

THE YEAR 2000 PLAN

AN URBAN RENEWAL PLAN & PROGRAM OF THE CITY OF WILSONVILLE, OREGON

Includes Amendments through March 2006

City of Wilsonville Urban Renewal Plan

TABLE OF CONTENTS

			<u>Page</u>
PART ONE – TEXT			
Section 100	Introduction		1
Section 110	City/Agency Relationship		1
Section 120	City / County Relationship		1
Section 200	Definitions		1
Section 300	Legal Boundary Description		4
Section 400	Mission Statement, Goals and Objectives Of Wilsonville Urban Renewal Agency For the Year 2000 Plan		4
401	Mission Statement		4
402	Goals and Objectives		5
403	Relationship of Plan to Local Objectives		6
404	Consistency with City’s Comprehensive Plan		7
405	Consistency with Economic Development Policy		7
Section 500	Land Use Plan		7
501	Land Use Designations		7
Section 600	Urban Renewal Activities		10
601	Urban Renewal Projects and Improvement Activities		10
602	Acquisition of Real Property		17
603	Agency’s Procedures for Property Acquisition		19
604	Property Acquisition for Unspecified Purposes		19
605	Relocation Activities		19
606	Property Disposition and Redeveloper Obligations		20
607	Owner Participation		21
608	Administrative Activities and Services to the Agency		21
609	Project Area Benefits from Construction of Public Buildings		23
Section 700	Financing of Urban Renewal Indebtedness		26
701	Self Liquidation of Costs of Urban Renewal Indebtedness (Tax Increment Financing)		26
702	Prior Indebtedness		27
703	Annual Budget		27
704	Latest Date for Issue of Bonded Indebtedness		27
705	Maximum Amount of Indebtedness		27
Section 800	Annual Financial Statement Required		27
801	Required Financial Statement		27
802	Statement Filed and Published		28

City of Wilsonville Urban Renewal Plan

			<u>Page</u>
Section	900	Citizen Participation	28
Section	1000	Non-Discrimination	29
Section	1100	Recording of Plan	29
Section	1200	Procedures for Changes of Amendments in the Approved Urban Renewal Plan	29
	1201	Minor Amendments	29
	1202	City Council-Approved Amendments	29
	1203	Amendment to the City's Comprehensive Plan or to Any of Its Implementing Codes and Ordinances	30
	1204	Substantial Amendments	30
Section	1300	Validity of Approved Urban Renewal	30
	1301	Duration of Urban Renewal Plan	30
	1302	Validity	31
PART TWO – EXHIBITS			
	1	Narrative Legal Description of Urban Renewal Plan Area	33
	2	Graphic (Map) Description of Urban Renewal Area	40
	3	Arterial and Collector Roads Element of Acknowledgement Comprehensive Plan	41
	4	Zoning Map	42
	5	Arterial and Collector Roads...Some Alternatives to Comprehensive Plan	43
	6	Park and Recreation Sites	44
	7	ENR Index for Adjusting Cost Estimates of Agency Projects and Activities	45

City of Wilsonville Urban Renewal Plan

PART ONE

SECTION 100 - INTRODUCTION

The Year 2000 Plan is a 856.92 acre, Urban Renewal Plan of the City of Wilsonville, Oregon. The Urban Renewal Area is located entirely within the incorporated City of Wilsonville, Clackamas County, Oregon. The Urban Renewal Area consists of a single geographic area with an estimated total taxable 1989-90 true cash value of \$30,327,560.

This plan consists of two parts - Part 1, Text and Part 2, Exhibits, and has been prepared by the Urban Renewal Agency pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes, the Oregon Constitution and all other applicable state and local laws.

SECTION 110 - CITY/AGENCY RELATIONSHIP

The Governing Body (Council) of the City of Wilsonville on June 4, 1990, by Ordinance No. 369, declared that blighted areas exist within the City and that there is a need for an urban renewal agency to function within the City. The City Council, by the approval of such Ordinance, and in accordance with the provisions of ORS 457.045 (3), appointed an Urban Renewal Agency consisting of the five (5) members of the City Council. Pursuant to ORS 457.035, the Urban Renewal Agency is, "...a public body corporate and politic...".

The relationship between the City of Wilsonville, an Oregon Municipal Corporation and the Wilsonville Urban Renewal Agency, a public body corporate and politic, shall be as contemplated by Chapter 457 of the Oregon Revised Statutes. Nothing contained in this Plan, nor the City's supplying of services or personnel, nor the budgeting requirements of this Plan shall in any way be construed as departing from or disturbing the relationship contemplated by Chapter 457 of the Oregon Revised Statutes.

SECTION 120 - CITY/COUNTY RELATIONSHIP

The City of Wilsonville lies partially within two (2) counties...Washington County and Clackamas County. The Urban Renewal Plan Area lies entirely within the incorporated boundaries of the City of Wilsonville and within the boundaries of Clackamas County only. No part of the Urban Renewal Area is located in Washington County. See Exhibits 1 and 2 herein.

SECTION 200 - DEFINITIONS

As used in the construction of this Plan, unless the context requires otherwise, the following definitions shall apply:

- 201 Agency means the Wilsonville Urban Renewal Agency which in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes is the Urban Renewal Agency of the City of Wilsonville, Clackamas County, Oregon.

City of Wilsonville Urban Renewal Plan

- 202 Area means that geographic portion of the City which encompasses the Year 2000 Area--an urban renewal area conceived pursuant to the provisions of ORS Chapter 457.
- 203 Board of County Commissioners means the governing body of Clackamas County.
- 204 Blighted Areas means areas which by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:
- A) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
 - 1) Defective design and quality of physical construction;
 - 2) Faulty interior arrangement and exterior spacing;
 - 3) Overcrowding and a high density of population;
 - 4) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
 - 5) Obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
 - B) An economic dislocation, deterioration or disuse of property resulting from faulty planning;
 - C) The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
 - D) The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
 - E) The existence of inadequate streets and other rights-of-way, open spaces and utilities;
 - F) The existence of property or lots or other areas which are subject to inundation by water;
 - G) A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;

City of Wilsonville Urban Renewal Plan

- H) A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or
- I) A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.
- 205 City means the City of Wilsonville, Clackamas County, Oregon.
- 206 City Council or Council means the governing body of the City of Wilsonville.
- 207 Comprehensive Plan means the Land Use Plan of the City of Wilsonville including all of its policies, procedures and implementing provisions.
- 208 County means Clackamas County, Oregon.
- 209 Exhibit means an attachment, either narrative or graphic, to this Urban Renewal Plan as set forth in Part 2 of this Plan.
- 210 O.D.O.T. means the Oregon Department of Transportation.
- 211 ORS means Oregon Revised Statutes (State Law). ORS Chapter 457 is the chapter which regulates the renewal of blighted areas within the State of Oregon.
- 212 Plan means the Year 2000 Plan, an Urban Renewal Plan of the City of Wilsonville, Oregon.
- 213 Redeveloper means a party, if any, who acquires real property from the Urban Renewal Agency for the purposes of developing or redeveloping such property in conformity with the provision of this Urban Renewal Plan.
- 214 State means the State of Oregon including its various departments, divisions and agencies.
- 215 Tax Increment (T.I.) means a method of financing indebtedness incurred by the Wilsonville Urban Renewal Agency in preparing and implementing the Urban Renewal Plan. Such tax increment method is authorized by ORS sections 457.420 through 457.450 and provides that the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Year 2000 Urban Renewal Area above that existing on the County tax roll last equalized prior to the effective date of the Wilsonville City Council Ordinance approving the Urban Renewal Plan shall be paid into a special fund of the Agency. Such special fund shall be used to pay the principal and interest on indebtedness incurred by the Agency in financing or refinancing the preparation and

City of Wilsonville Urban Renewal Plan

implementation of the approved Urban Renewal Plan including the administration of the Agency's activities.

- 216 **Taxing Body** means any authorized entity which levies ad valorem taxes within the boundaries of the Urban Renewal Area. Such taxing bodies include: the City of Wilsonville; Clackamas County; School District No. 3JT; Clackamas County ESD...both Elementary and High School; Clackamas Community College; Fire District No. 4 (Tualatin); Clackamas County Vector Control; Port of Portland; and Metropolitan Service District No. 2 (Metro).
- 217 **Text** means Part 1 of the Urban Renewal Plan for the Year 2000 Area.
- 218 **U.R.** means urban renewal as in Urban Renewal Boundary, Urban Renewal Area, Urban Renewal Plan, Urban Renewal Agency, etc.
- 219 **Urban Renewal Area** means the same as "AREA" and is that geographic portion of the city which encompasses the Year 2000 Plan...an Urban Renewal Area conceived pursuant to the provisions of ORS Chapter 457.
- 220 **Urban Renewal Law** means Chapter 457 of the Oregon Revised Statutes as same exists on the effective date of this Urban Renewal Plan or as same may be amended from time-to-time by action of the Oregon Legislature.
- 221 **Urban Renewal Plan** means the Plan for the Year 2000 Area - an Urban Renewal Area of the City of Wilsonville, Oregon.
- 222 **Year 2000 Plan** means the Urban Renewal Plan of the City of Wilsonville.

SECTION 300 - LEGAL BOUNDARY DESCRIPTION

The legal description of the boundaries of the Urban Renewal Area is set forth in Part 2 of this Plan as follows:

- 301 **Exhibit 1** - Narrative Legal Description of Urban Renewal Area.
- 302 **Exhibit 2** - Graphic (Map) Description of Urban Renewal Area.

SECTION 400 - MISSION STATEMENT, GOALS AND OBJECTIVES OF WILSONVILLE URBAN RENEWAL AGENCY FOR THE YEAR 2000 PLAN

- 401 **Mission Statement** - The mission of the Urban Renewal Agency is to eliminate blight in areas within the Agency's jurisdiction and in the process, to attract aesthetically pleasing, job producing private investments that will improve and stabilize property values and to protect the Area's residential livability and its' environmental values.

City of Wilsonville Urban Renewal Plan

402 **Goals and Objectives** - To accomplish its mission the Agency will develop and implement an urban renewal program - the goals and objectives of which are:

A) To resolve the problems created by existing blighted conditions so that unused and underused properties can be placed in productive condition and utilized at their highest and best use, consistent with the goals, objectives and policies of the City's Comprehensive Plan.

B) To enhance opportunities for residential, civic, cultural, business and industrial property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will:

- 1) Insure a more attractive, functional and economically viable city;
- 2) Encourage the expansion and development of businesses that will produce jobs for the people of Wilsonville and Clackamas and Washington Counties;
- 3) Increase property values so that the Area will contribute its fair share to the costs of public services provided by the City, Council, Schools, Community College, Port, Metro and Fire District; and
- 4) Conserve historically significant places and properties.

C) Be responsive to the needs and the concerns of all people of the City and County in the details of preparing and implementing the Urban Renewal Plan;

D) To encourage the maximum amount of public involvement and citizens participating in the formation and implementation of the Urban Renewal Plan by:

- 1) Explaining to and discussing with the public details of the Urban Renewal process by means of:
 - a) Special public gatherings;
 - b) Inviting special interest groups, public service organizations, public bodies and the general public to Agency meetings;
 - c) Circulating periodic newsletters;
 - d) Cooperating with the print and electronic news media by being available to discuss the Urban Renewal Plan and process.
- 2) Meeting with the administrations and boards of the affected taxing bodies to explain the long-term benefits of the Urban Renewal program and its relationship to their fiscal concerns; and

City of Wilsonville Urban Renewal Plan

- 3) Being available to discuss the details of the Urban Renewal Plan with service, professional, fraternal and labor organizations.
- E) To provide an adequate amount of properly located and landscaped off-street parking in the traffic generating areas including a plan and program to effectively pay for, manager, and maintain such parking;
- F) To create positive linkages among the public, residential, commercial and industrial sectors of the Urban Renewal Area;
- G) To cooperate and coordinate with the Clackamas Community College in their efforts to provide post high school education, cultural and recreation services for the community;
- H) To place underground present overhead utilities that are located in areas of maximum pedestrian activity;
- I) To cooperate and coordinate with programs to improve the Willamette Riverfront and to recognize the positive values and benefits that these improvements will have on the urban renewal area;
- J) To improve the structural quality, visual appearance, capacity and traffic flow of roads within the urban renewal area that carry the major share of vehicular and pedestrian traffic;
- K) To cooperate with property owners in the development or rehabilitation of their buildings and property;
- L) To install coordinated street furniture, night lighting and landscaping in areas of maximum pedestrian concentration, including the Town Center Area;
- M) To construct, install or replace publicly owned utility systems such as water, storm drains, and sanitary sewers where existing facilities are inadequate, undersized or otherwise substandard; and
- N) To leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.

403 ***Relationship of Plan to Local Objectives*** - This Plan is intended to further the objectives of the City's Comprehensive Plan. Further, this Plan is intended to improve land uses, traffic flow, off-street parking, pedestrian amenities, the water, sewer and storm drain systems, park and recreation facilities and other public improvements.

City of Wilsonville Urban Renewal Plan

404 **Consistency with City's Comprehensive Plan** - This Plan has been prepared in conformity with the City's adopted Comprehensive Plan including its goals, policies, procedures and implementing provisions. Provided however, based on the more detailed engineering and planning analysis which has been on-going since adoption and acknowledgment of the Comprehensive Plan, that the realignment of certain arterial and collector streets and the need for additional park and recreation sites is clear. These preferred alignments are shown on Exhibits 5 of this Urban Renewal Plan. There also is an on-going concurrent process to amend the Comprehensive Plan through a Master Plan for Parks and Open Space. This process will identify certain additional Park, Open Space and recreation center sites. These preferred additional sites are shown on Exhibit 6 of this Urban Renewal Plan. Implementation will be undertaken in keeping with the Comprehensive Plan process. (*Amended by Ordinance No. 416 - May 17, 1993*)

405 **Consistency with Economic Development Policy** - This Urban Renewal Plan has been prepared in consistence with the goals and policies of the "Economic Development" element of the City's Comprehensive Plan...particularly with said Plan's reaffirmation of the earlier, 1971, General Plan's goals and objectives and specifically with the following policies:

Policy 4.1.1: To ensure overall economic stability, the City will attempt to coordinate its policies with those of Clackamas County's and Washington County's Overall Economic Development Plans (OEDP).

Policy 4.1.5: The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.

Policy 4.1.6: Through the City's public facilities and transportation and Capital Improvements Plan, priorities will be established to ensure adequate public facilities are available to support desired industrial and commercial development. A high priority shall be given to improvements to storm drainage, traffic circulation, and safety.

SECTION 500 - LAND USE PLAN

The use and development of all land use within the Urban Renewal Area shall comply with the following provisions:

501 **Land Use Designations** - The land use designations of the City's Comprehensive Plan which affect the Urban Renewal Plan Area are delineated on Exhibit 3 of Part 2 of this Plan. Current zoning is described in full in the City's Development Code, as amended, and reads generally as follows:

City of Wilsonville Urban Renewal Plan

<u>Development Code No.</u>	<u>Designation, Use, Net Land Area and Purpose</u>
4.120	<p>RA-1 - Residential Agricultural Zone</p> <p>345.33 net acres in U.R. Area</p> <p><i>Purpose:</i> The purpose of this zone is to provide large lot residential areas, incidental agricultural use and small-scale livestock raising within areas designated for 0 to 3 dwelling units per acre on the Comprehensive Plan.</p> <p>It is further the purpose of this zone to serve as a holding zone to preserve the future urban level development potential as undeveloped property designated for industrial and residential development. This zone shall be applied to all urbanizable properties within the City which are planned for industrial and residential development greater than three units per acre and which have not been previously zoned or preliminarily planned in accordance with the Comprehensive Plan.</p> <p><i>Density:</i> Varies, see Development Code Section 4.120.</p>
4.122	<p>R - Residential Zone</p> <p>2.96 net acres in U. R. Area</p> <p><i>Purpose:</i> The purpose of this zone is to provide for standards and a simplified review process for small-scale urban low and medium density residential development.</p> <p><i>Density:</i> 12 dwelling units/acre to 24 dwelling units/acre.</p>
4.123	<p>PDR - Planned Development Residential Zone</p> <p>66.22 net acres in U. R. Area</p>
4.124	<p>PDI - Planned Development Industrial Zone</p> <p>161.75 net acres in U. R. Area</p> <p>The three (3) "Planned Development" zones shall be governed by Sections 4.130 to 4.140 - "Planned Development Regulations" - of the City's Development Code and by all other applicable sections of such code.</p>

City of Wilsonville Urban Renewal Plan

4.130

Planned Development Regulations

411.16 net acres (PDE, PDC and PDE) in U. R. Area

Purpose: To encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage an harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working;

To take advantage of advances in technology, architectural design, and functional land use design;

To recognize the problems of population density, distribution and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives detailed in the Comprehensive Plan;

To produce a comprehensive development equal to or better than that resulting from traditional lot land use development;

To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by special features of geography, topography, size or shape or characterized by problems of flood hazard, severe soil limitations, or other natural or man-made hazards;

To permit flexibility in the height of buildings while maintaining a ration of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development;

City of Wilsonville Urban Renewal Plan

To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities;

To permit mixed uses where it clearly can be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan;

To allow flexibility and innovation in adapting to changes in the economic and technological climate.

- 502** The City's acknowledged Comprehensive Plan and its implementing ordinances, codes, policies and regulations as they exist on the effective date of this Urban Renewal Plan or as they may be amended from time to time are incorporated hereby by reference as if they were included in full.
- 503** The use, development or redevelopment of all land within the Urban Renewal Area shall comply with the provisions of the City's Comprehensive Plan, implementing ordinances, codes, policies, and regulations described in Sections 501 and 502 above, and with all other applicable Federal, State, County and City regulations.
- 504** The City's Development Code and all applicable Building, Health and Safety Codes as they exist on the effective date of this Urban Renewal Plan or as they may be amended from time to time, are hereby made a part of this Urban Renewal Plan as though included herein in full.

SECTION 600 - URBAN RENEWAL ACTIVITIES

In order to achieve the goals and objectives of this Plan, the following activities, subject to the availability of appropriate funding, may be undertaken by the Agency, or caused to be undertaken by others, in accordance with applicable Federal, State, County and City laws, policies and procedures and in compliance with the provisions of this Plan.

- 601** *Urban Renewal Projects and Improvement Activities* - The following projects and activities are hereby deemed necessary to:

Eliminate blighting conditions and influences, and enhance residential livability;

Make the Area attractive for development, expansion, rehabilitation or re-development of existing businesses, industries and housing;

Create a physical, visual and economic environment that will attract new, job-producing development on the Area's substantial vacant land; and to

City of Wilsonville Urban Renewal Plan

Further the objectives of this Urban Renewal Plan as set forth in Sections 401, 402, 403, 404 and 405.

Improve or construct public buildings within the project area to help carry out Plan objectives and benefit the urban renewal area. (*Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001*)

All public improvements herein proposed shall be designed by recognized State licensed professionals, shall be complete with all required appurtenances and shall be constructed and implemented in conformance with the approved standards and policies of the City of Wilsonville.

With funds available to it, the Wilsonville Urban Renewal Agency may fund in full, in part, a proportionate share, or cause to be funded, the following numbered projects and activities:

A) Roads, Including Utility Work Indicated: The Area's road network is deficient in the standard used for original construction. The network is carrying considerably greater volume of truck traffic...with greater wheel loading...than the roads were designed to accommodate. Structural failure in the roads' travel surface is visible throughout the network. Many of the roads' paved dimensions are of inadequate width to accommodate the volume of traffic on them. Most of the roads lack curbs, gutters and sidewalks. A comprehensive drainage system to carry storm water run-off and to protect the road and its sub-base is either non-existent, undersized or otherwise sub-standard.

Most of the U. R. Area's roads also serve as the location for the water distribution and sanitary sewer collection systems. These systems are inadequate in terms of size, continuity and inertie.

The interchange at I-5 and Wilsonville Road is nearing traffic capacity. Congestion is expected to increase at the interchange, decreasing the accessibility of the Urban Renewal Area from the interstate highway. (*Amended by Ordinance No. 416 - May 17, 1993 and Amended by Resolution No. 1847 - August 18, 2003*)

Accordingly, the following segments of named roads, and utilities where noted, are scheduled to be constructed or reconstructed as a part of this Urban Renewal Program:

1) Canyon Creek North ... Boeckman Road, north to Elligsen Road. Includes storm drain. Note that a six hundred foot (600') segment lies outside two (2) portions of the U. R. Area. Its construction, together with the parts within the U. R. Area, is vital to the elimination of blight. Construction of several parts must be undertaken and completed concurrently.

2) Canyon Creek South ... Boeckman Road, south to Wilsonville Road. Includes intersection with Town Center Loop East, modifications to

City of Wilsonville Urban Renewal Plan

Vlahos Drive and storm drain. Necessary activities required to carry out the Plan may occur immediately outside of the urban renewal area. *(Amended by Urban Renewal Agency Resolution No. 117 - August 30, 2004)*

3) Town Center Loop East Extension ... From Wilsonville Road to the intersection of Trask and Rogue Lane with sanitary sewer extension to City Library and street improvements fronting City Library along Wilsonville Road. Project also includes a new sanitary sewer line from the intersection of Trask Street and Rogue Lane east within existing and proposed sewer easements. Includes pedestrian crossings, storm drain, water and sewer. *(Amended by Ordinance No. 416 - May 17, 1993 and Amended by Resolution No. 1847 - August 18, 2003)*

4) Town Center Loop West Extension ... From Wilsonville Road southerly to Trask Street, including improvements to Pacific and Holly Streets. A first-phase project extends from Wilsonville Road to Pacific and Pacific west to Parkway Avenue. Includes storm drain, water and sewer. *(Amended by Ordinance No. 416 - May 17, 1993)*

5) Boeckman Road ... From Canyon Creek Road east to S. W. 65th Avenue at Wilsonville Road. Includes storm drain, water and sewer. Note that U. R. Boundary, in part, includes the road's right-of-way (only) and connects two (2) larger segments of the U. R. Area. This r.o.w. inclusion is necessary to correct a substantial blighting condition.

6) Boeckman Interchange and Ramps at I-5 ... Jointly funded from ODOT.

7) Wilsonville Road ... Work includes: Widening and improving Wilsonville Road, including landscaping and traffic separations from I-5 east to where it is proposed to be realigned, except where already completed; from I-5 west to the City limit, and adjusting and revising local access to Wilsonville Road. Work also includes improvements to the intersections of Wilsonville Road at cross streets and access closures and adjustments along Boones Ferry Road to facilitate efficient traffic movement on, along and through Wilsonville Road. Work will also include improvements to including storm drains, water and sewers in and along Wilsonville Road and Boones Ferry Road. Necessary activities required to carry out the plan may occur immediately outside of the urban renewal area. *(Amended by Urban Renewal Agency Resolution No. 32 - October 7, 1996 and Amended by Urban Renewal Agency Resolution No. 59 - June 5, 2000)*

Note that segments of the Wilsonville Road r.o.w. (only) are included in the U. R. Area and that they connect larger segments of said Area. Because of gravity flow in sewer and storm drain systems, the need for looped interties in water system and the importance of providing for

City of Wilsonville Urban Renewal Plan

increased traffic capacity, this segment of the Wilsonville Road r.o.w. has been included within the U. R. Boundary.

8) Wilsonville Road Realignment ... From approximately twelve hundred feet (1200') south of Boeckman Road, Wilsonville Road is proposed to be realigned north-easterly to intersect with Boeckman Road at S. W. 65th Avenue. The work is necessary to eliminate the offset intersection with S. W. 65th Avenue and to provide a continuous, smooth flowing, north-south, high volume traffic capacity arterial. The work includes property acquisition, property disposition, storm drain, water and sewer systems.

9) Wiedemann Road, Overcrossing and Ramps ... At I-5, includes storm drain, water and sewers. Cost to extend Wiedemann Road west of U. R. Boundary is not a part of Agency's program.

10) Parkway Avenue ... Realign at Boeckman and widen and improve, as required, for increased capacity. Includes storm drain, water, sewer. (*Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001*)

11) All "Old Town" Streets .. Including a new loop street in the large lot area between the north terminal dead-end of Magnolia Avenue and Wilsonville Road. Work on any and all existing "Old Town" streets, can include curbs, gutters, sidewalks, street lighting, storm drains, water and sewer systems. Necessary activities required to carry out the plan may occur immediately outside of the Urban Renewal area. (*Amended by Resolution No. 1847 - August 18, 2003*)

12) Traffic Signals ... Pending additional traffic engineering analysis, thirteen (13) new and upgraded traffic control signals are proposed to be installed with the boundaries of the U. R. Area to control traffic flow and turning movements.

13) Wilsonville Road Interchange ... Reconstruct the existing interchange at I-5 and Wilsonville Road. This activity will allow the renewal agency to participate in the interchange improvements. Improvements may include any Interchange enhancements that result in increased vehicular capacity and multi-modal connectivity. Landscaping improvements may be included in the Wilsonville Road Interchange project. (*Amended by Ordinance No. 416 - May 17, 1993, Amended by Urban Renewal Agency Resolution No. 32 - October 7, 1996 and Amended by Resolution No. 1847 - August 18, 2003*)

B) Water System Only: Work includes connecting to the Bull Run water supply source or another which may be feasible and desirable.

City of Wilsonville Urban Renewal Plan

The water capacity of the City today is approximately 1.7 million gallons per day (mgd). With the City's current growth patterns, the capacity available should be in the 4.0 mgd range. Recent demand (Summer, 1989) required a 2.0 mgd supply which could not be met with the capacity of the present well system. The State Department of Water Resources will not authorize the City to drill additional water wells to add to its inadequate supply.

The present water delivery system experiences a fluctuating and wide-range pressure surge. This requires the installation of special pressure regulators on all water meters. It makes the design and operation of fire sprinkling systems very difficult and costly, and adversely affects property owner fire insurance costs.

- 1) **Connect to Dependable Water Supply Source.**
 - 2) **Willamette River Crossing ...** Extend main along Rose Lane from Schroeder Way south to Montgomery Way, to the southwest through Memorial Park, to and across the Willamette River to the river's south bank.
 - 3) **Hackamore Road/Old Canyon Creek Road ...** To provide a public water supply to a residential area currently dependent on inadequate private wells on individual lots.
- C) **Sanitary Sewer Systems Only:** Portions of the sewer collection system require pumps to transmit raw sewage from the generation source to the treatment plant. With a properly designed system, a total gravity system is possible, more dependable and cost efficient. There is a significant need to build additional transmission capacity into those portions of the system which currently experience overloading.

- 1) **Canyon Creek North Extension ...** An extension of the Canyon Creek sewer at Boeckman Road, north to Wiedemann Road. An extension continuing on to the north to Elligsen Road is also needed outside the U. R. Area and shall be funded by other sources.
- 2) **I-5 Freeway Crossing to Seely Trunk at Wiedemann Road ...** To allow for gravity flow thus eliminating costly and inefficient pumping.
- 3) **Waste Water Treatment Plant Expansion ...** The City of Wilsonville is experiencing difficulties related to waste water treatment facilities capacity and odor problems.

The long-term treatment performance is limited by the effective capacity of the existing secondary biological treatment system. The rotating biological contractors are vulnerable to industrial surge loadings and are showing signs of mechanical deterioration. Short-term odor remedia-

City of Wilsonville Urban Renewal Plan

tion is needed as soon as possible; long-term odor remediation is ultimately required. (*Amended by Resolution No. 1847 - August 18, 2003*)

The problems with the existing wastewater treatment system may be related to process loading and system flexibility. Identification of the difficulties includes the evolution of noxious odors from the aerobic digesters and from the primary trains of the rotating biological contractors system.

While plant odors are the most discernible public impact, the more critical is the result of an apparent overload condition contributing to potential violation of the City's National Pollutant Discharge Elimination Systems (NPDES) permit.

4) Remove Pump Station at Town Center Site ... And complete gravity system.

D) Storm Drains Only: The City lacks a comprehensive storm drainage system. In addition to the need for storm drains in conjunction with "roads" as discussed above, additional lines or changes to the existing system are needed within the U. R. Area as follows: (*Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001*)

1) Parkway/Trask Street System ... On Parkway, from a point approximately nine-hundred feet (900') north of Trask Street construct a line south to the Willamette River with sufficient capacity to intertie with another line to be constructed the full length of Trask Street.

2) Rose Lane / Schroeder Way System ... To drain both the Rose / Schroeder area and the northern sector of Memorial Park.

3) Town Center Outfall and Detention Facility ... To reconfigure the detention facility to provide an aesthetic entrance to Memorial and Civic Center Parks. (*Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001*)

E) Parks and Recreation Facilities: There are insufficient improved park and recreation facilities to provide for the needs of a growing residential population and insufficient improved open spaces to meet the goals of the City's Comprehensive Plan.

1) Boones Ferry Park ... A 4.55 acre partially improved park that needs additional river-oriented and other improvements.

2) Memorial Park ... A 102 acre substantially unimproved community park. Improvements shall include addition of land to the park, and both active and passive recreation improvements consistent with the City's

City of Wilsonville Urban Renewal Plan

Park Master Plan. Improvements shall further include a trail to provide connection for the public through the parkland and to the Willamette River frontage. *(Amended by Ordinance No. 416 - May 17, 1993 and Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001)*

3) Joint Use of Athletic, Cultural and Public Assembly Facilities at New High School ... Joint use community / high school facilities in Wilsonville, including community recreation such as playing fields with artificial turf, public restrooms, public educational, cultural and assembly facilities, or such other joint use community/high school facilities as may be agreed upon by the West Linn-Wilsonville School District and the Urban Renewal Agency of the City of Wilsonville. *(Amended by Ordinance No. 416 - May 17, 1993 and Amended by Resolution No. 1847 - August 18, 2003)*

4) Swim Center ... To be located at Civic Center Park. The facility could be available for joint community and school use. *(Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001)*

5) Neighborhood Park - North (6 to 8 Acres) ... Site not yet identified, inclusion is subject to Comprehensive Plan amendment. Includes property acquisition and park construction.

6) Teen Center ... Site not yet identified, inclusion is subject to Comprehensive Plan amendment. The Teen Center shall be located within the U. R. Area and the Agency may participate in its funding in direct proportion to its benefit to the U. R. Area.

7) Recreation Facilities, Parking and Landscaping at Clackamas Community College Site in Town Center ... Work includes two-hundred and fifty (250) off-street parking spaces, site and parking lot landscaping to allow joint community and college use of all facilities. This work would be subject to an intergovernmental agreement between the City and the College.

8) Tranquil Park ... Of approximately 4.9 acres. Work includes clearing underbrush, constructing trails and sidewalks, picnic areas, security lighting and restrooms. Park development shall retain the maximum number of existing trees possible and the site's natural environmental values. The park shall be developed with a passive, family oriented, natural emphasis. *(Amended by Urban Renewal Agency Resolution No. 59 - June 5, 2000)*

9) Town Center Square (5 to 6 Acres) ... A people-gathering place. Work may include the design and construction of decorative paved and landscaped surfaces, shade shelters, kiosks, night lighting, band shell, benches, drinking fountains, restrooms and such other facilities as the Agency deems appropriate.

City of Wilsonville Urban Renewal Plan

10) Civic Center Park ... Development of a Civic Center Park on approximately 20 acres at the Intersection of Wilsonville Road and Memorial Drive. (Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001)

F) Livability Projects: Improvements on public or private property may be undertaken to enhance community livability and insure a more attractive and functional city, and may include a broad range of pedestrian, streetscape and landscape improvements. The Agency may undertake projects and/or make grant or loan assistance available, as it deems necessary, to achieve Plan objectives or assist property owners within the area to achieve these objectives. (Amended by Urban Renewal Agency Resolution No. 59 - June 5, 2000)

G) Civic Buildings:

1) Barn Rehabilitation, Design and Construction of Public Building for City Offices and Public Meeting Spaces and Development of Site Improvements ... In conjunction with Civic Center Park, rehabilitation of the historic barn for public use, design and construction of a Public Building for City Offices and Public Meeting Spaces and development of site Improvements, Including, but not limited to parking, lighting, landscaping, and Infrastructure. (Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001 and Amended by Urban Renewal Agency Resolution No. 84, June 3, 2002)

602 Acquisition of Real Property -

A) Intent: It is the intent of this Plan to authorize the Urban Renewal Agency to acquire property within the Urban Renewal Area by any legal means to achieve the objectives of this Plan, and specifically, for any of the purposes listed in Subsections 602.C and 602.D.

B) Purpose of Property Acquisitions: Property acquisition, including limited interest acquisition is hereby made a part of this Plan and may be used by the Agency to achieve the objectives of this Plan.

C) Property Acquisitions Requiring Urban Renewal Plan Amendment: Where it is determined by the Agency that a substantial public interest or the objectives of this Plan can be furthered by assembling property for development or redevelopment by a party other than the owners of record of such property, the Agency may acquire such property.

Acquiring land for development by the private sector, where the developer of such land is a person or group other than the owner of record of such land to be acquired, shall be accomplished only following a formal, minor amendment to this Plan. Therefore, each such development and the property acquisition required

City of Wilsonville Urban Renewal Plan

shall be processed on a case-by-case basis and no such acquisition shall be accomplished until a minor amendment to the Plan has been completed.

If such Plan amendment is approved, Section 602.E.(2) of this Plan shall be amended to include the property to be acquired, and a map exhibit shall be prepared showing the properties to be acquired and the purpose of such acquisition. Such map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of the Plan.

D) Property Acquisition Not Requiring Urban Renewal Plan Amendment: Land acquisition not requiring a Plan amendment pursuant to Section 602.C of this Plan requires the prior approval of the Agency by Resolution. The Agency may acquire land without amendment to this Plan where:

1) Such conditions exist as may effect the health, safety and welfare of the Area as follows:

a) Where existing conditions do not permit practical or feasible rehabilitation of a structure, by its owner, and it is determined by the Agency that acquisition of such properties and demolition or rehabilitation of the improvements thereon are necessary to remove substandard and blighting conditions;

b) Where detrimental land uses or conditions such as incompatible uses, or adverse environmental or other influences exist, or where there exists over-crowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined by the Agency that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences;

2) The Agency determines that the property is needed to provide public improvements and facilities as follows:

a) Right-of-way acquisition for utilities, streets, alleys, bicycle paths or pedestrian ways.

b) Property acquisition for any other public use and/or facility.

3) The owner of real property within the boundaries of the Urban Renewal Area wishes to convey title of such property to the Agency by any legal means, including by gift.

E) Property Which May be Acquired by Plan Amendment: The Agency has identified the following properties for acquisition pursuant to Section 602 of the Plan:

City of Wilsonville Urban Renewal Plan

- 1) Property or property interests, acquired prior to March 20, 2000
Minor Amendment, affecting all or part of the following tax lots:

<u>Map</u>	<u>Tax Lot Number</u>
3-1W-13CD	600, 602 & 1000
3-1W-23	100
3-1W-24	700
3-1W-14D	1200, 1202, 1300, 1301, 1400, 1401, 1402, 1405, 1501 & 1903
3-1W-23AB	401, 1400 & 1401

(Amended by Ordinance No. 416 - May 17, 1993 and Amended by Urban Renewal Agency Resolutions No. 7 - March 1, 1993; No. 27 - November 20, 1995; No. 32 - October 7, 1996; No. 34 - January 23, 1997; No. 40 - December 15, 1997 and No. 41 - December 15, 1998)

- 2) Property or property interests to be acquired pursuant to Section 602.C of the Plan: no properties have yet been identified Under Section 602.C of the Plan for acquisition. *(Entire Section Amended by Urban Renewal Agency Resolution No. 58 - March 20, 2000)*

- 603** *Agency's Procedures for Property Acquisition* - Appraisal and Acquisition Policies adopted by resolution and as amended from time to time shall govern Agency acquisition procedures. *(Amended by Urban Renewal Agency Resolution No. 58 - March 20, 2000)*
- 604** *Property Acquisition for Unspecified Purposes* - *(Amended by Urban Renewal Agency Resolution No. 56 - March 20, 2000)*
- 605** *Relocation Activities* - If in the implementation of this Plan, persons or businesses should be displaced by action of the Agency, the Agency shall provide assistance to such persons or businesses to be displaced. Such displacees will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and relocation payments made in accordance with the requirements of ORS 281.045 - 281.105. Persons displaced from dwellings will be assured that they will have available to them habitable, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to occupants displaced.

Prior to the Agency acquiring any property which will cause households, businesses, industries, offices or other occupants to be displaced, the Agency will prepare, adopt, and maintain a Relocation Policy that is consistent with the provisions of ORS 281.045 through 281.105. Such policy will be available to interested parties at the Agency's office and will set forth the relocation program and

City of Wilsonville Urban Renewal Plan

procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

606 Property Disposition and Redeveloper Obligations -

A) Property Disposition: The Agency is authorized to dispose of, sell lease, exchange, subdivide, transfer, assign, pledge, or encumber by mortgage, deed of trust, or otherwise any interest in property which has been acquired by them in accordance with the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Agency.

All real property acquired by the Agency in the Urban Renewal Area, if any, shall be used or disposed of for development consistent with the uses permitted in this Plan. The Agency shall obtain fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Agency may be disposed of without consideration (cost) to any other public entity in accordance with this Plan. All persons and entities obtaining property from the Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Agency fixes as reasonable, and shall comply with other conditions which the Agency deems necessary to carry out the objectives of this Plan. Real property shall not be disposed of for the purposes of speculation.

The Agency shall provide adequate safeguards to ensure that the provisions of this Plan will be carried out to prevent the recurrence of blight. All real property owned or leased by parties, shall be made subject to provisions of this Plan. Leases, deeds, contracts, agreements, documents and declarations of restrictions by the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions precedent or subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

B) Redeveloper's Obligations: Any redeveloper and his/her successors or assigns within the Urban Renewal Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements:

- 1) The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;
- 2) The Redeveloper shall develop or redevelop such property in accordance with the land-use provisions and other requirements specified in this Plan;

City of Wilsonville Urban Renewal Plan

- 3) The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency or such of its agents as the Agency may designate for review prior to distribution to appropriate reviewing bodies as required by the City;
- 4) The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency;
- 5) The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;
- 6) The Redeveloper shall accept all conditions and agreements as may be required by the Agency. In return for receiving assistance from the Agency, if any, the Agency may require the redeveloper to execute a development agreement acceptable to the Agency as a condition of the Agency providing assistance; and
- 7) The Redeveloper shall maintain property under his/her ownership within the Area in a clean, neat, and safe condition.

607 **Owner Participation** - Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial and/or technical assistance from the Agency shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City.

608 **Administrative Activities and Services to the Agency** -

A) The Agency may hire its own staff or it may obtain its administrative support staff from the City of Wilsonville and the City may provide the personnel necessary to staff the Urban Renewal Agency on such financial terms and conditions as the Agency and the City may from time to time agree. In the event the Agency elects to use City personnel in all or part of its staffing, the Agency will evaluate and make recommendations to the City regarding their personnel support needs. The costs of Agency staffing recommendations shall be included in the annual budget proposal of the Agency.

B) Further, the Agency may retain and budget for the services of independent professionals, firms, or organizations to provide technical services such as, but not limited to:

- 1) Legal Counsel;

City of Wilsonville Urban Renewal Plan

- 2) Preparation of market, feasibility or other economic studies or plans;
 - 3) Preparation of design, architectural, engineering, landscape architectural, planning, redevelopment, or other developmental feasibility studies;
 - 4) Preparation of construction contract documents for Agency's improvement activities by appropriately licensed professionals;
 - 5) Providing accounting or audit services;
 - 6) Providing special rehabilitation, restoration or renovation feasibility and cost analysis studies or plans;
 - 7) Assisting in preparation of the annual financial report required under Section 800 of this Plan;
 - 8) Property acquisition and disposition appraisals;
 - 9) Licensed real estate professionals for real property acquisition, disposition or negotiation services;
 - 10) Bond issuance and renewal financing consultants;
 - 11) Bond Legal Counsel.
- C) The Agency may prepare and adopt design standards, themes, guidelines and implementation procedures that would be applied in various sectors of the Urban Renewal Area as the Agency deems appropriate to:
- 1) Assure architectural continuity and compatibility in new or remodeled buildings that are located in areas in which buildings with unique and distinctive historical or architectural character exists;
 - 2) Advance the role of the Willamette Riverfront as a unique element of visual and civic value to the City and to the properties which abut the River. Promote the development and redevelopment of these abutting properties so as to advance and protect these values; and
 - 3) Assure that the developments on the large vacant lands within the Urban Renewal Area will have a design consistency and will advance the objectives of this Urban Renewal Plan.
- D) The Agency may acquire, rent or lease office space within the Urban Renewal Area and may purchase, rent or lease office furniture, equipment and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.
- E) The Agency may invest its reserve funds in interest-bearing accounts or securities consistent with the provisions of City, State and Federal law.

City of Wilsonville Urban Renewal Plan

F) To implement the Plan, the Agency may borrow money, accept advances, loans or grants from any legal source, issue urban renewal bonds (also known as tax allocation bonds, governmental bonds, qualified redevelopment bonds and tax increment bonds), and receive tax increment proceeds as provided for in Section 700 of this Plan. Regardless of the form of borrowing of funds, the approval of such borrowing shall comply with the provisions of the Agency's adopted By-Laws and all applicable legal requirements.

G) Without limiting any other provision, power or authorization of this Plan, the Agency shall have all of the powers and responsibilities allowed under the provisions of ORS Chapter 457.

609 Project Area Benefits from Construction of Public Buildings -

A) Project Area Benefit from Joint Use Agreements on Recreational Facilities: No developed park and recreational sites currently exist within, or adjacent to, the Project Area. There is little developed park and recreational land within the entire City of Wilsonville. Findings made in a 1991 Resolution establishing a Park and Recreation Lands and Facilities System Development Charge noted that Wilsonville had only the equivalent of 24 acres of developed community parkland, and only two acres of developed neighborhood parkland. Using national Parks and Recreation Associations standards Wilsonville had a deficiency of about 100 acres of developed community and neighborhood park and recreation land. Residents and employees in the renewal project area clearly will benefit from Renewal Agency actions to provide recreational opportunities within the project area. To help provide those opportunities, the Renewal Agency will be a party to joint use agreements with the City, and the School District to assist in the construction of recreational facilities within the Urban Renewal Area.

The current and projected residential and employee population of the urban renewal area is conservatively estimated at 9,000 - 10,000 persons. Joint use facilities at the new high school in the urban renewal area will help provide recreational, athletic and cultural needs for an area population which is comparable in size to that of many Oregon cities.

1) Residential Population ... Section 107 A of the Report on the 1990 Plan states that approximately 644 people resided within the boundaries of the Urban Renewal Area. The urban renewal area currently could accommodate another 880 dwelling units, and an estimated population of approximately 1748 persons.

2) Employee Population ... Wilsonville is a growing employment center in the Portland Metropolitan area. The City currently estimates that Wilsonville' employment total is about 12,000. The employee population of Wilsonville in fact, is higher than the full-time residential population, currently estimated at about 9,500 persons. Several of the major employ-

City of Wilsonville Urban Renewal Plan

ers in Wilsonville are located within the urban renewal area, and the great majority of those 12,000 employees work within, or in the immediate vicinity, of the urban renewal area. Major employers within the urban renewal area include:

Mentor Graphics	Incredible Universe
Payless	White-GMC
Sysco Food Services	

These employers alone provide approximately 1500 jobs in the renewal area.

In June, 1992, Wilsonville voters approved a bond issue to finance construction of a new high school within the urban renewal area. At that election, voters also approved a measure advising the urban renewal agency to contribute funds toward construction of recreation and other facilities at the high school. These facilities would be available for general public use. The Renewal Agency contribution is the basis for an Intergovernmental Agreement between the Renewal Agency, the City and the West Linn-Wilsonville School District authorizing public access to athletic facilities, and meeting and public assembly facilities at the new high school. This contribution to facilities at the high school is consistent with goals of the City of Wilsonville's Comprehensive Plan, furthers the Goals and Objectives of this Renewal Plan, and provides direct and indirect benefits to the Renewal project area. A discussion of those policies and benefits follows:

- a) Comprehensive Plan Policies ... Wilsonville's urban renewal plan is intended to conform to, and help implement goals, policies, procedures, and implementing provisions of Wilsonville's Comprehensive Plan. Contributing to a joint use of facilities at the new high school helps to implement Comprehensive Plan Policy 3.7.2 (School and Educational Services), viz:

"The City shall continue to coordinate with the school districts for the planning, scheduling and construction of needed educational facilities. To minimize unnecessary duplication, the City should also work in concert with the school districts for the provision of recreational facilities and programs." (emphasis added)

Policy 3.7.2 highlights a direct benefit to the renewal area in funding the joint use of facilities at the new high school. Funding a joint use of facilities enables the Renewal Agency to avoid considerably larger, and duplicatory expenditures on facilities to serve the recreational needs of several thousand residents and employees in the renewal area.

City of Wilsonville Urban Renewal Plan

Comprehensive Plan Policies on School and Educational Services also note that:

“...development within the City should not be regulated based on the availability of school facilities and services....If however, school facilities and/or services were determined to be severely inadequate and the school districts unable to provide satisfactory improvements, then growth limitations would be appropriate.”

The new high school facility provides school facilities and services needed by Wilsonville's growing population. The availability of those facilities and services will allow orderly growth to continue, both inside and outside the urban renewal area. Construction of the high school therefore benefits the area by allowing the planned development of the renewal project area to continue.

- b) Renewal Plan Goals and Objectives ... Section 402 of this renewal plan lists several Goals and Objectives which clearly identify ways in which joint use of recreational, cultural, and assembly facilities at the new high school will benefit and serve the project area. The joint use facilities will:

“...Enhance opportunities for residential, civic, cultural, business and industrial property to be developed...” (Section 402 B).

The construction of a new high school, with its related recreational and athletic facilities inside the Urban Renewal Area will benefit the area by enhancing the area's residential development potential. The agency's contribution to the new school further benefits the area by ensuring that adequate educational facilities are available to serve a rapidly growing population, and thus allowing the development of commercial and industrial property to continue as anticipated in the renewal plan.

“...Encourage the expansion and development of businesses that will produce jobs...” (Section 402 B 2).

Wilsonville is an important center of high-tech employment in the Portland metropolitan area. These employers place a high value on environment and “quality of life” factors in location decisions. Providing employee access to a wide variety of athletic and recreational facilities will benefit the project area by making it a desirable site for the expansion and development of businesses producing family wage jobs.

City of Wilsonville Urban Renewal Plan

“...Leverage the Agency's financial resources to the maximum extent possible with other public and private investments...” (Section 402 M).

The Renewal Agency's contribution to facilities at the new high school amounts to only a minor percentage of the total cost of the new school. The contribution to the new high school benefits the area by giving the Renewal Agency an opportunity to provide high quality athletic, recreational, and cultural facilities with a minimum expenditure of Agency funds. (*Entire Section Amended by Ordinance No. 416 - May 17, 1993*)

B) Project Area Benefit from Barn Design construction of a Public Building for City Offices and Public Meeting Spaces, and development of site Improvements: The urban renewal area is served and benefited by the addition of the rehabilitation of the Barn and the design and construction of a Public Building for City Offices and Public Meeting Spaces and development of site improvements to the list of plan projects (1) by increasing public utilization of the renewal area by providing resident and employee access to high quality public park and meeting space facilities, (2) by affording 'one-stop shopping' for municipal and Renewal Agency services in a single building, (3) by enhancing the opportunity for civic property development in an attractive and functional way, (4) by making fuller use of public and private investments previously made under the Plan, and (5) by creating positive linkages to and support of adjacent commercial and residential sectors of the Renewal Area.. (*Amended by Urban Renewal Resolution No. 78 - November 5, 2001 and Amended by Urban Renewal Agency Resolution No. 84 - June 3, 2002*)

SECTION 700 - FINANCING OF URBAN RENEWAL INDEBTEDNESS

The Urban Renewal Agency, may borrow money and accept advances, loans, grants and any other legal form of financial assistance from the Federal Government, the State, City, County, or other public body, or from any legal sources, public or private, for the purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

701 *Self Liquidation of Costs of Urban Renewal Indebtedness (Tax Increment Financing)* - The projects may be financed, in whole or in part, by self-liquidation of the costs of urban renewal activities as provided in ORS 457.420.

In accordance with ORS 457.440, the county assessor shall determine the amount of funds to be raised each year for urban renewal. These funds shall be used to pay the principal and interest on any indebtedness issued or incurred by the urban renewal agency to finance or refinance the urban renewal program.

Moneys unexpended after payment of all principal and interest on indebtedness is provided for shall be turned over to the county treasurer and prorated by the treas

City of Wilsonville Urban Renewal Plan

urer back to the taxing districts in which the area is located, as required by ORS 457.450(3). (*Entire Section Amended by Urban Renewal Resolution No. 63 - June 5, 2000 and Council Resolution No. 1653 - June 5, 2000*)

- 702 **Prior Indebtedness** - Any indebtedness permitted by law and incurred by the Agency, or the city of Wilsonville in connection with preplanning for this Urban Renewal Plan, may be repaid from Agency funds when and if such funds are available.
- 703 **Annual Budget** - The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year, by July 1, the Agency shall adopt a budget in conformance with the provisions of ORS 294 and ORS 457.460 which shall describe its sources of revenue, proposed expenditures and activities.

The Agency shall submit its proposed budget to the Urban Renewal Agency's Budget Committee for its review and approval and the Agency shall not undertake any activities nor expend any funds except as provided in the approved budget.

Since the membership of the Agency consists of all members of the City Council, including the Mayor, the Agency's Budget Committee membership may, at the discretion of the Agency, be the same as for the City.

- 704 **Latest Date for Issue of Bonded Indebtedness** - (*Amended by Ordinance No. 416 - May 17, 1993 and Amended by Urban Renewal Agency Resolution No. 63 - June 5, 2000 and Council Resolution No. 1653 - June 5, 2000*)
- 705 **Maximum Amount of Indebtedness** - The maximum amount of indebtedness that may be issued or incurred under the Plan is \$53,851,923.00. This is based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion as completion dates were anticipated as of December 5, 1996. The estimates included, but were not limited to, increases in costs due to reasonably anticipated inflation. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness. (*Amended by Ordinance No. 498 - June 15, 1998*)

SECTION 800 - ANNUAL FINANCIAL STATEMENT REQUIRED

- 801 **Required Financial Statement** - ORS Section 457.460 requires that the agency, by August 1 of each year, prepare a statement containing:
- A) The amount of money actually received during the proceeding fiscal year under Subsection (4) of ORS 457.440 and from indebtedness incurred under Subsection (6) of ORS 457.440;

City of Wilsonville Urban Renewal Plan

- B) The purpose and amounts for which any money received under Subsection (4) of ORS 457.440 and from indebtedness incurred under Subsection (6) of ORS 457.440 were expended during the preceding fiscal year;
- C) An estimate of monies to be received during the current fiscal year under Subsection (4) of ORS 457.440 and from indebtedness incurred under Subsection (6) of ORS 457.440;
- D) A budget setting for the purposes and estimated amounts for which the monies which have been or will be received under Subsection (4) of ORS 457.440 and from indebtedness incurred under Subsection (6) of ORS 457.440 are to be expended during the current fiscal year; and
- E) An analysis of the impact, if any, or carrying out the urban renewal plan on the tax rate for the preceding year for all taxing bodies included under ORS 457.430.
- F) If the August 1 deadline to meet the provisions of ORS Section 457.460 is changed by the legislature, then the Agency will conform to the new date to prepare the required statement.

802 *Statement Filed and Published* - The statement required by Subsection 801 shall be filed with the City Council and notice shall be published in the "The Wilsonville Spokesman", a newspaper of general circulation in the City, that the statement has been prepared and is on file with the City and with the Urban Renewal Agency and the information contained in the statement is available to all interested persons.

The notice shall be published once a week for not less than two successive weeks before September 1 of the year for which the statement is required. The notice shall summarize the information required under paragraphs A through D of Subsection 801 and shall set forth in full the information required under paragraph E of Subsection 801.

SECTION 900 - CITIZEN PARTICIPATION

The actives and projects identified in this Plan, the development of subsequent plans, procedures, activities and regulations, and the adoption of amendments to this Plan, shall be undertaken with the participation of citizens, owners and tenants as individuals and organizations who reside within or who have financial interest within the Urban Renewal Area and with the general citizens of the City.

City of Wilsonville Urban Renewal Plan

SECTION 1000 - NON-DISCRIMINATION

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any persons, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status or national origin.

SECTION 1100 - RECORDING OF PLAN

A copy of the City Council's Non-Emergency Ordinance approving this Plan under ORS 457.095 shall be sent by the Council to the Urban Renewal Agency. Following receipt of such ordinance, this Plan shall be recorded by the Agency with the Recording Officer of Clackamas County.

SECTION 1200 - PROCEDURES FOR CHANGES OR AMENDMENTS IN THE APPROVED URBAN RENEWAL PLAN

The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. It is anticipated that this Plan will be changed or modified from time to time; or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate. Amendments to the Plan are categorized and approved as either Minor Amendments, Council-Approved Amendments, or Substantial Amendments, as follows: *(Amended by Urban Renewal Agency Resolution No. 56 - March 20, 2000)*

1201 Minor Amendments - The Agency shall approve Minor Amendments to the Plan by a resolution of the Agency that describes the details of the minor change. Minor Amendments shall include:

A) Identification of property to be acquired that specially requires a Minor Amendment pursuant to Section 602 of this Plan.

B) All other changes to the Plan which are not specifically identified in this Plan as a City Council-Approved Amendment or a Substantial Amendment. *(Entire Section Amended by Urban Renewal Agency Resolution No. 56 - March 20, 2000)*

1202 City Council-Approved Amendments - City Council-Approved Amendments to the Plan shall be approved by the Agency by Resolution and then approved by the City Council by Resolution, but shall not require the notice, hearing, and approval procedures described in ORS 457.095, nor the special notice as described in ORS 457.120. City Council-Approved Amendments are:

A) Any change which significantly alters the Goals and Objectives of the Plan as listed in Section 402 of the Plan. If the Agency undertakes a Minor Amendment that alters the Goals and Objectives of the Plan, the Agency shall include findings in its resolution approving the Minor Amendment that show that the

City of Wilsonville Urban Renewal Plan

change to the Goals and Objectives is not a significant alteration. (*Entire Section Amended by Urban Renewal Agency Resolution No. 56 - March 20, 2000*)

- 1203 **Amendment to the City's Comprehensive Plan or to Any of Its Implementing Codes and Ordinances** - From time to time during the implementation of this Urban Renewal Plan, the Planning Commission and City Council of the City of Wilsonville may approve amendments or modifications to the City's Comprehensive Plan or to the codes, policies, procedures or ordinances which are established to implement such Comprehensive Plan.

Further, the City Council may from time to time, amend or approve new Building, health, Safety and other Codes which affect the implementation of this Urban Renewal Plan.

A) When such amendments, modifications or approvals have been officially adopted by the City Council, such amendments, modifications or approvals - which affect the provisions of this Urban Renewal Plan - shall, by this reference, become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

B) The City Council shall forward to the Agency, copies of such Council actions as are herein above described and the Agency shall prepare and approve a resolution recognizing that such City Council amendments, modifications or approvals are to be considered as minor changes to this Urban Renewal Plan as provided in Section 1201 above.

- 1204 **Substantial Amendments** - Substantial Amendments shall require the notice, hearing, and approval procedures required by ORS 457.095, and special notice as provided in ORS 457.120. Substantial Amendments are:

Substantial changes shall include the following:

A) Adding land to the urban renewal area, except for an addition of land that totals not more than one percent (1%) of the existing area of the urban renewal area.

B) Increasing the amount of maximum indebtedness that can be issued or incurred under the Plan. (*Amended by Ordinance No. 416 - May 17, 1993 and Entire Section Amended by Urban Renewal Agency Resolutions No. 35 - April 21, 1997 and No. 56 - March 20, 2000*)

SECTION 1300 - VALIDITY OF APPROVED URBAN RENEWAL PLAN

- 1301 **Duration of Urban Renewal Plan** - (*Amended by Urban Renewal Agency Resolution No. 63 - June 5, 2000 and Council Resolution No. 1653 - June 5, 2000*)

City of Wilsonville Urban Renewal Plan

- 1302 Validity - Should a court of competent jurisdiction find any word, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such finding and shall remain in full force and effect for the duration of the Plan.

PART TWO

EXHIBITS - YEAR 2000 PLAN

1. Narrative Legal Description of Urban Renewal Plan Area
2. Graphic (Map) Description of Urban Renewal Area
3. Arterial and Collector Roads Element of Acknowledged Comprehensive Plan
4. Zoning Map
5. Arterial and Collector Roads ... Some Alternatives to Comprehensive Plan
6. Park and Recreation Sites
7. ENR Index for Adjusting Cost Estimates of Agency Projects and Activities

City of Wilsonville Urban Renewal Plan

EXHIBIT 1

City of Wilsonville Urban Renewal Plan

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains eight hundred sixty-eight and fourteen hundredths (868.14) acres, more or less. *(Amended by Urban Renewal Agency Resolution No. 32- October 7, 1996, Amended by Urban Renewal Agency Resolution No. 59 - June 5, 2000, Amended by Urban Renewal Agency Resolution No. 102 - October 20, 2003, and Amended by Urban Renewal Agency Resolution No. 115 - June 21, 2004; and City of Wilsonville Resolution No. 1847 - August 18, 2003)*

City of Wilsonville Urban Renewal Plan

EXHIBIT 2

City of Wilsonville Urban Renewal Plan

EXHIBIT 3

City of Wilsonville Urban Renewal Plan

EXHIBIT 4

City of Wilsonville Urban Renewal Plan

EXHIBIT 5

City of Wilsonville Urban Renewal Plan

EXHIBIT 6

City of Wilsonville Urban Renewal Plan

EXHIBIT 7

ENR INDEX FOR ADJUSTING ESTIMATES OF AGENCY ACTIVITIES

The ENR Index for Construction Costs (CCI) for Seattle (Northwest) will be used to adjust First Quarter 1990-dollar figures to establish current dollar values for any subsequent year.

The ENR Index for Construction is published weekly by:

Engineering News Record
McGraw-Hill, Publisher
1221 Avenue of the Americas
New York, New York 10020
Phone: (212) 512-2000

The 1990 dollar figures used for construction estimates of projects and activities were established as of the First Quarter 1990 when the ENR (CCI) Index equaled 4874.21 annually, for the same first quarter of subsequent years, these construction cost estimates shall be adjusted upward or downward, as the case may be, by using the ENR Index for Construction (CCI) reported for the first quarter of each subsequent year.

An example of how the indexing process is herein intended to function, using first quarter 1987 and 1990 figures, is as follows:

Index Point Change:

CCI Index points for 1990	=	4874.21
CCI Index points for 1987	=	<u>-4632.68</u>
Equals Index Point Change	=	241.53 points

Index Percent Change:

CCI Index Point Change divided by First Quarter 1987 Index	=	
241.53 Divided by 4632.68	=	0.052136128
0.052136128 x 100	=	5.2136128%

Under this example, there is an increase in construction costs of 5.2136128% between the First Quarter of 1987 and 1990. Each \$1,000 cost amount in 1987 would be equal to a 1990 value of \$1,052.14.