

# AMENDED AND RESTATED RIVER DISTRICT URBAN RENEWAL PLAN

## First Amendment



City of Portland  
Portland Development Commission

June 18, 2008

The Amended and Restated River District Urban Renewal Plan (the “Plan”) is amended as follows:

- 1) The first paragraph of Section I. INTRODUCTION, A. “The River District” is amended to read as follows:

**A. The River District**

The “River District” is the area of Portland’s Central City generally north of the central business district and east of the Stadium Freeway (I-405), an area defined by its strong orientation to the Willamette River. The River District Urban Renewal Area (the “Area”) includes a portion of the River District as well as a 31.82 acre area south of Burnside Street and an 8.53 acre area located in the David Douglas School District. The River District is bounded generally by Burnside Street on the south, Interstate 405 and the main freight rail lines on the west, the northern end of the Port of Portland’s Terminal One on the north and the Willamette River on the east. The Area incorporates sections of Old Town/Chinatown which was formerly in the Downtown Waterfront Urban Renewal Area. Figure 1 shows the boundaries of the River District and the boundaries of the portion of the River District Urban Renewal Area located in the Central City. Figure 1.1 shows the boundaries of the portion of the River District Urban Renewal Area located in the David Douglas School District.

- 2) The first sentence of the second paragraph of Section I.A is amended to read as follows:

The River District Urban Renewal Area unites seven distinct subdistricts:

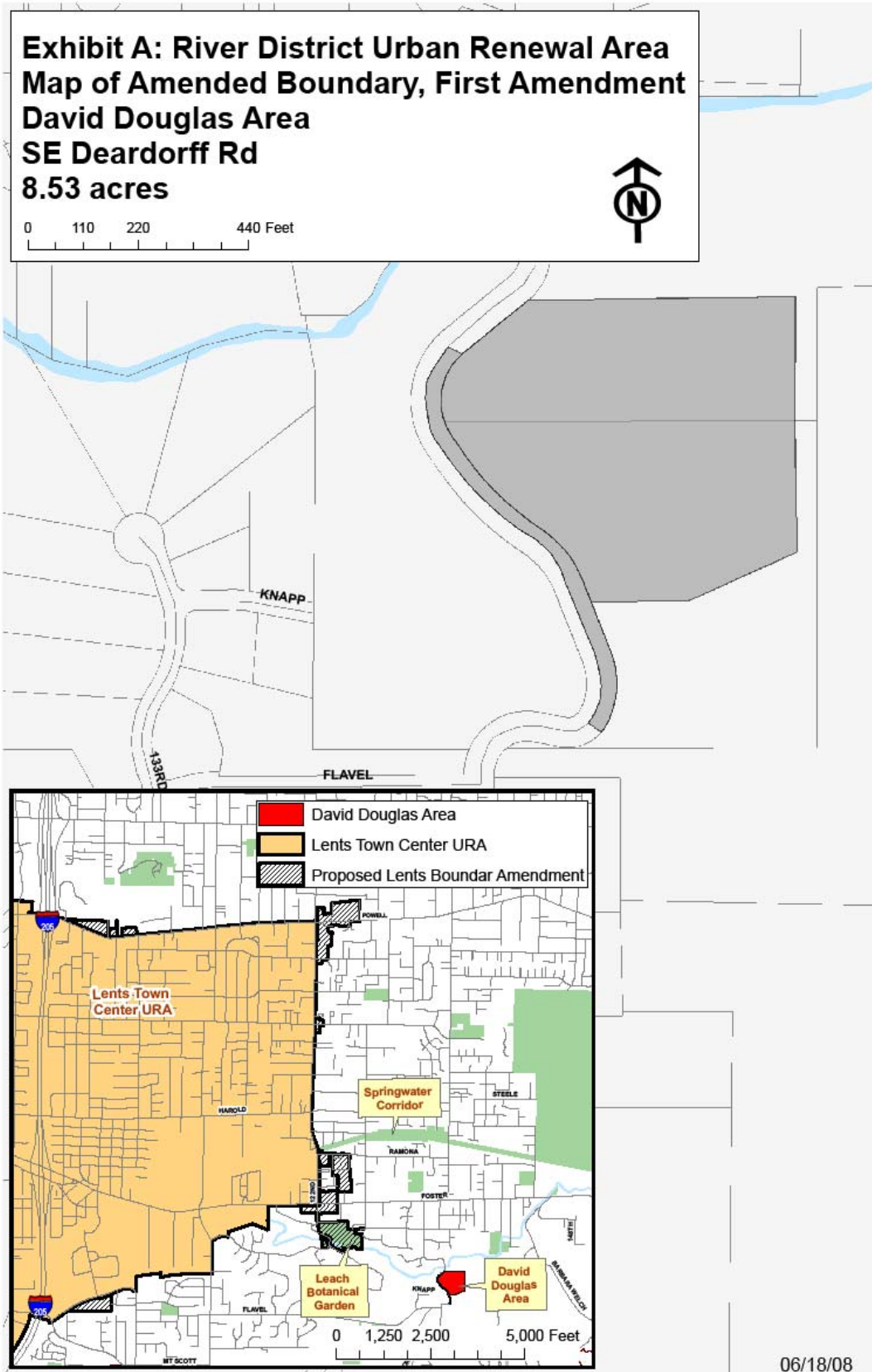
- 3) Section I.A. is amended to add the following paragraph immediately prior to Figure 1:

*David Douglas* is an 8.53 acre site which is located south of SE Foster Road and east of SE Deardorff Road. It is owned by the David Douglas School District.

- 4) The heading for Figure 1 is amended to read as follows:

River District URA Boundary for the portion located in the Central City

- 5) Section I.A. is amended to add the following Figure 1.1 immediately after Figure 1:



- 6) The first paragraph of Section II. GOALS AND OBJECTIVES, Section A. “Housing”, is amended to read as follows:

The Commission and City Council adopted a River District Housing Implementation Strategy (RDHIS) in 1994 and updated it in 1999. The RDHIS is a strategy for the River District Planning Area which is inclusive of the portion of the River District Urban Renewal Area located in the Central City. The River District Planning Area is North of Burnside, East of I-405, West of the Willamette River, and the South portion of Terminal 1, located North of the Fremont Bridge.

- 7) The first paragraph of Section II. GOALS AND OBJECTIVES, Section E. “Parks, Open Spaces and Other Public Amenities”, is amended to read as follows:

**Using a combination of parks, open spaces, public facilities and public attractors, create amenities which make the Area a comfortable and pleasant place for people to live and a resource for all the citizens of Portland.**

- 8) Section II.E is amended to add the following new numbered paragraph 6 immediately following numbered paragraph 5 (Historic Preservation) and the existing numbered paragraph 6 (Renovate O’Bryant Square) is renumbered paragraph 7:

6. Public Facilities

Construct a public school, a significant part of which will be a multi-functional community space for recreational and community activities .

- 9) The first paragraph of Section IV. URBAN RENEWAL AREA OUTLINE is amended to read as follows:

There are seven distinct sub-districts in the River District Urban Renewal Area: Pearl District Neighborhood, Tanner Basin/Waterfront, Terminal One, South of Burnside, Broadway Corridor/Union Station, Old Town/Chinatown, and the David Douglas Area. Each sub-district has specific, yet interrelated, improvements and projects proposed to further the objectives of the Plan. This section of the Plan outlines what activities will be undertaken in each sub-district.

- 10) Section IV is amended to add the following lettered paragraph G at the end of that Section:

G. David Douglas Area

The area is 8.53 acres located at 7010-7144 SE Deardorff Road, south of Foster Boulevard. This property is underserved with inadequate infrastructure to the site, including road access, sidewalks, storm water and water infrastructure resulting in a finding of a blighted condition. The primary project for the area would be the construction of a public school including a multi-functional community space constructed

in conjunction with the school. This will include 23,060 square feet of community facilities and access to open space which will be available to all citizens of Portland including residents of other portions of the River District Urban Renewal Area. For example, the project is anticipated to include large group meeting spaces in the “cafetorium”, gymnasium and library of approximately 19,460 square feet.

11) Section V. URBAN RENEWAL AREA MAP AND LEGAL DESCRIPTION, is amended to read as follows:

Exhibit 1 contains the narrative legal description of the Area. Exhibit 2, together with Exhibit 2.A is a legal description map of the Area.

12) Exhibit 1 to the Plan is amended to add the following language at the end of Exhibit 1.

13) The Plan is amended to add Exhibit 2.A in the form attached here to as Exhibit 2.A, entitled Legal Description Map.

14) Section VI. URBAN RENEWAL PROJECTS, Section A. “Public Improvements” is amended to add the following numbered paragraph 13 at the end of Section VI.A:

13. David Douglas School and Community Facility

Assist in construction of a public school including but not limited to provision of infrastructure, site improvements and other amenities to this underserved site. Participate with other community partners in construction of a multi-functional community space as part of the school.

15) Section X. RELATIONSHIP TO LOCAL PLANS AND OBJECTIVES A. “Portland Comprehensive Plan” is amended to add the following sentence after Policy 4.7 – Balanced Communities, Objective G:

**Objective H.** Improve the balance in the city’s population by attracting a proportionate share of the region’s families with children in order to encourage stabilized neighborhoods and a vital public school system.

16) Section X. RELATIONSHIP TO LOCAL PLANS AND OBJECTIVES A. “Portland Comprehensive Plan” is amended to add the following sentence in Goal 11A. Public Facilities – POLICIES & OBJECTIVES, following Policy & Objectives 11.1(A):

**11.1 Service Responsibility,**

The City of Portland should encourage the planning efforts of those agencies providing the following services: (8) public schools.

17) Section X. RELATIONSHIP TO LOCAL PLANS AND OBJECTIVES A. "Portland Comprehensive Plan" is amended to add the following after Policy 11.9 Project Selection, Objective A:

**Goal 11 F Parks and Recreation**, calls for maximizing the quality, safety and usability of parklands and facilities through the efficient maintenance and operation of park improvements, preservation of parks and open space, and equitable allocation of active and passive recreation opportunities for the citizens of Portland

**11.41 Improvements**

Base the priorities for improvement and development of parklands on documented needs and the following criteria: low long-term maintenance costs, location in deficient areas, broad community support, location adjacent to schools and other public facilities, support of neighborhood stabilization and community development projects and policies, and consistency with park master development plans.

**11.46 Recreation Programs**

Provide recreation programs and services including cultural, educational, historical, health and physical fitness, and sports (competitive and non-competitive) as required to meet a balanced program which includes the needs of the specially handicapped and the elderly within existing resources.

**Goal 11 I Schools.** Enhance the educational opportunities of Portland's citizens by supporting the objectives of Portland School District #1 and adjacent districts through assistance in planning educational facilities.

**11.56 Maximize investments**

Support school district facility and program investments in redeveloping neighborhoods through the City's allocation of housing assistance and park improvement investments.

**11.57 Safety**

Provide traffic improvements, such as sidewalks and bikeways, to promote safe routes to schools where attendance area reorganization requires longer travel distances for students.

18) Section X. RELATIONSHIP TO LOCAL PLANS AND OBJECTIVES is amended to add the following new lettered sections C and D after section B. "Central City Plan":

**C. Outer SE Community Plan**

Open Space and Environmental Policy:

Provide parks and open spaces to meet projected recreational needs of outer southeast residents. Create a sense of connection with the natural environment. Protect natural resources by reducing the impact of development on them.

Objectives:

1. Acquire new parks and open spaces and build new community centers to meet the recreational needs of current and future residents.

#### **D. Adopted Pleasant Valley Plan District (2004)**

##### **Concept Plan Goals**

A. Create a community. The Plan will create a “place” that has a unique sense of identity and cohesiveness. The sense of community will be fostered, in part, by providing a wide range of transportation choices and living, working, shopping, recreational, civic, educational, worship, open space, and other opportunities. Community refers to the broader Concept Plan area, recognizing that it has (and will have) unique areas within it. Community also refers to Pleasant Valley’s relationship to the region – relationships with Portland, Gresham, Happy Valley, Multnomah County, Clackamas County, and the unique regional landscape that frames Pleasant Valley.

G. Locate and develop parks and open spaces throughout the community. Neighborhood parks, small green spaces, and open spaces will be within a short walk of all homes. A network of bicycle and pedestrian routes, equestrian trails and multi-use paths will connect the parks and open spaces. The park and trail system will be connected to the Springwater Corridor Trail, Powell Butte, and other regional trails and greenspaces.

##### **GOAL 1 - URBANIZATION STRATEGY AND LAND-USE PLANNING**

1. Pleasant Valley shall be a complete community with a unique sense of identity and cohesiveness.
2. Pleasant Valley shall have a wide range of transportation, living, working, recreation, and civic and other opportunities.

##### **POLICIES:**

1. The Pleasant Valley Concept Plan map and implementation strategies shall provide the blueprint for local jurisdictional adoption of comprehensive plan amendments and implementing measures for future urbanization.
2. Pleasant Valley shall be master-planned as a complete community. A complete community has a wide range of transportation choices; of living choices; of working and shopping choices; and of civic, recreational, educational, open space, and other opportunities.

3. Pleasant Valley shall have full public services to include transportation, stormwater management, water, stormwater, fire and police services, recreation, parks and connected open spaces and schools.

**GOAL 6 – PARKS**

Parks, open space and trails shall be located and developed throughout the Pleasant Valley community.

Policy:

8. Wherever practicable schools and parks shall share facilities such as soccer/football fields and basketball courts. Sharing facilities can reduce maintenance costs and the amount of acreage needed if the fields were not shared.

**GOAL 7 – SCHOOLS**

Schools shall be integrated into the Pleasant Valley community.

**POLICIES**

1. The number, type and location of schools will be coordinated with the Centennial School District. The School District has indicated that for planning purposes:

a. The existing Pleasant Valley School Elementary School will remain.

b. There are potential needs for a new elementary school and for a new middle school.

4. Where practical, a public park will be located adjacent to school fields. Such parks shall be a minimum of 2-3 acres in size, but can be larger. This allows for an enhanced community space that benefits the school and the community. The park should not be located across a street, especially for use by elementary school students.

19) Section XI. is amended to add the following language at the end of the first paragraph:

Figure 2a represents the David Douglas Area.

Within the area shown in Figure 2a are zoning and comprehensive plan designations listed below. The underlying designations are modified when followed by small letters (e.g., d, g), as indicated below:

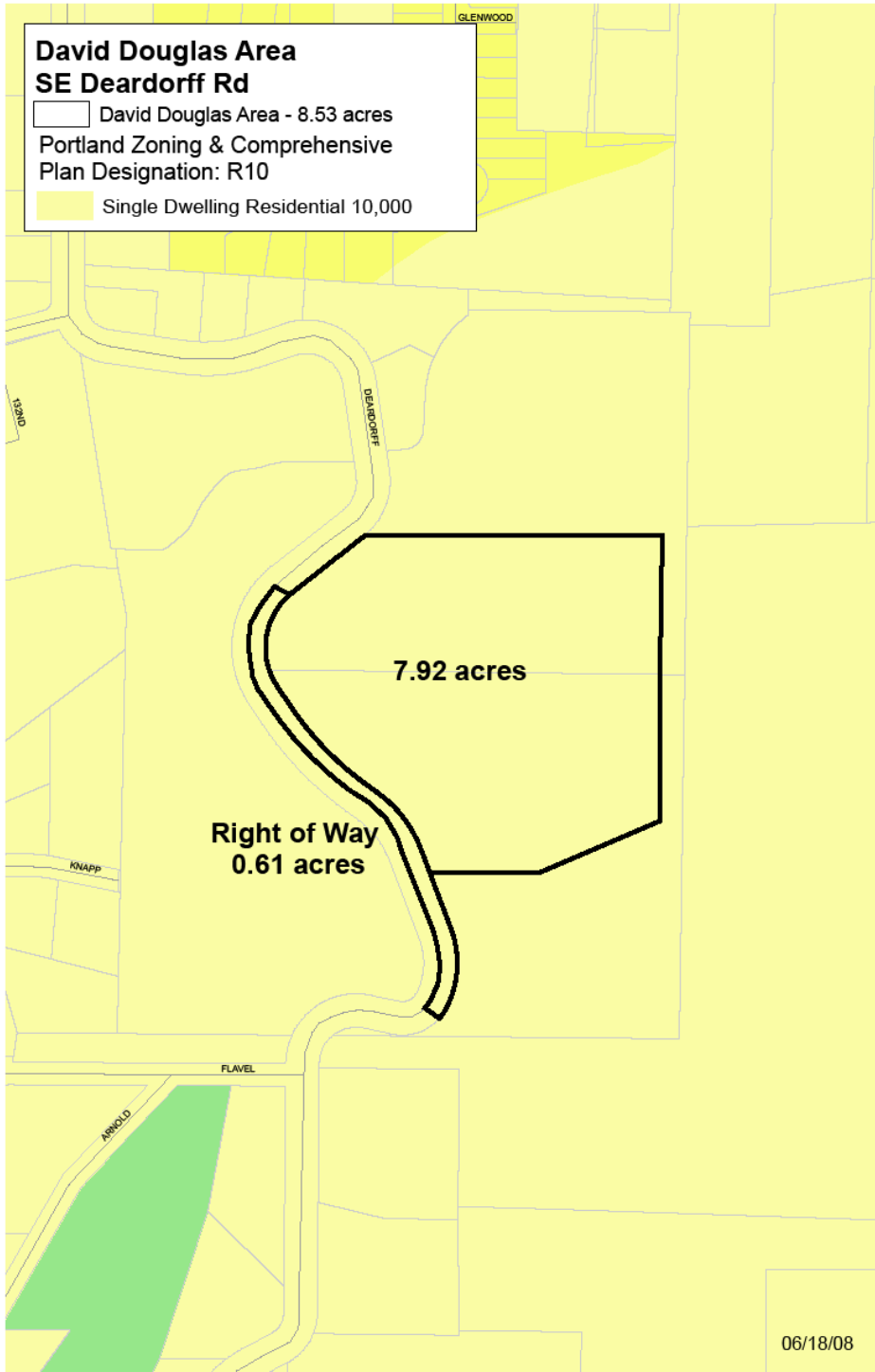
R10 Residential 10,000  
c Environmental concern overlay zone

In addition to these zoning designations, this proposed amendment to the David Douglas Area is within the zoning code's Outer Southeast Community Plan and the Pleasant Valley Plan District. The Plan further conforms to the provisions of

the zoning code in ways tied to the implementation of the plans for the Outer Southeast Community and Pleasant Valley District.

20) Section XI A. is amended to add Figure 2a immediately following Figure 3.

Figure 2a.



21) Section XII, PLAN FINANCING, Section C. Maximum Indebtedness, is amended to read in its entirety as follows:

**C. Maximum Indebtedness**

The maximum indebtedness that may be issued or incurred under the Plan is \$568,500,000. No additional indebtedness would be incurred under the Plan when either (1) the maximum indebtedness amount is reached, (2) the urban renewal area no longer has indebtedness or any plan to incur indebtedness within the next year, or (3) on June 30, 2021 whichever comes first.

22) Section XIV. PROJECTS INCLUDING PUBLIC BUILDINGS is amended to add the following text at the end of the section:

- The Amended and Restated River District Urban Renewal Plan, as amended by the First Amendment, includes a project for the construction of a public school (including a multifunctional community space) on property owned by the David Douglas School District, commonly known as the Deardorff property, located at 7010-7144 SE Deardorff Road. The school constructed as part of the project will serve or benefit the River District Urban Renewal Area by providing school facilities for families that have been displaced from the portion of the Area located in the Central City as a result of rapidly increasing housing prices which has made most family housing unaffordable in the Central City portion of the River District Urban Renewal Area. As a result, families have moved to the eastern portion of the city which has caused classroom overcrowding. The proposed school will help alleviate overcrowding and reduce the need for schools within the Central City portion of the River District Urban Renewal Area. Additionally, the community space contemplated with the school will provide needed recreational opportunities and access to a park like setting and open space along Johnson Creek. This unique combination of a recreational facility along with open green spaces is not present in the Central City portion of the River District and will provide additional opportunities for Area residents to experience a quality multifaceted recreational experience.