# Urban Renewal Plan

## Downtown / North End

## THROUGH PROPOSED 10TH PLAN AMENDMENT

CITY OF OREGON CITY, OREGON
OREGON CITY URBAN RENEWAL AGENCY
September 2007

City of Oregon City Staff

Consultant Team:

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# Urban Renewal Plan and Amendments

This Plan incorporates all text plan amendments through the July 31, 2007 and proposed amendments with the10th Plan Amendment (August 2007).

Sequence and Purpose of Amendments

1st Resolution 91-01, Sept. 25, 1992
Inserts latest date for bonded indebtedness

2nd Ordinance 95-1017, Sept. 20, 1995
Authorizes acquisition of Stimson property

3rd Resolution96-02, Dec. 4, 1996
Adds Tumwater Sewer as a project activity

4th Ordinance 98-1014, June 17, 1998
Inserts maximum indebtedness per BM50

5th Ordinance 00-1012, May 3, 2000
Changes to goals, extensive revisions to working of project activities, acquisition and amendment procedures

6th Ordinance 00-1029, December 6, 2000
Authorizes 10th & Main Street property acquisition and Stimson parcel as two Lots

7th Ordinance 01-1016, May 16, 2001
Authorizes acquisition of Art's Café

8th Ordinance 02-1003
Authorizes property acquisition at 7th and Railroad, TL 22E31AB06500

9th Ordinance 07-1001
Authorizes potential acquisition of comprehensive list of properties (as per Oregon City Futures, economic development plan, etc.)

10th Ordinance 07-1014
Substantial plan amendment to increase maximum indebtedness to $130,100,000.

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

This Urban Renewal Plan, originally adopted December 19,1990, is the Urban Renewal Plan for the Downtown area in Oregon City, Oregon. This Plan is the only urban renewal plan for the Downtown area. The Plan is being updated to reflect changes in the scope of projects in the project area (See Exhibits 1 and 3) in response to the Oregon City Futures Report prepared by Leland Consulting Group and StastnyBrun Architects, Inc., dated October 2004, and to increase the maximum amount of indebtedness to complete the Plan.

The Oregon City Futures Report (the "Futures Report") is a strategy for economic development for Oregon City. As a result of an extensive public involvement process initiated by the City in March 2004, The Futures Report gives considerable attention to the designation by Metro of Oregon City as a Regional Center in Metro's Region 2040 Growth Concept (one of seven such designations within the Portland Metro area). The Report provides a series of recommendations on policy issues and development strategies to realize economic development success citywide and achieve the objectives of the Urban Renewal Plan for the Plan Area.

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

In 1990, the Oregon City Commission amended the Oregon City Downtown Renewal Plan of 1983 to remove the downtown area from the Plan, to add project activities, and to rename the 1983 plan the Hilltop Urban Renewal Plan. The Urban Renewal Advisory Committee and City Commission directed staff to prepare a new Urban Renewal Plan for downtown Oregon City, and to include additional areas adjacent to the downtown that suffer from blighting conditions. This plan, named the Downtown Oregon City/North End Urban Renewal Plan was the second Urban Renewal Plan adopted by the City. The Hilltop Urban Renewal District to which this plan referred was closed in 2005, and saw a 1,100% increase in assessed value, and the Downtown Oregon City Urban Renewal District is the only Urban Renewal District designated in Oregon City as of 2007.

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

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

"Blighted Areas" means areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community; and are characterized by the existence of conditions as described in ORS 457.010.

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

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

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

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

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose. The methods to be used for the temporary or permanent relocation of such persons living in, and businesses situated in the Urban Renewal Area shall be in accordance with State Law as specifically set forth in ORS 281.045 to 281.105.

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

"Objective" means any goal, general or specific, or objective described in Section 400 of this Plan.

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

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

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

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

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

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

"State" means the State of Oregon.

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

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

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

The boundary of the Urban Renewal Area comprises approximately 855 acres including the Downtown area, Clackamette Cove, the Landfill redevelopment site, the Washington/7th Corridor, and the Heritage Center area. The boundary of this Urban Renewal Plan is shown as Exhibit 1 of Part Two of this Urban Renewal Plan. Sub-districts within the boundary are shown as Exhibit 2of Part Two of this Urban Renewal Plan. A legal description of the Urban Renewal Area is contained in Exhibit 3 of Part Two of this Plan.

## A. Purpose

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

## B. City of Oregon City Comprehensive Plan

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The City's Comprehensive Plan considers a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, and other public improvements. Specific goals, objectives and policies, which relate to this Plan are found in the City of Oregon City's Comprehensive Plan, and are listed as an appendix to the Report. This Plan is consistent with the goals, objectives and policies found in the Comprehensive Plan.

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

## C. Overall Renewal Area Goals stated in "Oregon City Comprehensive Plan" and "Oregon City Futures:"

1. To improve traffic capacity and safety, pedestrian facilities, park and recreation facilities, and other public facilities within the Area in order to serve existing and future residents, businesses, workers and visitors.

2. To improve the Renewal Area as a commercial and employment center, and stimulate private development within the Area, which is consistent with the Comprehensive Plan.

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

## D. Renewal Area Objectives

1. To eliminate blighting conditions in the Renewal Area, including inadequate streets and traffic congestion, inadequate pedestrian and bicycle facilities, inadequate park and recreation facilities, inadequate public service facilities, substandard and obsolete

buildings, inadequate sewer, water and drainage facilities, and underutilized and unproductive land.

2. To make public improvements necessary to encourage new private investment in the Renewal Area including streets, sewer, water and drainage facilities, parking facilities and other public improvements.

3. To increase taxable values in the Renewal Area.

4. To improve the economic viability of Oregon City's downtown as a retail, office, and services center and mixed-use area for Oregon City.

5. To encourage the rehabilitation of downtown's older buildings, particularly those of architectural and/or historic significance.

6. To enhance historic, cultural, and natural resources in the project area.

7. To support the redevelopment of Clackamette Cove and waterfront areas in the project area.

8. To support the revitalization of the urban renewal area through building rehabilitation assistance.

9. To provide traffic capacity, pedestrian accessibility, parking, and safety transportation improvements in the urban renewal area.

10. To plan for and support development and redevelopment in the renewal area, which is consistent with the Comprehensive Plan and the Downtown Community Plan.

11. To further the objectives of this Renewal Plan by assisting as necessary in the acquisition of land for development purposes, and for the assembly of development sites.

12. To assist in the improvement of the overall economic health of Oregon City and its businesses.

## E. Renewal Area Strategies

The Renewal Plan implements the development strategy approved by the Urban Renewal Advisory Committee in the preparation of the Renewal Plan update in 2001 and the "Futures Report" approved by the City Commission in 2004. Key elements of these strategies include:

- Establish a Plan that has many projects, with a supportive government and stakeholders that are committed to providing ongoing leadership and review for those Projects, including establishing good organization, development standards, communications and marketing strategies.

- Direct short-term public investments into areas with the greatest development and redevelopment potential.

- Establish on-going short-term business assistance programs in the Downtown.
- Direct mid-term and long-term public investments in the Urban Renewal area to support

existing commercial and residential uses in the renewal area, and to stimulate new private investment.

## A. Land Use Plan

The Land Use Plan consists of the Land Use (Comprehensive Plan) Plan Map (Exhibit 4), the Zoning Map (Exhibit 5) and the descriptive material and regulatory provisions contained in this Section (both those directly stated and those herein included by reference).

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

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

## B. Plan and Design Review

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

The Urban Renewal Project consists of activities, which treat the causes of blight and deterioration in the Urban Renewal Area. This Urban Renewal Area is characterized by underdevelopment, and unproductive conditions of land. Conditions that impair development include inadequate streets, traffic circulation problems, and inadequate public facilities and utilities. Project activities to treat these conditions include, but are not limited to:

- Street and related improvements, to improve access to land in the project area, and improve traffic safety and circulation.
- Parking improvements, to improve the supply of public parking spaces and parking management in support of commercial and recreational uses.
- Streetscape and pedestrian improvements, to improve the safety and aesthetic character of Area streets in order to enhance these streets for commercial activities.
- Park and recreation improvements, to meet the recreation needs of Oregon City residents and visitors, and to take advantage of the recreation potential offered by the Willamette and Clackamas Rivers.
- Storm drainage, water and sewer improvements, to permit more productive use of land in the area.
- Development assistance programs, to assist property owners and tenants to renovate

existing structures, and to develop areas consistent with the Comprehensive Plan.

- Public facility and services improvements, to improve the services needed for the Area, and to assist in improving historic buildings, and adding to the character and utility of and in Oregon City.
- Acquisition, and disposition of land. Land will be acquired for public improvements and for assembly of development sites (See Section 700). This activity is intended to improve utilities and rights-of-way, remove incompatible land uses, and further the development objectives of this Plan.
- Additional planning, administration and co-ordination of development in the Project Area.

## 700. Description of Project Activities

In order to achieve the goals and objectives of this Plan, the following project activities will be undertaken on behalf of the City by the Urban Renewal Agency (hereinafter referred to as "Agency") in accordance with applicable federal, state, county and city laws, policies, and procedures. Exhibit 6 shows the general location of project activities. Exhibit 7 shows the location of properties to be acquired in order to carry out the objectives of this Plan.

### A. Transportation Improvements

Traffic and pedestrian circulation and safety, parking and other transportation deficiencies have been identified as issues contributing to the depressed conditions in the urban renewal area, and constraints to future development called for in the Oregon City Comprehensive Plan. The Oregon City Transportation System Plan (TSP) has identified needed transportation improvement projects. The draft was developed with public involvement and the final TSP will likely include the same projects. In order to correct these deficiencies, the Urban Renewal Agency will participate in the planning, design, funding and construction of transportation and related public improvements throughout the area.

Transportation improvements may include the construction, reconstruction, repair or replacement of streets, traffic control devices, bikeways, pedestrian ways, and multi-use paths. Other street and sidewalk improvements including tables, benches and other street furniture, signage, kiosks, phone booths, drinking fountains, decorative fountains, street lights, and acquisition of property and right of way for Transportation Improvement purposes. Transportation Improvements are planned for; but not limited to:

- The McLoughlin Boulevard Corridor through the renewal area.
- The Washington Street Corridor between Route 213 and 7thStreet.
- The 7th Street Corridor through the renewal area.
- The Main Street Corridor from Route 99E to Clackamette Cove.
- The Clackamette Cove area.
- Transit or linkages to facilitate public transportation including but not limited to:
    - Transit oriented development in the Oregon City Shopping Center and throughout the Plan areas
    - High capacity transit along I-205 and/or McLoughlin Boulevard corridors

- I-205 Interchange improvements and other improvements to serve Rossman Landfill site.
- Street improvements Oregon City Shopping Center area.

- Street improvements to Railroad Avenue.
- Streetscape modernization throughout the Project Area.
- Amtrak Station improvements.
- On street and off street parking throughout the Project Areas including but not limited
- to:
  - o Antique Mall
  - o Civic Complex
  - o McLean Clinic
  - o Oregon City Plumbing block
  - o Willamette Falls viewing area
  - o Court House renovation
  - o Railroad Avenue
  - o 12th Street Lot
  - o End of Oregon Trail Interpretative Center
  - o County Shops property
  - o Amtrak Station
  - o Clackamette Cove
  - o Rossman Land Fill

## B. Parks, Open Space and Recreation Improvements

The Urban Renewal area is located on both the Clackamas and Willamette Rivers, signifying opportunity to provide diverse recreational opportunities for Oregon City and the region. To promote this opportunity while contributing to economic value to the district and Oregon City, the Urban Renewal Plan includes participation in the planning, design, and construction of parks, open spaces, and recreational facilities and related public improvements, including but not limited to:

- Clackamette Cove
- River Access and Frontage Improvements
- Willamette Riverfront Promenade
- Downtown Core Area
- End of the Oregon Trail Area bounded by railroad tracks to the west, Highway 213 to the north and Abernethy Creek to the east and south
- Abernethy Creek Corridor
- McLoughlin Bluff/Promenade

## C. Development and Redevelopment Assistance

The poor condition of many buildings throughout the Area, the lack of façade improvements and the generally poor maintenance of many downtown buildings contribute to the obsolescence and deterioration of the area. In addition, lot patterns, varied ownerships, physical constraints and existing incompatible uses act as deterrents to redevelopment consistent with the Oregon City Comprehensive Plan and the Downtown Community Plan. In order to address these problems, the Urban Renewal Agency may participate, through loans, grants, or both, in assisting development of new public and private buildings in the project area, and in maintaining and improving exterior and interior conditions of existing buildings in the renewal area. The Agency may make this assistance available, as it deems necessary to achieve the objectives of this Plan.

### 1 Redevelopment Through New Construction

Redevelopment through new construction may be achieved by public or private property owners, with or without financial assistance by the Renewal Agency. To encourage redevelopment through new construction, the Renewal Agency is authorized to set financial guidelines, establish loan programs and provide below-market interest rate and market rate loans, and provide such other forms of financial assistance to property owners and those desiring to acquire and redevelop property as it may deem appropriate in order to achieve the objectives of this Plan.

### 2 Preservation, Rehabilitation, and Conservation

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

## D. Public Facility and Services Improvements

The Oregon City Capital Facilities Improvement Plan has identified needed improvements to several public facilities located in the Urban Renewal Area. The Urban Renewal Agency is authorized to acquire property for, and make improvements for public facilities, which support the residential and business development of the project area, including but not limited to:

- Meeting, conference, educational, or cultural facilities.
- Facilities which supporting the identity of the Area, such as plazas, gateways, and public art.
- Other Public building facilities.

The extent of the Agency's participation in funding public building facilities will be based upon an Agency finding on the benefit of that project to the renewal area and the importance of the project in carrying out Plan objectives.

## E. Public Infrastructure

These projects include construction reconstruction, repair, and upgrading; water, wastewater and stormwater facilities, relocation of overhead lines, acquisition of land, right of ways, easements and other land rights needed to carry out the above purposes. Public Infrastructure Improvements are planned for; but not limited to:

- Water
- Wastewater
- Storm water
- Utility Relocation

## F. Planning and Administration

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

## G. Property Acquisition

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

- Where detrimental land uses or conditions such as incompatible uses, flood plain, or adverse influences from noise, smoke or fumes exist, or where there exists over-crowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined by the Agency that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences.
- Where it is determined by the Agency that the property is needed for the following purposes.

### 1 Property to be Acquired for Public Improvements and Facilities

It is anticipated that acquisition of real property will be necessary to carry out public use objectives of this plan. These objectives include right-of-way acquisition for streets, alleys, bicycle and pedestrian ways, and other public improvements, uses and facilities described in Section 700 of this Plan. Prior to acquisition, this Plan shall be amended to identify the specific property or interest to be acquired. The type of amendment required to acquire property for Public Improvements and Facilities is:

a) Right-of-way acquisition for streets, alleys, bicycle and pedestrian ways that do not require the use of eminent domain will require a minor amendment to this Plan, as described in Section 1000 A1 of this Plan. City Commission approval will not be required for these acquisitions.

b) Acquisition for other public improvements, uses, and facilities will require a minor amendment to this Plan, as described in Section 1000 A1 of this Plan, and also will require City Commission approval of the minor amendment, per Section 1000 B. 2 of this Plan.

c) Any acquisition of property for Public Improvements and Facilities that requires the use of eminent domain will require a minor amendment to this Plan, as described in Section1000 A1 of this Plan, and also will require City Commission approval of the Minor amendment, per Section 1000 B. 2 of this Plan. Such amendments will be Accompanied by findings to the Agency describing the property to be acquired, the Anticipated disposition of such property, and an estimated time schedule for such

acquisition and disposition. The property to be acquired will be incorporated into Table 1 of this Plan.

## 2 Property to be acquired for Redevelopment Property

Property to be acquired for redevelopment property may be acquired by the Renewal Agency and disposed of to a public or private developer in accordance with this Plan.
Prior to acquisition, this Plan shall be amended to identify the specific property or interest to be acquired. The type of amendment required to acquire property for Redevelopment is:

Acquisition for Redevelopment will require a minor amendment to this Plan as described in Section 1000 A1 of this Plan, and also will require City Commission approval of the minor amendment per Section 1000 B 2of this Plan. Such amendments will be accompanied by findings to the Agency describing the property to be acquired, the anticipated disposition of such property, and an estimated time schedule for such acquisition and disposition. The property to be acquired will be incorporated into Table 1 of this Plan.

This area is intentionally blank.

**Table 1: Properties to be Acquired (with status as of June 30, 2007)**

| Tax Map | Tax Lot | Property Description | Acquisition Status |
|---|---|---|---|
| 2-2E-20 | 502 | Clackamette Cove - 8.28 acres | Portion, Completed |
| 2-2E-29 | 400 | Lot between Metro South Station & I-205 - 4.78 acres | Completed |
| 2-2E-29 | 900 | Landfill - 91.12 acres | To be acquired |
| 2-2E-29 | 902 | Parker NW on Abernethy - 2.09 acres | To be acquired |
| 2-2E-29 | 1200 | Landfill - 2.91 acres | To be acquired |
| 2-2E-29 | 1400 | Lot between Metro South Station & I-205 - 4.79 acres | Completed |
| 2-2E-29 | 1402 | Clackamas Landscape Supply on Washington - 8.1 acres | Completed |
| 2-2E-29 | 1403 | Amtrak Station - 1.01 acres | Completed |
| 2-2E-29 | 1500 | Glacier, N. lot - 5.57 acres | To be acquired |
| 2-2E-29 | 1503 | Clackamette Cove - 63.34 acres | Portion, Completed |
| 2-2E-29 | 1505 | Main St. Extension parcel - 1.4 acres | Completed |
| 2-2E-29 | 1508 | Main St. Extension parcel - 1.72 acres | Completed |
| 2-2E-29 | 1600 | Glacier, easement - 1.81 acres | To be acquired |
| 2-2E-29 | 1700 | Gladstone Water Intake - in Gladstone city limits | To be acquired |
| 2-2E-29 | 1900 | Glacier, center lot - 5.6 acres | To be acquired |
| 2-2E-29CA | 300 | 1810 Washington - .54 acres | Completed |
| 2-2E-29CA | 400 | 1780 Washington, Stein - 3.47 acres | To be acquired |
| 2-2E-29CA | 1600 | Auction House, Abernethy Rd., Johnson - .3 acres | To be acquired |
| 2-2E-29CA | 1700 | Abernethy Rd., Johnson - .13 acres | To be acquired |
| 2-2E-29CA | 1800 | Abernethy Rd., Beyl - .08 acres | To be acquired |
| 2-2E-29CA | 1900 | Abernethy Rd., Schreiber - .11 acres | To be acquired |
| 2-2E-29CA | 1901 | Abernethy Rd., Shaw - .11 acres | To be acquired |
| 2-2E-29CA | 2000 | Abernethy Rd., Carlson - .14 acres | To be acquired |
| 2-2E-29CA | 2300 | Abernethy Rd., Reynolds - .11 acres | To be acquired |
| 2-2E-29CA | 2400 | Clackamas County on N. side Abernethy - .15 acres | To be acquired |
| 2-2E-29CA | 2500 | Clackamas County on N. side Abernethy - .57 acres | To be acquired |
| 2-2E-29CA | 2700 | Clackamas County on N. side Abernethy - 1.22 acres | To be acquired |
| 2-2E-29CB | 100 | Glacier, S. lot - 1.74 acres | To be acquired |
| 2-2E-29CC | 1400 | Clackamas County on S. side Abernethy - .28 acres | To be acquired |
| 2-2E-29CC | 1500 | Clackamas County on S. side Abernethy - .19 acres | To be acquired |
| 2-2E-29CC | 1600 | Clackamas County on S. side Abernethy - .24 acres | To be acquired |
| 2-2E-29CC | 1700 | Clackamas County on S. side Abernethy - .4 acres | To be acquired |
| 2-2E-29CC | 2600 | Between Washington and Abernethy Creek - .43 acres | Completed |
| 2-2E-29CC | 2800 | 1601 Washington, Alleman - .12 acres | To be acquired |
| 2-2E-29CC | 2900 | Washington St., Alleman - .12 acres | To be acquired |
| 2-2E-29CC | 3000 | Krueger Lumber, main building - .58 acres | To be acquired |
| 2-2E-29CC | 3100 | Krueger Lumber, rear lot, .25 acres | To be acquired |
| 2-2E-29CC | 3200 | Krueger Lumber, rear lot - .16 acres | To be acquired |
| 2-2E-29CC | 3300 | Krueger Lumber, rear lot off of 16th - .49 acres | To be acquired |

| Tax Map | Tax Lot | Property Description | Acquisition Status |
|---|---|---|---|
| 2-2E-29CA | 600 | Retired tax lot which became 22E29 01402 (see above) | Portion, Completed |
| 2-2E-29CD | 100 | Clackamas County, S. side Abernethy - 16.48 acres | To be acquired |
| 2-2E-31AA | 13200 | OC Plumbing Block, northerly half of block - .53 acres | To be acquired |
| 2-2E-31AA | 13300 | Battery Exchange - .31 acres | To be acquired |
| 2-2E-31AA | 13400 | OC Plumbing Block, 611 7th - .07 acres | To be acquired |
| 2-2E-31AA | 13500 | OC Plumbing Block, 617 7th & 701 J. Adams - .23 acres | To be acquired |
| 2-2E-31AA | 13700 | OC Plumbing Block, house - .1 acres | To be acquired |
| 2-2E-31AB | 100 | Poe Bldg - .08 acres | To be acquired |
| 2-2E-31AB | 200 | High St. Prop. - .19 acres | To be acquired |
| 2-2E-31AB | 300 | Riverview Prof. Ctr. - .21 acres | To be acquired |
| 2-2E-31AB | 3200 | Downtown parking lot @ 10th & Main | Completed |
| 2-2E-31AB | 4300 | Clackamas County Courthouse parking lot | To be acquired |
| 2-2E-31AB | 4400 | Clackamas County Courthouse | To be acquired |
| 2-2E-31AB | 4700 | Parking Lot N. of Bridge | To be acquired |
| 2-2E-31AB | 4800 | 108 8th Street - Attorney's Building | To be acquired |
| 2-2E-31AB | 5100 | Urb's Parking Lot on Main St. | To be acquired |
| 2-2E-31AB | 6500 | "Coin Shop" base of elevator | To be acquired |
| 2-2E-31CA | 3801 | Highland Stillhouse (former Art's Café) | To be acquired |
| 2-2E-31CA | 5200 | 313 S. 2nd St. - .07 acres. | Completed |
| 2-2E-31CA | 5500 | 214 Tumwater Dr. - .07 acres | Completed |

*Table 1 Notes: It is anticipated that the remaining properties to be acquired will be acquired during the period 2007 to 2028, and that disposition will be completed by the year 2028.*

## H. Property Disposition

The Renewal Agency will dispose of property acquired within the Amended Renewal Area for redevelopment for uses and purposes specified in this Plan. Properties shall be subject to disposition for the following purposes:

1. Road, street, and utility improvements.

2. Construction of pedestrian, bikeway, or other public facilities specified in this plan.

3. Redevelopment by private redevelopers for purposes consistent with the uses and objectives of this plan.

Such disposition will be in accordance with the terms of a Disposition and Development Agreement between the Developer and the Renewal Agency. The Renewal Agency may enter into agreements to acquire land, to hold land for future development, to dispose of any land it has acquired at fair reuse value, and to define the fair reuse value of any land.

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

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

This Plan anticipates no business or residential relocation. Should conditions arise, which would cause the acquisition of developed and occupied property by the Urban Renewal Agency, the Agency will provide assistance to persons or businesses displaced in finding replacement facilities.

All persons or businesses, which maybe displaced, will be contacted to determine such relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made, in accordance with the requirements of ORS 281.045-281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to residences and businesses displaced.

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

## A. Minor Amendments

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

1. Identification of property to be acquired for any purpose set forth in Section 700 G.1(a) of this Plan.

2. Changes to the Plan which are not specifically identified as requiring a Substantial Amendment, or a City Commission-Approved Amendment.

### B. City Commission-Approved Amendments

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

1. Adding a project, activity, or program that differs substantially from a project, program, or activity in the Plan, and is estimated to cost in excess of the equivalent of $500,000 in first quarter year 2000 dollars over the duration of the Plan. The $500,000 threshold shall be adjusted annually at a rate equal to the Construction Cost Index (CCI), also referred to as the ENR Index for Construction published by the Engineering News Record.

2. Identification of land for acquisition which requires City Commission approval per Sections 700G.1(b), G.1(c), or 700 G. 2(a) of this Plan.

### C. Substantial Amendments

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

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

2. Increasing the amount of maximum indebtedness that can be issued or incurred under the plan.

## 1100. Latest Date for Bonded Indebtedness

(Section inserted via 1st Amendment, Sept. 25, 1991)
Note: The requirement for a latest date provision was removed from urban renewal law after passage of BM50. BM50 requires that plans contain a maximum debt provision.

## 1101. Financing Methods

### A. General

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of undertaking and carrying out this plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this plan. If such funds are

loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

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

## B. Tax Increment Financing

The costs of carrying out this Plan will be financed in whole or in part by tax increment financing, as authorized in ORS457.420 through ORS 457.450.

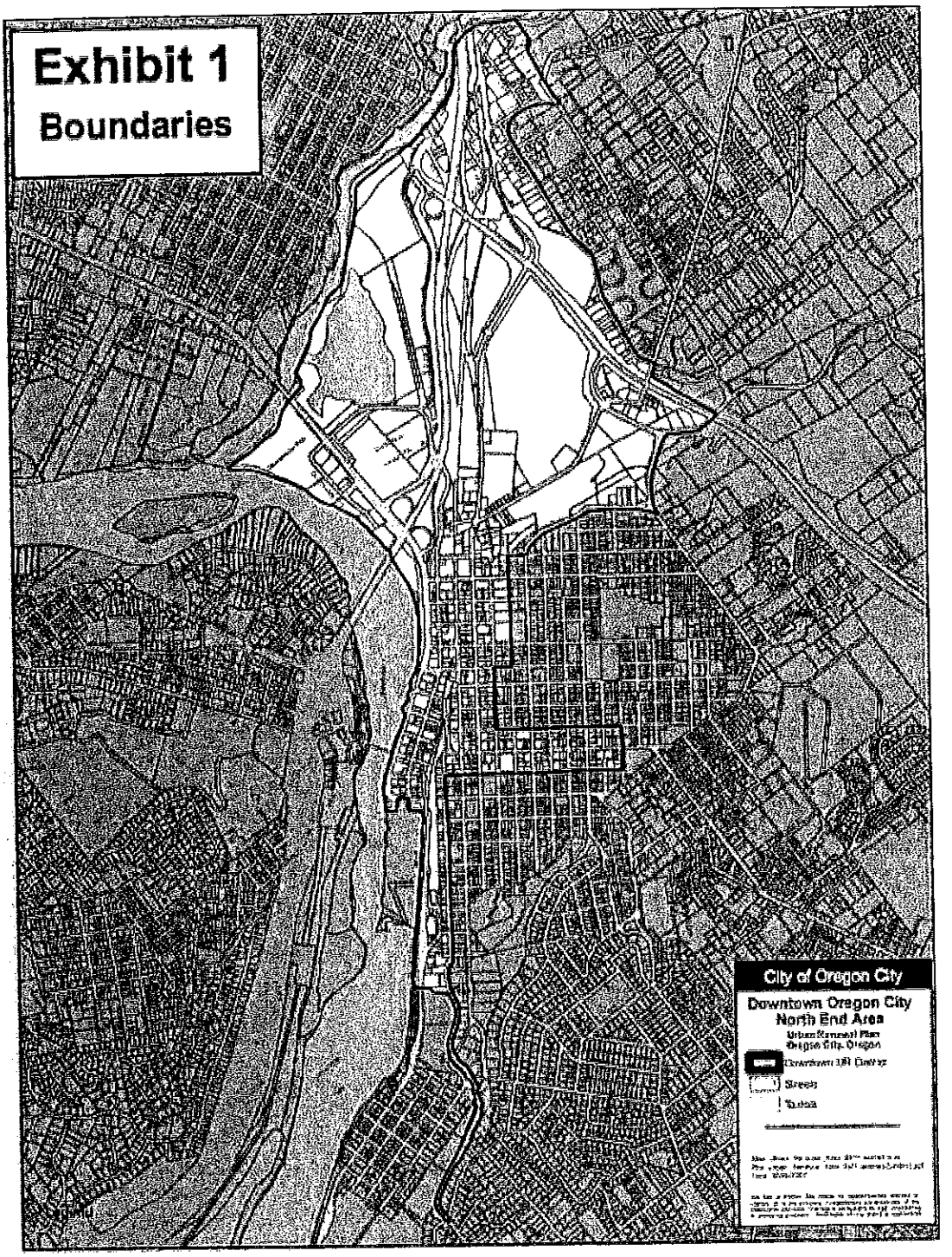
The maximum amount of indebtedness that may be issued or incurred under this Urban Renewal Plan is $130,100,000. This maximum amount of indebtedness does not include any indebtedness incurred to complete Plan projects prior to and any indebtedness outstanding on the date of adoption of this amendment. Please see Exhibit 8 for Schedule of Anticipated Projects, Estimated Costs, and Estimated Timelines.

The maximum amount of indebtedness noted above is the amount necessary to complete the projects in the Plan as measured in August 2007dollars. To complete all projects anticipated in this Plan it is anticipated that the maximum amount of indebtedness will need to be increased to reflect increased costs due to inflation. Current costs were not adjusted for inflation due to the significant uncertainty and variation in timing of projects due to the need for private sector participation, inflation and changes in building requirements during the anticipated Plan period.

Urban Renewal Plan
Downtown Oregon City/North End

Exhibit 1 - Boundary Map of Project Area
Exhibit 2 - Sub-Districts in Project Area
Exhibit 3 - Legal Description of Project Area
Exhibit 4 - Land Use Map of Project Area
Exhibit 5 - Zoning Map of Project Area
Exhibit 6 - Map of Proposed Project Activities
Exhibit 7 - Map of Properties to be Acquired
Exhibit 8 - Anticipated Schedule of Projects, Estimated Costs and Estimated Timeline

# Exhibit 1
## Boundaries



# Exhibit 2

## Sub-Districts

Exhibit 3 - Legal Description of Project Area

**CORRECTED**

LEGAL DESCRIPTION OF DOWNTOWN/NORTH END

URBAN RENEWAL DISTRICT BOUNDARY

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

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

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

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

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

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

CITY OF OREGON CITY

Daniel W. Fowler

DANIEL W. FOWLER, Mayor

ATTESTED this 17th day of April, 1991.

Jean K. Elliott

JEAN K. ELLIOTT, City Recorder

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

Legal Description
of
Downtown/North End
Urban Renewal District Boundary



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

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

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

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

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

STATE OF OREGON
County of Clackamas

I, John F. Kaufman, County Clerk for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said county at

91 APR 25 PM 12:09

Witness my hand and seal affixed

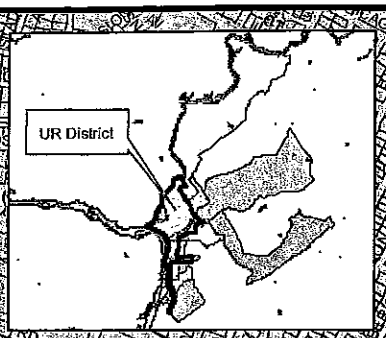
John F. Kaufman
JOHN F. KAUFFMAN
County Clerk

Recording Certificate
Doc No. 91 18607

91 18607

[Filename: URDIST3.LGL]

# Exhibit 4
## Land Use




| Comp Plan | Imp. Value | Avg. Imp. Value |
|---|---|---|
| C | $2,431,000 | $486,200 |
| HR | $725,390 | $90,674 |
| I | $9,592,560 | $342,591 |
| LR | $20,962,781 | $101,269 |
| MR | $42,509,780 | $250,058 |
| MUC | $19,426,180 | $154,176 |
| MUD | $70,190,600 | $257,108 |
| P | $12,383,180 | $515,966 |
| QP | $50,540,610 | $3,887,739 |
| **Total** | **$228,762,081** | **$267,871** |

| Comp Plan | Developed Acres | Vacant Acres | Total Acres | % of Dev. In UR | % of Vacant in UR |
|---|---|---|---|---|---|
| C | 6.7 | 2.6 | 9.3 | 72.0% | 28.0% |
| HR | 2.3 | 3.0 | 5.3 | 43.7% | 56.3% |
| I | 55.2 | 10.3 | 65.6 | 84.3% | 15.7% |
| LR | 71.2 | 25.4 | 96.6 | 73.7% | 26.3% |
| MR | 40.4 | 0.6 | 41.0 | 98.5% | 1.5% |
| MUC | 36.2 | 0.3 | 36.5 | 99.2% | 0.8% |
| MUD | 288.2 | 119.6 | 407.7 | 70.7% | 29.3% |
| P | 58.5 | 0.6 | 59.1 | 99.1% | 0.9% |
| QP | 99.0 | 35.3 | 134.3 | 73.7% | 26.3% |
| Grand Total | 657.8 | 197.6 | 855.5 | 76.9% | 23.1% |

## Land Use

comprehensive

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

City of Oregon City

**Downtown Oregon City North End Area**

Urban Renewal Plan
Oregon City, Oregon

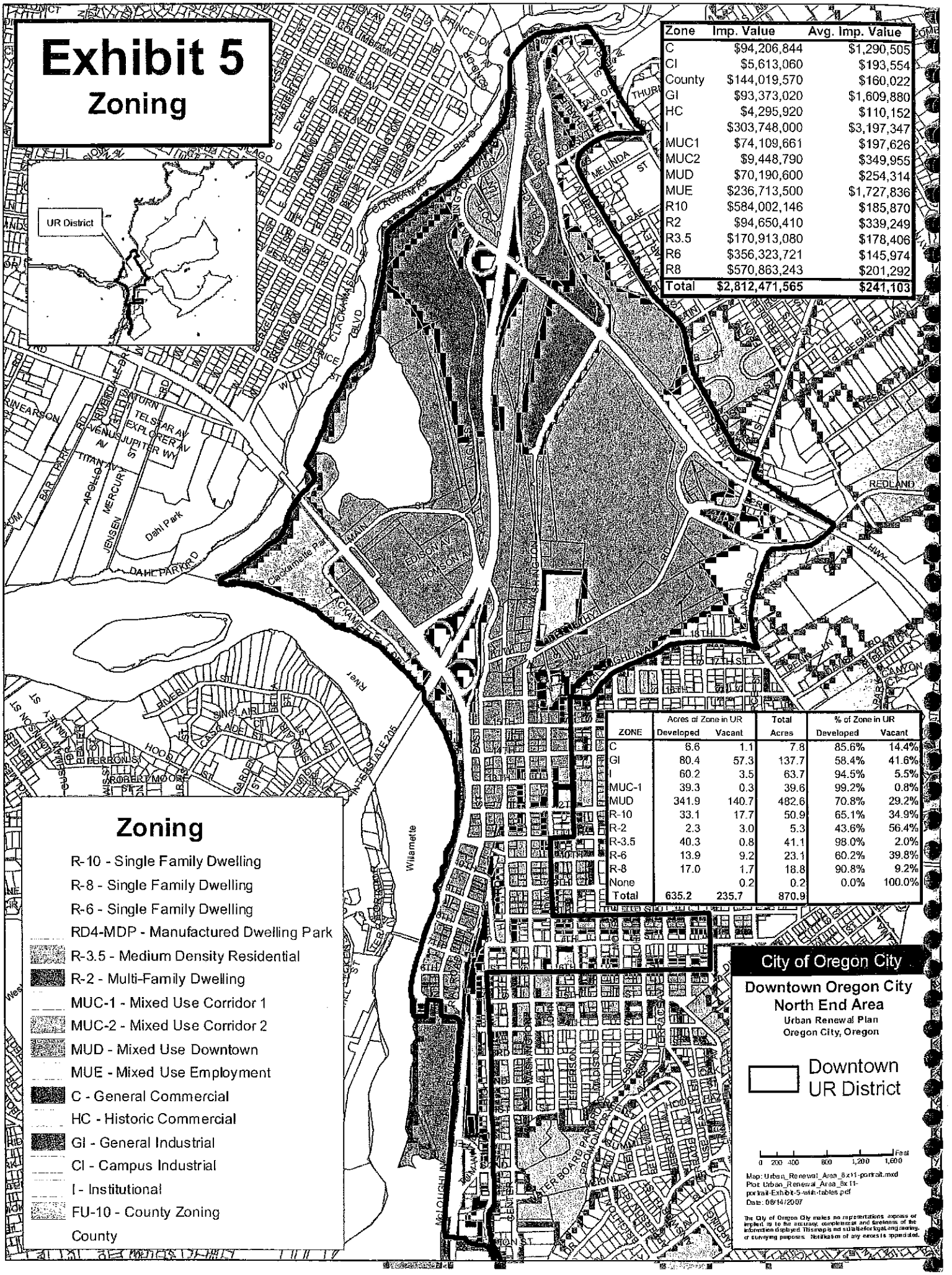
Downtown UR District

0 200 400 800 1,200 1,600 Feet

Map: Urban_Renewal_Area_8x11-portrait.mxd
Plot: Urban_Renewal_Area_8x11-portrait-Exhibit-4-with-tables.pdf
Date: 08/14/2007

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

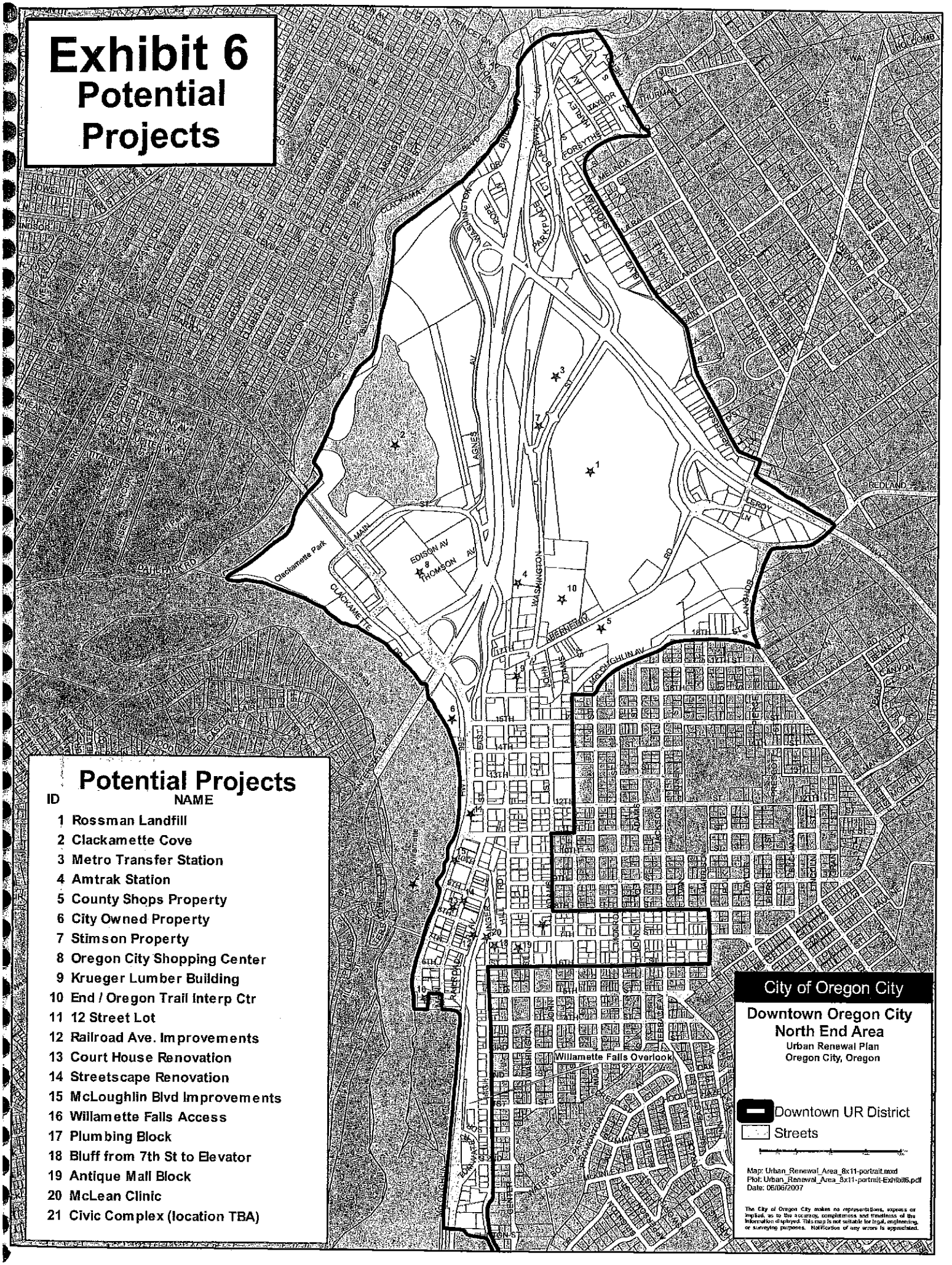
# Exhibit 5
## Zoning




| Zone | Imp. Value | Avg. Imp. Value |
|---|---|---|
| C | $94,206,844 | $1,290,505 |
| CI | $5,613,060 | $193,554 |
| County | $144,019,570 | $160,022 |
| GI | $93,373,020 | $1,609,880 |
| HC | $4,295,920 | $110,152 |
| I | $303,748,000 | $3,197,347 |
| MUC1 | $74,109,661 | $197,626 |
| MUC2 | $9,448,790 | $349,955 |
| MUD | $70,190,600 | $254,314 |
| MUE | $236,713,500 | $1,727,836 |
| R10 | $584,002,146 | $185,870 |
| R2 | $94,650,410 | $339,249 |
| R3.5 | $170,913,080 | $178,406 |
| R6 | $356,323,721 | $145,974 |
| R8 | $570,863,243 | $201,292 |
| Total | $2,812,471,565 | $241,103 |

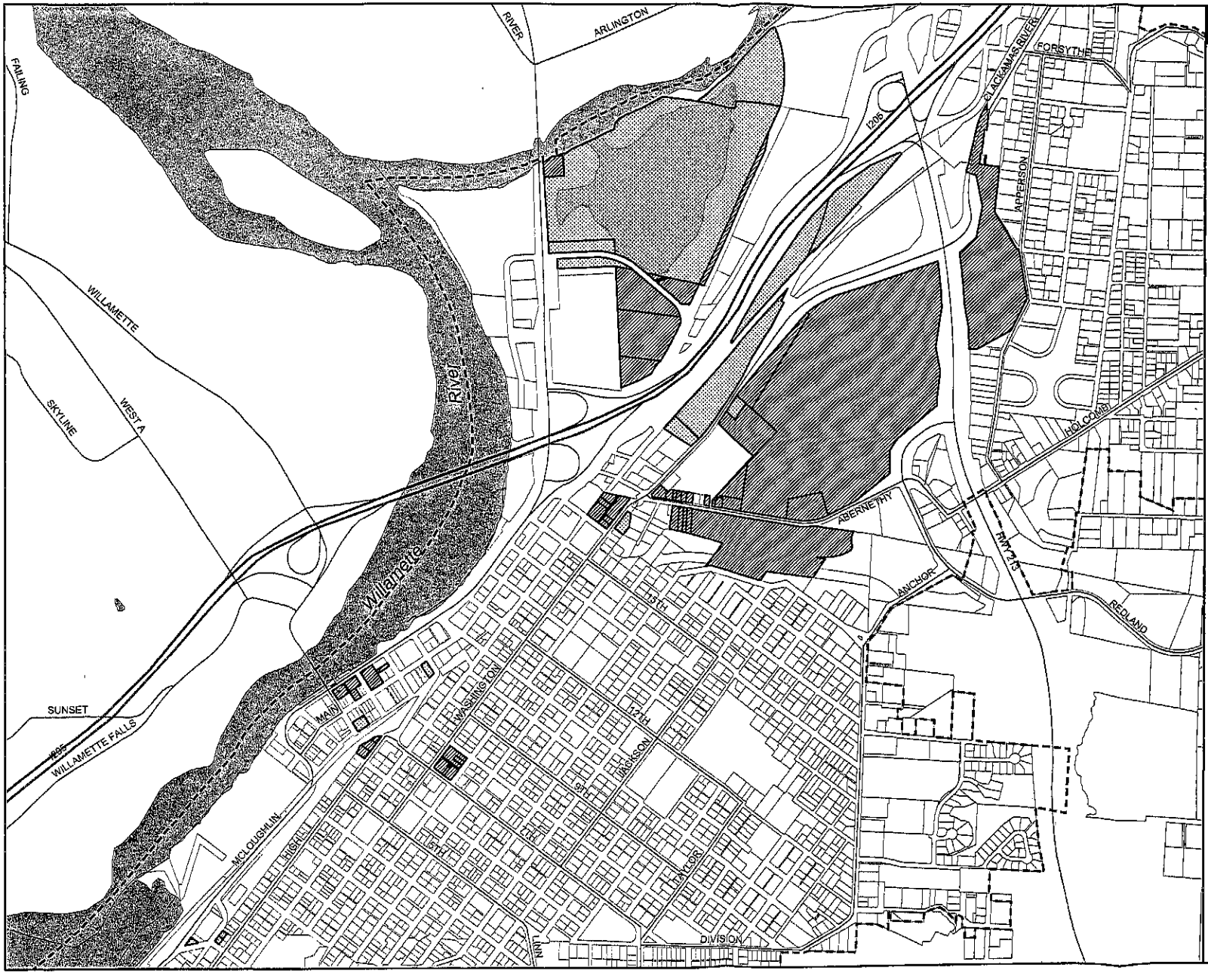
| ZONE | Acres of Zone in UR Developed | Acres of Zone in UR Vacant | Total Acres | % of Zone in UR Developed | % of Zone in UR Vacant |
|---|---|---|---|---|---|
| C | 6.6 | 1.1 | 7.8 | 85.6% | 14.4% |
| GI | 80.4 | 57.3 | 137.7 | 58.4% | 41.6% |
| I | 60.2 | 3.5 | 63.7 | 94.5% | 5.5% |
| MUC-1 | 39.3 | 0.3 | 39.6 | 99.2% | 0.8% |
| MUD | 341.9 | 140.7 | 482.6 | 70.8% | 29.2% |
| R-10 | 33.1 | 17.7 | 50.9 | 65.1% | 34.9% |
| R-2 | 2.3 | 3.0 | 5.3 | 43.6% | 56.4% |
| R-3.5 | 40.3 | 0.8 | 41.1 | 98.0% | 2.0% |
| R-6 | 13.9 | 9.2 | 23.1 | 60.2% | 39.8% |
| R-8 | 17.0 | 1.7 | 18.8 | 90.8% | 9.2% |
| None | | 0.2 | 0.2 | 0.0% | 100.0% |
| Total | 635.2 | 235.7 | 870.9 | | |

# Exhibit 6
## Potential Projects




## Potential Projects

| ID | NAME |
|---|---|
| 1 | Rossman Landfill |
| 2 | Clackamette Cove |
| 3 | Metro Transfer Station |
| 4 | Amtrak Station |
| 5 | County Shops Property |
| 6 | City Owned Property |
| 7 | Stimson Property |
| 8 | Oregon City Shopping Center |
| 9 | Krueger Lumber Building |
| 10 | End / Oregon Trail Interp Ctr |
| 11 | 12 Street Lot |
| 12 | Railroad Ave. Improvements |
| 13 | Court House Renovation |
| 14 | Streetscape Renovation |
| 15 | McLoughlin Blvd Improvements |
| 16 | Willamette Falls Access |
| 17 | Plumbing Block |
| 18 | Bluff from 7th St to Elevator |
| 19 | Antique Mall Block |
| 20 | McLean Clinic |
| 21 | Civic Complex (location TBA) |




# City of Oregon City

## Exhibit 7

- Freeways
- Major Streets
- City Limits
- Taxlots Already Acquired
- Taxlots To Be Acquired

N W E S

0 500 1,000 2,000 Feet

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

City of Oregon City
PO Box 3040
320 Warner Milne Rd
Oregon City, OR 97045
(503) 657-0891
www.orcity.org

Date: 8/23/07; Map: Acquisition_taxlots.mxd; Plot: Acquisition_taxlots_11x17L_20070823.pdf

Exhibit 8
City of Oregon City, Oregon
Urban Renewal Plan Amendment
Projects, Costs and Projected Timelines
August 2007

(amounts in millions)

| Project | Fiscal year 2008 | 2009 | 2010 | 2011 | 2012 | Beyond 2012 | Total Urban Renewal | Total Private Investment |
|---|---|---|---|---|---|---|---|---|
| **1. Rossman Landfill** | | | | 30.0 | | | 30.0 | |
| *Lifestyle Center/Retail/Office/Housing* | | 60.0 | 108.0 | 48.0 | 24.0 | | | 240.0 |
| **2. Clackamette Cove** | 2.0 | 3.0 | 3.0 | | | | 8.0 | |
| *Mixed Use Housing and Commercial* | | 40.0 | 60.0 | 40.0 | 20.0 | | | 160.0 |
| **3. Metro Transfer Station** | | | | | | | - | |
| *Lodging/commercial* | | | | | | | | - |
| **4. Amtrak Station** | 0.5 | 0.5 | | | | | 1.0 | |
| *Government infrastructure improvement* | | | | | | | | - |
| **5. County Shops** | | | 2.6 | 2.5 | | | 5.1 | |
| *Housing* | | | | 20.0 | 20.0 | | | 40.0 |
| **6. City Property McLoughlin** | | | 2.0 | | | | 2.0 | |
| *Commercial* | | | 5.0 | 10.0 | | | | 15.0 |
| **7. Stimson Property Redevelopment** | | | | | | 10.0 | 10.0 | |
| *Commercial/retail* | | | | | | 60.0 | | 60.0 |
| **8. Oregon City Shopping Center** | | | | 2.0 | | | 2.0 | |
| *Commercial redevelopment* | | | | 10.0 | | | | 10.0 |
| **9. Krueger Lumber** | | | | 1.0 | | | 1.0 | |
| *Commercial/retail* | | | | 5.0 | | | | 5.0 |
| **10. End of Oregon Trail** | | | 1.0 | | | | 1.0 | |
| *Museum other public improvements* | | | | | | | | - |
| **11. Historic Downtown** | 5.0 | 2.5 | 5.0 | | | 25.0 | 37.5 | |
| *Mixed Use Commercial/Retail* | | | | 5.0 | 10.0 | 125.0 | | 140.0 |
| **12. Falls Access & Viewing** | | | 1.5 | 1.5 | | | 3.0 | |
| *Public improvements* | | | | | 15.0 | | | 15.0 |
| **13. 7th Street Projects** | | | 2.5 | 2.5 | | 0.5 | 5.5 | |
| *Mixed Use Commercial/residential/public* | | | | 12.5 | 12.5 | 2.5 | | 27.5 |
| **14. Civc Complex** | | 2.5 | 5.0 | 2.5 | | | 10.0 | |
| *Public improvements* | | | | | | | | - |
| **Project Administration and related costs** | 0.5 | 0.5 | 0.5 | 0.5 | 0.5 | 9.0 | 11.4 | |
| **Debt issuance costs (2%)** | 0.2 | 0.2 | 0.5 | 0.8 | 0.0 | 0.9 | 2.6 | |
| **Totals - Urban Renewal** | 8.2 | 9.2 | 23.6 | 43.3 | 0.5 | 45.4 | 130.1 | |
| **Totals - Private Sector Projects** | - | 100.0 | 173.0 | 150.5 | 101.5 | 187.5 | | 712.5 |
| Percentage Urban Renewal/Private Investment | - | 9% | 14% | 29% | 0% | 24% | 18% | |

Note: Urban renewal activity
Developer activity