

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

**URA RESOLUTION NO. 174**

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE APPROVING THE FIRST SUBSTANTIAL AMENDMENT TO THE WILSONVILLE WEST SIDE URBAN RENEWAL PLAN ADDING ACREAGE IN EXCESS OF 1% OF THE PLAN BOUNDARY AND AMENDING THE BOUNDARY MAP AND LEGAL DESCRIPTION TO REFLECT THE LAND ADDITION.**

WHEREAS, economic conditions have delayed the projected growth of assessed values and tax increment revenue in the West Side Urban Renewal Plan area; and

WHEREAS, the Agency desires to speed the progress of plan activities, complete the plan, and return the assessed values to the tax roll as soon as possible, and;

WHEREAS, the West Side Urban Renewal Plan identifies future Urban Renewal projects within the Plan area that need to be constructed before implementation of the West Side Plan can be considered complete; and

WHEREAS, an addition of land to the Plan boundary will provide an opportunity to increase assessed values in the Plan area, and carry out the Agency's desires; and

WHEREAS, the First Substantial Amendment to the West Side Urban Renewal Plan adds three new areas to the West Side Renewal Plan boundary. The areas added to the boundary are added to help treat infrastructure deficiencies and blight in those areas; and

WHEREAS, Area #1, termed the "Old Town Area" has deficiencies in curbs, streets, and sidewalks, and vehicular access that limit development of the area; and

WHEREAS, Area #2, termed "The Grove", contains vacant abandoned buildings formerly used for institutional purposes. This land represents an ideal site to help the City meet its moderate income housing goals, but it lacks the water, sewer, and streets necessary to support new development; and

WHEREAS, Area #3, termed "Villebois – SAP North", contains land located within the Villebois Master Plan area but currently not included within the West Side Urban Renewal Plan Area which encompasses the remainder of Villebois. This land currently lacks water, sewer and street improvements necessary to support new development; and

WHEREAS, the Urban Renewal Agency (the "Agency") has prepared a substantial amendment to the West Side Urban Renewal Plan, a copy of which and its accompanying Report are marked Exhibit "A" and "B", respectively, attached hereto and incorporated by reference herein; and

WHEREAS, such amended Plan and its accompanying Report have been prepared in accordance with the requirements of ORS 457.085; and

WHEREAS, the amended Plan and Report will be presented to the Planning Commission for review and comment in accordance with ORS 457.085(4); and

WHEREAS, the amended Plan and Report will be forwarded to the governing body of each taxing district affected by the Plan in accordance with ORS 457.085(5); and

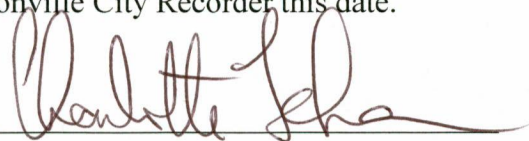
WHEREAS, additional notice of a Council hearing on the amended Plan will be provided in accordance with ORS 457.120; and

WHEREAS, the Agency finds this amended Plan should be adopted and approved.

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

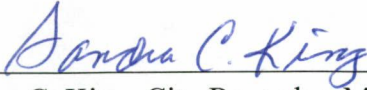
1. The Urban Renewal Agency Board which governs the West Side Urban Renewal District hereby approves the First Substantial Amendment to the West Side Urban Renewal Plan.
2. The Urban Renewal Agency requests that the Wilsonville City Council schedule a public hearing and adopt an ordinance approving the First Substantial Amendment to the West Side Plan.
3. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 15<sup>th</sup> day of September 2008, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, Board Chair

ATTEST:



Sandra C. King, City Recorder, MMC

SUMMARY OF VOTES:

Chair Lehan	Yes
Member Knapp	Yes
Member Kirk	Yes
Member Nùñez	Yes
Member Ripple	Yes

List of Exhibits

Exhibit A - First Substantial Amendment  
Exhibit B – Plan Report  
Exhibit C – Revised Boundary Map  
Exhibit D – Legal Description

**WILSONVILLE WEST SIDE URBAN RENEWAL PLAN**  
**First Substantial Amendment to the Plan**  
**September 15, 2008**

**BACKGROUND TO THE FIRST SUBSTANTIAL AMENDMENT**

The Wilsonville West Side Urban Renewal Plan (the "Plan") was adopted in November, 2003. Due to economic conditions, assessed value growth and tax increment revenue in the area has lagged behind initial projections. In order to assist the Plan in carrying out project activities and hasten the date when assessed values can be returned to the tax roll, the First Substantial Amendment to the Plan adds 62 acres of land to the boundary increasing the Plan acreage from 394 acres to 456 acres.

The addition of land to the boundary exceeds 1% of the existing 394 acres of Plan area, and thus requires a substantial amendment to the Plan. The addition of acreage can be accomplished within the 20% maximum acreage addition allowed by ORS 457.

**SUMMARY OF FIRST SUBSTANTIAL AMENDMENT CHANGES TO THE PLAN**

The First Substantial Amendment to the Plan makes the following changes to the Plan:

- Adds 62 acres to the Plan boundary, and \$14,130,809 assessed value to the Plan's frozen base of assessed values.
- Revises the boundary map and legal description of the Plan boundary to reflect the addition of land in this First Substantial Amendment
- Updates one section in the Report on the Plan to list the deficient conditions in the areas to be added to the Plan.

**TEXT OF FIRST SUBSTANTIAL AMENDMENT CHANGES TO THE PLAN**

This First Substantial Amendment to the Plan shows text which is deleted by ~~strikeout~~. New text added to the Plan in this First Substantial Amendment is shown by *italics*.

**1. CHANGES TO THE PLAN**

The First Substantial Amendment to the Plan makes the following changes to Section IV of the Plan:

**IV. MAP AND LEGAL DESCRIPTION OF URBAN RENEWAL AREA**

Figure 1 shows the boundaries of the Area *as revised by the First Substantial Amendment*. Exhibit A contains a legal description of the boundaries *as revised by the First Substantial Amendment*. Figure 3 shows that the estimated total assessed value of the Area, which will constitute its Certified Base, is ~~\$3,362,161~~. *\$17,852,887*. The Certified Base value of the Year 2000 Urban Renewal Plan, as amended, is ~~\$55,230,442~~. *\$35,882,830*. The total assessed value, not including increment is ~~\$1,393,369,233~~ *\$1,817,968,755* and the total of the two Certified Bases constitutes

4.2% 2.95% of the City's assessed value. ~~excluding the incremental assessed value of the~~  
~~Year 2000 Urban Renewal Plan.~~

The total acreage of both urban renewal areas constitutes ~~23.7%~~ 23% of the City's  
 acreage. The Plan thus complies with the statutory limits (ORS 457.420) on the value  
 and size of urban renewal areas using tax increment financing.

**Figure 3: Assessed Value and Acreage of Area**

Area	Assessed Value, Not Including Increment	% of City Total	Acres	% of City Total
City of Wilsonville	\$1,393,369,233 \$1,817,968,755	100.0%	4,503.68	100.0%
<b>Urban Renewal Areas:</b>				
Year 2000 Urban Renewal Area	\$55,230,442 \$35,882,830	4.0% 1.97%	672.00 626.85	14.9% 13.33%
Wilsonville West Side Urban Renewal Area	\$3,362,131 \$17,852,887	0.2% .98%	395.00 456.00	8.8% 9.69%
<b>UR SUBTOTAL:</b>	<b>\$58,592,573</b> <b>\$52,735,717</b>	<b>4.2%</b> <b>2.9%</b>	<b>1,067.00</b> <b>1082.85</b>	<b>23.7%</b> <b>23%</b>

**VII.**  
**PR**  
**OP**  
**OS**  
**ED**  
**LA**  
**ND**  
**USE**

Source: 2002-03 Clackamas County Parcel database

**S AND DEVELOPMENT STANDARDS**

The First Substantial Amendment to the plan makes the following additions to Section VII of the Plan:

<b>ZONING DISTRICT</b>	<b>DESCRIPTION</b>
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*CI Central Commercial*      *The CI Central Commercial district allows for a broad range of uses in keeping with the City's historic commercial area and central business districts. Development in the CI district is intended to be characterized by high building coverage and close placement of buildings. Development is also to be pedestrian-oriented with a strong emphasis on a pleasant streetscape.*

The First Substantial Amendment makes no further changes to the Plan.

# REPORT ON FIRST SUBSTANTIAL AMENDMENT TO THE WEST SIDE URBAN RENEWAL PLAN

## CHANGES TO THE REPORT ON THE URBAN RENEWAL PLAN

This First Substantial Amendment to the Report on the Plan shows text which is deleted by ~~strikeout~~. New text added to the Report in this First Substantial Amendment is shown by *italics*.

The First Substantial Amendment to the plan makes the following changes to Section II of the Report on the Plan:

### **II. EXISTING PHYSICAL, ECONOMIC AND SOCIAL CONDITIONS AND IMPACT ON MUNICIPAL SERVICES**

This section of the Report describes existing conditions within the Wilsonville West Side Urban Renewal Area (the "Area"), documenting the occurrence of "blighted areas" as defined by ORS 457.010(1).

#### **A. Physical Conditions**

##### **1. Land Use and Zoning**

The first Substantial Amendment to the Urban Renewal Plan makes no changes to Section IIA 1. of the Report on the Plan. Table One "Primary Land Use" and Table Two "Zoning Districts (2002-03)" reflect data as of the date of adoption of the plan.

##### **2. Infrastructure**

The First Substantial Amendment to the Urban Renewal Plan makes the following addition to Section IIA 2. of the Report on the Plan:

*The First Substantial Amendment to the Plan adds three new areas to the West Side Renewal Plan boundary. The areas added to the boundary are added to help treat infrastructure deficiencies and blight in those areas.*

*Area #1, termed the "Old Town Area" has deficiencies in curbs, streets, and sidewalks, and vehicular access that limit development of the area.*

*Area #2, termed "The Grove", contains vacant abandoned buildings formerly used for institutional purposes. This land represents an ideal site to help the City meet its moderate income housing goals, but it lacks the water, sewer, and streets necessary to support new development.*

*Area #3, termed "Villebois – SAP North", contains land located within the Villebois Master*

*Plan area but currently not included within the West Side Urban Renewal Plan Area which encompasses the remainder of Villebois. This land currently lacks water, sewer and street improvements necessary to support new development.*

**B. Economic Conditions**

The First Substantial Amendment to the Urban Renewal Plan makes no changes to Section IIB of the Report on the Plan. Tables Three through Five reflect data as of the date of adoption of the Plan.

The First Substantial Amendment to the Plan makes the following changes to Section V of the Report on the Plan:

**V. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS**

*The first Substantial Amendment to the Plan adds no new projects to the Plan. Table Six reflects data as of the date of adoption of the Plan.*

The First Substantial Amendment to the Plan makes the following changes to Section VI of the Report on the Plan:

**VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT**

*The First Substantial Amendment to the Plan adds no new projects to the Plan. Tables Seven and Eight reflect data as of the date of adoption of the Plan.*

The First Substantial Amendment to the Plan makes the following changes to Section VII of the Report on the Plan:

**VII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUE REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED**

*The assessed value increases and tax increment revenue projected in the original plan have fallen well below the anticipated levels. The addition of the three areas in the First Substantial Amendment is assumed to help bring assessed values and revenues to the levels projected in the original Plan. Table Nine reflects data as of the date of adoption of the Plan.*

The First Substantial Amendment to the Plan makes the following changes to Section VIII of the Report on the Plan:

## **VIII FINANCIAL ANALYSIS OF THE PLAN**

*The First Substantial Amendment to the Plan adds three areas to the Plan boundary. These three areas have potential for long-range development. The assessed value increases and tax increment revenue projected in the original plan have fallen well below the projected levels. The addition of the three areas is assumed to help bring assessed values and revenues to the levels projected in the original Plan. Therefore, no changes are made to Table Ten in this section. The Plan is considered financially feasible.*

The First Substantial Amendment to the Plan makes the following changes to Section VIII of the Report on the Plan:

## **IX IMPACT OF THE TAX INCREMENT FINANCING**

*The addition of the three areas in the First Substantial Amendment is assumed to help bring assessed values to the levels projected in the original Plan. Therefore, no changes are made to Table Eleven in this section.*

The First Substantial Amendment to the Urban Renewal Plan makes no further changes to the Report on the Plan.



