

PROSPER PORTLAND

Portland, Oregon

RESOLUTION NO. 7248

**ADOPTING THE NINTH AMENDMENT TO THE AMENDED AND
RESTATED INTERSTATE CORRIDOR URBAN RENEWAL AREA PLAN**

WHEREAS, the Interstate Corridor Urban Renewal Area Plan (“Original Plan”) was adopted by Portland City Council (“City Council”) on August 23, 2000, by Ordinance No. 174829 to provide tax increment funding and urban renewal authority to foster the development and redevelopment of portions of north and northeast Portland;

WHEREAS, the Original Plan has been subsequently amended on several occasions as the Amended and Restated Interstate Corridor Urban Renewal Area (as amended, the “Plan”);

WHEREAS, Prosper Portland, the duly organized and acting urban renewal agency of the City of Portland, has prepared an amendment to the Plan (“Ninth Amendment”) to add two parcels and associated right of way to the urban renewal area and incorporated herein by this reference;

WHEREAS, the Ninth Amendment is being adopted as a Minor Amendment pursuant to Section XII of the Plan and directed by New Practices and Policy section of the N/NE Community Development Initiative Action Plan; and

WHEREAS, one or more of the parcels proposed for inclusion under this amendment have been found to be either damaged by fire, or have deteriorated due to inadequate maintenance, or are otherwise underutilized with regard to the potential uses that are permitted under the law or with regard to what the market would demand.

NOW, THEREFORE, BE IT RESOLVED, that the Prosper Portland Board of Commissioners adopts findings that the land proposed for inclusion in the Interstate Corridor Urban Renewal Area reflects conditions of blight as defined under ORS 457.010 including impaired investment in buildings; underutilized areas and unproductive conditions; and buildings that are unfit or unsafe to occupy due to obsolescence, deterioration, dilapidation;

BE IT FURTHER RESOLVED, that Prosper Portland adopts the Ninth Amendment to the Plan as attached as Exhibit A;

BE IT FURTHER RESOLVED, Prosper Portland does hereby direct that the Ninth Amendment be sent to the County Assessor; and

BE IT FURTHER RESOLVED, Prosper Portland does hereby direct the Eighth and Ninth Amendments to the Plan be incorporated into the existing Plan; and

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

Adopted by the Prosper Portland Commission on August 9, 2017

A handwritten signature in black ink that reads "Pam Micek". The signature is written in a cursive, flowing style.

Pam Micek, Recording Secretary

Ninth Amendment to the Revised and Restated Interstate Corridor Urban Renewal Plan

The legal description on the Revised and Restated Interstate Corridor Urban Renewal Plan is hereby revised to include the following two properties and associated right of way indicated in Figures 1 and 2:

Legal Description Changes:

Interstate Corridor Amendment Area 1:

Beginning at the intersection of the west line of Lot 5, Block 21 and the north line of the south half of said Lot 5, of the Plat of "Town of Albina", Assessor Map 1N1E 27DD;

- 1) Thence southerly 135 feet, more or less, along said west line and the southerly extension thereof to its intersection with the southerly right-of-way line of NE Hancock Street, Assessor Map 1N1E 27DD;
- 2) Thence easterly 50 feet, more or less, along said southerly right-of way to its intersection with the southerly extension of the west line of Lot 6, Block 21 of the Plat of "Town of Albina", Assessor Map 1N1E 27DD;
- 3) Thence northerly 135 feet, more or less, along said southerly extension and said west line to its intersection with the north line of the south half of Lot 5, of the Plat of "Town of Albina", Assessor Map 1N1E 27DD;
- 4) Thence westerly 50 feet more or less along said north line to its intersection with the west line of Lot 5 of said Plat and the Point of Beginning, Assessor Map 1N1E 27DD.

Interstate Corridor Amendment Area 2:

Beginning at the intersection of the northerly right-of-way line of NE Skidmore Street and the north south division line of Block 1, of the Plat of "Lincoln Park Annex", Assessor Map 1N1E 23CB;

- 1) Thence easterly 1000 feet, more or less, along said northerly right-of- way of NE Skidmore Street to its intersection with the north south division line of Block 5 of the Plat of "Lincoln Park Annex", Assessor Map 1N1E 23CB;
- 2) Thence southerly 120 feet, more or less, along the northerly extension of the north south division line of Block 10 of said Plat to a point that is 30 feet northerly of the southeast corner of Lot 2, Block 10 of said Plat, Assessor Map 1N1E 23CB;
- 3) Thence westerly 100 feet, more or less, to a point that is 70 feet southerly of the northwest corner of Lot 1, Block 10 of said Plat, Assessor Map 1N1E 23CB;
- 4) Thence northerly 70 feet, more or less, along said easterly right-of-way line to its intersection with the southerly right-of-way line of NE Skidmore Street, Assessor Map 1N1E 23CB;
- 5) Thence westerly 900 feet, more or less, along said southerly right-of-way to its intersection with the southerly extension of the north south division line of Block 5 of the Plat of "Lincoln Park Annex", Assessor Map 1N1E 23CB;
- 6) Thence northerly along said southerly extension to its intersection with northerly right-of-way of NE Skidmore Street and the Point of Beginning, Assessor Map 1N1E 23CB.

The Legal Description of the entire urban renewal area, as amended by the Ninth Amendment, will be updated as part of adding the Ninth Amendment to the Interstate Corridor Urban Renewal Plan. The prior recording number of the Interstate Urban Renewal Plan legal description is 2011-087542

Report on the Ninth Amendment to the Revised and Restated Interstate Corridor Urban Renewal Plan

The following properties are added to the Interstate Corridor Urban Renewal Area (Area):

Table 1 - Parcel Information

	Acres	Map and Tax Lot	Address	Zoning Designation
Amendment Area 1	0.085	1N1E27DD 4300	213-215 NE HANCOCK ST	Residential 2,000
Amendment Area 2	0.161	1N1E23CB 12900	4236 NE 8TH AVE	Residential 2,500
ROW Figure 1	0.069			
ROW Figure 2	1.147			
Total Acreage	1.46			

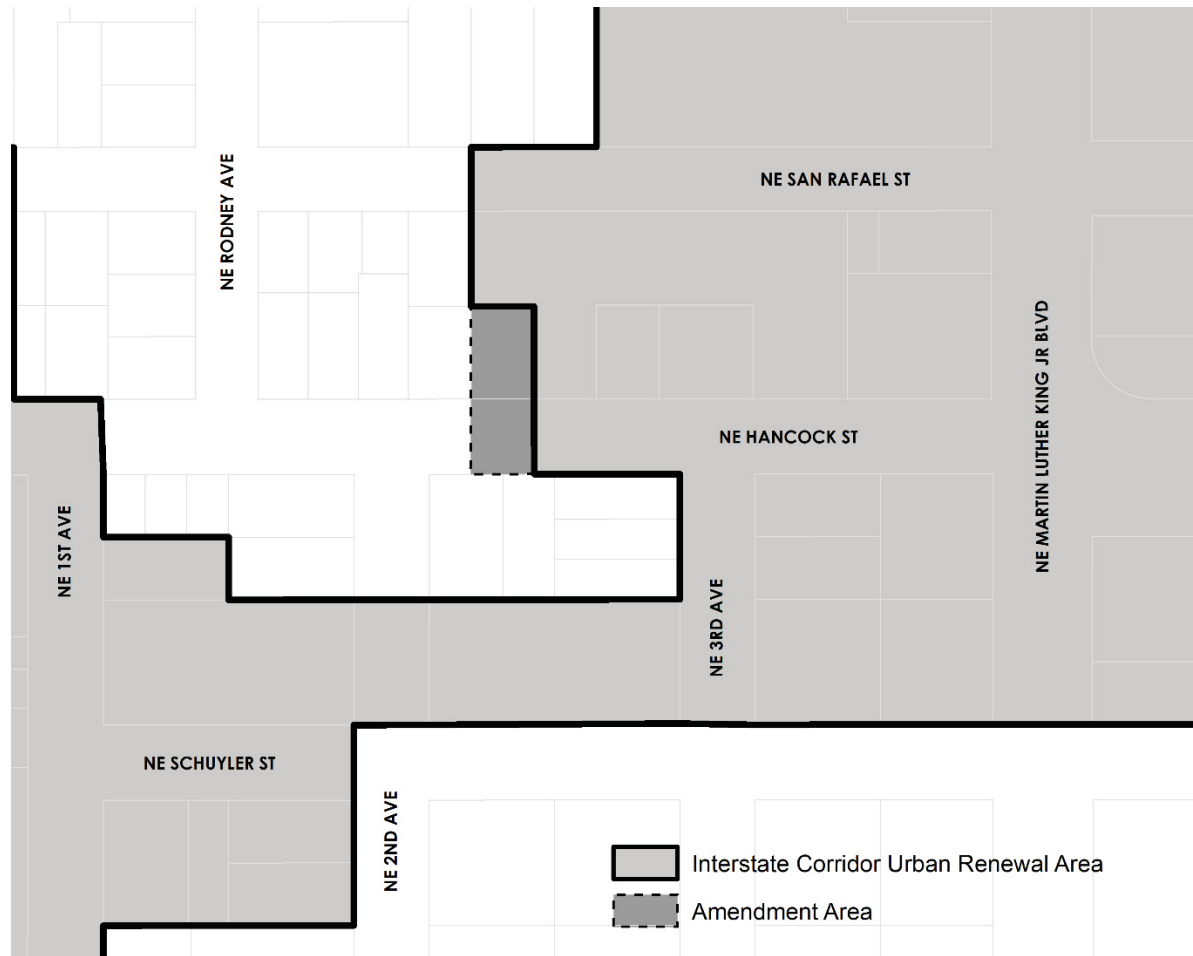
The sum of the additions are less than 1% of the existing acreage of the urban renewal area, and is not more than 20% of the original urban renewal area, and therefore conforms to the requirements for a Minor Amendment per Section XII Procedure for Changes or Amendments in the Interstate Corridor Urban Renewal Plan, as shown below in Table 2¹. This amendment is also in compliance with ORS 457.220, which limits the amount of land added to an urban renewal area to 20% of the original acreage of the urban renewal area.

Table 2 - Acreage Limitations

	Original Acreage	Existing Acreage
Interstate Corridor Urban Renewal Area	3,710	3,990
1% of Existing		39.90
20% of Original	742	
Sum of Previous Acreage Added	509.74	
Ninth Amendment Acreage Added	1.46	1.46
Total Added Acreage	511.195	
Meets 20% requirement	YES – 13.78%	
Meets 1% requirement		YES – under 1%

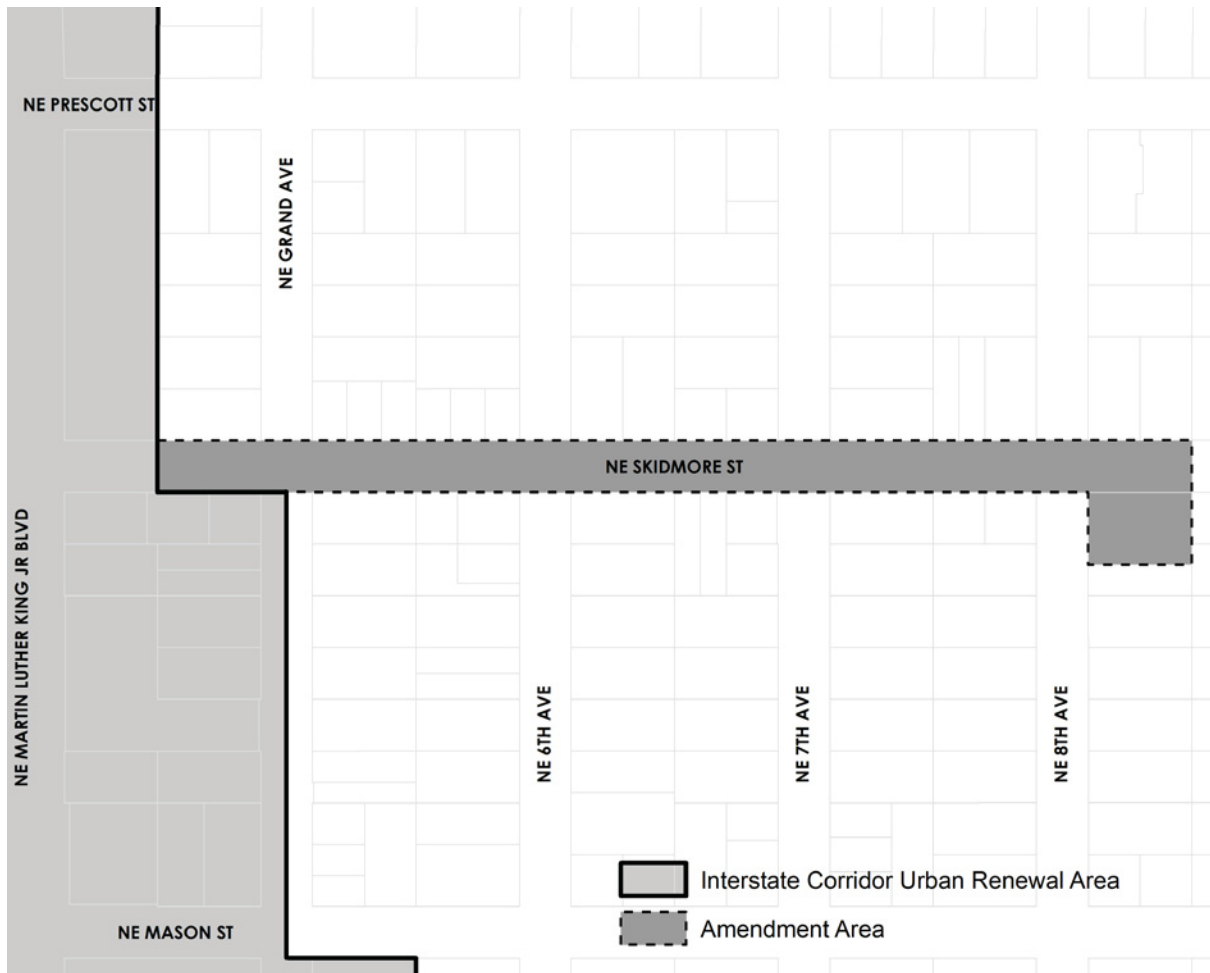
¹ Acreage Information from the Report on the Amended and Restated Urban Interstate Corridor Urban Renewal Plan, July 27, 2011.

Figure 1 - Amendment Area 1



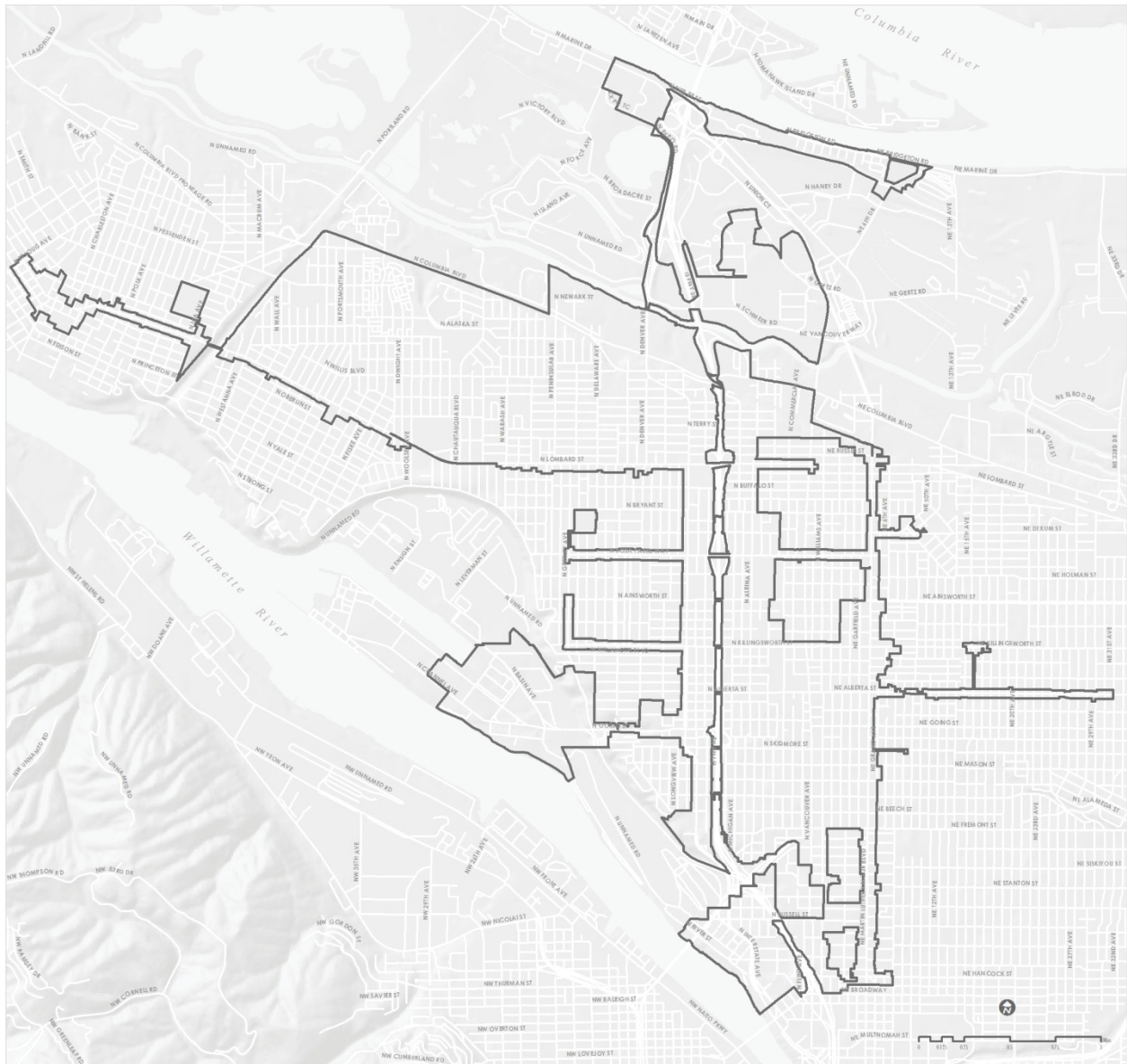
Established in 1956, Dean’s Beauty Salon and Barbershop is located at 213-215 NE Hancock Street (Figure 1) and was built and operated by Mary Rose and Benjamin Dean, former southern emigrants who came to Portland to work in the shipyard. Now under the ownership of their granddaughter, Kimberly Brown, Dean’s is one of the oldest operating African American businesses in northeast Portland. If approved, the minor amendment will allow a long-standing property owner to utilize tax increment financing resources to make the exterior and interior improvements such as new roof, plumbing, and storefront improvements.

Figure 2 - Amendment Area 2



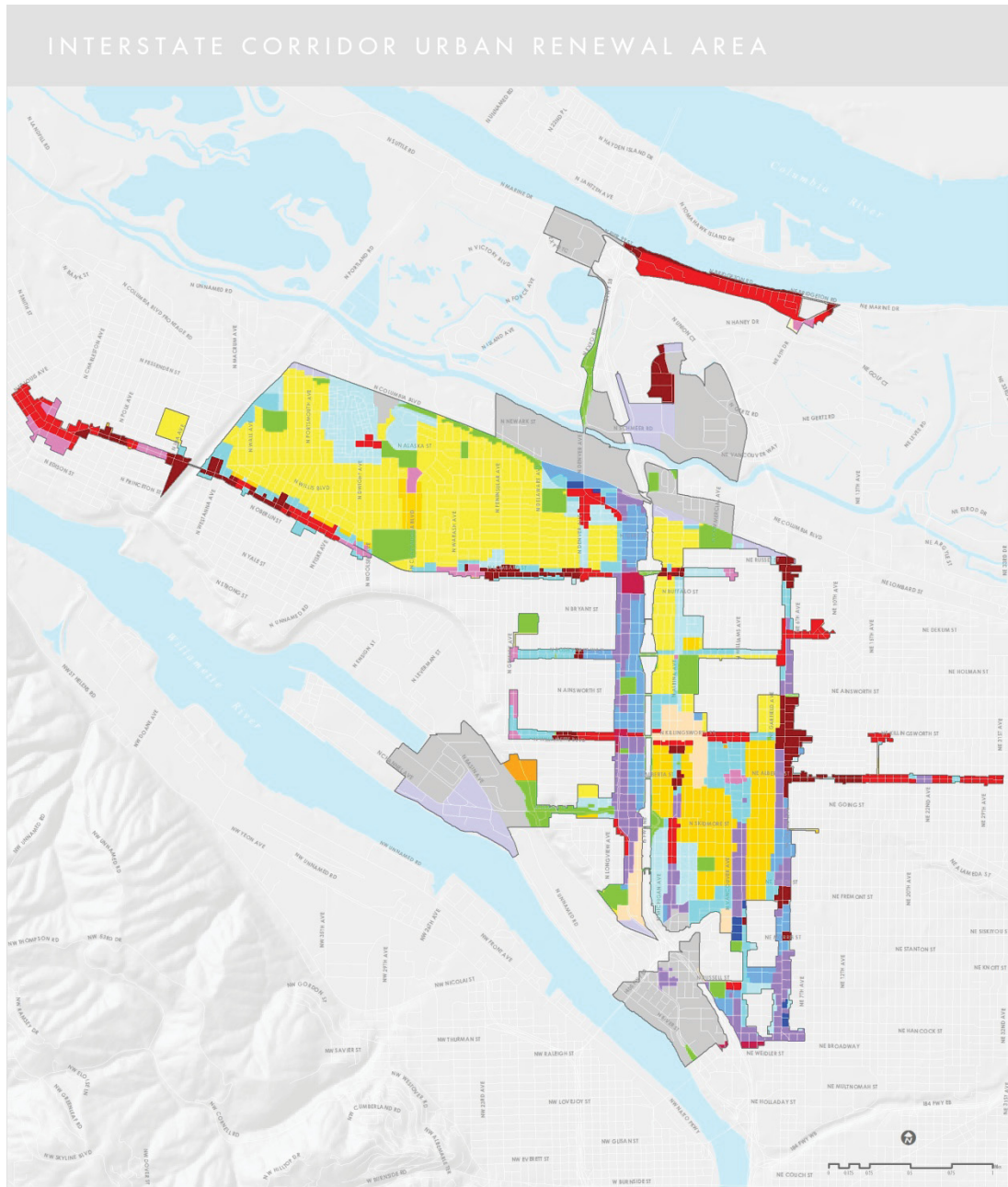
Allen Temple CME Church located at 4236 NE 8th Avenue (Figure 2) was originally established in 1932 by Second German Congregational Church and occupied by Allen Temple CME Church since 1961. On February 7, 2015, Allen Temple suffered two electrical fires, which caused significant damage to the community gathering space. The congregation could utilize TIF-funded programs to make interior improvements to fellowship hall which provide space for numerous community services including a drug abuse program, emergency food center & clothing closet, HIV/AIDS education project, homeless outreach team, school mentor program and social justice outreach & training.

Figure 3 - Interstate Urban Renewal Area Boundary after Amendment



(This map will replace the map on page 19 of the Interstate Corridor Urban Renewal Plan)

Figure 4 - Interstate Urban Renewal Area Boundary after Amendment Comprehensive Plan Designations



Amended and Restated Interstate Corridor Urban Renewal Area: Comprehensive Plan

Comprehensive Plan Designations

amended/c	OS - Open Space	R2 - Low Density MD 2,000	NC - Neighborhood Commercial	ME - Mixed Employment
R10 - Residential 10,000	R1 - Medium Density MD 1,000	OC - Office Commercial	EX - Central Employment	IS - Industrial Sanctuary
R5 - Residential 5,000	RH - High Density Residential	UC - Urban Commercial	CG - General Commercial	
R2.5 - Residential 2,500	RX - Central Residential	CX - Central Commercial		
	IR - Institutional Residential			

(Exhibit B of the Revised and Restated Interstate Corridor Urban Renewal Plan)

Table 3 – Assessed Value of Parcels to be Added

	Acres	Map and Tax Lot	Address	Assessed Value
Parcel Map 1	0.085	1N1E27DD 4300	213-215 NE HANCOCK ST	\$69,310
Parcel Map 2	0.161	1N1E23CB 12900	4236 NE 8TH AVE	\$0
Total				\$69,310

Table 4 indicates the conformance of the urban renewal areas in the City of Portland to the statutory requirements that no more than 15% of the total acreage and assessed value of the City of Portland be in urban renewal areas.

Table 4 - Conformance to Acreage and Assessed Value Limitations

Urban Renewal Area	Frozen Base Assessed Value	Acreage
Airport Way	\$77,306,472	885.16
Central Eastside	\$230,541,190	708.49
Downtown Waterfront	\$55,674,313	233.13
Gateway Regional Center	\$307,174,681	658.5
Interstate Corridor	\$1,293,458,372	3,991.46
Lents Town Center	\$736,224,033	2,846.30
North Macadam	\$628,094,444	447.1
Oregon Convention Center	\$214,100,689	410.03
River District	\$432,292,135	314.79
South Park Blocks	\$305,692,884	97.86
Neighborhood Prosperity Initiatives	\$498,707,491	805.87
Total Urban Renewal Areas	\$4,779,266,704	11,398.69
Total Assessed Value City of Portland Less Incremental Assessed Value in Urban Renewal Areas	\$53,031,006,574	
Total Acreage, City of Portland		92,773
Percent in Urban Renewal Areas	9.01%	12.30%

*This number includes Ninth Amendment additions of \$69,310 in Assessed Value and 1.46 acres



**PROSPER
PORTLAND**
Building an Equitable Economy

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RESOLUTION TITLE:

ADOPTING THE NINTH AMENDMENT TO THE AMENDED AND RESTATED INTERSTATE
CORRIDOR URBAN RENEWAL AREA PLAN


Adopted by the Prosper Portland Commission on August 9, 2017

PRESENT FOR VOTE	COMMISSIONERS	VOTE		
		Yea	Nay	Abstain
<input checked="" type="checkbox"/>	Chair Gustavo J. Cruz, Jr.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Alisha Moreland-Capua MD	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Francesca Gambetti	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Commissioner Peter Platt	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	Commissioner William Myers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Consent Agenda		<input checked="" type="checkbox"/> Regular Agenda		

CERTIFICATION

The undersigned hereby certifies that:

The attached resolution is a true and correct copy of the resolution as finally adopted at a Board Meeting of the Prosper Portland Commission and as duly recorded in the official minutes of the meeting.

	Date: August 24, 2017
Pam Micek, Recording Secretary	