

ORDINANCE No.

Adopt the 27th Amendment to the Downtown Waterfront Urban Renewal Plan to acquire property for new fire station, mixed-use development and neighborhood revitalization (Ordinance)

The City of Portland ordains:

Section 1. The Council finds:

The City Council of the City of Portland (the “Council”) adopted the Downtown Waterfront Urban Renewal Plan (the “Plan”) by Resolution No. 31395 on April 25, 1974. The Plan has been subsequently amended through the 26th Amendment.

The Council wishes to further amend the Plan and provide for the acquisition of additional property to allow for the development of a new fire station, a fire museum, a fire learning center, parking and adaptive reuse of the Globe Hotel building, including renovation and seismic upgrade.

The Portland Development Commission, the duly organized and existing urban renewal agency of the City of Portland (the “Commission”) has prepared a 27th Amendment to the Plan (the “Amendment”), which is attached to this Ordinance as Exhibit A and incorporated herein by this reference.

The Portland Development Commission caused the preparation of a Report accompanying the Amendment, (the “Report”) dated May 12, 2004, which is attached to this Ordinance as Exhibit B and incorporated herein by this reference.

The Portland Development Commission has forwarded the Amendment and the Report to the City of Portland Planning Commission for its recommendations, and on May 25 and June 8, 2004 the Planning Commission considered the Amendment and recommended its adoption, which is attached to this ordinance as Exhibit C and incorporated herein by this reference.

The Portland Development Commission forwarded the Amendment and the Report to the governing bodies of the taxing districts that levy taxes within the area of the Plan as required by ORS 457.085(5). No written recommendations have been received from such governing bodies.

The Portland Development Commission has followed the Notice and Approval process established for plan amendments in Ordinance No. 175018.

On June 16 and June 23, 2004, the Council held a public hearing concerning the proposed Amendment.

The Council has considered the materials presented by the Portland Development Commission, all information presented and all matters discussed at the meetings described above as well as the recommendation of the Planning Commission and finds that the acquisition of the described property is necessary to fulfill the goals of the Plan.

A finding of blight was made in the original Resolution adopting the Plan, Resolution No. 31395, adopted on April 25, 1974. Findings were further made that accomplishing the goals of the Plan was necessary to eliminate such blight, and that by eliminating blight, the public health, safety and welfare is protected. The 27th Amendment does not effect any change in the boundaries of the original Plan area, and Council finds that since the original Plan has not been completed, the public health, safety and welfare are still threatened by the existence of blight. As such, the finding of the existence of blight continues to be accurate.

The 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 27th Amendment adds a property for potential acquisition but does not alter any of the other activities contemplated under the original Plan or earlier amendments. The 27th Amendment has been reviewed by the Planning Commission which recommended adoption based on the Amendment's conformance with the Comprehensive Plan and other applicable state, local and regional plans. The Council hereby adopts as findings of conformance with the Comprehensive Plan and other applicable state, local and regional plans the Bureau of Planning *Report to the Portland Planning Commission* dated June 4, 2004 which is attached to this ordinance as Exhibit D and incorporated herein by this reference, and the update dated June 11, 2004, which is attached to this ordinance as Exhibit E and incorporated herein by this reference. Based on the foregoing, the Council concludes that the Plan continues to conform to the City of Portland Comprehensive Plan and economic development plan.

No residents will be displaced as set forth in ORS 35.500 to 35.530 (formerly ORS 281.045 to 281.105) as a result of the Amendment or the project to be constructed on the acquired property pursuant to the Amendment. A relocation report has been prepared with respect to one business currently occupying the site and one business considering moving to the site. The relocation report demonstrates compliance with applicable relocation requirements, is attached to this ordinance as Exhibit F and incorporated herein by this reference.

NOW, THEREFORE, the Council directs:

The 27th Amendment to the Downtown Waterfront Urban Renewal Plan, as attached hereto as Exhibit A, and incorporated herein by this reference, is hereby adopted.

The City Auditor shall forward to the Portland Development Commission and to the City of Portland Planning Commission certified copies of this Ordinance upon its adoption by the Council.

The Portland Development Commission shall file in the Deed Records of Multnomah County, Oregon, a copy of this Ordinance and the 27th Amendment to the Downtown Waterfront Urban Renewal Plan.

The City Auditor, in accordance with ORS 457.115, shall publish notice of the adoption of this Ordinance approving the 27th Amendment to the Downtown Waterfront Urban Renewal Plan, 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,

Mayor Vera Katz
Amy Miller Dowell, PDC
June 15, 2004

GARY BLACKMER
Auditor of the City of Portland

By: _____
Deputy

PAGE

PAGE 1