

Woodburn Urban Renewal Plan

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

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.