

CITY OF SILVERTON

URBAN RENEWAL PLAN

September, 2004

CITY OF SILVERTON URBAN RENEWAL PLAN

ACKNOWLEDGEMENTS

Citizens of Silverton participated in six workshops leading to the preparation of the renewal Plan and Report. The Committee members are:

Ken Hector, Mayor
Randal Thomas, City Councilor
Denny Stoll, City Councilor
Bill Cummins, Planning Commission
Bruce Worsley
Sam Sloper
Cliff Beckman
Connie Hinsdale
Jennie Messmer
Stacy Palmer
Judy Schmidt
Steve Way

Staff Assistance

Bryan Cosgrove, City Manager

Urban Renewal Consultant

Charles Kupper, Spencer & Kupper

SILVERTON URBAN RENEWAL PLAN

TABLE OF CONTENTS

	Page
100. INTRODUCTION	1
200 DEFINITIONS	2
300. BOUNDARY DESCRIPTION.....	3
400. RELATIONSHIP TO LOCAL OBJECTIVES	4
500. PROPOSED LAND USES.....	5
600. OUTLINE OF DEVELOPMENT	6
700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN	6
800. PROPERTY ACQUISITION PROCEDURES	9
900. DEVELOPER OBLIGATIONS	10
1000. RELOCATION	10
1100. PLAN AMENDMENTS.....	11
1200. MAXIMUM INDEBTEDNESS	12
1300. FINANCING METHODS	12
1400. CITIZEN PARTICIPATION	13

100. INTRODUCTION

The impetus for this Renewal Plan comes from the work of a Downtown Revitalization Committee, established by City Council in March 2002. The Revitalization Committee took note of the successes of several other small communities in using urban renewal to help improve conditions and stimulate new investment in declining areas of those communities. Silverton has several problems that are common to those communities – a declining downtown core, which despite a stock of handsome older buildings has attracted little new investment, a high turnover rate in businesses, vacant buildings, employment losses, and a leakage of retail and service dollars to neighboring Salem. As a result, the recommendations made by that Committee included investigating forming an urban renewal district to address the issues and problems the Committee identified in its 2002 work.

The Silverton City Council formed a citizens committee to lead the process of developing an urban renewal plan. The Silverton Urban Renewal Task Force met six times in public meetings with staff and the City's consultant to discuss and agree on all major elements of the plan – boundary, goals, project activities, cost and revenue projections, and financial impacts on the City and other tax bodies. When the Task Force had completed its work, the draft renewal plan was presented to the City Council, and discussed in a workshop forum.

During the course of those meetings and discussions, the Task Force broadened the scope of its thinking on urban renewal. It quickly became apparent that a renewal area limited to the geographically small downtown core area of Silverton would not generate the opportunities or the resources needed to carry out the visions and improvements outlined in the Revitalization Committee's work. While revitalizing downtown still is the key element of this plan, there is recognition that addressing problems in the downtown core in fact requires actions on several fronts. Therefore, the activities in this renewal plan also seek to increase local tax resources by adding to the property tax base, by diversifying Silverton's economy, and improving the overall quality of life by making improvements to public facilities.

This broader purpose is reflected in the overall goal developed by the Task Force. That reads: "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 Silverton Comprehensive Plan, and to assist in meeting the City's economic development objectives through rehabilitation of older and historic structures, redevelopment of land and buildings, improving transportation and utility facilities in the renewal area, assisting with the construction of needed public facilities, and creating public amenities."

The activities to be carried out in this plan reflect the thinking of The Urban Renewal Task Force, the Downtown Revitalization Committee, and the experience of other small Oregon communities in addressing similar conditions and issues in their community. It is assumed that like those communities, Silverton's plan will begin with modest funds and actions, but will grow into a program that will enable the City to achieve its goals for the renewal area, and for the Silverton community.

The Silverton Urban Renewal Plan consists of Part One - Text and Part Two - Exhibits. 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 Silverton respectively.

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.

This Urban Renewal Plan for the Silverton Urban Renewal Area was approved by the City Council of the City of Silverton on November 29, 2004, by Ordinance No. 04-114.

200. DEFINITIONS

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

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

"Bonded Indebtedness" means any formally executed written agreement representing a promise by a unit of government to pay to another a specified sum of money, at a specified date or dates at least one year in the future.

"City" means the City of Silverton, Oregon.

"City Council" means the City Council of the City of Silverton, 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 Silverton 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 Silverton Urban Renewal Area, Parts One and Two.

"Plan Administration" – The actions necessary to effectively and professionally administer and carry out the operation of the urban renewal program. Administrative costs to be covered by the Agency include staffing costs, legal fees, audit fees, professional service fees, costs for materials and supplies.

"Planning Agency" means the Planning Agency of the City of Silverton, 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.

"Report" refers to the report accompanying the urban renewal 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.

"Redevelopment Assistance" – Financial assistance provided by the Renewal Agency to private or public developers of property within the urban renewal area. This assistance is intended to make development within the renewal area financially feasible and competitive with other locations, and carry out the Redevelopment through New Construction activities of this Plan. Redevelopment Assistance may take the form of participation in financing public improvements such as parking, infrastructure, landscaping, and public places, providing technical information and assistance to potential redevelopers, re-sale of land at written down prices, and such other assistance as the Agency determines is within its authority, and necessary.

"Rehabilitation Loans and Grants" – Funds provided by the Renewal Agency to owners of existing properties within the urban renewal area for the purpose of rehabilitation, renovation, repair, or historic preservation of the property. Loan and grant policies and procedures will be developed by the Renewal Agency, to carry out the Rehabilitation and Conservation activities of this Plan.

"State" means the State of Oregon.

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

"Urban Renewal Agency" means the Urban Renewal Agency of the City of Silverton, Oregon.

"Urban Renewal Area", "Silverton 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.

300. BOUNDARY DESCRIPTION

The boundary of the renewal area is shown in Exhibit 1, attached to this plan. A legal description of the project boundary is included as Attachment "A" of this plan. If inconsistencies exist between Exhibit 1 and Attachment A, Attachment A governs.

400. 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 Silverton Comprehensive Plan, and to assist in meeting the City's economic development objectives through rehabilitation of older and historic structures, redevelopment of land and buildings, improving transportation and utility facilities in the renewal area, assisting with the construction of needed public facilities, and creating public amenities.

A. Local Goals and Objectives

The citizen committee charged with guiding the preparation of Silverton Urban Renewal Plan developed the following set of local goals and objectives:

1. Assist private development
2. Improve streets, improve and enhance public open spaces and improve livability
3. Create Gateways into the city within renewal district boundaries
4. Improve & repair utilities to allow efficient and aesthetic redevelopment of area
5. Enhance transportation linkages and opportunities between the renewal district and outlying areas and attractions such as Silver Falls and Oregon Garden
6. 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.
7. Assist in promoting a program of arts within the renewal district
8. Improve access to Silver Creek

B. Comprehensive Plan Goals and Objectives

The Silverton Urban Renewal Plan further addresses these goals, objectives, and strategies from Silverton's Comprehensive Plan.

Open Space, Natural And Cultural Resources

Goal

Conserve open spaces and preserve natural and cultural resources.

Objectives

1. Identify open spaces, scenic and historic areas and natural resources that should be protected.
2. Preserve scenic, historic and natural resource areas.
3. Ensure adequate open space to meet the needs of Silverton residents.
4. Promote a clean and aesthetically pleasing environment.

Housing

Objectives

2. Encourage preservation, maintenance and improvement of the existing housing stock.

Economy

Goal

Diversify and improve the economy of Silverton

Objectives

2. Encourage diversified, non-polluting highly skilled labor intensive industrial development in order to provide an increased job market for area residents.
3. Upgrade existing transportation and public facilities necessary for development of the industrial park.
6. Preserve the existing downtown core and encourage the location of new commercial and retail activities in it.

Transportation

Policies

F. Pedestrian System

1. The City of Silverton shall continue to extend its sidewalk system along arterial and collector roads.
3. The City of Silverton shall initiate strategies to fill in the gaps in the existing sidewalk system.

G. Bicycle System

1. The City of Silverton shall develop a bike lane / route system along arterial and collector roads.

Public Facilities And Services

Goal

Provide orderly and efficient public facilities and services to adequately meet the needs of Silverton residents.

Objectives

1. Ensure the safety of Silverton citizens through adequate police and fire protection.
2. Protect the general health of local residents by providing adequate storm sewerage, sanitary sewerage collection, and treatment, solid waste disposal, and water treatment and distribution.
3. Provide an adequate amount of parkland for local use and provide a variety of recreation facilities to meet the needs of all age groups.
4. Provide sufficient land for school facilities.
5. Maintain and improve public facilities and city-owned facilities.

500. PROPOSED LAND USES

A. Land Use Plan

The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Silverton Comprehensive Plan, Zoning Ordinance, Sign 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.

The following plan/zone designations are found within the Renewal Area. Plan area zonings are included in the boundary map, Exhibit One of this Plan.

**Silverton Urban Renewal District
Zoning Classification Table**

Table of Zoning Classifications Within the Silverton URD
Single Family R-1
Commercial Business C-3
Industrial Park I-3
Residential Business C-2
Residential Business C-1
Public, Semi-Public PA PC PE PH PP PS
Multi-Family Low Density R-L
Limited Industrial I-2

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.

600. OUTLINE OF DEVELOPMENT

The Urban Renewal Project consists of activities and actions which treat the causes of blight and deterioration in the Silverton Urban Renewal Area. Conditions include deficiencies in streets, curbs, and sidewalks, vacant and poorly maintained buildings, and a lack of new private investment in the project area. The conditions also pose a constraint to future development. Project activities to treat these conditions include:

- A. Providing funding for repair and rehabilitation of under-utilized and vacant property in the renewal area.
- B. Improving the visual appearance of the area, and provide a safer, more attractive pedestrian environment by streetscape improvements, repairing deficient curbs and sidewalks, and placing overhead utilities underground.
- C. Providing incentives to new public and private building investments in the project area.
- D. Developing additional parking within the renewal area.
- E. Providing better pedestrian and bicycle access in the project area
- F. Administering and co-ordinating Renewal Plan actions.

Section 700 provides further description of each urban renewal project to be undertaken within the Urban Renewal Area.

700. 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 Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them.

701 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.

701A Public Parks and Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, or parks or public facilities within the urban renewal area. Projects to be undertaken include:

- Improvements to Silver Creek Trail
- Coolidge-McClain Park Improvements
- Construction of an amphitheater

701B Gateway Projects and Monuments

The Renewal Agency will participate in funding projects designating gateway or entryway points into the renewal area. Locations for such gateway projects include:

- North 1st Street
- Cascade Avenue
- Water Street near Barger
- E. Main Street

701C Undergrounding of Utilities

The Agency will examine the feasibility of under-grounding overhead utilities in the renewal area. If it is economically feasible, the under-grounding project will be undertaken in stages, with initial concentration on the downtown commercial core.

701D Streetscape Projects

This activity will enable the Renewal Agency to participate in activities improving the visual appearance of the project area. These improvements will include:

- Accent paving,
- Decorative and historic lighting fixtures,
- Street trees, planters, and landscaping
- Furnishings, including benches, trash receptacles, bicycle racks
- Street and directional signage
- Public art

701E Other Public Facilities

To further redevelopment of the area, and renewal project objectives, the Agency may participate in development of public facilities including police and fire facilities, libraries, parking lots or

structures, recreation centers, and community centers. The extent of the Agency's participation in funding such facilities will be based upon an Agency finding on the benefit of that project to the renewal area, and the importance of the project in carrying out Plan objectives. Potential public facilities to be funded include:

- Assistance for Library repairs and improvements
- Assistance for improvements to, or construction of a Community Center

701F Street, Curb, and Sidewalk Improvements

The Renewal Agency may 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. Projects to be undertaken include:

- Water Street
- High Street
- Oak Street
- E. Main Street
- Lewis Street
- Park Street

701G Pedestrian, Bike, and Transit Improvements

These activities will include pedestrian, bicycle and transit connections between the renewal project area, and adjoining areas and attractors. Potential projects include:

- Improved connections to the Oregon Garden
- Improved connections to Silver Falls

701H Public Utilities

The Renewal Agency is authorized to undertake improvements to water, sewer and storm sewer facilities as required to carry out project goals.

702 Redevelopment Through New Construction

This Plan activity is intended 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.

The 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 900 of this Plan.

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.

703 Rehabilitation And Conservation

This Plan activity is intended to conserve and rehabilitate existing buildings and other structures or features where they are consistent with the goals and objectives of the Plan. It is particularly important that conservation and rehabilitation efforts serve the community's objectives, with a strong emphasis placed on how existing residents and businesses will benefit.

The Agency is authorized to create guidelines, establish loan programs and provide below market interest rate and market rate loans to the owners of buildings or features, or those intending to acquire buildings or features, which are in need of rehabilitation and for which rehabilitation and reuse is economically feasible.

Rehabilitation and conservation may be achieved in two ways:

- (a) By owner and/or tenant activity, with or without financial assistance by the Agency;
- (b) By acquisition of property by the Agency for rehabilitation by the Agency or resale for rehabilitation by others.

704 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 800 and 900 of this Plan.

705 PLAN ADMINISTRATION

Tax increment 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.

800. PROPERTY ACQUISITION PROCEDURES

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 1100 of this Plan

A. Acquisition requiring City Council approval.

Acquisitions described in Section 800A1, and A2 of this plan will require an amendment to this Plan as set forth in Section 1100B 2a of this Plan. The City Council shall ratify the amendment to this Plan by resolution. City Council ratification is required for Renewal Agency acquisitions for the following purposes:

1. Acquisition of land for development by the public or private sector.
2. Acquisition for any purpose that requires the use of the Agency's powers of eminent domain.

B. Acquisition not requiring City Council approval.

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 1100 C2 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 can be acquired without condemnation and 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. Public parks, open space or parking uses
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.

900. REDEVELOPER'S 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 period of 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.

1000. 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 Silverton Renewal Agency may contract with Oregon Dept. Of Transportation (ODOT), or other appropriate agencies or parties for assistance in administering its relocation program.

1100. PLAN AMENDMENTS

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 excess of one percent (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. Other Amendments requiring Council approval

1. The following Plan amendments will require approval per ORS 457.095 but will not require notice as provided in ORS 457.120.
 - a. 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. The \$500,000 amount will be adjusted annually from the year 2004 according to the "Engineering News Record" construction cost index for the Northwest area.

2. The following Plan amendments must be presented to the Council for approval, but require only approval by a City Council resolution.
 - a. Acquisition of property for purposes specified in Section 800A1 and 800A2 of this plan.

C. 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 800B of this plan.
3. Addition of a project substantially different from those identified in Sections 700 of the Plan or substantial modification of a project identified in Section 700 if the addition or modification of the project costs less than \$500,000 in 2002 dollars.
4. Increases in the urban renewal area boundary not in excess of one percent (1%).

1200. MAXIMUM INDEBTEDNESS

The maximum indebtedness authorized under this plan is twelve million, seven hundred thousand dollars (\$12,700,000). This maximum indebtedness represents the capital costs of project activities, exclusive of any interest costs on indebtedness, or proceeds of any future refinancings.

1300. 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 undertaking and carrying out this Plan. In addition, the Agency may borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Agency may promulgate rules and procedures for the methods and conditions of payment of such loans. The funds obtained by the Agency shall be used to pay or repay any costs, expenses, advances and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

B. Tax Increment Financing

The project will be financed in whole or in part by tax increment financing. Ad valorem taxes shall be divided as provided in section 1c, Article IX of the Oregon Constitution and ORS

457.420 to ORS 457.460

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.

1400. CITIZEN PARTICIPATION

This renewal plan was developed by a Council-appointed citizen's committee in a series of public meetings. The meetings were noticed in the local newspaper, and posting of public notice at City Hall and other locations. The meeting topics included basic information on urban renewal and tax increment financing, development of project goals and objectives, development of a list of project activities, and review of the revenues, costs, and tax impacts of carrying out the project.

The Silverton Planning Agency met to review the Plan in November, 2004. The Silverton City Council scheduled a public hearing on adoption of this Plan on November 29, 2004. Additional notice on City Council adoption of the Plan was provided, as required by ORS 457.120.

Silverton Urban Renewal Plan

Silverton, Oregon

Part Two-Exhibits

EXHIBITS

Exhibit 1.....Map of Plan Boundary & Zoning

ATTACHMENTS

Attachment A..... Boundary Description

City of Silverton
Urban Renewal District
Legal Description

A tract of land situated in Sections 26, 27, 34 & 35 T6S, R1W and Section 2, T7S, R1W. W.M. Marion County, Oregon and more particularly described as follows:

1. Beginning at the northeast corner of the V. Brown DLC 47; said corner being on the center line of Hobart Rd.;
2. Thence West, along the north line of said DLC and centerline, 101.00 feet to the true point of beginning, said point being North 0° 32' East and 38 feet in distance from the most northerly northeast corner of Parcel 2 of Partition Plat No. 2001-027;
3. Thence North 89° 45' 45" West, along said DLC and center line, 1653.25 feet;
4. Thence South 0° 32' West, 872.64 feet;
5. Thence South 87° 57' 08" West, along the north line of Lots 15 & 16 of the Silverton Industrial Park, 318.38 feet to the northwest corner of said Lot 16;
6. Thence South 0° 12' 04" West, 152.97 feet more or less to an angle point in the existing city limits boundary of the City of Silverton;
7. Thence West, along said city limits & its westerly extension, 929.2 feet more or less to the west line of Mill St. (a 60 foot R/W);
8. Thence South, along said west line, 1135 feet more or less to the point of intersection with the north line of Whittier St. (a 50 foot R/W);
9. Thence West, along said north line, 1130.00 feet more or less to the west line of North Second St. (a 50 foot R/W);
10. Thence South, along said west line, 228 feet more or less to the point of intersection with the easterly extension of the north line of the tract of land recorded in Marion County deed records, Reel 1972, Page 125;
11. Thence North 89° 57' West, along said extension & north line, 270 feet more or less to the northwest corner of said tract, said corner also being in the east line of the Silverton-Hillsboro Hwy (a 120 foot R/W);
12. Thence West, across said R/W, 120 feet more or less, to the northeast corner of a tract of land recorded in Marion County deed records, Volume 675, Page 762;

13. Thence West, along the north line of said tract and its westerly extension, 320 feet more or less to the northeast corner of a tract of land recorded in Marion County deed records, Volume 601, Page 720; said corner also being on the west line of the Union Pacific Railroad right-of-way (a 60 foot R/W);
14. Thence South $09^{\circ} 42'$ East, along said west line, 1252.30 feet;
15. Thence South $09^{\circ} 45'$ East, along said west line, 384.00 feet;
16. Thence West, along the north line of a tract of land recorded in Marion County deed records, Reel 2330, Page 447, 145 feet more or less to the northwest corner of said tract;
17. Thence South $08^{\circ} 50'$ East, 22 feet more or less to the north line of Pine St.;
18. Thence West, along said north line, 280 feet more or less to the point of intersection with the west line of Brown St. & the north line of Pine St.;
19. Thence South, along said west line, 322.00 feet to the point of intersection with the north line of North Water St.;
20. Thence Southwest, 66 feet more or less to the point of intersection of the west line of Webb St. (a 40 foot R/W) & the south line of North Water St. (a 60 foot R/W);
21. Thence Southwest, along said Webb St., 88.50 feet more or less, to the point of intersection with the northwest extension of the south line of a tract of land recorded in Marion County deed records, Reel 1975, Page 96;
22. Thence Southeast, along extension and south line 160 feet to the southeast corner of said tract;
23. Thence Southwest, along the west line & it's extension of land recorded in Marion County deed records, Reel 1415, Page 405, 200 feet more or less to the center line of Silver Creek;
24. Thence Southeast, along said center line, 200 feet more or less to the north line of "C" St. (a 60 foot R/W);
25. Thence West, along said north line, 1500 feet more or less to the point of intersection with the north line of McClaine St.;
26. Thence West, along said north line, 355 feet more or less, to the point of intersection with the northerly extension of the west line of Lot 5 of Silverton Plaza;

27. Thence South $0^{\circ} 15' 17''$ East, along said extension & west line, 385.32 feet more or less to the southwest corner of said Lot 5;
28. Thence East, along the south line of Lot 5, 336.53 feet to the west line of Westfield St.;
29. Thence South, along said west line, 1818.05 feet to it's intersection with the north line of a tract of land described in Marion County deed records, Reel 283, Page 1480;
30. Thence West, along the north line of said tract, 1020 feet to the northwest corner of a tract of land recorded in Marion County deed records, Reel 283, Page 1480;
31. Thence South, along the west line of said tract, 7.16 chains (472.56 feet) to the southwest corner of said tract;
32. Thence South $63^{\circ} 45'$ East, 4.29 chains (283.14 feet);
33. Thence South $68^{\circ} 35'$ East, 3.75 chains (247.50 feet);
34. Thence South $71^{\circ} 15'$ East, 2.73 chains (180.18 feet) to the center of the Cascade Hwy (a 60 foot R/W);
35. Thence North, along the center line of said highway, 650 feet more or less to the point of intersection with the southerly extension of the east line of Westfield St. (a 60 foot R/W);
36. Thence North, along said extension and east line, 2115 feet more or less to the point of intersection with the south line of Welch St. (a 40 foot R/W);
37. Thence East, along said south line, 186.79 feet to the southeast corner of a tract of land recorded in Marion County deed records, Reel 1344, Page 624;
38. Thence North, along the east line of said tract, 341 feet more or less to it's intersection with the south line of McClaine St.;
39. Thence East, along said south line, 1230 feet more or less to the point of intersection with the westerly extension of the south line of Trix St. (a 40 foot R/W);
40. Thence Northeasterly, along said extension and south line, 203 feet more or less to the most southerly southwest corner of the Plat of Rio Vista Condos;
41. Thence South, $44^{\circ} 0' 19''$ East, along the west line of said plat, 106.12 feet;

42. Thence North $45^{\circ} 47' 37''$ East, along the south line of said plat, 168.40 feet more or less, to the south line of Silver Creek;
43. Thence Southeast, along said south line, 680 feet more or less to the most northerly corner of a tract of land recorded in Marion County deed records, Volume 743, Page 787;
44. Thence Southwest, along the north line of said tract and it's southwesterly extension, 408 feet more or less to the west line of McClaine St. (a 50 foot R/W);
45. Thence South, along said west line and its southerly extension, 244.75 feet more or less to the south line of West Main St. (a 60 foot R/W);
46. Thence North $53^{\circ} 0'$ East, along said south line, 173 feet more or less to the point of intersection with the west line of Fiske St. (a 43 foot R/W);
47. Thence South, along said west line, 185.00 feet to the point of intersection with the westerly extension of the south line of Lot 12, Brown's Addition;
48. Thence Northeast, along said extension and south line, 210.00 feet to the west line of Silver Creek;
49. Thence South, along said west line, 880 feet more or less, to the north line of a tract of land recorded in Marion County deed records, Volume 670, Page 25;
50. Thence South $52^{\circ} 30'$ West, along said north line, 82 feet more or less to a point that is 50 feet east & 90 feet south of the point of intersection of the east line of Coolidge St & Charles St.;
51. Thence North, (along a line that is 50 feet east of and parallel with the east line of Coolidge St.) 127 feet more or less to the north line of Charles St. (a 40 foot R/W);
52. Thence Southwesterly, along said north line (and crossing the intersections of Coolidge St. & Jerome Ave), 512 feet more or less to the southwest corner of Lot 10 Block 3, of Park Side Addition and the terminus of Charles St.;
53. Thence South, along said terminus, 40 feet to the south line of said street and the north line of Coolidge & McClaine City Park;
54. Thence South $52^{\circ} 30'$ West, 186.18 feet to the most westerly corner of said park property;
55. Thence South $51^{\circ} 0'$ East, 374.22 feet (5.87 chains);

56. Thence South $55^{\circ} 40'$ East, 334.62 feet (5.07 chains), to the most southerly corner of said park;
57. Thence North $61^{\circ} 0'$ East, 22.20 feet to the most northerly corner of Lot 4 of Park Terrace, said corner also being the northwest corner of Lot 1, Block 4 of Park Terrace No. 2;
58. Thence South $16^{\circ} 40'$ East, 466.10 feet;
59. Thence South $37^{\circ} 24' 54''$ East, 229.51 feet to the most southerly corner of said lot;
60. Thence East, along the south line of the said lot, 59.40 feet (.90 chains), to southeast corner of said lot;
61. Thence North, along the east line of said lot, 30 feet more or less to the west line of Silver Creek;
62. Thence South, along said west line, 258 feet more or less to the point of intersection with the westerly extension of the north line of a tract of land recorded in Marion County deed records, Reel 1326, Page 595;
63. Thence North $56^{\circ} 10'$ East, along said north line, 203 feet more or less to the southerly corner of Lot 4, Block 5 of Cowing's Addition;
64. Thence North, along the east line of the Coolidge & McClaine City Park and along the west line of Lots 4 & 5 Block 5 of said plat and their northerly extension, 180 feet more or less to the most westerly corner of Lot 5, Block 4 of Cowing's Addition;
65. Thence North, along said park east line and the west line of Lots 5 & 4, Block 4 of Cowing's Addition, 223 feet more or less to the northwest corner of said Lot 4;
66. Thence North $39^{\circ} 0'$ West, along said park east line, 198.00 feet;
67. Thence North $17^{\circ} 00'$ East along said park east line, 66 feet to an angle corner in the west line of a tract of land recorded in Marion County deed records, Reel 1121, Page 644;
68. Thence Northeasterly, along said park east line, 285.87 feet to an angle point in said east line, said point also being the northerly Northwest corner of a tract of land recorded in Marion County deed records, Reel 1495, Page 374;

69. Thence Northeasterly, along said park east line, 257.46 feet more or less to an angle point in said east line;
70. Thence Northeasterly, along said park east line, 112.20 feet;
71. Thence North 34° 30' West, along said park east line, 240 feet more or less to the northwest corner of a tract of land recorded in Marion County deed records, Reel 1919, Page 0198;
72. Thence Northeast, along the north line of said tract, 50.00 feet to the most westerly corner of Lot 4, Block 1 of Skaife & McIntosh's Addition;
73. Thence North, along the west line of Lots 3, 2 & 1 of said addition, 219.78 feet to the most westerly corner of said Lot 1;
74. Thence Northeast, along the north line of said Lot 1 and its easterly extension, 160 feet to the east line of South Water St. (a 60 foot R/W);
75. Thence North, along said east line, 534 feet more or less to the point of intersection with the south line of Jersey St. (a 60 foot R/W);
76. Thence Northeast, along said south line, 593 feet more or less to the point of intersection with the east line of South Second St. (a 40 foot R/W);
77. Thence North, along said east line, 225.0 feet to the point of intersection with the south line of Lewis St. (a 60 foot R/W);
78. Thence Northeast, along said south line, 314.0 feet to the point of intersection with the east line of Third St. (a 40 foot R/W);
79. Thence North, along said east line, 740 feet more or less to the point of intersection with the north line of High St. (a 60 foot R/W);
80. Thence West, along said north line 20 feet to the point of intersection with the east line of North Third St. (a 20 foot R/W);
81. Thence North, along said east line, 210 feet more or less to the point of intersection with the northeasterly extension of the north line of Park St. (a 30 foot R/W);
82. Thence Southwest, along said north line, 580 feet more or less to the point of intersection with the east line of North First St. (a 60 foot R/W);
83. Thence North, along said east line, 402 feet more or less to the point of intersection with the south line of "A" St. (a 60 foot R/W);

84. Thence East, along said south line, 130 feet more or less to the point of intersection with the southerly extension of the east line of a 14 foot alley running between Lots 1, 2, 3 & 4, 5, 6 of Blocks 8, 7 & 6 of Brown's Addition;
85. Thence North, along said extension and east line, 720.00 feet (through Blocks 8, 7 & 6 of Brown's Addition) to the point of intersection with the south line of "D" St. (a 60 foot R/W);
86. Thence East, along said south line & it's easterly extension, 183.00 feet to the east line of North Second St. (a 50 foot R/W);
87. Thence North, 10° West, along said east line, 366.00 feet;
88. Thence South 89° 56' 38" East, along said east line, 5.00 feet more or less to the west line of Lone Oak Estates;
89. Thence North 10° 06' 45" West, along said east line, 524.98 feet to the northwest corner of Lot 1, Block 1 of Lone Oaks Estates;
90. Thence North 10° 06' 45" West, along said east line, 530.34 feet;
91. Thence North 89° 04' West, 5.00 feet more or less;
92. Thence North 10° 06' West, along said east line, 562 feet more or less to the point of intersection with the south line of Whittier St. (a 50 foot R/W);
93. Thence South, 89° 44' East, along said south line, 1124 feet more or less to the point of intersection with the west line of Mill St. (a 60 foot R/W);
94. Thence South, along said west line, 135.4 feet to the point of intersection with the westerly extension of the south line of a tract of land recorded in Marion County deed records, Volume 778, Page 578;
95. Thence South 89° 51' East, along said extension & south line, 699 feet more or less to an angle point in said south line;
96. Thence North 70° 51' 30" East, along said south line, 119.59 feet to the southeast corner of said tract, said corner also being on the west line of Lot 1 of the Silverton Industrial Park;
97. Thence South, along said west line, 60.66 feet to the southwest corner of said Lot 1;
98. Thence North 71° 15' East, along the south line of Lots 1, 2 & 5 of said park, 1209.31 feet to the southeast corner of said Lot 5;

99. Thence North, along the east line of said Lot 5, 498.43 feet to the southwest corner of Lot 6 of said park;
100. Thence East, along the south line of Lots 6 & 7 of said park, and the easterly extension, 989.23 feet to the center line of Monitor Rd. (a 55 foot R/W);
101. Thence North, along said center line, 987.21 feet to the point of intersection with the easterly extension of the most easterly north line of Parcel 2 of Partition Plat No. 2001-027;
102. Thence South $89^{\circ} 51' 30''$ West, along said extension & north line, 199.16 feet to a re-entrant corner in said Parcel 2;
103. Thence North $0^{\circ} 35' 11''$ East, 175.23 feet to the point of beginning.

CITY OF SILVERTON

REPORT ON THE URBAN RENEWAL PLAN

**Silverton Urban Renewal Agency
September, 2004**

CITY OF SILVERTON URBAN RENEWAL PLAN

ACKNOWLEDGEMENTS

Citizens of Silverton participated in six workshops leading to the preparation of the urban renewal plan. The Committee members are:

Ken Hector, Mayor
Randal Thomas, City Councilor
Denny Stoll, City Councilor
Bill Cummins, Planning Commission
Bruce Worsley
Sam Sloper
Cliff Beckman
Connie Hinsdale
Jennie Messmer
Stacy Palmer
Judy Schmidt
Steve Way

Staff Assistance

Bryan Cosgrove, City Manager

Urban Renewal Consultant

Charles Kupper, Spencer & Kupper

REPORT ON THE SILVERTON URBAN RENEWAL PLAN

TABLE OF CONTENTS

	Page
PROJECT BACKGROUND.....	1
INTRODUCTION TO ANALYSIS OF BLIGHTING CONDITIONS	1
100. DESCRIPTION OF THE PHYSICAL, SOCIAL AND ECONOMIC CONDITIONS IN THE RENEWAL AREA	2
100B. SOCIAL AND ECONOMIC CONDITIONS.....	7
200. EXPECTED FISCAL, SERVICE AND POPULATION IMPACTS OF PLAN.....	7
300. REASONS FOR SELECTING THE URBAN RENEWAL AREA	8
400. RELATIONSHIP BETWEEN EACH PROJECT ACTIVITY AND EXISTING CONDITIONS IN THE PROJECT AREA	9
500. FINANCIAL ANALYSIS OF PLAN	10
500A. ESTIMATED PROJECT COST AND REVENUE SOURCES	10
500B.ANTICIPATED START & FINISH DATES OF PROJECT ACTIVITIES.....	10
500C.ESTIMATED EXPENDITURES AND YEAR OF DEBT RETIREMENT	11
500D. IMPACT OF TAX INCREMENT FINANCING.....	14
500E. FINANCIAL FEASIBILITY OF PLAN	18
600. RELOCATION	18

REPORT ON THE SILVERTON URBAN RENEWAL PLAN

PROJECT BACKGROUND

In late 2003, the Silverton City Council formed a citizens committee to lead the process of developing an urban renewal plan. The Silverton Urban Renewal Task Force met six times in public meetings with staff and the City's consultant to discuss and agree on all major elements of the plan – boundary, goals, project activities, cost and revenue projections, and financial impacts on the City and other tax bodies. When the Task Force had completed its work, the draft renewal plan was presented to the City Council, and discussed in a workshop forum.

During the course of those meetings and discussions, the Task Force broadened the scope of its thinking on urban renewal. It quickly became apparent that a renewal area limited to the geographically small downtown core area of Silverton would not generate the opportunities or the resources needed to carry out the visions and improvements outlined in the Revitalization Committee's work. While revitalizing downtown still is the key element of this plan, there is recognition that addressing problems in the downtown core in fact requires actions on several fronts. Therefore, the activities in this renewal plan also seek to increase local tax resources by adding to the property tax base, by diversifying Silverton's economy, and improving the overall quality of life by making improvements to public facilities.

This broader purpose is reflected in the overall goal developed by the Task Force. That reads: "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 Silverton Comprehensive Plan, and to assist in meeting the City's economic development objectives through rehabilitation of older and historic structures, redevelopment of land and buildings, improving transportation and utility facilities in the renewal area, assisting with the construction of needed public facilities, and creating public amenities."

This Report on the Plan addresses the requirements of ORS 457.085(3). It describes blighting influences and conditions in the renewal project area, and provides financial information necessary to determine the tax impacts and financial feasibility of the Plan.

DEFINITION OF BLIGHTING CONDITIONS

ORS 457.010 defines "blight" as follows: (underlining is added for emphasis)

"Blighted areas mean areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health or welfare of the community. A blighted area is characterized by the existence of one or more of the following conditions:

"The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:

"Defective design and quality of physical construction;

"Faulty interior arrangement and exterior spacing;

"Overcrowding and a high density of population;

"Inadequate provision for ventilation, light, sanitation, open spaces and recreation facilities; or

'Obsolescence, deterioration, dilapidation, mixed character or shifting of uses."

"An economic dislocation, deterioration or disuse of property resulting from faulty planning;

"The division or subdivision and sale of property or lots of irregular form and shape and inadequate size or dimensions for property usefulness and development;

"The laying out of property or lots in disregard of contours, drainage and other physical characteristics of the terrain and surrounding conditions;

"The existence of inadequate streets and other rights-of-way, open spaces and utilities;

"The existence of property or lots or other areas which are subject to inundation by water;

"A prevalence of depreciated values, impaired investments and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts are inadequate for the cost of public services rendered;

"A growing or total lack of proper utilization of areas, resulting in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare; or

"A loss of population and reduction of proper utilization of the area, resulting in its further deterioration and added costs to the taxpayer for the creation of new public facilities and services elsewhere."

Note that it is not necessary for each of the cited conditions to be present in the renewal area, or that these conditions need to be prevalent in each and every sector of the urban renewal area.

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

100A. PHYSICAL CONDITIONS

1. Land Area

The Silverton Renewal Area contains approximately 211 acres of land area. 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 1838 acres. The total of all acreage in renewal areas represents 11.48% of the City's land area. Total renewal area acreage is within the 25% limitation prescribed by ORS 457.420.

2. Existing Land Use and Development

The Silverton Urban Renewal Area consists primarily of commercial land uses. The next largest land use is for light industrial purposes, followed by public uses. There are a limited number of residential properties in the project area. The zoning classifications in the renewal area are shown in Table 1, below.

TABLE 1
Table of Zoning Classifications Within the Silverton Urban Renewal District
Single Family R-1
Commercial Business C-3
Industrial Park I-3
Residential Business C-2
Residential Business C-1
Public, Semi-Public PA PC PE PH PP PS
Multi-Family Low Density R-L
Limited Industrial I-2

3. Building Conditions

Assessor's records show there are 281 tax lots in the Silverton Urban Renewal area, of which 177 lots are shown as having an improvement value. Visual inspection of building exteriors in the area shows the overall level of building conditions and upkeep is fair to good. There are properties in need of exterior repairs and maintenance on roofing, siding, steps, and exterior trim. The inspection revealed several properties in poor condition. The condition of some of these properties may make it economically infeasible to rehabilitate or repair them.

4. Conditions – Streets, Sidewalk, and Circulation

There are deficiencies in streets, sidewalks, and traffic circulation in the renewal area. The renewal area contains several streets and intersection improvements called for in the City's Capital Improvements program. They are:

- Reconstruction - N. Second Street
- Reconstruction - C Street
- Reconstruction - McClaine Street
- Reconstruction - Westfield Street
- Reconstruction - N. Third Street
- Intersection - C Street & N. Water Street
- Intersection - Main Street & Water Street
- Intersection - C Street & N. First Street
- Intersection - Oak Street & N. First Street
- Intersection - W. Main Street & McClaine St.
- Intersection - E. Main Street & N. First Street

The Capital Improvements program also lists the following improvements needed for pedestrian and bicycle circulation and safety in the renewal area.

- Pedestrian Safety - B Street - Sidewalk - N. First to Alley
- Pedestrian Safety - Olde Mill Park to Cowing Street - Pathway & Lighting
- Pedestrian Safety - Coolidge Park to Cowing Street - Pathway & Lighting
- Pedestrian Safety - Coolidge Park to Cowing Bridge - Connecting pathways both sides of creek
- Bicycle Circulation - N. Second Street - D Street to Railroad
- Bicycle Circulation - C Street - Westfield to N. First
- Bicycle Circulation - Westfield Street - McClaine to W. Main – markings and signing.

In addition to the improvements called for in the Capital Improvements Program, an inspection of the project area reveals several properties in the renewal area boundary with

curb and sidewalk on only one side of the street.

5. Conditions – Parks, and Public Spaces

The City's Capital Improvements program calls for the following parks and public space improvements in the renewal area.

Robert Frost Recreation Complex – Major facilities additions and improvements

6. Conditions – Water, Sewer, and Storm Drainage Services

There are deficiencies in infrastructure in the urban renewal area. The City's Capital Improvements Program calls for the following improvements to basic infrastructure within the urban renewal area.

Water System

Water Line - A Street to Lane Street - Replacement for fire flow

Water Supply - Silver Creek Pump Station - Increase supply capacity

Sewer System

No improvements are called for in renewal area

Storm Drainage

Storm Line - Hobart Rd. to Silverton Industrial Park. - New 60 inch line to relieve flooding

7. Conditions - Visual Appearance

The renewal area is centered around the historic core area of Silverton, including its traditional retail and public service buildings. The retail core area currently contains several vacant storefronts, and buildings in need of repair and maintenance. There are overhead power lines throughout the renewal area, which some believe lend an unsightly appearance to the area. Street furniture, signs, banners, trees and landscaping and other visual amenities are rare or non-existent. Physical appearance is not specifically listed as a condition of blight in ORS 457. However, a commercial or residential area that appears visually unpleasant and run down is detrimental to new investment. Such areas are likely to be blighted, or on the way to becoming so.

8. Conditions – Land and Building values

It is anticipated that the 2003-04 tax roll will establish the initial base of assessed values for the Renewal Area. The total assessed valuation for the City of Silverton for that tax year was \$352,635,782. The total assessed value of property within the urban Renewal Area for the 2003-04 tax year is calculated at \$48,884,120 in land and building values.

The total assessed value Silverton Renewal Area represents 13.86% of the total property valuation within the City of Silverton. Total certified values within all renewal areas therefore are expected to be well within the maximum 25% of total valuation allowed by urban renewal law.

9. Conditions – Investment and Utilization of land

Real property values within the Renewal Area are largely concentrated in commercial property classifications. The overall value of land to improvements in the Renewal Area is extraordinarily low for an urban area, especially an area that represents the heart of the City's commercial properties. The real market value of taxable land in the renewal area is \$26.61 million and the real market value of taxable improvements is \$57.29 million. The ratio of improvement value to land value is 2.15 to 1. Of the 281 tax lots in the area, 95 lots have improvement to land value ratios less than 1 to 1. In other words, there is more taxable value assigned to the land than to the improvements. By this rough measure, fully one-third of the tax lots in the renewal area are seriously underdeveloped. Mature urban areas, especially those containing the community's commercial core, are expected to exhibit improvement to value ratios in the 4:1 or 5:1 range. Since the Silverton Urban renewal area contains much of the City's commercial and light industrial zoning uses, this improvement to land ratio is unusually low. The data points to a lack of investment in the renewal area, under-developed land, depreciated values, and a loss of tax producing ability for the Silverton community.

The small size of tax lots in the renewal area reflects the typical lot layout of smaller communities in Oregon as they developed in the late 19th and early 20th century. The renewal area contains 65 tax lots less than .10 acres in size. More than half (144) of the tax lots are less than .20 acres in size. The small lot sizes do not lend themselves well to modern development types, and are an impediment to new investment in the area.

A history of declining investment in the renewal area is reflected in recent building permit data compiled by the City of Silverton. Data from 1996 through August 2004 shows the following level of permit activity.

BUILDING PERMIT ACTIVITY IN RENEWAL AREA BOUNDARY		
Year	# of Permits	Construction Value
1996	23	\$2,006,577.22
1997	27	\$1,935,136.49
1998	25	\$811,241.00
1999	49	\$3,351,638.62
2000	29	\$1,045,970.29
2001	22	\$1,094,900.00
2002	24	\$861,657.00
2003	27	\$520,884.00
Yr to date 2004	12	\$884,400.00
TOTAL	238	\$12,512,404.62

The table shows that approximately \$8.1 million of the total permit value came in the years 1996-1999. Only about \$4 million, or one-third the total activity has come in the last five years of this span. The decline in number of permits since 1999 is sharp. Given inflation in construction costs, the decline in permit dollar values over the last five years is even more pronounced than it may appear. It should be noted that the permit values shown above will be higher than the assessed, or taxable, value increases resulting from the construction of these projects. The City of Silverton tax rate is \$3.69 per thousand. In the past five years, the cumulative taxes generated for the City by new construction in the project area likely have not exceeded \$35-40,000.

100B. SOCIAL AND ECONOMIC CONDITIONS

Census data for the renewal area boundary is not available. There are few residential properties or residents within the urban renewal area.

200. EXPECTED FISCAL, SERVICE AND POPULATION IMPACTS OF PLAN

Urban renewal plan activities are aimed at alleviating traffic, parking and pedestrian safety problems, repairing and redeveloping property within the area, and at upgrading lighting, streets, sidewalks, and open space 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 Silverton. The Plan is expected to facilitate planned, orderly growth as anticipated in the Comprehensive Plan. The Plan is not expected to result in a need for any additional police, fire, or other emergency services beyond those already contemplated by the City and other service providers. Renewal Plan activities, however, are not expected to influence the timing or scale of these developments. Therefore, carrying out the Plan is expected to have no impacts on the school system. Carrying out the Renewal Plan is not expected to have any impact on water and sewer service needs. Project activities are not

expected to require the relocation or removal of any residential or commercial properties.

Carrying out the Renewal Plan will require the use of tax increment revenues. The tax impacts of the Renewal Plan are discussed in detail in Section 500 D of this report.

The Renewal Plan is expected to produce positive fiscal and service impacts for Silverton. Among the public benefits of the renewal plan are:

- Street and circulation improvements will improve public safety and convenience.
- Infrastructure improvements will provide better utility service, and decrease public maintenance costs.
- New businesses will provide additional shopping convenience, and reduce vehicular trips and time.
- Rehabilitation programs will preserve and renew properties in downtown Silverton, and increase property tax receipts.
- The Renewal Plan will help the City of Silverton fund a number of improvement projects listed in the City's Capital Improvements Program.
- The public and private investments made in the renewal area will encourage new investment in areas adjacent to the renewal area. Retaining Silverton's small town atmosphere, maintaining the downtown core as the heart of the city, and improving the appearance of Silverton all have value to the community. These in fact, have been expressed as important community values, and directly influenced the creation of this renewal plan.

The expenditure of tax increment funds is expected to produce new property values for the City of Silverton. The renewal project is estimated to be completed by the year 2024-25. During that period, property values in the renewal area are expected to increase by approximately \$65.14 million. At current tax rates, the new property values anticipated in the renewal area will contribute over \$1,100,000 in property tax revenues in the first year after the project is ended. Of that revenue, approximately \$375,000 will return to the City of Silverton. That property tax revenue will continue to grow as a result of annual assessment increases.

300. REASONS FOR SELECTING THE URBAN RENEWAL AREA

The Urban Renewal Plan Area was selected based on Silverton Comprehensive Plan goals, objectives, and policies and on the existence of blighting conditions within the area. The project area evidences the following characteristics of blight

- A lack of proper utilization of land planned for tax producing purposes.
- Deficiencies in streets, curb, sidewalk, water and sewer services in the project area.
- Deficiencies in public recreation and open space opportunities.

- Loss of businesses, and a declining level of investment in the project area.
- A prevalence of low values and lack of investment in the project area, and reduced tax receipts resulting therefrom.

Conditions exist within the Renewal Area which meet the definitions of blight in ORS 457.010. Treating these conditions is the reason for selecting this renewal area.

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

All project activities described in Section 700 of the Plan are intended to correct the deficiencies described in Section 100 of this Report and summarized in Section 300 of this Report.

1. Streets, curbs and sidewalks will be improved throughout the Renewal Area.
2. Assistance for rehabilitation and new development will attract new investment to the area, and improve the building conditions and blighted appearance of the area.
3. Streetscape activities will improve the visual appearance of the area, and provide a better climate for new investment in the project area.
4. Improvements to parks, public buildings, and open spaces will treat deficiencies in those areas.
5. Utility and infrastructure improvements will provide a better level of service to the area, and reduce maintenance costs to the City.
6. Administration and planning activities will assure the plan is carried out effectively, and in conformance with applicable requirements.

500. FINANCIAL ANALYSIS OF PLAN

500A. ESTIMATED PROJECT COST AND REVENUE SOURCES

TABLE 2
SILVERTON URBAN RENEWAL PLAN
PROJECT ACTIVITIES, ESTIMATED COST, AND COMPLETION DATES

Project Activity	Estimated Cost	Est. Completion
Streetscape, Streets and curbs	\$2,500,000	
Rehabilitation Loans	\$1,000,000	
Financial assistance for development	\$1,100,000	
Undergrounding of Utilities	\$1,500,000	
Parks & Open Space	\$2,000,000	
Public Buildings and Facilities	\$2,500,000	
Pedestrian & Bike improvements	\$1,000,000	
Gateway Projects	\$600,000	
Administration	\$500,000	
Total	\$12,700,000	

Table 2 shows the estimated total costs of the Silverton Urban Renewal Project. These costs are shown in 2004 dollars. The Silverton Urban Renewal Task Force chose not to use inflated costs, in order to lower the maximum indebtedness of the plan, and to shorten the anticipated duration of the plan. Table 2 shows that the total principal costs of project activities are estimated at \$12,700,000. This is the maximum indebtedness figure inserted in the urban renewal plan.

The primary method of funding the project share of costs will be through use of tax increment financing as authorized by ORS 457. Revenues will be obtained from urban renewal bond proceeds, where dictated, and the proceeds of short term urban renewal notes.

Table 3 shows anticipated resources and requirements during the anticipated duration of the urban renewal plan.

500B. ANTICIPATED START & FINISH DATES OF PROJECT ACTIVITIES

The project activities shown in Table 2 will begin in 2005-06. The sequencing and prioritization of individual project activities shown in Table 2 will be done by the Urban Renewal Agency, and any citizen advisory bodies that the Agency calls upon to assist in this process. The priority of projects and annual funding will be as established in the annual budget process. Completion dates for individual activities may be affected by

Table 3

Silverton Urban Renewal Plan

Project Resources and Requirements										
	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12			
Beginning Balance	0	\$301	\$1,095	\$1,466	\$1,903	\$1,652	\$1,099			
Tax Increment Revenues	\$82,952	\$153,151	\$243,348	\$336,026	\$386,128	\$437,608	\$490,504			
Delinquency	-\$1,659	-\$3,063	-\$4,867	-\$6,721	-\$7,723	-\$8,752	-\$9,810			
Interest Earnings	\$3,252	\$6,004	\$9,539	\$13,172	\$15,136	\$17,154	\$19,228			
Proceeds of short term debt	\$80,049	\$147,791	\$234,831	\$324,265	\$372,614	\$422,292	\$473,336			
Total Resources	\$83,301	\$154,095	\$245,466	\$338,903	\$389,652	\$441,099	\$493,663			
Project Requirements										
Outlay on projects	\$83,000	\$153,000	\$244,000	\$337,000	\$388,000	\$440,000	\$492,000			
Ending Balance	\$301	\$1,095	\$1,466	\$1,903	\$1,652	\$1,099	\$1,663			

Table 3 (Continued)

Silverton Urban Renewal Plan

Project Resources and Requirements										
	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19			
Beginning Balance	\$1,663	\$1,806	\$1,029	\$1,730	\$1,995	\$1,940	\$2,712			
Tax Increment Revenues	\$544,855	\$600,700	\$640,013	\$680,408	\$721,913	\$764,560	\$808,379			
Delinquency	-\$10,897	-\$12,014	-\$12,800	-\$13,608	-\$14,438	-\$15,291	-\$16,168			
Interest Earnings	\$21,358	\$23,547	\$25,089	\$26,672	\$28,299	\$29,971	\$31,688			
Proceeds of short term debt	\$525,785	\$579,675	\$617,613	\$656,593	\$696,646	\$737,800	\$780,086			
Total Resources	\$548,806	\$605,029	\$643,730	\$684,995	\$726,940	\$769,712	\$814,486			
Project Requirements										
Outlay on projects	\$547,000	\$604,000	\$642,000	\$683,000	\$725,000	\$767,000	\$813,000			
Ending Balance	\$1,806	\$1,029	\$1,730	\$1,995	\$1,940	\$2,712	\$1,486			

changes to local economic and market conditions, changes in the availability of tax increment funds, and changes in priorities for carrying out project activities.

It is estimated that all activities proposed in this plan will be completed, and project indebtedness paid off by 2024-25. At that time, the tax increment provisions of this plan can be ended.

500C. ESTIMATED EXPENDITURES AND YEAR OF DEBT RETIREMENT

It is estimated that the project will collect tax increment revenue between the years 2005-2006 and 2024-25. It is estimated that the project will produce \$12,730,000 million in tax increment receipts in that period. These funds will be utilized to finance project activities, and pay all debt service costs, including interest, 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 all indebtedness in the year 2024-25, 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 3 of this Report shows the anticipated tax increment receipts for each year of the project, and the use of those receipts. Table 3 follows on the next page.

Table 3 (Continued)						
Silvertown Urban Renewal Plan						
Project Resources and Requirements						
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Beginning Balance	\$1,486	\$2,475	\$2,920	\$1,100	\$1,328	\$1,951
Tax Increment Revenues	\$853,404	\$899,667	\$947,202	\$996,044	\$1,046,229	\$1,097,795
Delinquency	-\$17,068	-\$17,993	-\$18,944	-\$19,921	-\$20,925	-\$21,956
Interest Earnings	\$33,453	\$35,267	\$37,130	\$39,045	\$41,012	\$43,034
Proceeds of short term debt	\$823,535	\$868,179	\$914,050	\$961,183	\$1,009,611	\$1,059,372
Total Resources	\$858,475	\$905,920	\$954,100	\$1,001,328	\$1,051,951	\$1,104,357
Project Requirements						
Outlay on projects	\$856,000	\$903,000	\$953,000	\$1,000,000	\$1,050,000	\$1,020,000
Ending Balance	\$2,475	\$2,920	\$1,100	\$1,328	\$1,951	\$84,357

It is assumed that all project activities will be completed, and all indebtedness retired by 2025

500D. IMPACT OF TAX INCREMENT FINANCING

The passage of Ballot Measure 50 (BM50) 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 within the urban renewal area.

Table 4 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. Table 4 actually presents an absolute worst case picture of revenue foregone, for it assumes that all the new values in the Silverton Renewal Area would occur, even without the investment of urban renewal funds. In fact, however, it is more realistic to assume that the public expenditures on renewal activities will have some effect on the growth of values within the urban renewal area.

A bill passed by the Oregon Legislature in 2001 will result in gradual loss of bond rates and that is taken into account in the revenue projections for the Silverton Urban Renewal plan. For new renewal plans such as Silverton's, the provisions of the bill remove the tax rates for voter approved bonded indebtedness from the formula for calculating tax increment revenues. These tax rates will be phased out of the tax increment revenue formula gradually as current bond issues are retired. Increases in assessed values during the same period will reduce the revenue impact of phasing out the bond rates.

Revenues Foregone by Affected Taxing Bodies

Table 4 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 revenues foregone in Table 4 are expressed in constant 2004 dollars. The dollars foregone shown in Table 4 therefore are misleading, for they do not take inflation into account. Clearly a dollar twenty years from now would be worth less than a dollar today as inflationary effects occur. In order then to put the revenue foregone into current day perspective, Table 5 provides a Present Value calculation of the revenue foregone over a twenty year period. In this calculation, the annual revenues foregone by the taxing bodies

are discounted by 5%. That produces a lower, but more realistic picture of the present day revenues that might be foregone by the taxing bodies over the life of the plan.

Two additional notes should be made about revenues foregone by affected taxing bodies. One, Tables 4 and 5 both assume that all the new values in the Silverton Renewal Area would occur, even without the investment of urban renewal funds. In fact, however, it is more realistic to assume that the public expenditures on renewal activities will have some effect on the growth of values within the urban renewal area. If one makes that assumption, some of the values which are used to calculate revenue foregone would not materialize at all. This assumption is not made, here, but if it were used, it would further reduce the revenues foregone by the affected taxing bodies.

Two, it is common to look at the total revenues foregone, and assume that the total shown is lost immediately. As the revenue foregone tables show, these revenues are foregone annually, over an extended period of time, not all at once. Given the size of the total budgets of the taxing bodies, the annual revenues foregone usually represent only a minor percentage of their total budgets.

Impact on Schools

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.

Financial Impact of Plan after Indebtedness is repaid.

When the project is completed, it is estimated that \$65.14 million in assessed values will be placed back on the tax roll. The following year 2025-26, property tax revenues generated by those values are estimated to be approximately \$1.1 million. If one uses the Present Value of total revenue foregone as shown in Table 5, and applies a 5% Present Value discount to estimated property tax revenues in years 2025-26 on, the revenues foregone by the overlapping taxing bodies will be repaid in a period of six years after all indebtedness is retired.

Tables 4 and 5 are shown on the following pages.

Silverton Urban Renewal Plan

Table 4 - Taxes Foregone by Affected Taxing Bodies

Fiscal Year	County tax rate	City Tax Rate	Library	Silv'ton FD	School Dist	Chemek CC	ESD
	\$3.0241	\$3.6878	\$0.5748	\$1.0397	\$4.5458	\$0.6204	\$0.2398
	Marion Co tax foregone on new values	Silverton tax foregone on new values	Library foregone on new values	Silv'ton FD foregone on new values	Silver FallsSD foregone on new values	Chemek CC foregone on new values	ESD tax foregone on new values
2005	\$5,165,158	\$19,048	\$2,969	\$5,370	\$23,480	\$3,204	\$1,239
2006	\$9,536,200	\$35,168	\$5,481	\$9,915	\$43,350	\$5,916	\$2,287
2007	\$15,152,447	\$55,879	\$8,710	\$15,754	\$68,880	\$9,401	\$3,634
2008	\$20,923,140	\$77,160	\$12,027	\$21,754	\$95,112	\$12,981	\$5,017
2009	\$24,042,839	\$88,665	\$13,820	\$24,997	\$109,294	\$14,916	\$5,765
2010	\$27,248,331	\$100,486	\$15,662	\$28,330	\$123,865	\$16,905	\$6,534
2011	\$30,541,973	\$112,633	\$17,556	\$31,754	\$138,838	\$18,948	\$7,324
2012	\$33,926,191	\$125,113	\$19,501	\$35,273	\$154,222	\$21,048	\$8,136
2013	\$37,403,474	\$137,937	\$21,500	\$38,888	\$170,029	\$23,205	\$8,969
2014	\$39,851,383	\$146,964	\$22,907	\$41,433	\$181,156	\$24,724	\$9,556
2015	\$42,366,609	\$156,240	\$24,352	\$44,049	\$192,590	\$26,284	\$10,160
2016	\$44,951,005	\$165,770	\$25,838	\$46,736	\$204,338	\$27,888	\$10,779
2017	\$47,606,470	\$175,563	\$27,364	\$49,496	\$216,409	\$29,535	\$11,416
2018	\$50,334,962	\$185,625	\$28,933	\$52,333	\$228,813	\$31,228	\$12,070
2019	\$53,138,486	\$195,964	\$30,544	\$55,248	\$241,557	\$32,967	\$12,743
2020	\$56,019,108	\$206,587	\$32,200	\$58,243	\$254,652	\$34,754	\$13,433
2021	\$58,978,947	\$217,503	\$33,901	\$61,320	\$268,106	\$36,591	\$14,143
2022	\$62,020,181	\$228,718	\$35,649	\$64,482	\$281,931	\$38,477	\$14,872
2023	\$65,145,049	\$240,242	\$37,445	\$67,731	\$296,136	\$40,416	\$15,622
2024	\$68,355,852	\$252,083	\$39,291	\$71,070	\$310,732	\$42,408	\$16,392
Totals	\$2,397,228	\$2,923,348	\$455,648	\$824,178	\$3,603,491	\$491,796	\$190,091
	20 years						

Table 5 - Present Value of Taxes Foregone by Affected Taxing bodies
This table shows values in Table 4 discounted at 5% rate

Fiscal Year	Cumulative New Incremental Values in area	MarionCo tax foregone on new values	Silverton tax foregone on new values	Library foregone on new values	Silv'ton FD foregone on new values	Silver FallsSD foregone on new values	Chemeketa CC foregone on new values	ESD foregone on new values
2005	\$5,165,158	\$14,876	\$18,141	\$2,828	\$5,114	\$22,362	\$3,052	\$1,180
2006	\$9,536,200	\$26,157	\$31,898	\$4,972	\$8,993	\$39,319	\$5,366	\$2,074
2007	\$15,152,447	\$39,583	\$48,271	\$7,524	\$13,609	\$59,501	\$8,121	\$3,139
2008	\$20,923,140	\$52,055	\$63,480	\$9,894	\$17,897	\$78,249	\$10,679	\$4,128
2009	\$24,042,839	\$56,969	\$69,471	\$10,828	\$19,586	\$85,635	\$11,687	\$4,517
2010	\$27,248,331	\$61,489	\$74,984	\$11,687	\$21,140	\$92,430	\$12,615	\$4,876
2011	\$30,541,973	\$65,640	\$80,046	\$12,476	\$22,567	\$98,669	\$13,466	\$5,205
2012	\$33,926,191	\$69,441	\$84,681	\$13,199	\$23,874	\$104,383	\$14,246	\$5,506
2013	\$37,403,474	\$72,913	\$88,915	\$13,859	\$25,068	\$109,602	\$14,958	\$5,782
2014	\$39,851,383	\$73,985	\$90,223	\$14,063	\$25,437	\$111,214	\$15,178	\$5,867
2015	\$42,366,609	\$74,910	\$91,350	\$14,238	\$25,754	\$112,603	\$15,368	\$5,940
2016	\$44,951,005	\$75,694	\$92,307	\$14,387	\$26,024	\$113,783	\$15,529	\$6,002
2017	\$47,606,470	\$76,349	\$93,105	\$14,512	\$26,249	\$114,767	\$15,663	\$6,054
2018	\$50,334,962	\$76,880	\$93,753	\$14,613	\$26,432	\$115,566	\$15,772	\$6,096
2019	\$53,138,486	\$77,298	\$94,262	\$14,692	\$26,575	\$116,193	\$15,858	\$6,129
2020	\$56,019,108	\$77,607	\$94,640	\$14,751	\$26,682	\$116,659	\$15,921	\$6,154
2021	\$58,978,947	\$77,817	\$94,896	\$14,791	\$26,754	\$116,974	\$15,964	\$6,171
2022	\$62,020,181	\$77,933	\$95,037	\$14,813	\$26,794	\$117,148	\$15,988	\$6,180
2023	\$65,145,049	\$77,962	\$95,072	\$14,818	\$26,804	\$117,191	\$15,994	\$6,182
2024	\$68,355,852	\$77,909	\$95,007	\$14,808	\$26,785	\$117,112	\$15,983	\$6,178
Totals	20 years	\$1,303,468	\$1,589,541	\$247,754	\$448,139	\$1,959,362	\$267,409	\$103,360

500E. FINANCIAL FEASIBILITY OF PLAN

Table 2 in Section 500 of the Report to the Plan show the estimated costs of project activities at \$12.7 million. 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 3. The tax increment revenues shown in Table 3 are based on the following assumptions:

1. Approximately \$3 million in new values will be available to the Agency at the beginning of the project, from two projects expected to be completed during 2004.
2. A residential sub-division of approximately 50 units of single family housing will be developed in the project area, beginning in 2006-07. The units are assumed to add approximately \$8 million in assessed value in 2004 dollars.
3. Industrial land in the renewal area is expected to be absorbed and developed over a seven year period beginning in 2008. It is estimated this development will add approximately \$7.5 million in assessed value, in 2004 dollars.
4. Other new additions to real market values are held at \$100,000 annually through the entire plan period.
5. Overall assessed values in the renewal area are indexed upward 2.75% annually.

The revenues shown in Table 3 are expected to be sufficient to carry out all project activities currently shown on the Urban Renewal Plan, and to retire project indebtedness within a 20 year period. It is financially feasible to carry out the Urban Renewal Plan for the Silverton Urban Renewal Area.

600. RELOCATION

A. PROPERTIES REQUIRING RELOCATION

No relocation is anticipated at the adoption of this plan.

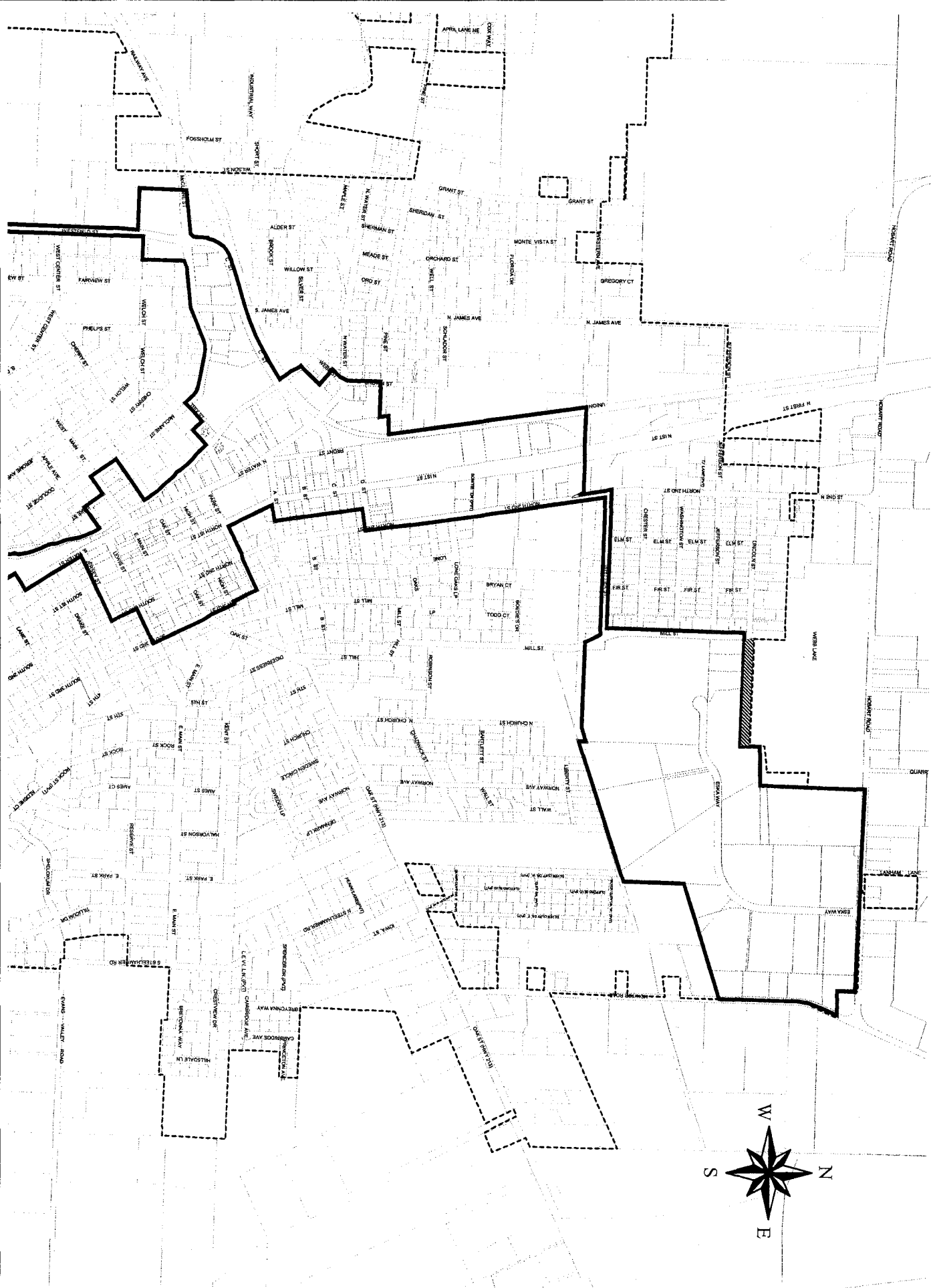
B. RELOCATION METHODS

If in the implementation of this Plan, persons or businesses should be displaced by action of the Agency, the Agency shall provide assistance to such persons or businesses to be displaced. Such displacees will be contacted to determine their individual 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.

C. HOUSING COST ENUMERATION

The Renewal Plan will remove no existing housing units. Approximately 150 units of new housing are expected to be developed in the renewal area. These units are expected to be sales housing units. They are expected to be priced for sale to upper middle and upper income households.

Silverton Urban Renewal Area





Urban Renewal Boundary

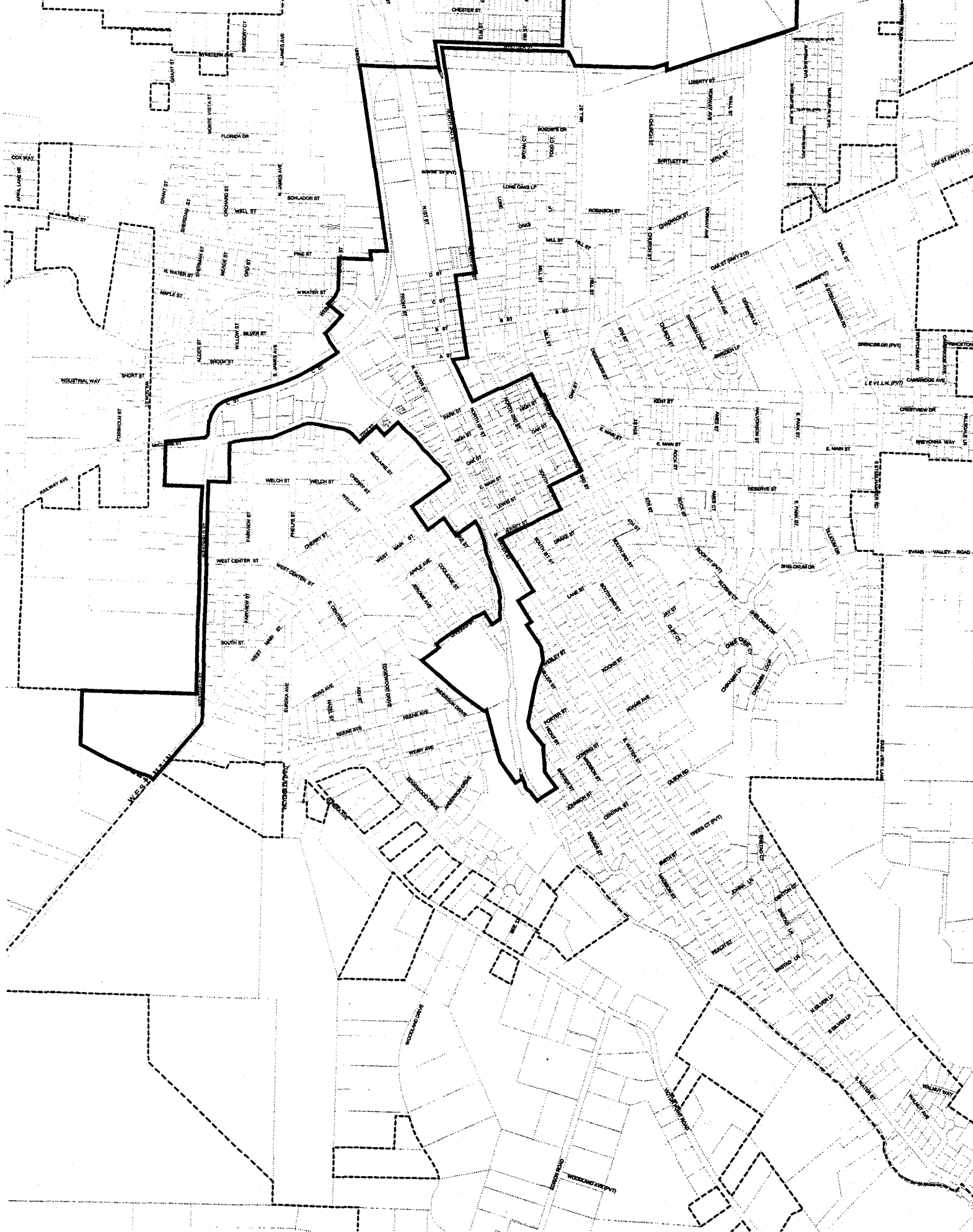
Current Silverton City Limits

Properties Included in Urban Renewal District

Areas considered outside of City Limits, but part of properties inside of City Limits.

Total Area of Urban Renewal: 211.06 Acres

Total Assessed Value of Area: \$48,884,120.00



 **Urban Renewal Boundary**

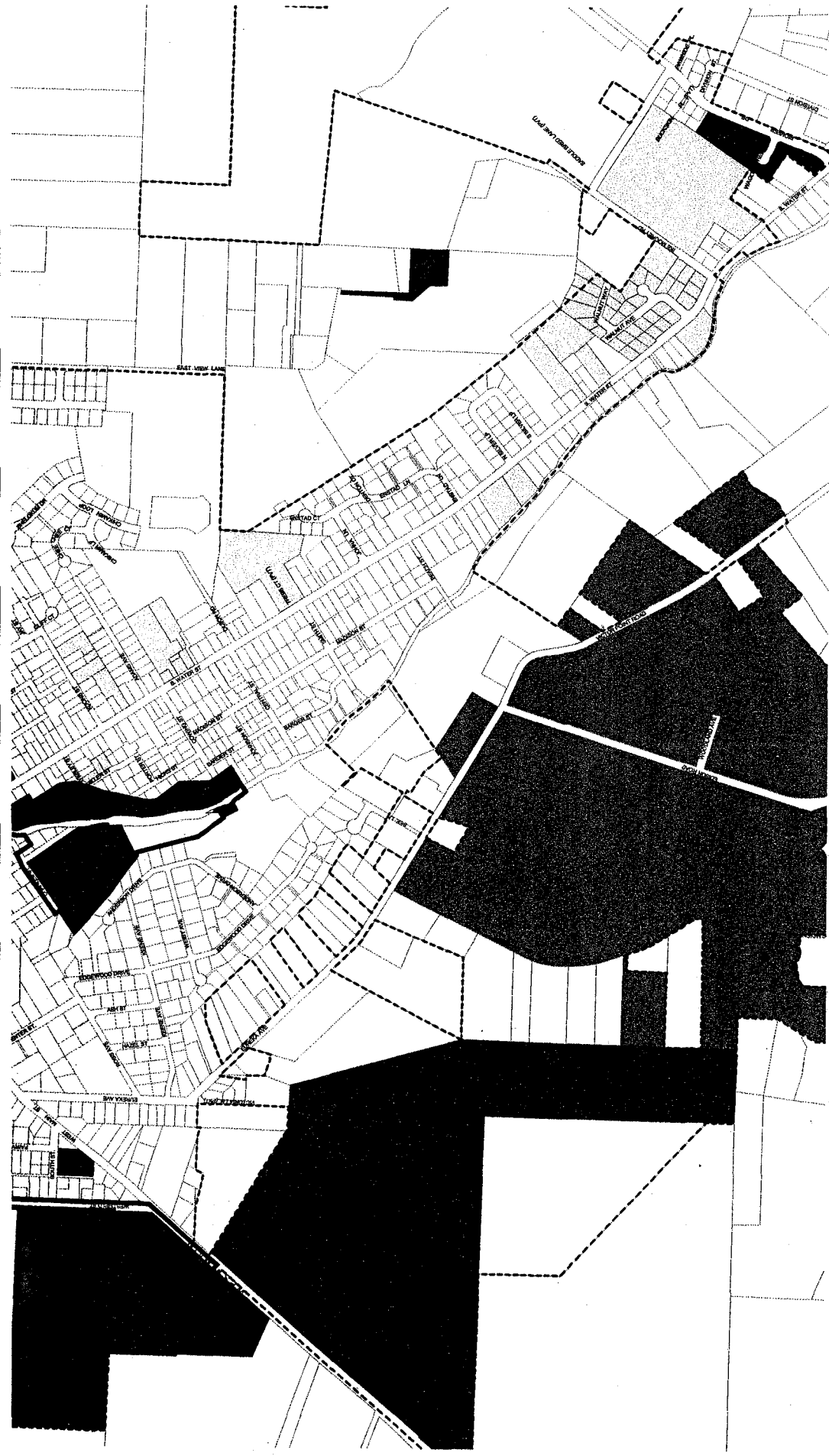
 **Current Silverton City Limits**

 **Properties Included in Urban Renewal District**

 **Areas considered outside of City Limits, but part of properties inside of City Limits.**

Total Area of Urban Renewal

Total Assessed Value of Area



-  Urban Renewal Boundary
-  Silverton City Limits
-  R-1 Single Family Residential
-  A-R Acreage Residential
-  C-1 Residential Commercial
-  C-2 Residential Business
-  C-3 Commercial Business
-  I-P Industrial Park
-  I-2 Limited Industrial
-  P Public
-  R-L Multifamily Low Density
-  R-M Multifamily Medium Density
-  R-H Multifamily High Density