



TO: Lake Oswego Planning Commission

FROM: Sidaro Sin, Development Project Manager
Lake Oswego Redevelopment Agency

SUBJECT: Lake Grove Village Center Urban Renewal Plan First Amendment (PP 15-0011)

DATE: October 1, 2015

ACTION

Review the Lake Grove Village Center Urban Renewal Plan First Amendment and make a recommendation to the City Council.

INTRODUCTION/BACKGROUND

The Lake Grove Village Center Plan was adopted in 2008 with the vision to transform Boones Ferry Road into a safe, welcoming and convenient pedestrian and bicycle environment, where auto traffic is accommodated efficiently and safely, stormwater is treated naturally, and businesses needs are successfully met.

In 2012, the City Council approved the Lake Grove Village Center Urban Renewal Plan (Plan) to help fund the projects to implement the vision (Attachment 1). Specifically, urban renewal funds will be used to help pay for the Boones Ferry Road Improvement Project and to provide additional parking in the area. Section II describes the Goals and Objectives of the Plan that relate to the Lake Grove Village Center Plan and support the Comprehensive Plan.

The maximum indebtedness of the Plan is \$36,000,000. Maximum indebtedness is the total amount of funds to be spent on projects, programs, and administration throughout the life of the Plan. The maximum indebtedness is not proposed to be changed in this amendment and no new projects are being added.

On October 6, the Lake Oswego Redevelopment Agency Board will meet to consider initiating the First Amendment to the Plan (Attachment 2). The amendment includes bringing in a portion of the recently sold city-owned West End Building (WEB) property located at 4101 Kruse Way into the urban renewal area. The property consists of two parcels; the larger 12.88-acre parcel that includes the building and parking lot is proposed to be included in the urban renewal area. The smaller 1.2-acre parcel is already in the urban renewal area.

The amendment also includes correcting a minor mapping error. It would remove 0.19 acres of right-of-way on the western end of Upper Drive from the district that is not in the city limits. Removing this right-of-way has no impact on the urban renewal area.

Adding the former WEB property would increase the funding available to implement the projects in the Plan. This could also shorten the timeframe of the urban renewal district by at least one year.

PROCESS FOR ADOPTION OF THE LAKE GROVE VILLAGE CENTER URBAN RENEWAL PLAN

The process for adopting of the First Amendment is as follows:

- Lake Oswego Redevelopment Agency Board initiates the amendment process on October 6.
- Amendment is forwarded to the governing bodies of each taxing district on October 7.
- Planning Commission will hold a public hearing to review the amendment and makes its recommendation on October 12.
- Notice of the City Council hearing is provided to all citizens in the October and November Hello LO.
- City Council conducts a public hearing to review the First Amendment and receive and consider comments from the public and recommendations from each taxing district and from the Planning Commission. Adoption of an ordinance amending the Plan could occur on November 3, in which case the ordinance becomes effective December 3.

DISCUSSION

Elaine Howard (Elaine Howard Consulting) has prepared a memo that discusses the proposal's conformance with applicable sections of the Comprehensive Plan (Attachment 3). As discussed in the memo, the statute governing urban renewal does not specifically describe the role of the Commission, but it has been common practice for the Commission to makes its recommendation based on the conformance of the proposal with the Comprehensive Plan. The memo provides the analysis and findings to help make that determination.

The memo also includes for the Commission's consideration, the First Amendment and the *Report Accompanying the Lake Grove Village Center Urban Renewal Plan First Amendment* (Report). The Report is required to accompany the proposal and provides additional background and financial information.

RECOMMENDATION

Recommended motion:

“Based on the analysis in this report, the Planning Commission finds that the Lake Grove Village Center Urban Renewal Plan First Amendment is in conformance with the Lake Oswego Comprehensive Plan, including its Neighborhood and Special District plans. The Planning Commission further recommends that if the First Amendment is adopted by the City Council that the findings of its conformance with the Lake Oswego Comprehensive Plan be incorporated into the Council’s findings of approval of the First Amendment “

ATTACHMENTS

1. Lake Grove Village Center Urban Renewal Plan (Adopted 2012)
2. Lake Grove Village Center Urban Renewal Plan First Amendment Map
3. Memo from Elaine Howard, Elaine Howard Consulting, LLC (9/18/15), including:
Exhibit A - Lake Grove Village Center Urban Renewal Plan First Amendment
Exhibit B – Report Accompanying the Lake Grove Village Center Urban Renewal Plan First Amendment

THIS PAGE INTENTIONALLY LEFT BLANK