

Memorandum

Date: April 20, 2023

To: West Linn Planning Commission

From: Elaine Howard, Elaine Howard Consulting, LLC
Darren Wyss, Planning Manager

Subject: West Linn Willamette Riverfront Tax Increment Finance Area Plan

At the May 3, 2023 meeting, the Planning Commission will hold a public hearing to review the proposed West Linn Willamette Riverfront Tax Increment Finance Area Plan (TIF Plan), including its relationship to the West Linn Comprehensive Plan. The Commission requested a public hearing, although not required, as it is the typical format to invite public testimony. The review of the by the Commission is not a land use planning action, but it is required by Oregon Revised Statute 457.085(4). Following the hearing, the Commission will make a recommendation to the West Linn City Council.

The City contracted with Elaine Howard Consulting, LLC to assist in the development and adoption of the Plan. The consultant team has crafted the following information, in addition to the two attachments to this memo.

I. Purpose

The West Linn Planning Commission is being asked to make a recommendation to the City Council regarding the Council's consideration and adoption of the proposed TIF Plan. The TIF Plan is designed for an area of 333 acres (TIF District). The reason for the TIF District is to provide a financing mechanism to fund improvements, including the following categories: transportation, economic development, parks, land acquisition/disposition, developer incentives and rebates, and administration.

The focus of the Planning Commission review is the conformance of the TIF Plan with the West Linn Comprehensive Plan (WL Comp Plan). This action does not require a public hearing, and the Planning Commission is not being asked to approve the Plan, but rather make a recommendation to the West Linn City Council. There are no explicit review criteria for the Planning Commission review of a TIF Plan. The Oregon Revised Statute (ORS) ORS 457.085(4) states that "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". The generally accepted practice is for the Planning Commission to provide input on the relationship of the

Plan to the Local Goals and Objectives (Section XIII of the attached TIF Plan), and particularly to its conformance to the WL Comp Plan.

II. Background

The Willamette Riverfront area has been the subject of various planning, visioning, and analysis over at least the previous 30 plus years. As part of the West Linn Waterfront Project (WLWF Project) visioning conducted by the City of West Linn (City), staff reviewed these previous efforts and used the common themes to develop draft guiding principles for the WLWF Project planning process. The draft guiding principles were reviewed during two public open houses and feedback was incorporated into the final guiding principles for the WLWF Project. The final guiding principles have been evaluated against the proposed Plan projects in Section IV of the Plan to ensure consistency.

Throughout the WLWF Project planning process, the list of necessary capital projects has remained consistent, including the decision to create a roundabout and reroute Willamette Falls Drive through the mill parking lot. Even with continued work on the WLWF Project, the capital projects are not expected to change. If they do, the projects in the TIF Plan can be changed through a minor amendment as specified in Section VII of the TIF Plan.

The TIF District, shown in Figure 1 of the TIF Plan, consists of approximately 333.8 acres, which is composed of 161 individual parcels encompassing 197.41 acres, and an additional 136.30 acres in public rights-of-way. It is anticipated that the TIF Plan will take thirty years of tax increment collections to implement.

III. Public Notice

Public notice was printed in the West Linn Tidings on April 19, 2023. The public notice was also mailed to all neighborhood associations, the West Linn-Wilsonville School District, and neighboring jurisdictions on April 20, 2023. The notice was also placed on the City of West Linn website.

IV. Maximum Indebtedness

The proposed maximum indebtedness, the limit on the amount of funds that may be spent on administration, projects, and programs in the TIF District is \$69,400,000. The maximum indebtedness does not include interest paid on any borrowing by the West Linn Tax Increment Agency (Agency). The Agency consists of West Linn City Council members. There is a proposed financing plan in the attached Report Accompanying the West Linn Willamette Riverfront TIF Area Plan (TIF Report) that shows that the TIF Plan is financially feasible. It is understood that the Agency may make changes to the financing plan as needs and opportunities arise, typically during the annual budgeting process.

The Plan would be administered by the Agency. Major changes to the Plan, if necessary, must be approved by the Agency and City Council as detailed in Section VII of the Plan.

V. Relationship to Local Objectives

The TIF Plan relates to local planning and development objectives contained within the following documents:

- City of West Linn Comprehensive Plan
- West Linn Transportation System Plan
- West Linn City Center and Waterfront Development Report
- City of West Linn 20 Year Master Plan for West Linn Parks, Recreation and Open Space
- West Linn Willamette Falls Drive Concept Plan
- City of West Linn Economic Strategic Plan 2014 Update
- Imagine West Linn Update (2008)
- Blue Heron Pond Redevelopment Analysis
- Bolton Neighborhood Plan
- Sunset Neighborhood Plan
- Arch Bridge/Bolton Concept Plan (2014)
- West Linn Municipal and Community Development Code

Section XIII of the TIF Plan describes the purpose and intent of these plans, the goals and policies within each planning document that relate to the proposed TIF Plan, and an explanation of how the TIF Plan is consistent with these goals and policies. The numbering of the goals, policies, and implementation strategies will reflect the numbering that occurs in the original document. Italicized text is text that has been taken directly from an original planning document.

Comprehensive Plan designations in the TIF District are shown in Figure 2. The proposed land uses that were used to develop the TIF Plan conform to the Comprehensive Plan designations. Maximum zoning densities and building requirements can be found in the West Linn Municipal and Community Development Code.

Section XIII is not a comprehensive list of all parts of the Comprehensive Plan that are supported by the TIF Plan. This list includes the major Goals and Policies that are in conformance with the TIF Plan. There may be additional Goals and Policies that are not listed but are still in conformance.

VI. Planning Commission Recommendation and Vote

Staff recommends the Planning Commission:

1. Review and discuss the proposed West Linn
2. Finds the TIF Plan conforms to the West Linn Comprehensive Plan, and optionally recommends the TIF Plan adoption to the West Linn City Council

Draft Motions:

“I move that the West Linn Planning Commission finds, based upon the information provided in the TIF Plan and TIF Report, that the West Linn Willamette Riverfront Tax Increment Finance Area Plan conforms with the West Linn Comprehensive Plan

Optional additional language:

and further recommend that the West Linn City Council adopt the proposed West Linn Willamette Riverfront Tax Increment Finance Area Plan.”

VII. Attachments:

1. West Linn Willamette Riverfront Tax Increment Finance Area Plan
2. Report Accompanying the West Linn Willamette Riverfront TIF Area Plan

If you have questions about the meeting or materials, please feel free to email or call me at dwyss@westlinnoregon.gov or 503-742-6064. As always, please submit questions before the meeting to increase the efficiency and effectiveness of the discussion as it allows staff to prepare materials and distribute them for your consideration. Thanks, and hope to see everyone at the meeting.

ATTACHMENT 1

West
The West Linn Willamette Riverfront
Tax Increment Finance (TIF) Area Plan
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West Linn Willamette TIF Area Plan

Approved by the City of West Linn

DATE

Ordinance No. 2022 –

If Amendments are made to the Plan, the Resolution or Ordinance Number and date will be listed here. The amendment will be incorporated into the Plan and noted through a footnote.

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LIST OF PARTICIPANTS

Mayor

Jules Walters

City Council

Rory Bialostosky, Council President
Mary Baumgardner
Todd Jones
Bill Relyea

Planning Commission

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West Linn Budget Committee
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West Linn Economic Development Committee
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Cassandra Ulven
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Pat McGough
Historic Willamette Main Street
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I. DEFINITIONS

“Agency” means the West Linn Tax increment Agency (Agency). The Agency is responsible for administration of the tax increment plan.

“Area” means the properties and rights-of-way located with the West Linn Willamette Riverfront TIF area boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the tax increment plan.

“City” means the City of West Linn, Oregon.

“City Council” or “Council” means the West Linn City Council.

“Comprehensive Plan” means the City of West Linn comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County, Oregon.

“Fiscal year ending” means the year commencing on July 1 and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a tax increment area at the time of adoption. The county assessor certifies the assessed value after the adoption of a tax increment plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an tax increment area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal, also called tax increment in this document.

“Planning Commission” means the West Linn Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts who levy permanent rate taxes in the tax increment area as defined in ORS 457.470.

“Tax increment financing (TIF)” is a method of funding tax increment projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of a tax increment plan.

“Tax increment finance revenues” means the funds allocated by the assessor to a tax increment area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Tax increment area” (TIA) or “Tax Increment Finance Area” means a blighted area included in an tax increment plan or an area included in an tax increment plan under ORS 457.160.

“Tax increment plan” or “Plan” or “Tax Increment Finance Plan” means a plan, as it exists or is changed or modified from time to time, for one or more tax increment areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Tax increment project” or “Tax Increment Project” or “Project” means any work or undertaking carried out under ORS 457 in a tax increment or tax increment finance area.

“Tax increment report” or “Tax Increment Report” or “Report” means the official report that accompanies the tax increment plan pursuant to ORS 457.087.

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II. INTRODUCTION

A. Plan Background

The Willamette Riverfront Area (Area) has been the subject of various planning, visioning, and analysis over at least the previous 30 years. As part of the Waterfront visioning conducted by the City of West Linn (City) in 2019, staff reviewed these previous efforts and used the common themes to develop draft guiding principles for the master plan process. The draft guiding principles in turn were evaluated against goal and policy statements in the City's current Comprehensive Plan. The Comprehensive Plan analysis is shown in Section XIII of this Plan.

Throughout the review of the planning for the Willamette Riverfront Area, the list of capital projects has been consistent. Even with continued visioning for the Area, the capital projects are not expected to change. If they do, the projects in the Plan can be changed through a minor amendment to the Plan as specified in Section VII of this Plan.

The West Linn Willamette TIF Area Plan Area (Area), shown in Figure 1, consists of approximately 333.8 total acres: 197.41 acres of land in tax lots and 136.39 acres of public rights-of-way. It is anticipated that the West Linn Willamette TIF Area Plan (Plan) will take thirty years of tax increment collections to implement. The maximum amount of indebtedness that may be issued for the Plan is not to exceed \$69,400,000 (Sixty-Nine Million Four Hundred Thousand dollars). Detailed financial analysis is in the Report Accompanying the West Linn Willamette Riverfront Tax Increment Plan (Report).

Detailed principles developed for the Plan are intended to guide tax increment finance (TIF) revenue investment in the Area over the life of the Plan. The project category descriptions and list of projects are similarly intended to aid future decision makers when considering how best to expend TIF revenue. The Plan is to be administered by the West Linn Urban Renewal Agency (Agency). Substantial amendments to the Plan must be approved by City Council as outlined in Section VII. All amendments to the Plan are to be listed numerically on the inside of the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the Oregon Revised Statutes (ORS) 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(1)	I, XIII
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI
ORS 457.085(2)(c)	XIV
ORS 457.085(2)(d)	XIII
ORS 457.085(2)(e)	XIII
ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VIII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII
ORS 457.085(2)(j)	Not applicable

B. Ad Hoc Advisory Committee Input

The Advisory Committee (AC) met four times to review information on the proposed TIF Area and to provide input on the planning for the Area.

Meeting one: The AC reviewed the proposed boundary and considered the pros and cons of the entire boundary.

Meeting two: The AC, through an informal vote, voted unanimously to move forward with the proposed boundary. The AC was briefed on the potential projects to be considered in the proposed boundary and received information on diversity equity and inclusion provided by ECONorthwest.

Meeting three: The AC reviewed the projects list again and several members stated they would like to go through the list and get feedback from the communities they represent. The AC was briefed on the financial assumptions used and the amount of potential TIF revenue.

Meeting four: The AC presented feedback from their meetings with their stakeholders The communities providing input were:

List of community organizations which received briefings:

- Bolton Neighborhood Association
- Sunset Neighborhood Association
- Willamette Neighborhood Association
- Historic Willamette Main Street
- Savannah Neighborhood Association

The boundary was confirmed. The project list was reviewed and approved. The AC also made recommendations for:

- The projects should be reviewed under an equity lens. This often includes things such as access to public spaces, parks, transit, affordable housing, preventing business displacement.
- One of the goals or principles of the Plan should include the protection of natural resources. This will also be addressed in the section of the Plan that deals with conformance to the Comprehensive Plan as Goal 5, Section 2 of the Comprehensive Plan applies to natural resource protection.
- The Plan should include requirements for financial review at set time frames i.e. 15 years, 20 years to understand whether the Area is performing as expected. This review should be shared with the overlapping taxing districts.

C. Additional Public Outreach

Additional opportunity for public input and information was provided at the following:

- West Linn Tax increment Agency (Agency) meeting on December 12, 2022
- Online open house through the months of December 2022 and January 2023
- West Linn Planning Commission briefing on August 3 and October 5, 2022 and the meeting on January 18, 2023
- TVF&R briefing on TBD
- Clackamas County briefing on TBD
- West Linn City Council public hearing on February 13, 2023 and vote. The City Council public hearing was noticed to utility customers of the City of West Linn.

D. Tax Increment Finance Overview

ORS 457 allows for the use of tax increment financing to fund its projects. Tax increment revenues - the amount of property taxes generated by the increase in total assessed values in the tax increment area from the time the tax increment area is first established - are used to repay borrowed funds. The borrowed funds are used to pay for projects and cannot exceed the maximum indebtedness amount set by the tax increment plan.

The purpose of tax increment financing is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in (ORS) 457.010. These areas can have streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, tax increment projects can include construction or improvement of streets, utilities, and other public facilities; assistance for rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. This Area meets the definition of blight due to its transportation system infrastructure deficiencies, utility infrastructure deficiencies, and underdeveloped and undeveloped properties. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the Report.

The Report contains the information required by ORS 457.087, including:

- A description of the physical, social, and economic conditions in the area;
- Expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the area; and
- A relocation report.

III. **MAXIMUM INDEBTEDNESS**

Maximum indebtedness is the amount of indebtedness secured by a pledge of tax increment revenue that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion is \$69,400,000 (Sixty-Nine Million Four Hundred Thousand dollars). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness or interest earned on bond proceeds. The method of establishing the maximum indebtedness is shown in the Report.

IV. PLAN GUIDING PRINCIPLES

The guiding principles were developed as part of the West Linn Waterfront Project in the 2018/19 update. The tax increment projects identified in Sections V and VI of the Plan are the specific means of implementing the principles. The goals and objectives will be pursued as economically as is feasible and at the discretion of the Agency. The guiding principles are not listed in any order of importance or priority. A matrix of how the projects align with the goals and objectives is shown in Table 2.

Much of the following is directly from the Guiding Principles developed for the West Linn Waterfront Project in 2019 with some added specific language to address the Willamette Main Street and adjacent commercial/mixed use areas and deleted language if not relevant to this Area.

A. Guiding Principle: River Access

The community and visitors will have enhanced visual and physical opportunities to enjoy the river and falls through trails, open spaces both natural and within the built environment, and aquatic recreation.

Key Elements

- Public and private spaces woven together in a singular experience
- Views of the Willamette River and Falls
- Continuous trail network
- Physical access to the river's edge

B. Guiding Principle: Historic Character

The community and visitors will experience a revitalized and vibrant waterfront area, while experiencing and celebrating the working and historic industrial uses and important natural, historic, and cultural resources of the area.

Key Elements

- Natural, historic, and cultural values and resources are protected and embraced
- Collaboration with other regional efforts
- Support business viability and vitality
- Maximize economic connections to Willamette Main Street
- Respect Native American rights and traditions along the Willamette River and Falls

C. Guiding Principle: Reinvestment Opportunity

The area will maintain its long history of a working waterfront, while creating opportunities for reinvestment in the historic heart of the community. The Willamette Main Street and adjacent commercial/mixed use areas will be supported as a vital part of community services and small business opportunities. Projects should be reviewed with a diversity, equity and inclusion lens to ensure that all communities are included and to prevent displacement.

Key Elements

- Provide opportunities for reinvestment in the three planning districts identified in the West Linn Waterfront Project in 2019.

- Land use decisions support community vision and market principles
- Encourage and enable private sector investment to build high quality places
- Adaptive reuse of existing buildings
- Public and private owners work together on timing of land use transitions
- Establish a review process for diversity, equity and inclusion standards

D. Guiding Principle: Transportation Improvements

Through public and private investment, the waterfront area, Willamette Main Street area and the adjacent commercial uses will safely accommodate pedestrians, bicyclists, motorists, and truck traffic through improved facilities and turning movements, while reducing conflicts and supporting land uses.

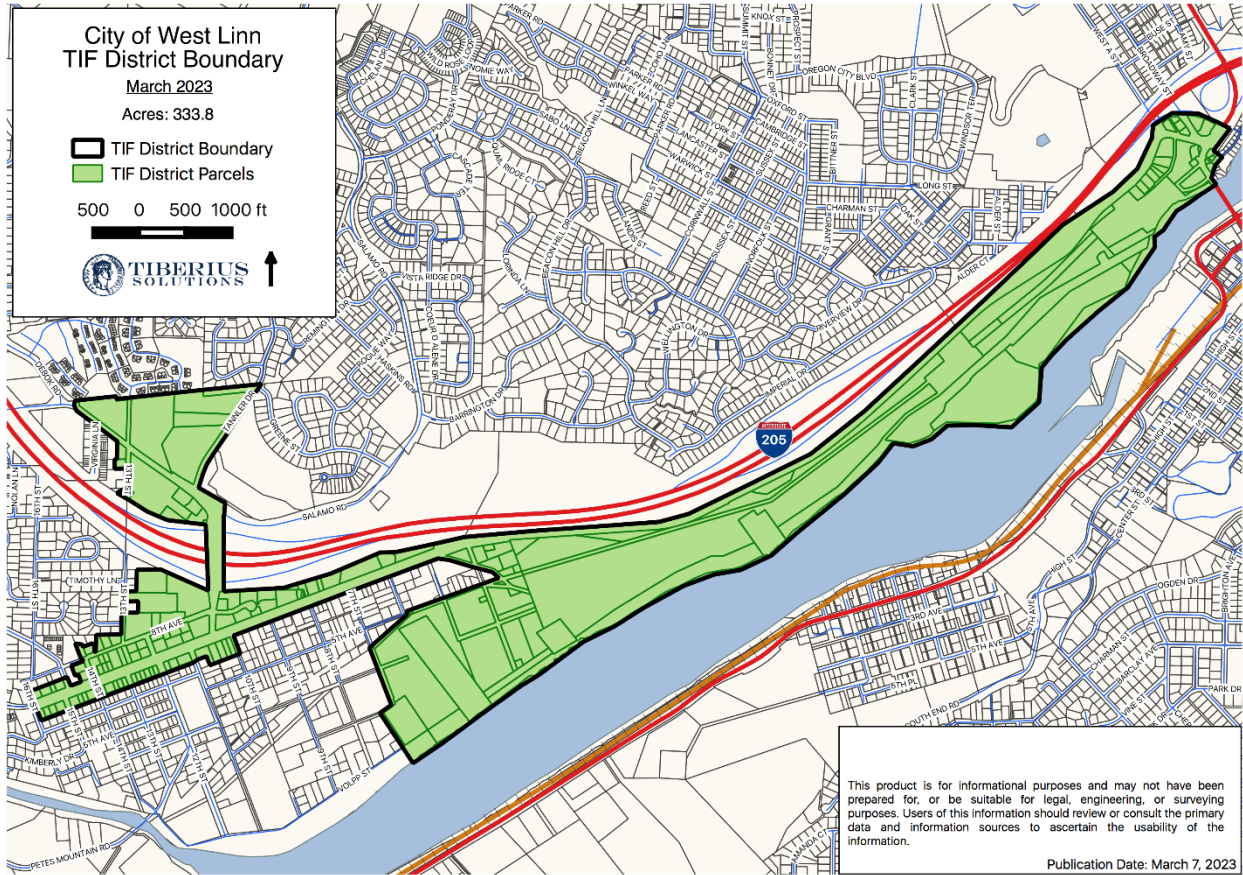
Key Elements

- Balanced land use and transportation design
- Livability and accessibility of nearby neighborhoods
- Preserve truck access as needed to support commercial and industrial activity
- Leverage public funds with private investment for safety and capacity improvements
- Improved local access through the area
- Creative solutions for multi-modal improvements
- Protection of natural resources

Table 2 – Relationship of Projects to West Linn Willamette TIF Area Plan Principles

Project Category	Guiding Principles
Transportation	D
Economic Development	A,B,C,D
Parks	A
Land Acquisition/Disposition	C,D
Developer Incentives/Rebates	C
Administration	A,B,C,D

Figure 1 – West Linn Willamette TIF Area Boundary



Source: Tiberius Solutions

V. TAX INCREMENT PROJECT CATEGORIES

The projects within the Area fall into the following categories:

- A. Transportation
- B. Economic Development
- C. Parks
- D. Land Acquisition/Disposition
- E. Developer Incentives and Rebates
- F. Administration

VI. TAX INCREMENT PROJECTS

Tax increment projects authorized by the Plan are described below. They are not listed in any priority order. The Agency will determine the order of the projects and may add projects in the future through the amendment process defined in Section VII of this Plan.

A. Transportation

Multi-modal transportation improvements in the Area including but not limited to:

1. Willamette Falls Drive (WFD) 10th Street to Sunset Avenue
Provide WFD improvements including enhanced pedestrian and bicycle facilities per the Willamette Falls Drive Conceptual Design Plan
2. WFD Sunset Avenue to I-205
Provide WFD improvements including enhanced pedestrian and bicycle facilities per the Willamette Falls Drive Conceptual Design Plan
3. Tannler Street Realignment
Realign Tannler Street at Blankenship Road to align with the driveway located approximately 350 feet west. Realign as part of private development
4. 8th Avenue Connection
Modify Dollar Street connection to reconnect to 8th Avenue and provide alternative route for local trips
5. 8th Avenue Improvements
Upgrade from 10th Street to 14th Streets
6. Historic City Hall Parking
Construct a public/private parking structure
7. Historic City Hall Public Plaza
Design and construct a public gathering space
8. Willamette Falls Drive/12th Street
Install a traffic signal when warranted

9. 10th Street/Blankenship Road
Widen 10th Street between Blankenship-Salamo Road and Willamette Falls Drive to provide two lanes in each direction. This project includes completing sidewalks, enhanced bicycle facilities and adds additional turn lanes
10. Historic Willamette Parking
Public parking lot/structure to support development in the Historic Willamette Area.

B. ECONOMIC DEVELOPMENT

1. Façade Improvement Program
Provide financial resources in the Historic Willamette Area to update and modernize existing facilities through capital improvements.
2. Streetscape Beautification Program
Install streetscape features in the Historic Willamette Area (benches, lights, sidewalks, ADA access)

C. Parks

1. Riverfront Trail
Construct a pedestrian/bike trail through Waterfront Vision Area
2. Riverfront Trail Amenities
Install benches, viewpoints, interpretive signage
3. Willamette River Fishing Dock/Ladder
Provide public access to the river near Historic City Hall
4. Riverfront Park
Design and construct a new park with non-motorized boat and swimming access, interpretive signage, parking, trail access, and restoration

D. Land Acquisition/Disposition

Acquisition/Disposition are allowed in the Plan. Based on sales comparables of notable vacant land, these will be used in accordance with land acquisition to assist with targeted development based on submitted request for proposals.

E. Developer Incentives And Rebates

Facilitate development and redevelopment on sites in the Area, stimulating growth and providing new employment opportunities and additional mixed use and commercial growth in the Area.

F. Administration

Authorizes expenditures for the administrative costs associated with managing the Area including budgeting and annual reporting, planning and the implementation of projects in the Area.

VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section. Adding other properties to the Developer Incentives Program does not require an amendment to the Plan.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan, under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, the County and adoption by the City Council by non-emergency ordinance after a hearing.

Notice of such hearing shall be provided to individuals or households within the City of West Linn, as required by ORS 457.120.

Notice of adoption of a Substantial Amendment shall be provided in accordance with ORS 457.095 and 457.115.

Substantial Amendments are amendments that:

1. Add land to the tax increment area, except for an addition of land that totals not more than a cumulative 1% of the existing area of the tax increment area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

C. Amendments to the West Linn Comprehensive Plan and/or West Linn Municipal and Community Development Code.

Amendments to the West Linn Comprehensive Plan and/or West Linn Municipal and Community Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council. If a Substantial Amendment is prepared, the Section of this Plan on Relationship to Local Objectives should be updated at that time.

VIII. PROPERTY ACQUISITION AND DISPOSITION

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. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VII. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(g). If property acquisition includes a public building, how that public building serves and benefits the Area must be identified per ORS 457.085(2)(j).

A. Property acquisition for public improvements

The Agency may acquire any property within the Area for the public improvement projects undertaken pursuant to the Plan by all legal means.

B. Property acquisition from willing sellers

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VIII by conveying any interest in property acquired. 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 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 the Plan. Because fair reuse value reflects limitations on the 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.

D. Properties to be acquired

This Plan must provide an indication of 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. This may be added at a date when the property is identified and may be added through a Minor Amendment.

IX. RELOCATION METHODS

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

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the debt are used to finance the tax increment projects authorized in the Plan. Debt may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative increase in assessed value within an tax increment area over the frozen base value (i.e., total assessed value at the time an tax increment plan is adopted). The property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan, including costs associated with the preparation of the Plan.

B. Tax increment financing

The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

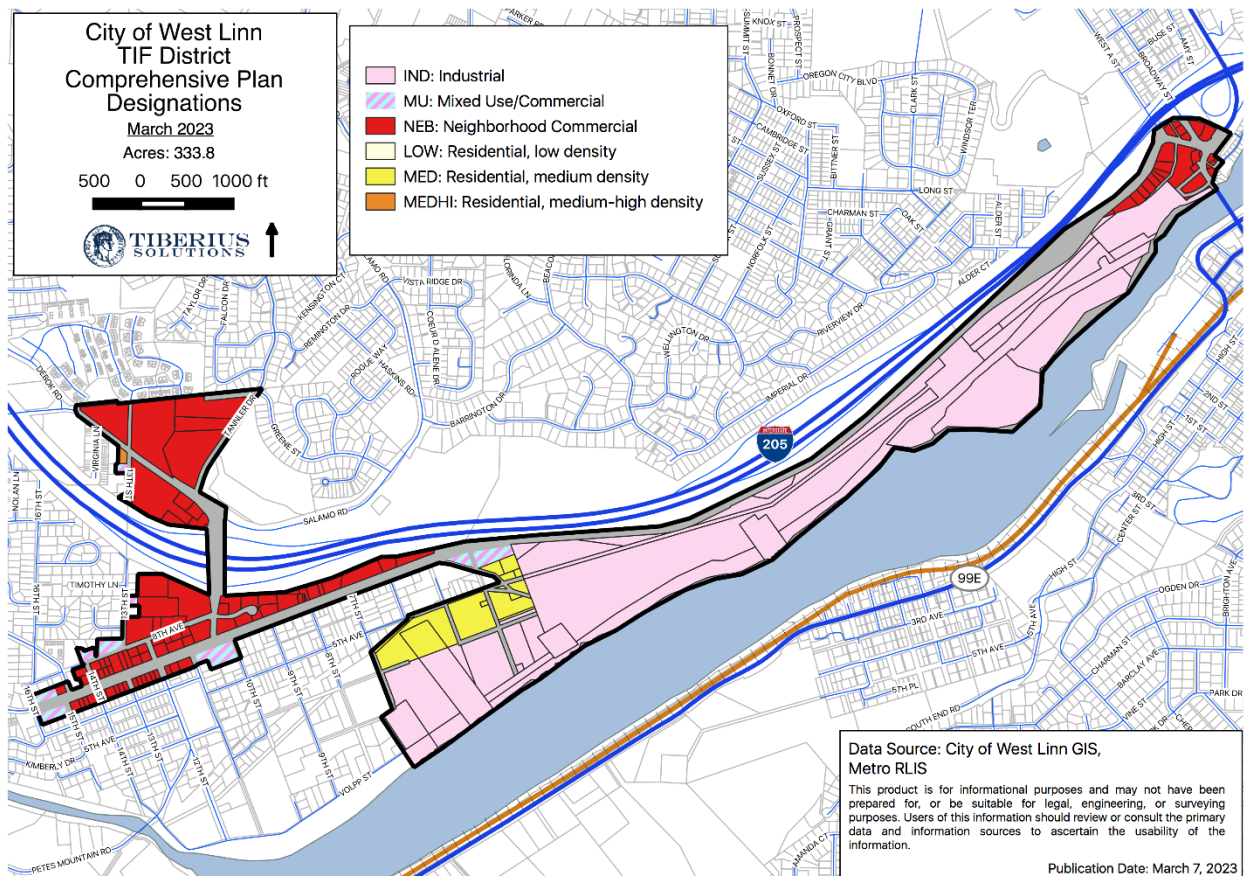
XI. VALIDITY

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

XII. ANNUAL REPORT AND FINANCIAL REVIEW

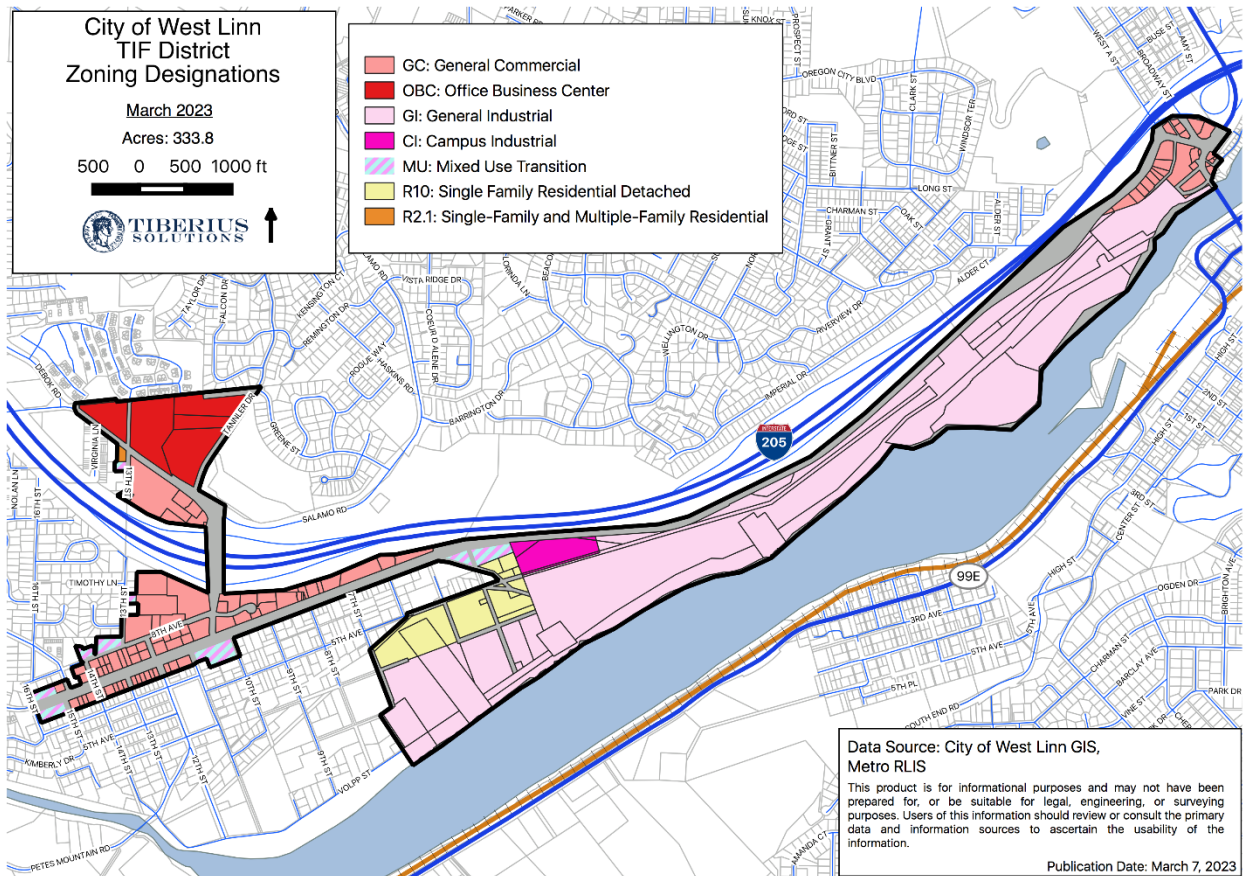
The Agency shall file an Annual Report in compliance with ORS 457.460. Along with the Annual Report, the Agency will undertake a financial analysis of the Plan, including updated projections in years 15 and 20 for tax increment finance revenues and evaluating the ability of the revenues to achieve or exceed the Plan's maximum indebtedness by the anticipated expiration date in FYE 2053. The Agency shall also review the project list for potential changes. The Agency shall consult and confer with affected taxing districts regarding the results of this financial and project update and will consider revenue sharing or shortening the time frame of the Plan if revenues are exceeding projections.

Figure 2 – Comprehensive Plan Designations



Source: Tiberius Solutions

Figure 3 – Zoning Designations



Source: Tiberius Solution

DR

XIII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives including the comprehensive plan and economic development plan of a locality. This section provides that analysis. Relevant local planning and development objectives are contained within the following documents:

- City of West Linn Comprehensive Plan (Comprehensive Plan)
- West Linn Transportation System Plan
- West Linn City Center and Waterfront Development Report
- City of West Linn 20 Year Master Plan for West Linn Parks, Recreation and Open Space
- West Linn Willamette Falls Drive Concept Plan
- City of West Linn Economic Strategic Plan 2014 Update
- Imagine West Linn Update (2008)
- Blue Heron Pond Redevelopment Analysis
- Bolton Neighborhood Plan
- Sunset Neighborhood Plan
- Arch Bridge/Bolton Concept Plan (2014)
- West Linn Municipal and Community Development Code.

The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies. The analysis covers the most relevant sections of the documents but may not cover every section of the documents that relate to the Plan.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document. Italicized text is text that has been taken directly from an original document and therefore cannot be changed. Some verbiage may say “complies with”, which, in this document is synonymous with “conforms to” as stated in ORS 457.095.

Comprehensive Plan designations for all land in the Area are shown in Figure 2. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the West Linn Municipal Code.

A. West Linn Comprehensive Plan

Goal 1: Citizen Involvement

GOALS

- 1. Provide the opportunity for broadly based, ongoing citizen participation, including opportunities for two-way dialogue between citizens and City elected and appointed officials.*
- 2. Provide opportunities for citizens to shape City government and other West Linn institutions into exemplary organizations that foster trust, respect, courage, and honor.*
- 4. Provide clear, simple, user-friendly information about how the planning process works and how citizens can be involved in land use and other City policy decisions.*

FINDING: An ad Hoc Advisory Committee was formed to guide the development of the Plan. They met four times and recommended the boundary, projects and financing to the Agency. Committee members who represented specific organizations like neighborhoods met with those groups to receive input on the Plan and reported that input back to the full committee. The

committees specifically voted on whether the Plan or issuing debt for implementation of the Plan should be referred to voters and did not make that recommendation for either issue.

Land Use Goal 2: Land Use Planning

SECTION 1: RESIDENTIAL DEVELOPMENT

GOALS

- 1. Maintain land use and zoning policies that continue to provide for a variety of living environments and densities within the city limits.*
- 2. Allow a mix of residential and commercial uses in Commercial Districts and ensure compatibility of these districts with the residential character of existing neighborhoods and adopted neighborhood plans.*
- 3. Consideration of the concept of carrying capacity should also include the transportation network, storm water management, air quality, and overall quality of life.*
- 4. Encourage energy efficient-housing (e.g., housing with solar energy, adequate insulation, weatherproofing, etc.).*

FINDING: The TIF Plan does not change any existing zoning in the Area. The Planning Commission and City Council will still retain their full authority regarding zoning changes. The Plan will provide infrastructure and public spaces that will encourage the development of new residential units and commercial spaces that provide services for those residents in the Area. The TIF Plan is in conformance with the Residential Development section.

SECTION 2: NEIGHBORHOOD COMMERCIAL DEVELOPMENT

GOAL

Provide convenient shopping opportunities and services adjacent to, or within residential neighborhoods, reducing the need to travel by automobile and increasing opportunities to walk to shopping for frequently needed items.

FINDING: The Plan will provide infrastructure and public spaces that will encourage the development of new mixed use and commercial spaces and provide assistance to existing neighborhood commercial businesses in the Area. The TIF Plan is in conformance with the Neighborhood Commercial Development section.

SECTION 3: MIXED USE/COMMERCIAL DEVELOPMENT

GOALS

- 1. Develop/redevelop commercial areas as mixed use/commercial districts that blend housing and commercial uses to: enhance the community's identity; encourage strong neighborhoods; increase housing choices; promote socioeconomic diversity; promote alternative modes of transportation; promote civic uses; and improve community interaction and involvement.*
- 2. Consider the development of commercial and office facilities in West Linn that will increase employment opportunities, reduce dependence on services outside of the City, and promote energy-efficient travel and land use patterns, while recognizing that there will be limits imposed by West Linn's topography and limited available land.*
- 3. Encourage retail commercial uses to be located in centers that facilitate one-stop shopping and discourage strip commercial development.*

6. Provide for multi-modal connections to, and interconnections between, mixed use/commercial centers via automobile, transit, bicycle and pedestrian facilities, or other means.

7. Require standards for mixed-use commercial districts to promote safe access into and within these areas for walking, biking, and transit use from surrounding neighborhoods and that also create livable areas compatible with existing neighborhood character.

FINDING: The Plan will provide infrastructure and public spaces that will encourage the development of new mixed use and commercial spaces and provide assistance to existing neighborhood commercial businesses in the Area. The TIF Plan is in conformance with the Mixed Use/Commercial Development section.

Land Use Goal 5: Open Spaces, Scenic and Historic Areas, and Natural Areas

SECTION 1: SCENIC AND HISTORIC AREAS

GOAL

Identify and preserve the historic and archaeological resources of West Linn.

Historic Areas Policy 2. Protect the historic quality of the Willamette Falls Locks through design review of all new developments proposed for that area.

GOAL

Preserve and enhance scenic views and sites.

Scenic Environment Policy 2. Preserve prominent scenic views as seen from public streets, parks, and open spaces in a manner consistent with other goals and policies to protect natural resources.

FINDING: The Plan will be implemented with respect for the scenic and historic areas as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Scenic and Historic Areas section.

SECTION 2: NATURAL RESOURCES

GOALS

1. *Encourage and assist in the preservation of permanent natural areas for fish and wildlife habitat in suitable, scientific/ecological areas.*

2. *Protect sensitive environmental features such as steep slopes, wetlands, and riparian lands, including their contributory watersheds.*

3. *Preserve trees in park lands, natural areas, and open space wherever possible.*

FINDING: The Plan will be implemented with respect for the natural resources as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Natural Resources section.

GOAL 6: AIR, WATER, AND LAND RESOURCES QUALITY

SECTION 1: AIR QUALITY

GOAL

Maintain or improve West Linn's air quality.

Goal 6: Air, Water, and Land Resources Quality AWL-3

FINDING: The Plan will be implemented in conformance with air quality standards as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Air Quality section.

SECTION 2: WATER QUALITY

GOAL

Maintain or improve the quality of West Linn's water resources.

FINDING: The Plan will be implemented in conformance with water quality standards as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Water Quality section.

SECTION 3: LAND RESOURCES (SOLID WASTE MANAGEMENT)

GOALS

- 1. Decrease the amount of solid waste that is discarded and put in a landfill.*
- 2. Provide cost-effective solid waste and recycling services to the City's residents, businesses, and public facilities.*

FINDING: The Plan will be implemented in conformance with land resources (solid waste management) standards as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Land Resources(Solid Waste Management) section.

SECTION 4: NOISE CONTROL

GOAL

Maintain and promote a quiet and healthful environment for the citizens of West Linn.

FINDING: The Plan will be implemented in conformance with noise standards as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Noise Control section.

GOAL 7: AREAS SUBJECT TO NATURAL DISASTERS AND HAZARDS

GOAL

Protect life and property from flood, earthquake, other geological hazards, and terrorist threats or attacks.

FINDING: The Plan will be implemented in conformance with natural disasters and hazards goal as required by the Comprehensive Plan. The Planning Commission's review of any new

development will require conformance with these goals. The TIF Plan is in conformance with the Areas subject to Natural Disasters and Hazards section.

GOAL 8: PARKS & RECREATION

GOALS

- 1. Provide all citizens with a range of recreational facilities.*
- 2. Provide park and recreational areas convenient to each of West Linn's neighborhoods.*
- 3. Assure the availability and the reasonable accessibility of recreational lands and facilities to all West Linn residents.*
- 4. Promote connections between parks and recreation areas throughout the City.*
- 5. Use recreation areas as non-motorized connections between streets and neighborhoods.*
- 6. Encourage the use of non-City owned community resources (e.g., churches, schools, etc.) for recreational uses through cooperative arrangements and joint use agreements.*

FINDING: The Plan contains specific funding for a riverfront park and trails and trail amenities within the area. The Plan will be implemented in conformance with parks and recreation goals as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Parks and Recreation section.

GOAL 9: ECONOMIC DEVELOPMENT

Goal 1: Encourage the recruitment, retention, expansion, and economic viability of West Linn business and industry.

Policy 6. Adopt City regulations that are easy to understand and contain development standards that can be uniformly applied.

Policy 7. Consider, when appropriate, encouraging economic development through streamlined permitting processes and development fees.

Policy 10. Consider incentives such as reduced system development charges (SDCs) and shared parking districts to encourage commercial and mixed-use development.

Goal 2. Support tourist-related business and services.

Policy 1. Support efforts and programs that promote tourism in the City.

Policy 2. Enhance recreation based tourism in the City focused on parcels constrained by the Willamette River floodplain or other environmental constraints.

Policy 3. Work with interested property owners to attract and accommodate and to attract a significant new hotel(s).

Goal 3. Promote the efficient use of commercial and industrial land adequate to serve a range of employment opportunities in the City.

Policy 1. Preserve employment (commercial and industrial) land to ensure an appropriate mix of uses and jobs-housing balance.

Policy 2. Inventory and maintain a list of vacant and redevelopable sites for new or expanding businesses.

Policy 3. Ensure the City has adequate public facilities and infrastructure to support economic activities, especially transportation. Maximize the use of regional, state, and federal funding for infrastructure planning and development. Work with ODOT to realize the full potential of the I-205 maintenance parcel.

FINDING: The Plan is intended to provide infrastructure and amenities to help support development on parcels within the Area. The Plan also contains programs for assistance to small, existing businesses in the Area. The TIF Plan is in conformance with the Economic Development section.

GOAL 10: HOUSING

GOALS

- 1. Preserve the character and identity of established neighborhoods.*
- 2. Assure good functional and aesthetic design of multi-family and clustered single-family developments.*
- 3. Encourage the development of affordable housing for West Linn residents of all income levels.*

Policy 8. Adhere to clear and objective standards to promote timely and predictable plan review.

FINDING: The Plan is intended to provide infrastructure and amenities to help support development including housing development on parcels within the Area. The TIF Plan is in conformance with the Housing section.

GOAL 11: PUBLIC FACILITIES & SERVICES

GOAL

Require that essential public facilities and services (transportation, storm drainage, sewer, and water service) be in place before new development occurs and encourage the provision of other public facilities and services.

FINDING: The Plan will provide infrastructure that will encourage the development of new mixed use and commercial spaces in the Area. All new development will be reviewed through the City of West Linn established protocol. The TIF Plan is in conformance with the Public Facilities and Services section.

SECTION 1: SEWER SYSTEM

GOAL

Provide adequate, environmentally sound wastewater collection and treatment for all West Linn residents and businesses.

FINDING: The Plan will provide infrastructure that will encourage the development of new mixed use and commercial spaces in the Area. The TIF Plan is in conformance with the Public Facilities and Services Section 1 Sewer System.

SECTION 2: WATER SYSTEM

GOAL

Provide municipal potable water service for public, commercial, and domestic uses within the city limits of West Linn.

FINDING: The Plan will provide infrastructure that will encourage the development of new mixed use and commercial spaces in the Area. The TIF Plan is in conformance with the Public Facilities and Services Section 2 Water System.

SECTION 3: STORM DRAINAGE

GOAL

Create and maintain a drainage management system that manages the amount and rate of surface water runoff; eliminates interbasin transfers of storm drainage; minimizes property damage from runoff; and controls pollution entering receiving streams.

FINDING: The Plan will provide infrastructure that will encourage the development of new mixed use and commercial spaces in the Area. The TIF Plan is in conformance with the Public Facilities and Services Section 3 Storm Drainage System.

SECTION 4: FIRE AND POLICE

GOAL

Provide a high level of fire, emergency, and police services to protect life and property within the City.

FINDING: The Plan will provide infrastructure that will allow for more safe and efficient transportation routes within the Area and improved water supplies for firefighting. The TIF Plan is in conformance with the Public Facilities and Services Section 4 Fire and Police.

SECTION 7: SCHOOLS

GOAL

Coordinate with the West Linn-Wilsonville School District and Clackamas County to provide school services and related recreational facilities for West Linn residents.

FINDING: The West Linn/Wilsonville School District was represented on the Advisory Committee that provided input on the development of the Plan. If new students live in any of the newly creating housing, this will supply increased funding for the schools as they are funded on a per pupil basis. In addition, Local option levies and bonds are not impacted by TIF Plans, so any increased assessed value will add to the capacity to pay for any local option levies or bonds approved for the school district. The TIF Plan is in conformance with the Schools section.

SECTION 8: PRIVATE UTILITIES AND TELECOMMUNICATIONS

GOALS

- 1. *Coordinate land use planning for the City with private utility companies to assure the availability of services when needed.*

2. Coordinate construction and maintenance of private utilities and public infrastructure to minimize disruption and improve efficiency and cost-effectiveness.

3. Ensure that utility companies do the following:

a. Provide services as needed to all classes of customers.

b. Maintain and update, as required, a long range system plan as a condition of franchise.

c. Provide preventive maintenance practices.

d. Compensate the City for use of the public right-of-way.

4. Be one of the leading cities in Oregon with respect to state-of-the-art communications infrastructure.

FINDING: The Plan will be implemented in conformance with Private Utilities and Telecommunications goal as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Private Utilities and Telecommunications section.

GOAL 12: Transportation

GOALS

1. Provide a transportation system for the City of West Linn that:

a. Provides for maximum mobility while encouraging modes of transportation other than the automobile.

b. Provides for connectivity within and between neighborhoods, developments and community centers, using new and existing transportation services consistent with Metro's street and walkway spacing standards, the 2008 West Linn Transportation System Plan and 2013 West Linn Trails Plan.

c. Is convenient, safe, and efficient.

d. Maintains the cohesiveness of the City's neighborhoods.

e. Is built with consideration for community priorities and affordability.

f. Respects and preserves the natural environment on both a neighborhood and City-wide basis.

2. Provide a cost-effective balanced transportation system, incorporating all modes of transportation (including motor vehicle, bicycle, pedestrian, transit, and other modes).

3. Develop transportation facilities that are accessible to all members of the community and minimize out-of-direction travel.

FINDING: The Plan will provide infrastructure that will encourage the development of new mixed use and commercial spaces in the Area. Many of the projects identified in the Plan are transportation projects that will enhance the ability of the Area to develop in the future. The TIF Plan is in conformance with the Public Facilities and Services section.

Goal 13: Energy Conservation

GOALS

- 1. Promote energy efficient provision of public facilities and services.*
- 2. Promote the retrofitting of homes, businesses, and industry for energy conservation.*
- 3. Promote the use of renewable energy sources.*

FINDING: The Plan will be implemented in conformance with Energy Conservation goal as required by the Comprehensive Plan. There is a program included in the Plan for business assistance that could include retrofitting of businesses. In addition, this much of this Area is in the city limits and is largely undeveloped. Providing public services to the Area will help promote more intense development using the upgraded infrastructure and the adjacent business district to provide services.

The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Energy Conservation section.

GOAL 14: URBANIZATION

GOALS

Promote an orderly growth pattern within the UGB to preserve and enhance the natural and developed character of West Linn.

FINDING: The Plan will be implemented in conformance with Urbanization goal as required by the Comprehensive Plan. By providing infrastructure within the city limits, the city is promoting orderly growth within the existing UGB. The TIF Plan is in conformance with the Urbanization section.

Goal 15: Willamette River Greenway

GOALS

- 1. Protect and enhance the valuable natural resource provided by the Willamette River, its islands, shores, and natural habitat.*
- 2. Continue to improve public access and recreation opportunities along the Willamette River Greenway.*
- 3. Promote creation of a Willamette River Greenway trail paralleling the river through West Linn.*

Policy 7. Preserve identified scenic qualities and views.

Policy 8. Protect the natural vegetative fringe along the river.

FINDING: The Plan contains specific funding for a riverfront park, trails and trail amenities within the Area. The Plan will be implemented in conformance with Willamette River Greenway goals as required by the Comprehensive Plan. The Planning Commission's review of any new development will require conformance with these goals. The TIF Plan is in conformance with the Willamette River Greenway section.

B. West Linn Transportation Systems Plan Update 2016

The Transportation Systems Plan was updated in 2016 to incorporate the recommendations from the West Linn Willamette Falls Concept Plan. Those recommendations are for the projects for which funding is allocated in the TIF Plan. Specific deficiencies were identified in the

- Pedestrian system including no or gaps in sidewalks (Figure 5 of the TSP), proposed trails, (Figure 6 of the TSP), with Willamette Falls Drive identified as a high priority pedestrian project (Figure 7 of the TSP)
- Bicycle system including no bike lane on Willamette Falls Drive (Figure 9 of the TSP), the bike lane on WFD and 12th Street identified as a high priority project (Figure 10 of the TSP)
- Motor Vehicle system including Tannler Street Realignment, Willamette Falls Drive Falls traffic signal at 12th and at 14th Streets.(Table 24 of the TSP)

FINDING: The Plan will provide infrastructure that will encourage the development of new mixed use and commercial spaces in the Area. Many of the projects identified in the Plan are transportation projects which come from the TSP and will enhance the ability of the Area to develop in the future. The TIF Plan is in conformance with the TSP.

C. West Linn City Center and Waterfront Development Report (1986)

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:

1. *Create public focal points and spaces on the hilltop and riverfront.*
2. *Establish pedestrian and visual links with the river.*
3. *Reduce the dominance of the automobile and highway system on this area of the City.*
4. *Resolve or lessen existing traffic conflicts and hazards.*
5. *Expand the buildable area along the waterfront.*
6. *Respond to existing and proposed features and landmarks on the Oregon City side of the river.*
7. *Create an architectural landmark that conveys town center and has freeway visibility.*
8. *Provide a mixed use development with many activities.*
9. *Encourage diversity in architectural styles, materials, forms and colors.*
10. *Recognize and enhance natural features on the site (i.e. basalt rock outcroppings, mature oak trees).*
11. *Provide transitions into surrounding development in terms of scale, use and design.*

12. *Provide space and facilities for public market activities (i.e. produce, food, crafts, etc.).*

FINDING: The Plan's focus is on providing a vibrant mixed-use community and asset to the city along the Willamette Riverfront and adjacent neighborhoods. The projects include infrastructure to help provide a development atmosphere taking advantage of the economic, social and aesthetic opportunities of the waterfront and expand the commercial tax base in the city. There are projects identified to provide riverfront amenities and trails and assistance for existing businesses and business development. The TIF Plan is in conformance with the West Linn City Center and Waterfront Development Report.

This document is incorporated into the West Linn Comprehensive Plan and is included in the transportation section above.

D. West Linn Parks, Recreation and Open Space Plan (2007)

Proposed Primary Trails:

Willamette River Greenway – follows the river from its confluence with the Tualatin River to the West Linn – Lake Oswego city limits. Significant pieces are in place, but acquisition of the remaining mileage will require time, patience, and funding.

FINDING: The Plan's focus is on providing a vibrant mixed-use community and asset to the city along the Willamette Riverfront and adjacent neighborhoods. There are projects identified to provide a riverfront park, riverfront amenities and trails in the Area. The TIF Plan is in conformance with the West Linn City Center and Waterfront Development Report.

E. West Linn Willamette Falls Drive Concept Plan

The West Linn Willamette Falls Drive (WFD) 2021 Conceptual Design Plan is an outcome of a multimodal corridor planning effort to develop continuous bicycle and pedestrian facilities along the Lake Oswego Highway (OR 43) and Willamette Falls Drive (WFD). The Concept Plan made changes to the TSP as identified in the TSP analysis in Sub-Section B of this Section.

FINDING: The Plan will provide infrastructure that will encourage the development of new mixed use and commercial spaces in the Area. Many of the projects identified in the Plan are transportation projects which come from the TSP which were incorporated as a result of the WFD Concept Plan and will enhance the ability of the Area to develop in the future. The TIF Plan is in conformance with the West Linn Willamette Falls Drive Concept Plan.

F. City of West Linn Economic Strategic Plan 2014 Update

The changes made in this document were incorporated into the West Linn Comprehensive Plan and are included in the economy section above.

G. Imagine West Linn Update

Preferred Future With A Vision (excerpt):

Through a participatory process that includes the property owners, the surrounding neighbors and the City, a master plan was created for the mill site that supports the existing business and provides for effective transitions to the surrounding uses. As a result, the site is now a successful gathering place with offices, civic facilities, commercial buildings and multifamily housing, known as the "Willamette Falls Center". The Center houses City Hall, several large

meeting spaces and exhibit halls and a large public plaza, opening out to the activities and beauty of the river. The Center also features river taxis which link Portland and Salem via the Willamette River. Trailheads radiate out from the center and along the river. The new center coincides with the old West Linn downtown that existed before the I-205 construction.

Sense of Community Action Items:

2. Continue to build on the network of parks, natural areas, walkways and bike paths in the community, and create a river walkway or promenade, a town square, community center, a permanent farmer's market space, community gardens, and amphitheater and a multitude of parks connected by greenways.

4. Implement the Comprehensive Pathway and Trails Master Plan to assure all eleven neighborhoods, schools, city parks, neighborhood centers and the Willamette Falls Center are all interconnected by safe pedestrian and bicycle pathways.

Housing Action Items:

1. Periodically update the City's Comprehensive Plan and Development Code to ensure an adequate supply of appropriately zoned land for needed housing.

2. Respond to increasing housing costs with proactive land use planning and regulatory tools, as well as incentives to meet the full range of housing needs in the community.

4. Adopt land use policies and regulations that allow for flexibility in housing types to meet the needs of the elderly with alternative lifestyle needs. These policies should provide for affordable housing, close to needed services and should encourage modes of transportation beyond the single occupancy vehicle.

7. Consider adopting land use policy and code amendments supporting an incentive or performance based approach to housing density bonuses and affordable housing.

Commercial Development Action Items:

1. Periodically update the City's Comprehensive Plan and Development Code to ensure an adequate supply of appropriately zoned land for employment uses.

2. Continue to plan for mixed use development and increased development densities along transit corridors.

Historic Resources Action Items:

3. Work jointly with Oregon City in promoting the Willamette Falls Heritage Site; pursue landmark status for the property.

Recreation Action Items:

3. Continue requiring dedication of trail corridors in an aggressive fashion. Developers should be required to construct the trails in those corridors and obtain UO easements from existing property owners. Trails along Willamette and Tualatin Rivers in the Master Plan should be a priority.

FINDING: The Plan's focus is on providing a vibrant mixed-use community and asset to the city along the Willamette Riverfront and adjacent neighborhoods in the historic heart of the city. The projects include infrastructure to help provide a development atmosphere in the Area, including mixed-use, residential and commercial development. There are projects identified to provide

safe pedestrian routes including riverfront amenities and trails and assistance for existing businesses and business development. The TIF Plan is in conformance with the Imagine West Linn Update

H. Blue Heron Pond Redevelopment Analysis (2013)

Identified Constraints:

1. Remediation Costs

- a. Low intensity end uses (e.g. open field, dog park, outdoor storage): ~\$6.2 million*
 - b. Medium intensity end uses (e.g. baseball/soccer field, restroom/picnic shelter): ~\$7 million*
 - c. High intensity end uses (e.g. residential/commercial/industrial development): ~\$17 million*
- 2. Need to certify levee/berm for removal from 100-year floodplain*
 - 3. Substandard access streets*
 - 4. Environmental Overlays*

Recommended Redevelopment Concepts (Blue Heron Task Force):

- 1. Passive Park*
- 2. Interpretive Center*
- 3. Community Center*
- 4. Active Park I (playing fields/sports complex or disc golf course)*
- 5. Active Park II (one field, skate park, picnic shelter, playground)*
- 6. Campground*
- 7. Relocate public works/environmental services buildings*
- 8. Housing I (high end estate lots)*
- 9. Housing II (model green housing/mixed income/affordable units)*
- 10. Housing III (high rise condos for senior living)*
- 11. Commercial*

FINDING: The Plan's focus is on providing a vibrant mixed-use community and asset to the city along the Willamette Riverfront and adjacent neighborhoods in the historic heart of the city. The projects include infrastructure to help provide a development atmosphere in the Area. There are projects identified to develop a Riverfront Park, provide safe pedestrian routes including riverfront amenities and trails and assistance for existing businesses and business development. The TIF Plan is in conformance with the Blue Heron Pond Analysis.

I. Bolton Neighborhood Plan (2006)

Goals:

2. *The historic heart of West Linn shall once again become a center for the entire city.*

Policies:

2.1. *Restore the historic heart of West Linn along the Willamette River in the vicinity of Willamette Locks.*

2.2. *Develop a design theme for the Willamette Locks area incorporating the architectural style of existing historic landmarks and buildings.*

2.3. *Explore reconfiguration of the I-205/State Highway 43 interchange.*

2.4. *Preserve existing historic buildings in the area.*

2.5. *Encourage redevelopment of the area north of Willamette Falls Drive and west of Willamette Drive.*

2.6. *Redesign area streets to encourage non-vehicular use and increase traffic safety.*

2.7. *Provide safe pedestrian routes for both transportation and recreation.*

FINDING: The Plan's focus is on providing a vibrant mixed-use community and asset to the city along the Willamette Riverfront and adjacent neighborhoods in the historic heart of the city. The projects include infrastructure to help provide a development atmosphere in the Area. There are projects identified to provide safe pedestrian routes including riverfront amenities and trails and assistance for existing businesses and business development. The TIF Plan is in conformance with the Bolton Neighborhood Plan

J. Sunset Neighborhood Plan (2008)

Goals:

6. *Develop a plan for the future of Sunset's Willamette River waterfront.*

Policies:

6.1. *Collaborate with other neighborhoods in planning for the future of the waterfront.*

FINDING: The Plan's focus is on providing a vibrant mixed-use community and asset to the city along the Willamette Riverfront and adjacent neighborhoods in the historic heart of the city. The projects include infrastructure to help provide a development atmosphere in the Area. There are projects identified to provide safe pedestrian routes including riverfront amenities and trails and assistance for existing businesses and business development. The TIF Plan is in conformance with the Sunset Neighborhood Plan.

K. Arch Bridge/Bolton Concept Plan (2014)

Objectives:

1. *Build on the rich natural and cultural history of West Linn and its relationship to the environment, particularly the Willamette River.*

2. *Create a town center that serves as a focus of community activity, commerce, recreation, and housing opportunities.*
3. *Ensure that the evolving town center respects the scale and character of the community while introducing any increased density and height and new building forms.*
4. *Establish the alignment of the trail from Willamette Park.*
5. *Improve the street network and waterway connections to provide for better and safer pedestrian access, bicycle and transit use, and to establish a strong, clear identity for the town center.*

Principles:

1. *Recognize regional planning efforts to create mixed-use centers connected by transit.*
2. *Build upon the vision and directions set forth in the City's planning and vision documents, including the Comprehensive Plan.*
3. *Encourage the attraction of new forms of commercial and residential development that will provide positive economic benefits to the City and broader choices to residents and visitors.*
4. *Develop a town center that serves the residents of West Linn and welcomes visitors to enjoy the place and its natural and cultural features.*
5. *Examine traffic calming methods that can make the arterial streets safer, more attractive and accommodating to transit, pedestrians, and other forms of movement.*
6. *Enhance the network of parks, trails, public spaces and natural areas that contribute to the unique, verdant character of West Linn.*
7. *Identify strategic public investments, regulatory changes and market strategies that can strengthen the town center as a place and attract corresponding private investment.*
8. *Work with ODOT to determine whether the I-205 on/off ramps or right-of-way as well as Highway 43 could be reconfigured in order to open up land for development while making traffic flow smoothly.*
9. *Explore catalyst development sites that could convey opportunities for infill and redevelopment that is sensitive to the community context.*
10. *Coordinate the planning of the town center with the Willamette Falls Legacy Project to adapt the former Blue Heron mill site to new uses.*
11. *Employ multiple ways of informing and engaging the community throughout this planning process.*
12. *Instill an enthusiasm for the future of the town center among the public and existing and potential private sector partners.*
13. *Examine ways of visually and functionally connecting portions of the town center together, particularly the parts north and south of the freeway.*
14. *Create a gateway from the Arch Bridge and I-205 into the heart of the town center.*
15. *Future development in the area is to consider and take appropriate measures to enhance and honor the cultural and historic value of the area.*

Recommendations for the South Village Area:

- 1. Create a new urban intersection*
- 2. Convert the right-of-way of Broadway into a terraced park with parking underneath*
- 3. The City should partner with a nonprofit to build workforce/senior housing on publicly owned property*
- 4. Create a new Mill Street*
- 5. Build a new central “Market Square”*
- 6. Encourage multi-story, mixed-use development in the core, including higher density residential development*
- 7. Encourage residential development of moderate density outside the core*
- 8. Construct multi-use trails*

FINDING: The Plan Area intersects the eastern edge of the Bolton Neighborhood. There are identified projects in the Plan specific to this neighborhood:

- transportation projects including trail projects
- developer incentives to promote multi-story mixed-use development
- historic city hall structured parking
- historic city hall public plaza
- park and trail projects throughout the Area in proximity to the Bolton neighborhood

The TIF Plan is in conformance with the Arch Bridge/Bolton Concept Plan.

L. West Linn Municipal & Community Development Code

The land uses in the Area will conform to the zoning designations in the West Linn Municipal & Community Development Code (CDC), including the maximum densities and building requirements, and are incorporated by reference herein. The existing zoning is shown in Figure 3.

The development is expected to conform to the zoning requirements. As the Municipal Code is updated, this document will be automatically updated. If a substantial amendment is completed in the future, this section will be updated to match the current zoning designations.

The zoning categories at the time of the West Linn Willamette TIF Area Plan preparation follow. They are in the order that they occur in the Development Code.

Existing Zoning Categories

R10 Residential 10

The purpose of this zone is to provide for urban development at levels which relate to the site development limitations, proximity to commercial development and to public facilities and public transportation. This zone is intended to implement the Comprehensive Plan policies and locational criteria, and is applicable to areas designated as Low Density Residential on the Comprehensive Plan Map and Type I and Type II lands identified under the Buildable Lands Policy.

R2.1 Residential R 2.1

The purpose of this zone is to provide for urban development at levels which relate to the site development limitations, proximity to commercial development and public facilities and public transportation, and to the surrounding development pattern. This zone is intended to carry out the intent of the Comprehensive Plan which is to provide for a choice in housing types and is intended to implement the policies and locational criteria in the Comprehensive Plan for high density residential housing.

GC General Commercial

The purpose of this zone is to provide for the concentration of major retail goods and services at centers. The intent is to provide for the provision of a variety of goods and services and for comparison shopping, to accommodate new businesses and employment opportunities, to promote a suitable mix of commercial uses, to contribute to community identity and to assure that the commercial development is scaled to blend with nearby residential areas, and that the residential areas are protected from noise, glare of lights, traffic congestion and other possible adverse effects. This zone is intended to implement the policies and locational criteria set forth in the Comprehensive Plan.

OBC Office Business Center

The purpose of this zone is to provide for manufacturing, processing and assembling uses which are of a size and scale which makes them generally incompatible with other adjoining non-industrial uses. The uses included in this zone are generally characterized by large buildings and large storage areas and have off-site effects from smoke, odor, noise, dust, lights

or other externalities. The zone is intended to implement the policies and locational criteria in the Comprehensive Plan.

CI

The purpose of the Campus Industrial zoning district is to provide a mix of clean, employee intensive industries, offices, and retail commercial uses which have no off-site impacts in terms of noise, odor, glare, lights, vibration, smoke, dust or other types of off-site impacts. The zone provides for combining parking, landscaping and other design features which physically and visually link structures and uses within one development.

GI General Industrial

The purpose of this zone is to provide for manufacturing, processing and assembling uses which are of a size and scale which makes them generally incompatible with other adjoining non-industrial uses. The uses included in this zone are generally characterized by large buildings and large storage areas and have off-site effects from smoke, odor, noise, dust, lights or other externalities. The zone is intended to implement the policies and locational criteria in the Comprehensive Plan.

MU Willamette Neighborhood Mixed Use Transition Zone

The purpose of the mixed use/transitional zone is to provide for a transitional area between commercial and residential zones with a desirable mix of residential land uses with limited commercial land uses. The limited commercial uses allowed in this district are selected for their compatibility with residential uses and their ability to meet the needs of the neighborhood. Uses in this district are intended to be compatible with the design and aesthetic qualities of the adjacent neighborhood. This zone is intended to implement the Willamette neighborhood plan as authorized by the policies set forth in the Comprehensive Plan.

Overlay zones

Historic

- A. Foster community and neighborhood pride and sense of community identity based on recognition and use of historic and cultural resources.*
- B. Identify, protect, repair and maintain the City's historic resources (see Chapter 2 CDC, Definitions), including the diverse architectural styles that reflect the phases of the City's history.*
- C. Encourage preservation and use of historic sites, structures, and districts within the City that reflect special elements of its historical, architectural, archaeological, artistic, cultural, and engineering heritage.*
- D. Provide procedures and establish approval criteria for all reviews of proposed alterations to the exterior of historic structures and sites and other development in historic districts.*
- E. Increase economic and financial benefits to historic property owners and the community.*
- F. Ensure that changes to designated historic resources protect the integrity of the resource and the significant aspects of the area's heritage.*

G. Provide regulations that will ensure the preservation of the quality and historic integrity of historic resources and their sites and, if applicable, ensure compatibility and consistency with the qualities of the respective historic district its nomination was intended to preserve.

H. Provide for creation of new historic districts and designation of new landmarks, as appropriate, and to allow removal of such designations if they are no longer appropriate.

I. Provide a process to enable thoughtful consideration of the proposed demolition of historic structures.

FINDING: The TIF Plan contains the zoning districts identified above and is in conformance with the Community Development Code. .

XIV. LEGAL DESCRIPTION

West Linn Willamette TIF Area

West Linn, Oregon

DRAFT

ATTACHMENT 2

Report Accompanying the
West Linn Willamette Riverfront TIF
Area Plan
DRAFT

West Linn Willamette Riverfront TIF Area Plan

approved by the City of West Linn

DATE

Ordinance No. 2023-

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I. DEFINITIONS

“Agency” means the West Linn Tax increment Agency (Agency). The Agency is responsible for administration of the tax increment plan.

“Area” means the properties and rights-of-way located with the West Linn Willamette Riverfront TIF area boundary.

“Blight” is defined in ORS 457.010(1)(A-E) and identified in the ordinance adopting the tax increment plan.

“City” means the City of West Linn, Oregon.

“City Council” or “Council” means the West Linn City Council.

“Comprehensive Plan” means the City of West Linn comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Clackamas County, Oregon.

“Fiscal year ending” means the year commencing on July 1 and closing on June 30 of the next year.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within a tax increment area at the time of adoption. The county assessor certifies the assessed value after the adoption of a tax increment plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an tax increment area, or portion thereof, over the assessed value specified in the certified statement.

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes. Chapter 457 specifically relates to urban renewal, also called tax increment in this document.

“Planning Commission” means the West Linn Planning Commission.

“Revenue sharing” means under-levying tax increment proceeds to effectively share a portion of the revenue with the other taxing districts who levy permanent rate taxes in the tax increment area as defined in ORS 457.470.

“Tax increment financing (TIF)” is a method of funding tax increment projects and programs through incurring debt that is repaid by the division of taxes accomplished through the adoption of a tax increment plan.

“Tax increment finance revenues” means the funds allocated by the assessor to a tax increment area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Tax increment area” (TIA) or “Tax Increment Finance Area” means a blighted area included in an tax increment plan or an area included in an tax increment plan under ORS 457.160.

“Tax increment plan” or “Plan” or “Tax Increment Finance Plan” means a plan, as it exists or is changed or modified from time to time, for one or more tax increment areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Tax increment project” or “Tax Increment Project” or “Project” means any work or undertaking carried out under ORS 457 in a tax increment or tax increment finance area.

“Tax increment report” or “Tax Increment Report” or “Report” means the official report that accompanies the tax increment plan pursuant to ORS 457.087.

II. INTRODUCTION

The Report Accompanying the West Linn Willamette Riverfront TIF Area Plan (Report) contains background information and project details that pertain to the West Linn Riverfront TIF Area Plan (Plan). The Report is not a legal part of the Plan but is intended to provide public information and support the findings made by the West Linn City Council as part of the approval of the Plan.

The Report provides the analysis required to meet the standards of ORS 457.087, including financial feasibility. The Report accompanying the Plan contains the information required by ORS 457.087, including:

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

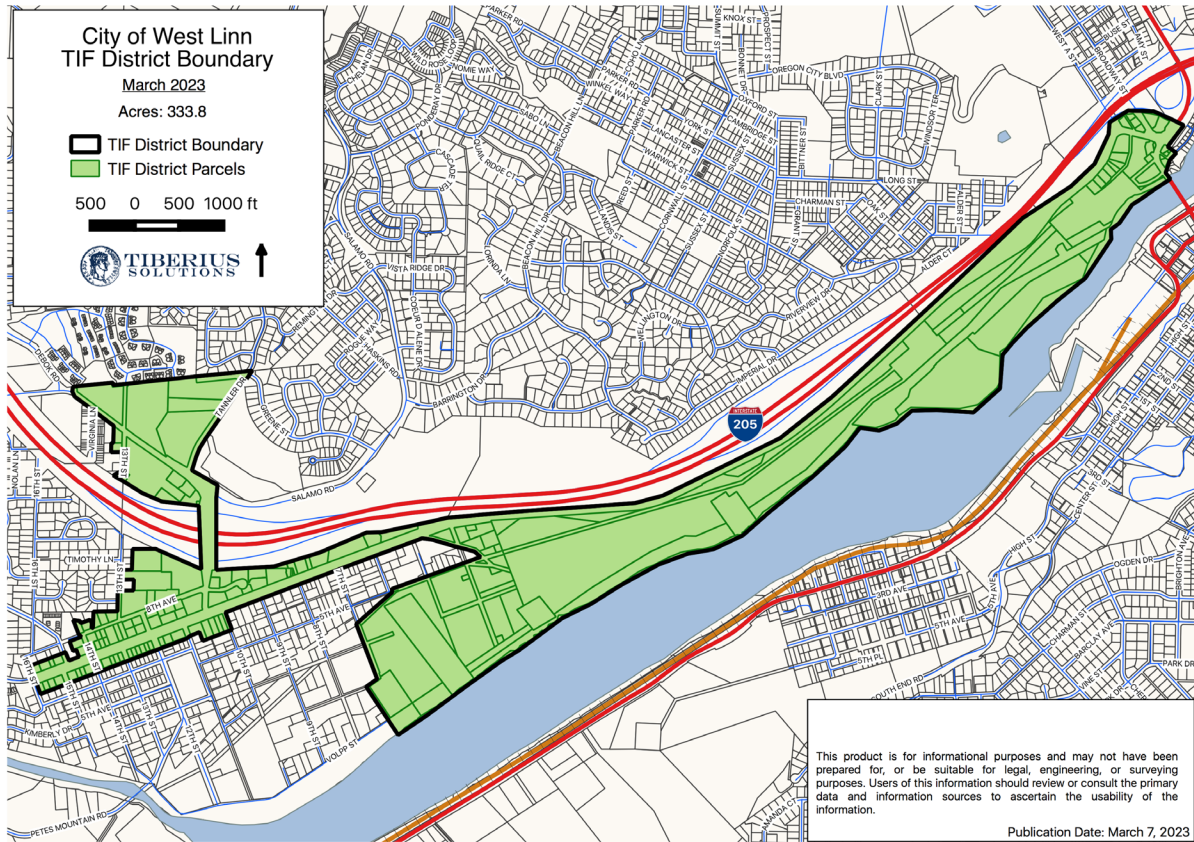
The relationship between the sections of the Report and the ORS 457.087 requirements is shown in Table 1. The specific reference in the table below is the section of this Report that most addresses the statutory reference. There may be other sections of the Report that also address the statute.

Table 1. Statutory References

Statutory Requirement	Report Section
ORS 457.087 (1)	XI
ORS 457.087 (2)	XII
ORS 457.087 (3)	III
ORS 457.087 (4)	IV
ORS 457.087 (5)	VII
ORS 457.087 (6)	V,VI
ORS 457.087 (7)	V,VI
ORS 457.087 (8)	IX
ORS 457.087 (9)	XIII

The Report provides guidance on how the Plan might be implemented. As the West Linn Development Commission (Agency) reviews revenues and potential projects each year, it has the authority to make adjustments to the implementation assumptions in this Report. The Agency may allocate budgets differently, adjust the timing of the projects, decide to incur debt at different timeframes than projected in this Report, and make other adjustments to the financials as determined by the Agency. The Agency may also make changes as allowed in the Amendments section of the Plan. These adjustments must stay within the confines of the overall maximum indebtedness of the Plan.

Figure 1. West Linn Willamette Riverfront TIF Area Boundary



Source: Tiberius Solutions

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

The projects identified for the Area are described below, including how they relate to the existing conditions in the Area.

A. Transportation

Multi-modal transportation improvements in the Area including but not limited to:

1. Willamette Falls Drive (WFD) 10th Street to Sunset Avenue
Provide WFD improvements including enhanced pedestrian and bicycle facilities per the Willamette Falls Drive Conceptual Design Plan
2. WFD Sunset Avenue to I-205
Provide WFD improvements including enhanced pedestrian and bicycle facilities per the Willamette Falls Drive Conceptual Design Plan

Existing conditions:

“WFD is currently an automobile-focused roadway. It is missing many pieces to be fully pedestrian connected. One of the primary changes associated with the 2021 Plan is to implement a consistent pedestrian walkway from the Tualatin River to I-205.

Pedestrian and bike facilities in the project area are defined as substandard or completely lacking in the 2014 Metro Regional Transportation Plan and deficiencies are also noted in the City’s TSP.”¹

Existing Traffic Conditions

“The existing traffic conditions analysis identifies the current physical and operational characteristics of the study intersections. The analysis is based on data collected in June 2019 when school was in session and no inclement weather was present that affected typical traffic patterns. The results of the analysis indicate the following:

- All the study intersections currently operate acceptably (below capacity with relatively low delay) during the weekday AM and PM peak hours except the West A Street/WFD and OR 43/WFD intersections.
- The southbound approach to the West A Street/WFD intersection currently operates at LOS F during the weekday AM peak hour due to delay; however, the intersection operates below capacity and does not meet signal warrants.
- The eastbound approach to the OR 43/WFD intersection currently operates at LOS F during the weekday AM and PM peak hours due to delay and above capacity during the weekday PM peak hour. The intersection currently meets signal warrants.”²

¹ West Linn Willamette Falls Drive Concept Plan, Section II, p 7

² West Linn Willamette Falls Drive Concept Plan, Section IV, p 48

Willamette Falls Drive Concept Plan Projects listed as project WFD 1,2,3,4 and are high priority. P 94

3. Tannler Street Realignment

Realign Tannler Street at Blankenship Road to align with the driveway located approximately 350 feet west. Realign as part of private development

Existing conditions:

The City of West Linn Transportation Systems Plan was prepared in March 28, 2016 for the City of West Linn by Kittelson & Associates.

This project is listed as project M2, Medium priority in Motor Vehicle Plan, p 93.

4. 8th Avenue Connection

Modify Dollar Street connection to reconnect to 8th Avenue and provide alternative route for local trips

Existing conditions:

This project is listed as project M6, Low priority in Motor Vehicle Plan, p 93.

5. 8th Avenue Improvements

Upgrade from 10th Street to 14th Streets

Existing conditions:

This project is listed as project M7, Low priority in Motor Vehicle Plan, p 93.

6. Historic City Hall Parking

Public/Private Parking Structure

Existing conditions:

There is no parking structure in this vicinity to support future development.

7. Historic City Hall Public Plaza

Public gathering space

Existing conditions:

This does not exist but is identified in the planning documents as covered in Section VII.

8. Willamette Falls Drive/12th Street

Install a traffic signal when warranted

Existing conditions:

This project is listed as project M3 in TSP, medium priority, p 93.

9. 10th Street/Blankenship Road

Widen 10th Street between Blankenship-Salamo Road and Willamette Falls Drive to provide two lanes in each direction. This project includes completing sidewalks and enhanced bicycle facilities. Add additional turn lanes.³

Existing conditions:

This project is listed as project M23 in TSP, medium priority, p 94.

10. Historic Willamette Parking

Public Parking Lot/Structure to support development in the Historic Willamette Area.

Existing conditions:

This does not exist but is identified in the planning documents as covered in Section VII.

B. Economic Development

1. Façade Improvement Program

Provide financial resources in the Historic Willamette Area to update and modernize existing facilities through capital improvements.

Existing conditions:

One of the recommendations in the Equity Plan that was developed to guide implementation of this Plan is to provide assistance to existing local businesses to enable them to remain in the community and to grow. This program will provide that assistance to small businesses within the Area.

2. Streetscape Beautification Program

Historic Willamette Area (benches, lights, sidewalks, ADA access)

Existing conditions:

The Historic Willamette Area is an existing commercial area that serves the community. Providing streetscape will help keep the commercial district active and vibrant.

³ Transportation Systems Plan p 91

C. Parks

1. Riverfront Trail

Pedestrian/Bike Trail through Waterfront Vision Area

Existing conditions:

This trail bike system does not exist. One of the recommendations in the Parks Master Plan is:

“Improve Willamette Falls Drive to include a separated bike/pedestrian route. Build trails and pathways within existing parks and natural areas to increase access to and interaction with natural areas, where appropriate.”⁴

“Prioritize trail improvements near or along rivers or connecting to riverfront parks.”

“Establish an esplanade along the river near Riverfront Park where people can walk, bike, shop, and view the Willamette Falls.”

“Increase awareness of riverfront sites by adding consistent wayfinding signage that depicts the different features offered at each site.”⁵

2. Riverfront Trail Amenities

Benches, viewpoints, interpretive signage

Existing conditions:

The trail system does not exist, therefore the amenities do not exist. Recommendations in the Parks Master Plan are:

“Design gathering spaces to shelter from the elements. Consider wind breaks, shade and shelters, and fire pits with defensible space from vegetation and structures.

Improve connections and signage to encourage use of nearby park sites. Develop parks near schools to generate more activity from kids and families.”⁶

3. Willamette River Fishing Dock/Ladder

Public Access to River near Historic City Hall

Existing conditions:

Recommendations in the Parks Master Plan are:

⁴ City of West Linn 20 Year Master Plan for West Linn Parks, Recreation and Open Space March 2019
MIG and Ballard King & Associates

⁵ Ibid, Goal 1. P 10.

⁶ Ibid, p 39

“Enhance the existing fishing dock by improving parking and access and by increasing use throughout the shoulder seasons.”⁷

And

“Fields Bridge Park - Enhance fishing dock as needed.” p C-1

4. Riverfront Park

New park with non-motorized boat and swimming access, interpretive signage, parking, trail access, and restoration

Existing conditions:

This park does not exist. The recommendations in the Parks Master Plan are:

“Create a community destination and year-round social hub that provides an extraordinary riverfront experience. Acquire and adaptively reuse the Tri-City Sewer District Property into a new regional park that enhances the character of West Linn’s riverfront. Include attractive plazas, a swimming dock, a non-motorized boat launch, a boathouse, a reservable shelter with gathering and social spaces and connect to nearby parks via a riverfront esplanade. This park will connect to the portion of the waterfront that is currently owned by PGE.”

“Design and develop new trailheads and support facilities as gateways to popular or prioritized future land and water trails. Focus on the new Riverfront Park, as well as existing Special Use and Multi-Use Parks with the largest demand or need for improved access, including the future Riverfront Trail.”⁸

D. Land Acquisition/Disposition

Acquisition/Disposition are allowed in the Plan. Based on sales comparables of notable vacant land, these will be used in accordance with land acquisition to assist with targeted development based on submitted request for proposals.

Existing conditions:

There is not presently a funding source for land acquisition. This will allow for parcels to be acquired and grouped together for future development. Acquisitions for future private development will be from willing sellers only.

E. Developer Incentives and Rebates

Facilitate development and redevelopment on sites in the Area, stimulating growth and providing new employment opportunities and additional mixed use and commercial growth in the Area.

⁷ Ibid. p 58

⁸ Ibid. p 57

Existing conditions:

This program does not exist. This is an undeveloped area because the infrastructure is not complete and the cost of development include additional land preparation costs. The ability of the Agency to provide incentives will help spur development.

F. Administration

Authorizes expenditures for the administrative costs associated with managing the Area including budgeting and annual reporting, planning and the implementation of projects in the Area.

Existing conditions:

This Area does not presently exist. Once formed, the Agency needs to allocate sufficient resources to the administration of the Area to allow for implementation of the projects and administration of the Area.

DRAFT

IV. THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The total cost estimates for projects are shown in Table 2 below. Table 2 presents the estimated costs of the projects today (FYE 2023 constant dollars) and the estimated cost of those projects in the future (year of expenditure dollars). The year of expenditure dollars assumes annual 3% inflation rates. These are all estimates acknowledging that the urban renewal portions of these project activities must fit within the maximum indebtedness. If the City is able to jumpstart the Area by providing alternative funding sources which are repaid when tax increment revenues are available, the timing on projects can be moved up.

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

The Agency will be able to review and update fund expenditures and allocations on an annual basis when the annual budget is prepared.

Table 2. Estimated Cost of Each Project

Project Title	Constant FYE 2023	Year of Expenditure Project Cost
8th Ave	(\$400,000)	(\$680,960)
Blankenship	(\$2,000,000)	(\$3,962,000)
City Hall Parking/Public Plaza	(\$5,500,000)	(\$9,320,350)
Façade Improvement Program	(\$2,000,000)	(\$3,468,020)
Historic Willamette Parking	(\$4,000,000)	(\$8,626,400)
Riverfront	(\$9,742,619)	(\$22,607,148)
Streetscape Beautification	(\$1,000,000)	(\$1,734,010)
Tannler Drive	(\$450,000)	(\$789,075)
Willamette Falls Drive ⁹	(\$15,860,000)	(\$21,172,032)
Willamette River Fishing Dock/Ladder	(\$60,000)	(\$129,396)
Financing Fees	(\$405,386)	(\$631,000)
Administration	(\$670,000)	(\$1,173,053)
TOTAL	(\$42,088,005)	(\$74,293,444)

Source: City of West Linn and Tiberius Solutions

⁹ Murraysmith design project report dated 2020

V. FINANCIAL ANALYSIS OF THE PLAN

The estimated tax increment revenues through FYE 2054 are calculated based on projections of growth in assessed value due to new development and appreciation within the Area and the consolidated tax rate that will apply in the Area.

The long-term projections for FYE 2025 and beyond assume an annual growth rate of 4.0% for real, personal and utility assessed value in the Area (equal to 3% maximum annual appreciation for existing property plus 1% exception value from new development). These projections of growth are the basis for the projections in the Area.

These projections of growth were informed by conversations with City staff and City Council, based on the amount of development potential within the Area. If actual assessed value growth is less than forecast, then it would reduce the financial capacity of the URA to fund projects listed in the Plan.

Table 3 and Figure 2 show the incremental assessed value, tax rates, and tax increment revenues each year, adjusted for discounts, and delinquencies.

The first year of tax increment collections is anticipated to be fiscal year ending (FYE) 2025. Gross tax increment financing (TIF)¹⁰ is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes permanent tax rates only, and excludes general obligation bonds and local option levies, which will not be impacted by this Plan.

Figure 2 shows expected TIF revenues over time and the projected tax revenues after termination of the Area. Definitions for Table 4 are shown below:

- Gross tax increment financing revenue (TIF)¹¹ is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.” The consolidated tax rate includes only permanent tax rates. General obligation bonds and local option levies are excluded, and will not be impacted by this Plan. Total AV is the projected total assessed value.
- Frozen base is the estimate of the assessed value of the Area at its formation.
- Increment used is the total assessed value minus the frozen base.
- Increment shared is the amount that will be distributed to all taxing districts according to their permanent rate due to revenue sharing.
- Tax rate is the total permanent rate levy for the Area.
- Gross tax increment financing revenue (TIF) is calculated by multiplying the tax rate times the assessed value used. The tax rate is per thousand dollars of assessed value, so the calculation is “tax rate times assessed value used divided by one thousand.”
- Adjustments are calculated at 5% of the Gross TIF and are for discounts, delinquencies, and rate truncation.
- TIF Current Year reflects subtracting the 5% adjustment factor from Gross TIF.

¹⁰ TIF is also used to signify tax increment revenues

- TIF Prior Years is the tax increment revenue that was delinquent the prior year and is paid by the assessor's office once it is received. It is estimated that this amount is 1.5% of total TIF.
- Net TIF is the amount of tax increment revenues estimated to be received by the Agency.

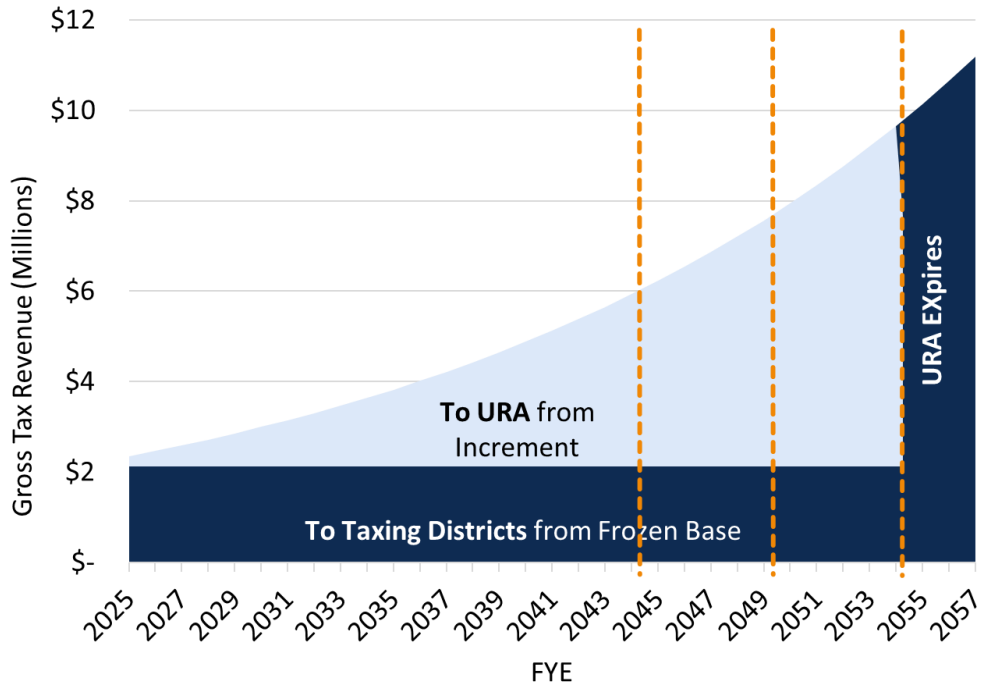
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Table 3. Projected Incremental Assessed Value, Tax Rates, and Tax Increment Revenues, page 1

FYE	Total AV	Frozen Base AV	Increment Applied	Tax Rate	Gross TIF	Adjustments	Current Year Net	Prior Year Net	Total TIF
2025	\$187,486,603	\$170,055,875	\$17,430,728	\$ 12.5153	\$218,151	(\$10,908)	\$207,243	\$0	\$207,243
2026	\$196,860,934	\$170,055,875	\$26,805,059	\$ 12.5153	\$335,473	(\$16,774)	\$318,700	\$3,109	\$321,808
2027	\$206,703,981	\$170,055,875	\$36,648,106	\$ 12.5153	\$458,662	(\$22,933)	\$435,729	\$4,781	\$440,509
2028	\$217,039,180	\$170,055,875	\$46,983,305	\$ 12.5153	\$588,010	(\$29,401)	\$558,610	\$6,536	\$565,146
2029	\$227,891,138	\$170,055,875	\$57,835,263	\$ 12.5153	\$723,826	(\$36,191)	\$687,634	\$8,379	\$696,014
2030	\$239,285,695	\$170,055,875	\$69,229,820	\$ 12.5153	\$866,432	(\$43,322)	\$823,110	\$10,315	\$833,425
2031	\$251,249,980	\$170,055,875	\$81,194,105	\$ 12.5153	\$1,016,169	(\$50,808)	\$965,360	\$12,347	\$977,707
2032	\$263,812,480	\$170,055,875	\$93,756,605	\$ 12.5153	\$1,173,392	(\$58,670)	\$1,114,722	\$14,480	\$1,129,203
2033	\$277,003,105	\$170,055,875	\$106,947,230	\$ 12.5153	\$1,338,477	(\$66,924)	\$1,271,553	\$16,721	\$1,288,274
2034	\$290,853,260	\$170,055,875	\$120,797,385	\$ 12.5153	\$1,511,816	(\$75,591)	\$1,436,225	\$19,073	\$1,455,298
2035	\$305,395,922	\$170,055,875	\$135,340,047	\$ 12.5153	\$1,693,821	(\$84,691)	\$1,609,130	\$21,543	\$1,630,674
2036	\$320,665,717	\$170,055,875	\$150,609,842	\$ 12.5153	\$1,884,927	(\$94,246)	\$1,790,681	\$24,137	\$1,814,818
2037	\$336,699,002	\$170,055,875	\$166,643,127	\$ 12.5153	\$2,085,589	(\$104,279)	\$1,981,309	\$26,860	\$2,008,170
2038	\$353,533,952	\$170,055,875	\$183,478,077	\$ 12.5153	\$2,296,283	(\$114,814)	\$2,181,469	\$29,720	\$2,211,189
2039	\$371,210,650	\$170,055,875	\$201,154,775	\$ 12.5153	\$2,517,512	(\$125,876)	\$2,391,637	\$32,722	\$2,424,359
2040	\$389,771,183	\$170,055,875	\$219,715,308	\$ 12.5153	\$2,749,803	(\$137,490)	\$2,612,313	\$35,875	\$2,648,187
2041	\$409,259,742	\$170,055,875	\$239,203,867	\$ 12.5153	\$2,993,708	(\$149,685)	\$2,844,023	\$39,185	\$2,883,207
2042	\$429,722,729	\$170,055,875	\$259,666,854	\$ 12.5153	\$3,249,809	(\$162,490)	\$3,087,318	\$42,660	\$3,129,978
2043	\$451,208,865	\$170,055,875	\$281,152,990	\$ 12.5153	\$3,518,714	(\$175,936)	\$3,342,778	\$46,310	\$3,389,088
2044	\$473,769,308	\$170,055,875	\$303,713,433	\$ 12.5153	\$3,801,065	(\$190,053)	\$3,611,011	\$50,142	\$3,661,153
2045	\$497,457,773	\$170,055,875	\$327,401,898	\$ 12.5153	\$4,097,533	(\$204,877)	\$3,892,656	\$54,165	\$3,946,821
2046	\$522,330,663	\$170,055,875	\$352,274,788	\$ 12.5153	\$4,408,825	(\$220,441)	\$4,188,383	\$58,390	\$4,246,773
2047	\$548,447,196	\$170,055,875	\$378,391,321	\$ 12.5153	\$4,735,681	(\$236,784)	\$4,498,897	\$62,826	\$4,561,723
2048	\$575,869,556	\$170,055,875	\$405,813,681	\$ 12.5153	\$5,078,880	(\$253,944)	\$4,824,936	\$67,483	\$4,892,419
2049	\$604,663,034	\$170,055,875	\$434,607,159	\$ 12.5153	\$5,439,239	(\$271,962)	\$5,167,277	\$72,374	\$5,239,651
2050	\$634,896,186	\$170,055,875	\$464,840,311	\$ 12.5153	\$5,817,616	(\$290,881)	\$5,526,735	\$77,509	\$5,604,244
2051	\$666,640,995	\$170,055,875	\$496,585,120	\$ 12.5153	\$6,214,912	(\$310,746)	\$5,904,166	\$82,901	\$5,987,067
2052	\$699,973,045	\$170,055,875	\$529,917,170	\$ 12.5153	\$6,632,072	(\$331,604)	\$6,300,469	\$88,562	\$6,389,031
2053	\$734,971,698	\$170,055,875	\$564,915,823	\$ 12.5153	\$7,070,091	(\$353,505)	\$6,716,586	\$94,507	\$6,811,093
2054	\$771,720,283	\$170,055,875	\$601,664,408	\$ 12.5153	\$7,530,011	(\$376,501)	\$7,153,510	\$100,749	\$7,254,259
TOTAL					\$92,046,497	(\$4,602,325)	\$87,444,172	\$1,204,360	\$88,648,532

Source: Tiberius Solution

Figure 2. TIF Projections



Source: Tiberius Solutions

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

Table 4 shows a summary of the financial capacity of the URA, including how the total TIF revenue translates to the ability to fund urban renewal projects in constant FYE 2023 dollars in five-year increments. Table 6, Table 7, Table 8 and Table 9 show more detailed tables on the allocation of tax revenues to projects, programs, and administration over time.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the URA in FYE 2054, a 30-year urban renewal plan. The time frame of urban renewal is not absolute; it may vary depending on the actual ability to meet the maximum indebtedness. If growth in assessed value is slower than projected, the Agency may take division of taxes for a longer time period. If growth in assessed value is more robust than the projections, the Agency may take division of taxes for a shorter time period. These assumptions show one scenario for financing and that this scenario is financially feasible.

The maximum indebtedness is \$76,100,000 (Seventy Six Million One Hundred Thousand dollars). The estimated total amount of tax increment revenues required to service the maximum indebtedness of \$76,100,000 is rounded to \$88,600,000 in the table below and is from permanent rate levies. The increase over the maximum indebtedness is due to the projected cost of the interest on borrowings. The financial capacity shows zero dollars in the initial five years. That is because those funds are expected to be “banked” until there are sufficient funds to undertake the Willamette Falls Drive project.

Table 4. TIF Capacity of the Area in FYE 2023 Constant Rounded Numbers

Total Net TIF	\$88,600,000
Maximum Indebtedness	\$76,100,000
Capacity (2021\$)	\$42,100,000
Years 1-5	\$0
Years 6-10	\$9,400,000
Years 11-15	\$7,900,000
Years 16-20	\$9,100,000
Years 21-25	\$6,800,000
Years 26-30	\$8,900,000

Source: Tiberius Solutions

This financial analysis shows borrowings as identified in Table 5. This is only one scenario for how the Agency may decide to implement this Plan, and this scenario is financially feasible. The Agency may decide to do borrowings at different times or for different amounts, depending on their analysis at the time. The timeframes on these borrowings are designed to have all borrowings repaid at the termination of the Area in FYE 2054. The amounts shown are the principal amounts of the borrowings. The total amounts, including interest, are shown in the second column of Table 6.

Table 5. Estimated Borrowings and Amounts

Loan	Loan A	Loan B	Loan C	Loan D	Loan E
Principal Amount	\$8,500,000	\$7,500,000	\$4,900,000	\$4,400,000	\$6,250,000
Interest Rate	5.00%	5.00%	5.00%	5.00%	5.00%
Loan Term	20	20	15	12	6
Loan Year	2031	2035	2040	2043	2049
Interest Payment Start	2031	2035	2040	2043	2049
Principal Payment Start					
	2031	2035	2040	2043	2049
Annual Payment	(\$682,062)	(\$601,819)	(\$472,077)	(\$496,432)	(\$1,231,359)

Source: Tiberius Solutions

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Table 6. Tax Increment Revenues and Allocations to Debt Service, page 1

	Total	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031
Resources								
Beginning Balance		-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	87,444,172	207,243	318,700	435,729	558,610	687,634	823,110	965,360
TIF: Prior Years	1,204,360	-	3,109	4,781	6,536	8,379	10,315	12,347
Total Resources	88,648,532	207,243	321,808	440,509	565,146	696,014	833,425	977,707
Expenditures								
Debt Service								
Scheduled Payments								
Loan A	(13,641,240)	-	-	-	-	-	-	(682,062)
Loan B	(12,036,388)	-	-	-	-	-	-	-
Loan C	(7,081,158)	-	-	-	-	-	-	-
Loan D	(5,957,182)	-	-	-	-	-	-	-
Loan E	(7,388,155)	-	-	-	-	-	-	-
Total Debt Service	(46,104,123)	-	-	-	-	-	-	(682,062)
Debt Service Coverage Ratio								1.43
Transfer to URA Projects Fund	(42,544,410)	(207,243)	(321,808)	(440,509)	(565,146)	(696,014)	(833,425)	(295,645)
Total Expenditures	(88,648,532)	(207,243)	(321,808)	(440,509)	(565,146)	(696,014)	(833,425)	(977,707)
Ending Balance		-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 7. Tax Increment Revenues and Allocations to Debt Service, page 2

	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	1,114,722	1,271,553	1,436,225	1,609,130	1,790,681	1,981,309	2,181,469	2,391,637
TIF: Prior Years	14,480	16,721	19,073	21,543	24,137	26,860	29,720	32,722
Total Resources	1,129,203	1,288,274	1,455,298	1,630,674	1,814,818	2,008,170	2,211,189	2,424,359
Expenditures								
Debt Service								
Scheduled Payments								
Loan A	(682,062)	(682,062)	(682,062)	(682,062)	(682,062)	(682,062)	(682,062)	(682,062)
Loan B	-	-	-	(601,819)	(601,819)	(601,819)	(601,819)	(601,819)
Loan C	-	-	-	-	-	-	-	-
Loan D	-	-	-	-	-	-	-	-
Loan E	-	-	-	-	-	-	-	-
Total Debt Service	(682,062)	(682,062)	(682,062)	(1,283,881)	(1,283,881)	(1,283,881)	(1,283,881)	(1,283,881)
Debt Service Coverage Ratio	1.66	1.89	2.13	1.27	1.41	1.56	1.72	1.89
Transfer to URA Projects Fund	(447,141)	(606,212)	(773,236)	(346,792)	(530,937)	(724,288)	(927,307)	(1,140,477)
Total Expenditures	(1,129,203)	(1,288,274)	(1,455,298)	(1,630,674)	(1,814,818)	(2,008,170)	(2,211,189)	(2,424,359)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 8. Tax Increment Revenues and Allocations to Debt Service, page 3

	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046	FYE 2047
Resources								
Beginning Balance	-	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-	-
TIF: Current Year	2,612,313	2,844,023	3,087,318	3,342,778	3,611,011	3,892,656	4,188,383	4,498,897
TIF: Prior Years	35,875	39,185	42,660	46,310	50,142	54,165	58,390	62,826
Total Resources	2,648,187	2,883,207	3,129,978	3,389,088	3,661,153	3,946,821	4,246,773	4,561,723
Expenditures								
Debt Service								
Scheduled Payments								
Loan A	(521,577)	(521,577)	(521,577)	(521,577)	(521,577)	(521,577)	(521,577)	(521,577)
Loan B	(505,528)	(505,528)	(505,528)	(505,528)	(505,528)	(505,528)	(505,528)	(505,528)
Loan C	(606,956)	(606,956)	(606,956)	(606,956)	(606,956)	(606,956)	(606,956)	(606,956)
Loan D	-	-	-	(372,324)	(372,324)	(372,324)	(372,324)	(372,324)
Loan E	-	-	-	-	-	-	-	-
Total Debt Service	(1,634,062)	(1,634,062)	(1,634,062)	(2,006,385)	(2,006,385)	(2,006,385)	(2,006,385)	(2,006,385)
Debt Service Coverage Ratio	1.62	1.76	1.92	1.69	1.82	1.97	2.12	2.27
Transfer to URA Projects Fund	(1,014,126)	(1,249,146)	(1,495,917)	(1,382,703)	(1,654,768)	(1,940,436)	(2,240,388)	(2,555,337)
Total Expenditures	(2,648,187)	(2,883,207)	(3,129,978)	(3,389,088)	(3,661,153)	(3,946,821)	(4,246,773)	(4,561,723)
Ending Balance	-	-	-	-	-	-	-	-

Source: Tiberius Solutions

Table 9. Tax Increment Revenues and Allocations, page 4

	FYE 2048	FYE 2049	FYE 2050	FYE 2051	FYE 2052	FYE 2053	FYE 2054
Resources							
Beginning Balance	-	-	-	-	-	-	-
Interest Earnings	-	-	-	-	-	-	-
TIF: Current Year	4,824,936	5,167,277	5,526,735	5,904,166	6,300,469	6,716,586	7,153,510
TIF: Prior Years	67,483	72,374	77,509	82,901	88,562	94,507	100,749
Total Resources	4,892,419	5,239,651	5,604,244	5,987,067	6,389,031	6,811,093	7,254,259
Expenditures							
Debt Service							
Scheduled Payments							
Loan A	(682,062)	(682,062)	(682,062)	-	-	-	-
Loan B	(601,819)	(601,819)	(601,819)	(601,819)	(601,819)	(601,819)	(601,819)
Loan C	(472,077)	(472,077)	(472,077)	(472,077)	(472,077)	(472,077)	(472,077)
Loan D	(496,432)	(496,432)	(496,432)	(496,432)	(496,432)	(496,432)	(496,432)
Loan E	-	(1,231,359)	(1,231,359)	(1,231,359)	(1,231,359)	(1,231,359)	(1,231,359)
Total Debt Service	(2,252,390)	(3,483,750)	(3,483,750)	(2,801,688)	(2,801,688)	(2,801,688)	(2,801,688)
Debt Service Coverage Ratio	2.17	1.50	1.61	2.14	2.28	2.43	2.59
Transfer to URA Projects Fund	(2,640,029)	(1,755,901)	(2,120,495)	(3,185,380)	(3,587,344)	(4,009,406)	(4,452,571)
Total Expenditures	(4,892,419)	(5,239,651)	(5,604,244)	(5,987,067)	(6,389,031)	(6,811,093)	(7,254,259)
Ending Balance	-	-	-	-	-	-	-

Source: Tiberius Solutions

VII. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The schedule for construction of projects will be based on the availability of funding. The projects will be ongoing and will be completed as directed by the Agency. Annual expenditures for program administration are also shown, and are predicated on the fact that urban renewal activities will start off slowly in the beginning years and increase in the later years of the Area.

The Area is anticipated to complete all projects and have sufficient tax increment finance revenue to terminate the Area in FYE 2054, a 30-year program.

The amount of money available for projects in 2023 constant dollars for the Area is \$42,088,005. See Table 2 for the individual project analysis. This is calculated by reflecting the maximum indebtedness of \$76,100,000 in constant 2023 dollars. This is done as the Agency's cost estimates are typically in constant dollars, so understanding how that relates to the overall MI over 30 years is important to help the Agency to make projections on the allocation of funds throughout the life of the Area.

Table 10, Table 11, Table 12 and Table 13 show the \$42,088,005 of 2023 project dollars inflated over the life of the Area including administrative expenses. All costs shown in Table 10, Table 11, Table 12 and Table 13 show are in year-of-expenditure dollars, which are adjusted by 3.0% annually to account for inflation. The projected year of expenditure total cost is \$74,293,444.

The 3% inflation rate is the rate to use in the future if any amendment to increase maximum indebtedness is pursued in accordance with ORS 457.470. The Agency may change the completion dates in their annual budgeting process or as project decisions are made in administering the Plan. The following tables are prepared to show that the Area is financially feasible as required by ORS 457. It assumes completion of projects as funding becomes available.

Table 10. Programs and Costs in Year of Expenditure Dollars, Page 1

	Total	FYE 2025	FYE 2026	FYE 2027	FYE 2028	FYE 2029	FYE 2030	FYE 2031
Resources								
Beginning Balance		-	201,938	519,293	956,770	1,520,903	2,194,668	3,008,318
Interest Earnings	199,034	-	1,010	2,596	4,784	7,605	10,973	15,042
Transfer from TIF Fund	42,544,410	207,243	321,808	440,509	565,146	696,014	833,425	295,645
Bond/Loan Proceeds	31,550,000	-	-	-	-	-	-	8,500,000
Total Resources	74,293,444	207,243	524,757	962,398	1,526,700	2,224,521	3,039,066	11,819,005
Expenditures (YOE \$)								
8th Ave	(680,960)	-	-	-	-	-	-	-
Blankenship	(3,962,000)	-	-	-	-	-	-	-
City Hall Parking/Public Plaza	(9,320,350)	-	-	-	-	-	-	-
Façade Improvement Program	(3,468,020)	-	-	-	-	-	-	-
Historic Willamette Parking	(8,626,400)	-	-	-	-	-	-	-
Riverfront	(22,607,148)	-	-	-	-	-	-	-
Streetscape Beautification	(1,734,010)	-	-	-	-	-	-	-
Tannler	(789,075)	-	-	-	-	-	-	-
WFD	(21,172,032)	-	-	-	-	-	-	(11,527,880)
Willamette River Fishing Dock/Ladder	(129,396)	-	-	-	-	-	-	-
Financing Fees	(631,000)	-	-	-	-	-	-	(170,000)
Administration	(1,173,053)	(5,305)	(5,464)	(5,628)	(5,797)	(29,853)	(30,748)	(31,670)
Total Expenditures	(74,293,444)	(5,305)	(5,464)	(5,628)	(5,797)	(29,853)	(30,748)	(11,729,550)
Ending Balance		201,938	519,293	956,770	1,520,903	2,194,668	3,008,318	89,455

Source: Tiberius Solutions

Table 11. Programs and Costs in Year of Expenditure Dollars, Page 2

	FYE 2032	FYE 2033	FYE 2034	FYE 2035	FYE 2036	FYE 2037	FYE 2038	FYE 2039
Resources								
Beginning Balance	89,455	504,423	1,079,558	1,823,587	69,978	344,276	578,690	1,002,540
Interest Earnings	447	2,522	5,398	9,118	350	1,721	2,893	5,013
Transfer from TIF Fund	447,141	606,212	773,236	346,792	530,937	724,288	927,307	1,140,477
Bond/Loan Proceeds	-	-	-	7,500,000	-	-	-	-
Total Resources	537,043	1,113,156	1,858,192	9,679,498	601,264	1,070,285	1,508,890	2,148,031
Expenditures (YOE \$)								
8th Ave	-	-	-	-	-	-	-	-
Blankenship	-	-	-	-	-	-	-	-
City Hall Parking/Public Plaza	-	-	-	-	-	-	-	-
Façade Improvement Program	-	-	-	-	-	(302,520)	(311,600)	(320,940)
Historic Willamette Parking	-	-	-	-	-	-	-	-
Riverfront	-	-	-	-	-	-	-	-
Streetscape Beautification	-	-	-	-	-	(151,260)	(155,800)	(160,470)
Tannler	-	-	-	-	-	-	-	-
WFD	-	-	-	(9,423,877)	(220,275)	-	-	-
Willamette River Fishing Dock/Ladder	-	-	-	-	-	-	-	-
Financing Fees	-	-	-	(150,000)	-	-	-	-
Administration	(32,620)	(33,598)	(34,605)	(35,643)	(36,713)	(37,815)	(38,950)	(40,118)
Total Expenditures	(32,620)	(33,598)	(34,605)	(9,609,520)	(256,988)	(491,595)	(506,350)	(521,528)
Ending Balance	504,423	1,079,558	1,823,587	69,978	344,276	578,690	1,002,540	1,626,503

Source: Tiberius Solutions

Table 12. Programs and Costs in Year of Expenditure Dollars, Page 3

	FYE 2040	FYE 2041	FYE 2042	FYE 2043	FYE 2044	FYE 2045	FYE 2046	FYE 2047
Resources								
Beginning Balance	1,626,503	180,505	74,416	89,845	436,759	1,243,108	2,321,022	231,790
Interest Earnings	8,133	903	372	449	2,184	6,216	11,605	1,159
Transfer from TIF Fund	892,229	1,127,249	1,374,020	1,136,698	1,408,763	1,694,431	1,994,383	2,309,332
Bond/Loan Proceeds	4,900,000	-	-	4,400,000	-	-	-	-
Total Resources	7,426,865	1,308,656	1,448,808	5,626,992	1,847,706	2,943,755	4,327,010	2,542,281
Expenditures (YOE \$)								
8th Ave	-	(680,960)	-	-	-	-	-	-
Blankenship	-	-	-	-	-	-	(3,453,800)	(508,200)
City Hall Parking/Public Plaza	(6,611,200)	-	-	(2,709,150)	-	-	-	-
Façade Improvement Program	(330,560)	(340,480)	(350,700)	(361,220)	(372,060)	(383,220)	(394,720)	-
Historic Willamette Parking	-	-	-	-	-	-	-	-
Riverfront	-	-	-	(1,806,100)	-	-	-	-
Streetscape Beautification	(165,280)	(170,240)	(175,350)	(180,610)	(186,030)	(191,610)	(197,360)	-
Tannler	-	-	(789,075)	-	-	-	-	-
WFD	-	-	-	-	-	-	-	-
Willamette River Fishing Dock/Ladder	-	-	-	-	-	-	-	-
Financing Fees	(98,000)	-	-	(88,000)	-	-	-	-
Administration	(41,320)	(42,560)	(43,838)	(45,153)	(46,508)	(47,903)	(49,340)	(50,820)
Total Expenditures	(7,246,360)	(1,234,240)	(1,358,963)	(5,190,233)	(604,598)	(622,733)	(4,095,220)	(559,020)
Ending Balance	180,505	74,416	89,845	436,759	1,243,108	2,321,022	231,790	1,983,261

Source: Tiberius Solutions

Table 13. Programs and Costs in Year of Expenditure Dollars, Page 4

	FYE 2048	FYE 2049	FYE 2050	FYE 2051	FYE 2052	FYE 2053	FYE 2054
Resources							
Beginning Balance	1,983,261	4,580,861	3,674,955	205,042	3,334,249	988,100	4,941,767
Interest Earnings	9,916	22,904	18,375	1,025	16,671	4,941	24,709
Transfer from TIF Fund	2,640,029	1,755,901	2,120,495	3,185,380	3,587,344	4,009,406	4,452,571
Bond/Loan Proceeds	-	6,250,000	-	-	-	-	-
Total Resources	4,633,206	12,609,666	5,813,825	3,391,447	6,938,263	5,002,447	9,419,048
Expenditures (YOE \$)							
8th Ave	-	-	-	-	-	-	-
Blankenship	-	-	-	-	-	-	-
City Hall Parking/Public Plaza	-	-	-	-	-	-	-
Façade Improvement Program	-	-	-	-	-	-	-
Historic Willamette Parking	-	(8,626,400)	-	-	-	-	-
Riverfront	-	-	(5,553,250)	-	(5,891,250)	-	(9,356,548)
Streetscape Beautification	-	-	-	-	-	-	-
Tannler	-	-	-	-	-	-	-
WFD	-	-	-	-	-	-	-
Willamette River Fishing Dock/Ladder	-	(129,396)	-	-	-	-	-
Financing Fees	-	(125,000)	-	-	-	-	-
Administration	(52,345)	(53,915)	(55,533)	(57,198)	(58,913)	(60,680)	(62,500)
Total Expenditures	(52,345)	(8,934,711)	(5,608,783)	(57,198)	(5,950,163)	(60,680)	(9,419,048)
Ending Balance	4,580,861	3,674,955	205,042	3,334,249	988,100	4,941,767	-

Source: Tiberius Solutions

VIII. REVENUE SHARING

Revenue sharing thresholds are expected to begin as the threshold set in ORS 457 (annual tax increment revenues in excess of 10 percent of the maximum indebtedness) is not expected to be met during the life of the Plan.

Revenue sharing means that at thresholds defined in ORS 457.470, the impacted taxing jurisdictions will receive a share of the incremental growth in the Area. The first threshold is when annual tax increment finance revenues exceed 10% of the original maximum indebtedness of the Plan (\$7,610,000). At the 10% threshold, the Agency will receive the full 10% of the initial maximum indebtedness plus 25% of the increment above the 10% threshold, and the taxing jurisdictions will receive 75% of the increment above the 10% threshold.

The second threshold is set at 12.5% of the maximum indebtedness (\$9,512,500). If this threshold is met, revenue for the area would be capped at 12.5% of the maximum indebtedness, with all additional tax revenue being shared with affected taxing districts.

If assessed value in the Area grows more quickly than projected, the revenue sharing thresholds could be reached earlier. If assessed value grows more slowly, they could be reached later.

IX. IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing of the maximum indebtedness, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the 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. These projections are for impacts estimated through FYE 2054 and are shown in Table 14 and Table 15.

The West Linn/ Wilsonville School District and the Northwest Regional Education Service District are not *directly* affected by the tax increment financing, but the amounts of their taxes divided for the urban renewal plan are shown in the following tables. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of tax increment financing, are substantially replaced with State School Fund revenues, as determined by a funding formula at the state level.

Table 14 and Table 15 show the projected impacts to permanent rate levies of taxing districts as a result of this Plan. Table 14 shows the general government levies, and Table 15 shows the education levies.

Table 14. Projected Impact on Taxing District Permanent Rate Levies - General Government, page 1

FYE	City of West Linn	Clackamas County City	County Extension & 4H	County Library	County Soil Conservation	TVF&R	Port of Portland	Srv 2 Metro	Vector Control	Subtotal
2025	(\$35,105)	(\$39,812)	(\$828)	(\$6,581)	(\$828)	(\$25,256)	(\$1,161)	(\$1,600)	(\$108)	(\$111,278)
2026	(\$54,512)	(\$61,820)	(\$1,286)	(\$10,218)	(\$1,286)	(\$39,218)	(\$1,802)	(\$2,484)	(\$167)	(\$172,793)
2027	(\$74,619)	(\$84,622)	(\$1,760)	(\$13,988)	(\$1,760)	(\$53,683)	(\$2,467)	(\$3,400)	(\$229)	(\$236,528)
2028	(\$95,732)	(\$108,565)	(\$2,258)	(\$17,945)	(\$2,258)	(\$68,873)	(\$3,165)	(\$4,362)	(\$294)	(\$303,451)
2029	(\$117,900)	(\$133,705)	(\$2,781)	(\$22,101)	(\$2,781)	(\$84,821)	(\$3,898)	(\$5,372)	(\$361)	(\$373,719)
2030	(\$141,176)	(\$160,102)	(\$3,330)	(\$26,464)	(\$3,330)	(\$101,567)	(\$4,668)	(\$6,433)	(\$433)	(\$447,501)
2031	(\$165,616)	(\$187,818)	(\$3,906)	(\$31,045)	(\$3,906)	(\$119,150)	(\$5,476)	(\$7,546)	(\$508)	(\$524,973)
2032	(\$191,279)	(\$216,921)	(\$4,511)	(\$35,856)	(\$4,511)	(\$137,612)	(\$6,325)	(\$8,716)	(\$586)	(\$606,317)
2033	(\$218,224)	(\$247,478)	(\$5,147)	(\$40,907)	(\$5,147)	(\$156,998)	(\$7,216)	(\$9,944)	(\$669)	(\$691,729)
2034	(\$246,517)	(\$279,564)	(\$5,814)	(\$46,210)	(\$5,814)	(\$177,353)	(\$8,151)	(\$11,233)	(\$756)	(\$781,412)
2035	(\$276,224)	(\$313,254)	(\$6,515)	(\$51,779)	(\$6,515)	(\$198,725)	(\$9,134)	(\$12,586)	(\$847)	(\$875,578)
2036	(\$307,417)	(\$348,628)	(\$7,250)	(\$57,626)	(\$7,250)	(\$221,166)	(\$10,165)	(\$14,008)	(\$943)	(\$974,453)
2037	(\$340,169)	(\$385,771)	(\$8,023)	(\$63,766)	(\$8,023)	(\$244,729)	(\$11,248)	(\$15,500)	(\$1,043)	(\$1,078,272)
2038	(\$374,559)	(\$424,771)	(\$8,834)	(\$70,212)	(\$8,834)	(\$269,471)	(\$12,385)	(\$17,067)	(\$1,148)	(\$1,187,282)
2039	(\$410,669)	(\$465,721)	(\$9,686)	(\$76,981)	(\$9,686)	(\$295,449)	(\$13,579)	(\$18,713)	(\$1,259)	(\$1,301,742)
2040	(\$448,584)	(\$508,719)	(\$10,580)	(\$84,088)	(\$10,580)	(\$322,726)	(\$14,833)	(\$20,440)	(\$1,375)	(\$1,421,925)
2041	(\$488,394)	(\$553,867)	(\$11,519)	(\$91,551)	(\$11,519)	(\$351,367)	(\$16,149)	(\$22,254)	(\$1,497)	(\$1,548,117)
2042	(\$530,195)	(\$601,272)	(\$12,505)	(\$99,387)	(\$12,505)	(\$381,441)	(\$17,531)	(\$24,159)	(\$1,626)	(\$1,680,619)
2043	(\$574,087)	(\$651,047)	(\$13,540)	(\$107,614)	(\$13,540)	(\$413,017)	(\$18,983)	(\$26,159)	(\$1,760)	(\$1,819,746)
2044	(\$620,172)	(\$703,311)	(\$14,627)	(\$116,253)	(\$14,627)	(\$446,173)	(\$20,507)	(\$28,259)	(\$1,901)	(\$1,965,830)
2045	(\$668,563)	(\$758,188)	(\$15,768)	(\$125,324)	(\$15,768)	(\$480,987)	(\$22,107)	(\$30,464)	(\$2,050)	(\$2,119,217)
2046	(\$719,372)	(\$815,809)	(\$16,966)	(\$134,848)	(\$16,966)	(\$517,541)	(\$23,787)	(\$32,779)	(\$2,206)	(\$2,280,274)
2047	(\$772,722)	(\$876,311)	(\$18,225)	(\$144,849)	(\$18,225)	(\$555,923)	(\$25,551)	(\$35,210)	(\$2,369)	(\$2,449,384)
2048	(\$828,740)	(\$939,838)	(\$19,546)	(\$155,350)	(\$19,546)	(\$596,224)	(\$27,403)	(\$37,762)	(\$2,541)	(\$2,626,949)
2049	(\$887,558)	(\$1,006,542)	(\$20,933)	(\$166,375)	(\$20,933)	(\$638,540)	(\$29,348)	(\$40,443)	(\$2,721)	(\$2,813,393)
2050	(\$949,318)	(\$1,076,580)	(\$22,390)	(\$177,952)	(\$22,390)	(\$682,972)	(\$31,390)	(\$43,257)	(\$2,911)	(\$3,009,159)
2051	(\$1,014,165)	(\$1,150,121)	(\$23,919)	(\$190,108)	(\$23,919)	(\$729,625)	(\$33,534)	(\$46,211)	(\$3,109)	(\$3,214,713)
2052	(\$1,082,255)	(\$1,227,338)	(\$25,525)	(\$202,872)	(\$25,525)	(\$778,611)	(\$35,786)	(\$49,314)	(\$3,318)	(\$3,430,544)
2053	(\$1,153,749)	(\$1,308,417)	(\$27,211)	(\$216,274)	(\$27,211)	(\$830,046)	(\$38,150)	(\$52,572)	(\$3,537)	(\$3,657,167)
2054	(\$1,228,818)	(\$1,393,549)	(\$28,982)	(\$230,345)	(\$28,982)	(\$884,054)	(\$40,632)	(\$55,992)	(\$3,768)	(\$3,895,122)
TOTAL	(\$15,016,411)	(\$17,029,460)	(\$354,161)	(\$2,814,869)	(\$354,161)	(\$10,803,316)	(\$496,533)	(\$684,238)	(\$46,041)	(\$47,599,190)

Source: Tiberius Solutions

Table 15. Projected Impact on Taxing District Permanent Rate Levies – Education

FYE	Clackamas Community College	ESD Clackamas	West Linn/Wilsonville School District	Subtotal	Total
2025	(\$9,243)	(\$6,105)	(\$80,617)	(\$95,965)	(\$207,243)
2026	(\$14,353)	(\$9,480)	(\$125,182)	(\$149,016)	(\$321,808)
2027	(\$19,647)	(\$12,977)	(\$171,356)	(\$203,981)	(\$440,509)
2028	(\$25,206)	(\$16,649)	(\$219,839)	(\$261,695)	(\$565,146)
2029	(\$31,043)	(\$20,505)	(\$270,746)	(\$322,294)	(\$696,014)
2030	(\$37,172)	(\$24,553)	(\$324,199)	(\$385,923)	(\$833,425)
2031	(\$43,607)	(\$28,803)	(\$380,324)	(\$452,734)	(\$977,707)
2032	(\$50,364)	(\$33,266)	(\$439,255)	(\$522,886)	(\$1,129,203)
2033	(\$57,459)	(\$37,952)	(\$501,133)	(\$596,544)	(\$1,288,274)
2034	(\$64,908)	(\$42,873)	(\$566,105)	(\$673,886)	(\$1,455,298)
2035	(\$72,730)	(\$48,040)	(\$634,325)	(\$755,095)	(\$1,630,674)
2036	(\$80,943)	(\$53,464)	(\$705,957)	(\$840,365)	(\$1,814,818)
2037	(\$89,567)	(\$59,161)	(\$781,170)	(\$929,897)	(\$2,008,170)
2038	(\$98,622)	(\$65,141)	(\$860,143)	(\$1,023,907)	(\$2,211,189)
2039	(\$108,130)	(\$71,421)	(\$943,066)	(\$1,122,617)	(\$2,424,359)
2040	(\$118,113)	(\$78,015)	(\$1,030,134)	(\$1,226,262)	(\$2,648,187)
2041	(\$128,595)	(\$84,939)	(\$1,121,556)	(\$1,335,090)	(\$2,883,207)
2042	(\$139,601)	(\$92,209)	(\$1,217,549)	(\$1,449,359)	(\$3,129,978)
2043	(\$151,158)	(\$99,842)	(\$1,318,341)	(\$1,569,342)	(\$3,389,088)
2044	(\$163,293)	(\$107,857)	(\$1,424,173)	(\$1,695,323)	(\$3,661,153)
2045	(\$176,034)	(\$116,273)	(\$1,535,297)	(\$1,827,604)	(\$3,946,822)
2046	(\$189,412)	(\$125,110)	(\$1,651,977)	(\$1,966,499)	(\$4,246,773)
2047	(\$203,459)	(\$134,388)	(\$1,774,491)	(\$2,112,339)	(\$4,561,723)
2048	(\$218,209)	(\$144,130)	(\$1,903,131)	(\$2,265,470)	(\$4,892,419)
2049	(\$233,696)	(\$154,360)	(\$2,038,203)	(\$2,426,258)	(\$5,239,651)
2050	(\$249,957)	(\$165,101)	(\$2,180,028)	(\$2,595,086)	(\$5,604,244)
2051	(\$267,032)	(\$176,379)	(\$2,328,944)	(\$2,772,355)	(\$5,987,067)
2052	(\$284,960)	(\$188,220)	(\$2,485,307)	(\$2,958,487)	(\$6,389,031)
2053	(\$303,784)	(\$200,654)	(\$2,649,487)	(\$3,153,926)	(\$6,811,093)
2054	(\$323,550)	(\$213,710)	(\$2,821,877)	(\$3,359,137)	(\$7,254,259)
TOTAL	(\$3,953,849)	(\$2,611,581)	(\$34,483,913)	(\$41,049,343)	(\$88,648,532)

Source: Tiberius Solutions Please refer to the explanation of the schools funding in the preceding section .

Table 16 shows the projected increased revenue to the taxing jurisdictions after tax increment proceeds are projected to be terminated. These projections are for FYE 2055. The Frozen Base is the assessed value of the Area established by the county assessor at the time the Area is established. Excess Value is the increased assessed value in the Area above the Frozen Base.

Table 16. Additional Revenues Obtained after Termination of Tax Increment Financing – FYE 2055

Taxing District	Tax Rate	From Frozen Base	From Excess Value	Total
General Government				
City of West Linn	2.1200	\$360,518	\$1,357,331	\$1,717,849
Clackamas County City	2.4042	\$408,848	\$1,539,290	\$1,948,138
County Extension & 4H	0.0500	\$8,503	\$32,013	\$40,516
County Library	0.3974	\$67,580	\$254,436	\$322,016
County Soil Conservation	0.0500	\$8,503	\$32,013	\$40,516
TVF&R	1.5252	\$259,369	\$976,510	\$1,235,879
Port of Portland	0.0701	\$11,921	\$44,882	\$56,803
Road District 2 WL	0.0000	\$0	\$0	\$0
Srv 2 Metro	0.0966	\$16,427	\$61,848	\$78,275
Vector Control	0.0065	\$1,105	\$4,162	\$5,267
Subtotal	6.7200	\$1,142,774	\$4,302,485	\$5,445,259
Education				
Clackamas Community College	0.5582	\$94,925	\$357,388	\$452,313
ESD Clackamas	0.3687	\$62,700	\$236,060	\$298,760
West Linn/Wilsonville School District	4.8684	\$827,900	\$3,116,995	\$3,944,895
Subtotal	5.7953	\$985,525	\$3,710,443	\$4,695,968
TOTAL	12.5153	\$2,128,299	\$8,012,928	\$10,141,227

Source: Tiberius Solutions

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

State law limits the percentage of both a municipality’s total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population. As noted below, the frozen base (assumed to be FYE 2023 values), including all real, personal, personal, manufactured, and utility properties in the Area, is projected to be \$170,055,875. The Clackamas County Assessors will certify the frozen base once the urban renewal plan is adopted.

The total assessed value of the City of West Linn in FYE 2023 is \$4,308,325,558. The percentage of total City assessed value in the urban renewal area is 3.9%, below the 25% threshold.

The Area contains 333.8 acres, including public rights-of-way, and the City of West Linn contains 5,184 acres. This puts 6.4 % of the City’s acreage in an urban renewal area, which is below the 25% threshold.

Table 17. Urban Renewal Area Conformance with Assessed Value and Acreage Limits

	Acreage	Assessed Value
West Linn Willamette Riverfront TIF Area	333.8	\$170,055,875
City of West Linn	5,184	\$4,308,325,558
% of City	6.4%	3.9%

Source: Compiled by Elaine Howard Consulting, LLC with data from Tiberius Solutions LLC, City of West Linn, Clackamas County Department of Assessment and Taxation (FYE 2023)

*Estimated value, exact value will be set by the Clackamas County Assessor upon adoption of the Plan.

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

This section of the Report describes existing conditions within the West Linn Riverfront TIF Area and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

A. Physical Conditions

1. Land Use

The Area is 333.8 acres, which is composed of 161 individual parcels encompassing 197.41 acres, and an additional 136.30 acres in public rights-of-way. An analysis of FYE 2023 property classification data from the Clackamas County Assessor’s Office were used to determine the land use designation of parcels in the Area. By acreage, Industrial accounts for the most prevalent land use within the area (44%) . This was followed by Commercial (29%). Detailed land use designations in the Area are shown in Table 18.

Table 18. Land Use in the Area

Land Use	Tax Lots	Acres	Percent of Acres
Industrial	21	85.93	43.53%
Commercial	75	57.62	29.19%
Miscellaneous	6	31.61	16.01%
Residential	54	17.56	8.90%
Manufactured	1	3.89	1.97%
Multi family	4	0.8	0.41%
TOTAL	161	197.41	100.00%

Source: Compiled by Elaine Howard Consulting with data from the Clackamas County Assessor’s Office (FYE 2023)

2. Comprehensive Plan Designations

The most prevalent comprehensive plan designation by acreage in the Area is Industrial (60%) followed by Neighborhood Commercial (32%). Detailed comprehensive plan designations in the Area are shown in **Table 19**.

Table 19. Comprehensive Plan Designations in the Area

Comprehensive Plan Designation	Tax Lots	Acres	Percent of Acres
Industrial	27	116.74	60.05%
Commercial	103	62.53	32.16%
Residential	9	8.59	4.42%
Mixed Use/Commercial	22	6.55	3.37%
TOTAL	231	194.41	100.00%

Source: Compiled by Elaine Howard Consulting with data from the Clackamas County Assessor's Office (FYE 2023)

3. Zoning Designations

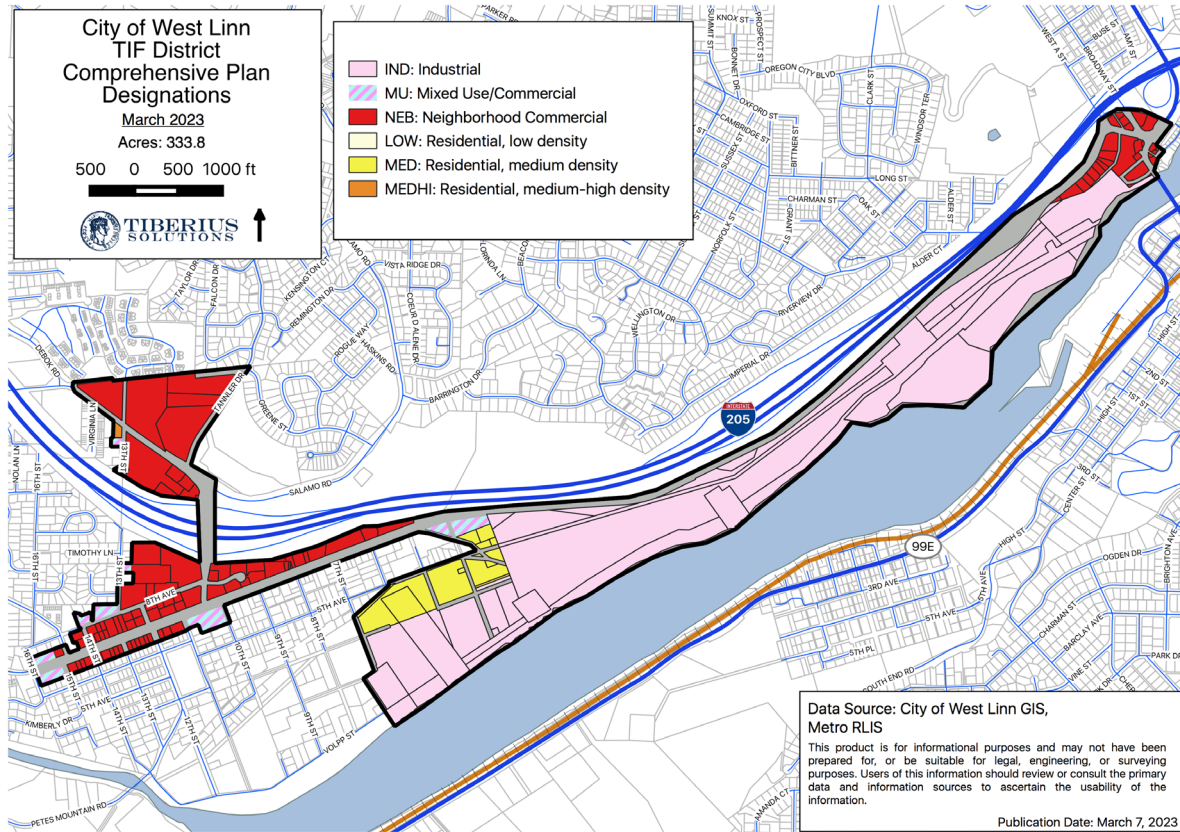
The most prevalent zoning designation by acreage in the Area is General Industrial (56%) followed by General Commercial (22%). Detailed zoning designations in the Area are shown in Table 20.

Table 20. Zoning Designations in the Area

Zoning Designations	Tax Lots	Acres	Percent of Acres
General Industrial	24	110.8	56.13%
General Commercial	98	43.86	22.22%
Office Business	5	21.37	10.83%
Residential10	7	7.64	3.87%
Mixed Use	22	6.55	3.32%
Campus Industrial	2	5.66	2.87%
Residential 7	2	1.17	0.59%
Residential 2.1	1	0.35	0.18%
TOTAL	161	197.4	100.00%

Source: Compiled by Elaine Howard Consulting with data from the Clackamas County Assessor's Office (FYE 2023)

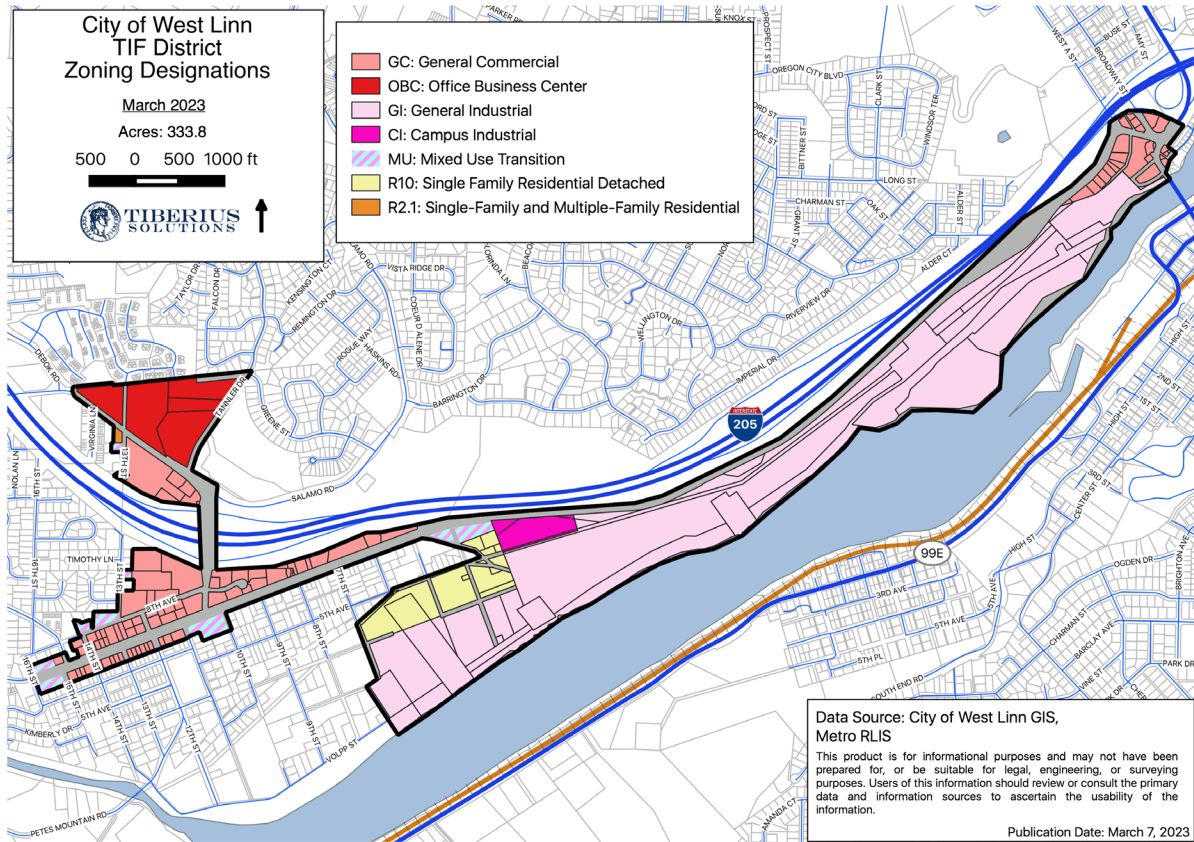
Figure 3. West Linn Urban Renewal Area Comprehensive Plan Designations



Source: Tiberius Solutions

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Figure 4. West Linn Urban Renewal Area Zoning Designations



Source: Tiberius Solutions

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B. Infrastructure

This section identifies the existing conditions in the Area to assist in **establishing blight in the ordinance adopting the urban renewal plan.** There are projects listed in several City of West Linn’s infrastructure master plans that relate to these existing conditions. The projects below are a compilation by West Linn staff of these projects. **This does not mean that all of these projects are included in the urban renewal plan.** The specific projects that are included in the Plan are listed in Sections II and III of this Report.

1. Transportation

Document /Project Name	Description
Willamette Falls Drive Concept Plan	
Pedestrian Plan, Project P56	Project P56 involves installing sidewalks on WFD from West A Street to Sunset Avenue. This segment of WFD is addressed by Segment 4 of the WFD Concept Plan
Pedestrian Plan Project, P57	Project P57 involves installing sidewalks on WFD from Sunset Avenue to 10th Street. This segment of WFD is addressed by Segment 3 of the WFD Concept Plan;
Bicycle Plan, B12	Project B12 involves installing cycle tracks on WFD from Willamette Drive to Sunset Avenue. This segment of the WFD is addressed by Segment 4 of the WFD Concept
Bicycle Plan, B13	Project B13 involves installing cycle tracks on WFD from Sunset Avenue to 10th Street. This segment of WFD is addressed by Segment 3 of the WFD Concept Plan; therefore, this project should be removed from the TSP.
Bicycle Plan, B38	Install two-way cycle track on north side of the roadway from Tannler Drive to Barrington Drive
Motor Vehicle Plan, M17	Project M17 involves installing a traffic signal at the WFD/Sunset Avenue intersection. The location and orientation of the WFD/Sunset Avenue intersection will be reconfigured as part of the WFD Concept Plan; therefore, this project should be removed from the TSP.
Motor Vehicle Plan, M33	Project M33 involves installing a traffic signal at the WFD/Willamette Drive intersection. The location and orientation of the WFD/Willamette Drive intersection will be reconfigured as part of the WFD Concept Plan; therefore, this project should be removed from the TSP and the City should refer to the WFD Concept plan.

Transportation Systems Plan	
P2 5th Avenue Sidewalks	Install sidewalks on the north side of the roadway from 11th Street to 7th Street
P4 8th Avenue Sidewalks	Install sidewalks on the south side of the roadway from 12th Street to 400 feet east of 12th Street
P 96 Tannler Drive Sidewalks	Install sidewalks on both sides of the roadway from Blankenship Road to Greene Street
LSC	8th Avenue extension from 14th Street to Dollar Street Local Street Low
M2 Tannler Street Realignment	Realign Tannler Street at Blankenship Road to align with the driveway located approximately 350 feet west
M3 Willamette Falls Drive/12th Street	Install a traffic signal when warranted
M4 Willamette Falls Drive/14th Street	Install all way stop control when warranted
M7 8th Avenue	Upgrade from 10th Street to 14th Street
M19 8th Court	Establish a crossover easement from the 8th Court terminus to Willamette Falls Drive when development occurs to preserve ingress and egress for existing and future development and provide relief to the 8th Court/10th Street intersection and secondary emergency access.
M20 10th Street	Install dual eastbound left-turn lanes at the 10 th Street/Willamette Falls Drive intersection.
M22 10th Street/8th Avenue-Court	Install channelization at the intersection to restrict the eastbound left, eastbound-through, northbound left, and westbound-through movements.
M23 Street/Blankenship Road	Widen Blankenship-Salamo Road to provide dual left-turn lanes at the westbound and northbound approaches to the intersection. Also, add a second exclusive right-turn lane at the eastbound approach to the intersection to address queuing.
M24 10th Street/ Willamette Falls Drive	Install a traffic signal when warranted

2. Storm Water

West Linn Storm Drainage Master Plan	
P1	Tannler Drive/Bernert Creek Basin Feasibility Study
R-9	Public Pond #18 Retrofit X
C-2	5th Avenue Culvert Replacement
C-3	Sunset Creek at Willamette Falls Drive Culvert Replacement

3. Sanitary Sewer

West Linn Sanitary Sewer Master Plan Update	
5.3.1.3 Willamette Drive (P-3)	<p>Project P-3 is located in wastewater basin 2B and consists of upsizing 614 feet of existing 12-inch gravity main to 15-inch gravity main along Willamette Drive between Magone Lane and Pimlico Drive. In addition, 69 feet of 15-inch gravity main is to be upsized to 18-inch gravity main along Dillow Drive from Willamette Drive to Tulane Street. This project resolves deficiencies identified under existing conditions due to relatively flat slopes for both sections of pipe. Both sections of pipe are surrounded by steeper sections upstream and downstream, a configuration that typically triggers the HGL to rise in the flat portions of the system.</p> <p>This is a medium priority project and is estimated to cost \$269,000. Note, this project is located in a basin (wastewater basin 2B), where an I/I reduction program might mitigate the need for this improvement.</p>

4. Water

West Linn Water System Master Plan	
ES 9 - Plate 1 in Appendix	Water Main and replacement of existing main
1	Willamette Falls Dr. from PRV to Pump Station Willamette 10 20 1 3,710 75% 320
2	Willamette Falls Dr. from Britton to Ostman Willamette 3, 4 12 2 1,686 56% 185
5	12th St. from Tualatin Ave. to Volpp St. on to 9th St. up to 5th Ave. Willamette 6 8 5 2,845 0%
6	10th St. from 5th Ave. to Leslies Way Willamette 2 8 5 678 0% 125

5. Parks and Recreation

Parks and Recreation	FROM TABLE G-1 2019 P&R Master Plan
Willamette River Fishing Dock/Ladder	Add permanent parking area, improve signage and access, provide covered area, connect to trail
Planned Willamette River Riverfront Trail	Acquire trail corridor property or easements and connect trail from Bernert Landing to Arch Bridge. Cost is a percentage of full \$1,825,000 cost in plan, which includes area outside of TIF District
Future Riverfront Park	Acquire property and transform into regional park to potentially include interpretation, swimming dock, plaza, heated shelter for events, tables, non-motorized boat launch, protect and restore natural resources, integrate extraordinary play opportunities, create trailhead, parking areas.

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C. Social Conditions

The following social conditions were taken from the American Community Survey 2015-2019 Five Year Estimates. The most common age bracket in the Area is under 45 to 54 years at 16%, followed by 55 to 64 years at 15%.

Table 21. Age in the Area

Age	Number	Percent
Under 5 years	1,365	5%
5 to 9 years	2,026	8%
10 to 14 years	2,060	8%
15 to 17 years	1,352	5%
18 to 24 years	1,814	7%
25 to 34 years	2,035	8%
35 to 44 years	3,231	12%
45 to 54 years	4,411	16%
55 to 64 years	4,120	15%
65 to 74 years	2,906	11%
75 to 84 years	1,015	4%
85 years and over	429	2%
TOTAL	26,764	100%

Source: American Community Survey 2016-2020 Five Year Estimates

According to the US Census Bureau, American Community Survey 2016-2020 Five Year Estimates, the block groups have 26,764 residents, 87% of whom identify as White alone. The analysis of race and origin are shown in the table below.

Table 22. Hispanic or Latino Origin by Race in the Area

Race	Number	Percent
White alone	23,206	86.7%
Black or African American alone	451	1.7%
American Indian and Alaska Native alone	94	0.4%
Asian alone	1,500	5.6%
Native Hawaiian and Other Pacific Islander alone	8	0.0%
Some other race alone	340	1.3%
Two or more races	1,165	4.4%
TOTAL	26,764	100%

Source: American Community Survey 2016-2020 Five Year Estimates

In the block groups, 62% of adult residents have earned a bachelor's degree or higher compared to 34% of Oregon residents. Another 25% have some college education without a degree. Ten percent have graduated from high school with no college experience.

Table 23. Education in the Area

Education	Number	Percent
Less than high school	486	3%
High school graduate (includes equivalency)	1,797	10%
Some college	3,307	18%
Associate's degree	1,271	7%
Bachelor's degree	7,078	39%
Master's degree	2,972	16%
Professional school degree	817	5%
Doctorate degree	419	2%
TOTAL	18,147	100%

Source: American Community Survey 2016-2020 Five Year Estimates

Of the means of transportation used to travel to work, the majority, 70%, drove alone with 8% carpooling.

Table 24. Means of Transportation to Work in the Area

Means of Transportation	Number	Percent
Drove alone	8,391	70%
Carpooled	988	8%
Public transportation (includes taxicab)	337	3%
Motorcycle	-	0%
Bicycle	102	1%
Walked	109	1%
Other means	9	0%
Worked at home	2,076	17%
TOTAL	12,012	100%

Source: American Community Survey 2016-2020 Five Year Estimates

Thirty-three percent of the incomes in the Area are below \$75,000. The median income for Oregon is \$65,667. Twenty-three percent of the family income in West Linn exceeds \$200,000 while for the State only 7.2% have incomes over \$200,000.

Table 25. Income in the Area

Income Range	Number	Percentage
Less than \$10,000	382	4%
\$10,000 to \$19,999	468	5%
\$20,000 to \$29,999	355	4%
\$30,000 to \$39,999	382	4%
\$40,000 to \$49,999	582	6%
\$50,000 to \$59,999	495	5%
\$60,000 to \$74,999	630	6%
\$75,000 to \$99,999	991	10%
\$100,000 to \$124,999	793	8%
\$125,000 to \$149,999	1,199	12%
\$150,000 to \$199,999	1,305	13%
\$200,000 or more	2,305	23%
TOTAL		

Source: American Community Survey 2016-2020 Five Year Estimates

D. Economic Conditions

1. Taxable Value of Property within the Area

The estimated total assessed value of the Area calculated with data from the Clackamas County Departments of Assessment and Taxation for FYE 2023, including all real, personal, manufactured, and utility properties, is estimated to be \$179,055,875. The County Assessor will certify the frozen base if the ordinance for the approval of the Plan is adopted by the City Council.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "Improvement to Land Value Ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L is often used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives.

Table 26 shows the improvement to land ratios (I:L) for properties within the Area. Seven percent of the tax lots are exempt, which means they do not pay taxes. These are typically government, utility or non-profit owned properties. Forty-two tax lots representing 42% of the acreage have no improvement value. For properties with improvements, fifty-two percent have I:L ratios less than 1.0. In other words, the improvements on these properties are worth less than the land they sit on. A reasonable I:L ratio for properties in the Area is 2.0. Only 46 of the 161 tax lots in the Area, totaling 37% of the acreage have I:L ratios of 2.0 or more in FYE 2023. In summary, the area is underdeveloped and not contributing significantly to the tax base in West Linn.

Table 26. Improvement to Land Ratios in the Area

Improvement to Land Ratio	Parcels	Acres	Percent of Acres
Exempt	7	31.82	16.12%
No Improvement Value	42	82.61	41.85%
0.01-0.50	9	19.48	23.48%
0.51-1.00	26	23.95	28.87%
1.01-1.50	17	5.65	6.81%
1.51-2.00	14	3.43	4.13%
2.01-2.50	4	3.76	4.53%
2.51-3.00	9	14.45	17.42%
3.01-4.00	10	4.66	5.62%
> 4.00	23	7.59	9.15%
TOTAL:	161	197.4	

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 VIII of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services.

The projects being considered for future use of urban renewal funding are for blight remediation and include transportation improvements, facilitating development of properties including mixed use and housing development, recreational improvements, economic development assistance to local businesses and plan administration. The use of tax increment allows the City to add an additional funding source to the City of West Linn general fund or system development charges funds to allow these projects to be completed.

It is anticipated that these improvements will catalyze development on the undeveloped and underdeveloped parcels in the Area. This development will require city services. However, as the property is within the city limits, the city has anticipated the need to provide services to the Area. As the development will be new construction or rehabilitation, it will be up to current building code which will aid in any fire protection needs. The transportation projects will also assist in fire protection needs in the Area.

The financial impacts from tax increment collections will be countered by future economic development, and, in the future, adding increases in assessed value to the tax base for all taxing jurisdictions, including the City. The Area encompasses 3.9% of the City of West Linn's assessed value. There will be an impact on the city budget as shown in Table 14. The City will need to address the impact as they do future budgets and revenue forecasting.

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

The reason for selecting the Area is to provide the ability to fund projects and programs necessary to cure blight within the Area. There are large parcels within the Area that are undeveloped or underdeveloped. There are also transportation deficiencies which impact the residents in West Linn.

The outcome of implementing these projects is anticipated to be substantial increase to the economic growth in West Linn by providing improved multi modal transportation access, new mixed used and housing development, additional recreational opportunities and providing tools inside the Area to assist with economic development.

XIII. RELOCATION REPORT

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