

ORDINANCE NO. 373

AN ORDINANCE RELATING TO THE ADOPTION OF THE YEAR 2000 PLAN, AN URBAN RENEWAL PLAN AND PROGRAM OF THE CITY OF WILSONVILLE, MAKING FINDINGS AND CONCLUSIONS IN REFERENCE THERETO, APPROVING AND ADOPTING SAID PLAN.

WHEREAS, the Wilsonville Planning Commission, designated and acting official planning body for the locality, submitted to the City Council its report and recommendations respecting the adoption of The Year 2000 Plan; and

WHEREAS, after due notice, public hearings were held before the City Council of the City of Wilsonville on August 15 and 29, 1990, at which time witnesses were heard and evidence received; and

WHEREAS, the City Council having carefully considered the entire record of this proceeding, including the testimony presented at the hearing, and Planning Commission, and being fully advised;

NOW, THEREFORE, THE CITY OF WILSONVILLE ORDAINS AS FOLLOWS:

Section 1. DETERMINATIONS AND FINDINGS:

(a) The City Council, hereby adopts and incorporates by reference facts and findings contained in Exhibit "A", which include: The Year 2000 Plan dated July 16, 1990, Attachment A; Wilsonville Report on the Year 2000 Plan dated July 16, 1990, Attachment B; Planning Commission Action Resolution dated August 13, 1990, Attachment C. The facts and findings in Exhibit "A" clearly support the findings that:

(1) The urban renewal area described in the Plan, is blighted as set forth in the above Plan and Report and such facts and findings are consistent with the previous findings of blight as found and determined in Wilsonville Ordinance No. 369.

(2) The rehabilitation and redevelopment contemplated is necessary to protect the public health, safety, or welfare of the municipality.

(3) The urban renewal plan conforms to the Comprehensive Plan of the City of Wilsonville as a whole and provides an outline for accomplishing the urban renewal projects the urban renewal plan proposes.

(4) Provision has been made to house displaced persons within their financial means in accordance with ORS 281.045 to 281.105 and, except in the relocation of elderly or handicapped individuals, without displacing on priority lists persons already waiting for existing federally subsidized housing.

(5) The acquisition of real property as provided for in the urban renewal plan will occur only when necessary and will be subject to due notice and public process and input before any acquisition shall occur.

(6) Adoption and carrying out of the urban renewal plan amendment is economically sound and feasible.

(7) The municipality shall assume and complete any activities prescribed by the urban renewal plan.

Section 2. APPROVAL:

(a) Based upon the foregoing findings, determinations, and record of this proceedings, the City Council hereby approves and adopts The Year 2000 Plan, an urban renewal plan and program of the City of Wilsonville, herewith attached, and by this reference incorporated herein.

(b) The City Recorder, pursuant to ORS 457.095, is hereby directed to publish in the Wilsonville Spokesman, a newspaper in the City of Wilsonville having the greatest circulation and published nearest to the City of Wilsonville, a notice of adoption of this ordinance approving said urban renewal plan and that said approval shall be conclusively presumed valid for all purposed 90 days after the adoption of the plan. No direct or collateral attack on the action may thereafter be commenced. Said publication of notice to be no later than four days following the passage of this ordinance.

SUBMITTED to the Wilsonville City Council for the first reading on the 15th day of August 1990, commencing at the hour of 7:00 o'clock p.m. at the Wilsonville City Hall, and second reading on the 29th day of August 1990, commencing at the hour of 7:00 o'clock p.m. at the Wilsonville City Hall.



VERA A. ROJAS, CMC, City Recorder

ENACTED by the Wilsonville City Council on the 29th day of August
1990 by the following votes: YEAS: 4 NAYS: 1



PAM MUNSTERMAN, City Recorder Pro-Tem

DATED and signed by the Mayor this 30 day of August, 1990.



JOHN M. LUDLOW, Mayor

SUMMARY of Votes:

Mayor Ludlow	<u>Aye</u>
Councilor Edwards	<u>Aye</u>
Councilor Chandler	<u>No</u>
Councilor Clarke	<u>Aye</u>
Councilor Dant	<u>Aye</u>

EXHIBIT "A"
ATTACHMENT A

PLAN
PLAN
PLAN
PLAN
PLAN
**THE
YEAR
2000 PLAN...**
PLAN

AN URBAN RENEWAL PLAN AND PROGRAM
OF THE CITY OF WILSONVILLE, OREGON

REVISED 8 11 90
DRAFT

7/31/90

CITY OF WILSONVILLE

CITY COUNCIL

AND

URBAN RENEWAL AGENCY

John Ludlow, Mayor

Sandra Chandler

Robert Dant

Richard Clarke

Eldon Edwards

CITY MANAGER

Pete Wall

CITY ATTORNEY

CITY RECORDER

Michael Kohlhoff

Vera Rojas

MANAGEMENT ASSISTANT

ADMINISTRATIVE ASSISTANT

Ellen Kyle

Dee Thom

COMMUNITY DEVELOPMENT DIRECTOR

Steve Starner

PLANNING DIRECTOR

CITY ENGINEER

Wayne Sorenson

Dick Drinkwater

ADVISOR TO THE CITY:

Lyle A. Stewart, AIA, AICP

PART ONE - TEXT

THE YEAR 2000 PLAN

An Urban Renewal Plan and Program
of the City of Wilsonville, Oregon

Approved by the Wilsonville City Council on

By Council Ordinance No. _____

TABLE OF CONTENTS

	Page No.
PART ONE - TEXT	
Section 100 - Introduction	1
110 - City/Agency Relationship	1
120 - City/County Relationship	1
Section 200 - Definitions	2
Section 300 - Legal Boundary Description	5
Section 400 - Mission Statement, Goals and Objectives of Wilsonville Urban Renewal Agency for The Year 2000 Plan	6
401 - Mission Statement	6
402 - Goals and Objectives	6
403 - Relationship of Plan to Local Objectives	8
404 - Consistency With City's Comprehensive Plan	8
405 - Consistency With Economic Development Policy	8
Section 500 - Land Use Plan	10
501 - Land Use Designations	10
Section 600 - Urban Renewal Activities	14
601 - Urban Renewal Projects and Improvement Activities	14
602 - Acquisition of Real Property	20
603 - Agency's Procedures for Identifying Property to be Acquired	21

PART ONE

SECTION 100 - INTRODUCTION

The Year 2000 Plan is a 856.92 acre, Urban Renewal Plan of the City of Wilsonville, Oregon. The Urban Renewal Area is located entirely within the incorporated City of Wilsonville, Clackamas County, Oregon. The Urban Renewal Area consists of a single geographic area with an estimated total taxable 1989-90 true cash value of \$30,327,560.

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 Wilsonville on June 4, 1990, by Ordinance Number 369, 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, and in accordance with the provisions of ORS 457.045-(3), appointed an Urban Renewal Agency consisting of the five (5) members of the City Council. Pursuant to ORS 457.035, the Urban Renewal Agency is, "...a public body corporate and politic...".

The relationship between the City of Wilsonville, an Oregon Municipal Corporation and the Wilsonville 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.

SECTION 120 - CITY/COUNTY RELATIONSHIP

The City of Wilsonville lies partially within two (2) counties ... Washington County and Clackamas County. The Urban Renewal Plan Area lies entirely within the incorporated boundaries of the City of Wilsonville and within the boundaries of Clackamas County only. No part of the Urban Renewal Area is located in Washington County. See Exhibits 1 and 2 herein.

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 Wilsonville Urban Renewal Agency which, in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes is the Urban Renewal Agency of the City of Wilsonville, Clackamas County, Oregon.
202. **AREA** means that geographic portion of the City which encompasses the Year 2000 Area--an urban renewal area conceived pursuant to the provisions of ORS Chapter 457.
203. **BOARD OF COUNTY COMMISSIONERS** means the governing body of Clackamas County.
204. **BLIGHTED AREAS** means areas which by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:
 - A. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:
 1. Defective design and quality of physical construction;
 2. Faulty interior arrangement and exterior spacing;
 3. Overcrowding and a high density of population;
 4. Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities;
or
 5. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;
 - B. An economic dislocation, deterioration or disuse of property resulting from faulty planning;
 - C. The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;
 - D. The layout of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;

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

SECTION 400 - MISSION STATEMENT, GOALS AND OBJECTIVES OF
WILSONVILLE URBAN RENEWAL AGENCY FOR THE YEAR 2000
PLAN.

401. MISSION STATEMENT

The mission of the Urban Renewal Agency is to eliminate blight in areas within the Agency's jurisdiction and in the process, attract aesthetically pleasing, job producing private investments that will improve and stabilize property values and protect the Area's residential livability and environmental values.

402. 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 resolve the problems created by existing blighted conditions so that unused and underused properties can be placed in productive condition and utilized at their highest and best use, consistent with the goals, objectives and policies of the City's Comprehensive Plan.
- B. To enhance opportunities for residential, civic, cultural, business and industrial property to be developed, redeveloped, improved, rehabilitated and conserved in ways which will:
 - 1. Insure a more attractive, functional and economically viable city;
 - 2. Encourage the expansion and development of businesses that will produce jobs for the people of Wilsonville and Clackamas and Washington Counties;
 - 3. 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, Metro and Fire District; and
 - 4. Conserve historically significant places and properties.
- C. Be responsive to the needs and the concerns of all people of the City and County in the details of preparing and implementing the Urban Renewal Plan;

- POLICY 4.1.1 To ensure overall economic stability, the City will attempt to coordinate its policies with those of Clackamas County's and Washington County's Overall Economic Development Plans (OEDP).
- POLICY 4.1.5: The City shall protect existing and planned industrial and commercial lands from incompatible land uses, and will attempt to minimize deterrents to desired industrial and commercial development.
- POLICY 4.1.6: Through the City's public facilities and transportation and Capital Improvements Plan, priorities will be established to ensure adequate public facilities are available to support desired industrial and commercial development. A high priority shall be given to improvements to storm drainage, traffic circulation, and safety.

SECTION 500 - LAND USE PLAN

The use and development of all land within the Urban Renewal Area shall comply with the following provisions:

501. LAND USE DESIGNATIONS

The land use designations of the City's Comprehensive Plan which affect the Urban Renewal Plan Area are delineated on Exhibit 3 of Part 2 of this Plan. Current zoning is described in full in the City's Development Code, as amended, and reads generally as follows:

Development
Code No.

Designation, Use,
Net Land Area and Purpose

4.120

RA-1 Residential Agricultural Zone

345.33 net acres in U.R. Area

Purpose: The purpose of this zone is to provide large lot residential areas, incidental agricultural use and small scale livestock raising within areas designated for 0 to 3 dwelling units per acre on the Comprehensive Plan.

It is further the purpose of this zone to serve as a holding zone to preserve the future urban level development potential as undeveloped property designated for industrial and residential development. This zone shall be applied to all urbanizable properties within the city which are planned for industrial and residential development greater than three units per acre and which have not been previously zoned or preliminarily planned in accordance with the Comprehensive Plan.

Density: Varies, see Development Code Section 4.120.

4.122

R Residential Zone

2.96 net acres in U.R. Area

Purpose: The purpose of this zone is to provide for standards and a simplified review process for small scale urban low and medium density residential development.

Density: 12 dwelling units/acre to 24 dwelling units/acre.

4.123 PDR Planned Development Residential Zone

66.22 net acres in U.R. Area

4.124 PDC Planned Development Commercial Zone

161.75 net acres in U.R. Area

4.125 PDI Planned Development Industrial Zone

183.19 net acres in U.R. Area

The three (3) "Planned Development" zones shall be governed by Sections 4.130 to 4.140 -- "Planned Development Regulations" -- of the City's Development Code and by all other applicable sections of such code.

4.130 Planned Development Regulations

411.16 net acres (PDR, PDC and PDI) in U.R. Area

Purpose: To encourage the development of tracts of land sufficiently large to allow for comprehensive master planning, and to provide flexibility in the application of certain regulations in a manner consistent with the intent of the Comprehensive Plan and general provisions of the zoning regulations and to encourage an harmonious variety of uses through mixed use design within specific developments thereby promoting the economy of shared public services and facilities and a variety of complimentary activities consistent with the land use designation on the Comprehensive Plan and the creation of an attractive, healthful, efficient and stable environment for living, shopping or working;

To take advantage of advances in technology, architectural design, and functional land use design;

To recognize the problems of population density, distribution and circulation and to allow a deviation from rigid established patterns of land uses, but controlled by defined policies and objectives detailed in the Comprehensive Plan;

To produce a comprehensive development equal to or better than that resulting from traditional lot land use development;

To permit flexibility of design in the placement and uses of buildings and open spaces, circulation facilities and off-street parking areas, and to more efficiently utilize potentials of sites characterized by special features of geography, topography, size or shape or characterized by problems of flood hazard, severe soil limitations, or other natural or man-made hazards;

To permit flexibility in the height of buildings while maintaining a ratio of site area to dwelling units that is consistent with the densities established by the Comprehensive Plan and the intent of the Plan to provide open space, outdoor living area and buffering of low-density development;

To allow development only where necessary and adequate services and facilities are available or provisions have been made to provide these services and facilities;

To permit mixed uses where it clearly can be demonstrated to be of benefit to the users and can be shown to be consistent with the intent of the Comprehensive Plan;

To allow flexibility and innovation in adapting to changes in the economic and technological climate.

502. The City's acknowledged Comprehensive Plan and its implementing ordinances, codes, policies and regulations 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.

504. The City's Development Code and all applicable Building, Health and Safety Codes as they exist on the effective date of this Urban Renewal Plan or as they may be amended from time to time, are hereby made a part of this Urban Renewal Plan as though included herein in full.

SECTION 600 - URBAN RENEWAL ACTIVITIES

In order to achieve the goals and objectives of this Plan, the following 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.

601. URBAN RENEWAL PROJECTS AND IMPROVEMENT ACTIVITIES

The following projects and activities are hereby deemed necessary to:

Eliminate blighting conditions and influences, and enhance residential livability;

Make the Area attractive for development, 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 substantial vacant land; and to

Further the objectives of this Urban Renewal Plan as set forth in Sections 401, 402, 403, 404 and 405.

All public improvements herein proposed shall be designed by recognized State licensed professionals, 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 Wilsonville.

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

A. ROADS, INCLUDING UTILITY WORK INDICATED

The Area's road network is deficient in the standard used for original construction. The network is carrying considerably greater volume of truck traffic ... with greater wheel loading ... than the roads were designed to accommodate. Structural failure in the roads' travel surface is visible throughout the network. Many of the roads' paved dimensions are of inadequate width to accommodate the volume of traffic on them. Most of the roads lack curbs, gutters and sidewalks. A comprehensive

drainage system to carry storm water run-off and to protect the road and its sub-base is either nonexistent, undersized or otherwise sub-standard.

Most of the U.R. Area's roads also serve as the location for the water distribution and sanitary sewer collection systems. These systems are inadequate in terms of size, continuity and intertie.

Accordingly, the following segments of named roads, and utilities where noted, are scheduled to be constructed or reconstructed as a part of this Urban Renewal Program:

1. CANYON CREEK NORTH ... Boeckman Road, north to Elligsen Road. Includes storm drain. Note that a six hundred foot (600') segment lies outside two (2) portions of the U.R. Area. Its construction, together with the parts within the U.R. Area, is vital to the elimination of blight. Construction of several parts must be undertaken and completed concurrently.
2. CANYON CREEK SOUTH ... Boeckman Road, south to Wilsonville Road. Includes intersection with Town Center Loop East, modifications to Vlahos Drive and storm drain.
3. TOWN CENTER LOOP EAST EXTENSION ... From Wilsonville Road south and then west to Parkway Avenue. Includes storm drain, water and sewer.
4. TOWN CENTER LOOP WEST EXTENSION ... From Wilsonville Road southerly to Trask Street. Includes storm drain, water and sewer.
5. BOECKMAN ROAD ... From Canyon Creek Road east to S.W. 65th Avenue at Wilsonville Road. Includes storm drain, water and sewer. Note that U.R. Boundary, in part, includes the road's right-of-way (only) and connects two (2) larger segments of the U.R. Area. This r.o.w. inclusion is necessary to correct a substantial blighting condition.
6. BOECKMAN INTERCHANGE AND RAMPS AT I-5 ... Jointly funded with ODOT.
7. WILSONVILLE ROAD ... Work includes: from I-5 east to where it is proposed to be realigned, except where already completed; from I-5 west to Brown Road ... including storm drains, water and sewers.

Note that segments of the Wilsonville Road r.o.w. (only) are included in the U.R. Area and that they connect larger segments of said Area. Because of gravity flow in sewer and storm drain systems, the need for looped interties in water system and the importance of providing for increased traffic capacity, this segment of the Wilsonville Road r.o.w. has been included within the U.R. Boundary.

8. **WILSONVILLE ROAD REALIGNMENT** ... From approximately twelve hundred feet (1200') south of Boeckman Road, Wilsonville Road is proposed to be realigned north-easterly to intersect with Boeckman Road at S.W. 65th Avenue. The work is necessary to eliminate the off-set intersection with S.W. 65th Avenue and to provide a continuous, smooth flowing, north-south, high volume traffic capacity arterial. The work includes property acquisition, property disposition, storm drain, water and sewer systems.

9. **WIEDEMANN ROAD, OVERCROSSING AND RAMPS** ... At I-5, includes storm drain, water and sewers. Cost to extend Wiedemann Road west of U.R. Boundary is not a part of Agency's program.

10. **PARKWAY AVENUE** ... Realignment at Boeckman. Includes storm drain, water, sewer.

11. **ALL "OLD TOWN" STREETS** ... Including a new loop street in the large lot area between the north terminal dead-end of Magnolia Avenue and Wilsonville Road. Work on existing "Old Town" streets includes curbs, gutters, sidewalks, street lighting, storm drains, water and sewer systems.

12. **TRAFFIC SIGNALS** ... Pending additional traffic engineering analysis, thirteen (13) new and upgraded traffic control signals are proposed to be installed with the boundaries of the U.R. Area to control traffic flow and turning movements.

B. WATER SYSTEM ONLY

Work includes connecting to the Bull Run water supply source or another which may be feasible and desirable.

The water capacity of the City today is approximately 1.7 million gallons per day (mgd). With the City's current growth patterns the capacity available should be in the 4.0 mgd range. Recent demand (Summer, 1989)

required a 2.0 mgd supply which could not be met with the capacity of the present well system. The State Department of Water Resources will not authorize the City to drill additional water wells to add to its inadequate supply.

The present water delivery system experiences a fluctuating and wide-range pressure surge. This requires the installation of special pressure regulators on all water meters. It makes the design and operation of fire sprinkling systems very difficult and costly, and adversely affects property owner fire insurance costs.

1. CONNECT TO DEPENDABLE WATER SUPPLY SOURCE

2. WILLAMETTE RIVER CROSSING ... Extend main along Rose Lane from Schroeder Way south to Montgomery Way, to the southwest through Memorial Park, to and across the Willamette River to the river's south bank.

3. HACKAMORE ROAD/OLD CANYON CREEK ROAD ... To provide a public water supply to a residential area currently dependent on inadequate private wells on individual lots.

C. SANITARY SEWER SYSTEMS ONLY

Portions of the sewer collection system require pumps to transmit raw sewage from the generation source to the treatment plant. With a properly designed system, a total gravity system is possible, more dependable and cost efficient. There is a significant need to build additional transmission capacity into those portions of the system which currently experience overloading.

1. CANYON CREEK NORTH EXTENSION ... An extension of the Canyon Creek Road sewer at Boeckman Road, north to Wiedemann Road. An extension continuing on to the north to Elligsen Road is also needed outside the U.R. Area and shall be funded by other sources.

2. I-5 FREEWAY CROSSING TO SEELY TRUNK AT WIEDEMANN ROAD ... To allow for gravity flow thus eliminating costly and inefficient pumping.

3. WASTEWATER TREATMENT PLANT EXPANSION ... The City of Wilsonville is experiencing difficulties related to waste water treatment facilities capacity and odor problems.

The long-term treatment performance is limited by the effective capacity of the existing secondary biological treatment system. The rotating biological contractors are vulnerable to industrial surge loadings and are showing signs of mechanical deterioration. Short-term odor remediation is needed as soon as possible.

The problems with the existing waste water treatment system may be related to process loading and system flexibility. Identification of the difficulties includes the evolution of noxious odors from the aerobic digesters and from the primary trains of the rotating biological contractors system.

While plant odors are the most discernible public impact, the more critical is the result of an apparent overload condition contributing to potential violation of the City's National Pollutant Discharge Elimination Systems (NPDES) permit.

4. REMOVE PUMP STATION AT TOWN CENTER SITE ... And complete gravity system.

D. STORM DRAINS ONLY

The City lacks a comprehensive storm drainage system. In addition to the need for storm drains in conjunction with "roads" as discussed above, additional lines are needed within the U.R. Area as follows:

1. PARKWAY/TRASK STREET SYSTEM ... On Parkway, from a point approximately nine-hundred feet (900') north of Trask Street construct a line south to the Willamette River with sufficient capacity to intertie with another line to be constructed the full length of Trask Street.

2. ROSE LANE/SCHROEDER WAY SYSTEM ... To drain both the Rose/Schroeder area and the northern sector of Memorial Park.

E. PARKS AND RECREATION FACILITIES

There are insufficient improved park and recreation facilities to provide for the needs of a growing residential population and insufficient improved open spaces to meet the goals of the City's Comprehensive Plan.

1. BOONES FERRY PARK ... A 4.55 acre partially improved park that needs additional river-oriented and other improvements.

2. **MEMORIAL PARK ...** A 102 acre substantially unimproved community park. Improvements shall include both active and passive recreation improvements consistent with the City's Park Master Plan.

3. **RUNNING AND PLAYING FIELD, TWO BALLFIELDS AND NIGHT LIGHTING ...** At new High School site if an intergovernmental agreement between the City and School District No. 3 can be consummated or at Memorial Park. At either site, the facilities could be available for joint community and school use.

4. **COVERED SWIMMING POOL (50 METER) ...** Construct at Memorial Park or, if an intergovernmental agreement between the City and School District No. 3 can be consummated, at the new High School, located within the U.R. Area. At either site, the facility could be available for joint community and school use.

5. **NEIGHBORHOOD PARK - NORTH (6 TO 8 ACRES) ...** Site not yet identified, inclusion is subject to Comprehensive Plan amendment. Includes property acquisition and park construction.

6. **TEEN CENTER ...** Site not yet identified, inclusion is subject to Comprehensive Plan amendment. The Teen Center shall be located within the U.R. Area and the Agency may participate in its funding in direct proportion to its benefit to the U.R. Area.

7. **RECREATION FACILITIES, PARKING AND LANDSCAPING AT CLACKAMAS COMMUNITY COLLEGE SITE IN TOWN CENTER ...** Work includes two-hundred and fifty (250) off-street parking spaces, site and parking lot landscaping to allow joint community and college use of all facilities. This work shall be subject to an intergovernmental agreement between the City and the College.

8. **TRANQUIL NATURE PARK ...** Of approximately 4.9 acres. Work includes clearing underbrush, constructing trails, picnic areas, security lighting and restrooms. Park development shall retain the maximum number of existing trees possible and the site's natural environmental values. The park shall be developed with a passive, family oriented, natural emphasis.

9. **TOWN CENTER SQUARE (5 TO 6 ACRES) ...** A people-gathering place. Work may include the design and

construction of decorative paved and landscaped surfaces, shade shelters, kiosks, night lighting, band shell, benches, drinking fountains, restrooms and such other facilities as the Agency deems appropriate.

602. ACQUISITION OF REAL PROPERTY

- A. **INTENT:** It is the intent of this Plan to authorize the Urban Renewal Agency to acquire property within the Urban Renewal Area by any legal means to achieve the objectives of this Plan, and specifically, for any of the purposes listed in Subsection 602-B below.
- B. **PURPOSE OF PROPERTY ACQUISITIONS.** Property acquisition, including limited interest acquisition is hereby made a part of this Plan and may be used by the Agency to achieve the objectives of this Plan based on any one of the following criteria:
1. Where existing conditions do not permit practical or feasible rehabilitation of a structure, by its owner, and it is determined by the Agency that acquisition of such properties and demolition or rehabilitation of the improvements thereon are necessary to remove substandard and blighting conditions;
 2. Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists overcrowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined by the Agency that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences;
 3. Where it is determined by the Agency that the property is needed to provide public improvements and facilities as follows:
 - a. Right-of-way acquisition for streets, alleys, bicycle paths or pedestrian ways.
 - b. Sites for parks, squares and other facilities for the benefit of the public which are to be developed by the Agency, the City, or any other public entity;

- c. Property acquisition for public, off-street parking facilities; or
 - d. Where the owner of real property within the boundaries of the Urban Renewal Area wishes to convey title of such property by legal means, including by gift.
4. Where it is determined by the Agency that a substantial public interest or the objectives of this Plan can be furthered by assembling property for development or redevelopment by a party other than the owners of record of such property, the Agency may acquire such property.

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

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

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

- A. First the Agency shall determine the properties which may be acquired.
- B. The Agency, or its designated representative, shall then contact the owner (or owners) of the property at the address shown on the most current tax roll to inform the owner of Agency's interest in acquiring the property and the reasons for such interest.
- C. The Agency, at a regularly scheduled meeting, shall discuss the results of the contact with the owner of the affected property and determine whether or not to proceed with the acquisition process.
- D. If it is the Agency's determination to proceed with the acquisition process, they shall set a time and place for a public hearing on the matter. The owner of the

property which may be acquired shall be notified of such public hearing by registered mail, return receipt requested.

- E. At the public hearing, the Agency shall explain the public purpose, public interest or the Plan objectives that would be furthered by such property acquisition. The Agency shall then receive comment from the affected property owner, if any, and from the public at large.
- F. After the owner and public have been heard, their comments shall be considered by the Agency. The Agency, by resolution shall then make a finding, based on the reasons for the acquisition and the content of the owner's and public testimony whether or not to proceed with the acquisition.

In order to proceed, the finding shall include a determination that the acquisition is necessary pursuant to one or more purposes set forth in Section 602, above. The resolution shall also set forth the anticipated disposition of said real property and a time schedule for any such acquisition and disposition.

- G. If the Agency's finding and determination is to proceed with the acquisition process, the Agency, by resolution, shall cause a minor change to this Plan to be prepared in conformance with Section 1201. Such change shall consist of a map or maps and a legal description of the property to be acquired including a copy of the Agency's finding described in Subsection "F" above. The change shall be assigned an appropriate exhibit number and placed in Part 2 of this Urban Renewal Plan.
- H. The Agency shall then proceed with the acquisition process.

604. PROPERTY ACQUISITION FOR UNSPECIFIED PURPOSES

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

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 displacees will be contacted to determine their individual relocation needs. They will be provided

information on available space and will be given assistance in moving. All relocation activities will be undertaken and relocation payments made in accordance with the requirements of ORS 281.045 - 281.105. 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 that is consistent with the provisions of ORS 281.045 through 281.105. Such policy will be available to interested parties at the Agency's office and will set forth the relocation program and procedures, including eligibility for and amounts of relocation payments, services available and other relevant matters.

606. PROPERTY DISPOSITION AND REDEVELOPER OBLIGATIONS

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

All real property acquired by the Agency in the Urban Renewal Area, if any, shall be used or disposed of for development consistent with the uses permitted in this Plan. The Agency shall obtain fair re-use value for the specific uses to be permitted on the real property. Real property acquired by the Agency may be disposed of without consideration (cost) to any other public entity in accordance with this Plan. All persons and entities obtaining property from the Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Agency fixes as reasonable, and shall comply with other conditions which the Agency deems necessary to carry out the objectives of this Plan. Real property shall not be disposed of for the purpose of speculation.

The Agency shall provide adequate safeguards to ensure that the provisions of this Plan will be carried out to prevent the recurrence of blight. All real property owned or leased by parties, shall be made subject to provisions of this Plan. Leases, deeds, contracts,

agreements, documents, and declarations of restrictions by the Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions precedent or subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

B. **REDEVELOPER'S OBLIGATIONS** 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 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; and
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 Wilsonville 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 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;
 2. Preparation of market, feasibility or other economic studies or plans;
 3. Preparation of design, architectural, engineering, landscape architectural, planning, redevelopment, or other developmental feasibility studies;
 4. Preparation of construction contract documents for Agency's improvement activities by appropriately licensed professionals;
 5. Providing accounting or audit services.

6. Providing special rehabilitation, restoration or renovation feasibility and cost analysis studies or plans;
 7. Assisting in preparation of the annual financial report required under Section 800 of this Plan;
 8. Property acquisition and disposition appraisals;
 9. Licensed real estate professionals for real property acquisition, disposition or negotiation services;
 10. Bond issuance and renewal financing consultants; and
 11. Bond Legal Counsel.
- 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 Willamette Riverfront as a unique element of visual and civic value to the City and to the properties which abut the River. 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. SELF LIQUIDATION OF COSTS OF URBAN RENEWAL INDEBTEDNESS (TAX INCREMENT FINANCING).

The projects may be financed, in whole or in part, by self-liquidation of the costs of urban renewal activities as provided in ORS 457.420 through 457.450. The ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Urban Renewal Areas, shall be divided as provided in ORS 457.440. That portion of the taxes representing the levy against the increase, if any, in the assessed value of property located in the urban renewal areas, or part thereof, over the assessed value specified in the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Urban Renewal Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Agency to finance or refinance this Plan and any projects or activities authorized and undertaken pursuant to the provisions of this Plan.

The tax increment financing process, pursuant to ORS 457.420 through 457.450, may be terminated not more than ten to thirteen (10-13) years after the City Council's approval of this Urban Renewal Plan (see below). Provided, however, the tax increment collection process may be terminated earlier should debts of the Agency be retired in earlier years.

Based on the most accurate estimates of Agency costs and income which are possible to make during the preparation of this Plan, it is estimated that the tax increment process may be terminated as follows:

- A. If Oregon's ad valorem taxing procedures remain as they were in 1989-90:
1. T.I. process could be terminated in fiscal 1999 - 2000 (10 years) \$39,279,545 \$4,587,919
 2. T.I. proceeds collected, ~~\$40,197,430~~ ... ~~\$5,428,649~~ could be returned to taxing bodies at end of program. Net T.I. proceeds to Agency, ~~\$34,768,781~~ \$34,691,626
- B. If Oregon voters approve Ballot Measure 5 in November,

1990:

1. T.I. process could be terminated in fiscal 2002-03
(13 years) \$35,527,189 \$46,159
2. T.I. proceeds collected, ~~\$36,445,074~~ ... ~~\$521,995~~
could be returned to taxing bodies at end of
program. Net T.I. proceeds to Agency, ~~\$35,923,079~~.
\$35,481,030

The above dollar figures are expressed in 1990 dollars ... see Exhibit 7 for Index to adjust dollar values.

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

702. PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Agency, or the City of Wilsonville 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.

Since the membership of the Agency consists of all members of the City Council, including the Mayor, the Agency's Budget Committee membership may, at the discretion of the Agency, be the same as for the City.

SECTION 800 - ANNUAL FINANCIAL STATEMENT REQUIRED

801. REQUIRED FINANCIAL STATEMENT

ORS Section 457.460 requires that the Agency, by August 1 of each year, prepare a statement containing:

- A. The amount of money actually received during the preceding fiscal year under subsection (4) of ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440;
- B. The purpose and amounts for which any money received under subsection (4) of ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440 were expended during the preceding fiscal year;
- C. An estimate of monies to be received during the current fiscal year under subsection (4) of ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440;
- D. A budget setting forth the purposes and estimated amounts for which the monies which have been or will be received under subsection (4) of ORS 457.440 and from indebtedness incurred under subsection (6) of ORS 457.440 are to be expended during the current fiscal year; and
- E. An analysis of the impact, if any, of carrying out the urban renewal plan on the tax rate for the preceding year for all taxing bodies included under ORS 457.430.
- F. If the August 1 deadline to meet the provisions of ORS Section 457.460 is changed by the legislature, then the Agency will conform to the new date to prepare the required statement.

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 Wilsonville Spokesman", 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. The notice shall be published once a week for not less than two successive weeks before September 1 of the year for which the statement is required. The notice shall summarize the information required under paragraphs A through D of subsection 801 and shall set forth in full the information required under paragraph E of subsection 801.

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 or national origin.

SECTION 1100 - RECORDING OF PLAN

A copy of the City Council's Non-Emergency Ordinance approving this Plan under ORS 457.095 shall be sent by the Council to the Urban Renewal Agency. Following receipt of such Ordinance, this Plan shall be recorded by the Agency with the Recording Officer of Clackamas 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 on-going 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, such 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 457.095 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 which shall be taken prior to their implementation, are as follows:

1201 MINOR CHANGES

Minor changes shall not modify the goals and objectives of this 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 the location of project improvements authorized by this Plan, resulting from detailed architectural, engineering, or planning analysis.
- D. The identification of property to be acquired as provided for in Sections 601, 602 and 603 of 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 CODES AND ORDINANCES**

From time to time during the implementation of this Urban Renewal Plan, the Planning Commission and City Council of the City of Wilsonville may approve amendments or modifications to the City's Comprehensive Plan or to the 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 which affect the implementation of this Urban Renewal Plan.

- A. When 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 this 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 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 amount of tax increment proceeds as provided in Subsection 701 of this Plan;
- B. An increase or decrease of land area to the boundaries of this Urban Renewal Plan;
- C. Any change in any provision of this Plan which would modify the goals and objectives or the basic procedural, planning or engineering principals of this Plan;
- D. As set forth in Section 604, any acquisition undertaken in connection with projects or activities not identified in Sections 601 or 602 of this Plan; and
- E. An increase in the effective duration of this Plan as set forth in Section 1301.

SECTION 1300 - DURATION AND VALIDITY OF APPROVED URBAN RENEWAL
PLAN

1301 DURATION OF URBAN RENEWAL PLAN

This plan shall remain in full force and effect for a period of not more than thirteen (13) years (see Section 701) from the effective date of approval of this Plan. Any extension shall be considered as a substantial change pursuant to Section 1203.

1302 VALIDITY

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

PART TWO - EXHIBITS

YEAR 2000 PLAN

1. Narrative Legal Description of Urban Renewal Area
2. Graphic (Map) Description of Urban Renewal Area
3. Arterial and Collector Roads Element of Acknowledged Comprehensive Plan
4. Zoning Map
5. Arterial and Collector Roads ... Some Alternatives to Comprehensive Plan
6. Park and Recreation Sites
7. ENR Index for Adjusting Cost Estimates of Agency Projects and Activities

EXHIBIT 1

LEGAL DESCRIPTION
OF THE
WILSONVILLE URBAN RENEWAL AREA
WILSONVILLE, OREGON

The approximate boundaries of the Area are shown by the Urban Renewal Plan Area Map (Exhibit 2).

Lots, maps and recording numbers are taken from the fiscal 1989-90 Clackamas County tax roll. The Area is described as that land containing all lots or parcels of property situated in the City of Wilsonville, County of Clackamas, and the State of Oregon, bounded as follows:

Commencing at the corner common to sections 1 and 2, Township 3 South, Range 1 West, Willamette Meridian, Washington County, Oregon and sections 11 and 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence east along the north line of section 12, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon to the northeast corner of tax lot 300 (Recording No. 657-713), Assessor's Plat 3 1W 12 & index;
2. Thence south along the east line of said tax lot 300 and its extension to the northeast corner of tax lot 500 (Recording No. 74-14523), of said plat;
3. Thence south along the east lines of said tax lot 500, tax lot 601 (Recording No. 76-19493), of said plat, and tax lot 603 (Recording No. 87-33351), Assessor's Plat 3 1W 12D to the northeast corner of tax lot 602 (Recording No. 69- 13706), Assessor's Plat 3 1W 12D;
4. Thence clockwise around said tax lot 602 to the northeast corner of tax lot 604 (Recording No. 76-19494), of said plat;
5. Thence clockwise around said tax lot 604 to the northeast corner of tax lot 3400 (Recording No. 80-14824), of said plat;
6. Thence south along the east line of said tax lot 3400 to the north right-of-way line of Boeckman Road (County Road No. 80);

7. Thence east along said north right-of-way line of Boeckman Road to the east right-of-way line of S.W. 65th Avenue (Market Road No. 12 or Stafford Road);
8. Thence southwest across Boeckman Road to the northeast corner of tax lot 100 (Recording No. 86-10049), Assessor's Plat 3 1W 13A;
9. Thence clockwise around said tax lot 100 to a point of intersection with the east right-of-way line of Wilsonville Road (Market Road No. 12);
10. Thence southwest along said east right-of-way line of Wilsonville Road to the northwest corner of tax lot 100 (Recording No. 669-728), Assessor's Plat 3 1W 13 & Index;
11. Thence clockwise around said tax lot 100 to a point of intersection with the east right-of-way line of Wilsonville Road (Market Road No.12);
12. Thence south and west along said east right-of-way line of Wilsonville Road to the northwest corner of tax lot 3600 (Recording No. 87-53932), Assessor's Plat 3 1W 24A;
13. Thence counter clockwise around said tax lot 3600 to the north corner of tax lot 3700 (Recording No. 86-6963), of said plat;
14. Thence southerly along the west line of said tax lot 3700 to a point of intersection with the north right-of-way line of Kolbe Lane;
15. Thence east along said north right-of-way line of Kolbe Lane to a point of intersection with a line from the west corner of tax lot 3800 (Recording No. 72-32388), of said plat, and perpendicular to Kolbe Lane (Schroeder Way);
16. Thence southerly along said line from the west corner of tax lot 3800 and perpendicular to Kolbe Lane to the west corner of tax lot 3800, of said plat;
17. Thence east along the south lines of said tax lot 3800, tax lot 3900 (Recording No. 82-23480), of said plat, and the east extension thereof to a point on the east right-of-way line of Rose Lane (Moses Road, County Road 197);
18. Thence south along said east right-of-way line of Rose Lane to a point of intersection with east prolongation of the north line of tax lot 1100 (Recording No. 83-15930), Assessor's Plat 3 1W 24;
19. Thence west along said east prolongation of the north line of tax lot 1100 to the northeast corner of said tax lot 1100, said corner being common with a southeast corner of tax lot 601 (Recording No. 69-11979), of said plat;
20. Thence clockwise around said tax lot 601 to the southeast corner of tax lot 700 (Recording No. 80-50020), of said plat;

21. Thence westerly along the south line of said tax lot 700 to a point of intersection with the right-of-way line of Trask Street (Trask Road);
22. Thence clockwise around the right-of-way line of said Trask Street to the northeast corner of tax lot 10201 (Recording No. 86-17545), Assessor's Plat 3 1W 24 CB;
23. Thence westerly along the north line of said tax lot 10201 to the northwest corner of said tax lot 10201;
24. Thence westerly across tax lot 10200 (Recording No. 463-660), of said plat, Parkway Avenue and Interstate Five (I-5) Freeway to the southeast corner of tax lot 100 (Recording No. 82-18190), Assessor's Plat 3 1W 23AC, said corner being on the west right-of-way line of Interstate Five (I-5) Freeway;
25. Thence westerly and southerly along said west right-of-way line of Interstate Five (I-5) Freeway to the north bank of the Willamette River;
26. Thence westerly along the north bank of the Willamette River to the east right-of-way line of the Oregon Electric Railroad;
27. Thence northerly along said east right-of-way line of the Oregon Electric Railroad to the northerly right-of-way line of Second Street;
28. Thence easterly along said northerly right-of-way line of Second Street to the westerly right-of-way line of Boones Ferry Road (Market Road No. 27, Main Street);
29. Thence northerly along said westerly right-of-way line of Boones Ferry Road to the south right-of-way line of Wilsonville Road (Market Road No. 6);
30. Thence westerly along said south right-of-way line of Wilsonville Road to a point of intersection with the south prolongation of the west right-of-way line of Brown Road (County Road No. 355);
31. Thence north along said south prolongation of the west right-of-way line of Brown Road and west right-of-way line of Brown Road to the southeast corner of tax lot 7000 (Recording No. 79-32460), Assessor's Plat 3 1W 15 DD;
32. Thence clockwise around said tax lot 7000 to a point of intersection with the south right-of-way line of Parkwood Lane;
33. Thence perpendicular across said Parkwood Lane to the north right-of-way line of Parkwood Lane;
34. Thence east along said north right-of-way line of Parkwood Lane and its east extension to the east right-of-way line of Brown Road;
35. Thence south along said east right-of-way line of Brown Road to the northwest corner of tax lot 801 (Recording No. 72-27330), Assessor's Plat 3 1W 14C;

36. Thence clockwise around said tax lot 801 to a point of intersection with the north right-of-way line of Wilsonville Road;
37. Thence easterly along said north right-of-way line of Wilsonville Road to the southwest corner of tax lot 1402 (Recording No. 75-01885), Assessor's Plat 3 1W 14D;
38. Thence clockwise around said tax lot 1402 to the northwest corner of tax lot 1300 (Recording No. 212-470), of said plat;
39. Thence clockwise around said tax lot 1300 to a point of intersection with the north right-of-way line of Wilsonville Road;
40. Thence east along said north right-of-way line of Wilsonville Road to the west right-of-way line of Town Center Loop West;
41. Thence northerly along said west right-of-way line of Town Center Loop West to the northeast corner of tax lot 402 (Recording No. 79-24880), of said plat;
42. Thence west along the north line of said tax lot 402 and its west prolongation across the Frontage Road to a point on the east right-of-way line of Interstate Five (I-5) Freeway;
43. Thence north along said east right-of-way line of Interstate Five (I-5) Freeway to the southwest corner of tax lot 100 (Recording No. 76-14390), Assessor's Plat 3 1W 14A;
44. Thence east along the south line of said tax lot 100 to a point of intersection with the west right-of-way line of Parkway Avenue (Boones Ferry Road or Market Road No. 27);
45. Thence northerly along said west right-of-way line of Parkway Avenue to the south right-of-way line of Boeckman Road;
46. Thence west along said south right-of-way line of Boeckman Road to the east right-of-way line of Interstate Five (I-5) Freeway;
47. Thence south along said east right-of-way line of Interstate Five (I-5) Freeway to a point of intersection with the east prolongation of the south line of tax lot 300 (Recording No. 648-246), of said plat;
48. Thence west along said east prolongation of the south line of tax lot 300 across Interstate Five (I-5) Freeway and Boones Ferry Road (Frontage Road) to the southeast corner of said tax lot 300, said corner being on the west right-of-way line of Boones Ferry Road;
49. Thence northerly along said west right-of-way line of Boones Ferry Road to a point of intersection with the west extension of the north line of tax lot 702 (Recording No. 84-04435), Assessor's Plat 3 1W 11;

50. Thence east along said west extension of the north line of tax lot 702 across Boones Ferry Road and Interstate Five (I-5) Freeway to the northwest corner of said tax lot 702, said corner being on the east right-of-way line of Interstate Five (I-5) Freeway;
51. Thence south along said east right-of-way line of Interstate Five (I-5) Freeway to the north right-of-way line of Boeckman Road;
52. Thence east along said north right-of-way line of Boeckman Road to the west right-of-way line of Parkway Avenue;
53. Thence northerly along said west right-of-way line of Parkway Avenue to a point of intersection with the west extension of the south line of tax lot 500 (Recording No. 83-04047), of said plat;
54. Thence east along said west extension of the south line of tax lot 500 across Parkway Avenue to the southwest corner of said tax lot 500;
55. Thence counter-clockwise around said tax lot 500 to the southeast corner of tax lot 401 (Recording No. 84-07300), of said plat;
56. Thence counter-clockwise around said tax lot 401 to its northwest corner;
57. Thence west along the west prolongation of the north line of said tax lot 401 to west right-of-way line of Parkway Avenue;
58. Thence northerly along said west right-of-way line of Parkway Avenue to a point one-hundred feet (100') south of the south right-of-way line of Wiedemann Road (County Road);
59. Thence west along a line perpendicular to said Parkway Avenue across Interstate Five (I-5) Freeway and Boones Ferry Road to a point on the west right-of-way line of Boones Ferry Road;
60. Thence north along said west right-of-way line of Boones Ferry Road for a distance of two-hundred and fifty feet (250') from said point to a point on Boones Ferry Road;
61. Thence east from said point along a line perpendicular to said Boones Ferry Road across Boones Ferry Road and Interstate Five (I-5) Freeway to a point on the west line of tax lot 100 (Recording No. 681-895), of said plat;
62. Thence counter-clockwise around said tax lot 100 to a point of intersection with the south right-of-way line of Parkway Center Drive (Parkway Avenue);
63. Thence north along the north prolongation of the east line of said tax lot 100 to the point of beginning.

Excepting:

Commencing at a point of intersection of the south right-of-way line of Wiedemann Road (County Road) and the east right-of-way line of Parkway Avenue (East Frontage Road or County Road 217), Section 11, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence east along said south right-of-way line of Wiedemann Road to a point nine-hundred and fifty-two point eleven feet (952.11') west of the northeast corner of tax lot 500 (Recording No. 74-14523), Assessor's Plat 3 1W 12 and index;
2. Thence south and parallel to the east line of said tax lot 500 to the northwest corner of tax lot 601 (Recording No. 76-19493), of said plat;
3. Thence continuing clockwise around said tax lot 500 to the southeast corner of tax lot 200 (Recording No. 74-14523), Assessor's Plat 3 1W 11;
4. Thence clockwise around said tax lot 200 to the point of beginning.

Excepting:



Commencing at a point of intersection of the south right-of-way line of Boeckman Road (County Road No. 80 or Robert Road) and the east right-of-way line of Canyon Creek Road (Jensen Road), Section 13B, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

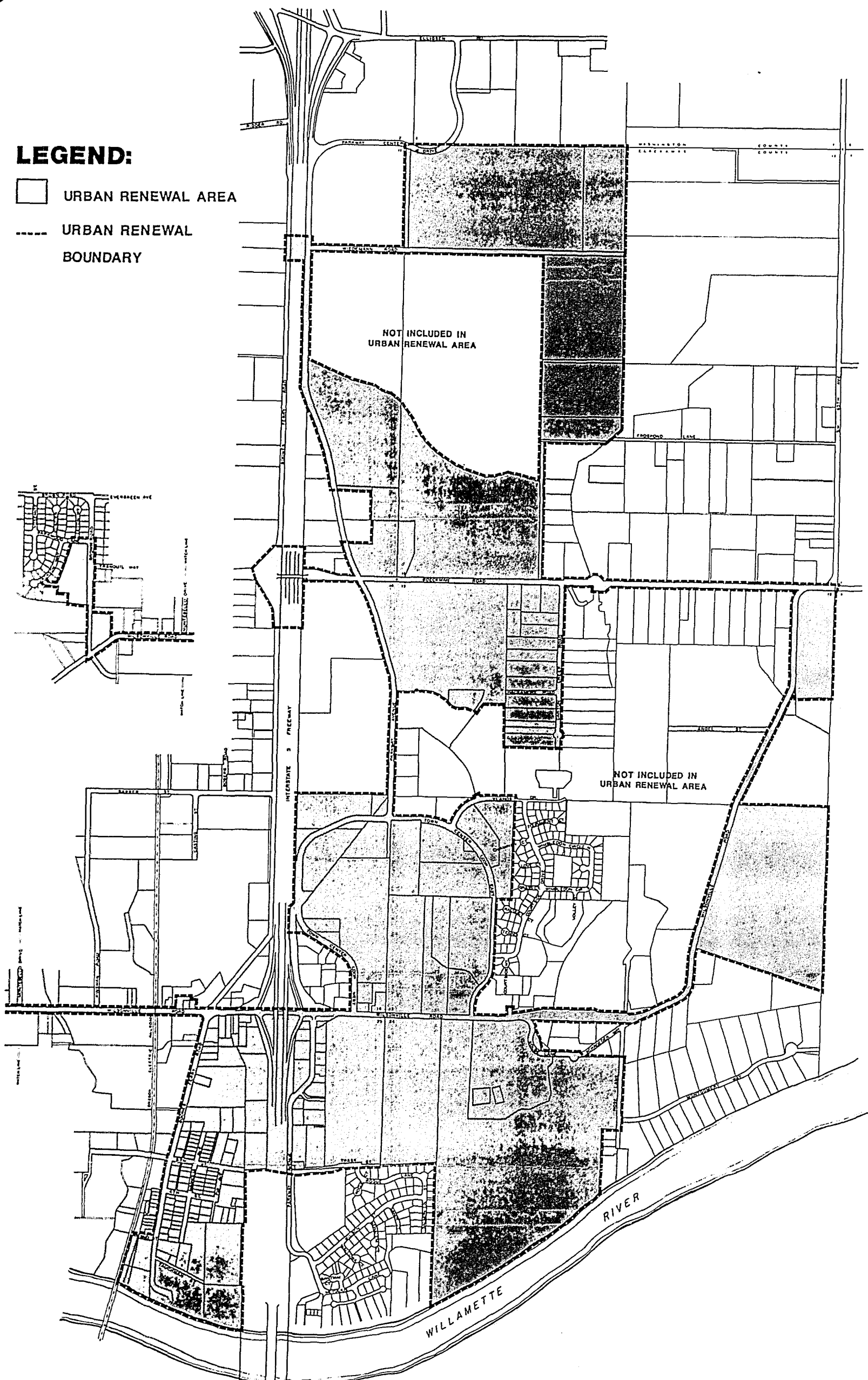
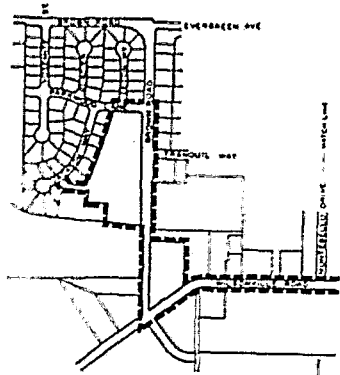
1. Thence east along said south right-of-way line of Boeckman Road to the westerly right-of-way line of Wilsonville Road (Market Road No. 12);
2. Thence southerly and westerly along said westerly right-of-way line of Wilsonville Road to the easterly right-of-way line of Town Center Loop East;
3. Thence northerly along said easterly right-of-way line of Town Center Loop East to the southwest corner of tax lot 404 (Recording No. 79-00279), Assessor's Plat 3 1W 13;
4. Thence counter-clockwise around said tax lot 404 to a point of intersection with the south right-of-way line of Vlahos Drive;
5. Thence north and perpendicular to said south right-of-way line of Vlahos Drive to the north right-of-way line of Vlahos Drive;
6. Thence west and southwesterly along said north right-of-way line of Vlahos Drive to the northerly right-of-way line of Town Center Loop East;

7. Thence westerly along said northerly right-of-way line of Town Center Loop East to the east right-of-way line of Parkway Avenue (Boones Ferry Road, Market Road No. 27 or County Road No. 824);
8. Thence north along said east right-of-way line of Parkway Avenue to the southwest corner of tax lot 2601 (Recording No. 88-53412), Assessor's Plat 3 1W 13B;
9. Thence counter-clockwise around said tax lot 2601 to the southwest corner of tax lot 2700 (Recording No. 76-14390), of said plat;
10. Thence counter-clockwise around said tax lot 2700 to a point of intersection with the northwest right-of-way line of Roger Boulevard;
11. Thence clockwise around the terminus of said Roger Boulevard to a point of intersection with the northwest line of tax lot 2704 (Recording No. 88-53412), Assessor's Plat 3 1W 13B;
12. Thence clockwise around said tax lot 2704 to the northwest corner of tax lot 1403 (Recording No. 83-28877), of said plat;
13. Thence east along the north line of said tax lot 1403 to the east right-of-way line of Canyon Creek Road;
14. Thence north along said east right-of-way line of Canyon Creek Road to the point of beginning.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains eight-hundred fifty-six and ninety-two hundredths (856.92) acres, more or less.

LEGEND:

-  URBAN RENEWAL AREA
-  URBAN RENEWAL BOUNDARY



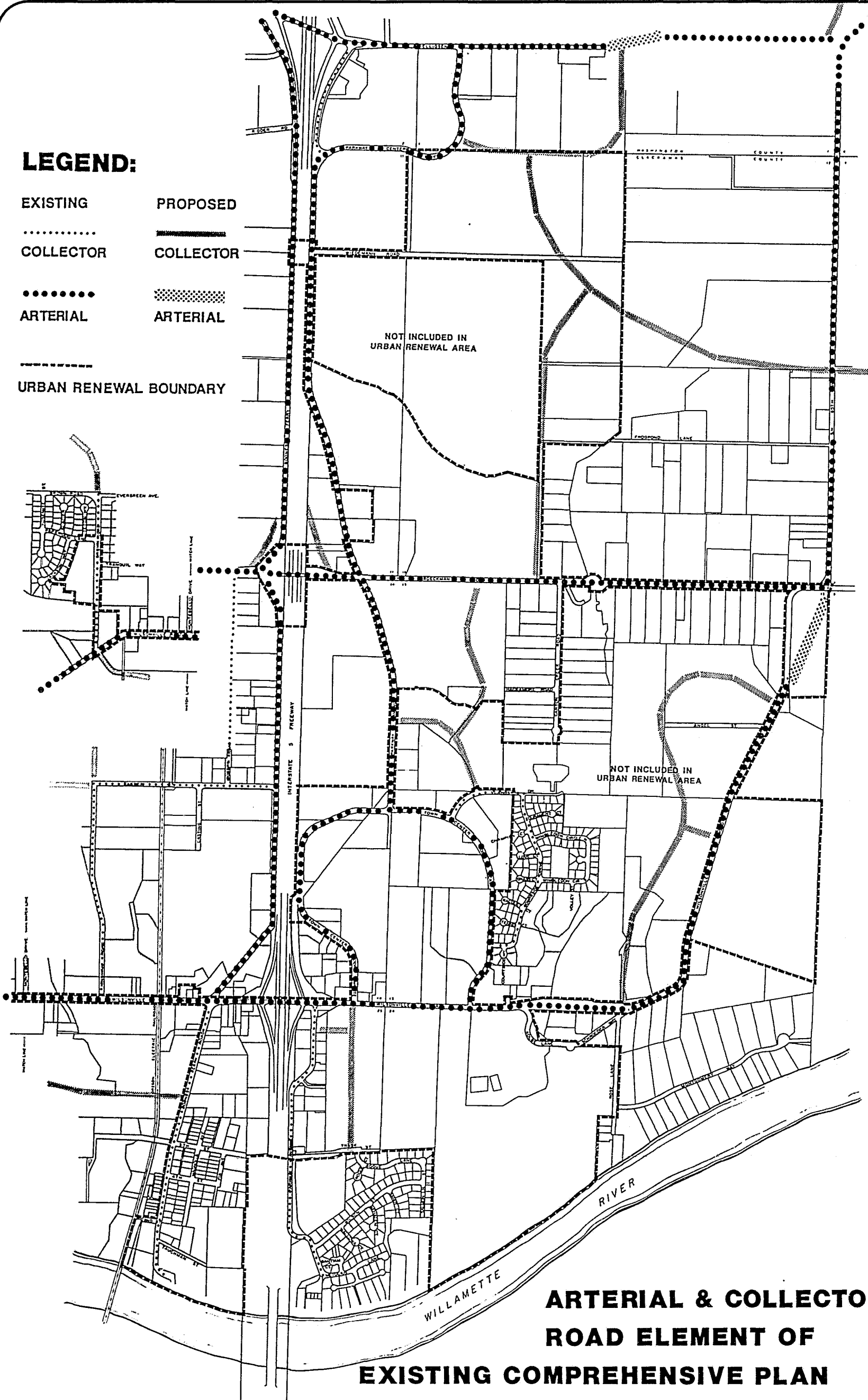
URBAN RENEWAL BOUNDARY MAP

WILSONVILLE, OREGON

NORTH
SCALE IN FEET
0 200 400 600 800
PATTERSON, SNIDER AND STEWART
ARCHITECTURE, PLANNING AND URBAN DESIGN
MEDFORD, OREGON PHONE: (503) 778-8803

LEGEND:

- | | |
|------------------------|-----------|
| EXISTING | PROPOSED |
| | ———— |
| COLLECTOR | COLLECTOR |
| | |
| ARTERIAL | ARTERIAL |
| ----- | |
| URBAN RENEWAL BOUNDARY | |



**ARTERIAL & COLLECTOR
ROAD ELEMENT OF
EXISTING COMPREHENSIVE PLAN**

WILSONVILLE, OREGON

NORTH
0 300 600 900
SCALE IN FEET
PATTERSON, SNIDER AND STEWART
ARCHITECTURE, PLANNING AND URBAN DESIGN
MEDFORD, OREGON PHONE (503) 772-3203

RESIDENTIAL:

R

RA-1

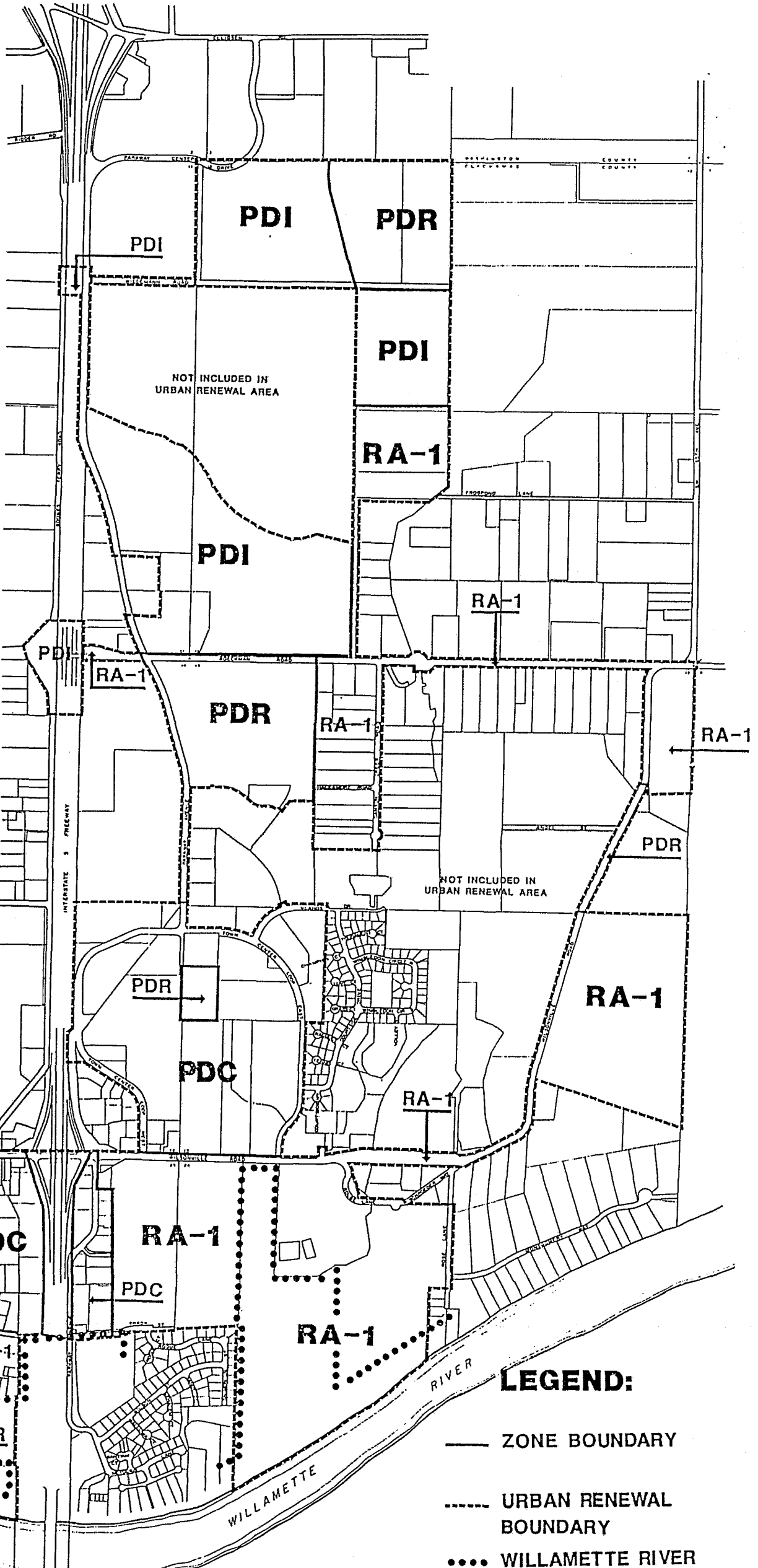
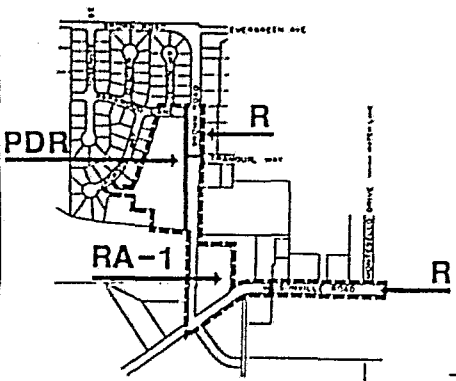
PDR

COMMERCIAL:

PDC

INDUSTRIAL:

PDI



LEGEND:

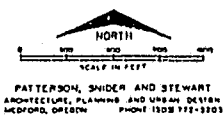
— ZONE BOUNDARY

- - - URBAN RENEWAL BOUNDARY

.... WILLAMETTE RIVER GREENWAY BOUNDARY

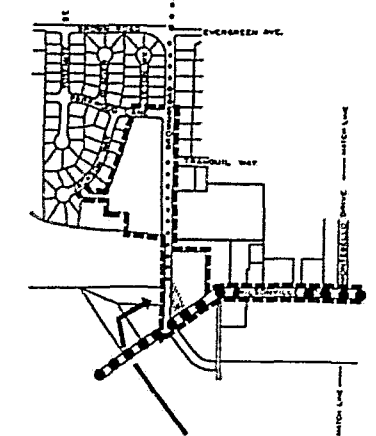
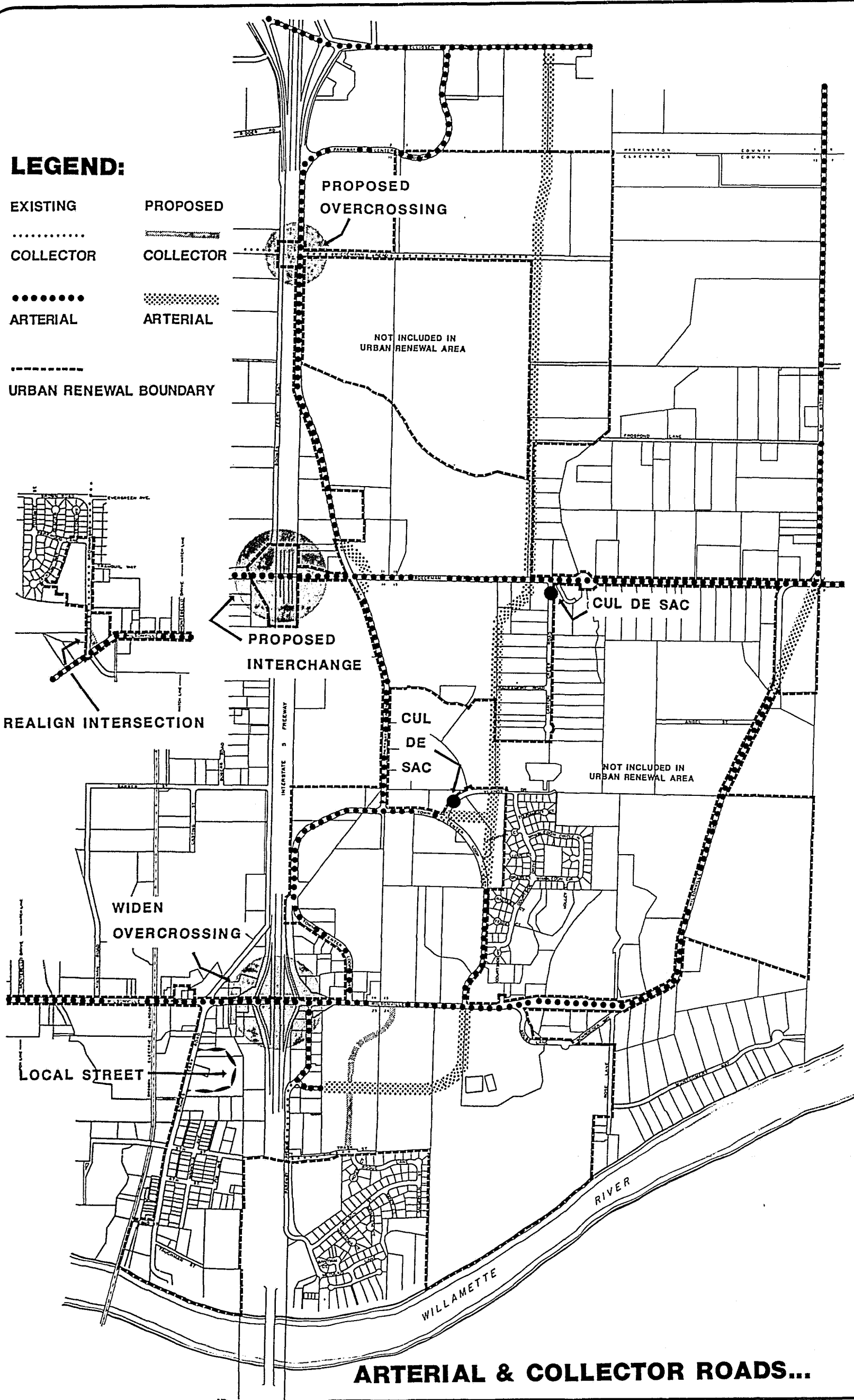
ZONING MAP

WILSONVILLE, OREGON



LEGEND:

- | | |
|------------------------|-----------|
| EXISTING | PROPOSED |
| | ----- |
| COLLECTOR | COLLECTOR |
| | ----- |
| ARTERIAL | ARTERIAL |
| | ----- |
| ----- | |
| URBAN RENEWAL BOUNDARY | |




ARTERIAL & COLLECTOR ROADS...

WILSONVILLE, OREGON

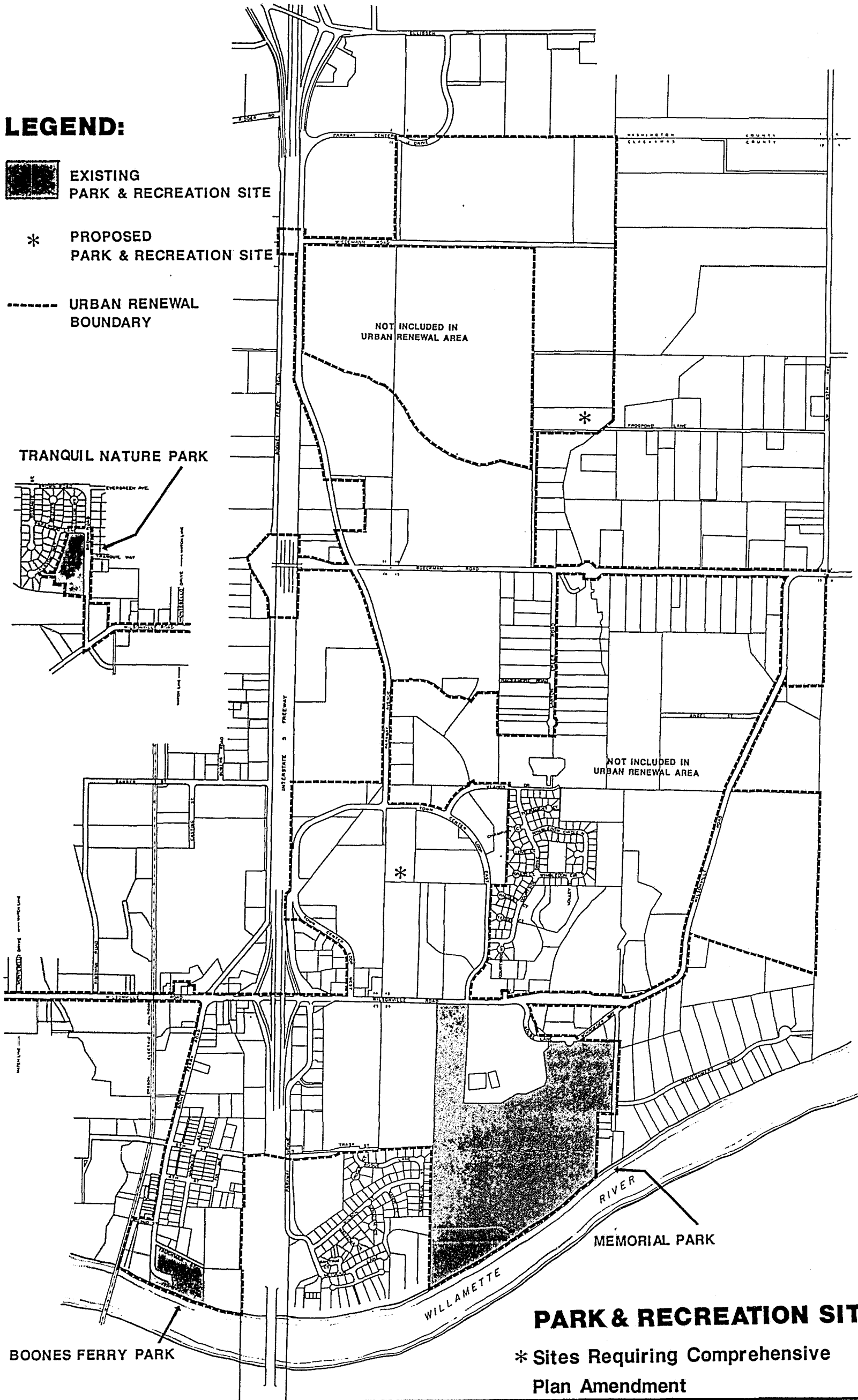
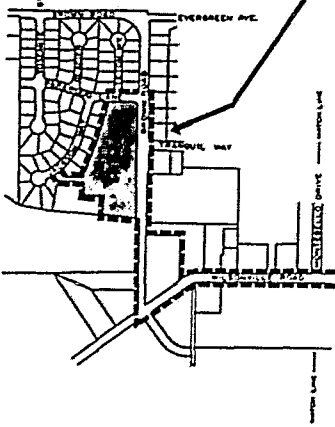
Certain alignments proposed are preferred to those shown on the Comprehensive Plan - See Exhibit 3.

NORTH
 0 500 1000 1500
 SCALE IN FEET
PATTERSON, SHIDER AND STEWART
 ARCHITECTURE, PLANNING AND URBAN DESIGN
 MEDFORD, OREGON PHONE 1503 773-8203

LEGEND:

-  EXISTING PARK & RECREATION SITE
- * PROPOSED PARK & RECREATION SITE
- URBAN RENEWAL BOUNDARY

TRANQUIL NATURE PARK



PARK & RECREATION SITES

* Sites Requiring Comprehensive Plan Amendment

WILSONVILLE, OREGON



PATTERSON, SNIDER AND STEWART
ARCHITECTURE, PLANNING AND URBAN DESIGN
MEDFORD, OREGON PHONE: 5308 722-8203

EXHIBIT 7

ENR INDEX FOR ADJUSTING COST ESTIMATES OF AGENCY ACTIVITIES

The ENR Index for Construction Costs (CCI) for Seattle (Northwest) will be used to adjust First Quarter 1990 dollar figures to establish current dollar values for any subsequent year.

The ENR Index for Construction is published weekly by:

Engineering News Record
McGraw-Hill, Publisher
1221 Avenue of the Americas
New York, New York 10020
Phone: (212) 512-2000

The 1990 dollar figures used for construction estimates of projects and activities were established as of the First Quarter 1990 when the ENR (CCI) Index equaled 4874.21 annually, for the same first quarter of subsequent years, these construction cost estimates shall be adjusted upward or downward, as the case may be, by using the ENR Index for Construction (CCI) reported for the first quarter of each subsequent year.

An example of how the indexing process is herein intended to function, using first quarter 1987 and 1990 figures, is as follows:

Index Point Change:

CCI Index points for 1990	=	4874.21
CCI Index points for 1987	=	<u>-4632.68</u>
Equals Index Point Change	=	241.53 points

Index Percent Change:

CCI Index Point Change divided by First Quarter 1987 Index =	
241.53 divided by 4632.68	= 0.052136128
0.052136128 x 100	= 5.2136128%

Under this example, there is an increase in construction costs of 5.2136128% between the First Quarter of 1987 and 1990. Each \$1,000 cost amount in 1987 would be equal to a 1990 value of \$1,052.14.

EXHIBIT "A"

ATTACHMENT B

REPORT
REPORT
REPORT
REPORT
REPORT
REPORT
ON...
THE
YEAR
2000 PLAN...
REPORT

AN URBAN RENEWAL PLAN AND PROGRAM
OF THE CITY OF WILSONVILLE, OREGON

REVISED 8 11 90

DRAFT

7/31/90

CITY OF WILSONVILLE

CITY COUNCIL

AND

URBAN RENEWAL AGENCY

John Ludlow, Mayor

Sandra Chandler

Robert Dant

Richard Clarke

Eldon Edwards

CITY MANAGER

Pete Wall

CITY ATTORNEY

CITY RECORDER

Michael Kohlhoff

Vera Rojas

MANAGEMENT ASSISTANT

ADMINISTRATIVE ASSISTANT

Ellen Kyle

Dee Thom

COMMUNITY DEVELOPMENT DIRECTOR

Steve Starner

PLANNING DIRECTOR

CITY ENGINEER

Wayne Sorenson

Dick Drinkwater

ADVISOR TO THE CITY:

Lyle A. Stewart, AIA, AICP

REPORT

ON

THE YEAR 2000 PLAN

An Urban Renewal Plan and Program
of the City of Wilsonville, Oregon

The Year 2000 Plan was
Approved by the Wilsonville City Council on

By Council Ordinance No. _____

TABLE OF CONTENTS

	Page No.
Introduction	1
Chapter I - A Description of Physical, Social and Economic Conditions in the Urban Renewal Areas of the Plan and the Expected Impact	2
Chapter II - Fiscal Impact of the Urban Renewal Plan In Light of Added Services or Increased Population	14
Chapter III - Reasons for Selection of Each Urban Renewal Area in the Plan	16
Chapter IV - The Relationship Between Each Project to be Undertaken Under the Plan and the Existing Conditions in the Urban Renewal Area	17
Chapter V - The Estimated Total Cost of Each Project and the Sources of Money to Pay Such Costs--The Anticipated Completion Date for Each Project (or Activity)	18
Chapter VI - The Estimated Amount of Tax Increment Money Required in Each Urban Renewal Area Under ORS 457.420 to 457.440 and the Anticipated Year in Which Indebtedness Will be Retired or Otherwise Provided for Under ORS 457.440	22
Chapter VII - A Financial Analysis of the Plan With Sufficient Information to Determine Feasibility	24
Chapter VIII - A Relocation Report	25
APPENDIX - Exhibits and Tables	27

EXHIBITS

- 1 Zoning Within the Urban Renewal Area (Map)
- 2 ENR Index for Adjusting Cost Estimates of Agency Projects and Activities

TABLES

- 1 Existing Land Use in Urban Renewal Area by Major Land Use Categories
- 2 Condition of Structures and Dwelling Units in Urban Renewal Area by Major Land Use Category
- 3 Population Growth .. Wilsonville and Clackamas County
- 4 Taxable TCV of Real Property (1989-90) by Land Use Category within U.R. Area
- 5 Taxable TCV of Real Property (1989-90) by Zoning Classification within U.R. Area

Taxable TCV, Tax Rates and Taxes Due .. Historical 1968-69 to 1989-90 .. 22 years - Tables 6 through 15

- 6 Clackamas County
- 7 City of Wilsonville
- 8 School District #3 (West Linn)
- 9 Clackamas E.S.D. - Elementary
- 10 Clackamas E.S.D. - High School
- 11 Clackamas Community College
- 12 Fire District #64 (Tualatin)
- 13 County Vector Control
- 14 Port of Portland
- 15 Metro Service District #2

- 16 Estimated Tax Increment Income Assuming Defeat of Ballot Measure 5
- 17 Estimated Tax Increment Income Assuming Approval of Ballot Measure 5
- 18 Estimated Sources of U.R. Agency's Funds and Annual Disposition of Such Funds .. Assumes Defeat of Ballot Measure 5
- 19 Estimated Sources of U.R. Agency's Funds and Annual Disposition of Such Funds .. Assumes Approval of Ballot Measure 5

Perceived Impact on Tax Rate of Wilsonville's U.R. Program .. Projected 1989-90 to 2004-05 .. 15 years - Tables 20 through 30

- 20 Clackamas County
- 21 City of Wilsonville
- 22 School District #3
- 23 Clackamas E.S.D. - Elementary

- 24 Clackamas E.S.D. - High School
- 25 Clackamas Community College
- 26 Fire District #64
- 27 County Vector Control
- 28 Port of Portland
- 29 Metro Service District #2
- 30 Perceived Impact on Combined Tax Rate of Wilsonville's
Urban Renewal Program

- 31 Wilsonville Urban Renewal Program .. Project List ..
Cost Estimates

INTRODUCTION

SECTION 457.095 - (3) of Oregon's Urban Renewal Law requires that the Urban Renewal Plan be accompanied by a report. This document shall constitute the required report to accompany the The Year 2000 Plan - an Urban Renewal Plan, prepared pursuant to the provisions of ORS Chapter 457 by the City of Wilsonville's Urban Renewal Agency.

The numbered chapter titles, at the beginning of each chapter are paraphrased from ORS 457.085 (3) and the text and the referenced tables and maps (contained in the Appendix of this Report) which follow the numbered chapter titles, address the required subject matter.

The definitions, set forth in Section 200 of the The Year 2000 Plan - shall have the same meaning and use in this Report as they have in the above referenced Urban Renewal Plan.

CHAPTER I - A DESCRIPTION OF PHYSICAL, SOCIAL AND ECONOMIC
 CONDITIONS IN THE URBAN RENEWAL AREAS OF THE PLAN
 AND THE EXPECTED IMPACT.

SECTION 100 - EXISTING PHYSICAL CONDITIONS

The Urban Renewal Area contains a total land area of 856.92 acres. See Exhibit 1 (Appendix).

The City of Wilsonville is reported to have a total land area within the incorporated City of 4,173 acres. The Urban Renewal Area represents 20.53% of the City's total area - which is less than the maximum 25% authorized by ORS 457-420-(b)-(B).

101. EXISTING USE OF LAND

A detailed parcel-by-parcel field inventory was undertaken in the winter months of 1989-90 to determine the use and condition of land and buildings within the Urban Renewal Area. The results of the inventory are detailed by land use categories on Table 1 (Appendix) and summarized below.

Public rights-of-way consist of a low 11.37% of the total 856.92 acres which is indicative of the U.R. Area's segmented development pattern. "Open Land" is substantially unused acreage and some in agriculture. Development of the open lands are inhibited by inadequate storm drainage, sanitary sewer and water delivery systems.

EXISTING LAND USE SUMMARY

USE	ACRES	%
Open Land	430.46	50.24
Residential	97.63	11.39
Commercial	15.71	1.83
Industrial	32.34	3.77
Public	180.93	21.12
Quasi-Public	2.38	0.28
Rights-of-Way	97.47	11.37
TOTAL	856.92	100.00

102. PUBLIC INFRASTRUCTURE

The most critical conditions of blight within the U.R. Area are related to long-term water supply, waste water treatment capacity, water delivery system, lack of a comprehensive storm drainage system, and the existence of an inadequate and substandard street and transportation system. These various public systems are deficient and blighted to the degree that they inhibit and, in certain cases, prohibit the timely development of tax-paying property by the private sector.

These deficiencies have encouraged a "shot gun" pattern of development that has left large, undeveloped voids between developments. The present infrastructure, for the most part, is constructed below City standards. The land ownership and use patterns are diverse and located such that each owner, on his/her own, is incapable of providing all segments of the required public infrastructure. There must be a substantial public intervention to construct and reconstruct the streets and utility systems in a logical and comprehensive way which incorporates contemporary engineering principles.

Conditions of the present public infrastructure are found to be as follows:

A. WATER SUPPLY AND DELIVERY SYSTEM DEFICIENCIES

The present City water supply system is provided by a series of public wells. As discussed below, certain older, single family residential subdivisions have been developed with individual water (wells) and sewage disposal systems (septic tanks and drain fields) on the same lot. The State Department of Water Resources has authorized the City to drill its last well at Canyon Creek and Boeckman Roads. Such well is now in production. No additional well drilling permits will be granted to the City by the State.

The water capacity of the City today is approximately 1.7 million gallons per day (mgd). With the City's current growth patterns the capacity available should be in the 4.0 mgd range. Recent demand (Summer 1989) required a 2.0 mgd supply which could not be met with the capacity of the present well system.

The present water delivery system experiences a fluctuating and wide-range pressure surge. This requires the installation of special pressure regulators on all water meters. It makes the design and operation of fire sprinkling systems very difficult and costly and adversely affects property owner fire insurance costs.

The City enjoys rights to Willamette River water which have not been used. Should the City determine to use river water, the costs to treat the water and the need to pump it to all parts of the City will be considerable. Because of the presence of up-stream agricultural contaminants in the river and the Environmental Protection Agency's ever increasing standards for domestic water quality, the cost to secure an adequate water supply might well be less by tieing into the Bull Run system and constructing an efficient, looped gravity delivery system.

A water supply main, connecting the Wilsonville Road system (at Rose Lane) with Charbanneau across the river is needed to complete a looped system. The Montgomery Way and Canyon Creek Road subdivisions are totally reliant on individual water wells and individual septic tank systems on each subdivided residential lot.

B. WASTE WATER TREATMENT FACILITY DEFICIENCIES

The consulting engineering firm of Curran-McLeod, Inc., completed a needs analysis of the City's Waste Water Treatment Plant in March 1990.

Critical deficiencies discussed in the Curran-McLeod Report include the following:

The City of Wilsonville is experiencing difficulties related to waste water treatment facilities capacity and odor problems.

The long-term treatment performance is limited by the effective capacity of the existing secondary biological treatment system. The rotating biological contactors are vulnerable to industrial surge loadings and are showing signs of mechanical deterioration.

Short-term odor remediation is needed as soon as possible.

The problems with the existing waste water treatment system may be related to process loading and system flexibility. Identification of the difficulties includes the evolution of noxious odors from the aerobic digesters and from the primary trains of the rotating biological contactors system.

While plant odors are the most discernible public impact, the more critical is the result of an apparent overload condition contributing to potential violation of the City's National Pollutant Discharge Elimination Systems (NPDES) permit for the quality of material discharged into the Willamette River.

C. SANITARY SEWER COLLECTION SYSTEM

Portions of the sewer collection system require pumps to transmit raw sewage from the generation source to the treatment plant. With a properly designed system, a totally gravity system is possible, more dependable and cost efficient. There is a significant need to build additional transmission capacity into those portions of the system which currently experience overloading.

This is particularly necessary in the area north of Canyon Creek Road, between Boeckman Road and the Washington County line, and across the I-5 Freeway at Wiedemann Road.

Other subdivided residential areas are without a public sewer system and are dependent on individual septic tank and drain fields. Many of these are also dependent on individual wells for their domestic water supply.

D. STORM DRAINAGE SYSTEM

The City lacks a comprehensive storm drainage system.

E. OPEN SPACE

While the City has an abundance of private, undeveloped open space that is planned for urban development, there is a deficiency of organized and developed park and recreation open space. The City has acquired a 102 acre, river-oriented site which at the date of the field survey was substantially unimproved.

As the City continues to urbanize, there is a shortage of land earmarked for neighborhood open space suitable for park and recreation use by nearby residential areas.

F. STREETS AND ROADS

The majority of the arterial class streets and roads in the survey area are inadequate in their cross-sectional standards resulting in a deficient traffic carrying capacity. Further, the structural standards to which most were constructed are below current City standards as can be seen by considerable failure in the streets' and roads' travel surface.

A serious traffic carrying deficiency at peak hours can be seen at several locations. The most critical problem being on Wilsonville Road, approximately one-quarter mile east and west of its interchange with the I-5 Freeway.

Improvements to the Wilsonville Road Interchange are critical and an additional interchange with the Freeway is needed at Boeckman Road to accommodate both local and industrial (truck) traffic. A grade separated overcrossing with the Freeway at Wiedemann Road is another missing transportation element causing traffic congestion on Elligsen, Boeckman and Wilsonville Roads.

A critical deficiency exists in access to the residential areas - commonly referred to as Day Dream Ranch and Day Dream Estates. At morning and evening rush hours, the single road access provided by Parkway Avenue is beyond capacity. The only vehicular access to over 130 homes is by way of this single substandard street.

103. ELECTRICAL TRANSMISSION LINES

A series of high voltage electrical transmission lines (B.P.A.) traverse the City and seriously affect the efficiency of the land use patterns below and in the vicinity of such lines. They also present a visual blight and an important concern as to the effects of the electromagnetic radiation on the health of people living or working near such lines.

104. PROJECTS AND WORK ACTIVITIES NEEDED

In order to correct the blighted conditions existing in the Urban Renewal Area, a variety of public works activities are required to correct conditions and allow the areas to be developed and redeveloped so that their capacity to pay taxes and support the cost of public services is realized. Such projects and related activities are described in Section 600 of the Urban Renewal Plan and Chapter V of this Report.

105. CONDITION OF STRUCTURES

Table 2 in the Appendix of this Report describes the condition of all structures and dwelling units by major land use categories.

Experienced people conducted an exterior survey of each structure within the Urban Renewal Area. Each structure was judged and classified into one of three condition categories as follows:

Condition

- A New buildings, near-new buildings or older buildings which have been subjected to a high degree of maintenance and care. Buildings which essentially comply with basic provisions of the City's and Oregon's Life Safety Codes.
- B Older buildings which exhibit certain code deficiencies but which with reasonable rehabilitation effort and continuing maintenance, could serve their owners for at least an additional 40 years, particularly those buildings which appear to be feasible for economic rehabilitation.
- C Older buildings which exhibit deficiencies which, to correct, would require substantial investment by their owners to the degree that rehabilitation may be inappropriate and uneconomic.

Within the Urban Renewal Area there exist 143 structures of all types (Table 2). 51.75% were judged to be in Condition "A", 46.15% in Condition "B" and 2.10% in Condition "C".

Within the Urban Renewal Area there exist 182 conventional dwelling units. Of these dwelling units 68.13% were judged to be in Condition "A", 31.32% in Condition "B", and 0.55% Condition "C". In addition to the 182 conventional dwelling units, there also exist 64 mobile homes. By Building Code definition, mobile homes are not considered as structures.

106. LAND USE ZONING

Exhibit 1, in the Appendix of this Report, describes current zoning within the Urban Renewal Area.

The use, development or redevelopment of all property within the Urban Renewal Area shall comply with the provisions of the Wilsonville Comprehensive Plan and with all implementing ordinances, codes, policies and regulations as they exist on the date of approval of the Urban Renewal Plan or as they may be amended from time-to-time.

Table 4 (Appendix) summarizes the true cash value by zone classification of land within the Renewal Area. The net area (without streets) of the several zoning classifications within the Urban Renewal Area are as set forth below:

ZONE	ZONE DESCRIPTION	ACRES	% OF NET AREA
PDC	Planned Development, Commercial	161.75	21.30
PDI	Planned Development, Industrial	183.19	24.12
PDR	Planned Development, Residential	66.22	8.72
R	Residential .. low and medium density .. max. density at 12 dwelling units/acre	2.96	0.39
RA-1	Residential/Agricultural .. residential and incidental ag. .. 0.3 du's/acre density	345.33	45.47
Source - LAS		TOTAL NET* AREA	759.45 100.00

* There is an additional 97.47 acres in public rights-of-way for a total 856.92 acres.

107. DEMOGRAPHIC AND SOCIAL CONDITIONS

A. POPULATION

There are 182 dwelling units and 64 mobile homes housing approximately 644 people within the boundaries of the Urban Renewal Area. The 644 figure represents about 11.1% of the City's 1989 certified population of 5,800.

Table 3 describes Wilsonville's population growth from 1968 to 1989 and compares it with Clackamas County. Since the recession years of the early 1980's Wilsonville has increased in population at an average annual rate of 1.7%.

For the period 1969 through 1989, Wilsonville grew by 474.8% while Clackamas County increased its population by 61.1%. The County's share of the State in 1969 was 7.9% while in 1989 it had increased to 9.5%.

The demand for new housing in the Wilsonville area is substantial. However, unless the City's road and utility systems are improved, this demand cannot be accomodated.

B. PER CAPITA INCOME

The most current annual per capita income data available is for 1987 from the U.S. Bureau of the Census, published in February 1990. Wilsonville's per capita income, second highest in the State, is shown below along with other selected Oregon cities:

<u>City</u>	<u>1987 Annual Per Capita Income</u>	
Wilsonville	\$18,974	
King City	17,878	
West Linn	15,320	
Tualatin	13,689	
Tigard	13,626	
Beaverton	13,537	
Milwaukie	12,692	
Portland	11,830	
Gresham	11,470	
Estacada	11,225	
Sherwood	10,492	
Canby	10,269	
Hillsboro	10,267	
Oregon City	9,747	
Sandy	9,522	
Newberg	9,318	
Silverton	8,820	
Mount Angel	7,441	
Gervais	6,559	
Lake Oswego	\$21,228	Oregon's highest City
Chiloquin	5,399	Oregon's lowest City

* Source: U.S. Bureau of the Census, February 1990 ...
the latest information available

C. VALUE OF HOUSING

The 1989-90 County Assessor's average True Cash Value figures for housing (land and improvements) within the Urban Renewal Area are as follows:

77 single family dwelling units ...	\$60,380/DU average
6 two-family dwelling units ...	\$34,548/DU average
85 five-plus family dwelling units ...	\$24,113/DU average
25 dwelling units with commercial ...	value of DU portion,
and industrial properties	unknown

No dwelling units are scheduled to be eliminated within the Urban Renewal Area.

D. UNEMPLOYMENT

Unemployment data for the City or for the Urban Renewal Area is not available. In 1989, however, the following represents the high and low unemployment rates for Clackamas County and the State of Oregon:

	<u>County</u>	<u>State</u>
High Rate	4.9% in January	6.8% in January
Low Rate	4.0% in December	5.0% in October

The County has consistently lower unemployment rates than the State. The State, however, is consistently higher than the nation. In the recession year of 1983, Clackamas County's unemployment rate was 11.7% in January. At the same time the State's rate was 13.9%.

108. ECONOMIC CONDITIONS -- TRUE CASH VALUE OF PROPERTY

Table 4 (Appendix) for the Urban Renewal Area, shows the County assessed true cash value (TCV) of real property by major land use categories for 1989-90 fiscal year. The total taxable TCV of land is \$21,184,472 and improvement value of \$13,625,130 for a total of \$27,029,522 excluding \$7,780,080 in exemptions. To this real property figure it is estimated that an additional \$3,298,038 in State assessed, personal property, boat and mobile home value exists.

The estimated 1989-90 total, taxable true-cash value of property within the boundary of the Urban Renewal Area is estimated to be \$30,327,560.

The total taxable true cash value of the City of Wilsonville for fiscal 1989-90 is \$496,528,059 (\$422,836,200 in Clackamas County plus \$73,691,859 in Washington County). The \$30,327,560 true cash value figure for the Renewal Area represents 6.1% of the City's total and is well within the 25% maximum authorized by State Law - ORS 457.420-(2)-(b)-(A).

109. ECONOMIC CONDITIONS - TAXABLE TRUE CASH VALUE PER ACRE BY ZONE

Table 5 (Appendix) shows, for each zoning classification within the U.R. Area, the net land area, the TCV of County assessed real property (including tax exempt values) and the resulting taxable TCV per net acre. Tax exempt property (noted below) represents a high 22.35% of the total TCV. The 1989-90 tax exempt values include:

PROPERTY	EXEMPT TCV \$
City	6,249,610
School	733,040
Church	475,370
Fire District	114,870
State (ODOT)	96,600
Lodge	64,420
Residential (Vets Exempt.)	25,000
Federal Government	21,170

TOTAL EXEMPT TCV	\$ 7,780,080

110. ECONOMIC CONDITIONS--TCV OF AFFECTED TAXING BODIES

Tables 6 through 15 (Appendix) record the actual historical TCV, annual change, tax rates and tax proceeds for the ten (10) affected taxing bodies for the period 1968-69 through 1989-90.

As noted above, the estimated taxable TCV of the Urban Renewal Area for fiscal 1989-90 is \$30,327,560. Following is a list of the ten (10) taxing bodies which levy taxes in the Urban Renewal Area.

JURISDICTION	1989-90 TCV	TAX RATE	% TCV IN U.R AREA
Clackamas County	\$9,337,867,530	\$ 2.2020	0.32
WILSONVILLE	496,528,059	2.1543	6.11
School Dist. #3	1,136,763,360	16.4004	2.67
Clac.Co. ESD (Elem)	9,085,718,430	.7105	0.33
Clac.Co. ESD (High)	8,911,713,900	.3626	0.34
Clac. Comm. College	6,655,657,640	1.3123	0.46
Fire District #64	859,265,420	2.5215	3.53
Co. Vector Control	9,337,867,530	.0015	0.32
Port of Portland	9,337,867,530	.2957	0.32
Metro Serv. Dist.	6,857,078,850	.3253	0.44
TOTAL TAX RATE		\$26.2861	
URBAN RENEWAL AREA	\$ 30,327,560		100.00 %

Notes: \$73,691,859 of Wilsonville's total TCV is in Washington County.

Values shown for the Port and Metro include only their portions in Clackamas County.

The \$30,327,560 figure is the estimated base year taxable TCV of the Urban Renewal Area. Any increase in TCV within the Renewal Area above the actual base year figure (as determined by the County Tax Assessor) will be the figure multiplied by the combined tax rate of the ten (10) taxing bodies for any subsequent year to produce tax increment proceeds. These proceeds will be made available to the Urban Renewal Agency to pay the costs of implementing the Urban Renewal Program.

Throughout the life of the tax increment process, the ten taxing bodies will continue to receive tax proceeds for the base year figure. When the tax increment process is terminated, the total accumulated increased TCV from the Urban Renewal Area will be released and all of it will be available to each of the ten taxing bodies.

111. COMBINED TAX RATE OF PROPERTY WITHIN THE URBAN RENEWAL AREA

The above table shows the consolidated (combined) tax rate for fiscal 1989-90 to be \$26.2861 per \$1,000 of true cash value.

A review of the several taxing bodies' tax rates for the period 1968-69 through 1989-90 shows a wide range of changing rates:

JURISDICTION	TAX RATE RANGE
Clackamas County ...	1.0300 to 2.2200
City of Wilsonville ...	0.5200 to 3.4400
School District # 3 ...	12.3400 to 24.6400
Clackamas ESD (Elementary) ...	0.2800 to 2.7500
Clackamas ESD (High School) ...	0.1500 to 1.4100
Clackamas Community College ...	0.7000 to 1.7900
Fire District # 64 ...	2.1000 to 3.2800
County Vector Control ...	0.0015 to 0.7000
Port of Portland ...	0.1900 to 0.4300
Metro Service District ...	0.0900 to 0.3437
Combined Low to High Range ...	17.4015 to 41.0037

Tax increment proceeds will become available to the Agency as a function of the increased TCV in the Renewal Area multiplied by the combined tax rate in any given year following the City Council's approval of the Urban Renewal Plan. As can be seen from the above tax rate analysis, this can produce a wide swing in T.I. income over time.

It should be understood that the Urban Renewal Agency has no jurisdiction in determining the ten taxing bodies' individual annual tax rate.

CHAPTER II - FISCAL IMPACT OF THE URBAN RENEWAL PLAN IN LIGHT OF ADDED SERVICES OR INCREASED POPULATION

Improvements to the Urban Renewal Area's infrastructure should reduce the City's operation and maintenance costs currently experienced and encourage new job producing industries and businesses with their attendant higher assessed values to locate both within and outside the Urban Renewal Area.

Improvement in the area's vehicular traffic flow should result in a reduction of energy consumed per vehicular traffic mile with an attendant reduction in air pollution and travel time.

Development of new facilities on the area's vacant land should substantially improve the area's assessed value base allowing all ten (10) affected taxing bodies a broader economic base on which to levy taxes when the tax increment process is terminated. See Chapter VI of this Report.

Since the Urban Renewal Area is predominantly zoned for commercial and industrial land uses, the affect on the Area's population is only minimal (see below). However, increased retail, office and service development is expected to provide job opportunities for many of the City's unemployed and under employed. It is not anticipated that the Renewal Program, in itself, will attract a significant additional population to the City.

In the winter of 1989-90 there were 246 residential units (including 64 mobile homes) in the Renewal Area which housed approximately 644 people. If all vacant residentially designated properties were developed to their expected densities, there could be additional dwelling units constructed, housing an additional estimated 1470 people. These estimates result from the following:

Residential Zone	Vacant Land Acres	DU's per Acre	DU's	Population
RA-1	28.38	2	56	201
R	0.80	12	9	32
PDR	59.50	8	476	1237
Totals	88.68	NA	541	1470

Note: A substantial portion of the RA-1 and PDR zoned land within the U.R. Area is City owned park sites. The dwelling unit (DU) count per acre has been lowered accordingly.

Attention is called to Chapter VII where the impacts of collecting tax increment proceeds on the tax rates of the affected taxing bodies are discussed.

**CHAPTER III - REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA
IN THE PLAN**

The Year 2000 Plan is a single, contiguous Urban Renewal Area containing 856.92 acres. Within the definition of "blight" as set forth in ORS 457.010 it is a blighted area.

The reasons for selecting the 856.92 acre area, as well as for the configuration of its boundary are:

- A. To eliminate blight by correcting the deficiencies in the public infrastructure so that adjacent properties can be provided with adequate access, sanitary sewer service, a dependable water supply (at an affordable cost) and a storm drainage system that will prevent property damage due to flooding;
- B. To create an environment that will attract job producing, tax paying private investments;
- C. To further the goals and policies of the City's Comprehensive Plan including its economic development policies;
- D. To increase the taxable true cash value of the City and the other nine (9) taxing bodies that levy taxes in the Area; and
- E. To advance the objectives of the Urban Renewal Plan as set forth in Section 400 of said Plan.

CHAPTER IV - THE RELATIONSHIP BETWEEN EACH PROJECT TO BE UNDERTAKEN UNDER THE PLAN AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

SECTION 400 - MAJOR PROJECTS TO BE UNDERTAKEN TO ELIMINATE BLIGHT

"Project" as referred to in ORS 457 means separate, noncontiguous areas which constitute a single urban renewal plan. This is not applicable to The Year 2000 Urban Renewal Area since it is one contiguous area.

The major projects and activities are set forth in Section 600 of the Urban Renewal Plan. The relationship of these projects and activities to existing conditions is to eliminate blight and the cause of blight, as discussed in Chapter 1, and to advance the Goals and Objectives of the Urban Renewal Plan. The projects and activities are listed in Chapter V of this Report (also see Table 31 in the Appendix for detail). The project and activity list includes the total estimated cost and the amount of tax increment proceeds funding to pay for their implementation. All improvement activities will be phased over several years and are expected to be completed during or before fiscal years 1999-2000 or 2002-03, depending on the method mandated to calculate tax rates.

Under current tax rate procedures and assuming a tax rate of about \$26.00, all projects could be completed on or before 1990-2000. If, however, the provisions of Ballot Measure Five are approved by the voters in November, 1990, all projects should be in place by fiscal 2002-03.

CHAPTER V - THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEY TO PAY SUCH COSTS--THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT (OR ACTIVITY).

SECTION 500 - ESTIMATED PROJECT AND ACTIVITY COSTS, SOURCE OF FUNDING AND COMPLETION DATES

As set forth in Section 601 of the Urban Renewal Plan, there are thirty-four (34) potential projects in the Urban Renewal Area - each having several project activities. A variety of public and private funding sources are expected to be utilized. The estimated project and activity costs, the amount of tax increment (TIF) proceeds and "other" funding sources are hereinafter set forth for the thirty-four (34) projects. The completion date of each will depend on the actual flow of tax increment proceeds and other funding sources. However, all projects are estimated to be completed during or before fiscal year 2002-03.

501. ESTIMATED COST OF PROJECTS AND ACTIVITIES--COST SHARING

See Urban Renewal Plan, Section 601, for details about projects and activities.

For list of individual projects and detailed cost estimates see Table 31 (Appendix). All cost estimates are in 1990 dollars - rounded.

PROJECT LIST	TOTAL \$	COST ALLOCATION	
		AGENCY \$	OTHER \$
A. ROADS, INCLUDING UTILITIES	28,389,040	21,115,270	7,273,770
B. WATER SYSTEM ONLY	3,696,850	1,323,540	2,373,310
C. SANITARY SEWER SYSTEMS ONLY	4,233,730	1,061,350	3,172,380
D. STORM DRAINS ONLY	572,700	572,700	0
E. PARKS AND RECREATION FACILITIES	7,975,050	7,662,250	312,800
F. TOTAL PROJECTS	\$44,867,050	31,735,110	13,132,260

G. OPERATIONS, SPECIAL SERVICES AND BOND PREPARATION COSTS

See Footnote \10 on Tables 18 and 19 (Appendix)

10 years: \$ 1,700,000 (Table 18)
13 years: \$ 2,150,000 (Table 19)

H. FINANCING COSTS (INTEREST ON BONDS)

See Footnote \12 on Tables 18 and 19 (Appendix)

10 years: \$ 1,980,850 (Table 18)
13 years: \$ 2,655,400 (Table 19)

To further reduce the amount of tax increment proceeds needed to construct the above projects, the Urban Renewal Agency will continuously monitor the availability of State and Federal grants and other sources of revenue to aid in their funding. Also see Section 504 below.

502. ESTIMATED ANNUAL AND CUMULATIVE TAX INCREMENT PROCEEDS TO AGENCY

Oregon voters will be asked in November 1990 to approve or reject Ballot Measure 5--a proposed constitutional amendment which, if approved, ultimately would limit the consolidated tax rate that would produce taxes on any given property to \$15.00 per \$1,000 of true cash value.

Accordingly, it was necessary to estimate the tax increment proceeds the Agency can expect under two (2) different tax rate scenarios, Tables 16 and 17 (Appendix).

Table 16 assumes the tax rate will remain about \$26.00 over the next 10 to 13 years.

Table 17 assumes Ballot Measure 5 will be approved with the following tax rate results:

Fiscal Year 1991-92	\$25.00
Fiscal Year 1992-93	\$22.50
Fiscal Year 1993-94	\$20.00
Fiscal Year 1994-95	\$17.50
Fiscal Year 1995-96	\$15.00
After 1995-96	\$15.00

Both Tables 16 and 17 assume that the same annual and cumulative TCV growth will occur within the boundaries of the Urban Renewal Area for a 25 year period - an increase of \$269,827,907. The increased TCV in the tenth (10) year is estimated to be \$228,211,194 (Table 16) and in the thirteenth (13) year is estimated to be \$236,045,177.

At the end of the tax increment period - estimated to be either fiscal year 1999-00 or 2002-03 - the cumulative increased TCV within the Urban Renewal Area would be "released" and available to the ten (10) affected taxing bodies.

In most urban renewal programs, the activity within the urban renewal boundary stimulates a greater increase in TCV out of the Renewal Area than is "held" inside. This tends to off-set any significant impact on the combined tax rate.

503. AMOUNT OF TAX INCREMENT INCOME NEEDED BY THE URBAN RENEWAL AGENCY TO LEVERAGE WITH OTHER INCOME TO FUND IMPROVEMENT PROJECTS AND ACTIVITIES.

Tables 16 and 17 describe the amount of estimated annual tax increment income under each of the tax rate scenarios discussed above. The total tax increment income, needed for improvements and activities, indicated by these estimates is:

	\$39,279,545	\$4,587,919	
10 years:	-\$40,197,430	less -\$5,428,649	(returned to Assessor) for a total of -\$34,768,781 (Table 16);
	\$35,527,189	\$46,159	\$34,691,628
13 years:	-\$36,445,074	less -\$521,995	(returned to Assessor), for a total of -\$35,923,079 (Table 17).
			\$35,481,030

The proceeds will be used to finance the implementation of the Urban Renewal Plan.

Should all indebtedness of the Agency be retired and a lesser amount than the above estimates be required, any surplus amount will be prorated to the ten (10) taxing bodies by the Assessor.

Conversely, should inflation, or other factors beyond the control of the Agency, cause these amounts to be insufficient to retire Agency indebtedness, the Urban Renewal Plan authorizes the tax increment process to be extended beyond thirteen (13) years by a formal amendment to the Plan (Plan Section 1203).

504. INDEX TO ADJUST 1990 PROJECT AND ACTIVITY DOLLAR VALUES TO CURRENT DOLLAR VALUES

All dollar values discussed in Sections 501, 502, and 503 of this Report are stated in values in existence at the end of the First Quarter, 1990. In subsequent years, should the value of the construction dollar be increased or decreased, above or below the value existing at the end of the First Quarter (March) 1990, such 1990 dollar values shall be multiplied by the ENR Construction Index. See Exhibit 2 in the Appendix.

CHAPTER VI - THE ESTIMATED AMOUNT OF TAX INCREMENT MONEY
REQUIRED IN EACH URBAN RENEWAL AREA UNDER ORS
457.420 TO 457.440 AND THE ANTICIPATED YEAR IN
WHICH INDEBTEDNESS WILL BE RETIRED OR OTHERWISE
PROVIDED FOR UNDER ORS 457.440

SECTION 600. TAX INCREMENT PROCEEDS REQUIREMENTS TO RETIRE
INDEBTEDNESS.

The annual flow of tax increment proceeds to the Agency will depend on the speed with which the Agency can correct the basic deficiencies in the public infrastructure, the response to these corrections by the development community and, of course, the method Oregonians choose to regulate the amount of annual ad valorem taxes to be paid.

The following dollar values are based on two (2) scenarios ... the "normal tax rate" assumes that present methods of calculating tax rates will remain in place. The "reduced tax rate" assumes that Ballot Measure Five will be approved and will replace the present method.

The estimated amount of tax increment proceeds required (see Footnotes on Tables 18 and 19) is:

with normal tax rates: ~~-\$34,768,781~~ \$34,691,626
with reduced tax rates: ~~-\$35,923,079~~ \$35,481,030

The estimated amount of tax increment proceeds to be available to the Agency is:

with normal tax rates: ~~-\$40,197,430~~ \$39,279,545
with reduced tax rates: ~~-\$36,445,074~~ \$35,527,189

The estimated amount of surplus tax increment proceeds to be prorated back to the ten (10) taxing bodies (ORS 457.450-(3)) is:

with normal tax rates: ~~-\$5,428,649~~ \$4,587,919
with reduced tax rates: ~~-\$521,995~~ \$46,159

The estimated fiscal year when indebtedness will be retired is:

with normal tax rates: 1999-2000
with reduced tax rates: 2002-2003

When the tax increment process is terminated ... estimated to be fiscal 1999-00 or 2002-03 depending on which tax rate process is in place ... the increased TCV from within the boundaries of the U.R. Area is estimated to be:

with normal tax rates: \$ 228,221,194 in 1990-00
with reduced tax rates: \$ 236,045,177 in 2002-03

Of the above estimated increased TCV within the U.R. Area the following amounts could not exist unless the blight correcting projects and activities proposed in the U.R. Plan are implemented:

with normal tax rates: \$ 187,251,610 in 1990-00
with reduced tax rates: \$ 195,085,593 in 2002-03

Without implementation of an Urban Renewal Program, future growth and development in the City of Wilsonville will have to be curtailed until properties can be assured of an adequate and dependable water supply; deficiencies in the wastewater collection and treatment facilities are corrected; and improvements to the collector and arterial transportation system are constructed and functioning. If these deficiencies are not corrected, development will simply go elsewhere, where these services are in place.

CHAPTER VII - A FINANCIAL ANALYSIS OF THE PLAN WITH SUFFICIENT INFORMATION TO DETERMINE FEASIBILITY

Chapter V describes the estimated costs required and the funding sources (including tax increment proceeds) expected to implement the Urban Renewal Plan. Chapter VI discusses the amount of tax increment proceeds required and the time period estimated to collect such proceeds.

Tables 18 and 19, describe the estimated annual tax increment flow and the resulting borrowing and tax increment debt retirement capacity of the Urban Renewal Program under the "normal" and "reduced" tax rate procedures. The estimated tax increment income available to the Agency, when combined with the other funding sources discussed in Chapter V, shows that the projects proposed in Section 600 of the Urban Renewal Plan and discussed in Chapter IV of this Report, are feasible and capable of adequate funding.

Another dimension of feasibility is the impact on the tax rates of the several affected taxing bodies. Tables 20 through 30 report the estimated increase in the taxable true cash value (TCV) within the Urban Renewal Area over a fifteen (15) year period. The majority of this increased value would not exist if the Renewal Program were not implemented.

Of significance in understanding the importance of the renewal process on the combined tax rates is the "spin-off" effect of the renewal program to values outside of the boundaries of the renewal area. In some Oregon cities with renewal programs in place, this spin-off increase in new true cash value stimulated by the renewal program becomes greater than the increased value within the renewal boundaries.

With no urban renewal program in Wilsonville to correct the problems discussed in this Report, the tax rate, long-term, can definitely be expected to rise significantly as a result of a decline in property values.

As with other cities which have implemented and completed urban renewal programs, the program does stimulate new development and renovation of existing property. In the process it creates substantial new taxable True Cash Value. Most of this NEW VALUE (TCV) SIMPLY WOULD NOT EXIST IF THERE WERE NOT AN URBAN RENEWAL PROGRAM.

CHAPTER VIII - A RELOCATION REPORT WHICH SHALL INCLUDE:

AN ANALYSIS OF EXISTING RESIDENTS OR BUSINESSES REQUIRED TO BE RELOCATED PERMANENTLY OR TEMPORARILY AS A RESULT OF AGENCY ACTIONS UNDER ORS 457.170;

A DESCRIPTION OF THE METHODS TO BE USED FOR THE TEMPORARY OR PERMANENT RELOCATION OF PERSONS LIVING IN, AND BUSINESSES SITUATED IN, THE URBAN RENEWAL AREA IN ACCORDANCE WITH ORS 281.045 THROUGH 281.105;

AN ENUMERATION, BY COST RANGE, OF THE EXISTING HOUSING UNITS IN THE URBAN RENEWAL AREAS OF THE PLAN TO BE DESTROYED OR ALTERED AND NEW UNITS TO BE ADDED.

SECTION 800. OCCUPIED PROPERTY TO BE ACQUIRED.

The Urban Renewal Agency has identified no housing units to be acquired.

However, in the implementation of the Plan, it probably will be necessary to acquire unoccupied property for road rights-of-way and for park and other open space uses. It is not expected that occupied property will be acquired.

Should conditions change during the implementation of the Plan and the acquisition of occupied property be required, ORS 457 mandates that relocation assistance to occupied property be provided. Accordingly, subsection 605 of the Urban Renewal Plan requires the relocation provisions of ORS 281.045 through 281.105 be met and that relocation payments be made as provided by ORS 281.060.

Prior to the acquisition of occupied property, if any, the Agency shall prepare and adopt relocation guidelines which shall be available to the public.

801. HOUSING UNITS

A. POTENTIAL NEW HOUSING UNITS

The Urban Renewal Area is comprehensively planned predominantly for commercial and industrial use. There is, however, vacant land in three (3) residential zoning classifications which, if developed to their expected densities, could produce 541 additional dwelling units. See Chapter II.

These would be predominantly condominium and multiple family units and could have values estimated in the \$60,000 to \$120,000 range.

B. EXISTING DWELLING UNITS

See Chapter I, Section 107-A and C of this Report. No dwelling units are scheduled to be destroyed by the Agency.

APPENDIX

1

RESIDENTIAL:

R

RA-1

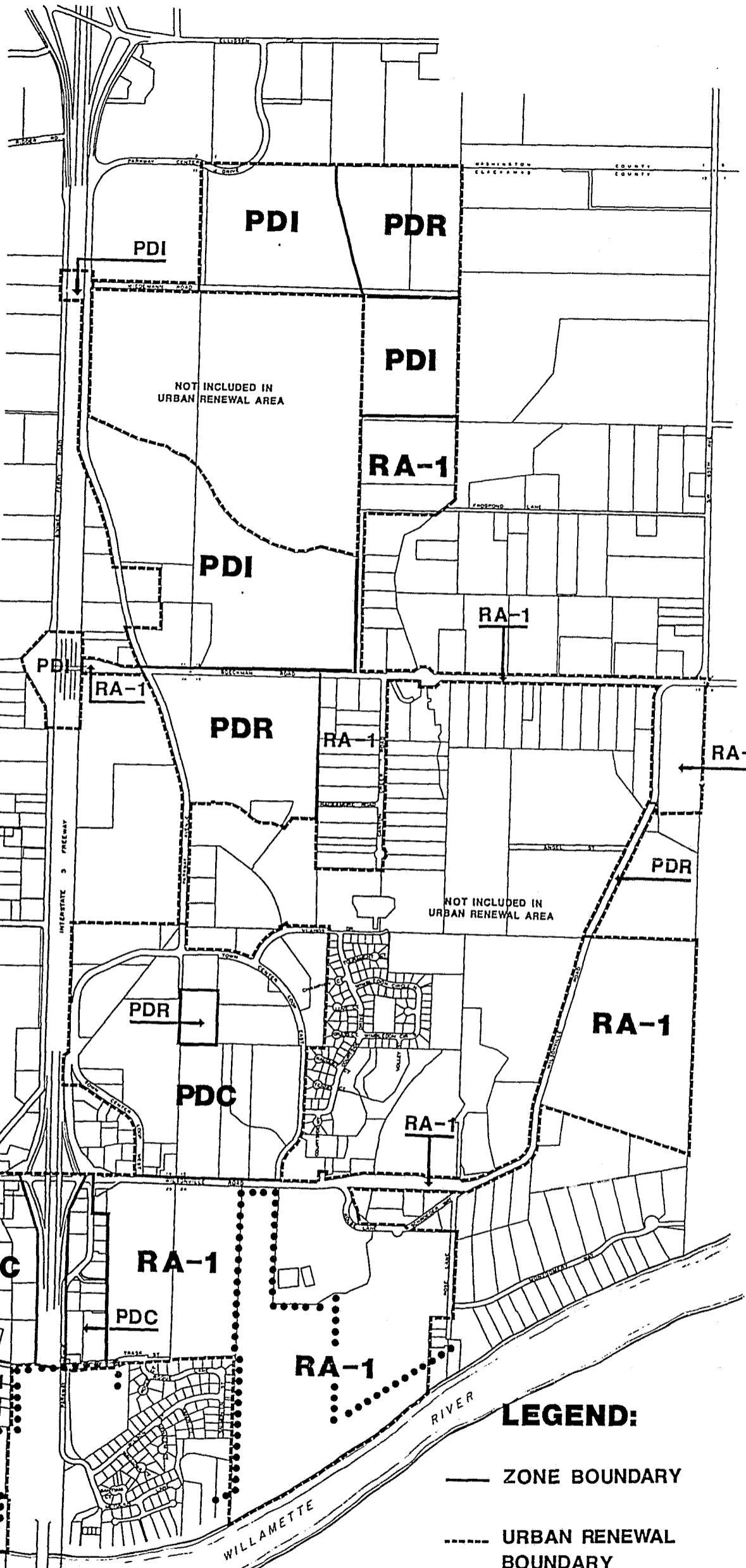
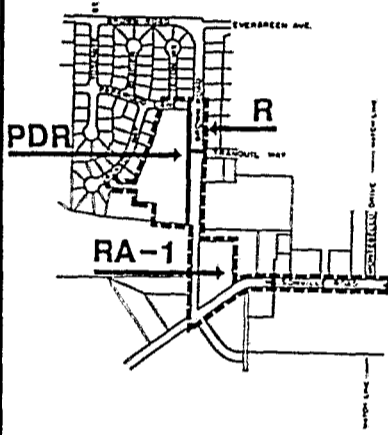
PDR

COMMERCIAL:

PDC

INDUSTRIAL:

PDI



LEGEND:

- ZONE BOUNDARY
- - - - URBAN RENEWAL BOUNDARY
- WILLAMETTE RIVER GREENWAY BOUNDARY

ZONING MAP

WILSONVILLE, OREGON

PATTERSON, SHIDER AND STEWART
ARCHITECTURE, PLANNING AND URBAN DESIGN
HEPORD, OREGON PHON: (503) 772-1823

2A

EXHIBIT 1

EXHIBIT 2

ENR INDEX FOR ADJUSTING COST ESTIMATES OF AGENCY ACTIVITIES

The ENR Index for Construction Costs (CCI) for Seattle (Northwest) will be used to adjust First Quarter 1990 dollar figures to establish current dollar values for any subsequent year.

The ENR Index for Construction is published weekly by:

Engineering News Record
McGraw-Hill, Publisher
1221 Avenue of the Americas
New York, New York 10020
Phone: (212) 512-2000

The 1990 dollar figures used for construction estimates of projects and activities were established as of the First Quarter 1990 when the ENR (CCI) Index equaled 4874.21 annually, for the same first quarter of subsequent years, these construction cost estimates shall be adjusted upward or downward, as the case may be, by using the ENR Index for Construction (CCI) reported for the first quarter of each subsequent year.

An example of how the indexing process is herein intended to function, using first quarter 1987 and 1990 figures, is as follows:

Index Point Change:

CCI Index points for 1990	=	4874.21
CCI Index points for 1987	=	<u>-4632.68</u>
Equals Index Point Change	=	241.53 points

Index Percent Change:

CCI Index Point Change divided by First Quarter 1987 Index =	
241.53 divided by 4632.68	= 0.052136128
0.052136128 x 100	= 5.2136128%

Under this example, there is an increase in construction costs of 5.2136128% between the First Quarter of 1987 and 1990. Each \$1,000 cost amount in 1987 would be equal to a 1990 value of \$1,052.14

TABLE 1

EXISTING LAND USE ... WILSONVILLE URBAN RENEWAL AREA

	ACRES
<u>OPEN LAND (430.46 ACRES ... 50.24%)</u>	
Government Acreage (ODOT)	3.45
Private Acreage	328.41
Private Subdivided Lots	14.80
Agriculture, Private	82.75
Private Road	1.05
<u>RESIDENTIAL (97.63 ACRES ... 11.39%)</u>	
Single Family Detached (77 units)	76.20
Duplex (3 properties, 6 units)	.53
Apartments (7 properties, 84 units)	3.89
Mobile Homes on Private Lots (14 units)	5.65
Mobile Home Park (49 units)	10.37
Mixed Residential Types (5 properties, 12 units)	.99
<u>COMMERCIAL (15.71 ACRES ... 1.83%)</u>	
Retail	1.80
Food and Drink	1.01
Financial Institution	.63
Office, General	4.50
Office, Medical	.29
Service	1.96
Gas Service Station	2.38
Motel	1.48
Day Care/Nursery School	1.66
<u>INDUSTRIAL (32.34 ACRES ... 3.77%)</u>	
Wholesale	1.48
Storage	1.28
Manufacturing	29.58
<u>PUBLIC (180.93 ACRES ... 21.12%)</u>	
Park, Improved	10.57
School Site	60.52
R.O.W. (Tax lot)	.15
Sewage Treatment/City Yards	6.88
Mixed (Library, partially improved park)	102.30
Fire Station	.51
<u>QUASI-PUBLIC (2.38 ACRES ... 0.28%)</u>	
Church	1.50
Private School	.57
Other	.31
<u>NET TOTAL AREA (88.63%)</u>	<u>759.45</u>
<u>PUBLIC RIGHT OF WAY (11.37%)</u>	<u>97.47</u>
<u>GROSS TOTAL AREA (100.00%)</u>	<u>856.92</u>

Source: Patterson, Snider and Stewart

TABLE 2

CONDITION OF STRUCTURES AND DWELLING UNITS ... WILSONVILLE URBAN
RENEWAL AREA

MAJOR LAND USE CATEGORY	NUMBER OF STRUCTURES				NUMBER OF DWELLING UNITS			
	A	B	C	TOTAL	A	B	C	TOTAL
Open Land	1	0	0	1	0	0	0	0
Residential	44	48	2	94	124	54	1	179
Commercial	22	7	1	30	0	2	0	2
Industrial	0	8	0	8	0	1	0	1
Public	4	1	0	5	0	0	0	0
Quasi-Public	3	2	0	5	0	0	0	0
TOTAL	74	66	3	143	124	57	1	182
Percentage	51.75	46.15	2.10	100.00	68.13	31.32	0.55	100.00

Source Patterson, Snider and Stewart

One (1) agricultural structure is located in the "Open Land" category. In addition to the 182 conventional dwelling units there are 64 mobile homes located in the U.R. Area. By Building Code definition, mobile homes are not considered as structures.

TABLE 3

POPULATION GROWTH IN WILSONVILLE AND CLACKAMAS COUNTY

YEAR	CITY OF WILSONVILLE			CLACKAMAS COUNTY		
	POPULATION	% CHANGE	% OF COUNTY	POPULATION	% CHANGE	% OF STATE
1969	1009		0.61	164,800		7.92
70	1001	(0.8)	0.60	166,088	0.8	7.94
71	1000	(0.1)	0.57	174,900	5.3	8.16
72	1000	-	0.56	178,400	2.0	8.17
73	1015	1.5	0.55	185,600	4.0	8.34
74	1140	12.3	0.58	196,900	6.1	8.69
1975	1230	7.9	0.61	202,900	3.0	8.83
76	1600	30.1	0.78	205,800	1.4	8.79
77	2040	27.5	0.97	211,000	2.5	8.81
78	2420	18.6	1.04	233,100	10.5	9.43
79	2710	12.0	1.13	239,800	2.9	9.43
1980	2920	7.7	1.21	241,911	0.9	9.19
81	3385	15.9	1.38	245,100	1.3	9.21
82	3390	0.1	1.38	245,100	-	9.22
83	3320	(2.1)	1.36	243,600	(0.6)	9.24
84	3475	4.7	1.41	246,300	1.1	9.26
1985	3700	6.5	1.49	248,200	0.8	9.28
86	4180	13.0	1.68	248,200	-	9.33
87	4285	2.5	1.68	255,100	2.8	9.42
88	5025	17.3	1.91	262,200	2.8	9.57
89	5800	15.4	2.18	265,500	1.3	9.51
1969-1989 CHANGE CITY				1969-1989 CHANGE COUNTY		31.1% STATE

Source: Center for Research and Census ... Portland State University, percentages calculated by Patterson, Snider and Stewart.

TABLE 4

TAXABLE TRUE CASH VALUE (TCV) OF COUNTY ASSESSED REAL PROPERTY *
 ... BY MAJOR LAND USE CATEGORY (1989-90) ... WILSONVILLE URBAN
 RENEWAL AREA

MAJOR LAND USE CATEGORY	LAND \$	IMPROVE- MENTS \$	(EXEMPT) \$	NET REAL PROPERTY \$
Open Land	10,185,230	31,150	117,770	10,098,610
Residential	3,527,890	4,863,110	25,000	8,366,000
Commercial	2,208,660	4,094,010	-	6,302,670
Industrial	1,489,652	355,170	-	1,844,822
Public	3,567,000	3,530,520	7,097,520	-
Quasi-Public	206,040	751,170	539,790	417,420
TOTALS	21,184,472	13,625,130	7,780,080	27,029,522

Source: Clackamas County Assessor and Patterson, Snider
 and Stewart

- * "Real property" does not include the taxable value of personal property, mobile homes or State assessed utilities. It is estimated that real property constitutes about 90.0% of the estimated total taxable TCV of \$ 30,327,560. This estimated \$ 30,327,560 figure represents about 6.11% of the City's total taxable TCV of \$496,528,059 for fiscal year 1989-90.

TABLE 5

1989-90 TAXABLE TRUE CASH VALUE (TCV) OF COUNTY ASSESSED REAL PROPERTY ...
 BY ZONING CLASSIFICATION ... WILSONVILLE URBAN RENEWAL AREA

ZONE	NET ACRES	LAND \$	IMPROVE- MENTS \$	(EXEMPT) \$	NET REAL PROPERTY	
					TCV \$	\$ PER NET ACRE
R	2.96	228,800	457,960	-	686,760	232,014
RA-1	345.33	6,119,280	6,903,310	7,420,320	5,602,270	16,223
PDR	66.22	1,191,510	-	63,090	1,128,420	17,041
PDC	161.75	7,490,890	6,262,860	296,670	13,457,080	81,329
PDI	183.19	6,153,992	1,000	-	6,154,992	33,599
TOTALS	759.45	21,184,472	13,625,130	7,780,080	27,029,522	35,591

Source: Patterson, Snider and Stewart

A: TABLES

TABLE 6

CLACKAMAS COUNTY

WILSONVILLE U.R. PROJECT

TAXABLE TCY, TAX RATES AND TAX PROCEEDS ... HISTORICAL
1968-69 TO 1989-90

A	B	C	D	E	F	G
FISCAL YEAR	ASSESSED VALUE* (WHEN DIFFERENT) \$	TRUE * CASH VALUE \$	ANNUAL CHANGE %	TAX ** RATE \$/\$1000	TAXES TO FUND BUDGET \$	ANNUAL CHANGE %
1968-69		1,126,039,930		2.0400	2,883,071	
69-70		1,251,606,570	11.15	1.5400	1,927,474	(33.15)
1970-71		1,413,270,030	12.92	1.4500	2,049,242	6.32
71-72		1,615,916,550	14.34	1.3400	2,165,328	5.66
72-73		1,853,951,580	14.73	1.2400	2,298,900	6.17
73-74		2,124,162,610	14.57	1.1600	2,464,029	7.18
74-75		2,423,830,410	14.11	1.1400	2,763,167	12.14
75-76		2,760,589,080	13.89	1.0500	2,898,619	4.90
76-77		3,059,880,150	10.84	1.3100	4,008,443	38.29
77-78		3,478,008,100	13.66	1.4700	5,112,672	27.55
78-79		4,080,690,450	17.33	1.2900	5,264,091	2.96
79-80		5,304,445,990	29.99	1.0300	5,463,579	3.79
1980-81*	5,999,405,200	7,002,704,530	32.02	1.0300	6,179,387	13.10
81-82*	6,776,828,500	8,208,369,600	17.22	2.1000	14,231,340	130.30
82-83*	7,355,897,470	8,720,245,810	6.24	1.7400	12,799,262	(10.06)
83-84*	7,893,414,950	8,717,386,520	(.03)	1.6600	13,103,069	2.37
84-85*	8,230,298,500	8,575,066,880	(1.63)	1.9600	16,131,385	23.11
85-86		8,271,256,120	(3.54)	2.0000	16,542,512	2.55
86-87		8,420,536,990	1.80	2.0800	17,514,717	5.88
87-88		8,609,660,610	2.25	2.2200	19,113,447	9.13
88-89		8,924,858,580	3.66	2.1789	19,446,374	1.74
89-90		9,337,867,530	4.63	2.2020	20,561,984	5.74
AVERAGES	68-69/89-90		10.96	1.6014		12.65
GROWTH %		729.27			613.20	
AVERAGES	68-69/80-81		16.63	1.3146		7.91
GROWTH %		521.89			114.33	
AVERAGES	80-81\89-90		6.26	1.9171		18.39
GROWTH %		33.35			232.75	

* DURING FISCAL YEARS 1980-81 THROUGH 1984-85, TRUE CASH VALUE FIGURES WERE ADJUSTED BY STATE-WIDE REDUCTION FACTORS TO PRODUCE ASSESSED VALUES FOR TAXING PURPOSES. COLUMN F FIGURES (*) DERIVED FROM THE STATE ADJUSTED ASSESSED VALUES.

** TAX RATE EXTENDED TO FOUR (4) DIGITS BEGINNING F.Y. 1988-89

A:CLCOH - 1

TABLE 7

CITY OF WILSONVILLE

WILSONVILLE U.R. PROJECT

TAXABLE TCV, TAX RATES AND TAX PROCEEDS ... HISTORICAL
1968-69 TO 1989-90

A	B	C	D	E	F	G
FISCAL YEAR	ASSESSED VALUE* (WHEN DIFFERENT) \$	TRUE * CASH VALUE \$	ANNUAL CHANGE %	TAX ** RATE \$/\$1000	TAXES TO FUND BUDGET \$	ANNUAL CHANGE %
1968-69		INCORPORATED IN	1969			
69-70		8,998,980		0.0000	0	
1970-71		9,657,580	7.32	1.6700	16,128	
71-72		10,634,250	10.11	2.1300	22,651	40.44
72-73		15,100,610	42.00	2.3000	34,731	53.33
73-74		18,860,230	24.90	3.4400	64,879	86.80
74-75		24,951,220	32.30	3.1000	77,349	19.22
75-76		39,904,040	59.93	2.0400	81,404	5.24
76-77		54,386,100	36.29	1.3300	72,334	(11.14)
77-78		67,810,240	24.68	2.0600	139,689	93.12
78-79		83,569,630	23.24	.5200	43,456	(68.89)
79-80		134,150,340	60.53	.8200	110,003	153.14
1980-81*	178,796,660	206,584,900	54.00	2.3600	421,960	283.59
81-82*	235,956,380	282,046,570	36.53	2.1200	500,228	18.55
82-83*	260,106,020	306,963,480	8.83	1.9900	517,611	3.48
83-84*	278,400,290	306,861,760	(.03)	2.0100	559,585	8.11
84-85*	298,205,050	310,663,600	1.24	1.9600	584,482	4.45
85-86		317,426,460	2.18	1.5700	498,360	(14.73)
86-87		334,456,220	5.36	1.3500	451,516	(9.40)
87-88		348,722,170	4.27	1.3600	474,262	5.04
88-89		382,410,910	9.66	2.0639	789,258	66.42
89-90		422,836,200 *	10.57	2.1543	910,916	15.41
AVERAGES	68-69/89-90		22.69	1.8261		39.59
GROWTH %		4,598.71			5,547.99	
AVERAGES	68-69/80-81		34.12	1.8142		65.49
GROWTH %		2,195.65			2,516.29	
AVERAGES	80-81\89-90		13.26	1.8938		38.09
GROWTH %		104.68			115.88	

* DURING FISCAL YEARS 1980-81 THROUGH 1984-85, TRUE CASH VALUE FIGURES WERE ADJUSTED BY STATE-WIDE REDUCTION FACTORS TO PRODUCE ASSESSED VALUES FOR TAXING PURPOSES. COLUMN F FIGURES (*) DERIVED FROM THE STATE ADJUSTED ASSESSED VALUES.

AN ADDITIONAL \$73,691,859 IS IN WASHINGTON CO. PORTION OF WILSONVILLE - TOTAL VALUE = \$496,528,059

** TAX RATE EXTENDED TO FOUR (4) DIGITS BEGINNING F.Y. 1988-89

TABLE 8 .

SCHOOL DISTRICT #3

WILSONVILLE U.R. PROJECT

TAXABLE TCV, TAX RATES AND TAX PROCEEDS ... HISTORICAL
1968-69 TO 1989-90

A	B	C	D	E	F	G
FISCAL YEAR	ASSESSED VALUE* (WHEN DIFFERENT) \$	TRUE * CASH VALUE \$	ANNUAL CHANGE %	TAX ** RATE \$/\$1000	TAXES TO FUND BUDGET \$	ANNUAL CHANGE %
1968-69		84,921,060		24.6400	2,867,725	
69-70		113,795,850	34.00	17.6000	2,002,807	(30.16)
1970-71		116,384,940	2.28	20.0700	2,335,846	16.63
71-72		115,361,330	(.88)	21.4500	2,474,501	5.94
72-73		133,999,820	16.16	20.1300	2,697,416	9.01
73-74		148,037,750	10.48	18.8400	2,789,031	3.40
74-75		165,287,420	11.65	19.5200	3,226,410	15.68
75-76		221,995,390	34.31	17.9800	3,991,477	23.71
76-77		246,252,300	10.93	18.5300	4,563,055	14.32
77-78		284,266,210	15.44	15.1100	4,295,262	(5.87)
78-79		344,009,460	21.02	13.4900	4,640,688	8.04
79-80		454,134,680	32.01	12.3400	5,604,022	20.76
1980-81*	577,588,220	672,985,450	48.19	13.0600	7,543,302	34.61
81-82*	723,439,260	871,231,010	29.46	14.0700	10,178,790	34.94
82-83*	773,461,140	916,133,250	5.15	13.6200	10,534,541	3.50
83-84*	825,034,420	910,833,500	(.58)	12.8900	10,634,694	.95
84-85*	864,899,680	901,090,580	(1.07)	13.0100	11,252,345	5.81
85-86		886,285,910	(1.64)	13.2700	11,761,014	4.52
86-87		914,762,700	3.21	14.7800	13,520,193	14.96
87-88		948,254,650	3.66	15.1600	14,375,540	6.33
88-89		1,021,500,970	7.72	15.2732	15,601,589	8.53
89-90		1,136,763,360	11.28	16.4004	18,643,374	19.50
AVERAGES	68-69/89-90		13.94	16.4197		10.24
GROWTH %		1,238.61			550.11	
AVERAGES	68-69/80-81		19.63	17.9046		9.67
GROWTH %		692.48			163.04	
AVERAGES	80-81\89-90		10.54	14.1534		13.36
GROWTH %		68.91			147.15	

* DURING FISCAL YEARS 1980-81 THROUGH 1984-85, TRUE CASH VALUE FIGURES WERE ADJUSTED BY STATE-WIDE REDUCTION FACTORS TO PRODUCE ASSESSED VALUES FOR TAXING PURPOSES. COLUMN F FIGURES (*) DERIVED FROM THE STATE ADJUSTED ASSESSED VALUES.

** TAX RATE EXTENDED TO FOUR (4) DIGITS BEGINNING F.Y. 1988-89

A:CLSD3H - 1

TABLE 9

CLACKAMAS E.S.D. - ELEMENTARY

WILSONVILLE U.R. PROJECT

TAXABLE TCV, TAX RATES AND TAX PROCEEDS ... HISTORICAL
1968-69 TO 1989-90

A	B	C	D	E	F	G
FISCAL YEAR	ASSESSED VALUE* (WHEN DIFFERENT) \$	TRUE * CASH VALUE \$	ANNUAL CHANGE %	TAX ** RATE \$/\$1000	TAXES TO FUND BUDGET \$	ANNUAL CHANGE %
1968-69		1,102,868,050		2.7500	3,786,829	
69-70		1,223,499,460	10.94	2.6400	3,230,039	(14.70)
1970-71		1,377,028,630	12.55	2.4400	3,359,950	4.02
71-72		1,578,450,250	14.63	2.2900	3,614,651	7.58
72-73		1,808,659,790	14.58	2.1200	3,834,359	6.08
73-74		2,073,159,430	14.62	1.9700	4,084,124	6.51
74-75		2,365,960,860	14.12	1.8300	4,329,708	6.01
75-76		2,693,321,500	13.84	1.6900	4,551,713	5.13
76-77		2,979,970,050	10.64	1.6400	4,887,151	7.37
77-78		3,391,293,910	13.80	1.5200	5,154,767	5.48
78-79		3,980,052,870	17.36	.3600	1,432,819	(72.20)
79-80		5,178,206,400	30.10	.2900	1,501,680	4.81
1980-81*	5,857,185,890	6,835,969,880	32.01	.2800	1,640,012	9.21
81-82*	6,610,092,180	8,006,353,740	17.12	.6000	3,966,055	141.83
82-83*	7,177,885,750	8,508,796,540	6.28	.5900	4,234,953	6.78
83-84*	7,700,195,440	8,503,818,550	(.05)	.5900	4,543,115	7.28
84-85*	8,030,027,820	8,366,410,220	(1.62)	.6100	4,898,317	7.82
85-86		8,068,955,630	(3.56)	.6400	5,164,132	5.43
86-87		8,217,904,980	1.85	.6700	5,505,996	6.62
87-88		8,399,423,330	2.21	.6900	5,795,602	5.26
88-89		8,704,272,200	3.63	.7005	6,097,343	5.21
89-90		9,085,718,430	4.38	.7105	6,455,403	5.87
AVERAGES	68-69/89-90		10.93	1.2555		7.97
GROWTH %		723.83			70.47	
AVERAGES	68-69/80-81		16.60	1.6785		(2.06)
GROWTH %		519.84			(56.69)	
AVERAGES	80-81\89-90		6.22	.6081		20.13
GROWTH %		32.91			293.62	

* DURING FISCAL YEARS 1980-81 THROUGH 1984-85, TRUE CASH VALUE FIGURES WERE ADJUSTED BY STATE-WIDE REDUCTION FACTORS TO PRODUCE ASSESSED VALUES FOR TAXING PURPOSES. COLUMN F FIGURES (*) DERIVED FROM THE STATE ADJUSTED ASSESSED VALUES.

** TAX RATE EXTENDED TO FOUR (4) DIGITS BEGINNING F.Y. 1988-89

A:CLES DH - 1

TABLE 10

CLACKAMAS E.S.D. - HIGH SCHOOL

WILSONVILLE U.R. PROJECT

TAXABLE TCV, TAX RATES AND TAX PROCEEDS ... HISTORICAL
1968-69 TO 1989-90

A	B	C	D	E	F	G
FISCAL YEAR	ASSESSED VALUE* (WHEN DIFFERENT) \$	TRUE * CASH VALUE \$	ANNUAL CHANGE %	TAX ** RATE \$/\$1000	TAXES TO FUND BUDGET \$	ANNUAL CHANGE %
1968-69		1,093,091,200		1.4100	1,911,402	
69-70		1,211,708,800	10.85	1.3300	1,611,573	(15.69)
1970-71		1,355,604,390	11.88	1.2700	1,721,618	6.83
71-72		1,554,817,760	14.70	1.1600	1,803,589	4.76
72-73		1,777,960,390	14.35	1.0800	1,920,197	6.47
73-74		2,035,619,720	14.49	1.0200	2,076,332	8.13
74-75		2,321,821,920	14.06	.9400	2,182,513	5.11
75-76		2,641,785,060	13.78	.8600	2,271,935	4.10
76-77		2,910,233,630	10.16	.8400	2,444,596	7.60
77-78		3,316,436,750	13.96	.7800	2,586,821	5.82
78-79		3,893,808,770	17.41	.1800	700,886	(72.91)
79-80		5,067,611,600	30.15	.1500	760,142	8.45
1980-81*	5,728,733,890	6,684,692,070	31.91	.1500	859,310	13.05
81-82*	6,463,459,130	7,828,079,220	17.10	.3200	2,068,307	140.69
82-83*	7,025,599,020	8,327,653,750	6.38	.3100	2,177,936	5.30
83-84*	7,533,893,710	8,319,897,520	(.09)	.3100	2,335,507	7.23
84-85*	7,857,947,980	8,187,127,470	(1.60)	.3100	2,435,964	4.30
85-86		7,898,461,470	(3.53)	.3200	2,527,508	3.76
86-87		8,045,271,450	1.86	.3400	2,735,392	8.22
87-88		8,223,207,610	2.21	.3600	2,960,355	8.22
88-89		8,534,586,860	3.79	.3576	3,051,968	3.09
89-90		8,911,713,900	4.42	.3626	3,231,387	5.88
AVERAGES	68-69/89-90		10.87	.6436		8.02
GROWTH %		715.28			69.06	
AVERAGES	68-69/80-81		16.47	.8592		(1.52)
GROWTH %		511.54			(55.04)	
AVERAGES	80-81\89-90		6.25	.3140		19.98
GROWTH %		33.32			276.04	

* DURING FISCAL YEARS 1980-81 THROUGH 1984-85, TRUE CASH VALUE FIGURES WERE ADJUSTED BY STATE-WIDE REDUCTION FACTORS TO PRODUCE ASSESSED VALUES FOR TAXING PURPOSES. COLUMN F FIGURES (*) DERIVED FROM THE STATE ADJUSTED ASSESSED VALUES.

** TAX RATE EXTENDED TO FOUR (4) DIGITS BEGINNING F.Y. 1988-89

A:CLHSDH - 1

TABLE 11

CLACKAMAS COMMUNITY COLLEGE

WILSONVILLE U.R. PROJECT

TAXABLE TCV, TAX RATES AND TAX PROCEEDS ... HISTORICAL
1968-69 TO 1989-90

A	B	C	D	E	F	G
FISCAL YEAR	ASSESSED VALUE* (WHEN DIFFERENT) \$	TRUE * CASH VALUE \$	ANNUAL CHANGE %	TAX ** RATE \$/\$1000	TAXES TO FUND BUDGET \$	ANNUAL CHANGE %
1968-69		838,419,740		.7000	711,632	
69-70		946,038,590	12.84	1.4800	1,400,137	96.75
1970-71		1,016,617,050	7.46	1.9500	1,982,403	41.59
71-72		1,169,911,820	15.08	1.7100	2,000,549	.92
72-73		1,361,913,090	16.41	1.7000	2,315,252	15.73
73-74		1,573,170,910	15.51	1.5100	2,375,488	2.60
74-75		1,761,452,740	11.97	1.6000	2,818,324	18.64
75-76		2,030,756,380	15.29	1.5700	3,188,288	13.13
76-77		2,221,219,410	9.38	1.6500	3,665,012	14.95
77-78		2,568,527,460	15.64	1.3600	3,493,197	(4.69)
78-79		3,039,463,560	18.33	1.5900	4,832,747	38.35
79-80		3,983,772,230	31.07	1.5300	6,095,172	26.12
1980-81*	4,370,962,470	5,096,789,820	27.94	1.7900	7,824,023	28.36
81-82*	4,965,254,660	6,017,847,790	18.07	1.3900	6,901,704	(11.79)
82-83*	5,350,336,770	6,340,911,410	5.37	1.3900	7,436,968	7.76
83-84*	5,744,406,800	6,343,280,910	.03	1.3100	7,525,173	1.19
84-85*	5,967,394,850	6,217,443,440	(1.98)	1.3000	7,757,613	3.09
85-86		5,994,358,950	(3.59)	1.3200	7,912,554	2.00
86-87		6,073,776,910	1.32	1.3400	8,138,861	2.86
87-88		6,206,732,790	2.19	1.3100	8,130,820	(.09)
88-89		6,408,477,480	3.25	1.3689	8,772,565	7.89
89-90		6,655,657,640	3.86	1.3123	8,734,220	(.44)
AVERAGES	68-69/89-90		10.74	1.4628		14.52
GROWTH %		693.83			1,127.35	
AVERAGES	68-69/80-81		16.41	1.5492		24.37
GROWTH %		507.90			999.45	
AVERAGES	80-81\89-90		5.65	1.3831		4.08
GROWTH %		30.59			11.63	

* DURING FISCAL YEARS 1980-81 THROUGH 1984-85, TRUE CASH VALUE FIGURES WERE ADJUSTED BY STATE-WIDE REDUCTION FACTORS TO PRODUCE ASSESSED VALUES FOR TAXING PURPOSES. COLUMN F FIGURES (*) DERIVED FROM THE STATE ADJUSTED ASSESSED VALUES.

** TAX RATE EXTENDED TO FOUR (4) DIGITS BEGINNING F.Y. 1988-89

A:CLCCH -1-

TABLE 12

FIRE DISTRICT #64 (TUALATIN)

WILSONVILLE U.R. PROJECT

TAXABLE TCV, TAX RATES AND TAX PROCEEDS ... HISTORICAL
1968-69 TO 1989-90

A	B	C	D	E	F	G
FISCAL YEAR	ASSESSED VALUE* (WHEN DIFFERENT) \$	TRUE * CASH VALUE \$	ANNUAL CHANGE %	TAX ** RATE \$/\$1000	TAXES TO FUND BUDGET \$	ANNUAL CHANGE %
1968-69		30,964,200		2.1000	106,621	
69-70		49,605,790	60.20	2.3000	114,093	7.01
1970-71		50,772,080	2.35	2.1100	107,129	(6.10)
71-72		52,545,060	3.49	3.0100	158,161	47.64
72-73		64,353,360	22.47	2.5000	160,883	1.72
73-74		73,436,200	14.11	2.9000	212,965	32.37
74-75		88,338,170	20.29	2.8900	255,297	19.88
75-76		121,984,940	38.09	2.6700	325,700	27.58
76-77		141,616,100	16.09	3.1400	444,675	36.53
77-78		163,624,510	15.54	2.9700	485,965	9.29
78-79		195,978,770	19.77	3.1100	609,494	25.42
79-80		275,462,840	40.56	2.9300	807,106	32.42
1980-81*	348,459,080	404,936,160	47.00	3.2300	1,125,523	39.45
81-82*	449,702,570	540,334,610	33.44	3.2100	1,443,545	28.26
82-83*	495,167,010	585,803,170	8.41	3.2800	1,624,148	12.51
83-84*	537,696,410	593,283,250	1.28	3.1500	1,693,744	4.29
84-85*	568,824,520	592,609,550	(.11)	3.1200	1,774,733	4.78
85-86		591,296,300	(.22)	2.6000	1,537,370	(13.37)
86-87		627,711,710	6.16	2.9900	1,876,858	22.08
87-88		663,826,300	5.75	2.7300	1,812,246	(3.44)
88-89		750,324,470	13.03	2.5195	1,890,443	4.31
89-90		859,265,420	14.52	2.5215	2,166,638	14.61
AVERAGES	68-69/89-90		18.20	2.8173		16.53
GROWTH %		2,675.03			1,932.09	
AVERAGES	68-69/80-81		25.00	2.7585		22.77
GROWTH %		1,207.76			955.63	
AVERAGES	80-81\89-90		12.93	2.9351		11.35
GROWTH %		112.20			92.50	

* DURING FISCAL YEARS 1980-81 THROUGH 1984-85, TRUE CASH VALUE FIGURES WERE ADJUSTED BY STATE-WIDE REDUCTION FACTORS TO PRODUCE ASSESSED VALUES FOR TAXING PURPOSES. COLUMN F FIGURES (*) DERIVED FROM THE STATE ADJUSTED ASSESSED VALUES.

** TAX RATE EXTENDED TO FOUR (4) DIGITS BEGINNING F.Y. 1988-89

TABLE 13

COUNTY VECTOR CONTROL

WILSONVILLE U.R. PROJECT

TAXABLE TCV, TAX RATES AND TAX PROCEEDS . . . HISTORICAL
1968-69 TO 1989-90

A	B	C	D	E	F	G
FISCAL YEAR	ASSESSED VALUE* (WHEN DIFFERENT) \$	TRUE * CASH VALUE \$	ANNUAL CHANGE %	TAX ** RATE \$/\$1000	TAXES TO FUND BUDGET \$	ANNUAL CHANGE %
1968-69		1,126,039,930		.0700	98,929	
69-70		1,251,606,570	11.15	.0700	87,612	(11.44)
1970-71		1,413,270,030	12.92	.0600	84,796	(3.21)
71-72		1,615,916,550	14.34	.0400	64,637	(23.77)
72-73		1,853,951,580	14.73	.0400	74,158	14.73
73-74		2,124,162,610	14.57	.0400	84,967	14.57
74-75		2,423,830,410	14.11	.0200	48,477	(42.95)
75-76		2,760,589,080	13.89	.0300	82,818	70.84
76-77		3,059,880,150	10.84	.0300	91,796	10.84
77-78		3,478,008,100	13.66	.0300	104,340	13.66
78-79		4,080,690,450	17.33	.0300	122,421	17.33
79-80		5,304,445,990	29.99	.0200	106,089	(13.34)
1980-81*	5,999,405,200	7,002,704,530	32.02	.0200	119,988	13.10
81-82*	6,776,828,500	8,208,369,600	17.22	.0100	67,768	(43.52)
82-83*	7,355,897,470	8,720,245,810	6.24	0.0000	0	0.00
83-84*	7,893,414,950	8,717,386,520	(.03)	0.0000	0	0.00
84-85*	8,230,298,500	8,575,066,880	(1.63)	.0200	164,606	0.00
85-86		8,271,256,120	(3.54)	.0100	82,713	(49.75)
86-87		8,420,536,990	1.80	.0100	84,205	1.80
87-88		8,609,660,610	2.25	.0200	172,193	104.49
88-89		8,924,858,580	3.66	.0107	95,496	(44.54)
89-90		9,337,867,530	4.63	.0015	14,007	(85.33)
AVERAGES	68-69/89-90		10.96	.0264		(2.69)
GROWTH %		729.27			(85.84)	
AVERAGES	68-69/80-81		16.63	.0384		5.03
GROWTH %		521.89			21.29	
AVERAGES	80-81\89-90		6.26	.0102		(10.37)
GROWTH %		33.35			(88.33)	

* DURING FISCAL YEARS 1980-81 THROUGH 1984-85, TRUE CASH VALUE FIGURES WERE ADJUSTED BY STATE-WIDE REDUCTION FACTORS TO PRODUCE ASSESSED VALUES FOR TAXING PURPOSES. COLUMN F FIGURES (*) DERIVED FROM THE STATE ADJUSTED ASSESSED VALUES.

** TAX RATE EXTENDED TO FOUR (4) DIGITS BEGINNING F.Y. 1988-89

A:CLVCH - 1

TABLE 14

PORT OF PORTLAND

WILSONVILLE U.R. PROJECT

TAXABLE TCV, TAX RATES AND TAX PROCEEDS ... HISTORICAL
1968-69 TO 1989-90

A	B	C	D	E	F	G
FISCAL YEAR	ASSESSED VALUE* (WHEN DIFFERENT) \$	TRUE * CASH VALUE \$	ANNUAL CHANGE %	TAX ** RATE \$/\$1000	TAXES TO FUND BUDGET \$	ANNUAL CHANGE %
1968-69						
69-70						
1970-71						
71-72						
72-73						
73-74						
74-75		2,423,830,410		.1900	460,528	
75-76		2,760,589,080	13.89	.2000	552,118	19.89
76-77		3,059,880,150	10.84	.2100	642,575	16.38
77-78		3,478,008,100	13.66	.5400	1,878,124	192.28
78-79		4,080,690,450	17.33	.4800	1,958,731	4.29
79-80		5,304,445,990	29.99	.1600	848,711	(56.67)
1980-81*	5,999,405,200	7,002,704,530	32.02	.2000	1,199,881	41.38
81-82*	6,776,828,500	8,208,369,600	17.22	.1900	1,287,597	7.31
82-83*	7,355,897,470	8,720,245,810	6.24	.1400	1,029,826	(20.02)
83-84*	7,893,414,950	8,717,386,520	(.03)	.1900	1,499,749	45.63
84-85*	8,230,298,500	8,575,066,880	(1.63)	.4100	3,374,422	125.00
85-86		8,271,256,120	(3.54)	.3700	3,060,365	(9.31)
86-87		8,420,536,990	1.80	.4300	3,620,831	18.31
87-88		8,609,660,610	2.25	.3800	3,271,671	(9.64)
88-89		8,924,858,580	3.66	.3906	3,486,050	6.55
89-90		9,337,867,530	4.63	.2957	2,761,207	(20.79)
AVERAGES	68-69/89-90		9.89	.2985		24.04
GROWTH %		285.25			499.57	
AVERAGES	68-69/80-81		19.62	.2829		36.26
GROWTH %		188.91			160.54	
AVERAGES	80-81\89-90		6.26	.2996		18.44
GROWTH %		33.35			130.12	

* DURING FISCAL YEARS 1980-81 THROUGH 1984-85, TRUE CASH VALUE FIGURES WERE ADJUSTED BY STATE-WIDE REDUCTION FACTORS TO PRODUCE ASSESSED VALUES FOR TAXING PURPOSES. COLUMN F FIGURES (*) DERIVED FROM THE STATE ADJUSTED ASSESSED VALUES.

** TAX RATE EXTENDED TO FOUR (4) DIGITS BEGINNING F.Y. 1988-89

TABLE 15

METRO SERVICE DISTRICT #2

WILSONVILLE U.R. PROJECT

TAXABLE TCV, TAX RATES AND TAX PROCEEDS ... HISTORICAL
1968-69 TO 1989-90

A	B	C	D	E	F	G
FISCAL YEAR	ASSESSED VALUE* (WHEN DIFFERENT) \$	TRUE * CASH VALUE \$	ANNUAL CHANGE %	TAX ** RATE \$/\$1000	TAXES TO FUND BUDGET \$	ANNUAL CHANGE %
1968-69						
69-70						
1970-71		898,789,330		0.0000	0	
71-72		1,057,058,020	17.61	0.0000	0	
72-73		1,154,920,210	9.26	0.0000	0	
73-74		1,299,633,490	12.53	0.0000	0	
74-75		1,479,978,730	13.88	0.0000	0	
75-76		1,697,573,750	14.70	0.0000	0	
76-77		1,842,074,860	8.51	.1700	313,153	
77-78		2,143,261,950	16.35	.1400	300,057	(4.18)
78-79		2,503,185,410	16.79	.1200	300,382	.11
79-80		3,571,340,970	42.67	.1000	357,134	18.89
1980-81*	4,191,484,340	4,894,048,170	37.04	.0900	377,234	5.63
81-82*	4,735,099,490	5,745,764,730	17.40	.2000	947,020	151.04
82-83*	5,099,443,120	6,045,644,820	5.22	.1900	968,894	2.31
83-84*	5,495,030,630	6,068,632,240	.38	.1700	934,155	(3.59)
84-85*	5,732,430,240	5,972,459,050	(1.58)	.1600	917,189	(1.82)
85-86		5,799,505,950	(2.90)	.1600	927,921	1.17
86-87		5,960,303,230	2.77	.1600	953,649	2.77
87-88		6,135,662,100	2.94	.2500	1,533,916	60.85
88-89		6,486,367,830	5.72	.3437	2,229,365	45.34
89-90		6,857,078,850	5.72	.3253	2,230,608	.05
AVERAGES	68-69/89-90		11.84	.1290		21.43
GROWTH %		662.92			612.31	
AVERAGES	68-69/80-81		18.93	.0563		5.11
GROWTH %		444.52			20.46	
AVERAGES	80-81\89-90		7.27	.2049		26.38
GROWTH %		40.11			491.31	

* DURING FISCAL YEARS 1980-81 THROUGH 1984-85, TRUE CASH VALUE FIGURES WERE ADJUSTED BY STATE-WIDE REDUCTION FACTORS TO PRODUCE ASSESSED VALUES FOR TAXING PURPOSES. COLUMN F FIGURES (*) DERIVED FROM THE STATE ADJUSTED ASSESSED VALUES.

** TAX RATE EXTENDED TO FOUR (4) DIGITS BEGINNING F.Y. 1988-89

A:CLMSDH

TABLE 16

WILSONVILLE URBAN RENEWAL PROJECT

ESTIMATED TAX INCREMENT INCOME ASSUMING DEFEAT OF BALLOT MEASURE FIVE

A FISCAL YEAR	B T. I. YEAR	C TCV \$	D GENERAL GROWTH RATE %	E * SPECIFIC DEVELOPMT. \$	F YEARLY TCV INCREASE	G TOTAL TCV CUM. INCREASE OVER BASE YR \$	H COMBINED TAX RATE \$/\$1000	I TAX INCREMENT PROCEEDS		J
								TOTAL ANNUAL \$	CUMULATIVE \$	
89-90	BASE YR.	30,327,560	BASE	BASE YEAR	BASE YEAR	BASE YEAR	26.2861	BASE YEAR	BASE YEAR	
1990-91	1	65,630,836	1.0	35,000,000	35,303,276	35,303,276	26.0000	0	0	
91-92	2	71,287,144	1.0	5,000,000	5,656,308	40,959,584	26.0000	1,064,949	1,064,949	
92-93	3	147,000,015	1.0	75,000,000	75,712,871	116,672,455	26.0000	3,033,484	4,098,433	
93-94	4	158,470,016	1.0	10,000,000	11,470,000	128,142,456	26.0000	3,331,704	7,430,137	
94-95	5	205,054,716	1.0	45,000,000	46,584,700	174,727,156	26.0000	4,542,906	11,973,043	
95-96	6	227,105,263	1.0	20,000,000	22,050,547	196,777,703	26.0000	5,116,220	17,089,263	
96-97	7	236,376,315	1.0	7,000,000	9,271,053	206,048,755	26.0000	5,357,268	22,446,531	
97-98	8	238,740,079	1.0	0	2,363,763	208,412,519	26.0000	5,418,725	27,865,256	
98-99	9	241,127,479	1.0	0	2,387,401	210,799,919	26.0000	5,480,798	33,346,054	
99-00	10	258,538,754	1.0	15,000,000	17,411,275	228,211,194	26.0000	5,933,491	39,279,545	
2000-01	11	261,124,142	1.0		2,585,388	230,796,582	26.0000	ESTIMATED FINAL YEAR OF TAX INCREMENT*		
01-02	12	263,735,383	1.0		2,611,241	233,407,823	26.0000			
02-03	13	266,372,737	1.0		2,637,354	236,045,177	26.0000			
03-04	14	269,036,464	1.0		2,663,727	238,708,904	26.0000			
04-05	15	271,726,329	1.0		2,690,365	241,399,269	26.0000			
05-06	16	274,444,097	1.0		2,717,268	244,116,537	26.0000			
06-07	17	277,188,538	1.0		2,744,441	246,860,978	26.0000			
07-08	18	279,960,424	1.0		2,771,885	249,632,864	26.0000			
08-09	19	282,760,028	1.0		2,799,604	252,432,468	26.0000			
09-10	20	285,587,628	1.0		2,827,600	255,260,068	26.0000			
10-11	21	288,443,504	1.0		2,855,376	258,115,944	26.0000			
11-12	22	291,327,940	1.0		2,884,435	261,000,380	26.0000			
12-13	23	294,241,219	1.0		2,913,279	263,913,659	26.0000			
13-14	24	297,183,631	1.0		2,942,412	266,856,071	26.0000			
14-15	25	300,155,467	1.0		2,971,836	269,827,907	26.0000			

45

* VALUE (TCV) OF REASONABLY CERTAIN IMPROVEMENTS IF NEEDED STREET, SEWER, STORM DRAIN AND WATER PROJECTS ARE UNDERTAKEN AND COMPLETED.

COMBINED TAX RATE ASSUMED TO REMAIN AT ABOUT #26 / \$1000 TCV

TABLE 17

WILSONVILLE URBAN RENEWAL PROJECT

ESTIMATED TAX INCREMENT INCOME ASSUMING APPROVAL OF BALLOT MEASURE FIVE

A FISCAL YEAR	B T. I. YEAR	C TCV \$	D GENERAL GROWTH RATE %	E * SPECIFIC DEVELOPMT. \$	F YEARLY TCV INCREASE	G TOTAL TCV CUM. INCREASE OVER BASE YR \$	H COMBINED TAX RATE %/\$1000	I TAX INCREMENT PROCEEDS		J
								TOTAL ANNUAL \$	CUMULATIVE \$	
89-90	BASE YR.	30,327,560	BASE	BASE YEAR	BASE YEAR	BASE YEAR	26.2861	BASE YEAR	BASE YEAR	
1990-91	1	65,630,836	1.0	35,000,000	35,303,276	35,303,276	26.0000	0	0	
91-92	2	71,287,144	1.0	5,000,000	5,656,308	40,959,584	25.0000	1,023,990	1,023,990	
92-93	3	147,000,015	1.0	75,000,000	75,712,871	116,672,455	22.5000	2,625,130	3,649,120	
93-94	4	158,470,016	1.0	10,000,000	11,470,000	128,142,456	20.0000	2,562,849	6,211,969	
94-95	5	205,054,716	1.0	45,000,000	46,584,700	174,727,156	17.5000	3,057,725	9,269,694	
95-96	6	227,105,263	1.0	20,000,000	22,050,547	196,777,703	15.0000	2,951,666	12,221,360	
96-97	7	236,376,315	1.0	7,000,000	9,271,053	206,048,755	15.0000	3,090,731	15,312,091	
97-98	8	238,740,079	1.0	0	2,363,763	208,412,519	15.0000	3,126,188	18,438,279	
98-99	9	241,127,479	1.0	0	2,387,401	210,799,919	15.0000	3,161,999	21,600,278	
99-00	10	258,538,754	1.0	15,000,000	17,411,275	228,211,194	15.0000	3,423,168	25,023,446	
2000-01	11	261,124,142	1.0		2,585,388	230,796,582	15.0000	3,461,949	28,485,394	
01-02	12	263,735,383	1.0		2,611,241	233,407,823	15.0000	3,501,117	31,986,512	
02-03	13	266,372,737	1.0		2,637,354	236,045,177	15.0000	3,540,678	35,527,189	
03-04	14	269,036,464	1.0		2,663,727	238,708,904	15.0000			ESTIMATED FINAL YEAR OF TAX INCREMENT
04-05	15	271,726,829	1.0		2,690,365	241,399,269	15.0000			
05-06	16	274,444,097	1.0		2,717,268	244,116,537	15.0000			
06-07	17	277,188,538	1.0		2,744,441	246,860,978	15.0000			
07-08	18	279,960,424	1.0		2,771,885	249,632,864	15.0000			
08-09	19	282,760,028	1.0		2,799,604	252,432,468	15.0000			
09-10	20	285,587,628	1.0		2,827,600	255,260,068	15.0000			
10-11	21	288,443,504	1.0		2,855,876	258,115,944	15.0000			
11-12	22	291,327,940	1.0		2,884,435	261,000,380	15.0000			
12-13	23	294,241,219	1.0		2,913,279	263,913,659	15.0000			
13-14	24	297,183,631	1.0		2,942,412	266,856,071	15.0000			
14-15	25	300,155,467	1.0		2,971,836	269,827,907	15.0000			

* VALUE (TCV) OF REASONABLY CERTAIN IMPROVEMENTS IF NEEDED STREET, SEWER, STORM DRAIN AND WATER PROJECTS ARE UNDERTAKEN AND COMPLETED.

COMBINED TAX RATE REDUCED PER PENDING BALLOT MEASURE ... SEE COLUMN "H" ABOVE

TABLE 18

WILSONVILLE
URBAN RENEWAL PROGRAM

ESTIMATED SOURCES OF URBAN RENEWAL
AGENCY'S FUNDS AND ANNUAL DISPOSITION
OF SUCH FUNDS - IN 1990 DOLLARS

SCENARIO ASSUMES DEFEAT OF BALLOT MEASURE 5 IN NOVEMBER 1990

A	B	FUNDS AVAILABLE							DISPOSITION OF FUNDS						F
		C	D	E	F	G	H	I	J	K	L	M	N	O	
FISCAL YEAR	\1 T I YEAR	\2 ANNUAL T I PROCEEDS \$	\3 BORROWING \$	\4 INTEREST ON BORROWING RESERVE FUND \$	\5 INTEREST ON CONTINGENCY BALANCE \$	\6 RESERVE FUND BROUGHT FORWARD \$	\7 BALANCE BROUGHT FORWARD \$	\8 TOTAL FUNDS AVAILABLE \$	\9 PROJECTS AND ACTIVITIES \$	\10 ADMIN COSTS \$	\11 DEBT SERV TO CITY \$	\12 ANNUAL DEBT SERVICE ON BORROWING \$	\13 TO BORROWING RESERVE FUND \$	\14 TOTAL COSTS \$	\15 CONTINGENCY BALANCE CARRIED FORWARD \$
89-90		BASE YEAR													
1990-91	1	0	5,000,000	0	0		5,000,000	3,000,000	150,000	10,000	0	775,650	3,935,650	1,064,350	
91-92	2	1,064,949		56,235	77,165		1,064,350	1,300,000	150,000	10,000	775,650		2,235,650	27,049	
92-93	3	3,033,484	9 YEARS	56,235	1,961		27,049	2,150,000	150,000	10,000	775,650		3,085,650	33,079	
93-94	4	3,331,704	AT 7 1/4%	56,235	2,398		33,079	3,423,415	150,000	10,000	775,650		3,385,650	37,765	
94-95	5	4,542,906		56,235	2,738		37,765	4,639,644	150,000	10,000	775,650		4,615,650	23,994	
95-96	6	5,116,220		56,235	1,740		23,994	5,198,189	150,000	10,000	775,650		5,175,650	22,539	
96-97	7	5,357,268		56,235	1,634		22,539	5,437,675	150,000	15,000	775,650		5,410,650	27,025	
97-98	8	5,418,725		56,235	1,959		27,025	5,503,944	150,000		775,650		5,475,650	28,294	
98-99	9	5,480,798		56,235	2,051		28,294	5,567,378	150,000		775,650		5,545,650	21,728	
99-00	10	5,933,491		56,235	1,575	775,650	21,728	6,788,679	1,275,110	150,000	775,650		2,200,760	4,587,919 *	
10 YEAR TOTALS		39,279,545	5,000,000	506,112	93,222	775,650	1,285,823	46,940,352	31,735,110	1,500,000	75,000	6,980,850	775,650	41,066,610	5,873,742
\16 BALANCE		\$39,279,545 + \$5,000,000 + \$506,112 + \$93,222 + \$775,650 + \$1,285,823 = \$46,940,352							\$31,735,110 + \$1,500,000 + \$75,000 + \$6,980,850 + \$775,650 + \$5,873,742 = \$46,940,352						

A: BALAB -3-

FOOTNOTES:

- \1 - "T I" MEANS TAX INCREMENT
- \2 - YEARLY INCOME TO U.R. AGENCY GENERATED FROM INCREASED TCV IN URBAN RENEWAL AREA
- \3 - ASSUMED BORROWED AT 7 1/4% INTEREST FOR 9 YEARS
- \4 - INTEREST ASSUMED AT 7 1/4% ON THE \$775,650 "BORROWING RESERVE FUND" NOTED IN COLUMN "N" - RETURNED TO FUNDS AVAILABLE AT END OF DEBT SERVICE
- \5 - BALANCE REMAINING AFTER YEAR'S COSTS ARE PAID IS INVESTED AT AN ASSUMED INTEREST OF 7 1/4%
- \6 - BORROWED FUNDS PAID - RESERVE FUND RETURNED TO "FUNDS AVAILABLE"
- \7 - SEE FOOTNOTE \15
- \8 - FUNDS AS LISTED PLUS THE CONTINGENCY BALANCE FROM THE PRIOR YEAR
- \9 - IN THE 9TH YEAR, THE BORROWING RESERVE FUND IS TRANSFERRED INTO "TOTAL FUNDS AVAILABLE"
- \10 - CONSTRUCTION, ENGINEERING AND OTHER COSTS OF CAPITAL IMPROVEMENTS
- \11 - "COSTS" INCLUDE AUDITS, POSTAGE, TELEPHONE, NEWS-LETTER (PUBLISH), INSURANCE, LEGAL SERVICES AND CONTINGENCIES

- \11 - U R AGENCY IS INDEBTED TO CITY OF WILSONVILLE FOR \$75,000 IN PRE-PLANNING SERVICES
- \12 - NINE YEARS OF DEBT SERVICE - WITH INTEREST PAYMENTS TOTALLING \$1,980,850 OF THE \$6,980,850 SHOWN
- \13 - AMOUNT PLACED IN RESERVE FUND ACCOUNT AS REQUIRED TO OBTAIN \$5,000,000 - CARRIED FORWARD TO FUNDS AVAILABLE IN TENTH YEAR
- \14 - TOTAL OF COSTS (COLUMNS J,K,L,M AND N)
- \15 - REMAINDER OF AVAILABLE FUNDS FOR YEAR AFTER COSTS ARE DEDUCTED - CARRIED FORWARD TO FUNDS AVAILABLE FOR THE FOLLOWING YEAR IN COLUMN H. *AMOUNT RETURNED FOR DISTRIBUTION TO TAXING BODIES
- \16 - "ACCOUNTING FOR FUNDS" FOR PURPOSES OF BALANCING ASSETS AND LIABILITIES. "CONTINGENCY BALANCE CARRIED FORWARD", SINCE IT IS ADDED INTO THE FUNDS AVAILABLE EACH YEAR, IS PART OF "DISPOSITION OF FUNDS" FOR PURPOSES OF BALANCING ASSETS AND LIABILITIES

TABLE 19

WILSONVILLE
URBAN RENEWAL PROGRAM

ESTIMATED SOURCES OF URBAN RENEWAL
AGENCY'S FUNDS AND ANNUAL DISPOSITION
OF SUCH FUNDS - IN 1990 DOLLARS

SCENARIO ASSUMES PASSAGE OF BALLOT MEASURE 5 IN NOVEMBER 1990

A	B	FUNDS AVAILABLE							DISPOSITION OF FUNDS						P
		C	D	E	F	G	H	I	J	K	L	M	N	O	
FISCAL YEAR	\1 T I YEAR	\2 ANNUAL T I PROCEEDS \$	\3 BORROWING \$	\4 INTEREST ON BORROWING RESERVE FUND \$	\5 INTEREST ON CONTINGENCY BALANCE \$	\6 RESERVE FUND BROUGHT FORWARD \$	\7 BALANCE BROUGHT FORWARD \$	\8 TOTAL FUNDS AVAILABLE \$	\9 PROJECTS AND ACTIVITIES \$	\10 ADMIN COSTS \$	\11 DEBT SERV TO CITY \$	\12 ANNUAL DEBT SERVICE ON BORROWING \$	\13 TO BORROWING RESERVE FUND \$	\14 TOTAL COSTS \$	\15 CONTINGENCY BALANCE CARRIED FORWARD \$
89-90		BASE YEAR													
1990-91	1	0	5,000,000	0	0			5,000,000	3,000,000	100,000	10,000	0	637,950	3,747,950	1,252,050
91-92	2	1,023,990		46,251	90,774		1,252,050	2,413,065	1,550,000	100,000	10,000	637,950		2,297,950	115,115
92-93	3	2,625,130	12 YEARS AT 7 1/4%	46,251	8,346		115,115	2,794,842	1,875,000	150,000	10,000	637,950		2,672,950	121,892
93-94	4	2,562,949		46,251	8,837		121,892	2,739,830	1,810,000	150,000	10,000	637,950		2,607,950	131,880
94-95	5	3,057,725		46,251	9,561		131,880	3,245,418	2,300,000	150,000	10,000	637,950		3,097,950	147,468
95-96	6	2,951,666		46,251	10,691		147,468	3,156,076	2,210,000	150,000	10,000	637,950		3,007,950	148,126
96-97	7	3,090,731		46,251	10,739		148,126	3,295,848	2,330,000	150,000	15,000	637,950		3,132,950	162,898
97-98	8	3,126,188		46,251	11,810		162,898	3,347,147	2,390,000	150,000		637,950		3,177,950	169,197
98-99	9	3,161,999		46,251	12,267		169,197	3,389,714	2,420,000	150,000		637,950		3,207,950	181,764
99-00	10	3,423,168		46,251	13,178		181,764	3,664,361	2,680,000	150,000		637,950		3,467,950	196,411
2000-01	11	3,461,949		46,251	14,240		196,411	3,718,851	2,720,000	150,000		637,950		3,507,950	210,901
01-02	12	3,501,117		46,251	15,290		210,901	3,773,560	2,760,000	100,000		637,950		3,497,950	275,610
02-03	13	3,540,678			19,982	637,950	275,610	4,474,219	3,690,110	100,000		637,950		4,428,060	46,159*
13 YEAR TOTALS		35,527,189	5,000,000	508,765	225,715	637,950	3,113,310	45,012,930	31,735,110	1,750,000	75,000	7,655,400	637,950	41,853,460	3,159,470
\16 BALANCE		\$35,527,189 + \$5,000,000 + \$508,765 + \$225,715 + \$637,950 + \$3,113,310 = \$45,012,930							\$31,735,110 + \$1,750,000 + \$75,000 + \$7,655,400 + \$637,950 + \$3,159,470 = \$45,012,930						

A: BALAB1 -3-

FOOTNOTES:

- \1 - "T I" MEANS TAX INCREMENT
- \2 - YEARLY INCOME TO U.R. AGENCY GENERATED FROM INCREASED TCV IN URBAN RENEWAL AREA
- \3 - ASSUMED BORROWED AT 7 1/4% INTEREST FOR 12 YEARS
- \4 - INTEREST ASSUMED AT 7 1/4% ON THE \$637,950 "BORROWING RESERVE FUND" NOTED IN COLUMN "N" - RETURNED TO FUNDS AVAILABLE AT END OF DEBT SERVICE
- \5 - BALANCE REMAINING AFTER YEAR'S COSTS ARE PAID IS INVESTED AT AN ASSUMED INTEREST OF 7 1/4%
- \6 - BORROWED FUNDS PAID - RESERVE FUND RETURNED TO "FUNDS AVAILABLE"
- \7 - SEE FOOTNOTE \15
- \8 - FUNDS AS LISTED PLUS THE CONTINGENCY BALANCE FROM THE PRIOR YEAR
- \9 - IN THE 13TH YEAR, THE BORROWING RESERVE FUND IS TRANSFERRED INTO "TOTAL FUNDS AVAILABLE"
- \10 - CONSTRUCTION, ENGINEERING AND OTHER COSTS OF CAPITAL IMPROVEMENTS
- \11 - "COSTS" INCLUDE AUDITS, POSTAGE, TELEPHONE, NEWS-LETTER (PUBLISH), INSURANCE, LEGAL SERVICES AND CONTINGENCIES

- \11 - U R AGENCY IS INDEBTED TO CITY OF WILSONVILLE FOR \$75,000 IN PRE-PLANNING SERVICES
- \12 - TWELVE YEARS OF DEBT SERVICE - WITH INTEREST PAYMENTS TOTTALLING \$2,655,400 OF THE \$7,655,400 SHOWN
- \13 - AMOUNT PLACED IN RESERVE FUND ACCOUNT AS REQUIRED TO OBTAIN \$5,000,000 - CARRIED FORWARD TO FUNDS AVAILABLE IN THIRTEENTH YEAR
- \14 - TOTAL OF COSTS (COLUMNS J,K,L,M AND N)
- \15 - REMAINDER OF AVAILABLE FUNDS FOR YEAR AFTER COSTS ARE DEDUCTED - CARRIED FORWARD TO FUNDS AVAILABLE FOR THE FOLLOWING YEAR IN COLUMN H. *AMOUNT RETURNED FOR DISTRIBUTION TO TAXING BODIES
- \16 - "ACCOUNTING FOR FUNDS" FOR PURPOSES OF BALANCING ASSETS AND LIABILITIES. "CONTINGENCY BALANCE CARRIED FORWARD", SINCE IT IS ADDED INTO THE FUNDS AVAILABLE EACH YEAR, IS PART OF "DISPOSITION OF FUNDS" FOR PURPOSES OF BALANCING ASSETS AND LIABILITIES

TABLE 20

CLATSOP COUNTY

PERCEIVED IMPACT ON TAX RATE OF WILSONVILLE'S URBAN RENEWAL PROGRAM *
PROJECTED 1989-90 TO 2004-05

A FISCAL YEAR	B T. I. YEAR	WITH NO U.R. PROGRAM		WITH U.R. PROGRAM			
		C ** CUMULATIVE INCREASE IN TCV \$	D *** TAX PROCEEDS \$	E CUMULATIVE INCREASE IN U.R. AREA'S TCV \$	F TCV WITHOUT U.R. AREA INCREASE \$	G TAX RATE NECESSARY TO RAISE PROCEEDS \$000	H PERCEIVED TAX RATE IMPACT \$
89-90		9,337,867,530	20,561,984	30,327,560	BASE YEAR	BASE YEAR	
1990-91	1	9,922,418,037	21,611,026	35,303,276	9,887,114,762	2.1780	0.0000
91-92	2	10,543,561,407	22,963,877	40,959,584	10,502,601,823	2.1865	.0084
92-93	3	11,203,568,351	24,401,415	116,672,455	11,086,915,895	2.2009	.0229
93-94	4	11,904,932,981	25,928,944	128,142,456	11,776,790,526	2.2017	.0237
94-95	5	12,650,181,786	27,552,096	174,727,156	12,475,454,630	2.2085	.0305
95-96	6	13,442,083,166	29,276,857	196,777,703	13,245,305,463	2.2104	.0323
96-97	7	14,283,557,572	31,109,588	206,048,755	14,077,508,816	2.2099	.0318
97-98	8	15,177,708,276	33,057,049	208,412,519	14,969,295,757	2.2083	.0303
98-99	9	16,127,832,814	35,126,420	210,799,919	15,917,032,895	2.2068	.0288
99-00	10	17,137,435,148	37,325,334	228,211,194	16,909,223,954	2.2074	.0293
2000-01	11	18,210,238,588	39,661,900	END TI PROCESS	18,210,238,588	2.1780	0.0000
01-02	12	19,350,199,524	42,144,735		19,350,199,524	2.1780	0.0000
02-03	13	20,561,522,014	44,782,995	INCREASED TCV	20,561,522,014	2.1780	0.0000
03-04	14	21,848,673,292	47,586,410	AVAILABLE TO	21,848,673,292	2.1780	0.0000
04-05	15	23,216,400,240	50,565,320	COUNTY	23,216,400,240	2.1780	0.0000
AVERAGES						2.1939	.0238

* APPROXIMATELY \$187,251,610 OF THE ESTIMATED \$228,211,194 TEN YEAR INCREASE IN TCV WILL NOT EXIST IF THE RENEWAL PROGRAM IS NOT IMPLEMENTED. THERE IS NOT SUFFICIENT WATER SUPPLY, SEWER TREATMENT CAPACITY OR ROAD CAPACITY TO SUPPORT SUCH DEVELOPMENT WITHOUT MAJOR IMPROVEMENTS TO THESE SYSTEMS..

** INCLUDES TCV IN U.R. AREA

COUNTY GROWTH CALCULATED AT ANNUAL AVERAGE OF 6.26%. AS PER PREVIOUS 10 YEARS

*** BASED ON A TAX RATE OF \$2.1780 WHICH IS 8.377% OF THE COMBINED RATE OF \$26.00. AS PER 1989-90 RATIO

TABLE 21

CITY OF WILSONVILLE

PERCEIVED IMPACT ON TAX RATE OF WILSONVILLE'S URBAN RENEWAL PROGRAM *
PROJECTED 1989-90 TO 2004-05

A FISCAL YEAR	B T. I. YEAR	WITH NO U.R. PROGRAM		WITH U.R. PROGRAM			
		C ** CUMULATIVE INCREASE IN TCV \$	D *** TAX PROCEEDS \$	E CUMULATIVE INCREASE IN U.R. AREA'S TCV \$	F TCV WITHOUT U.R. AREA INCREASE \$	G TAX RATE NECESSARY TO RAISE PROCEEDS \$000	H PERCEIVED TAX RATE IMPACT \$
89-90		422,836,200	910,916	30,327,560	BASE YEAR	BASE YEAR	
1990-91	1	478,904,280	1,020,545	35,303,276	443,601,005	2.1310	0.0000
91-92	2	542,406,988	1,155,869	40,959,584	501,447,404	2.3051	.1741
92-93	3	614,330,154	1,309,138	116,672,455	497,657,699	2.6306	.4996
93-94	4	695,790,333	1,482,729	128,142,456	567,647,877	2.6121	.4811
94-95	5	788,052,131	1,679,339	174,727,156	613,324,975	2.7381	.6071
95-96	6	892,547,843	1,902,019	196,777,703	695,770,140	2.7337	.6027
96-97	7	1,010,899,687	2,154,227	206,048,755	804,850,932	2.6766	.5456
97-98	8	1,144,944,986	2,439,878	208,412,519	936,532,467	2.6052	.4742
98-99	9	1,296,764,691	2,763,406	210,799,919	1,085,964,772	2.5447	.4137
99-00	10	1,468,715,689	3,129,833	228,211,194	1,240,504,495	2.5230	.3920
2000-01	11	1,663,467,389	3,544,849	END TI PROCESS	1,663,467,389	2.1310	0.0000
01-02	12	1,884,043,165	4,014,896		1,884,043,165	2.1310	0.0000
02-03	13	2,133,867,289	4,547,271	INCREASED TCV	2,133,867,289	2.1310	0.0000
03-04	14	2,416,818,092	5,150,239	AVAILABLE TO	2,416,818,092	2.1310	0.0000
04-05	15	2,737,288,170	5,833,161	CITY	2,737,288,170	2.1310	0.0000
				AVERAGES		2.4103	.4190

* APPROXIMATELY \$187,251,610 OF THE ESTIMATED \$228,211,194 TEN YEAR INCREASE IN TCV WILL NOT EXIST IF THE RENEWAL PROGRAM IS NOT IMPLEMENTED. THERE IS NOT SUFFICIENT WATER SUPPLY, SEWER TREATMENT CAPACITY OR ROAD CAPACITY TO SUPPORT SUCH DEVELOPMENT WITHOUT MAJOR IMPROVEMENTS TO THESE SYSTEMS.

** INCLUDES TCV IN U.R. AREA

CITY GROWTH CALCULATED AT ANNUAL AVERAGE OF
13.26%, AS PER PREVIOUS 10 YEARS

*** BASED ON A TAX RATE OF \$2.1310 WHICH IS 3.196% OF THE
COMBINED RATE OF \$26.00, AS PER 1989-90 RATIO

TABLE 22

SCHOOL DISTRICT # 3

PERCEIVED IMPACT ON TAX RATE OF WILSONVILLE'S URBAN RENEWAL PROGRAM *
PROJECTED 1989-90 TO 2004-05

A	B	WITH NO U.R. PROGRAM		WITH U.R. PROGRAM			
		C	D	E	F	G	H
FISCAL YEAR	T.I. YEAR	** CUMULATIVE INCREASE IN TCV \$	*** TAX PROCEEDS \$	CUMULATIVE INCREASE IN U.R. AREA'S TCV \$	TCV WITHOUT U.R. AREA INCREASE \$	TAX RATE NECESSARY TO RAISE PROCEEDS \$000	PERCEIVED TAX RATE IMPACT #
89-90		1,136,763,360	18,643,374	30,327,560	BASE YEAR	BASE YEAR	
1990-91	1	1,256,578,218	20,384,086	35,303,276	1,221,274,943	16.2219	0.0000
91-92	2	1,369,021,562	22,532,569	40,959,584	1,348,061,978	16.7148	.4929
92-93	3	1,535,424,435	24,907,502	116,672,455	1,418,751,980	17.5559	1.3340
93-94	4	1,697,258,170	27,532,752	128,142,456	1,569,115,715	17.5467	1.3248
94-95	5	1,876,149,182	30,434,704	174,727,156	1,701,422,026	17.8878	1.6659
95-96	6	2,073,895,305	33,642,522	196,777,703	1,877,117,603	17.9224	1.7005
96-97	7	2,292,483,871	37,188,444	206,048,755	2,086,435,115	17.8239	1.6020
97-98	8	2,534,111,671	41,108,106	208,412,519	2,325,699,152	17.6756	1.4537
98-99	9	2,801,207,041	45,440,900	210,799,919	2,590,407,121	17.5420	1.3201
99-00	10	3,096,454,263	50,230,371	228,211,194	2,868,243,068	17.5126	1.2907
2000-01	11	3,422,820,542	55,524,653	END TI PROCESS	3,422,820,542	16.2219	0.0000
01-02	12	3,783,585,827	61,376,951		3,783,585,827	16.2219	0.0000
02-03	13	4,182,375,773	67,846,082	INCREASED TCV	4,182,375,773	16.2219	0.0000
03-04	14	4,623,198,180	74,997,059	AVAILABLE TO	4,623,198,180	16.2219	0.0000
04-05	15	5,110,483,268	82,901,749	SCHOOL	5,110,483,268	16.2219	0.0000
AVERAGES						17.0342	1.2185

* APPROXIMATELY \$187,251,610 OF THE ESTIMATED \$228,211,194 TEN YEAR INCREASE IN TCV WILL NOT EXIST IF THE RENEWAL PROGRAM IS NOT IMPLEMENTED. THERE IS NOT SUFFICIENT WATER SUPPLY, SEWER TREATMENT CAPACITY OR ROAD CAPACITY TO SUPPORT SUCH DEVELOPMENT WITHOUT MAJOR IMPROVEMENTS TO THESE SYSTEMS.

** INCLUDES TCV IN U.R. AREA

SCHOOL DISTRICT GROWTH CALCULATED AT ANNUAL AVERAGE OF 10.54%. AS PER PREVIOUS 10 YEARS

*** BASED ON A TAX RATE OF \$16.2219 WHICH IS 62.392% OF THE COMBINED RATE OF \$26.00, AS PER 1989-90 RATIO

TABLE 23

CLACKAMAS E.S.D. - ELEMENTARY

PERCEIVED IMPACT ON TAX RATE OF WILSONVILLE'S URBAN RENEWAL PROGRAM *
PROJECTED 1989-90 TO 2004-05

A FISCAL YEAR	B T.I. YEAR	WITH NO U.R. PROGRAM		WITH U.R. PROGRAM			
		C ** CUMULATIVE INCREASE IN TCV \$	D *** TAX PROCEEDS \$	E CUMULATIVE INCREASE IN U.R. AREA'S TCV \$	F TCV WITHOUT U.R. AREA INCREASE \$	G TAX RATE NECESSARY TO RAISE PROCEEDS \$000	H PERCEIVED TAX RATE IMPACT \$
89-90		9,085,718,430	6,455,403	30,327,560	BASE YEAR	BASE YEAR	
1990-91	1	9,650,650,116	6,782,617	35,303,276	9,615,546,841	.7028	0.0000
91-92	2	10,251,132,994	7,204,496	40,959,564	10,210,173,410	.7056	.0028
92-93	3	10,888,753,466	7,652,616	116,672,455	10,772,081,010	.7104	.0076
93-94	4	11,566,033,931	8,128,609	128,142,456	11,437,891,476	.7107	.0078
94-95	5	12,285,441,242	8,634,208	174,727,156	12,110,714,086	.7129	.0101
95-96	6	13,049,595,687	9,171,256	196,777,703	12,852,817,984	.7136	.0107
96-97	7	13,861,280,539	9,741,708	206,048,755	13,635,231,783	.7134	.0106
97-98	8	14,723,452,188	10,347,642	208,412,519	14,515,039,670	.7129	.0100
98-99	9	15,639,250,915	10,991,266	210,799,919	15,428,450,995	.7124	.0096
99-00	10	16,612,012,321	11,674,922	229,211,194	16,383,801,127	.7126	.0097
2000-01	11	17,645,279,488	12,401,102	END TI PROCESS	17,645,279,488	.7028	0.0000
01-02	12	18,742,815,872	13,172,451		18,742,815,872	.7028	0.0000
02-03	13	19,908,619,019	13,991,777	INCREASED TCV	19,908,619,019	.7028	0.0000
03-04	14	21,146,935,122	14,862,066	AVAILABLE TO	21,146,935,122	.7028	0.0000
04-05	15	22,462,274,487	15,786,487	E.S.D - ELEM	22,462,274,487	.7028	0.0000
				AVERAGES		.7021	.0079

* APPROXIMATELY \$187,251,610 OF THE ESTIMATED \$229,211,194 TEN YEAR INCREASE IN TCV WILL NOT EXIST IF THE RENEWAL PROGRAM IS NOT IMPLEMENTED. THERE IS NOT SUFFICIENT WATER SUPPLY, SEWER TREATMENT CAPACITY OR ROAD CAPACITY TO SUPPORT SUCH DEVELOPMENT WITHOUT MAJOR IMPROVEMENTS TO THESE SYSTEMS.

** INCLUDES TCV IN U.R. AREA

COUNTY E.S.D. - ELEMENTARY GROWTH CALCULATED AT ANNUAL AVERAGE OF 6.22%. AS PER PREVIOUS 10 YEARS

*** BASED ON A TAX RATE OF \$.7028 WHICH IS 2.703% OF THE COMBINED RATE OF \$26.00, AS PER 1989-90 RATIO

TABLE 24

CLACKAMAS E.S.D. - HIGH SCHOOL

PERCEIVED IMPACT ON TAX RATE OF WILSONVILLE'S URBAN RENEWAL PROGRAM *
PROJECTED 1989-90 TO 2004-05

A FISCAL YEAR	B T.I. YEAR	WITH NO U.R. PROGRAM		WITH U.R. PROGRAM			
		C ** CUMULATIVE INCREASE IN TCV \$	D *** TAX PROCEEDS \$	E CUMULATIVE INCREASE IN U.R. AREA'S TCV \$	F TCV WITHOUT U.R. AREA INCREASE \$	G TAX RATE NECESSARY TO RAISE PROCEEDS \$000	H PERCEIVED TAX RATE IMPACT \$
89-90		8,911,713,900	3,231,387	30,327,560	BASE YEAR	BASE YEAR	
1990-91	1	9,468,696,019	3,394,528	35,303,276	9,433,392,743	.3585	0.0000
91-92	2	10,060,489,520	3,606,685	40,959,584	10,019,529,936	.3600	.0014
92-93	3	10,689,270,115	3,832,103	116,672,455	10,572,597,660	.3625	.0039
93-94	4	11,357,349,497	4,071,610	128,142,456	11,229,207,042	.3626	.0040
94-95	5	12,067,183,841	4,326,085	174,727,156	11,892,456,685	.3638	.0052
95-96	6	12,821,382,831	4,596,466	196,777,703	12,624,605,128	.3641	.0055
96-97	7	13,622,719,258	4,883,745	206,048,755	13,416,670,502	.3640	.0055
97-98	8	14,474,139,211	5,188,979	208,412,519	14,265,726,693	.3637	.0052
98-99	9	15,378,772,912	5,513,290	210,799,919	15,167,972,993	.3635	.0049
99-00	10	16,339,946,219	5,857,871	228,211,194	16,111,735,025	.3636	.0050
2000-01	11	17,361,192,858	6,223,988	END TI PROCESS	17,361,192,858	.3585	0.0000
01-02	12	18,446,267,411	6,612,987		18,446,267,411	.3585	0.0000
02-03	13	19,599,159,124	7,026,299	INCREASED TCV	19,599,159,124	.3585	0.0000
03-04	14	20,824,106,570	7,465,442	AVAILABLE TO	20,824,106,570	.3585	0.0000
04-05	15	22,125,613,230	7,932,032	E.S.D - HIGH	22,125,613,230	.3585	0.0000
				AVERAGES		.3612	.0041

* APPROXIMATELY \$187,251,610 OF THE ESTIMATED \$228,211,194 TEN YEAR INCREASE IN TCV WILL NOT EXIST IF THE RENEWAL PROGRAM IS NOT IMPLEMENTED. THERE IS NOT SUFFICIENT WATER SUPPLY, SEWER TREATMENT CAPACITY OR ROAD CAPACITY TO SUPPORT SUCH DEVELOPMENT WITHOUT MAJOR IMPROVEMENTS TO THESE SYSTEMS.

** INCLUDES TCV IN U.R. AREA

COUNTY E.S.D. - HIGH GROWTH CALCULATED AT ANNUAL AVERAGE OF 6.25%, AS PER PREVIOUS 10 YEARS

*** BASED ON A TAX RATE OF \$.3585 WHICH IS 1.379% OF THE COMBINED RATE OF \$26.00, AS PER 1989-90 RATIO

TABLE 25

CLACKAMAS COMMUNITY COLLEGE

PERCEIVED IMPACT ON TAX RATE OF WILSONVILLE'S URBAN RENEWAL PROGRAM *
PROJECTED 1989-90 TO 2004-05

A FISCAL YEAR	B T. I. YEAR	WITH NO U.R. PROGRAM		WITH U.R. PROGRAM			
		C ** CUMULATIVE INCREASE IN TCV \$	D *** TAX PROCEEDS \$	E CUMULATIVE INCREASE IN U.R. AREA'S TCV \$	F TCV WITHOUT U.R. AREA INCREASE \$	G TAX RATE NECESSARY TO RAISE PROCEEDS \$000	H PERCEIVED TAX RATE IMPACT \$
89-90		6,655,657,640	8,734,220	30,327,560	BASE YEAR	BASE YEAR	
1990-91	1	7,031,702,297	9,126,446	35,303,276	6,996,399,021	1.2979	0.0000
91-92	2	7,428,993,476	9,642,091	40,959,584	7,388,033,892	1.3051	.0071
92-93	3	7,848,731,608	10,186,869	116,672,455	7,732,059,152	1.3175	.0195
93-94	4	8,292,184,944	10,762,427	128,142,456	8,164,042,488	1.3183	.0203
94-95	5	8,760,693,393	11,370,504	174,727,156	8,565,966,237	1.3243	.0264
95-96	6	9,255,672,570	12,012,937	196,777,703	9,058,894,867	1.3261	.0281
96-97	7	9,778,618,070	12,691,668	206,048,755	9,572,569,314	1.3258	.0279
97-98	8	10,331,109,991	13,408,748	208,412,519	10,122,697,472	1.3246	.0267
98-99	9	10,914,817,705	14,166,342	210,799,919	10,704,017,786	1.3235	.0255
99-00	10	11,531,504,906	14,966,740	228,211,194	11,303,293,711	1.3241	.0262
2000-01	11	12,183,034,933	15,812,361	END TI PROCESS	12,183,034,933	1.2979	0.0000
01-02	12	12,871,376,407	16,705,759		12,871,376,407	1.2979	0.0000
02-03	13	13,598,609,174	17,649,635	INCREASED TCV	13,598,609,174	1.2979	0.0000
03-04	14	14,366,930,592	18,646,839	AVAILABLE TO	14,366,930,592	1.2979	0.0000
04-05	15	15,178,662,170	19,700,386	COMM. COLLEGE	15,178,662,170	1.2979	0.0000
				AVERAGES		1.3118	.0208

* APPROXIMATELY \$187,251,610 OF THE ESTIMATED \$228,211,194 TEN YEAR INCREASE IN TCV WILL NOT EXIST IF THE RENEWAL PROGRAM IS NOT IMPLEMENTED. THERE IS NOT SUFFICIENT WATER SUPPLY, SEWER TREATMENT CAPACITY OR ROAD CAPACITY TO SUPPORT SUCH DEVELOPMENT WITHOUT MAJOR IMPROVEMENTS TO THESE SYSTEMS.

** INCLUDES TCV IN U.R. AREA

COUNTY COMMUNITY COLLEGE GROWTH CALCULATED AT ANNUAL AVERAGE OF 5.65%, AS PER PREVIOUS 10 YEARS

*** BASED ON A TAX RATE OF \$1.2979 WHICH IS 4.99% OF THE COMBINED RATE OF \$28.00, AS PER 1989-90 RATIO

TABLE 28

FIRE DISTRICT # 64

PERCEIVED IMPACT ON TAX RATE OF WILSONVILLE'S URBAN RENEWAL PROGRAM *
PROJECTED 1989-90 TO 2004-05

A FISCAL YEAR	B T.I. YEAR	WITH NO U.R. PROGRAM		WITH U.R. PROGRAM			
		C ** CUMULATIVE INCREASE IN TCV \$	D *** TAX PROCEEDS \$	E CUMULATIVE INCREASE IN U.R. AREA'S TCV \$	F TCV WITHOUT U.R. AREA INCREASE \$	G TAX RATE NECESSARY TO RAISE PROCEEDS \$000	H PERCEIVED TAX RATE IMPACT \$
89-90		859,265,420	2,166,638	30,327,560	BASE YEAR	BASE YEAR	
1990-91	1	970,368,439	2,420,293	35,303,276	935,065,163	2.4942	0.0000
91-92	2	1,095,837,078	2,733,237	40,959,584	1,054,877,494	2.5910	.0968
92-93	3	1,237,528,812	3,086,644	116,672,455	1,120,856,357	2.7538	.2596
93-94	4	1,397,541,288	3,485,747	128,142,456	1,269,398,832	2.7460	.2518
94-95	5	1,578,243,376	3,936,455	174,727,156	1,403,516,220	2.8047	.3105
95-96	6	1,782,310,245	4,445,438	196,777,703	1,585,532,542	2.8038	.3096
96-97	7	2,012,762,959	5,020,233	206,048,755	1,806,714,204	2.7787	.2845
97-98	8	2,273,013,210	5,669,350	208,412,519	2,064,600,691	2.7460	.2518
98-99	9	2,566,913,818	6,402,396	210,799,919	2,356,113,898	2.7174	.2232
99-00	10	2,898,815,774	7,230,226	228,211,194	2,670,604,580	2.7073	.2131
2000-01	11	3,273,632,654	8,165,095	END TI PROCESS	3,273,632,654	2.4942	0.0000
01-02	12	3,696,913,356	9,220,841		3,696,913,356	2.4942	0.0000
02-03	13	4,174,924,253	10,413,096	INCREASED TCV	4,174,924,253	2.4942	0.0000
03-04	14	4,714,741,959	11,759,509	AVAILABLE TO	4,714,741,959	2.4942	0.0000
04-05	15	5,324,358,094	13,280,014	FIRE DISTRICT	5,324,358,094	2.4942	0.0000
				AVERAGES		2.6409	.2201

* APPROXIMATELY \$187,251,610 OF THE ESTIMATED \$228,211,194 TEN YEAR INCREASE IN TCV WILL NOT EXIST IF THE RENEWAL PROGRAM IS NOT IMPLEMENTED. THERE IS NOT SUFFICIENT WATER SUPPLY, SEWER TREATMENT CAPACITY OR ROAD CAPACITY TO SUPPORT SUCH DEVELOPMENT WITHOUT MAJOR IMPROVEMENTS TO THESE SYSTEMS.

** INCLUDES TCV IN U.R. AREA

FIRE DISTRICT #64 GROWTH CALCULATED AT ANNUAL AVERAGE OF 12.93%, AS PER PREVIOUS 10 YEARS

*** BASED ON A TAX RATE OF \$2.4942 WHICH IS 9.593% OF THE COMBINED RATE OF \$26.00, AS PER 1989-90 RATIO

TABLE 27

COUNTY VECTOR CONTROL

PERCEIVED IMPACT ON TAX RATE OF WILSONVILLE'S URBAN RENEWAL PROGRAM *
PROJECTED 1989-90 TO 2004-05

A FISCAL YEAR	B T. I. YEAR	WITH NO U.R. PROGRAM		WITH U.R. PROGRAM			
		C ** CUMULATIVE INCREASE IN TCV \$	D *** TAX PROCEEDS \$	E CUMULATIVE INCREASE IN U.R. AREA'S TCV \$	F TCV WITHOUT U.R. AREA INCREASE \$	G TAX RATE NECESSARY TO RAISE PROCEEDS \$000	H PERCEIVED TAX RATE IMPACT \$
89-90		9,337,867,530	14,007	30,327,560	BASE YEAR	BASE YEAR	
1990-91	1	9,922,418,037	12,899	35,303,276	9,887,114,762	.0013	.0000
91-92	2	10,543,561,407	13,707	40,259,584	10,502,601,823	.0013	.0000
92-93	3	11,203,588,351	14,565	116,672,455	11,086,915,895	.0013	.0000
93-94	4	11,904,932,981	15,476	128,142,456	11,776,790,526	.0013	.0000
94-95	5	12,650,181,786	16,445	174,727,156	12,475,454,630	.0013	.0000
95-96	6	13,442,083,166	17,475	196,777,703	13,245,305,463	.0013	.0000
96-97	7	14,283,557,572	18,569	206,048,755	14,077,508,816	.0013	.0000
97-98	8	15,177,708,276	19,731	208,412,519	14,969,295,757	.0013	.0000
98-99	9	16,127,832,814	20,966	210,799,919	15,917,032,895	.0013	.0000
99-00	10	17,137,435,148	22,279	228,211,194	16,909,223,954	.0013	.0000
2000-01	11	18,210,238,588	23,673	END TI PROCESS	18,210,238,588	.0013	0.0000
01-02	12	19,350,199,524	25,155		19,350,199,524	.0013	0.0000
02-03	13	20,561,522,014	26,730	INCREASED TCV	20,561,522,014	.0013	0.0000
03-04	14	21,848,673,292	28,403	AVAILABLE TO	21,848,673,292	.0013	0.0000
04-05	15	23,216,400,240	30,181	VECTOR CONTROL	23,216,400,240	.0013	0.0000
AVERAGES						.0013	.0000

* APPROXIMATELY \$187,251,610 OF THE ESTIMATED \$228,211,194 TEN YEAR INCREASE IN TCV WILL NOT EXIST IF THE RENEWAL PROGRAM IS NOT IMPLEMENTED. THERE IS NOT SUFFICIENT WATER SUPPLY, SEWER TREATMENT CAPACITY OR ROAD CAPACITY TO SUPPORT SUCH DEVELOPMENT WITHOUT MAJOR IMPROVEMENTS TO THESE SYSTEMS.

** INCLUDES TCV IN U.R. AREA

CO. VECTOR CONTROL GROWTH CALCULATED AT ANNUAL AVERAGE OF 6.26%. AS PER PREVIOUS 10 YEARS

*** BASED ON A TAX RATE OF \$.0013 WHICH IS .005% OF THE COMBINED RATE OF \$26.00, AS PER 1989-90 RATIO

TABLE 28

PORT OF PORTLAND

PERCEIVED IMPACT ON TAX RATE OF WILSONVILLE'S URBAN RENEWAL PROGRAM *
PROJECTED 1989-90 TO 2004-05

A FISCAL YEAR	B T. I. YEAR	WITH NO U. R. PROGRAM		WITH U. R. PROGRAM			
		C ** CUMULATIVE INCREASE IN TCV \$	D *** TAX PROCEEDS \$	E CUMULATIVE INCREASE IN U. R. AREA'S TCV \$	F TCV WITHOUT U. R. AREA INCREASE \$	G TAX RATE NECESSARY TO RAISE PROCEEDS \$000	H PERCEIVED TAX RATE IMPACT \$
89-90		9,337,867,530	2,761,207	30,327,560	BASE YEAR	BASE YEAR	
1990-91	1	9,922,418,037	2,902,307	35,303,276	9,867,114,762	.2925	0.0000
91-92	2	10,543,561,407	3,083,992	40,959,584	10,502,601,823	.2936	.0011
92-93	3	11,203,588,351	3,277,050	116,672,455	11,086,915,895	.2956	.0030
93-94	4	11,904,932,981	3,482,193	128,142,456	11,776,790,526	.2957	.0031
94-95	5	12,650,181,786	3,700,178	174,727,156	12,475,454,630	.2966	.0040
95-96	6	13,442,083,166	3,931,809	196,777,703	13,245,305,463	.2968	.0043
96-97	7	14,283,557,572	4,177,941	206,048,755	14,077,508,816	.2968	.0042
97-98	8	15,177,708,276	4,439,480	208,412,519	14,969,295,757	.2966	.0040
98-99	9	16,127,832,814	4,717,391	210,799,919	15,917,032,895	.2964	.0038
99-00	10	17,137,435,148	5,012,700	228,211,194	16,909,223,954	.2964	.0039
2000-01	11	18,210,238,588	5,326,495	END TI PROCESS	18,210,238,588	.2925	0.0000
01-02	12	19,350,199,524	5,659,933		19,350,199,524	.2925	0.0000
02-03	13	20,561,522,014	6,014,245	INCREASED TCV	20,561,522,014	.2925	0.0000
03-04	14	21,848,673,292	6,390,737	AVAILABLE TO	21,848,673,292	.2925	0.0000
04-05	15	23,216,400,240	6,790,797	PORT	23,216,400,240	.2925	0.0000
				AVERAGES		.2946	.0032

* APPROXIMATELY \$187,251,610 OF THE ESTIMATED \$228,211,194 TEN YEAR INCREASE IN TCV WILL NOT EXIST IF THE RENEWAL PROGRAM IS NOT IMPLEMENTED. THERE IS NOT SUFFICIENT WATER SUPPLY, SEWER TREATMENT CAPACITY OR ROAD CAPACITY TO SUPPORT SUCH DEVELOPMENT WITHOUT MAJOR IMPROVEMENTS TO THESE SYSTEMS.

** INCLUDES TCV IN U. R. AREA

PORT OF PORTLAND GROWTH CALCULATED AT ANNUAL AVERAGE OF 6.26%. AS PER PREVIOUS 10 YEARS

*** BASED ON A TAX RATE OF \$.2925 WHICH IS 1.125% OF THE COMBINED RATE OF \$26.00. AS PER 1989-90 RATIO

TABLE 29

METRO SERVICE DISTRICT # 2

PERCEIVED IMPACT ON TAX RATE OF WILSONVILLE'S URBAN RENEWAL PROGRAM *
PROJECTED 1989-90 TO 2004-05

A FISCAL YEAR	B T. I. YEAR	WITH NO U.R. PROGRAM		WITH U.R. PROGRAM			
		C ** CUMULATIVE INCREASE IN TCV \$	D *** TAX PROCEEDS \$	E CUMULATIVE INCREASE IN U.R. AREA'S TCV \$	F TCV WITHOUT U.R. AREA INCREASE \$	G TAX RATE NECESSARY TO RAISE PROCEEDS \$000	H PERCEIVED TAX RATE IMPACT \$
89-90		6,857,078,850	2,230,608	30,327,560	BASE YEAR	BASE YEAR	
1990-91	1	7,355,588,482	2,367,764	35,303,276	7,320,285,207	.3219	0.0000
	2	7,890,339,765	2,539,900	40,959,584	7,849,380,181	.3236	.0016
	3	8,463,967,466	2,724,551	116,672,455	8,347,295,011	.3264	.0044
	4	9,079,297,901	2,922,626	128,142,456	8,951,155,445	.3265	.0046
	5	9,739,362,858	3,135,101	174,727,156	9,564,635,702	.3278	.0058
	6	10,447,414,538	3,363,023	196,777,703	10,250,636,835	.3281	.0061
	7	11,206,941,575	3,607,514	206,048,755	11,000,892,819	.3279	.0060
	8	12,021,686,227	3,869,781	208,412,519	11,813,273,709	.3276	.0056
	9	12,895,662,816	4,151,114	210,799,919	12,684,862,897	.3272	.0053
	10	13,833,177,503	4,452,900	228,211,194	13,604,966,309	.3273	.0054
2000-01	11	14,838,849,507	4,776,626	END TI PROCESS	14,838,849,507	.3219	0.0000
	12	15,917,633,866	5,123,886		15,917,633,866	.3219	0.0000
	13	17,074,845,849	5,496,393	INCREASED TCV	17,074,845,849	.3219	0.0000
	14	18,316,187,142	5,895,981	AVAILABLE TO	18,316,187,142	.3219	0.0000
	15	19,647,773,947	6,324,618	METRO SERV.	19,647,773,947	.3219	0.0000
					AVERAGES	.3249	.0045

* APPROXIMATELY \$187,251,610 OF THE ESTIMATED \$228,211,194 TEN YEAR INCREASE IN TCV WILL NOT EXIST IF THE RENEWAL PROGRAM IS NOT IMPLEMENTED. THERE IS NOT SUFFICIENT WATER SUPPLY, SEWER TREATMENT CAPACITY OR ROAD CAPACITY TO SUPPORT SUCH DEVELOPMENT WITHOUT MAJOR IMPROVEMENTS TO THESE SYSTEMS.

** INCLUDES TCV IN U.R. AREA

METRO SERV. DIST. GROWTH CALCULATED AT ANNUAL AVERAGE OF 7.27%, AS PER PREVIOUS 10 YEARS

*** BASED ON A TAX RATE OF \$.3219 WHICH IS 1.238% OF THE COMBINED RATE OF \$26.00, AS PER 1989-90 RATIO

1
TABLE 30

PERCEIVED IMPACT ON COMBINED TAX RATE OF WILSONVILLE'S
URBAN RENEWAL PROGRAM (SEE CHAPTER VI OF THIS REPORT)

PROJECTED 1989-90 TO 2004-05

A	B	C	D	E	F	G	H
FISCAL YEAR	T. I. YEAR	CLACKAMAS COUNTY		CITY OF WILSONVILLE		SCHOOL DISTRICT #3	
		TAX RATE NECESSARY TO RAISE PROCEEDS \$000	PERCEIVED TAX RATE IMPACT \$	TAX RATE NECESSARY TO RAISE PROCEEDS \$000	PERCEIVED TAX RATE IMPACT \$	TAX RATE NECESSARY TO RAISE PROCEEDS \$000	PERCEIVED TAX RATE IMPACT \$
89-90		BASE YEAR	0	BASE YEAR		BASE YEAR	
1990-91	1	2.1780	0.0000	2.1310	0.0000	16.2219	0.0000
91-92	2	2.1865	.0084	2.3051	.1741	16.7148	.4929
92-93	3	2.2009	.0229	2.6306	.4996	17.5559	1.3340
93-94	4	2.2017	.0237	2.6121	.4811	17.5467	1.3248
94-95	5	2.2085	.0305	2.7381	.6071	17.8878	1.6659
95-96	6	2.2104	.0323	2.7337	.6027	17.9224	1.7005
96-97	7	2.2099	.0318	2.6766	.5456	17.8239	1.6020
97-98	8	2.2083	.0303	2.6052	.4742	17.6756	1.4537
98-99	9	2.2068	.0288	2.5447	.4137	17.5420	1.3201
99-00	10	2.2074	.0293	2.5230	.3920	17.5126	1.2907
2000-01	11	2.1780	0.0000	2.1310	0.0000	16.2219	0.0000
01-02	12	2.1780	0.0000	2.1310	0.0000	16.2219	0.0000
02-03	13	2.1780	0.0000	2.1310	0.0000	16.2219	0.0000
03-04	14	2.1780	0.0000	2.1310	0.0000	16.2219	0.0000
04-05	15	2.1780	0.0000	2.1310	0.0000	16.2219	0.0000
		2.1944	.0246	2.4216	.4360	17.0655	1.2654

A:CTRPROJ -3-

2
TABLE 30 - CONTINUED

I	J	K	L	M	N	
CO. ESD - ELEM		CO. ESD - HIGH		COMMUNITY COLLEGE		
TAX RATE NECESSARY TO RAISE PROCEEDS \$000	PERCEIVED TAX RATE IMPACT \$	TAX RATE NECESSARY TO RAISE PROCEEDS \$000	PERCEIVED TAX RATE IMPACT \$	TAX RATE NECESSARY TO RAISE PROCEEDS \$000	PERCEIVED TAX RATE IMPACT \$	T. I. YEAR
BASE YEAR		BASE YEAR		BASE YEAR		
.7028	0.0000	.3585	0.0000	1.2979	0.0000	1
.7056	.0028	.3600	.0014	1.3051	.0071	2
.7104	.0076	.3625	.0039	1.3175	.0195	3
.7107	.0078	.3626	.0040	1.3183	.0203	4
.7129	.0101	.3638	.0052	1.3243	.0264	5
.7136	.0107	.3641	.0055	1.3261	.0281	6
.7134	.0106	.3640	.0055	1.3258	.0279	7
.7129	.0100	.3637	.0052	1.3246	.0267	8
.7124	.0096	.3635	.0049	1.3235	.0255	9
.7126	.0097	.3636	.0050	1.3241	.0262	10
.7028	0.0000	.3585	0.0000	1.2979	0.0000	11
.7028	0.0000	.3585	0.0000	1.2979	0.0000	12
.7028	0.0000	.3585	0.0000	1.2979	0.0000	13
.7028	0.0000	.3585	0.0000	1.2979	0.0000	14
.7028	0.0000	.3585	0.0000	1.2979	0.0000	15
.7083	.0081	.3613	.0042	1.3122	.0214	

3
TABLE 30 - CONTINUED

Q	P	Q	R	S	T	
FIRE DIST. # 64		VECTOR CONTROL		PORT OF PORTLAND		
TAX RATE NECESSARY TO RAISE PROCEEDS \$000	PERCEIVED TAX RATE IMPACT \$	TAX RATE NECESSARY TO RAISE PROCEEDS \$000	PERCEIVED TAX RATE IMPACT \$	TAX RATE NECESSARY TO RAISE PROCEEDS \$000	PERCEIVED TAX RATE IMPACT \$	T. I. YEAR
BASE YEAR		BASE YEAR		BASE YEAR		
2.4942	0.0000	.0013	0.0000	.2925	0.0000	1
2.5910	.0968	.0013	.0000	.2936	.0011	2
2.7538	.2596	.0013	.0000	.2956	.0030	3
2.7460	.2518	.0013	.0000	.2957	.0031	4
2.8047	.3105	.0013	.0000	.2966	.0040	5
2.8038	.3096	.0013	.0000	.2968	.0043	6
2.7787	.2845	.0013	.0000	.2968	.0042	7
2.7460	.2518	.0013	.0000	.2966	.0040	8
2.7174	.2232	.0013	.0000	.2964	.0038	9
2.7073	.2131	.0013	.0000	.2964	.0039	10
2.4942	0.0000	.0013	0.0000	.2925	0.0000	11
2.4942	0.0000	.0013	0.0000	.2925	0.0000	12
2.4942	0.0000	.0013	0.0000	.2925	0.0000	13
2.4942	0.0000	.0013	0.0000	.2925	0.0000	14
2.4942	0.0000	.0013	0.0000	.2925	0.0000	15
2.6472	.2295	.0013	.0000	.2947	.0033	

4
TABLE 30 - CONTINUED

U	V	W	X	
METRO SERV. DIST.		COMBINED		
TAX RATE NECESSARY TO RAISE PROCEEDS \$000	PERCEIVED TAX RATE IMPACT \$	TAX RATE NECESSARY TO RAISE PROCEEDS \$000	PERCEIVED TAX RATE IMPACT \$	T. I. YEAR
BASE YEAR		BASE YEAR		
.3219	0.0000	26.0000	0.0000	1
.3236	.0016	26.7866	.7866	2
.3264	.0044	28.1549	2.1549	3
.3265	.0046	28.1214	2.1214	4
.3278	.0058	28.6658	2.6658	5
.3281	.0061	28.7002	2.7002	6
.3279	.0060	28.5183	2.5183	7
.3276	.0056	28.2618	2.2618	8
.3272	.0053	28.0351	2.0351	9
.3273	.0054	27.9757	1.9757	10
.3219	0.0000	26.0000	0.0000	11
.3219	0.0000	26.0000	0.0000	12
.3219	0.0000	26.0000	0.0000	13
.3219	0.0000	26.0000	0.0000	14
.3219	0.0000	26.0000	0.0000	15
.3250	.0046	27.2813	1.2813	

TABLE 31

WILSONVILLE URBAN RENEWAL PROGRAM .. PROJECT LIST .. COST ESTIMATES

(All Cost Estimates are in 1990 Dollar Values)

PROJECT LIST	COST	TIF	OTHER SOURCES
A. ROADS / UTILITIES WHERE NOTED:			
1. CANYON CREEK NORTH Boeckman to Elligsen Includes storm drain Elligsen Road segment Engineering	1,466,300 393,700 553,000 361,950		
TOTAL	2,774,950	1,796,080	978,870 *
2. CANYON CREEK SOUTH .. (includes R.O.W.) Wilsonville Road to Boeckman Includes storm drain Intersection with Town Center Loop E. Engineering	1,836,750 604,500 372,000 421,990		
TOTAL	3,235,240	3,235,240	
3. TOWN CENTER SOUTH Includes storm, water, sanitary Engineering	712,500 106,880		
TOTAL	819,380	819,380	
4. TOWN CENTER LOOP Southern Extension includes storm, water, sanitary Engineering	937,590 140,640		
TOTAL	1,078,230	1,078,230	
5. BOECKMAN ROAD, EAST Canyon Creek to S.W. 65th includes storm, water, sanitary Engineering	1,350,000 202,500		
TOTAL	1,552,500	1,552,500	
6. BOECKMAN INTERCHANGE/RAMPS Engineering	5,750,000 862,500		
TOTAL	6,612,500	3,306,250	3,306,250 *

* Project 1: Funds for work outside Urban Renewal Area
Project 6: ODOT

A:PROJCOST

PROJECT LIST	COST	TIF	OTHER SOURCES
A. ROADS / UTILITIES WHERE NOTED: (continued)			
7. WILSONVILLE ROAD, includes storm, water, sanitary East of I-5 West of I-5 Engineering	987,500 1,575,300 384,440		
TOTAL	2,947,240	2,947,240	
8. WILSONVILLE ROAD at Boeckman Realign, includes storm, water, sanitary Acquire property, sell residual .. net to Project Engineering/Legal fees	496,000 100,000 189,400		
TOTAL	785,400	785,400	
9. WEIDMAN ROAD AND RAMPS/OVERCROSSING Includes storm, water, sanitary (Cost to S.W. 95th by others) Overpass structure Engineering	1,501,000 2,250,000 562,650		
TOTAL	4,313,650	1,325,000	2,988,650 *
10. PARKWAY AVENUE, realignment at Boeckman Includes storm, water, sanitary Engineering	490,000 73,500		
TOTAL	563,500	563,500	
11. ALL "OLD TOWN" STREETS Includes storm drains, lighting Engineering	1,663,000 249,450		
TOTAL	1,912,450	1,912,450	
12. TRAFFIC SIGNALS (13 in U.R. Area) Engineering	1,560,000 234,000		
TOTAL	1,794,000	1,794,000	
TOTAL ROADS / UTILITIES	28,389,040	21,115,270	7,273,770

* Project 9: ODOT

PROJECT LIST	COST	TIF	OTHER SOURCES
<u>B. WATER SYSTEM ONLY</u>			
1. CONNECT TO BULL RUN SYSTEM Engineering	2,575,000 386,250		
TOTAL	2,961,250	1,036,440	1,924,810
2. WILLAMETTE RIVER CROSSING Engineering	600,000 90,000		
TOTAL	690,000	at 35% 241,500	448,500
3. HACKAMORE ROAD/OLD CANYON CREEK ROAD Engineering	38,000 7,600		
TOTAL	45,600	45,600	
<u>TOTAL WATER SYSTEM</u>			
	3,696,850	1,323,540	2,373,310
<u>C. SANITARY SEWER SYSTEM ONLY</u>			
1. CANYON CREEK NORTH EXTENSION Includes Elligsen segment Engineering	382,500 57,380		
TOTAL	439,880	200,000	239,880
2. FREEWAY CROSSING TO SEELY TRUNK Engineering	199,000 29,850		
TOTAL	228,850	228,850	
3. WASTEWATER TREATMENT PLANT EXPANSION Engineering	3,000,000 450,000		
TOTAL	3,450,000	at 15% 517,500	2,932,500
4. REMOVE PUMP STATION AT TOWN CENTER . COMPLETE GRAVITY SYSTEM Engineering	100,000 15,000		
TOTAL	115,000	115,000	
<u>TOTAL SANITARY SEWER</u>			
	4,233,730	1,061,350	3,172,380

PROJECT LIST	COST	TIF	OTHER SOURCES
<u>D. STORM DRAINS ONLY</u>			
1. PARKWAY / TRASK STREET Engineering	323,000 48,450		
TOTAL	371,450	371,450	
2. ROSE LANE AREA Engineering	175,000 26,250		
TOTAL	201,250	201,250	
TOTAL STORM DRAINS	572,700	572,700	0
<u>E. PARK AND RECREATION</u>			
1. BOONES FERRY PARK (4.55 acres) Construction Arch./Eng. fees	68,250 10,240		
TOTAL	78,490	78,490	
2. MEMORIAL PARK (102 acres) Construction Arch./Eng. fees	1,430,000 214,000		
TOTAL	1,644,000	1,644,000	
3. AT HIGH SCHOOL SITE .. CITY USE Track/playing field/night lighting 2 ballfields/night lighting Arch./Eng. fees	470,450 70,550		
TOTAL	541,000	541,000	
4. COVERED SWIMMING POOL (50 meter) at Memorial Park .. available for High School use .. pool, dressing rooms, pool equipment Arch./Eng. fees	2,750,000 412,500		
TOTAL	3,162,500	3,162,500	
5. NEIGHBORHOOD PARK - NORTH .. U.R. AREA (6 acres) Includes property acquisition and construction Arch./Eng. fees Legal/Real Estate fees	500,000 75,000 25,000		
TOTAL	600,000	600,000	

PROJECT LIST	COST	TIF	OTHER SOURCES
E. PARK AND RECREATION (continued)			
6. TEEN CENTER Allowance Arch./Eng. fees	340,000 51,000	at 20%	312,800
TOTAL	391,000		
7. AT CLACKAMAS C.C. SITE .. CITY USE 250 parking spaces/recreation facilities (outdoor) Arch./Eng. fees	262,000 30,500	292,500	
TOTAL	292,500		
8. TRANQUIL NATURE PARK Trails/picnic fac./restrooms Arch./Eng. fees	100,000 15,000	115,000	
TOTAL	115,000		
9. TOWN CENTER SQUARE 6 acres with restrooms Arch./Eng. fees	1,012,490 138,070	1,150,560	
TOTAL	1,150,560		
TOTAL PARK AND RECREATION	7,975,050	7,662,250	312,800

SUMMARY

PROJECT	COST	TIF	OTHER SOURCES
A. TOTAL ROADS / UTILITIES	28,389,040	21,115,270	7,273,770
B. TOTAL WATER SYSTEM	3,696,850	1,323,540	2,373,310
C. TOTAL SANITARY SEWER	4,233,730	1,061,350	3,172,380
D. TOTAL STORM DRAINS	572,700	572,700	0
E. TOTAL PARK AND RECREATION	7,975,050	7,662,250	312,800
TOTAL	44,867,370	31,735,110	13,132,260
%	100.00	70.73	29.27

ATTACHMENT C

PLANNING COMMISSION
RESOLUTION NO. 90PC37

WHEREAS, the Wilsonville City Council retained Mr. Lyle Stewart to prepare a Report and Urban Renewal Plan in accordance with Oregon Revised Statutes; and

WHEREAS, on July 26, 1990, the Wilsonville City Council, sitting as the Urban Renewal District Board, did refer the Report and Draft Plan, entitled The Year 2000 Plan, to the Wilsonville Planning Commission for their review and recommendation to the City Council; and

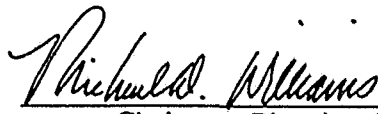
WHEREAS, the Planning Commission has carefully and fully reviewed the Report On . . . The Year 2000 Plan . . . and The Year 2000 Plan and conducted a regularly scheduled meeting on August 13, 1990, at which time the Report, The Year 2000 Plan, together with findings and public testimony, were entered into the public record; and

WHEREAS, all interested parties have been provided an opportunity to present oral and written testimony to the Planning Commission after notice of the hearing was duly posted and published; and

WHEREAS, the Commission has carefully considered all testimony and evidence, including the Report and Plan, presented at the public hearing.

NOW, THEREFORE, BE IT RESOLVED that the Wilsonville Planning Commission does hereby recommend to the City Council that they adopt such ordinances as necessary to enact and implement The Year 2000 Plan. The Commission also recommends that the City Council take such action to adopt the Urban Renewal Plan, along with the Commission's Findings (Exhibit C) in an expeditious manner.

ADOPTED by the Planning Commission of the City of Wilsonville at a regular meeting thereof this 13th day of August, 1990, and filed with the Wilsonville City Recorder on the 14th day of August, 1990.



Chairman, Planning Commission

Attest:

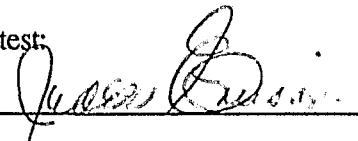


Exhibit C

**ADDITIONAL FINDINGS SUPPORTING
ADOPTION OF THE YEAR 2000 PLAN - 90PC37**

1. The Planning Commission finds that the 856.92 acre Urban Renewal Area is "blighted" as defined in ORS 457. The Urban Renewal Area is fully described as set forth in Exhibits 1 and 2, Part 2 of the Plan. Exhibit 1 is a narrative legal description and Exhibit 2 is a map of the Urban Renewal Area. The definition of "blighted areas" is set forth in Section 204 of the Plan. The identified infrastructure deficiencies and condition which were used to classify certain areas of Wilsonville as "blighted" are completely and fully documented and described in Chapters I, II and IV in the Report On . . . The Year 2000 Plan The Commission hereby incorporates and adopts the Report, along with the findings contained therein, as part of these findings.

2. The Commission finds that the City has experienced unprecedented and rapid growth since 1980. Since that time, the City's population has grown from 2980 to more than 6800; the City's assessed value has increased from about \$271,000,000 to \$496,628,059 and total building valuation (by calendar year) increased from \$17,722,576 in 1980 to \$64,707,321 in 1989. This rapid growth, for the most part, has occurred on properties and in areas to which City services could be easily extended and such services as were required were largely financed by the development community. As a result of the "piecemeal" development pattern, large areas of the City either do not have services readily available, or, if available, the utilities have been constructed below current City standards and/or lack sufficient capacity for future development in the Urban Renewal Area.

The Commission finds that there is an immediate and dire need for substantial public intervention to construct and reconstruct the City's streets and utilities in a logical and comprehensive way in order to complete and fulfill the development patterns envisioned in the Comprehensive Plan. Additionally, the Commission finds that the Urban Renewal projects, as listed in the Plan, are needed and necessary to protect the general public health, safety, or welfare of Wilsonville and its citizens.

3. The Commission finds that the adequate provision of parks, open space and recreation facilities is necessary to maintain and improve the overall quality of life enjoyed by Wilsonville's citizens. Such improvements as listed on the Urban Renewal Project list, are compatible with and are in substantial compliance with the Comprehensive Plan goals, objectives and policies governing parks, recreation, open space, environmental resources and community design, including the Willamette Greenway.

4. The Planning Commission finds the Urban Renewal Plan, entitled The Year 2000 Plan, substantially conforms to the acknowledged Comprehensive Plan of the City of Wilsonville. The Urban Renewal Plan was prepared in conformity with the City's Comprehensive Plan after Mr. Stewart had carefully reviewed the Comprehensive Plan, including Public Facility Master Plans, and discussed all proposed renewal projects with City staff, consultants, community leaders and citizens (including a series of public meetings). The Urban Renewal Plan does show alternative road alignments and additional park sites on Exhibits 5 and 6; however, the Plan very clearly states that implementation of the projects will not occur until and unless the Comprehensive Plan is formally amended according to the procedures specified and stated in Oregon Revised Statutes, Oregon Administrative Rules and the City's Comprehensive Plan. In view of the language used in Section 404 which requires consistency with the City's Comprehensive Plan, the Commission finds that no actual conflicts exist between the two Plans. In fact, the Commission believes and finds that implementation of the Urban Renewal Plan is appropriate and necessary to accomplish the goals and objectives of the Comprehensive Plan.

5. The Commission finds that the City of Wilsonville was the highest rated city with regard to fiscal health of any city in the State. The average assessed value per capita was \$85,608 for Wilsonville according to the Community Profiles (page 15) published by Metro in June, 1990. The average assessed value per capita for cities located within the Metro Urban Growth Boundary is \$34,770 and, interestingly, Wilsonville is 246% above the mean. This is one indicator of economic and fiscal health and the Planning Commission finds that successful implementation of the Comprehensive Plan is, in large part, a major factor for the current prosperity. In order to continue the trend, the Commission believes that it is essential and necessary to provide roads, utilities and parks to the "blighted" areas designated in The Year 2000 Plan. The alternative would be to greatly slow or stop the current economic activity. This would represent a great disservice and possible hardship to businesses and citizens of the City. The Commission finds that the economic growth and development has been envisioned and planned for in the Comprehensive Plan and future development can be safely and adequately accommodated as long as the Plan is strictly adhered to.

**MOTION FOR URBAN RENEWAL PLAN
FROM THE PLANNING COMMISSION MEETING
OF AUGUST 13, 1990:**

Chairman Mike Williams

It seems to me that it's pretty clear based upon the report and the testimony that's encompassed within the report and that was at the other public hearings, that the infrastructure is pretty deficient and the question is what do you do. If you do nothing, the development that's already in place or in process is going to occur and things are going to get infinitely worse than they are now. I suppose the question is if you go ahead and do something to cure the problems, whether or not the voters within the City are willing to vote with their pocket-book for a GO bond issue to correct the streets, sewers, roads and my experience is living here as long as I have is that isn't going to happen. So this seems to me to be the next best alternative. I do have one proposed change to the Resolution, the Exhibit C that is going to be attached to the Planning Commission Resolution and that would be on Section 4. I guess that it's the second full sentence which would read:

"The Urban Renewal Plan was prepared in conformity with the City's Comprehensive Plan after Mr. Stewart had carefully reviewed the Comprehensive Plan, including Public Facility Master Plan, and discussed all proposed renewal projects with City staff, consultants, community leaders"

and then add

"and citizens (including a series of public meetings)".

Helen Burns

After listening to this again and thinking of all the ears and eyes that will be hearing it and seeing it, that I think that all of us have felt the need to balance the concern for people

who are going to be affected by the small increase as the lady spoke here tonight during the ten-year period of time and her forecast that she really didn't believe that she would anticipate a lot of her benefits. And then offset that with our concern for the people who built businesses, moved their families out here anticipating that their business would profit and their families succeed because of the anticipated growth in the community. But I can see spending the money for necessities and to me, necessities means public safety out of these roads and that freeway overpass and streets, I mean the water and sewer. But I would have a hard time selling, just to my own neighbors, the necessity for that if they had the same point of view as the lady who spoke. To defend swimming pools and a design to attract attention, when I think of the arch in St. Louis or decorative motifs, I don't see how we can describe or defend to the people who are going to be doing this advisory vote because in those same public hearings, they were told that if the advisory vote is negative, that this would stop. I'm not speaking in such a way to say I'm not supportive of it. I just think that in fairness to the plan, let's start it off right on a solid foundation. Let's do it based upon necessity for the community and the frills will have to come later because we would like that advisory vote to be a positive vote supporting it.

Williams

I think, Helen, that all we are doing is this is simply the enabling legislation for the City Council as the Urban Renewal Board to proceed with one or more of the projects. They still have to decide whether or what projects to proceed with.

Burns

I'd like to have them keep in mind my remarks. They, too, would like that vote to pass.

Arland Andersen

I, too, would like to make a remark too, Helen, because I differ with you on that aspect. Because I think that the living abilities that we have and that we furnish to people are almost as important as being able to flush the potty, but I want to get back to the fact that I think that the infrastructure

is such a problem right now in the City of Wilsonville that I selfishly look at the fact that our job is going to become interminably miserable if something isn't done and done right away. Because we're not going to be able to handle the things that are going to come before us.

Marv Wagner

I'd just like to add a comment or two also that ties in with what Helen had said and ties in with what Ben Altman had said about no visual change involved in this. Yet I think although there are no towers or flags, or the St. Louis arch or whatever, but I think there are going to be some visual changes. You look out here today. If it doesn't happen, what we think is gridlocked right down the street here by Sunshine Pizza today, you're going to really see that five years from now or ten years from now. I believe I read in the plan that the State will allow only one more well to be drilled.

Lew Hendershott
Wagner

No more.

Okay, then that last one is in the process of being drilled right now. I think we're going to see a lot of brown lawns because of water rationing. I think we're going to see a lot of weeds and I'm just thrilled to death to see this mess out here change. That weed patch right across the street is being - if you drive right out Wilsonville Road, even the Randall project - there's weeds growing along the road and smelly sewers. The Council much more than us - but how much have they heard in the last year and a half or two years about the smelly sewer. It may get much more potent in five to ten years if something isn't done, and as Mike says, if these things have to be done by bonds or tax levies or whatever, they probably won't get done. So I think, too, that - I feel that the City and all of the people - the Council, the Parks Commission, the Traffic Commission, the Planning - everybody, has done a relatively good job in the City thus far. Now I read some letters in the Spokesman from time to time that disagree with that. But I sometimes wonder if those people have ever volunteered to serve on any of these

committees. They may have, I don't know. But I for one, would certainly hate to see this community, if you will, dry up and blow away after there has been so much effort put into it and I realize that drying up and blowing away - that isn't going to happen, but -

Marian Wiedemann

Well, the businesses who are now here and the industries and everything, they have come in with every assurance that the building is going to continue, which it can and it will and their businesses are not going to flourish if we shut down on things. If we put a moratorium of some kind, which is going to have to be done, and I just don't see that there is any possible way for the City of Wilsonville to exist as we hope it will exist without the help of this financing. The new businesses and the new industries that would come in, our City Center now, Town Center, is just starting and they have a three-phased project underway. They are starting their first phase now. They can't continue with their second, and a third phase, which would be the ultimate plan for that development. I just don't see that there's any possibility of slowing the project, the growth of the City, without ruining it.

Lew Hendershott

Well, I would like to say that I think that I started advocating urban renewal back at the time Ben was the Planning Director here, which was when Dan Potter was the City Manager. I tried my best then to get urban renewal put together which would have been quite a few years ago. I'm still just as much in favor of it now as I was then. I think that it's the only way that a City like this can improve its infrastructure which is absolutely necessary because we see the potential of gridlock and the potential of a complete shutdown of development if we don't have water and sewer and some street improvements.

Burns

It appears that we find that it does meet the goals of the Comprehensive Plan. Therefore, I will agree with my fellow Commissioner Mr. Andersen and move adoption of Planning Commission Resolution No. 90PC37, which

includes Exhibit C and your change in Exhibit C, no. 4, as you read earlier, that the Plan was prepared in conformity with the Plan after Mr. Stewart reviewed the Plan and the Public Facility Master Plan, discussed all proposed renewal projects with the City, consultants, community leaders and citizens, including a series of public meetings.

Williams

Okay, it has been moved and seconded to adopt the Resolution 90PC37, including the amendments to Exhibit C in paragraph 4, all those in favor, signify by saying Aye.

Hendershott

Aye

Burns

Aye

Wagner

Aye

Wiedemann

Aye

Andersen

Aye

Williams

Aye - those opposed? And it passes unanimously.

Burns

I would hope that our expressions of concerns will also be forwarded to the City Council.

MEMORANDUM

TO: Wilsonville Planning Commission
FROM: Wayne Sorensen, Planning Director *Wayne*
DATE: August 6, 1990
RE: The Year 2000 Plan - An Urban Renewal Plan and
Program (90PC37)

Background:

Approximately a year ago, the City Council retained the firm of Patterson, Snider and Stewart to investigate and prepare an Urban Renewal Plan for the City. Mr. Lyle Stewart, AIA, AICP, has been directly responsible for preparing The Year 2000 Plan and the Report on . . . The Year 2000 Plan. Mr. Stewart will be at the Commission's August 13, 1990 meeting to present the Urban Renewal Plan to the Planning Commission.

On June 4, 1990, the Wilsonville City Council adopted Ordinance No. 369 which declared that blighted areas exist within Wilsonville and that there was a need for an urban renewal agency to function within the City. By approving Ordinance No. 369, and in accordance with the provisions of ORS 457.045(3), the City Council appointed an Urban Renewal Agency which consists of the five members of the City Council

The City Council, sitting as the Urban Renewal District Board, referred The Year 2000 Plan and the Report to the Planning Commission on July 26, 1990. The Planning Commission received draft copies of the Report and Plan about a week prior to the meeting on July 26. The purpose of this hearing is to forward a recommendation regarding the Urban Renewal Plan to the City Council.

Summary

1. Mr. Stewart's investigations and research clearly demonstrates that "blighted areas" exist within the City. The definition of "blight" is set forth in ORS 457 and in Section 204 of the Plan.
2. The Urban Renewal Area consists of 856.92 acres with an estimated taxable true cash value of \$30,327,560. The area represents 20.53% of the City's total area (4173 acres) and the true cash value represents 6.1% of the City's total. Both figures are well within the 25% maximum authorized by State law. Mr. Stewart has prepared a very conservative plan for the City. The listed projects, in my opinion, constitute the minimal infrastructure improvements needed at this time.
3. The critical nature of the infrastructure deficiencies that Mr. Stewart has documented and described in the Plan and Report require immediate attention. The City has not identified any other adequate funding sources to finance the needed improvements. The Plan, as presented, is a fair and equitable way for the City to fund the infrastructure improvements.

4. The Year 2000 Plan is compatible with and, in fact, is necessary to implement and accomplish the goals and objectives of the City's Comprehensive Plan. Growth in Wilsonville has been carefully managed and has fully conformed to the vision and ideals set forth in the Comprehensive Plan. The Plan mandates that adequate roads, utilities and parks be provided before new development can occur.

RECOMMENDATION: I recommend that the Planning Commission adopt the Resolution and Findings that have been prepared in support of The Year 2000 Plan.