

**URBAN RENEWAL PLAN**  
GLADSTONE URBAN RENEWAL AREA  
CITY OF GLADSTONE, OREGON

February, 2007 Revised August 8, 2017

## **ACKNOWLEDGEMENTS**

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**GLADSTONE URBAN RENEWAL PLAN**

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## Introduction

The Gladstone Urban Renewal Plan consists of Part One – Text and Part Two Exhibits. The Gladstone City Council acts as the Urban Renewal Agency of the City of Gladstone, Oregon.

This Plan has been prepared pursuant to Oregon Revised Statute (ORS) Chapter 457, the Oregon Constitution, and all applicable laws and ordinances of the State of Oregon and City of Gladstone respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The Urban Renewal Area is a single geographic area with a single contiguous boundary in which a variety of activities and projects are contemplated to eliminate blight and the causes of blight and intended to create an environment in which the private sector may develop uses compatible with the purposes of this Plan.

This Urban Renewal Plan for the Gladstone Urban Renewal Area was originally approved by the City Council of the City of Gladstone on March 13, 1990 by Ordinance No. 1129.

The Plan has been amended since its initial adoption. A history of these Amendments appears below.

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|-----------------------|---|
| 1st <u>Amendment</u>  | August 27, 1991, Added provisions for amending the plan and a latest date for issue of bond indebtedness of ten years following the adoption of the plan. |
| 2nd <u>Amendment</u>  | September 10, 1991, adopted revised legal description to delete a few properties in North Clackamas County School District (Ordinance 1154)               |
| 3rd <u>Amendment</u>  | Selects Option One, establishes Maximum Indebtedness \$23,589,427. (Resolution 786)   |
| 4th <u>Amendment</u>  | June 9, 1998, Established maximum debt of \$23,589,427. (Ordinance 1260)  |
| 5th <u>Amendment</u>  | December 10, 2002, Added traffic and circulations improvements project along with water storage and distribution improvements project. (Resolution UR 13) |
| 6th <u>Amendment</u>  | August 12 2003, Adding improvements to curb and sidewalk along Portland Avenue near E. Hereford Street (Resolution UR 16)                                 |
| 7th <u>Amendment</u>  | September 9, 2003, Adding E. Arlington Street improvements to the Urban Renewal Plan (Resolution UR 17)   |
| 8th <u>Amendment</u>  | November 9, 2004, A resolution amending the Urban Renewal Plan for the Gladstone Urban Renewal Area amending section I – amendments. (Resolution UR 20)   |
| 9th <u>Amendment</u>  | November 9, 2004, A resolution amending the Urban Renewal Plan for the Gladstone Urban Renewal Area deleting section L – duration. (Resolution UR 21)     |
| 10th <u>Amendment</u> | January 11, 2005, Adding High School Track as a Joint Recreation Project (Resolution UR 22)   |

- 11th Amendment February 8, 2005, Adding W. Gloucester Street, Portland Avenue to about Risley Avenue, to the Urban Renewal Plan Area, 2.8 acres, (Resolution UR 23)
- 12th Amendment July 12, 2005, Adding 2.28 Acres to Urban Renewal Plan Area: W. Gloucester Street, Risley Avenue to River Road; Oatfield Road, Kenmore Street North 720 Feet; Cason Road, Ohlson Road North 430 Feet, (Resolution UR 25)
- 13th Amendment December 13, 2005, Adding 1.585 Acres to Urban Renewal Plan Area, (Resolution UR 26)
- 14th Amendment October 10, 2006, Adding 1.73 Acres to Urban Renewal Area, Oatfield Road –Stone Oaks Court to Ridgeway Drive, (Resolution UR 29)
- 15th Amendment March 13, 2007, Added 2.62 acres to the urban renewal plan area, Portland Avenue, Gloucester Street to Berkeley Street, including fire staging. Added project:  
Portland Avenue Improvements: Portland Avenue will be improved by providing curbs, sidewalks and paving to meet the City’s minor arterial standards, together with streetscape improvements to enhance the aesthetic and historic character of the area served by Portland Avenue. (Resolution UR 31)
- 16th Amendment April 10, 2007 Added 2.21 acres to the urban renewal plan area: River Road, Highway 99 East to Meldrum Bar Park Road.
- 17th Amendment May 8, 2007, Added 1.44 acres to the urban renewal plan area: River road, Meldrum Bar Road to Rinearson Road. Added Projects:  
River Road Improvements: River Road will be improved by providing curbs, sidewalks, and paving to meet the needs of business, residential and recreational traffic and the city’s minor arterial standards.  
Install a water line on River Road: This new water line will replace an aging and undersized line with a larger line to improve fire protection to a mixed business and residential neighborhood, including possible inter tie with Oak Lodge Water District facilities. (Resolution UR 33)
- 18th Amendment June 9, 2009, Added 1.05 acres to the urban renewal plan area: East Jersey Street, Portland Avenue to Harvard Avenue. Added Project:  
East Jersey Street Improvements: East Jersey Street will be improved by replacing curbs, sub-grade and paving, making drainage improvements, and possible water line improvements, to meet the needs of businesses and residents. (Resolution UR 39)
- 19th Amendment October 12, 2010, In December of 2016, this amendment was deemed to be not in effect as it was processed as a minor amendment instead of a substantial amendment as required by statute. Added 10.55 acres located north of the intersection of Oatfield Road and Webster Road to the urban renewal plan area. Added Project:  
Gladstone Public Library: The project will provide an enhanced public library

which will couple the area's rich heritage with the most current technology to improve public facilities and services and upgrade the quality of life for area residents. (Resolution UR 44)

20th Amendment

August, 2012, Conforms with Measure 3-394 and 3-395 voter approval of public building expenditure of \$1M or more - res in file not dated by Wade Byers nor dated for adoption

21st Amendment

August 13, 2013, Added Project:

Sanitary Sewer and Stormwater Improvements: Intent. The City of Gladstone is in the process of developing Sanitary Sewer and Stormwater Master Plans and has also identified several sanitary sewer problems within the Area. These problems are due in large part to the aging of the current facilities. It is the intent of the plan to address these sanitary sewer and stormwater deficiencies so as to serve existing development, to stimulate development of commercial and industrial development, and to increase property values.

Expected Activities and Improvements. The Urban Renewal Agency will participate in the planning, design, construction and improvements to sanitary sewer and stormwater facilities and utility systems in the Renewal Area. These projects include but are not limited to construction, reconstruction, repair, upgrading, and oversizing or replacement of sanitary sewer and stormwater facilities. Identified projects include but are not limited to:

Sanitary sewer maintenance and trenchless repair work: Improvements will be made to certain areas in the Renewal Area including portions of Portland Avenue, East Gloucester, East Fairfield, East Exeter, East Clarendon, East Berkeley and East Arlington Streets. (Resolution UR 49)

22<sup>nd</sup> Amendment

December 13, 2016, Added projects, right of way and property to the Area. The property added is for the purposes of construction of a new city hall and new police facility. The construction of a new city hall and new police facility were the added projects. General updating of the Plan.

23<sup>rd</sup> Amendment

August 8, 2017, Corrected legal description of Area. The Church of Jesus Christ of Latter-Day Saints property has been revised.

## **A. Definitions**

The following definitions will govern the construction of this Plan unless the context otherwise requires.

"AREA" means the area included within the boundaries of the Gladstone Urban Renewal Area.

"CITY" means the City of Gladstone, Oregon.

"CITY COUNCIL" means the City Council of the City of Gladstone, Oregon.

"COMPREHENSIVE PLAN" means the City's Comprehensive Land Use Plan and its implementing ordinances, policies and development standards.

"COUNTY" means the County of Clackamas, State of Oregon.

"DISPLACED" person or business means any person or business that is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose. The methods to be used for the temporary or permanent relocation of such persons living in and businesses situated in the Gladstone Urban Renewal Area shall be in accordance with State Law.

"DISPOSITION AND DEVELOPMENT AGREEMENT" means an agreement between the Urban Renewal Agency and a private developer which sets forth the terms and conditions under which will govern the disposition of land to a private developer.

"EXHIBIT" means an attachment, either narrative or map, to the Urban Renewal Plan for the Gladstone Urban Renewal Area, Part Two – Exhibits.

"OBJECTIVE" means any goal, general or specific, or objective described in Section D of this Plan.

"ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.

"PLAN" means the Urban Renewal Plan for the Gladstone Urban Renewal Area, Parts One and Two, as amended.

"PLANNING COMMISSION" means the Planning Commission of the City of Gladstone, Oregon.

"REDEVELOPER" means any individual or group acquiring property from the Urban Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures or land.

"STATE" means the State of Oregon.

"TEXT" means the Urban Renewal Plan for the Gladstone Urban Renewal Area, Part One – Text.

"URBAN RENEWAL AGENCY" means the Urban Renewal Agency of the City of Gladstone, Oregon.

"URBAN RENEWAL AREA" or "RENEWAL AREA" means the geographic area for which this Urban Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this Plan.



## **B. Boundary Description**

The boundary of the renewal project area is shown in Exhibit 1, attached to this Plan. A legal description of the project boundary is included as Attachment "A" of this Plan.

## **C. Outline of Development**

The renewal project area is characterized by vacant and underutilized light industrial and commercial land. Approximately one-third of the project area is vacant land, owned by the Oregon Conference of Seventh Day Adventists. The land is exempt from property tax and produces no revenue for the City of Gladstone. This land, recently rezoned for Office Park use, has excellent freeway access and represents Gladstone's most valuable potential resource for new commercial and light industrial development.

Activities in this Urban Renewal Plan will make transportation and circulation, water, sanitary sewer, and community facility improvements to allow development in the project area, and most especially, the Seventh Day Adventist site. Property acquisition for street right-of-way and other identified projects in the Plan may be required. No property rehabilitation or relocation activity is anticipated in this Plan. Development in the project area will be controlled by current City of Gladstone Zoning and Land Use regulations and any applicable provisions of this renewal Plan.

Major transportation and circulation improvements are anticipated in early stages of the project. These improvements are expected to result in development of the 82-acre Seventh Day Adventist property for intensive, multi-use commercial uses. The Seventh Day Adventist property is located in the Office Park Zone. The uses proposed for the development are permitted in this zone.

The provision of transportation and utility services, and improvements to the Gladstone Interchange of I-205 are expected to open the area up for further development and result in additional development of light industrial and commercial uses within the project area. While zoning in the area permits residential uses, no new residential development is contemplated.

A new city hall/library and police station are now anticipated with this project. A new library will help to bring additional people into the downtown, while a new police station will help the Gladstone Police better serve the citizens of Gladstone.<sup>1</sup>

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<sup>1</sup> December 13, 2016 amendment Res. - UR 57

## **D. Relationship to Local Objectives**

The adopted goals and objectives for this renewal plan, and the project activities proposed herein, are consistent with the Objectives, Policies, and Implementation Strategies of the City of Gladstone's Comprehensive Plan and Capital Improvement Program Plan.

### **1. Renewal Project Background**

The City of Gladstone is burdened by a relatively low total assessed valuation. Total assessed value in Gladstone declined in the 1988 tax year, and total values now are below 1984 levels. If unchecked, this stagnation and decline in Gladstone's assessed valuation will threaten basic community services. A major contributing factor in Gladstone's valuation problem is underutilization of its limited commercial and industrial land supply. Gladstone's most important resource of vacant land for commercial and light industrial development is in the renewal project area.

The key commercial/industrial land resource in Gladstone is an 80-acre parcel of vacant land owned by the Oregon Conference of Seventh Day Adventists. The primary use made of this land is as a campground for the annual camp meeting of the Oregon Conference. The entire parcel is exempt from property taxation. The parcel was zoned Light Industrial in 1979, but despite that rezoning, and extensive marketing efforts by the Oregon Conference, no development has taken place.<sup>1</sup>

Recent market research indicates the SDA property has excellent development potential, but exceptionally high off-site costs for transportation and circulation improvements, and potential development costs resulting from site conditions are likely to prevent the property from being sold and developed to its highest and best use. Gladstone's largest parcel of vacant land for commercial development thus lies fallow, producing no tax revenue for the City and other taxing bodies.

Gladstone policy documents recognize the need to better utilize its inventory of commercial and industrial land. The 1988 review of Gladstone's Comprehensive Plan noted that the percentage of developed commercial land in Gladstone was substantially lower than the average in cities of Gladstone's size and concluded that..."the 82nd/I-205 District is where Gladstone's future lies. Relatively uncommitted and vacant, this land base offers the greatest potential for the City's economic growth."

The Gladstone City Council acknowledged the need for City action in goals adopted early in 1988. The top two priorities among Council goals were:

- Provide a City strategy for development of the Seventh Day Adventist (SDA) property.
- Adopt an off-site development plan for the SDA site.

## **2. Renewal Project Goal**

The overall goal of the project is to improve the quality of life and livability in the City of Gladstone. Improvements to the quality of life in Gladstone will require new investment in the community and major additions to Gladstone's base of property values. Project actions will be directed at increasing property values and enhancing Gladstone's livability.

## **3. Renewal Project Objectives**

- Eliminate blighting conditions in the project area, including inadequate streets and traffic circulation patterns, substandard and obsolete buildings, and underutilized and unproductive land. Make public improvements necessary to encourage new private investment in the project area.
- Ease Gladstone's tax burden by the addition of substantial new taxable values.
- Encourage development of the project area as a new commercial and employment base for the City of Gladstone.
- Encourage mixed use, high value, non-residential development in the area, such as proposed in the 1988 Market Study conducted for the Seventh Day Adventist property.
- Provide enhanced public facilities and services to upgrade the quality of life for Gladstone residents.
- Promote a high quality of design and development within the project area.
- Encourage citizen participation in the preparation and implementation of the urban renewal plan for the area.
- Encourage preservation and rehabilitation of existing residential and commercial properties in the project area.
- Mitigate traffic and other community impacts caused by new development in the project area.
- Encourage public utilization of, and access to, new developments in the project area.
- Provide community direction for development expected to occur within the Urban Renewal Area.

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<sup>1</sup> In 1989, the City of Gladstone re-zoned a major portion of the Oregon Conference property to Office Park (OP). This action is intended to enhance the market potential for the property and to further the objectives of the Gladstone Renewal Plan.

Goal: To provide and maintain needed facilities and services in a timely, orderly and efficient manner to serve urban development in the Gladstone area.

Objectives: 1) To ensure the continuation of adequate water, sewer, police, fire, library, recreation and school services.

Policy 9: Continue to coordinate library services with Clackamas County to ensure that they keep pace with present and future resident demand.

The new projects in the Plan conform to the Gladstone Comprehensive Plan by providing coordinated services to the City of Gladstone residents.<sup>2</sup>

The activities to be undertaken under this Plan relate directly to these goals and objectives, and to the City of Gladstone's Comprehensive Plan policies.

## **E. Proposed Land Uses**

### **1. Land Use Plan**

The Land Use Plan consists of the Land Use (Comprehensive Plan) Plan Map (Exhibit 2) and the descriptive material and regulatory provisions contained in this section (both those directly stated and those included by reference). This Plan shall be in accordance with the approved Comprehensive Plan of the City of Gladstone and with its implementing ordinances and policies.

The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the City's Comprehensive Plan, Zoning Ordinance, Design Review Ordinance, Subdivision Ordinance, City Charter, or any other applicable local, state or federal laws regulating the use of property in the Urban Renewal Area.

Exhibits 2 and 3 respectively the "Land Use (Comprehensive Plan) Plan Map" and the "Zoning Map" describe the locations of the principal land use classifications which are applicable to the Renewal Area. These classifications are described below.

#### **a. CITY OF GLADSTONE COMPREHENSIVE PLAN.**

*Low Density Residential-LDR Plan District:* This district permits single-family and two-family dwellings, churches, schools, day-care centers, community centers, nursing homes, home occupations, and similar uses. The density permitted ranges from 6.0 units per acre for single-family uses, and 12 units per acre for two-family dwellings. Kraxburger Middle School, the SDA School, and a vacant parcel north of Cason Road are designated LDR within the Renewal Area.

*General Commercial-CC Plan District:* The Comprehensive Plan permits commercial retail, commercial service and office uses in the General Commercial District. The existing commercial districts on both sides of 82nd Drive west of I-205 and on the west side of 82nd Drive east of the Freeway are designated GC.

*Industrial-I Plan District:* This district permits light manufacturing, light industrial and distribution uses. Buffering between industrial and less intensive uses is required. The Seventh Day Adventist property and an area along 82nd Drive east of I-205 are designated I within the

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<sup>2</sup> December 13, 2016 amendment Res. - UR 5

Renewal Area.

*Open Space-OS Plan District:* The Land Use Plan map designates natural resource areas, flood plains, wetlands, erodible slopes, unique areas, beaches, trails, and parks as open space. Within the Renewal Area, the area around Chautauqua Lake, High Rocks Park, Cross Park, City Park, and a small park at Clarendon Street and Oatfield Road are designated open space.

b. CITY OF GLADSTONE ZONING CLASSIFICATIONS.

*Single Family Residential Zone R-7.2:* This zone is used for single-family dwellings with a minimum lot size of 7200 square feet, and for two-family dwellings with a minimum lot size of 3600 square feet per dwelling unit. Multifamily dwellings, churches, community buildings, schools and group homes are permitted as conditional uses.

*General Commercial Zone C-3:* The C-3 zone permits a variety of general types of business and service establishments including retail trade, office, medical clinics, eating and drinking establishments, hotels or motels, auto sales, schools, community buildings, etc.

*Light Industrial Zone LI:* The LI zone permits a mix of employee-intensive industrial and office uses with associated services and all uses permitted in the C-3 zone. These uses can be located in relatively close proximity to residential and commercial districts.

*Office Park District OP:* The OP zone is intended to implement the policies of the Comprehensive Plan for Industrial areas, providing areas for high technology, and other clean, light industry research facilities, and office uses needing sites with high aesthetic standards. Permitted uses are research facilities, business, and professional offices, manufacturing and assembly (except primary processing of raw materials), and retail and service uses permitted outright in the C-2 zoning district.

*Open Space Zone OS:* The OS zone permits parks, playgrounds, picnic grounds, wildlife preserves, nature trails and bikeways and other similar uses.

## **2. Plan and Design Review**

The City of Gladstone requires that except for single family-dwellings and duplexes in the R-7 and R-5 zones, building permits for new buildings or structures, major remodeling of existing buildings or structures, and sign permits be subject to Design Review. The Design Review ordinance contains standards and criteria for landscaping, building siting and design, pedestrian and vehicular circulation, surface water drainage, utility services, and signs.

The Urban Renewal Agency shall be notified of any building permit, conditional use or other development permits requested within the Area. Redevelopers, as defined in this Plan, shall comply with the Design Review ordinance and Redevelopers Obligations, Section G of this Plan.

## **F. Project Activities**

In order to achieve the objectives of this Plan, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency, in accordance with applicable federal, state, county, and city laws, policies, and procedures.

## **1. Traffic and Circulation Improvements**

*Intent.* The City of Gladstone has little commercial/industrial development and a relatively high tax rate which may discourage commercial/industrial expansion. The primary opportunity for commercial/industrial development in the City is the Seventh Day Adventist property located within the Renewal Area. An assessment of the market potential for the property concluded that a mixed-use development containing retail shopping, office/business park, hotel and related office are the highest and best uses. In order to attract such a mixed-use development, traffic improvements will be required on local streets near the SDA site and within the site. Existing traffic levels at I-205, 82nd Drive are near capacity, and future traffic predicted without the mixed use development will require improvements to the I-205 interchange, 82nd Drive, Oatfield Road, Gloucester Street; and E. Arlington Street. These street improvements as well as several additional street and access improvements will be necessary to efficiently move future traffic if the SDA site is developed.

*Expected Activities and Improvements.* The Urban Renewal Agency will participate in the planning, design, and construction of streets, pedestrian facilities and other transportation systems, in order to improve access and circulation throughout the Area. Outlined below are street and access improvement projects identified for a conceptual development plan for the SDA site.

The list of improvements is based upon serving development as projected in a 1988 market study of the SDA site. As the development program for the SDA site becomes more specific, these street improvements may be subject to further engineering study and revision. Further engineering study also will determine whether acquisition for rights-of-way will be required for street improvement activities.

- a.** REALIGN AND IMPROVE OATFIELD ROAD.  
This street realignment and improvement is required to provide better access to the project area west of I-205, and better access to the SDA site.
- b.** CONSTRUCT A NEW ACCESS STREET THROUGH THE SDA SITE.  
The street will be designed to carry all traffic generated by SDA site development. Right-of-way to accommodate sufficient travel lanes throughout the site should be provided.
- c.** IMPROVE WEBSTER ROAD.  
Improvements and widening of Webster Road are required to accommodate increased traffic flows in the project area and to allow safe and efficient access to the SDA site.
- d.** INSTALL NEW TRAFFIC SIGNALS IN PROJECT AREA.  
Traffic Signals will be installed as required for safe and efficient traffic movement through the project area. The exact placement of traffic signals will be determined by further traffic engineering study.
- e.** IMPROVE ACCESS RAMPS TO I-205, AND 82ND DRIVE OVERPASS OF I-205.  
Access to and from I-205 must be improved to accommodate increased traffic flows. Improvements to the 82<sup>nd</sup> Drive overpass will be required to facilitate current and projected traffic flows.

- f.** IMPROVE 82ND DRIVE AND E. ARLINGTON STREET TO IMPROVE CIRCULATION AND ACCESS TO THE PROJECT AREA.  
A series of improvements to 82nd Drive and E. Arlington Street, including possible realignment and widening, will be required to improve access to the project area and access to and from 1-205.
- g.** RECONSTRUCT GLOUCESTER STREET.  
Gloucester Street within the Renewal Area will be improved by providing curbs, sidewalk and paving to meet the City's collector street standards. Priority will be given to improving the area between Oatfield Road and Harvard Avenue.
- h.** Curb and sidewalk improvements, Union Avenue, both sides between Clarendon and Berkeley streets.
- i.** Curb and sidewalk improvements, Columbia Avenue, both sides between Arlington Street and 82nd drive. (Except West side from First Street to 82nd Drive)
- j.** Curb and sidewalk improvements, Clackamas Boulevard, north side between Harvard and Cornell Avenues.
- k.** Curb and sidewalk improvements, Cornell Avenue, east side between Fairfield and Exeter Streets.
- l.** Curb and sidewalk improvements, Fairfield Street, north side between Cornell and Yale Avenues.
- m.** Curb and sidewalk improvements, Exeter Street, south side between Cornell and Yale Avenues.
- n.** Curb and sidewalk improvements, Harvard Avenue, east side between Gloucester and Exeter Streets.
- o.** Curb and sidewalk improvements, Yale Avenue, both sides between First Street and Clackamas Boulevard.
- p.** Curb and sidewalk improvements, Cason Road, both sides between where sidewalk ends to Ohlson Road.
- q.** Curb and sidewalk improvements, Princeton Avenue, both sides between Berkeley and Arlington Streets.
- r.** Curb and sidewalk improvements, Clarendon Street, both sides between Union Avenue and Stocker Park
- s.** Curb and sidewalk improvements, Cornell Avenue, west side between Clackamas Boulevard and First Street.
- t.** Curb improvements, Portland Avenue, east side between Gloucester and Jersey Streets.
- u.** Curb improvements, Portland Avenue, west side between Gloucester and Ipswich Streets.
- v.** Curb improvements, Arlington Street, north side between Princeton Avenue and road's end.
- w.** Curb improvements, Arlington Street, both sides between 82nd drive and Columbia Avenue.
- x.** Curb improvements, Clackamas Boulevard, south side between Harvard and Yale Avenues.
- y.** Sidewalk improvements, First Street, both sides between 82nd Drive and Cornell Avenue.
- z.** Sidewalk improvements, First Street, both sides between Yale and Harvard Avenues.
- aa.** Sidewalk improvements, Exeter Street, south side between 345 and Cornell Avenue.
- bb.** Sidewalk improvements, Exeter Street, north side between Yale and Cornell Avenues.
- cc.** Sidewalk improvements, Cornell Avenue, west side between Exeter and Fairfield Streets.
- dd.** Sidewalk improvements, Fairfield Street, south side between Yale and Cornell Avenues.
- ee.** Sidewalk improvements, Berkeley Street, north side between 82nd Drive and Union.
- ff.** Sidewalk improvements, Arlington Street, north side between 82nd Drive and Princeton

- Avenue.
- gg.** Sidewalk improvements, Nelson Lane, south side between Portland Avenue and easterly school boundary.
- hh.** Sidewalk improvements, Portland Avenue, west side from Barclay Avenue to Nelson Lane.
- ii.** Sidewalk improvements, Portland Avenue, along high school property.
- jj.** Sidewalk improvements, Harvard Avenue, west side along high school property.
- kk.** Curb and sidewalk improvements, along Portland Avenue near East Hereford Street.
- ll.** East Arlington Street improvements.
- mm.** Portland Avenue Improvements: Portland Avenue will be improved by providing curbs, sidewalks and paving to meet the City's minor arterial standards, together with streetscape improvements to enhance the aesthetic and historic character of the area served by Portland Avenue.
- nn.** River Road Improvements: River Road will be improved by providing curbs, sidewalks, and paving to meet the needs of business, residential and recreational traffic and the city's minor arterial standards.

## **2. Water Storage and Distribution Improvements**

*Intent.* The City of Gladstone's Public Facilities Plan identified several water storage and distribution problems within the Area. These problems include lack of storage capacity at the City's Webster Road/Cason reservoir site, and inadequate water lines along Oatfield Road, 82nd Drive, and E. Arlington Street. It is the intent of this Plan to address these water storage and distribution deficiencies so as to serve existing development, to stimulate development of commercial or industrial development, and to increase the City's taxable assessed value.

*Expected Activities and Improvements.* The Urban Renewal Agency will participate in the planning, design and construction of public facilities and utility systems.

- a.** CONSTRUCT ADDITIONAL WATER STORAGE FACILITIES.  
Improvements will be made to City owned property at Webster Road and Cason and at E. Arlington Street to accommodate a reservoir to service the City's low pressure water zone. This reservoir also will serve to upgrade the fire protection services in the project area.
- b.** INSTALL NEW WATER LINE AND FIRE HYDRANTS ALONG OATFIELD ROAD.  
A new water line and fire hydrants will be installed on Oatfield Road to improve water service to the project area, and better service to the SDA site.
- c.** INSTALL A WATER LINE ON 82ND DRIVE EAST OF I-205.  
This new line will service anticipated growth in commercial uses in the area east of I-205.
- d.** Water main and service line improvements, First Street, from Columbia to Cornell Avenue and from Yale Avenue to Harvard Avenue.
- e.** Install a water line on River Road: This new water line will replace an aging and undersized line with a larger line to improve fire protection to a mixed business and residential neighborhood, including possible inter tie with Oak Lodge Water District facilities.
- f.** Sanitary Sewer and Stormwater Improvements: Intent. The City of Gladstone is in the process of developing Sanitary Sewer and Stormwater Master Plans and has also identified several sanitary sewer problems within the Area. These problems are due in large part to the aging of the current facilities. It is the intent of the plan to address these sanitary sewer and stormwater deficiencies so as to serve existing development, to stimulate development of commercial and



industrial development, and to increase property values.

*Expected Activities and Improvements.* The Urban Renewal Agency will participate in the planning, design, construction and improvements to sanitary sewer and stormwater facilities and utility systems in the Renewal Area. These projects include but are not limited to construction, reconstruction, repair, upgrading, and oversizing or replacement of sanitary sewer and stormwater facilities. Identified projects include but are not limited to:

Sanitary sewer maintenance and trenchless repair work: Improvements will be made to certain areas in the Renewal Area including portions of Portland Avenue, East Gloucester, East Fairfield, East Exeter, East Clarendon, East Berkeley and East Arlington Streets.

### **3. Community Facilities and Public Safety**

*Intent.* When fully developed, the project area is anticipated to produce approximately 2000- 2005 employees. Those employees will become either permanent or daytime members of the Gladstone population and will benefit from and utilize Gladstone's community facilities. Even if they are not permanent residents, employees in a community commonly utilize, and benefit from, that community's parks, recreation, and adult education facilities. The City of Gladstone and the project area are deficient in such community facilities.

Gladstone's Comprehensive Plan states that there is a need for a multi-purpose center either operated by the private sector such as a YMCA, or by the public sector. The multi-purpose center would need to meet the recreational and community educational needs of all age groups and be large enough to support a swimming pool and gymnasium at a minimum. The City of Gladstone Recreation Department and the Gladstone School District have established a joint Community School/Recreation Program to serve city residents, but indoor facilities are inadequate. The Comprehensive Plan policy is to continue the cooperation in facility use between the School District and the City in order to meet the recreational and educational needs of the area's residents.

The project will require, and directly benefit from, improved public safety services. The City of Gladstone Capital Improvement Plan, an element of the Gladstone Comprehensive Plan, indicates that upgraded fire protection service is needed within the project area to adequately serve anticipated development. It is the intent of this Plan to address these deficiencies so as to serve existing populations and development, to stimulate development of residential, commercial or industrial development, and to increase the City's taxable assessed value.

*Expected Activities and Improvements.* The Urban Renewal Agency will participate in the planning, design and construction of community facilities and provide required enhancements for public safety.

**a. DEVELOPMENT OF OPEN SPACE AND COMMUNITY RECREATION FACILITIES.**

The project will share in the cost of development of new open space and recreation facilities. In order to make best possible use of project funds and existing facilities, it is anticipated that a project or projects will be developed involving joint facility usage with the Gladstone School District. Examples of such joint facilities include, among others, gym facilities, tennis courts, track improvements, parking facilities, and open space.

**b. IMPROVEMENTS TO FIRE PROTECTION SERVICES.**

The project will share in the cost of improving fire protection services to the project area, in order to allow maximum development in the project area.

- c. NEW CITY HALL/LIBRARY  
The redevelopment of Gladstone Hall by replacement of the current facility on the existing site due to its ability to accommodate that program over a projected 30-year period, while also maintaining the presence of the function it offers the community in the primary downtown core, and is considering combining the new facility with another compatible public use, specifically a library, needed to serve the community. The city hall/library serves and benefits the urban renewal area by providing an anchor of new development and city hall and library services that will bring residents to the Area, allowing for spin off benefits to other businesses in the Area, and keeping the area safe with increased usage of the Area.<sup>3</sup>
- d. NEW POLICE STATION  
The redevelopment of the proposed Police Department facility is currently targeted for property adjacent to the Gladstone’s existing Public Works Department along Portland Avenue and Duniway Avenue. These properties would be redeveloped to accommodate a stand-alone police facility of approximately 15,000 - 17,000 sf, while reserving land for the future redevelopment of the Gladstone’s Public Works facilities. The new police station serves and benefits the Area by allowing for police services to be in an efficient location and in a building that will allow for efficient services.<sup>4</sup>

**4. Administration and Planning**

*Intent.* It is the intent of this Plan to provide for the effective administration of the Plan, and to plan for the various activities contained in the Plan.

*Expected Activities.* The Urban Renewal Agency with funds available to it may participate in the planning and design of public facilities, transportation improvements, measures to ensure a high degree of design quality for public and private developments, activities related to the preparation of this Plan, and the general administration of this Plan.

- a. PLANNING ACTIVITIES.  
Project funds may be utilized to prepare an urban renewal plan, design plan, and miscellaneous land use and public facility studies as needed during the course of the Urban Renewal Plan.
- b. URBAN RENEWAL PLAN ADMINISTRATION.  
Project funds may be utilized to pay for personnel and other administrative costs incurred in management of the Urban Renewal Plan.

**5. Property Acquisition**

*Intent.* At the time of this Plan's adoption, it is anticipated that no acquisition of real property will be necessary to carry out the objectives of this Plan. Further engineering study of traffic and circulation plans may, however, require acquisition of property for right-of-way improvements.

Land acquisition, therefore, is made a part of this Plan, if it is determined that such acquisition is necessary to carry out the Plan objectives.

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<sup>3</sup> December 13, 2016 amendment Res. - UR 5

<sup>4</sup> December 13, 2016 amendment Res. - UR 5

- a.** LAND ACQUISITION WITHOUT RENEWAL PLAN AMENDMENT.  
Land acquisitions for the following purposes may be undertaken without an Urban Renewal Plan amendment, but only after the City Council has determined that acquisition is necessary to carry out the objectives of this Plan, and has approved the acquisition.
  - (1) Right-of-way acquisition for streets and other transportation activities. These activities are identified in Section F.1 of this Plan.
  - (2) Property offered to the Agency or the City via gift or donation by the property owner.
- b.** LAND ACQUISITION REQUIRING URBAN RENEWAL PLAN AMENDMENT.  
Acquisition for any purpose other than those identified in Section F.5 a. (1) and (2) above will require an amendment to this Plan.

**G. Property Disposition and Redeveloper’s Obligations**

The Urban Renewal Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Urban Renewal Plan.

**1. Property Acquired for Public Use**

Should property acquisition for public use become necessary, the disposition of property acquired for public use will be retention for rights-of-way, or for the specific public uses outlined in this Plan. Land left over and not needed for such projects may be disposed of as excess property.

**2. Property Acquired for Redevelopment**

This Plan does not contemplate acquisition of property for private redevelopment purposes.

**3. Redeveloper’s Obligations**

Should it become necessary to dispose of publicly-owned property to a redeveloper, such property shall be disposed of according to terms of a Disposition and Development Agreement between the developer and the Urban Renewal Agency. Such agreements will specify the respective obligations of the Agency and the redeveloper in regard to scale, uses, design, public facilities, approvals and permits, schedules of development, and other issues related to the objectives of this Plan.

**H. Relocation**

*This Plan does not contemplate relocation of land residential or commercial properties.*

Should conditions arise which would cause the acquisition of developed and occupied property by the Urban Renewal Agency, the Urban Renewal Agency will provide assistance to persons or businesses displaced in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocations needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will

be undertaken, and payments made, in accordance with the requirements of state law and any other applicable laws or regulations. Relocation payments will be made as provided in state law. Payments made to persons displaced from dwellings will assure that they will have available to them decent, safe, and sanitary dwellings at costs or rents within their financial reach. Payment for moving expenses will be made to residences and businesses displaced.

## **I. Future Amendments to Plan**

It is anticipated that this Plan will be reviewed periodically during the execution of the project. The Plan may be changed, modified, or amended as future conditions warrant. The Plan may be amended as described in this section.

### **1. Substantial Amendments.**

Substantial Amendments are solely amendments:

- Adding land to the Urban Renewal Area, except for an addition of land that totals not more than one percent of the existing area of the Urban Renewal Area; or
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments shall require the same notice, hearing and approval procedure required of the original Plan, including public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the City Council by non-emergency ordinance after a hearing notice of which is provided to individual households within the City of Gladstone.

### **2. Minor Amendments.**

Minor amendments are amendments that are not Substantial Amendments. Minor Amendments, if adopted, shall be adopted by the Agency by resolution.

### **3. Amendments to the City of Gladstone Comprehensive Plan, Ancillary Documents and the City's Zoning Ordinance.**

Amendments to the City of Gladstone Comprehensive Plan, and the City's Zoning Ordinance that affect the Plan and/or the Area, shall be incorporated within the Plan without any action required by the Agency or the City Council.

## **J. Owner Participation**

Property owners within the Urban Renewal Area proposing to improve their properties and receiving direct or indirect assistance from the Urban Renewal Agency shall do so in accordance with all applicable provisions of this Plan and with all applicable codes, ordinances, policies, plans and procedures of the City.

## **K. Financing Methods**

### **1. General**

The Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to, a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advances and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

### **2. Tax Increment Financing**

It is contemplated that the project will be financed in whole or in part by tax increment financing, as authorized in ORS 457.420 through ORS 457.450.

### **3. Prior Indebtedness**

Any indebtedness permitted by law and incurred by the Urban Renewal Agency or the City in connection with preplanning for this Urban Renewal Plan shall be repaid from tax increment proceeds generated pursuant to this section.

### **4. Establishment of Maximum Debt**

The maximum amount of indebtedness that may be issued or incurred under this Urban Renewal Plan is \$23,589,427.

## **L. Citizen Participation**

This Renewal Plan was developed under the guidance of the Gladstone Urban Renewal Task Force. The Task Force drew its membership from the Gladstone City Council, Gladstone Planning Commission, Gladstone School Board, and members of the general public. In the course of formulating the Plan, the Task Force conducted eight public meetings. All meetings of the Task Force were advertised and open to the public for discussion and comment.

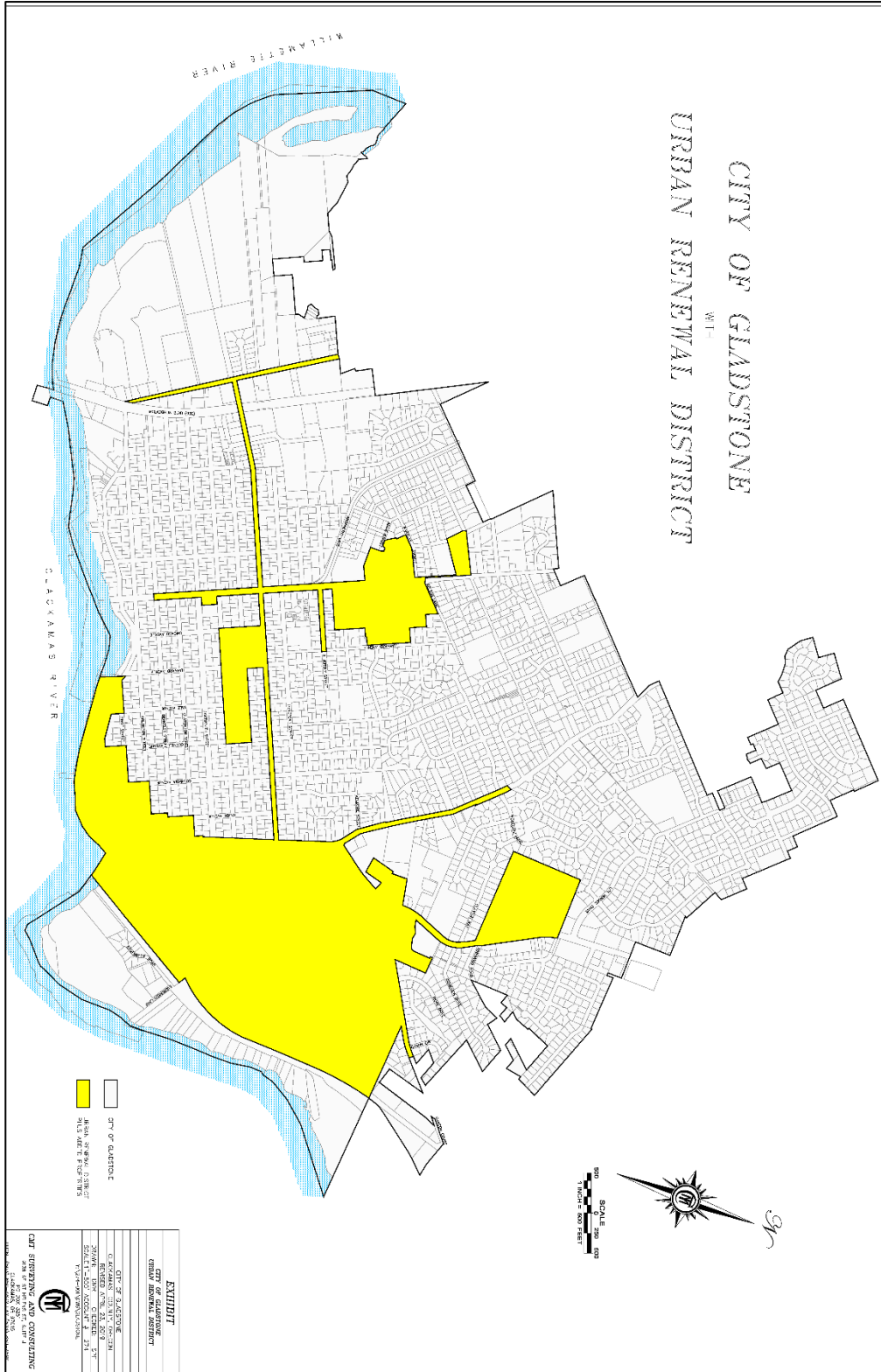
**GLADSTONE URBAN RENEWAL PLAN**  
**PART TWO**

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**EXHIBITS**

|              |  |
|--------------|--|
| Exhibit 1    | Plan Boundary (updated August 8, 2017)                         |
| Exhibit 2    | Existing Land Use (see original Plan)                          |
| Exhibit 3    | Existing Zoning (see original Plan)                            |
| Exhibit 4    | Proposed Street Improvements (see original Plan)               |
| Exhibit 5    | Water Improvements & Community Facilities (see original Plan)  |
| Attachment A | Legal Description of Project Boundary (updated August 8, 2017) |

Exhibit 1 Boundary



Attachment A  
CITY OF GLADSTONE

**LEGAL DESCRIPTION OF URBAN RENEWAL DISTRICT BOUNDARY**

**Revised 07-11-2017 for City Council Action August 8, 2017**

A tract of lands within the corporate limits of the City of Gladstone, Oregon, situated in the southwesterly quarter of Section 16 and in the southeasterly quarter of Section 17 and in Section 20 and in the westerly quarter of Section 21, T2S, R2E, of the Willamette Meridian, Clackamas County, Oregon, and being more particularly described as follows:

**BEGINNING** at a point of intersection of the easterly line of Cason Road and the northerly line of Rivergate School Road (Ohlson Road), said point also being the most westerly point of Lot 11, CASON VISTA SUBDIVISION, a duly recorded subdivision in Clackamas County, said point also described as South 85°56'30" East, 1189.98 feet from the county surveyor's monument for reentrant corner of Fendal Cason D.L.C. 50;

- 1) THENCE, South 85°56'30" East along the northerly line of said Rivergate School Road and the north line of said Fendal Cason D.L.C., 948 feet, more or less, to a point on the easterly right-of-way line of SE 82<sup>nd</sup> Drive (Market Road No. 16);
- 2) THENCE, southerly along said easterly right-of-way of said S.E. 82<sup>nd</sup> Drive, 3025.00 feet, more or less, to a point on the intersection of said right-of-way with the northerly right-of-way line of Evergreen Lane, said point also being on the westerly line of the Southern Pacific Railroad right-of-way;
- 3) THENCE, southeasterly 120.00 feet, more or less, to a point on the Southerly right-of-way line of Evergreen Lane, said point also being on the Westerly line of the Southern Pacific Railroad right-of-way;
- 4) THENCE, Southwesterly along said Westerly line, 131.17 feet to a point;
- 5) THENCE, Southwesterly along said Westerly line, 102.09 feet to a point;
- 6) THENCE, Southwesterly along said Westerly line, 108.00 feet to a point;
- 7) THENCE, Southwesterly along said Westerly line, 500.00 feet, more or less, to a point;
- 8) THENCE, Southwesterly along said Westerly line, 149.00 feet to a point;
- 9) THENCE, Southwesterly along said Westerly line, 549.00 feet to a point on the North bank of the Clackamas River;
- 10) THENCE, Southwesterly, extending said Westerly railroad right-of-way line, 120 feet, more or less, to the center of the Clackamas River;
- 11) THENCE, Westerly (downstream) following the center of said river, 2600.00 feet, more or less, to a point on the Southerly extension of the Easterly line of Harvard Avenue if it were extended into the center of the river;



- 12) THENCE, Northerly along said extended Easterly line of Harvard Avenue, 300.00 feet, more or less, to the Southwesterly corner of Lot 9, Block 52, GLADSTONE, duly recorded subdivision in Clackamas County, said point also being the most Westerly point of intersection of Harvard Avenue with First Street;
- 13) THENCE, Southeasterly along the Northerly right-of-way line of said First Street, 70.00 feet, more or less, to the Southeast corner of said Lot 9;
- 14) THENCE, Easterly along the Northerly right-of-way line of said First Street, 410.00 feet to the most Southerly corner of Lot 90, Block 54, GLADSTONE, said point being the Northeasterly point of the intersection of Yale Avenue and First Street;
- 15) THENCE, Southeasterly along the Easterly right-of-way line of Yale Avenue, 160.00 feet to the most Southwesterly corner of Lot 8, Block 53, GLADSTONE, said point being the Northeasterly point of the intersection of Yale Avenue and Clackamas Blvd.;
- 16) THENCE, Easterly along the Northerly right-of-way line of W. Clackamas Blvd., 414.00 feet to the most Easterly corner of Lot 16, Block 53, GLADSTONE, said point being the Northwesterly point of the intersection of W. Clackamas Blvd. and Cornell Avenue;
- 17) THENCE, North along the Westerly right-of-way line of Cornell Avenue, 260.00 feet to the most Easterly corner of Lot 16, Block 54, GLADSTONE, said point being the Northwesterly point of the intersection of Cornell Avenue and First Street;
- 18) THENCE, Easterly along the Northerly right-of-way line of First Street, 460.00 feet to the most Easterly corner of Lot 16, Block 75, GLADSTONE, said point being the Northwesterly point of the intersection of First Street and Columbia Avenue;
- 19) THENCE, Northerly along the Westerly right-of-way line of Columbia Avenue, 260.00 feet to the most Easterly corner of Lot 16, Block 74, GLADSTONE, said point being the Northwesterly point of the intersection of E. Arlington Street and Columbia Avenue;
- 20) THENCE, Northeasterly along the Northerly right-of-way line of E. Arlington Street, 410.00 feet to the most easterly corner of Lot 15, Block 80, GLADSTONE;
- 21) THENCE, Northwesterly along the most Westerly line of Lot 16 and Lot 1, Block 80, GLADSTONE, 200.00 feet to a point on the Southerly right-of-way line of E. Berkeley Street;
- 22) THENCE, Northeasterly along said Southerly line of E. Berkeley Street, 50.00 feet to the most Northerly corner of Lot 1, Block 80, GLADSTONE;
- 23) THENCE, Northwesterly along the Westerly right-of-way line of Union Avenue, 320.00 feet to the most Easterly corner of Lot 16, Block 82, GLADSTONE, said point being the Northwesterly point of the intersection of Union Avenue and E. Clarendon Street;
- 24) THENCE, Northeasterly along the Northerly right-of-way line of E. Clarendon Street, 260.00 feet to the most Easterly corner of Lot 11, Block 97, GLADSTONE, said point being the Northwesterly point of the intersection of E. Clarendon Street and Oatfield Road (Market Road No. 34);
- 25) THENCE, Northwesterly along the Westerly right-of-way line of said Oatfield Road, 100.00 feet to the most southerly corner of Lot 3, Block 97, GLADSTONE;

- 26) THENCE, Easterly along the Southerly line of Lot 3, Block 97, GLADSTONE, 12 feet, more or less, to a point on the westerly right-of-way line of said Oatfield Road;
- 27) THENCE, Northwesterly along the Westerly right-of-way line of said Oatfield Road, 822 feet, more less, to the most Northerly corner of Lot 2, Block 94, GLADSTONE, said point also being the Southwesterly point of the intersection of said Oatfield Road and E. Gloucester Street;
- 28) THENCE, Southwesterly along the Southerly right-of-way line of E. Gloucester Street, 2141 feet, more or less, to the most westerly corner of Lot 8, Block 46, GLADSTONE, said point also being the Southeasterly point of the intersection of E. Gloucester Street and Harvard Avenue;
- 29) THENCE, Southeasterly along the Easterly right-of-way line of Harvard Avenue, 200.00 feet to the most Southerly corner of Lot 9, Block 46, GLADSTONE, said point also being the Northeasterly point of the intersection of Harvard Avenue and E. Fairfield Street;
- 30) THENCE, Northeasterly along the Northerly right-of-way line of E. Fairfield Street, 920.00 feet to the most Southerly corner of Lot 9, Block 69, GLADSTONE, said point being the Northeasterly point of the intersection of E. Fairfield Street and Cornell Avenue;
- 31) THENCE, Southeasterly along the Easterly right-of-way line of Cornell Avenue, 320.00 feet to the most Westerly corner of Lot 8, Block 71, GLADSTONE, said point being the Southeasterly point of the intersection of Cornell Avenue and E. Exeter Street;
- 32) THENCE, Southwesterly along the Southerly right-of-way line of E. Exeter Street, 1440.00 feet to the most Northerly corner of Lot 1, Block 28, GLADSTONE, said point also being the Southwesterly point of the intersection of E. Exeter Street and Chicago Avenue;
- 33) THENCE, Northwesterly along the Westerly right-of-way line of Chicago Avenue, 520.00 feet to the most Northerly corner Lot 1, Block 26, GLADSTONE, said point also being the Southwesterly point of the intersection of Chicago Avenue and E. Gloucester Street;
- 34) THENCE, Southwesterly along the Southerly right-of-way line of E. Gloucester Street, 400.00 feet to the most Westerly corner of Lot 8, Block 26, GLADSTONE, said point also being the Southeasterly point of the intersection of E. Gloucester Street and Portland Avenue;
- 35) THENCE, Southeasterly along the Easterly right-of-way of Portland Avenue, 520 feet to the most Westerly corner of Lot 8, Block 28, GLADSTONE, said point also being the Southeasterly point of the intersection of Portland Avenue and E. Exter Street;
- 36) THENCE, Northeasterly along the Southerly line of E. Exter Street 100.00 feet to the most Northerly corner of Lot 7, Block 28, GLADSTONE, said point being the most Westerly corner of Lot 6, Block 28, GLADSTONE;
- 37) THENCE, Southeasterly along the Easterly line of Lots 7 and 10, Block 28, GLADSTONE, 190.00 feet to the most easterly corner of said Lot 10 and a point on the Northerly right-of-way line of E. Dartmouth Street;
- 38) THENCE, Southwesterly along the Southerly line of Lots 10 and Lot 9, Block 28, GLADSTONE and the Northerly right-of-way line of E. Dartmouth Street, 100 feet to the most Southerly point of said Lot 9, said point also being the Northeasterly point of intersection of E. Dartmouth Street and Portland Avenue right-of-way;

- 39) THENCE, Southeasterly along the Easterly right-of-way Portland Avenue, 590.00 feet to the most Westerly corner of Lot 8, Block 31, GLADSTONE, said point also being the Southeasterly point of intersection of E. Berkeley Street and Portland Avenue;
- 40) THENCE, Southwesterly along the Westerly extension of the Southerly line of E. Berkeley Street, 80.00 feet to the most Northerly corner of Lot 1, Block 9, GLADSTONE (Blks. 1 to 21 Incl. & Frac. Blks. A & B) said point also being the Southwesterly point of intersection of W. Berkeley Street and Portland Avenue;
- 41) THENCE, Northwesterly along the Westerly right-of-way of Portland Avenue, 1300.00 feet to the most Northerly corner of Lot 1, Block 4 of said GLADSTONE, said point also being the Southwesterly point of intersection of W. Gloucester Street and Portland Avenue;
- 42) THENCE, Southwesterly along the Southerly right-of-way line of W. Gloucester Street, 2593 feet, more or less, to the most Westerly corner of Lot 36, APPERSON'S ADDITION TO GLADSTONE, a duly recorded subdivision in Clackamas County, said point also being the common Southeasterly point of intersection of W. Gloucester Street and River Road (Milwaukie & Rinerson Road);
- 43) THENCE, South 33° 30' East along the Easterly right-of-way line of said River Road, 1230 feet, more or less, to the common Northerly point of intersection of said River Road and East Portland – Oregon City Supper Hwy, US 99E (McLoughlin Blvd.);
- 44) THENCE, Southerly along the Westerly line of said East Portland – Oregon City Super Hwy US 99E, 145 feet, more or less, to the common Southerly point of intersection of said East Portland – Oregon City Super Hwy US 99E and said River Road;
- 45) THENCE, North 33° 30' West along the Westerly line of said River Road, 1675 feet, more or less, to the Northeasterly corner of Lot 1, RIVERDALE, a duly recorded subdivision in Clackamas County, said point also being the Southwesterly common intersection of said River Road and Meldrum Bar Park Road;
- 46) THENCE, continuing North 33° 30' West along the Westerly line of said River Road, 1045 feet, more or less, to the Southwesterly point of intersection of Rinearson Road and said River Road;
- 47) THENCE, perpendicularly across said River Road, North 56° 30' East, 60.00 feet to a point on the Easterly right-of-way of said River Road;
- 48) THENCE, South 33° 30' East along the Easterly line of said River Road, 1300 feet, more or less, to the most Southerly point of Block I, APPERSON'S ADDITION TO GLADSTONE, said point being the common intersection of the North line of W. Gloucester Street and the East line of said River Road;
- 49) THENCE, Northeasterly along the North line of said W. Gloucester Street, 2593 feet, more or less, to the most Easterly corner of Lot 16, Block 3, GLADSTONE, BLKS. 1 to 21 and FRAC. BLKS A & B, said point also being the common Northwesterly point of intersection of said W. Gloucester Street and the aforementioned Portland Avenue;
- 50) THENCE, Northwesterly along the Westerly right-of-way line of Portland Avenue, 1275.00, more or less, to a point on the Westerly line of the Portland Avenue right-of-way which is the most Northerly point of that tract of land conveyed to Gladstone School District in Instrument No 2005-062808, Clackamas County Deed Records;

- 51) THENCE, South 64°29'00" West, 179.72 feet to a point which is 107 feet South of the South boundary of Division Street when measured at right angles therefrom;
- 52) THENCE, South 88°17'00" West parallel with and 107 feet Southerly from the South boundary of Division Street, 244.40 feet, more or less, to a point;
- 53) THENCE, North 1°43'00" West, 137.00 feet to a point on the North right-of-way line of Addie Street (Division Street);
- 54) THENCE, Northwesterly along the Northerly line of the said Addie Street right-of-way, 43.76 feet to a point;
- 55) THENCE, Westerly along said Addie Street right-of-way line, 37.27 feet to a point;
- 56) THENCE, Southwesterly along said Addie Street right-of-way, 59.56 feet to a point;
- 57) THENCE, South 88°17'00" West along said Addie Street right-of-way, 60.00 feet, more or less, to the Southeast corner of Lot 2, CURRY ESTATES, Plat No. 3217, a duly recorded subdivision in Clackamas County;
- 58) THENCE, North 34°04'55" West along the Easterly line of said CURRY ESTATES, 144.57 feet to an angle point in the Southeasterly line of Lot 3 of said CURRY ESTATES;
- 59) THENCE, North 49°37'00" East, 14.31 feet to the most Easterly corner of said Lot 3;
- 60) THENCE, North 45°55'00" West along the Northeasterly line of said Lot 3, 120.68 feet to a point on the South line of the Barclay Avenue right-of-way;
- 61) THENCE, Northeasterly along said right-of-way, 165.00 feet to an angle point on the right-of-way;
- 62) THENCE, along said right-of-way North 62°28'30" East, 382.00 feet, more or less, to the most Northerly corner of Block 4, MELDRUM, Plat No. 228, a duly recorded subdivision in Clackamas County, said point also being the Southwesterly point of the intersection of Barclay Avenue and Portland Avenue;
- 63) THENCE, Northwesterly along the Westerly right-of-way line of Portland Avenue 140.00 feet to the most Northerly corner of Lot 5, SELLERS NO. 2, Plat No. 1309, a duly recorded subdivision in Clackamas County;
- 64) THENCE continuing Northwesterly along the Westerly right-of-way line of Portland Avenue, 374.92 feet to the most Easterly corner of Lot 2, MELDRUM, Plat No. 228, a duly recorded subdivision in Clackamas County, Oregon;
- 65) THENCE South 53°45' 23" West along the Southeasterly line of said Lot 2, 460 feet, more or less, to the most Southerly corner thereof;
- 66) Thence North 46° 37' West along the Southwesterly line of said Lot 2, 217.75 feet to the most Westerly corner thereof and a point on the Southerly right-of-way line of Duniway Avenue;
- 67) THENCE North 27° 51' West, 50.0 feet to a point on the Northerly right-of-way line of said Duniway Avenue;

- 68) Thence North  $62^{\circ} 09'$  East along the Northerly right-of-way line of said Duniway Avenue, 529.85 feet to the Northwesternly point of intersection of Duniway Avenue and Portland Avenue;
- 69) Thence Northeasterly perpendicular to the Westerly right-of-way line of said Portland Avenue, 15.0 feet to a point in said Portland Avenue right-of-way;
- 70) Thence Southeasterly parallel to and 15 feet Easterly from the Westerly right-of-way line of Portland Avenue, 563.0 feet to a point;
- 71) THENCE, Easterly, 45 feet, more or less, to a point on the Easterly line of Portland Avenue, as shown on PS 4309, a duly recorded Survey in Clackamas County, said point also being the Southeasterly point of the intersection of Portland Avenue and Nelson Lane, as shown on said Survey;
- 72) THENCE, Northeasterly along the Southerly right-of-way line of Nelson Lane, as shown on said Survey, 414.66 feet to a point on the Southwesterly line of that tract of land conveyed to Jeffrey S. Hagen and Leslie C. Hagan in Instrument No. 2002-019923, Clackamas County Deed Records;
- 73) THENCE, Southeasterly along the Southwesterly line of said Hagan tract and the Southwesterly line of that tract of land conveyed to Jessica A. Carl and Christopher W. Carl in Instrument No. 2003-082121, Clackamas County Deed Records, 165.63 feet to the most Southerly corner of said Carl tract;
- 74) THENCE, Northeasterly along the Southeasterly line of said Carl tract, 151.90 feet, more or less, to the most Westerly corner of that tract of land conveyed to Juanita Priscilla Brown, Trustee of the Brown Living Trust in Instrument No. 2009-034822, Clackamas County Deed Records;
- 75) THENCE, Southeasterly along the Southwesterly line of said Brown tract and the Southeasterly extension thereof, 208.71 feet to the most Southerly corner of that tract of land conveyed to JulieBeth Fritz and Tristan Fritz in Instrument No. 2015-050452, Clackamas County Deed Records;
- 76) THENCE, Northeasterly along the Southeasterly line of said Fritz property, 182.21 feet to a point on the Westerly right-of-way line of Harvard Avenue (Co. Rd. 1956-J);
- 77) THENCE, South  $25^{\circ}28'10''$  East along said Westerly right-of-way line, 554.90 feet to the most Northerly corner of Parcel 2, Partition Plat No. 1994-8, a duly recorded Plat in Clackamas County;
- 78) THENCE, Southwesterly along the Northwesternly line of said Parcel 2, 105.37 feet to an angle point in said Northwesternly line of Parcel 2;
- 79) THENCE, Southeasterly along said Northwesternly line of Parcel 2, 14.97 feet to another angle point in said Northwesternly line of Parcel 2;
- 80) THENCE, Southwesterly along said Northwesternly line of Parcel 2, 109.75 feet to the most Westerly corner of said Parcel 2;
- 81) THENCE, Southeasterly, 375.00 feet, more or less, to the most Northerly corner of Lot 7, Block 1 of the SCHOOLEY ADDITION, Plat No. 312, a duly recorded subdivision in Clackamas County;
- 82) THENCE, South  $64^{\circ}00'00''$  West along said Northerly line of Block 1, SCHOOLEY ADDITION, 510 feet to the most Westerly corner of Lot 19, Block 1, SCHOOLEY ADDITION, said point also being on the Easterly right-of-way line of Portland Avenue;

83) THENCE, South 26° 00' 00" East along the Easterly right-of-way line of Portland Avenue, 860 feet to the most Southerly corner of Lot 9, Block 25, GLADSTONE, said point also being the Northeasterly point of the intersection of Portland Avenue and E. Gloucester Street;

84) THENCE, Northeasterly along the Northerly right-of-way line of E. Gloucester Street, 3065 feet, more or less, to the most easterly corner of Lot 14, Block 93, GLADSTONE, said point also being the Northwesterly point of the intersection of E. Gloucester Street and Oatfield Road (Market Road No. 34);

85) THENCE, Northwesterly along the Westerly right-of-way line of said Oatfield Road, 1033.00 feet, more or less, to a point at the most Easterly corner of Parcel 3 of Partition Plat 2006-130, Clackamas County, said point also being the Northwesterly intersection point of Kenmore Street and said Oatfield Road;

86) THENCE, continuing Northwesterly along the Westerly right-of-way of said Oatfield Road, 1977 feet, more or less, to the most Easterly corner of Lot 1, Block 2, FROHLICH ADDITION, Plat 1716, a duly recorded subdivision in Clackamas County, said point also being the most Northerly corner of Lot 2, Block 2, of said FROHLICH ADDITION;

87) THENCE, Northeasterly, 75 feet, more or less, diagonally across said Oatfield Road to the most Southerly point of Lot 70, RIDGEGATE NO. 2, Plat 2273, a duly recorded subdivision in Clackamas County, said point is also the Southwesterly point of Lot 11 of RIDGEGATE, Plat 2168, a duly recorded subdivision in Clackamas County;

88) THENCE, Southeasterly along the Easterly right-of-way of said Oatfield Road, 2259 feet, more or less, to the common Northeasterly point of intersection of said Oatfield Road and Webster Road (Market Road No. 37);

89) THENCE, Northeasterly along the Westerly right-of-way line of said Webster Road, 700 feet, more or less, to a point on the Westerly right-of-way line of said Webster Road, said point being the most Easterly Southeast corner of that tract of land described in "Attachment 2" of the City of Gladstone Resolution UR 26, adopted December 13, 2005;

90) THENCE, North 70° 02' 09" West, 120.00 feet to a point;

91) THENCE, South 13° 40' 00" West, 235.00 feet to a point;

92) THENCE, North 82° 21' 42" West, 200.00 feet to a point;

93) THENCE, North 13° 40' 00" East, 300.00 feet to a point;

94) THENCE, South 82° 21' 42" East, 28.49 feet to the Southwest corner of that tract of land conveyed to the City of Gladstone in Instrument No. 86-07115, Clackamas County Deed Records:

95) THENCE, North 11° 39' 47" West along the Westerly line of said City of Gladstone tract, 196.00 feet to a point on the North line of that tract of land conveyed to Valentina M. Oberson, recorded in Book 636, Page 517, Clackamas County Deed records;

96) THENCE, along the North line of said Valentina Oberson tract North 78° 20' 13" East, 367.00 feet to a point on the Westerly line of relocated Webster Road;

97) THENCE, Northerly along the Westerly right-of-way line of said Webster Road, 358.00 feet, more or less, to the most Southeasterly corner of vacated Swanson Lane;

98) THENCE, North  $20^{\circ} 33' 00''$  East along said westerly right-of-way line of Webster Road, 150.00 feet to a point;

99) THENCE, Northeasterly along said Westerly right-of-way line of Webster Road, 210 feet, more or less, said point being East, 107.70 feet from the Southeasterly corner of Lot 1, Block 2, LYNNWOOD PARK, Plat No. 1134, a duly recorded subdivision in Clackamas County;

100) THENCE West, 10.01 feet to a point;

101) THENCE, Northerly along the Westerly right-of-way line of said Webster Road, 346.00 feet, more or less, to the most Northeasterly corner of Lot 1, Block 1, LYNNWOOD PARK;

102) THENCE, West on the North line of the Fendal Carson DLC, #50, 1203.65 feet to the most Northerly common point of intersection of Lots 40 and 41 RIDGEGATE, Plat No. 2168, a duly recorded subdivision in Clackamas County;

103) THENCE, North  $1^{\circ} 09' 44''$  East, 907.13 feet to the most Southerly Southwest corner of Lot 4, LOS VERDES ESTATES, Plat No. 1122, a duly recorded subdivision in Clackamas County, said point also being on the centerline of 3<sup>rd</sup> Avenue as plotted in HYDE PARK, a duly recorded subdivision in Clackamas County, vacated by Ordinance No. 706, recorded in Book 688, Page 512, Clackamas County Deed Records;

104) THENCE, North  $88^{\circ} 28' 28''$  East along said centerline of 3<sup>rd</sup> Avenue and the Easterly extension thereof, 774.79 feet, more or less, to a point on the Easterly right-of-way of Webster Road;

105) THENCE, Southerly along the Easterly right-of-way line of said Webster Road, 1421.53 feet, more or less, to the most Southwesterly corner of Lot 6, CURWICK PARK, Plat No. 2012, a duly recorded subdivision in Clackamas County, said point also located on the Easterly right-of-way line of said Webster Road;

106) THENCE, continuing Southerly along said Easterly right-of-way line, 401.37 feet to the Southwest corner of that tract of land conveyed to Carl Campbell and Virgil Cumbo in Book 680 Page 774, Clackamas County Deed Records;

107) THENCE, Northeasterly the following bearings and distances; North  $78^{\circ} 49' 11''$  East, 81.34 feet, North  $61^{\circ} 27' 37''$  East, 73.42 feet, thence on a 50 foot radius curve to the right, 33.17 feet (long chord North  $80^{\circ} 27' 55''$  East, 32.57 feet), South  $80^{\circ} 31' 47''$  East, 58.22 feet, North  $74^{\circ} 10' 34''$  East 95.53 feet, North  $61^{\circ} 18' 23''$  East, 35.71 feet, North  $29^{\circ} 16' 50''$  East, 30.62 feet, to a point on the Easterly line of that tract of land conveyed to Mountain Park Health Care Facilities, Inc., an Oregon Corporation, in Instrument No. 76-5479, Clackamas County Deed Records;

108) THENCE, Northerly the following bearings and distances; North  $1^{\circ} 30' 08''$  East along the Easterly line of said Mountain Park Health Care property and its Northerly extension, 223.03 feet, North  $88^{\circ} 29' 52''$  West, 20.00 feet, North  $1^{\circ} 30' 08''$  East 29.29 feet to the Northeast corner of the aforementioned Campbell and Cumbo tract, said point being on the southerly line of Lot 4, CURWICK PARK;

109) THENCE, South 89° 55' 50" East, 211.00 feet, more or less, to the most northwesterly point common to Lots 4 and 5, RIDGEWOOD REPLAT NO. 2, a duly recorded subdivision in Clackamas County;

110) THENCE, South 3° 44' 00" West, 412.88 feet to the most southerly point of Lot 1, of said RIDGEWOOD REPLAT NO. 2, said point also being on the northerly right-of-way line of said Cason Road (County Road No. 417);

111) THENCE, northeasterly along the northerly right-of-way line of said Cason Road, 757.00 feet, more or less, to a point;

112) THENCE, northeasterly along the northerly right-of-way of said Cason Road, 430 feet, more or less, to the most easterly point of Lot 2, Block 2, of said RIDGEWOOD REPLAT NO. 2, which is also the most southerly point of Lot 1, Block 2, of said RIDGEWOOD REPLAT NO. 2;

113) THENCE, perpendicularly across said Cason Road, 60.00 feet to a point on the southerly line of said Cason Road:

114) THENCE, southwesterly along the southerly line of said Cason Road, 338 feet, more or less, to the true point of beginning.

**EXCEPTING THEREFROM**, the following described property which was not included as part of Gladstone Urban Renewal Agency Resolution UR 26 and was not included in property acquired by the City of Gladstone from Oakridge Development Co. recorded in Instrument No. 86-07115 on February 27, 1986 Clackamas County Deed Records, and was excluded from property acquired by the City of Gladstone in a Stipulated Judgment No. CCV 9904342 dated January 21, 2000: property at 18275 Webster Road, known as tax lot 1500 of Clackamas County Assessor Map 2-2E-17DC containing approximately 0.41 acres and further described as follows:

BEGINNING at the northeast corner of that tract of land conveyed to Valentina M. Oberson, recorded in Book 636, page 517, Clackamas County Deed Records, said point also being in the center of Webster Road and being South 561.64 feet and West 267.55 feet of the re-entrant corner of the North boundary line of Fendal C. Cason Donation Land Claim; thence along the North line of said Oberson Tract, South 78°20'13" West, 33.7 feet, more or less, to a point on the Westerly line of the relocated Webster Road as indicated on O.D.O.T. Map No 9B-19-17, dated July 1981 and filed at Clackamas County Surveyor's Office , said point also being 40.0 feet, when measured at right angles, from the center line of said relocated road; thence along the Westerly line of said relocated Webster Road, South 0°12'30" East, 112.00 feet to the true point of beginning of this description; thence South 61°44'16" West. 140.00 feet; thence South 13°40'00" West, 91.17 feet; thence South 70°02'09" East, 28.00 feet; thence North 9°33'54" East, 112.31 feet; thence North 86°52'21" East, 100.20 feet; thence North 0°12'30" East, 48.22 feet, more or less, along the Westerly line of said relocated Webster Road to the true point of beginning.

ALONG WITH a tract of land in the Fendal Cason DLC in the Southeast one-quarter of Section 17, Township 2 South, Range 2 East of the Willamette Meridian, in the City of Gladstone, County of Clackamas and State of Oregon, being more particularly described as follows:



Beginning at a 5/8 inch iron rod which is South 35° 56' West, 948.08 feet from a stone marked "X" on top and C43 on one face at the Southwest corner of the Isom Cranfield DLC; thence 86° 52' 50" West, 92.06 feet to an iron rod; thence South 9° 27' 20" West, 112.27 feet to an iron rod; thence South 70° 00' 30" East, 99.63 feet to an iron rod; thence South 70° 00' 30" East, 5.00 feet, more or less, to the Westerly side of Webster Road, also known as Longcoy Road; thence Northerly tracing the Westerly line of said Webster Road, 152 feet, more or less, to a point from which a 5/8 iron rod bears South 86° 52' 50" West, 5 feet, more or less; thence South 86° 52' 50" West, 5 feet, more or less, to a 5/8 inch iron rod, which is the point of beginning.

Except those portions thereof conveyed to the City of Gladstone by Deeds recorded January 29, 1982, Fee No. 82-2939, and May 5, 1982, Fee No. 82-12595, Clackamas County Deed Records.

**GLADSTONE URBAN RENEWAL PLAN  
PART TWO - FROM ORIGINAL PLAN**

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**EXHIBITS**

|           |   |
|-----------|---|
| Exhibit 2 | Existing Land Use                         |
| Exhibit 3 | Existing Zoning                           |
| Exhibit 4 | Proposed Street Improvements              |
| Exhibit 5 | Water Improvements & Community Facilities |

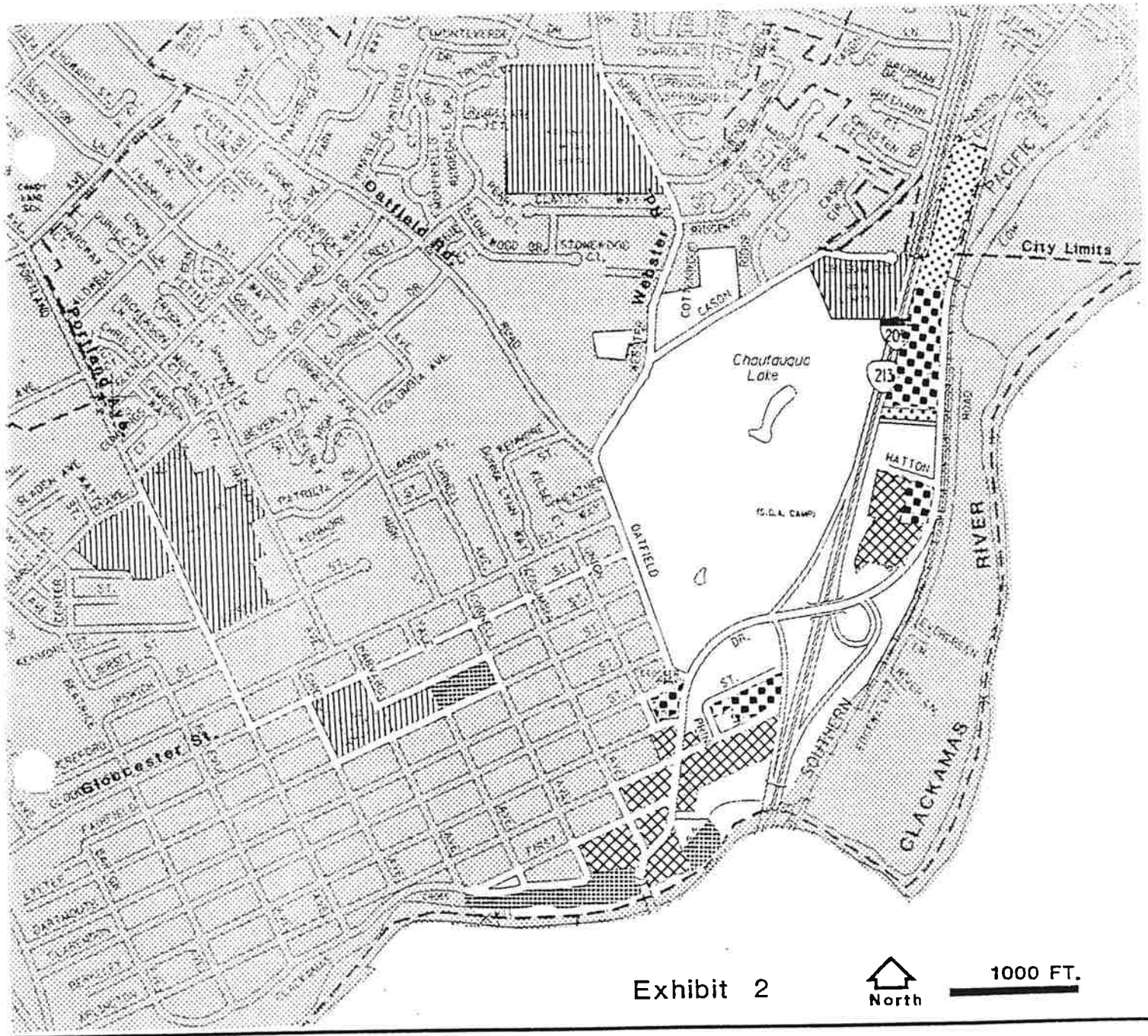


Exhibit 2



1000 FT.

## Gladstone Urban Renewal Plan

### Existing Land Use

#### Legend



Residential



Institutional



Commercial



Open Space



Industrial



Vacant

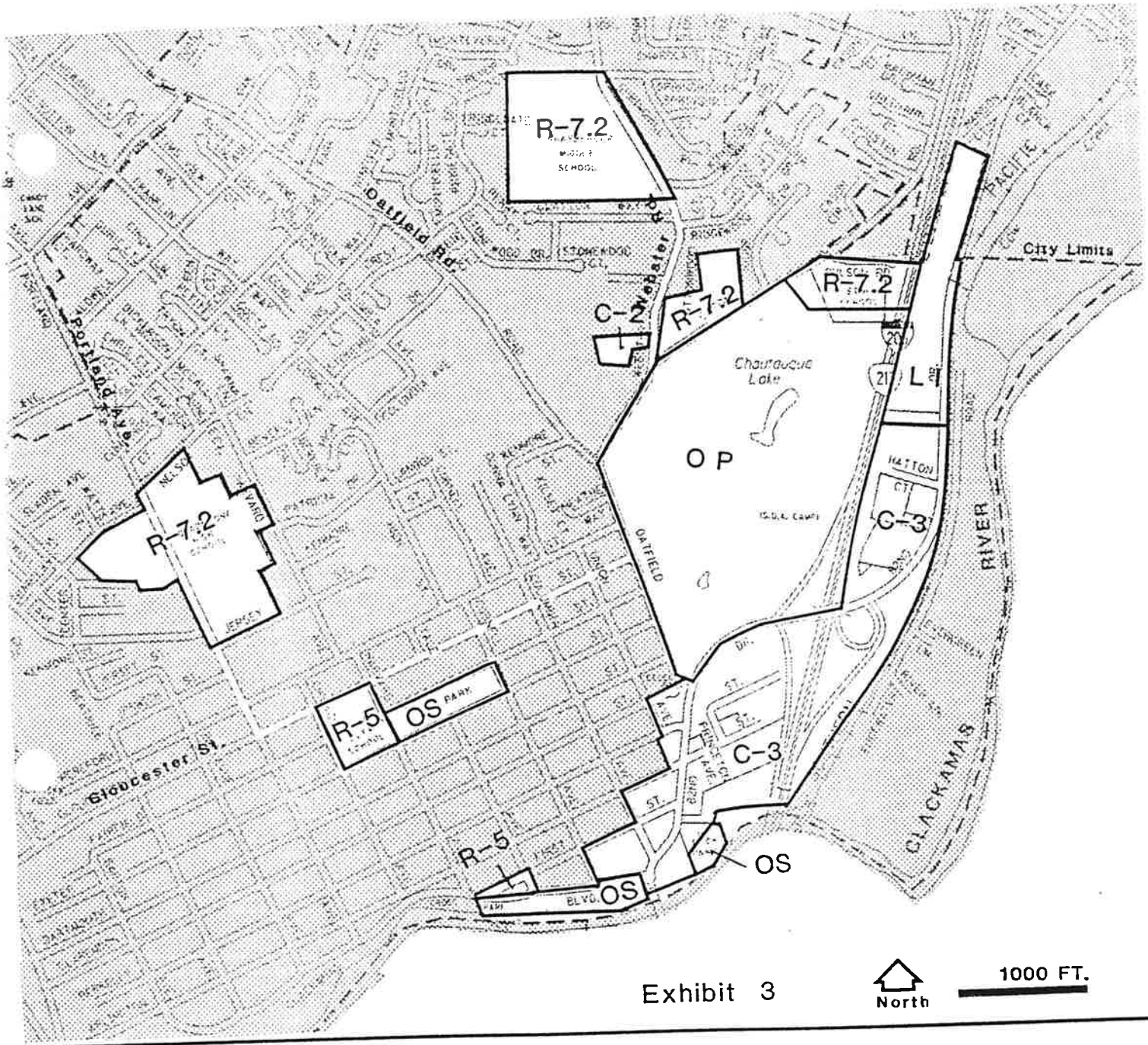


Exhibit 3



1000 FT.

# Gladstone Urban Renewal Plan

## Existing Zoning

### Legend

- R-7.2 Single Family Residential
- R-5 Single Family Residential
- C-3 General Commercial
- C-2 Community Commercial
- O P Office Park
- OS Open Space
- L I Light Industrial

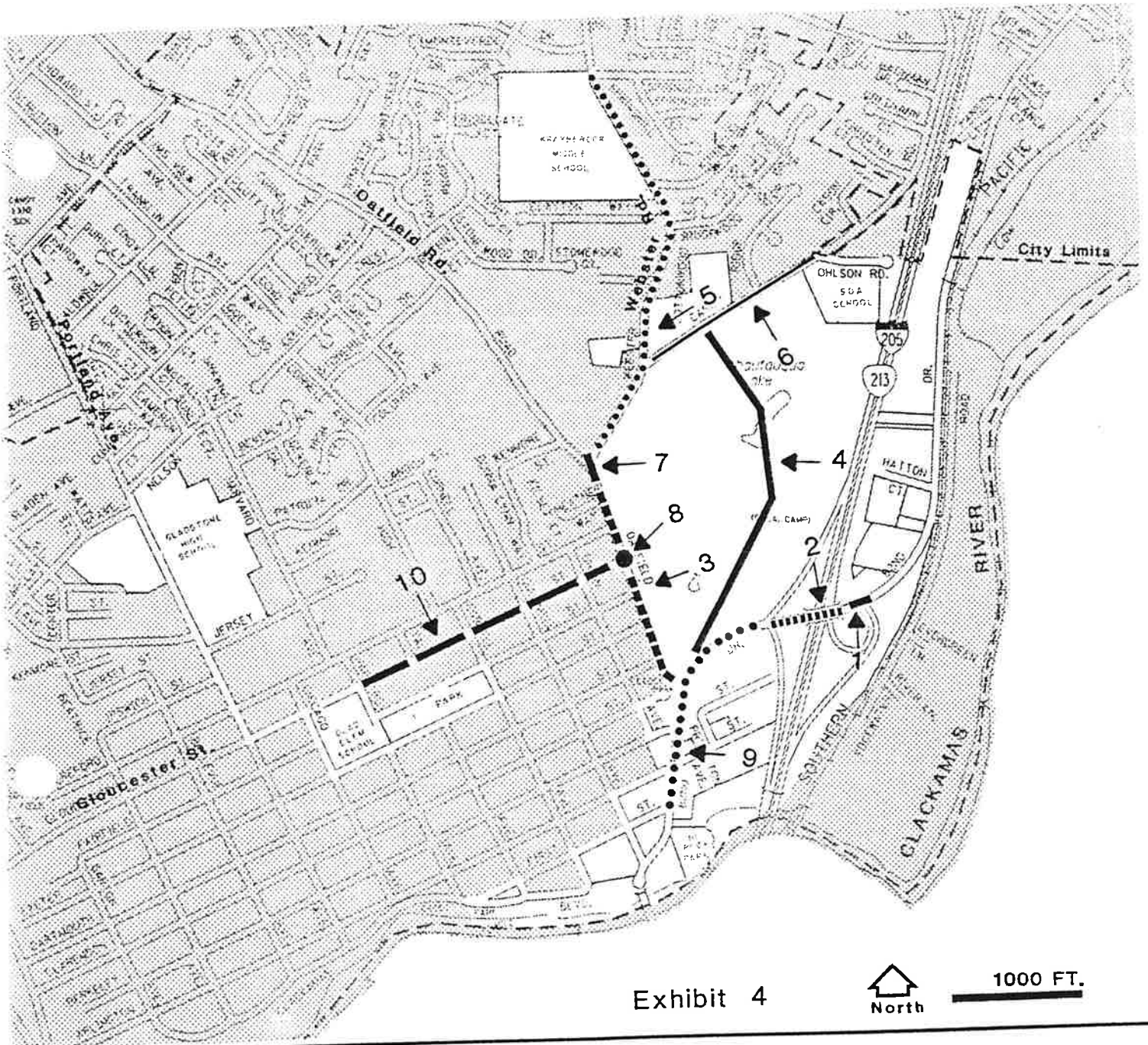


Exhibit 4



1000 FT.

# Gladstone Urban Renewal Plan

## Proposed Street Improvements

### Legend

- |                                    |                             |
|------------------------------------|-----------------------------|
| 1. Improve Left Turn Lane          | 7. Improve Intersection     |
| 2. Widen 82nd Dr. Freeway Overpass | 8. Install a Traffic Signal |
| 3. Realign Oatfield Rd.            | 9. Improve 82nd Dr.         |
| 4. New Road                        | 10. Improve Gloucester St.  |
| 5. Improve Webster Rd.             |                             |
| 6. Improve Cason Rd.               |                             |

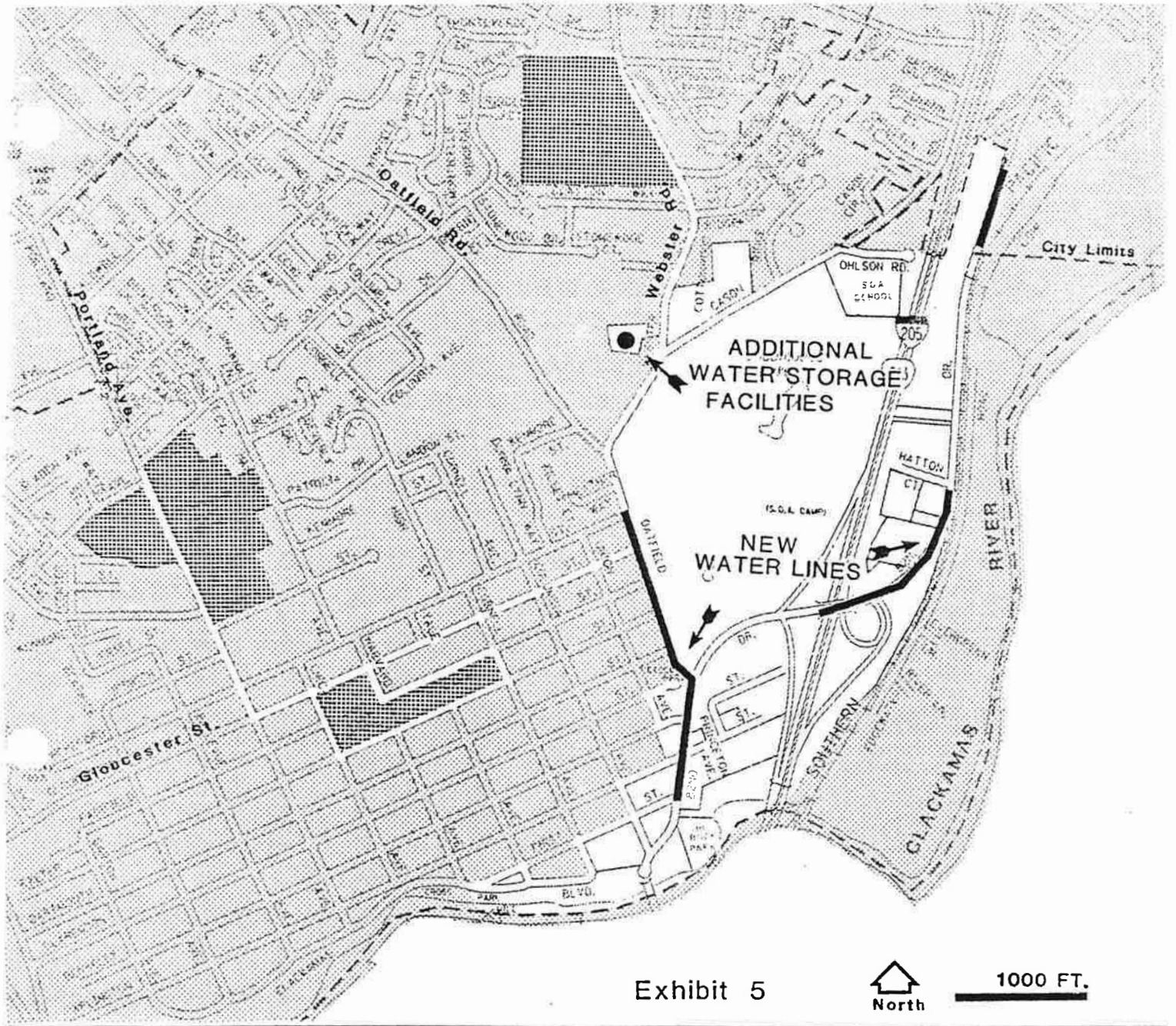


Exhibit 5



1000 FT.

## Gladstone Urban Renewal Plan

### Proposed Water Improvements and Community Facilities

#### Legend

 Community Recreation/Public Use Facilities (refer to plan)