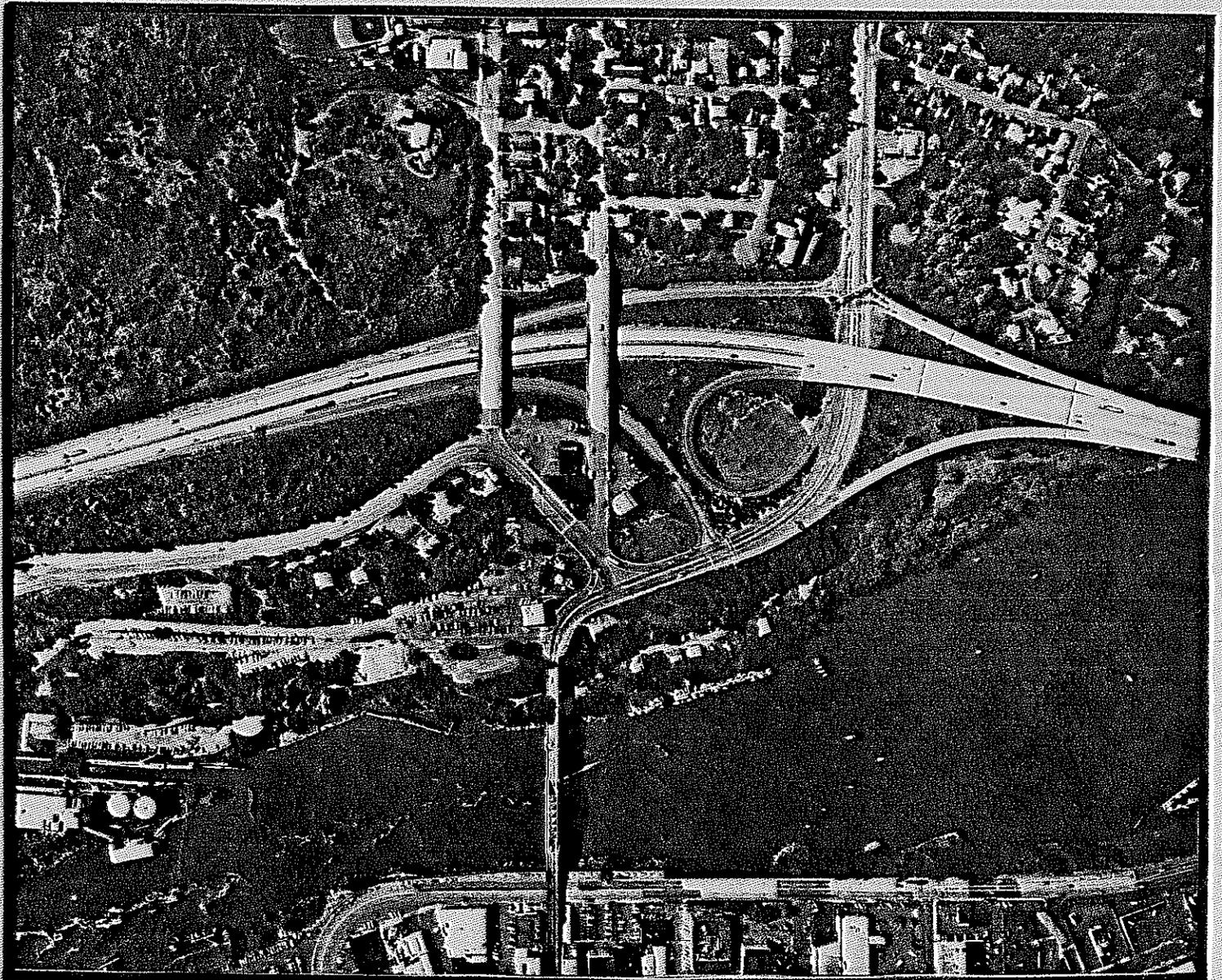


WEST LINN

CITY CENTER AND WATERFRONT DEVELOPMENT REPORT



AUGUST, 1986

WEST LINN
CITY CENTER AND WATERFRONT
DEVELOPMENT PROJECT

PRELIMINARY REPORT

Prepared by the
West Linn Department of Development Services
with much of the content provided by
the students from the 1986 Spring Term,
Urban Design Studio, School of
Architecture and Allied Arts,
University of Oregon

August, 1986

WEST LINN CITY COUNCIL

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DONALD GENASCI, B. Arch., Dip. UD, MA

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PURPOSE

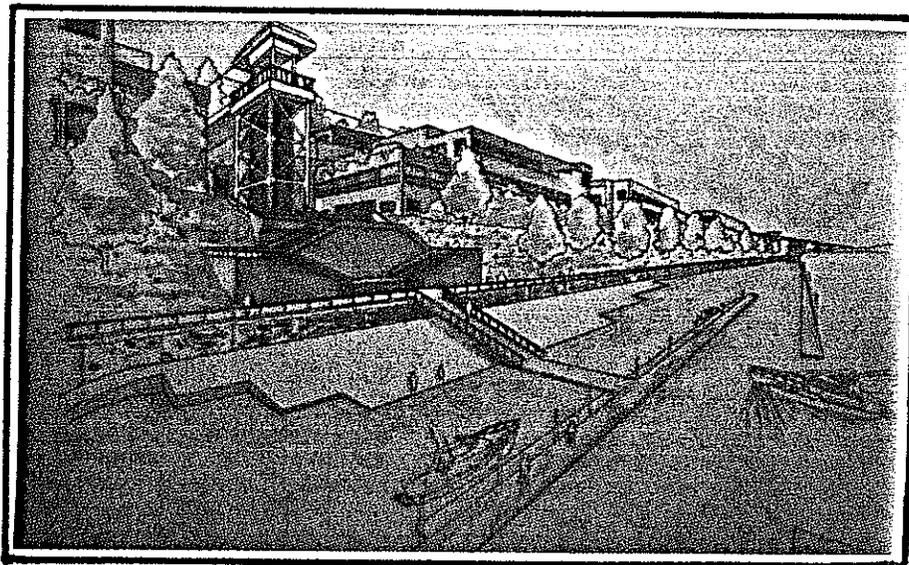
This report attempts to document and capture some of the inspiration, ideas, and work generated to date toward examining possibilities for development of West Linn's City Center and Waterfront area.

This is not a plan or a document for adoption. This report simply serves as an informational piece to spur ones thoughts, ideas and visions of what opportunities may be possible for this area of the City.

BACKGROUND

The notion of a West Linn village center/waterfront redevelopment project began roughly two years ago in response to plans adopted for Downtown Oregon City and in recognition of market forces evident in the metropolitan area and the nation.

Many downtowns throughout North America contain examples of reborn urban waterfronts. In recent years, waterfronts have become recognized as important design assets for city centers of all sizes. Some cities blend specialty and visitor oriented commercial development into their waterfront development projects, while others emphasize the recreational and aesthetic opportunities their water features offer.

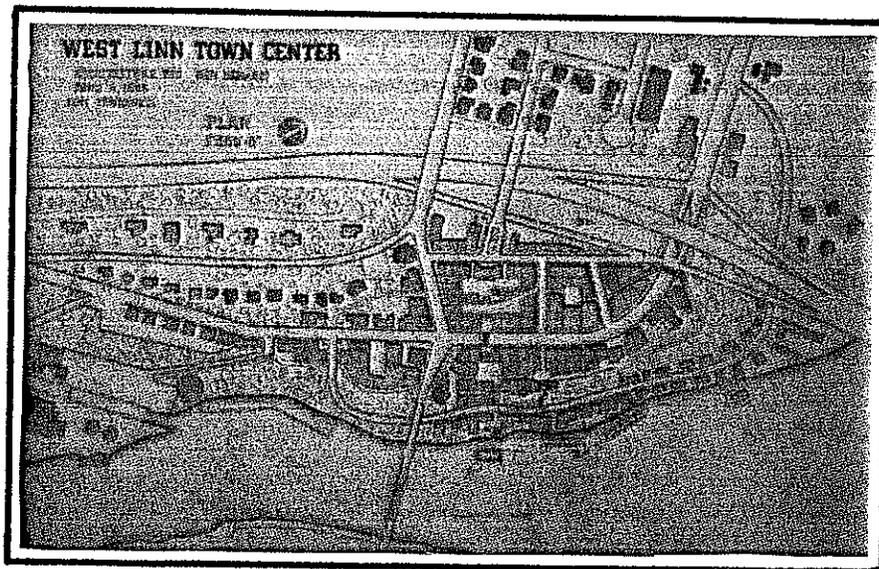


Commercial and housing developments along public waterfronts often enjoy a market advantage over similar developments lacking waterfront amenities.

Oregon City adopted its Downtown Plan in 1983. The river and its relationship to the downtown appears as an important element throughout the plan. Plan implementation will strengthen visual and pedestrian links to the water and the McLoughlin Boulevard Esplanade. The plan includes installation of a floating dock for sternwheelers touring from downtown Portland. The dock would provide easy pedestrian connections from downtown to the water's edge.

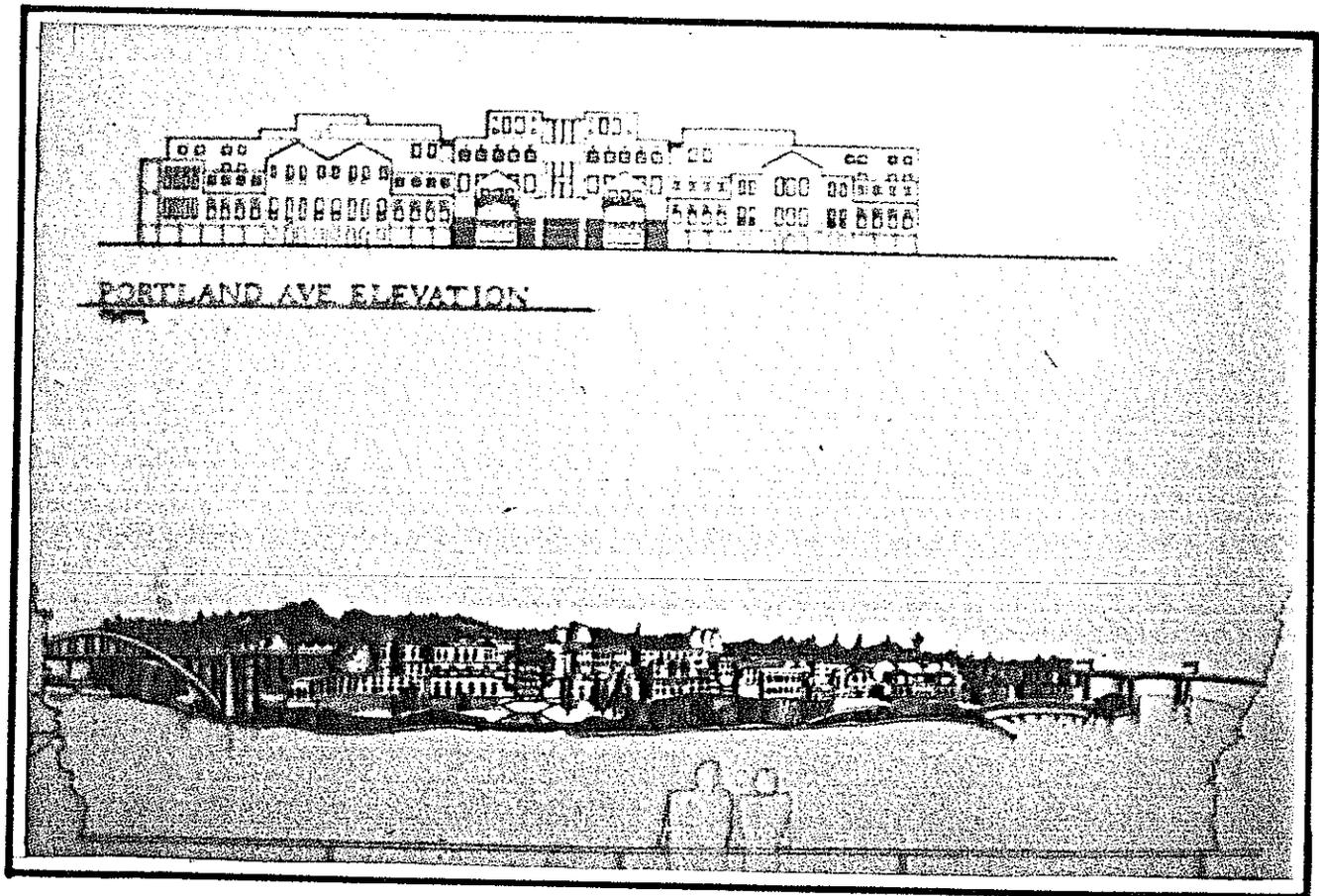
In contrast to Oregon City, West Linn possesses greater opportunities for riverfront oriented development, considering the limitations McLoughlin Boulevard and abrupt cliffs impose on Oregon City's waterfront.

In the fall of 1985, West Linn's Planning Staff contacted the University of Oregon's School of Architecture and Allied Arts, exploring the possibility of a Design Studio for West Linn's Riverfront/Village Center area. In response, Professor Donald B. Genasci conducted an Architecture 380 Studio during Spring Term, 1986. Approximately one dozen third and fourth-year architecture students developed design concepts and solutions for a West Linn City Center with a strong river connection. Their ideas and work form much of the content of this report.



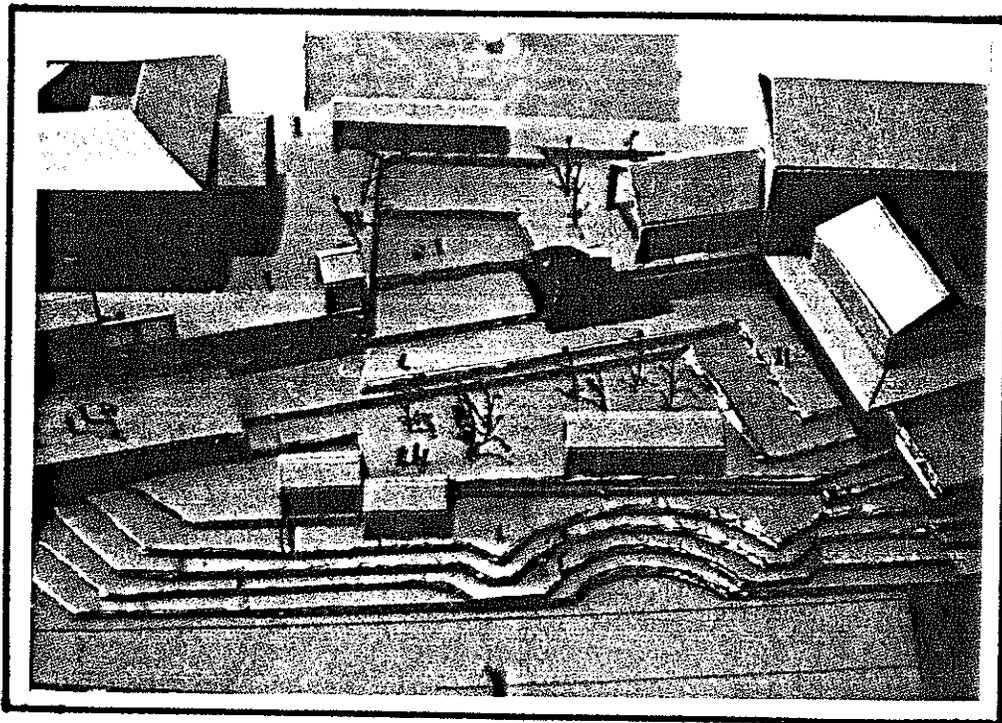
GOALS

1. To develop a strong City image through a clear definition of its center, reflecting an orientation toward the river and other natural features.
2. To take advantage of the economic, social and aesthetic opportunities of the City's waterfront.
3. To capitalize on an opportunity to expand the City's commercial tax base.



DESIGN CONCEPTS

- Create public focal points and spaces:
 - on the hilltop
 - on the riverfront
- Establish pedestrian and visual links with the river.
- Reduce the dominance of the automobile and highway system on this area of the City.
- Resolve or lessen existing traffic conflicts and hazards.
- Expand the buildable area along the waterfront.
- Respond to existing and proposed features and landmarks on the Oregon City side of the river.

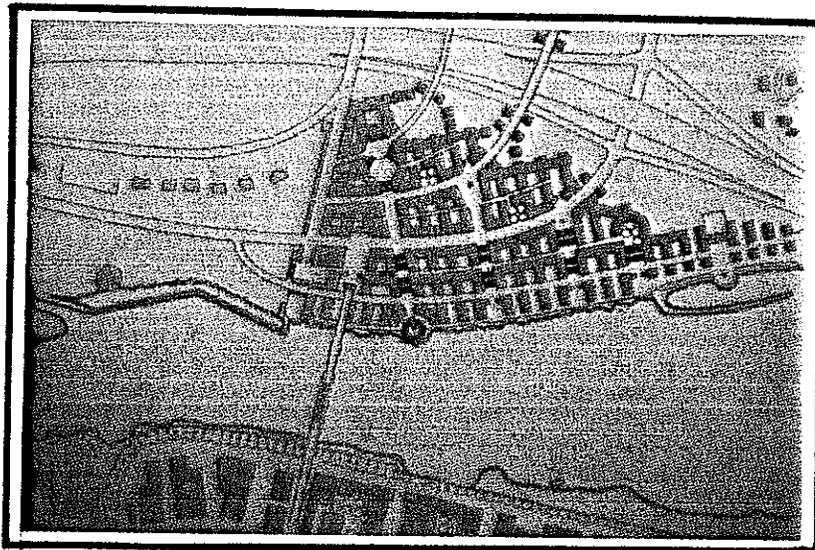


- Create an architectural landmark that conveys "TOWN CENTER" and has freeway visibility.
- Provide a mixed use development with many activities.
- Encourage diversity in architectural styles, materials, forms and colors.
- Recognize and enhance natural features on the site (i.e.: basalt rock outcroppings, mature oak trees).
- Provide transitions into surrounding development in terms of scale, use and design.
- Provide space and facilities for public market activities. (i.e.: Produce, food, crafts, etc.)

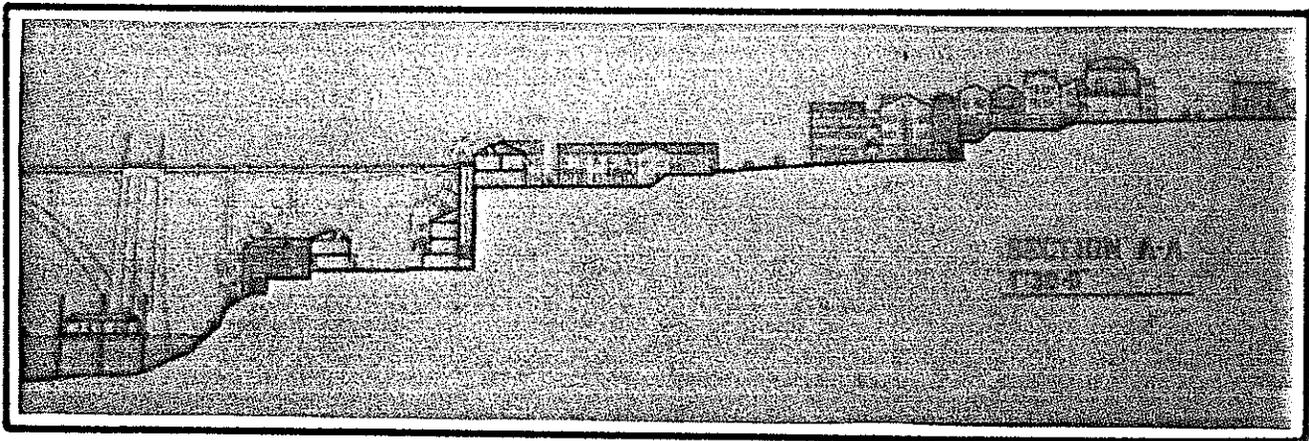
OPPORTUNITIES AND CONSTRAINTS

- This site (composed of about thirty-eight (38) acres) has a good locational advantage (i.e.: at the junction of Highway 43, I-205 and McLoughlin Boulevard), offering untapped economic opportunities for the City.
- With its proximity to downtown Oregon City (i.e.: within easy walking distance) development of this site could enhance both areas and establish the critical mass for a viable "destination point" within the metropolitan area.
- The site lies at the "end-of-the-line" for pleasure craft (Sternwheelers, etc.) and has potential as a tourist destination.
- Thoughtful design could incorporate the natural splendor of the site and river into a village center.
- The City could coordinate long-range planning with Crown Zellerbach to mutual benefit.
- An identifiable center could put "West Linn" on the map.
- A village center project could answer the question... "Where is West Linn?"; and coupled with quality design, bolster the City's image.

- The location would be appropriate for a new Civic Center Complex (i.e.: City Hall, Library, etc.)
- The riverfront area lies within the Willamette River Greenway, requiring sensitivity to fish and wildlife habitats, ecologically fragile areas, riparian rights, public recreation needs, scenic views and sites, and more.
- The terrace on Territorial Drive lies above the 100-year flood stage and, therefore, contains several acres of buildable riverfrontage.
- Public views to the river and beyond could be created or enhanced.
- Crown Zellerbach transportation needs (i.e.: water and truck access) limits certain portions of the site.
- State Highway properties and the I-205 Interchange ramps occupy large land areas, limiting the buildable area within the town center.
- Pedestrian dangers exist - blind corner at bridge head - difficulty crossing Portland Avenue.
- Riverviews are obscured by vegetation and buildings.
- Hillside and steep slopes create design challenges but could be a unique design feature within the village center.
- Existing building locations and sizes present design challenges for traffic circulation and integration into a City Center concept.
- Seasonal river level variations of nearly twenty vertical feet limit the potential for constructing facilities directly on the water's edge.



- Bedrock and soil conditions pose challenges for below grade infrastructure.
- Narrow site size along the river limits the buildable area between Portland Avenue and the water's edge.
- Archeological sites may limit the buildable area.
- Portions of the site near the McLean House lie within the 100-year flood boundary.
- Traffic congestion and volumes create problems for through traffic during evening peak hours.
- Parking for Crown Zellerbach and City Hall occupies large areas; new development will require development of additional parking spaces. Limited land and steep slopes will likely necessitate some parking in structures rather than surface lots.
- The Broadway Bridge over I-205 appears unnecessary and impacts the neighborhood to the north.
- River access (functional and visual) could be an important amenity for this village center area.
- West Linn lacks a public focal point; this area offers many opportunities to establish such a focus.
- An improved tax base could be a benefit of developing commercial properties on the riverfront and in a City Center area.



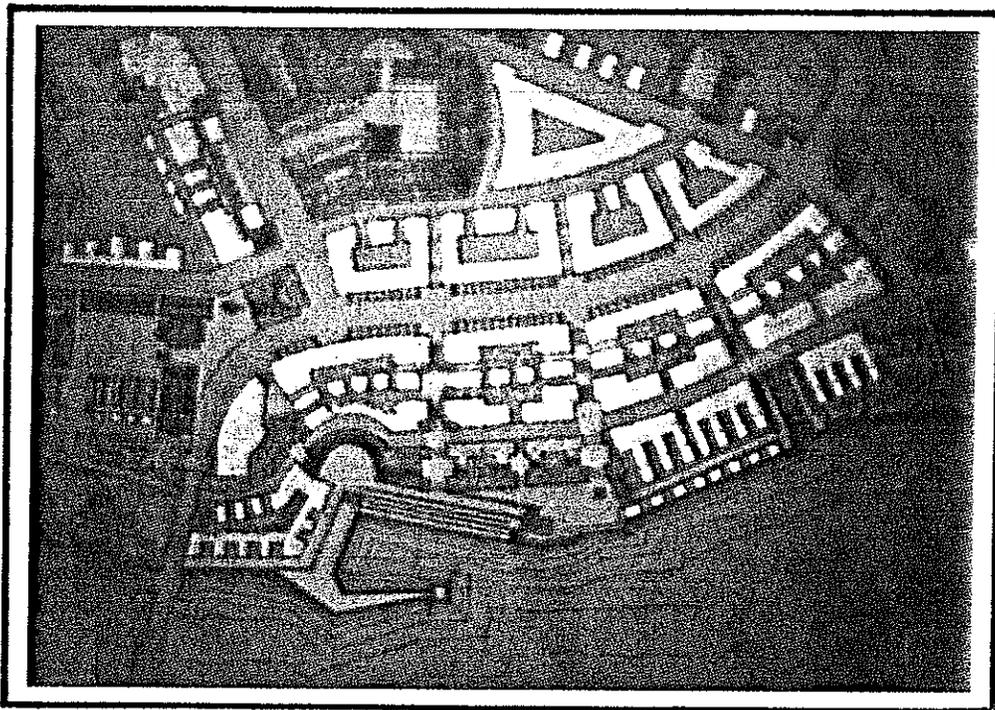
- Underdeveloped prime riverfront property lies between the two bridges.
- Public access to land and river recreation facilities could be enhanced through the site design.
- Better visibility and a linkage between the Locks and McLean House (National Historic Landmarks) could be a spinoff of a community center between the two.
- The City could capitalize on (i.e.: leverage) the additional taxes generated from a new hotel (planned along West "A" Street and I-205) by incorporating this hotel site into a city center and waterfront tax increment district, providing funds for public improvements to streets, boardwalks, etc.
- The entertainment of river activities (locks, boats, sternwheelers, etc.) could become part of the attractions drawing visitors to the West Linn Village Center.

MISCELLANEOUS IDEAS AND THOUGHTS

Purchase the brick structures across from City Hall to relieve immediate office space needs while overall civic center plans are developed; secure control of the buildings for incorporation into future plans.

Relocate power transmission lines immediately north of the Oregon City Bridge, perhaps placing them beneath the Bridge.

The I-205 barrier provides a distinct separation to residential neighborhoods to the north and west; this has not been true of other commercial development in the City. Consequently, development here should have minimal impacts on established residential neighborhoods (except existing residences along Willamette Falls Drive).



Relocate the Mobil Station (next to City Hall) to the site immediately north of the I-205 interchange at the corner of Hollowell (i.e.: land swap) to free up the bridgehead parcel for special "City Gateway" treatment, and provide better flexibility for roadway realignments.

Create a floating boardwalk on the River to bring people to the water.

Provide a marina for pleasure craft and docking of sternwheelers.

Explore building a floating stage facing an outdoor amphitheatre built into the rock hillside. This could create a unique attraction in the town center and establish a human scaled feature at the water's edge.

Establish direct (and parallel) on-off ramps to I-205, providing additional land for the development of the Town Center.

Realign Highway 43 slightly uphill to provide more buildable riverfront area and improve sight distances in the Oregon City/West Linn bridgehead area.

Symbolically balance both sides of the Oregon City/West Linn Bridge by locating a tower landmark piece which mirrors the scale of the Oregon City Elevator Tower.

A riverfront-village-center could provide a retail setting for specialty products and services which many West Linn residents typically obtain in downtown Lake Oswego, John's Landing or downtown Portland.

The Village Center area lies at the crossroads of West Linn, I-205, Highway 43, West "A" Street and Willamette Falls Drive. This central location provides a position for development of a business and public activity focus in the City.

The riverfront portion of the city center (between Portland Avenue and the River) appears to be the most suitable area for development of housing. There may be sufficient market demand for higher density housing with riverfront amenities. These would likely be row houses or low-rise (3-4 stories) apartment dwellings, or both.

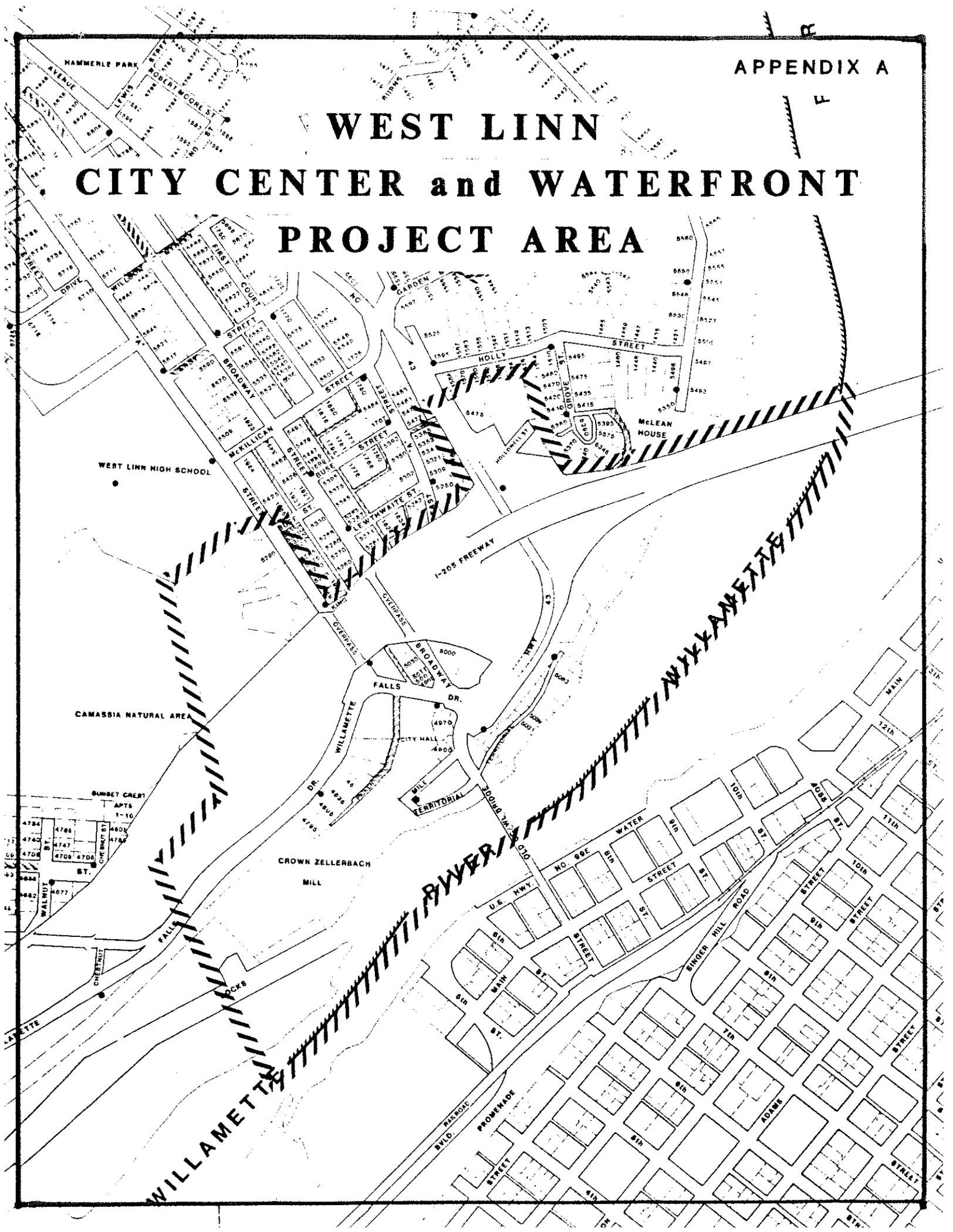
NECESSARY STEPS

1. Gain Council endorsement (resolution).
2. Contact Highway Department regarding Interchange modifications and Highway 43 and undeveloped landholdings.
3. Begin purchasing or optioning key parcels.
4. Form Urban Renewal District (to provide opportunity for tax increment financing).
5. Form Redevelopment Agency.
6. Commission a market analysis and urban design land use plan (with phases identified).
7. Conduct marketing and promotion of the project.
8. Implement project by phases.

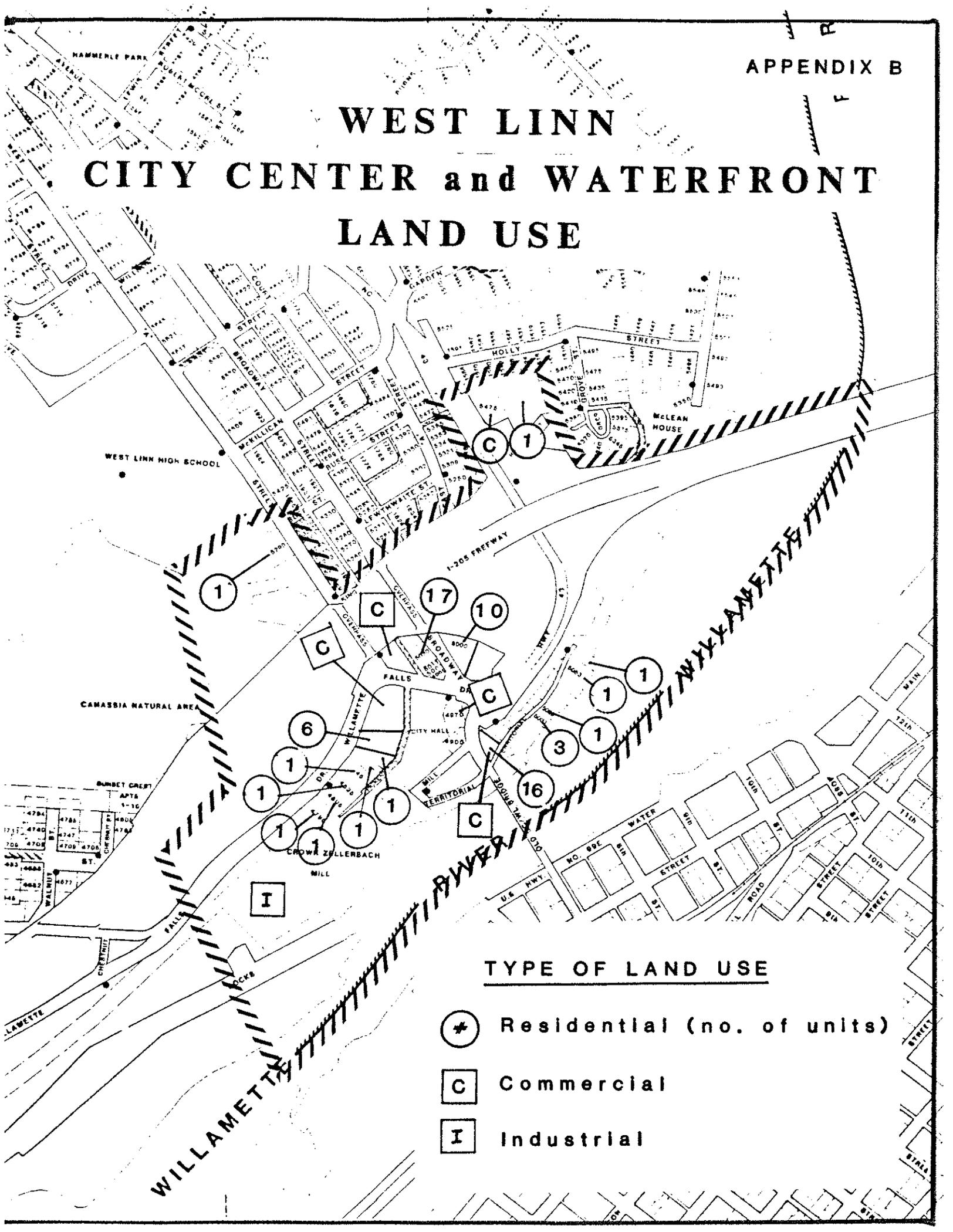
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APPENDIX

WEST LINN CITY CENTER and WATERFRONT PROJECT AREA



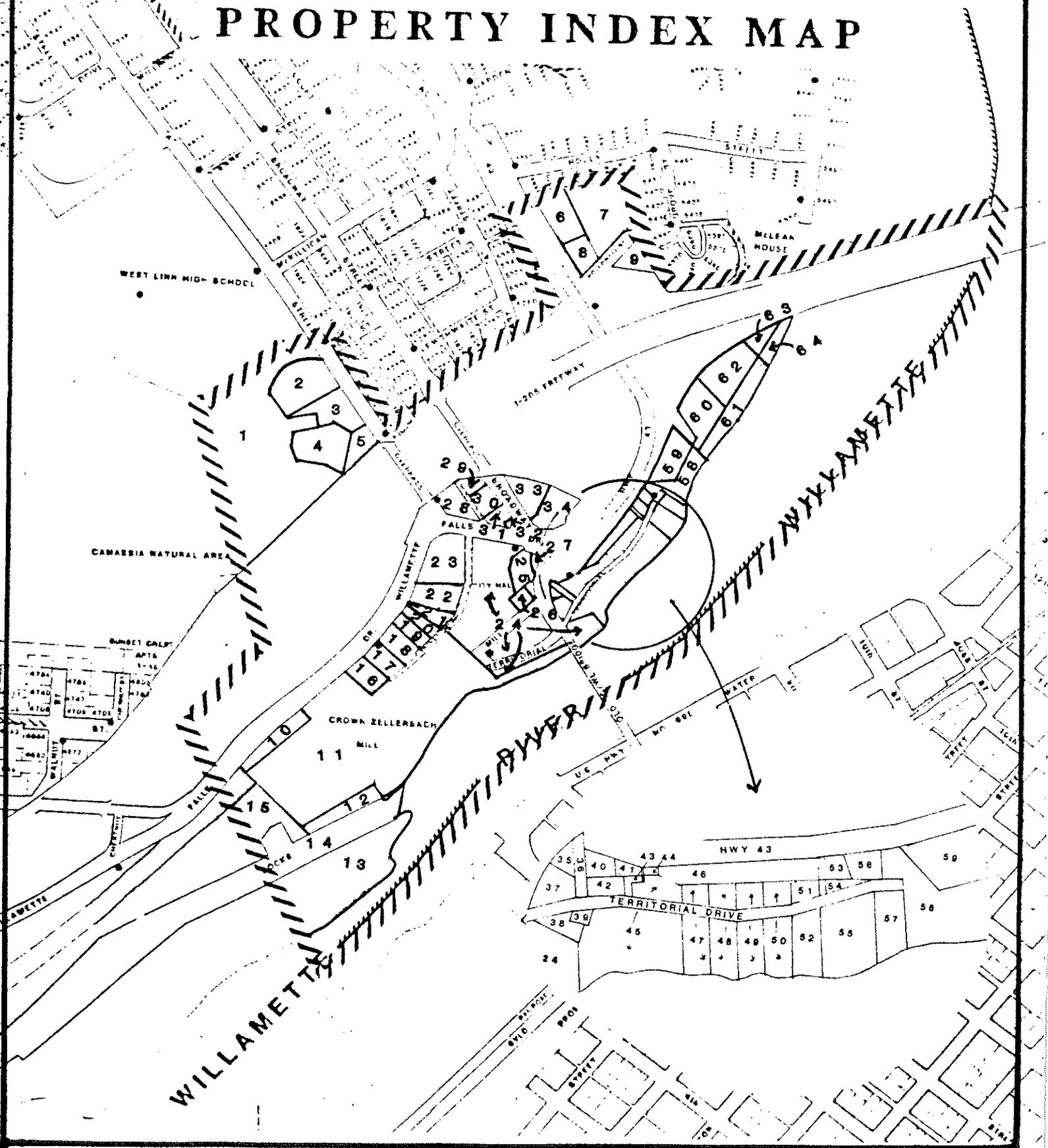
WEST LINN CITY CENTER and WATERFRONT LAND USE



TYPE OF LAND USE

-  Residential (no. of units)
-  Commercial
-  Industrial

WEST LINN CITY CENTER and WATERFRONT PROPERTY INDEX MAP



CITY OF WEST LINN
 =====
 DEPARTMENT OF DEVELOPMENT SERVICES

PROPERTY OWNERSHIP/TAX REPORT

① TAX LOT # : 22E30 00900
 PROPERTY ADDRESS :
 OWNER : TRIPP WM E JR
 OWNER ADDRESS : 5290 WEST A
 WEST LINN OR 97068

TOTAL
 SQUARE FEET

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
\$89200	\$0	\$89200
TAX VALUE	TAX RATE	TAX
\$89200	24.74	\$2206.81

220,800

② TAX LOT # : 22E30CD04500
 PROPERTY ADDRESS : 05290 W A ST
 OWNER : TRIPP WILLIAM
 OWNER ADDRESS : 5290 WEST A
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
\$38580	\$72270	\$110850
TAX VALUE	TAX RATE	TAX
\$110850	24.74	\$2742.43

35,400

③ TAX LOT # : 22E30CD04600
 PROPERTY ADDRESS :
 OWNER : TRIPP WILLIAM E JR
 OWNER ADDRESS : 5290 WEST A
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE
\$20030	\$0	\$20030
TAX VALUE	TAX RATE	TAX
\$20030	24.74	\$495.54

26,100

4 TAX LOT # : 22E30CD04700
 PROPERTY ADDRESS :
 OWNER : TRIPP WILLIAM E
 OWNER ADDRESS : 5290 WEST A
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
\$20670	\$0	\$20670	
TAX VALUE	TAX RATE	TAX	
\$20670	24.74	\$511.38	32,000

5 TAX LOT # : 22E30CD04800
 PROPERTY ADDRESS :
 OWNER : TRIPP WM E JR
 OWNER ADDRESS : 5290 WEST A
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
\$6090	\$0	\$6090	
TAX VALUE	TAX RATE	TAX	
\$6090	24.74	\$150.67	12,700

6 TAX LOT # : 22E30DB06700
 PROPERTY ADDRESS : 05475 NW PORTLAND AVE
 OWNER : FORBES ROBERT H
 OWNER ADDRESS : 15495 SW 123RD
 KING CITY OR 97224

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
\$95840	\$63100	\$158940	
TAX VALUE	TAX RATE	TAX	
\$158940	24.74	\$3932.18	23,800

7 TAX LOT # : 22E30DB06800
 PROPERTY ADDRESS : 01565 HOLLOWELL ST
 OWNER : SHIVERS DONALD L
 OWNER ADDRESS : 1565 HOLLOWELL
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
\$33530	\$39010	\$72540	
TAX VALUE	TAX RATE	TAX	
\$72540	24.74	\$1794.64	48,000

8

CITY OF WEST LINN

13,000

9

TAX LOT # : 22E30DC00100
 PROPERTY ADDRESS :
 OWNER : CITY OF WEST LINN
 OWNER ADDRESS : CITY HALL
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$15320	\$0	\$15320	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$0	24.74	\$0.00	8,712

10

TAX LOT # : 22E31BA01500
 PROPERTY ADDRESS :
 OWNER : STEINKAMP JOSEPH W
 OWNER ADDRESS : 1594 NE BLAND
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$5570	\$0	\$5570	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$5570	24.74	\$137.80	16,900

11

TAX LOT # : 22E31BA01800
 PROPERTY ADDRESS :
 OWNER : CROWN ZELLERBACH CORP
 OWNER ADDRESS : PO BOX 3953
 PORTLAND OR 97208

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$275700	\$0	\$275700	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$275700	24.74	\$6820.82	400,316

(12) TAX LOT # : 22E31BA01900
 PROPERTY ADDRESS :
 OWNER : PORTLAND GEN ELEC CO
 OWNER ADDRESS : 121 SW SALMON ST
 PORTLAND OR 97204

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$0	----- \$0	----- \$0	
TAX VALUE	TAX RATE	TAX	
----- \$0	----- 24.74	----- \$0.00	37,897

(13) TAX LOT # : 22E31 00900
 PROPERTY ADDRESS :
 OWNER : PORTLAND GEN ELEC CO
 OWNER ADDRESS : 121 SW SALMON ST
 PORTLAND OR 97204

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$91720	----- \$0	----- \$91720	
TAX VALUE	TAX RATE	TAX	
----- \$91720	----- 24.74	----- \$2269.15	431,244/90,000*

(14) TAX LOT # : 22E31 00800
 PROPERTY ADDRESS :
 OWNER : UNITED STATES OF AMERICA
 OWNER ADDRESS : 729 NE OREGON
 PORTLAND OR 97232

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$845200	----- \$0	----- \$845200	
TAX VALUE	TAX RATE	TAX	
----- \$0	----- 24.74	----- \$0.00	487,001/60,000*

(15) TAX LOT # : 22E31 00700
 PROPERTY ADDRESS :
 OWNER : PORTLAND GEN ELEC CO
 OWNER ADDRESS : 121 SW SALMON ST
 PORTLAND OR 97204

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$495000	----- \$0	----- \$495000	
TAX VALUE	TAX RATE	TAX	
----- \$495000	----- 24.74	----- \$12246.30	396,396/30,000*

*First figures - Total square feet in Tax Lot/Second figures - Total square feet in tax lot in Study Boundary.

(16) TAX LOT # : 22E31BA01300
 PROPERTY ADDRESS : 04795 WILLAMETTE FALL
 OWNER : BRANDOW ROY
 OWNER ADDRESS : 4795 WILLAMETTE FALLS
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$26080	\$58040	\$84120	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$84120	24.74	\$2081.13	14,375

(17) TAX LOT # : 22E31BA01200
 PROPERTY ADDRESS : 04805 WILLAMETTE FALL
 OWNER : MILLN JAMES M
 OWNER ADDRESS : 4805 WILLAMETTE FALLS
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$23600	\$35690	\$59290	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$59290	24.74	\$1466.83	10,840

(18) TAX LOT # : 22E31BA01100
 PROPERTY ADDRESS : 04835 WILLAMETTE FALL
 OWNER : LONG JOHN L
 OWNER ADDRESS : 700 SUMMER ST NE
 SALEM OR 97310

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$26080	\$58920	\$85000	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$85000	24.74	\$2102.90	14,375

(19) TAX LOT # : 22E31BA01000
 PROPERTY ADDRESS : 04845 WILLAMETTE FALL
 OWNER : WAITS JOHN W
 OWNER ADDRESS : 4845 WILLAMETTE FALLS DR
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$24250	\$35420	\$59670	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$59670	24.74	\$1476.24	11,761

(20) TAX LOT # : 22E31BA00900
 PROPERTY ADDRESS : 04865 WILLAMETTE FALL
 OWNER : BAILEY MICHAEL J
 OWNER ADDRESS : 4865 WILLAMETTE FALLS DR
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$19840	\$29150	\$48990	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$48990	24.74	\$1212.01	8,276

(21) TAX LOT # : 22E31BA00800
 PROPERTY ADDRESS : 04875 WILLAMETTE FALL
 OWNER : LAUB L B L-EST
 OWNER ADDRESS : 4875 WILLAMETTE FALLS DR
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$22320	\$17490	\$39810	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$39810	24.74	\$984.90	9,148

(22) TAX LOT # : 22E31BA00700
 PROPERTY ADDRESS : 04891 WILLAMETTE FALL
 OWNER : ROLLINS DARRELL G
 OWNER ADDRESS : 1330 CHANDLER RD
 LAKE OSWEGO OR 97034

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$32890	\$54750	\$87640	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$87640	24.74	\$2168.21	19,602

(23) TAX LOT # : 22E31BA00600
 PROPERTY ADDRESS : 04975 WILLAMETTE DR
 OWNER : CROWN EMPLOYEES FEDERAL
 OWNER ADDRESS : 4975 WILLAMETTE DR
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$126320	\$208320	\$334640	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$334640	24.74	\$8278.99	33,106

(24) TAX LOT # : 22E31BA00400
 PROPERTY ADDRESS :
 OWNER : CROWN ZELLERBACH CORP
 OWNER ADDRESS : PO BOX 3953
 PORTLAND OR 97208

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
\$129850	\$7720	\$137570	
TAX VALUE	TAX RATE	TAX	
\$137570	24.74	\$3403.48	85,400

(25) TAX LOT # : 22E31BA00300
 PROPERTY ADDRESS : 04970 NW BROADWAY
 OWNER : MOBIL OIL CORP
 OWNER ADDRESS : PO BOX 290
 DALLAS TX 75221

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
\$53460	\$91010	\$144470	
TAX VALUE	TAX RATE	TAX	
\$144470	24.74	\$3574.19	11,600

(26) TAX LOT # : 22E31BA00200
 PROPERTY ADDRESS :
 OWNER : CITY OF WEST LINN
 OWNER ADDRESS :
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
\$33700	\$237820	\$271520	
TAX VALUE	TAX RATE	TAX	
\$0	24.74	\$0.00	5,570

(27) TAX LOT # : 22E31BA02000
 PROPERTY ADDRESS :
 OWNER : STATE OF OREGON
 OWNER ADDRESS : 117 STATE TRANSPORT BLDG
 SALEM OR 97310

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
\$1660	\$0	\$1660	
TAX VALUE	TAX RATE	TAX	
\$1660	24.74	\$41.07	1,800

(28) TAX LOT # : 22E30CDO6100
 PROPERTY ADDRESS :
 OWNER : SAHLI GEORGE F
 OWNER ADDRESS : 3633 SE TENINO
 PORTLAND OR 97202

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$47190	\$3210	\$50400	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$50400	24.74	\$1246.90	8,364

(29) TAX LOT # : 22E30CDO6200
 PROPERTY ADDRESS :
 OWNER : SAHLI GEORGE F
 OWNER ADDRESS : 3633 SE TENINO
 PORTLAND OR 97202

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$8880	\$0	\$8880	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$8880	24.74	\$219.69	5,200

(30) TAX LOT # : 22E30CDO6300
 PROPERTY ADDRESS : 05030 BROADWAY
 OWNER : SAHLI GEORGE F
 OWNER ADDRESS : 3633 SE TENINO
 PORTLAND OR 97202

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$35700	\$135800	\$171500	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$171500	24.74	\$4242.91	9,800

(31) TAX LOT # : 22E30CDO6400
 PROPERTY ADDRESS : 05011 NE BROADWAY
 OWNER : SAHLI GEORGE F
 OWNER ADDRESS : 3633 SE TENINO
 PORTLAND OR 97202

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$26330	\$97690	\$124020	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$124020	24.74	\$3068.25	6,200

(32) TAX LOT # : 22E30CDO6500
 PROPERTY ADDRESS :
 OWNER : PORTLAND GAS & COKE CO
 OWNER ADDRESS : 123 NW FLANDERS
 PORTLAND OR 97209

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$0	\$0	\$0	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$0	24.74	\$0.00	110

(33) TAX LOT # : 22E30CDO6800
 PROPERTY ADDRESS : 05000 BROADWAY
 OWNER : STATE OF OREGON
 OWNER ADDRESS : 117 STATE TRANSPORT BLDG
 SALEM OR 97310

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$61200	\$181730	\$242930	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$242930	24.74	\$6010.09	18,400

(34) TAX LOT # : 22E30CDO6900
 PROPERTY ADDRESS :
 OWNER : STATE OF OREGON
 OWNER ADDRESS : TRANSPORTATION BUILDING
 SALEM OR 97310

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$55500	\$0	\$55500	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$0	24.74	\$0.00	20,400

(35) TAX LOT # : 22E30DC02400
 PROPERTY ADDRESS : 04957 NE PORTLAND AVE
 OWNER : GRATTON EUGENE F
 OWNER ADDRESS : 1330 SW CHANDLER RD
 LAKE OSWEGO OR 97034

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$9200	\$77300	\$86500	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$86500	24.74	\$2140.01	2,100

(36) TAX LOT # : 22E30DC02100
 PROPERTY ADDRESS :
 OWNER : PORTLAND GEN ELEC CO
 OWNER ADDRESS : 121 S W SALMON
 PORTLAND OR 97204

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$0	\$0	\$0	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$0	24.74	\$0.00	3,300

(37) TAX LOT # : 22E30DC02300
 PROPERTY ADDRESS : 04953 PORTLAND AVE
 OWNER : GRATTON EUGENE F
 OWNER ADDRESS : 1330 SW CHANDLER RD
 LAKE OSWEGO OR 97034

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$61200	\$132090	\$193290	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$193290	24.74	\$4781.99	5,000

(38) TAX LOT # : 22E30DC02200
 PROPERTY ADDRESS :
 OWNER : WIEVESIEK ROBERT L
 OWNER ADDRESS : 1701 CLACKAMETTE DR
 OREGON CITY OR 97045

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$460	\$0	\$460	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$460	24.74	\$11.38	2,200

(39) PART OF #36 ABOVE (i.e., 22E30DC2100)

SEE TAX LOT 2100
 ABOVE

(40) TAX LOT # : 22E30DC02600
 PROPERTY ADDRESS :
 OWNER : GRATTON EUGENE F
 OWNER ADDRESS : 1330 SW CHANDLER RD
 LAKE OSWEGO OR 97034

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$3150	----- \$0	----- \$3150	
TAX VALUE	TAX RATE	TAX	
----- \$3150	----- 24.74	----- \$77.93	2,720

(41) TAX LOT # : 22E30DC02700
 PROPERTY ADDRESS :
 OWNER : PIEPER MARGARET M
 OWNER ADDRESS : 3101 SW 1ST-STE 2
 PORTLAND OR 97201

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$550	----- \$0	----- \$550	
TAX VALUE	TAX RATE	TAX	
----- \$550	----- 24.74	----- \$13.61	1,100

(42) TAX LOT # : 22E30DC02500
 PROPERTY ADDRESS :
 OWNER : GRATTON EUGENE F
 OWNER ADDRESS : 1330 SW CHANDLER RD
 LAKE OSWEGO OR 97034

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$640	----- \$0	----- \$640	
TAX VALUE	TAX RATE	TAX	
----- \$640	----- 24.74	----- \$15.83	2,720

(43) CITY OF WEST LINN

610

(44) TAX LOT # : 22E30DC02800
 PROPERTY ADDRESS :
 OWNER : YEAPLE GRACE
 OWNER ADDRESS : 2612 ROBINWOOD WAY
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$180	----- \$0	----- \$180	
TAX VALUE	TAX RATE	TAX	
----- \$180	----- 24.74	----- \$4.45	490

(45) TAX LOT # : 22E30DC01900
 PROPERTY ADDRESS : 05007 TERRITORIAL DR
 OWNER : HARRIS GAIL TAYLOR
 OWNER ADDRESS : 5007 TERRITORIAL DR
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$55130	----- \$28350	----- \$83480	
TAX VALUE	TAX RATE	TAX	
----- \$83480	----- 24.74	----- \$2065.30	25,800

(46) TAX LOT # : 22E30DC02900
 PROPERTY ADDRESS :
 OWNER : STATE OF OREGON
 OWNER ADDRESS : TRANSPORTATION BILDING
 SALEM OR 97310

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$5940	----- \$0	----- \$5940	
TAX VALUE	TAX RATE	TAX	
----- \$0	----- 24.74	----- \$0.00	6,050

(47) TAX LOT # : 22E30DC01700
 PROPERTY ADDRESS : 05023 TERRITORIAL DR
 OWNER : BERARD JOSEPHINE
 OWNER ADDRESS : 5023 TERRITORIAL DR
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$30000	----- \$21000	----- \$51000	
TAX VALUE	TAX RATE	TAX	
----- \$51000	----- 24.74	----- \$1261.74	5,750

(48) TAX LOT # : 22E30DC01600
 PROPERTY ADDRESS : 05039 NE TERRITORIAL DR
 OWNER : BERARD BETTY H ADM
 OWNER ADDRESS : 5039 NE TERRITORIAL DR
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$34460	----- \$15850	----- \$50310	
TAX VALUE	TAX RATE	TAX	
----- \$42810	----- 24.74	----- \$1059.12	5,675

(49) TAX LOT # : 22E30DC01500
 PROPERTY ADDRESS :
 OWNER : BERARD JOSEPHINE
 OWNER ADDRESS : 5023 TERRITORIAL DR
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$25000	----- \$0	----- \$25000	
TAX VALUE	TAX RATE	TAX	
----- \$25000	----- 24.74	----- \$618.50	5,500

(50) TAX LOT # : 22E30DC01400
 PROPERTY ADDRESS :
 OWNER : BERARD BETTY H
 OWNER ADDRESS : 5039 NE TERRITORIAL DR
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$34460	----- \$1850	----- \$36310	
TAX VALUE	TAX RATE	TAX	
----- \$36310	----- 24.74	----- \$898.31	5,850

(51) TAX LOT # : 22E30DC03300
 PROPERTY ADDRESS :
 OWNER : BERARD BETTY H
 OWNER ADDRESS : 5039 TERRITORIAL DR
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$730	----- \$0	----- \$730	
TAX VALUE	TAX RATE	TAX	
----- \$730	----- 24.74	----- \$18.06	1,707

(52) TAX LOT # : 22E30DC01300
 PROPERTY ADDRESS :
 OWNER : BEARD BETTY H
 OWNER ADDRESS : 5039 TERRITORIAL RD
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$16250	\$0	\$16250	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$16250	24.74	\$402.03	5,636

(53) TAX LOT # : 22E30DC03500
 PROPERTY ADDRESS :
 OWNER : STATE OF OREGON
 OWNER ADDRESS : TRANSPORTATION BUILDING
 SALEM OR 97310

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$1950	\$0	\$1950	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$0	24.74	\$0.00	2,080

(54) TAX LOT # : 22E30DC03400
 PROPERTY ADDRESS :
 OWNER : MCCORMICK MARY LOU
 OWNER ADDRESS : 5083 TERRITORIAL DR
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$90	\$0	\$90	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$90	24.74	\$2.23	926

(55) TAX LOT # : 22E30DC01200
 PROPERTY ADDRESS : 05083 TERRITORIAL DR
 OWNER : MCCORMICK MARY LOU
 OWNER ADDRESS : 5083 TERRITORIAL DR
 WEST LINN OR 97068

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$45940	\$32950	\$78890	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$78890	24.74	\$1951.74	13,770

(56) TAX LOT # : 22E30DC03600
 PROPERTY ADDRESS :
 OWNER : FOSTER JAMES D
 OWNER ADDRESS : 5240 SE 64TH
 PORTLAND OR 97206

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$1850	----- \$0	----- \$1850	
TAX VALUE	TAX RATE	TAX	
----- \$1850	----- 24.74	----- \$45.77	2,112

(57) TAX LOT # : 22E30DC01100
 PROPERTY ADDRESS :
 OWNER : CHURCH DAVID
 OWNER ADDRESS : 6238 SW HAINES
 PORTLAND OR 97219

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$25000	----- \$0	----- \$25000	
TAX VALUE	TAX RATE	TAX	
----- \$25000	----- 24.74	----- \$618.50	6,535

(58) TAX LOT # : 22E30DC01000
 PROPERTY ADDRESS :
 OWNER : CROWN ZELLERBACH CORP
 OWNER ADDRESS : PO BOX 3953
 PORTLAND OR 97208

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$27870	----- \$0	----- \$27870	
TAX VALUE	TAX RATE	TAX	
----- \$27870	----- 24.74	----- \$689.50	26,500

(59) TAX LOT # : 22E30DC00900
 PROPERTY ADDRESS :
 OWNER : STATE OF OREGON
 OWNER ADDRESS : TRANSPORTATION BUILDING
 SALEM OR 97310

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$6780	----- \$0	----- \$6780	
TAX VALUE	TAX RATE	TAX	
----- \$0	----- 24.74	----- \$0.00	23,800

(60) TAX LOT # : 22E30DC00600
 PROPERTY ADDRESS :
 OWNER : MARTINDALE M M
 OWNER ADDRESS : 1714 SE ANKENY ST
 PORTLAND OR 97214

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$8120	----- \$0	----- \$8120	
TAX VALUE	TAX RATE	TAX	
----- \$8120	----- 24.74	----- \$200.89	35,384

(61) TAX LOT # : 22E30DC00600
 PROPERTY ADDRESS :
 OWNER : WESTERN TRANSPORTATION
 OWNER ADDRESS : 3710 N W FRONT
 PORTLAND OR 97210

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$0	----- \$0	----- \$0	
TAX VALUE	TAX RATE	TAX	
----- \$0	----- 24.74	----- \$0.00	34,000

(62) TAX LOT # : 22E30DC00700
 PROPERTY ADDRESS :
 OWNER : HOLLOWELL H ERROL
 OWNER ADDRESS : 916 TENTH ST
 OREGON CITY OR 97045

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$8860	----- \$0	----- \$8860	
TAX VALUE	TAX RATE	TAX	
----- \$8860	----- 24.74	----- \$219.20	39,300

(63) TAX LOT # : 22E30DC00400
 PROPERTY ADDRESS :
 OWNER : STATE OF OREGON
 OWNER ADDRESS : TRANSPORTATION BUILDING
 SALEM OR 97310

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
----- \$2680	----- \$0	----- \$2680	
TAX VALUE	TAX RATE	TAX	
----- \$0	----- 24.74	----- \$0.00	16,800

64 TAX LOT # : 22E30DC00300
 PROPERTY ADDRESS :
 OWNER : WESTERN TRANSPORTATION
 OWNER ADDRESS : 3710 N W FRONT
 PORTLAND OR 97210

LAND VALUE	IMPROVEMENT VALUE	TOTAL VALUE	
-----	-----	-----	
\$0	\$0	\$0	
TAX VALUE	TAX RATE	TAX	
-----	-----	-----	
\$0	24.74	\$0.00	14,000

TOTAL VALUE *	TOTAL SQ.FT.
WITHIN STUDY	OF LAND WITHIN
AREA	STUDY AREA
-----	-----
<u>\$3,659,135</u>	<u>1,647,367</u>
	(or about 38 acres)

*NOTE: Values for Lot Nos. 13, 14, and 15 represent a percentage of the total value based upon the percentage of lot land area within the study boundary.

1986 MAR 20 AM 10:11
CITY OF WEST LINN

DEPARTMENT OF ARCHITECTURE
School of Architecture and Allied Arts
University of Oregon

Spring Term 1986
380 Design Studio
Don Genasci

PROJECT: WEST LINN RIVERFRONT

PROGRAM:

West Linn is a suburb of Portland, across the Willamette River from Oregon City. The town center was decimated by placing an access road to the freeway in the downtown. While this gives excellent access to other destinations, it has led to the removal of most of the center of West Linn.

West Linn is fortunate however, as it retains a significant strip of land on the edge of the Willamette River with a superb view and access to the river. This land could be developed to form part of a new town center with a uniquely strong relationship to the river.

West Linn has a substantial population of 13,000 people and a unique geographic position. What it does not have is a center. The problem is to design urban structures that will allow for the orderly and purposeful development of a new center by individual developers over a number of years. The integration of the few remaining buildings into the new urban organization and the opportunity of the town center's proximity to the river are some of the other ideas to be addressed.

Recently there have been plans to build a new commercial hotel and conference facility in the center of West Linn. This 125 room facility is being considered for the western edge of the downtown.

There is a natural division in the type of development within the site between the upper and the river level. The upper level should contain most of the commercial (with an emphasis on service and speciality shops), offices, some restaurants, light industrial and the additions to public facilities, including a 30% increase in the size of the city hall.

The lower level should provide water related recreational and commercial development. These could be a quality inn, restaurants, docks, marina, and a park. In both areas high density housing should be provided to take advantage of the proximity to the center, the views and access to the river.

Provision should be made within the town plan for a public square and for a park. The square will have a craft market, a farmers' market (three days), and an antique market held on different days of the week. The market square will need a market building to provide shelter. The park should provide places for people to enjoy nature, strolling, sitting, and playing in an urban setting.

The vehicular and pedestrian connections between the commercial and hotel on the upper level and the rivers' edge will be a major problem in developing the structure of the town. The problem of the appropriate character to be developed and maintained both on the edge of the river and in the center of the town will also be emphasized.

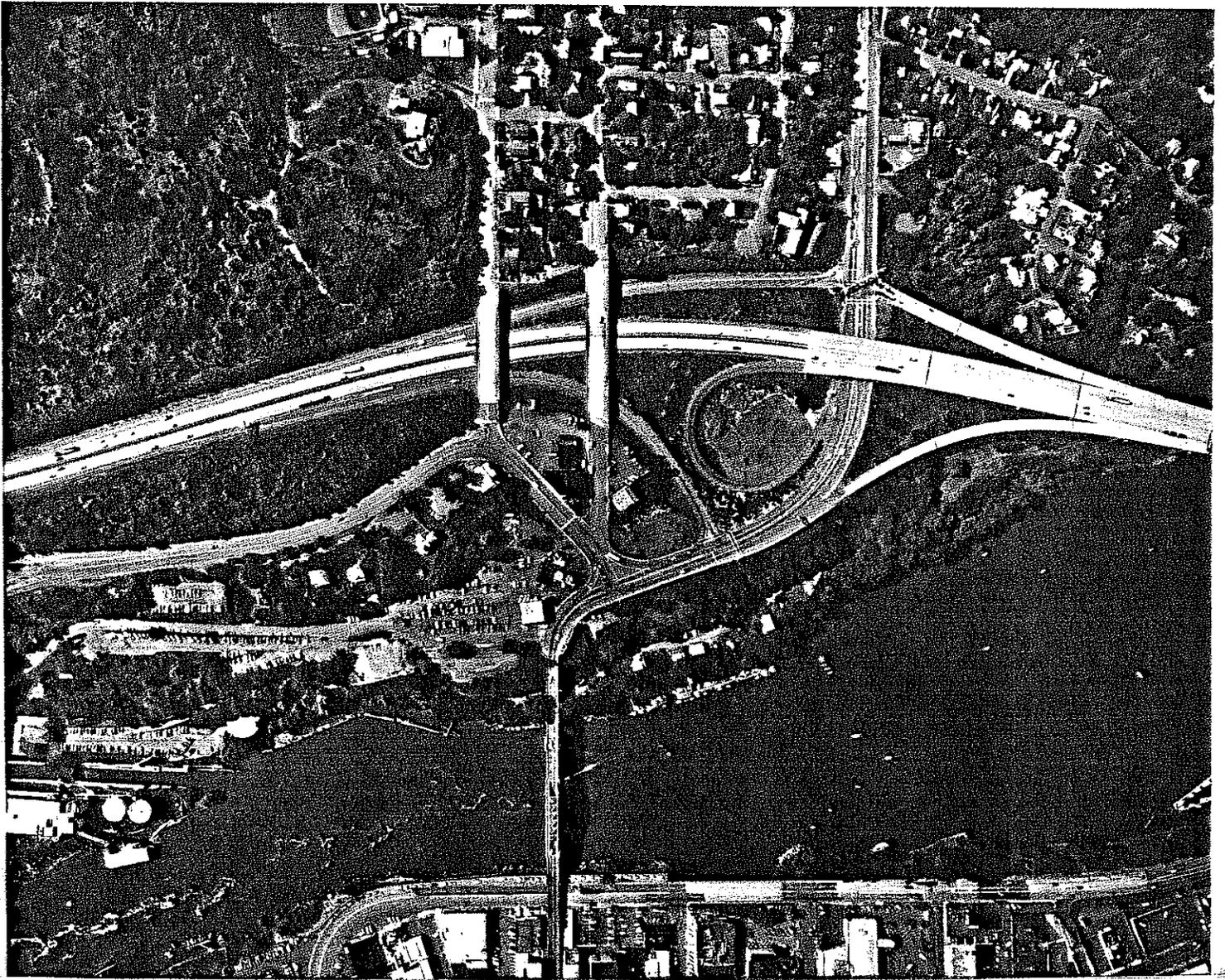
The amount of each type of development and of the total will depend on the developmental strategies of individual students. However, it is important to remember that a major goal of the project is to make a significant place so that people will want to use the center instead of going elsewhere. This implies a substantial increase in intensity and variety of the center, while developing the unique opportunities of the proximity to the river.

After an initial site visit each student will be asked to design a three dimensional plan. In the last three weeks of the term each student will develop in some detail a small but significant portion of their plan.

The media to be used for this project will primarily be plan and axonimetric drawings. Individual models will also be made of the areas of the town that receive individual focus.

The midterm review for this project will be on Monday, May 12th in room 283.

AERIAL PHOTO OF PROJECT AREA



Chapter 457

1985 REPLACEMENT PART

Urban Renewal of Blighted Areas

DEFINITIONS AND GENERAL PROVISIONS		457.240	Tax status of land leased under an urban renewal plan
457.010	Definitions	457.320	Municipal assistance under plan; assumption by agency of general obligation bond payments of municipality
457.020	Declaration of necessity and purpose		
457.025	Powers supplemental to other laws		
URBAN RENEWAL AGENCIES; PLANS; ACTIVITIES		TAX INCREMENT FINANCING OF URBAN RENEWAL INDEBTEDNESS	
457.035	Urban renewal agencies; creation; ordinance to exercise powers; jurisdiction	457.420	Plan may provide for division of property taxes; limits on land area
457.045	Election of method of exercise of urban renewal agency's powers	457.430	Certification of true cash value of property in urban renewal area; amendment
457.055	Transfer of agency powers	457.440	Taxes attributed to increased valuation used to pay urban renewal indebtedness; authority of agency to incur debt and pledge tax increments as payment
457.065	Advisory board for housing authority acting as urban renewal agency	457.450	Initiation and tenure of division of taxes; notice to tax assessor of provision for debt retirement; distribution of remaining tax increment funds
457.075	Termination of urban renewal agency	457.460	Financial report required for agency; contents; notice
457.085	Urban renewal plan; requirements; accompanying report; contents; approval of plan required		
457.095	Approval of plan by ordinance; required contents of ordinance; notice		
457.105	Approval of plan by other municipalities		
457.115	Manner of newspaper notice		
457.125	Recording of plan upon approval		
457.135	Conclusive presumption of plan validity		
457.160	Exception to plan requirements for disaster areas		
457.170	Urban renewal agency's powers in planning or undertaking an urban renewal project		
457.180	Powers of urban renewal agencies in general		
457.190	Acquisition of funds by urban renewal agency; authority		
457.210	Applicability of housing cooperation law to urban renewal projects; delegation of powers and functions		
457.220	Plan amendment; limit on additional land		
457.230	Disposition of land in urban renewal project; determination of value; obligations of purchaser or lessee; recordation		
			CROSS REFERENCES
			Building code, 456.730 to 456.950
			City planning and zoning, Ch. 227
			Cooperative housing projects for low income families, 456.355 to 456.370
			County zoning and zoning districts, Ch. 215
			Discrimination in selling, leasing or renting real property prohibited, 659.033
			Federal audit reports of certain accounts to be accepted by Secretary of State, 297.455
			Financing redevelopment and urban renewal projects, Const. Art. IX, §1c
			Housing and housing authorities generally, Ch. 456
			Planning assistance, 351.260
			Subdivisions and partitions, Ch. 92
			457.320
			Information on bond issues to Municipal Debt Advisory Commission, 287.040, 287.042
			Preliminary official statement required, 287.018

DEFINITIONS AND GENERAL PROVISIONS

457.010 Definitions. As used in this chapter, unless the context requires otherwise:

(1) "Blighted areas" means areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

(a) The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:

(A) Defective design and quality of physical construction;

(B) Faulty interior arrangement and exterior spacing;

(C) Overcrowding and a high density of population;

(D) Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or

(E) 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 laying out 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 unpro-

ductive 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.

(2) "City" means any incorporated city.

(3) "Fiscal year" means the fiscal year commencing on July 1 and closing on June 30.

(4) "Governing body of a municipality" means, in the case of a city, the common council or other legislative body thereof, and, in the case of a county, the board of county commissioners or other legislative body thereof.

(5) "Housing authority" or "authority" means any housing authority established pursuant to the Housing Authorities Law.

(6) "Municipality" means any county or any city in this state. "The municipality" means the municipality for which a particular urban renewal agency is created.

(7) "Taxing body" means the state, city, county or any other taxing unit which has the power to levy a tax.

(8) "Urban renewal agency" or "agency" means an urban renewal agency created under ORS 457.035 and 457.045.

(9) "Urban renewal area" means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

(10) "Urban renewal project" or "project" means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

(11) "Urban renewal plan" or "plan" means a plan, as it exists or is changed or modified from time to time for one or more urban renewal areas, as provided in ORS 457.085 and 457.095. [Amended by 1957 c.456 §1; 1969 c.225 §1; 1979 c.621 §10]

457.020 Declaration of necessity and purpose. It hereby is found and declared:

(1) That there exist within the state blighted areas.

(2) That such areas impair economic values and tax revenues.

(3) That such areas cause an increase in and spread of disease and crime and constitute a menace to the health, safety, morals and welfare of the residents of the state and that these conditions necessitate excessive and disproportionate expenditures of public funds for crime prevention

and punishment, public health, safety and welfare, fire and accident protection and other public services and facilities.

(4) That certain blighted areas may require acquisition and clearance since the prevailing condition of decay may make impracticable the reclamation of the area by conservation or rehabilitation, but other areas or portions thereof may be susceptible of conservation or rehabilitation in such manner that the conditions and evils mentioned in subsections (1), (2) and (3) of this section may be eliminated, remedied or prevented and that such areas should, if possible, be conserved and rehabilitated through appropriate public action and the cooperation and voluntary action of the owners and tenants of property in such areas.

(5) That the acquisition, conservation, rehabilitation, redevelopment, clearance, replanning and preparation for rebuilding of these areas, and the prevention or the reduction of blight and its causes, are public uses and purposes for which public money may be spent and private property acquired and are governmental functions of state concern.

(6) That there are also certain areas where the condition of the title, the diverse ownership of the land to be assembled, the street or lot layouts or other conditions prevent a proper development of the land, and that it is in the public interest that such areas, as well as blighted areas, be acquired by eminent domain and made available for sound and wholesome development in accordance with a redevelopment or urban renewal plan, and that the exercise of the power of eminent domain and the financing of the acquisition and preparation of land by a public agency for such redevelopment or urban renewal is likewise a public use and purpose.

(7) That redevelopment and urban renewal activities will stimulate residential construction which is closely correlated with general economic activity; that undertakings authorized by this chapter will aid the production of better housing and more desirable neighborhood and community development at lower costs and will make possible a more stable and larger volume of residential construction, which will assist materially in maintaining full employment.

(8) That the necessity in the public interest for this chapter is a matter of legislative determination. [Amended by 1957 c.456 §2; 1979 c.621 §11]

457.025 Powers supplemental to other laws. The powers conferred by this chapter are in addition and supplemental to the powers conferred by any other law. [Formerly 457.110]

457.030 [Amended by 1957 c.456 §18; repealed by 1979 c.621 §28]

URBAN RENEWAL AGENCIES; PLANS; ACTIVITIES

457.035 Urban renewal agencies; creation; ordinance to exercise powers; jurisdiction. (1) In each municipality, as defined in ORS 457.010, there hereby is created a public body corporate and politic to be known as the "urban renewal agency" of the municipality. However, the urban renewal agency shall not exercise its powers until or unless the governing body of the municipality, by nonemergency ordinance, declares that blighted areas exist in the municipality and that there is need for an urban renewal agency to function in the municipality and elects to have the powers of an urban renewal agency exercised in any of the three ways provided in ORS 457.045.

(2) An urban renewal agency, upon activation under subsection (1) of this section, shall have authority to exercise its powers within the same area of operation given a housing authority of the municipality under ORS 456.060. [Formerly 457.130]

457.040 [Repealed by 1979 c.621 §28]

457.045 Election of method of exercise of urban renewal agency's powers. The governing body of a municipality shall, in the ordinance adopted under ORS 457.035, elect to have the powers of an urban renewal agency under this chapter exercised in one of the following ways:

(1) By a housing authority of the municipality established pursuant to the Housing Authorities Law in which case the name of the body corporate and politic shall be the "housing authority and urban renewal agency" of the municipality.

(2) By appointing a board or commission composed of not less than three members.

(3) By the governing body, itself, provided, however, that any act of the governing body acting as the urban renewal agency shall be, and shall be considered, the act of the urban renewal agency only and not of the governing body. [Formerly 457.140]

457.050 [Amended by 1953 c.230 §3; 1957 c.456 §19; repealed by 1979 c.621 §28]

457.055 Transfer of agency powers. At any time following adoption of the ordinance under ORS 457.035, or for urban renewal agencies activated before October 3, 1979, at any time following adoption of a proper resolution or ordinance of the governing body of the municipality,

the governing body of a municipality may, by ordinance, transfer the authority to exercise the powers of the urban renewal agency to any other body authorized to exercise those powers under ORS 457.045. All duties and obligations of the urban renewal agency shall thereafter be assumed by the body to which those powers are transferred. [1979 c.621 §16 (enacted in lieu of 457.145)]

457.060 [Repealed by 1979 c.621 §28]

457.065 Advisory board for housing authority acting as urban renewal agency.

For the purpose of coordinating its activities and undertakings under this chapter with the needs and undertakings of other local organizations and groups, a housing authority exercising the powers of an urban renewal agency under ORS 457.045 shall establish an advisory board consisting of the chairman of the authority, who shall be chairman of the advisory board, and of sufficient members, to be appointed by the chairman, to represent as far as practicable:

- (1) The general public and consumers of housing.
- (2) General business interests.
- (3) Real estate, building and home financing interests.
- (4) Labor.
- (5) Any official planning body in the locality.
- (6) Church and welfare groups. [Formerly 457.100]

457.070 [Repealed by 1979 c.621 §28]

457.075 Termination of urban renewal agency.

If the governing body of a municipality which has an urban renewal agency under ORS 457.035 finds that there no longer exists a need for an urban renewal agency in the municipality, the governing body shall provide, by ordinance, for a termination of the agency and a transfer of the agency's facilities, files and personnel to the municipality. The termination of an urban renewal agency shall not affect any outstanding legal actions, contracts or obligations of the agency and the municipality shall be substituted for the agency and, for the purpose of those legal actions, contracts or obligations, shall be considered a continuation of the urban renewal agency and not a new entity. No urban renewal agency shall be terminated under this section unless all indebtedness to which a portion of taxes is irrevocably pledged for payment under of ORS 457.440 (6) is fully paid. [1979 c.621 §6]

457.080 [Repealed by 1979 c.621 §28]

457.085 Urban renewal plan; requirements; accompanying report; contents;

approval of plan required. (1) An urban renewal agency should provide for public involvement in all stages in the development of an urban renewal plan.

(2) An urban renewal plan proposed by an urban renewal agency shall:

(a) Describe each urban renewal project to be undertaken;

(b) Provide an outline for the development, redevelopment, improvements, land acquisition, demolition and removal of structures, clearance, rehabilitation or conservation of the urban renewal areas of the plan;

(c) Contain a map and legal description of the urban renewal areas of the plan;

(d) Explain its relationship to definite local objectives regarding appropriate land uses and improved traffic, public transportation, public utilities, recreational and community facilities and other public improvements;

(e) Indicate proposed land uses, maximum densities and building requirements for each urban renewal area;

(f) Describe the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area of the plan;

(g) Indicate which real property may be acquired and the anticipated disposition of said real property, whether by retention, resale, lease or other legal use, together with an estimated time schedule for such acquisition and disposition; and

(h) Describe what type of possible future amendments to the plan are so substantial as to require the same notice, hearing and approval procedure required of the original plan under ORS 457.095 as provided in ORS 457.220.

(3) An urban renewal plan shall be accompanied by a report which shall contain:

(a) A description of physical, social and economic conditions in the urban renewal areas of the plan and the expected impact, including the fiscal impact, of the plan in light of added services or increased population;

(b) Reasons for selection of each urban renewal area in the plan;

(c) The relationship between each project to be undertaken under the plan and the existing conditions in the urban renewal area;

(d) The estimated total cost of each project and the sources of moneys to pay such costs;

(e) The anticipated completion date for each project;

(f) The estimated amount of money required in each urban renewal area under ORS 457.420 to 457.440 and the anticipated year in which indebtedness will be retired or otherwise provided for under ORS 457.440;

(g) A financial analysis of the plan with sufficient information to determine feasibility;

(h) A fiscal impact statement that estimates the impact of the tax increment financing, both until and after the bonds are repaid, upon all entities levying taxes upon property in the urban renewal area; and

(i) A relocation report which shall include:

(A) An analysis of existing residents or businesses required to relocate permanently or temporarily as a result of agency actions under ORS 457.170;

(B) A description of the methods to be used for the temporary or permanent relocation of persons living in, and businesses situated in, the urban renewal area in accordance with ORS 281.045 to 281.105; and

(C) An enumeration, by cost range, of the existing housing units in the urban renewal areas of the plan to be destroyed or altered and new units to be added.

(4) An urban renewal plan and accompanying report shall be forwarded to the planning commission of the municipality for recommendations, prior to presenting the plan to the governing body of the municipality for approval under ORS 457.095.

(5) An urban renewal plan and accompanying report shall be presented to the governing body of each taxing district affected by the urban renewal plan.

(6) No urban renewal plan shall be carried out until the plan has been approved by the governing body of each municipality in which any portion of the area of the urban renewal plan is situated pursuant to ORS 457.095 and 457.105. [1979 c.621 §2; 1983 c.544 §1]

457.090 [Repealed by 1979 c.621 §28]

457.095 Approval of plan by ordinance; required contents of ordinance; notice. The governing body of the municipality, upon receipt of a proposed urban renewal plan and report from the municipality's urban renewal agency and after public notice and hearing and consideration of public testimony and planning commission recommendations, if any, may approve the urban renewal plan. The approval

shall be by nonemergency ordinance which shall incorporate the plan by reference. Notice of adoption of the ordinance approving the urban renewal plan, and the provisions of ORS 457.135, shall be published by the governing body of the municipality in accordance with ORS 457.115 no later than four days following the ordinance adoption. The ordinance shall include determinations and findings by the governing body that:

(1) Each urban renewal area is blighted;

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

(3) The urban renewal plan conforms to the comprehensive plan and economic development plan, if any, of the municipality as a whole and provides an outline for accomplishing the urban renewal projects the urban renewal plan proposes;

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

(5) If acquisition of real property is provided for, that it is necessary;

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

(7) The municipality shall assume and complete any activities prescribed it by the urban renewal plan. [1979 c.621 §3]

457.100 [Amended by 1979 c.621 §12; renumbered 457.065]

457.105 Approval of plan by other municipalities. In addition to the approval of a plan by the governing body of the municipality under ORS 457.095, the governing body of each other municipality in which any portion of the area of a proposed urban renewal plan is situated may approve the plan by proper resolution. [1979 c.621 §3a]

457.110 [Renumbered 457.025]

457.115 Manner of newspaper notice. Notice of adoption of an urban renewal plan required under ORS 457.095 and notice of filing of an annual financial statement required under ORS 457.460 shall be published in the newspaper, as defined in ORS 193.010, having the greatest circulation in the municipality and which is published within the municipality. If no newspaper is published within the municipality, the required notice shall be published in the newspaper having

greatest circulation within the municipality published nearest to the municipality. [1979 c.621 §3b]

457.125 Recording of plan upon approval. A copy of the ordinance approving an urban renewal plan under ORS 457.095 shall be sent by the governing body of the municipality to the urban renewal agency. A copy of the resolution approving an urban renewal plan under ORS 457.105 shall be sent by the governing body of a municipality to the urban renewal agency. Upon receipt of the necessary approval of each municipality governing body, the urban renewal plan shall be recorded by the urban renewal agency with the recording officer of each county in which any portion of an urban renewal area within the plan is situated. [1979 c.621 §4]

457.130 [1957 c.456 §§4, 5; 1979 c.621 §13; renumbered 457.035]

457.135 Conclusive presumption of plan validity. After October 3, 1979, any urban renewal plan purported to be adopted in conformance with applicable legal requirements shall be conclusively presumed valid for all purposes 90 days after adoption of the plan by ordinance of the governing body of the municipality. No direct or collateral attack on the action may thereafter be commenced. [1979 c.621 §5]

457.140 [1957 c.456 §6; 1975 c.246 §1; 1979 c.621 §14; renumbered 457.045]

457.145 [1967 c.311 §2; repealed by 1979 c.621 §15 (457.055 enacted in lieu of 457.145)]

457.150 [1957 c.456 §8; repealed by 1979 c.621 §28]

457.160 Exception to plan requirements for disaster areas. Notwithstanding any other provisions of ORS chapter 456 or this chapter, where the governing body of a municipality certifies that an area is in need of redevelopment or rehabilitation as a result of a flood, fire, hurricane, earthquake, storm or other catastrophe respecting which the Governor has certified the need for disaster assistance under Public Law 875, Eighty-first Congress, 64 Stat. 1109, or other federal law, the governing body may declare a need for an urban renewal agency, if necessary, and may approve an urban renewal plan and an urban renewal project for such area without regard to the provisions requiring:

(1) That the urban renewal plan conform to the comprehensive plan and economic development plan, if any, for the municipality as a whole.

(2) That the urban renewal area be a blighted area. [1957 c.456 §15; 1979 c.621 §18]

457.170 Urban renewal agency's powers in planning or undertaking an urban renewal project. An urban renewal

agency may plan or undertake any urban renewal project to carry out an approved urban renewal plan. In planning or undertaking an urban renewal project, the urban renewal agency has the power:

(1) To carry out any work or undertaking and exercise any powers which a housing authority is authorized to perform or exercise under ORS 456.055 to 456.230, subject to the provisions of this chapter provided, however, that ORS 456.155 and 456.160 do not limit the power of an agency in event of a default by a purchaser or lessee of land in an urban renewal plan to acquire property and operate it free from the restrictions in those sections.

(2) To carry out any rehabilitation or conservation work in an urban renewal area.

(3) To acquire real property, by condemnation if necessary, when needed to carry out the plan.

(4) To clear any areas acquired, including the demolition, removal or rehabilitation of buildings and improvements.

(5) To install, construct or reconstruct streets, utilities and site improvements in accordance with the urban renewal plan.

(6) To carry out plans for a program of the voluntary repair and rehabilitation of buildings or other improvements in an urban renewal area in accordance with the urban renewal plan.

(7) To assist in relocating persons living in, and property situated in, the urban renewal area in accordance with the approved urban renewal plan and to make relocation payments.

(8) To dispose of, including by sale or lease, any property or part thereof acquired in the urban renewal area in accordance with the approved urban renewal plan.

(9) To plan, undertake and carry out neighborhood development programs consisting of urban renewal project undertakings in one or more urban renewal areas which are planned and carried out on the basis of annual increments in accordance with the provisions of this chapter for planning and carrying out urban renewal plans.

(10) To accomplish a combination of the things listed in this section to carry out an urban renewal plan. [1957 c.456 §7; 1969 c.225 §2; 1969 c.539 §1; 1979 c.621 §19]

457.180 Powers of urban renewal agencies in general. An urban renewal agency, in addition to its other powers, may:

(1) Make plans for carrying out a program of voluntary repair and rehabilitation of buildings and improvements.

(2) Make plans for the enforcement of laws, codes and regulations relating to:

(a) The use of land.

(b) The use and occupancy of buildings and improvements.

(c) The repair, rehabilitation, demolition or removal of buildings and improvements.

(3) Make plans for the relocation of persons and property displaced by an urban renewal project.

(4) Make preliminary plans outlining urban renewal activities for neighborhoods to embrace two or more urban renewal areas.

(5) Conduct preliminary surveys to determine if the undertaking and carrying out of an urban renewal project is feasible.

(6) Develop, test and report methods and techniques and carry out demonstrations and other activities for the prevention and the elimination of urban blight.

(7) Engage in any other housing or community development activities specifically delegated to it by the governing body of the municipality including but not limited to land acquisition and disposition, conservation and rehabilitation, residential or business relocation, construction, leasing or management of housing, and the making of grants and loans from any available source. [1957 c.456 §10; 1975 c.382 §1]

457.190 Acquisition of funds by urban renewal agency; authority. (1) An urban renewal agency may borrow money and accept advances, loans, grants and any other form of financial assistance from the Federal Government, the state, county or other public body, or from any sources, public or private, for the purposes of undertaking and carrying out urban renewal projects.

(2) An urban renewal agency may do all things necessary or desirable to secure such financial aid, including obligating itself in any contract with the Federal Government for federal financial aid to convey to the Federal Government the project to which the contract relates upon the occurrence of a substantial default thereunder, in the same manner as a housing authority may do to secure such aid in connection with slum clearance and housing projects under the Housing Authorities Law. [1957 c.456 §14]

457.210 Applicability of housing cooperation law to urban renewal projects; delegation of powers and functions. (1) Any state public body, as defined in ORS 456.305, shall have the same rights and powers to cooper-

ate with and assist urban renewal agencies with respect to urban renewal projects that such state public body has pursuant to ORS 456.305 to 456.325 to cooperate and assist housing authorities with respect to housing projects in the same manner as though those sections were applicable to urban renewal agencies and projects under this chapter.

(2) Any state public body, as defined in ORS 456.305, hereby is authorized to enter into agreements with any other public body, including an urban renewal agency, respecting action to be taken pursuant to any of the powers granted by this chapter, including, but not limited to, the furnishing of funds or other assistance in connection with an urban renewal plan or urban renewal project.

(3) An urban renewal agency hereby is authorized to delegate any of its powers or functions to the municipality or other state public body, as defined in ORS 456.305, with respect to the planning or undertaking of an urban renewal project in the area in which such municipality or other state public body is authorized to act. The municipality, or other state public body to which the powers or functions are delegated hereby is authorized to carry out or perform such powers or functions. [1957 c.456 §11]

457.220 Plan amendment; limit on additional land. (1) Except for the provisions of subsection (2) of this section, an urban renewal agency shall carry out the urban renewal plan approved under ORS 457.095.

(2) Any substantial change made in the urban renewal plan shall, before being carried out, be approved and recorded in the same manner as the original plan.

(3) No land equal to more than 20 percent of the total land area of the original plan shall be added to the urban renewal areas of a plan by amendments. [1957 c.456 §9; 1979 c.621 §20]

457.230 Disposition of land in urban renewal project; determination of value; obligations of purchaser or lessee; recordation. (1) The urban renewal agency shall, in accordance with the approved urban renewal plan, make land in an urban renewal project available for use by private enterprise or public agencies. Such land shall be made available at a value determined by the urban renewal agency to be its fair reuse value, which represents 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.

(2) To assure that land acquired in an urban renewal project is used in accordance with the urban renewal plan, an urban renewal agency, upon the sale or lease of such land, shall obligate purchasers or lessees:

(a) To use the land for the purposes designated in the urban renewal plan.

(b) To begin the building of their improvements within a period of time which the urban renewal agency fixes as reasonable.

(3) Any obligations by the purchaser shall be covenants and conditions running with the land where the urban renewal agency so stipulates.

(4) Any contract for the transfer of any interest in land by the urban renewal agency may be recorded in the land records of the county in which the land is situated in the same manner as any other contract for the transfer of an interest in land is recorded. [1957 c.456 §12; 1965 c.571 §1; 1967 c.312 §1]

457.240 Tax status of land leased under an urban renewal plan. Any property which the urban renewal agency leases to private persons as defined in ORS 174.100 under an urban renewal plan shall have the same tax status as if such leased property were owned by such private individuals or corporations. [1957 c.456 §13; 1983 c.327 §11]

457.310 [1957 c.456 §16; repealed by 1979 c.621 §28]

457.320 Municipal assistance under plan; assumption by agency of general obligation bond payments of municipality. In addition to the other powers granted a municipality under this chapter, a municipality may exercise any of its powers otherwise provided by law to assist in the planning or the carrying out of an urban renewal plan. Without limiting the powers granted by the preceding sentence, a municipality may issue its general obligation bonds for the purpose of assisting in the planning or the carrying out of an urban renewal plan. The urban renewal agency of the municipality may assume payment of the general obligation bonds and may use any of the moneys available to it for that purpose. [1957 c.456 §17; 1979 c.621 §21]

TAX INCREMENT FINANCING OF URBAN RENEWAL INDEBTEDNESS

457.410 [1961 c.554 §2; repealed by 1979 c.621 §28]

457.420 Plan may provide for division of property taxes; limits on land area. (1) Any plan may contain a provision that the ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in an urban renewal area, shall be divided as

provided in ORS 457.440 if that property is not, at that time, subject to a division of ad valorem taxes under ORS 457.440.

(2) No plan adopted after October 3, 1979, shall provide for a division of ad valorem taxes under subsection (1) of this section if:

(a) For municipalities having a population of more than 50,000, according to the latest state census:

(A) The assessed value for the urban renewal areas of the plan, when added to the total assessed value previously certified by the assessor for other urban renewal plans of the municipality for which a division of ad valorem taxes is provided exceeds a figure equal to 15 percent of the total assessed value of that municipality, exclusive of any increased assessed value for other urban renewal areas; or

(B) The urban renewal areas of the plan when added to the areas included in other urban renewal plans of the municipality providing for a division of ad valorem taxes, exceed a figure equal to 15 percent of the total land area of that municipality.

(b) For municipalities having a population of less than 50,000, according to the latest state census:

(A) The assessed value for the urban renewal areas of the plan, when added to the total assessed value previously certified by the assessor for other urban renewal plans of the municipality for which a division of ad valorem taxes is provided exceeds a figure equal to 25 percent of the total assessed value of that municipality, exclusive of any increased assessed value for other urban renewal areas; or

(B) The urban renewal areas of the plan, when added to the areas included in other urban renewal plans of the municipality providing for a division of ad valorem taxes, exceed a figure equal to 25 percent of the total land area of that municipality. [1961 c.554 §3; 1969 c.539 §2; 1971 c.544 §4; 1979 c.621 §24]

457.430 Certification of true cash value of property in urban renewal area; amendment. (1) As soon as practicable after the approval of a plan containing a provision authorized by ORS 457.420, the county assessor of each county in which an urban renewal area is located shall prepare, in duplicate, a certified statement of the total true cash value, as shown on the county tax roll last equalized prior to the effective date of the ordinance approving the plan, of all of the taxable real and personal property contained in the urban renewal area in the county.

(2) Wherever only a part of an urban renewal area is located in a taxing body, the assessor also shall show in the statement required by subsection (1) of this section the true cash value of the real and personal property in the part of the urban renewal area located in the taxing body.

(3) One copy of the certified statement shall be filed by the assessor with the agency and the other copy shall constitute a part of the public records of the county assessor's office.

(4) Whenever a part of an urban renewal area comes within the territory of a taxing body either by annexation, incorporation of a new taxing body or consolidation, after the approval of a plan containing a provision authorized by ORS 457.420, the county assessor shall in the same manner as under subsection (3) of this section file a certified statement or an amendment to a certified statement to show the true cash value of the real and personal property in that part of the urban renewal area incorporated by annexation or consolidation into the taxing body. The true cash value of the real and personal property so incorporated shall be determined in the same manner and as of the same date as provided in subsections (1) and (2) of this section.

(5) When a certificate is filed as required by subsection (1) of this section, if the law provides a percentage reduction or increase of the valuation for tax purposes of the taxable property contained in the urban renewal area at the time of the filing, the assessor shall state the total true cash value as it is so reduced or increased. After a certificate has been filed as required by subsection (1) of this section, if a law is enacted which provides a percentage reduction or increase of the valuation for tax purposes of the taxable property contained in the urban renewal area at the time the certificate was filed, the assessor shall amend the certified statement annually or as otherwise required to reduce or increase the stated total true cash value of the real and personal property accordingly. An amendment to the certificate shall be filed in the manner provided by subsections (3) and (4) of this section. [1961 c.554 §4; 1969 c.539 §3; 1979 c.621 §25; 1981 c.804 §105; 1983 s.s. c.5 §24]

457.440 Taxes attributed to increased valuation used to pay urban renewal indebtedness; authority of agency to incur debt and pledge tax increments as payment.

(1) During the period specified in ORS 457.450, the county assessor shall compute the rate percent of levy for each taxing body in which all or part of the urban renewal area is located in the manner provided by ORS 310.090, except that the assessed valuation to be divided into the total

amount of money proposed to be raised by the taxing body shall include only that part of the assessed value obtained by multiplying the true cash values of all property specified in the certificate or amendment to the certificate prepared by the assessor under ORS 457.430.

(2) The rate percent determined under subsection (1) of this section for the taxing body shall be extended by the assessor on the county assessment roll for that year against the entire assessed valuation of all the taxable property in the taxing body including the assessed value attributable to the increase, if any, in true cash value of property located in the urban renewal area or portion thereof exceeding the true cash value specified in the certificate or amendment thereto filed under ORS 457.430, although the assessed value attributable to the increase in true cash value was not included in computing the rate percent of levy.

(3) That portion of the taxes produced by the rate upon which the tax is levied each year by or for each of the taxing bodies upon the assessed value attributable to the true cash value of the taxable property in the urban renewal area, or part thereof, specified in the certificate or amendment to certificate filed under ORS 457.430, shall be allocated to and when collected shall be paid into the funds of the respective taxing bodies in the same manner as taxes by or for said taxing bodies on all other property are paid.

(4) That portion of the taxes representing the levy against the assessed value attributable to the increase, if any, in true cash value of property located in the urban renewal area, or part thereof, over the true cash value specified in the certificate or amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the agency and shall be used to pay the principal and interest on indebtedness incurred by the agency to finance or refinance the carrying out of the urban renewal plan.

(5) Unless and until the total true cash value of the taxable property in an urban renewal area exceeds the total true cash value specified in the certificate or amendment to certificate filed under ORS 457.430, all of the taxes levied and collected upon the taxable property in such urban renewal area shall be paid into the funds of the respective taxing bodies.

(6) The agency may incur indebtedness, including obtaining loans and advances in carrying out the urban renewal plan, and the portion of taxes received under subsection (4) of this section may be irrevocably pledged for the payment of

principal of and interest on such indebtedness. [1961 c.554 §5; 1979 c.621 §26; 1981 c.804 §106; 1983 s.s. c.5 §25; 1985 c.613 §17]

457.450 Initiation and tenure of division of taxes; notice to tax assessor of provision for debt retirement; distribution of remaining tax increment funds. (1)(a) The provisions of ORS 457.440 (1) to (5) shall first apply to the assessment roll next following the tax roll referred to in ORS 457.430 if the assessor is provided notice of a plan adoption by the agency prior to January 1 of the assessment year to which the plan first applies.

(b) If the assessor is not provided notice of plan adoption by the agency prior to January 1 of the assessment year to which the provisions of ORS 457.440 would otherwise first apply under paragraph (a) of this subsection, then the provisions of ORS 457.440 (1) to (5) shall first apply to the assessment roll next following the assessment roll described in paragraph (a) of this subsection.

(2) When the principal and interest on indebtedness to which the portion of taxes is irrevocably pledged for payment under ORS 457.440 (6) is fully paid, or it is found that deposits in the special fund are sufficient to fully pay principal and interest on that indebtedness either through direct payment of the indebtedness or by payment of principal and interest on bonds or notes issued to finance the indebtedness, the agency shall notify the assessor of that fact and for the tax year in which the notice is received and each year thereafter the county assessor shall compute the rate percent of the levy for each taxing body in which an urban renewal area, or part thereof, is located without regard to the limitations provided in ORS 457.440.

(3) All moneys remaining unexpended from the special fund provided for in ORS 457.440, after payment of all the principal and interest on indebtedness is provided for, shall be turned over to the county treasurer by the agency and prorated by the treasurer back to the taxing bodies in which the area, or part thereof, is located, in proportion to the amount of money in the fund attributable to each taxing body for the last fiscal year in which tax levy moneys were paid into the special fund of the agency under ORS 457.440. [1961 c.554 §6; 1971 c.426 §1; 1979 c.621 §27]

457.460 Financial report required for agency; contents; notice. (1) An agency shall, by August 1 of each year, prepare a statement containing:

(a) The amount of money actually received during the preceding fiscal year under ORS 457.440 (4) and from indebtedness incurred under ORS 457.440 (6);

(b) The purposes and amounts for which any money received under ORS 457.440 (4) and from indebtedness incurred under ORS 457.440 (6) were expended during the preceding fiscal year;

(c) An estimate of moneys to be received during the current fiscal year under ORS 457.440 (4) and from indebtedness incurred under ORS 457.440 (6);

(d) A budget setting forth the purposes and estimated amounts for which the moneys which have been or will be received under ORS 457.440 (4) and from indebtedness incurred under ORS 457.440 (6) are to be expended during the current fiscal year; and

(e) An analysis of the impact, if any, of carrying out the urban renewal plan on the tax rate for the preceding year for all taxing bodies included under ORS 457.430.

(2) The statement required by subsection (1) of this section shall be filed with the governing body of the municipality and notice shall be published that the statement has been prepared and is on file with the municipality and the agency and the information contained in the statement is available to all interested persons. The notice shall be published once a week for not less than two successive weeks before September 1 of the year for which the statement is required in accordance with ORS 457.115. The notice shall summarize the information required under paragraphs (a) to (d) of subsection (1) of this section and shall set forth in full the information required under paragraph (e) of subsection (1) of this section. [1979 c.621 §23]

CHAPTER 458

[Reserved for expansion]

