



South Corvallis Redevelopment Area (Urban Renewal District)

Contact

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<https://www.corvallisoregon.gov/cd/page/urban-renewal-south-corvallis>

Description

Urban renewal is an economic development tool that provides funding for projects in specific areas in cities. It has been used for decades in cities around the country, including more than 100 urban renewal areas in Oregon. It is often used to give a boost to areas of a city that have historically lacked investment.

The City of Corvallis is exploring the creation of an urban renewal district in South Corvallis. The district is intended to help provide improvements in street design and safety, access to commercial services and housing opportunities, and other enhancements to help make South Corvallis a thriving and connected neighborhood.

- The potential district is slated to fund projects in these categories:
- Affordable Housing Partnerships and Support
- Neighborhood Center and Other Commercial and Residential Development
- Business Support and Enhancement
- South Corvallis Multi-Use Path
- Street Design and Improvements
- Millrace Stream Restoration
- Natural Resources Management and Enhancement, and Natural Hazard Mitigation
- Plan Administration and Planning Refinement

Corvallis is one of only a handful of cities in Oregon that require a vote of the people to create the district. Should the electorate choose to authorize the use of this tool, collections of funds would begin in 2021. The plan it proposed to have a 30-year term.

Timeframe

The URD is in the final throes of the planning process. The final step of which will be a City Council public hearing to be held October 15. If approved by City Council the question about the use of the tool will be placed on an upcoming ballot for voters to decide. While that date has not yet been determined, possibilities that have been discussed include spring or fall of 2019 for a special election.

It should be noted that roots of this initiative go back to 1997 when the South Corvallis Area Refinement Plan was completed through a public process. That work framed the goals of the area, and, paired with long-time support of neighborhood groups and citizens in the area, has matured

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into this attempt to use urban renewal as the tool to see these community-changing projects come to fruition.

Funding

The urban renewal district will use tax-increment to fund the projects. Urban renewal will be used to leverage other resources such as grants, loans, tax-credits, and private and non-profit development.

Equity and Accessibility

The projects in the urban renewal 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.

Approvals

Yes, most notably a vote of the Corvallis electorate.

Community Action Plan (CAP) Objectives

ES2: Community Affordability
ES5: Strong, Vital Neighborhoods
SS3: Community Resiliency
SS4: Open Spaces, Natural Areas and Wetlands Protection
SS6: Renewable Energy
LT2: Education and Diversity
IP1: Family & Living Wage Jobs
IP2: Nurturing Small-to-Medium Sized Business
IP6: Balanced Economic Growth with Livability
CC7: Natural Surroundings
PC1: Mixed Use Development
PC2: Integrated Parks, Green Spaces and Public Places
PC3: Diverse and Affordable Housing
PC4: Stable, Healthy Neighborhoods
PC5: Alternative Transportation and Public Transit

Partners

Willamette Neighborhood Housing Services
Living South Town



Which sections of the Climate Action Plan does your Initiative address?

- Buildings and Energy
- Urban Natural Resources
- Land Use and Transportation
- Health, Social Services and Community Well-Being

Action Type: Mitigation and Adaptation

What direct impact will your project have on reducing greenhouse gas emissions and/or preparing community members to adapt to the impacts of climate change (drought, wildfires, flooding, etc.)?

The urban renewal plan includes projects that will help reduce greenhouse gas emissions including transportation projects to create safer bike and pedestrian routes, creating more commercial local opportunities in South Corvallis (so residents of South Corvallis won't need to drive as much), and the potential to fund energy efficiency projects in new or rehabilitated buildings. Also included in the plan is a project to look at Natural Resources Management and Enhancement, and Natural Hazard Mitigation, including work on the Mary's river related to flooding and emergency of the area.

Does your project have any co-benefits (e.g. healthy local economy and local self-reliance, energy efficiency and greater energy independence from fossil fuels, sound economic investments, community livability, environmental quality and ecosystem resiliency, public health and well-being, equity and accessibility for low income/disadvantaged community members)?

The urban renewal district, with its variety of projects, has a number of co-benefits including creating a healthy local economy and local self-reliance, the opportunity to focus on energy efficiency, community livability, and increase affordable housing opportunities benefitting South Corvallis. Many of these projects create broader benefit for the entire community, like the creation of additional affordable housing opportunities, which will help to relieve the pressure felt throughout our community.

What type of help, if any, do you need from the members of the Climate Action Advisory Board?

Contact with consulting experts

Suggested partners

Other: There is the potential to fund some pilot projects focused on the above-indicated goals to highlight certain technologies, or building programs. Connections to interested developers or partners who may be interested in these types of projects would be very helpful.