

**GOVERNMENT CAMP VILLAGE
REVITALIZATION PLAN**

CLACKAMAS COUNTY, OREGON

(AS AMENDED)

PART ONE - TEXT

PART TWO – EXHIBITS

PREPARED BY

**CLACKAMAS COUNTY
DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

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Amendments

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SECTION 100 – INTRODUCTION

This Tax Increment Financing (Urban Renewal) Plan, hereinafter called the Government Camp Village Revitalization Plan, was prepared pursuant to Chapter 457 of the Oregon Revised Statutes (ORS 457) and other relevant local, state, and federal laws and ordinances. This plan shall be known as the Revitalization Plan for Government Camp Village and consists of Part One - Text, and Part Two - Exhibits.

Project proposals herein were developed through the joint efforts of the Government Camp Tax Increment Financing Advisory Committee (property owners and residents from the Government Camp Area), private consultants, officials, and staff from affected special districts and the County's various departments. These proposals are consistent with the County's Comprehensive Plan, Zoning and Development Ordinance, and Economic Revitalization Plan. Project proposals set forth in this plan have been designed to remedy blighting conditions in the Government Camp Revitalization Area in accordance with sound planning principles and objectives.

The first amendment was a substantial amendment to the Government Camp Village Revitalization Plan. It made the following changes:

Specified a date beyond which the District may not incur bonded indebtedness.

Defined and distinguished between a Substantial Plan Amendment and Minor Plan Amendment.

The second amendment was a substantial amendment that established a maximum amount of indebtedness that could be issued or incurred under the Plan.

The third amendment (minor) amended various sections of the Plan

SECTION 200 - DEFINITIONS

The following definitions will govern the construction of this plan unless the context requires otherwise:

- A. "Agency" or "CCDA" means the Clackamas County Development Agency, which is the designated Urban Renewal Agency of the County of Clackamas, Oregon, having been established pursuant to ORS 457.
- B. "Board" or "Board of County Commissioners" means the legislative body authorized under law to be the governing body of Clackamas County, Oregon.
- C. "County" means the County of Clackamas, State of Oregon.
- D. "Development and Disposition Agreement" means the contract between the developer and the Urban Renewal Agency, setting forth rights and obligations of both parties regarding any development authorized by the Plan and/or Report.
- E. "Exhibit" means an attachment, either narrative or map, to this Government Camp Village Revitalization Plan, Part Two - Exhibits.
- F. "Government Camp Loop Road" means the former right-of-way of State Highway 26, which is located north of the current alignment of State Highway 26. This road is also known as Highway 26 Business Alternate.

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- G. "Main Street" means the portion of the Government Camp Loop Road located within the Village Center (the 4-block area between Olive Street and Wyeast Trail.)
- H. "Overhead transportation link" means any form of mechanized, rapid transit which is used to transport visitors from Government Camp to ski permit areas. As used here, "overhead transportation links" include but are not limited to gondolas, tramways, ropeways and other types of aerial transportation.
- I. "Planning Commission" means the Planning Commission of Clackamas County, Oregon.
- J. "Project" means any undertaking or activity within the Government Camp Revitalization Area, such as a street project, an employee housing project, or any other single activity which is authorized and for which implementing provisions are set forth in this Government Camp Village Revitalization Plan.
- K. "Redeveloper" means anyone acquiring property from the agency or receiving financial assistance from the Agency for the physical improvement of privately or publicly held property.
- L. "Revitalization Area" "District" or "Area" means the entire area encompassed by this Government Camp Village Revitalization Plan, the boundary of said Area being described in Part Two - Exhibit Two.
- M. "Revitalization Plan" or "Plan" means the Government Camp Village Revitalization Plan, an urban renewal plan adopted pursuant to Urban Renewal Law.
- N. "Text" means the written Revitalization Plan for the Government Camp Area, Part One - Text.
- O. "TIF Advisory Committee" means the advisory committee composed of Government Camp business owners, ski operators, year-round and part-time residents, and property owners, which was formed to assist the County in developing the revitalization plan.
- P. "State" means the State of Oregon.
- Q. "Urban Renewal Law" means Oregon Revised Statute, (ORS 457) Chapter 457, the State Urban Renewal Law. This Revitalization Plan was prepared to meet all requirements of the Urban Renewal Law.
- R. "Village Center" means the commercial core of the Village of Government Camp. The Village Center is bisected by Government Camp Loop Road and bounded by Lige Lane to the north, Olive Street to the east, Steel Lane to the south, and Wyeast Trail to the west.

SECTION 300 - DESCRIPTION OF THE REVITALIZATION AREA BOUNDARY

The Government Camp Revitalization Area includes the Village of Government Camp, the three ski areas--Timberline, Multorpor Ski Bowl, and Summit--and surrounding Forest Service and privately-owned lands.

Reasons for selecting the Revitalization Area are described in detail in Sections 100 and 200 of the Government Camp Village Report on the Revitalization Plan. Briefly, the Village of Government Camp is considered to be blighted and in need of revitalization because of the existence of inadequate roads, public right-of-ways, and public facilities; deteriorated and dilapidated structures; stagnant and unproductively utilized land; and economic dislocation resulting from faulty planning.

The three ski permit areas--Timberline, Multorpor Ski Bowl, and Summit--are included within the Revitalization Area boundary because they have close physical and economic links to the Village and they are characterized by a number of blighted conditions.

Both ski permit areas rely on the parking and road facilities, business support services (restaurants, ski rental shops, etc.), and supply of employee housing in Government Camp for their success. The Village, in turn, is highly dependent on the continued economic and physical stability of these ski areas. The ski permit areas provide jobs, visitors, and a large portion of the property taxes necessary to keep Government Camp functioning as a viable community. In summary, Government Camp and these two ski areas are mutually dependent on one another with blighted conditions in one area affecting the other.

Blighting conditions in the ski permit areas revolve around circulation and economic stability. Inadequate roads and parking facilities have created major circulation problems for both ski permit areas and the Village over the past few years. Forced to close in the mid-1980s, Multorpor/Ski Bowl has had to grapple with economic deterioration, obsolescent conditions, and depreciated property values in recent years. Tax foreclosure on this property had a major economic impact on the village of Government Camp a few years ago. The ski areas' present and future stability are important to the economic well-being of the entire community.

U.S. Forest Service land located between the two ski permit areas and the Village of Government Camp is also included within the boundary of the Revitalization Area. A number of proposed projects necessary to alleviate blight in Government Camp and the ski permit areas will be constructed on this land. These projects include an overhead transportation link, improvements to trails, a Nordic ski center and a snow storage area. These projects will help meet the U.S. Forest Service's objective of providing diverse recreational and conservation uses on forest lands, while also addressing blighting conditions facing Government Camp.

The boundary of the Revitalization Area is shown on the Revitalization Plan Boundary Map and included as Exhibit One of this Plan. The narrative of the legal boundary description is included in Exhibit Two.

SECTION 400 - DECLARATION OF NECESSITY, PURPOSE, AND REVITALIZATION PLAN OBJECTIVES

Legal Rationale for Establishing the District

Government Camp Village is both physically and economically blighted. Over the past few decades, this area has been characterized by physical deterioration, underutilization of property, and minimal infrastructure improvements. Moreover, declining property values, minimal growth, and reduced local investment have affected the capacity of the area to finance necessary improvements.

The "Report on the Plan" identifies the specific deficiencies and conditions in the Government Camp Revitalization Area and describes the adverse effect they have on the community. The extent of physical deterioration and the lack of adequate public facilities suggest that conditions in Government Camp will not improve without a major public investment.

Accordingly, the Board of County Commissioners, upon recommendation of the Clackamas County Planning and Economic Development Division and the County Planning Commission, declares a need to undertake projects to correct such deficiencies and conditions. These projects will also provide for an economically, socially, and environmentally sound community consistent with the Clackamas County Comprehensive Plan and with the objectives of this Revitalization Plan.

Revitalization Plan Visions

The TIF Advisory Committee has worked with County Staff to formulate a specific set of visions for the future of Government Camp. These visions form a comprehensive policy framework which will guide the revitalization of the village over the next two decades. The TIF Advisory Committee's visions for Government Camp are outlined below:

Vision #1: Improved Access and Circulation

1. Government Camp should be easily accessible and convenient to both visitors and residents. The village should be visible from Highway 26 and easily recognized as a retail/tourism center.
2. Government Camp should have good automobile access and circulation. People should be able to park conveniently to both their homes and shops during all seasons of the year.
3. Government Camp should be a comfortable place for pedestrians to walk.
4. Government Camp should have convenient circulation between the north and south sides of the village (over Route 26).

Vision #2: Main Street Revitalization and Development

1. Main Street should be an aesthetically pleasing, charming place for people to visit. The village should be well-maintained, have nice storefronts and landscaping, and be a pleasant place for people to shop.

2. Main Street should have a unified look and theme, without being phony or slick. Cascadian Architecture should predominate.
3. Main Street shops should meet the needs of both residents and tourists. It should have a "mountain-orientation", focusing on the activities and amenities special to Mount Hood.
4. Main Street should be an interesting place with many activities. There should be a central focal point of the village, where special events or gatherings take place. Festivals, arts and sports programs, and seasonal activities can help make the town more lively.

Vision #3: Growth of Resorts and Recreation

1. Government Camp should be a quality, small-scale, destination resort area with year-round activities. It should be oriented to tourists, but also keep the needs of year-round and seasonal residents in mind.
2. Government Camp should be an affordable place to live for resort employees and year-round residents.
3. Government Camp should take advantage of the many recreational opportunities the Mount Hood Area has to offer. The village should strengthen its links to surrounding recreational activities such as cross country skiing, backpacking, mountain climbing, and fishing. The village should also develop its own recreation areas.
4. Government Camp should emphasize the scenic and natural qualities offered by its unique location on the slopes of Mount Hood. The village should preserve surrounding forest areas and scenic, mountain views.

Purpose and Objectives of the Revitalization Plan

- A. The primary purpose of the Revitalization Plan is to eliminate existing and future blighting influences. The Plan is also intended to enhance the unique nature and economic viability of the Government Camp community by improving the community's condition, function, and appearance.
- B. The TIF Advisory Committee and County Staff have identified a four-pronged strategy to eliminate blight and help Government Camp achieve the three broad visions outlined above.
- C. In addition to the above objectives, the Revitalization Plan is intended to:
 1. Complement and support public improvements installed by private developers of commercial, recreational, and resort projects;
 2. Provide more effective planning to support the Government Camp "business district" and eliminate economic dislocation;
 3. Provide public access to, and increase the use of, recreational areas within the Revitalization Area;
 4. Eliminate blighting influences, such as poor storm drainage, substandard and/or obsolete buildings, nonconforming land uses, lack of public recreation areas, and underutilized land;

5. Install or improve public facilities, such as streets, sewers, curbs, sidewalks, and street lighting where necessary to provide both short- and long-range mobility and safety needs;
6. Rehabilitate and conserve properties compatible with this Plan;
7. Encourage the development of environmentally and economically sound residential, commercial, and recreational facilities that make productive use of currently underdeveloped land;
8. Create new taxable value to reduce the long-term tax burdens of County residents and other taxpayers.

SECTION 500 - LAND USE PLAN AND DEVELOPMENT CONTROLS

Two map exhibits, describing the land use elements of this Revitalization Plan, are herewith attached in Part Two of this Plan. They are:

Exhibit One - "Revitalization Plan Boundary"

Exhibit Three - "Government Camp Village Comprehensive Plan and Existing Land Use"

In all instances, land use, development, and redevelopment shall be subject to the controls, conditions, and regulations set forth in the Clackamas County Comprehensive Plan and Zoning and Development Ordinance.

SECTION 505 - LAND USES TO BE PERMITTED

A majority of the land within the Revitalization Area is under the jurisdiction of the U.S. Department of Agriculture, Forest Service. The Mount Hood National Forest has management responsibility for these public lands and manages their use in accordance with the Mt. Hood Unit Plan Environmental Statement 1977. Multiple uses permitted on Forest Service lands include timber production and mineral extraction, various recreational uses, special uses, and watershed protection. The non Federal property within Government Camp is under the jurisdiction of Clackamas County. Land use is governed by the Clackamas County Comprehensive Plan and its implementing ordinances.

SECTION 510 - DEVELOPMENT CONTROLS

All development under this Revitalization Plan shall conform to and implement the applicable portion of the adopted Clackamas County Comprehensive Land Use Plan and the conditions, limitations, and restrictions contained in the Planning, Zoning, Building, and other applicable codes of the County of Clackamas, and any other applicable state and federal laws and regulations controlling the use of property in the Revitalization Area.

Amendments to the Clackamas County Comprehensive Land Use Plan Map and Zoning Map shall be included by reference in this Plan to include Exhibit 3 (Government Camp Village Comprehensive Plan and Existing Land Use). In the event there is a conflict between this Revitalization Plan and the Comprehensive Plan, the Comprehensive Plan shall govern. Additional conditions over and above those established in the Comprehensive Plan may be

placed on a specific site or property as a condition for receiving funding for a project or as a part of a development and disposition agreement.

SECTION 515 - APPLICABILITY OF CONTROLS UPON REAL PROPERTY WITHIN THE REVITALIZATION AREA

Provisions and requirements in the Plan shall apply to all private property and real property acquired by the Development Agency within the Revitalization Area.

SECTION 600 - ACTIONS WHICH MAY BE USED TO IMPLEMENT THE PLAN AND TO ACHIEVE PLAN OBJECTIVES

Sections 605 through 640 identify the actions which may be undertaken by the Agency or the County to implement this Revitalization Plan. The Report on the Revitalization Plan describes the schedule for various projects and activities.

SECTION 605 - PUBLIC IMPROVEMENTS

In order for the Government Camp Village Revitalization Plan to be implemented, several public improvements must be made. All improvements were included in this Revitalization Plan and the Report on the Revitalization Plan according to the following criteria:

- * The project must be legally eligible for tax increment funding or have alternative funding.
- * The total cost of all projects should not exceed revenue estimates.
- * The project fulfills a broad public need and serves the revitalization area.
- * The project requires a comprehensive approach to design and construction and encourages the orderly redevelopment or development of the area.

The following is a narrative description of projects to be fully or partially funded with tax increment financing revenue. Final design, engineering, scheduling, and cost estimates will be the responsibility of the Clackamas County Development Agency, unless the project is undertaken in cooperation with others.

GOVERNMENT CAMP TIF DISTRICT PROJECT DESCRIPTIONS

A. ACCESS AND CIRCULATION

1. INSTALL VILLAGE ENTRY and BUSINESS DIRECTORY SIGNS

RATIONALE: Currently the entrances to Government Camp and the Village Center are not adequately marked. The village is not easily recognized from the highway and many drivers either do not know that Government Camp exists or must make dangerous, last-minute turns into the community.

DESCRIPTION: This project erects entrance signs, possibly over the Government Camp Loop Road, to appropriately identify Government Camp and invite visitors off Highway 26. The two identification signs, placed at each end of Government Camp Loop Road, will be constructed of natural materials in keeping with Government Camp's Cascadian architectural theme. The signs will be illuminated and the area around the signs landscaped with native vegetation. This project also includes a business identification sign incorporated into the entrance sign itself or as a separate freestanding structure.

2. ILLUMINATE AND IMPROVE HIGHWAY 26/GOVERNMENT CAMP LOOP ROAD INTERSECTIONS

RATIONALE: Turning movements at the east and west intersections of Highway 26 and the Government Camp Loop Road are dangerous, particularly during the winter ski season. Greater turning volumes resulting from future growth will hasten the need for upgrading these intersections with additional turn lanes or signalization.

DESCRIPTION: This project involves discussions with ODOT and the community to persuade ODOT to install high-intensity highway interchange illumination at the east and west intersections of the Government Camp Loop and Highway 26 to improve nighttime auto safety. These lights will be installed in accordance with ODOT and federal highway specifications.

3. IMPROVE RESIDENTIAL STREETS

RATIONALE: Most of the roads serving the cabins north of the Government Camp Loop Road are not improved or plowed. This lack of plowed parking spaces is a major wintertime problem in Government Camp. Cabin owners are forced to park along the Government Camp Loop Road, thus reducing the availability of customer parking, and hurting local businesses. Local residents, fire safety personnel, and repair people have difficulty accessing residential properties, creating additional safety and health hazards for the community.

DESCRIPTION: Phase I of this project grades and paves Blossom Trail, Lige Lane and Meldrum, Yule, and Olive Streets, north of the Government Camp Loop Road, within their existing right-of-ways to permit snow removal and provide an estimated 60 overnight parking spaces for residents.

Phase II of this project improves the following residential streets in the community: Steel Lane, Little Trail, Lige Lane, Church Street, Union Street, Montgomery Street, Mucoy Street, Yodel Lane, Camp Creek Trail, Meldrum Street (south of the Government Camp Loop Road), Ski Haus Lane, and Darr Road. These improvements will include grading and some type of surface treatment such as chip-sealing or paving. Local residents' needs and preferences will be incorporated into the specific design for residential road improvements.

4. DEVELOP SNOW MANAGEMENT FACILITIES

RATIONALE: Government Camp's current snow removal procedure does not effectively clear streets, makes use of privately-owned property and results in heavy vegetation damage that is unsightly in the summer. Current snow removal procedures need to be modified in order to improve vehicular circulation in the wintertime, make more efficient use of existing, and privately-owned land, and remove physical blight from the community.

Alternative methods of snow removal, used by other alpine communities, suggest that windrowing the snow to the middle of the road and hauling it away to another location is most appropriate for somewhat urbanized areas such as Government Camp.

DESCRIPTION: This project funds improvements to the streets and sidewalk areas for snow management, including but not limited to heating systems that melt the snow and reduce the need for snow removal, collection and storage.

5. INSTALL GOVERNMENT CAMP LOOP ROAD STREET LIGHTS

RATIONALE: To increase both pedestrian and auto safety along the Government Camp Loop Road, street lights should be installed approximately every 300 feet apart.

DESCRIPTION: This project installs street lights along the entire length of the Government Camp Loop Road, with the exception of Main Street in the Village Center. These self-activating lights will be either typical projecting street lights attached to a telephone pole, or freestanding pole lights. Lighting for the Main Street area is described in Project No. 13.

6. INSTALL NEW STREET IDENTIFICATION SIGNS

RATIONALE: The narrow, unimproved residential streets of Government Camp are poorly marked and difficult to find. New street signs would aid fire and safety personnel as well as tourists and visitors.

DESCRIPTION: This project installs street signs throughout the Government Camp Revitalization Area.

7. CONSOLIDATE ALL HIGHWAY 26 DIRECTIONAL SIGNS

RATIONALE: A proliferation of highway directional signs to Government Camp, individual ski areas, and recreational opportunities is thought by some to be confusing and unorganized. This visual blight also interferes with efficient access to the Village.

DESCRIPTION: This project involves discussions with ODOT and an effort toward sign coordination and consolidation in association with the proposed Government Camp entrance sign/business directory.

8. FACILITATE A RIGHT-TURN ENTRANCE ONTO MULTORPOR DRIVE

RATIONALE: Access to the Multorpor ski area and other properties south of Highway 26 is currently via the Government Camp Loop Road and the Multorpor Drive overpass. Left turns onto the Government Camp Loop Road by eastbound travelers are dangerous and congest traffic in the area. Skiers also tend to park along the Government Camp Loop Road rather than crossing the steeply graded Multorpor Overpass. Improved access would encourage skiers to better use available parking and ski lifts at Multorpor/Ski Bowl.

DESCRIPTION: This project provides a direct right-turn-only access to Multorpor Drive from eastbound Highway 26, eliminating the need for left turns at Government Camp's west entry. The Development Agency will help fund the land acquisition (see Exhibit 5), preliminary and final engineering, and construction necessary to complete this project.

9. FUND ADDITIONAL PUBLIC PARKING SPACES

RATIONALE: A lack of wintertime public parking spaces in Government Camp is currently a problem and is a major constraint on the community's economic viability and efficient and productive development of vacant land.

DESCRIPTION: This project provides funds to develop more public parking as needed, through the purchase and development of municipal parking facilities or in conjunction with new private development.

10. IMPROVE PEDESTRIAN CIRCULATION THROUGHOUT THE VILLAGE

RATIONALE: Safe and convenient pedestrian circulation throughout Government Camp is not currently available to residents and visitors. Currently, cabins north of Highway 26 are within walking distance of the Village Center but lack pedestrian facilities. Government Camp will be most efficiently developed if it maintains the character of a small pedestrian-oriented alpine village.

Pedestrian movement across Multorpor Drive is also difficult and dangerous. The existing Multorpor Drive overpass does not have sidewalks or bike lanes. The safe movement of pedestrians and bicycle riders across the overpass has become a problem. Pedestrians particularly have difficulty crossing Highway 26 in winter. This pedestrian/auto conflict will worsen as the community develops and traffic increases.

DESCRIPTION: This project establishes a community-wide pedestrian pathway system for the Village of Government Camp. This project will provide funds for signing, purchase of easements if necessary, and some pathway improvements along Blossom Trail, Little Trail, Multorpor Drive, and Steel Lane east of Multorpor Drive (see Exhibit 5). Other pedestrian improvements that enhance circulation to and from the Village Center may also be included in this project. Such improvements include a pedestrian overpass or tunnel at one or both of the entries to the Village of Government Camp.

11. IMPROVE AUTO ACCESS TO THE SOUTH

RATIONALE: Development of vacant properties south of Highway 26 to permitted plan densities will require the construction of a new southern loop road. The alignment of this new access road with the existing Government Camp Loop road and the type of intersection improvement will need to be determined once a clearer picture of the type of development proposed for this area is available.

DESCRIPTION: This project provides funds toward the planning and construction of a southern access road. Once the design of this route is determined, this Plan will be amended to provide more details on site acquisition and alignment.

B. MAIN STREET IMPROVEMENTS

12. CONSTRUCT MAIN STREET PEDESTRIAN WALKWAYS

RATIONALE: Even though Highway 26 was moved south of Government Camp's Village Center years ago, Main Street (old Highway 26) still looks much the same as it did when it was the primary route between Portland and eastern Oregon. The Main Street right-of-way is 80 feet wide, with approximately 90 feet between store fronts. The entire right-of-way is paved, giving it the appearance of a four-lane highway. This has inhibited the development of the coherent, pedestrian-oriented Village Center Government Camp that the community needs in order to efficiently use available land.

To improve physical conditions in the Village Center, it is critical that pedestrians be physically separated from automobiles and that a pleasant pedestrian atmosphere be created.

DESCRIPTION: This project constructs approximately 1200 linear feet of sidewalk with curbs along the four blocks of the Government Camp Loop Road between Wyeast Trail and Olive Street. These sidewalks may be covered if future maintenance and design studies find that this is feasible. The feasibility of geothermal heating for these sidewalks will also be explored (see Project No. 28).

13. INSTALL MAIN STREET PEDESTRIAN AMENITIES

RATIONALE: Improving Main Street and making the Village Center into a "people place," the central focal point of Government Camp, will help the community to use its Village Center land more productively.

DESCRIPTION: This project adds pedestrian amenities such as street lights, sitting walls, benches, trash receptacles, informational signage, planters, and hanging flower baskets to the pedestrian walkways along Main Street. Street lighting will be an integral part of these pedestrian improvements. Street lights will be located at each Main Street intersection, and spaced approximately every 50 feet midblock. Pedestrian amenities will abide by the Cascadian architectural theme and design guidelines established for the community (see project #14). To be protected from damage by vehicles and snow plowing equipment, these improvements will be constructed in conjunction with Main Street sidewalks.

14. DEVELOP A DESIGN REVIEW and SIGN ORDINANCE

RATIONALE: Government Camp is currently characterized by a number of dilapidated and obsolete structures. Future redevelopment of these buildings as well as new developments should be encouraged to reflect the unique alpine character of the area. These physical improvements will help eliminate the visual blight currently hampering productive development in the Village.

DESCRIPTION: This project provides for the development of an appropriate design review and sign ordinance for the non-residential properties of Government Camp. The development of such design guidelines will include consideration of adoption of an overall theme such as Cascadian architecture.

15. IMPROVE THE BARLOW ROAD MARKER PUBLIC SPACE

RATIONALE: The Barlow Road monument is a reminder of our history as a state and of the important role the Government Camp area played in the Oregon story. The Barlow Road monument at the east end of the Village Center could serve as both a tourist attraction and a community focal point. This monument has suffered from deferred maintenance and is presently in a state of disrepair.

DESCRIPTION: This project improves the area around the existing Barlow Road monument. Such improvements include the construction of seating areas and the addition of landscaping. A display or kiosk, providing a brief history of the Barlow Road and Government Camp and other information is also proposed for this project. Flagpoles with banners will add color and interest to this site. A contest to develop a plan to improve this area within these general guidelines could generate community interest and a sense of pride and ownership for the project.

16. PROVIDE FACADE IMPROVEMENT INCENTIVES

RATIONALE: Government Camp is currently characterized by a number of dilapidated and obsolete commercial structures. A number of other structures are in need of improved signage, interior design, and facade upgrades. Most small businesses in the area find such investment to be beyond their means.

DESCRIPTION: This project provides incentives in the form of low or no interest loans and/or matching grants to assist or encourage facade, interior arrangement and sign improvements. These improvements will be consistent with architectural theme and design standards adopted by the community.

C. RECREATIONAL IMPROVEMENTS

17. OVERHEAD TRANSPORTATION LINK/PEOPLE MOVER: FEASIBILITY, IMPACT ASSESSMENT AND PRELIMINARY ENGINEERING

RATIONALE: A direct overhead transportation link between Government Camp and the Timberline/Ski Bowl/Multnomah ski areas is necessary to remedy existing vehicular circulation and parking problems within the Revitalization Area. Such a transportation link would facilitate movement in and around Government Camp and the ski areas.

DESCRIPTION: This project funds a study to determine the economic feasibility of an overhead transportation link and people mover, identify preferred routes, and estimate operational costs. This project will also provide funds for an environmental impact statement and preliminary engineering studies if an overhead transportation link is found to be feasible.

18. RECREATIONAL TRAIL AND BARLOW ROAD IMPROVEMENTS

RATIONALE: Government Camp needs to take greater advantage of the many recreational opportunities the Mt. Hood area has to offer and position itself as a center for cross-country skiing, hiking, and bike riding activities. This would provide the community with greater year-round, economic health as well as provide improved recreational amenities for residents.

Development of more trails on surrounding Forest Service lands that connect to the community would be one step in this direction. Improvements to the Barlow Road would also assist the community in capturing the growing historical tourism market in Oregon.

DESCRIPTION: This project promotes the development of more trails by the Forest Service. This project will fund the development and construction of informational and directional signage along some trails and fund necessary connections from the trail system to Government Camp. This project will also help identify the Barlow Trail as it relates to Government Camp and, in conjunction with the Forest Service, promote its preservation on publicly-owned lands.

19. IMPROVE CROSS-COUNTRY SKI AREAS/TRAILS

RATIONALE: Existing cross-country ski facilities in Government Camp are somewhat deteriorated and suffering from deferred maintenance combined with heavy use. The addition of cross-country skiing facilities will provide the community with greater year-round, economic viability as well as provide improved recreational amenities for residents. Nighttime cross-country skiing would provide an incentive for the much-needed development of additional overnight accommodations in Government Camp.

DESCRIPTION: This project provides funds to site, develop and construct a nordic ski center, and illuminate cross-country ski areas and/or trails as needed in the Government Camp area.

20. BUILD OUTDOOR ATHLETIC/RECREATIONAL FACILITIES

RATIONALE: Government Camp needs to provide additional developed recreational facilities within walking distance of the community's residential areas.

DESCRIPTION: This project provides funds for the construction of outdoor athletic and recreational facilities for the residents of Government Camp. These facilities will include tennis courts which could be converted into an ice skating rink, picnic areas, and a snow play area.

21. BUILD A DRYLAND TRAINING FACILITY

RATIONALE: A dryland training center with weight training facilities and other exercise equipment would provide Government Camp with greater year-round, economic viability as well as provide improved recreational amenities for residents. Such a facility would be utilized by the many summer ski camps and ski teams that seek summer ski training on Mount Hood in the summer and local residents.

DESCRIPTION: This project provides funds to construct such a small, indoor dryland training facility for Government Camp. This facility could also serve as a Nordic Ski Center in the winter.

22. PROMOTE DEVELOPMENT OF A NATURE CENTER

RATIONALE: The development of a nature center within close proximity to the Village would encourage the preservation of wetland areas within the Revitalization Area. This environmental mitigation measure will help improve drainage conditions in the community. Such a facility would also provide additional recreational activities for the area and would help

restore economic health to the community by providing another year-round tourist attraction for the Village.

DESCRIPTION: This project helps fund the development of a nature center on approximately thirty acres of the Nature Conservancy property (located south of Highway 26 and west of Multorpor Road. Such a nature center will consist of nature trails, elevated boardwalks, interpretive signs, information/education stations, and a small parking area. Maintenance and operation of the nature center will be undertaken by a separate agency or nonprofit organization (such as the Forest Service or the Audubon Society) through special agreements with the Development Agency.

D. IMAGE IMPROVEMENTS

23. CONDUCT A BLIGHT REMOVAL PROJECT AND UNDERGROUND UTILITIES

RATIONALE: Over the years, deferred maintenance, hostile weather conditions, and poor code enforcement have led to the accumulation of old equipment and other debris on vacant properties, public right-of-ways, and drainage ditches in Government Camp. This debris is not only unsightly, but also unsafe and environmentally unsound, and should be removed. Existing utility poles also create hazardous wintertime conditions and disrupt the scenic vistas available from Government Camp. Utility companies should remove these poles and bury utility lines (phone, electricity, and cable) underground. Undergrounding these utilities will also provide long-term maintenance costs savings to the utility companies.

DESCRIPTION: This project funds a blight removal effort, organized to pick up and properly dispose of (with the owner's permission) old equipment, parts, and other debris located on private property. It will also remove from private property accumulated trash and debris left over from snow blowing, and clean up all roadside ditches and other public property. This project will also facilitate the removal of some utility poles in the Village Center area.

24. ESTABLISH A MAINTENANCE MECHANISM

RATIONALE: Many of the projects proposed to be constructed with TIF funds will require some level of ongoing maintenance. These include landscaping, entrance signs, street lights, trash pickup, and recreation facilities such as soccer fields and picnic areas. Other projects may require ongoing operations. These include snow removal, people mover/shuttle, and an indoor ski camp training facility.

TIF revenues cannot be used for long-term maintenance or operations. Maintenance and operational programs need to be planned and implemented before or as TIF projects are constructed.

DESCRIPTION: This project funds the planning and establishment of the appropriate administrative mechanisms and revenue sources necessary to maintain and operate the projects funded by the Government Camp Revitalization Plan.

25. LANDSCAPE SNOW STOCKPILE AREAS

RATIONALE: The right-of-way between Highway 26 and the Government Camp Loop Road at the east entrance to Government Camp is currently used to stockpile snow. This area is clearly visible to summertime visitors and, due to extensive vegetation damage and the accumulation of debris, is not an attractive entrance to the village center.

DESCRIPTION: This project improves the areas surrounding the east and west entries to Government Camp, providing landscaping which could better withstand its wintertime use, removing accumulated debris, and improving drainage ditches in the area.

26. INSTALL CATCH BASINS

RATIONALE: Multorpor Fen Preserve, a large alpine bog at the base of Tom Dick and Harry Mountain is currently owned and managed by The Nature Conservancy. Runoff from construction grading, road sanding, and unsurfaced roads upstream is presently having a negative impact on the quality of the surface water entering the preserve. There is also concern about the impact of new development upstream from the property on the bog. Environmental mitigations will be necessary to counteract the negative impacts of such development.

DESCRIPTION: This project provides for the construction of sediment settling basins and/or other facilities necessary to maintain the quality of the surface water entering the preserve from the north or east.

E. DEVELOPMENT INCENTIVES

27. CONSTRUCT LOW-COST EMPLOYEE HOUSING

RATIONALE: The availability of affordable housing for the employees of Mount Hood ski areas and businesses is a recognized problem in this area and may prevent some employers from locating in the area. The housing shortage is particularly acute during the winter season.

DESCRIPTION: This project provides funds to write down the cost of one or more employee housing projects located in Government Camp. Residents of such housing projects will need to be local employees and fall within the commonly accepted definition of low and moderate income households.

28. INVESTIGATE THE FEASIBILITY OF GEOTHERMAL DEVELOPMENT INCENTIVES

RATIONALE: Geothermal energy is currently used for water and space heating on the mountain. The ability to use geothermal energy to heat buildings, stairs, and sidewalks in Government Camp during the winter would provide this alpine community with greater economic viability and encourage the more productive use of land.

DESCRIPTION: This project funds an investigation of the feasibility of geothermal development. This project will also research funding assistance programs such as tax credits and low interest loans. If geothermal energy is found to be feasible, some of the funds provided in project #30 (off-site utility improvements) could be used for geothermal development.

29. INCENTIVES FOR SPRINKLERS AND ARCHITECTURAL IMPROVEMENTS

RATIONALE: Higher quality construction, architectural design improvements, and more effective fire safety conditions will improve the economic health and viability of the Government Camp community. These improvements will also encourage the more efficient and productive use of land in Government Camp.

DESCRIPTION: This project provides a source of funds to be used as incentives to new developments to incorporate Cascadian architectural design, public amenities, and indoor fire sprinklers into their construction. Funds may also be used to install indoor fire sprinklers into existing structures within the RTC zone. Eligible development projects will grant the Development Agency an interest in real property which will require the construction and maintenance of the structure in an agreed upon manner. Such construction and maintenance agreements will focus on the provision of public amenities, the use of Cascadian architecture, and the construction of sprinklers.

30. OFF-SITE ROAD AND UTILITY IMPROVEMENTS

RATIONALE: In order to remove impediments to new development, the Development Agency should assist with the construction of new roads, additional turning lanes, sidewalks, and curbs; and the upgrading of community utilities necessitated by such development. These improvements will also encourage the more efficient and productive use of land in Government Camp.

DESCRIPTION: This project provides funds to be used to assist new developments with off-site road and utility improvements. Such improvements include, but are not limited to, the construction of turning lane, additional road lanes, sidewalks, curbs, underground utility lines, geothermal resources, sewer and water connections.

31. FIRE SAFETY IMPROVEMENTS

RATIONALE: Existing difficulties in fighting fires in Government Camp include poor access to residential areas, water mains of insufficient width, too few fire hydrants, and a lack of sprinkler systems in most commercial structures. These fire safety issues are a blighting influence for Government Camp and also inhibit the efficient and productive development of land in the area.

DESCRIPTION: This project funds the improvement of facilities that are necessary to ensure safe and efficient fire fighting in Government Camp. These funds will be used to install a siren within the Government Camp community, to install larger water mains in the commercial areas of the community, and to install additional fire hydrants. Funds can also be used for site analysis, site acquisition, and capital improvements of a new fire station within the community.

32. RETAIL SITE DEVELOPMENT

RATIONALE: Government Camp's Village Center currently suffers from a predominance of underutilized and unproductive vacant land. The existence of such properties has exacerbated the deterioration and deferred maintenance of other commercial structures because there is not a sufficiently large critical mass of retail development to support an economically viable community.

DESCRIPTION: This project allocates funds towards the purchase of currently vacant or underdeveloped land in the Village Center area for the purpose of retail redevelopment. Such a site will be acquired if no major, private sector retail development initiative occurs in the early years of the Revitalization Plan. Design and development standards will be developed for the site; a request for developer qualifications and proposals will be issued; and the Development Agency will then transfer the site to the most qualified bidder. Funds may also be used to reimburse a developer for site analysis, preliminary engineering, and site development costs related to the development of a vacant or underutilized property. Eligible projects will provide the Agency an interest in the real property which will require development in an agreed upon manner. Site preparation may also be included in this project.

33. SEWER CAPACITY IMPROVEMENTS

RATIONALE: The existing sewer plant facility in Government Camp can easily handle the service levels required by existing development and an additional estimated 900 dwelling units before expansion would be necessary. Development beyond this point, however, may require an additional expansion of the sewer treatment plant to mitigate any negative impacts.

DESCRIPTION: This is a contingency project which will only be necessary if growth in Government Camp exceeds the level of development that can be reasonably supported by the existing sewer treatment plant. This project provides funds to study the need for and feasibility of sewer plant expansion. This project will also assist with such treatment plant expansion if it is deemed necessary.

F. CULTURAL FACILITIES

34. MUSEUM /CULTURAL CENTER SITE ACQUISITION

RATIONALE: An historical museum and cultural facility will provide a center for community gatherings, and inspire a sense of civic pride and identity, which has been lacking in this community. In addition, the museum will provide a new recreational/tourist attraction for the community. The museum will house historical and cultural artifacts, and provide a meeting and gathering place for cultural activities. Other uses may be incorporated into the facility.

DESCRIPTION: This funds the analysis of alternative sites for development, due diligence, site acquisition, capital improvements and development cost sharing for a museum or similar cultural facility within the Area.

G. ADMINISTRATION AND ENGINEERING

Each of the above projects will require detailed engineering and design. Some projects will require environmental impact statements to meet federal requirements. In addition to these

project oriented activities, it will be necessary to maintain an administrative staff for project management, program promotion, and accounting functions to include consultant assistance.

SECTION 610 - COOPERATION WITH PUBLIC BODIES

Certain public bodies are authorized by state law to aid and cooperate, with or without consideration, in the planning, undertaking, construction, or operation of projects in the Revitalization Area. The Agency may seek the aid and cooperation of such public bodies and shall attempt to coordinate this Revitalization Plan with the activities of such public bodies in order to accomplish the purposes of this Revitalization Plan.

SECTION 615 - PROPERTY ACQUISITION

A. Real Property to be Acquired for Public Use

The Development Agency may need to acquire real property in order to complete a number of the projects described above. Real property acquisition may be necessary to improve residential streets, to develop a snow storage area/athletic fields, to improve access to the south, to develop a right-hand turn off of Highway 26 on to Multorpor Road, to improve pedestrian circulation, to build outdoor recreational facilities, to build a dryland training center, to help fund a Nature Center, to assist with the construction of affordable employee housing, and to provide incentives for new retail/recreational development.

Real property that may be acquired for public right-of-way for transportation projects is shown on Exhibit 5 of this Plan. Project #8, the right-hand turn on to Multorpor Drive, is scheduled for construction in fiscal year 2000-2001. Phase I of Project #3, improved residential streets adjacent to the Village Center (Blossom Trail, Lige Lane and Meldrum, Yule, and Olive Streets north of the Government Camp Loop Road) is scheduled for construction in fiscal year 1991 and 1992. Phase II of this project (Steel Lane, Little Trail, Lige Lane, Church Street, Union Street, Montgomery Street, Mucoy Street, Yodel Lane, Camp Creek Trail, Meldrum Street, south of the Government Camp Loop Road, Ski Haus Lane, and Darr Road) consists of ongoing improvements to residential streets between 1995 and 2002.

Specific sites for real property that may be acquired for other public uses have not yet been determined. Once these specific sites have been determined, amendments to this plan will be necessary in order for the Development Agency to undertake the proposed acquisition activity. More specifically, the following projects will require a major amendment to the plan once specific sites for acquisition are determined:

- Project #10, Improve Pedestrian Circulation
- Project #11, Improve Access to the South
- Project #20, Build Outdoor Recreational Activities
- Project #21, Build a Dryland Training Center
- Project #22, Nature Center

-Project #27, New Employee Housing

-Project #32, Provide Incentives for Retail Redevelopment

Remnant parcels left over and not needed for these project are to be disposed of as excess property. The estimated time schedule for acquisition is shown on the Project Implementation Schedule in the Report on the Revitalization Plan.

Properties for public facilities other than streets may be acquired by gift, devise, purchase, lease, eminent domain, or any other lawful method for the purpose of development of public improvements and supporting facilities provided, however, that such property acquisition shall not be so acquired until this Plan is amended pursuant to Section 1100 of this Plan.

B. Real Property to be Acquired for Redevelopment

Property may be acquired, assembled, and disposed of for development or redevelopment by a redeveloper. Such action is hereby declared to be in the public interest and necessary to advance the objectives of this plan. Projects involving redevelopers will include development and disposition agreements between the Agency and redeveloper which will stipulate responsibilities of both parties. This authority allows the Agency to facilitate consolidation of numerous properties into large parcels which will allow optimum development within the District.

SECTION 620 - RELOCATION OF RESIDENTS AND BUSINESSES

A. Relocation Procedures

The Agency shall assist all residents and businesses to be displaced in finding other suitable dwellings and locations. These accommodations shall be decent, safe, and sanitary, and located in an area suitable to the displacee.

Prior to the acquisition of any property, a relocation plan shall be prepared and adopted. Relocation procedures shall be included in the relocation plan and shall be in accordance with Oregon Revised Statutes, Section 281.045 and 281.105, the Federal Uniform Relocation Act, the Clackamas County Relocation Hearing Procedure Ordinance (No. 89-925) and other applicable local laws and regulations. Copies of the Relocation Plan shall be kept on file at the offices of the Agency. The Agency may amend or modify these regulations from time to time consistent with state and federal laws.

B. Relocation Payments

Relocation procedures shall be included in the relocation plan. These Relocation Regulations shall comply with State and federal laws regarding relocation of displacees. The Agency may amend or modify these regulations from time to time consistent with state and federal laws.

SECTION 625 - DEMOLITION AND SITE CLEARANCE

Except for structures which may be designated for rehabilitation and relocation to other sites, all structures and improvements on properties to be acquired by the Agency shall be demolished,

cleared or removed as necessary to carry out this Plan.

SECTION 630 - REDEVELOPMENT AND PROPERTY DISPOSITION

A. Real Property Disposition

The Agency may make land in the Revitalization Area available to private redevelopers or to public bodies at a value determined by the Agency to be its fair reuse value in order that it may be developed, redeveloped, or rehabilitated for the purposes specified in this Revitalization Plan and in accordance with this plan and with applicable County zoning and code requirements. Real property may be conveyed by the Agency to the County or other public body for uses provided in this plan without charge.

The Agency shall reserve such powers and controls in the disposition and development documents, as may be necessary, to prevent transfer, retention, or use of property for speculative purposes, and to ensure that development is carried out pursuant to this Revitalization Plan.

The Agency may enter agreements necessary to implement property acquisition, assemblage, and disposal for redevelopment by a redeveloper. The Agency may enter into agreements to acquire land, to hold land for future development, to dispose of any land it has acquired at fair reuse value, and to define or set a price on the fair reuse value of any land.

B. Redevelopers' Obligations

Redevelopers shall be subject to the following obligations:

1. Redevelopers shall develop and use property in accordance with the land use provisions and building requirements specified in this Revitalization Plan.
2. Redevelopers shall begin and complete the development of property for the uses provided in this Plan within a reasonable period of time as determined by the Agency.
3. Redevelopers shall submit all plans and specifications for construction of improvements to the Agency for review and approval to determine compliance of such plans and specifications with this Plan.
4. Redevelopers shall not restrict or effect or execute any agreement, lease, conveyance, or other instrument which has the effect of restricting the sale, lease, use, or occupancy of any property or part thereof upon the basis of race, color, religion, sex, marital status, or national origin.

SECTION 635 - PROPERTY MANAGEMENT

During such time as property in the Revitalization Area may be owned by the Agency, such property shall be under the management and control of the Agency. The Agency may rent, maintain, manage, operate, and clear such property pending its disposition for redevelopment.

SECTION 700 - METHODS FOR FINANCING PROJECTS

A. General Description of the Proposed Financing Methods

The Agency may borrow money or lend monies to a public agency, in conjunction with a joint undertaking of a project authorized by this plan, and accept advances, loans, grants, and any other form of financial assistance from the federal government, state, County or other public body, or from any sources, public or private, for the purposes of undertaking, planning, and carrying out this Revitalization Plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advancements, and indebtedness incurred in planning or undertaking the Revitalization Plan or in otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the planning and carrying out the Revitalization Plan.

B. Self-Liquidation of Costs of Projects (Tax Increment Financing)

1. The carrying out of this Revitalization Plan may be financed, in whole or in part, by self-liquidation of the costs of the plan as provided in ORS 457.420 through ORS 457.450. The ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Revitalization Area shall be divided as provided in ORS 457.450. That portion of the taxes representing the levy against the increase, if any, in true cash value of property located in the Revitalization Area, over the true cash value specified in the certificate of amendment to the certificate filed under ORS 457.430, shall, after collection by the tax collector, be paid into a special fund of the Agency and shall be used to pay the principal and interest on any indebtedness incurred by the Agency to finance or refinance the Revitalization Plan.
2. Such self-liquidation methods, and the tax increment accruing therefrom, as provided in ORS 457.420 through 457.450, may be used by the Agency to reimburse the County or the Agency for funds advanced to the Agency for the purposes of undertaking and carrying out this Revitalization Plan.

C. Maximum Indebtedness

The maximum amount of indebtedness to be issued or incurred under this plan beyond December 6, 1996 shall not exceed \$9,168,000.

SECTION 800 - ACTIONS BY THE COUNTY

The County shall aid and cooperate with the Agency in carrying out this Revitalization Plan and shall take all actions necessary to ensure the continued fulfillment of the intent and purpose of this plan and to prevent the recurrence or spread of conditions causing blight in the area. The Development Agency shall repay the County for all administrative costs and professional assistance provided by County staff to initially form the district.

SECTION 900 - NONDISCRIMINATION

All deeds, leases, or contracts for the sale, lease or sublease, or other transfer of land in any undertaking of the Agency under this Revitalization Plan shall contain the restriction that there shall be no discrimination against or segregation of any person or group of persons on account of race, color, creed, religion, sex, marital or familial status, national origin, ancestry, or disability in the sale, lease, sublease, transfer, use, occupancy, tenure, or enjoyment of the property.

SECTION 1000 – AMENDMENTS TO THE PLAN

Amendments or changes may be substantial amendments or minor amendments as hereinafter defined. Substantial amendments to the Plan shall be approved by the Board of County commissioners by nonemergency ordinance pursuant to ORS 457.095 and 457.220 after public notice and hearing. Minor amendments to the Plan shall be approved by Agency resolution.

The following amendments or changes to the Plan shall be considered substantial amendments:

1. Adding land to the Urban Renewal Area, except for an addition of land that totals not more than one percent of the existing urban renewal area.
2. Increasing the maximum amount of indebtedness (excluding bonded indebtedness issued to refinance or the refund existing indebtedness) that can be issued or incurred under the Urban Renewal Plan.
3. Adding a new project, activity, or program which:
 - (a) Serves or performs a substantially different function from any project, activity, or program specified in this Plan; and
 - (b) Is estimated to cost in excess of \$250,000, (excluding administrative costs) adjusted annually from 1991 at a rate equaling the construction cost index.
4. Making other changes in the Plan which alter the major assumptions, purposes, and objectives underlying this Plan.

All amendments or changes in this Plan which are not substantial amendments as defined above shall be considered minor amendments. Minor amendments shall include identification of property for acquisition pursuant to projects, activities, or programs specified in this Plan for public use or private redevelopment.

From time to time during the implementation of this Plan, the Planning Commission and the Board of County Commissioners may officially approve amendments or modifications to the County's Comprehensive Plan and implementing ordinances. Furthermore, the Board may from time to time amend or approve new codes, regulations or ordinances which affect the implementation of this Plan. When such amendments, modifications or approvals have been officially enacted by the Board, such amendments, modifications or approvals which affect the provision of this Plan, shall, by reference become a part of this Plan.

SECTION 1100 - FINANCIAL REPORT

Pursuant to the provisions of 457.460, the Agency shall, by August 1 of each year, prepare a statement containing:

GOVERNMENT CAMP VILLAGE REVITALIZATION PLAN AS AMENDED April 21, 2005

1. The amount of money actually received during the preceding fiscal year under Subsection (4) of ORS 457.440 and from indebtedness incurred under Subsection (6) of ORS 457.440;
2. The purposes and amounts for which any money received under Subsection (4) or ORS 457.440 and from indebtedness incurred under Subsection (6) of ORS 457.440 were expended during the preceding fiscal year;
3. An estimate of moneys to be received during the current fiscal year under Subsection (4) of ORS 457.440 and from indebtedness incurred under Subsection (6) of ORS 457.440;
4. A budget setting forth the purposes and estimated amounts for which the moneys which have been or will be received under Subsection (4) of ORS 457.440 and from indebtedness incurred under Subsection (6) of ORS 457.440 are to be expended during the current fiscal year; and
5. An analysis of the impact, if any, of carrying out the urban renewal plan on the tax rate for the preceding year for all taxing bodies included under ORS 457.430.

The financial report shall be filed with the governing body of the County and notice shall be published that the statement has been prepared and is on file with the County and the Agency and the information contained in the statement is available to all interested persons. The notice shall be published once a week for not less than two successive weeks before September 1 of the year for which the statement is required in accordance with ORS 457.115. The notice shall summarize the information required under paragraphs (1) and (4) above and shall set forth in full the information required under paragraph (5) above.

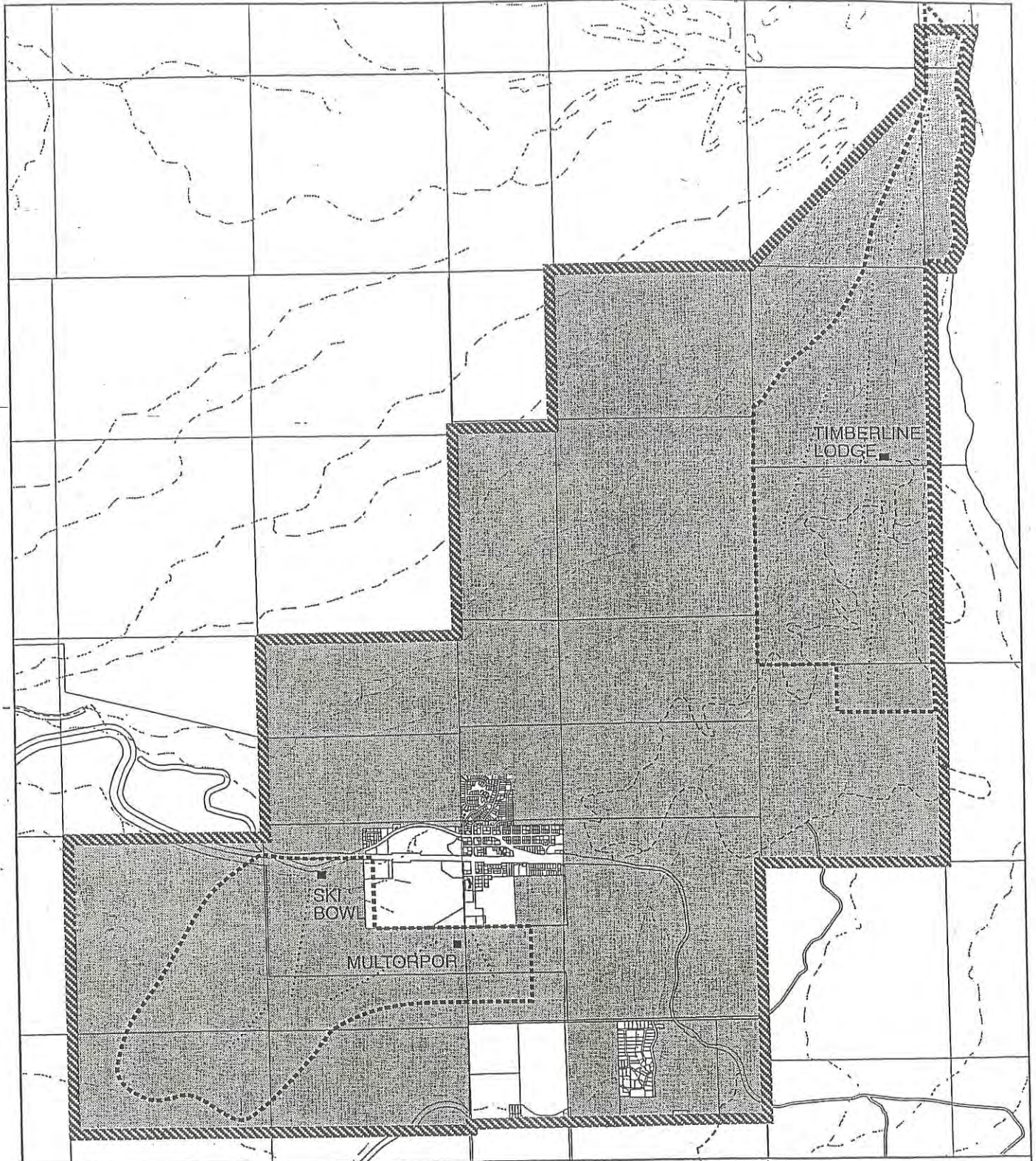
SECTION 1200 - SEVERABILITY

If any provision of this Revitalization Plan shall contravene or be invalid under either state or federal law, such contravention or invalidity shall not invalidate all of the provisions of this plan, but the remaining provisions shall be construed as if not containing the invalid portion.

GOVERNMENT CAMP VILLAGE REVITALIZATION PLAN AS AMENDED April 21, 2005

PART TWO - EXHIBITS

EXHIBIT ONE	REVITALIZATION PLAN BOUNDARY
EXHIBIT TWO	LEGAL BOUNDARY DESCRIPTION - NARRATIVE
EXHIBIT THREE	GOVERNMENT CAMP VILLAGE COMPREHENSIVE PLAN AND EXISTING LAND USE
EXHIBIT FOUR	GOVERNMENT CAMP VILLAGE DRAINAGEWAYS AND WETLANDS
EXHIBIT FIVE	ACCESS AND CIRCULATION PROJECTS
EXHIBIT SIX	MAIN STREET IMPROVEMENT PROJECTS



**Government Camp Village Community Plan
Revialization Plan Boundary**

Exhibit 1

▨ REVITALIZATION AREA BOUNDARY

■ SKI LODGE

▨ FOREST SERVICE

----- SKI PERMIT AREA

..... SKI LIFT

▭ PRIVATE LAND

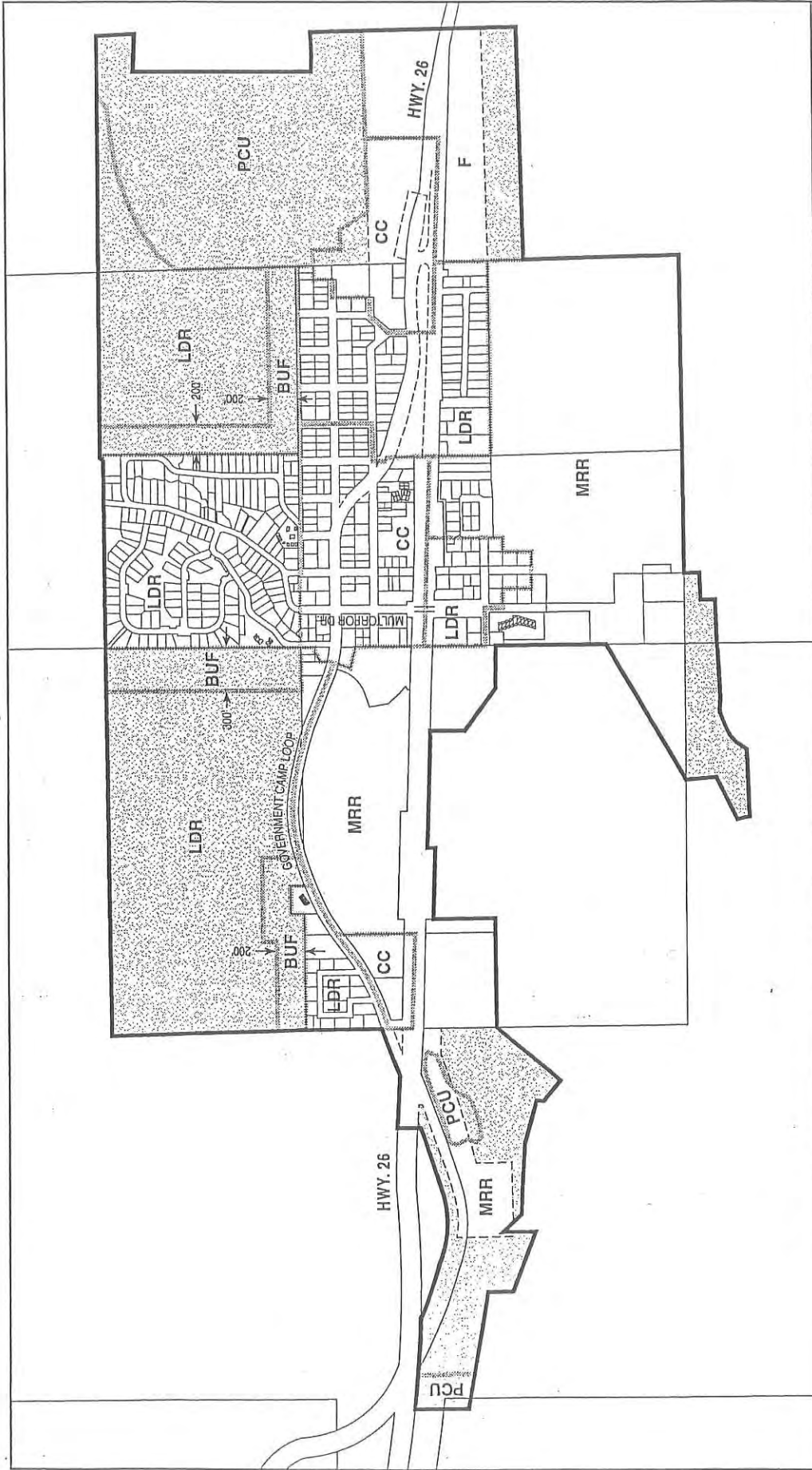
EXHIBIT 2

LEGAL DESCRIPTION OF THE

GOVERNMENT CAMP VILLAGE REVITALIZATION PLAN BOUNDARY

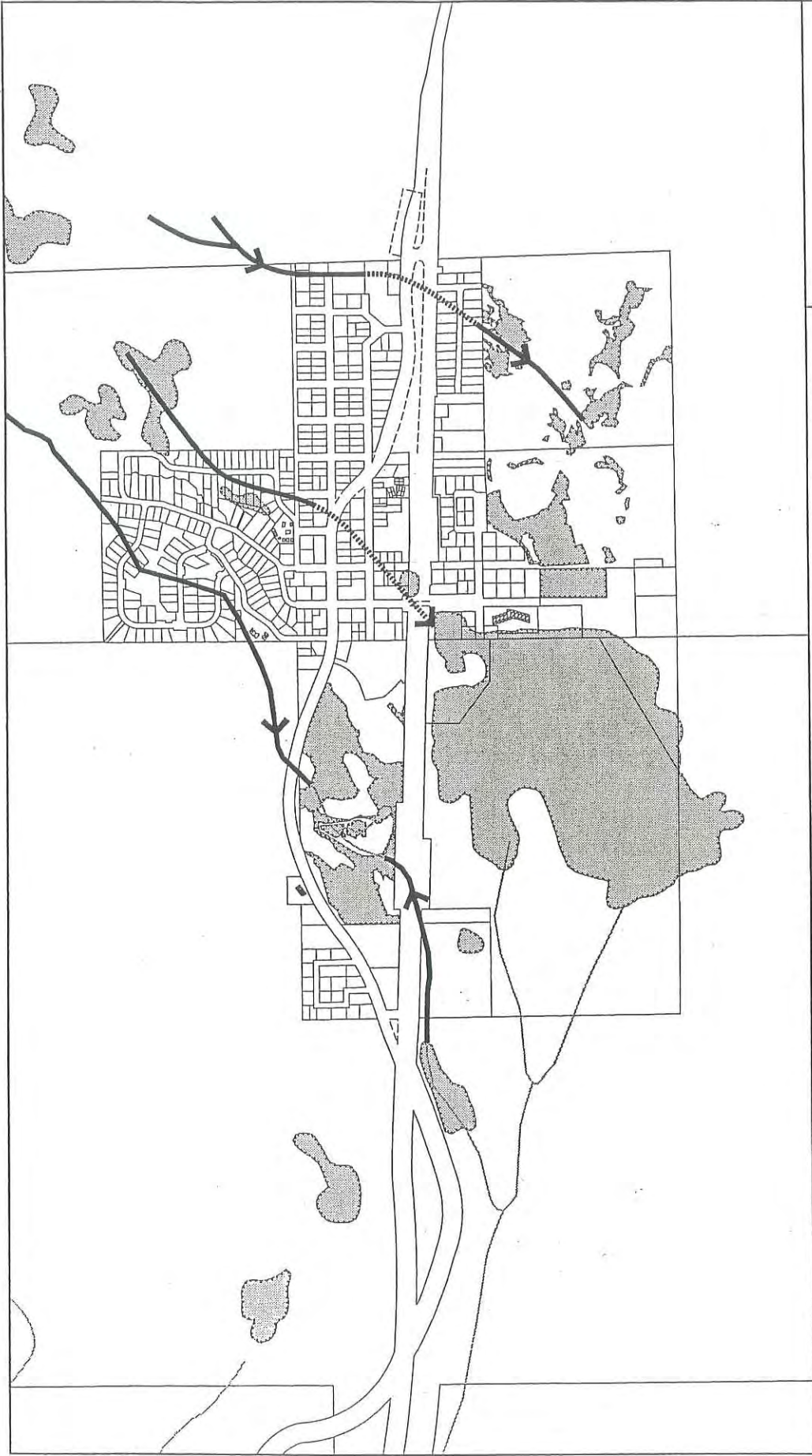
The Government Camp Village Revitalization Area, being a Tax Increment Finance District in the Mount Hood Area of Clackamas County, Oregon, more particularly described as follows:

Beginning at the Northwest Corner of Section 23, T.3S, R.8E, W.M.; thence southerly along the west line of Sections 23 and 26 to the West 1/4 Corner of Section 26, T.3S, R.8E, W.M.; thence easterly along the east-west centerline of Sections 26 and 25, T.3S, R.8E, W.M., and Sections 26 and 25, T.3S, R.8-1/2E, W.M., to the East 1/4 Corner of Section 25, T.3S, R.8-1/2E, W.M.; thence northerly along the Range line between Range 8-1/2 East and Range 9 East to the Southwest Corner of Section 18, T.3S, R.9E, W.M.; thence easterly along the south line of Section 18 to the Southeast Corner of Section 18, T.3S, R.9E, W.M.; thence northerly along the east line of Sections 18, 7, and 6 to the Northeast Corner of Section 6, T.3S, R.9E, W.M.; thence easterly along the Township line between Township 2 South and Township 3 South to the County Boundary line common to Clackamas County and Hood River County; thence northerly along said County line to the intersection with the line common to the Mount Hood Wilderness Area Boundary and the Mount Hood Recreation Area Boundary; thence westerly, southerly, and southwesterly along said Mount Hood Boundary to the Northeast Corner of Section 1, T.3S, R.8-1/2E, W.M.; thence westerly along the north line of Section 1 to the Northwest Corner of Section 1, T.3S, R.8-1/2E, W.M.; thence southerly along the west line of Section 1 to the Northeast Corner of Section 11, T.3S, R.8-1/2E, W.M.; thence westerly along the north line of Section 11 to the Northwest Corner of Section 11, T.3S, R.8-1/2E, W.M.; thence southerly along the Range line between Range 8 East and Range 8-1/2 East to the Northeast Corner of Section 13, T.3S, R.8E, W.M.; thence westerly along the north line of Section 13 to the Northwest Corner of Section 13, T.3S, R.8E, W.M.; thence southerly along the west line of Section 13 to the Northeast Corner of Section 23, T.3S, R.8E, W.M.; thence westerly along the north line of Section 23 to the point of beginning at the Northwest Corner of Section 23, T.3S, R.8E, W.M.



Government Camp Village Revitalization Plan
Land Use Plan Map

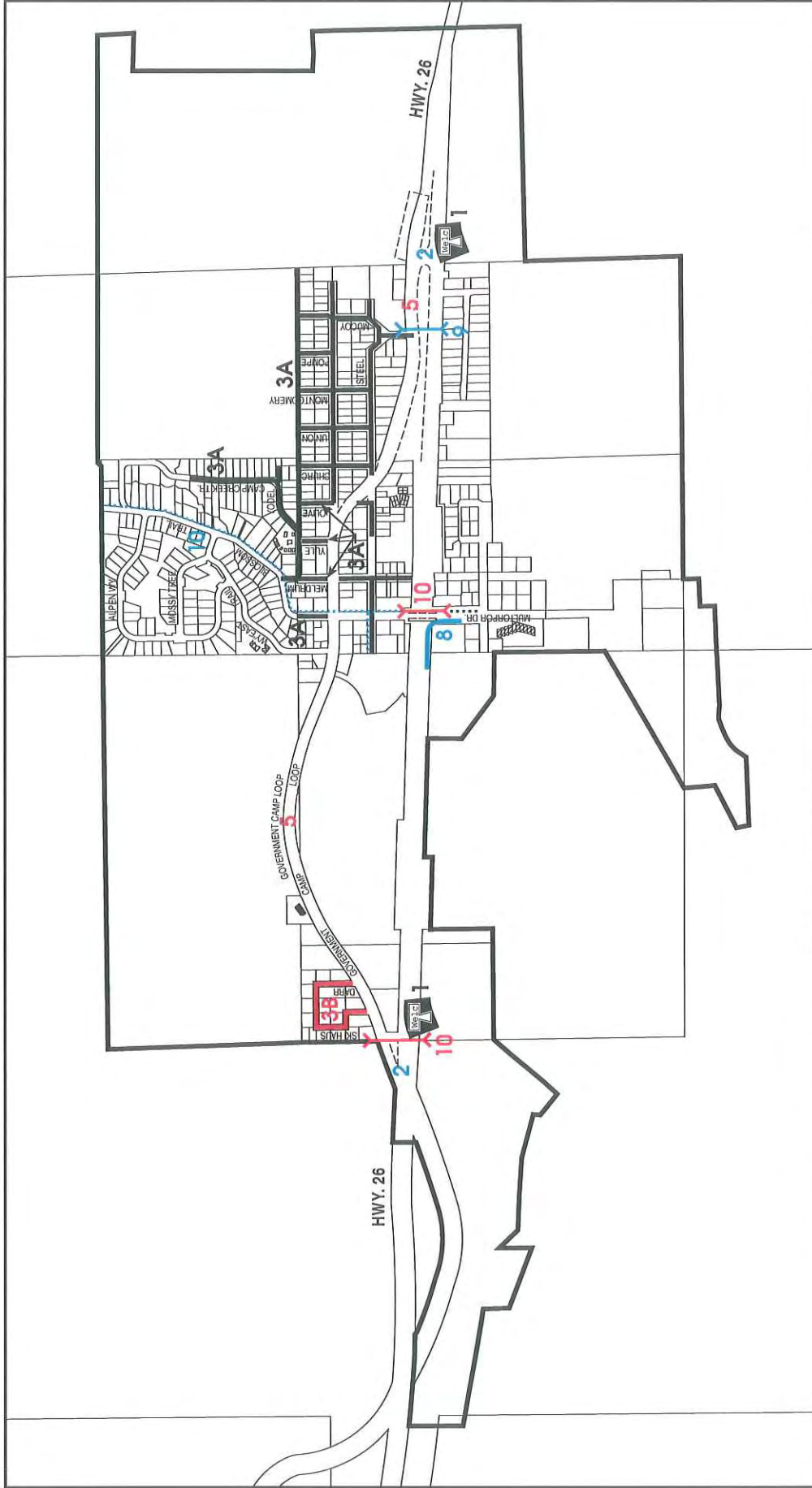
LDR	LOW DENSITY RESIDENTIAL	F	FOREST		FOREST SERVICE JURISDICTION
MRR	MOUNTAIN RECREATION RESORT	PCU	PUBLIC & COMMUNITY USE		URBAN UNINCORPORATED COMMUNITY BOUNDARY
CC	COMMUNITY COMMERCIAL	BUF	BUFFER		COMMUNITY BOUNDARY



Government Camp Village Revitalization Plan
Drainageways and Wetlands

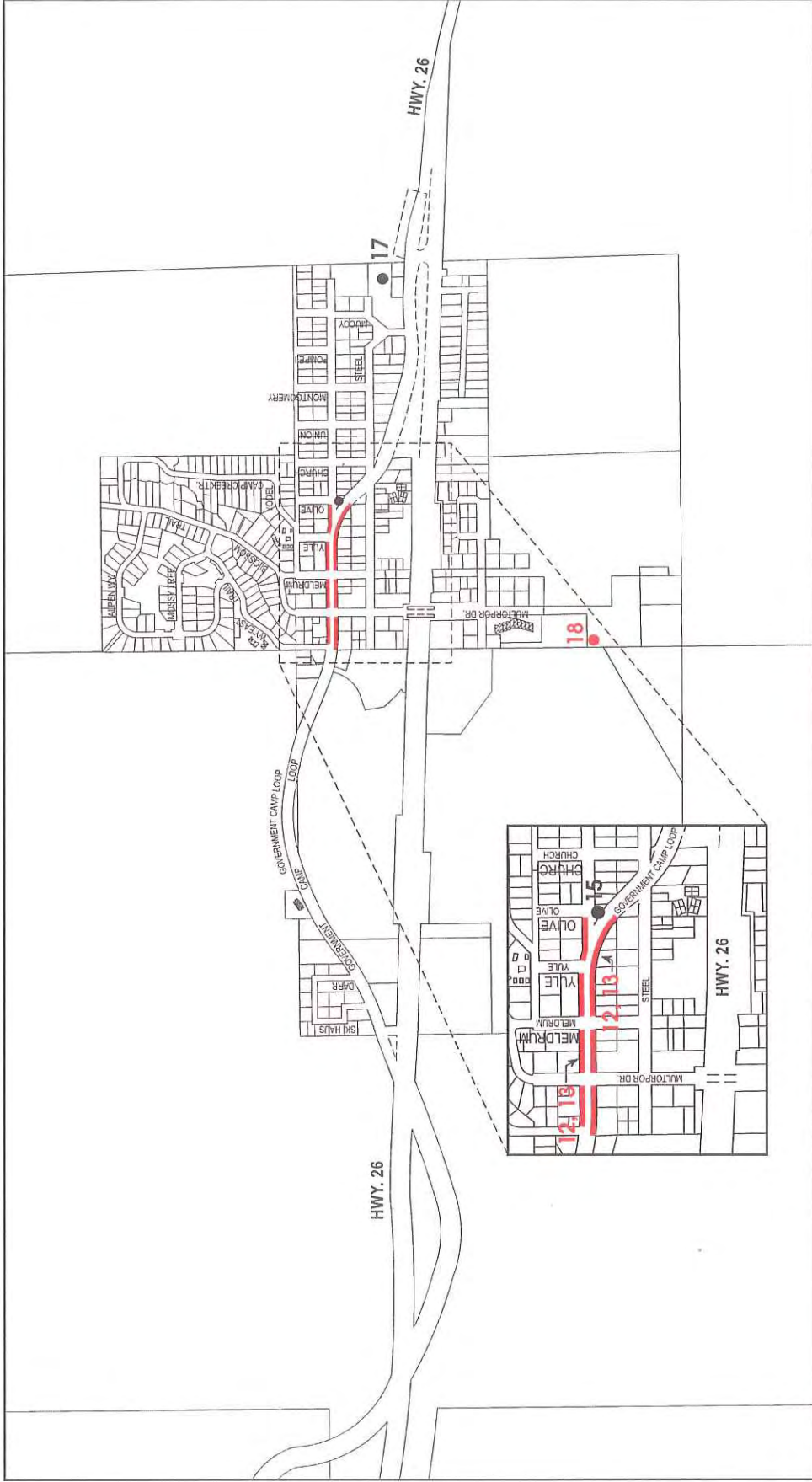
— DRAINAGEWAYS

WETLANDS



Government Camp Village Revitalization Plan Access & Circulation Projects

- | | | |
|---|---------------------------------------|--------------------------------------|
| 1 VILLAGE ENTRY AND BUSINESS SIGNS | 6 STREET IDENTIFICATION SIGNS* | BLACK COMPLETED PROJECT |
| 2 U.S. 26 INTERSECTION LIGHTS/IMPROVEMENT | 7 CONSOLIDATE HWY. 26 SIGNS* | RED PROJECT IN PROCESS |
| 3A IMPROVE RESIDENTIAL STREETS | 8 U.S. 26 RIGHT TURN-MULTORFOR DR. | BLUE FUTURE PROJECT |
| 3B IMPROVE RESIDENTIAL STREETS PHASE III | 9 FUND ADDITIONAL PARKING* | |
| 4 DEVELOP SNOW MANAGEMENT FACILITIES* | 10 PEDESTRIAN CIRCULATION IMPROVEMENT | — ROAD IMPROVEMENT PROJECT |
| 5 LOOP ROAD LIGHTING | 11 IMPROVE AUTO ACCESS TO SOUTH* | PEDESTRIAN CIRCULATION PROJECT |
- * Not Mapped



Government Camp Village Revitalization Plan Main Street Improvement Projects

- 12 MAIN STREET PEDESTRIAN WALKWAYS
- 13 LIGHTING, LANDSCAPING, FURNITURE
- 14 DESIGN REVIEW/SIGN ORDINANCE
- 15 BARLOW TRAIL MARKER IMPROVEMENT
- 16 FACADE IMPROVEMENT INCENTIVES*
- 17 EMPLOYEE HOUSING
- 18 DRY LAND TRAINING FACILITY

- BLACK COMPLETED PROJECT
- RED PROJECT IN PROCESS
- BLUE FUTURE PROJECT

* Not Mapped