

OFFICE OF
AUDITOR OF THE CITY OF PORTLAND

Room 140 City Hall
1221 SW 4th Avenue
Portland, Oregon 97204

RETURN TO:

Kate Staples (503) 823-3340
Portland Development Commission
1900 SW 4th, Suite 7000
Portland, OR 97201

COPY CERTIFICATE

STATE OF OREGON }
COUNTY OF MULTNOMAH } ss
CITY OF PORTLAND }

I, **GARY BLACKMER**, Auditor of the City of Portland, do hereby certify that I have compared the following copy of Ordinance No. 175021, adopting the 7th Amendment to the Central Eastside Urban Renewal Plan to clarify Notice and Approval process required for Plan amendments, passed by the Portland City Council on October 25, 2000, with the original thereof and that the same is a full, true and correct copy of such original Ordinance No. 175021 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 19th Day of December, 2000.

GARY BLACKMER
Auditor of the City of Portland

By *Beth Olson*
Deputy

ab



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Agenda No.

ORDINANCE NO. 175021

Title

Adopt the 7th Amendment to the Central Eastside Urban Renewal Plan to Clarify Notice and Approval Process Required for Plan Amendments (Ordinance).

INTRODUCED BY	DATE FILED: OCT 13 2000
Mayor Vera Katz	Gary Blackmer Auditor of the City of Portland
NOTED BY COMMISSIONER	By: <u>Britta Olson</u> Deputy For Meeting of: _____ ACTION TAKEN: OCT 18 2000 PASSED TO SECOND READING OCT 25 2000 2 P.M.
Affairs	
Finance and Administration <u>Vera Katz 7/96</u>	
Safety	
Utilities	
Works	
BUREAU APPROVAL	
Bureau: Portland Development Commission	
Prepared by Date	
Karen Williams 10/11/00	
Budget Impact Review:	
<input checked="" type="checkbox"/> Completed <input type="checkbox"/> Not Required	
Bureau Head: <u>Felicia L. Trader</u> Felicia L. Trader	

AGENDA		FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
			YEAS	NAYS
Consent	Regular <input checked="" type="checkbox"/>	Francesconi	✓	
NOTED BY		Hales	✓	
City Attorney		Saltzman	✓	
City Auditor		Sten	✓	
City Engineer		Katz	✓	

ORDINANCE No. 175021

Adopt the 7th Amendment to the Central Eastside Urban Renewal Plan to Clarify Notice and Approval Process Required for Plan Amendments (Ordinance).

The City of Portland ordains:

Section 1. The Council finds:

1. The City Council of the City of Portland (the "Council") adopted the Central Eastside Urban Renewal Plan (the "Plan") by Ordinance No. 158940 on August 27, 1986. The Plan has been subsequently amended through the 6th Amendment.
2. The Council wishes to further amend the Plan to clarify the notice and approval process required for Plan amendments.
3. The Portland Development Commission, the duly organized and acting urban renewal agency of the City of Portland (the "Commission") has prepared a 7th Amendment to the Plan (the "7th Amendment"), as modified by Planning Commission recommendation, which is attached to this Ordinance as Exhibit A, and incorporated herein by this reference.
4. The Commission has caused the preparation of a report accompanying the Amendment (the "Report"), dated September 13, 2000, which is attached to this Ordinance as Exhibit B, and incorporated herein by this reference.
5. The Commission has forwarded the 7th Amendment and the Report to the City of Portland Planning Commission for its recommendations, and on October 10, 2000 the Planning Commission recommended adoption of the 7th Amendment with revisions proposed by the Planning Commission, based on the Findings of Fact in its Report to the City Council ("Planning Commission Report"), which is attached to this ordinance as Exhibit C, and incorporated herein by this reference.
6. The Commission has forwarded a copy of the 7th Amendment and the Report to the governing bodies of the taxing districts that levy taxes within the area of the Plan, consulted and conferred with them, and no written recommendations have been received from such governing bodies.
7. The Commission has complied with the Citizen Participation Plan set out in the Plan by notifying interested citizens, neighborhood associations and business associations as required by the Plan. There was no public comment received.
8. On October 18, 2000, the Council held a public hearing regarding the adoption of the 7th Amendment.

9. The Council has considered the materials presented by the Portland Development Commission, all information presented and all matters discussed at the meetings described above, and the recommendations of the Planning Commission and finds that the 7th Amendment is necessary to fulfill the goals of the Plan.

Section 2: The Council further finds and determines, based upon the information contained in the Report accompanying the Plan (Exhibit B) and the Planning Commission Report to the City Council (Exhibit C), that:

1. A finding of blight was made in the original ordinance adopting the Plan, Ordinance No. 158940, adopted August 27, 1986. The 7th Amendment does not affect any change in the boundaries of the original Plan area, and Council finds that, since the original Plan has not been completed, the findings of the existence of blight continues to be accurate. Therefore, Council finds that the Central Eastside Urban Renewal Plan area is blighted.
2. The original Plan and its subsequent substantial amendments were adopted based upon findings of the existence of blight in the Plan area; that accomplishing the goals of the Plan was necessary to eliminate such blight; and that by eliminating blight, the public health, safety or welfare is protected. Council finds that since the Plan has not been completed and the public health, safety of welfare are still threatened by the existence of blight, the Plan continues to be necessary to protect such public health, safety or welfare.
3. The original Plan and its subsequent substantial amendments were adopted after review and recommendation by the Planning Commission and upon a finding by the Council that the Plan conformed to the City of Portland Comprehensive Plan and economic development plan, and that it provided an outline for accomplishing the urban renewal projects proposed by the Plan. The 7th Amendment clarifies the notice and process to be used for future amendments to the Plan, but does not alter any of the other activities contemplated under the original Plan or the other amendments. The 7th Amendment has been reviewed by the Planning Commission which recommended revision and adoption based on the 7th Amendment conformance with the Comprehensive Plan and other applicable state, local and regional plans, including the economic development plan of the City, all as more particularly described in Appendix A to Exhibit C. Accordingly, the Council finds that the Plan continues to conform to the City of Portland Comprehensive Plan and economic development plan, and provides an outline for accomplishing the projects proposed in the Plan.

NOW THEREFORE, the Council directs:

- a. The 7th Amendment to the Central Eastside Urban Renewal Plan, as revised by Planning Commission recommendation, is attached hereto as Exhibit A, and incorporated herein by this reference, having been duly reviewed and considered by Council, is hereby adopted.

- b. The City Auditor shall forward to the Portland Development Commission and to the City of Portland Planning Commission certified copies of this Ordinance upon adoption by Council.
- c. The Portland Development Commission shall file in the Deed Records of Multnomah County, Oregon, a copy of this Ordinance and the 7th Amendment upon adoption by Council.
- d. The City Auditor, in accordance with ORS 457.115, shall publish notice of the adoption of this Ordinance approving the 7th Amendment, including the provisions of ORS 457.135, in the newspaper having the greatest circulation in the City of Portland within four days following the adoption of this Ordinance.

Passed by the Council:

OCT 25 2000

GARY BLACKMER
Auditor of the City of Portland
By 

Deputy

Mayor Katz
PDC: Karen Williams/Felicia Trader
October 18, 2000

Recommended Seventh Amendment to the Central Eastside Industrial District Urban Renewal Plan

SECTION 900 - 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 goals or planning principles of the Plan, the modification must be duly approved and adopted by City Council in accordance with the requirements of State and local law. When the proposed modification will change the Plan area boundaries by more than one percent, or increase the amount of maximum indebtedness, notice of the modification must be provided in accordance with ORS 457.120. The provisions of ORS 457.095 and ORS 457.220 shall apply.

Section 901 - Minor Changes

Minor changes, such as changes to project activities which do not alter the basic character or scope of the project activity~~additional project activities~~, clarification of language, procedures or minor modifications in or to the Area's infrastructure which will not change the basic planning or engineering principles of this Plan, and a statement of the benefits to be achieved by construction of public improvements may be approved by the Development Commission.

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 the Urban Renewal Plan, shall become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

Changes including, but not limited to major changes to project activities, rRevisions of project boundaries, acquisitions of real property not specifically authorized in the Plan, and changes which diverge from the basic principles of this Plan, or which entail changes to the goals of the Plan shall require review and recommendation by Planning Commission and approval by City Council as provided in ORS 457.095, but shall not require notice as provided in ORS 457.120.

Section 902 - Substantial Changes

EXHIBIT A
PAGE 1 OF 2

Amendment of Five Existing Urban Renewal Plans
Report to Planning Commission, September 2000

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

Substantial changes or amendments shall include expansions of the Urban Renewal Area boundaries in excess of one percent (1%) of the existing Plan Area, or increases in the maximum indebtedness under the plan (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness). Any substantial amendments 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, ORS 457.120, and ORS 457.220.

~~Section 903 - Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances~~

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

EXHIBIT A
PAGE 2 OF 2

EXHIBIT B
Amendment of Five Existing Urban Renewal Plans
Report to Planning Commission, September 2000

REPORT ON THE SEVENTH AMENDMENT
TO THE
CENTRAL EASTSIDE URBAN RENEWAL PLAN
City of Portland, Oregon

Portland Development Commission
September 13, 2000

EXHIBIT B
PAGE 1 OF 3

Amendment of Five Existing Urban Renewal Plans
Report to Planning Commission, September 2000

Chapter 1 - Introduction

ORS 457.085(3) requires that an urban renewal plan amendment which is a significant change, requiring a substantial amendment to the plan, be accompanied by a report which describes:

- A. A description of physical, social, and economic conditions in the urban renewal areas of the plan, and the expected impact, including the fiscal impact, of the plan [or change] in light of added services or increased population;
- B. Reasons for selection of each urban renewal area in the plan;
- C. The relationship between each project to be undertaken and the existing conditions in the urban renewal area;
- D. The estimated total cost of each project and the sources of monies to pay such costs;
- E. The anticipated completion date for each project;
- F. The estimated amount of money required in each urban renewal area under ORS 457.420 to 457.460 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.420 to 457.460;
- G. A financial analysis of the plan with sufficient information to determine feasibility;
- H. A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area; and
- I. A relocation report which shall include:
 1. An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions, under ORS 457.170;
 2. 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 285.045 - .105; and
 3. An enumeration, by cost range, of the of the existing housing units in the urban renewal areas of the plan which are to be destroyed or altered, and of the new units to be added.

This report will address each of the required information categories.

The 7th amendment to the Central Eastside Urban Renewal Plan allows for notice pursuant to ORS 457.120 to be provided only when an amendment to the Plan will have the effect of either: (i) increasing the amount of maximum indebtedness authorized under the Plan, or (ii) adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.

Chapter II - A Description of Physical, Social, and Economic Conditions in the Urban Renewal Areas and the Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population.

Amendment of Five Existing Urban Renewal Plans
Report to Planning Commission, September 2000

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

Chapter III - The Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

Chapter IV - Reasons for Selection of Each Urban Renewal Area in the Plan Amendment

This Amendment does not effect the selection of any new or changed areas.

Chapter V - The Relationship between Each Project to be Undertaken under the Plan Amendment and the Existing Conditions in the Urban Renewal Area.

There is no change in the analysis between projects discussed in the original Report accompanying the plan.

Chapter VI - The Estimated Total Cost of each Project or Activity and its Anticipated Completion Date

There is no change in the analysis between projects discussed in the original Report accompanying the plan.

Chapter VII - Financial Analysis of the Plan with Sufficient Information to Determine Feasibility

This Amendment does not change the analysis of the Plan under the Fourth Amendment.

Chapter VIII - Financial Impacts

This amendment will not modify the financial impacts identified in the report accompanying the Fourth Amendment.

Chapter IX - Relocation Issues

This Amendment does not change the original analysis for relocation which was provided when the Plan was adopted.

EXHIBIT B
PAGE 3 OF 3



CITY OF PORTLAND, OREGON PLANNING COMMISSION

c/o BUREAU OF PLANNING
1900 S.W. FOURTH AVENUE, ROOM 4100
PORTLAND, OREGON 97201-5350
TELEPHONE: (503) 823-7708
FAX: (503) 823-7800

October 12, 2000

Honorable Vera Katz and Members of the Portland City Council
Portland City Hall
1221 SW 4th Avenue
Portland, Oregon 97204-1966

Dear Mayor Katz and Members of the Council:

The Portland Planning Commission has completed our review of the

- Seventh Amendment to the Airport Way Urban Renewal Plan,
- Seventh Amendment to the Central Eastside Industrial District Urban Renewal Plan,
- Twenty-fourth Amendment to the Downtown Waterfront Urban Renewal Plan,
- Tenth Amendment to the Oregon Convention Center Urban Renewal Plan, and
- Eighth Amendment to the South Park Blocks Urban Renewal Plan.

The Portland Development Commission (PDC) requested these amendment to allow PDC to address a statutory anomaly created by Measure 50 (in ORS 457.120), by clarifying the types of urban renewal plan amendments that require specific types of citywide "supernotice" to all real property owners. City Council adopted the plans between 1974 and 1989.

The amendments follow the model the City has used with urban renewal plans adopted after Measure 50, which is to have two classes of "minor" amendments, one of which must be reviewed by Planning Commission and approved by City Council, and another class of "substantial" amendments, which includes only changes to boundaries and changes to maximum indebtedness.

If adopted, the amendments will result in public notification processes for the affected plans that use the public notification methodology used by PDC in newer urban renewal plans, such as Interstate. Only amendments that are classified as "substantial" will receive supernotice to all real property owners. There is no net change in the review authority afforded to Planning Commission or City Council.

On October 10, 2000, the Planning Commission held a public hearing on the proposed amendment. Bureau of Planning staff sent out a notice of the hearing to local business and neighborhood organizations and other interested parties. Those interested in the amendment were invited to testify. Other than staff for the Bureau of Planning and the PDC, no one else testified as to the amendments. We approved the

October 12, 2000
Page 2

urban renewal plan amendments and recommend the adoption of these amendments by the Portland City Council.

We find that the amendments are supportive of the applicable goals, objectives and provisions of the respective urban renewal plans. These generally call for public participation in the development and amendment of urban renewal plans.

We also find these amendments consistent with the applicable goals and policies of Oregon's Statewide Goals for Land Use Planning, Metro's *Functional Plan*, and Portland's *Comprehensive Plan*. The amendments continue to provide for significant public involvement, including notification, in the amendment of these urban renewal plans.

Recommendation

The Portland Planning Commission recommends that the City Council approve the:

- Seventh Amendment to the Airport Way Urban Renewal Plan,
- Seventh Amendment to the Central Eastside Industrial District Urban Renewal Plan,
- Twenty-fourth Amendment to the Downtown Waterfront Urban Renewal Plan,
- Tenth Amendment to the Oregon Convention Center Urban Renewal Plan, and
- Eighth Amendment to the South Park Blocks Urban Renewal Plan.

Sincerely,

A handwritten signature in cursive script that reads "Steve Abel" with a small "sdy" written below the name.

Steve Abel, President,
Portland Planning Commission

cc: Gil Kelley, AICP, Planning Director
Barry Manning, City Planner
Felicia Trader, Director, PDC
Karen Williams, Project Manager, PDC

Planning Commission Report and Recommendation to City Council

AMENDMENTS TO FIVE EXISTING URBAN RENEWAL PLANS:

- *Seventh Amendment to the Airport Way Urban Renewal Plan*
- *Seventh Amendment to the Central Eastside Industrial District Urban Renewal Plan*
- *Twenty-fourth Amendment to the Downtown Waterfront Urban Renewal Plan*
- *Tenth Amendment to the Oregon Convention Center Urban Renewal Plan*
- *Eighth Amendment to the South Park Blocks Urban Renewal Plan*



**October 2000
Bureau of Planning
Portland, Oregon**

Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000

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ACKNOWLEDGMENTS

Portland City Council

Vera Katz, Mayor
Jim Francesconi, Commissioner of Public Utilities
Charlie Hales, Commissioner of Public Safety
Dan Saltzman, Commissioner of Public Affairs
Eric Sten, Commissioner of Public Works

City of Portland Planning Commission

Steve Abel, President
Richard Michaelson, Vice President
Ethan Seltzer, Vice President
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Ruth Scott
Ingrid Stevens

Portland Bureau of Planning

Mayor Vera Katz, Commissioner-in-Charge
Gil Kelley, AICP, Planning Director
Cary Pinard, AICP, Principal Planner

Bureau of Planning Project Staff

Barry Manning, City Planner
Donah Baribeau, Clerical Specialist

**Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000**

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**Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000**

SUMMARY

The proposed amendments included in this package suggest changes to five urban renewal areas created between 1974 and 1989. PDC is requesting substantial amendments to the following urban renewal plans:

- Airport Way Urban Renewal Plan
- Central Eastside Urban Renewal Plan
- Downtown Waterfront Urban Renewal Plan
- Oregon Convention Center Urban Renewal Plan
- South Park Blocks Urban Renewal Plan

The proposed amendments are designed to address a statutory anomaly created by Measure 50 (in ORS 457.120), by clarifying the types of urban renewal plan amendments that require specific types of citywide “supernotice” to all real property owners.

The proposed amendments follow the model the City has used with urban renewal plans adopted after Measure 50, which is to have two classes of “minor” amendments. One class of minor amendment pertains to minor changes such as clarification of language, procedures, etc.; these require approval by the Portland Development Commission. Another type of minor amendment includes major changes to project activities, revision of boundaries and changes that diverge from the basic principles or goals of the plan; these must be reviewed by Planning Commission and approved by City Council. Changes to boundaries greater than one percent of the plan area, and changes to maximum indebtedness would be “substantial” amendments. The proposed amendments will result in public notification processes for the affected plans that use PDC’s current public notification methodology. Only amendments that are classified as “substantial” will receive supernotice to all real property owners.

The statutory issue is that ORS 457.120 was revised as part of the Measure 50 implementing statutes to say:

In addition to any required public notice of hearing on a proposed urban renewal plan or substantial amendment or change to a plan, as described in ORS 457.085 (2)(i) and 457.220, the municipality shall cause notice of a hearing by the governing body on a proposed plan for a new urban renewal area or on a proposed change containing one of the types of amendments specified in ORS 457.085(2)(i) to be mailed to each individual or household ... (emphasis added)

ORS 457.085(2)(i) is the requirement that a plan contain a description of the allowable amendments to a plan:

Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000

A description of what types of possible future amendments to the plan are substantial amendments and require the same notice, hearing and approval procedure required of the original plan under ORS 457.095 as provided in ORS 457.220, including but not limited to amendments:

- (A) adding land to the urban renewal area, except for and addition of land that totals not more than one percent of the existing area of the urban renewal area.
- (B) increasing the maximum amount of indebtedness that can be issued or incurred under the plan.

The public policy of supernotice is to provide an opportunity for citizens concerned about the proposed amendment to have notice in addition to the usual newspaper notice, and notice mailed to persons who have requested it. The addition of land to an urban renewal area and an increase in the amount of maximum indebtedness authorized are both issues of jurisdiction-wide concern because they affect the division of property taxes for the entire jurisdiction. Measure 50 changed urban renewal from a levy collection to a division of existing taxes within the taxing jurisdiction. This division of taxes affects other taxing entities that share tax collections within Portland, so establishing an urban renewal area or changing the amount of taxes it will receive, or the length of time it is likely to receive those taxes, are matters of jurisdiction-wide concern. Accordingly, the implementing statutes also required supernotice for these two types of amendments.

Changes of program, policy, or implementation activities within a particular plan area are of concern to the residents and businesses within that area. However, these types of amendments may not be of sufficient jurisdiction-wide concern to justify the expense of supernotice. ORS 457.120 requires supernotice for the types of amendments specified in ORS 457.085(2)(i). The only types of amendments "specified" are changes to the plan area boundary in excess of one percent, or changes to the amounts of maximum indebtedness. If ORS 457.120 referred to ORS 457.085(2)(i)(A) and (B), then it would be clearer that only the types of amendments "specified" in (A) and (B) require supernotice. The purpose of the proposed plan amendments is to resolve any ambiguity that may exist about the requirement for supernotice.

Amendment of Five Existing Urban Renewal Plans
 Planning Commission Report and Recommendation, October 2000

PDC TRANSMITTAL



September 28, 2000

RECEIVED
 OCT 1 10 11 AM '00
 2000 OCT 1 10 11 AM '00

Martin Brantley
 Chairman

The Planning Commission of the
 City of Portland, Oregon
 1900 SW 4th
 Portland, Oregon 97201

James J. Atkinson
 Commissioner

To the Commissioners:

Douglas C. Blomgren
 Commissioner

Please review the enclosed proposed amendments to the Airport Way, Central Eastside, Downtown Waterfront, Oregon Convention Center, and South Park Blocks urban renewal plans for conformance with the City's Comprehensive Plan.

Carl H. Tilton
 Commissioner

These amendments have been approved by the Portland Development Commission, which has requested your review and that your recommendation, if any, be forwarded to the Portland City Council for its first reading of ordinances to adopt these revisions, on October 18, 2000.

Noell Webb
 Commissioner

These amendments are intended to address a potential ambiguity in ORS Chapter 457, and to preserve the notice, public involvement, and review and approval processes we have used in the past.

Thank you for your courtesies in this matter.

Sincerely,

Felicia L. Trader
 Felicia Trader
 Executive Director

Vera Katz
 Mayor

FLT:KMW:amw

Felicia L. Trader
 Executive Director

Encl.

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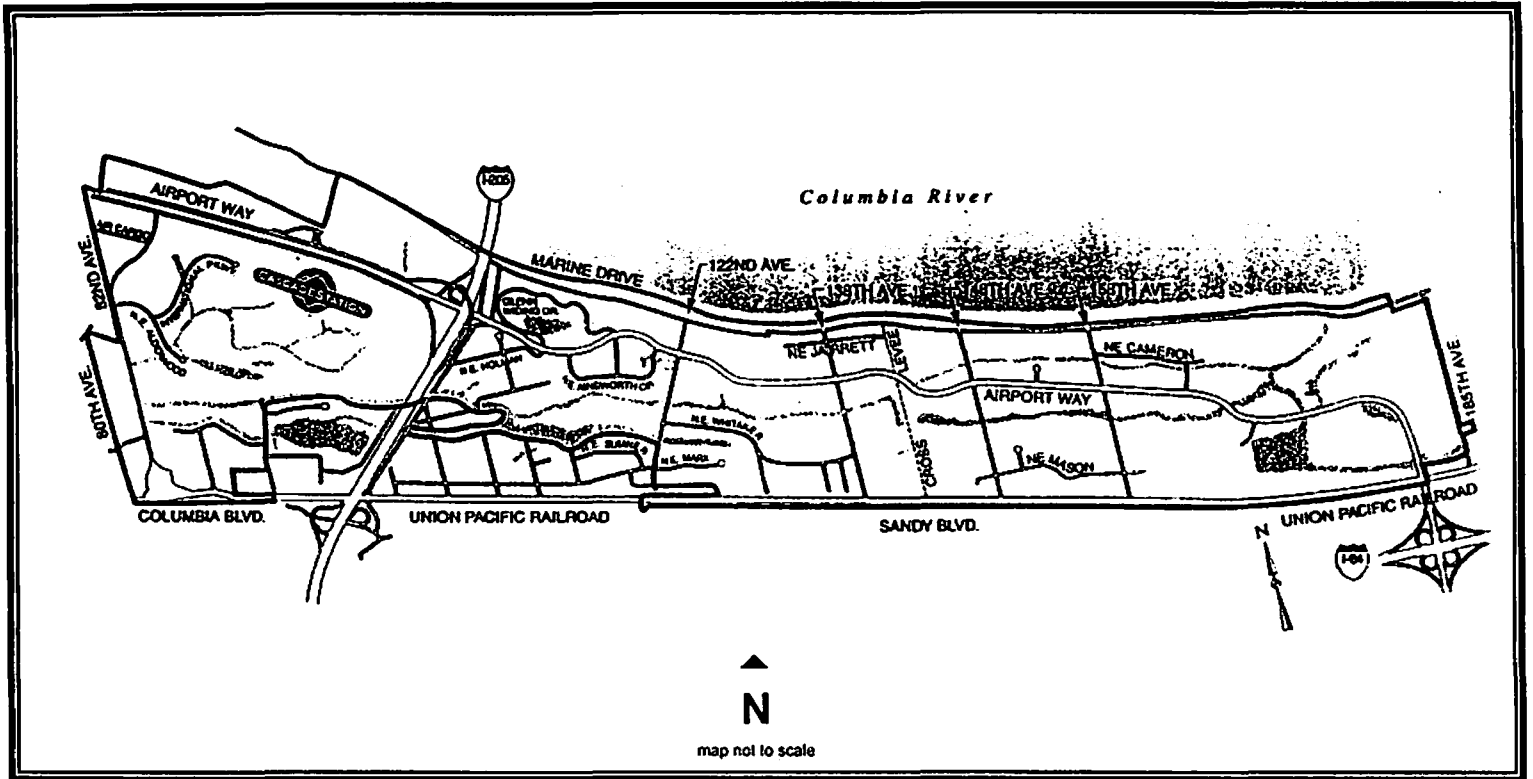
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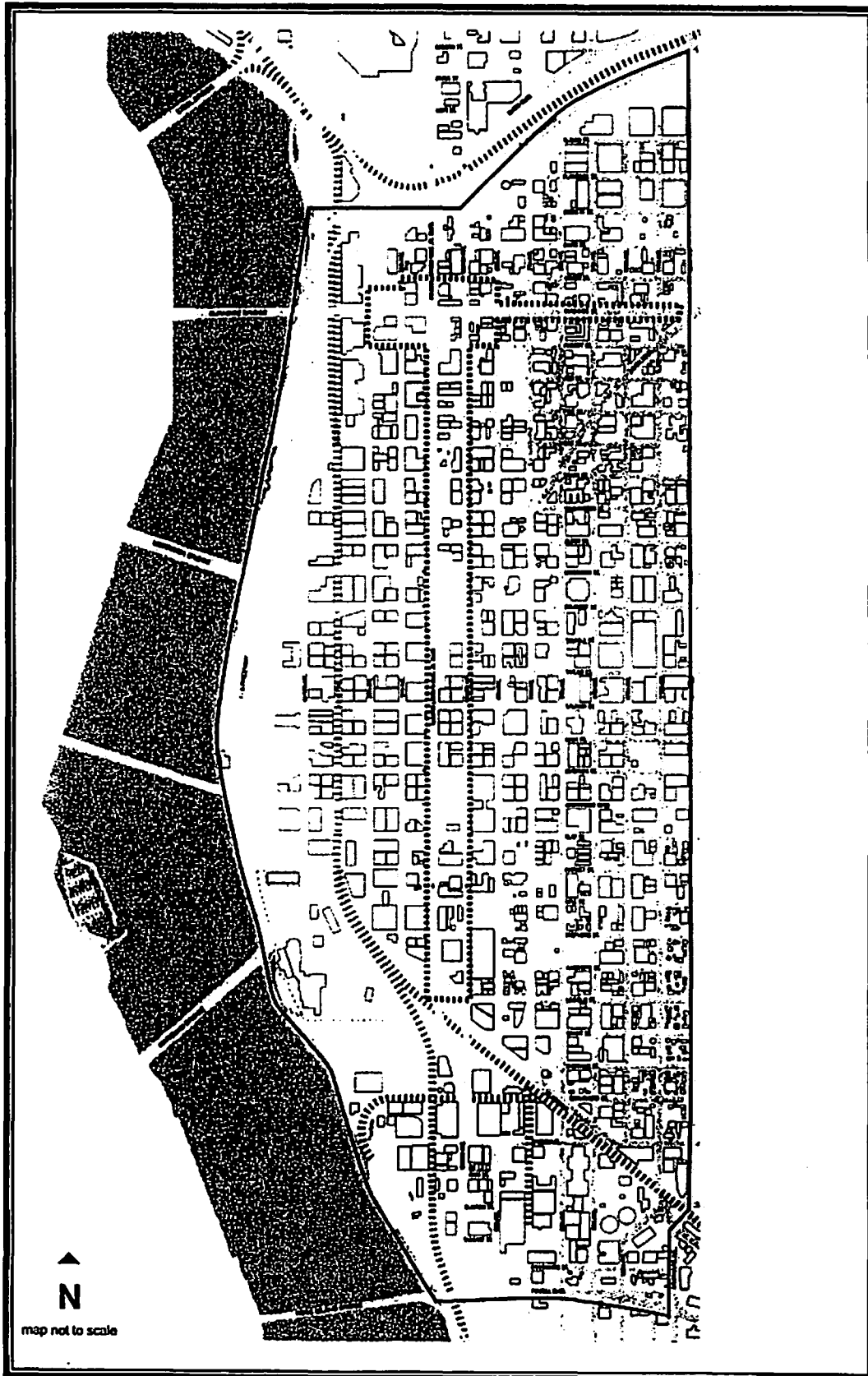
**Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000**

Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000

Map 1: Airport Way Urban Renewal District

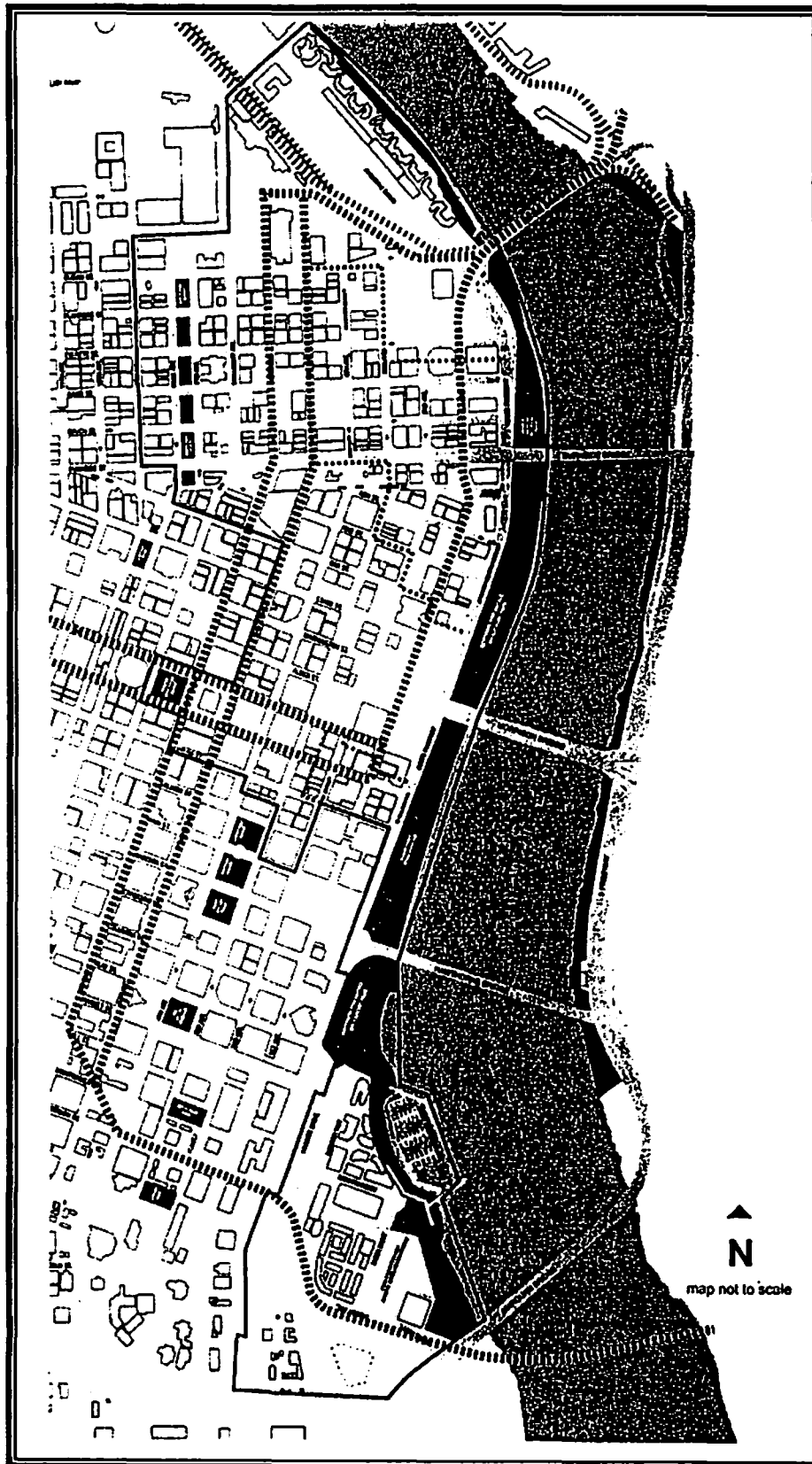


Map 2: Central Eastside Industrial Urban Renewal District

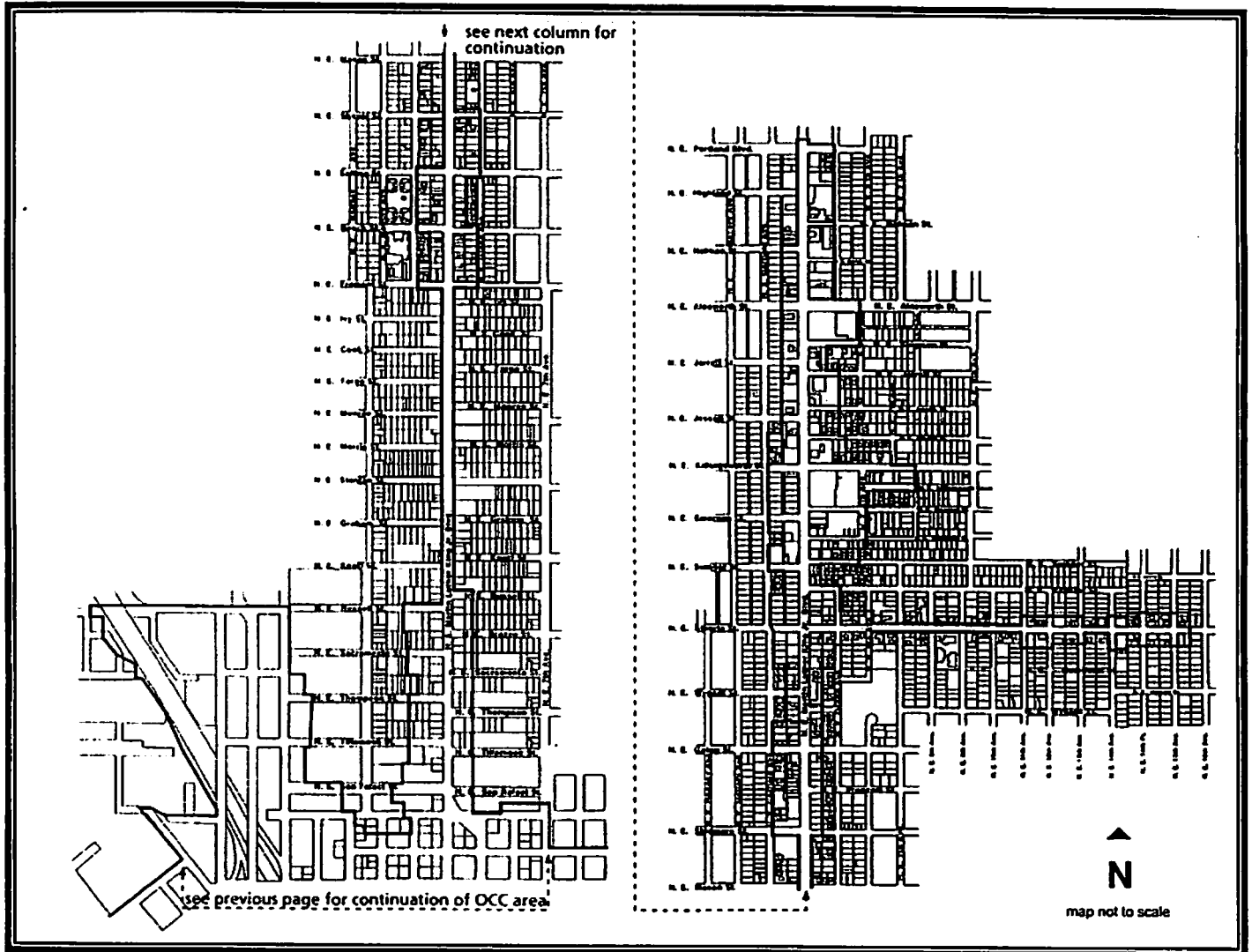


Amendment of Five Existing Urban Renewal Plans
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Map 3: Downtown Waterfront Urban Renewal District



Map 4: Oregon Convention Center Urban Renewal District



Amendment of Five Existing Urban Renewal Plans
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RECOMMENDATION

The Portland Planning Commission recommends that:

The Portland City Council approve the Seventh Amendment to the Airport Way Urban Renewal Plan, Seventh Amendment to the Central Eastside Industrial District Urban Renewal Plan, Twenty-fourth Amendment to the Downtown Waterfront Urban Renewal Plan, Tenth Amendment to the Oregon Convention Center Urban Renewal Plan, and Eighth Amendment to the South Park Blocks Urban Renewal Plan contained on pages 13-22 of this document.

The amendments clarify the types of amendments in these plans that are considered "substantial" requiring supernotice, and those that are considered "minor." The result of the proposed amendments is that only amendments that add land in excess of one percent of the existing area of an urban renewal area, or increase the maximum amount of indebtedness that can be issued or incurred under an urban renewal plan are classified as substantial and subject to the supernotice as detailed in ORS 457.120. Despite the change in categories, the amendments maintain the same level of Planning Commission and City Council review for amendments to urban renewal plans that is currently afforded.

The recommended amendments are presented on pages 13-22 in this document. Appendix A of this report contains the proposed amendments as adopted by the Portland Development Commission. The recommended amendments incorporate changes to the proposed amendments, included to maintain current levels of Planning Commission review.

Appendix B of this report contains state, regional and City of Portland findings that are applicable for the amendments to each of these five urban renewal plans. Because the amendments to each plan are very similar, the findings are applicable to all of the recommended amendments included in this document.

Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000

Recommended Seventh Amendment to the Airport Way Urban Renewal Plan

SECTION 900 - 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 goals or planning principles of the Plan, the modification must be duly approved and adopted by City Council in accordance with the requirements of State and local law. When the proposed modification will change the Plan area boundaries by more than one percent, or increase the amount of maximum indebtedness, notice of the modification must be provided in accordance with ORS 457.120. The provisions of ORS 457.095 and ORS 457.220 shall apply.

Section 901 - Minor Changes

Minor changes, such as changes to project activities which do not alter the basic character or scope of the project activity~~additional project activities~~, clarification of language, procedures or minor modifications in or to the Area's infrastructure which will not change the basic planning or engineering principles of this Plan, and a statement of the benefits to be achieved by construction of public improvements may be approved by the Development Commission.

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 the Urban Renewal Plan, shall become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

Changes including, but not limited to major changes to project activities, rRevisions of project boundaries, acquisitions of real property not specifically authorized in the Plan, and changes which diverge from the basic principles of this Plan, or which entail changes to the goals of the Plan shall require review and recommendation by Planning Commission and approval by City Council as provided in ORS 457.095, but shall not require notice as provided in ORS 457.120.

Unincorporated land areas adjacent to the boundaries of the Urban Renewal Area, if annexed by the City of Portland, may be annexed to the Urban Renewal

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Area by a plan amendment provided, however, that where such land areas are located within Parkrose School District No. 3, such annexation to the Airport Way Urban Renewal Area would not be considered without review and commend by the Board of the Parkrose School District.

Section 902 - Substantial Changes

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

Substantial changes or amendments shall include expansions of the Urban Renewal Area boundaries in excess of one percent (1%) of the existing Plan Area, or increases in the maximum indebtedness under the plan (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness). Any substantial amendments 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, ORS 457.120, and ORS 457.220.

~~**Section 903 - Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances**~~

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

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

Recommended Seventh Amendment to the Central Eastside Industrial District Urban Renewal Plan

SECTION 900 - 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 goals or planning principles of the Plan, the modification must be duly approved and adopted by City Council in accordance with the requirements of State and local law. When the proposed modification will change the Plan area boundaries by more than one percent, or increase the amount of maximum indebtedness, notice of the modification must be provided in accordance with ORS 457.120. The provisions of ORS 457.095 and ORS 457.220 shall apply.

Section 901 - Minor Changes

Minor changes, such as changes to project activities which do not alter the basic character or scope of the project activity~~additional project activities~~, clarification of language, procedures or minor modifications in or to the Area's infrastructure which will not change the basic planning or engineering principles of this Plan, and a statement of the benefits to be achieved by construction of public improvements may be approved by the Development Commission.

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 the Urban Renewal Plan, shall become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

Changes including, but not limited to major changes to project activities, rRevisions of project boundaries, acquisitions of real property not specifically authorized in the Plan, and changes which diverge from the basic principles of this Plan, or which entail changes to the goals of the Plan shall require review and recommendation by Planning Commission and approval by City Council as provided in ORS 457.095, but shall not require notice as provided in ORS 457.120.

Section 902 - Substantial Changes

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

Substantial changes or amendments shall include expansions of the Urban Renewal Area boundaries in excess of one percent (1%) of the existing Plan Area, or increases in the maximum indebtedness under the plan (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness). Any substantial amendments 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, ORS 457.120, and ORS 457.220.

~~Section 903—Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances~~

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

Recommended Twenty-fourth Amendment to the Downtown Waterfront Urban Renewal Plan

SECTION H - PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN:

This Plan may be changed or modified only in accordance with the procedures set forth in this section.

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.

The following procedures for amendment of this Plan shall be followed:

1. Minor Amendments

Minor amendments consist of changes such as clarification of language, procedural changes and changes to project activities which do not alter the basic character or scope of the project activity. Minor amendments shall be approved by Resolution of the Development Commission at duly noticed public meetings.

Changes which diverge from the basic planning principles of this Plan, or which entail changes to the goals of the Plan shall require review and recommendation by Planning Commission and approval by City Council as provided for in ORS 457.095, but shall not require notice as provided in ORS 457.120. Such changes include expansion of the boundaries of the Urban Renewal Plan Area by a land area not to exceed one percent (1%) of the existing boundaries; acquisitions of real property other than acquisitions authorized herein; major changes to the alignment and use of streets, changes in the location and frequency of parks, major changes in project activities and other elements which will change the basic planning principles of this Plan; and changes or additions to the goals set forth in the Plan.

2. Substantial Amendments

Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area, or increases in the maximum indebtedness authorized under the Plan (excluding bonded indebtedness issued to refinance or refund existing bonded

indebtedness) shall be substantial changes requiring approval as provided in ORS 457.095 and notice as provided in ORS 457.120.

~~Substantial changes consist of revisions in project boundaries which result in an increase in more than 1% in the size of the Project Area, increases to the amount of bonds which may be issued pursuant to this Plan, extension of the date beyond which bonds may not be issued pursuant to this Plan, additional property acquisitions, major changes to the alignment and use of streets, changes in the location and frequency of parks, major changes in project activities and other elements which will change the basic planning principles of this Plan. Substantial changes shall be approved and adopted by the City Council in the same manner as the original Plan and in accordance with all applicable requirements of State and Local law.~~

3. Comprehensive Plan and Zoning Code Changes

Changes to the City of Portland Comprehensive Plan and Zoning Code duly approved by the City of Portland City Council which affect land use in the Area shall be deemed to constitute amendments of this Plan with no further action by the Commission or the City Council.

Recommended Tenth Amendment to the Oregon Convention Center Urban Renewal Plan

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 goals or planning principles of the Plan, the modification must be duly approved by the City Council in the same manner as the original Plan and in accordance with the requirements of State and local law. When the proposed modification will change the Plan area boundaries by more than one percent, or increase the amount of maximum indebtedness, notice of the modification must be provided in accordance with ORS 457.120. The provisions of ORS 457.095 and ORS 457.220 shall apply.

Section 1001 - Minor Changes or Amendments

Minor changes or amendments such as changes to project activities which do not alter the basic character or scope of the project activity~~additional project activities~~, clarification of language, graphic exhibits, procedures or 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, and a statement of benefits to be achieved by construction of public improvements 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 the Urban Renewal Plan, shall become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

Provided further that the boundaries of the Urban Renewal Plan Area may be expanded, as a minor amendment, by a land area not to exceed one percent (1%) of the Original Plan area, i.e. an area not greater than 5.08 acres.

Major changes in project activities, and Changes which diverge from the basic principles of this Plan, or which entail changes to the goals of the Plan shall

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require review and recommendation by Planning Commission and approval by City Council as provided in ORS 457.095, but shall not require notice as provided in ORS 457.120. Such changes include acquisitions of real property other than acquisitions authorized by Section 602 D 1 and 2, and changes or additions to the goals set forth in Section 400 of the Plan.

Section 1002 - Substantial Changes or Amendments

Substantial changes or amendments shall include expansions of the Urban Renewal Area boundaries in excess of one percent (1%) of the existing original Plan Area, or increases in the maximum indebtedness authorized under the Plan (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness), ~~deletions of Area boundaries, acquisitions of real property other than acquisitions authorized by Section 602, D, 1 and 2, and changes or additions to the goals set forth in Section 400 of the Plan.~~ Any substantial amendments 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, ORS 457.120, and ORS 457.220.

Recommended Eighth Amendment to the South Park Blocks Urban Renewal Plan

SECTION 900 - 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 goals or planning principles of the Plan, the modification must be duly approved and adopted by City Council in accordance with the requirements of State and local law. When the proposed modification will change the Plan area boundaries by more than one percent, or increase the amount of maximum indebtedness, notice of the modification must be provided in accordance with ORS 457.120. The provisions of ORS 457.095 and ORS 457.220 shall apply.

Section 901 - Minor Changes

Minor changes, such as changes to project activities which do not alter the basic character or scope of the project activity~~additional project activities~~, clarification of language, procedures or minor modifications in or to the Area's infrastructure which will not change the basic planning or engineering principles of this Plan, and a statement of the benefits to be achieved by construction of public improvements may be approved by the Development Commission.

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 the Urban Renewal Plan, shall become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

Changes including, but not limited to major changes to project activities, Revisions of project boundaries, acquisitions of real property not specifically authorized in the Plan, and changes which diverge from the basic principles of this Plan, or which entail changes to the goals of the Plan shall require review and recommendation by Planning Commission and approval by City Council as provided in ORS 457.095, but shall not require notice as provided in ORS 457.120.

Section 902 - Substantial Changes

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

Substantial changes or amendments shall include expansions of the Urban Renewal Area boundaries in excess of one percent (1%) of the existing Plan Area, or increases in the maximum indebtedness under the plan (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness). Any substantial amendments 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, ORS 457.120, and ORS 457.220.

~~Section 903—Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances~~

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

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BACKGROUND

Urban Renewal Plan Authority

Authority for the use of urban renewal was established by the Oregon Legislature and codified as Chapter 457 of the Oregon Revised Statutes (ORS). The statutes include criteria for the establishment of an urban renewal district, the development of eligible urban renewal areas, and the content of an urban renewal plan and urban renewal plan report.

Chapter 15, Article 1 of the Portland City Charter assigns all “general powers and duties” to the Portland Development Commission. The Commission is designated as the body that will serve as the City’s Urban Renewal and Redevelopment Agency. They are responsible for carrying out all urban renewal functions. Proposed urban renewal plans and urban renewal plan amendments are prepared by the Development Commission staff and approved by the Portland Development Commission prior to their submission to the Portland City Planning Commission and Portland’s City Council.

The Portland Development Commission held a public hearing on the proposed amendments to the City’s five existing urban renewal districts on September 13, 2000. The Portland Development Commission approved the proposed amendments to the five existing urban renewal plans at that hearing.

Overview of ORS 457 Requirements

ORS 457 requires that the City’s Planning Commission must review urban renewal plans and most amendments to urban renewal plans. The Planning Commission’s recommendations on such renewal plans or renewal plan amendments are submitted to the Portland City Council for consideration in their decision on the plan or plan amendment.

Portland’s City Council has final review and approval authority over urban renewal plans and urban renewal plan amendments. Such plans and amendments may be approved only after a public notice, a public hearing, consideration of public testimony, and consideration of the recommendations of the Planning Commission. Approval of the renewal plan or renewal plan amendment must be by a nonemergency ordinance that incorporates the plan by reference and includes determinations and findings of compliance with the requirements of ORS 457.095.

The Oregon Revised Statutes requirements for urban renewal plans and urban renewal plan amendments are in two parts. The ORS requires specific content the renewal plan is to include. The statutes also require specific content to be included in the renewal plan report. There are eight elements that must be included in urban renewal plans. There are nine elements that must be included in an urban renewal plan report.

Required Urban Renewal Plan Contents

An urban renewal plan must include 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 the plan's 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.

Required Urban Renewal Plan Report Contents

An urban renewal plan report must include the following nine elements:

1. A description of physical, social and economic conditions, including expected impacts and fiscal impacts;
2. The reasons for selection of the area;
3. The relationship between the plan's 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 monies required and the anticipated year indebtedness will be retired;
7. A financial analysis sufficient to determine feasibility;

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8. A fiscal impact statement estimating the impact of tax increment financing; and
9. A relocation report.

Compliance with ORS Plan and Report Requirements

The proposed amendments affect notification procedures for certain types of future amendments. They clarify the types of future amendments to urban renewal plans that are considered "substantial" or "minor." The amendments do not alter the goals or activities of renewal plans adopted for the urban renewal districts.

Supplemental findings of fact for consistency with applicable state, regional and City of Portland goals and policies for the proposed Seventh Amendment to the Airport Way Urban Renewal Plan, Seventh Amendment to the Central Eastside Industrial District Urban Renewal Plan, Twenty-fourth Amendment to the Downtown Waterfront Urban Renewal Plan, Tenth Amendment to the Oregon Convention Center Urban Renewal Plan, and Eighth Amendment to the South Park Blocks Urban Renewal Plan area found in Appendix B of this report. Urban renewal reports developed for the amendments comply with the content provisions of the ORS. The subject reports are included in Appendix C of this document.

The previous urban renewal reports and plans for the Airport Way Urban Renewal Plan, Central Eastside Industrial District Urban Renewal Plan, Downtown Waterfront Urban Renewal Plan, Oregon Convention Center Urban Renewal Plan, and South Park Blocks Urban Renewal Plan have already fully complied with the content provisions of the ORS. The adopting actions for these renewal plans and the various amendments to the plans include all necessary plan/report elements, including exhaustive findings. The proposed amendments do not alter or affect the substance of these plans and reports. These findings were augmented by supplemental findings that were also adopted with each subsequent amendment of the plan.

The Airport Way Urban Renewal District was originally adopted by Ordinance 158500. The renewal plan has been amended since its adoption by Ordinances 160519, 163358, 166902, 172354, and 173180. The plan has also been amended by PDC Resolution 4135.

The Central Eastside Urban Renewal District was originally adopted by Ordinance 158940. The renewal plan has been amended since its adoption by Ordinance 163153 and 172353. The plan has also been amended by PDC Resolutions 3952, 4136, 5120, and 5197.

The Downtown Waterfront Urban Renewal District was originally adopted by Resolution 31395. The renewal plan has been amended since its adoption by Resolutions 31580, 31694, 31950, 32063, 32097, 32054, 34989, 35573, and 35838. The plan has also been amended by Ordinances 152218, 154458,

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158193, 159232, 159660, 159661, 160601, 160778, 162546, 164792, 172356, 172413, and 173181. The plan has also been amended by PDC Resolution 5298.

The Oregon Convention Center Urban Renewal District was originally adopted by Ordinance 161925. The renewal plan has been amended since its adoption by Ordinances 164088, 164089, 166748, 167930, 172355, and 173992. The plan was adopted by PDC Resolution 3960, and has been amended by PDC Resolutions 4139, 4862, and 5198. The Portland Planning Commission recently approved a ninth amendment to this plan which City Council will hear on October 18, 2000.

The South Park Blocks Urban Renewal District was originally adopted by Ordinance 157635. The renewal plan has been amended since its adoption by Ordinance 164216, 172352, 172807, 173179, and 173187. The plan has also been amended by PDC Resolutions 4141 and 5381.

URBAN RENEWAL PLAN AMENDMENT DESCRIPTION AND FINDINGS

The findings for the amendment to the *Oregon Convention Center Urban Renewal Plan* are first described in scope, then followed by a section, which lists how the amendments relate to the relevant goals, objectives and procedures of the plan. A section then follows which specifies the section of the plan that gives specific authorization for the amendment.

Amendment Descriptions

The proposed amendments change the following sections of the subject plans:

Airport Way Urban Renewal Plan

Section 900, Procedures for Changes or Amendments in the Plan; Section 901, Minor Changes, Section 902, Substantial Changes, and Section 903, Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances.

Central Eastside Urban Renewal Plan

Section 900, Procedures for Changes or Amendments in the Plan; Section 901, Minor Changes, Section 902, Substantial Changes, and Section 903, Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances.

Downtown Waterfront Urban Renewal Plan

Section H, Procedures for Changes in the Approved Urban Renewal Plan; 1, Minor Amendments; 2, Substantial Amendments; and 3, Comprehensive Plan and Zoning Code Changes.

Oregon Convention Center Urban Renewal Plan

Section 1000, Procedures for Changes or Amendments in the Plan; Section 1001, Minor Changes, Section 1002, Substantial Changes.

South Park Blocks Urban Renewal Plan

Section 900, Procedures for Changes or Amendments in the Plan; Section 901, Minor Changes, Section 902, Substantial Changes, and Section 903, Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances.

The purpose and basic content of each of the amendments is the same. The amendments are designed to address a statutory anomaly in Measure 50, and to clarify the types of changes or amendments that require different types of public notice. The amendments accomplish this by defining two types of minor amendments and another type of substantial amendment.

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Minor Changes or Amendments

One type of minor amendment provides for minor changes such as changes to plan language, procedures, and project activities that do not alter the basic character or scope of the project. These amendments are approved by Resolution of the Portland Development Commission at duly noticed public meetings. Another type of minor amendment that allows for major changes in project activities, revisions of project boundaries, acquisition of real property not authorized by the plan, and changes that diverge from the principles of the plan, or changes to plan goals, requires review and recommendation by the Planning Commission and approval by City Council.

Substantial Changes or Amendments

Substantial changes or amendments are defined to include expansion of urban renewal area boundaries in excess of one percent (1%) of the existing plan area, or increases in the maximum indebtedness under the plan. Substantial amendments shall be approved by City Council with citywide supernotice as provided in ORS 457.095, ORS 457.120 and in some instances, ORS 457.220.

Amendment to the Comprehensive Plan or Implementing Ordinances

The Airport Way, Central Eastside and South Park Blocks Urban Renewal Plans also eliminate Section 903, which states that adopted changes to the Comprehensive Plan or implementing Ordinances automatically amend the respective urban renewal plans. The language from this section is now incorporated in similar language under Section 901, Minor Changes in the respective plans.

Relationship to Goals, Objectives and Provisions

The proposed amendments conform to following applicable goals, objectives and provisions of the respective urban renewal plans:

Airport Way Urban Renewal Plan

Section 400 (7) Citizen Participation Goal: Request the participation of people - individual citizens, public and private groups, associations and agencies, in the continuing process of planning and implementing this Urban Renewal Plan.

The proposed amendment is consistent with this goal because it maintains opportunities for public involvement.

Section 400 (7) Citizen Participation Objective: To receive the greatest possible input from a broad cross-section of people and interested groups in the preparation of this Plan and in determining the activities and projects necessary to eliminate existing blight and the causes of blight and to promote the

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development of job producing, tax paying industries and related business by the private sector.

The proposed amendment is consistent with this goal because it provides the broadest opportunity for public comment on the type of amendments and changes to the plan that affect the broadest group of interested parties: those that change the urban renewal area significantly and those that increase the maximum indebtedness that may be incurred. The amendments maintain extensive public notification and involvement opportunities – notice of Development Commission, Planning Commission and City Council hearings in the newspaper and to affected parties - for other less substantial amendments.

Section 800 (4) Citizen Participation: The construction of the Plan including the activities and project improvements identified; the preparation of implementation plans, policies, procedures, activities and regulations; and the adoption of amendments to this Plan shall not be undertaken or approved without the public's involvement.

The proposed amendment is consistent with this goal because it does not alter citizen participation activities. The amendment maintains opportunities for public involvement but clarifies public hearing notification requirements for different types of proposed amendments or changes to urban renewal plans.

Central Eastside Urban Renewal Plan

Section 804 - Citizen Participation: The construction of the Plan including the activities and project improvements identified; the preparation of implementation plans, policies, procedures, activities and regulations; and the adoption of amendments to this Plan shall not be undertaken or approved without the public's involvement.

The proposed amendment is consistent with this goal because it does not alter citizen participation activities. The amendment maintains opportunities for public involvement but clarifies public hearing notification requirements for different types of proposed amendments or changes to urban renewal plans.

Downtown Waterfront Urban Renewal Plan

Section G(1), Citizen Participation: The Agency shall involve citizens in all stages of the development and subsequent amendment of this Plan. At a minimum, the Agency shall conform with statutory requirements for notice of hearing, public hearings and other matters relating to soliciting and considering public testimony.

The proposed amendment is consistent with this goal because it does not alter citizen participation activities. The amendment maintains opportunities for public involvement but clarifies public hearing notification requirements for different types of proposed amendments or changes to urban renewal plans.

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Oregon Convention Center Urban Renewal Plan

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 and subsequent amendments.

Citizen Participation Plan

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 notify neighborhood and business associations for the purpose of soliciting comments on the goals and objectives of this Urban Renewal Plan and its amendments. At a minimum, those associations will include: Northeast Coalition of Neighborhoods; Eliot Neighborhood Development Association; King Neighborhood Association; Sabin Community Association; Boise Neighborhood Improvement Association; Irvington Community Association; Sullivan's Gulch Neighborhood Association; Kerns Neighborhood Association; Vernon Neighborhood Association; Central Northeast Neighbors; Central Eastside Industrial Council; North-Northeast Business Association; Inner Northeast Community Development Association; North-Northeast Economic Development Alliance; Oregon Association of Minority Entrepreneurs; Piedmont Neighborhood Association; Woodlawn Neighborhood Association.*
4. *Upon completion of substantial amendments to this Urban Renewal Plan, and when required, the Portland Development Commission will hold a public hearing to receive comment on proposed amendments prior to forwarding them to the Planning Commission and City Council.*
5. *When required, the Planning Commission and City Council proceedings during the adoption process will include public hearings.*

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.

The proposed amendment is consistent with this goal because it does not alter citizen participation activities. The amendment maintains opportunities for public involvement but clarifies public hearing notification requirements for different types of proposed amendments or changes to urban renewal plans.

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South Park Blocks Urban Renewal Plan

The South Park Blocks Urban Renewal Plan contains no specific goals, objectives or sections that pertain to citizen participation.

Authorization for Amendments

The amendments are substantial amendments authorized by the following sections of the urban renewal plans:

Airport Way Urban Renewal Plan

Section 900: 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 City Council in accordance with the requirements of State and local law. The provisions of ORS 457.095 and ORS 457.220 shall apply.

Section 902 - Substantial Changes

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

Central Eastside Urban Renewal Plan

Section 900: 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 City Council in accordance with the requirements of State and local law. The provisions of ORS 457.095 and ORS 457.220 shall apply.

Section 902 - Substantial Changes

Substantial changes or amendments shall include expansions of the Urban Renewal Area boundaries in excess of one percent (1%) of the existing Plan Area, or increases in the maximum indebtedness under the plan (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness). Any substantial amendments shall be approved by the City Council in the same

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manner as the Council's approval of the original plan and in compliance with the provisions of ORS 457.095, ORS 457.120, and ORS 457.220.

Downtown Waterfront Urban Renewal Plan

Section H: Procedure for Changes in the Approved Urban Renewal Plan

This Plan may be changed or modified only in accordance with the procedures set forth in this section.

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.

The following procedures for amendment of this Plan shall be followed:

H(2) - Substantial Amendments

Substantial changes consist of revisions in project boundaries which result in an increase in more than 1% in the size of the Project Area, increases to the amount of bonds which may be issued pursuant to this Plan, extension of the date beyond which bonds may not be issued pursuant to this Plan, additional property acquisitions, major changes to the alignment and use of streets, changes in the location and frequency of parks, major changes in project activities and other elements which will change the basic planning principles of this Plan. Substantial changes shall be approved and adopted by the City Council in the same manner as the original Plan and in accordance with all applicable requirements of State and Local law.

Oregon Convention Center Urban Renewal Plan

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 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 1002 - Substantial Changes or Amendments

Substantial changes or amendments shall include expansions of the Urban Renewal Area boundaries in excess of one percent (1%) of the original Plan Area, deletions of Area boundaries, acquisitions of real property other than acquisitions authorized by Section 602, D, 1 and 2, and changes or additions to the goals set forth in Section 400 of the Plan. Any substantial amendments 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.

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South Park Blocks Urban Renewal Plan

Section 900: 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 City Council in accordance with the requirements of State and local law. The provisions of ORS 457.095 and ORS 457.220 shall apply.

Section 902 - Substantial Changes

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

Conclusion

The recommended amendments clarify the types of amendments that require supernotice in accordance with ORS 457, and specify the types of minor urban renewal plan changes and amendments that require Planning Commission review and City Council approval. This report details the compliance of the amendments with the cited ORS provisions, the urban renewal goals, objectives and provisions, and the applicable state, regional and City of Portland land use planning goals.

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APPENDIX A: PDC PROPOSED URBAN RENEWAL PLAN AMENDMENTS

The following section provides detail on the proposed Seventh Amendment to the Airport Way Urban Renewal Plan, Seventh Amendment to the Central Eastside Industrial District Urban Renewal Plan, Twenty-fourth Amendment to the Downtown Waterfront Urban Renewal Plan, Tenth Amendment to the Oregon Convention Center Urban Renewal Plan, and Eighth Amendment to the South Park Blocks Urban Renewal Plan as adopted by the Portland Development Commission.

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Proposed Seventh Amendment to the Airport Way Urban Renewal Plan

SECTION 900 - 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 goals or planning principles of the Plan, the modification must be duly approved and adopted by City Council in accordance with the requirements of State and local law. When the proposed modification will change the Plan area boundaries by more than one percent, or increase the amount of maximum indebtedness, notice of the modification must be provided in accordance with ORS 457.120. The provisions of ORS 457.095 and ORS 457.220 shall apply.

Section 901 - Minor Changes

Minor changes, such as additional project activities, clarification of language, procedures or minor modifications in or to the Area's infrastructure which will not change the basic planning or engineering principles of this Plan, and a statement of the benefits to be achieved by construction of public improvements may be approved by the Development Commission.

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 the Urban Renewal Plan, shall become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

Changes which diverge from the basic principles of this Plan, or which entail changes to the goals of the Plan shall require review and recommendation by Planning Commission and approval by City Council as provided in ORS 457.095, but shall not require notice as provided in ORS 457.120.

Unincorporated land areas adjacent to the boundaries of the Urban Renewal Area, if annexed by the City of Portland, may be annexed to the Urban Renewal Area by a plan amendment provided, however, that where such land areas are located within Parkrose School District No. 3, such annexation to the Airport Way

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Urban Renewal Area would not be considered without review and commend by the Board of the Parkrose School District.

Section 902 - Substantial Changes

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

Substantial changes or amendments shall include expansions of the Urban Renewal Area boundaries in excess of one percent (1%) of the existing Plan Area, or increases in the maximum indebtedness under the plan (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness). Any substantial amendments 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, ORS 457.120, and ORS 457.220.

~~**Section 903 - Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances**~~

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

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

Proposed Seventh Amendment to the Central Eastside Industrial District Urban Renewal Plan

SECTION 900 - 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 goals or planning principles of the Plan, the modification must be duly approved and adopted by City Council in accordance with the requirements of State and local law. When the proposed modification will change the Plan area boundaries by more than one percent, or increase the amount of maximum indebtedness, notice of the modification must be provided in accordance with ORS 457.120. The provisions of ORS 457.095 and ORS 457.220 shall apply.

Section 901 - Minor Changes

Minor changes, such as additional project activities, clarification of language, procedures or minor modifications in or to the Area's infrastructure which will not change the basic planning or engineering principles of this Plan, and a statement of the benefits to be achieved by construction of public improvements may be approved by the Development Commission.

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 the Urban Renewal Plan, shall become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

Changes which diverge from the basic principles of this Plan, or which entail changes to the goals of the Plan shall require review and recommendation by Planning Commission and approval by City Council as provided in ORS 457.095, but shall not require notice as provided in ORS 457.120.

Section 902 - Substantial Changes

~~Substantial changes shall include, but are not limited to, revisions of project boundaries, acquisitions of real property not specifically authorized in the~~

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~~Plan, and other elements which will change the basic planning principles of this Plan.~~

Substantial changes or amendments shall include expansions of the Urban Renewal Area boundaries in excess of one percent (1%) of the existing Plan Area, or increases in the maximum indebtedness under the plan (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness). Any substantial amendments 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, ORS 457.120, and ORS 457.220.

~~Section 903 - Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances~~

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

Proposed Twenty-fourth Amendment to the Downtown Waterfront Urban Renewal Plan

SECTION H - PROCEDURE FOR CHANGES IN THE APPROVED URBAN RENEWAL PLAN:

This Plan may be changed or modified only in accordance with the procedures set forth in this section.

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.

The following procedures for amendment of this Plan shall be followed:

1. Minor Amendments

Minor amendments consist of changes such as clarification of language, procedural changes and changes to project activities which do not alter the basic character or scope of the project activity. Minor amendments shall be approved by Resolution of the Commission at duly noticed public meetings.

Changes which diverge from the basic planning principles of this Plan, or which entail changes to the goals of the Plan shall require review and recommendation by Planning Commission and approval by City Council as provided for in ORS 457.095, but shall not require notice as provided in ORS 457.120. Such changes include expansion of the boundaries of the Urban Renewal Plan Area by a land area not to exceed one percent (1%) of the existing boundaries; acquisitions of real property other than acquisitions authorized herein; major changes to the alignment and use of streets, changes in the location and frequency of parks, major changes in project activities and other elements which will change the basic planning principles of this Plan; and changes or additions to the goals set forth in the Plan.

2. Substantial Amendments

Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area, or increases in the maximum indebtedness authorized under the Plan (excluding bonded indebtedness issued to refinance or refund existing bonded

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indebtedness) shall be substantial changes requiring approval as provided in ORS 457.095 and notice as provided in ORS 457.120.

~~Substantial changes consist of revisions in project boundaries which result in an increase in more than 1% in the size of the Project Area, increases to the amount of bonds which may be issued pursuant to this Plan, extension of the date beyond which bonds may not be issued pursuant to this Plan, additional property acquisitions, major changes to the alignment and use of streets, changes in the location and frequency of parks, major changes in project activities and other elements which will change the basic planning principles of this Plan. Substantial changes shall be approved and adopted by the City Council in the same manner as the original Plan and in accordance with all applicable requirements of State and Local law.~~

3. Comprehensive Plan and Zoning Code Changes

Changes to the City of Portland Comprehensive Plan and Zoning Code duly approved by the City of Portland City Council which affect land use in the Area shall be deemed to constitute amendments of this Plan with no further action by the Commission or the City Council.

Proposed Tenth Amendment to the Oregon Convention Center Urban Renewal Plan

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 goals or planning principles of the Plan, the modification must be duly approved by the City Council in the same manner as the original Plan and in accordance with the requirements of State and local law. When the proposed modification will change the Plan area boundaries by more than one percent, or increase the amount of maximum indebtedness, notice of the modification must be provided in accordance with ORS 457.120. The provisions of ORS 457.095 and ORS 457.220 shall apply.

Section 1001 - Minor Changes or Amendments

Minor changes or amendments such as additional project activities, clarification of language, graphic exhibits, procedures or 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, and a statement of benefits to be achieved by construction of public improvements 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 the Urban Renewal Plan, shall become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

Provided further that the boundaries of the Urban Renewal Plan Area may be expanded, as a minor amendment, by a land area not to exceed one percent (1%) of the Original Plan area, i.e. an area not greater than 5.08 acres.

Changes which diverge from the basic principles of this Plan, or which entail changes to the goals of the Plan shall require review and recommendation by Planning Commission and approval by City Council as provided in ORS 457.095, but shall not require notice as provided in ORS 457.120. Such changes include

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acquisitions of real property other than acquisitions authorized by Section 602 D 1 and 2, and changes or additions to the goals set forth in Section 400 of the Plan.

Section 1002 - Substantial Changes or Amendments

Substantial changes or amendments shall include expansions of the Urban Renewal Area boundaries in excess of one percent (1%) of the existing original Plan Area, or increases in the maximum indebtedness authorized under the Plan (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness), ~~deletions of Area boundaries, acquisitions of real property other than acquisitions authorized by Section 602, D, 1 and 2, and changes or additions to the goals set forth in Section 400 of the Plan.~~ Any substantial amendments 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, ORS 457.120, and ORS 457.220.

Proposed Eighth Amendment to the South Park Blocks Urban Renewal Plan

SECTION 900 - 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 goals or planning principles of the Plan, the modification must be duly approved and adopted by City Council in accordance with the requirements of State and local law. When the proposed modification will change the Plan area boundaries by more than one percent, or increase the amount of maximum indebtedness, notice of the modification must be provided in accordance with ORS 457.120. The provisions of ORS 457.095 and ORS 457.220 shall apply.

Section 901 - Minor Changes

Minor changes, such as additional project activities, clarification of language, procedures or minor modifications in or to the Area's infrastructure which will not change the basic planning or engineering principles of this Plan, and a statement of the benefits to be achieved by construction of public improvements may be approved by the Development Commission.

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 the Urban Renewal Plan, shall become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

Changes which diverge from the basic principles of this Plan, or which entail changes to the goals of the Plan shall require review and recommendation by Planning Commission and approval by City Council as provided in ORS 457.095, but shall not require notice as provided in ORS 457.120.

Section 902 - Substantial Changes

~~Substantial changes shall include, but are not limited to, revisions of project boundaries, acquisitions of real property not specifically authorized in the~~

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~~Plan, and other elements which will change the basic planning principles of this Plan.~~

Substantial changes or amendments shall include expansions of the Urban Renewal Area boundaries in excess of one percent (1%) of the existing Plan Area, or increases in the maximum indebtedness under the plan (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness). Any substantial amendments 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, ORS 457.120, and ORS 457.220.

~~Section 903 Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances~~

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

APPENDIX B:

FINDINGS OF FACT FOR APPLICABLE STATE, REGIONAL AND PORTLAND GOALS AND POLICIES

The following findings apply to the amendments to the Seventh Amendment to the Airport Way Urban Renewal Plan, Seventh Amendment to the Central Eastside Industrial District Urban Renewal Plan, Twenty-fourth Amendment to the Downtown Waterfront Urban Renewal Plan, Tenth Amendment to the Oregon Convention Center Urban Renewal Plan, Eighth Amendment to the South Park Blocks Urban Renewal Plan, found on pages 13-22 of this Report and Recommendation. Because the limited scope of the amendments, which pertain only to citizen participation and notification in the amendment of urban renewal plans, only findings of fact for specific applicable citizen involvement goals and policies apply and are included.

1. Applicable State Land Use Planning Goals Findings

State planning statutes require cities to adopt and amend comprehensive plans and land use regulations in compliance with the state land use goals. Because of the limited scope of the proposed amendments, only the state goals addressed below apply.

Goal 1, Citizen Involvement, requires provision of opportunities for citizens to be involved in all phases of the planning process. The amendments are supportive of this goal in the following ways:

The amendments clarify the review and notification procedures for changes or amendments to the Airport Way Urban Renewal Plan, Central Eastside Urban Renewal Plan, Downtown Waterfront Urban Renewal Plan, Oregon Convention Center Urban Renewal Plan, and the South Park Blocks Urban Renewal Plan. The proposed amendments follow the model the City has used with urban renewal plans adopted after Measure 50, which is to have two classes of "minor" amendments, and one class of "substantial" amendment. The amendments continue to provide for public participation in the amendment of urban renewal plans. These amendments call for citywide notification (supernotice) of City Council hearings for changes or amendments that would change the boundary of an urban renewal area by more than one percent (1%), or increase the maximum indebtedness that can be issues or incurred under the plan. This is consistent with ORS 457. The amendments call for Planning Commission review and City Council adoption of major changes in project activities, revisions of project boundaries, acquisition of real property not authorized by the plan(s), and changes that diverge from the principles of the plan, or changes to plan goals. Minor changes including changes to plan language, procedures, and project activities that do not alter the basic character or scope of the project are approved by Resolution of the Portland Development Commission at duly noticed public meetings.

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In addition, the process for these amendments had the following public involvement opportunities:

- The Portland Development Commission sent supernotice in June 2000.
- The Portland Development Commission held a hearing on the proposed amendment on September 13, 2000.
- The Planning Bureau notified local business and neighborhood associations and other interested parties of the proposed amendment and the October 10, 2000 Planning Commission hearing.
- The Planning Bureau made a report on the proposed amendment available on September 29, 2000.
- The Planning Commission held a public hearing on the proposed amendment October 10, 2000.
- City Council will hold a public hearing on the recommended amendment on October 18, 2000.

2. Metro Urban Growth Management *Functional Plan* Findings

Metro, the regional government, requires cities to adopt and amend land use regulations in compliance with the urban growth management goals set out in the *Functional Plan*. Because of the limited scope of the proposed amendments, none of the *Urban Growth Management Functional Plan* titles apply.

3. Applicable Comprehensive Plan Goals Findings

The Airport Way Urban Renewal Plan, Central Eastside Urban Renewal Plan, Downtown Waterfront Urban Renewal Plan, Oregon Convention Center Urban Renewal Plan, and South Park Blocks Urban Renewal Plan were prepared in conformity with the *Comprehensive Plan* of the City of Portland. The City's *Comprehensive Plan* was adopted by the Portland City Council on October 16, 1980, and was acknowledged as being in conformance with the statewide planning goals by the Land Conservation and Development Commission on May 1, 1981.

The Seventh Amendment to the Airport Way Urban Renewal Plan, Seventh Amendment to the Central Eastside Industrial District Urban Renewal Plan, Twenty-fourth Amendment to the Downtown Waterfront Urban Renewal Plan, Tenth Amendment to the Oregon Convention Center Urban Renewal Plan, and Eighth Amendment to the South Park Blocks Urban Renewal Plan are limited in scope, therefore only the following *Comprehensive Plan* goals and policies apply. The proposed amendments are consistent with the following *Comprehensive Plan* policies:

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Goal 9, Citizen Involvement, calls for improved methods and ongoing opportunities for citizen involvement in the land use decision-making process. The amendments are consistent with this goal because they continue to provide for meaningful public input opportunities in the amendment of urban renewal plans. The amendments create different “classes” of amendments, which are subject to a different citizen involvement and notification process.

For changes or amendments that would change the boundary of an urban renewal are by more than one percent (1%), or increase the maximum indebtedness that can be issues or incurred under the plan, the notification process remains unchanged. These types of changes and amendments are classified as “substantial” and require a citywide “supernotice” to all real property owners. These amendments maintain the current process of supernotice for this type of change or amendment, which is consistent with state law.

Amendments which consist of minor changes such as clarifications of language, procedural changes and changes to project activities that do not alter the basic character or scope of the project activity remain classified as “minor” changes or amendments. The Portland Development Commission approves changes or amendments of this type by resolution. Again, this does not represent a change form the current practice.

Major changes in project activities, acquisition of property not authorized in the plan(s), revision of project boundaries, and other changes or amendments which diverge from the basic principles of the urban renewal plan, or which entail changes to the goals of the plan require review and recommendation by the Planning Commission and approval by City Council, including notice consistent with Title 33, as is the current practice.

The subject amendments serve to clarify and codify the amendment notification process, clarifying an ambiguity that exists in ORS 457.120. The amendments call for a process, which has been the ongoing process for review and notification practiced by the PDC to date. The amendments are also consistent with the processes developed for public notice and participation in urban renewal plans adopted after the passage of Measure 50 in 1997.

Therefore, the proposed amendments are consistent with Goal 9, Citizen Involvement, because they maintain ongoing opportunities for citizen involvement in the land use decision-making process.

Policy 9.1, Citizen Involvement Coordination, calls for encouraging citizen involvement in land use planning projects through coordination with community organizations, availability of planning reports and notice of public hearings. The amendments are consistent with this policy because they maintain a high level of citizen involvement that is consistent with the state statutes. The proposed amendments maintain existing public involvement opportunities and the processes for coordination with community organizations, availability of planning reports and notice of public hearings.

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Policy 9.2, Comprehensive Plan Review, calls for implementing a process for complete review of the Comprehensive Plan on a five-year basis which provides opportunities for active involvement by the city's residents, businesses and organizations. The amendments are not inconsistent with this policy because they do not propose any changes to the Comprehensive Plan review process.

Policy 9.3, Comprehensive Plan Amendment, calls for allowing for the review and amendment of the adopted Comprehensive Plan which ensures citizen involvement opportunities for the city's residents, businesses and organizations. The amendments are not inconsistent with this policy because they do not propose any changes to the Comprehensive Plan or the process for review or amendment of the Comprehensive Plan.

Policy 9.4, Intergovernmental Cooperation, calls for promoting citizen involvement in land use decisions initiated by other governmental agencies. The proposed amendments support this policy because they maintain the current interdepartmental coordination and citizen involvement processes in the land use decision making process.

APPENDIX C:
URBAN RENEWAL PLAN REPORTS

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**REPORT ON THE SEVENTH AMENDMENT
TO THE
AIRPORT WAY URBAN RENEWAL PLAN
City of Portland, Oregon**

**Portland Development Commission
September 13, 2000**

**Amendment of Five Existing Urban Renewal Plans
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Chapter 1 - Introduction

ORS 457.085(3) requires that an urban renewal plan amendment which is a significant change, requiring a substantial amendment to the plan, be accompanied by a report which describes:

- A. A description of physical, social, and economic conditions in the urban renewal areas of the plan, and the expected impact, including the fiscal impact, of the plan [or change] in light of added services or increased population;
- B. Reasons for selection of each urban renewal area in the plan;
- C. The relationship between each project to be undertaken and the existing conditions in the urban renewal area;
- D. The estimated total cost of each project and the sources of monies to pay such costs;
- E. The anticipated completion date for each project;
- F. The estimated amount of money required in each urban renewal area under ORS 457.420 to 457.460 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.420 to 457.460;
- G. A financial analysis of the plan with sufficient information to determine feasibility;
- H. A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area; and
- I. A relocation report which shall include:
 - 1. An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions, under ORS 457.170;
 - 2. 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 285.045 - .105; and
 - 3. An enumeration, by cost range, of the of the existing housing units in the urban renewal areas of the plan which are to be destroyed or altered, and of the new units to be added.

This report will address each of the required information categories.

The 7th amendment to the Airport Way Urban Renewal Plan allows for notice pursuant to ORS 457.120 to be provided only when an amendment to the Plan will have the effect of either: (i) increasing the amount of maximum indebtedness authorized under the Plan, or (ii) adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.

Chapter II - A Description of Physical, Social, and Economic Conditions in the Urban Renewal Areas and the Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population.

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This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

Chapter III - The Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

Chapter IV - Reasons for Selection of Each Urban Renewal Area in the Plan Amendment

This Amendment does not effect the selection of any new or changed areas.

Chapter V - The Relationship between Each Project to be Undertaken under the Plan Amendment and the Existing Conditions in the Urban Renewal Area.

There is no change in the analysis between projects discussed in the original Report accompanying the plan.

Chapter VI - The Estimated Total Cost of each Project or Activity and its Anticipated Completion Date

There is no change in the analysis between projects discussed in the original Report accompanying the plan.

Chapter VII - Financial Analysis of the Plan with Sufficient Information to Determine Feasibility

This Amendment does not change the analysis of the Plan under the Third Amendment.

Chapter VIII - Financial Impacts

This amendment will not modify the financial impacts identified in the report accompanying the Third Amendment.

Chapter IX - Relocation Issues

This Amendment does not change the original analysis for relocation which was provided when the Plan was adopted.

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**REPORT ON THE SEVENTH AMENDMENT
TO THE
CENTRAL EASTSIDE URBAN RENEWAL PLAN
City of Portland, Oregon**

**Portland Development Commission
September 13, 2000**

**Amendment of Five Existing Urban Renewal Plans
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Chapter 1 - Introduction

ORS 457.085(3) requires that an urban renewal plan amendment which is a significant change, requiring a substantial amendment to the plan, be accompanied by a report which describes:

- A. A description of physical, social, and economic conditions in the urban renewal areas of the plan, and the expected impact, including the fiscal impact, of the plan [or change] in light of added services or increased population;
- B. Reasons for selection of each urban renewal area in the plan;
- C. The relationship between each project to be undertaken and the existing conditions in the urban renewal area;
- D. The estimated total cost of each project and the sources of monies to pay such costs;
- E. The anticipated completion date for each project;
- F. The estimated amount of money required in each urban renewal area under ORS 457.420 to 457.460 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.420 to 457.460;
- G. A financial analysis of the plan with sufficient information to determine feasibility;
- H. A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area; and
- I. A relocation report which shall include:
 - 1. An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions, under ORS 457.170;
 - 2. 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 285.045 - .105; and
 - 3. An enumeration, by cost range, of the of the existing housing units in the urban renewal areas of the plan which are to be destroyed or altered, and of the new units to be added.

This report will address each of the required information categories.

The 7th amendment to the Central Eastside Urban Renewal Plan allows for notice pursuant to ORS 457.120 to be provided only when an amendment to the Plan will have the effect of either: (i) increasing the amount of maximum indebtedness authorized under the Plan, or (ii) adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.

Chapter II - A Description of Physical, Social, and Economic Conditions in the Urban Renewal Areas and the Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population.

**Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000**

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

Chapter III - The Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

Chapter IV - Reasons for Selection of Each Urban Renewal Area in the Plan Amendment

This Amendment does not effect the selection of any new or changed areas.

Chapter V - The Relationship between Each Project to be Undertaken under the Plan Amendment and the Existing Conditions in the Urban Renewal Area.

There is no change in the analysis between projects discussed in the original Report accompanying the plan.

Chapter VI - The Estimated Total Cost of each Project or Activity and its Anticipated Completion Date

There is no change in the analysis between projects discussed in the original Report accompanying the plan.

Chapter VII - Financial Analysis of the Plan with Sufficient Information to Determine Feasibility

This Amendment does not change the analysis of the Plan under the Fourth Amendment.

Chapter VIII - Financial Impacts

This amendment will not modify the financial impacts identified in the report accompanying the Fourth Amendment.

Chapter IX - Relocation Issues

This Amendment does not change the original analysis for relocation which was provided when the Plan was adopted.

**Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000**

**REPORT ON THE TWENTY-FOURTH AMENDMENT
TO THE
DOWNTOWN WATERFRONT URBAN RENEWAL PROJECT PLAN
City of Portland, Oregon**

**Portland Development Commission
September 13, 2000**

Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000

Chapter 1 - Introduction

ORS 457.085(3) requires that an urban renewal plan amendment which is a significant change, requiring a substantial amendment to the plan, be accompanied by a report which describes:

- A. A description of physical, social, and economic conditions in the urban renewal areas of the plan, and the expected impact, including the fiscal impact, of the plan [or change] in light of added services or increased population;
- B. Reasons for selection of each urban renewal area in the plan;
- C. The relationship between each project to be undertaken and the existing conditions in the urban renewal area;
- D. The estimated total cost of each project and the sources of monies to pay such costs;
- E. The anticipated completion date for each project;
- F. The estimated amount of money required in each urban renewal area under ORS 457.420 to 457.460 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.420 to 457.460;
- G. A financial analysis of the plan with sufficient information to determine feasibility;
- H. A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area; and
- I. A relocation report which shall include:
 - 1. An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions, under ORS 457.170;
 - 2. 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 285.045 - .105; and
 - 3. An enumeration, by cost range, of the of the existing housing units in the urban renewal areas of the plan which are to be destroyed or altered, and of the new units to be added.

This report will address each of the required information categories.

The 24th amendment to the Downtown Waterfront Urban Renewal Project Plan allows for notice pursuant to ORS 457.120 to be provided only when an amendment to the Plan will have the effect of either: (i) increasing the amount of maximum indebtedness authorized under the Plan, or (ii) adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.

Chapter II - A Description of Physical, Social, and Economic Conditions in the Urban Renewal Areas and the Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population.

Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

Chapter III - The Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

Chapter IV - Reasons for Selection of Each Urban Renewal Area in the Plan Amendment

This Amendment does not effect the selection of any new or changed areas.

Chapter V - The Relationship between Each Project to be Undertaken under the Plan Amendment and the Existing Conditions in the Urban Renewal Area.

There is no change in the analysis between projects discussed in the original Report accompanying the plan.

Chapter VI - The Estimated Total Cost of each Project or Activity and its Anticipated Completion Date

There is no change in the analysis between projects discussed in the original Report accompanying the plan.

Chapter VII - Financial Analysis of the Plan with Sufficient Information to Determine Feasibility

This Amendment does not change the analysis of the Plan under the Twentieth Amendment.

Chapter VIII - Financial Impacts

This amendment will not modify the financial impacts identified in the report accompanying the Twentieth Amendment.

Chapter IX - Relocation Issues

This Amendment does not change the original analysis for relocation which was provided when the Plan was adopted.

**Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000**

**REPORT ON THE TENTH AMENDMENT
TO THE
OREGON CONVENTION CENTER URBAN RENEWAL PLAN
City of Portland, Oregon**

**Portland Development Commission
September 13, 2000**

**Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000**

Chapter 1 - Introduction

ORS 457.085(3) requires that an urban renewal plan amendment which is a significant change, requiring a substantial amendment to the plan, be accompanied by a report which describes:

- A. A description of physical, social, and economic conditions in the urban renewal areas of the plan, and the expected impact, including the fiscal impact, of the plan [or change] in light of added services or increased population;
- B. Reasons for selection of each urban renewal area in the plan;
- C. The relationship between each project to be undertaken and the existing conditions in the urban renewal area;
- D. The estimated total cost of each project and the sources of monies to pay such costs;
- E. The anticipated completion date for each project;
- F. The estimated amount of money required in each urban renewal area under ORS 457.420 to 457.460 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.420 to 457.460;
- G. A financial analysis of the plan with sufficient information to determine feasibility;
- H. A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area; and
- I. A relocation report which shall include:
 - 1. An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions, under ORS 457.170;
 - 2. 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 285.045 - .105; and
 - 3. An enumeration, by cost range, of the of the existing housing units in the urban renewal areas of the plan which are to be destroyed or altered, and of the new units to be added.

This report will address each of the required information categories.

The 11th amendment to the Convention Center Urban Renewal Plan allows for notice pursuant to ORS 457.120 to be provided only when an amendment to the Plan will have the effect of either: (i) increasing the amount of maximum indebtedness authorized under the Plan, or (ii) adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.

Chapter II - A Description of Physical, Social, and Economic Conditions in the Urban Renewal Areas and the Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population.

**Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000**

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

Chapter III - The Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

Chapter IV - Reasons for Selection of Each Urban Renewal Area in the Plan Amendment

This Amendment does not effect the selection of any new or changed areas.

Chapter V - The Relationship between Each Project to be Undertaken under the Plan Amendment and the Existing Conditions in the Urban Renewal Area.

There is no change in the analysis between projects discussed in the original Report accompanying the plan.

Chapter VI - The Estimated Total Cost of each Project or Activity and its Anticipated Completion Date

There is no change in the analysis between projects discussed in the original Report accompanying the plan.

Chapter VII - Financial Analysis of the Plan with Sufficient Information to Determine Feasibility

This Amendment does not change the analysis of the Plan under the Seventh Amendment.

Chapter VIII - Financial Impacts

This amendment will not modify the financial impacts identified in the report accompanying the Seventh Amendment.

Chapter IX - Relocation Issues

This Amendment does not change the original analysis for relocation which was provided when the Plan was adopted.

**Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000**

**REPORT ON THE EIGHTH AMENDMENT
TO THE
SOUTH PARK BLOCKS URBAN RENEWAL PROJECT PLAN
City of Portland, Oregon**

**Portland Development Commission
September 13, 2000**

**Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000**

Chapter 1 - Introduction

ORS 457.085(3) requires that an urban renewal plan amendment which is a significant change, requiring a substantial amendment to the plan, be accompanied by a report which describes:

- A. A description of physical, social, and economic conditions in the urban renewal areas of the plan, and the expected impact, including the fiscal impact, of the plan [or change] in light of added services or increased population;
- B. Reasons for selection of each urban renewal area in the plan;
- C. The relationship between each project to be undertaken and the existing conditions in the urban renewal area;
- D. The estimated total cost of each project and the sources of monies to pay such costs;
- E. The anticipated completion date for each project;
- F. The estimated amount of money required in each urban renewal area under ORS 457.420 to 457.460 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.420 to 457.460;
- G. A financial analysis of the plan with sufficient information to determine feasibility;
- H. A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the urban renewal area; and
- I. A relocation report which shall include:
 - 1. An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions, under ORS 457.170;
 - 2. 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 285.045 - .105; and
 - 3. An enumeration, by cost range, of the of the existing housing units in the urban renewal areas of the plan which are to be destroyed or altered, and of the new units to be added.

This report will address each of the required information categories.

The 8th amendment to the South Park Blocks Urban Renewal Project Plan allows for notice pursuant to ORS 457.120 to be provided only when an amendment to the Plan will have the effect of either: (i) increasing the amount of maximum indebtedness authorized under the Plan, or (ii) adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.

Chapter II - A Description of Physical, Social, and Economic Conditions in the Urban Renewal Areas and the Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population.

**Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000**

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

Chapter III - The Expected Impact, Including the Fiscal Impact, of the Plan Amendment in Light of Added Services or Increased Population

This Plan amendment shall not change any of the factors or their analysis, from the factors and analysis which were discussed in the original Report accompanying the Plan, because the operation of this amendment is not to cause added services or increased population, but instead to allow for more efficient administration of the existing redevelopment goals under the Plan.

Chapter IV - Reasons for Selection of Each Urban Renewal Area in the Plan Amendment

This Amendment does not effect the selection of any new or changed areas.

Chapter V - The Relationship between Each Project to be Undertaken under the Plan Amendment and the Existing Conditions in the Urban Renewal Area.

There is no change in the analysis between projects discussed in the original Report accompanying the plan.

Chapter VI - The Estimated Total Cost of each Project or Activity and its Anticipated Completion Date

There is no change in the analysis between projects discussed in the original Report accompanying the plan.

Chapter VII - Financial Analysis of the Plan with Sufficient Information to Determine Feasibility

This Amendment does not change the analysis of the Plan under the Third Amendment.

Chapter VIII - Financial Impacts

This amendment will not modify the financial impacts identified in the report accompanying the Third Amendment.

Chapter IX - Relocation Issues

This Amendment does not change the original analysis for relocation which was provided when the Plan was adopted.

**Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000**

**APPENDIX D:
PDC URBAN RENEWAL PLAN
AMENDMENT RESOLUTIONS**

**Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000**

Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO.

**7TH AMENDMENT TO THE AIRPORT WAY
URBAN RENEWAL PLAN, TO CAUSE NOTICE
PURSUANT TO ORS 457.120 TO BE MADE
ONLY FOR AMENDMENTS WHICH WOULD
ADD LAND TO THE URBAN RENEWAL AREA
IN EXCESS OF ONE PERCENT OF THE
EXISTING BOUNDARY OF THE AREA, OR
WHICH WOULD INCREASE THE AMOUNT OF
MAXIMUM INDEBTEDNESS.**

WHEREAS, the Airport Way Urban Renewal Plan was adopted by Portland City Council Ordinance No. 158500 dated May 15, 1986, and has been amended from time to time (the "Plan"); and

WHEREAS, when it was adopted, Section 900 of the Plan acknowledged the need for modifications and amendments from time to time; and

WHEREAS, the intent of this Commission and of City Council is to provide adequate opportunities for public involvement and comment on urban renewal plans; and

WHEREAS, Section 901 of the Plan allowed minor changes such as clarification of language, procedures, or minor modifications to Plan area infrastructure to be made by this Commission; and

WHEREAS, Section 902 of the Plan allowed more substantive changes such as revisions of the Plan area boundaries, acquisition of certain real properties, and other elements related to basic planning to be made after approval by this Commission, review and recommendation by Planning Commission, and approval by City Council in order to provide more opportunities for comment by interested members of the public; and

WHEREAS, ORS 457.120 provides a method of public notice for creation of new plans which includes mailing to all postal patrons in the City of Portland; and

WHEREAS changes to ORS 457.095 may require notice according to ORS 457.120 to be made when: (i) an amendment to a Plan would increase the amount of maximum indebtedness under the Plan; (ii) an amendment to a Plan would increase the geographic area within the existing boundaries of the Plan by more than one percent; or (iii) an amendment to a Plan that has been defined by the municipality creating the Plan as a substantial amendment.

Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000

WHEREAS, notice pursuant to ORS 457.120 should be made for (i) and (ii) above, but is expensive, inefficient, and not likely to be of benefit to persons not specifically interested in a particular Plan for category (iii) above, and

WHEREAS, Portland's urban renewal process has been successful in providing adequate information and opportunity for comment in the past without the expense and delay of providing notice pursuant to ORS 457.120 for most amendments; now, therefore, be it

RESOLVED that the Airport Way Urban Renewal Plan shall be amended to provide two classes of amendments as provided in Exhibit A in order to continue the past practices; and be it

FURTHER RESOLVED that the Airport Way Urban Renewal Plan shall be amended by replacing Sections 900, 901, 902 and 903 in their entirety with Exhibit A; and be it

FURTHER RESOLVED that this matter be referred to the Portland Planning Commission for its review and recommendation; and be it

FURTHER RESOLVED that this matter be referred to the Portland City Council, accompanied by the Planning Commission recommendation, with our recommendation for approval; and be it

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

ADOPTED by the Commission September 13, 2000.

Martin Brantley, Chair

Douglas C. Blomgren, Secretary

Amendment of Five Existing Urban Renewal Plans
 Planning Commission Report and Recommendation, October 2000

PORTLAND DEVELOPMENT COMMISSION
 Portland, Oregon

RESOLUTION NO.

**7TH AMENDMENT TO THE CENTRAL
 EASTSIDE URBAN RENEWAL PLAN, TO
 CAUSE NOTICE PURSUANT TO ORS 457.120
 TO BE MADE ONLY FOR AMENDMENTS
 WHICH WOULD ADD LAND TO THE URBAN
 RENEWAL AREA IN EXCESS OF ONE
 PERCENT OF THE EXISTING BOUNDARY OF
 THE AREA, OR WHICH WOULD INCREASE
 THE AMOUNT OF MAXIMUM INDEBTEDNESS.**

WHEREAS, the Central Eastside Urban Renewal Plan was adopted by Portland City Council Ordinance No. 158940 on August 27, 1986, and has been amended from time to time (the "Plan"); and

WHEREAS, when it was adopted, Section 900 of the Plan acknowledged the need for modifications and amendments from time to time; and

WHEREAS, the intent of this Commission and of City Council is to provide adequate opportunities for public involvement and comment on urban renewal plans; and

WHEREAS, Section 901 of the Plan allowed minor changes such as clarification of language, procedures, or minor modifications to Plan area infrastructure to be made by this Commission; and

WHEREAS, Section 902 of the Plan allowed more substantive changes such as revisions of the Plan area boundaries, acquisition of certain real properties, and other elements related to basic planning to be made after approval by this Commission, review and recommendation by Planning Commission, and approval by City Council in order to provide more opportunities for comment by interested members of the public; and

WHEREAS, ORS 457.120 provides a method of public notice for creation of new plans which includes mailing to all postal patrons in the City of Portland; and

WHEREAS changes to ORS 457.095 may require notice according to ORS 457.120 to be made when: (i) an amendment to a Plan would increase the amount of maximum indebtedness under the Plan; (ii) an amendment to a Plan would increase the geographic area within the existing boundaries of the Plan by more than one percent; or (iii) an amendment to a Plan that has been defined by the municipality creating the Plan as a substantial amendment.

Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000

WHEREAS, notice pursuant to ORS 457.120 should be made for (i) and (ii) above, but is expensive, inefficient, and not likely to be of benefit to persons not specifically interested in a particular Plan for category (iii) above, and

WHEREAS, Portland's urban renewal process has been successful in providing adequate information and opportunity for comment in the past without the expense and delay of providing notice pursuant to ORS 457.120 for most amendments; now, therefore, be it

RESOLVED that the Central Eastside Urban Renewal Plan shall be amended to provide two classes of amendments as provided in Exhibit A in order to continue the past practices; and be it

FURTHER RESOLVED that the Central Eastside Urban Renewal Plan shall be amended by replacing Sections 900, 901, 902 and 903 in their entirety with Exhibit A; and be it

FURTHER RESOLVED that this matter be referred to the Portland Planning Commission for its review and recommendation; and be it

FURTHER RESOLVED that this matter be referred to the Portland City Council, accompanied by the Planning Commission recommendation, with our recommendation for approval; and be it

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

ADOPTED by the Commission September 13, 2000.

Martin Brantley, Chair

Douglas C. Blomgren, Secretary

Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO.

**24TH AMENDMENT TO THE DOWNTOWN
WATERFRONT URBAN RENEWAL PROJECT
PLAN, TO CAUSE NOTICE PURSUANT TO ORS
457.120 TO BE MADE ONLY FOR
AMENDMENTS WHICH WOULD ADD LAND TO
THE URBAN RENEWAL AREA IN EXCESS OF
ONE PERCENT OF THE EXISTING BOUNDARY
OF THE AREA, OR WHICH WOULD INCREASE
THE AMOUNT OF MAXIMUM INDEBTEDNESS.**

WHEREAS, the Downtown Waterfront Urban Renewal Project Plan was adopted by Portland City Council Ordinance No. 31395 on April 25, 1974, and has been amended from time to time (the "Plan"); and

WHEREAS, when it was adopted, Section H of the Plan acknowledged the need for modifications and amendments from time to time; and

WHEREAS, the intent of this Commission and of City Council is to provide adequate opportunities for public involvement and comment on urban renewal plans; and

WHEREAS, Section H 1. of the Plan allowed minor changes such as clarification of language, procedures, or minor modifications to Plan area infrastructure to be made by this Commission; and

WHEREAS, Section H 2. of the Plan allowed more substantive changes such as revisions of the Plan area boundaries, acquisition of certain real properties, and other elements related to basic planning to be made after approval by this Commission, review and recommendation by Planning Commission, and approval by City Council in order to provide more opportunities for comment by interested members of the public; and

WHEREAS, ORS 457.120 provides a method of public notice for creation of new plans which includes mailing to all postal patrons in the City of Portland; and

WHEREAS changes to ORS 457.095 may require notice according to ORS 457.120 to be made when: (i) an amendment to a Plan would increase the amount of maximum indebtedness under the Plan; (ii) an amendment to a Plan would increase the geographic area within the existing boundaries of the Plan by more than one percent; or (iii) an amendment to a Plan that has been defined by the municipality creating the Plan as a substantial amendment.

WHEREAS, notice pursuant to ORS 457.120 should be made for (i) and (ii) above, but is expensive, inefficient, and not likely to be of benefit to persons not specifically interested in a particular Plan for category (iii) above, and

WHEREAS, Portland's urban renewal process has been successful in providing adequate information and opportunity for comment in the past without the expense and delay of providing notice pursuant to ORS 457.120 for most amendments; now, therefore, be it

RESOLVED that the Downtown Waterfront Urban Renewal Project Plan shall be amended to provide two classes of amendments as provided in Exhibit A in order to continue the past practices; and be it

FURTHER RESOLVED that the Downtown Waterfront Urban Renewal Project Plan shall be amended by replacing Sections H 1., 2., and 3. in their entirety with Exhibit A; and be it

FURTHER RESOLVED that this matter be referred to the Portland Planning Commission for its review and recommendation; and be it

FURTHER RESOLVED that this matter be referred to the Portland City Council, accompanied by the Planning Commission recommendation, with our recommendation for approval; and be it

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

ADOPTED by the Commission September 13, 2000.

Martin Brantley, Chair

Douglas C. Blomgren, Secretary

Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO.

**10TH AMENDMENT TO THE OREGON
CONVENTION CENTER URBAN RENEWAL
PLAN, TO CAUSE NOTICE PURSUANT TO ORS
457.120 TO BE MADE ONLY FOR
AMENDMENTS WHICH WOULD ADD LAND TO
THE URBAN RENEWAL AREA IN EXCESS OF
ONE PERCENT OF THE EXISTING BOUNDARY
OF THE AREA, OR WHICH WOULD INCREASE
THE AMOUNT OF MAXIMUM INDEBTEDNESS.**

WHEREAS, the Oregon Convention Center Urban Renewal Plan was adopted by Portland City Council Ordinance No. 161925 on May 18, 1989, and has been amended from time to time (the "Plan"); and

WHEREAS, when it was adopted, Section 1000 of the Plan acknowledged the need for modifications and amendments from time to time; and

WHEREAS, the intent of this Commission and of City Council is to provide adequate opportunities for public involvement and comment on urban renewal plans; and

WHEREAS, Section 1001 of the Plan allowed minor changes such as clarification of language, procedures, or minor modifications to Plan area infrastructure to be made by this Commission; and

WHEREAS, Section 1002 of the Plan allowed more substantive changes such as revisions of the Plan area boundaries, acquisition of certain real properties, and other elements related to basic planning to be made after approval by this Commission, review and recommendation by Planning Commission, and approval by City Council in order to provide more opportunities for comment by interested members of the public; and

WHEREAS, ORS 457.120 provides a method of public notice for creation of new plans which includes mailing to all postal patrons in the City of Portland; and

WHEREAS changes to ORS 457.095 may require notice according to ORS 457.120 to be made when: (i) an amendment to a Plan would increase the amount of maximum indebtedness under the Plan; (ii) an amendment to a Plan would increase the geographic area within the existing boundaries of the Plan by more than one percent; or (iii) an amendment to a Plan that has been defined by the municipality creating the Plan as a substantial amendment.

Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000

WHEREAS, notice pursuant to ORS 457.120 should be made for (i) and (ii) above, but is expensive, inefficient, and not likely to be of benefit to persons not specifically interested in a particular Plan for category (iii) above, and

WHEREAS, Portland's urban renewal process has been successful in providing adequate information and opportunity for comment in the past without the expense and delay of providing notice pursuant to ORS 457.120 for most amendments; now, therefore, be it

RESOLVED that the Oregon Convention Center Urban Renewal Plan shall be amended to provide two classes of amendments as provided in Exhibit A in order to continue the past practices; and be it

FURTHER RESOLVED that the Oregon Convention Center Urban Renewal Plan shall be amended by replacing Sections 1000, 1001, and 1002 in their entirety with Exhibit A; and be it

FURTHER RESOLVED that this matter be referred to the Portland Planning Commission for its review and recommendation; and be it

FURTHER RESOLVED that this matter be referred to the Portland City Council, accompanied by the Planning Commission recommendation, with our recommendation for approval; and be it

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

ADOPTED by the Commission September 13, 2000.

Martin Brantley, Chair

Douglas C. Blomgren, Secretary

Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000

PORTLAND DEVELOPMENT COMMISSION
Portland, Oregon

RESOLUTION NO.

**8TH AMENDMENT TO THE SOUTH PARK
BLOCKS URBAN RENEWAL PROJECT PLAN,
TO CAUSE NOTICE PURSUANT TO ORS
457.120 TO BE MADE ONLY FOR
AMENDMENTS WHICH WOULD ADD LAND TO
THE URBAN RENEWAL AREA IN EXCESS OF
ONE PERCENT OF THE EXISTING BOUNDARY
OF THE AREA, OR WHICH WOULD INCREASE
THE AMOUNT OF MAXIMUM INDEBTEDNESS.**

WHEREAS, the South Park Blocks Urban Renewal Project Plan was adopted by Portland City Council Ordinance No. 157635 on July 24, 1985, and has been amended from time to time (the "Plan"); and

WHEREAS, when it was adopted, Section 900 of the Plan acknowledged the need for modifications and amendments from time to time; and

WHEREAS, the intent of this Commission and of City Council is to provide adequate opportunities for public involvement and comment on urban renewal plans; and

WHEREAS, Section 901 of the Plan allowed minor changes such as clarification of language, procedures, or minor modifications to Plan area infrastructure to be made by this Commission; and

WHEREAS, Section 902 of the Plan allowed more substantive changes such as revisions of the Plan area boundaries, acquisition of certain real properties, and other elements related to basic planning to be made after approval by this Commission, review and recommendation by Planning Commission, and approval by City Council in order to provide more opportunities for comment by interested members of the public; and

WHEREAS, ORS 457.120 provides a method of public notice for creation of new plans which includes mailing to all postal patrons in the City of Portland; and

WHEREAS changes to ORS 457.095 may require notice according to ORS 457.120 to be made when: (i) an amendment to a Plan would increase the amount of maximum indebtedness under the Plan; (ii) an amendment to a Plan would increase the geographic area within the existing boundaries of the Plan by more than one percent; or (iii) an amendment to a Plan that has been defined by the municipality creating the Plan as a substantial amendment.

Amendment of Five Existing Urban Renewal Plans
Planning Commission Report and Recommendation, October 2000

WHEREAS, notice pursuant to ORS 457.120 should be made for (i) and (ii) above, but is expensive, inefficient, and not likely to be of benefit to persons not specifically interested in a particular Plan for category (iii) above, and

WHEREAS, Portland's urban renewal process has been successful in providing adequate information and opportunity for comment in the past without the expense and delay of providing notice pursuant to ORS 457.120 for most amendments; now, therefore, be it

RESOLVED that the South Park Blocks Urban Renewal Project Plan shall be amended to provide two classes of amendments as provided in Exhibit A in order to continue the past practices; and be it

FURTHER RESOLVED that the South Park Blocks Urban Renewal Project Plan shall be amended by replacing Sections 900, 901, and 902 in their entirety with Exhibit A; and be it

FURTHER RESOLVED that this matter be referred to the Portland Planning Commission for its review and recommendation; and be it

FURTHER RESOLVED that this matter be referred to the Portland City Council, accompanied by the Planning Commission recommendation, with our recommendation for approval; and be it

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

ADOPTED by the Commission September 13, 2000.

Martin Brantley, Chair

Douglas C. Blomgren, Secretary