



CITY OF OREGON CITY

URBAN RENEWAL COMMISSION RETREAT

AGENDA

Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Tuesday, August 09, 2022 at 7:15 PM

Ways to participate in this public meeting:

- *Attend in person, location listed above, and masks are required.*
- *Register to provide electronic testimony (email recorderteam@orcity.org or call 503-496-1505 by 3 p.m. on the day of the meeting to register).*
- *Email recorderteam@orcity.org (deadline to submit written testimony via email is 3 p.m. on the day of the meeting).*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045.*

CALL TO ORDER

ROLL CALL

CITIZEN COMMENTS

DISCUSSION ITEM

1. Work Session/Retreat - Updating the Urban Renewal Plan

COMMUNICATIONS

ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor/Chair calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments.

Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the Oregon City's website at www.orcity.org and available on demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Urban Renewal Commission
From: Executive Director Tony Konkol

Agenda Date: 8/9/2022

SUBJECT:

Work Session/Retreat - Updating the Urban Renewal Plan

STAFF RECOMMENDATION:

Staff recommends that the Urban Renewal Commission ("URC") review the draft Urban Renewal Plan Amendment. In so doing, staff recommends that URC do the following:

- List the projects that it wants to do
- Prioritize the project list
- Determine how much URC wants to spend on each project

EXECUTIVE SUMMARY:

Staff had developed a proposed draft amendment for the URC to review and to make revisions. The draft amendment features the following updates:

- Constitutes the 11th Amendment to-date
- Is Classified as a City-Commission-Approved Amendment because it authorizes additional projects, activities, and/or programs estimated to cost in excess of \$500,000 in 2022 dollars over the duration of the plan and there are projects identified in the plan that require City Commission approval to develop.
- Incorporates the URC's vision and framework for decision-making with regard to project selection.
- Categorizes projects as public/private partnerships, publicly owned properties, and public infrastructure projects.
- Updates the project list to include projects that were of most interest among members of the URC as discussed in previous meetings.
- Updates the maximum amount of indebtedness that may be issued or incurred
- Includes Section 59 of the Oregon City Municipal Code related to Urban Renewal

BACKGROUND:

During its meeting held on July 7, 2021, The Urban Renewal Commissioners began reviewing a draft “Vision Statement and Framework for Decision-Making” provided by staff. The Commissioners contributed their own insights and ideas with regard to the vision statement. Members of the Urban Renewal Commission agreed to host a retreat to further develop its vision statement.

On August 16, 2021, The Urban Renewal Commission held its first retreat to further draft a vision statement. After much discussion about the structure and content of the vision statement, commissioners turned their attention to identifying the goals. The Urban Renewal Commissioners finished its meeting by further detailing the goals.

At its retreat held on November 16, 2021, the commissioners commenced with a discussion on a framework for decision-making. Staff provided a draft document that was utilized to further aid the commissioners to home in on specific steps and elements of the decision-making process. There were a few revisions and adjustments discussed during the retreat and staff was directed to make them.

On April 5, 2022, the Urban Renewal Commission completed its review of the “Framework for Decision-Making.”

During the April 5th meeting, Matt Zook, Finance Director, gave a financial report reflecting the following points:

- The Urban Renewal District is debt free as of 2021
- The District realizes approximately \$3 million a year in property tax revenue
- \$3 million would cover payments on a borrowing of \$38 million at 5% over 20 years
- The District has slightly over \$6 million in unrestricted funds

Mr. Zook stated that the 2007 Plan Report recognized that the maximum indebtedness of \$130.1 million intentionally excluded the impact of inflation on the estimated costs of the projects included in the Plan Report. Further, subsequent boards were expected to review and update the Plan, the project list, and the maximum amount of indebtedness if necessary. It is important to note that the maximum indebtedness of \$130.1 million is a legally fixed number that does not get adjusted by inflation.

Since 2007 when the maximum indebtedness was established at \$130.1 million, the URA and approximately 103 million remains unused. This is margin of what the plan can spend and is not a cash balance. In that these two numbers are not adjusted for inflation, as time passes inflation will erode the effectiveness of the remaining \$103 million. The URA can spend property tax revenue directly on projects on a pay-as-you-go basis, toward the repayment of debt, or a mix of both.

During its meeting held on May 16, 2022, staff recommended that the Urban Renewal Commission do the following:

- Affirm the categorization of the projects
- Focus on the vision of the Urban Renewal Commission

- Pick the projects that most fit URC's vision
- Prioritize the projects that have been chosen

The Urban Renewal Commission discussed each project listed in the 2007 plan and provided comments with regard to either their preference for a particular project or what they thought would garner the greatest economic impact. Generally, it was agreed that the 7th Street Project, the County Shops and the Civic Complex project should be removed from the list.

Prior to concluding the May 16th meeting, the City Manager summarized the following points for the URC to consider at its next meeting:

- The maximum indebtedness is not increasing, it is a hard number.
- When today's CPI is applied to the 2007 estimates, the cost estimates of the project increase to \$185 million.
- In that there is more project cost than there is increment, there are only two approaches that can be undertaken, cut \$55 million in projects, or reduce how much is invested in each project.

Consider the following:

- There is \$6 million in cash in the bank.
- The District currently brings in \$3 million in TIF on an annual basis. Hence, \$3 million in TIF at 5% over 20 years brings in roughly a total of \$38 million for projects. Therefore, without any new increment, the District can only do \$38 million in projects right now.
- There is not enough increment currently to do \$70 million in projects
- IF the URC wanted to do another \$38 million dollars in new projects, it would have to bring in an additional \$3 million in new TIF.
- If the URC only invests in public infrastructure projects, there will be no new increment for other projects, thus, the URC will not be doing anymore projects for a very long time.
- Therefore, it is important to prioritize the projects and focus on producing increment

During this August 9, 2022 meeting, staff will be presenting a draft amendment to the 2007 plan. This will be the 11th amendment to the Downtown/North End Plan. The proposed draft amendment is not a substantial amendment to the plan because the proposed amendment does not add land to the current boundary of the Urban Renewal District and it does not increase the amount of maximum indebtedness to be issued or incurred.

Based on the 2007 amendment plan and its guidance for amending future plans, it is recommended that the proposed draft amendment be categorized as a City Commission-Approved Amendment because it authorizes additional projects, activities, and/or programs estimated to cost in excess of \$500,000 in 2022 dollars over the duration of the

plan and there are projects identified in the plan that require City Commission approval to develop.

The proposed draft amendment includes the following changes:

- Constitutes the 11th Amendment to-date
- Is Classified as a City Commission-Approved Amendment because it authorizes additional projects, activities, and/or programs estimated to cost in excess of \$500,000 in 2022 dollars over the duration of the plan and there are projects identified in the plan that require City Commission approval to develop.
- Incorporates the URC's vision and framework for decision-making with regard to project selection.
- Categorizes projects as public/private partnerships, publicly owned property, and public infrastructure projects.
- Updates the project list to include projects that were of most interest among members of the URC as discussed in previous meetings.
- Updates the maximum amount of indebtedness that may be issued or incurred
- Includes Section 59 of the Oregon City Municipal Code related to Urban Renewal

OPTIONS:

1. Review the proposed draft amendment of the Urban Renewal Plan, identify and prioritize projects that will be within the updated maximum level of bond indebtedness, and determine how much to spend on each project.
2. Do not review the proposed draft amendment.



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: Urban Renewal Commission
From: Finance Director Matt Zook

Agenda Date: 08/9/2022

SUBJECT:

Urban Renewal Agency (URA) Project Financial Impact

STAFF RECOMMENDATION:

Staff is prepared to facilitate a discussion with the Urban Renewal Commission to identify a prioritized project list and allocation of urban renewal funds per project and identify the strategy in which to utilize the greatest amount of the remaining maximum indebtedness (spending limitation) of roughly \$103 million.

EXECUTIVE SUMMARY:

The intent of this staff report is to demonstrate the basic financial variables pertaining to the projects selected, timing of completion, and the use of debt. Staff has developed a financial model to assist in the discussion during the meeting and will be looking to the Commission for input to demonstrate the financial capability of various scenarios proposed during the meeting. Actual results depend on decisions of the Commission, opportunities with development partners, and general economic conditions.

BACKGROUND:

In previous Commission visioning meetings, three project categories were used to group similar projects together – public/private partnership projects, publicly-owned projects, and infrastructure projects. In addition, the original 2007 urban renewal plan project list was reviewed and pared down to those that were still of interest to the Commission, and additional projects were suggested based on current opportunities facing the City. The list below represents staff's understanding of the proposed project list grouped in the three categories. Of course, this is not final and will ultimately be finalized by the Commission.

Public/Private Partnership
Rossman
Historic Downtown-unspecified

Publicly Owned

- Clackamette Cove
- Stimson Property
- Historic Downtown-12th & Main
- Historic Downtown-Courthouse
- End of the Oregon Trail
- Riverwalk (falls access and viewing)

Infrastructure

- Historic Downtown-Quiet Zone
- Historic Downtown-Parking Garage
- Historic Downtown-McLoughlin to Tunnel
- Historic Downtown-Main St (10th to 15th)

Several variables are used to shape each scenario. These include timing, funding method, and external partner investment dollars. In addition, each scenario may be compared using multiple outputs. These include tax increment generated and timing of impact.

Timing – The sooner the investment is done, the cheaper its cost and the larger the potential return. Projects that generate tax increment will accelerate the tax revenue available to the URA. In addition, the URA will need to consider projects in two phases in order to fully maximize the remaining maximum indebtedness (spending limit). The first phase allows the URA to borrow \$35 to \$40 million and the second phase allows the URA to borrow again after the tax increment revenue increases from the investments of phase one. Phase two will not be available to the URA if the tax increment does not grow sufficiently to allow a second issuance of bonded indebtedness. The maximum indebtedness legally authorized by the 2007 plan is \$130.1 million, and roughly \$103 million remains unused. These two numbers do not adjust for inflation, so the impact of inflation erodes the effectiveness of the remaining \$103 million. We have discussed in past meetings that an estimated target of roughly \$85 million in 2022 dollars would allow the impact of rising project cost prices in the next 5-15 years to accomplish what the Urban Renewal Commission seeks as a target strategy.

Funding method – Cash in hand is approximately \$3 million per year in tax increment revenue. The URA has approximately \$6 million on hand as of today. Cash funding means smaller projects. Alternatively, the URA has sufficient annual income to borrow approximately \$35 to \$40 million dollars based on the current tax increment revenue of \$3 million.

External partner investment – This level of investment is hard to predict. The 2007 URA Plan Document included partner estimates in 2007 dollars, but extrapolating those

same dollars today involves more than a mathematical inflationary increase from 15 years ago. The primary point is that direct investment dollars from the private sector brings the financial value (public/private partnerships and publicly owned projects that get converted to taxable property). Infrastructure projects that continue to be maintained as public property remain off the tax rolls and thus don't generate direct tax dollars. Infrastructure projects should be measured by the level of downstream attraction of private business in order to generate property tax revenue.

The table below represents the projects listed above with suggested URA allocations and potential private investment dollars. Most of these numbers are the original 2007 Urban Renewal Plan amounts. Projects listed below that weren't in the original plan are rough estimates for this discussion.

Project	Category	URA	Private	Total
Rossmann Landfill	Pub Priv Ptnrshp	30,000,000	240,000,000	270,000,000
Historic Downtown	Pub Priv Ptnrshp	12,400,000	110,000,000	122,400,000
Clackamette Cove	Publicly Owned	4,300,000	80,000,000	84,300,000
Stimson Property Redevelopment	Publicly Owned	10,000,000	60,000,000	70,000,000
Historic Downtown-12th & Main	Publicly Owned	3,000,000	11,000,000	14,000,000
Historic Downtown-Courthouse	Publicly Owned	5,000,000	19,000,000	24,000,000
End of the Oregon Trail	Publicly Owned	1,000,000	0	1,000,000
Historic Downtown-Quiet Zone	Infrastructure	600,000	0	600,000
Historic Downtown-Parking Garage	Infrastructure	20,000,000	0	20,000,000
Historic Downtown-McLoughlin to Tunnel	Infrastructure	3,000,000	0	3,000,000
Historic Downtown-Main St (10th to 15th)	Infrastructure	3,000,000	0	3,000,000
Kruger Lumber	Pub Priv Ptnrshp			0
OC Shopping Center	Pub Priv Ptnrshp			0
City Property McLoughlin	Publicly Owned			0
		92,300,000	520,000,000	612,300,000

The Urban Renewal Commission needs to finalize the project list, the amount of URA dollars to allocate toward those projects, and the phasing.

OPTIONS:

- 1) Issue debt to fund the first phase of projects in the amount of \$35 - \$40 million. Invest these funds into public private partnership projects or publicly owned projects, which would generate exponentially greater return in tax increment revenue. The additional tax increment could support issuing roughly a second phase of \$40 million or more of debt for the second phase of projects. This second round could be used to fund infrastructure projects which indirectly attract private development.
- 2) Issue debt to fund only one phase of projects in the amount of \$35 - \$40 million. The tax increment revenue generated by the Urban Renewal districts today is

sufficient to pay the debt off. Invest these funds in a mix of the three types of projects, including infrastructure projects. The anticipated increase of tax increment revenue would be less than Option 1, which would reduce or eliminate the ability of the URA to enter into a second phase of projects.

BUDGET IMPACT:

Amount: Variable depending on options selected

FY(s): Future

Funding Source(s): Urban Renewal Fund

DRAFT

Urban Renewal Plan Downtown / North End

THROUGH PROPOSED 11TH PLAN AMENDMENT

CITY OF OREGON CITY, OREGON
CITY URBAN RENEWAL AGENCY
September 2022

Prepared by:

City of Oregon City Staff

Anthony J. Konkol, III, City Manager
James N. Graham, CECd., Economic Development Manager
Matthew R. Zook, Finance Director
Aquilla Hurd-Ravich, Community Development Director



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Urban Renewal Plan and Amendments

This Plan incorporates all text plan amendments through July 31, 2022 and proposed amendments with the 11th Plan Amendment (August 2022).

Sequence and Purpose of Amendments

1st Resolution 91-01, Sept. 25, 1992

Inserts latest date for bonded indebtedness

2nd Ordinance 95-1017, Sept. 20, 1995

Authorizes acquisition of Stimson property

3rd Resolution 96-02, Dec. 4, 1996

Adds Tumwater Sewer as a project activity

4th Ordinance 98-1014, June 17, 1998

Inserts maximum indebtedness per BM50

5th Ordinance 00-1012, May 3, 2000

Changes to goals, extensive revisions to working of project activities, acquisition and amendment procedures

6th Ordinance 00-1029, December 6, 2000

Authorizes 10th & Main Street property acquisition and Stimson parcel as two Lots

7th Ordinance 01-1016, May 16, 2001

Authorizes acquisition of Art's Café

8th Ordinance 02-1003

Authorizes property acquisition at 7th and Railroad, TL 22E31AB06500

9th Ordinance 07-1001

Authorizes potential acquisition of comprehensive list of properties (as per Oregon City Futures, economic development plan, etc.)

10th Ordinance 07-1014

Substantial plan amendment to increase maximum indebtedness to \$130,100,000.

11th Ordinance XX-XXXX

City-Commission-Approved Amendment authorizes additional projects, activities, and/or programs estimated to cost in excess of \$500,000 in 2022 dollars over the duration of the plan and there are projects identified in the plan that require City Commission approval to develop.

Note: Not all Plan Amendments Required Changes to the Report.

100. Introduction

The purpose of this Plan is to eliminate blighting influences found in the Renewal Area and to implement goals and objectives of Oregon City's Comprehensive Plan, and the "Oregon City Futures" report on Economic Development created in 2004.

Originally adopted on December 19, 1990, an Urban Renewal Plan for the Downtown area came into being and was the only urban renewal plan for the Downtown area. In 1990, the Oregon City Commission amended the Oregon City Downtown Renewal Plan of 1983 to remove the downtown area from the plan, to add project activities, and to rename the 1983 plan the Hilltop Urban Renewal Plan. The Urban Renewal Advisory Committee and City Commission directed staff to prepare a new Urban Renewal Plan for downtown Oregon City, and to include additional areas adjacent to the downtown that suffer from blighting conditions.

In October of 2004, a report, *Oregon City Futures*, was prepared by Leland Consulting Group, Real Estate Strategists, and StastnyBrun Architects, Inc. that described a strategy to assist Oregon City in implementing its Metro 2040 designation. As a result of an extensive public involvement process initiated by the City in March 2004, The Futures Report gave considerable attention to the designation by Metro of Oregon City as a Regional Center in Metro's Region 2040 Growth Concept (one of seven such designations within the Portland Metro area). The report provided a series of recommendations on policy issues and development strategies to realize economic development success citywide and achieve the objectives of the Urban Renewal Plan.

The Hilltop Urban Renewal District was closed in 2005 and saw a 1.100% increase in assessed value. In 2007, a new plan named the Downtown Oregon City/North End Urban Renewal Plan was developed. It is the only Urban Renewal District designated in Oregon City as of 2007.

Regional Center

Oregon City is one of seven Regional Centers designated in the Metro Region 2040 Growth Concept, which covers the entire tri-county area of Clackamas, Multnomah, and Washington counties. The term Regional Center is described as a concentration of activity and investment that serves an area of activity and investment for several cities.

The Urban Renewal District plays a major role in helping transform Oregon City into a true Regional Center. The Urban Renewal District is not only a designated geographic area within Oregon City, but it is an economic development tool that provides an opportunity to attract and create real estate investments and develop programs that help to further its adopted vision.

200. 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 City Commission of Oregon City which, in accordance with ORS 457, is the Urban Renewal Agency of the City of Oregon City, Clackamas County, Oregon.

"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; and are

characterized by the existence of conditions as described in ORS 457.010.

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

"City Commission" means the elected governing commission of the City of Oregon City, Oregon.

"Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementation 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. The methods to be used for the temporary or permanent relocation of such persons living in, and businesses situated in the Urban Renewal Area shall be in accordance with State Law as specifically set forth in ORS 281.045 to 281.105.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan

"Goal" means a demonstrative aim or desired result as described in **Section 500** of this Plan.

"Objective" means a definitive and measurable result toward an overall goal as identified in Section 500 of this plan.

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

"Plan, Renewal Plan, Urban Renewal Plan" means the Urban Renewal Plan for Downtown Oregon City, the boundaries of which are indicated in Exhibits 1 and 3

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

"Project, Activity or Project Activity" means any undertaking or activity within the plan 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.

"Regional Center" indicates a designation in Metro's 2040 Growth Concept Plan, describing a concentration of activity and investment that serves an area of multiple cities and towns.

"Report" refers to the report accompanying the urban renewal plan as provided in ORS 457.085 (3).

"State" means the State of Oregon.

"Tax Increment Financing" refers to a method of financing urban renewal project activities through a division of ad valorem taxes, as provided in ORS 457.420 through 457.450.

"Taxing Bodies" refers to governmental bodies levying taxes within the Urban Renewal Area.

"Text" means the Urban Renewal Plan for the Downtown Oregon City Urban Renewal Plan, Part One: Text and Exhibits.

300. Boundary and Legal Description

The boundary of the Urban Renewal Area comprises approximately 855 acres including the Downtown area, Clackamette Cove, the Landfill redevelopment site, the Washington/7th Corridor, and the End of the Oregon Trail Interpretive Center. The boundary of this Urban Renewal Plan is shown as Exhibit 1 of this Urban Renewal Plan. A legal description of the Urban Renewal Area is depicted in Exhibit 2 of this Plan.

400. THE VISION STATEMENT OF THE OREGON CITY URBAN RENEWAL COMMISSION

Oregon City is a historically, culturally, and geographically unique place in the Portland Metro Region. It was established in 1829 and in 1844 was the first incorporated city west of the Missouri River. The community's history establishes it as the State's original hometown. In Oregon City there are historic houses, museums, and Willamette Falls situated within the community that stand as testament to the City's historical significance to the State of Oregon and to the United States.

Oregon City is one of the hubs of the Portland Metro Area. It seeks to attract visitors, new residents who appreciate the community's commitment to quality of life. The City's core is a recognizable, vibrant destination with public and private investment in small-scale shops, a mix of restaurants, and cultural amenities that reflect the area's diversity.

Within the Urban Renewal District ("the District") residents live, work, and play while having access to various amenities including vibrant visitor experiences that attract the public during both the day and night; well-presented historical venues that provide visitors different vantage points of the community's past; enjoyable recreational opportunities of various types and venues; livable environs that enhance one's quality of life, efficient transportation options that move people in and around the District; and sound investments in public infrastructure that complement and support private investment.

Overall, the District's project expenditures are fiscally conservative and do not saddle future generations with long term environmental or economic burdens. For-profit business operations provide long-term employment, helps broaden the tax base, and provides a positive rate of return to the District.

500. GOALS AND OBJECTIVES OF THE URBAN RENEWAL COMMISSION

By accomplishing the following goals, the District becomes an important economic development tool that contributes to the realization of the Urban Renewal Commission's vision:

A. LIVABILITY

Livability is about building community amenities that enhance the quality of life through action to improve local environments and provide safe conditions in places where people live.

The following objectives are essential in accomplishing the goal of livability:

Objectives

- Protection of community neighborhoods' unique identities, locating tourism amenities in appropriate places except neighborhoods
- Provision of various housing options with different price points
- Presence of unique shopping amenities

- Existence of recreational opportunities
- Offering of varied dining options
- Establishment of quality childcare services
- Provision of good water quality
- Development of good job opportunities
- Creation of efficient multi-modal transportation services
- Presence of safe living conditions
- Existence of a quiet zone along the railroad route downtown

B. TOURISM OPPORTUNITIES

Creating an environment that offers amenities that establish a sense of vitality, excitement and Wonder and attracts visitors during the day and the night. The District will offer amenities that are designed to solidify the City's brand as being Oregon's Hometown.

The following objectives will enhance tourism not only within the district but throughout the community:

Objectives

- Enhanced and upgraded End of the Oregon Trail Interpretive Center
- Increased use and improved Amtrak Train Station
- Increased use of the Clackamette Park RV area
- Projects that complement and enhance the downtown
- Hotels and convention meeting space
- Visitor parking
- Transportation options including shuttles and/or trolleys
- River transportation and recreational opportunities
- Public restrooms
- Transportation linkage(s) between tourism destination assets
- Good water quality (Cove, Clackamas, and Willamette Rivers)
- Willamette Falls Legacy Project

C. RECREATIONAL OPPORTUNITIES

The ability to establish recreational opportunities offering various types of outdoor and indoor amenities, man-made and/or natural and can contribute to a higher quality of life for residents. Investments in establishing the type of recreational investments supported by the Urban Renewal Plan are necessary in accomplishing this goal.

Objectives

The following investments are important to increasing recreational opportunities within the district:

- Trails, Biking, Walking
- Good water quality (Cove, Willamette, and Clackamas Rivers)
- Accessible recreation at Clackamette Park and Jon Storm
- Increased accessibility to the Cove, Willamette, and Clackamas Rivers

D. INFRASTRUCTURE INVESTMENTS

New investments in a variety of infrastructure projects are designed to help mitigate the challenges

of growth in the district to allow visitors to enjoy all of the amenities that the District has to offer.

Objectives

As visitors drive into Oregon City, the provision of the following assets will assist them too efficiently move in and around the District from one end to the other and to engage in various events and activities taking place.

- Public restrooms
- Lighting enhancements downtown
- Quiet Zone along the railroad route downtown
- Adaptive reuse of existing properties
- Walking and Biking Trails
- Adaptive reuse of existing buildings (i.e., seismic, ADA, etc.)
- Visitor parking structure(s)
- Multi-modal transportation

The attributes of livability, infrastructure improvements, recreational and tourism opportunities are interdependent and serve to enable the District to provide a positive rate of return and helps Oregon City solidify its status as a regional center within the Portland Metro Region.

600. RELATIONSHIP TO CITY'S COMPREHENSIVE PLAN

A. City of Oregon City's 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, and other public improvements. Specific goals, objectives, and policies, which relate to this Plan are found in the City of Oregon City's Comprehensive Plan and are listed as an appendix to the Report. This Plan is consistent with the goals, objectives and policies found in the Comprehensive Plan.

As amendments to the Comprehensive Plan are made from time to time in order to reflect the goals of the community, this Urban Renewal Plan will be amended as needed in order to remain consistent to the Comprehensive Plan.

B. Overall District Goals Stated in "Oregon City Comprehensive Plan:"

1. Implement and maintain a community engagement program that provides broad and Inclusive opportunities for all Oregon City community members to learn about and understand city government processes, including land use planning, and participate meaningfully in decisions that impact their communities.
2. Acknowledge, protect, enhance, and commemorate Oregon City's historic and cultural resources.
3. Strengthen wellbeing and quality of life across all Oregon City neighborhoods by creating places that are safe and comfortable with convenient access to community services.
4. Integrate diversity, equity, and inclusion (DEI) best practices when evaluating all city functions, including land use strategies, programs, and regulations.

5. To fulfill Metro Region 2040 Growth Concepts, that are consistent with the City's Comprehensive Plan.

C. Urban Renewal District Strategies

The Urban Renewal Plan implements the development strategy approved by the Urban Renewal Commission. Key elements of these strategies include:

- The Urban Renewal Commission will consider using tax increment financing to assist private developments in those circumstances in which proposed private projects fit the vision, goals, and objectives of the Urban Renewal Commission and demonstrate a need to fill financing gaps.
- Investments in public infrastructure shall serve to complement other projects and implement urban renewal district goals and objectives.
- Establish a Plan that has projects, with supportive government and stakeholders that are committed to providing ongoing leadership and review those Projects, including establishing good organization, development standards, communications, and marketing strategies.
- Direct public investments into areas with the greatest development and redevelopment potential.

700. Proposed Land Uses

A. Land Use Plan

The Land Use Plan consists of the Land Use (Comprehensive Plan) Plan Map (Exhibit 3), the Zoning Map (Exhibit 4) and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those herein included by reference).

This Plan shall be in accordance with the approved Comprehensive Plan of the City of Oregon City and with its implementing ordinances and policies. The use and development of land in the Renewal Area (including maximum density and building requirements) shall be in accordance with the regulations prescribed in the City's Comprehensive Plan, Zoning Ordinance, City Charter, or any other applicable local, state or federal laws regulating the use of property in the Renewal Area. The Zoning classifications correspond to the Comprehensive Plan designations.

Land uses proposed for sites within the Urban Renewal Area are indicated in the project list in the Report regarding this text.

B. Plan and Design Review

The Urban Renewal Commission shall be notified of any building permit, conditional use or other development permits requested within the Area. Redevelopers, as defined in this Plan, shall comply with all applicable ordinances and Developers' Obligations, Section 800 of this Plan.

800. Outline of Development

The Urban Renewal District initiative is designed to treat the causes of blight and deterioration in

the District. This Urban Renewal District is characterized by underdevelopment, and unproductive conditions of land. Conditions that impair development include inadequate streets, traffic circulation problems, and inadequate public facilities and utilities. Project activities to treat these conditions may include, but are not limited to:

- Street and related improvements, to improve access to land in the project area, and improve traffic safety and circulation.
- Parking improvements, to improve the supply of public parking spaces and parking management in support of commercial and recreational uses.
- Streetscape and pedestrian improvements, to improve the safety and aesthetic character of Area streets in order to enhance streets for commercial activities.
- Park and recreation improvements, to meet the recreation needs of Oregon City residents and visitors, and to take advantage of the recreation potential offered by the Willamette and Clackamas Rivers.
- Storm drainage, water, and sewer improvements, to permit more productive use of land in the area.
- Development assistance programs, to assist property owners and tenants to renovate existing structures, and to develop areas consistent with the Comprehensive Plan.
- Public facility and services improvements, to improve the services needed for the Area.
- Disposition and Redevelopment of Land. One of the main advantages of the Urban Renewal District is that it is designed to help improve or mitigate a variety of challenges associated with land within its boundaries. Resources can be marshalled by the Urban Renewal District to improve utilities and rights-of-way, improve or mitigate environmental challenges, remove incompatible land uses, and further the development goals and objectives of this Plan. (See Section 800)
- Additional planning, administration, and co-ordination of development in the Project Area.

900. Description of Project Activities

In order to achieve the goals and objectives of this Plan, the following project activities will be undertaken on behalf of the City by the Urban Renewal Commission (hereinafter referred to as "Agency") in accordance with applicable federal, state, county and city laws, policies, and procedures. Exhibit 5 shows the general location of project activities. Exhibit 6 shows the location of properties to be acquired in order to carry out the objectives of this Plan.

A. Public/Private Partnerships (Property Not Owned by the Urban Renewal Commission)

In situations where property is owned privately and not by the Urban Renewal Commission, but the developer needs financial assistance to further develop the property, the Urban Renewal Commission can exercise its leverage to have the property in question developed in such a manner that meets some or all of Commission's vision for the district.

Properties that most likely fit the aforementioned scenario are listed in Exhibit 1, Table 2.

B. Publicly Owned Property

Acquisition of real property is determined necessary to carry out the objectives of this Plan. Accordingly, this Plan authorizes the Urban Renewal Area to purchase property where detrimental land uses or conditions such as incompatible uses, flood plain, or adverse influences from noise, smoke or fumes 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.

In instances where the Agency already owns property, the Agency has the option of selling its property to private developers that will develop the site(s) in a way that conforms with the vision of the Urban Renewal Commission. Alternatively, the Urban Renewal Commission could develop its own property. Hence, ensuring that the project complies with the expectations of the body. Table 1 shows property that the Urban Renewal District already owns as well as property that the District may acquire.

1 Acquisition and Disposition of Property for Development or Redevelopment

The acquisition and future disposition of property acquired for redevelopment or development by the Urban Renewal Agency will be addressed in accordance with this Plan. Prior to property acquisition, this Plan shall be amended to identify the specific property or interest to be acquired. The type of amendment required to acquire property for Redevelopment is:

Acquisition for redevelopment will require a minor amendment to this Plan as described in Section 1300 A(1) of this Plan, and also will require City Commission approval of the minor amendment per Section 1300 B(2) of this Plan. Such amendments will be accompanied by findings to the Agency describing the property to be acquired, the anticipated disposition of such property, and an estimated time schedule for such acquisition and disposition.

Properties that are currently owned by the Urban Renewal Commission are identified in Exhibit 7, Table 1.

C. Public Infrastructure Projects

Over the years, Oregon City has commissioned various infrastructure-related plans that have identified several deficiencies with regard to infrastructure development. Traffic and pedestrian circulation and safety, parking and other infrastructure deficiencies have been identified as issues constraining future development in the Urban Renewal District. To correct these deficiencies, the Urban Renewal Agency is positioned to participate in the planning, design, funding, and construction of infrastructure-related public improvements throughout the area.

Infrastructure improvements may include the construction, reconstruction, repair, or replacement of streets, traffic control devices, traffic railroad safety devices, bikeways, pedestrian ways, and multi-use paths. Other improvements may include the building of parking facilities and installation of sidewalks, public restrooms, tables, benches and other street furniture, signage, kiosks, decorative, fountains, streetlights, and acquisition of property and right of way for public infrastructure improvement.

Infrastructure improvements that are planned include, but are not limited to, the following:

- Parking Garage
- Public Restrooms
- Water

- Wastewater
- Stormwater
- Utility Relocation

D. Parks, Open Space and Recreation Improvements

The shorelines of both the Clackamas and Willamette Rivers are located within the Urban Renewal District, offering opportunities to provide diverse recreational activities for Oregon City and the region. To promote these opportunities while contributing to the economic value of the district and Oregon City, the Urban Renewal Plan recognizes that the Urban Renewal Commission will be participating in the planning, design, and construction of parks, open spaces, and recreational facilities and related public improvements, including but not limited to:

- Increased accessibility to Clackamette Cove, Willamette, and Clackamas Rivers
- Accessible recreation at Clackamette Park and Jon Storm
- Good water quality (Cove, Willamette, and Jon Storm)
- Installation and/or improvement of walking and biking trails

E. Development and Redevelopment Assistance

Redevelopment either through new construction or rehabilitation may be achieved by public or private property owners, with or without financial assistance by the Agency.

1 Redevelopment Through New Construction

To encourage redevelopment through new construction, the Renewal Agency is authorized to set financial guidelines, establish loan programs and provide below-market interest rate and market rate loans, and provide such other forms of financial assistance to property owners and those desiring to acquire and redevelop property as it may deem appropriate in order to achieve the vision of the Urban Renewal Commission.

2 Preservation, Rehabilitation, and Conservation

The purpose of this activity is to conserve and rehabilitate existing buildings where they may be adapted for uses that further Plan goals. Rehabilitation and conservation may be achieved by owner and/or tenant activity, with or without financial assistance by the Renewal Agency. To encourage rehabilitation and conservation, the Agency is authorized to create guidelines, establish loan and grant programs and provide below-market interest rate and market rate loans to the owners of buildings (or those intending to acquire buildings), which are in need of rehabilitation and for which rehabilitation and reuse is economically feasible.

Encouraging residential living on the upper floors of downtown buildings within the District has been an important economic development objective. Having residents living in the downtown area contributes to less crime and creates an economic eco-chamber for residents and downtown businesses alike. However, to enable such an environment to exist, the appropriate types of infrastructure investments and life-style amenities must be established.

On the eastern edge of the downtown area, train tracks run along much of the downtown corridor: carrying trains that consistently sound their horns. In addition, much of the downtown area is slated as high impact with regard to earthquakes.

In order to address these challenges, the Urban Renewal Agency may provide financial assistance to help pay for seismic retrofits for certain downtown building structures thereby enabling the upper floors of applicable buildings to be used as residences. The Agency may make this assistance available, as it deems necessary to achieve the goals and objectives of this Plan.

F. Planning and Administration

Project resources may be utilized to prepare the Urban Renewal Plan, design plans and master plans for the renewal area, transportation plans, miscellaneous land use and public facility studies as needed during the course of the urban renewal plan. Activities related to marketing program for the Area that may utilize project funds. Project funds may also be utilized to pay for personnel, overhead and other administrative costs incurred in the management of the urban renewal plan.

G. Property Acquisition

Acquisition of real property is determined necessary to carry out the objectives of this Plan. Accordingly, this Plan authorizes the following property acquisitions within the Urban Renewal Area, including but limited to:

- Where detrimental land uses or conditions such as incompatible uses, flood plain, or adverse influences from noise, smoke or fumes exist, or where there exists overcrowding, 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.
- Where it is determined by the Agency that the property is needed for the following purposes.

1 Property to be Acquired for Public Improvement and Facilities

It may be necessary for the Urban Renewal Commission to purchase additional real property to carry out the public use objectives of this plan such as right-of-way acquisition for streets, alleys, bicycle and pedestrian ways, and other public improvements. Prior to acquisition, this Plan shall be amended to identify the specific property or interest to be acquired. The type of amendment required to acquire property for Public Improvements and Facilities is:

- a) Right-of-way acquisition for streets, alleys, bicycle and pedestrian ways that do not require the use of eminent domain will require a minor amendment to this Plan, as described in **Section 1300 A(1)** of this Plan. City Commission approval will be required for these acquisitions.
- b) Acquisition for other public improvements, uses, and facilities will require a minor amendment to this Plan, as described in **Section 1300 A(1) of this Plan**, and also will require City Commission approval of the minor amendment, per **Section 1300 B(2)** of this Plan.
- c) Any acquisition of property for public improvements and facilities that requires the use of eminent domain will require a minor amendment to this Plan, as described in **Section 1300 A(1)** of this Plan, and also will require City Commission approval of the Minor amendment, per **Section 1300 B(2)** of this Plan. Such amendments will be accompanied by findings to the Agency describing the property to be acquired, the anticipated disposition of such property, and an estimated time schedule for such acquisition and disposition.

2 Property to be Acquired for Redevelopment Property

Property to be acquired for redevelopment property may be obtained by the Agency and sold to a public or private developer in accordance with this Plan. Prior to acquisition, this Plan shall be amended to identify the specific property or interest to be acquired.

- a) Acquisition for redevelopment will require a minor amendment to this Plan as described in **Section 1300 A(1)** of this Plan, and also will require City Commission approval of the minor amendment per **Section 1300 B(2)** of this Plan. Such amendments will be accompanied by findings to the Agency describing the property to be acquired, the anticipated disposition of such property, and an estimated time schedule for such acquisition and disposition.

H. Property Disposition

The Urban Renewal Commission will dispose of property acquired within the urban renewal district for purposes specified in this Plan. Properties shall be subject to disposition in accordance with the vision, goals, and objectives of the Urban Renewal Commission.

The Urban Renewal Commission may enter into agreements to acquire land, to hold land for future development, to dispose of any land it has acquired at fair reuse value, and to define the fair reuse value of any land.

I. Oregon City Municipal Code (Urban Renewal Agency)

Section 59 - Urban Renewal Agency.

The urban renewal agency of the city (the "Agency") shall not issue bonded indebtedness after the effective date of this section unless the bonded indebtedness complies with the restrictions of this section. The commission shall not approve any amendment to an urban renewal plan after the effective date of this section unless the plan requires that bonded indebtedness issued to carry out the plan be issued in compliance with the restrictions of this section.

- A. Bonded indebtedness issued by the Agency after the effective date of this section shall either:
 - (i) Be approved by the voters of the city;
 - (ii) Be issued to refund lines of credit, bonds or other borrowings that were executed before the effective date of this section; or,
 - (iii) Be issued to finance written commitments of the Agency that were entered into before the effective date of this section.
- B. Each urban renewal plan of the Agency that exists on the effective date of this section is hereby amended to add the following provision: "No bonded indebtedness shall be issued under this plan except in compliance with the requirements of the Charter of the City of Oregon City. Any amendment of the preceding sentence must be approved by a non-emergency ordinance of the city."
- C. For purposes of this section "bonded indebtedness" has the meaning defined for that term in ORS 310.140(3), as that section of the statutes exists on the date this section of the charter is approved by the voters of the city. That statute defines "bonded indebtedness" to mean "any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future."

- D. This section shall not limit the Agency's rights or obligations under any lines of credit, bonds or other borrowings that were executed prior to the effective date of this section.
- E. After June 30, 2016, the City of Oregon City, the Urban Renewal Agency of the City of Oregon City, or any agency created in whole or in part by the city, whether acting alone or in concert with other persons, entities or agencies:
- (a) Shall not finance, or authorize the financing of, any urban renewal plan or project, in whole or in part, with tax increment financing revenues.
 - (b) Shall not borrow or spend, or authorize the borrowing or spending of, money to buy land or property for the purpose of urban renewal, or the development of property not owned by the city.
 - (c) Shall use any and all existing tax increment revenues solely for the purpose of retiring existing Urban Renewal Agency debt.

(Res. No. 12-27, adopted by voters at the City election held November 6, 2012; Charter Ord. of 6-30-16; Res. No. 16-25, adopted by voters at the City election held November 8, 2016 which added part E. to Section 59. Clackamas County Court Case #16CV42887 declared that part E. of Section 59 is unenforceable as preempted by state law)

1000. Urban Renewal Projects

- Rossman Landfill
 - Property is a brownfield site, comprised of 62 acres
 - Site is privately owned
 - Property will require significant steps toward the rehabilitation of the land.
- Clackamette Cove
 - Is 75.57 acres
 - Site is owned by the Urban Renewal Commission
 - The Cove faces many environmental problems, new development will need to take steps toward ameliorating them.
- Stimson Property (1795 Washington Street)
 - Property is 6.83 acres
 - Property is owned by the Urban Renewal Commission
 - Has an existing structure on the site that is being leased to a commercial tenant
- 12 & Main Streets
 - Property is .43 acres
 - City owned site
 - Vacant Land
- 807 Main Street
 - County Court House
 - County owned property
 - Completed in 1936
 - Three story historic brick building, sitting on .94 acres
- End of the Oregon Trail Interpretive Center (1726 Washington St.)
 - Property owned by the City

- Tenant is the Clackamas County Historical Partners
- Property sits on 8.08 acres

- Riverwalk Project (falls access and viewing)
 - Development of tourism destination by providing greater access to Willamette Falls and development of a viewing platform with improved parking in the area.
 - City owned property
- Quiet Zone
 - Public infrastructure project
 - A “quiet zone” is an area where railroads are directed to cease the routine sounding of train horns when approaching public highway-rail grade crossings, though train horns may still be used in emergency situations. At-grade crossings within a quiet zone still have standard flashing signals and audible bells.
 - Railroad track crossings at 10th and 11th street
- McLoughlin Blvd. to Tunnel
 - Public Infrastructure Project
 - 6th Street/McLoughlin through tunnel to Tumwater Drive/McLoughlin
 - A public infrastructure amenity that will provide a safe, aesthetically pleasing avenue for pedestrians and vehicles alike as pedestrians as both share the route.
- Main Street (from 10th to 15th street)
 - A public infrastructure amenity that will provide a safe, aesthetically pleasing avenue for pedestrians and vehicles alike as pedestrians as both share the route.

1100. Developer's Obligations

Developers within the Urban Renewal District will be subject to controls and obligations imposed by the provisions of this Plan. developers will be obligated to adhere to the following general requirements:

- The developer shall develop or redevelop property in accordance with the vision, goals, and objectives of the Urban Renewal Commission and other requirements specified in this Plan.
- The developer shall engage the Urban Renewal Commission in one of the following ways:
 - respond to an Urban Renewal Commission “Request for Proposals;” or
 - submit an unsolicited proposal;
- The developer will submit information and documents required by the Urban Renewal Commission in order for it to conduct a preliminary review to ascertain whether there is an interest in the developer’s proposal by the Urban Renewal Commission.
- If the Urban Renewal Commission has continued interest in the developer’s proposal, the developer will work with and submit all required documents and information to all relevant reviewing bodies.
- During the reviewing stage by various agencies, as more is learned about the developer’s proposal, a preliminary or draft disposition and development agreement (“DDA”) may be crafted involving agents of the Urban Renewal

Commission.

- After the developer has complied with the requirements cited during its pre-application conference and other requirements of other reviewing bodies, a final draft of a disposition and development agreement may be negotiated involving the agents of the Urban Renewal Commission.
- The developer 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.
- After all parties have agrees with the terms and conditions of the DDA, the developer will move forward to the Land Use approval process.

1200. Relocation

This Plan anticipates no business or residential relocation. Should conditions arise, which would cause the acquisition of developed and occupied property by the Urban Renewal Commission, relocation assistance will be provided to persons or businesses displaced.

All persons or businesses, that may be displaced, will be contacted to determine their 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 have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expenses will be made to residences and businesses displaced.

1300. Future Amendments

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

A. Minor Amendments

Minor changes to the Plan shall be made by a duly approved resolution of the Urban Renewal Commission that describes the details of the minor change. Minor changes shall include:

1. Identification of property to be acquired for any purpose set forth in **Section 900, G(1)(a) of this Plan.**
2. Changes to the Plan which are not specifically identified as requiring a Substantial Amendment, or a City Commission-Approved Amendment.

B. City Commission-Approved Amendments

City Commission approved amendments to the Plan shall require approval by the Agency by Resolution and approval by the City Commission by Ordinance. City Commission Approved amendments are:

1. Adding a project, activity, or program that differs substantially from a project, program, or activity in the Plan, and is estimated to cost in excess of the equivalent of \$500,000 in first quarter year 2000 dollars over the duration of the Plan. The \$500,000 threshold shall be adjusted annually at a rate equal to the Construction Cost Index (CCI), also referred to as the ENR Index for Construction published by the Engineering News Record.
2. Identification of land for acquisition which requires City Commission approval per Sections 900 G.1(b), G.1(c), or 900 G. 2(a) of this Plan.

C. 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:

1. Adding land to the urban renewal area, except for an addition of land that totals not more than one percent of the existing area of the urban renewal area.
2. Increasing the amount of maximum indebtedness that can be issued or incurred under the plan.

1400. Latest Date for Bonded Indebtedness

(Section inserted via 1st Amendment, Sept. 25, 1991)

Note: The requirement for a latest date provision was removed from urban renewal law after passage of Ballet Measure 50. Ballet Measure 50 requires that plans contain a maximum debt provision.

1500. Financing Methods

A. General

The Urban Renewal Commission 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 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.

The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advances and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

B. Tax Increment Financing

The costs of carrying out this Plan will be financed in whole or in part by tax increment financing, as authorized in ORS 457.420 through ORS 457.450.

1600 – Establishment of Maximum Indebtedness

The maximum amount of indebtedness that may be issued or incurred under this Urban Renewal Plan is \$130.1. This maximum amount of indebtedness does not include any indebtedness incurred to complete Plan projects prior to and any indebtedness outstanding on the date of adoption of this amendment.

The maximum amount of indebtedness noted above is the amount necessary to complete the projects in the Plan as measured in 2022 dollars. To complete all projects anticipated in this Plan it is anticipated that the maximum amount of increment will need to be acquired. Current costs were not adjusted for inflation due to the significant uncertainty and variation in timing of projects due to the need for private sector participation, inflation and changes in building requirements during the anticipated Plan period.

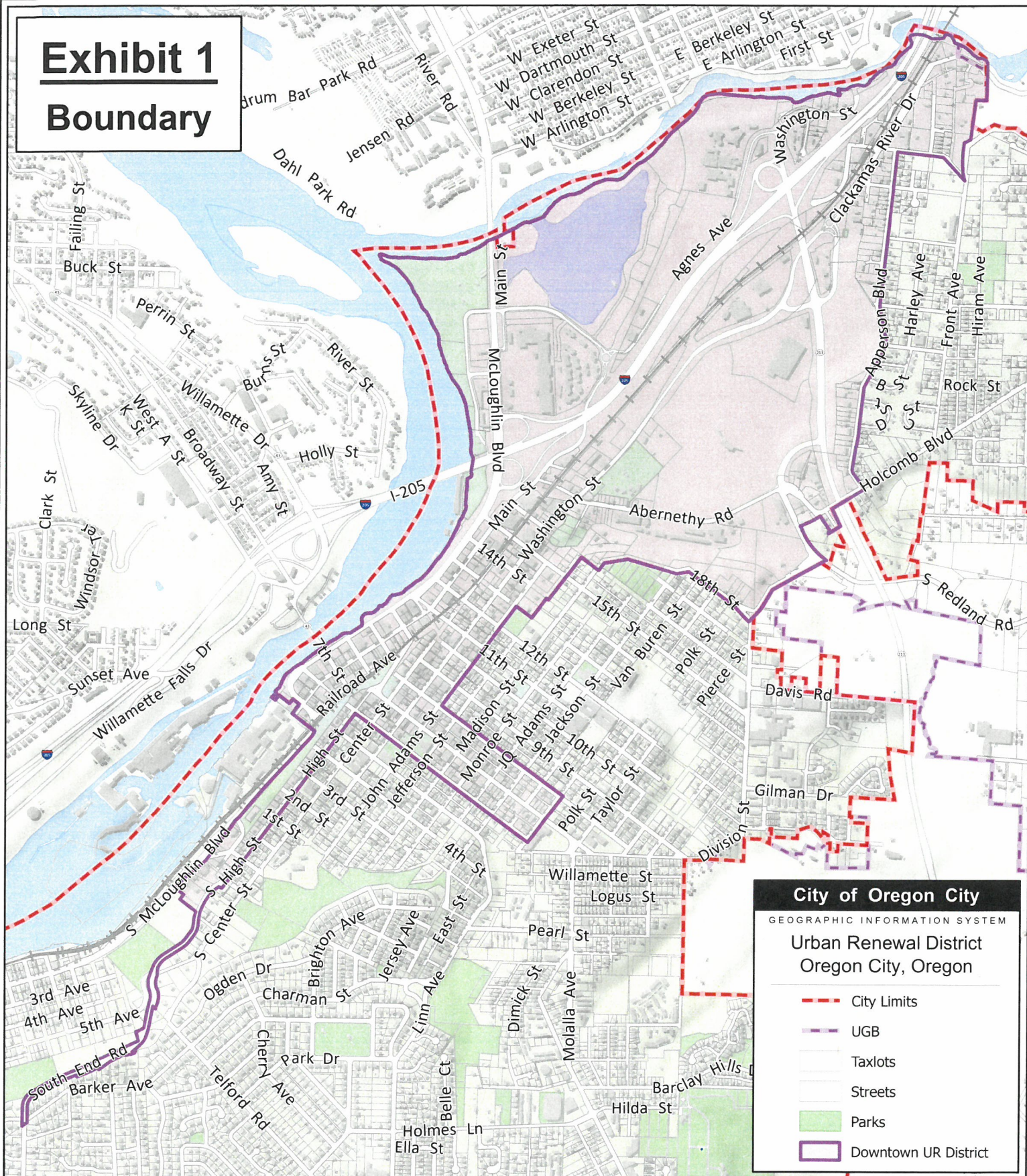
Exhibits to Text

Urban Renewal Plan
Downtown Oregon City/North End

- Exhibit 1 - Boundary Map of Project Area
- Exhibit 2 - Legal Description of Project Area
- Exhibit 3 - Land Use Map of Project Area
- Exhibit 4 - Zoning Map of Project Area
- Exhibit 5 - Map of Proposed Project Activities
- Exhibit 6 - Map of Property Locations
- Exhibit 7 - Properties

Exhibits

Exhibit 1 Boundary



The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, or surveying purposes. Notification of any errors is appreciated.



Exhibit 2 - Legal Description of Project Area

CORRECTED

LEGAL DESCRIPTION OF DOWNTOWN/NORTH END

URBAN RENEWAL DISTRICT BOUNDARY

This legal description is being re-recorded to correct an erroneous legal description on Oregon City Ordinance No. 90-1062, An Ordinance Adopting the Downtown/North End Urban Renewal Plan and Making Certain Findings and Determinations, recorded on December 21, 1990, Clackamas County Deed Records, Fee No. 90-62748.

The legal description attached to Ordinance No. 90-1062, recorded December 21, 1990, failed to include the following two exceptions:

EXCEPT THEREFROM that portion lying within the City Limits of the City of Gladstone.

EXCEPT THEREFROM that portion lying outside the existing corporate City Limits of the City of Oregon City.

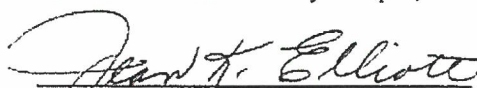
The entire legal description of the Downtown/North End Urban Renewal District Boundary is attached hereto to be re-recorded with the corrected legal description. This document relates back to Ordinance No. 90-1062, recorded on December 21, 1990, Clackamas County Deed Records, Fee No. 90-62748.

This correction duly adopted on motion by the City Commission this 17th day of April, 1991.

CITY OF OREGON CITY


DANIEL W. FOWLER, Mayor

ATTESTED this 17th day of April, 1991.


JEAN K. ELLIOTT, City Recorder



URBAN RENEWAL DISTRICT BOUNDARY

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more or less, to the intersection with the Southeasterly extension of the Northeast line of Apperson Boulevard (County Road No. 1744, a 40 foot right-of-way at this point); THENCE Northwest along said Southeasterly extension and Northeast line of Apperson Boulevard a distance of 4400 feet, more or less, to the intersection with the South line of Forsythe Road (County Road No. 374, a 50 foot right-of-way); THENCE Easterly along the South line of said Forsythe Road a distance of 950 feet, more or less, to the intersection with the West line of Front Street (County Road No. 2370, a 50 foot right-of-way); THENCE North crossing said Forsythe Road a distance of 100 feet, more or less, to an angle point on the North line thereof; THENCE North and Northeast along the West line and North line of said Forsythe Road a distance of 445 feet, more or less, to a point on the East line of the Hiram Straight D.L.C. No. 42; THENCE North along the East line of said Straight D.L.C. No. 42 a distance of 200 feet, more or less, to the Southwest corner of the James Winston D.L.C. No. 69; THENCE North along the West line of said Winston D.L.C. No. 69 a distance of 310 feet, more or less, to the most Westerly Northwest corner thereof; THENCE East along the North line thereof a distance of 150 feet, more or less, to the Southwest corner of that certain tract of land conveyed to Clackamas County, State of Oregon, as recorded in Book 281, Page 467, Clackamas County Deed Records; THENCE North along the West line of said Clackamas County tract and its Northerly extension a distance of 450 feet, more or less, to a point on the Southerly bank of the Clackamas River; THENCE West and Southwest along the Southerly bank of said Clackamas River a distance of 6500 feet, more or less, to the intersection with the Easterly bank of the Willamette River; THENCE South and Southwest along the East bank of said Willamette River a distance of 7000 feet, more or less, to the intersection with the Northwesterly projection of the the centerline of a 10 foot alley between Lots 6 and 7 of Block 3 of the duly recorded plat of Oregon City (County Plat No. 123); THENCE Southeast along Northwesterly projection a distance of 35 feet, more or less, to a point on the Northwest line of Water Street (a 60 foot right-of-way, Vacated) THENCE Northeast along the Northwest line thereof a distance of 75 feet, more or less, to the intersection with the Northwesterly projection of the Southwest line of Lot 8 of said Block 3; THENCE Southeast along said Northwesterly projection and the Southwest line of said Lot 8 a distance of 165.00 feet to the most Southerly corner thereof; THENCE Northeast along the Southeast line of said Lot 8 a distance of 69.70 feet to the Southwesterly line of 5th Street (U.S. Hwy No. 99E); THENCE Southeast along the Southwesterly line of said 5th Street a distance of 105.00 feet to the intersection with the Northwest line of Main Street; THENCE Southwest along the Northwest line of said Main Street a distance of 149.70 feet to the intersection with the Northwesterly extension of the Northeasterly line of Lots 3 and 6 of Block 27 of said plat of Oregon City; THENCE Southeast along said Northwesterly extension and Northeast lines of Lots 3 and 6, a distance of 270.00 feet to the most Easterly corner of said Lot 3; THENCE continuing Southeast along the Southeasterly extension of the Northeast line of said Lot 3 a distance of 75 feet, more or less, to the Southeast line of McLoughlin Boulevard (U.S. Hwy. No. 99E); THENCE Southwest along the Southeast line of said McLoughlin Boulevard a distance of 2700 feet, more or less, to the most Northerly corner of that certain tract of land conveyed to Portland General Electric Company (PGE), as recorded in Book 209, Page 001 and Recorder Fee No. 83-5806, Clackamas County Deed Records; THENCE Southeast along the Northeast line of said PGE tract a distance of 120 feet, more or less, to an angle point; THENCE Southwest along the Southeast line of said PGE tract a distance of 75 feet, more or less, to an angle point; THENCE Southeast

Legal Description
of
Downtown/North End
Urban Renewal District Boundary

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A tract of land situated in Sections 20, 21, 29, 30, 31, and 32 in Township 2 South, Range 2 East; Section 36 in Township 2 South, Range 1 East; Section 1 in Township 3 South, Range 1 East; and Section 6 in Township 3 South, Range 2 East; of the Willamette Meridian, Clackamas County, Oregon, and being more particularly described as follows:

BEGINNING at the intersection of the Southeast line of High Street (a 60 foot right-of-way) and the Southwest line of 6th Street (a 60 foot right-of-way); THENCE Southeast along the Southwest line of said 6th Street, a distance of 2700 feet, more or less, to the intersection with the Southeast line of Harrison Street (a 60 foot right-of-way); THENCE Northeast along the Southeast line of said Harrison Road a distance of 730 feet, more or less, to the intersection with the Northeast line of 8th Street (a 60 foot right-of-way); THENCE Northwest along the Northeast line of said 8th Street a distance of 1900 feet, more or less, to Southeast line of John Adams Street (a 60 foot right-of-way); THENCE Northeast along the Southeast line of said John Adams Street a distance of 1560 feet, more or less, to the a point in the centerline of vacated 13th Street (74-34043, a 60 foot right-of-way); THENCE Southeast along said centerline of 13th Street a distance of 240.00 feet to a point in the centerline of vacated Jefferson Street (74-34043, a 60 foot right-of-way); THENCE Northeast along said centerline of Jefferson Street a distance of 304.00 feet to the Southwest line of 14th Street (a 60 foot right-of-way); THENCE Southeast along the Southwest line of said 14th Street a distance of 30.00 feet to the intersection with the Southeast line of said Jefferson Street; THENCE Northeast along the Southeast line of Jefferson Street (not vacated) a distance of 660 feet, more or less, to the intersection with the Southwest line of 16th Street (a 60 foot right-of-way); THENCE Southeast along the Southwest line of said 16th Street a distance of 270.00 feet to the intersection with the Southeast line of Madison Street (a 60 foot right-of-way); THENCE Northeast along the Southeast line of said Madison Street a distance of 120 feet, more or less, to the intersection with the South line of McLoughlin Avenue (a 60 foot right-of-way); THENCE Easterly along the South line of said McLoughlin Avenue a distance of 940 feet, more or less, to the intersection with the Southwest line of 18th Street (a 60 foot right-of-way); THENCE Southeasterly along the Southwest line of said 18th Street a distance of 1080 feet, more or less, to the intersection with the Southwesterly extension of the Southeast line of South Anchor Way (a 60 foot right-of-way); THENCE Northeasterly along said Southwesterly extension and said Southeast line of South Anchor Way a distance of 1200 feet, more or less, to the intersection with the Southerly line of Redland Road (a 60 foot right-of-way); THENCE Easterly along the Southerly line of said Redland Road a distance of 960 feet, more or less, to the intersection with the Northeast line of Trail's End Highway (Oregon State Hwy. No. 213, Oregon City Bypass, a variable width right-of-way); THENCE Northwest along the Northeast line of said Trail's End Highway a distance of 1200 feet, more or less, to the intersection with the Southeast line of Holcomb Road (County Road No. 354, a 60 foot right-of-way); THENCE Northeast along the Southeast line of said Holcomb Road a distance of 210 feet,

URBAN RENEWAL DISTRICT BOUNDARY

3

along the Northeast line of said PGE tract a distance of 260 feet, more or less, to a point on the Northwest line of South End Road (County Road No. 945, a 60 foot right-of-way); THENCE Southwesterly along the Northwest and West lines of said South End Road a distance of 4100 feet, more or less, to the intersection of the West line of said South End Road with the Southwesterly extension of the Southeast line of Barker Avenue (a 50 foot right-of-way), said line being also the Northwest line of the duly recorded plat of Lawton Heights (County Plat No. 289); THENCE N. 52° 55' E. along said Southwesterly extension a distance of 75 feet, more or less, to the East line of said South End Road; THENCE North and Northeast along the East and Southeast lines of said South End Road a distance of 4400 feet, more or less, to the intersection with the South line of said High Street; THENCE Southeast along the South line of said High Street a distance of 35 feet, more or less, to the intersection with the Southeast line thereof; THENCE Northeast along the Southeast line of said High Street a distance of 2750 feet, more or less, to the POINT OF BEGINNING.

EXCEPT THEREFROM that portion lying within the City Limits of the City of Gladstone.

EXCEPT THEREFROM that portion lying outside the existing corporate City Limits of the City of Oregon City.

STATE OF OREGON
County of Clatsop
I, John F. Kaufman, County Clerk for the County of Clatsop, do hereby certify that the instrument of conveyance referred to in the records of said court is a

91 APR 25 11:12:09



Witness my hand and seal of said
John F. Kaufman
County Clerk
CLATSOP COUNTY, OREGON

91 18607

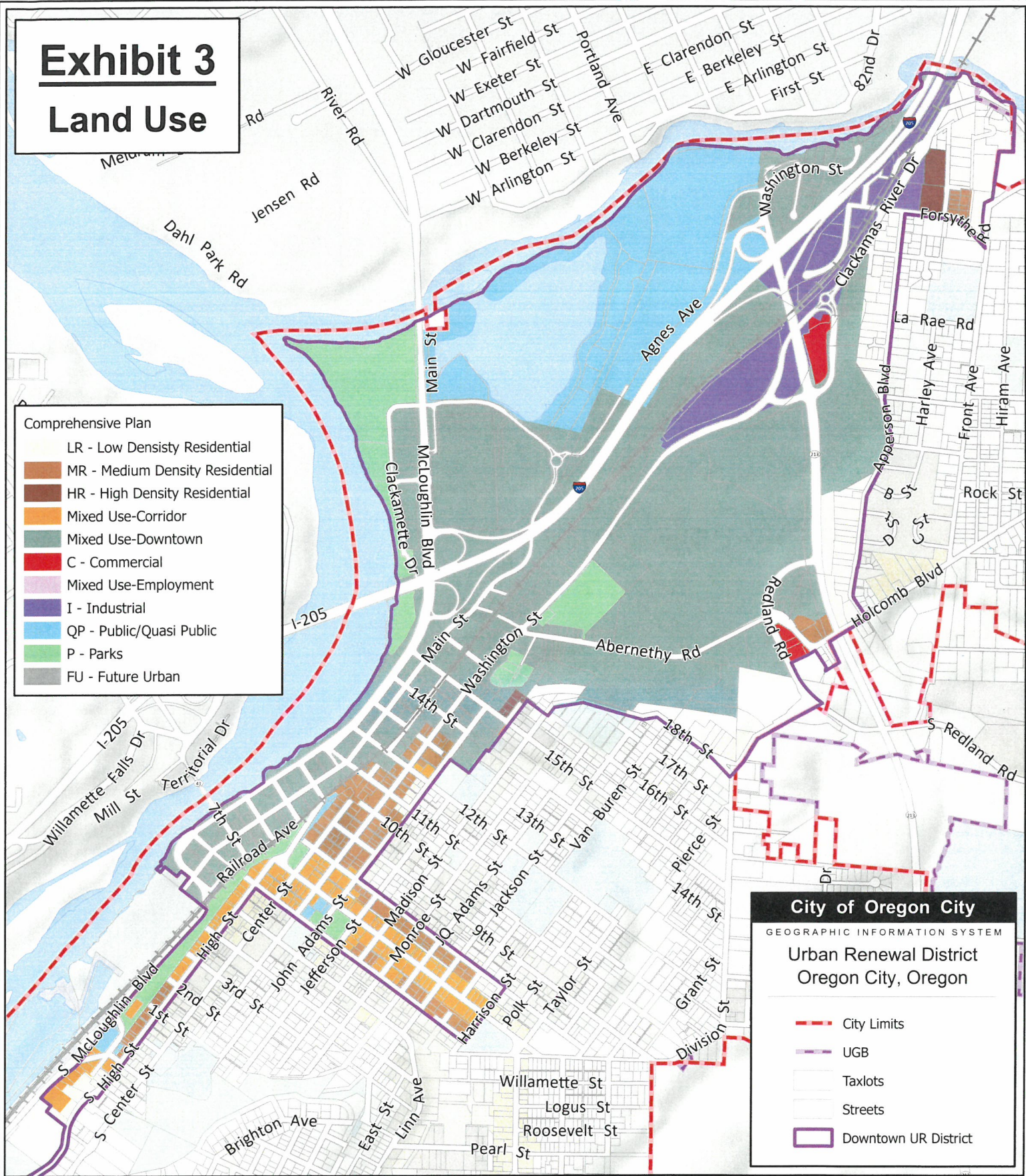
[REPRODUCED UNOFFICIALLY]

Exhibit 3

Land Use

Comprehensive Plan

- LR - Low Density Residential
- MR - Medium Density Residential
- HR - High Density Residential
- Mixed Use-Corridor
- Mixed Use-Downtown
- C - Commercial
- Mixed Use-Employment
- I - Industrial
- QP - Public/Quasi Public
- P - Parks
- FU - Future Urban



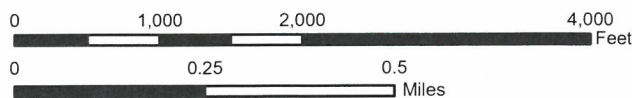
City of Oregon City

GEOGRAPHIC INFORMATION SYSTEM

Urban Renewal District Oregon City, Oregon

- City Limits
- UGB
- Taxlots
- Streets
- Downtown UR District

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, or surveying purposes. Notification of any errors is appreciated.



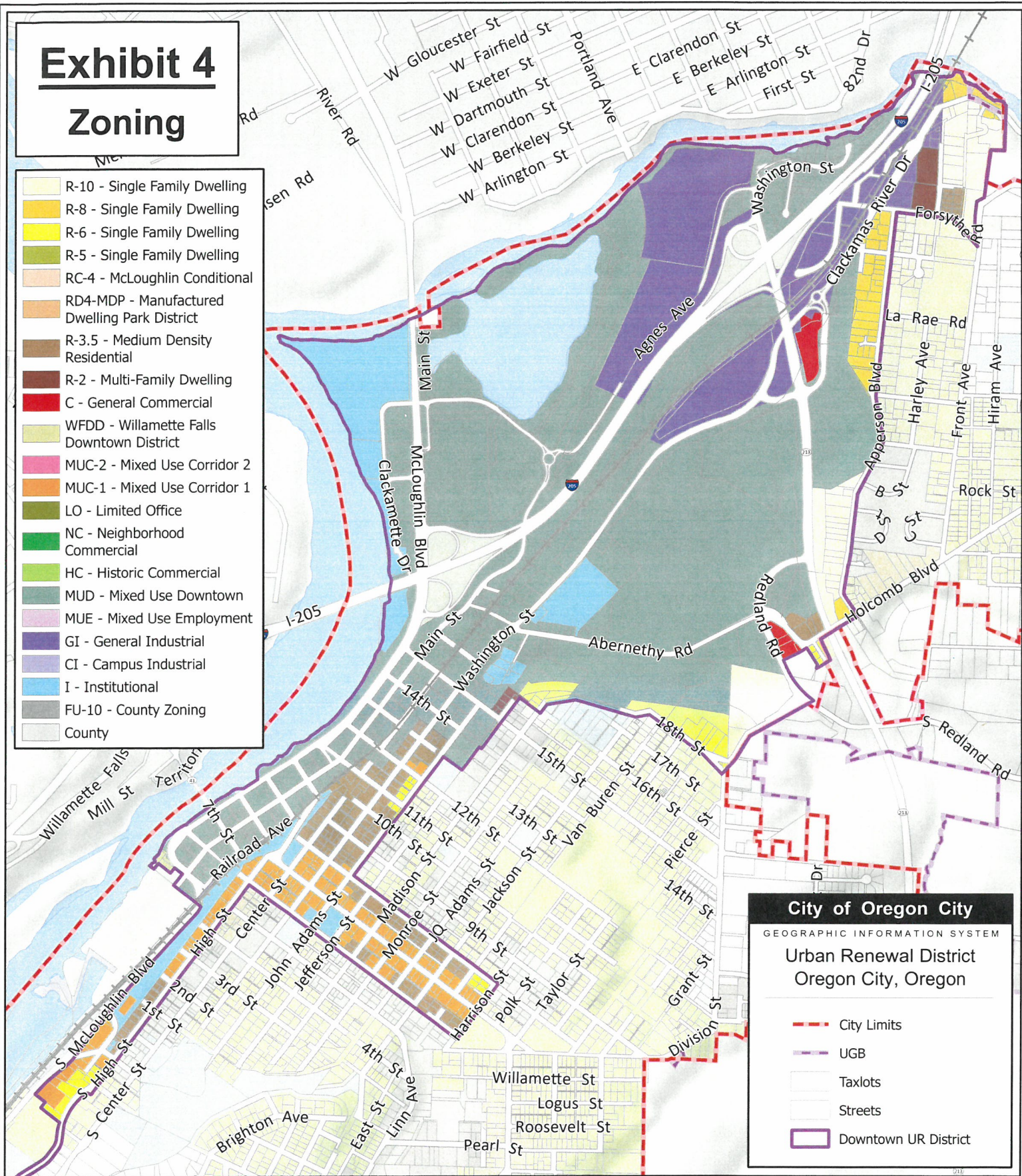
City of Oregon City
P.O. Box 3040
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Oregon City, OR 97045
503-657-0891 phone
503-657-6629 fax
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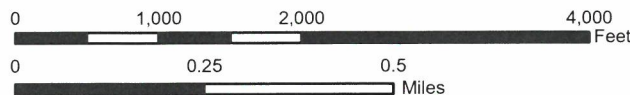
Plot date: July 19, 2022
Plot name: Exhibit 3 - UR District with Comp - 8x10P - 2
Map name: Urban Renewal District with Comp - Urban

Exhibit 4 Zoning

- R-10 - Single Family Dwelling
- R-8 - Single Family Dwelling
- R-6 - Single Family Dwelling
- R-5 - Single Family Dwelling
- RC-4 - McLoughlin Conditional
- RD4-MDP - Manufactured Dwelling Park District
- R-3.5 - Medium Density Residential
- R-2 - Multi-Family Dwelling
- C - General Commercial
- WFDD - Willamette Falls Downtown District
- MUC-2 - Mixed Use Corridor 2
- MUC-1 - Mixed Use Corridor 1
- LO - Limited Office
- NC - Neighborhood Commercial
- HC - Historic Commercial
- MUD - Mixed Use Downtown
- MUE - Mixed Use Employment
- GI - General Industrial
- CI - Campus Industrial
- I - Institutional
- FU-10 - County Zoning
- County



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City of Oregon City
GEOGRAPHIC INFORMATION SYSTEM

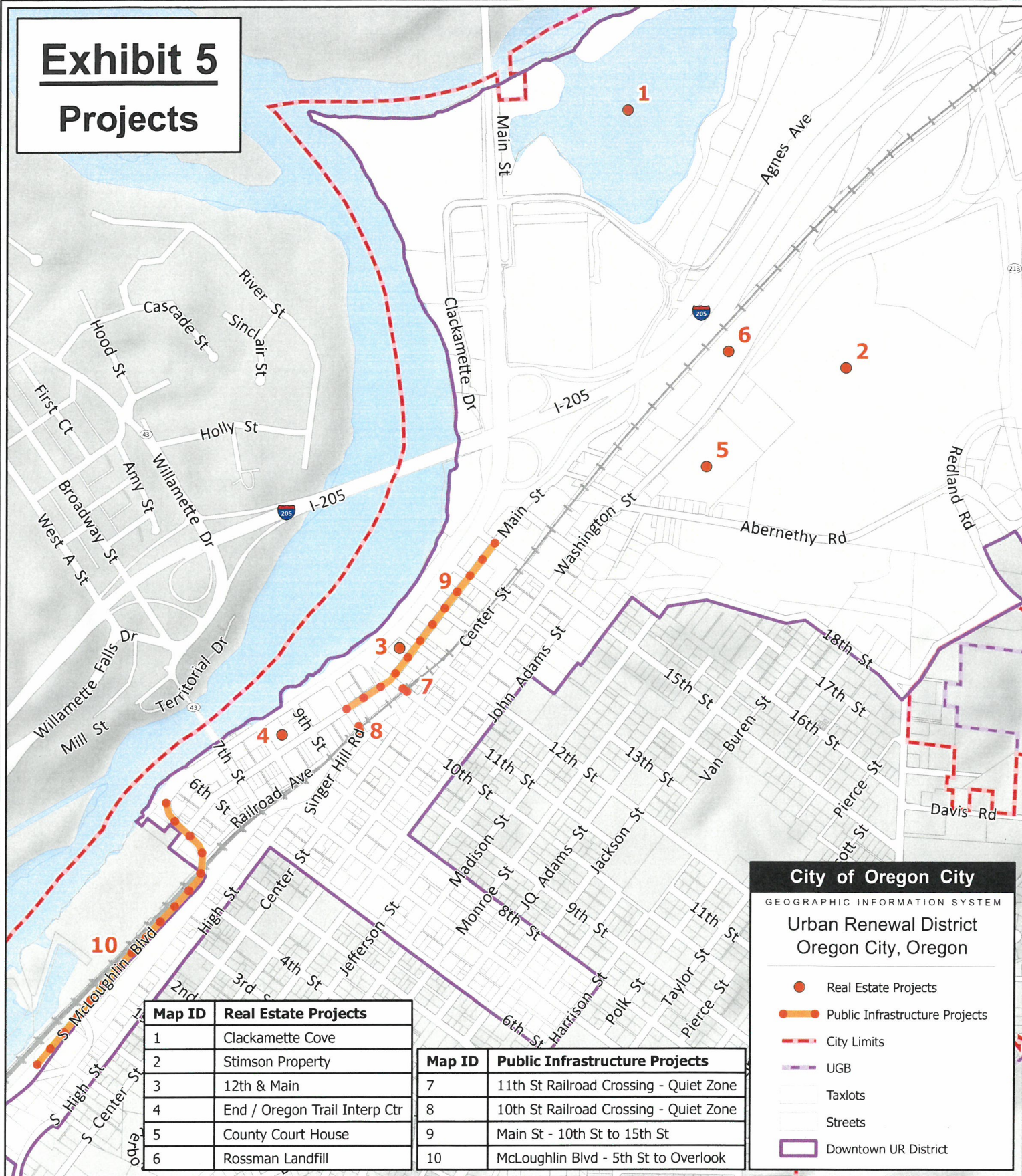
Urban Renewal District
Oregon City, Oregon

- City Limits
- UGB
- Taxlots
- Streets
- Downtown UR District

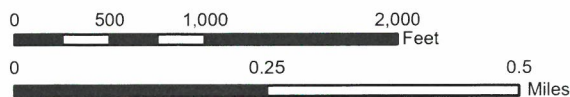
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Exhibit 5 Projects



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Plot date: July 19, 2022
Plot name: Exhibit 5 - UR District Projects - 8x10P - 2
Map name: Urban Renewal District Projects - Urban R

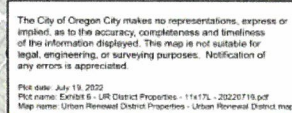


EXHIBIT 7 PROPERTIES

Table 1: Publicly Owned Property (with status as of June 30, 2022)

Tax Map	Tax Lot	Property Description	Acquisition Status
2-2E-29	3600	Clackamette Cove – 52.85 acres	URD Own/Undeveloped
2-2E-29	2800	Clackamette Cove – 4.4 acres	URD Own/Undeveloped
2-2E-29	3700	Clackamette Cove – 2.60 acres	URD Own/Undeveloped
2-2E-29	3000	Clackamette Cove – 2.79 acres	URC Own/ Undeveloped
2-2E-29	3100	Clackamette Cove - .91 acres	URC Own/ Undeveloped
2-2E-29	3200	Clackamette Cove - 1.00 acres	URC Own/ Undeveloped
2-2E-29	3300	Clackamette Cove - .90 acres	URC Own/Undeveloped
2-2E-29	3400	Clackamette Cove – 3.16 acres	URC Own/ Undeveloped
2-2E-29	1100	Clackamette Cove – 5.22 acres	URC Own/ Undeveloped
2-2E-29	3800	Clackamette Cove - .50 acres	URC Own/ Undeveloped
2-2E-29	3500	Clackamette Cove – 1.24 acres	URC Own/ Undeveloped
2-2E-29	1402	Stimson Property (1795 Washington St) 6.83 acres	URC Own/Existing Structure/Further Development Needed
2-2E-30DD	4800	12 & Main - .27 acre	City Own/vacant lot/ Undeveloped
2-2E-30DD	4900	12 & Main - .16 acre	City Own/vacant lot/ Undeveloped
2-2E-31AB	4400	807 Main St. - .94 acre	County Own/County Court House/To be vacated
2-2E-29CA	500	1726 Washington St. – 7.65 acres	End of the Oregon Trail
2-2E-29CA	1500	1726 Washington St - .43 acres	End of the Oregon Trail
		Riverwalk P (falls access and viewing)	City owned

Table 2: Private Property of Interest (with status as of June 30, 2022)

Tax Map	Tax Lot	Property Description	Acquisition Status
2-2E-29	902	Rossmann Landfill (Park Place Dev., Inc.) – 1105 Abernethy RD – 65.53 acres	Private Ownership/Under Contract

Table 3: Infrastructure Projects (with status as of June 30, 2022)

Name	Tax Lot	Property Description	Acquisition Status
Quiet Zone	N/A	Railroad Track Crossings at 10 th and 11 th Streets	Union Pacific Railroad Owner/Federal Funding Approved. Local Match Required
McLoughlin Blvd. to Tunnel	N/A	6 th Street/McLoughlin through Tunnel to Tumwater Drive/McLoughlin	To be completed
Main Street	N/A	From 10 th to 15 th Street	To be completed