

**THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE**

**RESOLUTION NO. 6**

**A RESOLUTION RECOMMENDING TO THE CITY COUNCIL APPROVAL OF A MAJOR AMENDMENT AND REPORT TO THE YEAR 2000 PLAN OF THE CITY OF WILSONVILLE, AN URBAN RENEWAL PLAN AND PROGRAM.**

WHEREAS, the Wilsonville Urban Renewal Agency (the "Agency") has prepared an amendment to the Urban Renewal Plan and Program, known as the Wilsonville Year 2000 Plan, a copy of the amendment and accompanying report are marked Exhibit "A" and "B", respectively, attached hereto, and incorporated by reference herein; and

WHEREAS, such Plan amendment and its accompany Report have been prepared in conformity with the requirements of ORS 457.085 and with public involvement in all stages of development of the Plan Amendment; and

WHEREAS, pursuant to applicable state and local law, public notice has been provided, including additional notice as required by ORS 457.120, and considered public testimony regarding the Plan amendment; and

WHEREAS, this amendment to the Plan and Report, were forwarded to the Wilsonville Planning Commission for recommendations and the Planning Commission, on May 10, 1993, recommended approval of this amendment and supporting Report in Planning Commission Resolution No. 93 PC 15; and

WHEREAS, the Agency has viewed this amendment and supporting Report to the Year 2000 Plan; and

WHEREAS, the Agency finds this amendment should be adopted and approved based upon these recitals and the findings listed below.

NOW, THEREFORE, THE WILSONVILLE URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

FINDINGS:

1. That the area described in the Wilsonville Urban Renewal Plan, as amended, has previously been found to be blighted.
2. That the citizens of the City of Wilsonville have previously voted to advise



of their approval for the expenditure of \$5 million in Bonds for urban renewal projects and expenditures for match of the I-5 Interchange at Wilsonville Road (Exit 283) and for the joint Urban Renewal, City of Wilsonville and West Linn/Wilsonville School District joint cultural, assembly and recreation community facilities, and Day Dream Ranch Escape (Town Center Loop East and West Extensions.).

3. That the acquisition of Tax Lots No. 600, 602, and 1000 (St. Charles Acres Ltd., Roberts and Boozier properties), is adjacent to Memorial Park and is for park, open space and recreation land, wherein a future community swimming pool could be located and an acquisition of land for a pool at Memorial Park could be viewed as a minor change under Section 602 for acquisition in conjunction with listed projects for parks and other beneficial facilities (601 E. Parks and Recreation Facilities 4. Covered Swimming Pool... construct at Memorial Park). However, the land site is greater than a pool site and involves additional park and open space land, and therefore, is property to be purchased for unspecified purposes under Section 604. This is recognized to be a substantial change which necessitates a major amendment and therefore, all statutory procedures, including notice recited above, for major amendments have been followed.
4. That additionally, the Agency's procedures for identifying property to be acquired under Section 603 of the Plan, have been followed as set forth below.
  - (A) The Agency determined that the property owners were attempting to sell their land and that it was a uniquely situated site adjacent to the Memorial Park and if early acquisition could occur, this site could be preserved for park, open space and recreation and preserved from development which would reduce the cost of acquiring such land at a later date or after development. This opportunity occurred, in part because of the costs of off-site facility improvements associated with development, which may be resolved by 1994, therefore, increasing the risk of lost opportunity for preservation.
  - (B) The Agency representative contacted the owner's, informed them of the Agency's interest in the property and conducted preliminary negotiations with the owners.
  - (C) The results of the contact was discussed with the Agency and the Agency determined to proceed with the process of acquisition.



(D) The Agency set 7 p.m., May 17, 1993 at the Annex Building, 8445 S. W. Elligsen Road for a public hearing on the matter, having both notified the owners of the property of the hearing through their real estate agents and personally by registered mail, return receipt requested, the receipts of which are of record in the City Recorder's Office.

(E) The Agency has explained the public purpose and public interest and how it meets the objectives of the Plan and has received public comment.

(F) Based upon Exhibits "A" and "B", the staff report, the public testimony, the recitals and findings of this Resolution, the Agency finds and determines to proceed with acquisition.

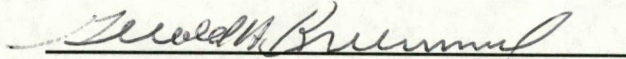
5. That the acquisition of real property provided for is necessary.
6. That rehabilitation and redevelopment is necessary to protect the public health, safety or welfare of the City of Wilsonville.
7. That the amendment to the Wilsonville Urban Renewal Plan conforms to the City's Comprehensive Plan, and provides an outline for accomplishing the projects proposed.
8. That to the extent that persons as defined in ORS Chapter 281 and ORS Chapter 457 will be displaced by this plan, as amended, provisions will be made to house displaced persons within their financial means and in accordance with ORS 281.045 - ORS 281.105 and, except in the relocation of elderly or handicapped individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing.
9. That the adoption and carrying out of the urban renewal plan, as amended, is economically sound and feasible.
10. That the Agency shall assume and complete any activities prescribed it by the urban renewal plan.
11. That the above findings support the adoption by the Wilsonville Renewal Agency of this amendment to the Wilsonville Urban Renewal Plan, attached to this Resolution as Exhibit "A".
12. That the Agency further finds that the findings and conclusions of the Report on the amendment to the Wilsonville Urban Renewal Plan, attached to this Resolution as Exhibit "B", which is incorporated by reference, the report of the Planning Commission, the public hearing and the entire record before the Agency in this matter supports adoption of the amendment, Exhibit "A".



CONCLUSIONS:

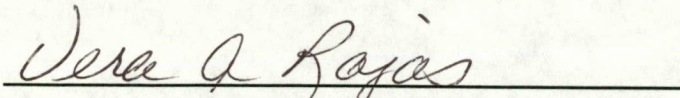
1. The Agency hereby adopts and approves the amendment and report to the Year 2000 Plan, an Urban Renewal Plan and Program of the City of Wilsonville, pursuant to the provisions of ORS 457, and recommends that the City of Wilsonville adopts the amendment and supporting report.
2. The Agency directs that this Resolution be provided forthwith to the City Council.
3. That the City Attorney, who provides services to this Agency, continue to negotiate acquisition of Tax Lots 600, 602 and 1000, subject to approval of the amendment to the Year 2000 Plan by the City Council, and if so approved, it is understood that since Tax Lot 600 is held by a corporation, there may be intervening steps involving stock acquisition, contract purchase and dissolving of the corporation, St. Charles Acres, Ltd. Therefore, acquisition of Tax Lots 602 and 1000 is intended to occur in 1993 with the disposition to the City in 1993, but that acquisition of Tax Lot 600 may begin in 1993, it may not be completed until 1995, with disposition to the City as soon thereafter as title is fully acquired in all or part of the site in conjunction with the above dates.
4. The Agency also the intends to cooperate with the City so it may use a portion of the acquired lands for conversion purposes with the State and Federal governments to free up the Tauchmann House at Lower Boones Ferry Park for full recreation purposes rather than its limited outdoor recreational purpose.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 17th day of May, 1993, and filed with the Wilsonville City Recorder this date.



GERALD A. KRUMMEL, Chair

ATTEST:



VERA A. ROJAS, CMC/AAE, City Recorder



Exhibit "A"

AMENDMENT TO THE YEAR 2000 RENEWAL PLAN

Purpose of the Amendment

This plan amendment is undertaken as a substantial change to the Year 2000 Urban Renewal Plan. Two changes to the plan, one concerning bonded indebtedness, and another concerning future plan amendments, are being made to comply with new requirements of Oregon urban renewal law. In addition, this amendment adds I-5 Interchange improvements to the list of Roads activities, revises the description of a joint City/School Parks and Recreation activity, cites benefits to the project area from the joint activity, and lists certain properties to be acquired for Parks and Recreation activities.

In the following section, new text is indicated by underlining, deleted text is indicated by ~~strikeout~~. The proposed amendments to the urban renewal plan are:

A. *Make the following revision to Section 404:*

**Section 404 - Consistency with City's Comprehensive Plan**

This Plan has been prepared in conformity with the City's adopted Comprehensive Plan including its goals, policies, procedures and implementing provisions. Provided however, based on the more detailed engineering and planning analysis which has been on-going since adoption and acknowledgement of the Comprehensive Plan, that the realignment of certain arterial and collector streets and the need for additional park and recreation sites is clear. These preferred street alignments ~~and additional park sites~~ are shown on Exhibits 5 ~~and 6~~ of this Urban Renewal Plan. There also is an on-going concurrent process to amend the Comprehensive Plan through a Master Plan for Parks and Open Space. This process will identify certain additional Park, open space, and recreation center sites. These preferred additional sites are shown on Exhibit 6 of this Urban Renewal Plan. Implementation, however, will not be will be undertaken until and unless the Comprehensive Plan is appropriately modified through the formal amendment and periodic review process. Implementation will be undertaken in keeping with the Comprehensive Plan process.

B. *Add the following text to the introductory paragraph of Section 601 A:*

**Section 601 A. - Roads, Including Utility Work Indicated**

The interchange at I-5 and Wilsonville Road is nearing traffic capacity. Congestion is expected to increase at the interchange, decreasing the accesibility of the Urban Renewal Area from the interstate highway. The limited width of the freeway structures under I-5 presents an obstacle to further widening of Wilsonville Road.



*C. Make the following additions and revisions to project activities listed in Section 601 A:*

**3. Town Center Loop East Extension..**~~From Wilsonville Road south and then west to Parkway Avenue~~ to the intersection of Trask and Rogue Lane with sanitary sewer extension to City Library and street improvements fronting City Library along Wilsonville Road. Project also includes a new sanitary sewer line from the intersection of Trask Street and Rogue Lane east within existing and proposed sewer easements. Includes storm drain, water and sewer.

**4. Town Center Loop West Extension..**~~From Wilsonville Road southerly to Trask Street,~~ including improvements to Pacific and Holly Streets. A first-phase project extends from Wilsonville Road to Pacific and Pacific west to Parkway Avenue. Includes storm drain, water and sewer.

**13. Wilsonville Road Interchange** ~~-Reconstruct the existing interchange at I-5 and Wilsonville Road.~~ This activity will allow the renewal agency to participate in the interchange improvements. Improvements include replacing the I-5 overcrossing structure with a longer structure. This will allow Wilsonville Road to be widened to carry four travel lanes, two left turn lanes, bicycle lanes, and sidewalks. The new I-5 structure will also be wider to carry the existing six lanes and shoulders plus two future travel lanes.

*D. Make the following revisions to the descriptions of project activities in Section 601E:*

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

**3. ~~Running and Playing Field, Two Ballfields and Night Lighting~~ Joint Use of Athletic, Cultural and Public Assembly Facilities at new High School**

~~At new High School site if an intergovernmental agreement between the City and School District No. 3 can be consummated, or at Memorial Park. At either site, the facilities could be available for joint community and school use.~~

This activity implements a measure approved by Wilsonville voters on June 30, 1992. This measure advised the Renewal Agency to contribute to joint community facilities at a new high school to be constructed within the urban renewal area. Pursuant to an Intergovernmental Cooperation Agreement between the Renewal Agency and the West Linn-Wilsonville School District for Joint Development and Use of Facilities, the Renewal Agency will contribute toward the planning and construction of joint use community/high school



facilities in Wilsonville, including community recreation, public educational, cultural and assembly facilities, or such other joint use community/high school facilities as may be agreed upon by the West Linn-Wilsonville School District and the Urban Renewal Agency of the City of Wilsonville.

*E. Make the following revision to Section 602C:*

**C. Property Which May Be Acquired.** ~~No specific property to be acquired has been identified as of the date of approval of this Plan. However, should the Agency subsequently determine that the objectives of this Plan would be furthered by acquiring property, the procedures set forth in Section 603, below, shall govern the Agency's action.~~ The Agency may acquire property either through a substantial plan change, or by the procedures set forth in Section 603 of this Plan. The Agency has determined that the objectives of this Plan would be furthered by acquiring the following listed property:

**1. Property to be acquired for Parks and Recreation facilities**

<u>Map</u>	<u>Tax Lot Number</u>
<u>3-1W-13CD</u>	<u>600</u>
<u>3-1W-13CD</u>	<u>602</u>
<u>3-1W-13CD</u>	<u>1000</u>

*F. Add the following text as a new Section 609:*

**Section 609 - Project Area Benefits from Construction of Public Buildings**

**609A - Project Area Benefit from Joint Use Agreements on Recreational Facilities**

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



The current and projected residential and employee population of the urban renewal area is conservatively estimated at 9000-10,000 persons. Joint use facilities at the new high school in the urban renewal area will help provide recreational, athletic and cultural needs for an area population which is comparable in size to that of many Oregon cities.

### 1. Residential Population

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

### 2. Employee Population

Wilsonville is a growing employment center in the Portland Metropolitan area. The City currently estimates that Wilsonville's employment total is about 12,000. The employee population of Wilsonville in fact is higher than the full-time residential population, currently estimated at about 9500 persons. Several of the major employers in Wilsonville are located within the urban renewal area, and the great majority of those 12,000 employees work within, or in the immediate vicinity of the urban renewal area. Major employers within the urban renewal area include:

Mentor Graphics  
Payless  
Sysco Food Services

Incredible Universe  
White-GMC

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

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

## I. Comprehensive Plan Policies

Wilsonville's urban renewal plan is intended to conform to, and help implement goals, policies, procedures, and implementing provisions of Wilsonville's Comprehensive Plan.



Contributing to a joint use of facilities at the new high school helps to implement Comprehensive Plan Policy 3.7.2 (School and Educational Services), viz:

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

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

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

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

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

## II. Renewal Plan Goals and Objectives

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

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

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



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

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

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

- The Renewal Agency's contribution to facilities at the new high school amounts to only a minor percentage of the total cost of the new school. The contribution to the new high school benefits the area by giving the Renewal Agency an opportunity to provide high quality athletic, recreational, and cultural facilities with a minimum expenditure of Agency funds.

*G. Add the following subsection to Section 700, Financing of Urban Renewal Indebtedness:*

**704 - Latest Date for Issue of Bonded Indebtedness**

This urban renewal plan calls for a division of ad valorem taxes under ORS 457.440. No bonded indebtedness shall be issued with respect to the plan, or any project undertaken with respect to the plan, later than September 27, 2004.

*H. Make the following revisions and additions to Section 1203, Substantial Changes*

B. An increase or decrease of land area to the boundaries of this Urban Renewal Plan. 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.

F. Extending the date in Section 704 of this plan, after which no bonded indebtedness shall be issued with respect to the plan or any project undertaken with respect to the plan.



Exhibit "B"

REPORT ON AMENDMENT TO THE WILSONVILLE RENEWAL PLAN

Description of the Amendment to the Wilsonville urban renewal plan

The amendment to the Wilsonville urban renewal Plan makes the following changes:

1. Adds to the list of actions which require substantial amendment to the Plan.
2. Inserts a provision that no bonded indebtedness shall be issued or new projects undertaken, later than September 27, 2004.
3. Adds the following new, or revised, project activities to the Plan:
  - a. I-5 Interchange Improvements
  - b. Revisions to Town Center Loop Street Improvements
  - c. Land acquisition for parks and recreation purposes
  - d. Joint use recreation facilities at new high school

This Amended Report on the Urban Renewal Plan reflects the Plan changes noted above.

Chapter I - A Description of Physical, Social and Economic Conditions In The Area

The information on the conditions in the renewal project area is contained in Chapter I of the 1990 Report on the Urban Renewal Plan, and is hereby incorporated into this amended Report. The conditions affected by project activities added or revised in the amendment are:

Section 102 F - Streets and Roads - Add the following text to Section 102 F.

Since adoption of the Urban Renewal Plan in 1990, additional engineering and environmental work has been completed in order to further define the need for and proposed improvements to the Wilsonville Road Interchange, and access to Day Dream Ranch.

An Environmental Assessment was approved in May, 1992 on improvements to the Wilsonville Road Interchange and the Stafford Interchange<sup>1</sup>. The existing freeway interchange structures limit the capacities of the local roads which are becoming heavily congested as urban development increases. Interstate 5 will also require additional lanes to accommodate traffic. At the three signalized intersections at Wilsonville Road Interchange, traffic operates at LOS C or better during the morning peak hour, but at evening peak hour congestion and delays occur. Traffic forecasts indicate that by the year 2015, traffic volumes at the interchange will more than double, resulting in unacceptable traffic congestion conditions.

In July of 1991, the City Council adopted a Transportation Masterplan for the City of Wilsonville. The plan identified needed street improvements, including the extension of

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<sup>1</sup>Environmental Assessment, Wilsonville Road Interchange, Stafford Interchange, Federal Highway Administration, May, 1992.



Town Center Loop West and East southward to Daydream Ranch. A preliminary design report was completed in February, 1993 which identified specific alternatives and cost estimates for the "Daydream Escape" project<sup>2</sup>. The Wilsonville City Council adopted Resolution No. 979 in March, 1993 accepting the Design Report and directing city staff to proceed with the Extension of Town Center Loop West (Alternative A) and Extension of Town Center Loop East (Alternative B-1) subject to urban renewal budget authorization and urban renewal plan amendments as required.

### **Chapter II - Fiscal Impact of the Plan Amendment**

The information on the fiscal impact of the urban renewal plan is contained in Chapter II of the 1990 Report on the Urban Renewal Plan, and is hereby incorporated into this amended Report. The activities added and revised in this amendment are expected to produce no adverse fiscal, service, or population impacts. Text added to Chapter VII in this amendment provides further information on expected fiscal impacts of the Plan.

### **Chapter III - Reasons for Selection of the Renewal Area**

Reasons for selecting the renewal area are cited in Chapter III of the 1990 Report on the Urban Renewal Plan. The amendment does not alter the reasons for selecting the urban renewal area.

### **Chapter IV - The Relationship Between Each Project to be Undertaken Under the Plan Amendment and the Existing Conditions in the Urban Renewal Area**

Information on the major projects to be undertaken to eliminate blight is contained in Section 400 of Chapter IV of the 1990 Report on the Urban Renewal Plan, and is hereby incorporated into this amended Report. The following paragraphs, covering new and revised projects to eliminate blight, are to be added to Chapter IV, Section 400 of the Report.

Since adoption of the Urban Renewal Plan in 1990, additional engineering and environmental work has been completed in order to further define the need for proposed improvements to the Wilsonville Road Interchange of I-5, and access to Day Dream Ranch. The findings and conclusions of these studies are summarized in amendments to Chapter I of this report. One new project activity and amendments to two existing project activities are proposed in Section 600 of the Urban Renewal Plan (See Section 600.A. 3, 4, and 13 as amended). These project activities will address the transportation problems and deficiencies identified, and will eliminate blight and the cause of blight.

The acquisition of additional park land, identified in Section 601.E.2 of the Plan, and implementing the joint City-School recreation project identified in Section 601.E.3. of the Plan, address the deficiencies of park land and recreational opportunities identified in Section 102 E of the 1990 Report on the plan. The acquisition also provides a potential site for the

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<sup>2</sup>Town Center Loop Extension (Daydream Escape), MacKay & Sposito Consulting Engineering, February, 1993.



acquatic facilities envisioned as part of the Plan's Parks and Recreation facilities component.

The benefit to the project area derived from the funding of joint use facilities is detailed in Section 609A of the urban renewal plan. Section 609A also noted that the employee population of the urban renewal area is several thousand, and growing. Businesses are the heaviest users of Wilsonville's existing parks system. Reservations data for 1992 showed that business usage accounted for 56% of parks reservations. The Renewal Agency contribution to the joint use project is estimated at \$2 million, of the total \$20 million total cost of the new high school. That ten percent sharing of costs allows area residents to access recreational and cultural facilities worth many times the Agency's contribution. The project share of the total cost of the new high school is very cost effective when compared with the estimated cost to acquire and develop an acre of park land in Wilsonville. A 1991 Resolution adopting a Parks and Recreation Land and Facilities SDC sets the cost of acquiring and developing an acre of park and recreation land at about \$90,000 per acre. The projected residential population of the renewal area alone would require about 13 acres of developed park and recreation land, according to standards cited in the 1991 Resolution. The \$90,000 per acre figure would not provide for construction of major building facilities such as the cultural and meeting facilities that the renewal area will gain by the contribution to the joint use of facilities at the new high school.

**Chapter V - The Estimated Total Cost of Each Project and the Sources of Money to Pay for Such Costs, and the Anticipated Completion Date for Each Project.**

Section 500 of Chapter V of the 1990 Report discusses Estimated Project Activity Costs, Source of Funding, and Completion Dates, and is hereby incorporated into this amended Report, with the following changes:

- There are ~~thirty-six (36)~~ (35) potential projects in the Urban Renewal Area.
- All projects are estimated to be completed during or before fiscal year ~~2003-04~~ 2004-05

**Section 501 - Estimated Cost of Projects and Activities, and Cost Sharing.**

This amendment makes certain additions to the list of activities to be undertaken under the urban renewal plan. This amendment also revises urban renewal agency contributions to certain projects, as their costs have become better identified, as planned activities have been carried out with other funds, and as funding priorities for activities have changed. This amendment makes the following revisions to Section 501 of the Report on the Plan: (In the following table of activities 501A-F, revised items are shown in italics.)



PROJECT LIST	TOTAL \$	AGENCY SHARE	OTHER SHARE
A. Roads, Including Utilities	\$34,825,540	\$18,845,520	\$15,980,020
B. Water System Only	\$3,696,850	\$1,323,540	\$2,373,310
C. Sanitary Sewer Systems Only	\$4,233,730	\$1,061,350	\$3,172,380
D. Storm Drains Only	\$572,700	\$572,700	0
E. Parks and Recreation Facilities	\$9,971,550	\$9,658,750	\$312,800
F. Total Projects	\$53,300,370	\$31,461,860	\$21,838,510

Section 501 G is hereby amended to read, in its entirety, as follows:

**G. Operations, Special Services, and Bond Preparation Costs:**

For the period 1992-93 to 2004-05 @\$125,000: \$1,625,000

Section 501 H is hereby amended to read, in its entirety, as follows:

**H. Financing Costs (Interest on Bonds)**

\$5,000,000, 10 year financing at 6.25%: \$1,877,888

Section 502 is hereby amended to read, in its entirety, as follows:

**502 Estimated Annual and Cumulative Tax Increment Proceeds to Agency**

Estimated annual and cumulative tax increment proceeds to the renewal agency are shown in the following table. The table takes into account effects of the property tax rate limitation approved in November, 1990, and 1991 legislative changes on the methodology of calculating tax increment revenues for the renewal agency.



Table of Annual and Cumulative Tax Increment Proceeds			
Year	TCV <sup>(1)</sup> Increase	Cumulative TCV	Tax Increment
1992-93	89,235,820 <sup>(2)</sup>	163,707,580	2,109,033
1993-94	15,000,000	178,707,580	2,508,473
1994-95	5,807,996	184,515,576	2,628,489
1995-96	5,996,756	190,512,333	2,751,892
1996-97	6,191,651	196,703,983	2,878,834
1997-98	6,392,879	203,096,863	3,009,470
1998-99	6,600,648	209,697,511	3,143,955
1999-00	6,815,169	216,512,680	3,282,450
2000-01	7,036,662	223,549,342	3,425,115
2001-02	7,265,354	230,814,696	3,572,117
2002-03	7,501,478	238,316,173	3,723,624
2003-04	7,745,276	246,061,449	3,879,808
2004-05	7,996,997	254,058,446	NA <sup>(3)</sup>
<b>Total</b>	<b>179,586,686</b>	<b>254,058,446</b>	<b>36,913,261</b>

(1) - TCV means true cash value of property.

(2) - The 1992-93 figure represents the total increase in value since inception of the Plan

(3) - It is assumed that there will be no tax increment collection in 2004-05.

Section 503 is hereby amended to read, in its entirety, as follows:

**503 Amount of Tax Increment Income Needed by the Urban Renewal Agency**

The figures in Section 501A through H of this Report indicate that the total amount of tax increment proceeds required for project activities is \$34,964,748.

**Section 504** of the 1990 Report is hereby incorporated into this report.



**Chapter VI - The Estimated Amount of Tax Increment Money Required....**

Section 600 of Chapter VI of the 1990 Report is hereby amended to read, in its entirety, as follows:

**Section 600 Tax Increment Proceeds Requirements to Retire Indebtedness**

The estimated amount of tax increment proceeds required is \$34,964,748. The amount of tax increment proceeds estimated to be available to the Agency is \$36,913,261. In accordance with provisions in Section 701 of the Plan, it is estimated that net tax increment collections will not exceed \$35,527,189. Should any surplus tax increment funds exist at the time this urban renewal project is terminated, they will be distributed to other taxing bodies in accordance with the provisions of ORS 457.450 (3)

The estimated fiscal year when no new indebtedness will be undertaken is 2004-05. It is estimated that all outstanding indebtedness will be retired by that date.



## Chapter VII - A Financial Analysis of the Plan With Sufficient Information to Determine Feasibility

Chapter VII of the 1990 Report discusses the financial feasibility of the plan, and impacts on other taxing bodies, and is hereby incorporated into this amended Report. The following paragraphs are to be added to Chapter VII of the Report:

### *Urban Renewal Taxes*

The Wilsonville urban Renewal Plan was adopted in August , 1990. The Constitutional Amendment in November, 1990, and subsequent legislative and judicial actions have greatly changed the manner in which the fiscal impacts of carrying out the urban renewal Plan may be calculated. Prior to the 1991 changes, the tax rate for each taxing body influenced by the urban renewal plan was adjusted upward to raise both the levy for the taxing body, and a portion of the tax increment funds allocated to the renewal program. Before 1991, property tax bills did not show the effect of this upward adjustment of rates, or the amount of property tax collected for urban renewal purposes. The 1990 Constitutional Amendment has changed that. Renewal revenues raised by the tax increment financing process now are considered to be a tax on property, and the amount of property taxes required for the urban renewal agency is shown as an individual item on property tax bills.

With these changes, the tax rates for other taxing bodies which overlap the renewal agency now reflect the rate needed to raise that taxing body's levy. Wilsonville taxpayers also receive clear information on the amount of property tax they paid for urban renewal. Wilsonville taxpayers within the West Linn School District paid \$3.03 per thousand of valuation for Wilsonville urban renewal for the 1992 tax year. Wilsonville taxpayers in the Charbonneau district of Wilsonville paid \$0.87 per thousand for Wilsonville urban renewal. The tax increment revenue projections made for this amendment would result in a gradually decreasing renewal tax rate over the life of the urban renewal plan.

An additional important change to urban renewal regulations allows the urban renewal agency to annually certify the amount of tax increment revenue it wishes to receive from the assessor. This process gives the urban renewal agency and the Wilsonville City Council a much greater degree of control over the tax rate impacts of the plan than they had prior to 1991. This new ability to control renewal taxes serves as a protection against unforeseen fiscal impacts of the tax increment financing process.

### *Revenue Compression*

A related change in the impact of tax increment financing stems from the restriction on the total amount of property tax that can be raised in a given jurisdiction. The total amount of property taxes collected within the City of Wilsonville for units of government other than schools now is limited by constitution to one percent of the total assessed valuation within the city. (Property taxes collected for voter approved bonded indebtedness are not subject to that



limitation.) Urban renewal now is a separate item on tax bills, and tax increment revenue collections for renewal agencies are subject to the limitation on total property taxes raised within Wilsonville. If total property taxes for non-school purposes (including urban renewal) exceed the one percent limitation, then collection of tax increment revenues may reduce the property tax revenues for other *non-school* taxing bodies which share values with Wilsonville's renewal agency. ***Urban renewal financing does not reduce the property tax revenue available to schools.***

A September, 1992 Supreme Court ruling held that all renewal agency revenues, even those collected for payment of bonded indebtedness, are subject to the the Constitutional limitation. The possible "compression" of governmental revenues thus becomes a critical issue for governmental bodies affected by urban renewal programs. Wilsonville's renewal agency shares property values with the following tax bodies:

Non-School

City of Wilsonville	Metropolitan Service District
Clackamas County	Clackamas County Renewal Agency
Tualatin Fire District	Vector Control
Port of Portland	

Schools

West Linn - Wilsonville School District	Clackamas ESD High School
Clackamas Community College	Clackamas ESD Elementary

There is a range of "government" (non-school) tax rates which apply within the City of Wilsonville. The "government" rates at the time of the amendment, and the Wilsonville renewal tax portion of those rates are shown below:

Tax Code	Non-school Rate Inside \$10 limit	Wilsonville renewal share of non-school rate
003-021	\$6.19	\$2.82
003-023	\$8.26	\$3.03
003-027	\$8.26	\$3.03
003-029	\$8.27	\$3.03
086-014	\$6.10	\$0.87
086-018	\$4.55	\$0.66

This amendment re-evaluated expected tax increment revenues, and resulting urban renewal and combined "governmental" tax rates during the period 1992-93 through 2004. Revenues required to carry out project activities can be raised within the \$10.00 per thousand limitation on "governmental" rates throughout the expected life of the renewal plan. The City of Wilsonville is experiencing a rapidly rising rate of growth in total true cash values. The re-evaluation assumed that the annual rate of growth in Wilsonville's true cash values would



drop to 6%. However, the level of tax increment revenue needed to finance the project is expected to grow at a very low rate during the life of the Plan. It therefore is anticipated that the revenues necessary to carry out the renewal plan can be collected with a decreasing urban renewal tax rate. Wilsonville's tax increment financing therefore is not expected to result in compression of property tax revenues for units of general purpose governments which levy taxes in Wilsonville. Once again, it must be noted that the City Council and the renewal agency have the ability to certify renewal revenues on an annual basis. Should revenue compression problems arise during the life of this plan, they can be addressed and, if necessary, rectified in the renewal agency's annual budgeting and certification process.

It is estimated that tax increment proceeds will be required until the year 2004, when the tax increment financing provisions of the urban renewal Plan are expected to be terminated. When those provisions are terminated, the property tax collection for urban renewal also will end. The property tax reduction from the termination of tax increment financing is expected to be approximately \$2.80 per thousand of valuation.

### **Financial Feasibility**

The Amendment to the Wilsonville urban Urban Renewal Plan is financially feasible, for the following reasons:

- Actual 1992-93 tax increment revenues exceeded \$2 million.
- Very conservative tax increment revenue estimates made for this amendment show revenues consistent with projections used in the 1990 Plan.
- The anticipated revenues are sufficient to carry out all project activities.
- The estimated total cost of activities to be funded by tax increment revenue has been slightly reduced from estimates used in the 1990 Plan.
- The time needed to carry out project activities is consistent with the 1990 Plan.
- Revenues necessary to carry out the Plan can be collected within the \$10 rate limit.
- Carrying out the Plan will not cause revenue compression for the City of Wilsonville, or other taxing bodies.

### **Chapter VIII- Relocation report**

*Section 800 of the Report on the Plan is revised to read, in its entirety, as follows:*

#### **Section 800 Occupied Property To Be Acquired**

One occupied residential property may be acquired as a result of this plan amendment. The property is located on Tax lot 600, Map 3-1W-13CD. The property is tenant occupied. The Agency has identified no economic or physical factors which would indicate it will be difficult for the tenant to find replacement housing. The tenant will be provided with



relocation assistance in accordance with the relocation provisions of ORS 281.045.106, and relocation payments will be made as provided by ORS 281.060. The Agency will adopt relocation guidelines prior to completing the acquisition of this property.

**SECTION 801B. Cost of housing to be removed**

*Section 801B of the Report on the Plan is revised to read, in its entirety, as follows:*

The appraised value of the residential property which may be removed from Tax lot 600, Map 3-1W-13CD is \$30,000.



## APPENDIX TO THE REPORT ON THE PLAN

1. The following table is added to the Appendix to the Report as Exhibit 3.

The table below shows the estimated governmental and Wilsonville urban renewal tax rates during the life of the urban renewal plan. Taxes for Wilsonville's urban renewal program are assessed in six tax codes. The tax rates shown may vary somewhat on a property by property basis, but they represent the estimated rates for the great majority of properties assessed for Wilsonville urban renewal.

**Note:** These tax rates assume that Wilsonville will certify the **maximum** amount of tax increment revenue to which it is entitled. The decision on certification is made on an annual basis, and the actual amount certified could result in rates lower than those shown below.

### A. Estimated Urban Renewal and Governmental Tax Rates- Wilsonville Urban Renewal Program (Tax Rate is per thousand of property value)

Year	Governmental Tax Rate-WL <sup>(1)</sup>	Wilsonville UR Tax Rate-WL	Governmental Tax Rate - C <sup>(2)</sup>	Wilsonville UR Tax Rate - C
1993-94	\$9.49	\$3.25	\$8.18	\$0.97
1994-95	\$9.45	\$3.22	\$8.17	\$0.97
1995-96	\$9.41	\$3.17	\$8.14	\$0.95
1996-97	\$9.37	\$3.13	\$8.12	\$0.94
1997-98	\$9.33	\$3.09	\$8.12	\$0.94
1998-99	\$9.29	\$3.04	\$8.11	\$0.93
1999-00	\$9.25	\$2.99	\$8.08	\$0.91
2000-01	\$9.20	\$2.95	\$8.07	\$0.91
2001-02	\$9.15	\$2.90	\$8.03	\$0.89
2002-03	\$9.11	\$2.85	\$8.02	\$0.88
2003-04	\$9.08	\$2.80	\$8.02	\$0.87

(1) - WL is West Linn School District Tax Codes

(2) - C is Canby School District Tax Code




2. Table 31 of the Appendix to the Report, entitled "Wilsonville Urban Renewal Program..Project List..Cost Estimates" is revised as follows:

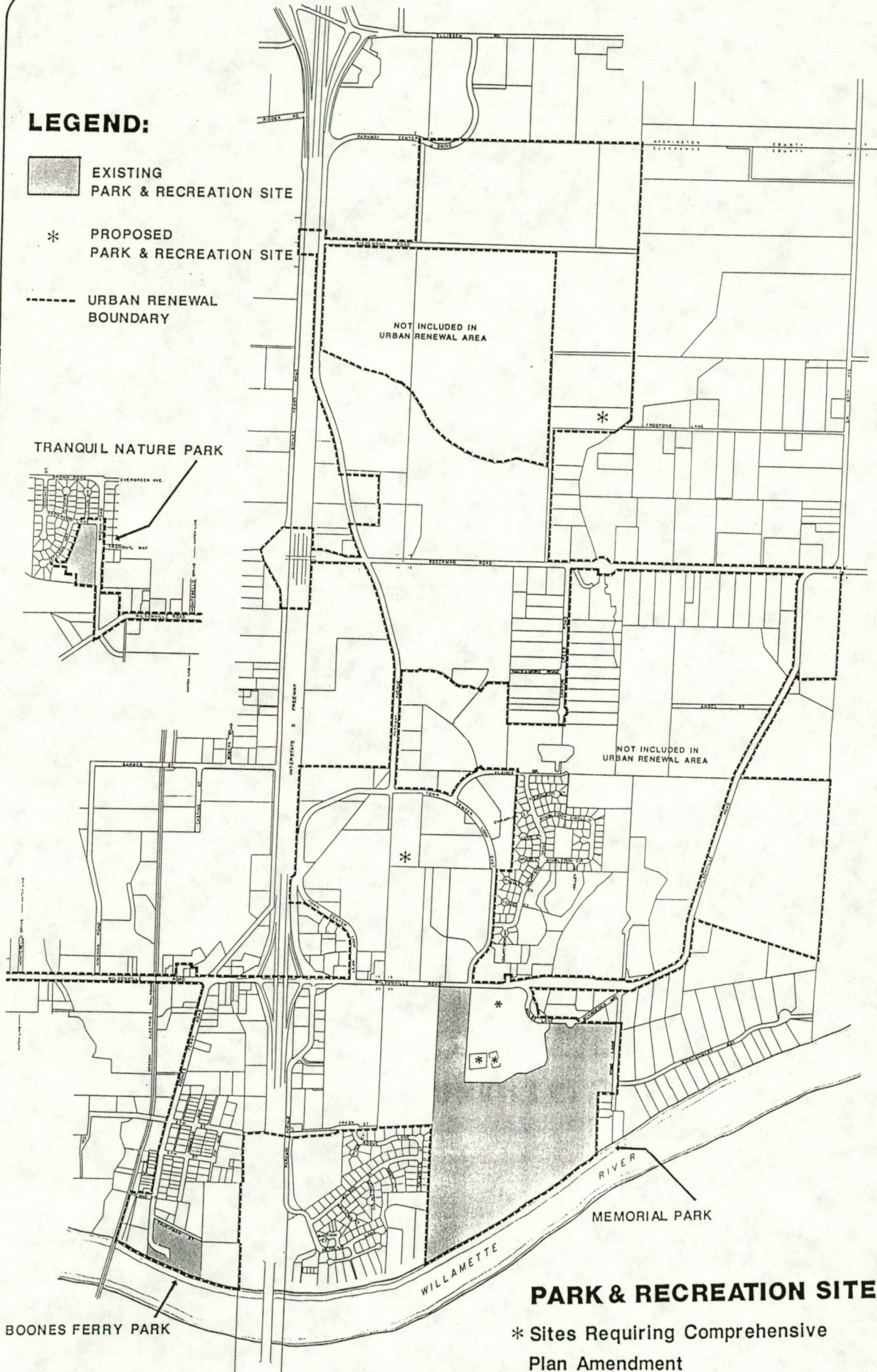
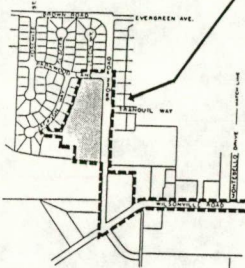
Project List	Cost	TIF	Other Sources
<b>A. Roads/utilities where noted</b>			
6. Boeckman Interchange/Ramps	5,750,000		
Engineering	862,500		
Total	6,612,500	<del>3,306,250</del>	<del>3,306,250</del>
		0	6,612,500
10. Parkway Avenue..	490,000		
Engineering	73,500		
Total	563,500	<del>563,500</del>	
		0	563,500
<u>13. (new activity) Wilsonville Rd. Interchange</u>	1,600,000	1,600,000	
<b>E. Park and Recreation</b>			
2. Memorial Park			
<u>Construction and Land Acquisition</u>	1,430,000		
	2,930,000		
Arch./Eng. Fees	214,000		
Total	1,644,000	1,644,000	
	3,144,000	3,144,000	
3. At High School Site...City Use			
<u>Joint use public facilities</u>	541,000	<del>541,000</del>	
	2,000,000	2,000,000	
4. Covered Swimming Pool	3,162,500	<del>3,162,500</del>	
	2,300,000	2,300,000	



**LEGEND:**

-  EXISTING PARK & RECREATION SITE
- \* PROPOSED PARK & RECREATION SITE
- - - URBAN RENEWAL BOUNDARY

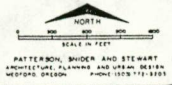
**TRANQUIL NATURE PARK**



**PARK & RECREATION SITES**

\* Sites Requiring Comprehensive Plan Amendment

**WILSONVILLE, OREGON**





**PLANNING COMMISSION  
RESOLUTION NO. 93PC15**

**A RESOLUTION RECOMMENDING THAT  
PROPOSED AMENDMENTS TO  
URBAN RENEWAL PLAN AND REPORT BE  
APPROVED BY THE CITY COUNCIL**

WHEREAS, the Planning Commission duly adopted Resolution 90 PC 37 on August 6, 1990, which recommended to the City Council adoption of the Urban Renewal Plan and Report, identified as The Year 2000 Plan and the Report on the Year 2000 Plan; and

WHEREAS, under authority of ORS 457.095, Resolution 90 PC 37 was forwarded to the City Council and duly considered by the City Council, who did, in fact, adopt The Year 2000 Plan and the Report on The Year 2000 Plan; and

WHEREAS, there are now proposed certain amendments to the Plan and supporting Report, attached hereto and incorporated herein as "Exhibit A". These amendments can be generally categorized as major and minor amendments. The major amendments include additional projects of Joint Use Community, Cultural and Recreational Facilities at the site of the new Wilsonville High School, the Wilsonville-1-5 (Exit 283) Interchange project for local match and deletion of the Boeckman Interchange project, acquisition of approximately 22 acres, commonly known as the Boozier and Roberts properties, adjacent to Memorial Park for a combination park, open space and recreation site, which could be used for a community swimming pool project identified in the plan, and certain legal requirements setting forth that the year 2004 is the last year bonds could be issued. The minor amendments primarily involve land acquisition from the Teufel family for road right-of-way and slope and drainage easements for the plan project known as the Town Center Loop East Extension (a portion of what is commonly called Day Dream Ranch escape) and recalculation of the anticipated revenues and expenditures tables; and

WHEREAS, the Plan and Report previously identified recreational fields at the new high school site, and the construction of the new high school presented greater opportunities to expand community cultural and assembly facilities, and an advisory vote of the citizenry supported an expansion of joint use community recreation, cultural and assembly facilities; and

WHEREAS, Comprehensive Plan Policy 3.8.5 states, "The City shall continue to work on a cooperative arrangement with the school districts (community schools program)



to encourage provision of adequate year-round recreational programs and facilities, and to eliminate unnecessary overlap of facilities. Joint ventures in providing facilities and programs should be carefully considered in order to maximize the use of public funds in meeting local needs." Therefore, the amendments concerning this project are in keeping with the City's Comprehensive Plan; and

WHEREAS, the City's Master Transportation Plan, an element of the City's Master Plan, recognizes the reconstruction of the 1-5 Interchange at Wilsonville Road as a necessary element of the City's transportation plan and, therefore, inclusion in the Urban Renewal Plan and Report is consistent with the Comprehensive Plan; and

WHEREAS, the City and the Oregon Transportation Department have reached an agreement in developing the City's Comprehensive Plan and Transportation Master Plan wherein a potential Boeckman Interchange has been recognized as not likely to be constructed within the time limits of The Urban Renewal Plan and, therefore, its deletion is consistent with the Comprehensive Plan; and

WHEREAS, there is an ongoing process to amend the City's Comprehensive Plan by establishing a Master Plan for Parks, Open Space and Recreation Sites which is scheduled for completion in September, 1993. The proposed Boozier and Roberts site has been identified preliminary for inclusion as it is uniquely located adjacent to Memorial Park, contains primary open space, and excellent access for community recreational facilities, including a community swimming pool facility, and its primary open space land can be used in a conversion process for the Tauchman House facilities at Boones Ferry Park creating additional community recreational facilities; and

WHEREAS, this preliminary identification is consistent with a reaffirmation in the current Comprehensive Plan of the 1971 General Plan objective of "Encourage early acquisition of recreation sites to protect them from development and to reduce the public cost of acquiring the land"; and

WHEREAS, acquisition of the Boozier and Roberts properties further meets the following Comprehensive Plan Goals:

- Goal 3.2      Conserve and create open space through the City for specified objectives;
- Goal 3.3      Identification and encourage conservation of natural, scenic and historic areas in the City;
- Goal 3.4      To provide an adequate diversity and quantity of passive and active recreational opportunities conveniently located for the community; and



WHEREAS, in previous community questionnaires, a community swimming pool facility has been identified as the number one recreational need and was included in The Urban Renewal Plan with potential sites at the new high school, which due to natural area and parking constraints is not feasible or at Memorial Park, but given current facilities plan and areas for passive use, would not be feasible without additional lands; and

WHEREAS, it is also recognized that the current Comprehensive Plan Map lists this site as multi-family, 7-12 units per acre, and diversified housing is a competing goal (Comprehensive Plan Goal 4.3). However, early acquisition of this unique site materially assists in providing an adequate park and recreation system for the physical, mental and moral health of the community and protects this site from development and reduces the public cost of acquiring the land. It is anticipated that this site will be included in the Master Plan for Parks, Open Space and Recreation Sites as an element of the Comprehensive Plan, scheduled for adoption in September, 1993. Therefore, acquisition of this site is consistent with the Comprehensive Plan process wherein an amendment to the plan to include this site as park, open space and recreational land is currently an ongoing process; and

WHEREAS, the Town Center Loop East Extension, a portion of what is commonly known as the Day Dream Ranch escape, a project currently listed in The Urban Renewal Plan and Report, meets the City's Master Transportation Plan, an element of the City's Comprehensive Plan, involves approximately 3.7 acres of property for right-of-way and slope and drainage easements, is necessary for the safety, health and welfare of the commuting public, involves the least amount of taking and, therefore, the least amount of private injury to meet the public necessity for this route; and

WHEREAS, this matter is before the Planning Commission, after providing the appropriate public notice, in order that the Commission may gather public testimony, consider available evidence and make a recommendation to the City Council.

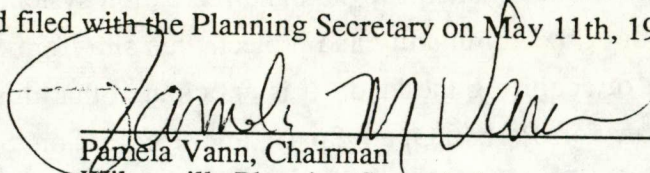
NOW, THEREFORE, THE WILSONVILLE PLANNING COMMISSION RESOLVES AS FOLLOWS:

1. The Commission recommends that the City Council **approve** the amendments of The Year 2000 Plan and The Year 2000 Report, the City's Urban Renewal Plan and Report, set forth in "Exhibit A" and incorporated herein. The amendments to The Urban Renewal Plan and Report adds to the list of actions which require a substantial amendment to the Plan; inserts a provision that no bonded indebtedness shall be issued, or new projects undertaken, later than September 27, 2004; adds the I-5 Interchange improvement as a project and deletion of Boeckman Interchange as a

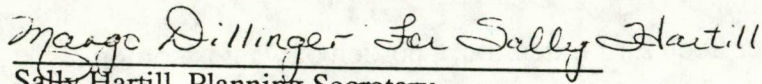


project; revises the joint use recreation facilities project at the Wilsonville High School to include recreational, cultural and assembly facilities and allows land to be acquired for parks, open space and recreation purposes, commonly known as the Boozier and Roberts property, and provides for acquisition from the Teufel land for right-of-way and storm and slope easements for the Town Center Loop East Extension project and financial recalculations.

ADOPTED by the Wilsonville Planning Commission at a regular meeting thereof this 10th day of May, 1993, and filed with the Planning Secretary on May 11th, 1993.

  
\_\_\_\_\_  
Pamela Vann, Chairman  
Wilsonville Planning Commission

Attest:

  
\_\_\_\_\_  
Sally Hartill, Planning Secretary



5-10-93

Planning Commission

I am unable to stay longer so will leave this brief comment on the Urban Renewal Amendment.

1. I think the Urban Renewal program is questionable from a financial view
2. If funds are allocated to the purchase of property south of Wilsonville Road, it should be with the idea of retaining that property, or "banking" it for the future. No funds for development should be considered at this time, or until the city is on a sound financial base, which it is not today.

Ralph Hill  
32265<sup>SW</sup> Armitage Road  
Wilsonville, OR 97075



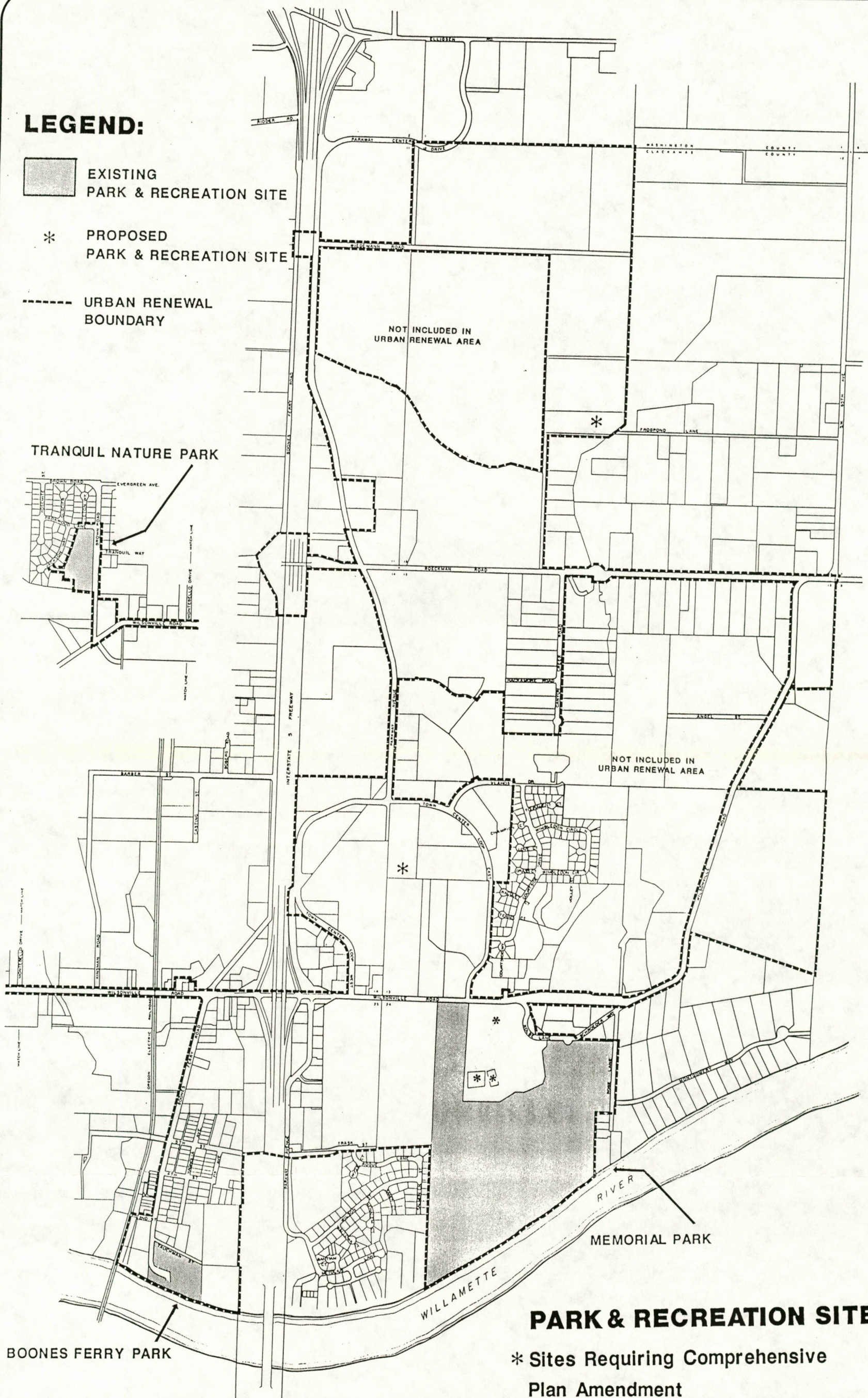
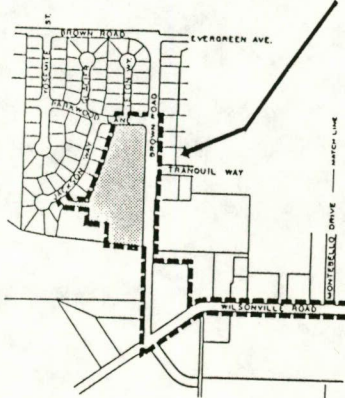
**LEGEND:**

EXISTING  
PARK & RECREATION SITE

\* PROPOSED  
PARK & RECREATION SITE

URBAN RENEWAL  
BOUNDARY

**TRANQUIL NATURE PARK**



BOONES FERRY PARK

MEMORIAL PARK

**PARK & RECREATION SITES**

\* Sites Requiring Comprehensive  
Plan Amendment

**WILSONVILLE, OREGON**

PATTERSON, SNIDER AND STEWART  
ARCHITECTURE, PLANNING AND URBAN DESIGN  
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