

# **ROCKWOOD-WEST GRESHAM RENEWAL PLAN**

---

**City of Gresham**  
**Community & Economic Development Department**  
**January 2, 2003**  
*Updated February 13, 2003*

*Approved by the People of Gresham*  
*November 4, 2003*



## TABLE OF CONTENTS

<b>I. PREFACE</b>	<b>1</b>
<b>II. INTRODUCTION</b>	<b>1</b>
<b>A. Background and Past Planning Efforts</b>	<b>2</b>
<b>B. Public Involvement And Planning Process</b>	<b>3</b>
<b>C. Adoption Process</b>	<b>3</b>
<b>D. Administration by Gresham Redevelopment Commission</b>	<b>4</b>
<b>III. URBAN RENEWAL AREA</b>	<b>4</b>
<b>IV. GOALS AND OBJECTIVES</b>	<b>6</b>
<b>V. URBAN RENEWAL PROJECTS</b>	<b>9</b>
<b>A. Public Improvements</b>	<b>10</b>
<b>B. Assistance to Property and/or Business Owners</b>	<b>13</b>
<b>C. Buying, Receiving and Selling, Leasing or Otherwise Conveying Property</b>	<b>13</b>
<b>D. Relocation</b>	<b>14</b>
<b>E. Public Buildings</b>	<b>14</b>
<b>VI. RELATIONSHIP OF PLAN TO LOCAL GOALS AND OBJECTIVES</b>	<b>14</b>
<b>A. GRESHAM COMMUNITY DEVELOPMENT PLAN</b>	<b>15</b>
<b>VII. RELATED ACTIONS BY THE GRESHAM REDEVELOPMENT COMMISSION AND THE CITY OF GRESHAM</b>	<b>26</b>
<b>VIII. TAX INCREMENT FINANCING</b>	<b>26</b>
<b>A. General Description of the Proposed Financing Methods</b>	<b>26</b>
<b>B. Tax Increment Financing and Maximum Indebtedness</b>	<b>26</b>
<b>C. Prior Indebtedness</b>	<b>27</b>

<b>IX. DURATION OF PLAN</b>	<b>27</b>
<b>X. PLAN AMENDMENTS</b>	<b>27</b>
<b>A. Substantial Amendments</b>	<b>28</b>
<b>B. Non Substantial Amendments</b>	<b>28</b>

## **ACKNOWLEDGMENTS**

### **Urban Renewal Work Group**

The preparation of the Plan was overseen by an “Urban Renewal Work Group”

Dennis Anderson  
Richard Anderson  
Karl Birnstein  
Glenna Borg  
Lorena Campbell  
Mary Margaret Doherty  
Alvaro Gongora  
Theresa Kuminski

Mary Martin  
Kathie Minden  
Rose Mary Ojeda  
Larry Penberthy  
Tom Popeil  
Sylvia Ramirez  
Drake Snodgrass  
Stan Warnock

### **Gresham City Council**

Mayor Charles J. Becker  
Shane Bemis  
Jack Hanna  
Larry Haverkamp  
Jack Horner  
Jacquenetie McIntire  
Dave Shields

### **Community & Economic Development Department Staff**

Max Talbot, Community & Economic Development Director  
Deborah Meihoff, Project Manager  
Richard Ross, Community Planning Manager  
Andrée Tremoulet, Community Revitalization Principal Planner  
Ronald Bunch, Comprehensive Planning Principal Planner

### **Consultant Team**

Tashman Johnson LLC  
Davis Hibbitts & McCaig  
E. D. Hovee & Company  
Jeannette M. Launer, Attorney

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

**I. PREFACE**

This Rockwood-West Gresham Renewal Plan (the “Plan”) calls for an urban renewal program within Rockwood-West Gresham. Urban renewal programs are used by cities and counties throughout Oregon to improve conditions in specific parts of their communities. These conditions are those that prevent the area from developing properly and thereby providing good housing, jobs and services.

Urban renewal is a locally controlled program. This Plan will be administered by the Gresham Redevelopment Commission, which consists of the members of the Gresham City Council (as stated in the Gresham Revised Code, Article 2.24). The Plan was developed with extensive public involvement (described in detail below) and it will be carried out with the continued involvement of the citizens of Gresham and those with an interest in Rockwood-West Gresham.

**II. INTRODUCTION**

The Rockwood-West Gresham Renewal Plan is a twenty year plan for improving the economy and the community of Rockwood-West Gresham. The Plan is a partnership among residents, property and business owners and the City of Gresham, because the participation of all will be needed for renewal.

The overall goals of the Plan are to support the development of businesses that create well paying (“family wage”) jobs and to improve the quality of housing for current and future Rockwood residents. It will achieve these goals by providing public investment to support industrial, commercial and residential development and rehabilitation.

As a guide to the improvement of Rockwood-West Gresham, the Plan contains

- information on the planning process and how citizens took part
- a map of the renewal area
- goals and objectives
- urban renewal projects and programs
- authorization of tax increment financing, a unique means of paying for urban renewal projects which does not affect the tax rates of property owners (see Section IX for a description of tax increment financing), and
- the ways in which the Plan may be changed in the future.

Rockwood-West Gresham is Gresham’s “front door.” People traveling from the west experience this area first. Yet, this once commercially alive area has suffered over the years. It provides Gresham residents fewer job opportunities than at present, and too much of its housing is in poor condition and in need of rehabilitation.

But the area has many strengths that, with the right resources, can achieve a turn around. Its location is ideal. It is accessible by car from Interstate 84, and is served by major east-west streets including Stark, Burnside, Glisan and Halsey. 181<sup>st</sup> Avenue connects the northern

*ADOPTED  
ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

and southern parts of the area, linking residents with shopping and jobs. Rockwood residents are very well served by the Banfield MAX (Light Rail), with five stations located in the area.

But most importantly, Rockwood-West Gresham's diverse community of residents and business and property owners are willing to work hard for renewal, as a result the improvement of the area has become one of the City of Gresham's highest priorities.

**A. Background and Past Planning Efforts**

The City of Gresham has worked closely with Rockwood-West Gresham citizens, business owners and property owners. Prior work includes studying conditions in the area, updating land-use plans and regulations, developing the Rockwood Action Plan and supporting the Rockwood Action Plan Implementation Committee (RAPIC) in making the action plan a reality.

Planning for the improvement of Rockwood-West Gresham began shortly after Gresham's annexation of the area in the mid-1980's. In 1992, the community-based Gresham 2020 Vision ranked Rockwood as a community center second only to downtown.

In 1995, the City worked with community members on the Central Rockwood Mixed Use Development study. The study recommended urban renewal as a key tool for area improvement. Continued work with the community resulted in the Central Rockwood Plan. Based on this plan the City Council rezoned the area for a mix of residential and commercial uses, adopted a future streets plan and noted future parks opportunities.

In 1997, Gresham's "Citizens First" listening process again asked citizens for their views on Rockwood's strengths and challenges. These citizen perspectives, gathered through community meetings and surveys sponsored by Rockwood area neighborhood associations, provided the starting point in 1998 for the newly commissioned Rockwood Action Plan Task Force.

This group of community members oversaw the development of the Rockwood Action Plan in 1998. The first stated policy of the Rockwood Action Plan was to support resident and property owner involvement in revitalizing Rockwood. The plan recommended urban renewal as a way of achieving a balanced mix of housing (such as ownership and rental), promoting business development, and redeveloping and improving the "triangle" formed by 181<sup>st</sup> Avenue, Burnside Street and Stark Street. In 2000, the Rockwood Action Plan Implementation Committee (RAPIC), which was created from the Task Force to oversee the plan, ranked creation of an urban renewal plan for the Rockwood-West Gresham area as one of its top four priorities.

Recently, Rockwood-West Gresham Renewal was ranked as the number one priority in the City of Gresham's Strategic Plan (2002).

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

**B. Public Involvement and Planning Process**

[Detailed information on the public involvement process is contained in Exhibit B: Public Involvement Plan and Summary of Public Involvement.]

In January 2001, the City of Gresham Council initiated a study of the feasibility of urban renewal. This process gained public input by means of community surveys, two public community workshops, a City Council work session and the Council hearing that preceded its adoption.

Reflecting the major ethnic groups that live and work in Rockwood, information about the study and an invitation to participate was translated into Spanish and Russian. Planning materials were distributed widely throughout the community and the City.

Based on the findings in the feasibility study that an urban renewal plan would meet the statutory requirements and that could improve housing stock and job opportunities for Gresham residents, the Council decided to proceed to the next step of preparing a proposed urban renewal plan. A seventeen member Working Group was formed to oversee the preparation of the Rockwood-West Gresham Renewal Plan. Members of the working group included long time residents and people newer to the community. It included property owners and business owners, and representatives of organizations with interests in the area. The Working Group shaped the boundaries of the urban renewal area, the Plan's goals and objectives and the projects that would be carried out.

The Working Group held six public meetings and hosted two community open houses. Again, information and an invitation to participate in the planning process were translated into Spanish and Russian and were distributed widely throughout the community and the City.

**C. Adoption Process**

In addition to the general public participation, the Plan and its accompanying Report were reviewed by the taxing districts that levy property taxes within the Area. These "overlapping taxing districts" will be affected by tax increment financing. (See Report, Section IX)

The Plan was further presented to the Gresham Planning Commission and the Multnomah County Board of Commissioners for their recommendations. The Gresham City Council considered the Plan at a public hearing, notice of which was provided to each individual postal customer in Gresham.

Finally, the Plan was approved by Gresham voters. The requirement for voter approval is a provision of the Gresham City Charter.

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

**D. Administration by Gresham Redevelopment Commission**

The Plan will be carried out by the Gresham Redevelopment Commission (the “Commission”) which consists of the members of the City Council acting as the urban renewal agency. The Commission intends to involve the public in the implementation of the Plan and may appoint advisory committees and/or working groups for this purpose.

**III. URBAN RENEWAL AREA**

The Rockwood-West Gresham Urban Renewal Area (the “Area”) is shown in Figure 1. Exhibit A to the Plan contains a legal description of the Area. The Area includes Rockwood’s town center, property that fronts NE 181<sup>st</sup> Avenue, Burnside and Stark Streets, the eastern part of the Banfield Corporate Park, and certain industrial properties located north of Interstate 84.

Generally, over the last several years, the Area has deteriorated. Buildings in the Area have been poorly maintained and property lies vacant or underused. Families live in apartments that are in need of major repair and businesses have declined or moved out of the Area. Sidewalks and intersection improvements are lacking, and heavy auto traffic makes it inconvenient and unsafe for pedestrians. Industrial land that could otherwise generate jobs for Gresham residents remains undeveloped because of inadequate access and utilities.

The poor physical conditions in the Area contribute to high levels of crime and social problems. The cost of providing public safety and social services to Rockwood-West Gresham is high and the tax revenues produced from the area are low, when compared to other areas of the city. As a result, the area is not contributing its share of the cost of improving the livability of Gresham and east Multnomah County.

Under state law contained in Chapter 457 of Oregon Revised Statutes (“ORS 457”), the Gresham City Council must find that the urban renewal area (the “Area”) is “blighted.”

The Area is characterized by conditions of “blight,” as defined in ORS 457.010(1), including:

- substandard buildings,
- vacant and underused land and buildings,
- inadequate streets, utilities and open space to serve the community,
- lot sizes and shapes that are not appropriate for their planned uses, and
- property values that are too low to provide the tax revenues necessary to pay for public services.

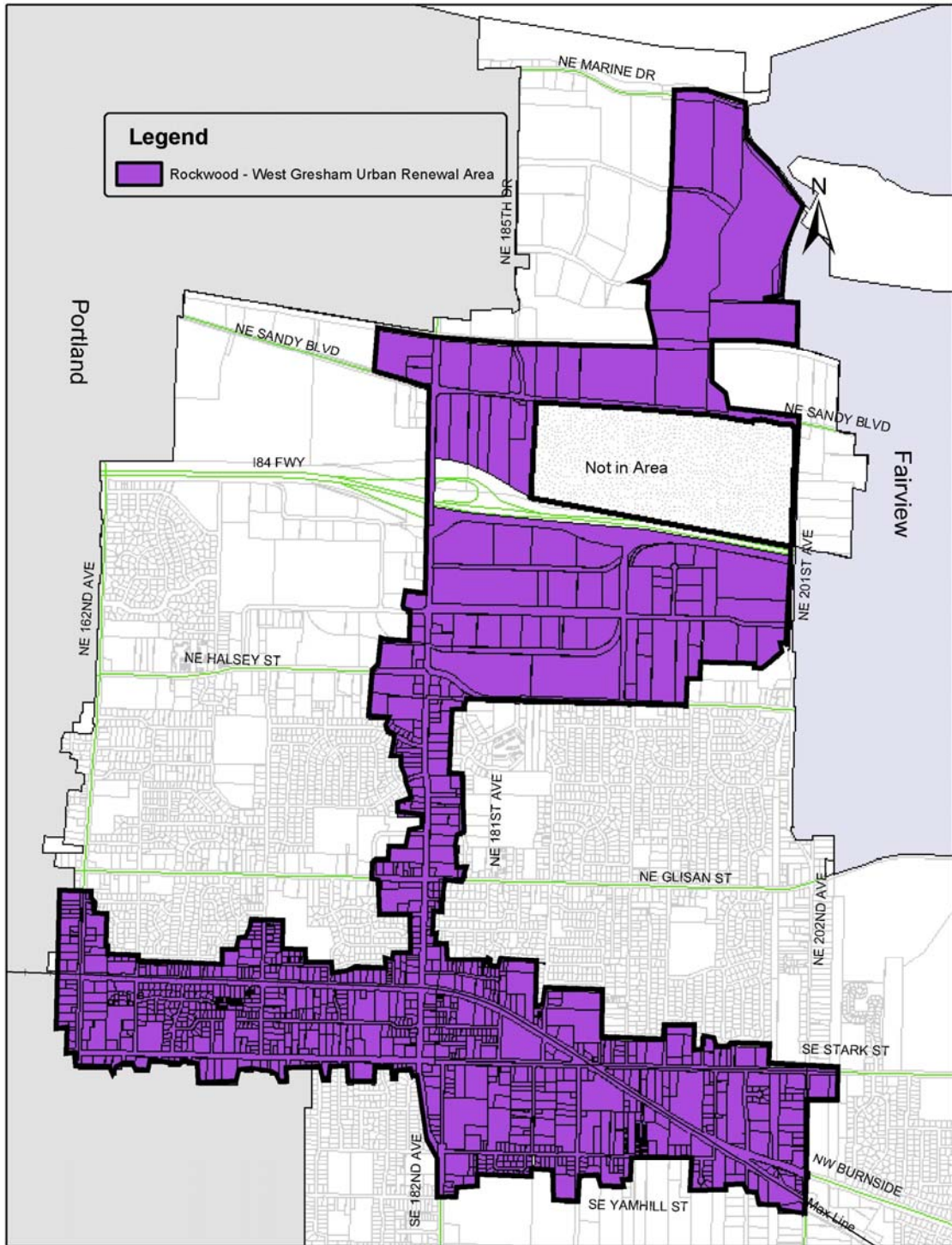
These conditions are described in detail in the Urban Renewal Report that accompanies this Plan.

In addition, the Area is appropriate for urban renewal in that it includes land that can provide for employment, shopping and services and a range of housing opportunities for residents of Rockwood-West Gresham, the city of Gresham and east Multnomah County.



ADOPTED  
ROCKWOOD-WEST GRESHAM RENEWAL PLAN

Figure 1. Rockwood-West Gresham Urban Renewal Area Map



*ADOPTED  
ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

**IV.**

ADOPTED  
ROCKWOOD-WEST GRESHAM RENEWAL PLAN

**GOALS AND OBJECTIVES**

The following goals and objectives state the overall intent and hoped for results of the Plan. They were developed by the Working Group, after a thorough discussion and consideration of input from the public.

The goals are broader statements of priorities and principles. The objectives are more tangible actions that will help achieve the goal. Together the goals and objectives will guide the implementation of the Plan.

**Goal 1: Public Involvement: Provide a variety of ways for the community to participate in and be informed about revitalizing Rockwood-West Gresham.**

The City of Gresham is committed to broad-based public involvement in creating and implementing the Rockwood-West Gresham Renewal Plan.

Objective A. The City of Gresham will provide ongoing ways for the public to be involved in creating and carrying out the urban renewal plan.

Objective B. Public involvement efforts will include all of the City's diverse population.

**Goal 2: Improve Rockwood Town Center: Improve Rockwood Town Center so it provides a mix of high quality housing, jobs, shopping and services for the community. It will also serve as an attractive "front door" to Gresham, and as a focal point for Rockwood.**

Rockwood Town Center is the heart of Rockwood-West Gresham and the City's "front door."

Objective A. Prepare a redevelopment plan for the town center.

Objective B. Rehabilitate existing buildings.

Objective C. Redevelop some existing properties.

**Goal 3: Increase Availability of Quality Housing: Make ownership housing more available in terms of the number of units and their affordability for a range of household incomes. Improve the quality of existing rental housing while preserving affordability.**

Rockwood has a wide range of housing opportunities, but for many years most of the new housing in Rockwood consisted of multi-family rental units. Recently, Rockwood has been heading toward a better balance of ownership and rental housing.

Objective A. Facilitate development of ownership housing types.

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

Objective B. Rehabilitate existing housing stock.

Objective C. Ensure development of a diversity of housing types.

**Goal 4: Help Create and Retain Family Wage Jobs by Improving Industrial and Commercial Areas: Improve the use of industrial and commercial lands in ways that retain and generate family wage jobs and accommodate a diversity of business types, large and small.**

Rockwood-West Gresham contains industrial lands that are undeveloped or underdeveloped. Much of the commercial/mixed use land in the Area is similarly underused.

Objective A. Renew and rehabilitate underused industrial lands and buildings.

Objective B. Renew existing commercial/mixed use areas.

**Goal 5: Develop Public Safety and Community Service Facilities: Facilitate development of public safety and service facilities to serve the Area.**

A key to the improvement of the Area is increasing the level of public safety and to provide convenient access to community service facilities.

Objective A: Develop public safety facilities to promote a safe environment for residents and business activity.

Objective B: Develop service facilities that address the greatest service needs in the Area.

**Goal 6: Parks and Recreation Facilities: Facilitate development of conveniently located parks and recreation facilities to the Area with strong pedestrian and transit links to residential neighborhoods.**

The Area does not have enough parks, and existing parks are not safely and conveniently located for pedestrians.

Objective A. Develop neighborhood parks where most needed.

Objective B. Improve access to existing and future parks and recreational facilities.

**Goal 7: Improve Transportation: Provide a safe, multi-modal transportation system for circulation within and around the Rockwood-West Gresham area.**

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

Rockwood-West Gresham lacks a network of local streets to serve much of its industrial and commercial/mixed-use lands. Some existing arterial streets lack or have inadequate facilities such as sidewalks and safe pedestrian crossings.

Objective A. Complete local street network.

Objective B. Develop pedestrian and bicycle facilities.

Objective C. Develop links to transit stations and promote transit-supported development to leverage the assets of the light rail corridor.

Objective D. Improve appearance and safety of MAX corridor and arterial street corridors in the Area.

**Goal 8: Promote Quality Development: Promote high quality development, in keeping with the Area's importance to the community.**

The Area will benefit substantially from higher quality, more attractive and better planned development.

Objective A. Facilitate attractive, pedestrian- and street-oriented development in the Rockwood Town Center area and along Stark, Burnside and 181<sup>st</sup> Avenue.

Objective B. Rehabilitate or redevelop existing structures that affect the appearance and value of the area.

Objective C: Work with City of Gresham as appropriate to revise existing, and propose new, development regulations and guidelines to ensure high quality development.

**V. URBAN RENEWAL PROJECTS**

The projects called for in the Plan include public improvements, financial and technical assistance to property and business owners, purchase of land from willing sellers, without use of condemnation and sale or lease for redevelopment and development of public facilities. This section of the Plan provides an outline of urban renewal projects and then lists specific projects in more detail.

Development of public improvements, including streets, streetscape, utilities, parks, plazas, parking and transit facilities to address the inadequacies found in the Area will generally include the following:

- In the industrial areas in the northern part of the Area, street and utility improvements will promote development of industrial land, helping to create

*ADOPTED  
ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

jobs and economic vitality within the Area by improving access and circulation.

- Along 181<sup>st</sup>, street, streetscape and public parking improvements will promote infill development and rehabilitation of the many underused properties.
- Within the Rockwood Town Center “triangle” area, streets, streetscape, parks, plazas and parking will promote the improvement, development and redevelopment of the underused and deteriorated properties. These investments will improve circulation and access and create the amenities necessary to spur quality development.
- Within the Stark and Burnside corridors west of 181<sup>st</sup>, street, streetscape and parks will promote development of a range of housing opportunities and appropriate commercial uses. In the part of the Area south of Stark, streets, streetscape and parks will promote rehabilitation and redevelopment of deteriorated buildings and underused properties.

Assistance to property and/or business owners in rehabilitating, developing or redeveloping property will take the form of loans, grants and technical assistance. These investments will address the underdevelopment of the Area, the lack of a range of housing opportunities and the lack of quality commercial space.

The Plan authorizes the buying and selling or leasing property for redevelopment within the Area, from property owners that are willing to sell and without the threat or use of eminent domain (condemnation). Such action is necessary to address the inadequate size and shape of existing lots (described in the Report) to support the planned use of the property. In particular this assistance will be made available for projects that generate permanent family wage jobs, that contain or result in a range of housing types and tenures (ownership and rental) and/or that contain a mix of residential and commercial or public service uses.

Developing public facilities will include providing recreational, cultural, public safety and social services.

Projects are described in more detail as follows:

**A. Public Improvements**

Public improvements authorized under the plan include developing, replacing or upgrading streets and utilities, sidewalks and streetscape, parks, plazas and open spaces, and public parking facilities. As shown in the Report, urban renewal funds will be combined with existing and other future sources of funding to finance project costs.

The projects listed below are all contained in the City of Gresham’s adopted facilities plans and are authorized projects under this Plan. Additions, deletions and/or changes

*ADOPTED  
ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

to projects listed shall not be considered changes to the Plan if such changes are first made to the appropriate adopted City of Gresham facilities plan.

1. Streets and Streetscape

Street (roadway, curbs and gutters) and related streetscape (sidewalks, street trees, street lights, etc.) improvements include those listed in this subsection. Further planning will determine the specific nature of streetscape improvements, especially along 181<sup>st</sup> Avenue and its intersections with Glisan and Halsey Streets, Burnside Street and Stark Street. Street improvements are intended to upgrade streets to the “urban standards” contained in the City of Gresham’s Transportation System Plan. Street and streetscape design shall take into account environmental impacts.

- a) 181<sup>st</sup> Avenue Intersection Improvements at Burnside, Glisan and Halsey Streets and at I-84 interchange. Add turn lanes and upgrade controls.
- b) 181<sup>st</sup> Avenue: Halsey to Sandy: add travel lanes and improve railroad overcrossing.
- c) 184<sup>th</sup> Avenue, Wilkes to San Rafael: Construct new collector street to improve freight access and circulation for the surrounding industrial area.
- d) 185<sup>th</sup> Avenue, Sandy north to Area boundary: Widen and realign 185<sup>th</sup> and widen under crossing at railroad to improve freight access and circulation in the surrounding industrial and employment areas.
- e) 185<sup>th</sup> Avenue, Yamhill to Stark: Construct new local street to improve access and circulation within the Rockwood Town Center Area.
- f) 190<sup>th</sup> Avenue, Stark to Yamhill: Improve with street lighting, sidewalks and bicycle facilities and storm drains.
- g) 192<sup>nd</sup> Avenue Wilkes to Halsey: Improve to collector standards with street lighting, sidewalks and bicycle facilities.
- h) 197<sup>th</sup> Avenue, Yamhill to Stark: Improve to community street standard with street lighting, sidewalks and bicycle facilities and storm drain.
- i) Burnside Street, 181<sup>st</sup> to 197<sup>th</sup>: Retrofit street with streetscape improvements to improve pedestrian, bicycle, and transit access and circulation in Rockwood Town Center.
- j) Central Rockwood Future Streets Plan, to improve access and circulation within Rockwood Town Center Area, with construction of new local streets: Oak Street, from 183<sup>rd</sup> to 185<sup>th</sup>; 183<sup>rd</sup> Ave. from Stark to Burnside and 184<sup>th</sup> Avenue from Stark to Pine.

*ADOPTED  
ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

- k) Riverside Parkway extension: extend collector street from 190<sup>th</sup> to Sandy to improve industrial access.
- l) San Rafael Street, 181<sup>st</sup> to 201<sup>st</sup>: Complete collector street standards and remove frontage road to improve access to adjacent industrial properties.
- m) Sandy Boulevard, west boundary to east boundary of Area: Improve access to adjacent industrial lands.
- n) Stark Street, 162<sup>nd</sup> to 197<sup>th</sup>: Streetscape improvements for pedestrian, bicycle, and transit access and circulation in Rockwood Town Center.
- o) Wilkes Street, 181<sup>st</sup> to 192<sup>nd</sup>: Improve Wilkes Street to urban street standards and provide slip ramp connection from eastbound I-84 on-ramp to enhance freight access and circulation.
- p) Yamhill Street, 181<sup>st</sup> Avenue to 197<sup>th</sup> Avenue: upgrade to urban street standards.

2. Utilities

Utility improvements include improvements to sanitary sewer, storm drainage and water lines related to the street improvement projects listed in Section V.A.1 above. Utility projects are listed in greater detail in the City of Gresham's Water, Sewer and Surface Water Master Plans.

Utility improvements will be coordinated with providers of non-municipal utilities, including power, cable and phones.

3. Parks and Plazas

Park and plaza improvements include:

- a) Urban plazas in the Rockwood Town Center area, as determined by specific redevelopment plans.
- b) Neighborhood and community parks to serve areas between Burnside and Yamhill, from 162<sup>nd</sup> to 201<sup>st</sup> Avenues, as determined by specific parks and recreation plans.
- c) Trails, in particular the segments of the Gresham Fairview Trail that is contained within the Area.

4. Off Street Parking Facilities

Public parking facilities include surface lots and structure parking, where such facilities are needed, to allow more complete development of adjacent and nearby private property. The size and location of public parking facilities will be determined in specific parking plans and analyses.



*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

5. Transit Improvements

Transit improvements will include:

- a) MAX urban amenities, 181<sup>st</sup> Avenue to 191<sup>st</sup> Avenue: convert track areas from gravel to paved and/or landscaped surfaces.
- b) Transit shelters and amenities, 181<sup>st</sup> Avenue, Stark Street, Sandy Boulevard, San Raphael Street, Wilkes Street, 192<sup>nd</sup> Avenue or as required by future routes.
- c) Appearance and safety improvements of the light rail corridor within the Area.

**B. Assistance to Property and/or Business Owners**

Specific programs and rules and regulations for their administration will be developed in order to assist property and/or business owners in making capital improvements to property within the Area. Rules and regulations shall ensure that urban renewal funds are used properly and for the agreed upon purposes. The adoption and amendment of such programs, rules and regulations shall not be considered changes to the Plan.

Programs may include the following:

- a) Loans and/or grants for property rehabilitation and development, redevelopment and other improvements. Property to be improved may be residential, commercial or industrial. Loans may be at or below market rates, and assistance can include direct loans or guarantees of loans made by third parties.
- b) Technical assistance, in the form of site studies, market studies, feasibility analyses, engineering and design and other activities directly related to development of property in the Area.

**C. Buying, Receiving and Selling, Leasing or Otherwise Conveying Property**

The Plan authorizes the buying or receiving; and selling, leasing or otherwise conveying property for redevelopment in the Area. Property purchased must be obtained from property owners that are willing to sell. The Plan does not authorize the threat or use of eminent domain.

Property purchased by the Commission under the Plan shall be purchased at fair market value as determined and agreed to by the buyer and willing seller. Property owners may sell or otherwise convey property to the Commission at less than fair market value if such terms are agreeable to the Commission and the property seller.

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

Land sold or leased by the Commission under the Plan shall be sold or leased at its fair re-use value, which is the value at which the Commission determines such land should be made available in order that it may be used for the purposes specified in the Plan.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the urban renewal plan and to begin the building of their improvements within a period of time, which the Commission determines is reasonable.

**D. Relocation**

Relocation assistance is required by state law where residents and businesses are dislocated as a result of acquisition of property by a public agency, where that agency has the authority to use the powers of eminent domain (through condemnation) for the acquisition. The Plan does not authorize the Commission to use eminent domain, and the Plan is not required to include a formal program of relocation assistance. However, such assistance may be provided where it meets the goals and objectives of the Plan.

The City of Gresham currently has the authority to use eminent domain, for the acquisition of property for public use, anywhere within the City. This authority is completely unrelated to the Plan. Where the City uses or is authorized to use eminent domain to acquire property for public use, it must follow applicable state law in providing relocation assistance.

**E. Public Buildings**

The Plan authorizes the development of public facilities to provide public meeting space, cultural and recreational facilities, public safety facilities, educational facilities and social service facilities.

These facilities will serve and benefit the Area by addressing the inadequacies in recreational, cultural and social service facilities that slow the rate of private investment in housing, commercial space and employment uses. It will also address the need for an enhanced public safety presence to help ensure an environment that promotes investment.

The scale, nature and location of the facility will be determined through further planning. Determination of a specific development program and location will not require a change in the Plan.

**VI. RELATIONSHIP OF PLAN TO LOCAL GOALS AND OBJECTIVES**

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

The Plan conforms to and implements local goals and objectives as contained in the Gresham Community Development Plan, the Rockwood Action Plan, the City of Gresham Strategic Plan and the Mayor's Economic Development Action Plan. The relationship of the Plan to specific goals and objectives is described in the findings that follow.

**A. Gresham Community Development Plan**

The Gresham Community Development Plan (GCDP) is made up of four volumes: Volume 1 Findings, Volume 2 Policies, Volume 3 Community Development Code, and Volume 4 Transportation System Plan. Items contained within Volumes 2 and 4 are applicable to the development and adoption of the Rockwood-West Gresham Renewal Plan. Volume 1 of the GCDP essentially outlines the demographics and existing conditions of Gresham. Volume 3 outlines regulations on how land can be utilized within various land use districts in the city. The Renewal Plan does not amend the GCDP. Below are the policies and goals that are applicable to the Renewal Plan and findings of the Renewal Plan's consistency with the GCDP.

**GCDP Volume 2**

**10.300 The Physical Environment**

**10.310 Land Use**

**10.311 – Residential Land Use**

Policy 1: It is the City's policy to provide affordable housing opportunities to all residents (current and potential) and to allow for flexibility in the type, location and density of housing.

*Finding: The Plan will provide financing for housing programs that will improve the quality of the existing supply of housing (rehabilitation) and facilitate the development of a range of housing types for households at a variety of incomes.*

Policy 2: It is the City's policy to establish locational criteria for different housing types: to require a planned approach to the development of multiple housing through a process which requires site design review and encourages design compatibility with established residential areas; to employ buffering and screening standards to facilitate compatibility between different housing types; and to maintain the livability of existing neighborhoods by providing a full range of urban services.

*Finding: The Plan, by financing public improvements, will help provide a full range of urban services in existing neighborhoods.*

**10.312 – Commercial Land Use**

Policy 2: It is the City's policy to encourage commercial development which increases employment opportunities; reduces dependency on outside of-city goods and services; promotes energy-efficient travel patterns; is compatible with neighboring land uses; and promotes good community design.

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

***Finding:*** *The Plan will facilitate commercial development by providing public improvements and by assisting owners of commercial property. By virtue of such development being in the Area, it will be well served by public transit which promotes energy-efficient travel patterns. In addition, financial assistance provided under the Plan can be used to promote good community design.*

Economic Development. Industrial and Business Park Employment

Goal: Achieve and maintain an environment of sustainable economic prosperity and opportunity.

Policy 9: Gresham's public facility plans shall realistically represent the infrastructure needs of its industrial/business park sites. When service are inadequate, the City shall identify practical means to provide needed services to specific sites and ensure needed long-term, system-wide infrastructure capacity.

***Finding:*** *The Plan provides for participating in financing needed infrastructure to support retention and expansion of businesses and to provide additional family-wage jobs in Gresham.*

Policy 11: Gresham shall increase the potential for higher employment densities to improve its job to household ratio and make more efficient use of its existing employment lands.

***Finding:*** *The Plan will facilitate improvements to industrial and commercial lands in ways that will retain and generate family wage jobs and accommodate a diversity of business types, large and small.*

Policy 12: The City shall ensure that adequate transportation facilities either are, or can be, provided to existing and future employment lands.

***Finding:*** *The Plan provides for participating in financing of needed transportation improvements to the industrial and commercial portions of the Area.*

Policy 13: The City shall ensure that its economic development, land use planning and regulatory efforts support retention and growth of existing business and also address the needs of small businesses that wish to locate in Gresham.

***Finding:*** *The Plan will facilitate improvements to industrial and commercial lands in ways that will retain and generate family wage jobs and accommodate a diversity of business types, large and small. A major goal of the Plan is to renew and rehabilitate underused industrial lands and buildings as well as rehabilitate existing commercial/mixed use areas.*

10.313 – Industrial Land Use

*ADOPTED  
ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

Policy 1: It is the policy of the City to promote expansion of existing industrial uses and attract industrial development which is labor and capital intensive as well as environmentally desirable.

Policy 2: It is the policy of the City to ensure that there are opportunities for a wide range of industrial uses and to strive for compatibility between industrial and adjacent uses.

Policy 3: It is in Gresham's long term best interest to ensure that the City's public facilities and services can accommodate new industrial development.

***Finding:** The Plan calls for investment in public infrastructure improvements to serve industrial land within the Area. This investment is anticipated to attract expanded industrial activity and reduce potential conflicts with adjacent uses.*

10.317 – Office Land Use

Policy: It is the City's policy to encourage office development especially in downtown and in the vicinity of light rail stations.

***Finding:** The Plan will facilitate office development within the vicinity of five light rail stations.*

10.319 – Central Rockwood Area

Central Rockwood Image and Character Policy: The City will seek to build a positive, productive image for central Rockwood within Gresham and the larger Metropolitan Area, in accordance with the Gresham 2020 Vision and the Metro Regional 2040 Plan.

***Finding:** The Plan focuses on the improvement of Central Rockwood as a critical part of the Area.*

Rockwood Action Plan Policy: It is in the City's policy to implement the Central Rockwood Plan through a follow-up Action Plan.

***Finding:** The Plan actually implements the Rockwood Action Plan developed in response to this policy. The relationship to the Rockwood Action Plan is discussed in sub-section E below.*

Central Rockwood Transportation Policy: Provide for transportation systems and options in Central Rockwood which emphasize improved street connectivity, an enhanced pedestrian environment, and convenient access to transit service.

***Finding:** The Plan provides for participating in the financing of the Central Rockwood Street Improvement Plan which aims for increased street connectivity, enhanced pedestrian circulation and convenient transit access.*

ADOPTED  
ROCKWOOD-WEST GRESHAM RENEWAL PLAN

**10.320 Transportation System (Transportation policies listed in Volume 2 of the GCDP are the same as those that are incorporated in GCDP Volume 4 – Transportation System Plan that was adopted by City Council in August 2002. Therefore, the findings for this subsection apply also to Volume 4.)**

Policy 1: Develop and promote a balanced transportation system that provides a variety of travel choices and reduces reliance on automobiles.

Policy 2: Plan, implement, and maintain efficient transportation system.

Policy 3: Provide a transportation system that maximizes accessibility to and within regional centers, town centers, transit corridors, station areas, and employment centers.

Policy 4: Provide a safe transportation system.

*Finding: The Plan will finance improvements to the appearance and safety of MAX corridor and arterial street corridors in Rockwood-West Gresham, including the Rockwood Town Center. The Plan will support improvements to pedestrian, bicycle, automobile, and transit systems to promote a safe, multi-modal transportation system for circulation within and around the Area.*

10.320.1 – Street System

Policy 1: Provide a street system that accommodates a variety of travel options.

Policy 2: Develop a street system that meets current needs and anticipated future population growth and development.

Policy 3: Provide a street system that maximizes accessibility within the community.

Policy 4: Ensure a safe street system.

*Finding: The Plan directly addresses street safety concerns and calls for financing for transportation upgrades to the Area that will improve the safety of arterial street corridors, completion of the local street network, and linkages/accessibility improvements within the Area.*

10.320.2 – Transit System

Policy 1: Advocate convenient, expanded transit service within Gresham and the East Multnomah Area.

Policy 2: Encourage efficient transit services to meet the current and projected transportation needs of the citizens of Gresham.

Policy 3: Promote the development of a transit system that maximizes accessibility.

Policy 4: Assist in the development of a safe transit system.

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

***Finding:** The Plan identifies the provision of a safe, multi-modal transportation system for circulation within and around the Rockwood-West Gresham area as a planning priority that will be facilitated through participating in funding improvements to the appearance and safety of MAX corridor (including stations), development of links to transit stations and promotion of transit-supported development.*

10.320.6 – Parking Management

Policy: Manage the on- and off-street parking supply to ensure there is an adequate but not excessive amount of parking available for all land uses.

***Finding:** The Plan will assist in financing transit-supported development as well as facilitate attractive, pedestrian- and street-oriented development along major street corridors and within the Rockwood Town Center.*

10.320.7 – Truck and Rail Freight System

Policy: Provide for the safe and efficient movement of truck and rail freights through and within Gresham.

***Finding:** The Plan will assist with financing of transportation improvements to provide a safe and complete system for circulation within and around the Rockwood-West Gresham area.*

**10.330 – Public Facilities and Services**

General Policy: It is the City's policy that development will coincide with the provision of adequate public facilities and services including access, drainage, water and sewerage services.

Policy 2: It is the City's policy that services shall be provided in the most cost effective manner and the costs shall be equitably spread among all recipients of the services.

***Finding:** The Plan will facilitate the development of service facilities for Rockwood-West Gresham. Developing service facilities that address the greatest service needs in the Area has been identified as a critical objective.*

**10.600 Housing**

10.610 – General Policy

Policy 1: The City will coordinate its policies and programs to create an environment that encourages an adequate supply of safe housing that is commensurate with the financial capabilities of people and their families who work and live in Gresham and for persons with special needs.

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

Policy 2: It is the City's policy to support, propose, coordinate, or implement programs to ensure equal opportunity in housing for all persons regardless of race, color, religion, gender, disability, familial status, national origin, source of income, marital status or age.

Policy 3: The City will seek to continue to improve its development regulations and review process to promote solutions that reduce the cost of housing while balancing quality of life concerns.

***Finding:** The Plan will provide financing for housing programs that will improve the quality of the existing supply of housing (rehabilitation) and facilitate the development of a range of housing types for a variety of households.*

10.630 – Home Ownership

Policy 1: The City will target home ownership programs and projects to areas where City plans show a need to strengthen ownership and support community stability.

Policy 2: The City will seek to facilitate expansion of home ownership opportunities for households earning less than 100% Median Family Income (MFI).

***Finding:** A chief goal of the Plan is to increase the availability of quality housing for Rockwood-West Gresham area residents by promoting home ownership opportunities for a range of household incomes and improving the quality of existing rental housing while maintaining affordability. The Plan will provide financing for housing programs that will address this goal.*

10.640 – Rehabilitation of Existing Housing Stock

Policy: It is the City's policy to encourage and seek to assist in the acquisition and rehabilitation of existing multi-family and single-family units as affordable housing units.

***Finding:** The Plan will provide financing for rehabilitation of existing housing stock and development of a diversity of housing types to increase availability of housing that is affordable for a range of household incomes.*

10.650 – Maintenance of Existing Units

Policy: It is the City's policy that housing units (single-family and multi-family/ownership and rental) be maintained so that the residents have healthy and safe living conditions and the appearance of the housing contributes to the livability of the surrounding neighborhood.

***Finding:** The Plan will promote quality development that will enhance the livability of Rockwood-West Gresham. The Plan provides for financing for rehabilitation or redevelopment of existing structures that affect the appearance and value of the area.*

10.660 – Geographic Mix of Housing Choices



ADOPTED  
ROCKWOOD-WEST GRESHAM RENEWAL PLAN

Policy: It is the City's policy to seek to maximize housing choices by providing opportunities for a mix of housing types throughout the city at prices and rents that are affordable to a wide range of households.

***Finding:** A major goal of the Plan is to make ownership of housing more available in terms of the number of units and their affordability for a range of household incomes and to improve the quality of existing rental housing while preserving affordability. The Plan will assist in financing development of ownership housing types, rehabilitation of housing stock (ownership and rental), and will pay particular attention to development of a diversity of housing types.*

**B. Rockwood Action Plan**

The Rockwood Action Plan (RAP) was adopted by Gresham City Council in December 1998. The RAP is intended to serve as a blueprint for revitalizing the Rockwood district of Gresham, supporting its evolution toward a thriving live/work community. The RAP includes over 100 specific actions items in nine issue categories considered as important steps that will lead to a measurable improvement to the area. Below is a summary of the applicable issue categories and findings of the Rockwood-West Gresham Renewal Plan's consistency with the Rockwood Action Plan.

**Housing:** Take action to ensure that the Rockwood area has a wide variety of housing options provided in ways which help to stabilize and upgrade existing neighborhoods, while meeting the needs of current and future residents.

***Finding:** The Plan's housing goals and objectives aim to increase the diversity of housing options while ensuring the availability of safe, quality rental and ownership units affordable to a range of household incomes.*

**Business and Economic Development:** Take action to make Rockwood more attractive to business, to provide needed goods and services, as well as employment opportunities, for current and future residents. Encourage new business establishments and work to retain existing businesses operating in conformance with the Central Rockwood Plan.

***Finding:** The Plan will provide participation in financing renewal of existing industrial and commercial/mixed-use areas with a particular emphasis on the rehabilitation of underutilized industrial lands and buildings in order to create and retain family-wage jobs. The Plan also calls for improving the Rockwood Town Center so it provides a mix of high quality shopping and services for the community.*

**Transportation, Traffic and Parking:** Take action to make movement of vehicles, pedestrians, and bicyclists safer, more pleasant and more convenient in Rockwood. Integrate transportation services and improvements into the land use pattern, so that transportation facilities reinforce the evolution of Central Rockwood into a transit-oriented pedestrian district.

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

***Finding:** The Plan will assist in funding development of pedestrian and bicycle facilities and links to transit stations. It will also promote completion of the local street network and transit-oriented development that will leverage the assets of the light rail corridor and increase transit options and accessibility to Rockwood.*

**Town Center Triangle and Fred Meyer Redevelopment:** Take action to redevelop the Rockwood Town Center Triangle, including the Rockwood Fred Meyer store site, to create a well defined heart of the Rockwood community, to reinforce a strong identity for the area, and to serve as a focal point for business, social and community events in Rockwood.

***Finding:** A major goal of the Plan calls for improvements to Rockwood Town Center that will provide a mix of high quality housing, jobs, shopping and services for the community and make it an attractive “front door” to Gresham as well as a focal point for Rockwood. Objectives for achieving this goal include financing the preparation of a redevelopment plan for the town center, the rehabilitation of existing buildings and the redevelopment of target properties. The Plan also allows for participating in funding public safety, community service, and parks and recreation facilities in the Area.*

**Parks, Public Spaces, and Public Facilities:** Provide Central Rockwood Plan area with a variety parks, open spaces, trails, recreational facilities and other community gathering places. These areas will support the evolution of a successful pedestrian friendly environment and will contribute towards a strong community identity. Park and recreation facilities must be considered as an essential park of the basic public infrastructure.

***Finding:** A major goal of the Plan is to assist financing the development of conveniently located parks and recreation facilities with strong pedestrian and transit links to residential neighborhoods. Underserved areas of Rockwood-West Gresham will be considered highest priority. A broader objective is to improve access to existing and future parks and recreational facilities.*

**C. City of Gresham Strategic Plan**

The City of Gresham Strategic Plan was adopted by the City Council in May 2002. The following Strategic Plan goals and objectives apply to the Rockwood-West Gresham Renewal Plan:

**Goal 3 Business and Economic Development.** Continue Rockwood-West Gresham Renewal as a priority for community-wide revitalization.

Objective 3.1 Rockwood Urban Renewal: Develop and implement an urban renewal plan for Rockwood-West Gresham, gaining broad-based community support.

Objective 3.4 Pedestrian-Friendly Environment: Implement revitalization projects which create and reinforce a visually appealing, pedestrian-friendly environment.

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

**Finding:** The Plan meets this goal and related objectives through providing a final urban renewal plan and providing for participation in funding pedestrian facilities which aims to create a safer environment.

**Goal 1 Governance and Services.** Engage/involve/communicate with the community: collaborative input, active participation, build understanding of diverse issues.

Objective 1.1 Communication Technology: Incorporate, and improve use of communication technology via the city web site and other outlets such as MCTV, to expand access for the public use as an educational tool, provide “real time” opportunities for public comment and feedback, need to span the digital divide, create a community “Nielson ratings” sampling.

Objective 1.2 Community Forums to Involve Citizens: Working with community groups and organizations provide meaningful forums/opportunities for citizen involvement to directly influence the decision making process (e.g. “Connections” event, Virtual Town Hall, Voter Surveys, Rating and Satisfaction Feedback, and evening with City Council).

Objective 1.3 Adaptable Information on City Services: Information on city services and issues should be easily adaptable and ready to address rapid change, demands and profile of the community (translatable into several languages, formatting for various mediums such as web or print) sponsor family-friendly special events.

Objective 1.4 Marketing/Communications Program: Establish a full service marketing/communications program utilizing the full range of outreach tools available to inform and engage citizens (e.g. newsletter, utility billing inserts, recorded information line, marketing/communications plans, graphic identity).

***Finding:** The Plan has implemented this goal and objectives through extensive public involvement with attention paid to creating a variety of means for such involvement and to the needs of a diverse community. A major goal of the Plan is to continue providing a variety of ways for the community to participate and be informed about revitalizing Rockwood-West Gresham.*

**Goal 2 Growth & Development.** Redevelopment, rehabilitation, and adaptive reuse: Develop policies and incentives that encourage and promote redevelopment, rehabilitation and/or adaptive re-use of existing out-dated and under-utilized industrial, commercial and housing areas in the community.

Objective 2.2 Promote Redevelopment & Reuse: Develop new policies and incentives to promote the redevelopment, rehabilitation and/or adaptive re-use of existing outdated and underutilized industrial, commercial and residential areas.

Objective 2.4 Urban Renewal Agency: Form a City urban renewal agency and develop and adopt urban renewal plans for specific parts of the community.

**ADOPTED**  
**ROCKWOOD-WEST GRESHAM RENEWAL PLAN**

***Finding:** Through participating in funding of public projects, the Plan will provide incentives for redevelopment and rehabilitation. Three of the major goals of the Plan call for assistance with renewing industrial, commercial, and residential structures. The Plan provides for participating in funding for such rehabilitation.*

**Goal 3 Growth & Development.** Jobs/Housing Balance: Target short-term initiatives that improve the community's job/housing balance in order to strengthen the City's economic and fiscal base. Mobilize support for specific projects that help achieve the desired balance.

Objective 3.2 Employment Investments: Identify new incentives to link jobs, housing and transportation opportunities through public/private employment investments in targeted industry sectors and geographic areas of the community.

Objective 3.3 Housing Opportunities: Provide goals, targets and incentives to achieve a full range of housing opportunities for Gresham residents.

***Finding:** The Plan provides for participating in funding incentives to create and retain family-wage jobs by improving industrial and commercial areas. The Plan also provides for participating in funding for rehabilitation programs for housing and for improved safety and function of transportation infrastructure.*

**D. Mayor's Economic Development Action Plan**

The Mayor's Economic Development Action Plan was adopted by the City Council in January 2001. The following Economic Development goals and objectives apply to the Rockwood-West Gresham Renewal Plan:

**Goal A:** To Promote and foster business prosperity and living wage job creation by focusing on business retention, expansion, and recruitment of jobs that complement our vision.

Objective 2: Create a package of business recruitment and expansion tools.

Action A: Encourage full service districts along the light rail and build in incentives to attract living wage jobs and encourage employees to reside in Gresham and East Multnomah County.

***Finding:** A major goal of the Plan is to create and retain family wage jobs by improving industrial and commercial areas. The Plan will assist with funding of such improvements. The Plan will participate in funding for improving the appearance and safety of the MAX light rail corridor and promoting transit-supported development with links to transit stations.*

Objective 3: Assist local manufacturers with industry growth and vitality.

Action D: Research incentives and partnerships for industries wishing to expand or relocate.

*ADOPTED  
ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

***Finding:*** *The Plan will participate in funding incentives for business renewal and expansion that will create and retain family-wage jobs.*

**Objective 7:** Enhance growth opportunities for Gresham and East Multnomah County small businesses.

Action B: Encourage new business establishments and work to retain existing businesses operating in conformance with the Central Rockwood Plan and the Rockwood Action Plan.

***Finding:*** *The Plan provides for funding to physically improve the Rockwood area to promote business retention and development, in conformance with the Rockwood Action Plan (see sub-section E, above) and the Central Rockwood Plan (see sub-section D, above).*

**Goal C:** To support business development through an effective transportation system, targeted land (re)development, and adequate infrastructure.

**Objective 3:** Be proactive in planning and developing public infrastructure (water, sewer, transportation, and stormwater) to support targeted economic development.

Action C: Establish development support of CIP projects in all areas.

***Finding:*** *The Plan provides for participating in funding of public facilities that are identified through the City's Capital Improvements Program (CIP) that will increase opportunities for family-wage jobs and will support the safety and optimal function of transportation facilities.*

**Objective 7:** Develop a transportation financing program.

Action A. Adopt a funding strategy for the Transportation System Plan.

Action C. Implement financial strategies such as a major street bond measure and transportation utility fee.

***Finding:*** *The Plan provides for participation in funding transportation projects noted in the Transportation System Plan and other public facilities plans. As per the Transportation System Plan (adopted August 2002), part of the funding strategy includes use of funds from urban renewal district(s).*

**Objective 8:** Expand public and private partnerships to revitalize town and regional centers and underused industrial areas.

Action A. Explore urban renewal options to revitalize town and regional centers and industrial areas (starting with Rockwood).

***Finding:*** *The Plan addresses revitalization needs for the Rockwood Town Center as well as adjoining industrial areas. Revitalization under the Plan will occur through participation in funding of projects in partnership with private investors and developers.*

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

**VII. RELATED ACTIONS BY THE GRESHAM REDEVELOPMENT COMMISSION AND THE CITY OF GRESHAM**

The Gresham Redevelopment Commission and the City of Gresham will take actions related to the Plan, including but not limited to:

- Preparing specific plans for the redevelopment of the Rockwood Town Center area.
- Preparing specific plans for parks, plazas, public parking and public facilities.
- Undertaking periodic reviews of the Plan to monitor its progress and determine the need for changes.

In addition, the City of Gresham will consider all means necessary, including eminent domain as described in Section 36 of the Charter of the City of Gresham, to acquire property needed for public improvements and/or public buildings.

**VIII. TAX INCREMENT FINANCING**

Tax increment financing consists of using annual tax increment revenues to make payments on loans, usually in the form of tax increment bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be both long-term and short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for future voter-approved general obligation (“GO”) bonds and local option levies are not part of the tax increment revenues.)

**A. General Description of the Proposed Financing Methods**

The Plan will be financed using a combination of revenue sources. These include:

- tax increment revenues;
- advances, loans, grants and any other form of financial assistance from the Federal, State or local governments or other public body;
- loans, grants, dedications or other contributions from private developers and property owners; and
- any other source, public or private.

Revenues obtained by the Commission will be used to pay or repay costs, expenses, advancements and indebtedness incurred in planning or undertaking project activities or otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

**B. Tax Increment Financing and Maximum Indebtedness**

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Commission as provided in ORS 457. The ad valorem taxes, if any, levied by a

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

taxing district in which all or a portion of the Area is located, shall be divided as provided in section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Commission based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$92,000,000. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

**C. Prior Indebtedness**

Any indebtedness permitted by law and incurred by the Commission or the City of Gresham in connection with the preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the Area when and if such funds are available.

**IX. DURATION OF PLAN**

No projects may be commenced and no new indebtedness may be incurred after twenty years from the effective date of the Plan. Tax increment revenues may continue to be collected beyond this date, until it is found that deposits in the Commission's debt service fund are sufficient to fully pay principal and interest on indebtedness issued during the twenty years following the effective date of the Plan, either through direct payment of the indebtedness or by payment of principal and interest on bonds or notes issued to finance the indebtedness.

**X. PLAN AMENDMENTS**

This section of the Plan describes the ways in which the Plan may be changed in the future. The amendment of the Plan is governed in part by the Charter of the City of Gresham and by state law.

The Charter of the City of Gresham (the "Charter") (Section 36A) requires that the City Council refer to Gresham voters the ordinance approving this Plan. It further requires that "substantial" changes to the Plan be similarly approved by Gresham voters. "Substantial change" is defined in the Charter as "any change... which deals with any matter other than (A) correction of typographical errors, (B) clarification of language or procedures, or (C) minor modifications in details which will not change the basic planning, engineering or financing principles of the plan."

The Charter further requires that changes that are not defined as substantial (those listed in A, B or C in the above paragraph) be approved by the City Council by means of a non-emergency ordinance which by definition is subject to referendum. (If a citizen gathers a minimum number of signatures on a petition within 30 days of the adoption of a non-emergency ordinance, the ordinance is referred to voters.) The provisions of the Charter are stricter than those in state law, which does not require an election on the adoption of an urban

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

renewal plan, but does require that a plan and substantial changes to the plan be approved by non-emergency ordinance and, in some cases, with special public notice procedures.

The provisions of this section conform to the Charter and to state law. If the Charter provisions regarding urban renewal plans and amendments thereof are changed, the amended sections of the Charter shall control amendment of the Plan in lieu of the following subsections.

**A. Substantial Amendments**

Substantial amendments are as defined by the Charter of the City of Gresham, Section 36A and must be approved by non emergency ordinance and then referred to Gresham voters for approval. Substantial amendments that result in an increase in the boundaries of the Urban Renewal Area by more than 1% of the existing Area or that increase the amount of maximum indebtedness must, in addition:

- be subject to public involvement
- be presented to the Gresham Planning Commission for its recommendation
- be presented to the taxing districts that levy property taxes within the Area
- be presented to the Multnomah County Board of Commissioners
- be subject to a public hearing before the City Council, for which additional notice is provided as required in ORS 457.120.

**B. Non Substantial Amendments**

Non substantial amendments are as defined by the Charter of the City of Gresham, Section 36A, as “(A) correction of typographical errors, (B) clarification of language or procedures or (C) minor modifications in details which will not change the basic planning, engineering or financing principles of the Plan.”

Such amendments shall be approved by the Gresham City Council by non emergency ordinance.



*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

**EXHIBIT “A”**

**LEGAL DESCRIPTION**

*ADOPTED*  
*ROCKWOOD-WEST GRESHAM RENEWAL PLAN*

**EXHIBIT “B”**

**PUBLIC INVOLVEMENT PLAN**

**PUBLIC INVOLVEMENT SUMMARY, AUGUST – DECEMBER 2002**