



City of Central Point
Development Commission
Study Session Agenda

Members: Hank Williams
Allen Broderick
Bruce Dinger
Carol Fischer
Ellie George
Kelly Geiger
Kay Harrison
Staff Liaison: Chris Clayton
Don Burt

Monday, September 19, 2011
6:00 P.M.

Central Point
Council Chambers
140 S. 3rd Street
Central Point, Oregon

Meeting time, date, or location may be subject to change. Please contact the City Recorder at 541-423-1026 for additional information.

I. MEETING CALLED TO ORDER – 6:00 p.m.

II. ROLL CALL

III. DISCUSSION ITEMS

A. Financial Feasibility and Fiscal Impact

B. General Discussion to Cover:

- Final Draft Boundaries
- Mission and Goals
- Urban renewal Activities And Projects
- Maximum Indebtedness and Plan Duration

C. Next Steps

VI. ADJOURNEMENT



MEMORANDUM

To: Development Commission and Planning Commission
From: Don Burt, Planning Manager
Subject: Urban Renewal Study Session, September 19, 2011
Date: September 14, 2011

The purpose of the Study Session is for the two commissions to discuss and question the various elements and to arrive at a general consensus. During the course of the past few months both commissions have discussed the following elements of the Urban Renewal Plan:

- I. Urban Renewal Boundary
- II. Mission & Goals
- III. Projects
- IV. Maximum Indebtedness and Plan Duration
- V. Financial Feasibility

There remains one outstanding element to be discussed, and that is the fiscal impact of the Urban Renewal Plan on affected taxing districts, including the City. Staff will provide a quick overview of both financial feasibility and fiscal impact at the Study Session. After staff's presentation (10 min.), the remainder of the meeting will be open to discussion/questions by the commissions of the various plan elements. Based on the outcome of the Study Session the Commission may either proceed to:

1. Schedule a public meeting (October 27th) to further discuss and gather input on the draft Urban Renewal Plan, or
2. Continue discussion to the September 29th Commission meeting.

For your convenience attached are selected sections of the Urban Renewal Plan that represent each of the above elements as previously discussed.

ITEM I.
Urban Renewal Boundary

SECTION 100 LEGAL BOUNDARY DESCRIPTION

The legal description of the boundary of the Urban Renewal Area is set forth in Part 2 of this Plan as follows:

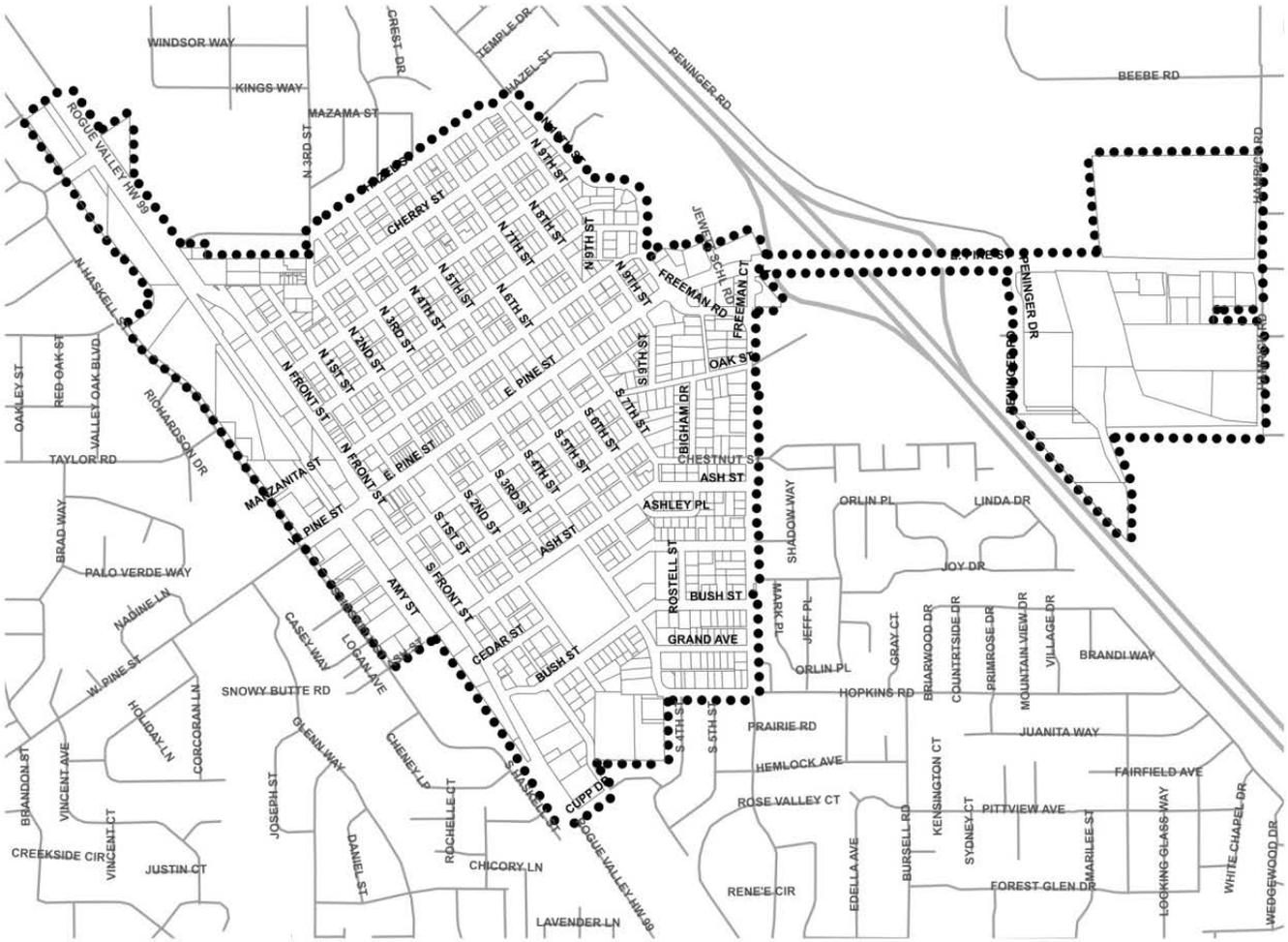
- 301. Exhibit 1 - Narrative Legal Description of Urban Renewal Area.
 (Pending finalization of boundary)

- 302. Exhibit 2 - Graphic (Map) Description of Urban Renewal Area.

Staff Note: The Urban Renewal Area accounts for 18% of the City's gross land area and 13% of the City's assessed value. The maximum allowable in both categories is 25%.

It should also be pointed out the Urban Renewal Area contains 59% of the City's commercial area, most of which is subject to development limitations due to traffic issues.

(SEE MAP ON NEXT PAGE)



Central Point

Urban Renewal Boundary

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ITEM II.
Mission & Goals

401. MISSION STATEMENT

It is the mission of the Central Point Development Commission to eliminate blight and depreciating property values within the urban renewal district. This will be accomplished through the preparation and implementation of an urban renewal program that maximizes both public and private investments necessary to strengthen the economic and aesthetic vitality of the Urban Renewal Area as the City's traditional mixed-use urban core.

402. GOALS AND OBJECTIVES

To accomplish its mission the Development Commission will develop and implement an urban renewal program known as the Downtown and East Pine Street Corridor Revitalization Plan, the goals and objectives of which are to:

- A. Resolve the problems created by existing blighted conditions so that unused and underused properties can be placed in productive condition and utilized at their highest and best use in accordance with the *City of Central Point Comprehensive Plan*.

- B. Provide programs for the development, redevelopment, and rehabilitation of property in ways that will:
 - i. Re-enforce the pedestrian and mixed-use character of the downtown, and insure a more attractive, functional and economically viable urban core;

 - ii. Encourage job creation through the expansion of existing businesses and the development of new businesses within the Urban Renewal Area;

 - iii. Increase property values so that the Urban Renewal Area will contribute its fair share to the costs of public services provided by the City and other affected taxing districts; and

 - iv. Conserve and place into productive use historically significant places and properties.

- C. With respect to the revitalization of the Urban Renewal Area respond to the needs and the concerns of all people of the City of Central Point as expressed in the City's strategic plan *Central Point Forward, Fair City Vision 2020* and the *City of Central Point Comprehensive Plan*.
- D. Encourage the maximum amount of public involvement and citizens participation in the formation and implementation of the Urban Renewal Plan by:
 - i. Explaining and discussing the details of the Urban Renewal process:
 - a. To the public at town hall type gatherings;
 - b. To invite special interest groups, public service organizations, public bodies and the general public to Commission meetings;
 - c. To include urban renewal activities and updates in the City's periodic newsletters; and
 - d. To cooperate with the news media to discuss the Urban Renewal Plan and process.
 - ii. Meeting with the nine affected taxing bodies to explain the long-term benefits of the Urban Renewal program and its relationship to their fiscal concerns, and
 - iii. Being available to discuss the details of the Urban Renewal Plan with service, professional, fraternal and labor organizations.
- E. To provide an adequate amount of properly located off-street parking in the downtown area including a plan and program to effectively pay for, manage, and maintain proposed public parking;
- F. To create positive linkages (pedestrian) among the three sectors of the Urban Renewal Area--i.e., the Downtown, the East Pine Corridor Area and the residential - mixed-use areas to the north and south;

- G. To cooperate and coordinate with the Rogue Valley Transit District in their efforts to improve transportation services in the Urban Renewal Area;
- H. To develop, and implement, a plan for the undergrounding of present overhead utilities that are located in areas of maximum pedestrian activity;
- I. To cooperate and coordinate with the program to improve Bear Creek and the Bear Creek Greenway and to recognize the positive values and benefits that these improvements will have on the revitalization of the Urban Renewal Area.
- J. To improve the visual appearance, capacity and traffic flow of those sections of East Pine Street, Hwy. 99 and Freeman Road within the Urban Renewal Area;
- K. To cooperate with property owners in the rehabilitation of their buildings and property;
- L. To install coordinated street furniture, night lighting and landscaping in areas of maximum pedestrian concentration;
- M. To assure, through the construction/installation, or replacement that publicly owned utilities such as water, storm drains, and sanitary sewers, are adequate in capacity to service the needs of all uses within the urban renewal district; and
- N. To leverage the Agency's financial resources to the maximum extent possible with other public and private investment and other public and private funding sources.

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Item III.
Urban Renewal Activities

SECTION 200 SECTION 800 URBAN RENEWAL ACTIVITIES

To achieve the goals and objectives of this Plan the following activities may be undertaken by the Commission, or caused to be undertaken by others, in accordance with applicable Federal, State, County and City laws, policies and procedures and in compliance with the provisions of this Plan. The Commission's responsibility for all activities identified in the Plan is subject to the availability of appropriate funding. The following projects and activities are deemed necessary to:

1. Eliminate blighting conditions and influences;
 2. Reverse presently depreciating property values;
 3. Make the Area attractive for the stabilization, expansion, rehabilitation or redevelopment of existing businesses, industries and housing;
 4. Create a physical, visual and economic environment that will attract new, job producing development of the Area's vacant land; and to
 5. Further the objectives of the Urban Renewal Plan as set forth in Section 400.
- B. All public improvements herein proposed shall be constructed in conformance with the approved standards and policies of the City of Central Point.
- C. With funds available to it, the Central Point Development Commission may fund in full, in part, a proportionate share of, or cause to be funded, the following numbered projects and activities:
1. **DOWNTOWN AREA STREETSCAPE IMPROVEMENTS.**
Within Downtown Core Area (Figure 1) improve streetscapes on the primary pedestrian streets. Streetscape improvements may include curb and gutter, sidewalks, crosswalks, street trees, tree grates, street lights, plazas, gateways, and street furniture. All streetscape improvements shall be constructed in accordance with an approved streetscape master plan for the area illustrated in Figure 1.

2. **EAST PINE STREET STREETScape.** Improve the streetscape along that section of East Pine Street between the Downtown Area and Hamrick Road. Streetscape improvements may include curb and gutter, sidewalks, crosswalks, street trees, tree grates, street lights, plazas, gateways, portal signage on I-5, and street furniture. All streetscape improvements shall be constructed in accordance with an approved streetscape master plan.

3. **NEIGHBORHOOD SIDEWALKS AND STREET LIGHTING.** Install sidewalks on all residential streets adjacent to the Downtown Core. All sidewalk improvements shall be made in accordance with city sidewalk standards and may include street lighting, and street trees.

4. **HWY. 99 CORRIDOR STREETScape.** Improve Hwy. 99 (Front Street) streetscape from the proposed Twin Creeks railroad crossing south to Bush Street. Streetscape improvements may include curb and gutter, sidewalks, street trees, tree grates, street lights, plazas, gateways, cross-walks and street furniture. All streetscape improvements shall be made in accordance with an approved streetscape master plan for the area.

5. **INTERSECTION SIGNALIZATION.** Install/upgrade/modify traffic signals at the following intersection:
 - a. **TWIN CREEKS RR-XING.** Install new signalized intersection at Hwy. 99 and Twin Creeks Dr. and new railroad crossing at Twin Creeks Dr. Improvements shall include, but not be limited to easement acquisition, curb and gutter, street surface improvement, railroad crossing signalization, Hwy. 99 signalization, sidewalks, street lights, and landscaping.

 - b. **Pine St. and Second St.** add new signals

 - c. **Pine St. and Sixth St.** add new signals

 - d. **Pine St. and Fire District 3 Station,** to improve the safety of emergency vehicle egress install an emergency use signal.

 - e. **Pine St. and Peninger,** modify existing signal in accordance with Interchange Access Management Plan 33

- f. **Pine St. and Gebhard Extension** add new signals
6. **OFF-STREET PARKING FACILITIES.** All public parking constructed under the provisions of this Section shall comply with the objectives and policies of the *City of Central Point Comprehensive Plan* and the *City of Central Point Transportation System Plan* as applies to the Downtown, and with the applicable standards set forth in the Land Development Code.
 - a. **Oak Street Parking Facility.** Design and construct a parking facility on the southeast corner of Oak Street and Third Street.
 - b. **Manzanita Street Parking Facility.** Design and construct a parking facility on the southeast corner of Manzanita Street and First St.
 7. **UNDERGROUND EXISTING POLE MOUNTED UTILITY SYSTEMS.** Within the Downtown Core, and along Hwy. 99 underground existing overhead utilities.
 8. **RECONSTRUCT CURBS, GUTTERS AND SIDEWALKS AND INSTALL PEDESTRIAN AMENITIES IN THE DOWNTOWN CORE AREA (EXHIBITS 4 AND 5) CONSISTENT WITH THE CITY'S DOWNTOWN DESIGN GUIDELINES.**
 9. **PEDESTRIANIZE ALLEYS.** Within the Downtown Core Area pedestrianize alleys between Manzanita Street and Oak Street.
 10. **PFAFF PARK.** Renovate Pfaff Park including new landscaping, restroom facilities, playground equipment, and lighting.
 11. **FREEMAN ROAD UPGRADE TO COLLECTOR STREET STANDARDS.** Between Oak St. and Hopkins Rd. rebuild Freeman Rd. to collector street standards, including curb, gutter, sidewalks, street lights, traffic control devices, and street trees.
 12. **PENNINGER ROAD SOUTHERLY EXTENSION.** Extend Penninger Road south across Bear Creek to intersect with Hamrick Road to collector street standards; including bridge crossing and bike lanes.
 13. **MISCELLANEOUS PUBLIC WORKS.** Throughout the life of this Urban Renewal Program, the Commission, consistent with their

priorities and financial resources, may assume the costs, or share of the costs, of engineering and constructing public works projects within the Urban Renewal Area to further the objectives of this Urban Renewal Plan. Such projects may include the installation or reconstruction of the following:

- a. Storm Drains
- b. Sanitary Sewers
- c. Water Mains and Fire Hydrants
- d. Curbs or Curbs and Gutters
- e. Sidewalks, including Irrigated Tree Plantings
- f. Street Work
- g. Alley Paving

14. **ECONOMIC DEVELOPMENT INCENTIVE PROGRAM.** The Commission may establish incentive programs to encourage commercial and residential development within the urban renewal area. The economic incentive programs may be in the form of grants, or loans. Prior to the establishment of any economic incentive program the Commission shall prepare and adopt an economic development incentive plan establishing:

- a. Criteria for eligibility;
- b. Terms and conditions of the program;
- c. If a loan procedures for recycling the funds as loan obligations are paid;
- d. Procedures where loan payments are not paid or paid in an untimely manner;
- e. Procedures and conditions for which deferred payment loans may be offered;
- f. Procedures for administering and servicing the program; and
- g. Such other procedures and conditions which the Commission deems necessary.

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SECTION 900. ACQUISITION OF REAL PROPERTY

- A. **INTENT.** It is the intent of this Plan to authorize the Commission of the Urban Renewal Agency to acquire property within the Urban Renewal Area by any legal means to achieve the objectives of this Plan, and specifically, for any of the purposes listed in Subsection 900-B below.
- B. **PURPOSE OF PROPERTY ACQUISITIONS.** Property acquisition, including limited interest acquisition is hereby made a part of this Plan and may be used by the Commissioner to achieve the objectives of this Plan based on any one of the following criteria:
- i. Where existing conditions do not permit practical or feasible rehabilitation of a structure, by its owner, and it is determined by the Commission that acquisition of such properties and demolition or rehabilitation of the improvements thereon are necessary to remove substandard and blighting conditions;
 - ii. Where detrimental land uses or conditions such as incompatible uses, or adverse influences from noise, smoke or fumes exist, or where there exists over-crowding, excessive dwelling unit density or conversions to incompatible types of uses, and it is determined by the Commission that acquisition of such properties and the rehabilitation or demolition of the improvements are necessary to remove blighting influences;
 - iii. Where it is determined by the Commission that the property is needed to provide public improvements and facilities as follows:
 - a. Right-of-way acquisition for streets, alleys, bicycle paths or pedestrian ways.
 - b. Facilities for the benefit of the public which are to be developed by the Commission, the City, or any other public entity;
 - c. Property acquisition for public, off-street parking facilities;
or
 - d. Where the owner of real property within the boundaries of the Urban Renewal Area wishes to convey title of such property by legal means, including by gift.
 - iv. Where it is determined by the Commission that a substantial public interest or the objectives of this Plan can be furthered by assembling

property for development or redevelopment by a party other than the owners of record of such property, the Commission may acquire such property.

B. PROPERTY WHICH MAY BE ACQUIRED.

In order to accomplish the following listed projects, the Agency Commission may acquire certain real property as hereinafter described:

(TO BE DETERMINED)

Staff Note: The sections on property acquisition or included to note that the Commission is authorized to acquire property, subject to procedural standards. At this time no properties have been identified for acquisition. This can be done at a later time as a minor amendment, but part of an existing project.

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**Item IV.
Maximum Indebtedness & Plan Duration**

**SECTION 1200. MAXIMUM AMOUNT OF INDEBTEDNESS AND
FINANCING OF MAXIMUM AMOUNT OF INDEBTEDNESS**

In accordance with ORS 457.190(4)(b) the initial maximum amount of indebtedness that may be incurred throughout the remaining duration of this Plan, commencing with fiscal year 2012-13 through fiscal year 2037-2038, shall not exceed \$44,705,111. In accordance with ORS 457.190(4)(d) the initial maximum indebtedness may be increased each year based on the construction cost indexing methodology set forth in Section 400 of the Urban Renewal Report.

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

(SEE TABLE ON NEXT PAGE FOR MAXIMUM INDEBTEDNESS
BREAKDOWN)

SECTION 1800 DURATION AND VALIDITY OF URBAN RENEWAL PLAN

1801. DURATION OF URBAN RENEWAL PLAN

This Plan shall remain in full force and effect until July 1, 2038, or until the maximum amount of indebtedness as set forth in Section 1200 has been reached and all related debt service retired, whichever comes first.

Project No	Project Description	Project Cost (2011\$)	Project Cost, Other	Project Cost, Urban Renewal
1	Downtown Core Streetscape	\$7,197,511	\$719,751	\$6,477,760
2	Pine Street , east of 10th	\$5,564,964	\$2,225,994	\$3,338,991
3	Neighborhood Sidewalks/Alleys	\$2,121,071	\$848,428	\$1,272,643
4	Hwy. 99 Corridor	\$1,939,104	\$775,642	\$1,163,462
5	Signalization	\$5,104,818	\$2,552,409	\$2,552,409
6	Off-Street Parking	\$555,617	\$222,247	\$33,370
7	Underground Utilities	\$4,000,000	-	\$4,000,000
8	Gebhard Rd. Extension	\$2,500,000	\$500,000	\$2,000,000
9	Pfaff Park	\$206,464	\$103,232	\$103,232
10	Freeman Rd. Upgrade	\$1,474,271	\$442,281	\$1,031,990
11	Peninger Rd. Extension	\$11,741,423	\$2,348,285	\$9,393,138
12	Misc. Public Works	\$2,234,648	\$670,394	\$1,564,253
13	Community Center	\$745,564	\$3,228,978	\$1,076,326
14	South Hamrick Rd. Extension	\$1,333,481	\$400,044	\$933,437
15	Economic Incentive Programs	\$6,000,000	\$600,000	\$5,400,000
PROJECT TOTAL		\$46,718,957	\$15,637,685	\$40,641,011
Administration (10%)				\$4,064,101
PROGRAM TOTAL				\$44,705,113

V.
Financial Feasibility and Fiscal Impact

Staff Note: At the Study Session staff will distribute the financial feasibility analysis and fiscal impact analysis for each of the affected taxing districts.

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