

South Corvallis Urban Renewal Plan

Adopted by the City of Corvallis

October 15, 2018

Ordinance No. 2018-26

Approved by Corvallis Voters

March 12, 2019

Adoption Date (upon certification of vote)

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I. DEFINITIONS

“Agency” means the Corvallis Urban Renewal Agency. The Agency is responsible for administration of this Urban Renewal Plan.

“Area” means the properties and rights-of-way located within the South Corvallis Urban Renewal Area Boundary.

“Blight” is defined in ORS 457.010(1)(a-i) and identified in the ordinance adopting an urban renewal plan.

“Board of Commissioners” means the Benton County Board of Commissioners.

“City” means the City of Corvallis, Oregon.

“City Council” or “Council” means the Corvallis City Council.

“Comprehensive Plan” means the City of Corvallis comprehensive land use plan and its implementing ordinances, policies, and standards.

“County” means Benton County, Oregon.

“Fiscal year” means the year commencing on July 1 and closing on June 30.

“Frozen base” means the total assessed value including all real, personal, manufactured, and utility values within an urban renewal area at the time of adoption. The county assessor certifies the assessed value after the adoption of an urban renewal plan.

“Increment” means that part of the assessed value of a taxing district attributable to any increase in the assessed value of the property located in an urban renewal area, or portion thereof, over the assessed value specified in the certified statement from the assessor (frozen base).

“Maximum indebtedness” means the amount of the principal of indebtedness included in a plan pursuant to ORS 457.190 and does not include indebtedness incurred to refund or refinance existing indebtedness.

“ORS” means the Oregon Revised Statutes and specifically Chapter 457, which relates to urban renewal.

“Planning Commission” means the Corvallis Planning Commission.

“Revenue sharing” means sharing tax increment proceeds as defined in ORS 457.470.

“Tax increment financing (TIF)” means the funds that are associated with the division of taxes accomplished through the adoption of an urban renewal plan.

“Tax increment revenues” means the funds allocated by the assessor to an urban renewal area due to increases in assessed value over the frozen base within the area.

“UGB” means urban growth boundary.

“Urban renewal area” means a blighted area included in an urban renewal plan or an area included in an urban renewal plan under ORS 457.160.

“Urban renewal plan” or “Plan” means a plan, as it exists or is changed or modified from time to time, for one or more urban renewal areas, as provided in ORS 457.085, 457.095, 457.105, 457.115, 457.120, 457.125, 457.135 and 457.220.

“Urban renewal project” or “Project” means any work or undertaking carried out under ORS 457.170 in an urban renewal area.

“Urban renewal report” or “Report” means the official report that accompanies the urban renewal plan pursuant to ORS 457.085(3).

II. INTRODUCTION

The South Corvallis Urban Renewal Plan (Plan) was developed for the Corvallis City Council (City Council) with cooperative input from a community-based Advisory Committee that was formed for this purpose. The Plan also includes input from the community received at a public open house, in public meetings, and in hearings before the Planning Commission, City Council, and Benton County Board of Commissioners. Pursuant to the Corvallis City Charter, this Plan will go into effect when it has been adopted by City Council and is approved by a majority vote of the Corvallis electorate.

A. Plan Overview

The City of Corvallis adopted the South Corvallis Area Refinement Plan in 1997. The Plan envisioned a vibrant neighborhood, with improved transportation routes and local street connectivity, and access to goods and services, including a neighborhood commercial center that would provide a mix of housing and a range of retail and neighborhood services to serve the South Corvallis area. While there has been great support for this vision, it has not transpired, and 21 years later South Corvallis still lacks nearby access to services and other commercial amenities. In 2015, Willamette Neighborhood Housing Services (WNHS), a local nonprofit housing organization, secured a grant to work on community building in South Corvallis. The community-based Living Southtown initiative grew from that effort, and established a list of opportunities and challenges in South Corvallis, which resulted in the Living Southtown Goals and Projects. The primary opportunity that South Corvallis community members identified was the formation of an urban renewal area that would financially assist the community in developing a vibrant and connected South Corvallis neighborhood. WNHS and Living Southtown requested that the City partner with them by providing matching funds to explore the creation of an urban renewal district. The City agreed to pursue the project, and in early 2018 an advisory committee was formed. Throughout 2018 the City worked with property owners and South Corvallis neighbors to explore an urban renewal area as a pathway to development that will help meet the needs of the South Corvallis community.

The advisory committee had representatives of WNHS, the development community, the Corvallis City Council, the Corvallis Planning Commission, Benton County Commission and the Corvallis School District. During the spring and summer of 2018, the advisory committee met several times to discuss the boundary, define projects, review financials, prepare for and review input from the Open Houses.

An Open House was held at Lincoln School on July 9, 2018, and approximately 160 people attended. An overview of urban renewal was provided, and the attendees were briefed on the potential projects and gave input on the overall urban renewal plan. A second open house was conducted on September 13, 2018. The open house was conducted by staff and the Advisory Committee, and provided greater detail regarding the projects proposed in the Plan. Community members were encouraged to discuss the Plan with staff, the Advisory Committee, and policy makers who were in attendance.

Additionally, significant outreach was conducted through meetings with specific external groups including:

Chamber – Governmental Affairs Committee, Living Southtown, League of Women Voters, Chamber of Commerce luncheon, Celebrate Southtown event, City Club of Corvallis, Oregon State University, Samaratin Health Services, Corvallis Sustainability Coaliton, and other service clubs and organizations. Informational booths were set up at the local Farmer’s Market and other community events through the summer and early fall.

Presentations were also given to the following City Boards and Commissions: Downtown Advisory Board, Economic Development Advisory Board, Housing and Community Development Advisory Board, Library Advisory Board, Airport Advisory Board, Community Involvement and Diversity Advisory Board, and Imagine Corvallis Action Network.

Corvallis staff met with representatives of all of the taxing districts over the course of 14 meetings to brief them on the urban renewal planning. Staff met with the Benton County Board of Commissioners three times, representatives from the Benton County Extension office, Benton County Library Board, Corvallis School District 509J, Linn-Benton-Community College, the City of Corvallis’ Finance Director, representatives from the Linn-Benton-Lincoln ESD, and the Benton Soil and Water Conservation District Board.

In Corvallis, portions of the implementation of urban renewal must be approved by a vote of the Corvallis electorate. Section 57 of the Corvallis City Charter sets out the requirements for the collection and use of tax increment funds:

- Section 57. Urban Renewal Plan. Any Urban Renewal Plan or amendment approved by the City Council shall contain the following provisions:
1. Any collection or use of tax increment funds for any purpose whatsoever must be approved in advance by a majority vote at a City election.
 2. Any collection or use of tax increment funds shall be considered a Substantial Change in the Plan.

The voters will be asked to approve the collection of tax increment revenue to fund the projects in the Plan. If the voters approve, they will be approving the collection and use of tax increment funds in the amount detailed in the Plan and Report and the projects proposed therein.

The goals of this Plan are intended to guide investment by the Corvallis Urban Renewal Agency (Agency) in the Area over the life of the Plan. The Plan is to be administered by the city’s Urban Renewal Agency. Substantial amendments to the Plan must be approved by City Council as outlined in Section VII and in Section 57 of the Corvallis City Charter. All amendments to the Plan are to be listed numerically on the front page of the Plan and then incorporated into the Plan document and noted by footnote with an amendment number and adoption date.

The relationship between the sections of the Plan and the ORS 457.085 requirements is shown in Table 1. The specific reference in the table below is the section of this Plan that primarily addresses the statutory reference. There may be other sections of the Plan that also address the statute.

Table 1 - Statutory References

Statutory Requirement	Plan Section
ORS 457.085(2)(a)	V, VI
ORS 457.085(2)(b)	V, VI
ORS 457.085(2)(c)	XIII, XIV
ORS 457.085(2)(d)	XII
ORS 457.085(2)(e)	XI
ORS 457.085(2)(f)	IX
ORS 457.085(2)(g)	VII
ORS 457.085(2)(h)	III
ORS 457.085(2)(i)	VII
ORS 457.085(2)(j)	Not applicable

B. Urban Renewal Overview

Urban renewal allows for the use of tax increment revenues, a financing source that is unique to urban renewal, to fund its projects. Tax increment revenues— the amount of property taxes generated by the increase in total assessed values in the urban renewal area from the time the urban renewal area is first established— are used to repay borrowed funds. The borrowed funds are used to pay for urban renewal projects and cannot exceed the maximum indebtedness amount set by the Urban Renewal Plan.

The purpose of urban renewal is to improve specific areas of a city that are poorly developed or underdeveloped, called blighted areas in ORS 457. These areas can have property that is undeveloped or underdeveloped, old or deteriorated buildings, streets and utilities in poor condition, a complete lack of streets and utilities altogether, or other obstacles to development. In general, urban renewal projects can include construction or improvement of streets, utilities, and other public facilities; assistance for development, rehabilitation or redevelopment of property; acquisition and re-sale of property (site assembly) from willing sellers; and improvements to public spaces. The South Corvallis Urban Renewal Area meets the definition of blight due to its undeveloped and underdeveloped properties and infrastructure deficiencies. These blighted conditions are specifically cited in the ordinance adopting the Plan and described in detail in the accompanying Urban Renewal Report (Report).

The Report accompanying the Plan contains the information required by ORS 457.085, including:

- A description of the physical, social, and economic conditions in the area;
- The expected impact of the Plan, including fiscal impact in light of increased services;
- Reasons for selection of the Plan Area;
- The relationship between each project to be undertaken and the existing conditions;
- The estimated total cost of each project and the source(s) of funds to pay such costs;
- The estimated completion date of each project;
- The estimated amount of funds required in the Area and the anticipated year in which the debt will be retired;
- A financial analysis of the Plan;
- A fiscal impact statement that estimates the impact of tax increment financing upon all entities levying taxes upon property in the Urban Renewal Area; and
- A relocation report.

III. MAXIMUM INDEBTEDNESS

Maximum indebtedness is a legal term for the total amount of money that can be spent on projects, programs and administration throughout the life of the Plan. The maximum amount of indebtedness that may be issued or incurred under the Plan, based upon good faith estimates of the scope and costs of projects in the Plan and the schedule for their completion, is \$62,377,000 (Sixty-Two Million Three Hundred Seventy-Seven Thousand). This amount is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness, or interest earned on bond proceeds. It does include initial bond financing fees and interest earned on tax increment proceeds, separate from interest on bond proceeds.

IV. PLAN GOALS

The goals of the Plan represent its basic intents and purposes. The urban renewal projects identified in Sections V and VI of the Plan are the specific means of meeting the goals. The goals will be pursued as economically as is feasible and at the discretion of the Agency. The goals are not listed in any order of importance or priority.

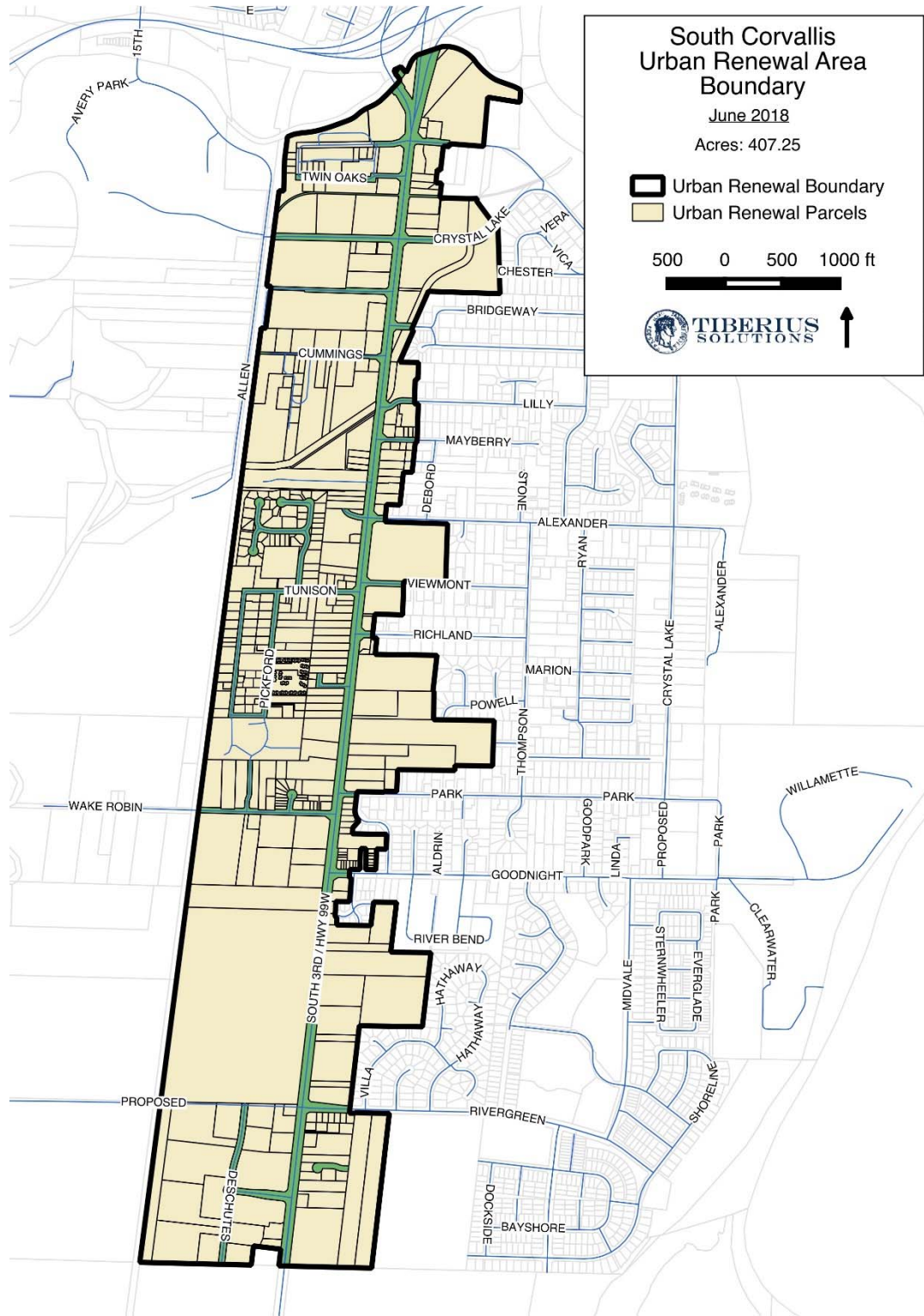
1. **Housing Opportunities:** Support the development of diverse and inclusive housing options and types, including low-income, workforce, and market rate housing to meet the needs of a broad range of community members.
2. **Neighborhood Enhancements:** Support the development of and access to diverse retail, commercial, and personal services with sufficient safe, walkable routes to provide nearby neighborhood access to those goods and services.
3. **Transportation Alternatives:** Develop multi-modal transportation options that are safe, efficient and attractive, including the improvement of the multi-modal system on the west side of Highway 99W/South 3rd Street.
4. **Connectivity Improvements:** Achieve the community's goal of developing safe, efficient, and attractive streets throughout South Corvallis to connect neighborhoods, and to improve the safety and function of Highway 99W/South 3rd Street.
5. **Economic Advancement:** Participate in public-private partnerships and other programs that support and enhance existing business while providing opportunities for new business in South Corvallis.
6. **Resource Awareness:** Support natural resources preservation, restoration, and mitigation efforts.
7. **Climate Mindfulness:** Support projects and partnerships that have a focus on reducing carbon emissions, and that advance the goals of the City's Climate Action Plan.
8. **Environmental Protection:** Invest in planning, management and mitigation of environmental concerns, support the enhancement of natural resources in the district, and allow for natural hazard planning and mitigation.
9. **Operational Accountability:** Provide sufficient administrative oversight to ensure appropriate use of funding, and that projects support the goals of the Plan.

A matrix showing the goals and the project categories to which they relate is shown in Table 2:

Table 2 - Goal Matrix

Goal	Project Category
Goal 1	Affordable Housing Support
Goal 2	Commercial and Residential Development Support, Transportation and Pedestrian Improvements
Goal 3	Transportation and Pedestrian Improvements
Goal 4	Transportation and Pedestrian Improvements
Goal 5	Commercial and Residential Development Support
Goal 6	Natural Resource Management
Goal 7	Natural Resource Management, Affordable Housing Support, Commercial and Residential Development Support
Goal 8	Natural Resource Management
Goal 9	Plan Administration and Planning Refinement

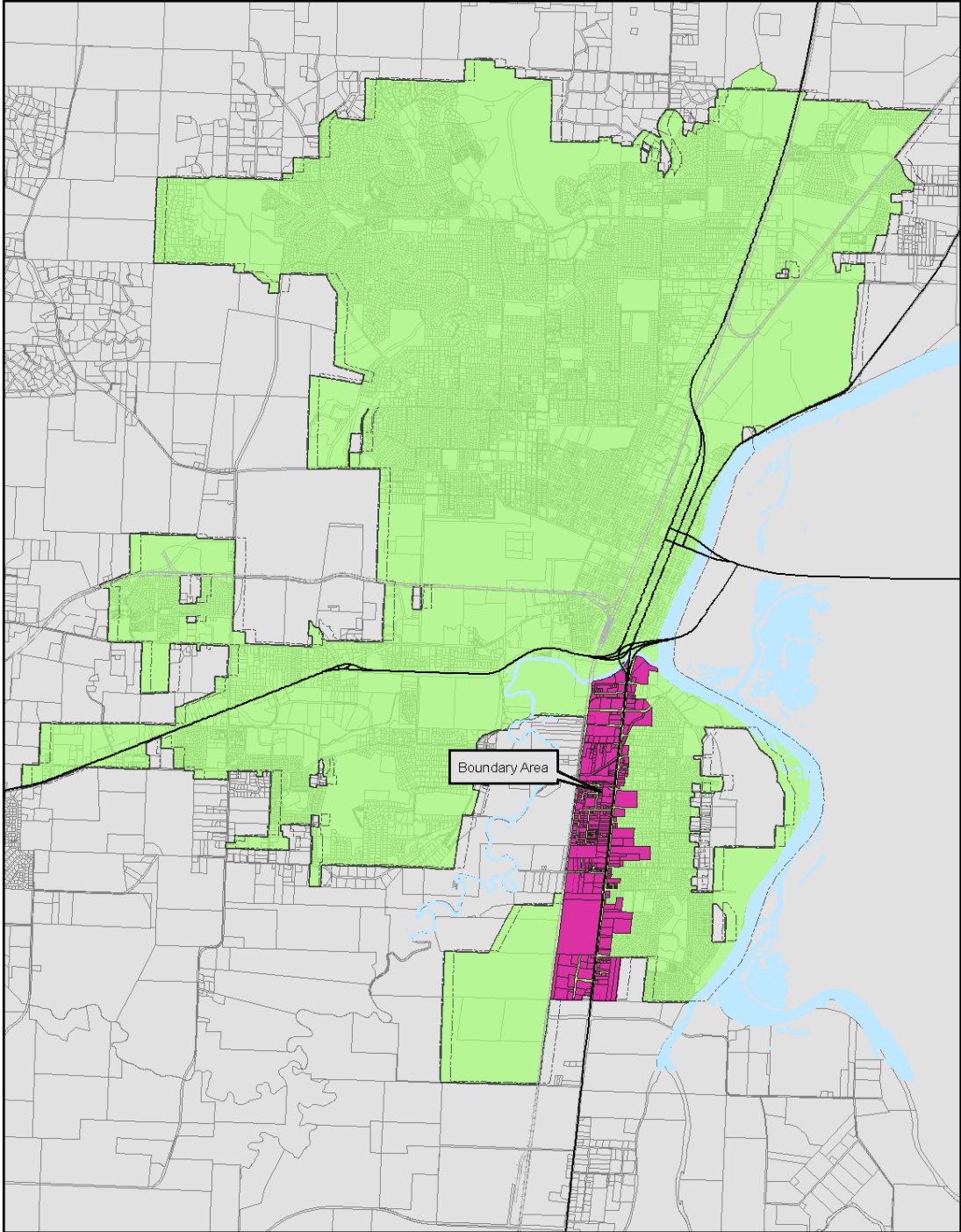
Figure 1 – South Corvallis Urban Renewal Plan Area Boundary



Source: Tiberius Solutions, LLC

Figure 2 - Map of Urban Renewal Area in Context of City of Corvallis

Urban Renewal Area is 4.40 % of city acreage
Urban Renewal Area is 2.32 % of city assessed value



V. URBAN RENEWAL PROJECT CATEGORIES

As an outcome of the goals described in the previous section, the projects within the Area fall into the following categories:

- Affordable Housing Support
- Commercial and Residential Development Support
- Transportation and Pedestrian Improvements
- Natural Resource Management
- Plan Administration and Planning Refinement

VI. URBAN RENEWAL PROJECTS

Urban renewal projects authorized by the Plan are described below.

A. Affordable Housing Support

Affordable Housing Partnerships and Support – This project allows the Urban Renewal Agency to partner with affordable housing organizations and developers to create low-income, affordable housing opportunities. Project funds may be used for activities that support the development or rehabilitation of low-income affordable housing.

Examples of eligible projects include:

- Land acquisition
- Pre-development activities and costs
- Funding for housing rehabilitation and renovation programs and projects, including energy efficiency and accessibility upgrades, through public/private partnerships
- Wetland, floodplain, seismic, or other natural hazards mitigation related to affordable housing development projects
- Capital improvements in support of affordable housing development
- Infrastructure improvements or construction
- Other direct support for programming and projects

B. Commercial and Residential Development Support

Neighborhood Center and Other Commercial and Residential Development – This project provides funds to promote residential and commercial development projects, including the creation of a Major Neighborhood Center.

The community has identified a proposed location for a Major Neighborhood Center that allows a mix of commercial and residential development, with shops and other services to meet the needs of the South Corvallis community.

Additionally, this fund can contribute to the development and redevelopment of mixed use, commercial, and residential development throughout the Area.

Examples of eligible projects include:

- Land acquisition and pre-development activities
- Funding for commercial and residential building rehabilitation and renovation programs and projects, including energy efficiency and accessibility upgrades, through public/private partnerships
- Wetland, floodplain, seismic, or other natural hazards mitigation
- Market-rate housing and mixed-use commercial/residential development projects
- Capital improvements to support development projects that are consistent with the goals above
- Infrastructure improvements or construction
- Contracting with design professionals
- Other direct support for programming and projects

Business Support and Enhancement – This project provides grants or loan funding for building renovations, the retention or expansion of existing businesses within the Area, and support for start-up businesses that wish to locate in the Area. The program is available to property and business owners to assist projects that support the retention of existing businesses, the rehabilitation and utilization of existing buildings in the Area, and the recruitment and support of new start-up businesses that will provide needed goods and services in South Corvallis.

Examples of eligible projects include:

- Building façade improvements
- Building utilization assistance
- Landscaping enhancements and pedestrian amenities
- Professional engineering, architecture, landscaping, and other building and site design assistance
- Mechanical, electrical, and other building upgrades that will reduce emissions, support energy efficiency, and contribute to the goals of the City’s Climate Action Plan
- Seismic, fire suppression, and other public safety improvements

C. Transportation and Pedestrian Improvements

South Corvallis Multi Use Path – The project supports active transportation and will complete a piece of a larger path connection project identified in the Corvallis Transportation System Plan and the South Corvallis Area Refinement Plan. The project will provide an alternate north-south route through South Corvallis.

Examples of eligible projects include:

- Construction of a path connection between the Tunison neighborhood and Avery Park

- Path will create an alternate route on the west side of South 3rd Street/Highway 99W, near the railroad track, for bicyclists and pedestrians

Street Design and Improvements – This project funds improvements to South 3rd Street/Highway 99W and other local street design, improvements, and construction. It may also be used to expand pedestrian, bicycle and alternative transportation opportunities. The goal of this project is to contribute to a low stress transportation network in South Corvallis, providing multi-modal transportation routes and alternatives to enhance connectivity and safety, with a focus on South 3rd Street/Highway 99W.

Examples of eligible projects include:

- Pedestrian and alternative transportation enhancements
- Gateway and intersection improvements
- Local street construction
- Street design consultation and refinement studies
- Tree installation and landscaping
- Land acquisition for public rights-of-way
- Stormwater projects
- Undergrounding of utilities
- Other projects that directly impact and enhance the transportation system

D. Natural Resource Management

Millrace Stream Restoration – This project will fund stream restoration and enhancement activities along the Millrace.

Examples of eligible projects include:

- Removal of noxious vegetation
- Tree planting for stream shade
- Stream bank stabilization activities
- Other enhancements to benefit the health and function of the Millrace

The 2018-2022 Corvallis Capital Improvement Program Plan includes this effort in the unfunded project list. This project is part of a larger stormwater system health and management effort in South Corvallis, and is identified in the City's Stormwater Master Plan.

Natural Resource Management and Enhancement, and Natural Hazard Mitigation – This project funds the management and enhancement of natural resources in the Area, and the mitigation of wetlands, floodplains, and other natural hazards.

Examples of eligible projects include:

- Planning
- Wetland delineations

- Natural hazard mitigation, including flood protection and stormwater improvements
- Other projects that relate to the management and enhancement of natural resources, or the prevention or mitigation of negative impacts

E. Plan Administration and Planning Refinement

Plan Administration and Planning Refinement – This project funds the administration of the Plan.

Examples of eligible projects include:

- Auditing, insurance, bond counsel, financing fees and other required administrative costs
- Marketing projects and programs related to the Plan
- Preparation of financial plans and/or financial analyses of projects and proposals
- Personnel, materials, and other associated administrative costs
- Professional consulting services to refine urban design concepts
- Environmental analyses
- Other consultation or design services related to the administration of Plan projects, which could include the creation and administration of design guidelines, engineering services, or other management costs

VII. AMENDMENTS TO PLAN

The Plan may be amended as described in this section.

A. Substantial Amendments

Substantial Amendments, in accordance with ORS 457.085(2)(i), shall require the same notice, hearing, and approval procedure required of the original Plan under ORS 457.095, including public involvement, consultation with taxing districts, presentation to the Agency, the Planning Commission, and adoption by the City Council by non-emergency ordinance after a hearing. Notice of such hearing shall be provided to individuals or households within the City of Corvallis, as required by ORS 457.120.

Substantial Amendments shall be processed in accordance with ORS 457.095 and 457.115. These amendments must comply with the provisions of Corvallis City Charter Section 57.

Substantial Amendments are amendments that:¹

1. Add land to the urban renewal area, except for an addition of land that totals not more than 1% of the existing area of the urban renewal area; or
2. Increase the maximum amount of indebtedness that can be issued or incurred under the Plan.

B. Minor Amendments

Minor Amendments are amendments that are not Substantial Amendments as defined in this Plan and in ORS 457. Minor Amendments require approval by the Agency by resolution.

The projects proposed in the Plan and Report are organized by project categories. If the Agency determines that the allocation of funds within a project category should be adjusted based on needs within the Area, they may do so through a Minor Amendment.²

¹ Unless otherwise permitted by state law, no land equal to more than 20 percent of the total land area of the original Plan shall be added to the urban renewal area by amendments, and the aggregate amount of all amendments increasing the maximum indebtedness may not exceed 20 percent of the Plan's initial maximum indebtedness, as adjusted, as provided by law, with increases beyond that amount requiring concurrence as stated in ORS 457. .

² Project costs may be impacted by grants, timing, cost savings, inflation, or other external forces unanticipated at this time but which may occur over the 30 year life of this Area.

C. Amendments to the Corvallis Comprehensive Plan and/or Corvallis Zoning Code

Amendments to the Corvallis Comprehensive Plan and/or Land Development Code that affect the Plan and/or the Area shall be incorporated automatically within the Plan without any separate action required by the Agency or City Council.

VIII. PROPERTY ACQUISITION AND DISPOSITION

The Plan authorizes the acquisition and disposition of property as described in this section. Property includes any and all interests in property, including fee simple ownership, lease, easements, licenses, or other rights to use. If property is acquired it will be identified in the Plan through a Minor Amendment, as described in Section VII. Identification of property to be acquired and its anticipated disposition is required by ORS 457.085(2)(g).

A. Property acquisition for public improvements

The Agency may acquire property within the Area for the public improvement projects undertaken pursuant to the Plan.

B. Property acquisition from willing sellers

The Plan authorizes Agency acquisition of any interest in property within the Area that the Agency finds is necessary for private redevelopment, but only in those cases where the property owner wishes to convey such interest to the Agency. The Plan does not authorize the Agency to use the power of eminent domain to acquire property from a private party to transfer property to another private party for private redevelopment. Property acquisition from willing sellers may be required to support development of projects within the Area.

C. Land disposition

The Agency will dispose of property acquired for a public improvement project by conveyance to the appropriate public agency responsible for the construction and/or maintenance of the public improvement. The Agency may retain such property during the construction of the public improvement.

The Agency may dispose of property acquired under Subsection B of this Section VIII by conveying any interest in property acquired. Property shall be conveyed at its fair reuse value. Fair reuse value is the value, whether expressed in terms of rental or capital price, at which the Urban Renewal Agency, in its discretion, determines such land should be made available in order that it may be developed, redeveloped, cleared, conserved, or rehabilitated for the purposes specified in the Plan. Because fair reuse value reflects limitations on the use of the property to those purposes specified in the Plan, the value may be lower than the property's fair market value.

Where land is sold or leased, the purchaser or lessee must agree to use the land for the purposes designated in the Plan and to begin and complete the building of its improvements within a period of time that the Agency determines is reasonable.

IX. RELOCATION METHODS

If the Agency acquires occupied property under the Plan, residential or commercial occupants of such property shall be offered relocation assistance, as required under applicable state law. Prior to such acquisition, the Agency shall adopt rules and regulations, as necessary, for the administration of relocation assistance. No specific acquisitions that would result in relocation benefits have been identified in the Plan.

X. TAX INCREMENT FINANCING OF PLAN

Tax increment financing consists of using annual tax increment revenues to make payments on debt, usually in the form of bank loans or revenue bonds. The proceeds of the bonds are used to finance the urban renewal projects authorized in the Plan. Bonds may be either long-term or short-term.

Tax increment revenues equal most of the annual property taxes imposed on the cumulative *increase* in assessed value within an urban renewal area over the total assessed value at the time an urban renewal plan is adopted. (Under current law, the property taxes for general obligation (GO) bonds and local option levies approved after October 6, 2001 are not part of the tax increment revenues.)

A. General description of the proposed financing methods

The Plan will be financed using a combination of revenue sources. These include:

- Tax increment revenues;
- Advances, loans, grants, and any other form of financial assistance from federal, state, or local governments, or other public bodies;
- Loans, grants, dedications, or other contributions from private developers and property owners, including, but not limited to, assessment districts; and
- Any other public or private source.

Revenues obtained by the Agency will be used to pay or repay the costs, expenses, advancements, and indebtedness incurred in (1) planning or undertaking project activities, or (2) otherwise exercising any of the powers granted by ORS Chapter 457 in connection with the implementation of this Plan.

B. Tax increment financing

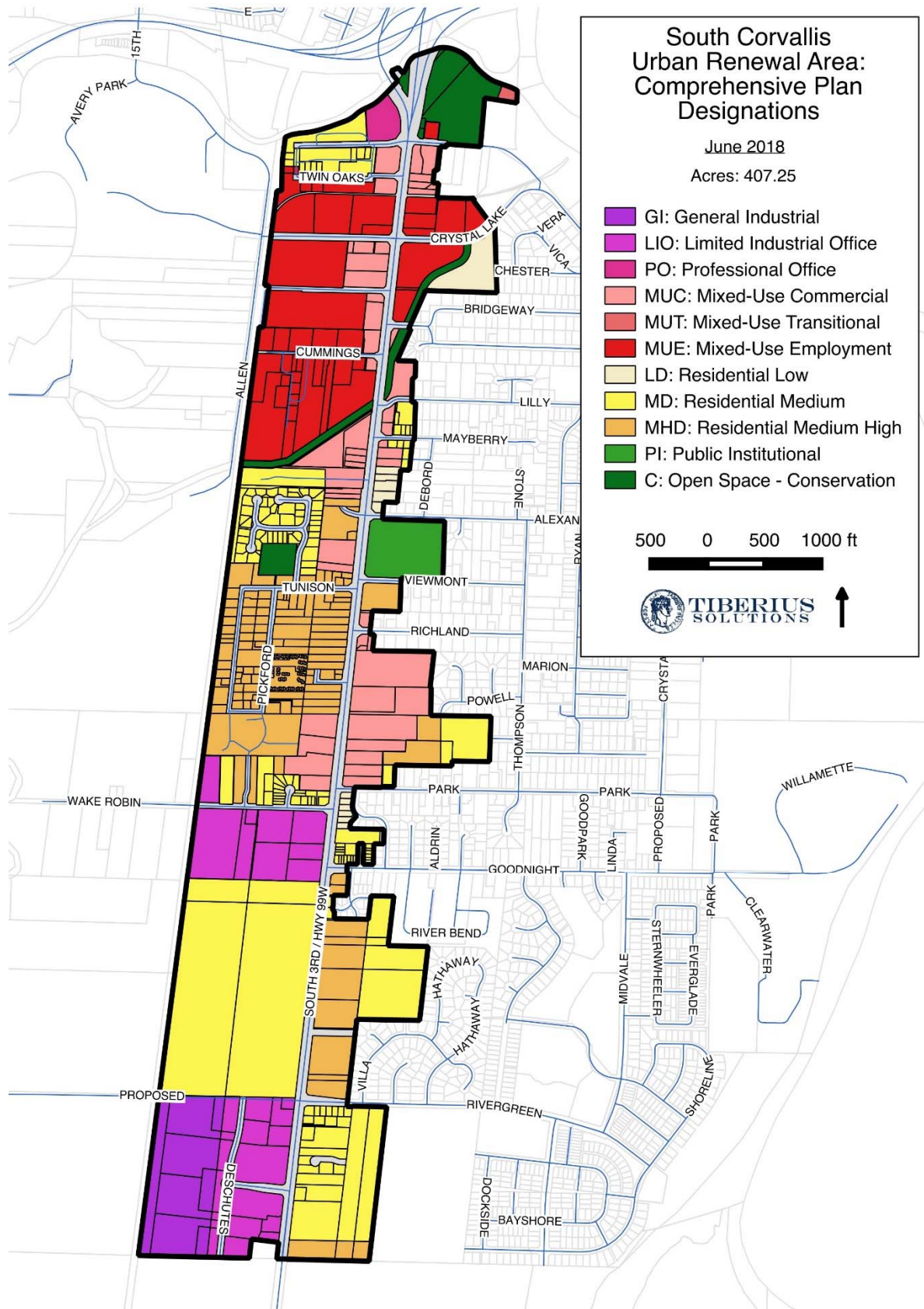
The Plan may be financed, in whole or in part, by tax increment revenues allocated to the Agency, as provided in ORS Chapter 457. The ad valorem taxes, if any, levied by a taxing district in which all or a portion of the Area is located, shall be divided as provided in Section 1c, Article IX of the Oregon Constitution, and ORS 457.440. Amounts collected

pursuant to ORS 457.440 shall be deposited into the unsegregated tax collections account and distributed to the Agency based upon the distribution schedule established under ORS 311.390.

XI. VALIDITY

Should a court of competent jurisdiction find any work, clause, sentence, section or part of this Plan to be invalid, the remaining words, clauses, sentences, sections or parts shall be unaffected by such findings and shall remain in full force and effect for the duration of this Plan.

Figure 3 – Comprehensive Plan Designations



Source: Tiberius Solutions, LLC

XII. RELATIONSHIP TO LOCAL OBJECTIVES

ORS 457.085 requires that the Plan conform to local objectives. This section provides that analysis. Relevant local planning and development objectives are contained within the *Corvallis Comprehensive Plan, Land Development Code, "Prosperity That Fits" An Economic Development Plan for Corvallis and Benton County, The Corvallis Economic Development Strategy – 2012, The Corvallis Economic Development Strategy – 2005 Update, and the City of Corvallis Council Policy Manual, the Corvallis Climate Action Plan, and Imagine Corvallis 2040 Vision*. The following section describes the purpose and intent of these plans, the main applicable goals and policies within each plan, and an explanation of how the Plan relates to the applicable goals and policies.

The numbering of the goals and policies within this section reflects the numbering that occurs in the original document.

Comprehensive Plan designations for all land in the Area are shown in Figure 2. All proposed land uses conform to Figure 2. Maximum densities and building requirements for all land in the Area are contained in the Land Development Code described in subsection B of this Section XII.

A. Corvallis Comprehensive Plan

The analysis of how the Plan conforms to the *Corvallis Comprehensive Plan* (Comprehensive Plan) covers the most relevant sections, but may not cover every section, of the Comprehensive Plan that relates to the Plan.

As the Comprehensive Plan is updated in the future, this document will automatically incorporate those updates without the Plan having to be formally amended. If a substantial amendment is completed in the future, this section of the Plan should be updated at that point.

Below are applicable Comprehensive Plan policies and statements of the Plan's conformance to Comprehensive Plan policies.

Article 4. Natural Features, Land and Water Resources

4.2 General Natural Features, Land and Water Resources

Policies

4.2.2 Natural features and areas determined to be significant shall be preserved, or have their losses mitigated, and/or reclaimed. The City may use conditions placed upon development of such lands, private nonprofit efforts, and City, State, and Federal government programs to achieve this objective.

4.8 Flood Plains and Flood Hazards

Policies

4.8.6 The City shall continue to regulate development in the South 3rd Street area and other flood-prone areas of the community to mitigate the problem of flooding and to prevent an increased flood hazard in other areas.

4.10 Urban Streams and Other Drainageways

Policies

4.10.1 Development within the Urban Growth Boundary shall conform to the Corvallis Drainage Master Plan which includes the site-specific provisions included in the 1996 South Corvallis Drainage Master Plan and subsequent updates of these Plans.

4.10.3 Significant drainageways shall be kept in a natural state to protect tree lines, maintain their natural functions, and enhance native plant species, to the maximum extent practicable.

4.11 Wetlands

Policies

4.11.18 The City shall develop and implement incentives for developers and property owners to protect, enhance, and re-establish wetlands, natural swales, vegetation, and groundwater for stormwater functions.

Urban Renewal Plan conformance statement:

The Plan conforms to Article 4. Natural Features, Land and Water Resources of the Comprehensive Plan, as there are projects within the Plan under the category of Natural Resource Management that will provide stream restoration and management and enhancement of natural resources in the Area, including floodplain and wetland mitigation and other natural hazard planning and mitigation.

Article 5. Urban Amenities

5.2 Community Character

Policies

5.2.1 Both public and private properties located along entrance corridors to the City of Corvallis shall be attractively landscaped, left as open space, or maintained as active agricultural or forest lands.

5.2.2 Entrance corridors shall be adequately signed to appropriately welcome visitors to the community and direct them to points of interest and special events.

5.2.4 The City shall take appropriate actions to beautify and improve the community by:

- developing gateway locations and development standards that include building orientation to the street for most uses; appropriate site and building design standards; extensive landscaping and street trees to provide a boulevard effect; frequent access points for bicycles and pedestrians; and possible mitigation of the negative effects of overhead utility lines.

5.5 Open Space

Policies

5.5.11 The significant entry corridors that should be preserved or enhanced are the following:

Highway 99W, both north and south of the City Center; Highway 34, between Tangent and the City Center; Highway 20/34, between the City Center and Philomath; and Highway 20, between north Albany and the City Center.

5.6 Parks and Recreation

Policies

5.6.15 The City shall continue to make public investments to meet the open space and recreational needs of different areas of the community.

Urban Renewal Plan conformance statement:

The Plan conforms to Article 5. Urban Amenities of the Comprehensive Plan, as there are projects within the Plan under the categories of Transportation and Pedestrian Improvements and Neighborhood Center and Public/Private Partnerships that will address community character, open space and parks and recreation policies.

Article 7. Environmental Quality

7.3 Air

Policies

7.3.4 The transportation element of the Comprehensive Plan shall guide Corvallis' future efforts towards maintaining air quality standards for transportation-related matters.

7.3.7 The City of Corvallis shall actively promote the use of modes of transportation that minimize impacts on air quality.

Urban Renewal Plan conformance statement:

The Plan conforms to Article 7. Environmental Quality of the Comprehensive Plan, as there are projects within the Plan under the categories of Transportation and Pedestrian Improvements, Affordable Housing Support and Neighborhood Center and Public/Private Partnerships that will promote alternate modes of transportation and provide local services for existing residents and future housing options that will have access to local services.

Article 8. Economy 5

8.2 Employment and Economic Development

Policies

8.2.1 The City and County shall support diversity in type, scale, and location of professional, industrial, and commercial activities to maintain a low unemployment rate and to promote diversification of the local economy.

8.2.3 The City shall support existing businesses and industries and the establishment of locally owned, managed, or controlled small businesses.

8.10 Commercial Office Land Development and Land Use

Policies

8.10.2 Given the community's intention to prevent decline in existing commercial areas, the City shall explore opportunities to facilitate and assist in the redevelopment of existing commercial areas, in a manner that meets current standards.

8.10.4 New commercial development shall be concentrated in designated mixed use districts, which are located to maximize access by transit and pedestrians.

8.13 South 3rd Street Area

(See Section 13.11 for South Corvallis Area findings and policies.)

Urban Renewal Plan conformance statement:

The Plan conforms to Article 8. Economy of the Comprehensive Plan, as there are projects within the Plan under the categories of Neighborhood Center and Public/Private Partnerships, Transportation and Pedestrian Improvements, Affordable Housing Support, and Natural Resources Management that will support the existing and future businesses in the Area. These projects will:

- Provide grant and/or loan funding assistance for existing local businesses for retention or expansion;
- Support the development of a neighborhood center for new businesses and create opportunities for other new businesses;
- Provide for additional housing options; and
- Support development with improved transportation options for all modes of travel.

Article 9. Housing

9.2 Neighborhood-oriented Development

Policies

9.2.4 Neighborhoods shall be pedestrian-oriented. Neighborhood development patterns shall give priority consideration to pedestrian-based uses, scales and experiences in determining the orientation, layout, and interaction of private and public areas.

9.4 Housing Needs

Policies

9.4.4 The City shall encourage the repair and maintenance of existing dwelling units and shall pursue opportunities to focus financial assistance programs in specific areas of the City on a census tract or neighborhood basis.

9.4.7 The City shall encourage development of specialized housing for the area's elderly, disabled, students, and other groups with special housing needs.

9.5 Housing Affordability

Policies

9.5.1 The City shall plan for affordable housing options for various income groups, and assure that such options are dispersed throughout the City.

9.5.2 The City shall address housing needs in the Urban Growth Boundary by encouraging the development of affordable dwelling units which produce diverse residential environments and increase housing choice.

9.5.10 The City shall continue to investigate and develop suitable methods and programs in order to assist low- and very-low-income households in meeting their housing needs.

Urban Renewal Plan conformance statement:

The Plan conforms to Article 9. Housing of the Comprehensive Plan as there are projects within the Plan under the categories of Affordable Housing Support, Neighborhood Center and Public/Private Partnerships, Transportation and Pedestrian Improvements, and Natural Resources Management that will support additional housing options. These projects will:

- Increase the supply of housing and local services to support that housing;
- Support the existing and future businesses in the Area;
- Assist existing and new businesses;
- Create a neighborhood center for new businesses and create opportunities for other new businesses;
- Provide development support for business, and
- Support this development with improved transportation options for all modes of travel.

Article 10. Public Utilities, Facilities and Services

Policies

10.2.5 The City shall consider the level and type of public facilities that can be provided when planning for various densities and types of urban land uses, including parks, open space, and other infrastructure.

Urban Renewal Plan conformance statement:

The Plan conforms to Article 10. Public Utilities, Facilities and Services of the Comprehensive Plan as there are projects within the Plan under the categories of Transportation and Pedestrian Improvements and Natural Resources Management that

will support the improvement of the transportation system and provide natural resource management programs to support parks and open space in the Area.

Article 11. Transportation

11.2 Transportation System Planning

Policies

11.2.1 The transportation system shall be planned and developed in a manner which contributes to community livability, recognizes and respects the characteristics of natural features, and minimizes the negative effects on abutting land uses.

11.2.2 The transportation system shall be managed to reduce existing traffic congestion and facilitate the safe, efficient movement of people and commodities within the community.

11.2.3 The City shall develop and promote alternative systems of transportation which will safely, economically, and conveniently serve the needs of the residents.

11.2.4 Special consideration in the design of the transportation system shall be given to the needs of those people who have limited choice in obtaining private transportation.

11.2.5 The transportation system shall give special consideration to providing energy efficient transportation alternatives.

11.2.8 The following highway corridors shall be considered primary and important entryways or gateways into Corvallis:

Highway 99W from the north (north of the City Center)

Highway 99W from the south (south of the City Center)

Highway 20 from the northeast (between North Albany and the City Center)

Highway 34 from the east (between Tangent and the City Center)

Highway 20/34 from the west (between Philomath and the City Center)

11.2.9 Special attention shall be given to major entryways or gateways into Corvallis to ensure that they reflect and contribute to a positive and desirable image of the community.

11.2.14 Oregon Department of Transportation should fund, maintain, and improve all State highway facilities (highways 99W, 34 and 20) to meet level-of-service standards contained in the Oregon Highway Plan. When specific construction plans are proposed, ODOT should prepare comprehensive roadway designs that recognize urban usage for surface transportation modes, including facilities for pedestrians, bicycles, transit, drainage, curbs, and gutters.

11.5 Bicycle

Policies

11.5.1 Bikeways shall be conveniently located, be adequately constructed, have minimal stops and obstructions and have safe crossings on major streets.

11.5.2 Bikeways shall provide safe, efficient corridors which encourage bicycle use. Bicycle use of major streets shall be considered as improvements are made to major transportation corridors.

11.5.6 Bikeways shall be developed to provide access to all areas of the community.

11.5.12 Safe and convenient bicycle facilities that minimize travel distance shall be provided within and between new subdivisions, planned developments, shopping centers, industrial parks, residential areas, transit stops, and neighborhood activity centers such as schools, parks, and shopping.

11.6 Pedestrian

Policies

11.6.2 The community shall give special consideration to providing access for handicapped people.

11.6.6 Safe and convenient pedestrian facilities that minimize travel distance shall be provided by new development within and between new subdivisions, planned developments, shopping centers, industrial parks, residential areas, transit stops, and neighborhood activity centers such as schools, parks, and shopping.

11.6.7 Where minimizing travel distance has the potential for increasing pedestrian use, direct and dedicated pedestrian paths shall be provided by new development.

Urban Renewal Plan conformance statement:

The Plan conforms to Article 11. Transportation of the Comprehensive Plan as there are projects within the Plan under the categories of Transportation and Pedestrian Improvements, Neighborhood Center and Public/Private Partnerships, and Affordable Housing Support that will:

- Support the transportation goals by improving transportation options for all modes of travel, and carrying out improvements to South 3rd Street/Highway 99W;
- Create a neighborhood center for new businesses and provide for additional housing options in the Area;
- Develop additional housing and services for residents of that housing within the Area to reduce demands on the overall Corvallis transportation network. Residents will not have to travel as far to meet their shopping needs, and alternate modes of transportation will be available.

Article 12. Energy

Policies

12.2.5 The City shall encourage land use patterns and development that promote clustering and multiple stories, take advantage of energy efficient designs, and have ready access to transit and other energy efficient modes of transportation. A location where this is desirable is in the Central City.

12.2.6 The City shall actively promote the use of energy efficient modes of transportation.

12.2.7 The City shall encourage the development of high density uses that are significantly less dependent on automobile transportation.

Urban Renewal Plan conformance statement:

The Plan conforms to Article 12. Energy of the Comprehensive Plan as there are projects within the Plan under the categories of Transportation and Pedestrian Improvements, Neighborhood Center and Public/Private Partnerships, and Affordable Housing Support that will:

- Support the energy goals by improved transportation options for all modes of travel and improvements to South 3rd Street/Highway 99W;
- Create a neighborhood center for new businesses and provide for additional housing options in the Area;
- Develop additional housing and services for residents of that housing within the Area to reduce demands on the overall Corvallis transportation network. Residents will not have as far to travel to meet their shopping needs, and alternate modes of transportation will be available, supporting the energy policies of the Comprehensive Plan.

Article 13 – Special Areas of Concern

13.11 South Corvallis Area

Policies

13.11.1 The City shall take appropriate actions to beautify and improve the South 3rd Street gateway to the community, by developing gateway corridor standards that implement the South Corvallis Area Plan gateway strategy, including building orientation to the street for most uses, appropriate site and building design standards, extensive landscaping and street trees to provide a boulevard effect, frequent access points for bicycles and pedestrians, and possible mitigation of the negative effects of overhead lines.

13.11.2 The City shall develop standards for a major neighborhood center consistent with the Town Center mixed use guidelines in the South Corvallis Area Plan, including pedestrian and transit-oriented design, street connectivity, and public spaces.

13.11.7 The City shall cooperate with the State and other governmental agencies in the improvement of South 3rd Street and shall recommend that Oregon Department of Transportation commence a corridor study to evaluate near-term strategies and improvements that preserve and extend the useful life of the South 3rd Street facility, consistent with the South Corvallis Area Plan. Strategies to be considered shall include: providing positive access management (through installation of medians and pedestrian refuges; identification of pedestrian nodes, and limiting new street access to approximately every 1/4 mile); signal timing and coordination; and right turn lanes on side streets.

13.11.8 The City shall use transportation demand management, transportation system management, and land use strategies to the greatest extent practicable to avoid the further widening of South 3rd Street beyond a maximum of five lanes.

13.11.10 The City shall develop standards for circulation design features outlined in the South Corvallis Area Plan, including additional street connections, designated parkway treatments, park strips and medians on arterial highways, pedestrian connections to South 3rd Street, implementation of the a general circulation plan, and implementation of the multi-use path. Techniques to maintain or improve levels of service on South 3rd Street may include driveway consolidation, cross-over easements, alleys, and dedication of right-of-way.

Urban Renewal Plan conformance statement:

The Plan conforms to Article 13. Special Areas of Concern of the Comprehensive Plan as there are projects within the Plan under the categories of Affordable Housing Support, Neighborhood Center and Public/Private Partnerships, Transportation and Pedestrian Improvements, and Natural Resources Management that will support the goals and policies of the South Corvallis Area of Special Concern. The Area’s projects will:

- Provide for additional housing options in the Area;
- Provide assistance to further the development of a neighborhood center;
- Provide support to existing and new businesses in the Area;
- Improve transportation options for all modes of travel and carry out improvements to South 3rd Street/Highway 99W; and
- Provide stream restoration and natural resources management and enhancement and natural hazard mitigation.

B. Land Development Code

The land uses in the Area will conform to the zoning designations in the *City of Corvallis Land Development Code*, including maximum densities and building requirements, and those provisions of the Land Development Code are incorporated by reference herein. The following zoning districts are present in the Area.

The development is expected to conform to the zoning requirements, and if not, the zones will be changed prior to allowing development to proceed on a particular parcel. As the Land Development Code is updated, this document will be updated by reference. If a substantial amendment is completed in the future, this section will be updated to match the current zoning designations.

1. Low Density Residential RS-5

Section 3.2.10 - PURPOSE

This zone implements the Low Density Residential Comprehensive Plan designation,

which allows from two to six dwelling units per acre. The RS-5 Zone is retained to provide land use and development standards for areas of the City that were zoned RS-5 and platted to urban densities as of December 31, 2006. Additionally, the RS-5 Zone is retained for areas of the City that were zoned RS-5 as of December 31, 2006, and are less than or equal to one acre in size.

The RS-5 Zone also applies to single-family residential areas greater than one acre in size and that were zoned RS-3.5 at the time of adoption of this Code. The RS-5 Zone is intended to provide opportunities for a broader range of lot sizes and Housing Types, consistent with Comprehensive Plan policies that support comprehensive neighborhoods and affordable housing.

2. Medium Density Residential RS-9

Section 3.4.10 - PURPOSE

This zone is the primary zone that implements the Medium Density Residential Comprehensive Plan designation, which allows from six to 12 dwelling units per acre. It is intended to provide areas where single detached, single attached, duplex, triplex, and fourplex units, and townhouses may be constructed under various ownership patterns. The zone provides a higher density and more intensive use of land than the Low Density Residential zones. The RS-9 Zone is intended to achieve efficiencies in provision of streets and utilities, and to encourage provision of usable Green Area.

3. Medium -High Density Residential RS-12

Section 3.6.10 - PURPOSE

This is the primary zone that implements the Medium-high Density Residential Comprehensive Plan designation, which allows from 12 to 20 dwelling units per acre. It is intended to accommodate a wide variety of Housing Types and to serve as a transition area between lands with lower density and higher density residential designations.

4. High Density Residential RS-20

Section 3.8.10 - PURPOSE

This is the primary zone that implements the High Density Residential Comprehensive Plan designation, which allows 20 or more dwelling units per acre. It is intended to provide areas for high density group residential dwelling units and other closely related and/or supportive uses in various areas within the City.

5. Professional and Administrative Office P-AO

Section 3.11.10 - PURPOSE

The Professional and Administrative Office (P-AO) Zone implements the Professional Office Comprehensive Plan designation. The P-AO Zone is intended to establish suitable urban areas for diversified office uses in concentrated centers and in appropriate isolated locations. Purposes of this zone also include the following:

- a.** Accommodate location of intermediate uses between residential zones and areas of more intense development;
- b.** Afford opportunities for employment and for business and professional services in close proximity to residential neighborhoods and transportation facilities;
- c.** Provide a range of compatible and supportive uses;
- d.** Promote user convenience and the conservation of energy; and
- e.** Establish development standards that ensure consistency with the Comprehensive Plan.

6. Neighborhood Center NC

Section 3.14.10 - PURPOSE

The Neighborhood Center (NC) Zone implements the Minor and Major Neighborhood Center Comprehensive Plan designations. The Neighborhood Center Zone is intended to provide for concentrations of Civic Uses, retail businesses, commercial and personal service activities, and residential/commercial mixed use developments in the core of comprehensive neighborhoods, as envisioned by the Comprehensive Plan.

Commercial Uses in Minor Neighborhood Centers are intended to serve neighborhood shopping and office needs. Commercial uses in Major Neighborhood Centers are intended to serve broader community shopping and office needs in addition to the needs of the nearby neighborhood. Both Minor and Major Neighborhood Centers are encouraged to the maximum extent possible to include Civic uses that support the nearby comprehensive neighborhood. In Major Neighborhood Centers, such civic uses may also serve a larger population.

The Neighborhood Center Zone also serves these purposes:

- a.** Locates a range of businesses within convenient walking and cycling distance of residential areas;
- b.** Ensures human-scale development oriented to pedestrian-friendly Shopping Streets;
- c.** Supports the use of alternative modes of transportation, including walking, riding transit, and bicycling;
- d.** Develops neighborhood cores at an appropriate human scale, while minimizing hazards, noise, traffic congestion, and other related effects of commercial concentrations;

- e. Implements the Comprehensive Plan provisions for development of Minor and Major Neighborhood Commercial Centers by establishing Minor NC and Major NC Zones on the Official Zoning Map; and
- f. Provides useful public spaces serving the neighborhood core and surrounding uses.

7. Mixed Use Community Shopping MUCS

Section 3.19.10 - PURPOSE

The Mixed Use Community Shopping (MUCS) Zone implements the Mixed Use Commercial Comprehensive Plan designation in areas located outside Neighborhood Center (NC) Zones and the Mixed Use General Commercial Zone. The MUCS Zone is applied to areas that are already largely developed, are mostly located between neighborhood centers, and are intended to transition to a more pedestrian- and human-scale environment.

The MUCS Zone is intended to provide for retail businesses and commercial and personal service activities of limited sizes, with larger Uses in the Major Neighborhood Center Zone, and mixed use developments, accommodating both pedestrian oriented uses and a limited number of land uses that are more dependent on automobile circulation.

The MUCS Zone also serves these purposes:

- a. Provides transitions from a linear pattern of commercial development toward a pedestrian-friendly environment;
- b. Locates a range of complementary businesses close to each other;
- c. Provides human-scale development to the greatest extent practicable;
- d. Mitigates the adverse effects of automobile-oriented development on the pedestrian environment;
- e. Supports the use of alternative modes of transportation, including walking, riding transit, and bicycling;
- f. Minimizes hazards, noise, traffic congestion, and other related effects of commercial concentrations; and
- g. Implements the Comprehensive Plan provisions for access management on Arterial Streets.

8. Limited Industrial – Office LI-O

Section 3.22.10 - PURPOSE

The Limited Industrial-Office (LI-O) Zone implements the Limited Industrial-Office Comprehensive Plan designation. It is intended to create and preserve areas where Limited Manufacturing, development oriented to the large-scale Office industry (rather than small-scale, single-use, stand-alone Office buildings) and related Use Types may locate, as defined and guided by this Chapter.

Ancillary or customarily incidental non-industrial and non-office Uses that support the Primary Use activity are permitted, such as Administrative, Sales, and Service Uses. Together, all of these Uses are intended to reduce potentially adverse effects from, and provide a buffer between, General Industrial Uses and non-industrial Uses such as Neighborhood Centers, Residential and Mixed Use zones, etc.). The LI-O Zone development standards and design guidelines are intended to ensure quality appearance at community gateways, consistent with the Comprehensive Plan.

9. General Industrial GI

Section 3.24.10 - PURPOSE

This is the primary zone that implements the General Industrial Comprehensive Plan designation. It is intended to provide appropriate locations for a variety of General Industrial Uses including Manufacturing and related activities with few, if any, nuisance characteristics. This zone prohibits Residential Uses except as authorized in Chapter

10. Mixed Use Employment MUE

Section 3.27.10 - PURPOSE

This Zone introduces some Commercial and Residential Uses into areas with industrial designations on the Comprehensive Plan Map, while maintaining the City's supply of industrially designated lands. It is intended to provide a variety of employment uses, including Limited Industrial Uses and Commercial, Civic, and Residential Uses, at a scale appropriate to surrounding employment areas. Key objectives of the Mixed Use Employment Zone include:

- a. Expand employment opportunities by allowing businesses to locate in a variety of locations;
- b. Provide services for employees in close proximity to their work place;
- c. Provide options for living, working, and shopping environments;
- d. Facilitate more intensive use of land while minimizing potentially adverse impacts; and
- e. Provide options for pedestrian oriented lifestyles.

11. Agriculture Open Space AG-OS

Section 3.37.10 - PURPOSE

This Zone is intended to implement the Open Space - Agriculture Comprehensive Plan Map designation and recognize areas within the City suitable for Agricultural Research Use and for Uses compatible with Agricultural and Horticultural Research Use Types. The characteristics of such Use Types typically result in preservation of large open space areas. Residential Uses are Accessory to the Primary Uses.

C. Corvallis Economic Development Plans

Below are applicable Economic Development Plan policies and statements of the Plan's conformance to the Economic Development Plan policies.

1. City of Corvallis and Benton County, *"Prosperity That Fits" An Economic Development Plan for Corvallis and Benton County* (October, 2006)
Priority Actions
Developing Human and Physical Infrastructure
Priority initiatives and investments related to the maintenance and development of Benton County's human and physical infrastructure include:
 1. 8.1 Supporting Willamette Neighborhood Housing Services' and similar efforts to establish community land trusts for housing.
 2. 8.3 Look at opportunities to build affordable housing as infill within existing developments, and provide incentives for future development to include a percentage of affordable housing through appropriate zoning. Proactively contact developers to state desired housing goals.
2. City of Corvallis, *The Corvallis Economic Development Strategy* (2012)
 1. **INNOVATION/STARTUPS** – Provide a local business environment that supports a successful, diverse traded-sector entrepreneurial community.
 2. **ORGANIC GROWTH** – Identify opportunities and support the retention and growth of companies that are currently located in Benton County.
 3. **LEVERAGE LOCAL ASSETS**—Develop a program that will focus on increased tenancy in existing vacant buildings and Enterprise Zone locations by business and industry types that are consistent with the *Prosperity That Fits Plan*.
Big Ideas
 1. Provide critical financial assistance to growing businesses through tools such as (a) Urban Renewal Districts and (b) a local economic development loan program.
Supports goals 1, 2a, and 3 (if URD covers one or more EZ locations).
3. City of Corvallis, *The Corvallis Economic Development Strategy -2018 Update*
Support the very successful on-going innovation and entrepreneurship ecosystem throughout the region.

Informed by the on-going regional economic development discussion, develop and implement collaborative and effective approaches to regional economic development needs.

Assist in the development and implementation of an urban renewal plan for South Corvallis.

Urban Renewal Plan conformance statement:

The Plan conforms to the “*Prosperity that Fits*” *An Economic Development Plan for Corvallis and Benton County*, *The Corvallis Economic Development Strategy*, *The Corvallis Economic Development Strategy -2015 Update* as there are projects within the Plan under the categories of Neighborhood Center and Public/Private Partnerships, Transportation and Pedestrian Improvements, Affordable Housing Support, and Natural Resources Management that will:

- Support the existing and future businesses in the Area by providing grant and or loan funding assistance for existing local businesses for retention or expansion;
- Create a neighborhood center for new businesses;
- Create opportunities for other new businesses;
- Provide for additional housing options; and
- Support this development with improved transportation options for all modes of travel.

D. City of Corvallis, Council Policy Manual

Below are applicable economic goals and policies from the *City of Corvallis Council Policy Manual* and statements of the Plan’s conformance to those goals and policies.

6.03.030 Goals

Success in achieving focused goals concerning the creation of new economic activity will enhance the economic vitality of the local community. The City Council should provide prioritized support to activities and programs which:

- a. Provide for a diverse local economy through programs which start, develop, retain, and expand enterprises which will, in turn, increase the supply of family-wage jobs and expand the property tax base;
- b. Attract private and public capital investment to create, enhance, and maintain local infrastructure;
- c. Provide facilities, services, and programs that attract visitors to the Corvallis community.

6.03.060 Policy

The following policies are intended to assist and direct the City Council in making decisions designed to fulfill both mission and goals as stated in Sections 6.03.20 and 6.03.30.

6.03.061 City Council Leadership

The City Council, in its leadership position, sets an example by adopting an active role in furthering Economic Development and by attempting to make resources available to enhance this effort.

6.03.062 Infrastructure

The City shall plan for and invest in public infrastructure that serves the needs of current and prospective employers.

6.03.068 Economic Development Services

The City shall support activities that enhance the Economic Development mission and goals. Examples of such activities include:

- a. Increasing the proportion of spending in the local community by residents and visitors;
- b. Strengthening the role of Downtown Corvallis as the vital economic, social, and cultural heart of the community;
- c. Providing facilities and services that support business start-ups;
- d. Providing local companies with business-critical information that will assist in achieving success;
- e. Recruiting companies from outside the local area within targeted industry sectors;
- f. Providing technical and financial assistance to support the retention and expansion of existing businesses;

6.03.069 Incentives

The City may use incentives to achieve Economic Development goals.

The Plan conforms to the *City of Corvallis Council Policy Manual* as there are projects within the Plan under the categories of Neighborhood Center and Public/Private Partnerships, Transportation and Pedestrian Improvements, Affordable Housing Support, and Natural Resources Management that will:

- Support the existing and future businesses in the Area by providing grant and or loan funding assistance for existing local businesses for retention or expansion;
- Create a neighborhood center for new businesses;
- Create opportunities for other new businesses;
- Provide for additional housing options; and
- Support this development with improved transportation options for all modes of travel.

E. Corvallis Climate Action Plan

Goal 1--The Climate Action Plan will establish and monitor greenhouse gas emissions reduction targets for the Corvallis community that guide short-, medium-, and long-term priority strategies and actions the City and community partners will undertake to achieve at least Corvallis' proportionate share (or some other expression of commitment) of greenhouse gas mitigation. Periodic reporting and updates to the Climate Action Plan will enable the City to respond to changing conditions and needs.

Goal 2—The Climate Action Plan will reflect the urgent need to effect significant greenhouse gas emissions reductions in the near term by prioritizing, as highest and most immediate, actions which are relatively the most effective and readily achievable by the City organization and community partners.

Goal 3—The Climate Action Plan will support community preparation for anticipated climate change-related impacts (such as water shortages, severe weather events, and unpredictable energy prices and availability) and enhance the community's ability to adapt and be resilient.

Goal 4—The Climate Action Plan will seek and foster cooperative partnerships and leadership from local public institutions, private businesses, non-profit organizations, and community members, as well as regional, state and federal agencies and interests that can have a significant impact on the Climate Action Plan's success.

Goal 5—The Climate Action Plan will incorporate actions that achieve other co-benefits in addition to greenhouse gas emissions reductions, including:

- Energy efficiency and greater energy independence from fossil fuels
- Sound economic investments (positive cost-benefit or return on investments)
- Community livability
- Environmental quality and ecosystem resiliency
- Public health and well being
- Healthy local economy and local self-reliance
- Equity and accessibility for low income/disadvantaged community members

Although conformance to the *Climate Action Plan* is not a requirement for an urban renewal plan, many of the projects in the Plan conform to the goals of the *Climate Action Plan*. The projects in the Plan will provide for sound economic investments; improve community livability, public health and well being; provide for a healthy local economy and local self-reliance; and create equity and accessibility for low income/disadvantaged community members.

F. Imagine Corvallis 2040 Vision

Our Vision for Corvallis in 2040

Engage and Support

Corvallis supports and engages a changing population in a welcoming community that accommodates all income and cultural groups, advances the wellbeing of all residents, emphasizes open, transparent, accessible government, plans for stable financing of long-term city needs, and promotes collaborative City/University relationships in all aspects of community life.

Steward and Sustain

Corvallis is a safe, sustainable, resilient, small city that maintains the community's safety and security, protects its natural environment, addresses a changing climate, and prepares for emergencies with special attention paid to its most vulnerable populations.

Learn and Thrive

Corvallis connects health care, education, and human services supporting a healthy, educated, accessible community with a high level of well-being; enhanced understanding of cultural differences; and an environment of learning, engagement and achievement.

Innovate and Prosper

Corvallis has a robust, diversified economy supporting good jobs and a livable community with a wide range of small and medium-sized businesses that are environmentally responsible and involved in the community, including innovative new companies serving local and global markets.

Create and Celebrate

Corvallis cultivates an identity centered on arts, culture, recreation and celebration... where the arts and recreation are essential parts of the community's economy, quality of life and sense of place. Arts, cultural experiences, and recreational opportunities benefit from exceptional community support, are accessible to all community members, and make the city a regional destination.

Plan and Change

Corvallis is a compact, well-planned, livable city with a vibrant downtown and commercial centers that blend employment, retail and housing; stable, healthy neighborhoods; a diverse mix of affordable housing; and a network of parks and green spaces, all connected by transit, biking and walking.

XIII. LEGAL DESCRIPTION



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12965 SW Herman Road, Suite 100, Tualatin, OR 97062
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AKS Job #7067

OFFICES IN: TUALATIN, OR - VANCOUVER, WA - KEIZER, OR - BEND, OR

G. EXHIBIT A

Urban Renewal
Area Corvallis,
Oregon

A tract of land and road rights-of-way located in the Southwest One-Quarter of Section 2, the Northwest One-Quarter and Southwest One-Quarter of Section 11, the Northwest One-Quarter of Section 14, and the Northeast One-Quarter of Section 15 of Township 12 South, Ranger 5 West, Willamette Meridian, City of Corvallis, Benton County, Oregon, and being more particularly described as follows:

Beginning at the southwest corner of Tract "A" of the plat of "Corvallis Industrial park", also being on the easterly right-of-way line of the Southern Pacific Railroad (Assessor's Map 12.5.14BC);

1. Thence along said easterly right-of-way line, Northerly 8,792 feet, more or less, to the easterly extension of the southerly line of Document Number 2011-482748 (Assessor's Map 12.5.02CC);
2. Thence along said easterly extension, Westerly 100 feet, more or less, to the westerly right-of-way line of SW Allen Street (Assessor's Map 12.5.02CC);
3. Thence along said westerly right-of-way line, Northerly 635 feet, more or less, to the southerly line of Book 167, Page 548 (Assessor's Map 12.5.02CC);
4. Thence along said southerly line, Easterly 40 feet, more or less, to the westerly right-of-way line of the Southern Pacific Railroad (Assessor's Map 12.5.02CC);
5. Thence along said westerly right-of-way line, Northerly 502 feet, more or less, to the northerly Ordinary High Water Line of Mary's River (Assessor's Map 12.5.02CB);
6. Thence along said northerly Ordinary High Water Line, Northeasterly 1,051 feet, more or less, to the westerly right-of-way line of US Highway 99W (Assessor's Map 12.5.02CB);

7. Thence along said westerly right-of-way line, Northerly 93 feet, more or less, to the southerly line of US Highway No. 20 (Assessor's Map 12.5.02CB);
8. Thence along said southerly right-of-way line, Easterly 587 feet, more or less, to the southerly Ordinary High Water Line of Mary's River (Assessor's Map 12.5.02CB);
9. Thence along said southerly Ordinary High Water Line, Southeasterly 753 feet, more or less, to the northerly east line of Book 151, Page 242 (Assessor's Map 12.5.02CA);
10. Thence along said northerly east line, Southerly 108 feet, more or less, to the easterly south line of said Deed (Assessor's Map 12.5.02CA);
11. Thence along said easterly south line, Westerly 285 feet, more or less, to the southerly east line of said Deed (Assessor's Map 12.5.02CA);
12. Thence along said southerly east line, Southerly 430 feet, more or less, to the southerly line of said Deed (Assessor's Map 12.5.02CA);
13. Thence along said southerly line, Westerly 297 feet, more or less, to the easterly right-of-way line of SW Chapman Place (Assessor's Map 12.5.02CA);
14. Thence along said easterly right-of-way line, Southerly 25 feet, more or less, to the southerly right-of-way line of SW Chapman Place (Assessor's Map 12.5.02CA);
15. Thence along said southerly right-of-way line, Westerly 53 feet, more or less, to the easterly line of Document Number 2007-423466 (Assessor's Map 12.5.02CA);
16. Thence along said easterly line, and the southerly extension thereof, Southerly 355 feet, more or less, to the northerly line of Document Number 91-133191 (Assessor's Map 12.5.02CA);
17. Thence along said northerly line, Easterly 50 feet, more or less, to the easterly line of said Deed (Assessor's Map 12.5.02CA);
18. Thence along said easterly line and the southerly extension thereof, Southerly 107 feet, more or less, to the northerly right-of-way line of the Southern Pacific Railroad (Assessor's Map 12.5.02CA);
19. Thence along said northerly right-of-way line, Easterly 329 feet, more or less, to the northerly extension of the westerly line of Tract 8 of County Survey 8145 (Assessor's Map 12.5.02CA);
20. Thence along said northerly extension, and the westerly and southwesterly lines of said Tract, Southeasterly 280 feet, more or less, to the northwesterly line of SE Crystal Lake Drive (Assessor's Map 12.5.02CD);
21. Thence leaving said northwesterly right-of-way line, Southeasterly 60 feet, more or less, to the intersection of the southerly right-o-way line of SE Crystal Lake Drive and the westerly line of the plat of "Minty Acres No. 2" (Assessor's Map 12.5.02CD);
22. Thence along said westerly line, Southerly 583 feet, more or less, to the northerly line of the plat of "Bethel Homes" (Assessor's Map 12.5.02CD);
23. Thence along said northerly line, Westerly 626 feet, more or less, to the southeasterly right-of-way line of Millrace (Assessor's Map 12.5.02CD);
24. Thence along said southeasterly right-of-way line, Southwesterly 304 feet,

- more or less, to the northerly right-of-way line of SE Bridgeway Avenue (Assessor's Map 12.5.02CD);
25. Thence leaving said northerly right-of-way line, Southerly 60 feet, more or less, to the northwesterly line of the plat of "Replat of McKay Subdivision" (Assessor's Map 12.5.02CD Supplemental Map No. 1);
 26. Thence along said northwesterly line, Southwesterly 304 feet, more or less, to the southerly line of said plat (Assessor's Map 12.5.02CD Supplemental Map No. 1);
 27. Thence along said southerly line, Easterly 164 feet, more or less, to the westerly line of Document Number 2006-145068 (Assessor's Map 12.5.11BA);
 28. Thence along said westerly line and the southerly extension thereof, Southerly 384 feet, more or less, to the southerly right-of-way line of SE Lilly Avenue (Assessor's Map 12.5.11BA);
 29. Thence along said southerly right-of-way line, Easterly 34 feet, more or less, to the easterly line of Parcel 7 of Partition Plat Number 2007-016 (Assessor's Map 12.5.11BA);
 30. Thence along said easterly line and the southerly extension thereof, Southerly 292 feet, more or less, to the northerly right-of-way line of SE Mayberry Avenue (Assessor's Map 12.5.11BA);
 31. Thence along said northerly right-of-way line, Westerly 12 feet, more or less, to the northerly extension of the easterly line of Document Number 2008-445034 (Assessor's Map 12.5.11BA);
 32. Thence along said northerly extension and the easterly line of said Deed and the easterly lines of Document Number 2015-529193 and Document Number 2016-543936, Southerly 308 feet, more or less, to the southerly line of said Document Number 2016- 543936 (Assessor's Map 12.5.11BA);
 33. Thence along said southerly line, Westerly 76 feet, more or less, to the easterly line of Lot 4 of the plat of "Carver Tracts" (Assessor's Map 12.5.11BA);
 34. Thence along said easterly line and the easterly lines of Lots 2 and 3 of said plat, Southerly 288 feet, more or less, to the southerly line of said Lot 2 (Assessor's Map 12.5.11BA);
 35. Thence along said southerly line, Westerly 118 feet, more or less, to the easterly line of Document Number 2017-559292 (Assessor's Map 12.5.11BA);
 36. Thence along said easterly line and the southerly extension thereof, Southerly 151 feet, more or less, to the southerly right-of-way line of SE Alexander Avenue (Assessor's Map 12.5.11BD);
 37. Thence along said southerly right-of-way line, Easterly 586 feet, more or less, to the easterly line of Parcel 1 of Partition Plat Number 2005-039 (Assessor's Map 12.5.11BD);
 38. Thence along said easterly line, Southerly 513 feet, more or less, to the northerly right-of- way line of SE Viewmont Avenue (Assessor's Map 12.5.11BD);
 39. Thence along said northerly right-of-way line, Westerly 366 feet, more or

- less, to the northerly extension of the easterly line of Lot 17 of the plat of "F. L. Lilly Tracts" (Assessor's Map 12.5.11BD);
40. Thence along said northerly extension and the easterly line of said Lot 17 and the easterly lines of Lots 18 and 19 of said plat, Southerly 294 feet, more or less, to the southerly line of said Lot 19 (Assessor's Map 12.5.11BD);
 41. Thence along said southerly line, Westerly 243 feet, more or less, to the westerly line of Document Number 2009-459220 (Assessor's Map 12.5.11BD);
 42. Thence along the westerly line of said Deed and the westerly line of Document Number 2004-372667 and the southerly extension thereof, Southerly 209 feet, more or less, to the southerly right-of-way line of SE Richland Avenue (Assessor's Map 12.5.11BD);
 43. Thence along said southerly right-of-way line, Easterly 40 feet, more or less, to the westerly line of Lot 18 of the plat of "Richland Acres" (Assessor's Map 12.5.11BD);
 44. Thence along said westerly line, Southerly 144 feet, more or less, to the southerly line of said Plat (Assessor's Map 12.5.11BD);
 45. Thence along said southerly line, Easterly 541 feet, more or less, to the westerly line of the plat of "First Addition to Micah" (Assessor's Map 12.5.11CA);
 46. Thence along said westerly line, Southerly 573 feet, more or less, to the southerly line of said plat (Assessor's Map 12.5.11CA);
 47. Thence along said southerly line, Easterly 529 feet, more or less, to the westerly line of the plat of "Pigsley Tracts" (Assessor's Map 12.5.11CA);
 48. Thence along said westerly line, Southerly 397 feet, more or less, to the southerly line of Document Number 2017-561875 (Assessor's Map 12.5.11CA);
 49. Thence along said southerly line, Westerly 328 feet, more or less, to the westerly line of Document Number 2012-499348 (Assessor's Map 12.5.11CA);
 50. Thence along said westerly line, Southerly 44 feet, more or less, to the northerly line of Document Number 2012-488996 (Assessor's Map 12.5.11CA);
 51. Thence along said northerly line and the westerly extension thereof, Westerly 500 feet, more or less, to the westerly line of Document Number 99-278059 (Assessor's Map 12.5.11CA);
 52. Thence along said westerly line, Southerly 190 feet, more or less, to the northerly right- of-way line of SE Park Avenue (Assessor's Map 12.5.11CA);
 53. Thence along said northerly right-of-way line, Westerly 357 feet, more or less, to the northerly extension of the westerly right-of-way line of SE Glenn Street (Assessor's Map 12.5.11CD);
 54. Thence along said northerly extension and said westerly right-of-way line, Southerly 264 feet, more or less, to the northwesterly line of Lot 7 of the plat of "Fulsang First Addition" (Assessor's Map 12.5.11CD);
 55. Thence along the northwesterly and westerly line of said Lot, Southerly 135 feet, more or less, to the southerly line of said plat (Assessor's Map

- 12.5.11CD);
56. Thence along said southerly line, Easterly 301 feet, more or less, to the westerly right-of- way line of SE Glenn Street (Assessor's Map 12.5.11CD);
 57. Thence along said westerly right-of-way line, Southerly 129 feet, more or less, to the northerly line of Document Number 2016-551700 (Assessor's map 12.5.11CD);
 58. Thence along said northerly line, Westerly 85 feet, more or less, to the easterly line of the Plat of "Goodnight Townhomes" (Assessor's Map 12.5.11CD1);
 59. Thence along said easterly line, Southerly 182 feet, more or less, to the northerly right-of- way line of SE Goodnight Avenue (Assessor's Map 12.5.11CD1);
 60. Thence along said northerly right-of-way line, Westerly 210 feet, more or less, to the northerly extension of the westerly right-of-way line of SE Stellar Drive (Assessor's Map 12.5.11CD1);
 61. Thence along said northerly extension and said westerly right-of-way line, Southerly 288 feet, more or less, to the northerly line of Lot 1 of the plat of "Bluejay Park" (Assessor's Map 12.5.11CD1);
 62. Thence along said northerly line and the westerly extension, Westerly 120 feet, more or less, to the easterly line of Lot 4 of said plat (Assessor's Map 12.5.11CD1);
 63. Thence along said easterly line, Southerly 86 feet, more or less, to the westerly right-of- way line of SE Partridge Place (Assessor's Map 12.5.11CD1);
 64. Thence along said westerly right-of-way line, Southerly 67 feet, more or less, to the easterly line of Lot 5 of the plat of "Bluejay Park" (Assessor's Map 12.5.11CD1);
 65. Thence along said easterly line, Southerly 63 feet, more or less, to the southerly line of said plat (Assessor's Map 12.5.11CD1);
 66. Thence along said southerly line, Easterly 299 feet, more or less, to the westerly line of Parcel 1 of Document Number 91-141498 (Assessor's Map 12.5.11CD1);
 67. Thence along said easterly line, Southerly 157 feet, more or less, to northerly line of Parcel 3 of said Deed (Assessor's Map 12.5.11CD);
 68. Thence along said northerly line, Easterly 200 feet, more or less, to the easterly line of said Parcel 3 (Assessor's Map 12.5.11CD);
 69. Thence along said easterly line, Southerly 71 feet, more or less, to the northerly line of Document Number 2000-288597 (Assessor's Map 12.5.14BA);
 70. Thence along said northerly line, Easterly 352 feet, more or less, to the northerly west line of the plat of "Villa South" (Assessor's Map 12.5.14BA Supplemental #1);
 71. Thence along said northerly west line of said plat, Southerly 650 feet, more or less, to the westerly north line of said plat (Assessor's Map 12.5.14BA Supplemental #2);
 72. Thence along said westerly north line, Westerly 551 feet, more or less, to the southerly west line of said plat (Assessor's Map 12.5.14BA

- Supplemental #3);
73. Thence along said southerly west line and the southerly extension thereof, Southerly 767 feet, more or less, to the southerly right-of-way line of SE Rivergreen Avenue (Assessor's Map 12.5.14BD);
 74. Thence along said southerly right-of-way line, Easterly 354 feet, more or less, to the easterly line of Document Number 2010-464410 (Assessor's Map 12.5.14BD);
 75. Thence along said easterly line, Southerly 1,357 feet, more or less, to the northerly line of Parcel 2 of Partition Plat Number 1993-025 (Assessor's Map 12.5.14);
 76. Thence along said northerly line, Westerly 721 feet, more or less, to the easterly right-of-way line of US Highway 99W (Assessor's Map 12.5.14);
 77. Thence along said easterly right-of-way line, Northerly 138 feet, more or less, to the easterly extension of the southerly line of Parcel 1 of Partition Plat Number 1990-027 (Assessor's Map 12.5.14BC);
 78. Thence along said easterly extension and the southerly line of said Parcel and the westerly extension thereof, Westerly 331 feet, more or less, to the easterly line of Lot 11 of the plat of "Corvallis Industrial Park" (Assessor's Map 12.5.14BC);
 79. Thence along said easterly line, Southerly 168 feet, more or less, to the southerly line of said plat (Assessor's map 12.5.14BC);
 80. Thence along said southerly line, Westerly 974 feet, more or less, to the Point of Beginning.

The above described tract of land contains 411 acres, more or less.

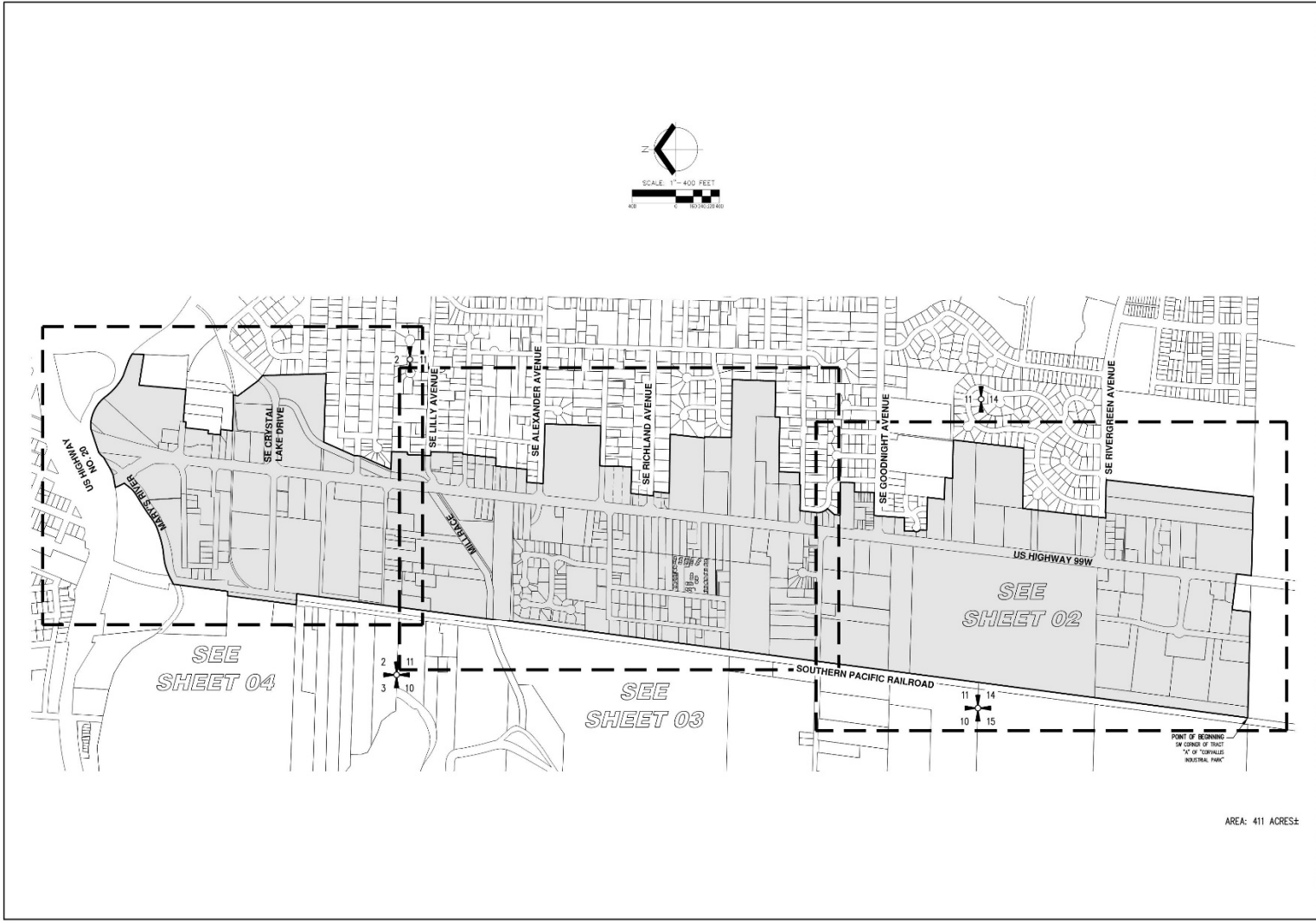
9/28/2018



Michael S. Kalina



XIV. LEGAL DESCRIPTION MAPS



AKS
AKS ENGINEERING & FORESTRY, LLC
1000 N. W. 10TH STREET
CORVALLIS, OREGON 97331
P. 503.838.4100
www.aks-engineering.com

**CITY OF CORVALLIS
URBAN RENEWAL AREA
OREGON**

**MAP OF URBAN
RENEWAL AREA**

ESTERLY COUNTY

DESIGNED BY:	EC
DRAWN BY:	ML
CHECKED BY:	AS NOTED
DATE:	6/28/2018
REGISTERED PROFESSIONAL LAND SURVEYOR	
<i>Michael S. Palmer</i>	
EXPIRES: JANUARY 31, 2019	
RENEWED: 6/20/19	
REVISIONS:	
JOB NUMBER:	7067
SHEET:	01

AKS ENGINEERING & FORESTRY, LLC



AKS
 AKS DEVELOPMENT & ENGINEERING, LLC
 1405 BOWLING GREEN DRIVE, SUITE 100
 CORVALLIS, OREGON 97331
 P: 503.838.0000
 WWW.AKSURBANPLANNING.COM
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE


CITY OF CORVALLIS
URBAN RENEWAL AREA
OREGON
 BENTON COUNTY

MAP OF URBAN RENEWAL AREA

DESIGNED BY: _____
 DRAWN BY: _____
 CHECKED BY: MK
 DATE: 9/28/2018
 REGISTERED PROFESSIONAL LAND SURVEYOR
 MICHAEL T. MADRA
 LICENSE #738718

JOB NUMBER
7067
 SHEET
02






AKS
ARCHITECTURAL & ENGINEERING, LLC
1000 UNIVERSITY AVENUE, SUITE 200
CORVALLIS, OREGON 97331
PH: 503.838.0000
WWW.AKSARCHITECTURE.COM

CITY OF CORVALLIS
URBAN RENEWAL AREA
OREGON

MAP OF URBAN RENEWAL AREA

DRAWN BY:	DATE:
CHECKED BY:	AS NOTED
<p style="font-size: small;">REGISTERED PROFESSIONAL LAND SURVEYOR</p> 	
JOB NUMBER	7067
SHEET	03



AKS
AKS ENGINEERING & ARCHITECTURE, LLC
1000 COMMERCIAL AVENUE, SUITE 200
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P: 503.838.1000
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**CITY OF CORVALLIS
URBAN RENEWAL AREA
OREGON**

**MAP OF URBAN
RENEWAL AREA**

REG. NO. 1986-21256
REG. NO. 2006-142066

SEARCHED BY: []
DRAWN BY: []
CHECKED BY: MK
DATE: 9/28/2018
SCALE: AS SHOWN

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
NUMBER 12345
MICHAEL T. MAHA
1000
BONNEVILLE 4730719

JOB NUMBER
7067
SHEET
04