RIVERFRONT URBAN RENEWAL DISTRICT PLAN

Originally Adopted September 11, 1985
By Eugene City Council Ordinance No. 19352

Amended March 10, 2004
By Eugene City Council Ordinance No. 20313

Prepared by the City of Eugene Planning and Development Department in Cooperation with the Finance Division.

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TABLE OF CONTENTS

			Page
Part I	Section 100	Introduction	3
	Section 200	Definitions	3
	Section 300	Legal Boundary Description	4
	Section 400	Goals and Objectives	5
	Section 500	Land Use Plan	7
	Section 600	Project Activities	8
	Section 700	Methods for Financing the Projects	13
	Section 800	Annual Financial Statement Required	13
	Section 900	Citizen Participation	14
	Section 1000	Non-Discrimination	14
	Section 1100	Recording of This Plan	14
	Section 1200	Procedures for Changes or Amendments in the approved Plan	14
	Section 1300	Maximum Indebtedness of the Plan	15
	Section 1400	Duration and Validity of Approved Plan	16
Part II	Exhibits		
	A.	Development Plan Boundary	

RIVERFRONT URBAN RENEWAL DISTRICT PLAN

Part 1.

Section 100--Introduction

The Riverfront Urban Renewal District, pertaining to an area of approximately 178 acres within the boundaries of the city, consists of Part 1, Text and Part 2, Exhibits. This plan has been prepared by the Planning and Development Department of the City of Eugene pursuant to the provisions found within the Oregon Revised Statutes, ORS Chapter 457, the Oregon Constitution, and all applicable laws and ordinances.

Section 200--Definitions

The following definitions will govern this plan unless the context otherwise requires.

Acquisition means the act or process of acquiring fee title or interest other than fee title of real property (including the acquisition of development rights of remainder interest).

Agency or Renewal Agency means the Eugene Renewal Agency which in accordance with ORS Chapter 457 is the official Urban Renewal Agency of the City of Eugene, Lane County, Oregon.

Blighted areas means areas which, by reason of deterioration, faulty planning, inadequate or improper facilities, deleterious land use, or the existence of unsafe structures, or any combination of these factors, are detrimental to the safety, health, or welfare of the community. A blighted area is characterized by the existence of one or more of the conditions as described in ORS 457.010(1).

City means the City of Eugene, Lane County, Oregon.

County means the County of Lane, State of Oregon.

District means Riverfront Urban Renewal Plan area

Exhibit means an attachment, either narrative or graphic, to the plan for the plan area .

ORS means Oregon Revised Statutes (State law). ORS Chapter 457 regulates the urban renewal process.

Plan or Development Plan means the Urban Renewal Plan for the Riverfront Urban Renewal District area. The plan consists of Part 1, text and Part 2, exhibits.

Project means any undertaking or activity within the Riverfront Urban Renewal District project area, such as a public improvement, street project, or loan program which is authorized by and implements provisions set forth in the Development Plan.

Plan area means the entire Riverfront Urban Renewal District area.

Redeveloper means any individual or group which acquires property or which receives financial assistance for the physical improvement of publicly or privately-held structures and 1and within the plan area .

Rehabilitation means the act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient, contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Report on the plan means the textual material and graphic exhibits required by ORS 457.085(3) which explains existing conditions, activities, procedures, and proposals of the plan.

Riverfront Research Park Site means the University of Oregon owned property within the Riverfront Urban Renewal District area.

State means the State of Oregon and its various agencies, divisions, and departments.

Tax increment financing means a method of financing urban renewal projects as authorized by ORS Chapter 457, which uses the tax revenues generated by the increased taxable values in a defined area to pay for improvements within that area.

Text means Part 1 of this Urban Renewal Plan for the Riverfront Research Park.

Upper Millrace means that portion of the Millrace within the plan area connecting from the Willamette River to Franklin Boulevard.

Section 300--Legal Boundary Description

The following is a legal description of the boundary of the Riverfront Urban Renewal District area:

Beginning at a point which is at the intersection of the east right-of-way line of Hilyard Street with the north right-of-way line of Franklin Boulevard; thence easterly along the north right-of-way line of said Franklin Boulevard to the intersection of the west right-of-way line of Interstate I-5; thence along said west right-of-way line of I-5 in a northerly direction to the intersection of the south bank of the Willamette River; thence along said south bank of the Willamette River in a westerly direction to the east right-of-way line of County Road No. 431 also known as Ferry Street; thence along said east right-of-way line in a southerly direction to a point on the south right-of-way line of 4th Avenue (if extended east); thence along said south right-of-way line in a westerly direction to a point at the intersection of the east right-of-way line of High Street with the south right-of-way line of 4th Avenue; thence along said east right-of-way line of High Street in a southerly direction to a point at the intersection of the east right-of-way line of High Street with the north right-of-way line of Southern Pacific Railroad; thence along said north right-of-way of Southern Pacific Railroad in an easterly direction to the intersection of said north right-of-way of Southern Pacific Railroad with the east right-of-way line of County Road No. 431 also know as Ferry Street; thence along said east right-of-way line in a southerly direction to the south right-of-way line of 7th Avenue (if extended east); thence along said south right-of-way in a westerly direction to a point at the intersection of the south right-of-way line of 7th Avenue with the east right-of-way line of High Street; thence along said east right-of-way line in a southerly direction to a point at the intersection of the east right-or-way line of High Street with the south right-of-way line of 8th Avenue; thence along said south right-of-way line in a westerly direction to a point at the intersection of said south right-of-way line with the east right-of-way line of Pearl Street; thence along said east right-of-way line of Pearl Street in a southerly direction to a point at the intersection of said east right-of-way line with the north right-of-way line of 10th Avenue; thence along said north right-of-way in an easterly direction to a point at the intersection of said north right-of-way line with the east right-of-way line of Mill Street; thence along said east right-of-way

in a southerly direction to a point at the intersection of the south right-of-way line of 10th Avenue (if extended easterly) with the east right-of-way line of Mill Street; thence along said south right-of-way line (if extended easterly) to a point at the intersection of said south right-of-way line with the east margin of a north-south alley running from 11th Avenue to 10th Avenue, between Ferry Street and Mill Street, thence along said east right-of-way line of said alley in a northerly direction to a point of intersection with the south margin of the Mill Race; thence along said south margin in a southeasterly direction to a point on the east boundary of that certain tract of land described on document number 2000 WD, 00802, Lane County Oregon Deed Records; said point being the southeast corner of said parcel said point also being the southeast corner of Tax Lot 4000, Assessors Map 17-03-32-23; thence along said east boundary in a northerly direction to a point on the north margin of the Mill Race, said point being the southwest corner of that certain tract of land describe on Reel No. 1559, Instrument No. 8906959, Lane County Oregon Deed Records; thence along the south boundary of said tract of land in a southeasterly direction to the southwest corner of Tax Lot 5000, Assessors Map 17-03-32-23, said point also being the southwest corner of that certain tract of land described on Reel No. 721 Instrument No. 53549; thence along the westerly and northerly boundary of said tract of land to its intersection with the west right-of-way line of Patterson Street; thence cantoning east on said northerly line (if extended east) to the east right-of-way line of Patterson Street; thence along said east right-of-way line in a southerly direction to the southwest corner of Lot 7, Hoffman Addition To Eugene; thence along the south boundary of said Lot 7 in an easterly direction to a point on the east boundary of said Hoffman Addition To Eugene; thence in a northeasterly direction to the south west corner of that certain tract of land described on Reel No. 1873, Instrument No's. 9353770-9353772, said point also being the south west corner of Tax Lot 7300, Assessors Map 17-03-32-23, thence along the south boundary of said tract of land in an easterly direction to the east right-of-way line of Hilyard Street; thence along said east right-of-way line of Hilyard Steet in a northerly direction to the point of beginning.

Section 400--Goals and Objectives for the Riverfront Urban Renewal District Area

The goals of the Riverfront Urban Renewal District area are:

1. To improve the function, condition, and appearance of the development area;
2. To eliminate existing blight and blighting influences;
3. To strengthen the economic and environmental conditions of the plan area and the metropolitan area;
4. To stimulate development activity and amenities near the new federal courthouse;
5. To stimulate appropriate redevelopment in the Riverfront area currently occupied by EWEB, if EWEB relocates in whole or in part from this property;
6. To improve connections between the core of downtown, Riverfront, and the University of Oregon; and
7. To protect or enhance the riparian area.

The development in the Riverfront Urban Renewal District area is intended to play a critical role in the revitalization of the metropolitan area's economy by providing a unique opportunity to develop an area that connects downtown Eugene to the Willamette River, connects to University of Oregon, and will house the new federal courthouse. The area is envisioned to include retail, commercial, housing and recreation.

More specifically, the public objectives of this plan are:

Land Use

- Allow for a mixture of uses consistent with the Courthouse District Concept Plan

- Allow for a mixture of uses consistent with the Riverfront Park Special Development District zoning for Riverfront Research Park site property within the plan area and for other properties within the plan area at the request of affected property owners.

- Provide for development of land located within the Riverfront Research Park site area in accordance with the conditional use permit review process called for in the Special Development District.

Transportation/Access

- Improve access into and through the Riverfront Urban Renewal District area by transportation improvements consistent with the City of Eugene transportation policies, the City's capital improvements programming process, the Riverfront Park Study, and the Master Development Site Plan to be developed for the Riverfront Research Park site. In addressing Eugene's transportation policies, use strategies consistent with achieving the area-wide alternative modes goal of 25 to 30%.

- Plan and implement safe, direct, and attractive linkages between the Riverfront Urban Renewal District area, the University of Oregon, downtown Eugene, and the river.

- Improve and construct safe pedestrian amenities and bikeways between downtown and the plan area and throughout the plan area in a way that is consistent with adopted transportation plans and policies, addressing bicycle/pedestrian needs integral to the development to and within the plan area.

- Provide mass transit facilities and services to and within the plan area emphasizing improvements that will encourage the use of alternative modes while reducing impacts on required parking and public street improvements.

- Improve circulation to and through the district and coordinate with other transportation systems.

Environment

- Enhance the natural vegetation along the adjacent bank of the Willamette River by developing an active management plan to protect the riparian area.

- Maintain and improve visual and pedestrian access to and along the upper Millrace, and expand its use for public recreation.

- Maintain and enhance the public's physical access to and along the Willamette River, addressing impacts of the plan area development on public open space, in particular the east Millrace outfall and the bicycle bridges.

- Preserve significant clusters of trees such as Black Locust, English Oak, and Red Leaf Plum located along the Willamette River within the plan area :

- Support design improvements or mitigations that are needed to treat stormwater, protect water quality, or to respond to other environmental protection needs.

Public Facilities and Services

- Develop public amenities such as public parks, plazas, recreation facilities, pedestrian/bicycle paths, parking facilities, etc., within the plan area.

- Improve the utility and storm drainage systems in the plan area.

- Mitigate potential flooding within the plan area for those areas located within the 100 year flood plan.

- Encourage maintenance and rehabilitation of existing buildings within the plan area through financing programs.

- Encourage development of new commercial and housing uses through the assembly of land within the plan area.

- Ensure access throughout the district to the Riverfront Research Park development site through appropriate transportation connections.

Section 500--Land Use Plan

The use and development of all land within the Riverfront Urban Renewal District area shall comply with the regulations prescribed in the City's comprehensive plan, refinement plans, zoning ordinance, subdivision ordinance, City charter, or any other applicable local, State, or Federal laws regulating the use of property within an urban renewal area.

The Riverfront Research Park site is designated in the Metro Area General Plan as University/research. Riverfront Research Park Special Development District zoning is to be applied to that property to achieve the following objectives:

1. Provide long-range direction for future development within the plan area of the Riverfront Park.

2. Encourage a broad range of uses that would complement research activities of the University of Oregon as well as provide necessary limited commercial support services and opportunities for multiple-family housing.

3. Allow flexibility in future development of the area for University-related uses as well as limited commercial and residential uses in a supporting role.

4. Provide flexibility in standards for density, site design and bulk, and relationship to the adjacent Willamette River Greenway.

5. Address environmental protection and mitigation needs.

Section 600--Project Activities

In order to achieve the objectives of this plan, the following activities will be undertaken on behalf of the City of Eugene by the Renewal Agency, in accordance with applicable Federal, State, County, and City laws, policies, and procedures.

A. PUBLIC IMPROVEMENTS

1. Street, Curb, and Sidewalk Improvements

Improvements within the renewal area will require the construction of new street, curb, and sidewalks within the plan area . The Renewal Agency may participate in funding sidewalk and roadway improvements including design, redesign, construction, resurfacing, repair and acquisition of right-of way for curbs, streets, and sidewalks, and pedestrian and bicycle paths. Projects to be undertaken include:

- Local street, curb, and sidewalk improvements identified in the Eugene Capital Improvements Program (CIP) and the Vision For a Greater Downtown Eugene Report and the Courthouse District Concept Plan.
- Other curb, sidewalk and street improvements identified by the Renewal Agency.

2. Public Utilities

The development proposed for the renewal area will require the replacement and construction of water, storm and sanitary sewer facilities, environmental mitigations. These improvements include:

- Sanitary sewer, water, and storm water system upgrades & replacements identified in Eugene Capital Improvements Program
- Public utility improvements necessary to assist in the development of the Federal Courthouse
- Mitigation of stormwater issues relating to the development of the EWEB property

3. Streetscape Projects

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

- Accent paving
- Decorative lighting
- Street trees, planters, and landscaping
- Furnishings, including benches, trash receptacles, bicycle racks
- Street and directional signage
- Public art and water features
- Gateway monuments and Landscape Features
- Undergrounding of overhead utilities in the renewal area

4. Pedestrian, Bike, and Transit Improvements

These activities will include pedestrian, bicycle and transit connections between the renewal plan area , the river, public parks, and other areas of Eugene. Activities may include bicycle parking and storage, transit stops, covered shelters, transit pullouts, and other related activities which will promote pedestrian, bicycle, and public transportation uses in the renewal area. These improvements include:

- Provide new bike paths or lanes in the renewal area
- Provide pedestrian connections to the downtown, riverfront, and Courthouse area.
- Provide a more prominent entrance to the downtown at East Broadway
- Improve pedestrian access at the railroad
- Provide weather sheltering devices for the protection of pedestrians

5. Public Parks and Open Spaces

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

- Walkways and plazas
- Millrace improvements

6. Public Parking and Public Transportation Facilities

The Agency is authorized to participate in funding the acquisition and construction and enhancement of public parking and public transportation facilities within the renewal area. The precise location and type of facilities will be decided after further study.

7. Other Public Facilities

The Agency is authorized to participate in development of public facilities including City Hall, police and fire facilities, libraries, recreation centers, conference facilities, and community centers. These facilities will benefit the renewal area by increasing public usage of the area, by enhancing protective services, and by stimulating additional public and private investment in the renewal area. The extent of the Agency's participation in funding such facilities will be based upon an Agency finding on the benefit of that project to the renewal area, and the importance of the project in carrying out Plan objectives.

The type and location of these public facilities will be determined by future study. Potential public facilities to be assisted include:

- New Federal Courthouse Building
- New Police Building or City Hall

B. OFF-SITE FACILITIES

To encourage the development or redevelopment of private property within the plan area , the Agency, may construct, install, pay for, or otherwise cause certain off-site public facilities to be installed or provided when, in the public interest, such action would benefit and further the objectives of the plan.

C. ACQUISITION AND REDEVELOPMENT

1. Intent. It is the intent of this plan to authorize the Renewal Agency to acquire property within the plan area by any legal means to achieve the objectives of this plan, and specifically, for any of the purposes listed below.

2. Method. 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 in the presence of any of the following conditions.

   a. Where existing conditions do not permit practical or feasible rehabilitation of a structure and it is determined that acquisition of such properties and demolition of the improvements thereon are necessary to remove substandard and blighting conditions;

   b. Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists overcrowding, or conversions to incompatible types of uses, and it is determined that acquisition of such properties and demolition of the improvements are necessary to remove blighting influences and to achieve the objectives of this plan;

   c. Where it is determined that the property is needed to provide public improvements and facilities as follows:

      1. Right-of-way acquisition for streets, alleys, or pedestrian ways;

      2. Property acquisition for public use; and

      3. Property acquisition for public, off-street parking facilities.

   d. Where it is determined that the assembling of land for private development is necessary to attract new commercial and residential activity or to allow for expansion or efficient operation of current industrial activities.

3. Land Acquisition Requiring Plan Amendments. Land acquisition for any purpose other than specifically listed in 600-C-2 above, shall be accomplished only by following procedures for amending this plan as set forth in Section 1200 of this plan. If such plan amendment is approved by the Eugene Renewal Agency a map exhibit shall be prepared showing the properties to be acquired, shall be appropriately numbered, and shall be included in Part Two as an official part of this plan.

   Assembling land for private development where the developer of such land is a person or group other than the owner of record of such land to be acquired, shall not be considered as a substantial amendment to this plan. Each such development and the property acquisition required shall be processed on a case-by-case basis and no such acquisition shall be undertaken until authorized by the Renewal Agency.

D. RELOCATION ACTIVITIES

If the Agency acquires property which is occupied and would cause the displacement of the occupants in the implementation of the plan, the Agency will provide assistance to persons or businesses to be displaced. Those displaced will be contacted to determine their individual

relocation needs. They will be provided information on available space and will be given assistance in moving. All relocation activities will be undertaken and payments made in accordance with the requirements of ORS 281.045 - 281.105 and any other applicable laws or regulations. Relocation payments will be made as provided in ORS 281.060. 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 means.

The Agency will prepare, adopt, and maintain a Relocation Policy prior to acquiring any property which will cause displacement.

E. DEVELOPMENT AND REDEVELOPMENT

The Renewal Agency also is authorized to provide loans or other forms of financial assistance to property owners wishing to develop or redevelop land or buildings within the renewal area, or to persons desiring to acquire or lease buildings or land from the Agency. The Agency may make this assistance available as it deems necessary to achieve the objectives of this Plan. Projects receiving Agency assistance may include:

- Assisting in redevelopment of commercial warehouses in the Courthouse area
- Assisting the construction or expansion of job-creating developments
- Assisting in the development of housing and mixed use projects

F. ADMINISTRATIVE ACTIVITIES

1. The Agency may retain the services of independent professional people or organizations to provide administrative or technical services such as:

   a Preparation of market, feasibility, or other economic studies;

   b. Preparation of design, architectural, engineering, landscaping architectural, planning, development, or other developmental studies;

   c. Providing accounting or audit services;

   d. Providing special rehabilitation, restoration, or renovation feasibility and cost analysis studies;

   e. Assisting in preparation of the annual financial report required under Section 800 of this plan; and

   f. Providing property acquisition appraisals.

2. The Agency may acquire, rent, or lease office space and office furniture, equipment, and facilities necessary for it to conduct its affairs in the management and implementation of this plan.

3. The Agency may invest its reserve funds in interest-bearing accounts or securities.

4. To implement this plan, the Agency may borrow money, accept advances, loans, or grants from any legal source, issue urban renewal bonds and receive tax increment proceeds as provided for in Section 700 of this plan.

G. PROPERTY DISPOSITION AND REDEVELOPER OBLIGATIONS

All real property acquired by the Agency in the plan area , if any, shall be disposed of for development for uses permitted in the plan at its fair reuse value for the specific uses to be permitted on the real property. Real property acquired by the Renewal Agency may be disposed of to any other public entity in accordance with this plan. All persons and entities obtaining property from the Agency shall use the property for the purposes designated in this plan and comply with other conditions which the Agency deems necessary to carry out the purposes of this plan.

1. Redeveloper's Obligations. Any redeveloper and his successors or assigns within the plan area , in addition to the other controls and obligations stipulated and required of him by the provisions of this plan, shall also be obligated by the following requirements:

    a. The Redeveloper shall obtain necessary approvals of proposed developments from all Federal, State, or local agencies that may have jurisdiction on properties and facilities to be developed or redeveloped within the plan area;

    b. The Redeveloper shall develop or redevelop such property in accordance with the adopted land use provisions;

    c. The Redeveloper shall submit all plans and specifications for construction of improvements on the land to the Agency for review and distribution to appropriate reviewing bodies as required by the City and shall comply with all applicable requirements of existing City codes and ordinances;

    d. The Redeveloper shall commence and complete the development of such property for the uses provided in this plan within a reasonable period of time; and

    e. The Redeveloper shall not effect or execute any agreement, lease, conveyance, or other instrument whereby the real property or part thereof is restricted upon the basis of age, race, color, religion, sex, marital status, or national origin in the sale, lease, or occupancy thereof.

H. REHABILITATION AND CONSERVATION

1. Intent. It is the intent of this Plan to encourage conservation and rehabilitation of existing buildings which can be economically rehabilitated. Existing buildings in the plan area are considered an important asset in maintaining and improving the economic environment of the plan area.

2. Method. Rehabilitation and conservation may be achieved in two ways:

    a. By owner and/or tenant activity, with or without financial assistance;

    b. By the enforcement of existing City codes and ordinances.

3. Financial Building Rehabilitation Assistance. The Agency, with funds available to it, may promulgate rules, guidelines and eligibility requirements for the purpose of establishing below-market or market rate loan programs, grants, or other financial incentives to advance the goals and objectives of the Riverfront Urban Renewal District Plan. Loans, grants or incentives provided by the Agency may be used for voluntary rehabilitation of buildings, façade improvements, provision of amenities on private property in compliance with adopted design guidelines and standards, construction of new buildings, pre-development assistance,

connecting to Agency-provided underground electrical and communication systems, or other activities approved by the Agency.

I. OWNER PARTICIPATION

Property owners within the plan area proposing to improve their properties and receiving financial assistance from the Agency shall do so in accordance with all applicable provisions of this plan and with all applicable codes, ordinances, policies, plans, and procedures of the City of Eugene.

Section 700--Methods for Financing the Projects

The Agency may borrow money and accept advances, loans, grants, and other legal forms of financial assistance from the Federal government, the State, City, County, or other public body, or from any source, public or private, for the purposes of undertaking and carrying out this development plan, or may otherwise obtain financing as authorized by ORS Chapter 457.

Ad valorem taxes, if any, levied by a taxing body upon the taxable real and personal property situated in the Riverfront Urban Renewal District Plan area, shall be divided in accordance with and pursuant to ORS 457.420 through ORS 457.450.

The Agency shall adopt and use a fiscal year ending June 30 accounting period. Each year the agency shall develop a budget in conformance with the provisions of ORS Chapter 294 and ORS 457.460 which shall describe sources of revenue, proposed expenditures, and activities. The urban renewal agency board of directors must approve all projects, other than loans, in excess of $250,000.

Section 800--Annual Financial Statement Required

A. ORS 457.460 requires a financial statement by August 1 of each year. That statement shall provide information containing:

1. Amounts actually received during the preceding fiscal year under Subsection 4 of ORS 457.440 and from indebtedness incurred under Subsection 6 of ORS 457.440;

2. The purposes and amounts for which any money received under Subsection 4 of ORS 457.440 and from indebtedness incurred under Subsection 6 of ORS 457.440 were expended during the preceding fiscal year;

3. An estimate of monies to be received during current fiscal year under Subsection 4 of ORS 457.440 and from indebtedness incurred under Subsection 6 of ORS 457.440;

4. A budget setting forth the purposes and estimated amounts for which the monies which have been or will be received under Subsection 4 of ORS 457.440 and from indebtedness incurred under Subsection 6 of ORS 457.440 are to be expended during the current fiscal year;

5. An analysis of the impact, if any, of carrying out the urban renewal plan on the tax rate for the preceding year for all taxing bodies included under ORS 457.430.

B. The statement shall be filed with the City Council and notice shall be published in a newspaper of general circulation within the city that a statement has been prepared and is on file with the Agency and the information contained in the statement is available to all interested persons. The notice

shall be published once a week for not less than two consecutive weeks before September 1 of the year for which a statement is required. The notice shall summarize the information required under paragraphs 1 to 4 of this section and shall set forth in full the information required in this section.

Section 900--Citizen Participation

The activities and projects defined in this plan, development of subsequent plans, procedures, activities, and regulations and the adoption of amendments to this plan shall be undertaken with the participation of citizens, owners, tenants as individuals, and organizations who reside within or who have financial interest within the plan area together with the participation of general citizens of the city. An advisory committee authorized by the renewal agency board of directors, will advise on the activities of this urban renewal district.

Section 1000--Non-Discrimination

In the preparation, adoption, and implementation of this plan no public official or private party shall take any action to cause any person, group or organization to be discriminated against on the basis of age, race, color, religion, sex, marital status, or national origin.

Section 1100--Recording of This Plan

A copy of the City Council's ordinance approving this plan under ORS 457.095 shall be recorded with the recording officer of Lane County.

Section 1200--Procedures for Changes or Amendments in the Approved Riverfront Urban Renewal District Plan

The plan will be reviewed and analyzed periodically and will continue to evolve during the course of project execution and ongoing planning. It is anticipated that this plan will be changed or modified from time to time or amended as development potential and conditions warrant, as planning studies are completed, as financing becomes available, or as local needs dictate. Types of Plan Amendments are:

A. Type One Amendment– Substantial Change Requiring Special Notice

Type One amendments shall require approval per ORS 457.095, and notice as provided in ORS 457.120.

Type One plan changes will consist of:

1. Increases in the urban renewal area boundary in excess of one percent (1%) of the existing area of the renewal plan.
2. Increases in the maximum indebtedness that can be issued or incurred under this plan.

B. Type Two Amendment – Substantial Change Not Requiring Special Notice

Type Two amendments shall require approval per ORS 457.095, but will not require notice as provided in ORS 457.120. Type Two amendments will consist of:

1. The addition of improvements or activities which represent a substantial change in the purpose and objectives of this Plan, and which cost more than $500,000. The $500,000 amount will be adjusted annually from the year 2003 according to the "Engineering News Record" construction cost index for the Northwest area.
2. Any change or provision of this Plan which would modify the goals and objectives or the basic planning principles of this plan.

C. Type Three Amendment – Minor Amendment

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

1. Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications which do not change the basic planning or engineering principles of the Plan.
2. Acquisition of property for purposes specified in Section 600C3 of this plan.
3. Addition of a project substantially different from those identified in Sections 600 of the Plan or substantial modification of a project identified in Section 600 if the addition or modification of the project costs less than $500,000 in 2003 dollars.
4. Increases in the urban renewal area boundary not in excess of one percent (1%).

D. Amendment to the City's Comprehensive Plan or any of its Implementing Ordinances

Should the City Council amend the City's comprehensive plan or any of its implementing ordinances and should such amendment cause a minor or substantial change to this plan, the City Council amending action shall automatically amend this plan without the Planning Commission or City Council initiating a formal plan amendment procedure pursuant to this section. In the event of such amendment, the text and/or exhibits of this plan, if applicable to this plan, shall be changed accordingly by duly recorded resolution.

Section 1300—Maximum Indebtedness of Plan

The First Amendment to the Riverfront Renewal Plan establishes a maximum indebtedness for the Plan. The maximum indebtedness that may be incurred following the adoption of the First Amendment to this plan is $34,800,000 (Thirty-four million eight hundred thousand dollars). This amount is the principal amount of such indebtedness and does not include interest or indebtedness incurred to refund or refinancing existing obligations. In addition, any projects completed with “program revenues” (i.e., non-tax increment funds) are not included in the maximum indebtedness limit. The Urban Renewal Agency has a prior indebtedness to the City of Eugene in the principal amount of $3,030,000 as of the date of the First Amendment. This amount is also excluded from the maximum indebtedness limit. Changes to the maximum indebtedness will require a Type One Plan Amendment.

Section 1400--Duration and Validity of Approved Plan

A. Duration of Urban Renewal Plan

The tax increment provisions of Section 700 of this plan shall remain in full force and effect until June 30, 2024.

B. Validity

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

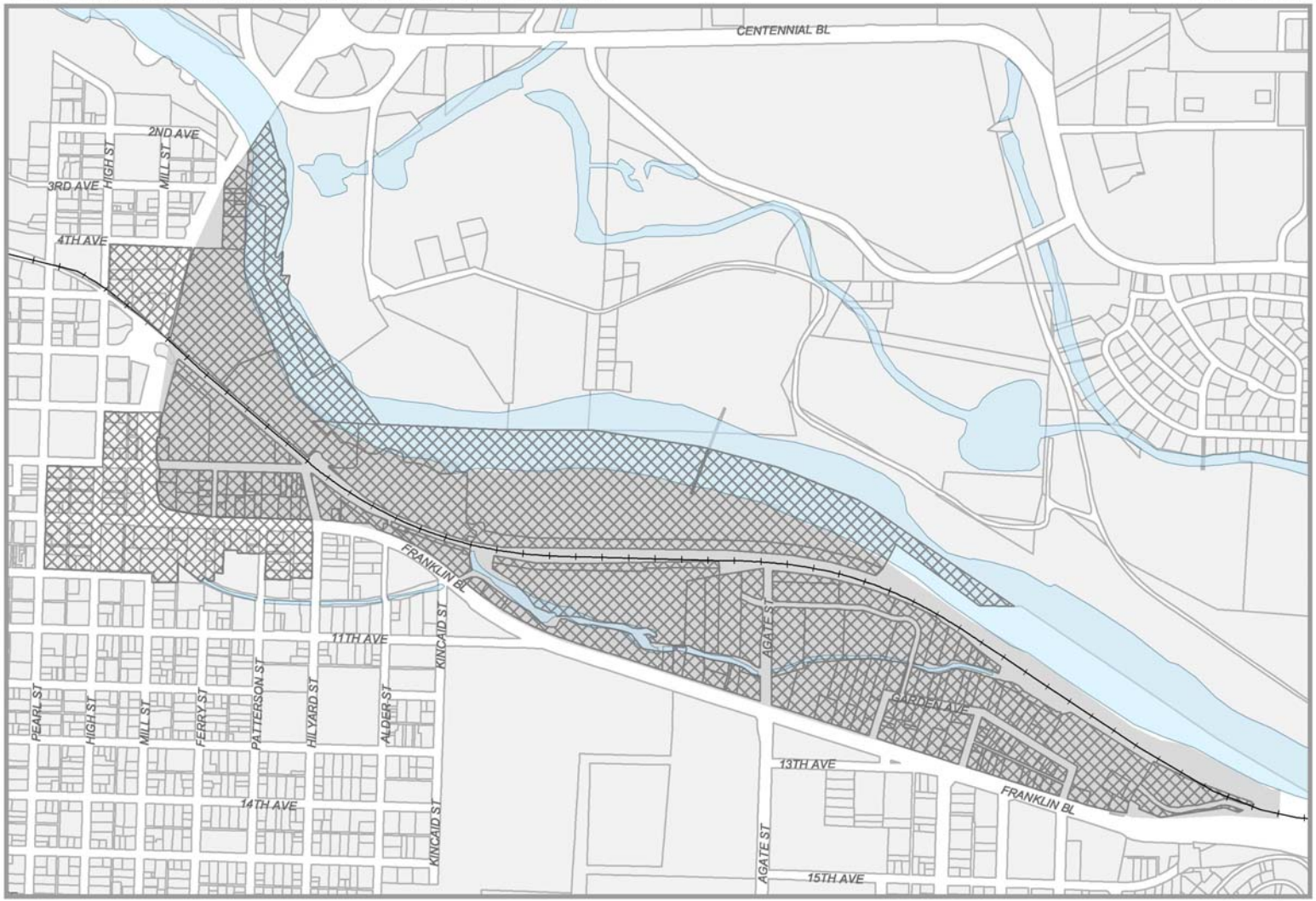
Section

Part 2--Exhibits

Exhibit A. Development Plan Boundary

The Riverfront Urban Renewal District Plan

Exhibit A



Riverfront Urban Renewal District

0 255 510 1,020 1,530 Feet

City of Eugene
March 10, 2004