

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Policy Session Worksheet

**Presentation Date:** September 20, 2016 **Approx. Start Time:** 3:30 pm **Approx. Length:** 1/2 hour

**Presentation Title:** Substantial Amendment to Clackamas Town Center Urban Renewal Plan

**Department:** Transportation & Development – Clackamas County Development Agency

**Presenters:** Dan Johnson and David Queener

**Other Invitees:** Elaine Howard (Consultant), Nathan Boderman (Assistant County Counsel), Barbara Cartmill (DTD Director) and Rob Sullivan (Attorney for Development Agency)

### **WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?**

The Agency is seeking commentary on the proposed amendment to the Clackamas Town Center Urban Renewal Plan to provide funding to North Clackamas Schools for improvements at Mt. Scott Elementary School.

### **EXECUTIVE SUMMARY:**

In March 2013, the Agency completed the Clackamas Town Center Urban Renewal District Final Recommended Work Program. Following several discussions with the Board, staff was directed to proceed with five road improvement projects and to work with four overlapping taxing districts to identify partnership opportunities on needed district projects.

To date, the Agency has completed one road project with one currently under construction and three in design. It has also distributed funds to the Clackamas County Sheriff's Office, North Clackamas Parks and Recreation District and Clackamas County Fire District No. 1 for needed district projects that are identified in the Urban Renewal Plan.

The Agency has been working with the North Clackamas School District to provide funding toward much needed improvements to district facilities. The District identified upgrades to the Mt. Scott Elementary School as the highest priority for use of the funds. While this school is within the Urban Renewal District boundary and is consistent with the Plan goals, the Plan lacks a project that aligns with the proposed improvements. In order to provide funding to the School District as directed by the Board, the plan must be amended to add improvements to Mt. Scott Elementary as a project.

### **FINANCIAL IMPLICATIONS (current year and ongoing):**

Is this item in your current budget?  YES  NO

This is in the Clackamas County Development Agency budget under 465002 Payments to Local Governments.

What is the cost?

\$2,500,000 is the projected CCDA share of the improvements to Mt Scott Elementary School that include additional classrooms, restroom and expanded cafeteria. The entire project is estimated to cost \$2,562,000.

What is the funding source?

Funding is from already accumulated tax increment funds in the Clackamas Town Center Urban Renewal Area. No additional tax increment funds are being taken for the district since it was closed for tax increment collections in 2013.

**STRATEGIC PLAN ALIGNMENT:**

- How does this item align with your Department's Strategic Business Plan goals?

One of the Department's primary goal is to provide capital improvements so residents can realize an economically, socially and environmentally sound community.

- How does this item align with the County's Performance Clackamas goals?

Implementing the improvements to Mt. Scott Elementary helps to meet the County's strategic priorities to build a strong infrastructure and endure safe, healthy and secure communities.

**LEGAL/POLICY REQUIREMENTS:**

The Clackamas Town Center Urban Renewal Plan states that an addition of a new project that performs a substantially different function from any project, activity or program specified in the Plan and is estimated to cost in excess of \$500,000 will be a substantial amendment to the Plan. As this project was not identified in the Plan and is in excess of \$500,000, it is deemed a substantial amendment.

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

The proposed amendment has been coordinated with North Clackamas Schools, a taxing district within the Area. Consult and confer letters will be sent to the taxing districts after the Clackamas County Development Agency review on October 13, 2016.

**OPTIONS:**

Direct staff to proceed with a substantial amendment to the Clackamas Town Center Urban Renewal Plan in order to add a Mt. Scott Elementary School as a project.

Direct staff to seek other partnership opportunities with the School District that would not require any amendment to the Urban Renewal Plan.

**RECOMMENDATION:**

Direct staff to proceed with a substantial amendment to the Clackamas Town Center Urban Renewal Plan in order to add a Mt. Scott Elementary School as a project.

**ATTACHMENTS:**

- Attachment A: 22<sup>nd</sup> Amendment to Clackamas Town Center Urban Renewal Plan
- Attachment B: Report on 22<sup>nd</sup> Amendment to Clackamas Town Center Urban Renewal Plan

SUBMITTED BY:

Division Director/Head Approval \_\_\_\_\_

Department Director/Head Approval \_\_\_\_\_

County Administrator Approval \_\_\_\_\_

For information on this issue or copies of attachments, please contact David Queener at 503-742-4322

Exhibit A Clackamas Town Center Urban Renewal Plan 22<sup>nd</sup> Amendment

The following changes are made in the Clackamas Town Center Urban Renewal Plan. Added language is shown in *italics*.

SECTION 100. INTRODUCTION

*1<sup>st</sup> Amendment – 1/7/82 – Resolution and Order No. 82-22 – addition of the Town Center Branch Library Project.*

*2<sup>nd</sup> Amendment – 1/21/82 – Resolution and Order No. 82-132 – a major amendment, addition of the geography of the I-205 Lester interchange and extension of Sunnybrook Avenue from 90<sup>th</sup> to 93<sup>rd</sup> Avenue.*

*3<sup>rd</sup> Amendment – 11/1/82 – Resolution and Order No. 84-1534 – a minor amendment, added the 93<sup>rd</sup> Avenue realignment project plan.*

*4<sup>th</sup> Amendment – 10/25/85 – Resolution and Order No. 85-1190 – a major amendment, reviewed/revised projects to provide necessary public improvements to encourage development and redevelopment in the Clackamas town Center development area. Substantial development had occurred in the past six years, and it was necessary to revise the plan. Some projects originally scheduled have been completed; additional projects necessary for orderly development/redevelopment were added. These products may include property acquisition, roadway improvements, and community facility projects not previously identified.*

*5<sup>th</sup> Amendment – 12/4/86 – Resolution and Order No. 86-1263 – a major amendment, deleted two areas from District terminating the TIF process and returned \$90,054,000 of incremental assessed value to the general tax rolls. The TIF return implemented a provision of the Fourth Amendment. The amendment also incorporated, by reference, amendments to the County Comprehensive Plan into this Plan.*

*6<sup>th</sup> Amendment – 12/24/86 – Resolution and Order No. 86-1372 – a minor amendment, amended the project schedule to provide for payback of State Lottery Funds for the Sunnyside Road Improvement Project.*

*7<sup>th</sup> Amendment – 6/4/87 – Resolution and Order No. 87-624 – a minor amendment, substituted the Ickes/Harmony School site for a previously identified site for the OIT/CCC campus project.*

*8<sup>th</sup> Amendment – 9/24/87 – Resolution and Order No. 87-1168 – a minor amendment, substituted the 82<sup>nd</sup> to 85<sup>th</sup> Avenue Extension project.*

*9<sup>th</sup> Amendment – 11/12/87 – Resolution and Order No. 87-1137 – a major amendment, Transportation: Adds the I-205 Eastside Frontage Road and Boyer Drive Extension West Projects; Modifies the I-205 Pedestrian/Bikeway/Vehicle Overpass and Monterey and Causey connections projects; Modifies the LRT project to reflect current conditions. Community Use Facilities: Modifies the Parksite Development and Acquisition project; Adds a low and moderate income housing subsidy program.*

- 10<sup>th</sup> Amendment – 1/14/88 – Resolution and Order No. 88-44 – amended boundary of Development Area.*
- 11<sup>th</sup> Amendment – 3/3/88 – Resolution and Order No. 88-211 – added Law Enforcement Training Center as project and identified site for acquisition.*
- 12<sup>th</sup> Amendment – 5/16/91 – Resolution and Order No. 91-442 – added a maximum amount of indebtedness to be incurred under the Development Plan.*
- 13<sup>th</sup> Amendment – 6/20/91 – Resolution and Order No. 91-590 – a minor amendment involving multiple sections of the plan.*
- 14<sup>th</sup> Amendment – 4/18/96 – Resolution and Order No. 96-322 – a minor amendment, amending the boundary area to include and authorizing acquisition of the amended parcel.*
- 15<sup>th</sup> Amendment – 11/7/96 – Resolution and Order No. 96-692 – a minor amendment, identifying parcels to be acquired and adding projects to the plan.*
- 16<sup>th</sup> Amendment – 11/27/96 – Resolution and Order No. 96-729 – an update of the report to the Clackamas Town Center Development Area Plan, the report to the Clackamas Industrial Development Area Plan, and the report on the Government Camp Village Revitalization Area Plan, along with the decision to incur bonded debt.*
- 17<sup>th</sup> Amendment – 5/21/98 – Resolution and Order No. 98-3461, 98-3711 – established a maximum indebtedness of \$177,153,300. The Board of Commissioners also selected option 1 as described in ORS 457.435(2)(a) as the method for collecting ad valorem property taxes.*
- 18<sup>th</sup> Amendment – 6/22/00 – Resolution and Order No. 00-136 – updated the definition of substantial amendment in the report so that it reflects current statutory requirements. Amended to allow for the acquisition of land on the South East 91<sup>st</sup> Avenue for redevelopment purposes. Updated projects list.*
- 19<sup>th</sup> Amendment – 4/5/01 – Resolution and Order No. 2001-63 – added 7.02 acres along Sunnyside Road to the Area.*
- 20<sup>th</sup> Amendment – 7/22/04 – Resolution and Order No. 2004-161 – Clarified language pertaining to the light rail project along I-205.*
- 21<sup>st</sup> Amendment – 6/16/05 – Resolution and Order No. 2005-159 – added projects and amended the boundaries.*
- 22<sup>nd</sup> Amendment – 12/15/16 – Ordinance adding project for Mt. Scott Elementary School.*

SECTION 400 – DECLARATION OF NECESSITY, PURPOSE AND DEVELOPMENT PLAN OBJECTIVES

410 – Purpose and Objectives of the Development Plan

1. Provide public facilities, *including school facilities*, and an economic climate to encourage private investment in housing and support of the County’s housing policy;

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

620 - Public Improvement

B. Community Use Facilities (See Exhibit 6)

*12. Mt. Scott Elementary School Capital Improvement Project*

*The proposed project would increase the size of the building, increase capacity to address overcrowding, address the inadequate facilities for students with special needs and address the substandard cafeteria size and capacity of the Mt. Scott Elementary School.*

*The Mt. Scott Elementary School serves and benefits the Clackamas Town Center Urban Renewal Area (Development Area) by providing education and community facilities to residents of the Development Area.*

SECTION 1400 – RELATIONSHIP TO LOCAL OBJECTIVES

*The areas where the Clackamas Town Center Urban Renewal Plan 22<sup>nd</sup> Amendment conforms to the goals of the Clackamas County Comprehensive Plan are as follows. The numbering reflects the numbering in the comprehensive plan document. The text in bold identifies the specific text from the comprehensive plan.*

*Chapter 7 - Public Facilities and Services*

*Schools*

*Public Services*

*Goals*

*Coordinate proposed land use actions and Plan amendments with school districts.*

*Coordinate the location and size of future school sites with appropriate school districts.*

*Support school facilities as focal points of community activity subject to available funding and interest.*

*Education*

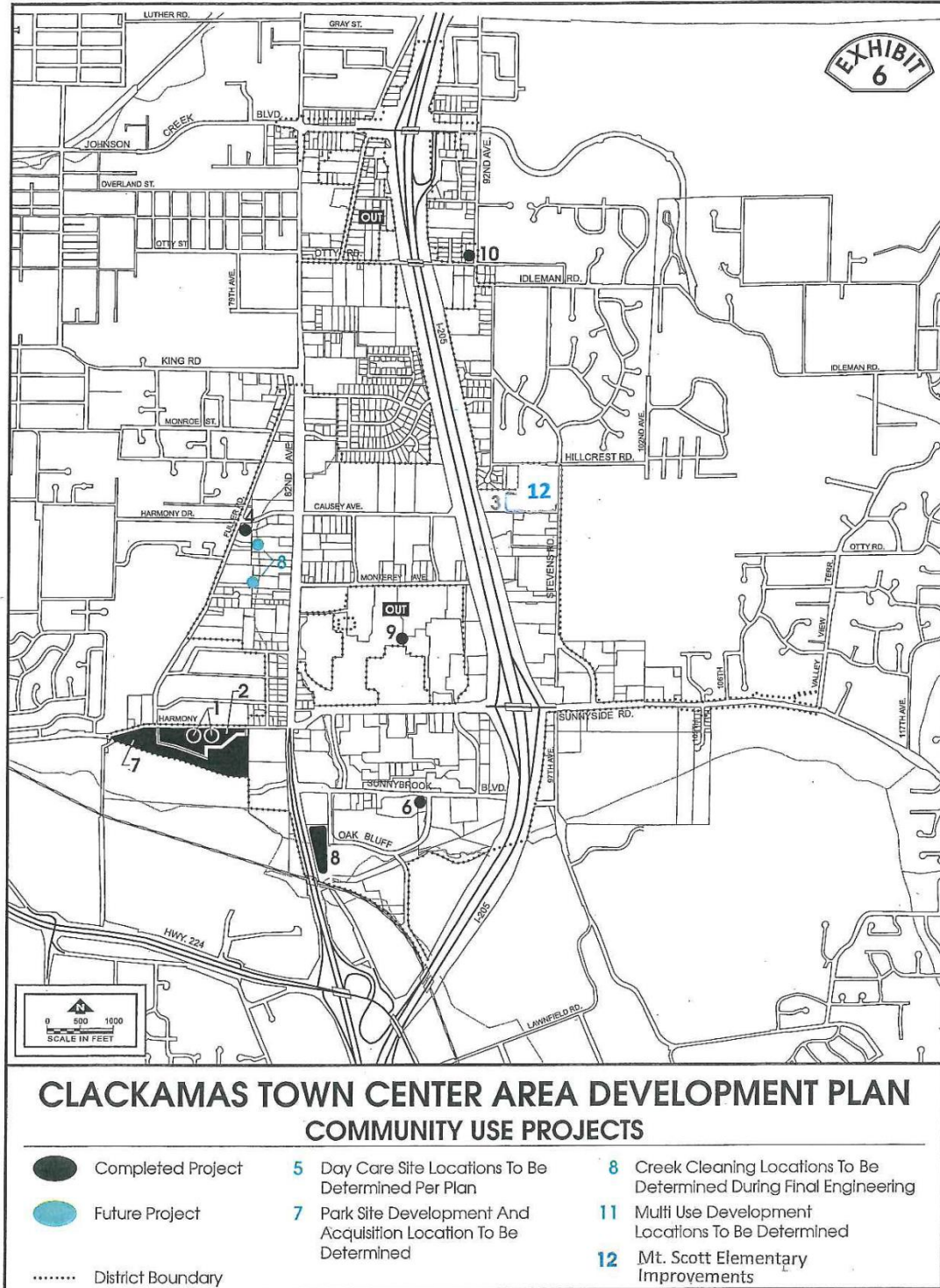
*6.0 Encourage maximum use of school facilities.*

*10.0 Encourage the location of schools in the urban areas within a safe walking distance for students.*

*Clackamas County and the Clackamas County Development Agency have coordinated with the North Clackamas Schools to identify schools needs within the Area. The request from North Clackamas Schools to help fund the improvements to Mt. Scott Elementary School was reviewed by staff and being presented to the Clackamas County Development Agency and County Commission for approval. By improving the facilities, the County will be supporting school facilities as focal points of community activity, encouraging the maximum use of the school facilities and encouraging the location of the schools in the urban area.*

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Exhibit Six – Community Service Projects- Replaced in its Entirety



Source: Clackamas County



REPORT ACCOMPANYING THE 22<sup>nd</sup> AMENDMENT  
TO THE CLACKAMAS TOWN CENTER URBAN  
RENEWAL PLAN

DRAFT

Clackamas County  
DATE

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**I. INTRODUCTION**

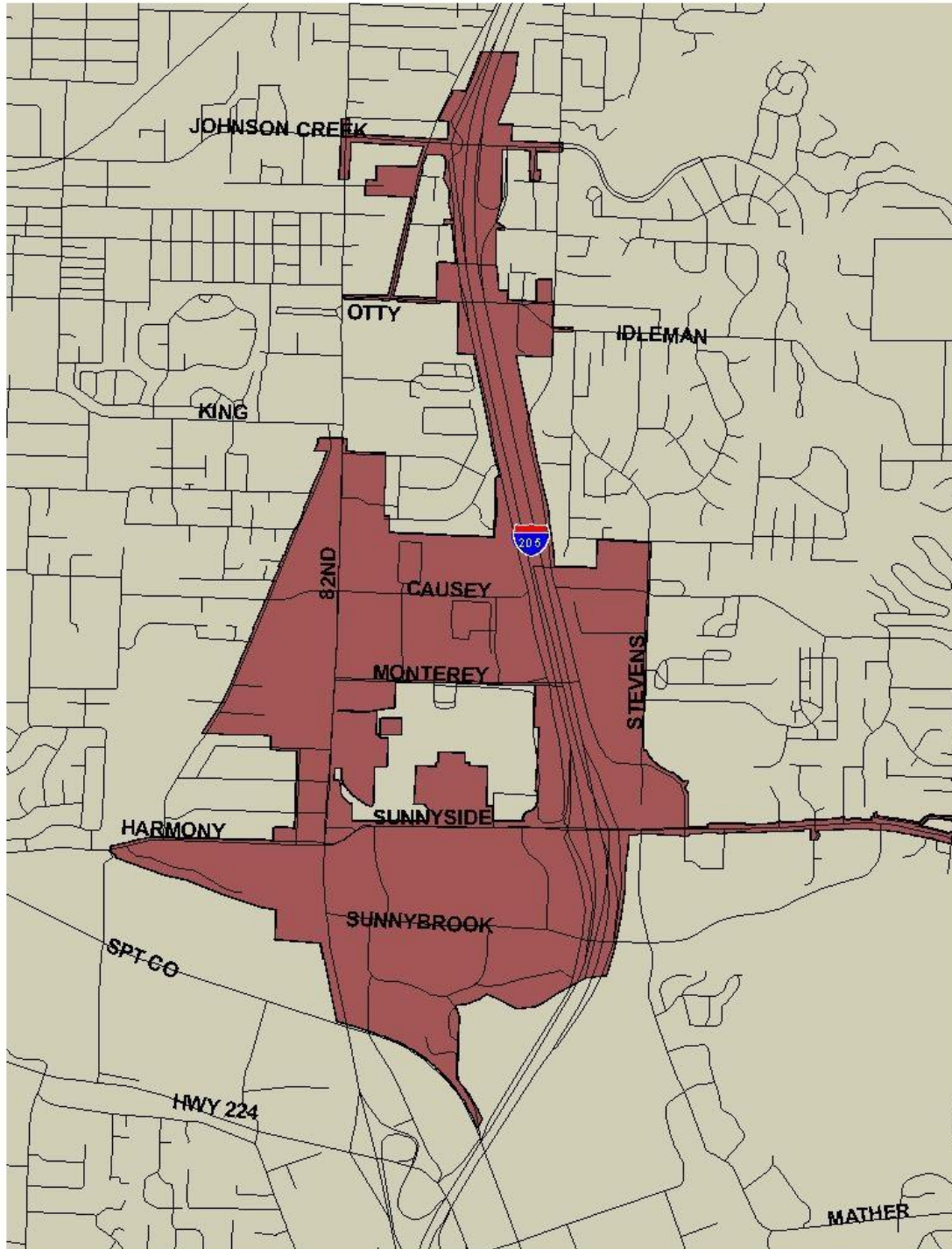
This Clackamas Town Center 22<sup>nd</sup> Amendment Urban Renewal Report (Report) contains background information and project details for the 22<sup>nd</sup> amendment to the Clackamas Town Center Urban Renewal Plan (Amendment). The Report is not a legal part of the Plan but is intended to provide public information and a basis for the findings made by Clackamas County as part of its approval of the Plan.

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

The 2016 Amendment to the Clackamas Town Center Urban Renewal Plan adds a project to the urban renewal plan.

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**Figure 1 – Clackamas Town Center Urban Renewal Area**



Source: Clackamas County

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

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

**A. Physical Conditions**

1. Land Use

The urban renewal area is 819 acres, 409.2 acres of tax lots and 409.8 acres of right of way.

An analysis of property classification data from the Clackamas County FY 2015/16 Assessment and Taxation database was used to determine the land use designation of parcels in the Area. Detailed land use information for the Area is in Table 1. As shown in the table, 51.37 percent of the acres are commercial, for a total of 210.2 acres.

**Table 1 - Existing Land Use of Area**

Existing Land Use	Parcels	Acres	Percent of Acres
Commercial	144	210.2	51.37%
Apartments	21	69.01	16.86%
Industrial	26	44.09	10.77%
Low Income Housing	5	16.66	4.07%
Residential	4	11.94	2.92%
Retirement Homes	6	11.78	2.88%
Hotel/Motel	2	11.3	2.76%
High Density Res	10	9.82	2.40%
Mixed use	4	8.05	1.97%
Multi-family Res	29	7.32	1.79%
Condos	79	5.52	1.35%
PGE	1	2.05	0.50%
Manufactured Homes	1	1.25	0.31%
Not Identified	2	0.22	0.05%
Total	334	409.2	100.00%

*Source: Clackamas County Assessor Records*

2. Zoning and Comprehensive Plan Designations

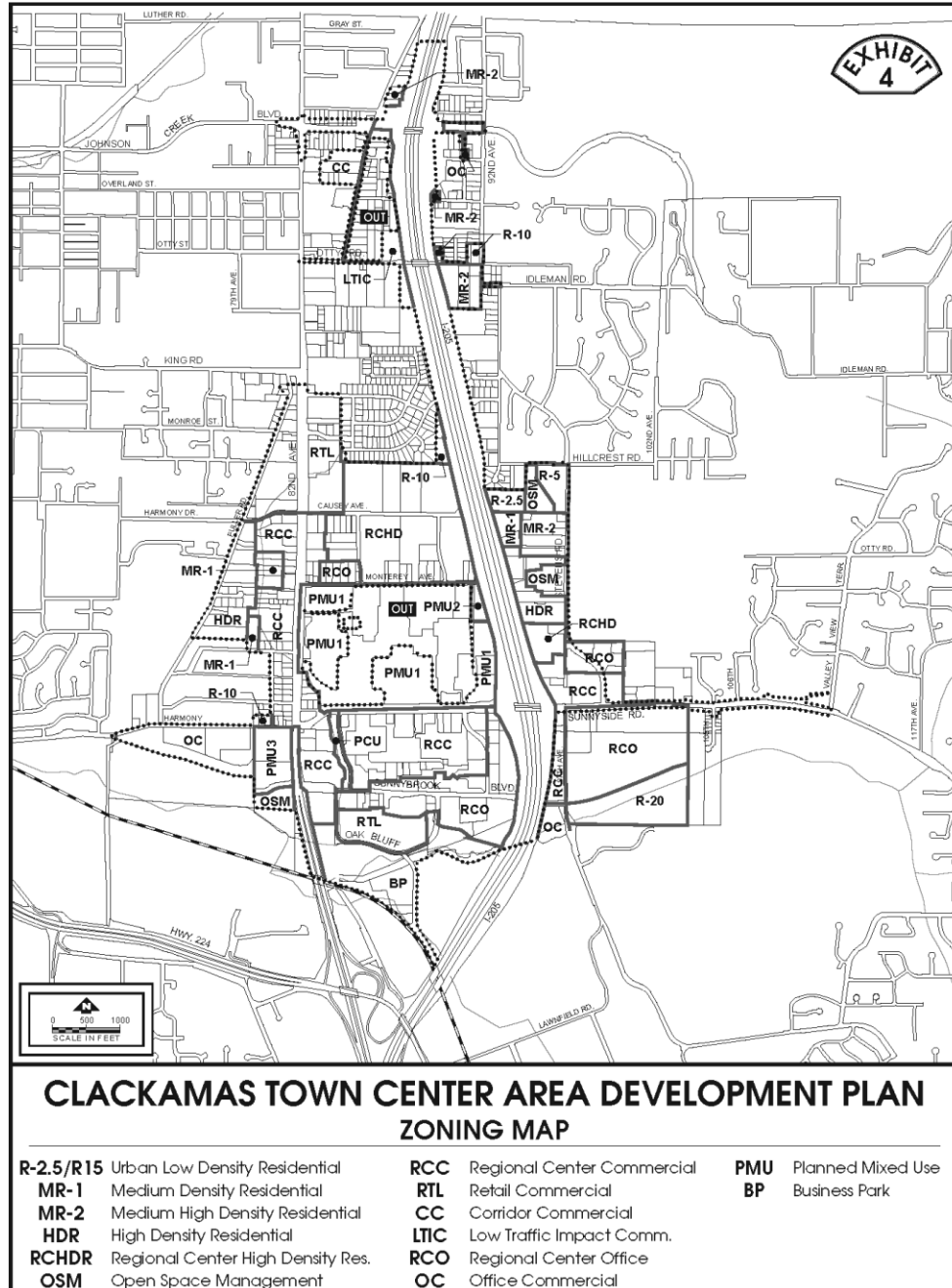
In Clackamas County the zoning and comprehensive plan designations are the same. Table 2 shows the detailed zoning and comprehensive plan designations for the Area. As illustrated in the table, 19.84 percent of the acreage of the Area parcels is zoned Regional Center Commercial and another 17.51 percent of the acreage of the parcels is zoned Regional Center High Density Residential.

**Table 2 - Zoning and Comprehensive Plan Designations of Area**

Zoning	Parcels	Acres	Percent of Acres
Regional Center Commercial	74	81.20	19.84%
Regional Center High Density Residential	98	71.66	17.51%
Regional Center Office	26	53.71	13.13%
Light Industrial	6	46.13	11.27%
Retail Commercial	18	34.30	8.38%
Open Space Management District	4	23.05	5.63%
Station Community Mixed Use	40	17.06	4.17%
Regional Center Mixed Use	9	16.39	4.01%
High Density Residential	15	15.68	3.83%
Medium High Density Residential (MR-2)	30	13.80	3.37%
Urban Low Density Residential (R5)	1	8.28	2.02%
Office Commercial	2	7.70	1.88%
Medium Density Residential (MR-1)	5	7.43	1.82%
Planned Mix Use	1	5.49	1.34%
Corridor Commercial	1	3.62	0.88%
Institutional Public Use	1	2.14	0.52%
Urban Low Density Residential (R10)	2	1.52	0.37%
Null	1	0.04	0.01%
<b>Total</b>	<b>334</b>	<b>409.2</b>	<b>100.00%</b>

Source: Clackamas County Assessor Records

Figure 2 – Zoning/Comprehensive Plan Designations (Figure 4 of original Report)



**B. Public Facilities**

1. Schools

The blighting conditions in the Area are within the Mt Scott Elementary School, as defined below. These conditions were provided by North Clackamas Schools in an e mail dated July 21, 2016.

**Inadequate improper, defectively designed, substandard Facility due to school size:**

Mt. Scott Elementary School is the smallest neighborhood elementary school in the North Clackamas School District and its size is substandard. The school has 48,730 square feet (sf) and the standard is over 60,000 sf. This is detrimental to the safety, health and welfare of the community.

**Inadequate, improper, defectively designed and substandard facility due to capacity and overcrowding:**

Mt. Scott Elementary School enrollment has exceeded capacity and is projected to further exceed capacity in the future. While the Portland State University Population Research Center reported that the 2015-2016 enrollment was 373 and capacity was 375, the enrollment was using the October 2015 numbers. The June 2016 enrollment is 379 and enrollment will be growing in the coming years due to development in the area. This is detrimental to the safety, health and welfare of the community.

**Inadequate, improper, defectively designed facility due to substandard sized cafeteria:**

Mt Scott Elementary School's cafeteria is substandard. The size of the cafeterias 1,875 sf and the standard is approximately 2,400 sf. There is only one other school in the district with a cafeteria this small or smaller and it will be expanded in the coming years. This is detrimental to the safety, health and welfare of the community.

**Inadequate, improper, defectively designed, and substandard facility for students with special needs due to faulty interior arrangement and fixtures:**

Mt. Scott Elementary School's Structured Learning Center for students with special needs is substandard. The standard requires an adjacent student restroom. The school needs appropriate classrooms with adjacent restrooms to adequately support students with special needs. This detrimental to the safety, health and welfare of the community.

The proposed project would increase the size of the building, increase capacity to address overcrowding, address the inadequate facilities for students with special needs and address the substandard cafeteria size and capacity.



**C. Infrastructure**

The projects listed below are showing deficiencies in the Area. The identification of these projects from the Capital Improvement plans do not mean these projects are identified to be built using tax increment funds, only that they are identified as needed improvements in the Area, supporting the fact that the Area is blighted.

1. Streets

The following projects are identified in the Clackamas County Capital Projects list.

**Table 3 – Transportation Projects in the Area**

Project/Street Name	Segment/ Locations	Project Description
Clack. Regional Center Bike/Ped Corridors	N/A	Construct pedestrian and bike improvements as described in the Clackamas Regional Center Pedestrian/Bicycle Plan
CTC Alternative Performance Standards Study	Clackamas Regional Center	Develop alternative performance standards for the intersections within the Clackamas Regional Center
CTC Circulation Plan	West of the Town Center	Study the circulation and create a plan
Harmony Rd/Sunnyside Rd	Harmony Rd/Sunnyside Rd/OR 213 intersection	Extend queue storage on westbound approach and rebuild median; extend queue storage on eastbound approach and install median; convert to right-in-right-out accesses on frontage road
I-205 Multi-Use Path Connection	Between Sunnyside Rd. and Sunnybrook Blvd.	Construct ADA compliant access to the commercial area from the I-205 Multi-Use Path
Monterey Ave	Stevens Rd. to Bob Schumacher Rd.	Construct collector roadways with bikeways and pedestrian facilities
Sunnyside Rd	93rd Ave to 126th Ave	Perform road safety audit or transportation safety review to identify appropriate safety improvements
Sunnyside Rd	Sunnyside Rd/Stevens Rd Intersection	Intersection improvements, such as additional turn lanes, turn lane extensions, and/or signal timing modifications

Source: Clackamas County Capital Projects List Table 5-3a

2. Water

The water lines in the Area are in good condition.

3. Sewer

There are two projects in the Capital Improvement Plan for the Clackamas Town Center Area:

**Slip Line Pipe Project – Sunnybrook:** This collection system pipe located at Sunnybrook Boulevard attracts heavy use from the surrounding businesses in the area. Continual buildup of Greece and large flows of other caustic materials mean this line requires a very high level of maintenance. This project provides a new lining in the existing collecting system pipe that has been eroded by caustic elements in the flow coming from businesses in the area. Lining the pipe will reduce friction and increase flow through the line resulting in less maintenance and reduced operating costs, extending the life of the asset, and reduce inflow and infiltration which helps to preserve treatment capacity at the plant.

**Sunrise Corridor Sewer Relocation:** The Oregon Department of Transportation (ODOT) is currently finalizing the design for the first phase of their Sunrise Corridor JTA project, which constructs a new roadway easterly of I-205 and just north of Highway 212/224. Numerous existing District sanitary sewer lines will be affected by this proposed construction and must be strengthened to accommodate this new roadway and the associated loadings it will place on the pipes. Additionally, assessing and improving these lines after the improvements would be very difficult. The District is utilizing the services of OBEC Engineers to design the necessary sanitary sewer improvements and the district will be providing the labor to manage and inspect the project. All of these District costs will be reimbursed by ODOT, but the District will have to fund the expenditures initially. Construction of the actual improvements will be done by ODOT's contractor, will be paid directly by ODOT. This project reflects an opportunity to upgrade our existing conveyance pipes in the area at no cost to the District.

4. Storm Water

The storm water systems in the Area are in good condition.

**D. Social Conditions**

There are 157 parcels in the Area classified by the Clackamas County Assessor as having residential use.

The largest group of people in the block group is age 18 to 24 years, 19 percent, followed by age 25 to 34 years, 15 percent.

**Table 4 – Age in the URA**

Age	Number	Percent
Under 5 Years	679	9%
5 to 9 Years	530	7%
10 to 14 Years	384	5%
15 to 17 Years	256	3%
18 to 24 Years	1,462	19%
25 to 34 Years	1,184	15%
35 to 44 Years	802	10%
45 to 54 Years	916	12%
55 to 64 Years	739	10%
65 to 74 Years	429	6%
75 to 84 Years	231	3%
85 Years and over	78	1%
<b>Total</b>	<b>7,690</b>	<b>100%</b>

*Source: Social Explorer, American Community Survey 2010-2014 5-Year Estimates*

The majority of people in the block group are white alone, 84 percent.

**Table 5 – Race in the URA**

Race	Number	Percent
White Alone	6,476	84%
Black or African American Alone	185	2%
American Indian and Alaska Native Alone	109	1%
Asian Alone	389	5%
Native Hawaiian and Other Pacific Islander Alone	9	0%
Some Other Race Alone	275	4%
Two or More races	247	3%
<b>Total</b>	<b>7,690</b>	<b>100%</b>

*Source: Social Explorer, American Community Survey 2010-2014 5-Year Estimates*

The largest group of people have some college experience, 38 percent, while 20 percent of the group have completed college.

**Table 6 – Educational Attainment in the URA**

Educational Attainment	Number	Percent
Less Than High School	522	12%
High School Graduate (includes equivalency)	1,194	27%
Some college	1,670	38%
Bachelor's degree	721	16%
Master's degree	147	3%
Professional school degree	94	2%
Doctorate degree	31	1%
<b>Total</b>	<b>4,379</b>	<b>100%</b>

Source: Social Explorer, American Community Survey 2010-2014 5-Year Estimates

The largest group of people, 25 percent in the block group, drove 20 to 29 minutes to work.

**Table 7 – Travel Time to Work in the URA**

Travel Time to Work	Number	Percent
Less than 10 minutes	622	15%
10 to 19 minutes	938	23%
20 to 29 minutes	989	25%
30 to 39 minutes	472	12%
40 to 59 minutes	474	12%
60 to 89 minutes	175	4%
90 or More minutes	124	3%
Worked at home	222	6%
<b>Total</b>	<b>4,016</b>	<b>100%</b>

Source: Social Explorer, American Community Survey 2010-2014 5-Year Estimates

The majority of the block group, 71 percent, drove alone to work.

**Table 8 – Means of Transportation to Work in the URA**

Means of Transportation to Work	Number	Percent
Drove Alone	2,840	71%
Carpooled	538	13%
Public transportation (Includes Taxicab)	294	7%
Motorcycle	24	1%
Bicycle	0	0%
Walked	73	2%
Other means	25	1%
Worked at home	222	6%
<b>Total</b>	<b>4,016</b>	<b>100%</b>

*Source: Social Explorer, American Community Survey 2010-2014 5-Year Estimates*

**E. Economic Conditions**

1. Taxable Value of Property within the Area

There is no increase in the total assessed value of the properties in the 2016 amendment. No property is being added. The Clackamas Town Center Urban Renewal Plan discontinued taking tax increment proceeds in FY 2013/2014.

2. Building to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property’s improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the “Improvement to Land Ratio” or “I:L”. The values used are real market values. In urban renewal areas, the I:L may be used to measure the intensity of development or the extent to which an area has achieved its short- and long-term development objectives. A healthy condition of real estate investment in the Clackamas Town Center area would be over 2:1.

As shown in Table 7 below 18 percent (77 acres) of the Area’s acreage has no improvements. An additional 35 percent of the acreage has an I:L value below 2.

**Table 9 - I:L Ratio of Parcels in the Area**

Improvement/Land Ratio	Parcels	Acres	Percent of Acres
Exempt	2	1.45	0.35%
Condominiums	74	2.92	0.71%
No Improvement Value	77	77.14	18.85%
0.01-0.50	33	34.55	8.44%
0.51-1.00	23	26.93	6.58%
1.01-1.50	20	39.16	9.57%
1.51-2.00	38	41.29	10.09%
2.01-2.50	23	58.28	14.24%
2.51-3.00	6	21.48	5.25%
3.00-4.00	12	21.96	5.37%
>4.00	26	84.04	20.54%
<b>Total</b>	<b>334</b>	<b>409.2</b>	<b>100.00%</b>

*Source: Clackamas County Assessor data*

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**F. Impact on Municipal Services**

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

Municipality is defined in ORS 457 as any county or any city in this state. The addition of the Mt Scott Elementary School project will impact county services by providing a better environment for education within the county. Mt. Scott Elementary presently has conditions that need to be upgraded, as described in Section II. B. of this document. The ability to fund improvements to the school will assist residents in providing education opportunities within their local school area.

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

There is no change to this section as no new property is being added to the urban renewal area.

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

The new project in the Area is:

Mt. Scott Elementary School Improvements:

The proposed project would increase the size of the building, increase capacity to address overcrowding, address the inadequate facilities for students with special needs and address the substandard cafeteria size and capacity at the Mt Scott Elementary School.

*Existing Conditions:*

**Inadequate improper, defectively designed, substandard Facility due to school size:**

Mt. Scott Elementary School is the smallest neighborhood elementary school in the North Clackamas School District and its size is substandard. The school has 48,730 square feet (sf) and the standard is over 60,000 sf. This is detrimental to the safety, health and welfare of the community.

**Inadequate, improper, defectively designed and substandard facility due to capacity and overcrowding:**

Mt. Scott Elementary School enrollment has exceeded capacity and is projected to further exceed capacity in the future. While the Portland State University Population Research Center reported that the 2015-2016 enrollment was 373 and capacity was 375, the enrollment was using the October 2015 numbers. The June 2016 enrollment is 379 and enrollment will be growing in the coming years due to development in the area. This is detrimental to the safety, health and welfare of the community.

**Inadequate, improper, defectively designed facility due to substandard sized cafeteria:**

Mt Scott Elementary School's cafeteria is substandard. The size of the cafeterias 1,875 sf and the standard is approximately 2,400 sf. There is only one other school in the district with a cafeteria this small or smaller and it will be expanded in the coming years. This is detrimental to the safety, health and welfare of the community.

**Inadequate, improper, defectively designed, and substandard facility for students with special needs due to faulty interior arrangement and fixtures:**

Mt. Scott Elementary School's Structured Learning Center for students with special needs is substandard. The standard requires an adjacent student restroom. The school needs appropriate classrooms with adjacent restrooms to adequately support students with special needs. This detrimental to the safety, health and welfare of the community.



The proposed project would increase the size of the building, increase capacity to address overcrowding, address the inadequate facilities for students with special needs and address the substandard cafeteria size and capacity.

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

The costs of projects in the FY 16/17 budget are shown below. The sources of money to pay the projects are funds within the Clackamas Town Center Fund maintained by the Clackamas County Development Agency (CCDA). Tax increment division of taxes has ceased in this urban renewal area. No new tax increment funds are being taken from division of taxes to fund projects.

**Table 10 – Project and Plan Categories for FY 16/17**

Project	Estimated Cost	Estimated completion date
Payments to Local Governments (Mt Scott Elementary School portion \$2,500,000)	\$2,842,937	Payment to be made in FY 2016/17
Boyer Drive Extension	\$1,925,000	FY 2016/17 to FY 2019/20
Otty Street Re-alignment	\$2,500,000	FY 2016/17 to FY 2019/20
Sunnyside Road/Stevens Intersection Improvements	\$1,375,000	FY 2016/17 to FY 2019/20
Clackamas Regional Center Mobility Improvements	\$2,550,000	FY 2016/17 to FY 2019/20
Bike and Pedestrian Improvements	\$105,000	FY 2016/17 to FY 2019/20
Monterey to Price-Fuller	\$10,000	FY 2016/17 to FY 2019/20
<b>Total</b>	<b>\$11,307,937</b>	

Source: Clackamas County FY 2016/17 Budget

**VI. THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT**

Estimated completion dates for the projects in the FY 16/17 budget are shown above in Table 10.

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

The \$2,500,000 of revenues required for the Mt. Scott elementary School are not new tax increment revenues, but revenues within the Clackamas Town Center Fund. There are additional projected revenues of \$32,130,807, \$26,630,807 of which is reserved for future expenditures and \$1,500,000 in contingency, in the Clackamas Town Center Debt Service Fund as shown in the FY 16/17 budget. There are no existing long term indebtedness commitments in the Development Area.

**VIII. FINANCIAL ANALYSIS OF THE PLAN**

The CCDA has approved a FY 16/17 budget for the Clackamas Town Center that includes a line item for Payments to Local Governments. This Amendment would allocate \$2,500,000 from the Payments to Local Governments to North Clackamas Schools for the Mt. Scott Elementary School Improvement Project. These funds are in the Clackamas Town Center Fund and do not represent any new collections of tax increment from division of taxes.

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

The impact of tax increment financing on overlapping taxing districts is not relevant to this Amendment. The Town Center Urban Renewal Area is no longer taking division of taxes. If this project was not pursued, these funds could be used for other specified urban renewal projects.

**X. RELOCATION REPORT**

There are no businesses or residents to be relocated under the Amendment.

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

The Clackamas Town Center is no longer division of taxes, so this section is not relevant to this Amendment.

DRAFT