

**FLORENCE
DOWNTOWN
PRESERVATION AND
RENEWAL PLAN**

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August 21, 2006

Agency Approved

Referred To Florence Council

**City of Florence
August 21, 2006**

FLORENCE DOWNTOWN URBAN RENEWAL PLAN

ACKNOWLEDGEMENTS

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FLORENCE URBAN RENEWAL PLAN

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100. INTRODUCTION

Renewal Plan Background

The City of Florence has invested considerable time and money in study efforts on downtown and Old Town Florence. Among the studies are a 1998 Downtown Plan, a 1999 Implementation Plan, and a Downtown Plan Update Report. The missing catalyst for implementing the recommendations in these reports was a reliable source for financing their recommendations.

On March 23, 2005, Florence City Council appointed a Downtown Urban Renewal Advisory Committee (DURAC), and gave it these charges:

- Find a funding method to complete the Council Approved Downtown Plan
- Evaluate the feasibility of establishing a Downtown Urban Renewal District
- Provide advice on any matter relating to updating and/or implementing the Downtown Plan

Over the next several months the Committee developed a Vision Statement and a list of objectives for the Downtown Area, and gathered information on the workings of Urban Renewal and tax increment financing. The Committee's work included visits to several cities with renewal programs to discuss their experience, and get their advice on urban renewal. Based on its work, the Committee made a recommendation that the City develop an urban renewal plan for the Downtown Plan area. The City of Florence hired an urban renewal consultant, and the Urban Renewal Advisory Committee started work on an urban renewal plan in January, 2006.

The Florence Downtown Preservation and Renewal Plan consists of Part One – Text and Part Two – Exhibits.

The City Council of Florence appoints members of the Urban Renewal Agency of Florence, 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 Florence respectively. All such applicable laws and ordinances are made a part of this Plan, whether expressly referred to in the text or not.

This Florence Downtown Preservation and Renewal Plan for the Florence Urban Renewal Area was approved by the Florence City Council on Date, 2006 by Ordinance No. _____, Series 2006.

200. CITIZEN PARTICIPATION

This Plan was formulated with the assistance and participation of the Downtown Urban Renewal Advisory Committee (DURAC) appointed by the Florence City Council. The Advisory Committee initiated its first round of meetings to discuss urban renewal beginning April 1, 2005. In that initial phase, DURAC thoroughly familiarized itself with urban renewal issues, and visited several communities to discuss their renewal programs. Following the hire of an urban renewal consultant, DURAC began a second round of meetings to discuss and provide input on each element of the urban renewal plan. DURAC met almost weekly from February, 2006, provided information to and met with affected taxing bodies, held a briefing workshop for City Council on _____2006 and held a public workshop on the plan on _____2006.

The Florence Planning Commission met to review the Plan on _____, 2006. The Florence City Council scheduled a public hearing on adoption of this Plan on _____, 2006. Additional notice for the Council hearing on adoption of the Plan was provided, as required by ORS 457.120.

300. BOUNDARY DESCRIPTION

A map of the boundary of the Florence Urban Renewal Area is shown in Exhibit 1, attached to this Plan. A legal description of the project boundary is included as Attachment "A" of this Plan. If inconsistencies exist between Exhibit 1 and Attachment A, Attachment A governs.

400. RELATIONSHIP TO LOCAL OBJECTIVES

A. OVERALL VISION AND OBJECTIVES OF DURAC

The Vision and Objectives adopted by the Downtown Urban Renewal Advisory Committee (DURAC) are consistent with those contained in the Florence Downtown Plan and those contained in the Florence Comprehensive Plan Goals and Objectives. More specifically, DURAC's Vision and Objectives are as follows:

Vision:

To preserve and revitalize the Downtown Area as the primary cultural, tourist, commercial and community core to serve all of Florence's citizens and visitors by encouraging continuing growth, development and enhancement consistent with Florence's small-town ambiance and character.

Objectives:

- To develop a unified Downtown Area consisting of the neighborhoods and commercial districts on both sides of Highway 101, generally south of Highway 126 and 9th Street, east of Kingwood Ave. and inland from the Siuslaw River Bridge and the Siuslaw River estuary.
- To facilitate public/private partnerships to revitalize deteriorating sections of the Downtown Area and adjoining waterfront.
- To enhance the Downtown Area through the promotion of mixed-use development, pedestrian and bicycle accessibility, provision of useful public space, and attractive site and architectural design to create a special place that enables citizens to live, work, shop and recreate all within easy walking distance.
- To achieve a balanced transportation/land use solution for Highway 101 that maintains its historic function as both the coast's primary transportation route and as the center of Florence's Downtown, and ensuring that the transportation objectives of the Transportation System Plan (TSP), the Oregon Highway Plan, and ODOT's adopted plans for Highways 101 and 126 are consistent with the Downtown Plan.
- To develop safe, convenient and attractive public parking areas to accommodate residents and visitors that connects with a system of walking, biking and driving options throughout the Downtown Area.
- To improve access to, and visibility of, Old Town and the waterfront from Highway 101.
- To re-establish a mixed use, retail core along Highway 101 in the Downtown Area featuring streetscapes and buildings that support the 'mainstreet' character and reflect a unified retail theme with coordinated architectural and voluntary merchandising guidelines.
- To restore, revitalize and preserve waterfront spaces for public access and water dependent recreational, commercial and industrial uses, which directly benefit the economy of the Florence area.

B. FLORENCE DOWNTOWN PLAN, 1999 GOALS AND OBJECTIVES

The following describes the Goal and Objectives contained in the Florence Downtown Implementation Plan adopted by Florence's City Council on September 20, 1999 as Resolution No. 29:

Goal:

To revitalize the downtown area as the primary cultural, tourist, commercial and community core to serve all of Florence's citizens and visitors.

Objectives:

1. To develop a unified downtown consisting of the neighborhoods and commercial districts on both sides of Highway 101, south of Highway 126 and 9th Street, east of Kingwood Avenue, and west of the Port property along the Siuslaw River estuary.
2. To revitalize deteriorating sections of the downtown area.
3. To enhance the downtown area through the promotion of mixed-use development, pedestrian and bicycle accessibility, provision of useful public space, and attractive site and architectural design to create one of Florence's special places.
4. To provide safe, convenient and attractive choices for people to walk, bike and drive throughout the downtown. Such connections should tie together downtown attractions such as the Florence Events Center, Old Town, the Boardwalk, the Downtown Green, the Post Office, parks, lodging establishments and retail businesses.
5. To facilitate public/private partnerships to carry out the plan.
6. To achieve a balanced transportation/land use solution for Highway 101 that maintains its historic function as both the Coast's primary transportation route, and as the center of Florence's downtown.
7. To develop safe, convenient and attractive public parking areas to accommodate visitors and residents accessing the downtown from Highway 101 and adjacent neighborhoods.
8. To ensure that the transportation objectives of the downtown plan are consistent with the Transportation System Plan (TSP), the Oregon Highway Plan, and ODOT's adopted plans for Highway 101 and Highway 126.
9. To identify suggested transportation improvements needed to facilitate redevelopment of the downtown area consistent with land use and retail market strategies.
10. To encourage mixed-use development that enables citizens to live, work, shop, and recreate all within easy walking distance with the downtown area.
11. To improve access to and visibility of Old Town from Highway 101.

C. FLORENCE COMPREHENSIVE PLAN GOALS AND OBJECTIVES

The Florence Comprehensive Plan (adopted January 14, 2002 by Resolution number 1, Series 2002) contains a long list of Goals and Objectives. Those that are germane to the Florence Urban Renewal Plan are as follows:

Land Use Plan – Florence Downtown (page 38)

The long-term goal is to create a “Mainstreet” character for the area, with streets designed to encourage pedestrian use by: widening sidewalks and providing safer pedestrian crossings, providing for on-street parking, locating building fronts at the back of the sidewalk, providing for parking in the interior of blocks, encouraging two, three and sometimes four-story buildings, encouraging mixed use development with residential units on the upper stories, retaining key public uses in the downtown, providing design guidelines to assist property owners in designing new or redeveloped structures in the historic character of the community and other landscaping appropriate to a Mainstreet character.

Commercial (page 19)

Goal: To utilize appropriately designated land for the development of commercial businesses and establishments in a manner that provides for the needs and desires of the Florence resident, tourist, and regional marketplace while enhancing the attractive nature of this coastal community.

Open Spaces, Scenic & Historical and Natural Resources (page 44)

Goal: To conserve natural resources such as wetlands, riparian areas, groundwater supplies, beaches and dunes, air and water, and wildlife habitat in recognition of their important environmental, social, cultural, historic and economic value to the Florence area and the central Oregon Coast.

Scenic Resources/Visual Quality (page 63)

Goal: To maintain the scenic quality of the community for the benefit of residents and visitors.

Historic Resources (page 66)

Goal: To identify and protect the historic resources within the community.

Economic Development (page 75)

Goal: To embrace a stable, prosperous business environment focused on industry diversity, yielding family incomes to support education, recreation, social and cultural

opportunities, comprehensive health services, affordable housing and public safety while preserving the environment and its natural beauty.

Housing Opportunities (page 81)

Goal: To provide the opportunities and conditions to meet housing needs within the City of Florence and the Urban Services Area.

Utilities and Facilities (page 83)

Goal: To provide cost effective collection and treatment of wastewater consistent with projected population growth and development needs.

Water System Supplies And Needs (page 85)

Goal: To provide an adequate supply of potable water for domestic, business, and industrial needs, as well as sufficient water for fire protection, all in a cost effective manner.

Stormwater Management (page 87)

Goal: To provide a stormwater system that enhances and maintains livability through balanced, cost effective solutions to stormwater management.

Parks, Recreation And Open Space (page 89)

Goal: To provide a variety of recreational opportunities and to provide open space and protect unique areas of the city.

Telephone Services And Telecommunications (page 95)

Goal: To secure residential and business telecommunications services equivalent to that found at any given time in similar size communities in the I-5 corridor.

Public Safety And Health Related Services (page 98)

Goal: To maintain public safety services at levels necessary to provide quality services to present and future residents and visitors.

Transportation (page 119)

Goal: To create a safe and effective transportation system.

500. PROPOSED LAND USES

A. LAND USE PLAN

The use and development of land in the Florence Urban Renewal Area shall be in accordance with the regulations prescribed in the City’s Comprehensive Plan, Zoning Ordinance, Sign Ordinance, Subdivision Ordinance, and other applicable local, county, state or federal laws regulating the use of property in the Urban Renewal Area.

Florence Urban Renewal Area Zoning Descriptions	
Zoning Classification	Description
Old Town – OT	The intent of these provisions is to provide an area for small scale, pedestrian oriented, mixed land uses that are appropriate in an area related to, or along a waterfront, and that are consistent with the character of Old Town. It is also intended to encourage restoration, revitalization and preservation of the district.
Main Street - MS	The intent of these provisions is to provide an area for small and medium sized commercial uses that are appropriate in a traditional, historic downtown. It is also intended to encourage revitalization of the downtown area, and to maintain adequate traffic flows on Highway 101, while providing a pedestrian friendly environment.
Marine District	The intent of these provisions is primarily to provide for water dependent commercial, recreational and industrial uses. In addition, this District provides for certain water related uses which are most appropriately located near a water dependent use or in areas near the estuary. Such water related uses may not be directly dependent upon access to a water body, but do provide or use goods or services that are directly associated with water dependent uses. It is intended that this District be developed to benefit the economy of the Florence area, consistent with the Florence Comprehensive Plan and other plans which may be adopted by the City and the Port of Siuslaw.
Waterfront/Marine	The intent of these provisions is to allow a mix of water-dependent, water-related and water-oriented uses along the Siuslaw River Estuary. The WF/M zone, while allowing up to 50% of the zone to be used for non-water-dependent or non-water related uses, will continue to be the community's center for water-dependent and water-related activities and will continue to provide access for such uses to the Siuslaw River Estuary in Florence.
Highway – H	The intent of these provisions is that the economic potential of this District should be developed, but in a manner than enhances our coastal village atmosphere and is consistent with the Florence Comprehensive Plan.
General Commercial	The intent of these provisions is to preserve and enhance areas within which a wide range of retail sales and businesses will occur.
Restricted Residential - RR	The intent of these provisions is to provide a quality environment for low density, urban single-family residential use and other single or multifamily Planned Unit Development as determined to be necessary and/or desirable.
Single Family Residential - SFR	The intent of these provisions is to provide a quality environment for medium density, urban, single-family residential uses and other compatible land uses determined to be desirable and/or necessary.
Multi-Family Residential - MFR	The intent of these provisions is to provide a quality environment for high density, urban, residential uses together with other compatible land uses determined to be desirable and/or necessary.

Commercial	The Commercial District is intended to preserve and enhance areas within which a wide range of retail sales and businesses will occur.
Medium-Density Residential	This designation is intended for areas where existing lot sizes are in the neighborhood of 5,000-6,500 square feet, and for the majority of developable land remaining in the City, as well as urbanizable lands east of Highway 101. The corresponding zoning districts are Single Family Residential and Manufactured Home. Single-family homes, and manufactured homes meeting certain minimum standards, are allowed. Duplexes are a conditional use. This designation comprises approximately 1,413 acres.
High Density Residential	This designation is intended for areas which are already developed as multi-family uses, and for development and redevelopment areas close to parks, schools and shopping. Lot sizes are, or would be, less than 5,000 square feet per unit. The applicable zoning districts are Multi-family and Mobile/Manufactured Home. The Mobile/Manufactured Home District allows singlewide units in mobile home parks. This designation comprises approximately 203 acres.
Public	The Public designation is intended to identify existing public and semi-public uses including public parks, schools, community colleges, cemeteries, and other public buildings as well as major utility facilities. Planned locations for such facilities are also included within this designation; however, future sites and public facility developments may take place within other plan designations subject to need and appropriate review.

600. OUTLINE OF DEVELOPMENT

The Florence Downtown Preservation and Renewal Plan consists of activities and actions, which treat the causes of blight and deterioration in the Florence Urban Renewal Area. Project activities further are intended to implement the vision and guiding principles in Section 400 of this Plan.

Project activities to treat blighting conditions and to implement community and comprehensive plan goals include:

- Providing infrastructure and utility upgrades to service new development in the Urban Renewal Area.
- Providing incentives to new public and private building investments in the Urban Renewal Area.
- Providing assistance to create and maintain mixed income housing in the Urban Renewal Area.
- Providing incentives for the repair and rehabilitation of deficient structures in the Urban Renewal Area.
- Contributing to funding new parking opportunities in the Urban Renewal Area.
- Contribute to public buildings and facilities in the Urban Renewal Area.
- Contribute to streetscape improvements in the Urban Renewal Area
- Provide funding for public parks and trails in the Urban Renewal Area.

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

700. DESCRIPTION OF PROJECTS TO BE UNDERTAKEN

To achieve the objectives of this Downtown Preservation and Renewal Plan, the following activities will be undertaken by the Urban Renewal Agency in accordance with applicable federal, state, and county laws, policies and procedures. The Renewal Agency may fund these activities in full, in part, or it may seek other sources of funding for them. The examples sited are illustrative, not definitive.

A. PUBLIC IMPROVEMENTS

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

1. Public Parks and Open Spaces

The Renewal Agency may participate in funding the design, acquisition, construction or rehabilitation of public spaces, parks or public recreation facilities within the Urban Renewal Area. Projects that may be undertaken include:

- Complete interpretive site with viewing area and signage on northern bank of Siuslaw under arches of the bridge

2. Street, Curb, and Sidewalk Improvements

The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for curbs, streets, and sidewalks. Street, curb, and sidewalk improvements may include:

- Construct bulb-outs with planters in project area.
- Stripe Highway 101 for parking

3. Public Utilities

The Renewal Agency is authorized to participate in funding improvements to water, storm, and sanitary sewer facilities in the area. Utility improvements that may include:

- Storm water abatement and sewer system upgrades in downtown area

4. Streetscape and Beautification Projects

The Renewal Agency is authorized to participate in activities improving the visual appearance of the project area. These improvements may include:

- Install antique lighting in downtown

- Install benches, waste receptacles, planters, bike racks, trees

5. Pedestrian, Bicycle, and Transit Improvements

The Renewal Agency may participate in funding improvements to public transit facilities, and make improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of-way for pedestrian and bicycle paths and connections. These activities will improve transit options, and facilitate pedestrian and bicycle usage in the Florence Urban Renewal Area. These improvements may include:

- Develop estuary trail from Highway 126 to bridge

6. Public Safety Improvements

The Renewal Agency may participate in funding improvements needed for public safety purposes. Public safety improvements may include:

- Upgrade water delivery system to improve fire safety
- Install Traffic light at 2nd Street and Highway 101
- Install emergency vehicle control of traffic lights

7. Public Buildings and Facilities

The Renewal Agency may participate in development of public facilities in the Renewal Area. The extent of the Renewal Agency's participation in funding such facilities will be based upon a Renewal Agency finding on the proportional benefit of that project to the Florence Urban Renewal Area, and the importance of the project in carrying out Plan objectives. Potential public facilities to be funded may include:

- Install public restrooms in Old Town
- Assist in development of a visitor's center
- Assist in development of a senior center
- Assist in repair or replacement of public fishing dock, wharf and ice facility
- Assist in repair or replacement of Maple Street public boat dock

B. PRESERVATION AND REHABILITATION

This activity will help improve the condition and appearance of buildings in the project area, and encourage infill and reuse in the Florence Urban Renewal Area. The Renewal Agency may participate, through loans, grants, or both, in maintaining and improving exterior and interior conditions of buildings or properties within the Florence Urban Renewal Area. Program terms, conditions, and eligibility requirements will be developed by the renewal agency following adoption of the urban renewal plan. Specific uses or preservation and rehabilitation funds will include:

- Providing financial and technical assistance to bring properties into compliance with the Downtown Plan.

C. DEVELOPMENT AND REDEVELOPMENT

The Renewal Agency also is authorized to provide loans or other forms of financial assistance to parties wishing to develop or redevelop land or buildings within the Florence Urban Renewal Area. This assistance is intended to make development within the renewal area financially feasible and competitive with other locations, and carry out the public and private redevelopment goals of this Plan. The Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan.

Examples of such assistance include, but are not limited to:

- Below market interest rate loans.
- Write down of land acquisition costs.
- Provision of public parking to assist development.
- Assistance in providing utilities and other infrastructure.
- Technical assistance, including architectural assistance, and zoning change work.
- Transfer of assembled sites at fair reuse value.

Projects to be assisted include

- Facilitate development of old middle school property
- Assist rebuilding of commercial wharf
- Provide assistance for development of mixed-income housing
- Provide incentives for development of public parking
- Provide incentives for under grounding of public utilities

D. PROPERTY ACQUISITION AND DISPOSITION

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

E. PLAN ADMINISTRATION

Tax increment 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, market, and other technical studies as may be needed during the course of the Plan. Project funds also may be used to pay for personnel and other administrative costs incurred in management of the Plan.

800. PROPERTY ACQUISITION AND DISPOSITION PROCEDURES

The Renewal Agency is authorized to acquire property within the Area, if necessary, by any legal means to achieve the objectives of this Plan. Property acquisition, including

limited interest acquisition, is hereby made a part of this Plan and may be used to achieve the objectives of this Plan. However, private property within the Renewal District shall not be taken by eminent domain for the purpose of conveying any ownership or possessory interest in all or part of the property to a private party for economic development by or the commercial benefit of the private party. This restriction will not be overruled except by public referendum, it will not apply to cases where there is a willing seller and this restriction shall not apply to property which, by reason of dilapidated condition, compromised structural integrity, or failed mechanical systems poses an actual identifiable threat of harm to public safety or health. All acquisition of property will require an amendment to the plan as set forth in Section 1100.

A. Acquisition requiring City Council approval.

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

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

B. Acquisition not requiring City Council approval.

Land acquisition not requiring City Council ratification requires a minor amendment to this Plan as set forth in Section 1100 C2. The minor amendment to the Renewal Plan may be adopted by the Renewal Agency by Resolution. The Agency may acquire land without Council ratification where the following conditions exist:

1. Where it is determined that the property can be acquired without condemnation and is needed to provide public improvements and facilities as follows:
 - a. Right-of-way acquisition for streets, alleys or pedestrian ways;
 - b. Right of way and easement acquisition for water, sewer, and other utilities
2. Where the owner of real property within the boundaries of the Area wishes to convey title of such property by any means, including by gift.

C. Properties to be acquired

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

D. Property Disposition Policies and Procedures

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 Plan.

All real property acquired by the Renewal Agency for redevelopment in the Florence Urban Renewal Area shall be disposed of for development for the uses permitted in the Plan at 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 shall 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 other real property the development of which is assisted financially by the Renewal Agency, shall be made subject to this Plan. Leases, deeds, contracts, agreements, and declarations of restrictions by the Renewal Agency may contain restrictions, covenants, covenants running with the land, rights of reverter, conditions subsequent, equitable servitudes, or any other provisions necessary to carry out this Plan.

900. REDEVELOPERS' OBLIGATIONS

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

1. The Redeveloper shall develop or redevelop property in accordance with the land-use provisions and other requirements specified in this Plan.
2. The Renewal Agency may require the redeveloper to execute a development agreement acceptable to the Renewal Agency as a condition of any form of assistance by the Renewal Agency. The Redeveloper shall

accept all conditions and agreements as may be required by the Renewal Agency.

3. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Renewal Agency or its designated agent, for review and approval prior to distribution to reviewing bodies as required by the City.
4. The Redeveloper shall commence and complete the development of such property for the use provided in this Plan within a reasonable period of time as determined by the Renewal Agency.
5. The Redeveloper shall not execute any instrument whereby the sale, lease, or occupancy of the real property, or any part thereof, is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin.

1000. RELOCATION

The 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 expenses will be made to residences and businesses displaced. The Renewal Agency may contract with Oregon Department of Transportation (ODOT), or other appropriate agencies or parties for assistance in administering its relocation program.

1100. PLAN AMENDMENTS

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

A. Substantial Amendments

Substantial Amendments are limited to amendments:

- Adding land to the Urban Renewal Area that is in excess of one percent of the existing area of the Plan.
- Increasing the maximum amount of indebtedness that can be issued or incurred under the Plan.

Substantial Amendments shall require the same notice, hearing and approval procedure required of the original Plan, including public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the City Council by non-emergency ordinance after a hearing notice of which is provided to individual households as prescribed in ORS 457.

B. Other Amendments Requiring Approval by Ordinance of City Council

The following types of amendments will require adoption by a non-emergency Ordinance of the City Council, and require consultation with taxing districts, and presentation to the Planning Commission, but will not require the special notice prescribed in ORS 457.120.

1. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than \$500,000. The \$500,000 amount will be adjusted annually from the year 2006 according to the "Engineering News Record" construction cost index for the Northwest area.
2. Acquisition of property for purposes specified in Section 800A1 and 800A2 of this Plan.

C. Minor Amendments..

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

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 800B1 and B2 of this Plan.
3. Addition of a project substantially different from those identified in Sections 700 of the Plan or substantial modification of a project identified in Section 700 if the addition or modification of the project costs less than \$500,000 in 2006 dollars.
4. Increases in the Florence Urban Renewal Area boundary that are less than one percent of the existing area of the Plan.

From time to time during the implementation of this Plan, the Planning Commission and the City Council may officially approve amendments or modifications to the City's

Comprehensive Plan and implementing ordinances. Furthermore, the City Council may from time to time amend or approve new codes, regulation or ordinances, which affect the implementation of this Plan. When such amendments, modifications, or approvals have been officially enacted by the City Council, such amendments, modifications or approvals which affect the provisions of the Plan shall, by reference, become a part of this Plan.

1200. MAXIMUM INDEBTEDNESS

The maximum indebtedness authorized under this Plan is twenty-two million, five hundred and forty-five thousand dollars (\$22,545,000). This amount is the principal of indebtedness, and does not include interest or indebtedness incurred to refund existing indebtedness.

1300. FINANCING METHODS

A. GENERAL

The Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private for the purposes of undertaking and carrying out this Plan. In addition, the Renewal Agency may borrow money from, or lend money to a public entity 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. The funds obtained by the Renewal Agency shall be used to pay or repay any costs, expenses, advances and indebtedness incurred in planning or undertaking project activities or in otherwise exercising any of the powers granted by ORS Chapter 457.

The Renewal Agency shall comply with ORS 457.460 regarding financial reporting. The Renewal Agency shall comply with all Oregon state laws governing budget formation and reporting for public agencies. The Renewal Agency shall produce independently audited financial statements on an annual basis.

B. TAX INCREMENT FINANCING

This Plan will be financed in whole, or in part, by tax increment revenues. The ad valorem taxes levied by all taxing districts in which all or a portion of the Florence Urban Renewal Area is located shall be divided as provided in Section 1C, Article IX of the Oregon Constitution and ORS 457.420 to 457.460.

C. PRIOR INDEBTEDNESS

Any indebtedness permitted by law and incurred by the Renewal Agency or the County

in connection with preplanning for this Plan shall be repaid from tax increment proceeds generated pursuant to this section.

1400. DEFINITIONS

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

“Agency”, “Renewal Agency” or “Urban Renewal Agency” means the Urban Renewal Agency for Florence.

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

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

“City” means the city of Florence, Oregon.

"County" means Lane County, Oregon.

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

“Development Agency” and “Urban Renewal Agency” means the Urban Renewal Agency of Florence, Oregon.

"Displaced" person or business means any person or business 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.

“DURAC” means the Downtown Urban Renewal Advisory Committee of Florence, Oregon.

"Exhibit" means an attachment, either narrative or map, to the Urban Renewal Plan for the Overland Park Urban Renewal Area, Part Two - Exhibits.

“Mixed Use” means a development site, or a single building containing multiple uses. For example, a common type of mixed-use development is one that includes residential and retail uses, with related parking. Other combinations of uses are possible.

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

“Plan” or “Renewal Plan" means the Florence Downtown Preservation and Renewal Plan for the Florence Urban Renewal Area, Parts One and Two.

"Planning Commission" means the Planning Commission of Florence, 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 Renewal Plan.

"Report" refers to the report accompanying the Urban Renewal Plan, as provided in ORS 457.085 (3).

"Redeveloper" means any person, individual or group acquiring property from the Renewal Agency or receiving financial assistance for the physical improvement of privately or publicly held structures and land.

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

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

"State" means the State of Oregon.

"Text" means the Florence Downtown Preservation and Renewal Plan for the Florence Urban Renewal Area, Part One - Text.

"Urban Renewal Area", "Florence Urban Renewal Area", or "Revitalization Area" means the geographic area for which this Renewal Plan has been approved. The boundary of the Renewal Area is described in Exhibits made a part of this plan.

Florence Downtown Preservation and Renewal Plan

Florence, Oregon

Part Two-Exhibits

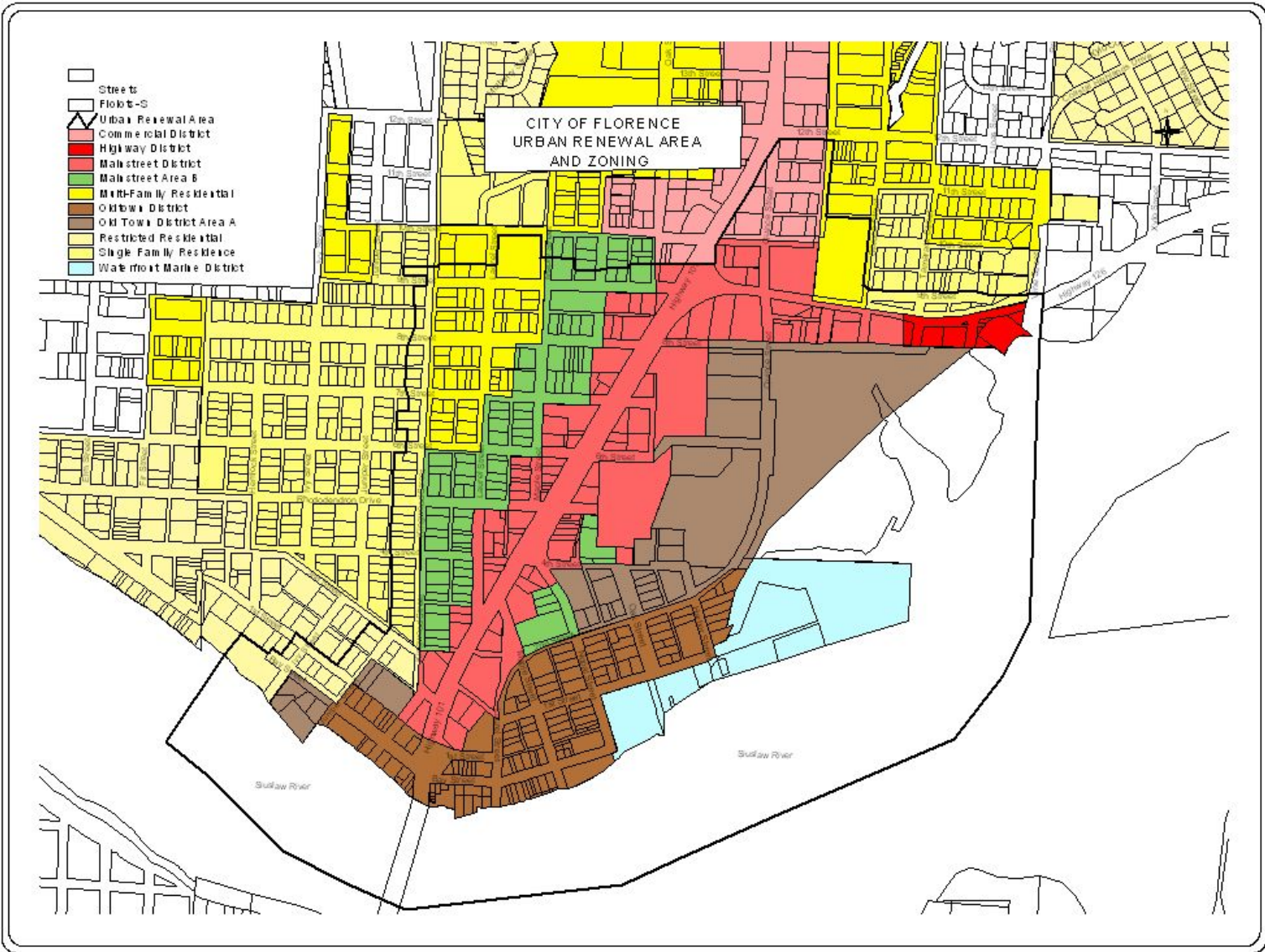
EXHIBITS

Exhibit 1 Map of Plan Boundary

ATTACHMENTS

Attachment A Boundary Description

EXHIBIT 1 – BOUNDARY MAP OF RENEWAL AREA



ATTACHMENT A – BOUNDARY DESCRIPTION

Beginning at the point of intersection of the center of the Siuslaw River and the Southwesterly projection of the centerline of Quince Street, now abandoned, as shown on the Amended Plat of Cox's Part of the City of Florence, Book 2, Page 3, Lane County Oregon Plat Records. Thence Northeast along said line to the intersection of the centerline of Bay Street (formerly Main Street), portion now abandoned. Thence Southeast along said centerline to a point Southwest of the Southwest corner of Lot 7, Block 6 of said plat.. Thence Northeast to the Southwest corner of said Lot 7, in the Northern Right of Way line of Bay Street. Thence Southeast along said Right of Way line to the Southwest corner of Lot 9, Block 6 of said Plat. Thence Northeast along the Western line of said Lot 9 to the Southern Right of Way line of First Street.

Thence Northeast across First Street to a point in the Northern Right of Way line of First Street, said point being four feet Easterly of the Southwest corner of Lot 10 Block 12 of the Plat of Florence, Volume T, Page 181, Lane County Oregon Deed Records. Thence Southeast along said Right of Way line to a point four feet Easterly of the Southwest corner of Lot 9, Block 11 of said Plat. Thence Northeast to a point lying four feet Easterly of the Northwest corner of said Lot 9. Thence Northeast along projection of said line, across the Platted alley, to the Northern line of said alley. Thence Northwest along said Northern Line to the Southwest corner of Lot 2, Block 11 of said Plat. Thence along Western line of said Lot 2 to the Southern Right of Way line of Second Street. Thence Southeast along said Right of Way line to the Western Right of Way line of Juniper Street (formerly Madison Street).

Thence going Northeast, across Second Street to the Southwest corner, of Lot 42, Block 6, Amended Plat of Miller's Addition to the Town of Florence, Volume 25, Page 185, Lane County Oregon Deed Records, said corner lying in the Eastern line of the Platted alley. Thence North along the Eastern line of said alley to the Southern Right of Way line of Sixth Street. Thence East along said Right of Way, 52 feet to a point.

Thence leaving said Right of Way line going Northerly to a point in the Northern Right of Way line of Sixth Street, said point being 68 feet East of the Eastern Line of alley shown in Block 44 of the Amended Plat of the Chicago Addition to Florence, Volume 25, Page 552 and 553, Lane County Oregon Deed Records. Thence North to the Northern Line of Lot 8 of said Plat, said point being 68 feet East of the Eastern line of the alley shown on said Plat. Thence West 68 feet to the Eastern line of said alley. Thence along the Eastern line of said alley to the Northern line of Lot 4, Block 44 of said Plat. Thence East along the North line of Lot 4 for 68 feet. Thence North to the Southern Right of Way line of Seventh Street, said point being 68 feet East of the Eastern line of aforesaid alley. Thence Northwest to the Southwest corner of Lot 18, Block 37 of said Plat, in the Northern Right of Way line of Seventh Street. Thence North along the Western lines of Lots 18 and 3, through the Platted alley, to the Southern Right of Way line of Eighth Street (formerly Pacific Avenue). Thence Northeast to a line that is 10 feet West of the West line of Lot 20, Block 28 of said Plat. Thence North along a line 10 feet West of said Lot 20, through the Platted alley of Block 28 of said Plat, to a point in the North line

of said alley. Thence West along said Northern line to the Southwest corner of Lot 2, Block 28 of said Plat. Thence North along the West Line of said Lot 2 to the Southern Right of Way line of Ninth Street. Thence East along said Southern Right of Way line to the Western Right of Way of Kingwood Street (formerly Gargnier Avenue). Thence North along said Western Right of Way line to the Northern Right of Way line of Ninth Street. Thence West along said Northern Right of Way line to the Eastern line of the alley of Block 21 of said Plat. Thence North along said Eastern line of said alley to the Northwest corner of Lot 9, Block 21 of said Plat. Thence East along said North Line, across Kingwood Street to the Eastern Right of Way line of Kingwood Street. Thence North along said Eastern Right of Way line to the North line of Lot 13, Block 20 of said Plat. Thence along the Northern lines of Lots 13 and 8, through the Platted alley and through the Right of Way of Laurel Street (formerly Adams Street), to the Northwest corner of Lot 13, Block 19 of said Plat and said point lying in the Eastern Right of Way line of Laurel Street. Thence North along the Eastern Right of Way line of Laurel Street to the Southern Right of Way line of Tenth Street. Thence East along said Right of Way line to the Western Right of Way line of Maple Street (formerly Hamlin Street). Thence South along said Right of Way line to Southeast corner of Lot 5, Block 19 of said Plat. Thence East across Maple Street to the Northwest corner of Lot 15, Block 18 of said Plat, said corner lying in the Eastern Right of Way line of Maple Street. Thence East along the North line of said Lot 15, projecting said line through the Platted alley to the Eastern line of said alley. Thence South along the Eastern line of said alley to a point six and one half feet North of the Southwest corner of Lot 8, Block 18 of said Plat. Thence East to a point in the Western Right of Way of Nopal Street (formerly Seward Street) and lying six and one half feet North of the Southeast corner of Lot 8, Block 18 of said Plat. Thence Northeast to the Southwest corner of Lot 14, Block 17 of said plat. Thence East along the Southern line of Lot 14, projecting Easterly through the Platted alley to the Eastern line of said alley and being the Southwest corner of Lot 7, Block 17 of said Plat. Thence North along said Eastern line of said alley to the Southwest corner of Lot 6, Block 17 of said plat. Thence East along the South line of said Lot 6 to the Western Right of Way of Oak Street (formerly Howard Street).

Thence Easterly across Oak Street to the center of the twenty foot alley (now abandoned) of Block 45 as shown on Plat of Gallagher's Part of the City of Florence, Book 30, Pages 12 and 13, Lane County Oregon Deed Records. Thence along the center of said alley, crossing the Oregon Coast Highway (US 101) and the former Frasier Street, to a point of intersection of the centerline of a now abandoned alley of Block 46 of said Plat and the existing Eastern Right of Way line of said Oregon Coast Highway. Thence Northward along said Eastern Right of Way line to the Northwest corner of Lot 10, Block 39 of said Plat, said corner lying in the Southern Right of Way line of Twelfth Street. Thence Easterly along said Southern Right of Way line to the Eastern Right of Way line of Redwood Street (formerly Berry Street). Thence South along said Eastern Right of Way line to the Southern line of the Platted alley of Block 41 of said Plat. Thence East along said South line to the Western Right of Way line of Spruce Street (formerly Mabel Street). Thence South along said Right of Way line to the Southeast corner of Lot 20, Block 48 of said Plat. Thence Easterly across Spruce Street to the Southwest corner of Lot 11, Block 55 of said Plat, said corner lying in the Northern Right of Way line of

Ninth Street. Thence Easterly along said Northern Right of Way line to a point of intersection of the Northern Right of Way line of Ninth Street and the Northern Right of Way line of Highway 126. Thence along the Northern Right of Way line of Highway 126 to a point of intersection of the Northern Right of Way line of Highway 126 and the Eastern Right of Way line of Vine Street (formerly Cherry Street). Thence South along the Eastern Right of Way line of Vine Street, and it's Southerly projection, to the center of the Siuslaw River. Thence Westerly along the center of the Siuslaw River to the point of beginning.