



CITY OF OREGON CITY URBAN RENEWAL COMMISSION AGENDA

Hanlon Commission Chambers, Libke Public Safety Facility, 1234 Linn Ave, Oregon City
Wednesday, February 18, 2026 at 6:00 PM

Ways to participate in this public meeting:

- Attend in person, location listed above. Please see the public comment guidelines below.
- Attend the livestream of the meeting on the City's YouTube Channel:

<https://www.youtube.com/user/CityofOregonCity>

- Register to provide electronic testimony (email recorderteam@orc.city.oregon.or.us or call 503-496-1509 by 3:00 PM on the day of the meeting to register)
 - Email recorderteam@orc.city.oregon.or.us (deadline to submit written testimony via email is 3:00 PM on the day of the meeting)
 - Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045
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EXECUTIVE SESSION

The Executive Session will begin after the adjournment of the URC meeting pursuant to ORS 192.660(2)(e): To conduct deliberations with persons designated by the governing body to negotiate real property transactions.

URBAN RENEWAL COMMISSION MEETING

- 1. CALL TO ORDER AND ROLL CALL**
- 2. PUBLIC COMMENTS**
- 3. DISCUSSION ITEMS**
 - a. Downtown Quiet Zone Property Donation
- 4. COMMUNICATIONS**
- 5. ADJOURNMENT**

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the clerk. When the Chair calls your name, proceed to the speaker table, and state your name and city of residence. Each speaker is given 3 minutes to speak. As a general practice, the committee does not engage in discussion with those making comments. Complaints shall be addressed at the department level prior to addressing the committee.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503-657-0891.

Agenda Posted at City Hall, Pioneer Community Center, Library, City Website.

Video Streaming & Broadcasts: The meeting is streamed live on the [Oregon City's website](https://www.cityoforegoncity.com) and available on

demand following the meeting. The meeting can be viewed on Willamette Falls Television channel 28 for Oregon City area residents as a rebroadcast. Please contact WFMC at 503-650-0275 for a programming schedule.



CITY OF OREGON CITY

625 Center Street
Oregon City, OR 97045
503-657-0891

Staff Report

To: Urban Renewal Commission **Agenda Date:** February 18, 2026
From: Dayna Webb, Public Works Director

SUBJECT:

Item 3.a. - Downtown Quiet Zone Property Donation

STAFF RECOMMENDATION:

Staff recommends that the Urban Renewal Agency authorize the Urban Renewal Executive Director to execute the Donation Agreement for the permanent sidewalk easement and a temporary easement for the construction of the Downtown Quiet Zone Project.

EXECUTIVE SUMMARY:

The Urban Renewal Agency is being asked to consider its role in supporting the Downtown Quiet Zone Project, a public infrastructure project that will reduce routine train horn noise at the 10th and 11th Street crossings while adding enhanced safety features. The project is expected to improve downtown livability, pedestrian safety, and development potential, advancing the District's revitalization goals. As part of the project, the Agency may consider donating a permanent easement for sidewalk and a temporary construction easement, in accordance with federal and state law allowing voluntary donation of property rights.

BACKGROUND:

The Oregon City Urban Renewal District is intended to encourage investment and revitalization within the Downtown/Northend area by addressing infrastructure needs, supporting redevelopment, and enhancing economic and community vitality, including:

- Investing in public infrastructure that improves mobility, safety, and amenities (e.g., lighting, multi-modal connections, and public facilities) to support growth and activity downtown.
- Encouraging adaptive reuse and rehabilitation of older buildings to preserve historic assets, enhance safety, and support economic vibrancy.
- Enhancing the development potential of key sites (e.g., through projects like the Quiet Zone) to enable new retail, housing, and mixed-use opportunities.
- Aligning urban renewal projects with the City's broader Comprehensive Plan goals for livability, economic development, and community quality of life.

The Downtown Quiet Zone Project is a public infrastructure project that would establish a designated quiet zone along the downtown rail corridor at the 10th and 11th Street crossings, directing trains to cease routine horn sounding except in emergency situations. In addition to existing flashing signals and audible bells, the project would include installation of additional safety features at both crossings to meet quiet zone requirements. Reducing train horn noise is expected to improve the downtown environment for residents,

businesses, and visitors while increasing the attractiveness and development potential of nearby properties.

The Downtown Quiet Zone Project is one of seven priorities identified in the 2023 Urban Renewal Plan and directly advances the District’s goals by improving safety, livability, and redevelopment readiness. By enhancing infrastructure and reducing noise impacts, the project supports reinvestment along the rail corridor and helps make key sites more viable for retail and housing development, strengthening long-term economic vitality in the downtown core.

As part of supporting the Downtown Quiet Zone Project, the Urban Renewal Agency may consider donating a permanent easement for sidewalk improvements, as well as a temporary construction easement to accommodate work areas during project installation. Under federal law (the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, PL 91-646, as amended) and state law (ORS 35.510, as amended), property owners are generally entitled to just compensation when government agencies acquire or enter private property for public projects. Alternatively, these laws allow property owners, including the Urban Renewal Agency, to voluntarily waive their right to compensation and donate the necessary property rights to support a public improvement. Donation of these easements would enable the project to proceed efficiently, enhance pedestrian access and safety, and advance long-term downtown revitalization goals.

Following the discussion at the February 4, 2026 meeting, the following items have been added to the staff report:

- 922 Main Street Driveway Review: Includes a summary of the Oregon City Municipal Code sections that would apply to placement of a driveway on the property. Approval of a driveway on this property will require two Type 1 modifications to allow a driveway to be constructed. This will occur during the land use review for a proposed property.
- 922 Main Street Plan with Easement Overlay: The site plan for this proposed development has had the temporary and permanent easements overlaid on the property.
- Property Impacts – Construction Plan: This provides a visual of the temporary and permanent easements with the proposed improvements.

OPTIONS:

1. Authorize the Urban Renewal Executive Director to execute the Donation Agreement and release ODOT from providing a valuation report.
2. Request just compensation for the property rights in accordance with federal and state law.

BUDGET IMPACT:

Amount	\$0
Fiscal Year(s):	N/A

Funding Source(s): N/A



October 31, 2025

Oregon City Urban Renewal Agency
625 Center Street
Oregon City, OR 97045-2253

File No. 10069-001
Oregon City Quiet Zone
922 Main Street

To Whom It May Concern:

As you may be aware, Oregon City is in the final stage of design for the Oregon City Quiet Zone project which affects property that our records show you own. Specifically, Oregon City has a need for a permanent sidewalk easement and a temporary construction easement from your property to complete this project. Oregon City has asked Universal Field Services to acquire the necessary property rights needed for this project.

When a public improvement project requires any government agency or its contractor to acquire or enter upon private property, the owners of that property are entitled to compensation under federal and state law. Federal law is the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, PL 91-646, and state law is in Oregon Revised Statutes, 35.510, as amended.

Alternatively, you may waive your rights to just compensation. The above federal and state law allows property owners to donate necessary property rights if they wish. To accomplish a donation, you only need to acknowledge that the agency has informed you of the right to compensation and that you wish to donate.

Enclosed for your review are the easement legal descriptions along with an Donation Form. ***Please check the appropriate box, sign, and return to me.*** If you choose to donate we will prepare the easement documents for your signature.

Please feel free to contact me toll free at 877-501-7282 or at bbliss@ufsrw.com if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Bliss", with a long horizontal flourish extending to the right.

Barry Bliss
Project Manager
Universal Field Services

Enclosures:
Permanent Sidewalk and Temporary
Construction Easement Exhibits A & B
Donation Form

Oregon City Urban Renewal Agency, a
Municipal corporation of the State of Oregon
625 Center Street
Oregon City, OR 97045-2253

File No.:	10069-001
Grantor:	Oregon City Urban Renewal Agency
Section:	Oregon City Quiet Zone
Highway:	
County:	Clackamas
FAP No.:	5520(034)

DONATION AGREEMENT

When a public improvement project requires any government agency or its contractor to acquire or enter upon private property, the owners of that property are entitled to compensation under federal and state law. Federal law is the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended, PL 91-646, and state law is in Oregon Revised Statutes, 35.510, as amended.

The above federal and state laws also allow property owners to donate necessary property rights if they wish. To accomplish a donation, you only need to acknowledge that the agency has informed you of the right to compensation and that you wish to donate.

If you elect to donate the property rights as described in the attached Exhibit A or deed, subject to the above information, please date and sign this Donation Agreement in the space below.

I release ODOT from providing a valuation report.

(Authorized to sign on behalf of, Oregon City Urban Renewal Agency)

Date

PARCEL 1 - Permanent Easement for Sidewalk

A parcel of land, as shown on attached Exhibit “B”, lying in the Northeast One-Quarter of Section 31, Township 2 South, Range 2 East, of the Willamette Meridian, being a portion of Block 22, OREGON CITY, in the City of Oregon City, Clackamas County, Oregon, and being a portion of that property described in that the bargain and sale deed recorded October 26, 2001, as Recorder’s No. 2001-088835, Clackamas County Records; the said parcel being that portion of said property included in a strip of land variable in width, lying on the Southwesterly side of the centerline of 10th Street, which centerline is described as follows:

Beginning at the intersection of the centerlines of Main Street and 10th Street, said point being 10th Street centerline station 0+00.00, said point bearing North 54°53’40” East 334.43 feet of a tack in concrete in a monument box at the intersection of centerlines of Main Street and 9th Street; thence South 35°06’20” East 240.00 feet to 10th Street centerline station 2+40.00

The width in feet of said strip of land is as follows:

Station	T	Station	Width on Right Side of Center Line
1+56.69		1+69.40	30.00’ to 55.13’
1+69.40		1+90.00	55.13’ to 57.57’

Bearings are based on the centerline of Main Street from the aforementioned centerline monument as calculated from GNSS observations using the Oregon Coordinate Reference System, Portland Zone for the horizontal datum.

Contains in all 399 square feet more or less, outside the existing right of way.

Parcel 2 –Temporary Easement For Work Area (3 years or duration of Project, whichever is sooner)

A parcel of land, as shown on attached Exhibit “B”, lying in the Northeast One-Quarter of Section 31, Township 2 South, Range 2 East, of the Willamette Meridian, being a portion of Block 22, OREGON CITY, in the City of Oregon City, Clackamas County, Oregon, and being a portion of that property described in that the bargain and sale deed recorded October 26, 2001, as Recorder’s No. 2001-088835, Clackamas County Records; the said

parcel being that portion of said property included in a strip of land variable in width, lying on the Southwesterly side of the centerline described in Parcel 1

The width in feet of said strip of land is as follows:

Station	T	Station	Width on Right Side of Center Line
0+30		1+50.54	40.00'
1+50.54		1+62.89	40.00' to 64.43'
1+62.89		1+90.00	64.43' to 67.64'

EXCEPT that portion which lies in the above described Parcel 1.

Bearings are based on the centerline of Main Street from the tack in concrete in a monument box at the intersection of centerlines of Main Street and 9th Street as calculated from GNSS observations using the Oregon Coordinate Reference System, Portland Zone for the horizontal datum.

Contains in all 1,661 square feet more or less, outside the existing right of way.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
MARCH 8, 2022
MATTHEW L. YATES
86439

EXPIRES: 6/30/2026

N 54°53'40" E

Main Street

0+00.00

EXHIBIT "B"

File No. 10069-001

0+30 40.00'

30.00'

0+50.00

LOT 8

REGISTERED
PROFESSIONAL
LAND SURVEYOR

S 35°06'20" E

1+00.00

OREGON
MARCH 8, 2022
MATTHEW L. YATES
86439

EXPIRES: 6/30/2026

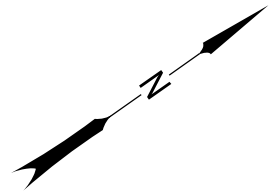
10th Street

CITY OF OREGON CITY URBAN
RENEWAL AGENCY
DEED DOC. NO. 2001-088835

TEMP. EASE FOR WORK AREA
1,661 ft²±

30.00'

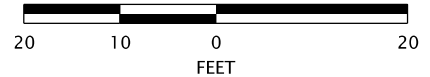
1+50.00



BLOCK 22

1+50.54 40.00'

1+56.69



1+62.89

64.43'

1+69.40

55.13'

PERM. EASE FOR
SIDEWALK
399 ft²±

LOT 1

1+90.00 67.64' 57.57'

FILE NO.: 10069-001
PROJECT NO.: K23491
DWG NO.: S_K23491_rw_wrk_01

PREPARED BY:
PBS ENGINEERING AND
ENVIRONMENTAL, LLC
DRAWN BY: MLY
CHECKED: TLG
DATE: MAY 23, 2025

When improving highway facilities, ODOT has the task of acquiring right of way, and ODOT is committed to a right of way acquisition process that is fair and equitable.

ODOT is empowered to acquire private property for public use. With this power goes the obligation to protect the rights of the individual property owner. ODOT thus has a dual responsibility to recognize and protect the individuals who are affected by acquisition of land, as well as provide competent and efficient service to the public.

Public Hearings

Public hearings, when required, are held during the location and design stages of a project. Such hearings provide opportunities for public participation to ensure that highway locations and designs are consistent with Federal, State and Local goals and objectives.

The corridor hearing is held after preliminary studies have been made on several possible routes. During this hearing, testimony is recorded for study by ODOT personnel and the Oregon Transportation Commission.

Upon selection of a corridor, a detailed survey within that corridor is made and a preliminary design plan developed for presentation at a “Design Hearing”.

The “Design Hearing” provides an opportunity to present testimony about the final highway design.

In an instance where a choice of corridors is not involved, such as the case of an improvement to an existing highway, a single “Combination Corridor-Design Hearing” may be held. After all data and testimony has been studied, a final design is adopted by the Oregon Transportation Commission and the acquisition of necessary rights of way is authorized.

Just Compensation

Owners of property needed for a highway project will be offered Just Compensation for the required rights of way. Just Compensation includes the estimated value of all the land and improvements within the needed area. In addition, if only a part of a property is to be acquired, Just Compensation will also include any measurable loss in value to the remaining property due to the partial acquisition.

Just Compensation is based on ODOT’s valuation of the needed property and estimation of any damages to the remaining property. ODOT procedures, guided by Federal regulations, have been designed to protect both owners of properties needed for highway rights of way as well as other taxpayers. The valuation process will be conducted either by an experienced and qualified employee of ODOT or by an independent fee appraiser under a contract. The value will be established by comparison of similar properties in the market that have recently sold, by knowledge and consideration of costs and depreciation for any improvement(s) to be acquired, and when applicable, by the property’s income potential. The final value determination will be based on this type of information from the local real estate market.

The property to be acquired is inspected by the qualified employee or appraiser during the first part of the valuation process. With complex acquisitions involving large portions of the property, major buildings or improvements on the property, displacement of residents, and/or damages to the remaining part of the property not being acquired, property owners will be given 15 days to prepare the property and will be given the opportunity to accompany the qualified employee or appraiser during a detailed inspection of their property.

Any increase or decrease in the value of needed property brought about by public knowledge of the upcoming highway project is disregarded in the valuation process.

The final value estimate is reviewed for completeness and accuracy, and Just Compensation is established by ODOT's Review Appraiser. In addition to this estimate of Just Compensation, ODOT will make an offer to purchase any remaining property determined to have no remaining economic value to the owner.

Acquisition Procedure

The Right of Way Agent who contacts you has studied ODOT's valuation of the needed property and can illustrate with maps and other data how the acquisition will affect your property. ODOT's offer will be confirmed in writing, together with an acquisition summary statement, and an appraisal, or evaluation sheet, which provides the basis for that amount. The Agent is authorized to obtain a deed from you to purchase your property, subject to the approval of the Oregon Transportation Commission. The Agent is unable, under ODOT procedures governing acquisitions, to engage in "horse trading"; rather the Agent is confined to those monetary values indicated by the appraisal process.

However, ODOT is ready and willing to reconsider its position considering any new evidence of value presented by you including a documented professional appraisal.

ODOT may not take any action which would coerce you into accepting its offer. Prohibited actions include advancing the time of condemnation, deferring negotiations or condemnation, or postponing the deposit of funds in court for your use.

You need not accept ODOT's offer or enter an agreement felt to be unfair. Owners have a minimum 40-day period to accept or reject the offer, unless an emergency has been declared. A refusal is simply a case of disagreement between the two parties on the value of the property.

In the event the parties are still unable to agree as to the compensation to be paid, or you cannot clear the title, mediation of differences between parties, conducted by an independent mediator, can be arranged by ODOT to reach settlement prior to filing any condemnation action.

In the event parties are still unable to agree as to compensation to be paid, or if title cannot be cleared, a condemnation action will be filed. Once condemnation is filed, a trial date will be determined.

Discussions and mediation can, of course, continue even after a condemnation action is filed in an effort to resolve differences. The filing allows ODOT to proceed with the construction project.

Improvements

When ODOT acquires an interest in your land, it must acquire an equal interest in your house, or any other improvements located on the land acquired. If buildings are required to be removed, ODOT may allow the owner to retain the improvements. If you are interested, this can be discussed with the Right of Way Agent.

Payment

If you sign a deed and any accompanying agreements, and the Oregon Transportation Commission approves it, then the transfer of title and payment may proceed. As in a private sale, you are responsible for clearing encumbrances to the title such as unpaid taxes, assessments, mortgages, outstanding leases and other liens against your property. The Right of Way Agent will assist you in clearing title. No payment can be made until a warranty deed conveying clear title to ODOT has been recorded in the appropriate county records.

At the time the deed is available for recording, authorization is given to prepare a check for payment to you. Normally, when no cloud obscures the title, you will receive payment for your property about three or four weeks after you give ODOT a deed to the property.

If the condemnation action has been filed, the amount established by ODOT as Just Compensation will be deposited with the court for distribution in accordance with the order of the court.

You are entitled to be reimbursed for fair and reasonable costs you incur for expenses incidental to conveying your property to ODOT. Such expenses could be, but are not necessarily limited to, penalty costs for prepayment of any pre-existing recorded mortgage encumbering your property, mortgage release fees, and ODOT's portion of real property taxes.

Possession

You are not required to surrender possession of your property until you have been paid the agreed purchase price or an amount equal to ODOT's established estimate of just compensation has been deposited with the court for your benefit.

When negotiations begin, you, as well as any tenants occupying your property, will be notified in writing that it is ODOT's intent to acquire the property. You will not be required to move from your home, farm, or business location earlier than 90 days following that notice or within 30 days after payment, whichever is later. However, if the purchase does not require you to move, the agreement to purchase your property may require you to surrender possession of your property upon payment.

ODOT is aware of the need for a reasonable time for relocation. If your property is not needed for several months, your continued occupancy may be permitted on a short-term basis. The amount of rent ODOT may charge you, or another tenant, may not exceed the fair rental value of the property to a short-term occupant.

Right of Way Offices

For your convenience, ODOT maintains Regional Right of Way Offices in the following locations:

Region 1

123 N.W. Flanders St.
Portland, OR 97209
(503) 731-8200
(888) 769-7341

Region 3

3500 Stewart Pkwy., Ste. 164
Roseburg, OR 97470
(541) 957-3559
(888) 769-7343

Region 5

3012 Island Ave.
La Grande, OR 97850
(541) 963-7552

Region 2

455 Airport Rd SE, Bldg. B
Salem, OR 97301
(503) 986-2601
(888) 769-7342

Region 4

63055 N. Hwy 97, Bldg. M
Bend, OR 97703
(541) 388-6196
(888) 769-7344

These offices are staffed with experienced Right of Way Agents to assist property owners and tenants affected by rights of way acquisitions. Right of Way Agents are available during convenient hours, including evening hours when necessary. Right of Way Agents do not expect and will not accept any fee for any service rendered.

This material can be made available in an alternate format by calling 503-986-3600. For Americans with Disabilities Act (ADA) or Civil Rights Title VI accommodations, translation/interpretation services, or more information call 503-986-4350, Toll Free 855-540-6655, TTY Line 711, or Internet Relay <http://sprintip.com>. Scan QR code below for additional information:



MEMORANDUM

TO: Urban Renewal Commission
FROM: Dayna Webb, Public Works Director
DATE: February 9 2026
SUBJECT: 922 Main Street Driveway Review

Overview

The property located at 922 Main Street is currently vacant. As part of the Downtown Quiet Zone Project, a permanent sidewalk easement is necessary in the corner nearest to the railroad tracks.

The property has frontage on two public streets:

- Approximately 66 feet on Main Street, a Collector
- Approximately 131 feet on 10th Street, a Major Arterial

Applicable Oregon City Municipal Code (OCMC) Sections

16.12.035 Driveways.

Table 16.12.035.A Minimum Driveway Spacing Standards states the following:

- Collector Streets: 100 feet minimum distance from a street corner to a driveway
- Major Arterial Streets: 175 feet minimum distance from a street corner to a driveway

16.12.035.H When a property fronts multiple roads, access shall be provided from and limited to the road with the lowest classification in the transportation system plan to minimize points of access to arterials and collectors. Access shall not be provided on arterial or collector roads unless there is no other alternative.

Table 16.12.035 D Driveway Approach Size Standards. Commercial/Mixed Use states a minimum driveway approach width is 12 feet for one-way, and 20 feet for two-way, and a maximum width of 40 feet.

16.12.013 Modifications.

16.12.013.A Compliance with the following criteria is required:

- 1. The modification meets the intent of the standard;
- 2. The modification provides safe and efficient movement of pedestrians, motor vehicles, bicyclists and freight;
- 3. The modification is consistent with an adopted transportation or utility plan;
- 4. The modification is complementary with a surrounding street design; or, in the alternative;

- 5. If a modification is requested for constitutional reasons, the applicant shall demonstrate the constitutional provision or provisions to be avoided by the modification and propose a modification that complies with the state or federal constitution. The City shall be under no obligation to grant a modification in excess of that which is necessary to meet its constitutional obligations.
- 16.12.013.B.1 Modifications to driveway location, size and sharing standards shall be processed as a Type 1 modification by the City Engineer, using the criteria in 16.12.013.A

Property Review based on Current OCMC

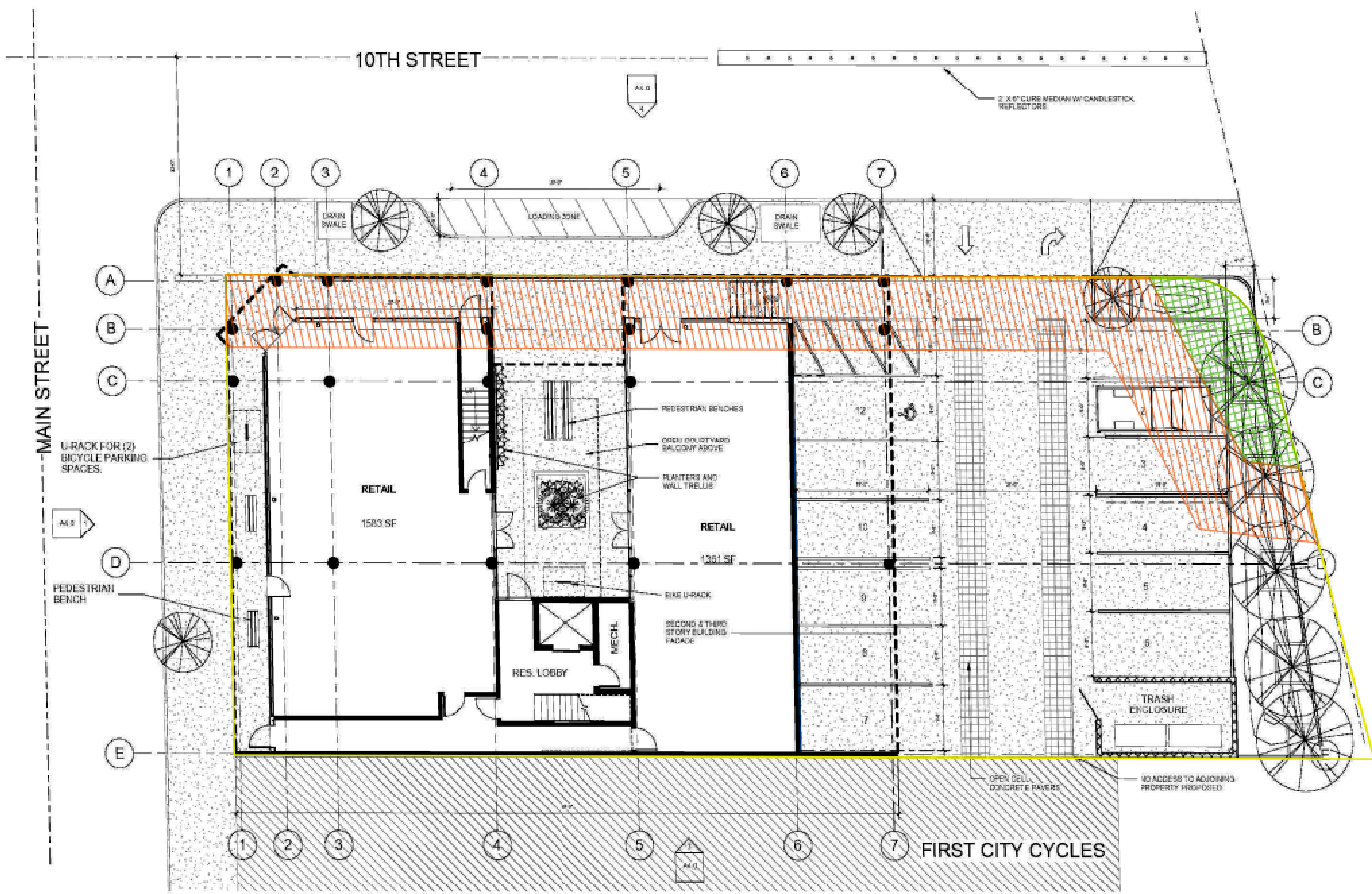
It is anticipated that a proposed development will need to request the following Type 1 modifications in order to approve a driveway on 10th Street:

- Approval to locate driveway access on the Major Arterial (10th Street) rather than the Collector (Main Street)
- Approval to deviate from the minimum driveway spacing requirements

These modifications may be considered as part of a future land use application, subject to review and approval under the applicable municipal code and modification criteria at the time of application.



922 MAIN ST, OREGON CITY, OR
97045



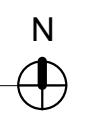
SITE INFORMATION:

SITE SF = 10,000 SF
 1ST FLOOR = 3,850SF
 2ND & 3RD FLOOR = (2) 5,570 SF
 PARKING = 3,870 SF
 PED. PATHWAY = 1,450 SF
 LANDSCAPING (SWALE) SF = 740 SF

Legend

- Temporary Easement
- Permanent Easement
- Taxlot

① LEVEL 1
1/8" = 1'-0"



No.	Description	Date

SITE PLAN	
Project number	16-001
Date	5-10-16
Drawn by	Author
Checked by	Checker
A3.0	
Scale	1/8" = 1'-0"

