

**CITY OF INDEPENDENCE:**

**URBAN RENEWAL  
PLAN**

SEPTEMBER 25, 2001

BY

ORDINANCE 1397

## **INDEPENDENCE URBAN RENEWAL PLAN ACKNOWLEDGMENTS**

The Independence Urban Renewal Plan was prepared with the participation, assistance and guidance of the Independence Urban Renewal Advisory Committee and City of Independence staff. The work, time, and experience of the Advisory Committee membership, and City staff was of great service and value to the City of Independence. The Urban Renewal Advisory Committee members are:

### **Urban Renewal Task Force**

Andy Scott (Owner: Andy's Restaurant)

Lorraine Borchers (Parks & Recreation Committee, Citizen, Independence Property Owner)

Nancy Lodge (City Council Member)

Jeff Hinman (Citizen, Independence Property Owner)

### **City of Independence Staff**

Marc Miller (Western Oregon University Intern)

Greg Ellis (City Manager)

Ordinance #1397, Exhibit 'A'

INDEPENDENCE URBAN RENEWAL PLAN

TABLE OF CONTENTS

100.	THE URBAN RENEWAL PLAN	1
200.	CITIZEN PARTICIPATION	1
300.	RELATIONSHIP TO LOCAL OBJECTIVES	1
400.	PROPOSED LAND USES	2
500.	OUTLINE OF DEVELOPMENT	3
600.	DESCRIPTION OF PROJECTS TO BE UNDERTAKEN	3
700.	REDEVELOPER'S OBLIGATIONS	6
800.	AMENDMENTS TO THE RENEWAL PLAN	7
900.	MAXIMUM INDEBTEDNESS	8
1000.	FINANCING METHODS	8
1100.	RELOCATION	8
1200.	DEFINITIONS	8

EXHIBITS

EXHIBIT 1	BOUNDARY MAP	10
EXHIBIT 2	ZONING MAP	11

ATTACHMENTS

ATTACHMENT B	COMPREHENSIVE PLAN GOALS	12
ATTACHMENT C	ZONING DESIGNATIONS	13
ATTACHMENT A	LEGAL DESCRIPTION	15

## 100. THE URBAN RENEWAL PLAN

### **A. General**

The Independence Urban Renewal Plan consists of Part One -Text and Part Two - Exhibits. The Independence City Council acts as the Urban Renewal Agency of the City of Independence, 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 Independence respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

The City Council of the City of Independence has elected the City Council as the initial Urban Renewal Agency on August 28, 2001 by Ordinance No. 1396.

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.

The Urban Renewal Agency accepted this Report and Plan and submitted this Report and Plan to the City Council on September 11, 2001. This Urban Renewal Plan for the Independence Urban Renewal Area was approved by the City Council of the City of Independence on September 25, 2001 by Ordinance No. 1397.

### **B. The Renewal Plan Area Boundary**

The boundary of the renewal area is shown in Exhibit 1, attached to this plan. A legal description of the project boundary will be included as Attachment 'A' of this plan when it becomes available.

## 200. CITIZEN PARTICIPATION

This Urban Renewal Plan was developed under the guidance of the Independence Urban Renewal Agency Advisory Committee (URAAC). In the course of formulating the Plan, the URAAC conducted a series of meetings, beginning on August 21, 2001. All meetings of the URAAC were open to the public for discussion and comment.

The Independence Planning Commission met to review the Plan on September 17, 2001. The Independence City Council held a public hearing on adoption of this Plan on September 25, 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 Independence Comprehensive Plan, and to implement development strategies and objectives for the Independence Urban Renewal Area. The Urban Renewal Plan relates to the following local goals and objectives.

### **A. City of Independence 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. Specific goals and policies found in the Independence Comprehensive Plan which relate to this Plan are detailed in Attachment B of this Plan.

## **B. Renewal Plan Goals and Objectives**

### **Goal One:**

**To diversify economic base and family wage jobs within the district.**

*Objectives:*

- Increase ratio of business to residential growth within the City.
- Increase the number of jobs within the district.
- Recruit businesses to the district that provide family wages and incomes and tax benefit to the community.
- Entice private investments in new development and redevelopment within the commercial and industrial areas of the district.
- Support new growth and development within industrial areas of the district.
- Provide an attractive, efficiently organized industrial employment center within the district.
- Support and assist in implementing the Industrial Area Master Plan.

### **Goal Two :**

**To maintain effective, efficient and safe traffic system for vehicular and pedestrian users.**

*Objectives:*

- Provide suitable and competent vehicle traffic circulation throughout the district.
- Create convenient and safe bicycle and pedestrian travel ways and remove pedestrian access barriers throughout the district.
- Provide new and upgraded collector roads within the district.

### **Goal Three:**

**To improve and retain existing businesses.**

*Objectives:*

- Entice private investment in development and redevelopment of existing commercial and industrial areas of the district.
- Encourage retention and expansion of businesses within the commercial areas of the district.
- Support and assist in implementing the Commercial District Revitalization Plan.

### **Goal Four:**

**To improve attractive visual amenities for customers and community members throughout the district.**

*Objectives :*

- Provide user friendly and eye pleasing streets, pedestrian ways and green ways throughout the district.
- Furnish new and improved pedestrian areas and parks throughout the district.

## **400. PROPOSED LAND USES**

### **A. Land Use Plan**

Exhibit 2, the "Comprehensive Plan Zone 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 Independence 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 Independence Comprehensive Plan and Zone Map. The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Comprehensive Plan, Land Development and Planning Ordinance, City of Independence

Charter, or any other applicable local, county, state or federal laws regulating the use and development of property in the Urban Renewal Area.

Exhibit 2, the "Comprehensive Plan Zone 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 Independence Urban Renewal Area and Comprehensive Plan. The Comprehensive Plan and Zoning applicable to the Urban Renewal Area are described in Attachment C to this Plan.

## **B. Plan and Design Review**

The Urban Renewal Agency shall be notified of any Comprehensive Plan amendment, rezoning application, annexation application, building permit, and design review, variance, conditional use or other development permits or applications requested within the Urban Renewal 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 Independence Urban Renewal Area. A substantial portion of the renewal area lacks adequate streets, curbs, sidewalks, water, sewer, and other infrastructure necessary to make productive use of the land. The conditions also pose a constraint to future development called for in the Comprehensive Plan. Project activities to treat these conditions include:

- Construct and improve streets, curbs and sidewalks in the Renewal Area..
- Install or upgrade water, electric, sewer and storm sewer utilities in the Renewal Area.
- Construct or improve pedestrian and bicycle circulation systems in the Renewal Area.
- Improve parks, open space, and recreation facilities in the Renewal Area.
- Construct and improve other public buildings and facilities in the Renewal Area.
- Rehabilitation and renovation of properties in the Renewal Area.
- Acquisition and disposition of land for public improvements, rights-of-way, utility improvements, and private development in the Renewal Area.
- Administration and co-ordination of development in the Renewal Area.
- Design plans to co-ordinate and guide the long-range design and development of the Independence Urban Renewal Area.
- Section 600 provides further description of each urban renewal project to be undertaken within the 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 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 urban renewal plan objectives. Changes will be undertaken in accordance with procedures for amendments to this Plan.

### **A. PUBLIC IMPROVEMENTS**

#### **1. Street Construction and Circulation Improvements**

This activity allows the Renewal Agency to construct and improve streets throughout the Renewal Area. These projects include, but are not limited to, landscaping, construction,

reconstruction, repair or replacement of streets, sidewalks, bike and pedestrian amenities, public transit facilities, and acquisition of land, right of ways, easements and other land rights. A preliminary list of street and circulation improvements has been developed in preparation of this Plan, but the exact location and extent of improvements will be determined by further engineering study. The list of streets to be constructed or improved may be revised or expanded by the Renewal Agency. Projects may include joint funding, construction, and uses with other governmental or private agencies.

The extent of the Renewal Agency's participation in funding such improvements will be based upon a Renewal Agency finding on the benefit of that project to the Renewal Area, and the importance of the project in carrying out Plan objectives.

## **2. Infrastructure and Utilities Improvements**

This activity allows the Renewal Agency to construct and improve infrastructures and utilities throughout the Renewal Area. These projects include, but are not limited to. Construction, reconstruction, repair, upgrading, and over sizing or replacement of electric, water, sanitary sewer and storm drainage facilities, relocation of overhead lines to underground locations, and acquisition of land, right-of-ways, easements and other land rights. The list of infrastructures and utilities to be constructed or improved may be revised or expanded by the Renewal Agency. Projects may include joint funding, construction, and uses with other governmental or private agencies.

The extent of the renewal Agency's participation in funding such improvements will be based upon a Renewal Agency finding on the benefit of that project to the Renewal Area, and the importance of the project in carrying out Plan objectives.

## **3. Public Facilities**

This activity will enable the Renewal Agency to assist in the development of new public facilities within the Renewal Area by participating in funding the acquisition, construction or rehabilitation of public facilities within the Renewal Area. Public facilities may include public parking facilities, municipal facilities, police and fire facilities, libraries, recreation centers, conference facilities, community centers, teleconferencing centers, and performing arts facilities. Projects may include joint funding, construction, and uses with other governmental or private agencies. The extent of the Renewal Agency's participation in funding such facilities will be based upon a Renewal Agency finding on the benefit of that project to the Renewal Area, and the importance of the project in carrying out Plan objectives.

## **4. Parks, Recreation, Pedestrian and Bike Corridors and Other Amenities**

This activity will enable the Renewal Agency to carry out Renewal and Comprehensive Plan objectives relating to parks and recreation facilities and, improvements to pedestrian and bicycle facilities throughout the Renewal Area. To carry out these objectives, the Renewal Agency may acquire and improve land or buildings for public parks, open space, bicycle and pedestrian uses, construct facilities for public use, and fund such planning and engineering studies as needed to carry out these activities.

Projects may include joint funding, construction, and uses with other governmental or private agencies. The extent of the Renewal Agency's participation in funding such facilities will be based upon a Renewal Agency finding on the benefit of that project to the Renewal Area, and the importance of the project in carrying out Plan objectives.

## **B. PRESERVATION, REHABILITATION, AND REDEVELOPMENT**

This activity will enable the Renewal Agency to carry out Renewal and Comprehensive Plan goals for Independence's economy, and for improving the appearance and vitality of Independence. The Renewal Agency may participate, through loans, grants, or both, in assisting development of new public and private buildings and facilities in the Renewal Area, and in maintaining and improving exterior and interior conditions of existing buildings in the Renewal Area. The Renewal Agency may make this assistance available as it deems necessary to achieve

the objectives of this Plan.

### **I. Redevelopment Through New Construction**

Redevelopment through new construction may be achieved by public or private property owners, with or without financial assistance by the Renewal Agency. To encourage redevelopment through new construction, the Renewal Agency is authorized to set financial 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 and redevelop property in the Renewal Area, as it may deem appropriate in order to achieve the objectives of this Plan.

### **2. Preservation, Rehabilitation, and Conservation**

The purpose of this activity is to conserve and rehabilitate existing buildings within the Renewal Area where they may be adapted for uses that further Plan goals. Rehabilitation and conservation may be achieved by owner and/or tenant activity, with or without financial assistance by the Renewal Agency. To encourage rehabilitation and conservation, the Renewal Agency is authorized to create guidelines, establish loan and grant programs and provide below market interest rate and market rate loans to the owners of buildings, or those intending to acquire buildings, which are in need of rehabilitation and for which rehabilitation and reuse is economically feasible

## **C. ACQUISITION AND REDEVELOPMENT OF PROPERTY**

The Renewal Agency is authorized to acquire property within the Renewal 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 a minor amendment to the plan as set forth in Section 800 of this Plan

### **1. Acquisition requiring City Council ratification.**

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

- Assembling land for development by the private sector where the developer of such land is a person or group other than the owner of record of such land to be acquired. Such acquisition shall be undertaken only following completion of a minor amendment to this Plan as set forth in Section 800(B)(1) of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.
- Where conditions exist that may affect the health, safety and welfare of the Renewal 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 800(B)(1) of this Plan. The City Council shall ratify the minor amendment to this Plan by resolution.
- All acquisition requiring the use of the Renewal Agency's powers of eminent domain.

If such plan amendment is approved by the City Council, 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 in Section 600(C)(3) of this Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

### **2. 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 800(C)(2) of this Plan. The minor amendment to the Plan may be adopted by the Renewal Agency by resolution. The Agency may acquire land without Council ratification where the following conditions exists:



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

If such plan amendment is approved by the Renewal Agency, 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 in. Section 600 C.3 of this Plan. The map exhibit shall be appropriately numbered and shall be included in Part Two as an official part of this Urban Renewal Plan.

### **3. Properties to be acquired**

At the time this Plan is prepared, one property has been identified for potential acquisition: the Harter property, known as 'Independence Machine Shop'.

### **D. PROPERTY DISPOSITION**

The Renewal Agency is authorized to sell, lease, exchange, subdivide, transfer, assign, pledge, encumber by mortgage or deed of trust, or otherwise dispose of any interest in real property which has been acquired, in accordance with the provisions of this Urban Renewal Plan.

All real property acquired by the Renewal Agency in the Renewal Area shall be disposed of for development of the uses permitted in the Plan at its fair re-use value. Fair re-use value will be the price at which the Renewal Agency, in its discretion, determines property should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in this Plan. Real property acquired by the Renewal Agency may be disposed of to any other person or entity by the Renewal Agency, in accordance with this Plan, by negotiated sale for its fair re-use value.

All persons and entities obtaining property from the Renewal Agency shall use the property for the purposes designated in this Plan, and shall commence and complete development of the property within a period of time which the Renewal Agency fixes as reasonable, and to comply with other conditions which the Renewal Agency deems necessary to carry out the purposes of this Plan.

To provide adequate safeguards to insure that the provisions of this Plan will be carried out to prevent the recurrence of blight, all real property disposed of by the Renewal Agency, as well as all real property owned or leased by participants which is assisted financially by the Renewal Agency, shall be made subject to this Plan. Leases, deeds, contracts, and agreements by the Renewal Agency may contain restrictions, covenants, or any other provisions necessary to carry out this Plan.

### **E. TECHNICAL, FINANCIAL AND DESIGN PLAN(S)**

This activity will enable the Renewal Agency to fund further studies and plans to refine the general ideas, costs, financing and activities described in this Plan. Such studies are intended to define and detail concepts relating to themes, landscaping treatments, design requirements, costs, financing and placement of Plan activities.

### **F. PLAN ADMINISTRATION**

It is the intent of this Plan to provide for the effective administration of this Plan, and to plan for the various activities contained in this Plan. Project funds may be utilized to pay indebtedness associated with preparation of this Plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, marketing and promotions, and other technical studies as may be needed during the course of this Plan. Project funds may be utilized to pay for, but not

limited thereto, marketing and promotional materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay, but not limited thereto, for personnel, consulting and other administrative costs incurred in management of this Plan.

## 700. REDEVELOPER'S OBLIGATIONS

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

- The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
- 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.
- 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.
- 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 Renewal Agency.
- 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.

## 800. AMENDMENTS TO THE RENEWAL PLAN

It is anticipated that this Renewal Plan will be reviewed periodically during the execution of this Plan and projects and activities thereunder. This Plan may be changed, modified, or amended as future conditions warrant. Types of Renewal Plan amendments are:

### **A. Substantial Amendments**

Substantial amendments to the Plan consist of

- 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.
- Increasing the maximum amount of indebtedness to be issued under the plan shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.120.
- The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$1,000,000, shall be a substantial amendment requiring approval per ORS 457.095, but not requiring notice as provided in ORS 457.120. The \$1,000,000 amount will be adjusted annually from 2001 costs according to the "Engineering News Record" construction cost index for the Northwest area of the United States.

### **B. Minor Amendments Requiring Approval by City Council.**

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

- Acquisition of property for purposes specified in Sections 600(C) of this Plan.

- Change of Urban Renewal Agency by ordinance.

### **C. Other Minor Amendments.**

The Renewal Agency may approve minor amendments by resolution. Such amendments are defined as:

- 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.
- Acquisition of property for purposes specified in Section 600(C) of this Plan.
- Addition of a project substantially different from those identified in Section 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 \$1,000,000 in 1999 dollars.
- Increases in the urban renewal area boundary, not in cumulative excess of 1 %.

## **900. MAXIMUM INDEBTEDNESS**

The Maximum Indebtedness authorized under this plan is \$5,244,180 (Five Million Two Hundred Forty-four Thousand One Hundred Eighty Dollars).

## **1000. 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 Renewal 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 Renewal 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 urban renewal projects 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 Renewal Agency or the City in connection with preplanning for this Plan shall be repaid from tax increment proceeds generated pursuant to this section.

## **1100. RELOCATION**

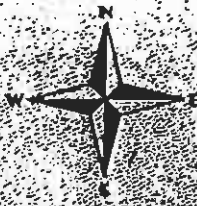
The Renewal Agency will provide relocation assistance to all persons or businesses displaced by project activities. Those displaced will be given assistance in finding replacement facilities. All persons or businesses which may be displaced will be contacted to determine such relocation needs. They will 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 Department of Transportation (ODOT), or other parties to help administer its relocation program.

## 1200. DEFINITIONS

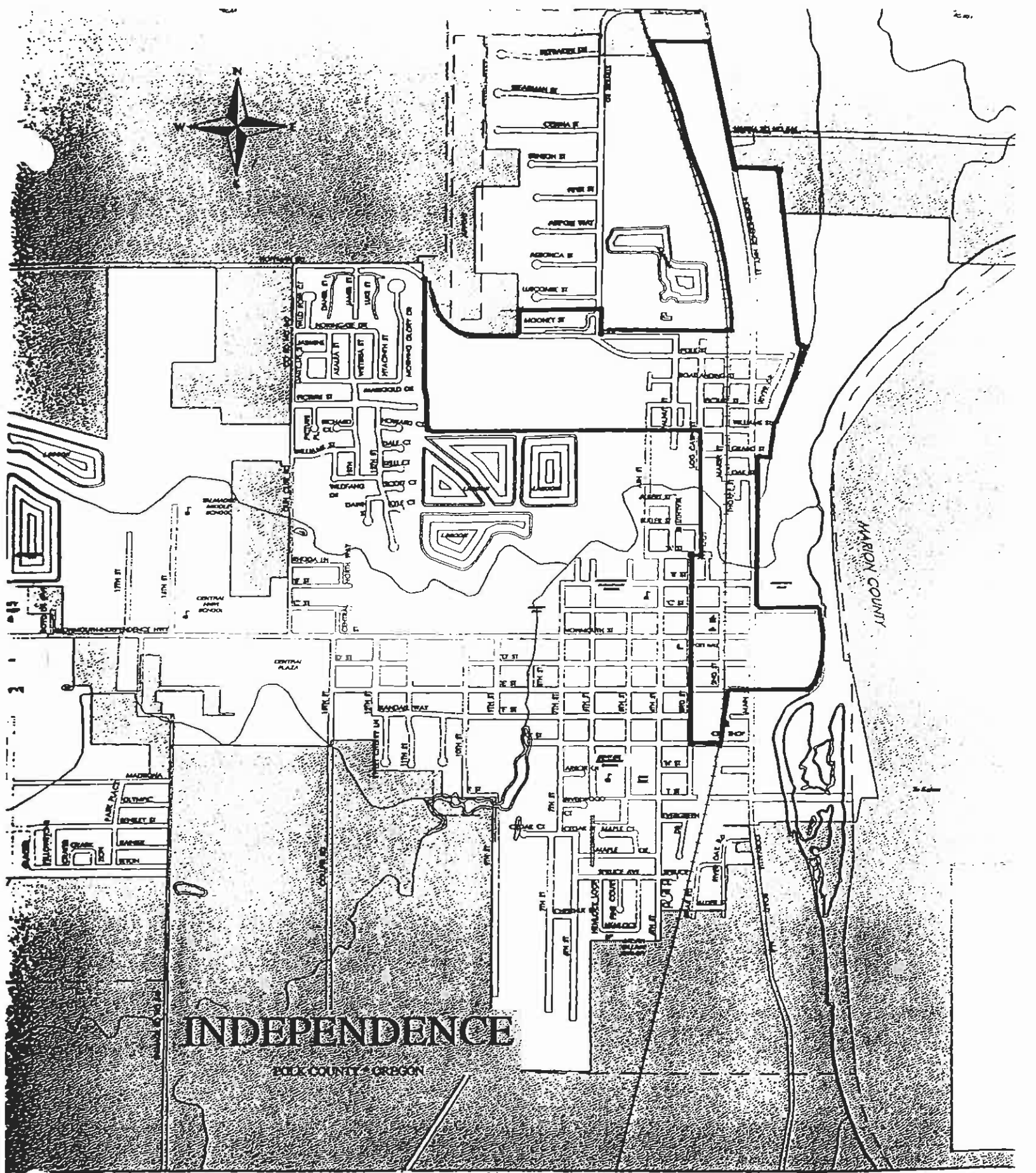
The following definitions will govern the construction of this Plan unless the context otherwise requires.

- "Area" means the area included within the boundaries of the Independence Urban Renewal District.
- "City" means the City of Independence, Oregon.
- "City Council" means the City Council of the City of Independence, Oregon.
- "Comprehensive Plan" means the City's Comprehensive Land Use Plan and its implementing Ordinances, policies and development standards.
- "County" means the County of Polk, 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 Independence Urban Renewal Area, Part Two -Exhibits.
- "ORS" means Oregon Revised Statute (State Law) and specifically Chapter 457 thereof.
- "Plan" means the Independence Urban Renewal Plan for the Independence Urban Renewal Area, Parts One and Two. "Planning Commission" means the Planning Commission of the City of Independence, 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" 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 Independence Urban Renewal Area, Part One - Text.
- "Urban Renewal Agency" means the Urban Renewal Agency of the City of Independence, Oregon.
- "Urban Renewal Area", "Independence 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.



# INDEPENDENCE

POLK COUNTY - OREGON

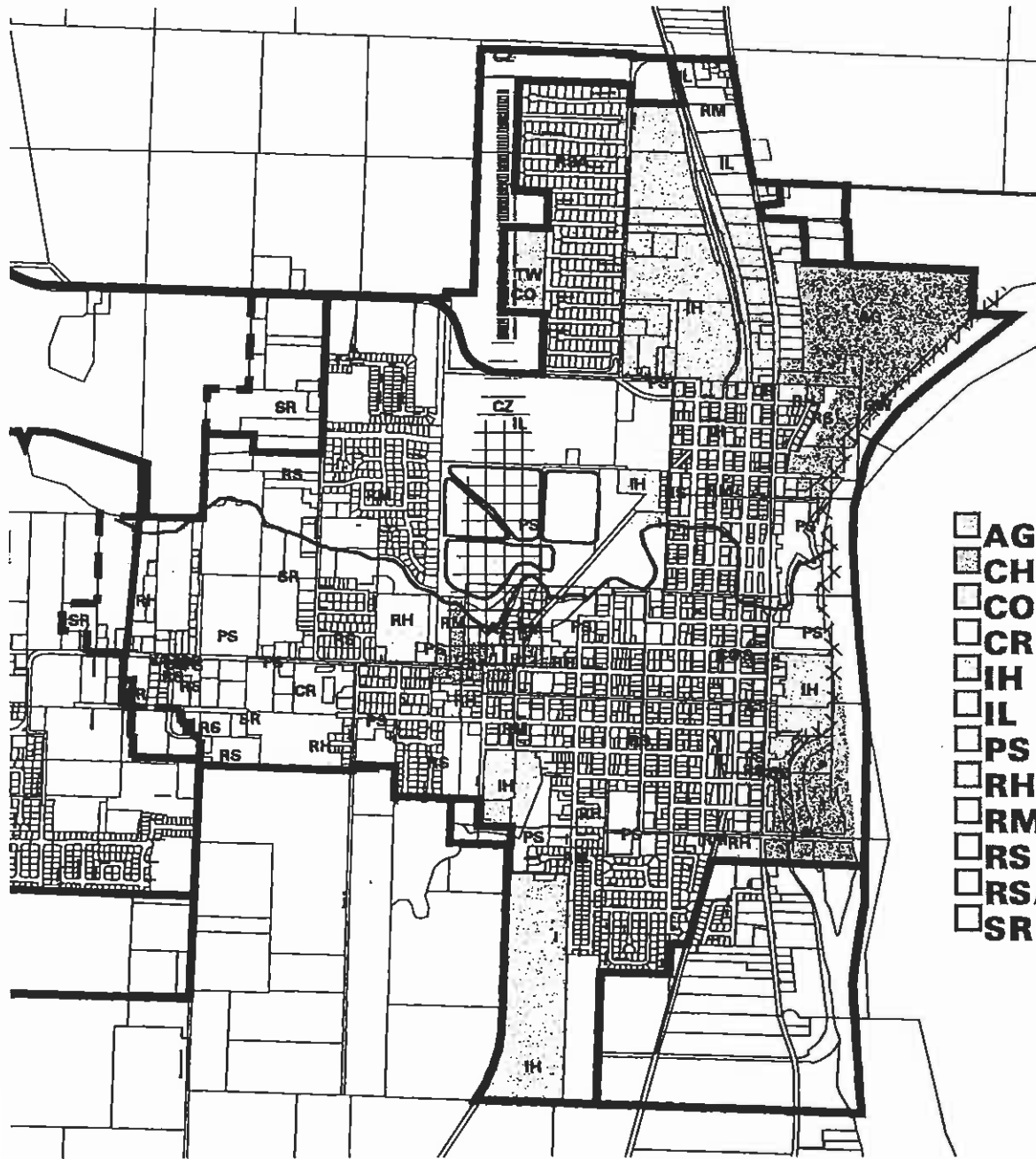


# Independence Zoning



- RW-RUNWAY
- TW-TAXIWAY
- CZ-CLEAR ZONE
- AZ-APPROACH ZONE
- GW-GREENWAY

- ⚡ CITY LIMITS
- ⚡ UGB



- AG
- CH
- CO
- CR
- IH
- IL
- PS
- RH
- RM
- RS
- RSA
- SR

This map was produced from the Polk County roads, water, railroad, and section geographic databases. The data originally came from USGS quad traps, SPOT 1993 satellite imagery, and the County Road Index Map. The data is maintained by the county to support its governmental activities. The county is not responsible for any map errors, possible misuse, or misinterpretation.

Update September 1998

## ATTACHMENT B

### INDEPENDENCE URBAN RENEWAL PLAN COMPREHENSIVE PLAN GOALS AND OBJECTIVES

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. Specific goals and policies found in the Independence Comprehensive Plan which relate to this Plan are:

#### Independence Comprehensive Plan Goals and Policies

##### **A. To develop and maintain a transportation system which is safe, convenient and economical.**

- Independence shall provide the necessary improvement to City streets, and will encourage the
- County to make the same commitment to local County roads, in an effort to keep pace with growth.
- Independence shall work cooperatively with developers to assure that new streets are constructed in a timely fashion to meet the City's growth needs.
- Independence shall attempt to improve its problem intersections, in keeping with its policies for upgrading or new construction of roads.
- Independence shall work to provide an adequate sidewalk and pedestrian pathway system to serve all residents.
- Independence shall provide appropriate facilities for bicycles and, if found to be needed, for other slow moving, energy efficient vehicles.
- Independence shall work to expand mass transit opportunities on both a regional and an intra-city basis.
- Independence shall actively promote improvements to state highways and connecting county roads that affect access to the City to assure the provision of a full range of public facilities and services to meet the needs of the residents and property owners of Independence.
- Independence shall work closely and cooperative with all entities and agencies providing public facilities and services.
- Independence shall utilize all feasible means of financing needed public improvements and shall do so on an equitable manner.
- Independence shall adopt and periodically update a capital improvement plan for major City projects to diversify and improve the economy of the City of Independence.
- Independence shall promote increased industrial development at appropriate locations.
- Independence shall encourage further commercial development and redevelopment at appropriate locations.
- Independence shall encourage economic programs and projects that will lead to an increase in local employment opportunities.

## ATTACHMENT C

### INDEPENDENCE URBAN RENEWAL PLAN RENEWAL AREA ZONING DESIGNATIONS

*THE FOLLOWING IS EXAMPLE ONLY:*

**Residential Zone District (R):** The purpose of this district/zone is to recognize the existing residential character of the area and provide compatible types of new residential development.

Permitted uses in this zone are:

RS - Low density residential zone

- a. Single-family dwelling: one single family dwelling per lot.
- b. Agriculture, including accessory structures, excluding commercial processing, sales manufacturing or packaging.
- c. Day care facility in residential home, with twelve or fewer children.
- d. Manufactured and mobile home subdivisions, where developed as a planned unit.
- e. Public building such as fire station, city hall, park, playground or library.
- f. Manufactured home that meets approval criteria.

RH - High density residential zone

- a. Uses permitted outright in the RS zone.
- b. Boarding, lodging or rooming house.
- c. Multi-family dwelling.
- d. Manufactured and mobile home subdivision of eight or fewer lots per acre.
- e. Duplex.

**Commercial Zone District (C) - Central Business District:** The district/zone is intended to create and preserve areas suitable for commercial uses and services on a broad basis to serve as the central shopping or principal downtown area for the City.

Permitted uses in this zone are:

CR - Downtown commercial zone

- a. Dwelling units:
  1. Units that are incidental and attached to any use allowed in CR zone.
  2. Existing dwelling units which are not incidental and attached to a use allowed in the CR zone.
- b. Retail store or shop, except those first listed as permitted uses in the CR zone.
- c. Amusement enterprise, including pool hall, bowling alley, dance hall, skating rink or theater when enclosed in a building.
- d. Bakery, for retail sale on premises.
- e. Barber or beauty shop.
- f. Bank or other financial institution.
- g. Building materials, supply or sales when enclosed in a building.



**Commercial Zone District (C) -General:** The purpose of this district/zone is to create and preserve areas suitable for general commercial uses and services.

Permitted uses in this zone are:

CH - Highway commercial zone

- a. Uses permitted outright in the C-I zone.
- b. Miniature golf courses.
- c. Automobile, motorcycle, boat or truck sales service, rental, storage or parking.
- d. Billboard having a surface not greater than fifty square feet per side.
- e. Theaters, or other drive-in commercial recreational enterprises.
- f. Restaurant.
- g. Kennel.
- h. Motel.
- i. Service station.
- j. Tire shop.

**Industrial Zone District (I):** The purpose of this district/zone is to provide for uses which have a limited impact on surrounding properties and are compatible with clean and non-polluting industries.

Permitted uses in this zone are:

IL - Light industrial zone

- a. Manufacturing, fabricating, processing, compounding, assembly of products made from previously prepared materials, such as cloth, paper, but not sawmills, etc., the operation of which will not result in dissemination of dust, gas, smoke, etc. which would exceed the Oregon Department of Environmental Quality standards and regulations, danger by fire, or unusual traffic hazards.
- b. Automobile shops or heavy repair shop.
- c. Contractor's equipment or storage yard.
- d. Food processing plant.
- e. Fuel distribution, wholesale or retail.

IH - Heavy industrial zone

- a. Use permitted outright in an M-I zone.
- b. Aggregate removal operations.
- c. All other uses when evaluated on the specified standards and criteria and point system evaluating heavy industrial development proposals.



## J&amp;R SURVEYORS

Ronald H. Schulson, L.S.

Phone 623-4003

P.O. Box 418 • DALLAS, OREGON 97338

## BOUNDARY DESCRIPTION: URBAN RENEWAL DISTRICT/INDEPENDENCE

## SECTION 21, TOWNSHIP 8 SOUTH, RANGE 4 WEST

Beginning at the One-Quarter Corner common to Sections 21 and 28, in Township 8 South, Range 4 West of the Willamette Meridian, in Polk County, Oregon, said point being also the Southeast corner of the E. A. Thorp Donation Land Claim, and also being the Southeast corner of Block 1, E. A. Thorp's Town of Independence, as recorded in Deed Volume 12, Page 39 of the Polk County Deed Records;

thence Westerly along the South line of said Block 1, 25 feet, more or less, to the Easterly line of State Highway No. 51;

thence Northerly along Easterly line of said Highway No. Fifty One, 275 feet, more or less, to the North line of said Block 1;

thence East along the North line of said Block 1, 50 feet, more or less, to the Northeast corner thereof;

thence North, 60 feet to the Southeast corner of Block 2, of said Thorp's Town;

thence West along the South line of said Block 2, 65 feet, more or less, to the Easterly line of said State Highway No. 51;

thence Northerly along said East line, 240 feet, more or less, to the North line of said Block 2;

thence East along the North line of said Block 2, 77 feet, more or less, to the Northeast corner of said Block 2;

thence North, 60 feet to the Southeast corner of Block 3 of said Thorp's Town;

thence West along the South line of said Block 3, 77 feet, more or less, to the Easterly line of State Highway No. 51;

thence Northerly along said Easterly Highway line, 120 feet, more or less, to the South line of Lot 3, Block 3, of said Thorp's Town of Independence;

thence West along the South line of said Lot Three, 43 feet, more or less, to the East line of State Highway No. 51;

thence North along the East line of said State Highway No. Fifty One, 780 feet, more or less, to the Southwest corner of Block 10, of said Thorp's Town;

thence East along the South line of said Block Ten, 190 feet, more or less, to the Easterly line of that right-of-way, 10 feet in width, which was conveyed to the City of Independence for a sewer line right-of-way, by that deed recorded in Book of Records 210, Page 193, of the Polk County Deed Records;

thence Northeast along the Easterly line of said City right-of-way, 240 feet, more or less, to the North line of said Block 10, Thorp's Town of Independence;

thence West along the North line of said Block 10, 5 feet more or less to the Easterly line of River Drive;

thence along the arc of a 547.30 foot radius curve to the right, (the long chord of which bears North 06°02' East, 39.70 feet) an arc distance of 39.71 feet to an iron rod on the Easterly line of River Drive which is at the Southwest Corner of Lot 6, Block 2, River View Addition, as recorded in Book 5, Page 37 of the Book of Town Plats, Polk County, Oregon;

thence South 82°00' East, 110.00 feet to the most Southerly corner of said River View Addition,

thence Northerly on the Easterly line of said River View Addition, along the arc of a 442.30 feet radius curve to the right (the long chord of which bears North 18°52' East, 166.75 feet.) an arc distance of 167.75 feet;

thence Northerly along the arc of a 2044.86 foot-radius curve to the left (the long chord of which bears North 22°55' East, 485.00 feet.) an arc distance of 486.60 feet to the Northeast corner of said Riverview Addition;

thence North 73°20' West along the Northerly line of said Riverview Addition, 110.00 feet, more or less, to the South line of Block 6, of said Thorp's Town of Independence;

thence East, 150 feet, more or less, to the Southeast corner of said Block 6;  
thence North along the East line of said Block Six, 210 feet, more or less,  
to the Northeast corner of said Block 6 and the Northeast corner of that tract  
of land conveyed to Luther Mogle on October 19, 1995, and described as Parcel 1  
in that deed recorded in Book of Records 308, Page 2082, of the Polk County Deed  
Records;

thence East 450 feet, more or less, to the Southeast corner of that tract of  
land described as Parcel 2 and conveyed to said Luther Mogle by that deed  
recorded in Book of Records 308, Page 2082;

thence North, 407.22 feet, more or less, to the Northeast corner of said  
Parcel 2 of said Mogle tract of land;

thence West, 198 feet, more or less, to the Northerly Northwest corner of  
said Parcel 2 of said Mogle tract;

thence Southerly, 245.52 feet, more or less, to an angle in the Northerly  
line of said Mogle tract of land;

thence West, 809.16 feet, more or less, to the Southwest corner of that  
tract of land conveyed to Boise Cascade Corporation by that deed recorded in  
Book of Records 309, Page 1565, of the Polk County Deed Records;

thence Northerly along the Westerly line of the said Boise Cascade tract  
of land (said line being parallel to, and 340 feet Easterly of the center of  
State Highway No. 51) a distance of 1380 feet, more or less, to the Northwest  
corner of said Boise Cascade tract and Northeast corner of that tract of land  
conveyed to Donald Owens by that deed in Book of Records 215, Page 479 of the  
Polk County Deed Records;

thence East on the North line of said Boise Cascade tract, 125 feet, more  
or less, to the Southeast corner of that tract of land described as Parcel III,  
and conveyed to Top LLC, an Oregon Limited Liability, Co., in Book 2000, Page  
01713, of the Polk County Deed Records;

thence Northerly along the East line of said Parcel III, and it's Northerly  
extension, 315 feet, more or less, to a point which is on the South line of that  
tract of land conveyed to Wayne L. and Debra J. Friedt and described as Parcel 2  
in that deed recorded in Book 2001, Page 05138, of the Polk County Deed Records;

thence West, 15 feet, more or less, to the Southwest corner of said Friedt  
tract, and the Southeast corner of that tract of land conveyed to Independence  
Custom Meat Service, L.L.C. by that deed recorded in Book 2001, Page 17271, of  
the Polk County Deed Records;

thence North 03°00'West, 228.38 feet, more or less, to the Northeast corner  
of said Independence Custom Meat Service tract;

thence Westerly along the North line of said Independence Custom Meat Service  
tract 512 feet, more or less, to the Easterly line of State Highway No. 51;

thence Northerly along the Easterly line of said State Highway No. Fifty one,  
1980 feet, more or less, to a point on the Easterly extension of the South  
right-of-way line of Stryker Road;

thence West along the South line of said Stryker Road and said extension, 520  
feet, more or less, to the Northeast corner of that tract of land described in  
that memorandum of agreement between Wesley Thomas, as seller, and Jim W.  
Bradbury and Nancy L. Bradbury, as buyers, and recorded in that deed recorded in  
Book of Records 220, Page 1291, of the Polk County Deed Records;

thence South 11°20'East, 318.71 feet, to the Southeast corner of said  
Bradbury tract;

thence West, 180 feet to a point on the Easterly line of the Southern Pacific  
Railroad right-of-way;

thence Southeasterly along the Easterly line of said Southern Pacific  
Railroad right-of-way, 3820 feet, more or less, to a point where said right-of-  
way line intersects the South line of the C.P. Cook Donation Land Claim No. 63  
in Section 21, Township 8 South, Range 4 West;

thence West along the South line of said Cook claim, 620 feet, more or less, to a point on the East line of Walnut Street, and the West line of Block 30 of said Thorp's Town of Independence;

thence North, 30 feet, more or less, to a point on the Easterly extension of the North right-of-way line of County Road No. 846;

thence West along said North right-of-way line, 990 feet, more or less, to a point where the North line of said County Road intersects the East line of Stryker Road;

thence North 00°05'45" West, 268.67 feet, more or less, along the East line of said Stryker road, to a point on the Easterly extension of the North right-of-way line of Mooney Street;

thence South 89°54'15" West, 118.79 feet, more or less, to an iron rod at an angle in the North line of said Mooney Street;

thence South 44°54'15" west, 42.43 feet to an iron rod at angle in said Mooney Street right-of-way line, said rod being also the Northeast corner of Lot 41 of Independence Meadows Airpark - Phase 3, a duly recorded subdivision in the City of Independence, Oregon;

thence South 89°54'15" West, 825.05 feet to an iron rod at the Northwest corner of Lot 50 of said subdivision;

thence South 00°20'00" East, 222.08 feet, more or less, to a point on the North right-of-way line of County Road No. 846;

thence Westerly along the Northerly right-of-way of said county road, 498.57 feet, more or less, to an iron rod which is 30 feet North from Centerline Station P.T. 110+56.18;

thence in a Northwesterly direction along the Northerly right-of-way line of said County Road No. 846, a distance of 1160 feet, more or less, to a point on the East line of the Joseph Carmack Donation Land Claim No. 66;

thence South along the East line of said Carmack claim, 1940 feet, more or less, to the Southwest corner of Parcel 2, Partition No. 2001-0005 in Section 20, Township 8 South, Range 4 West;

thence South 89°51'40" East, 1132.88 feet to an iron rod at the Southeast corner of said Parcel 2;

thence South 89°51'40" East, 134.09 feet to a 2" iron pipe anchor post;

thence North 00°06'00" East, 10.00 feet to an iron rod;

thence South 89°51'40" East, 288.27 feet to an iron rod at an angle in the South line of Parcel 1 of said Partition No. 2001-0005;

thence North 00°08'20" East, 200.00 feet to an iron rod;

thence South 89°51'40" East, 150.00 feet to an iron rod;

thence South 00°08'20" West, 200.00 feet to an iron rod;

thence South 89°51'40" East, 409.60 feet to an iron rod at the Southeast corner of said Parcel 1;

thence South 89°51'40" East, 183.33 feet to a 3/4" iron pipe;

thence South, 40 feet, more or less, to a point on the South line of that tract of land conveyed to Fox Land Associates, Ltd.;

thence Easterly along said line, 489.40 feet, more or less, to the Southeast corner of said Fox Land Associates, Ltd. tract of land;

thence Easterly, 30 feet, more or less, to the Northwest corner of Block 35, of said Thorp's Town of Independence;

thence East along the North line of Blocks 35 and 26, of said Thorp's Town of Independence, 590 feet, more or less, to the Northeast corner of said Block 26 and the West line of Log Cabin Street;

thence South along the East line of said Block 26 and the West line of said Log Cabin Street, 1464 feet, more or less, to the Southeast corner of Block 12, of said Thorp's Town of Independence;

SECTION 28, TOWNSHIP 8 SOUTH, RANGE 4 WEST-

thence Southerly, 60 feet, more or less, to the Northwest corner of Block 10, Henry Hill's Town of Independence, as recorded in Deed Volume 12, Page 306 of the Polk County Deed Records;

thence West, 60 feet, more or less, to a point at the Northeast corner of Block 11 of said Hill's Independence, said point being on the West line of Third Street in the City of Independence;

thence South along the West line of said Third Street, 2330 feet, more or less, to a point on the South line of "G" Street and the Northeast corner of Block 13, Hill's Addition to Hill's Independence, as recorded in Miscellaneous Book 1, Page 39 of the Polk County Deed Records;

thence East along the South line of "G" Street, 445.5 feet, more or less, to the East line of Second Street and the Northwest corner of Block 11, of said Hill's Addition to Hill's Independence;

thence North along the East line of said Second Street, 660 feet, more or less, to the South line of "E" Street and the Northwest corner of Block 9 of said Hill's Addition;

thence East along the South line of said "E" Street, 379.5 feet, more or less, to the East line of Main Street and the Northwest corner of Lot 1, Block 6, of said Hill's Addition to Hill's Independence;

thence South along the East line of Main Street, 66 feet to the Southwest corner of said Lot 1, Block 6, Hill's Addition to Hill's Independence;

thence East, 86 feet, more or less, to the Southeast corner of said Lot 1, Block 6, Hill's Addition to Hill's Independence;

thence North along the East line of said Lot One, 33 feet, more or less, to the Southwest corner of that tract of land conveyed to Valley Concrete and Gravel Company, Inc., and Oregon Corporation, by that deed recorded in Book of Records 189, Page 69;

thence East along the South line of said Valley Concrete and Gravel Company tract, and it's Easterly extension, 700 feet, more or less, to the Low Water Line along the West bank of the Willamette River;

thence Northerly and downstream along said Low Water Line of said Willamette River, 1085 feet, more or less, to the North line of "C" Street extended Easterly;

thence West along the North line of said "C" Street, 740 feet, more or less, to the East line of Main Street;

thence North along the East line of said Main Street, 264 feet, more or less, to the South line of "B" Street;

thence East, 80 feet, more or less, to the east end of "B" Street;

thence North, 60 feet to the North line of "B" Street;

thence West 80 feet, more or less, to the East line of Main Street;

thence in a North-easterly direction along the meandering of the East line of said Main Street, 300 feet, more or less, to a point on the South line of "A" Street, (now vacated);

thence East, 20 feet, more or less, to the East line of the Northwest One-quarter of Section 28, Township 8 south, Range 4 West of the Willamette Meridian;

thence Northerly, 80.89 feet, more or less, to the 1/4 corner between Sections 21 and 28, of said Township 8 South, Range 4 West, and the point of beginning of the lands described herein.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

2-16-02  
Ronald H. Schulson

OREGON  
JULY 14, 1873  
RONALD H. SCHULSON  
1658

LIC. RENEWAL 6-30-2002

Ordinance #1397, Exhibit 'B'

**REPORT ON INDEPENDENCE URBAN RENEWAL PLAN  
TABLE OF CONTENTS**

<b>I. INTRODUCTION</b>	<b>1</b>
<b>II. DESCRIPTION OF THE PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS</b>	<b>1</b>
<b>III. EXPECTED FISCAL, SERVICE, POPULATION IMPACTS OF THE PLAN</b>	<b>4</b>
<b>IV. REASONS FOR SELECTING THE URBAN RENEWAL AREA</b>	<b>5</b>
<b>V. RELATIONSHIP BETWEEN EACH PROJECT ACTIVITY AND EXISTING CONDITIONS IN THE PROJECT AREA</b>	<b>5</b>
<b>VI. ESTIMATED COST OF PROJECT ACTIVITIES</b>	<b>5</b>
<b>VII. ANTICIPATED COMPLETION DATE OF PROJECT ACTIVITIES</b>	<b>7</b>
<b>VIII. ESTIMATED AMOUNT OF MONEY NEEDED FOR PLAN</b>	<b>7</b>
<b>IX. FINANCIAL ANALYSIS OF PLAN</b>	<b>7</b>
<b>X. FINANCIAL IMPACT OF PLAN</b>	<b>7</b>
<b>XI. RELOCATION</b>	<b>8</b>
<b>TABLE V</b>	<b>9</b>
<b>TABLE VI</b>	<b>10</b>
<b>APPENDIX A- ASSUMPTIONS</b>	<b>11</b>

## Report on the Independence Urban Renewal Plan

### SECTION I. Introduction

The Report on the Plan for the Independence Urban Renewal Area provides technical information to support the Plan and to assist the Renewal Agency and the City Council in their deliberations on the Independence Urban Renewal Plan. The required contents of a Report on an Urban Renewal Plan are set forth in ORS 457.085(3), subsections (a) through (i). The sections in this Report on the Independence Urban Renewal Plan cover each of those requirements of ORS 457.

Data for this Report has been compiled from several sources, including City staff and Polk County Assessor's Office.

### SECTION II. A Description of the Physical, Social and Economic Conditions in the Urban Renewal Area

#### II A. Physical Conditions

##### Land Area

The Independence Urban Renewal Area is shown on Exhibit I-Urban Renewal District Boundary of the Urban Renewal Plan. The Independence Urban Renewal Area contains 253 acres. Of the total acreage in the project area, all acres are inside the City of Independence.

##### Compliance with Land Area Requirements of ORS 457

ORS 457.420(2)(a)(B) provides that the total land area of a proposed urban renewal area, when added to the land area of existing active urban renewal plans, may not exceed 25% of the City's total land area. Table 1 below shows the acreage in existing renewal areas in Independence, and the estimated acreage to be added in the proposed Independence renewal area boundary.

<b>Total Acreage in Independence Urban Renewal Area</b>	
	Acreage
Acreage in Proposed Renewal Area	253
Acres in City of Independence	1013
Percent of City's Acreage in Renewal Area	24.9%

The table shows that with the acreage for the proposed renewal area is below the 25% acreage limitation.

##### Land Uses and Zoning

The Independence area contains a mixture of commercial uses, light and heavy industrial uses, and some residential.

The following table shows the zoning in the renewal area. The total acres in the zoning table include acreage in streets, right-of way, and water. The predominant zoning designation in the Independence Urban Renewal Area is Light Industrial and residential. Little of the land zoned light industrial in this area has been developed until recently.

TABLE II		
Independence Urban Renewal Area - Comprehensive Plan Zoning, by Acres		
Zoning	Acres	Percent of Total
AG - Agriculture Zone	1	<1
CH - Commercial Highway Zone	19	7.5
CO - Commercial Office Zone	16	6.3
CR - Commercial Retail Zone	20	7.9
IH - Heavy Industrial Zone	10	3.9
IL - Light Industrial Zone	81	32.0
PS - Public Services Zone	44	17.4
RH - High-Density Residential Zone	2	<1
RM - Medium-Density Residential Zone	30	11.9
RS - Single-Family Residential Zone	23	9.1
RSA - Single-Family Residential Airpark Zone	7	2.8
<b>TOTALS</b>	<b>253</b>	<b>100.0</b>

### 1. Traffic and Circulation Conditions

The Industrial area of the project lacks adequate streets, curbs, and sidewalks. There is inadequate vehicular access to the industrial area, and inadequate connections between the commercial core of Independence and the industrial area. The industrial area can not be developed to its potential until a funding mechanism is found to master plan and put an adequate street system in place.

### 2. Street, Curb and Sidewalk Conditions

Most of the streets, curbs and sidewalks near the commercial core areas are classified as in fair to poor to very poor condition in the Independence Transportation System Plan (TSP), July 1998. The TSP contains many improvement recommendations for pedestrian, bicycle and vehicular improvements to enhance traffic safety and circulation for all users. The streets surrounding the commercial core areas lack adequate wheelchair access, safe pedestrian ways and handicapped parking.

As noted in the previous section, the industrial area lacks an adequate system of streets, curbs, and sidewalks. An Industrial Area Master Plan (IAMP) should be commissioned which addresses traffic circulation and infrastructure recommendations and also suggest funding mechanisms to meet the IAMP objectives.

The TSP encourages and suggests that curbs, sidewalks, paths, landscaping, safe intersections and traffic controls are essential to enhance the safety, access and efficiency aspects of pedestrian, bicycle and vehicular modes of transportation within the district.

### 3. Public Parking Conditions

The City of Independence does not have any public parking lots. Consequently, convenient customer parking in the commercial core area is grossly inadequate, and inconvenient and negatively affects business and values in the commercial core area.

The Urban Renewal Plan will contain at least one area to be developed as a public parking lot.



#### **4. Parks, and Open Space Conditions**

The City of Independence parks within the district are the Riverview Park and North Riverview Park; both parks need to be developed further. The City of Independence Downtown Development Plan addresses the development, upgrades and improvements to parks and open space.

#### **5. Pedestrian and Bicycle Ways**

Hoffman Avenue requires new bicycle lanes as detailed in the Independence Transportation System Master Plan. A multi-purpose trail system needs to be developed in Riverview Park in anticipation of a regional trail system from Corvallis, Oregon to Salem, Oregon. The existing bicycle and pedestrian facilities at the traffic-controlled intersections are unsafe, unfriendly for pedestrians and bicyclists, and directly affects the flow of traffic on Highway 51.

#### **6. Water and Sewer Services Conditions**

Planning and new construction are required in order to provide services for normal low volume water users and low level industrial waste discharges. Sanitary sewer lift stations are necessary due to the topography of the area. Provisions and funding for high volume water users are not available and, therefore, require additional funding of additional water treatment and water service infrastructure. Concurrently, capital investments for treatment handling facilities and collection system improvements will be needed to meet the handling of medium to high level of industrial wastes.

The water and sewer services in the commercial area are currently adequate, but will require upgrades on an as needed basis under present plans and funding resources.

#### **7. Storm Drainage Collector System Conditions**

There is not an adequate storm drainage system in the industrial area or in the residential area known as “old town”. The industrial area requires an elaborate and costly system due to federal and state laws and regulations that prohibit the traditional dry well collection and disposal system.

At this time, the storm drainage collection system is adequate in the commercial areas, although replacements and upgrades are a constant endeavor.

#### **8. Conditions -Environmental and Geotechnical**

No special conditions are noted at this time.

#### **9. Conditions – Public Facilities**

The Independence Police Station, City Hall, Public Library, Hop Warehouse and Municipal Court all are located within the Urban Renewal Area. They are an important source of public usage for the urban renewal area, and they are crucial to the viability of the downtown section of the renewal area. The newest of the facilities, City Hall, is approximately 45 years old. All these municipal facilities are in need of modernization, expansion, and major repairs.

## II B. Social and Economic Conditions

The area includes Independence's traditional downtown core. There are few vacancies in the downtown core area; however, there is little sign of new private investment. This condition indicates static or declining property values in the downtown core area. This indicator is further confirmed by the low ratio of improvement to land values in the area.

The overall value of improvements to land in the Downtown Renewal Area is very low for an area that includes much of the city's commercial core. Based on preliminary data for the 2000-01 tax year, land represents approximately \$2.4 million in value, while improvements represent approximately \$5.1 million. (Note: the frozen base values for the area will be based on assessed values, which are not available at this time.) The ratio of improvement to land value is only 2.13 to 1. 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. It has been noted that the Renewal Area contains a high percentage of land under-developed. The low level of improvement values in the area means that the tax revenues produced by the area are well below their potential, and the area therefore is not carrying its proper share of the local tax burden.

ORS 457.420(2)(a)(A) provides that the assessed value of an urban renewal area, when added to the total assessed values previously certified by the assessor for all other urban renewal areas, may not exceed 25% of the total assessed value of the municipality, exclusive of any increased assessed value for other urban renewal areas. It is assumed that the 2000-01 year will become the year for frozen base values for the Independence Urban Renewal Area. Assessed Value data for the 2000-01 year is not yet available. However, preliminary data on 2000-01 indicates that the Assessed Value for the area will be approximately \$30,000,000. That estimate of Assessed Value is used in Table III below.

	Base AV
Independence Renewal Area	\$ 30,000,000
Total Assessed Value, City of Independence	\$180,804,562
Percent of Independence in Renewal Area	16.59%

The values within the proposed Independence Renewal Area boundary are well within the 25% limit.

## SECTION III. The Expected Impact, Including Fiscal Impact of the Plan, in Light of Added Services or Increased Population

Attracting the new development, and serving the increased daytime and residential population initially will create needs for new streets, curbs and sidewalks, public parking, and improvements to the area's drainage and sanitary sewer systems. As the area reaches latter stages of build out, it is likely that there will be needs for improved public safety facilities and other community facilities.

Urban renewal activities shown in Section 600 of the Independence Urban Renewal Plan are intended to allow use of tax increment funds to address the impacts described above. The estimated cost of carrying out the Independence Urban Renewal Plan is largely driven by anticipated expenditures to address the infrastructure and service

needs of the project area. It is more difficult to quantify the positive fiscal and service impacts expected from the improvements made to transform the Independence area to a new employment center, but they are real nevertheless. Reduced automobile usage, increased use of alternative means of transportation, improved public and pedestrian safety, and better public facilities all represent positive fiscal and service benefits of the Plan.

Carrying out the Renewal Plan will require the use of tax increment revenues. With the passage of Ballot Measure 50, the basic fiscal impacts of utilizing tax increment financing have changed. Use of tax increment financing may result in some "foregone" property tax revenues by other taxing bodies. While some property taxes will be foregone during the life of the Plan, it is anticipated that new property values created by urban renewal activities will result in an early payback of these foregone revenues. Further, given the current conditions within the Independence area, it seems reasonable to assume that the increases in property values either would not materialize, or would be much lower if the urban renewal activities were not carried out.

The tax impacts of carrying out the Independence Urban Renewal Plan and the new property values expected in the project area are addressed in the Financial sections of this Report.

#### **SECTION IV. Reasons for Selection of Each Urban Renewal Area in the Plan**

Conditions exist within the Independence Urban Renewal Area which meet the definitions of blight in ORS 457.010. These conditions and deficiencies are described in Sections IIA and IIB of this Report, and are summarized below.

- Major parts of the area lack streets, curbs, and sidewalks.
- Major parts of the area lack adequate water and sewer services.
- Major parts of the area lack a storm drainage system.
- A significant portion of the renewal area is unimproved or underdeveloped land, and therefore unproductive for purposes of providing revenues for needed city services.
- Parks, open space, and public facilities in the area are inadequate for current and projected needs.

#### **SECTION V. The Relationship Between Each Project Activity to be Undertaken Under the Plan and the Existing Conditions**

All project activities described in Section 600 of the Plan are intended to correct the deficiencies described in Section IIA and IIB of this Report and summarized in Section IV of this Report.

A comparison of Plan activities in Section 600 with the deficiencies noted in Section II of this Report shows that there is a direct relationship between each project activity authorized in the Plan, and treatment of the existing conditions in the Independence Urban Renewal Area.

#### **SECTION VI. The Estimated Total Cost of Each Project**

The estimated costs of project activities are shown on Table IV. The total cost of projects in 2001 dollars is estimated at \$5,228,080

<b>TABLE IV</b>		<b>PROJECTS AND ESTIMATED COST (2001 Dollars)</b>	
<b>PRIORITY</b>			<b>COST</b>
	<b><u>Public Buildings, Complexes and Parking Facilities</u></b>		
1	Purchase Harter Machine shop and convert to public parking		\$ 240,000
	Construct a new boat launch at the north end of Riverview Park		\$ 425,000
	Purchase blighted property for renovation		\$ 875,000
	Renovate the Hop Warehouse		\$ 650,000
	Purchase the old Cherry Pit Fuel business (3rd street between F and G street)		\$ 395,000
	<b><u>Street and Circulation Projects</u></b>		
3	Add Sidewalks to missing segments along Hoffman Rd: (12,610 ft)		\$ 156,000
2	Add sidewalks to segments of Walnut Street and others in old town		\$ 50,760
	<b><u>Industrial Area Utility Improvements</u></b>		
	Monmouth Street Pipeline Replacement	Replace 1,200'-4" C.I. With 8" from Main Street west to 4th Street	\$ 106,000
	Main Street North Reinforcement	Replace 1,240'-4" C.I. With 8" from Albert Street north to Picture Street	
2	Various waterline replacement of primarily O.D. steel pipe with PVC pipe	Polk Street: 320'-6", Walnut to Log Cabin, 300'- North from Polk St.	\$ 44,510
		Marsh St.: 1200'-8", Boat Landing South to Oak Street	\$ 83,600
		Log Cabin: 300'-8", Boat Landing South to Picture St.	\$ 22,210
		Butler Street: 620'-6" Ash to Walnut	\$ 37,400
		760'-8" I-RR bore	\$ 62,000
	<b><u>Parks, Pedestrian and Bike Corridor Projects</u></b>		
5	Hoffman Road	Gun Club Rd. to Stryker Rd. (4,100ft)	\$ 123,000
	Polk Street	Stryker Rd to Ind. Hwy. 51 (2,000ft)	\$ 70,000
4	Ash Creek Trail	Gun Club Rd. to Willamette Trail (9,000ft)	\$ 135,000
	<b><u>Plan Administration</u></b>		
	Finance Director		\$ 660,000
	Community Development Director		
	City Manager		
	<b><u>Other Traffic Projects</u></b>		
	Improve Rail Tracks on 2nd Street		\$1,000,000
		<b>TOTAL PROJECT ESTIMATED COST</b>	<b>\$5,228,080</b>

## **SECTION VII. The Anticipated Completion Date for Each Project**

Project activities are anticipated to be undertaken starting in Fiscal Year (FY) 2001/02 and ending in FY 2022-23.

## **SECTION VIII. The Estimated Amount of Money Required in the Urban Renewal Area Under ORS 457.420 to 457.460 (Tax Increment Financing of Urban Renewal Indebtedness) and the Anticipated Year in which Indebtedness Will be Retired or Otherwise Provided for Under ORS 457.420 to 457.460**

Revenues are obtained from anticipated urban renewal bond proceeds and the proceeds of short term urban renewal notes. The capacity for urban renewal bonds is based on projections of urban renewal revenue, which in turn are based on projections of development within the Area.

Total estimated principal costs (i.e., exclusive of debt service) over the life of the plan total \$5,228,080. As shown on Table V, revenue is sufficient to cover project expenditures.

It is anticipated that the maximum indebtedness under the Plan will be \$5,228,080, reflecting project activities, district management, and reserve requirements. No additional indebtedness would be incurred under the Plan when either the maximum indebtedness amount is reached, or the urban renewal area no longer has indebtedness or any plan to incur indebtedness within the next year, whichever occurs first. District indebtedness is anticipated to be retired or provided for by the end of FY 2022-2023.

## **SECTION IX. Financial Analysis of the Plan with Sufficient Information to Determine Feasibility**

Table V demonstrates that projected tax increment proceeds are sufficient to cover projected expenditures and that the Plan is financially feasible. Table V also demonstrates that projected urban renewal taxes are sufficient to support the bonded indebtedness necessary to provide project revenues. Additional revenue may be provided by short-term urban renewal notes, repaid on an annual basis from the ending fund balances.

## **SECTION X. A Fiscal Impact Statement that Estimates the Impact of the Tax Increment Financing, both Until and After the Indebtedness is Repaid, Upon All Entities Levying Taxes Upon Property in the Urban Renewal Area**

The amendments to the Oregon Constitution passed by voters in May 1997 resulted in a shift in Oregon's property tax system. The tax bases and most continuing levies of taxing districts were reduced and then converted to "permanent rates". These rates were sufficient to raise, in Fiscal Year (FY) 1997/98, the amount of revenue that each taxing district was authorized to levy.

In FY 1998/99 and subsequent years, the maximum revenues of each taxing district with a permanent rate was determined by applying the permanent rate to the assessed value within the taxing district. Under this system of taxation, the fiscal impacts of urban renewal consist primarily of tax revenues foregone by taxing districts. To a lesser extent, impacts in terms of increased tax rates to tax payers will result from any levy other than permanent rates. For example, if voters approve a local option levy or exempt bond levy, the tax rate necessary to raise the amount approved may be higher as a

result of the existence of the Plan.

Table VI projects the amount of tax revenue that will be foregone by each district over a 22 year period. By the end of FY 2023, sufficient urban renewal tax revenue is projected to be collected to retire all outstanding bonded indebtedness necessary to finance the plan. Urban renewal taxes would therefore be projected to cease after FY 2023. The foregone revenues shown here are likely overstated, for they assume that all values in the renewal area would appear even without the improvements resulting from urban renewal investments. Other reasonable scenarios could be constructed showing lower levels of development and value occurring if no renewal actions were taken. These scenarios would of course show less revenue foregone. The permanent rates for the taxing bodies are based on FY 2001/2002 rates.

Because of the increased assessed value that is projected to occur within the Area as a result of urban renewal through FY 2022-23, even with no growth in the Area's assessed value after 2022-23, the taxing districts are projected to recoup all foregone revenues within eight years from the cessation of urban renewal tax collection, or by FY 2030-31. Applying even a modest growth to values produced in the renewal area during the life of the Plan would shorten that payback period. The number of years required to recoup foregone revenues may fluctuate, dependent upon the year of cessation.

## **SECTION XI. Relocation Report**

### **An Analysis of Existing Residences or Businesses Required to Relocate**

At the time this Plan is prepared, one property has been identified for potential acquisition: the Harter property, known as 'Independence Machine Shop'.

### **A Description of the Relocation Methods to be Used**

The Renewal Agency will provide assistance to persons or businesses displaced in finding replacement facilities. All persons or businesses to 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 O RS 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 businesses displaced.

### **An Enumeration by Cost Range of Housing Units to be Removed or Altered**

There are no housing units currently identified for acquisition or removal in the Independence Urban Renewal Plan.

### **An Enumeration by Cost Range of New Housing Units to be Added**

There are no new housing units currently identified as being added to the project area.

TABLE V  
RESOURCES AND REQUIREMENTS

	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12	2012-13
<b>RESOURCES</b>											
Beginning Balance	\$ -	\$ -	\$ 23,070	\$ 5,535	\$ 729	\$ 59,401	\$ 73,237	\$ 94,361	\$ 124,817	\$ 53,246	\$ 3,412
Total Increment Revenue	\$ 23,990	\$ 25,190	\$ 33,304	\$ 117,222	\$ 129,837	\$ 143,289	\$ 157,307	\$ 172,027	\$ 187,483	\$ 203,711	\$ 220,761
Proceeds of Borrowings	\$ 300,000	\$ -	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ 600,000	\$ -	\$ -	\$ -
Investment Earnings at 4.5%	\$ 1,080	\$ 1,134	\$ 1,745	\$ 5,308	\$ 8,520	\$ 9,208	\$ 10,374	\$ 11,987	\$ 14,054	\$ 11,563	\$ 10,087
Total Resources	\$ 325,070	\$ 51,393	\$ 40,587	\$ 723,259	\$ 197,858	\$ 213,796	\$ 240,918	\$ 1,178,376	\$ 328,354	\$ 268,520	\$ 234,260
<b>REQUIREMENTS</b>											
Est. 2001 Cost											
Industrial Area Streets	\$ 682,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial Area Utilities	\$ 632,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Facilities	\$ 815,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks, Pedestrian, Bike Projects	\$ 996,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Streets	\$ 682,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Downtown Streets	\$ 815,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rehabilitation	\$ 360,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administration	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Costs Funded in Year	\$ 300,000	\$ 7,000	\$ 1,000	\$ 625,000	\$ 20,000	\$ 24,000	\$ 30,000	\$ 937,000	\$ 40,000	\$ 32,000	\$ 1,000
Debt Service - Bond	\$ -	\$ 38,858	\$ 38,858	\$ 38,858	\$ 116,558	\$ 116,558	\$ 116,558	\$ 116,558	\$ 233,108	\$ 233,108	\$ 233,108
Total Outlays	\$ 300,000	\$ 45,858	\$ 39,858	\$ 663,858	\$ 136,558	\$ 140,558	\$ 146,558	\$ 1,053,558	\$ 273,108	\$ 265,108	\$ 234,108
Total Resources	\$ 325,070	\$ 51,393	\$ 40,587	\$ 723,259	\$ 197,858	\$ 213,796	\$ 240,918	\$ 1,178,376	\$ 328,354	\$ 268,520	\$ 234,260
Ending Balance	\$ 25,070	\$ 6,535	\$ 729	\$ 59,401	\$ 73,237	\$ 94,361	\$ 124,817	\$ 172,027	\$ 187,483	\$ 203,711	\$ 220,761
Years 12 Through 22											
<b>RESOURCES</b>											
Beginning Balance	\$ 142	\$ 40,281	\$ 18,414	\$ 18,414	\$ 51,460	\$ 132,719	\$ 108,048	\$ 84,232	\$ 82,126	\$ 66,648	\$ 37,478
Total Increment Revenue	\$ 238,643	\$ 257,430	\$ 277,166	\$ 297,968	\$ 319,618	\$ 342,451	\$ 366,428	\$ 391,604	\$ 418,038	\$ 446,796	\$ 474,039
Proceeds of Borrowings	\$ -	\$ 1,000,000	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,259,983	\$ -	\$ -	\$ -	\$ -
Investment Earnings at 4.5%	\$ 10,746	\$ 13,397	\$ 16,156	\$ 14,233	\$ 16,698	\$ 21,383	\$ 21,261	\$ 21,413	\$ 21,607	\$ 23,060	\$ 23,069
Total Resources	\$ 249,531	\$ 1,311,107	\$ 375,166	\$ 350,615	\$ 1,487,774	\$ 496,563	\$ 1,753,720	\$ 497,249	\$ 501,771	\$ 536,503	\$ 536,474
<b>REQUIREMENTS</b>											
Est. 2001 Cost											
Industrial Area Streets	\$ 682,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Industrial Area Utilities	\$ 532,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public Facilities	\$ 815,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Parks, Pedestrian, Bike Projects	\$ 996,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Residential Streets	\$ 682,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Downtown Streets	\$ 815,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rehabilitation	\$ 360,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Administration	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Project Costs Funded in Year	\$ 19,000	\$ 1,039,000	\$ 33,000	\$ 33,000	\$ 1,108,000	\$ 2,000	\$ 1,280,983	\$ -	\$ -	\$ -	\$ -
Debt Service - Bond	\$ 184,250	\$ 184,250	\$ 323,756	\$ 246,065	\$ 246,065	\$ 366,000	\$ 366,000	\$ 435,123	\$ 435,123	\$ 469,027	\$ 530,908
Total Outlays	\$ 203,250	\$ 1,223,250	\$ 356,756	\$ 279,065	\$ 1,354,065	\$ 368,000	\$ 1,646,983	\$ 435,123	\$ 435,123	\$ 488,027	\$ 581,816
Total Resources	\$ 249,531	\$ 1,311,107	\$ 375,166	\$ 350,615	\$ 1,487,774	\$ 496,563	\$ 1,753,720	\$ 497,249	\$ 501,771	\$ 536,503	\$ 536,474
Ending Balance	\$ 40,281	\$ 81,857	\$ 18,414	\$ 51,460	\$ 132,719	\$ 108,048	\$ 84,232	\$ 82,126	\$ 66,648	\$ 37,478	\$ -

Note: The amount and priority of funding for project activities will be set by the Renewal Agency in its annual and long-range budgets.

**TABLE VI  
POTENTIAL REVENUE IMPACTS ON OVERLAPPING TAXING DISTRICTS**

YEAR	Assumed New Values in Urban Renewal Area	County Taxes Forgone on New Values	City Taxes Forgone on New Values	CCC Taxes Forgone on New Values	CCRLS Taxes Forgone on New Values	Willamette ESD Taxes Forgone on New Values	Fire District Taxes Forgone on New Values	Central SD Taxes Forgone on New Values	Ash Creek WCD Taxes Forgone on New Values	Hilltop CD Taxes Forgone on New Values
2001-02	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2002-03	\$ 1,750,000	\$ 2,975	\$ 8,032	\$ 1,095	\$ 143	\$ 488	\$ 2,326	\$ 8,546	\$ 187	\$ 198
2003-04	\$ 1,837,500	\$ 3,124	\$ 8,434	\$ 1,150	\$ 150	\$ 512	\$ 2,442	\$ 8,973	\$ 198	\$ 208
2004-05	\$ 2,429,375	\$ 4,130	\$ 11,150	\$ 1,521	\$ 199	\$ 677	\$ 3,229	\$ 11,864	\$ 260	\$ 275
2005-06	\$ 8,550,844	\$ 14,538	\$ 39,246	\$ 5,352	\$ 699	\$ 2,384	\$ 11,365	\$ 41,757	\$ 914	\$ 968
2006-07	\$ 9,478,386	\$ 16,113	\$ 43,503	\$ 5,933	\$ 775	\$ 2,643	\$ 12,598	\$ 46,287	\$ 1,013	\$ 1,073
2007-08	\$ 10,452,305	\$ 17,769	\$ 47,973	\$ 6,542	\$ 855	\$ 2,914	\$ 13,892	\$ 51,043	\$ 1,117	\$ 1,183
2008-09	\$ 11,474,920	\$ 19,507	\$ 52,666	\$ 7,182	\$ 939	\$ 3,199	\$ 15,251	\$ 56,037	\$ 1,227	\$ 1,299
2009-10	\$ 12,548,667	\$ 21,333	\$ 57,595	\$ 7,854	\$ 1,026	\$ 3,499	\$ 16,678	\$ 61,280	\$ 1,341	\$ 1,421
2010-11	\$ 13,676,100	\$ 23,249	\$ 62,769	\$ 8,560	\$ 1,119	\$ 3,813	\$ 18,177	\$ 66,786	\$ 1,462	\$ 1,548
2011-12	\$ 14,859,905	\$ 25,262	\$ 68,203	\$ 9,301	\$ 1,216	\$ 4,143	\$ 19,750	\$ 72,567	\$ 1,589	\$ 1,682
2012-13	\$ 16,102,900	\$ 27,375	\$ 73,907	\$ 10,079	\$ 1,317	\$ 4,489	\$ 21,402	\$ 78,637	\$ 1,721	\$ 1,823
2013-14	\$ 17,408,045	\$ 29,594	\$ 79,898	\$ 10,896	\$ 1,424	\$ 4,853	\$ 23,137	\$ 85,010	\$ 1,861	\$ 1,971
2014-15	\$ 18,778,447	\$ 31,923	\$ 86,187	\$ 11,753	\$ 1,536	\$ 5,235	\$ 24,958	\$ 91,703	\$ 2,007	\$ 2,126
2015-16	\$ 20,217,370	\$ 34,370	\$ 92,792	\$ 12,654	\$ 1,654	\$ 5,637	\$ 26,871	\$ 98,730	\$ 2,161	\$ 2,289
2016-17	\$ 21,728,238	\$ 36,938	\$ 99,726	\$ 13,600	\$ 1,777	\$ 6,058	\$ 28,879	\$ 106,108	\$ 2,323	\$ 2,460
2017-18	\$ 23,314,650	\$ 39,635	\$ 107,007	\$ 14,593	\$ 1,907	\$ 6,500	\$ 30,988	\$ 113,855	\$ 2,492	\$ 2,639
2018-19	\$ 24,980,383	\$ 42,467	\$ 114,652	\$ 15,635	\$ 2,043	\$ 6,965	\$ 33,201	\$ 121,989	\$ 2,670	\$ 2,828
2019-20	\$ 26,729,402	\$ 45,440	\$ 122,660	\$ 16,730	\$ 2,186	\$ 7,452	\$ 35,526	\$ 130,530	\$ 2,857	\$ 3,026
2020-21	\$ 28,565,872	\$ 48,562	\$ 131,109	\$ 17,879	\$ 2,337	\$ 7,964	\$ 37,967	\$ 139,499	\$ 3,054	\$ 3,234
2021-22	\$ 30,494,165	\$ 51,840	\$ 139,959	\$ 19,086	\$ 2,494	\$ 8,502	\$ 40,530	\$ 148,915	\$ 3,260	\$ 3,452
2022-23	\$ 32,518,874	\$ 55,282	\$ 149,252	\$ 20,354	\$ 2,660	\$ 9,066	\$ 43,221	\$ 158,803	\$ 3,476	\$ 3,661
2023-24	\$ 34,644,817	\$ 58,986	\$ 159,009	\$ 21,684	\$ 2,834	\$ 9,659	\$ 46,046	\$ 169,165	\$ 3,704	\$ 3,922
<b>TOTALS</b>		\$ 650,320	\$ 1,755,749	\$ 239,433	\$ 31,292	\$ 106,652	\$ 508,435	\$ 1,868,102	\$ 40,894	\$ 43,304
										\$ 5,244,180



## REPORT ON THE INDEPENDENCE URBAN RENEWAL PLAN

### Appendix A

#### Assumptions made in revenue projections for the Report

1. The frozen base of assessed values for the Plan is established as of the 2000-2001 tax year. The estimated assessed value of the base is estimated at \$30,000,000. That is based on a conversion of a preliminary real market value for the area, as of July, 2000. Actual assessed values for the 2000-2001 tax year are not known at the time this report was prepared.
2. The estimated annual rate of growth in existing property values in the area is 5% .
3. New construction within the Renewal Area of the Plan is estimated at only \$500,000 annually beginning in the 2003-04 tax year.
4. A 150,000 s.f. industrial property will appear on the tax rolls in the year 2000-01, with an assessed value of \$6 million. However, the property is an Enterprise Zone business that will not pay property tax until the 2005-2006 fiscal year.
5. No absorption or market study is available for the industrial area, therefore the new construction values added in the Industrial area are estimated using the following assumptions:
  - The typical building type in the Industrial area will be a flex-space product.
  - Land and buildings in the industrial area will be valued at \$40 per square foot, in 2001 dollars. Average building coverage will be 30% per acre
  - Land will be absorbed at 1 acre annually until the Plan area is exhausted
6. It is assumed that a short and longer range renewal area investment strategy will be formulated, and that timely and sufficient public and private investments will be made to provide the infrastructure needed to open the industrial area for continued development.
7. It is assumed that the Renewal Agency will utilize LID's, System Development Charges, and other funding sources to complete or accelerate the funding for project activities.