

Woodburn Urban Renewal Plan

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July 9, 2001 Draft

WOODBURN URBAN RENEWAL PLAN
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100. THE URBAN RENEWAL PLAN

A. General

The Woodburn Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. The Woodburn City Council acts as the Urban Renewal Agency of the City of Woodburn, 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 Woodburn 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 Woodburn Urban Renewal Area was approved by the City Council of the City of Woodburn on _____ by Ordinance No. xx-.

B. The Renewal Plan Area Boundary

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

200. CITIZEN PARTICIPATION

This renewal plan was developed under the guidance of the Woodburn City Council. In the course of formulating the plan, City staff conducted an open house, and public meetings, inviting the general public to discuss urban renewal concepts, and the renewal plan. All meetings of the Committee were open to the public for discussion and comment.

The Woodburn Planning Commission met to review the Plan on Date __, 2001. The Woodburn City Council held a public hearing on adoption of this Plan on Date __, 2001. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

300. RELATIONSHIP TO LOCAL OBJECTIVES

The purpose of this Renewal Plan is to eliminate blighting influences found in the Renewal Area, to implement goals and objectives of the City of Woodburn Comprehensive Plan, and to implement development strategies and objectives for the Woodburn Urban Renewal Area. The Urban Renewal Plan relates to the following local goals and objectives:

301. URBAN RENEWAL PLAN GOALS

The goals of this Plan are:

A. Promote Private Development

Goal: To promote private development, redevelopment, and rehabilitation within the urban renewal area to help create jobs, tax revenues, and self-sustaining, vital, and vibrant commercial districts.

Objectives:

1. Enhance the environment for development and investment through improvements to streets, streetscapes, parks, and public buildings and spaces.
2. Assist property owners in rehabilitating buildings so they can accommodate more intensive and dynamic commercial activity.
3. Help create economic vitality by creating activities and encouraging uses that bring a significant number of potential shoppers and investors to each district.

B. Rehabilitate Building Stock

Goal: To upgrade the stock of existing structures in the renewal area which contribute to its small-town character, but which are run down or do not meet current Code requirements.

Objectives:

1. Improve the appearance of existing building in order to enhance the overall aesthetics of the renewal area.
2. Help in improving the safety of older buildings in regard to seismic stability, fire safety, building code compliance and accessibility to persons with disabilities.
3. Redevelop building and areas that are inconsistent with the goals and objectives of this plan in manners that benefit the entire economic development effort and the property owners.

C. Improvements to Streets, Streetscapes, and Open Spaces

Goal: To improve existing streets and construct missing street links to improve connectivity within both districts, to improve and enhance public open spaces as in integral part of each district, and to enhance livability.

Objectives:

1. Enhance streetscapes by installing street lighting, street furniture, banners, planters and other amenities.
2. Reconstruct existing roadways and sidewalks where needed and in a manner meeting the objectives of this Plan.
3. Construct new streets to provide connectivity and encourage private investment.
4. Address and improve pedestrian safety in the Route 214 corridor through the renewal area.

5. Improve pedestrian and bicycle access to and through the renewal area. Create pedestrian spaces that are attractive areas for residents and employees, that stimulate economic activity, and that enhance livability.

D. Utility Improvements

Goal: Improve and repair utilities to allow efficient development of the two areas.

Objectives:

1. Construct or reconstruct utilities (including water, sewer, and storm sewer) as necessary to encourage and permit development of private properties and public amenities.

E. Parking

Goal: Develop convenient, attractive parking facilities close to shopping, entertainment, and business destinations.

Objectives:

1. Construct public parking to support businesses and activities in the Downtown District of Woodburn.

F. Public Facilities

Goal: Maintain, remodel, and construct public parks and open spaces, public facilities, and public safety facilities, to maintain and enhance safety in the renewal area, and to increase public utilization of the renewal area. Objectives:

1. Ensure that public safety facilities within the renewal area are adequate to support and protect existing and proposed development in the renewal area.
2. Evaluate the adequacy of other public facilities serving the renewal area.

G. Housing

Goal: Provide for new and rehabilitated housing units in livable mixed-income neighborhoods that collectively reflect a diversity of housing types, occupancy (rental and owner-occupied), and income levels in the City. Support housing development that is geared to support the Area's employment generation goals.

Objectives:

1. Provide a wide range of housing opportunities to accommodate households at all income levels, including low income, moderate-income, and market-rate rental and owner-occupied housing, which support prospective residential markets in, adjacent to, and near the Area.
2. Provide assistance to help maintain, and assist in the rehabilitation of the stock of existing housing in the renewal area.
3. Assist in the development of quality housing for a range of that household incomes that are representative of the City as a whole.

H. Public Art

Goal: Assist in funding for a program of art in public spaces within the renewal area.
Objectives:

1. Provide a set-aside of urban renewal funds for art in public spaces within the urban renewal area.

302. CITY OF WOODBURN COMPREHENSIVE PLAN

ORS 457.085 requires that an Urban Renewal Plan relate to definite local objectives. The City's Comprehensive Plan considers a wide range of goals and policies relating to land uses, traffic, transportation, public utilities, recreation and community facilities, economic development, housing and environmental protection. Citations of relevant goals and policies is included as Attachment "B" of this plan.

This urban renewal plan also addresses goals and objectives set forth in these other adopted plan documents:

303. TRANSPORTATION SYSTEM PLAN

1. Develop a strategy for improving Highways 219/214, 211, and 99E through Woodburn, including added travel lanes, signalization, and access management (Goal 2, Policy 3).
2. Identify the need for added public parking provisions in Woodburn, including park and ride, as well as a plan to support increased carpooling and transit use in the future. (Goal 2, Policy 7).
3. Develop a set of reliable funding sources that can be applied to fund future transportation improvements in the Woodburn area (Goal 4).

304. WOODBURN DOWNTOWN DEVELOPMENT PLAN - 1997

The revitalization and redevelopment of the historic downtown core of Woodburn is a key element of this urban renewal plan. The goals of this urban renewal plan therefore include implementation of the Vision statements from the 1997 "Woodburn Downtown Development Plan". Those vision statements also are incorporated in the Goals and Policies of the City of Woodburn Comprehensive Plan, Section P, "Downtown Design and Conservation District". Those vision statements are:

A. Image of Downtown

Downtown projects a positive image, one of progress and prosperity. Downtown improvements have been visible and well publicized. Downtown's image consists of a combination of elements - physical appearance, and a look, and feel that it is thriving, safe, and vital.

B. Safety

Downtown is a safe, secure place for customers, employees, and the general public. Safety and security are assured by volunteer efforts, and by physical improvements such as lighting which provide a sense of security.

C. Social

Downtown is a place where a diverse community come together to work, shop, and play. It is a mirror of the community, the community's "living room". All persons in the community feel welcome in, and a part of, their downtown.

D. Business Environment

Downtown is a thriving environment for a variety of businesses. The area contains a good mix of types of businesses, a good overall marketing program is in place, and businesses provide friendly, reliable customer service and convenient hours of operation. Individual businesses are clean, attractive and present a good physical appearance.

E. Attractors

Downtown is the center of community life, and serves as a focus to define the community's historic and cultural heritage. A community market brings all the of City's diverse communities together every week. Downtown's architecture and unique businesses serve as a regional attractor. In addition, downtown offers events and opportunities that draw people together to mingle, learn, and enjoy.

F. Neighborhood

Downtown is a part of the City's oldest neighborhood. Businesses, government and employment uses are linked to residential neighborhoods, educational facilities, recreation opportunities and good transportation services. Throughout this central neighborhood, both renovation and new development respect the history and traditions of the community.

G. Transportation

Downtown is easily accessible via the local street system, public transportation, and other alternate modes of transportation. Special transportation facilities improve circulation patterns within the downtown, and provide links between downtown and key events and places.

H. Parking

Downtown contains an ample and convenient supply of parking for customers and employees. While it is infeasible to provide downtown parking at the same level as found in shopping centers, good utilization and management of the existing supply of downtown parking has been accomplished.

I. Implementation

Implementing the vision for downtown has involved both private and public investments. Investments are made in the management structure for downtown, and in capital improvements to improve the physical elements of downtown. Planning for these investments, and examining options to pay for them is an on-going process involving the City, Woodburn Downtown Association, property and business owners.

400. PROPOSED LAND USES

A. Land Use Plan

Exhibit 2, the "Zoning Map" describes the locations of the principal land use classifications which are applicable to the Renewal Area. The land use plan for the Renewal Area is consistent with the Woodburn Comprehensive Plan.

The Land Use Plan consists of the Land Use and Zoning 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 City of Woodburn Comprehensive Plan and Zoning Map of the City of Woodburn. The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Comprehensive Plan, Zoning Ordinance, Subdivision Ordinance, City Charter, or any other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

Exhibit 2, the "Land Use and Zoning Map" describes the locations of the principal land use and zoning classifications which are applicable to the Renewal Area. Comprehensive Plan designations and Zoning Districts are the same in the Woodburn Comprehensive Plan.

Woodburn Comprehensive Plan Map designations in the urban renewal area are:

- Residential < 12 units per acre
- Residential > 12 units per acre
- Commercial
- Industrial
- Open Space and Parks
- Public Use

Woodburn Zone Map designations in the urban renewal area are:

- RS - Single Family Residential District
- RM - Multiple Family Residential District
- CO - Commercial Office District
- CR - Commercial Retail District
- CG - Commercial General District
- CB - Central Business District
- DDCD- Downtown Design and Conservation District
- IL - Light Industrial District
- MC - Marion County Zoning (Commercial)
- PA - Public Amusement and Recreation District
- PP - Public Park District
- PS - Public Service District

B. Plan and Design Review

The Urban Renewal Agency shall be notified of any Comprehensive Plan/Zoning amendment application, building permit, conditional use or other development permits requested within the Area. Redevelopers, as defined in this Plan, shall comply with the Redevelopers Obligations, Section 800 of this Plan.

500. OUTLINE OF DEVELOPMENT

The Urban Renewal Project consists of activities and actions which treat the causes of blight and deterioration in the Woodburn Urban Renewal Area. Project activities to treat these conditions include:

- a. Assist in improvements to streets, curbs, and sidewalks to encourage new development in the project area, and to address pedestrian and vehicular safety problems.
- b. Assist in improvements to water, storm, and sanitary sewer infrastructure to encourage new development in the project area.
- c. Assist in activities to improve the visual appearance of the renewal area, and provide a safer, more attractive pedestrian environment, including streetscaping, and landscaping, and development of public parks and open spaces.
- d. Authorization to construct public parking facilities
- e. Authorization to assist in the rehabilitation and renovation of residential and commercial properties in the renewal Area.
- f. Authorization to lend financial assistance to encourage property owners or potential redevelopers to undertake new construction projects within the project area.
- g. Authority to acquire and dispose of land for public improvements, rights-of-way, utility improvements, and private development.
- h. Administration of the Renewal Agency and Renewal Plan.

Section 600 provides further description of each urban renewal project to be undertaken within the Woodburn Urban Renewal Area.

600. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

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. The Urban Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities. These project activities may be modified, or expanded upon as needed to meet renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

A. PUBLIC IMPROVEMENTS

Public improvements include the construction, repair, or replacement of sidewalks, streets, parking, parks and open spaces, pedestrian amenities, water, sanitary sewer and storm sewer facilities and other public facilities necessary to carry out the goals and objectives of this plan.

1 Street, Curb, and Sidewalk Improvements,

There are deficiencies in streets, curb, and sidewalks within the project area. Major deficiencies are in the historic Old Town area of the renewal plan, and in the Highway 214 corridor through the renewal area. To remedy these conditions, it is the intent of the Renewal Agency to participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Streets work anticipated by City staff includes:

- Repairs to streets, curbs and sidewalks throughout the Old Town area,
- Construction of a new connector street between Highway 214 and Front Street,

- Participation in widening of Route 214 through the renewal area.

2. Water, storm and sanitary sewers

City staff has identified a list of aging and inadequate sanitary and storm sewer, and water services throughout the Downtown area. It is the intent of the Agency to repair and upgrade these services.

3. Streetscape Projects

This activity will enable the Renewal Agency to participate in activities improving the visual appearance of the project area. To carry out these objectives, the Renewal Agency will undertake a variety of improvements to the appearance of key locations within the urban renewal area. These improvements may include Street Lighting, Trash Receptacles, Benches, Historical Markers, Street Trees and Landscaping, and removal of trees that pose a safety hazard.

4. Pedestrian, Bike, and Transit Facilities

These activities will include pedestrian, bicycle and transit connections between the renewal project area, and Woodburn's downtown core and residential areas. Activities may include bikeways and paths, bicycle parking and storage, transit stops, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area.

5. Public Parking Facilities

It is anticipated that development of commercial property in the renewal area may create demand for additional public parking within the renewal area. Accordingly, the Agency is authorized to participate in funding the acquisition and construction of new public parking facilities within the renewal area.

6. Public Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of this, or other appropriate public spaces, or parks or public facilities within the urban renewal area.

7. Public Safety Improvements

To achieve the objectives of this Plan, and to target public investments in a manner which benefits the Renewal area and Woodburn residents, the Agency is authorized to improve or construct safety-related public facilities within the urban renewal area.

8. Public Art

The Agency intends to provide a set-aside of 1% of urban renewal funds to encourage public art in the renewal area. The program will be developed with recommendations from the Oregon Arts Commission.

B. REDEVELOPMENT THROUGH NEW CONSTRUCTION

1. It is the intent of this Plan to stimulate new investment by public, private, non-profit, or community based organizations on vacant or underutilized property to achieve the goals and objectives of this Plan, and in particular to assure that

new investments serve to benefit the existing residents and businesses in the area. Redevelopment through new construction may be achieved in two ways:

- a) By public or private property owners, with or without financial assistance by the Agency;
- (b) By acquisition of property by the Agency for redevelopment or resale to others for redevelopment.

2. Redevelopment Financing. The Renewal Agency is authorized to set guidelines, establish loan programs and provide below-market interest rate and market rate loans and provide such other forms of financial assistance to property owners and those desiring to acquire property, as it may deem appropriate in order to achieve the objectives of this Plan. The obligations of the redeveloper, if any, shall be in accordance with Section 800 of this Plan.

C. PRESERVATION, REHABILITATION, DEVELOPMENT AND REDEVELOPMENT

This activity will enable the Renewal Agency to carry out Council, and Comprehensive Plan objectives for improving the appearance the project area, and encouraging infill and reuse in the project area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of buildings in the renewal area. The Renewal Agency also is authorized to provide loans, or other forms of financial assistance to property owners, or persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan.

D. PROPERTY ACQUISITION AND DISPOSITION

In order to carry out the objectives of this Plan, the Renewal Agency is authorized to acquire land or buildings for public and private development purposes. The procedures for acquiring and disposing of property are described in Sections 700 and 800 of this Plan.

E. PLAN ADMINISTRATION

It is the intent of this Renewal Plan to provide for the effective administration of the Plan, and to plan for the various activities contained in the Plan. Project funds may be utilized to pay indebtedness associated with preparation of the urban renewal plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, market, and other technical studies as may be needed during the course of the urban renewal plan. Project funds may be utilized to pay for marketing materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the renewal plan.

700. PROPERTY ACQUISITION PROCEDURES

Acquisition of real property may be necessary to carry out the objectives of this Plan. Property for public or private preservation, rehabilitation, development, or redevelopment may be acquired by gift, eminent domain or any other lawful method for the purpose of the redevelopment. The purposes and procedures for acquisition under this Plan are:

The Renewal Agency is authorized to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan. Property acquisition, including limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. All acquisition of property will require an amendment to the plan as set forth in Section 900 of this Plan

A. Acquisition requiring City Council ratification.

City Council ratification is required for Renewal Agency acquisitions for the following purposes:

1. Assembling land for development by the public or private sector. Such acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 900C1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.
2. Where conditions exist that may affect the health, safety and welfare of the Area and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions, acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 900C1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.
3. Acquisition for any purpose that requires the use of the Agency's powers of eminent domain. Such acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 900C1 of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.

B. Acquisition not requiring City Council ratification.

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 900 D2 of this Plan. The minor amendment to the Renewal Plan may be adopted by the Renewal Agency by Resolution. The Agency may acquire land without Council ratification where the following conditions exist:

1. Where it is determined that the property is needed to provide public improvements and facilities as follows:
 - a. Right-of-way acquisition for streets, alleys or pedestrian ways;
 - b. Right of way and easement acquisition for water, sewer, and other utilities
 - c. Property acquisition for public use, or for public buildings and facilities
2. Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

C. Properties to be acquired

At the time this plan is prepared, no properties are identified for acquisition. If plan amendments to acquire property are approved, a map exhibit shall be prepared showing the properties to be acquired and the property will be added to the list of properties to be acquired. The list of properties acquired will be shown in this section of the Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

800. PROPERTY DISPOSITION AND REDEVELOPER'S OBLIGATIONS

A. Property Disposition and Redevelopment

The Renewal Agency is authorized to dispose of acquired property by sale, lease, exchange, or other appropriate means for redevelopment for uses and purposes specified in this Plan. If property is identified for acquisition in this plan, the Agency proposes to commence disposition of property within five (5) years from the date of identifying those properties in this plan, and to complete disposition within ten (10) years from such approval. Properties shall be subject to disposition by sale, lease or dedication for the following purposes:

1. Road, street, pedestrian, bikeway, and utility projects, and other right-of-way improvements listed in Section 600 of this plan.
2. Construction of public facilities in Section 600 of this plan.
3. Redevelopment by private redevelopers for purposes consistent with the uses and objectives of this plan. Such disposition will be in accordance with the terms of a Disposition and Development Agreement between the Developer and the Renewal Agency, and with the Redeveloper's obligations in Section 800B of this plan.

The Renewal Agency may dispose of any land it has acquired at fair reuse value, and to define the fair reuse value of any land.

B. Redevelopers Obligations

Redevelopers within the Urban Renewal Area will be subject to controls and obligations imposed by the provisions of this Plan. Redevelopers also will be obligated by the following requirements:

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall accept all conditions and agreements as may be required by the Renewal Agency.
3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the City.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable time as determined by the Agency.
5. The Redeveloper shall not effect any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

900. AMENDMENTS TO THE RENEWAL PLAN

It is anticipated that this Renewal Plan will be reviewed periodically during the execution of the Project. The plan may be changed, modified, or amended as future conditions warrant. Types of Plan amendments are:

A. Substantial Amendments

Substantial amendments consist of:

1. Increases in the urban renewal area boundary, in cumulative excess of 1%, shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.120.
2. Increasing the maximum amount of indebtedness to be issued under the plan shall be a substantial amendments requiring approval per ORS 457.095, and notice as provided in ORS 457.120.

B. Major Amendments not requiring special notice

Major amendments requiring approval per ORS 457.095 consist of:

1. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000, shall be a substantial amendment requiring approval per ORS 457.095, but not requiring notice as provided in ORS 457.120. The \$500,000 amount will be adjusted annually from the year 2000 according to the "Engineering News Record" construction cost index for the Northwest area.
2. The addition of improvements or activities that substantially alter the goals and objectives of the Urban Renewal Plan.

C. Minor Amendments Requiring Approval by City Council.

Amendments to the Plan defined in this section shall require approval by the Agency by Resolution, and approval by the City Council by Resolution. Such amendments are defined as:

1. Acquisition of property for purposes specified in Sections 700A of this plan.

D. Other Minor Amendments.

Minor amendments may be approved by the Renewal Agency in resolution form. Such amendments are defined as:

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 700B1 and 2 of this plan.
3. Addition of a project substantially different from those identified in Sections 600 of the Plan or substantial modification of a project identified in Section 600 if the addition or modification of the project costs less than \$500,000 in 2001dollars.
4. Increases in the urban renewal area boundary, not in cumulative excess of 1%.

1000. MAXIMUM INDEBTEDNESS

The Maximum Indebtedness authorized under this plan is twenty-nine million and three hundred thousand Dollars (\$29,300,000).

1100. FINANCING METHODS

A. 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 paying indebtedness incurred in 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.

B. 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.

C. 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.

1200. RELOCATION

The Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation 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 ORS 281.045-281.105 and any other applicable laws or regulations.

Relocation payments will be made as provided in ORS 281.060. 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 expense will be made to residences and businesses displaced. The Renewal Agency may contract with Oregon Dept. Of Transportation or other parties to help administer its relocation program.

1300. DEFINITIONS

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

"Agency", "Renewal Agency" or "Urban Renewal Agency" means the Urban Renewal Agency of the City of Woodburn, Oregon.

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

"City" means the City of Woodburn, Oregon.

"City Council" means the City Council of the City of Woodburn, Oregon.

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

"County" means the County of Marion, State of Oregon.

"Displaced" person or business means any person or business who is required to relocate as a result of action by the Urban Renewal Agency to vacate a property for public use or purpose.

"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 Woodburn Urban Renewal Area, Part Two - Exhibits.

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

"Plan" means the Urban Renewal Plan for the Woodburn Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of the City of Woodburn, Oregon.

"Project, Activity or Project Activity" means any undertaking or activity within the Renewal Area, such as a public improvement, street project or other activity which is authorized and for which implementing provisions are set forth in the Urban Renewal Plan.

"Public Safety Project" means projects intended to assist police, fire, ambulance, and emergency services in the City of Woodburn.

"Report" means the report accompanying the Plan, as provided in ORS 457.085 (3).

"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 and land.

"Text" means the Urban Renewal Plan for the Woodburn Urban Renewal Area, Part One - Text.

"Urban Renewal Area", "Woodburn 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.

= Woodburn Urban Renewal Plan
Exhibit 1 - Boundary Map
Exhibit 2 - Zoning Map

WOODBURN URBAN RENEWAL PLAN
ATTACHMENT A
LEGAL DESCRIPTION OF PROJECT BOUNDARY

EXHIBIT A
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ATTACHMENT B
COMPREHENSIVE PLAN GOALS AND POLICIES

ATTACHMENT "B"

RELEVANT WOODBURN COMPREHENSIVE PLAN GOALS AND POLICIES

B. Commercial Land Development Policies (p. 48)

B-5. It would be of benefit to the entire City to have Woodburn's Downtown Design and Conservation District an active, healthy commercial area. Downtown redevelopment should be emphasized and the City should encourage property owners to form a local improvement district to help finance downtown improvements.

G. Housing Goals and Policies (p. 52)

G-1-1. The City will insure that sufficient land is made available to accommodate the growth of the City. This requires that sufficient land for both high density and low density residential developments is provided within the confines of the growth and development goals of the city. It is the policy of the City to assist and encourage property owners, whenever possible, to rehabilitate and renew the older housing in the City.

H. Public Services Goals and Policies (p. 54)

H-1. Public Facilities and services shall be appropriate to support sufficient amounts of land to maintain an adequate housing market in areas undergoing development or redevelopment.

K. Transportation Goals and Policies (p. 56)

K-1-5. The City shall encourage pedestrian safety and foster pedestrian activity, sidewalks shall be provided on all arterial, service collector, and access streets. Where possible, sidewalks should be detached from the curb, separated by a minimum 4-foot wide parkway strip.

N. Natural and Cultural Resources Goals and Policies (p. 66)

N-4. The City should encourage the preservation and restoration of historically significant buildings within the City. This could be done by giving assistance in seeking government funds and historic recognition. An inventory of historic buildings should be completed and analyzed for priorities.

P. Downtown Design and Conservation District (DDCD) Goals and Policies (p. 69)

During 1997, City officials, downtown business and property owners, Downtown Woodburn Association and interested citizens developed vision statements describing character and future revitalization of the Downtown. These vision statements shall be recognized by the City as the overall expression of Downtown's future.

1. **IMAGE OF DOWNTOWN:** Downtown projects a positive image, one of progress and prosperity. Downtown improvements have been visible and well publicized. Downtown's image consists of a combination of elements - physical appearance, and a look, and feel that it is thriving, safe, and vital.

2. **SAFETY:** Downtown is a safe, secure place for customers, employees, and the general public. Safety and security are assured by volunteer efforts, and by physical improvements such as lighting which provides a sense of security.
3. **SOCIAL:** Downtown is a place where a diverse community comes together to work, shop, and play. It is a mirror of the community, the community's "living room". All persons in the community feel welcome, and a part of, their downtown.
4. **BUSINESS ENVIRONMENT:** Downtown is a thriving environment for a variety of businesses. The area contains a good mix of types of businesses, a good overall marketing program is in place, and businesses provide friendly, reliable customer service and convenient hours of operation. Individual businesses are clean, attractive and present a good physical appearance.
5. **ATTRACTORS:** downtown is the center of community life, and serves as a focus to define the community's historic and cultural heritage. A community market brings all of the City's diverse communities together every week. Downtown's architecture, the aquatic center and unique businesses serve as a regional attractor. In addition, downtown offers events and opportunities that draw people together to mingle, learn, and enjoy.
6. **NEIGHBORHOOD:** Downtown is a part of the City's oldest neighborhood. Businesses, government and employment uses are linked to residential neighborhoods, educational facilities, recreation opportunities and good transportation services. Throughout this central neighborhood, both renovation and new development respect the history and traditions of the community.
7. **TRANSPORTATION:** Downtown is easily accessible via the local street system, public transportation, and other alternate modes of transportation. Special transportation facilities improve circulation patterns within the downtown, and provide links between downtown and key events and places.
8. **PARKING:** Downtown contains an ample and convenient supply of parking for customers and employees. While it is not possible to provide downtown parking at the same level as found in shopping centers, good utilization and management of the existing supply of downtown parking has been accomplished.
9. **IMPLEMENTATION:** Implementing the vision for downtown has involved both private and public investments. Investments are made in the management structure for downtown, and in capital improvements to improve the physical elements of downtown. Planning for these investments, and examining options to pay for them is an on-going process involving the City, Woodburn Downtown Association, property and business owners.

Short Term Goals and Policies

Goal

- P-1. Rehabilitation and Financing of the DDCD.

Policies

- P-1-1. Because of the decline in both business and industry downtown, many buildings have been abandoned and stand in a state of serious disrepair. It is

important in the short term that these undesirable, unsafe structures be condemned and demolished if repair and maintenance is not practical. Many buildings have been altered without regard to their surroundings, succumbing to short term fads, leaving the buildings quickly looking out of date and incongruent. It is recommended that a system for removing selective building elements, cleaning, maintaining, painting, and adding selective elements be initiated by property owners with overview from the Woodburn Downtown Association (WDA).

- P-1-2. Encourage a balanced financing plan to assist property owners in the repair and rehabilitation of structures. The Plan may include establishment of the following:
- a. Provide on-going investments in downtown improvements.
 - b. Economic Improvement District - a designated area, within which all properties are taxed at a set rate applied to the value of the property with the tax monies used in a revolving loan fund for building maintenance, and improvement.
 - c. Local, State, & National Historic District - a designated district within which resources, and properties are inventoried and identified for historic preservation.
- d. Establish a "501 C-3" tax exempt organization for the purpose of qualifying for grants.
- e. Analyze the feasibility of establishing an urban renewal district as a long-term funding source for Downtown improvements.
 - f. Adopt a capital improvement program and funding strategy for Downtown improvements. Capital improvements shall be designed and constructed to be in harmony with the concepts portrayed in the Woodburn Downtown Development Plan, 1997.
 - g. Update the Downtown improvement capital program at least every five years, and involve the Woodburn Downtown Association, property and business owners in the update process.

Goal

- P-2. Improve Citizen Involvement in the DDCD.

Policies

- P-2-1. Encourage the organization of a downtown business watch group, where property owners can assist police in eliminating undesirable, illegal behavior in the DDCD.
- P-2-2. Business owners should encourage the involvement and education of their employees in downtown activities, such as the Woodburn Chamber of Commerce and the WDA
- P-2-3. Encourage the City and the Woodburn Downtown Association to oversee all development and ensure general conformance with this document.

Goal

P-3. Improve Open Space Within the DDCD.

Policies

P-3-1. Introduce new plant materials to the Downtown Design and Conservation District, including:

Ground cover;
Shrubs; and
Trees.

A program to introduce new plant materials would enhance the appearance of the entire downtown. Participation on the part of both the City and the downtown merchants will be needed to see these projects through to a reasonable conclusion.

P-3-2. Design a set of uniform sign graphics for the DDCD. Using control in developing street graphics provides balance and facilitates easy, pleasant communication between people and their environment. Points of consideration would include: Area of sign, placement, symbols used, extent of illumination, colors, etc.

Intermediate Term Goals and Policies

Goal

P-4. Improve Pattern of Circulation Within the DDCD

P-4-1. Patterns of pedestrian circulation improved through the repair and/or replacement of sidewalks. A means of providing a sense of place within the downtown accomplished by replacing damaged sections of sidewalk with a decorative brick like pattern of surfacing. Pedestrian safety increased by carrying this surfacing pattern across the streets at each intersection thereby creating a different color and texture over which the automobiles travel.

P-4-2. Curb ramps should be encouraged at all intersections. Improved wheelchair facilities throughout the CBD will provide access to a more diverse cross section of the City's population.

P-4-3. Efforts should continue to evaluate the feasibility of bicycle paths linking the CBD with City schools and parks.

Goal

P-5. Improve Utilities and Landscaping Within the DDCD

Policies

P-5-1. Plans for capital improvement should include a schedule for replacement of overhead power and telephone lines with underground utilities.

P-5-2. Without an adequate system of underground irrigation within the DDCD, plans for landscaping not be as successful. It is therefore recommended that the City include in its Capital Improvement Programs plans to improve underground irrigation systems along streets and at intersections throughout the DDCD.

- P-5-3. Street lighting can be both ornamental and useful in making the downtown safe and attractive. Cooperation from both private and public interests can result in a street lighting plan that both serves a utility and attracts people to shop in and enjoy the downtown.
- P-5-4. Because of the costs involved in utility and landscaping improvements and the need to maintain general uniformity in designing improvements such as landscaping and street lighting, the Woodburn Downtown Association (WDA) in cooperation with the City should develop a schedule for improvement that phases development and utilizes annual donations from downtown property owners to assist in the purchase and installation costs.

Long Range and Continuous Goals

Goal

- P-6. Attract Business to the DDCD

Policies

- P-6-1. To succeed, the DDCD should function in three ways:

As a center for small cottage industry, where goods are produced on a small scale for sale on both a local retail and a regional wholesale level;

As a neighborhood shopping center with retail stores, restaurants, offices and services; and

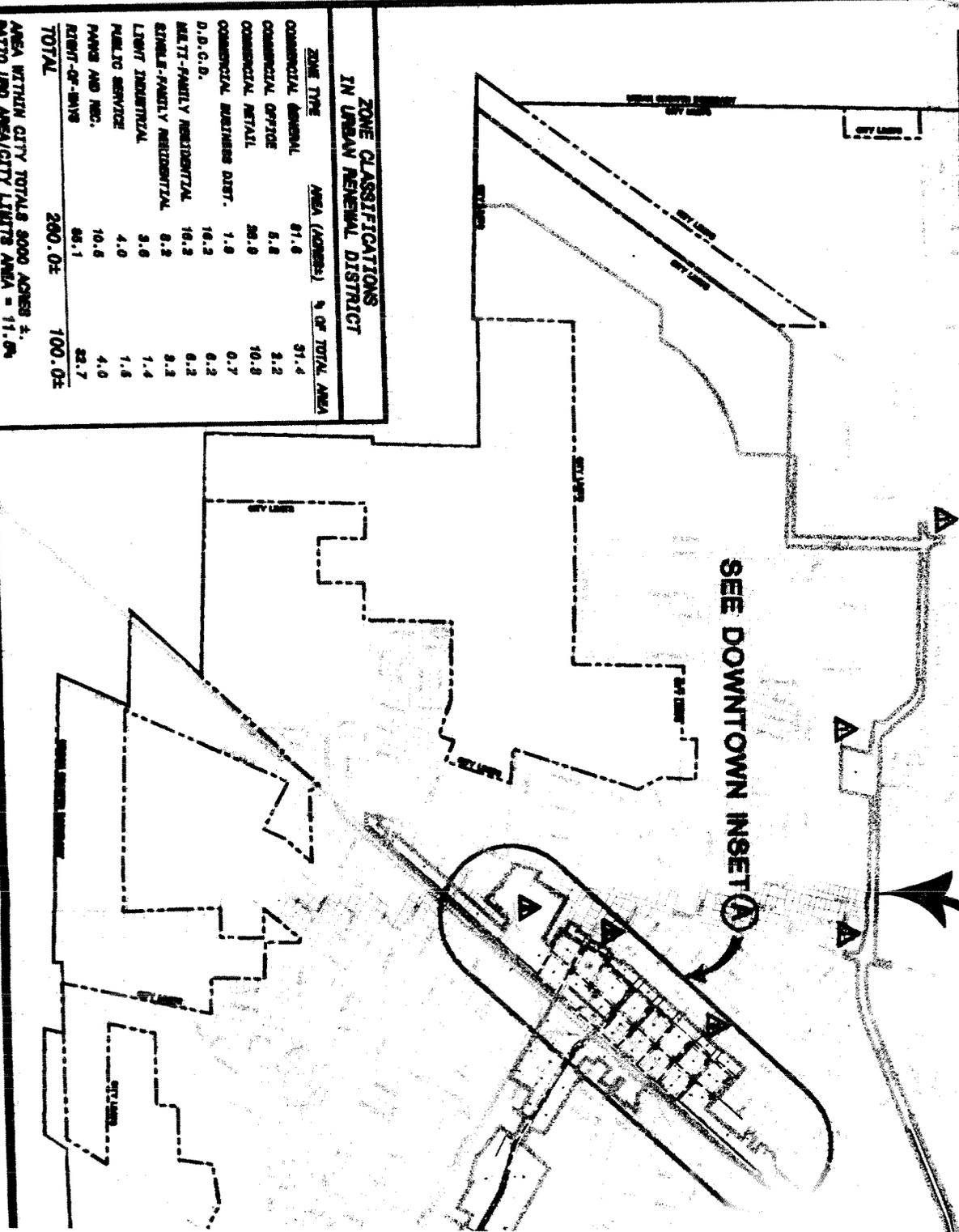
As a City-wide hub with government and public buildings, arts and entertainment centers.

- P-6-2. Encourage improvement of the alley between First Street and Front Street with better pedestrian access, lighting, business access, painting, and landscaping.

R. Recreation and Parks Goals and Policies (p. 74)

- R-2. Downtown Woodburn should remain a centerpiece of activity, culture, and commerce within the City. Library Park, Woodburn Aquatic Center, Settlemier Park, the Woodburn World's Berry Center Museum, and Locomotive Park should be used as catalysts for downtown revitalization.

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URBAN R

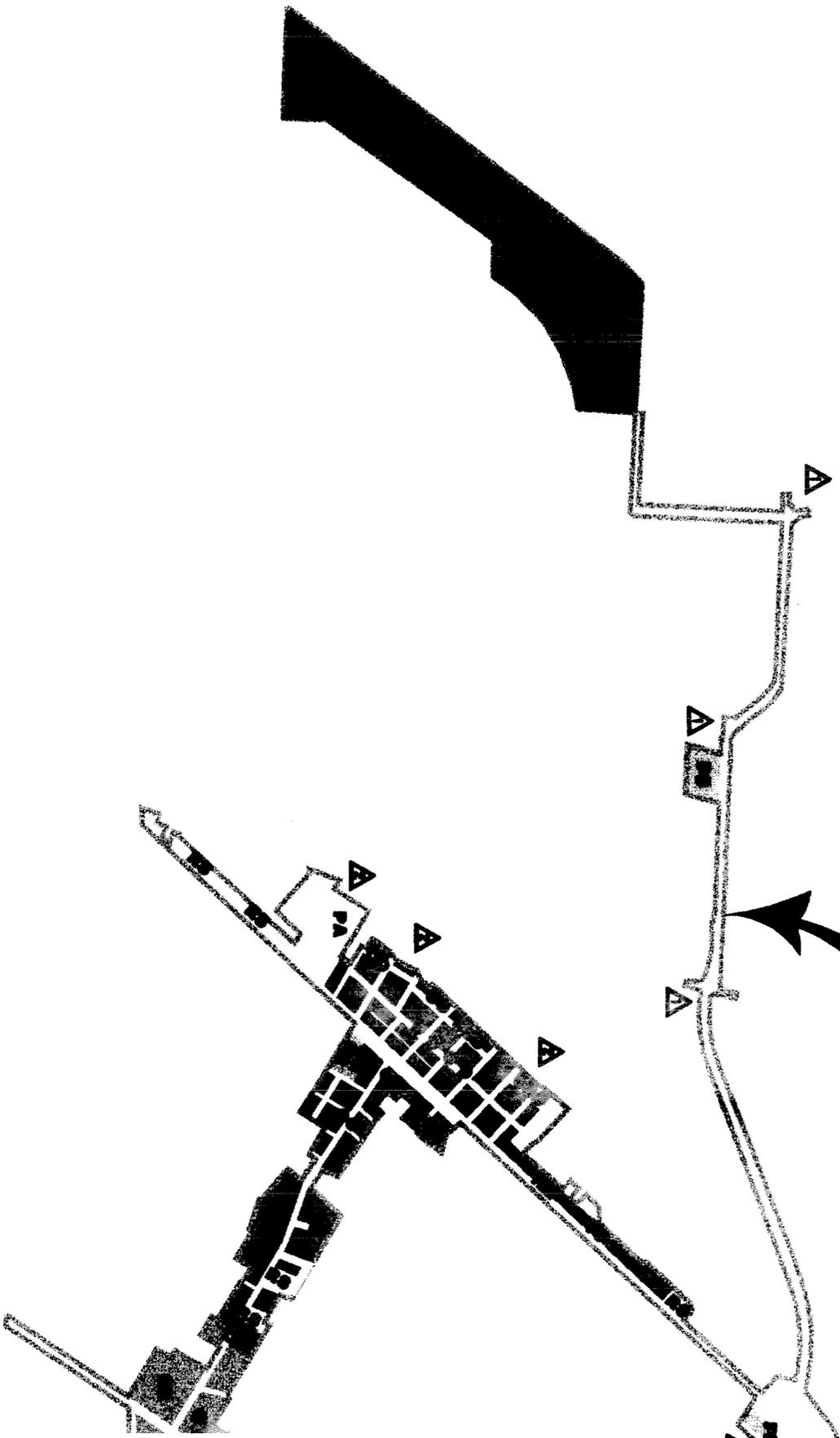


**ZONE CLASSIFICATIONS
IN URBAN RENEWAL DISTRICT**

ZONE TYPE	AREA (ACRES)	% OF TOTAL AREA
COMMERCIAL GENERAL	81.6	31.4
COMMERCIAL OFFICE	5.8	2.2
COMMERCIAL RETAIL	28.0	10.8
COMMERCIAL BUSINESS DIST.	1.8	0.7
D.B.C.B.	16.2	6.2
MULTI-FAMILY RESIDENTIAL	16.2	6.2
SINGLE-FAMILY RESIDENTIAL	8.2	3.1
LIGHT INDUSTRIAL	5.6	2.1
PUBLIC SERVICE	4.0	1.5
PARKS AND REC.	10.6	4.0
RIGHT-OF-WAYS	56.1	21.7
TOTAL	260.0±	100.0±

AREA WITHIN CITY TOTALS 8000 ACRES ±.
MAYO AND AREA/CITY LIMITS AREA = 11.8±

URBAN RENEW



Beginning at the intersection of easterly ROW line of Evergreen Road and southerly ROW line of state highway 214, being North 87d 41' 54" west 1231.40 feet from City of Woodburn benchmark #28, the northeastern corner of Dubois DLC #98;

Thence	South 87d 24' 51" east	1261.61 feet	
Thence	on a 383.89' radius curve right	260.46 feet	the chord of which bears south 70d 07' 58" east 255.49 feet;
Thence	South 40d 20' 00" east	332.98 feet	
Thence	South 2d 54' 09" west	107.34 feet	
Thence	South 86d 56' 54" east	191.71 feet	
Thence	South 15d 55' 44" west	14.80 feet	
Thence	South 87d 10' 04" east	128.71 feet	
Thence	South 14d 53' 36" west	301.18 feet	
Thence	South 87d 06' 47" east	441.61 feet	
Thence	North 14d 19' 42" east	306.80 feet	
Thence	South 87d 44' 28" east	941.92 feet	
Thence	on a 1698.58' radius curve right	517.57 feet	the chord of which bears south 82d 15' 23" east 515.54 feet;
Thence	on a 1189.48' radius curve right	80.19 feet	the chord of which bears south 72d 11' 23" east 80.17 feet;
Thence	South 41d 17' 32" east	45.32 feet	
Thence	South 02d 29' 30" east	72.89 feet	
Thence	South 11d 42' 13" west	56.72 feet	
Thence	South 79d 42' 13" east	52.65 feet	
Thence	North 15d 06' 41" east	150.63 feet	
Thence	on a 1189.48' radius curve left	162.86 feet	the chord of which bears south 83d 36' 57" east 162.73 feet;
Thence	on a 1273.55' radius curve left	512.84 feet	the chord of which bears north 80d 55' 33" east 509.38 feet;
Thence	North 69d 34' 28" east	2035.23 feet	
Thence	on a 1439.12' radius curve right	619.47 feet	the chord of which bears south 81d 31' 30" west 614.70 feet;
Thence	South 81d 18' 59" east	239.76 feet	
Thence	South 12d 22' 58" west	163.72 feet	
Thence	South 48d 05' 29" east	196.00 feet	
Thence	South 42d 55' 29" west	926.69 feet	
Thence	North 45d 01' 27" west	105.07 feet	
Thence	North 87d 36' 58" west	63.76 feet	
Thence	South 42d 42' 17" west	552.36 feet	
Thence	South 47d 22' 22" east	31.26 feet	
Thence	South 42d 47' 19" west	461.55 feet	
Thence	South 48d 30' 47" west	54.75 feet	
Thence	South 84d 18' 57" west	142.97 feet	
Thence	South 42d 56' 34" west	152.37 feet	
Thence	South 47d 37' 34" east	110.81 feet	
Thence	South 42d 36' 13" west	81.09 feet	

Thence	North 47d 36' 03" west	111.20 feet
Thence	South 42d 52' 37" west	100.49 feet
Thence	South 47d 32' 56" east	101.16 feet
Thence	South 43d 02' 44" west	158.74 feet
Thence	South 47d 35' 32" east	10.47 feet
Thence	South 42d 58' 00" west	303.94 feet
Thence	North 47d 24' 40" west	110.69 feet
Thence	North 31d 30' 43" west	62.64 feet
Thence	North 46d 53' 31" west	264.90 feet
Thence	North 47d 19' 03" west	116.38 feet
Thence	South 42d 26' 37" west	270.39 feet
Thence	South 24d 21' 48" west	62.29 feet
Thence	South 43d 42' 13" west	1279.31 feet
Thence	South 46d 50' 47" east	38.14 feet
Thence	South 42d 33' 43" west	108.24 feet
Thence	South 69d 26' 03" west	78.23 feet
Thence	South 25d 31' 05" west	203.96 feet
Thence	South 54d 31' 15" west	68.71 feet
Thence	South 31d 06' 06" west	105.26 feet
Thence	North 59d 24' 11" west	28.60 feet
Thence	South 31d 17' 59" west	104.30 feet
Thence	South 59d 14' 49" east	102.93 feet
Thence	South 30d 22' 03" west	51.11 feet
Thence	South 59d 20' 08" east	206.42 feet
Thence	South 47d 43' 09" west	104.87 feet
Thence	North 59d 11' 29" west	472.92 feet
Thence	South 31d 43' 29" west	352.19 feet
Thence	North 58d 50' 08" west	94.90 feet
Thence	South 19d 08' 26" west	286.33 feet
Thence	South 88d 50' 14" east	50.82 feet
Thence	South 47d 58' 00" east	423.23 feet
Thence	North 43d 28' 58" east	293.40 feet
Thence	South 58d 55' 27" east	102.73 feet
Thence	South 42d 52' 20" west	263.39 feet
Thence	South 42d 51' 14" west	1110.90 feet
Thence	North 75d 24' 36" west	21.44 feet
Thence	South 16d 26' 32" west	50.34 feet

Thence	North 75d 19' 11" west	111.18 feet
Thence	South 42d 58' 20" west	96.39 feet
Thence	North 64d 50' 46" west	97.18 feet
Thence	South 20d 16' 46" west	93.72 feet
Thence	North 73d 56' 54" west	77.85 feet
Thence	South 19d 47' 10" west	156.92 feet
Thence	South 89d 14' 43" east	141.28 feet
Thence	North 43d 08' 18" east	2528.93 feet
Thence	South 58d 49' 11" east	923.74 feet
Thence	North 30d 55' 18" east	255.72 feet
Thence	South 59d 46' 01" east	274.36 feet
Thence	North 34d 43' 58" east	71.55 feet
Thence	South 56d 56' 21" east	222.04 feet
Thence	South 39d 48' 09" west	158.88 feet
Thence	South 51d 05' 22" east	363.21 feet
Thence	South 20d 49' 10" west	16.02 feet
Thence	South 71d 47' 18" east	271.79 feet
Thence	North 21d 09' 32" east	27.71 feet
Thence	South 59d 16' 38" east	290.16 feet
Thence	North 30d 23' 29" east	157.31 feet
Thence	South 59d 13' 52" east	115.68 feet
Thence	South 34d 38' 57" east	44.17 feet
Thence	South 59d 10' 03" east	385.97 feet
Thence	South 30d 38' 45" west	58.56 feet
Thence	South 60d 07' 31" east	190.88 feet
Thence	North 30d 49' 57" east	193.09 feet
Thence	South 59d 21' 12" east	228.31 feet
Thence	South 30d 41' 51" west	312.57 feet
Thence	South 57d 12' 36" east	68.15 feet
Thence	South 29d 37' 08" west	148.15 feet
Thence	South 59d 16' 54" east	490.47 feet
Thence	South 33d 48' 46" west	1269.35 feet
Thence	South 88d 21' 46" east	95.63 feet
Thence	North 33d 47' 49" east	1278.52 feet
Thence	North 88d 53' 01" west	335.70 feet
Thence	North 08d 53' 01" west	235.39 feet
Thence	North 10d 01' 18" west	102.46 feet

Thence	North 88d 56' 40" east	285.55 feet
Thence	North 01d 44' 36" west	120.03 feet
Thence	South 88d 44' 41" west	13.81 feet
Thence	North 57d 55' 41" west	16.42 feet
Thence	North 58d 24' 43" west	20.72 feet
Thence	North 21d 28' 07" east	361.88 feet
Thence	North 88d 24' 03" east	74.03 feet
Thence	North 34d 06' 50" east	516.81 feet
Thence	North 57d 57' 44" west	162.85 feet
Thence	North 37d 08' 38" east	3207.38 feet
Thence	South 85d 25' 30" east	979.64 feet
Thence	North 33d 41' 48" east	369.03 feet
Thence	North 87d 58' 58" west	1008.97 feet
Thence	North 33d 40' 03" east	722.59 feet
Thence	South 88d 22' 29" east	1011.85 feet
Thence	North 33d 36' 44" east	752.44 feet
Thence	North 88d 37' 26" west	522.26 feet
Thence	North 88d 36' 46" west	225.80 feet
Thence	North 08d 17' 16" east	103.10 feet
Thence	North 69d 36' 05" west	184.53 feet
Thence	North 74d 20' 01" west	94.43 feet
Thence	South 33d 41' 32" west	1411.83 feet
Thence	South 33d 17' 24" west	69.74 feet
Thence	South 33d 55' 10" west	4195.07 feet
Thence	North 55d 43' 38" west	318.55 feet
Thence	South 34d 05' 38" west	105.14 feet
Thence	North 58d 21' 04" west	271.35 feet
Thence	South 81d 57' 57" west	47.83 feet
Thence	North 59d 23' 09" west	159.76 feet
Thence	North 58d 28' 09" west	16.25 feet
Thence	North 58d 18' 51" west	93.54 feet
Thence	North 04d 20' 52" east	8.76 feet
Thence	North 60d 03' 19" west	430.77 feet
Thence	South 21d 28' 55" west	52.43 feet
Thence	North 59d 49' 01" west	276.88 feet
Thence	North 21d 36' 37" east	108.06 feet
Thence	North 68d 38' 30" west	40.00 feet

Thence	North 59d 12' 15" west	806.91 feet	
Thence	South 44d 26' 40" west	366.21 feet	
Thence	North 56d 57' 32" west	172.09 feet	
Thence	North 21d 37' 32" east	147.02 feet	
Thence	North 57d 16' 45" west	598.27 feet	
Thence	North 46d 45' 08" west	83.53 feet	
Thence	South 42d 28' 31" west	81.26 feet	
Thence	North 55d 52' 35" west	92.91 feet	
Thence	North 47d 17' 56" west	81.90 feet	
Thence	North 42d 31' 38" east	96.78 feet	
Thence	North 46d 04' 50" west	72.39 feet	
Thence	North 42d 46' 07" east	158.34 feet	
Thence	South 46d 39' 48" east	150.15 feet	
Thence	North 42d 08' 44" east	129.36 feet	
Thence	North 46d 17' 10" west	148.50 feet	
Thence	North 43d 56' 18" east	51.58 feet	
Thence	South 46d 15' 08 east	162.05 feet	
Thence	North 43d 59' 54" east	151.38 feet	
Thence	North 45d 39' 15" west	16.95 feet	
Thence	North 42d 15' 39" east	122.62 feet	
Thence	North 75d 21' 46" west	167.35 feet	
Thence	North 40d 41' 17" west	160.23 feet	
Thence	North 42d 46' 05" east	2358.95 feet	
Thence	North 42d 26' 44" east	1145.14 feet	
Thence	South 57d 08' 00" east	288.38 feet	
Thence	North 43d 24' 10" east	450.42 feet	
Thence	South 86d 10' 11" east	154.65 feet	
Thence	North 08d 42' 04" east	146.52 feet	
Thence	North 80d 46' 20" west	181.96 feet	
Thence	North 63d 37' 16" west	118.86 feet	
Thence	North 42d 55' 09" east	412.68 feet	
Thence	North 87d 25' 59" west	104.84 feet	
Thence	North 84d 51' 29" west	216.80 feet	
Thence	on a 295.80' radius curve left	168.11 feet	the chord of which bears south 68d 56' 29" west 165.86 feet;
Thence	South 52d 49' 42" west	377.73 feet	
Thence	on a 1796.87' radius curve left	653.85 feet	the chord of which bears north 86d 44' 09" west 650.21 feet;
Thence	on a 2145.82' radius curve left	542.79 feet	the chord of which bears south 74d 23' 00" west 541.334 feet;

Thence	South 68d 58' 27" west	1830.11 feet	
Thence	on a 1155.10' radius curve right	550.33 feet	the chord of which bears north 82d 57' 04" east 545.14 feet;
Thence	North 83d 24' 00" west	35.01 feet	
Thence	North 36d 53' 24" west	47.77 feet	
Thence	North 14d 58' 27" east	188.34 feet	
Thence	North 78d 22' 33" west	54.49 feet	
Thence	South 14d 05' 17" west	155.74 feet	
Thence	North 87d 10' 18" west	1160.55 feet	
Thence	South 08d 34' 09" west	6.43 feet	
Thence	North 87d 07' 41" west	549.74 feet	
Thence	North 86d 52' 24" west	62.49 feet	
Thence	North 87d 05' 15" west	309.93 feet	
Thence	on a 216.73' radius curve right	48.85 feet	the chord of which bears south 88d 46' 57" west 48.75 feet;
Thence	on a 140.59' radius curve right	151.73 feet	the chord of which bears south 66d 45' 21" east 144.47 feet;
Thence	North 39d 50' 12" west	38.61 feet	
Thence	on a 222.35' radius curve right	74.11 feet	the chord of which bears south 46d 41' 19" east 73.77 feet;
Thence	North 37d 08' 24" west	185.94 feet	
Thence	on a 331.92' radius curve left	169.34 feet	
Thence	North 61d 13' 11" west	42.53 feet	the chord of which bears north 46d 36' 14" west 167.51 feet;
Thence	North 04d 17' 06" east	19.01 feet	
Thence	North 87d 24' 51" east	1475.26 feet	
Thence	North 31d 23' 43" west	111.75 feet	
Thence	North 13d 57' 07" west	38.91 feet	
Thence	North 88d 29' 38" west	70.50 feet	
Thence	South 15d 12' 58" east	82.42 feet	
Thence	on a 172.54' radius curve right	37.25 feet	the chord of which bears north 04d 34' 40" west 37.17 feet;
Thence	on a 26.03' radius curve right	37.87 feet	the chord of which bears north 43d 17' 18" east 34.62 feet;
Thence	South 84d 58' 14" west	22.08 feet	
Thence	South 10d 57' 22" west	25.71 feet	
Thence	North 87d 32' 41" west	94.61 feet	
Thence	South 01d 47' 29" west	59.32 feet	
Thence	South 88d 33' 41" east	153.35 feet	
Thence	South 02d 21' 09" west	1252.94 feet	
Thence	North 87d 04' 19" west	804.14 feet	
Thence	South 02d 47' 52" west	65.96 feet	
Thence	North 86d 48' 46" west	1134.69 feet	
Thence	South 46d 22' 56" west	237.88 feet	

Thence	South 37d 08' 17" west	453.52 feet
Thence	South 37d 23' 01" west	3200.70 feet
Thence	South 87d 39' 07" east	975.00 feet
Thence	North 01d 10' 43" east	377.02 feet
Thence	North 35d 38' 14" east	1776.35 feet
Thence	South 88d 12' 38" east	320.58 feet
Thence	on a 1540.96' radius curve right	1426.53 feet
Thence	South 02d 47' 52" west	496.76 feet
Thence	South 86d 56' 25" east	907.46 feet
Thence	North 02d 18' 17" east	1322.17 feet
Thence		

the chord of which bears south 57d 30' 19" west 1376.14 feet,

to the point of beginning.

Woodburn Urban Renewal Plan

Report on Plan

July 13, 2001 Draft

100. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS IN THE RENEWAL AREA

A. PHYSICAL CONDITIONS

1. Conditions - Land Area and Property Valuation

ORS 457.420 provides that the total land area of a proposed urban renewal district, when added to the land area of existing Renewal Areas may not exceed 25% of the City's land area. The City's current land area is approximately 2900 acres. The City of Woodburn currently has no other other active urban renewal areas. There are 260 acres in the Woodburn Urban Renewal Area. The total of all acreage in renewal areas represents 9% of the City's land area. The total renewal area acreage therefore is within the 25% limitation prescribed by ORS 457.420.

It is anticipated that the 2000-2001 tax roll will establish the initial base of assessed values for the Renewal Area. The total assessed valuation for the City of Woodburn for the 2000-2001 tax year was \$778,649,197 for 2000-01. That valuation includes real property values, and values for personal property, manufactured homes, and utility property.

The total assessed valuation within the Urban Renewal Area, when added to the total assessed value within the frozen base of other existing urban renewal areas, may contain not more than 25% of the total valuation in Woodburn. There are no other urban renewal areas in Woodburn at this time. The total assessed value of all property within the Urban Renewal Area for the 2000-2001 tax year is calculated at \$27,683,481 which includes all personal, utility and mobile home property. The \$27.6 million of value represents 3.56% of the total property valuation within the City of Woodburn.

2. Conditions - Geographic and Environmental

The city of Woodburn has been fragmented and divided by a number of man-made barriers. A barrier to the West is Interstate 5, which isolates a residential portion of Woodburn, and has led to intense retail development at the Woodburn Interchange. Barriers on the east include an active railroad line, which disrupts continuity between the downtown core and areas to the east, and Highway 99, a wide, high-speed State road, which also has developed as a major strip commercial area. Highway 99, like I-5, serves to isolate a residential portion of Woodburn. Finally, Route 214 acts as a barrier on the north. Like Highway 99, it is a wide, heavily traveled road that isolates a residential portion of Woodburn. These heavily traveled man-made barriers, designed to move vehicles through and past Woodburn, have contributed to a decline in conditions in what had been the traditional core area of residential and commercial uses in Woodburn. The historic downtown area has suffered most in this decline. The purpose of the renewal effort is to address the physical conditions and deficiencies in the renewal area, and re-create a vibrant community core for Woodburn.

3. Conditions - Existing Land Use and Development

Table 1 below shows the results of a tabulation of land utilization within the urban renewal area.

TABLE 1	
Woodburn UR Plan	
Existing Land Use By Acreage	
Commercial General	79.6
Commercial Office	5.4
Commercial Retail	25.0
D.D.C.D	16.4
Commercial Business District	1.9
Parks & Recreation	10.5
Multi-Family Residential	16.2
Single Family Residential	8.2
Light Industrial	3.6
Public Service	4.0
Rights-Of-Way	87.2
Total Acres	260.0

4. Conditions - Buildings

The urban renewal area boundary contains much of the supply of older commercial and residential buildings in Woodburn. While the area contains historic properties, and older residential properties that are extremely well maintained, this older building stock in general has not been well maintained. Reflecting the general decline in economic conditions in downtown Woodburn, lack of maintenance, investment, and repair is especially evident in income producing properties. A visual inspection of exterior building conditions in the area shows that 61 buildings have moderate to serious deficiencies in exterior conditions. The determinations were based upon evidence of dry rot, sagging and deteriorated roofing, missing or sagging foundations, serious cracks in masonry structures, and broken or warped siding. In a few of these properties, the extent and cost of repair may make rehabilitation of the property infeasible.

Table 2		
Buildings Requiring Moderate to Major Repair		
Location	Residential Structures	Commercial Structures.
Broadway Street	3	0
D Street	1	0
Front Street (North & South)	5	11
Grant Street	0	3
Highway 99E	2	9
Oak Street	1	0
Young Street	20	4
1st Street	2	0
TOTAL	34	27

5. Conditions - Transportation, Traffic and Circulation

Traffic and Circulation:

Staff has identified the following street, curb, and sidewalk deficiencies in the project area. The majority of deficiencies in existing streets, curbs and sidewalks are in the downtown area. In addition, there is a need for a direct connector between the downtown commercial area, and Route 214. Route 214 poses serious congestion and safety problems in the renewal area. These problems are to be addressed by widening of Route 214, and sidewalk construction.

STREET, CURB, & SIDEWALK REPLACEMENTS AND REPAIRS	
Oak Street	Front to Second
Cleveland Street	Front to Second
Arthur Street	Front to First
Garfield Street	Front to Second
Hayes Street	Front to Second
Grant Street	Front to Second
Lincoln Street	Front to Second
Harrison Street	Front to Second
Church Street	First to Second
Alley	Cleveland to Garfield
North Front Street	Hardcastle to Hwy 214
South Front Street	Parr to Hardcastle
First Street	Oak to Church
Second Street	Oak to Church
Young Street	Front to Hwy. 99E
Broadway Street	Terminus to C Street
NEW STREETS, HIGHWAY 214 IMPROVEMENTS	
New Connector Street	Hwy 214 to Front St.
Highway 214 Widening	Evergreen to Settlemier
Highway 214 Widening	Settlemier to Park
Highway 214 R/W Acquisition	Evergreen to Settlemier
Highway 214 R/W Acquisition	Settlemier to Park
Highway 214 Sidewalk	Meridian to Park

6. Conditions - Water and Sewer Services

City staff has identified Sanitary and Storm Sewer, and Water service deficiencies in the renewal project area. These deficiencies are listed in the table below.

SANITARY SEWER	
Alley Replacement	Cleveland to Garfield
Elm Street	Line connects @ Young
Young Street	At Mill Cr Collector
Faith Christian Church	On Young St
W. Lincoln @ Leisure	
Gatch @ Young	
Second @ Garfield	
URD MH Rehab	Various in Downtown Area
STORM SEWER	
Alley Rehab	Cleveland to Garfield
S Front St @ Ogle crossing	Under RR X-ing
Misc. Rehabs	MH w/in URD
WATER	
Young Street	W of A St. to D Street
Young Street	657 Young to Hwy. 99E
Hayes Street	Alley to Second
Front Street	Harrison to 1059 Front
Second Street	Lincoln to Cleveland
Harrison Street	Front St to Second St
Lincoln Street	First St to Second St
Garfield Street	Alley to Second St.
Gatch Street	One Block N and S of Young
D Street	Young St south one block

B. ECONOMIC CONDITIONS

A basic indicator of economic conditions and land use productivity in the renewal area is the total, and composition of real estate values within the area. The proposed project area has a current assessed valuation of \$27,683,481. Approximately 20% of that value is concentrated in just the top 10 valued properties. The ratio of building value to land value in the renewal area is approximately 1.6 to 1. Mature urban areas, especially those in or near the community's commercial core, are expected to exhibit improvement to value ratios in the 4:1 or 5:1 range. The renewal area does not produce the property values and taxes that could be expected from the traditional commercial core of a mature community.

200. EXPECTED FISCAL, SERVICE AND POPULATION IMPACTS OF PLAN

Urban renewal plan activities are aimed at alleviating traffic circulation, and parking problems, and at upgrading streets, sidewalks, and building conditions in the Renewal Area. Carrying out the Renewal Plan is not expected to result in any additional population growth impacts for the City of Woodburn. The Plan is expected to facilitate planned, orderly growth as anticipated in the Comprehensive Plan. The need for additional fire protection service is addressed in plan funding. No major residential uses are planned within the Renewal area, so no impacts on the school system

are anticipated. Carrying out the Renewal Plan is not expected to have any impact on water and sewer service needs.

Carrying out the Renewal Plan will require the use of tax increment revenues. Tax increment financing may affect the property tax revenues and the bond tax rates of other taxing bodies which share values with Woodburn's Renewal Agency. The tax impacts of the Renewal Plan are discussed in detail in Section 500D of this report.

The Renewal Plan is expected to produce positive fiscal and service impacts for Woodburn. Increasing vitality, encouraging the use of vacant and underutilized land, and rehabilitating commercial structures will create new property values within the renewal project and for the City of Woodburn. In Oregon's new tax limitation environment, adding new property values represents a safeguard against losses of existing service levels.

The expenditure of tax increment funds is expected to produce new property values in Woodburn. Development in the renewal area is expected to add approximately \$56.7 million in new property values for Woodburn.

300. REASONS FOR SELECTING THE URBAN RENEWAL AREA

Conditions exist within the Renewal Area which meet the definitions of blight in ORS 457.010. The Urban Renewal Plan Area was selected based on Woodburn Comprehensive Plan goals, objectives, and policies and on the existence of blighting conditions within the area. The blight is evidenced by the lack of proper utilization of land planned for commercial, industrial, residential, and public purposes, by hazardous traffic conditions, inadequate and unsafe conditions for pedestrian and bicycle traffic, inadequate wastewater treatment capacity, and evidence of low values and lack of investment in the project area, and reduced tax receipts resulting therefrom.

400. RELATIONSHIP BETWEEN EACH PROJECT ACTIVITY AND EXISTING CONDITIONS IN THE PROJECT AREA

The renewal plan includes activities which address the following deficiencies noted in Section 100 of the Report on the Plan:

- Deteriorating building conditions, especially in the downtown core area
- Deficiencies in streets curbs, sidewalks throughout the renewal area
- Congestion and safety problems on Highway 214
- Deficient water, storm and sanitary sewer services
- Lack of building investment, leading to low assessed values within the renewal area.

A. ESTIMATED PROJECT COST AND REVENUE SOURCES

Table 3 of this Report shows the estimated total costs of the Woodburn Renewal Project. From its inception in 2002-2003 until its anticipated termination, total costs for project activities, exclusive of debt service, are estimated at \$23,104,230 in 2001 dollars. Applying a 2.5% annual inflation factor to capital costs produces an estimated total cost of project activities of \$29,300,000

The principal method of funding the project share of costs will be through use of tax increment financing as authorized by ORS 457. In addition, the Renewal Agency will apply for, and make use of funding from other federal, state, local, or private sources as such funds become available.

TABLE 3 - WOODBURN URA ESTIMATED COST OF PROJECT ACTIVITIES			
STREET	From/ To	ESTIMATED COST	
		Street Improve.	Sidewalk Improve.
Oak Street	Front to Second	\$40,000	\$14,920
Cleveland Street	Front to Second	\$70,000	\$5,730
Arthur Street	Front to First	\$25,000	\$12,000
Garfield Street	Front to Second	\$50,000	\$18,850
Hayes Street	Front to Second	\$50,000	\$22,390
Grant Street	Front to Second	\$50,000	\$15,200
Lincoln Street	Front to Second	\$50,000	\$20,820
Harrison Street	Front to Second	\$45,000	\$13,695
Church Street	First to Second	\$32,000	
Alley	Cleveland to Garfield	\$145,000	
North Front Street	Hardcastle to Hwy 214	\$585,000	
South Front Street	Parr to Hardcastle	\$675,000	
First Street	Oak to Church	\$150,000	\$56,877
Second Street	Oak to Church	\$180,000	\$34,160
Young Street	Front to Hwy. 99E	\$300,000	\$20,000
Broadway Street	Terminus to C Street	\$25,000	\$1,000
New Connection	Hwy 214 to Front St.	\$780,000	
Highway 214 Widening*	Evergreen to Settlemier	\$3,340,909	\$275,000
Highway 214 Widening*	Settlemier to Park	\$2,276,818	
Highway 214 R/W Acquisition*	Evergreen to Settlemier	\$501,136	
Highway 214 R/W Acquisition*	Settlemier to Park	\$37,568	
Highway 214 Sidewalk**	Meridian to Park		\$107,000
SUB-TOTAL		\$9,408,432	\$617,642
* Cost per 7/99 Analysis Study. City share only, at 50% Local Matching Share			
** City share, pending \$200K State Grant, \$107K School Dist. Contribution.			
(Costs for local streets include curb replacement, other repairs in addition to resurfacing.)			
SANITARY SEWER		EST COST	
Alley Replacement	Cleveland to Garfield	\$145,000	
Elm Street	Line connects @ Young	\$67,000	
Young Street	At Mill Cr Collector	\$49,000	
Faith Christian Church	On Young St	\$7,500	
W. Lincoln @ Leisure		\$15,000	
Gatch @ Young		\$12,000	
Second @ Garfield		\$7,500	
URD MH Rehab	Various in Downtown Area	\$20,000	
SUB-TOTAL		\$323,000	

(Table 3 - Continued)		
STORM SEWER		EST COST
Alley Rehab	Cleveland to Garfield	\$30,000
S Front St @ Ogle crossing	Under RR X-ing	\$25,000
Misc. Rehabs	MH w/in URD	\$45,000
SUB-TOTAL		\$100,000
WATER		EST COST
Young Street	W of A St. to D Street	\$30,000
Young Street	657 Young to Hwy. 99E	\$67,500
Hayes Street	Alley to Second	\$20,000
Front Street	Harrison to 1059 Front	\$20,000
Second Street	Lincoln to Cleveland	\$40,000
Harrison Street	Front St to Second St	\$20,000
Lincoln Street	First St to Second St	\$10,000
Garfield Street	Alley to Second St.	\$15,000
Gatch Street	One Block N and S of Young	\$27,000
D Street	Young St south one block	\$4,000
SUB-TOTAL		\$253,500
STREETSCAPING		EST COST
Imperative Tree Removal	23 in Various Locations	\$46,000
Curb replacements	Various locations in URD	\$10,000
Pedestrian Ramps	Various locations in URD	\$50,000
Trash Containers & Benches	Various in Downtown Area	\$20,000
Street Signs	Various Locations in URD	\$15,000
Bikeways/Paths	Young St.	\$100,000
Decorative Street Lights	Various Locations in URD	\$60,000
Landscaping & Plantings	Various in Downtown Area	\$300,000
SUB-TOTAL		\$601,000
UNDERGROUND POWER		EST COST
Young Street	99E to Front Street	\$663,073
First Street	N. Bndry to S. Bndry	\$324,875
Plaza	Perimeter	\$143,750
Second Street	N. Bndry to S. Bndry	\$330,625
Front Street	N. Bndry to Young Street	\$890,819
Front Street	Young Street to South Bndry	\$442,606
Highway 214 Underground Util.*	Evergreen to Settlemier	\$290,909
Highway 214 Underground Util.*	Settlemier to Park	\$42,000
SUB-TOTAL		\$3,128,657
Redevelopment Assistance		EST COST
Commercial Rehabilitation	Throughout renewal area	\$500,000
Redevelopment Assistance	Housing Programs & Projects	\$2,270,000
Redevelopment Assistance	Commercial Programs & Projects	\$2,270,000
SUB-TOTAL		\$5,040,000
(continued next page)		

PUBLIC SERVICES & ADMINISTRATION			
Renewal Program Administration	11% of Project cost	\$2,270,000	
Public Art	Throughout renewal area	\$227,000	
Upgrade Fire Protection Services	Throughout renewal area	\$1,135,000	
SUB-TOTAL		\$3,632,000	
ESTIMATED TOTAL COST		\$23,104,230	

Note - All activities are shown in estimated 2001 costs. With inflation over the life of the plan, total project costs are estimated at \$29,300,000

B. ANTICIPATED START & FINISH DATES OF PROJECT ACTIVITIES

Project activities will begin in 2002-03, and it is estimated that all activities proposed in this plan will be completed, and all debt repaid by the year 2024-25. At that time, it is estimated that there will be sufficient funds to complete all programmed project activities, retire outstanding bonded indebtedness, and end the projects' tax increment financing provisions.

Project completion dates may be effected by changes to local economic and market conditions, changes in the availability of tax increment funds, and changes in Woodburn's priorities for carrying out project activities. Decisions on funding allocations, and project priorities will be made annually, in the budget process for the Renewal Agency, and the City of Woodburn.

C. ESTIMATED EXPENDITURES AND YEAR OF DEBT RETIREMENT

It is estimated that the project will collect tax increment revenues between the tax years 2002-2003 and 2024-25. It is estimated that the project will produce \$32,901,000 in tax increment revenue in that period. These funds, along with other revenues, will be utilized to finance project activities, and pay all debt service costs associated with undertaking these project activities.

It is anticipated that available project revenues, and funds accumulated in a special fund for debt redemption will be sufficient to retire outstanding bonded indebtedness in the year 2025-26, and terminate the tax increment financing provisions of the project. After all project debt is retired, and the project closed out, it is estimated that there will be surplus tax increment funds. These funds will be distributed to taxing bodies affected by this plan, as provided in ORS 457.

Table 4 of this Report shows the anticipated tax increment receipts for each year of the project, and the use of those receipts. Table 4 follows on the next page.

**WOODBURN URBAN RENEWAL PLAN
TABLE 4 - RESOURCES AND REQUIREMENTS**

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
RESOURCES											
Beginning Balance	\$0	\$6,627	\$39,030	\$29,742	\$30,842	\$46,873	\$39,637	\$110,434	\$89,132	\$124,726	\$72,649
Tax Increment Revenue	\$105,051	\$130,152	\$260,055	\$393,854	\$531,668	\$778,970	\$1,053,215	\$1,156,382	\$1,262,644	\$1,322,473	\$1,384,097
Delinquency at 3% average	(\$3,152)	(\$3,905)	(\$7,802)	(\$11,816)	(\$15,950)	(\$23,369)	(\$31,596)	(\$34,691)	(\$37,879)	(\$39,674)	(\$41,523)
Proceeds of Long-term Borrowings	\$0	\$423,000	\$0	\$1,100,000	\$0	\$0	\$5,150,000	\$0	\$0	\$0	\$0
Investment Earnings at 4.5%	\$4,727	\$6,155	\$13,459	\$19,062	\$25,313	\$37,163	\$49,178	\$57,007	\$60,830	\$65,124	\$65,554
Total Resources	\$106,627	\$562,030	\$304,742	\$1,530,842	\$571,873	\$839,637	\$6,260,434	\$1,289,132	\$1,374,726	\$1,472,649	\$1,480,776
REQUIREMENTS											
Curb, Sidewalk, & Streets											
Repair and Improve Downtown Streets	\$2,707,642										
New Connector - Front St. to Hwy 214	\$780,000										
Highway 214 Improvements	\$6,538,432										
Water and Sewer											
Sanitary Sewer	\$323,000										
Storm Sewer	\$100,000										
Water Services	\$253,500										
Streetscaping and Utilities											
Streetscaping	\$601,000										
Undergrounding Utilities	\$3,128,657										
Redevelopment Assistance											
Commercial Rehabilitation Programs	\$500,000										
Redevelopment Assistance - Housing	\$2,270,000										
Redevelopment Assistance - Commercial	\$2,270,000										
Services and Administration											
Renewal Program Administration	\$2,270,000										
Public Art	\$227,000										
Fire Protection Improvements	\$1,135,000										
Total project costs funded through TIF	\$23,104,23										
Debt Service - long term bonds											
Outlays from long and short-term	\$100,000	\$423,000	\$175,000	\$1,150,000	\$175,000	\$450,000	\$5,200,000	\$250,000	\$550,000	\$700,000	\$700,000
Total Resources	\$106,627	\$562,030	\$304,742	\$1,530,842	\$571,873	\$839,637	\$6,260,434	\$1,289,132	\$1,374,726	\$1,472,649	\$1,480,776
Ending fund Balance	\$6,627	\$39,030	\$29,742	\$30,842	\$46,873	\$39,637	\$110,434	\$89,132	\$124,726	\$72,649	\$72,649

Note on Requirements: The Renewal Agency will make decisions on the amount and priority of funding for projects in its annual and five year budgeting

**WOODBURN URBAN RENEWAL PLAN
TABLE 4 - RESOURCES AND REQUIREMENTS - Page 2**

RESOURCES	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	\$80,776	\$53,694	\$41,751	\$72,618	\$50,273	\$99,434	\$25,492	\$25,149	\$54,025	\$65,812	\$12,189	\$42,734
Tax Increment Revenue	\$1,447,569	\$1,512,946	\$1,580,284	\$1,649,643	\$1,721,082	\$1,794,664	\$1,870,453	\$1,948,517	\$2,028,922	\$2,111,739	\$2,197,041	\$2,284,902
Delinquency at 3% average	(\$43,427)	(\$45,388)	(\$47,409)	(\$49,489)	(\$51,632)	(\$53,840)	(\$56,114)	(\$58,456)	(\$60,868)	(\$63,352)	(\$65,911)	(\$68,547)
Proceeds of Long-term Borrowings	\$5,150,000	\$0	\$0	\$0	\$0	\$4,200,000	\$0	\$0	\$0	\$0	\$0	\$0
Investment Earnings at 4.5%	\$68,776	\$70,499	\$72,992	\$77,502	\$79,711	\$85,234	\$85,318	\$88,815	\$93,733	\$97,990	\$99,415	\$104,744
Total Resources	\$6,703,694	\$1,591,751	\$1,647,618	\$1,750,273	\$1,799,434	\$6,125,492	\$1,925,149	\$2,004,025	\$2,115,812	\$2,212,189	\$2,242,734	\$2,363,833
REQUIREMENTS												
Curb, Sidewalk, & Streets												
Repair and Improve Downtown Streets	\$2,707,642											
New Connector - Front St. to Hwy 214	\$780,000											
Highway 214 Improvements	\$6,538,432											
Water and Sewer												
Sanitary Sewer	\$323,000											
Storm Sewer	\$100,000											
Water Services	\$253,500											
Streetscaping and Utilities												
Streetscaping	\$601,000											
Undergrounding Utilities	\$3,128,657											
Redevelopment Assistance												
Commercial Rehabilitation Programs	\$500,000											
Redevelopment Assistance - Housing	\$2,270,000											
Redevelopment Assistance - Commer-	\$2,270,000											
Services and Administration												
Renewal Program Administration	\$2,270,000											
Public Art	\$227,000											
Fire Protection Improvements	\$1,135,000											
Total project costs funded through Debt Service - long term bonds	\$23,104,231											
Outlays from long and short-term	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,400,000	\$1,700,000	\$1,700,000	\$1,700,000	\$1,700,000	\$1,000,000	\$0	\$0
Total Resources	\$5,250,000	\$150,000	\$175,000	\$300,000	\$300,000	\$4,400,000	\$200,000	\$250,000	\$350,000	\$1,200,000	\$2,200,000	\$2,300,000
Ending fund Balance	\$6,703,694	\$1,591,751	\$1,647,618	\$1,750,273	\$1,799,434	\$6,125,492	\$1,925,149	\$2,004,025	\$2,115,812	\$2,212,189	\$2,242,734	\$2,363,833
Note on Requirements: The Renewal Agency will make decisions on the amount and priority of funding for projects in its annual and five year budgeting	\$53,694	\$41,751	\$72,618	\$50,273	\$99,434	\$25,492	\$25,149	\$54,025	\$65,812	\$12,189	\$42,734	\$63,833

D. IMPACT OF TAX INCREMENT FINANCING

The passage of Ballot Measure 50 has changed Oregon's property tax system, and the impacts of urban renewal on taxpayers, and other taxing bodies. Prior to BM50, collection of tax increment revenues for a renewal agency resulted in an increase in the taxpayer's property tax rate. Taxing bodies suffered no revenue losses, unless there was overall compression of property tax revenues.

Under Ballot Measure 50, collection of tax increment revenue can impact the potential property tax revenues received by overlapping tax bodies. These taxing bodies will not be able to apply their permanent BM50 tax rates against the new values added within the urban renewal area. As a result, the taxing bodies will forego revenue they otherwise might have had if there was no renewal plan in effect. In addition, the presence of the urban renewal program could impact the tax rates for future local option levies, or exempt bond issues by taxing bodies, for the tax rates for these bonds and levies will be calculated without the incremental values in the renewal area. That will produce a slightly higher tax rate than if those values were included in the rate calculation.

Table 5 shows the anticipated cumulative incremental values in the Renewal Area over the life of the Plan, and the anticipated property tax revenues foregone as a result of taxing bodies not being able to apply their permanent BM50 tax rates to those values. The dollars foregone in each year also are shown as a percentage of the total *potential* property tax revenues for that body. The table supplied here shows impacts assuming none of the property values in the area are influenced by urban renewal activities and expenditures. This is a worst possible case scenario, in that it assumes that all the new values would occur at the same time, and in the same amount, even if there were no renewal effort at all.

It is realistic to assume that the public expenditures on renewal activities will have some effect on the growth of values within the urban renewal area. This assumption is especially valid in an area where there has been little value growth, or private investment in the recent past

Impact on School Funding

Under the current method of funding K-12 level education, the urban renewal program will not result in revenue losses for those educational units of government. The State funding formula for schools is in fact intended to equalize per-student funding, regardless of the level of local property taxes.

Recapture of Project Values and Revenues Foregone

When the project is terminated, all values within the urban renewal area once again will be available to taxing bodies. In the year 2025-26, more than \$127 million in values are expected to be added back to the tax roll. The property tax revenues made available to taxing bodies are estimated to be \$2.47 million. Assuming a 2.75% annual increase in those revenues, it is expected the taxes foregone by taxing bodies will be recaptured in ten years following the termination of the project.

WOODBURN URA FEASIBILITY STUDY

TABLE 5 – IMPACT ON AFFECTED TAXING BODIES

Year	Cumulative New Incremental Values in area	County tax rate	City Tax Rate	Woodburn Fire District Tax Rate	Library Tax Rate	Woodburn School Rate	Chemeketa CC Tax Rate	ESD Tax Rate
		\$3.024	\$6.05	\$1.60	\$0.08	\$4.52	\$0.63	\$0.28
	Marion County tax foregone on new values	Woodburn taxes foregone on new values	Woodburn FD foregone on new values	Library Tax foregone on new values	Woodburn SD tax foregone on new values	Chemeketa CC tax foregone on new values	ESD tax foregone on new values	
2002-03	\$5,649,884	\$17,083	\$34,201	\$9,045	\$462	\$25,564	\$3,536	\$1,575
2003-04	\$6,999,885	\$21,165	\$42,373	\$11,206	\$573	\$31,672	\$4,381	\$1,952
2004-05	\$13,986,326	\$42,289	\$84,665	\$22,391	\$1,144	\$63,284	\$8,754	\$3,899
2005-06	\$21,182,361	\$64,047	\$128,225	\$33,911	\$1,733	\$95,844	\$13,258	\$5,906
2006-07	\$28,594,276	\$86,458	\$173,093	\$45,777	\$2,339	\$129,381	\$17,897	\$7,972
2007-08	\$41,894,769	\$126,673	\$253,606	\$67,069	\$3,427	\$189,561	\$26,222	\$11,680
2008-09	\$56,644,276	\$171,270	\$342,890	\$90,682	\$4,634	\$256,298	\$35,454	\$15,792
2009-10	\$62,192,817	\$188,046	\$376,478	\$99,564	\$5,087	\$281,404	\$38,926	\$17,339
2010-11	\$67,907,814	\$205,326	\$411,073	\$108,714	\$5,555	\$307,262	\$42,504	\$18,933
2011-12	\$71,125,553	\$215,055	\$430,551	\$113,865	\$5,818	\$321,822	\$44,517	\$19,830
2012-13	\$74,439,824	\$225,076	\$450,614	\$119,171	\$6,089	\$336,818	\$46,592	\$20,754
2013-14	\$77,853,523	\$235,398	\$471,279	\$124,636	\$6,368	\$352,264	\$48,729	\$21,706
2014-15	\$81,369,633	\$246,029	\$492,563	\$130,265	\$6,656	\$368,173	\$50,929	\$22,686
2015-16	\$84,991,226	\$256,979	\$514,486	\$136,062	\$6,952	\$384,560	\$53,196	\$23,696
2016-17	\$88,721,467	\$268,258	\$537,067	\$142,034	\$7,257	\$401,438	\$55,531	\$24,736
2017-18	\$92,563,616	\$279,875	\$560,325	\$148,185	\$7,572	\$418,823	\$57,936	\$25,807
2018-19	\$96,521,029	\$291,841	\$584,280	\$154,521	\$7,895	\$436,729	\$60,413	\$26,910
2019-20	\$100,597,164	\$304,166	\$608,955	\$161,046	\$8,229	\$455,172	\$62,964	\$28,046
2020-21	\$104,795,583	\$316,860	\$634,370	\$167,767	\$8,572	\$474,169	\$65,592	\$29,217
2021-22	\$109,119,955	\$329,935	\$660,547	\$174,690	\$8,926	\$493,735	\$68,298	\$30,423
2022-23	\$113,574,058	\$343,403	\$687,509	\$181,821	\$9,290	\$513,889	\$71,086	\$31,664
2023-24	\$118,161,785	\$357,274	\$715,281	\$189,165	\$9,666	\$534,647	\$73,957	\$32,944
2024-25	\$122,887,143	\$371,562	\$743,885	\$196,730	\$10,052	\$556,027	\$76,915	\$34,261
2025-26	\$127,754,261	\$386,278	\$773,348	\$204,522	\$10,450	\$578,050	\$79,961	\$35,618

F. FINANCIAL FEASIBILITY OF PLAN

Table 3 in Section 500 of the Report to the Plan show the anticipated costs of project activities, and the estimated time required to carry out all project activities, and pay off indebtedness. The principal source of revenue to carry out project activities will be annual tax increment revenues of the Renewal Agency. Anticipated tax increment revenues are shown in Table 4. The tax increment revenues shown in Table 4 are based on these assumptions:

1. It is assumed that total assessed value within the urban renewal area will increase 3% annually in each year of the projection period.
2. In addition, it is assumed that new construction projects as shown in Appendix A, will provide new assessed values to the project area during the plan duration.

The revenues shown in Table 4 are expected to be sufficient to carry out all project activities currently shown on the Urban Renewal Plan for the Woodburn Urban Renewal Area, and to retire project indebtedness within a reasonable period of time. It is financially feasible to carry out the Urban Renewal Plan for the Woodburn Urban Renewal Area.

600. RELOCATION

A. PROPERTIES REQUIRING RELOCATION

No relocation is anticipated at the adoption of this plan.

B. RELOCATION METHODS

Prior to any actual relocation, the Renewal Agency will establish a Relocation Policy which will call for assistance to those residents and businesses displaced. Such assistance will include providing information regarding suitable locations, payment of moving expenses, and other payment as deemed necessary. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060.

C. HOUSING COST ENUMERATION

The Renewal Plan does not propose development of new housing units at this time.

APPENDIX A
Woodburn Urban Renewal Area
New Value Assumptions, By year
(Sites and descriptions input by City staff July 13,00)

Units	Project	Unit cost	Real Mkt Val	AV Con- version	Assessed Val	Yr start	Yr com- plete	1st yr on roll
Safeway Site								
60,000	sf supermarket	\$50	\$3,000,000	0.7	\$2,100,000	2001	2001	2002
25000	satellite and pads	\$70	\$1,750,000	0.7	\$1,225,000			
Auto Zone store								
6,000	Retail	\$80	\$480,000	0.7	\$336,000	2001	2001	2002
Commercial Indus North								
5,000	Restaurant	\$225	\$1,125,000	0.7	\$787,500	2005	2006	2007
Commercial Indus North 10 acre ph 1								
87120	sf of comm	\$80	\$6,969,600	0.7	\$4,878,720	2005	2006	2007
Commercial Indus North 10 acre ph 2								
87120	sf of comm	\$80	\$6,969,600	0.7	\$4,878,720	2006	2007	2008
Office Bldg								
25,000	3 acre site	\$105	\$2,625,000	0.7	\$1,837,500	2006	2007	2008
FREEWAY MXD is 50 acres - 35 Campus Ind, 15 Comm per staff								
Freeway - MXD Phase 1								
5 Acres	CI	\$862,488	\$4,312,440	0.7	\$3,018,708	2002	2003	2004
3 Acres	Comm	\$1,393,920	\$4,181,760	0.7	\$2,927,232	2002	2003	2004
Freeway - MXD Phase 2								
5 Acres	CI	\$862,488	\$4,312,440	0.7	\$3,018,708	2003	2004	2005
3 Acres	Comm	\$1,393,920	\$4,181,760	0.7	\$2,927,232	2003	2004	2005
Freeway - MXD Phase 3								
5 Acres	CI	\$862,488	\$4,312,440	0.7	\$3,018,708	2004	2005	2006
3 Acres	Comm	\$1,393,920	\$4,181,760	0.7	\$2,927,232	2004	2005	2006
Freeway - MXD Phase 4								
5 Acres	CI	\$862,488	\$4,312,440	0.7	\$3,018,708	2005	2006	2007
3 Acres	Comm	\$1,393,920	\$4,181,760	0.7	\$2,927,232	2005	2006	2007
Freeway - MXD Phase 5								
5 Acres	CI	\$862,488	\$4,312,440	0.7	\$3,018,708	2006	2007	2008
3 Acres	Comm	\$1,393,920	\$4,181,760	0.7	\$2,927,232	2006	2007	2008
Freeway - MXD Phase 5								
5 Acres	CI	\$862,488	\$4,312,440	0.7	\$3,018,708	2007	2008	2009
Freeway - MXD Phase 5								
5 Acres	CI	\$862,488	\$4,312,440	0.7	\$3,018,708	2008	2009	2010
TOTAL AV, NEW CONSTRUCTION					\$45,773,140			

REEL:1831

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August 29, 2001, 04:26 PM.

CONTROL #: 40846

State of Oregon
County of Marion

I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: \$ 301.00

ALAN H DAVIDSON
COUNTY CLERK

THIS IS NOT AN INVOICE.