

**AGENDA**

**PLANNING COMMISSION**

November 7, 2024

5:30 p.m.

City Hall Council Chambers  
313 Court Street, The Dalles, Oregon

Via Zoom

<https://us06web.zoom.us/j/82327794645?pwd=c1d2UGhUb1BoVithR0tFUzZcWtXQT09>

Meeting ID: **823 2779 4645** Passcode: **001537**

Dial: 1-669-900-6833 or 1-253-215-8782

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES – August 15, 2024
6. PUBLIC COMMENT – During this portion of the meeting, anyone may speak on any subject that does not later appear on the agenda. Five minutes per person will be allowed.
7. PRESENTATION
  - A. Urban Renewal 101 – Elaine Howard Consulting LLC
8. ACTION ITEM
  - A. Adopting Resolution No. PC 624-24, a resolution recommending the City Council approve a substantial amendment to the Columbia Gateway/Downtown Plan and Report
9. STAFF COMMENTS / PROJECT UPDATES
10. COMMISSIONER COMMENTS / QUESTIONS
11. ADJOURNMENT

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Meeting conducted in a room in compliance with ADA standards.

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**CITY OF THE DALLES**

"By working together, we will provide services that enhance the vitality of The Dalles."

Prepared by/  
Paula Webb, Secretary  
Community Development Department

**MINUTES**

**PLANNING COMMISSION MEETING**

August 15, 2024  
5:30 p.m.

City Hall Council Chambers  
313 Court Street, The Dalles, Oregon 97058  
Via Zoom / Livestream via City Website

**PRESIDING:** Cody Cornett, Chair

**COMMISSIONERS PRESENT:** Addie Case, John Grant (joined at 5:34 p.m.), Philip Mascher, Maria Peña, Mark Poppoff, Nik Portela

**COMMISSIONERS ABSENT:**

**STAFF PRESENT:** Director Joshua Chandler, City Attorney Jonathan Kara, Special Counsel Chris Crean, Secretary Paula Webb

**CALL TO ORDER**

The meeting was called to order by Chair Cornett at 5:30 p.m.

**PLEDGE OF ALLEGIANCE**

Chair Cornett led the Pledge of Allegiance.

**APPROVAL OF AGENDA**

It was moved by Poppoff and seconded by Case to approve the agenda as submitted. The motion carried 7/0; Case, Cornett, Grant, Mascher, Peña, Poppoff and Portela voting in favor, none opposed.

**APPROVAL OF MINUTES**

It was moved by Portela and seconded by Poppoff to approve the minutes of June 6, 2024 as submitted. The motion carried 7/0; Case, Cornett, Grant, Mascher, Peña, Poppoff and Portela voting in favor, none opposed.

**PUBLIC COMMENT**

None.

**QUASI-JUDICIAL PUBLIC HEARING**

Chair Cornett read the rules of a public hearing. He then asked if any Commissioner had ex parte contact, conflict of interest or bias, which would prevent an impartial decision. Hearing none, Chair Cornett opened the public hearing at 5:38 p.m.

Director Chandler provided the staff report and presentation, Attachment 1.

In response to Chair Cornett’s inquiry, Director Chandler replied the study included parking spaces both on street and in parking lots. There are 112 spaces signed as public parking. The study opens the idea for shared parking agreements for both developers and property owners.

Chris Koback, Hathaway Larson, 1125 NW Couch Street, Suite 550, Portland, Oregon

Mr. Koback is a land use attorney, present on behalf of the applicant, Mary Hanlon.

Mr. Koback referred to TDMC 10.7.020.040(D) which states, “minimum and maximum off-street parking requirements **may** be waived for the following...” Mr. Koback said this is a clear and objective, locational, qualification.

Nick Smith, Senior Project Manager, Emerick Builders, 27501 SW 95<sup>th</sup> Ave., Suite 970, Wilsonville, Oregon

Mr. Smith responded to concerns regarding dust. Concrete will cover a good portion of the site. During construction, the site will be sprayed with water to eliminate dust.

Mary Hanlon, 315 E. 10<sup>th</sup> Street, The Dalles

Ms. Hanlon said, in light of this appeal, I would like to go on the record as stating that the accomplishment of a development like Basalt Commons in The Dalles is not an easy task. Putting together financing given the increased housing costs, the construction costs, the interest rates, and no comparable projects, are just a few of the challenges faced with a project like this.

Ms. Hanlon has worked on housing for the last 35 years, and said Basalt Commons brings together all of the positive aspects of that work: the creation of housing, the addition of jobs, the revitalization of a historic downtown, and the infill nature of a lot underutilized for over 20 years. The rich history of The Dalles deserves more than one building built in the last 50 years, and we would like to contribute to that.

There is a severe housing crisis in The Dalles. Most of the rental housing in The Dalles was built over 50 years ago. More than 35% of the population in The Dalles rents; the housing supply has not increased with the population and jobs. Multi-family housing is increasing in price without a corresponding change in the supplier quality. There was a 29% increase in housing costs in 2021. The current housing market in The Dalles can absorb 236 additional multi-family housing units without any new renters before the occupancy rate falls below 95% occupancy. 500 multi-family housing units were identified as needed between 2022 and 2026; none were added.

This project creates economic development, vitality and an infusion of capital downtown. The construction will generate a significant economic impact. 124 full time jobs are estimated at \$5.8 million in payroll. An additional 84 FTE [full-time equivalent] will be created in Wasco

County from indirect and induced costs, an additional \$14.4 million. The ongoing impacts of this project will support over 30 jobs, or \$1.5 million in annual payroll. In the first 10 years, this project is estimated to create 478 FTE jobs and \$16.9 million in compensation. That is not talking about just this many more people. With 100 people living downtown, approximately \$2 million in disposable income will be spent in downtown.

Ms. Hanlon continued. There is not a parking problem. A healthy community is not a tradeoff of a perceived future parking problem in exchange for residential housing being built. Visibly, as well as reinforced by two studies, there is adequate parking. Basalt Commons will have 35 parking spots with the building, four motorcycle spots on site, and 20 directly surrounding the building. All tenants will have free bus passes. There is bike parking in each unit. The building is walking distance to a grocery store, coffee, restaurants, doctors, gifts, books, banks, office supplies and much. We do not want parking problems for our residents, commercial tenants or our neighbors; we will address these issues if they arise.

Basalt Commons will be a beautiful, well designed addition to The Dalles in an appropriate location. It is designed by one of the best architecture firms in the northwest, Hacker Architects, and it will be built by one of the best contractors in the Northwest, Emerick Builders. The ground floor has been designed to address the need for industrial space in the form of a brewery. We do not have a brewery yet, but it will have that capacity.

Residents will have wonderful amenities. It is a secure building with an elevator. It will have air conditioning, and a washer and dryer in every unit. The ground floor will have a beautiful lobby area and provide workspaces for both conferences and work, as well as workspace to build. The rents are market rate, with 20% of the units at 80% of the MFI (median family income); two people working in a minimum job will be able to afford these apartments. We anticipate that seniors who do not want to maintain or renovate a home will occupy at least 30% of the units, which will open up the single family market. We are always willing, and committed, to work with our neighbors and would like to move forward. Thank you.

Chair Cornett invited Commission questions.

Commissioner Poppoff said he noticed the plan includes many studio and one-bedroom apartments, but there is a real need for two- and three-bedroom rental apartments. Have you considered redesigning the plan to include mostly two-bedroom units and some three-bedroom units? This change would reduce parking issues and provide larger rental units that are in high demand.

Ms. Hanlon replied, regarding the two-bedroom units, it's interesting you mention them. Right now, we are deciding whether to reduce the number of two-bedroom units – we currently have 16. Our thought was to reduce them since studios and one-bedrooms allow for lower rent, which is what most people prioritize over space. It's helpful to hear there is demand for two-bedrooms, and we will consider them. Three-bedroom units are impractical for this project; to cover construction costs, we would need to charge a higher rate per square foot; this is not feasible due to a lack of comparable rents for new construction in this area. Balancing rents and costs is

essential to meet the bank's debt coverage requirements, and we're working hard to make this financially viable.

Chair Cornett invited comment from the appellant.

Bob Wickwire, 601 E. 3<sup>rd</sup> Street, The Dalles

Mr. Wickwire, owner of Downey Furniture on the corner of Jefferson and Third Street, expressed his concerns over the proposed development's parking plan. As a tenant renting space across the street from Mary [Hanlon], he hoped that new residents from the planned 116-unit building would become future customers. His appeal, based on common sense rather than legal interpretation, highlighted the impact of limited parking.

Mr. Wickwire had assumed the project would not be approved with over 115 apartments and only 35 on-site parking spots. He recounted that his father-in-law, who owned the vacant lot next to the former Sunset Motors, was approached by the developer about purchasing it to support the development's parking needs. However, both lots were soon sold to the City of The Dalles at a profit. Wickwire questioned whether tenants would ultimately be permitted to park in those city-owned lots.

Mr. Wickwire expressed concern over the existing parking challenges in downtown The Dalles, emphasizing that no study is needed to see that parking is already an issue. He questioned the belief that customers are willing to walk three or more blocks to visit stores, especially considering that many of his patrons are elderly or rely on wheelchairs or walkers.

In an initial letter, Mr. Wickwire outlined concerns over how the proposed project would impact his business, suggesting dedicated spaces, time-limited parking, or meters as potential solutions. The City's response referenced an ongoing downtown parking assessment, expected for completion in the fall.

Mr. Wickwire also raised questions about parking restrictions on Third and Laughlin streets near the project, where tenants could not park between 9:00 a.m. and 6:00 p.m., yet were allowed to park in front of his store or along Jefferson Street without similar restrictions.

Director Chandler replied the public would be able to park in the lot at Third and Jefferson streets.

Mr. Wickwire asked for clarification of the restricted parking zone. Director Chandler replied the zone, adopted in 1986, remains in place. In 1986, there was no restriction in front of the Appellant's property.

Ron Vergeer, 4679 Mill Creek Road, The Dalles

Mr. Vergeer owns both Downey Furniture buildings on Jefferson Street. The current parking limitations stem from his collaboration with David Thomas to address issues involving Thomas's employees parking on Downey Furniture's side of the street. During this period, parking meters were left in place and the parking restrictions were not applied, as they anticipated a future extension of meter removals up to the Salvation Army building.

Mr. Vergeer also referenced parking issues observed in Canby around the Dahlia Apartments. He spoke with nearby business owners, managers, and employees who described residents of the Dahlia Apartments using private parking. He said that, based on his observations, Canby's downtown parking volume is likely at least double that of The Dalles.

Charles Gomez, 223 E. 2<sup>nd</sup> Street, The Dalles

Mr. Gomez shared concerns about the proposed Basalt Commons project. With only the project's employees speaking in support, they felt community members were underrepresented. Given the demands on the City Council and Planning Commission, he suggested appointing a committee to assess large development.

Mr. Gomez shared his concern with parking; people typically prefer convenient parking. He stated 35 parking spaces were insufficient; even hundreds of spaces might not be enough.

Mr. Gomez requested a computer-generated rendition of the building in the context of surrounding structures to better assess its impact. It would have been appropriate for Basalt Commons to provide an accurate scale model. He proposed pausing the project until height and parking requirements were reconsidered. He noted Debra Gomez provided a rendition of the project, not to scale (Attachment 2).

Kathy Bayer, 905 E. 2<sup>nd</sup> Street, The Dalles

Ms. Bayer said at first there were 420 empty spaces at any given time for the public, 112 of which were for the public. That leaves 350 private spaces that would require an agreement to be available to the public.

Director Chandler replied the study is looking only at occupancy of the spaces. He added a free, annual parking permit is available for downtown residents. An additional 23 spaces are being built across the street from the development. There is an opportunity for any business owner to enter into a shared parking agreement with the developer – a common parking management strategy.

Susan Ross, 1000 E. 16<sup>th</sup> Place, The Dalles

Ms. Ross referred to the past abduction of a young woman, and asked if the more remote parking lots would be monitored.

Dan Meader, 911 E. 7<sup>th</sup> Street, The Dalles

Mr. Meader raised several observations and questions about the proposed development, expressing skepticism that all 116 units will realistically have only one car each. He highlighted issues with citizen involvement, commending the applicants' presentation but noting that this was the first comprehensive overview offered publicly.

Mr. Meader noted only properties within 100 feet of the development – approximately 15 – were notified of the decision.

He also expressed concerns regarding "market-rate" rentals, emphasizing these units are not intended for middle-income residents. He suggested holding a fully accessible public hearing,

where the developers could present their plans in detail and respond to questions from the community.

Anthony Manciu, 612 E. 3<sup>rd</sup> Street, The Dalles

Mr. Manciu noted inaccuracies on the parking chart, explaining that the “green zone” in front of their property does not reflect actual conditions, as all available parking is typically occupied by existing tenants. If a vacancy arises, additional vehicles would further increase parking demand, especially on weekends and evenings.

They also raised concerns about parking logistics during parades, which draw additional cars to Second and Third Streets and require current vehicles to relocate. The owner questioned where spectators would park for such events. Finally, they observed that tenants are unlikely to want to park far from their apartments when carrying groceries or managing children, emphasizing the need for realistic proximity in parking arrangements.

John Schmid, 420 E. 4<sup>th</sup> Street, The Dalles

Mr. Schmid has a clear view of the area from his home. He noted that current parking accommodations seem adequate but questioned the long-term sustainability of these arrangements. He stated that adding 150 more vehicles with the new development could quickly reduce parking availability. He questioned how the City plans to manage increased demand, especially as it aims to grow and revitalize downtown, and asked how long it will be before additional buildings and businesses strain existing parking further.

The speaker pointed out that, with the planned construction, there would be limited flexibility to increase parking spaces afterward. He asked what this would look like once all the parking spaces are filled.

Director Chandler replied it is undetermined. He referenced the report's estimate, noting that up to 199 parking spaces may be needed, though mixed-use development typically allows for some reductions in required parking. Taking the highest estimated need and subtracting it from the total available spaces – approximately 400 – would give a general idea of remaining capacity. This approach indicates that, under the worst-case scenario, around 200 spaces might remain.

Warren Sawyer, 500 E. 3<sup>rd</sup> Street, The Dalles

Mr. Sawyer read from his letter submitted August 14, 2024, Attachment 3.

Todd Carpenter, 216 E. 5<sup>th</sup> Street, The Dalles

Mr. Carpenter suggested that the current parking restrictions be extended beyond Laughlin Street, believing the Planning Commission should recommend this change to the City Council. He noted a perceived lack of transparency regarding the private parking study, and emphasized the need for the City to get ahead of the parking issues.

He noted the importance of parking convenience, adding that, while they frequently walk downtown, they prefer parking nearby when running errands. He agreed that economic vitality, housing for the community (especially for the service industry), and the redevelopment of



underutilized properties are priorities that everyone likely supports. The City must create alternate parking options as part of a long-term strategy. Without a cohesive parking plan, adding units or upgrading buildings downtown is unsustainable.

Nathaniel Stice, 1010 G Street, The Dalles

Mr. Stice focused on the critical need for housing in town. Efforts to establish downtown housing have encountered numerous obstacles over the past decade, yet these projects are essential to downtown vitality. Placing residents near businesses is crucial for a thriving downtown, a view supported by Main Street development experts across the state.

Mr. Stice expressed concern that delaying or appealing this project could mean losing a significant opportunity for another decade, further impacting downtown businesses struggling to stay open without a nearby residential base.

He noted ample parking is typically available downtown, even during peak times. He encouraged the Planning Commission to take this opportunity to meet housing needs and help create another cornerstone for downtown prosperity.

Cynthia Kortge, 5663 Mill Creek Road, The Dalles

Ms. Kortge introduced herself as a consultant for The Dalles Main Street. She outlined the purpose and goals of The Dalles Main Street, a nationally recognized program implemented locally since 2011.

Ms. Kortge noted one of Main Street's pillars, economic vitality, aligns closely with this project, which aims to create a supportive environment for downtown businesses and attract further investment. She spoke of the town's potential, emphasizing that this project could attract more people to downtown businesses, enhancing overall economic strength. The project also addresses the pressing need for housing in the community, helping to relieve the City's constrained housing market.

Kortge underscored The Dalles' walkability, describing it as a highly walkable town with amenities like a grocery store, coffee shops, gyms, restaurants, a children's museum, and parks, all easily accessible. This project, one of the largest developments in The Dalles in decades, will add residential housing downtown, and potentially generate significant revenue for local businesses.

Ms. Kortge acknowledged the possibility of future parking challenges. She suggested that an increase in activity and "a little bit of a parking problem" would be a positive indicator of economic vitality in the downtown area.

Bets Stelzer, 404 W. 12<sup>th</sup> Street, The Dalles

Ms. Stelzer expressed strong personal and professional support for this downtown revitalization project, explaining how her recent investment in a downtown grocery store was influenced by the project's potential to bring new energy to the area. She shared her unique perspective as a business owner with a similar establishment in Hood River, observing that her sales there are

significantly stronger after 4 p.m., a stark contrast to The Dalles, where customer traffic largely disappears by that time. Hood River’s downtown, while not as centrally urban, benefits from consistent foot traffic due to nearby residential neighborhoods – a factor she believes could transform The Dalles if more residents lived downtown.

Ms. Stelzer noted that the differing needs of residents and businesses make the parking issue more flexible than some anticipate. Residents typically need parking at night, while businesses see peak demand during the day, creating a natural overlap that allows for shared parking solutions. She recounted her experience living near Portland’s bustling food and residential hubs, where residents often chose to walk or use available parking sparingly, a practice that fostered walkability and urban vibrancy.

Reflecting on workforce challenges, Ms. Stelzer highlighted that several potential employees turned down jobs due to a lack of affordable housing. She emphasized that resolving this housing shortage is essential, as the need for housing will impact the community’s economy and businesses more immediately than potential parking constraints. Concluding, she stressed that vibrant, foot-traffic-oriented downtowns better support local businesses than empty curbs and suggested that a thriving downtown with residents and visitors walking about would far outweigh minor inconveniences around parking.

Shannon Zilka, 318 E. 4<sup>th</sup> Street, The Dalles

Shannon Zilka, owner of Shannon's Ice Cream, shared her support for a thriving downtown. As both a resident and business owner in the area, she mentioned her experience with requesting a parking variance, acknowledging that if her request had been denied, her business plans likely would not have succeeded. While her business may impact parking in the area, it also draws people from nearby communities and off the freeway, hopefully contributing positively to the downtown economy.

John Southgate, 88 S. 4<sup>th</sup> Street, Independence, Oregon

Mr. Southgate, a consultant in urban planning and development, spoke in favor of the proposed project. He noted that increasing the supply of housing at various income levels benefits the local economy, allowing higher-income individuals to move into new units and freeing up more affordable options for others.

Mr. Southgate acknowledged parking challenges but stated various strategies could be implemented to manage those issues.

Tanner Dunbar, 207 Laughlin Street, The Dalles

Mr. Dunbar, a resident of The Dalles and manager of a local property management business, expressed his support for the Basalt Commons project. He acknowledged the concerns regarding parking but echoed sentiments from previous speakers about the benefits of increased foot traffic in downtown areas. He emphasized the housing difficulties in The Dalles, stating that the Basalt Commons would attract a diverse range of residents, including younger individuals and seniors.

Mr. Dunbar addressed the issue of rising rents and the housing market, noting the project aims to provide affordable options for various demographics, unlike some investors who displace tenants in favor of higher rents. He added that reduced parking availability might encourage more foot traffic, benefiting local businesses.

Taylor Alsheimer, 505 W. 3<sup>rd</sup> Place, The Dalles

Mr. Alsheimer, a resident of The Dalles and a public school teacher at The Dalles High School, stated his support for the Basalt Commons project. He believed bringing more commerce and residents into town would benefit economic development.

Mr. Alsheimer highlighted the pressing need for housing, sharing that he often received inquiries from new teachers looking for places housing. He thought that housing and economic development took priority over parking, and encouraged the City to collaborate with local businesses to find solutions.

Debra Gomez, PO Box 1329, The Dalles

Deborah Gomez shared her concerns regarding the size of the proposed development and the visual impact of the structure. While she supports the idea of new development, she emphasized that the proposed size of the building is excessive and could negatively affect property values for those who have been long-time taxpayers in the area.

Chair Cornett invited rebuttal from the Applicant.

Chris Koback, Hathaway Larson, 1125 NW Couch Street, Suite 550, Portland, Oregon

Mr. Koback emphasized the importance of adhering to the criteria outlined in the city code when evaluating the proposed Basalt Commons project. He noted a clear path exists within the Code to allow a waiver of parking requirements in specific conditions. He added that both his legal interpretation and the City's staff interpretation align; the decision to approve the project should be based on the existing Code.

Mr. Koback clarified a point about the purchase of lots for the project, stating that the decision to use those lots for public parking instead of private parking was made by the City, not by the developer.

Addressing concerns about future parking challenges, Mr. Koback argued against halting development due to fears about parking issues, suggesting that proactive planning and the establishment of advisory committees could effectively address these concerns.

Mary Hanlon, 315 E. 10<sup>th</sup> Street, The Dalles

Ms. Hanlon expressed her commitment to housing and community development, highlighting her passion for creating healthy, vibrant living spaces. She emphasized the importance of fostering a collaborative environment where information can be shared openly, rather than responding to inquiries with hostility or aggression.

She found it concerning that some community members sought information from Canby instead of engaging directly with her, despite her efforts to collaborate. In response to a hypothetical

scenario about competition, she stated that if 116 new residents were to move into the apartments across her business, she would not oppose it.

Addressing the complexities of development, she acknowledged the challenges and high costs involved, noting that such projects are rare in downtown areas due to these hurdles. She stated that her project has adhered to all codes and regulations throughout the planning and development process, emphasizing that The Dalles is in need of housing.

Chair Cornett asked Ms. Hanlon for clarification on the affordability of the apartments.

Ms. Hanlon addressed the complexity of housing market data and the differing perspectives on the numbers presented, particularly in comparison to Canby. She clarified that the market rate figures for her project were derived from a comprehensive market study that assessed local demand and need. This study is crucial for securing financing and involves obtaining appraiser approval, which remains uncertain for The Dalles.

Regarding the income figures mentioned, she explained that the 80% median family income threshold is based on federal government statistics specific to The Dalles. She noted these figures are significantly lower than those of neighboring communities. She pointed out that The Dalles lags behind economically compared to other communities, and the data reflects this disparity. Ms. Hanlon stated 20% of the apartments will be affordable for individuals earning 80% of the median income.

Ms. Hanlon anticipates the project will break ground in 18 months.

Chair Cornett closed the public hearing at 7:51 p.m. He then opened Commission deliberations.

Commissioner Mascher expressed empathy for the emotions surrounding the parking issue. He emphasized that housing is a significant challenge for The Dalles and that many local businesses struggle to attract people, citing examples from the Farm Stand, the school district, and the hospital.

Highlighting the importance of revitalizing downtown, he pointed out the numerous closed storefronts and the quiet atmosphere in the area during evenings and weekends. He argued that while parking is a concern, it seems less critical compared to the more pressing issues of housing and downtown vitality.

Commissioner Mascher stated he was convinced that the proposed project would contribute positively to these challenges, helping to rejuvenate downtown and address the housing crisis. He expressed trust in the work done by City staff, stating that their research has been conducted with good intentions and objectivity. He said he clearly felt that granting the parking waiver was the correct decision.

Commissioner Poppoff stated residential buildings have slightly different needs for parking, and thought dedicated parking should be located within a reasonable distance. He would like the parking issue to be resolved before moving forward.

Chair Cornett shared his personal journey of moving to The Dalles in 2016, reflecting on how the city reminded him of his hometown, Valparaiso, Indiana, which faced similar challenges with

empty storefronts and struggling businesses. He emphasized the importance of community involvement in driving positive change, noting how Valparaiso became more vibrant after a residential building and park were introduced downtown.

He articulated his belief in The Dalles as a place where individuals can make a difference through their choices and spending. Chair Cornett highlighted his commitment to improving the town as a member of the Planning Commission and recognized the collective efforts of community members engaged in the process, whether through public comment, applications, or appeals.

He acknowledged the need for adaptability in addressing issues like parking, referring to past decisions regarding RV parks that highlighted the importance of responding to community feedback and changing the Code to better suit residents' needs. Chair Cornett stated we need to address the parking issue; we have two years to find a solution. He said, "I think we all have the power to do that."

It was moved by Portela and seconded by Cornett to deny appeal APL 037-24 of SPR 544-24.

City Attorney Kara suggested Commissioner Portela withdraw the current motion and use the language proposed in staff's recommendation.

It was moved by Portela and seconded by Cornett to adopt Resolution PC 623-24, a resolution denying the appeal and affirming the director's approval of Site Plan Review 544-24, based on the findings of fact and conclusions of law set forth in the agenda staff report with all conditions of approval. The motion carried 5/0; Case, Cornett, Grant, Mascher, Peña, and Portela voting in favor, Poppoff opposed, Grant absent.

### **STAFF COMMENTS / PROJECT UPDATES**

Thank you, everyone, for your patience as we wrapped up. Here's a summary of upcoming planning sessions and changes:

- September: No meetings currently scheduled, pending new applications.
- October 3: Joint session with City Council and Planning Commission on the Housing Production Strategy.
- October 17: Second October meeting canceled due to a planning conference.

#### **Housing Production Strategy Open House – August 26**

- This open house will be held virtually with Council Chambers open for the public. Consultants will attend virtually.
- A GIS story map and a survey will be available to collect public input on local housing needs. Please help spread the word for broad community engagement.

FEMA Updates and Code Changes

- New Requirements: Policy and code changes will be necessary by the end of the year, primarily focused on floodplain standards and endangered species protections.
- Expected Impacts: These changes result from a FEMA lawsuit and will affect many Oregon communities.
- Next Steps: Expect further updates as details unfold, including potential policy adjustments.

Senior Planner Recruitment

- We are actively recruiting. If you know of any interested candidates, please refer them to the job posting.

**ADJOURNMENT**

Chair Cornett adjourned the meeting at 8:13 p.m.

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Submitted by/  
Paula Webb, Secretary  
Community Development Department

SIGNED:

\_\_\_\_\_  
Cody Cornett, Chair

ATTEST:

\_\_\_\_\_  
Paula Webb, Secretary  
Community Development Department



# City of The Dalles City Council

THURSDAY, AUGUST 5, 2024 | 5:30 PM

## Appeal No. 37-24

**Appellant:** Bob Wickwire

**Site Address:** 523 E. 3<sup>rd</sup> Street

**Site Zoning District:** Central Business Commercial (CBC)

**Zoning Sub-District:** CBC-2

**Issue:**

*Appeal of the administrative approval of Site Plan Review (SPR) 544-24 on July 12, 2024, for the approval to construct 116 for-rent apartments, over +/-9,500 sq. ft. of retail space, resident amenities and building services in a +/-96,000 gross sq. ft., five-story, mixed-use building.*

## Comments Received

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As of today, four comments were received.

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## Project Timeline

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### Site Plan Review No. 544-24:

- Deemed Complete: May 29, 2024
- Notice of Decision: July 12, 2024
- 10-Day Appeal Period ends: July 22, 2024
- Notice of Appeal submitted: July 22, 2024

### Appeal No. 37-24

- *Planning Commission:* August 15, 2024

127-Day Timeline: **October 3, 2024**

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## Subject Property

523 E. 3<sup>rd</sup> Street

Former site of Griffith Motors



## Basalt Commons

Five-Story

Mixed-Use

92,000 gross SF

Floor 1:

- Retail, resident amenity and building services

Floors 2-5:

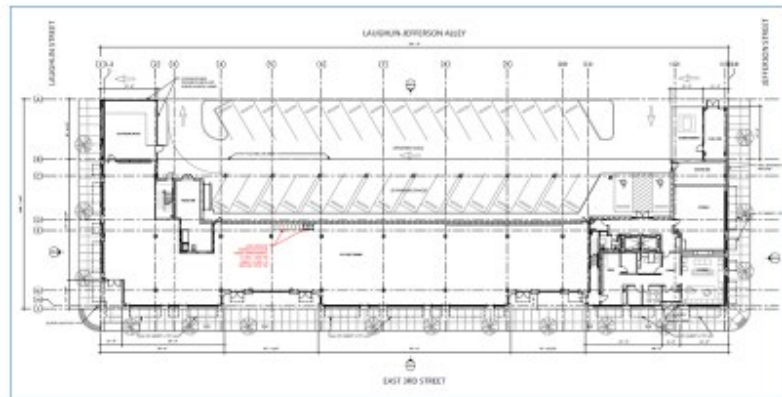
- 116 for-rent apartments



## Basalt Commons

### Site Plan

Levels 2-5 included in Attachment 1



## Land Use Review

Project consists of three separate actions:

- **Replat (MIP 438-24):** Request to consolidate three tax parcels into one.
  - Approved / Notice of Decision: June 18, 2024
- **Conditional Use Permit (CUP 212-24):** Building height increase.
  - Approved | Planning Commission: June 6, 2024
  - Approved | City Council (APL 36-24): July 22, 2024
- **Site Plan Review (SPR 544-24):** Site and construction of the development.
  - Approved | Administrative: July 12, 2024
  - One Notice of Appeal received (APL 037-24)

## Review Criteria

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- Section 10.3.020.080 – Findings #1-#6
- Article 3.030 Site Plan Review – Findings #7-#36
- Article 10.5.050 CBC Zoning District – Findings #37-#51
- Article 6.010 Landscaping Standards – Findings #52-#66
- Article 6.050 Access Management – Finding #67
- Chapter 10.7 Parking Standards – Findings #68-#91
- Chapter 10.10 Improvements Req'd with Development – Findings #92-#104

## Appeal Issues

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**APL 37-24** describes 6 reasons Planning Commission should grant the appeal request and reverse the Director's previous decision:

1. *Parking*
2. *Building Height*
3. *Airborne Dust Nuisance*
4. *Alley Improvements*
5. *Downtown Parking District Restrictions*
6. *Street Sweeping and Snow Removal*

## Appeal Issues: *Parking*

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- *Parking issues are still unresolved.*
- *The parking study is not realistic.*
- *The City has rules for parking and no way to enforce.*
- *On-site parking – 38 spaces for 116 apartments. On-site parking is inadequate for a project of this size.*
- *Even with the City providing a public parking lot for this project's tenants, there is still inadequate parking for this development; thereby affecting surrounding businesses because parking spaces will be used by those tenants.*
- *The waiver for parking should not be granted and the design of the project should incorporate adequate parking for the tenants on-site*

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## Appeal Issues: *Parking*

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- Comprehensive review of parking included in Findings #68-#91
- Findings #68 and #69 discuss allowed vehicle parking reductions, waivers, and exemptions pursuant to TDMC 10.7.020.040
  - TDMC 10.7.020.040(D)
  - TDMC 10.7.020.040(F)

12

## Appeal Issues: *Parking*

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### TDMC 10.7.020.040 (D)

*Off-Street Parking Waiver. Minimum off-street parking spaces required by Article 7.060: Minimum and Maximum Off-Street Parking Requirements may be waived for the following:*

- 1. The property is located within the boundaries of a legally adopted parking assessment district that provides district-wide parking facilities.*
- 2. The property is located within Sub-district CBC-2 in the Central Business Commercial district, as defined in Section 10.5.050.020: Sub-Districts.*

13

## Appeal Issues: *Parking*

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- Property is located within CBC-2 Sub-District; eligible for off-street parking waiver at developer's request
- Applicant proposed to apply parking waiver, reducing proposed parking spaces (35), rather than an outright waiver of all parking spaces
- Per TDMC 10.2.020(C), "may" is permissive, allowing the option to exercise provision
- State law requires only "clear and objective" standards for housing developments and directs cities to amend their municipal codes to remove permissive (i.e., subjective) language connected with housing development standards
- When subjective language exists in a municipal code concerning housing, the right to exercise such subjective standards is reserved to the applicant, not Appellant or even the City itself, consistent with ORS 197A.400(3)(a)

14

## Appeal Issues: *Parking*

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### TDMC 10.7.020.040 (D)

Provides flexibility in overall parking requirements and complements Comprehensive Plan Goal #10 Housing, Policy 14 which states:

*“Development standards in residential and mixed use areas shall provide for flexibility in site planning and development. Standards shall consider flexibility for lot sizes, setbacks, accessory residential uses on the same lot, parking, alleyways and other development features.”*

15

## Appeal Issues: *Parking*

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### TDMC 10.7.020.040 (F)

Allows modification to the number of required parking spaces with a Parking Management Plan and Parking Demand Assessment prepared by a licensed professional engineer, and must include:

- 1) a parking demand analysis for the project,
- 2) a project vicinity off-street parking supply and demand analysis, and
- 3) a shared parking analysis.

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## Appeal Issues: *Parking (PMP/PDA)*

### Parking Management Plan and Parking Demand Assessment (PMP/PDA)

- Prepared by Rick Williams Consulting
- Data Collection: Summer 2023; 1x weekday, 1x Saturday; 13 hour survey period
- Overall parking occupancy has significant parking availability (both on- and off-street during peak hours) to absorb additional parking demand of new development.

Color metrics for parking supply performance or demand



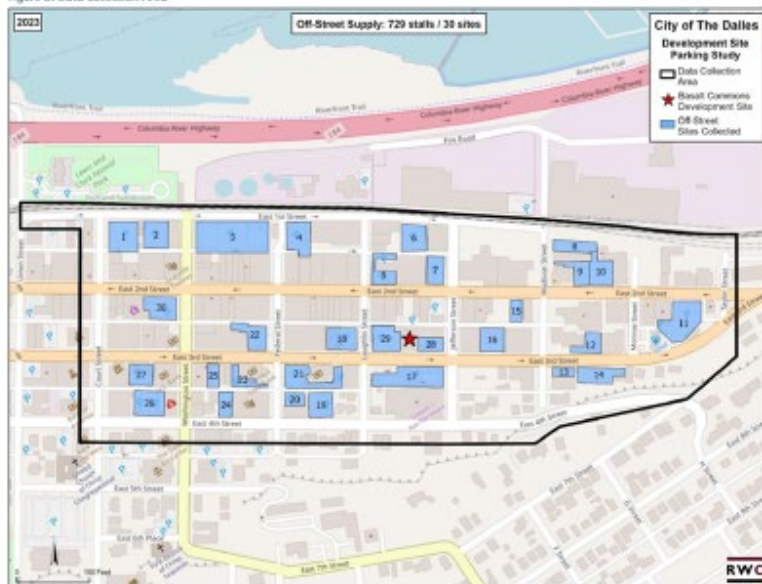
### PMP/PDA Study Area

On-Street Stalls: 789 (98.6% - No Limit)

Off-Street Stalls: 729; 30 lots (112 signed as "public parking")

Total Stalls: 1,518

Figure 8: Data Collection Area



## Appeal Issues: *Parking (PMP/PDA)*

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### PMP/PDA Key Findings: On-Street Study Area

- Average Occupancy: Weekday = 35% | Saturday = 32%, indicating low demand
- Peak Hour (Occupancy): Weekday = 1:00 PM (47% of stalls occupied) | Saturday = 12:00pm (37%)
- Empty Stalls: Overall, high percentage of empty on-street stalls during the weekday and Saturday
  - Weekday peak hour (1:00 PM) = 421 empty parking stalls
  - Saturday peak hour (12:00 PM) = 496 empty parking stalls

19

## Appeal Issues: *Parking (PMP/PDA)*

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### PMP/PDA Key Findings: Off-Street Study Area

- Average Occupancy: Weekday = 23% | Saturday = 15%; indicating low demand for the off-street parking system relative to the available parking supply
- Peak Hour: Weekday = 12:00 PM (33% of stalls occupied) | Saturday = 11:00 AM (19% stalls occupied)
- Empty Stalls: Overall, high percentage of off-street stalls are empty during the weekday and Saturday
  - Weekday peak hour (12:00 PM) = 489 empty parking stalls
  - Saturday peak hour (11:00 AM) = 593 empty parking stalls

20



## Appeal Issues: *Parking (PMP/PDA)*

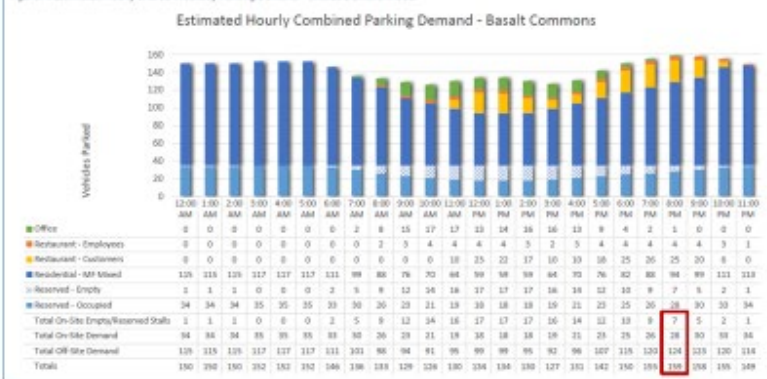
### PMP/PDA Key Findings: Off-Street Study Area

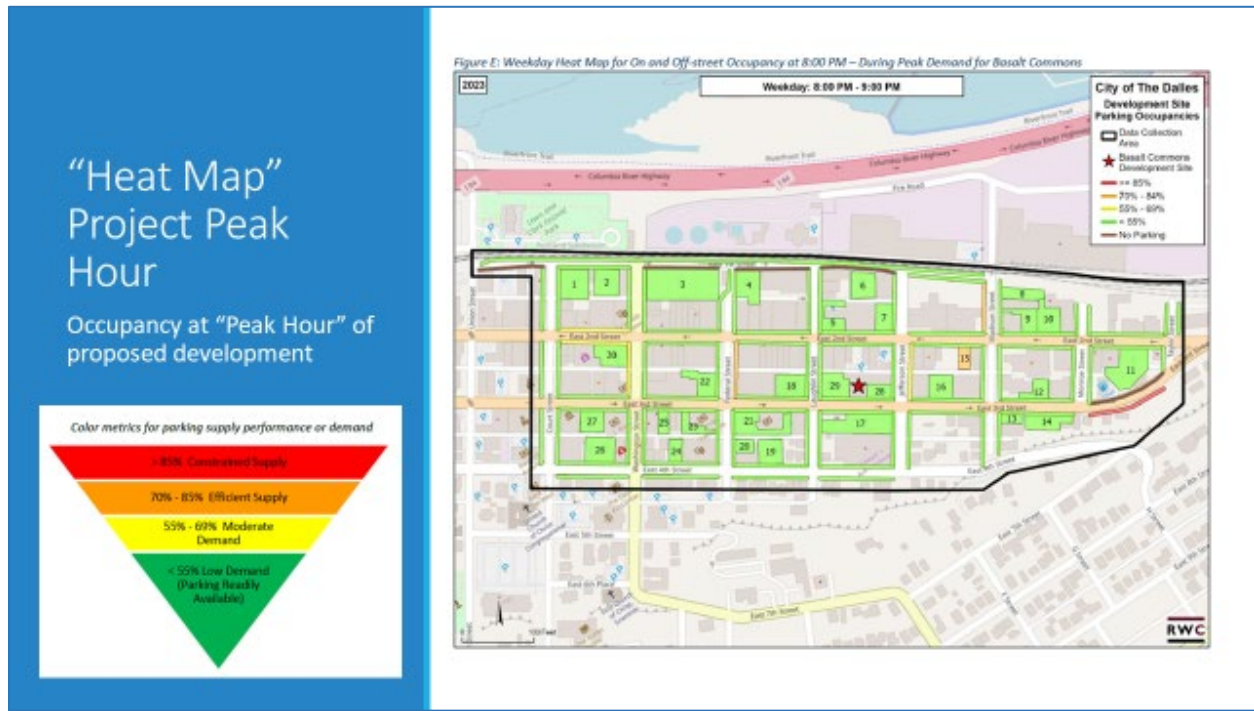
- Average Occupancy: Weekday = 23% | Saturday = 15%; indicating low demand for the off-street parking system relative to the available parking supply
- Peak Hour: Weekday = 12:00 PM (33% of stalls occupied) | Saturday = 11:00 AM (19% stalls occupied)
- Empty Stalls: Overall, high percentage of off-street stalls are empty during the weekday and Saturday
  - Weekday peak hour (12:00 PM) = 489 empty parking stalls
  - Saturday peak hour (11:00 AM) = 593 empty parking stalls

## Project Peak Hour

8:00 PM – determined as the peak hour for the proposed development; the time when the development will require the most parking

Figure A: Estimated Hourly Shared Weekday Parking Demand – Shared Demand Model





## Appeal Issues: *Parking (PMP/PDA)*

PMP/PDA Key Findings: Weekday Project Peak Hour (8:00 PM)

### On-street parking

- 1 block face = 85% occupancy (red); 1% of all parkable block faces
- 2 block faces = “efficient” (orange); 3% of parkable block faces
- 4 block faces = “moderate” occupancy (yellow); 5% of parkable block faces
- 72 block faces = “low demand” (green); 91% of parkable block faces.

### Off-street parking

- 1 surface lot (Zims Frau Haus) shows an efficient occupancy
- All other off-street facilities show low demand (green)

## Appeal Issues: *Parking*

*Parking Study is “unrealistic”, specifically with respect to the distance parkers will walk for purposes of furniture shopping.*

- PMP/PDA: “3-Block” as reasonable walking distance
- Staff agrees, purchasing large bulk items, such as furniture, is not feasible to any reasonable walking distance, but rather requires the use of nearby loading zones and/or spaces
- City allows 30-minute loading/unloading in all alleyways downtown

25

## Appeal Issues: *Parking*

- “3-blocks” is not a City standard for parking distances; however, ¼ mile is a standard for acceptable distances to restroom facilities for Mobile Food Vendors (i.e., food trucks) within the City (TDMC 8.29.030)
- One-quarter mile = 1,320 ft.
- Within Downtown TD, 3 blocks = 1,100’ (East-West); 850’ (North-South)
- Per RWC, “reasonable distance” is subjective to each City, but industry standard is 750’-800’ for average transient parker & 1,250’ for district employee parkers
- 800’-1250’ standard is relatively proportionate to the three-block distance used in the PMP/PDA

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## Appeal Issues: *Parking*

*Even with the City providing a public parking lot for this project's tenants, there is still inadequate parking for this development; thereby affecting surrounding businesses because parking spaces will be used by those tenants.*

- The City is NOT providing parking for this development only
- City and Urban Renewal Agency purchased land adjacent to subject property for redeveloping into 23 space public parking lot
- Although current data shows an adequate supply of free on-street parking within the downtown, recent approved/constructed and proposed developments downtown are likely to create added off-street parking demand.

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## Appeal Issues: *Parking*

*The City has rules for parking and no way to enforce.*

- City Code Enforcement Division enforces all parking violations on a complaint-driven basis
- Violations enforced include:
  - abandoned vehicles (TDMC 5.040.090)
  - storage of motor vehicles on streets (TDMC 6.040.140)
  - improperly parked vehicles, recreational vehicles, boats, and trailers (TDMC 6.040.160)
  - enforcing parking restrictions within the City's Central Business Zone Boundary (TDMC 6.08), with three citations issued in the last year.

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## Appeal Issues: *Building Height*

### Proposed building height exceeds the 55' height in the CBC zone.

- Per TDMC 10.5.050.060: the maximum building height within the CBC zoning district is 55'; however, the building height may be increased to 75' with a CUP.
- Applicant proposes a 60-foot building height (excluding all "necessary roof structures" (10.6.090.010(A)(3))); less than 75 feet.
- A CUP for the height increase was submitted on May 6, 2024
- CUP approved by Planning Commission on June 6, 2024
- CUP approved by City Council on July 22, 2024 (APL 036-24)

29

## Appeal Issues: *Airborne Dust Nuisance*

### Concern regarding how dust will be mitigated with this development

- Similar to all development permits, the following condition of approval is required during construction:
  - 4.a. *The Applicant shall prevent the formation of any airborne dust nuisance and shall be responsible for any damage resulting from failure to do so.*
- Any nuisance concerns that may arise with this development will be addressed on a complaint-driven basis, like all other concerns on all other developments.

30

## Appeal Issues: *Alley Improvements*

### *Alleyway abutting the property should be a requirement of the development*

- During Site Team meeting, multiple ROW improvements were discussed as requirements of the development (curb, gutter, sidewalk, etc.), as well as alley resurfacing
- The following condition of approval is required to be completed by Applicant prior to occupancy:
  - *5.c. All required improvements, including all ROW improvements and alleyway resurfacing, shall be installed prior to occupancy.*

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## Appeal Issues: *DT Parking District Restrictions*

### *Parking restrictions of building tenants should not only include those on East 3rd and Laughlin Sts, but also on East 2nd and Jefferson Sts*

- Finding #69: “no tenant of the development may park along the East 3rd and Laughlin Street frontages during the hours of 9:00 a.m. through 6:00 p.m. and all violators will be towed at their own expense.”
- This condition is not development specific, but an existing requirement of all persons at their place of employment, business profession, or residence located within the Central Business Zone Boundary

32



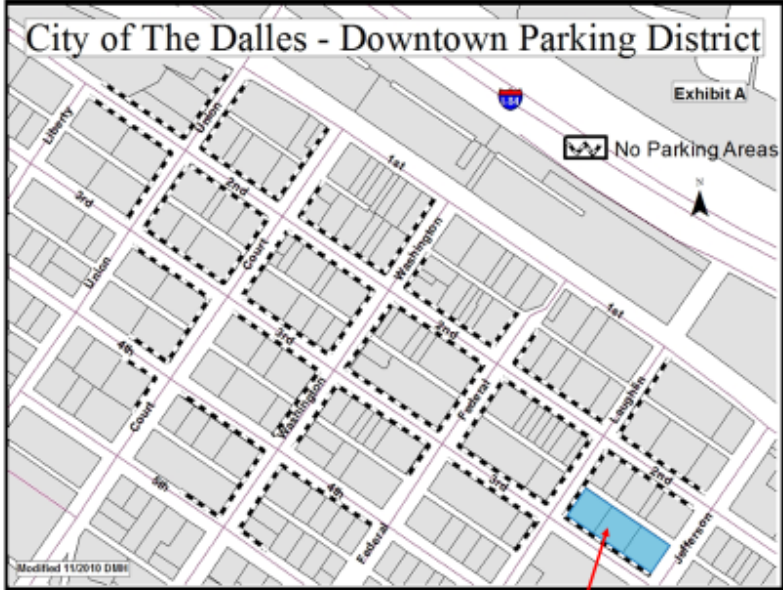
### Central Business Zone Boundary (TDMC 6.080.020)

Adopted by City Council in 1986  
(Gen. Ord. 86-1078)

Parking restrictions on  
numerous street frontages  
downtown

Restriction include: E. 3<sup>rd</sup> and  
Laughlin Streets abutting  
subject property

Any revisions to this district  
require City Council approval;  
none proposed at this time



Subject Property

## Appeal Issues: *DT Parking District Restrictions*

- SPR 544-24: Only referenced frontages abutting the subject property (E. 3<sup>rd</sup> and Laughlin Streets)
- For clarification, the original condition of approval from SPR 544-24 was amended to include district-wide restrictions
  - *6.f. Pursuant to TDMC 6.080.020, no tenant of the development (commercial or residential) may park along the public streets in the Central Business Zone Boundary the E. 3rd Street and Laughlin Street frontages during the hours of 9:00 a.m. through 6:00 p.m. and all violators will be towed at their own expense.*

## Appeal Issues: *Street Sweeping & Snow Removal*

### Concern regarding street maintenance, specifically street sweeping and snow removal

- Staff initially a condition of approval restricting parking along E. 3<sup>rd</sup> Street weekly for street sweeping purposes
- After further review, staff determined no other street frontage within the Downtown The Dalles/CBC zone district area has restricted parking for ongoing street sweeping or snow removal purposes, nor is such a requirement referenced in TDMC
- Condition removed
- City staff will continue to sweep and remove snow on all downtown streets in the same manner as currently practiced

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## Council Alternatives

1. **Staff recommendation:** *Move to adopt Resolution No. PC 623A-24, a resolution denying the Appeal and affirming the Director's approval of Site Plan Review No. 544-24, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report, with all conditions of approval outlined below.*

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## Council Alternatives

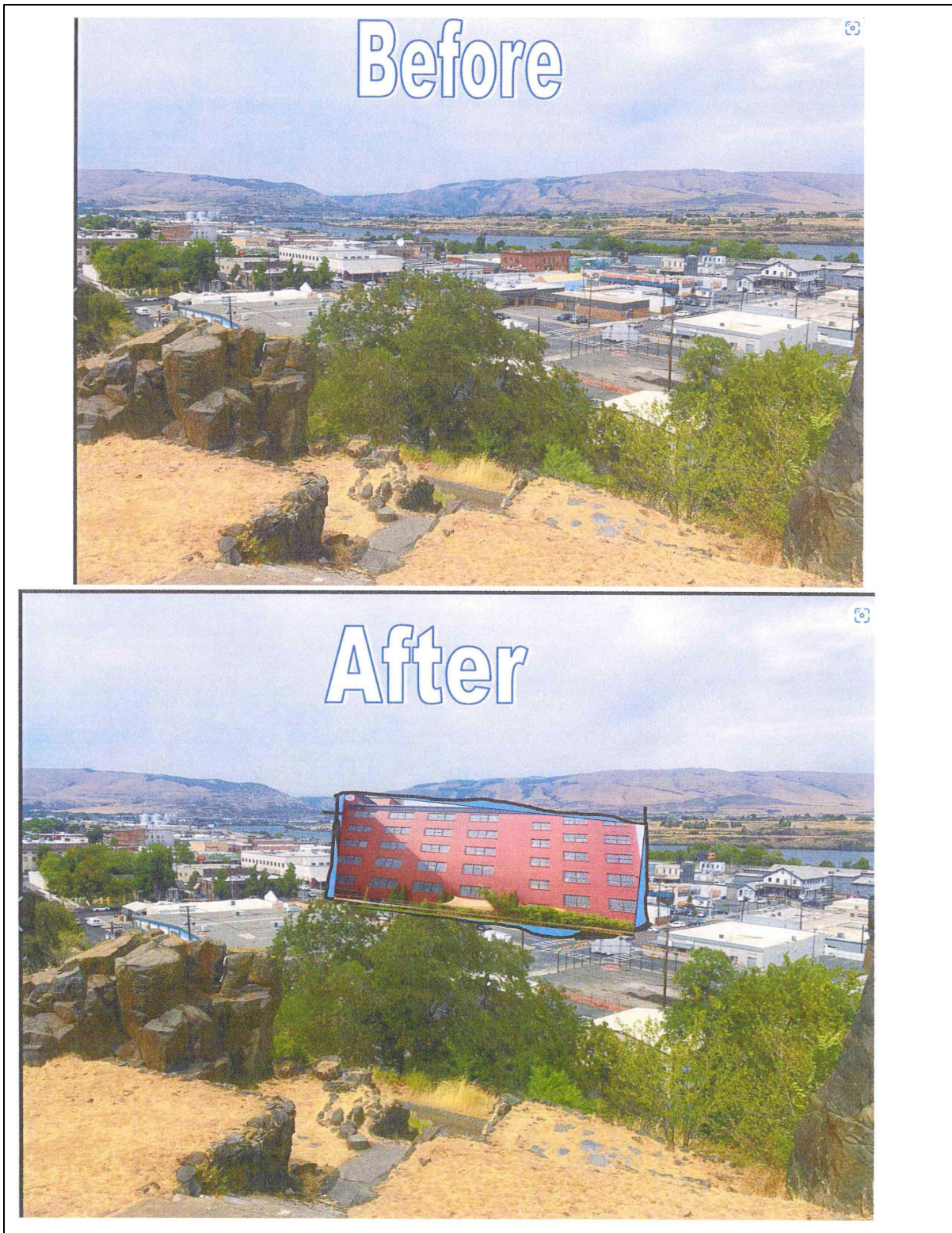
2. If the Planning Commission desires to affirm the Director's decision based upon additional findings and conclusions, or with different conditions of approval, move to adopt Resolution No. PC 623A-24, a resolution denying the Appeal and affirming the Director's approval of Site Plan Review No. 544-24, based upon the findings of fact and conclusions of law set forth in the Agenda Staff Report, as modified by the Commission, with all conditions of approval outlined below.
3. If the Planning Commission desires to affirm the Appeal, move to adopt Resolution No. PC 623B-24, a resolution affirming the Appeal and overturning the Director's decision. Under this alternative, the Planning Commission is required to identify the specific criteria supporting its decision against the Director's decision.

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# City of The Dalles City Council

THURSDAY, AUGUST 5, 2024 | 5:30 PM



Warren and Marcia Sawyer  
Sawyer Properties  
500 E. 3<sup>rd</sup> St  
The Dalles, OR 97058

Each and every person in this room including the developers, city staff, planning commissioners, attorneys, parking study engineers, citizens, .....everyone in this room and the community at large knows the development is not providing adequate off-street parking as proposed and there will be a significant negative impact on parking downtown over a wide area of adjacent uses including businesses, existing residences, and customers of downtown along with future residents, commercial tenants and customers of the development. And yet it feels like, we're going to do it anyway because we can and because of one word, "MAY".

This all boils down to one primary issue, interpretation of the municipal code stating that the parking requirements "May Be Waived" and the intent of people who drafted the code whether that is a choice of city planning and the planning commission to determine to waive the requirements, or the applicant of a development telling city planning it is their right to waive the requirements. Municipal codes and laws are most certainly drafted and approved by the city council to protect and give direction to the city planning and other city authorities, not the other way around. If you are going to interpret what the drafters of a code intended then you must interpret that the code was written for the city to control and be the authority, not the applicant and attorneys of a development. This is obvious, just common sense, and ask that the planning commission approve the appeal that the minimum parking requirements should not be waived to just 35 dedicated parking spaces.

The attorney for the development is interpreting that the applicant is in control of waiving the parking requirements and not our city staff or elected and appointed officials. Interpreting one word "May" to be in favor of the applicant and not the city. Most people in this room and community would disagree. No matter how many words or pages he writes, it is his interpretation and another attorney could have a completely different interpretation, that's how attorneys work.

The attorney makes note of 789 ON-STREET parking spaces in a "21" block area around the proposed project to support adequate parking. In an email I received from Joshua Chandler, Community Development Director, "**On-street parking is never counted toward the total parking provided with any development.**" So which way is it?

With regard to condition 6.f of the administrative decision, Municipal Code 6.08.020 Prohibited Parking Zone. I ask that the Planning Commission support the appeal of the site plan review until The City Council has an opportunity to amend the municipal code to include the Downtown on-street parking to the East, North, and South of the proposed development and enlist the help of the businesses and residents in those area to amend the code.

Thank you,



Warren Sawyer





## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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(541) 296-5481 ext. 1125  
COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**Meeting Date:** November 7, 2024

**To:** The Dalles Planning Commission

**From:** Joshua Chandler, Community Development Director  
Dan Spatz, Economic Development Officer

**ISSUE:** Adopting Resolution No. PC 624-24, a resolution recommending the City Council approve a substantial amendment to the Columbia Gateway/Downtown Plan and Report

#### **BACKGROUND:**

The Columbia Gateway Urban Renewal Agency (**Agency**) is seeking the Commission's recommendations on a proposed substantial amendment (**Plan Amendment**) to the Columbia Gateway/Downtown Plan (**Plan**)—an urban renewal plan as defined by ORS 457.010(19)—and its accompanying report (**Report**)—a report as described by ORS 457.087. This process is required by ORS 457.089 and involves (i) sharing the Plan and Report with affected taxing districts for a 45-day consultation and conferral period, (ii) forwarding the Plan and Report to the Planning Commission for recommendations, and (iii) ultimately bringing the matter to The Dalles City Council (**Council**) to consider adoption of the proposed substantial amendment after a public hearing.

On March 21, 2023, the Agency initiated a comprehensive review of the existing Plan, which has not been fully revised since 2009. The revision is intended to incorporate updated statistical and financial data, review past projects, reassess current goals, and closely analyze the Agency's financial capacity. Initially, Agency staff anticipated only minor updates, primarily to add newer projects like Basalt Commons and the Agency's Incentive Program. However, the fiscal analysis uncovered significant constraints on the Agency's ability to invest in new projects, primarily due to spending authority (or maximum indebtedness) set by Council, which is currently about \$29 million. After accounting for past commitments, only approximately \$2.2 million remains uncommitted as of October 2024.

The Agency is also obligated to fund specific projects outlined in a 2009 bond measure, notably the First Street streetscaping project, which carries an estimated cost of \$7 million. Although

there is already \$3.8 million allocated for this project, a shortfall of about \$3.2 million remains. The Agency has identified additional projects in collaboration with downtown business owners, amounting to at least \$3.3 million, but the costs of these initiatives exceed the Agency's remaining financial capacity, presenting a challenging choice between completing the First Street project or pursuing downtown revitalization efforts.

The Agency can resolve this challenge by seeking an additional \$6.1 million in spending authority, pending approval by Council—that increase would bring the total spending authority to approximately \$35.3 million, *without incurring new debt*. A substantial amendment to the Plan and the accompanying Report is required to formalize the increase. Oregon law restricts the Agency to one substantial amendment after January 1, 2010, effectively terminating the downtown urban renewal district (**District**) by 2029. The anticipated changes in maximum indebtedness will necessitate tax increment financing (**TIF**) collections through the end of fiscal year 2029, with the proposed amendment allowing for an increase in funding authority *without raising property taxes*.

The Commission's role is to provide recommendations on the proposed Plan and Report to Council. One of the findings Council must make to approve the Plan is that it conforms to the City's Comprehensive Plan—it would be appropriate for the Commission's recommendations to support Council's ability to make that finding. While no formal public hearing is mandated for tonight's review, input from the public is encouraged. The Commission is not expected to approve the amendment outright but rather to provide Council with any recommendations.

### **Summary of Attachments:**

The attachments accompanying the proposed Plan Amendment include several key documents that collectively provide a thorough overview of the amendment and its background.

- **Exhibit A – Urban Renewal Plan (Substantial Amendment):** This is a revision of the 2009 plan by increasing the Agency's maximum indebtedness, adjusting District boundaries, and introducing new projects (such as Basalt Commons, the redevelopment of Tony's site, and the Federal Street Plaza). It also updates details about the First Street project and summarizes progress made since 2009. While many sections remain unchanged, certain legacy elements must be included for compliance with Oregon law. The amendment reflects updated goals and objectives, as reviewed by the Agency's Board in early 2024.

Section 404 of the Plan Amendment outlines findings regarding its conformance with the Comprehensive Plan, incorporating the original document's numbering. *Italicized* text indicates direct quotes from the original document, which cannot be altered.

The projects detailed in Section 601 of the Plan Amendment were evaluated against the Comprehensive Plan goals to ensure alignment. The proposed projects include:

- **Basalt Commons:** A mixed-use commercial and residential development at 523 East Third Street. Developer will demolish existing structure (a former auto dealership) and replace it with a five-story commercial and residential complex.
- **Tony's Building Site:** Acquisition, demolition and site rehabilitation / redevelopment of the former Tony's Town and Country building located at 401-407 East Third Street.

- **First Street Project:** Reconstruction of First Street between Union and Laughlin Streets to include sidewalk replacement, street and sub-street reconstruction, tree plantings with irrigation, related infrastructure and public safety measures.
- **Federal Street Plaza:** Establish public plaza, green space and other improvements to create a community gathering space between First and Second streets. Urban Renewal to help leverage external resources such as state and federal grants by contributing toward local match.

The future projects also include the ability to work with private property owners in improving their properties in the Area.

- **Exhibit B – Red-lined version of the Urban Renewal Plan (Substantial Amendment):** This document is a red-lined version of the Plan, serving as a historical reference that allows for easy comparison between the prior and current amendments.
- **Exhibit C – Report to accompany the Substantial Amendment:** This is the mandated Report required by ORS, analyzing various aspects of District. It covers the District’s physical, social, and economic conditions, detailing fiscal impacts and the rationale for site selection. The Report includes a relocation assessment, estimated project costs, funding sources, completion timelines, and the necessary TIF funds, alongside a financial analysis to demonstrate feasibility and evaluate the impact on tax rates and revenues for overlapping taxing districts.

A noteworthy clarification in the Report addresses the Agency’s maximum indebtedness, indicating a figure of \$4,812,786 that considers actual expenditures but not commitments. The Agency staff utilizes a lower figure of \$2.2 million to track commitments made since July 2023. The Report also outlines budgets and timelines for various projects while noting that some Incentive Program projects are deferred due to ongoing discussions with downtown property owners.

- **Exhibit D:** This document provides a summary of new Property Rehabilitation projects identified over the past year.

Together, these exhibits form a comprehensive framework for understanding the proposed Plan Amendment, its historical context, and the current status and projections for urban renewal efforts in the area.

**REVIEW:**

The City’s Comprehensive Plan sets forth goals and objectives for the City, aligning with Statewide Land Use Goals and relevant statutes and administrative rules. It includes implementing policies to achieve these goals. Future updates to the Comprehensive Plan will automatically integrate into this document without requiring formal amendments, although this section will be updated if a substantial amendment is approved by city council in December.

The following analysis focuses on the specific goals of the Comprehensive Plan and their implementation through this Plan.

**Goal 5: Open Spaces, Scenic and Historic areas, and Natural Resources**

- *To conserve and protect the open space, natural, and scenic resources of the area.*

- *To recognize, protect and enhance the historical and cultural importance of the community, and to promote increased public awareness and participation in historic preservation.*

**Finding:** Federal Street Plaza is one of the projects in the Plan. The urban renewal funds would be used as a match for other sources of financing. This plaza would create open space in the downtown, supporting the other commercial uses and encouraging activity in the Area. The Plan conforms to the Open Spaces, Scenic and Historic areas, and Natural Resources goal.

#### Goal 8: Recreation Needs

- *To develop, acquire, and maintain a balance of recreation opportunities and open spaces in order to improve the livability within the Urban Growth Boundary.*

**Finding:** Federal Street Plaza is one of the projects in the Plan. The urban renewal funds would be used as a match for other sources of financing. This plaza would create open space in the downtown, supporting the other commercial uses and encouraging activity in the Area. The Plan conforms to the Recreation Needs goal.

#### Goal 9: Economic Development

- *Diversify the economic base of the community.*
- *Increase the tax base needed to provide an adequate level of community services for The Dalles citizens.*
- *Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community.*
- *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.*
- *Provide employment opportunities, environments, and choices, which are a vital part of a high quality of life in The Dalles.*
- *Support the maintenance and enhancement of The Dalles Commercial Historic District.*
- *Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.*

**Finding:** The Incentive Program provides funds to encourage rehabilitation in the Area. The program offers assistance to improve building façades, add residential units, provide interior improvements and to provide overall improvements to buildings in the Area which include The Dalles Commercial Historic District. These improvements will help facilitate healthy businesses and economic activity in the Area. The Plan conforms to the Economic Development goal.

#### Goal 10: Housing

- *Promote and provide an adequate supply of safe, healthy and affordable housing for all members of the community in a variety of housing types recognizing the needs and desires of the community's residents.*

- *Promote the development of housing that minimizes or avoids impacts to the natural environment and surrounding land uses.*
- *Provide and maintain adequate public facilities in all parts of the community and promote a logical and orderly development of those facilities. Require new housing developments to pay an equitable share of the cost of required capital improvements.*
- *Promote the efficient use of vacant land by encouraging infill development which is developed at a scale that is allowed in existing neighborhoods, and by encouraging new development which achieves the density allowed by the Comprehensive Plan.*
- *Strengthen existing and promote new neighborhood centers as focal points for neighborhood services and activities.*
- *Adopt standards and incentives to increase residential land use efficiency.*
- *Continue to provide opportunities for a full range of rental housing.*

**Finding:** The improvements to First Street and the development of the Federal Plaza will enhance the Area for further redevelopment, which could include future residential development. Building owners may apply to the Incentive Program for assistance in rehabilitating or adding residential units. The Plan conforms to the Housing goal.

#### Goal 12: Transportation

- *To provide a transportation system that supports the safety and mobility needs of local residents, business and industry, affords choice between transportation modes, is convenient and affordable to use, and supports planned land uses.*

**Finding:** The improvements to First Street including the reconstruction, improved pedestrian system, street trees, and a bike lane will serve the needs of the commercial businesses, residents and tourists in the Area by providing a more safe, multi-modal transportation experience. This project will improve the experience of traveling between downtown and the Lewis and Clark Festival Park, and enhance the opportunity for development of, and connectivity to, a Federal Street Plaza. These improvements will complete the overall transportation plan to improve the streets and pedestrian atmosphere in the Area. The Plan conforms to the Transportation goal.

#### PROCESS:

The process for approval includes the following steps, in accordance with ORS Chapter 457, comprises:

- Preparation of the Plan Amendment.
- Agency review of the proposed Plan Amendment and accompanying Report and decision whether to proceed with the Plan Amendment.
- Review and recommendations by the Commission.
- Presentation of the Plan Amendment to the Wasco County Board of Commissioners for a briefing.



- Notice to citizens of Council’s consideration of an ordinance (via U.S. Postal Service and the Agency’s website).
- Forwarding a copy of the proposed Plan Amendment and the Report to the governing body of each taxing district. The formal taxing district letters were delivered on October 22, 2024.
- Public hearing by Council and consideration of adoption of the proposed Plan Amendment and accompanying Report by ordinance. The public hearing is scheduled for Monday, December 9, 2024, when Council is expected to vote unless additional discussion is required on the matter. If adopted, the ordinance takes effect 30 days after its approval.

**Key reference dates are as follows:**

- **November 7, 2024:** Commission review of and recommendations on Plan Amendment and Report.
- **November 8, 2024:** Public notice of December 9, 2024, Council public hearing posted and mailed.
- **November 19, 2024:** Agency Board meeting to review updated project list.
- **December 4, 2024:** Project briefing with the Wasco County Board of Commissioners.
- **December 9, 2024:** Council consideration of Plan Amendment and report, then potential adoption of ordinance after public hearing.
- **January 13, 2025:** Optional Council meeting if needed for decision.

**PROJECT BENEFITS:**

Expansion of maximum indebtedness will enable the Agency and City to make needed improvements to First Street while investing a majority of resulting TIF collection in property rehabilitation projects. Those projects will result in long-term expansion of the tax base (as further described in the Report) and will help the Agency fulfill its mission of eliminating blight in the District. No new debt will be incurred. If approved by Council, the District will terminate as scheduled in 2029, at which time TIF will be released to the tax districts. Any uncommitted TIF revenues will be returned to the tax districts.

**NOTIFICATION:**

In accordance with ORS 457.089, all amendment documents were provided to a representative from each taxing district on October 22, 2024, allowing at least 45 days for them to submit written recommendations to Council prior to its December 9, 2024, public hearing. On November 8, 2024, a public hearing notice of the December 9 hearing will be sent to all property owners within The Dalles city limits and available in English and Spanish. In addition to notifications, Plan documents, frequently asked urban renewal questions, and an interactive map of historic Agency projects may also be found on the Urban Renewal webpage on the City’s website under the Community Development Department page.

**RECOMMENDATION:**

1. ***Staff recommendation: Move to adopt Resolution No. PC 624-24, a resolution recommending the City Council approve a substantial amendment to the Columbia Gateway/Downtown Plan and Report, as presented.***
2. Make modifications to then move to adopt Resolution No. PC 624-24, as amended.
3. Decline formal action and provide staff additional direction.

**ATTACHMENTS:**

- Exhibit A – Substantial Amendment to the Urban Renewal Plan
- Exhibit B – Substantial Amendment (red-lined version showing edits from 2009)
- Exhibit C – Report to accompany the Substantial Amendment
- Exhibit D – Property Rehabilitation projects list

# COLUMBIA GATEWAY/DOWNTOWN URBAN RENEWAL AGENCY

*“Improving Our Community”*

**Plan**

DRAFT

Revised and updated: 2024

## **COLUMBIA GATEWAY/DOWNTOWN PLAN**

An Urban Renewal Plan and Program of the City of The Dalles, Oregon

Approved by The Dalles City Council on  
August 23, 1990

By Council Ordinance No. 90-1113

### Amendment 1 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on  
July 23, 1991

By Resolution No. 91-007

### Amendment 2 – Substantial Amendment

Approved by The Dalles City Council on  
March 15, 1993

By Council Ordinance 93-1161

### Amendment 3 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on  
August 27, 1996

By Resolution No. 96-025

### Amendment 4 – Substantial Amendment

Approved by The Dalles City Council on  
June 22, 1998

By Council Ordinance 98-1223

General Ordinance No. 98-1223 was repealed by Referendum Measure No. 33-22  
Adopted by a Vote of the People at the November 3, 1998 General Election

### Amendment 5 – Substantial Amendment

Approved by The Dalles City Council on  
December 14, 1998

By Council Ordinance 98-1229

### Amendment 6 – Substantial Amendment

Approved by The Dalles City Council on  
August 9, 1999

By Council Ordinance 99-1232

### Amendment 7 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on  
May 14, 2001

By Resolution No. 01-040

### Amendment 8 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on  
November 10, 2003

By Resolution No. 03-052

Amendment 9 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on  
January 28, 2008  
By Resolution No. 08-060

Amendment 10 – Substantial Amendment

Approved by the Columbia Gateway Urban Renewal Agency on  
June 22, 2009  
By Council Ordinance No. 09-1301

Amendment 11 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on  
April 12, 2010  
By Resolution No. 10-068

Amendment 12 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on  
May 10, 2010  
By Resolution No. 10-069

Amendment 13 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on  
May 12, 2014  
By Resolution No. 14-001

Amendment 14 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on  
February 9, 2015  
By Resolution No. 15-001

Amendment 15 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on  
March 23, 2015  
By Resolution No. 15-002

Amendment 16 – Minor Amendment

Approved by the Columbia Gateway Urban Renewal Agency on  
April 17, 2018  
By Resolution No. 18-002

Amendment 17 – City Council Substantial Amendment

Approved by The Dalles City Council on  
XXXXXXXX  
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PLAN

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## 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 (MI) allowed under the Plan. The Area consists of a single geographic area with a certified base assessed value of \$25,076,797.

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 No. 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 No. 98-1228, designating the members of the Council as the Urban Renewal Agency. General Ordinance Number 90-1106 was amended in 1998 by General Ordinance No. 98-1228, which was adopted on December 14, 1998. This ordinance reduced the size of the Urban Renewal Agency to six (6) members, including the Mayor and the five City Councilors; these persons were designated as the Urban Renewal Agency pursuant to ORS 457.045(3). 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 Plan, nor the City’s supplying of services or personnel, nor the budgeting requirements of this Plan shall in any way be construed as departing from or disturbing the relationship contemplated by Chapter 457 of the Oregon Revised Statutes.

### ***Description of the Amendments***

The Urban Renewal Plan has been amended on 16 occasions. The Plan defines criteria for minor and substantial amendments: Minor amendments clarify language, add or drop projects from the Plan and change project scope, provided such changes do not alter the Plan’s goals and objectives. Substantial amendments expand district boundaries (limited by ORS 457.220) and increase maximum indebtedness. In addition to these changes through time, amendments also periodically shifted Agency governance authority between the City Council and Urban Renewal taxing districts. Following is a summary of all Plan amendments as of April 2024:

***First Amendment (Resolution 91-007):*** Minor amendment adopted July 23, 1991, established that no bonded debt should be incurred beyond 2012-13 except through a Substantial Amendment to the Plan.

***Second Amendment (Council Ordinance 93-1161):*** The first Substantial Amendment occurred March 15, 1993. This was a response to Oregon voters’ approval of Measure 5 (November 1991 general election) and subsequent enabling legislation in 1992 (HB 2550), which altered the calculation methodology for Tax Increment Financing.

An unintended consequence was to create a significant disparity (7X) in tax burden between the two school districts serving The Dalles at that time, The Dalles School District 12 and Chenoweth School District 9. The taxation disparity was resolved by removing all urban renewal district acreage from District 9 (deletion of either 32.14 or 71.86 acres – both estimates are referenced in various documentation). Included in the deletion was the western segment of West Second Street corridor (see Attachment B). This amendment also made various other changes to the Plan, including expansion of the Plan's project list.

**Third Amendment (Resolution 96-925):** Minor amendment clarifying language regarding scope of proposed Projects and other public improvements.

**Fourth Amendment (Council Ordinance 98-1223):** The next Substantial Amendment occurred on June 22, 1998, when the Fourth Amendment established a maximum debt limit to comply with Oregon constitutional changes approved by voters in 1997 (Measure 50). This amendment also established a table projecting costs of anticipated Urban Renewal projects (However, the enabling ordinance was repealed through a referendum (Measure 33-22) in the November 1998 general election.

**Fifth Amendment (Council Ordinance 98-1229):** This Substantial Amendment, adopted December 14, 1998, responded to Measure 33-22. City Council adopted two related ordinances that day: Ordinance No. 98-1228, which established the City Council as the Agency Board (**Board**), and Ordinance No. 98-1229, which again reduced the size of the district (removing 238.04 acres from the original 628.02 acreage). These measures complied with terms of a mediation agreement in October 1998 between the City, Agency, Wasco County, The Dalles Trade Center Association and the Committee to Dissolve Urban Renewal.

**Sixth Amendment (Council Ordinance No. 99-1232):** This Substantial Amendment, adopted August 9, 1999, provided context for developments in the preceding year. Concerns leading to mediation reflected a view that urban renewal projects did not contribute significantly to increased tax base. The Sixth Amendment revised the project list, sought to ensure project compliance with Plan criteria, and reduced the amount of maximum indebtedness to \$14.23 million, a number later increased to \$29.13 million (see Tenth Amendment below). The amendment outlined a new list of Urban Renewal projects. This list, which replaced the Fourth Amendment project list, together with minor, later changes in project descriptions, constitutes the first 13 projects that have carried forward ever since and provide the basis for projects identified in this plan revision.

**Seventh Amendment (Resolution No. 01-040):** Minor amendment allowed acquisition of a parking lot at First and Court streets to support redevelopment of the Commodore Building, adopted May 14, 2001.

**Eighth Amendment (Resolution 03-052):** Minor amendment adding Wasco Warehouse & Milling Co. property as an Urban Renewal project, adopted November 10,



2003. (This became Project #14 in the Urban Renewal Plan, now the “Sunshine Mill.” Project is complete.)

***Ninth Amendment (Resolution 08-060):*** Minor amendment adding Union Pacific Railroad and Oregon Department of Transportation properties to the Wasco Warehouse & Milling Co. redevelopment project, adopted January 28, 2008.

***Tenth Amendment (Council Ordinance 09-1301):*** The latest Substantial Amendment to the Plan occurred June 22, 2009. The Tenth Amendment made various textual edits throughout the Plan. Aside from later minor amendments, the primary text carries through to the present day. The Tenth Amendment modified, added and deleted various items in the original Plan, including changes to the processes for property acquisition and land disposition. It modified the Mill Creek Greenway project from property acquisition to development, added East Gateway / Brewery Grade Reconstruction (this became Project #15 in the Urban Renewal Plan, the Sunshine Mill Roundabout), and Third Place Street improvements (Project #16 in the Urban Renewal Plan). Urban Renewal investment in the roundabout leveraged a \$2.4 million federal grant. Significantly, this Substantial Amendment increased maximum indebtedness of the Agency from \$14,227,353 to \$29,125,583, and deleted the provision regarding the duration of the District. That last change meant that the Agency does not necessarily sunset at any particular time, but rather when maximum indebtedness is achieved. The Tenth Amendment was accompanied by a detailed report and fiscal analysis.

***Eleventh Amendment (Resolution 10-068):*** Minor amendment adding The Dalles Skateboard Park to West Gateway Project #10, adopted April 12, 2010.

***Twelfth Amendment (Resolution 10-069):*** Minor amendment adding redevelopment of properties bordered by Washington and Court streets and First and Second streets (the Granada Block), adopted May 10, 2010, as Project #17.

***Thirteenth Amendment (Resolution 14-001):*** Minor amendment adding a new goal of increasing value of properties within the district and enhancing opportunities for non-profit organizations to participate in the property rehabilitation and loan grant fund program. This allowed grants to for-profit, public, non-profit and civic organizations, and was approved May 12, 2014.

***Fourteenth Amendment (Resolution 15-001):*** Minor amendment adding Thompson Park Pool as Urban Renewal Project #18 (slide, climbing wall, shade or other landscaping), adopted February 9, 2015.

***Fifteenth Amendment (Resolution 15-002):*** Minor amendment adding redevelopment of the former Elks Lodge as an Urban Renewal Project #19, adopted March 23, 2015.

***Sixteenth Amendment (Resolution 18-002):*** Minor amendment revising description of the proposed Mill Creek Trail Greenway Project, adopted April 17, 2018.

***Seventeenth Amendment (Ordinance \_\_\_\_\_):*** Increased maximum indebtedness to \$35,262,100, added projects: Basalt Commons, Tony’s site redevelopment and First

Street reconstruction, local match for Federal Street Plaza, and performed overall review and update of Plan. Adopted \_\_\_\_\_.

In addition, the historical record should note for clarification Resolution 23-002, amending the Urban Renewal Incentive Program, adopted on April 18, 2023. This amended an Urban Renewal program established in August 2022 but did not constitute a minor amendment to the Plan itself.

On September 12, 2016, the City Council adopted General Ordinance No. 16-1346, which amended General Ordinance No. 90-1106. This restructured the Agency, removing the City Council as Agency Board and restoring authority to the Board as it exists in 2024, comprising representatives from each affected taxing district (Wasco County, Mid-Columbia Fire & Rescue, Northern Wasco Parks & Recreation, Port of The Dalles; three city councilors; and two citizens at large). The Urban Renewal Advisory Committee was eliminated at that time.

This summary does not attempt to document all of the changes, challenges and progress achieved through the Agency since 1990. Its intent is to offer a historical foundation for the next – and final – phase of the District, and to offer a foundation for decisions leading to the ultimate continuation or discontinuation of the Agency itself.

## 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:
- 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:
    - Defective design and quality of physical construction;
    - Faulty interior arrangement and exterior spacing;
    - Overcrowding and a high density of population;
    - Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
    - Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
  - An economic dislocation, deterioration or disuse of property resulting from faulty planning;
  - 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;
  - The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
  - The existence of inadequate streets and other rights-of-way, open spaces and utilities;
  - The existence of property or lots or other areas which are subject to inundation by water;
  - 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;

- 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
  - 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. MAXIMUM INDEBTEDNESS (MI) means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness
209. EXHIBIT means an attachment, either narrative or graphic, to this Urban Renewal Plan as set forth in Part 2 of this Plan.
210. 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.
211. PLAN means the Amended Columbia Gateway/Downtown Plan, an Urban Renewal Plan of the City of The Dalles, Oregon.
212. 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.
213. STATE means the State of Oregon including its various departments, divisions and agencies.
214. 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.

215. TAXING BODY means any authorized entity which levies ad valorem taxes within the boundaries of the Urban Renewal Area.
216. U.R. means “urban renewal” as in Urban Renewal Boundary, Urban Renewal Area, Urban Renewal Plan, etc.
217. 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.
218. 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.
219. 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.
303. Added Exhibit 3 – Comprehensive Plan Designations of Urban Renewal Area.
304. Added Exhibit 4 – Zoning Designations of Urban Renewal Area

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## **SECTION 400 – MISSION STATEMENT, GOALS AND OBJECTIVES OF THE DALLES URBAN RENEWAL AGENCY FOR THE COLUMBIA GATEWAY 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 attract aesthetically pleasing, job producing private investments that will stabilize or increase property values and protect the area's historic places and values.

### **401. GOALS AND OBJECTIVES**

- A. To foster public participation in all urban renewal activities, including but not limited to strategic planning, through semi-annual in-person and virtual town halls and other civic outreach, and to regularly communicate urban renewal achievements and activities through social and traditional media engagement, signage, website, and public presentations.
- B. To make strategic investments of urban renewal funds and engage in various urban renewal activities which increase the value of properties within the Urban Renewal District so that the area will contribute its fair share to the costs of public services.
- C. To make strategic investments that return unused and underused public and private properties to productive condition, consistent with the City's Comprehensive Plan and implementing ordinances;
- D. To participate through land acquisition and disposition, rehabilitation loans and other activities in specific opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will accomplish any or all of the following goals:
  - 1. Encourage the expansion and development of businesses that will expand property values, produce jobs for the people of The Dalles and Wasco County;
  - 2. Ensure a more attractive, functional and economically viable city;
  - 3. Restore historically significant properties to productive use when such use aligns with Goals A and B above,
  - 4. Recognize, maintain awareness of, and when feasible, mitigate the fiscal impact of Urban Renewal on local tax districts,
  - 5. Expand availability of family-wage housing, including but not limited to vertical downtown housing and multi-family residential housing.
  - 6. Support the development of public spaces downtown.
- E. To expand access and connections from downtown to the Riverfront and to provide facilities that enhance public use of the Riverfront;

- F. To provide an adequate amount of properly located and designed off-street accessible parking in the downtown area;
- G. To improve the visual appearance, capacity, and traffic flow of public streets where such improvements will foster adjacent commercial or residential investment and/or support public services.
- H. 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;
- I. In conjunction with urban renewal projects, leverage other funding sources to install or upgrade public utilities, including but not limited to underground services in downtown alley rights-of-way.
- J. To identify and actively pursue external grant and private resources in order to leverage the Agency's financial resources to the maximum extent possible.

#### **402. 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.

#### **403. 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.

The following analysis is of the specific goals of the comprehensive plan which are implemented through this Plan.

##### Goal 5: Open Spaces, Scenic and Historic areas, and Natural Resources

- *To conserve and protect the open space, natural, and scenic resources of the area.*
- *To recognize, protect and enhance the historical and cultural importance of the community, and to promote increased public awareness and participation in historic preservation.*

**Finding:** Federal Street Plaza is one of the projects in the Plan. The urban renewal funds would be used as a match for other sources of financing. This plaza would create open space in the downtown, supporting the other commercial uses and encouraging activity in the Area. The Plan conforms to the Open Spaces, Scenic and Historic areas, and Natural Resources goal.

##### Goal 8: Recreation Needs

- *To develop, acquire, and maintain a balance of recreation opportunities and open spaces in order to improve the livability within the Urban Growth Boundary.*



**Finding:** Federal Street Plaza is one of the projects in the Plan. The urban renewal funds would be used as a match for other sources of financing. This plaza would create open space in the downtown, supporting the other commercial uses and encouraging activity in the Area. The Plan conforms to the Recreation Needs goal.

#### Goal 9: Economic Development

- *Diversify the economic base of the community.*
- *Increase the tax base needed to provide an adequate level of community services for The Dalles citizens.*
- *Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community.*
- *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.*
- *Provide employment opportunities, environments, and choices, which are a vital part of a high quality of life in The Dalles.*
- *Support the maintenance and enhancement of The Dalles Commercial Historic District.*
- *Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.*

**Finding:** The Incentive Program provides funds to encourage rehabilitation in the Area. The program offers assistance to improve the façade of a building, add residential units, provide interior improvements and to provide overall improvements to buildings in the Area which include The Dalles Commercial Historic District. These improvements will help facilitate healthy businesses and economic activity in the Area. The Plan conforms to the Economic Development goal.

#### Goal 10: Housing

- *Promote and provide an adequate supply of safe, healthy and affordable housing for all members of the community in a variety of housing types recognizing the needs and desires of the community's residents.*
- *Promote the development of housing that minimizes or avoids impacts to the natural environment and surrounding land uses.*
- *Provide and maintain adequate public facilities in all parts of the community and promote a logical and orderly development of those facilities. Require new housing developments to pay an equitable share of the cost of required capital improvements.*
- *Promote the efficient use of vacant land by encouraging infill development which is developed at a scale that is allowed in existing neighborhoods, and by encouraging new development which achieves the density allowed by the Comprehensive Plan.*

- *Strengthen existing and promote new neighborhood centers as focal points for neighborhood services and activities.*
- *Adopt standards and incentives to increase residential land use efficiency.*
- *Continue to provide opportunities for a full range of rental housing.*

**Finding:** The improvements to First Street and the development of the Federal Plaza will enhance the Area for further redevelopment, which could include future residential development. Building owners may apply to the Incentive Program for assistance in rehabilitating or adding residential units. The Plan conforms to the Housing goal.

#### Goal 12: Transportation

- *To provide a transportation system that supports the safety and mobility needs of local residents, business and industry, affords choice between transportation modes, is convenient and affordable to use, and supports planned land uses.*

**Finding:** The improvements to First Street including the reconstruction, improved pedestrian system, street trees, and a bike lane will serve the needs of the commercial businesses, residents and tourists in the Area by providing a more safe, multi-modal transportation experience. This project will improve the experience of traveling between downtown and the Lewis and Clark Festival Park, and enhance the opportunity for development of, and connectivity to, a Federal Street plaza. These improvements will complete the overall transportation plan to improve the streets and pedestrian atmosphere in the Area. The Plan conforms to the Transportation goal.

#### **404. 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 of 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 36 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 11 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. New development shall be designed to promote clustering of businesses, use of common access and traffic controls, and use of cross access for vehicles, pedestrians and bicycles between contiguous sites. Safe and convenient pedestrian and bicycle circulation between the particular use and the adjoining street, sidewalk, or public right-of-way shall also be provided.” Approximately 5 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. New development shall be designed to promote clustering of businesses where appropriate, and use of common access and traffic controls. Where appropriate, safe and convenient pedestrian and bicycle circulation between the particular use and the adjoining street/sidewalk shall also be provided.

This district also accommodates business parks that provide for a mixture of commercial and light industrial uses in a campus-like setting where business activities are conducted indoors. To ensure compatibility with adjacent residential neighborhoods, business parks shall be reviewed through the planned development process set forth in Article 9.050.” Approximately 27 percent of the Urban Renewal Area is in this zoning district.

## **5. High 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. Adequate urban services shall be available to all development without exception.” Approximately 6 percent of the Urban Renewal Area is in this zoning designation.

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

The purpose is... “To ensure sufficient open space areas throughout the community to safeguard public need for visual and environmental resources and to provide areas for recreational activities. Allowed uses show lower level activity and potentially less offsite impact than uses allowed conditionally”. Approximately 5 percent of the Urban Renewal Area is in this zoning district.

## **7. Recreational Commercial District, CR**

The purpose is... “To provide areas for mixed business, commercial, service, recreational, and light industrial uses. Site planning for permitted uses shall ensure protection and enhancement of the significant environmental areas located along the Columbia River and related streams and creeks. Streets, sidewalks, bikeways, and water, sewer, and storm drainage systems shall be constructed or improved as needed.” 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.

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## **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 as “completed, partially completed, pending, or on-going” were recommended by the Urban Renewal Advisory Committee in 2009, based in part on project selection criteria. New projects identified by the Urban Renewal Agency Board as part of this 2024 Plan revision will follow. Selection criteria are as follows:

#### **GENERAL CRITERIA**

Acceptable projects must comply with all of the following:

- I. Selected projects must address any one, or any combination of, blighted conditions as described in the Columbia Gateway Urban Renewal Plan.
- II. Selected projects must be consistent with the goals, policies, and designated uses of the City’s Comprehensive Land Use Plan and implementing ordinances.
- III. 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.
- IV. 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:

- i. Increases the value of the property on which the project is located.
- ii. Increases the property value of the surrounding properties next to the property, or right-of-way, on which the project is located.
- iii. Places unused or underused property in a productive condition.
- iv. Enhances opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved.
- v. Provides for an adequate amount of properly located off-street parking in the downtown area.
- vi. Promotes riverfront improvements as determined in The Dalles Riverfront Plan.

- vii. Improves the visual appearance, capacity, and traffic flow of streets in areas where development would otherwise be inhibited.
- viii. Assists property owners with the rehabilitation of their buildings and property.
- ix. Enhances storm drainage capacity of streets.
- x. Leverages the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding.
- xi. Encourages investment in the core commercial area.
- xii. 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:

#### **PROJECTS COMPLETED**

- *Note: Project descriptions carried over from 2009 Urban Renewal Plan are italicized in bold, followed by status as of April 2024.*

#### ***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.”***

- ✓ *The former grain elevator was destroyed in a fire in 1999; Urban Renewal purchased the property and paid for cleanup following the fire, establishing land base for the City's sewer treatment plant expansion and Lewis & Clark Park. **Status: Complete.***

#### **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.***
  - ✓ *Agency purchased the Commodore and leased it to Commodore II Limited Partnership on April 10, 2001. Agreement included an Agency loan of \$282,445. Loan is payable on or before Dec. 31, 2026. **Status: Renovations completed; Agency interest continues until loan is repaid.***

#### **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.***
  - ✓ *The Civic Auditorium was saved from demolition when City of The Dalles conveyed ownership to the Civic Auditorium Historic Preservation Committee in 1990. Major and minor phases of repair and restoration continued for more than 30 years, including Urban Renewal investments and many other sources. The Civic celebrated its centennial on May 12, 2023. **Status: All major renovations complete.***

#### **Mill Creek Bridge Reconstruction (West Sixth Street)**

- ***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.***
  - ✓ *Reconstruction used a combination of Urban Renewal and City of The Dalles street funds. Completed in the early 2000s, this included deck reconstruction, replacement of the historic parapet and period lighting. In September 2024 Oregon Department of Transportation informed the City of surface and structural concerns requiring remediation, potentially requiring bridge replacement. Further information pending as of the date of this Substantial Amendment.*

#### **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.***
  - ✓ *Urban Renewal paid for sidewalk along West Second Street west from Mill Creek, adjacent to pool extending to and along Cherry Heights Road, including rock retaining wall. There was no sidewalk previously. **Status: Complete.***

### **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.***
  - ✓ *This project was completed through acquisition and redevelopment as the Sunshine Mill. Urban Renewal assisted through its loan program, beginning with a loan agreement to Discovery Development LLC in 2009. Loan was paid in full and mortgage satisfied on January 1, 2020. Status: Complete.*

### **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.***
  - ✓ *Brewery Grade roundabout was completed in 2010. This was a \$3.5 million project, combining urban renewal with other public funding sources. Improvements included public parking lot, redesigned access from East Second and East Third streets, and parking upgrades at the former Great Southern Railroad Depot (later Cannon Packer). Status: Complete.*

### **Thompson Park Pool Project**

- ***The project will allow for additional amenities to the construction of a new pool, which was approved as the result of a bond measure passed by the voters of the Northern Wasco County Parks & Recreation District. The alternate features for the project, which will be visible from I-84 freeway, are designed in part to attract tourists to the City.***
  - ✓ *Urban Renewal paid for sidewalk along West Second Street west from Mill Creek, adjacent to pool extending to and along Cherry Heights Road, including rock retaining wall. There was no sidewalk previously. Status: Complete.*

### **Redevelopment of the Elks Lodge Building**

- ***The project anticipates acquisition of the Elks Lodge Building by the Agency, and conveyance of the property to a private developer for creation of a museum for the display of neon signs.***
  - ✓ *Urban Renewal Agency acquired the building in March 2015 and entered a Development and Disposition Agreement with David and Kirsten Benko on April 3, 2015, with the goal of establishing a museum dedicated to the preservation and display of vintage neon signs. Property title was conveyed in 2015. The National Neon Sign Museum opened in 2018. Status: Complete. In 2023 the Benkos and Restore Oregon announced plans to relocate the historic Jantzen Beach Carousel to a parcel adjoining the building. This project is on-going.*

### **Downtown Parking Structure and Surface Parking Lots**

- ***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.**

- ✓ *Initial plans called for acquisition and demolition of the former J. C. Penny's store on Second between Court and Washington, with construction of a multi-level parking structure on that site and the adjoining parking lot. This project was later abandoned. Focus instead was on construction of smaller, surface parking lots near St. Peter's Landmark, Sunshine Mill Roundabout and (in 2024) East Third. All of these have been completed or are pending completion. No further surface parking lots are proposed. **Status: Surface lots complete. Parking structure abandoned.***

#### **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.***
  - ✓ *Requiring nearly three decades of effort, this project concluded with construction of Ft. Dalles Readiness Center on the Columbia Gorge Community College campus in 2014 – a \$19.4 million project. The college leased part of its campus to the Oregon Military Department. This allowed demolition of the former armory (a 1940s-circa Quonset hut at West Sixth & Webber Streets) by Urban Renewal and enabled Wasco County to regain site control at that location. A separate, nearby project was the Urban Renewal-funded demolition of the former City of The Dalles Public Works building on West Sixth Street. Public Works relocated to West First Street, making way for an automotive dealership on West Sixth Street, representing a significant private investment on property formerly owned by Wasco County. Commercial property redevelopment resides with Wasco County as property owner. **Status: Complete.***

#### **Projects partially completed, pending or on-going**

- *Note: Most of these projects have changed in scope significantly since 2009. While some major elements have been completed, such as the maritime terminal and Union Street undercrossing, the original visions may still be considered works in progress.*

#### **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" and includes 1st, 2nd, 3rd, and 4th Streets and connecting side streets. Streetscape improvements may include: Removal of existing curbs, gutters, sidewalks, street lighting, hollow sidewalks, street grades, and other associated elements. The project includes 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.***

- ✓ *Second Street downtown was redeveloped in 2002 using a combination of Urban Renewal and City of The Dalles street funds. Opticom GPS was not installed downtown. Third Street redevelopment was scheduled for 2007-08 but postponed amid an economic downturn, then never resumed. First Street has received priority because of failing sidewalks between Union and Washington, the need for separated traffic/pedestrian passage east of Washington, and inadequate infrastructure overall. Architecture and engineering is at 95% completion as of April 2024. Urban Renewal Agency has conveyed \$3.8 million to the city in preparation for this project, with all funding anticipated to come from the Agency. However, cost escalation has resulted in a significant budget gap from original estimates. Research is under way to resolve this urgent challenge. **Status: One major element completed.***
- ✓ *First Street reconstruction to address hollow sidewalk between Union and Washington and other improvements. Given potential fiscal impact on the Agency's capacity, this is called out as a new project below.*

#### **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 commercial marine terminal dock near the site of the old pier, a twelve-foot wide trail with associated landscaping elements between the trailhead and dock, and a plaza on Washington Street.***
  - ✓ *Access including "boat dock near the old pier" was accomplished through construction of the Union Street portal in 2003, Maritime Terminal (Cruise Ship Dock) in 2012 and Lewis & Clark Park with associated vehicle parking. The undercrossing alone was a \$6 million project. Urban Renewal funding leveraged at least \$2.25 million in state and federal funds. Washington Street plaza, railroad and I-84 under-crossings were envisioned but later cancelled. There is significant potential for additional riverfront development within the current urban renewal district boundaries and west along West First Street and Bargeway Road. **Status: Two major elements completed.***

#### **Mill Creek Greenway Property Development**

- ***A main feature of the Mill Creek Trail/Greenway, primarily the section between 2nd Street and West 8th Place, will be the construction of the 10-foot-wide paved pedestrian bicycle trail, to be utilized for recreation and as a connector for pedestrian and bicycle travel in the City. An additional pedestrian bridge over Mill Creek will be constructed as part of connecting the trail to a terminus with the West 8th Place cul-de-sac. A connection is also proposed from 2nd Street via a pedestrian/bicycle signaled crosswalk or other approved method of passage, then continuing along property between the Union Pacific Railroad right-of-way, Urness Motors (Assessor Map No. 1N 13E 3BB Tax Lots 900 & 1000), and the United States Postal Service properties (Assessor Map No. 1N 13E 3BB Tax Lots 700 & 800) to Union Street, with the trail ultimately connecting to the Riverfront Trail. Construction of the Mill Creek Trail Greenway is anticipated to be done in***

**phases. Anticipated expenses include, but are not limited to engineering and design for the Mill Creek Trail/Greenway, consultant review of the compatibility of the location of the proposed trail with existing and planned improvements for the Thompson Park property owned by the Northern Wasco County Parks & Recreation District, landscaping, lighting, irrigation, trash receptacles, toilets, benches, interpretive and trail signage, creek overlooks, a native plant garden, picnic area, and sculpture.**

- ✓ Ongoing partnership with Northern Wasco County Parks & Recreation and Agency. Urban Renewal Agency in 2023 transferred \$300,000 to the parks district for an elevated boardwalk the District plans as part of this Project. There are no immediate plans for the linkage across West Second Street to Riverfront Trail near Mill Creek, although public partners recognize the need for this connection. Urban Renewal bought and demolished older structures prior to transferring property to Parks District. **Status: Pending.**

### **West Gateway Project**

- **West Second Street from Lincoln Street to western boundary of Urban Renewal; street and property redevelopment, redesign and reconstruction. Amended April 12, 2020, by Resolution No. 10-068 adding Skateboard Park. The Gateway project is a large project that includes redesign and reconstruction of sections of I-84, West Second, and Webber Streets, and property redevelopment and 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.**
  - ✓ Skateboard park was completed, including a \$100,000 commitment from Urban Renewal. Limited intersection improvement occurred at Cherry Heights and West Second Street intersection. The urban renewal district includes multiple parcels along West Second Street west of Webber Street, extending to and including tax lot BC900. Webber Street undercrossing and realignment of West Second Street north of Interstate 84 were part of a proposed transportation improvement project in 2011 (estimated cost \$3.7 million) but later postponed. **Status: Incomplete.**

### **Third Place Street Improvements**

- **The 3rd Place improvements include street, utilities, curbs, sidewalks, lighting, landscaping, and associated improvements.**
  - ✓ This project would correct a tight curve on West Third Place just south of the West Fourth Street intersection. **Status: Indefinitely postponed.**

### **Redevelopment of properties located within the block bordered by Washington and Court Streets, and First and Second Streets.**

- **The project may include the acquisition of the Granada Theater for possible use as a fine arts community center through a development and disposition agreement.**
  - ✓ This became the Granada Block redevelopment. The Agency acquired the Granada Theatre, former Washington Hotel/Model Laundry (“Blue Building”) and

Recreation parcels on Second Street, and conducted alley vacations preparatory to development of a downtown hotel and associated conference center. This plan was later discarded and the individual properties sold through Development and Disposition Agreements. All are fully or partially occupied as of April 2024. The Granada Theatre, constructed in 1929, operates in its original function as a movie theatre. The Washington Hotel houses limited retail. All three individual Recreation parcels have been redeveloped and sold, with final property transferred from Agency ownership in October 2024. **Status: Major elements completed.**

### Property Rehabilitation Grants and Agreements

- *This is on-going, having current form (2023-24) as the Incentive Program and, for larger projects, Development Funding Agreements.*
- ***This program has three areas that are designed to further the objectives of the Urban Renewal program and address the many individual projects on private and public property identified throughout the amendment process that meet the project selection criteria. The three program areas include:***
  - a. ***Land Assemblage: The Agency may assist in land assemblage to allow for private development of City and/or privately owned property.***
  - b. ***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.***
  - c. ***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 for-profit, public, non-profit, and civic organizations. Projects must meet the project selection criteria in order to be eligible to receive a grant. These grant and loans may include sprinkler systems for existing and new structures.***
    - ***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:***
      - ***Criteria for eligibility;***
        - ***Interest rates and terms for various loans;***
        - ***Procedures for recycling the funds as loan obligations are paid;***
        - ***Procedures for delinquent loan payments or defaults;***
        - ***Procedures and conditions for which deferred payment loans may be offered;***
        - ***Procedures for administering and servicing the loan program; and***
        - ***Such procedures and conditions the Agency deems necessary.***

- ✓ *The property rehabilitation grant and loan fund program has been applied on numerous occasions and provides the basis for its current variation, adopted in 2023, the Urban Renewal Incentive Program. Earlier projects (as of 2009-10) included renovation and repairs to the Wasco Milling Co. Warehouse (Sunshine Mill), Columbia River Bank building, Sigman's Flowers Building, Gayer's Building, Granada Theatre, Civic Auditorium, The Dalles Art Center, Masonic Lodge / Second Courthouse (Clock Tower Ales), American Legion, Old St. Peter's Landmark, IOOF Lodge façade, Craig's Office Building, Hilco gas station demolition, Creek View townhouse demolition, and Mill Creek Greenway land donation.*
- ✓ *Another project, which has yet to conclude, is the Tony's Town & Country building redevelopment, which began under Programs A (Land Assemblage) and C (Redevelopment) with acquisition of the structure. After determining that the Tony's building could not be salvaged, the Agency had the structure demolished in 2023 for later redevelopment.*
- ✓ *The loan program is presently discontinued. **Status: Modified and ongoing.***

#### **NEW PROJECTS added in 2024:**

- *Basalt Commons: A mixed-use commercial and residential development at 523 East 3<sup>rd</sup> Street. Developer will demolish existing structure (a former auto dealership) and replace it with a five-story commercial and residential complex.*
- *Tony's Town & Country building acquisition, demolition and site rehabilitation.*
- *First Street reconstruction to include sidewalk replacement, street and sub-street reconstruction, tree plantings with irrigation, related infrastructure and public safety measures.*
- *Federal Street Plaza: Establish public plaza, green space and other improvements to create a community gathering space between First and Second streets. Urban Renewal to help leverage external resources such as state and federal grants by contributing toward local match.*
- 

## **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 be used only 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.

## **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 35.500 – 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**

- **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.
- **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:
  - 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;
  - The Redeveloper shall develop or redevelop such property in accordance with the land use provisions and other requirements specified in this Plan;
  - The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the 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;
  - The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency;
  - The Redeveloper shall 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;
  - 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.
  - 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;
  8. 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 maximum amount of indebtedness that may be issued or incurred under the Plan, as amended in 2024, is \$35,262,100.<sup>1</sup>

### **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.

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<sup>1</sup> Maximum remaining indebtedness from this and prior bonded obligation was calculated at \$5.7 million (June 30, 2023) but did not reflect FY 2024 expenditures and commitments. Maximum indebtedness is projected to be reached in 2029, at which time the District shall terminate taking division of taxes.

**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 “Columbia Gorge News”, 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.

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**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.

**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, family 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 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 forward 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 any change in any provision of this Plan which would modify the goals and objectives or the basic procedural, planning or engineering principles 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 701 of this Plan; and
- B. Adding land to the urban renewal area that results in a cumulative addition of more than one percent of the urban renewal area.

**SECTION 1300 – VALIDITY OF APPROVED URBAN RENEWAL PLAN**

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.

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# COLUMBIA GATEWAY/DOWNTOWN URBAN RENEWAL AGENCY

*“Improving Our Community”*

**Plan ~~and Report~~**

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~~Edition: March 21, 2023~~ Revised and updated: 2024



## **COLUMBIA GATEWAY/DOWNTOWN PLAN**

An Urban Renewal Plan and Program of the City of The Dalles, ~~OR~~.[Oregon](#)

Approved by ~~the~~[The](#) Dalles City Council on  
August 23, 1990  
By Council Ordinance No. 90-1113

Amendment 1 – Minor Amendment  
Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on  
July 23, 1991  
By Resolution No. 91-007

Amendment 2 – Substantial Amendment  
Approved by The Dalles City Council on  
March 15, 1993  
By Council Ordinance 93-1161

Amendment 3 – Minor Amendment  
Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on  
August 27, 1996  
By Resolution No. 96-025

Amendment 4 – Substantial Amendment  
Approved by The Dalles City Council on  
June 22, 1998  
By Council Ordinance 98-1223

General Ordinance No. 98-1223 was repealed by Referendum Measure No. 33-22  
Adopted by a Vote of the People at the November 3, 1998 General Election

Amendment 5 – Substantial Amendment  
Approved by The Dalles City Council on  
December 14, 1998  
By Council Ordinance 98-1229

Amendment 6 – Substantial Amendment  
Approved by The Dalles City Council on  
August 9, 1999  
By Council Ordinance 99-1232

Amendment 7 – Minor Amendment  
Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on  
May 14, 2001  
By Resolution No. 01-040

Amendment 8 – Minor Amendment  
Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on  
November 10, 2003  
By Resolution No. 03-052

Amendment 9 – Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on  
January 28, 2008  
By Resolution No. 08-060

Amendment 10 – Substantial Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on  
June 22, 2009  
By Council Ordinance No. 09-1301

Amendment 11 – Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on  
April 12, 2010  
By Resolution No. 10-068

Amendment 12 – Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on  
May 10, 2010  
By Resolution No. 10-069

Amendment 13 – Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on  
May 12, 2014  
By Resolution No. 14-001

Amendment 14 – ~~---~~ Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on  
February 9, 2015  
By Resolution No. 15-001

Amendment 15 – ~~---~~ Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on  
March 23, 2015  
By Resolution No. 15-002

Amendment 16 – ~~---~~ Minor Amendment

Approved by [the Columbia Gateway](#) ~~The Dalles~~ Urban Renewal Agency on  
April 17, 2018  
By Resolution No. 18-002

Amendment 17 – City Council Substantial Amendment

Approved by ~~the Columbia Gateway Urban Renewal Agency~~ [The Dalles City Council](#) on  
[XXXXXXXX](#)  
By Resolution No. [24-XXX](#)

PLAN

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- AMENDED EXHIBIT 4 – Zoning Map Designations
- AMENDED EXHIBIT 5 – ~~Parking lot for Commodore redevelopment~~ [First Street rReconstruction](#)
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- AMENDED EXHIBIT 7 – ~~Union Pacific Railroad Property Acquisition~~ [Basalt Commons site plan](#) [Site Plan](#)
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**ATTACHMENTS**

- [A. Report accompanying the 2024 Substantial Amendment](#)
- [B. Original projects list \(pages 14-19 of ORD 90-1113\)](#)
- [C. Fourth Amendment projects list](#)

~~REPORT—Columbia Gateway/Downtown Plan, Adopted Report June 2009~~

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## 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 (MI) allowed under the Plan. The Area consists of a single geographic area with ~~a~~ an amended certified ~~1998/99~~ base year assessed value of \$~~24,866,020~~25,076,797.

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 No. ~~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 ~~o~~Ordinance No. ~~Number 98—~~1228, designating the members of the Council as the Urban Renewal Agency. General Ordinance Number ~~No. 90-1106~~ was amended in 1998 by General Ordinance No. 98-1228, which was adopted on December 14, 1998. This ordinance reduced the size of the Urban Renewal Agency to six (6) members, including the Mayor and the five City Councilors, ~~and~~ these persons were designated as the Urban Renewal Agency pursuant to ORS 457.045(3). 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 Plan, nor the City’s supplying of services or personnel, nor the budgeting requirements of this Plan shall in any way be construed as departing from or disturbing the relationship contemplated by Chapter 457 of the Oregon Revised Statutes.

~~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. General Ordinance No. 90-1106 was amended in 1998 by General Ordinance No. 98-1228, which was adopted on December 14, 1998. This ordinance reduced the size of the Urban Renewal Agency to 6 members, including the Mayor and the five City Councilors, and these persons were designated as the Urban Renewal Agency pursuant to ORS 457.045(3). 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 Plan, nor the City’s supplying of services or personnel, nor the budgeting requirements of this Plan shall in any way~~

~~be construed as departing from or disturbing the relationship contemplated by Chapter 457 of the Oregon Revised Statutes.~~

### **Description of the Amendments**

The Urban Renewal Plan has been amended on 16 occasions. The Plan defines criteria for minor and substantial amendments: Minor amendments clarify language, add or drop projects from the ~~plan~~ Plan and change project scope, provided such changes do not alter the ~~plan's~~ Plan's goals and objectives. Substantial amendments expand district boundaries (limited by ORS 457.220) and increase maximum indebtedness. In addition to these changes through time, amendments also periodically shifted Agency governance authority between the City Council and Urban Renewal taxing districts. Following is a summary of all Plan amendments as of April 2024:

**First Amendment (Resolution 91-007):** Minor amendment adopted July 23, 1991, established that no bonded debt should be incurred beyond 2012-13 except through a Substantial Amendment to the Plan.

**Second Amendment (Council Ordinance 93-1161):** The first Substantial Amendment occurred March 15, 1993. This was a response to Oregon voters' approval of Measure- 5 (November 1991 general election) and subsequent enabling legislation in 1992 (HB 2550), which altered the calculation methodology for Tax Increment Financing. An unintended consequence was to create a significant disparity (7X) in tax burden between the two school districts serving The Dalles at that time, The Dalles School District 12 and Chenoweth School District 9. The taxation disparity was resolved by removing all urban renewal district acreage from District 9 (deletion of either 32.14 or 71.86 acres – both estimates are referenced in various documentation). Included in the deletion was the western segment of West Second Street corridor (see Attachment B). This amendment also made various other changes to the Plan, including expansion of the Plan's ~~P~~project list.

**Third Amendment (Resolution 96-925):** Minor amendment clarifying language regarding scope of proposed Projects and other public improvements.

**Fourth Amendment (Council Ordinance 98-1223):** The next Substantial Amendment occurred on June 22, 1998, when the Fourth Amendment established a maximum debt limit to comply with Oregon ~~C~~constitutional changes approved by voters in 1997 (Measure 50). This amendment also established a table projecting costs of anticipated Urban Renewal ~~P~~projects ~~-(Attachment C)~~. However, the enabling ordinance was repealed through a referendum (Measure 33-22) in the November 1998 general election.

**Fifth Amendment (Council Ordinance 98-1229):** This Substantial Amendment, adopted December 14, 1998, responded to Measure 33-22. City Council adopted two related ordinances that day: Ordinance No. 98-1228, which established the City Council as the Agency Board (**Board**), and Ordinance No. 98-1229, which again reduced the size of the district (~~see Attachment D~~, removing 238.04 acres from the original 628.02 acreage). These measures complied with terms of a mediation agreement in October 1998 between the City, Agency, Wasco County, The Dalles Trade Center Association and the Committee to Dissolve Urban Renewal.



**Sixth Amendment (Council Ordinance No. 99-1232):** This Substantial Amendment, adopted August 9, 1999, provided context for developments in the preceding year. Concerns leading to mediation reflected a view that Urban Renewal projects did not contribute significantly to increased tax base. The Sixth Amendment revised the project list, sought to ensure project compliance with Plan criteria, and reduced the amount of maximum indebtedness to \$14.23 million, a number later increased to \$29.13 million (see Tenth Amendment below). The amendment outlined a new list of Urban Renewal projects. This list, which replaced the Fourth Amendment project list, together with minor, later changes in project descriptions, constitutes the first 13 projects that have carried forward ever since and provide the basis for projects identified in this plan revision.

**Seventh Amendment (Resolution No. 01-040):** Minor amendment allowed acquisition of a parking lot at First and Court streets to support redevelopment of the Commodore Building, adopted May 14, 2001.

**Eighth Amendment (Resolution 03-052):** Minor amendment adding Wasco Warehouse & Milling Co. property as an Urban Renewal project, adopted November 10, 2003. (This became Project #14 in the Urban Renewal Plan, now the “Sunshine Mill.” Project is complete.)

**Ninth Amendment (Resolution 08-060):** Minor amendment adding Union Pacific Railroad and Oregon Department of Transportation properties to the Wasco Warehouse & Milling Co. redevelopment project, adopted January 28, 2008.

**Tenth Amendment (Council Ordinance 09-1301):** The latest ~~last~~ Substantial Amendment to the Plan occurred June 22, 2009. The Tenth Amendment made various textual edits throughout the Plan. Aside from later minor amendments, the primary text carries through to the present day. The Tenth Amendment modified, added and deleted various items in the original Plan, including changes to the processes for property acquisition and land disposition. It modified the Mill Creek Greenway project from property acquisition to development, added East Gateway / Brewery Grade Reconstruction (this became Project #15 in the Urban Renewal Plan, the Sunshine Mill Roundabout), and Third Place Street improvements (Project #16 in the Urban Renewal Plan). Urban Renewal investment in the roundabout leveraged a \$2.4 million federal grant. Significantly, this Substantial Amendment increased maximum indebtedness ~~Maximum Indebtedness~~ of the Agency from \$14,227,353 to \$29,125,583, and deleted the provision regarding the duration of the District. That last change meant that the Agency does not necessarily sunset at any particular time, but rather when maximum indebtedness ~~Maximum Indebtedness~~ is achieved. The Tenth Amendment was accompanied by a detailed report and fiscal analysis.

**Eleventh Amendment (Resolution 10-068):** Minor amendment adding The Dalles Skateboard Park to West Gateway Project #10, adopted April 12, 2010.

**Twelfth Amendment (Resolution 10-069):** Minor amendment adding redevelopment of properties bordered by Washington and Court streets and First and Second streets (the Granada Block), adopted May 10, 2010, as Project #17.

**Thirteenth Amendment (Resolution 14-001):** Minor amendment adding a new goal of increasing value of properties within the district and enhancing opportunities for non-profit organizations to participate in the property rehabilitation and loan grant fund program. This allowed grants to for-profit, public, non-profit and civic organizations, and was approved May 12, 2014.

**Fourteenth Amendment (Resolution 15-001):** Minor amendment adding Thompson Park Pool as Urban Renewal Project #18 (slide, climbing wall, shade or other landscaping), adopted February 9, 2015.

**Fifteenth Amendment (Resolution 15-002):** Minor amendment adding redevelopment of the former Elks Lodge as an Urban Renewal Project #19, adopted March 23, 2015.

**Sixteenth Amendment (Resolution 18-002):** Minor amendment revising description of the proposed Mill Creek Trail Greenway Project, adopted April 17, 2018.

**Seventeenth Amendment (Ordinance \_\_\_\_\_):** Increased ~~M~~ maximum indebtedness to \$35,262,100, added projects: Basalt Commons, Tony's site redevelopment and First Street reconstruction, local match for Federal Street Plaza, and performed overall review and update of Plan. **Adopted \_\_\_\_\_.**

In addition, the historical record should note for clarification Resolution 23-002, amending the Urban Renewal Incentive Program, adopted on April 18, 2023. This amended an Urban Renewal program established in August 2022 but did not constitute a minor amendment to the Plan itself.

On September 12, 2016, the City Council adopted General Ordinance No. 16-1346, which amended General Ordinance No. 90-1106. This restructured the Agency, removing the City Council as Agency Board and restoring authority to the Board as it exists in 2024, comprising representatives from each affected taxing district (Wasco County, Mid-Columbia Fire & Rescue, Northern Wasco Parks & Recreation, Port of The Dalles; three city councilors; and two citizens at large). The Urban Renewal Advisory Committee was eliminated at that time.

This summary does not attempt to document all of the changes, challenges and progress achieved through the Agency since 1990. Its intent is to offer a historical foundation for the next – and final – phase of the District, and to offer a foundation for decisions leading to the ultimate continuation or discontinuation of the Agency itself.



## 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:
- 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:
    - Defective design and quality of physical construction;
    - Faulty interior arrangement and exterior spacing;
    - Overcrowding and a high density of population;
    - Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
    - Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
  - An economic dislocation, deterioration or disuse of property resulting from faulty planning;
  - 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;
  - The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
  - The existence of inadequate streets and other rights-of-way, open spaces and utilities;
  - The existence of property or lots or other areas which are subject to inundation by water;
  - 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;

- 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
- 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. MAXIMUM INDEBTEDNESS (MI) means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness

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

210. 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.

211. PLAN means the Amended Columbia Gateway/Downtown Plan, an Urban Renewal Plan of the City of The Dalles, Oregon.

212. 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.

213. STATE means the State of Oregon including its various departments, divisions and agencies.

214. 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.

215. TAXING BODY means any authorized entity which levies ad valorem taxes within the boundaries of the Urban Renewal Area.
216. U.R. means “urban renewal” as in Urban Renewal Boundary, Urban Renewal Area, Urban Renewal Plan, etc.
217. 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.
218. 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.
219. 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 200 — DEFINITIONS**

AS USED IN THE CONSTRUCTION OF THIS PLAN, UNLESS THE CONTEXT REQUIRES OTHERWISE, THE FOLLOWING DEFINITIONS SHALL APPLY:

201. — AGENCY MEANS THE DALLESS COLUMBIA GATEWAY 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 DALLESS, WASCO COUNTY, OREGON.

202. — AREA MEANS THAT 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 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:

„ Suggestion: “The presence of buildings and structures — whether for residential, commercial, industrial, or other uses, or any combination thereof — that are considered unfit or unsafe for

~~occupancy due to one or more of the following conditions:~~ DEFECTIVE DESIGN AND QUALITY OF PHYSICAL CONSTRUCTION;

~~FAULTY INTERIOR ARRANGEMENT AND EXTERIOR SPACING;~~

~~OVERCROWDING AND A HIGH DENSITY OF POPULATION;~~

~~INADEQUATE PROVISION FOR VENTILATION, LIGHT, SANITATION, OPEN SPACES AND RECREATION FACILITIES; OR~~

~~OBSOLESCENCE, DETERIORATION, DILAPIDATION, MIXED USE~~

~~— CHARACTER OR SHIFTING OF USES;~~

~~AN ECONOMIC DISLOCATION, DETERIORATION OR DISUSE OF PROPERTY RESULTING FROM FAULTY PLANNING;~~

~~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;~~

~~THE LAYOUT OF PROPERTY OR LOTS IN DISREGARD OF CONTOURS, DRAINAGE AND OTHER PHYSICAL CHARACTERISTICS OF THE TERRAIN AND SURROUNDING CONDITIONS;~~

~~THE EXISTENCE OF INADEQUATE STREETS AND OTHER RIGHTS OF WAY, OPEN SPACES AND UTILITIES;~~

~~THE EXISTENCE OF PROPERTY OR LOTS OR OTHER AREAS WHICH ARE SUBJECT TO INUNDATION BY WATER;~~

~~A PREVALENCE OF DEPRECIATED VALUES, IMPAIRED INVESTMENTS, AND SOCIAL AND ECONOMIC MALADJUSTMENTS TO SUCH AN EXTENT THAT THE CAPACITY TO~~

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~~PAY TAXES IS REDUCED AND TAX RECEIPTS ARE INADEQUATE FOR THE COST OF PUBLIC SERVICES RENDERED;~~

~~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~~

~~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 THE CITY OF THE DALLES, WASCO COUNTY, OREGON.~~

~~205. CITY COUNCIL OR COUNCIL. MEANS THE THE GOVERNING BODY OF THE CITY OF THE DALLES.~~

~~206. COMPREHENSIVE PLAN. MEANS THE 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 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 STATE LAW). ORS CHAPTER 457 IS THE CHAPTER WHICH REGULATES THE RENEWAL OF BLIGHTED~~

~~AREAS WITHIN THE STATE OF OREGON. Suggestion: ORS CHAPTER 457 GOVERNS THE PROCESS FOR RENEWING BLIGHTED AREAS WITHIN THE STATE OF OREGON.~~

~~210. PLAN. MEANS THE THE AMENDED COLUMBIA GATEWAY/DOWNTOWN PLAN, AN URBAN RENEWAL PLAN OF THE CITY OF THE DALLES, OREGON.~~

~~211. REDEVELOPER. MEANS A 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 THE STATE OF OREGON INCLUDING ITS VARIOUS DEPARTMENTS, DIVISIONS AND AGENCIES.~~

~~213. TAX INCREMENT FINANCING. MEANS AA METHOD OF FINANCING INDEBTEDNESS INCURRED BY THE THE DALLES COLUMBIA GATEWAY 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 ANY AUTHORIZED ENTITY WHICH LEVIES AD VALOREM TAXES WITHIN THE BOUNDARIES OF THE URBAN RENEWAL AREA.~~

~~215. U.R. MEANS "URBAN "URBAN RENEWAL" AS IN URBAN RENEWAL BOUNDARY, URBAN RENEWAL AREA, URBAN RENEWAL PLAN, ETC.~~

~~216. URBAN RENEWAL ADVISORY COMMITTEE. MEANS THE 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 THE AMENDED PLAN FOR THE COLUMBIA  
GATEWAY/DOWNTOWN AREA — AN URBAN RENEWAL AREA OF THE CITY OF THE  
DALLES, OREGON.~~

DRAFT

**SECTION 300 ~~2~~—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 ~~2~~—Narrative Legal Description of Urban Renewal Area.

302. Amended Exhibit 2 ~~2~~—Graphic (Map) Description of Urban Renewal Area.

303. Added Exhibit 3 – Comprehensive Plan Designations of Urban Renewal Area.

304. Added Exhibit 4 – ~~Zoning Designations of Urban Renewal Area~~ ~~Zoning Designations of Urban Renewal Area.~~

DRAFT

## SECTION 400 – MISSION STATEMENT, GOALS AND OBJECTIVES OF THE DALLES URBAN RENEWAL AGENCY FOR THE COLUMBIA GATEWAY/DOWNTOWN PLAN

### MISSION STATEMENT

The mission of the ~~Urban renewal~~ Renewal agency ~~Agency~~ is to eliminate blight and depreciating property values within the ~~agency's~~ 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 foster public participation in all urban renewal activities, including but not limited to strategic planning, through semi-annual in-person and virtual town halls and other civic outreach, and to regularly communicate urban renewal achievements and activities through social and traditional media engagement, signage, website, and public presentations.
- B. To make strategic investments of urban renewal funds and engage in various urban renewal activities which increase the value of properties within the Urban Renewal District so that the area will contribute its fair share to the costs of public services.
- C. To make strategic investments that return unused and underused public and private properties to productive condition, consistent with the City's Comprehensive Plan and implementing ordinances;
- D. To participate through land acquisition and disposition, rehabilitation loans and other activities in specific opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will accomplish any or all of the following goals:
 
  - 1.- Encourage the expansion and development of businesses that will expand property values, produce jobs for the people of The Dalles and Wasco County;~~of~~
  - 2.- Ensure a more attractive, functional and economically viable city;~~of~~
  - 3.- Restore historically significant properties to productive use when such use aligns with Goals A and B above;~~of~~
  - 4.- Recognize, maintain awareness of, and when feasible, mitigate the fiscal impact of Urban Renewal on local tax districts;~~of~~
  - 5.- Expand availability of family-wage housing, including but not limited to vertical downtown housing and multi-family residential housing.

6.- Support the development of public spaces downtown.

- E. To expand access and connections from downtown to the Riverfront and to provide facilities that enhance public use of the Riverfront;
- F. To provide an adequate amount of properly located and designed off-street accessible parking in the downtown area;
- G. To improve the visual appearance, capacity, and traffic flow of public streets where such improvements will foster adjacent commercial or residential investment and/or support public services.
- H. 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;
- I. In conjunction with urban renewal projects, leverage other funding sources to install or upgrade public utilities, including but not limited to underground services in downtown alley rights-of-way.
- J. To identify and actively pursue external grant and private resources in order to leverage the Agency's financial resources to the maximum extent possible.

~~A. To make strategic investments of urban renewal funds and engage in various urban renewal activities which increase the value of properties within the Urban Renewal District.~~

~~B. 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;~~

~~C. 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;~~

~~D. 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~~

~~E. 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;~~

~~F. 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;~~

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

~~H. 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;~~

~~I. 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;~~

~~J. 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;~~

~~K. 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;~~

~~L. 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~~

~~M. 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.~~

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

## **403402. 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.

## **404403. 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.

The following analysis is of the specific goals of the comprehensive plan which are implemented through this Plan.

### Goal 5: Open Spaces, Scenic and Historic areas, and Natural Resources

- To conserve and protect the open space, natural, and scenic resources of the area.
- To recognize, protect and enhance the historical and cultural importance of the community, and to promote increased public awareness and participation in historic preservation.

**Finding:** Federal Street Plaza is one of the projects in the Plan. The urban renewal funds would be used as a match for other sources of financing. This plaza would create open space in the downtown, supporting the other commercial uses and encouraging activity in the Area. The Plan conforms to the Open Spaces, Scenic and Historic areas, and Natural Resources goal.

### Goal 8: Recreation Needs

- To develop, acquire, and maintain a balance of recreation opportunities and open spaces in order to improve the livability within the Urban Growth Boundary.

**Finding:** Federal Street Plaza is one of the projects in the Plan. The urban renewal funds would be used as a match for other sources of financing. This plaza would create open space in the downtown, supporting the other commercial uses and encouraging activity in the Area. The Plan conforms to the Recreation Needs goal.

### Goal 9: Economic Development

- Diversify the economic base of the community.
- Increase the tax base needed to provide an adequate level of community services for The Dalles citizens.
- Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community.
- 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.

- Provide employment opportunities, environments, and ~~choices which~~ choices, which are a vital part of a high quality of life in The Dalles.
- Support the maintenance and enhancement of The Dalles Commercial Historic District.
- Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.

**Finding:** The Incentive Program provides funds to encourage rehabilitation in the Area. The program offers assistance to improve the façade of a building, add residential units, provide interior improvements and to provide overall improvements to buildings in the Area which include~~d~~ The Dalles Commercial Historic District. These improvements will help facilitate healthy businesses and economic activity in the Area. The Plan conforms to the Economic Development goal.

#### Goal 10: Housing

- Promote and provide an adequate supply of safe, healthy and affordable housing for all members of the community in a variety of housing types recognizing the needs and desires of the community's residents.
- Promote the development of housing that minimizes or avoids impacts to the natural environment and surrounding land uses.
- Provide and maintain adequate public facilities in all parts of the community and promote a logical and orderly development of those facilities. Require new housing developments to pay an equitable share of the cost of required capital improvements.
- Promote the efficient use of vacant land by encouraging infill development which is developed at a scale that is allowed in existing neighborhoods, and by encouraging new development which achieves the density allowed by the ~~comprehensive plan~~ Comprehensive Plan.
- Strengthen existing and promote new neighborhood centers as focal points for neighborhood services and activities.
- Adopt standards and incentives to increase residential land use efficiency.
- Continue to provide opportunities for a full range of rental housing.

**Finding:** The improvements to First Street and the development of the Federal Plaza will enhance the Area for further ~~redevelopment which~~ redevelopment, which could include future residential development. Building owners may apply to the Incentive Program for assistance in rehabilitating or adding residential units. The Plan conforms to the Housing goal.

#### Goal 12: Transportation

- To provide a transportation system that supports the safety and mobility needs of local residents, business and industry, affords choice between transportation modes, is convenient and affordable to use, and supports planned land uses.



**Finding:** The improvements to First Street including the reconstruction, improved pedestrian system, street trees, and a bike lane will serve the needs of the commercial businesses, residents and tourists in the Area by providing a more safe, multi-modal transportation experience. This project will improve the experience of traveling between downtown and the Lewis and Clark Festival Park, and enhance the opportunity for development of, and connectivity to, a Federal Street plaza. These improvements will complete the overall transportation plan to improve the streets and pedestrian atmosphere in the Area. The Plan conforms to the Transportation goal.

#### ~~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~~404. 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 of 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~~36 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~~11 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. New development shall be designed to promote clustering of businesses, use of common access and traffic controls, and use of cross access for vehicles, pedestrians and bicycles between contiguous sites. Safe and convenient pedestrian and bicycle circulation between the particular use and the adjoining street, sidewalk, or public right-of-way shall also be provided". Approximately ~~4~~5 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. New development shall be designed to promote clustering of businesses where appropriate, and use of common access and traffic controls. Where appropriate, safe and convenient pedestrian and bicycle circulation between the particular use and the adjoining street/sidewalk shall also be provided.

This district also accommodates business parks that provide for a mixture of commercial and light industrial uses in a campus-like setting where business activities are conducted indoors.

To ensure compatibility with adjacent residential neighborhoods, business parks shall be reviewed through the planned development process set forth in Article 9.050". Approximately ~~22-27~~ 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. Adequate urban services shall be available to all development without exception". Approximately ~~3-6~~ percent of the Urban Renewal Area is in this zoning designation.

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

The purpose is... "To ~~e~~nsure sufficient open space areas throughout the community to safeguard public need for visual and environmental resources and to provide areas for recreational activities. Allowed uses show lower level activity and potentially less offsite impact than uses allowed conditionally". Approximately 5 percent of the Urban Renewal Area is in this zoning district.

**7. Recreational Commercial District, CR**

The purpose is... "To provide areas for mixed business, commercial, service, recreational, and light industrial uses. Site planning for permitted uses shall ensure protection and enhancement of the significant environmental areas located along the Columbia River and related streams and creeks. Streets, sidewalks, bikeways, and water, sewer, and storm drainage systems shall be constructed or improved as needed." 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~~ordinances, codes, policies, and regulations described in Sections 501 and 502 above, and with all other applicable ~~Federal~~federal, ~~State~~state, ~~County~~county and ~~City~~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~~federal, ~~State~~state, ~~County~~county, and ~~City~~city laws, policies, and procedures and in compliance with the provisions of this ~~plan~~Plan and the Cooperation Agreement between the City and Agency.

### 601. URBAN RENEWAL PROJECTS AND ACTIVITIES

Projects and activities listed under this section as “completed, partially completed, pending, or on-going” were recommended by the Urban Renewal Advisory Committee in 2009, based in part on project selection criteria. -New projects identified by the Urban Renewal Agency Board as part of this 2024 Plan revision will follow. Selection ~~These~~ criteria are as follows:

#### GENERAL CRITERIA

Acceptable projects must comply with all of the following:

- ~~A-I.~~ I. Selected projects must address any one, or any combination of, blighted conditions as described in the Columbia Gateway/Downtown Urban Renewal Plan.
- ~~B-II.~~ II. Selected projects must be consistent with the goals, policies, and designated uses of the City’s Comprehensive Land Use Plan and implementing ordinances.
- ~~C-III.~~ III. 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-IV.~~ IV. 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:

- i. Increases the value of the property on which the project is located.
- ii. Increases the property value of the surrounding properties next to the property, or right-of-way, on which the project is located.
- iii. Places unused or underused property in a productive condition.
- iv. Enhances opportunities for business, civic, residential, cultural, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved.
- v. 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.~~
- vi. Promotes ~~the program to improve the riverfront~~ riverfront improvements as determined in The Dalles Riverfront Plan.
- vii. Improves the visual appearance, capacity, and traffic flow of streets in areas where development would otherwise be inhibited.
- viii. Assists property owners with the rehabilitation of their buildings and property.
- ix. Enhances storm drainage capacity of streets.
- x. Leverages the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding.
- xi. Encourages investment in the core commercial area.
- xii. 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:

### PROJECTS COMPLETED

- *Note: Project descriptions carried over from 2009 Urban Renewal Plan are italicized in bold, followed by status as of April 2024.*

#### 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.”*
- ✓ *The former grain elevator was destroyed in a fire in 1999; Urban Renewal purchased the property and paid for cleanup following the fire, establishing land base for the City's sewer treatment plant expansion and Lewis & Clark Park. Status: Complete.*

#### 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.*
- ✓ *Agency purchased the Commodore and leased it to Commodore II Limited Partnership on April 10, 2001. Agreement included an Agency loan of \$282,445. Loan is payable on or before Dec. 31, 2026. Status: Renovations completed; Agency interest continues until loan is repaid.*

### 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.
- ✓ The Civic Auditorium was saved from demolition when City of The Dalles conveyed ownership to the Civic Auditorium Historic Preservation Committee in 1990. Major and minor phases of repair and restoration continued for more than 30 years, including Urban Renewal investments and many other sources. The Civic celebrated its centennial on May 12, 2023. Status: All major renovations complete.

### Mill Creek Bridge Reconstruction (West Sixth Street)

- 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.
- ✓ Reconstruction used a combination of Urban Renewal and City of The Dalles street funds. Completed in the early 2000s, this included deck reconstruction, replacement of the historic parapet and period lighting. In September 2024 Oregon Department of Transportation informed the City of surface and structural concerns requiring remediation, potentially requiring bridge replacement. Further information pending as of the date of this Substantial Amendment. Status: Complete.

### 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.
- ✓ Urban Renewal paid for sidewalk along West Second Street west from Mill Creek, adjacent to pool extending to and along Cherry Heights Road, including rock retaining wall. There was no sidewalk previously. Status: Complete.

### 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.
- ✓ This project was completed through acquisition and redevelopment as the Sunshine Mill. Urban Renewal assisted through its loan program, beginning with a loan agreement to Discovery Development LLC in 2009. Loan was paid in full and mortgage satisfied on January 1, 2020. Status: Complete.



### 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.
  - ✓ Brewery Grade roundabout was completed in 2010. This was a \$3.5 million project, combining urban renewal with other public funding sources. Improvements included public parking lot, redesigned access from East Second and East Third streets, and parking upgrades at the former Great Southern Railroad Depot (later Cannon Packer). Status: Complete.

### Thompson Park Pool Project

- The project will allow for additional amenities to the construction of a new pool, which was approved as the result of a bond measure passed by the voters of the Northern Wasco County Parks & Recreation District. The alternate features for the project, which will be visible from I-84 freeway, are designed in part to attract tourists to the City.
  - ✓ Urban Renewal paid for sidewalk along West Second Street west from Mill Creek, adjacent to pool extending to and along Cherry Heights Road, including rock retaining wall. There was no sidewalk previously. Status: Complete.

### Redevelopment of the Elks Lodge Building

- The project anticipates acquisition of the Elks Lodge Building by the Agency, and conveyance of the property to a private developer for creation of a museum for the display of neon signs.
  - ✓ Urban Renewal Agency acquired the building in March 2015 and entered a Development and Disposition Agreement with David and Kirsten Benko on April 3, 2015, with the goal of establishing a museum dedicated to the preservation and display of vintage neon signs. Property title was conveyed in 2015. The National Neon Sign Museum opened in 2018. Status: Complete. In 2023 the Benkos and Restore Oregon announced plans to relocate the historic Jantzen Beach Carousel to a parcel adjoining the building. This project is on-going.

### Downtown Parking Structure and Surface Parking Lots

- 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.
  - ✓ Initial plans called for acquisition and demolition of the former J. C. Penny's Store on Second between Court and Washington, with construction of a multi-level parking structure on that site and the adjoining parking lot. This project was later abandoned. Focus instead was on construction of smaller, surface parking lots near St. Peter's Landmark, Sunshine Mill Roundabout and (in 2024) East Third. All of these have been completed or are pending completion. No further surface parking lots are proposed. Status: Surface lots complete. Parking structure abandoned.

### 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.

✓ Requiring nearly three decades of effort, this project concluded with construction of Ft. Dalles Readiness Center on the Columbia Gorge Community College campus in 2014 – a \$19.4 million project. The college leased part of its campus to the Oregon Military Department. This allowed demolition of the former armory (a 1940s-circa Quonset hut at West Sixth & Webber Streets) by Urban Renewal and enabled Wasco County to regain site control at that location. A separate, nearby project was the Urban Renewal-funded demolition of the former City of The Dalles Public Works building on West Sixth Street. Public Works relocated to West First Street, making way for an automotive dealership on West Sixth Street, representing a significant private investment on property formerly owned by Wasco County. Commercial property redevelopment resides with Wasco County as property owner. **Status: Complete.**

### Projects partially completed, pending or on-going

- Note: Most of these projects have changed in scope significantly since 2009. While some major elements have been completed, such as the maritime terminal and Union Street undercrossing, the original visions may still be considered works in progress.

### 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" and includes 1st, 2nd, 3rd, and 4th Streets and connecting side streets. Streetscape improvements may include: Removal of existing curbs, gutters, sidewalks, street lighting, hollow sidewalks, street grades, and other associated elements. ~~Construction~~ The project includes 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.

✓ Second Street downtown was redeveloped in 2002 using a combination of Urban Renewal and City of The Dalles street funds. Opticom GPS was not installed downtown. Third Street redevelopment was scheduled for 2007-08 but postponed amid an economic downturn, then never resumed. First Street has received priority because of failing sidewalks between Union and Washington, the need for separated traffic/pedestrian passage east of Washington, and inadequate infrastructure overall. Architecture and engineering is at 95% completion as of April 2024. Urban Renewal Agency has conveyed \$3.8 million to the city in preparation for this project, with all funding anticipated to come from the Agency. However, cost escalation has resulted in a significant budget gap



from original estimates. Research is under way ~~through April 2024~~ to resolve this urgent challenge. Status: One major element completed.

- ✓ First Street reconstruction to address hollow sidewalk between Union and Washington and other improvements. Given potential fiscal impact on the Agency's capacity, this is called out as a new project below.

### 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 commercial marine terminal dock near the site of the old pier, a twelve-foot wide trail with associated landscaping elements between the trailhead and dock, and a plaza on Washington Street.

- ✓ Access including "boat dock near the old pier" was accomplished through construction of the Union Street portal in 2003, Maritime Terminal (Cruise Ship Dock) in 2012 and Lewis & Clark Park with associated vehicle parking. The undercrossing alone was a \$6 million project. Urban Renewal funding leveraged at least \$2.25 million in state and federal funds. Washington Street plaza, railroad and I-84 under-crossings were envisioned but later cancelled. There is significant potential for additional riverfront development within the current urban renewal district boundaries and west along West First Street and Bargeway Road. Status: Two major elements completed.

### Mill Creek Greenway Property Development

- A main feature of the Mill Creek Trail/Greenway, primarily the section between 2nd Street and West 8th Place, will be the construction of the 10-foot-wide paved pedestrian bicycle trail, to be utilized for recreation and as a connector for pedestrian and bicycle travel in the City. An additional pedestrian bridge over Mill Creek will be constructed as part of connecting the trail to a terminus with the West 8th Place cul-de-sac. A connection is also proposed from 2nd Street via a pedestrian-/bicycle signaled crosswalk or other approved method of passage, then continuing along property between the Union Pacific Railroad right-of-way, Urness Motors (Assessor Map No. 1N 13E 3BB Tax Lots 900 & 1000), and the United States Postal Service properties (Assessor Map No. 1N 13E 3BB Tax Lots 700 & 800) to Union Street, with the trail ultimately connecting to the Riverfront Trail. Construction of the Mill Creek Trail Greenway is anticipated to be done in phases. Anticipated expenses include, but are not limited to engineering and design for the Mill Creek Trail/Greenway, consultant review of the compatibility of the location of the proposed trail with existing and planned improvements for the Thompson Park property owned by the Northern Wasco County Parks & Recreation District, landscaping, lighting, irrigation, trash receptacles, toilets, benches, interpretive and trail signage, creek overlooks, a native plant garden, picnic area, and sculpture.

- ✓ Ongoing partnership with Northern Wasco County Parks & Recreation and Agency. Urban Renewal Agency in 2023 transferred \$300,000 to the parks

district for an elevated boardwalk the District plans as part of this Project. There are no immediate plans for the linkage across West Second Street to Riverfront Trail near Mill Creek, although public partners recognize the need for this connection. Urban Renewal bought and demolished older structures prior to transferring property to Parks District. Status: Pending.

### West Gateway Project

- West Second Street from Lincoln Street to western boundary of Urban Renewal; street and property redevelopment, redesign and reconstruction. Amended April 12, 2020, by Resolution No. 10-068 adding Skateboard Park. The Gateway project is a large project that includes redesign and reconstruction of sections of I-84, West Second, and Webber Streets, and property redevelopment and 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.

- ✓ Skateboard park was completed, including a \$100,000 commitment from Urban Renewal. Limited intersection improvement occurred at Cherry Heights and West Second Street intersection. The urban renewal district includes multiple parcels along West Second Street west of Webber Street, extending to and including tax lot BC900. Webber Street undercrossing and realignment of West Second Street north of Interstate 84 were part of a proposed transportation improvement project in 2011 (estimated cost \$3.7 million) but later postponed. Status: Incomplete.

### Third Place Street Improvements

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

- ✓ This project would correct a tight curve on West Third Place just south of the West Fourth Street intersection. Status: Indefinitely postponed.

### Redevelopment of properties located within the block bordered by Washington and Court Streets, and First and Second Streets.

- The project may include the acquisition of the Granada Theater for possible use as a fine arts community center through a development and disposition agreement.

- ✓ This became the Granada Block redevelopment. The Agency acquired the Granada Theatre, former Washington Hotel/Model Laundry ("Blue Building") and Recreation parcels on Second Street, and conducted alley vacations preparatory to development of a downtown hotel and associated conference center. This plan was later discarded and the individual properties sold through Development and Disposition Agreements. All are fully or partially occupied as of April 2024. The Granada Theatre, constructed in 1929, operates in its original function as a movie theatre. The Washington Hotel houses limited retail ~~and is the subject of a pending agreement for retail/residential development with the Agency, approved by the board in February 2024. Two of the~~ All three individual Recreation parcels have been redeveloped and sold; ~~the third is scheduled for completion by June 2024, with a DDA amendment approved in February 2024 to expire in,~~ with final

property transferred from Agency ownership in October 2024. Status: Major elements completed.

### Property Rehabilitation Grants and Agreements

- This is on-going, having current form (2023-24) as the Incentive Program and, for larger projects, Development Funding Agreements.
- This program has three areas that are designed to further the objectives of the Urban Renewal program and address the many individual projects on private and public property identified throughout the amendment process that meet the project selection criteria. The three program areas include:
  - a. Land Assemblage: The Agency may assist in land assemblage to allow for private development of City and/or privately owned property.
  - b. 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.
  - c. 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 for-profit, public, non-profit, and civic organizations. Projects must meet the project selection criteria in order to be eligible to receive a grant. These grant and loans may include sprinkler systems for existing and new structures.
    - 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:
      - Criteria for eligibility;
      - Interest rates and terms for various loans;
      - Procedures for recycling the funds as loan obligations are paid;
      - Procedures for delinquent loan payments or defaults;
      - Procedures and conditions for which deferred payment loans may be offered;
      - Procedures for administering and servicing the loan program; and
      - Such procedures and conditions the Agency deems necessary.
- ✓ The property rehabilitation grant and loan fund program has been applied on numerous occasions and provides the basis for its current variation, adopted in 2023, the Urban Renewal Incentive Program. Earlier projects (as of 2009-10) included renovation and repairs to the Wasco Milling Co. Warehouse (Sunshine Mill), Columbia River Bank building, Sigman's Flowers Building, Gayer's Building, Granada Theatre, Civic Auditorium, The Dalles Art Center, Masonic Lodge / Second Courthouse (Clock Tower Ales), American Legion, Old St. Peter's

Landmark, IOOF Lodge façade, Craig's Office Building, Hilco gas station demolition, Creek View townhouse demolition, and Mill Creek Greenway land donation.

- ✓ Another project, which has yet to conclude, is the Tony's Town & Country building redevelopment, which began under Programs A (Land Assemblage) and C (Redevelopment) with acquisition of the structure. After determining that the Tony's building could not be salvaged, the Agency had the structure demolished in 2023 for later redevelopment.
- ✓ The loan program is presently discontinued. **Status: Modified and ongoing.**

#### NEW PROJECTS added in 2024:

- Basalt Commons: A mixed-use commercial and residential development at 523 East 3<sup>rd</sup> Street. Developer will demolish existing structure (a former auto dealership) and replace it with a five-story commercial and residential complex.
- Tony's Town & Country building acquisition, demolition and site rehabilitation.
- First Street reconstruction to include sidewalk replacement, street and sub-street reconstruction, tree plantings with irrigation, related infrastructure and public safety measures.
- Federal Street Plaza: Establish public plaza, green space and other improvements to create a community gathering space between First and Second streets. Urban Renewal to help leverage external resources such as state and federal grants by contributing toward local match.

#### ~~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" and includes 1<sup>st</sup>, 2<sup>nd</sup>, 3<sup>rd</sup>, and 4<sup>th</sup> Streets and connecting side streets. 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 commercial marine terminal dock near the site of the old pier, a twelve-foot wide trail with associated landscaping elements between the trailhead and dock, and a plaza on Washington Street.~~

### ~~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.—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 commercial building and off-street parking on the same site.~~

### ~~6.—DOWNTOWN PARKING STRUCTURE AND SURFACE LOTS~~

~~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 DEVELOPMENT~~

~~A main feature of the Mill Creek Trail/Greenway, primarily the section between 2<sup>nd</sup> Street and West 8<sup>th</sup> Place, will be the construction of the 10 foot wide paved pedestrian bicycle trail, to be utilized for recreation and as a connector for pedestrian and bicycle travel in the City. An additional pedestrian bridge over Mill Creek will be constructed as part of connecting the trail to a terminus with the West 8<sup>th</sup> Place cul-de-sac. A connection is also proposed from 2<sup>nd</sup> Street via a pedestrian /bicycle signaled crosswalk or other approved method of passage, then continuing along property between the Union Pacific Railroad right-of-way, Urness Motors (Assessor Map~~



No. 1N 13E 3BB Tax Lots 900 & 1000), and the United States Postal Service properties (Assessor Map No. 1N 13E 3BB Tax Lots 700 & 800) to Union Street, with the trail ultimately connecting to the Riverfront Trail. Construction of the Mill Creek Trail Greenway is anticipated to be done in phases.

Anticipated expenses include, but are not limited to engineering and design for the Mill Creek Trail/Greenway, consultant review of the compatibility of the location of the proposed trail with existing and planned improvements for the Thompson Park property owned by the Northern Wasco County Parks & Recreation District, landscaping, lighting, irrigation, trash receptacles, toilets, benches, interpretive and trail signage, creek overlooks, a native plant garden, picnic area, and sculpture.

#### ~~10. GATEWAY PROJECT. WEST 2<sup>ND</sup> STREET FROM LINCOLN STREET TO WESTERN BOUNDARY OF URBAN RENEWAL, STREET AND PROPERTY REDEVELOPMENT, REDESIGN AND RECONSTRUCTION. AMENDED APRIL 12, 2010 BY RESOLUTION NO.10-068 ADDING SKATEBOARD PARK.~~

The Gateway project is a large project that includes redesign and reconstruction of sections of I-84, West Second, and Webber Streets, and property redevelopment and 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 on private and public property 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 for-profit, public, non-profit, and civic organizations. Projects must meet the project selection criteria in order to be eligible to receive a grant. These grant and loans may include sprinkler systems for existing and new structures.~~

~~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. 3<sup>rd</sup> PLACE STREET IMPROVEMENTS~~

~~The 3<sup>rd</sup> Place street improvements include street, utilities, curbs, sidewalks, lighting, landscaping, and associated improvements.~~

### ~~17. REDEVELOPMENT OF PROPERTIES LOCATED WITHIN THE BLOCK BORDERED BY WASHINGTON AND COURT STREETS, AND 1<sup>ST</sup> AND 2<sup>ND</sup> STREETS~~

~~The project may include the acquisition of the Granada Theater for possible use as a fine arts community center through a development and disposition agreement.~~

### ~~18. THOMPSON PARK POOL PROJECT~~

~~The project will allow for additional amenities to the construction of a new pool, which was approved as the result of a bond measure passed by the voters of the Northern Wasco County Parks & Recreation District. The alternate features for the project, which will be visible from I-84 freeway, are designed in part to attract tourists to the City.~~

#### ~~19. REDEVELOPMENT OF THE ELKS LODGE BUILDING~~

~~The project anticipates acquisition of the Elks Lodge Building by the Agency, and conveyance of the property to a private developer for creation of a museum for the display of neon signs.~~

## 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 only 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.

#### **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 35.500 – 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**

- 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.
- 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:

- 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;
- The Redeveloper shall develop or redevelop such property in accordance with the land use provisions and other requirements specified in this Plan;
- The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the 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;
- The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Agency;
- The Redeveloper shall 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;
- 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.
- The Redeveloper shall maintain property under his/her ownership within the Area in a clean, neat and safe condition.

~~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.~~

~~■~~

~~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~~ ~~counsel~~ and ~~Bond~~ ~~bond~~ ~~Counsel~~ ~~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. ~~6.~~ Providing special rehabilitation, restoration or renovation feasibility and cost analysis studies or plans;

8. ~~7.~~ Assisting in -preparation of the annual financial report required under Section 800 of this Plan;

8. ~~8.~~ Property acquisition and disposition appraisals;

9. ~~9.~~ Licensed real estate professionals for real property acquisition, disposition or negotiation services;

10. ~~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. ~~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~~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~~ 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,~~ [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 maximum amount of indebtedness that may be issued or incurred under the Plan, as amended [in 2024](#), is ~~\$29,125,583~~ [\\$35,262,100](#).<sup>1</sup>

### 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.

<sup>1</sup> [Maximum remaining indebtedness from this and prior bonded obligation was calculated at \\$5.7 million \(June 30, 2023\) but did not reflect FY 2024 expenditures and commitments. ~~MI~~ Maximum indebtedness is projected to be reached in 2029, at which time the District shall terminate taking division of taxes ~~unless the Agency or City Council determines otherwise.~~](#)

**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~~ [Columbia Gorge News](#)", 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.

DRAFT

## **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, [family 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~~[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 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 ordinances, which are established to implement such Comprehensive Plan. Further, the City Council may from time to time amend or approve new ~~Building~~building, ~~Health~~health ~~Safety~~safety and other ~~Codes~~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 forward 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 any change in any provision of this Plan which would modify the goals and objectives or the basic procedural, planning or engineering principles 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 701 of this Plan; and
- ~~A.~~ B. Adding land to the urban renewal area that results in a cumulative additions of totals more than one percent ~~of the existing area~~ of the urban renewal area.

**SECTION 1300 ~~—~~ VALIDITY OF APPROVED URBAN RENEWAL PLAN**

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.

DRAFT

# Report Accompanying the Columbia-Gateway Urban Renewal Plan Substantial Amendment 2024

This document remains in draft format until the City Council adoption of the Columbia-Gateway Urban Renewal Plan Substantial Amendment 2024

Columbia-Gateway Urban Renewal Plan Substantial Amendment 2024 adopted by the City of The Dalles by Ordinance No. \_\_\_ DATE

## LIST OF PARTICIPANTS

### City Council

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Position 2 Darcy Long  
Position 3 Scott Randall  
Position 4 Dan Richardson  
Position 5 Rod Runyon

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Mid-Columbia Fire & Rescue  
Scott Hege, Wasco County  
Board of Commissioners  
Kristen Lillvik, citizen  
Timothy McGlothlin, City Council  
Dan Richardson, City Council  
Marcus Swift, NWC Parks &  
Recreation  
Ben Wring, citizen

### Planning Commission

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Cody Cornett  
Addie Casse  
Nik Portela  
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### ~~City of The Dalles Staff~~<sup>[JC2][DS3]</sup>

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City Clerk, Amie Ell  
Community Development Director and Urban  
Renewal Manager, Joshua Chandler  
Public Works Director, Dave Anderson  
Economic Development Officer, Dan Spatz  
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[DS4][DS5][DS6]

**Definitions**<sup>[JC7][JC8]</sup>

This document makes references to ORS 457 as it exists in 2024. The majority of these definitions come from the Columbia Gateway Urban Renewal Plan.

AGENCY means the Columbia Gateway 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.

AREA means that geographic portion of the City which encompasses the Columbia Gateway Urban Renewal District—~~—~~—an urban renewal area conceived pursuant to the provisions of ORS Chapter 457.

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:

- 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:
  - Defective design and quality of physical construction;
  - Faulty interior arrangement and exterior spacing;
  - Overcrowding and a high density of population;
  - Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or
  - Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
- An economic dislocation, deterioration or disuse of property resulting from faulty planning;
- 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;
- 
- The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;
- 
- The existence of inadequate streets and other rights-of-way, open spaces and utilities;
- 
- The existence of property or lots or other areas which are subject to inundation by water;

- 
- 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;
- 
- 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
- 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.

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

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

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

COUNTY means Wasco County, Oregon.

MAXIMUM INDEBTEDNESS (MI) means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness

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.

PLAN means the Amended Columbia Gateway Urban Renewal Plan, an Urban Renewal Plan of the City of The Dalles, Oregon.

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.

REVENUE SHARING means sharing tax increment proceeds with impacted taxing districts as defined in ORS 457.470.

STATE means the State of Oregon including its various departments, divisions and agencies.

TAX INCREMENT FINANCING (TIF) means a method of financing indebtedness incurred by The Dalles Columbia Gateway Urban Renewal Agency in preparing and implementing the Urban Renewal Plan. Such tax increment method is authorized by ORS sections 457.420 through 457.470 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 Urban Renewal District 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.

~~TAX INCREMENT FINANCING (TIF) means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan. [C9] [DS-10]~~

TAX INCREMENT REVENUES means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

TAXING BODY means any authorized entity which levies ad valorem taxes within the boundaries of the Urban Renewal Area.

U.R. means "urban renewal" as in Urban Renewal Boundary, Urban Renewal Area, Urban Renewal Plan, Urban Renewal Report, etc.

URBAN RENEWAL PLAN means the Amended Plan for the Columbia Gateway Urban Renewal District --an Urban Renewal Area of the City of The Dalles, Oregon.

URBAN RENEWAL AREA means a blighted area included in an urban renewal plan or an area included in an urban renewal plan.

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.

URBAN RENEWAL PROJECT or PROJECT means any work or undertaking carried out under ORS 457.170 and 457.180 in an urban renewal area.

URBAN RENEWAL REPORT or REPORT means the official report that accompanies the urban renewal plan pursuant to ORS 457.087.



## I. INTRODUCTION

The Report Accompanying the Columbia-Gateway Urban Renewal Plan Amendment (**Report**) contains background information and project details that pertain to the Columbia-Gateway Urban Renewal Plan Amendment (**Plan Amendment**). The Report is not a legal part of the Plan Amendment, but is intended to provide public information and support the findings made by the The Dalles City Council as part of the approval of the Plan Amendment.

The Report provides the analysis and contains the information required to meet the standards of ORS 457.087, including financial feasibility. These requirements include:

- A description of the physical, social, and economic conditions in the area and expected impact of the plan, including fiscal impact in light of increased services; (ORS 457.087(1))
- Reasons for selection of the plan Area; (ORS 457.087(2))
- The relationship between each project to be undertaken and the existing conditions; (ORS 457.087(3))
- The estimated total cost of each project and the source of funds to pay such costs; (ORS 457.087(4))
- The estimated completion date of each project; (ORS 457.087(5))
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired; (ORS 457.087(6))
- A financial analysis of the plan; (ORS 457.087(7))
- A fiscal impact statement that estimates the impact of tax increment financing (TIF) upon all entities levying taxes upon property in the urban renewal area; (ORS 457.0857(8)) and
- A relocation report (ORS 457.087(9)).

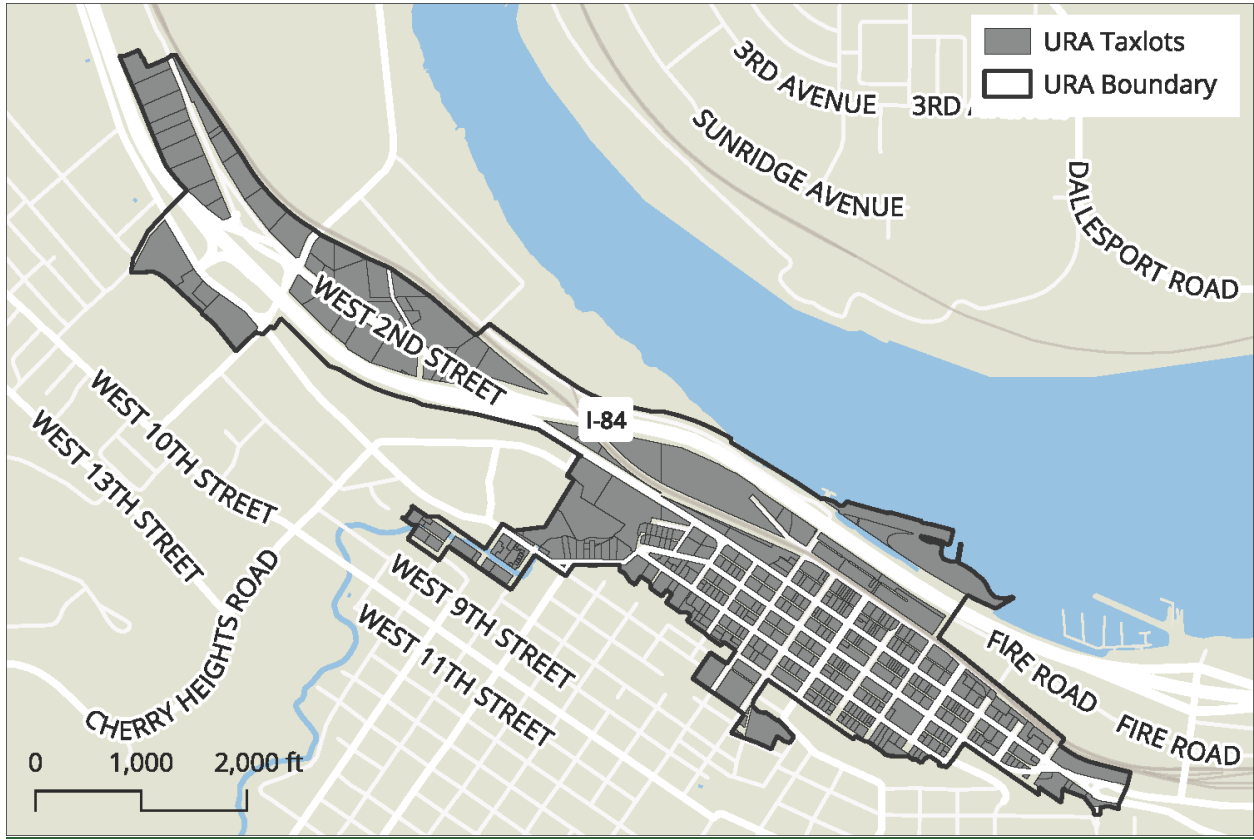
The relationship of the sections of the Report and the ORS 457.087 requirements is shown in Figure 1. The specific reference shown is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

**Figure 1. Statutory References**

| <b>Statutory Requirement</b> | <b>Report Section</b> |
|------------------------------|-----------------------|
| ORS 457.087 (1)              | X                     |
| ORS 457.087 (2)              | XI                    |
| ORS 457.087 (3)              | II                    |
| ORS 457.087 (4)              | III                   |
| ORS 457.087 (5)              | VI                    |
| ORS 457.087 (6)              | IV,V                  |
| ORS 457.087 (7)              | IV,V                  |
| ORS 457.087 (8)              | VIII                  |
| ORS 457.087 (9)              | XII                   |

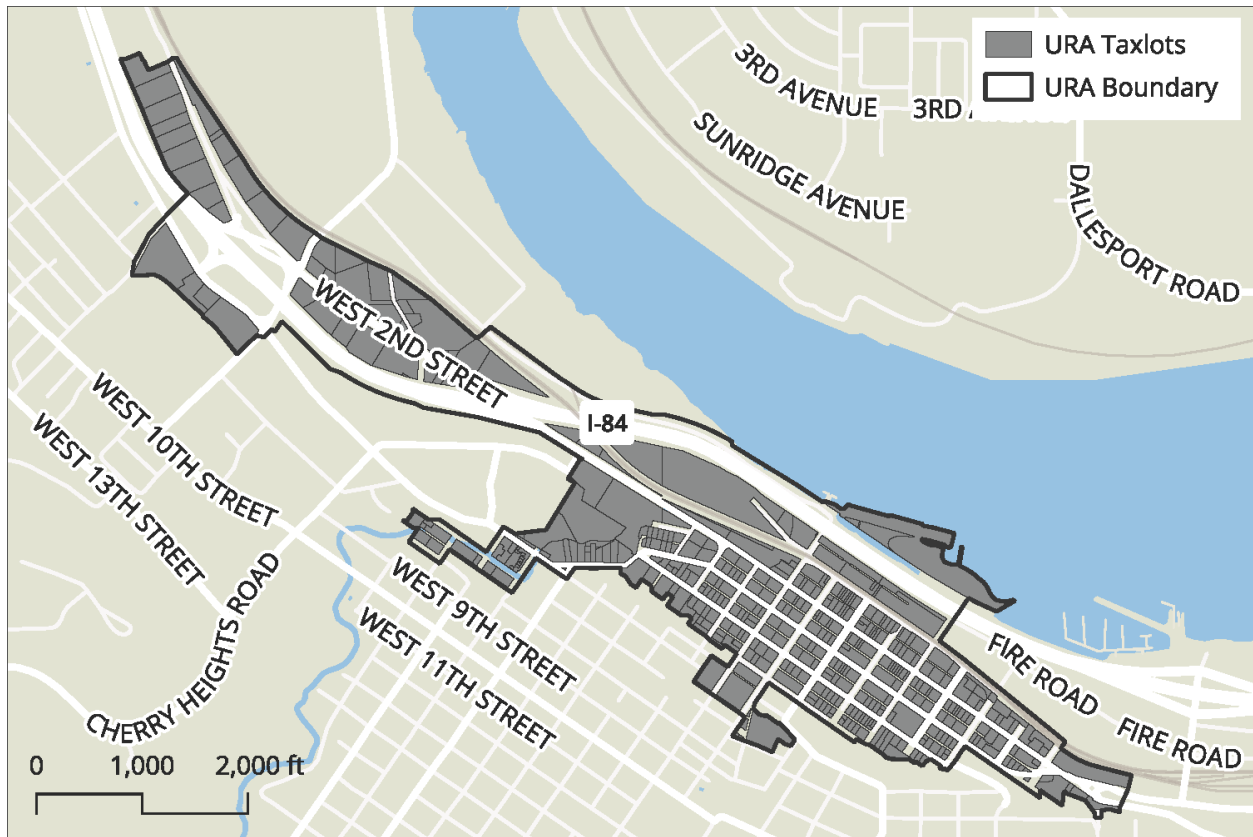
The Report provides guidance on how the Plan might be implemented. As the [Columbia-Gateway Urban Renewal Agency \(Agency\)](#) [JC11] reviews revenues and potential projects each year, it has the authority to adjust the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different times than assumed in this Report, and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan.

[Figure 2. Columbia-Gateway Urban Renewal Plan Boundary](#) [JC12][DS13]



Source: Tiberius Solutions

Figure 2. Columbia Gateway Urban Renewal Plan Boundary [JC14]



Source: Tiberius Solutions

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

—The following are new projects in the Plan:

- **Basalt Commons:** A mixed-use commercial and residential development at 523 East <sup>3<sup>rd</sup></sup> Third Street. Developer will demolish existing structure (a former auto dealership) and replace it with a five-story commercial and residential complex.

*Existing Conditions:* The existing structure does not have an economic use and is a blighting condition in the Area.

- **Tony's Building Site:** ~~Town & Country building a~~Acquisition, demolition and site rehabilitation / redevelopment of<sup>[DS15]</sup> the former Tony's Town and Country building located at 401-407 East Third Street.

*Existing Conditions:* ~~The existing structure does not have an economic use and is a blighting condition in the Area~~Following demolition of the previous structure, the site is leveled and shovel-ready for new development. [JC16]

- **First Street Project:** ~~r~~Reconstruction of First Street between Union and Laughlin Streets to include sidewalk replacement, street and sub-street reconstruction, tree plantings with irrigation, related infrastructure and public safety measures.

*Existing Conditions:* The conditions of First Street are fully ~~detained~~ detailed in Section X<sup>[JC17][DS18]</sup> (B)(4) of this document. It has deficient conditions and is a blighting condition in the Area.

- **Federal Street Plaza:** Establish public plaza, green space and other improvements to create a community gathering space between First and Second streets. Urban Renewal to help leverage external resources such as state and federal grants by contributing toward local match.

*Existing Conditions:* This is presently street right of way between First and Second Streets. This proposed community gathering spot does not exist.

**III. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF ~~MONEYS~~ MONIES<sup>JC19]</sup> TO PAY SUCH COSTS**

Figure 3 shows the costs of the projects in Fiscal Year Ending (FYE) 2024 constant dollars and the estimated year of expenditure dollars. These costs are also shown in “year of expenditure” costs, which assumes inflation of 3.0% annually. City staff provides cost estimates and are reviewed by City Council. These estimates are ballpark estimates and will be refined in the annual budgeting process with the acknowledgement of the limiting total cost factor of the maximum indebtedness<sup>MI</sup>. Different allocations may be made to different line items within the Plan.

The Plan assumes that the Agency will use other funds to assist in the completion of the projects within the Area. The Agency may pursue regional, county, state, and federal funding, private developer contributions, and any other sources of funding that may assist in the implementation of the programs.

**Figure 3. Estimated Project Costs**

| <b>Expenditures</b>  | <b>Constant 2024\$</b> | <b>Year of Expenditure \$</b> |
|--|------------------------|-------------------------------|
| Incentive Program Projects   | \$ (4,398,076)         | \$ (4,695,901)                |
| Gayer Building   | \$ (12,000)            | \$ (12,000)                   |
| Basalt Commons Development Agreement                                 | \$ (730,000)           | \$ (730,000)                  |
| Basalt Commons Incentive Program Funding                             | \$ (928,000)           | \$ (928,000)                  |
| <del>3rd</del> Third/Jefferson <u>Sts.</u> Parking Lot Redevelopment | \$ (484,658)           | \$ (484,658)                  |
| <u>First Street</u> Parking Lots Resurfacing                         | \$ (100,000)           | \$ (100,000)                  |
| First Street <u>Project</u>  | \$ (3,200,000)         | \$ (3,291,090)                |
| Federal Street Plaza*  | \$ (700,000)           | \$ (721,000)                  |
| Administration   | \$ (285,347)           | \$ (316,257)                  |
| <b>Total Expenditures</b>  | <b>\$ (10,838,081)</b> | <b>\$ (11,278,906)</b>        |

Source: Tiberius Solutions with input from The Dalles staff

\* Urban Renewal investment in Federal Street Plaza is intended as local match for state, federal or other grant sources, in keeping with Urban Renewal Agency Goal J: “To identify and actively pursue external grant and private resources in order to leverage the Agency’s financial resources to the maximum extent possible.”

#### IV. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through ~~Fiscal Year Ending (FYE)~~ 2029 are calculated based on projections of the assessed value within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2025 and beyond assume an annual growth rate for assessed value in the Area of 3.0% plus anticipated new mixed-use development within the Area. These projections of growth are the basis for the projections in Figure 4 which shows the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, delinquencies, and truncation loss.

The financial capacity of the Agency to fund projects listed in the Plan over the anticipated duration of the Plan should remain stable as it is projected that the Area will reach revenue sharing and that amount shared would create a buffer for the Agency if tax assessed values, and therefore tax increment collections, were lower than expected.

Gross ~~tax increment financing TIF~~ revenue (~~TIF~~) is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes only permanent tax rates. General obligation bonds and local option levies are excluded, and will not be impacted by this Plan.

The narrative analysis for Figure 4 is shown below:

- “Total AV” is the estimated total assessed value of the Area on an annual basis.
- “Frozen ~~base~~ Base” is the estimate of the assessed value of the Area at its formation.
- “Increment ~~applied~~ Applied” is the total assessed value minus the frozen base.
- “Increment ~~shared~~ Shared” is the amount that will be distributed to all taxing Areas districts according to their permanent rate due to revenue sharing. In this Plan Amendment, the taxing districts are projected to begin revenue sharing in FY 2025/2026. The projections in the financial analysis in Figure 4 indicate the Agency will use the transition amount for determining the onset of revenue sharing. The transition amount is anticipated to be \$105,718,265. See Section VIII for a definition of revenue sharing and revenue sharing projections.
- “Tax ~~rate~~ Rate” is the total permanent rate levy for the Area.
- “Gross ~~tax increment financing TIF~~ TIF” revenue (~~TIF~~) is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.”
- “Adjustments” are calculated at 5% of the Gross TIF and are for discounts, delinquencies, and rate truncation.
- “Current Year Net” reflects subtracting the 5% adjustment factor from Gross TIF.
- “Prior Year Net” is the tax increment revenue that was delinquent the prior year and is paid by the assessor’s office once it is received. It is estimated that this amount is 1.5% of total TIF.
- “Total TIF” is the amount of tax increment revenues estimated to be received by the Agency.

**Figure 4. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues**

| FYE    | Total AV    | Frozen Base AV | Increment Applied | Increment Shared | Tax Rate | Gross TIF |
|--------|-------------|----------------|-------------------|------------------|----------|-----------|
| 2025   | 130,795,062 | 25,076,797     | 105,718,265       | -                | 17.4068  | 1,840,217 |
| 2026   | 134,391,927 | 25,076,797     | 105,718,265       | 3,596,865        | 17.4068  | 1,840,217 |
| 2027   | 141,951,845 | 25,076,797     | 105,718,265       | 11,156,783       | 17.4068  | 1,840,217 |
| 2028   | 145,865,181 | 25,076,797     | 105,718,265       | 15,070,119       | 17.4068  | 1,840,217 |
| 2029   | 149,886,424 | 25,076,797     | 85,018,856        | 39,790,771       | 17.4068  | 1,479,906 |
| TOTAL: |             |                |                   |                  |          | 8,840,773 |

| FYE    | Adjustments | Current Year Net | Prior Year Net | Total TIF |
|--------|-------------|------------------|----------------|-----------|
| 2025   | (92,011)    | 1,748,206        | 25,355         | 1,773,561 |
| 2026   | (92,011)    | 1,748,206        | 26,223         | 1,774,429 |
| 2027   | (92,011)    | 1,748,206        | 26,223         | 1,774,429 |
| 2028   | (92,011)    | 1,748,206        | 26,223         | 1,774,429 |
| 2029   | (73,995)    | 1,405,911        | 26,223         | 1,432,134 |
| TOTAL: | (442,039)   | 8,398,734        | 130,247        | 8,528,981 |

Source: Tiberius Solutions :



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

The maximum indebtednessMI of the Plan is increased by \$6,136,517. Pursuant to ORS 457.220 the maximum indebtednessMI may be increased by 20% of the original maximum indebtednessMI as adjusted by the inflation factor used in the original urban renewal report. This annual inflation factor was 3%. The original maximum indebtednessMI was \$14,227,353. The overall inflation factor used was 2.15659127 for an inflated maximum indebtednessMI of \$30,682,585. Twenty percent of this amount is \$6,136,517 as shown in Figure 5.

**Figure 5. Maximum Indebtedness (MI) Increase Calculation**

| 1-Jul | Inflation Adjusted MI | 20% Limit   | Inflation Index |
|-------|-----------------------|-------------|-----------------|
| 1999  | \$14,654,174          | \$2,930,835 | 1.03            |
| 2000  | \$15,093,799          | \$3,018,760 | 1.0609          |
| 2001  | \$15,546,613          | \$3,109,323 | 1.092727        |
| 2002  | \$16,013,011          | \$3,202,602 | 1.12550881      |
| 2003  | \$16,493,401          | \$3,298,680 | 1.15927407      |
| 2004  | \$16,988,204          | \$3,397,641 | 1.1940523       |
| 2005  | \$17,497,850          | \$3,499,570 | 1.22987387      |
| 2006  | \$18,022,785          | \$3,604,557 | 1.26677008      |
| 2007  | \$18,563,469          | \$3,712,694 | 1.30477318      |
| 2008  | \$19,120,373          | \$3,824,075 | 1.34391638      |
| 2009  | \$19,693,984          | \$3,938,797 | 1.38423387      |
| 2010  | \$20,284,803          | \$4,056,961 | 1.42576089      |
| 2011  | \$20,893,348          | \$4,178,670 | 1.46853371      |
| 2012  | \$21,520,148          | \$4,304,030 | 1.51258972      |
| 2013  | \$22,165,752          | \$4,433,150 | 1.55796742      |
| 2014  | \$22,830,725          | \$4,566,145 | 1.60470644      |
| 2015  | \$23,515,647          | \$4,703,129 | 1.65284763      |
| 2016  | \$24,221,116          | \$4,844,223 | 1.70243306      |
| 2017  | \$24,947,750          | \$4,989,550 | 1.75350605      |
| 2018  | \$25,696,182          | \$5,139,236 | 1.80611123      |
| 2019  | \$26,467,068          | \$5,293,414 | 1.86029457      |
| 2020  | \$27,261,080          | \$5,452,216 | 1.91610341      |
| 2021  | \$28,078,912          | \$5,615,782 | 1.97358651      |
| 2022  | \$28,921,279          | \$5,784,256 | 2.03279411      |
| 2023  | \$29,788,918          | \$5,957,784 | 2.09377793      |
| 2024  | \$30,682,585          | \$6,136,517 | 2.15659127      |

Source: Tiberius Solutions

**Figure 6. Maximum Indebtedness (MI) Increase Amount**

| Maximum Indebtedness                 |              |
|--------------------------------------|--------------|
| Original MI                          | \$14,227,353 |
| Original MI Inflated                 | \$30,682,585 |
| 20% of Inflated MI                   | \$6,136,517  |
| MI prior to 2024 amendment           | \$29,125,583 |
| New MI as a result of 2024 amendment | \$35,262,100 |

Source: Tiberius Solutions

Figure 7 shows a summary of the financial capacity of the Area, including how total TIF revenue translates to the ability to fund projects in constant 2024 dollars, in five-year increments. Figure 8 shows more detailed tables on the allocation of tax revenues to debt service. Figure 9 shows potential allocations to projects, programs, and administration over time.

The Area is anticipated to complete all projects and have sufficient [tax increment finance TIF](#) revenue to terminate the [urban renewal area](#) in FYE 2029. If growth in assessed value is slower than projected, the Agency may not be able to complete all projects in the Plan. If growth in assessed value is more robust than the projections, it may take a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

The remaining [maximum indebtedness MI](#) as of July 1, 2024 is \$4,812,786.88. The proposed substantial amendment will increase the [maximum indebtedness MI](#) by \$6,136,517, resulting in a total remaining maximum indebtedness capacity of \$10,949,303. This maximum indebtedness is reflective of dollars spent, not commitments allocated, such as specific development opportunities that are being considered. Those allocated commitments will count against the [maximum indebtedness MI](#) once the funds are expended.

The [maximum indebtedness MI](#) will be repaid through existing fund balance, future TIF revenues, and interest earnings. As of July 1, 2024 there was a beginning fund balance of \$6,377,593. The estimated total amount of future TIF revenues required to pay debt service on the remaining [maximum indebtedness MI](#) (including the new [maximum indebtedness MI](#)) including principal and interest is \$8,528,981 (this equals the impacts to taxing districts) and is from permanent rate tax levies. The sum of the existing fund balance, interest earnings and additional TIF revenue required for debt service is estimated to be \$14,954,479, which is greater than the amount of remaining [maximum indebtedness MI](#) due to the cost of debt service on outstanding borrowings (loans). [This includes approximately \\$4.0 million in formal debt \(owed by the Agency to the city for a 2009 bond obligation\) and \\$10,949,304 in contract debt, reflecting current and projected MI should the Agency receive increase in MI of \\$6.1 million as proposed.](#) By definition in ORS 457.010, interest on debt is not counted against the [maximum indebtedness MI](#).

**Figure 7. TIF Capacity of the Area in FYE 2024 Constant Numbers**

|                                       |               |
|---------------------------------------|---------------|
| Net TIF                               | \$ 8,528,981  |
| Maximum Indebtedness (MI)             | \$ 35,262,100 |
| Capacity of remaining MI (nominal \$) | \$ 10,949,304 |

Source: Tiberius Solutions

**Figure 8. Projected Revenues and Allocations to Debt Service, page 1**

|                               | Total        | FYE<br>2024 | FYE<br>2025 | FYE<br>2026 | FYE<br>2027 | FYE<br>2028 | FYE<br>2029 |
|-------------------------------|--------------|-------------|-------------|-------------|-------------|-------------|-------------|
| <b>Resources</b>              |              |             |             |             |             |             |             |
| Beginning Balance             |              | 6,134,688   | 6,377,593   | 802,000     | 804,000     | 799,250     | 798,000     |
| Interest Earnings             | 47,904       | 30,673      | 31,888      | 4,010       | 4,020       | 3,996       | 3,990       |
| TIF: Current Year             | 8,398,734    | 1,690,318   | 1,748,206   | 1,748,206   | 1,748,206   | 1,748,206   | 1,405,911   |
| TIF: Prior Years              | 130,247      | 26,689      | 25,355      | 26,223      | 26,223      | 26,223      | 26,223      |
| Total Resources               | 14,954,479   | 7,882,369   | 8,183,042   | 2,580,439   | 2,582,449   | 2,577,675   | 2,234,124   |
| <b>Expenditures</b>           |              |             |             |             |             |             |             |
| Debt Service                  |              |             |             |             |             |             |             |
| Scheduled Payments            |              |             |             |             |             |             |             |
| Loan G - Not automated        | (4,005,175)  | (800,425)   | (801,925)   | (802,000)   | (804,000)   | (799,250)   | (798,000)   |
| Total Debt Service            | (4,005,175)  | (800,425)   | (801,925)   | (802,000)   | (804,000)   | (799,250)   | (798,000)   |
| Debt Service Coverage Ratio   |              | 2.15        | 2.21        | 2.21        | 2.21        | 2.22        | 1.79        |
| Transfer to URA Projects Fund | (10,949,304) | -           | (6,579,117) | (974,439)   | (979,199)   | (980,425)   | (1,436,124) |
| Total Expenditures            | (14,954,479) | (800,425)   | (7,381,042) | (1,776,439) | (1,783,199) | (1,779,675) | (2,234,124) |
| Ending Balance                |              | 7,081,944   | 802,000     | 804,000     | 799,250     | 798,000     | -           |

Source: Tiberius Solutions

## VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration are also included.

The amount of money available for projects in nominal (i.e., year-of-expenditure) dollars for the Area is \$11,278,906 if MI expansion is approved. This includes the remaining proposed capacity for maximum indebtedness MI (\$10,949,304) and anticipated program income of \$329,602. Program income refers to any revenue other than TIF, and is not subject to the restrictions of maximum indebtedness MI. Program income is assumed to come ~~from~~ primarily from loan repayments and interest earnings on non-TIF resources.

After accounting for assumed future inflation of 3.0% per year, the total amount of money available for projects in constant 2024 dollars would be \$10,838,081. See Figure 3 for the individual project analysis. The Agency's cost estimates are typically shown in constant dollars, so understanding how these cost estimates relate to the overall maximum indebtedness MI over the ensuing years is important to help the Agency to make projections on the allocation of funds throughout the life of the Area.

The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available.

**Figure 9. Programs and Costs in Year of Expenditure Dollars, Page 1**

|  | Total        | FYE<br>2024 | FYE<br>2025 | FYE<br>2026 | FYE<br>2027 | FYE<br>2028 | FYE<br>2029 |
|--|--------------|-------------|-------------|-------------|-------------|-------------|-------------|
| Resources                                |              |             |             |             |             |             |             |
| Beginning Balance                        |              | -           | -           | 3,281,877   | 15,137      | 3,777       | 791         |
| Interest Earnings                        | 16,508       | -           | -           | 16,409      | 76          | 19          | 4           |
| Transfer from TIF Fund                   | 10,949,304   | -           | 6,579,117   | 974,439     | 979,199     | 980,425     | 1,436,124   |
| Bond/Loan Proceeds                       | -            | -           | -           | -           | -           | -           | -           |
| Other Program Income                     | 25,000       | 62,192      | 25,000      | -           | -           | -           | -           |
| Loan Repayment                           | 288,094      | 2,824       | 2,824       | 2,824       | 282,445     | -           | -           |
| Total Resources                          | 11,278,906   | 65,016      | 6,606,941   | 4,275,550   | 1,276,857   | 984,221     | 1,436,919   |
| Expenditures (YOE \$)                    |              |             |             |             |             |             |             |
| Incentive Program Projects               | (4,695,901)  | -           | (1,021,382) | (309,000)   | (1,166,990) | (874,160)   | (1,324,369) |
| Gayer Building                           | (12,000)     | -           | (12,000)    | -           | -           | -           | -           |
| Basalt Commons Development Agreement     | (730,000)    | -           | (730,000)   | -           | -           | -           | -           |
| Basalt Commons Incentive Program Funding | (928,000)    | -           | (928,000)   | -           | -           | -           | -           |
| 3rd/Jefferson Parking Lot Redevelopment  | (484,658)    | -           | (484,658)   | -           | -           | -           | -           |
| Parking Lot Resurfacing                  | (100,000)    | -           | (100,000)   | -           | -           | -           | -           |
| First Street                             | (3,291,090)  | -           | (163,677)   | (3,127,413) | -           | -           | -           |
| Federal Street Plaza                     | (721,000)    | -           | -           | (721,000)   | -           | -           | -           |
| Administration                           | (316,257)    | -           | 114,653     | (103,000)   | (106,090)   | (109,270)   | (112,550)   |
| Total Expenditures                       | (11,278,906) | -           | (3,325,064) | (4,260,413) | (1,273,080) | (983,430)   | (1,436,919) |
| Ending Balance                           |              | 65,016      | 3,281,877   | 15,137      | 3,777       | 791         | -           |

Source: Tiberius Solutions

**VII. REVENUE SHARING**

Mandatory revenue sharing targets are projected to be reached in this Amendment. Whenever an Agency-agency JC21 adopts a substantial amendment to increase maximum indebtednessMI, the Plan then turns into a Permanent Rate Plan which requires revenue sharing.

Revenue sharing means that, at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the taxes from the incremental growth in the Area. The division of taxes of a Plan after a substantial amendment is limited to the greater of the 10 to 12.5% percent of the initial maximum indebtednessMI of the Plan or the transition amount. The “transition amount” is “the maximum division of taxes for a plan in the year in which the plan is first substantially amended to increase maximum indebtedness on or after January 1, 2010.”

The first threshold is when annual tax increment financeTIF revenues exceed 10% of the original maximum indebtednessMI of the Plan (\$14,227,353 x 10% is \$1,422,735). At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtednessMI plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the maximum indebtednessMI is \$1,778,419 (14,227,353 x 12.5%). If this threshold is met, revenue for the Area would be capped at 12.5% of the maximum indebtednessMI, with all additional tax revenue being shared with affected taxing districts.

The transition amount in this Plan is \$1,840,216.70. This is greater than either the 10% or 12.5% thresholds, so is the amount used for the revenue sharing threshold. This amount is reached in the fiscal year this Plan is being amended, FY 2024/2025, so the revenue sharing begins in FY 2025/2026. This is implemented through filling out the UR-50 form for the County Assessor to indicate a specific amount of assessed value to be used when computing the tax increment revenues. That amount of value is projected to be \$105,718,265.

The maximum indebtednessMI is expected to be reached in FYE 2029, meaning the Agency is not projected to take the full division of taxes that year, but to underlevy for voluntary revenue sharing in the amount that exceeds the maximum indebtednessMI. The amount of assessed value to be shared with the taxing districts according to their permanent rate levy are shown below in Figure 10.

**Figure 10. Revenue Sharing Projections** DS22

| FYE    | Total AV    | Frozen Base AV | Increment Applied | Increment Shared | Tax Rate | Projected TIF Shared |
|--------|-------------|----------------|-------------------|------------------|----------|----------------------|
| 2025   | 130,795,062 | 25,076,797     | 105,718,265       | -                | 17.4068  |                      |
| 2026   | 134,391,927 | 25,076,797     | 105,718,265       | 3,596,865        | 17.4068  | \$62,610             |
| 2027   | 141,951,845 | 25,076,797     | 105,718,265       | 11,156,783       | 17.4068  | \$194,204            |
| 2028   | 145,865,181 | 25,076,797     | 105,718,265       | 15,070,119       | 17.4068  | \$262,323            |
| 2029   | 149,886,424 | 25,076,797     | 85,018,856        | 39,790,771       | 17.4068  | \$692,630            |
| TOTAL: |             |                |                   |                  |          | \$1,211,766          |

[Note: A table projecting revenue sharing by tax district is provided as an attachment to this report with accompanying memo.](#)

### VIII. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing TIF of the maximum indebtedness MI, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area.

The impact of tax increment financing TIF 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. There are three separate sets of tables. The first set of figures, (Figure 11~~Figure 11~~ <sup>[EH23]</sup> and Figure 12), show the impact of the proposed new maximum indebtedness MI. The second set of figures (The following two figures show the projected impact to the taxing districts if the MI is not increased, but the full existing MI is used. The impacts in FYE 2026 are much less as the full MI is reached that year, so only a portion of the tax increment proceeds are available to the Agency.

Figure 13~~Figure 13~~ and Figure 14), show the impact if no amendment is adopted, and the full existing maximum indebtedness MI is used. The third set of figures<sup>[DS24]</sup> (The following two figures show the full impacts to the taxing districts of the proposed MI increase and fully using the existing MI in this scenario, the final year of tax collections in FYE 2029 when the amount of collections is lower than the previous year due to reaching the full MI in that fiscal year.

Figure 15~~Figure 15~~ and Figure 16), show the full impact of the existing maximum indebtedness MI and the proposed new maximum indebtedness MI.

~~The~~ North Wasco County School District 21 and ~~the~~ Columbia Gorge Education Service District are not directly affected by the tax increment financing TIF, but the amounts of their taxes divided for the Plan are shown in the following tables. 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, due to the use of tax increment financing TIF, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level. ~~The~~ Columbia Gorge Community College is funded through a similar statewide fund, the Community College Support Fund (CCSF).

**Figure 11. Projected Impact ~~on~~ of Amendment Only on Taxing District Permanent Rate Levies - General Government**

| FYE  | Wasco County | Port of <del>the</del> The Dalles | Northern Wasco Park & Rec | Mid Columbia Fire & Rescue | City of <del>the</del> The Dalles |
|------|--------------|-----------------------------------|---------------------------|----------------------------|-----------------------------------|
| 2025 | -            | -                                 | -                         | -                          | -                                 |
| 2026 | (287,318)    | (13,561)                          | (45,939)                  | (141,919)                  | (203,750)                         |
| 2027 | (433,475)    | (20,459)                          | (69,308)                  | (214,112)                  | (307,397)                         |



|               |                    |                 |                  |                  |                    |
|---------------|--------------------|-----------------|------------------|------------------|--------------------|
| 2028          | (433,475)          | (20,459)        | (69,308)         | (214,112)        | (307,397)          |
| 2029          | (349,855)          | (16,512)        | (55,938)         | (172,809)        | (248,098)          |
| <b>TOTAL:</b> | <b>(1,504,122)</b> | <b>(70,992)</b> | <b>(240,494)</b> | <b>(742,953)</b> | <b>(1,066,642)</b> |

| FYE           | Wasco County Soil Conservation | 4H & Extension Service District | Wasco County Library District | Subtotal Gen. Gov't |
|---------------|--------------------------------|---------------------------------|-------------------------------|---------------------|
| 2025          | -                              | -                               | -                             | -                   |
| 2026          | (16,892)                       | (16,892)                        | (45,946)                      | (772,216)           |
| 2027          | (25,485)                       | (25,485)                        | (69,318)                      | (1,165,039)         |
| 2028          | (25,485)                       | (25,485)                        | (69,318)                      | (1,165,039)         |
| 2029          | (20,569)                       | (20,569)                        | (55,947)                      | (940,298)           |
| <b>TOTAL:</b> | <b>(88,430)</b>                | <b>(88,430)</b>                 | <b>(240,529)</b>              | <b>(4,042,591)</b>  |

Source: Tiberius Solutions

**Figure 12 - Projected Impact of Amendment Only on Taxing District Permanent Rate Levies – Education**

| FYE    | Columbia Gorge Community College | Columbia Gorge ESD | North Wasco School District 21 | Subtotal    | Total       |
|--------|----------------------------------|--------------------|--------------------------------|-------------|-------------|
| 2025   | -                                | -                  | -                              | -           | -           |
| 2026   | (18,264)                         | (31,608)           | (354,047)                      | (403,919)   | (1,176,135) |
| 2027   | (27,554)                         | (47,687)           | (534,149)                      | (609,390)   | (1,774,429) |
| 2028   | (27,554)                         | (47,687)           | (534,149)                      | (609,390)   | (1,774,429) |
| 2029   | (22,239)                         | (38,488)           | (431,110)                      | (491,836)   | (1,432,134) |
| TOTAL: | (95,610)                         | (165,470)          | (1,853,456)                    | (2,114,536) | (6,157,127) |

Source: Tiberius Solutions

The following two figures show the projected impact to the taxing districts if the maximum indebtednessMI is not increased, but the full existing maximum indebtednessMI is used. The impacts in FYE 2026 are much less as the full maximum indebtednessMI is reached that year, so only a portion of the tax increment proceeds are available to the Agency.

**Figure 13. Projected Impact with No Amendment on Taxing District Permanent Rate Levies - General Government**

| FYE    | Wasco County | Port of <del>the</del> The Dalles | Northern Wasco Park & Rec | Mid Columbia Fire & Rescue | City of <del>the</del> The Dalles |
|--------|--------------|-----------------------------------|---------------------------|----------------------------|-----------------------------------|
| 2025   | (433,262)    | (20,449)                          | (69,274)                  | (214,008)                  | (307,246)                         |
| 2026   | (146,157)    | (6,898)                           | (23,369)                  | (72,193)                   | (103,647)                         |
| TOTAL: | (579,419)    | (27,347)                          | (92,643)                  | (286,201)                  | (410,893)                         |

| FYE    | Wasco County Soil Conservation | 4H & Extension Service District | Wasco County Library District | Subtotal Gen. Gov't |
|--------|--------------------------------|---------------------------------|-------------------------------|---------------------|
| 2025   | (25,472)                       | (25,472)                        | (69,284)                      | (1,164,468)         |
| 2026   | (8,593)                        | (8,593)                         | (23,372)                      | (392,822)           |
| TOTAL: | (34,065)                       | (34,065)                        | (92,657)                      | (1,557,291)         |

Source: Tiberius Solutions

**Figure 14 - Projected Impact with No Amendment on Taxing District Permanent Rate Levies – Education**

| FYE    | Columbia Gorge Community College | Columbia Gorge ESD | North Wasco School District 21 | Subtotal  | Total       |
|--------|----------------------------------|--------------------|--------------------------------|-----------|-------------|
| 2025   | (27,541)                         | (47,664)           | (533,888)                      | (609,092) | (1,773,561) |
| 2026   | (9,291)                          | (16,079)           | (180,102)                      | (205,471) | (598,294)   |
| TOTAL: | (36,831)                         | (63,743)           | (713,990)                      | (814,564) | (2,371,854) |

Source: Tiberius Solutions

The following two figures show the full impacts to the taxing districts of the proposed maximum indebtednessMI increase and fully using the existing maximum indebtednessMI. In this scenario, the final year of tax collections in FYE 2029 when the amount of collections is lower than the previous year due to reaching the full maximum indebtednessMI in that fiscal year.

**Figure 15. Projected Full Impact Taxing District Permanent Rate Levies - General Government**

| FYE    | Wasco County | Port of <del>the</del> The Dalles | Northern Wasco Park & Rec | Mid Columbia Fire & Rescue | City of <del>the</del> The Dalles |
|--------|--------------|-----------------------------------|---------------------------|----------------------------|-----------------------------------|
| 2025   | (433,262)    | (20,449)                          | (69,274)                  | (214,008)                  | (307,246)                         |
| 2026   | (433,475)    | (20,459)                          | (69,308)                  | (214,112)                  | (307,397)                         |
| 2027   | (433,475)    | (20,459)                          | (69,308)                  | (214,112)                  | (307,397)                         |
| 2028   | (433,475)    | (20,459)                          | (69,308)                  | (214,112)                  | (307,397)                         |
| 2029   | (349,855)    | (16,512)                          | (55,938)                  | (172,809)                  | (248,098)                         |
| TOTAL: | (2,083,541)  | (98,339)                          | (333,137)                 | (1,029,154)                | (1,477,534)                       |

| FYE    | Wasco County Soil Conservation | 4H & Extension Service District | Wasco County Library District | Subtotal Gen. Gov't |
|--------|--------------------------------|---------------------------------|-------------------------------|---------------------|
| 2025   | (25,472)                       | (25,472)                        | (69,284)                      | (1,164,468)         |
| 2026   | (25,485)                       | (25,485)                        | (69,318)                      | (1,165,039)         |
| 2027   | (25,485)                       | (25,485)                        | (69,318)                      | (1,165,039)         |
| 2028   | (25,485)                       | (25,485)                        | (69,318)                      | (1,165,039)         |
| 2029   | (20,569)                       | (20,569)                        | (55,947)                      | (940,298)           |
| TOTAL: | (122,495)                      | (122,495)                       | (333,186)                     | (5,599,882)         |

Source: Tiberius Solutions

**Figure 16 – Projected Full Impact Taxing District Permanent Rate Levies – Education**

| FYE    | Columbia Gorge Community College | Columbia Gorge ESD | North Wasco School District 21 | Subtotal    | Total       |
|--------|----------------------------------|--------------------|--------------------------------|-------------|-------------|
| 2025   | (27,541)                         | (47,664)           | (533,888)                      | (609,092)   | (1,773,561) |
| 2026   | (27,554)                         | (47,687)           | (534,149)                      | (609,390)   | (1,774,429) |
| 2027   | (27,554)                         | (47,687)           | (534,149)                      | (609,390)   | (1,774,429) |
| 2028   | (27,554)                         | (47,687)           | (534,149)                      | (609,390)   | (1,774,429) |
| 2029   | (22,239)                         | (38,488)           | (431,110)                      | (491,836)   | (1,432,134) |
| TOTAL: | (132,442)                        | (229,213)          | (2,567,445)                    | (2,929,100) | (8,528,981) |

Source: Tiberius Solutions[DS25][DS26]

**Figure 17** shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2030.

The “Frozen Base” is the assessed value of the Area established by the county assessor at the time the Area is established. “Excess Value” is the increased assessed value in the Area above the Frozen Base.

**Figure 17. Additional Revenues Obtained after Termination of Tax Increment Financing – FYE 2030**

| Taxing District                  | Tax Rate       | From Frozen Base | From Excess Value | Total            |
|----------------------------------|----------------|------------------|-------------------|------------------|
| <b>General Government</b>        |                |                  |                   |                  |
| Wasco County                     | 4.2523         | 106,634          | 548,299           | 654,933          |
| Port of the Dalles               | 0.2007         | 5,033            | 25,879            | 30,912           |
| Northern Wasco Park & Rec        | 0.6799         | 17,050           | 87,667            | 104,717          |
| Mid Columbia Fire & Rescue       | 2.1004         | 52,671           | 270,829           | 323,500          |
| City of the Dalles               | 3.0155         | 75,619           | 388,824           | 464,443          |
| Wasco County Soil Conservation   | 0.2500         | 6,269            | 32,235            | 38,504           |
| 4H & Extension Service District  | 0.2500         | 6,269            | 32,235            | 38,504           |
| Wasco County Library District    | 0.6800         | 17,052           | 87,680            | 104,732          |
| Subtotal General Government      | 11.4288        | 286,597          | 1,473,648         | 1,760,245        |
| <b>Education</b>                 |                |                  |                   |                  |
| Columbia Gorge Community College | 0.2703         | 6,778            | 34,853            | 41,631           |
| Columbia Gorge ESD               | 0.4678         | 11,731           | 60,319            | 72,050           |
| School District 21 North Wasco   | 5.2399         | 131,400          | 675,642           | 807,042          |
| Subtotal Education               | 5.9780         | 149,909          | 770,814           | 920,723          |
| <b>TOTAL:</b>                    | <b>17.4068</b> | <b>436,506</b>   | <b>2,244,462</b>  | <b>2,680,968</b> |

Source: Tiberius Solutions

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

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% for municipalities under 50,000 in population. As noted below, the frozen base (FYE 2024 values), including all real, personal, personal, manufactured, and utility properties in the Area is \$25,076,797.

The total assessed value of the City of The Dalles in FYE 2024 is \$1,834,351,233<sup>1</sup>.

The percentage of total City assessed value in the urban renewal area is 1.45%, below the 25% threshold. ORS 457.160 (2)(b) states “For municipalities having a population of less than 50,000, according to the latest state census:

- A. The assessed value for the urban renewal areas of the plan, when added to the total assessed value previously certified by the assessor for other urban renewal plans of the municipality for which a division of ad valorem taxes is provided, exceeds a figure equal to 25 percent of the total assessed value of that municipality, exclusive of any increased assessed value for other urban renewal areas and without regard to adjustments made pursuant to ORS 457.435.”

The Area contains 323.7 acres (GIS calculation), including public rights-of-way. The City of The Dalles contains 4,437 acres. This puts 7.29% of the City’s acreage in an urban renewal area, which is below the 25% threshold. The four acres added in the 2024 amendment are map clean up and adding the full acreage of the Port parcel along the riverfront.

**Figure 18. Acreage Calculations Columbia-Gateway Urban Renewal Area**

|   | <b>Acres</b> |               |
|---|--------------|---------------|
| Original Area Acreage                             | 628.02       |               |
| 20% of Original Acreage Addition Limitation       | 125.69       |               |
| Removals  |              |               |
| Second Amendment                                  | (71.86)      | 556.16        |
| Fifth Amendment                                   | (238.04)     | 318.12        |
| Previous Additions                                |              |               |
| Eight Amendment – Sunshine Mill                   | 1.662        | 319.78        |
| 10 <sup>th</sup> Amendment—                       | 1.77         | 321.55        |
| 2024 Amendment (17 <sup>th</sup> )                | 4            | 324.55        |
| <b>Total Urban Renewal Acreage BY GIS in 2024</b> |              | <b>323.70</b> |
| <i>Remaining Capacity for Acreage Additions</i>   | 118.25       |               |

Source: Compiled by Elaine Howard Consulting, LLC with data from Tiberius Solutions LLC, City of The Dalles

<sup>1</sup> Wasco County Assessor FY 2023/2024 SAL 4a and 4e Reports.

**Figure 19. Urban Renewal Area Conformance with Assessed Value and Acreage Limits**

|  | <b>Acreage</b> | <b>Assessed Value</b> |
|--|----------------|-----------------------|
| A. Columbia-Gateway Urban Renewal Area       | 323.7          | \$25,076,797          |
| B. Excess Value of Existing URA              |                | \$102,217,667         |
| C. Total Columbia-Gateway Urban Renewal Area |                | \$127,294,464         |
| D. City of The Dalles                        | 4,437          | \$1,834,351,233       |
| % of City Assessed Value =A/(D-B)            | 7.29%          | 1.45 %                |
| % of City Acreage                            |                |                       |

Source: Compiled by Elaine Howard Consulting, LLC with data from Tiberius Solutions LLC, City of The Dalles, and Wasco County

## X. EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

### A. Physical Conditions

#### 1. Land Use

The Area measures 323.70 total acres in size, which is composed of 432 individual parcels encompassing 323.70 acres, and an additional 141.38 acres in public rights-of-way. An analysis of FYE 2024 property classification data from the Wasco County Department of Assessment and Taxation database was used to determine the land use designation of parcels in the Area. By acreage, Commercial (50.44%) accounts for the most prevalent land use within the Area. This was followed by Exempt (33.75%). Detailed land use designations in the ~~area~~ Area can be seen in ~~Figure 20~~ Figure 20. Exempt properties do not produce property tax revenue and are owned by a governmental entity or a non-profit.

**Figure 20. Land Use in the Area**

| Land Use      | Tax Lots | Acres  | Percent of Acres |
|---------------|----------|--------|------------------|
| Commercial    | 234      | 91.97  | 50.44%           |
| Exempt        | 91       | 61.53  | 33.75%           |
| Residential   | 80       | 12.40  | 6.80%            |
| Industrial    | 10       | 9.65   | 5.29%            |
| Miscellaneous | 13       | 5.52   | 3.03%            |
| Multi-Family  | 4        | 1.26   | 0.69%            |
| TOTAL:        | 432      | 182.32 | 100.00%          |

Source: Compiled by Elaine Howard Consulting with data from the City of The Dalles

## 2. Comprehensive Plan Designations

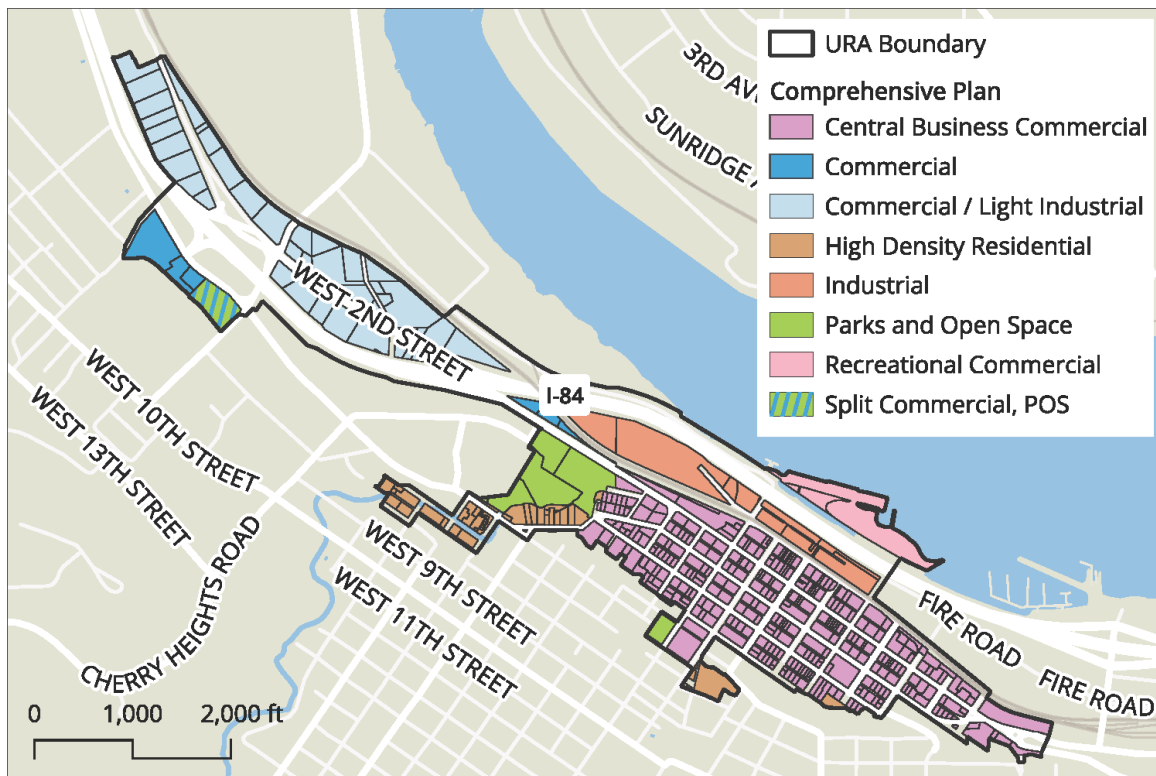
The most prevalent Comprehensive Plan designation by acreage in the Area is Central Business Commercial (35.73%). The second most prevalent Comprehensive Plan designation in the Area is Commercial / Light Industrial (27.31%). One parcel has a split designation, as shown in ~~Figure 21~~ Figure 21. Detailed Comprehensive Plan designations in the Area can be seen in ~~Figure 21~~ Figure 21 and Figure 22.

**Figure 21. Comprehensive Plan Designations in the Area**

| Designation   | Tax Lots | Acres  | Percent of Acres |
|---|----------|--------|------------------|
| Central Business Commercial   | 317      | 65.13  | 35.73%           |
| Commercial / Light Industrial                                       | 40       | 49.79  | 27.31%           |
| Industrial  | 13       | 20.43  | 11.21%           |
| Parks and Open Space  | 6        | 14.12  | 7.75%            |
| High Density Residential  | 47       | 11.71  | 6.42%            |
| Recreational Commercial   | 2        | 10.27  | 5.64%            |
| Commercial  | 6        | 7.67   | 4.21%            |
| <del>Split Commercial, POS</del> Split Commercial, Parks/Open Space | 1        | 3.20   | 1.76%            |
| TOTAL:  | 432      | 182.32 | 100.00%          |

Source: Compiled by Elaine Howard Consulting, LLC with data from the City of The Dalles

**Figure 22. Comprehensive Plan Designations**



Source: Tiberius Solutions





## **B. Infrastructure**

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan**. There are projects identified by the City of ~~the~~The Dalles in itemizing blighted~~ing~~ conditions in the Area. **This does not mean that all of these projects are included in the urban renewal plan**. The specific projects that are included in the Plan are listed in Sections II and III of this Report, in the 2024 Plan Amendment and in the original Plan.

### **1. Storm**

- None

### **2. Sanitary:**

- In order to mitigate capacity deficiencies in a 24-inch diameter sewer along ~~Loughlin~~Laughlin Street to the Wastewater Treatment Plant, it is necessary for the city to construct a new 12-inch diameter parallel pipeline along the existing alignment.
- In order to mitigate capacity deficiencies in a 15-inch diameter sewer along Union and Second streets between ~~4<sup>st</sup>~~First and Lincoln Street, it is necessary that the city construct a new 18-inch diameter replacement pipeline.

### **3. Water**

- In order to increase fire flow capacity in the city's water distribution network, it is necessary for the city to upgrade the line between Pentland Street and Highway 30 (West Second Street).

### **4. Streets**

- West Sixth Street Bridge ~~must be~~may need to be replaced, as required by notice from Oregon Department of Transportation finding "intolerable" structural deficiencies which restrict access by emergency response vehicles.
- In order to improve traffic, pedestrian and bicyclist safety, it is necessary to improve turn lanes, realign approaches, extend northbound right turn and south-bound left turn lanes, and alter signal timings in the area of Webber ~~Read~~Street, West Second, and West Sixth streets.
- In order to improve bicyclist safety, it is necessary to add a bicycle lane along West Second east of Hostetler ~~Street~~Street within the ~~urban renewal~~Urban Renewal District boundary extending to Webber Street.
- In order to improve bicyclist safety, it is necessary to add a bicycle lane along West Second ~~Street~~Street from Lincoln to Webber Street.
- In order to improve pedestrian safety, it is necessary to add sidewalks along both sides of West Second ~~Street~~Street from Lincoln to Webber Street.
- In order to improve traffic, pedestrian and bicyclist safety, it is necessary to install street lights, add a bicycle lane and conduct resurfacing and other improvements includ~~ing~~ing sidewalk replacement along First Street from Union to Madison Street.

The City implements a Pavement Condition Rating program utilizing the subjective Good-Fair-Poor (GFP) Rating Method. Existing pavement conditions for City roadways, based on 2013 inventory data indicate that there are a number of streets that are designated as in poor condition, evidence of blighting conditions in the Area.

Conditions of ~~4<sup>st</sup>~~-First Street as documented in the *East 1st Street Streetscape Plan* prepared for the City of The Dalles in June 2005:

*“In preparing the 1st Street Streetscape the existing conditions and opportunities and constraints were identified to guide the development of alternative concepts to review with the community.*

*“Existing Conditions Images shows photographs of features in the streetscape study area. The two mainline railroad tracks of the Union Pacific Railroad, the City's Sanitary Sewer Treatment Facility, and the Cherry Growers Processing Plant dominate the north side of 1st Street. Within this area, at the foot of Washington Street, is the historic Gitchell Building owned by the City. The treatment facility is in the process of expanding to the west, and the vacant land between the Gitchell Building and Union Street is designated for a future park until a time when the treatment plant needs this area for future facilities. Currently, 34 trains per day travel through the study area.*

- 1st Street from Union Street to Washington Street has been constructed on fill material. The first floor of the buildings and the parking areas along this length are eight to ten feet below the grade of the sidewalk. The alleys from Union to Washington provide access to the lower levels.*
- The land uses along 1st Street are commercial and industrial. The City owns three major parcels along 1st Street One is at the southeast corner of Court and 1st, which is a below-grade parking area for the Commodore Building. The second and third are the parking lots on the south side of 1st between Washington and Laughlin.*
- Between Washington and Federal is the City's Transportation Center (former Train Depot) that is now used as a passenger bus terminal. There is currently no passenger rail service stopping at The Dalles.*
- Between Federal and Laughlin is a warehouse facility with a loading dock that is on the right-of-way of 1st Street.*
- On the southeast corner of 1st and Laughlin is the brick ice house (not in use). The parking area of the ice house is used for open storage.*
- On the southwest corner of 1st and Jefferson is a commercial building used by various businesses.*
- Between Jefferson and Madison, open storage and vehicle storage is the primary use.*
- The alley is used primarily as the back door for buildings and businesses fronting on 2nd Street. The major exception is the City-owned arcade (now closed) between Washington and Federal that in the past has provided access from 2nd Street to the parking lot on 1st Street.” (pg 3)*

A memorandum dated September 12, 2024 from Dave Anderson, [City of The Dalles](#) Public ~~works~~-[Works](#) Director, states:

“The 1<sup>st</sup> Street Streetscape project has been identified in the CGURA Action Plan for many years. The City’s Transportation System Plan (TSP), which was updated in 2017, provided phased specifications for the downtown 1<sup>st</sup> Street corridor to improve the complimentary use and safety of the corridor to vehicular traffic and increased bicycle and pedestrian users. The TSP’s Capital Improvement Plan did not include any major maintenance or capital investments on downtown 1<sup>st</sup> Street because it was understood that CGURA would be undertaking the Project in the foreseeable future. The Project scope includes upgrading underground utilities – some dating from 1874 yet still in use – in this blighted area because construction of streetscaping improvements might cause the failure of these frail, end-of-life piping systems.

Of special urgency is the need to replace failing, elevated sidewalks between Union and Court streets. These sidewalks on the north side of First Street are placed on deteriorating concrete pillars, reinforced with steel. The concrete has eroded, exposing the steel reinforcement to the elements; consequently, the rusting steel is expanding, leading to further deterioration. Sidewalks are literally sloping down as a result. This situation continues around the First Street and Court Street sides of the Baldwin Saloon. Here, the obvious solution of backfill could lead to horizontal stress on the building’s basement foundation, an unacceptable risk. The engineering solution – steel pilings and vertical plating – will cost over \$1 million. This is a major element leading to the overall \$7 million project estimate, which also includes replacement of the fragile, iron water line described above. Another critical element of the project is construction of properly engineering retaining walls along First Street, allowing replacement of the failing sidewalks and support piers. First Street is built upon dry-set rock fill, compacted over time. The northern face of this fill simply slopes down to ground level, held in place by gravity alone. An engineered solution is required.”

**C. Social Conditions**

Only 6.8% of the acreage in the Area is a residential use as determined by the Wasco County Assessor. The social conditions identified below are for the City of The Dalles.

- The City of The Dalles has a population of 16,417 in 2023 according to the Portland State University Population Research data. The United ~~states~~ States Census date reported an estimate of 15,786.
- There are 6,341 households in the city with 2.44 persons per household.
- The median value of an owner-occupied house is \$284,100.
- Eighty-six ~~percent~~ percent of the residents have a high school education and 23% have a bachelor’s degree or higher.
- Approximately 21% of the residents identify as Hispanic or Latino.
- The mean travel time to work is 14 minutes.
- The median household income is \$59,714 in 2022 dollars.
- Approximately 11% of the residents live in poverty.
- Race is shown in ~~Figure 25~~ Figure 25.
- Age is shown in ~~Figure 26~~ Figure 26.

**Figure 25. Race**

| Race   | Percent |
|--|---------|
| White alone                                      | 82.9%   |
| Black or African American alone                  | .3%     |
| American Indian and Alaska Native alone          | .3%     |
| Asian alone                                      | .5%     |
| Native Hawaiian and Other Pacific Islander alone | .2%     |
| Two or more races                                | 12.0%   |
| Hispanic or Latino                               | 20.8%   |

Source: American Community Survey 2016-2020 Five Year Estimates

The Age in the Area figure below shows the breakdown of ages in the Area.

**Figure 26. Age**

| Age                | Percent |
|--------------------|---------|
| Under 5 years      | 5.7%    |
| Under 18 years     | 23.1%   |
| Between 18 and 65  | 51.4%   |
| 65 years and older | 19.8%   |

Source: American Community Survey 2016-2020 Five Year Estimates

## D. Economic Conditions

### 1. Taxable Value of Property within the Area

The frozen base of the Area in FYE 2024 is \$25,076,797<sup>2</sup>. The excess value, or incremental value in FYE 2024 is \$102,217,667.<sup>3</sup>

### 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 Value Ratio,” or “I:L.” The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Figure 27 ~~Figure 27~~ shows the improvement to land ratios (I:L) for properties within the Area. Exempt properties account for 33.75% of the acreage. In the Area, 68 tax lots representing 9.17% of the acreage have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. A little less than half of the tax lots in the Area, 234 of the 432 tax lots, totaling 44.31% of the acreage have I:L ratios of 2.0 or more in FYE 2024.

**Figure 27. Improvement to Land Ratios in the Area**

| Improvement to Land Ratio | Tax lots   | Acres         | Percent of Acres |
|---------------------------|------------|---------------|------------------|
| Exempt                    | 91         | 61.53         | 33.75%           |
| No Improvement Value      | 28         | 8.17          | 4.48%            |
| 0.01-0.50                 | 27         | 4.21          | 2.31%            |
| 0.51-1.00                 | 13         | 4.33          | 2.38%            |
| 1.01-1.50                 | 13         | 7.28          | 3.99%            |
| 1.51-2.00                 | 18         | 10.85         | 5.95%            |
| 2.01-2.50                 | 15         | 8.03          | 4.40%            |
| 2.51-3.00                 | 23         | 8.14          | 4.46%            |
| 3.01-4.00                 | 30         | 13.30         | 7.29%            |
| > 4.00                    | 166        | 51.32         | 28.15%           |
| Data Unavailable          | 6          | 4.77          | 2.61%            |
| <b>TOTAL:</b>             | <b>432</b> | <b>182.32</b> | <b>100.00%</b>   |

Source: Compiled by Elaine Howard Consulting with data from the City of The Dalles

<sup>2</sup> Wasco County Assessor Sal 4e FY 2023-24

<sup>3</sup> Ibid.

### ***E. Impact on Municipal Services***

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

The new projects being considered in the Amendment for future use of urban renewal funding are for facilitating transportation improvements to allow for better connection (4<sup>th</sup> First Street project), ~~to provide incentives for assist~~ privately-owned development and redevelopment in the Area including residential development in historic downtown structures (Incentive Program), Tony's site development, parking lot improvements, and local match for grants to establish the Federal Street Plaza, creating a more vibrant and economically viable downtown ~~(Incentive Programs)~~. [JC27][DS28] The use of ~~tax increment~~ TIF allows the City to add an additional funding source to the City of The Dalles' other funding sources to allow these projects to be completed.

The financial impacts from tax increment collections will be countered by future economic development, creation of additional housing opportunities in The Dalles and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City.

## **XI. REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN**

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area. The outcome of implementing these projects is anticipated to be an increase to the economic growth in The Dalles by providing infrastructure improvements inside the Area and to assist with economic development.

## **XII. RELOCATION REPORT**

When the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. The Agency will comply with all applicable state law in providing these potential benefits.



## Columbia Gateway Urban Renewal District: Projects List – October 2024

### Committed Projects:

- First Street Project: Reconstruction, streetscaping
  - **\$7 million** total project estimate; \$3.8 million reserved; \$3.2 million delta

### Requested Projects (*Currently Deferred*):

- Project A: Historic downtown event center, upper story residential (11 units in two buildings) and Second Street façade: \$1.8 million private investment to date, 23 employees hired to date. Needed for completion: **\$1.45 million loan requested.** \*
- Project B: Historic downtown hotel/retail space (4 units): \$200,000 Main Street grant approved for façade. Private equity investment: \$350,000. **\$240,000 grant requested.**
- Project C: Historic building interior renovation for commercial production. Total project \$346,202 does not include prior investments by owner. **\$232,000 grant requested.**
- Project D: East Second St. downtown upper-floor apartment. **\$56,000 requested.**
- Project E: West Second historic bldg. – Upper story offices. **\$50,000 grant requested**

### Prospective Projects (*Active discussions with preliminary estimates*):

- Project F: Historic downtown building façade restoration, apartment (1 unit), utilities, façade. **\$368,914** total project cost.
- Project G: East Second St. retail, event center: Kitchen, fire suppression, roof repair. **\$120,000** project estimate does not include room. Total budget pending.
- Project H: Historic downtown retail building façade restoration: **\$316,612** total project.
- Project I: Historic downtown retail building façade restoration: **\$523,118** total project.
- Project J: East Second Street historic building: Needs new HVAC, brick façade repair, restore historic windows and awning, roof repair. **\$250,000** estimated project cost.
- Project K: Downtown retail space – HVAC, interior upgrades. *Budget pending.*
- Project L: Wash. St. historic building. Awning, window glazing, tile. *Budget pending.*
- Project M: East Second St. apartments: Estimated total project **\$700,000** does not include second floor egress, potential seismic. Includes HVAC, sprinklers, windows.
- Project N: East Third historic bldg.: Sprinklers, structural, egress, elevator, other code upgrades to support commercial/retail. Three levels, masonry walls. *Estimate pending.*
- Project O: East Second: Street-level retail, upper story residential. **Total project \$745,000. Urban renewal request: \$200,000.**
- Project P: East Second Street vacant structure: Street-level retail; upper story residential. *Estimate pending.*
- Federal Street Plaza: Public plaza total estimated at \$721,000 (Value escalation to start of project). Agency funding would leverage external grant.
- Tony's site redevelopment: Two of three RFEI responses received October 2024 propose Agency as development partner.

*\*Would require Agency to revisit property loan program.*





## CITY of THE DALLES

313 COURT STREET  
THE DALLES, OREGON 97058

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(541) 296-5481 ext. 1125  
COMMUNITY DEVELOPMENT DEPARTMENT

### STAFF REPORT

**Meeting Date:** November 7, 2024

**To:** The Dalles Planning Commission

**From:** Joshua Chandler, Community Development Director  
Dan Spatz, Economic Development Officer

**ISSUE:** Adopting Resolution No. PC 624-24, a resolution recommending the City Council approve a substantial amendment to the Columbia Gateway/Downtown Plan and Report

#### **BACKGROUND:**

The Columbia Gateway Urban Renewal Agency (**Agency**) is seeking the Commission's recommendations on a proposed substantial amendment (**Plan Amendment**) to the Columbia Gateway/Downtown Plan (**Plan**)—an urban renewal plan as defined by ORS 457.010(19)—and its accompanying report (**Report**)—a report as described by ORS 457.087. This process is required by ORS 457.089 and involves (i) sharing the Plan and Report with affected taxing districts for a 45-day consultation and conferral period, (ii) forwarding the Plan and Report to the Planning Commission for recommendations, and (iii) ultimately bringing the matter to The Dalles City Council (**Council**) to consider adoption of the proposed substantial amendment after a public hearing.

On March 21, 2023, the Agency initiated a comprehensive review of the existing Plan, which has not been fully revised since 2009. The revision is intended to incorporate updated statistical and financial data, review past projects, reassess current goals, and closely analyze the Agency's financial capacity. Initially, Agency staff anticipated only minor updates, primarily to add newer projects like Basalt Commons and the Agency's Incentive Program. However, the fiscal analysis uncovered significant constraints on the Agency's ability to invest in new projects, primarily due to spending authority (or maximum indebtedness) set by Council, which is currently about \$29 million. After accounting for past commitments, only approximately \$2.2 million remains uncommitted as of October 2024.

The Agency is also obligated to fund specific projects outlined in a 2009 bond measure, notably the First Street streetscaping project, which carries an estimated cost of \$7 million. Although

there is already \$3.8 million allocated for this project, a shortfall of about \$3.2 million remains. The Agency has identified additional projects in collaboration with downtown business owners, amounting to at least \$3.3 million, but the costs of these initiatives exceed the Agency's remaining financial capacity, presenting a challenging choice between completing the First Street project or pursuing downtown revitalization efforts.

The Agency can resolve this challenge by seeking an additional \$6.1 million in spending authority, pending approval by Council—that increase would bring the total spending authority to approximately \$35.3 million, *without incurring new debt*. A substantial amendment to the Plan and the accompanying Report is required to formalize the increase. Oregon law restricts the Agency to one substantial amendment after January 1, 2010, effectively terminating the downtown urban renewal district (**District**) by 2029. The anticipated changes in maximum indebtedness will necessitate tax increment financing (**TIF**) collections through the end of fiscal year 2029, with the proposed amendment allowing for an increase in funding authority *without raising property taxes*.

The Commission's role is to provide recommendations on the proposed Plan and Report to Council. One of the findings Council must make to approve the Plan is that it conforms to the City's Comprehensive Plan—it would be appropriate for the Commission's recommendations to support Council's ability to make that finding. While no formal public hearing is mandated for tonight's review, input from the public is encouraged. The Commission is not expected to approve the amendment outright but rather to provide Council with any recommendations.

### **Summary of Attachments:**

The attachments accompanying the proposed Plan Amendment include several key documents that collectively provide a thorough overview of the amendment and its background.

- **Exhibit A – Urban Renewal Plan (Substantial Amendment):** This is a revision of the 2009 plan by increasing the Agency's maximum indebtedness, adjusting District boundaries, and introducing new projects (such as Basalt Commons, the redevelopment of Tony's site, and the Federal Street Plaza). It also updates details about the First Street project and summarizes progress made since 2009. While many sections remain unchanged, certain legacy elements must be included for compliance with Oregon law. The amendment reflects updated goals and objectives, as reviewed by the Agency's Board in early 2024.

Section 404 of the Plan Amendment outlines findings regarding its conformance with the Comprehensive Plan, incorporating the original document's numbering. *Italicized* text indicates direct quotes from the original document, which cannot be altered.

The projects detailed in Section 601 of the Plan Amendment were evaluated against the Comprehensive Plan goals to ensure alignment. The proposed projects include:

- **Basalt Commons:** A mixed-use commercial and residential development at 523 East Third Street. Developer will demolish existing structure (a former auto dealership) and replace it with a five-story commercial and residential complex.
- **Tony's Building Site:** Acquisition, demolition and site rehabilitation / redevelopment of the former Tony's Town and Country building located at 401-407 East Third Street.

- **First Street Project:** Reconstruction of First Street between Union and Laughlin Streets to include sidewalk replacement, street and sub-street reconstruction, tree plantings with irrigation, related infrastructure and public safety measures.
- **Federal Street Plaza:** Establish public plaza, green space and other improvements to create a community gathering space between First and Second streets. Urban Renewal to help leverage external resources such as state and federal grants by contributing toward local match.

The future projects also include the ability to work with private property owners in improving their properties in the Area.

- **Exhibit B – Red-lined version of the Urban Renewal Plan (Substantial Amendment):** This document is a red-lined version of the Plan, serving as a historical reference that allows for easy comparison between the prior and current amendments.
- **Exhibit C – Report to accompany the Substantial Amendment:** This is the mandated Report required by ORS, analyzing various aspects of District. It covers the District’s physical, social, and economic conditions, detailing fiscal impacts and the rationale for site selection. The Report includes a relocation assessment, estimated project costs, funding sources, completion timelines, and the necessary TIF funds, alongside a financial analysis to demonstrate feasibility and evaluate the impact on tax rates and revenues for overlapping taxing districts.

A noteworthy clarification in the Report addresses the Agency’s maximum indebtedness, indicating a figure of \$4,812,786 that considers actual expenditures but not commitments. The Agency staff utilizes a lower figure of \$2.2 million to track commitments made since July 2023. The Report also outlines budgets and timelines for various projects while noting that some Incentive Program projects are deferred due to ongoing discussions with downtown property owners.

- **Exhibit D:** This document provides a summary of new Property Rehabilitation projects identified over the past year.

Together, these exhibits form a comprehensive framework for understanding the proposed Plan Amendment, its historical context, and the current status and projections for urban renewal efforts in the area.

**REVIEW:**

The City’s Comprehensive Plan sets forth goals and objectives for the City, aligning with Statewide Land Use Goals and relevant statutes and administrative rules. It includes implementing policies to achieve these goals. Future updates to the Comprehensive Plan will automatically integrate into this document without requiring formal amendments, although this section will be updated if a substantial amendment is approved by city council in December.

The following analysis focuses on the specific goals of the Comprehensive Plan and their implementation through this Plan.

**Goal 5: Open Spaces, Scenic and Historic areas, and Natural Resources**

- *To conserve and protect the open space, natural, and scenic resources of the area.*

- *To recognize, protect and enhance the historical and cultural importance of the community, and to promote increased public awareness and participation in historic preservation.*

**Finding:** Federal Street Plaza is one of the projects in the Plan. The urban renewal funds would be used as a match for other sources of financing. This plaza would create open space in the downtown, supporting the other commercial uses and encouraging activity in the Area. The Plan conforms to the Open Spaces, Scenic and Historic areas, and Natural Resources goal.

#### Goal 8: Recreation Needs

- *To develop, acquire, and maintain a balance of recreation opportunities and open spaces in order to improve the livability within the Urban Growth Boundary.*

**Finding:** Federal Street Plaza is one of the projects in the Plan. The urban renewal funds would be used as a match for other sources of financing. This plaza would create open space in the downtown, supporting the other commercial uses and encouraging activity in the Area. The Plan conforms to the Recreation Needs goal.

#### Goal 9: Economic Development

- *Diversify the economic base of the community.*
- *Increase the tax base needed to provide an adequate level of community services for The Dalles citizens.*
- *Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community.*
- *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.*
- *Provide employment opportunities, environments, and choices, which are a vital part of a high quality of life in The Dalles.*
- *Support the maintenance and enhancement of The Dalles Commercial Historic District.*
- *Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.*

**Finding:** The Incentive Program provides funds to encourage rehabilitation in the Area. The program offers assistance to improve building façades, add residential units, provide interior improvements and to provide overall improvements to buildings in the Area which include The Dalles Commercial Historic District. These improvements will help facilitate healthy businesses and economic activity in the Area. The Plan conforms to the Economic Development goal.

#### Goal 10: Housing

- *Promote and provide an adequate supply of safe, healthy and affordable housing for all members of the community in a variety of housing types recognizing the needs and desires of the community's residents.*

- *Promote the development of housing that minimizes or avoids impacts to the natural environment and surrounding land uses.*
- *Provide and maintain adequate public facilities in all parts of the community and promote a logical and orderly development of those facilities. Require new housing developments to pay an equitable share of the cost of required capital improvements.*
- *Promote the efficient use of vacant land by encouraging infill development which is developed at a scale that is allowed in existing neighborhoods, and by encouraging new development which achieves the density allowed by the Comprehensive Plan.*
- *Strengthen existing and promote new neighborhood centers as focal points for neighborhood services and activities.*
- *Adopt standards and incentives to increase residential land use efficiency.*
- *Continue to provide opportunities for a full range of rental housing.*

**Finding:** The improvements to First Street and the development of the Federal Plaza will enhance the Area for further redevelopment, which could include future residential development. Building owners may apply to the Incentive Program for assistance in rehabilitating or adding residential units. The Plan conforms to the Housing goal.

#### Goal 12: Transportation

- *To provide a transportation system that supports the safety and mobility needs of local residents, business and industry, affords choice between transportation modes, is convenient and affordable to use, and supports planned land uses.*

**Finding:** The improvements to First Street including the reconstruction, improved pedestrian system, street trees, and a bike lane will serve the needs of the commercial businesses, residents and tourists in the Area by providing a more safe, multi-modal transportation experience. This project will improve the experience of traveling between downtown and the Lewis and Clark Festival Park, and enhance the opportunity for development of, and connectivity to, a Federal Street Plaza. These improvements will complete the overall transportation plan to improve the streets and pedestrian atmosphere in the Area. The Plan conforms to the Transportation goal.

#### PROCESS:

The process for approval includes the following steps, in accordance with ORS Chapter 457, comprises:

- Preparation of the Plan Amendment.
- Agency review of the proposed Plan Amendment and accompanying Report and decision whether to proceed with the Plan Amendment.
- Review and recommendations by the Commission.
- Presentation of the Plan Amendment to the Wasco County Board of Commissioners for a briefing.

- Notice to citizens of Council’s consideration of an ordinance (via U.S. Postal Service and the Agency’s website).
- Forwarding a copy of the proposed Plan Amendment and the Report to the governing body of each taxing district. The formal taxing district letters were delivered on October 22, 2024.
- Public hearing by Council and consideration of adoption of the proposed Plan Amendment and accompanying Report by ordinance. The public hearing is scheduled for Monday, December 9, 2024, when Council is expected to vote unless additional discussion is required on the matter. If adopted, the ordinance takes effect 30 days after its approval.

**Key reference dates are as follows:**

- **November 7, 2024:** Commission review of and recommendations on Plan Amendment and Report.
- **November 8, 2024:** Public notice of December 9, 2024, Council public hearing posted and mailed.
- **November 19, 2024:** Agency Board meeting to review updated project list.
- **December 4, 2024:** Project briefing with the Wasco County Board of Commissioners.
- **December 9, 2024:** Council consideration of Plan Amendment and report, then potential adoption of ordinance after public hearing.
- **January 13, 2025:** Optional Council meeting if needed for decision.

**PROJECT BENEFITS:**

Expansion of maximum indebtedness will enable the Agency and City to make needed improvements to First Street while investing a majority of resulting TIF collection in property rehabilitation projects. Those projects will result in long-term expansion of the tax base (as further described in the Report) and will help the Agency fulfill its mission of eliminating blight in the District. No new debt will be incurred. If approved by Council, the District will terminate as scheduled in 2029, at which time TIF will be released to the tax districts. Any uncommitted TIF revenues will be returned to the tax districts.

**NOTIFICATION:**

In accordance with ORS 457.089, all amendment documents were provided to a representative from each taxing district on October 22, 2024, allowing at least 45 days for them to submit written recommendations to Council prior to its December 9, 2024, public hearing. On November 8, 2024, a public hearing notice of the December 9 hearing will be sent to all property owners within The Dalles city limits and available in English and Spanish. In addition to notifications, Plan documents, frequently asked urban renewal questions, and an interactive map of historic Agency projects may also be found on the Urban Renewal webpage on the City’s website under the Community Development Department page.

**RECOMMENDATION:**

1. ***Staff recommendation: Move to adopt Resolution No. PC 624-24, a resolution recommending the City Council approve a substantial amendment to the Columbia Gateway/Downtown Plan and Report, as presented.***
2. Make modifications to then move to adopt Resolution No. PC 624-24, as amended.
3. Decline formal action and provide staff additional direction.

**ATTACHMENTS:**

- Exhibit A – Substantial Amendment to the Urban Renewal Plan
- Exhibit B – Substantial Amendment (red-lined version showing edits from 2009)
- Exhibit C – Report to accompany the Substantial Amendment
- Exhibit D – Property Rehabilitation projects list



**RESOLUTION NO. PC 624-24**

**A RESOLUTION RECOMMENDING THE CITY COUNCIL  
APPROVE A SUBSTANTIAL AMENDMENT TO THE  
COLUMBIA GATEWAY/DOWNTOWN PLAN AND REPORT**

**WHEREAS**, the Columbia Gateway Urban Renewal Agency (**Agency**) commenced the process of substantially amending its urban renewal plan (**Plan**) and accompanying financial report (**Report**);

**WHEREAS**, consistent with the provisions of ORS 457.089, the Agency forwarded the Plan and Report to the Commission for recommendations;

**WHEREAS**, at its November 7, 2024, regular meeting, the Commission heard a staff report and presentation by Agency staff on the proposed substantial amendment, including the Plan's and Report's conformity with The Dalles Comprehensive Plan; and

**WHEREAS**, based on Commission deliberations on the staff report and all other evidence and information presented during the meeting, the Commission hereby adopts the staff report's findings as its own and recommends approval of the Agency's proposed substantial amendment by the City Council as provided herein.

**NOW, THEREFORE, BE IT FOUND, DETERMINED, AND RESOLVED BY THE  
PLANNING COMMISSION OF THE CITY OF THE DALLES, AS FOLLOWS:**

1. Findings Adopted. The Commission hereby adopts the findings of the Plan's and Report's conformity with The Dalles Comprehensive Plan, as follows:

***Goal #5: Open Spaces, Scenic and Historic areas, and Natural Resources.***

- *To conserve and protect the open space, natural, and scenic resources of the area.*
- *To recognize, protect and enhance the historical and cultural importance of the community, and to promote increased public awareness and participation in historic preservation.*

**Finding:** Federal Street Plaza is one of the projects in the Plan. The urban renewal funds would be used as a match for other sources of financing. This plaza would create open space in the downtown, supporting the other commercial



uses and encouraging activity in the Area. The Plan conforms to the Open Spaces, Scenic and Historic areas, and Natural Resources goal.

**Goal 8: Recreation Needs**

- *To develop, acquire, and maintain a balance of recreation opportunities and open spaces in order to improve the livability within the Urban Growth Boundary.*

**Finding:** Federal Street Plaza is one of the projects in the Plan. The urban renewal funds would be used as a match for other sources of financing. This plaza would create open space in the downtown, supporting the other commercial uses and encouraging activity in the Area. The Plan conforms to the Recreation Needs goal.

**Goal 9: Economic Development**

- *Diversify the economic base of the community.*
- *Increase the tax base needed to provide an adequate level of community services for The Dalles citizens.*
- *Encourage the growth of existing employers and attract new employers to The Dalles that complement the existing business community.*
- *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.*
- *Provide employment opportunities, environments, and choices, which are a vital part of a high quality of life in The Dalles.*
- *Support the maintenance and enhancement of The Dalles Commercial Historic District.*
- *Encourage redevelopment and adaptive reuse of commercial space downtown as an alternative to commercial sprawl.*

**Finding:** The Incentive Program provides funds to encourage rehabilitation in the Area. The program offers assistance to improve building façades, add residential units, provide interior improvements and to provide overall improvements to buildings in the Area which include The Dalles Commercial Historic District. These improvements will help facilitate healthy businesses and economic activity in the Area. The Plan conforms to the Economic Development goal.

**Goal 10: Housing**

- *Promote and provide an adequate supply of safe, healthy and affordable housing for all members of the community in a variety of housing types recognizing the needs and desires of the community's residents.*
- *Promote the development of housing that minimizes or avoids impacts to the natural environment and surrounding land uses.*

- *Provide and maintain adequate public facilities in all parts of the community and promote a logical and orderly development of those facilities. Require new housing developments to pay an equitable share of the cost of required capital improvements.*
- *Promote the efficient use of vacant land by encouraging infill development which is developed at a scale that is allowed in existing neighborhoods, and by encouraging new development which achieves the density allowed by the Comprehensive Plan.*
- *Strengthen existing and promote new neighborhood centers as focal points for neighborhood services and activities.*
- *Adopt standards and incentives to increase residential land use efficiency.*
- *Continue to provide opportunities for a full range of rental housing.*

**Finding:** The improvements to First Street and the development of the Federal Plaza will enhance the Area for further redevelopment, which could include future residential development. Building owners may apply to the Incentive Program for assistance in rehabilitating or adding residential units. The Plan conforms to the Housing goal.

**Goal 12: Transportation**

- *To provide a transportation system that supports the safety and mobility needs of local residents, business and industry, affords choice between transportation modes, is convenient and affordable to use, and supports planned land uses.*

**Finding:** The improvements to First Street including the reconstruction, improved pedestrian system, street trees, and a bike lane will serve the needs of the commercial businesses, residents and tourists in the Area by providing a more safe, multi-modal transportation experience. This project will improve the experience of traveling between downtown and the Lewis and Clark Festival Park, and enhance the opportunity for development of, and connectivity to, a Federal Street Plaza. These improvements will complete the overall transportation plan to improve the streets and pedestrian atmosphere in the Area. The Plan conforms to the Transportation goal.

2. Recommendation. The Commission hereby recommends the City Council’s approval of the Agency’s proposed substantial amendment to the Plan and accompanying Report.

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3. Effective Date. This Resolution shall be effective upon adoption.

**APPROVED AND ADOPTED THIS 7<sup>TH</sup> DAY OF NOVEMBER, 2024.**

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Cody Cornett, Chair  
Planning Commission

I, Joshua Chandler, Community Development Director for the City of The Dalles, hereby certify that the foregoing Resolution was adopted at the November 7, 2024, regular meeting of the City's Planning Commission.

**AYES:** \_\_\_\_\_

**NAYS:** \_\_\_\_\_

**ABSENT:** \_\_\_\_\_

**ABSTAIN:** \_\_\_\_\_

*ATTEST:* \_\_\_\_\_  
Joshua Chandler  
Community Development Director  
City of The Dalles