



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

AGENDA
COLUMBIA GATEWAY
URBAN RENEWAL ADVISORY COMMITTEE

Conducted in a Handicap Accessible Meeting Room

Wednesday, April 22, 2009

5:30 pm

City Hall Council Chambers

313 Court St.

The Dalles, OR

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Agenda
- V. Approval of Minutes of: March 17, 2009
- VI. Public Comment
- VII. Discussion/Recommendation: Urban Renewal Plan Amendment
 - ❖ Draft Columbia Gateway Downtown Plan Amendment
 - ❖ Report Accompanying the 10th Amendment to the Columbia Gateway Downtown Plan Amendment
- VIII. Update on additional Urban Renewal projects
- IX. Next Regularly Scheduled Urban Renewal Advisory Meeting Date: May 19, 2009
- X. Adjourn



Columbia Gateway Urban Renewal Advisory Committee Minutes

Wednesday April 22, 2009

City Hall Council Chambers

313 Court Street

The Dalles, OR 97058

Conducted in a handicap accessible room.

CALL TO ORDER

Chair Ericksen called the meeting to order at 5:36 p.m.

ROLL CALL

Present members: Dan Ericksen, Dick Elkins, Ken Farner, Gary Grossman, Bill Dick

Absent members: Chris Zukin, Jesse Birge

Staff present: Nolan Young, City Manager, Gene Parker, City Attorney, Dan Durow,
Community Development Director, Brenda Green, Secretary, Consultants,
Jeff Tashman and Elaine Howard

PLEDGE OF ALLEGIANCE

Chair Ericksen led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Gary Grossman moved to approve the agenda and Dick seconded. The motion carried unanimously, Zukin and Birge absent.

APPROVAL OF MINUTES

Chair Ericksen asked if there were any corrections or additions needed for the minutes of March 17, 2009. Bill Dick moved to approve the minutes as submitted and Ken Farner seconded the motion. The motion carried unanimously, Zukin and Birge absent.

PUBLIC COMMENT

None

DISCUSSION

Chair Ericksen announced that he had another appointment at 7 pm and would need to leave early. Director Durow said he would turn the meeting over to Consultant Jeff Tashman and

added that Committee members could ask questions regarding the materials they had been provided with in their packets.

Tashman reviewed and summarized Attachment A, describing the proposed changes to the Columbia Gateway/Downtown Urban Renewal Plan.

Chair Ericksen asked for a clarification on project #16. Director Durow explained the project area of W. 3rd Place. Ericksen then asked how the plan could be terminated earlier. Tashman explained that if the projects are completed earlier or revenue comes in quicker the plan can be terminated earlier.

Farner asked what the typical duration of bonds is. Tashman replied ten to fifteen years.

Tashman next explained paragraphs J and K of Attachment A. There were no questions. The report accompanying the 10th amendment was summarized with a brief description on blight, the finances on page 23, and table 10 on page 26.

Dick Elkins asked what the big jump in the year 2018 is (Table 10 page 28) and Jeff Tashman replied that the Brewery Grade project comes onto the tax rolls that year.

Dan Ericksen asked when the anticipated debt will be retired and Tashman replied 2026.

The Committee, Staff, and Consultant briefly discussed the impact on taxing districts, future bonds and/or levy's, compression, and stress testing.

Chair Ericksen said he feels all proposed amendments have been reviewed and discussed. He asked if there were any public comments and there were none. Ericksen asked Durow what the next step is.

Director Durow explained that the schedule is outlined to carry out the public process ending with the City Council decision. The Committee can give the go ahead to Staff to proceed. The next public meeting is April 30th for general information provided to the general public. May 21st will be a hearing with the Planning Commission. A mailing to all property owners in City jurisdiction will be sent out on May 22nd. City Council will have their first meeting on the proposed amendment on June 8th. The ordinance can be adopted on July 13th and becomes effective 30 days later in mid-August. The budget can then be amended and a determination made on what size bond will pass the stress test.

Fire Chief Bob Palmer asked if there is an alternative funding source other than tax increment financing.

Consultant Tashman replied that general obligation bonds could be used for some of the proposed projects but the property rehabilitation grants and loans or any project that provides

private benefit cannot be funded through general obligation bonds. General obligation bonds do increase property taxes while tax increment financing does not.

Director Durow pointed out that Urban Renewal money makes excellent matching funds for other grants.

Dick Elkins asked if advertising should be published that shows how much Urban Renewal and Private dollars have been spent on projects, like the Commodore Building restoration? Director Durow said he thinks it is a great idea and he has it on his list of things to do.

Gary Grossman moved to recommend approval of the proposed Urban Renewal Plan amendment and Staff is directed to proceed with the process. Ken Farner seconded the motion and it carried unanimously, Zukin and Birge absent.

ON-GOING PROJECTS

Director Durow updated the Committee on the East Gateway Project. The East Gateway Project is moving quickly with the Bid Opening scheduled for June 16th. Chair Ericksen said he had a citizen request to not have the project take place during cherry harvest. Director Durow said E. 2nd Street will remain open during construction.

The Downtown Riverfront Connection and Dock design is moving along.


FUTURE MEETINGS

The next scheduled meeting is Tuesday, May 19, 2009 but there is nothing on the Agenda at this time.

ADJOURNMENT

The meeting was adjourned at 6:32 P.M.

Respectfully submitted by Denise Ball, Planning Tech.


Dan Ericksen, Chair

Columbia Gateway Urban Renewal Advisory Committee Minutes

Tuesday, March 17, 2009

City Hall Council Chambers
313 Court Street
The Dalles, OR 97058
Conducted in a handicap accessible room.

CALL TO ORDER

Chair Ericksen called the meeting to order at 5:31 p.m.

ROLL CALL

Present members: Dan Ericksen, Dick Elkins, Chris Zukin, Ken Farner, Gary Grossman, Jesse Birge, Bill Dick (5:40)

Absent members:

Staff present: Nolan Young, City Manager, Dan Durow, Community Development Director, Denise Ball, Planning Tech., Consultant, Elaine Howard

PLEDGE OF ALLEGIANCE

Chair Ericksen led the group in the Pledge of Allegiance.

APPROVAL OF AGENDA ITEMS

Gary Grossman moved to approve the agenda and Dick Elkins seconded. The motion carried unanimously, Dick absent.

APPROVAL OF MINUTES

Chair Ericksen asked if there were any corrections or additions needed for the minutes of February 11, 2009. Ken Farner moved to approve the minutes as submitted and Jesse Birge seconded the motion. The motion carried unanimously, Dick absent.

PUBLIC COMMENT

None

DISCUSSION

Director Durow told the Committee that he had just returned from Salem and had testified at a hearing with the Sustainability and Economic Development Sub-Committee in the House of

Representatives. The hearing agenda covered the House Bill that would allow standard rate Urban Renewal Plans to change to a reduced rate plan. Generally, Durow has a favorable impression that this bill will pass. City Manager Young asked Durow to describe the impact of this Bill. Durow explained that by changing to a reduced rate Urban Renewal Plan, for future bond measures and levies, Urban Renewal would get less money and the tax payers won't be paying more for the cost of the bonds and levies. The Dalles and Lake Oswego are the only two Urban Renewal Plans that are on the standard rate plan. This reduced rate would have a positive impact on the taxing districts.

Director Durow informed the Committee that the City will be working on an Ordinance amendment that will allow for an additional representative from the Fire and Rescue District on the Urban Renewal Committee.

Director Durow moved on to the Urban Renewal Plan Amendment and the progress Jeff Tashman and Elaine Howard have made. He asked Ms. Howard to present the new information to the Committee.

Ms. Howard explained the new spreadsheets and the process involved in compiling the data. Both a five year extension and a ten year extension were projected. The maximum indebtedness and the list of projects were reviewed and discussed by the Committee and Staff. Original maximum indebtedness is 14.2 million and 8.3 million has already been spent leaving 5.9 million.

Ms. Howard explained to Fire Chief Palmer the rules pertaining to the use of Urban Renewal funds outside the area.

City Manager Young pointed out that the taxing districts have more tax revenue now because of the Urban Renewal projects. Urban Renewal is part of the solution, not part of the problem.

Fire Chief Palmer agreed with Young and added that tax revenues are just not keeping up with the cost of living.

Director Durow pointed out that the 5-year extension would enable some additional project completion but the 10-year extension would create more investment value and new projects.

Chair Ericksen asked what the next step the Committee needs to make is. Director Durow said he would like to see a consensus on either the five year or the ten year extension. The Committee members unanimously agreed that the 10 year extension is the correct direction.

ON-GOING PROJECTS

Director Durow updated the Committee on the East Gateway Project and the 1st Street Riverfront Connection Project. It is possible the East Gateway Project will qualify for the new Stimulus Plan because it is already designed and ready for construction. The American Legion will be finishing up their windows soon.

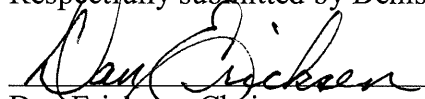
FUTURE MEETINGS

The next scheduled meeting is Wednesday, April 22, 2009.

ADJOURNMENT

The meeting was adjourned at 7:05 P.M.

Respectfully submitted by Denise Ball, Planning Tech.




Dan Erickson, Chair

Agenda Staff Report

URBAN RENEWAL ADVISORY COMMITTEE MEETING APRIL 22, 2009

TO: Urban Renewal Advisory Committee

FROM: Dan Durow, Urban Renewal Manager 

SUBJECT: Draft Amendments to the Columbia Gateway/Downtown Plan, and Report

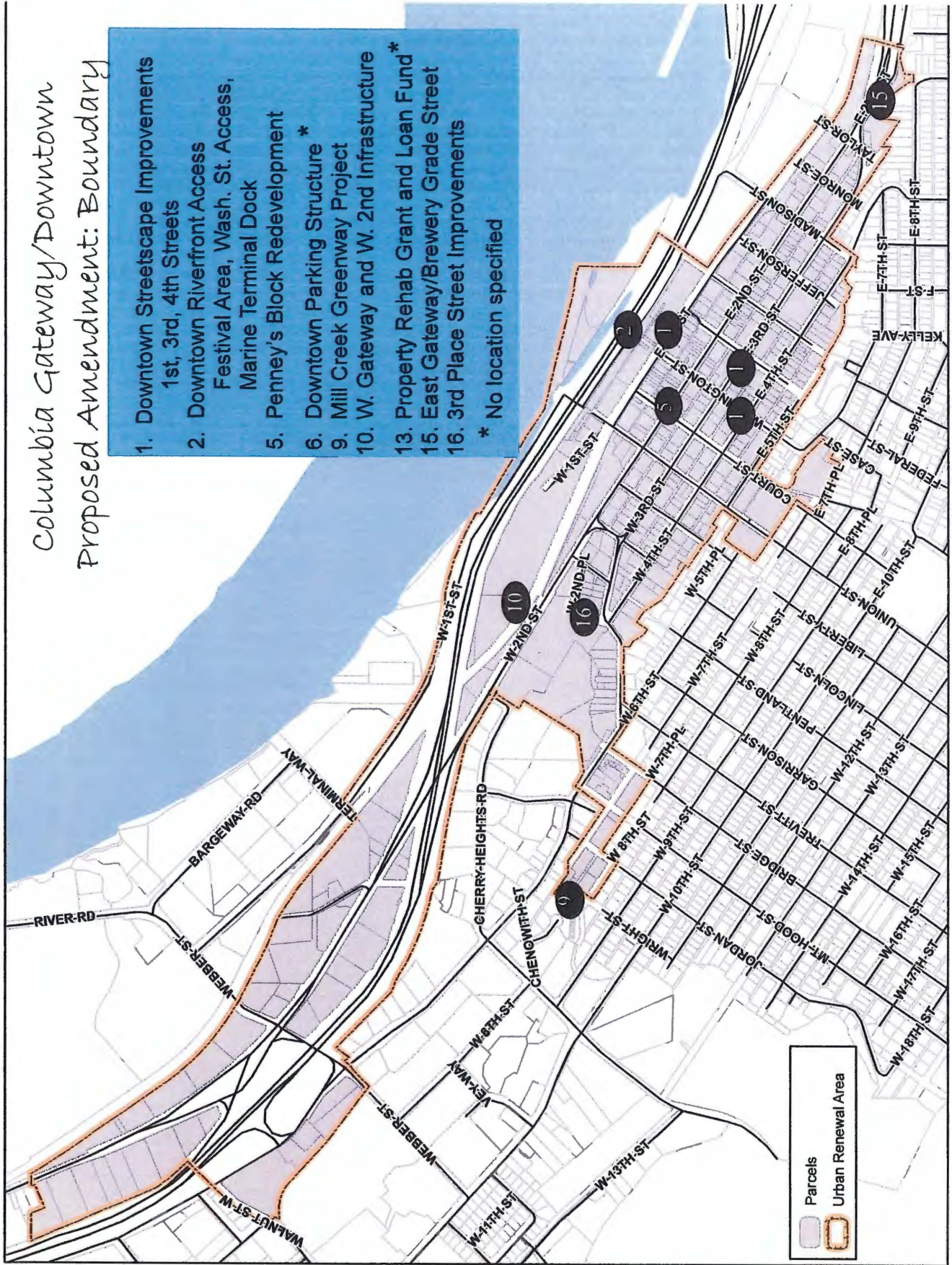
DATE: April 15, 2009

The attached *draft* documents, Columbia Gateway/Downtown Plan and Columbia Gateway/Downtown Plan Report, dated April 13, 2009, have been prepared by our Urban Renewal consultant, Jeff Tashman. These two draft documents attempt to include the proposed changes directed by the URAC and Urban Renewal Agency and would constitute the 10th Amendment to the 1990 Plan. These draft documents will be reviewed by the consultant and discussed by the URAC at the April 22nd meeting. Corrections and changes will then be incorporated and a second draft made available for the general public meeting to be held within the next two weeks.

Columbia Gateway/Downtown

Proposed Amendment: Boundary

1. Downtown Streetscape Improvements
1st, 3rd, 4th Streets
 2. Downtown Riverfront Access
Festival Area, Wash. St. Access,
Marine Terminal Dock
 5. Penney's Block Redevelopment
 6. Downtown Parking Structure *
 9. Mill Creek Greenway Project
 10. W. Gateway and W. 2nd Infrastructure
 13. Property Rehab Grant and Loan Fund *
 15. East Gateway/Brewery Grade Street
 16. 3rd Place Street Improvements
- * No location specified



Attachment A: Description of Proposed Changes to the Columbia Gateway/Downtown Urban Renewal Plan

In December of 2008, the City of The Dalles began discussing potential amendments to the Columbia Gateway/Downtown Urban Renewal Plan ("Plan") which would update the Plan in conformance with existing laws, make provisions to extend the length of the Plan, include additional projects and property, eliminate the termination date of the Plan, and increase the maximum indebtedness of the Plan.

- A. MODIFY SECTION 100 TO REFERENCE SUBSTANTIAL AMENDMENT IN 2009.
- B. MODIFY SECTION 600 URBAN RENEWAL ACTIVITIES OF THE PLAN TO REDEFINE SOME PROJECTS AND TO ADD PROJECTS

In Section 601 the following projects were modified:

1. Downtown Streetscape improvements:

- Specifically mention 1st, 2nd, 3rd, and 4th streets
- Add the ability to install an Opticom GPS system
- Provide for upgrading of the water lines in the Area as a result of a request from the Fire District

2. Downtown/Riverfront Access:

- Specify commercial marine terminal
- Add plaza on Washington Street

5. Commodore/Penney's Block Redevelopment

- Delete reference to Commodore
- Add off street parking

6. Downtown Parking Structure and Surface Lots

- Delete references to Commodore and Penney's blocks

9. Mill Creek Greenway Property Acquisition is being changed from an acquisition project to a development project.

10. Gateway Project: small verbiage changes to reflect redesign and redevelopment

13. Property Rehabilitation and Grant and Loan Fund

- Specifies on private and public property
- Adds specific reference to ability to fund sprinkler systems

H. UPDATE SECTION 1200 – PROCEDURES FOR CHANGES OR AMENDMENTS IN THE APPROVED URBAN RENEWAL PLAN

Deletes requirement for an increase in the effective period of the Plan to be a substantial change. The “effective period” of the Plan is being eliminated. Removes reference to Sections 601, 602, 603.

I. MODIFY SECTION 1300 DURATION OF THE PLAN TO EXTEND THE LENGTH OF THE PLAN

The original Columbia Gateway/Downtown Urban Renewal Plan had a provision in Section 1300, subsection 1301 for the plan to remain in full force for a twenty five year period. While many projects in the Columbia Gateway/Downtown Urban Renewal Plan Area (“Area”) have been completed, there are many originally identified projects for the Area which have yet to be completed. In order to be able to complete the projects identified in the Plan and to undertake select additional projects identified in this Amendment, the termination date of the Plan must be eliminated. This will allow the city to continue to receive the tax increment revenues for the Area and to continue to fund projects in the Area. An end date of an urban renewal plan is no longer required by state statute and, due to the desire to continue activities in the Plan, this section will be deleted.

PLAN

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PART 2: PLAN EXHIBITS

AMENDED EXHIBIT 1 - Narrative Legal Description	
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AMENDED EXHIBIT 4 - Zoning Map Designations	
AMENDED EXHIBIT 5 - Parking lot for Commodore redevelopment	
AMENDED EXHIBIT 6 - Wasco Warehouse Milling Company	

ATTACHMENT

REPORT - Columbia Gateway/Downtown Plan, Amended Report

SECTION 100 - INTRODUCTION

The Columbia Gateway/Downtown Plan (the "Plan"), as amended, governs the 318.12 acre Columbia Gateway/Downtown Urban Renewal Area (the "Area") of the City of The Dalles, Oregon. The Area was established in 1990, amended in 1993 to reduce its size, and amended further in 1998, also to reduce its size. A substantial amendment of the Plan was adopted in 2009 to increase the size of the Area and the maximum indebtedness allowed under the Plan. The Area consists of a single geographic area with an amended certified 1998/99 base year assessed value of \$24,866,020.

This Plan consists of two parts - Part 1, Text and Part 2, Exhibits, and has been prepared by the Urban Renewal Agency pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes, the Oregon Constitution and all other applicable state and local laws.

SECTION 110 - CITY/AGENCY RELATIONSHIP

The Governing Body (Council) of the City of The Dalles on April 23, 1990, by Ordinance Number 90-1106, declared that blighted areas exist within the City and that there is a need for an urban renewal agency to function within the City. The City Council, by the approval of such Ordinance Number 90-1106, and in accordance with the provisions of ORS 457.045 (2), appointed an Urban Renewal Agency consisting of eleven (11) members. In 1998, the Council adopted ordinance Number 98 - 1228, designating the members of the Council as the Urban Renewal Agency. Pursuant to ORS 457.035, the Urban Renewal Agency is a public body corporate and politic.

The relationship between the City of The Dalles, an Oregon Municipal Corporation and The Dalles Urban Renewal Agency, a public body corporate and politic, shall be as contemplated by Chapter 457 of the Oregon Revised Statutes. Nothing contained in this Amended Plan, nor the City's supplying of services or personnel, nor the budgeting requirements of this ~~Amended~~ Plan shall in any way be construed as departing from or disturbing the relationship contemplated by Chapter 457 of the Oregon Revised Statutes.

SECTION 200 - DEFINITIONS

As used in the construction of this Plan, unless the context requires otherwise, the following definitions shall apply:

201. AGENCY means The Dalles Urban Renewal Agency that, in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes, is the Urban Renewal Agency of the City of The Dalles, Wasco County, Oregon.
202. AREA means that geographic portion of the City which encompasses the Columbia Gateway/Downtown Area - an urban renewal area conceived pursuant to the provisions of ORS Chapter 457.
203. BLIGHTED AREAS means areas that by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:
 - A. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
 1. Defective design and quality of physical construction;
 2. Faulty interior arrangement and exterior spacing;
 3. Overcrowding and a high density of population;
 4. Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
 5. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
 - B. An economic dislocation, deterioration or disuse of property resulting from faulty planning;
 - C. The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;

D. The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;

E. The existence of inadequate streets and other rights-of-way, open spaces and utilities;

F. The existence of property or lots or other areas which are subject to inundation by water;

G. A prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;

H. A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare; or

I. A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere.

204. CITY means the City of The Dalles, Wasco County, Oregon.

205. CITY COUNCIL or COUNCIL means the governing body of the City of The Dalles.

206. COMPREHENSIVE PLAN means the Land Use Plan of the City of The Dalles including all of its policies, procedures and implementing provisions.

207. COUNTY means Wasco County, Oregon.

208. EXHIBIT means an attachment, either narrative or graphic, to this Urban Renewal Plan as set forth in Part 2 of this Plan.

209. ORS means Oregon Revised Statutes (State Law). ORS Chapter 457 is the chapter which regulates the renewal of blighted areas within the State of Oregon.

210. PLAN means the Amended Columbia Gateway/Downtown Plan, an Urban Renewal Plan of the City of The Dalles, Oregon.
211. REDEVELOPER means a party who acquires real property or receives financial assistance from the Urban Renewal Agency for the purposes of developing or redeveloping such property in conformity with the provisions of this Urban Renewal Plan.
212. STATE means the State of Oregon including its various departments, divisions and agencies
213. TAX INCREMENT FINANCING means a method of financing indebtedness incurred by The Dalles Urban Renewal Agency in preparing and implementing the Urban Renewal Plan. Such tax increment method is authorized by ORS sections 457.420 through 457.450 and provides that all or a portion of the tax proceeds, if any, realized from an increase in the taxable assessed value of real and personal property within the Columbia Gateway/Downtown Urban Renewal Area above that existing on the County tax roll last equalized prior to the effective date of The Dalles City Council Ordinance approving the Urban Renewal Plan may be paid into a special fund of the Agency. Such special fund, if any, shall be used to pay the principal and interest on indebtedness incurred by the Agency in financing or refinancing the preparation and implementation of the approved Urban Renewal Plan including the administration of the Agency's activities.
214. TAXING BODY means any authorized entity which levies ad valorem taxes within the boundaries of the Urban Renewal Area. ~~Wasco County~~
215. U.R. means "urban renewal" as in Urban Renewal Boundary, Urban Renewal Area, Urban Renewal Plan, etc.
216. URBAN RENEWAL ADVISORY COMMITTEE means the committee established pursuant to General Ordinance No. 98-1228, whose duties include review of all projects and expenditures for the Agency to ensure compliance with the Agency's adopted budget and the Plan; making recommendations to the Agency concerning potential projects to be undertaken, public contracts to be awarded, potential plan amendments, and budget needs, policies and procedures for

the Agency; and performance of other tasks and duties as requested by the Agency.

- 217. URBAN RENEWAL LAW means Chapter 457 of the Oregon Revised Statutes as same exists on the effective date of this Urban Renewal Plan or as same may be amended from time-to-time by action of the Oregon Legislature.
- 218. URBAN RENEWAL PLAN means the Amended Plan for the Columbia Gateway/Downtown Area--an Urban Renewal Area of the City of The Dalles, Oregon.

SECTION 300 - LEGAL BOUNDARY DESCRIPTION

The legal description of the boundaries of the Urban Renewal Area is set forth in Part 2 of this Plan as follows:

- 301. Amended Exhibit 1 - Narrative Legal Description of Urban Renewal Area.
- 302. Amended Exhibit 2 - Graphic (Map) Description of Urban Renewal Area.

SECTION 400 - MISSION STATEMENT, GOALS AND OBJECTIVES OF THE
DALLAS URBAN RENEWAL AGENCY FOR THE COLUMBIA
GATEWAY/DOWNTOWN PLAN

MISSION STATEMENT

THE MISSION OF THE URBAN RENEWAL AGENCY IS TO ELIMINATE BLIGHT AND DEPRECIATING PROPERTY VALUES WITHIN THE AGENCY'S JURISDICTION AND IN THE PROCESS, ATTRACTS AESTHETICALLY PLEASING, JOB PRODUCING PRIVATE INVESTMENTS THAT WILL STABILIZE OR INCREASE PROPERTY VALUES AND PROTECTS THE AREA'S HISTORIC PLACES AND VALUES.

401. GOALS AND OBJECTIVES

To accomplish its mission, the agency will develop and implement an urban renewal program, the goals and objectives of which are:

A. To make strategic investments of urban renewal funds so that unused and underused properties can be placed in productive condition and utilized in a manner consistent with the City's Comprehensive Plan and implementing ordinances;

B. To participate by means of various urban renewal activities (e.g. land acquisition and disposition, rehabilitation loans, etc.) in specific opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will:

1. Encourage the expansion and development of businesses that will produce jobs for the people of The Dalles and Wasco County; or

2. Increase property values so that the area will contribute its fair share to the costs of public services, provided by the city, county, schools, community college, port and park and recreation district; or

3. Insure a more attractive, functional and economically viable city; or

4. Conserve historically significant places and properties

C. To be responsive to the needs and the concerns of all people of the City of The Dalles in the details of amending and implementing the Urban Renewal Plan using multiple forms of outreach including; town hall meetings, the internet, news releases, and signs on projects; and

D. To encourage the maximum amount of public involvement and citizen participation in the formation and implementation of the Urban Renewal Plan by explaining and discussing the details of the Urban Renewal process:

1. To the public at town hall type gatherings;
2. To special interest groups, public service organizations, public bodies and the general public by invitation to Agency meetings;
3. By issuing periodic news releases;
4. By cooperating with the print and electronic news media by being available to discuss the Urban Renewal Plan and process;
5. By use of the Internet;

E. To provide an adequate amount of properly located and designed off-street parking, including disabled parking, in the downtown area, including a plan and program to effectively pay for, manage and maintain such parking;

F. To create positive linkages among the two sectors of the Urban Renewal Area - i.e. the Downtown and the West Gateway Area;

G. To cooperate, coordinate and assist in funding with the program to improve access and connections from downtown to the Riverfront and to provide facilities, such as trails and a public dock, to enhance public use of the Riverfront;

H. To improve the visual appearance, capacity, and traffic flow of streets that carry the major share of vehicular and pedestrian traffic in areas where development would otherwise be inhibited;

I. To assist property owners in the rehabilitation of their buildings and property to the extent that it helps implement the intent of redevelopment goals, policies, and standards, especially where rehabilitation may spur additional redevelopment activity;

J. To install and maintain coordinated street furniture, night lighting and landscaping in areas of maximum pedestrian concentration; including alley rights-of-way in the Downtown area;

K. In conjunction with specific urban renewal development or redevelopment projects, supplement existing funding sources to construct, install or replace publicly owned utility systems such as water, storm drains, and sanitary sewers where existing facilities are inadequate, undersized or otherwise substandard; and

L. To leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.

M. To install underground utilities in areas of urban renewal projects including alley rights-of-way in the downtown area.

403. RELATIONSHIP OF THE PLAN TO LOCAL OBJECTIVES

This plan is intended to further the objectives of the City's Comprehensive Land Use Plan. Further, this plan is intended to improve land uses, traffic flow, off-street parking, pedestrian amenities, and other public improvements.

404. CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

This plan has been prepared in conformity with the City's adopted Comprehensive Land Use Plan including its goals, policies, procedures, and implementing provisions.

405. CONSISTENCY WITH ECONOMIC DEVELOPMENT POLICY

The Economic Development Goal of the City's Comprehensive Land Use Plan (Goal 9) discusses, among other things, the need to:

1. Provide family wage employment opportunities for The Dalles citizens.
2. Diversify the economic base of the community.

3. Increase the tax base needed to provide an adequate level of community services for The Dalles citizens.
4. Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community.
5. Implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area.
6. Provide for tourism-related employment as part of the effort to diversity The Dalles' economy.
7. Provide employment opportunities, environments, and choices, which are a vital part of a high quality of life in The Dalles.
8. Support the maintenance and enhancement of The Dalles commercial historic district.
9. Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.

The Urban Renewal Plan addresses these goals in conformity with the provisions of the Economic Element.

406. COORDINATION WITH THE LANDMARK COMMISSION POLICIES

In the implementation of this Urban Renewal Plan, and in particular with the Rehabilitation Program project, the Urban Renewal Agency shall coordinate their efforts with those of the Historic Landmarks Commission in the Urban Renewal Area in which the Historic Landmarks Commission has review authority.

SECTION 500 - LAND USE PLAN

The use and development of all land within the Urban Renewal Area shall conform to the City's Comprehensive Land Use Plan, the Land Use and Development Ordinance, and any other implementing ordinances of the City.

501. LAND USE DESIGNATIONS

The land use designations of the City's Comprehensive Plan which affect the Urban Renewal Plan Area are shown on Exhibit 3 this Plan. Current zoning districts, shown on Exhibit 4 of this Plan are described in full in the City's Land Use and Development Ordinance (General Ordinance #98-1222) and generally are as follows:

1. Central Business Commercial District, CBC.

The purpose is... "To provide an area for commercial uses, along with civic and certain residential uses, and to provide all basic services and amenities required to keep the downtown area the vital pedestrian-oriented center of the community". Approximately 33 percent of the Urban Renewal Area is in this zoning district.

2. Industrial District, I.

The purpose is... "To establish areas which provide for a variety of commercial and industrial uses". Approximately 33 percent of the Urban Renewal Area is in this zoning district.

3. General Commercial District, CG.

The purpose is... "To provide areas for a wide range of retail, wholesale, and service businesses commensurate with the needs of the marketing region. Approximately 4 percent of the Urban Renewal Area is in this zoning district.

4. Commercial/Light Industrial District, CLI.

The purpose is... "To provide an area for commercial uses and certain industrial uses". Approximately 22 percent of the Urban Renewal Area is in this zoning district.

5. High/Medium Density Residential District, RH.

The purpose is... "To provide areas where single family detached dwellings, single family attached dwellings, duplexes, town houses, condominiums, and multi-family developments may be constructed under various ownership patterns". Approximately 3 percent of the Urban renewal Area is in this zoning designation.

6. Parks and Open Space District, P/OS.

The purpose is... "To insure sufficient open space areas throughout the community to safeguard public need for visual and environmental resources and to provide areas for recreational activities". Approximately 5 percent of the Urban Renewal Area is in this zoning district.

502. The City's acknowledged Comprehensive Plan and its implementing ordinances, codes, policies, regulations, including The Dalles Riverfront Plan, as they exist on the effective date of this Urban Renewal Plan or as they may be amended from time to time are incorporated hereby by reference as if they were included in full.

503. The use, development or redevelopment of all land within the Urban Renewal Area shall comply with the provisions of the City's Comprehensive Plan, implementing Ordinances, codes, policies, and regulations described in Sections 501 and 502 above, and with all other applicable Federal, State, County and City regulations.

SECTION 600 - URBAN RENEWAL ACTIVITIES

In order to achieve the goals and objectives of this plan, the following projects and activities, subject to the availability of appropriate funding, may be undertaken by the Agency or caused to be undertaken by others, in accordance with applicable Federal, State, County, and City laws, policies, and procedures and in compliance with the provisions of this plan and the Cooperation Agreement between the City and Agency.

601. URBAN RENEWAL PROJECTS AND ACTIVITIES

Projects and activities listed under this section were recommended by the Urban Renewal Advisory Committee, based in part on project selection criteria. These criteria are as follows:

GENERAL CRITERIA

Acceptable projects must comply with all of the following:

- A. Selected projects must address any one, or any combination of, blighted conditions as described in the Columbia Gateway/Downtown Plan.
- B. Selected projects must be consistent with the goals, policies, and designated uses of the City's Comprehensive Land Use Plan and implementing ordinances.
- C. Selected projects must be consistent with the development policies of the Historic Landmarks Commission in those areas where the Historic Landmarks Commission has review authority.
- D. Selected projects must, in aggregate, increase property values and tax collections to a level that will produce a reasonable return of the Urban Renewal contribution.

SPECIFIC CRITERIA

Acceptable projects must meet any one or any combination, of the following:

- Increases the value of the property on which the project is located.

- Increases the property value of the surrounding properties next to the property, or right-of-way, on which the project is located.
- Places unused or underused property in a productive condition.
- Enhances opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved.
- Provides for an adequate amount of properly located off-street parking in the downtown area.
- Creates positive linkages between the two sectors of the commercial areas of the community, i.e. the Downtown and the West Gateway areas.
- Promotes the program to improve the riverfront as determined in The Dalles Riverfront Plan.
- Improves the visual appearance, capacity, and traffic flow of streets in areas where development would otherwise be inhibited.
- Assists property owners with the rehabilitation of their buildings and property.
- Enhances storm drainage capacity of streets.
- Leverages the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding.
- Encourages investment in the core commercial area.
- Promotes housing opportunities in the Downtown area.

The following projects and activities are hereby deemed necessary to:

Eliminate blighted conditions and influences;

Stabilize or increase depreciating property values;

Create an attractive area for the stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries, and housing;

Create a physical, visual, and economic environment that will attract new, job producing development on the area's vacant land and redevelopment property; and

Further the objectives of this Urban Renewal Plan as set forth in Section 400.

All public improvements herein proposed shall be complete with all required appurtenances and shall be constructed and implemented in conformance with the approved standards and policies of the City of The Dalles.

With monies available to it, the Urban Renewal Agency may fund in full, in part, a proportionate share, or cause to be funded, the following numbered projects and activities:

1. DOWNTOWN STREETScape IMPROVEMENTS:

The location of the Downtown Streetscape Improvements project may include all areas designated on the City's official Zoning map as "Central Business Commercial". Streetscape improvements may include:

Removal of existing curbs, gutters, sidewalks, street lighting, hollow sidewalks, street grades, and other associated elements. Construction of curbs and gutters, decorative concrete sidewalks and paving stones, period street lights, street trees, irrigation systems, plazas, signs, drinking fountains, benches, planting areas, special crosswalk treatment, and other associated elements. This would include the ability to install Opticom GPS Systems and to upgrade the water system in the Area.

2. DOWNTOWN / RIVERFRONT ACCESS

The Downtown / Riverfront Access project links the Downtown area to the Columbia Riverfront via a non-vehicular pathway. It includes development of a trailhead and parking lot, access tunnels under the railroad, First Street and the I-84 freeway, a boat dock near the site of the old pier, and a twelve-foot wide trail with associated landscaping elements between the trailhead and dock.

3. GRAIN ELEVATOR DEMOLITION

This project consists of removing the structures and other appurtenances that make up the three major components of the grain elevator; the wooden elevator, concrete storage silos, and metal storage bins. Removing the grain elevator allows for the construction of the Downtown / Riverfront Access project and the new sewer treatment plant.

4. COMMODORE BUILDING REDEVELOPMENT

Redevelopment of the Commodore building involves purchase, and total renovation of the building's interior for an identified use or uses, and restoration of the building's historic exterior. (Project numbers 4, 5, and 6 may be combined into one project depending on timing and on how various decisions are made.)

5. COMMODORE / PENNEY'S BLOCK REDEVELOPMENT

Redevelopment of this Downtown core block may include the demolition of the existing Penney's building and reconstruction of a new Penney's building on the same site. Part of this redevelopment project would involve the first floor of the Commodore building, the alley, and potentially other buildings on the block as well.

6. DOWNTOWN PARKING STRUCTURE AND SURFACE LOTS

Redevelopment of the Commodore building, and the Penney's / Commodore block, and the increase in demand for easy parking in the Downtown area will require the construction of a multi-level parking structure. Estimates are for 150 parking spaces to help accommodate the additional demand. Smaller surface lots in the core area may be located on a temporary basis or permanently

constructed.

7. CIVIC AUDITORIUM REMODEL AND RECONSTRUCTION

The project involves a total remodel and reconstruction of the entire building including: the Fireside room, ballroom, theater, gym, and basement areas, as well as electrical, plumbing, heating and cooling, and exterior repairs.

8. MILL CREEK BRIDGE RECONSTRUCTION (WEST 6TH ST.)

The Mill Creek Bridge reconstruction consists of two phases, the first of which has already been completed. The first phase included improving the four sidewalk approaches to the bridge and related road, drainage, and bank stabilization work. The second phase involves a complete restoration of the bridge in its original historic character including the sidewalks, railings, and light standards and deck.

9. MILL CREEK GREENWAY PROPERTY ~~ACQUISITION~~ DEVELOPMENT

~~The land to be acquired includes all the private property south of the West 6th Street Bridge and upstream to the area of the turn around that makes up the creek's ravine walls and bottomland. The street rights of way that cross through this area would be vacated and included in the total ownership. The property would then be transferred to the Park and Recreation District for development into the Mill Creek Greenway. The existing, paved Mill Creek Greenway Trail will be extended from its present terminus at the limited access bridge, under the 6th Street bridge and then to connect to 2nd Street. An additional pedestrian bridge over Mill Creek will connect the trail with the property on the north end of the Trail.~~ A main feature of the greenway is a twelve foot wide paved pedestrian / bike trail. Other park and greenway amenities may also be included such as landscaping, lighting, and irrigation.

10. GATEWAY PROJECT. WEST 2ND STREET FROM LINCOLN STREET TO WESTERN BOUNDARY OF URBAN RENEWAL, STREET AND PROPERTY REDEVELOPMENT, REDESIGN AND RECONSTRUCTION.

The Gateway project is a large project that includes reconstruction of sections of I-84, West Second, Webber and West Sixth Streets, and property realignment to provide for better access and redevelopment opportunities. The urban renewal portion of the project is focused on West Second Street and associated properties.

11. REDEVELOPMENT OF ARMORY PROPERTY / PUBLIC WORKS SITE

This project includes the redevelopment of the commercial property on the south side of West Sixth Street from Webber to Walnut. The current City Public Works office and yard would be relocated to another site.

12. THOMPSON PARK SIDEWALK

This is a small project that includes construction of a natural rock retaining wall, sidewalk, and curb. It begins at the drive entrance to the Thompson Park swimming pool and ends at the intersection of West Second Street and Cherry Heights.

13. PROPERTY REHABILITATION GRANT AND LOAN FUND PROGRAM

This program has three areas that are designed to further the objectives of the Urban Renewal program and address the many individual projects identified throughout the amendment process that meet the project selection criteria. The three program areas include:

1. Land Assemblage

The Agency may assist in land assemblage to allow for private development of City and/or privately owned property.

2. Historic Design and Restoration

The Agency may provide architectural and engineering design services for existing or new buildings in the National Historic Districts for restoration or compatible design work. The Agency may also provide low interest loans for the portion of the construction work necessary to meet the historic compatibility requirements.

3. Redevelopment of Unused and Underused Land and Buildings and other Civic Improvements

The Agency may provide grants and low interest loans for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved. Grants shall be made to public, non-profit, and civic organizations only and on uses that serve a public purpose. Projects must meet the project selection criteria in order to be eligible to receive a grant.

The Agency may establish a below market interest rate loan program for the redevelopment of properties within the urban renewal area. Prior to making any loans, the Agency shall prepare and adopt a comprehensive rehabilitation loan plan that sets forth:

- a. Criteria for eligibility;
- b. Interest rates and terms for various loans;
- c. Procedures for recycling the funds as loan obligations are paid;
- d. Procedures for delinquent loan payments or defaults;
- e. Procedures and conditions for which deferred payment loans may be offered;
- f. Procedures for administering and servicing the loan program; and
- g. Such other procedures and conditions the Agency deems necessary.

14. REDEVELOPMENT OF WASCO WAREHOUSE & MILLING COMPANY PROPERTY

Redevelopment of the Wasco Warehouse & Milling Company property involves purchase and may include partial renovation and historic preservation for an identified use or uses. Additional land will be acquired from the Oregon Department of Transportation and the Union Pacific Railroad.

15. EAST GATEWAY/BREWERY GRADE STREET RECONSTRUCTION

The existing streets will be realigned and improved and a roundabout installed to help facilitate a better flow of traffic within the Area.

16. 3rd PLACE STREET IMPROVEMENTS

The 3rd Place street ~~scape~~-improvements include street, utilities, curbs, sidewalks, lighting, landscaping, and associated improvements.

602. ACQUISITION OF REAL PROPERTY

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses or other rights to use. Eminent domain would only be used if necessary for the acquisition of land for public improvements and after the Agency has taken all steps

required by law to attempt to acquire the land by voluntary agreement with the property owner.

A.— Property Acquisition for Public Improvements

The Agency may acquire any property within the Area necessary for the public improvement projects undertaken pursuant to the Plan by all legal means. The Agency action approving an acquisition will specify the need for the acquisition in relation to the public improvement undertaken.

B. Property Acquisition - From Willing Sellers

The Plan authorizes the Agency acquisition of any interest in property within the Area that the Agency finds is necessary to support private redevelopment pursuant to the Plan, but, except as noted below, only in those cases where the property owner wishes to convey such interest to the Agency. The Agency action approving an acquisition will specify the need for the acquisition to support private redevelopment. The Plan does not authorize the Agency to use the power of eminent domain to acquire property other than in the case described in Section 602.A. above which allows the acquisition of land for public improvements using the power of eminent domain.

C. Land Disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for construction and/or maintenance of the public improvement. The Agency may retain such property during construction of the public improvement. The schedule for disposition of land for a public improvement project will be determined based on the timing of the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B. of this Section 602 by conveying any interest in the property. The schedule for disposition of land acquired under Subsection B. of this Section 602 will be determined by the Agency when the Agency determines the acquisition is necessary pursuant to Section 602. B above. These determinations may be made by Resolution of the Agency.

Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of

rental or capital price, at which the urban renewal agency in its discretion determines such-land should be made available in order that it may be developed, redeveloped, cleared, conserved or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

~~A. INTENT: It is the intent of this Plan to authorize the Urban Renewal Agency to acquire property within the Urban Renewal Area by any legal means to achieve the objectives of this Plan, and specifically, for any of the purposes listed in Subsection 602 B below.~~

~~B. PURPOSE OF PROPERTY ACQUISITIONS: Property acquisition, including limited interest acquisition is hereby made a part of this Plan and may be used by the Agency to achieve the objectives of this Plan based on any one of the following criteria:~~

~~1. Where existing conditions do not permit practical or feasible rehabilitation of a structure, by its owner, and it is determined by the Agency that acquisition of such properties and demolition or rehabilitation of the improvements thereon are necessary to remove substandard and blighting conditions;~~

~~2. Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists over crowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined by the Agency that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences;~~

~~3. Where it is determined by the Agency that the property is needed to provide public improvements and facilities as follows:~~

~~a. Right of way acquisition for streets, alleys, bicycle paths or pedestrian ways.~~

~~b. Facilities for the benefit of the public which are to be developed by the Agency, the City, or any other public entity;~~

~~c. Property acquisition for public, off street parking facilities; or~~

~~d. Where the owner of real property within the boundaries of the Urban Renewal Area wishes to convey title of such property by legal means, including by gift.~~

~~4. Where it is determined by the Agency that a substantial public interest or the objectives of this Plan can be furthered by assembling property for development or redevelopment by a party other than the owners of record of such property, the Agency may acquire such property.~~

~~C. — PROPERTY THAT MAY BE ACQUIRED: No specific property to be acquired has been identified as of the date of approval of this Plan as amended. However, should the Agency subsequently determine that the objectives of this Plan would be furthered by acquiring property, the procedures set forth in Section 603, below, shall govern the Agency's action.~~

~~603. AGENCY'S PROCEDURES FOR IDENTIFYING PROPERTY TO BE ACQUIRED~~

~~Project activities listed in Sections 601 or 602 may require acquisition of property not identified by the Agency as of the effective date of this Plan. However, should such action be required by the Agency, the following procedures shall be undertaken prior to such property acquisition:~~

~~A. First the Agency shall determine the properties that may be acquired;~~

~~B. The Agency, or its designated representative, shall then contact the owner or owners of property at the address shown on the most current tax roll to inform the owners of Agency's interest in acquiring their property and the reasons for such interest;~~

~~C. The Agency, at a regularly scheduled meeting, shall discuss the results of the contact with the owner of the affected property and determine whether or not to proceed with the acquisition process;~~

~~D. If it is the Agency's determination to proceed with the acquisition process, they shall set a time and place for a public hearing on the matter. The owners of the property~~

~~that may be acquired shall be notified of such public hearing by registered mail, return receipt requested;~~

~~E. At the public hearing, the Agency shall explain the public purpose, public interest or the plan objectives that would be furthered by such property acquisition. The Agency shall then receive comment from the affected property owner, if any, and from the public at large;~~

~~F. After the owners and public have been heard, their comments shall be considered by the Agency. The Agency, by resolution shall then make a finding, based on the reasons for the acquisition, the content of the owners and public testimony whether or not to proceed with the acquisition. In order to proceed, the finding shall include a determination that the acquisition is necessary pursuant to one or more purposes set forth in Section 602 above. The resolution shall also set forth the anticipated disposition of said real property and a time schedule for any such acquisition and disposition~~

~~G. If the Agency's finding and determination is to proceed with the acquisition process, the Agency, by resolution, shall cause a minor change to this Plan to be prepared in conformance with Section 1201. Such change shall consist of a map or maps and a legal description of the property to be acquired including a copy of the Agency's finding described in subsection "F" above. The change shall be assigned an appropriate exhibit number and placed in the appendix of this Urban Renewal Plan;~~

~~H. The Agency shall then proceed with the acquisition process.~~

~~604. PROPERTY ACQUISITION FOR UNSPECIFIED PURPOSES~~

~~If property acquisition, other than for the projects or activities identified in Sections 601 or 602, is considered by the Agency, such property acquisition shall constitute a substantial change/amendment within the meaning of Section 1203 of this Plan and ORS 457.085(2)(i).~~

~~605. RELOCATION ACTIVITIES~~

~~If in the implementation of this Plan, persons or businesses should be displaced by action of the Agency, the Agency shall provide assistance to such persons or businesses to be displaced. Such displaces will be contacted to determine their~~

individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and relocation payments made in accordance with the requirements of ORS ~~281.045~~ 281.10535.500 - 35.530. Payments made to persons displaced from dwellings will be assured that they will have available to them habitable, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to occupants displaced.

Prior to the Agency acquiring any property which will cause households, businesses, industries, offices or other occupants to be displaced, the Agency will prepare, adopt, and maintain a Relocation Policy. Such policy will be available to interested parties at the Agency's office and will set forth the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

606. PROPERTY DISPOSITION AND REDEVELOPER OBLIGATIONS

A. PROPERTY DISPOSITION. The Agency is authorized to dispose of, sell, lease, exchange, subdivide, transfer, assign, pledge, or encumber by mortgage, deed of trust, or otherwise any interest in property which has been acquired by them in accordance with the provisions of this Plan and with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Agency.

All real property acquired by the Agency in the Urban Renewal Area, if any, shall be used or disposed of for development consistent with the uses permitted in this Plan. The Agency shall obtain fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Agency may be disposed of without consideration (cost) to any other public entity in accordance with this Plan. All persons and entities obtaining property from the Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Agency fixes as reasonable, and shall comply with other conditions which the Agency deems necessary to carry out the objectives of this Plan. Real

property shall not be disposed of for the purpose of speculation.

The Agency shall provide adequate safeguards to ensure that the provisions of this Plan will be carried out to prevent the recurrence of blight. All real property owned or leased by parties, shall be made subject to provisions of this Plan. Leases, deeds, contracts, agreements, documents, and declarations of restrictions by the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions precedent or subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

B. REDEVELOPER'S OBLIGATION. Any redeveloper and his/her successors or assigns within the Urban Renewal Area, in addition to the other controls and obligations stipulated and required of the Redeveloper by the provisions of this Plan, shall also be obligated by the following requirements:

1. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State and/or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the Urban Renewal Area;
2. The Redeveloper shall develop or redevelop such property in accordance with the land use provisions and other requirements specified in this Plan;
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency or such of its agents as the Agency may designate for review prior to distribution to appropriate reviewing bodies as required by the City;
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency;
5. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or a part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease or occupancy thereof;
6. The Redeveloper shall accept all conditions and agreements as may be required by the Agency. In return for

receiving assistance from the Agency, if any, the Agency may require the redeveloper to execute a development agreement acceptable to the Agency as a condition of the Agency providing assistance.

7. The Redeveloper shall maintain property under his/her ownership within the Area in a clean, neat and safe condition.

607 - OWNER PARTICIPATION

Property owners within the Urban Renewal Area proposing to improve their properties and receiving financial and/or technical assistance from the Agency shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City.

608. ADMINISTRATIVE ACTIVITIES AND SERVICES TO THE AGENCY

A. The Agency may hire its own staff or it may obtain its administrative support staff from the City of The Dalles and the City may provide the personnel necessary to staff the Urban Renewal Agency on such financial terms and conditions as the Agency and the City may from time to time agree in writing. In the event the Agency elects to use City personnel in all or part of its staffing, the Agency will evaluate and make recommendations to the City regarding their personnel support needs. The costs of Agency staffing recommendations shall be included in the annual budget proposal of the Agency.

B. Further, the Agency may retain and budget for the services of independent professionals, firms, or organizations to provide technical services such as, but not limited to:

1. Legal Counsel and Bond Counsel;
2. Preparation of market, feasibility or other economic studies or plans;
3. Preparation of design, architectural, engineering, landscape architectural, planning, redevelopment, or other developmental feasibility studies;

4. Preparation of construction contract documents for Agency's improvement activities by appropriately licensed professionals;
5. Providing accounting or audit services;
6. Providing special rehabilitation, restoration or renovation feasibility and cost analysis studies or plans;
7. Assisting in -preparation of the annual financial report required under Section 800 of this Plan;
8. Property acquisition and disposition appraisals;
9. Licensed real estate professionals for real property acquisition, disposition or negotiation services;
10. Bond issuance and renewal financing consultants.

C. The Agency may prepare and adopt design standards, themes, guidelines and implementation procedures that would be applied in various sectors of the Urban Renewal Area as the Agency deems appropriate to:

1. Assure architectural continuity and compatibility in new or remodeled buildings that are located in areas in which buildings with unique and distinctive historical or architectural character exists;
2. Advance the role of The Dalles Riverfront Plan as a unique element of visual and civic value to the City and to the properties that abut the River. As such, promote the development and redevelopment of these abutting properties so as to advance and protect these values; and
3. Assure that the developments on the large vacant lands within the Urban Renewal Area will have a design consistency and will advance the objectives of this Urban Renewal Plan.

D. The Agency may acquire, rent or lease office space within the Urban Renewal Area and may purchase, rent or lease office furniture, equipment and facilities necessary for it to conduct its affairs in the management and implementation of this Plan.

E. The Agency may invest its reserve funds in interest-bearing accounts or securities consistent with the provisions of City, State and Federal law.

F. To implement this Plan, the Agency may borrow money, accept advances, loans or grants from any legal source, issue urban renewal bonds (also known as tax allocation bonds, governmental bonds, qualified redevelopment bonds and tax increment bonds), and receive tax increment proceeds as provided for in Section 700 of this Plan. Regardless of the form of borrowing of funds, the approval of such borrowing shall comply with the provisions of the Agency's adopted by-laws and all applicable legal requirements.

G. Without limiting any other provision, power or authorization of this Plan, the Agency shall have all of the powers and responsibilities allowed under the provisions of ORS Chapter 457.

SECTION 700 - FINANCING OF URBAN RENEWAL INDEBTEDNESS

The Urban Renewal Agency, may borrow money and accept advances, loans, grants and any other legal form of financial assistance from the Federal Government, the State, City, County, or other public body, or from any legal sources, public or private, for the purposes of undertaking and carrying out this Plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

701. TAX INCREMENT FINANCING AND MAXIMUM INDEBTEDNESS

The projects may be financed, in whole or in part, by tax increment financing as provided in Article IX Section 9(1)(c) of the Oregon Constitution and ORS 457.420 through 457.450.

~~The tax increment financing process, pursuant to ORS 457.420 through 457.450, shall be terminated not later than June 30, 2015. Provided, however, the tax increment collection process may be terminated in a shorter period should debts of the Agency be retired earlier.~~

~~Beginning in FY 1999/2000, the~~ The maximum amount of indebtedness that ~~can may~~ be issued or incurred under the Plan, as amended, is ~~\$14,227,353. \$29,125,583.~~

~~Should the terminal year amount of tax increment proceeds collected be greater than the amount of debt to be retired, the surplus amount of such proceeds shall be prorated back to the County Treasurer for distribution to the affected taxing bodies as required by subsection (3) of ORS 457.450.~~

702. PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Agency, or the City of The Dalles in connection with preplanning for this Urban Renewal Plan may be repaid from Agency funds when and if such funds are available.

703. ANNUAL BUDGET

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year, by July 1, the Agency shall adopt

a budget in conformance with the provisions of ORS 294 and ORS 457.460 which shall describe its sources of revenue, proposed expenditures and activities.

The Agency shall submit its proposed budget to the Urban Renewal Agency's Budget Committee for its review and approval and the Agency shall not undertake any activities nor expend any funds except as provided in the approved budget.

SECTION 800 - ANNUAL FINANCIAL STATEMENT REQUIRED

801. REQUIRED FINANCIAL STATEMENT

The Agency shall conform to all statutory requirements for reporting financial information.

802. STATEMENT FILED AND PUBLISHED

The statement required by Subsection 801 shall be filed with the City Council and notice shall be published in the "The Dalles Chronicle", a newspaper of general circulation in the City, that the statement has been prepared and is on file with the City and with the Urban Renewal Agency and the information contained in the statement is available to all interested persons.

SECTION 900 - CITIZEN PARTICIPATION

The activities and projects identified in this Plan, the development of subsequent plans, procedures, activities and regulations, and the adoption of amendments to this Plan shall be undertaken with the participation of citizens, owners and tenants as individuals and organizations who reside within or who have financial interest within the Urban Renewal Area and with the general citizens of the City.

In particular, the Agency intends to give substantial weight to the recommendations of the Urban Renewal Advisory Committee established by the Agency. This Committee is charged with reviewing issues, programs and projects related to the Plan and its implementation. Membership on the Committee shall be representative of the interests of the City of The Dalles and of the Area. The Committee may establish such rules and procedures as it deems necessary to conduct its work.

SECTION 1000 - NON-DISCRIMINATION

In the preparation, adoption and implementation of this Plan, no public official or private party shall take any action or cause any persons, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status or national origin.

SECTION 1100 - RECORDING OF PLAN

A copy of the City Council's Non-Emergency Ordinance approving this Plan or amendments to this Plan under ORS 457.095 shall be sent by the Council to the Urban Renewal Agency. Following receipt of such Ordinance, this Plan or such amendments shall be recorded by the Agency with the Recording Officer, Wasco County.

SECTION 1200 - PROCEDURES FOR CHANGES OR AMENDMENTS IN THE APPROVED URBAN RENEWAL PLAN

The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and ongoing planning. The Plan may be changed, clarified, modified or amended as future conditions may warrant. Where, in the judgment of the Agency the proposed modification will substantially change the Plan, the modification must be duly approved by the City council in the same manner as the original Plan and in accordance with the requirements of State and local law. The provisions of ORS 457.085 and ORS 457.220 and of Section 1203 of this Plan shall apply.

The various types of Plan changes, clarifications, modifications or amendments and the official actions that shall be taken prior to their implementation are as follows:

1201 - MINOR CHANGES

Minor changes shall not modify the goals and objectives of the Plan or any of its provisions. Such minor changes may include:

- A. Clarification of language or the State Legislature's changes in ORS Chapter and Section references;
- B. Clarification of written or graphic Exhibits to this Plan.
- C. Modification in this location of project improvements authorized by this Plan, resulting from detailed architectural, engineering or planning analysis.
- D. The identification of property to be acquired as provided for ~~in Sections 601, 602 and 603 of in~~ this Plan.
- E. Changes to the scope, cost or location or projects or addition of projects that do not modify the goals and objectives or the basic procedural, planning or engineering principles of this Plan.

Such minor changes, if any, shall be made only by a duly approved resolution of the Agency in which the details of the minor change shall be described.

1202 - AMENDMENT TO THE CITY'S COMPREHENSIVE PLAN OR TO ANY OF ITS IMPLEMENTING ORDINANCES

From time to time during the implementation of this Urban Renewal Plan, the Planning Commission and the City Council of the City of The Dalles may approve amendments or modifications to the City's Comprehensive Plan or to codes, policies, procedures or ordinances which are established to implement such Comprehensive Plan. Further, the City Council may from time to time amend or approve new Building, Health Safety and other Codes that affect the implementation of this Urban Renewal Plan.

A. Where such amendments, modifications or approvals have been officially adopted by the City Council, such amendments, modifications or approvals - which affect the provisions of this Urban Renewal Plan - shall, by reference become a part of the Plan as if such amendments, modifications or approvals were herein stated in full.

B. The City Council shall forwarded to the Agency copies of such Council actions as are herein above described and the Agency shall prepare and approve a resolution recognizing that such City Council amendments, modifications or approvals are to be considered as minor changes to this Urban Renewal Plan as provided in Section 1201 above.

1203 - COUNCIL APPROVED AMENDMENTS

Changes to the Plan that are not minor changes as described in Section 1202 or substantial changes as described in Section 1204 shall be approved by the City Council in the manner described in ORS 457.085(4), (5) and (6) except that the additional notice provisions of ORS 457.120 shall not apply.

Council approved amendments include +

A. Any changes in any provision of this Plan which would modify the goals and objectives or the basic procedural, planning or engineering principles of this Plan. n; and

B. As set forth in Section 604, any acquisition undertaken in connection with projects or activities not identified in Section 601 or 602 of this Plan.

1204 - SUBSTANTIAL CHANGES

Substantial changes, if any, shall be approved by the City Council in the same manner as the Council's approval of the original plan and in compliance with the provisions of ORS 457.095 and ORS 457.220.

Substantial changes shall include the following:

- A. An increase in the maximum amount of indebtedness that may be issued or incurred under this Plan as set forth in Section ~~1400-701~~ of this Plan; and
- B. Adding land to the urban renewal area that totals more than one percent of the existing area of the urban renewal area.
- ~~B. An increase in the effective period of this Plan as set forth in Section 1301.~~

SECTION 1300 ~~-DURATION AND~~ VALIDITY OF APPROVED URBAN RENEWAL PLAN

~~1301 DURATION OF URBAN RENEWAL PLAN~~

~~This Plan shall remain in force and effect for a period of not more than twenty five (25) years from the effective date of approval of this Plan. Any extension shall be considered as a substantial change pursuant to Section 1204.~~

~~1302 VALIDITY~~

Should a court of competent jurisdiction find any word, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences or parts shall be unaffected by such finding and shall remain in force and effect. ~~for the duration of the Plan.~~

**REPORT ACCOMPANYING THE 10th AMENDMENT
TO THE COLUMBIA GATEWAY/DOWNTOWN
URBAN RENEWAL PLAN AMENDMENT**

City of The Dalles

April 13, 2009

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REPORT ON 10TH AMENDMENT TO THE COLUMBIA GATEWAY/DOWNTOWN URBAN RENEWAL PLAN

I. INTRODUCTION

The Columbia Gateway/Downtown Urban Renewal Report (the “Report”) contains background information and project details for the 10th Amendment to the Columbia Gateway/Downtown Urban Renewal Plan (the “Plan”). The Report is not a legal part of the Plan but is intended to provide public information and a basis for the findings made by the City Council as part of its approval of the Plan. State law requires that, for an amendment that increases a plan’s maximum indebtedness, the report accompanying the plan address conditions in the entirety of the plan area. Therefore, this Report includes information relating to the Plan area, as it may be amended by the 10th Amendment.

The Report provides the information required in ORS 457.085(3). The format of the Report is based on this statute.

The Area is shown in Figure 1. The new properties to be added to the Area are outlined in Figure 2. These parcels relate to the greenway project (west end of Area) and a redevelopment project (east end of Area).

Figure 1. Columbia Gateway/Downtown Urban Renewal Area

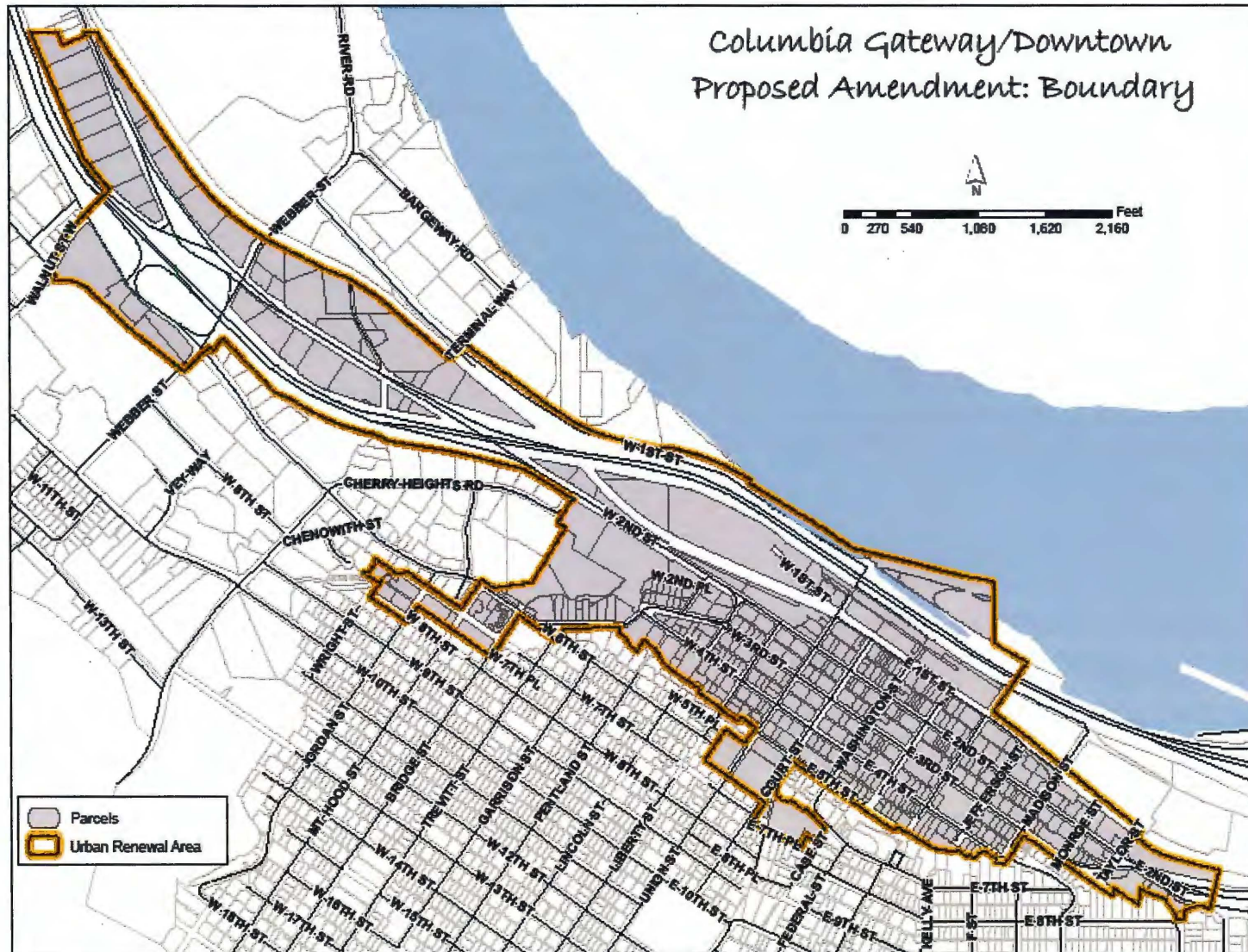
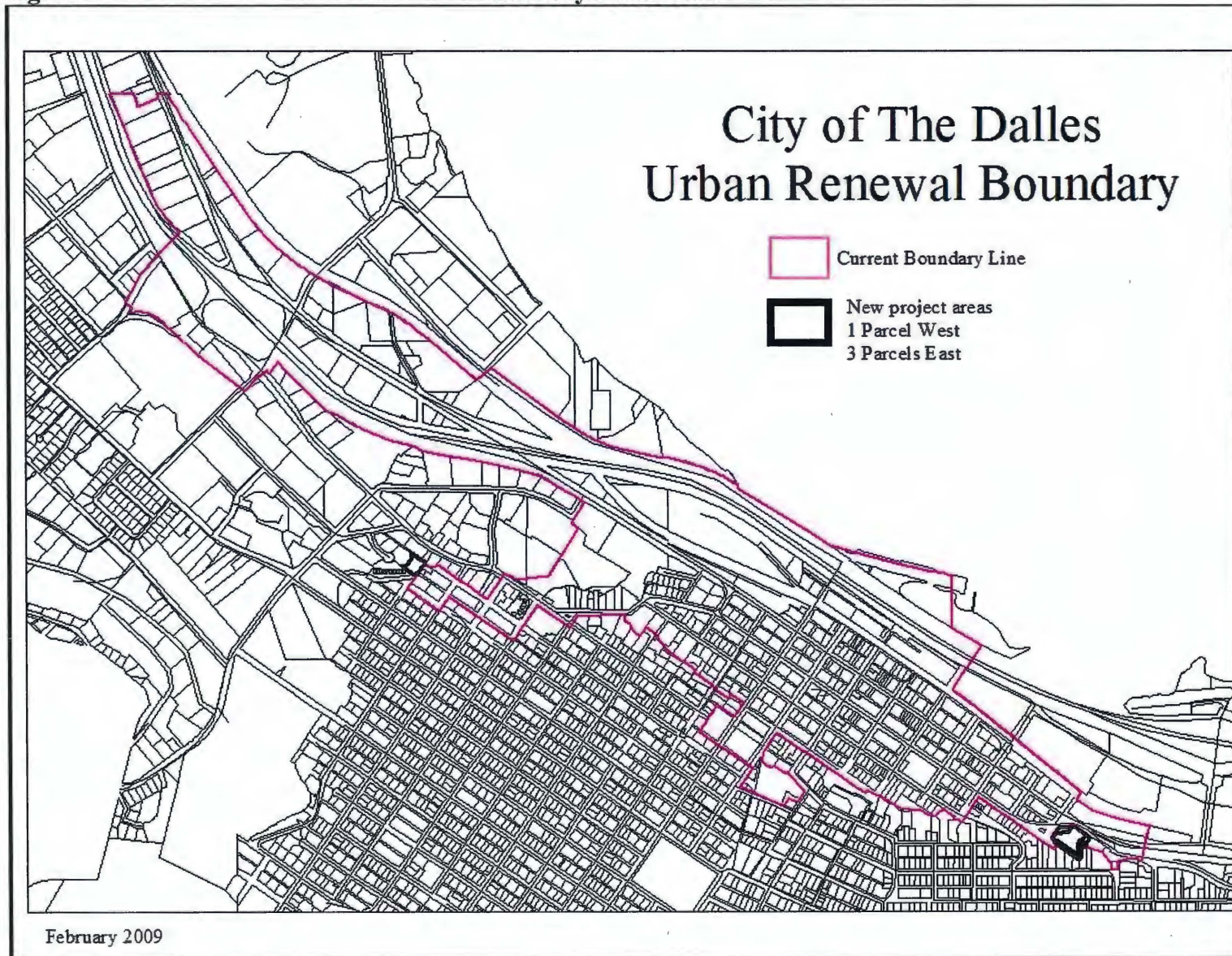


Figure 2. Parcels to be Added to Columbia Gateway/Downtown Urban Renewal Area



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

This section of the Report describes existing conditions within the Columbia Gateway/Downtown Urban Renewal Area (the “Area”), documenting the occurrence of “blighted areas” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Area, shown in Figure 1 above, contains approximately 176.9 acres of parcels and 142.8 acres of right of way, for a total of 319.7 acres.

The Columbia River borders the northern side of the Area. The eastern boundary is the eastern edge of the central business core of downtown The Dalles. The western boundary is elongated and contains industrial properties to the west of the downtown. Transportation within the Area is conducted mainly along 2nd and 3rd Streets.

An analysis of property classification data from Wasco County 2008-09 Assessment and Taxation database was used to determine the land use designation of parcels in the Area. The largest portion (38.96 percent) of the Area is classified as Commercial Improved, as shown in Table 1, “Existing Land Use (FY 2008-09).” Total commercial uses account for 23.62 percent of the Area. Government/Non Profit uses account for 24.49 percent of the Area. Right of way comprises 44 percent of the Area.

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Table 1. Existing Land Use of Proposed Area (FY 2008-2009)

Land Use	Code	# Parcels	Acreage	% of Total
Res Unbuildable	10	3	0.4	0.14%
Res Historic	14	2	0.1	0.03%
Com Unbuildable	20	2	0.5	0.16%
Com Historic	24	7	0.8	0.26%
Ind Unbuildable	30	1	0.1	0.03%
Res Vacant	100	4	0.4	0.13%
Res	101	29	3.6	1.14%
Res Multi-Story				0.00%
Res/Com imp	121	46	9.0	2.82%
Com Vacant	200	24	4.4	1.36%
Com Improved	201	211	49.9	15.61%
Com, part EX	204	6	8.1	2.53%
Com MS	209	2	2	0.63%
Com/Ind	231	4	9.8	3.07%
Industrial	300's	10	7.4	2.31%
Multistory	701	2	2	0.63%
Gov't/ Non-Profit	900's	84	78.3	24.49%
Right of Way			142.8	44.66%

Source: Wasco County Assessor by Wasco County GIS

Table 1a. Existing Land Combining Categories

Land Use	Code	# Parcels	Acreage	% of Total
Residential		84	13.61	4.26%
Commercial		256	75.51	23.62%
Industrial		11	7.51	2.35%
Multi-Story		2	2.00	0.63%
Gov't/Non-Profit		84	78.30	24.49%
Right of Way			142.80	44.66%
Totals		437	319.73	100.00%

Source: Wasco County Assessor by Wasco County GIS

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2. Zoning

As illustrated in Table 2 and Figure 3, 20.20 percent (64.6 acres) is zoned Central Business District. The Commercial/Light Industrial zone represents 49.4 acres or 15.45 percent of the Area. The remaining zones represent 19.70 percent of the Area and right of way represents 44.65 percent of the Area.

Table 2. Existing Zoning of Proposed Area

Zoning and Comprehensive Plan Designations	Parcels	Acres	% of Total (Acres)
Industrial	15	20.5	6.41%
Commercial General	13	10	3.13%
Recreational Commercial	2	6.4	2.00%
Commercial/Light Industrial	40	49.4	15.45%
Central Business Commercial	318	64.6	20.20%
Park/Open Space	8	15.6	4.88%
High Density Residential	41	10.49	3.28%
Right of Way		142.8	44.65%
<i>Total</i>		<i>319.79</i>	<i>100.00%</i>

Source: Wasco County GIS

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B. Infrastructure

1. Transportation

Running east and west through the downtown of The Dalles are 2nd and 3rd Streets, which compose a major transportation corridor. The streets are characterized by a lack of streetscape improvements in the Area. The east entrance to the downtown is inefficient and in need of upgrading. Designs for this have been approved by the City Engineer and construction is expected in the near future. The east entrance is inadequate and poorly designed and the streetscape improvements are inadequate to meet the demands of projected development in the Area and constitute blight in accordance with ORS 457.050(1)(e).

The classifications of streets in the Area as designated in the Transportation Systems Plan, prepared in June of 1999, and updated in June and December of 2006, are as follows:

Arterials

- a. 2nd Street from Webber Street East Area Boundary
- b. 3rd Street from Lincoln Street to 2nd Street
- c. Webber Street from south Area Boundary to 2nd Street
- d. Cherry Heights Road from Area Boundary to 2nd Street
- e. Lincoln Street from 2nd Street to 3rd Street

Minor Arterials

- a. 6th Street from Jordan Street west
- b. Union Street from 3rd Street to West 1st Street
- c. West 1st Street from Union Street to west edge of Area
- d. Webber Street from West 1st Street to West 2nd Street
- e. Washington Street from 2nd Street to 4th Street
- f. Brewery Grade at the east edge of the Area where it intersects Hwy 30

Major Collectors

- a. Webber Street from 2nd Street to west Area boundary
- b. 3rd Place within the Area boundary
- c. 3rd Street from 3rd Place to Lincoln
- d. 4th Street
- e. Union Street from 3rd Street to 5th Street

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- f. 2nd Street from Webber Street to west end of Area
- g. 4th Street from Jefferson to East 9th Street
- h. Federal Street from 2nd Street to 4th Street
- i. Madison Street from 1st Street to 3rd Street
- j. Court Street from 1st Street to 2nd Street
- k. Washington Street from 1st Street to 2nd Street

The remaining streets in the Area are classified as Local Streets.

There are no existing bike lanes in the Area. There is a proposed bike path along the Columbia River. There is a proposed bike path shown along the Mill Creek Greenway, which will eventually connect within the Area and connect to the waterfront path. There are many "shared roadways" within the Area. These are roads where bicycle travel is anticipated, but where separate bike lanes will not be designated. The Dalles Bicycle Master Plan, completed in June of 1993, can be found on the City of The Dalles website. Since it does not propose improvements for these shared roadways, they are not explicitly detailed within this document.

Streets

According to city staff, the following streets in the Area are in good/excellent condition:

Court Street- from 4th to 5th Avenue
East 5th Street from Union Street to Washington Street
Union Street to West 1st Avenue from railroad to railroad

The reminder of the streets would be classified as poor-failing condition.

Most of the paved streets within the downtown portion of the Area are built to city standards in that they have curbs, gutters and sidewalks. However, streetscape improvements occur only on 2nd Street. This same level of streetscape improvements is necessary for 1st Street, 3rd Street and 4th Street.

The streets are therefore inadequate, and constitute a blighting condition under ORS 457.010(1)(e).

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2. Water, Sewer and Storm Drainage Facilities

Water:

In March of 2009, the City of The Dalles Public Works Department conducted an inventory and assessment of the Water Mains within the proposed boundary for the Urban Renewal Agency (Columbia Gateway/Downtown). The mains were found to be in fair to good condition **except** for the following:

- a. Main on 1st Street from Union Street to Monroe Street
- b. Main on Union Street from 1st Street to 7th Street
- c. Main on 3rd Street from Union Street to Brewery Grade
- d. Main on Madison Street from 1st Street to 3rd Street
- e. Main on Jefferson Street from 1st Street to 4th Street minus section replaced with 2nd Street Project
- f. Main on Federal Street from 1st Street to 5th Street minus section replaced with 2nd Street Project
- g. Main in the alley between 4th Street and 5th Street from Laughlin Street to Court Street
- h. Main on 4th Street from Jefferson Street to 3rd Place
- i. Main in the alley between 7th Street and 8th Street from Union Street to Liberty Street
- j. Main in 6th Street from Third Place to Trevitt Street

There is a CIP project planned for Second Street at Webber Street for upsizing to an 18-inch main in the Area.

In addition to the above information, the Fire District has requested water line upgrades in the Area to increase the capacity of the lines. This is included as a project activity under streetscape improvements. The water system is, therefore, inadequate, and constitutes a blighting condition under ORS 457.010(1)(e).

Sanitary Sewer:

In April of 2009, The City of The Dalles Public Works Department conducted an inventory and assessment of the sanitary sewer mains within the Area. The mains were found to be in fair to good condition **except** for the following:

- a) Main on Union Street from 7th Street to 4th Street
- b) All mains from 4th Street to 2nd Street between Union Street and Taylor Street
- c) Main on Taylor Street from 2nd Street to 1st Street
- d) Main on 1st Street from Jefferson Street to Monroe Street
- e) Main on 2nd Street from Taylor Street to Brewery Grade

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- f) Main on Laughlin Street from 5th Street to 3rd Street
- g) Main on Lincoln Street from 4th Street to 2nd Street
- h) Main on 6th Street and 3rd Place north to Mill Creek
- i) Main on 6th Street all along Mill Creek to 3rd Place
- j) Main on Bridge Street from 7th Street to 6th Street
- k) Main on Mt Hood Street from 8th Street to 7th Street
- l) Main on Jordan Street from 8th Street to 7th Street
- m) Main on 2000 Block of West 2nd Street along railroad tracks to Webber Street

There is a CIP project planned for the following:

- a) Main from 8th Street and Jordan Street to 3rd Place and Lincoln Street
- b) Main on Union Street from 5th Street to 10th Street

The sanitary sewer system is, therefore, inadequate, and constitutes a blighting condition under ORS 457.010(1)(e).

Storm

In April of 2009, The City of The Dalles Public Works Department conducted an inventory and assessment of the storm drain mains within the Area. The mains were found to be in fair to good condition **except** for the following:

- a) Storm main from 2nd Street to 3rd Street and Union Street to Taylor Street are very deep and would present a challenge to repair or replace in the future.

There is a CIP project planned for the following:

- a) 6th Street drainage ditch ease of Walnut Street.

The storm drain mains are adequate for the Area.

3. Parks and Open Space

There are four parks within the Area:

- a) The Mill Creek Greenway
- b) The City Park located at 707 Union Street
- c) Thompson Park at 602 W 2nd Street
- d) A small portion of Kramer Field Park.

4. Public Spaces

The public spaces are identified in the section below: Public Buildings.

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5. Public Parking

There is public parking in the Area at the locations shown in the following table.

Table 3. Urban Renewal Area Public Parking Information

Spaces	Location	Map & Tax Lot	Owner/Agency
24	214 W. 3rd St.	1N 13E 3BB 3400, 3401	City Parking Lot
18	313 Court St.	1N 13E 3BC 400	City Hall Parking Lot
130	700 Union	1N 13E 3BC 8000, 8100	State Office Building
25	511 Washington	1N 13E 3BC 6800	County Court House
66	602 W. 2nd St.	1N 13E 4AA 600	Thompson Park
60	722 Court Street	1N 13E 3CB 800	Library
86	1st and Washington	1N 13E 3BD 700, 800, 900, 1000, 1100	City Parking Lot
18	1st and Federal	1N 13E 3BD 1300, 1400	City Parking Lot
56	101 W. 2nd St.	1N 13E 3BB 700, 500	
483	Total		

Source: City of The Dalles Staff

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6. Public Buildings

The Public Buildings as listed by the Wasco County Assessor are shown in the following table.

Table 4. Public Buildings

Map and Taxlot	Owner	Site Address
1N 13E 3 BD 9600	CIVIC AUDITORIUM HIST PRESERV	323 E 4TH
1N 13E 3 DA 100	COLUMBIA GATEWAY URBAN RENEWAL AGCY	901 E 2ND
1N 13E 3 BA 500	DALLES CITY OF THE	110 UNION
1N 13E 3 DA 3800	DALLES CITY OF THE	924 E 2ND
1N 13E 3 BD 200	DALLES CITY OF THE	105 LAUGHLIN
1N 13E 3 BB 3400	DALLES CITY OF THE	222 W 3RD
1N 13E 3 BB 3401	DALLES CITY OF THE	214 W 3RD
1N 13E 3 BD 800	DALLES CITY OF THE	308 E 1ST
1N 13E 3 BD 2700	DALLES CITY OF THE	313 E 2ND
1N 13E 3 BD 1200	DALLES CITY OF THE	201 FEDERAL
1N 13E 3 CB 800	DALLES CITY OF THE	722 COURT
1N 13E 3 BC 8100	DALLES CITY OF THE	700 UNION
1N 13E 3 BC 600	DALLES CITY OF THE	401 COURT
2N 13E 33 DC 800	MID COL COMMUNITY ACTION	1301 W 2ND
1N 13E 4 AA 700	N. WASCO CO PARKS & REC DIST	602 W 2ND
1N 13E 3 BC 8200	N.WASCO CO PARKS & REC DIST	707 UNION
2N 13E 33 C 1500	NORTHERN WASCO CO PUD	2000 W 2ND
2N 13E 33 C 1600	NORTHERN WASCO CO PUD	2050 W 2ND
2N 13E 33 CD 1100	STATE OF OREGON	713 WEBBER
1N 13E 3 BC 2100	THE DALLES ART ASSOCIATION	220 E 4TH
1N 13E 3 BC 500	THE DALLES FIRE DEPT	313 COURT
1N 13E 3 BB 600	UNITED STATES POSTAL SERVICE	101 W 2ND
1N 13E 3 BB 400	UNITED STATES POSTAL SERVICE	205 UNION
1N 13E 3 BB 1300	WASCO COUNTY	410 W 2ND PL
2N 13E 33 C 1700	WASCO COUNTY	808 WALNUT
1N 13E 3 BC 7600	WASCO COUNTY	206 E 5TH
1N 13E 3 BC 7700	WASCO COUNTY	202 E 5TH
1N 13E 3 CA 3000	WASCO COUNTY	419 E 5TH
1N 13E 3 BC 6800	WASCO COUNTY	511 WASHINGTON ST
1N 13E 3 BC 1800	WASCO ELECTRIC COOP INC	105 E 4TH

Source: City of The Dalles Staff

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C. Social Conditions

There are 132 parcels in the Area classified by the Wasco County Assessor as having residential use.

The following information comes from the United States (US) Census and relate to the City of the Dalles as a whole and can be assumed to relate to the residential parcels in the Plan Area. As of the United States Census of 2000, there were 12,156 people, 4,896 households and 3,226 families residing in the City of The Dalles. The population density was 892.3 people per square mile (km²) and there were 5,227 housing units at an average density of 383.7 per square mile (km²).

The racial makeup of the city as of the 2000 census is shown in Table 5.

Table 5. Racial Characteristics

Racial Characteristics	Percentage
White	87.83%
African American	0.39%
Native American	1.20%
Asian	0.96%
Pacific Islander	0.77%
Other	6.23%
2 or more races	2.62%
<i>Total</i>	<i>100.00%</i>

Source: United States Census of 2000

The Census calculates Hispanic or Latino of any race as a separate category. Hispanic or Latino of any race was 10.5 percent of the population.

There were 4,896 households, 30 percent which had children under the age of 18 living with them, 51.1 percent which were married couples living together, 10.6 percent which had a female householder with no husband present and 34.1 percent which were non-families. Individuals comprised 29.2 percent of all households and 13.5 percent had someone living alone who was 65 years of age or older. The average household size was 2.40 and the average family size was 2.94.

The population by age category in the 2000 census is shown in Table 6.

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Table 6. Population by Age

Age	Percentage
<18	24.80%
18-24	7.90%
25-44	25.70%
45-64	23.50%
65 >	18.1%

Source: United States Census of 2000

The median age was 39 years. For every 100 females there were 94.7 males. For every 100 females age 18 and over, there were 91.5 males.

The median income is shown in Table 7.

Table 7. Median Income

Category	Income in Dollars Per Year
Family	\$43,041
Male	\$36,387
Female	\$22,583
Per Capita	\$17,511

Source: United States Census of 2000

About 9.0 percent of families were below the poverty line, as were 16.6 percent of those under age 18 and 8.6 percent of those age 65 or over.

The Portland State University Population Research Study of March 2008 estimates the population of The Dalles has increased to 13,170 as of July 1, 2007, an 8 percent increase in population over 7 years.

In May of 2006, ECONorthwest completed a population forecast for The Dalles.

Table 8 presents the population forecast for the City of The Dalles for the period 2006-2056. The forecast reaches a population of 22,545 by 2026 and 31,926 by 2056. The assumed growth rate for the 2006-2056 period is 1.9 percent annually until 2026, 1.3 percent between 2027 and 2046, and 0.9 percent between 2047 and 2056. This rate is based on The Dalles' growth between 1980 and 2005.

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Table 8. Population Forecast

Year	Population	Decade Increase	Av. Annual Growth Rate	Change
2006	15,472			
2016	18,677	3,204	1.90%	21%
2026	22,545	3,868	1.90%	21%
2036	25,653	3,108	1.30%	14%
2046	29,190	3,537	1.30%	14%
2056	31,926	2,736	.90%	9%

Source: U.S. Census and Population Research Center at Portland State University

D. Economic Conditions

1. *Taxable Value of Property within the Area*

The estimated total assessed value of the Area, including all real, personal, personal manufactured and utility properties, is \$86,332,755. The total assessed value of the City of The Dalles is \$752,003,143.

2. *Building to Land Value Ratio*

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Ratio" or "I:L." The values used are real market values. In urban renewal areas, the I:L may be used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives. A healthy condition of real estate investment in the The Dalles area would be 7:1. There are only 4.09 percent of the parcels in the Area that meet this improvement ratio.

Table 9 below "I:L Ratio of Parcels in the Area," shows the improvement to land ratios for taxable properties within the Area. As the table shows, approximately 80 percent of the study area's acreage has less than 2.0 improvement value; the I:L ratios for improved properties in the urban renewal study area are very low. This growing lack of proper utilization of land results in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare, constitutes blight in accordance with ORS 457.010(1)(h).

There are 71 parcels which do not have an improvement value listed, so these do not have an I:L ratio. There are 12 parcels that have no I:L ratio as the assessor

REPORT ON 10TH AMENDMENT TO THE COLUMBIA GATEWAY/DOWNTOWN
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has no value listed for the land because properties are non taxable. These parcels account for 7.1 acres.

Table 9. I:L Ratio of Parcels in the Area

I:L Ratio	# Properties	Acreage	% of Total
0	71	37.1	9.88%
0.01 - 0.99	93	43.1	12.93%
1.00 - 1.99	89	34.4	56.95%
2.00 - 2.99	74	25.4	7.27%
3.00 - 3.99	36	10.6	3.90%
4.00 - 4.99	26	8.9	2.51%
5.00 - 5.99	13	3.5	1.49%
6.00 - 6.99	12	3.7	0.98%
7.00 - 7.99	4	0.8	0.21%
8.00 - 8.99	2	0.6	1.37%
9 and over	5	1.6	0.83%
Government	12	7.1	1.68%
Total	437	176.8	100.00%

Source: Wasco County Assessor data

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E. Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (“affected taxing districts”) is described in section IX of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

Projected increases in mixed use, retail, commercial and residential occupancies within the Area will generally result in higher demand for fire, life safety and public safety services. The projected increase in occupancies within the Area will also raise the demand for water, sewer and storm drainage services.

These impacts will be offset by funding for projects from the Plan, including:

- Improved transportation systems including roads, sidewalks and greenway trails will benefit the citizens of The Dalles. The street improvements will allow residents to travel through the area more safely. The sidewalk and greenway improvements will benefit pedestrians and bicyclists by allowing for both more safety and an extended system of connections throughout the city. In addition, these improvements will contain GPS systems, as requested by the Fire District.
- Building conditions will be improved as a result of the Property Rehab Loan program and the Downtown 2nd Story Rehab programs. If buildings receiving assistance also upgrade to have sprinkler systems, as requested by the Fire District, this installation will aid the Fire District on providing for the public safety in the Area.
- The proposed Marine Terminal dock will bring both jobs and economic vitality to The Dalles.
- The downtown parking structure will assist in the ability of patrons to frequent area businesses, thereby increasing economic vitality.
- In addition, developed sites will have employment opportunities for the citizens of The Dalles.
- The improvements to the Downtown Festival Area will assist in bringing economic stimulus to the The Dalles by providing a place for festival activities to occur.

These improvements help offset the fiscal impacts from the urban renewal area.

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III. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

There is one urban renewal area in the Plan and it was selected to improve and prevent the future occurrence of blighted areas as defined in ORS 457.010(1).

IV. THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

This section describes the relationship between the NEW urban renewal projects called for in the Plan and the conditions generally described in Section I of this Report, and which are more specifically described below. The Project Map is shown in Figure 3. The new projects are:

1. *Mill Creek Greenway Development*

This project has been changed from Mill Creek Greenway Acquisition to Mill Creek Greenway Development as acquisition for the project was completed through a donation from a private party. Although the property has been acquired, development of the greenway trail is still required.

Relationship to Existing Conditions

There is an existing, paved, Mill Creek Greenway Trail extending from the limited access bridge south of the 6th Street bridge 600 feet west along the creek and which will be extended from its present terminus at the limited access bridge near the Condominiums. It will be extended under the 6th Street bridge and then to connect to 2nd Street. An additional pedestrian bridge over Mill Creek will be needed to join with the Oil Can Henry property. The Mill Creek Greenway Trail is inadequate as it does not presently meet the full needs of the citizens of The Dalles. The Mill Creek Greenway Trail is a blighting condition in accordance with ORS 457.010 (1)(e).

2. *Brewery Grade Redevelopment*

This provides for the redevelopment of the transportation system in the area called Brewery Grade. It provides for a traffic circle and realignment of the streets within the Area.

Relationship to Existing Conditions

The Brewery Grade area is presently a system of streets which is not functioning adequately for the present transportation demands and will not be sufficient for the future development of the Area. The transportation network in this area is blighted in accordance with ORS 457.010(1)(e).

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3. 3rd Place Street Improvements

The 3rd Place streetscape improvements include street, utilities, curbs, sidewalks, lighting, landscaping, and associated improvements.

Relationship to Existing Conditions

3rd Place is not to city standards and is in need of upgrading. The street is blighted in accordance with ORS 457.010(1)(e).

The following are not new projects, but are requests by the Fire District and will be allowed under existing project descriptions:

1. Installation of Opticom GPS System

This provides for the installation of an Opticom GPS system for traffic and pedestrian safety for the use of the Fire District and Police Department. This will be added as a component of the street and streetscape programs already in the Plan.

Relationship to Existing Condition

There is no Opticom GPS system in the Area. Installation of this system will aid in the public safety of the Area.

2. Installation of Sprinklers in Downtown Buildings

This provides for the installation of fire sprinklers, as required, in buildings undergoing rehabilitation under the existing Property Rehabilitation Program.

Relationship to Existing Conditions

Many buildings in the Area do not have sprinkler systems. They are unsafe to occupy because of defective quality of physical construction in accordance with ORS 457.010 (1)(a)(A).

3. Water Systems Upgrades

This provides for the upgrading of water lines throughout the Area. This will be done through the streetscape program already in the Plan.

Relationship to Existing Conditions

There are no utility improvements as projects in the Plan. This would add the ability to upgrade water mains as streets were improved. This upgrade is a result of a request by the Fire District.

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

Table 8. Projects and Costs in Dollars

The Dalles Urban Renewal Projects							
	Project	Total Cost	UR Share	With Inflation	Cumulative	Inflation rate	
	Admin 2009-2015	2,100,000	2,100,000	2,100,000	2,100,000	0	300K a year
	Admin 2016-2020	1,750,000	1,750,000	1,750,000	3,850,000	0	350K a year
	Admin 2021-2025	1,750,000	1,750,000	1,750,000	5,600,000	0	350K a year
1	East Gateway/Brewery Gd.	4,200,000	2,100,000	2,100,000	7,700,000	0	
2	1st St Streetscape	1,800,000	1,700,000	1,700,000	9,400,000	0	
3	3rd St Streetscape	2,500,000	2,250,000	2,475,000	11,875,000	1.1	
4	Washington St/RR Access	5,700,000	1,800,000	1,980,000	13,855,000	1.1	
5	Marine Terminal Dock	3,000,000	1,800,000	1,980,000	15,835,000	1.1	
6	4th St Streetscape	150,000	1,250,000	1,375,000	17,210,000	1.1	
7	Mill Creek Greenway	400,000	400,000	440,000	17,650,000	1.1	
8	3rd Place Street Improvements	1,000,000	1,000,000	1,100,000	18,750,000	1.1	
9	Downtown Parking Structure	3,000,000	3,000,000	3,000,000	21,750,000	0	
10	Downtown Festival Area	750,000	250,000	287,500	22,037,500	1.15	
11	Property Rehab Program	4,100,000	2,300,000	2,300,000	24,337,500	0	
12	West Gateway	1,500,000	1,250,000	1,250,000	25,587,500	0	
13	Downtown 2nd Story Rehab	500,000	500,000	500,000	26,087,500	0	
14	Penney's Block Redevelopment	1,000,000	1,000,000	1,000,000	27,087,500	0	
15	West 2nd Street Infrastructure	2,000,000	1,800,000	1,800,000	28,887,500	0	
	Totals	35,800,000	26,600,000	28,887,500	28,887,500		

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VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

Projects will be ongoing and accomplished over the life of the Plan.

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

Table 9 shows the tax increment revenues and their allocation to loan repayments, reimbursements, debt service and debt service reserve funds. It is anticipated that all debt will be retired by the end of FY. The maximum indebtedness is Twenty Nine Million, One Hundred Twenty Five Thousand Five Hundred Eighty Three dollars (\$29,125,583). The total amount of tax increment revenues required to service the debt is \$35,188,897.

Table 9. Tax Increment Revenues

	2009	2010	2011	2012	2013	2014	2015	2016	2017
REVENUES									
Beginning Balance	1,116,915	979,614	981,160	981,400	980,274	1,163,501	1,164,871	1,164,895	1,353,838
Current Year's Taxes	1,169,887	1,183,494	1,238,647	1,322,448	1,414,457	1,447,891	1,538,424	1,634,252	1,713,717
Prior Years' Taxes	56,601	61,573	62,289	65,192	69,603	74,445	76,205	80,970	86,013
Interest	11,169	9,796	9,812	9,814	9,803	11,635	11,649	11,649	13,538
Total	2,354,572	2,234,477	2,291,908	2,378,854	2,474,136	2,697,472	2,791,149	2,891,767	3,167,106
EXPENDITURES									
Debt Service, 2002 Bonds	466,882	468,428	468,668	467,542	465,188	466,558	466,582	0	
Bond 1	412,732	412,732	412,732	412,732	412,732	412,732	412,732	412,732	412,732
Bond 2					185,581	185,581	185,581	185,581	185,581
Bond 3								655,525	655,525
Bond 4									
Defeasance									
Total Long Term Debt Service	879,614	881,160	881,400	880,274	1,063,501	1,064,871	1,064,895	1,253,838	1,253,838
Short Term Debt	495,344	372,157	429,108	518,306	247,133	467,729	561,358	284,091	559,430
Reserve	879,614	881,160	881,400	880,274	1,063,501	1,064,871	1,064,895	1,253,838	1,253,838
Balance	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000

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Table 9. Tax Increment Revenues, cont.

	2018	2019	2020	2021	2022	2023	2024	2025	2026
REVENUES									
Beginning Balance	1,353,838	1,353,838	1,091,106	1,780,273	1,752,558	1,752,558	1,752,558	1,752,558	2,097,034
Current Year's Taxes	2,213,460	2,290,726	2,395,831	2,505,071	2,618,612	2,680,459	2,803,447	2,931,354	3,064,377
Prior Years' Taxes	90,196	116,498	120,565	126,096	131,846	137,822	141,077	147,550	154,282
Interest	13,538	13,538	10,911	17,803	17,526	17,526	17,526	17,526	20,970
Total	3,671,032	3,774,600	3,618,413	4,429,243	4,520,542	4,588,365	4,714,607	4,848,988	5,336,663
EXPENDITURES									
Debt Service, 2002 Bonds									
Bond 1	412,732	412,732		0	0	0			
Bond 2	185,581	185,581	185,581		0	0	0	0	
Bond 3	655,525	655,525	655,525	655,525	655,525	655,525	655,525	655,525	
Bond 4			997,034	997,034	997,034	997,034	997,034	997,034	997,034
Defeasance									2,689,931
Total Long Term Debt Service	1,253,838	1,253,838	1,838,140	1,652,558	1,652,558	1,652,558	1,652,558	1,652,558	3,686,964
Short Term Debt	1,063,356	1,429,656	0	1,024,127	1,115,425	1,183,248	1,309,491	1,099,396	
Reserve	1,253,838	841,106	1,652,558	1,652,558	1,652,558	1,652,558	1,652,558	997,034	
Balance	100,000	250,000	127,715	100,000	100,000	100,000	100,000	1,100,000	1,649,699

VIII. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FY 2026, as shown above, are based on projections of the assessed value of development within the Area and payment of fees. The projections assume continued growth of values in the Area and the development of the Flour Mill project.

Table 10 shows the projected incremental assessed value, projected tax rates that would produce tax increment revenues and the annual tax increment revenues (not adjusted for undercollection, penalties and interest). These, in turn, provide the basis for the projections in Table 9.

Table 10. Projected Incremental Assessed Value, Tax Rates and Tax Increment Revenues (Dollars)

	2009	2010	2011	2012	2013	2014	2015
Columbia Gateway/Downtown							
Base	24,866,020						
Excess	61,466,735	63,625,054	66,659,593	71,215,317	75,998,827	81,021,513	86,295,333
Total AV	86,332,755	88,491,074	91,114,482	95,670,206	100,453,716	105,476,402	110,750,222
		2.50%	2.50%	5.00%	5.00%	5.00%	5.00%
Consolidated Rate	20.7926	19.9797	19.9588	19.9460	19.9909	19.1949	19.1487
Division of Taxes Extended	1,278,053	1,271,207	1,330,448	1,420,460	1,519,288	1,555,199	1,652,443
Division of Taxes Imposed	1,231,460	1,245,783	1,303,839	1,392,051	1,488,902	1,524,095	1,619,394
Compression Percentage	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

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Table 10. Projected Incremental Assessed Value, Tax Rates and Tax Increment Revenues (Dollars), cont.

	2016	2017	2018	2019	2020	2021	2022
Columbia Gateway/Downtown							
Base							
Excess	91,832,844	96,484,353	129,824,250	135,995,416	142,413,428	149,088,160	156,029,882
Total AV	116,287,733	120,939,242	154,279,139	160,450,305	166,868,317	173,543,049	180,484,771
	5.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Consolidated Rate	19.1149	19.0780	18.3133	18.0925	18.0699	18.0479	18.0266
Division of Taxes Extended	1,755,373	1,840,727	2,377,508	2,460,500	2,573,395	2,690,732	2,812,687
Division of Taxes Imposed	1,720,266	1,803,912	2,329,958	2,411,290	2,521,927	2,636,917	2,756,434
Compression Percentage	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

Table 10. Projected Incremental Assessed Value, Tax Rates and Tax Increment Revenues (Dollars), cont.

	2023	2024	2025	2026	2027	2028	2029
Columbia Gateway/Downtown							
Base							
Excess	166,273,085	173,902,204	181,836,488	190,088,143	196,524,434	203,153,813	209,982,074
Total AV	190,727,974	198,357,093	206,291,377	214,543,032	220,979,323	227,608,702	234,436,963
	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%
Consolidated Rate	17.3156	17.3156	17.3156	17.3156	17.3156	17.3156	17.3156
Division of Taxes Extended	2,879,118	3,011,221	3,148,608	3,291,490	3,402,938	3,517,730	3,635,966
Division of Taxes Imposed	2,821,536	2,950,997	3,085,636	3,225,660	3,334,880	3,447,376	3,563,246
Compression Percentage	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%	2.0%

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Table 10. Projected Incremental Assessed Value, Tax Rates and Tax Increment Revenues (Dollars), cont.

	2030	2031	2032	2033
Columbia Gateway/Downtown				
Base				
Excess	217,015,183	224,259,286	231,720,711	239,405,979
Total AV	241,470,072	248,714,175	256,175,600	263,860,868
	3.00%	3.00%	3.00%	3.00%
Consolidated Rate	17.3156	17.3156	17.3156	17.3156
Division of Taxes Extended	3,757,748	3,883,184	4,012,383	4,145,458
Division of Taxes Imposed	3,682,593	3,805,520	3,932,135	4,062,549
Compression Percentage	2.0%	2.0%	2.0%	2.0%

IX. IMPACT OF THE TAX INCREMENT FINANCING, BOTH UNTIL AND AFTER THE INDEBTEDNESS IS REPAID, UPON ALL ENTITIES LEVYING TAXES UPON PROPERTY IN THE URBAN RENEWAL AREA

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area.

The tables below show no impacts on the The Dalles Public Schools School or the Educational Service District. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone because of the use of Tax Increment Financing are replaced with State School Fund revenues. These projections are for revenues foregone through FY 2026.

Table 11. Projected Impact on Taxing District Permanent Rate Levies During Use of Tax Increment Financing

Taxing District	Total Revenues Foregone	Average Annual Revenues Foregone
Wasco County	4,931,522	308,220
Port of The Dalles	232,758	14,547
The Dalles City	3,497,167	218,573
Northern Wasco Park and Rec	788,501	49,281
Columbia Gorge Community College	313,475	19,592
Mid-Col Fire and Rescue	2,435,898	152,244

The average impact of foregone revenues as a percentage of the total permanent rate levy of each taxing district, is shown in Table 12 below.

Table 12. Average Annual Revenues Foregone as Percent of Levy

Taxing District	FY 2008/2009 Levy	% of Levy
Wasco County	6,156,276	5.0%
Port of The Dalles	223,307	6.5%
The Dalles City	1,932,068	11.3%
Northern Wasco Park and Rec	550,131	9.0%
Columbia Gorge Community College	1,059,309	1.8%
Mid-Col Fire and Rescue	2,365,780	6.4%

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Table 13 shows the increase in permanent rate levy revenues that would occur after termination of the tax increment financing in FY2026. By FY 2033, revenues added to the permanent rate levies would substantially equal the revenues foregone during the use of tax increment financing.

Table 13. Additional Revenues Obtained After Termination of Tax Increment Financing by FY 2033

Taxing District	FY 2033 Gain
Wasco County	5,217,676
Port of The Dalles	246,264
The Dalles City	3,700,092
Northern Wasco Park and Rec	574,002
Columbia Gorge Community College	6,429,485
Mid-Col Fire and Rescue	834,254

X. RELOCATION REPORT

There are no businesses or residents to be relocated under the Plan at the time of this 10th Amendment.

XI. COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

There is only one URA in The Dalles. State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25 percent for municipalities under 50,000 in population. As noted below, the frozen base plus the estimated total assessed value of the properties being added to the Area, including all real, personal, personal manufactured and utility properties is \$25,630,490, which is 3.41 percent of the City of The Dalles' total assessed value, and well within the 25 percent statutory limitation. The estimated total acreage of the Area is 319.8 acres, including public right of way. Therefore, 7.31 percent of the acreage in the City would be in urban renewal areas, and 3.41 percent of the assessed value of the City would be in urban renewal areas. This is below the statutory limitation of 25 percent in both cases.

Table 14. URA Conformance with AV and Area Limits
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Urban Renewal Area	Acres	Frozen Base/Assessed Value
Columbia Gateway/Downtown (CHD) URA (frozen base)	317.93	\$24,866,020
Additional Areas added in 10 th Amendment (08/09 AV)	1.77	\$764,470
Total in CGD URA	319.7	\$25,630,490
City	4375.14	\$752,003,143
<i>Total Amount of City in URAs</i>	<i>7.31%</i>	<i>3.41%</i>