

URBAN RENEWAL FAQ

Q. How widespread is the use of urban renewal?

More than 70 Oregon cities and counties currently have urban renewal programs. Locally, Canby, Estacada, Gladstone, Lake Oswego, Molalla, Oregon City, Sandy, and Wilsonville and Clackamas County have urban renewal areas.

Q. Why is Milwaukie looking at urban renewal now?

Milwaukie has just completed an extensive planning process called Moving Forward Milwaukie. It identified a number of projects that will help Milwaukie develop and prosper. Urban Renewal is an implementation tool that will allow for financing to complete projects within a specified area.

Q. What kinds of projects are funded by urban renewal?

- Transportation and utility improvements
- Redevelopment projects, such as mixed-use projects that combine retail and residential components
- Economic development strategies, such as small-business loans
- Loans or grants for storefront improvements
- Streetscape improvements, including new lighting, trees, sidewalks, pedestrian amenities
- Parks and open spaces

Q. Who designates urban renewal areas?

The Milwaukie City Council may designate an urban renewal area by adopting an urban renewal plan for a specific area. The plan would be the result of existing plans, community-wide input, and was designed to revitalize an area according to the community's goals and objectives in support of established neighborhood, city, and regional policies. In Milwaukie, there is an advisory group made up of taxing district and neighborhood district association representatives. This advisory group will review the boundary, goals and objectives, projects, and financing of the urban renewal area. The proposed boundary is shown on the enclosed map.

Q. What is the time frame for preparation and review of the proposed urban renewal plan?

The draft urban renewal plan is being developed between March–May, 2016. Once the draft plan is developed, it will go out for formal public review. The anticipated timeline for City Council review and vote is August, 2016.

Q. What are the opportunities for public input?

There will be advisory group meetings on March 30, April 20, and May 18 that are open to the public. They are held at the Milwaukie Public Safety Building at 3200 SE Harrison Street from 4:30 to 6:30pm. There will be information at two Farmers' Markets and information available at other community-wide events. There will also be an Urban Renewal Agency meeting, a Planning Commission meeting, and two City Council meetings. The schedule for these other events will be posted to the City of Milwaukie website, www.milwaukieoregon.gov.

Q. Are there limits on use of urban renewal?

Yes. Under state law, the sum of all urban renewal areas in municipalities with populations under 50,000 cannot exceed 25% of its total assessed value or 25% of its total land area. An adopted urban renewal plan also has a limit on the total expenditures on projects, programs, and administration of the area called Maximum Indebtedness.

Q. How was the boundary determined?

A. The determination of the boundary was a result of the Moving Forward Milwaukie project where properties in both Downtown and Central Milwaukie were studied. The boundary encompasses and ties together these two study areas, incorporating the majority of the commercial uses. It was reviewed by the Urban Renewal Advisory Committee and minor revisions were made to add additional commercial properties in proximity to the previous study areas.