

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE

URA RESOLUTION NO. 84

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE MAKING FINDINGS AND DETERMINATIONS AUTHORIZING MINOR AMENDMENTS TO THE YEAR 2000 PLAN, AN URBAN RENEWAL PLAN OF THE CITY OF WILSONVILLE, RELATED TO AN URBAN RENEWAL PROJECT FOR A PUBLIC BUILDING FOR CITY OFFICES AND PUBLIC MEETING SPACES AND DEVELOPMENT OF SITE IMPROVEMENTS.

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

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

WHEREAS, Section 1201 of the Plan authorizes minor amendments to the Plan by a resolution of the Urban Renewal Agency (hereinafter "Agency") that describes the details of the minor change; and

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

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

WHEREAS, to accomplish the Plan objectives it is necessary and appropriate to amend Plan Section 601 "Urban Renewal Projects and Improvement Activities" to *include the construction of a Public Building for City Offices and Public Meeting Spaces, and development of site improvements including, but not limited to associated parking, lighting, landscaping, and infrastructure; and*

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

WHEREAS, the proposed minor amendment is consistent with the Plan's Goals and Objectives, specifically Sections:

402.B "To enhance opportunities for residential, civic, cultural, business and industrial property to be developed, redeveloped, improved, rehabilitated and conserved...";

402.B.1. "Insure a more attractive, functional and economically viable city";

402.F. "To create positive linkages among the public, residential, commercial and industrial sectors of the urban renewal area";

402.I "To cooperate and coordinate with programs to improve the Willamette Riverfront and to recognize the positive values and benefits that these improvements will have on the urban renewal area";

402.J. "To improve structural quality, visual appearance, capacity and traffic flow of roads within the urban renewal area that carry the major share of vehicular and pedestrian traffic";

402.L. "To install coordinated street furniture, night lighting and landscaping in areas of maximum pedestrian concentration"; and

WHEREAS, the urban renewal area is served and benefited by the addition of a public building for City Offices and Public Meeting Spaces and development of site improvements to the list of plan projects (1) by increasing public utilization of the renewal area by providing resident and employee access to high quality public park and meeting space facilities, (2) by affording "one-stop shopping" for municipal and Renewal Agency services in a single building, (3) by enhancing the opportunity for civic property development in an attractive and functional way, (4) by making fuller use of public and private investments previously made under the Plan, and (5) by creating positive linkages to and support of adjacent commercial and residential sectors of the Renewal Area

WHEREAS, the proposed amendment is consistent with local objectives, economic development policy and the City's Comprehensive Plan as set forth in Sections 403-405 of the Urban Renewal Plan. In addition, the amendment and consolidation of City offices would further Policy 3.1.14 of the Comprehensive Plan, which calls for provision of adequate works spaces and facilities in order to maximize the accessibility of City services to the public.

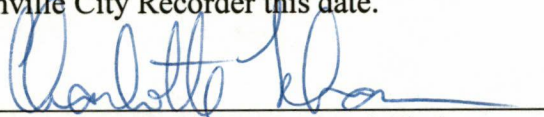
WHEREAS, based on these recitals, the Agency Board finds this minor amendment should be approved and adopted.

NOW, THEREFORE, THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The Wilsonville Urban Renewal Plan is hereby amended to change the Plan text, as shown in Exhibit 1, attached hereto and incorporated herein by this reference. This revised Plan language shall be included as part of the Plan.

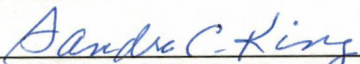
2. The effective date of this Resolution is June 3, 2002.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 3rd day of June 2002, and filed with the Wilsonville City Recorder this date.



CHARLOTTE LEHAN, Board Chair

ATTEST:



SANDRA C. KING, City Recorder

SUMMARY of Votes:

Board Chair Lehan	Yes
Board Member Kirk	No
Board Member Helser	Excused
Board Member Barton	Yes
Board Member Holt	Yes

List of Exhibits

Exhibit 1 Plan Text Amendment

EXHIBIT 1

(Deletions in ~~strikeout~~; additions in **boldface**)

- 601 Urban Renewal Projects and Improvement Activities - The following projects and activities are hereby deemed necessary to:

Eliminate blighting conditions and influences, and enhance residential livability;

Make the Area attractive for development, expansion, rehabilitation or re-development of existing businesses, industries and housing;

Create a physical, visual and economic environment that will attract new, job producing development on the Area's substantial vacant land; and to

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

Improve or construct public buildings within the project area to help carry out Plan objectives and benefit the urban renewal area.

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- 601 G) Civic Buildings

1) Barn Rehabilitation, Infrastructure, and Design and Construction of Public Building for City Offices and Public Meeting Spaces and Development of Site Improvements. In conjunction with Civic Center Park, rehabilitation of the historic barn for public use, ~~development of site improvements, and design and construction of a Public Building for City Offices and Public Meeting Spaces and development of site improvements, including, but not limited to parking, lighting, landscaping, and infrastructure.~~

609 B) Project Area Benefit from Barn Rehabilitation, ~~Infrastructure, and Design and construction of a Public Building for City Offices and Public Meeting Spaces, and development of site improvements:~~ ~~Public utilization of the renewal area will increase by providing (1) resident and employee access to high quality public park and meeting space facilities, and (2) "one stop shopping" for municipal and Renewal Agency services by co-locating city offices.~~ *tThe urban renewal area is served and benefited by the addition of the rehabilitation of the Barn and the design and construction of a Public Building for City Offices and Public Meeting Spaces and development of site improvements to the list of plan*

projects (1) by increasing public utilization of the renewal area by providing resident and employee access to high quality public park and meeting space facilities, (2) by affording "one-stop shopping" for municipal and Renewal Agency services in a single building, (3) by enhancing the opportunity for civic property development in an attractive and functional way, (4) by making fuller use of public and private investments previously made under the Plan, and (5) by creating positive linkages to and support of adjacent commercial and residential sectors of the Renewal Area.