



2nd Street Streetscape Improvements



The City of The Dalles
Community Development Department
313 Court Street
The Dalles, Oregon 97058

Proposed Urban Renewal Plan Amendment

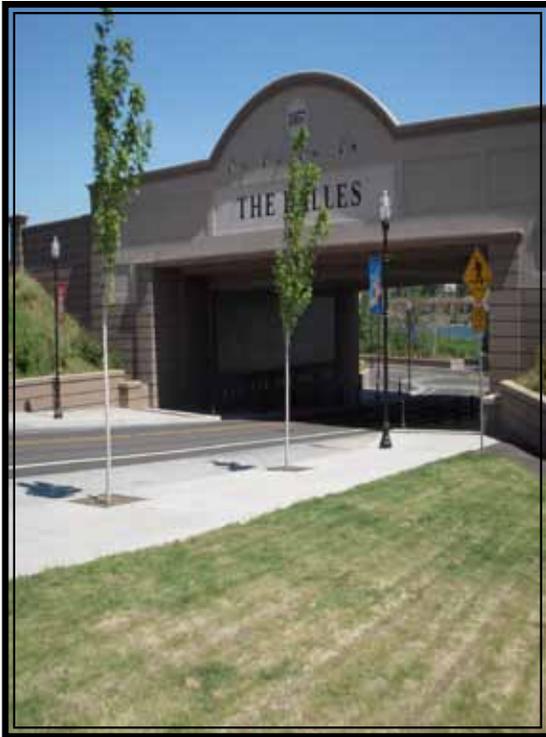


Commodore Hotel Renovation

The City of The Dalles adopted an urban renewal program to invest in improvements to the Downtown/ Columbia Gateway area in 1990. Urban renewal projects include creating a connection between the downtown and the riverfront, improving sidewalks and streets on 2nd Street in the downtown, resolving the problems at the Brewery Grade intersection with Highway 30 and promoting quality development in the 2nd Street corridor west of downtown.

Significant improvements including the renovation of the Commodore Hotel have been the result of the tools available with urban renewal.

The program was severely affected by the limits on property taxes added to the Oregon Constitution in 1991 ("Ballot Measure 5") and 1998 ("Ballot Measure 50"). In 1999, the Urban Renewal Area and the financing cap on the Plan were both greatly reduced. As a result of these unanticipated changes, projects specified in the Plan have been delayed and the Plan has just become active in downtown revitalization in the last eight years.



Pedestrian Access to Riverfront

Projects to be completed in the Plan include:

- East Gateway and the Brewery Grade intersection
- Additional riverfront access, festival area and Marine Terminal
- Streetscape improvements on 1st, 3rd, Washington and 4th Streets in the downtown
- Downtown parking facilities
- West Gateway improvements
- Property rehabilitation program including 2nd story rehabilitation
- Further development of the Mill Creek Greenway trail

The City Council and the city's Urban Renewal Advisory Committee have worked with city staff to develop an amendment to the Urban Renewal Plan to allow for the completion of these projects. At 5:30 pm on June 8, 2009 in the City Council Chambers at City Hall, 313 Court Street, the City Council of the City of The Dalles, Oregon will hold a public hearing and consider an ordinance adopting this amendment to the Downtown/Columbia Gateway Urban Renewal Plan ("Amendment").

The Amendment has been subject to review and consideration by the Planning Commission of The Dalles at their scheduled meeting on May 21, 2009. A copy of the Ordinance, Amendment and accompanying Report can be viewed at the City's Web site at <http://www.ci.the-dalles.or.us> or can be obtained by calling 541-296-5481, ext. 1125. The ordinance, if approved, is subject to referendum.

The legal financial limit on the Plan as amended (which establishes the maximum amount of indebtedness payable from tax increment revenues that can be issued under the Amendment) would be \$29,126,000. The current limit is \$14,427,353. The adoption of the Amendment may impact property tax rates for general obligation bonds that were approved by voters prior to October 6, 2001.

Except for this impact on bond rates, which will decrease over time, no additional taxes result from the Amendment. Rather, existing taxes on growth within the urban renewal area which are levied in the normal manner are allocated to the urban renewal agency for payment of debt which funds the urban renewal projects called for in the Amendment.