

URBAN RENEWAL HISTORY APPENDIX
A Chronology of Key Facts and Dates for each URA

CURRENT URBAN RENEWAL AREAS

Downtown Waterfront (1974-2004)

Formation Catalyst: To implement the Downtown Plan of 1972 and revitalize the downtown. Originally comprised of 283 acres, the plan was later amended twice to include 70 acres of South Waterfront property. Two boundary reductions have transpired, moving 44 acres into the new North Macadam district

Maximum Indebtedness: \$165,000,000

Number of Acres in URA: 309

Goals and Objectives: To make the Central City more attractive for a variety of activities including work, entertainment, shopping and urban living.

Key Projects: Pioneer Place, RiverPlace (housing, marina, hotel), Governor Tom McCall Waterfront Park and enhancements, and Pioneer Courthouse Square, Pioneer Place and the Classical Chinese Garden.

South Park Blocks (1985-July 2008)

Formation Catalyst: Portland's Central City Plan called for the creation of 5,000 new housing units in the Central City by 2005. The City Council directed PDC to examine conditions in the area. An eligibility study was completed and a plan and report were prepared with community input. The area originally comprised 134 acres and was later amended to include 26.76 acres to the north.

Maximum Indebtedness: \$143,619,000

Number of Acres in URA: 161

Goals and Objectives: To increase middle income housing, maintain existing lower income housing, expand public facilities and upgrade the South Park Blocks.

Key Projects: Construction of low to moderate-income apartments, park improvements, PSU Urban Plaza, historic renovation, and streetcar funding.

Central Eastside (1986-August 2006)

Formation Catalyst: In December of 1985 City Council adopted the Central Eastside Revitalization Program identifying urban renewal as a potential mechanism to secure public and private investments envisioned in the plan. The urban renewal plan and report were prepared with citizen input and the urban renewal area was adopted by Council in 1986.

Maximum Indebtedness: \$66,274,000

Number of Acres in URA: 681

Goals and Objectives: To improve conditions and appearance, expand and improve public facilities, and stimulate private investment and economic growth.

Key Projects: In the early years, \$1 million of public funds was invested in public street and access improvements in conjunction with OMSI and the Produce Row development activities that resulted in \$8 million in new investments and 250 new jobs. More recently, Grand/MLK/Burnside street improvements, site acquisition and land assembly for other job development, business retention and expansion, and the Eastbank Esplanade.

Airport Way (1986-May 2011)

Formation Catalyst: In May 1985 the City Council directed PDC to examine prevailing conditions to determine eligibility for urban renewal designation. The area was seen as a major jobs center opportunity. An urban renewal plan and report were prepared with citizen and stakeholder input. As a result of this process significant modifications were made to address the concerns of the Parkrose School District, a local taxing jurisdiction. 120 acres of industrial land in the Parkrose School District were deleted from the plan and it was adopted.

Maximum indebtedness: \$72,638,268

Number of Acres in URA: 2,780

Goals and Objectives: To increase Portland's inventory of developable land for industry and create quality jobs and increase job density in the manufacturing and industrial sectors.

Key Projects: In the early years, the 95-acre Holman Redevelopment Program, extensive infrastructure development and adoption of the Natural Resource Management Plan and the Airport Way Secondary Infrastructure Plan. More recently, Columbia Slough Trail development, Airport Max line, CascadeStation, arterial access and linkages to I-205 and I-84, and the Riverside Parkway Corporate Center development project

Oregon Convention Center (1989-June 2013)

Formation Catalyst: In December of 1988 the City Council directed the PDC to examine prevailing conditions and determine eligibility for urban renewal. A plan and report were completed with citizen input. The area originally consisted of 509 acres, but was later amended in 1993 to include MLK Jr. Blvd and Alberta Street to 15th Avenue.

Maximum Indebtedness: \$167,511,000

Number of Acres in URA: 601

Goals and Objectives: To attract a headquarters hotel to maximize the regional potential of the Convention Center thereby creating opportunities within the area for business expansion. Target jobs for area residents. Commercial revitalization on MLK Jr. Blvd. and small business support through grants and loans.

Key Projects: Streetscape and infrastructure improvements including Broadway/Weidler, Alberta and MLK Blvd. Improvements, Walnut Park Retail Center, Oregon Convention Center expansion, small business programs including the Development Opportunity Strategy, Storefront grants and loan programs, King Neighborhood Commercial Center, Grant warehouse, Rose Quarter Master Plan and the Lloyd Development Strategy.

River District (1998-June 2018)

Formation Catalyst: In 1991 citizens gathered to organize a plan, the River District Vision, for the future of North downtown. City Council appointed the River District Steering Committee to oversee the Development Plan leading to the development of the River District Urban Renewal Plan.

Maximum Indebtedness: \$233,935,655

Number of Acres in URA: 310

Goals and Objectives: To develop a relationship with the Willamette River, promote diverse housing, enhance structures, and promote economy and functional efficiency of the City.

Key Projects: Neighborhood Parks-- Jamison Square, affordable housing in proportion to new market rate housing, waterfront property acquisition.

Lents Town Center (1998-October 2020)

Formation Catalyst: The Outer Southeast Community Plan needed significant public funds for implementation. Urban renewal was identified as a tool and a plan and report were prepared with extensive citizen involvement.

Maximum Indebtedness: \$75,000,000

Number of Acres in URA: 2,472

Goals and Objectives: Involve public, improve streets, revitalize Lents business district, provide housing for all ages and incomes, create family-wage jobs, protect the environment, develop parks, and create a community identity.

Key Projects: Lents Crossroads Plaza, Lents Town Center (housing, office retail), new Boys and Girls Club.

North Macadam (1999-June 2020)

Formation Catalyst: In 1997 the City Council appointed a North Macadam District Steering Committee to lead a public/private planning process on key topics to revitalize this brownfield area. The new urban renewal area was approved in 1999 to create a new Central City neighborhood.

Maximum indebtedness: \$288,562,000

Number of Acres in URA: 409

Goals and Objectives: To attract and accommodate jobs and housing at its core in an effort to preserve the region's natural and agricultural resources.

Key Projects: infrastructure improvements, greenway planning

Interstate Corridor (2000-June 2021)

Formation Catalyst: The Albina Community Plan and its associated neighborhood plans created a vision for the neighborhood and urban renewal was seen as a way to fulfill that vision. In addition, a new MAX light rail line was proposed to run from the Rose Quarter to the Expo Center. Urban renewal was identified by City Council as a possible tool and PDC was directed to examine the existing conditions to determine eligibility for urban renewal. An extensive public outreach process was conducted.

Maximum Indebtedness: \$335,000,000

Number of Acres in URA: 3,710

Goals and Objectives: To maximize the opportunities created by the construction of Interstate light rail to revitalize existing neighborhoods and business districts in N/NE Portland. The focus is on benefiting local residents and businesses through wealth creation, job training and education, development of a range of housing opportunities, small business development and support, improvement of community facilities, parks and open space. Ultimately to minimize involuntary displacement while stimulating higher density transit oriented development along the light rail line.

Key Projects: Interstate light rail, business support, home-ownership, anti-displacement programs.

Gateway (2001-June 2022)

Formation Details: Area identified as Regional Center in Metro 2040 Planning, and the city's Outer Southeast Community Plan. City Council directed PDC to see if there was community support for urban renewal to help realize the Regional Center Plans. An extensive public outreach effort was undertaken and the urban renewal area was adopted by Council in June 2001.

Maximum Indebtedness: \$164,240,000

Number of Acres in URA: 653

Goals and Objectives: Upgrade transportation and open space networks in Gateway and stimulate development of new housing, employment, and civic institutions like an education and/or performing arts center.

Key Projects: Redevelopment of the Gateway Park and Ride, 102nd Blvd. improvements, Station Area development, jobs and housing strategies.

FORMER URBAN RENEWAL AREAS

South Auditorium (1960-1974)

Formation Catalyst: Federal matching grants became available for land clearance urban renewal projects. The area was identified as blighted and South Auditorium became. PDC's first project.

Goals and Objectives: Clear land, relocate all residents, and build campus-like mixed-use development.

Key Projects/Accomplishments: Ira Keller Fountain, Multi-family housing high-rises, office and retail projects, parks and fountains, new streets, trees, sidewalks and pedestrian ways. Added \$394 million to the tax rolls when the district expired.

Challenges: The displacement of existing residents and neighborhoods.

Emanuel (1970-1978)

Formation Catalyst: PDC, the Planning Commission and representatives of Emanuel Hospital. met to discuss the expansion of the hospital. Urban renewal was identified as a tool using matching federal funds--Two thirds of funding through Federal Housing and Urban Development and 1/3 from Emanuel Hospital.

Goals and Objectives: Remedy substandard housing and substandard environment by expanding the hospital and construction-related facilities, parking, employee housing, offices and housing for the elderly.

Key Projects: acquisition and sale of land to Emanuel Hospital for medical facilities near the city's core, street reconstruction and modification.

Challenges: Displacement of residents. When federal funds were discontinued, Emanuel could not complete the final portion of the plan—the housing for the area—compounding citizen anger and frustration.

Albina (1964-1974)

Formation Catalyst: New federal funding became available for neighborhood redevelopment The area was identified as deteriorated and the Albina Neighborhood Improvement Plan was written.

Goals and Objectives: Housing rehabilitation, park, street and sidewalk improvements, lighting and tree planting.

Key Projects/Accomplishments: Unthank Park and the rehabilitation of 585 structures.

Challenges: A much higher degree of citizen involvement was sought with very positive outcomes.

PSU (1965-1975)

Formation Catalyst: PSU approached the City of Portland in hopes of expanding the university. Urban renewal and new federal programs were seen as an important tool.

Goals and Objectives: Clearance of all structures except university buildings for expansion.

Key Projects/Accomplishments: Redesign of south park blocks and preservation of apartment buildings for student housing. Expanded campus buildings, street reconstruction and modification.

Challenges: Some displacement/concern for preservation of student housing

NW Front Avenue (1978-1992)

Formation Catalyst: Neil Goldschmidt and City representatives traveled to Germany to invite Wacker to construct a semiconductor plant in Portland. Urban renewal identified as a tool to provide necessary site improvements.

Goals and Objectives: Repair and reroute transportation arteries and establish the Wacker plant along the Willamette River and create jobs.

Key Projects/Accomplishments: The Wacker Plant created 800 jobs and represented Portland's initial entry into the semiconductor industry.

St. Johns Area (1980-1981)

Formation Catalyst: Declining businesses due to heavy traffic volume and nearby shopping malls. Availability of federal matching funds for urban renewal.

Goals and Objectives: Physical improvements and establishment of a business development program.

Key Projects: Land Acquisition and sale, public water facilitates, pedestrian greenway.

Challenges: Federal funding was discontinued, effectively ending the financial feasibility of the urban renewal area.

MODEL CITIES AND NEIGHBORHOOD DEVELOPMENT AREAS

Woodlawn (1970-1975)

Formation Catalyst: Creeping blight since 1960s. Funding from NDP acquired through a request to PDC.

Goals and Objectives: Home and street improvement, park, tree planting, and construction of multi-family housing.

Key Projects: Woodlawn Park and new affordable multi-family housing.

Irvington (1970-1975)

Formation Catalyst: The Irvington Community Association, in partnership with Model Cities, created a plan to revitalize the community.

Goals and Objectives: Help community acquire home improvement loans and financial support for community activities, bus shelters, and drinking fountains.

Key Projects: Rehabilitation of a park by constructing a baseball diamond, running paths, improved lighting, playground equipment and additional ball facilities.

King-Vernon-Sabin (1971-1975)

Formation Catalyst: Citizens could acquire federal grants and low interest loans to improve neighborhood livability.

Goals and Objectives: Rehabilitation of homes and facilities.

Key Projects: Redesign of Alberta Park and the creation of a pedestrian bridge connecting Vernon School and park.

Eliot (1972-1975)

Formation Catalyst: City planners provided residents an avenue for housing assistance.

Goals and Objectives: Rehabilitation of homes and facilities.

Key Projects: Street improvements, Portland School District #1 facilities, and affordable housing.

Boise-Humboldt (1972-1975)

Formation Catalyst: Planning committee worked with PDC and neighborhood associations to establish goals for the community.

Goals and Objectives: Housing rehabilitation, street improvement, pedestrian and bike paths, park and recreation facilities.

Key Projects: Multi-family residential development and pedestrian greenways.