feet, more or less, along the most southwesterly line of that tract of land described in said Parcel I of that deed document 97-168895 to the most southerly corner said tract of land, Assessor Maps 1N1E20AB and 1N1E20A;
- 8) Thence northeasterly 277.25 feet, more or less, along the southeasterly boundary line of the said Parcel I of that deed document 97-168895 to the westerly right of way line of N Lagoon Ave, Assessor Maps 1N1E20AB and 1N1E20A;
- 9) Thence northwesterly 925.51 feet, more or less, along the westerly right-of-way line of N Lagoon Ave and extension of said westerly right-of-way line to its intersection with a point that is 80 feet, more or less, southwesterly of the easterly right-of-way line of N Lagoon Ave along the extension of the northerly right-of-way line of N Commerce St, Assessor Map 1N1E20AB;
- 10) Thence northeasterly 80 feet, more or less, along the extension of the northerly right-of-way line of N Commerce St to its intersection with the easterly right-of-way line of N Lagoon Ave and the point of beginning, Assessor Map 1N1E20AB.

**Report on the Third Amendment to the Plan**

The following properties are added to the Willamette Industrial Urban Renewal Area (Area):

Table 1 - Parcel Information

	<b>Acres</b>	<b>Map and Tax Lot</b>	<b>Address</b>	<b>Zoning Designation</b>
Amendment Area	2.67	1N1E20A 700	5001 N LAGOON AVE	General Industrial 2
ROW	2.94			
<b>Total Acreage</b>	<b>5.61</b>			

Table 2 - Acreage Limitations

	Original Acreage	Existing Acreage
Willamette Industrial Urban Renewal Area	751	756
1% of Existing		7.56
20% of Original	150.20	
Sum of Previous Acreage Added	5.3	
Third Amendment Acreage Added	5.61	5.61
Total Added Acreage	10.91	
Meets 20% requirement	YES – 7.26%	
Meets 1% requirement		YES – under 1%

Table 3 – Assessed Value of Parcels to be Added

	<b>Acres</b>	<b>Map and Tax Lot</b>	<b>Address</b>	<b>Assessed Value</b>
Amendment Parcel	2.67	1N1E20A 700	5001 N LAGOON AVE	\$2,805,750

Figure 1 - Amendment Area

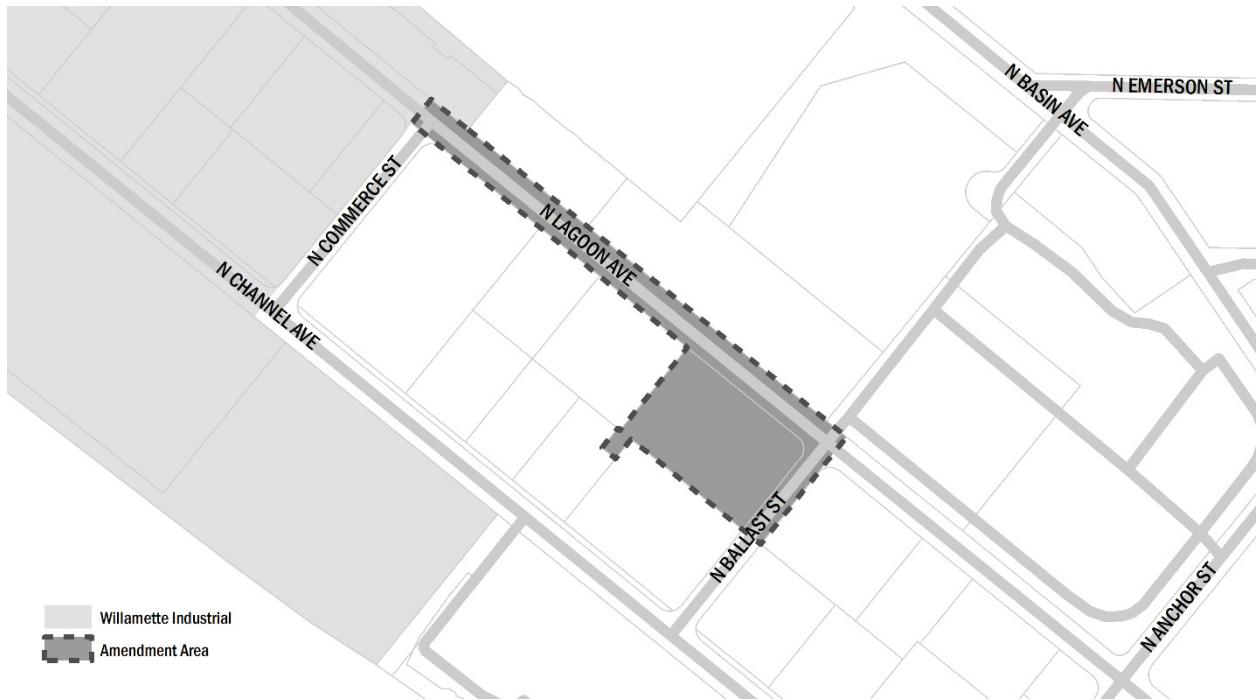
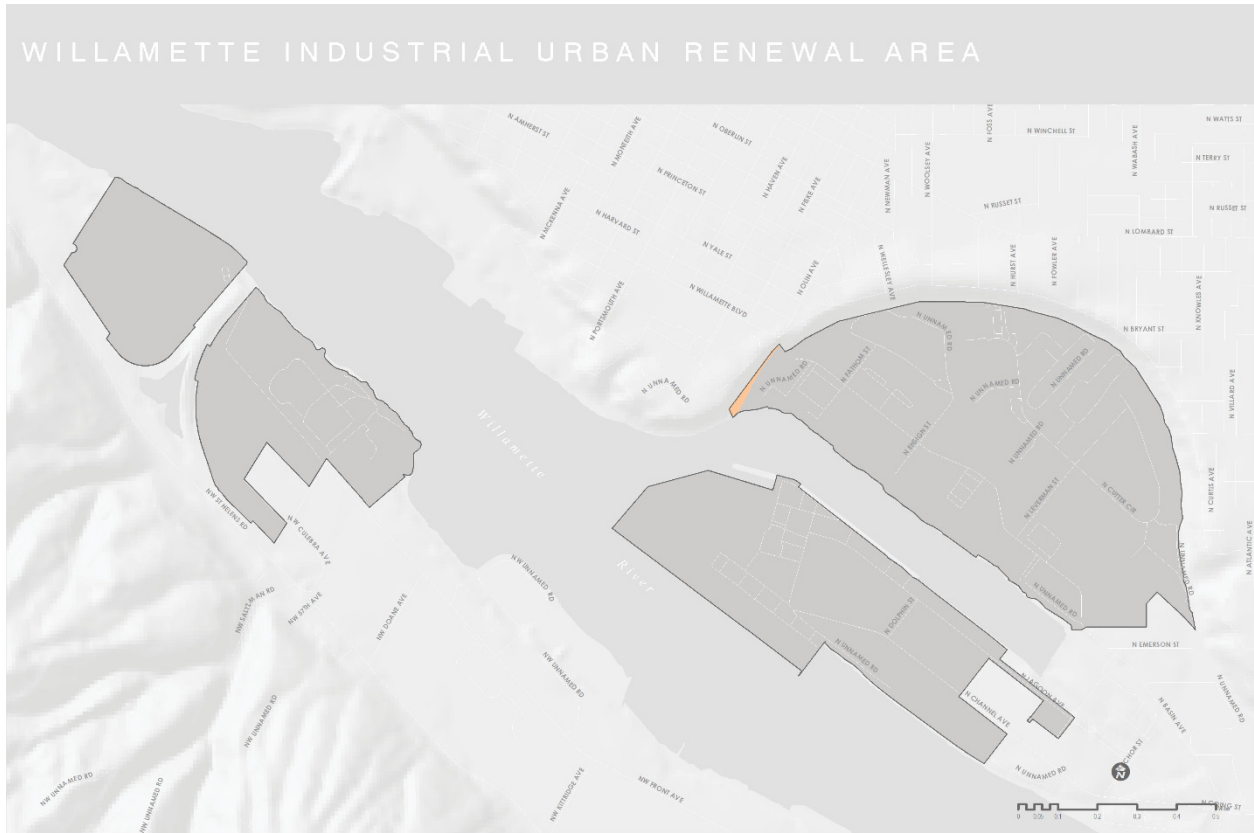


Figure 2 - Willamette Industrial Urban Renewal Area Boundary after Third Amendment




Figure 3 - Willamette Industrial Urban Renewal Area Boundary after Third Amendment Comprehensive Plan Designations

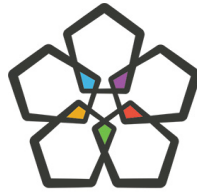


Willamette Industrial Urban Renewal Area: Comprehensive Plan

Comprehensive Plan Designations

 Industrial Sanctuary

 Institutional Campus



# PROSPER PORTLAND

Building an Equitable Economy

## RESOLUTION NO. 7355

**RESOLUTION TITLE:**

ADOPTING THE THIRD AMENDMENT TO THE WILLAMETTE INDUSTRIAL URBAN RENEWAL PLAN

Adopted by the Prosper Portland Commission on January 15, 2020

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 type="checkbox"/>	Commissioner Francesca Gambetti	<input 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 checked="" type="checkbox"/>	Commissioner William Myers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Consent Agenda                       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.*

**Pam Feigenbutz, Recording Secretary**

**Date:**

January 24, 2020