

RESOLUTION NO. 1847

A RESOLUTION OF THE CITY COUNCIL APPROVING AN AMENDMENT TO THE YEAR 2000 PLAN, AN URBAN RENEWAL PLAN OF THE CITY OF WILSONVILLE, RELATED TO URBAN RENEWAL DISTRICT BOUNDARIES, ASSESSED VALUATION, PROJECTS AND IMPROVEMENT ACTIVITIES

WHEREAS, the Wilsonville Urban Renewal Agency (the "Agency") has adopted Resolution No. 99 recommending an amendment in several parts to the Urban Renewal Plan known as The Year 2000 Plan, a copy of the amendment parts to the boundary description, map, and text are marked Exhibits "B", "C" and "D" respectively, attached hereto and incorporated by reference herein (Exhibit A is included within Exhibit B); and

WHEREAS, the Year 2000 Plan, an Urban Renewal Plan and Program of the City of Wilsonville (hereinafter "Plan") Section 1200 "Procedures for Changes or Amendments in the Approved Urban Renewal Plan" states that,

"The Plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and on-going planning. It is anticipated that this Plan will be changed or modified from time to time; or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate."; and

WHEREAS, Section 1202 of the Plan requires that the City Council approve by resolution any change to the Plan that alters the Goals and Objectives of the Plan; and

WHEREAS, Section 601 of the Plan identifies Urban Renewal Projects and Improvement Activities necessary to eliminate blight, enhance residential livability, make the Plan Area attractive for development and redevelopment, and to further Plan objectives; and

WHEREAS, Section 601 further identifies that the numbered projects and activities may be funded by the Agency "in full, in part, [or] a proportionate share"; and

WHEREAS, there have been numerous changes in the residential, industrial and commercial development of the community and the Plan Area since adoption of the Plan by Ordinance No. 373 in 1990; and

WHEREAS, to accomplish the Plan objectives it is necessary and appropriate to amend Plan Section 601 "Urban Renewal Projects and Improvement Activities" to include odor control projects at the Wastewater Treatment Facility, construction and reconstruction of streets in the Old Town area, additional capacity improvements to the Wilsonville Road interchange, and recreation-related improvements to the Wilsonville High School, which will serve as a livability enhancement and attractor for the Urban Renewal District; and

WHEREAS, the amendment to project activities can be carried out within the maximum indebtedness established for the Plan; and

WHEREAS, ORS 457.420(2)(B)(b)(B) provides that no Plan adopted after October 3, 1979, shall provide for a division of taxes if "the Urban Renewal areas of the Plan, when added to the areas included in other urban renewal plans of the municipality....exceed a figure equal to 25% of the total land area of that municipality"; and

WHEREAS, the Urban Renewal Agency Board and the City Council are considering a second urban renewal district to facilitate development on the West side of Wilsonville; and

WHEREAS, it is incumbent upon the Agency Board and the City Council to be as efficient and effective as possible in the geographic districting of urban renewal plan areas; and

WHEREAS, to accomplish community objectives in any new plan area it is necessary to reduce the existing Year 2000 Plan Area by removing primarily publicly owned non-increment producing acreage so that all areas of existing and proposed urban renewal plans do not exceed 25% of total municipal land area; and

WHEREAS, the City Council finds it is in the best interest of the public to further reduce the size of the Year 2000 Plan Area in a manner which reduces revenue impacts on taxing entities that levy taxes within the Area; and

WHEREAS, tax lot 3S-1W-12-501 (the "Parcel") also known as the Mentor Graphics corporate headquarters campus is developed to the extent that no urban renewal projects remain to be completed within the Parcel; and

WHEREAS, it is the City Council's intent to return the Parcel's nearly \$30 million in Measure 50 assessed valuation to the tax roll; and

WHEREAS, the proposed area geographic reductions and reduction in assessed valuation will not adversely affect Agency debt service and will not impair the Agency's ability to carry out Plan projects; and

WHEREAS, the Agency Board has reviewed this amendment to The Year 2000 Plan; and
WHEREAS, the Agency Board recommends by URA Resolution No. 99 that this amendment be adopted and approved by the City Council based on these recitals.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The above recitals are hereby adopted as findings in support of the recommendations set forth in URA Resolution No. 99, which recommendations are adopted and approved as follows:

1.1 The existing Plan Exhibit 1, "Legal Description of Wilsonville Urban Renewal Area," previously amended by Urban Renewal Agency Resolution Nos. 32 and 59, is hereby amended to include that land area described in Exhibit B of this Resolution, attached hereto and incorporated herein by this reference. Exhibit B of this Resolution shall be titled "Amended Exhibit 1 of The Year 2000 Plan" and is made a part of The Year 2000 Plan. The Plan Area and valuation is reduced in accordance with Exhibit B.

1.2 The existing Plan Exhibit 2, "Urban Renewal Boundary Map," previously amended by Urban Renewal Agency Resolution Nos. 32 and 59, is hereby amended and replaced by the map which is Exhibit C of this Resolution entitled "Urban Renewal Boundary Map Revised per URA Resolution Nos. 32 and 59 and City Council Resolution No. 1847". Exhibit C is attached hereto and incorporated herein by this reference and is made a part of The Year 2000 Plan. The map boundaries conform to the legal description in Exhibit B.

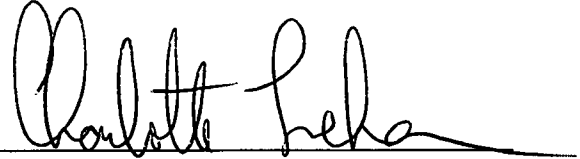
1.3 The existing Year 2000 Plan Area includes a total land area of 868.14 acres. The area removed by this Council-approved amendment to the Plan Area is a total reduction of 196.14 acres. The recommended findings and determination by the Agency that this reduction of land to the Plan Area by a Council-approved amendment to the Plan is not a substantial amendment to the Plan as the term "substantial amendment" is defined in the Plan or as defined in ORS 457.085(2)(i) are hereby adopted and approved.

1.4 The existing Year 2000 Plan is hereby amended to change the Plan text, as set forth in Exhibit D, attached hereto and incorporated herein by this reference and the Exhibit D amendments are made a part of The Year 2000 Plan. The projects set forth in

Exhibit D are adopted and approved, and do not constitute a substantial change under the applicable criteria set forth in paragraph 1.3 above.

2. The effective date of this Resolution is August 18, 2003.

ADOPTED by the Wilsonville City Council at a regular meeting thereof this 18th day of August 2003, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, Mayor

ATTEST:


Sandra C. King, City Recorder, CMC

SUMMARY OF VOTES:

Mayor Lehan	Yes
Councilor Helser	Yes
Councilor Scott-Tabb	Yes
Councilor Kirk	Yes
Councilor Holt	Yes

List of Exhibits

Exhibit B Amended Legal Description of the Wilsonville Urban Renewal Year 2000 Plan Area
Exhibit C Amended Urban Renewal Year 2000 Plan Area Boundary Map
Exhibit D Plan Text Amendment

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), if 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 West along the South right-of-way line of Kolbe Lane to the Northwest corner of Tax Lot No. 601 (recording No. 69-11979), Assessor's Plat No. 3 1W 24;
18. Thence counter-clockwise around said Tax Lot No. 601 to the Southwest corner of Tax Lot No. 600 (recording No. 93-68993), of said plat;
19. Thence Westerly along the projection of the South line of said Tax Lot No. 600 to the point of intersection of said projected South line with the Easterly right-of-way line of Memorial Drive;
20. Thence along said Easterly right of way line Southerly and Westerly to the point of intersection of the Westerly projection of said Memorial Drive right-of-way line with the West right-of-way line of Parkway Avenue also being on the East right-of-way line of Interstate five (I-5), Assessor's Plat No. 3 1W 24CB;
21. Thence along said East right-of-way line of Interstate five (I-5), Northerly to the Northwest corner of Tax Lot No. 200 (recording No. 2001-043681), Assessor's Plat No. 3 1W 23AA;
22. Thence Westerly to an angle point on the West right-of-way line of Interstate five (I-5), also being an angle point on the East line of Tax Lot No. 100 (recording No. 93-63557), Assessor's Plat No. 3 1W 23AB;
23. Thence along said West right-of-way line of Interstate five (I-5), Southerly to the Southwest corner of Tax Lot No. 100 (recording No. 82-18190), Assessor's Plat No. 3 1W 23AC;
24. 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;
25. Thence westerly along the north bank of the Willamette River to the east right-of-way line of the Oregon Electric Railroad;
26. Thence northerly along said east right-of-way line of the Oregon Electric Railroad to the northerly right-of-way line of Second Street;
27. 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);
28. Thence northerly along said westerly right-of-way line of Boones Ferry Road to the Proposed south right-of-way line of Wilsonville Road (Market Rd. No. 6);

29. Thence northerly and westerly along said proposed right-of-way line of Wilsonville Road to a point of intersection with the east right-of-way line of the Oregon electric railroad;
30. Thence north along said east right-of-way line to the existing south right-of-way line of Wilsonville Road;
31. Thence westerly along said Existing south right-of-way line of Wilsonville Road to the westerly right-of-way line of Willamette Way West;
32. Thence northerly along the prolongation of said westerly right-of-way line of Willamette Way West to the north right-of-way line of Wilsonville Road;
33. Thence easterly along said north right-of-way line of Wilsonville Road to the west right-of-way line of Brown Road (County Road No. 355);
34. Thence North along said West right of way line of Brown Road to the point of intersection of said West right-of-way line with the North right-of-way line of Parkwood Lane in Parkwood Estates (plat No. 2425), Assessor's Plat 3 1W 15DD;
35. Thence along a line perpendicular to the centerline of Brown Road Easterly to the East right-of-way line of said Brown Road;
36. 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;
37. Thence clockwise around said tax lot 801 to a point of intersection with the Existing north right-of-way line of Wilsonville Road;
38. Thence easterly along said existing north right-of-way line of Wilsonville Road to the east right-of-way line of the Oregon electric railroad;
39. Thence north along said east right-of-way line of the Oregon electric railroad to the proposed north right-of-way line of Wilsonville Road;
40. Thence easterly along said Proposed North right-of-way line to the West Line of tax lot 1402 (Recording No. 75-01885), Assessor's Plat 3 1W 14D;
41. Thence clockwise around said tax lot 1402 to the northwest corner of tax lot 1300 (Recording No. 212-470), of said plat;
42. Thence clockwise around said tax lot 1300 to a point of intersection with Proposed north right-of-way line of Wilsonville Road;
43. Thence east along said proposed north right-of-way line of Wilsonville Road to the westerly right of way line of Boones Ferry Road;
44. Thence northerly along said westerly right-of-way line of Boones Ferry Road to the eastern most corner of tax lot 1500, Assessor's Plat 3 1W 14D;
45. Thence southeasterly perpendicular to said westerly right-of-way line of Boones Ferry Road to the existing easterly right-of-way line of Boones Ferry Road;
46. Thence northeasterly along said existing easterly right-of-way line of Boones Ferry Road to the proposed easterly right-of-way line of Boones Ferry Road;
47. Thence southerly along said proposed easterly right-of-way line of Boones Ferry Road to the proposed right-of-way line of Wilsonville Road;
48. Thence easterly along the proposed right-of-way line of Wilsonville Road to the existing westerly right-of-way line of the I-5 Freeway interchange;
49. Thence northerly along said westerly right-of-way line to the north line of the proposed landscaped area;
50. Thence easterly along said north line to the easterly right-of-way line of the I-5 Freeway interchange;
51. Thence southerly along said easterly right-of-way line to the proposed northerly right-of-way line of Wilsonville Road.
43. Thence easterly and southerly along said Proposed northerly right-of-way line of Wilsonville Road to the existing right-of-way line of Wilsonville Road.

44. 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;
45. 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;
46. 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;
47. 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);
48. Thence northerly along said west right-of-way line of Parkway Avenue to the south right-of-way line of Boeckman Road;
49. 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;
50. 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;
51. 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;
52. 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;
53. 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;
54. 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;
55. Thence east along said north right-of-way line of Boeckman Road to the west right-of-way line of Parkway Avenue;
56. 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;
57. 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;
58. Thence Southeasterly along the East right-of-way line of said Parkway Avenue to the point of intersection of said East right-of-way line with the North right-of-way line of Boeckman Road;
59. Thence East along said North right-of-way line to the point of intersection of said North right-of-way line with the West right-of-way line of Canyon Creek Road, Assessor's Plat No. 3 1W 12 and Index;
60. Thence North along said West right-of-way line to the Southeast corner of Tax Lot No. 500 (recording No. 83-04047), of said plat;
61. Thence North along the East line of said Tax Lot No. 500 to the South right-of-way line of Wiedemann Road;
62. Thence West along said South right-of-way line to the point of intersection of said South right-of-way line with the East right-of-way line of Parkway Avenue;

63. Thence South along said East right-of-way line to the Southwest corner of Tax Lot No. 200 (recording No. 74- 14523), Assessor's Plat No. 3 1W 11;
64. Thence Southeasterly along the South line of said Tax Lot No. 200 to the Southwest corner of said Tax Lot No. 500;
65. Thence Southeasterly along the South line of said Tax Lot No. 500 to the point of intersection with an angle point on the North line of Tax Lot No. 501, Assessor's Plat No. 3 1W 12 and Index;
66. Thence counter-clockwise around said Tax Lot No. 501 to the point of intersection with the East line of said Tax Lot No. 500, Assessor's Plat No. 3 1W 11;
67. Thence counter-clockwise around said tax lot 500 to the southeast corner of tax lot 401 (Recording No. 84-7300), of said plat;
68. Thence counter-clockwise around said tax lot 401 to its northwest corner;
69. Thence west along the west prolongation of the north line of said tax lot 401 to west right-of-way line of Parkway Avenue;
70. Thence Northerly along said West right-of-way line of Parkway Avenue to a point 150 feet North of the South right-of-way line of Wiedemann Road (county road);
71. Thence Easterly along a line perpendicular to the centerline of said Parkway Avenue to a point on the West line of Tax Lot No. 100 (recording No. 681-895), of said plat;
72. 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);
73. 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 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 Parcel 3 (Partition Plat No. 1991-166), Assessor's Plat 3 1W 13;
4. Thence counter-clockwise around said Partition Plat No. 1991-166 to the Southwest corner of Parcel 2 (Partition Plat No. 1990-114), of said Assessor's Plat;
5. Thence counter-clockwise around said Partition Plat No. 1990-114 to the point of intersection with the South right-of-way line of Vlahos Drive;
6. Thence north and perpendicular to said south right-of-way line of Vlahos Drive to the north right-of-way line of Vlahos Drive;
7. 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;
8. 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);

9. 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;
10. Thence counter-clockwise around said tax lot 2601 to the southwest corner of tax lot 2700 (Recording No. 76-14390), of said plat;
11. Thence counter-clockwise around said tax lot 2700 to a point of intersection with the northwest right-of-way line of Roger Boulevard;
12. 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;
13. Thence clockwise around said tax lot 2704 to the northwest corner of tax lot 1403 (Recording No. 83-28877), of said plat;
14. Thence east along the north line of said tax lot 1403 to the east right-of-way line of Canyon Creek Road;
15. Thence north along said east right-of-way line of Canyon Creek Road to the point of beginning.

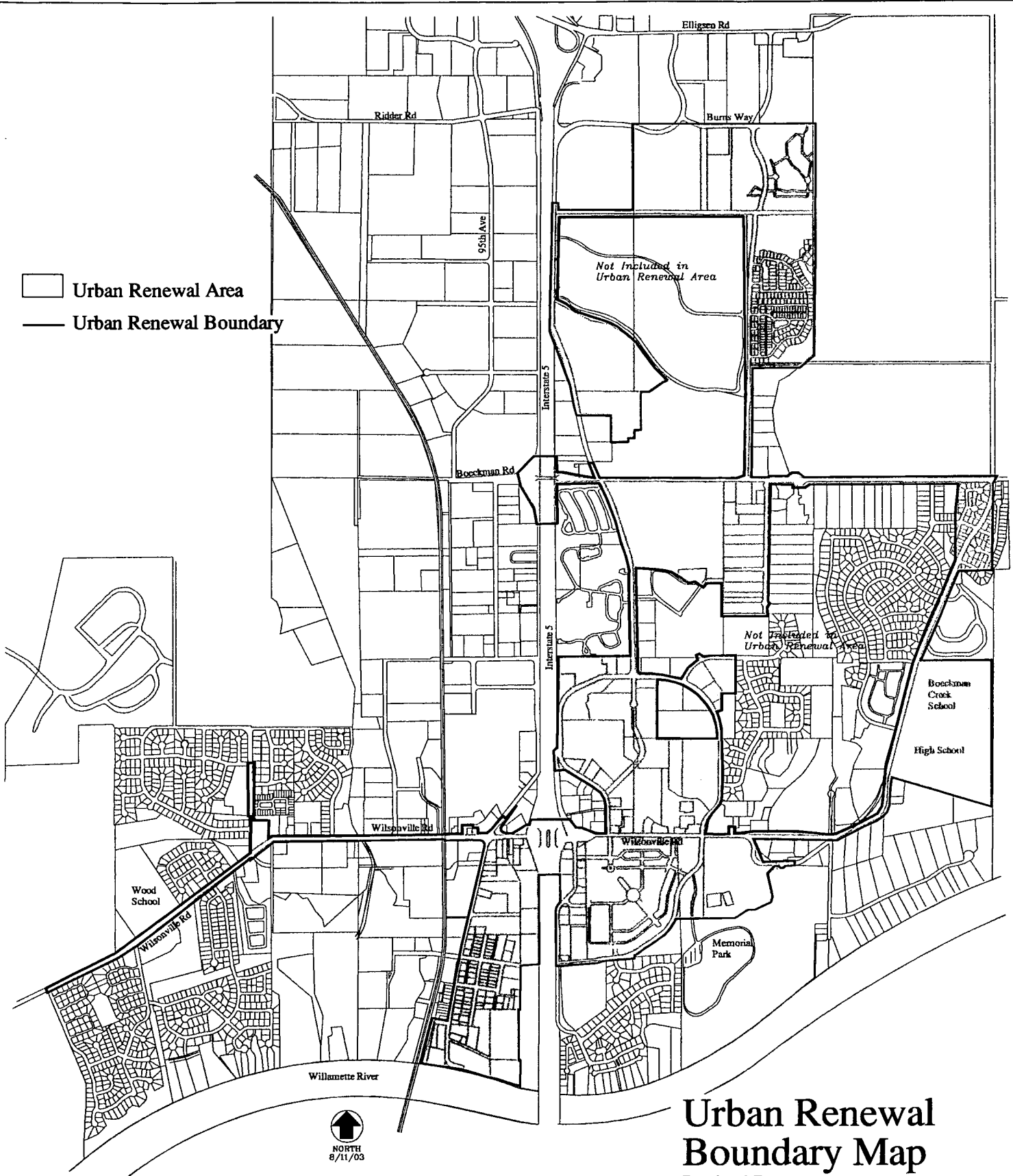
Excepting:

Commencing at a point of intersection of the West right-of-way line of Town Center Loop East with the South line of Tax Lot No. 417 (recording No. 88 52872), Assessor's Plat No. 3 1W 13, Section 13, Township 3 South, Range 1 West, Willamette Meridian, Clackamas County, Oregon;

1. Thence clockwise around said Tax Lot No. 417 to the Southwest corner of Tax Lot No. 406 (recording No. 91 12373), of said plat;
2. Thence along the West line of said Tax Lot No. 406 Northerly to the point of intersection of said West line with the South right-of-way line of said Town Center Loop East;
3. Thence along said right of way line Easterly and Southerly to the point of commencement.

The described property, located entirely within the City of Wilsonville, County of Clackamas and the State of Oregon, contains six-hundred seventy-two (672) acres, more or less.

Urban Renewal Area
Urban Renewal Boundary



Urban Renewal Boundary Map

Revised Per:
U.R.A. Resolution No. 32, No. 59 and
City of Wilsonville Resolution No. 1847

sions 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, under-sized 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 inertia.

The interchange at I-5 and Wilsonville Road is nearing traffic capacity. Congestion is expected to increase at the interchange, decreasing the accessibility of the Urban Renewal Area from the interstate highway. ~~The limited width of the freeway structures under I-5 presents an obstacle to further widening of Wilsonville Road.~~ (Amended by Ordinance No. 416 - May 17, 1993 **and Urban Renewal Agency Resolution No. - August 18, 2003**)

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 to the intersection of Trask and Rogue Lane with sanitary sewer extension to City Library and street improvements fronting City Library along Wilsonville Road. Project also includes a new sanitary sewer line from the intersection of Trask Street and Rogue Lane east within existing and proposed sewer easements. Includes **pedestrian crossings**, storm drain, water and sewer. (Amended by Ordinance No. 416 - May 17, 1993 **and Urban Renewal Agency Resolution No. - August 18, 2003**)

4) Town Center Loop West Extension ... From Wilsonville Road southerly to Trask Street, including improvements to Pacific and Holly Streets. A first-phase project extends from Wilsonville Road to Pacific and Pacific west to Parkway Avenue. Includes storm drain, water and sewer. (*Amended by Ordinance No. 416 - May 17, 1993*)

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 from ODOT.

7) Wilsonville Road ... Work includes: Widening and improving Wilsonville Road, including landscaping and traffic separations from I-5 east to where it is proposed to be realigned, except where already completed; from I-5 west to the City limit, and adjusting and revising local access to Wilsonville Road. Work also includes improvements to the intersections of Wilsonville Road at cross streets and access closures and adjustments along Boones Ferry Road to facilitate efficient traffic movement on, along and through Wilsonville Road. Work will also include improvements to including storm drains, water and sewers in and along Wilsonville Road and Boones Ferry Road. Necessary activities required to carry out the plan may occur immediately outside of the urban renewal area. (*Amended by Urban Renewal Agency Resolution No. 32 - October 7, 1996 and Amended by Urban Renewal Agency Resolution No. 59 - June 5, 2000*)

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, Wil-

sonville 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 offset 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 ... Realign at Boeckman and widen and improve, as required, for increased capacity. Includes storm drain, water, sewer. *(Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001)*

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 **any and all** existing "Old Town" streets, **can** includes curbs, gutters, sidewalks, street lighting, storm drains, water and sewer systems. **Necessary activities required to carry out the plan may occur immediately outside of the Urban Renewal area.** *(Amended by Urban Renewal Agency Resolution No. - August 18, 2003)*

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.

13) Wilsonville Road Interchange ... Reconstruct the existing interchange at I-5 and Wilsonville Road. This activity will allow the renewal agency to participate in the interchange improvements. ~~Improvements include replacing the I-5 overcrossing structure with a longer structure. This will allow Wilsonville Road to be widened to carry four travel lanes, two left turn lanes, bicycle lanes, landscaping, and sidewalks. The new I-5 structure will also be wider to carry the existing six lanes and shoulders plus two future travel lanes.~~ **Improvements may include any Interchange enhancements that result in increased vehicular capacity and multi-modal connectivity.** Landscaping improvements

City of Wilsonville Urban Renewal Plan

may be included in the Wilsonville Road Interchange project. *(Amended by Ordinance No. 416 - May 17, 1993, and Amended by Urban Renewal Agency Resolution No. 32 - October 7, 1996 and **Urban Renewal Agency Resolution No. - August 18, 2003**)*

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 sewer at Boeckman Road, north to Wiedemann Road. An extension continuing on to the north to El-

lignsen 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) Waste Water 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; **long-term odor remediation is ultimately required.** (Amended by Urban Renewal Agency Resolution No. _____ - August 18, 2003)

The problems with the existing wastewater 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 or changes to the existing system are needed within the U. R. Area as follows: (Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001)

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.

3) Town Center Outfall and Detention Facility ... To reconfigure the detention facility to provide an aesthetic entrance to Memorial and Civic Center Parks. (*Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001*)

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 addition of land to the park, and both active and passive recreation improvements consistent with the City's Park Master Plan. Improvements shall further include a trail to provide connection for the public through the parkland and to the Willamette River frontage. (*Amended by Ordinance No. 416 - May 17, 1993 and Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001*)

3) Joint Use of Athletic, Cultural and Public Assembly Facilities at New High School ... ~~This activity implements a measure approved by Wilsonville voters on June 30, 1992. This measure advised the Renewal Agency to contribute to joint community facilities at a new high school to be constructed within the Urban Renewal Area. Pursuant to an Intergovernmental Cooperation Agreement between the Renewal Agency and the West Linn-Wilsonville School District for Joint Development and Use of Facilities, the Renewal Agency will contribute toward the planning and construction of~~ **Joint use community/high school facilities in Wilsonville, including community recreation such as playing fields with artificial turf, public restrooms, public educational, cultural and assembly facilities, or such other joint use community/high school facilities as may be agreed upon by the West Linn-Wilsonville School District and the Urban Renewal**

City of Wilsonville Urban Renewal Plan

Agency of the City of Wilsonville. *(Amended by Ordinance No. 416 - May 17, 1993 **and Urban Renewal Agency Resolution No. - August 18, 2003**)*

- 4) Swim Center ... To be located at Civic Center Park. The facility could be available for joint community and school use. *(Amended by Urban Renewal Agency Resolution No. 78 - November 5, 2001)*

- 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 would be subject to an intergovernmental agreement between the City and the College.

- 8) Tranquil Park ... Of approximately 4.9 acres. Work includes clearing underbrush, constructing trails and sidewalks, 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. *(Amended by Urban Renewal Agency Resolution No. 59 - June 5, 2000)*

- 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.