

COLUMBIA GATEWAY/DOWNTOWN PLAN

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

Approved by the Dalles City Council on
August 23, 1990
By Council Ordinance No. 90-1113

Amendment 1 – Minor Amendment
Approved by The Dalles Urban Renewal Agency on
July 23, 1991
By Resolution No. 91-007

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

Amendment 3 – Minor Amendment
Approved by the The Dalles Urban Renewal Agency on
August 27, 1996
By Resolution No. 96-025

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

General Ordinance No. 98-1223 was repealed by Referendum Measure No. 33-22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

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

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

Amendment 7 – Minor Amendment
Approved by the The Dalles Urban Renewal Agency on
May 14, 2001
By Resolution No. 01-040

Amendment 8 – Minor Amendment
Approved by The Dalles Urban Renewal Agency on
November 10, 2003
By Resolution No. 03-052

Amendment 9 – Minor Amendment

Approved by The Dalles Urban Renewal Agency on
January 28, 2008
By Resolution No. 08-060

Amendment 10 – Substantial Amendment

Approved by The Dalles Urban Renewal Agency on
June 22, 2009
By Council Ordinance No. 09-1301

Amendment 11 – Minor Amendment

Approved by The Dalles Urban Renewal Agency on
April 12, 2010
By Resolution No. 10-060

Amendment 12 – Minor Amendment

Approved by The Dalles Urban Renewal Agency on
May 10, 2010
By Resolution No. 10-069

Columbia Gateway Urban Renewal Program

City of The Dalles

Urban Renewal Agency/City Council

Mayor: Jim Wilcox
Councilors: Carolyn Wood
Tim McGlothlin
Bill Dick
Dan Spatz
Brian Ahier

Urban Renewal Advisory Committee

<i>Chair:</i>	Dan Ericksen	Wasco County Judge
	Vacant	NWC Park and Rec. District
	Ken Farnier	Port of The Dalles
	Bill Dick	City of The Dalles
	Ben Hoey	Planning Commission
	Diana Bailey	MCFRD
	Richard Elkins	Citizen
	Chris Zukin	Citizen
	Gary Grossman	Citizen

City Manager: Nolan K. Young

Urban Renewal Coordinator: Daniel C. Durow

City Attorney: Gene Parker

Advisor: Jeff Tashman

Amended Effective May 10, 2010

PLAN

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REPORT - Columbia Gateway/Downtown Plan, Adopted Report
June 2009

SECTION 100 - INTRODUCTION

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

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

SECTION 110 - CITY/AGENCY RELATIONSHIP

The Governing Body (Council) of the City of The Dalles on April 23, 1990, by Ordinance Number 90-1106, declared that blighted areas exist within the City and that there is a need for an urban renewal agency to function within the City. The City Council, by the approval of such Ordinance Number 90-1106, and in accordance with the provisions of ORS 457.045 (2), appointed an Urban Renewal Agency consisting of eleven (11) members. In 1998, the Council adopted ordinance Number 98 - 1228, designating the members of the Council as the Urban Renewal Agency. General Ordinance No. 90-1106 was amended in 1998 by General Ordinance No. 98-1228, which was adopted on December 14, 1998. This ordinance reduced the size of the Urban Renewal Agency to 6 members, including the Mayor and the five City Councilors, and these persons were designated as the Urban Renewal Agency pursuant to ORS 457.045(3). Pursuant to ORS 457.035, the Urban Renewal Agency is a public body corporate and politic.

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

SECTION 200 - DEFINITIONS

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

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

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

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

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

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

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

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

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

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

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

207. COUNTY means Wasco County, Oregon.

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

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

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

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

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

SECTION 300 - LEGAL BOUNDARY DESCRIPTION

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

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

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

MISSION STATEMENT

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

401. GOALS AND OBJECTIVES

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

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

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

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

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

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

4. Conserve historically significant places and properties

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

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

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

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

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

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

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

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

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

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

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

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

403. RELATIONSHIP OF THE PLAN TO LOCAL OBJECTIVES

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

404. CONSISTENCY WITH THE CITY'S COMPREHENSIVE PLAN

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

405. CONSISTENCY WITH ECONOMIC DEVELOPMENT POLICY

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

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

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

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

406. COORDINATION WITH THE LANDMARK COMMISSION POLICIES

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

SECTION 500 - LAND USE PLAN

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

501. LAND USE DESIGNATIONS

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

1. Central Business Commercial District, CBC.

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

2. Industrial District, I.

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

3. General Commercial District, CG.

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

4. Commercial/Light Industrial District, CLI.

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

5. High/Medium Density Residential District, RH.

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

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

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

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

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

SECTION 600 - URBAN RENEWAL ACTIVITIES

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

601. URBAN RENEWAL PROJECTS AND ACTIVITIES

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

GENERAL CRITERIA

Acceptable projects must comply with all of the following:

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

SPECIFIC CRITERIA

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

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

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

The following projects and activities are hereby deemed necessary to:

Eliminate blighted conditions and influences;

Stabilize or increase depreciating property values;

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

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

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

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

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

1. DOWNTOWN STREETSCAPE IMPROVEMENTS:

The location of the Downtown Streetscape Improvements project may include all areas designated on the City's official Zoning map as "Central Business Commercial" and includes 1st, 2nd, 3rd, and 4th Streets and connecting side streets. Streetscape improvements may include:

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

2. DOWNTOWN / RIVERFRONT ACCESS

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

3. GRAIN ELEVATOR DEMOLITION

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

4. COMMODORE BUILDING REDEVELOPMENT

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

5. PENNEY'S BLOCK REDEVELOPMENT

Redevelopment of this Downtown core block may include the demolition of the existing Penney's building and reconstruction of a new commercial building and off-street parking on the same site.

6. DOWNTOWN PARKING STRUCTURE AND SURFACE LOTS

Increase in demand for easy parking in the Downtown area will require the construction of a multi-level parking structure. Estimates are for 150 parking spaces to help accommodate the additional demand. Smaller surface lots in the core area may be located on a temporary basis or permanently constructed.

7. CIVIC AUDITORIUM REMODEL AND RECONSTRUCTION

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

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

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

9. MILL CREEK GREENWAY PROPERTY DEVELOPMENT

The existing, paved Mill Creek Greenway Trail will be extended from its present terminus at the limited access bridge, under the 6th Street bridge and then to connect to 2nd Street. An additional pedestrian bridge over Mill Creek will connect the trail with the property on the west end of the Trail. A main feature of the greenway is a twelve foot wide paved pedestrian / bike trail. Other park and greenway amenities may also be included such as landscaping, lighting, and irrigation.

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

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

11. REDEVELOPMENT OF ARMORY PROPERTY / PUBLIC WORKS SITE

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

12. THOMPSON PARK SIDEWALK

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

13. PROPERTY REHABILITATION GRANT AND LOAN FUND PROGRAM

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

1. Land Assemblage

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

2. Historic Design and Restoration

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

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

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

The Agency may establish a below market interest rate loan program for the redevelopment of properties within the urban renewal area. Prior to making any loans, the Agency shall

prepare and adopt a comprehensive rehabilitation loan plan that sets forth:

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

14. REDEVELOPMENT OF WASCO WAREHOUSE & MILLING COMPANY PROPERTY

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

15. EAST GATEWAY/BREWERY GRADE STREET RECONSTRUCTION

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

16. 3rd PLACE STREET IMPROVEMENTS

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

17. REDEVELOPMENT OF PROPERTIES LOCATED WITHIN THE BLOCK BORDERED BY WASHINGTON AND COURT STREETS, AND 1ST AND 2ND STREETS.

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

602. ACQUISITION OF REAL PROPERTY

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

A. Property Acquisition for Public Improvements

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

B. Property Acquisition - From Willing Sellers

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

C. Land Disposition

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

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

Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the urban renewal agency in its discretion determines such land should be made available in order that it may be developed, redeveloped,

cleared, conserved or rehabilitated for the purposes specified in such plan. Because fair reuse value reflects limitations on use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

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

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 displaced will be contacted to determine their individual relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and relocation payments made in accordance with the requirements of ORS 35.500 - 35.530. Payments made to persons displaced from dwellings will be assured that they will have available to them habitable, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expense will be made to occupants displaced.

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

606. PROPERTY DISPOSITION AND REDEVELOPER OBLIGATIONS

A. PROPERTY DISPOSITION. The Agency is authorized to dispose of, sell, lease, exchange, subdivide, transfer, assign, pledge, or encumber by mortgage, deed of trust, or otherwise any interest in property which has been acquired by them in accordance with the provisions of this Plan and

with the terms and conditions set forth in a Disposition and Development Agreement or other legal instrument as determined by the Agency.

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

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

607 - OWNER PARTICIPATION

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

608. ADMINISTRATIVE ACTIVITIES AND SERVICES TO THE AGENCY

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

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

1. Legal Counsel and Bond Counsel;
2. Preparation of market, feasibility or other economic studies or plans;
3. Preparation of design, architectural, engineering, landscape architectural, planning, redevelopment, or other developmental feasibility studies;
4. Preparation of construction contract documents for Agency's improvement activities by appropriately licensed professionals;
5. Providing accounting or audit services;
6. Providing special rehabilitation, restoration or renovation feasibility and cost analysis studies or plans;

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

8. Property acquisition and disposition appraisals;

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

10. Bond issuance and renewal financing consultants.

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

1. Assure architectural continuity and compatibility in new or remodeled buildings that are located in areas in which buildings with unique and distinctive historical or architectural character exists;

2. Advance the role of The Dalles Riverfront Plan as a unique element of visual and civic value to the City and to the properties that abut the River. As such, promote the development and redevelopment of these abutting properties so as to advance and protect these values; and

3. Assure that the developments on the large vacant lands within the Urban Renewal Area will have a design consistency and will advance the objectives of this Urban Renewal Plan.

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

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

F. To implement this Plan, the Agency may borrow money, accept advances, loans or grants from any legal source, issue urban renewal bonds (also known as tax allocation bonds, governmental bonds, qualified redevelopment bonds

and tax increment bonds), and receive tax increment proceeds as provided for in Section 700 of this Plan. Regardless of the form of borrowing of funds, the approval of such borrowing shall comply with the provisions of the Agency's adopted by-laws and all applicable legal requirements.

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

SECTION 700 - FINANCING OF URBAN RENEWAL INDEBTEDNESS

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

701. TAX INCREMENT FINANCING AND MAXIMUM INDEBTEDNESS

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

The maximum amount of indebtedness that may be issued or incurred under the Plan, as amended, is \$29,125,583.

702. PRIOR INDEBTEDNESS

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

703. ANNUAL BUDGET

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year, by July 1, the Agency shall adopt a budget in conformance with the provisions of ORS 294 and ORS 457.460 which shall describe its sources of revenue, proposed expenditures and activities.

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

SECTION 800 - ANNUAL FINANCIAL STATEMENT REQUIRED

801. REQUIRED FINANCIAL STATEMENT

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

802. STATEMENT FILED AND PUBLISHED

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

SECTION 900 - CITIZEN PARTICIPATION

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

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

SECTION 1000 - NON-DISCRIMINATION

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

SECTION 1100 - RECORDING OF PLAN

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

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

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

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

1201 - MINOR CHANGES

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

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

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

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

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

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

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

1203 - COUNCIL APPROVED AMENDMENTS

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

Council approved amendments include any change in any provision of this Plan which would modify the goals and objectives or the basic procedural, planning or engineering principles of this Plan.

1204 - SUBSTANTIAL CHANGES

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

Substantial changes shall include the following:

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

SECTION 1300 -VALIDITY OF APPROVED URBAN RENEWAL PLAN

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

Plan Section

PART 2: EXHIBITS

AMENDED EXHIBIT 1

Commencing at the corner common to Sections 4 and 5, Township 1 North, Range 13 East, and the south section line of Section 33, Township 2 North, Range 13 East, Willamette Meridian, Wasco County, Oregon;

1. Thence due east from said common corner to a point on the west line of the Methodist Mission Dedication Land Claim (DLC), and thence northerly along said west line of the Methodist Mission DLC to a point common with the southerly right-of-way line of Interstate Highway 84 and the west line of the Methodist Mission DLC, Assessors Plat 2N 13 33CD, for the TRUE POINT OF BEGINNING;
2. Thence from the true point of beginning, easterly along the southerly right-of-way line of Interstate Highway 84 to a point of intersection with the southerly right-of-way line of the Columbia River Highway 30, Assessors Plat 2N 13 33D, (West 2nd Street);
3. Thence easterly along the said southerly right-of-way line of the Columbia River Highway 30 (West 2nd Street) to a point of intersection with the easterly right-of-way line of Cherry Heights Road and the northwesterly lot line of tax lot 500, Assessors Plat 1N 13 4AA;
4. Thence southwesterly along said northwesterly lot line of tax lot 500 to the southwest corner, which is a common corner with tax lot 700, Assessors Plat 1N 13 4AA;
5. Thence counter-clockwise around said tax lot 700 to the northwest corner of tax lot 801 of said plat;
6. Thence counter-clockwise around said tax lot 801 to the southeast corner of tax lot 104 of Assessors Plat 1N 13 4AB;
7. Thence clockwise around tax lot 104 of said plat until it intersects the westerly right-of-way line of the Mt. Hood Street stub;
8. Thence southerly along the westerly right-of-way line of Mt. Hood Street and its prolongation to the northerly right-of-way line of West 7th Street;
9. Thence westerly along the northerly right-of-way line of West 7th Street to a point of intersection with tax lot 3700 of Assessors Plat 1N 13 4AB;
10. Thence East 50 feet along the North Boundary of said tax lot 3700;
11. Thence counterclockwise around tax lot 3600 of Assessor's Plat 1N 13 4AB to the Southwest corner of tax lot 3800 of said plat;
12. Thence southerly along the easterly right-of-way line of Wright Street and its prolongation to the southerly right-of-way line of West 8th Street;

13. Thence easterly along the southerly right-of-way line of West 8th Street and its prolongation to the easterly right-of-way line of Jordan Street;
14. Thence northerly along the easterly right-of-way line of Jordan Street to the southerly right-of-way line of the alley between West 8th and West 7th Streets;
15. Thence easterly along the southerly right-of-way line of the said alley and its prolongation to the easterly right-of-way line of Bridge Street;
16. Thence northerly along the easterly right-of-way line of Bridge Street and its prolongation to the southerly right-of-way line of West 6th Street;
17. Thence easterly along the southerly right-of-way line of West 6th Street and its prolongation to the easterly right-of-way line of Trevitt Street;
18. Thence northerly along the easterly right-of-way line of Trevitt Street and its prolongation to the southerly right-of-way line of West 3rd Place;
19. Thence easterly along the southerly right-of-way line of West 3rd Place to a point of intersection with the southwest corner of tax lot 3100, Assessors Plat 1N 13 4AA, Trevitt's Addition;
20. Thence counter-clockwise around said tax lot 3100 to the southwest corner of tax lot 3200 of said plat,
21. Thence easterly along the south lot line of said tax lot 3200 to the southeast corner of said tax lot 3200;
22. Thence across a public right-of-way to the southwest corner of tax lot 4600, Assessors Plat 1N 13 3BB;
23. Thence southeasterly along the south lot line of said tax lot 4600 to the southwest corner of tax lot 4401, Assessor's Plat 1N 13 3BC.
24. Thence easterly along the south lot lines of tax lots 4401, 4200, and 3800 of said plat, to a point of intersection with the westerly lot line of tax lot 3700 of said plat;
25. Thence counter-clockwise around said tax lot 3700 to the southwest corner of tax lot 5200 of said plat;
26. Thence easterly along the southerly lot line of said tax lot 5200 to the southeast corner of said tax lot 5200;
27. Thence easterly across the Liberty Street right-of-way to the southwest corner of tax lot 5600 of said plat;

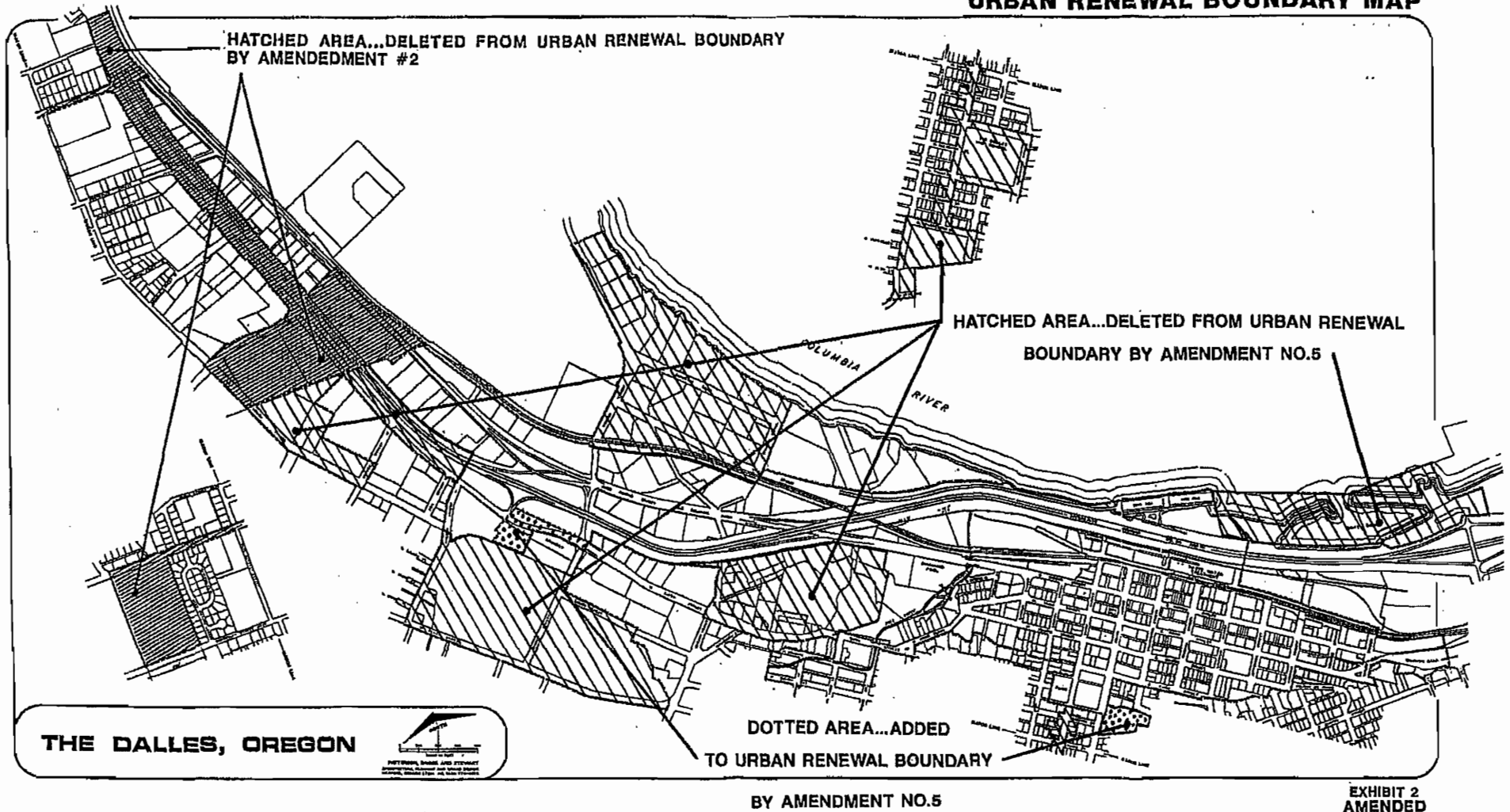
28. Thence clockwise around said tax lot 5600 to the northeast corner of said tax lot 5600 at the intersection with the west lot line of tax lot 6100 of said plat;
29. Thence clockwise around said tax lot 6100 to the northeast corner of tax lot 6000 of said plat;
30. Thence southerly along the east lot lines of tax lots 6000 and 5900 to the intersection with the north right-of-way line of the alley between West 5th and West 6th Streets;
31. Thence westerly along the northerly right-of-way line of said alley to a point of prolongation of the west lot line of tax lot 8200 of said plat;
32. Thence southerly along the west lot line of said tax lot 8200 and its prolongation to the southerly right-of-way line of the alley between West 6th and West 7th Streets;
33. Thence easterly along the southerly right-of-way line of the said alley and its prolongation to the easterly right-of-way line of Court Street;
34. Thence southerly along the easterly right-of-way line of Court Street and its prolongation to the northerly right-of-way line of East 7th Place, Assessors Plat 1N 13 3CB;
35. Thence easterly along the northerly right-of-way line of East 7th Place and its prolongation to the southwest corner of tax lot 700, Assessors Plat 1N 13 3CB;
36. Thence clockwise around said tax lot 700 to the westerly right-of-way line of Case Street;
37. Thence northerly along the westerly right-of-way line of Case Street to the southerly right-of-way line of East 7th Street;
38. Thence westerly along the southerly right-of-way line of East 7th Street to a point on the easterly lot line of tax lot 9800, Assessors Plat 1N 13 3BC;
39. Thence clockwise around said tax lot 9800 to a point on the easterly lot line of tax lot 9700 of said plat;
40. Thence clockwise around said tax lot 9700 to the easterly right-of-way line of Court Street;
41. Thence northerly along the easterly right-of-way line of Court Street to the southerly right-of-way line of East 5th Street;
42. Thence easterly along the southerly right-of-way line of East 5th Street to the southwesterly corner of tax lot 900, Assessors Plat 1N 13 3CA;
43. Thence counter-clockwise around said tax lot 900 to the southwest corner of tax lot 1200 of said plat;

44. Thence counter-clockwise around said tax lot 1200 to the southerly right-of-way line of East 4th Street;
45. Thence easterly along the southerly right-of-way line of East 4th Street to the westerly right-of-way line of Madison Street;
46. Thence counter-clockwise around the terminus of the southerly right-of-way line of Madison Street to the easterly right-of-way line of Madison Street;
47. Thence northerly along the easterly right-of-way line of Madison Street and its prolongation to the southerly right-of-way line of East 3rd Street;
48. Thence easterly along the southerly right-of-way line of East Third Street and counter-clockwise around the easterly terminus of East 3rd Street to a point which intersects with the South boundary line of Tax Lot 5400, Assessor's Plat 1N 13 3DB; thence South 56° 5' East a distance of approximately 250 feet to the Northeast corner of Tax Lot 5800; thence North 5° 32' East 136.5 feet to the Southwest corner of Tax Lot 5500; thence 50 feet East along the South boundary of Tax Lot 5500, Assessor's Map 1N 13 3DB, to the Southwest corner of Tax Lot 3900, Assessor's Plat 1N 13 3DA;
49. Thence Easterly along the Southerly lot line of Tax Lot 3900 to the Northwest corner of Tax Lot 4000 of said plat;
50. Thence clockwise around said tax lot 4000 to the northerly right-of-way line of East 8th Street;
51. Thence easterly along the northerly right-of-way line of East 8th Street and its prolongation to the easterly right-of-way line of Harris Street;
52. Thence northerly along the easterly right-of-way line of Harris Street to the northwest corner of tax lot 3700 of said plat;
53. Thence clockwise around said tax lot 3700 to the westerly lot line of tax lot 2600 of said plat;
54. Thence clockwise around said tax lot 2600 to a point which is the southerly prolongation of the easterly lot line of tax lot 100 of said plat;
55. Thence northerly along the southerly prolongation of the easterly lot line of said tax lot 100 to the northwest corner of said tax lot 100;
56. Thence westerly along the northerly lot line of said tax lot 100 to the easterly right-of-way line of Taylor Street;
57. Thence northerly along the easterly right-of-way line of Taylor Street and its prolongation to the northerly right-of-way line of the Union Pacific Railroad;

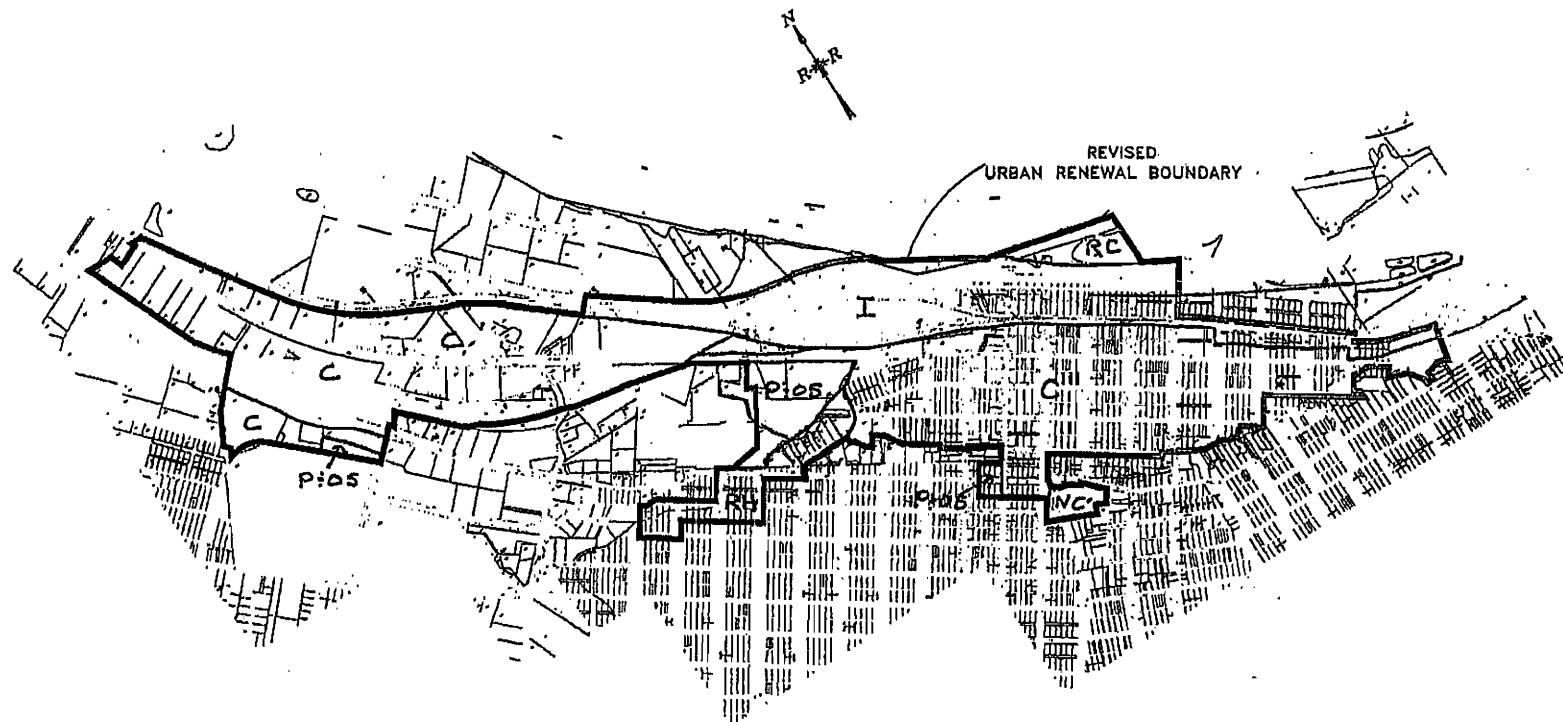
58. Thence westerly along the northerly right-of-way line of the Union Pacific Railroad to the easterly right-of-way line of Laughlin Street;
59. Thence northerly along the easterly right-of-way line of Laughlin Street and its prolongation to the northerly right-of-way line of Interstate Highway 84;
60. Thence westerly along the northerly right-of-way line of Interstate Highway 84 to the easterly lot line of Government Lot #3, Assessors Plat 1N 13 3;
61. Thence northerly along the easterly line of said Government Lot to the northeast corner of said Lot;
62. Thence westerly along the northerly line of said Government Lot and its prolongation to a point on the northerly right-of-way line of Interstate Highway 84;
63. Thence westerly along the northerly right-of-way line of said Interstate Highway 84 to the northerly right-of-way line of West 1st Street (Bargeway Road);
64. Thence westerly along the northerly right-of-way line of said West 1st Street to the easterly right-of-way line of Terminal Way;
65. Thence southerly along the easterly right-of-way line of said Terminal Way and its prolongation to the southerly right-of-way line of the Union Pacific Railroad, Assessors Plat 2N 13 33DC;
66. Thence westerly along the southerly right-of-way line of said railroad to the southerly line of the Charles W. Shaug DLC #41, Assessors Plat 2N 13 33BC;
67. Thence westerly along the southerly line of said Charles W. Shaug DLC #41 to the easterly lot line of tax lot 800, Assessors Plat 2N 13 33BC;
68. Thence clockwise around said tax lot 800 to the southerly lot line of tax lot 700 of said plat;
69. Thence clockwise around said tax lot 700 to the southerly line of the said Charles W. Shaug DLC #41;
70. Thence westerly along said Charles W. Shaug DLC #41 to the northerly right-of-way line of Interstate Highway 84;
71. Thence southeasterly along the northerly right-of-way line of said highway to the southwest corner of tax lot 1500, Assessors Plat 2N 13 33C;
72. Thence southerly to the westerly right-of-way line of Walnut Street;
73. Thence southerly along the westerly right-of-way line of Walnut Street to the southerly right-of-way line of West 7th Street;

74. Thence easterly along the prolongation of the southerly right-of-way line of West 7th Street to the westerly lot line of tax lot 1100, Assessors Plat 2N 13 33CB;
75. Thence counter-clockwise around said tax lot 1100 to the southwest corner of tax lot 1800, Assessors Plat 2N 13 33C;
76. Thence southeasterly along the southerly lot line of said tax lot 1800 and its prolongation to the easterly right-of-way line of Webber Street;
77. Thence northerly along the easterly right-of-way line of Webber Street and its prolongation to the southerly right-of-way line of Interstate Highway 84;
78. Thence easterly along the southerly right-of-way line of said Highway 84 TO THE TRUE POINT OF BEGINNING.

**AMENDED
URBAN RENEWAL BOUNDARY MAP**



PLAN MAP

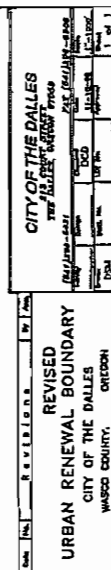


318.12 Acres

Date	Revisions	By	App.
<p>REVISED URBAN RENEWAL BOUNDARY CITY OF THE DALLES WASCO COUNTY, OREGON</p>			

CITY OF THE DALLES			
1000 CHURCH STREET THE DALLES, OREGON 97130			
Project	Drawn	Check	Date
URBAN	CCO	ONE	10-10-88
DSM	OK	APPROV	10-10-88
			1 of 1

AMENDED EXHIBIT 4

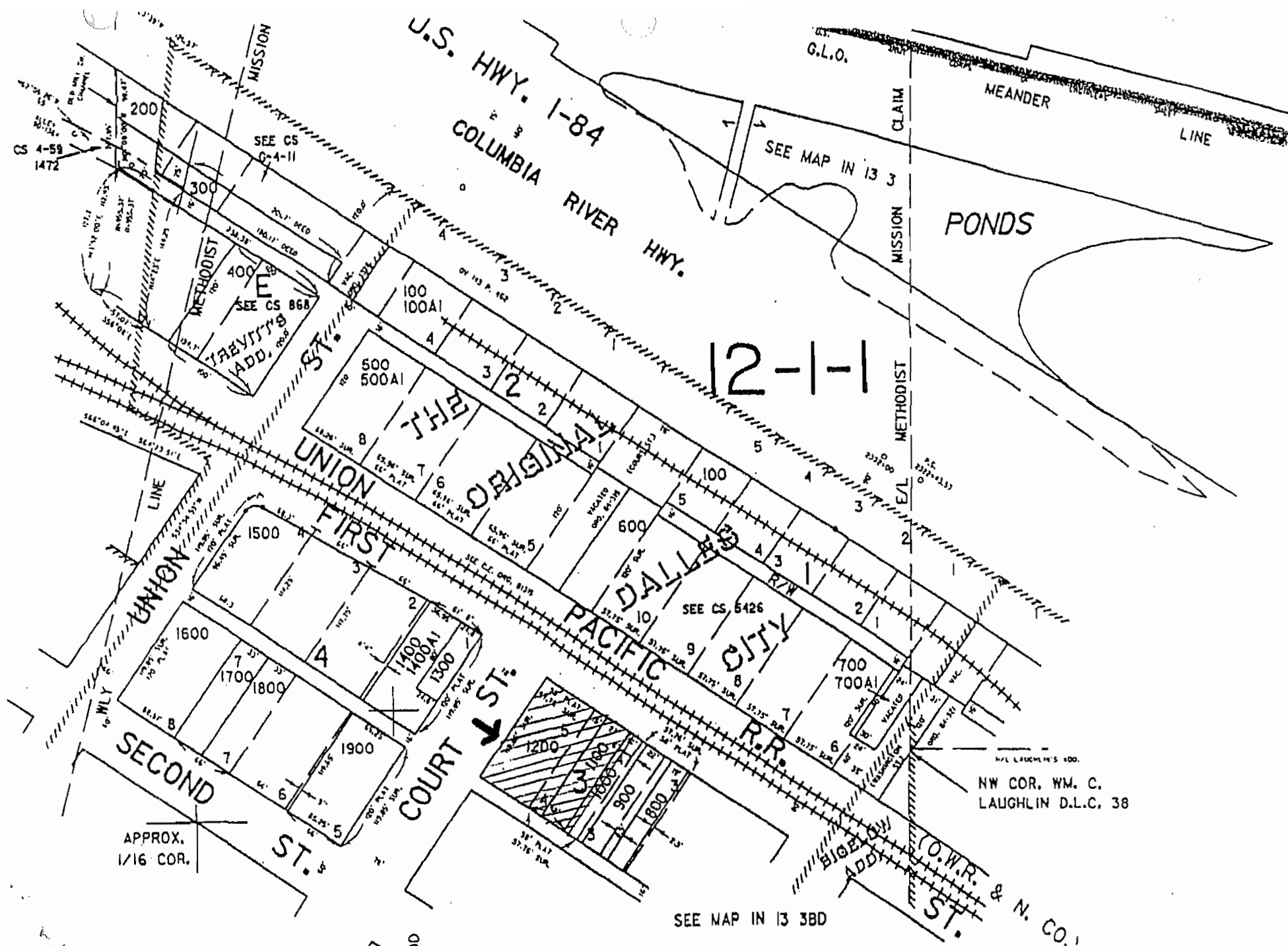


Amendment No. 7 - Minor Amendment
Approved by The Columbia Gateway Urban Renewal Agency
on May 14, 2001
By Resolution No. 01-040

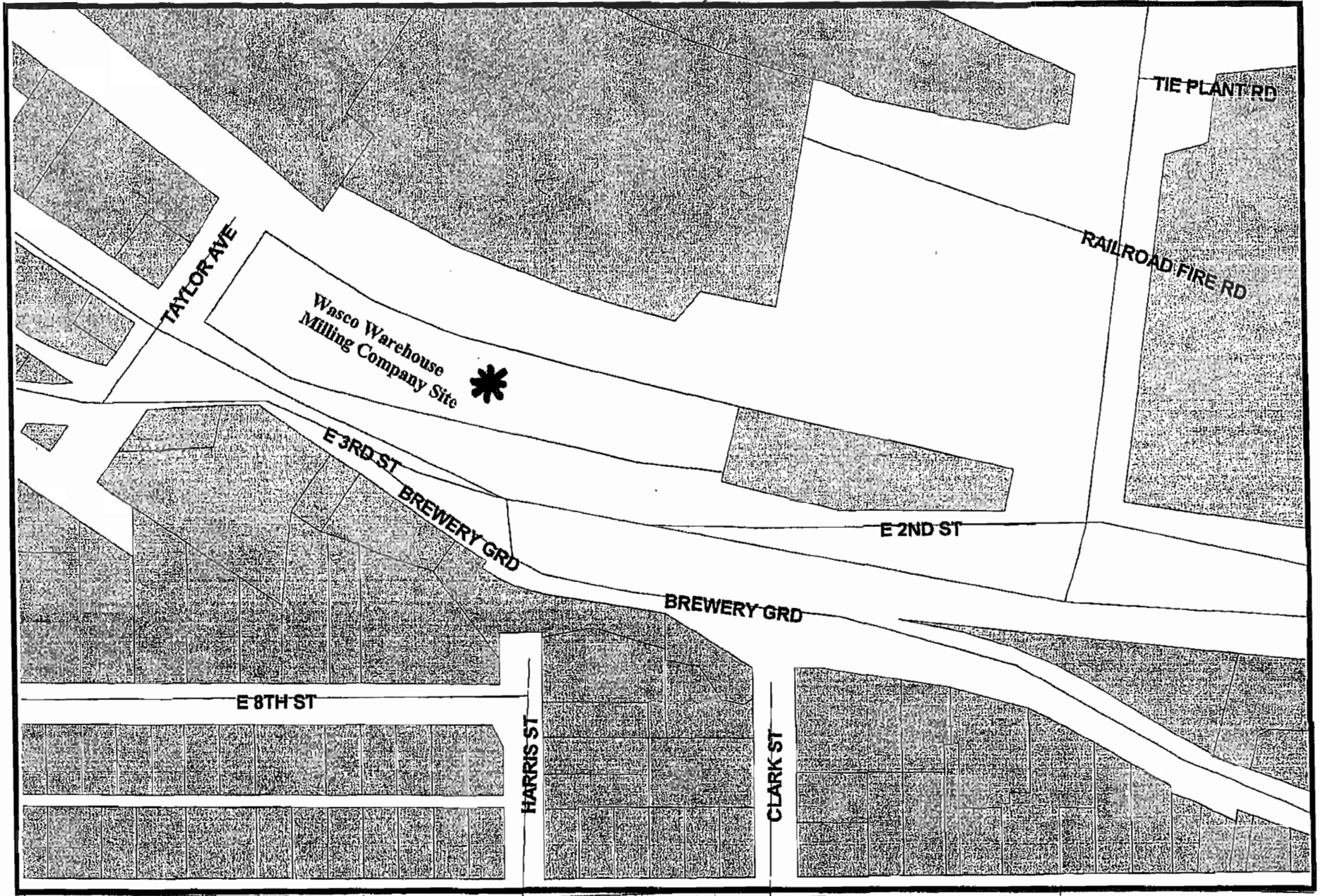
On May 14, 2001, the Columbia Gateway Urban Renewal Agency, by adoption of Resolution No. 01-040, approved a minor amendment to the Urban Renewal Plan, authorizing the acquisition of the following described real property, to be used for the development of a parking lot for the redevelopment of the Commodore Building located at 312 Court Street:

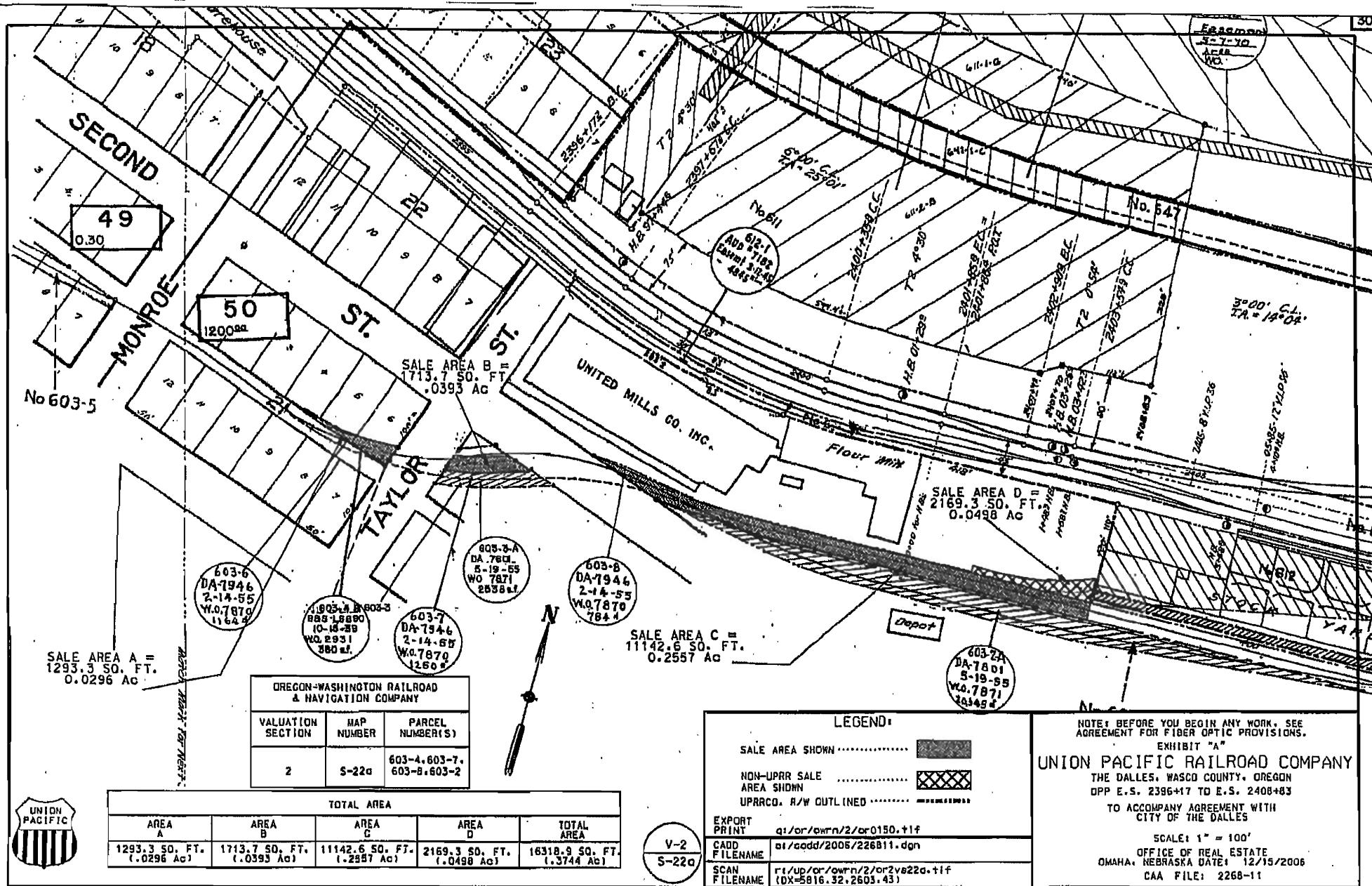
Lots 4, 5, and the West 6 feet of Lot 3, Block 3, ORIGINAL DALLES CITY, in the City of The Dalles, County of Wasco, State of Oregon.

The location of the property is shown on the map attached hereto, which is incorporated herein by this reference. Also attached to this amendment is a copy of Resolution No. 01-040, setting forth the Agency's findings in support of its decision to proceed with acquisition of the property.



Minor Amendment Resolution 03-052
November 10, 2003





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Minor Amendment 9

Exhibit 7

RESOLUTION NO. 10-068

**A RESOLUTION APPROVING MINOR AMENDMENT NUMBER
ELEVEN (11) TO THE COLUMBIA GATEWAY DOWNTOWN PLAN,
ADDING THE DALLES SKATEBOARD PROJECT TO PROJECT #10,
THE WEST GATEWAY PROJECT**

WHEREAS, Section 1201(E) of the Columbia Gateway Urban Renewal Agency Plan provides for minor changes to be adopted to the plan which involve changes to the scope, cost or location of projects or addition of projects that do not modify the goals and objectives or the basic procedural, planning or engineering principles of the plan; and

WHEREAS, the Columbia Gateway/Downtown Plan, Section 601, project number 10, is the West Gateway Project, which includes West 2nd Street from Lincoln Street to western boundary of Urban Renewal, street and property redevelopment, redesign, and reconstruction; and

WHEREAS, the Plan does not describe which specific properties can be subject to redevelopment as part of the West Gateway project; and

WHEREAS, on April 12, 2010, the Agency considered a request by the NWC Park and Recreation District to make the Skateboard Park a part of the West Gateway project.

**NOW, THEREFORE, THE COLUMBIA GATEWAY URBAN RENEWAL
AGENCY RESOLVES AS FOLLOWS:**

Section I. Minor Amendment Authorized. Pursuant to Section 1201(E) of the Agency's Urban Renewal Plan, the Agency authorizes a minor amendment to the Plan to be prepared in accordance with Section 1201 of the Plan. The change shall consist of adding The Dalles Skateboard Project as part of Project #10, the West Gateway Project. The change to the Plan shall be assigned an appropriate exhibit number and be placed in the appendix of the Urban Renewal Plan. The Agency finds and concludes that the proposed addition of the Skateboard Park Project qualifies as a minor change under section 1201 of the Plan, as the project is consistent with the goals and objectives of the Plan, and does not modify the basic procedural, planning or engineering principles of the Plan, for the following reasons:

- A. The Skateboard Park project is consistent with the following goals and objectives set forth in Section 401 of the Plan:

1. It will assist a property owner in the rehabilitation of their building and property to the extent it will help implement the intent of redevelopment goals, policies, and standards, especially where rehabilitation may spur additional redevelopment activity.
2. It will leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding sources.

B. The addition of the proposed Skateboard park to the Gateway Project satisfies the four following general criteria set forth in Section 601 of the Urban Renewal Plan:

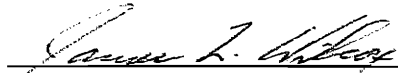
1. The proposed project addresses blighted conditions as described in the Urban Renewal Plan in that as a result of inadequate or improper facilities for skate boarders, the skate boarders are skating in locations which are not properly designed for such activities, which creates the potential for property damage or personal injury which is detrimental to the safety, health, and welfare of the community, and the proposed project will create a facility which will address these concerns.
2. The proposed project is consistent with Policy 1 of Goal #8 of the City's Comprehensive Plan concerning recreational needs, which policy provides that the City should work with residents, community groups, and the Northern Wasco County Parks and Recreation District Board to identify recreation needs. The letter of March 25, 2010 submitted by the Parks District in support of their funding request clearly establishes that community groups and the District have identified the need for a Skateboard park for the community, and the benefits associated with creation of such a Skateboard park.
3. Concerning the criteria regarding consistency with the development policies of the Historic Landmarks Commission, this criterion does not apply to the proposed project as the Commission does not have review authority over the proposed Skateboard park.
4. The proposed Skateboard park is anticipated to generate economic and tourist activity within the community, which will benefit the economic welfare of the community and stimulate economic growth, which will assist in increasing property values in the community, contributing to an increase in tax collections which should produce a reasonable return on any investment made by the urban renewal agency.

Section 2. This Resolution shall be effective as of April 12, 2010.

PASSED AND ADOPTED THIS 12TH DAY OF APRIL, 2010

Voting Yes, Members:	<u>Wood, Ahier, Dick, Spatz, Wilcox</u>
Voting No, Members:	<u>None</u>
Absent, Members:	<u>one position vacant</u>
Abstaining, Members:	<u>None</u>

AND APPROVED BY THE CHAIR THIS 12TH DAY OF APRIL, 2010


~~Nikki L. Lesich, Chair~~
James L. Wilcox, Chair

ATTEST:


Julie Krueger, MMC, City Clerk

RESOLUTION NO. 10-069

**A RESOLUTION APPROVING MINOR AMENDMENT
NUMBER TWELVE (12) TO THE COLUMBIA GATEWAY
DOWNTOWN PLAN, ADDING THE REDEVELOPMENT
OF PROPERTIES LOCATED WITHIN THE BLOCK
BORDERED BY WASHINGTON AND COURT STREETS,
AND 1ST AND 2ND STREETS, AS AN URBAN RENEWAL
PROJECT**

WHEREAS, Section 1201(E) of the Columbia Gateway Urban Renewal Agency Plan (hereinafter referred to as "Urban Renewal Plan") provides for minor changes to be adopted to the Urban Renewal Plan which involve the addition of projects that do not modify the goals and objectives or the basic procedural, planning, or engineering principles of the Plan; and

WHEREAS, Section 1201(E) of the Urban Renewal Plan further provides that minor changes to the Agency's Plan shall be made by a duly adopted, approved resolution of the Agency in which the details of the minor change shall be described; and

WHEREAS, the Urban Renewal Agency Board conducted a meeting on May 10, 2010, to consider the proposed Minor Amendment Number Twelve (12) to the Urban Renewal Plan;

**NOW, THEREFORE, THE COLUMBIA GATEWAY URBAN RENEWAL
AGENCY RESOLVES AS FOLLOWS:**

Section 1. Minor Amendment Authorized. Pursuant to Section 1201(E) of the Agency's Urban Renewal Plan, the Agency authorizes a minor amendment to the Plan to be prepared in accordance with Section 1201 of the Urban Renewal Plan. The change shall consist of adding as an approved project the redevelopment of properties located within the block bordered by Washington and Court Streets and 1st and 2nd Streets. The project may include the acquisition of vacant or underused commercial properties for commercial redevelopment of said properties through development and disposition agreements, and acquisition of the Granada Theater for possible use as a fine arts community center through a development and disposition agreement. The change to the Urban Renewal Plan shall be assigned an appropriate exhibit number and be placed in the appendix of the Urban Renewal Plan. The Agency finds and concludes that the proposed addition of the redevelopment project including properties in the identified block qualifies as a minor change under Section 1201 of the Plan, as the project is consistent with the goals and objectives of the Urban Renewal Plan, and does not modify the basic procedural, planning or engineering principles of the Urban Renewal Plan, for the following reasons:

Exhibit 9

- A. The proposed redevelopment project is consistent with the following goals and objectives set forth in Section 401 of the Urban Renewal Plan:
1. It will allow the Agency to make strategic investments of Urban Renewal funds so that unused and underused properties can be placed in productive condition and utilized in a manner consistent with the City's Comprehensive Plan and implementing ordinances.
 2. It will allow the Agency to participate by means of land acquisition and disposition in specific opportunities for business, civic, and tourist-related properties to be developed, redeveloped, improved, rehabilitated, and conserved in ways which will:
 - a. Encourage the expansion and development of businesses that will produce jobs for the people of The Dalles and Wasco County.
 - b. Increase property values so that the area identified for redevelopment will contribute its fair share to the costs of public services, provided by the City, County, schools, community college, port district, and parks and recreation district.
 - c. Insure a more attractive, functional, and economically viable city.
 3. It will assist property owners in the rehabilitation of their buildings and property to the extent that it helps implement the intent of redevelopment goals, policies, and standards, especially where rehabilitation may spur additional redevelopment activity.

- B. The addition of the proposed redevelopment of properties within the block bordered by Washington and Court Streets and 1st and 2nd Streets satisfies the four following general criteria set forth in Section 601 of the Urban Renewal Plan:

1. The proposed project addresses the following blighted conditions as described in the Urban Renewal Plan:
 - a. There are buildings and structures within the identified block which have been used or which are intended to be used for commercial or other purposes, which are unfit or unsafe to occupy as a result of obsolescence, deterioration, dilapidation, mixed character or shifting of uses.
 - b. A prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the

capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered.

- c. A growing or total lack of proper utilization of the area existing within the identified block of properties, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety and welfare.
 - 2. The proposed project is consistent with Goal 5 of Goal #9 of the City's Comprehensive Plan concerning economic development, which is to implement the objectives and activities of the Columbia Gateway/Downtown Urban Renewal Plan, enhancing opportunities for the improvement and redevelopment of business, civic, cultural, and residential uses in the area; and consistent with Policy 4 of Goal #9 which is to encourage investment in The Dalles Central Business District, and support project activities in the Columbia Gateway/Downtown Urban Renewal Plan.
 - 3. Concerning the criteria regarding consistency with the development policies of the Historic Landmarks Commission, to the extent that redevelopment of any parcel over which the Historic Landmarks Commission has review authority, that redevelopment will comply with all applicable procedures and policies required as a result of the Commission's review of a proposed redevelopment project.
 - 4. The projects anticipated to be undertaken in the identified block are designed to stimulate redevelopment and generate economic and tourist activity within the community, which will in the aggregate, increase property values and tax collections to a level which will produce a reasonable return of the Urban Renewal contribution.
- C. The proposed project satisfies the following specific criteria set forth in Section 601 of the Urban Renewal Plan:
- 1. The project will increase the value of the properties within the identified block.
 - 2. The project will place unused or underused property in a productive condition.
 - 3. The project will enhance opportunities for business, civic, and tourist-related property to be developed, redeveloped, improved, rehabilitated, and/or conserved.

4. The project will assist property owners with the rehabilitation of their buildings and property.
5. The project will leverage the Agency's financial resources to the maximum extent possible with other public and private investments and other public and private funding.
6. The project will encourage investment in the core commercial area.

Section 2. Effective Date. This Resolution shall be effective as of May 10, 2010.

PASSED AND ADOPTED THIS 10TH DAY OF MAY, 2010.

Voting Yes, Councilor: Ahier, Wood, Dick, McGlothlin, Wilcox

Voting No, Councilor: None

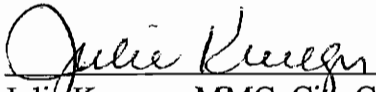
Absent, Councilor: Spatz

Abstaining, Councilor: None

AND APPROVED BY THE CHAIR THIS 10TH DAY OF MAY, 2010.


James L. Wilcox, Chair

Attest:


Julie Krueger, MMC, City Clerk

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

City of The Dalles

June 22, 2009

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

I. INTRODUCTION

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

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

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

Figure 1. Columbia Gateway/Downtown Urban Renewal Area

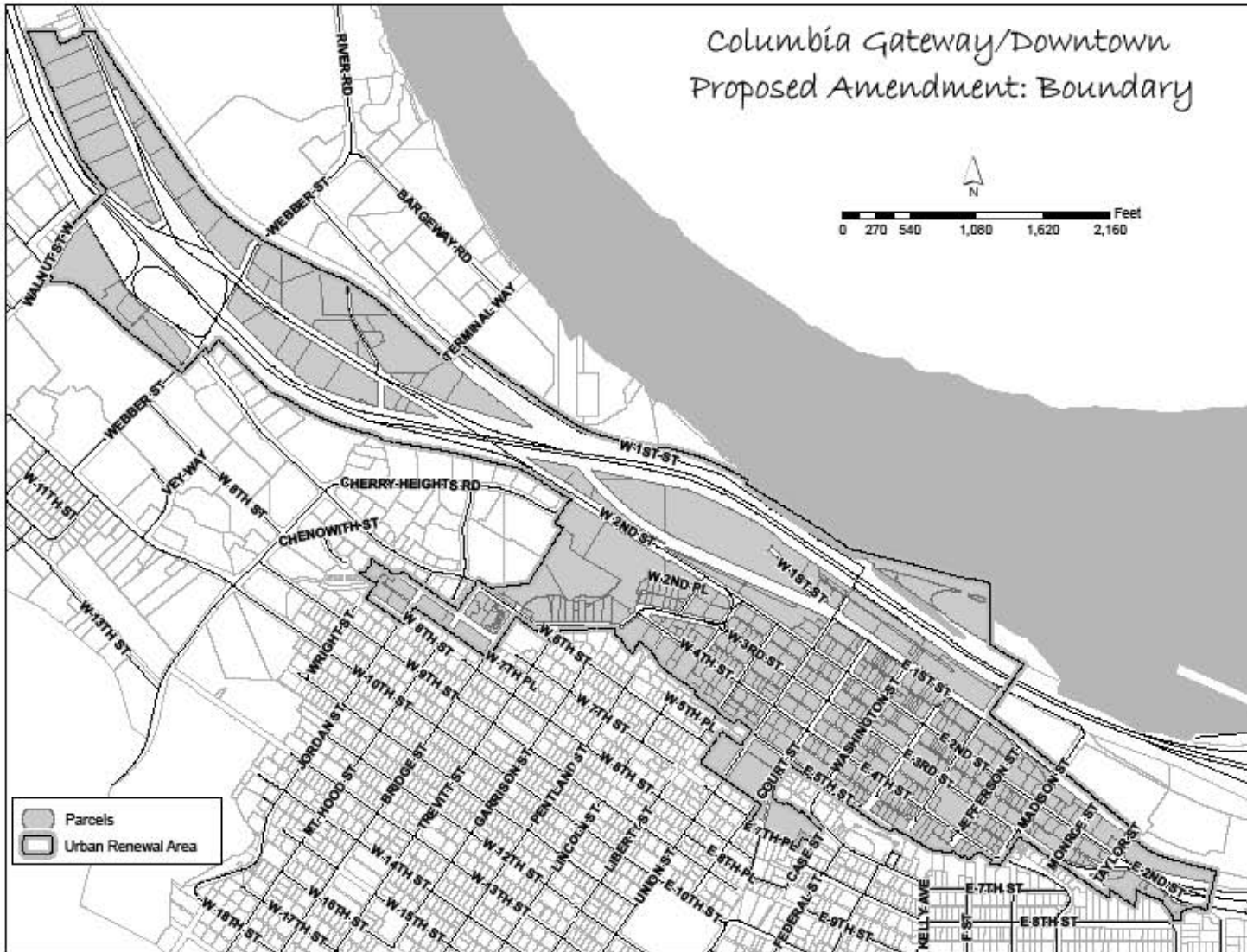
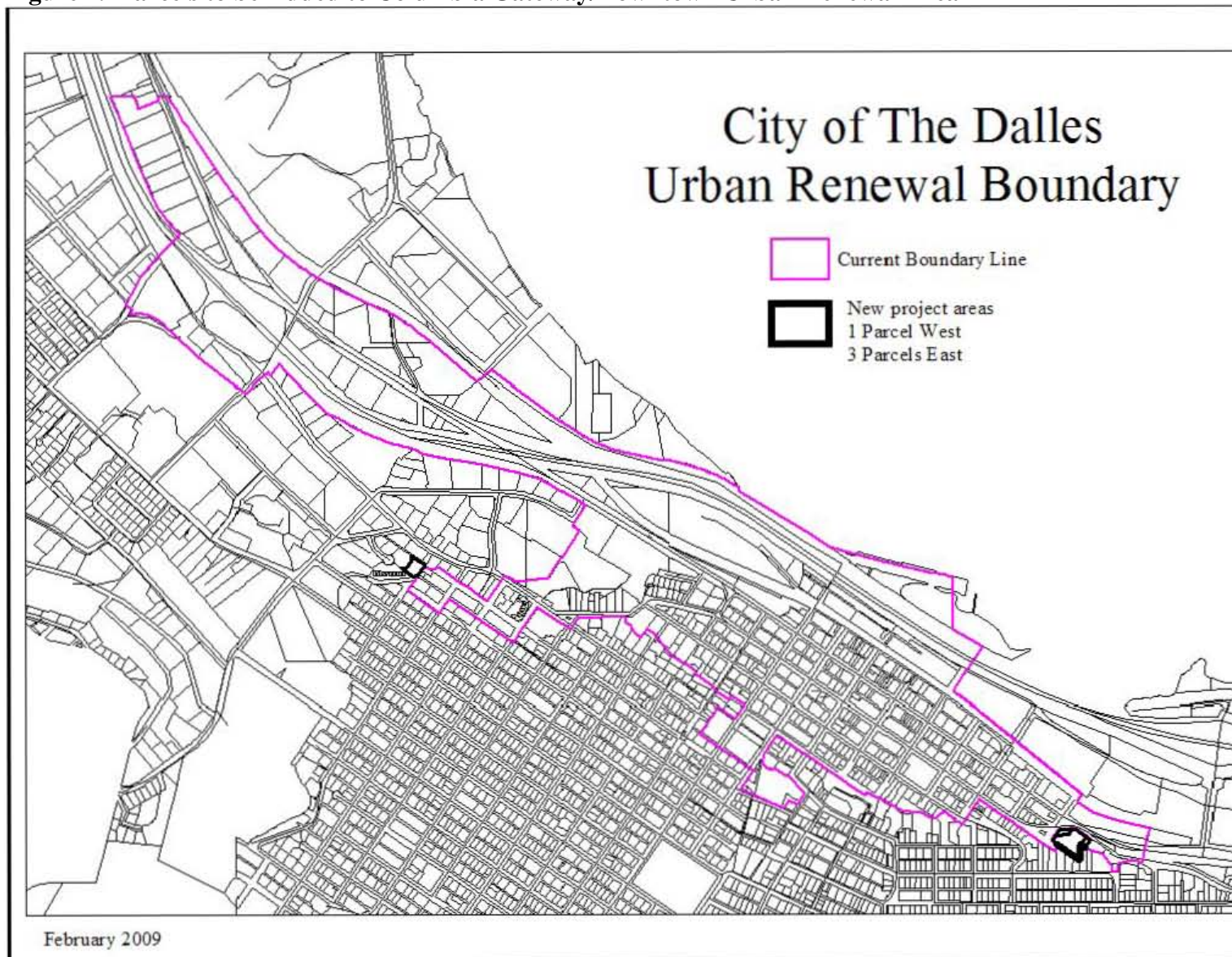


Figure 2. Parcels to be Added to Columbia Gateway/Downtown Urban Renewal Area



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

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

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

A. Physical Conditions

1. Land Use

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

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

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

REPORT ON 10TH AMENDMENT TO THE COLUMBIA GATEWAY/DOWNTOWN
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Table 1. Existing Land Use of Proposed Area (FY 2008-2009)

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

Source: Wasco County Assessor by Wasco County GIS

Table 1a. Existing Land Combining Categories

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

Source: Wasco County Assessor by Wasco County GIS

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

2. Zoning

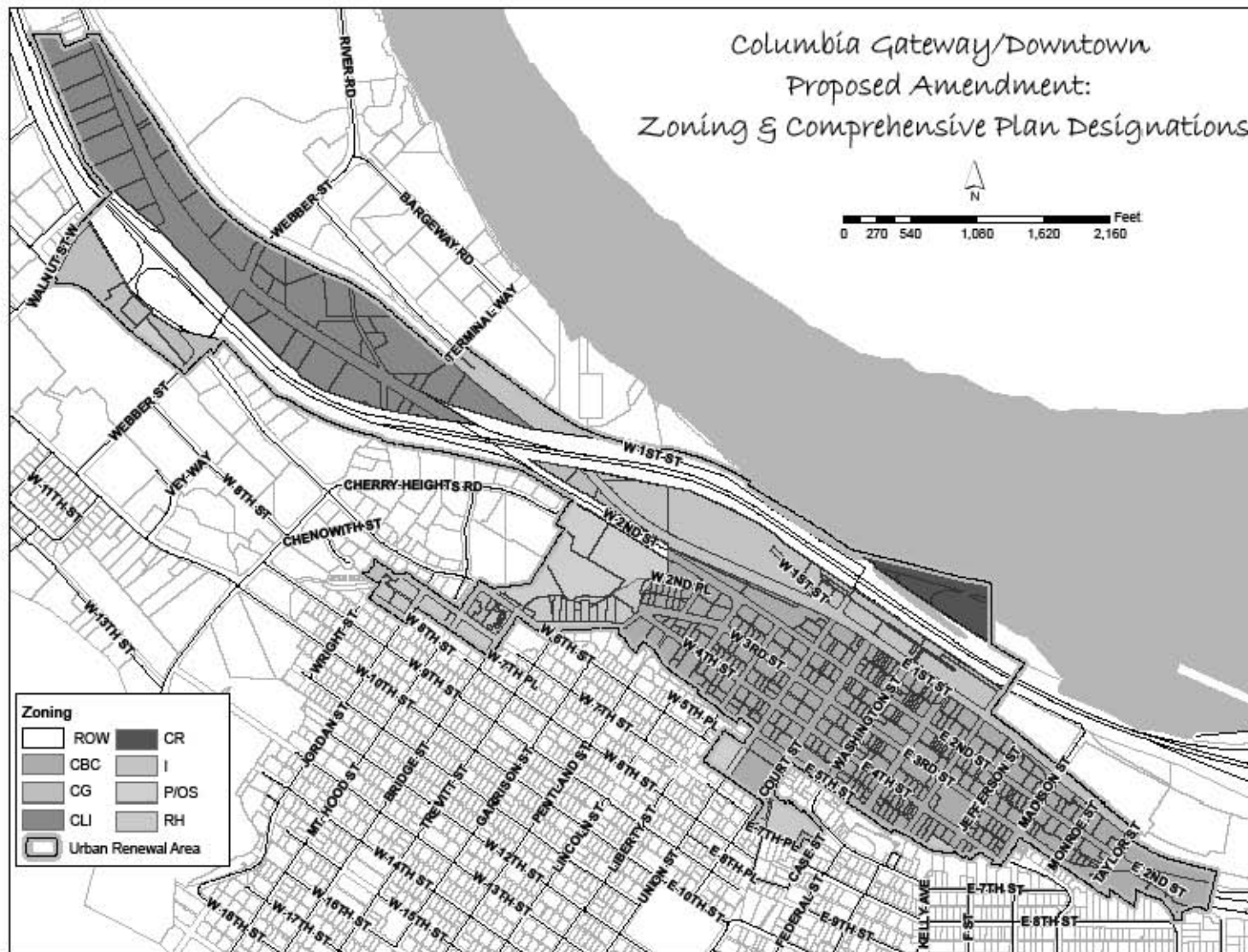
As illustrated in Table 2 and Figure 3, 20.20 percent (64.6 acres) is zoned Central Business District. The Commercial/Light Industrial zone represents 49.4 acres or 15.45 percent of the Area. The remaining zones represent 19.70 percent of the Area and right of way represents 44.65 percent of the Area.

Table 2. Existing Zoning of Proposed Area

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

Source: Wasco County GIS

Figure 3. The Columbia Gateway/Downtown Urban Renewal Area Zoning



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

B. Infrastructure

1. Transportation

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

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

Arterials

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

Minor Arterials

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

Major Collectors

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

REPORT ON 10TH AMENDMENT TO THE COLUMBIA GATEWAY/DOWNTOWN
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- f. 2nd Street from Webber Street to west end of Area
- g. 4th Street from Jefferson to East 9th Street
- h. Federal Street from 2nd Street to 4th Street
- i. Madison Street from 1st Street to 3rd Street
- j. Court Street from 1st Street to 2nd Street
- k. Washington Street from 1st Street to 2nd Street

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

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

Streets

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

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

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

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

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

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

2. Water, Sewer and Storm Drainage Facilities

Water:

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

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

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

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

Sanitary Sewer:

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

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

REPORT ON 10TH AMENDMENT TO THE COLUMBIA GATEWAY/DOWNTOWN
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- f) Main on Laughlin Street from 5th Street to 3rd Street
- g) Main on Lincoln Street from 4th Street to 2nd Street
- h) Main on 6th Street and 3rd Place north to Mill Creek
- i) Main on 6th Street all along Mill Creek to 3rd Place
- j) Main on Bridge Street from 7th Street to 6th Street
- k) Main on Mt Hood Street from 8th Street to 7th Street
- l) Main on Jordan Street from 8th Street to 7th Street
- m) Main on 2000 Block of West 2nd Street along railroad tracks to Webber Street

There is a CIP project planned for the following:

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

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

Storm

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

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

There is a CIP project planned for the following:

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

The storm drain mains are adequate for the Area.

3. Parks and Open Space

There are four parks within the Area:

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

4. Public Spaces

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

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

5. Public Parking

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

Table 3. Urban Renewal Area Public Parking Information

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

Source: City of The Dalles Staff

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

6. Public Buildings

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

Table 4. Public Buildings

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

Source: City of The Dalles Staff

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

C. Social Conditions

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

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

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

Table 5. Racial Characteristics

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

Source: United States Census of 2000

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

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

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

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Table 6. Population by Age

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

Source: United States Census of 2000

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

The median income is shown in Table 7.

Table 7. Median Income

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

Source: United States Census of 2000

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

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

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

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

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Table 8. Population Forecast

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

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

D. Economic Conditions

1. *Taxable Value of Property within the Area*

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

2. *Building to Land Value Ratio*

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

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

There are 71 parcels which do not have an improvement value listed, so these do not have an I:L ratio. There are 12 parcels that have no I:L ratio as the assessor has no value listed for the land because properties are non taxable. These parcels account for 7.1 acres.

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

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

Source: Wasco County Assessor data

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E. Impact on Municipal Services

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

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

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

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

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

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

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

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

This section describes the relationship between the NEW urban renewal projects called for in the Plan and the conditions generally described in Section I of this Report, and which are more specifically described below. The Project Map is shown in Figure 4. The projects are identified by the number used for identification in the Plan. The new projects are:

9. Mill Creek Greenway Development

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

Relationship to Existing Conditions

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

15. Brewery Grade Reconstruction

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

Relationship to Existing Conditions

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

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16. 3rd Place Street Improvements

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

Relationship to Existing Conditions

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

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

1. Installation of Opticom GPS System

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

Relationship to Existing Condition

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

2. Installation of Sprinklers in Downtown Buildings

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

Relationship to Existing Conditions

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

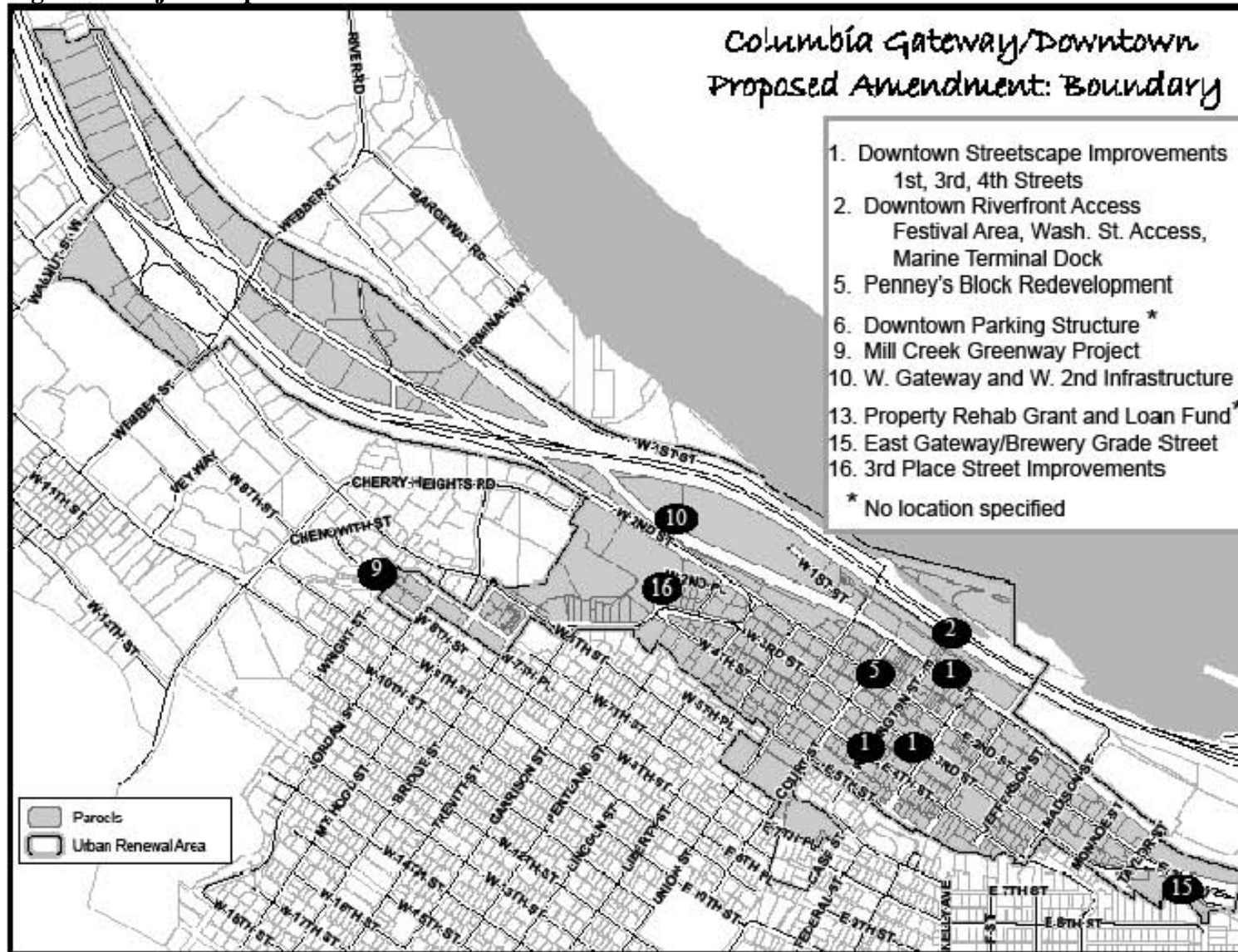
3. Water Systems Upgrades

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

Relationship to Existing Conditions

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

Figure 4. Project Map



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

Table 8. Projects and Costs in Year of Expenditure Dollars

Fiscal Year Ending June 30	2010	2011	2012	2013	2014	2015	2016	2017	2018
REVENUES									
Beginning Balance	721,354	186,825	15,755	6,767	29,966	63,466	74,838	675,702	8,849
Debt Proceeds									
Long Term	3,254,069	0	0	1,365,949	0	0	5,061,787	0	0
Short Term	0	344,686	509,708	255,905	467,729	561,358	284,091	559,430	1,063,356
Interest	39,754	5,315	5,255	16,286	4,977	6,248	54,207	12,351	10,722
Total	4,015,177	536,827	530,718	1,644,908	502,672	631,073	5,474,923	1,247,484	1,082,927
	1	2	3	4	5	6	7	8	9
EXPENDITURES									
Administration (Includes Interest Payments)	309,000	318,270	327,818	337,653	347,782	358,216	368,962	380,031	391,432
Debt Issuance Costs	81,352	1,000	1,000	35,149	1,000	1,000	127,545	1,000	1,000
Projects and Programs									
Downtown Streetscape Improvements									
1st Street	1,275,000	153,000	170,000	102,000	0	0	0	0	0
3rd Street	0	0	0	1,114,254	63,760	197,019	1,894,006	0	0
4th Street	0	0	0	0	0	0	0	0	0
Downtown Riverfront Access	0	0	0	0	0	0	0	0	0
Festival Area	0	0	0	0	0	0	230,601	63,339	0
Washington Street St. RR Access	0	0	0	0	0	0	2,121,532	582,714	0
Marine Terminal Dock	0	0	0	0	0	0	0	182,415	657,606
Downtown Parking Structure	0	0	0	0	0	0	0	0	0
Mill Creek Greenway	0	0	0	0	0	0	0	0	0
Gateway Project	0	0	0	0	0	0	0	0	0
West Gateway	0	0	0	0	0	0	0	0	0
West 2nd Street Infrastructure	0	0	0	0	0	0	0	0	0
Property Rehab Grant and Loan Fund	0	0	0	0	0	0	0	0	0
Property Rehab Program	0	48,801	25,133	25,887	26,663	0	56,574	29,136	30,010
Downtown 2nd Story Rehab	0	0	0	0	0	0	0	0	0
East Gateway/Brewery Grade Street Reconstruction	2,163,000	0	0	0	0	0	0	0	0
3rd Place Street Improvements	0	0	0	0	0	0	0	0	0
Total	3,828,352	521,071	523,951	1,614,942	439,206	556,234	4,799,221	1,238,634	1,080,047
Ending Balance	186,825	15,755	6,767	29,966	63,466	74,838	675,702	8,849	2,880

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Table 8. Projects and Costs in Year of Expenditure Dollars, continued

Fiscal Year Ending June 30	2019	2020	2021	2022	2023	2024	2025
REVENUES							
Beginning Balance	2,880	136,251	971,048	728,689	357,170	334,554	90,497
Debt Proceeds							
Long Term	0	7,765,891	0	0	0	0	
Short Term	1,438,341	0	997,898	1,106,827	1,174,650	1,300,893	1,613,015
Interest	14,412	79,021	19,689	18,355	15,318	16,354	17,035
Total	1,455,633	7,981,163	1,988,636	1,853,871	1,547,138	1,651,801	1,720,547
	10	11	12	13	14	15	16
EXPENDITURES							
Administration (Includes Interest Payments)	403,175	415,270	427,728	440,560	453,777	467,390	481,412
Debt Issuance Costs	1,000	194,147	1,000	1,000	1,000	1,000	1,000
Projects and Programs							
Downtown Streetscape Improvements							
1st Street	0	0	0	0	0	0	0
3rd Street	0	0	0	0	0	0	0
4th Street	0	1,730,292	0	0	0	0	0
Downtown Riverfront Access	0	0	0	0	0	0	0
Festival Area	0	0	0	0	0	0	0
Washington Street St. RR Access	0	0	0	0	0	0	0
Marine Terminal Dock	822,477	597,989	153,982	0	0	0	0
Downtown Parking Structure	0	2,699,256	513,274	572,728	226,888	0	0
Mill Creek Greenway	0	553,694	0	0	0	0	0
Gateway Project	0	0	0	0	0	0	0
West Gateway	0	0	0	128,497	189,074	447,916	300,882
West 2nd Street Infrastructure	0	0	0	185,035	272,266	644,999	433,271
Property Rehab Grant and Loan Fund	0	0	0	0	0	0	0
Property Rehab Program	92,730	127,350	163,963	168,881	69,579	0	129,179
Downtown 2nd Story Rehab	0	0	0	0	0	0	0
East Gateway/Brewery Grade Street Reconstruction	0	0	0	0	0	0	0
3rd Place Street Improvements	0	692,117	0	0	0	0	304,894
Total	1,319,382	7,010,115	1,259,947	1,496,702	1,212,584	1,561,304	1,650,638
Ending Balance	136,251	971,048	728,689	357,170	334,554	90,497	69,909

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The total Urban Renewal Area share and projected percentage which is funded are shown in Table 8a.

Table 8a. Estimated Project Costs and Urban Renewal Share

Projects and Programs	Estimated URA Share	% Funded
Downtown Streetscape Improvements		
1st Street	1,700,000	100%
3rd Street	2,750,000	100%
4th Street	1,250,000	100%
Downtown Riverfront Access		
Festival Area	250,000	95%
Washington Street St. RR Access	2,300,000	95%
Marine Terminal Dock	1,800,000	100%
Downtown Parking Structure	3,000,000	95%
Mill Creek Greenway	400,000	100%
Gateway Project		
West Gateway	1,250,000	55%
West 2nd Street Infrastructure	1,800,000	55%
Property Rehab Grant and Loan Fund		
Property Rehab Program	2,300,000	32%
Downtown 2nd Story Rehab	500,000	0%
East Gateway/Brewery Grade Street Reconstruction	2,100,000	100%
3rd Place Street Improvements	1,000,000	69%

VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

Projects will be ongoing and accomplished over the life of the Plan. Estimated completion dates are shown in Table 8 above.

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

Table 9 shows the tax increment revenues and their allocation to loan repayments, reimbursements, debt service and debt service reserve funds. It is anticipated that all debt will be retired by the end of FY 2026. The maximum indebtedness is Twenty Nine Million, One Hundred Twenty Five Thousand Five Hundred Eighty Three dollars (\$29,125,583). The total amount of tax increment revenues required to service the debt is \$35,188,897.

Table 9. Tax Increment Revenues

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

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Table 9. Tax Increment Revenues, cont.

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

VIII. FINANCIAL ANALYSIS OF THE PLAN

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

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

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

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

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

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

*This increase reflects the Brewery Grade project coming onto the tax rolls.

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

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

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

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

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

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

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

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

Taxing District	Total Revenues Foregone	Average Annual Revenues Foregone
WASCO COUNTY	4,931,522	308,220
PORT OF THE DALLES	232,758	14,547
THE DALLES CITY	3,497,167	218,573
NORTHERN WASCO PARK & REC	788,501	49,281
COLUMBIA GORGE COMMUNITY COLLEGE	313,475	19,592
MID-COL FIRE & RESCUE	2,435,898	152,244
LIBRARY	788,617	49,289
COUNTY 4H	286,453	17,903
SOIL CONSERVATION	213,390	13,337

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

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Table 12. Average Annual Revenues Foregone as Percent of Levy

Taxing District	FY 2008/2009 Levy	% of Levy
WASCO COUNTY	6,807,527	4.5%
PORT OF THE DALLES	223,307	6.5%
THE DALLES CITY	1,932,068	11.3%
NORTHERN WASCO PARK & REC	550,131	9.0%
COLUMBIA GORGE COMMUNITY COLLEGE	431,130	4.5%
MID-COL FIRE & RESCUE	2,365,780	6.4%
LIBRARY	1,054,432	4.7%
COUNTY 4H	393,966	4.5%
SOIL CONSERVATION	294,566	4.5%

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

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

Taxing District	Revenues Gained by Taxing District FY 2027 - FY 2033
WASCO COUNTY	5,217,676
PORT OF THE DALLES	246,264
THE DALLES CITY	3,700,092
NORTHERN WASCO PARK & REC	834,254
COLUMBIA GORGE COMMUNITY COLLEGE	331,665
MID-COL FIRE & RESCUE	2,577,242
LIBRARY	834,377
COUNTY 4H	303,075
SOIL CONSERVATION	225,773

X. RELOCATION REPORT

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

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

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

Table 14. URA Conformance with AV and Area Limits

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