

ORDINANCE NO. 710

AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO, AND ADOPTING, THE TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

The Troutdale City Council finds:

1. The Urban Renewal Agency of the City of Troutdale ("Agency"), as the duly authorized and acting urban renewal agency of the City, is proposing to undertake certain redevelopment activities in a designated area within the City of Troutdale pursuant to ORS Chapter 457.
2. The Agency, pursuant to the requirements of ORS Chapter 457, has prepared an urban renewal plan ("Plan") which is attached to this Ordinance as Exhibit A, and is incorporated herein by reference. The Plan authorizes the redevelopment activities, including the acquisition and disposition of property described therein.
3. The Agency has caused the preparation of a report ("Report") accompanying the Plan as required by ORS 457.085(3), which Report is attached to this Ordinance as Exhibit B and is incorporated herein by reference.
4. The Plan and the Report were forwarded to the Troutdale Planning Commission for recommendation and the Planning Commission considered the Plan and Report on July 18, 2001, and recommended that the City Council adopt the Plan and consider two specific recommendations regarding its implementation.
5. The Plan and the Report were forwarded on July 27, 2001 to the governing body of each taxing district affected by the Plan, and the Agency has thereafter consulted and conferred with said districts.
6. On August 2, 2001 the Agency met with the Board of Commissioners of Multnomah County to review the proposed maximum indebtedness for the Plan. The Chair of the Multnomah County Commissioners submitted a letter in support of the Plan but with a recommendation that the Plan contain a stronger emphasis on affordable housing and special needs housing, as well as a focus on providing some living wage jobs for low income residents.
7. On August 4, 2001 the City published notice in the Gresham Outlook of the City Council public hearing on the Plan, in addition to mailing notice on July 31 with the required statements of ORS 457.120(3) to all postal patrons within the City and to all property owners within the urban renewal area.
8. On August 14, 2001, August 28, 2001 and August 30, 2001, the City Council held a public hearing to review and consider the Plan, the Report, the recommendation of the

Planning Commission, and the public testimony, and does by this Ordinance desire to approve the Plan.

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

A. The area designated in the Plan as the Plan Area meets the statutory definition of "blight", as defined by ORS 457.010(1) and is eligible for inclusion within the Plan because of underdeveloped land, inadequate streets and utilities to support development, inadequate public facilities such as parks, public parking lots and lack of suitable space for the administration of public services;

B. The rehabilitation and redevelopment described in the Plan to be undertaken by the Agency is necessary to protect the public health, safety and welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to fulfill its land use functions under the City's Comprehensive Plan;

C. The Plan conforms to the City of Troutdale Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in the Plan;

D. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Plan;

E. The acquisition of real property provided for in the Plan is necessary for the development of public facilities and related private development in the Area and for the development of adequate streets and utilities, as more fully described in Sections I, II and III of the Report;

F. Adoption and implementation of the Plan is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to, section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in Sections V, VII and VIII of the Report; and

G. The City shall assume and complete any activities prescribed it by the Plan.

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

Section 1 : The Troutdale Town Center Urban Renewal Plan is hereby approved and adopted, based upon review and consideration by the City Council of the Report, the

recommendations of the Planning Commission, each of which is hereby accepted, and the public testimony in the record.

Section 2: The City Recorder shall forward a copy of this Ordinance to the Agency.

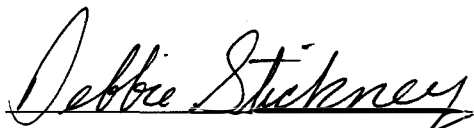
Section 3: The Agency shall thereafter cause a copy of the Plan to be recorded in the Records of Multnomah County, Oregon.

Section 4: The City Recorder, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Plan, including the provisions of ORS 457.135, in the Gresham Outlook no later than four days following adoption of this Ordinance.

YEAS: 7
NAYS: 0
ABSTAINED: 0


Paul Thalhoffer, Mayor

Dated: 9-5-01


Debbie Stickney, City Recorder
Adopted: August 30, 2001

CITY OF TROUTDALE

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

Recorded in the County of Multnomah, Oregon

C. Swick, Deputy Clerk

Total : 166.00

2001-147422 09/18/2001 03:55:05pm ATLJH

J31	30	REC	DOR	OLIS	MRF99
		150.00	10.00	1.00	5.00

Adopted:

August 30, 2001

Ordinance No. 710

*Return To:
City of Troutdale
1045E Kibling Ave.
Troutdale, OR. 97060*

31'

Exhibit A

CITY OF TROUTDALE

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

**Adopted:
August 30, 2001
Ordinance No. 710**

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

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TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

I. INTRODUCTION

The Troutdale Town Center Urban Renewal Plan focuses on public and private investment in the area that has been defined as the Troutdale Town Center. This area includes the “downtown” or Central Business District Zone and related commercial, industrial and higher density residential land to the north, south, east and west of downtown. Within this area the City intends to make key public improvements and take other actions to support high quality development that will be used and enjoyed by the people of Troutdale as well as visitors to the City.

The Troutdale Town Center Urban Renewal Plan (which is referred to as “the Plan”) authorizes the use of urban renewal powers and authority as described in Chapter 457 of the Oregon Revised Statutes (“ORS 457”) except that the Urban Renewal Agency shall not acquire property by eminent domain. In particular, the Plan authorizes the use of tax increment financing of urban renewal projects and enhances the ability of the City to undertake public/private development partnerships.

The Plan is the latest in a series of plans and actions regarding the development of the Town Center. In 1984 the City adopted a Downtown Concept Plan, the goals of which are now part of the City’s Comprehensive Plan. In 1998, the City adopted the Town Center plan and this plan’s implementation strategies are also part of the Comprehensive Plan.

In 1996, the City partnered with a real estate development firm to develop the Town Center Subdivision, a mixed use project fronting on the East Columbia River Highway in downtown. The City developed a public parking lot that serves the development and downtown and the developers designed, constructed, leased and managed the stores and offices that comprise this award-winning project. (The project was awarded the Oregon Downtown Development Association “Best Development” award .)

The success of this project, and the desire to facilitate additional high quality development led the City Council to plan for the use of urban renewal within the entire Town Center area. The Troutdale Town Center Urban Renewal Plan is the result of this planning effort. To administer the Plan, the City Council, on August 14, 2001 adopted a non emergency ordinance, which declared that blighted areas exist in the city of Troutdale, that there is need for an urban renewal agency to function and that City Council would exercise the powers of the urban renewal agency. This ordinance established the Urban Renewal Agency (the “Agency”) of the City of Troutdale. Actions of the council members sitting as the Agency are acts of the Agency and not of the City Council. The Agency intends to appoint an advisory committee to consider and make recommendations on issues related to implementation of the Plan.

The Plan was developed with public input and with the review and recommendations of the Troutdale Planning Commission, representatives of the taxing districts that are affected by the Plan (e.g. the County, the School District) and the Multnomah County Commission. The Plan was adopted on August 28, 2001 after a public hearing, the notice for which was sent to each individual household within the City of Troutdale.

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

Among other things, the Plan:

- states overall goals and objectives.
- delineates the urban renewal area (the "Area") within which the plan will operate.
- describes the urban renewal projects to be undertaken, including the purchase and sale of property.
- shows the relationship of the Plan to existing policies.
- describes and limits the use of tax increment financing.
- describes how the Plan may be amended in the future.
- sets a limit in time for completion of the Plan.

The Plan is accompanied by an Urban Renewal Report that contains background information, details on project financing and other information in support of the Plan.

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

II. GOALS AND OBJECTIVES

The goals and objectives of the Plan are as follows:

A. Goal : Promote High Quality Development on Vacant and Underused Property in the Area

Troutdale values attractive development and development that is in keeping with its surroundings. Public investment in infrastructure and other incentives can result in development that exceeds existing design standards and provides greater public benefits. In particular investments could be made in the development of the County Farm site and redevelopment of the old Sewage Treatment Plant ("STP") (see Figure 1.) to ensure that the City's development objectives are met on those sites.

1. Objective: Remove the obstacles to new development and redevelopment by upgrading public infrastructure, including streets, sanitary sewer, storm sewer and water facilities.

This especially applies to the part of the Area west of 257th.

2. Objective: Provide incentives that reduce the cost of developing property in a manner that especially supports City policies regarding land use, design and transportation.

Incentives can include financing public improvements and making land available at less than its fair market value.

3. Objective: Increase the availability of land for development by acquiring and assembling development sites.

Some landowners may be unwilling to market their property for sale, but would be willing to sell land to the Agency. The Agency may be able to acquire contiguous parcels and create a single larger development site, if such a site is desirable. The Agency's authority to acquire and dispose of land is discussed in Chapter X .

4. Objective: Refine existing development regulations and standards so that they are flexible but effective.

The Agency can cooperate with the City in the ongoing review and evaluation of the existing regulatory framework.

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

5. Goal : Provide A Greater Level of Goods and Services for Troutdale

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

6. Objective 1 : Create a better awareness of the market opportunities that exist or will exist in Troutdale.

Troutdale has taken some important steps to revitalize the CBD and to encourage development in other parts of the Area. Developers and businesses may not be totally aware of the small town urban environment that is evolving in the CBD. Similarly the market awareness of such sites as the former STP and the County Farm could be improved.

7. Objective 2 : Support with appropriate incentives businesses and developers who will increase the range of goods and services.

B. Goal : Create Employment Opportunities for Troutdale Residents

Many of Troutdale's residents must leave the community to work. Continued development of the Town Center 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.

3. Objective: Support with appropriate incentives businesses and developers who will increase the range of goods and services.

C. Goal: Improve Transportation Systems and Use Existing and Future Facilities Efficiently

Transportation linkages within the Town Center are incomplete, and additional facilities are needed for motor vehicles, pedestrians and bicycles. Since transportation facilities will always be costly, new and existing facilities should be used efficiently.

1. Objective: Provide connected local street systems that serve development in areas that currently lack streets.

2. Objective : Provide a system of pedestrian and bicycle trails that connect parts of the Town Center to each other and to the Sandy River.

3. Objective: Provide pedestrian and bicycle connections from neighborhoods to parks, school and other public facilities.

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

4. Objective: Promote land uses and design that are efficient in their use of transportation. For example, mixed use (retail/office/residential) projects can eliminate the need for some trips.

D. Goal: Improve Access To and Enjoyment of the Sandy Riverfront

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

1. Objective: Develop public parks and trails that promote access to the river.
2. Objective: Encourage site planning and design that maximizes access to and views of the river.

E. Goal: Preserve and Enhance Troutdale's Natural and Historic Resources

Troutdale's history dates back to Lewis & Clark and its location on the Sandy River near its confluence with the Columbia made it a key point in the pioneer route to the Willamette Valley. Beaver Creek flows through almost the entire City (south to north) and reaches the Sandy River within the Town Center area.

1. Objective: Reflect historical Troutdale in future development, especially within the historic Central Business District.
2. Objective: Preserve, protect, and dramatize historical structures and locations within the downtown.
3. Objective: Encourage new development that is compatible in design with those existing structures that have historic value.
4. Objective: Promote development and redevelopment that is designed to respect Troutdale's natural resources

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

III. OUTLINE OF URBAN RENEWAL ACTIVITIES

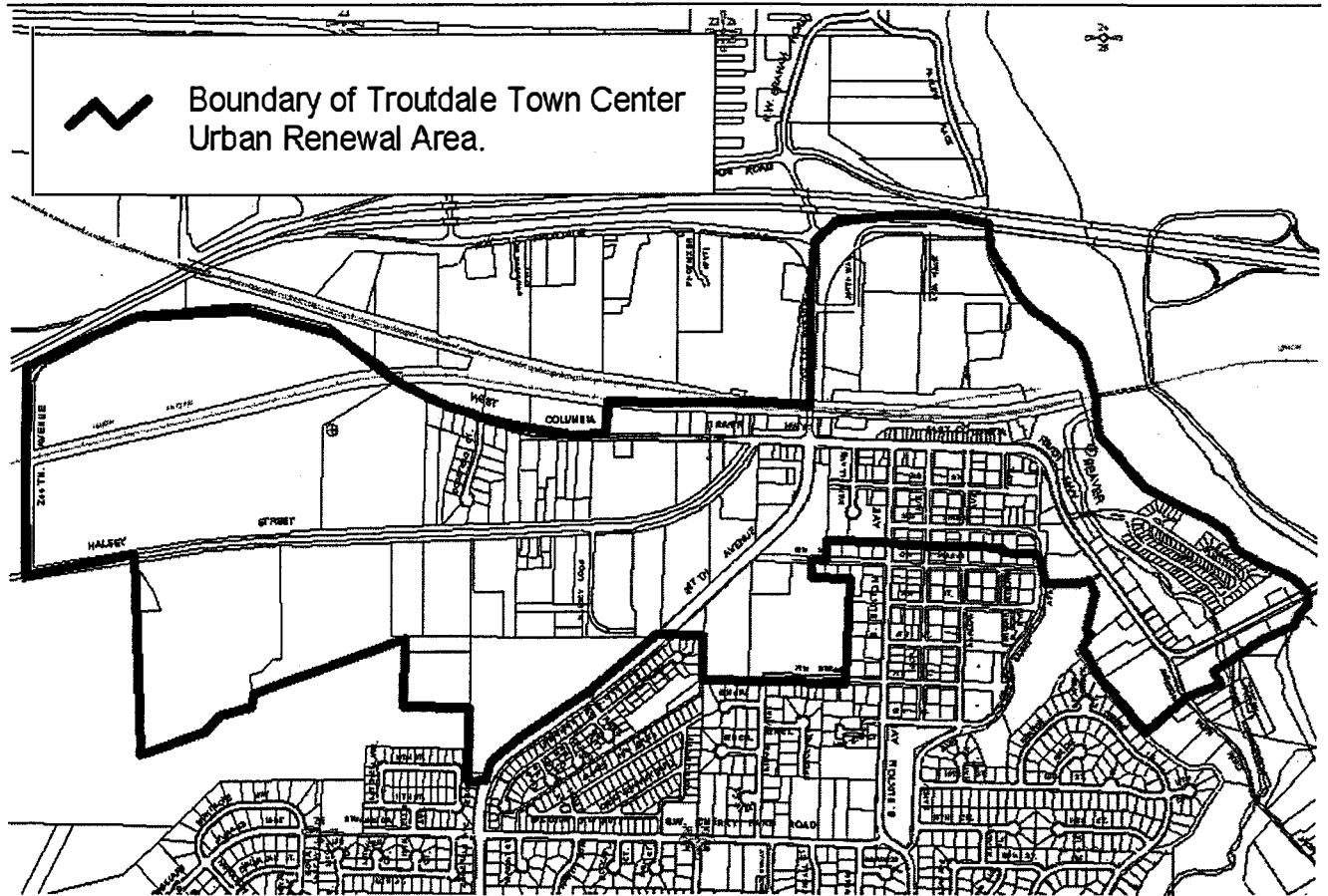
Urban renewal projects are discussed in detail in Chapter V . Urban renewal activities will generally consist of public improvements and financial incentives for rehabilitation, infill and redevelopment within the CBD, for redevelopment of the STP Site and for development of the County Farm Site. In the part of the Area west of 257th Avenue, urban renewal activities will focus on providing a street system and basic infrastructure to support development called for in the Comprehensive Plan and Development Code. In the CBD, urban renewal activities will include acquisition and disposition of property, participation by property owners with the Agency in rehabilitation of existing properties (through loan and grant programs), development of public improvements and facilities. In the eastern part of the Area, urban renewal activities will focus on improvements to access to the Sandy River.

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

IV. URBAN RENEWAL AREA BOUNDARIES

The boundaries of the Area are shown in Figure 1. A legal description of the Area boundaries is provided in Appendix 1 to the Plan, which Appendix is incorporated within the Plan by reference.

Figure 1: Urban Renewal Plan Area Boundary



TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

V. URBAN RENEWAL PROJECTS

The planned urban renewal projects are described below. Land for such facilities may be acquired without further amendment of the Plan.

A. Public Improvements

1. Streets

a) Residential Streets west of 257th

Provide streets to serve residential development in the area between SW 257th Avenue and McMenamins Edgefield.

b) SE 5th Street Improvements

Improve SE 5th Street east of Kibling Avenue.

c) Access to the STP Site from Downtown

Provide access to the former STP site in the manner determined by Council as part of the STP Redevelopment Plan.

d) Access improvements for the County Farm Site

Provide access to the County Farm Site as determined during design review process.

2. Pedestrian Ways

Pedestrian improvements include trails and connections. Proposed improvements include the following key features:

a) Sandy River Trail / Columbia River Highway Trail-

Develop a pedestrian trail along the Sandy River from I-84 to the railroad tracks, continuing south along the Historic Columbia River Highway and crossing the river.

b) Beaver Creek Canyon Linkage to the Columbia River Highway Trail-

Develop a pedestrian connection between the Historic Columbia River Highway and Beaver Creek Canyon.

c) Helen Althaus Park to Edgefield

The trail through Helen Althaus Park will extend west across SW 257th Avenue to the grove of trees south of SW Halsey Street. The trail will extend along streets to McMenamins Edgefield, with linkages from Edgefield to Columbia Park.

d) Pedestrian Bridge – Downtown to the Columbia Gorge Premium Outlet Stores

Develop pedestrian linkages from downtown to the outlet stores, as determined by the City Council in the STP Redevelopment Plan.

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

3. Sanitary Sewer

Upgrade West Columbia pump station.

4. Storm Sewer

- a) Halsey St. Drainage Improvements West of Edgefield
- b) Columbia River Highway Control Structure
- c) Columbia River Highway Underpass Bypass
- d) Wood Village Drainage Improvement
- e) Fourth Street Drainage Improvement

5. Water

- a) Upsize water line on Columbia River Highway from Kibling to Park
- b) Upsize 244th Avenue Water Line

B. Public Facilities

The following public facilities are authorized by the Plan. Parcels that the Agency intends to acquire as sites for these facilities will be specifically identified by means of a Minor Plan Amendment as described in Chapter XII.

1. City Hall Development

Participate in the development of a new City Hall on a site within the Urban Renewal Area. Participation will be in proportion to the benefits accruing to the Area from such development. Benefits include accommodating staff serving the Agency and contributing to the redevelopment of land within the Area.

2. Parks

- a) Sandy Riverfront Park
A riverfront park for the Troutdale community and visitors.
- b) Sandy River, South of Railroad
A riverfront park at the confluence of Beaver Creek and the Sandy River
- c) Neighborhood Park, Halsey at Edgefield Court
- d) Neighborhood Park, South of Halsey Between Halsey Loop and Edgefield

3. Parking Facilities

Develop surface parking lots and structures in the downtown to serve shoppers and employees.

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

C. Financial Incentives

1. Low Interest Loan and Grant Programs

The Agency may provide below market rate loans and/or grants to property owners seeking to conserve or rehabilitate property within the Area. The Agency may adopt such rules and regulations as are appropriate to administer this loan/grant program.

D. Property Acquisition and Disposition

Property acquisition and disposition are discussed in Chapter X.

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

VI. RELATIONSHIP TO LOCAL PLANS AND OBJECTIVES

The local plans and objectives that underlie the Plan include the City's Comprehensive Plan, separate elements of the Comprehensive Plan such as the Transportation System Plan and the Capital Improvements Plan and implementing ordinances such as the Development Code.

A. City of Troutdale Comprehensive Plan

The Plan supports and implements the following sections of the Comprehensive Plan

1. General Goals and Objectives

- 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.
- To retain and enhance desirable existing areas and to revitalize, rehabilitate, or redevelop less desirable areas.
- To continually encourage excellence in all private developments and public services within the constraints of economic reality. Economic reality should not be interpreted as maximum profit for minimum investment or as minimum local budgets for maximum services, but as optimum initial expenditures justified by the long-range social, economic, and aesthetic benefits derived from those expenditures.
- To encourage and promote innovation in development techniques in order to obtain maximum livability and excellence in planning and design for all new developments that respond to the specifics of the site and the need for continued awareness of energy use consequences.
- To continually work to maintain the high air, water, and land quality, and to protect and preserve those identified significant environmental and ecological resources in the area.
- 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.
- To encourage a mix of commercial and industrial development which will provide an economic base for the City.
- To promote the retention and expansion of existing businesses and the location of new businesses by developing flexible requirements which can accommodate the specific nature of a proposed project.

2. Land Use

- Implement the plan through zoning and development ordinances, capital improvement programming, a central business district development program, and other appropriate measures and/or programs.

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

3. Parks and Recreation

- Develop an above average amount of open space with both active and passive recreation areas.
- Develop a variety of recreational facilities available to all neighborhoods.
- Ensure that the cost of acquiring, developing, and maintaining parks is equitable to all citizens.
- Encourage joint use of park and school facilities by locating them adjacent, or close, to each other.

4. Economy

Commercial areas in Troutdale do not generate a significant amount of employment, but will provide expanded opportunities in the future, particularly in the town center.

The downtown area contains unique and diverse retail shops catering to a special market area... As the population of Troutdale and East Multnomah County grows, additional retail growth will be necessary to accommodate demand.

Policies

- Preserve and promote the commercial district along Columbia River Highway as the Central Business District.

The downtown area remains the cultural, social, and historic center of Troutdale. The Central Business District (CBD) is intended to be the retail heart of Troutdale. The key concept of the CBD is the strengthening of the retail commercial activity along the downtown area of East Historic Columbia River Highway. According to national retail experts, successful pedestrian-oriented retail areas are no more than 1,000 feet long, which is an appropriate walking distance for a successful commercial area. With the development of the 23-lot Troutdale Town Center subdivision and new city-owned parking lot, the CBD is well-situated to capture tourist traffic heading into the Columbia River Gorge and recreational areas, and should continue to serve as a retail and service center for the City.

The City completed a Downtown Concept Plan in 1984 and a Downtown Implementation Plan in 1987. It adopted the Troutdale Town Center Plan in February 1998 which reinforces and refines the earlier plans. Downtown goals identified in the Downtown Concept Plan and implementation strategies identified in the Troutdale Town Center Plan are included in this section.

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

(DOWNTOWN CONCEPT PLAN)

1. Enhance the downtown's role as a center of retail goods and consumer services for area residents and a premier attraction for visitors to the community. Provide an atmosphere conducive to investment.
2. Provide opportunities for a mix of commercial activity with moderate and high-density housing in a manner that will not compromise commercial uses.
3. Encourage a transportation system that will provide safe and convenient circulation for pedestrians, bicycles, automobiles, trucks, and mass transit. Promote a system of pedestrian ways which connect the retail areas with the waterfront and residential areas, parking facilities, and open spaces. Provide parking to serve the needs of existing businesses and new developments.
4. Encourage development that is sensitive to physical attributes and constraints, and is cost effective for private development interests and public agencies.
5. Encourage the use of design elements on public and private lands that will promote the downtown as the Gateway to the Columbia River Gorge and Sandy River recreation areas. Encourage building and site designs that establish a unifying relationship with the overall design character of the downtown.
6. Provide public, and encourage private, open spaces adaptable to a wide variety of uses to include community entertainment, exhibition, and meeting spaces. Active use of these spaces should be promoted by utilizing kiosks, cafes, vending stands, and entertainment.
7. Provide facilities for people such as public restrooms, outdoor furniture, and protection from the elements.
8. Preserve, protect, and dramatize historical structures and locations within the downtown whenever feasible. Encourage new development that is compatible with existing structures and functional characteristics of planned uses.
9. Recognize and protect vistas of unique natural features which provide a scenic backdrop for the downtown.
10. Encourage private business activity and investment through use of incentives and a regulatory environment that is competitive with that of other comparable jurisdictions.

(TOWN CENTER PLAN)

1. Focus retail commercial activity in the established CBD and, except for expansion of the Columbia Gorge Factory Stores, do not allow large-scale commercial development to locate nearby.
2. Concentrate commercial retail activity along East Historic Columbia River Highway in the historic commercial downtown of Troutdale.
3. Support the development and maintenance of a public plaza in the CBD.
4. Eliminate the auto-related focus in the established CBD.
5. Provide office employment opportunities in the town center area.
6. Allow a mixture of office and housing uses.
7. Require all new development to create pedestrian connections to neighborhood centers or to the town center.

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

8. Encourage development of a grocery store in the CBD.
9. Allow expansion of the regional retail at the Columbia Gorge Factory Stores.
10. Ensure that neighborhood commercial uses within the town center serve the needs of the neighborhood.

5. HOUSING

Housing, 1. General

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.

- b. 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.
- c. Establish minimum densities for new residential developments excluding residential dwellings built in conjunction with a commercial use. Require that new development achieve at least 80% of the maximum density per net acre allowed by the zoning district.

Housing, 3. Fees and Charges.

- a. Take protective measures to ensure that fees and charges are not arbitrary, unnecessary, or inefficient.
- d. Attempt to balance the benefits of regulatory actions with the cost of such regulations in relationship to the cost of housing, as well as the City's cost of regulation.

Housing, 6. Alternative Housing Types.

- a. Recognize condominium ownership as a legitimate and affordable housing alternative. Condominium developments will be encouraged, provided the density meets the requirements in the Comprehensive Plan.
- b. Recognize the need for housing for senior citizens and encourage senior center complexes, or other developments that serve primarily senior citizens.
- c. Recognize and promote single-family attached homes as a legitimate and desirable alternative to single-family detached homes.
- d. Recognize the use of "zero lot line" siting as a method of increasing the usable outdoor area of a lot.
- e. Recognize the need for additional multiple-family dwellings in Troutdale and encourage multiple-family developments in areas designated for such in the Comprehensive Plan.
- f. Encourage a mix of single-family, duplexes, tri-plexes, and four-plexes as part of a Planned Development as an attractive and desirable alternative to providing just a

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

single type of housing in a subdivision.

g. Encourage a mix of multiple-family dwellings and professional offices, or limited commercial, in the higher intensity areas and town center planning area outlined in the Comprehensive Plan.

6. Transportation

- 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.
- 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.
- Encourage use of mass transit, bicycle, and pedestrian transportation and circulation systems as legitimate and desirable future alternatives or supplements to the automobile.
- Continue to be sensitive to the needs of the physically handicapped in the design of an intracity circulation system and in the construction of public facilities.
- When property redevelops or develops with residential and/or mixed uses, provide for the construction of an interconnected internal street system that provides linkage between adjacent developments.

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

B. PROPOSED LAND USES

Land uses within the Area are controlled by the City's Comprehensive Plan and Development Code. The Development Code also contains design standards for various uses and locations, which are discussed in Chapter VIII. No land use regulations are imposed by the Plan, although the Agency may negotiate provisions regarding land use and design with particular property owners in exchange for the incentives available under the Plan.

Zoning Districts within the Area at the time of adoption of the Plan are shown in Figure 2. and described below. The entire Area is covered by the Town Center Overlay which modifies the provisions of the underlying zones. These districts, as modified by the Town Center Overlay (TCO) are described below. Subsequent changes to the Comprehensive Plan, the Development Code or other implementing ordinances, if any, will apply to the Area and the Plan may be updated to reflect such changes without a formal amendment process.

1. Single Family Residential (R-5)

This district is intended primarily for single family dwellings in a medium density environment. Minimum lot sizes are 5,000 square feet. Within the TCO, attached dwellings of more than two units are permitted conditionally if each unit is situated on a separate lot of record. Manufacture home parks are prohibited.

2. Attached Residential (R-4)

This district is intended primarily for attached residential dwellings in a medium-density residential environment. With the TCO it allows single family (including zero lot line), duplexes, triplexes, fourplexes ("plexes"), row houses and townhouses, but prohibits manufactured home parks.

3. Apartment Residential (A-2)

This district is intended primarily for multi-family dwellings in a high density residential development. With the Town Center Overlay it allows single family (including zero lot line housing), plexes, apartment and townhouses but prohibits manufactured home parks. Maximum density is one dwelling unit per 2,000 s.f. of net land area (21 units per acre).

4. Neighborhood Commercial (NC)

This district is intended for convenience retail and service establishments of limited scale to serve primarily the needs of nearby residents. Development must be compatible with adjacent residential neighborhoods. With the TCO it allows outright plexes and restaurants (without drive-in service) but treats grocery stores (without gasoline pumps) as a conditional rather than permitted use.

5. Community Commercial (CC)

This district is intended for the shopping needs of several neighborhoods in locations easily accessible to such neighborhoods. With the TCO it treats grocery stores without gasoline pumps as a conditional rather than permitted use and also allows single family houses, plexes and multifamily dwellings (maximum of 21 units per net acre) provided the residential use is located above or behind the ground floor of a commercial use.

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6. General Commercial (CG)

This district is intended for more intensive commercial uses in addition to those provided for the NC and CC Districts. With the TCO, a range of residential uses are allowed outright (maximum of 21 units per net acre) provided the residential use is located above or behind the ground floor of a commercial use and some of the otherwise allowed or conditional uses (e.g. auto sales, service stations, tire shops, lumber yards) are prohibited.

7. Central Business District

This district provides for retail, and a range of services. A range of residential uses are allowed outright (maximum of 21 units per net acre) provided the residential use is located above or behind the ground floor of a commercial use. Retail uses over 15,000 square feet are allowed conditionally. Assembly, community service, and congregate housing are also allowed conditionally.

8. Mixed Office/Housing (MO)

The purpose of this district is to provide a compatible mix of office, employment and housing opportunities close to the CBD. Retail uses up to 15,000 square feet are allowed conditionally.

9. Industrial Park (IP)

This district is intended for a mix of clean employee-intensive industries, offices, service and retail commercial uses, which have no off site impacts. It provides for combining parking, landscaping and other design features which link uses within one development. It permits outright a range of office, light industrial and service uses and allows conditionally hotels, restaurants, and some retail and service uses.

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VII. DESIGN STANDARDS

Within the TCO, all commercial uses and all residential uses except single family detached houses and duplexes are subject to design review. The design review process is at least initially a Type II Procedure which calls for a staff proposed decision with a process whereby the public can submit comments on the proposal. The final decision is at the staff level, but it is appealable to the Planning Commission and City Council.

The Development Code contains base design standards for all uses other than single family detached housing that cover the site plan, grading plan, building design, signage, pedestrian walkways, access ways, and building orientation (including setbacks). Within in the CBD, commercial development is also subject to special design standards that are quite detailed, and which deal with pedestrian accessibility, compatibility with existing downtown businesses, building materials and colors, roof materials, parapets and pitch, building orientation, facades, window treatment, landscaping, streetscaping, and lighting.

Residential development within the TCO is also subject to special standards regarding building planes, front facades, signage, streetscape and off-street parking and loading.

Additional development standards regarding streetscape and fences apply for parcels facing 257th Avenue and for the former Sewage Treatment Plant site.

The Plan does not impose any additional design standards, but the standards contained in the Development Code may be a basis for the Agency's requirements in a negotiated public/private development partnership.

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

VIII. RELOCATION METHODS

Where required to complete an urban renewal project under this Plan, relocation of households or businesses will be undertaken in conformance with state law, currently contained in ORS 281.045 to 281.105 (1999 Edition). Subsequent changes to statutes governing relocation will apply to the Plan and the Plan may be updated to reflect such changes without a formal amendment process.

Current statutory provisions regarding relocation are reproduced below.

281.055 Relocation within neighborhood; notice prior to move; costs and allowances. (1)

A public entity undertaking urban renewal or neighborhood development shall make all reasonable efforts to insure that all displaced persons shall have the option to relocate within their urban renewal or development neighborhood or area and shall not be displaced, except temporarily as required by emergency, until appropriate residential units shall become available to them within their neighborhood or area and within their financial means.

(2) Except as required by emergency, no displaced person shall be required to move from any real property without first having written notice from the public entity at least 90 days prior to the date by which the move is required. In no case shall any displaced person be required to move until the public entity notifies the person in writing of all costs and allowances to which such person may become entitled under federal, state or local law. [1975 c.613 s.3]

281.060 Relocation duties of public entity; use of certain federal relocation assistance programs; policies. Whenever any program or project is undertaken by a public entity which program or project will result in the acquisition of real property, notwithstanding any other statute, charter, ordinance, or rule or regulation, the public entity shall:

- (1) Provide fair and reasonable relocation payments and assistance to or for displaced persons as provided under sections 202, 203, 204 and 206 of the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended by the Uniform Relocation Act amendments of 1987;
- (2) Provide relocation assistance programs offering to displaced persons and others occupying property immediately adjacent to the real property acquired the services described in section 205 of the 1970 federal Act as amended by the Uniform Relocation Act amendments of 1987 on the conditions prescribed therein;
- (3) In acquiring the real property, be guided by the land acquisition policies in section 301 of the 1970 federal Act as amended by the Uniform Relocation Act amendments of 1987 and the provisions of section 302 of the 1970 federal Act;
- (4) Pay or reimburse property owners for necessary expenses as specified in sections 303 and 304 of the 1970 federal Act;
- (5) Share costs of providing payments and assistance with the federal government in the manner and to the extent required by sections 211 (a) and (b) of the 1970 federal Act as amended by the Uniform Relocation Act amendments of 1987; and
- (6) Appoint such officers, enter into such contracts, utilize federal funds for planning and providing comparable replacement housing, and take such other actions as may be necessary to comply with the conditions and requirements of the 1970 federal Act as amended by the

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Uniform Relocation Act amendments of 1987. [1971 c.142 s.2; 1973 c.373 s.1; 1975 c.613 s.5; 1989 c.14 s.1]

281.070 Business or farm operation required to make state tax returns and records available for audit. To be eligible for the payment authorized by ORS 281.060 to 281.090, a business or farm operation must make its state income tax returns and its financial statements and accounting records available for audit for confidential use to determine the payment authorized. [1971 c.142 s.3]

281.080 [1971 c.142 s.4; repealed by 1975 c.613 s.6 (281.085 enacted in lieu of 281.080)]

281.085 Decision on benefits; hearing; review. Any person who applies for relocation benefits or assistance under ORS 281.060 shall receive the public entity's written decision on the application which shall include the statement of the amount awarded, if any, the statutory basis for the award, and the statement of any finding of fact that the public entity made in arriving at its decision. A person aggrieved by said written decision shall be entitled to a hearing substantially of the character required by ORS 183.415, 183.425, 183.450, 183.460 and 183.470, unless federal, state or local law provides otherwise. Notice required by ORS 183.415 must be served within 180 days of the receipt of the written decision by the aggrieved party. The decision of the public entity shall be reviewable pursuant to ORS 183.480. [1975 c.613 s.7 (enacted in lieu of 281.080)]

281.090 Construction. Nothing in ORS 281.060 to 281.090 shall be construed as creating in any condemnation proceedings brought under the power of eminent domain, any element of value or of damage not in existence immediately prior to May 7, 1971. [1971 c.142 s.5]

281.100 [1971 c.142 s.6; repealed by 1975 c.613 s.10]

281.105 Federal law controlling. In any instance where a public entity is receiving federal financial assistance and is thereby required to comply with applicable federal laws and regulations relating to relocation assistance, such federal laws and regulations shall control should there be any conflict with ORS 281.045 to 281.060, 281.085 and this section. [1975 c.613 s.9]

IX. PROPERTY ACQUISITION AND DISPOSITION

A. Property Acquisition

The Plan authorizes the acquisition of real property for public improvements by negotiating an agreement with willing sellers or by other willing conveyance, where such land is required for urban renewal projects to be undertaken under the Plan. Acquiring property by eminent domain is not authorized. Land acquired for public facilities (city hall, parks and parking facilities) will occur only following identification of such property by means of a Minor Plan Amendment.

The Plan authorizes the Agency to acquire the property(ies) listed below and to dispose of such property by sale, lease or other means to a private party for any use in conformance with the Plan.

Properties To Be Acquired:

The Agency may acquire interest in the County Farm site (Tax Lots 1N3E26 100 and 1N3E26B 1200). Interest is anticipated to be acquired in FY 2001/2002 and such interest is anticipated to be conveyed to a redeveloper in FY 2003/2004.

Additional property(ies) may be identified in the future and added to the Plan by means of a Council-Approved Amendment, as described in Chapter XII.

B. Property Disposition

The Agency shall, in accordance with the Plan, make land or interests therein that it has acquired available for use by private enterprise or public agencies. Such land shall be made available at a value determined by the Agency to be its fair reuse value, which represents the value, whether expressed in terms of rental or capital price, at which the 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. Any decision by the Agency to dispose of land or interests therein shall be governed by an agreement that is adopted by the Agency at a properly noticed public meeting of the Agency.

To assure that land acquired under the Plan is used in accordance with the urban renewal plan, the agency, upon the sale or lease of such land, shall obligate purchasers or lessees to use the land for the purposes designated in the Plan and to begin the building of their improvements within a period of time which the Agency finds reasonable. Any obligations by the purchaser shall be covenants and conditions running with the land where the urban renewal agency so stipulates. Any contract for the transfer of any interest in land by the urban renewal agency may be recorded in the land records of the county in which the land is situated in the same manner as any other contract for the transfer of an interest in land is recorded.

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X. TAX INCREMENT FINANCING

Tax increment financing as authorized by Article IX(1)(c) of the Oregon Constitution and Chapter 457 of Oregon Revised Statutes shall be used to finance the projects and activities undertaken under the Plan.

A. General Description of the Proposed Financing Methods

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

- tax increment revenues, described in more detail below.;
- 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
- 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

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency as provided in ORS 457.420 through ORS 457.450. 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 is \$16,500,000. This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

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XI. AMENDMENTS TO THE PLAN

The Plan may be amended under the terms of this Section of the Plan, which establishes three types of amendments and states the process required for each type. The three types of amendments are Substantial Amendments, Council-Approved Amendments and Minor Amendments.

A. Substantial Amendments

Substantial amendments are those amendments that would

Increase the maximum amount of indebtedness to be issued or incurred under the Plan or

Add land to the Area that totals more than one percent of the existing area of the Area.

Substantial amendments shall be adopted using the same process required for adoption of the Plan as described in ORS 457.085 through ORS 457.135 (1999 Edition). This process generally includes

- Citizen involvement;
- A presentation of the amendment to the City of Troutdale Planning Commission for its recommendation;
- Consulting with the taxing districts (County, City, School District) that levy taxes within the Area.
- Representatives of the Agency meeting with the governing bodies of Multnomah County
- Providing notice to individual households within the City of Troutdale of the public hearing before the City Council.
- Consideration and adoption of a non-emergency ordinance by the City Council
- Publication of notice of adoption of the plan.

B. Council-Approved Amendments

Council-Approved amendments consist of amendments that

Add a project not already authorized under the Plan which has a cost in year 2001 dollars of more than \$500,000.

Extend the termination date of the Plan, as stated in Chapter XIII

Authorize the acquisition of real property through a negotiated agreement with a willing seller.

Council-Approved amendments shall be adopted using the same process as for substantial amendments.

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C. Minor Amendments

Minor amendments are defined as all those amendments not defined as substantial or Council-Approved amendments. Minor amendments shall be adopted by Resolution of the Agency at a public meeting of the Agency for which notice has been provided that conforms to State law.

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XII. DURATION OF THE PLAN

At the end of the period of 25 years from the effective date of the ordinance adopting the Plan (the "Expiration Date"), no new urban renewal projects shall be undertaken and no further indebtedness under the Plan shall be issued or incurred. The collection of tax increment funds may continue beyond this date only if necessary to pay principal and interest and indebtedness incurred prior to the Expiration Date.

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Legal Description of Troutdale Town Center Urban Renewal Area

Beginning at the intersection of South right of way line of S.W. Halsey Street and the centerline of N.E. 244th Avenue, extended Southerly, in Section 26, Township 1 North, Range 3 East W.M.; thence North, along said extended centerline and the centerline of N.E. 244th Avenue and Northerly extension thereof, to its intersection with the South right-of-way line of the Banfield Expressway; thence Easterly, along said right-of-way line to the Westerly extension of the Northerly right-of-way line of Historic Columbia River Highway; thence Easterly, along said extension and the Northerly right-of-way line of said Historic Columbia River Highway, to a point approximately 812 feet West of the East quarter corner of Section 26, Township 1 North, Range 3 East W.M., said corner being the Southeast corner of that parcel described in Book 1449 and Page 1031, recorded June 17, 1980 in Multnomah County Deed Records; thence North, a distance of 172 feet more or less to the Southerly line of the O.W.R. & N. Co. right-of-way; thence Easterly, along said right-of-way line to its intersection with the West right-of-way line of N. W. Graham Road; thence Northerly, along said West right-of-way line to its intersection with 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 a line parallel with and 100 feet Southeasterly of the Southerly right-of-way line of Crown Point Highway (Historic Columbia River Highway), said point being on the South line of that parcel described in Book 1795 Page 1243 and recorded in 1984, in Multnomah County Deed Records; thence Southwesterly along said parallel line, to the Southwesterly corner of said parcel; thence South 62°57'54" West, a distance of 261 feet, more or less, to the Northwest corner of that parcel described in Book 1064 Page 304 recorded in 1926 in Multnomah County Deed Records; thence South 55°50'30" West, a distance of 142 feet, more or less to the centerline of Beaver Creek; thence upstream, along said centerline, a distance of 156 feet more or less to the Southeast corner of that parcel described in Book 845 Page 182 recorded in 1921 in Multnomah County Deed Records; thence South 57°23'47" West, a distance of 289 feet to the Easterly line of a public road; thence North 86°04'07" West to a point on the Westerly right-of-way line of said public road, said point also being the Southeast corner of that parcel described in Document 98-198681, Multnomah County Deed Records; thence Southwesterly, along the Southeasterly line of said parcel to a point of intersection with the Northeasterly line of Tract "A" of Strawberry Meadows, a duly recorded plat in Multnomah County; thence Northwesterly, along said Northeasterly line of said Tract "A" to the most Northerly corner thereof, said corner also being the most Westerly corner of River Court Condominium, a duly recorded condominium in Multnomah County; thence North 50°04'00" East, a distance of 150 feet; thence North 53°16'00" West, a distance 83.45 feet; thence North 10°17'00" East, a distance of 248.30 feet; thence North 58°07'44" East, a distance of 4 feet; thence North 39°10'00" West, a distance of 62.20 feet; thence South 80°07'34" West, a distance of 81.84 feet, thence South 89°58'44" West, a distance of 213.73 feet to a point on the Easterly right of way line of S. E. Sandy Street; thence Northerly, along the Easterly right-of-way line of said S. E. Sandy Street, a distance of 180 feet more or less to the point of intersection with the Easterly extension of the Northerly line of the Southerly 15 feet of Lot 6

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of Block 12 of Troutdale Addition, a duly recorded plat in Multnomah County; thence Westerly, along said Easterly extension and along the Northerly line of the Southerly 15 feet of said Lot 6 and Westerly extension thereof, a distance of 120 feet to the Northwest corner of the South 15 feet of the East 20 feet of Lot 5, of Block 12 of said Troutdale Addition; thence Northerly and parallel with the East line of said Lot 5, a distance of 10 feet to the Northeast corner of the South 25 feet of the West 80 feet of said Lot 5, Block 12, Troutdale Addition; thence Westerly, along the Northerly line of the Southerly 25 feet of said Lot 5 and its Westerly extension, a distance of 110 feet to the centerline of S. E. Kibling Street, as vacated by Ordinance No. 580-0; thence Northerly, along said centerline, a distance of 25 feet to the Easterly extension of the North line of Lot 6, Block 11 of Troutdale Addition; thence Westerly, along said extension and the North line of said Lot 6 and its Westerly extension, a distance of 750 feet to the East line of S. E. Buxton Street and the Northwest corner of Lot 5, Block 9 of Troutdale Addition; thence Westerly, to a point on the West line of said S. E. Buxton Street, said point being 95.00 feet North of, as measured along said West line, the intersection of said S.E. Buxton Street and S. E. 4th Street, said point being the Southeast corner of Parcel 2 of Partition Plat 1999-28 and said point also being the Northeast corner of that parcel conveyed to Mark S. Tracy by deed recorded in Book 1797 Page 1291 on January 4, 1985 in Multnomah County Deed Records; thence Westerly, along the South line of said Parcel 2 and along the Northerly line of said Tracy parcel, to the Northwest corner of said Tracy parcel ; thence Northerly, along the Northerly extension of the West line of the Tracy parcel, a distance of 5 feet to the Northeast corner of that parcel conveyed to Shereen I. Spector-Gurtisen by deed recorded as Document 99-187234, Multnomah County Deed Records, said corner also being the most Easterly Southwest corner of the aforesaid Parcel 2; thence Westerly, along the North line of said Spector-Gurtisen parcel and the most Northerly South line of said Parcel 2 and Westerly extensions, a distance of 312 feet to the Northwest corner of that parcel conveyed to Donald L. Espenel and Zelma L. Espenel by deed recorded in Book 444 Page 217 on December 17, 1965, Multnomah County Deed Records and the Southwest corner of Parcel 1 of said Partition Plat 1999-28; thence Southerly, along the Westerly line of said Espenel parcel and the Easterly line of Parcel 2 of Partition Plat 1999-13, a distance of 100 feet to the Southeast corner of said Parcel 2, thence Southerly, along the Southerly extension of the of the East line of said Parcel 2, a distance of 50 feet to the South line of S. E. 4th Street; thence Westerly, along said South line a distance of 100 feet more or less to the Northwest corner of that parcel conveyed to Wayne A. Espenel and Anne M. Espenel by deed recorded in Book 1658 Page 379 on May 10, 1954 in Multnomah County Deed Records; thence South, along the West line of said Espenel parcel, a distance of 91.30 feet to the Southwest corner thereof; thence South 89°44'21" East, along the Southerly line of said Espenel parcel, a distance of 260.00 feet to the most Easterly Northeast corner of that parcel conveyed to Town of Troutdale by deed recorded in Book 982 Page 517 on October 31, 1945, Multnomah County Deed Records; thence Southerly, along the most Easterly line of said Town of Troutdale parcel, a distance of 706.83 feet to the South right-of-way line of S. W. 7th Street; thence West, along the South right-of-way line of said S. W. 7th Street and continuing West to the Northeast corner of Arndt's Addition, a duly recorded subdivision of Multnomah County, thence along the North line of said Arndt's Addition to the Northwest corner of said Arndt's Addition and the West line of Section 25, Township 1 North, Range 3 East W.M; thence North along said West section line to the Southeast corner of the Northeast

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quarter of the Southeast quarter of Section 26, Township 1 North, Range 3 East W.M., said corner also being the Interior EL corner of the D.F. Buxton D.L.C.; thence West, along the most Northerly South line of said D.L.C., to its intersection with the Northwesterly right-of-way line of N.E. 257th Drive; thence Southwesterly, along said Northwesterly right-of-way line of N.E.257th Drive to the Northeast corner of Lot 17 of Sedona Park, a duly recorded plat in Multnomah County; thence West, along the North line of said Lot 17 to the East right-of-way line of S.W. Edgefield Avenue; thence North, along said East right-of-way line and continuing North, along the East line of Lot 18 of said Sedona Park to the Northeast corner of said Lot 18 said corner also being the most Easterly Southeast corner of Parcel 1 of Partition Plat 1998-166; thence North along said Easternmost line of Parcel 1 of Partition Plat 1998-166, a distance of 300 feet; thence West, to a point of intersection with the most Westerly East line of that parcel described in Document 94-055684, Multnomah County Deed Records; thence following said line, Southerly and Westerly to the Southwest corner of said parcel described in Document 94-055684, Multnomah County Deed Records; thence North along the West line of said parcel to the Southwest corner of Parcel 2 of Partition Plat 1998-166; thence North, along the West property line of said Parcel 2 to the South right-of-way line of S.W. Halsey Street; thence West, along said right-of-way line to its intersection with the centerline of N.E. 244th Avenue and the point of beginning.

CITY OF TROUTDALE

REPORT ON THE

TROUTDALE TOWN CENTER URBAN RENEWAL PLAN

August 30, 2001

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APPENDIX 1

TABLE A

TABLE B

I. PHYSICAL CONDITIONS

A. Relationship to Size and Assessed Value Limits

State law (ORS 457.420(2)) states that the total amount of land area and assessed value in urban renewal areas at the time of their establishment cannot total more than twenty-five per cent of the land area and total assessed value of the City, excluding any other incremental assessed value existing urban renewal areas. The area of Troutdale is six square miles or 3,840 acres. The urban renewal area contains 324 acres, or 8.4% of the City's land area. The total assessed value of the City (for FY 2000/2001) is 704,886,070. The assessed value of the Area is estimated at 11,000,000, or 15.6% of the total. Thus the Area complies with the limits on size and assessed value relative to the City as a whole.

B. Land Use And Zoning

The Urban Renewal Area as defined in this Plan consists of approximately 324 acres of mixed land uses (excluding areas not in tax lots), extending from the Sandy River west to McMenamins Edgefield. The existing downtown is at the core of the Urban Renewal Area, which also includes the surrounding residential areas and the Columbia Gorge Premium Outlet Stores and the present City Sewage Treatment Plant. The developed portion of the Area is characterized by a diversity of residential, commercial and industrial uses as portrayed in **Table 1**, "*Existing Land Use (2000)*."

**TABLE 1:
EXISTING LAND USE (2000)**

EXISTING USE	NUMBER OF PARCELS	ACRES	PERCENT OF TOTAL
Commercial	58	49.7	15.3%
Duplex	32	6.92	2.1%
Industrial	3	1.48	0.5%
Institutional	11	31.59	9.7%
Mobile/RV	1	11.69	3.6%
Multi-Family	22	22.07	6.8%
Other*	11	3.57	1.1%
Recreation	7	20.87	6.4%
Single-Family	132	53.12	16.4%
Utility	3	12.75	3.9%
Vacant	50	110.55	34.1%
Total	330	324.31	100.0%

*Land uses defined as "Other" includes Rights-of-Way, Public Parking Lots and Private Roads.

Table 1 shows the existing tax lots in the Urban Renewal Area to be a total of 324.31 acres of land formed by 330 individual parcels. Developed land comprises 65.9% of the total

acreage, while vacant land covers 34.1% of the total, slightly more than one-third of the entire Urban Renewal Area. Of the Area currently in tax lots, 53.12 acres (16.4% of total) are developed as single-family dwelling units, 49.7 acres (15.3%) are developed commercial, 31.59 acres (9.7%) are used for institutional purposes, 20.87 acres (6.4%) are used for recreation, and 22.07 acres (6.8%) are developed as multi-family dwelling units.

Table 2, "Comprehensive Plan and Zoning Designations (2000)," indicates the number of parcels and acres in each of the Comprehensive Plan Designation categories as well as in each Zoning District. The largest portion of the Area (22.5%) is zoned Industrial Park (IP), followed by High Density Residential (HDR-A2) at 19%, and General Commercial at 16%. Commercial (C) designations account for 40.7% of the total Urban Renewal Area: including 12.7% as Mixed Office/Housing (MO/H), 16% as General Commercial (GC), 8.5% as Central Business District (CBD), and 3.3% as Neighborhood Commercial (NC).

**TABLE 2:
COMPREHENSIVE PLAN AND ZONING DESIGNATIONS (2000)**

DESIGNATION	NUMBER OF PARCELS	ACRES	PERCENT OF TOTAL
C - Commercial	130	131.9	40.7%
Commercial (CBD)	89	27.71	8.5%
Commercial (GC)	12	52.04	16.0%
Commercial (MO/H)	20	41.32	12.7%
Commercial (NC)	9	10.82	3.3%
MDR - Medium Density Residential	123	45.02	13.9%
MDR (R4)	30	26.13	8.1%
MDR (R5)	93	18.89	5.8%
HDR - High Density Residential	72	61.62	19.0%
HDR (A2)	72	61.62	19.0%
I - Industrial	5	85.78	26.5%
Industrial (IP)	3	73.03	22.5%
Industrial (OS)	2	12.75	3.9%
Total	330	324.31	100%

Table 3, "Commercial Land Use (2000)," displays in detail the composition of uses of commercially zoned land within the Urban Renewal Area. Of the developed land zoned Commercial (CBD, GC, MO/H, or NC), commercial uses dominate at 37.7% of the total acreage. Single-family uses account for 13.7% of the land, while mobile/RV occupy 8.9%, and 8.6% is used as utility. Vacant land accounts for 21.2% of the total commercial acreage.

TABLE 3: USE OF LAND DESIGNATED COMMERCIAL (2000)

USE	# OF PARCELS	ACRES	PERCENT OF TOTAL
Commercial	58	49.7	37.7%
Industrial	3	1.48	1.1%
Institutional	6	4.23	3.2
Mobile/RV	1	11.69	8.9%
Multi-Family	2	0.57	0.4%
Other*	6	1.54	1.2%
Recreation	3	5.3	4.0%
Single-Family	27	18.06	13.7%
Utility	1	11.33	8.6%
Vacant	23	28.02	21.2%
Total	130	131.9	100.0%

*Land uses defined as "Other" include Rights-of-Way and Parking.

Table 4. shows the use of land zoned for Apartment Residential (A-2).

TABLE 4: USE OF LAND ZONED APARTMENT RESIDENTIAL (A-2)			
USE	# OF PARCELS	ACRES	PERCENT OF TOTAL
DUPLEX	15	2.33	3.8%
MFDU	13	1.92	3.1%
RECREATION	2	0.26	0.4%
R-O-W	1	0.15	0.2%
SFDU	23	23.66	38.4%
UTILITY	2	1.61	2.6%
VACANT	14	31.25	50.7%
W/SFDU	2	0.44	0.7%
Total:	72	61.62	100.0%

A-2 is a high density multifamily zone, but over half of the land A-2 is vacant, and almost 40% is developed with single family homes. This indicates an opportunity for new multifamily residential development and possibly some redevelopment of older single family homes.

Table 5. shows the use of land zoned for Attached Residential (R-4)

TABLE 5: USE OF LAND ZONED ATTACHED RESIDENTIAL (R-4)			
USE	# OF PARCELS	ACRES	PERCENT OF TOTAL
DUPLEX	14	3.53	14.2%
MFDU	6	1.66	6.7%
SFDU	5	9.17	36.8%
VACANT	4	10.55	42.4%
Total	29	24.91	100.0%

The Attached Residential zone is intended for duplexes, triplexes, rowhouses and townhouses, but over 40% of the land is vacant and almost 37% is developed as single family homes. This indicates an opportunity for medium density attached residential development and possibly some redevelopment of older single family homes.

Table 6. shows the use of land zoned for Single Family Residential (R-5)

TABLE 6: USE OF LAND ZONED SINGLE FAMILY RESIDENTIAL (R-5)			
	# OF PARCELS	ACRES	PERCENT OF TOTAL
DUPLEX	3	0.67	3.6%
PVT RD	2	0.3	1.6%
R-O-W	1	0.02	0.1%
SCHOOL	4	2.46	13.2%
SFDU	73	14.38	77.0%
VACANT	7	0.84	4.5%
	90	18.67	100.0%

This land is located south of the CBD, and is mostly developed with single family homes. There is some limited opportunity for infill on vacant lots, rehabilitation of existing homes and possibly redevelopment of some older single family homes.

C. Transportation: Streets, Roads and Alternative Modes

1. Street Classification

Interstate 84/US 30 is classified as a State Highway of Interstate importance. It serves vehicles traveling between I-5 to the west and various destinations in Washington, Idaho, and beyond to the east. I-84 also serves intrastate travel, in particular, vehicles from the west traveling toward the Cascade mountains and Columbia River Gorge. It is used as a commuter route between East Multnomah County and Portland and various destinations in between. I-84 also serves some local travel that occurs within Troutdale, or between Troutdale and a neighboring city such as Wood Village, Fairview or Gresham.

257th Avenue is classified by Multnomah County as a Major Arterial. It provides local access from I-84 to much of Troutdale and is used regionally as a link from I-84 to ORE 26 and destinations to the east.

Halsey Street is classified by Multnomah County as a Minor Arterial. Halsey provides local access between Troutdale and towns to the west such as Wood Village, Fairview and Gresham, and extends into Portland.

Historic Columbia River Highway is classified as Major Collector by Multnomah County. To the east, it is Troutdale's main street and crosses the Sandy River, eventually becoming a scenic highway along the Columbia River Gorge.

South Buxton Avenue extends from East Columbia River Highway south through downtown, connecting with South Troutdale Road. It provides access to many downtown businesses as well as the residential neighborhoods that are adjacent to it.

2. Travel Times / Traffic Volumes / Levels of Service

Transportation studies are often used as a key measure of transportation service and accessibility in a city. They provide a common reference for comparison between modes and a historical reference in future years. As part of the Transportation System Plan (1995), DKS Associates conducted studies on several key routes in Troutdale.

Travel time runs measured the length of time it took to travel from one end of the City to the other during the PM peak period during the week. These studies indicated that it was generally possible to get across town in Troutdale (either north/south or east/west) in approximately 4 to 6 minutes, including an average delay of about 40 to 60 seconds. This translates to average speeds of about 30 miles per hour, including delays at traffic signals and stop signs.

Typically, 257th Avenue was the most heavily traveled street in Troutdale. Near I-84, it carried about 20,500 vehicles per day (two-way) and near Stark Street it carried about 22,000 vehicles per day. Historic Columbia River Highway carried about 4,700 vehicles per day near 257th Avenue and 1,300 vehicles per day near the Sandy River. Overall, based on traffic counts at gateways to the City, nearly 70,000 vehicles entered and exited Troutdale (about half in and half out) on a given day. As a comparison, daily traffic on I-84 was about 51,000 vehicles per day west of the 238th interchange.

Analysis of traffic volumes is useful in understanding the general nature of traffic in an area, but by itself indicates neither the ability of the street network to carry additional traffic nor the quality of service afforded by the streets. For this, the concept of *level of service* has been developed to subjectively describe traffic performance at intersections.

At the time of the Transportation System Plan (1995), there were approximately 11 signalized intersections in Troutdale, most of which experienced level of service C (average traffic delays) or better. Some delays were generally observed to occur at intersections near the I-84 interchange and at two major streets (257th Avenue and Stark Street). At most other signalized intersections, however, delays were usually short in time and length. Unsignalized intersections were observed to operate at level of service D (long traffic delays) or better, except Marine Drive/Frontage Road (level of service F for the westbound approach).

The intersection of SE Stark Street and SE Troutdale Road ranked 13th on Multnomah County's SPIS (Safety Priority Index System) of the most severe accident locations in the County (21 accidents from 1/91 – 12/93). The intersection of NE Glisan Street and 242nd Avenue ranked 24th on the County's SPIS, with 18 total accidents.

3. Needs for Streets within the Area

Land located west of 257th is generally unserved by local streets. Halsey provides access to this area, but vacant, developable property to the north and south of Halsey remains without local streets.

There is no street connection between the CBD and the existing Columbia Gorge Premium Outlet Stores, the vacant General Commercial and Mixed Office/Housing land and the STP site. These properties are envisioned as accommodating a mix of residential and commercial development that will need to be linked to the existing CBD for the mutual benefit of both areas.

4. Other Modes of Transportation

Transit service is provided by the Tri-County Metropolitan Transit District of Oregon (Tri-Met), with three routes that serve Troutdale. Route 24 provides service between City Hall and the Gateway Transit Center via Halsey Street, with approximately 20-minute headways in the peak commute periods. Route 80 provides service between and the I-84 Frontage Road Gresham Transit Center, via Mount Hood Community College and Troutdale Road, with approximately 30-minute headways in the peak commute periods. Route 81 provides service between I-84 Frontage Road and the Gresham Transit Center, via Mount Hood Medical Center and 257th Avenue, at 1 hour headways between 7:00 AM and 6:00 PM. Routes 24 and 80 operate daily and Route 81 operates Monday through Friday only. There are no sheltered facilities for bus riders nor is there a transit center where transfers from bus to an other form of transportation can occur.

Bikeway connectivity for cyclists traveling to activity centers in Troutdale is limited. There are two primary north/south routes (257th Avenue and Troutdale Road between Cherry Park Road and Stark Street) and two primary east/west routes (Marine Drive and Halsey Street).

The majority of arterial and collector streets in Troutdale have sidewalks on at least one side of the street. There are some locations where sidewalks are not connected, however, connectivity and pedestrian linkages remain relatively good. Sidewalks at least five feet wide are required in all new development. Existing roadways that do not have sidewalks are being retrofitted where terrain and right-of-way make it feasible to do so. All new sidewalks include wheelchair ramps at intersections to permit easy access for wheelchairs. Pedestrian counts conducted as part of the Transportation System Plan (1995) observed that the three intersections with the most pedestrian crossings were Troutdale Road/Stark Street, Buxton Road/Historic Columbia River Highway and 257th Avenue/South Cherry Park Road.

Troutdale is a hub for truck servicing activity as it is one of the first opportunities to refuel coming into Portland from the east. Principal routes for trucks include arterial highways and streets: north/south access is generally provided via 257th Avenue and access to the west is provided via Halsey Street, South Cherry Park Road and Stark Street.

A critical railroad east-west trunk link into Portland crosses Troutdale, with two mainline tracks at the west end of the City and a spur line that serves the Reynolds Metal Plant north of the City. Union Pacific trains pass through Troutdale approximately once per hour (both directions) and Amtrak passes through approximately seven times per week.

Troutdale is also served by the Portland-Troutdale Airport, a general aviation facility located on the northern edge of the City. The airport is home to a number of private entities that provide aviation-related services including scenic tours and charter flights, helicopter and fixed-wing flight training, and aviation repair and maintenance. The airport does not have any regular service; however, it did experience 107,461 operations in 1994. The Port of Portland maintains a Master Plan for this airport.

D. Sanitary Sewer Facilities

Troutdale currently has a City owned and operated sewage treatment plant (STP) located in the downtown business portion of the City, adjacent to the Columbia Gorge Outlet Mall. Because of capacity constraints and other problems with the existing STP, the City has begun construction of a new STP located on the west bank of the Sandy River north of the airport.

The existing West Columbia pump station is at capacity and is in need of upgrading.

E. Storm Sewer Facilities

Storm sewer facilities on Halsey St., the Columbia River Highway and Fourth Street are at capacity or have design deficiencies.

F. Water Facilities

Increased demand for water has paralleled population growth in Troutdale. Accompanying this growth is the need to correct any existing deficiencies in the City's water system as well as to plan for future additions to the distribution, supply and storage functions of the system. To conduct an assessment of Troutdale's future water needs, the City retained Economic and Engineering Services, Inc. (EES) to complete the most recent Water Master Plan in 1993.

There are six wells connected into the Troutdale water distribution system. The wells extract water from the Sandy River Mudstone and the Troutdale formations that underlie the City. The total yield of the five wells in operation at the time of the 1993 Water Master Plan was 4.7 million gallons per day (mgd). A sixth well was out of service because of a decline in its yield. Generally, the well pumping stations and associated equipment and machinery were observed to be maintained at a high standard, with no major improvements needed.

Recharge of the aquifers serving Troutdale is into the Beaver Creek drainage basin and was estimated to average 13 mgd. This figure is more than 4 times the average demand for water forecast for a city of 25,000 persons. The City holds water rights equal to 7.2 mgd, and the 1993 average use was 1 mgd. Water is stored in four water tanks with a total capacity of 6.0 million gallons. All reservoirs and associated sites are generally in good condition.

The water distribution system is divided into five zones due to the sloping topography of the area, especially from the airport to Strebin Road where the increase in elevation is approximately 320 feet. The system is comprised of approximately 43 miles of 4-inch to 12-inch pipe, much of which is less than 20 years old. Generally, the length and size of water mains are in good condition in terms of age and leakage, and the existing system is considered to be a strong network.

Water lines on the Historic Columbia River Highway and on 244th are at capacity and require upsizing.

G. Public Facilities

1. City Hall

The existing City Hall is inadequate in size to serve a growing community, including anticipated growth within the Area. Space is needed for staff to serve the Agency. If the City Hall were to be located outside the CBD, the positive influence of that facility on adjacent development would be lost.

2. Parks

Though the eastern boundary of the Area is the Sandy River, there is little access to the river or capacity for recreational activities based on the river. In addition, some parts of the Area lack neighborhood parks.

3. Parking

The Downtown Parking Study completed in 1995 indicated that the CBD had an inadequate supply of parking to support existing and future demand from shoppers, employees and residents.

II. SOCIAL AND ECONOMIC CONDITIONS

A. Population

1. City

The Portland State University (PSU) Center for Population Research and Census estimated a total population for the City of Troutdale at 13,975 total persons as of July 1, 2000. PSU's population estimate was 14,040 persons for 1998, 13,880 persons for 1997, and 12,750 persons for 1996. The average annual increase in population over this three-year period was 3.7%.

The U.S. Census Bureau reported a total population of 13,777 for 2000, 7,852 in 1990 and a 1980 population of 5,908

2. Urban Renewal Area

The U.S. Census Bureau's 1996 American Community Survey (ACS) block group statistics show an estimated population of 2,272 for those blocks which lie within the Urban Renewal Area. Block group boundaries are largely the same as the entire Troutdale Urban Renewal Area. However, some minor inconsistencies do exist which may result in slightly different estimates.

The 1996 ACS estimated that, of the City's total population, 5589 were male (50.8%) and 5417 (49.2%) were female. There were 3,710 total households reported.

B. Housing

1. City

According to the ACS, there were approximately 3,852 total housing units in the City, with an average of 2.97 persons per owner-occupied unit and 2.92 persons per renter occupied unit. Of the total housing units, 2,918 (75%) were owner-occupied, 792 (21%) were renter-occupied, and 142 (4%) were reported vacant. The median value of specified owner-occupied housing units was \$135,000, with median monthly owner costs of \$1,027 for units with a mortgage and \$371 for non-mortgaged units. The median gross monthly rent was \$680 for renter-occupied units.

2. Urban Renewal Area-Specific:

The 1996 ACS block group statistics show that there were approximately 899 total housing units within the Urban Renewal Area: 594 were owner-occupied, 258 were renter-occupied, and 47 were vacant. The median value for owner-occupied housing units was approximately \$105,000.

**Note-* Block group boundaries are largely the same as the entire Troutdale Urban Renewal Area. However, some minor inconsistencies do exist which may result in slightly different estimates.

C. Income

Generally, the City of Troutdale experiences a significantly greater level of income than Multnomah County as a whole.

The ACS reported a median family income of \$51,603 for the City of Troutdale, which was 20.4% greater than the median for all of Multnomah County (\$41,056). The median household income for Troutdale (\$49,664) was 34% greater than the County median of \$32,716.

Median non-family household income for the City was \$36,159, compared to \$22,119 for Multnomah County (a difference of 38.8%).

Per capita income, however, was slightly lower for Troutdale than for Multnomah County, \$17,912 versus \$18,564, a difference of only 3.5%. This figure can likely be attributed to the

larger percentage of children (non-earners) within the City of Troutdale that are included in per capita statistics.

D. Employment

Data from the ACS indicates that approximately 85% of the residents over the age of 16 were employed during 1996. Industry-specific data shows the highest concentration of workers in retail trade (21%), professional and related services (19%), and manufacturing (16%). Occupations within industries were reported to be the greatest for executive, administrative, and managerial (17.4%), sales (16.4%), administrative support and clerical (15.5%), precision production, craft and repair (12.8%), and professional specialty (12.6%).

The 1996 ACS data for levels of education attained by Troutdale residents indicate that 6.2 % of those aged 25 years and over had earned a graduate or professional degree, 33.8% had earned a bachelor's, associate's or vocational school degree, and 28% attended some college without a degree. Approximately 24.7% earned a high school diploma (including equivalency), 5.7% attended high school without earning a diploma, and 2% have less than a 9th grade education.

III. DEVELOPMENT CONDITIONS

A. Improvement To Land Value Ratios*

An accurate indicator of how well land is developed in urban areas is the ratio of its *assessed value for improvements* (primarily buildings) to its *assessed value for land*. **Table 4, "Improvement to Land Value Ratios"** shows these ratios for tax lots within the Troutdale Urban Renewal Area, according to their Comprehensive Plan Map designations.

Land in healthy urban areas commonly has improvement to land value ratios from 4.0 to 10.0, and higher. Of the sectors in the Urban Renewal Area, only the Commercial sector has an improvement to land value ratio over 4.0. Improvement to Land Value Ratios are observed to be low mostly when there is a great deal of vacant land.

**Table 7:
Improvement to Land Value Ratios**

Land Use by Comprehensive Plan Designation	Average Improvement to Land Value
Commercial	4.36
Industrial	0.60
High Density Residential	2.06
Medium Density Residential	1.72

B. Building Conditions

A general survey of building conditions in the Area reveals that the CBD contains many buildings that appear to not meet current code requirements and many commercial buildings whose appearance is not in keeping with a thriving downtown. In addition there are some older detached single family homes on land that is zoned for more intensive uses and that may be appropriate for redevelopment during the course of the Plan.

IV. REASONS FOR SELECTION OF THE URBAN RENEWAL AREA

The urban renewal area is designated as Troutdale's Town Center. The policy of the City for this area is to encourage higher density residential, retail and office uses, both freestanding and in mixed use projects. As noted above, there is a great deal of land that is vacant or underdeveloped, and in need of public infrastructure and/or financial assistance. In addition, two special sites exist that can accommodate significant development – the STP site and the County Farm site. Neither site is served with adequate streets, sidewalks and utilities to accommodate the intended development. Because of the high development expectations and the current deficiencies in infrastructure, the Town Center area has been selected as the Urban Renewal Area.

V. RELATIONSHIP BETWEEN EACH PROJECT TO BE UNDERTAKEN UNDER THE PLAN AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The relationship between each project to be undertaken under the Plan and the conditions described in this report is as follows.

A. Public Improvements

1. Streets

- a) Residential Streets west of 257th

- b) SE 5th Street Improvements
- c) Access improvements for the County Farm Site

The projects above address deficiencies in local access.

- d) Access to STP Site from Downtown

This project addresses lack of connectivity between the CBD and the mixed use and commercial property north of the railroad.

2. Pedestrian Ways

Pedestrian improvements include trails and connections. Proposed improvements include the following key features:

- a) Sandy River Trail / Columbia River Highway Trail-
- b) Beaver Creek Canyon Linkage to the Columbia River Highway Trail-
- c) Helen Althaus Park to Edgefield

The projects above address the lack of safe and convenient pedestrian access in parts of the Area.

- d) Pedestrian Bridge – Downtown to the Columbia Gorge Premium Outlet Stores

This project addresses lack of pedestrian access between the CBD and the mixed use and commercial property north of the railroad.

3. Sanitary Sewer

Upgrade West Columbia pump station.

This project addresses deficiencies in the sanitary sewerage in parts of the Area.

4. Storm Sewer

- a) Halsey St. Drainage Improvements
- b) Columbia River Highway Control Structure
- c) Columbia River Highway Underpass Bypass
- d) Wood Village Drainage Improvement
- e) Fourth Street Drainage Improvement

The projects above address capacity and other design constraints in existing storm drainage facilities.

5. Water

- a) Upsize water line on Columbia River Highway from Kibling to Park
- b) Upsize 244th Avenue Water Line

The projects above address capacity and other design constraints in existing water facilities.

B. Public Facilities

1. City Hall Development

This project addresses the need to house staff serving the Agency and to ensure that the facility serves as an activity generator for the CBD.

2. Parks

- a) Sandy Riverfront Park
- b) Sandy River, South of Railroad

The projects above address the lack of access to the Sandy River and the lack of riverfront recreational facilities.

- c) Neighborhood Park, Halsey at Edgefield Court
- d) Neighborhood Park, South of Halsey Between Halsey Loop and Edgefield.

The projects above address the lack of neighborhood park facilities.

3. Parking Facilities

This project addresses the deficiency in parking facilities as documented in the 1995 Downtown Parking Study.

C. Financial Incentives

1. Low Interest Loan and Grant Programs

This program addresses the presence of substandard and unattractive buildings within the area by facilitating their rehabilitation or redevelopment.

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

The total costs of each project and the sources of revenues other than urban renewal funds to pay these costs are shown in the Table 8. below. Annual expenditures for each project is shown in Table B. attached in the appendix to this Report.

TABLE 8: PROJECT COSTS			
TASKS	URBAN RENEWAL SHARE	OTHER SOURCES	TOTAL
Administration	1,421,000		1,421,000
Bond Issuance Costs	298,400		298,400
Capital Outlays			
Streets	5,175,000	5,175,000	10,350,000
Sanitary Sewer, Water, Storm Drainage	925,000	925,000	1,850,000
Parks and Pedestrian Ways	3,425,000		3,425,000
Parking	2,035,000	2,035,000	4,070,000
City Hall	250,000	3,750,000	4,000,000
Transfer to Bond Fund			
Land Acquisition	1,050,000		1,050,000
Rehab Loans	300,000		300,000
Reimbursement to City	30,000		30,000
Contingency	1,181,000		1,181,000
Ending Balance			
Totals	16,090,400	12,135,000	28,225,400

The sources of revenues for the urban renewal share of project costs are shown in the Table 9 below. Table A, attached in the appendix to this Report, shows the estimated annual incremental assessed values, consolidated tax rates, tax increment revenues and annual debt service requirements for the long term and short term bonds used to finance the Plan.

TABLE 9: REVENUES FOR URBAN RENEWAL SHARE OF PROJECT COSTS	
Long Term Bonds	9,304,997
Short Term Bonds	6,300,000
Land Sales Proceeds	900,000
Loan Repayment	33,750
Interest earnings	174,308
Total Revenues	16,713,054

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT;

Table 10 shows the anticipated completion date for each project. Expenditures for these projects will occur throughout the duration of the Plan. The completion date is the year of the last expenditure. Annual expenditures on projects are shown in Table B, attached in the appendix to this report.

TABLE 10: ANTICIPATED COMPLETION DATES	
PROJECT	ANTICIPATED COMPLETION DATE
Streets	2026
Sanitary Sewer, Water, Storm Drainage	2026
Parks	2026
Parking	2026
City Hall	2007
Land Acquisition	2004
Rehab Loans	2006
Reimbursement to City	2006

VIII. THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUE REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED OR OTHERWISE PROVIDED FOR.

The amount of tax increment revenue required to retire all indebtedness incurred under the plan is \$25,970,594. All indebtedness is estimated to be retired in FY2026/2027. See Table A. in the appendix to this report for more information.

IX. FINANCIAL ANALYSIS OF THE PLAN WITH SUFFICIENT INFORMATION TO DETERMINE FEASIBILITY

The incremental assessed value projections contained in Table A in the appendix to this Report are based on anticipated development that conforms to the Comprehensive Plan designations and the zoning set forth in the City's Development Code. The anticipated development is projected to occur on land currently vacant or redevelopable. The assessed values projected for this development are based on current assessed values for similar development and inflated 3% annually.

The consolidated tax rate shown is based on the current consolidated tax rate for Multnomah County Levy Code Area 242, in which the Area is located. Showing a constant consolidated rate means that existing bond levies and local option levy (for the Multnomah County Library) are replaced but not increased.

The resulting tax increment revenues are shown as being sufficient to pay debt service requirements. The proceeds of debt plus interest earnings and repayment of loans issued by the Agency are shown as being, in combination with other revenue sources, sufficient to meet the costs of the projects in the Plan.

The above information supports a finding that the Plan is financially feasible.

X. FISCAL IMPACT STATEMENT THAT ESTIMATES THE IMPACT OF THE TAX INCREMENT FINANCING, BOTH UNTIL AND AFTER THE INDEBTEDNESS IS REPAYED, UPON ALL ENTITIES LEVYING TAXES UPON PROPERTY IN THE URBAN RENEWAL AREA

The fiscal impact on taxing districts during the period when indebtedness is being paid off is shown in Table 11 below. The annual impacts are the tax revenues that are foregone because the taxes on incremental assessed value is allocated to the Agency. The impacts are calculated by applying the permanent rates and local option rates of the taxing districts to the growth in assessed value within the Area that is projected to occur *without* the Plan. The figures are based on projections that 100% of the growth would occur in the first year of the collection of tax increment revenues (FY 2002/2003) but that the percent of growth occurring in later years

phases down to 50% of what is projected *with* the Plan. Twenty-four years of tax increment collection are projected, starting in FY 2002/2003).

TABLE 11: TOTAL AND AVERAGE ANNUAL IMPACTS ON TAXING DISTRICT REVENUES DURING REPAYMENT OF INDEBTEDNESS			
Taxing Districts	Tax Rates	Total	Average Annual
Multnomah County	4.3433	3,330,612	138,776
Multnomah County Local Option	0.5947	456,039	19,002
Port of Portland	0.0701	53,755	2,240
City of Troutdale	3.7652	2,887,303	120,304
Metro	0.0966	74,077	3,087
Mt Hood Community College	0.4857	372,454	15,519
Multnomah County ESD	0.4576	350,906	14,621

After indebtedness is repaid, the impacts are positive, consisting of tax revenues collected as a result of the Plan. The projected increased revenues equal the foregone taxes (not accounting for the time value of money) in eleven years after the termination of tax increment financing. Table 12 shows the total revenues gained in these eleven years and the average annual increase in tax revenues.

TABLE 12: TOTAL AND AVERAGE ANNUAL IMPACTS ON TAXING DISTRICT REVENUES AFTER REPAYMENT OF INDEBTEDNES			
Taxing Districts	Tax Rates	Total Increased Revenues	Average Annual Increase
Multnomah County	4.3433	3,643,206	331,201
Multnomah County Local Option	0.5947	498,841	45,349
Port of Portland	0.0701	58,801	5,346
City of Troutdale	3.7652	3,158,289	287,117
Metro	0.0966	81,029	7,366
Mt Hood Community College	0.4857	407,410	37,037
Multnomah County ESD	0.4576	383,840	34,895

XI. RELOCATION REPORT

A. An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions under ORS 457.170

No residents or businesses are projected to be required to relocate under the Plan.

B. A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area in accordance with ORS 281.045 to 281.105.

No residents or businesses are projected to be required to relocate under the Plan. Should the Plan be amended to require relocation, the Plan states the methods to be used for temporary or permanent relocation.

C. An enumeration, by cost range, of the existing housing units in the urban renewal areas of the plan to be destroyed or altered and new units to be added.

No existing housing units are expected to be destroyed or altered as a result of Agency actions under the Plan. Some redevelopment of existing housing by property owners is anticipated to occur on a voluntary basis but a specific number of units has not been projected. Housing will be added as residential property develops. Approximately 1,000 housing units could be developed under current zoning on vacant land and land projected to be redevelopable.

TABLE A – DEBT SERVICE FUND (TAX INCREMENT REVENUES AND DEBT SERVICE)

FY ending June 30	2001	2002	2003	2004	2005	2006	2007	2008
Total Assessed Value	11,000,000	12,974,500	15,399,445	23,808,630	32,503,771	41,611,728	45,016,245	48,170,943
Base Assessed Value	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000
Incremental Assessed Value	0	1,974,500	4,399,445	12,808,630	21,503,771	30,611,728	34,016,245	37,170,943
Consolidated Tax Rate	17.5000	17.5000	17.5000	17.5000	17.5000	17.5000	17.5000	17.5000
Tax Increment Revenues	0	0	76,990	224,151	376,316	535,705	595,284	650,491
FY ending June 30	2001	2002	2003	2004	2005	2006	2007	2008
Debt Service Fund								
Revenues								
Beginning Balance			0	33,275	181,713	381,977	492,743	542,798
Tax Increment Revenues								
Current year @ 94%			72,371	210,702	353,737	503,563	559,567	611,462
Prior year @ 5%				3,619	10,535	17,687	25,178	27,978
Total			72,371	214,321	364,272	521,250	584,745	639,440
Interest earnings			905	2,679	4,553	6,516	7,309	7,993
Transfer from Project Fund			0	100,000	0	0	0	0
Total Revenues			73,275	350,275	550,539	909,743	1,084,798	1,190,231
FY ending June 30	2001	2002	2003	2004	2005	2006	2007	2008
Debt Service Fund								
Expenditures								
Long Term Bond Debt Service								
Total Long Term Bond Debt Service			0	168,562	168,562	417,000	417,000	417,000
Short Term Bond Debt Service			40,000				125,000	175,000
Debt Service Reserve Fund			0	168,562	168,562	417,000	417,000	417,000
Ending Balance			33,275	13,152	213,416	75,743	125,798	181,232
Total			73,275	350,275	550,539	909,743	1,084,798	1,190,231

TABLE A – DEBT SERVICE FUND (TAX INCREMENT REVENUES AND DEBT SERVICE)

FY ending June 30	2009	2010	2011	2012	2013	2014	2015	2016
Total Assessed Value	51,465,387	54,904,897	58,051,489	61,329,965	64,745,219	68,302,314	71,507,336	74,837,407
Base Assessed Value	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000
Incremental Assessed Value	40,465,387	43,904,897	47,051,489	50,329,965	53,745,219	57,302,314	60,507,336	63,837,407
Consolidated Tax Rate	17.5000	17.5000	17.5000	17.5000	17.5000	17.5000	17.5000	17.5000
Maximum Tax Increment Revenues	708,144	768,336	823,401	880,774	940,541	1,002,790	1,058,878	1,117,155
FY ending June 30	2009	2010	2011	2012	2013	2014	2015	2016
Debt Service Fund								
Revenues								
Beginning Balance	598,231	661,163	821,711	862,531	935,577	1,043,237	1,162,986	1,344,512
Tax Increment Revenues								
Current year @ 94%	665,656	722,236	773,997	827,928	884,109	942,623	995,346	1,050,125
Prior year @ 5%	30,573	33,283	36,112	38,700	41,396	44,205	47,131	49,767
Total	696,229	755,518	810,109	866,628	925,505	986,829	1,042,477	1,099,893
Interest earnings	8,703	9,444	10,126	10,833	11,569	12,335	13,031	13,749
Transfer from Project Fund	0	0	0	0	0	0	0	0
Total Revenues	1,303,163	1,426,125	1,641,946	1,739,992	1,872,651	2,042,400	2,218,494	2,458,153
FY ending June 30	2009	2010	2011	2012	2013	2014	2015	2016
Debt Service Fund								
Expenditures								
Long Term Bond Debt Service								
Total Long Term Bond Debt Service	417,000	604,415	604,415	604,415	604,415	604,415	833,981	833,981
Short Term Bond Debt Service	225,000	0	175,000	200,000	225,000	275,000	40,000	200,000
Debt Service Reserve Fund	417,000	604,415	604,415	604,415	604,415	604,415	833,981	833,981
Ending Balance	244,163	217,296	258,117	331,163	438,822	558,571	510,531	590,190

TABLE A – DEBT SERVICE FUND (TAX INCREMENT REVENUES AND DEBT SERVICE)

FY ending June 30	2017	2018	2019	2020	2021	2022	2023	2024
Total Assessed Value	78,297,001	81,890,745	85,623,423	89,499,979	93,525,529	97,705,359	101,412,621	105,250,504
Base Assessed Value	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000
Incremental Assessed Value	67,297,001	70,890,745	74,623,423	78,499,979	82,525,529	86,705,359	90,412,621	94,250,504
Consolidated Tax Rate	17.5000	17.5000	17.5000	17.5000	17.5000	17.5000	17.5000	17.5000
Maximum Tax Increment Revenues	1,177,698	1,240,588	1,305,910	1,373,750	1,444,197	1,517,344	1,582,221	1,649,384
FY ending June 30	2017	2018	2019	2020	2021	2022	2023	2024
Debt Service Fund								
Revenues								
Beginning Balance	1,424,172	1,564,227	1,682,019	1,869,973	2,105,603	2,361,509	2,660,385	3,029,489
Tax Increment Revenues								
Current year @ 94%	1,107,036	1,166,153	1,227,555	1,291,325	1,357,545	1,426,303	1,487,288	1,550,421
Prior year @ 5%	52,506	55,352	58,308	61,378	64,566	67,877	71,315	74,364
Total	1,159,542	1,221,505	1,285,863	1,352,702	1,422,111	1,494,180	1,558,603	1,624,785
Interest earnings	14,494	15,269	16,073	16,909	17,776	18,677	19,483	20,310
Transfer from Project Fund	0	0	0	0	0	0	0	0
Total Revenues	2,598,208	2,801,000	2,983,955	3,239,585	3,545,491	3,874,367	4,238,471	4,674,584
FY ending June 30	2017	2018	2019	2020	2021	2022	2023	2024
Debt Service Fund								
Expenditures								
Long Term Bond Debt Service								
Total Long Term Bond Debt Service	833,981	833,981	833,981	833,981	833,981	833,981	833,981	665,420
Short Term Bond Debt Service	200,000	285,000	280,000	300,000	350,000	380,000	375,000	750,000
Debt Service Reserve Fund	833,981	833,981	833,981	833,981	833,981	833,981	833,981	665,420

TABLE A – DEBT SERVICE FUND (TAX INCREMENT REVENUES AND DEBT SERVICE)

FY ending June 30	2017	2018	2019	2020	2021	2022	2023	2024
Total Assessed Value	78,297,001	81,890,745	85,623,423	89,499,979	93,525,529	97,705,359	101,412,621	105,250,504
Base Assessed Value	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000	11,000,000
Incremental Assessed Value	67,297,001	70,890,745	74,623,423	78,499,979	82,525,529	86,705,359	90,412,621	94,250,504
Consolidated Tax Rate	17.5000	17.5000	17.5000	17.5000	17.5000	17.5000	17.5000	17.5000
Maximum Tax Increment Revenues	1,177,698	1,240,588	1,305,910	1,373,750	1,444,197	1,517,344	1,582,221	1,649,384
FY ending June 30	2017	2018	2019	2020	2021	2022	2023	2024
Debt Service Fund								
Revenues								
Beginning Balance	1,424,172	1,564,227	1,682,019	1,869,973	2,105,603	2,361,509	2,660,385	3,029,489
Tax Increment Revenues								
Current year @ 94%	1,107,036	1,166,153	1,227,555	1,291,325	1,357,545	1,426,303	1,487,288	1,550,421
Prior year @ 5%	52,506	55,352	58,308	61,378	64,566	67,877	71,315	74,364
Total	1,159,542	1,221,505	1,285,863	1,352,702	1,422,111	1,494,180	1,558,603	1,624,785
Interest earnings	14,494	15,269	16,073	16,909	17,776	18,677	19,483	20,310
Transfer from Project Fund	0	0	0	0	0	0	0	0
Total Revenues	2,598,208	2,801,000	2,983,955	3,239,585	3,545,491	3,874,367	4,238,471	4,674,584
FY ending June 30	2017	2018	2019	2020	2021	2022	2023	2024
Debt Service Fund								
Expenditures								
Long Term Bond Debt Service								
Total Long Term Bond Debt Service	833,981	833,981	833,981	833,981	833,981	833,981	833,981	665,420
Short Term Bond Debt Service	200,000	285,000	280,000	300,000	350,000	380,000	375,000	750,000
Debt Service Reserve Fund	833,981	833,981	833,981	833,981	833,981	833,981	833,981	665,420
Ending Balance	730,245	848,037	1,035,992	1,271,622	1,527,528	1,826,404	2,195,508	2,593,744
Total	2,598,208	2,801,000	2,983,955	3,239,585	3,545,491	3,874,367	4,238,471	4,674,584

TABLE A – DEBT SERVICE FUND (TAX INCREMENT REVENUES AND DEBT SERVICE)

FY ending June 30	2025	2026	2027
Total Assessed Value	109,223,410	113,335,889	116,169,286
Base Assessed Value	11,000,000	11,000,000	11,000,000
Incremental Assessed Value	98,223,410	102,335,889	105,169,286
Consolidated Tax Rate	17.5000	17.5000	17.5000
Maximum Tax Increment Revenues	1,718,910	1,790,878	1,840,463
FY ending June 30	2025	2026	2027
Debt Service Fund Revenues			
Beginning Balance	3,259,164	3,937,774	2,301,878
Tax Increment Revenues			
Current year @ 94%	1,615,775		1,730,035
Prior year @ 5%	77,521		0
Total	1,693,296		1,730,035
Interest earnings	21,166		21,625
Transfer from Project Fund	0		0
Total Revenues	4,973,627	3,937,774	4,053,538
FY ending June 30	2025	2026	2027
Debt Service Fund Expenditures			
Long Term Bond Debt Service			
Total Long Term Bond Debt Service	435,853	535,896	884,377
Short Term Bond Debt Service	600,000	1,100,000	
Debt Service Reserve Fund	435,853	535,896	
Ending Balance	3,501,920	1,765,982	3,169,161
Total	4,973,627	3,937,774	4,053,538

TABLE B – DEBT PROCEEDS AND PROJECT EXPENDITURES

FY ending June 30	2003	2004	2005	2006	2007	2008	2009	2010
Project Fund								
Revenues								
Beginning Balance	0	0	933,888	5,562	1,598,839	956,949	356,786	128,871
Bond Sales								
Long Term Bonds		2,100,650	0	3,096,090				2,335,603
Short Term Bonds	40,000	0	0	0	125,000	175,000	225,000	0
Land Sales Proceeds			900,000					
Loan Repayment					3,750	3,750	3,750	3,750
Interest earnings		26,258	11,674	70	19,985	11,962	4,460	1,611
Total Revenues	40,000	2,126,908	1,845,562	3,101,721	1,747,574	1,147,661	589,996	2,469,835
Project Fund								
Expenditures								
Administration	10,000	95,000	75,000	120,000	75,000	75,000	47,500	112,500
Bond Issuance Costs	200	63,019	0	92,883	625	875	1,125	70,068
Capital Outlays								
Streets		750,000	550,000	500,000	350,000	350,000		300,000
Sanitary Sewer, Water, Storm Drainage		100,000	100,000	100,000	50,000	50,000		75,000
Parks and Pedestrian Ways								650,000
Parking				250,000	250,000	250,000	375,000	
City Hall				250,000				
Transfer to Bond Fund		100,000	0	0	0	0	0	0
Land Acquisition			1,050,000					
Rehab Loans				50,000				
Reimbursement to City				30,000				
Contingency	0	85,000	65,000	110,000	65,000	65,000	37,500	102,500
Ending Balance		933,888	5,562	1,598,839	956,949	356,786	128,871	1,159,767
Total		2,126,908	1,845,562	3,101,721	1,747,574	1,147,661	589,996	2,469,835

TABLE B – DEBT PROCEEDS AND PROJECT EXPENDITURES

FY ending June 30	2011	2012	2013	2014	2015	2016	2017	2018
Project Fund								
Revenues								
Beginning Balance	1,159,767	142,139	156,666	166,249	225,702	601,548	348,067	391,418
Bond Sales								
Long Term Bonds					1,772,654			
Short Term Bonds	175,000	200,000	225,000	275,000	40,000	200,000	200,000	285,000
Land Sales Proceeds								
Loan Repayment	3,750	3,750	3,750	3,750	3,750	0	0	0
Interest earnings	14,497	1,777	1,958	2,078	2,821	7,519	4,351	4,893
Total Revenues	1,353,014	347,666	387,374	447,077	2,044,927	809,067	552,418	681,311
Project Fund								
Expenditures								
Administration	110,000	25,000	27,500	27,500	125,000	47,500	22,500	28,500
Bond Issuance Costs	875	1,000	1,125	1,375	53,380	1,000	1,000	1,425
Capital Outlays								
Streets	275,000	100,000	125,000	125,000	500,000			100,000
Sanitary Sewer, Water, Storm Drainage	75,000	50,000	50,000	50,000	50,000			50,000
Parks and Pedestrian Ways	650,000				450,000	325,000	50,000	
Parking					150,000	50,000	75,000	35,000
City Hall								
Transfer to Bond Fund								
Land Acquisition								
Rehab Loans								
Reimbursement to City								
Contingency	100,000	15,000	17,500	17,500	115,000	37,500	12,500	18,500
Ending Balance	142,139	156,666	166,249	225,702	601,548	348,067	391,418	447,886
Total	1,353,014	347,666	387,374	447,077	2,044,927	809,067	552,418	681,311

TABLE B – DEBT PROCEEDS AND PROJECT EXPENDITURES

FY ending June 30	2019	2020	2021	2022	2023	2024	2025	2026
Project Fund								
Revenues								
Beginning Balance	447,886	482,084	536,610	551,568	626,562	637,519	665,488	723,807
Bond Sales								
Long Term Bonds								
Short Term Bonds	280,000	300,000	350,000	380,000	375,000	750,000	600,000	1,100,000
Land Sales Proceeds								
Loan Repayment	0	0	0	0	0	0	0	0
Interest earnings	5,599	6,026	6,708	6,895	7,832	7,969	8,319	9,048
Total Revenues	733,484	788,110	893,318	938,462	1,009,394	1,395,488	1,273,807	1,832,855
Project Fund								
Expenditures								
Administration	30,000	30,000	37,500	35,000	40,000	70,000	55,000	100,000
Bond Issuance Costs	1,400	1,500	1,750	1,900	1,875			
Capital Outlays								
Streets	150,000	150,000	250,000				300,000	300,000
Sanitary Sewer, Water, Storm Drainage	50,000	50,000	25,000					
Parks and Pedestrian Ways				250,000	300,000	450,000		300,000
Parking						150,000	150,000	300,000
City Hall								
Transfer to Bond Fund								
Land Acquisition								
Rehab Loans								
Reimbursement to City								
Contingency	20,000	20,000	27,500	25,000	30,000	60,000	45,000	90,000
Ending Balance	482,084	536,610	551,568	626,562	637,519	665,488	723,807	742,855
Total	733,484	788,110	893,318	938,462	1,009,394	1,395,488	1,273,807	1,832,855

TROUTDALE PLANNING COMMISSION
FINAL ORDER

FINDINGS AND RECOMMENDATION
July 18, 2001

Troutdale Town Center Urban Renewal Plan

The Troutdale Planning Commission held a public hearing on July 18, 2001 to take public testimony and to formulate a recommendation to the City Council concerning the adoption of a proposed urban renewal plan for the town center area of the city. Having provided the opportunity for the public to express their views on the proposal, the Planning Commission now makes and enters the following findings of fact together with its recommendation to the Council for action.

Findings

1. Urban renewal is a program available to local governments in accordance with Oregon statutes to overcome obstacles to the appropriate and desired development of a specific area of the city or county. Urban renewal provides several major tools that are not otherwise available to local governments for achieving high quality development of a specific area.
2. The report accompanying the Urban Renewal Plan shows that the Troutdale town center contains large areas of undeveloped and underdeveloped property. This creates the opportunity for high quality development, if needed infrastructure can be provided and other identified obstacles to this development can be overcome.
3. In March of 2001 the Troutdale City Council authorized the preparation of an urban renewal plan which, if adopted, would form an urban renewal district to assist the city in making public investments within the town center area.
4. The town center area, which is identified as the Town Center Overlay District on the city zoning map and has been delineated as the urban renewal area boundary, is an appropriate area for establishing an urban renewal program because the City's development objectives for this area are high and infrastructure needs are great.
5. The identified urban renewal area is blighted as defined in ORS 457.010. The report identifies the following as conditions of blight: the amount of vacant and underdeveloped property; the absence or inadequacy of local street access and pedestrian connections; the absence or inadequacy of sanitary sewer, storm sewer and water facilities to support the planned level of development; and the absence of public facilities such as parks and parking facilities.

6. The rehabilitation and redevelopment of the identified urban renewal area will further the health, safety and welfare of the city
7. As is discussed in Section VI of the Plan, the urban renewal plan conforms to the Troutdale Comprehensive Plan and the Troutdale Town Center Plan. Section III of the Plan provides an outline for accomplishing the urban renewal projects the Plan proposes.
8. Acquisition of real property identified in the urban renewal plan is necessary to achieve the desired development of that property.
9. Based on the financial analysis contained in the urban renewal report, adoption and implementation of the urban renewal plan is economically sound and feasible.
10. A public meeting was held on May 10, 2001 in Troutdale City Hall to explain the urban renewal planning process and to answer questions from the public about the city's proposed urban renewal program. The public meeting was publicized and promoted through an article in the City newsletter that is mailed to every household within the city.
11. The plan contains no procedure for property disposition.
12. The plan contains no defined mechanism for citizen involvement or an urban renewal agency advisory function.

Recommendation

In view of the above findings of fact, the Planning Commission recommends that the City Council adopt the Troutdale Town Center Urban Renewal Plan and also recommends the following:

1. That the disposition of land acquired by the Agency for private development be done through a Disposition and Development Agreement approved by the Urban Renewal Agency at a public meeting.
2. That the Agency appoint an Urban Renewal Advisory Committee as part of the public involvement efforts.

Sabrina Kyle Co-Chair 1/23/01

in the absence of Jeffrey Roehm, Chairman
Troutdale Planning Commission