

RECORDING COVER SHEET

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Washington County, Oregon
10/31/2016 01:00:16 PM
D-ORD Cnt=1 Stn=16 M LOPEZ
\$155.00 \$5.00 \$11.00 \$20.00 - Total = \$191.00

2016-089461



02218744201600894610310318

I, Richard Hobernicht, Director of Assessment and Taxation and Ex-Officio County Clerk for Washington County, Oregon, do hereby certify that the within instrument of writing was received and recorded in the book of records of said county.

Richard Hobernicht
Richard Hobernicht, Director of Assessment and Taxation, Ex-Officio County Clerk



After recording return to:

City Recorder
City of Wilsonville
29799 SW Town Center Loop East
Wilsonville OR 97070

Until further notice, send all tax statements to:

Not applicable

TRANSACTION:

Ordinance No. 796, "An Ordinance Making Certain Determinations And Findings Relating To And Approving The Coffee Creek Urban Renewal Plan And Directing That Notice Of Approval Be Published"

Enacted by the City Council on October 17, 2016
Signed by the Mayor on October 18, 2016

PURPOSE:

Approving Coffee Creek Urban Renewal Plan

NAMES OF PARTIES:

Urban Renewal Agency of the City of Wilsonville,
Washington County, Oregon

AFFECTED PROPERTY:

The urban renewal area within the boundaries of the City of Wilsonville, known as the Coffee Creek Urban Renewal Area

CONSIDERATION:

Not applicable

ORDINANCE NO. 796

AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE COFFEE CREEK URBAN RENEWAL PLAN AND DIRECTING THAT NOTICE OF APPROVAL BE PUBLISHED

WHEREAS, the Urban Renewal Agency of the City of Wilsonville (“Agency”), as the duly authorized and acting urban renewal agency of the City of Wilsonville, Oregon, is proposing to undertake certain urban renewal activities in a designated area within the City pursuant to ORS Chapter 457; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has caused the preparation of the Coffee Creek Urban Renewal Plan (the Plan) attached hereto as **Exhibit A** and thereby incorporated herein. The Plan authorizes certain urban renewal activities within the Coffee Creek Urban Renewal Area (the “Area”); and

WHEREAS, the Agency has caused the preparation of a certain Report Accompanying the Coffee Creek Urban Renewal Plan (the Report) attached hereto as **Exhibit B** and thereby incorporated herein to accompany the Plan as required under ORS 457.085(3); and

WHEREAS, the Agency forwarded the Plan and Report to the City’s Planning Commission for their review and recommendation. They considered the Plan and Report on July 13, 2016 and passed a resolution recommending to the City Council that the Coffee Creek Urban Renewal Plan is supportive of and in conformance with the applicable goals and policies of the City of Wilsonville Comprehensive Plan. The record of this action is attached hereto as **Exhibit C** and thereby incorporated herein; and

WHEREAS, the Plan and the Report were forwarded on June 21, 2016 to the governing body of each taxing district affected by the Plan, and the Agency has thereafter consulted and conferred with each taxing district; and

WHEREAS, the City Council has not received written recommendations from the governing bodies of the affected taxing districts; and

WHEREAS, on May 17, 2016 the City met with the Washington County Commission to review the Plan, including proposed maximum indebtedness for the Plan; and

WHEREAS, the Washington County governing body approved a Resolution and Order establishing the Coffee Creek Urban Renewal Plan at their October 4, 2016 meeting; and

WHEREAS, the City caused notice of the hearing to be held before the City Council on the Plan, including the required statements of ORS 457.120(3), to be mailed to property owners within City's incorporated limits through the Boones Ferry Messenger and to the property owners of the unincorporated properties by direct mailing. The public notice language is attached hereto as **Exhibit D** and thereby incorporated herein; and

WHEREAS, on August 1, 2016 the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the Wilsonville Planning Commission and the public testimony received on or before that date and to receive additional public testimony; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Plan.

NOW THEREFORE, THE COUNCIL OF THE CITY OF WILSONVILLE HEREBY ORDAINS THAT:

Section 1. The City Council hereby determines and finds that the Plan complies with all requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Wilsonville Planning Commission recommendation, and the public testimony before the City Council:

1. The area designated in the Plan as the Coffee Creek Urban Renewal Area is blighted, as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of conditions described in the Report in the Section "Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services", including the existence of inadequate streets and other rights of way, open spaces and utilities and underdevelopment of property (ORS 457.010(1)(e) and (g);
2. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City's Comprehensive Plan;
3. The Plan conforms to the Wilsonville Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in the Plan and in the Wilsonville Planning Commission Recommendation;

4. The Plan conforms to the Wilsonville Economic Development Plan as more fully described in the Plan;
5. The acquisition of real property provided in the Plan is necessary for the development of infrastructure improvements in the Area; because the Agency does not own all the real property interests (e.g., rights-of-way, easements, fee ownership, etc.) that will be required to undertake and complete these projects as described in Chapter V of the Plan and Section IV of the Report; and
6. Residential displacement may occur to as a result of acquisition of land to complete infrastructure projects specified in the Plan. If residential displacement take place, the requirements of law will apply to the acquisition and relocation assistance processes and provisions made for displaced persons;
7. Adoption and carrying out the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Section “Financial Analysis of the Plan” of the Report;
8. The City shall assume and complete any activities prescribed it by the Plan; and
9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council.

Section 2: In accordance with the findings set forth above, the public testimony and the information presented to the City Council, the City Council hereby approves the Coffee Creek Urban Renewal Plan and Report subject to approval by Washington County.

Section 3: Following approval by Washington County and the City of Wilsonville City Council, the City Recorder shall forward a copy of this ordinance to the Agency.

Section 4: The Agency shall thereafter deliver a copy of the Plan to Washington County to be recorded in the Records of Washington County, Oregon.

Section 5: The City Recorder, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan including the provisions of ORS 457.135, in a Wilsonville newspaper no later than four days following adoption of this Ordinance.

Submitted to the Wilsonville City Council and read the first time at a regular meeting thereof on August 1, 2016 and scheduled for second reading at a regular meeting thereof on October 17, 2016, commencing at the hour of 7 pm at the Wilsonville City Hall.


Signature on file
Sandra C. King, MMC, City Recorder

ENACTED by the City Council on the 17th day of October, 2016, by the following

votes: Yes:-4- No:-0-


Signature on file
Sandra C. King, MMC, City Recorder

DATED and signed by the Mayor this 18th day of October, 2016.


Signature on file
TIM KNAPP, MAYOR

SUMMARY OF VOTES:

Mayor Knapp - Yes
Councilor Starr - Yes
Councilor Lehan - Yes
Councilor Stevens - Yes
Councilor Fitzgerald - Excused

Attachments:

Exhibit A – Coffee Creek Urban Renewal Plan
Exhibit B – Report Accompanying on the Coffee Creek Urban Renewal Plan
Exhibit C – Planning Commission Report and Recommendation on the Coffee Creek Plan
Planning Commission Documents may be viewed at these two links:
Documents: <http://www.ci.wilsonville.or.us/DocumentCenter/View/10598>
Coffee Creek Urban Renewal PowerPoint Presentation
CC Urban Renewal PC 07.13.2016.Pdf
Exhibit D – Public Notice of Public Hearing for the Coffee Creek Urban Renewal Plan

ORDINANCE No. 796– EXHIBIT A

08-01-2016 PUBLIC DRAFT

**Coffee Creek
Urban Renewal Plan**

Adopted by the City of Wilsonville

October 17, 2016

Ordinance No. 796

If Amendments are made to the Plan, the resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.



List of Participants

Mayor
City Council

Tim Knapp
Scott Starr, Council President
Julie Fitzgerald, Councilor
Charlotte Lehan, Councilor
Susie Stevens, Councilor

Planning Commission:

Jerry Greenfield, Chair
Eric Postma, Vice Chair
Peter Hurley
Al Levit
Kamran Mesbah
Phyllis Millan
Simon Springall

City Manager
City Attorney
Community Development Director
Finance Director
Capital Projects Engineering Mgr.
Engineering Administrative Asst.

Bryan Cosgrove
Barbara Jacobson
Nancy Kraushaar
Susan Cole
Eric Mende
Candi Garrett

Urban Renewal Task Force

Chair – City Council President Scott Starr
Ben Altman
Bill Bach
Mary Closson
Brenner Daniels
Chief Mike Duyck/Brian Sherrard
Rob Fagliano
Lonnie Gieber
Phil Johanson
Gale Lasko
Susan Myers
Christine Reynolds
Larry Remmers
Fred Robinson
Dick Spence
Alan Steiger
Erin Wardell
Doris Wehler

Consultant Team

Elaine Howard Consulting LLC, Elaine Howard
ECONorthwest, Nick Popenuk, Ali Danko, Lizzie Gooding

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I. DEFINITIONS

“Agency” means the Wilsonville Urban Renewal Agency. This Agency is responsible for administration of the urban renewal plan. In Wilsonville, the Agency is the Wilsonville City Council.

“Annual report” means annual report on impacts to taxing jurisdictions and former year and following year budgets as required in ORS 457.460.

“Area” means the properties and rights of way located with the Coffee Creek urban renewal boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the urban renewal plan.

“City” means the city of Wilsonville, Oregon.

“City Council” or “Council” means the City Council of the city of Wilsonville.

“Commission” means the Washington County Commission.

“Comprehensive Plan” means the city of Wilsonville comprehensive land use plan and its implementing ordinances, policies and standards. If the Washington County Comprehensive Plan is referred to it will be spelled out in its entirety.

“County” means Washington County.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon revised statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Wilsonville Planning Commission. If the Washington County Planning Commission is referred to it will be spelled out in its entirety.

“Revenue Sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Task Force” means the committee composed of public officials and consultants to provide input on the Coffee Creek Urban Renewal Plan. Those members are identified on the acknowledgement page of the urban renewal plan.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“Under-levy” means taking less than the available tax increment in any year as defined in ORS 457.455.

“Urban renewal agency” or “Agency” means an urban renewal agency created under ORS 457.035 and 457.045. This agency is responsible for administration of the urban renewal plan.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

“Wilsonville Transportation Systems Plan (TSP)” means the Transportation System Plan adopted by the Wilsonville City Council.

“Wilsonville Urban Renewal Task Force” is the Task Force convened by the city of Wilsonville to develop the Wilsonville Urban Renewal Strategic Plan and review urban renewal issues.

“Wilsonville Urban Renewal Strategic Plan” is the Strategic Plan adopted by the Wilsonville City Council in 2014.

II. INTRODUCTION

During the 2015 November election, Wilsonville voters expressed advisory support for creating a new urban renewal district in the Coffee Creek Industrial area, an area that is located near the Coffee Creek Correctional Facility in northwest Wilsonville south of Day Road, west of I- 5, north of Ridder Road and east of Grahams Ferry Road.

With support from voters, City Council directed staff to begin developing an urban renewal plan for the Coffee Creek Industrial Area.

The Coffee Creek urban renewal district was first envisioned in the Coffee Creek Master Plan that was adopted by City Council in October 2007. The original plan envisioned development of a new employment area in north Wilsonville with approximately 1,470 permanent jobs and an estimated annual payroll of \$55 million at build-out. The plan predicted the area would attract general industrial, warehouse, flex, and research and development related businesses. Subsequent to the Master Plan, a detailed infrastructure analysis was completed in 2011 to define infrastructure needs and cost estimates. The infrastructure needs and costs were further refined by the City in 2015 and early 2016 in preparation for this urban renewal plan.

The recommendation to create the new urban renewal district is also in the Wilsonville Urban Renewal Strategic Plan (Strategic Plan) that Council adopted in 2014 based upon the input from a community task force that included representatives from local taxing districts, as well as community and business leaders. The Strategic Plan concluded that in order to attract private-sector industrial development, the Coffee Creek industrial area requires a substantial investment in public infrastructure improvements such as new roads, sidewalks and utility lines. Once in place, these public improvements are expected to attract private investment and development that is estimated to increase the assessed value of the proposed district from a tax base of approximately \$62 million to approximately \$900 million over the life of the district.

The Coffee Creek Urban Renewal Plan (Plan) has been developed for the Wilsonville City Council (City Council) and the Washington County Commission (Commission) with the cooperative input from the Wilsonville Urban Renewal Task Force (Task Force), and community input from an Open House, Planning Commission meetings of both Wilsonville and Washington County, the Wilsonville City Council hearing, and the Washington County Commission hearing. A Washington County representative and Sherwood School District representative were added as ad-hoc members to the Task Force. As property is located in unincorporated Washington County, the Washington County Planning Commission must review the Plan and the Washington County Commission must also adopt the Plan.

The Task Force met on April 25, 2016 to review components of the Plan and Report accompanying the Plan (Report), specifically the goals and objectives, projects, amendment procedures, duration of the Plan, funding, and financial tables in the Report. The Task Force voted unanimously of those present to forward the Plan and Report to the Wilsonville Urban Renewal Agency.

The public meeting was also held on April 25, 2016 at which approximately ten citizens, mostly property owners and developer representatives, participated. There were draft documents, a Frequently Asked Questions handout, presentation boards and other materials to educate the public about the impacts of the proposed urban renewal district and to receive

their input. Staff and representatives of the consultant team were in attendance to answer questions from the public.

In addition, the consultant and city staff briefed the Sherwood School District on the urban renewal plan on April 15, 2016. They also briefed the Washington County staff on March 9, 2016 and the Washington County Commission on May 17, 2016.

The Plan contains goals, objectives, and projects for the development of the Coffee Creek Urban Renewal Area (Area). The overall purpose of the Plan is to use tax increment financing to overcome obstacles to the proper development of the Area.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have old or deteriorated buildings, public spaces that need improvements, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. The Coffee Creek Area has infrastructure needs as identified in the Report accompanying the Coffee Creek Urban Renewal Plan and specifically cited in the ordinance for adoption of the Plan.

Urban renewal allows for the use of tax increment financing (TIF), a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues – the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established – are used to repay borrowed funds. The funds borrowed are used to pay for urban renewal projects.

In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The specific projects to be approved in this Plan are outlined in Sections IV and V.

Urban renewal is put into effect when the local government (the City of Wilsonville, in this case) adopts an urban renewal plan. The urban renewal plan defines the urban renewal area, states goals and objectives for the area, lists projects and programs that can be undertaken, provides a dollar limit on the funds borrowed for urban renewal projects, and states how the plan may be changed in the future.

The Area, shown in Figure 1, consists of approximately 258.35 total acres: 231.81 acres of land in tax lots and 26.54 acres of public right-of-way.

The Plan will be administered by the Wilsonville Urban Renewal Agency (Agency), which was established by the Wilsonville City Council as the City's Urban Renewal Agency. Substantial changes to the plan must be approved by the city council as outlined in Section IX of this Plan.

The Plan is accompanied by an Urban Renewal Report (Report) that contains additional information, as required by ORS 457.085. The technical information in the Report includes:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;

- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the urban renewal area; and
- A relocation report.

It is anticipated that the Plan will take 25 years of tax increment collections to implement. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is \$67,000,000.

Future amendments will be listed numerically in this section of the Plan and then incorporated into the Plan document and noted by footnote as to amendment number and date adopted.

III. GOALS AND OBJECTIVES

The goals of the Plan represent the basic intents and purposes. Accompanying each goal are objectives, which generally describe how the Agency intends to achieve the goals. The urban renewal projects identified in Sections IV and V of the Plan are the specific means of meeting the objectives. The goals relate to adopted plans, as detailed in Section X, and were developed with input from the Wilsonville Urban Renewal Task Force. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Agency. The goals and objectives are not ranked by priority.

Goal 1: *PUBLIC INVOLVEMENT*

Maintain a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the urban renewal implementation process.

Objectives:

1. Provide opportunities for public input throughout the implementation process.
2. Utilize the Wilsonville Urban Renewal Task Force to review council-approved and substantial amendments to the Plan.

Goal 2: *ECONOMY*

Create conditions that are attractive to the growth of existing business and attract new businesses to Wilsonville to create new jobs. Provide an adequate number of sites of suitable sizes, types, and locations to accommodate a variety of economic opportunities. Increase property values so that the Area will contribute its fair share to the costs of public services provided.

Objectives:

1. Build utility infrastructure to accommodate growth in the Area.
2. Assist in the improvement of transportation infrastructure to support existing development and allow for future development.
3. Leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.

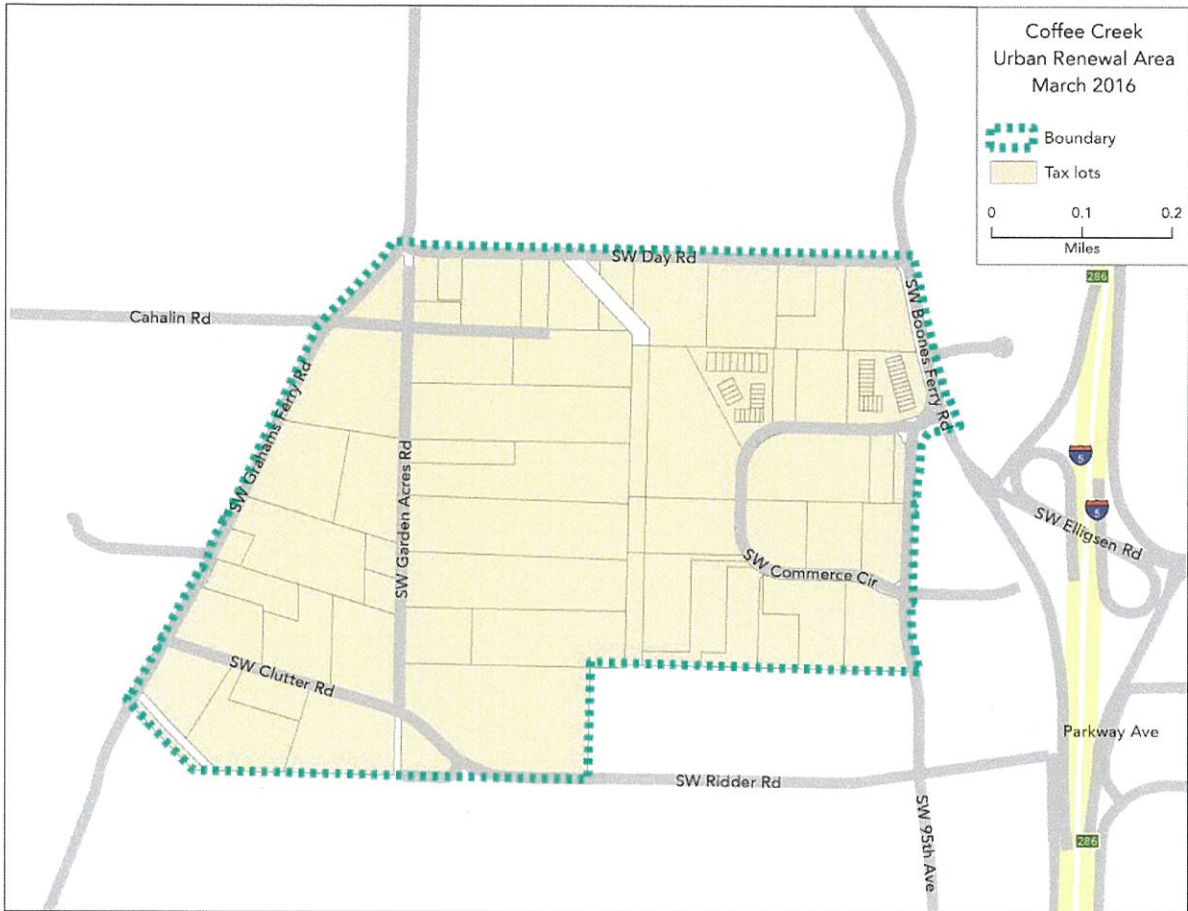
Goal 3: *INFRASTRUCTURE*

Provide a safe and efficient multi-modal transportation system consistent with the Transportation System Plan. Provide public services and facilities to meet the present and future needs of the Coffee Creek area.

Objectives:

1. Assist in the improvement of transportation infrastructure to support existing development and allow for future development.
2. Build utility infrastructure to accommodate growth in the Area.

Figure 1 – Coffee Creek Urban Renewal Plan Area Boundary



Source: ECONorthwest

IV. OUTLINE OF MAJOR URBAN RENEWAL PROJECT ACTIVITIES

The projects within the Area include:

Public infrastructure including transportation and utility improvements

Debt service and plan administration

V. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below. Public improvements authorized under the Plan include upgrading infrastructure including transportation and utilities to encourage development.

A. Infrastructure Improvements

1. Upgrade/provide infrastructure as necessary to allow for the development or redevelopment of parcels within and adjacent to the urban renewal area. The specific projects include:

a) SW Day Road: SW Boones Ferry Road to SW Grahams Ferry Road

SW Day Road will be upgraded to a concrete surfaced five-lane multi-modal urban (Major Arterial) standards including re-constructed intersections at SW Boones Ferry Road, and a new sewer system.

b) SW Grahams Ferry Road: SW Day Road to Railroad Undercrossing

SW Grahams Ferry Road will be upgraded to multi-modal urban (Minor Arterial) standards, with sewer, water and stormwater systems and including intersections at SW Cahalin Road, Java Road, and SW Elligsen Way.

c) SW Java Road

Construct new three-lane road section with bike lanes, sidewalks, and landscaping from Garden Acres Road to Grahams Ferry Road.

d) SW Garden Acres Road: SW Ridder Road to SW Day Road

SW Garden Acres Road will be reconstructed to a three-lane multi-modal urban (Collector) standards and will include a sewer and stormwater system. The reconstruction will include intersections with SW Day Road, SW Cahalin Road, SW Java Road, and SW Ridder Road/SW Clutter Road. The intersection at SW Day Road will be reconfigured and may be signalized or be constructed as a roundabout.

e) SW Clutter Road: SW Ridder Road to SW Grahams Ferry Road

SW Clutter Road will be reconstructed to a two lane multi-modal local street section with a cul-de-sac or hammerhead at the west end. Water, sewer and storm water systems will be installed.

f) Coffee Creek Industrial Area Sewer Extensions

A new sewer collector will be installed to connect existing sewer collection pipes with new development in the Coffee Creek Industrial Area and extend to the new sewer to be constructed as part of the Day Road project.

g) Lower SW Grahams Ferry Road Storm Outfall

A large diameter stormwater pipe serving as the main discharge outfall for the CCIA will be installed in lower SW Grahams Ferry Road.

h) Coffee Creek Industrial Area Regional Detention Pond

Construct a regional detention pond with a surface area of approximately 260,000 square feet with an outfall to Basalt Creek.

i) Coffee Creek Fiber Optic Network

Fiber optic conduit and cable will be installed concurrent with other dry utilities as various roads are constructed.

j) Railroad Undercrossing

Grahams Ferry Road undercrossing project development. Perform preliminary analysis to determine needs and requirements for a modified underpass on Grahams Ferry Road and potentially partially fund improvements.

B. Debt Service and Plan Administration

This project will allow for the repayment of costs associated with the implementation of the Coffee Creek Urban Renewal Plan. It also includes ongoing administration and any financing costs associated with issuing long- and short-term debt, relocation costs and other administrative costs.

VI. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment. Identification of property to be acquired and the anticipated disposition of the property is required by ORS 457.085(g).

A. *Property acquisition for public improvements*

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means, including use of eminent domain. Good faith negotiations for such acquisitions must occur prior to institution of eminent domain procedures.

B. *Property acquisition – from willing sellers*

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. *Land disposition*

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VI by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

VII. RELOCATION METHODS

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable

state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified, however, there are plans to acquire land for infrastructure which may trigger relocation benefits in the future in the Area.

VIII. TAX INCREMENT FINANCING OF PLAN

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

Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

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

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from the federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing and maximum indebtedness

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$67,000,000 (sixty seven million dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. It does

include initial bond financing fees and interest earned on tax increment proceeds, separate from interest on bond proceeds.

IX. FUTURE AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. *Substantial Amendments*

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Wilsonville, as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115. Substantial Amendments will be reviewed by the Urban Renewal Task Force.

Substantial Amendments are amendments that:

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. *Council Approved Amendments*

Council Approved Amendments consist solely of those changes found by the Agency to be significant changes to the goals and objectives of the Plan. Council Approved Amendments shall require approval by the Agency by resolution and approval by the City Council by resolution. Council Approved Amendments will be reviewed by the Urban Renewal Task Force.

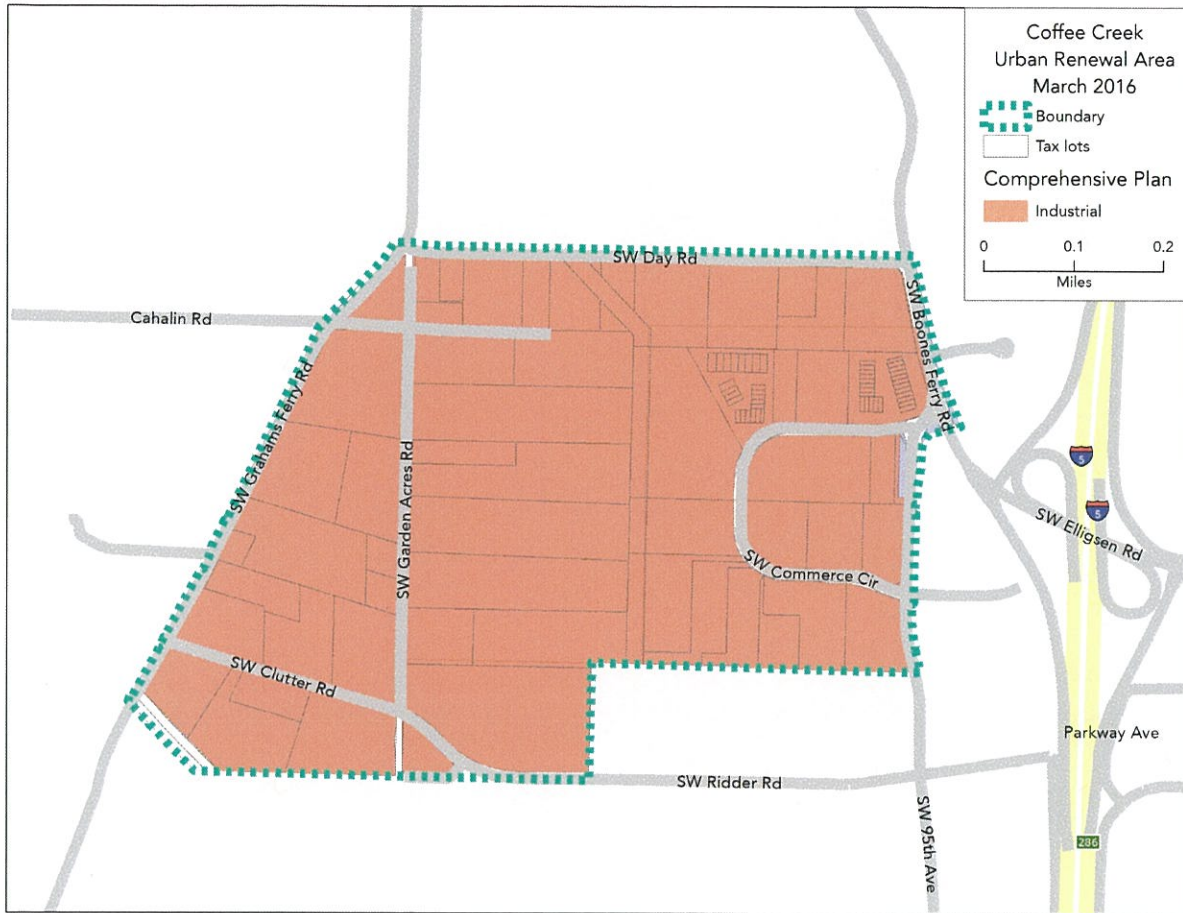
C. *Minor Amendments*

Minor Amendments are amendments that are not Substantial Amendments or Council Approved Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

D. *Amendments to the Wilsonville Comprehensive Plan/Washington County Comprehensive Plan and/or Wilsonville Zoning Ordinance/Washington County Zoning Ordinance.*

Amendments to the Wilsonville Comprehensive Plan, Washington County Comprehensive Plan and/or Wilsonville Zoning Ordinance or Washington County Zoning Ordinance that affect the Urban Renewal Plan and/or the Urban Renewal Area shall be incorporated automatically within the Urban Renewal Plan without any separate action required by the Agency, Washington County or the City Council.

Figure 2 – Comprehensive Plan Designations



Source: ECONorthwest

The properties are identified as industrial in both the City of Wilsonville and Washington County Comprehensive Plans.

X. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan relates to local planning and development objectives contained within the Washington County Comprehensive Plan, Washington County Community Development Code, Article III Land Use Districts, Wilsonville Comprehensive Plan, the Wilsonville Planning and Land Development Ordinance (Chapter 4 Sections 4.100 -4.141 Zoning), and the Transportation System Plan. The following section describes the purpose and intent of these plans, the particular goals and policies within each planning document to which the proposed Plan relates, and an explanation of how the Plan relates to these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text is text that *has* been taken directly from an original planning document.

The Comprehensive Plan designations are shown in Figure 2. The maximum densities and building requirements are contained in the Washington County Community Development Code. The proposed land uses conform to Figure 2, the comprehensive plan designations and the maximum densities and building requirements can be found in the Washington County Community Development Code and the Wilsonville Planning and Land Development Ordinance also known as the Development Code of Zoning Code, Chapter 4 of the Wilsonville Code.

This is not a comprehensive list of all parts of the Washington County Comprehensive Plan and Wilsonville Comprehensive Plan that are supported by this Plan. This list includes the major Goals and Policies from the comprehensive plans that are in conformance with the urban renewal plan however, there may be other Goals and Policies that are not listed, but are still in conformance with this Plan.

A. *City of Wilsonville Comprehensive Plan*

The Plan conforms to the Citizen Involvement, Urban Growth Management, Public Facilities and Services, Transportation, and Use and Development goals as it contains projects to upgrade the transportation and utility infrastructure, to support existing business and allow for development of new businesses to create jobs, utilizing underutilized and/or blighted sites.

Citizen Involvement

To encourage and provide means for interested parties to be involved in land use planning processes, on individual cases and city-wide programs and policies.

The Plan conforms to the Citizen Involvement goal as it has undergone ongoing citizen involvement in its preparation. The City of Wilsonville adopted an Urban Renewal Strategic Plan in 2015 that had as one of its components the creation of a new urban renewal area in Coffee Creek. That plan had a guiding Task Force with meetings open to the public, there were articles in the Boones Ferry Messenger and an open house was held on the Urban Renewal Strategic Plan. In addition, the city put the formation of the new district out for an advisory vote in the November 2015 election and received majority support.

As part of the Coffee Creek Urban Renewal Plan preparation, the original Task Force was briefed again, another open house was held and there were hearings by the Washington County Planning Commission, Washington County Commission, Wilsonville Planning Commission, and Wilsonville City Council.

Urban Growth Management

To allow for urban growth while maintaining community livability, consistent with economics of development, city administration, and the provision of public facilities and services.

The Plan conforms to the Urban Growth management Policy as it envisions development of the Area into industrial uses as conform to future comprehensive plan designations. As this land develops, it will be annexed into the City of Wilsonville. The Plan is designed to help provide the infrastructure necessary to allow for the future development, providing the employment opportunities and the provision of public facilities and services.

Public Facilities and Services

GOAL 3.1: To assure that good quality public facilities and services are available with adequate, but not excessive, capacity to meet community needs, while also assuring that growth does not exceed the community's commitment to provide adequate facilities and services.

Water:

Policy 3.1.5 The City shall continue to develop, operate and maintain a water system, including wells, pumps, reservoirs, transmission mains and a surface water treatment plant capable of serving all urban development within the incorporated City limits, in conformance with federal, state, and regional water quality standards. The City shall also continue to maintain the lines of the distribution system once they have been installed and accepted by the City.

The Plan conforms to this section of the comprehensive plan as a project funded through the Plan is the construction of new water lines in SW Grahams Ferry Road and Clutter Road.

Fire:

Policy 3.1.8 The City of Wilsonville shall continue to coordinate planning for fire safety with the Tualatin Valley Fire and Rescue District.

The Plan conforms to this section of the Comprehensive Plan as development will comply with Fire Safety requirements. Inclusion of new water lines in Grahams Ferry Road and Clutter Road will assist in provision of water for fire response needs.

Transportation:

GOAL 3.2: To encourage and support the availability of a variety of transportation choices for moving people that balance vehicular use with other transportation modes, including walking, bicycling and transit in order to avoid principal reliance upon any one mode of transportation.

Policy 3.2.1 To provide for safe and efficient vehicular, transit, pedestrian and bicycle access and circulation.

Implementation Measure 3.3.1.a. Encourage a balance among housing, employment, and commercial activities within the City so more people are able to live and work within Wilsonville, thereby reducing cross-jurisdictional commuting.

Implementation Measure 3.3.2.a. Provide pedestrian and bicycle connections between residential neighborhoods and major commercial, industrial, and recreational activity centers throughout the city, as shown in the Bicycle and Pedestrian Master Plan. Coordinate the system of pathways planned by adjacent jurisdictions to allow for regional travel.

Implementation Measure 3.3.2.b. Concrete sidewalks will be provided on both sides of all streets unless waived when alternative provisions are found to adequately address pedestrian needs.

Implementation Measure 3.3.2.c. Transportation facilities shall be ADA-compliant.

Implementation Measure 3.3.2.d. Fill gaps in the existing sidewalk and off-street pathway systems to create a continuous network of safe and accessible bicycle and pedestrian facilities.

Goal 3.4 To facilitate safe, efficient and economic flow of freight and other goods and services within the city and the region.

Policy 3.4.1 Upgrade and/or complete the street network on the west side of I-5, including in the Coffee Creek and Basalt Creek areas, to serve warehousing, distribution, and other industrial uses located there.

GOAL 3.8: To maintain coordination with neighboring cities, counties, Metro, ODOT local businesses, residents and transportation service providers regarding transportation planning and implementation.

The Plan is in conformance with the Transportation section of the Comprehensive Plan as projects to be funded in the Plan are transportation projects to allow for a more efficient transportation system, including multimodal travel, and to complete the transportation system in the Area. The city of Wilsonville is coordinating these improvements with the Washington County and the State of Oregon.

Land Use and Development

GOAL 4.1 To have an attractive, functional, economically vital community with a balance of different types of land uses.

Policy 4.1.3 City of Wilsonville shall encourage light industry compatible with the residential and urban nature of the City.

Implementation Measure 4.1.3.a Develop an attractive and economically sound community.

Implementation Measure 4.1.3.b Maintain high-quality industrial development that enhances the livability of the area and promotes diversified economic growth and a broad tax base.

Implementation Measure 4.1.3.e Site industries where they can take advantage of existing transportation corridors such as the freeway, river, and railroad.

Implementation Measure 4.1.3.f Encourage a diversity of industries compatible with the Plan to provide a variety of jobs for the citizens of the City and the local area.

The Plan conforms to this section of the Comprehensive Plan as the development of infrastructure will help facilitate access to any new industrial development within the Area, providing access to industrial lands and new employment opportunities in the Area.

B. City of Wilsonville Economic Development Policy

The City of Wilsonville Economic Development Strategy was adopted in August of 2012. It specified ten key actions, one of which is relevant:

Action 3.1 Coordinate capital improvement planning to ensure infrastructure availability on employment land.

The Plan is in conformance with the Economic Development Policy as some of the projects to be completed are infrastructure projects. The transportation projects will allow for a more efficient transportation system and to complete the transportation system in the Area, allowing for increased growth on employment land. The utility projects will provide the necessary infrastructure to support the growth on employment land.

C. Washington County Comprehensive Plan

The Plan conforms to the Citizen Involvement, Intergovernmental Coordination, Urbanization, Managing Growth, Roles and Responsibilities for Serving Growth, Urban Area Economy, Public Facilities and Services, Transportation, and Land Use Conservation policies/goals as it contains projects to upgrade the transportation and utility infrastructure, to support existing business and allow for development of new businesses to create jobs, utilizing underutilized and/or blighted sites.

Policy: Citizen Involvement

It is the policy of Washington County to encourage citizen participation in all phases of the planning process and to provide opportunities for continuing involvement and effective communication between citizens and their County government.

The Plan conforms to the Citizen Involvement goal as it has undergone ongoing citizen involvement in its preparation. The City of Wilsonville adopted an Urban Renewal Strategic Plan in 2015 that had as one of its components the creation of a new urban renewal area in Coffee Creek. That plan had a guiding Task Force with meetings open to the public, there were articles in the Boones Ferry Messenger and an open house was held on the Urban Renewal Strategic Plan. In addition, the city put the formation of the new district out for an advisory vote in the November 2015 election and received majority support. As part of the Coffee Creek Urban Renewal Plan preparation, the original Task Force was briefed again, another open house was held and there were hearings by the Washington County Planning Commission, Washington County Commission, Wilsonville Planning Commission, and Wilsonville City Council.

Policy: Intergovernmental Coordination

It is the policy of Washington County to effectively coordinate its planning and development efforts with Federal, State and other local governments and Special Districts to ensure that the various programs and activities undertaken by these bodies are consistent with the County Comprehensive Plan.

The Plan conforms to the Intergovernmental Coordination Policy as it will be implemented by the City of Wilsonville as the lands within the Area will be annexed as they become developed. In order to pursue these infrastructure developments, the County needs to coordinate with the City of Wilsonville to allow for the establishment of the urban renewal area. In addition, all impacted taxing districts are being provided detailed information about the plan and the potential impacts on them.

Policy: Urbanization

It is the policy of Washington County to establish a growth management system for the unincorporated areas within the UGB which promotes:

- 1. Efficient economic provision of public facilities and services;*
- 2. Infill development in established areas while preserving existing neighborhood character;*
- 3. Development near or contiguous to existing urban development where services are available;*
- 4. Parcelization of land such that future development at urban densities can take place;*
- 5. Development which is compatible with existing land uses;*
- 6. Agriculture use of agriculture land until services are available to allow development;*
- 7. Development in concert with adopted community plans.*

The Plan conforms to the Urbanization Policy as it envisions development of the Area into industrial uses as conforms to the comprehensive plan designations. As this land develops, it will be annexed into the City of Wilsonville. The Plan is designed to help provide the infrastructure necessary to allow for the future development, providing the desired efficient economic provision of public facilities and services.

Policy: Managing Growth

It is the policy of Washington County to manage growth on unincorporated lands within the UGB such that public facilities and services are available to support orderly urban development. This policy applies to urban unincorporated lands, except in New Urban Areas which are subject to Policy 44.

The Plan conforms to the Managing Growth Policy as it envisions development of the Area into industrial uses as conforms to the comprehensive plan designations. As this land develops, it will be annexed into the city of Wilsonville. The Plan is designed to help provide the infrastructure necessary to allow for the future development, providing the desired efficient economic provision of public facilities and services to support orderly urban development.

Policy: Roles and Responsibilities for Serving Growth

It is the policy of Washington County to work with service providers, including cities and special service districts and Metro, to ensure that facilities and services required for growth will be provided when needed by the agency or agencies best able to do so in a cost effective and efficient manner.

The Plan conforms to the Roles and Responsibilities for Serving Growth Policy as it envisions development of the Area into industrial uses as conforms to the comprehensive plan designations. As this land develops, it will be annexed into the city of Wilsonville. The Plan is designed to help provide the infrastructure necessary to allow for the future development, providing the desired provision of public facilities and services by the agencies that will provide the future services to the Area.

Policy: Urban Area Economy

It is the policy of Washington County to encourage and participate in activities which strengthen the local economy through:

- 1. Retention and expansion of existing businesses and industry;*
- 2. Provision of diverse employment opportunities;*
- 3. Education and training of the local labor force; and*
- 4. Continued diversification of the County's economic base.*

The Plan conforms to the Urban Area Economy Policy as it envisions development of the Area into industrial uses, both of existing and new industry, providing industrial wage employment opportunities in Washington County.

Policy: Public Facilities and Services: Sanitary Sewerage Collection and Treatment

It is the policy of Washington County that whenever feasible all areas within the UGB be served with sanitary sewer service as provided in the Regional Wastewater Treatment Management Plan.

The Plan conforms to the Public Facilities and Service: Sanitary Sewerage Collection and Treatment Policy as it provides sanitary sewer facilities to the Area by installing, if necessary, sanitary sewer systems in the roads as they are either constructed or upgraded.

Policy: Public Facilities and Services: Water Supply and Distribution

It is the policy of Washington County that all residences and businesses be served with an adequate supply of potable water for consumption and fire suppression purposes.

The Plan conforms to the Public Facilities: Service Water Supply and Distribution Policy as it provides water facilities to the Area by installing, if necessary, water systems in the roads as they are either constructed or upgraded.

Policy: Public Facilities and Services: Drainage Management

It is the policy of Washington County that drainage be managed Countywide through a system which coordinates the activities of County agencies, local jurisdictions and special districts, and addresses both the water quality and quantity aspects of drainage management.

The Plan conforms to the Public Facilities: Drainage Management Policy as it provides draining management facilities to the Area by installing drainage systems, if necessary, as the roads are either constructed or upgraded. The projects identified in the Plan also include an outfall at Lower Grahams Ferry Road and a Coffee Creek Industrial Area Regional Detention Pond.

Policy: Transportation

It is the policy of Washington County to regulate the existing transportation system and to provide for the future transportation needs of the County through the development of a Transportation Plan as an Element of the Comprehensive Plan.

The Plan conforms to the Transportation Policy as the main projects identified in the Plan are transportation related and will improve or construct SW Day Road, SW Grahams Ferry Road, Java Road, SW Garden Acres Road, and SW Clutter Road.

Policy: Transportation Conservation

It is the policy of Washington County to establish a balanced and efficient transportation system which implements the land use plan and is designed to minimize energy impacts.

The Plan conforms to the Transportation Policy as the main projects identified in the Plan are transportation related and will improve or construct SW Day Road, SW Grahams Ferry Road, Java Road, SW Garden Acres Road, and SW Clutter Road.

Policy: Land Use Conservation

It is the policy of Washington County to develop land use strategies which take advantage of density and location to reduce the need to travel, increase access to transit, increase the use of alternate modes of transportation, including transit and permit building configurations which increase the heating and cooling of residences.

The Coffee Creek Area is located in close proximity to I-5, a major transportation route for industrial uses. The full development of the Area will add needed jobs and be close to transportation networks. It is anticipated that the city of Wilsonville's SMART transit system will serve the Area.

APPENDIX A: LEGAL DESCRIPTION



AKS ENGINEERING & FORESTRY, LLC
 12965 SW Herman Road, Suite 100, Tualatin, OR 97062
 P: (503) 563-6151 F: (503) 563-6152

AKS Job #5438

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - SALEM-KEIZER, OR

Coffee Creek Urban Renewal District

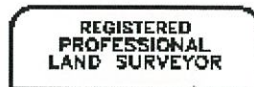
EXHIBIT A
 Legal Description

A tract of land located in the Northeast One-Quarter, Southeast One-Quarter, Southwest One-Quarter, and Northwest One-Quarter of Section 2, and the Northeast One-Quarter and Southeast One-Quarter of Section 3, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon and being more particularly described as follows:

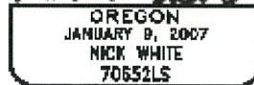
Beginning at the southwest corner of Lot 13 of the plat "Edwards Business Industrial Park No. 2"; thence along the southerly line of said Lot 13, and the southerly line of Lots 14 through 16 of said plat and the easterly extension thereof, Easterly 1,634 feet, more or less, to the easterly right-of-way line of SW 95th Avenue; thence along said easterly right-of-way line, Northerly 1,473 feet, more or less, to the most northerly point on said easterly right-of-way line; thence leaving said easterly right-of-way line, Northeasterly 154 feet, more or less, to the easterly right-of-way line of SW Boones Ferry Road; thence along said easterly right-of-way line, Northwesterly 1,018 feet, more or less, to the easterly extension of the northerly right-of-way line of SW Day Road; thence along said easterly extension and the northerly right-of-way line of SW Day Road and the northerly line of Document Number 2004-063726, Westerly 3,014 feet, more or less, to the southwesterly corner of Document Number 89000075, also being on the easterly right-of-way line of SW Grahams Ferry Road; thence along said easterly right-of-way line, Northerly 132 feet, more or less; thence Westerly 80 feet, more or less, to the westerly right-of-way line of SW Grahams Ferry Road; thence along said westerly right of-way line, Southwesterly 3,381 feet, more or less, to the westerly extension of the southwesterly right-of-way line of Oregon Electric Railway; thence along said westerly extension and the southwesterly right-of-way line of Oregon Electric Railway, Southeasterly 569 feet, more or less, to the south line of Section 3, also being a point on the Washington/Clackamas County line; thence along said south Section 3 line and the south line of Section 2 and said County line, Easterly 2,313 feet, more or less, to the southerly extension of the easterly line of Parcel 1 of Partition Plat 1995-101; thence along said southerly extension and the easterly line of Parcel 1 of Partition Plat 1995-101, Northerly 664 feet, more or less, to the southerly line of Lot 12 of the plat "Garden Acres", also being the northwesterly corner of the Bonneville Power Administration Oregon City Substation (Document Number 95005916); thence along the northerly line of said Document Number 95005916, Easterly 323 feet, more or less, to the Point of Beginning.

The above described tract of land contains 259 acres, more or less.

7/15/2016



Nick White



RENEWS: 5/30/18



29799 SW Town Center Loop E
Wilsonville, Oregon 97070
(503) 682-1011
(503) 682-1015 Fax Administration
(503) 682-7025 Fax Community Development

City of Wilsonville Ordinance No. 796

PLEASE NOTE the following Exhibits were not recorded with the Coffee Creek Urban Renewal Plan, adopted by Ordinance No. 796 on October 17, 2016, but may be found in the office of the City Recorder, 29799 SW Town Center Loop East, Wilsonville, OR 97070.

Exhibit B – Report Accompanying on the Coffee Creek Urban Renewal Plan

Exhibit C – Planning Commission Report and Recommendation on the Coffee Creek Plan

Planning Commission Documents may be viewed at these two links:

Documents: <http://www.ci.wilsonville.or.us/DocumentCenter/View/10598>

Coffee Creek Urban Renewal PowerPoint Presentation

[CC Urban Renewal PC 07.13.2016.Pdf](#)

Exhibit D – Public Notice of Public Hearing for the Coffee Creek Urban Renewal Plan


Signature on File

Sandra C. King, MMC

City Recorder

October 18, 2016

