



City of
Sandy

Sandy
Urban Renewal
Plan

December, 1998

SANDY URBAN RENEWAL PLAN

ACKNOWLEDGMENTS

Urban Renewal Advisory Committee

Appointed by City Council on September 8, 1998

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**SANDY URBAN RENEWAL PLAN
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100. THE URBAN RENEWAL PLAN

A. General

The Sandy Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. The Sandy City Council acts as the Urban Renewal Agency of the City of Sandy, Oregon.

This Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Sandy respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The Urban Renewal Area is a single geographic area with a single contiguous boundary in which a variety of activities and projects are contemplated to eliminate blight and the causes of blight and intended to create an environment in which the private sector may develop uses compatible with the purposes of this plan.

This Urban Renewal Plan for the Sandy Urban Renewal Area was approved by the City Council of the City of Sandy on December 21, 1998 by Ordinance No. 98-18.

B. The Renewal Plan Area Boundary

The boundary of the renewal area is shown in Exhibit 1, attached to this plan. A legal description of the project boundary is included as Attachment "A" of this plan.

200. CITIZEN PARTICIPATION

This renewal plan was developed under the guidance of the Sandy Urban Renewal Advisory Committee. In the course of formulating the plan, the Committee conducted a series of public meetings, beginning in September 1998. All meetings of the Committee were open to the public for discussion and comment.

The Sandy Planning Commission met to review the Plan on December 14, 1998. The Sandy City Council held a public hearing on adoption of this Plan on December 21, 1998. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

300. RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Sandy Comprehensive Plan, and to implement

development strategies and objectives for the Sandy Urban Renewal Area. The Urban Renewal Plan relates to the following local goals and objectives:

A. City Of Sandy Comprehensive Plan

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The City's Comprehensive Plan considers a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, economic development, housing and environmental protection.

General Goal: Use targeted improvements to encourage private investment in Sandy's downtown and surrounding commercial areas, in compliance with Sandy's Comprehensive Plan and development standards.

Comprehensive plan policies

- Emphasize the downtown area as the focal point for concentrated, small-scale commercial retail and service uses, which can be integrated with public uses and spaces.
- Develop the west and east ends of the downtown as gateways to the downtown.
- Encourage a mix of office, commercial uses, residential uses, and retail shopping within building or development sites in the downtown core.
- Connect all developments with safe, direct sidewalks.
- When feasible, ensure the creation of transit stops in the downtown core and surrounding area. Consider the possibility of locating park-and-ride lots immediately adjacent to, or within, downtown.
- Encourage new development that has the potential of having an average of at least 30 jobs per net acre in the downtown commercial areas.
- Encourage shared parking arrangements whenever neighboring facilities have different peak use periods.
- Encourage historic preservation in conjunction with downtown development.

This urban renewal plan also addresses goals and objectives set forth in these other adopted plan documents:

B. Transportation system plan

- Provide direct, convenient, and safe bicycle and pedestrian travel within and between residential areas and activity centers.
- Use street design ("traffic calming") to encourage drivers to comply with the posted 25-mph speed limit in downtown Sandy.

C. Council goals

- Support business efforts to improve the appearance and effectiveness of the downtown core.
- In conjunction with businesses and landowners, develop a downtown parking plan.

D. Sandy 2040 plan charrette

- Support a mix of commercial, public and residential uses in Sandy's downtown.
- Use building placement, street and sidewalk improvements and public spaces to achieve a pedestrian oriented, thriving city center.
- Intersperse office and commercial uses with housing to make the downtown area a lively and less auto-dependent business center, through redevelopment of commercial land and development of vacant properties.
- Encourage residential, office, and commercial development through infill and reuse strategies.

E. General Renewal Plan Objectives

The Sandy Urban Renewal Plan also is intended to further the following general plan objectives:

1. Improve the vitality of Sandy's downtown core
2. Make productive use of land in the renewal area.
3. Create opportunities for new development within the renewal area.
4. Enhance public safety in the renewal area.
5. Provide new public amenities and open spaces in the renewal area.
6. Make improvements to infrastructure in the renewal area.
7. Implement goals and objectives of Sandy's Comprehensive Plan

400. PROPOSED LAND USES

A. Land Use Plan

Exhibit 2, the "Zoning Map" describe the locations of the principal land use classifications which are applicable to the Renewal Area. The land use plan for the Renewal Area is consistent with the Sandy Comprehensive Plan.

The Land Use Plan consists of the Land Use and Zoning Map (Exhibit 2) and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those included by reference). This Plan shall be in accordance with the approved City of Sandy Comprehensive Plan and Zoning Map of the City of Sandy. The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Comprehensive Plan, Development Code, City Charter, or any other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

Exhibit 2, the "Land Use and Zoning Map" describes the locations of the principal land use and zoning classifications which are applicable to the Renewal Area. Comprehensive Plan designations and Zoning Districts are the same in the Sandy Urban Area Comprehensive Plan.

The Comprehensive Plan and Zoning applying to the Renewal Area are:

- Central Business District (C-1), and
- General Commercial District (C-2)

These zones, and their uses, are described in Attachment B to this Plan

B. Plan and Design Review

The Urban Renewal Agency shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 800 of this Plan.

500. OUTLINE OF DEVELOPMENT

The Urban Renewal Project consists of activities and actions, which treat the causes of blight and deterioration in the Sandy Urban Renewal Area. The conditions also pose a constraint to future development called for in the Comprehensive Plan. Project activities to treat these conditions include:

- a. Project activities to improve the visual appearance of the renewal area, and provide a safer, more attractive pedestrian environment, including:
 - Streetscaping, and landscaping
 - Street lighting improvements
 - Street trees
 - Murals and public art

- b. Public Parking
- c. Traffic signalization
- d. Rehabilitation and renovation of properties in the renewal Area.
- e. A design plan to guide the design and development of the renewal Area.
- f. Improvements to fire protection in the renewal area
- g. Street improvements.
- h. Construction of a public park or plaza in the renewal area.
- i. Authority to acquire and dispose of land for public improvements, rights-of-way, utility improvements, and private development.
- j. Administration of the Renewal Agency and Renewal Plan.

Section 600 provides further description of each urban renewal project to be undertaken within the Sandy Urban Renewal Area.

600. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, county, and city laws, policies, and procedures. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

A. Public Improvements

Public improvements include the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public facilities necessary to carry out the goals and objectives of this plan.

1. Traffic Signalization

In order to improve vehicular and pedestrian safety in the renewal area, the Renewal Agency will fund traffic signal improvements in the renewal area. The location and design of the signal improvements will be decided by further study.

2. Public Parking Facilities

To carry out Comprehensive Plan policies regarding parking, and encouraging new development, the Agency will participate in funding the acquisition and construction of new public parking facilities within the renewal area. The location and type of parking facilities will be decided by further study.

3. Public Open Spaces

To carry out 2040 Plan objectives regarding development of public spaces to promote a thriving, pedestrian oriented city center, the Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of appropriate public spaces or public facilities within the urban renewal area. This may include a public park, plaza, or other architectural or design features, which will help meet the Agency's objectives.

4. Street, Curb, and Sidewalk Improvements,

City Council, 2040 Plan, Comprehensive Plan, and Transportation System Plan goals all mention the need for curb and sidewalk improvements to promote safety, and encourage new development. To carry out these objectives, the Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. The placement of the improvements will be determined by further engineering and design studies.

5. Fire Protection Improvements

Sandy's 2040 Plan and City Council goals encourage a more intensive use and development of land within the urban renewal area. To help provide adequate safety and protection for new development in the area, the Renewal Agency may participate in funding fire protection improvements in the renewal area. This may include participation in increasing fire flows, in required equipment upgrades, or in fire station improvements.

6. Streetscape Projects

This activity will enable the Renewal Agency to carry out 2040 Plan and Council Goals for Sandy's economy, and for improving the appearance of downtown Sandy. To carry out these objectives, the Renewal Agency will undertake a variety of improvements to the appearance of key locations within the urban renewal area. These improvements may include:

- Public Art and Murals
- Street Trees and Landscaping
- Trash Receptacles
- Sign Standardization
- Benches
- Historical Markers

7. Street Lighting

This activity will enable the Renewal Agency to improve vehicle and pedestrian safety in the renewal area. To meet that objective, the Renewal Agency may fund new or improved street lighting throughout the renewal area.

8. Placing Utilities Underground

To help meet the City Council goal of supporting business efforts to improve the appearance and effectiveness of the downtown core, the Renewal Agency will participate in funding the relocation of overhead utilities to underground locations. Agency participation is expected to consist of a demonstration project to test the cost and feasibility of undergrounding.

9. Pedestrian, Bike, and Transit Connectivity

These activities will include pedestrian, bicycle and transit connections between Sandy's downtown core, its residential areas, and developing commercial areas to the east and west. Activities may include bicycle parking and storage, transit stops, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area.

B. Preservation, Rehabilitation, Development And Redevelopment

This activity will enable the Renewal Agency to carry out Council, 2040 Plan, and Comprehensive Plan objectives for improving the appearance of the center city, and encouraging infill and reuse in the core area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of buildings in the renewal area. The Renewal Agency also is authorized to provide loans or other forms of financial assistance to property owners, or persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available, as it deems necessary to achieve the objectives of this Plan.

C. Property Acquisition and Disposition

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 700 and 800 of this Plan.

D. Design Plan(s)

This activity will enable the renewal agency to fund further studies to refine the general ideas and activities described in the urban renewal plan. This kind of study could define

and detail concepts relating to themes, landscaping treatments, design requirements, and placement of plan activities.

E. Plan Administration

It is the intent of this Renewal Plan to provide for the effective administration of the Plan, and to plan for the various activities contained in the Plan. Project funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the renewal plan.

700. PROPERTY ACQUISITION PROCEDURES

Acquisition of real property may be necessary to carry out the objectives of this Plan. Property for public or private preservation, rehabilitation, development, or redevelopment may be acquired by gift, eminent domain or any other lawful method for the purpose of the redevelopment. The purposes and procedures for acquisition under this Plan are:

A. Authorized Purposes of Acquisitions

1. Property to be Acquired for Public Right-of-Way Use

Acquisition of real property may be necessary to carry out public use objectives of this plan. Public right-of-way acquisition might be required to carry out activities in Section 600A of this Plan, including right-of-way for street improvements, bicycle and pedestrian circulation, and for utility improvements or easements.

At the time of adoption of this Plan, no property acquisition for public right-of-way use is anticipated.

2. Property to be Acquired for Public Preservation, Rehabilitation, Development, or Redevelopment

Acquisition of real property may be necessary to carry out other public use and public preservation, rehabilitation, development, or redevelopment objectives of this plan. These objectives include acquisition for public improvements described in Section 600 A of this Plan, and other public

preservation, rehabilitation, development, or redevelopment activities as may later be added to that Section of the Plan.

At the time of adoption of this Plan, no property acquisition for public redevelopment is anticipated.

3. Property to be Acquired for Private Preservation, Rehabilitation, Development, or Redevelopment

Acquisition of property for redevelopment may be necessary to carry out the objectives of this Plan. The Agency may acquire, assemble, and dispose of property for preservation, rehabilitation, development, or redevelopment by a redeveloper. Such actions will assist in private development in the Renewal Area by allowing the Renewal Agency to assist businesses interested in locating in the renewal area. Property acquired for preservation, rehabilitation, development, or redevelopment will be disposed of according to the terms of a Disposition and Development Agreement, specifying the obligations of the Agency and the Developer. Developer obligations are outlined in Section 800 B of this plan.

At the time of adoption of this Plan, no property acquisition for private redevelopment is anticipated.

B. Acquisition Methods and Procedures

Land acquisition by the Agency is authorized to achieve the objectives of the Plan as described in this section. All property acquisition funded with urban renewal shall be undertaken directly by the Agency.

1. Property Acquisition from Willing Sellers

For projects included in the Plan the Agency is authorized to acquire property from owners who wish to convey title by voluntary sale, donation, or other means. Prior to acquiring such property, the Agency shall adopt a Resolution identifying the property and finding that the acquisition thereof is necessary to achieve the objectives of the Plan.

2. Property Acquisition by Eminent Domain for Public Improvements

The Agency will not acquire property by eminent domain for public improvement projects funded by this Plan, until properties are identified and added to this Plan by Council approved amendments, as described in Section 900B of this Plan.

3. **Property Acquisition by Eminent Domain for Disposition and Redevelopment**

The Agency will not acquire property by eminent domain for disposition, development, and redevelopment projects funded by this Plan until properties are identified and added to this Plan by Council approved amendments, as described in Section 900B of this Plan.

800. PROPERTY DISPOSITION AND REDEVELOPER'S OBLIGATIONS

A. Property Disposition and Redevelopment

The Renewal Agency is authorized to dispose of acquired property by sale, lease, exchange, or other appropriate means for redevelopment for uses and purposes specified in this Plan. If property is identified for acquisition in this plan, the Agency proposes to commence disposition of property within five (5) years from the date of identifying those properties in this plan, and to complete disposition within ten (10) years from such approval. Properties shall be subject to disposition by sale, lease or dedication for the following purposes:

1. Road, street, pedestrian, bikeway, and utility projects, and other right-of-way improvements listed in Section 600A of this plan.
2. Construction of public facilities in Section 600A of this plan.
3. Redevelopment by private redevelopers for purposes consistent with the uses and objectives of this plan. Such disposition will be in accordance with the terms of a Disposition and Development Agreement between the Developer and the Renewal Agency, and with the Redeveloper's obligations in Section 800 B of this plan.

The Renewal Agency may dispose of any land it has acquired at fair reuse value, and to define the fair reuse value of any land.

B. Redevelopers Obligations

Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to 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 time as determined by the Agency.
5. The Redeveloper shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

900. AMENDMENTS TO THE RENEWAL PLAN

It is anticipated that this Renewal Plan will be reviewed periodically during the execution of the Project. The plan may be changed, modified, or amended as future conditions warrant. Types of Plan amendments are:

A. Substantial Amendments

Substantial Amendments shall require the notice, hearing and approval procedures required by statute. Substantial amendments consist of:

1. 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.
2. Increasing the maximum amount of indebtedness (excluding bonded indebtedness issued to refinance or refund existing bonded indebtedness) to be issued under the plan.
3. Any amendment defined by statute to be a substantial amendment.

B. Minor Amendments Requiring Approval By City Council

Amendments to the Plan defined in this section shall require approval by the Agency by Resolution, and approval by the City Council by Ordinance. Such amendments are:

1. Acquisition of property by eminent domain.
2. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000. The \$500,000 amount will be adjusted annually from 1998 according to the "Engineering News Record" construction cost index for the Northwest area.

C. Other Minor Amendments.

Minor amendments may be approved by the Renewal Agency in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Addition of a project substantially different from those identified in Section 600 of the Plan or substantial modification of a project identified in Section 600 if the addition or modification of the project costs less than \$500,000 in 1998 dollars.

1000. MAXIMUM INDEBTEDNESS

The Maximum Indebtedness authorized under this plan is Five Million Dollars (\$5,000,000).

1100. FINANCING METHODS

A. General

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city,

county or other public body, or from any sources, public or private for the purposes of paying indebtedness incurred in undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

B. Tax Increment Financing

It is contemplated that the project will be financed in whole or in part by tax increment financing, as authorized in ORS 457.420 through ORS 457.450.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment proceeds generated pursuant to this section.

1200. RELOCATION

The Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses, which may be displaced, will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations.

Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to residences and businesses displaced. The Renewal Agency may contract with Oregon Dept. Of Transportation or other parties to help administer its relocation program.

1300. DEFINITIONS

The following definitions will govern the construction of this Plan unless the context otherwise requires:

"Agency", Renewal Agency" or "Urban Renewal Agency" means the Urban Renewal Agency of the City of Sandy, Oregon.

"Area" means the area included within the boundaries of the Sandy Urban Renewal Area.

"City" means the City of Sandy, Oregon.

"City Council" means the City Council of the City of Sandy, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.

"County" means the County of Clackamas, State of Oregon.

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"Disposition and Development Agreement" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Sandy Urban Renewal Area, Part Two - Exhibits.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"Plan" means the Urban Renewal Plan for the Sandy Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of the City of Sandy, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Report" means the report accompanying the Plan, as provided in ORS 457.085 (3).

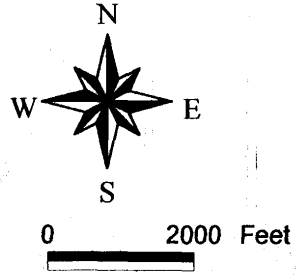
"Redeveloper" means any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

"Text" means the Urban Renewal Plan for the Sandy Urban Renewal Area, Part One - Text.

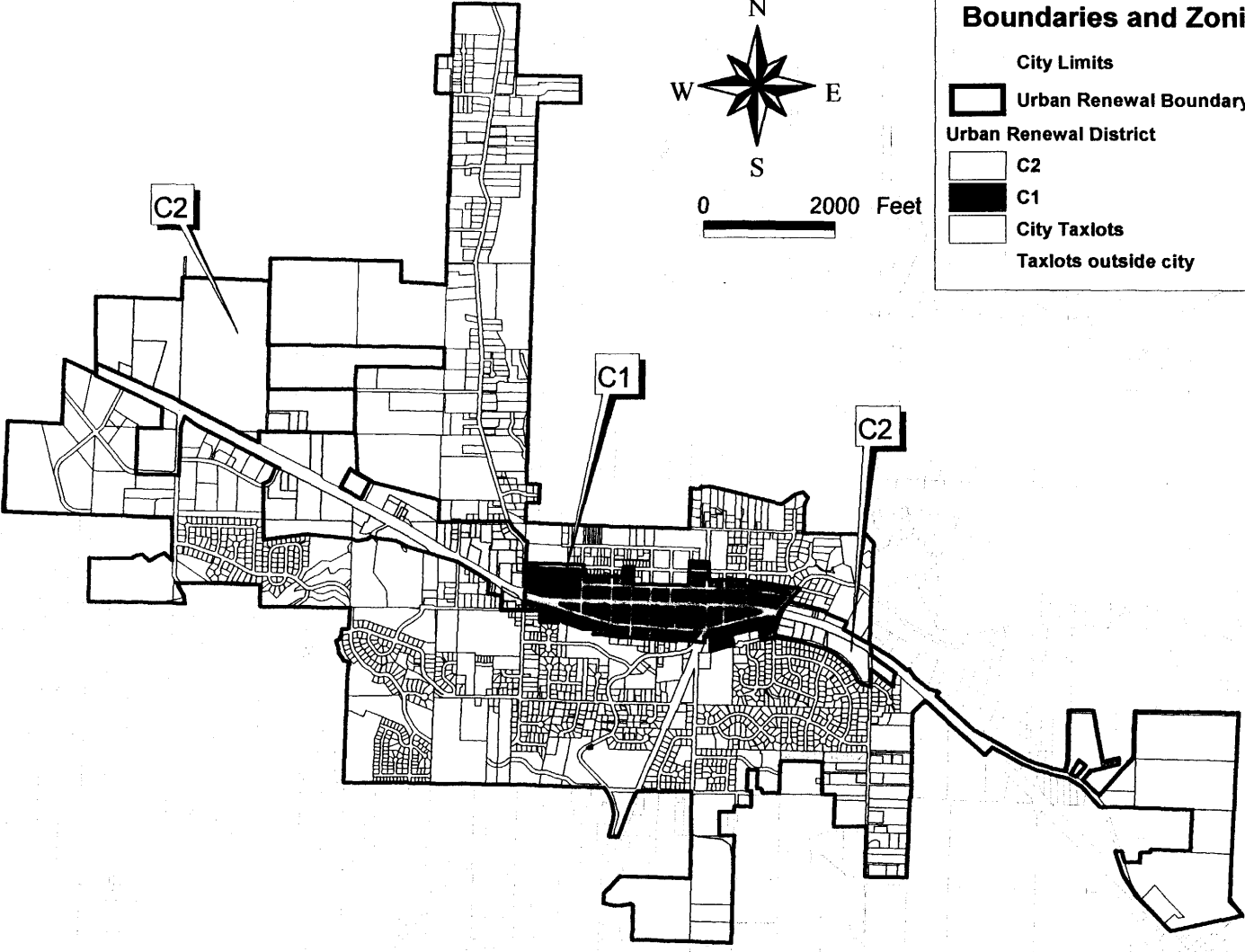
"Urban Renewal Area", "Sandy Urban Renewal Area", or "Renewal Area" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

**SANDY URBAN RENEWAL PLAN
EXHIBIT A - BOUNDARIES AND ZONING
EXHIBIT B - EXISTING USES**

Urban Renewal District Boundaries and Zoning

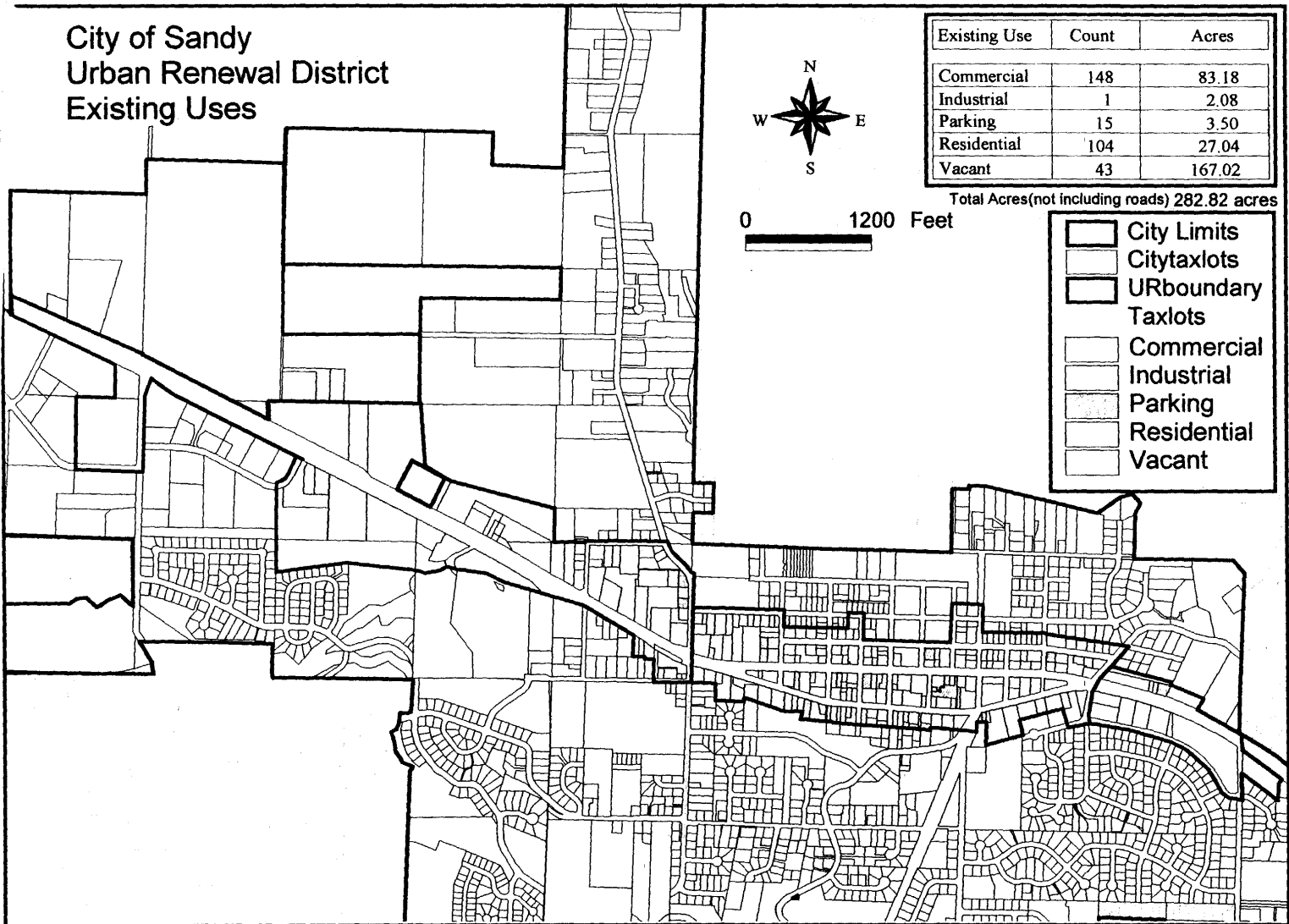


- City Limits
- Urban Renewal Boundary
- Urban Renewal District
 - C2
 - C1
- City Taxlots
- Taxlots outside city



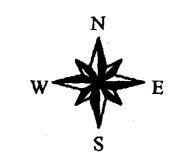
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**City of Sandy
Urban Renewal District
Existing Uses**



Existing Use	Count	Acres
Commercial	148	83.18
Industrial	1	2.08
Parking	15	3.50
Residential	104	27.04
Vacant	43	167.02

Total Acres(not including roads) 282.82 acres



0 1200 Feet

- City Limits
- City taxlots
- UR boundary
- Taxlots
- Commercial
- Industrial
- Parking
- Residential
- Vacant

**SANDY URBAN RENEWAL PLAN
ATTACHMENT A
LEGAL DESCRIPTION OF PROJECT BOUNDARY
METES AND BOUNDS DESCRIPTION**

Beginning at the 1/4 corner which is located at the intersection of the centerline of Bluff Road and Sunset Avenue rights-of-way in the NW 1/4 of the SW 1/4 of Section 13, T2S, R4E, Willamette Meridian; thence Westerly along the centerline of Sunset Avenue right-of-way approximately 345 feet; thence Northerly approximately 209 feet; thence Westerly approximately 90 feet; thence Northerly approximately 20 feet; thence Westerly approximately 110 feet; thence Northerly approximately 205 feet to the South right-of-way of U. S. Highway 26; thence Northwesterly approximately 940 feet along the South right-of-way of U. S. Highway 26; thence departing from the South right-of-way of U. S. Highway 26 Northwesterly approximately 135 feet to the Northeast corner of Partition Plat 1992-181; thence Northwesterly approximately 697 feet along the North line of Partition Plat 1992-181 to the Northwest corner of Partition Plat 1992-181; thence Westerly approximately 400 feet to the Northeast corner of Double Creek Estates; thence Westerly approximately 1,335 feet along the North line of Double Creek Estates to the Northwest corner of Double Creek Estates; thence Northerly approximately 786 feet to the South right-of-way of Industrial Way; thence Easterly and Northerly approximately 380 feet along the South and East right-of-way of Industrial Way to the South right-of-way of U. S. Highway 26; thence Northwesterly approximately 1,725 feet along the South right-of-way of U. S. Highway 26 to the West right-of-way of 362nd Avenue; thence Southerly approximately 885 feet along the West right-of-way of 362nd Avenue to the North right-of-way of Industrial Way; thence Westerly approximately 617 feet along the North right-of-way of Industrial Way; thence Northerly approximately 644 feet; thence Easterly approximately 385 feet; thence Northerly approximately 545 feet to the North right-of-way of U. S. Highway 26; thence Northwesterly approximately 1,335 feet along the North right-of-way of U. S. Highway 26; thence Northerly approximately 1,000 feet; thence Easterly approximately 1,295 feet; thence Northerly approximately 350 feet; thence Easterly 1,320 feet; thence Southerly approximately 1,650 feet; thence Easterly approximately 1,307 feet to the right-of-way of Bell Street; thence Southerly approximately 1,258 feet; thence Southeasterly approximately 1,330 feet; thence Southerly approximately 317 feet; thence Easterly approximately 296 feet to the centerline of Meeker Street; thence Easterly approximately 708 feet to the West right-of-way of Bluff Road; thence Southeasterly and Southerly approximately 730 feet along the West right-of-way of Bluff Road to the South right-of-way of Hood Street; thence Easterly approximately 870 feet along the South right-of-way of Hood Street to the West right-of-way of Beers Avenue; thence Southerly approximately 100 feet along the West right-of-way of Beers Avenue; thence Easterly approximately 655 feet; thence Northerly approximately 50 feet to the South right-of-way of Hood Street; thence Easterly approximately 100 feet along the South right-of-way of Hood Street to the West right-of-way of Bruns Avenue; thence Southerly approximately 210 feet

along the West right-of-way of Bruns Avenue to the North right-of-way of Pleasant Street; thence Easterly approximately 933 feet along the North right-of-way of Pleasant Street to the East right-of-way of Smith Avenue; thence Northerly approximately 368 feet along the East right-of-way of Smith Avenue to a point 108 feet North of the North right-of-way of Hood Street; thence Easterly approximately 204 feet to the Westerly right-of-way of Meinig Avenue; thence Southerly approximately 263 feet along the West right-of-way of Meinig Avenue; thence Easterly approximately 1,460 feet to the East right-of-way of Ten Eyck Road; thence Southerly approximately 315 feet along the East right-of-way of Ten Eyck Road to the South right-of-way of Pleasant Street; thence Easterly approximately 625 feet along the South right-of-way of Pleasant Street to the end of Pleasant Street; thence Southeasterly approximately 360 feet; thence Southwesterly approximately 250 feet to the South right-of-way of U. S. Highway 26; thence Southeasterly approximately 1,000 feet along the South right-of-way of U. S. Highway 26; thence Southerly approximately 230 feet; thence Northwesterly approximately 418 feet to the East right-of-way of Langensand Road; thence Southerly approximately 150 feet along the East right-of-way of Langensand Road to the North right-of-way of McCormick Drive; thence Northwesterly approximately 1,935 feet along the North right-of-way of McCormick Drive to the Southeast corner of Partition Plat 1992-117; thence Northwesterly approximately 144 feet; thence Southwesterly approximately 425 feet; thence Southeasterly approximately 144 feet to the North right-of-way of McCormick Drive; thence Southeasterly approximately 370 feet; thence Northerly approximately 478 feet; thence Westerly approximately 200 feet to the West right-of-way of State Highway 211; thence Southwesterly approximately 85 feet along the West right-of-way of State Highway 211; thence Westerly approximately 400 feet to the right-of-way of Junker Street; thence Westerly approximately 770 feet along the right-of-way of Junker Street; thence Westerly approximately 385 feet; thence Northerly approximately 88 feet; thence Westerly approximately 865 feet; thence Northerly approximately 160 feet; thence Easterly approximately 264 feet to the 1/4 corner located at the intersection of the centerlines of Bluff Road and Sunset Avenue rights-of-way in the NW 1/4 of the SW 1/4 of Section 13, T2S, R4E, Willamette Meridian, which is the point of beginning of the metes and bounds description of the Urban Renewal District.



City of
Sandy

Sandy
Urban Renewal
Plan

Report on the Plan

December, 1998

REPORT ON SANDY URBAN RENEWAL PLAN
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100. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS IN THE RENEWAL AREA

A. PHYSICAL CONDITIONS

1. Conditions - Land Area and Property Valuation

The Sandy Renewal Area encompasses approximately 352 acres of land area, a portion of which is outside the current city limits of the City of Sandy. ORS 457.420 provides that the total land area of a proposed urban renewal district, when added to the land area of existing Renewal Areas may not exceed 25% of the City's land area. The City's current land area is approximately 1646 acres. The total of all acreage in the renewal area represents 21.4% of the City's land area. The total renewal area acreage therefore is within the 25% limitation prescribed by ORS 457.420.

It is anticipated that the 1998-99 tax roll will establish the initial base of assessed values for the Renewal Area. The total assessed valuation for the City of Sandy for the 1998-99 tax year was \$235,923,580. That valuation includes real property values, and values for personal property, manufactured homes, and utility property. The Urban Renewal Area may contain not more than 25% of the total valuation in Sandy; therefore the maximum allowable value within the urban renewal area is \$58,980,895. The total assessed value of real property within the Urban Renewal Area for the 1998-99 tax year is calculated at \$42,263,326. It is assumed that an additional \$2.5 million will be added in personal, utility and mobile home property, for a total of \$44.76 million. The \$44.76 million of value represents 18.97% of the total property valuation within the City of Sandy.

2. Conditions - Geographic and Environmental

Oregon Highway 26 is the principal geographic feature of the urban renewal area; forming the east-west spine of Sandy, and the urban renewal area. While Highway 26 is vital to Sandy's internal circulation system, and its economy, Highway 26 is also a major contributor to traffic problems and a lack of pedestrian friendliness in the renewal area. Furthermore, as an Access Oregon Highway there is a potential for limiting access to Highway 26 in order to improve traffic flows through the area. Such a move could prove detrimental to the future development of the renewal area.

Sandy's topography provides a great deal of character to the renewal area. It is bounded to the south by a series of steep drops, and to the north by a very dramatic bluff that falls sharply down 300-400 feet to the Sandy River. Unfortunately, there is little awareness of this dramatic setting as one passes through on Highway 26, and Sandy's downtown core area is only about five blocks wide because of such topographic restraints. Some of the older

historic character of the downtown has been maintained, particularly with several of the buildings along Pioneer Boulevard. These buildings form an important part of Sandy's image to people passing through the downtown. Sandy's visual environment has been identified as a detriment to development in the renewal area. The summary of a 1995 community planning workshop noted that there is"a lack of visual order in the downtown due to a host of factors including a great many overhead wires, lack of alignment of the buildings, and discontinuous sidewalks. There is also no public plaza that can help to organize the downtown, and the visitor is greeted by gas stations and car lots that form the gateways to the city center."

3. Conditions - Existing Land Use and Development

Table 1 below shows the results of a tabulation of land utilization within the urban renewal area. Approximately two-thirds of the land within the urban renewal area boundary is vacant, or dedicated to streets and right-of-way uses.

TABLE 1	
Sandy Urban Renewal Plan	
Existing Land Use By Acreage	
Commercial	83.18
Industrial	2.08
Residential	27.04
Parking	3.50
Vacant	167.02
Streets, ROW	69.18
Total Acres	352.00

4. Conditions - Exterior of Buildings

In October, 1998, City staff conducted a visual survey of the exterior condition of structures within the urban renewal area. Table 2 shows that approximately 20% of structures in the area had significant deficiencies in exterior maintenance and appearance.

TABLE 2	
Sandy Urban Renewal Plan	
Structures - Exterior Condition	
Commercial - Good	66
Commercial - Fair	47
Commercial - Poor	17
Residential - Good	29
Residential - Fair	42
Residential - Poor	22
Civic	4
Total	227

5. Conditions - Transportation, Traffic and Circulation

Traffic and Circulation:

There are numerous traffic and circulation deficiencies within the proposed Urban Renewal Area. Pedestrians encounter great difficulty in crossing the couplets within the downtown core and feel threatened by volume and speed of automobile traffic. There are sections of roadways without sidewalks, intersections that need new traffic signals or significant modification to existing signals, and areas where private access points are too wide, and thereby create traffic hazards along Highway 26.

The City of Sandy Transportation System Plan (TSP), December 1995, includes a "Transportation Needs Project List" (pp. 125-130) to deal with these deficiencies. The Project List details new roadways to be constructed, roadway upgrades, required traffic signals, pedestrian facility improvements including sidewalks, curb extensions, bicycle route construction and route upgrades, trail installations, crosswalks, and underground utilities. Part of the improvements will include new traffic signals at Scales Avenue and Straus Avenue, which will greatly improve the pedestrian circulation within the downtown core area.

6. Conditions - Streets and Sidewalk

As noted in the previous section, Sandy's Transportation System Plan identifies deficiencies in curb, sidewalk, pedestrian and wheelchair access in the renewal area. A number of streets projects outlined in the Transportation System Plan are located in the proposed Urban Renewal Area. All the streets within the Urban Renewal Area have been dedicated. Although local streets are typically developed through the development process, some of the street improvements will be accomplished through Urban Renewal funding.

7. Conditions - Public Parking

The City of Sandy currently has two public parking lots. The police/library lot has 32 parking spaces and the parking lot between Shelly and Meinig has 49 parking spaces. Although parking is available on the street, there is a lack of centralized public parking for customer and employee use. Many of the businesses are located on lots with inadequate or no parking. A focus of the Development Code is to encourage infill development, development of housing above businesses, and increase the number and type of businesses available in Sandy. Without adequate parking to accommodate customers, it will be difficult for the downtown area to develop as envisioned.

8. Conditions - Parks and Open Space

Sandy's parks system falls short of meeting the needs of its' residents. There are currently limited facilities available and some existing facilities are deteriorating and need repair. In 1998, residents rejected a bond measure that would have provided funds for purchasing new

parkland and renovating existing facilities.

It is anticipated that the Urban Renewal Agency will be involved in developing a public plaza in downtown Sandy at the core of the Urban Renewal Area. A public plaza was identified through the 2040 Plan as a key element to draw pedestrians into the downtown and to help revitalize the central business district.

9. Conditions - Water and Sewer Services

Water:

The water distribution system has been extended and serves all land within the current City limits. The existing water distribution system is in need of improvements to increase flows within specific sections of the proposed Urban Renewal Area.

The City of Sandy Water System Master Plan (WSMP), January 1991, includes a Capital Improvements Plan (Tables 9-1 and 9-2). The Improvement Plan includes a number of distribution system improvements that are required throughout the community, two of which will take place in the proposed Urban Renewal Area. These projects will be financed through the City of Sandy's water fund.

Sanitary Sewer:

The sanitary sewer system services the majority of the land within the current City Limits. The City of Sandy Sewerage System Facilities Plan (SSFP), July 1994, includes a Capital Improvements Plan (pp. 7-35) which lays out a schedule of improvements to the sanitary sewer system. The renewal area contains existing sewer pipes that are in need of repair.

10. Conditions - Protective Services

Police:

Currently, there are no serious deficiencies in police services within the city of Sandy. No funding for police services is anticipated through the Urban Renewal Area. The development of additional pedestrian crosswalk and traffic signals along with new street lighting will increase pedestrian safety and will also provide a greater sense of security for pedestrians.

Fire Services:

Fire District #72, a separate government entity, is handling fire and emergency services in the City of Sandy and assisting the Boring and Hoodland Fire Districts when necessary. Though Fire District No. 72 is equipped to handle the current demand for fire and life safety services, it is anticipated that development of the renewal area will hasten the need for improvements to equipment and facilities. The Sandy fire station will require improvements for the housing of a ladder truck. This apparatus will overcome specific

fire department deficiencies by providing rescue beyond the normal reach of fire department ground ladders. By providing elevated master streams and improved pumping capacity, the ladder truck will better combat large commercial and multi-family fires within the Urban Renewal Area. Installation of new traffic signals at Scales Avenue and Strauss Avenue with fire department override signals (Opticon) to control the signal and traffic flow will be dramatically increased.

B. ECONOMIC CONDITIONS

The best barometer of economic conditions in the renewal area is its real estate values. Real property values within the Renewal Area are almost exclusively concentrated in commercial property classifications. As Table 1 notes, there is much vacant land in the renewal area. The overall value of land to improvements in the Renewal Area is quite low. Land represents approximately \$14.98 million in value, while improvements represent approximately \$27.26 million. That is an improvement to land value ratio of only 1.82 to 1. Mature urban areas, especially those containing the community's commercial core, are expected to exhibit improvement to value ratios in the 4:1 or 5:1 range.

200. EXPECTED FISCAL, SERVICE AND POPULATION IMPACTS OF PLAN

Urban renewal plan activities are aimed at alleviating traffic, circulation, and parking problems, and at upgrading streets, sidewalks, and building conditions in the Renewal Area. Carrying out the Renewal Plan is not expected to result in any additional population growth impacts for the City of Sandy. The Plan is expected to facilitate planned, orderly growth as anticipated in the Comprehensive Plan. The need for additional fire protection service is addressed in plan funding. No major residential uses are planned within the Renewal area, so no impacts on the school system are anticipated. Carrying out the Renewal Plan is not expected to have any impact on water and sewer service needs.

Carrying out the Renewal Plan will require the use of tax increment revenues. Tax increment financing may affect the property tax revenues and the bond tax rates of other taxing bodies which share values with Sandy's Renewal Agency. The tax impacts of the Renewal Plan are discussed in detail in Section 500D of this report.

The Renewal Plan is expected to produce positive fiscal and service impacts for Sandy. Increasing vitality, encouraging the use of vacant and underutilized land, and rehabilitating commercial structures will create new property values within the renewal

project and for the City of Sandy. In Oregon's new tax limitation environment, adding new property values represents a safeguard against losses of existing service levels. Higher levels of property values can help delay or limit such levy reductions.

The expenditure of tax increment funds is expected to produce new property values in Sandy. Development in the renewal area is expected to add approximately \$49.5 million in new property values for Sandy.

300. REASONS FOR SELECTING THE URBAN RENEWAL AREA

Conditions exist within the Renewal Area which meet the definitions of blight in ORS 457.010. The Urban Renewal Plan Area was selected based on Sandy Comprehensive Plan goals, objectives, and policies and on the existence of blighting conditions within the area. The blight is evidenced by the lack of proper utilization of land planned for commercial, industrial, residential, and public purposes, by hazardous traffic conditions, inadequate and unsafe conditions for pedestrian and bicycle traffic, inadequate wastewater treatment capacity, and evidence of low values and lack of investment in the project area, and reduced tax receipts resulting therefrom.

400. RELATIONSHIP BETWEEN EACH PROJECT ACTIVITY AND EXISTING CONDITIONS IN THE PROJECT AREA

The renewal plan includes activities which address the following deficiencies noted in Section 100 of the Report on the Plan:

- Parking deficiencies
- Public parks and open space deficiencies
- Curb and Sidewalk deficiencies
- Bicycle system deficiencies
- Traffic safety deficiencies
- Protective services deficiencies
- Impaired investments in property within the renewal area.

500. FINANCIAL ANALYSIS OF PLAN

A. ESTIMATED PROJECT COST AND REVENUE SOURCES

Table 3 of this Report shows the estimated total costs of the Sandy Renewal Project. From

its inception in 1999-2000 until its anticipated termination, total costs for project activities, exclusive of debt service, are estimated at \$5,000,000.

The principal method of funding the project share of costs will be through use of tax increment financing as authorized by ORS 457. In addition, the Renewal Agency will apply for, and make use of funding from other federal, state, local, or private sources as such funds become available.

TABLE 3		
Sandy Urban Renewal Plan		
Activity Costs and Completion Dates		
Activity	Estimated cost	Estimated Completion Date
Traffic Signalization	\$892,000	2009
Public Parking Facilities	\$543,000	2008
Public Open Spaces	\$250,000	2010
Street , Curb, & Sidewalk Improvements	\$1,160,000	2013
Fire Protection Improvements	\$500,000	2013
Streetscape Projects	\$350,000	2013
Street Lights	\$160,000	2007
Undergrounding of Utilities	\$200,000	2013
Loan Program	\$250,000	2012
Pedestrian, Bike , & Transit Connectivity	\$320,000	2013
General, and Parking Design & Planning	\$225,000	2013
Plan Administration	\$150,000	2013
Total	\$5,000,000	

Note - All activities are shown in estimated 1999 costs.

B. ANTICIPATED START & FINISH DATES OF PROJECT ACTIVITIES

Table 3 of this Report shows the expected completion date for each project activity. Project activities will begin in 1999-2000, and it is estimated that all activities proposed in this plan will be completed by the year 2013-14. At that time, it is estimated that there will be sufficient funds to complete all programmed project activities, retire outstanding bonded indebtedness, and end the projects' tax increment financing provisions.

This finish dates shown in Table 3 are based upon a logical sequencing of project activities, and also upon assumptions regarding the availability of funds to carry out project activities. These completion dates may be effected by changes to local economic and market conditions, changes in the availability of tax increment funds, and changes in

Sandy's priorities for carrying out project activities. Decisions on funding allocations, and project priorities will be made annually, in the budget process for the Renewal Agency, and the City of Sandy.

C. ESTIMATED EXPENDITURES AND YEAR OF DEBT RETIREMENT

It is estimated that the project will collect tax increment receipts between the years 1999-2000 and 2013-14. It is estimated that the project will produce \$5,769,000 in tax increment receipts in that period. These funds, along with other revenues, will be utilized to finance project activities, and pay all debt service costs associated with undertaking these project activities.

It is anticipated that available project revenues, and funds accumulated in a special fund for debt redemption will be sufficient to retire outstanding bonded indebtedness in the year 2013-14, and terminate the tax increment financing provisions of the project. After all project debt is retired, and the project closed out, it is estimated that there will be surplus tax increment funds. These funds will be distributed to taxing bodies affected by this plan, as provided in ORS 457.

Table 4 of this Report shows the anticipated tax increment receipts for each year of the project, and the use of those receipts. Table 4 follows on the next page.

Sandy Urban Renewal Plan

Table 4

Project Resources and Requirements

RESOURCES	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Beginning Balance	\$0	\$8,931	\$35,873	\$7,835	\$3,016	\$15,701	\$4,985	\$13,838
Tax Increment Revenue	\$18,587	\$77,139	\$129,904	\$154,078	\$254,412	\$297,408	\$341,694	\$387,309
Delinquency at 3% average	-\$558	-\$2,314	-\$3,897	-\$4,622	-\$7,632	-\$8,922	-\$10,251	-\$11,519
Proceeds of Borrowings	\$0	\$210,069	\$0	\$0	\$692,827	\$0	\$0	\$1,054,738
Investment Earnings at 5%	\$901	\$4,188	\$8,094	\$7,865	\$12,490	\$15,209	\$16,821	\$19,476
Other Short-term Note Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Resources	\$18,931	\$298,012	\$169,974	\$165,155	\$955,113	\$319,397	\$353,250	\$1,463,742

REQUIREMENTS	Est Cost.	1999-00	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07
Curb Extensions & Sidewalks	\$1,160,000	\$0	\$50,000	\$0	\$0	\$150,000	\$0	\$0	\$200,000
Public Parking	\$543,000	\$0	\$0	\$0	\$75,000	\$150,000	\$0	\$0	\$225,000
Street Lights	\$160,000	\$0	\$0	\$75,000	\$0	\$0	\$0	\$0	\$85,000
Streetscaping (Benches, Trashcans, etc.)	\$350,000	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0
Traffic Signalization	\$892,000	\$0	\$100,000	\$0	\$0	\$0	\$0	\$75,000	\$200,000
Public Open Spaces	\$250,000	\$0	\$0	\$0	\$0	\$200,000	\$0	\$0	\$0
Loan Program	\$250,000	\$0	\$0	\$0	\$0	\$50,000	\$0	\$0	\$0
Undergrounding of Utilities	\$200,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Protection Improvements	\$500,000	\$0	\$25,000	\$0	\$0	\$75,000	\$0	\$0	\$150,000
Pedestrian, Bike Transit Connectivity	\$320,000	\$0	\$0	\$0	\$0	\$0	\$50,000	\$0	\$150,000
General, and Parking Design & Planning	\$225,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$50,000
Plan Administration	\$150,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Debt Service - bond		\$0	\$77,139	\$77,139	\$77,139	\$254,412	\$254,412	\$254,412	\$387,309
Debt Service - short-term note		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Outlays		\$10,000	\$262,139	\$162,139	\$162,139	\$939,412	\$314,412	\$339,412	\$1,457,309
Total Resources		\$18,931	\$298,012	\$169,974	\$165,155	\$955,113	\$319,397	\$353,250	\$1,463,742
Ending Balance		\$8,931	\$35,873	\$7,835	\$3,016	\$15,701	\$4,985	\$13,838	\$6,433

Project Resources and Requirements (continued)

RESOURCES	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Beginning Balance	\$6,433	\$1,772	\$3,166	\$61,385	\$16,595	\$48,424	\$4,620
Tax Increment Revenue	\$434,292	\$482,685	\$532,529	\$583,869	\$636,748	\$747,315	\$788,776
Delinquency at 3% average	-\$13,029	-\$14,481	-\$15,976	-\$17,516	-\$19,102	-\$22,419	-\$23,663
Proceeds of Borrowings	\$0	\$0	\$1,450,209	\$0	\$0	\$709,949	\$285,000
Investment Earnings at 5%	\$21,385	\$23,499	\$25,986	\$31,387	\$31,712	\$38,666	\$38,487
Other Short-term Note Proceeds	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Resources	\$449,081	\$493,475	\$1,995,914	\$659,124	\$665,953	\$1,521,934	\$1,093,219

REQUIREMENTS	Est Cost.	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14
Curb Extensions & Sidewalks	\$1,160,000	\$0	\$0	\$500,000	\$0	\$0	\$260,000	\$0
Public Parking	\$543,000	\$0	\$93,000	\$0	\$0	\$0	\$0	\$0
Street Lights	\$160,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Streetscaping (Benches, Trashcans, etc.)	\$350,000	\$0	\$0	\$150,000	\$0	\$75,000	\$75,000	\$0
Traffic Signalization	\$892,000	\$0	\$0	\$517,000	\$0	\$0	\$0	\$0
Public Open Spaces	\$250,000	\$0	\$0	\$50,000	\$0	\$0	\$0	\$0
Loan Program	\$250,000	\$50,000	\$0	\$75,000	\$0	\$0	\$75,000	\$0
Undergrounding of Utilities	\$200,000	\$0	\$0	\$0	\$0	\$0	\$200,000	\$0
Fire Protection Improvements	\$500,000	\$0	\$0	\$0	\$100,000	\$0	\$150,000	\$0
Pedestrian, Bike Transit Connectivity	\$320,000	\$0	\$0	\$50,000	\$0	\$0	\$0	\$70,000
General, and Parking Design & Planning	\$225,000	\$0	\$0	\$50,000	\$0	\$0	\$0	\$125,000
Plan Administration	\$150,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Debt Service - bond		\$387,309	\$387,309	\$532,529	\$532,529	\$532,529	\$0	\$0
Debt Service - short-term note		\$0	\$0	\$0	\$0	\$0	\$747,315	\$300,000
Total Outlays		\$447,309	\$490,309	\$1,934,529	\$642,529	\$617,529	\$1,517,315	\$505,000
Total Resources		\$449,081	\$493,475	\$1,995,914	\$659,124	\$665,953	\$1,521,934	\$1,093,219
Ending Balance		\$1,772	\$3,166	\$61,385	\$16,595	\$48,424	\$4,620	\$588,219

D. IMPACT OF TAX INCREMENT FINANCING

The passage of Ballot Measure 50 has changed Oregon's property tax system, and the impacts of urban renewal on taxpayers, and other taxing bodies. Prior to BM50, collection of tax increment revenues for a renewal agency resulted in an increase in the taxpayer's property tax rate. Taxing bodies suffered no revenue losses, unless there was overall compression of property tax revenues.

Under Ballot Measure 50, collection of tax increment revenue can impact the potential property tax revenues received by overlapping tax bodies. These taxing bodies will not be able to apply their permanent BM50 tax rates against the new values added within the urban renewal area. As a result, the taxing bodies will forego revenue they otherwise might have had if there was no renewal plan in effect. In addition, the presence of the urban renewal program could impact the tax rates for future local option levies, or exempt bond issues by taxing bodies. Among overlapping taxing bodies, the Port of Portland, Tri-Met, and Mount Hood Community College have outstanding exempt bond issues. The impact of the project on their exempt bond rates would be less than one cent per thousand dollars of valuation

Table 5 shows the anticipated cumulative incremental values in the Renewal Area over the life of the Plan, and the anticipated property tax revenues foregone as a result of taxing bodies not being able to apply their permanent BM50 tax rates to those values. The dollars foregone in each year also are shown as a percentage of the total *potential* property tax revenues for that body. For purposes of this analysis, it is assumed that taxes foregone are based only on the value increases that would occur *without* urban renewal. It is realistic to assume that the public expenditures on renewal activities will have some effect on the growth of values within the urban renewal area. This assumption is especially valid in an area where there has been little value growth, or private investment in the recent past. Table 5 assumes that renewal will have no effect on area values in the first five years of the plan. In year six, it is assumed renewal efforts account for 5% of the value growth in the area. This percentage increases 5% per year thereafter, and is capped at 50% in the final year of the plan.

Under the current method of funding K-12 level education, the urban renewal program will not result in revenue losses for those educational units of government. Because the formula for funding Community Colleges is different from K-12, it is not certain that renewal will have an effect on Community Colleges. Nevertheless, Table 5 includes a calculation for Mount Hood Community College

Finally, a portion of the renewal area lies outside the City of Sandy. This area is subject to an Urban Growth Management agreement between the City of Sandy and Clackamas County. Development of this property will not occur until it is annexed into the City, thus it is assumed there will be no impact on County Rural Law Enhancement taxes.

SANDY URBAN RENEWAL PLAN

TABLE 5

POTENTIAL REVENUE IMPACTS ON TAX BODIES

Year	Assumed New Values in area with no renewal (1)	County taxes foregone on new values	Amt foregone as % of Total County Tax	City taxes foregone on new values	Amt foregone as % of Total City Tax	FD72 tax foregone on new values	Amt foregone as % of Total FD 72 Tax	Vector tax foregone on new values	Amt foregone as % of Total Vector Tax	ML Hood CC tax foregone on new values	Amt foregone as % of Total ML Hood CC Tax
1999-00	\$1,231,976	\$2,961	0.01%	\$5,070	0.52%	\$2,683	0.19%	\$8	0.01%	\$544	0.07%
2000-01	\$5,112,909	\$12,288	0.05%	\$21,041	1.93%	\$11,133	0.71%	\$33	0.02%	\$2,258	0.26%
2001-02	\$8,610,270	\$20,693	0.08%	\$35,433	3.06%	\$18,749	1.14%	\$56	0.04%	\$3,802	0.41%
2002-03	\$10,212,552	\$24,544	0.09%	\$42,027	3.44%	\$22,238	1.29%	\$66	0.04%	\$4,510	0.47%
2003-04	\$16,862,902	\$40,527	0.15%	\$69,394	5.31%	\$36,719	2.01%	\$110	0.07%	\$7,447	0.73%
2004-05	\$17,741,487	\$42,638	0.15%	\$73,010	5.32%	\$38,632	2.01%	\$115	0.07%	\$7,835	0.73%
2005-06	\$19,250,902	\$46,266	0.15%	\$79,221	5.48%	\$41,919	2.08%	\$125	0.07%	\$8,501	0.76%
2006-07	\$20,537,230	\$49,357	0.16%	\$84,515	5.57%	\$44,720	2.11%	\$133	0.07%	\$9,069	0.77%
2007-08	\$21,589,243	\$51,885	0.16%	\$88,844	5.57%	\$47,011	2.11%	\$140	0.07%	\$9,534	0.77%
2008-09	\$22,395,240	\$53,822	0.15%	\$92,161	5.51%	\$48,766	2.09%	\$146	0.07%	\$9,890	0.76%
2009-10	\$24,707,879	\$59,380	0.16%	\$101,678	5.77%	\$53,801	2.19%	\$161	0.08%	\$10,911	0.80%
2010-11	\$27,089,897	\$65,105	0.17%	\$111,480	6.01%	\$58,988	2.29%	\$176	0.08%	\$11,963	0.83%
2011-12	\$29,543,376	\$71,002	0.18%	\$121,577	6.23%	\$64,331	2.37%	\$192	0.08%	\$13,046	0.87%
2012-13	\$32,070,459	\$77,075	0.18%	\$131,976	6.43%	\$69,833	2.45%	\$208	0.08%	\$14,162	0.89%
2013-14	\$34,673,354	\$83,330	0.19%	\$142,688	6.60%	\$75,501	2.52%	\$225	0.09%	\$15,312	0.92%

(1) This table assumes the renewal effort directly induces some of the value increases. The "induced" values are zero percent in the first five years. The percentage of value "induced" begins at 5% in year 6, and grows 5% annually until it reaches 50%

F. FINANCIAL FEASIBILITY OF PLAN

Table 3 in Section 500 of the Report to the Plan show the anticipated costs of project activities, and the estimated time required to carry out all project activities, and pay off indebtedness. The principal source of revenue to carry out project activities will be annual tax increment revenues of the Renewal Agency. Anticipated tax increment revenues are shown in Table 4. The tax increment revenues shown in Table 4 are based on the following assumptions:

1. It is assumed that total assessed value within the urban renewal area will increase 2.75 % annually in each year of the projection period.
2. In addition, it is assumed that new construction projects in discussion stages will add \$10,000,000 of value during the first five years of the project. Thereafter, \$1 million in new values is added in each year of the projection period.

The revenues shown in Table 4 are expected to be sufficient to carry out all project activities currently shown on the Urban Renewal Plan for the Sandy Urban Renewal Area, and to retire project indebtedness within a reasonable period of time. It is financially feasible to carry out the Urban Renewal Plan for the Sandy Urban Renewal Area.

600. RELOCATION

A. PROPERTIES REQUIRING RELOCATION

No relocation is anticipated at the adoption of this plan.

B. RELOCATION METHODS

Prior to any actual relocation, the Renewal Agency will establish a Relocation Policy which will call for assistance to those residents and businesses displaced. Such assistance will include providing information regarding suitable locations, payment of moving expenses, and other payment as deemed necessary. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060.

C. HOUSING COST ENUMERATION

The Renewal Plan does not propose development of new housing units at this time.