CITY OF TROUTDALE

"Gateway to the Columbia River Gorge"

AGENDA

CITY COUNCIL – REGULAR MEETING

Troutdale City Hall - Council Chambers
219 E. Historic Columbia River Hwy. (Lower Level, Rear Entrance)
Troutdale, OR 97060-2078

Tuesday, October 28, 2014 – 7:00PM

Mayor
Doug Daoust

City Council
Norm Thomas
Glenn White
David Ripma
Rich Allen
Eric Anderson
John L. Wilson

City Manager
Craig Ward

City Attorney
David J. Ross

1. **PLEDGE OF ALLEGIANCE, ROLL CALL, AGENDA UPDATE.**

2. **PROCLAMATION:** Red Ribbon Week – October 23 – 31, 2014
   Mayor Daoust

3. **PUBLIC COMMENT:** Public comment is limited to comments on non-agenda items. *Remarks shall be limited to 5 minutes for each speaker unless a different time is allowed by the Mayor. The Mayor and Council should avoid immediate and protracted response to citizen comments.*

4. **DISCUSSION:** East Metro Mediation briefing. ***Chief Anderson***

5. **PRESENTATION:** Mt. Hood Cable Regulatory Commission's new TechSmart Initiative. ***Councilor Thomas***

6. **REPORT:** Follow-up report on the 2014 Troutdale Kiwanis Cruise-In.
   John Leamy

7. **MOTION:** A motion initiating an amendment of the text of the Troutdale Development Code to accommodate urban agriculture in the General Commercial zone, as requested by McMenamins, Inc. and referring the matter to the Planning Commission. ***John Morgan, Planning Director***

8. **PUBLIC HEARING / ORDINANCE (Introduction):** An ordinance approving the First Amendment to the Troutdale Riverfront Renewal Plan to extend Plan duration and redevelopment assistance.
   Erich Mueller, Finance Director

9. STAFF COMMUNICATIONS

10. COUNCIL COMMUNICATIONS

11. ADJOURNMENT

Doug Daoust

Doug Daoust, Mayor

Dated: 10/21/14

City Council Regular Meetings will be replayed on Comcast Cable Channel 30 and Frontier Communications Channel 38 on the weekend following the meeting - Saturday at 2:30pm and Sunday at 9:00pm.

Further information and copies of agenda packets are available at: Troutdale City Hall, 219 E. Historic Columbia River Hwy. Monday through Friday, 8:00 a.m. - 5:00 p.m.; On our Web Page www.troutdaleoregon.gov or call Debbie Stickney, City Recorder at 503-674-7237.

The meeting location is wheelchair accessible. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours before the meeting to: Debbie Stickney, City Recorder 503-674-7237.

PROCLAMATION

RED RIBBON WEEK

October 23-31, 2014

WHEREAS, alcohol and other drug abuse in this nation has reached epidemic proportions; and

WHEREAS, the hope in winning the war on drugs lies in education and drug demand reduction as shown by organizations such as the Lewis & Clark Young Marines of the Marine Corps League to foster a healthy, drug-free lifestyle; and

WHEREAS, government and community leaders are aware that citizen support is a most effective tool in the effort to reduce the use and abuse of drugs in our community; and

WHEREAS, the Red Ribbon has been chosen to commemorate the work of Enrique "Kiki" Camarena, a Special Agent of the DEA who was killed in the line of duty, and represents the belief that one person can make a difference; and

WHEREAS, the Red Ribbon Campaign was established by Congress in 1988 to encourage a drug-free lifestyle, involvement in drug prevention, and efforts to reduce drug use and abuse; and

WHEREAS, October 23rd to October 31st has been designated National Red Ribbon Week, which encourages Americans to wear a Red Ribbon during this week long campaign to show their support for a drug-free environment.

NOW THEREFORE, the City of Troutdale, Oregon, does hereby proclaim October 23 – 31, 2014 as **RED RIBBON WEEK** and encourages its citizens to join in making a visible statement of our commitment to a drug-free City.

Doug Daoust, Mayor
Dated this 28th Day of October, 2014

CITY OF TROUTDALE

STAFF REPORT

SUBJECT / ISSUE: A motion initiating an amendment of the text of the Troutdale Development Code to accommodate urban agriculture in the General Commercial zone, as requested by McMenamins, Inc., and referring the matter to the Planning Commission

MEETING TYPE: City Council Regular Mtg.	**MEETING DATE:** October 28, 2014 **STAFF:** John Morgan, Planning Director **DEPARTMENT:** Community Development
ACTION REQUIRED Motion **PUBLIC HEARING** No	**ADVISORY COMMITTEE/COMMISSION RECOMMENDATION:** Not Applicable **Comments:**
STAFF RECOMMENDATION: Pass motion	

EXHIBITS:

A. Letter from Steven Abel, attorney for McMenamins, Inc.

Subject / Issue Relates To:

☐ Council Goals ☒ Legislative ☐ Other (describe)

Issue / Council Decision & Discussion Points:

Shall the City Council initiate the process for considering an amendment to the Development Code?

Troutdale Development Code Section 15.010.B says only the City Council and Planning Commission can initiate amendments to the Development Code. This is to be done by motion.

Initiating the amendment only starts it through the normal legislative process. That process includes Planning Commission hearings and development of a recommendation to the Council and Council hearings and adoption. Initiation in no way influences or pre-disposes the ultimate decision to be made by Council.

BACKGROUND

Staff has been working with representatives of McMenamins, Inc., to craft proposed language for amendments to the Development Code to accommodate urban agriculture. This is in response to their desire to acquire land on the north side of Halsey Street to use for farming produce for use in their restaurants. Through its attorney, Steven Abel, McMenamins is asking Council to initiate the amendment. A copy of that letter is attached.

Section 15.010.B of the Code requires the Council or Planning Commission initiate any text amendment. By motion Council can initiate this process.

If the Council agrees to initiate the amendment, the Council is also asked to refer the matter to the Planning Commission. The Commission will hold a public hearing and finalize the draft amendment making a recommendation for the Council's consideration. The Council will then holds its own hearing followed by deliberation and adoption of the text change ordinance as it may be amended.

CONCLUSIONS:

Initiation of the amendment by the Council puts the matter on the table. Referring it to the Planning Commission is the appropriate path for the amendment's consideration.

RECOMMENDATION:

It is recommended the Council pass the following motion:

"I move to initiate amendments to the text of the Development Ordinance as requested by Steven W. Abel for McMenamins, Inc., and refer the matter to the Planning Commission for hearing and development of a recommendation.

Exhibit A
10/28/14 Council Mtg. – Item #7

STOEL RIVES LLP
ATTORNEYS AT LAW

RECEIVED
OCT 02 2014
CITY RECORDER'S OFFICE
CITY OF TROUTDALE

900 S.W. Fifth Avenue, Suite 2600
Portland, Oregon 97204
main 503.224.3380
fax 503.220.2480
www.stoel.com

STEVEN W. ABEL
Direct (503) 294-9599
swabel@stoel.com

October 1, 2014

VIA U.S. FIRST-CLASS MAIL

Mayor Doug Daoust
City of Troutdale
219 E. Historic Columbia River Highway
Troutdale, Oregon 97060

Re: Proposed Troutdale Development Code Amendment

Dear Mayor Daoust:

On behalf of our client McMenamins, Inc., please find attached a proposed text amendment to the Troutdale Development Code ("TDC"). Pursuant to TDC 15.010.B, private citizens may recommend specific TDC text changes, which then must be initiated either by motion of the Planning Commission or City Council. We have discussed the proposed amendment with City staff and counsel, and understand that the City Council will consider initiating the amendment process.

The proposed amendment, which is narrow in scope, would allow, subject to a 100-foot setback from residences, local food production uses on lots or parcels one acre in size or larger within the City's Town Center overlay. The amendment would enable property owners like McMenamins to support existing uses with "farm to table" local food production. The amendment would also allow tenants like Multnomah County's C.R.O.P.S. (Community Reaps Our Produce and Shares) program to continue to operate without securing yearly approval from the City.

McMenamins values its longstanding cooperative relationship with the City and appreciates your thoughtful consideration of the proposed amendment.

Very truly yours,

Steven W. Abel

cc: Craig Ward
John Morgan
Ed Trompke
Larry Dortmund

AGENDA ITEM #8

CITY OF TROUTDALE

STAFF REPORT

SUBJECT / ISSUE: An Ordinance Approving The First Amendment To The Troutdale Riverfront Renewal Plan To Extend The Plan Duration And Redevelopment Assistance

MEETING TYPE: City Council Regular Mtg.	**MEETING DATE:** October 28, 2014 **STAFF MEMBER:** Erich Mueller **DEPARTMENT:** Finance
ACTION REQUIRED Ordinance - 1st Reading **PUBLIC HEARING** Yes	**ADVISORY BOARD/COMMISSION RECOMMENDATION:** Approval Adopted Resolution No. 29, of the Urban Renewal Agency of the City of Troutdale

STAFF RECOMMENDATION: *Adopt the Ordinance to update the Plan.*

EXHIBITS: A: Proposed revised Troutdale Riverfront Renewal Plan.

Subject / Issue Relates To:

☒ Council Goals ☒ Legislative ☐ Other: Agency Goals

GOAL 1: ENCOURAGE ECONOMIC DEVELOPMENT

A. OBJECTIVE: DEMONSTRATE CLEAR PROGRESS ON TROUTDALE RIVERFRONT DEVELOPMENT

Measure 1: Cooperate with prospective developers who pursue desirable development plans consistent with feasible public financial constraints

Issue / Council Decision & Discussion Points:

- The City desires to achieve redevelopment in the Troutdale Riverfront Renewal Plan Area.

Reviewed and Approved by City Manager:

- Updates to the adopted Troutdale Riverfront Renewal Plan (Plan) are needed to facilitate redevelopment
- Extension of the Plan duration will allow the Agency to continue working on the projects identified in the Plan
- Redevelopment incentives are necessary to achieve the goals in the Plan Area.

BACKGROUND:

Through significant public involvement, in order to protect the public health, safety, and welfare of the public, in 2006 the citizen committee created, and the City adopted, the Troutdale Riverfront Renewal Plan (Plan) to eliminate blight and foster development and redevelopment in the Plan Area. The City also established the Troutdale Urban Renewal Agency (Agency) and assigned the Plan to the Agency to implement and manage.

The 2006 general approach to the Plan was for the City to act as a master developer by assembling both the public land, and purchasing private land held by the Yoshida Group, and by acquiring and constructing increased site access directly through the outlet mall to the site. Subsequently the City would then seek a developer for the newly configured overall site.

The 2006 assumptions surrounding the adopted Plan expected the redevelopment activity to begin the following year, and so established a Plan duration of ten years. The economic conditions resulting from financial crisis of 2008 have hampered commercial development in general, including in the Plan Area. Environmental assessment and remediation tasks have also delayed the start of redevelopment efforts until recently. The Plan duration limits collection of the tax increment to only repay debt which is incurred prior to the Plan's tenth anniversary in February 2016.

Current Status:

The approach to the Plan goals has evolved since 2006 with the Yoshida Group evolving from a potential property seller, to pursuing the developer role for the combined property. A few years ago the Eastwinds project concept was created and the Yoshida Group established Eastwinds Development LLC to pursue the project. Over this time much effort has been put toward environmental assessment and remediation tasks for site preparation.

Eastwinds Development LLC has created a multifaceted development vision that aligns many of the City's commercial and job creation goals for the site, with a mix of hospitality with event and conference facilities, leading edge hotel, restaurant, mixed-use development, and high-quality retail opportunities. The project vision also includes many important public recreational benefits including connections and expansion of the 40-Mile Loop Regional Bicycle Trail and the western

terminus of the Columbia River Gorge trail for community access and enjoyment of the Sandy Riverfront portions of the property while protecting the riparian habitat.

Over the past several years the City and Eastwinds Development LLC have operated in an effective public/private partnership manner to successfully implement programs and grant projects for brownfield rehabilitation from Business Oregon, the State Department of Environmental Quality, and the Federal Environmental Protection Agency. And in the past year have also developed the "Sandy River Access Plan" along with the Sandy River Basin Watershed Council through the Metro Nature in Neighborhoods Grant Project for Restoration and Enhancement program.

Necessary Plan Updates:

While circumstances and expectations have evolved since 2006, the adopted Plan has remained unchanged, and has therefore become a bit stale and in need of updating to effectively support the new redevelopment efforts. As the Agency is the designated agent of the City to manage and implement the Plan, changes to the Plan are generally initiated by the Agency and forwarded to the City recommending approval when required.

Typically urban renewal agencies in Oregon have a 20 to 30 year duration. Given the current circumstances it is unlikely that the Plan maximum indebtedness will be incurred by the original ten year deadline. In order to allow sufficient time for redevelopment efforts to be undertaken the Plan duration needs to be extended. Tax increment funds are a necessary financial and redevelopment incentive resource of the adopted Plan.

The proposed amendment extends the original 10 years to 20 years. This extension only extends the **date** by which that maximum indebtedness may be incurred, it does ***NOT*** increase the **amount** of maximum indebtedness, which remains at $7 million. The extension effectively increases the time period that the taxing jurisdictions will forego revenue but not the principal amount foregone.

Also the proposed amendment provides the Agency the ability to participate along with a developer in some of the expenses of redevelopment, in accordance with the goals of the Plan. As added to the Plan Projects section, as described in the ordinance attachment A, the change provides the Agency authority to participate in redevelopment of new construction or rehabilitation. Updates to other sections of the Plan reflect this new project activity.

The addition of the project will allow the developer to proceed with development with the Agency as a partner in the financing of the development, assisting in fulfilling the goals of the Plan. The addition of the project will mean funding could be allocated to the private redevelopment, potentially reducing funding for other projects in the Plan. However, without the private development, the other projects in the Plan will likely not come to fruition.

Plan Amendment Types:

The adopted Plan allows for three types of amendments: Substantial, Council and Minor amendments. Substantial Amendments have the greatest requirements for process, and the involvement of the public and other taxing districts. Substantial Amendments are limited to increases in Plan area size, and the maximum amount of indebtedness that can be incurred under the Plan.

Council Amendments are the intermediate level, and consist solely of amendments which result in material changes to the goals and objectives of the Plan, or addition or expansion of a project that adds a cost of more than $500,000 and is materially different from projects previously authorized in the Plan, or to increase in the duration of the Plan

Both Substantial Amendments and Council Amendments require approval by the Agency by resolution, and then followed by approval by the City Council by ordinance.

All other amendments, which are not Substantial or Council Amendments in scope, are considered Minor Amendments, and these require only approval by the Agency by resolution.

SUMMARY:

The Plan changes in the proposed Ordinance are Council Amendment in type. The changes extend the Plan duration date, and allow for Agency participation in redevelopment costs. The Agency has adopted the amendments by Resolution No. 29 on October 21, 2014 and has referred the amendments to the City Council for action with a recommendation for approval.

PROS & CONS:

A. Approve the proposed ordinance to provide the necessary changes to provide Agency authorization for redevelopment costs and additional time to implement the Plan

B. Not approve the proposed ordinance limiting the Plan to the existing duration, preventing necessary Agency financial participation and the full implementation of the Plan.

Exhibit A
Agenda Item 8

Troutdale Riverfront Renewal Plan

Adopted by City of Troutdale Ordinance No. 773, February 14, 2006

Proposed Amendments of:
Amendment 1, Agency Resolution #29, October 21, 2014 and
City Ordinance #_____ November 25, 2014, Council Amendment.
Amendment 2, Agency Resolution #30, October 21, 2014, Minor Amendment

Prepared by:
Tashman Johnson LLC
Cascade Economic Planning
January 18, 2006

2005 & 2006 LIST OF PARTICIPANTS

Ad Hoc Downtown Urban Renewal Advisory Committee
Mike Chudzik, REMAX Equity Group
Mike Greenslade, Bremik Construction
Terry Kneisler, Superintendent, Reynolds School District (Vice Chair)
Max Maydew, Downtown Troutdale Developer
Sharon Nesbit, Citizen at Large
Dave Rasmussen, Citizen Advisory Committee
Bruce Stannard, Parks Advisory Committee
Jerry Stitzel, Columbia Life Center, (Chair)
Marianne Vier, Planning Commission
Janice White, Citizens Advisory Committee
John Wilson, Budget Committee

City of Troutdale Staff
John Anderson, City Administrator
Rich Faith, Community Development Director

Consultants
Jeffrey Tashman, Tashman Johnson LLC
Tina Mosca, Cascade Economic Planning
Jeannette Launer, Attorney

TABLE OF CONTENTS

I. Introduction 1

II. Goals and Objectives 2

III. Outline of Projects 5

IV. Map and Legal Description of Urban Renewal Area 6

V. Urban Renewal Projects 9

VI. Relationship to Local Objectives 11

VII. Proposed Land Uses 18

VIII. Property Acquisition and Disposition 21

IX. Relocation Methods 22

X. Tax Increment Financing of Plan 23

XI. Duration of Plan 25

XII. Future Amendments to Plan 26

I. INTRODUCTION

The Troutdale Riverfront Renewal Plan (the "Plan") contains goals, objectives and projects for the revitalization of the Troutdale Riverfront Renewal Area (the "Area"). The Area, shown in Figure 1, is zoned for commercial use, encompassing lands in Troutdale's General Commercial District and Mixed Office/Housing District. It is also within the City's Town Center District Overlay Zone.

Existing conditions are that the Area is underdeveloped and suffers from poor auto access and lack of pedestrian and bicycle connections to the central business district. These constraints have hampered the Area's capacity to attract a mix of high quality commercial, office, residential and public uses suitable for the Sandy Riverfront and the Troutdale Town Center. Information regarding conditions in the Area is provided in the Report accompanying the Plan (the "Report").

The purpose of the Plan is to use the tools provided by urban renewal to develop public infrastructure to attract private investment and facilitate the Area's redevelopment. These tools include tax increment financing (see Section X), which generally means that the property taxes resulting from growth in property value within the Area can be used to finance improvement projects. The Plan allows for the Agency purchase of land from willing sellers and subsequent Agency sale for redevelopment as part of a public/private development partnership. The Plan does not authorize use of condemnation to acquire property. The normal authority of public agencies such as the City of Troutdale to acquire land for public improvements is unaffected by the Plan, and such authority may be used in the Area.

The Plan is administered by the Urban Renewal Agency of the City of Troutdale (the "Agency") which was established by the City Council of the City of Troutdale as the City's Urban Renewal Agency. The Plan may be changed in the future, under the provisions of Chapter XII.

The original Plan ~~has~~ had a duration of 10 years (see Chapter XI), meaning that no new debt will be incurred after the tenth anniversary of the Plan's effective date. This section was amended by a Council Amendment to allow an additional 10 years to issue debt, making a duration of 20 years. The Urban Renewal Agency of the City of Troutdale adopted this amendment by Resolution No.29 on October 21, 2014 and the Troutdale City Council adopted this amendment by Ordinance No. ____ on ____. The maximum amount of indebtedness (amount of tax increment financing for projects and programs) that may be issued for the Plan is Seven Million Dollars and No Cents ($7,000,000).

II. GOALS AND OBJECTIVES

The goals and objectives of the Plan are as follows:

A. Goal: Promote the Redevelopment of the Area for a Mix of Retail, Office, Residential and Public Uses.

The Area is effectively undeveloped but its location makes it a valuable site for a mix of retail, office and residential development and for a riverfront park and other public spaces. The overall goal of the Plan is to promote the optimum redevelopment of this site.

1. **Objective: Provide the opportunity for redevelopment by upgrading public infrastructure, including streets, sanitary sewer, storm sewer and water facilities.**

2. **Objective: Share with the private sector the cost of redeveloping the area in a manner that especially supports city policies regarding land use, design and transportation.**

~~2.~~3. **Objective: Support private development and redevelopment through assistance to property owners and developers.**

B. Goal: Provide a Greater Level of Goods and Services for Troutdale.

Troutdale residents must travel outside the community for many goods and services that are not currently available. Development of the Area can result in a broader range of goods and services available locally.

C. Goal: Increase the Awareness of the Development Community of the Opportunities Within the Area.

Though there is immediate demand for development through expansion of existing retail uses in part of the Area, development of the remainder of the Area will depend on other private sector developers and/or business owners. Increasing the awareness of the development community of future development opportunities will help achieve the highest quality and most successful development of the Area.

D. Goal: Create Employment Opportunities for Troutdale Residents.

Many of Troutdale's residents must travel outside the community to work. Continued development of the Area can increase the number and type of jobs that are available within the community.

1. **Objective: Continue to enhance the development environment for professional and general office space.**

   The development environment within the Area is evolving and the Plan can assist in creating public amenities that would attract more office development.

2. **Objective: Create a better awareness of the market opportunities that exist or will exist in Troutdale for job generating uses.**

E. Goal: Improve Transportation Linkages.

Transportation linkages within the Area are incomplete, and connections are needed for cars, pedestrians and bicycles.

1. **Objective: Provide a connected street system that serves development in the Area.**

2. **Objective: Provide a system of pedestrian and bicycle trails that connects downtown to the Sandy River.**

3. **Objective: Promote land uses and design that are efficient in their use of transportation.**

   Mixed use (retail/office/residential) projects can eliminate the need for some trips. For example, a restaurant located within the Area can serve Area residents, patrons and employees with no need for a vehicle trip. Housing units that incorporate a work or shop space ("live/work") units can reduce vehicle trips between work and home.

F. Goal: Improve Access to and Enjoyment of the Sandy Riverfrout.

The Sandy River is an historical and recreational resource that helps give Troutdale its character. However, access to the river from the Area is very limited. Better access will create an amenity for new development and a resource for the entire community.

1. **Objective: Develop pnblic parks and trails that capitalize on the Sandy River as a community resource and connect to the regional trail system ("40 Mile Loop").**

2. **Objective: Enconrage cnvironmentally sensitive site planning and design that provides access to, and views of, the river.**

G. Goal: Provide Public Spaces for Events and Other Uses by Troutdale Residents, Patrons of Area Businesses and Tenants and Residents Within the Area.

1. **Objective: Incorporate public spaces such as a public plaza within the development plans for the Area.**

2. **Objective: Provide suitable locations for cultural aud recreational activities and other community-oriented uses.**

3. **Objective: Enhance public entryways to the Area and the existing downtown.**

H. Goal: Preserve and Enhance Troutdale's Natural, Cultural and Historic Resources.

Troutdale's location on the Sandy River near its confluence with the Columbia River made it a key point in the Lewis and Clark expedition and in the pioneer route to the Willamette Valley.

1. **Objective: Reflect historical Troutdale in future development.**

2. **Objective: Promote development and redevelopment that is designed to respect Troutdale's natural resources**

3. **Objective: Encourage the use of local artists for public art within the Area, especially art that reflects local history and culture.**

III. OUTLINE OF PROJECTS

The Plan identifies transportation projects, including street improvements and pedestrian improvements, which will increase multimodal (autos, pedestrians and bicycle) connectivity throughout the Area and make it a safer and more accessible destination. The Plan also includes public plaza and public spaces projects that will beautify the Area, increase neighborhood livability and provide opportunities for residents, visitors and downtown workers to participate in a wide range of community and recreational activities. The Plan also allows for financial assistance for private redevelopment accomplishing the goals of the Plan.

Proposed public utility improvement projects will extend water, sanitary sewer and surface water management facilities to the Area and make it an attractive location for private investment in projects that will increase the economic vitality of the Area and support the goals and objectives of the Town Center Plan and the City's Comprehensive Plan.

IV. MAP AND LEGAL DESCRIPTION OF URBAN RENEWAL AREA

Figure 1. shows the urban renewal area boundaries. Exhibit A is a legal description of the Area.

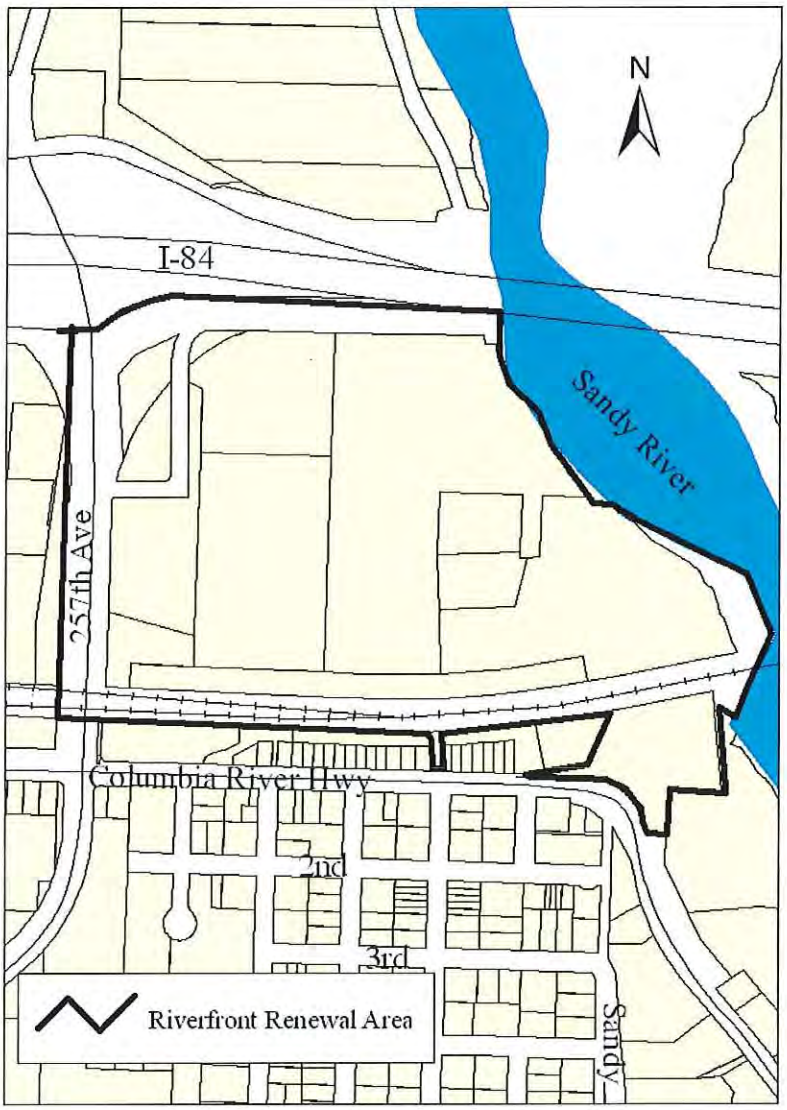

Figure1: Riverfront Renewal Area

EXHIBIT A
TROUTDALE RIVERFRONT RENEWAL AREA
LEGAL DESCRIPTION

A tract of land situated in the northwest one-quarter of Section 25 in Township 1 North and Range 3 East of the Willamette Meridian, in the City of Troutdale, County of Multnomah, and State of Oregon, being more particularly described as follows:

Beginning at a point of intersection of the westerly right-of-way line of N.E. 257th Avenue (NW Graham Road) and the southerly right-of-way line of Union (O.W.R. & N. Co.) Pacific Railroad; thence northerly along said westerly right-of-way line of NW Graham Road to the southerly right-of-way line of U.S. Highway I-84; thence easterly along said right-of-way line to the westerly bank of the Sandy River; thence southeasterly along said westerly bank of the Sandy River to a point on the easterly property line of that certain tract of land deeded to the City of Troutdale on February 1, 1991, in Book 2383, Page 884, Multnomah County Deed Records, said point being S 6°13'58" East a distance of 42 feet more or less from the southerly right-of-way line of Union (O.W.R. & N. Co.) Pacific Railroad; thence continuing southerly along said easterly property line S 6°13'58" a distance of 262 feet more or less to the most easterly southeast corner of said City of Troutdale tract; thence N 89°33'28" West a distance of 161.50 feet; thence S 00°26'32" W a distance of 130.00 feet to the most southerly southeast corner of said City of Troutdale tract; thence N 89°33'28" W along the southerly line of said City of Troutdale tract 63.01 feet to a point on the northeasterly right-of-way line of the Historic Columbia River Highway; thence along the easterly and northerly lines of said right-of-way line a distance of 413.26 feet more or less to the southwest corner of that certain tract of land described in deed to the City of Troutdale, recorded September 27, 1972 in Book 884, Page 746; thence North 0°22'59" East along

the westerly line of said last-described City of Troutdale tract, a distance of 10.39 feet to the northwest corner thereof; thence along the arc of a 3064.93 foot radius curve to the left, through a central angle of 0°27'10" (the chord of which bears North 80°52'33" East 24.22 feet) an arc length of 24.22 feet to the southeast corner of the duly recorded plat of TROUTDALE TOWN CENTER; thence continuing along said 3064.93 foot radius curve to the left, through a central angle of 2°23'09" (the chord of which bears North 79°27'13" East), 127.62 feet to a point; thence North 20°25'58" East a distance of 178.07 feet to a point on the southerly right-of-way line of the Union (O.W.R. & N. Co.) Pacific Railroad; thence westerly along said southerly right-of-way line a distance of 510 feet more or less to the intersection of said southerly right-of-way line and the northerly extension of the westerly property line of Lot 18 of the duly recorded plat of TROUTDALE TOWN CENTER; thence southerly along the extension of said property line a distance of 118 feet more or less to the northerly right-of-way line of the Historic Columbia River Highway; thence westerly a distance of 26.43 feet more or less along said right-of-way line to its intersection with the easterly property line of Lot 17 of the duly recorded plat of TROUTDALE TOWN CENTER; thence northerly along said property line and its northerly extension a distance of 117 feet more or less to its intersection with the southerly right-of-way line of the Union (O.W.R. & N. Co.) Pacific Railroad; thence westerly along said right-of-way line to its intersection with the westerly right-of-way line of NW Graham Road and the point of beginning.

Containing an area of 48.20 acres more or less.

V. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below. The projects are primarily improvements to public facilities that will be an integral part of the mixed-use redevelopment of the Area and will increase its public use and enjoyment. For example, the Sandy Riverfront Park will be an important amenity for - and increase the value of - housing in the east part of the Area while also providing for public enjoyment of the River. Similarly, a public plaza would provide support for retail, restaurant and office space and also provide a venue for community-oriented events.

A. Access Improvements to NE 257th Avenue and to the Historic Columbia River Highway

This project consists of street connections between NE 257th Avenue (through the existing Columbia Gorge Premium Outlets) and the Area and between Historic Columbia River Highway and the Area (under the Union Pacific Rail Road tracks). This project will result in an important loop road providing a vital connection among the existing Outlets, the redeveloped mixed-uses within the Area and the existing "Main Street" along the Historic Columbia River Highway between 257th Avenue and the Troutdale Rail Depot.

B. Infrastructure/Utility Improvements

This project consists of extension of water, sanitary sewer and surface water management facilities within the Area.

C. Sandy Riverfront Park

This project consists of a Sandy Riverfront pathway and related improvements to increase public enjoyment of its scenic resources and provide an amenity for adjacent development.

D. Pnblic Plaza and Public Spaces

This project consists of a public plaza, town square or other similar public spaces to enhance public use of the Area and provide an amenity for adjacent development.

E. Public Parking Facilities

This project consists of a public parking facility to serve commercial and public uses of the Area. The design of parking facilities should emphasize attractive appearance and contain features that minimize their visual impact.

F. Pedestrian Crossing over Union Pacific Railroad Tracks

This project consists of a pedestrian over-crossing of the Union Pacific tracks, providing an additional pedestrian connection between the Historic Columbia River Highway and the Area.

G. Site Preparation and Relocation of Parks Department Facilities

This project consists of demolition of the former Sewage Treatment Plant and the existing abandoned industrial building and assistance with relocation of the City of Troutdale Parks Department. It also includes environmental assessments of the Area and required remediation of environmental conditions, if any.

H. Redevelopment through New Construction or Rehabilitation

It is the intent of this Plan to stimulate new private investment on vacant or underutilized property to achieve the objectives of this Plan. Redevelopment through new construction or rehabilitation may be achieved in two ways:

(1) By property owners or developers, with or without financial assistance by the Agency;

(2) By acquisition of property by the Agency for resale to others for redevelopment.

The Agency, with funds available to it, is authorized to provide financial assistance for redevelopment costs, provide other forms of assistance, and provide such other forms of financial assistance to property owners as it may deem appropriate in order to achieve the objectives of this Plan.

VI. RELATIONSHIP TO LOCAL OBJECTIVES

The Plan addresses local planning and development objectives contained in the City's Comprehensive Plan, Development Code, Transportation System Plan (TSP), and the Troutdale Town Center Plan. Adopted in 1971 and last amended in December 1998, the Comprehensive Plan identifies goals and policy objectives that will promote effective and efficient development while providing a balanced mix of land uses and maintaining high standards of community livability. The City's Development Code is updated on an ongoing basis and the TSP was adopted in 2005. Adopted in 1998, the Troutdale Town Center Plan includes development and design concepts and implementation strategies to guide the long-term development of the town center area, which encompasses downtown Troutdale and surrounding areas in the central city.
Note that the Urban Renewal Plan is always referred to as the "Plan." Other plans mentioned in this section use their full name.

A. City of Troutdale Development Code

The City of Troutdale Development Code establishes zoning districts, which govern allowed uses and contain development standards. The Area encompasses property within the City's General Commercial and Mixed Office/Housing Districts and the Town Center Zoning District Overlay. A detailed description of these zoning/overlay districts and corresponding development standards is provided in Section VII below.

The Plan helps finance the public investments necessary to generate development that is consistent with the purpose and established development standards for the represented zoning/overlay districts. Further, the Plan will help ensure that the Area develops efficiently, with adequate transportation and public utilities to serve anticipated growth and pedestrian and parks facilities that will promote healthy, livable neighborhoods and create a unique sense of place.

B. Troutdale Comprehensive Land Use Plau Goals and Policies

The Troutdale Comprehensive Land Use Plan identifies general goals and objectives and detailed policies that address statewide planning goals and the City's long range planning and development objectives.

The Plan includes transportation, infrastructure/utility, parks, public plazas and public spaces project that will help achieve the following Comprehensive Plan general goals and objectives:

Policy 4: To bring about a general increase in population density throughout the community in order to facilitate the efficient use of public transportation systems; water, sewer, and storm sewer systems; and other public facilities and services.

Policy 5: To provide a safe and coordinated transportation and circulation system that will bring about the best relationships between places where people live, work, and play.

Policy 6: To significantly improve the appearance of the community, particularly along I-84 and in the downtown area, as one means of recapturing the individual and distinct identity of the Troutdale area as a balanced community with commercial and industrial areas supporting the City within its urban context, and in relationship to the adjoining communities of Gresham, Fairview, and Wood Village.

Policy 7: To retain and enhance desirable existing areas and to revitalize, rehabilitate, or redevelop less desirable areas.

Policy 11: To provide an adequate supply of open space and park and recreation areas to meet the recreational needs and desires of the City's residents.

Policy 13: To encourage a mix of commercial and industrial development which will provide an economic base for the City.

In addition to the general goals and objectives identified above, the Plan includes projects that will facilitate the implementation of statewide planning goals and local planning objectives. Of particular relevance to the Plan are the Recreational Needs, Economy, Housing and Transportation policies outlined below:

Goal 8 – Recreational Needs

The following Recreational Needs policies are supported by the Plan.

Policy 1: Develop an above average amount of open space with both active and passive recreation areas.

Policy 2: Develop a variety of recreational facilities available to all neighborhoods.

Policy 7: Ensure that citywide parks are located adjacent, or close, to major collector or arterial streets and are also accessible to pedestrians and bicyclists.

The Plan will support the development of a new park and associated multi-use pathway along the Sandy River, which will provide new opportunities for active and passive recreational uses and increase pedestrian/bicycle access to the Area from surrounding neighborhoods.

Goal 9 – Economy

The Comprehensive Plan identifies policies intended to diversify and improve Troutdale's economic and employment base, including specific policies that address economic needs in the Town Center Area.

General economic policies supported by the Plan include:

Policy 1: Allocate commercial facilities in a reasonable amount and planned relationship to the people they will serve.

Policy 4: Promote an adequate level of economic development and a diversified employment base within the City of Troutdale.

The Plan also includes projects and programs that will promote the following Town Center Plan economic policies:

Policy 1: Focus retail commercial activity in the established CBD (Central Business District) and, except for expansion of the Columbia Gorge Premium Outlets, do not allow large-scale commercial development to locate nearby.

Policy 5: Provide office employment opportunities in the town center area.

Policy 7: Require all new development to create pedestrian connections to neighborhood centers or to the town center.

Policy 9: Allow expansion of the regional retail at the Columbia Gorge Factory Stores.

Policy 10: Ensure that neighborhood commercial uses within the town center serve the needs of the neighborhood.

One of the Plan's stated goals is to "Promote the Redevelopment of the Area for a Mix of Retail, Office, Residential and Public Uses." The Plan identifies access improvements to NE 257th Avenue and to the Historic Columbia River Highway as a transportation project. These improvements will provide direct, multimodal linkages to the Area from key economic and recreational activity centers, including NE 257th Avenue, the Historic Columbia River Highway and downtown Troutdale. The Plan also includes parks, public plazas and public spaces projects that will make the Area an attractive location for new commercial, office and residential development.

The Plan also allows for financial assistance for private redevelopment accomplishing the goals of the Plan.

Goal 10 - Housing

According to the Comprehensive Plan, "The City of Troutdale is committed to providing the opportunity to obtain decent housing at appropriate densities, cost, and location."

The Plan includes transportation, infrastructure/utility, parks and public spaces projects that will increase access to the Area and attract high quality residential development.

General Housing policies supported by the Plan include:

Policy 1a: Residential developments shall be located in close proximity to employment and shopping facilities. Development shall be sensitive to site characteristics, including topography, soil types, and natural vegetation.

Policy 1b: Residential areas shall offer a wide variety of housing types in locations best suited to each type and shall be developed in a way which will not create environmental degradation. Established densities shall be recognized in order to maintain proper relationships between proposed public facilities and services, and population distribution.

Goal 12 - Transportation

The Comprehensive Plan identifies policies that are designed to promote safe and efficient multimodal circulation and access to all parts of the City, including the town center area, downtown and other key destinations.

Transportation policies supported by the Plan include:

Policy 1: Locate and construct streets and highways in a manner which accommodates both current and future traffic needs. Design streets to maintain the character and quality of the areas served.

Policy 3: Within the town center planning area, provide pedestrian-oriented streets that are uninterrupted by driveways and encourage on-street parking to provide a buffer between the sidewalk and street.

Policy 7: When property redevelops or develops with residential and/or mixed uses, provide for the construction of an interconnected internal street system that provides linkages between adjacent developments.

The Plan provides for access improvements to NE 257th Street and the Historic Columbia River Highway that will provide critical linkages between the Area and

key shopping, commercial and recreational destinations, including the Columbia Gorge Outlet Stores, the downtown/Central Business District and historic Main Street. The Plan will also support the creation of a new park and pedestrian facilities that will make the town center planning area a more pedestrian-friendly environment and will attract new businesses and visitors to the Area.

C. Transportation System Plan Goals and Policies

The TSP identifies goals and policy objectives intended to create a transportation system that enhances community livability and facilitates safe and convenient multimodal access within and to the Area by residents and visitors. The Plan's goals, objectives and transportation infrastructure projects directly address or correlate to planning needs identified in the TSP's goals and policies.

Of particular relevance to the Plan are the following transportation system goals and policies, identified in Chapter 2 of the TSP:

Goal 2: Provide a transportation system in Troutdale which is safe, reduces length of travel and limits congestion.

Policy b. Local streets shall be designed to encourage a reduction in trip length by providing connectivity and limiting out-of-direction travel. Provide connectivity to activity centers and designations with a priority for pedestrian connections. Wherever necessary, new streets built to provide connectivity shall incorporate traffic management design elements, particularly those which inhibit speeding. New or improved local streets should comply with adopted streets spacing standards.

Policy d: Safe and secure pedestrian and bicycle ways shall be designed between parks and other activity centers in Troutdale.

Goal 3: Provide a balanced transportation system and reduce the number of trips by single occupant vehicles.

Policy a: Commercial, community service and high employment industrial uses shall be developed and sited to be supportive and convenient to pedestrians, bicyclists and transit riders. Pedestrian and bicycle amenities, transit facilities, ride-share programs or similar commute trip reduction measures shall be incorporated in commercial and industrial development to the maximum extent possible.

Policy b: Recreational trails, including the 40-Mile Loop, shall link to Troutdale's bicycle and pedestrian plans.

Goal 4: Provide for efficient movement of goods

Policy c: Designated arterial routes and freeway access areas in Troutdale are essential for efficient movement of goods. Design of these facilities and adjacent land uses should reflect the needs of goods movement.

Policy d: Access control standards shall be preserved on arterial routes to reduce conflicts between vehicles and trucks, as well as conflicts between vehicles and pedestrians.

The Plan includes projects that will address transportation needs in the Area. In particular, the Plan will support access improvements to NE 257th Street and the Historic Columbia River Highway, two major transportation corridors that serve the Town Center area. These improvements will strengthen linkages between the Area and the downtown/Central Business District. In addition to street improvements, the Plan will support the development of a pedestrian crossing over the Union Pacific Railroad, public parking facilities, and a park and pedestrian pathway along the Sandy River. These projects will improve multimodal circulation and help provide safe and convenient access to and from the Area by residents, visitors and workers.

D. Troutdale Town Center Plan

"The primary objective of the Troutdale Town Center Plan is to develop a strategy for new infill and redevelopment that will enable downtown Troutdale to thrive as a viable town center within the Portland region. The Town Center Plan has been developed, in part, to implement the regional Metro 2040 Growth Concept. The plan identifies the physical and policy barriers which inhibit intensification and redevelopment of the downtown. It contains implementation strategies including policy actions, public projects, programs, and incentives intended to help Troutdale develop a strong and diversified town center."

The Town Center Plan provides a conceptual framework for the balanced and efficient development of downtown Troutdale and surrounding areas. The Plan supports the following land use and transportation goals, which formed the development of Town Center Plan:

Land Use Goals – General

Encourage commercial business that serves Troutdale citizens.

- Provide opportunities for mixed uses.
- Provide open spaces and greenways.
- Diversify Troutdale's economy.

Land Use Goals – Site-Specific

Provide more housing in the core area.

- Redevelop the sewage treatment plant site:
  - Create a riverfront promenade and provide Sandy River access and a trail along the river.

Transportation Goals

Maintain a pedestrian- and bicycle-friendly environment

- Enhance pedestrian connections:
  - Provide pedestrian linkages between the downtown and the Columbia Gorge Factory Stores.

To achieve the land use and transportation goals cited above, a primary objective of the Town Center Plan is the development of a comprehensive network of local streets and pedestrian linkages to the key retail, entertainment and recreational destinations in the town center area - Columbia Gorge Factory Stores and the downtown/Central Business District. The Plan includes projects that will increase multimodal connections between the Area, NE 257th Avenue and the Historic Columbia River Highway. It will also increase pedestrian access to the Riverfront and the downtown/Central Business District by providing new pedestrian and parks facilities, including the proposed Sandy River Park and a pedestrian crossing over the Union Pacific Railroad.

The redevelopment of the sewage treatment plant site to support housing and other uses that are appropriate for the area is also a goal supported by the Plan. In particular, the Plan identifies site preparation (including the demolition of the former STP) and the relocation of Parks Department Facilities as a specific project that will serve as a catalyst for the redevelopment of the STP site and the broader Area.

The Plan also allows for financial assistance for private redevelopment accomplishing the goals of the Plan.

VII. PROPOSED LAND USES

Land uses within the Area are governed by the City of Troutdale Development Code. The Development Code establishes zoning districts that implement the Troutdale Comprehensive Plan and the Town Center Plan. The districts govern the allowed uses and contain development standards.

Currently, the entire Area is within the Town Center zoning district overlay (the "TC district"). According to the Development Code, the purpose of the TC district is as follows:

> "To encourage the downtown Troutdale area to grow as a diverse and viable town center consistent with the Metro 2040 Growth Concept for town centers. The Troutdale Town Center is envisioned as the district that provides shopping, employment, cultural, and recreational opportunities that serve the Troutdale area. In addition, the district allows for continued housing opportunities close to commercial activities. The intent of specific design standards for buildings, streetscapes, and parking within the TC district is to achieve development that is consistent with the design concepts outlined in the Town Center Plan. These design concepts include, but are not limited to, attractive pedestrian-oriented streets, providing a complementary mix of commercial and residential development, a connected network of streets and accessways to reduce automobile dependency, and avoiding walled streets."

With limited exceptions, permitted uses and development standards within the TC district are the same as those identified for the underlying Central Business District, General Commercial, Mixed Office/Housing and Open Space zoning districts. The purpose of these districts is described below.

A. Central Business District

"This district is intended to provide for retail, personal, professional, business and industrial services within the Town Center (TC)."

Uses permitted outright in the Central Business District (CBD) include but are not limited to: apartment units in conjunction with commercial uses (provided that they are built above or below the street level floor), duplex and triplex dwellings when on the same lot, multiple-family dwellings, cultural and entertainment uses, parking facilities, retail sales, service and repairs and personal services.

Generally, setbacks are not required in the CBD. However, a minimum 15-foot setback is required along a property line that abuts residential zoning districts. A maximum building height of 35 feet is prescribed, however no minimum requirements for lot area, lot width and lot depth are specified. With the exception of apartment units built in conjunction with a commercial use, a maximum residential density of one dwelling unit per 2,000 square feet of net land area is required for all development within the CBD. Further, residential development must be built at 80% or more of the maximum number of dwelling units per net acre.

B. General Commercial District

"This district is intended for more intensive commercial uses in addition to those provided for in the Neighborhood Commercial (NC) and Community Commercial (CC) districts."

Uses permitted outright in the General Commercial (GC) District include but are not limited to: retail sales and services, medical and professional offices, lodging, entertainment, automotive service and repairs, and a broad range of commercial and technical services.

A minimum front yard setback of 20 feet and a street side yard setback of five feet on a through street or a corner lot abutting a street are required in the GC District. With the exception of property abutting a residential zoning district, development is not subject to rear and side yard setbacks. A minimum street frontage of 50 feet and maximum building height of 45 feet are also prescribed.

C. Mixed Office/Housing District

"This district is intended to provide a compatible mix of office, employment and housing opportunities in close proximity to the Troutdale Central Business District. The MO/H district is intended to promote a compact development form consistent with the Troutdale Town Center Plan."

A variety of commercial and residential uses are permitted outright in the MO/H District. These include but are not limited to: medical and professional offices, personal services uses in conjunction with residential development, galleries or art studios, attached, duplex, and triplex dwellings, multiple-family dwellings, apartment units in conjunction with a commercial use, and detached single-family dwellings provided on the same lot in conjunction with another permitted use.

Generally, there are no minimum setback requirements in the MO/H district, although a maximum front yard setback of 10 feet is required for development abutting a transit street. A maximum height limit of 35 feet is prescribed and building footprints shall generally not exceed 20,000 square feet. Residential development is generally subject to a maximum density of one dwelling unit per 2,000 square of net land area and must be built at 80% of the maximum number of dwelling units per acre. Further, residential development must provide a minimum of one off-street parking space per dwelling unit.

D. Open Space

"This district is intended to provide and preserve open space areas."

Uses permitted outright in the Open Space (OS) district include but are not limited to: Parks or playgrounds, picnic grounds, wildlife and nature preserves, nature trails and/or bikeways and minor utility facilities.

"OS district uses shall be compatible with adjacent uses. Picnic grounds and parking facilities shall be equipped with trash receptacles. OS districts shall be maintained by the City if publicly owned; by the owner(s) if privately owned."

VIII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses or other rights to use.

A. Property Acquisition – From Willing Sellers

The Plan authorizes the Agency acquisition of any interest in property within the Area, including fee simple interest, to support private redevelopment, only in those cases where the property owner wishes to convey such interests to the Agency. The Plan does not authorize use of the power of eminent domain to acquire property for private redevelopment.

Property acquisition for those public improvements projects authorized in Section V will be required. The Agency is not granted eminent domain authority under the Plan. Therefore, if the Agency cannot acquire the property needed for the described public improvements through negotiation and voluntary sale, the acquisition will be undertaken by the City of Troutdale or other public entity under its independent eminent domain authority.

Property acquisition from willing sellers may be required to support development of retail, office, housing and mixed use projects within the Area.

B. Land Disposition

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

Property disposition may be required to support development of retail, office, housing and mixed use projects within the Area.

C. Property Which May Be Acquired

In order to accomplish the Plan projects, the Agency may acquire certain real property as hereinafter described:

1. Tax Lots 400 and 500, Section 25BD, Township 1 North, Range 3 East Willamette Meridian, Multnomah County, Oregon.
Parcel ID: R320520 and R320650

It is anticipated that property acquired will be sold to a developer to complete anticipated redevelopment activity of the site within thirty six months of acquisition.

IX. RELOCATION METHODS

As described in Section VIII, the Plan authorizes the acquisition of property by willing sellers only. Relocation benefits must be paid for any public acquisition, whether the acquisition is voluntary or involuntary. Therefore, before the Agency acquires any property, the Agency will adopt relocation regulations.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues collected by the Agency to make payments on debt incurred by the Agency, usually in the form of tax increment bonds. The proceeds of the bonds are used to pay for the urban renewal projects authorized in the Plan. Debt, including bonds, may be both long-term and short-term, and does not require voter approval.

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

A. General Description of the Proposed Financing Methods

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

- Tax increment revenues;
- Advances, loans, grants and any other form of financial assistance from the Federal, State or local governments or other public body;
- Loans, grants, dedications or other contributions from private developers and property owners; and
- Proceeds from the sale of public property, local improvement districts and systems development charges.
- Any other source, public or private.

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

B. Tax Increment Financing and Maximum Indebtedness

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

The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is Seven Million Dollars and No Cents ($7,000,000). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

C. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Agency or the City of Troutdale in connection with the preparation of this Plan or prior planning efforts related to this Plan may be repaid from tax increment revenues from the Area when and if such funds are available.

D. Impact of Tax Increment Financing on Public Schools

This Plan has been adopted with consideration of information in the Report accompanying the Plan regarding the impact of tax increment financing on the K-12 Public School system. Under current law providing for substantial state funding of K-12 schools, the tax increment financing of this Plan has minimal impacts on the revenues received by the Reynolds School District.

XI. DURATION OF PLAN

No new indebtedness to be repaid with tax increment revenues may be incurred after the ~~tenth~~ twentieth anniversary of the effective date of the Plan. As is common practice in urban renewal plans in Oregon, tax increment revenues may continue to be collected beyond this date. Collection may continue until it is found that deposits in the Agency's debt service fund are sufficient to fully pay principal and interest on indebtedness issued during the ~~ten~~ twenty (20) years following the effective date of the Plan, either through direct payment of the indebtedness or by payment of principal and interest on bonds or notes issued to finance the indebtedness. Tax increment revenues collected after the ~~tenth~~ twentieth anniversary of the Plan may only be used to retire outstanding debt.

XII. FUTURE AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments are solely amendments:

- 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; or
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing and approval procedure required of the original Plan under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing is provided to individuals or households within the City of Troutdale as required by ORS 457.120. Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and .115

B. Council Amendments

Council Amendments consist solely of amendments which result in:

- Material changes to the goals and objectives of the Plan; or
- Addition or expansion of a project that adds a cost of more than $500,000 and is materially different from projects previously authorized in the Plan.
- Increase in the duration of the Plan

Council Amendments require approval by the Agency by resolution and by the City Council, which may approve the amendment by ordinance.

C. Minor Amendments

Minor Amendments are amendments that are not Substantial or Council Amendments in scope. They require approval by the Agency by resolution.

D. Amendments to the Troutdale Comprehensive Plan and/or Development Code

Amendments to Troutdale's Comprehensive Plan and/or Development Code that affect the Plan and/or the Area shall be incorporated within the Plan without any action required by the Agency or the City Council.

ORDINANCE NO.

AN ORDINANCE APPROVING THE FIRST AMENDMENT TO THE TROUTDALE RIVERFRONT RENEWAL PLAN TO EXTEND THE PLAN DURATION AND REDEVELOPMENT ASSISTANCE.

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. The Urban Renewal Agency of the City of Troutdale ("Agency"), the duly formed body to implement the Plan, was formed by the adoption of Ordinance. No. 771 on January 27, 2006.

2. Ordinance No. 773, passed by the Council on February 14, 2006, authorized the creation of the Troutdale Riverfront Renewal Plan ("Plan") to provide tax increment funding and urban renewal authority to eliminate blight and foster development and redevelopment within the Troutdale Riverfront Renewal Area ("Area") in order to protect the public health, safety, and welfare.

3. Section I Introduction of the Plan states that the Plan has a duration of 10 years, meaning that no new debt will be incurred after the tenth anniversary of the Plan's effective date.

4. Section XI Duration of the Plan of the Plan states that no new indebtedness to be repaid with tax increment revenues may be incurred after the tenth anniversary of the effective date of the Plan.

5. The Agency desires to complete the projects in the Plan and is working with a developer to complete those projects.

6. The Agency desires an additional ten years to incur debt to be able to complete the projects in the Plan.

7. The Agency desires to assist the developer in completing projects in the Plan.

8. This amendment is a Council Approved amendment as stated in Section XII Future Amendments to Plan of the Plan, requiring approval by the Agency by resolution and City Council by ordinance.

9. The Agency has passed Resolution No. 29 amending Sections I,II,III,V,VI and XI of the Plan, adding a project in the Plan to allow the ability to assist in redevelopment activities and recommending that the ability to incur debt in the Plan be extended an additional ten years in order to complete the projects in the Plan as shown in the First Amendment to the Plan, Attachment A. This does not increase the maximum indebtedness in the Plan, it only allows additional time to reach that maximum indebtedness.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF TROUTDALE:

Section 1. In accordance with the findings set forth above, the Troutdale City Council hereby adopts the First Amendment to the Troutdale Riverfront Urban Renewal Plan, attached hereto as Attachment A which updates Section I Introduction, Section II Goals and Objectives, Section III Outline of Projects, Section V Urban Renewal Projects, Section VI Relationship to Local Objectives, and Section XI Duration of the Plan to add a project in the Plan to allow the ability to assist in redevelopment activities and to add an additional ten years to incur debt.

Section 2. The City Recorder shall forward to the Troutdale Urban Renewal Agency a copy of this Ordinance upon adoption by the Council.

Section 3. The Troutdale Urban Renewal Agency shall record in the Deed Records of Multnomah County, Oregon, a copy the amended the Troutdale Riverfront Renewal Plan.

Section 9. This Ordinance shall be effective on the thirtieth day after its adoption.

YEAS:
NAYS:
ABSTAINED:

_____
Doug Daoust, Mayor

_____
Date

_____
Debbie Stickney, City Recorder
Adopted:

Attachment "A" to Ordinance #

First Amendment to the Troutdale Riverfront Renewal Plan

The following changes are hereby made to the Troutdale Riverfront Renewal Plan. Additions are shown in ***italics***, deletions in ~~**strikeout**~~.

Section I. INTRODUCTION *(page 1)*

The ***original*** Plan ~~**has**~~ ***had*** a duration of 10 years (see Chapter XI), meaning that no new debt will be incurred after the tenth anniversary of the Plan's effective date. ***This section was amended by a Council Amendment to allow an additional 10 years to issue debt, making a duration of 20 years. The Urban Renewal Agency of the City of Troutdale adopted this amendment by Resolution No.29 on October 21, 2014 and the Troutdale City Council adopted this amendment by Ordinance No. ____ on ____.***

. . . . . .

Section II. GOALS AND OBJECTIVES *(page 2)*

A. Goal: Promote Redevelopment of the area for a Mix of Retail, Office, Residential and Public Uses.

3. ***Objective: Support private development and redevelopment through assistance to property owners and developers.***

. . . . . .

Section III. OUTLINE OF PROJECTS *(page 5)*

Add at end of Paragraph 1 in this section:

The Plan also allows for financial assistance for private redevelopment accomplishing the goals of the Plan.

. . . . . .

Section V. URBAN RENEWAL PROJECTS *(page 10)*

H. Redevelopment through New Construction or Rehabilitation

It is the intent of this Plan to stimulate new private investment on vacant or underutilized property to achieve the objectives of this Plan. Redevelopment through new construction or rehabilitation may be achieved in two ways:

(1) By property owners or developers, with or without financial assistance by the Agency;
(2) By acquisition of property by the Agency for resale to others for redevelopment.

The Agency, with funds available to it, is authorized to provide financial assistance for redevelopment costs, provide other forms of assistance, and provide such other forms of financial assistance to property owners as it may deem appropriate in order to achieve the objectives of this Plan.

. . . . . .

Section VI. RELATIONSHIP TO LOCAL OBJECTIVES

B. Troutdale Comprehensive Land Use Plan Goals and Policies

Goal 9 – Economy

Add to paragraph at bottom of page 13:

The Plan also allows for financial assistance for private redevelopment accomplishing the goals of the Plan.

D. Troutdale Town Center Plan

Add to paragraph at the bottom of page 17:

The Plan also allows for financial assistance for private redevelopment accomplishing the goals of the Plan.

. . . . . .

Section XI. DURATION OF PLAN *(page 25)*

No new indebtedness to repaid with tax increment revenues may be incurred after the ~~tenth~~ ***twentieth*** anniversary of the effective date of the Plan. As is common practice in urban renewal plans in Oregon, tax increment revenues may continue to be collected beyond this date. Collection may continue until it is found that deposits in the Agency's debt service fund are sufficient to fully pay principal and interest on indebtedness issued during the ~~ten~~ ***twenty (20)*** years following the effective date of the Plan, either through direct payment of the indebtedness or by payment of principal and interest on bonds or notes issued to finance the indebtedness. Tax increment revenues collected after the ~~tenth~~ ***twentieth*** anniversary of the Plan may only be used to retire outstanding debt.